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**NEXUS MULGRAVE**  
PROJECT NO 15119  
ADDRESS 12 NEXUS  
CORPORATE PARK  
MULGRAVE, VIC 3170  
CLIENT SALTA

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ORIG. ISSUE 06/12/17



TOWN PLANNING  
**TP10A**



TITLE BOUNDARY 131° 52' 36.46

TITLE BOUNDARY 130° 25' 40" 55.96



PROPOSED LEVEL 1 FLOOR PLAN 1 : 100

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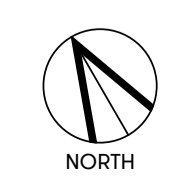
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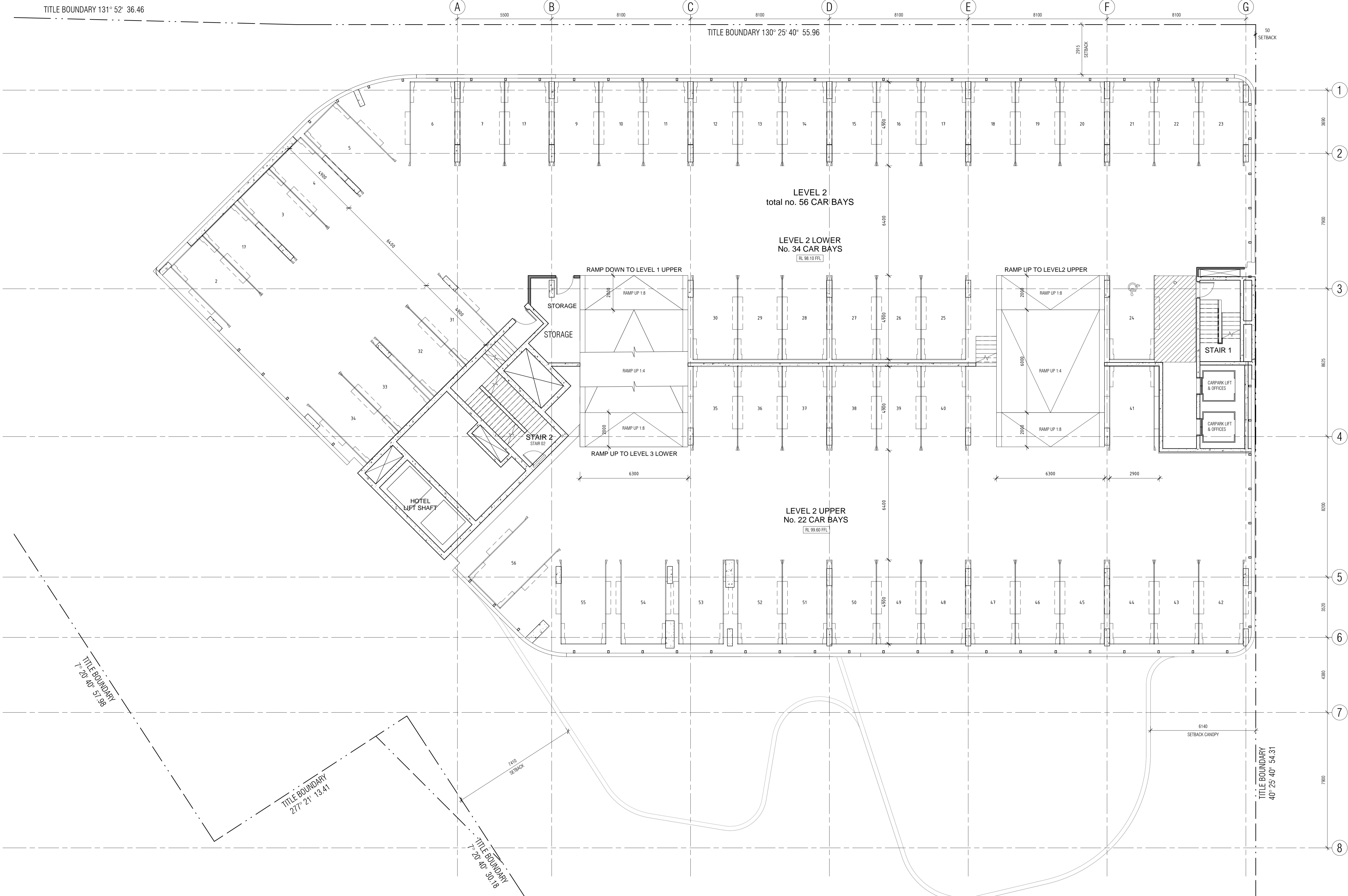
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TOWN PLANNING  
**TP12A**

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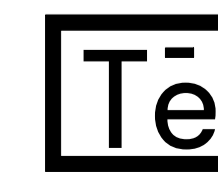
PROPOSED LEVEL 2-6 TYPICAL FLOOR PLANS 1 : 100

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TOWN PLANNING  
**TP13A**



TITLE BOUNDARY 131° 52' 36.46

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B

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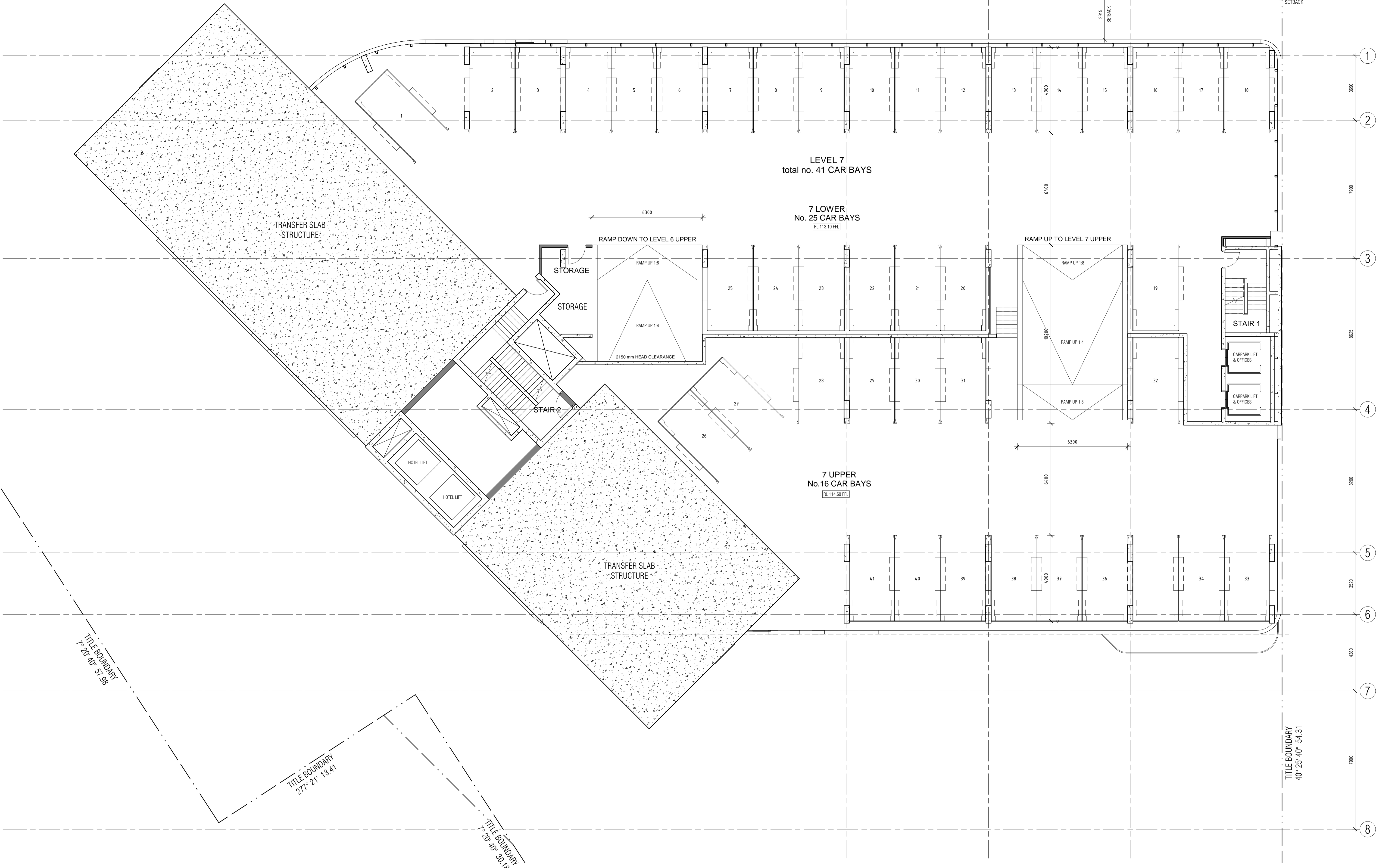
E

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TITLE BOUNDARY 130° 25' 40" 55.96

50 SETBACK



# PROPOSED LEVEL 7 FLOOR PLAN 1 : 100

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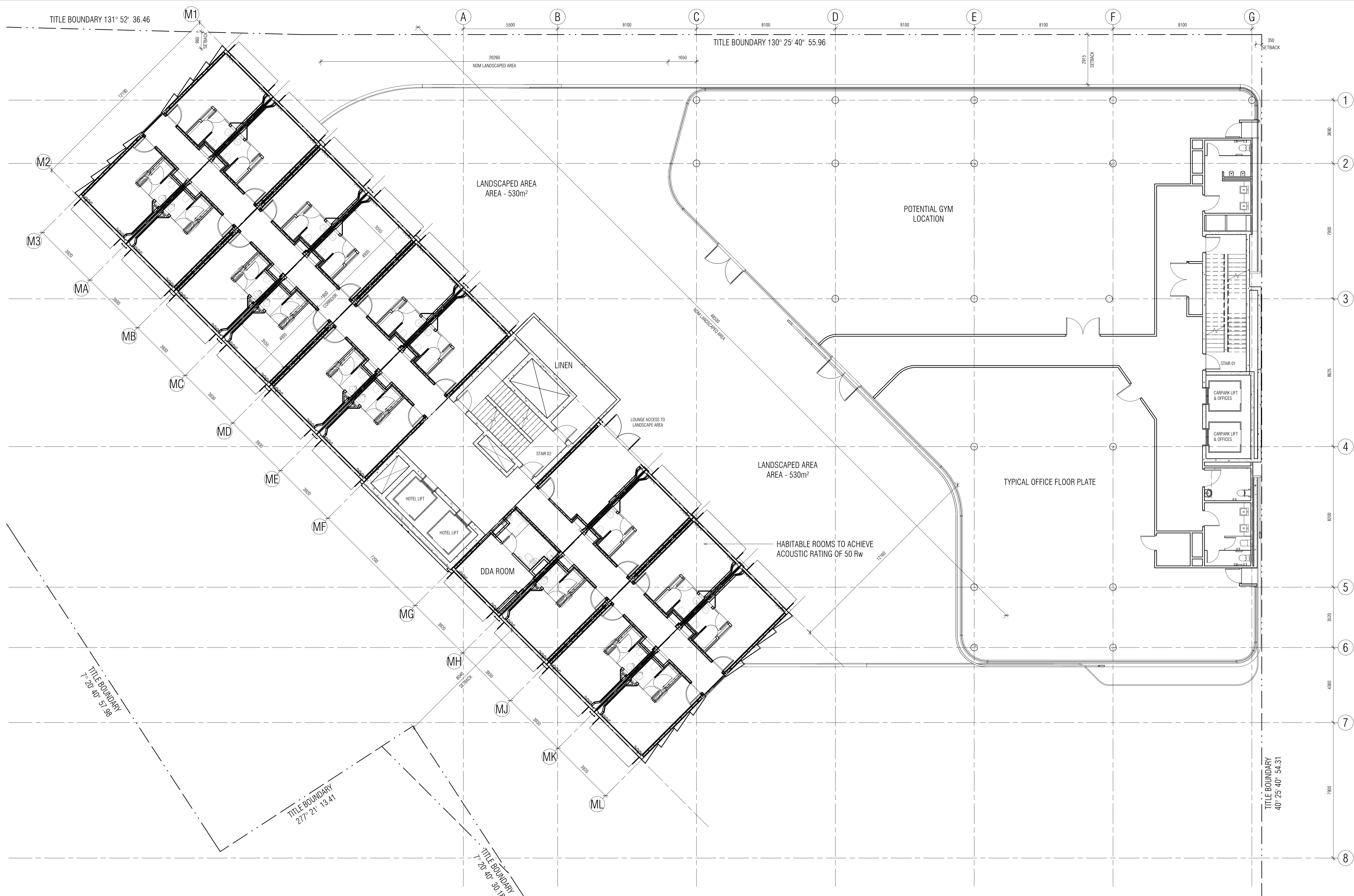
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TOWN PLANNING  
**TP14A**



PROPOSED LEVEL 8 FLOOR PLAN 1 : 100

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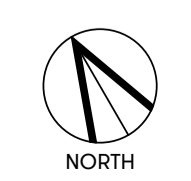
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TOWN PLANNING  
**TP15A**



PROPOSED LEVEL 9-14 TYPICAL FLOOR PLAN 1 : 100

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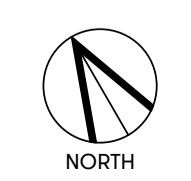
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TOWN PLANNING  
**TP16A**

TITLE BOUNDARY 131° 52' 36.46

TITLE BOUNDARY 130° 25' 40" 55.96

50 SETBACK

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8

PROPOSED SOLAR PANEL AREA

1000 NOM SETBACK

SCREENED PLANT AREA

STAIR CORE

SCREENED PLANT AREA

LIFT OVERRUN

STAIR CORE

LIFT OVERRUN

SCREENED PLANT AREA

1000 NOM SETBACK

TITLE BOUNDARY 7° 20' 40" 57.96

TITLE BOUNDARY 277° 21' 13.41

TITLE BOUNDARY 7° 20' 40" 30.18

7400 SETBACK

7400 SETBACK

13475 NOM PLANT PLATFORM

4823 NOM PLANT PLATFORM

3455 NOM SETBACK

# PROPOSED ROOF PLAN 1 : 100

TITLE BOUNDARY 40° 25' 40" 54.31

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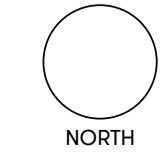
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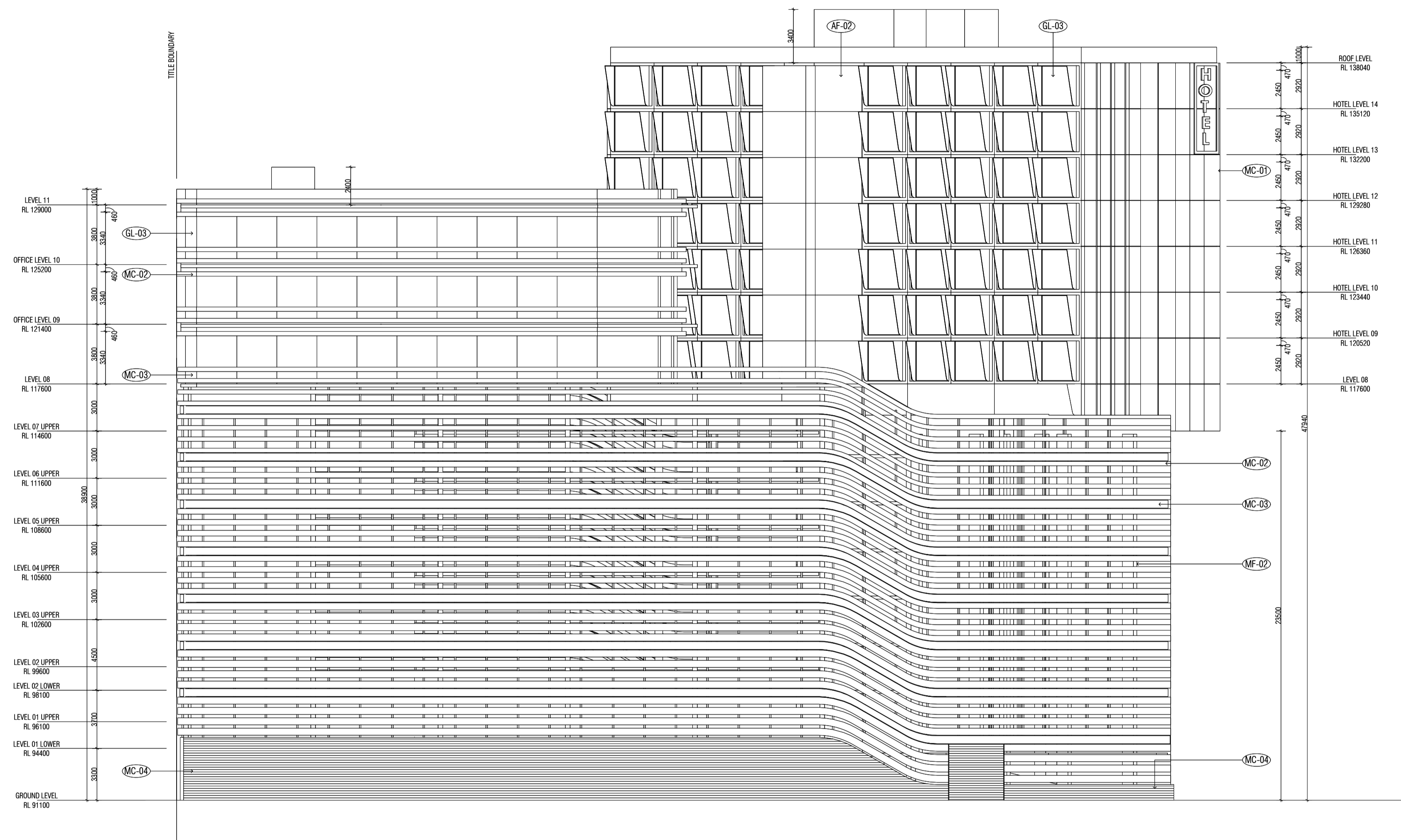
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TOWN PLANNING TP17A



AF-01	APPLIED FINISH	GREY
AF-02	APPLIED FINISH	BRONZE
MC-01	METAL CLADDING	BRONZE
MC-02	METAL CLADDING	OFF WHITE
MC-03	METAL CLADDING	CHARCOAL
MC-04	LOUVRES	CHARCOAL
GL-01	GLAZING	CLEAR
GL-02	GLAZING	BLACK TINTED
GL-03	GLAZING	GREY
EP-01	PAINT FINISH	BLACK
MF-01	METAL FINISH	BLACK
MF-02	METAL FINISH	SILVER

NORTH ELEVATION 1 : 200

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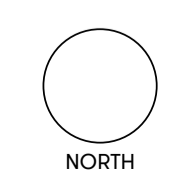
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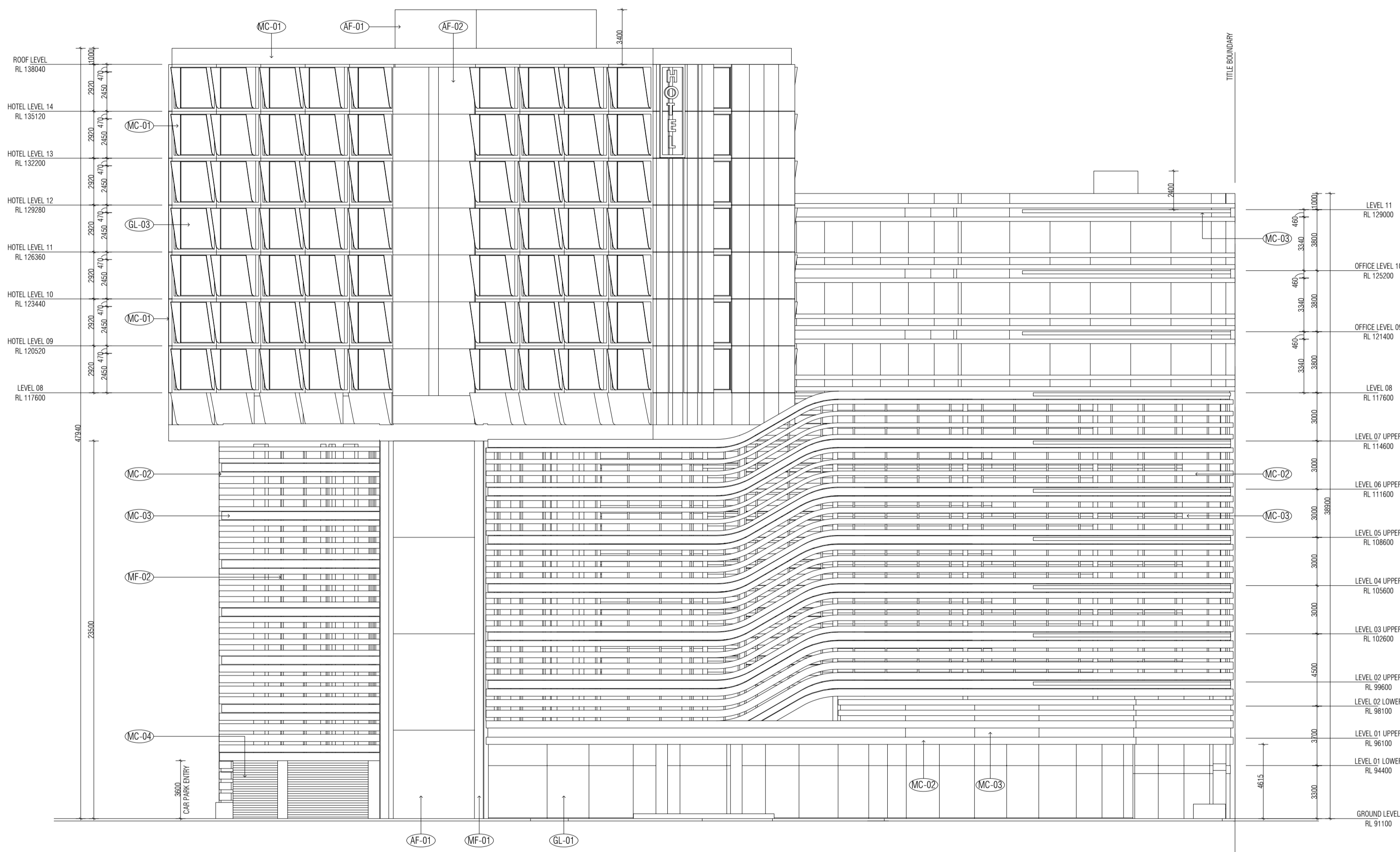
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TOWN PLANNING  
**TP 20A**





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AF-02	APPLIED FINISH	BRONZE
MC-01	METAL CLADDING	BRONZE
MC-02	METAL CLADDING	OFF WHITE
MC-03	METAL CLADDING	CHARCOAL
MC-04	LOUVRES	CHARCOAL
GL-01	GLAZING	CLEAR
GL-02	GLAZING	BLACK TINTED
GL-03	GLAZING	GREY
EP-01	PAINT FINISH	BLACK
MF-01	METAL FINISH	BLACK
MF-02	METAL FINISH	SILVER

**SOUTH ELEVATION**      **1 : 200**

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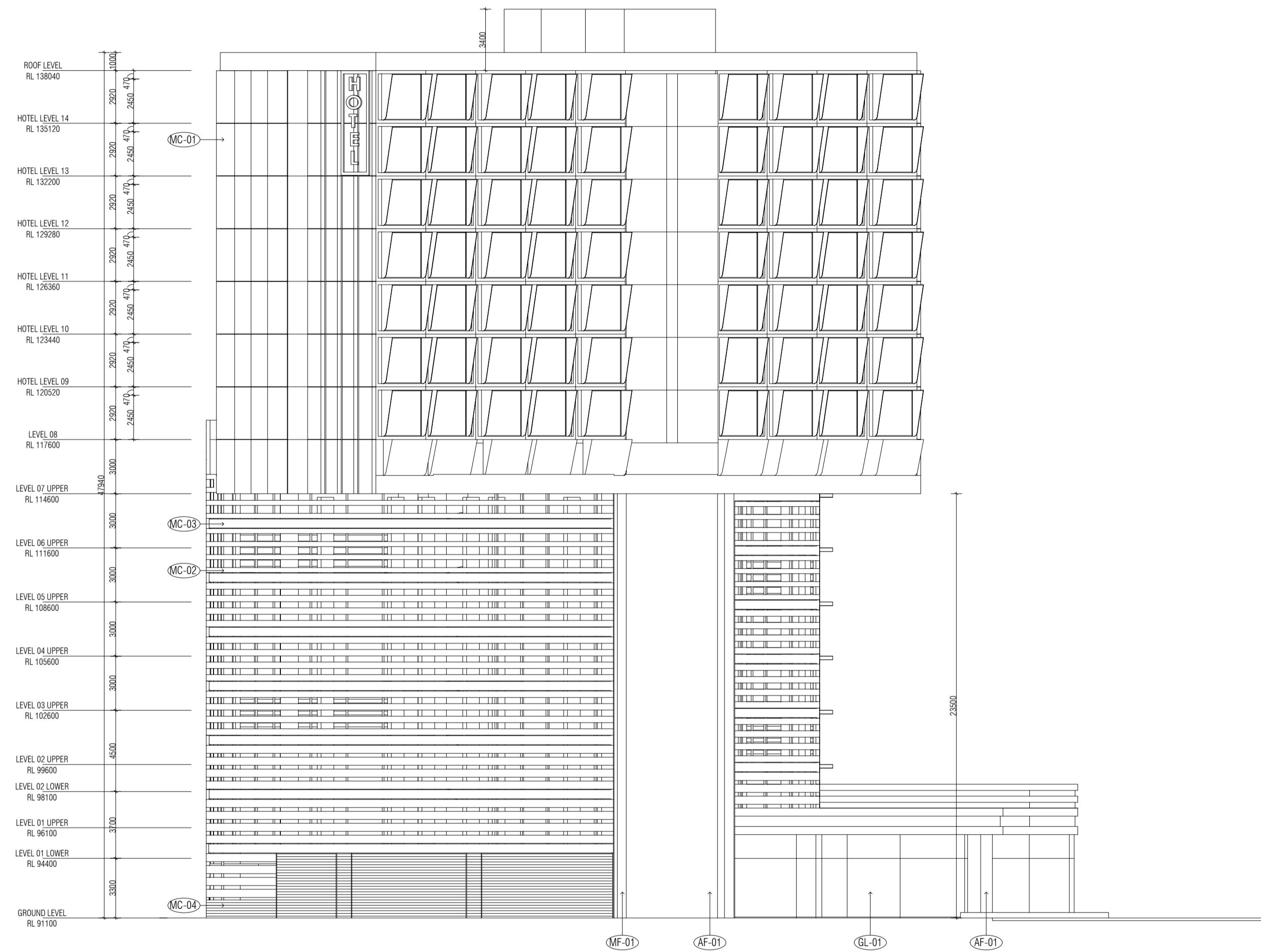
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TOWN PLANNING  
**TP 21 A**  
 NORTH





AF-01	APPLIED FINISH	GREY
AF-02	APPLIED FINISH	BRONZE
MC-01	METAL CLADDING	BRONZE
MC-02	METAL CLADDING	OFF WHITE
MC-03	METAL CLADDING	CHARCOAL
MC-04	LOUVRES	CHARCOAL
GL-01	GLAZING	CLEAR
GL-02	GLAZING	BLACK TINTED
GL-03	GLAZING	GREY
EP-01	PAINT FINISH	BLACK
MF-01	METAL FINISH	BLACK
MF-02	METAL FINISH	SILVER

WEST ELEVATION 1 : 200

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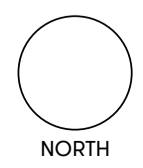
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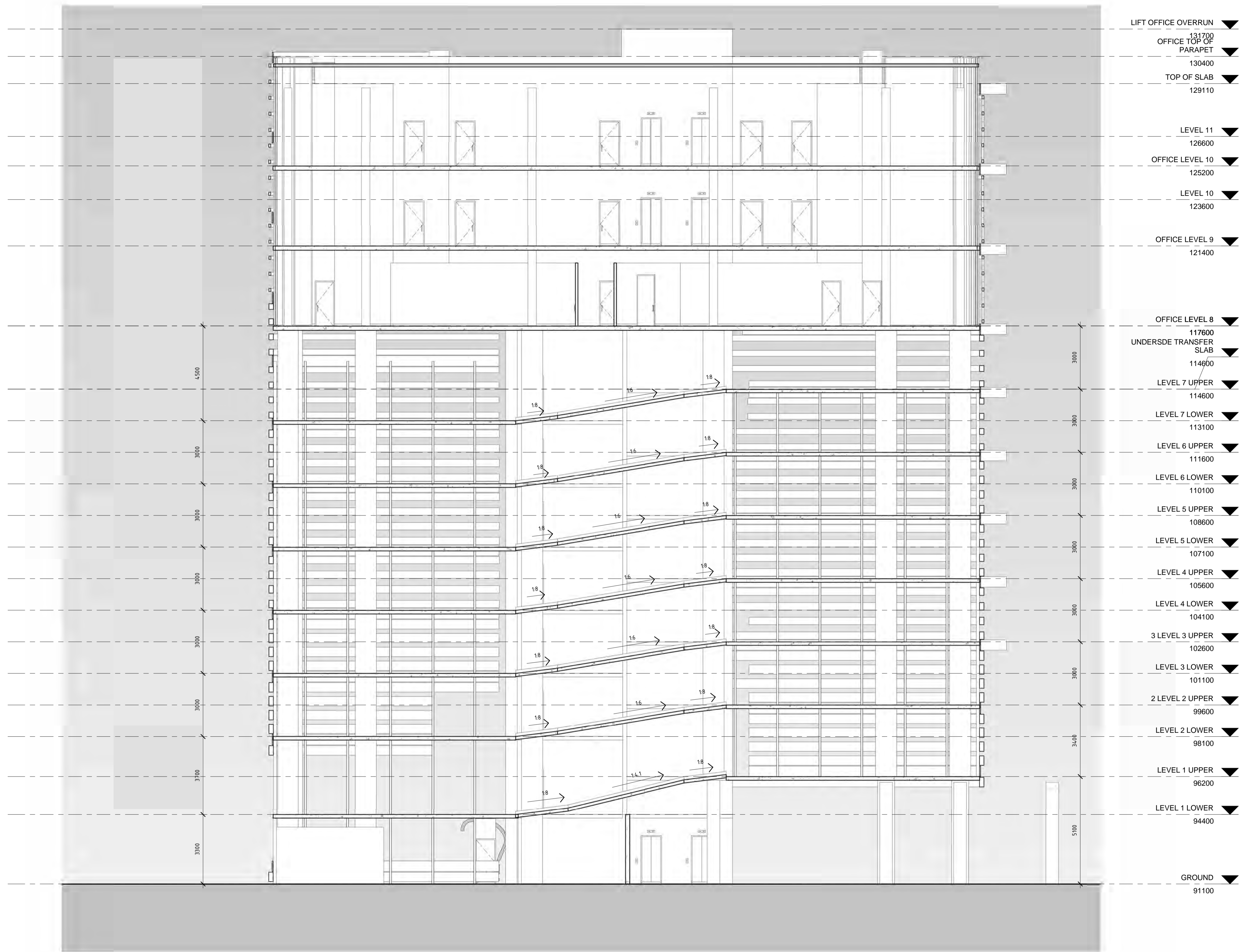
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DESIGN DEVELOPMENT  
**TP 23A**



- LIFT OFFICE OVERRUN ▼  
131700
- OFFICE TOP OF PARAPET ▼  
130400
- TOP OF SLAB ▼  
129110
- LEVEL 11 ▼  
126600
- OFFICE LEVEL 10 ▼  
125200
- LEVEL 10 ▼  
123600
- OFFICE LEVEL 9 ▼  
121400
- OFFICE LEVEL 8 ▼  
117600
- UNDERSIDE TRANSFER SLAB ▼  
114600
- LEVEL 7 UPPER ▼  
114600
- LEVEL 7 LOWER ▼  
113100
- LEVEL 6 UPPER ▼  
111600
- LEVEL 6 LOWER ▼  
110100
- LEVEL 5 UPPER ▼  
108600
- LEVEL 5 LOWER ▼  
107100
- LEVEL 4 UPPER ▼  
105600
- LEVEL 4 LOWER ▼  
104100
- 3 LEVEL 3 UPPER ▼  
102600
- LEVEL 3 LOWER ▼  
101100
- 2 LEVEL 2 UPPER ▼  
99600
- LEVEL 2 LOWER ▼  
98100
- LEVEL 1 UPPER ▼  
96200
- LEVEL 1 LOWER ▼  
94400
- GROUND ▼  
91100

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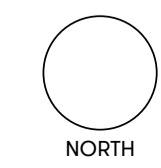
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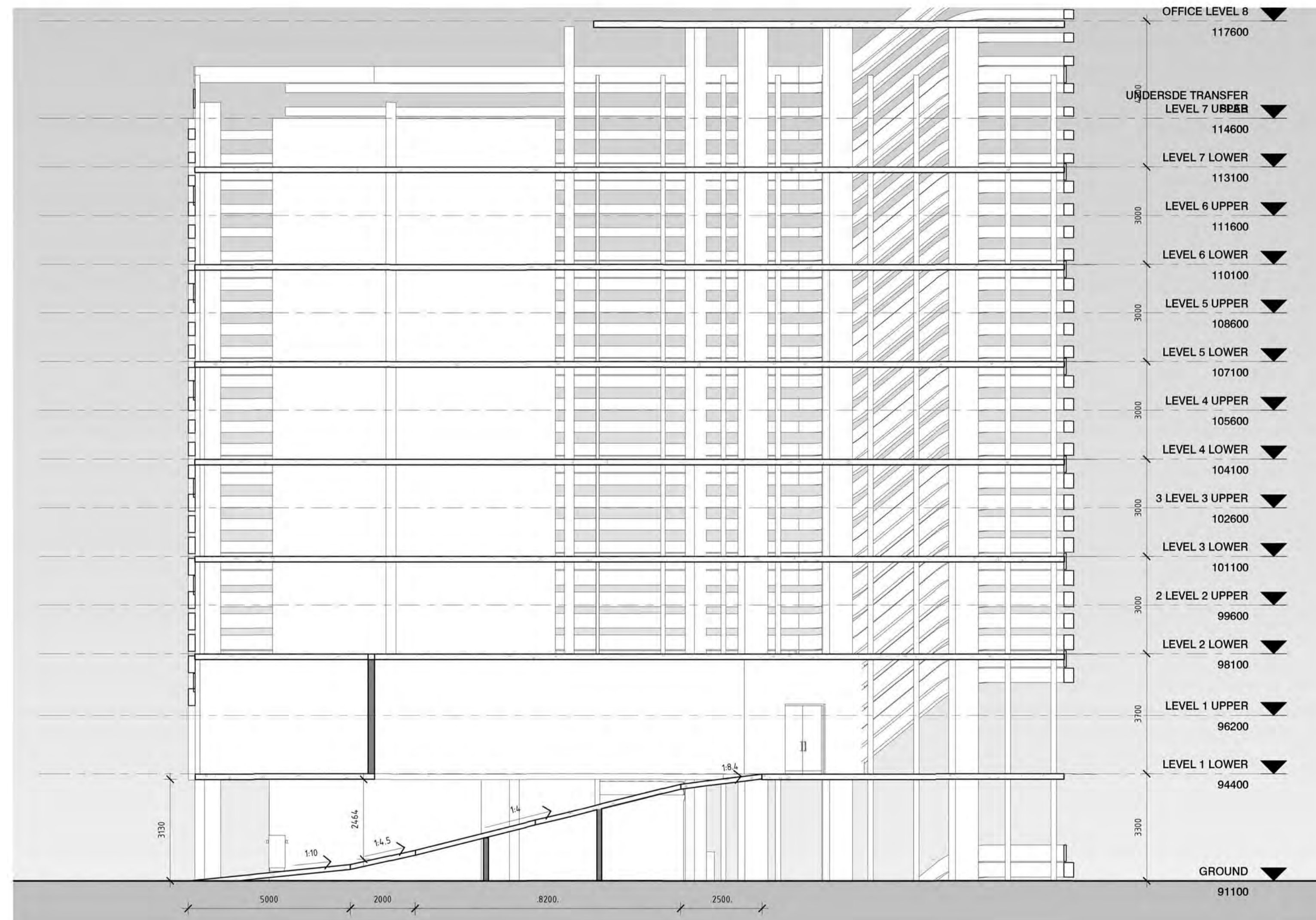
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TOWN PLANNING  
**TP24A**





LEVEL 01 RAMP SECTION 1 : 100

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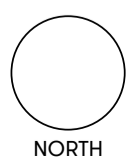
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TOWN PLANNING  
**TP 25A**









M-D-P

Two people in business attire standing and talking.

A white sedan parked on the street.

A white SUV parked near the building entrance.

A group of people walking near the building entrance.

A man in a dark suit walking in the foreground.

A person sitting on a bench near a tree.

A dark car partially visible on the right side.



## 3.2. Landscape Layout - Ground Level

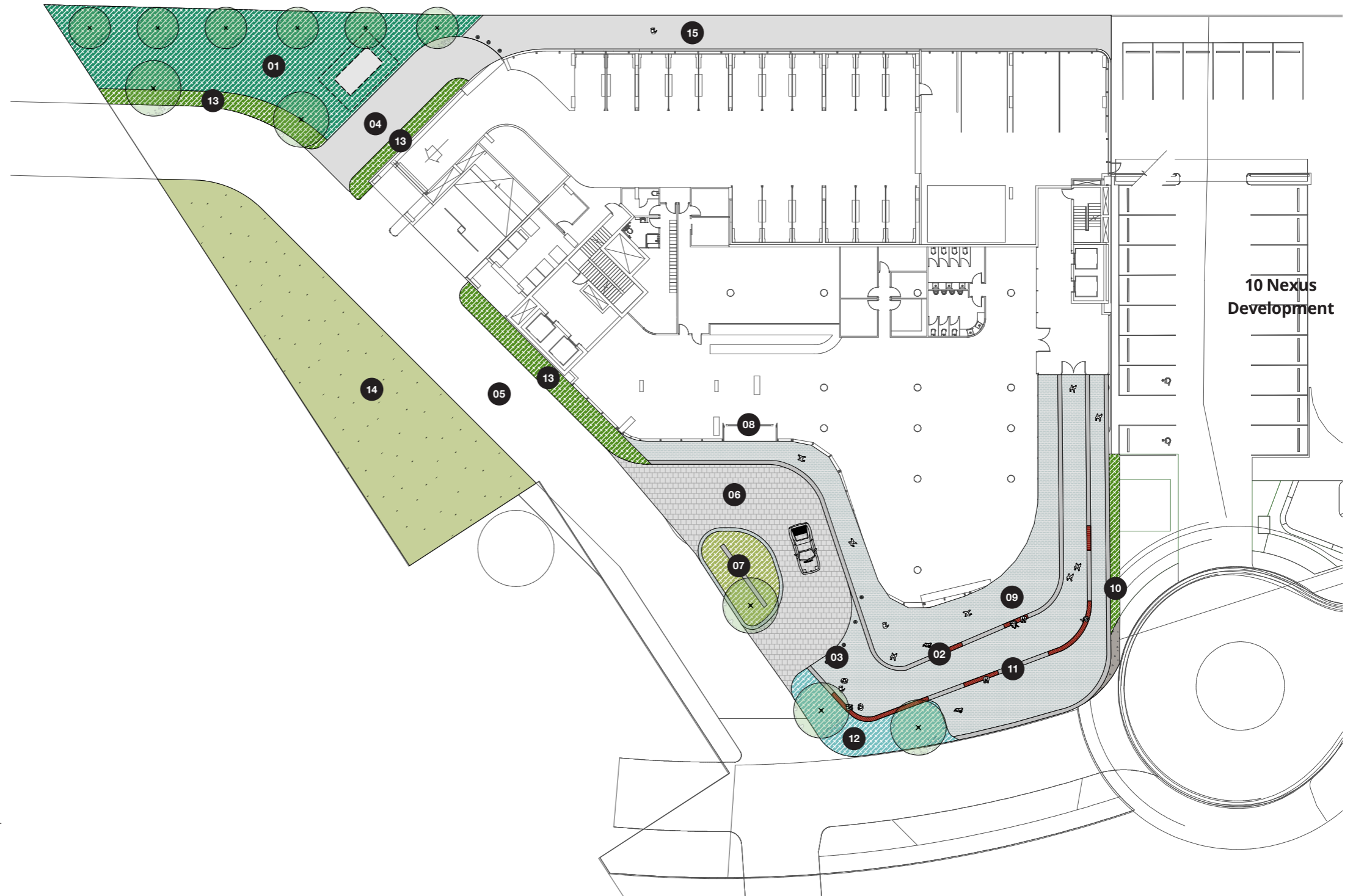
The landscape proposal at Ground Level comprises of 3 distinct areas;

- Landscape Garden to Secondary Entrance Road
- Arrival / Drop-off Zone
- Paved Plaza for Spill-out

These external landscape treatments set the development within a landscaped environment creating a sense of place and distinct character to continue the character and visual treatment of the rest of the business park.

The landscape garden adjacent to the secondary entrance road creates a planted setting for informal break-out and gathering with areas for seating within a garden setting.

The Arrival / Drop-off and Paved Access Route provide a sense of arrival for both commercial building staff and hotel visitors. This area is structures, uncluttered with clearly defined hierarchy of spaces for vehicle and pedestrian use.



- 01 Landscape Garden to Secondary Entrance Road
- 02 Raised Seating Element Integrated with Feature Banding
- 03 Bollards
- 04 Secondary Entrance Road - In situ Grey Concrete
- 05 Main Access Road
- 06 Drop-off / Arrival Zone - Bluestone Cobbles
- 07 Entrance Planting
- 08 Main Entrance / Lobby
- 09 Bluestone Unit Paving
- 10 Interface to Match Nexus 10
- 11 355mm Wide Concrete Feature Banding - Flush with Paver
- 12 Raingarden
- 13 Streetscape Planting to Match 10 Nexus
- 14 Lawn
- 15 Concrete Pedestrian Path



### 3.4. Landscape Layout - Podium

The landscape proposals throughout the Podium external areas create a series of functional garden areas that complement each other and the internal building use. These landscape areas set the upper levels of the development within a natural environment creating a sense of place with a distinct character.

The landscape proposal at Podium comprises of 3 distinct areas;

- Meeting Terrace
- Feature Garden
- Zen Garden

The 'Meeting Terrace' is predominantly paved to create a flexible spill-out area for events, meetings and informal gathering. The landscape is informed by the building design with flowing 'ribbons' that connect the 'Meeting Terrace' with the Hotel garden landscape.

The 'Feature Garden' connects the elevated hotel floor level with the external landscape by a series of simple ramps and garden steps that lead to either the 'Meeting Terrace' or the Zen Garden.

The 'Zen Garden' which comprises of decked terraces, feature shade structures as well as tree and shrub planting which provide intimate garden spaces for contemplation and relaxation.

- 01 Hotel Building
- 02 Commercial Building
- 03 Ramp Access to Podium Garden - Max 1:21
- 04 Informal Stepped Access to Podium Garden
- 05 'Meeting Terrace' Spill-out Area
- 06 Planting to Podium Garden Edge
- 07 Feature Garden
- 08 Seating Edge
- 09 Decked Terraces with Feature Shade Structures & Integrated BBQ Areas
- 10 'Zen Garden'
- 11 Metal Screen for Wind Mitigation
- 12 230mm Wide Concrete Feature Banding Flush with Paver



### 3.6. Landscape Planting Strategy - Ground Level

The ground floor is predominantly planted with a restrained palette of robust indigenous and native species that reinforce the hierarchy and scale of external spaces.

The overall planting proposals provide protection, screening, amenity value and improved ecology and biodiversity together with 'hard' landscape elements this planting will define the landscape spaces.

Planting at Ground Level will be concentrated around the Drop-off area to soften the access road and create a planted approach to the development.



- Native Road Edge Planting
- Native Landscape Garden Planting
- Rain Garden Planting
- Entrance Planting
- Grass
- Tree

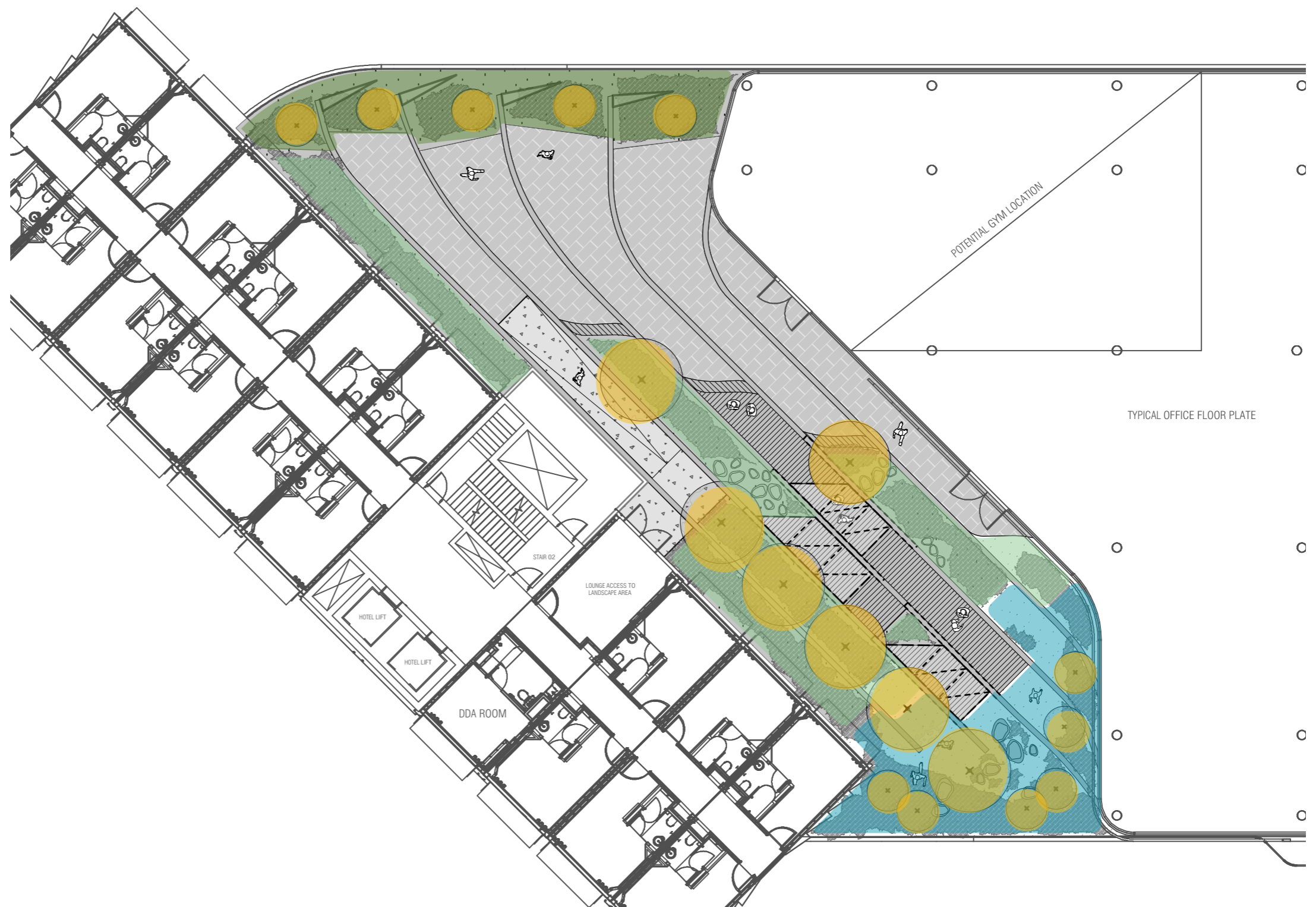




### 3.8. Landscape Planting Strategy - Podium

Planting to the Podium Level landscape will provide a garden character between the commercial and hotel buildings.

Planting will be structured to enhance the design language of the overall development. This will include tree and shrub planting to give structure which will be complimented with less formal planting at ground level and throughout the themed 'Zen Gardens' which creates intimate areas of textured planting for informal gathering.



- North Facing Screen Planting
- Landscape Terrace Planting
- 'Zen Garden' Planting
- Tree



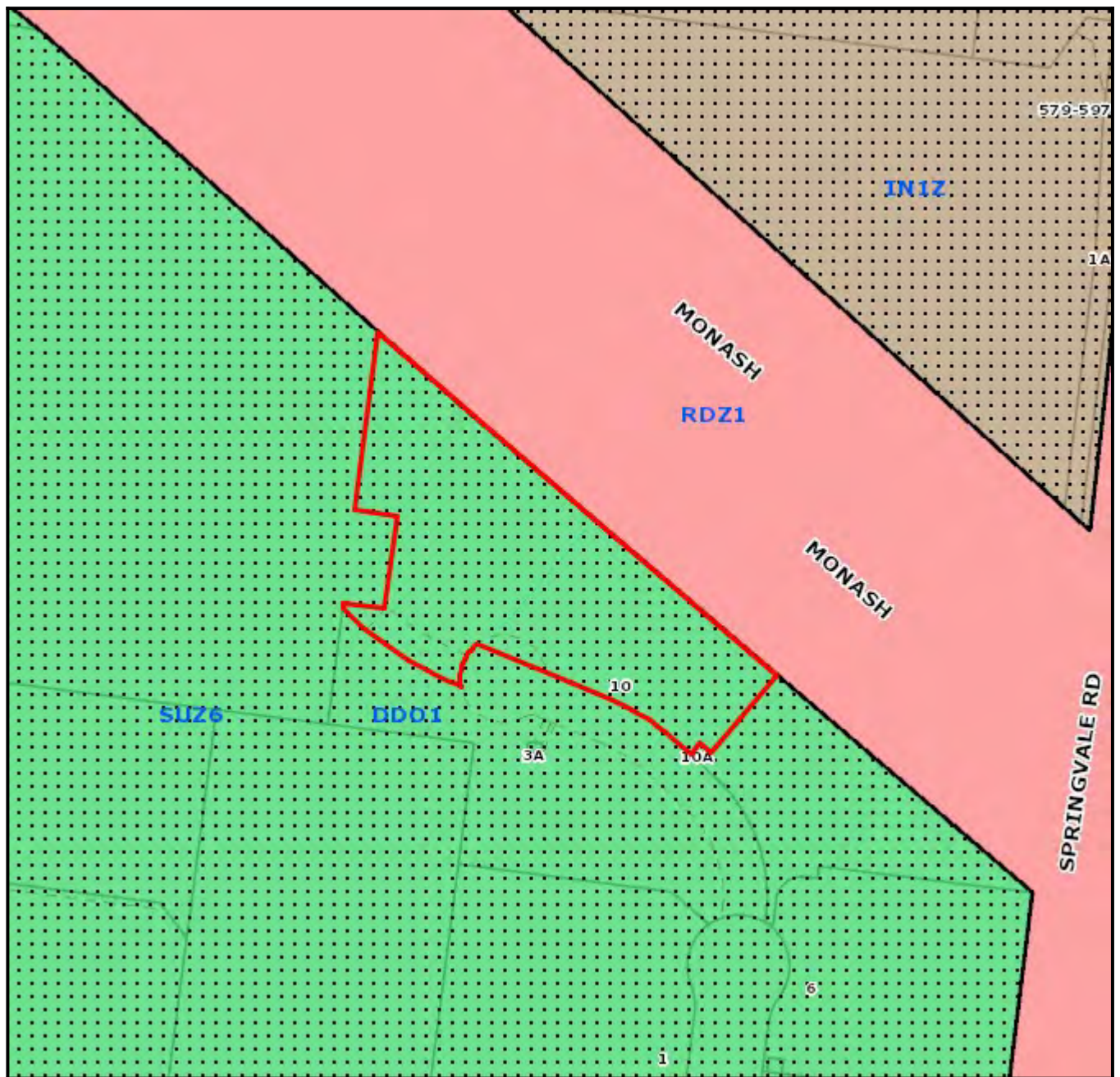








# Planning Overlays and Zones



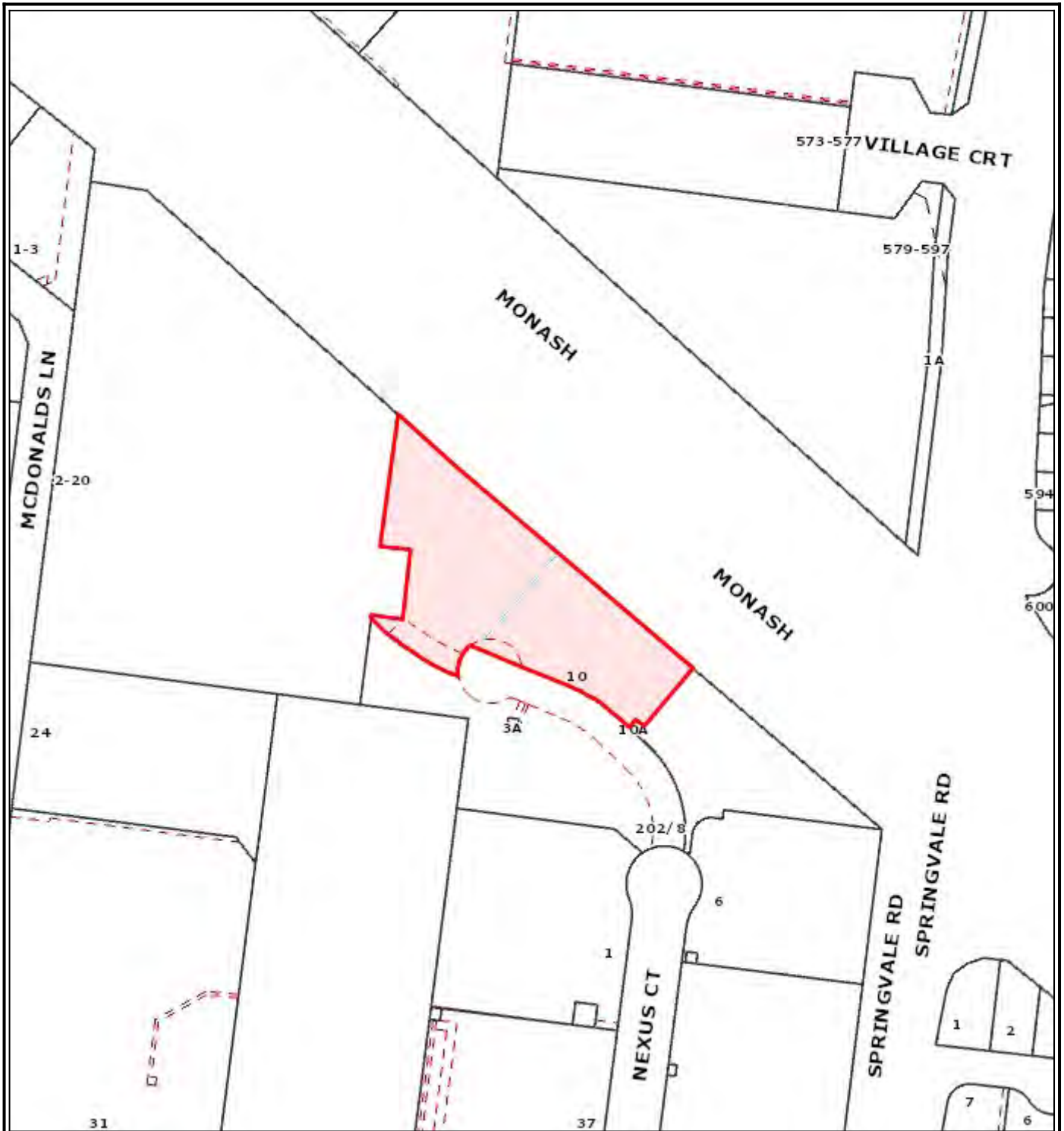
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Planning Zones		Planning Overlay	
GRZ2	PUZ1	HO	LSIO / SBO
IN1Z	PUZ2	IPO	NCO
MUZ	PUZ3	DPO	PAO
NRZ1	PUZ4	PO	EAO
CDZ1	PUZ5	DDO	VPO
GRZ1	PUZ6	SUZ3	
		SUZ4	
		SUZ5	
		SUZ8	
		SUZ1	
		SUZ2	
		UFZ	

1:2000

## Address

10 Nexus Court MULGRAVE VIC 3170



# Objector Map

Subject land shaded light red. Objector property not shown.

- Railway lines
- Arterial Roads
- Arterial Roads
- Local Roads
- Proposed Roads
- Crown Open Space
- Monash Reserve / Open Space
- Non Monash Open Space
- Pipe Track
- Public Golf Course
- Public Golf Course Crown Open Space
- Monash Region
- Leach Free Atrial
- Property & Address No.
- Common Property



1:2500



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