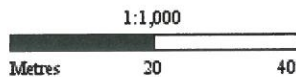


 **Subject Land** **Address:** 1096 Doncaster Road DONCASTER EAST VIC, 3109

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.



17/05/2016 2:34 PM

14-041 1096 Doncaster Road DONCASTER
North East View

PAUL SHAW
ASSOCIATES
29 July 15



14-041 1096 Doncaster Road DONCASTER
North View

PAUL SHAW
ASSOCIATES
29 July 15



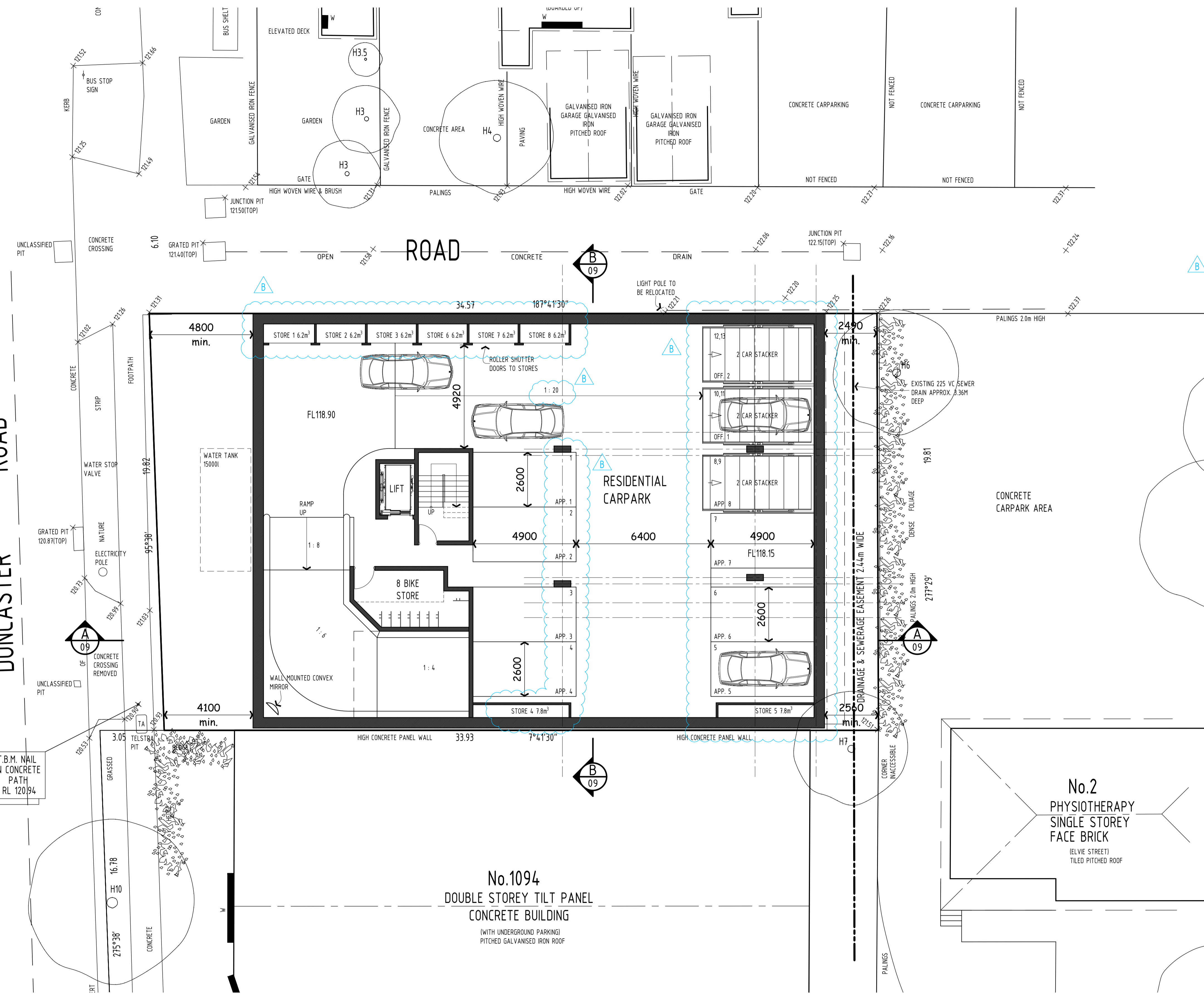


14-041 1096 Doncaster Road DONCASTER
North West View

PAUL SHAW
ASSOCIATES
29 July 15

BASEMENT FLOOR DESIGN RESPONSE PLAN

DONCASTER ROAD



AREAS

	m ²	Imperial squares
BASEMENT FLOOR	534.8	57.5
GROUND FLOOR	535.1	57.6
FIRST FLOOR	527.4	56.7
SECOND FLOOR	518.2	55.8
THIRD FLOOR	460.5	49.5
Site Area	678 metres²	
Site Coverage (buildings)	535.1 metres ² = 79 % of site area	
Hard Surface Area (impervious)	628.9 metres ² = 92 % of site area	

Parking Schedule

RESIDENTS	8 Spaces
OFFICE / RETAIL	15 Spaces
Total:	23 Spaces

- ### LEGEND
- EXISTING TREE ON ADJOINING PROPERTY.
 - TREE ON SUBJECT SITE TO BE REMOVED
 - POSSIBLE CANOPY TREE LOCATION
 - PROPOSED EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 M. HIGH
 - SELECTED PAVERS OR STAMPED COLOURED CONCRETE

NOTE: ALL LEVELS TO A.H.D. UNLESS OTHERWISE NOTED

DATE:	REVISION:
11-04-2016	'B' DISCUSSION ISSUE
18-06-2015	'A' RFI UPDATES
04-05-2015	TOWN PLANNING APPLICATION ISSUE

PAUL SHAW
ASSOCIATES

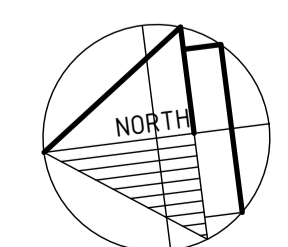
Paul Shaw + Associates Pty Ltd ABN 85 620 582 646
708a Doncaster Road Doncaster 3108
t (03) 9855 9711 f (03) 9855 9722
e mail@paulshaw.com.au

building design & planning

PROJECT:
Proposed Mixed Use Development
at No.1096 Doncaster Road
Doncaster East
for Aminian

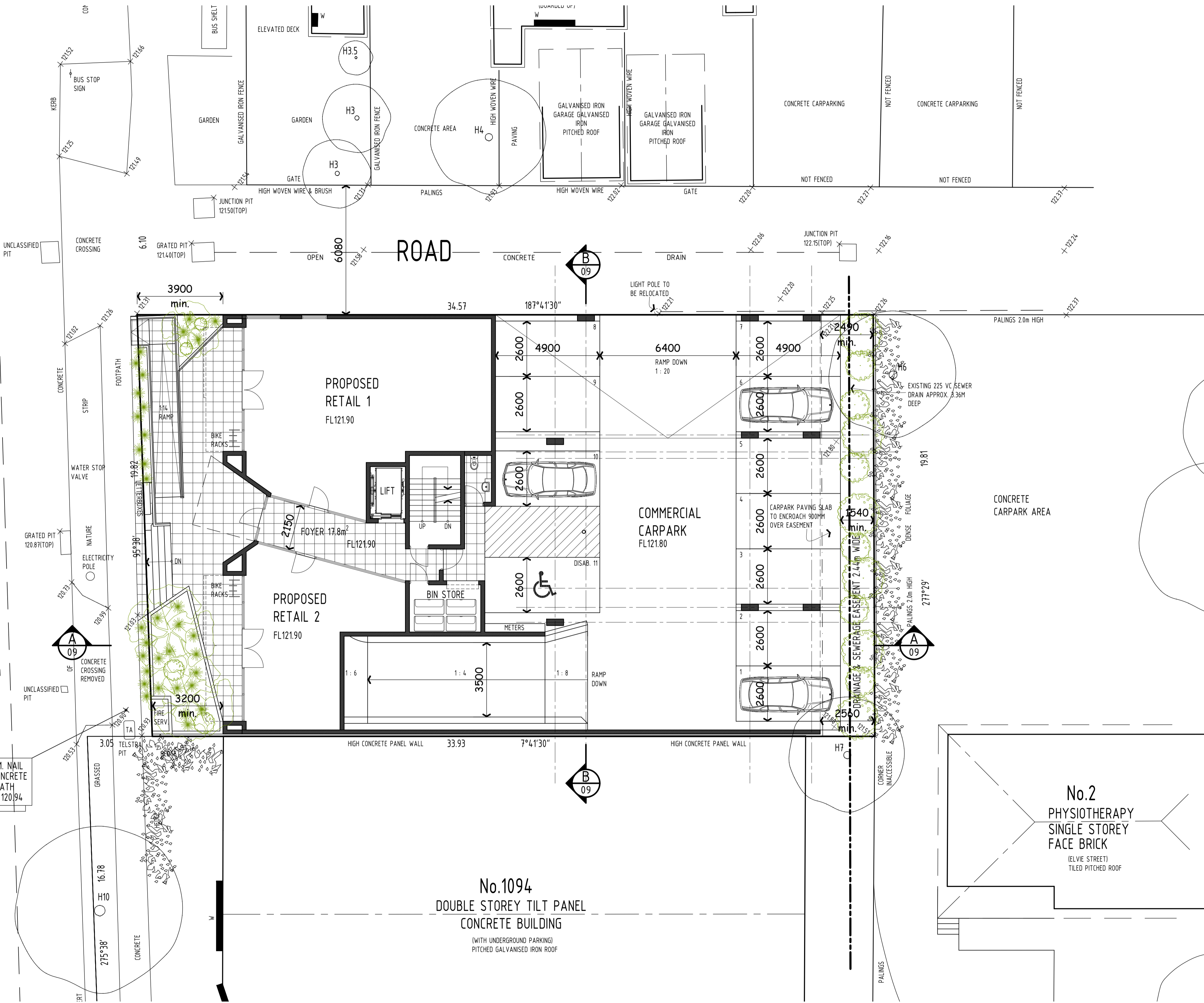
Basement Floor Plan

DATE:	DECEMBER 2014
SCALE:	1:100 @A1
DRAWN:	B.FORD
SHEET NO.:	2 of 10
JOB NO.:	14-041TP REV. B



GROUND FLOOR DESIGN RESPONSE PLAN

DONCASTER ROAD



AREAS	m ²	imperial squares
RETAIL 1		
Floor Area	86.9	9.4
RETAIL 2		
Floor Area	45.5	4.9
TOTAL	132.4	14.3

- ### LEGEND
- EXISTING TREE ON ADJOINING PROPERTY.
 - TREE ON SUBJECT SITE TO BE REMOVED
 - POSSIBLE CANOPY TREE LOCATION
 - PROPOSED EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 M. HIGH
 - SELECTED PAVERS OR STAMPED COLOURED CONCRETE

NOTE:
ALL LEVELS TO A.H.D.
UNLESS OTHERWISE NOTED

DATE:	REVISION:
11-04-2016	'B' DISCUSSION ISSUE
18-06-2015	'A' RFI UPDATES
04-05-2015	TOWN PLANNING APPLICATION ISSUE

PAUL SHAW
ASSOCIATES

Paul Shaw + Associates Pty Ltd ABN 85 620 582 646
708a Doncaster Road Doncaster 3108
t (03) 9855 9711 f (03) 9855 9722
e mail@paulshaw.com.au

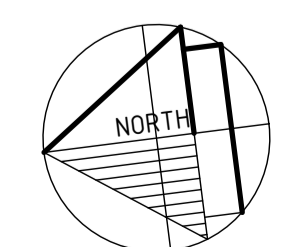
building design & planning

PROJECT:
Proposed Mixed Use Development

at No.1096 Doncaster Road
Doncaster East
for Aminian

Ground Floor Plan

DATE:	DECEMBER 2014
SCALE:	1:100 @A1
DRAWN:	B.FORD
SHEET NO.:	3 of 10
JOB NO.:	14-041TP REV. B

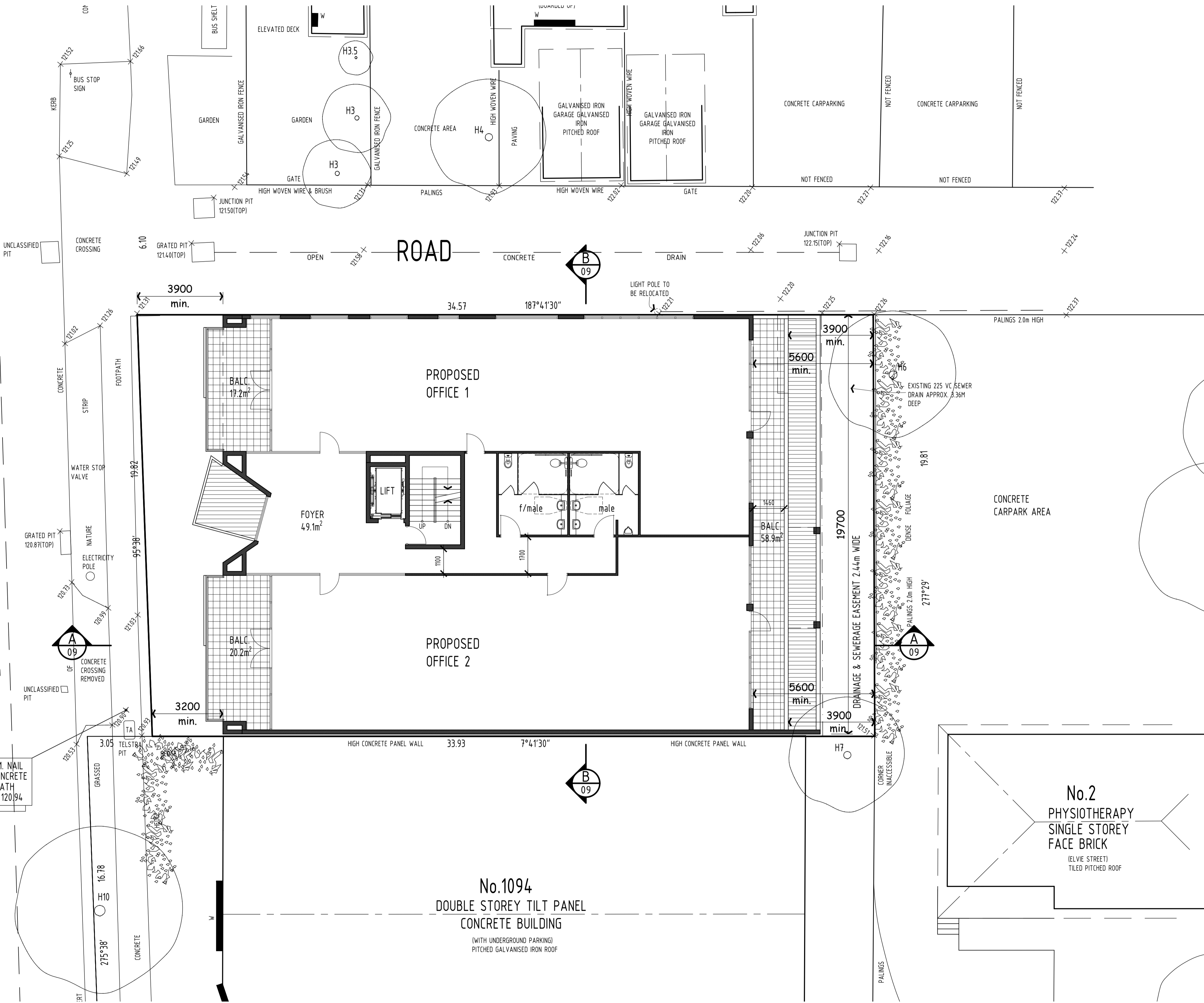


No.1094
DOUBLE STOREY TILT PANEL
CONCRETE BUILDING
(WITH UNDERGROUND PARKING)
PITCHED GALVANISED IRON ROOF

No.2
PHYSIOTHERAPY
SINGLE STOREY
FACE BRICK
(ELVIE STREET)
TILED PITCHED ROOF

FIRST FLOOR DESIGN RESPONSE PLAN

DONCASTER ROAD



AREAS		
	m ²	imperial squares
OFFICE 1		
Floor Area	159.7	17.2
OFFICE 2		
Floor Area	173.8	18.7
TOTAL	333.5	35.9

- ### LEGEND
- EXISTING TREE ON ADJOINING PROPERTY.
 - TREE ON SUBJECT SITE TO BE REMOVED
 - POSSIBLE CANOPY TREE LOCATION
 - PROPOSED EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 M. HIGH
 - SELECTED PAVERS OR STAMPED COLOURED CONCRETE

NOTE:
ALL LEVELS TO A.H.D.
UNLESS OTHERWISE NOTED

DATE:	REVISION:
11-04-2016	'B' DISCUSSION ISSUE
18-06-2015	'A' RFI UPDATES
04-05-2015	TOWN PLANNING APPLICATION ISSUE

PAUL SHAW
ASSOCIATES

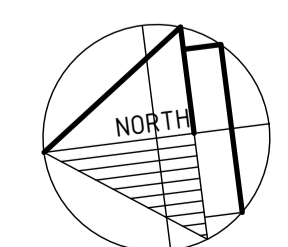
Paul Shaw + Associates Pty Ltd ABN 85 620 582 646
708a Doncaster Road Doncaster 3108
t (03) 9855 9711 f (03) 9855 9722
e mail@paulshaw.com.au

building design & planning

PROJECT:
Proposed Mixed Use Development

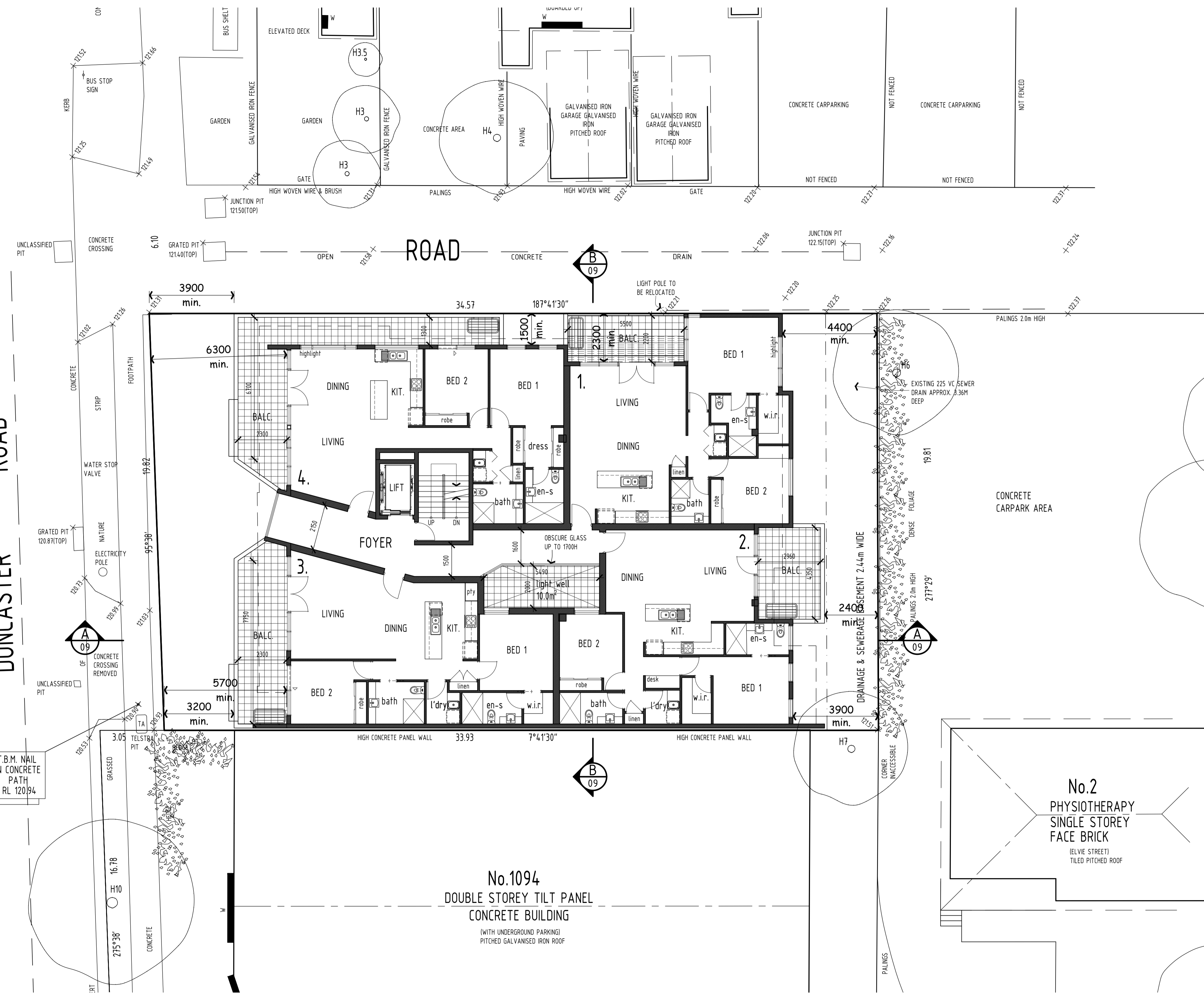
at No.1096 Doncaster Road
Doncaster East
for Aminian

First Floor Plan	
DATE:	DECEMBER 2014
SCALE:	1:100 @A1
DRAWN:	B.FORD
SHEET NO.:	4 of 10
JOB NO.:	14-041TP REV. B



SECOND FLOOR DESIGN RESPONSE PLAN

DONCASTER ROAD



AREAS	m ²	imperial squares
UNIT 1		
Floor	94.3	10.1
balcony	12.2	
UNIT 2		
Floor	92.3	9.9
balcony	12.9	
UNIT 3		
Floor	92.0	9.9
balcony	19.5	
UNIT 4		
Floor	96.8	10.4
balcony	30.7	

- ### LEGEND
- EXISTING TREE ON ADJOINING PROPERTY.
 - TREE ON SUBJECT SITE TO BE REMOVED
 - POSSIBLE CANOPY TREE LOCATION
 - PROPOSED EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 M. HIGH
 - SELECTED PAVERS OR STAMPED COLOURED CONCRETE

NOTE: ALL LEVELS TO A.H.D. UNLESS OTHERWISE NOTED

DATE:	REVISION:
11-04-2016	'B' DISCUSSION ISSUE
18-06-2015	'A' RFI UPDATES
04-05-2015	TOWN PLANNING APPLICATION ISSUE

PAUL SHAW
ASSOCIATES

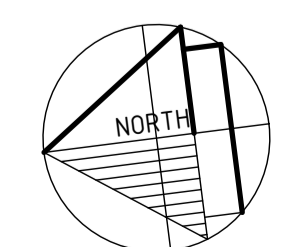
Paul Shaw + Associates Pty Ltd ABN 85 620 582 646
708a Doncaster Road Doncaster 3108
t (03) 9855 9711 f (03) 9855 9722
e mail@paulshaw.com.au

PROJECT:
Proposed Mixed Use Development

at No.1096 Doncaster Road
Doncaster East
for Aminian

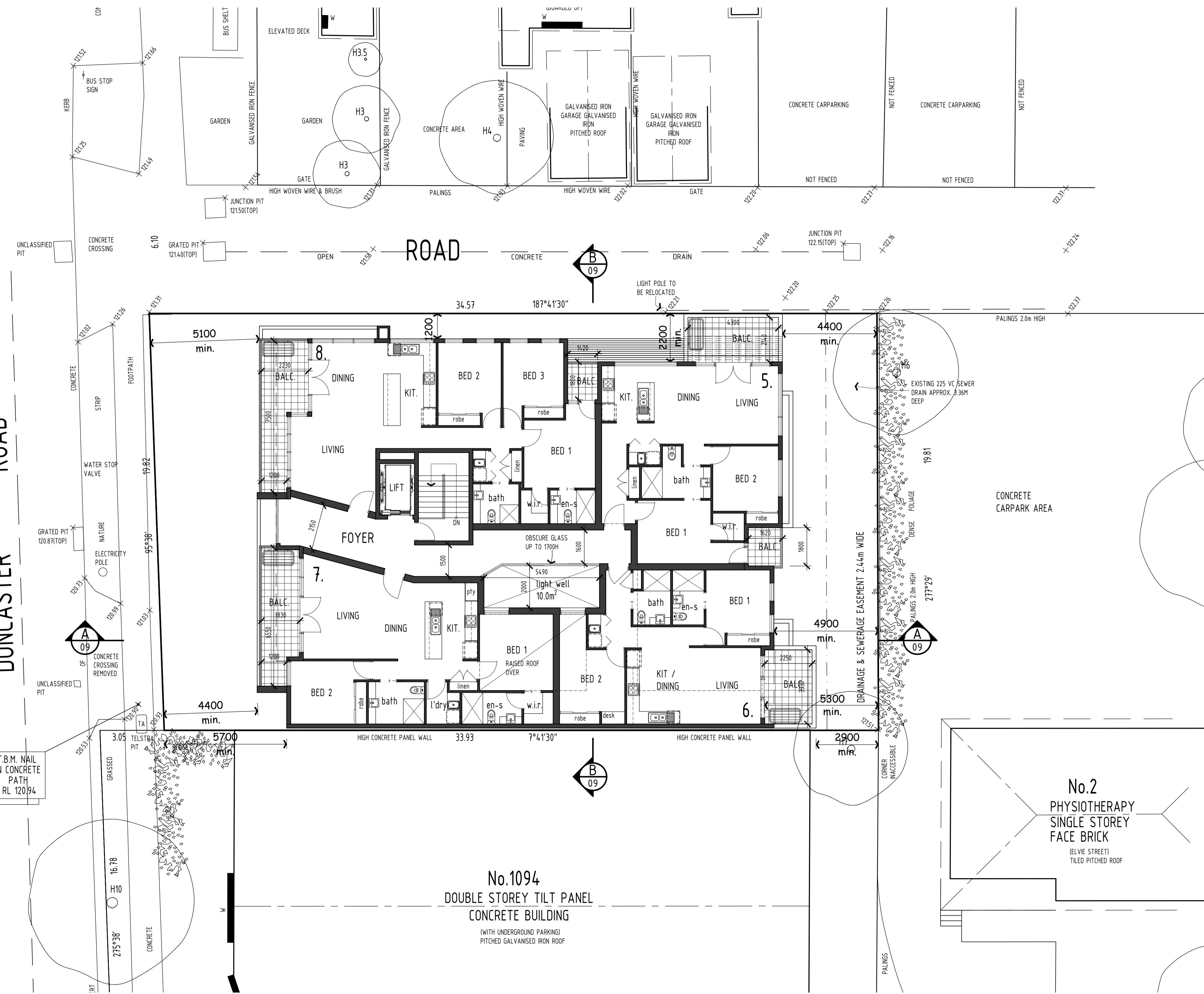
Second Floor Plan

DATE: DECEMBER 2014
SCALE: 1:100 @A1
DRAWN: B.FORD
SHEET NO: 5 of 10
JOB NO: 14-041TP REV: B



THIRD FLOOR DESIGN RESPONSE PLAN

DONCASTER ROAD



No.1094
DOUBLE STOREY TILT PANEL
CONCRETE BUILDING
(WITH UNDERGROUND PARKING)
PITCHED GALVANISED IRON ROOF

No.2
PHYSIOTHERAPY
SINGLE STOREY
FACE BRICK
(ELVIE STREET)
TILED PITCHED ROOF

AREAS		
	m ²	imperial squares
UNIT 5		
Floor	79.5	8.6
balcony	9.2	
UNIT 6		
Floor	73.8	7.9
balcony	8.0	
UNIT 7		
Floor	88.8	9.6
balcony	11.0	
UNIT 8		
Floor	106.5	11.5
balcony	12.3	

- ### LEGEND
- EXISTING TREE ON ADJOINING PROPERTY.
 - TREE ON SUBJECT SITE TO BE REMOVED
 - POSSIBLE CANOPY TREE LOCATION
 - PROPOSED EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 M. HIGH
 - SELECTED PAVERS OR STAMPED COLOURED CONCRETE

NOTE:
ALL LEVELS TO A.H.D.
UNLESS OTHERWISE NOTED

DATE:	REVISION:
11-04-2016	'B' DISCUSSION ISSUE
18-06-2015	'A' RFI UPDATES
04-05-2015	TOWN PLANNING APPLICATION ISSUE

PAUL SHAW
ASSOCIATES

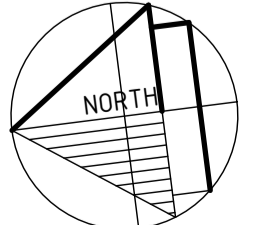
Paul Shaw + Associates Pty Ltd ABN 85 620 582 646
708a Doncaster Road Doncaster 3108
t (03) 9855 9711 f (03) 9855 9722
e mail@paulshaw.com.au

building design & planning

PROJECT:
Proposed Mixed Use Development

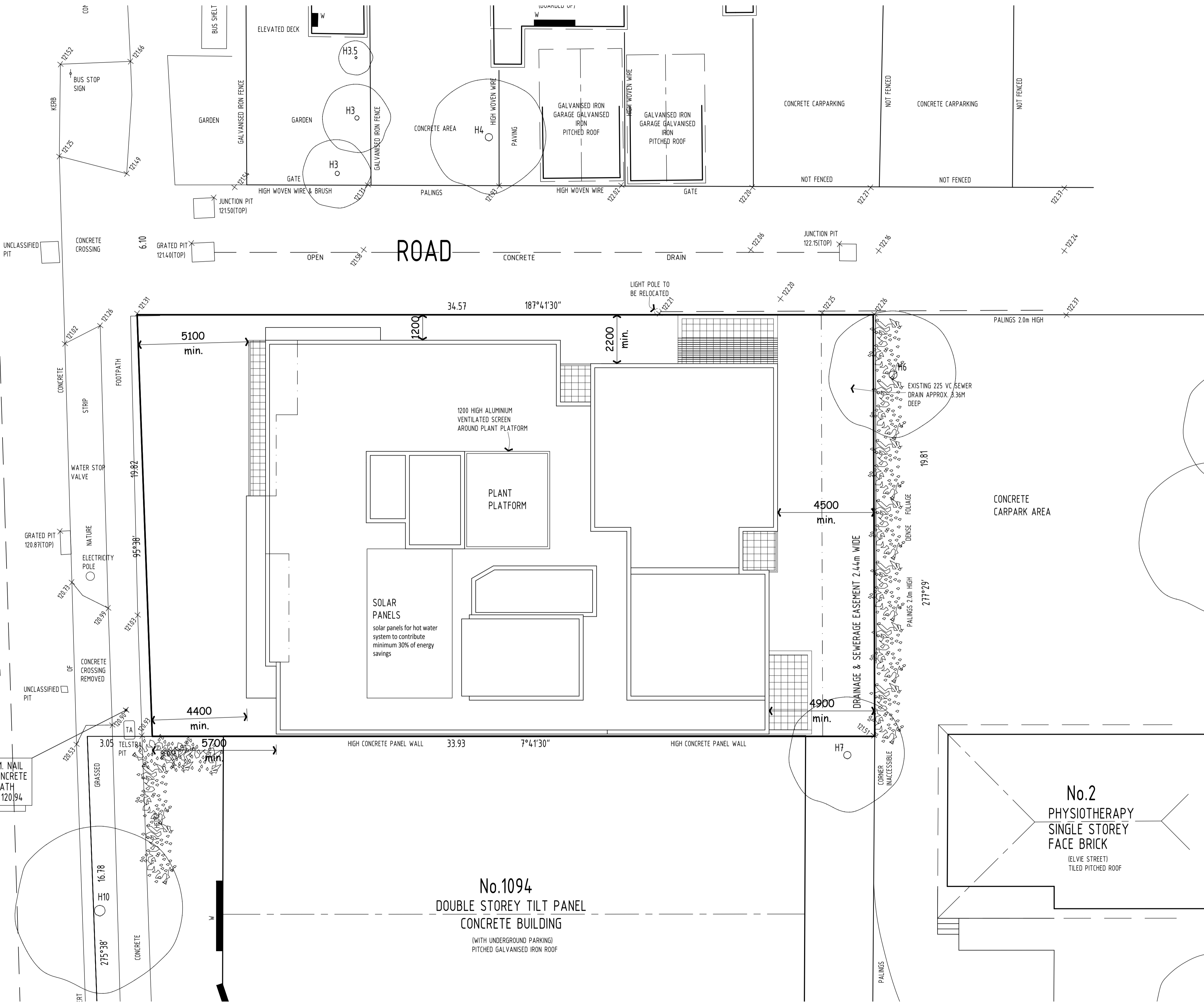
at No.1096 Doncaster Road
Doncaster East
for Aminian

Third Floor Plan	
DATE:	DECEMBER 2014
SCALE:	1:100 @A1
DRAWN:	B.FORD
SHEET NO.:	6 of 10
JOB NO.:	14-041TP REV. B



ROOF PLAN DESIGN RESPONSE PLAN

DONCASTER ROAD



LEGEND

- EXISTING TREE ON ADJOINING PROPERTY.
- TREE ON SUBJECT SITE TO BE REMOVED
- POSSIBLE CANOPY TREE LOCATION
- PROPOSED EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 M. HIGH
- SELECTED PAVERS OR STAMPED COLOURED CONCRETE

NOTE:
ALL LEVELS TO A.H.D.
UNLESS OTHERWISE NOTED

DATE:	REVISION:
11-04-2016	'B' DISCUSSION ISSUE
18-06-2015	'A' RFI UPDATES
04-05-2015	TOWN PLANNING APPLICATION ISSUE

PAUL SHAW
ASSOCIATES

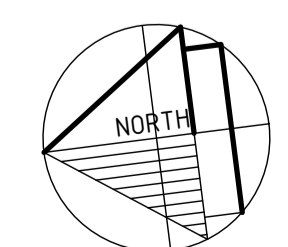
Paul Shaw + Associates Pty Ltd ABN 85 620 582 646
708a Doncaster Road Doncaster 3108
t (03) 9855 9711 f (03) 9855 9722
e mail@paulshaw.com.au

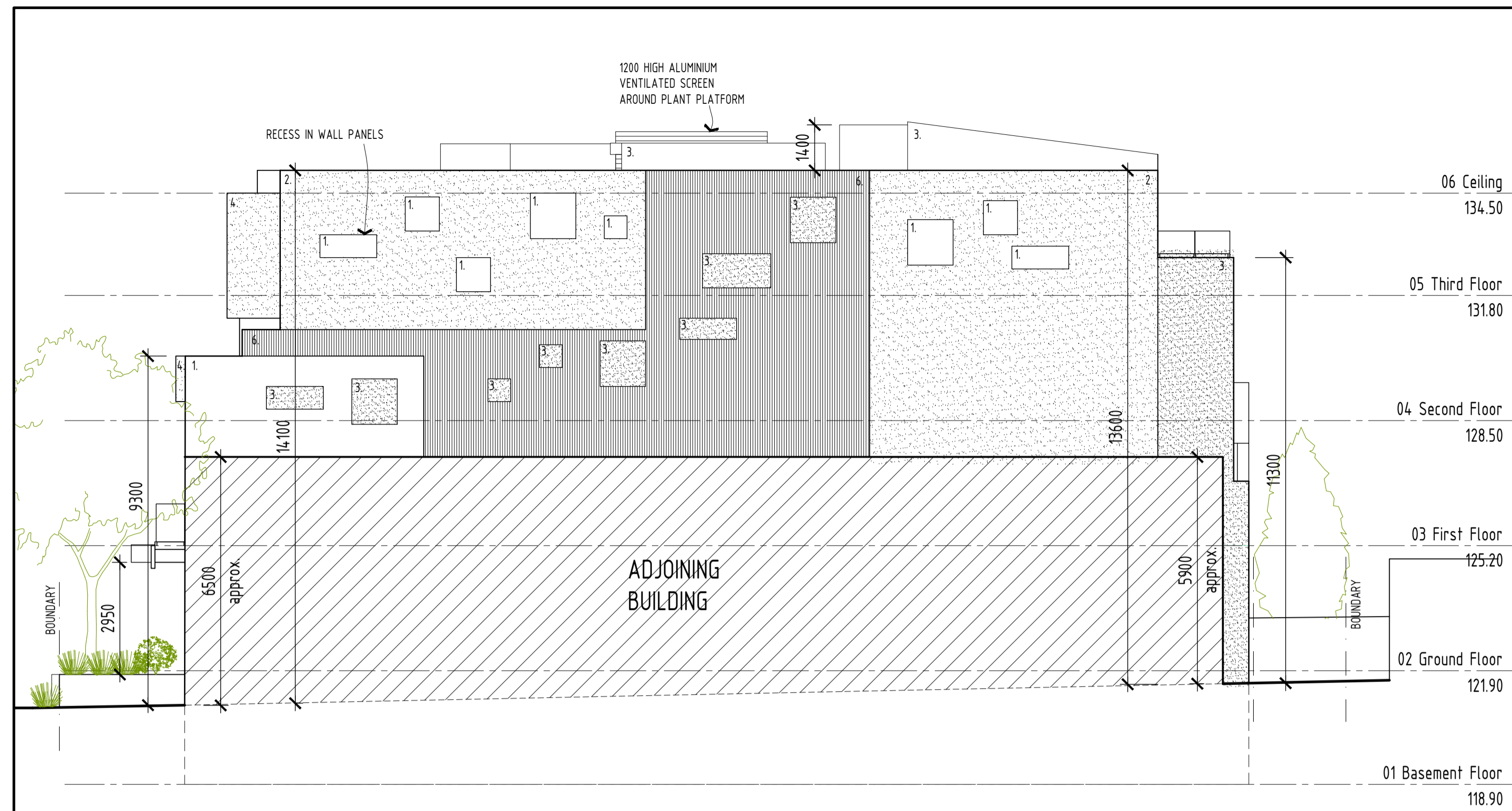
building design & planning

PROJECT:
Proposed Mixed Use Development
at No.1096 Doncaster Road
Doncaster East
for Aminian

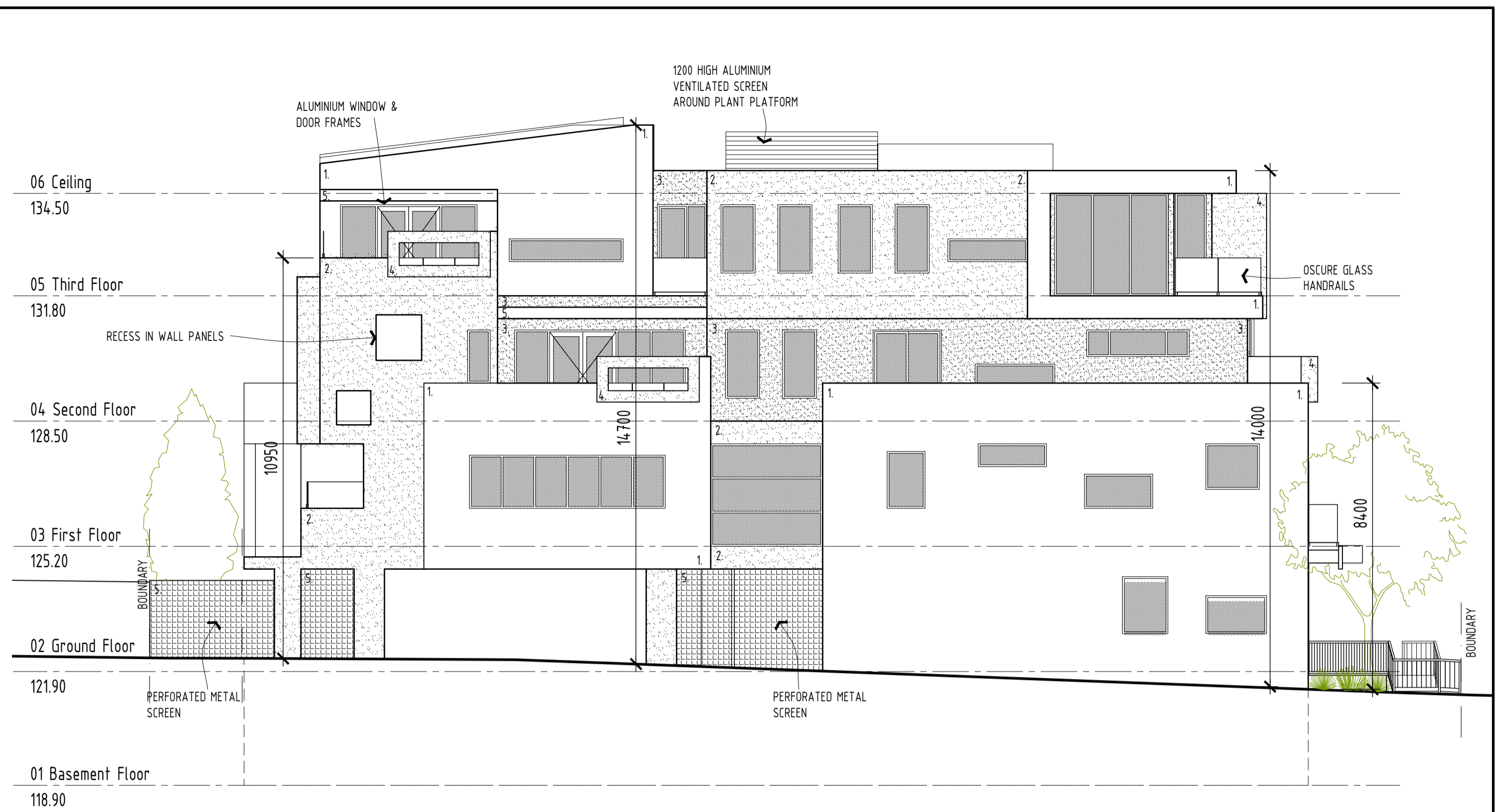
Roof Plan

DATE:	DECEMBER 2014
SCALE:	1:100 @A1
DRAWN:	B.FORD
SHEET NO.:	7 of 10
JOB NO.:	14-041TP REV. B

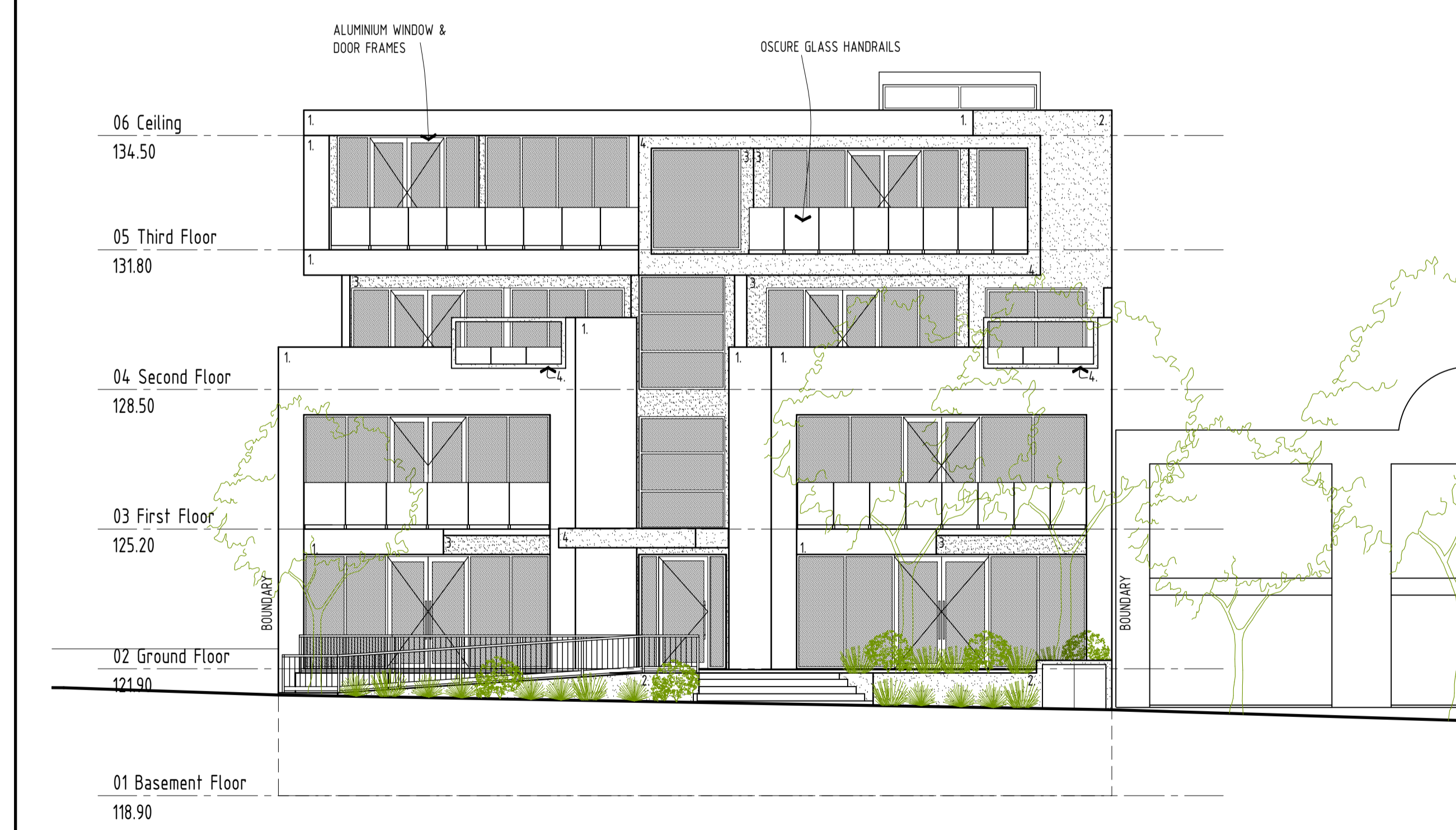




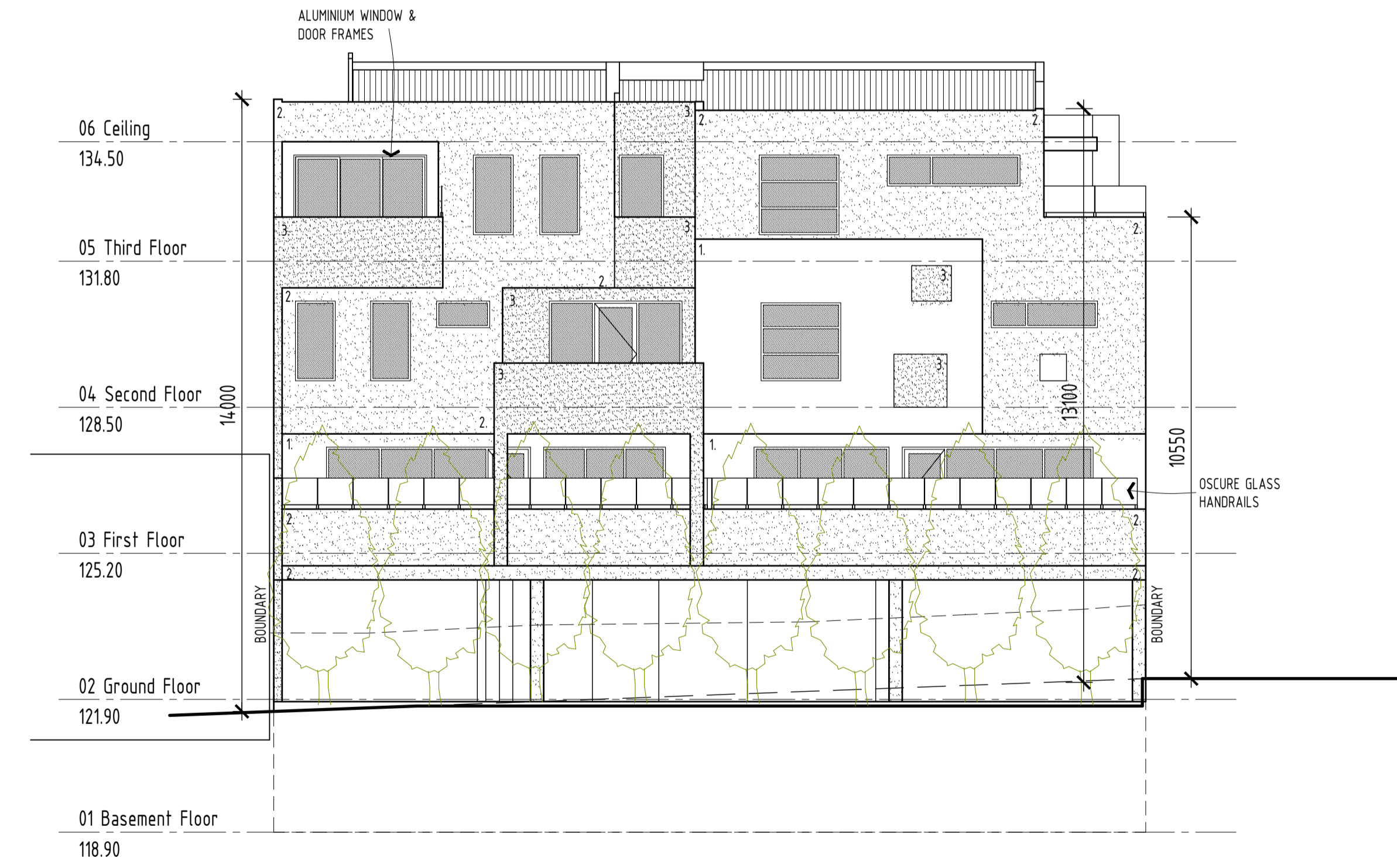
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SCHEDULE OF FINISHES

- 1. RENDER FINISH
colour - dulux 'Lexicon Half' (PN2A1) or similar
- 2. RENDER FINISH
colour - dulux 'Antique' (P16B5) or similar
- 3. RENDER FINISH
colour - dulux 'Klavier' (PG1H9) or similar
- 4. ALUMINIUM COMPOSITE CLADDING
colour - 'Orange' or similar
- 5. ALUMINIUM SHADE SCREEN
finish - Brushed aluminium
- 6. CORRUGATED FINISH TO CONCRETE PANELS
colour - dulux 'Klavier' (PG1H9) or similar

11-04-2016	'B' DISCUSSION ISSUE
18-06-2015	'A' RFI UPDATES
04-05-2015	TOWN PLANNING APPLICATION ISSUE
DATE:	REVISION:

PAUL SHAW
ASSOCIATES

Paul Shaw + Associates Pty Ltd ABN 85 620 582 646
708a Doncaster Road Doncaster 3108
t (03) 9855 9711 f (03) 9855 9722
e mail@paulshaw.com.au

building design & planning

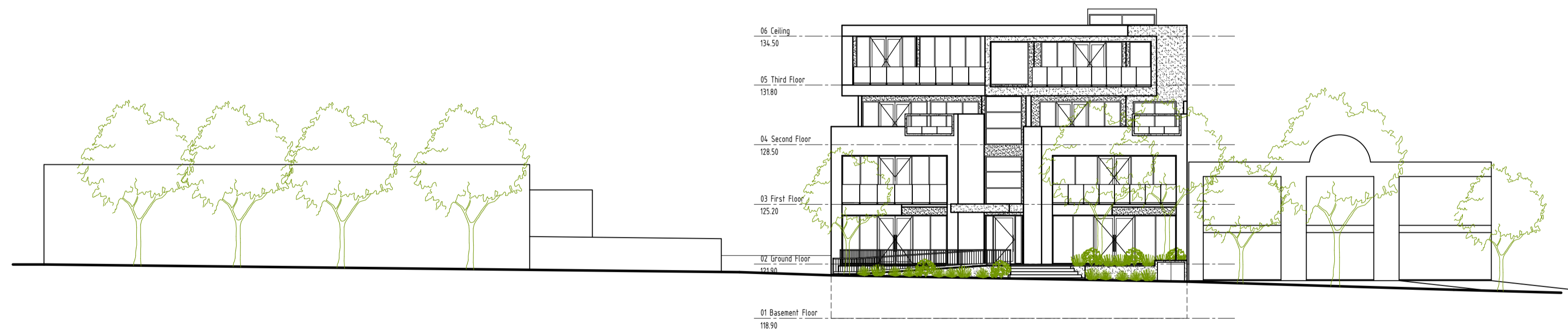
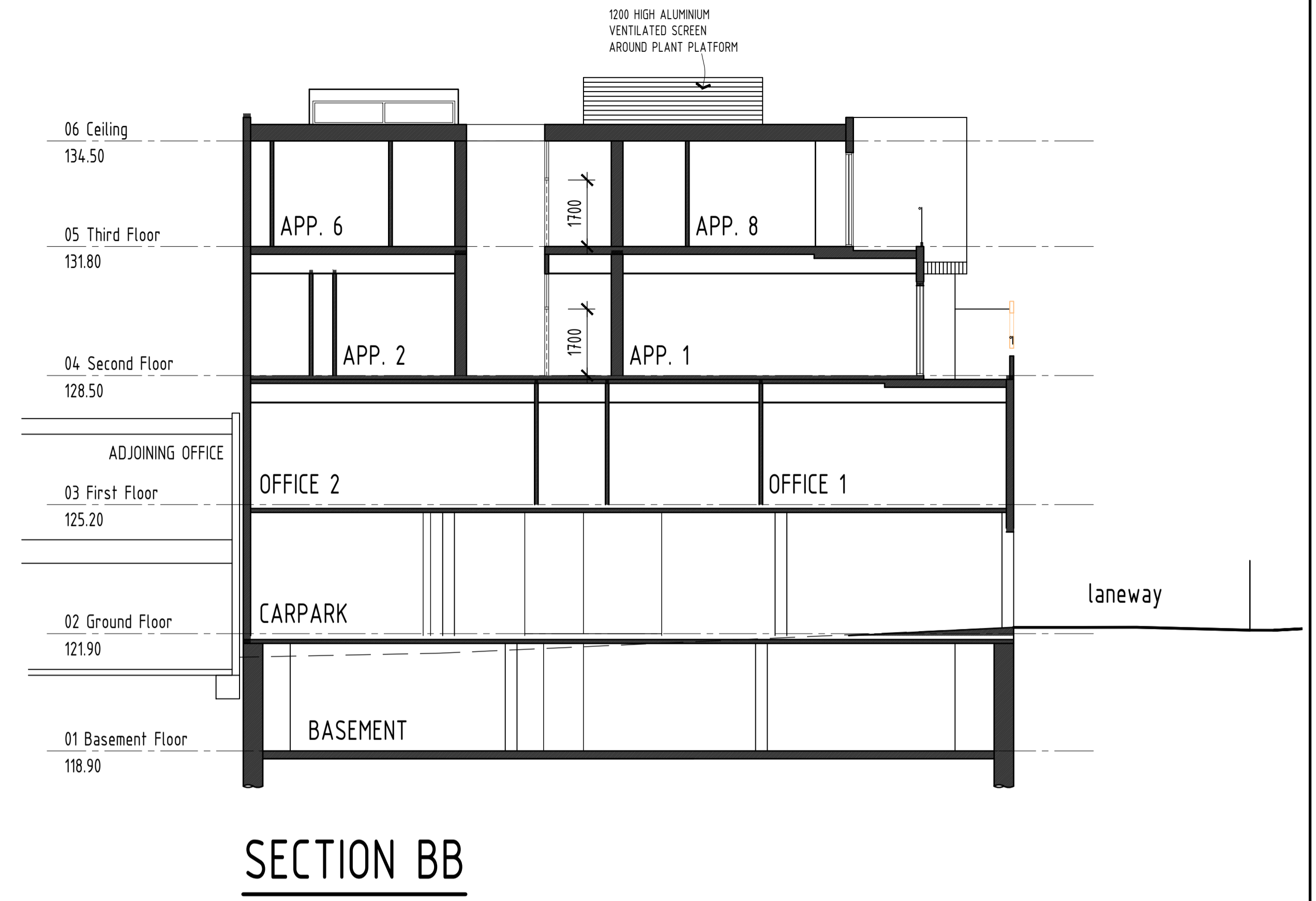
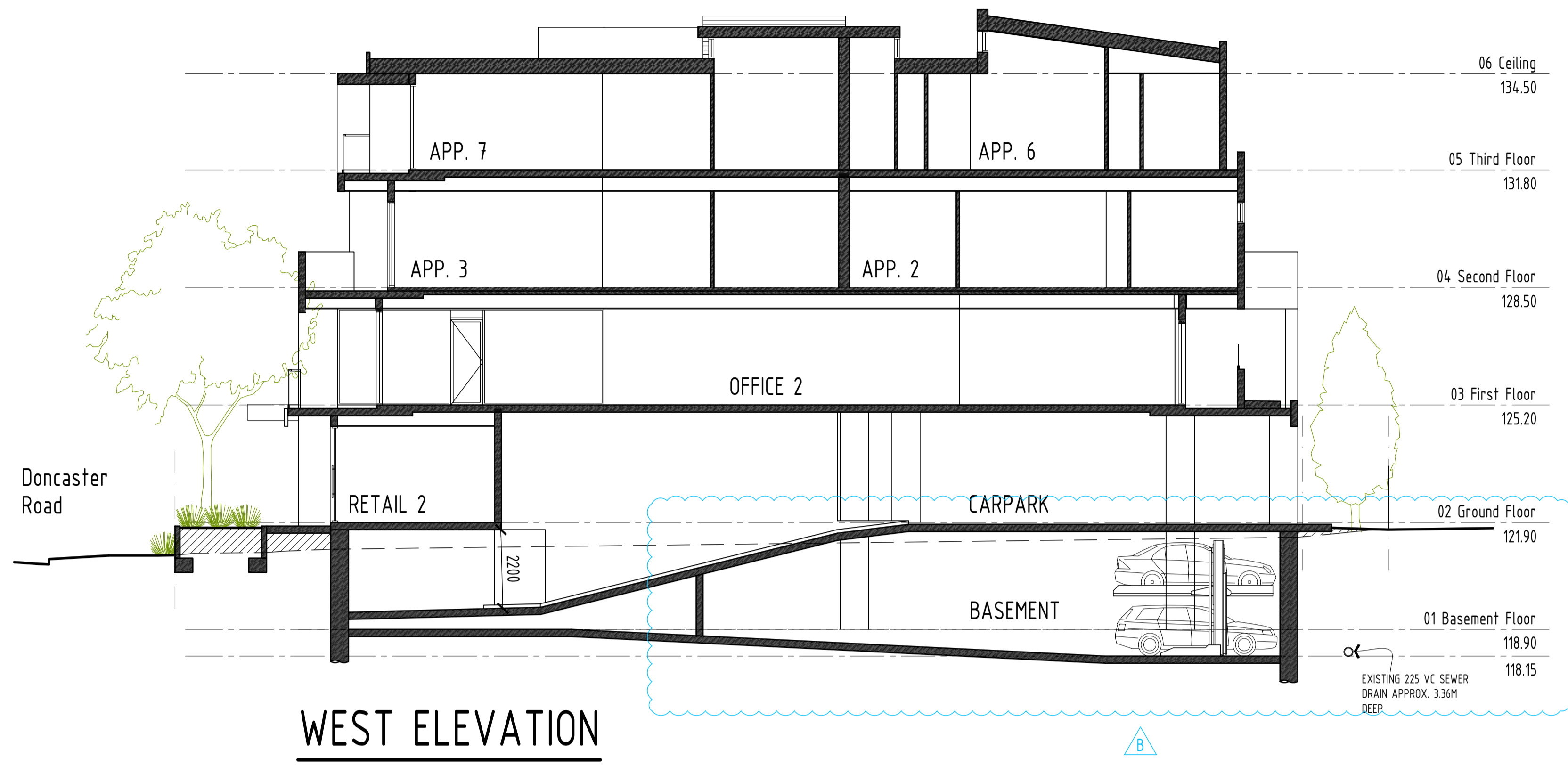
PROJECT:
Proposed Mixed Use Development

at **No.1096 Doncaster Road**
Doncaster East
for **Aminian**

Elevations

DATE:	DECEMBER 2014
SCALE:	1:100 @A1
DRAWN:	B.FORD
SHEET NO.:	8 of 10
JOB NO.:	14-041TP REV. B

**ELEVATIONS -
DESIGN RESPONSE**



11-04-2016	'B' DISCUSSION ISSUE
18-06-2015	'A' RFI UPDATES
04-05-2015	TOWN PLANNING APPLICATION ISSUE
DATE:	REVISION:

PAUL SHAW
 ASSOCIATES

Paul Shaw + Associates Pty Ltd ABN 85 620 582 646
 708a Doncaster Road Doncaster 3108
 t (03) 9855 9711 f (03) 9855 9722
 e mail@paulshaw.com.au

building design & planning

PROJECT:
 Proposed Mixed Use Development
 at No.1096 Doncaster Road
 Doncaster East
 for Aminian

Elevations

DATE:	DECEMBER 2014
SCALE:	1:100 @A1
DRAWN:	B.FORD
SHEET NO.:	9 of 10
JOB NO.:	14-041TP REV: B

SECTIONS / STREETSCAPE
 DESIGN RESPONSE