

Architectural Town Planning Submission

583 Ferntree Gully Road, Glen Waverley

August 2021



GOLDEN AGE
➤

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Project Details

Residential Townhouse Development
77 three and four bedroom townhouses
15 visitor parking spaces
Glen Waverly, VIC

The Site

The site at 583 Ferntree Gully Road is situated in the suburb of Glen Waverly, a close proximity to Notting Hill and Wheelers Hill. The site is located close to a range of local amenities, including shopping centres, public parks, restaurants and cafes. There are several primary and secondary schools nearby as well a childcare centre on the northern boundary neighbouring the site. The site is also located near Monash University and the adjacent research and medical precincts.

The Opportunity

The sites proximity to suburban town centres, medical and research precincts development is envisioned as a distinctive provision of new living with excellent conditions for medium density residential development. The proposal represents an exciting opportunity to create a strong benchmark for future developments in the area.

The Proposed Development

The proposal will provide a new sustainable urban environment with a high quality residential development.

The development also seeks to provide an inviting public realm with lush internal streets and an internal public open space.

As well as catering for the existing growing demographic the proposal adopts a specific expression and materiality to naturally blend into the established area whilst also appearing fresh and contemporary.

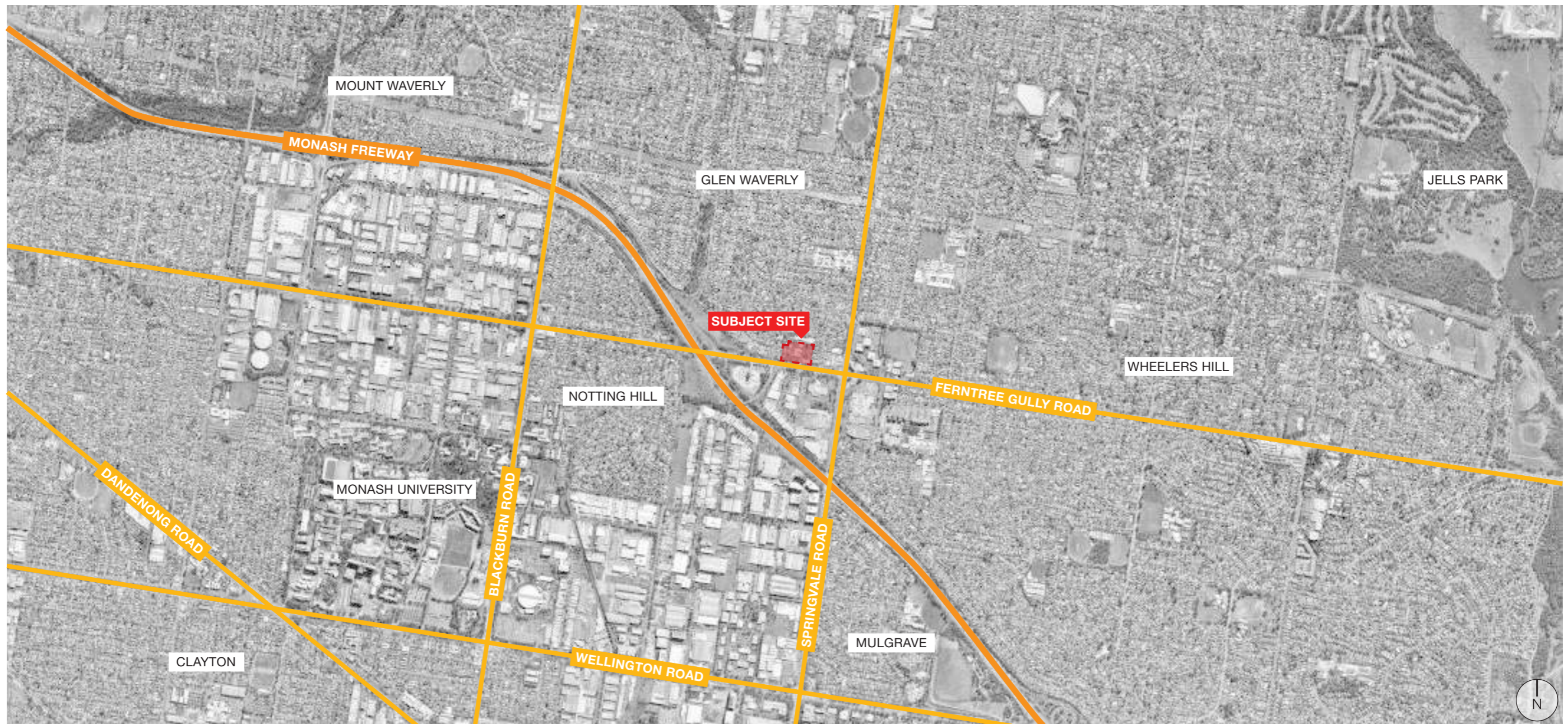
Providing three or four bedroom townhouses the increasing need for family housing has been considered carefully.

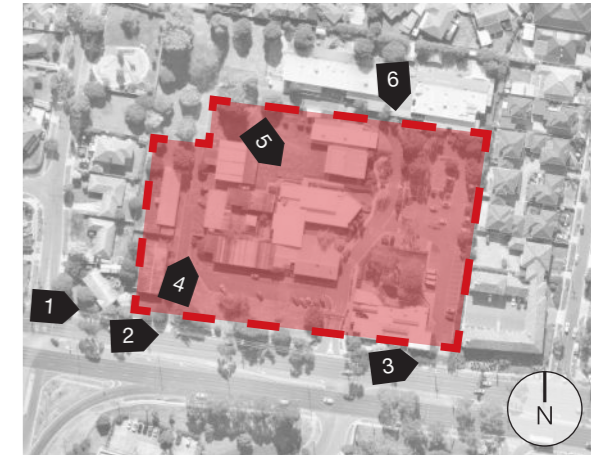


The subject site is located at 583 Ferntree Gully Road, Glen Waverly. It is bordered by Ferntree Gully Road to the South, Springvale Road closely located to the East and the Monash Freeway closely located to the West and South. The site is proximate to a wide range of excellent public amenities including parklands, educational facilities, research/ medical facilities and shopping centres.

Legend

- Subject Site
- Freeway
- Major Road





View 1. View to the East on Ferntree Gully Road at site boundary



View 2. View to the East on Ferntree Gully Road at existing crossover



View 3. View to the East on Ferntree Gully Road



View 4. View to the North into the site at existing access



View 5. View to the South-East at site boundary

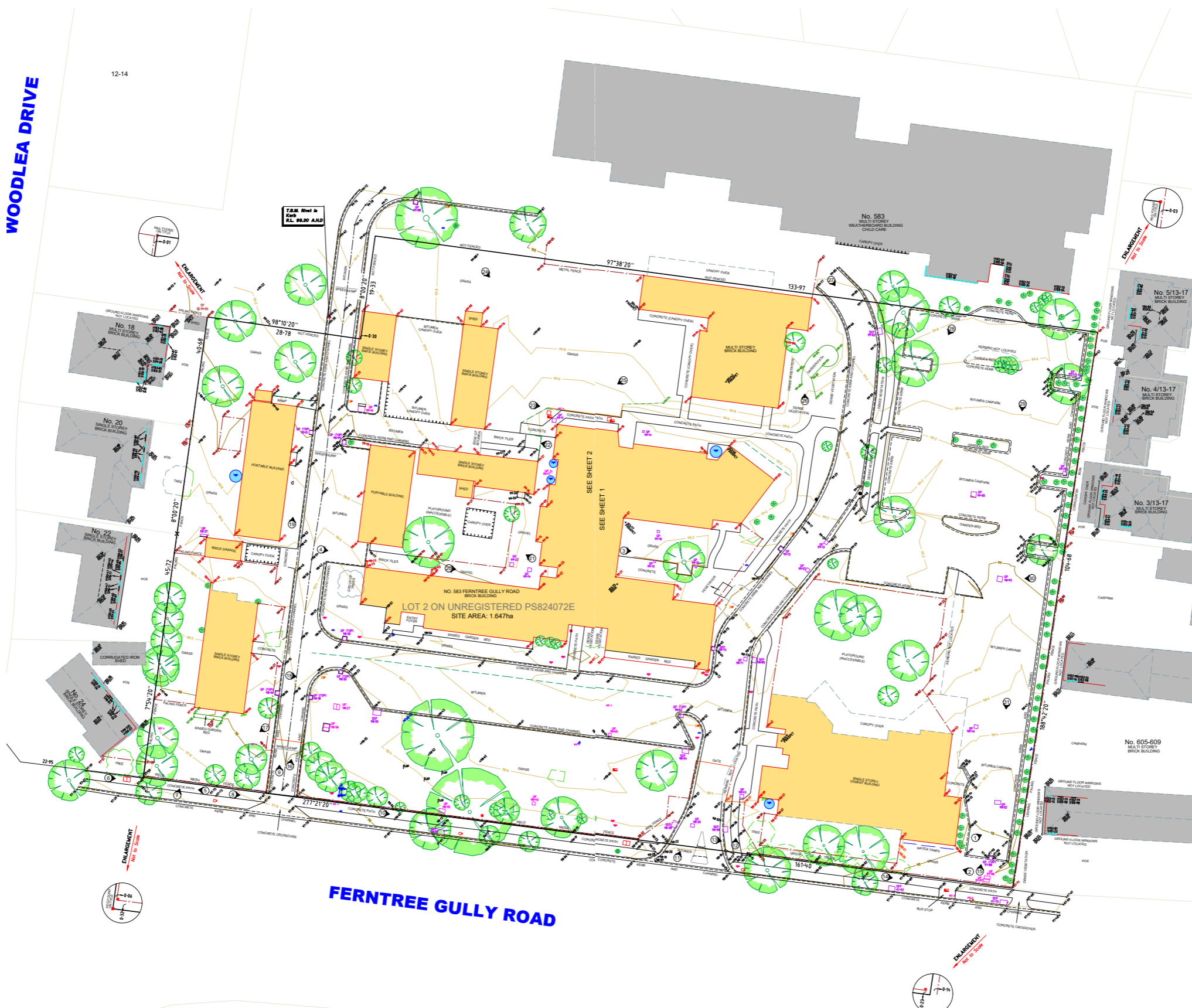


View 6. View to the South at site boundary



WOODLEA DRIVE

FERNTREE GULLY ROAD



Legend

1	TBM	▲
102	Top of Bank	—▲—
104	Existing Surface	—
110	Change of Grade	—
201	Tree > 2m	●
203	Group Trees/Strata	●
205	Garden Bed	—
206	Dead Tree	●
306	Side Entry Pit	□
309	Graded Pit	□
401	Centre of Blummen	—
402	Edge of Blummen	—
406	Lip of Kerf/Channel	—
407	Invert of Kerf/Channel	—
410	Back of Kerf/Channel	—
412	Pedestrian Path	—
419	Edge of Concrete	—
421	Edge of Paving	—
422	Speed Hump	—
503	Sign	—
521	Board	—
522	Flag Pole	—
602	Shed	—
603	Building	—
604	Carport	—
605	Window	—
606	Doorway	—
607	Water Tank	—
617	Wall	—
622	Retaining Wall - Wood	—
628	Basin / Vase	—
629	Ramp	—
631	Apex	—
633	Parapet	—
634	Ridge Line	—
635	Spouting	—
711	Light Pole	—
712	Electricity Pole	—
715	Electricity Box	—
716	Electricity Pit	—
721	Telecom Pit	—
729	Telecom Pit	—
730	Cup Mess	—
741	Sewerage Pit	—
751	Stop Valve	—
753	Fire Hydrant	—
755	Water Unclassified	—
758	Water Tap/Connection	—
761	Stop for Hole	—
762	Unclassified Pit	—
766	Unclassified Pit Lid	—
803	Fence	—
904	Gate	—
910	Pit of Fence	—
998	Tie	—
999	Digital Cadastral Map Base	—

Notes

Date of Survey June 2020
 Land Subject to Easement
 NW
 This Plan is to be read in conjunction with the attached Surveyors Report.
 The location of buildings beyond site boundaries are indicative only.
 Information relating to adjoining properties has only been shown where visible or accessible.
 Aerial photograph (Layer S41) is approximate only (derived from an aerial photograph).
 The Digital Cadastral Map Base (Layer 998) is indicative only and should not be used for design purposes.
 Boundary dimensions are subject to Land Registry approval.
 Windows on neighbouring properties have been located remotely and categorised by visual interpretation only.
 H - Window/Door Head
 S - Window/Door Sill
 Private Open Space is denoted as POS
 Refer to Plan Ref: 302420-BA for site photographs.
 Direction of photographs shown thus .
 All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.
 Levels shown thus m^{AHD} are to Australian Height Datum vide Mulgrave PM469 with a stated value of RL89.266
 Refer to frozen layers with a suffix of -L for levels.
 Refer to frozen layers with a suffix of -C for crosses.
 Refer to frozen layer "TRIANGLE" for 3D Triangles.
 Contour Interval 0.2 metres.

Scale
 1:250

Checked Ross Nicholson Licensed Surveyor
Drawn JLM
Date 12/06/20
Survey Data 30242007.ssd
CAD Drawing number 302420-AA
Original sheet size A1
Client Golden Age
C- Bing Chen
Project 583 Ferntree Gully Road
Glen Waverley
Details Boundary Re-establishment
 Feature and Level Survey &
 Site Analysis
 Lot 2 on Unregistered Plan of
 Subdivision PS824072E
Sheet 2 of 2
JMS Number 302420



Provided by Land Management Surveys

3.0 Design Evolution and Response

3.01 Existing Site Conditions

Site Conditions

- Site fall gradually from North to South
- Existing trees of high value to be retained

Western Interface

- Address existing residential grain
- Ensure varied broken-up form to maintain visual permeability

Eastern Interface

- Address existing residential grain
- Create strong interface towards the motel

Southern Interface

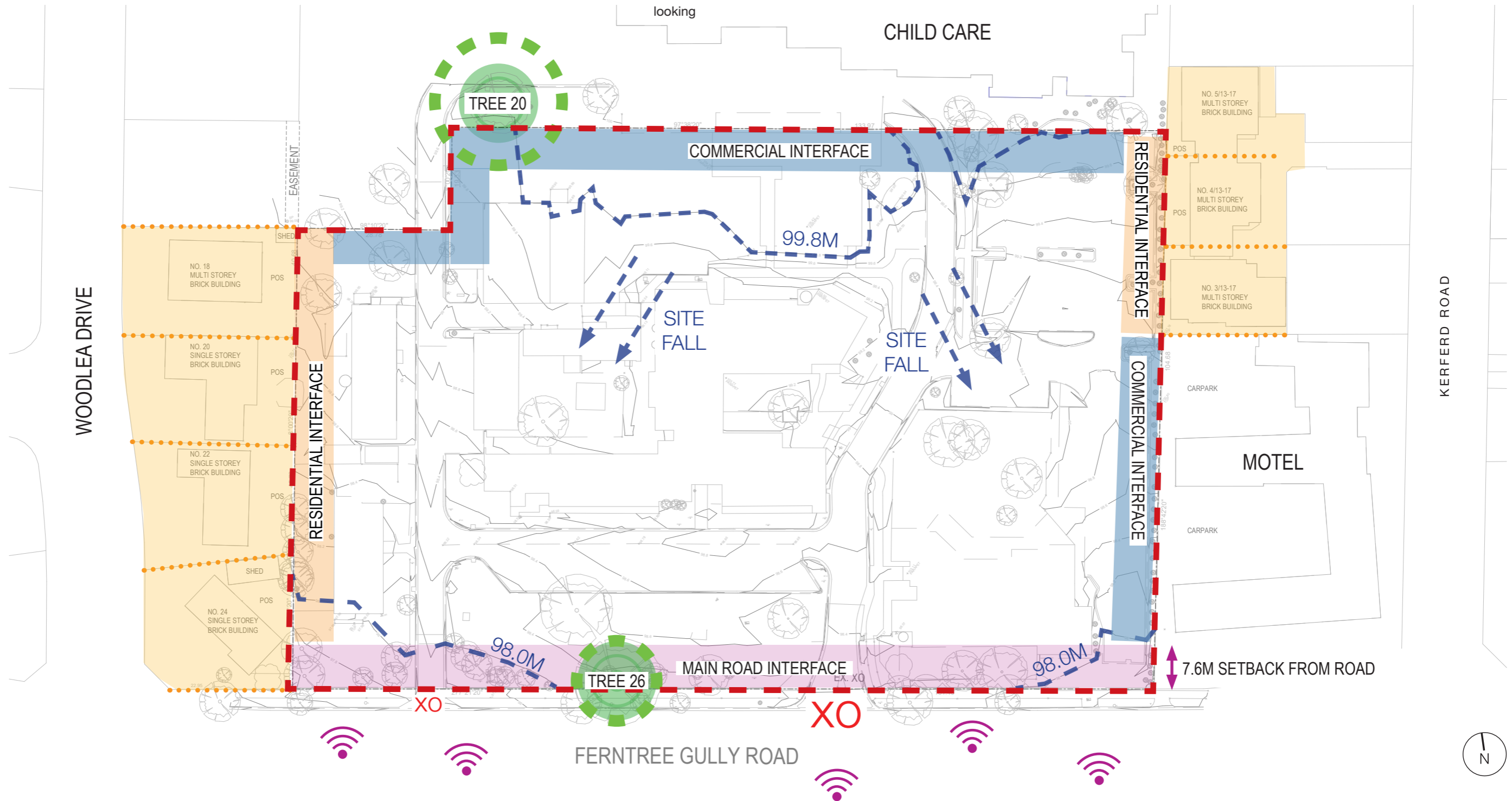
- Establish development address
- Create linkages along interface to Fern-tree Gully Road

Northern Interface

- Address child care interface
- Ensure varied broken-up form to maintain visual permeability
- Address potential concerns around over-lookng

Legend

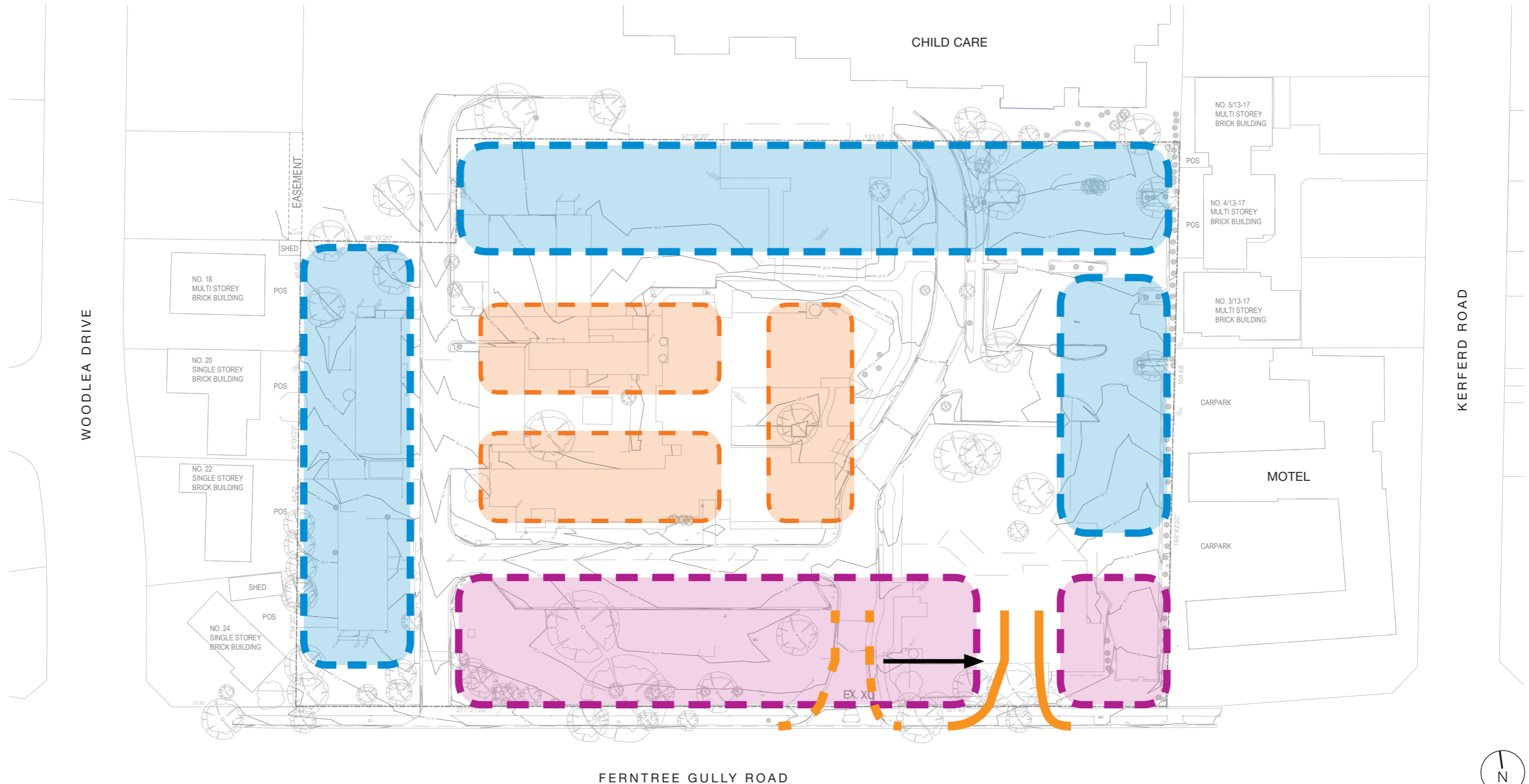
	Subject Site		High Value Tree - Retain
	Existing Residential		High Value Tree TPZ
	Residential Interface		High Noise Level
	Commercial Interface		Existing Cross Over
	7.6m Setback		
	Topography		



- Breakup of Ferntree Gully Rd townhouses respond to proposed new crossover location
- Ferntree Gully Rd lots are deeper due to the 7.6m setback, rear loaded vehicle access
- Perimeter lots need to be front loaded vehicle access
- Interior lot depths take into account road reserve width, with rear-loaded vehicular access is proposed for these lots








Legend

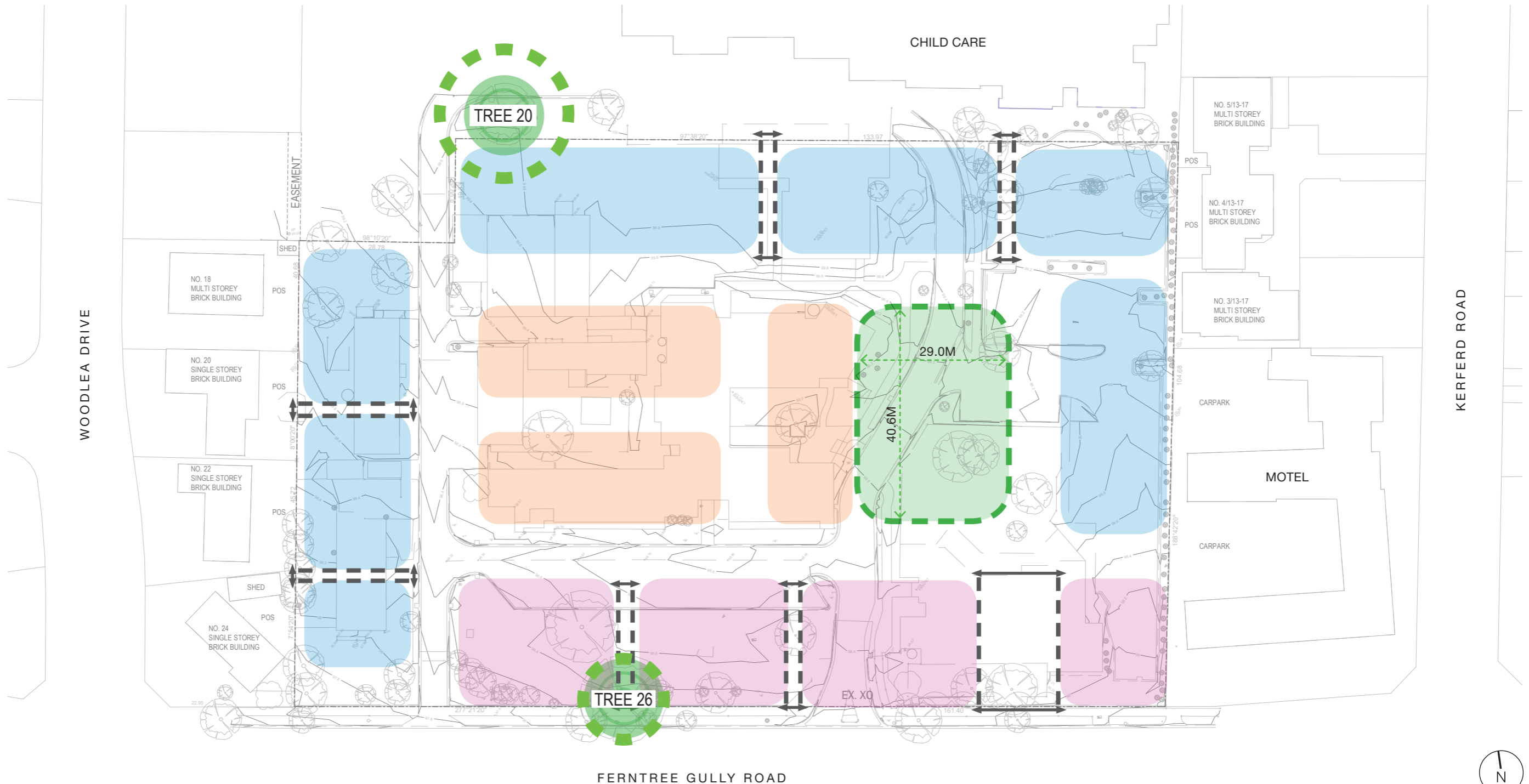
- Perimeter Lots
- Ferntree Gully Road Lots
- Interior Lots
- Existing XO to be removed
- Proposed new XO



- Primary Open Space location is contingent on lot depths and its relationship to primary entry
- High value trees within lot boundary to be retained
- Medium and High value trees outside lot boundary to be retained if possible
- Urban design response will require visual breaks along the lot lengths towards residential and child care interface









Legend

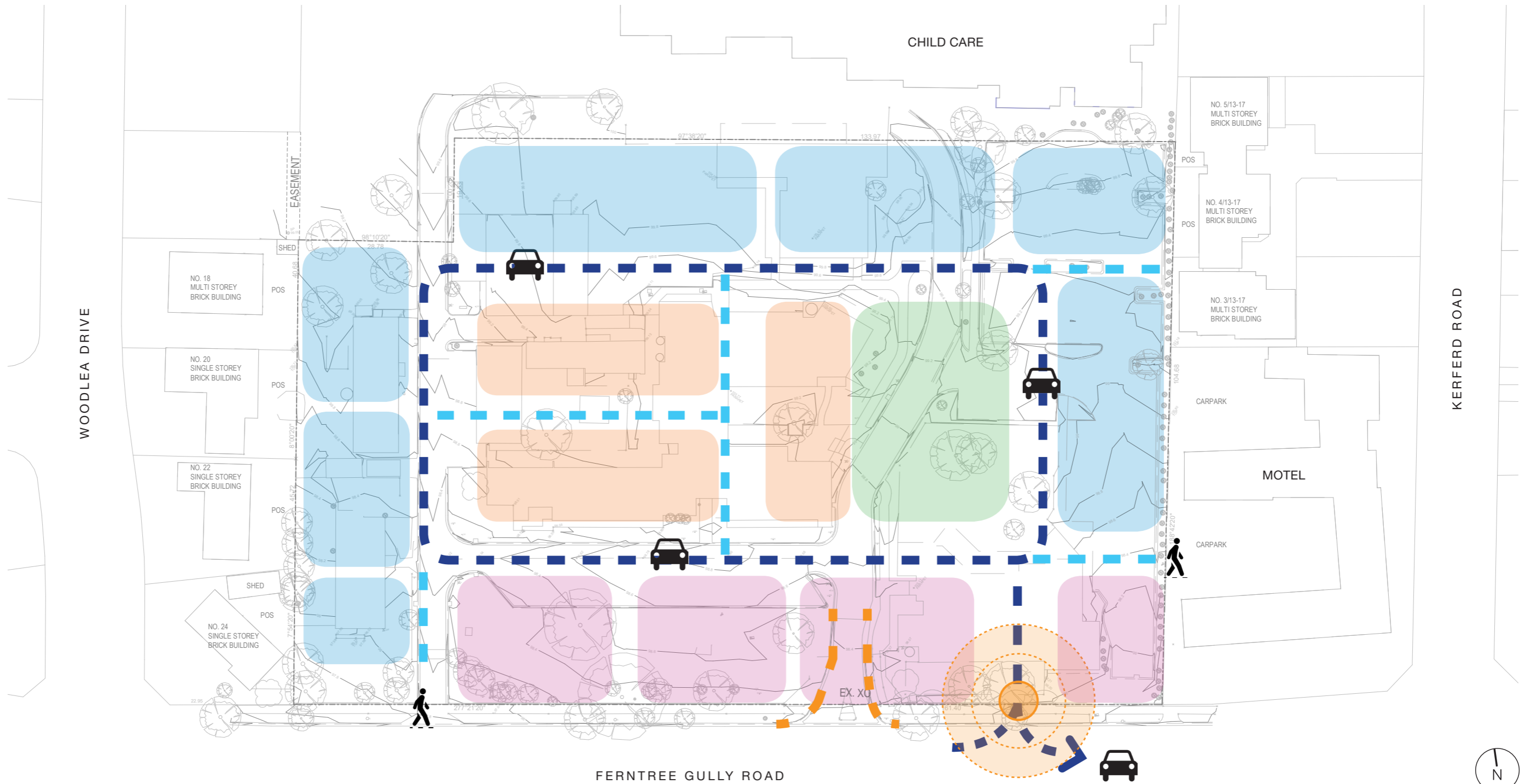
	Perimeter Lots		Built Form Visual Breaks
	Ferntree Gully Road Lots		High Value Tree - Retain
	Interior Lots		High Value Tree TPZ
	Primary Open Space		















- Retention of existing main crossover is unsafe due to interface with Ferntree Gully Road
- Perimeter primary road is set up to access the lots
- Secondary Road/ Laneway and pedestrian access are provided

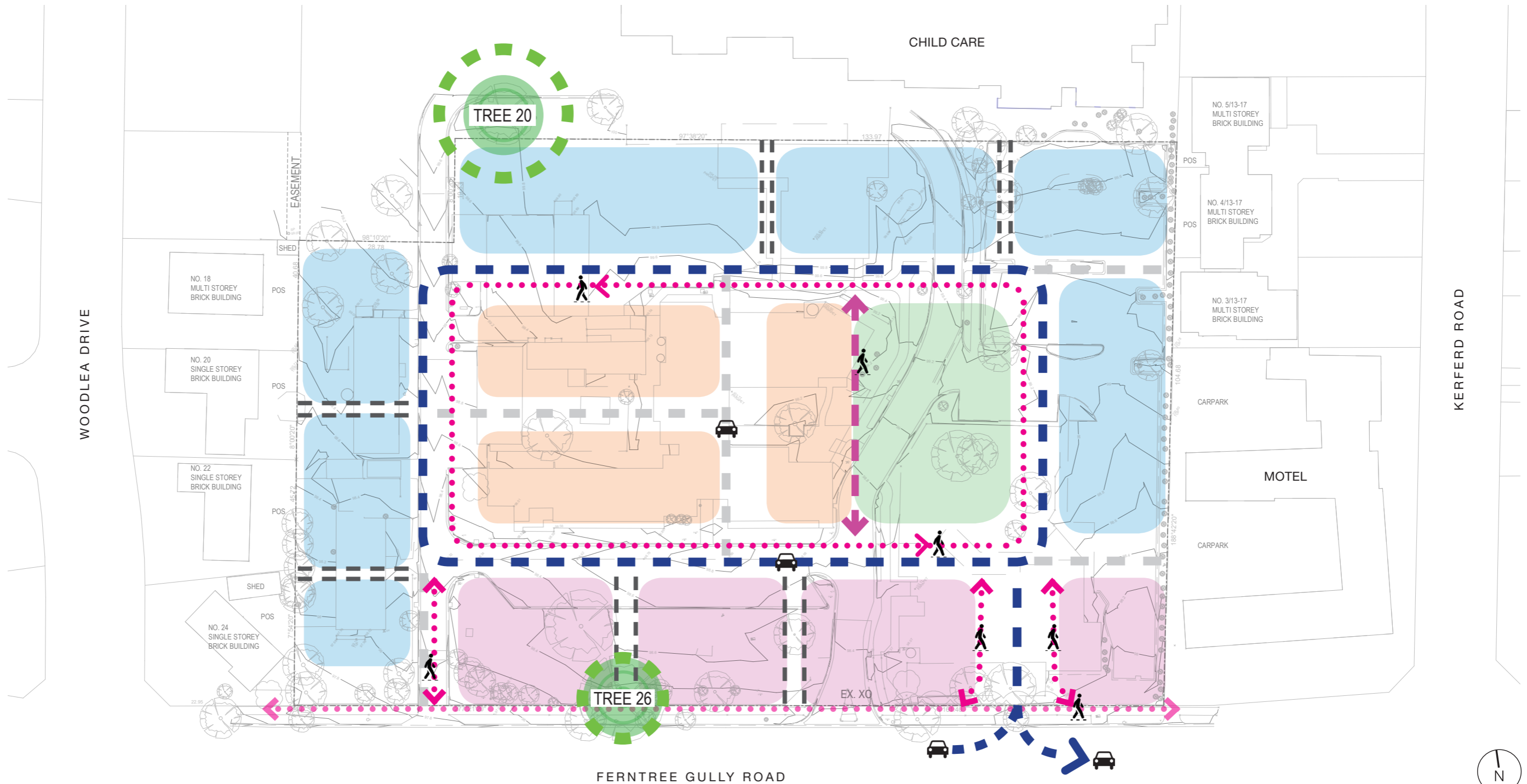
Legend

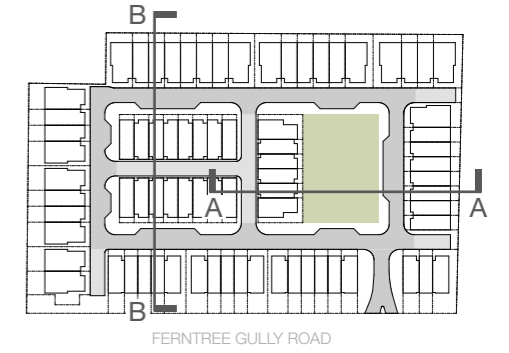
	Perimeter Lots		Primary Road
	Ferntree Gully Road Lots		Secondary Road & Pedestrian Link
	Interior Lots		Site Access
	Primary Open Space		Existing XO to be demolished



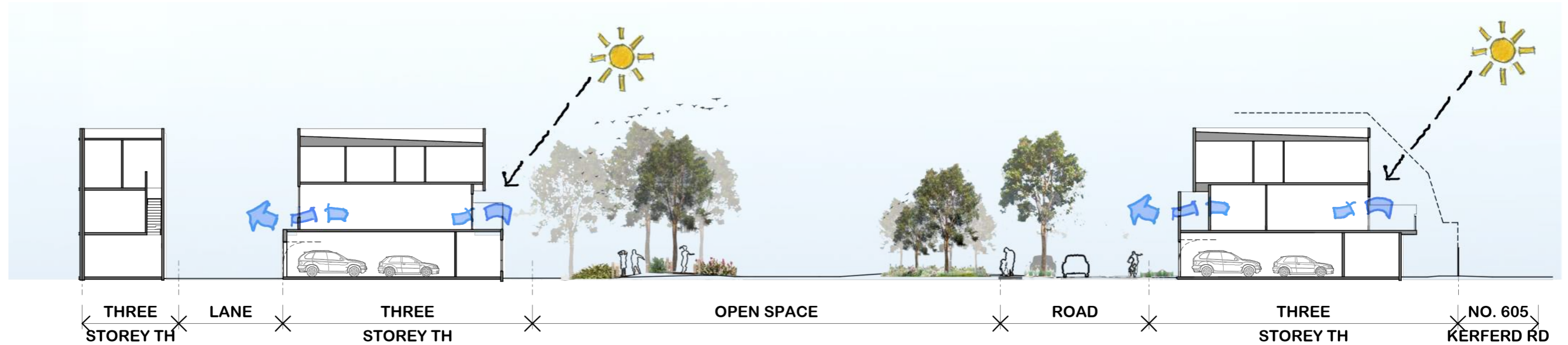
Legend

	Perimeter Lots		High Value Tree - Retain
	Ferntree Gully Road Lots		High Value Tree TPZ
	Interior Lots		Paper Road
	Primary Open Space		Secondary Road
	Primary Road		Internal Footpath Network
	External Footpath		Visual Breaks

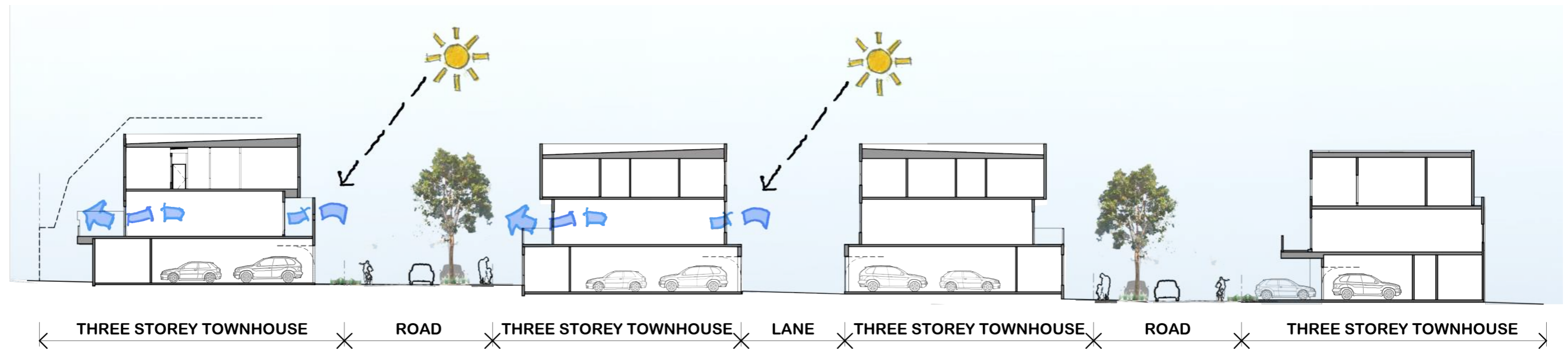




Section AA



Section BB



TYPE	LOT WIDTH	LOT DEPTH	LOT AREA	TOTAL MIN LOT AREA	TOWNHOUSE NSA	GARAGE AREA	NSA INCL.GARAGE	NO LEVELS	NO OF BEDS	NO CARPARKS	NO LOTS	TOTAL TH NSA	TOTAL GARAGE AREA	TOTAL NSA INCL. GARAGE	
A1	5000	24000	120.0 m ²	840.0 m ²	136.1 m ²	23.0 m ²	159.1 m ²	3	3	2	7	952.7 m ²	161.0 m ²	1113.7 m ²	
A2	5000	24000	120.0 m ²	480.0 m ²	141.7 m ²	23.0 m ²	164.7 m ²	3	3	2	4	566.8 m ²	92.0 m ²	658.8 m ²	
A3	6100	24000	146.4 m ²	1171.2 m ²	154.4 m ²	22.8 m ²	177.2 m ²	3	3	2	8	1235.2 m ²	182.4 m ²	1417.6 m ²	
B1	5500	20000	110.0 m ²	770.0 m ²	166.5 m ²	37.9 m ²	204.4 m ²	3	4	2	7	1165.5 m ²	265.3 m ²	1430.8 m ²	
B4	6000	20000	120.0 m ²	1920.0 m ²	169.4 m ²	38.5 m ²	207.9 m ²	3	4	2	16	2710.4 m ²	616.0 m ²	3326.4 m ²	
B6	9200	20000	184.0 m ²	2392.0 m ²	178.4 m ²	36.4 m ²	214.8 m ²	2	4	2	13	2319.2 m ²	473.2 m ²	2792.4 m ²	
C1	5500	16800	104.0 m ²	1040.0 m ²	157.0 m ²	42.3 m ²	199.3 m ²	3	4	2	10	1570.0 m ²	423.0 m ²	1993.0 m ²	
C2	5500	16800	104.0 m ²	1040.0 m ²	159.6 m ²	42.3 m ²	201.9 m ²	3	4	2	10	1596.0 m ²	423.0 m ²	2019.0 m ²	
C3	9300	16800	104.0 m ²	208.0 m ²	186.7 m ²	39.3 m ²	226.0 m ²	3	4	2	2	373.4 m ²	78.6 m ²	452.0 m ²	
											9861.2 m ²	77	12489.2 m ²	2714.5 m ²	15203.7 m ²

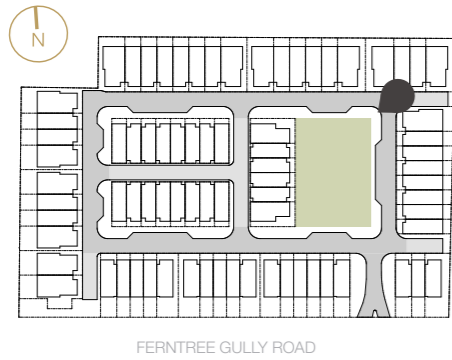
DOUBLE GARAGES FOR 17% OF DEVELOPMENT

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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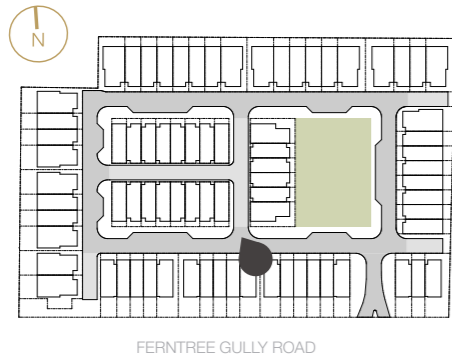
TOTAL:	77 TOWNHOUSES	
AREA CATEGORY	REQUIRED AREA	ACHIEVED
SITE AREA	-	16,478.50m ²
GARDEN AREA	35%	35.18%
	5,767.40m ²	5,796.40m ²
SITE COVERAGE	60% MAX	40.07%
	9,887.10m ²	6,602.5m ²
SITE PERMEABILITY	20%	35%
	3,295.70m ²	5,767.48m ²

Disclaimer: Perspective images are presented as an artist's impression of the development. Landscaping shown on perspective images is indicative only and is subject to Landscape Architect's design.



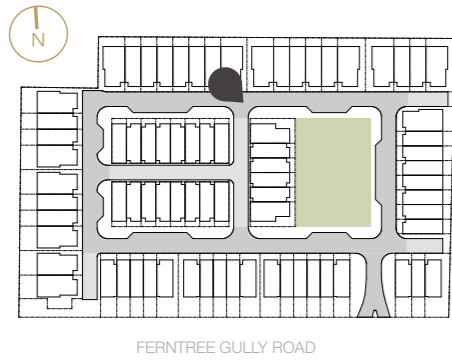
PERSPECTIVE LOOKING SOUTHWEST ACROSS PARK

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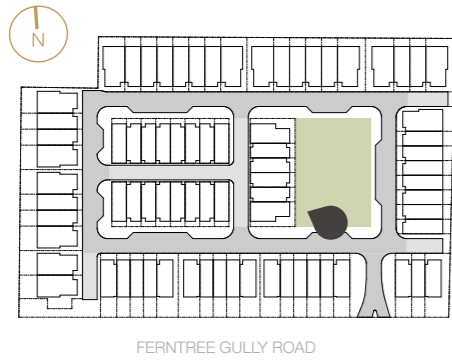
PERSPECTIVE LOOKING NORTHWEST

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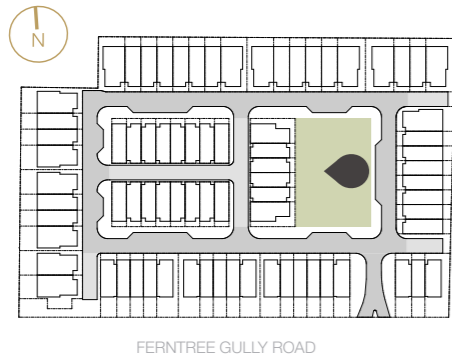
PERSPECTIVE LOOKING SOUTHEAST AT REAR OF TYPE C TOWNHOUSES

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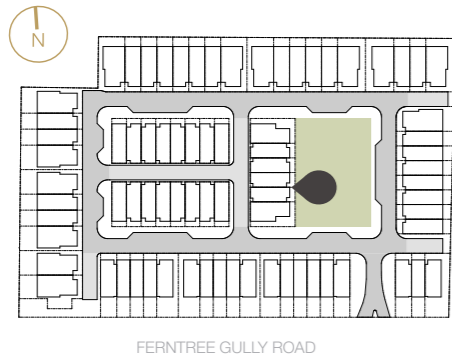
PERSPECTIVE LOOKING NORTHWEST AT TYPE C TOWNHOUSES

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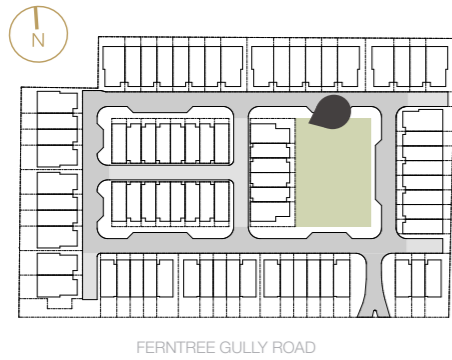
PERSPECTIVE LOOKING WEST ACROSS PARK AT TYPE C TOWNHOUSES

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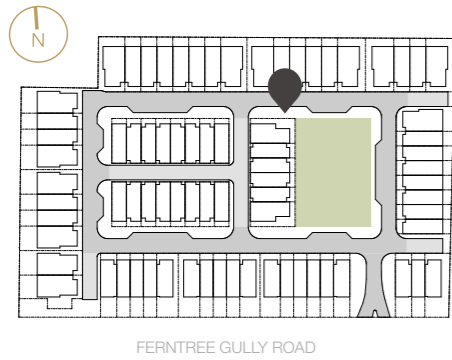
PERSPECTIVE LOOKING WEST AT ENTRIES OF TYPE C TOWNHOUSES

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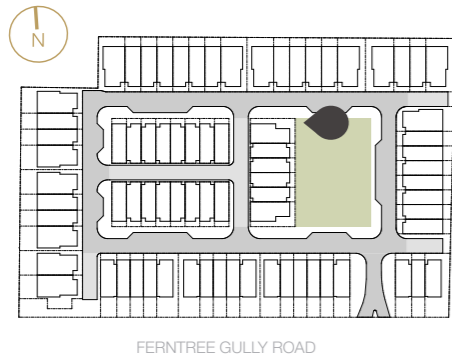
PERSPECTIVE LOOKING WEST AT TYPE C TOWNHOUSES

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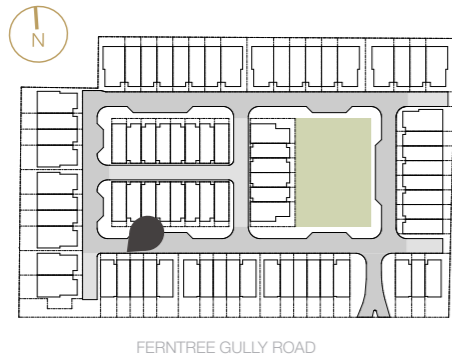
PERSPECTIVE LOOKING SOUTH AT ENTRY OF TYPE C TOWNHOUSE

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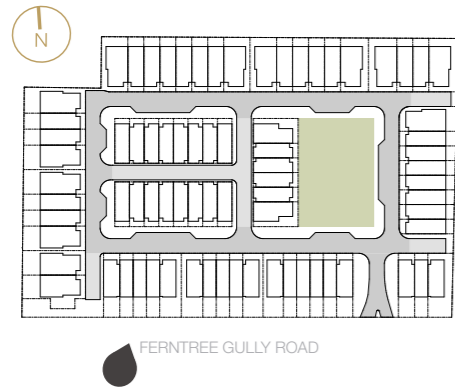


PERSPECTIVE LOOKING WEST AT TYPE C TOWNHOUSES

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PERSPECTIVE LOOKING SOUTHWEST AT TYPE A TOWNHOUSES

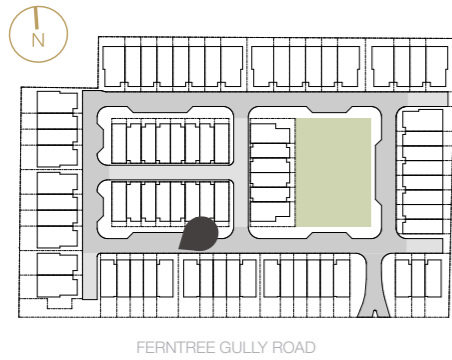


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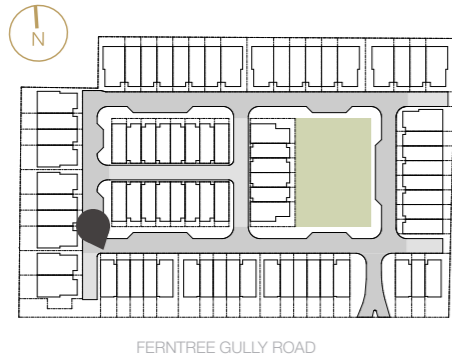
PERSPECTIVE LOOKING NORTH ACROSS FERNTREE GULLY RD AT TYPE A TOWNHOUSES AND PROPOSED RELOCATED BUS STOP

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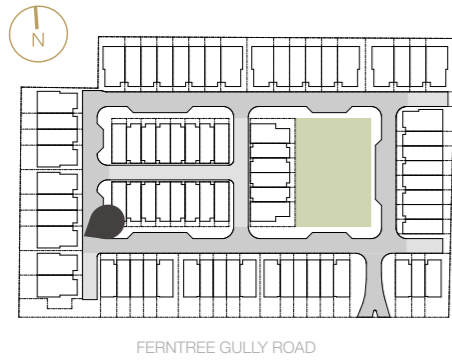
PERSPECTIVE LOOKING SOUTHWEST AT TYPE A TOWNHOUSES

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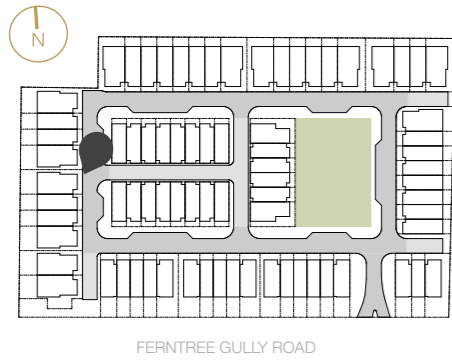
PERSPECTIVE LOOKING SOUTHEAST AT TYPE A TOWNHOUSES

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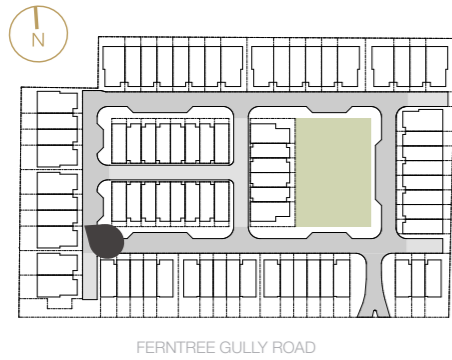
PERSPECTIVE LOOKING SOUTHWEST AT TYPE B6 TOWNHOUSES

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PERSPECTIVE LOOKING SOUTH AT TYPE B4 & B6 TOWNHOUSES

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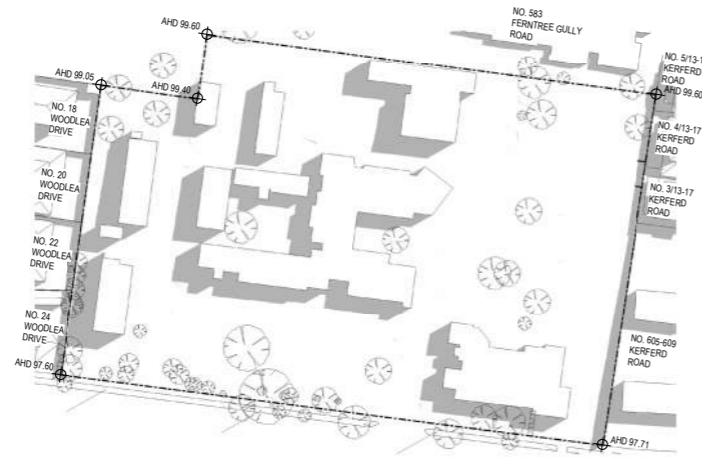
PERSPECTIVE LOOKING NORTHWEST AT TYPE B4 & B6 TOWNHOUSES

6.0 Shadow Analysis

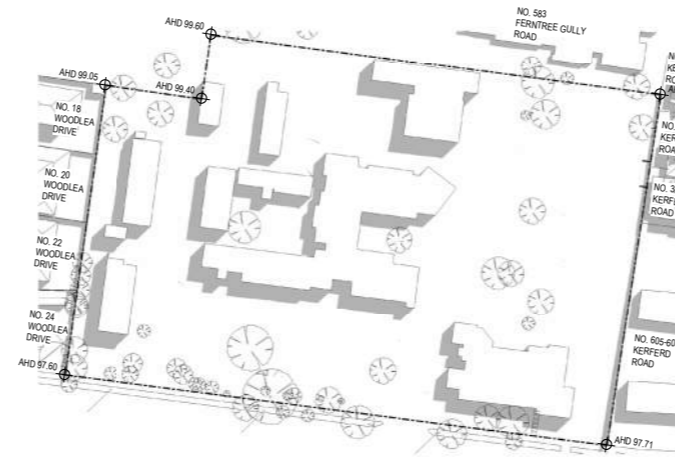
6.01 Shadow Analysis 9am - 11am

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

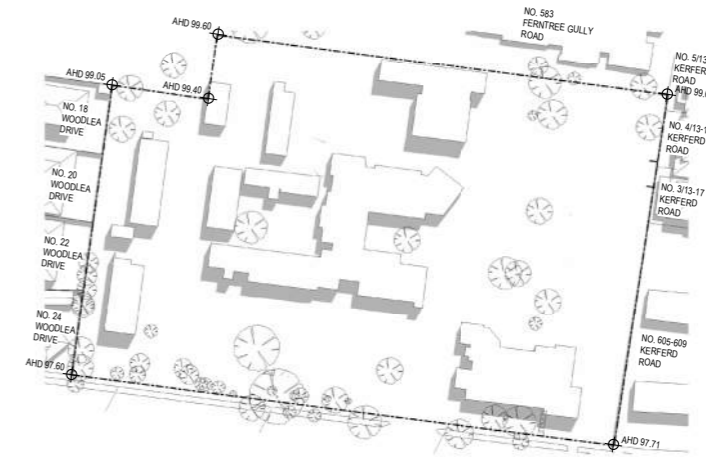
Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



Shadows Existing 9am



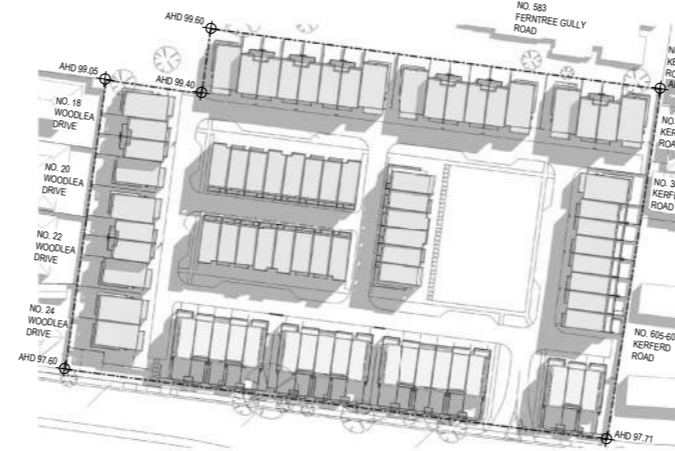
Shadows Existing 10am



Shadows Existing 11am



Shadows Proposed 9am



Shadows Proposed 10am



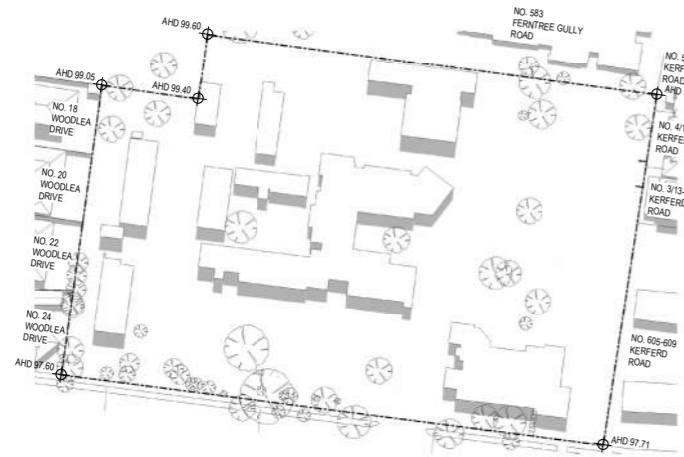
Shadows Proposed 11am

6.0 Shadow Analysis

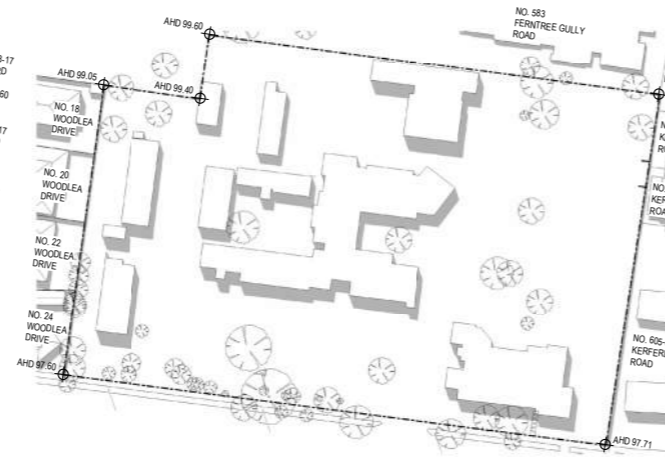
6.02 Shadow Analysis 12pm - 3pm

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

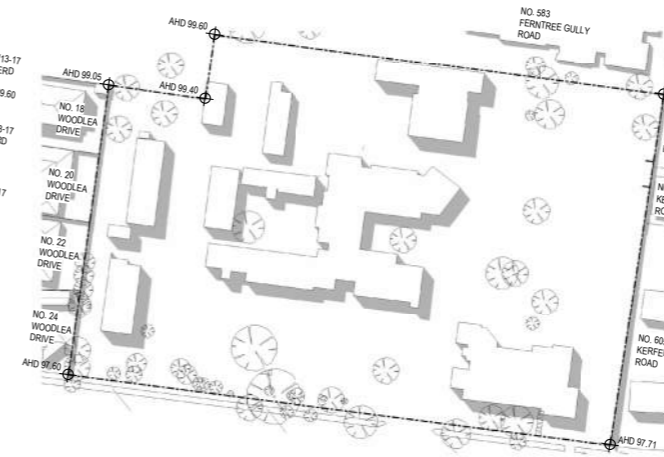
Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



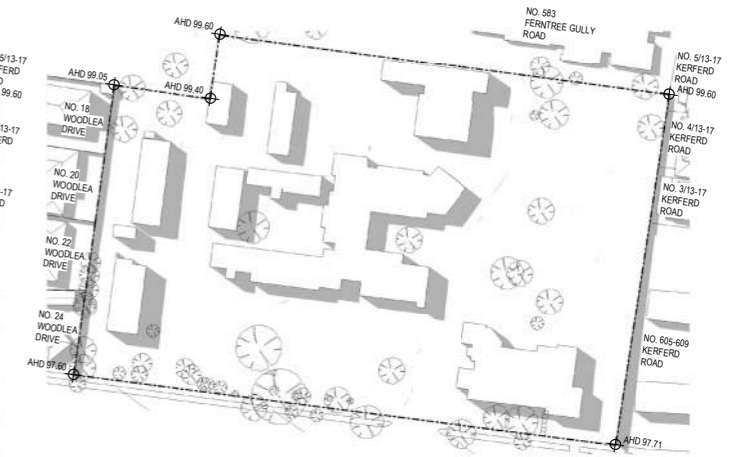
Shadows Existing 12pm



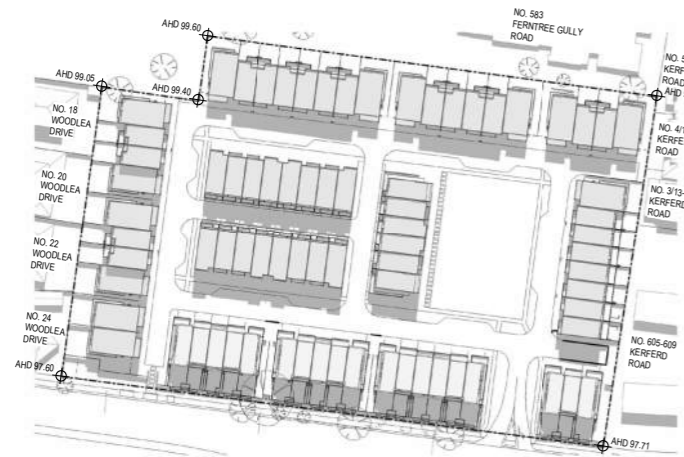
Shadows Existing 1pm



Shadows Existing 2pm



Shadows Existing 3pm



Shadows Proposed 12pm



Shadows Proposed 1pm



Shadows Proposed 2pm




Shadows Proposed 3pm

6.0 Shadow Analysis

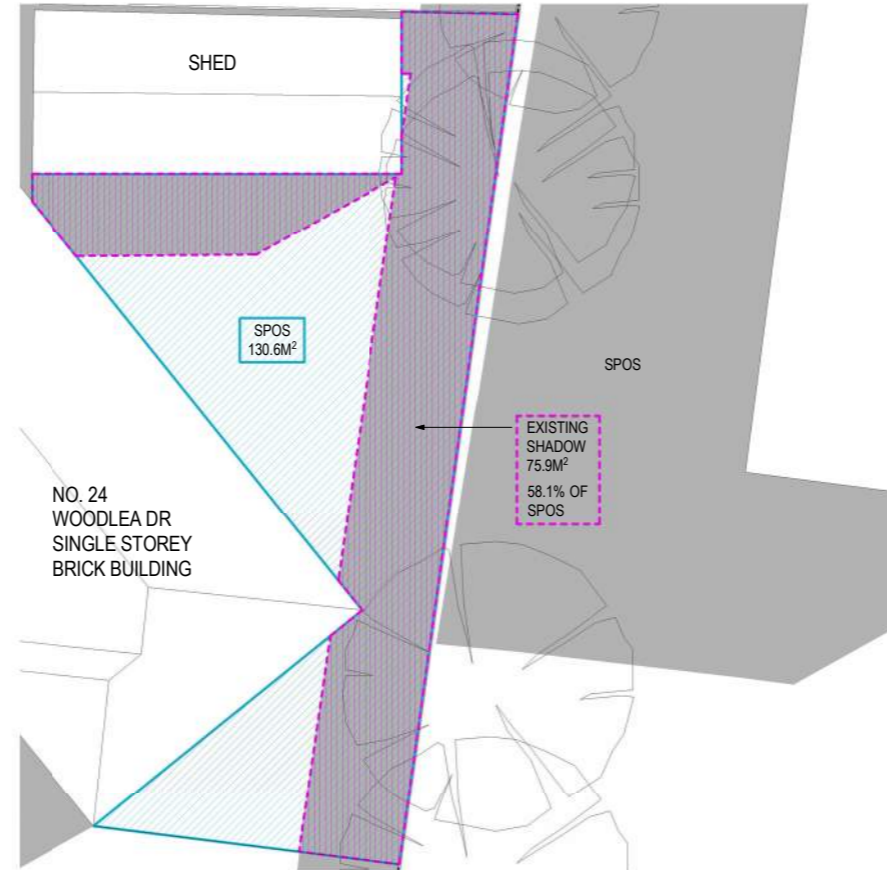
6.03 Shadow Analysis 24 Woodlea Drive Callout

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

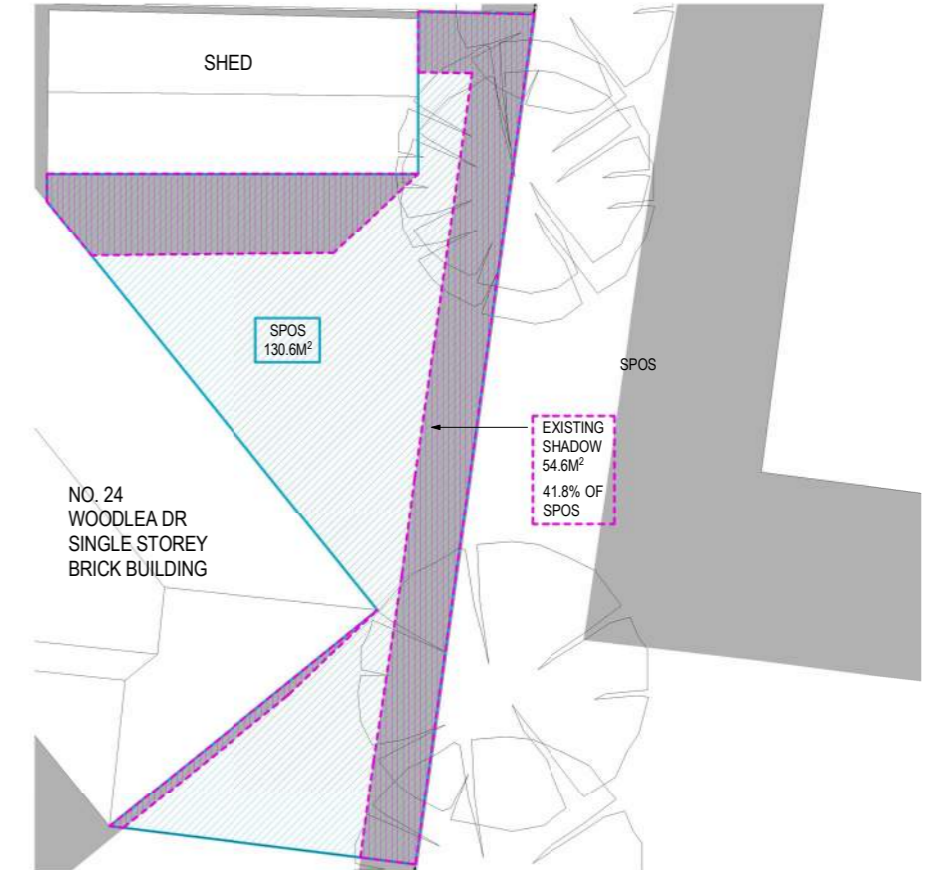
The following shadow diagrams represent times as noted for the equinox on the 22nd September.

-  NEIGHBOURING SPOS
-  EXISTING SHADOW
-  PROPOSED SHADOW

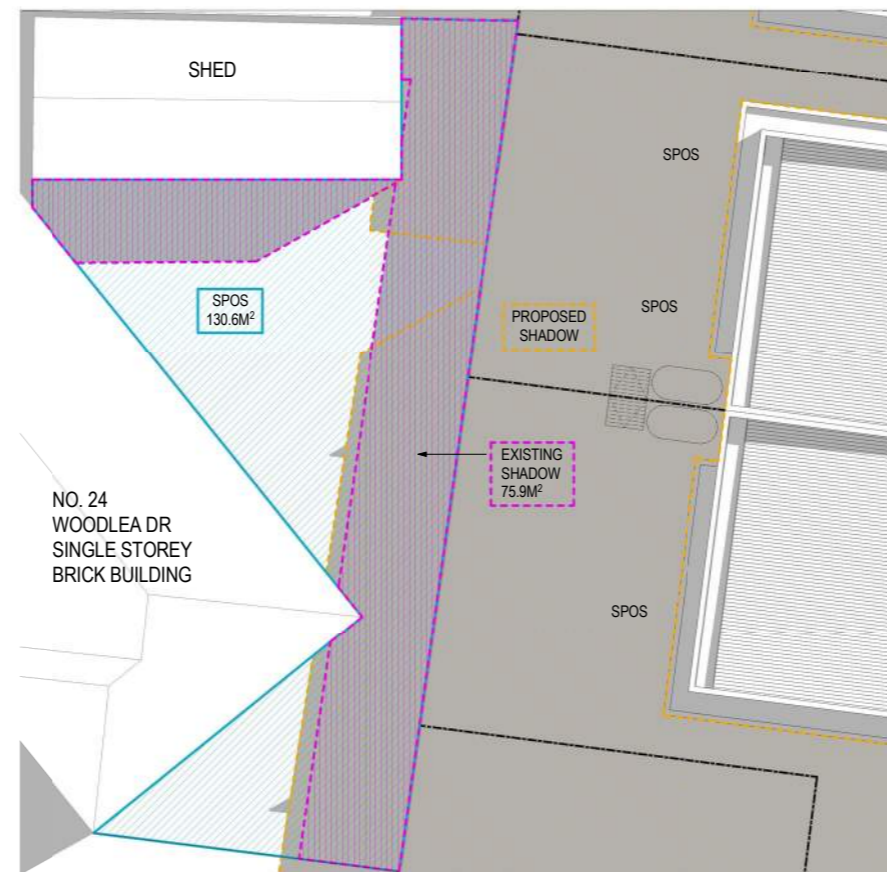
Shadow Annotation Legend



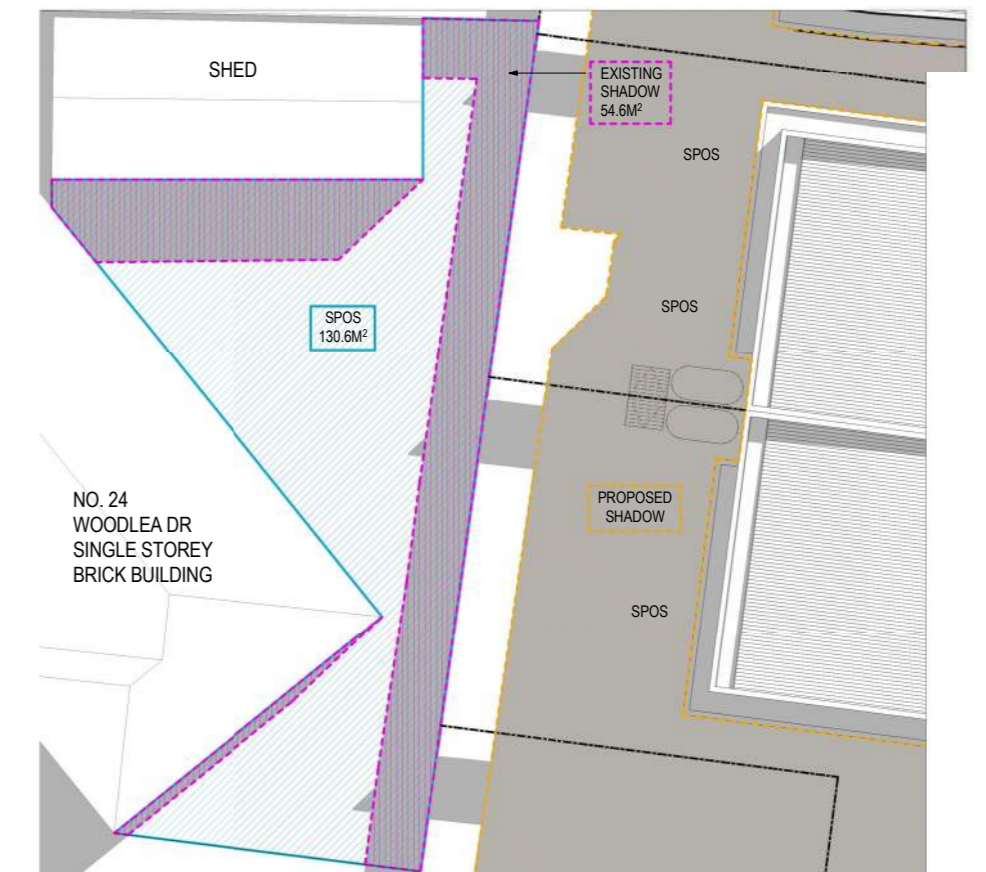
24 Woodlea Drive Callout - Shadows Existing 9am



24 Woodlea Drive Callout - Shadows Existing 10am



24 Woodlea Drive Callout - Shadows Proposed 9am



24 Woodlea Drive Callout - Shadows Proposed 10am

6.0 Shadow Analysis

6.04 Shadow Analysis 22 Woodlea Drive Callout

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

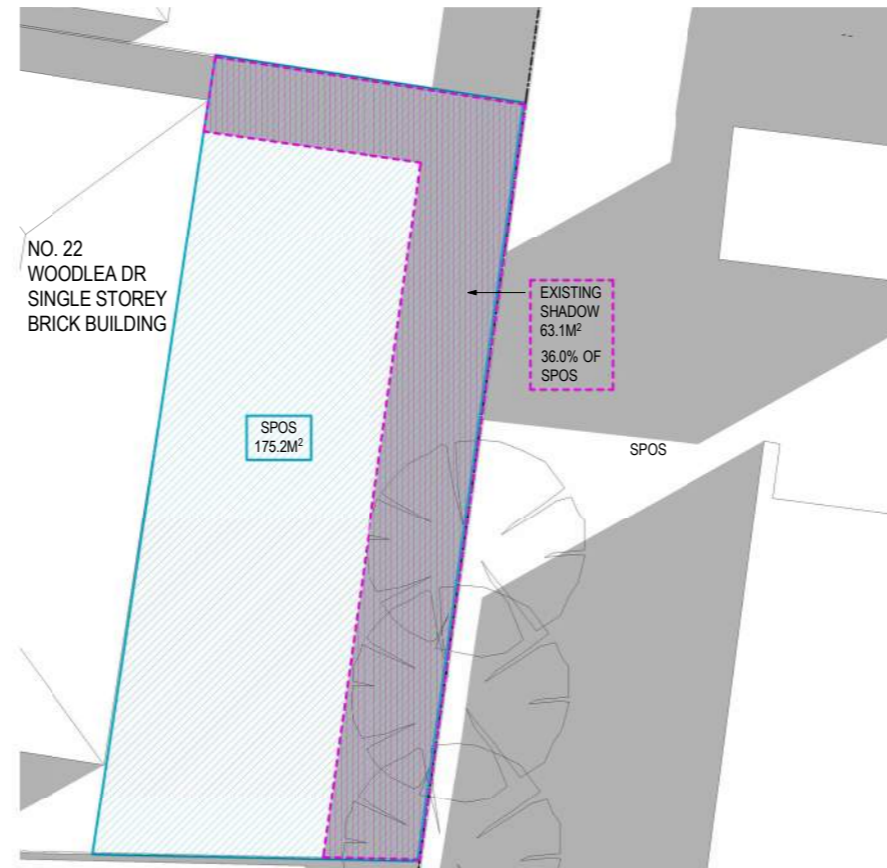
-  NEIGHBOURING SPOS
-  EXISTING SHADOW
-  PROPOSED SHADOW

Shadow Annotation Legend

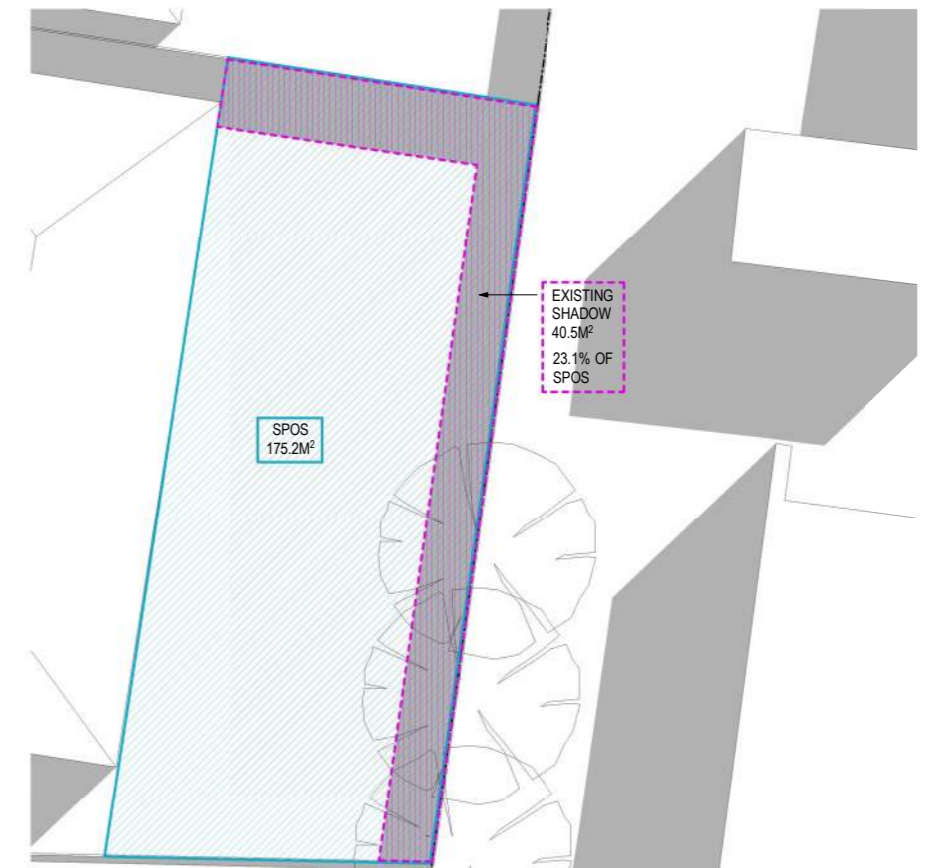


Master Plan - Key Plan

NOTE:
FIVE HOURS OF UNIMPEDED SUN ACHIEVED BETWEEN 10AM & 3PM



22 Woodlea Drive Callout - Shadows Existing 9am



22 Woodlea Drive Callout - Shadows Existing 10am



22 Woodlea Drive Callout - Shadows Proposed 9am





22 Woodlea Drive Callout - Shadows Proposed 10am

6.0 Shadow Analysis

6.05 Shadow Analysis 20 Woodlea Drive Callout

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

-  NEIGHBOURING SPOS
-  EXISTING SHADOW
-  PROPOSED SHADOW

Shadow Annotation Legend



Master Plan - Key Plan

NOTE:

FIVE HOURS OF UNIMPEDED SUN ACHIEVED BETWEEN 10AM & 3PM



20 Woodlea Drive Callout - Shadows Existing 9am



20 Woodlea Drive Callout - Shadows Existing 10am



20 Woodlea Drive Callout - Shadows Proposed 9am



20 Woodlea Drive Callout - Shadows Proposed 10am

6.0 Shadow Analysis

6.06 Shadow Analysis 18 Woodlea Drive Callout

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

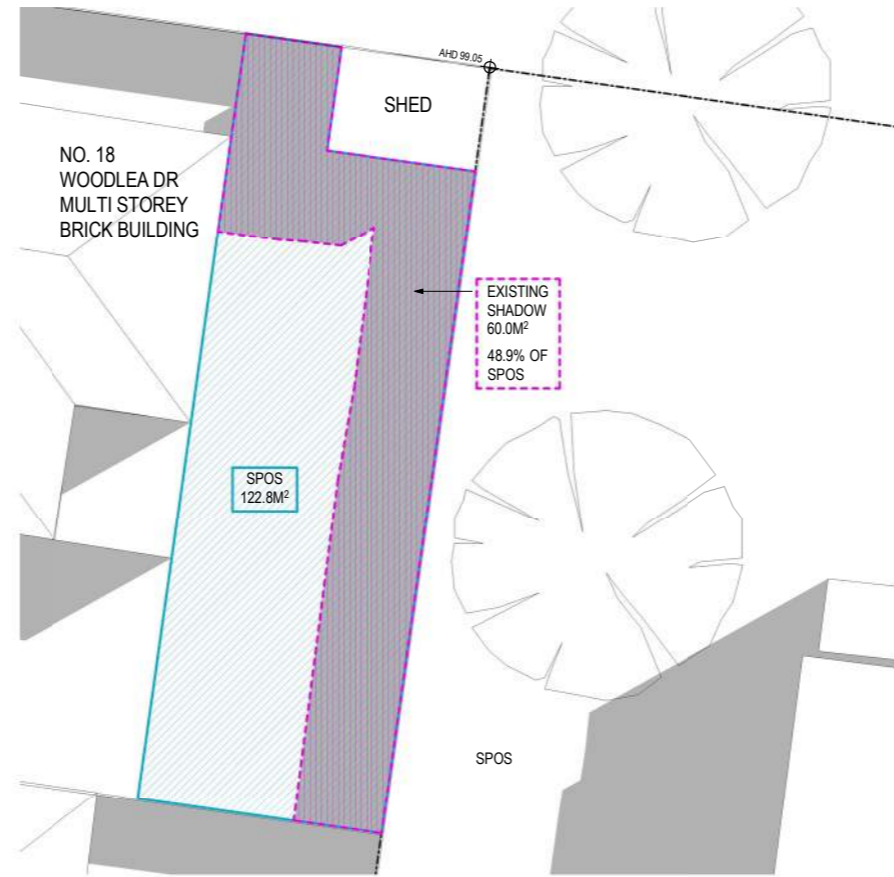
-  NEIGHBOURING SPOS
-  EXISTING SHADOW
-  PROPOSED SHADOW

Shadow Annotation Legend

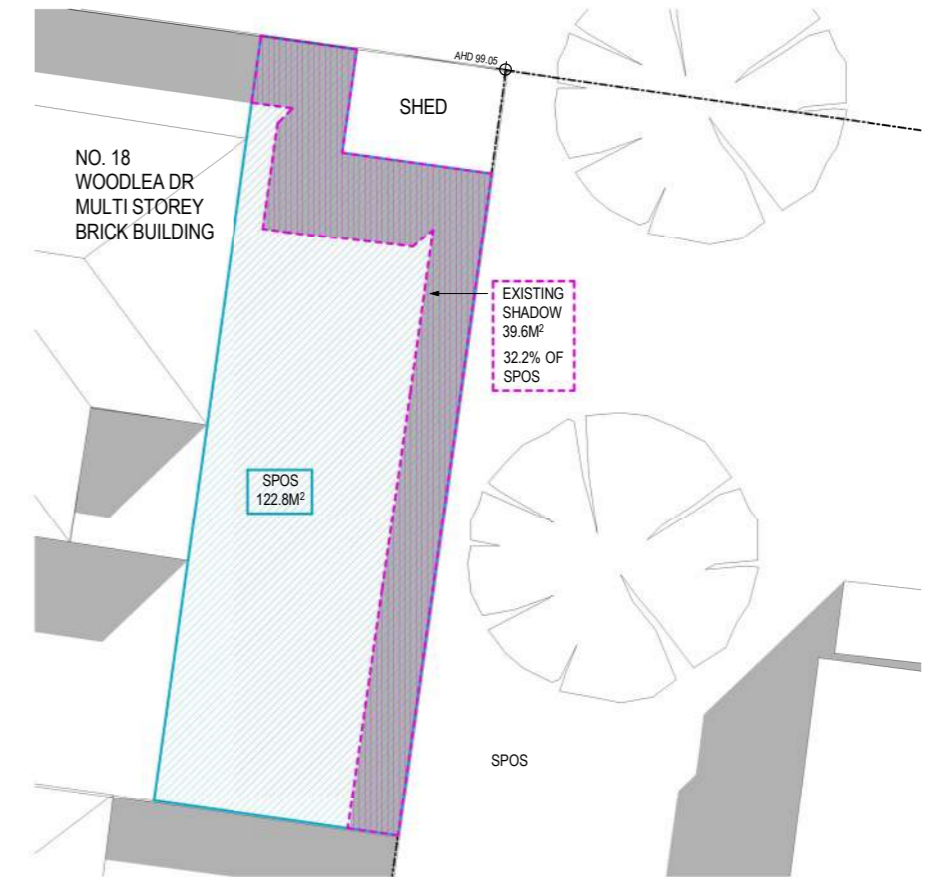


Master Plan - Key Plan

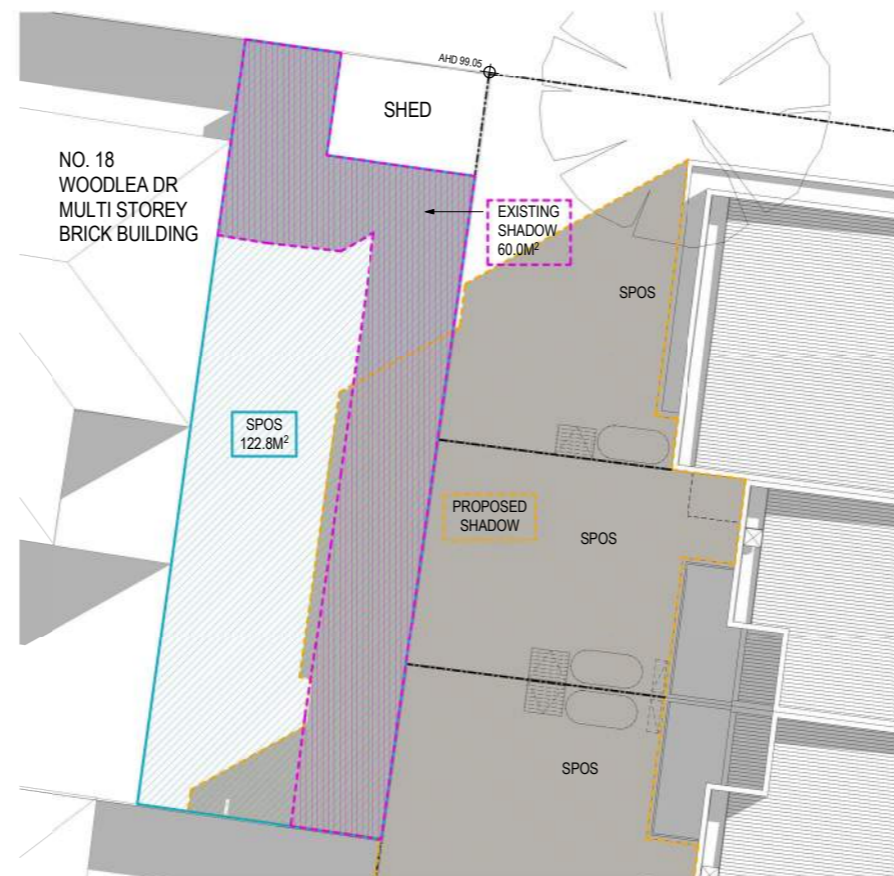
NOTE:
FIVE HOURS OF UNIMPEDED SUN ACHIEVED BETWEEN 10AM & 3PM



18 Woodlea Drive Callout - Shadows Existing 9am



18 Woodlea Drive Callout - Shadows Existing 10am



18 Woodlea Drive Callout - Shadows Proposed 9am






18 Woodlea Drive Callout - Shadows Proposed 10am

6.0 Shadow Analysis

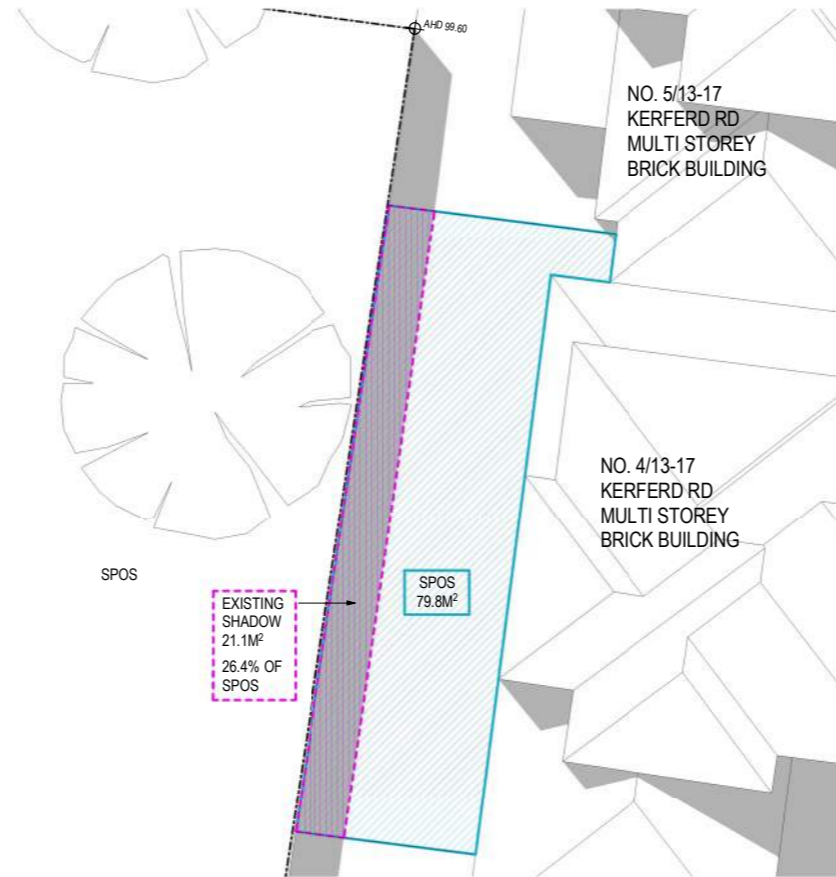
6.07 Shadow Analysis 4/13-17 Kerferd Road Callout

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

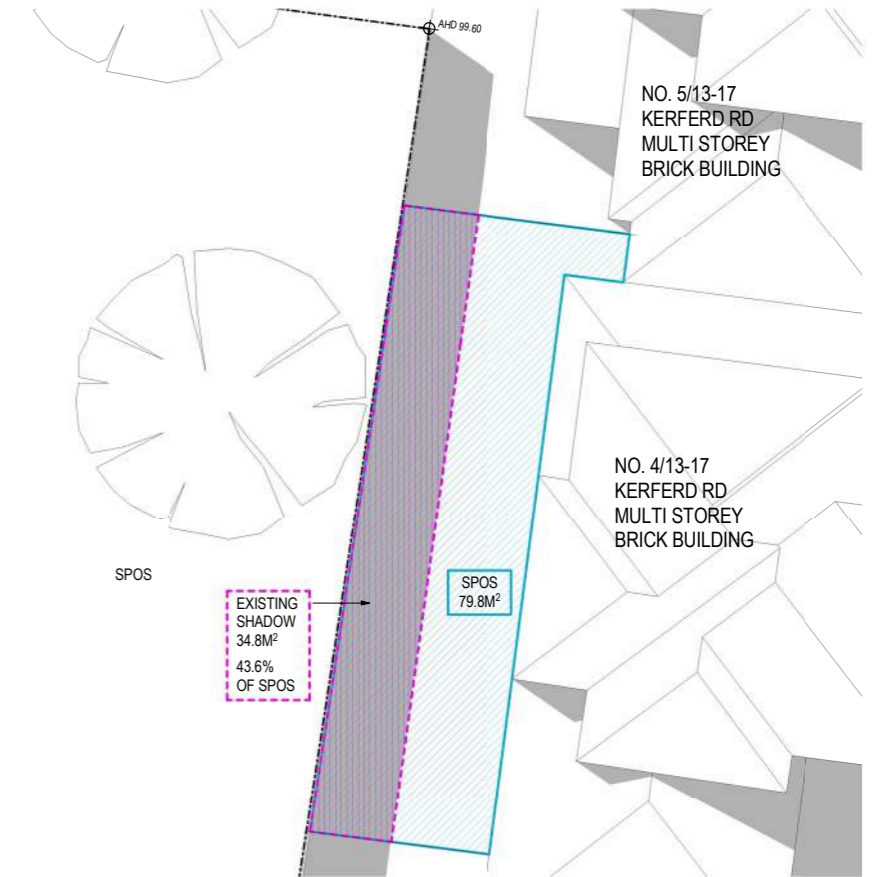
The following shadow diagrams represent times as noted for the equinox on the 22nd September.

-  NEIGHBOURING SPOS
-  EXISTING SHADOW
-  PROPOSED SHADOW

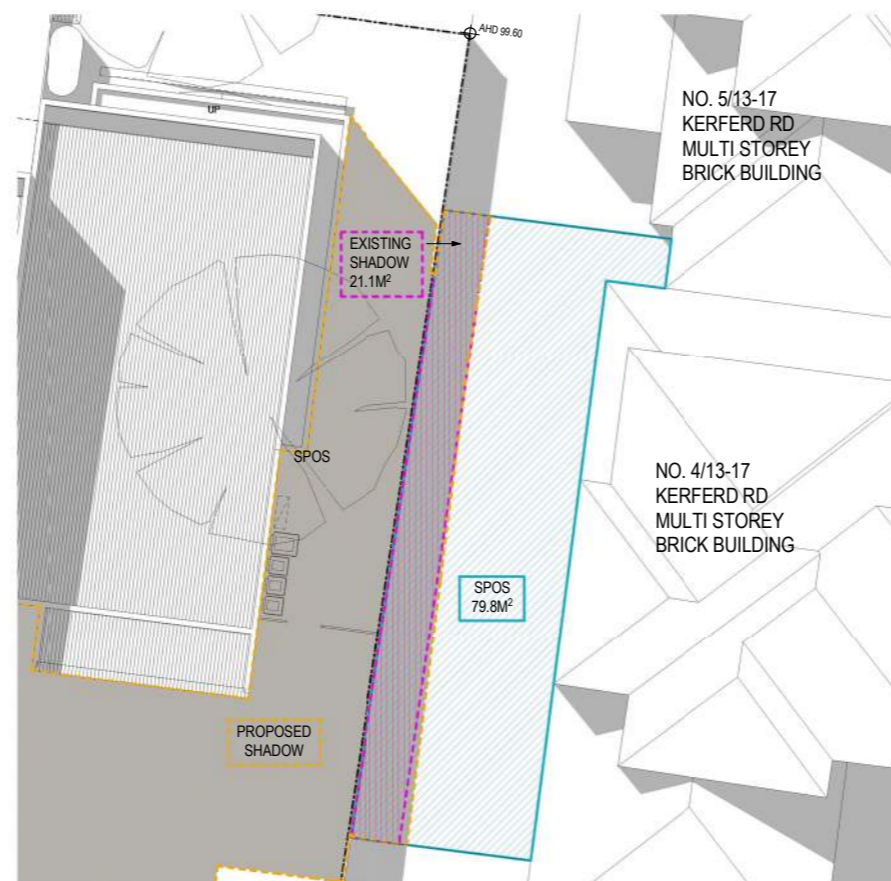
Shadow Annotation Legend



4/13-17 Kerferd Road Callout - Shadows Existing 2pm



4/13-17 Kerferd Road Callout - Shadows Existing 3pm



4/13-17 Kerferd Road Callout - Shadows Proposed 2pm



4/13-17 Kerferd Road Callout - Shadows Proposed 3pm

6.0 Shadow Analysis

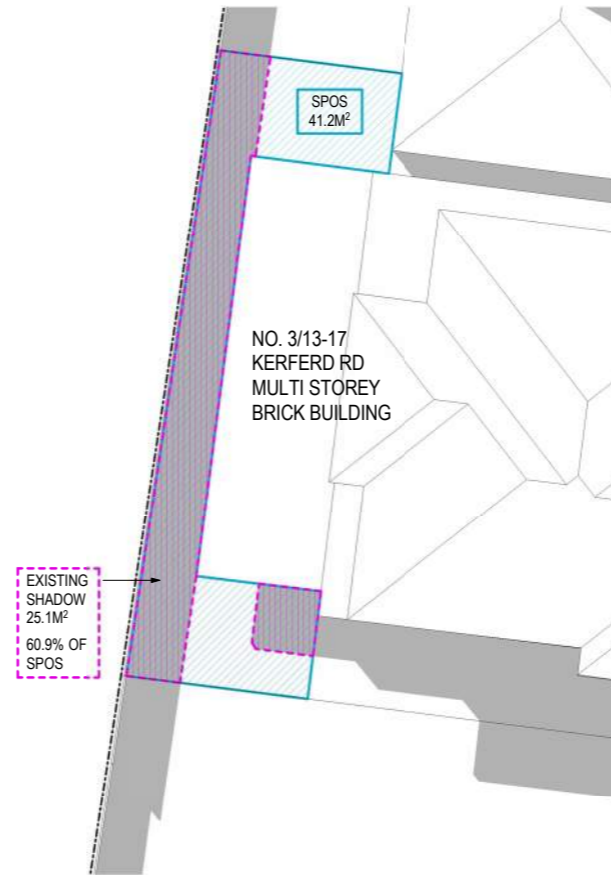
6.08 Shadow Analysis 3/13-17 Kerferd Road Callout

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

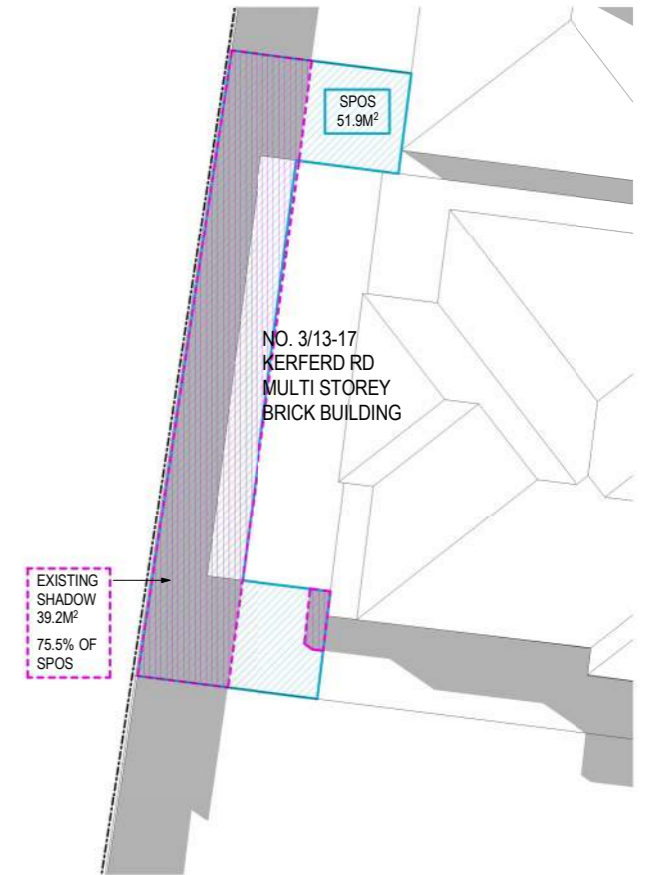
The following shadow diagrams represent times as noted for the equinox on the 22nd September.

-  NEIGHBOURING SPOS
-  EXISTING SHADOW
-  PROPOSED SHADOW

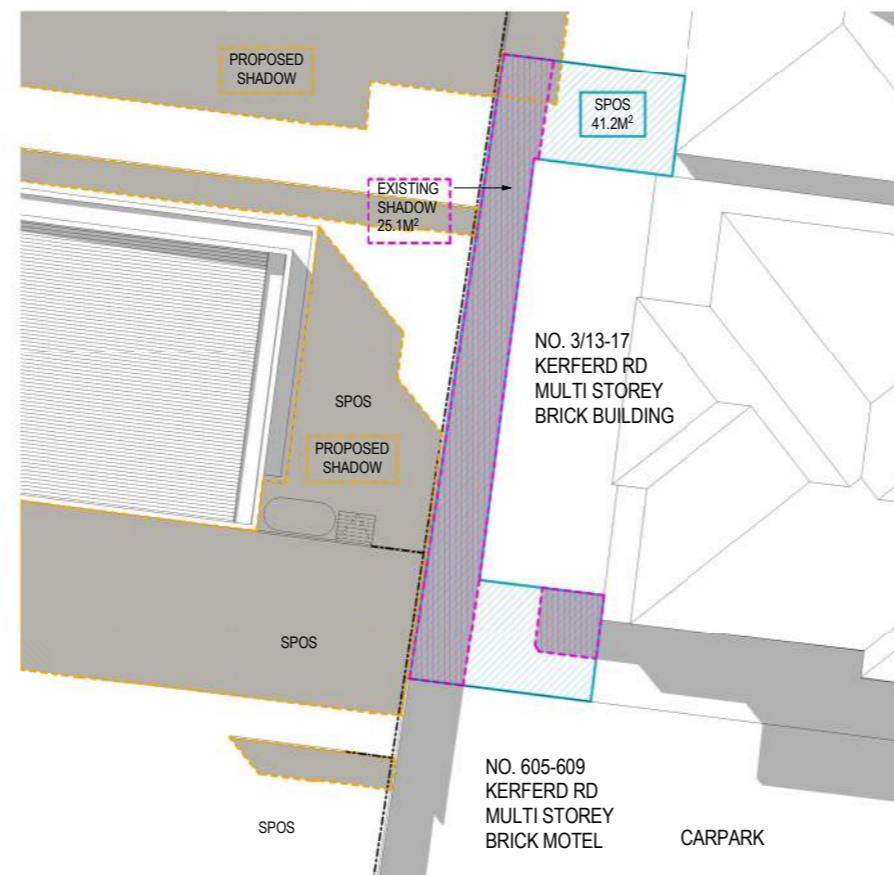
Shadow Annotation Legend



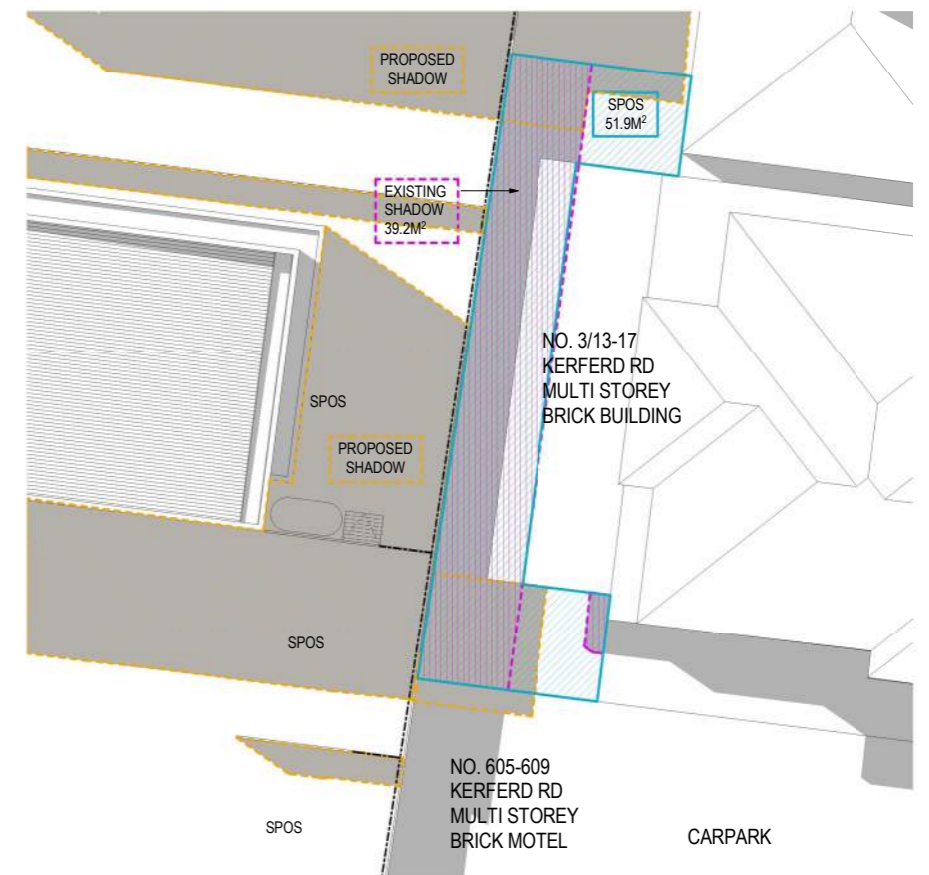
- 3/13-17 Kerferd Road Callout - Shadows Existing 2pm



- 3/13-17 Kerferd Road Callout - Shadows Existing 3pm

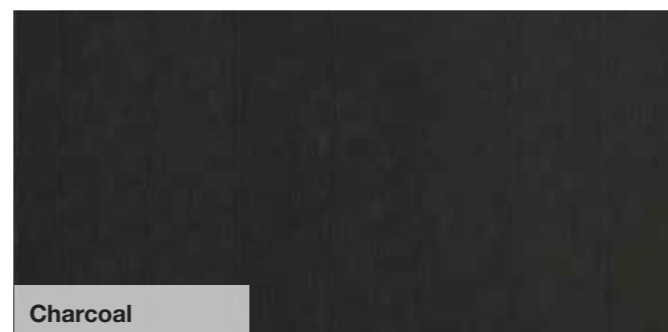
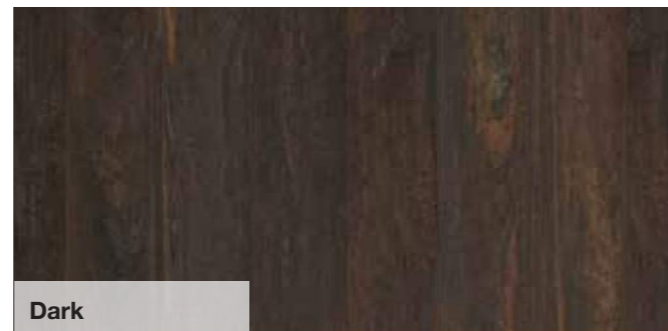


3/13-17 Kerferd Road Callout - Shadows Proposed 2pm

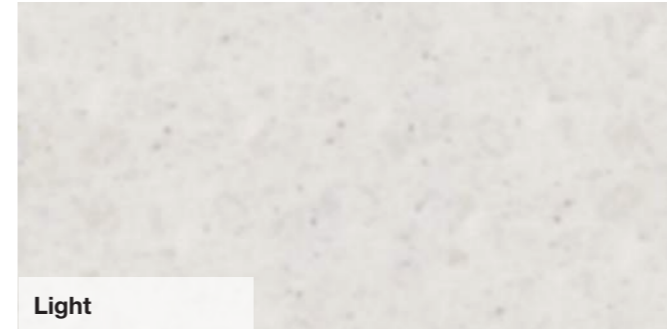


3/13-17 Kerferd Road Callout - Shadows Proposed 3pm

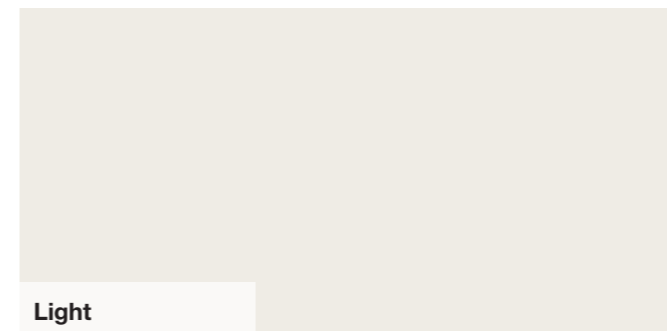
Timber Look Finish



Applied Finish



Metal Finish



Tile Look Cladding



Glazing



8.0 Drawings / 8.01 Drawing List

Existing & Demolition Plan	TP 00.01	Site Elevations - Sheet 01 Part 1	TP 02.11
Overall Ground Floor Plan	TP 01.02	Site Elevations - Sheet 02 Part 2	TP 02.12
Overall First Floor Plan	TP 01.03	Site Elevations - Sheet 03 Part 3	TP 02.13
Overall Second Floor Plan	TP 01.04	Site Elevations - Sheet 04 Part 3	TP 02.14
Overall Roof Plan	TP 01.05	Site Elevations - Sheet 05 Part 3	TP 02.15
Ground Floor Plan - Part 1 and 2	TP 01.10	Site Elevations - Sheet 06 Part 4	TP 02.16
Level 1 Floor Plan - Part 1 and 2	TP 01.11	Site Elevations - Sheet 07 Part 5	TP 02.17
Level 2 Floor Plan - Part 1 and 2	TP 01.12	Site Elevations - Sheet 08 Part 6	TP 02.18
Ground Floor Plan - Part 3	TP 01.30	Site Elevations - Sheet 09 Part 7	TP 02.19
Level 1 Floor Plan - Part 3	TP 01.31	Site Sections	TP 03.11
Level 2 Floor Plan - Part 3	TP 01.32	Rescode Sections	TP 03.13
Ground Floor Plan - Part 4 and 5	TP 01.40	Rescode Sections	TP 03.14
Level 1 Floor Plan - Part 4 and 5	TP 01.41	Rescode Sections	TP 03.15
Level 2 Floor Plan - Part 4 and 5	TP 01.42		
Ground Floor Plan - Part 6 and 7	TP 01.60		
Level 1 Floor Plan - Part 6 and 7	TP 01.61		
Level 2 Floor Plan - Part 6 and 7	TP 01.62		