

251-261 Springvale Road Glen Waverley VIC 3150

TOWN PLANNING PACKAGE

NO.12668

DATE: 21/02/2023

REVISION: VCAT AMENDED PLANS

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SITE INFORMATION



PROJECT
251-261 Springvale Road Glen Waverley VIC 3150







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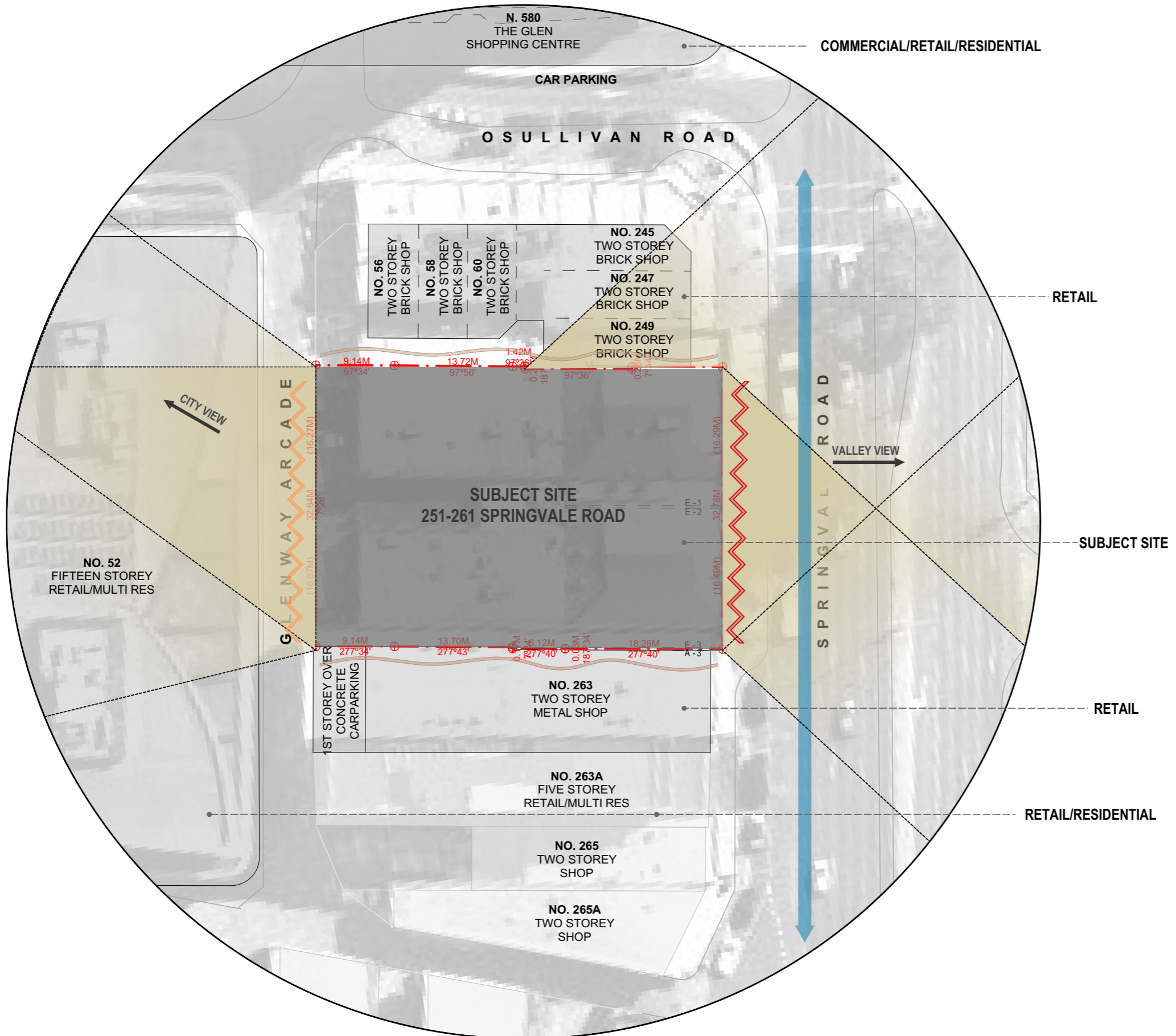
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SCALE
N/A

-  SUBJECT SITE
-  TRAFFIC CORRIDOR
-  ACTIVE INTERFACE
-  RESIDENTIAL INTERFACE
-  NEIGHBOUR INTERFACE
-  SITE EXPOSURE/
HIGH VISIBILITY

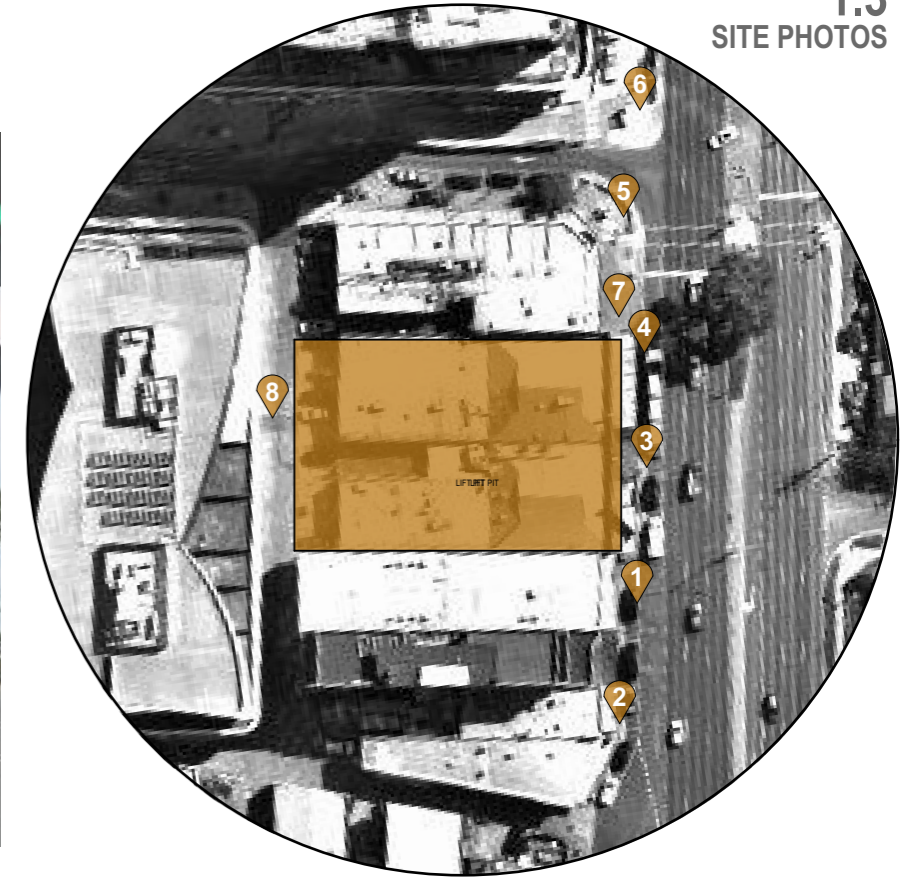




1. VIEW FROM SPRINGVALE RD



2. VIEW FROM SPRINGVALE RD



3. VIEW FROM SPRINGVALE RD



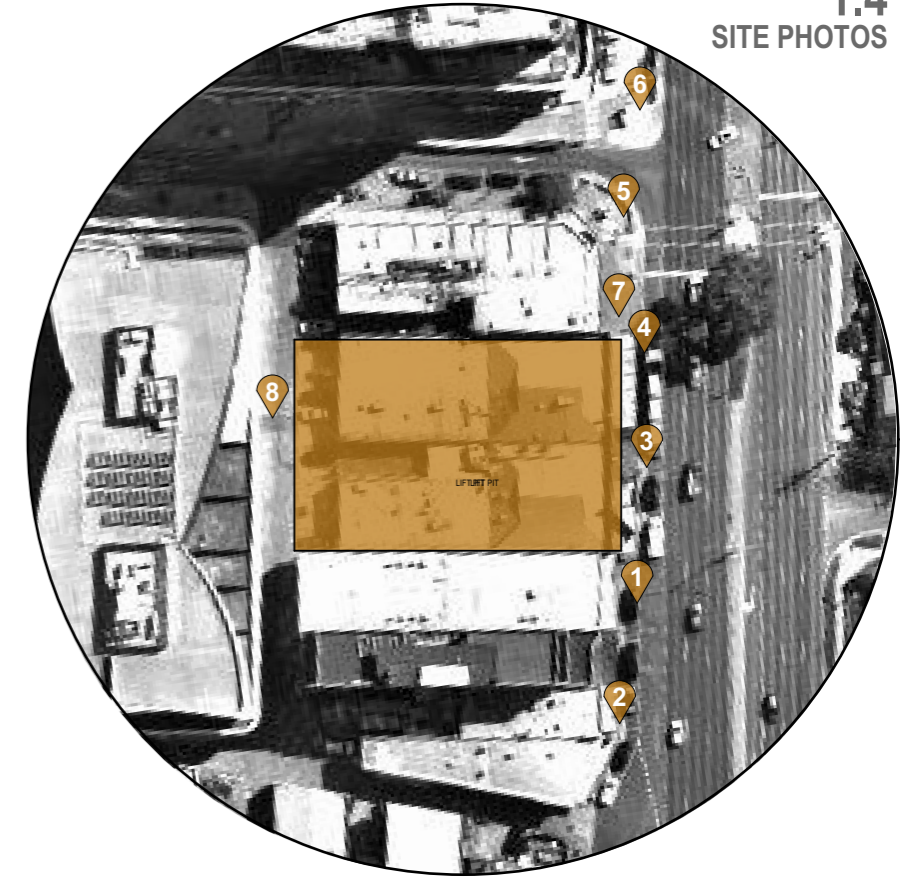
4. VIEW FACING O'SULLIVAN RD



5. VIEW FROM SPRINGVALE RD



6. THE GLEN TOWER



7. SHOPFRONTS VIEW



8. VIEW FROM GLENWAY ARCADE

PERSPECTIVE RENDERS







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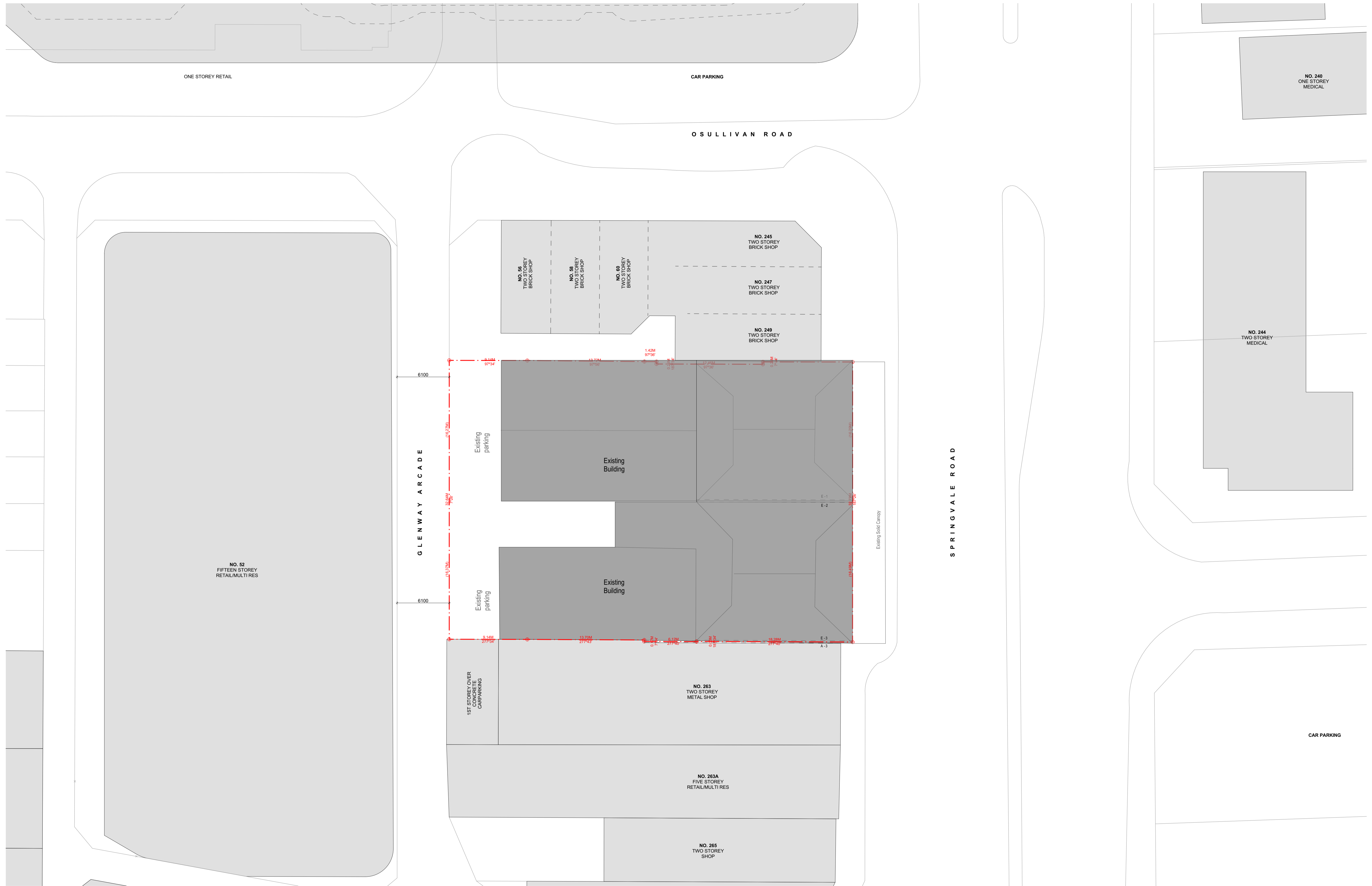
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DEVELOPMENT SCHEDULE

	RESIDENTIAL				TOTAL APTS/FLOOR	S/CIRC/COMM Area	RETAIL Area (GFA)	COMMUNAL Area (GFA)	CARPARK		BALCONIES Area	AREA PER LEVEL (EXCLUDING BALCONIES)		FLOOR EFFICIENCY (EX CARS & BALCONIES) %	
	OVERALL Area	1 BED	2 BED 2 BATH	3 BED					NO	Area		sqm	GFA		
Basement 04						166			44	1365		0	1530	0.00%	
Basement 03						157			42	1361		0	1517	0.00%	
Basement 02						156			42	1367		0	1523	0.00%	
Basement 01						180			39	1245		0	1425	0.00%	
Ground Floor - RETAIL						600	587			244		587	1431	49.45%	
Level 01 - RETAIL						1112	448					448	1559	28.72%	
Level 02 - RETAIL						744	782					782	1526	51.23%	
Level 03 - APARTMENTS	670	1	6	1	8	124					733	670	794	84.40%	
Level 04 (TYPICAL 04-18) - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 05 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 06 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 07 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 08 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 09 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 10 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 11 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 12 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 13 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 14 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 15 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 16 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 17 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 18 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 19 - APARTMENTS	664		7	1	8	126					87	664	790	84.03%	
Level 20 - APARTMENTS & ROOF	161		2		2	342		123			212	161	626	32.04%	
Totals	11455	1	120	17		5599	1817	123	167	5581	2341	13272	24575	54%	
Total Apartments = 138									sqm/car =	-					
						0.7%	87.0%	12.3%							



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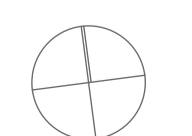
DRAWING
TP095 SITE PLAN

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SCALE
1:200 @A1

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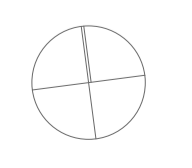
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TP096 BASEMENT 04 PLAN

DATE
21/02/2023

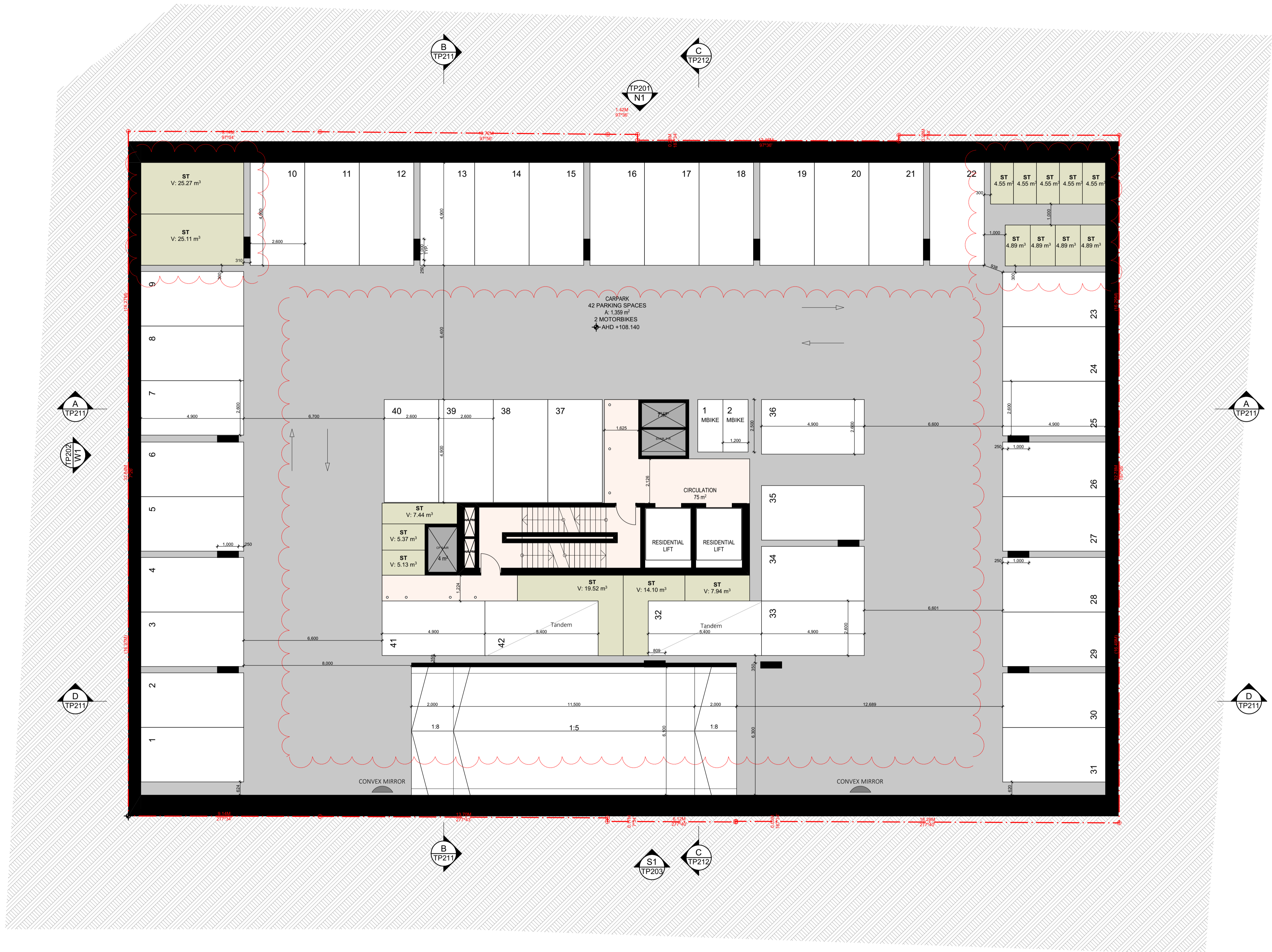
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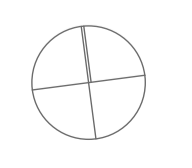
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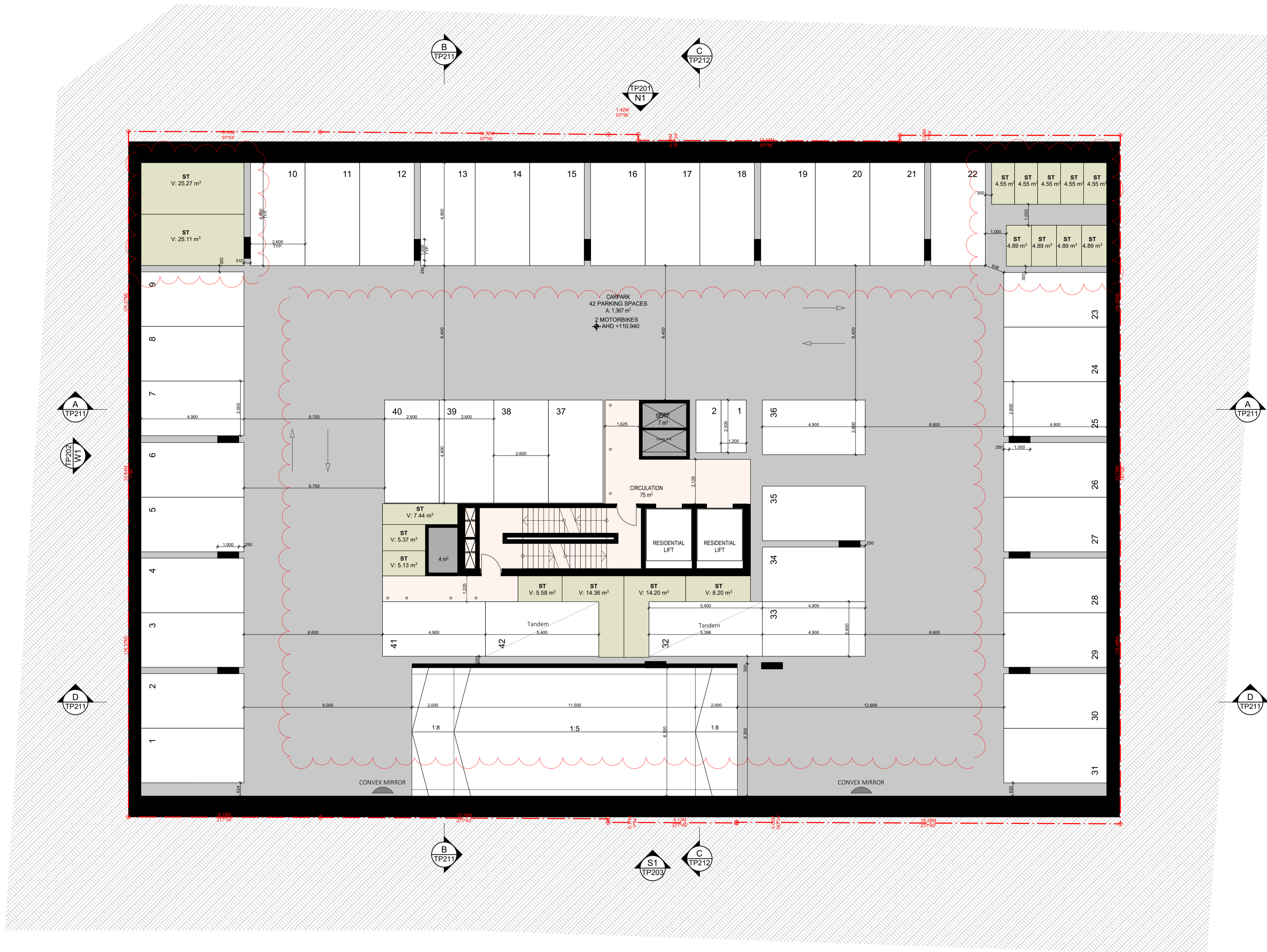
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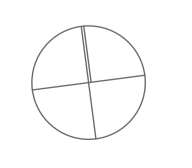
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TP098 BASEMENT 02 PLAN

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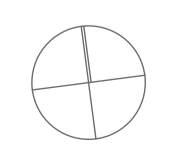
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TP099 BASEMENT 01 PLAN

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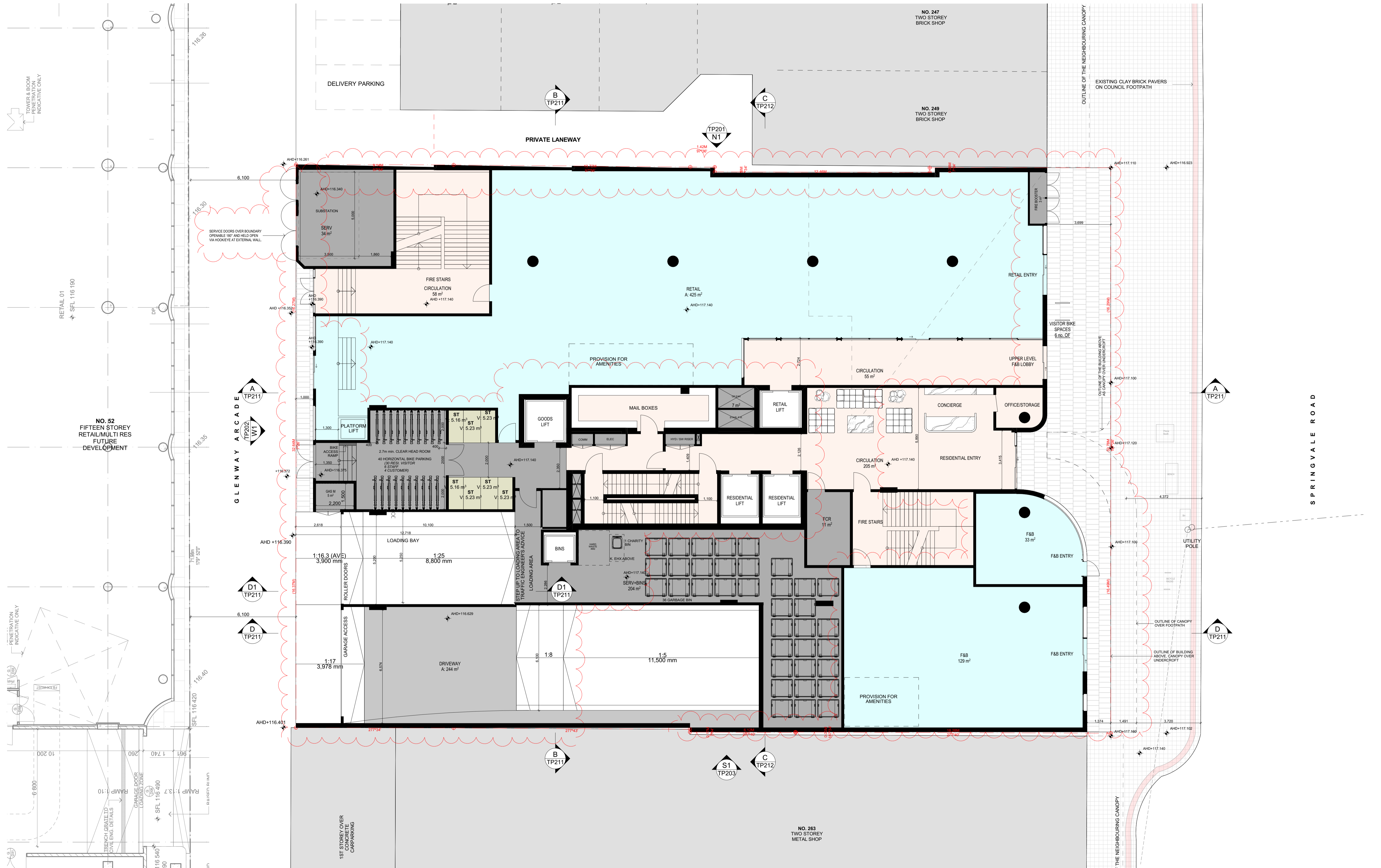
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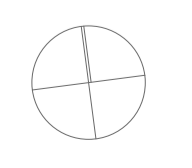
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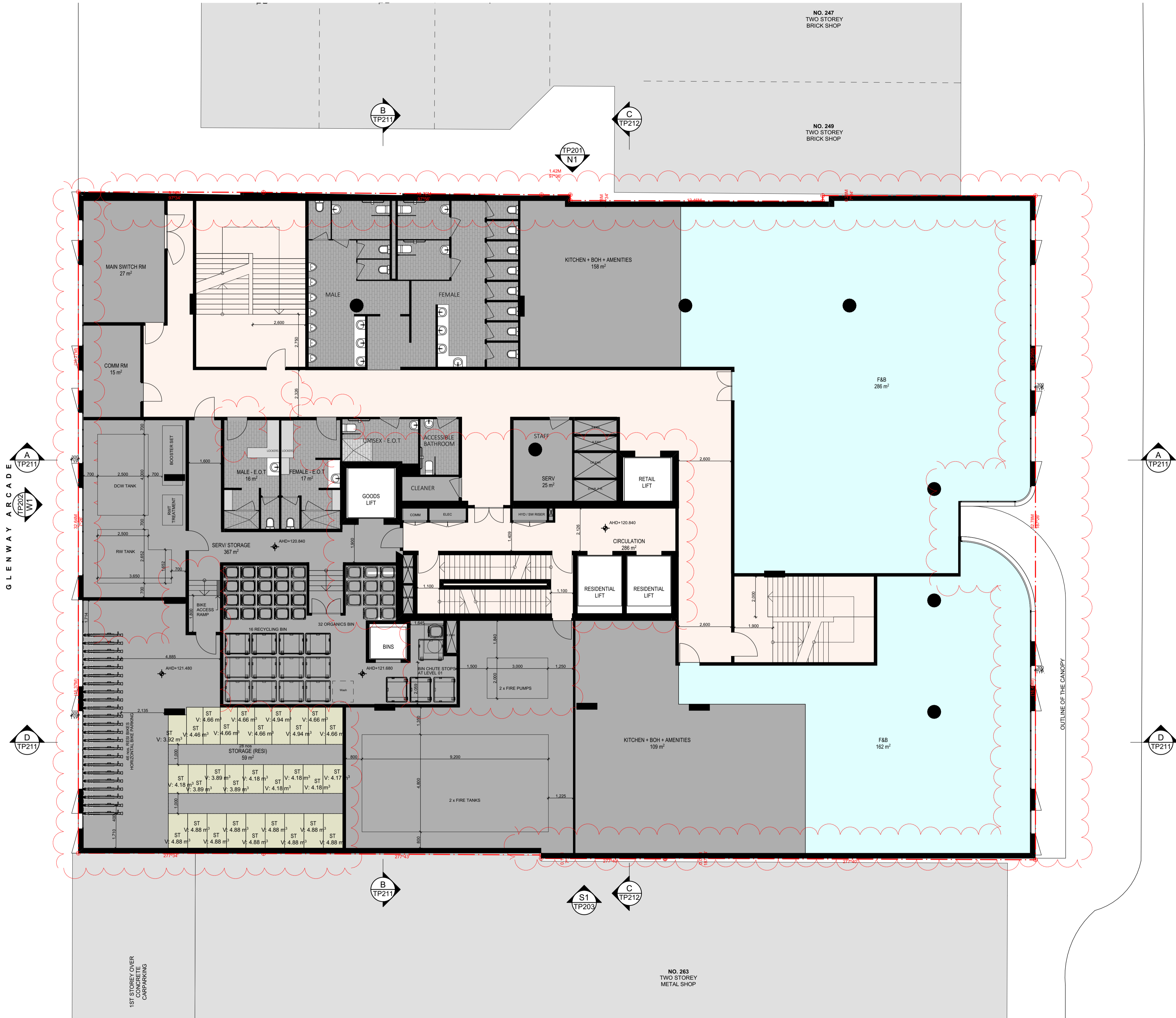
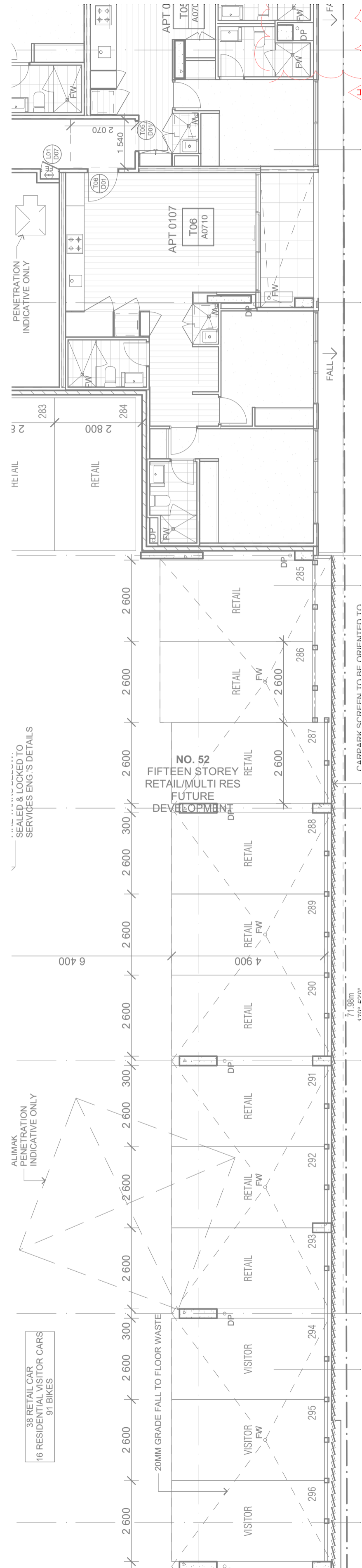
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DRAWING
TP100 GROUND FLOOR PLAN

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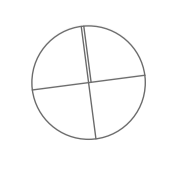
DRAWING
TP101 LEVEL 01 PLAN

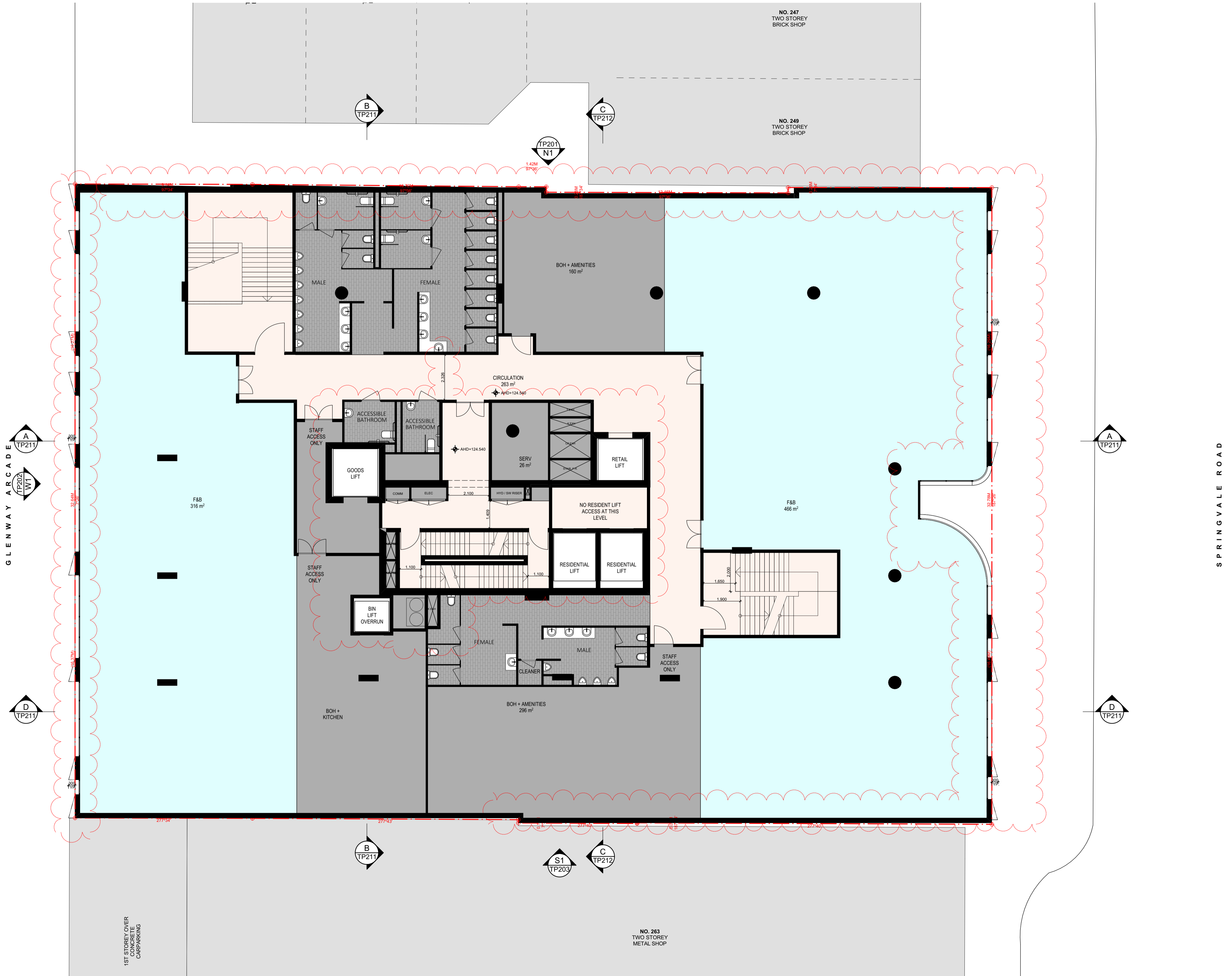
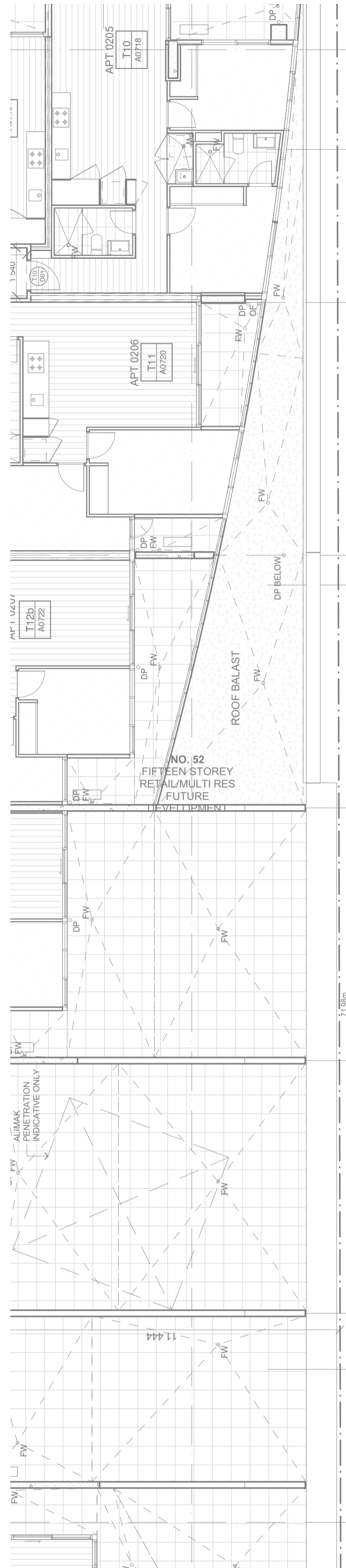
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1ST STOREY OVER
CONCRETE
CARPARKING

NO. 263
TWO STOREY
METAL SHOP

NO. 247
TWO STOREY
BRICK SHOP

NO. 249
TWO STOREY
BRICK SHOP

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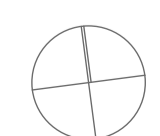
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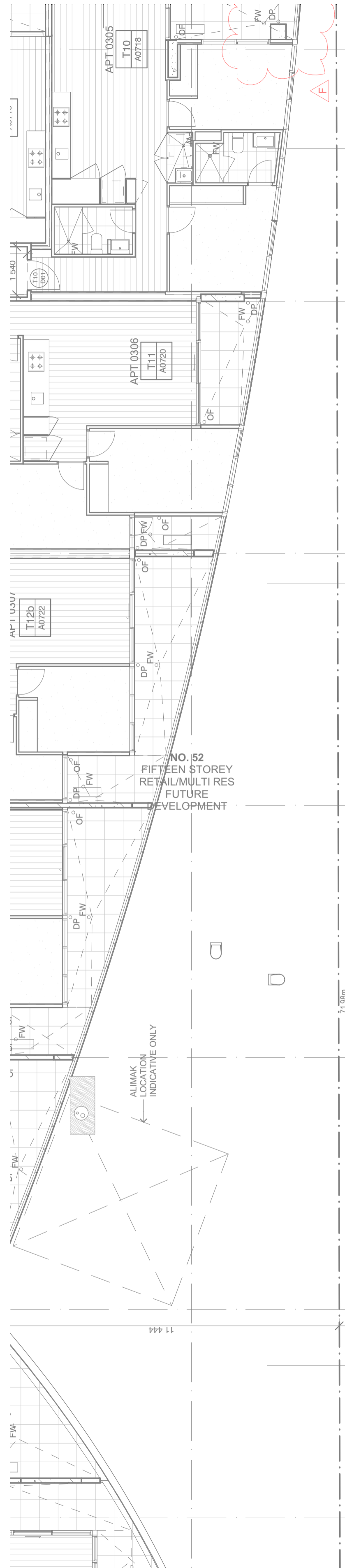
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TP102 LEVEL 02 PLAN

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TERRACE DESIGN REFER LANDSCAPE ARCHITECT DRAWINGS

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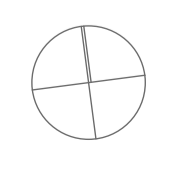
DRAWING
 TP103 LEVEL 03 PLAN

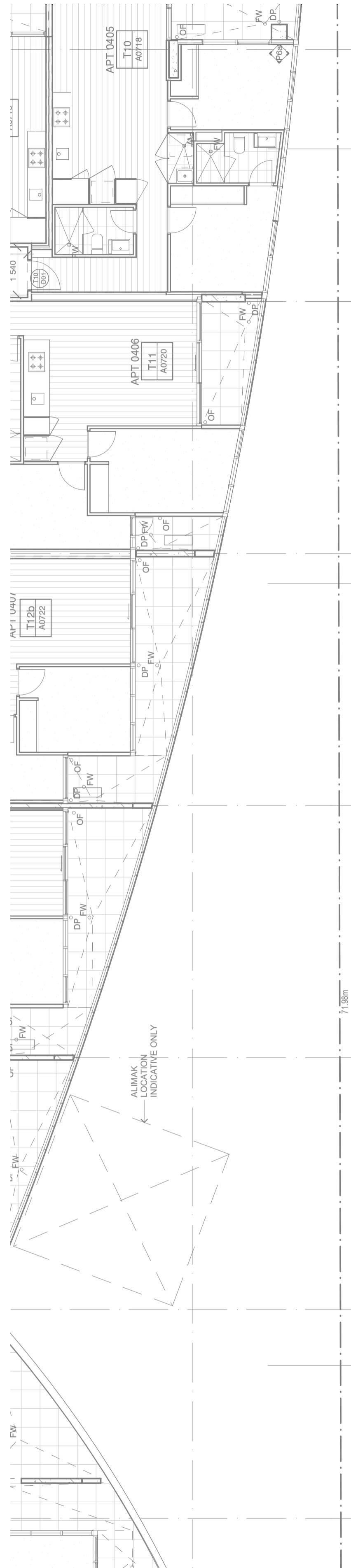
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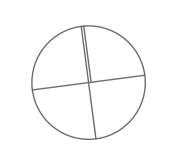
DRAWING
TP104 LEVEL 04-19 PLAN

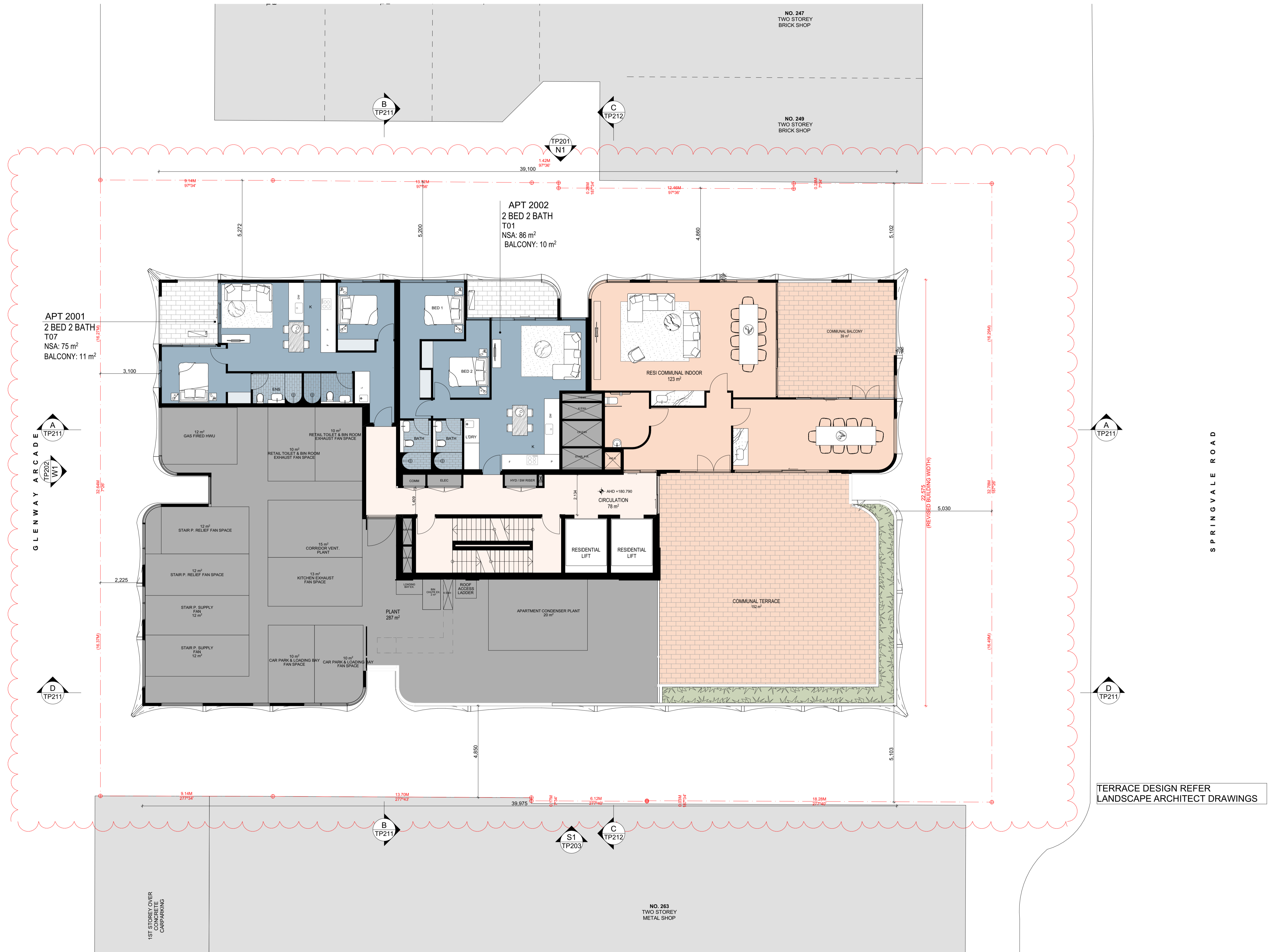
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APT 2001
2 BED 2 BATH
T07
NSA: 75 m²
BALCONY: 11 m²

APT 2002
2 BED 2 BATH
T01
NSA: 86 m²
BALCONY: 10 m²

NO. 247
TWO STOREY
BRICK SHOP

NO. 249
TWO STOREY
BRICK SHOP

NO. 263
TWO STOREY
METAL SHOP

A
TP211

TP202
WT1

D
TP211

A
TP211

D
TP211

B
TP211

C
TP212

TP201
N1

B
TP211

S1
TP203

C
TP212

TERRACE DESIGN REFER
LANDSCAPE ARCHITECT DRAWINGS

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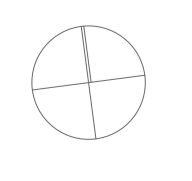
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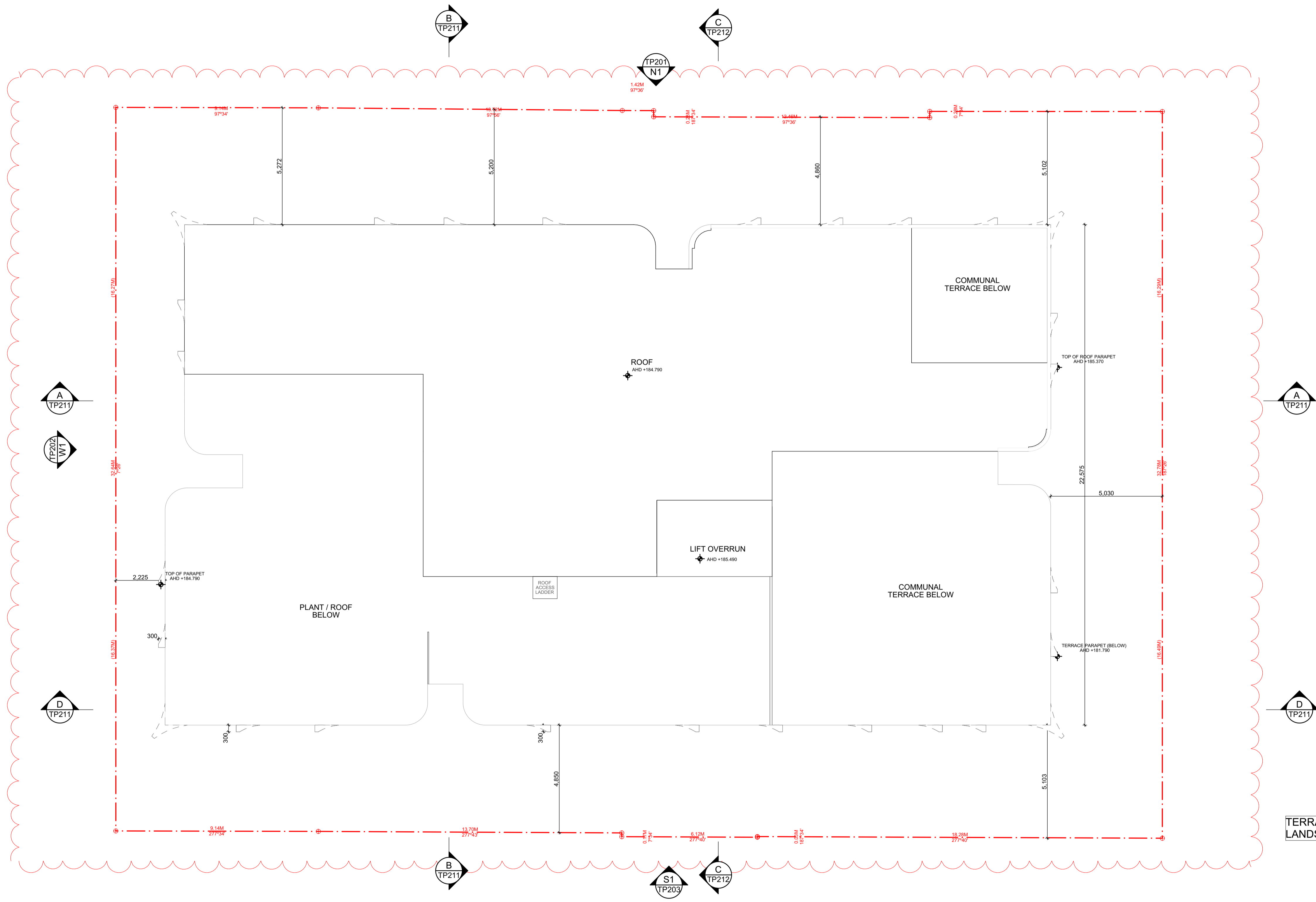
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DRAWING
TP105 LEVEL 20 PLAN

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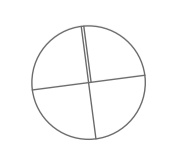
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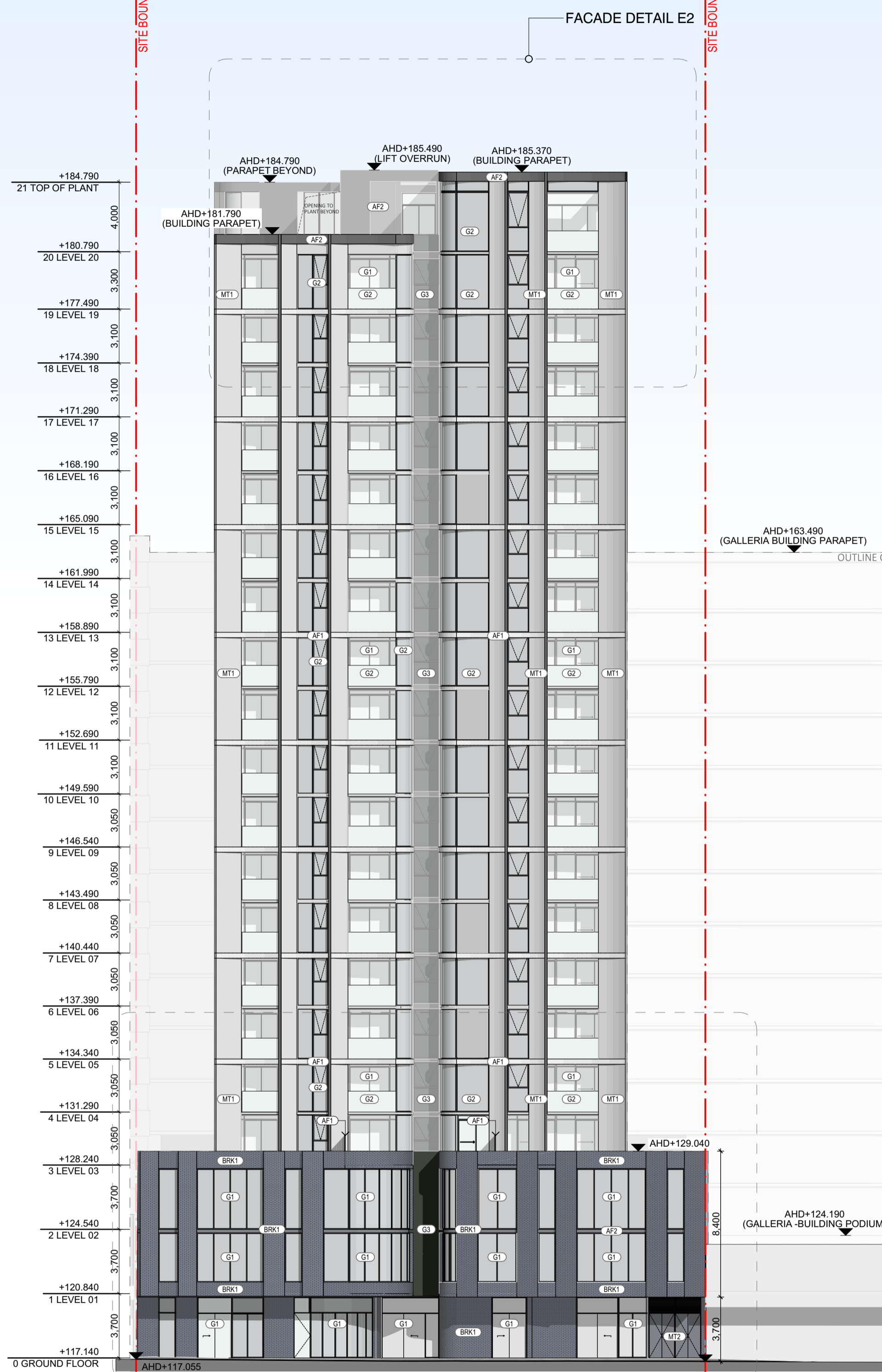
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DRAWING
TP121 ROOF PLAN

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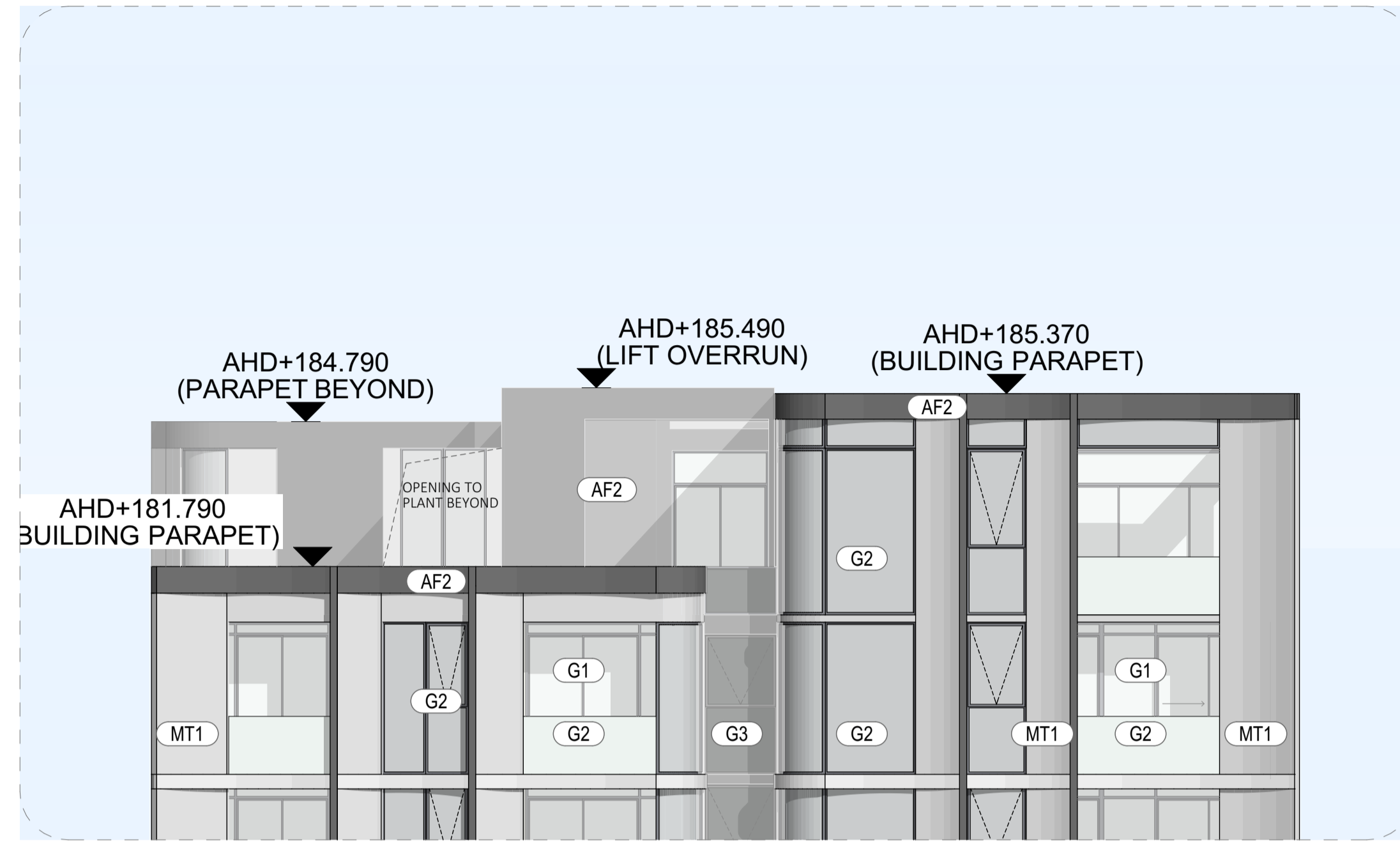


251-261 SPRINGVALE ROAD



E1 EAST ELEVATION
SCALE: 1:200@A1

FACADE DETAIL E1

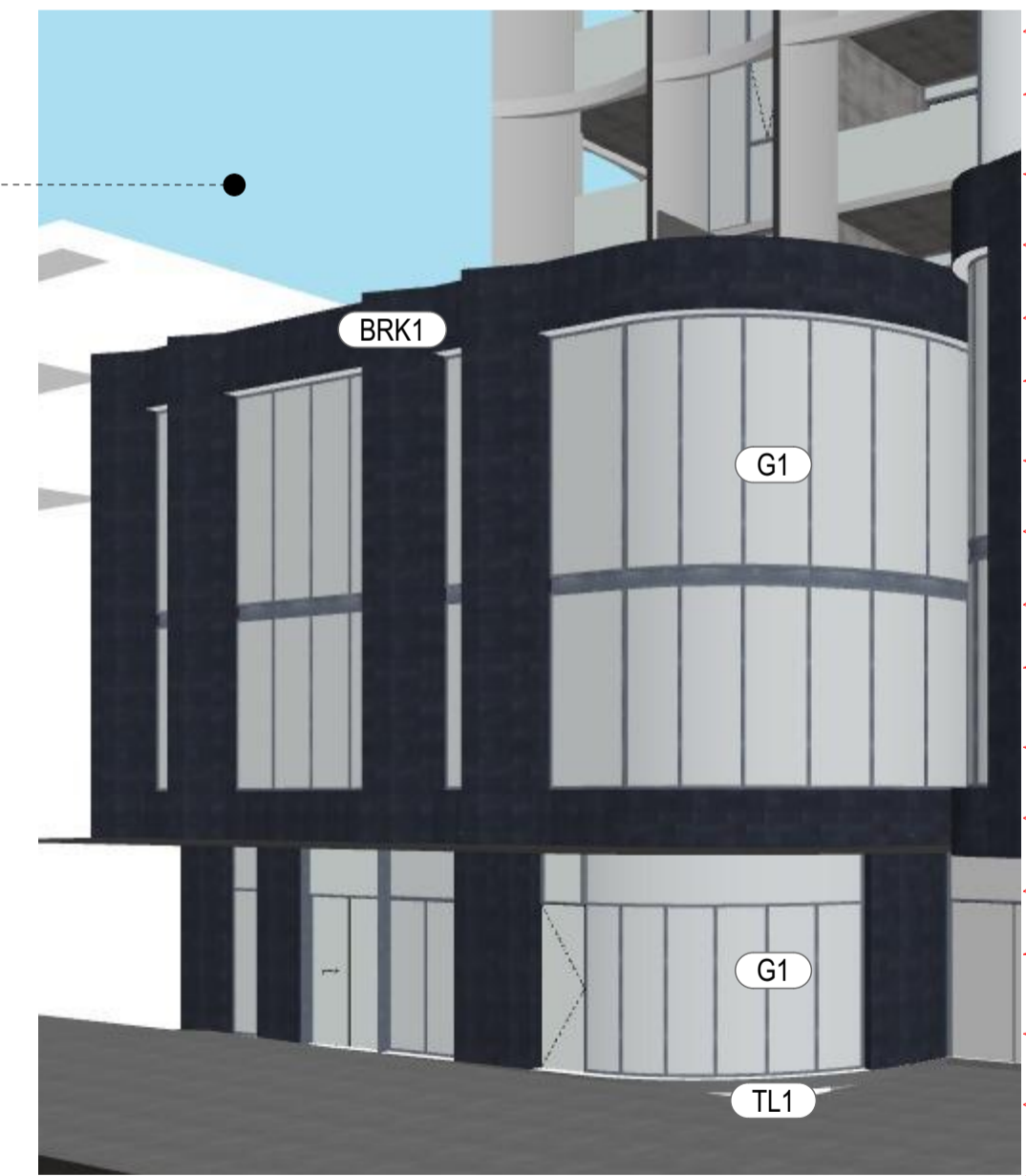


E1 FACADE DETAIL E2
SCALE: 1:100@A1



E1 FACADE DETAIL E1
SCALE: 1:100@A1

- FINISHES LEGEND**
REFER 6.1 MATERIAL SCHEDULE
- (AF1) APPLIED FINISH 1 - LIGHT GREY
 - (AF2) APPLIED FINISH 1 - DARK GREY
 - (BRK1) BRICKWORK - GREY BLUE BRICK, HORIZONTALLY ARRANGED
 - (MT1) METAL FINISH 1 - BRUSHED FINISH (TOWER FINIS) - NON-COMBUSTIBLE ALUMINIUM PANEL
 - (MT2) METAL FINISH 2 - BRUSHED CHARCOAL FINISH TO FACADE SERVICE ENTRY DOORS
 - (SCR1) DARK METAL BATTEN SCREEN
 - (G1) GLAZING TYPE 1 - CLEAR VISION GLAZING
 - (G2) GLAZING TYPE 2 - LIGHT GREY TINT VISION GLAZING
 - (G3) GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING
 - (TL1) BLUESTONE TILE
 - (C1) PIGMENTED CONCRETE TO MATCH BRK1, BRICK-PATTERNED FORMLINER



PODIUM FACADE DETAIL

DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	-
27/07/2021	UPDATED FOR RF1	XL	NA	1
21/02/2023	VCAT AMENDED PLANS	EC, TS, ES	NA/LL	

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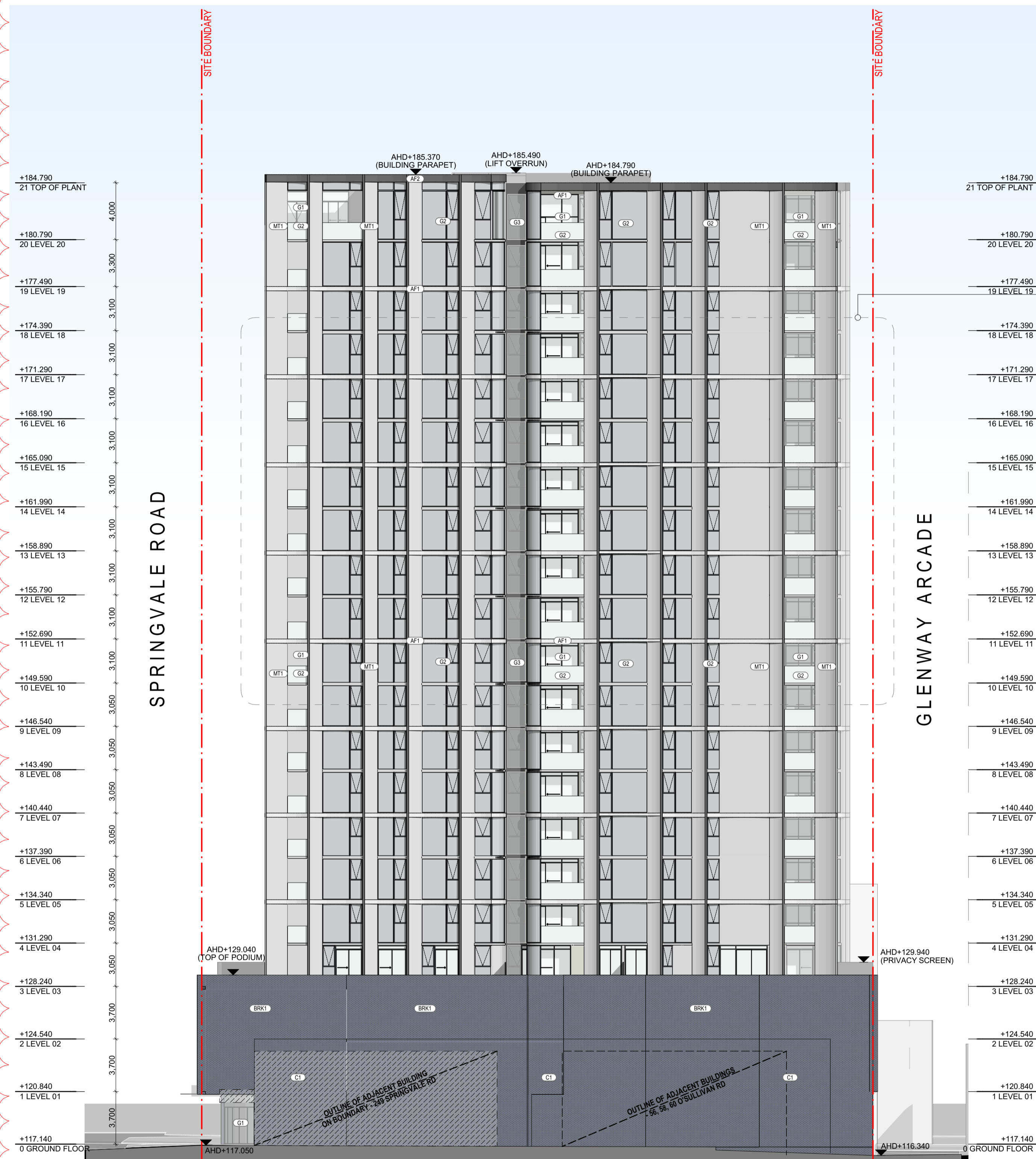
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Melbourne VIC 3000 Australia
Plus Architecture Pty Ltd arch@plusarchitecture.com.au
ACN 091690336 www.plusarchitecture.com.au

PROJECT
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DRAWING
TP200 EAST ELEVATION

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DATE 21/02/2023
JOB NUMBER 12668
SCALE 1:200, 1:100, 1:133.33 @A1
REVISION VCAT AMENDED PLANS



N1 NORTH ELEVATION
SCALE: 1:200@A1



N1 FACADE DETAIL N1
SCALE: 1:100@A1

- FINISHES LEGEND**
REFER 6.1 MATERIAL SCHEDULE
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DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	-
27/07/2021	UPDATED FOR RF1	XL	NA	1
21/02/2023	VCAT AMENDED PLANS	EC, TS, ES	NA, JL	

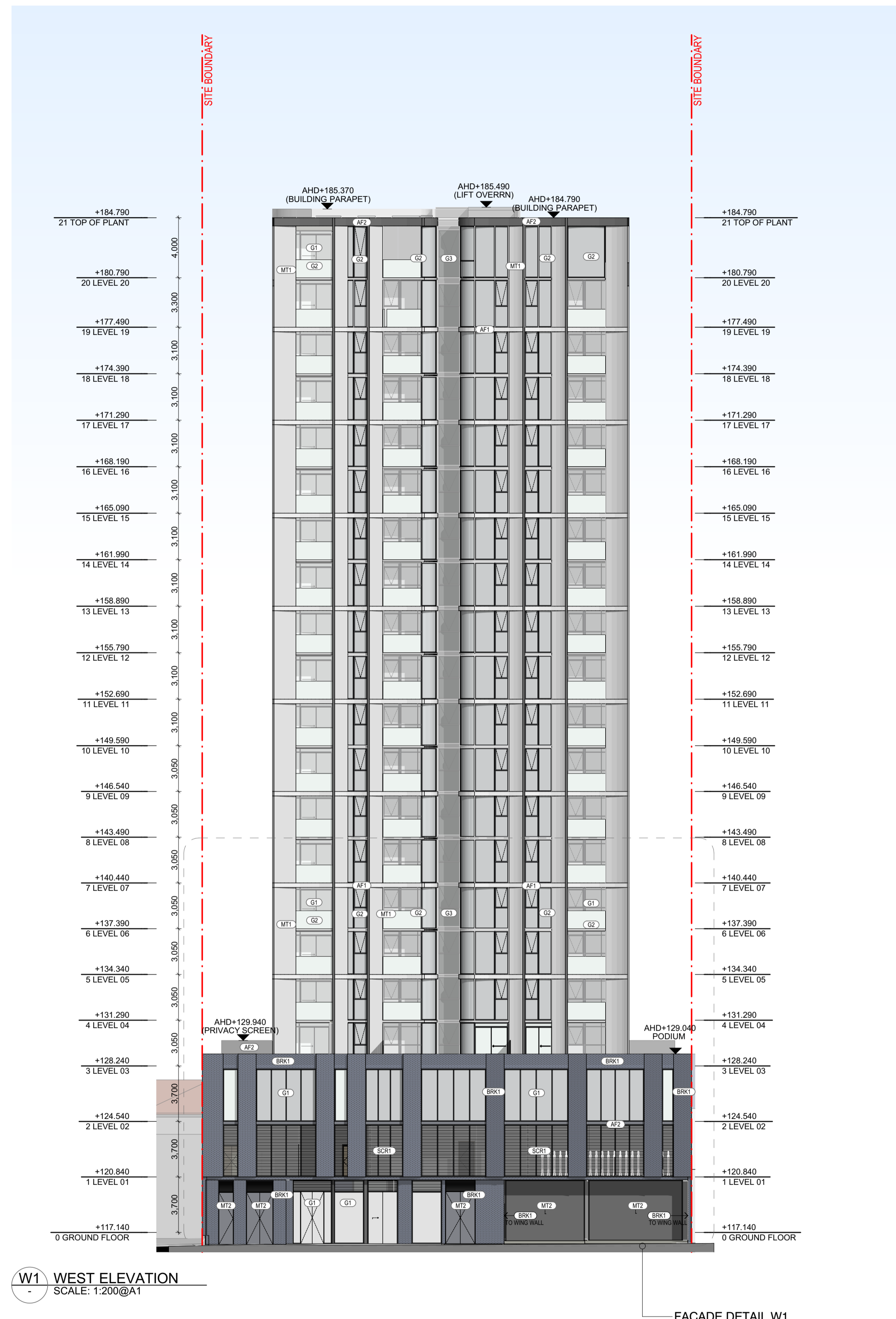
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PROJECT
251-261 Springvale Road Glen Waverley

DRAWING
TP201 NORTH ELEVATION

DATE	SCALE
21/02/2023	1:200, 1:100 @A1
JOB NUMBER	REVISION
12668	VCAT AMENDED PLANS

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- FINISHES LEGEND**
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 - (AF2) APPLIED FINISH 1 - DARK GREY
 - (BRK1) BRICKWORK - GREY BLUE BRICK, HORIZONTALLY ARRANGED
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 - (G1) GLAZING TYPE 1 - CLEAR VISION GLAZING
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 - (G3) GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING
 - (TL1) BLUESTONE TILE
 - (C1) PIGMENTED CONCRETE TO MATCH BRK1, BRICK-PATTERNED FORMLINER

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20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	-
27/07/2021	UPDATED FOR RFI	XL	NA	1
21/02/2023	VCAT AMENDED PLANS	EC, TS, ES	NA/IL	

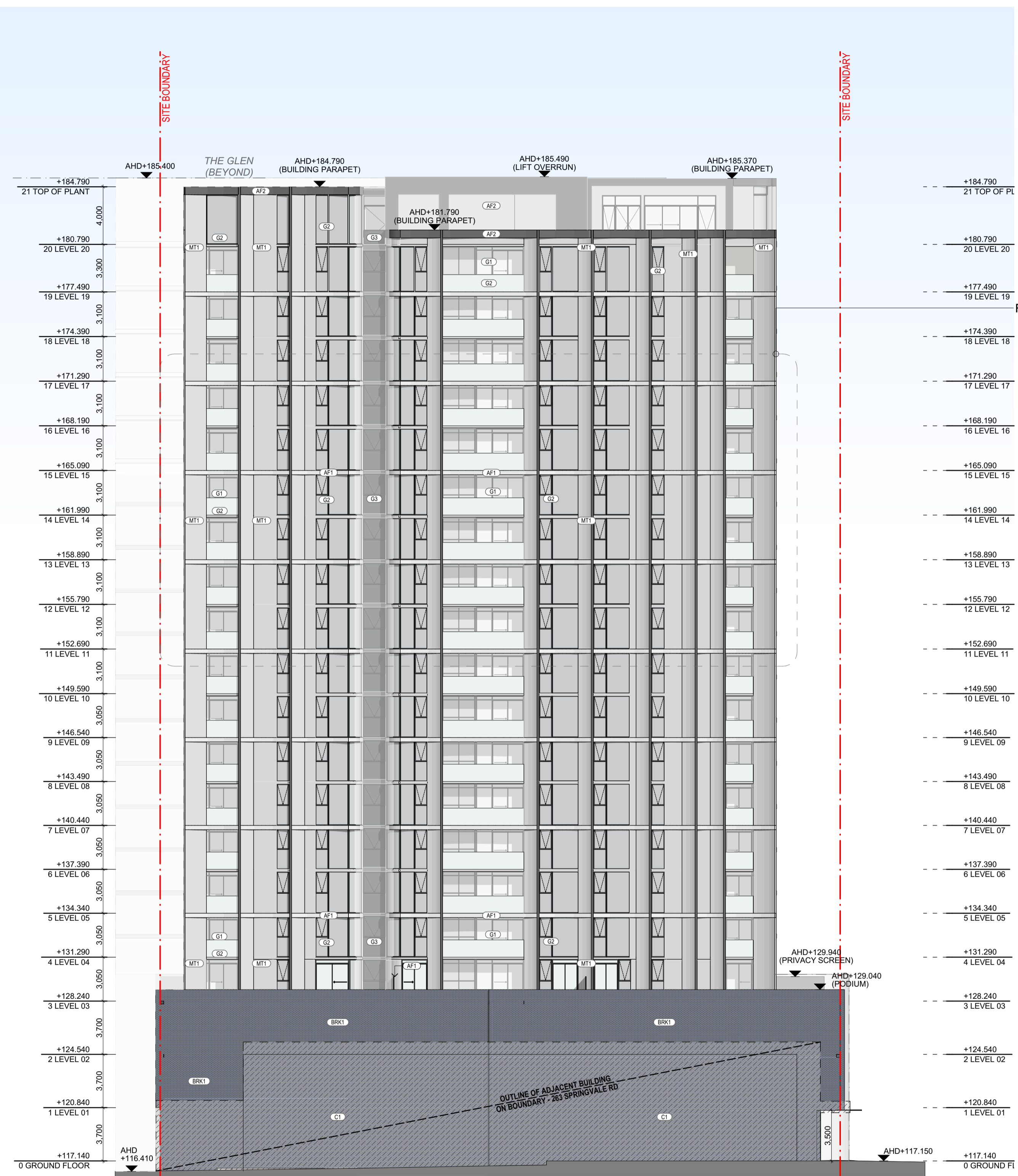
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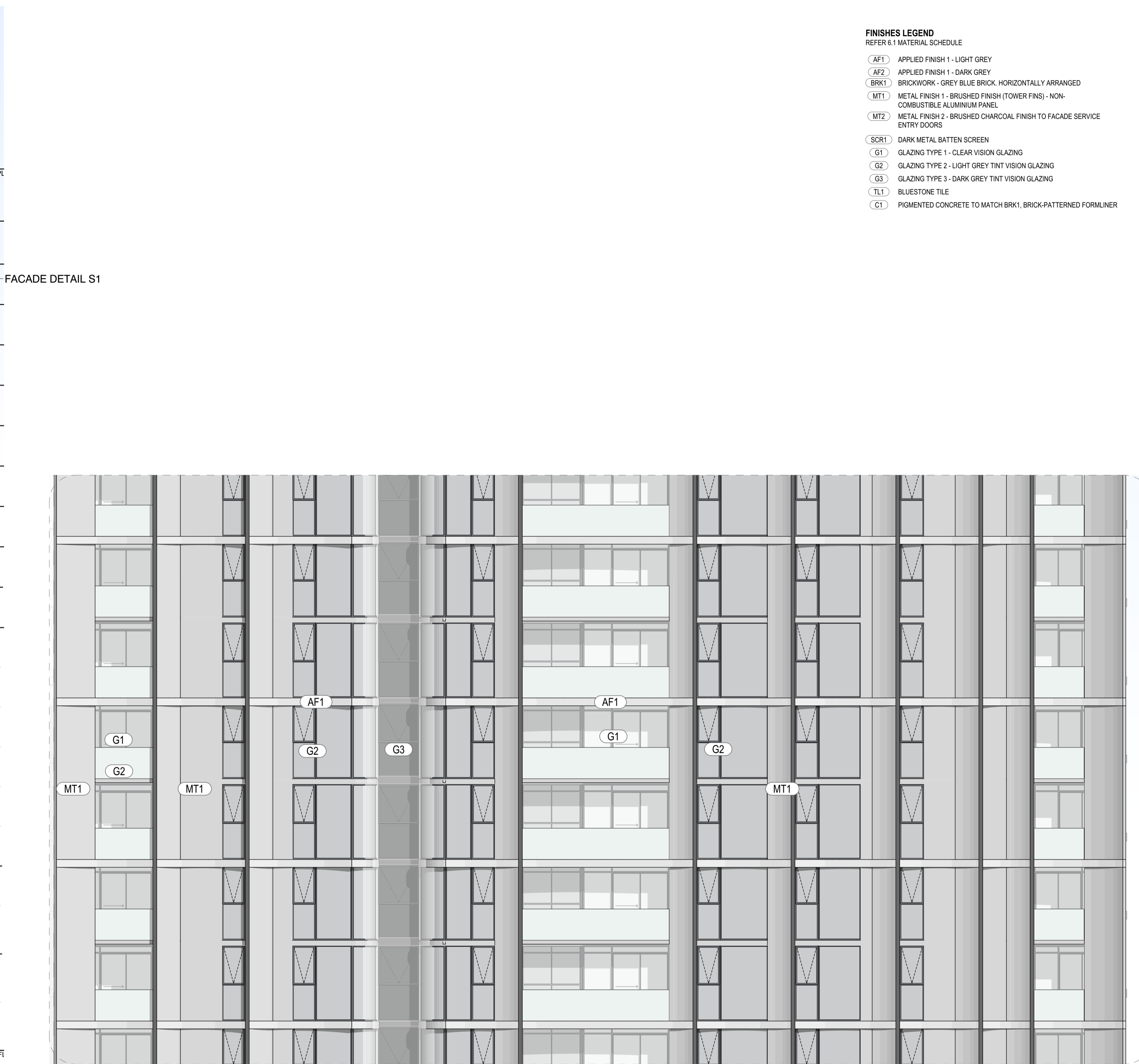
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TP202 WEST ELEVATION

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DATE	SCALE
21/02/2023	1:200, 1:100 @A1
JOB NUMBER	REVISION
12668	VCAT AMENDED PLANS



S1 SOUTH ELEVATION
SCALE: 1:200@A1



S1 FACADE DETAIL S1
SCALE: 1:100@A1

- FINISHES LEGEND**
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27/07/2021	UPDATED FOR RF1	XL	NA	1
21/02/2023	VCAT AMENDED PLANS	EC, TS, ES	NA/JL	

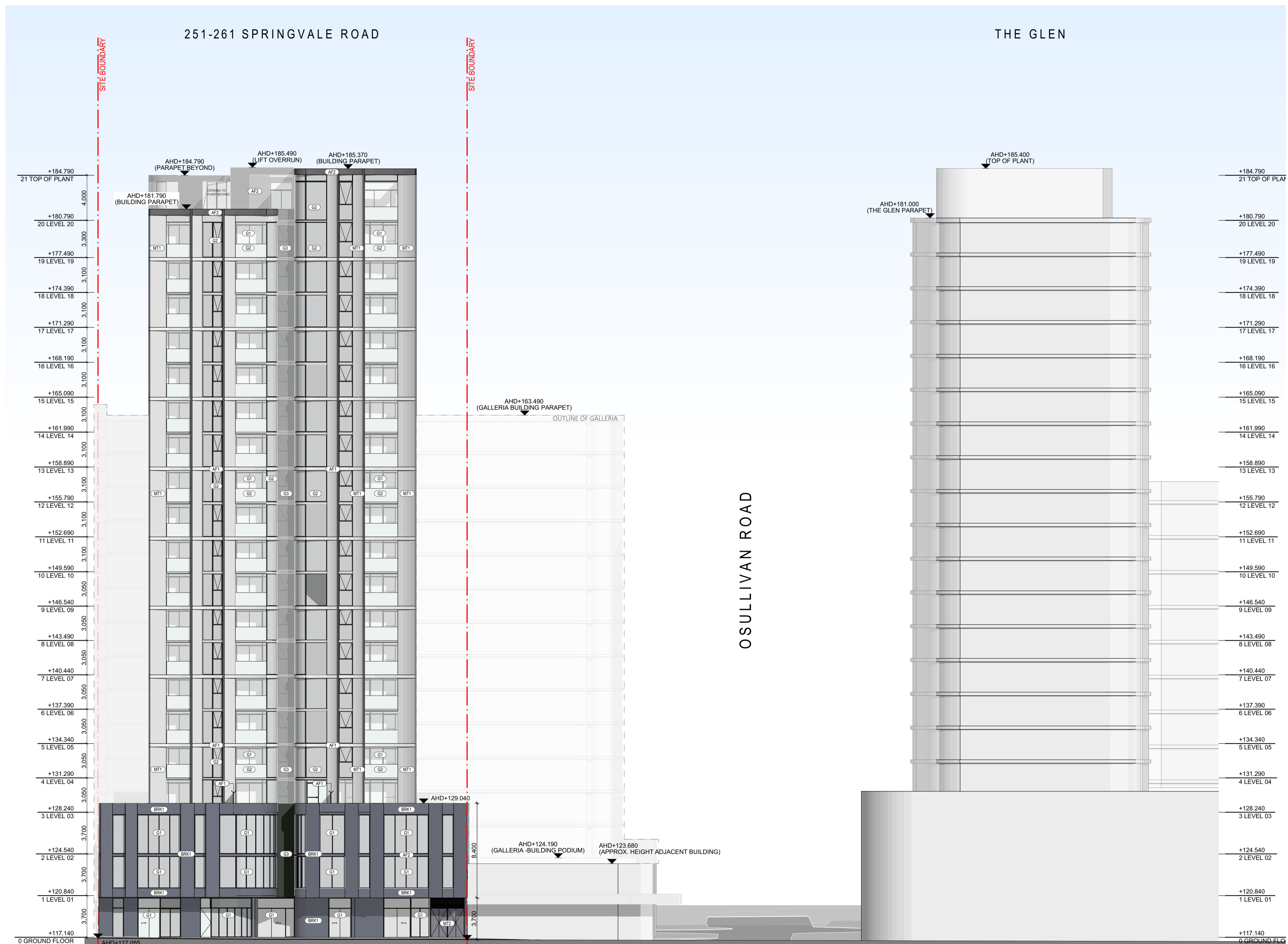
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PROJECT
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DRAWING
TP203 SOUTH ELEVATION

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DATE	SCALE
21/02/2023	1:200, 1:100 @A1
JOB NUMBER	REVISION
12668	VCAT AMENDED PLANS



- FINISHES LEGEND**
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 - (TL1) BLUESTONE TILE
 - (C1) PIGMENTED CONCRETE TO MATCH BRK1, BRICK-PATTERNED FORMLINER

E1 EAST ELEVATION
SCALE: 1:200@A1

DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	-
27/07/2021	UPDATED FOR RF1	XL	NA	1
21/02/2023	VCAT AMENDED PLANS	EC, TS, ES	NA/LL	



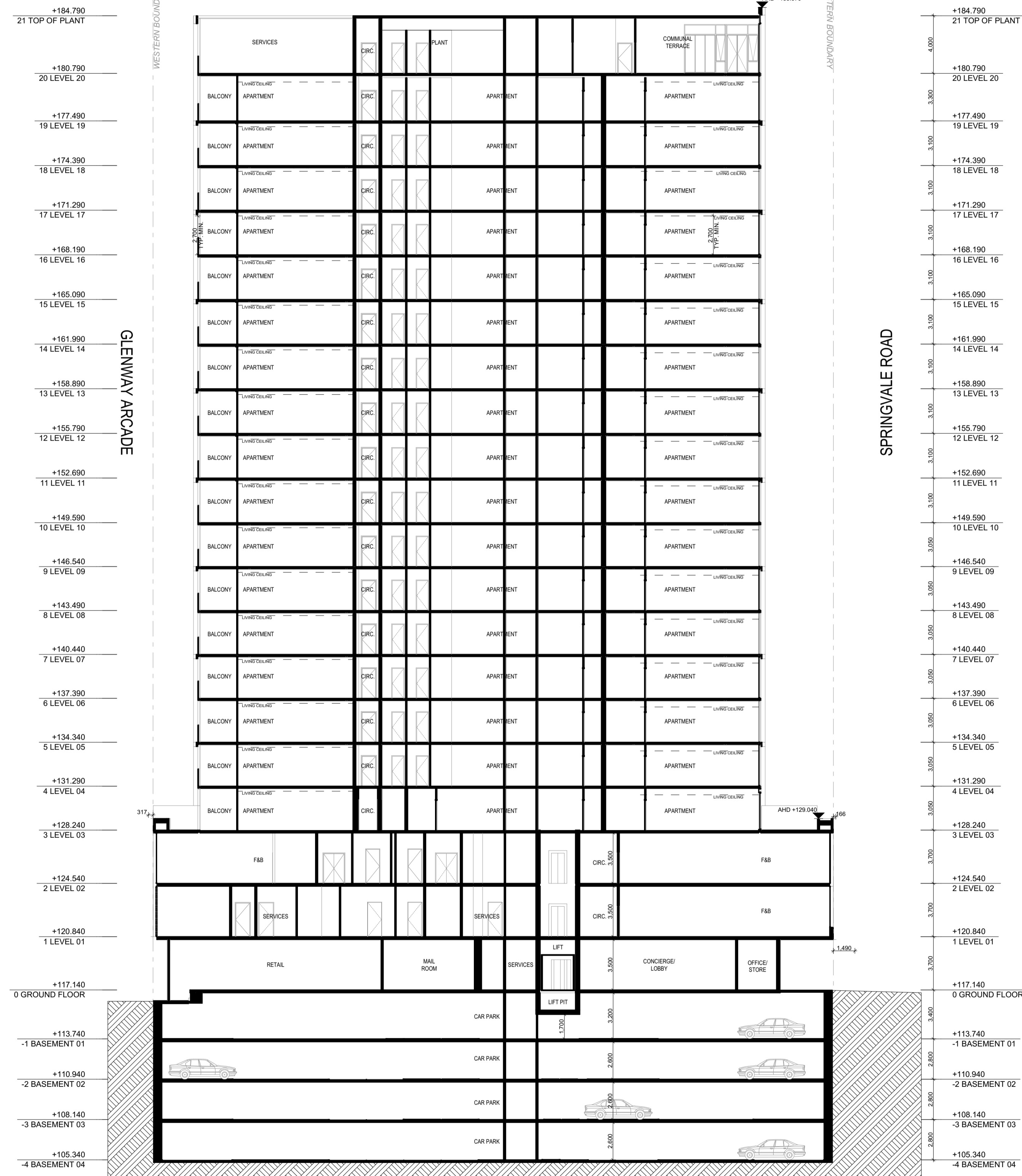
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DRAWING
TP204 EAST ELEVATION - SPRINGVALE RD

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A SECTION A-A
SCALE: 1:200 @A1

DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	-
27/07/2021	UPDATED FOR REF	XL	NA	1
21/02/2023	VCAT AMENDED PLANS	EC, TS, ES	NA, JL	

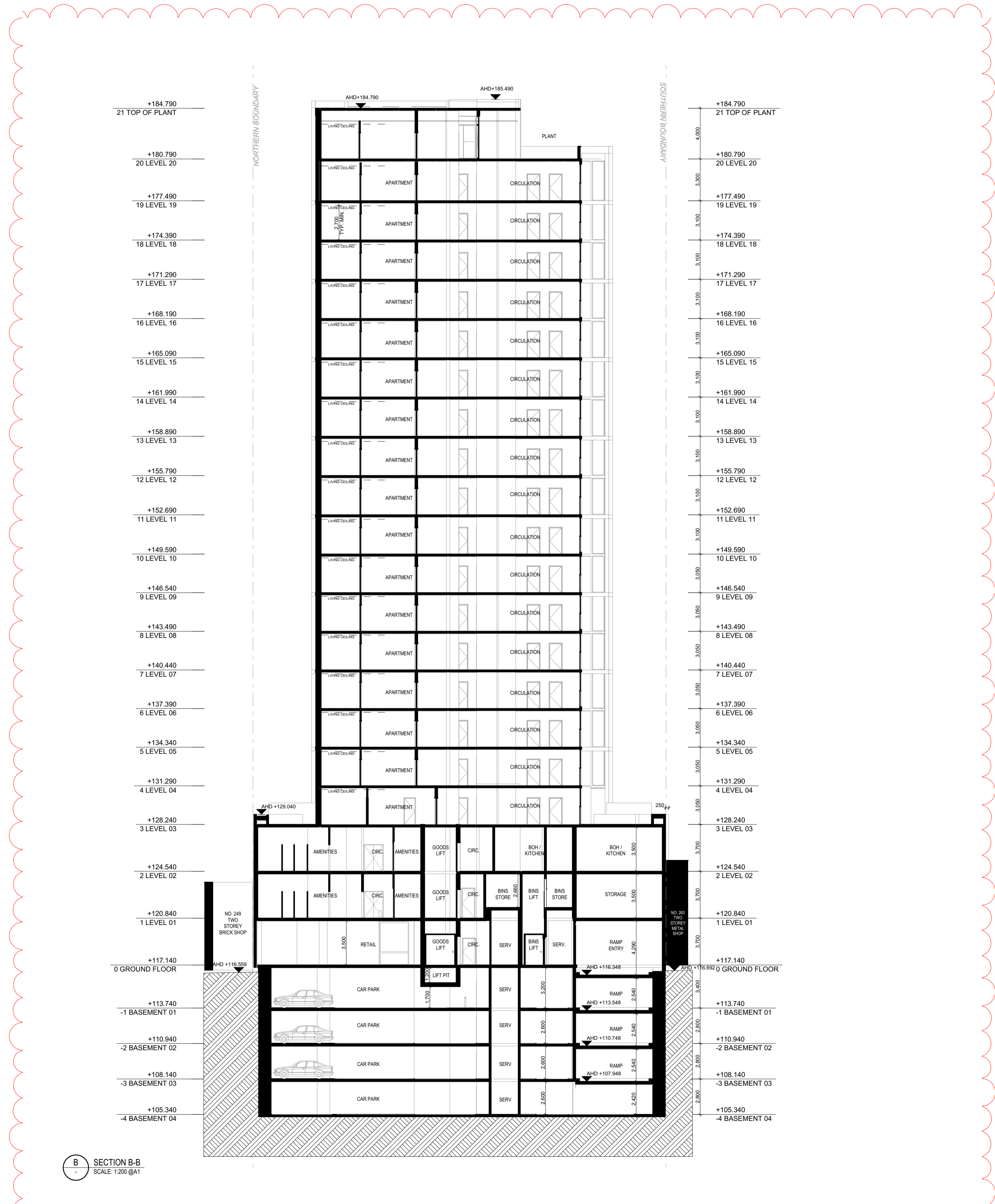
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DRAWING
TP210 SECTION A - A

DATE	SCALE
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JOB NUMBER	REVISION
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B SECTION B-B
SCALE: 1:200 @A1

DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	1
27/07/2021	UPDATED FOR REF	XL	NA	1
21/02/2023	VCAT AMENDED PLANS	EC, TS, ES	NA, JL	

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architecture

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Melbourne VIC 3000 Australia
Plus Architecture Pty Ltd
ACN 091950335

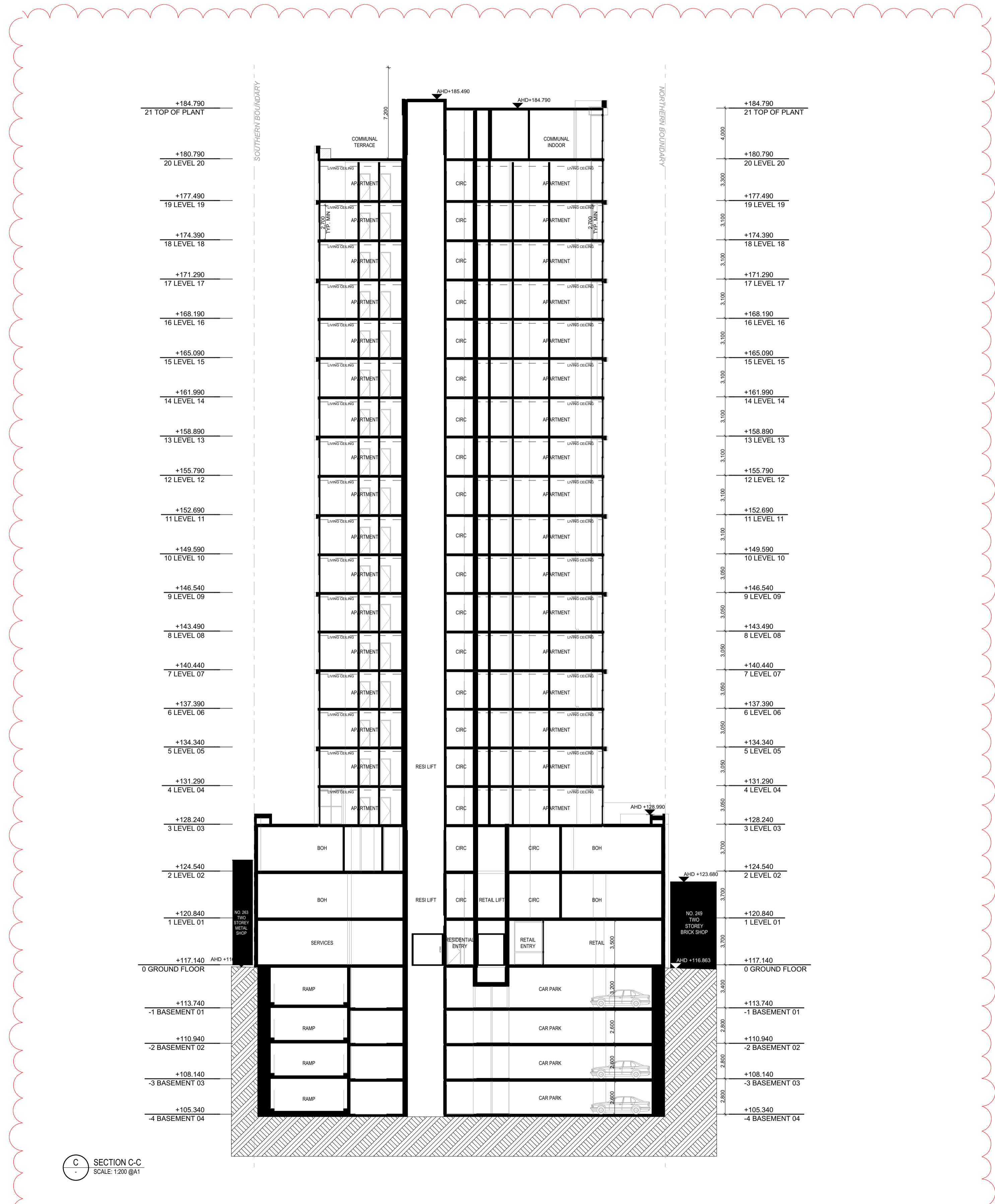
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DRAWING
TP211 SECTION B - B

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DATE	SCALE
21/02/2023	1:200 @A1
JOB NUMBER	REVISION
12668	VCAT AMENDED PLANS



C SECTION C-C
SCALE: 1:200 @A1

DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	-
27/07/2021	UPDATED FOR REF	XL	NA	1
21/02/2023	VCAT AMENDED PLANS	EC, TS, ES	NA, JL	

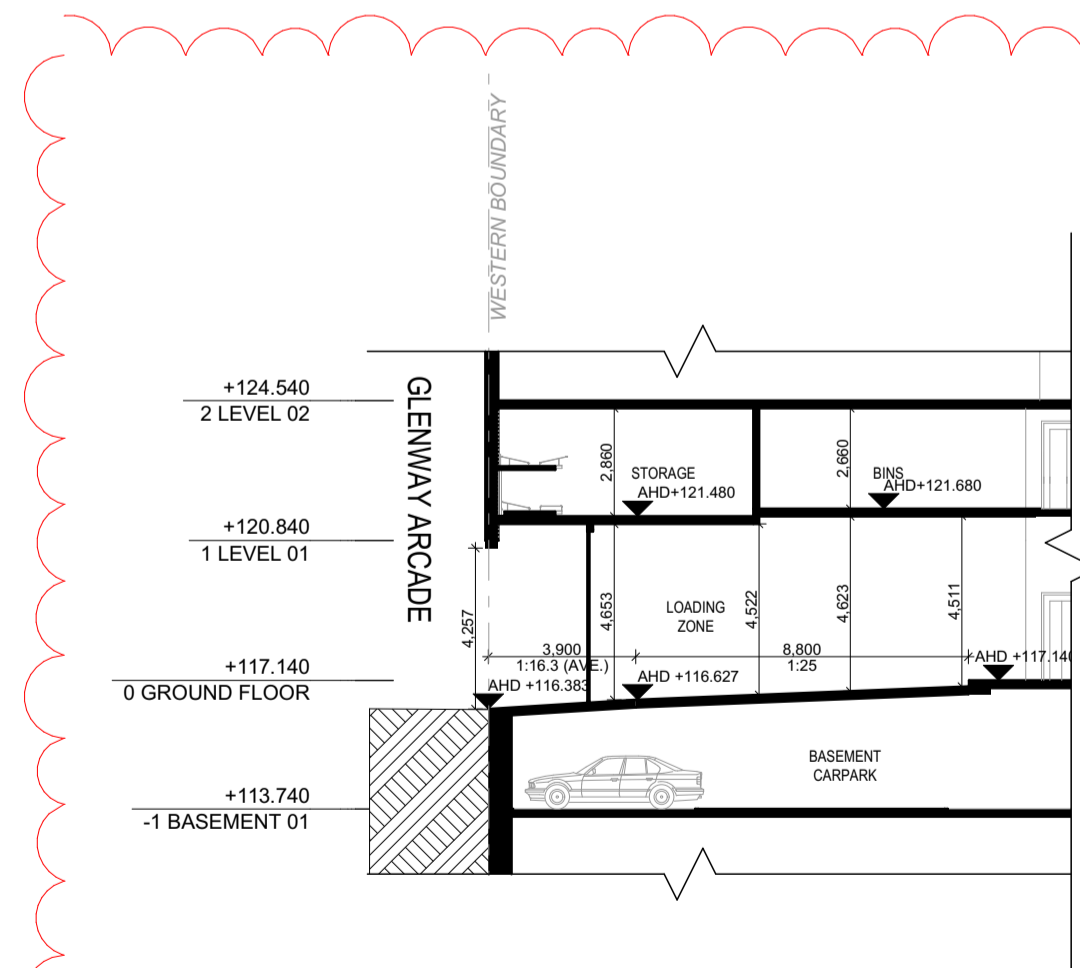
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Instagram #plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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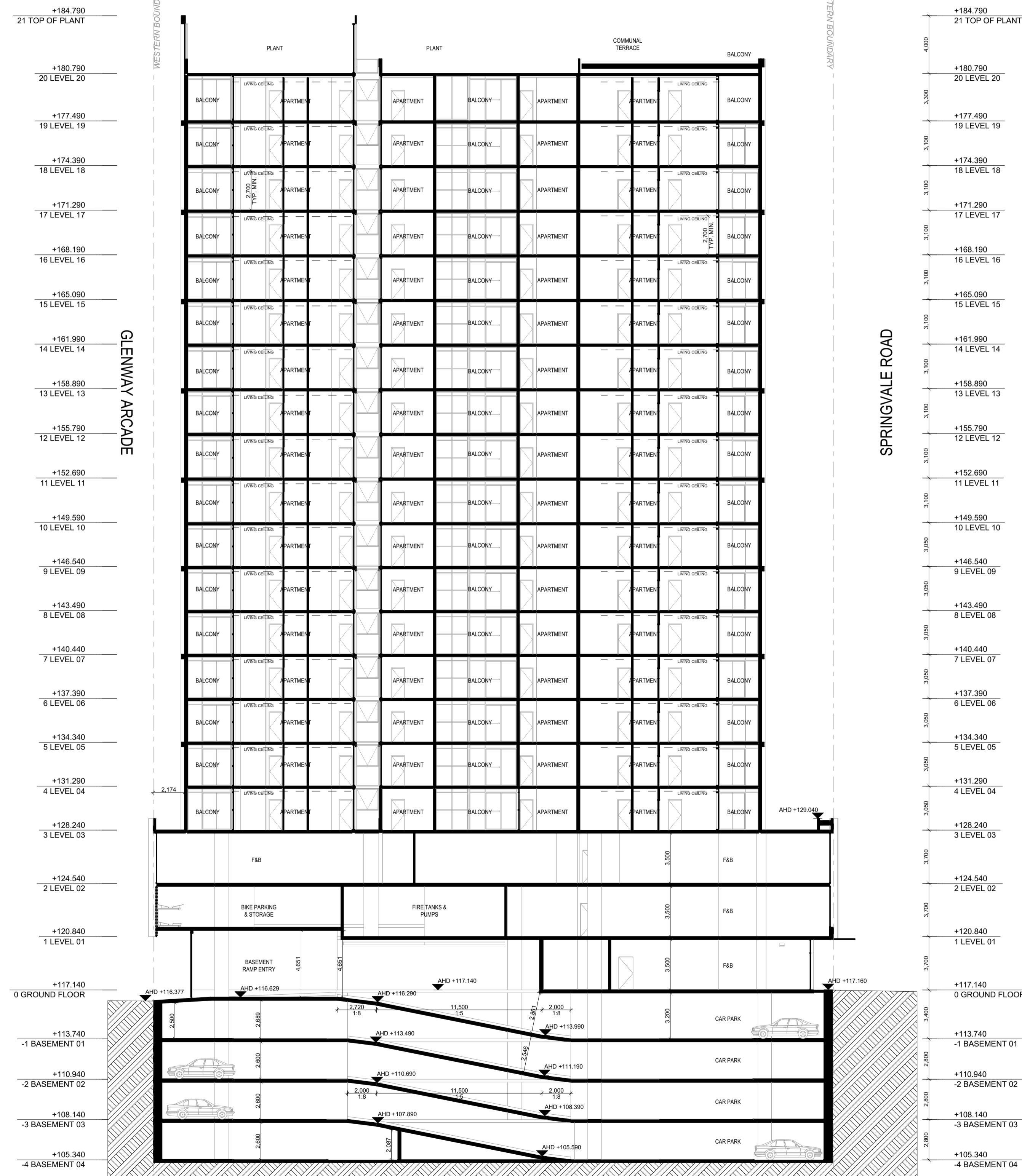
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TP212 SECTION C - C

DATE	SCALE
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JOB NUMBER	REVISION
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D1 LOADING BAY SECTION
SCALE: 1:200 @A1



D SECTION D-D
SCALE: 1:200 @A1

DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	-
27/07/2021	UPDATED FOR RFI	XL	NA	1
21/02/2023	VCAT AMENDED PLANS	EC, TS, ES	NA, JL	-



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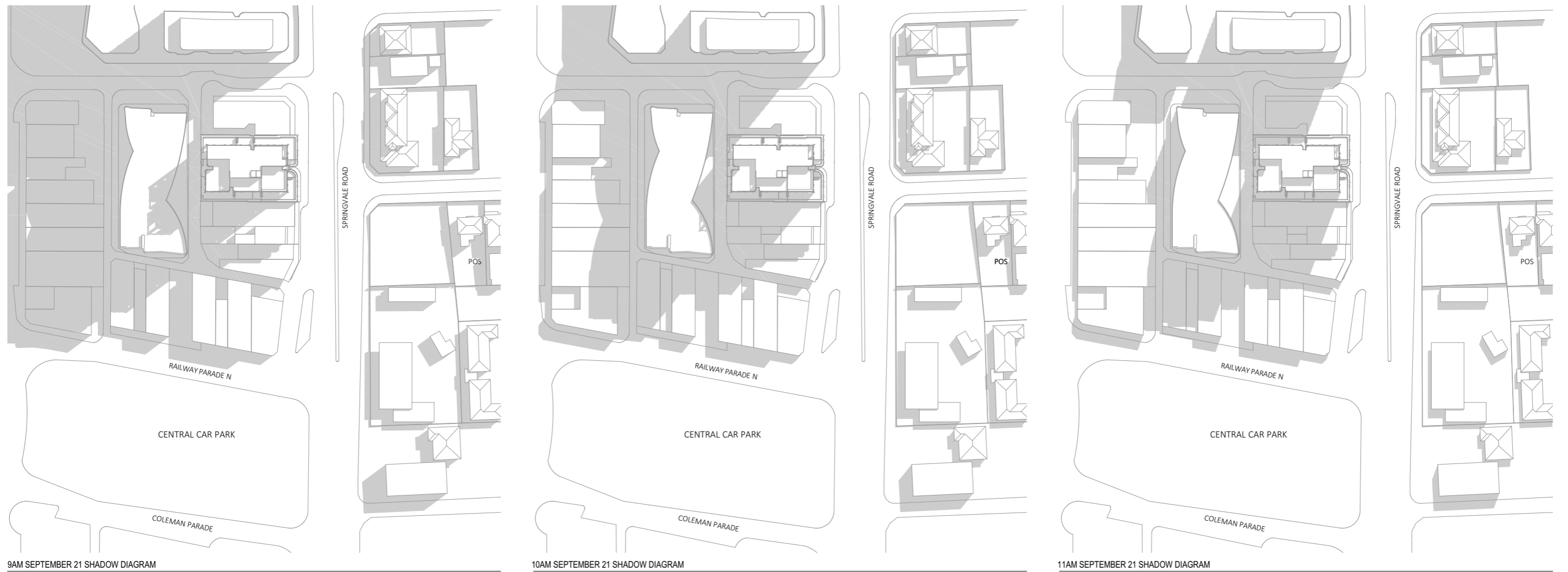
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 TP213 SECTION D - D

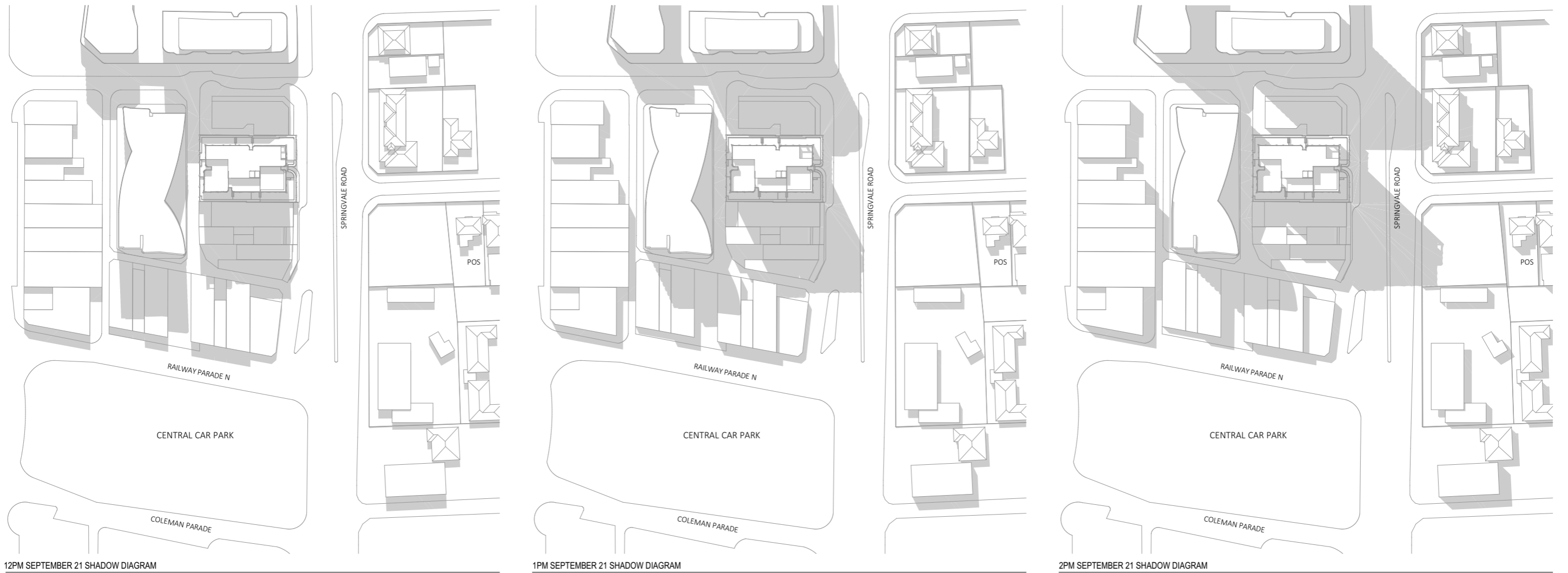
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 JOB NUMBER
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 REVISION
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SHADOW ANALYSIS

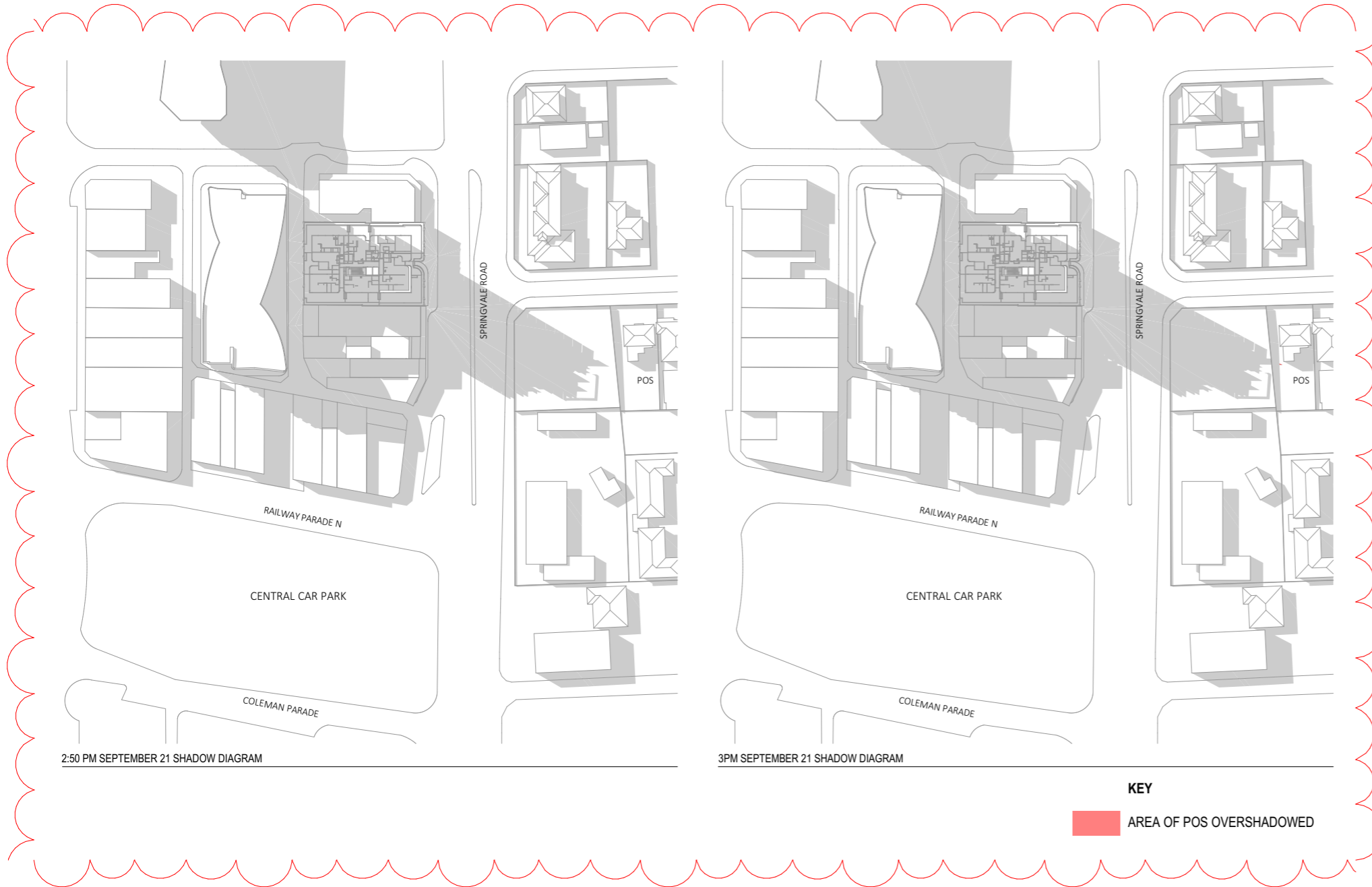




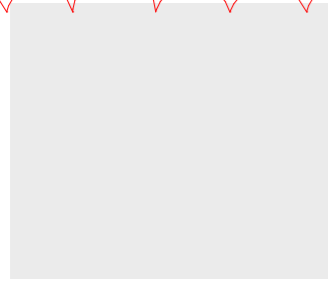
12PM SEPTEMBER 21 SHADOW DIAGRAM

1PM SEPTEMBER 21 SHADOW DIAGRAM

2PM SEPTEMBER 21 SHADOW DIAGRAM



MATERIAL SCHEDULE



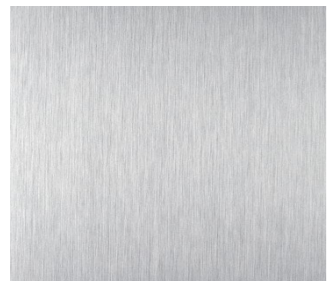
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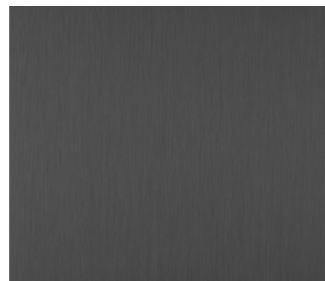
AF2



BRK1



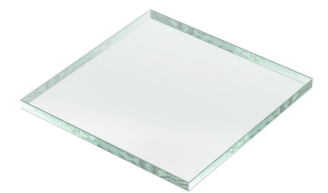
MT1



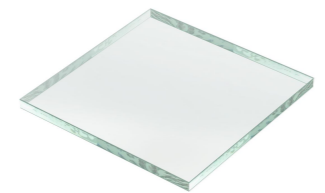
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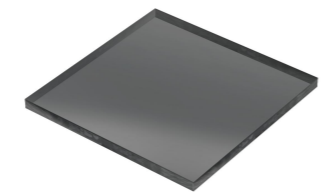
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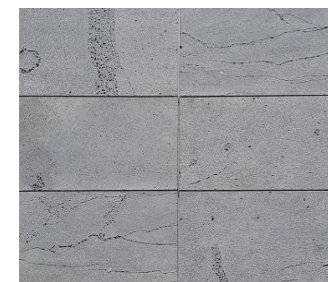
G1



G2



G3



TL1

- AF1 APPLIED FINISH 1 - LIGHT GREY
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- BRK1 BRICKWORK - GREY BLUE BRICK. HORIZONTALLY ARRANGED
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- MT2 METAL FINISH 2 - BRUSHED CHARCOAL FINISH TO FACADE SERVICE ENTRY DOORS
- SCR1 DARK METAL BATTEN SCREEN
- G1 GLAZING TYPE 1 - CLEAR VISION GLAZING
- G2 GLAZING TYPE 2 - LIGHT GREY TINT VISION GLAZING
- G3 GLAZING TYPE 3 - DARK GREY TINT VISION GLAZING
- TL1 BLUESTONE TILE

CLAUSE 58 ASSESSMENT

(Smallest value for
Ext storage if more
than 1 apt in the type)

APT TYPE	APT NUMBER	N.ROOMS	NUMBER	Bedrm Size	Living Area m ²	Apt Depth	Windows	Balc. Depth	Balc. Area m ²	Accessible	Int Storage m ³	Min Ext Storage m ³	Total Storage m ³	Storage Standard	Ventilation
T01	405 - 1905, 2002 (Typ)	2 BED 2 BATH	17	✓	✓	✓	✓	✓	✓	-	14.09	0	14.09	✓	-
T01a	305	1 BED 1 BATH	1	✓	✓	✓	✓	✓	✓	✓	14.09	0	14.09	✓	-
T04a	401 - 1901 (Typ)	2 BED 2 BATH	17	✓	✓	✓	✓	✓	✓	-	14.21	0	14.21	✓	-
T05	402 - 1902 (Typ)	2 BED 2 BATH	17	✓	✓	✓	✓	✓	✓	-	9.35	5	14.35	✓	✓
T06	407 - 1907 (Typ)	2 BED 2 BATH	17	✓	✓	✓	✓	✓	✓	✓	11.53	3	14.53	✓	-
T06c	403 - 1903 (Typ)	2 BED 2 BATH	17	✓	✓	✓	✓	✓	✓	✓	16.13	0	16.13	✓	-
T07	404 - 1904, 2001 (Typ)	2 BED 2 BATH	17	✓	✓	✓	✓	✓	✓	-	10.49	4	14.49	✓	✓
T07a	304	2 BED 2 BATH	1	✓	✓	✓	✓	✓	✓	-	19.01	0	19.01	✓	✓
T08	406 - 1906 (Typ)	3 BED	17	✓	✓	✓	✓	✓	✓	✓	19.77	0	19.77	✓	✓
T09	408 - 1908 (Typ)	2 BED 2 BATH	17	✓	✓	✓	✓	✓	✓	✓	9.91	5	14.91	✓	✓

TOTAL	138	121	121	121	121	121	121	121	69	1826.26	17	141.49	138	69
PERCENTAGE		87.7%	87.7%	87.7%	87.7%	87.7%	87.7%	87.7%	50.0%				100.0%	50.0%



NSA: 107m²
BALCONY: 17m²
INSTANCES: 17

T08: 3 BED	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	Y	'Design B' Bathroom
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	Y	



NSA: 79m²
BALCONY: 9m²
INSTANCES: 17

T09: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	Y	'Design A' Bathroom
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	Y	

DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	1
27/07/2021	UPDATED FOR RFP	XL	NA	1
21/02/2023	VCAT AMENDED PLANS	EC, TS, ES	NA/JL	

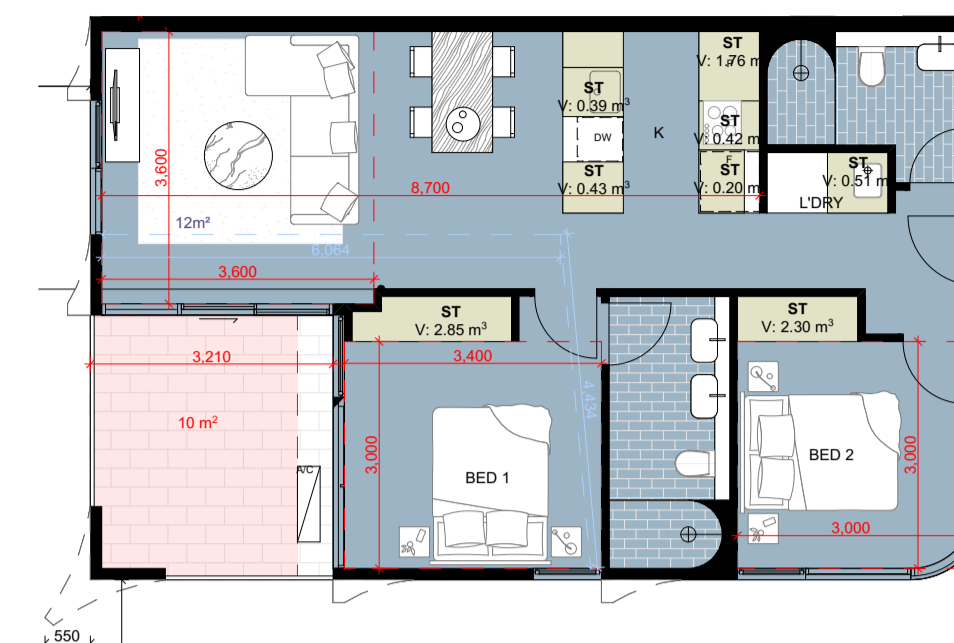
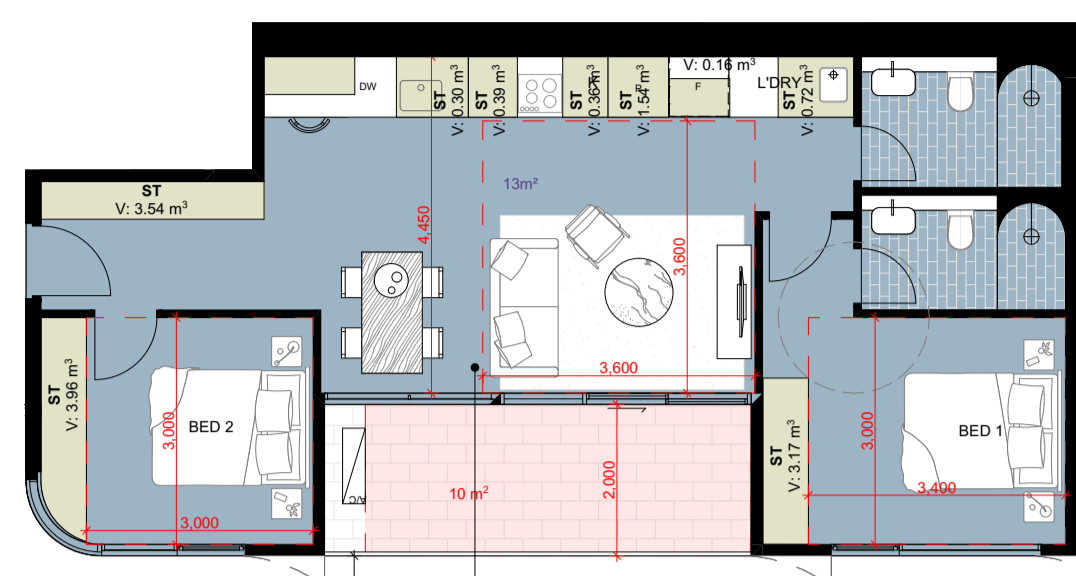
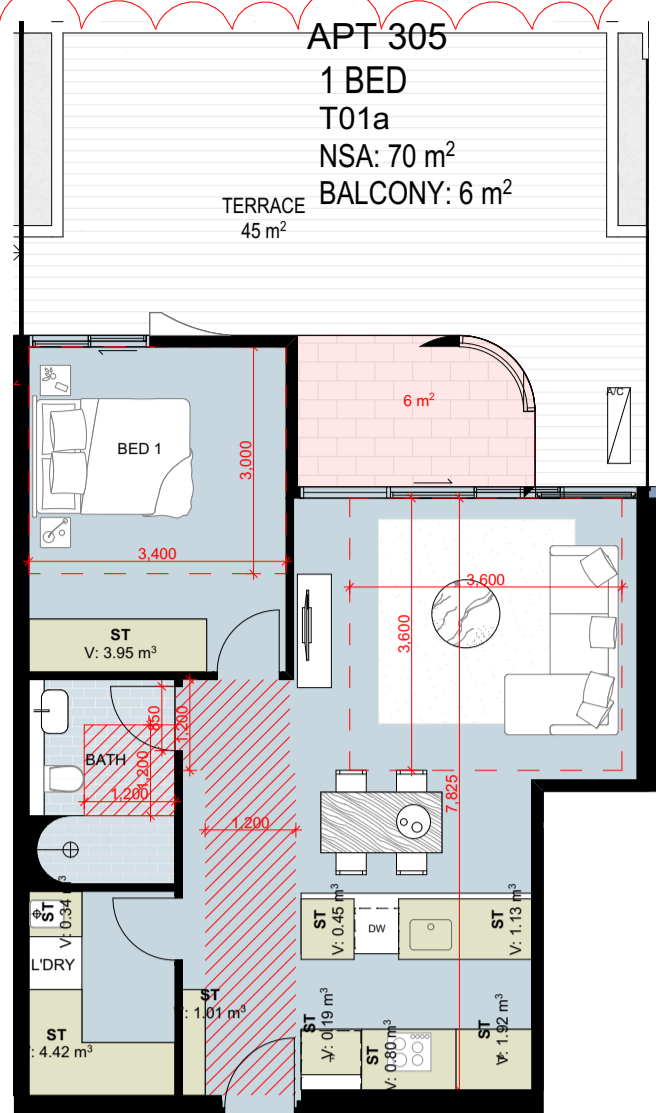
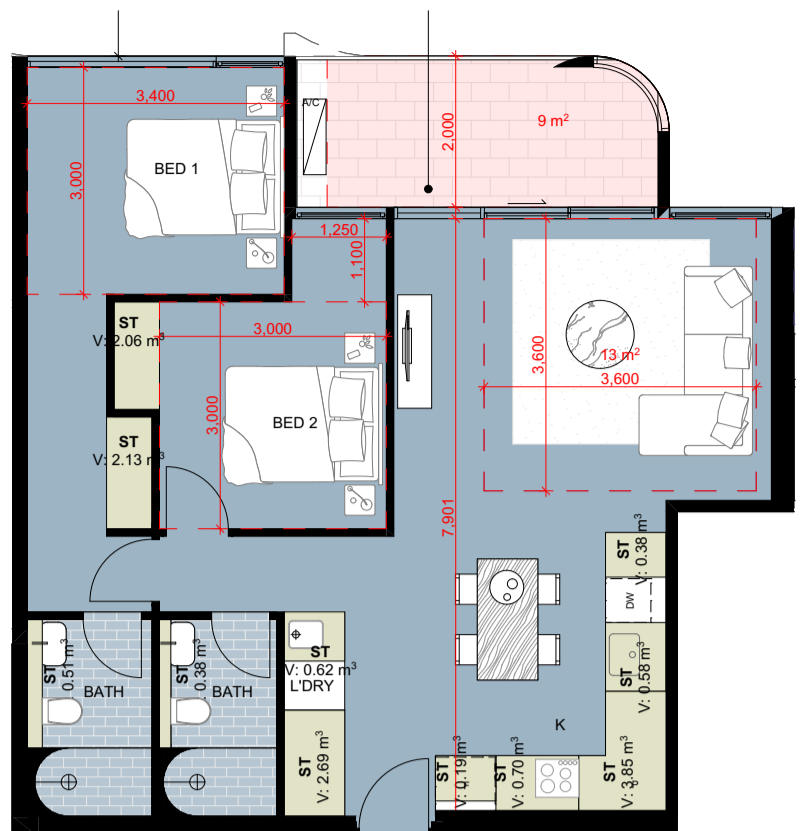


PROJECT
251-261 Springvale Road Glen Waverley

DRAWING
7.1 CLAUSE 58 MATRIX & APT TYPES 08 - 09

DATE
21/02/2023
JOB NUMBER
12668
SCALE
1:0.33, 1:100 @A1
REVISION
VCAT AMENDED PLANS

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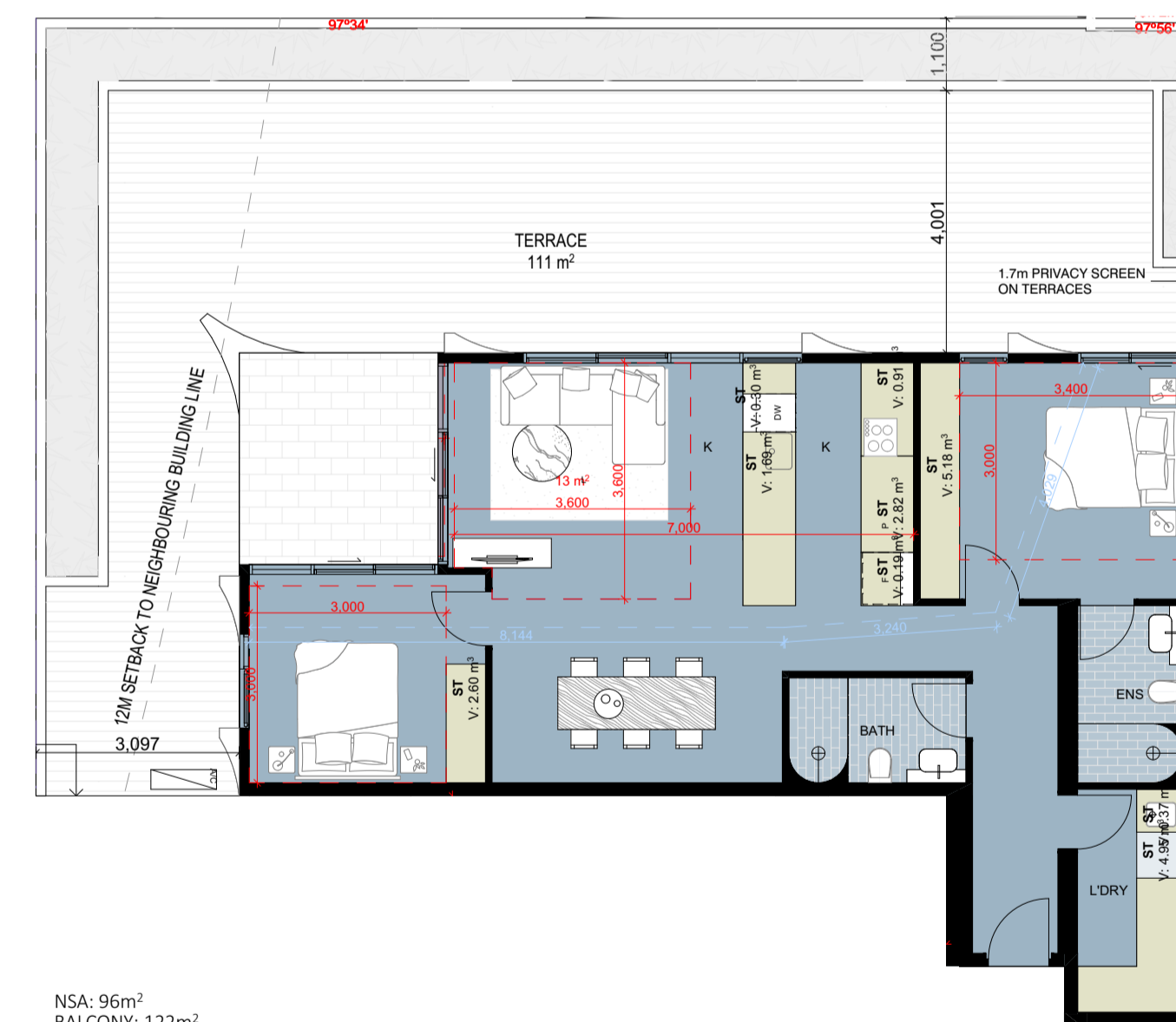
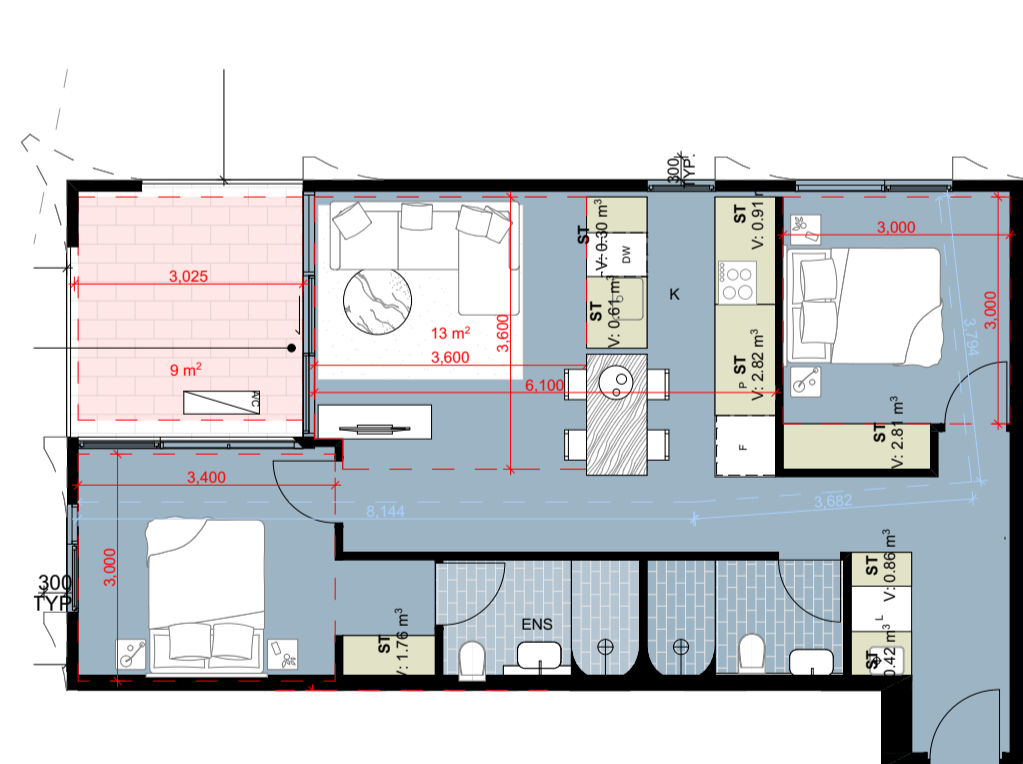
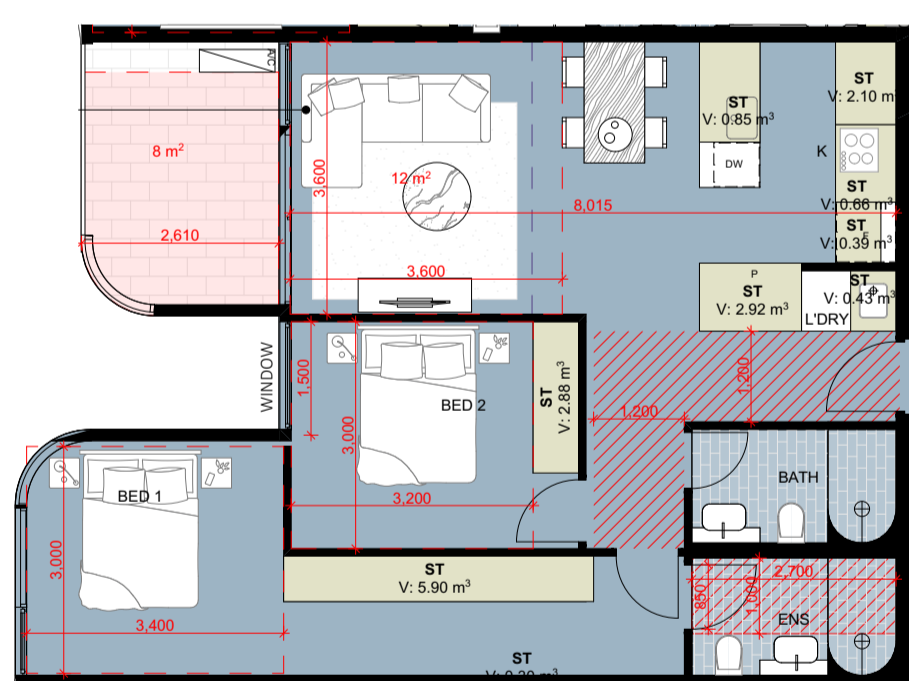
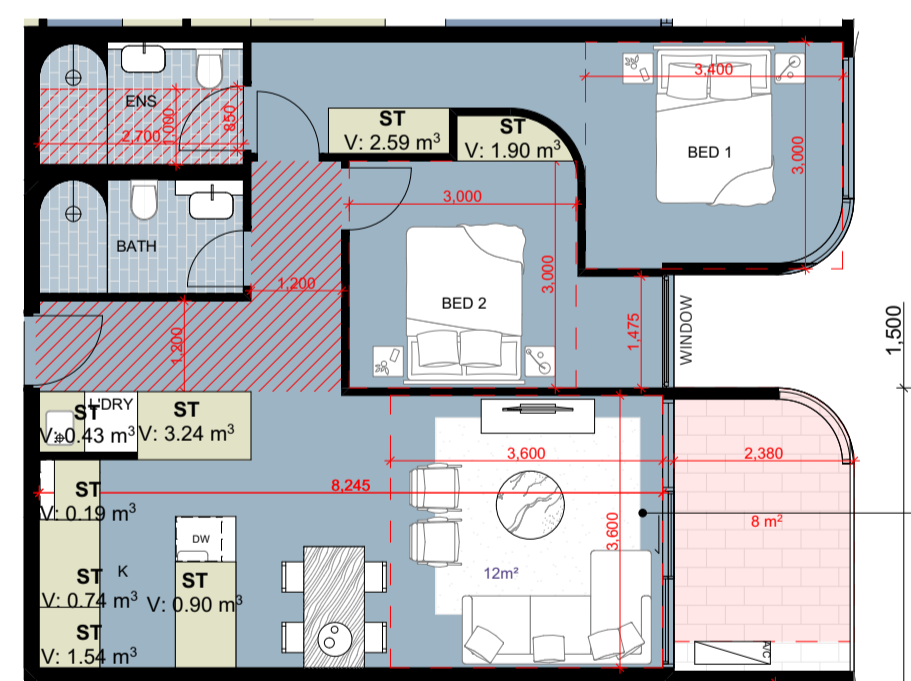


NSA: 86m ² BALCONY: 10m ²		INSTANCES: 17	
T01: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	N	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	N	

NSA: 70m ² BALCONY: 51m ²		INSTANCES: 1	
T01a: 1 BED 1 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	1 Bed living areas to be 3.3m min. width - Total: 11sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	1 Bed - Min. storage volume within dwelling 6m ³ . Total - 10m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	1 Bed 8sqm 1.8m depth; 2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	Includes private terrace
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	Y	'Design A' Bathroom
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	N	

NSA: 77m ² BALCONY: 11m ²		INSTANCES: 17	
T04a: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	N	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	N	

NSA: 76m ² BALCONY: 11m ²		INSTANCES: 17	
T05: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	N	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	Y	



NSA: 81m ² BALCONY: 9m ²		INSTANCES: 17	
T06: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	Y	'Design B' Bathroom
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	N	

NSA: 83m ² BALCONY: 10m ²		INSTANCES: 17	
T06c: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	Y	'Design B' Bathroom
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	N	

NSA: 76m ² BALCONY: 10m ²		INSTANCES: 17	
T07: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	N	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	Y	

NSA: 96m ² BALCONY: 122m ²		INSTANCES: 1	
T07a: 2 BED 2 BATH	REQ.	Y/N	COMMENTS
BEDROOM:	Main Bedroom 3 x 3.4m min.; 2nd Bedroom 3 x 3m min.	Y	
LIVING AREA:	2 or more Bed living areas to be 3.6m min. width - Total: 12sqm	Y	
ROOM DEPTH:	9m Max. Depth, if living, dining and kitchen are combined. Kitchen must be located furthest from window. Ceiling height must be 2.7m floor to ceiling.	Y	
WINDOWS:	If a window is provided through a smaller area within the room, the area must be min. 1.2m width, a max. depth of 1.5m. The window must have a clear view to the sky.	Y	
STORAGE:	2 Bed - Min. storage volume within dwelling 9m ³ . Total - 14m ³ ; 3 or more Bed - Min. storage volume within dwelling 12m ³ . Total - 18m ³	Y	Refer to sheet 7.1 schedule for min Storage volume
PRIVATE OPEN SPACE:	2 Bed 8sqm 2m depth; 3 Bed 12sqm 2.4m depth	Y	Includes private terrace
ACCESSIBILITY:	A clear opening width of 850mm min at the entrance to the main building. A clear path of 1.2m that connects to the main bedroom, adaptable bathroom and living area. At least 1 adaptable bathroom within the apartment.	N	
NATURAL VENTILATION:	Requirements of cross ventilation; max path 18m: min path 5m	Y	

DATE	REVISION	BY	CHK	NO.
20/11/2020	TOWN PLANNING SUBMISSION	XL	NA	1
27/01/2021	UPDATED FOR RFI	EC	NA	1
21/02/2023	VCAT AMENDED PLANS	EC	TS/ES	NA/LL

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PROJECT
251-261 Springvale Road Glen Waverley

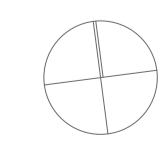
DRAWING
7.2 APT TYPES 01 - 09

DATE
 21/02/2023

SCALE
 1:100 @A1

REVISION
 VCAT AMENDED PLANS

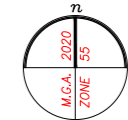
JOB NUMBER
 12668



Services

Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.

In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.



Co-ordinate System
MGA 2020 (Planar)

Notations

Date of Survey March, 2020
Land Subject to Easement
E-1, E-2, E-3 Party Wall
A-1 Party Wall

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 abutting properties has only been shown where visible or accessible.

Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).

Internal Title boundaries (Layer 997) are for reference only and not for design purposes.

The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.

Where boundary dimensions differ from Title dimensions, Land Registry approval must be sought for the survey based dimensions prior to development.

(S) - Survey
(T) - Title

Windows on neighbouring properties have been located remotely and categorised by visual interpretation only.
HW - Habitable Window, () denotes floor level
NHW - Non-habitable Window, () denotes floor level
H - Window head (H₂ - ground floor head etc.)
S - Window sill (S₁ - 1st floor sill etc.)

Private Open Space is denoted as POS

Refer to Plan Ref:302272-BA for site photographs.
Direction of photographs shown thus (1)

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 (888) are to Australian Height Datum vide Mulgrave PM14 with a stated value of RL116.97m

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.

Subtract -7'34" for Title

Scale 1:200 0 2 4 6 8

Certified Lachlan McCleary Licensed Surveyor

Drawn DP

Date 01/04/20

Survey Data 30227203.see

CAD drawing number 302272-AA

Original sheet size A1

Client HONGKING SPRINGVALE ROAD PTY LTD

Project 251 - 261 Springvale Road Glen Waverley

Details Re-establishment, Feature and Level Survey

C/T's VOL. 8806 FOL. 203 VOL. 9659 FOL. 674

Sheet 1 of 1

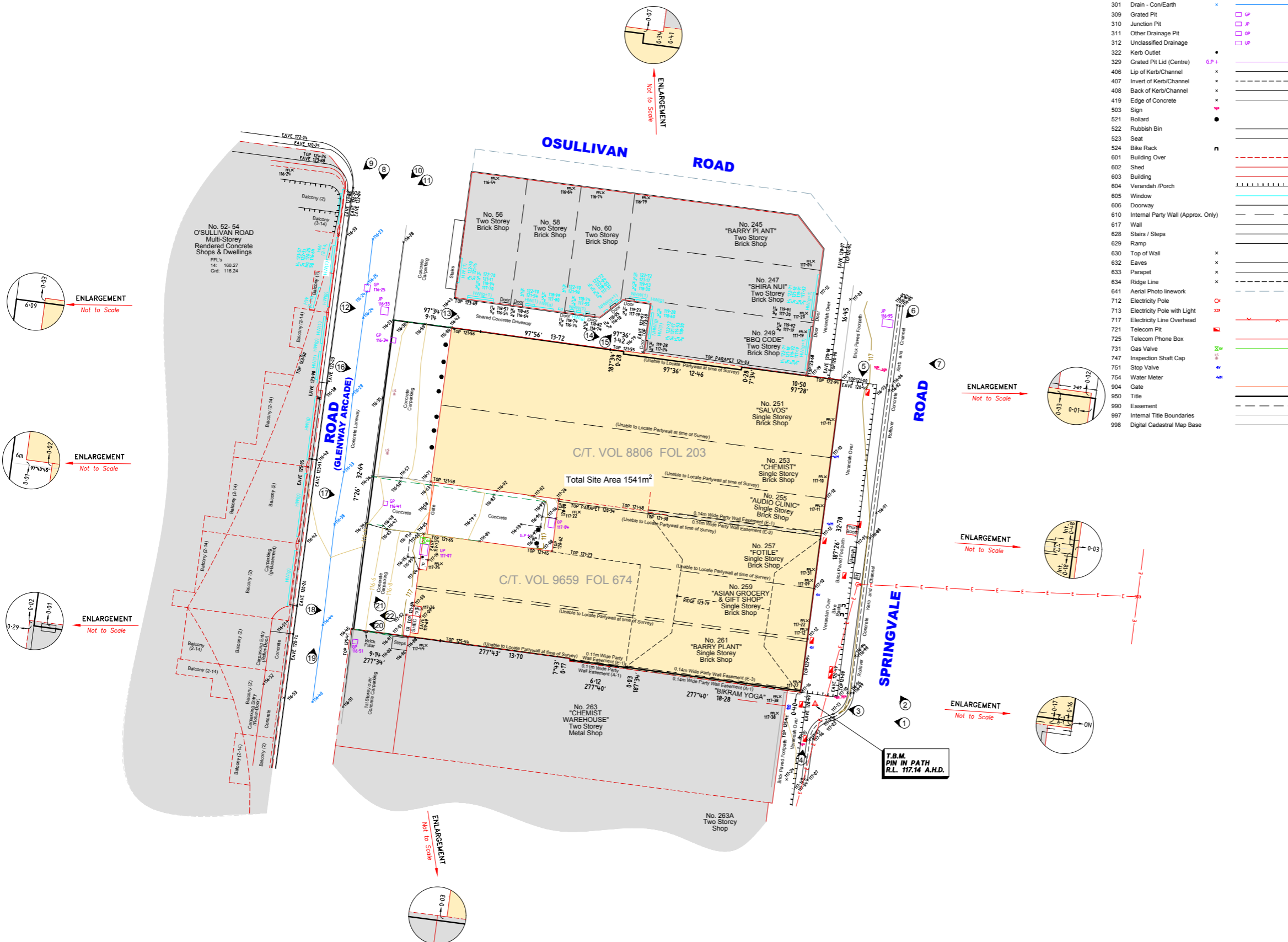
Job Number 302272

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DEVELOP WITH CONFIDENCE™ Formerly Bosco Jonson

Legend	Symbol
2	Bench Mark
104	Existing Surface
107	Floor Level
110	Change of Grade
301	Drain - Con/Earth
309	Grated Pit
310	Junction Pit
311	Other Drainage Pit
312	Unclassified Drainage
322	Kerb Outlet
329	Grated Pit Lid (Centre)
406	Lip of Kerb/Channel
407	Invert of Kerb/Channel
408	Back of Kerb/Channel
419	Edge of Concrete
503	Sign
521	Bollard
522	Rubbish Bin
523	Seat
524	Bike Rack
601	Building Over
602	Shed
603	Building
604	Verandah /Porch
605	Window
606	Doorway
610	Internal Party Wall (Approx. Only)
617	Wall
628	Stairs / Steps
629	Ramp
630	Top of Wall
632	Eaves
633	Parapet
634	Ridge Line
641	Aerial Photo linework
712	Electricity Pole
713	Electricity Pole with Light
717	Electricity Line Overhead
721	Telecom Pit
725	Telecom Phone Box
731	Gas Valve
747	Inspection Shaft Cap
751	Stop Valve
754	Water Meter
904	Gate
950	Title
990	Easement
997	Internal Title Boundaries
998	Digital Cadastral Map Base



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