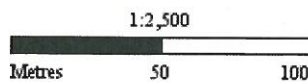
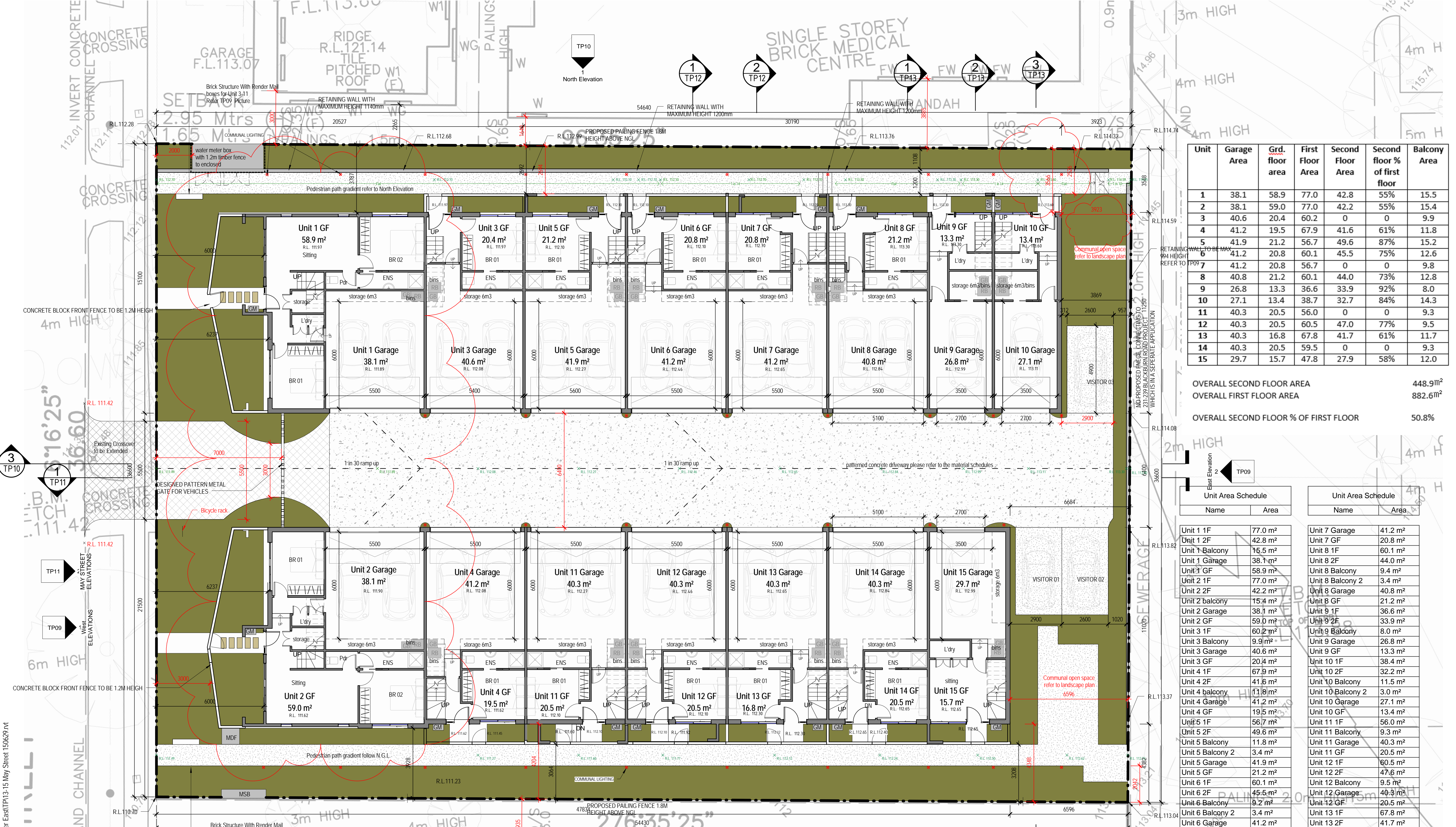


 **Subject Land** **Address:** 13 May Street DONCASTER EAST VIC, 3109

Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.



14/10/2015 8:20 AM



Unit	Garage Area	Grd. floor area	First Floor Area	Second Floor Area	Second floor % of first floor	Balcony Area
1	38.1	58.9	77.0	42.8	55%	15.5
2	38.1	59.0	77.0	42.2	55%	15.4
3	40.6	20.4	60.2	0	0	9.9
4	41.2	19.5	67.9	41.6	61%	11.8
5	41.9	21.2	56.7	49.6	87%	15.2
6	41.2	20.8	60.1	45.5	75%	12.6
7	41.2	20.8	56.7	0	0	9.8
8	40.8	21.2	60.1	44.0	73%	12.8
9	26.8	13.3	36.6	33.9	92%	8.0
10	27.1	13.4	38.7	32.7	84%	14.3
11	40.3	20.5	56.0	0	0	9.3
12	40.3	20.5	60.5	47.0	77%	9.5
13	40.3	16.8	67.8	41.7	61%	11.7
14	40.3	20.5	59.5	0	0	9.3
15	29.7	15.7	47.8	27.9	58%	12.0

OVERALL SECOND FLOOR AREA 448.9m²
 OVERALL FIRST FLOOR AREA 882.6m²
 OVERALL SECOND FLOOR % OF FIRST FLOOR 50.8%

Unit Area Schedule		Unit Area Schedule	
Name	Area	Name	Area
Unit 1 1F	77.0 m ²	Unit 7 Garage	41.2 m ²
Unit 1 2F	42.8 m ²	Unit 7 GF	20.8 m ²
Unit 1 Balcony	15.5 m ²	Unit 8 1F	60.1 m ²
Unit 1 Garage	38.1 m ²	Unit 8 2F	44.0 m ²
Unit 1 GF	58.9 m ²	Unit 8 Balcony	9.4 m ²
Unit 2 1F	77.0 m ²	Unit 8 Balcony 2	3.4 m ²
Unit 2 2F	42.2 m ²	Unit 8 Garage	40.8 m ²
Unit 2 balcony	15.4 m ²	Unit 8 GF	21.2 m ²
Unit 2 Garage	38.1 m ²	Unit 9 1F	36.6 m ²
Unit 2 GF	59.0 m ²	Unit 9 2F	33.9 m ²
Unit 3 1F	60.2 m ²	Unit 9 Balcony	8.0 m ²
Unit 3 Balcony	9.9 m ²	Unit 9 Garage	26.8 m ²
Unit 3 Garage	40.6 m ²	Unit 9 GF	13.3 m ²
Unit 3 GF	20.4 m ²	Unit 10 1F	38.4 m ²
Unit 4 1F	67.9 m ²	Unit 10 2F	32.2 m ²
Unit 4 2F	41.6 m ²	Unit 10 Balcony	11.5 m ²
Unit 4 balcony	11.8 m ²	Unit 10 Balcony 2	3.0 m ²
Unit 4 Garage	41.2 m ²	Unit 10 Garage	27.1 m ²
Unit 4 GF	19.5 m ²	Unit 10 GF	13.4 m ²
Unit 5 1F	56.7 m ²	Unit 11 1F	56.0 m ²
Unit 5 2F	49.6 m ²	Unit 11 Balcony	9.3 m ²
Unit 5 Balcony	11.8 m ²	Unit 11 Garage	40.3 m ²
Unit 5 Balcony 2	3.4 m ²	Unit 11 GF	20.5 m ²
Unit 5 Garage	41.9 m ²	Unit 12 1F	60.5 m ²
Unit 5 GF	21.2 m ²	Unit 12 2F	47.6 m ²
Unit 6 1F	9.5 m ²	Unit 12 Balcony	9.5 m ²
Unit 6 2F	45.5 m ²	Unit 12 Garage	40.3 m ²
Unit 6 Balcony	9.2 m ²	Unit 12 GF	20.5 m ²
Unit 6 Balcony 2	3.4 m ²	Unit 13 1F	67.8 m ²
Unit 6 Garage	41.2 m ²	Unit 13 2F	41.7 m ²
Unit 6 GF	20.8 m ²	Unit 13 Balcony	11.7 m ²
Unit 7 1F	56.7 m ²	Unit 13 Garage	40.3 m ²
Unit 7 Balcony	9.8 m ²	Unit 13 GF	16.8 m ²
		Unit 14 1F	59.5 m ²
		Unit 14 Balcony	9.3 m ²
		Unit 14 Garage	40.3 m ²
		Unit 14 GF	20.5 m ²
		Unit 15 1F	46.3 m ²
		Unit 15 2F	27.9 m ²
		Unit 15 Balcony	16.8 m ²
		Unit 15 Garage	29.7 m ²
		Unit 15 GF	15.7 m ²

Area Schedule (Gross Building)		
Name	Area	Percentage
Building Area 01	500.4 m ²	25%
Building Area 02	458.4 m ²	23%
Driveway Area	384.3 m ²	19%
Permeable Area 01	68.8 m ²	3%
Permeable Area 02	339.3 m ²	17%
Permeable Area 03	102.9 m ²	5%
Permeable Paving Area 01	76.5 m ²	4%
Permeable Paving Area 02	65.3 m ²	3%

WASTE MANAGEMENT NOTE: (DETAIL PLEASE REFER TO THE WASTE MANAGEMENT REPORT)

- RB RECYCLED BIN
- GB GENERAL GARBAGE BIN

- A PRIVATE CONTRACTOR SHALL COLLECT WASTE ON SITE
 - DWELLING RECEPTACLES FOR GARBAGE AND RECYCLING
 - GREEN WASTE SHALL BE COLLECTED AND DISPOSED BY THE FUTURE LANDSCAPE MAINTENANCE CONTRACTOR
 - COLLECTION BINS (KEPT WITHIN THE GARAGE OF EACH DWELLING)
 - RESIDENTS SHALL DISPOSE SORTED GARBAGE AND RECYCLABLES INTO COLLECTION BINS LOCATED WITHIN THEIR RESPECTIVE GARAGES
 - PRIOR TO THE COLLECTION, UNIT RESIDENTS SHALL PLACE THEIR BINS OUTSIDE THEIR PREMISES (BINS SHALL AWAIT COLLECTION NEXT TO THE GARAGE OF EACH DWELLING)

LANDSCAPE NOTE: (DETAIL PLEASE REFER TO LANDSCAPE DRAWING)

- SOFT LANDSCAPING AREA
- BICYCLE PAVES
- COMMUNAL LIGHTING

SERVICE NOTE: (DETAIL PLEASE REFER TO THE INFRASTRUCTURE & SPATIALS REPORT)

- MDF: MAIN DISTRIBUTION FRAME
- MSB: SITE MAIN SWITCHBOARD
- GM: GAS METER
- HW: DOMESTIC HOT WATER PLANT
- SP: SOLAR PANEL

Total site area: 2000sqm
 Building area: 958sqm (48%)
 Driveway area: 384.3sqm
 Permeable area: 583sqm total(32%)
 Soft landscape: 511sqm
 Permeable paving: 114sqm

S.K.Y.
 sky@skyharchitects.com
 Ph: 03 88590261
 Mob: 0451477560
 E-mail: sky@skyharchitects.com

6/45 Railway Road, Blackburn
 Ph: 03 88590261
 Mob: 0451477560
 E-mail: sky@skyharchitects.com

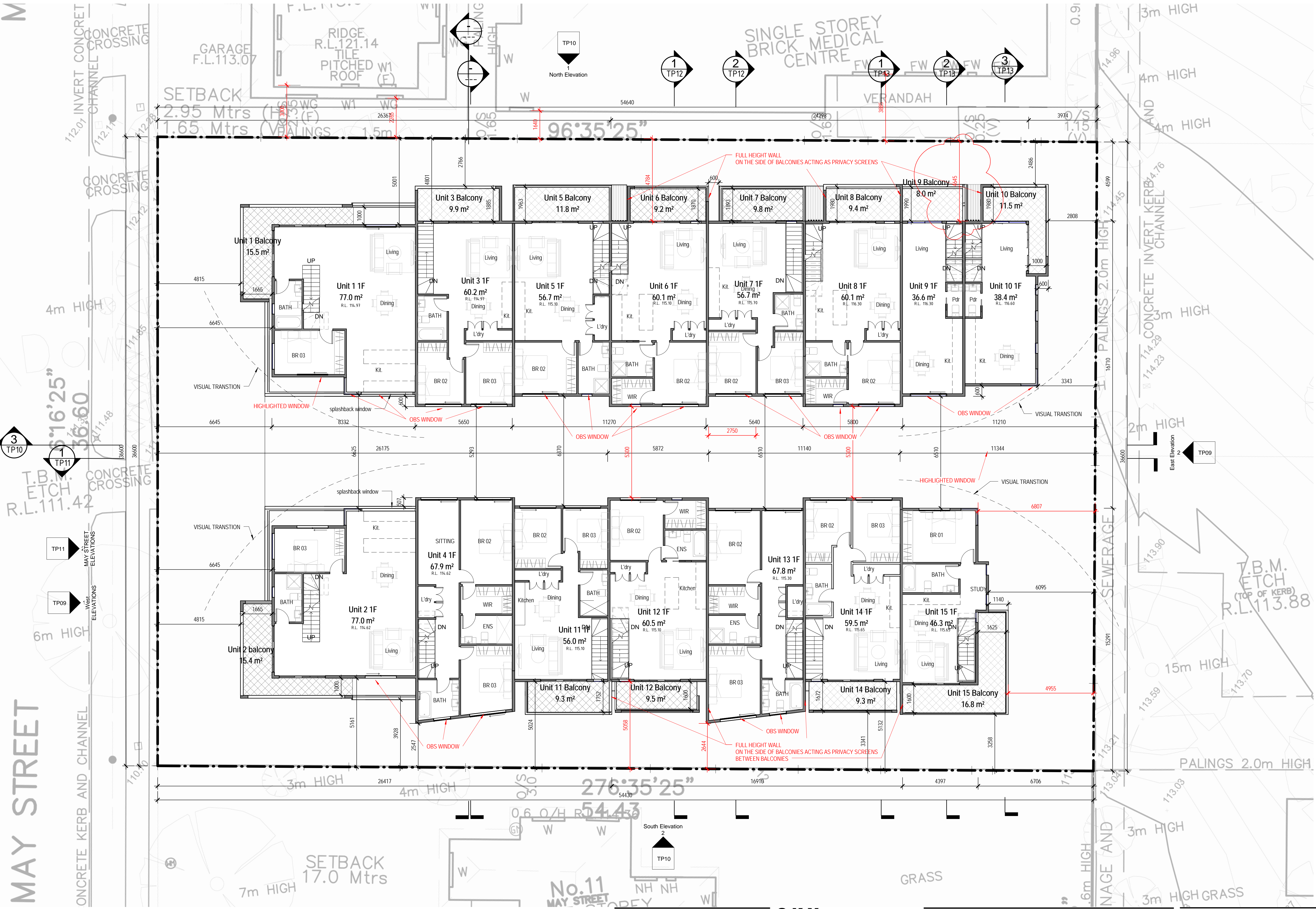
PROJECT: Townhouse Development
 13 & 15 May Street, DONCASTER EAST

TITLE: Ground Floor Plan

Date: 30/06/15
 Scale: 1:100 @ A1
 Drawn by: Author
 Checked: Checker
 Job Number: S86
 Drafting Number: TP05

20/07/2015 10:41:17 PM I:\sky\Project\S86 - 13&15 May Street, Doncaster East\TP13-15 May Street_150629.rvt

20/07/2015 1:04:52 PM \\sky\Project\S86 - 13815 May Street, Doncaster East\TP13-15 May Street 150629.rvt



MAY STREET

3 TP10
1 TP11
MAY STREET ELEVATIONS
West ELEVATIONS
TP09

T.B.M. ETCH
R.L.111.42

M

No.11 MAY STREET

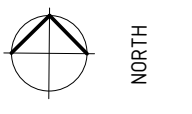
REV	DATE	DESCRIPTION	INITIAL

S.K.Y.
 sky@skyharchitects.com
 Ph: 03 88390361
 Mob: 0451477560
 E-mail: sky@skyharchitects.com

PROJECT
**Townhouse Development
 13 & 15 May Street, DONCASTER EAST**

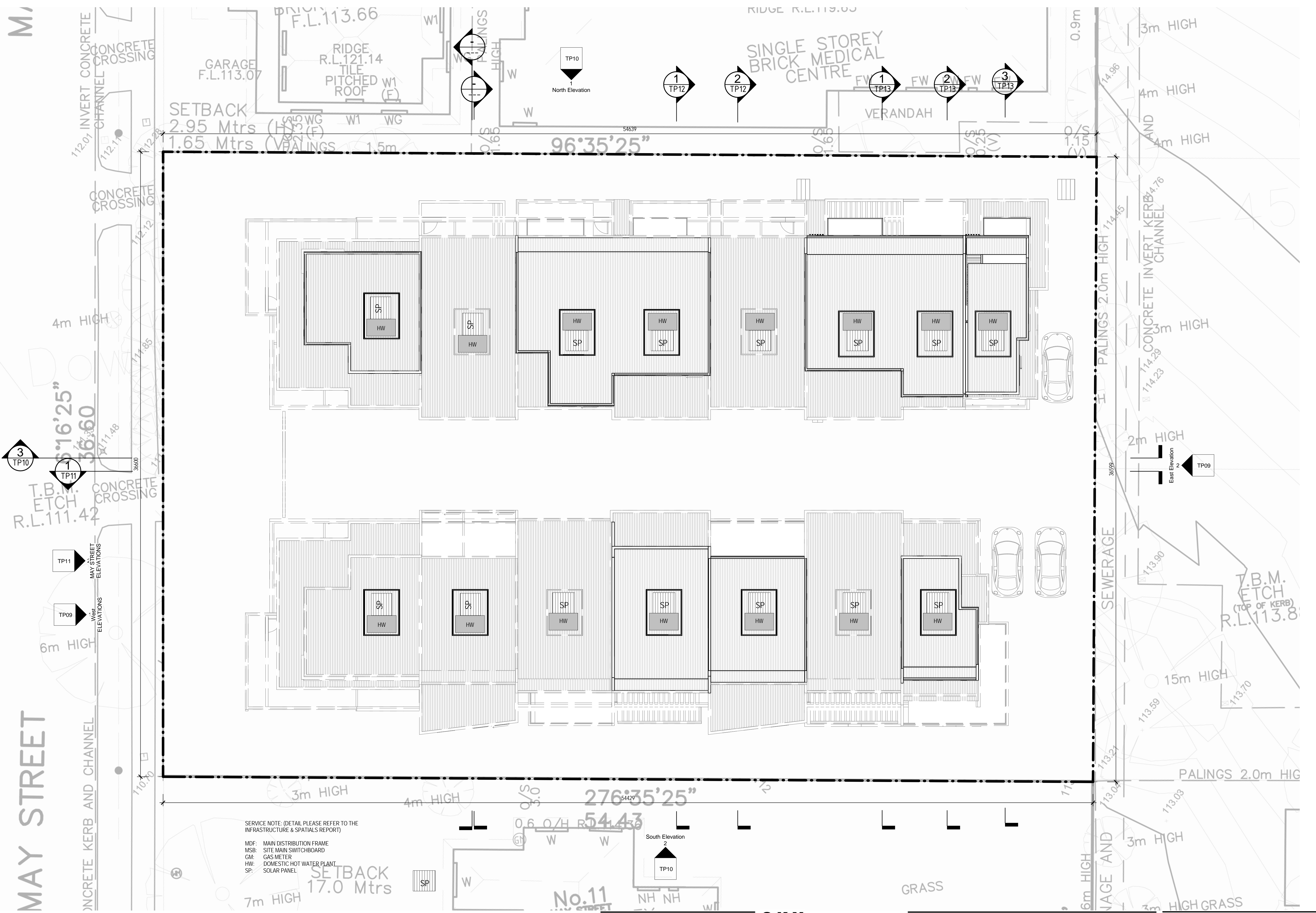
TITLE
1st Floor Plan

Date 30/06/15
 Scale 1:100 @ A1
 Drawn by Author
 Checked by Checker
 Job Number S86
 Drawing Number TP06



NORTH

20/07/2015 1:05:06 PM \\sky\Project\S86 - 13&15 May Street, Doncaster East\TP13-15 May Street 150629.rvt



SERVICE NOTE: (DETAIL PLEASE REFER TO THE INFRASTRUCTURE & SPATIALS REPORT)

MDF: MAIN DISTRIBUTION FRAME
 MSB: SITE MAIN SWITCHBOARD
 GM: GAS METER
 HW: DOMESTIC HOT WATER PLANT
 SP: SOLAR PANEL

REV	DATE	DESCRIPTION	INITIAL

S.K.Y.
 sky@skyharchitects.com
 P: 03 88390261
 M: 0451477560
 E: sky@skyharchitects.com

5/45 Railway Road, Blackburn
 P: 03 88390261
 M: 0451477560
 E: sky@skyharchitects.com

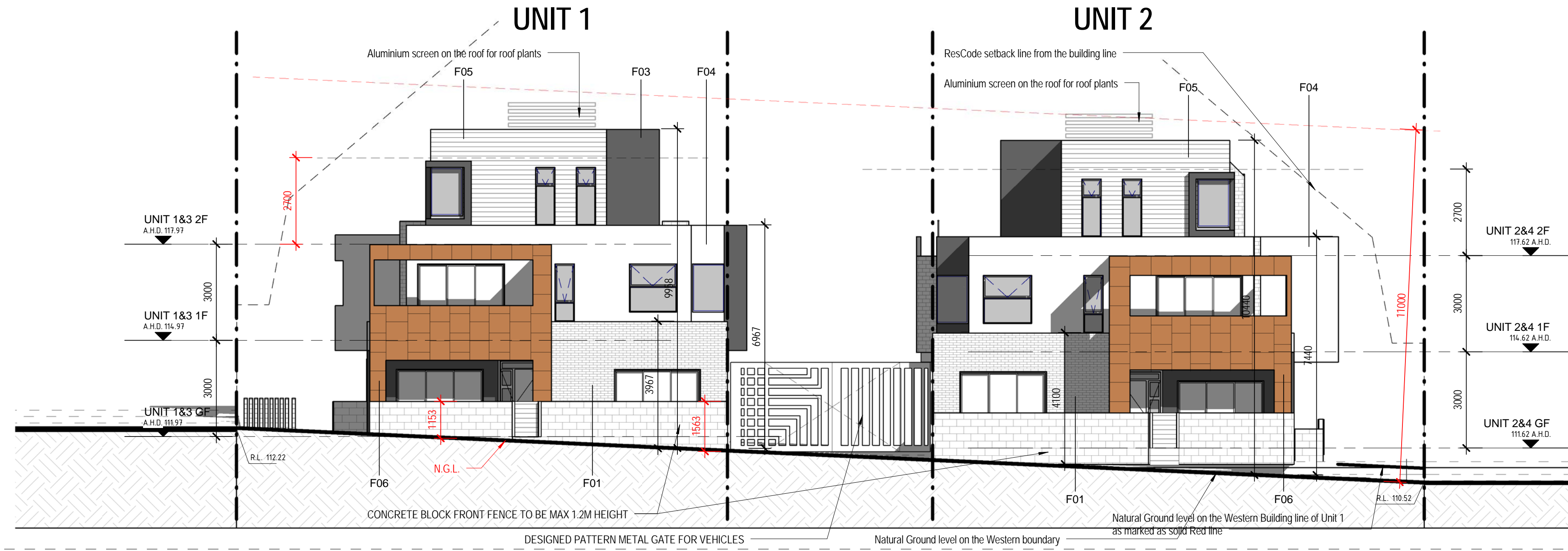
PROJECT
**Townhouse Development
 13 & 15 May Street, DONCASTER EAST**

TITLE
Roof Plan

Date: 30/06/15
 Scale: 1:100 @ A1
 Drawn by: Author
 Checked: Checker
 Job Number: S86
 Drawing Number: **TP08**



No.17



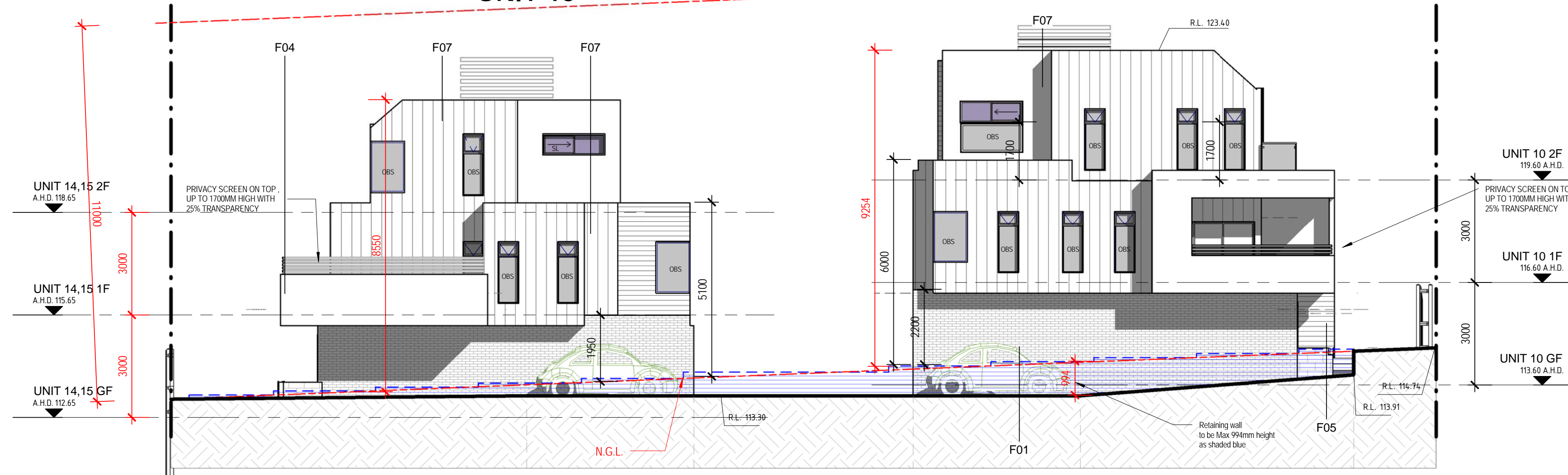
1 West ELEVATIONS
TP05 SCALE 1:100

No.11

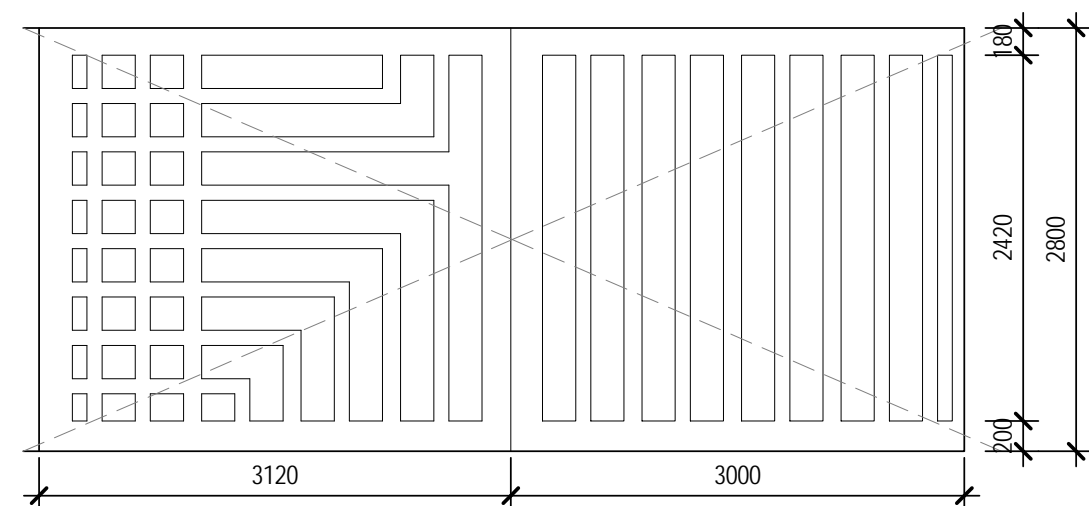


UNIT 15

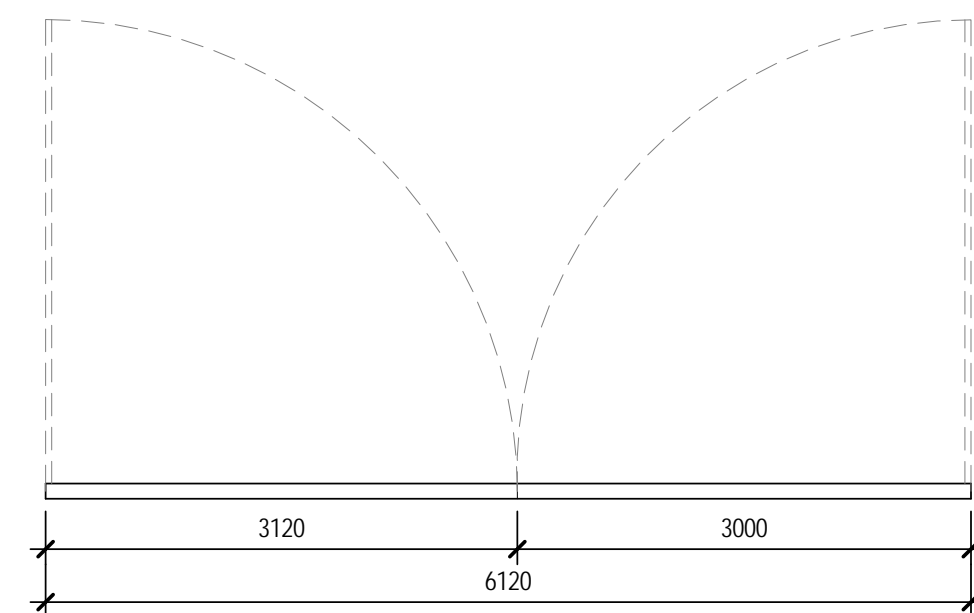
UNIT 10



2 East Elevation
TP05 SCALE 1:100



Details of custom made powdercoated black metal auto remote control gate



GLAZED GARAGE GATE



TIMBER GARAGE GATE



MAILBOX



PATTERN CONCRETE 01



PATTERN CONCRETE 02



PATTERN CONCRETE 03

Material & finishes	
Key Value	Keystone Text
F01	SELECTED BRICK - COLOR: CHOCOLATE
F03	RENDERED & PAINTED WALL - COLOR: DARK GRAY
F04	RENDERED & PAINTED WALL - COLOR: WHITE
F05	TIMBER CLADDING
F06	BRONZE CLADDING
F07	COLORBAND CLADDING - COLOR: GRAY
F10	CLEAR GLASS WINDOWS - POWDERCOATED ALUMINIUM FRAME IN CHARCOAL
F11	OBSCURE GLASS - POWDERCOATED ALUMINIUM FRAME IN CHARCOAL

REV	DATE	DESCRIPTION	INITIAL

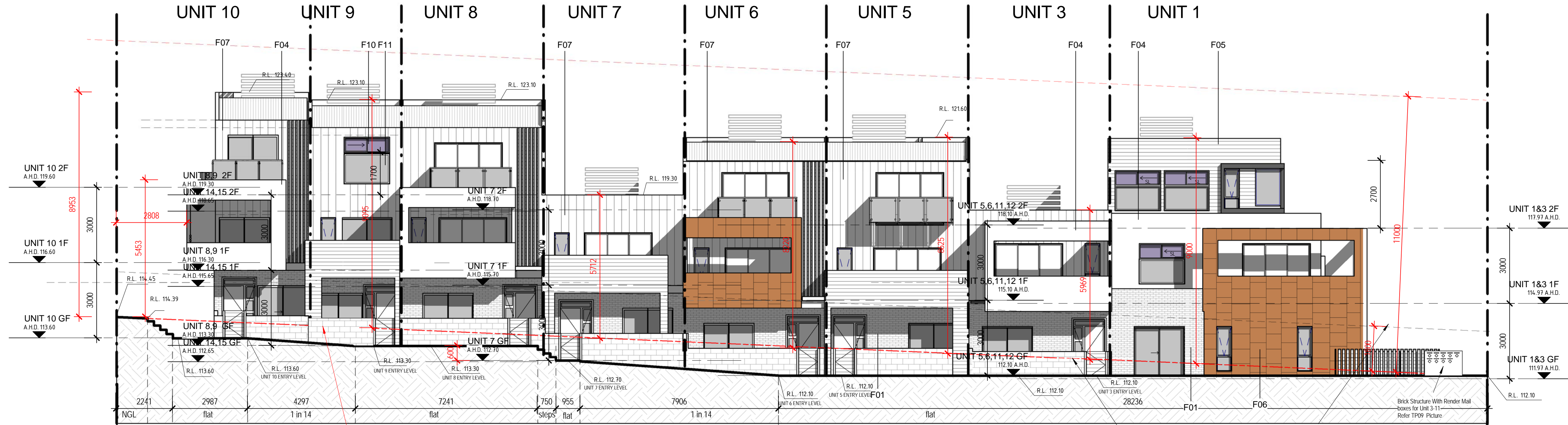
S.K.Y.
sky@skyharchitects.com
Ph: 03 88360361
S.K.Y.
ABN: 17 936 790 773

5/45 Railway Road, Blackburn
Ph: 03 88360361
Mob: 0451477560
E-mail: sky@skyharchitects.com

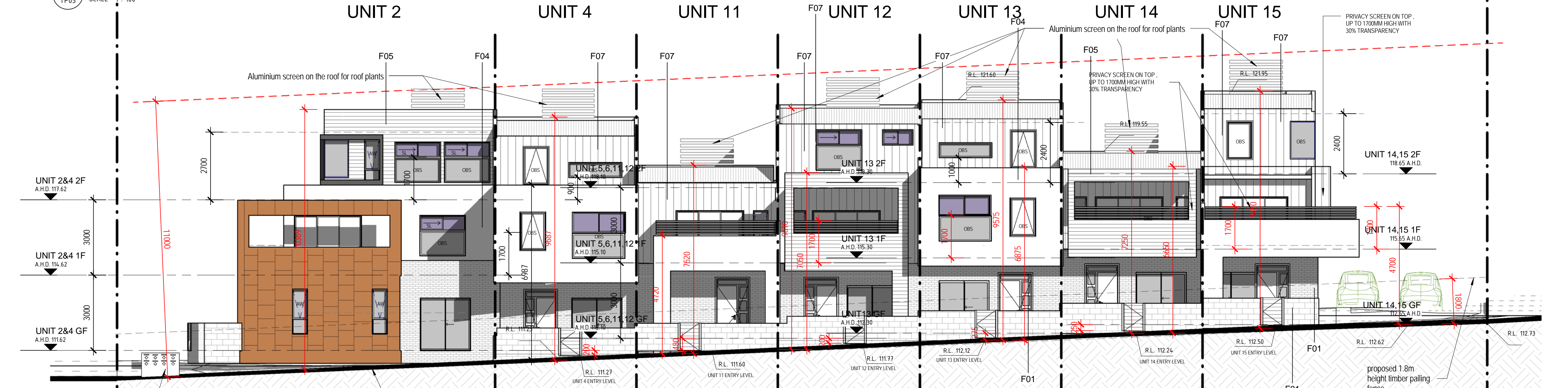
PROJECT
Townhouse Development
13 & 15 May Street, DONCASTER EAST

TITLE
Elevations & Sections 01

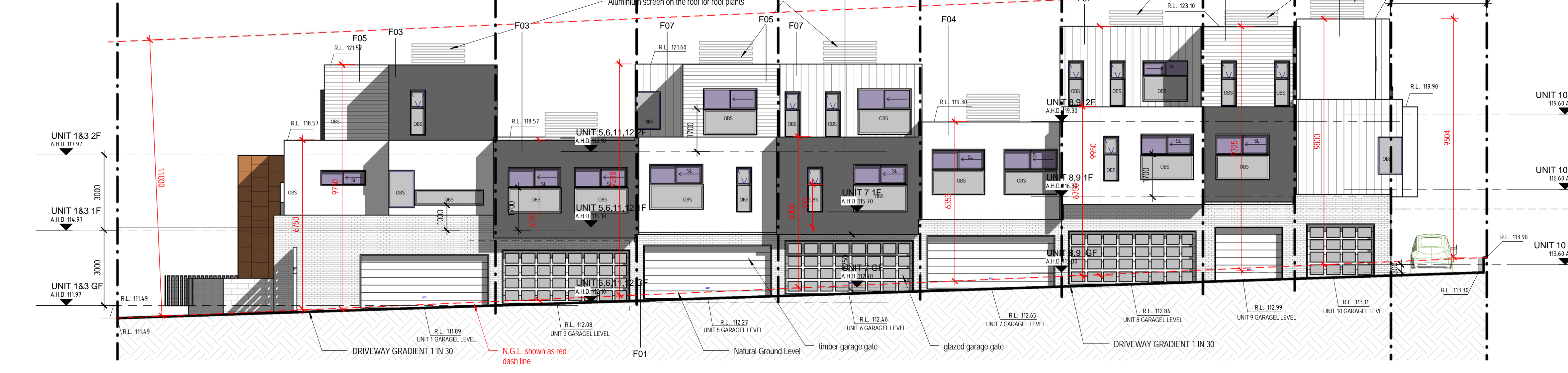
Date 30/06/15
Scale As indicated @ A1
Drawn by Author
Checked Checker
Job Number S86
Drawing Number TP09



1 North Elevation
TP05 SCALE 1:100



2 South Elevation
TP05 SCALE 1:100



3 Section 2
TP05 SCALE 1:100



Material & finishes	
Key Value	Keynote Text
F01	SELECTED BRICK - COLOR: CHOCOLATE
F03	RENDERED & PAINTED WALL - COLOR: DARK GRAY
F04	RENDERED & PAINTED WALL - COLOR: WHITE
F05	TIMBER CLADDING
F06	BRONZE CLADDING
F07	COLORBAND CLADDING - COLOR: GRAY
F10	CLEAR GLASS WINDOWS - POWDERCOATED ALUMINIUM FRAME IN CHARCOAL
F11	OBSCURE GLASS - POWDERCOATED ALUMINIUM FRAME IN CHARCOAL

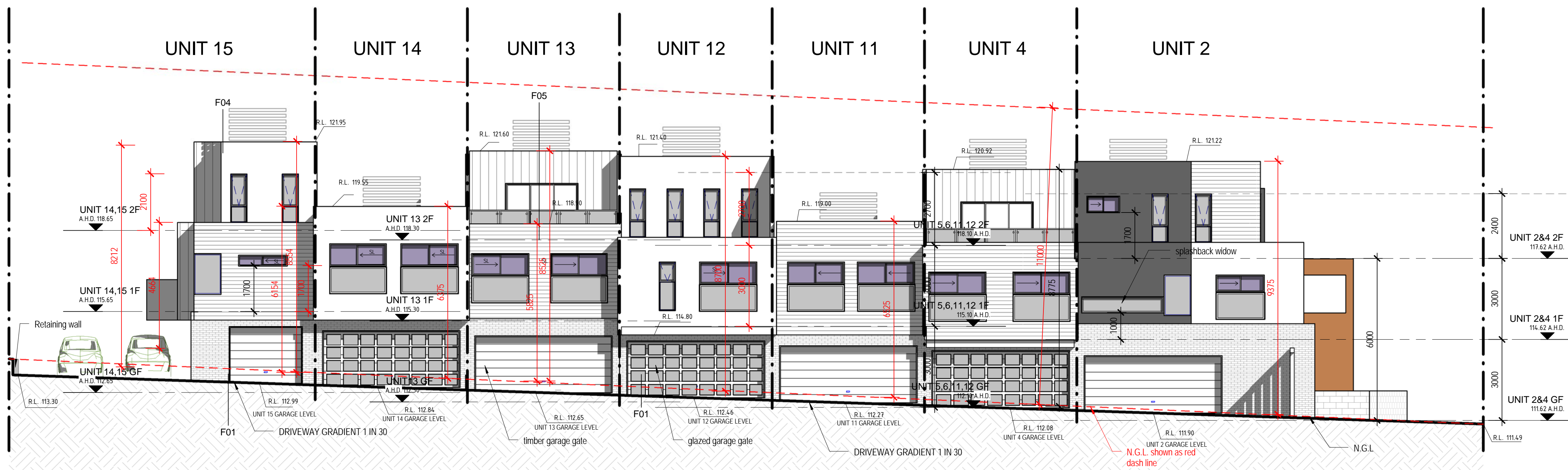
S.K.Y.
 sky@skyharchitects.com
 5/45 Railway Road, Blackburn
 Ph: 03 88590261
 S.K.Y. Mob: 0451477560
 ABN: 17 936 790 773 E-mail: sky@skyharchitects.com

PROJECT
Townhouse Development
13 & 15 May Street, DONCASTER EAST

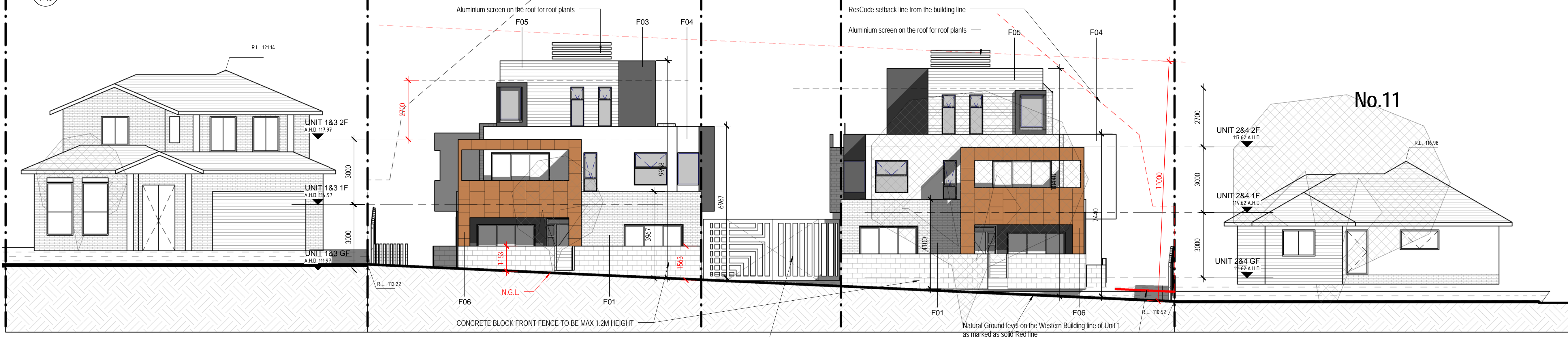
TITLE
Elevations & Sections 02

Date: 30/06/15
 Scale: As indicated @ A1
 Drawn by: Author
 Checked: Checker
 Job Number: S86
 Drawing Number: TP10

20/07/2015 11:13:57 PM I:\sky\Project\S86 - 13&15 May Street, Doncaster East\TP13-15 May Street 150629.rvt



1 Section 3 No.17
TP05 SCALE 1:100



2 MAY STREET ELEVATIONS
TP05 SCALE 1:100

Material & finishes	
Key Value	Keynote Text
F01	SELECTED BRICK - COLOR: CHOCOLATE
F03	RENDERED & PAINTED WALL - COLOR: DARK GRAY
F04	RENDERED & PAINTED WALL - COLOR: WHITE
F05	TIMBER CLADDING
F06	BRONZE CLADDING
F07	COLORBAND CLADDING - COLOR: GRAY
F10	CLEAR GLASS WINDOWS - POWDERCOATED ALUMINIUM FRAME IN CHARCOAL
F11	OBSQUE GLASS - POWDERCOATED ALUMINIUM FRAME IN CHARCOAL



STREET VIEW FROM SOUTH-WEST CORNER



STREET VIEW FROM NORTH-WEST CORNER



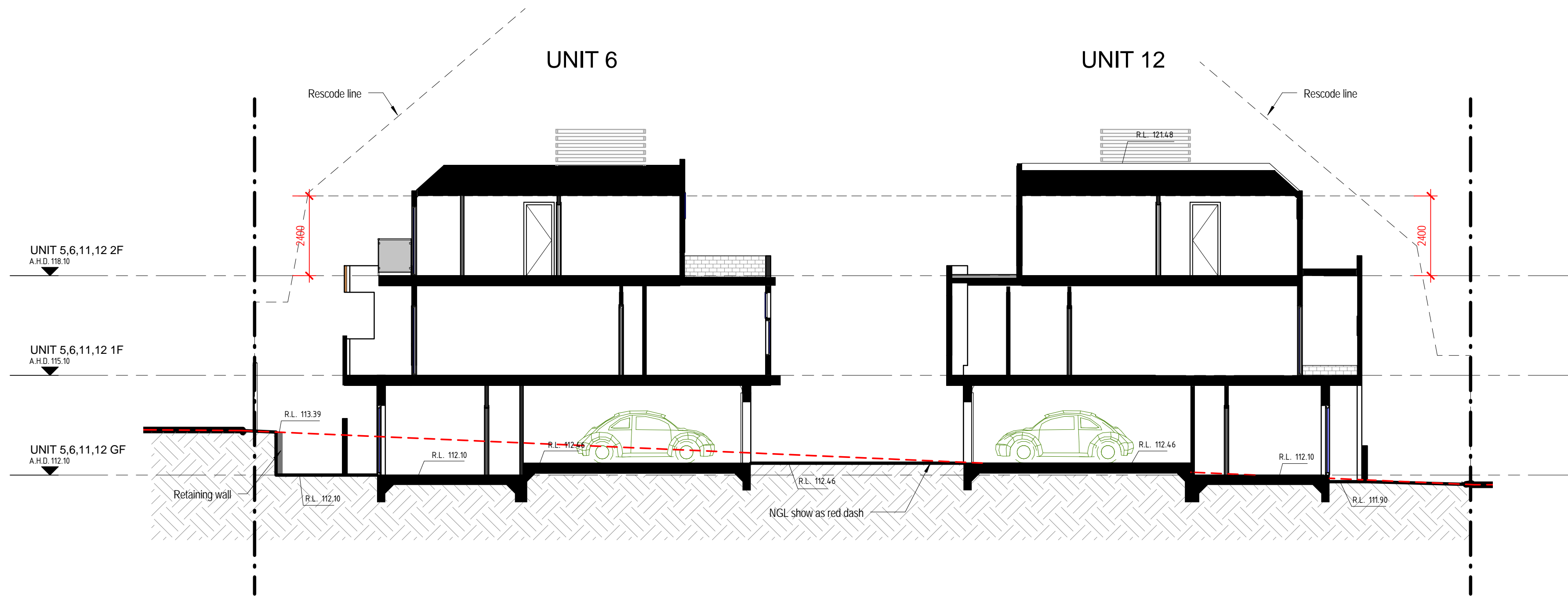
REV	DATE	DESCRIPTION	INITIAL

S.K.Y.
sky@skyarchitects.com
Ph: 03 88390361
Mob: 0451477560
E-mail: sky@skyarchitects.com

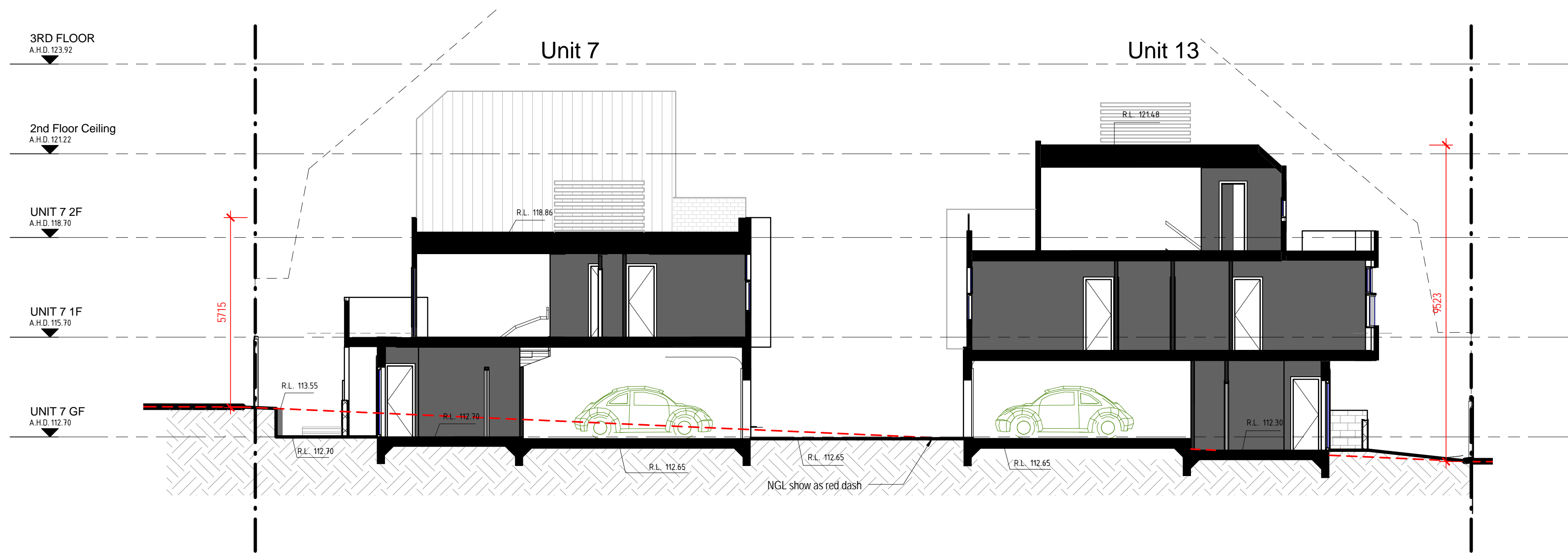
PROJECT
**Townhouse Development
13 & 15 May Street, DONCASTER EAST**
TITLE
Elevations & Sections 03

Date	30/06/15
Scale	As indicated @ A1
Drawn by	Author
Checked	Checker
Job Number	S86
Drawn by	TP11

7/17/2015 10:10:02 AM I:\sky\project\S86 - 13&15 May Street, Doncaster East\TP13-15 May Street 150629.rvt



1 Section 5
TP05 SCALE 1 : 100



2 Section 6
TP05 SCALE 1 : 100

REV	DATE	DESCRIPTION	INITIAL

S.K.Y.
sky@skyharchitects.com
S.K.Y.
ABN: 17 936 790 773

5/45 Railway Road, Blackburn
Ph: 03 88590361
Mob: 0451477560
E-mail: sky@skyharchitects.com

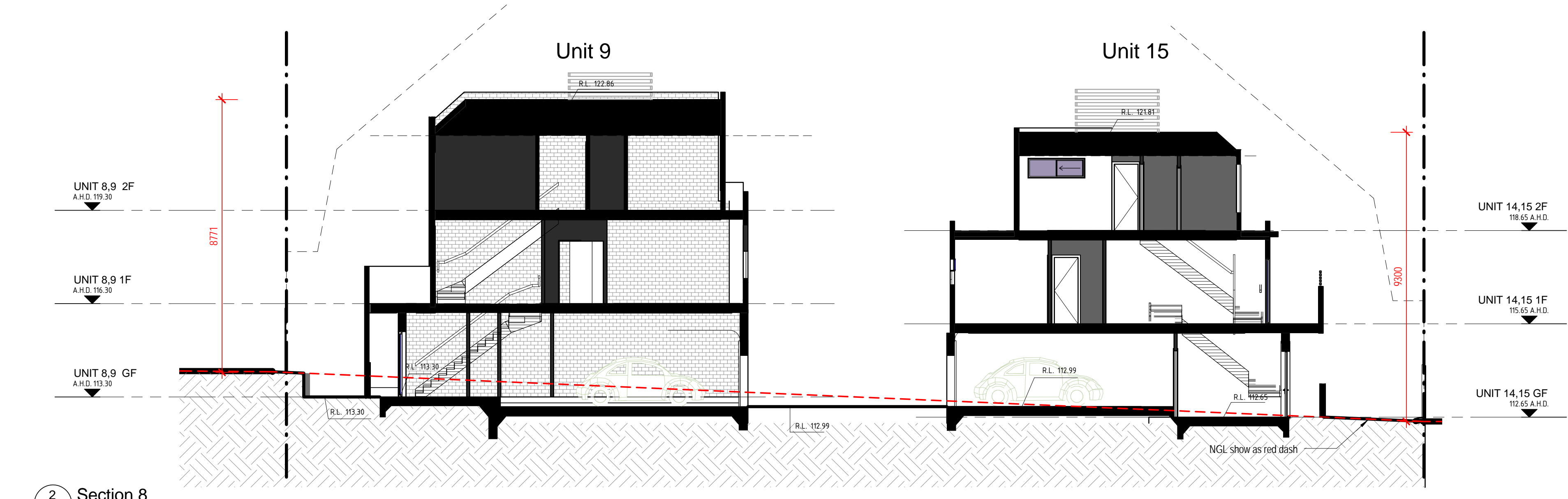
PROJECT
**Townhouse Development
13 & 15 May Street, DONCASTER EAST**

TITLE
Elevations & Sections 04

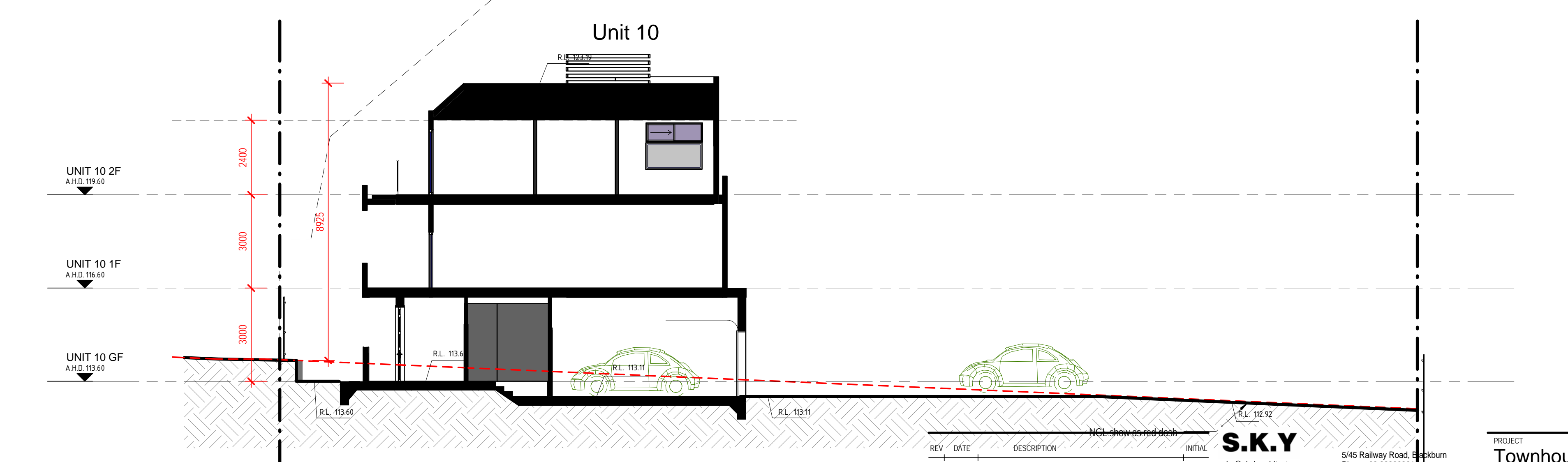
Date 30/06/15
Scale 1 : 100 @ A1
Drawn by Author
Checked Checker
Job Number S86
Drawing Number **TP12**



1 Section 7
TP05 SCALE 1 : 100



2 Section 8
TP05 SCALE 1 : 100



3 Section 9
TP05 SCALE 1 : 100

REV	DATE	DESCRIPTION	INITIAL

S.K.Y
 sky@skyharchitects.com
 S.K.Y
 ABN: 17 936 790 773

5/45 Railway Road, Boxburn
 Ph: 03 83390361
 Mob: 0451477560
 E-mail: sky@skyharchitects.com

© copyright

PROJECT
**Townhouse Development
 13 & 15 May Street, DONCASTER EAST**

Date: 30/06/15
 Scale: 1 : 100 @ A1
 Drawn by: Author
 Checked: Checker
 Job Number: S86
 Drawing Number: TP13

20/07/2015 11:14:04 PM I:\sky\Project\S86 - 13&15 May Street, Doncaster East\TP13-15 May Street 150629.rvt

MA

MAY STREET

20/07/2015 11:14:11 PM I:\sky\Project\SB6 - 13&15 May Street, Doncaster East\TP13-15 May Street 150629.rvt



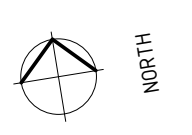
REV	DATE	DESCRIPTION	INITIAL

S.K.Y.
 sky@skyharchitects.com
 Ph: 03 88390261
 Mob: 0451477560
 E-mail: sky@skyharchitects.com

PROJECT
Townhouse Development
13 & 15 May Street, DONCASTER EAST

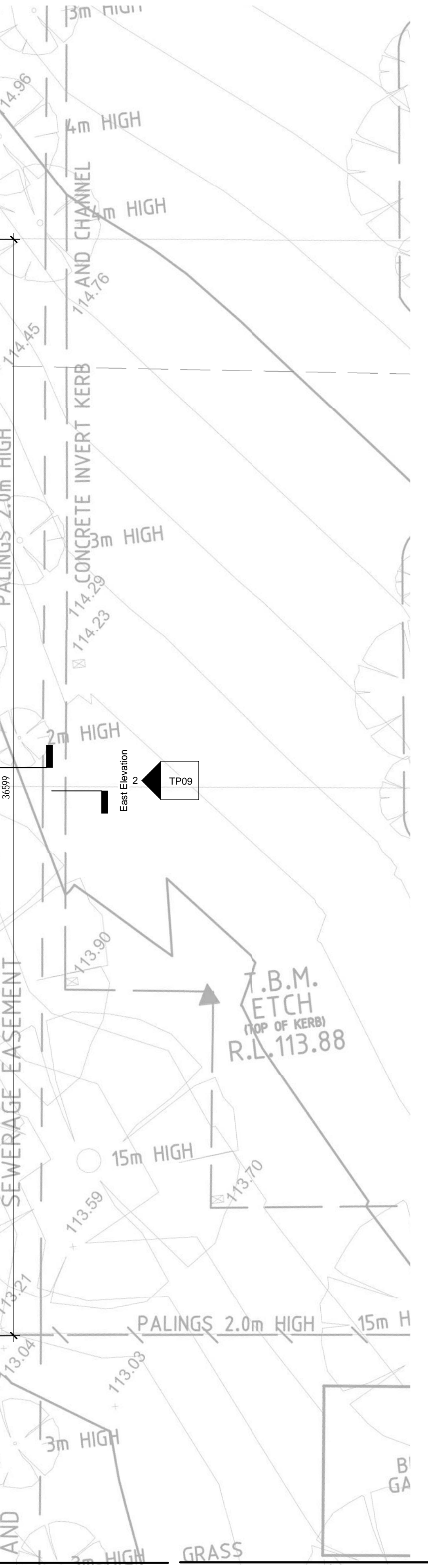
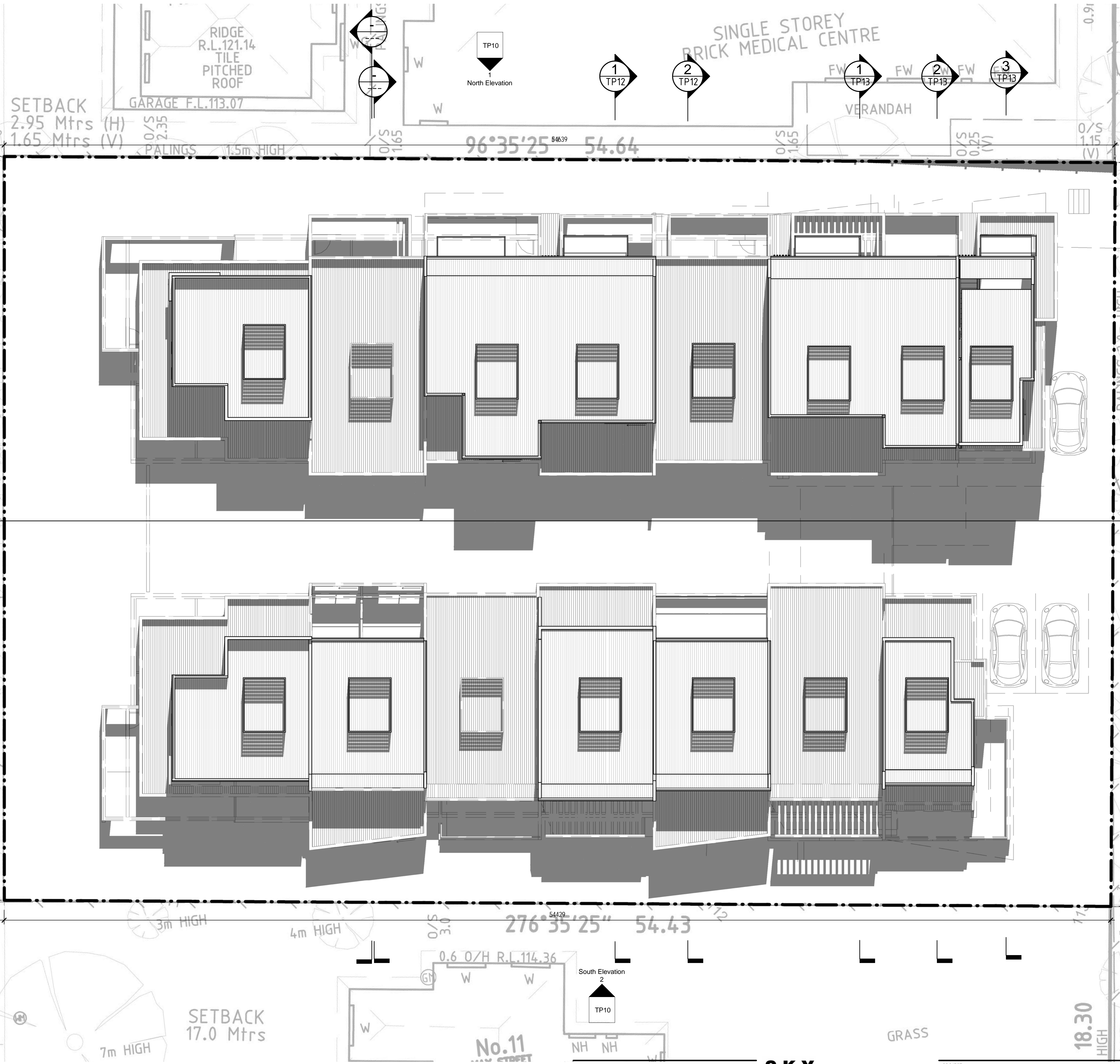
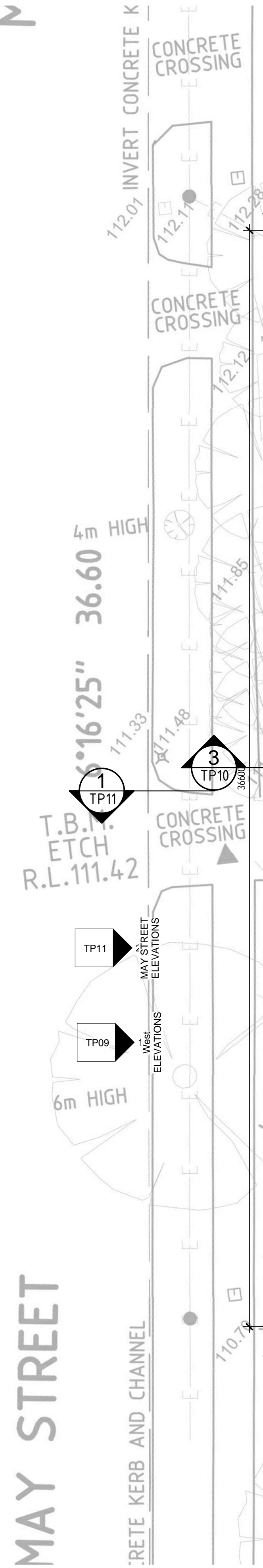
TITLE
Shadow Diagram @ 9am 22/09

Date: 10/06/15
 Scale: 1:100 @ A1
 Drawn by: Author
 Checked: Checker
 Job Number: SB6
 Drafting Number: TP14



20/07/2015 11:14:18 PM I:\sky\Project\S86 - 13&15 May Street, Doncaster East\TP13-15 May Street 150629.rvt

MAY STREET



REV	DATE	DESCRIPTION	INITIAL

S.K.Y
 sky@skyarchitects.com
 5/45 Railway Road, Blackburn
 Ph: 03 88590261
 Mob: 0451477560
 E-mail: sky@skyarchitects.com

PROJECT
Townhouse Development
13 & 15 May Street, DONCASTER EAST

TITLE
Shadow Diagram @ 12pm
22/09

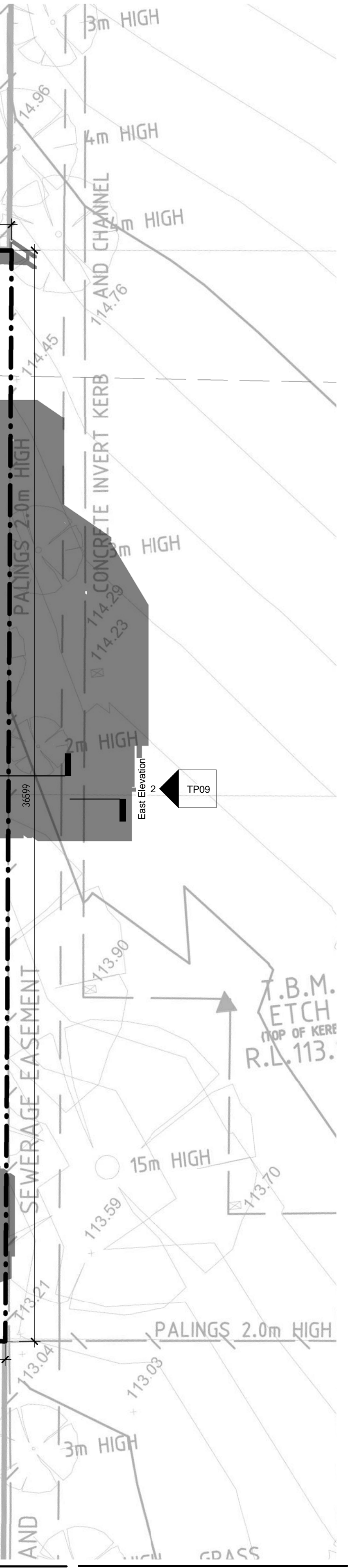
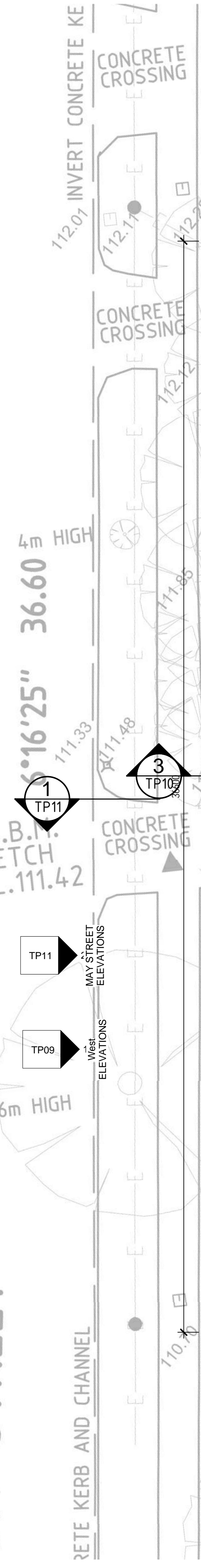
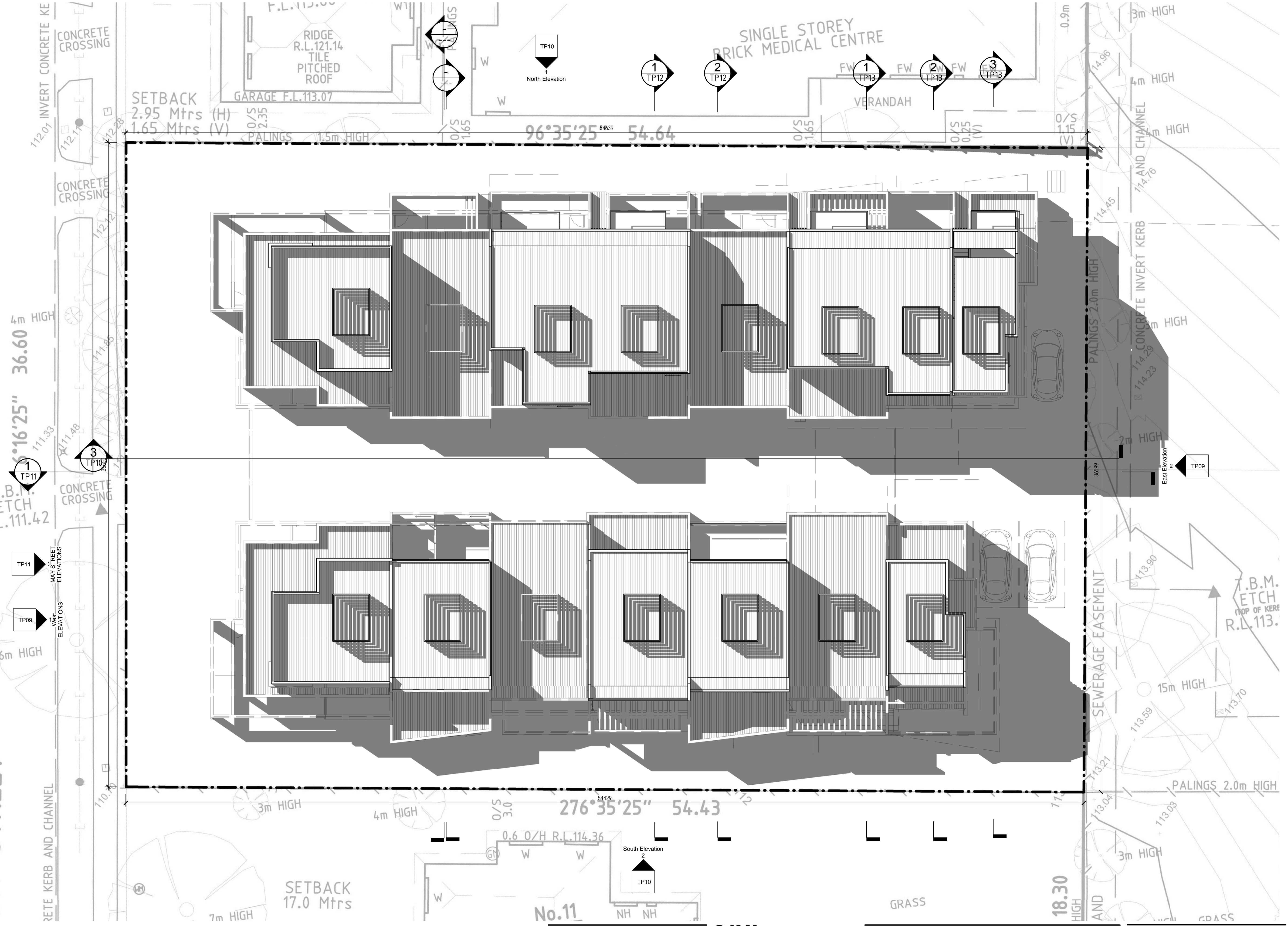
Date 10/06/15
 Scale 1:100 @ A1
 Drawn by Author
 Checked Checker
 Job Number S86
 Drawing Number **TP15**



20/07/2015 11:14:26 PM \\sky\Project\S86 - 13&15 May Street, Doncaster East\TP13-15 May Street 150629.rvt

M

MAY STREET



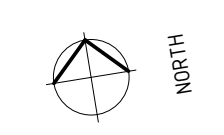
REV	DATE	DESCRIPTION	INITIAL

S.K.Y.
 sky@skyharchitects.com
 Ph: 03 88390261
 Mob: 0451477560
 E-mail: sky@skyharchitects.com

PROJECT
Townhouse Development
13 & 15 May Street, DONCASTER EAST

TITLE
Shadow Diagram @ 3pm

Date 10/06/15
 Scale 1:100 @ A1
 Drawn by Author
 Checked Checker
 Job Number S86
 Drawing Number **TP16**



© copyright



STREET VIEW FROM SOUTH-WEST CORNER



STREET VIEW FROM NORTH-WEST CORNER



STREET VIEW FROM SITE FRONT



VIEW 04

REV	DATE	DESCRIPTION	INITIAL

S.K.Y.
 sky@skyharchitects.com
 5/45 Railway Road, Blackburn
 Ph: 03 88590361
 Mob: 0451477560
 E-mail: sky@skyharchitects.com
 S.K.Y.
 ABN: 17 936 790 773

PROJECT
Townhouse Development
13 & 15 May Street, DONCASTER EAST

TITLE
3D

Date 10/06/15
 Scale @ A1
 Drawn by Author
 Checked Checker
 Job Number S86
 Drawing Number **TP17**

7/17/2015 10:10:03 AM \\sky\project\S86 - 13&15 May Street, Doncaster East\TP13-15 May Street 150629.rvt



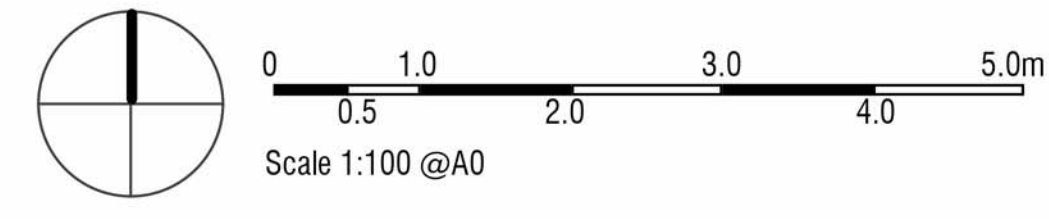
LEGEND

- Existing trees to be retained
- Proposed featured canopy trees
- Proposed medium canopy trees
- Proposed medium decorative trees
- Proposed decorative shrub planting
- Feature bamboo growing from lower ground through light well
- Drought tolerant lawn
- Organic mulched garden bed with groundcover planting, edged with hardwood timber edging
- Concrete driveway (refer architectural plans)
- High quality paving marking corner ground floor activation
- Shared pedestrian / bicycle pavers

Communal open space paved with durable permeable pavers with link to the visitor's carpark, the open space is surrounded by decorative shrubs and groundcovers in organic mulch beds. Seating is provided under the shade to give sense of enclosure and intimacy to the space.

Drawing Issue:

Date	Revision	Issue
06/05/2015	Sketch Design - Preliminary Concept	For review and comment
01/07/2015	Amend to updated architectural plan	Rev 01



PROPOSED APARTMENT DEVELOPMENT - 13-15 MAY STREET, DONCASTER EAST
 SKD01 - PRELIMINARY LANDSCAPE CONCEPT PLAN (1 of 2)

SKY GROUP
 architecture & construction
 5/45 Railway Road, Blackburn VIC 3130
 Email: sky@skyharchitects.com
 Telephone: +613 8839 0361
 Mob: 0451 477 560



Thad Patradoon Registered Landscape Architect AILA #000406
Thai Tongue - TT DESIGN ABN: 49 135 155 770
 Address: 1204/250 Elizabeth Street, Melbourne 3000
 Tel: 0408 199 815
 Website: http://patradoon.wix.com/tt-design
 Email: design@thaitongue.com.au