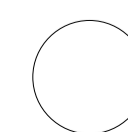
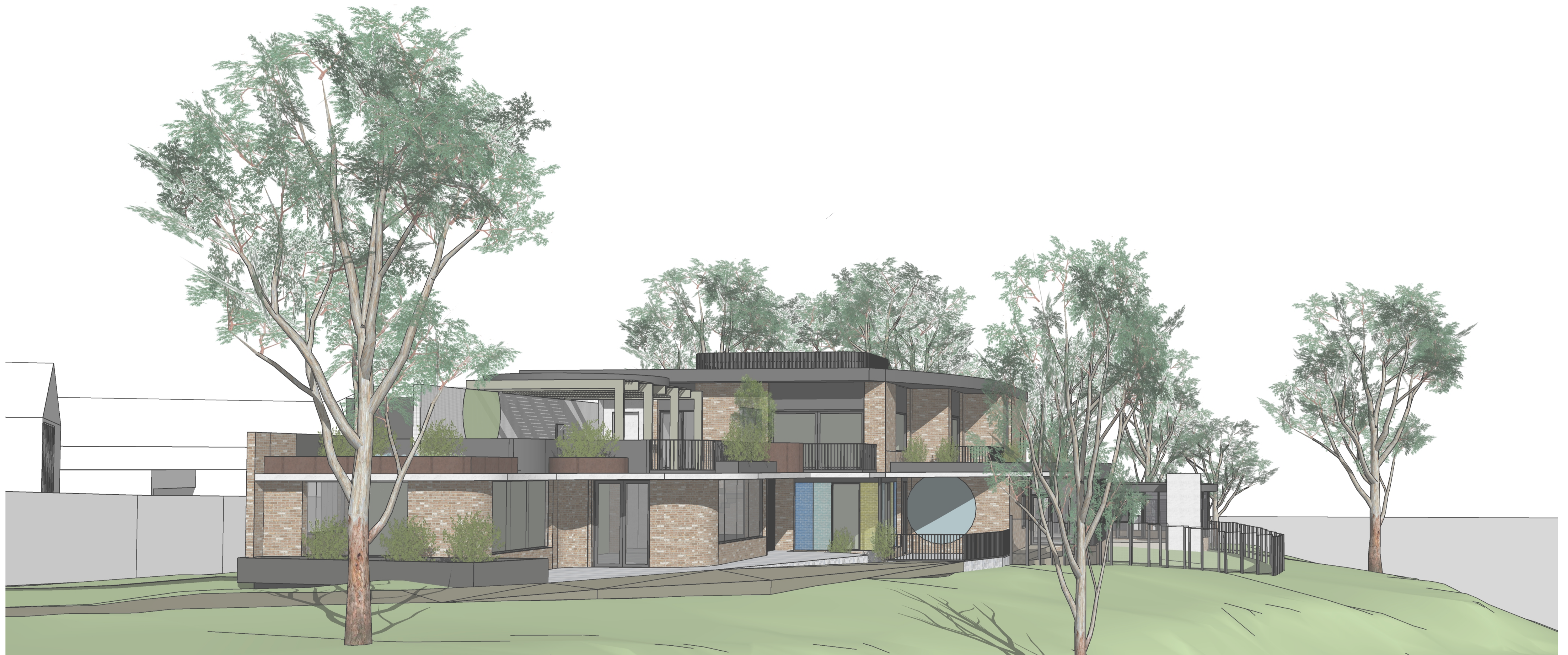


Proposed Childcare Centre & Cafe Development

452-454 Waverley Road, Mount Waverley, VIC 3149

Town Planning Application



Local Amenities

The subject site is at 452-454 Waverley Road, Mount Waverley, 3149.

Child Care & Preschool Facilities

- 01** Pinewood Preschool
13 Pinewood Dr,
Mount Waverley VIC 3149
- 02** Bambou Early Learning Centre
464 Blackburn Rd,
Glen Waverley VIC 3150
- 03** Siri Family Daycare
Seaton Ct,
Mount Waverley VIC 3149

Aged Care & Education

- 04** Bluecross Scotchman's Creek
450 Waverley Rd,
Mount Waverley VIC 3149
- 05** The Regent aged care home
35-39 Regent St,
Mount Waverley VIC 3149
- 06** Pinewood Primary School
27-35 Pinewood Dr,
Mount Waverley VIC 3149

Parks and Reserves

- 07** Scotchmans Creek Trail
Scotchmans Creek Trail,
Mount Waverley VIC 3149
- 08** Forster Road Reserve
420 Waverley Rd,
Mount Waverley VIC 3149
- 09** Regent Street Reserve
46 Regent St,
Mount Waverley VIC 3149
- 10** Waverley Road Basin
Scotchmans Creek Trail,
Mount Waverley VIC 3149
- 11** Valley Reserve
80 Waimarie Dr,
Mount Waverley VIC 3149
- 12** Pinewood Reserve
13 Pinewood Dr,
Mount Waverley VIC 3149

Retail

- 13** Pinewood Shopping Village

Major Healthcare Facilities

- 14** Waverley Private Hospital
343-357 Blackburn Rd,
Mount Waverley VIC 3149
- 15** Silk Medical Centre
403 Blackburn Rd,
Mount Waverley VIC 3149

Public Transport

- 16** Bus Route 623 - Glen Waverley/St Kilda
Along Waverley Rd approx 50m from site
- 17** Bus Routes
703 - Middle Brighton/ Blackburn
737 - Monash Uni/ Croydon
Along Blackburn Rd approx 900m from site



Subject Site: 452 Waverley Road
Street view from corner of Waverley road & Anthony Drive



Subject Site: Existing conditions



Subject Site: Existing conditions



Location Plan
maps.vic.gov.au - dated 24 May 2021



Site Description

* The subject site is 452-454 Waverley Road, Mount Waverley. It is a sloping site with frontages to Waverley Road to the North and Anthony Drive to the East.

Site Area: 3,716m² (approx.)
Municipality: Monash City Council

Zone: Neighbourhood Residential Zone (NRZ)
Zone: Neighbourhood Residential Zone - Schedule 2 (NRZ2)

Overlays: Land Subject to Inundation Overlay (LSIO)
Vegetation Protection Overlay (VPO)
Vegetation Protection Overlay - Schedule 1 (VPO1)

This property is within an 'Area of Cultural Heritage Sensitivity'
Part of this property is within a 'Designated Bushfire Prone Area'

Site Analysis

- A** Subject site 452-454 Waverley Road. It is currently vacant lot with a council bike trail on site with a 3m slope from East to West. The site has an existing fence to the South East, and no fence to the other boundaries.
- B** Existing Scotchmans Creek Trail on site.
- C** Existing vegetation on site - Refer to arborist report.
- D** Existing significant trees on neighbouring properties. To be protected
- E** Existing crossover on site.
- F** 1 Anthony Drive, Mount Waverley - Single Storey Dwelling
- G** 3 Anthony Drive, Mount Waverley - Single Storey Dwelling
- H** 3A Anthony Drive, Mount Waverley - Single Storey Dwelling
- I** 5 Anthony Drive, Mount Waverley - Double Storey Dwelling
- J** 2/7 Anthony Drive, Mount Waverley - Single Storey Dwelling
- K** 1/7 Anthony Drive, Mount Waverley - Single Storey Dwelling
- L** 1 Betty Court, Mount Waverley - Single Storey Dwelling
- M** 2 Betty Court, Mount Waverley - Single Storey Dwelling
- N** Bluecross Scotchman's Creek Aged Care Home.
- O** Existing bridge crossing Scotchmans Creek connecting to Bluecross.
- P** Sensitive residential interface - amenity to be protected. Private open space of adjacent neighbours to be protected from overshadowing and overlooking.

Existing existing high timber pailing fences along South East boundary.
- Q** First Floor Windows / Balcony. to be protected from undue amenity impact
- R** Scotchman's Creek
- S** Proposed land for new bike path (by council)
- T** Existing bus stop on Waverley Road.

Legend

- | | | | |
|--|---|------------|---------------------------------------|
| | Subject Site | | Habitable Window (Ground Floor) |
| | 1 in 100 Year Waterway Extent (Melbourne Water) | | Habitable Window (Multi-storey Floor) |
| | Existing Tree To be removed | POS | Private Open Space |
| | Existing Tree To be retained | | |

Design Response

- A** Subject site 452-454 Waverley Road - Construction of a Cafe and Childcare centre with basement car park on subject site. A combination of double storey and single single buildings on the site is proposed to allow the building to step down following the natural slope of the site.
- B** Proposal of a new driveway ramp with the widening of an existing crossover to access the new basement carpark.
- C** New pedestrian entry is located via a walkpath along the Northern boundary to allow access from both Anthony Drive and the new trail to both the Cafe and Childcare centre. Bike parking is located adjacent to the entry along the new trail.
- D** Rooftop Terrace to Cafe with views towards Scotchman's Creek. Acoustic Wall to the south to minimise acoustic impact of neighbouring properties
- E** The single storey playrooms steps down to follow the natural slope of the site to ensure the building appropriately blends in with the site.
- F** Single storey playroom pods situated around the existing canopy trees to allow for further intergration with the landscaping on site.
- G** Portion of Double Storey Building.
- H** Landscape design takes into consideration to provide landscape buffers to soften the transition to the new Scotchmans Creek trail.
- I** New acoustic fencing along South East boundary to allow acoustic separation from residential houses.
- J** Transparent Fenceline towards scotchmans creek to allow a seamless transition between landscapes.
- K** Retention of existing trees on site.
- L** Existing trees on neighbouring properties.
- M** Suggested route of new bike path (by council)
- N** Provision of new landscaping / screening trees between proposed building and existing dwelling to the southern boundary

Project Summary

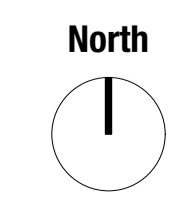
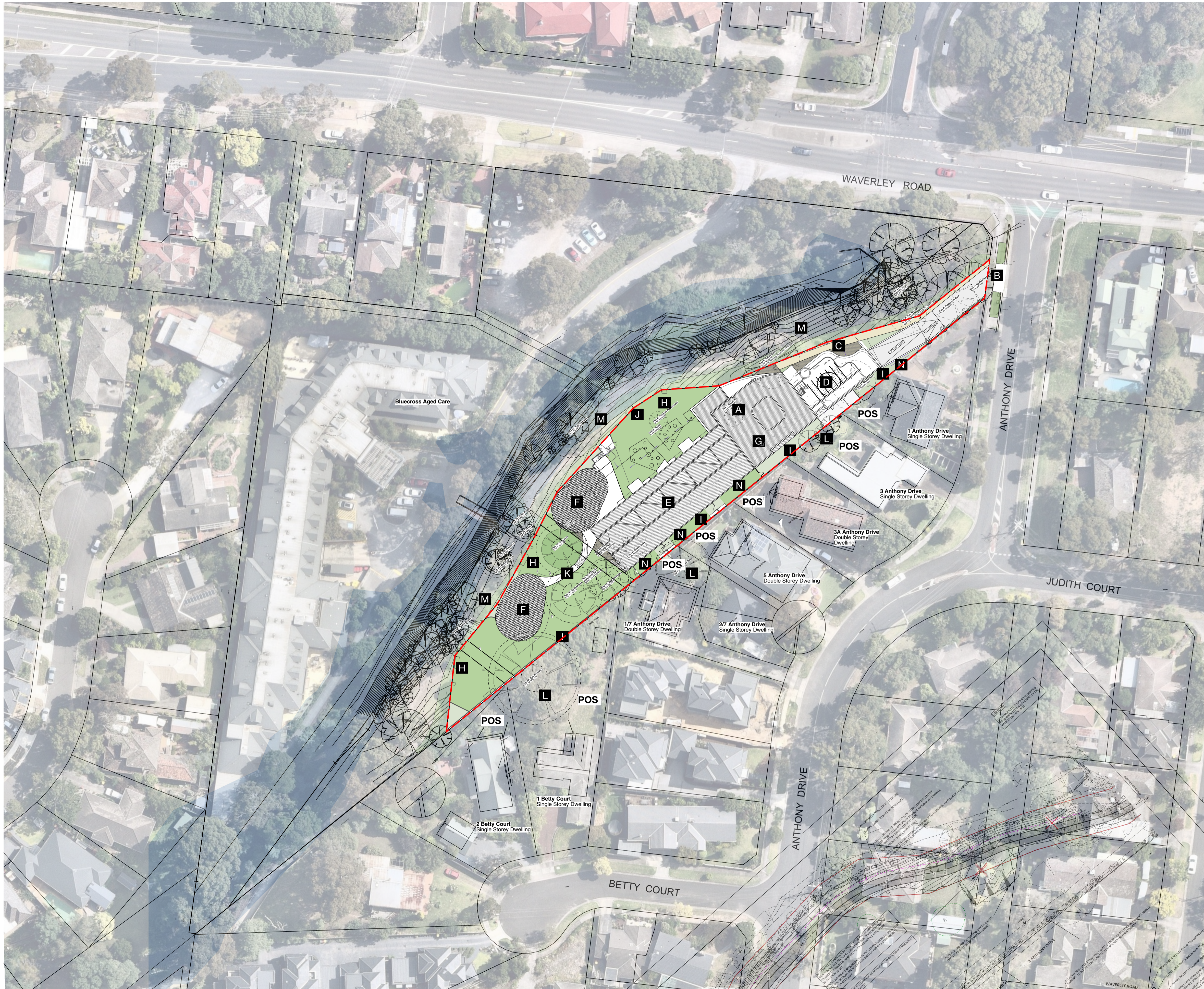
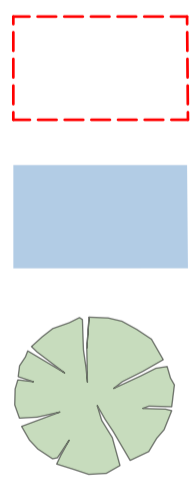
Site Area:	3,716m ²	
Site Coverage:		
Proposed	1,903 m ²	51%
Site Permeability:		
Proposed Total	1,488m ²	40%

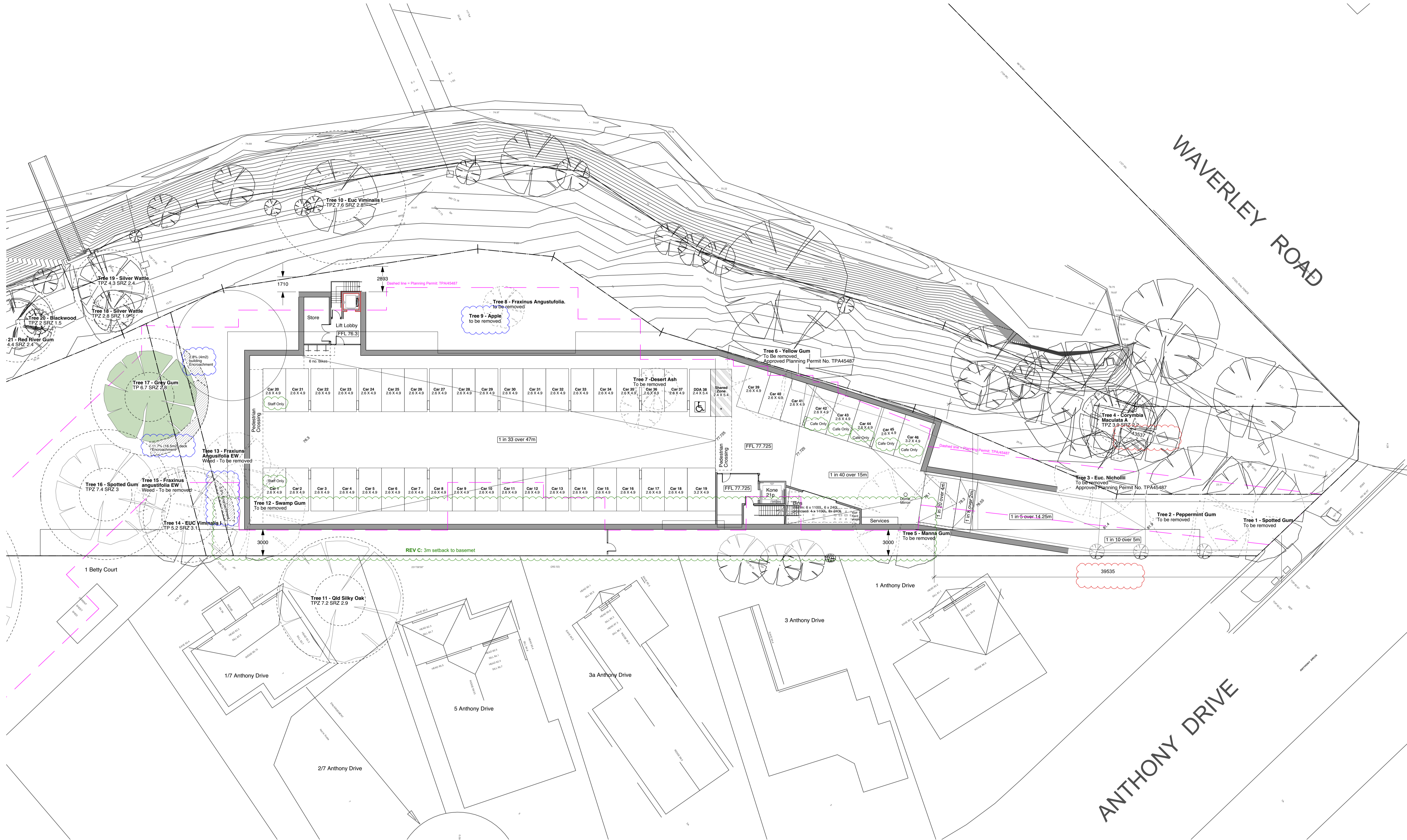
Development Summary:

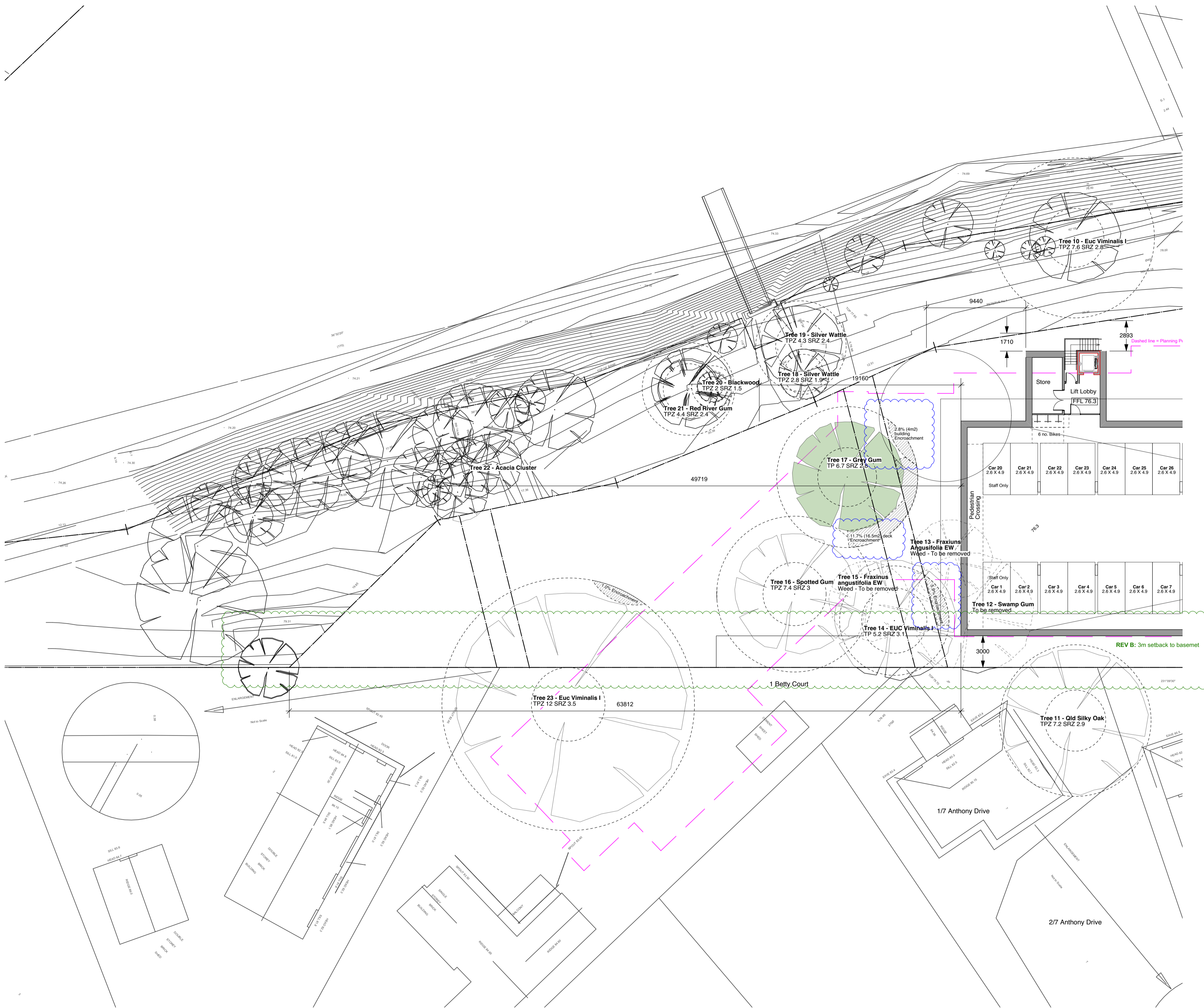
Basement Area (Internal):
 1430 m²
 46 Carparks

Cafe Area:
 Internal Area 128m² + 90m² rooftop
 Internal Patrons: 50
 External Patrons: 76

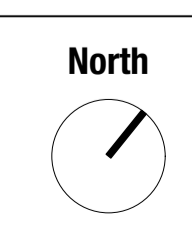
Childcare Area (Internal):
 Ground Floor - 930m²
 First Floor - 342 m²
 Playroom 6 pod - 143m²
 Playroom 7 pod - 143 m²
Total 184 Children



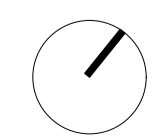


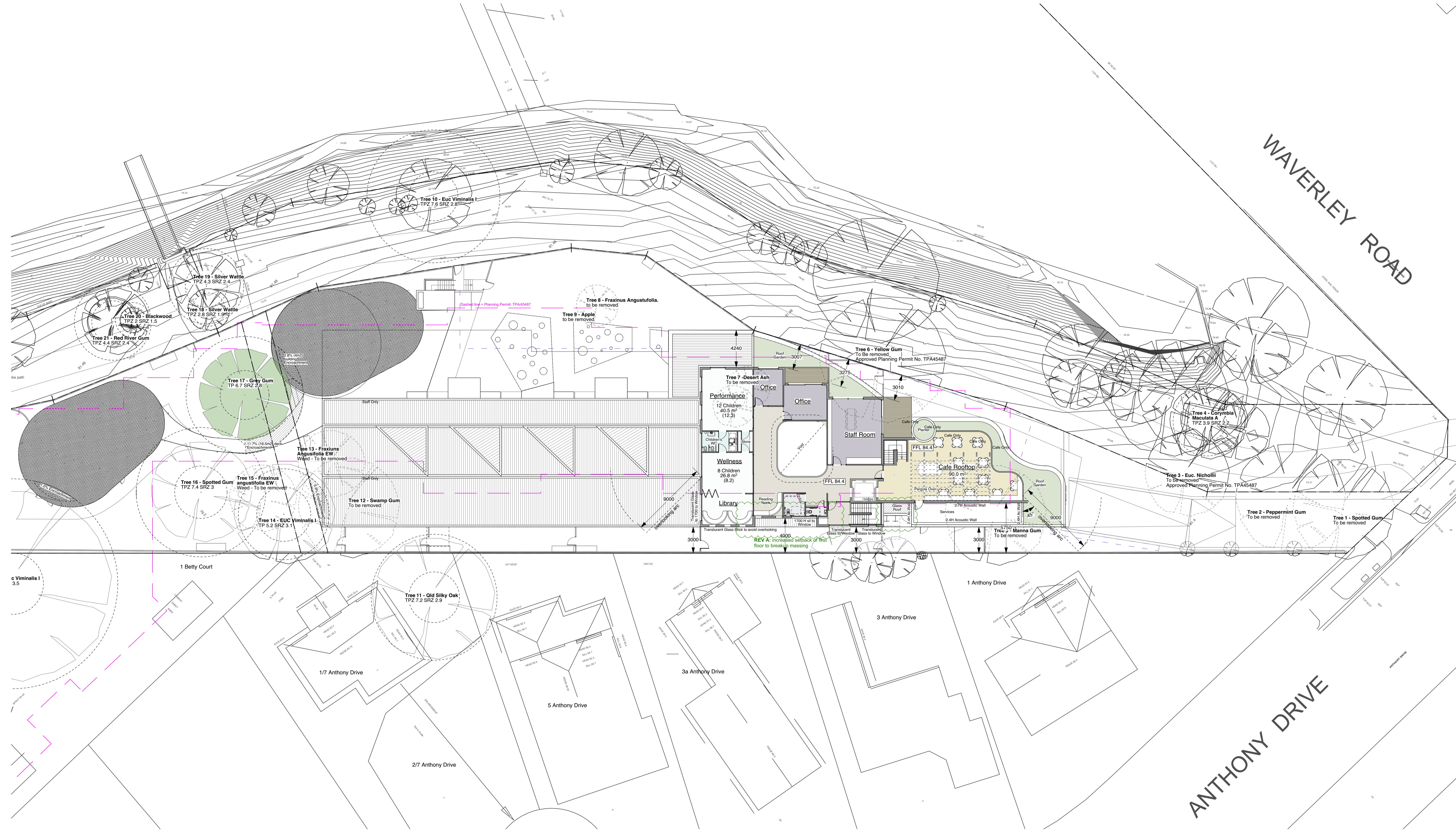


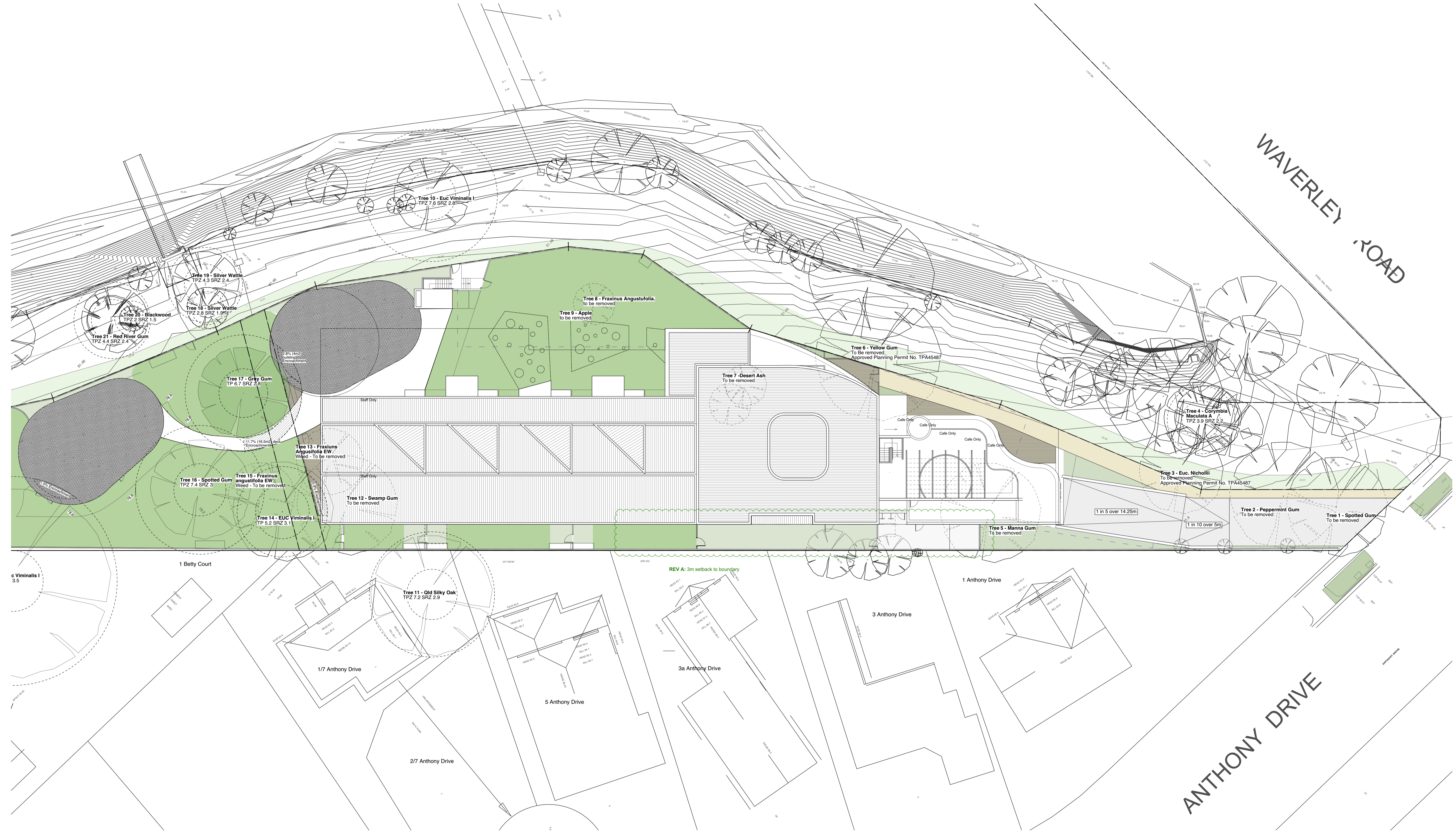
Continued from TP04





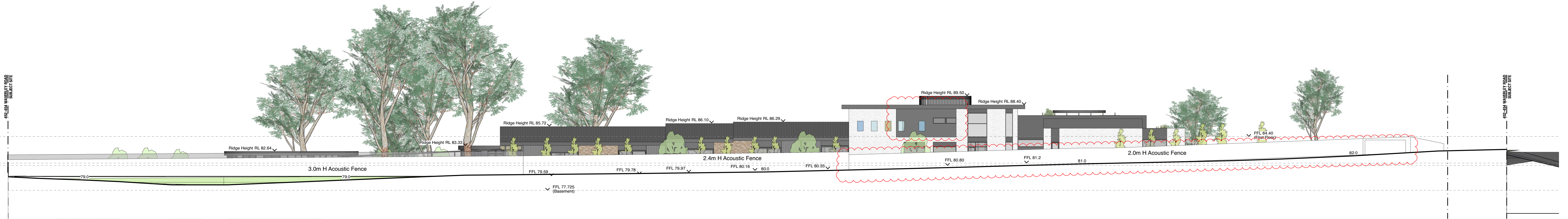




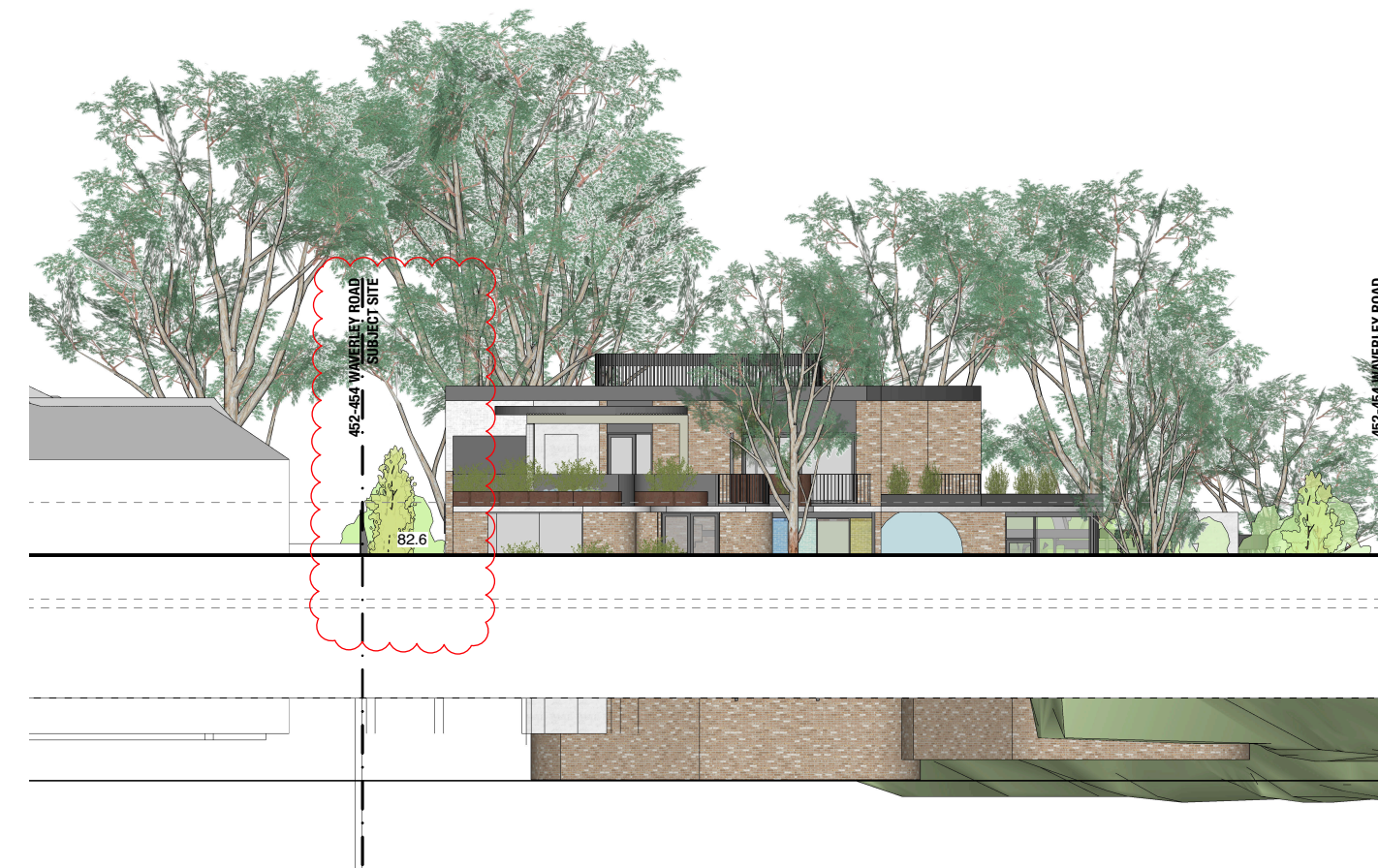




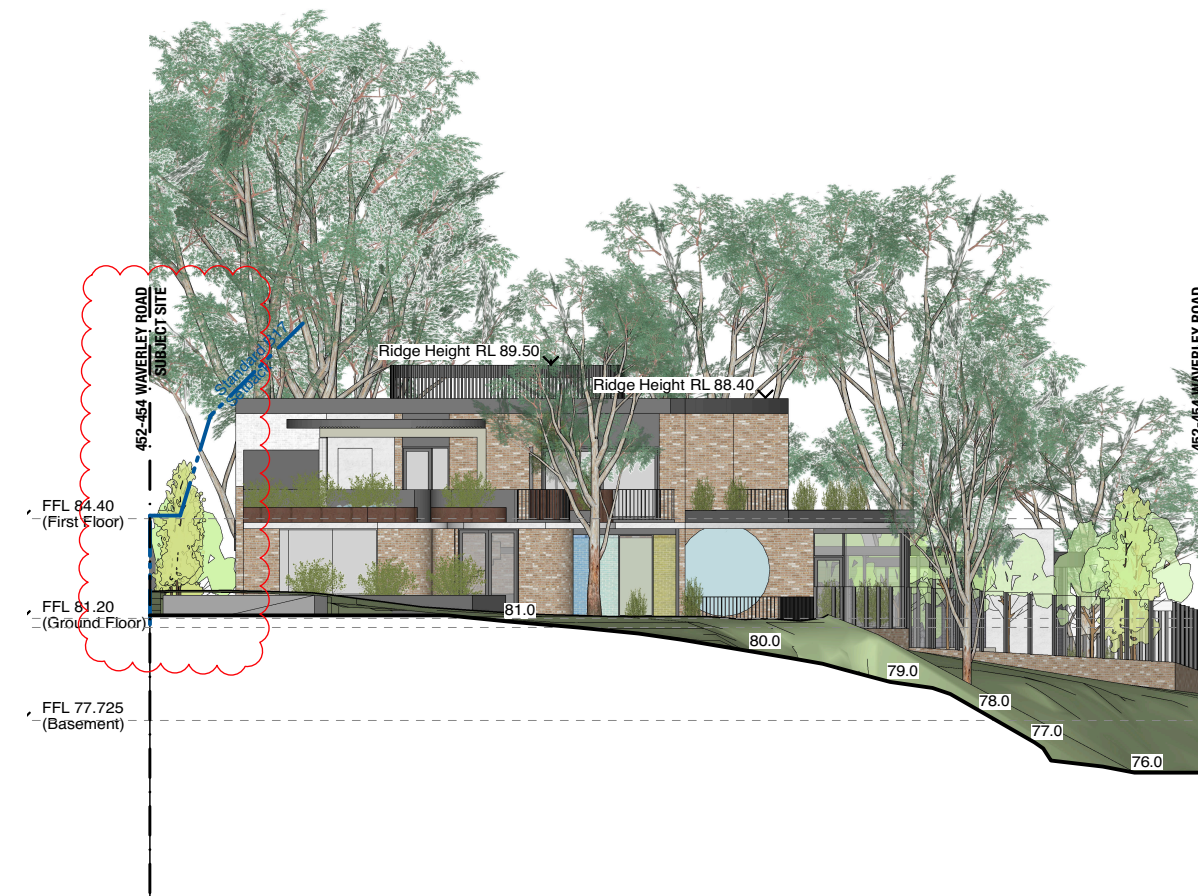
1 North-West Site Elevation
Scale: 1:250



7 South-East Site Elevation
Scale: 1:250



3 Anthony Drive Street View
Scale: 1:250



4 North-East Site Elevation
Scale: 1:250



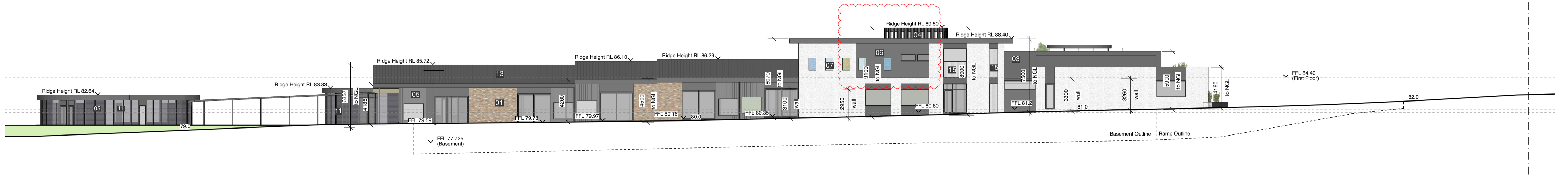
5 South-West Site Elevation 1
Scale: 1:250



6 South-West Site Elevation 2
Scale: 1:250



1 North-West Elevation
Scale: 1:200



2 South-East Elevation
Scale: 1:200



3 North-East Elevation
Scale: 1:200



4 South-West Elevation (Boundary Line)
Scale: 1:200



5 South-West Elevation (Building Line)
Scale: 1:200

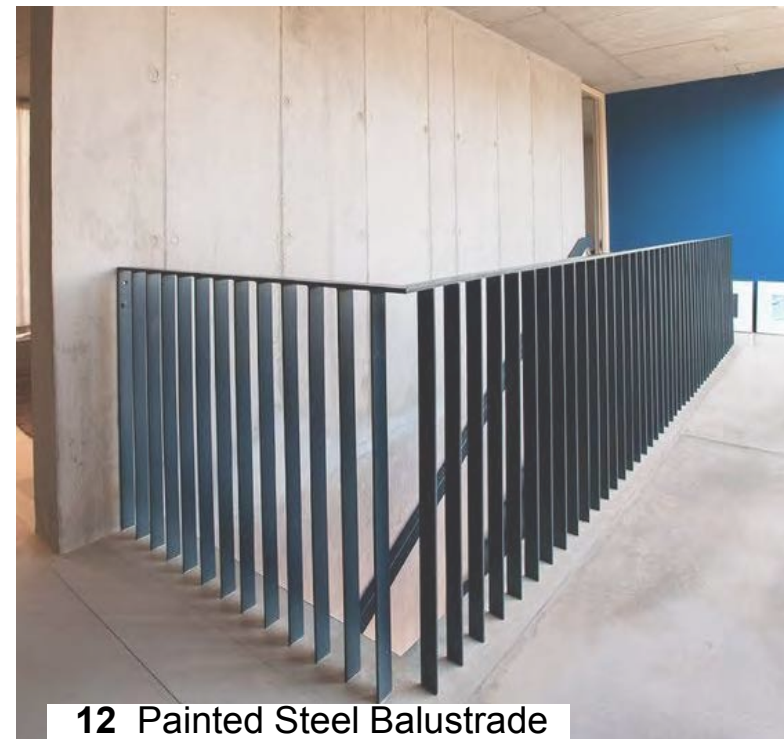
Material / Colour Legend

		Description
	01	Brickwork
	02	Exposed off-form concrete
	03	Painted cement sheet
	04	Aluminium battens
	05	Aluminium cladding
	06	Painted bagged brick
	07	Glass brick
	08	Tiles
	09	Timber pergola
	10	Corten steel
	11	Glass louvre
	12	Painted steel balustrade
	13	Colorbond roofing
	14	Graphic signage - To future detail
	15	Translucent glass to windows to prevent overlooking

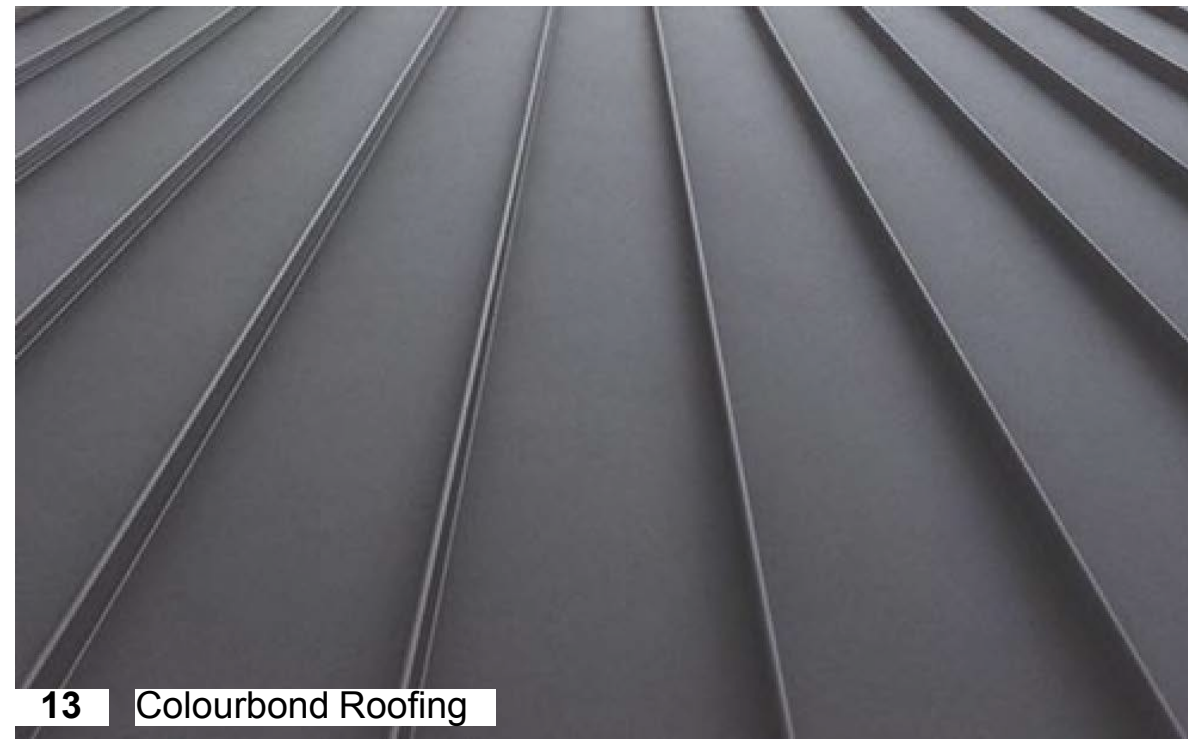
08 Tiles



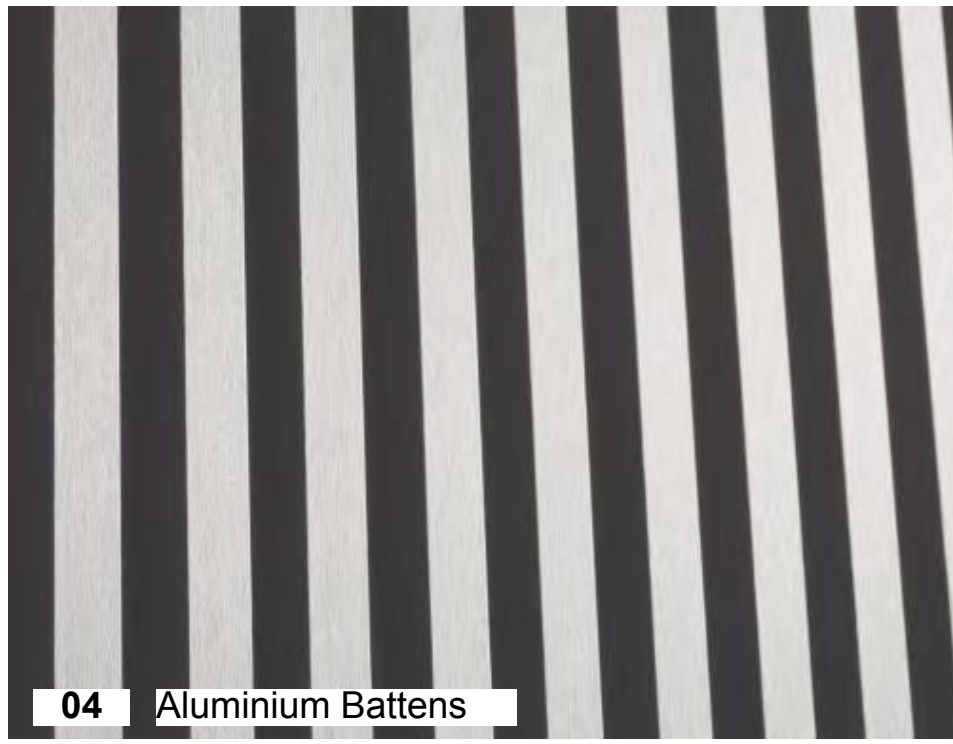
12 Painted Steel Balustrade



13 Colourbond Roofing



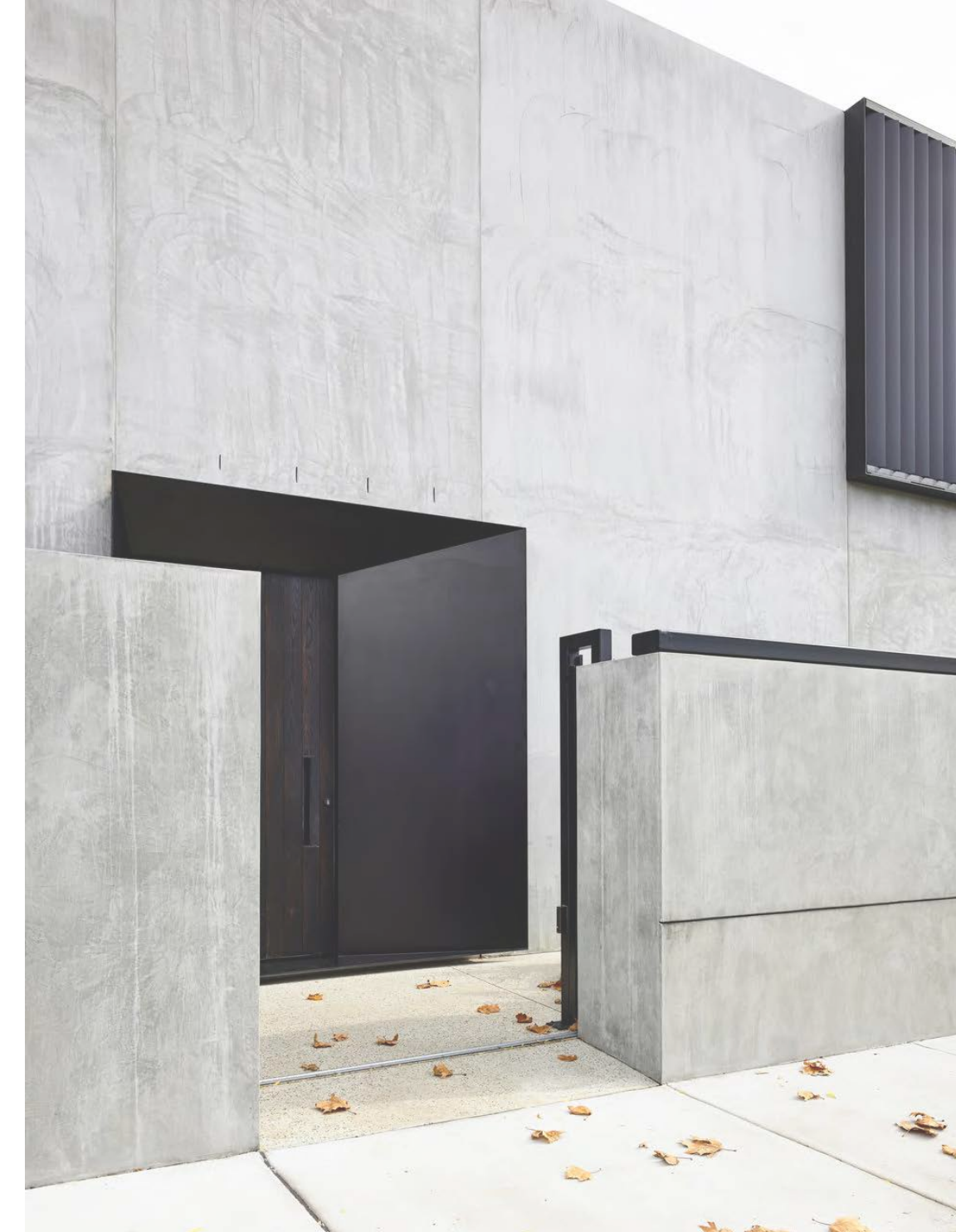
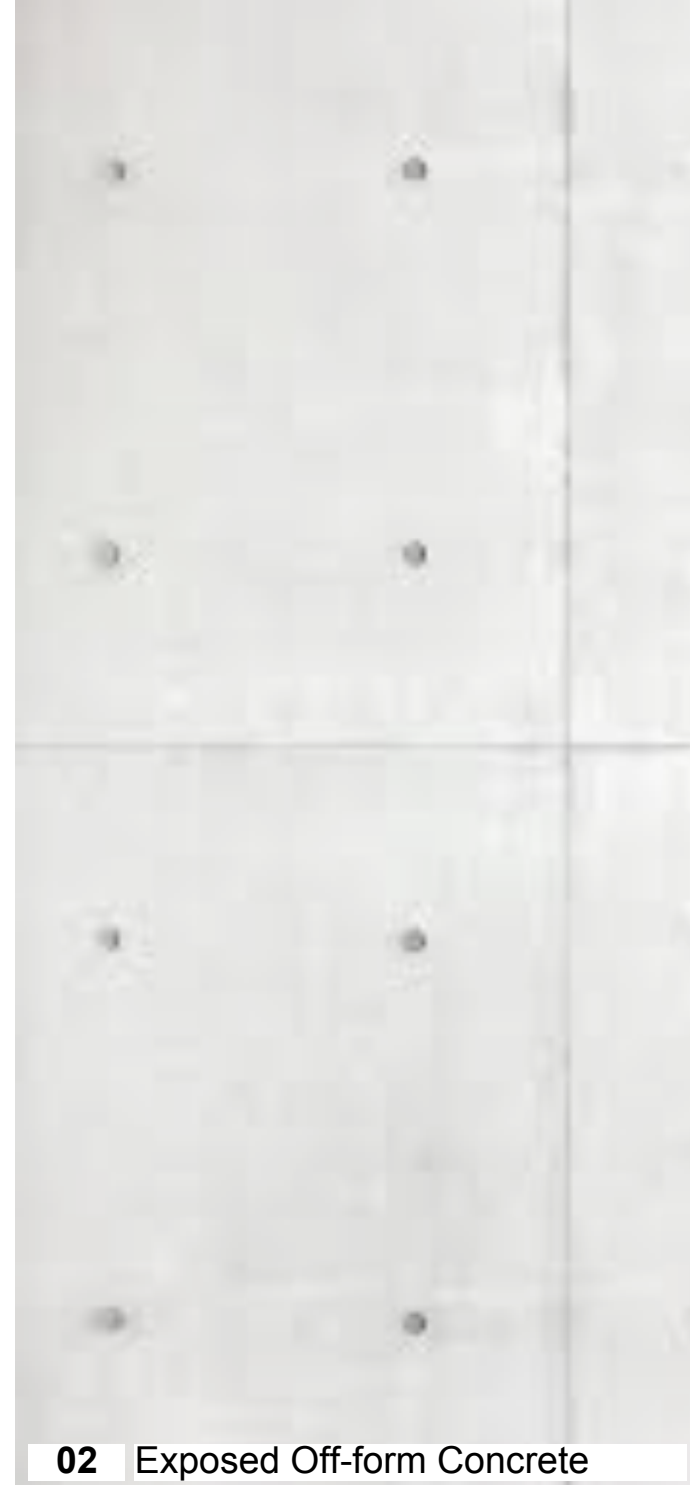
04 Aluminium Battens



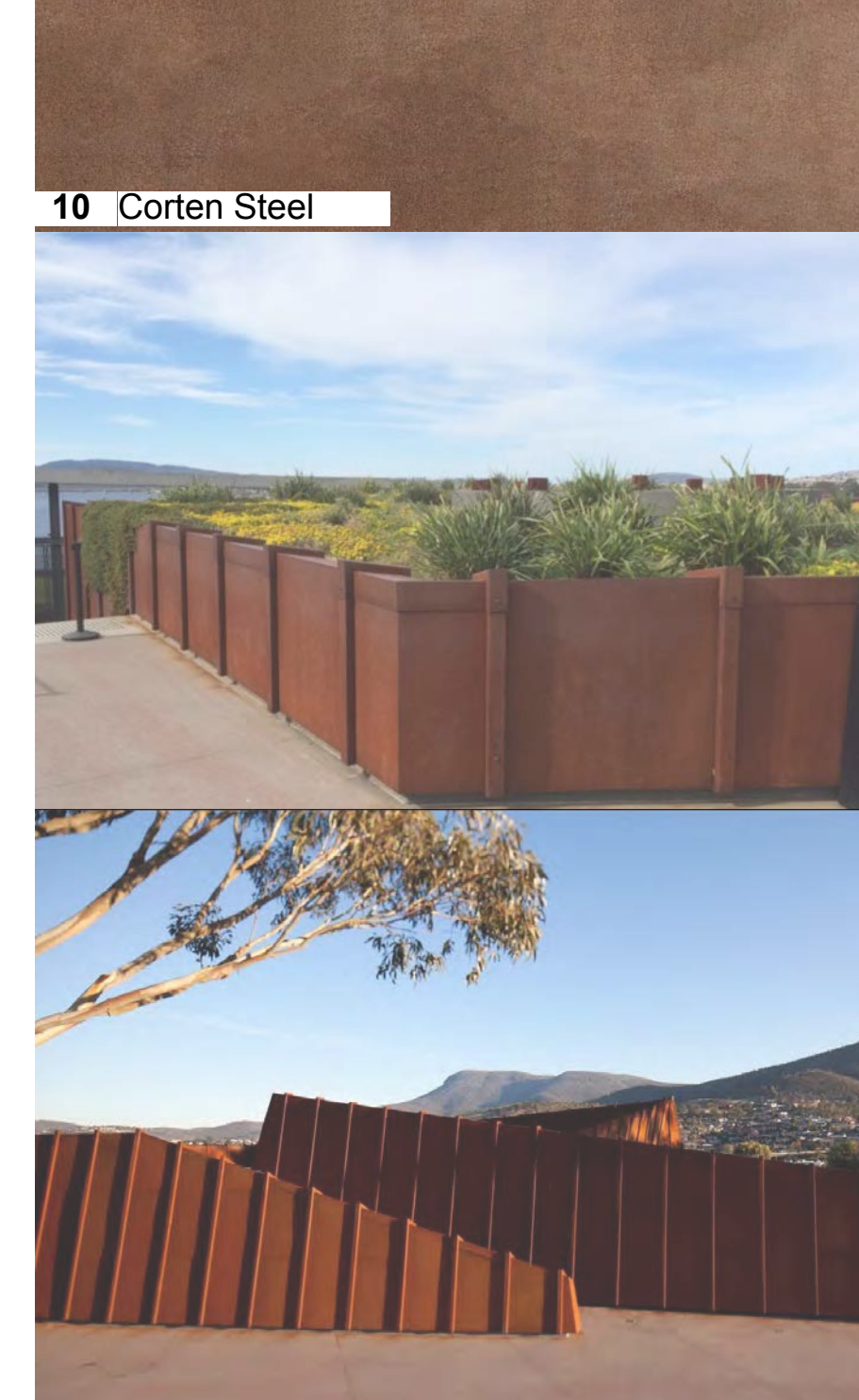
01 Brickwork



02 Exposed Off-form Concrete



10 Corten Steel



09 Timber Pergola



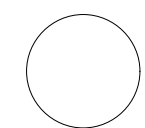
11 Glass Louvers



05 Aluminium Cladding

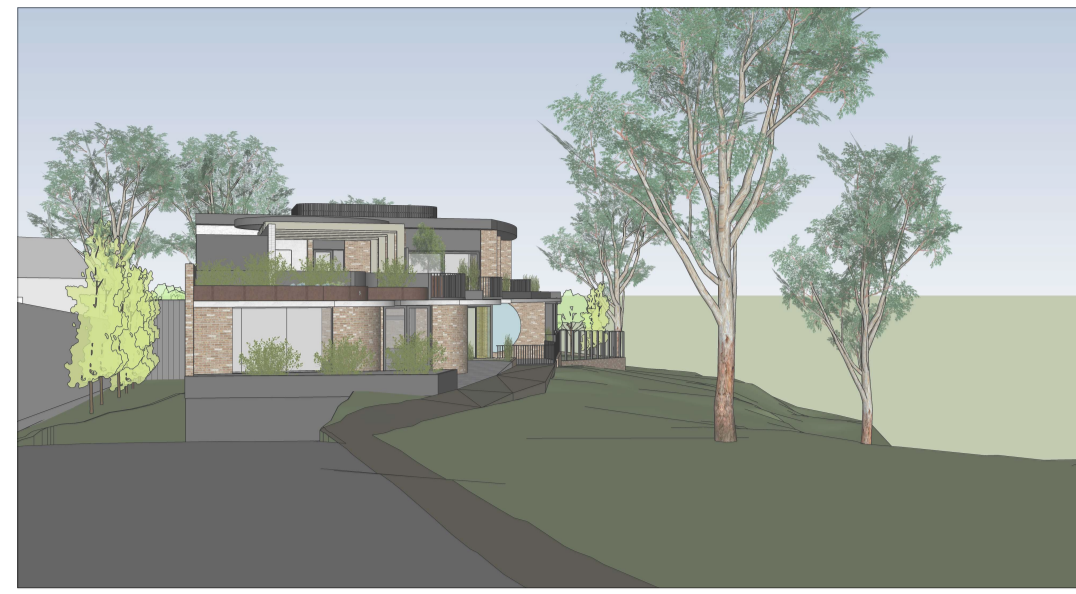


Endicott Crazy Paving





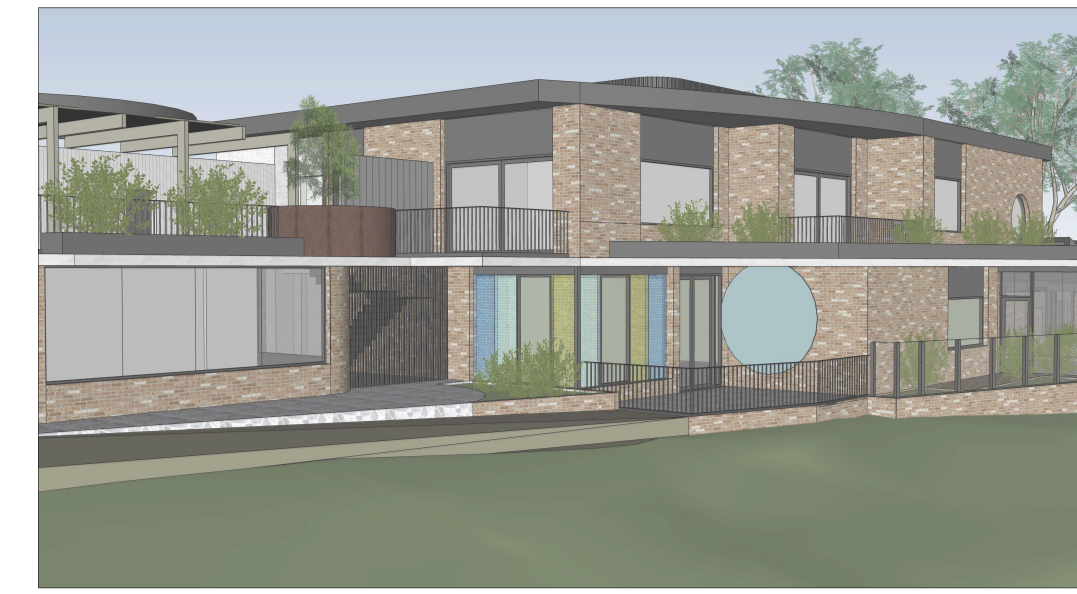
View towards site from road at Anthony Drive and Waverley Road intersection



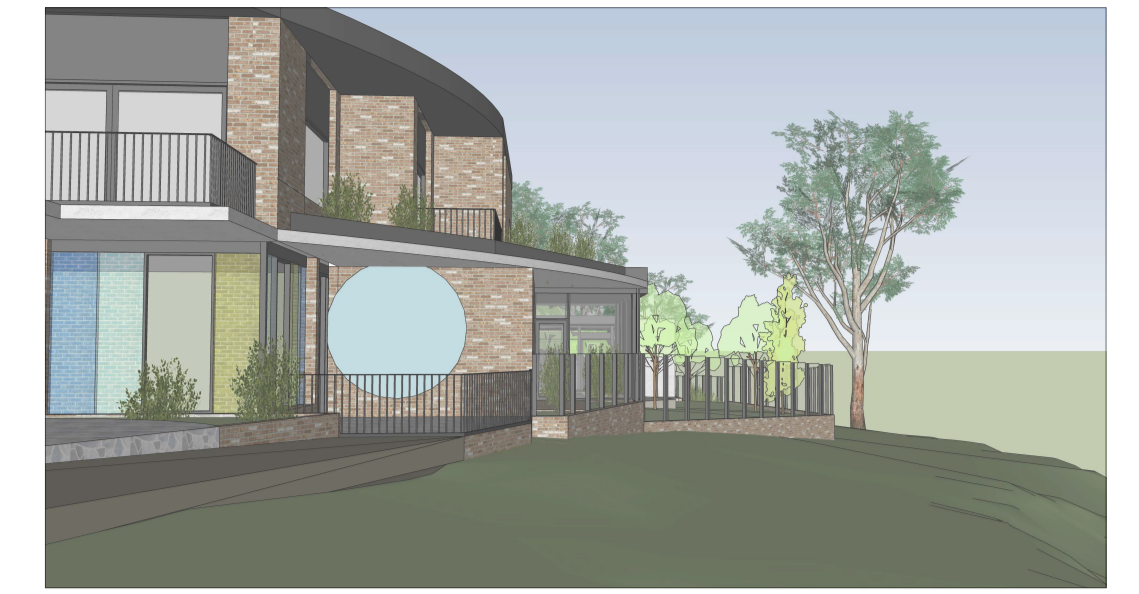
View towards site from footpath at Anthony Drive



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from new Scotchman's Creek trail



View towards site from road at Waverley Road



Aerial view of North elevation



Aerial view of East elevation



Aerial view of South elevation



Aerial view of West elevation



View towards site from backyard of 1 Anthony Drive



View towards site from backyard of 3 Anthony Drive



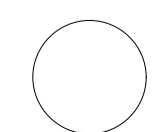
View towards site from backyard of 3a Anthony Drive



View towards site from backyard of 5 Anthony Drive



View towards site from backyard of 1/7 Anthony Drive





1 9am on 22 September
Scale: 1:700




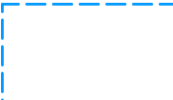

2 10am on 22 September
Scale: 1:700



3 12pm on 22 September
Scale: 1:700

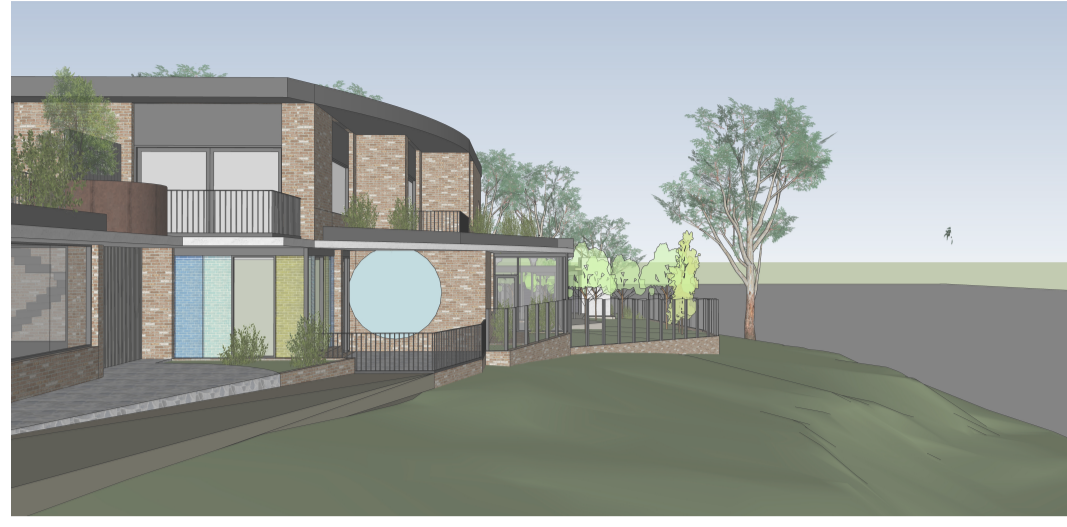


4 3pm on 22 September
Scale: 1:700

-  Extent of new shadows falling onto ground (3pm)
-  Extent of existing shadows from fencing falling onto ground (3pm)
-  40m² Private Open Space with minimum dimension of 3 metres

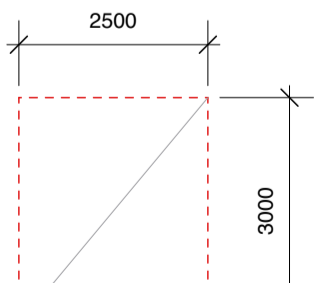


○ Sign Board 2 - Fixed to Fence

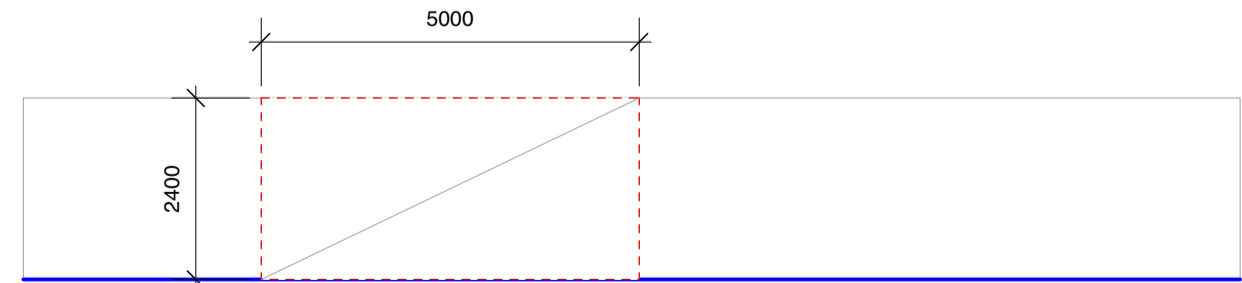


○ Sign Board 3 - Building Signage

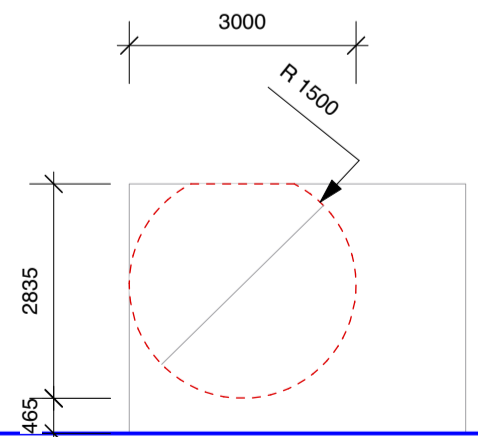
1 Signage - Location Plan
Scale: 1:500



Signage Board 1:
Freestanding Sign to Waverley Rd
Illuminated Signage Board



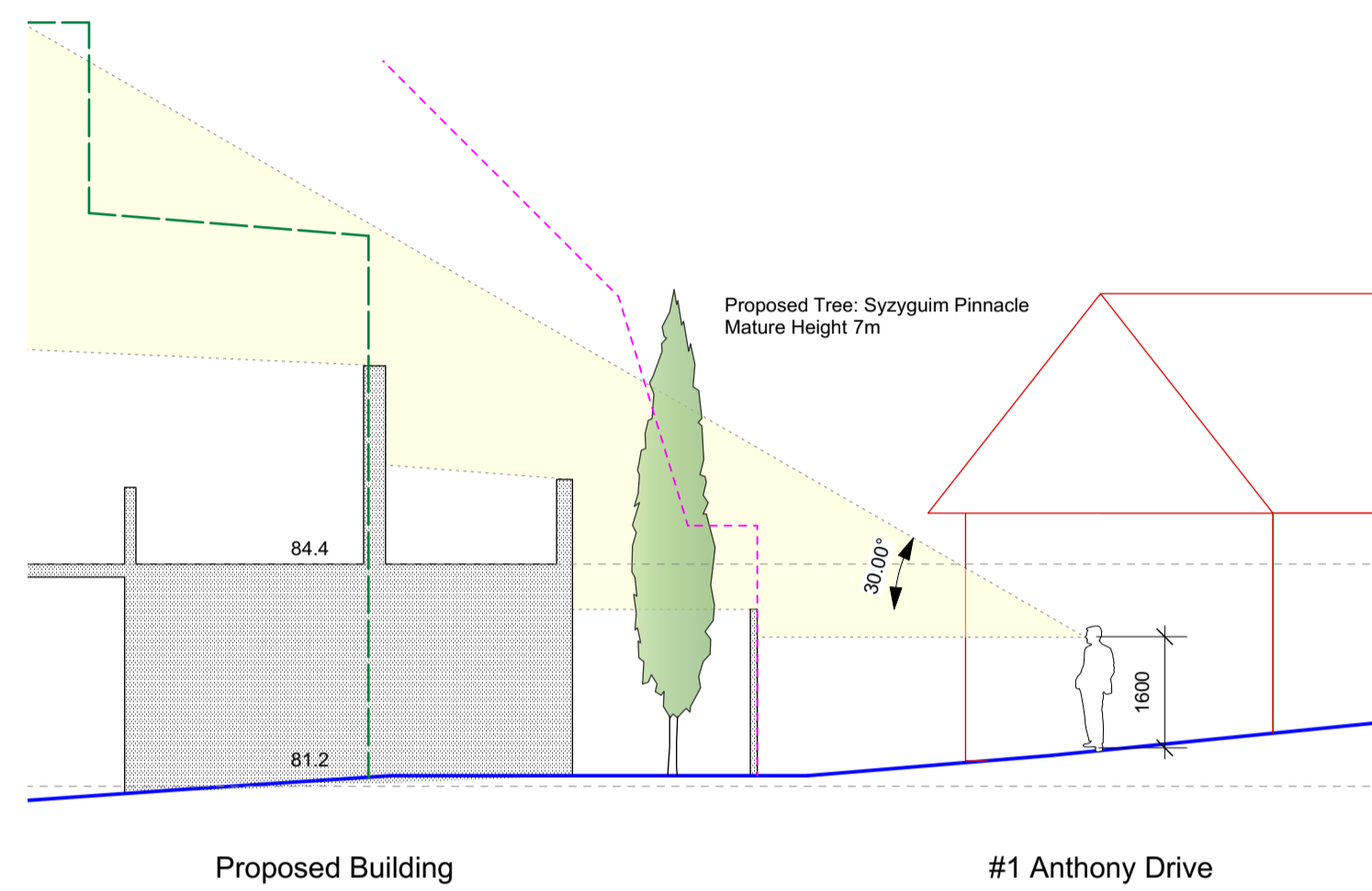
Signage Board 2:
Fixed to Driveway Fence
Illuminated Signage Board



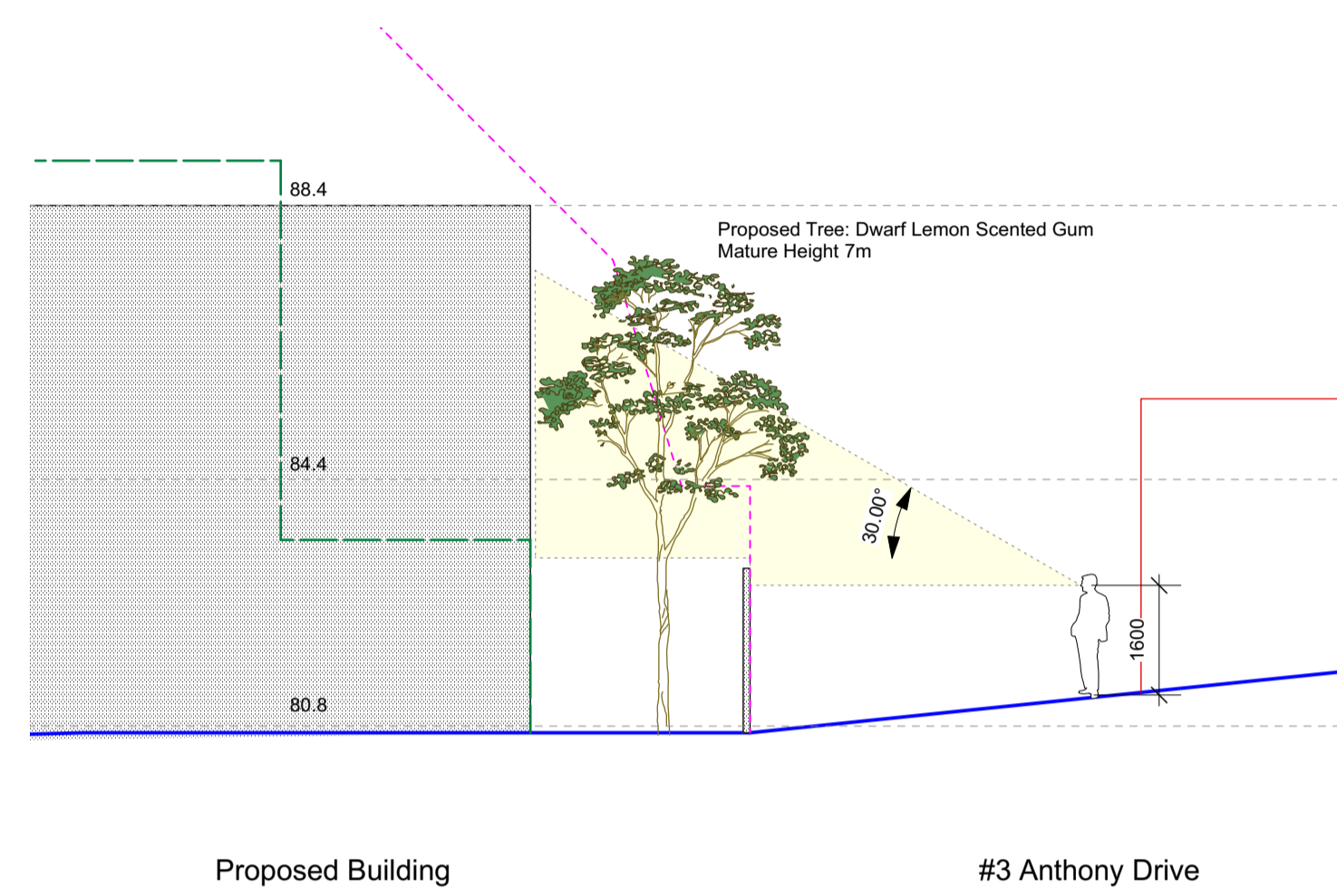
Signage Board 3:
Entrance to Childcare
Illuminated Signage Board

Legend:

- Natural Ground Line
- Title Boundary
- Line of Approved Permit #TPA 45478
- Rescode Side Setback Line
- Viewing Angle. 1.6m eye height 30°



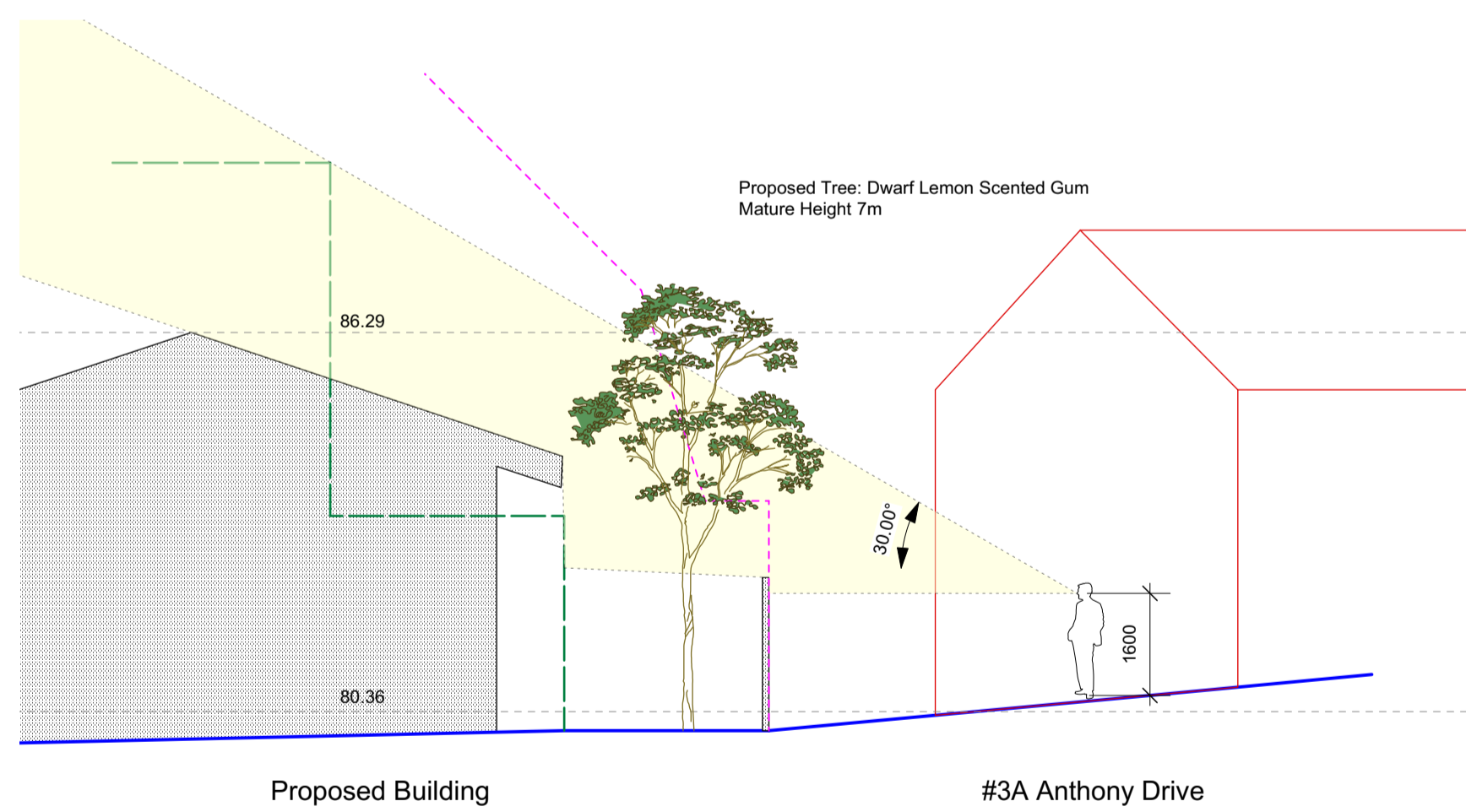
1 Section through #1 Anthony Drive
Scale: 1:100



2 Section through #3 Anthony Drive
Scale: 1:100

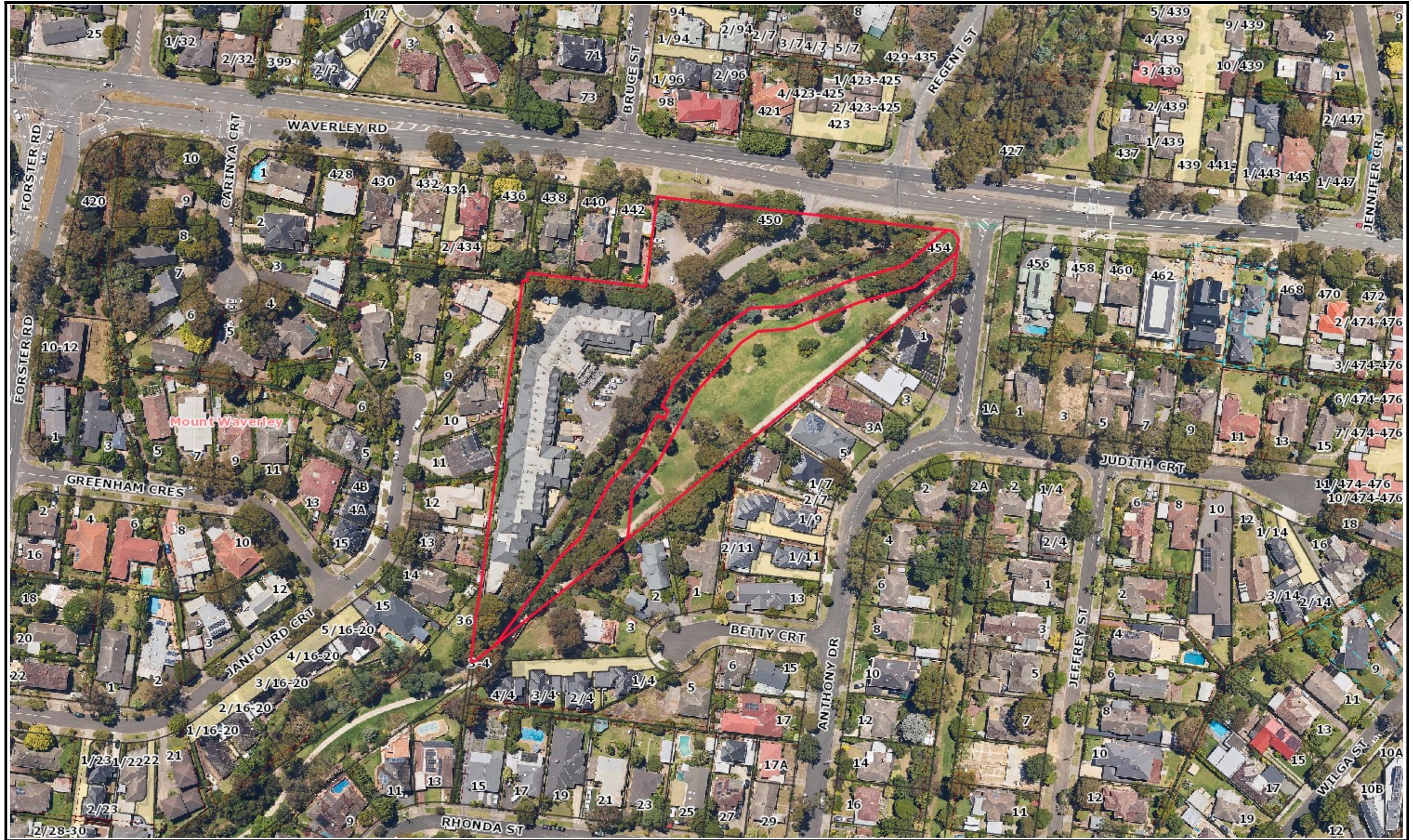


Location Plan
Scale: 1:1000



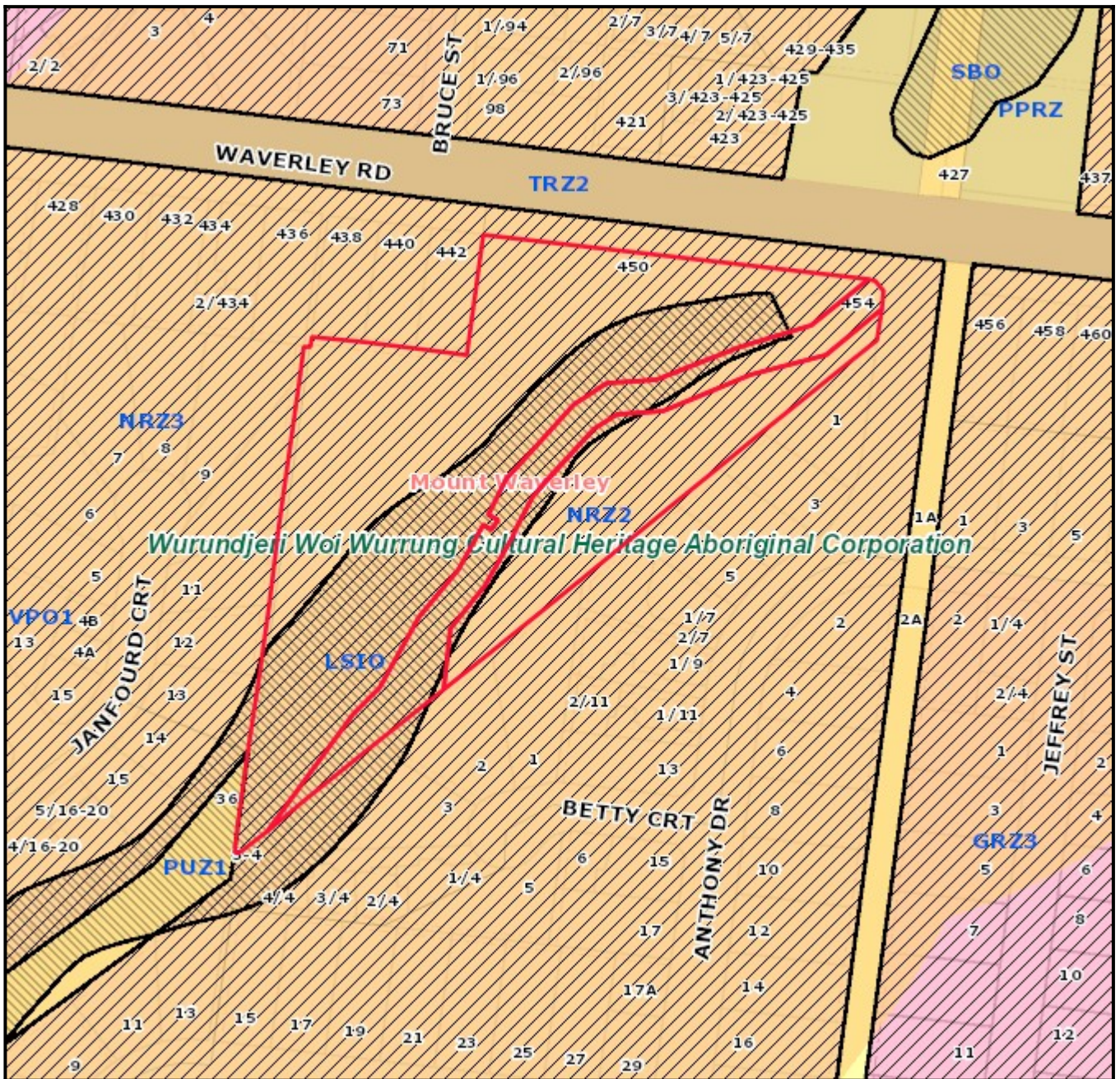
3 Section through #3A Anthony Drive
Scale: 1:100

Attachment 2: 444-454 Waverley Road, Mount Waverley





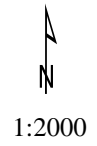
Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



Address

444-454 Waverley Road MOUNT WAVERLEY VIC 3149

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Objector Map

Subject land shaded light red.
 Objector sproperties shaded dark green and pinpointed.
 (Not all objector properties shown as some objectors are located outside the map boundary).

Legend

-  Property
-  Proposed Property
-  Common Property
-  Easements
-  Raillines
-  Reserves
- Open Space Public Access**
-  Accessway/ trail
-  Conservation
-  Memorial Park
-  Play
-  Relaxation/ contemplation
-  Social/ family recreation
-  Sport
-  Utility/ buffer/ enviro constraint
-  Visual amenity
-  Water based recreation

1:5000



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