

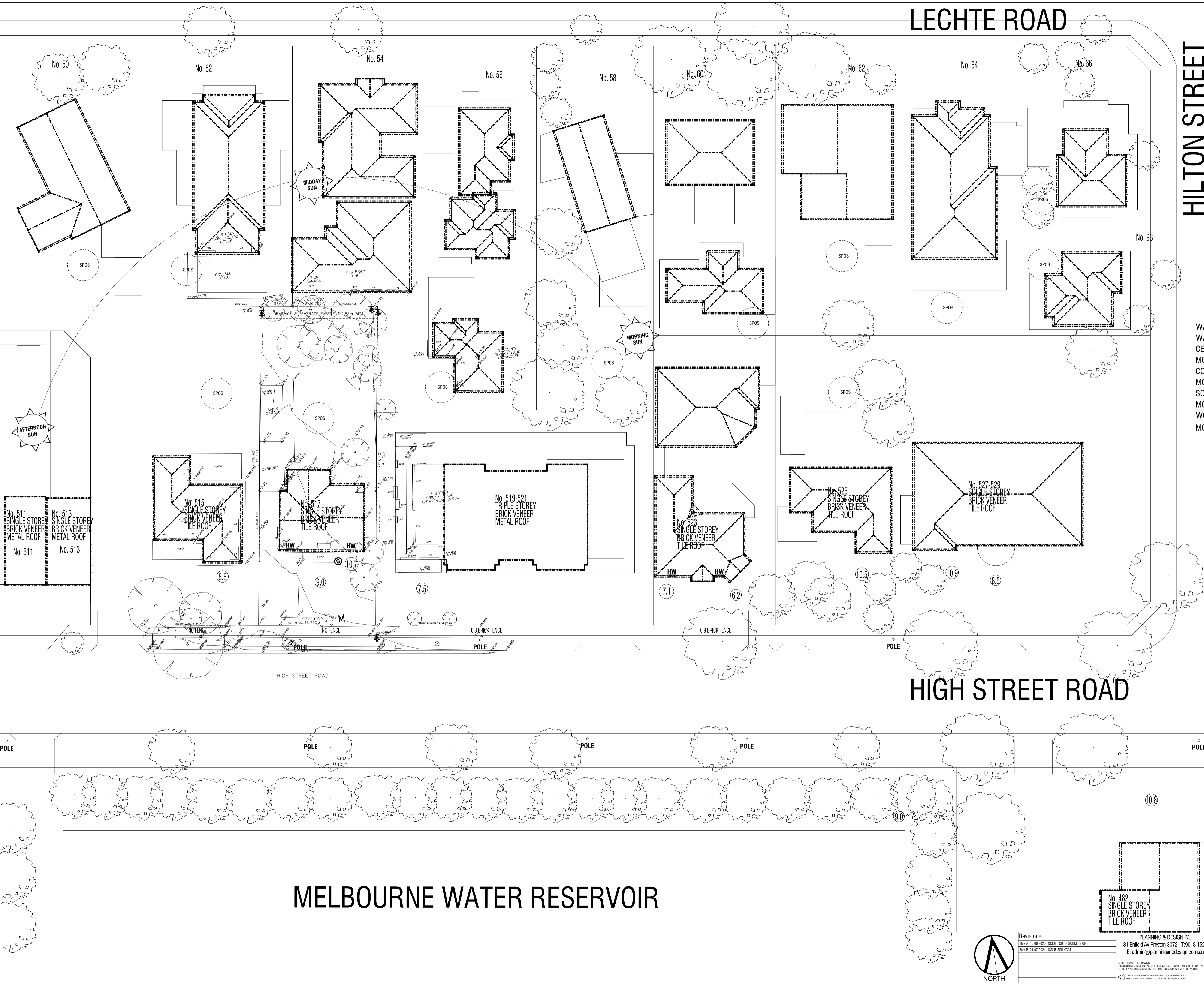
LECHTE ROAD

HILTON STREET

- KEY**
- P.O.S PRIVATE OPEN SPACE
 - S.P.O.S SECLUDED PRIVATE OPEN SPACE

- HW** HABITABLE WINDOWS
- CANOPY TREES
- 8.2** BUILDING SETBACKS TO BOUNDARY FENCE LINE
- V1** PHOTO VIEW ANGLE
- POLE** POWER POLE
- PIT** PHONE PIT

- WAVERLEY BLUES FOOTBALL CLUBS 300M
- WAVERLEY COMMUNITY LEARNING CENTRE 140M
- MOUNT WAVERLEY SECONDARY COLLEGE 700M
- MOUNT WAVERLEY NORTH PRIMARY SCHOOL 650M
- MOUNT WAVERLEY STATION 1.3KM
- WOOLWORTH MT WAVERLEY 1.6KM
- MOUNT WAVERLEY LIBRARY 1.4KM



MELBOURNE WATER RESERVOIR

HIGH STREET ROAD

Revisions		PLANNING & DESIGN P/L	
Rev-A	15.06.2020	ISSUE FOR TP SUBMISSION	31 Enfield Av Preston 3072 T.9018 1529
Rev-B	21.07.2021	ISSUE FOR VCAT	E: admin@planninganddesign.com.au

PLANNING & DESIGN

UNIT DEVELOPMENT
517 HIGH STREET ROAD
MOUNT WAVERLEY

DATE: APRIL 2020
SCALE: 1:250(B:A1)
DRWN: CL
CHK: DM
PROJECT NO: 6496

SITE CONTEXT

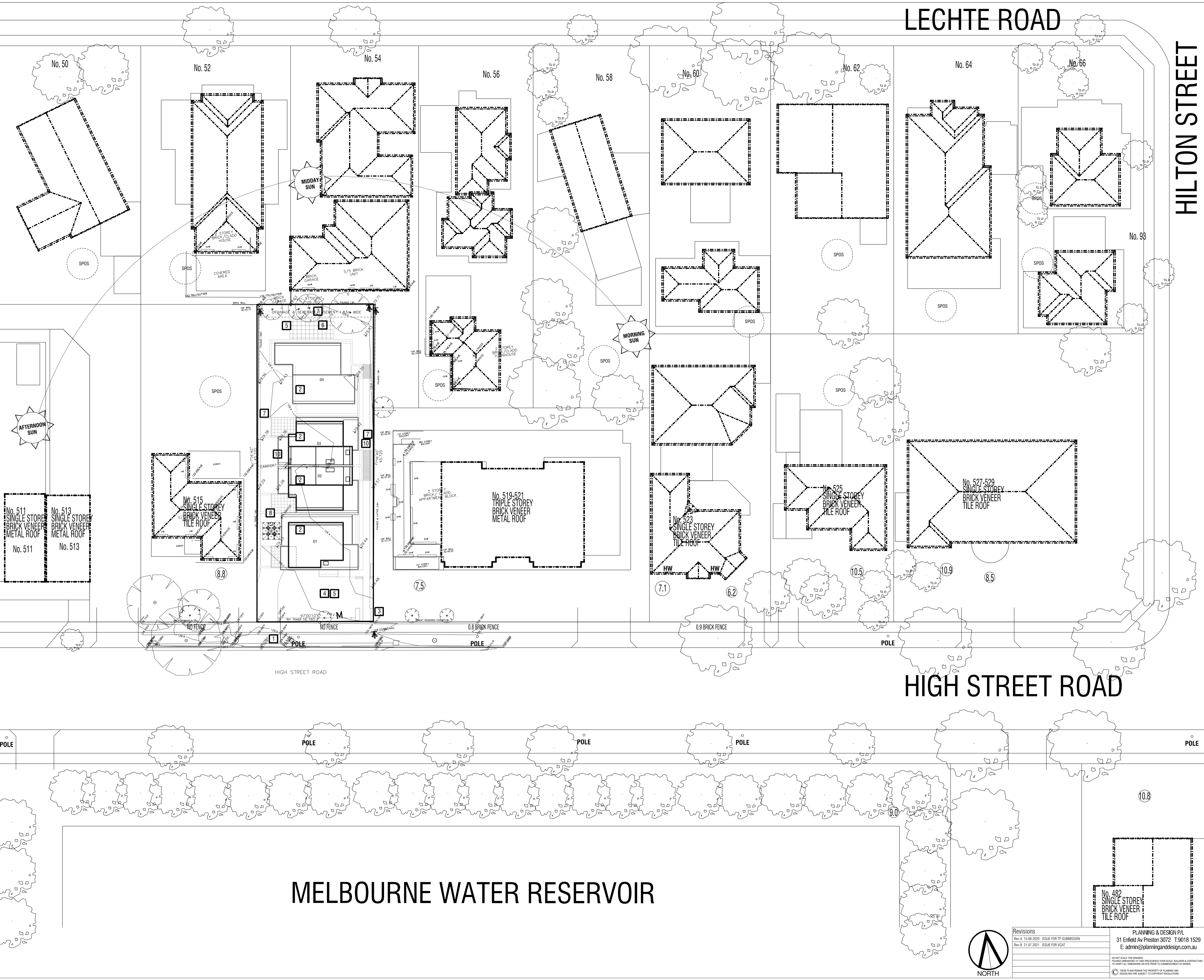
SC REV_A

LECHTE ROAD

HILTON STREET

DESIGN RESPONSE

- 1 EXISTING CROSSOVER TO BE MODIFIED TO SERVICE ALL UNITS.
- 2 PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.
- 3 NEW MAILBOXES FOR ALL UNITS.
- 4 PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.
- 5 LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 6 OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.
- 7 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
- 8 DRIVEWAYS HAVE BEEN DESIGNED WITH A TURNING CIRCLE TO ALLOW VEHICLES TO EXIT THE SITE IN A FORWARD DIRECTION.
- 9 THERE ARE NO PROPOSED WALLS TO BE BUILT TO ANY BOUNDARY FOR THIS DEVELOPMENT.
- 10 UPPER FLOOR LEVEL OF DWELLINGS SETBACK FROM SIDE BOUNDARIES TO REDUCE OVERSHADOWING AND VISUAL BULK TO ADJOINING PROPERTIES. UPPER LEVEL FOOTPRINT IS OFFSET WITHIN THE GROUND FLOOR ENVELOPE TO REDUCE VISUAL BULK AND CREATE A MORE GRADUAL TRANSITION BETWEEN THE SINGLE STOREY AND TWO-STOREY BUILDING FORM.



MELBOURNE WATER RESERVOIR

HIGH STREET ROAD

Revisions Rev A 15.06.2020 ISSUE FOR TP SUBMISSION Rev B 21.07.2021 ISSUE FOR VCAT		PLANNING & DESIGN P/L 31 Enfield Av Preston 3072 T.9018 1529 E: admin@planninganddesign.com.au		PLANNING & DESIGN	DATE: APRIL 2020 SCALE: 1:250(BAT) DRAWN: CL CHK: CM PROJECT NO: 6496
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AREA SCHEDULE:

UNIT 1

GROUND FLOOR AREA:	31.7 m ²
FIRST FLOOR AREA:	75.9 m ²
SECOND FLOOR AREA:	51.4 m ²
GARAGE:	41.4 m ²
PORCH:	2.1 m ²
BALCONY:	11.0 m ²
TOTAL AREA:	23.0 SQ 213.5 m²
POS:	88.4 m ²
SPOS (BALCONY):	10.2 m ²

UNIT 2

GROUND FLOOR AREA:	21.1 m ²
FIRST FLOOR AREA:	71.8 m ²
SECOND FLOOR AREA:	52.8 m ²
GARAGE:	43.6 m ²
BALCONY:	10.0 m ²
TOTAL AREA:	21.5 SQ 199.3 m²
SPOS:	10.0 m ²

UNIT 3

GROUND FLOOR AREA:	21.1 m ²
FIRST FLOOR AREA:	71.8 m ²
SECOND FLOOR AREA:	52.8 m ²
GARAGE:	43.6 m ²
BALCONY:	10.0 m ²
TOTAL AREA:	21.5 SQ 199.3 m²
SPOS:	10.0 m ²

UNIT 4

GROUND FLOOR AREA:	79.7 m ²
FIRST FLOOR AREA:	78.5 m ²
GARAGE:	37.5 m ²
BALCONY:	8.3 m ²
TOTAL AREA:	22.0 SQ 204.0 m²
POS:	84.5 m ²
SPOS:	99.6 m ²

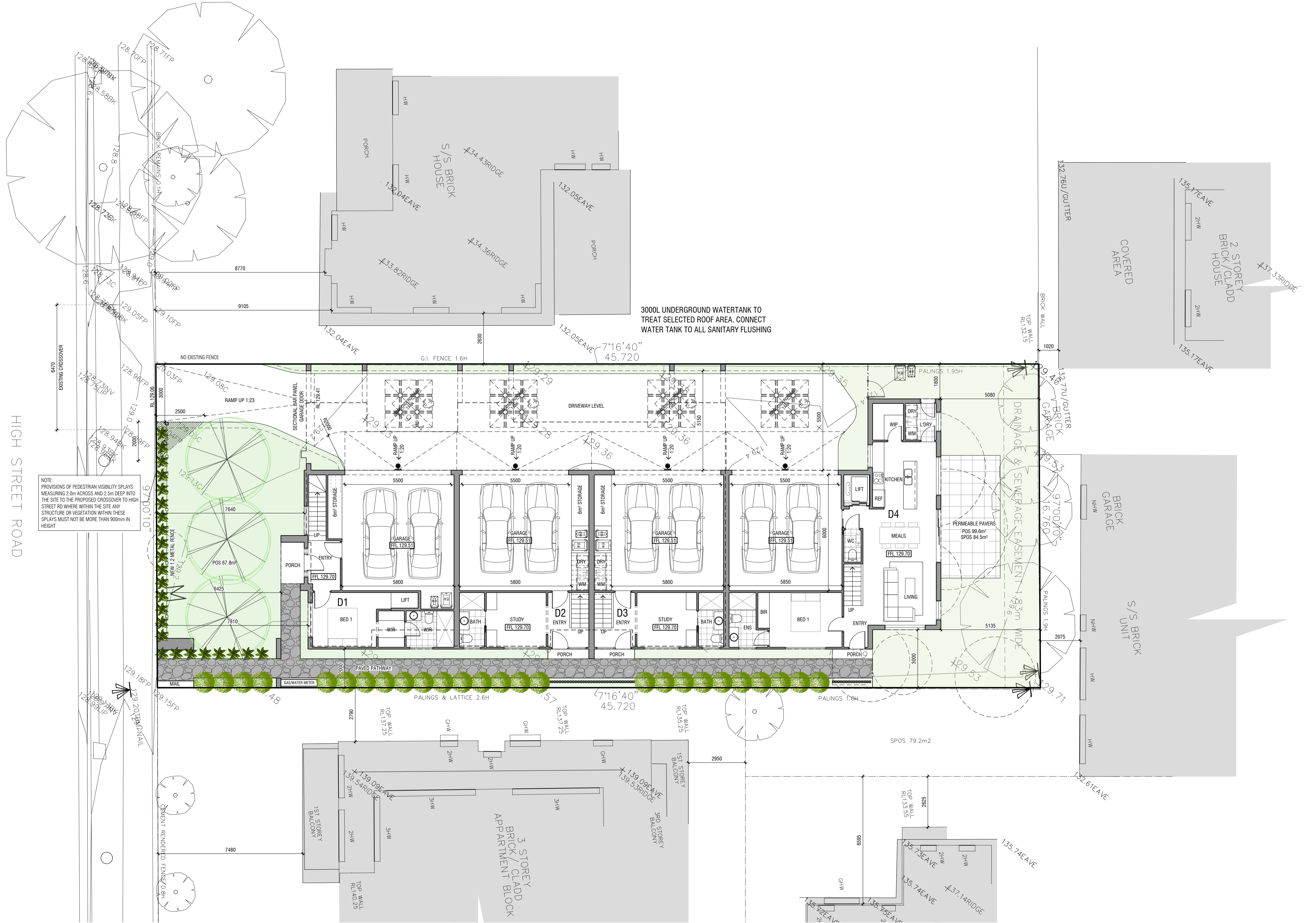
SITE

SITE AREA:	766.3 m ²
SITE COVERAGE:	49.2% 377.2 m ²
SITE PERMEABILITY:	37.6% 287.8 m ²
GARDEN AREA:	35.0% 268.5 m ²
VEGETATED AREA:	29.7% 227.9 m ²

- A/C AIR CONDITIONING UNIT
- SL SKYLIGHT

HIGH STREET ROAD

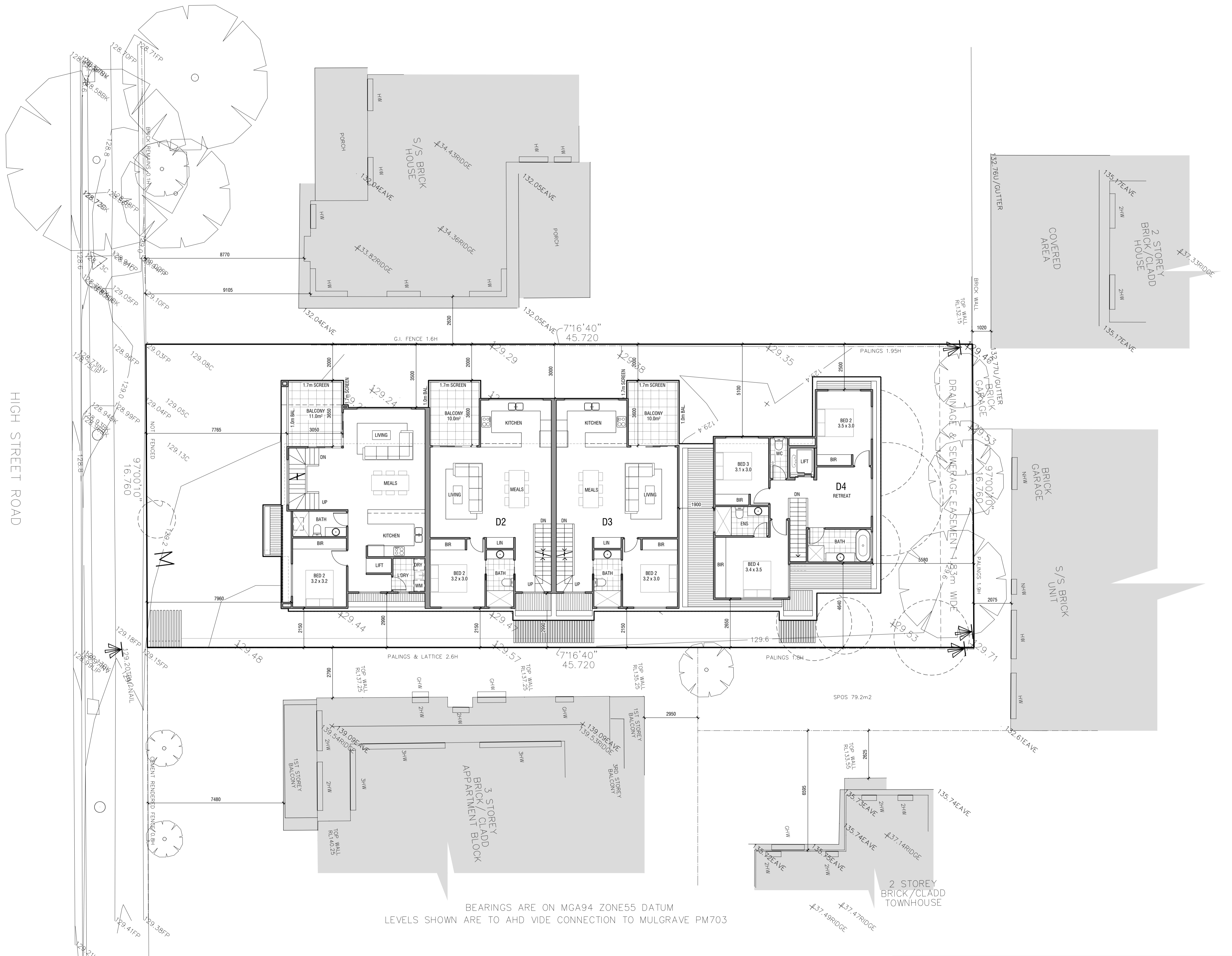
NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS
MEASURING 2.0m ACROSS AND 2.5m DEEP INTO
THE SITE TO THE PROPOSED CROSSOVER TO HIGH
STREET RD WHERE WITHIN THE SITE ANY
STRUCTURE OR VEGETATION WITHIN THESE
SPLAYS MUST NOT BE MORE THAN 900mm IN
HEIGHT



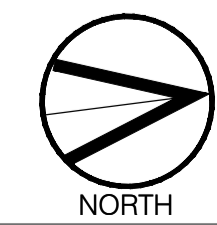
3000L UNDERGROUND WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING

	Revisions Rev A 15.06.2020 ISSUE FOR TP SUBMISSION Rev B 21.07.2021 ISSUE FOR VCAT	PLANNING & DESIGN PL 31 Enfield Av Preston 3072 T-9018 1529 E: admin@planninganddesign.com.au	PLANNING & DESIGN DESIGN	DATE: APRIL 2020 SCALE: 1:100@A1 DRWN: CL CHK: CM PROJECT NO: 6496
	UNIT DEVELOPMENT 517 HIGH STREET ROAD, MOUNT WAVERLEY			TPO1 REV_B
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HIGH STREET ROAD



BEARINGS ARE ON MGA94 ZONE55 DATUM
LEVELS SHOWN ARE TO AHD VIDE CONNECTION TO MULGRAVE PM703



Revisions	
Rev A	15.06.2020 ISSUE FOR TP SUBMISSION
Rev B	21.07.2021 ISSUE FOR VCAT

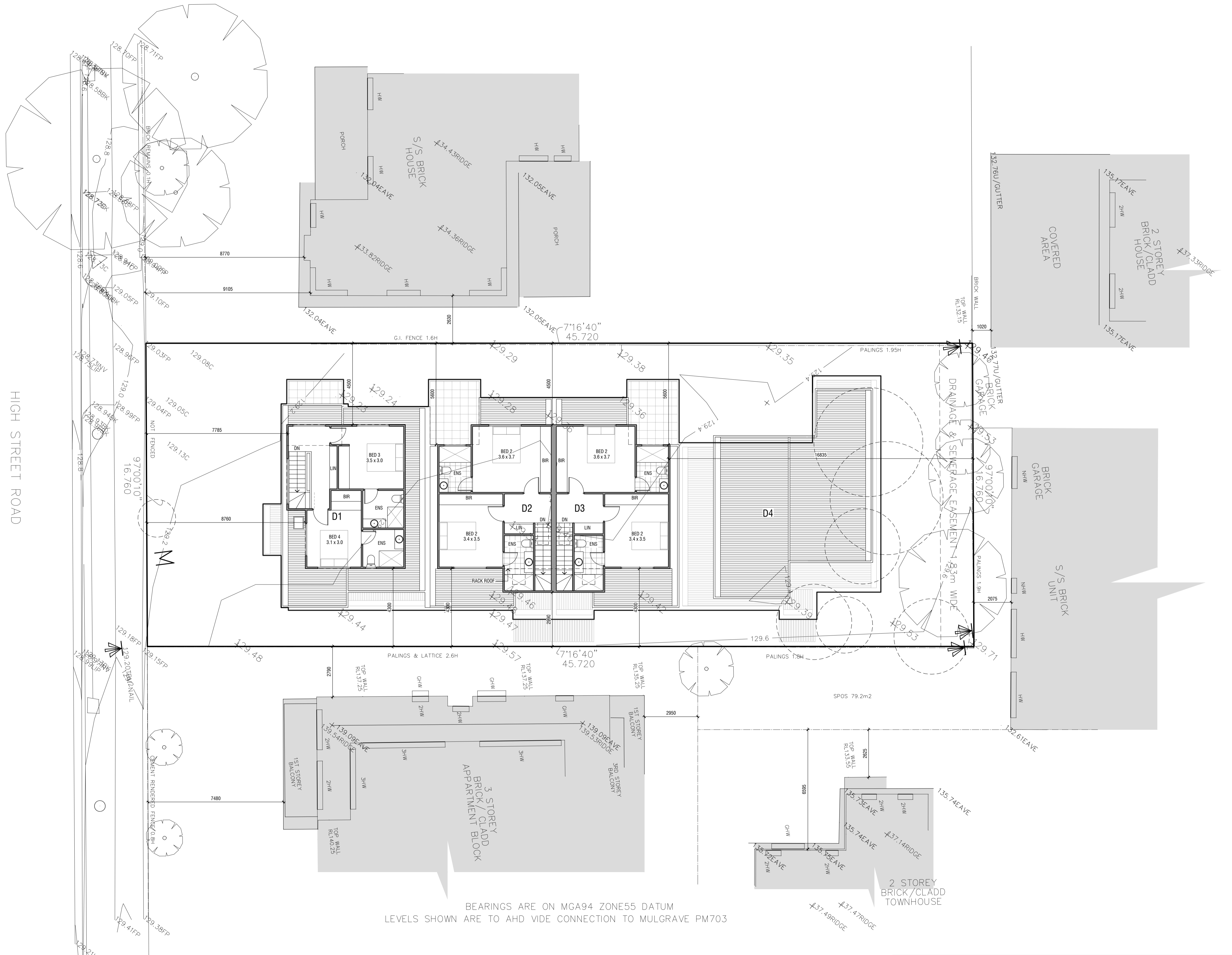
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PLANNING & DESIGN

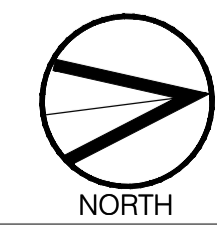
DATE	SCALE	DRWN	CHK	PROJECT No.
APRIL 2020	1:100@A1	CL	CM	6496

FIRST FLOOR PLAN
UNIT DEVELOPMENT
517 HIGH STREET ROAD,
MOUNT WAVERLEY
TP02
REV_B

HIGH STREET ROAD



BEARINGS ARE ON MGA94 ZONE55 DATUM
LEVELS SHOWN ARE TO AHD VIDE CONNECTION TO MULGRAVE PM703



Revisions	
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Rev B	21.07.2021 ISSUE FOR VCAT

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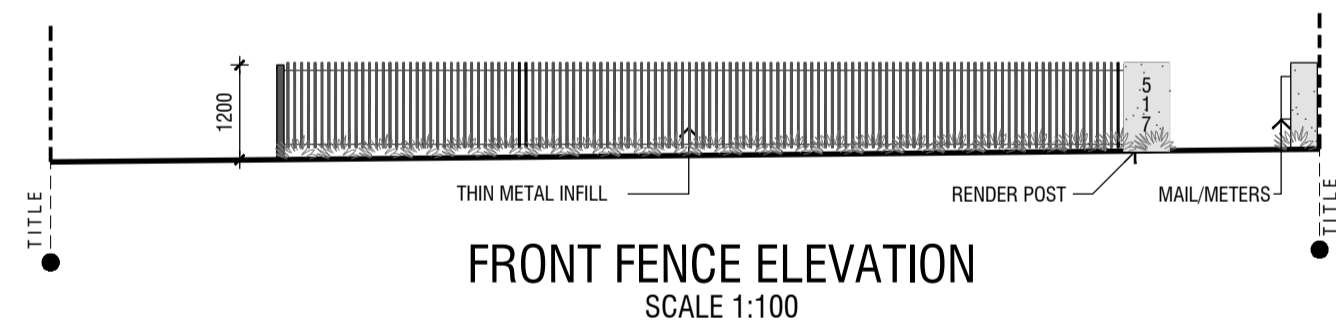
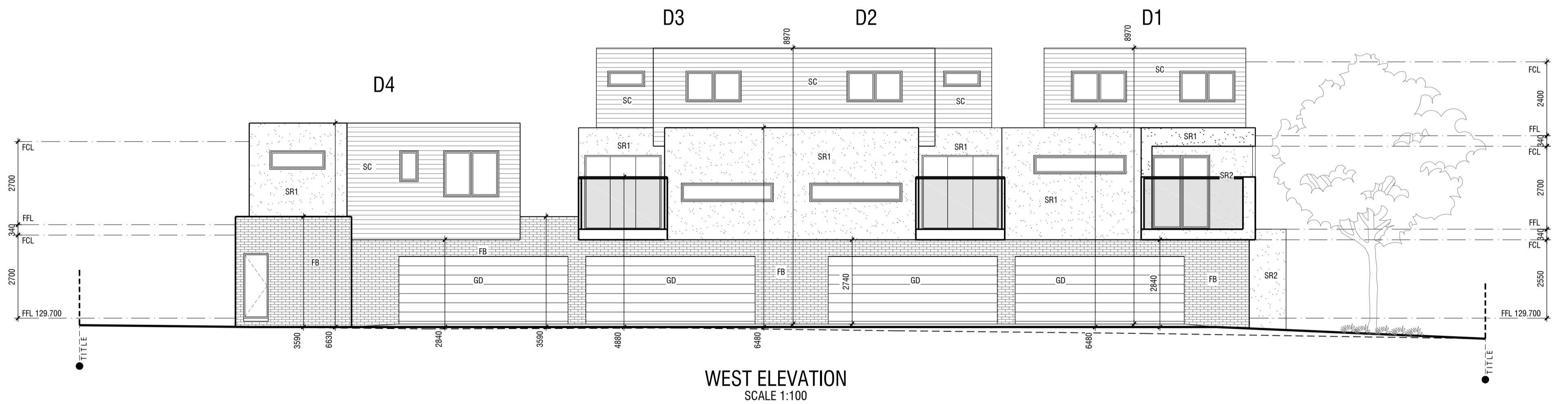
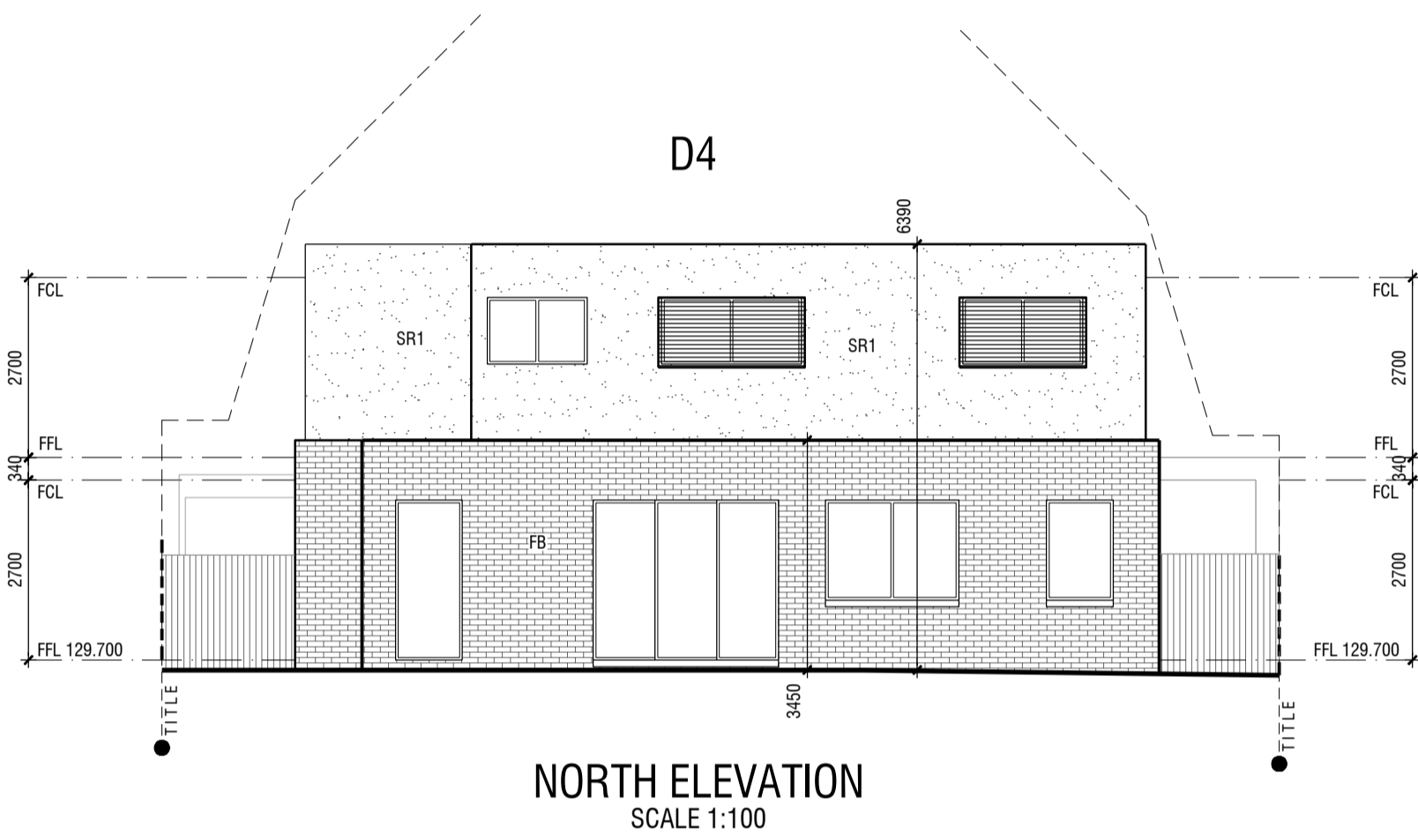
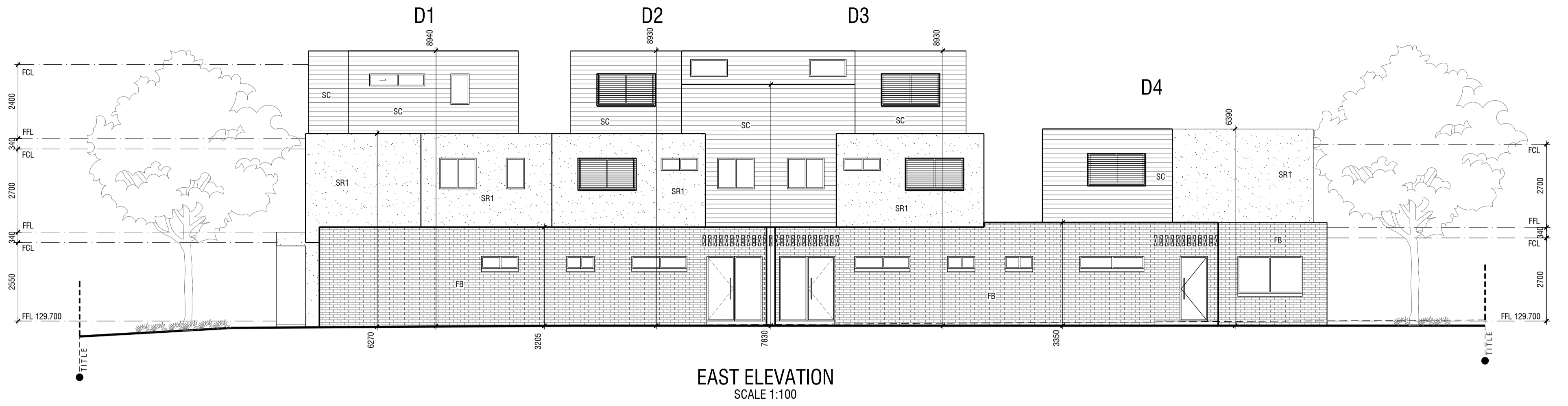
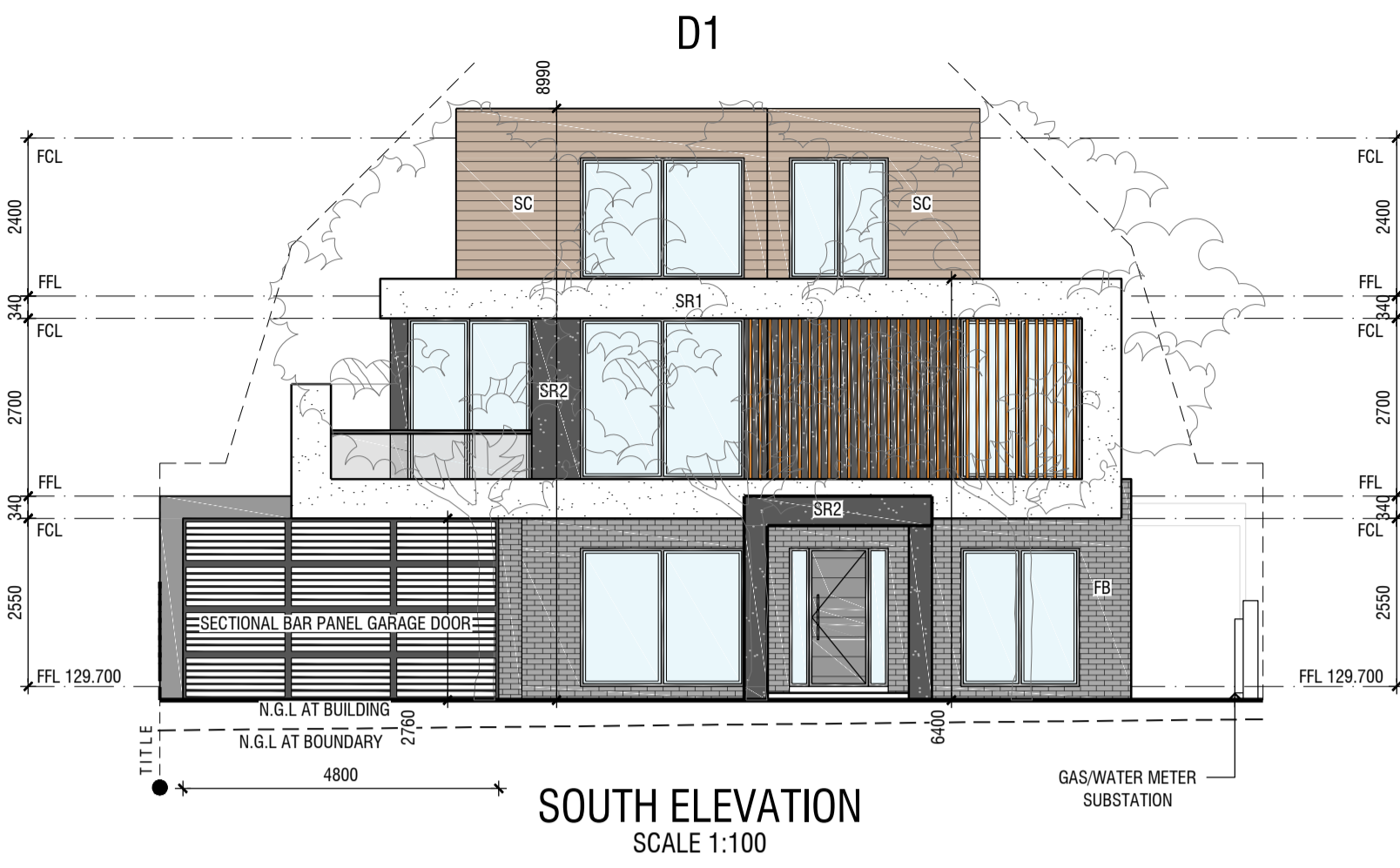
PLANNING & DESIGN

DATE	SCALE	DRWN	CHK	PROJECT No.
APRIL 2020	1:100@A1	CL	CM	6496

SECOND FLOOR PLAN

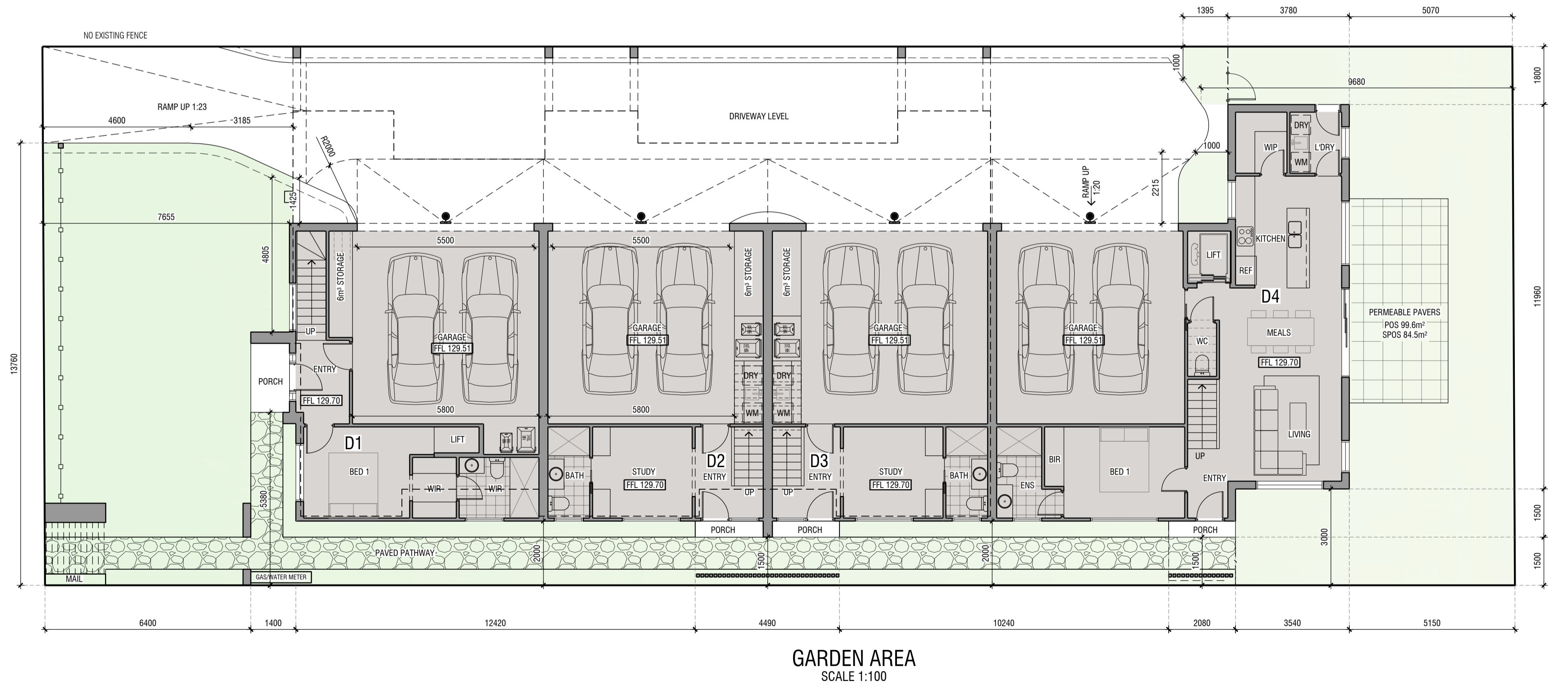
UNIT DEVELOPMENT
517 HIGH STREET ROAD,
MOUNT WAVERLEY

TP03
REV_B



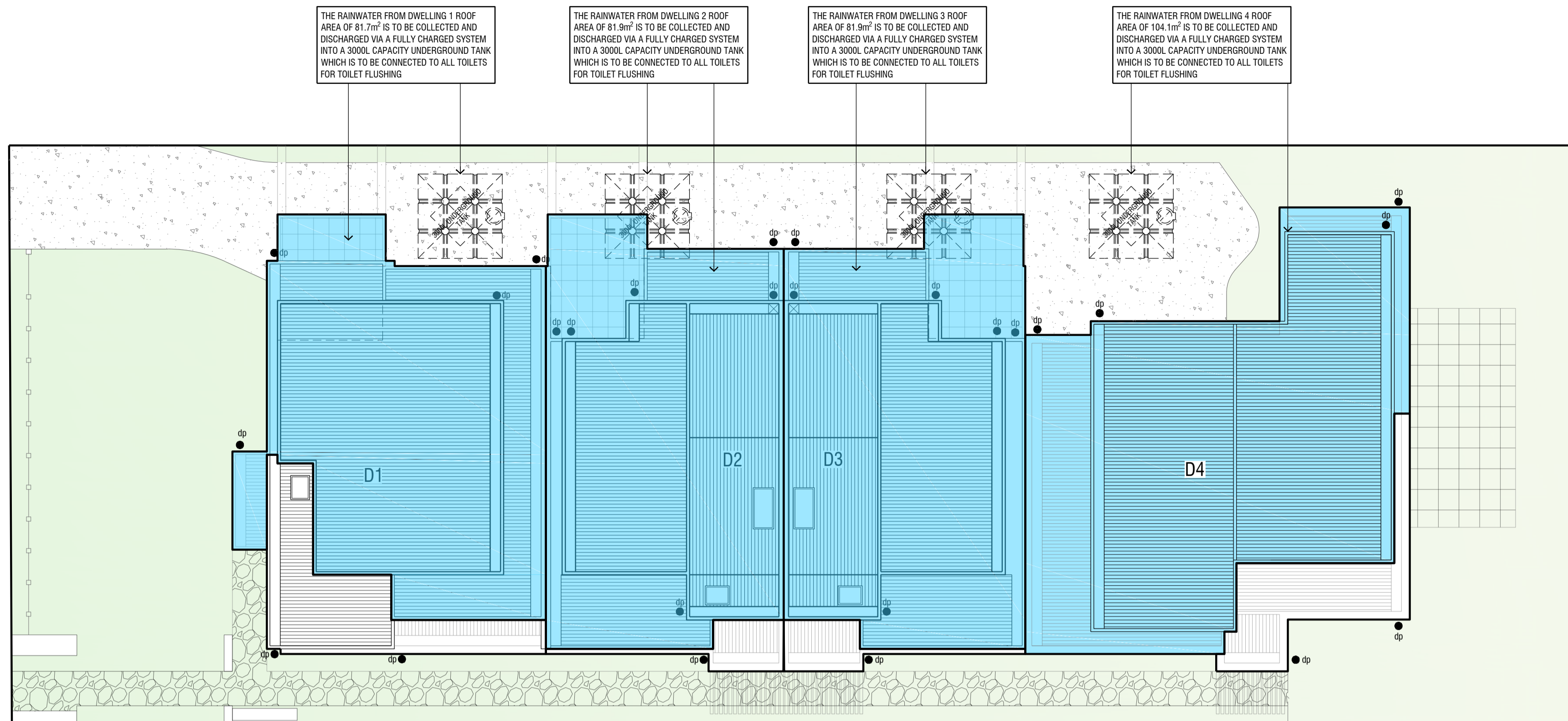
MATERIAL/COLOUR SCHEDULE:

SMOOTH RENDER (SR1): DULUX/SER FAL	STRIA CLADDING (SC): TIMBERLOOK	COLORBOND ROOF (CB): COLORBOND MONUMENT	TIMBER PEROGLA: POLISHED HARDWOOD	CONCRETE DRIVEWAY: EXPOSED AGGREGATE GREY
SMOOTH RENDER (SR2): COLORBOND MONUMENT	WINDOW FRAME: COLORBOND MONUMENT	FACEBRICK (FB): CHARCOAL	GARAGE DOOR (GD): TIMBERLOOK	GLASS BALCONY (GB): OBSCURED GLASS BLACK FRAME
		GLAZING NOTE: DOUBLE GLAZING (DG) TO ALL HABITABLE ROOM WINDOWS		
FRONT FENCE: THIN METAL INFILL COLORBOND MONUMENT	PAVED PATHWAY: IRREGULAR STEP-STONES			



TOTAL GARDEN AREA: 268.5m²
GARDEN PERCENTAGE: 36.8%
SITE AREA: 766.3m²

Revisions	PLANNING & DESIGN P/L	DATE	SCALE	DRWN	CHK	PROJECT No.
Rev A 15.06.2020 ISSUE FOR TP SUBMISSION	31 Enfield Av Preston 3072 T:9018 1529	APRIL 2020	1:100@A1	CL	CM	6496
Rev B 21.07.2021 ISSUE FOR VCAT	E: admin@planninganddesign.com.au					
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LEGAL POINT OF DISCHARGE TO THE REAR OF THE SITE IN ACCORDANCE TO COUNCILS REQUIREMENTS AND ENGINEERS DESIGN AND SPECIFICATIONS.

LEGEND

- DRIVEWAY SURFACE
- PERMEABLE STEP-STONE SURFACE
- PERMEABLE DRIVEWAY SURFACE
- ROOF AREA TO RAINWATER TANK
- PERMEABLE AREA
- 3000L UNDERGROUND WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- PROPOSE DOWN PIPE LOCATION

AREA SCHEDULE:

UNIT	GROUND FLOOR AREA:	FIRST FLOOR AREA:	SECOND FLOOR AREA:	GARAGE:	PORCH:	BALCONY:	TOTAL AREA:
UNIT 1	31.7 m ²	75.9 m ²	51.4 m ²	41.4 m ²	2.1 m ²	11.0 m ²	213.5 m ²
UNIT 2	21.1 m ²	71.8 m ²	52.8 m ²	43.6 m ²	10.0 m ²	199.3 m ²	199.3 m ²
UNIT 3	21.1 m ²	71.8 m ²	52.8 m ²	43.6 m ²	10.0 m ²	199.3 m ²	199.3 m ²
UNIT 4	79.7 m ²	78.5 m ²	37.5 m ²	8.3 m ²	84.5 m ²	99.6 m ²	204.0 m ²

SITE

SITE AREA: 766.3 m²
 SITE COVERAGE: 49.2% 377.2 m²
 SITE PERMEABILITY: 37.6% 288.8 m²
 GARDEN AREA: 35.0% 268.5 m²
 VEGETATED AREA: 29.7% 227.9 m²

Melbourne Water STORM Rating Report

TransactionID:	1193962					
Municipality:	MONASH					
Rainfall Station:	MONASH					
Address:	517 HIGH STREET ROAD					
	MOUNT WAVERLEY					
	VIC		3149			
Assessor:	Cuong Le					
Development Type:	Residential - Multiunit					
Allotment Site (m2):	766.30					
STORM Rating %:	105					
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1-WAWTERTANK	81.70	Rainwater Tank	3,000.00	4	160.80	82.00
U1-UNTREATED	17.10	None	0.00	0	0.00	0.00
U2-WATERTANK	81.90	Rainwater Tank	3,000.00	3	144.10	87.60
U2-UNTREATED	3.90	None	0.00	0	0.00	0.00
U3-WATERTANK	81.90	Rainwater Tank	3,000.00	3	144.10	87.60
U3-UNTREATED	3.90	None	0.00	0	0.00	0.00
U4-WATERTANK	104.10	Rainwater Tank	3,000.00	4	139.00	84.00
U4-UNTREATED	13.00	None	0.00	0	0.00	0.00
DRIVEWAY-UNTREATED	100.80	None	0.00	0	0.00	0.00
Date Generated:	21-Jul-2021				Program Version:	1.0.0

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

THE OVERFLOW SYSTEMS FOR THE RAINWATER TANKS TO BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

NORTH

Revisions

Rev A	15.06.2020	ISSUE FOR TP SUBMISSION
Rev B	21.07.2021	ISSUE FOR VCAT

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E: admin@planninganddesign.com.au

DATE: APRIL 2020

SCALE: 1:100@A1

DRWN: CL

CHK: CM

PROJECT No: 6496

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UNIT DEVELOPMENT

517 HIGH STREET ROAD,

MOUNT WAVERLEY

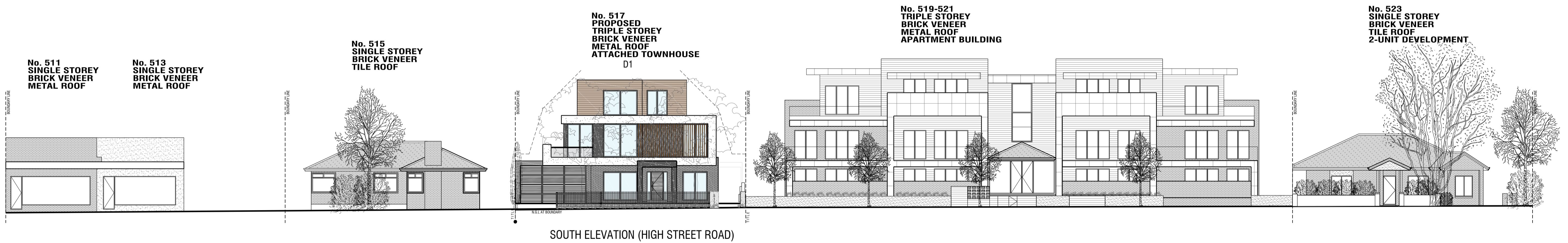
TP07

REV_B



SOUTH ELEVATION (HIGH STREET ROAD)

EXISTING ELEVATIONS



SOUTH ELEVATION (HIGH STREET ROAD)

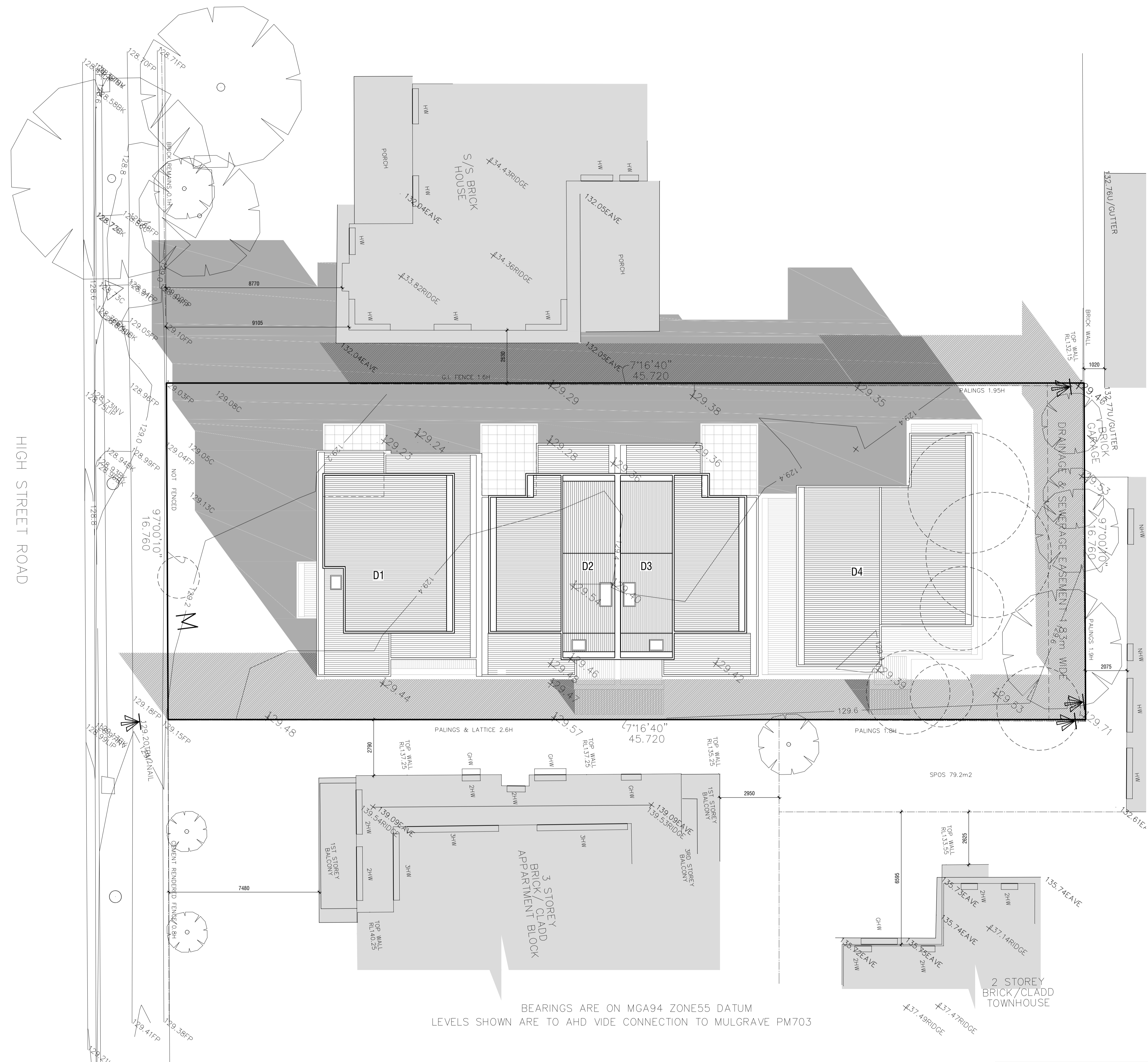
PROPOSED ELEVATIONS

Revisions Rev-A 15.06.2020 ISSUE FOR TP SUBMISSION Rev-B 21.07.2021 ISSUE FOR VCAT		PLANNING & DESIGN P/L 31 Enfield Av Preston 3072 T-9018 1529 E: admin@planninganddesign.com.au		PLANNING & DESIGN		DATE: APRIL 2020 SCALE: 1:150@A1 DRWN: CL CHK: CM PROJECT NO: 6496
STREET ELEVATIONS				UNIT DEVELOPMENT 517 HIGH STREET ROAD, MOUNT WAVERLEY		SE REV_B

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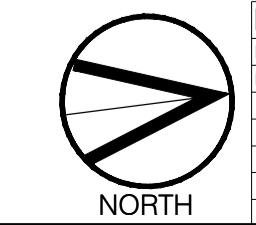
LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS



HIGH STREET ROAD

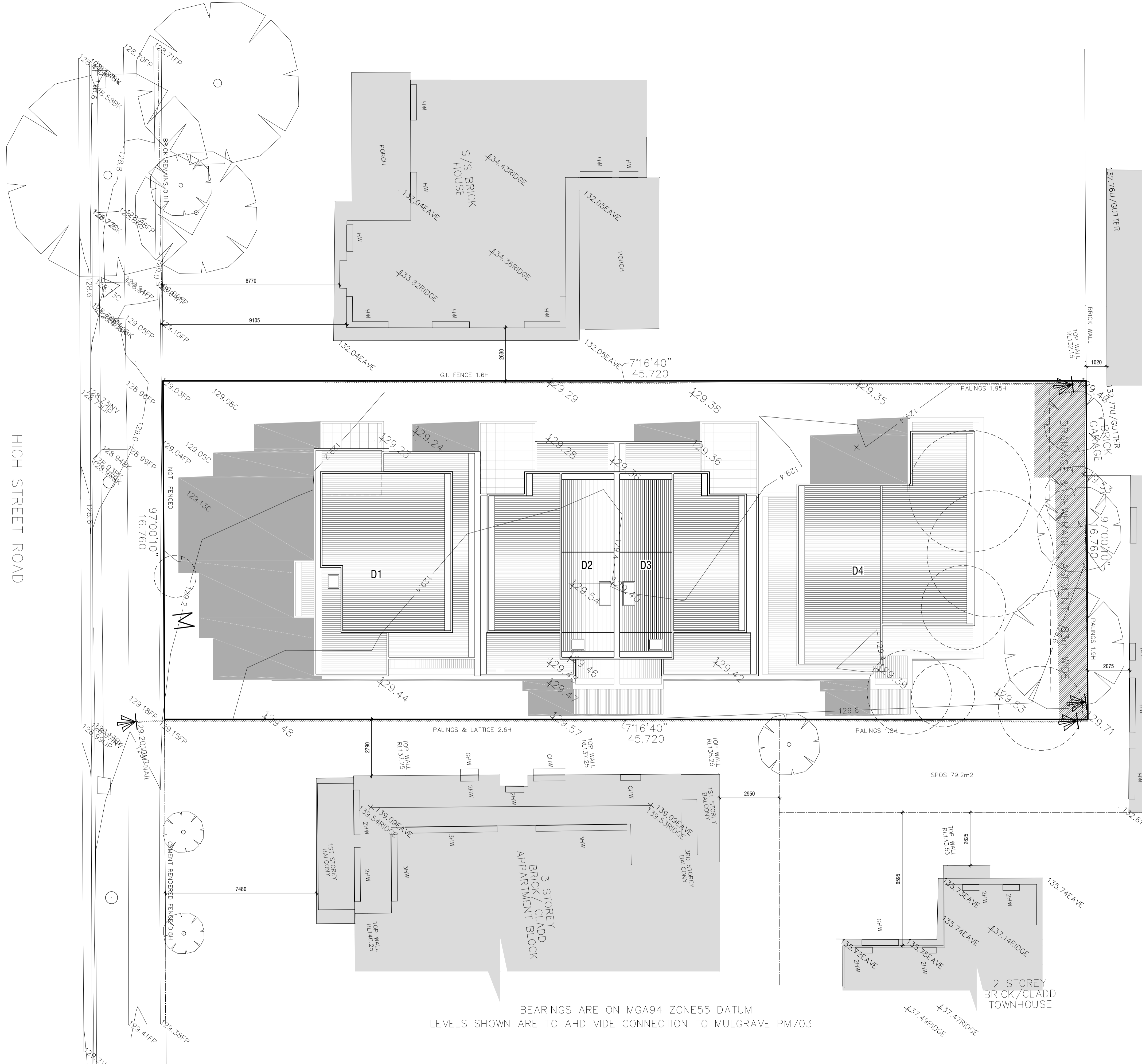
BEARINGS ARE ON MGA94 ZONE55 DATUM
LEVELS SHOWN ARE TO AHD VIDE CONNECTION TO MULGRAVE PM703



Revisions		PLANNING & DESIGN P/L		DATE		SCALE		DRWN		CHK		PROJECT No.	
Rev A	15.08.2020	ISSUE FOR TP SUBMISSION	31 Enfield Av Preston 3072 T:9018 1529	APRIL 2020	1:100@A1	CL	CM						6496
Rev B	21.07.2021	ISSUE FOR VCAT	E: admin@planninganddesign.com.au										

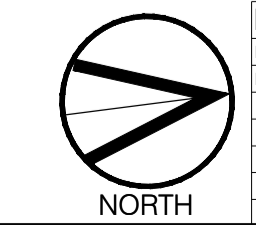
SHADOW DIAGRAMS		DATE		SCALE		DRWN		CHK		PROJECT No.	
SHADOW DIAGRAMS		APRIL 2020	1:100@A1	CL	CM						6496
		SHAW 22 ND SEPTEMBER									

UNIT DEVELOPMENT		SD01	
517 HIGH STREET ROAD, MOUNT WAVERLEY		REV_B	



LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS



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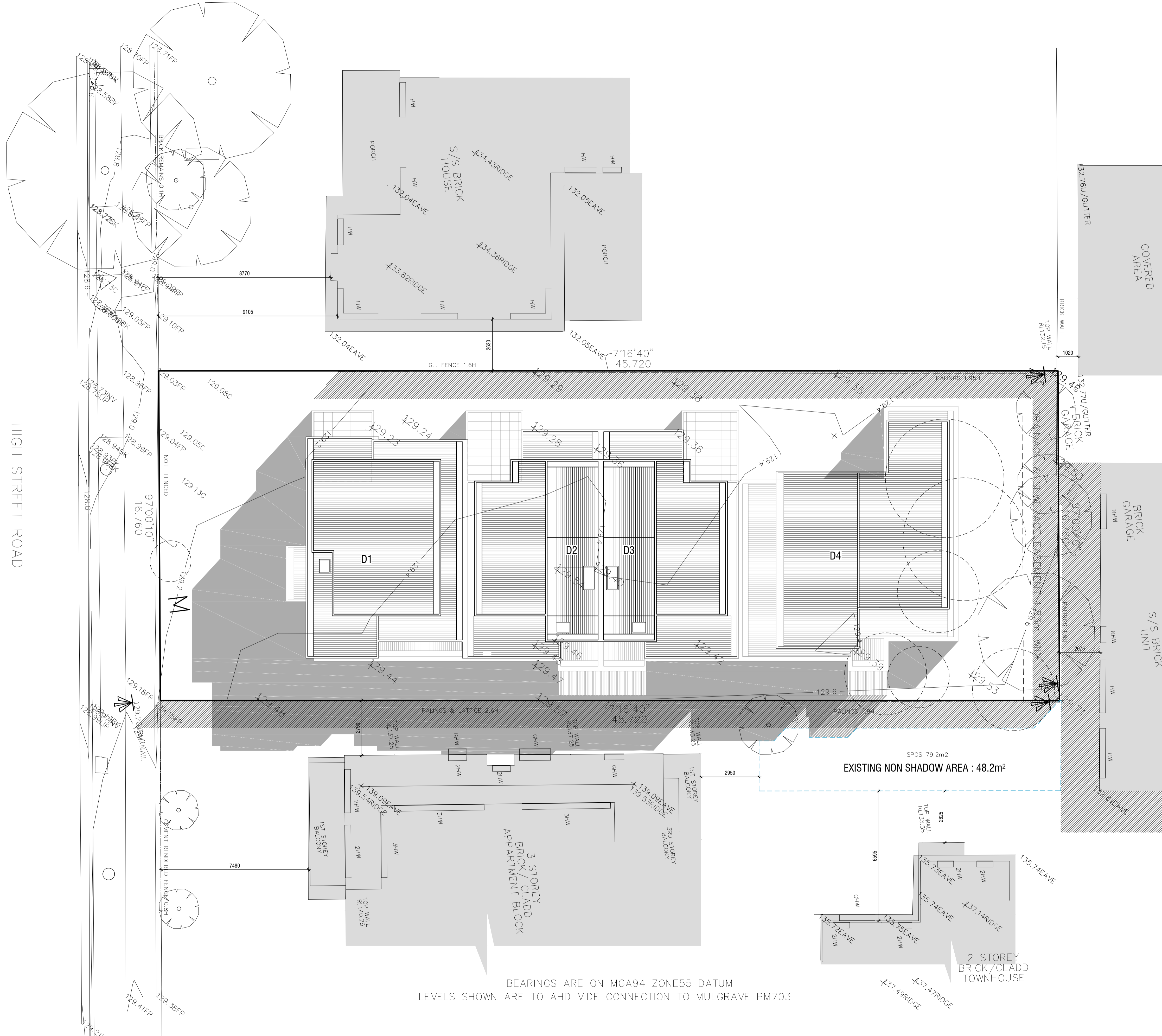
DATE	SCALE	DRWN	CHK	PROJECT No.
APRIL 2020	1:100@A1	CL	CM	6496

SHADOW DIAGRAMS
 12PM 22ND SEPTEMBER

UNIT DEVELOPMENT
 517 HIGH STREET ROAD,
 MOUNT WAVERLEY

SD02
 REV. B

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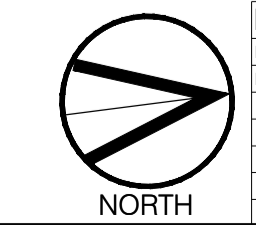
LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS

HIGH STREET ROAD

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EXISTING NON SHADOW AREA : 48.2m²



Revisions		PLANNING & DESIGN P.L.		PLANNING & DESIGN		DATE		SCALE		DRWN		CHK		PROJECT No.	
Rev A	15.06.2020	ISSUE FOR TP SUBMISSION	31 Enfield Av Preston 3072 T:9018 1529		SHADOW DIAGRAMS		APRIL 2020	1:100@A1	CL	CM	6496				
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UNIT DEVELOPMENT
517 HIGH STREET ROAD,
MOUNT WAVERLEY

SD03
REV. B

