

122-124 SAXTON STREET NUMURKAH

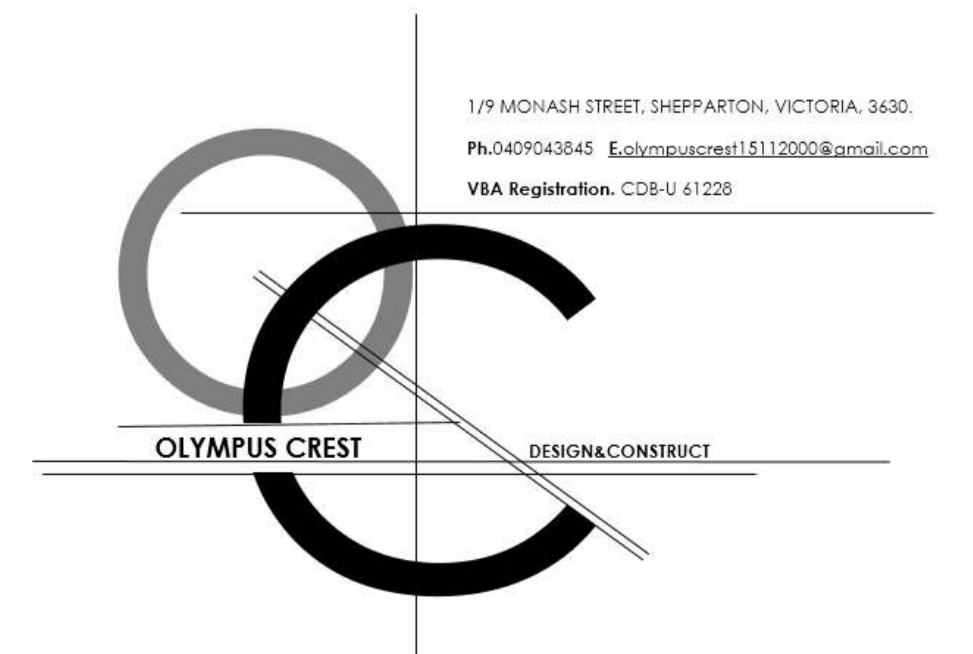
8 Single Level Townhouses with adjoining carparking.

March, 2024. Council submission **REV A**
May, 2024. Council requested amendments **REV B**



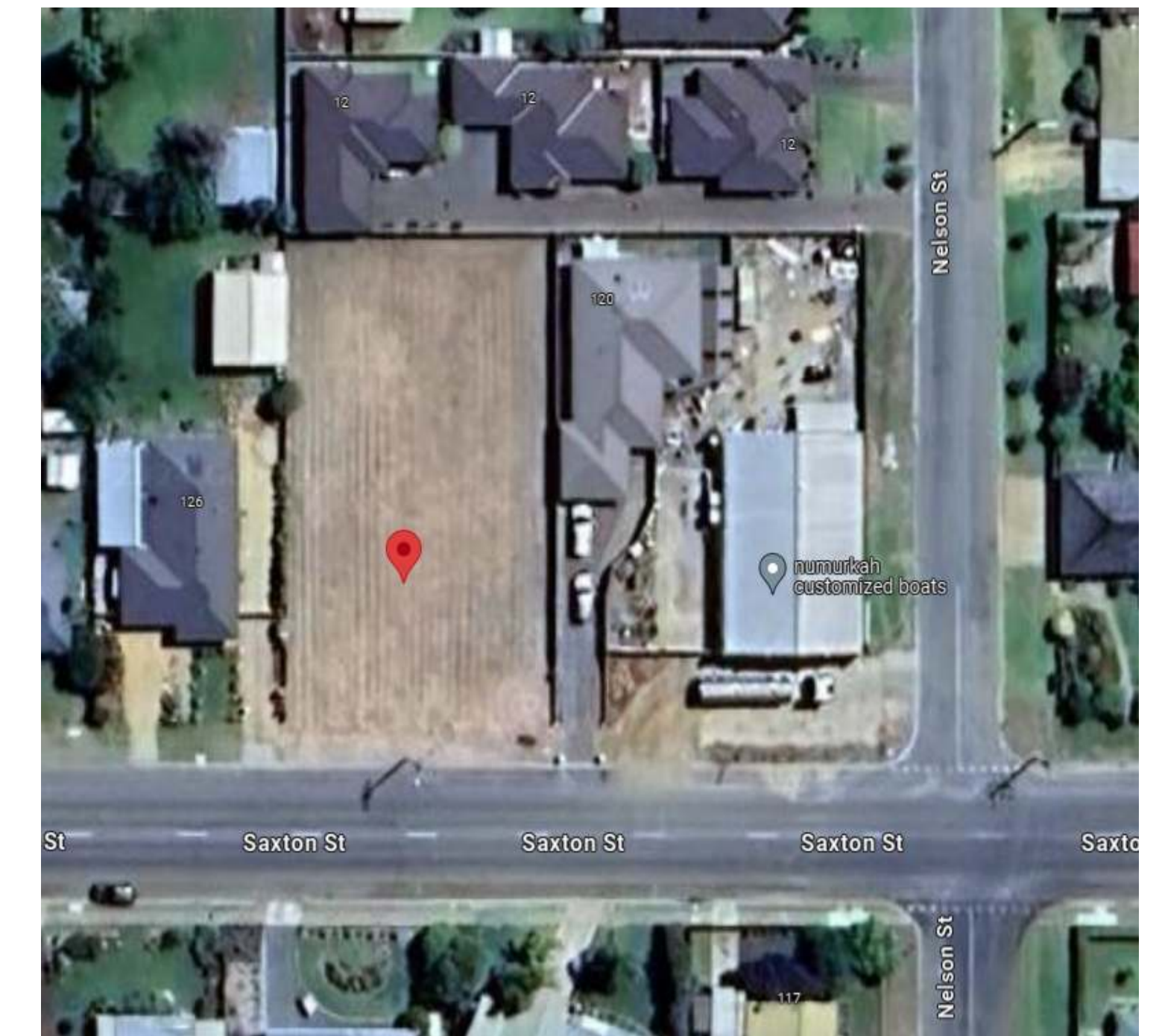
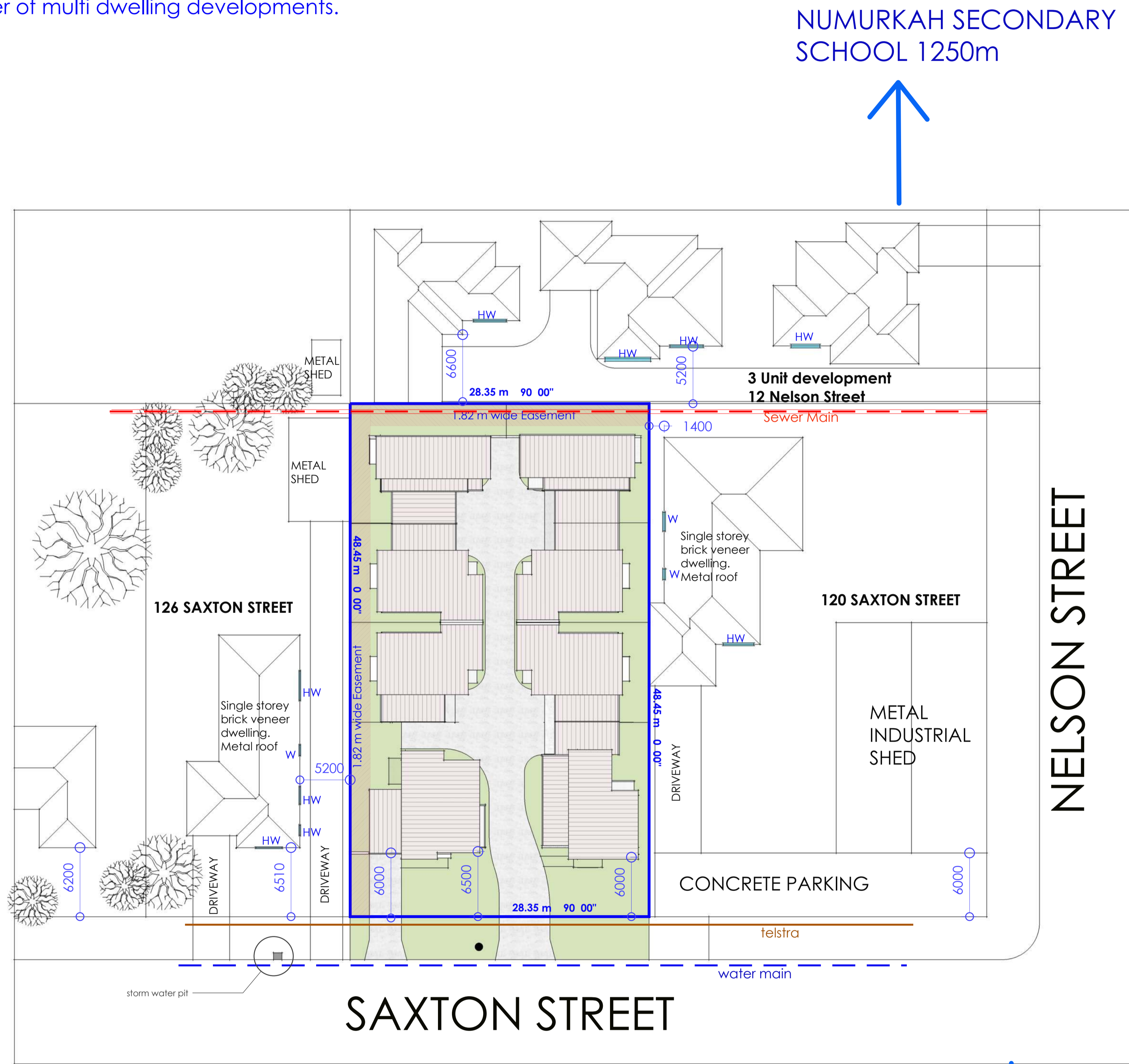
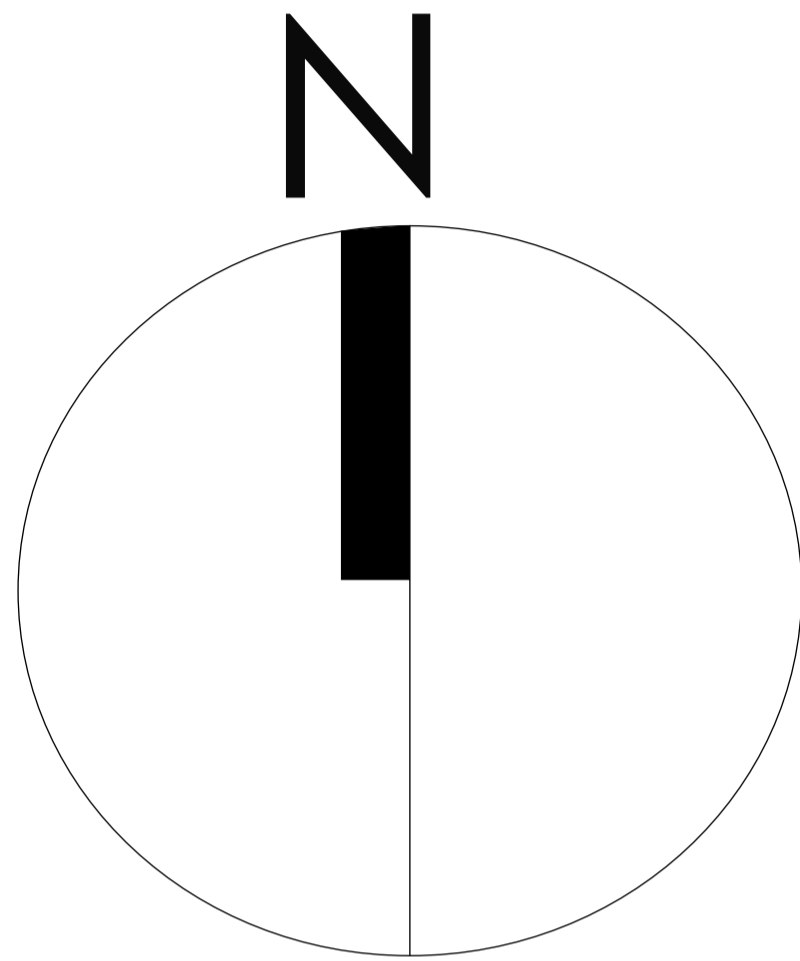
DRAWING LIST.

- DR-02420-01 TP COVER PAGE
- DR-02420-02 TP SITE CONTEXT PLAN
- DR-02420-03 TP SITE PLAN
- DR-02420-04a TP ELEVATIONS a
- DR-02420-04b TP ELEVATIONS b
- ~~DR-02420-05~~
- DR-02420-06 TP SHADOW DIAGRAMS 9.00 am Shadow
- DR-02420-06b TP SHADOW DIAGRAMS 3.00 pm Shadow
- DR-02420-07 TP LANDSCAPING PLAN
- DR-02420-08 TP GARDEN AREAS & VEHICLE MOVEMENTS



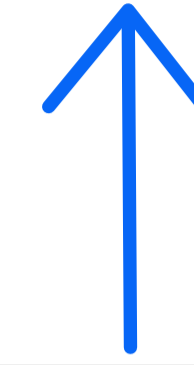
Neighborhood Site Description

The neighbourhood in the area is predominantly older style weatherboard and Brick veneer dwellings with either metal or tile roof. Also in the area is a low level of industrial type Buildings. All are single storey dwellings. Also in the immediate area are a number of multi dwelling developments.



Aerial view 122-124 Saxton Street Numurkah

NUMURKAH SECONDARY SCHOOL 1250m



NUMURKAH POLICE 950m



NUMURKAH TOWN CENTRE
RITCHIES SUPERMARKET
CHEMIST 700m



NUMURKAH LAKE 1250m



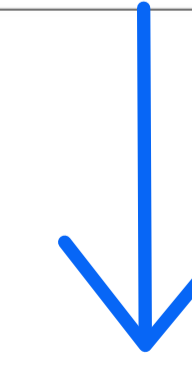
NUMURKAH PRIMARY SCHOOL 750m



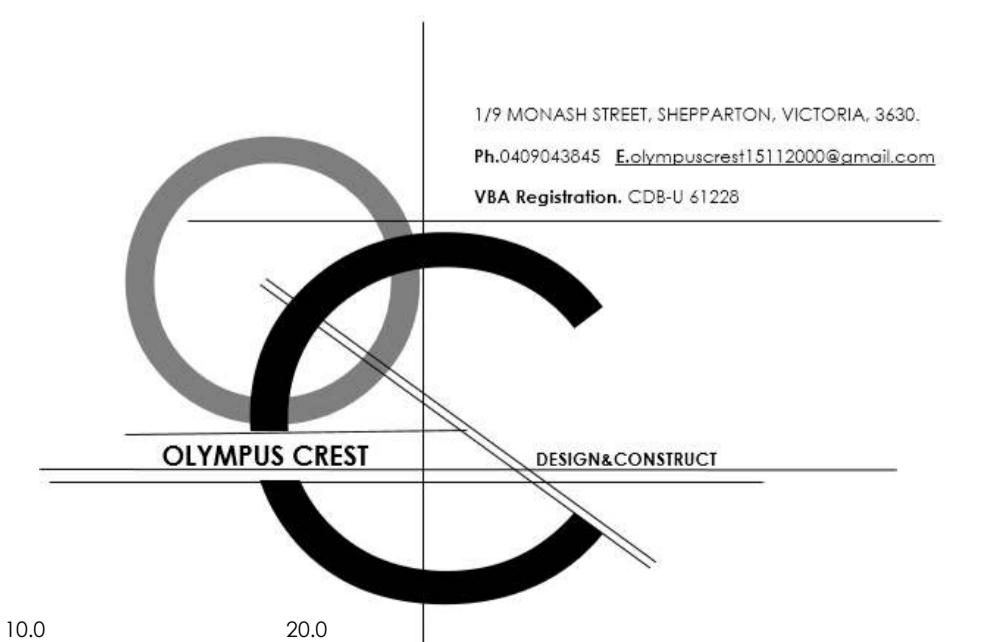
GVH Hospital SHEPPARTON. 30.7 km



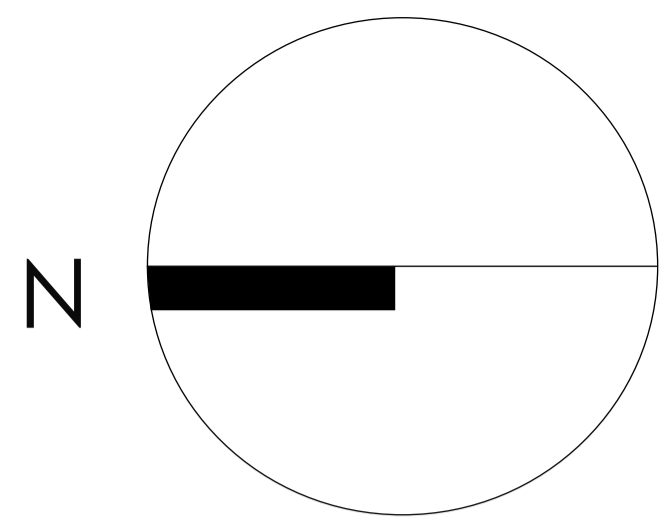
NUMURKAH TRAIN STATION 550m



NUMURKAH TOWN HALL 950m



Scale. 0.0 m 10.0 m 20.0 m Dimensions on plan take precedence over scale.



REFER TO DR-02420-02(SITE CONTEXT PLAN) FOR:
 1. All adjoining property details
 2. All boundary fence details

REFER TO DR-02420-07(LANDSCAPE PLAN) FOR:
 1. All POS and SPOS areas
 2. Position of all Raintanks,garden shed and bin locations
 3. For all internal fencing and gate locations and details

SITE ANALYSIS

TOTAL LAND AREA= 1373 sqm
TOTAL BUILDING AREAS.= 619.4sqm
 1. Dwellings 435 sqm
 2. Carports 144 sqm.
 3. Patios/alfresco 40.4sqm

HARDSURFACE AREAS=323 sqm
 driveways and parking = 254 sqm.
 Pathways =28 sqm
 Sheds and raintanks =41 sqm.

PERMEABILITY.
 Total Building Area=619 sqm
 Total Hard surface area =323 sqm
 Actual impermeable area=942 sqm
 Actual permeable area= 431 sqm(32%)

GARDEN AREA
 Total Garden Area =515 sqm.(37.5%)

UNIT 1
 Building Type 1
 Bedrooms =2
 Dwelling Area=70 sqm
 Carport Area= 18 sqm
 Patio = 2.7 sqm
 Alfresco=2.8 sqm
TOTAL BUILD AREA= 93.5 sqm

UNIT 5
 Building Type 3
 Bedrooms =1
 Dwelling Area=50 sqm
 Carport Area= 18 sqm
 Patio = 2.0 sqm
 Alfresco=2.8 sqm
TOTAL BUILD AREA= 72.8 sqm

UNIT 2
 Building Type 2
 Bedrooms =1
 Dwelling Area=50 sqm
 Carport Area= 18 sqm
 Patio = 2.0 sqm
 Alfresco=2.8 sqm
TOTAL BUILD AREA= 72.8 sqm

UNIT 6
 Building Type 2
 Bedrooms =1
 Dwelling Area=50 sqm
 Carport Area= 18 sqm
 Patio = 2.0 sqm
 Alfresco=2.8 sqm
TOTAL BUILD AREA= 72.8 sqm

UNIT 3
 Building Type 2
 Bedrooms =1
 Dwelling Area=50 sqm
 Carport Area= 18 sqm
 Patio = 2.0 sqm
 Alfresco=2.8 sqm
TOTAL BUILD AREA= 72.8 sqm

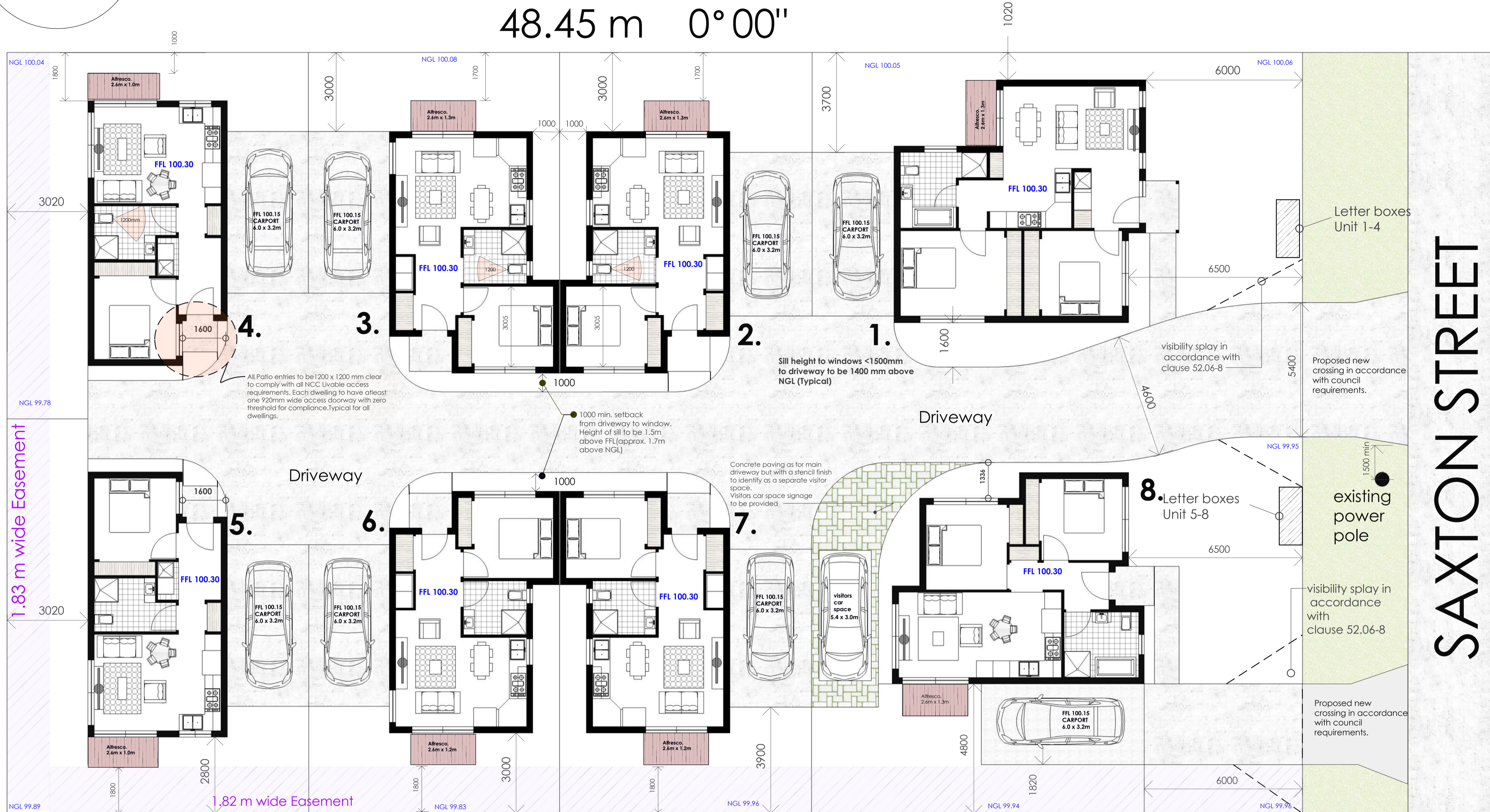
UNIT 7
 Building Type 2
 Bedrooms =1
 Dwelling Area=50 sqm
 Carport Area= 18 sqm
 Patio = 2.0 sqm
 Alfresco=2.8 sqm
TOTAL BUILD AREA= 72.8 sqm

UNIT 4
 Building Type 3
 Bedrooms =1
 Dwelling Area=50 sqm
 Carport Area= 18 sqm
 Patio = 2.7 sqm
 Alfresco=2.8 sqm
TOTAL BUILD AREA= 72.8 sqm

UNIT 8
 Building Type 4
 Bedrooms =2
 Dwelling Area=65 sqm
 Carport Area= 18 sqm
 Patio = 2.7 sqm
 Alfresco=3.5 sqm
TOTAL BUILD AREA= 85.7 sqm

48.45 m 0° 00"

48.45 m 0 00"



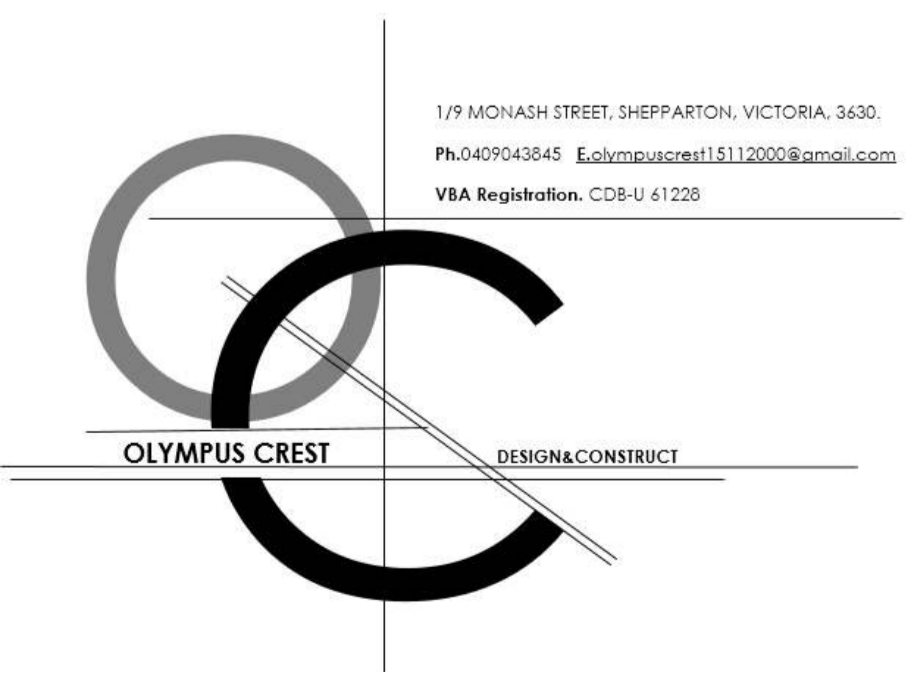
SAXTON STREET

BeyondHousing
 Colour schemes for Mason Street Shepparton project.

Palette A

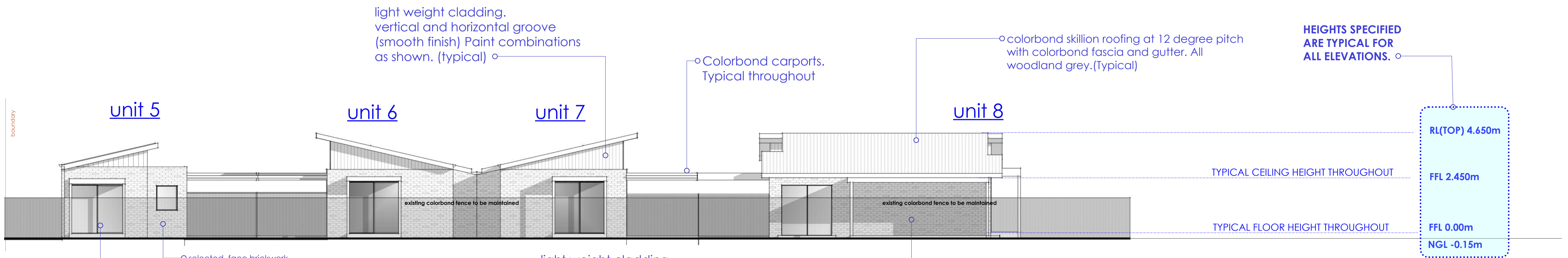
External	Sol Kirk Musk Haze
Bricks	Colorbond - Woodland Grey
Roof	Colorbond - Bushland
Fascia, gutter, downpipes	Colorbond - Evening Haze
Windows, security doors	
Internal	Polytec Laminat - Grey Cement Matt
Benchtops	Polytec Thermo - Gossmar White
Cabinetry	Terrazzo Grigio matt 30 x 60cm
Tiles - floor	Rectified White Matt 30 x 60
Tiles - walls	Rectified White Matt 30 x 60
Tiles - splashbacks (kitchen, bathroom, laundry)	Dulux Hog Bristle Half
Paint - walls	Dulux Hog Bristle Quarter
Paint - architraves and skirts	Builder's white
Paint - ceiling	Dunlop Heatridge 1200 x 180 mm plank Light oak
Vinyl plank floorboards	Godfrey Hirst Sixth Ave. Moon Stone
Carpet	

EXTERNAL BUILDING FINISHES

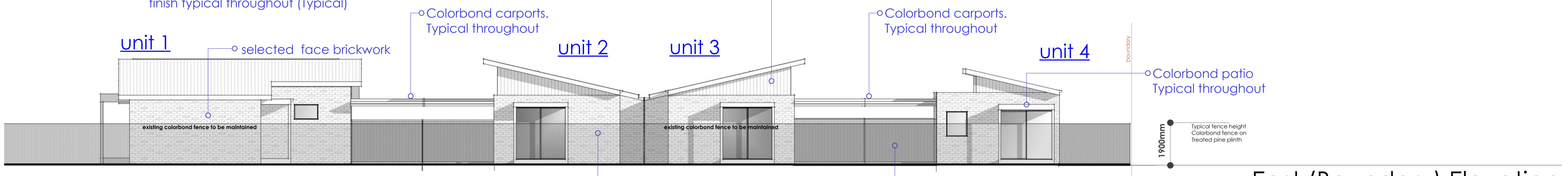


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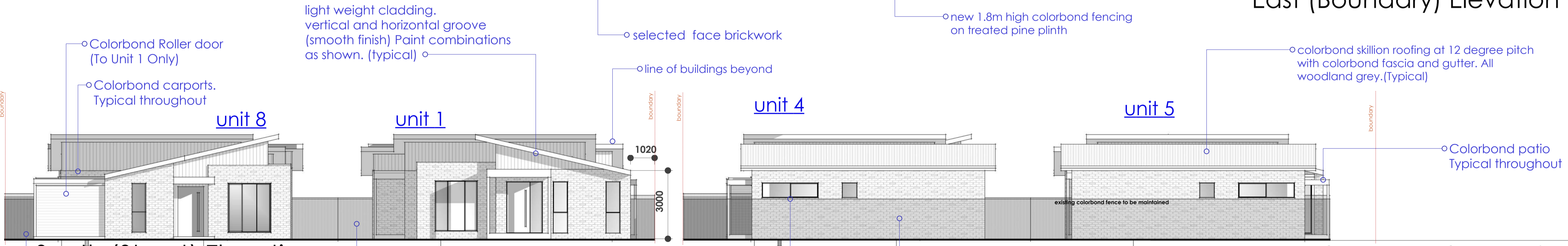
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Dimensions on plan take precedence over scale.



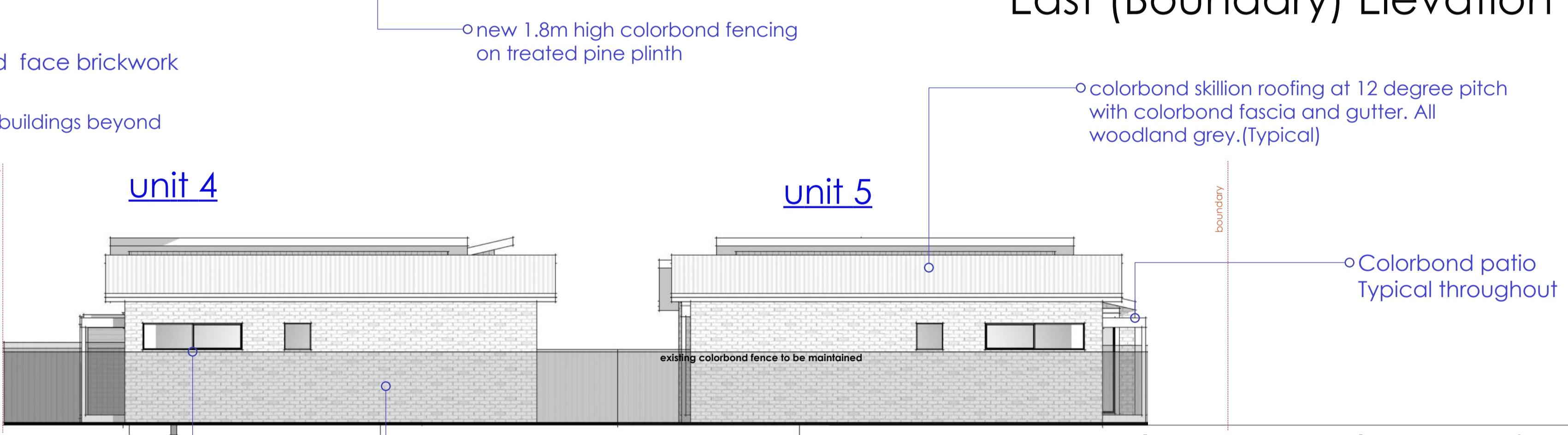
West (Boundary) Elevation



East (Boundary) Elevation

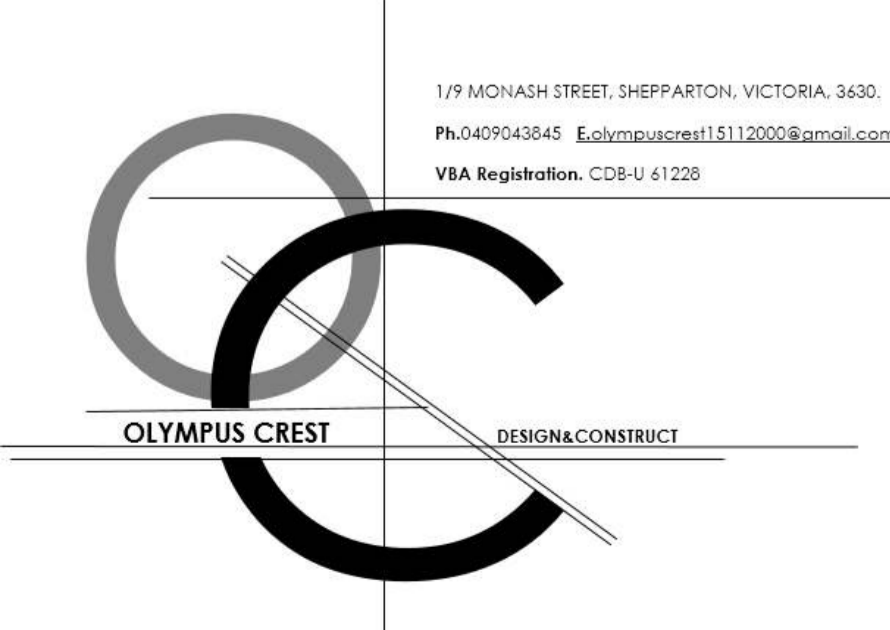


South (Street) Elevation



North (Boundary) Elevation

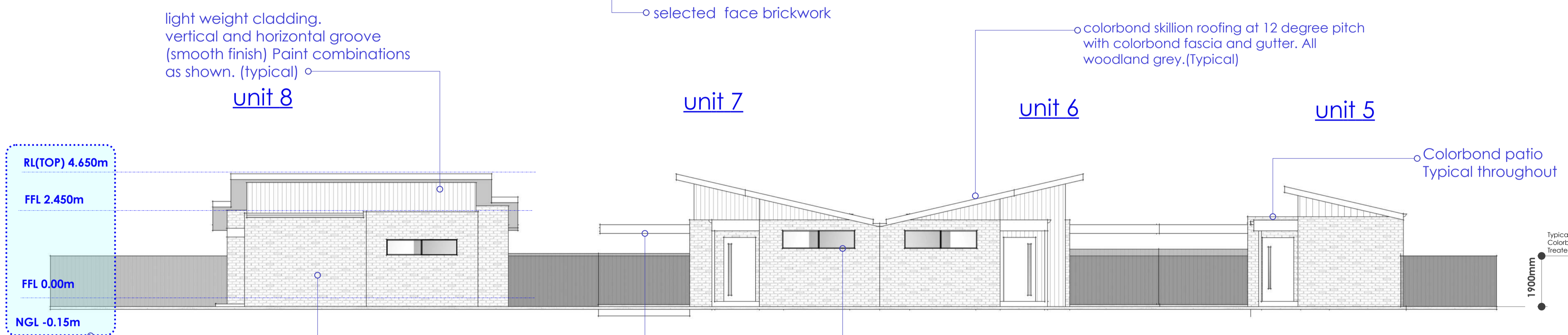
EXTERNAL BUILDING FINISHES



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East Elevation (Internal Driveway view.)



West Elevation (Internal Driveway view.)

HEIGHTS SPECIFIED ARE TYPICAL FOR ALL ELEVATIONS.

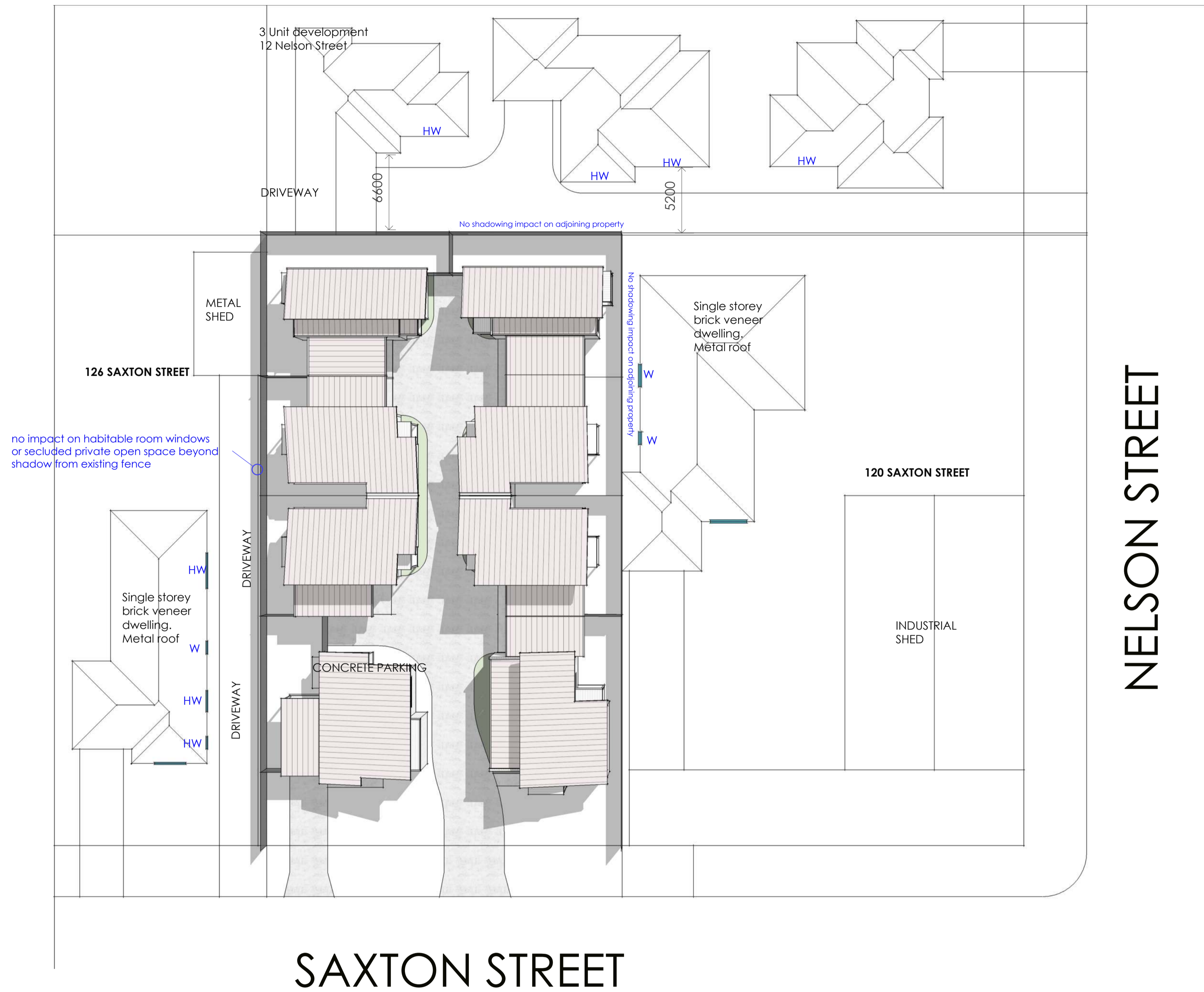
EXTERNAL BUILDING FINISHES



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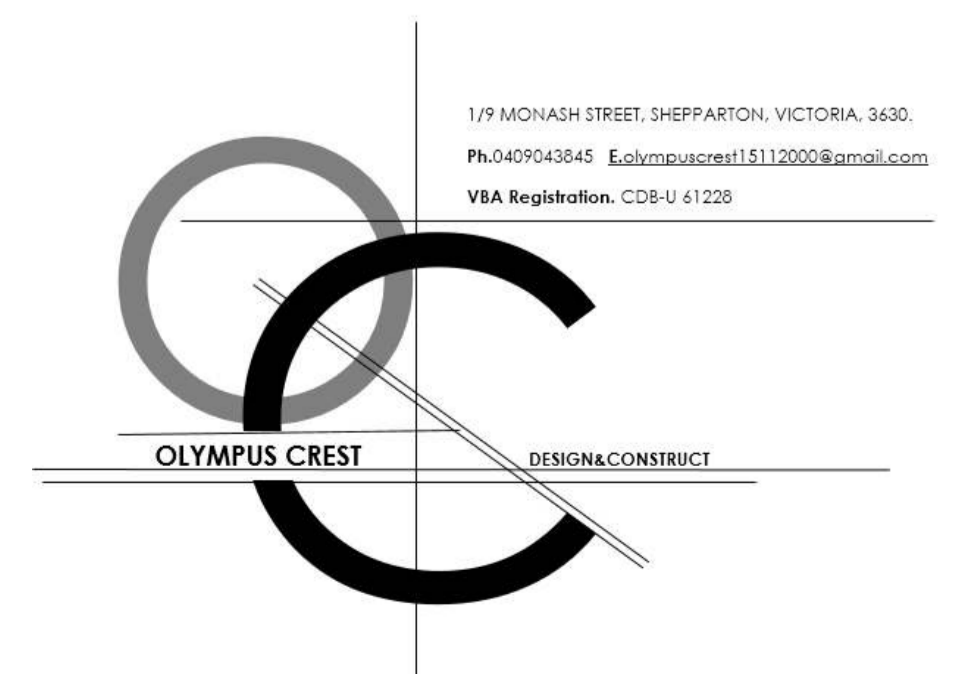
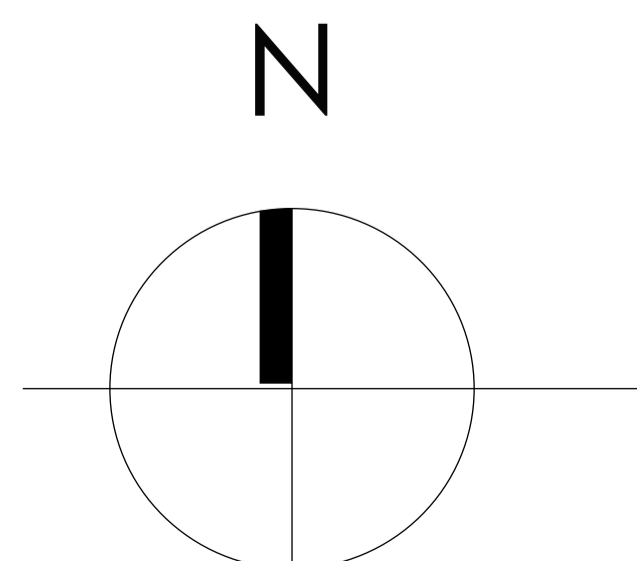
OLYMPUS CREST DESIGN & CONSTRUCT

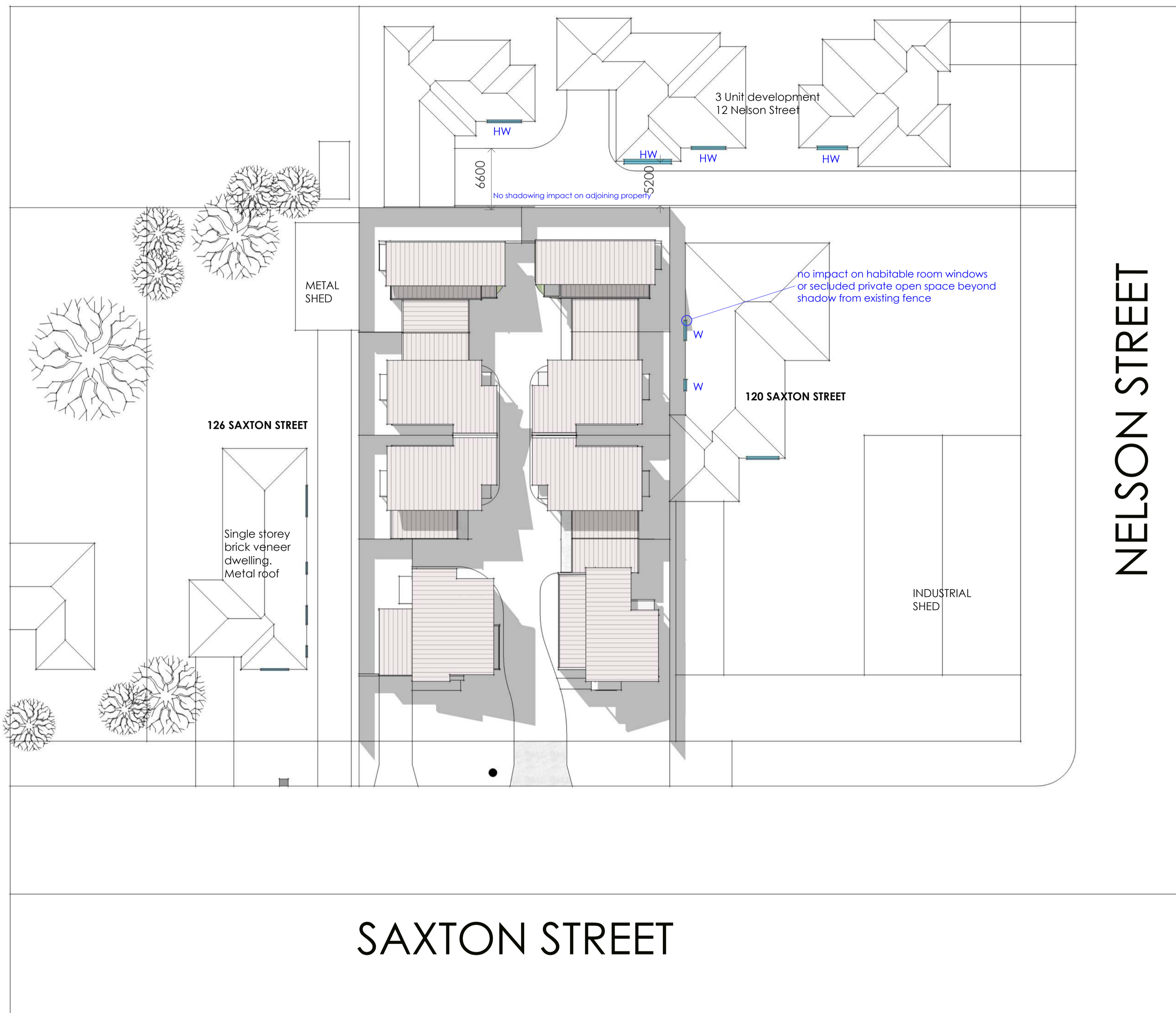
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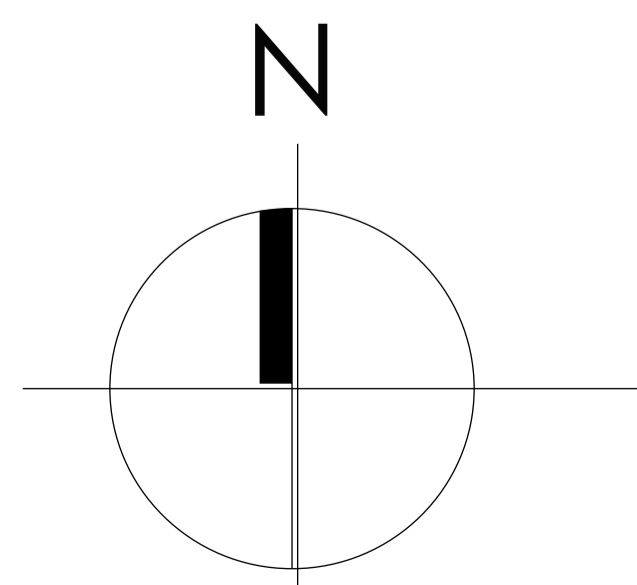
9.00 am SHADOW DIAGRAM

September 22.





3.00 pm SHADOW DIAGRAM
September 22.



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OLYMPUS CREST DESIGN & CONSTRUCT

PROPOSED LANDSCAPE PLAN. 122-124 SAXTON STREET NUMURKAH.

SCHEDULE OF SYMBOLS

- Raitank
- Raitank
- bins
- clothesline
- 6 m3 garden shed -refer detail.
- ramp access/zero threshold

SCHEDULE OF FINISHES

- Composite decking as part of ramp on steel floor joists to zero threshold entry
- Garden Beds. 100mm Topsoil and 50 mm mulch.
- Lawn /Grass
- Finished concrete. Stipple finish/natural colour

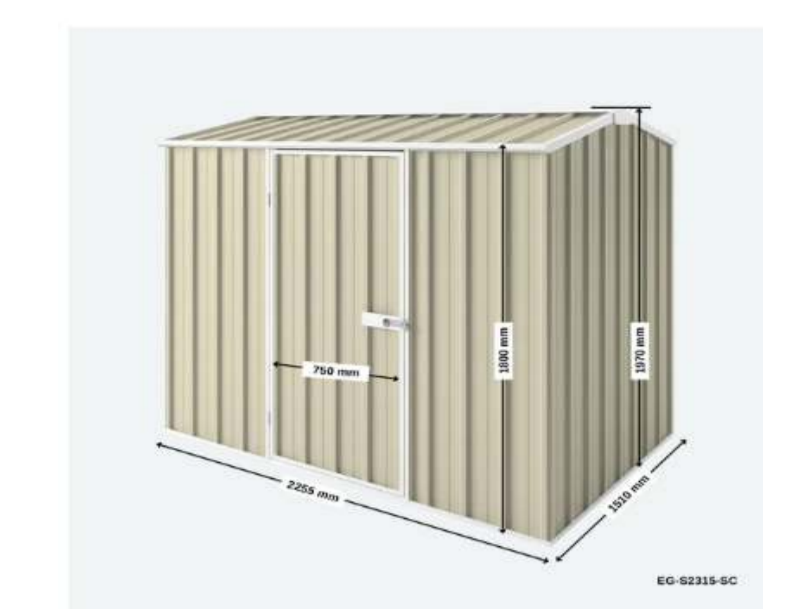
LANDSCAPING SCHEDULE

- Ground cover (tube stock). Density 2/m2
Chrysocephalum apiculatum (Yellow Buttons), Eremophila "Kalbarri Carpet" (Emu Bush), Myoporum parvifolium (Creeping boobialla)
- TUSSOCK PLANTS. (tube stock). Density 2/m2
Carex appressa (Tall Sedge), Carex Inversa (Knob Sedge), Lomandra Longifolia (Pin Rush), Pao Labillardieri (Common Tussock Grass)
- SHRUBS (tube stock). Density 2/m2
Callistemon "Mauve mist", Correa Reflexa (Common Correa), Westringia crassifolia (Whipstick Westringia)
- Lagerstroemia indica 'Natchez' (White flowering Crepe Myrtle)

- 1.8m colorbond fencing on treated pine plinth
- 1.8m colorbond fencing with gate.

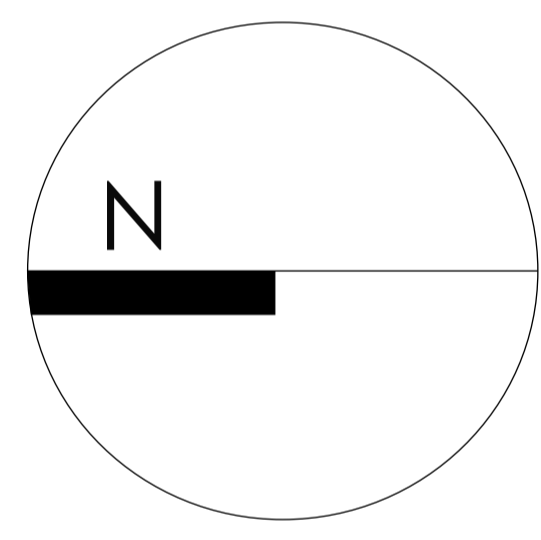
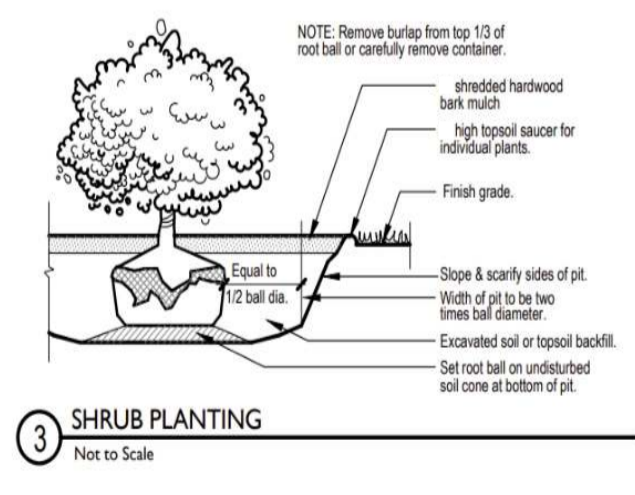
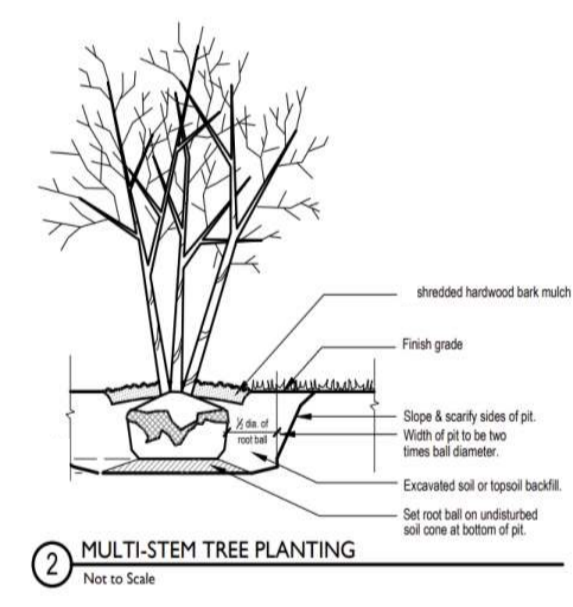
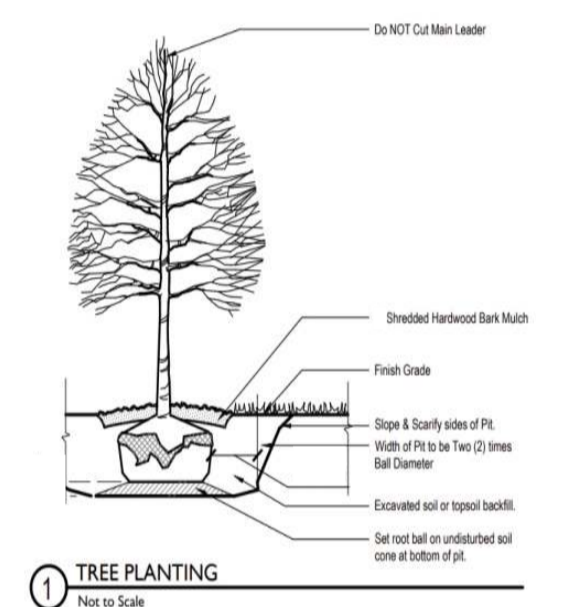
Typical outdoor storage shed detail. (6m3 min.)

2.25m x 1.5m Gable Roof Shed



NOTE. When the shed above doesn't fit in the designated space on the plan, an alternative suitable size to be used. Ensure that the 6m3 volume is maintained.

TREE PLANTING DETAILS AND REQUIREMENTS

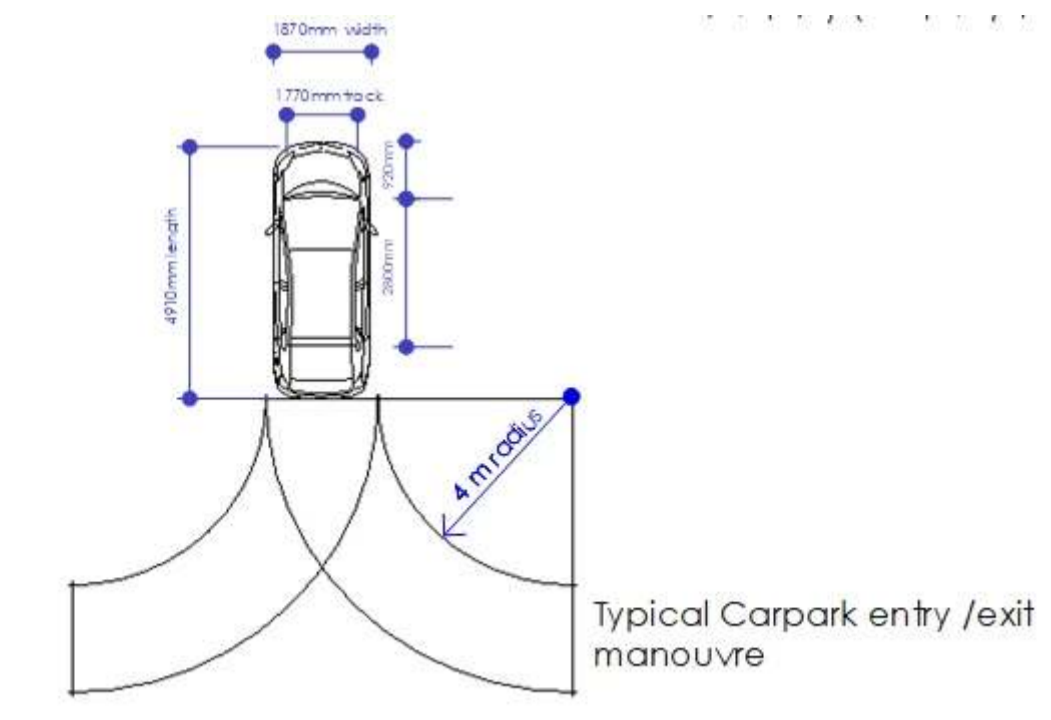
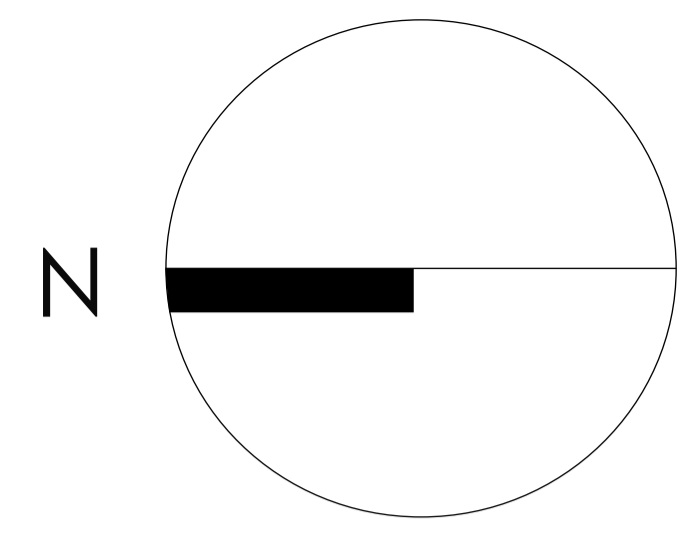


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OLYMPUS CREST DESIGN & CONSTRUCT

OPEN SPACES



Typical vehicle turning manoeuvres
885-90 degree turning AUS.

- SPOS- Secluded private open space (3.0m min. dimension. 25 sqm. min. per dwelling)
- 100mm Reinforced concrete paving, f'c=25 mpa. Stipple finish to driveways and pavements. Natural colour.
- POS- Secluded private open space (3.0m min. dimension. 40 sqm. min. per dwelling.)

Unit 1.
SPOS =25.0 sqm.
POS =72.0 sqm
TOTAL =97.0 sqm

Unit 2.
SPOS =31.0 sqm.
POS =11.0 sqm
TOTAL =42.0 sqm

Unit 3.
SPOS =29.2 sqm.
POS =11.0 sqm
TOTAL =40.2 sqm

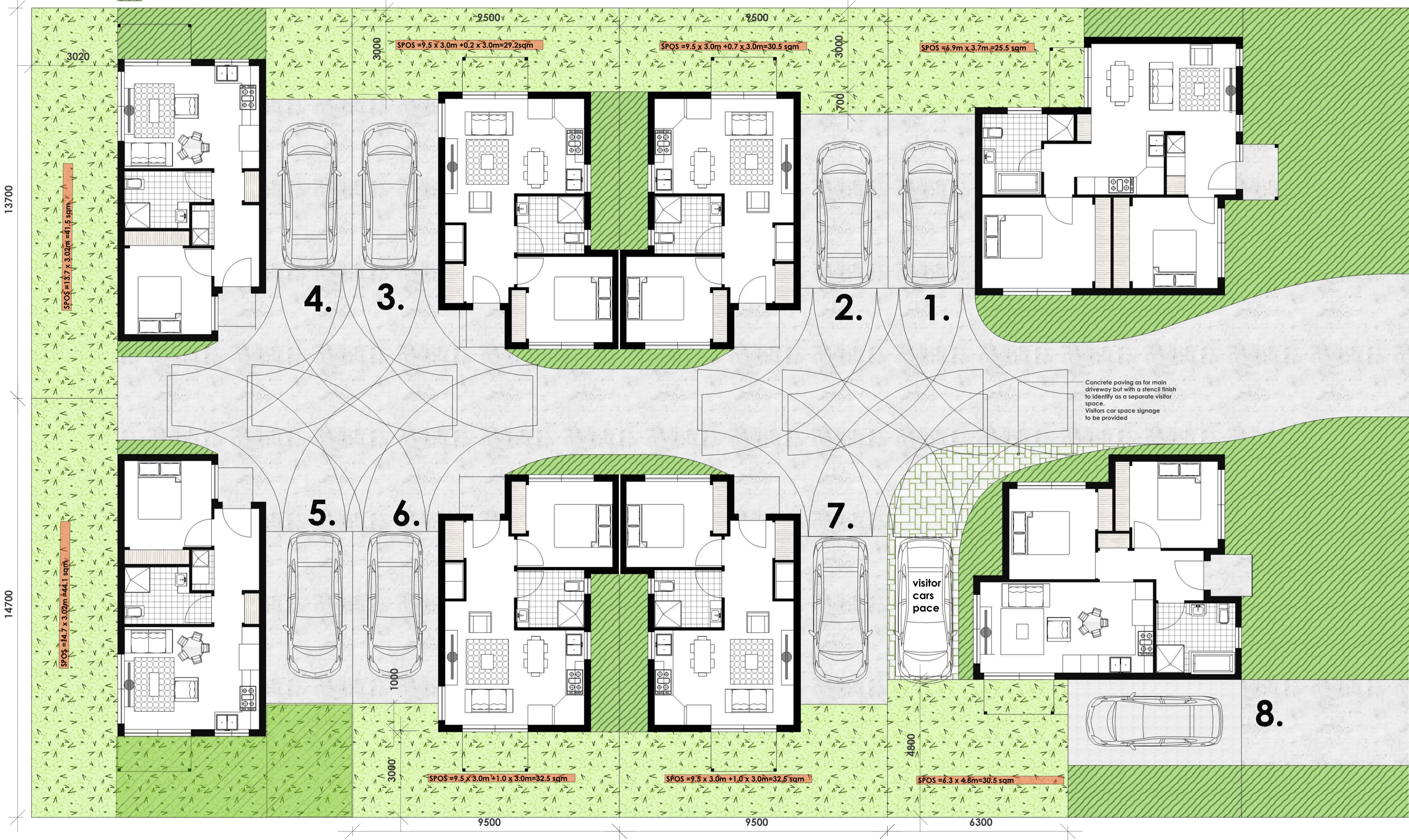
Unit 4.
SPOS =42.0 sqm.
POS =19.0 sqm
TOTAL =61.0 sqm

Unit 5.
SPOS =42.0 sqm.
POS =26.0 sqm
TOTAL =68.0 sqm

Unit 6.
SPOS =32.0 sqm.
POS =11.0 sqm
TOTAL =43.0 sqm

Unit 7.
SPOS =32.0 sqm.
POS =11.0 sqm
TOTAL =43.0 sqm

Unit 8.
SPOS =30.0 sqm.
POS =82.0 sqm
TOTAL =112.0 sqm



Garden Area= 510 sqm
Site Area =1373 sqm.
Total =37.0 % >35% min.

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