



# STELLER - OAKLEIGH

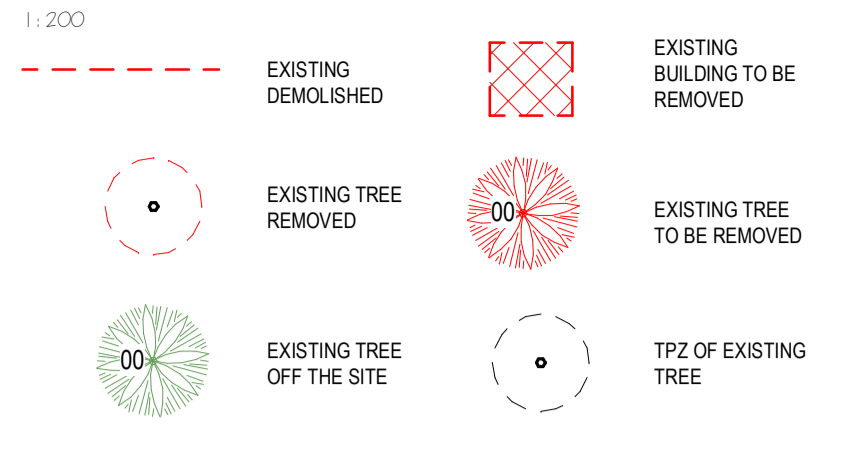
1-9 ALLEN STREET, OAKLEIGH

TP_Sheet List	
Sheet Number	Sheet Name
TP-000	COVER
TP-010	EXISTING / DEMOLITION SITE PLAN
TP-100	LOWER GROUND FLOOR PLAN
TP-101	GROUND FLOOR PLAN
TP-102	FIRST FLOOR PLAN
TP-103	SECOND FLOOR PLAN
TP-104	ROOF PLAN
TP-200	ELEVATIONS
TP-201	SECTIONS
TP-202	DETAIL SECTION
TP-300	SHADOW DIAGRAMS
TP-500	3D VISULIZATION

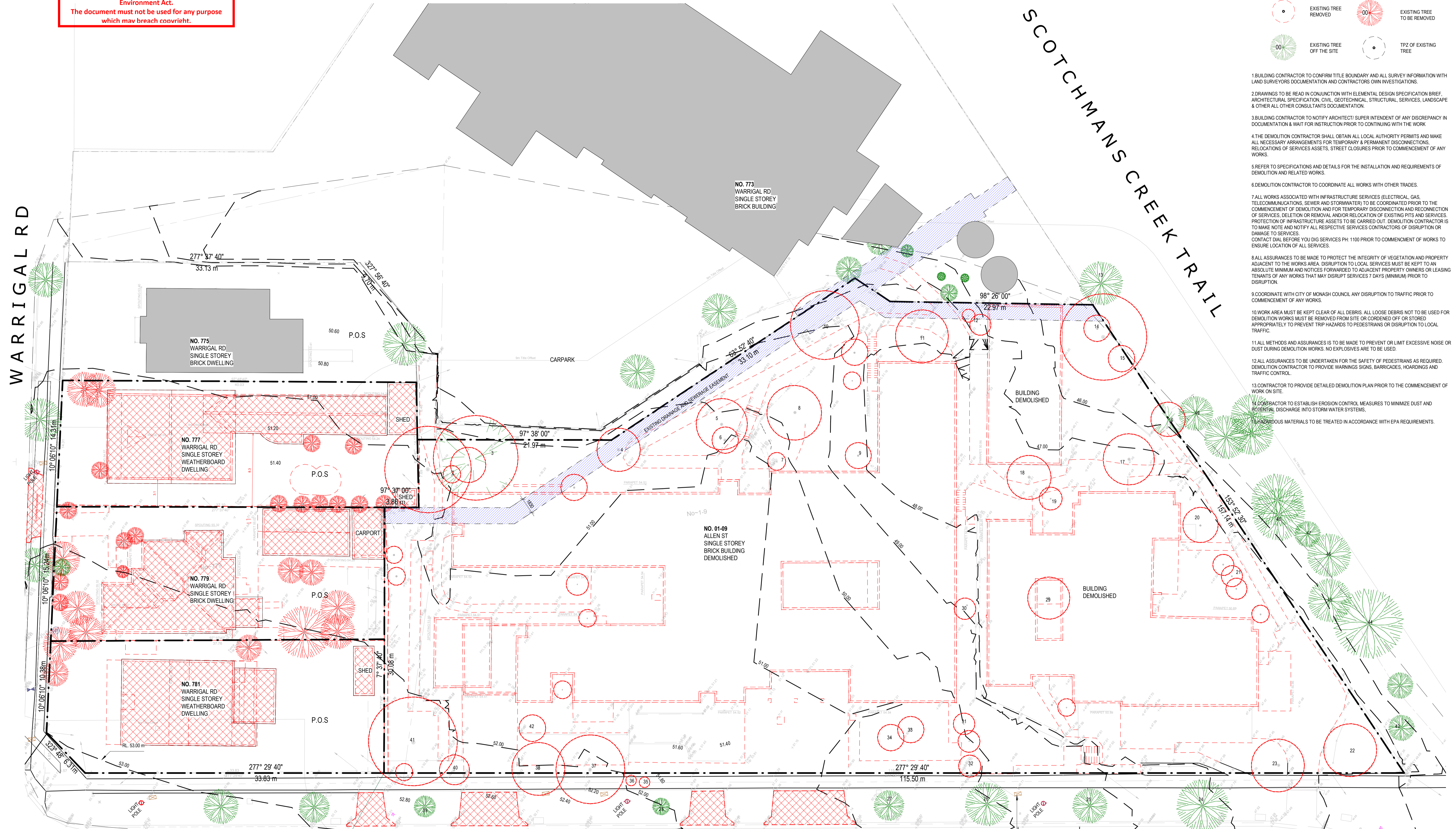
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**DEMOLITION LEGEND**



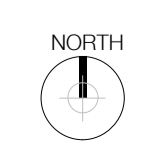
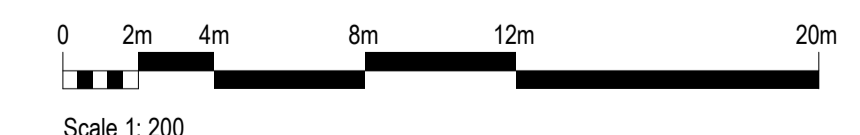
- BUILDING CONTRACTOR TO CONFIRM TITLE BOUNDARY AND ALL SURVEY INFORMATION WITH LAND SURVEYORS DOCUMENTATION AND CONTRACTORS OWN INVESTIGATIONS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ELEMENTAL DESIGN SPECIFICATION BRIEF, ARCHITECTURAL SPECIFICATION, CIVIL, GEOTECHNICAL, STRUCTURAL, SERVICES, LANDSCAPE & OTHER ALL OTHER CONSULTANTS DOCUMENTATION.
- BUILDING CONTRACTOR TO NOTIFY ARCHITECT/ SUPER INTENDENT OF ANY DISCREPANCY IN DOCUMENTATION & WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH THE WORK
- THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL LOCAL AUTHORITY PERMITS AND MAKE ALL NECESSARY ARRANGEMENTS FOR TEMPORARY & PERMANENT DISCONNECTIONS, RELOCATIONS OF SERVICES ASSETS, STREET CLOSURES PRIOR TO COMMENCEMENT OF ANY WORKS.
- REFER TO SPECIFICATIONS AND DETAILS FOR THE INSTALLATION AND REQUIREMENTS OF DEMOLITION AND RELATED WORKS.
- DEMOLITION CONTRACTOR TO COORDINATE ALL WORKS WITH OTHER TRADES.
- ALL WORKS ASSOCIATED WITH INFRASTRUCTURE SERVICES (ELECTRICAL, GAS, TELECOMMUNICATIONS, SEWER AND STORMWATER) TO BE COORDINATED PRIOR TO THE COMMENCEMENT OF DEMOLITION AND FOR TEMPORARY DISCONNECTION AND RECONNECTION OF SERVICES, DELETION OR REMOVAL AND/OR RELOCATION OF EXISTING FITS AND SERVICES. PROTECTION OF INFRASTRUCTURE ASSETS TO BE CARRIED OUT. DEMOLITION CONTRACTOR IS TO MAKE NOTE AND NOTIFY ALL RESPECTIVE SERVICES CONTRACTORS OF DISRUPTION OR DAMAGE TO SERVICES. CONTACT DIAL BEFORE YOU DIG SERVICES PH: 1100 PRIOR TO COMMENCEMENT OF WORKS TO ENSURE LOCATION OF ALL SERVICES.
- ALL ASSURANCES TO BE MADE TO PROTECT THE INTEGRITY OF VEGETATION AND PROPERTY ADJACENT TO THE WORKS AREA. DISRUPTION TO LOCAL SERVICES MUST BE KEPT TO AN ABSOLUTE MINIMUM AND NOTICES FORWARDED TO ADJACENT PROPERTY OWNERS OR LEASING TENANTS OF ANY WORKS THAT MAY DISRUPT SERVICES 7 DAYS (MINIMUM) PRIOR TO DISRUPTION.
- COORDINATE WITH CITY OF MONASH COUNCIL ANY DISRUPTION TO TRAFFIC PRIOR TO COMMENCEMENT OF ANY WORKS.
- WORK AREA MUST BE KEPT CLEAR OF ALL DEBRIS. ALL LOOSE DEBRIS NOT TO BE USED FOR DEMOLITION WORKS MUST BE REMOVED FROM SITE OR CORDONED OFF OR STORED APPROPRIATELY TO PREVENT TRIP HAZARDS TO PEDESTRANS OR DISRUPTION TO LOCAL TRAFFIC.
- ALL METHODS AND ASSURANCES IS TO BE MADE TO PREVENT OR LIMIT EXCESSIVE NOISE OR DUST DURING DEMOLITION WORKS. NO EXPLOSIVES ARE TO BE USED.
- ALL ASSURANCES TO BE UNDERTAKEN FOR THE SAFETY OF PEDESTRANS AS REQUIRED. DEMOLITION CONTRACTOR TO PROVIDE WARNINGS SIGNS, BARRICADES, HOARDINGS AND TRAFFIC CONTROL.
- CONTRACTOR TO PROVIDE DETAILED DEMOLITION PLAN PRIOR TO THE COMMENCEMENT OF WORK ON SITE.
- CONTRACTOR TO ESTABLISH EROSION CONTROL MEASURES TO MINIMIZE DUST AND POTENTIAL DISCHARGE INTO STORM WATER SYSTEMS.
- HAZARDOUS MATERIALS TO BE TREATED IN ACCORDANCE WITH EPA REQUIREMENTS.



WARRIGAL RD

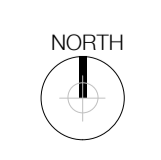
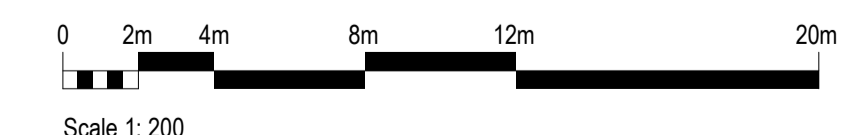
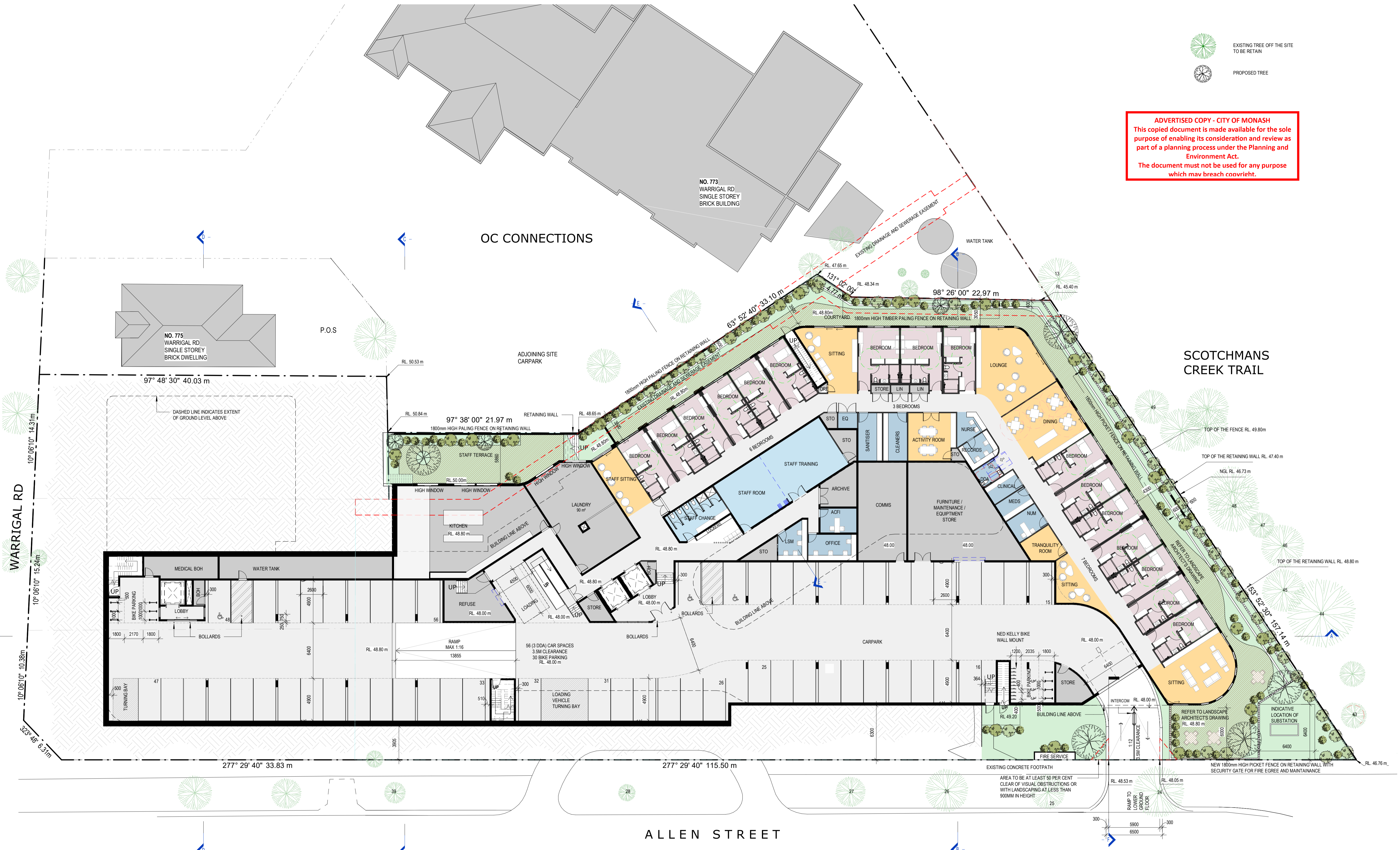
SCOTCHMANS CREEK TRAIL

ALLEN STREET





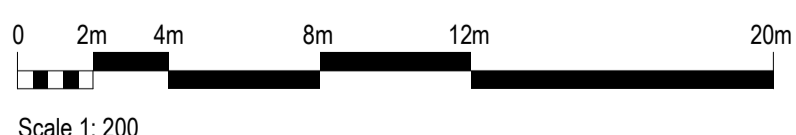
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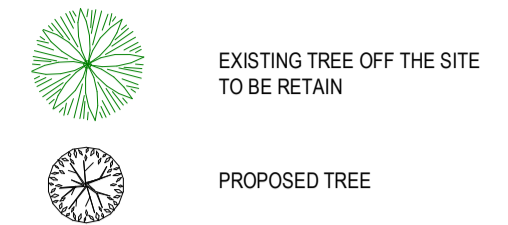
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**DEVELOPMENT SCHEDULE:**

SITE AREA:	6309 m <sup>2</sup>
LOWER GROUND FLOOR:	16 BEDS (SCU)
GROUND FLOOR:	41 BEDS (3 SUITES)
FIRST FLOOR:	59 BEDS (3 SUITES)
SECOND FLOOR:	38 BEDS (15 SUITES)
<b>TOTAL BEDS:</b>	<b>154 (21) BEDS</b>
<b>MEDICAL:</b>	<b>7 CONSULTING SUITES - 256 m<sup>2</sup></b>
<b>PARKING</b>	
CAR PARKING	56 (3 DDA)
<b>BIKE PARKING</b>	
GROUND	4
L-GROUND	30
<b>TOTAL</b>	<b>34</b>
SITE COVERAGE	62.4%
SITE PERMEABILITY	20.0%

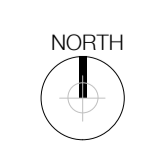
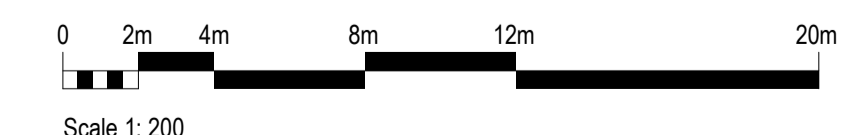


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02 FIRST FLOOR BEDROOMS

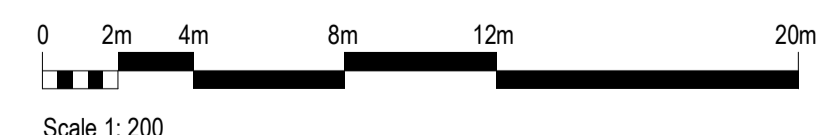
OCCUPANCY	COUNT
LARGE ROOM	23
STANDARD	33
SUITE	3
<b>TOTAL BEDROOMS:</b>	<b>59</b>



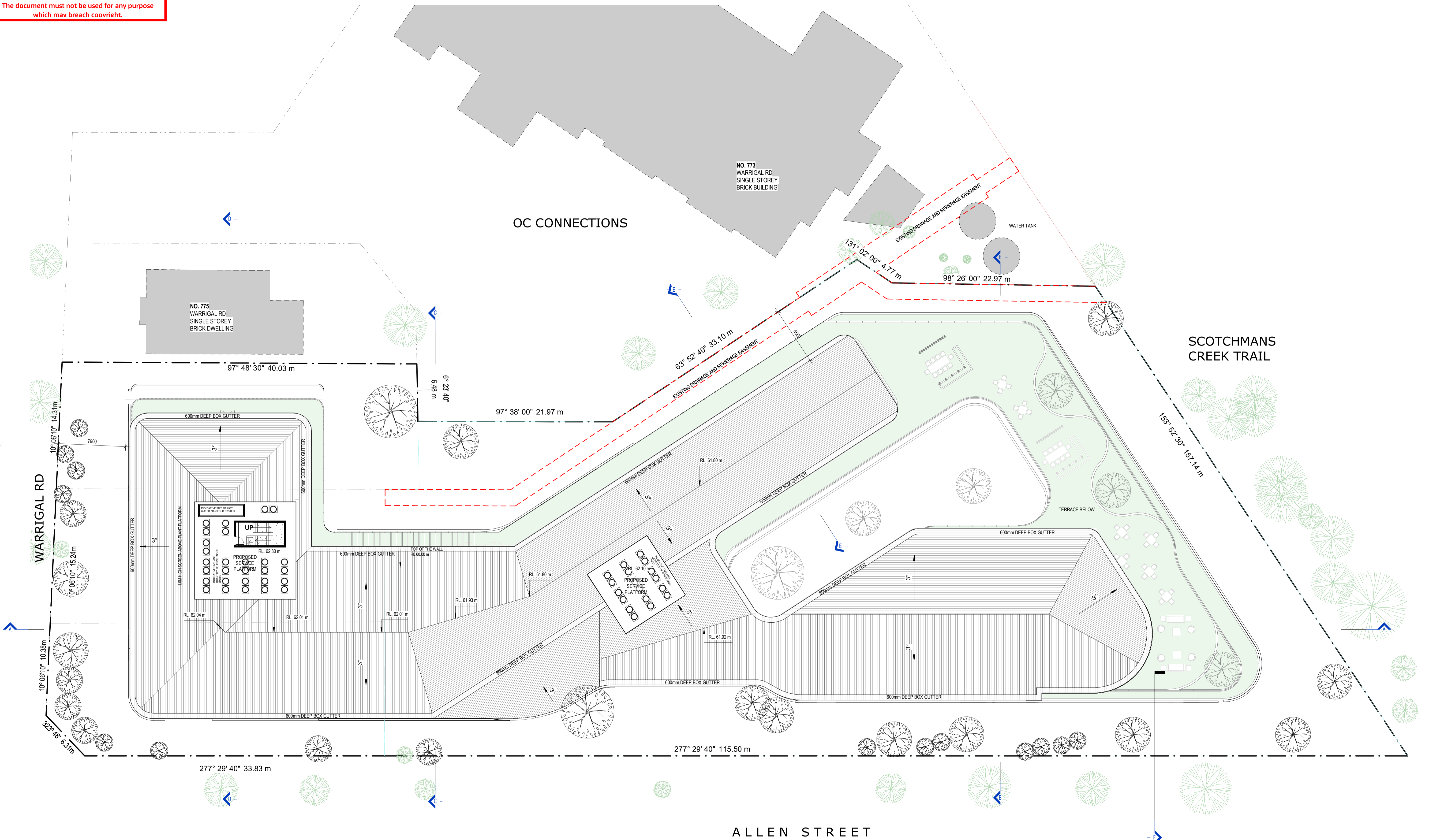
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-  EXISTING TREE OFF THE SITE TO BE RETAIN
-  PROPOSED TREE

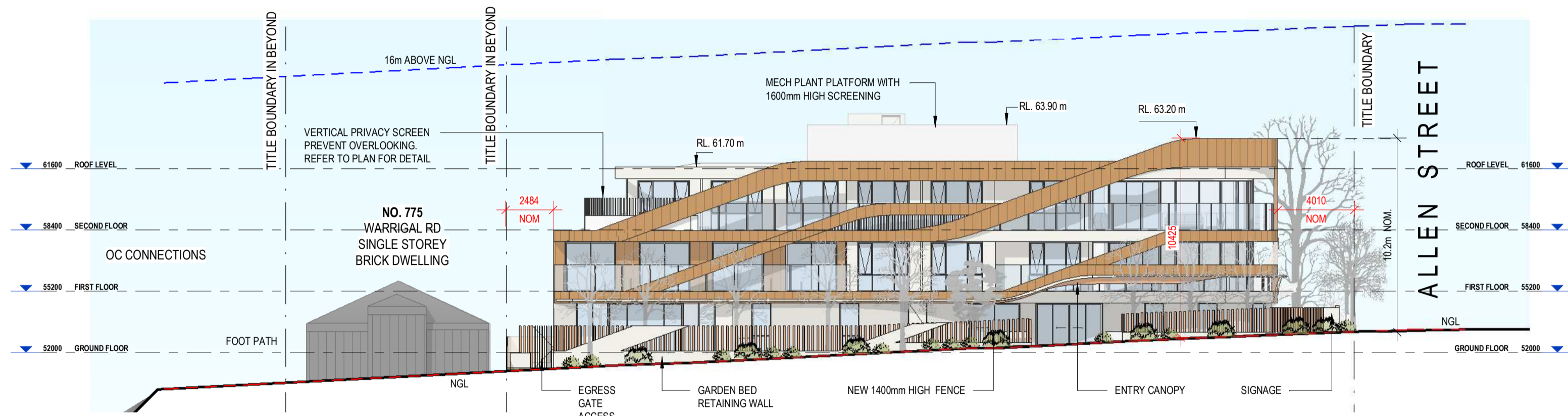


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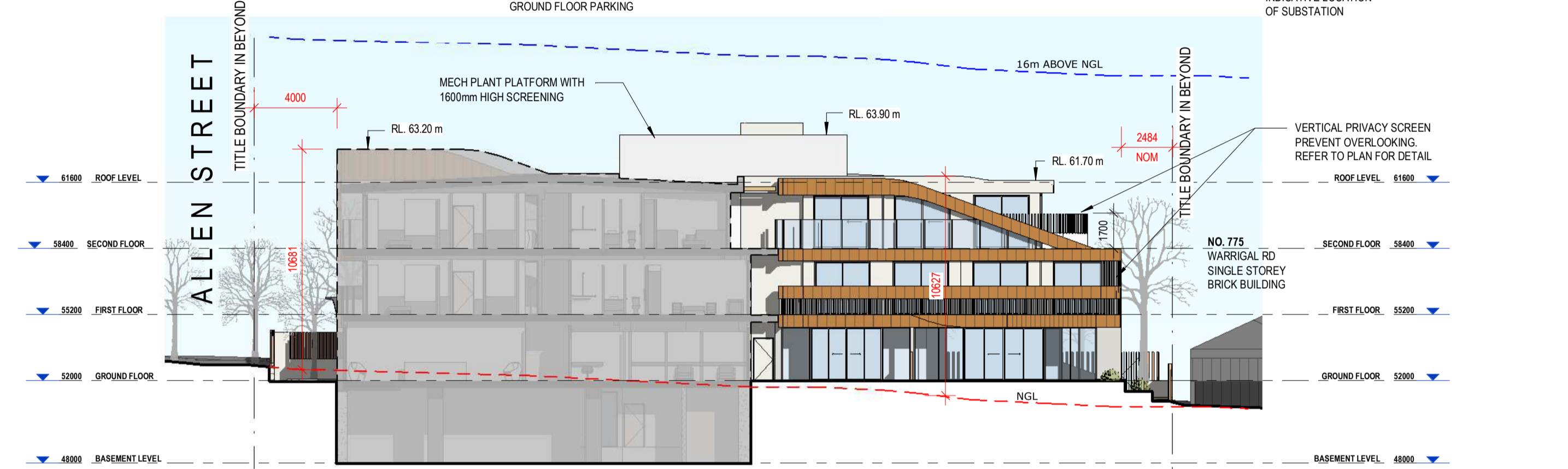




SOUTH ELEVATION (ALLEN ST)



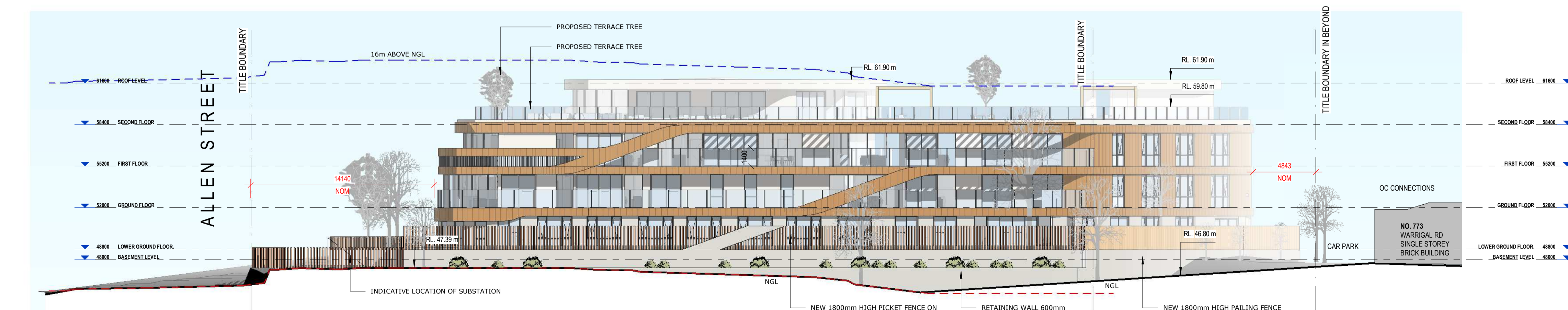
WEST ELEVATION



INTERNAL EAST ELEVATION



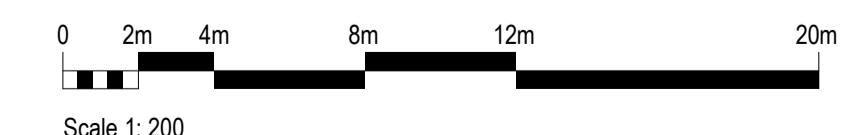
NORTH ELEVATION



EAST ELEVATION (SCOTCHMAN'S CREEK)

ELEVATION LEGEND

CODE	DESCRIPTION	RN1	MC1	SC1
MC1	TIMBER LOOK CLADDING			
GL1	GLAZING			
RN1	TEXTURED RENDER FINISH			
RN2	TEXTURED RENDER FINISH			
SC1	METAL BATTEN SCREEN (MAXIMUM 25% OPENING)			
PF	PICKET FENCE			



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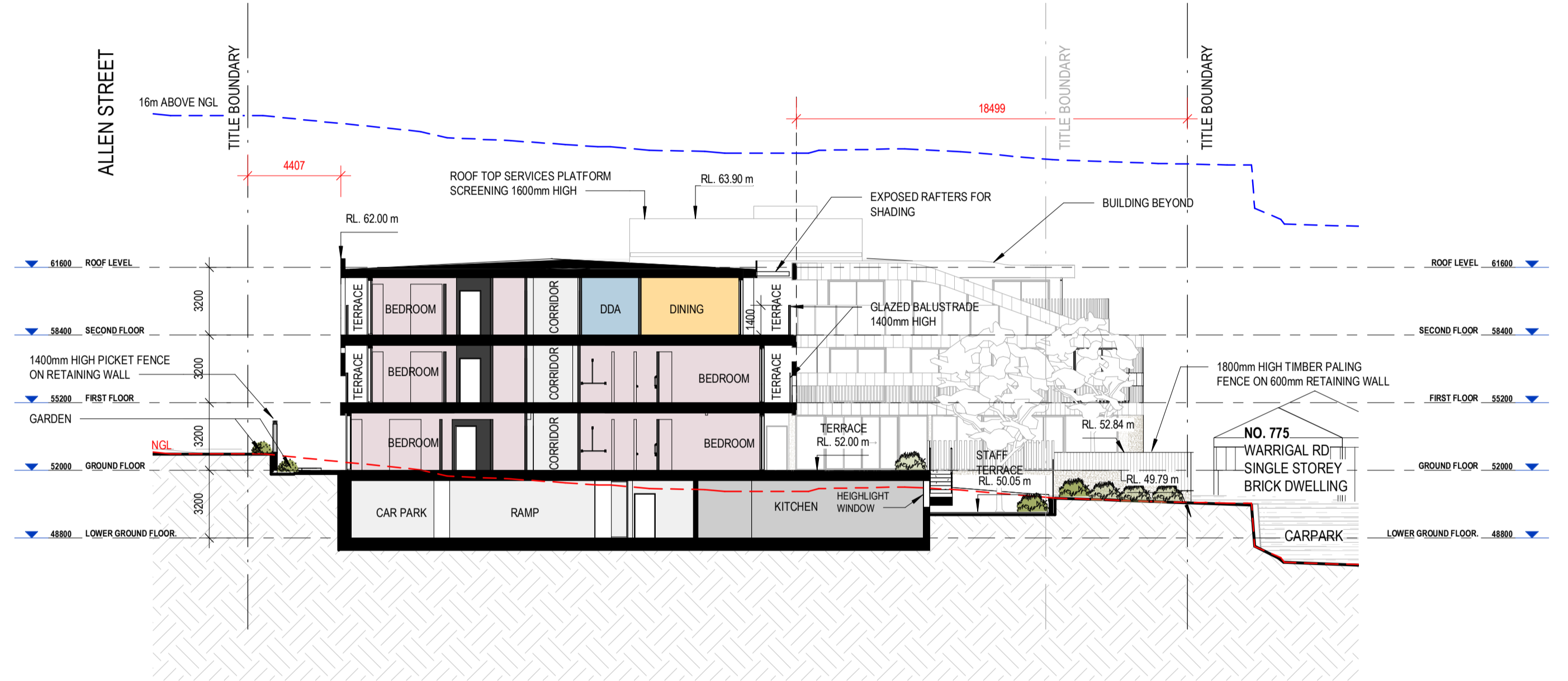




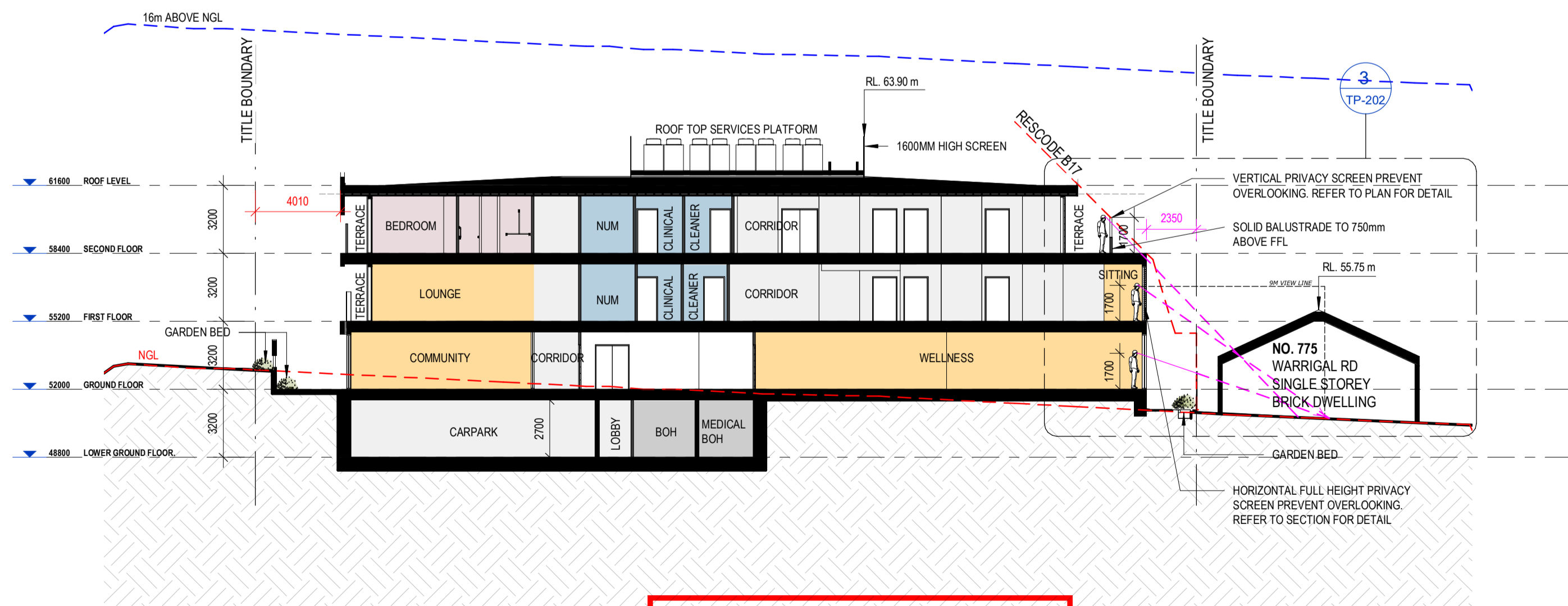
SECTION AA  
1:200



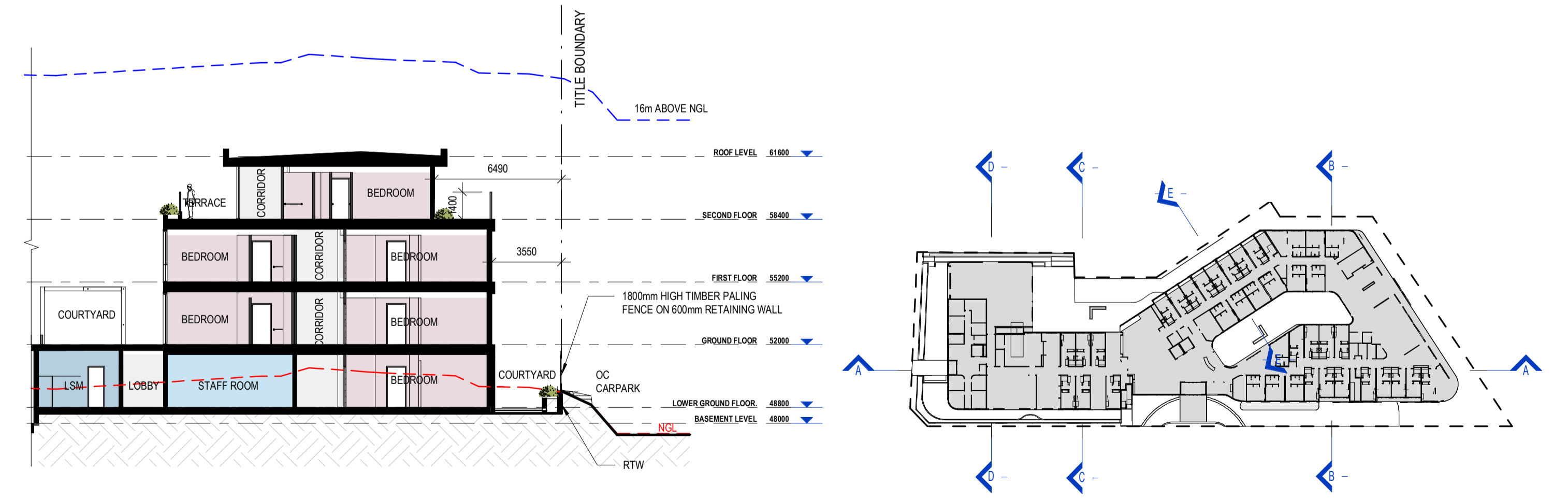
SECTION BB  
1:200



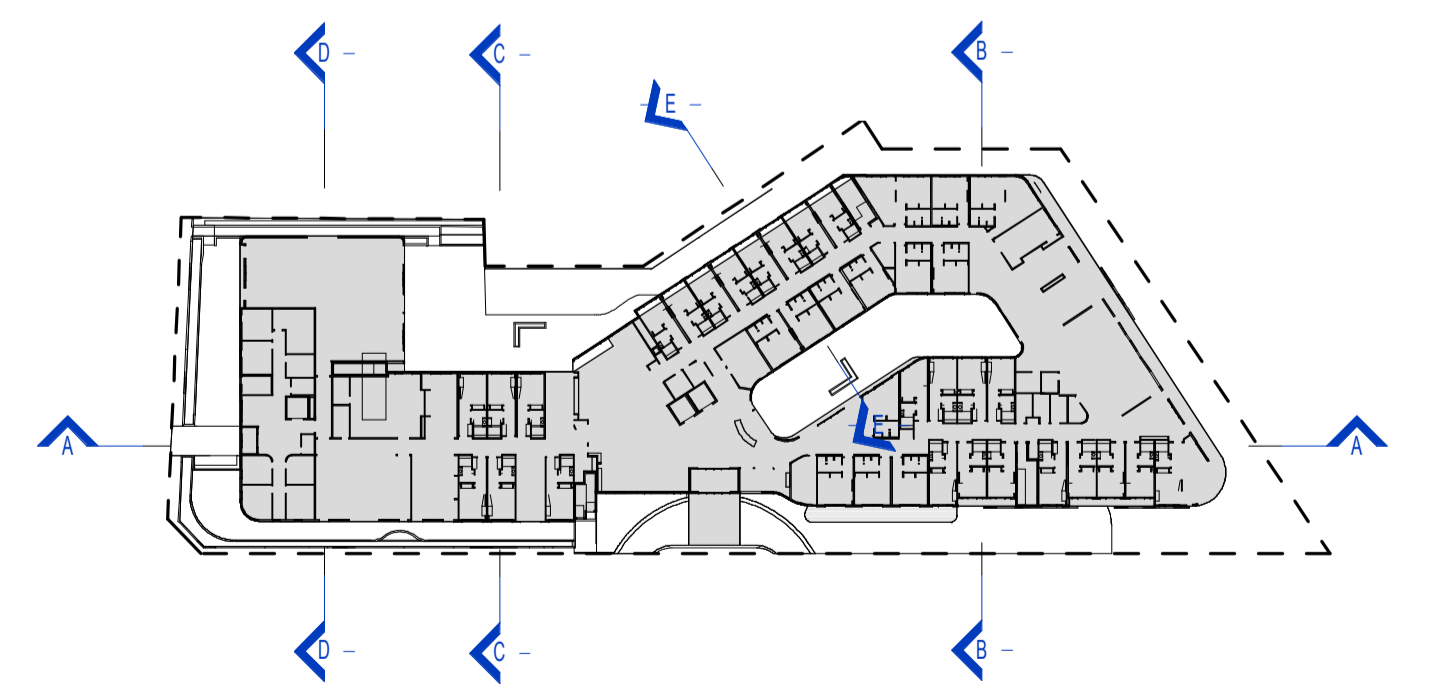
SECTION CC  
1:200



SECTION DD  
1:200

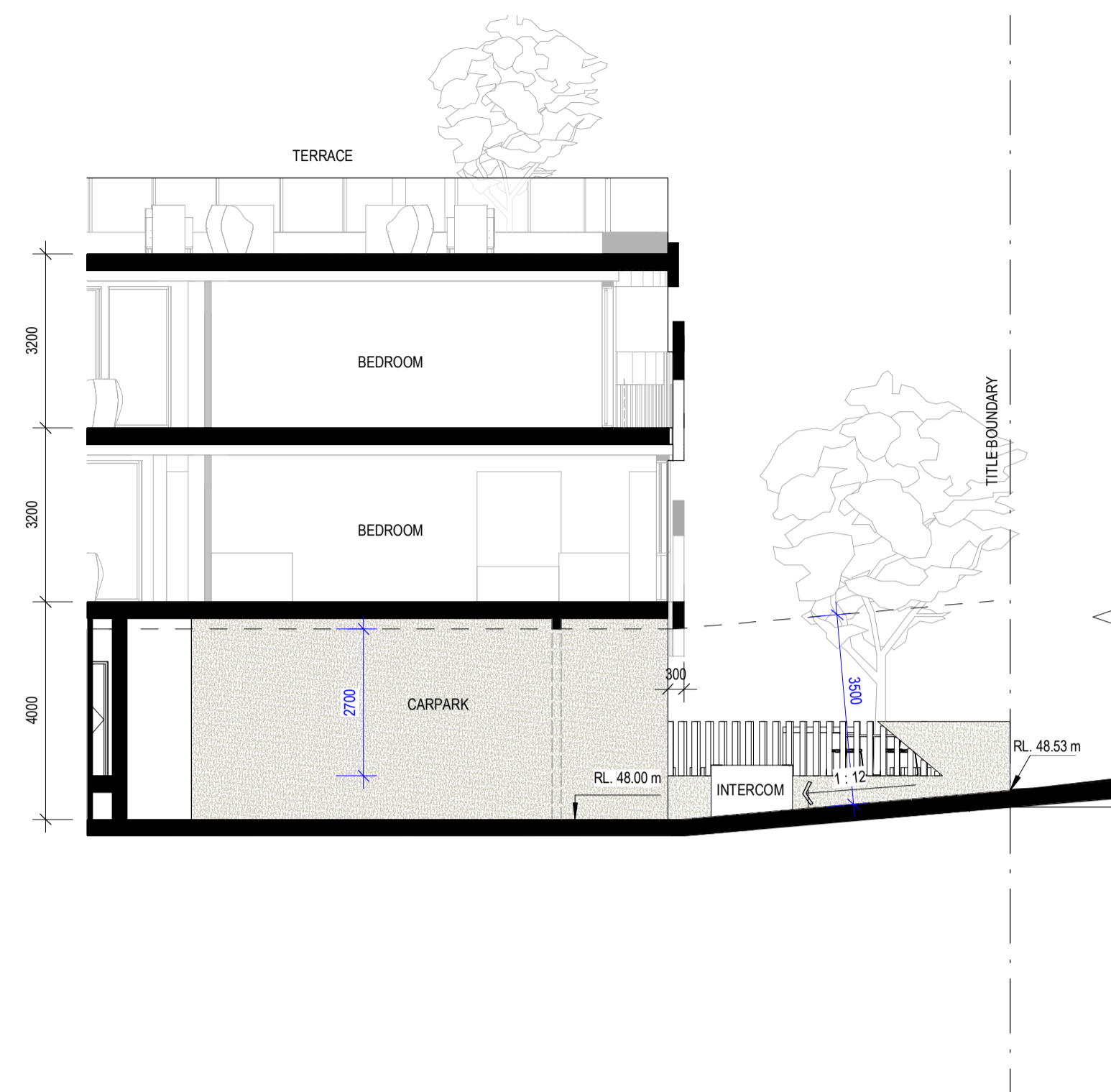


SECTION EE  
1:200

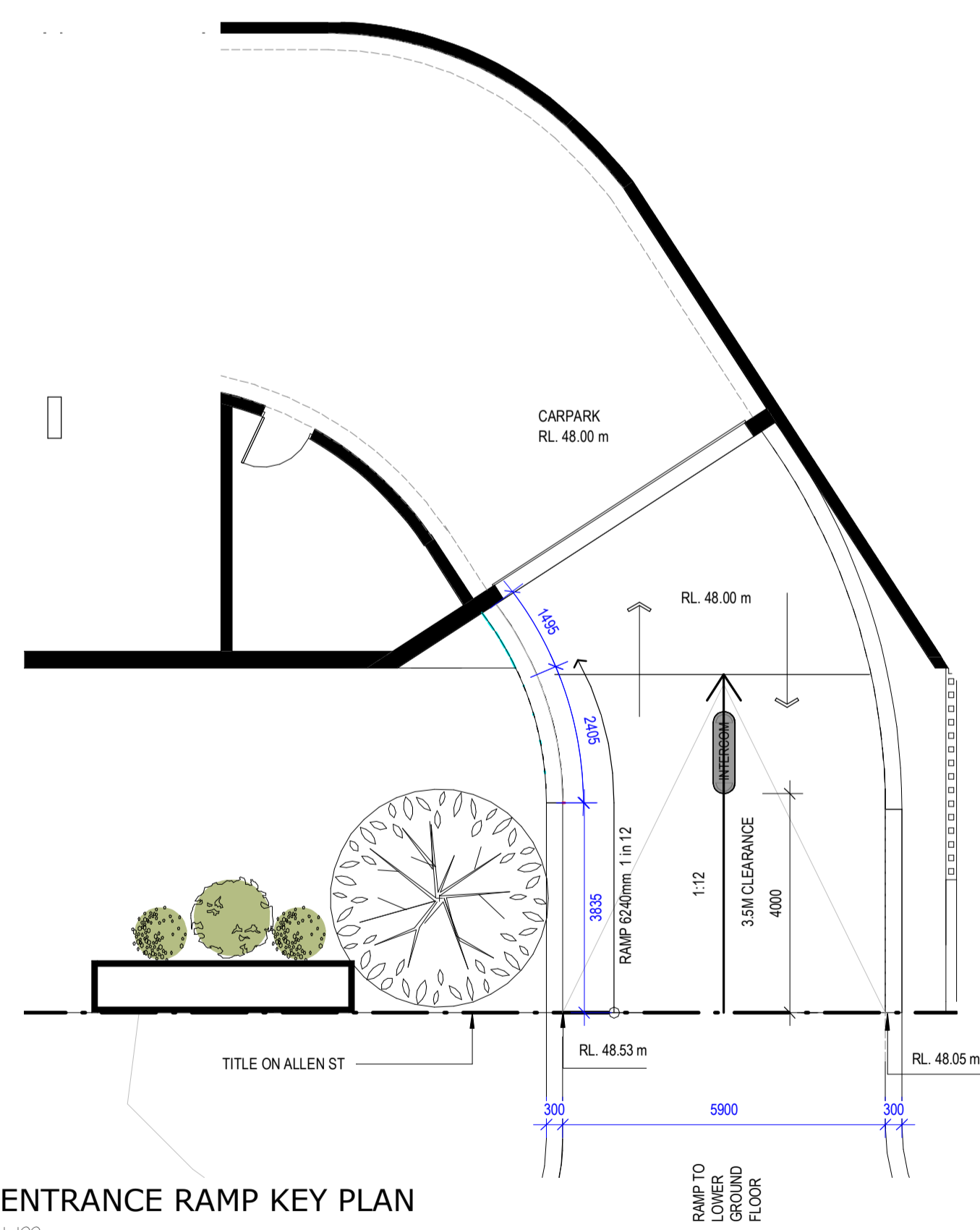


KEY PLAN  
1:1000

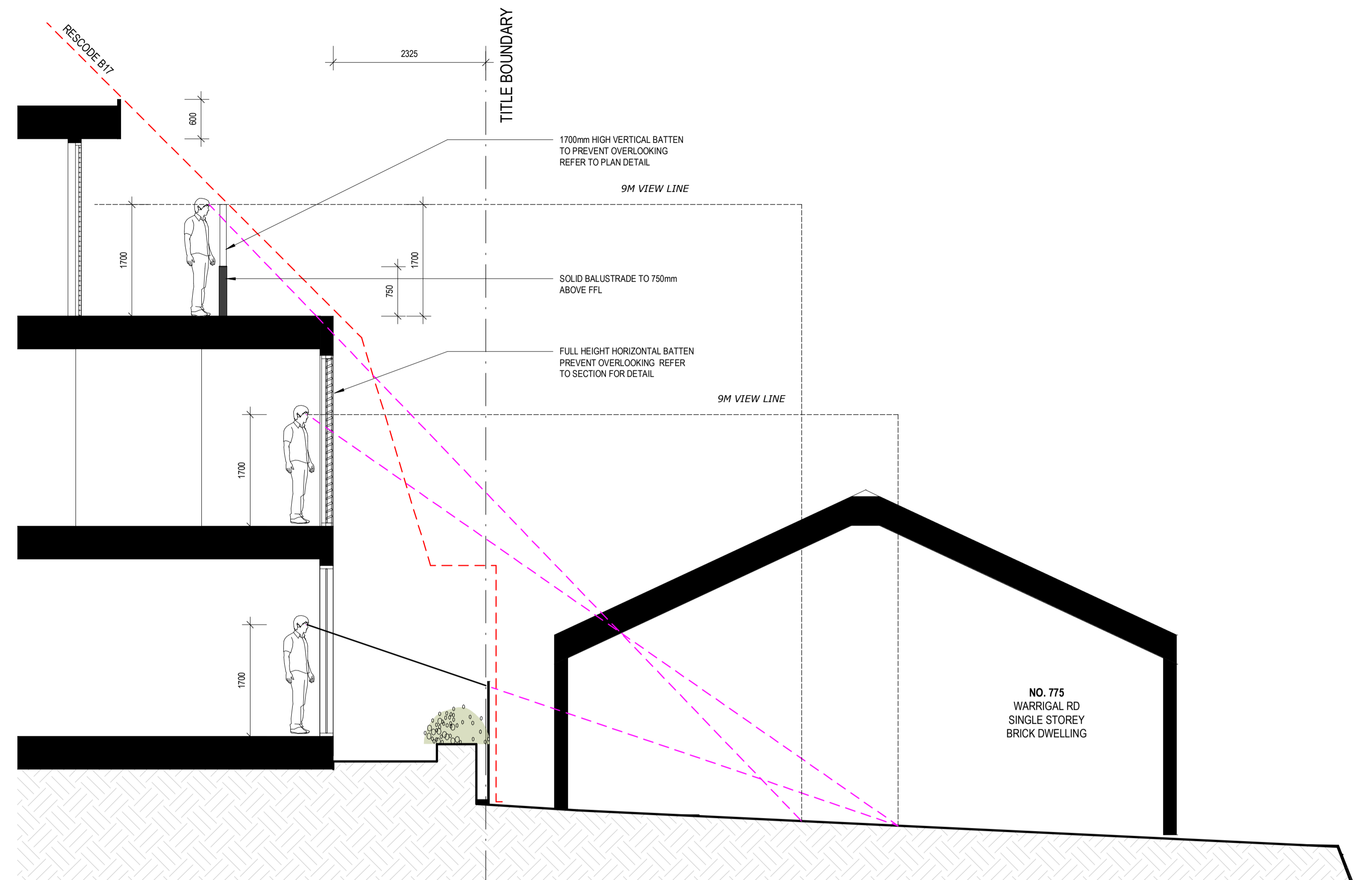
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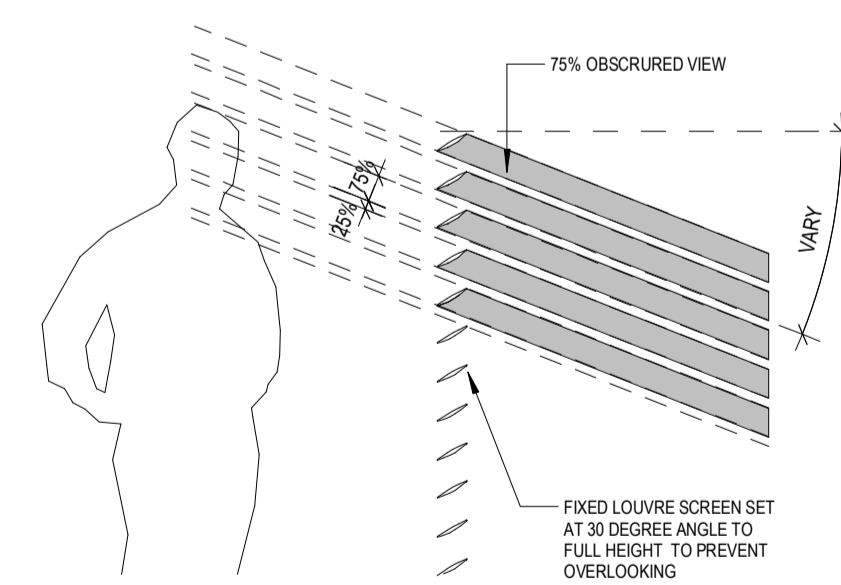
ENTRY RAMP SECTION 1  
1:100



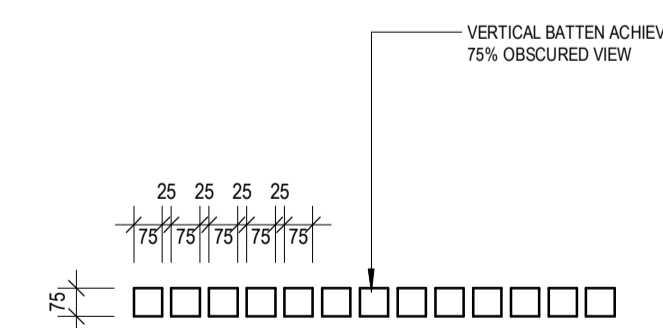
ENTRANCE RAMP KEY PLAN  
1:100



SECTION DD CALLOUT  
1:90



HORIZONTAL PRIVACY SCREEN DETAIL  
1:20

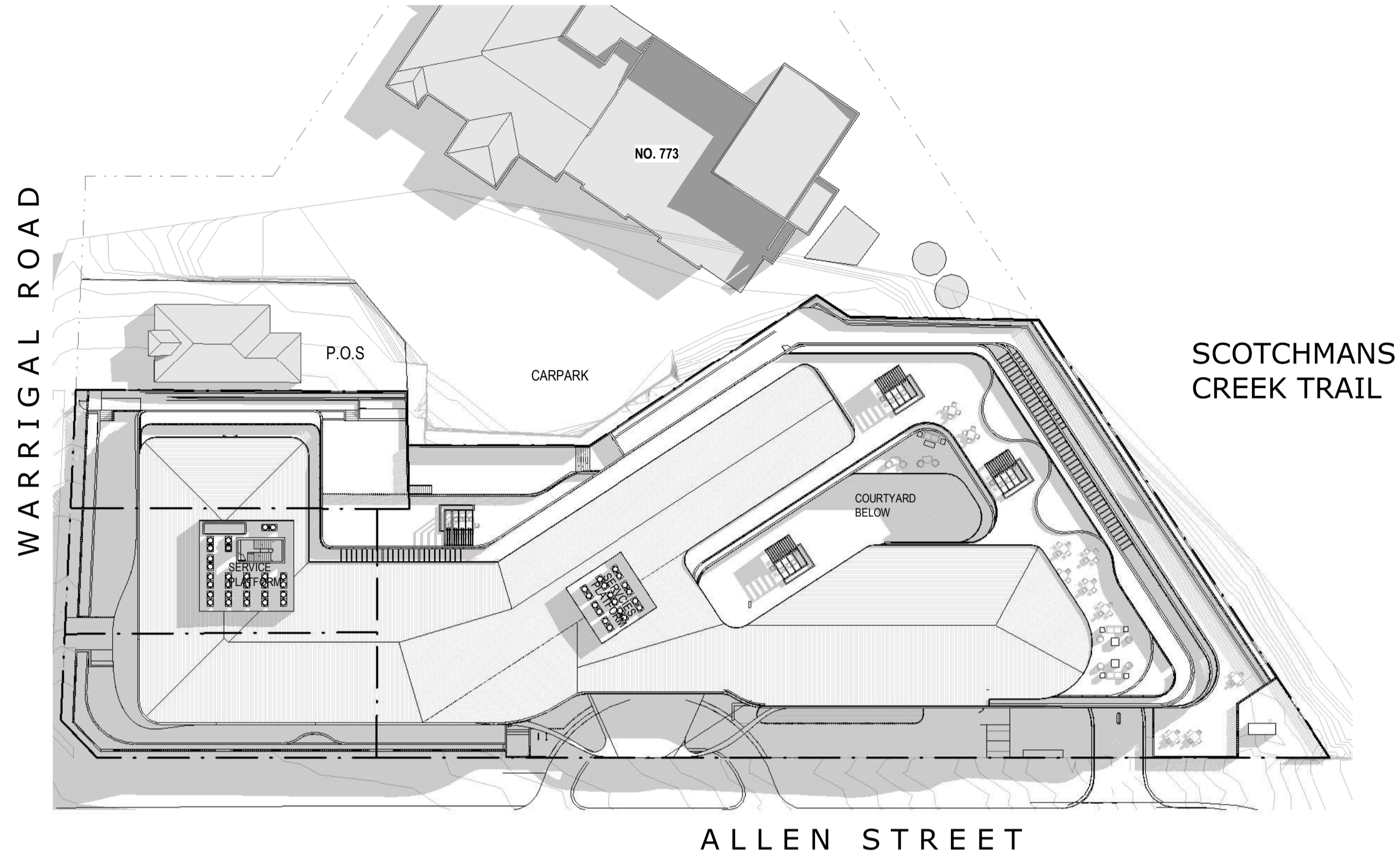


VERTICAL PRIVACY SCREEN (PLAN)  
1:20

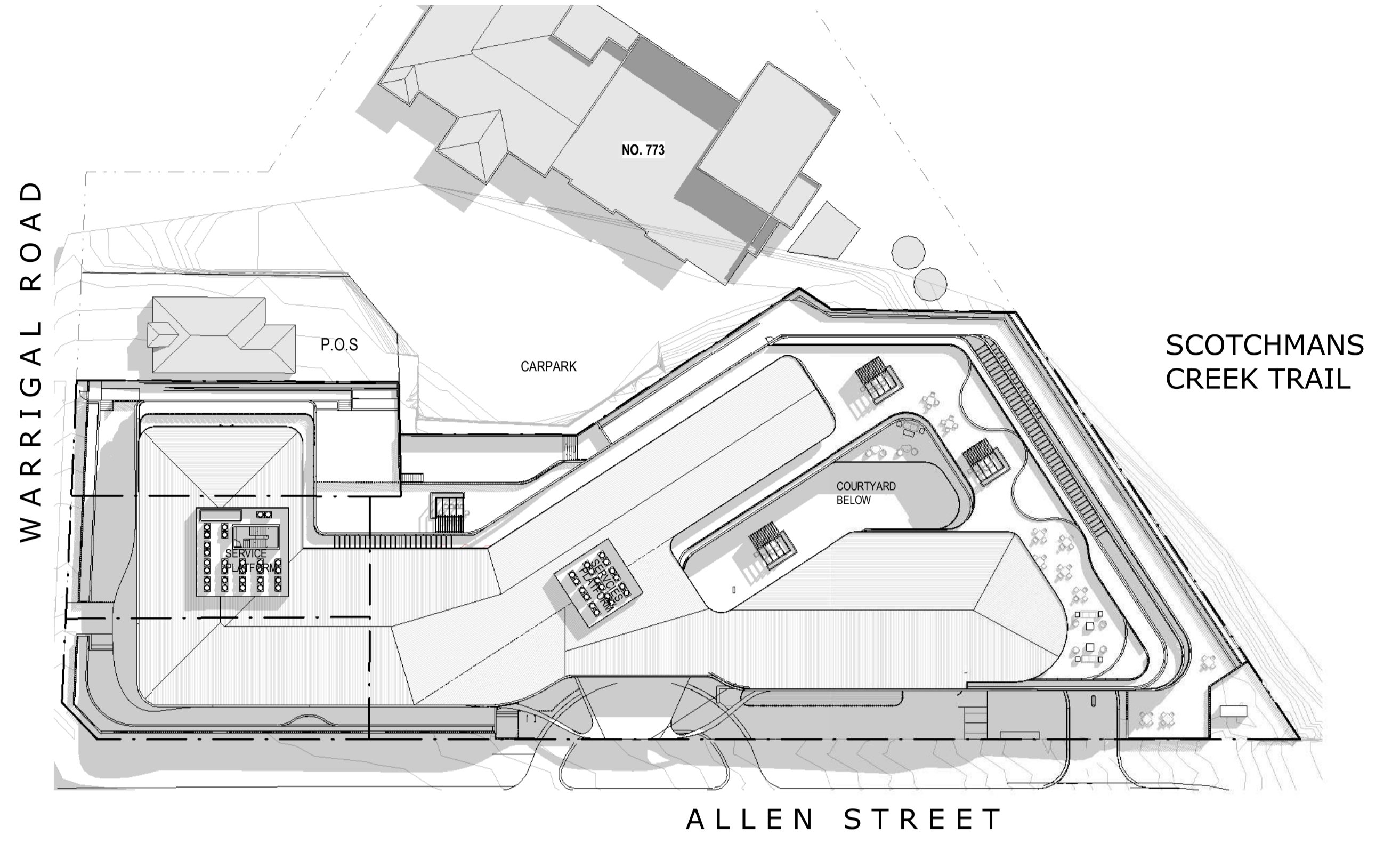
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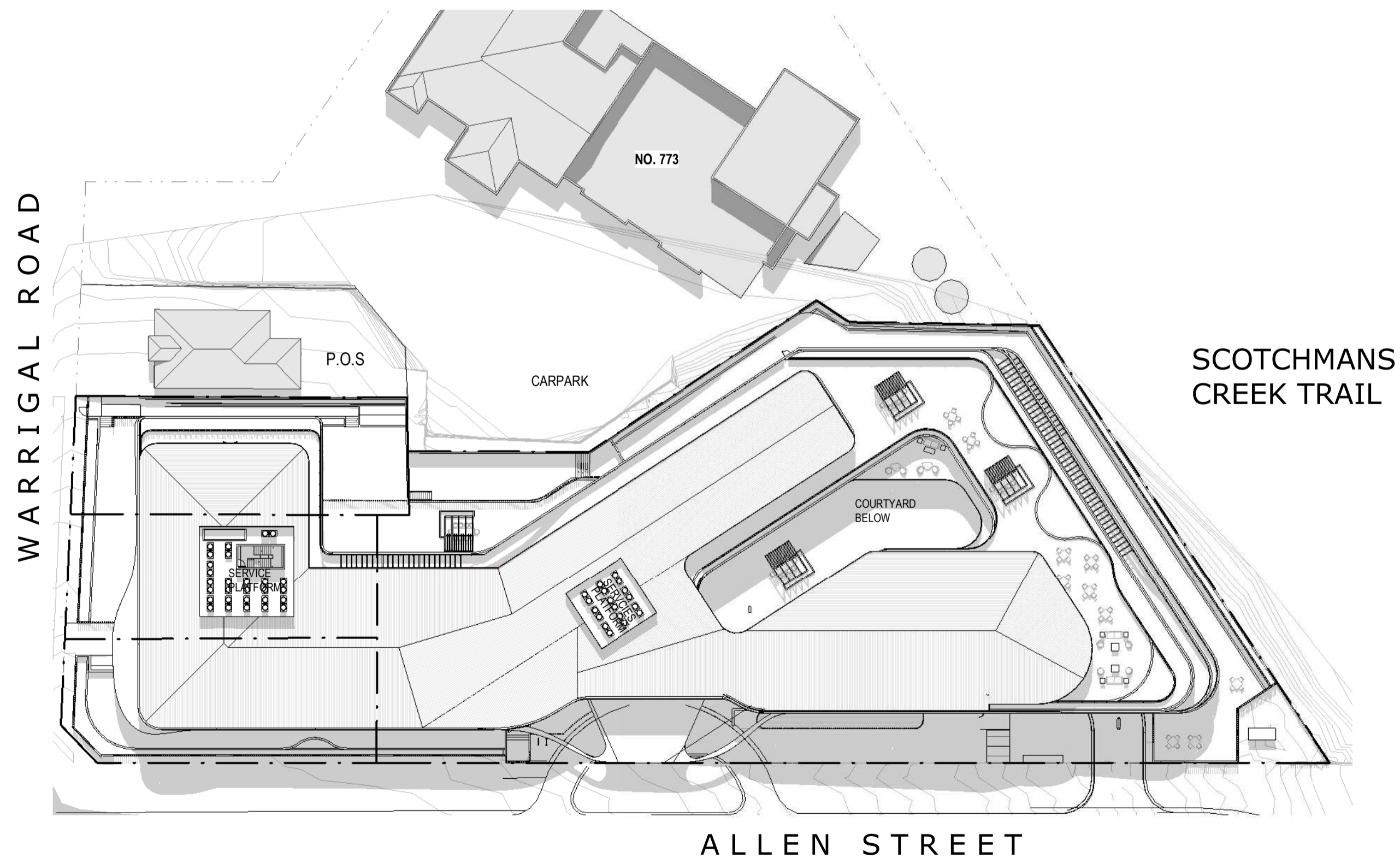
SHADOW LEGEND  
 ■ EXTENT OF SHADOWS



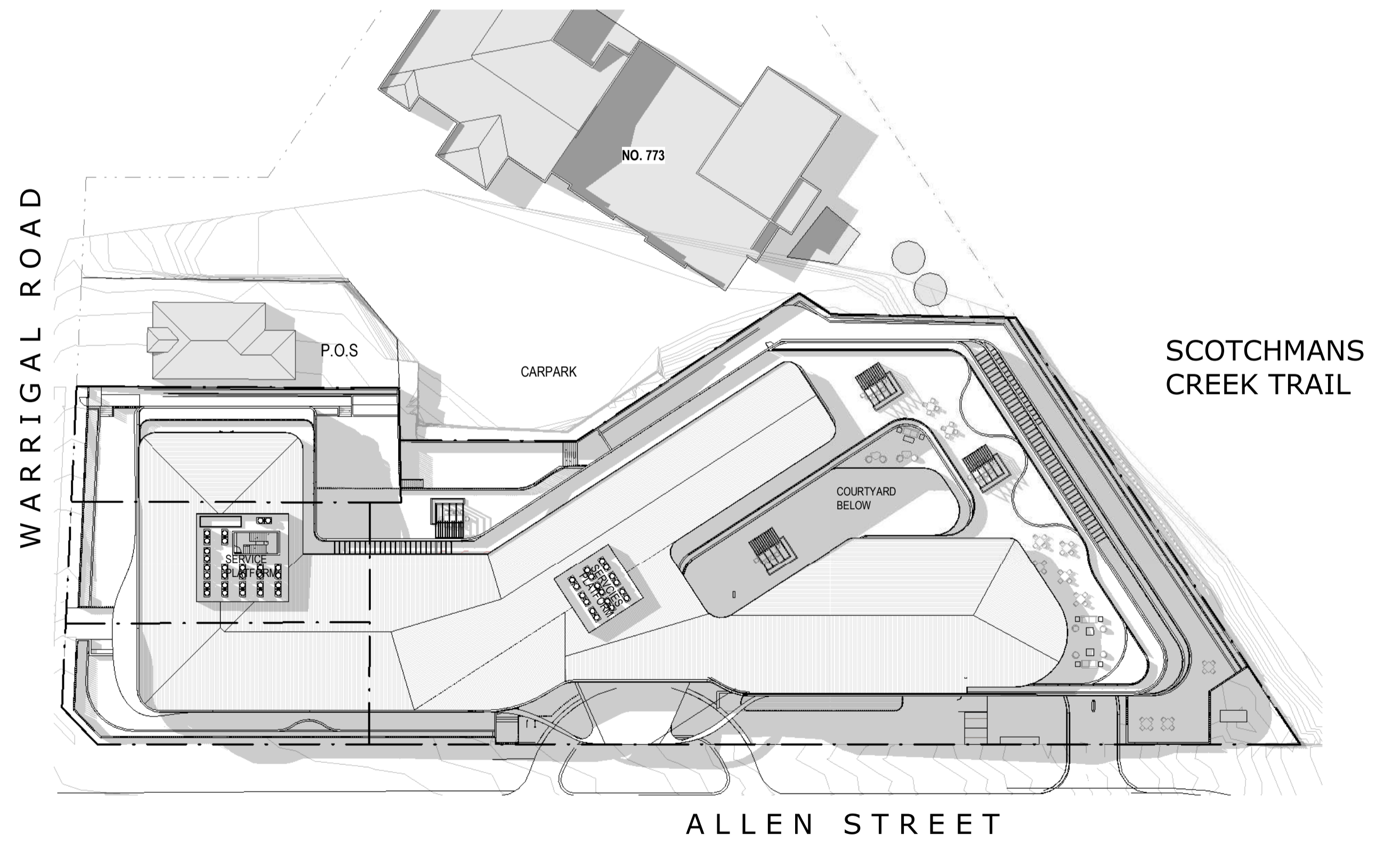
SHADOW DIAGRAM - 9AM SPRING EQUINOX



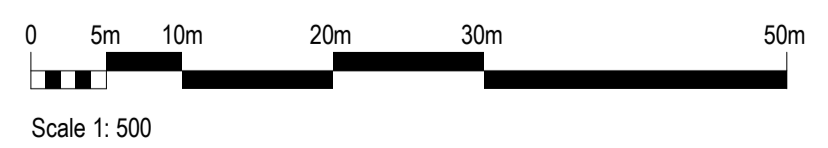
SHADOW DIAGRAM - 10AM SPRING EQUINOX



SHADOW DIAGRAM - 12PM SPRING EQUINOX



SHADOW DIAGRAM - 3PM SPRING EQUINOX





VIEW 01 - CORNER OF ALLEN STREET AND WARRIGAL ROAD



VIEW 02 - WARRIGAL ROAD MEDICAL ENTRY



VIEW 03 - ALLEN STREET

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VIEW 04 - SCOTCHMANS CREEK TRAIL

