

2.0	Urban Context & Site Analysis	6.0	Development Plan
2.01	Site Location	TP 102	Site Plan
2.02	Planning Zones & Overlay	TP 201	Basement Plan
2.03	Surrounding Context	TP 202	Ground Floor Plan
2.04	Solar Access	TP 203	Level 1 Floor Plan
2.05	Existing Condition	TP 204	Level 2 Floor Plan
		TP 205	Roof Plan
3.0	Design Response	TP 301	Elevations
3.01	Site Response	TP 302	Elevations
3.02	Streetscape Elevations	TP 303	Sections
		TP 304	Sections
4.0	Design Proposal	TP 401	Signage Plan
4.01	Perspective - High Street Rd	TP 402	Signage Elevation
4.02	Perspective - Kennett St	TP 403	External Lighting Layout
5.0	Shadow Diagram		



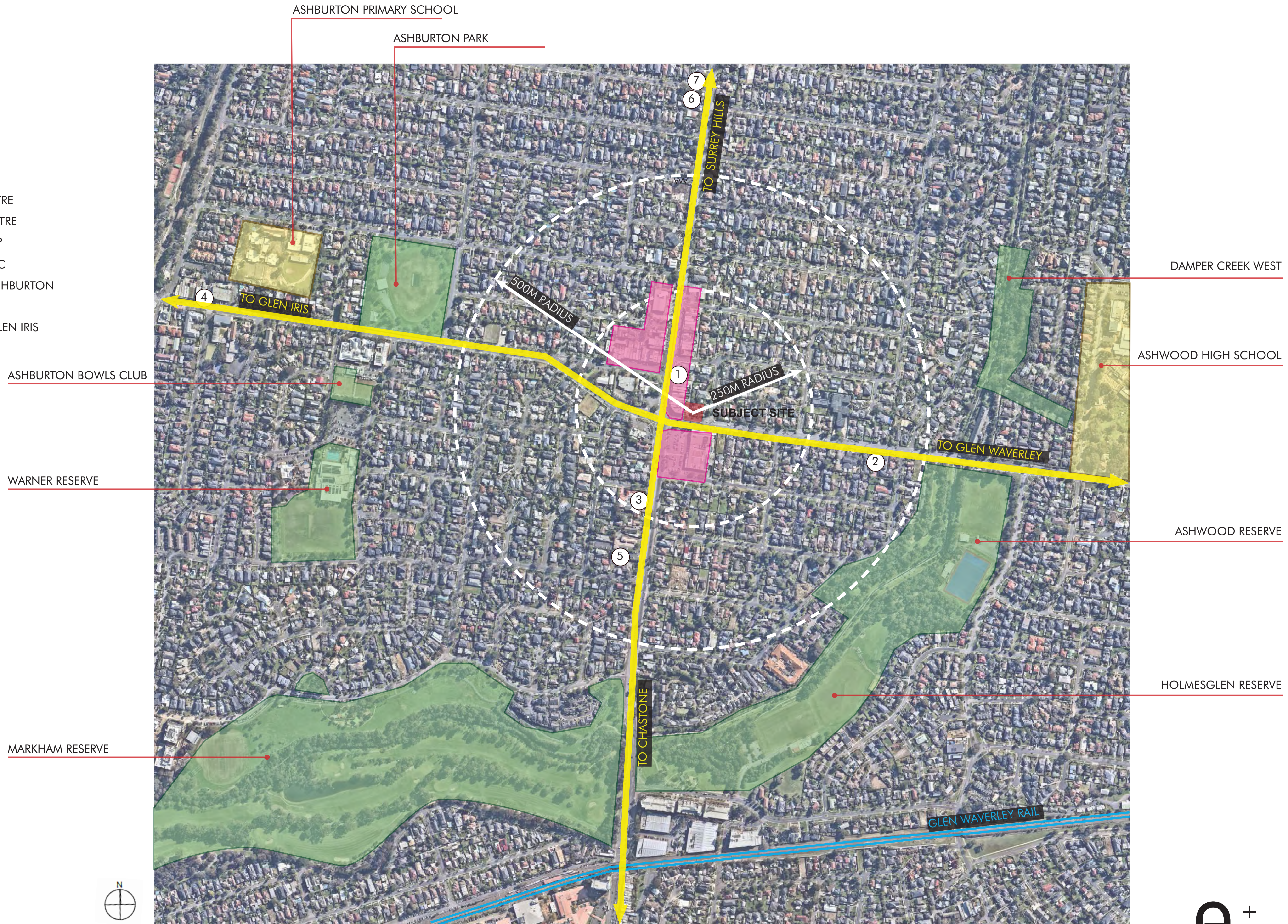
2.0 URBAN CONTEXT & SITE ANALYSIS

2.01 SITE LOCATION

LEGEND

- SUBJECT SITE
- PARK & RESERVE
- RETAIL
- EDUCATION

- ① PRIME FAMILY MEDICAL CENTRE
- ② ELECTRA PARK MEDICAL CENTRE
- ③ ASHWOOD MEDICAL GROUP
- ④ ASHBURTON MEDICAL CLINIC
- ⑤ MELBOURNE PATHOLOGY ASHBURTON
- ⑥ GLEN IRIS PRIVATE HOSPITAL
- ⑦ MELBOURNE PATHOLOGY GLEN IRIS

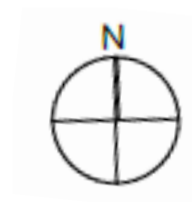


31 - 33 HIGH STREET ROAD, ASHWOOD, VIC. 3147

PROPOSED MEDICAL CENTRE DEVELOPMENT

LEGEND

- SUBJECT SITE 
-  COMMERCIAL 1 ZONE
-  TRANSPORT ZONE 2
-  GENERAL RESIDENTIAL ZONE
-  NEIGHBOURHOOD RESIDENTIAL ZONE





VIEW 01 - SUBJECT SITE FROM SOUTH EAST CORNER



VIEW 02 - SUBJECT SITE FROM SOUTH WEST CORNER



VIEW 03 - SUBJECT SITE FROM SOUTH



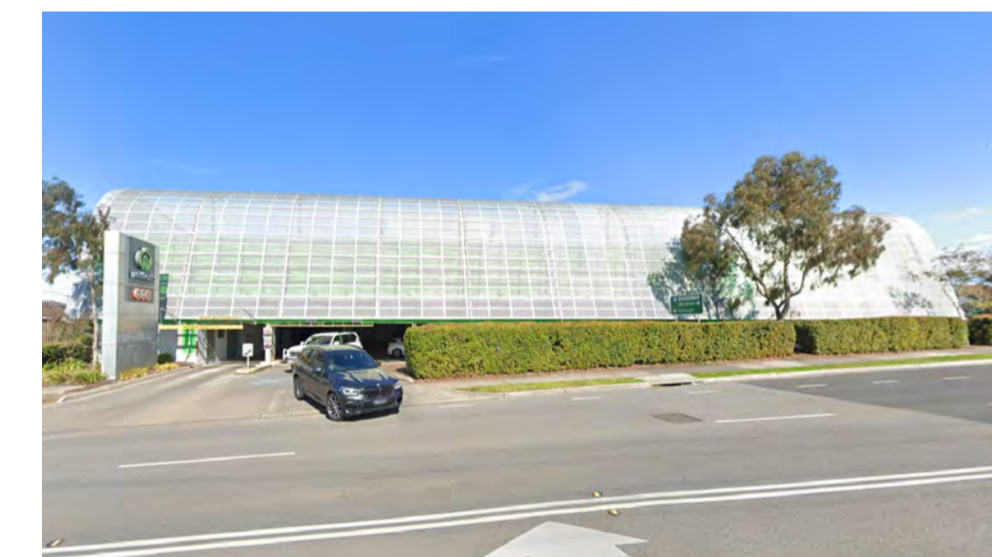
VIEW 04 - SUBJECT SITE VIEW TO LANEWAY



VIEW 05 - SUBJECT SITE FROM EAST



VIEW 06 - NO 35 SINGLE STOREY TILED PITCH ROOF WEATHERBOARD RESIDENCE



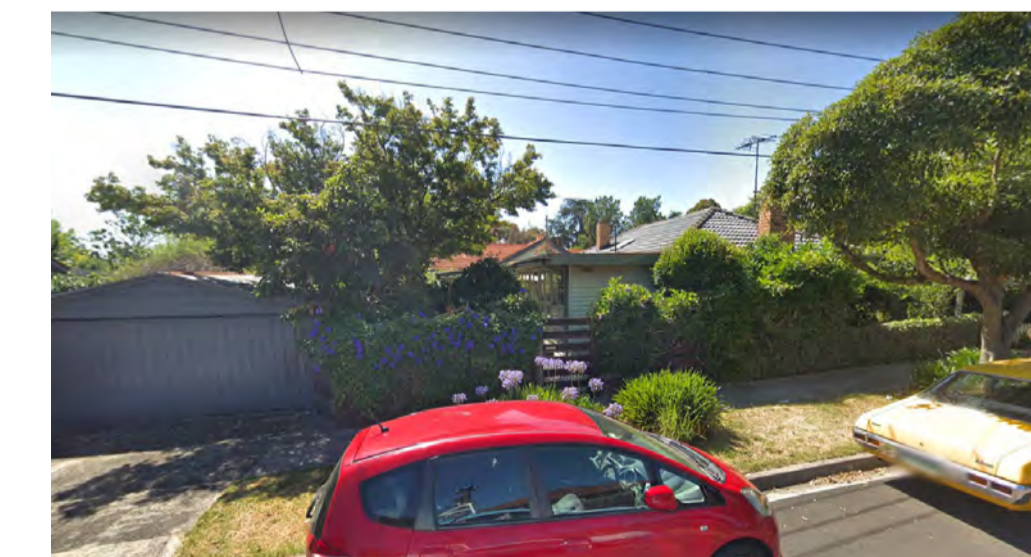
VIEW 07 - NO 551-557 WARRIGAL ROAD WOOLWORTHS RETAIL



VIEW 08 - NO 7 SINGLE STOREY TILED PITCH ROOF RENDERED RESIDENCE



VIEW 09 - NO 6 KENNETT STREET, SINGLE STOREY TILED ROOF WEATHERBOARD RESIDENCE



VIEW 10 - NO 35 SINGLE STOREY WEATHERBOARD RESIDENCE



VIEW 11 - NO 7 KENNETT STREET SINGLE STOREY, TINT PITCH ROOF WEATHERBOARD RESIDENCE



VIEW 12 - 2A CLOSTER AVE, TILED PITCH ROOF 2 STOREY BRICK RESIDENCE



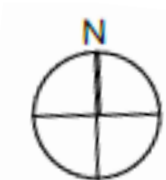
VIEW 13 - PARKING



VIEW 14 - NO 545 WARRIGAL ROAD 2 STOREY BRICK COMMERCIAL

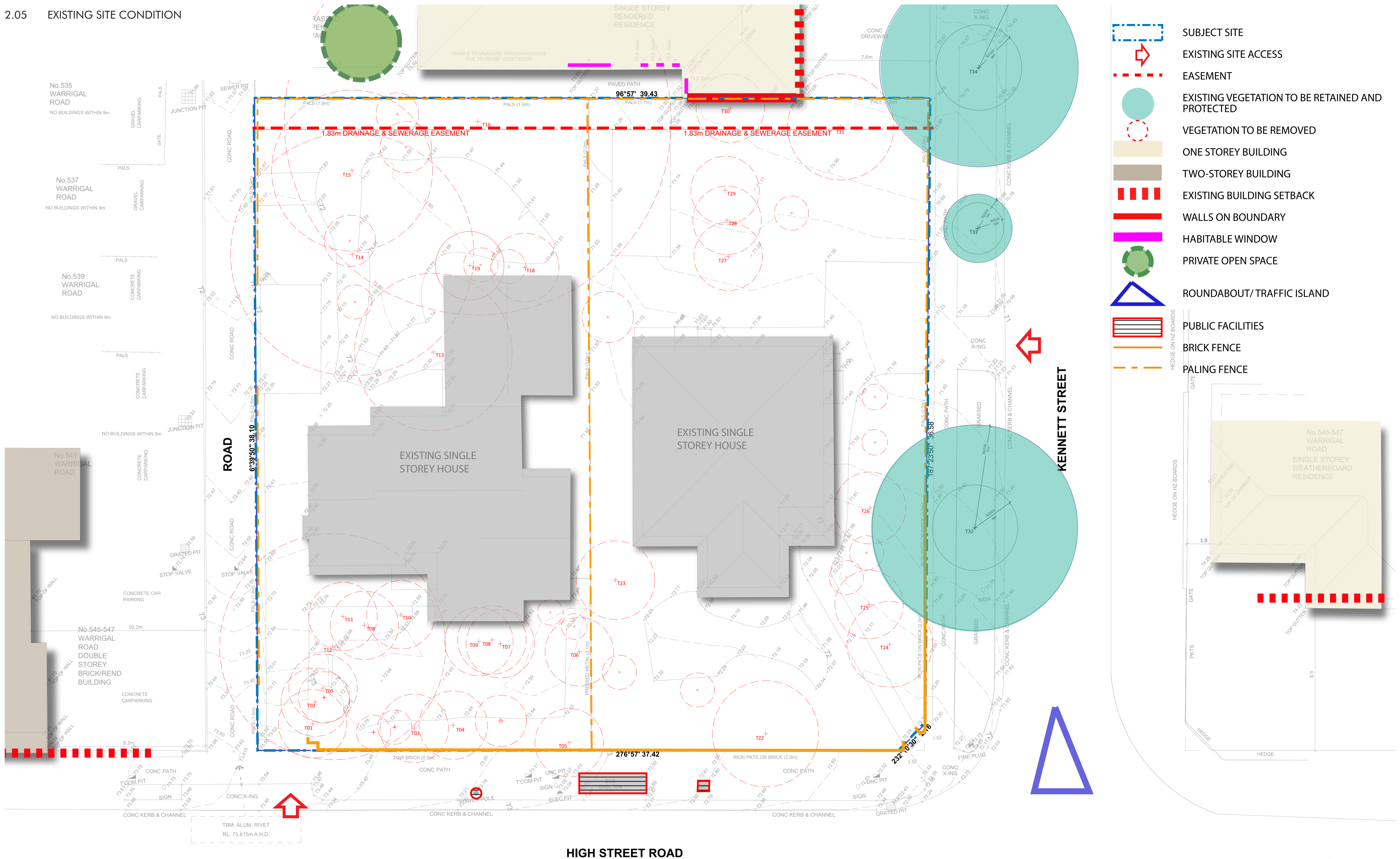
31 - 33 HIGH STREET ROAD, ASHWOOD, VIC. 3147

PROPOSED MEDICAL CENTRE DEVELOPMENT



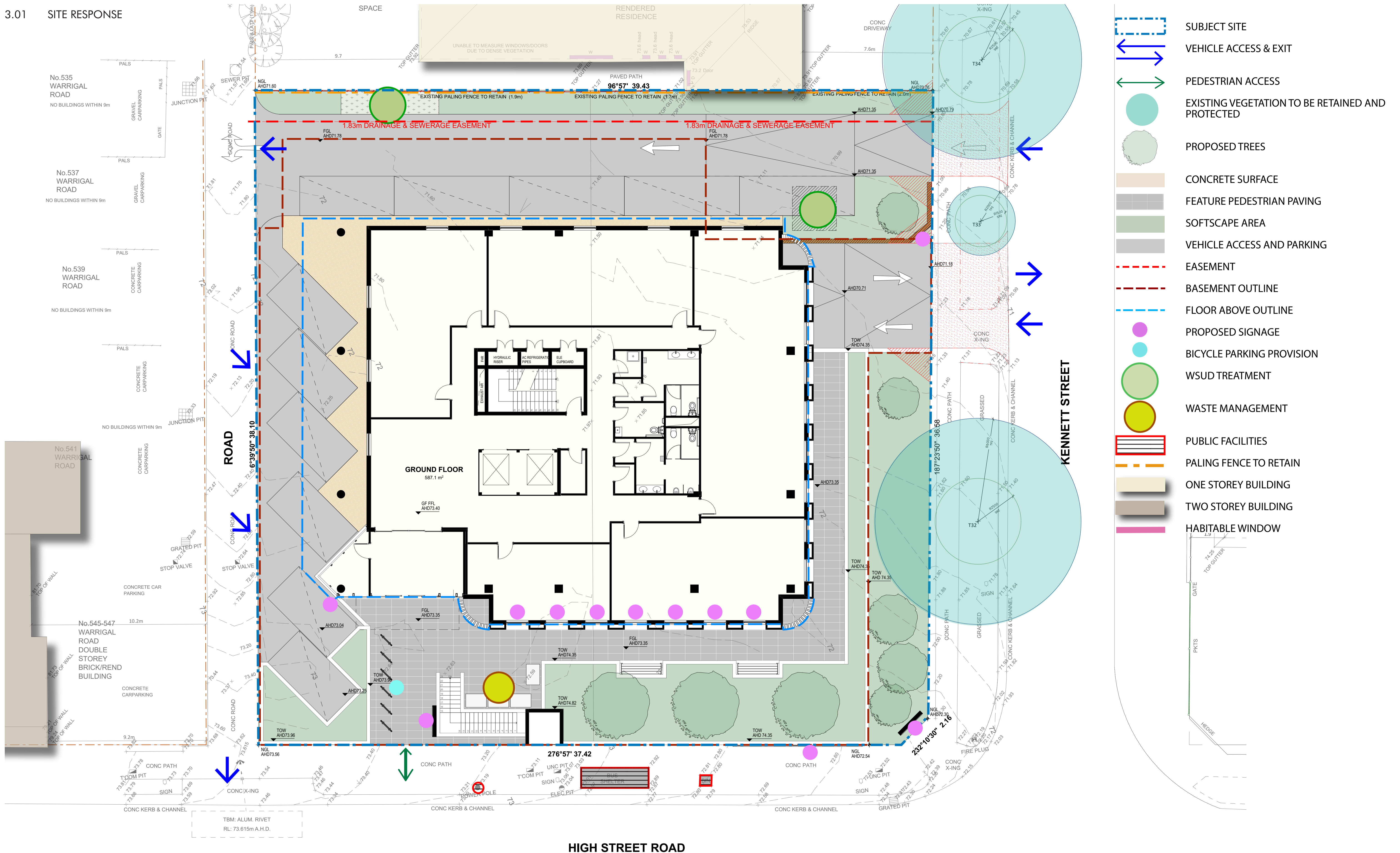
2.0 URBAN CONTEXT & SITE ANALYSIS

2.05 EXISTING SITE CONDITION



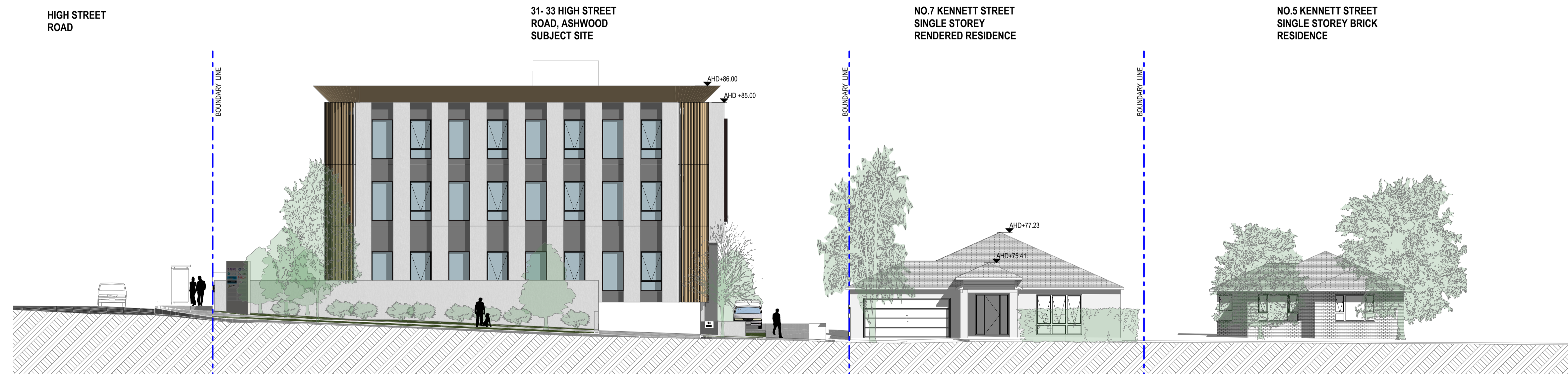
3.0 DESIGN RESPONSE

3.01 SITE RESPONSE





STREETScape - HIGH STREET ROAD



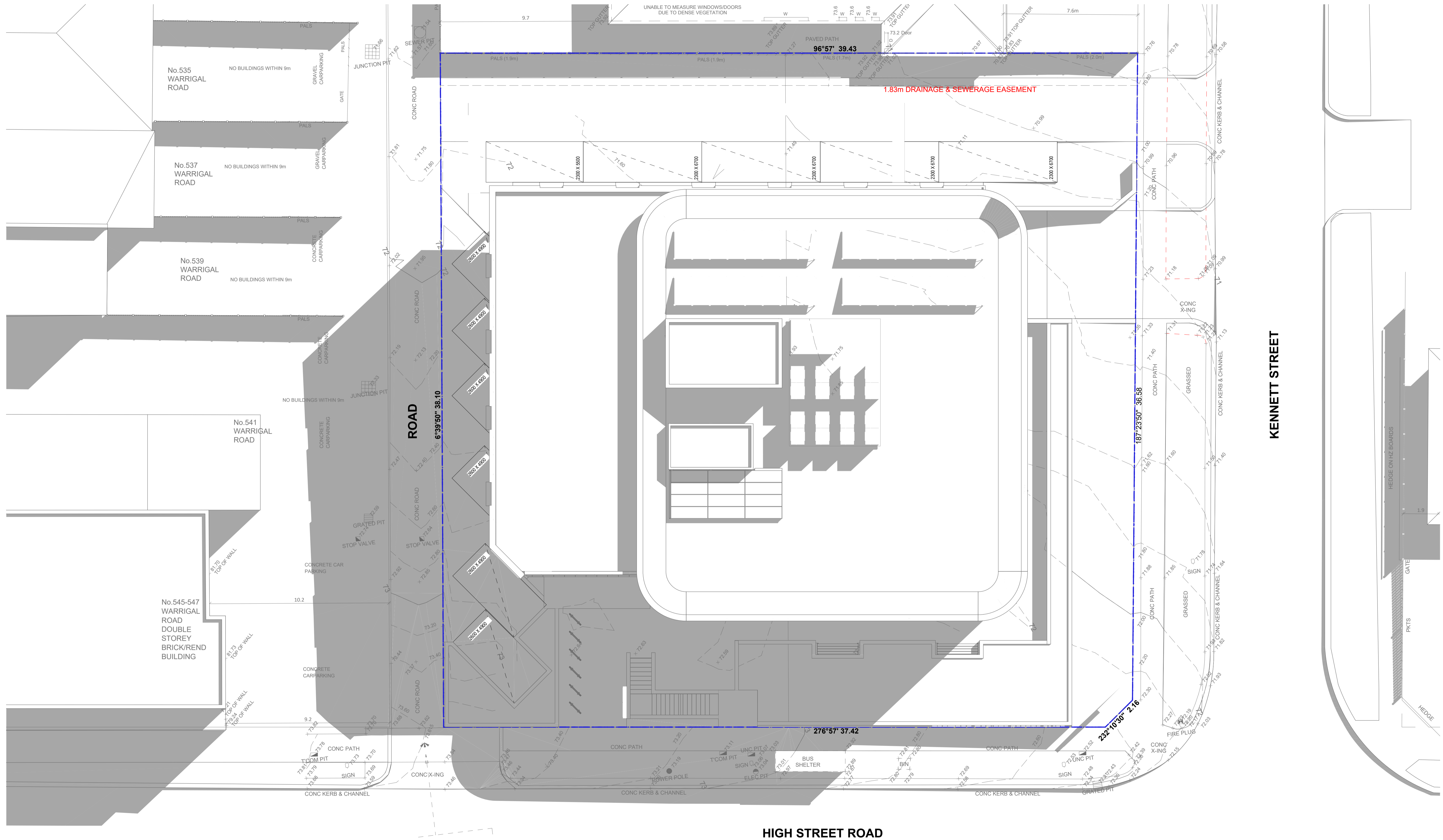
STREETScape - KENNETT STREET





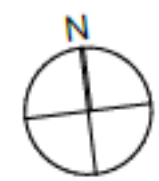
5.0 SHADOW DIAGRAM

5.02 22 SEPTEMBER - 10AM



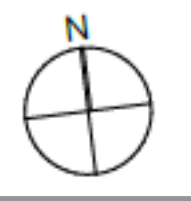
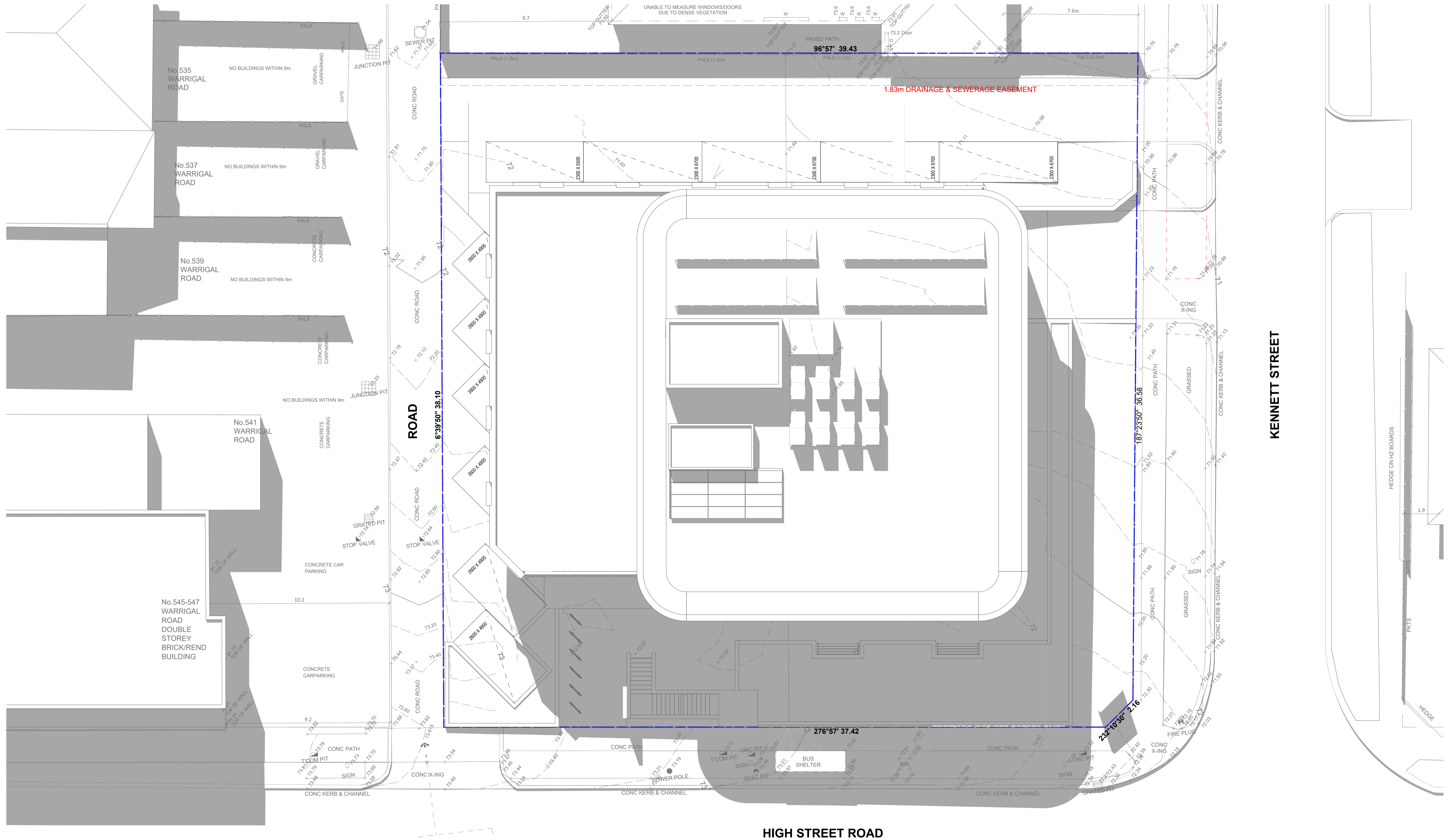
KENNETT STREET

HIGH STREET ROAD



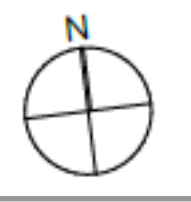
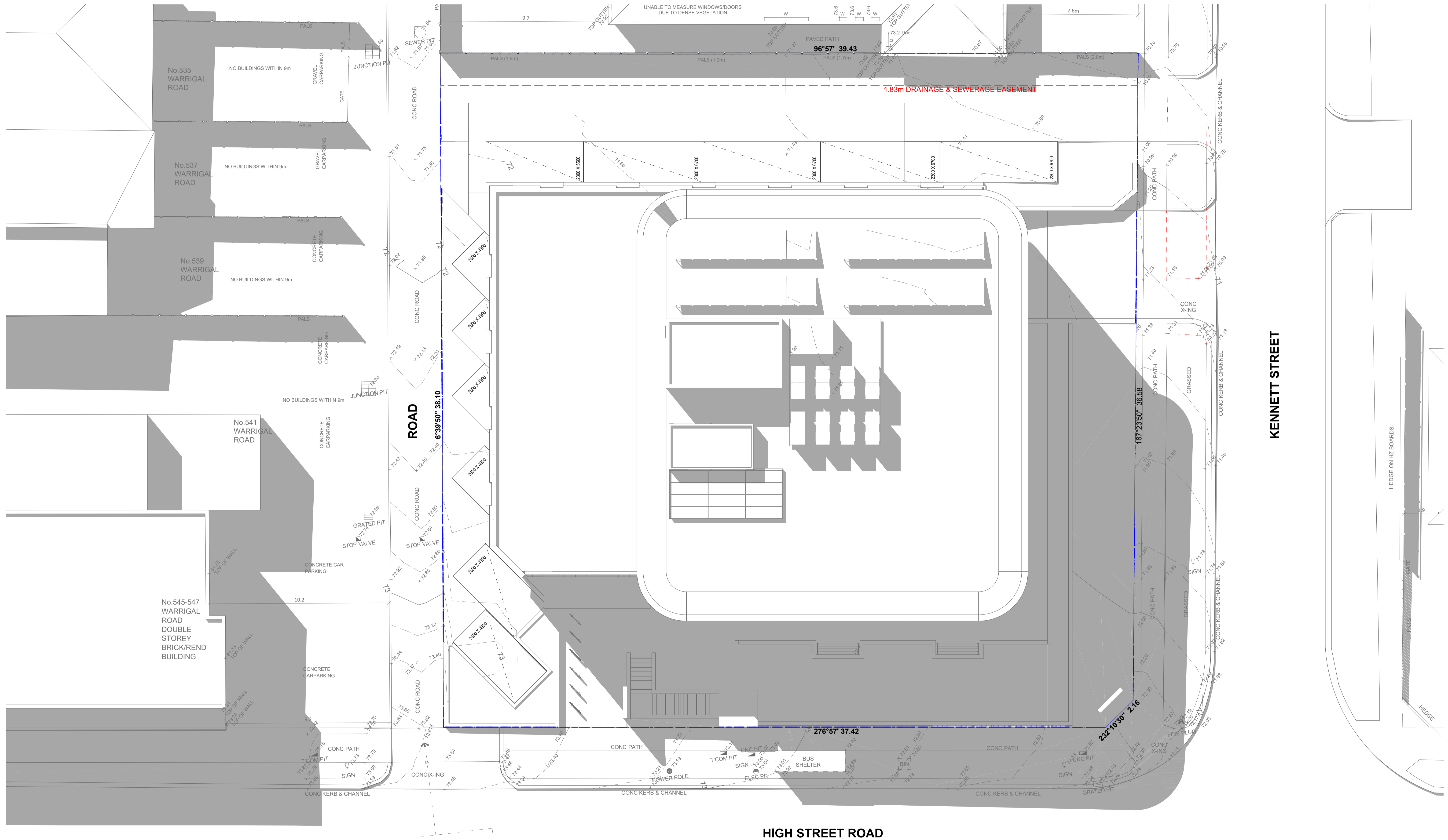
5.0 SHADOW DIAGRAM

5.05 22 SEPTEMBER -1PM



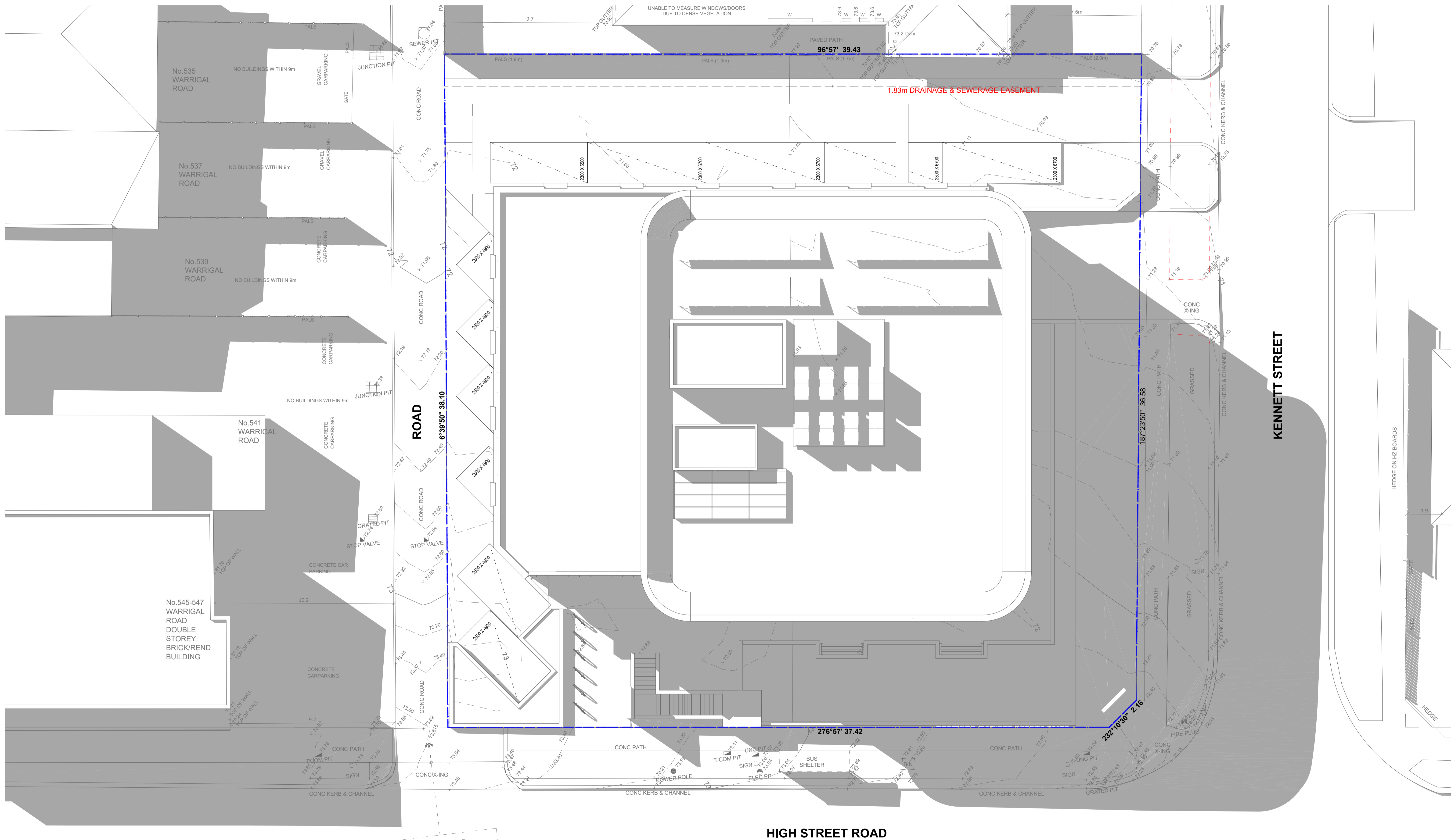
5.0 SHADOW DIAGRAM

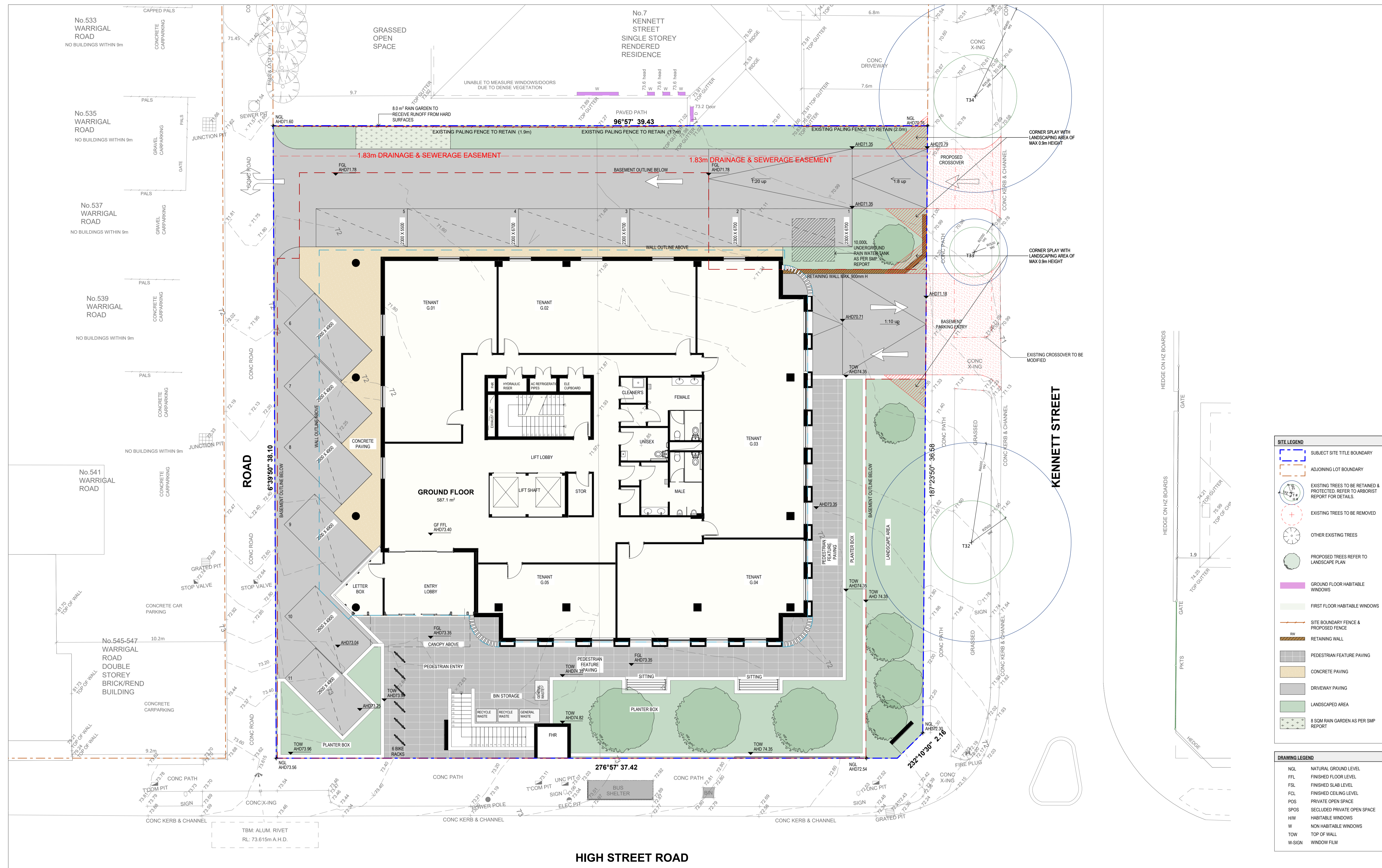
5.06 22 SEPTEMBER - 2PM



5.0 SHADOW DIAGRAM

5.07 22 SEPTEMBER - 3 PM





- SITE LEGEND**
- SUBJECT SITE TITLE BOUNDARY
 - ADJOINING LOT BOUNDARY
 - EXISTING TREES TO BE RETAINED & PROTECTED. REFER TO ARBORIST REPORT FOR DETAILS.
 - EXISTING TREES TO BE REMOVED
 - OTHER EXISTING TREES
 - PROPOSED TREES REFER TO LANDSCAPE PLAN
 - GROUND FLOOR HABITABLE WINDOWS
 - FIRST FLOOR HABITABLE WINDOWS
 - SITE BOUNDARY FENCE & PROPOSED FENCE
 - RETAINING WALL
 - PEDESTRIAN FEATURE PAVING
 - CONCRETE PAVING
 - DRIVEWAY PAVING
 - LANDSCAPED AREA
 - 8 SQM RAIN GARDEN AS PER SMP REPORT
- DRAWING LEGEND**
- NGL NATURAL GROUND LEVEL
 - FGL FINISHED FLOOR LEVEL
 - FSL FINISHED SLAB LEVEL
 - FCL FINISHED CEILING LEVEL
 - POS PRIVATE OPEN SPACE
 - SPOS SECLUDED PRIVATE OPEN SPACE
 - HW HABITABLE WINDOWS
 - W NON HABITABLE WINDOWS
 - TOW TOP OF WALL
 - W-SIGN WINDOW FILM

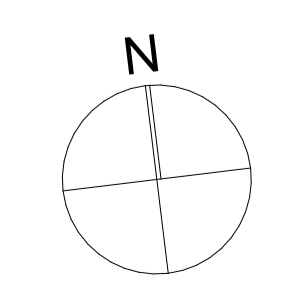
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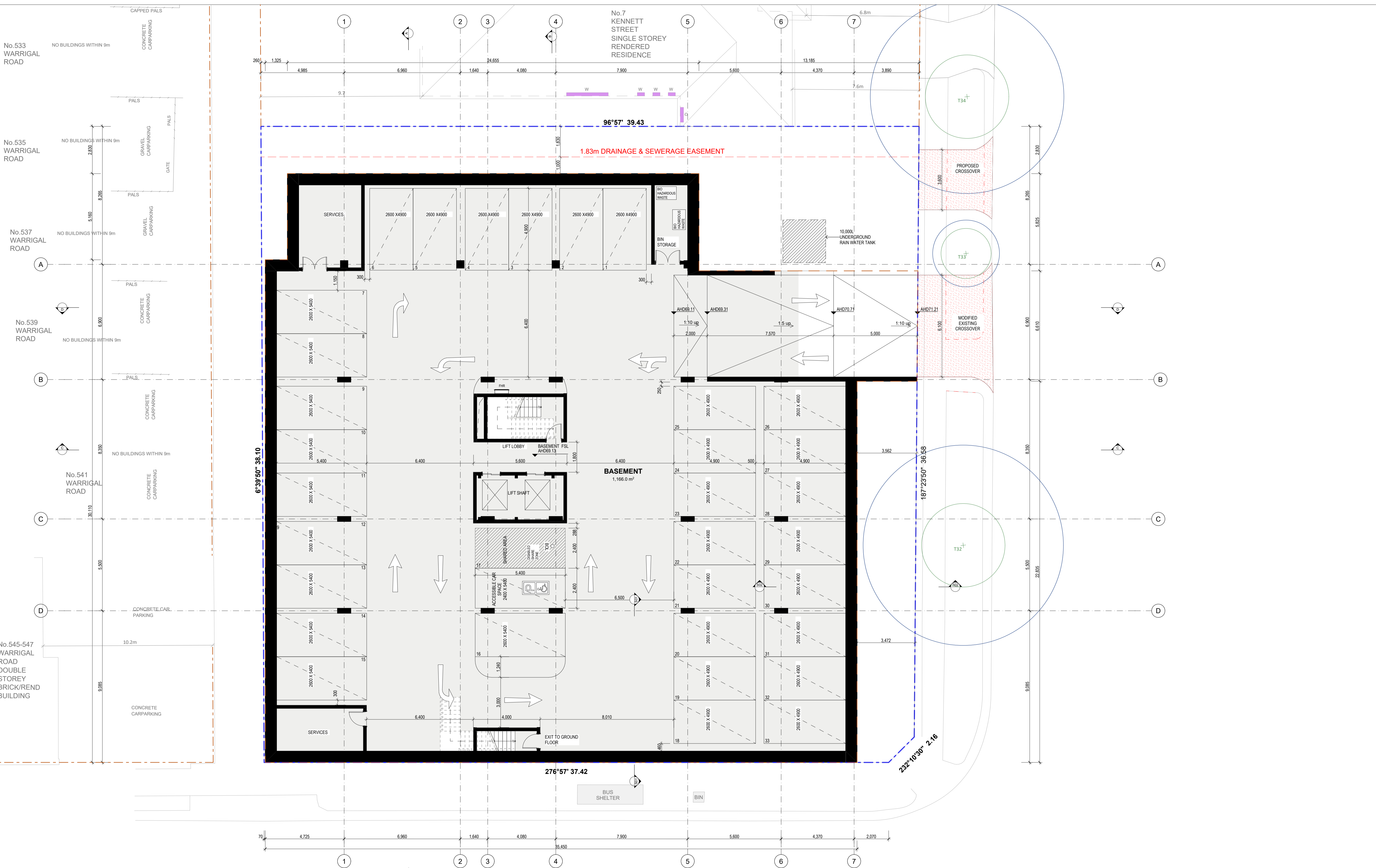
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B	26/01/23	PLANNING PERMIT APPLICATION RFI RESPONSE

PROJECT NAME
 ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS
 31-33 High Street Road, Ashwood, VIC.3147



DWG NAME: SITE PLAN		DWG NO.: TP102	
DATE 26/01/2023	SCALE 1:100 at A1	PROJECT NO.: 2201ASH	REV.: B



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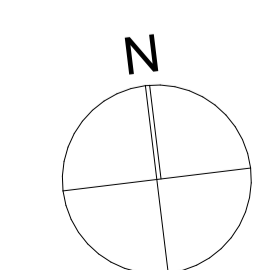


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PROJECT NAME
ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS
 31-33 High Street Road, Ashwood, VIC.3147



DWG NAME: BASEMENT FLOOR PLAN		DWG NO: TP201	
DATE 26/01/2023	SCALE 1:100 at A1	PROJECT NO: 2201ASH	REV: B

DEVELOPMENT DATA

Site Area		
Total Site Area	1491.0 m ²	
Site Coverage	756.7 m ²	50.8%
Site Permeability	308.6 m ²	20.7%

Building Area		
Basement Area	1166.0 m ²	
GF Area	587.1 m ²	
1st Floor Area	647.5 m ²	
2nd Floor Area	647.5 m ²	
Total Above Ground Area	1882.1 m ²	
Total Building Area	3048.1 m ²	

Car Parking		
Ground car parking	11	
Underground parking	33	
Total Parking	44	
Bike parking	12	

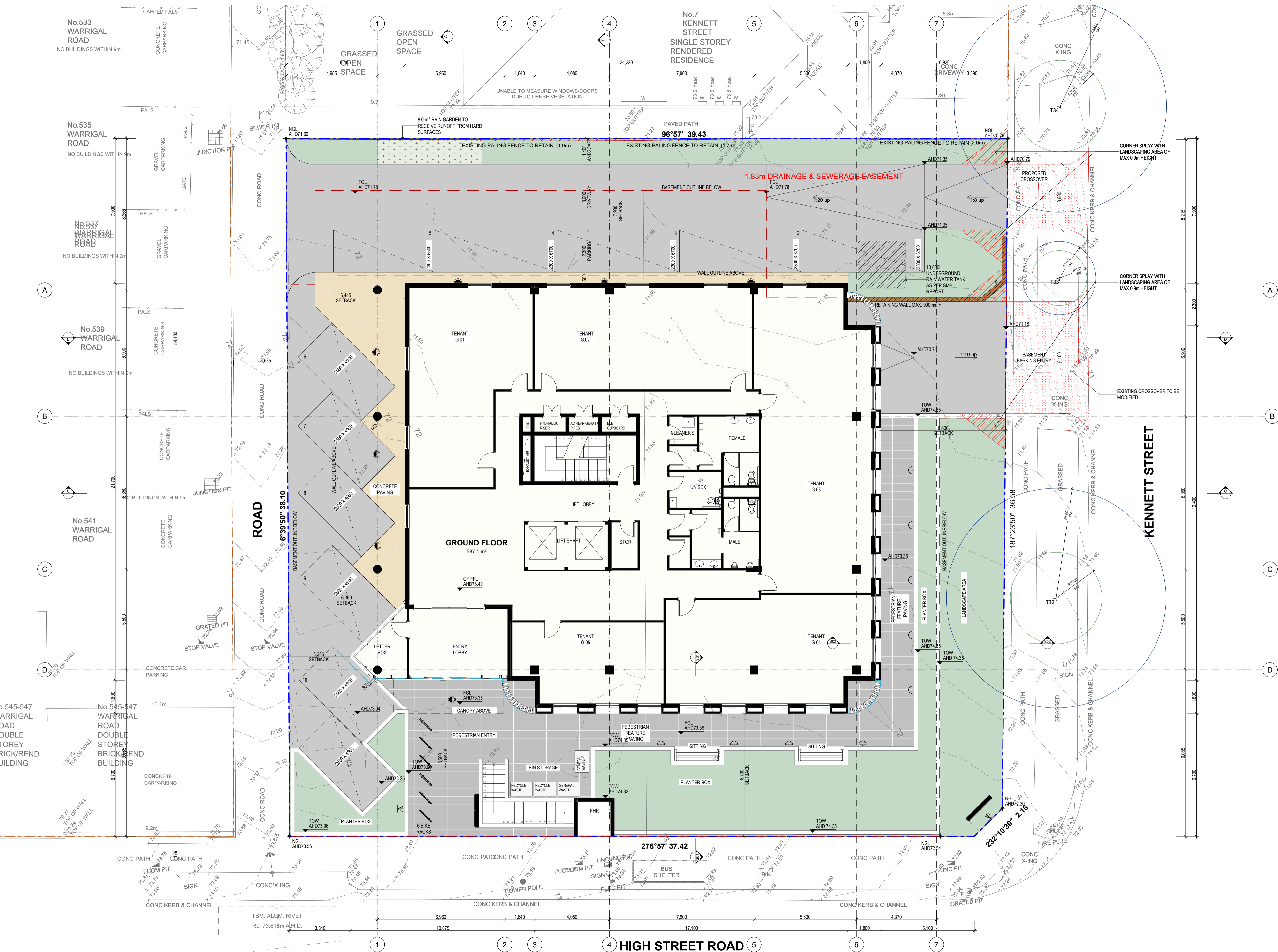
Leasable Area		
Basement Area	-	m ²
GF Area	333.7 m ²	
1st Floor Area	462.3 m ²	
2nd Floor Area	462.3 m ²	
Total Leasable Area	1258.3 m ²	

DRAWING LEGEND

- SUBJECT SITE TITLE BOUNDARY
- ADJOINING LOT BOUNDARY
- EXISTING TREES TO BE RETAINED & PROTECTED. REFER TO ARBORIST REPORT FOR DETAILS.
- EXISTING TREES TO BE REMOVED
- OTHER EXISTING TREES
- PROPOSED TREES REFER TO LANDSCAPE PLAN
- GROUND FLOOR HABITABLE WINDOWS
- FIRST FLOOR HABITABLE WINDOWS
- SITE BOUNDARY FENCE & PROPOSED FENCE
- RETAINING WALL
- PEDESTRIAN FEATURE PAVING
- CONCRETE PAVING
- DRIVEWAY PAVING
- LANDSCAPED AREA
- 8 SQM RAIN GARDEN AS PER SMP REPORT

EXTERNAL LIGHTING LEGEND

- EXTERNAL BRIGHT LIGHT 14 W LED 4000K PIERLITE OSTRO WALL MOUNTED @ 0.6m ABOVE FGL AND SPACING OF 3M
- EXTERNAL BULKHEAD LIGHT PRISMALETTE 360 HOODED. WALL MOUNTED @ 0.6m ABOVE FGL AND SPACING OF 5M.
- EXTERNAL BULKHEAD LIGHT PRISMALETTE 360 PLAN. CEILING MOUNTED SPACING OF 5M.
- GROUND FLOODLIGHT TO ILLUMINATE BUSINESS IDENTIFICATION SIGN AS SPECIFIED. 30W LED 4000K PIERLITE SHADOWECO.



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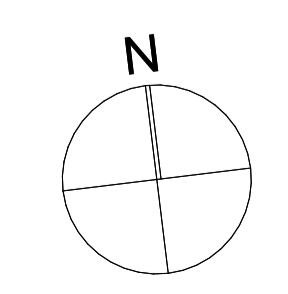
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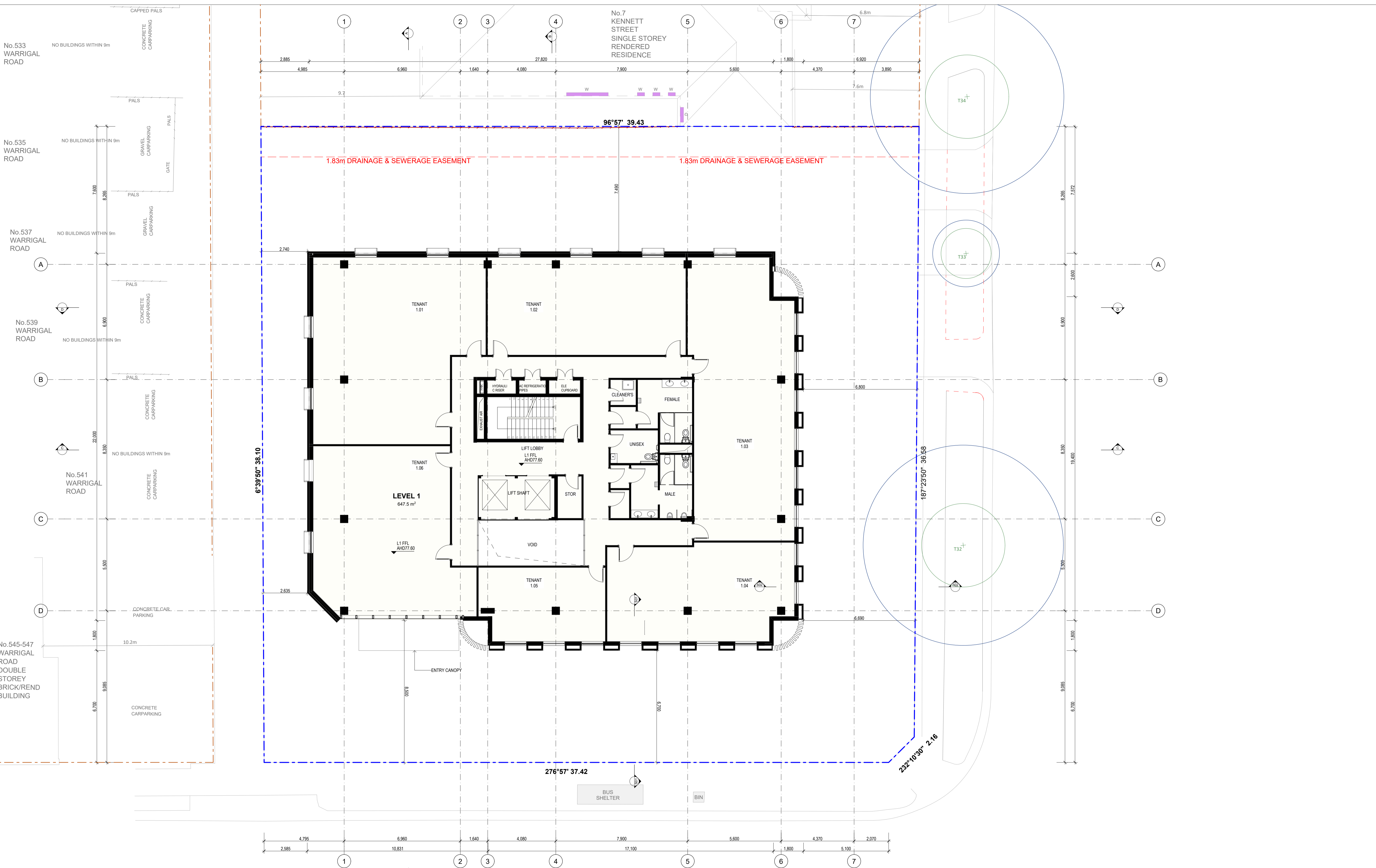
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PROJECT NAME
 ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS
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DWG NAME:		DWG NO.:	
GROUND FLOOR PLAN		TP202	
DATE	SCALE	PROJECT NO.:	REV.:
26/01/2023	1:100 at A1	2201ASH	B



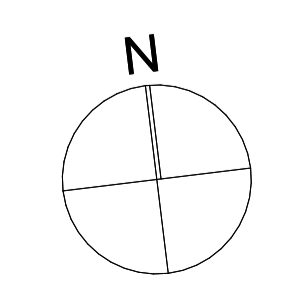
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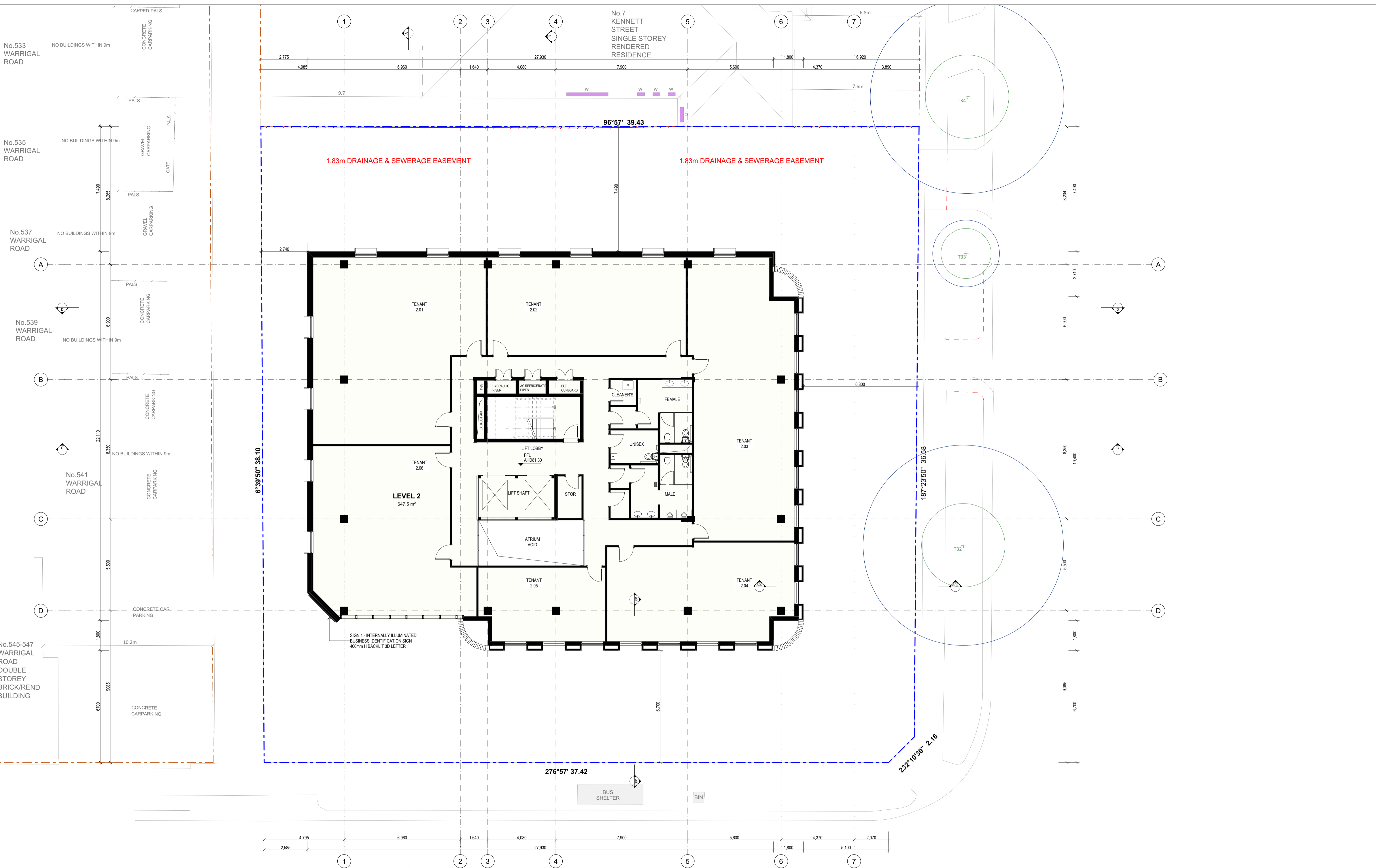
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PROJECT NAME
ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS
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DWG NAME: LEVEL 1 FLOOR PLAN		DWG NO: TP203	
DATE 26/01/2023	SCALE 1:100 at A1	PROJECT NO: 2201ASH	REV: B



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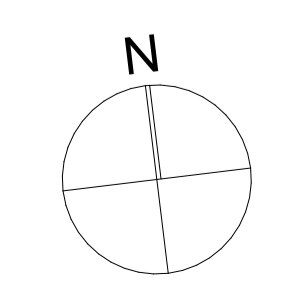


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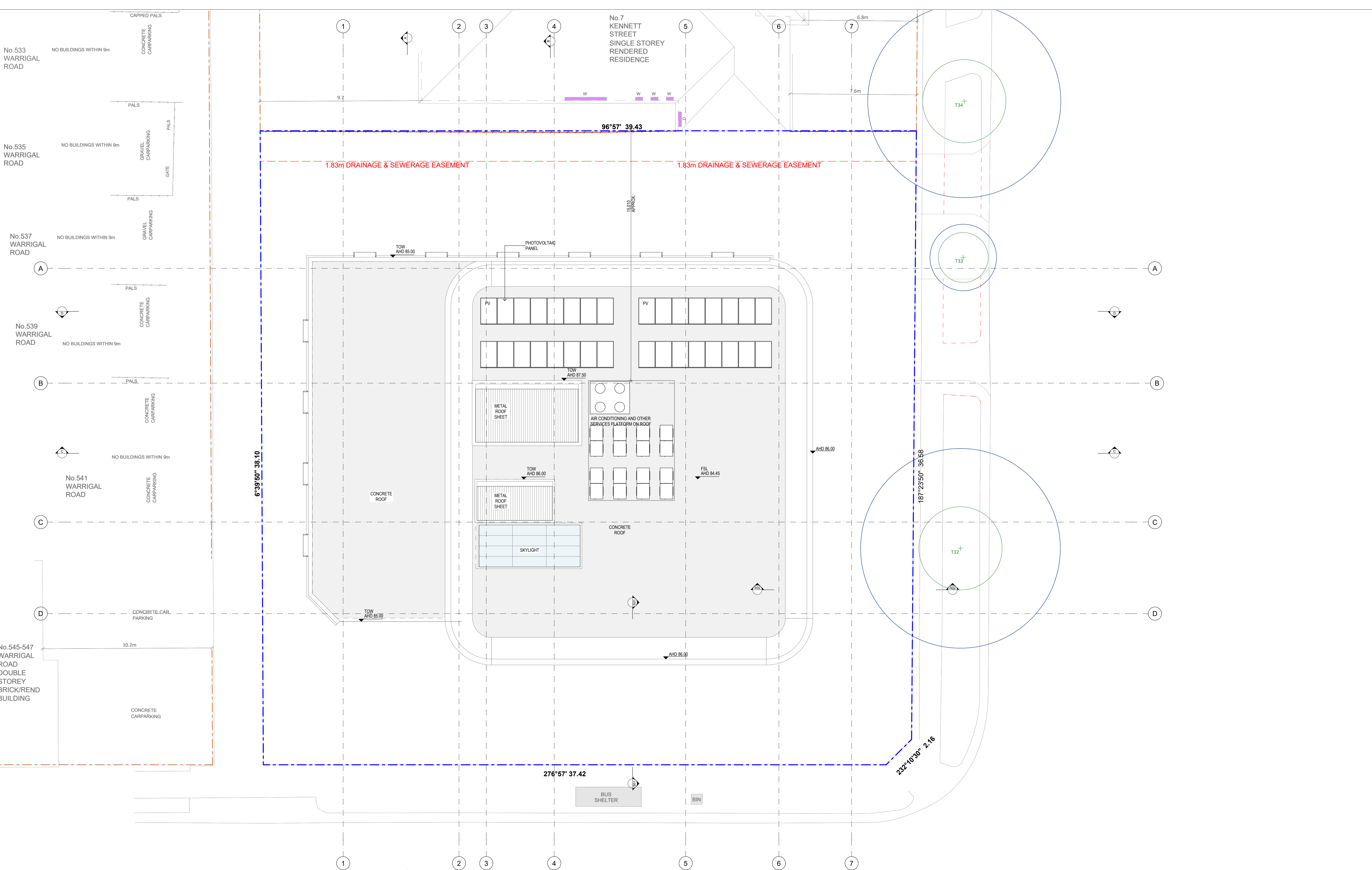
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DWG NAME: LEVEL 2 FLOOR PLAN		DWG NO: TP204	
DATE 26/01/2023	SCALE 1:100 at A1	PROJECT NO: 2201ASH	REV: B



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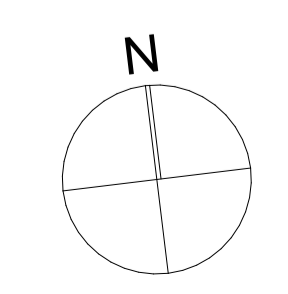


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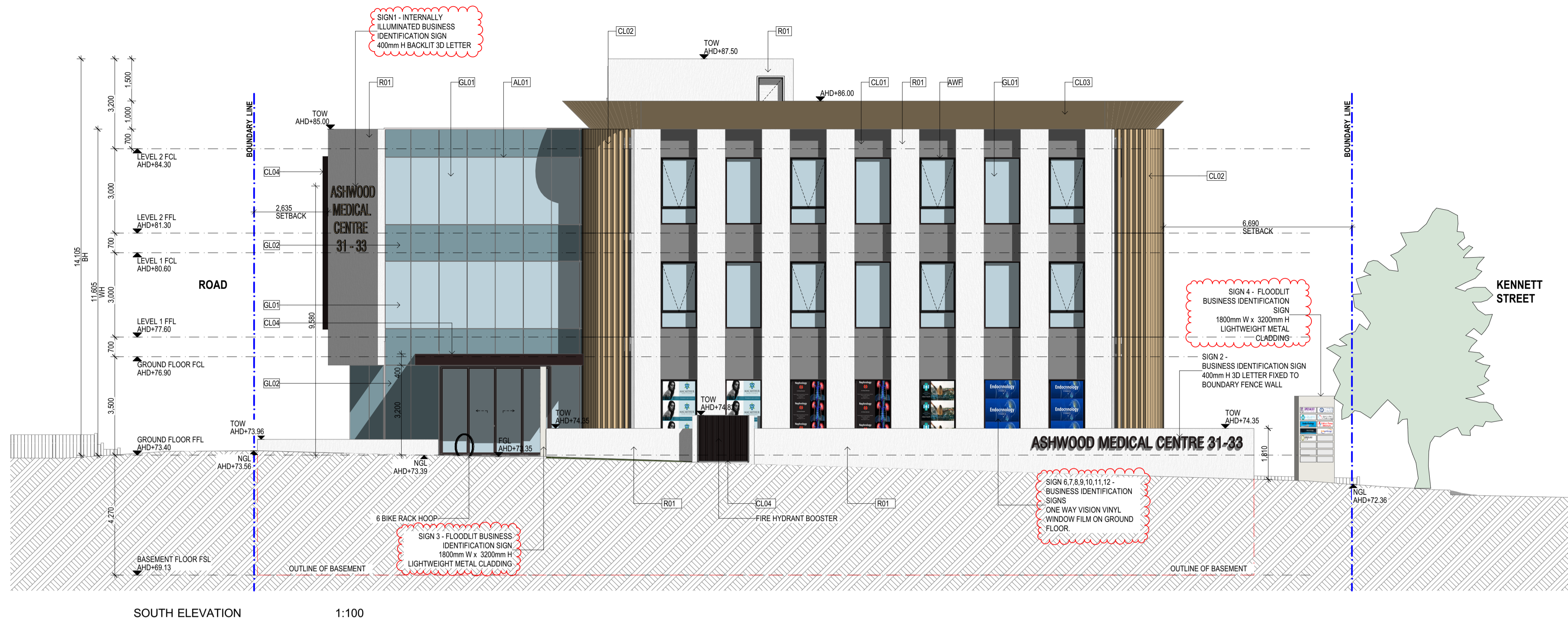
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DWG NAME: ROOF PLAN		DWG NO: TP205	
DATE 26/01/2023	SCALE 1:100 at A1	PROJECT NO: 2201ASH	REV: B



SOUTH ELEVATION 1:100

NO.7 KENNETT STREET
SINGLE STOREY
RENDERED RESIDENCE



WEST ELEVATION 1:100

MATERIAL SCHEDULE	
	CL01 CEMENT CLADDING. METALIC FINISHES TO DARK GREY
	CL02 METAL FEATURE BLADES IN BRASS CHROME FINISHES
	CL03 FEATURE CLADDING ON ROOF IN BRASS CHROME FINISHES
	CL04 ALUMINIUM WINDOW SHROUD. FINISH TO COLORBOND - 'WOODLAND GREY'
	R01 PRECAST CONCRETE. RENDER FINISHES TO WHITE
	R02 PRECAST CONCRETE. RENDER FINISHES TO DARK GREY.
	GL01 LOW - E BLUE GREY GLASS
	GL02 SPANDRAL GLASS.
	AFW ALUMINIUM FRAMED WINDOW & DOORS. FINISH TO COLORBOND - 'WOODLAND GREY'
	AL01 ALUMINIUM FRAME FINISH TO COLORBOND - 'SURFMIST'

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PROJECT NAME
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PROJECT ADDRESS
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DWG NAME: ELEVATIONS		DWG NO: TP301	
DATE 26/01/2023	SCALE 1:100 at A1	PROJECT NO: 2201ASH	REV: B



NO.7 KENNETT STREET
SINGLE STOREY
RENDERED RESIDENCE

EAST ELEVATION 1:100



NORTH ELEVATION 1:100

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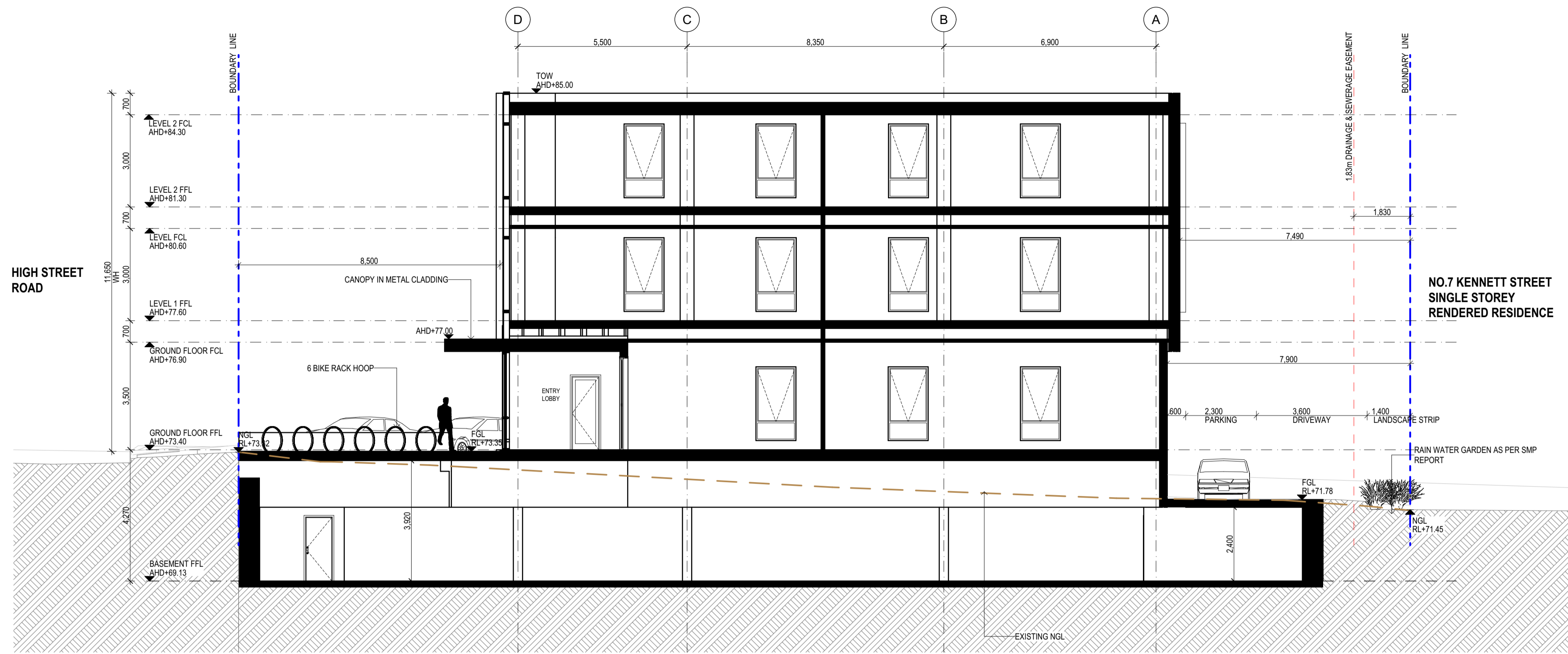
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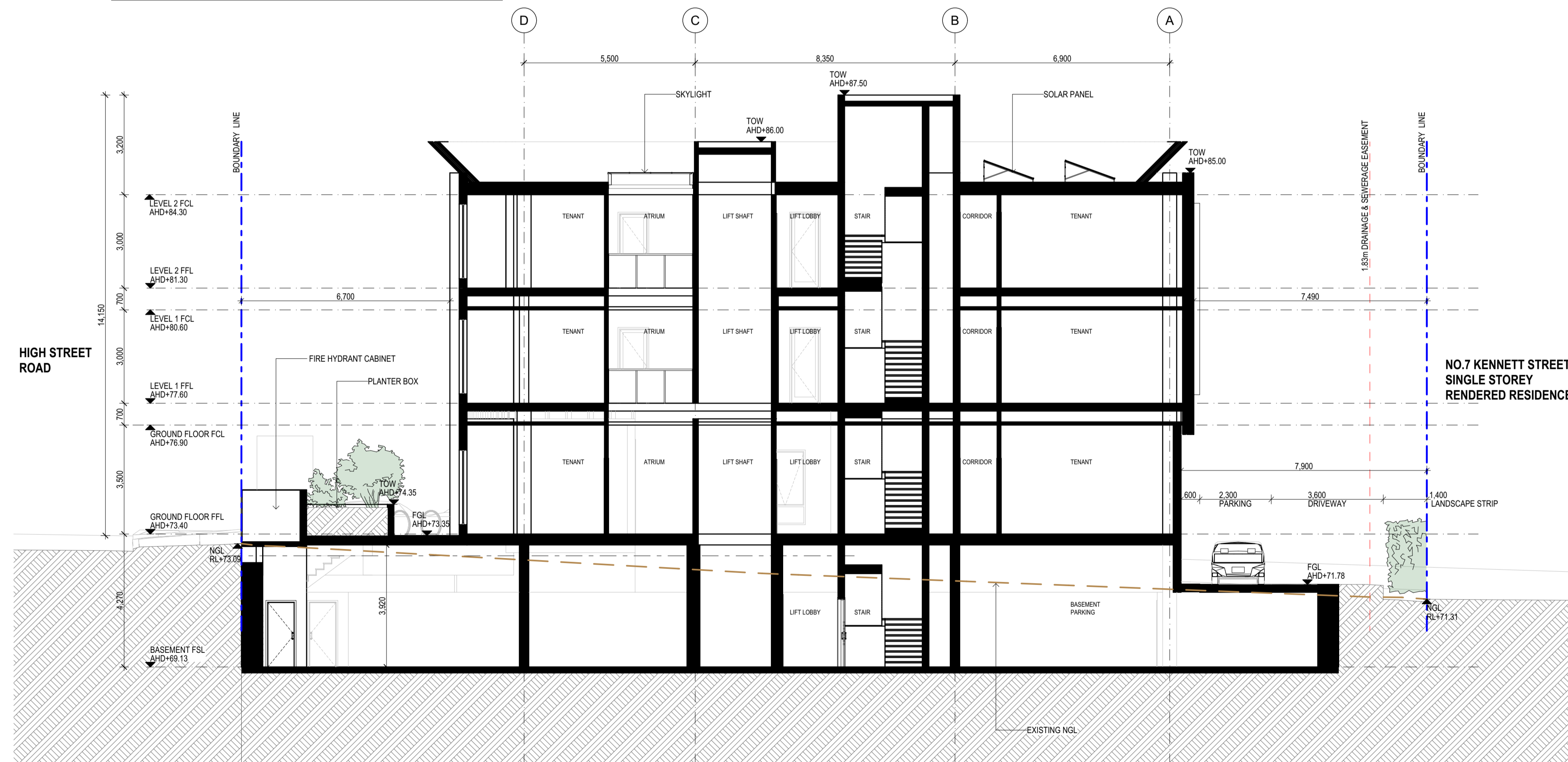
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DWG NAME: ELEVATIONS
DWG NO: TP302

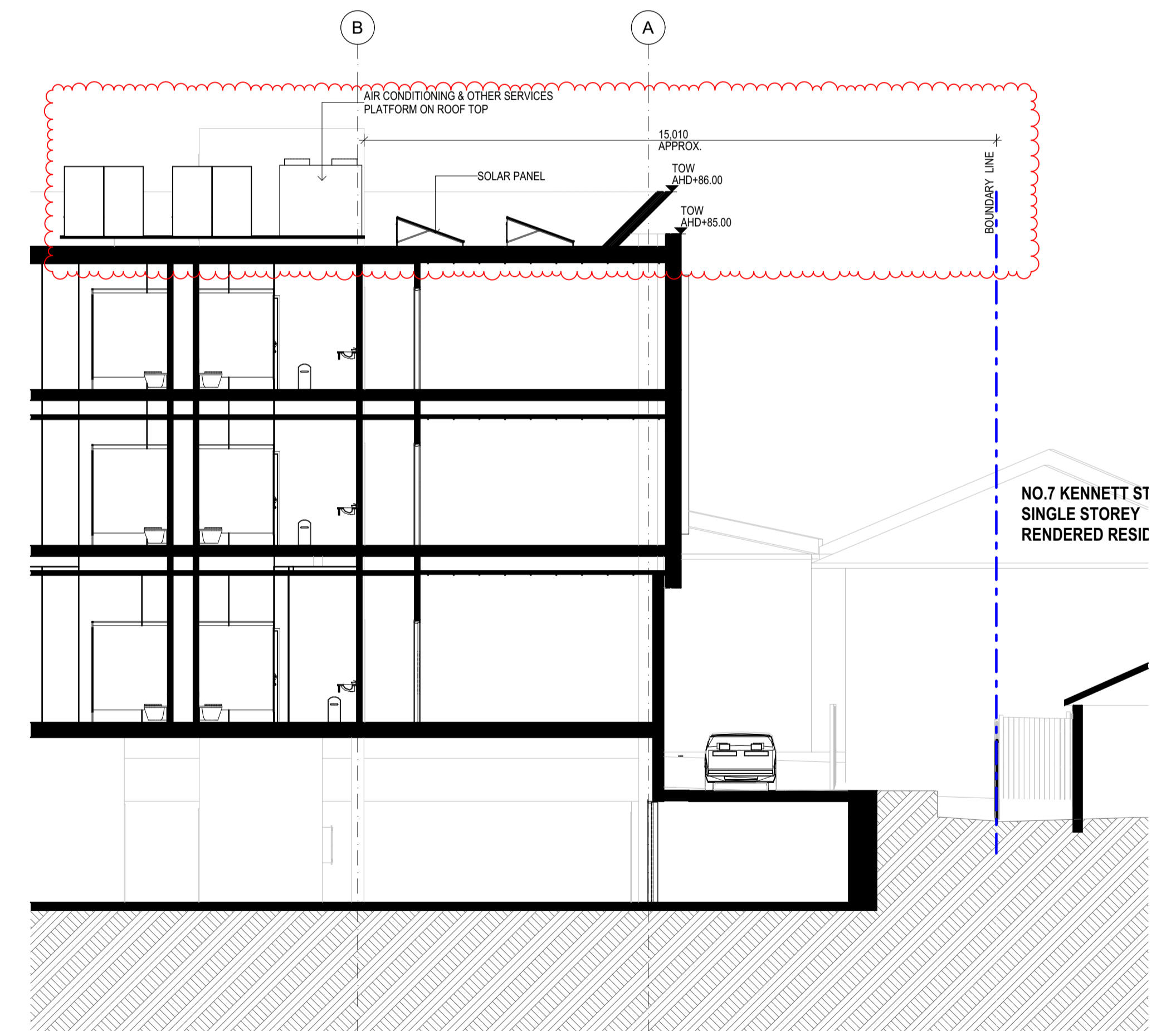
DATE	SCALE	PROJECT NO:	REV:
26/01/2023	1:100 at A1	2201ASH	B



SECTION A 1:100



SECTION B 1:100



SECTION THROUGH SERVICE PLATFORM 1:100

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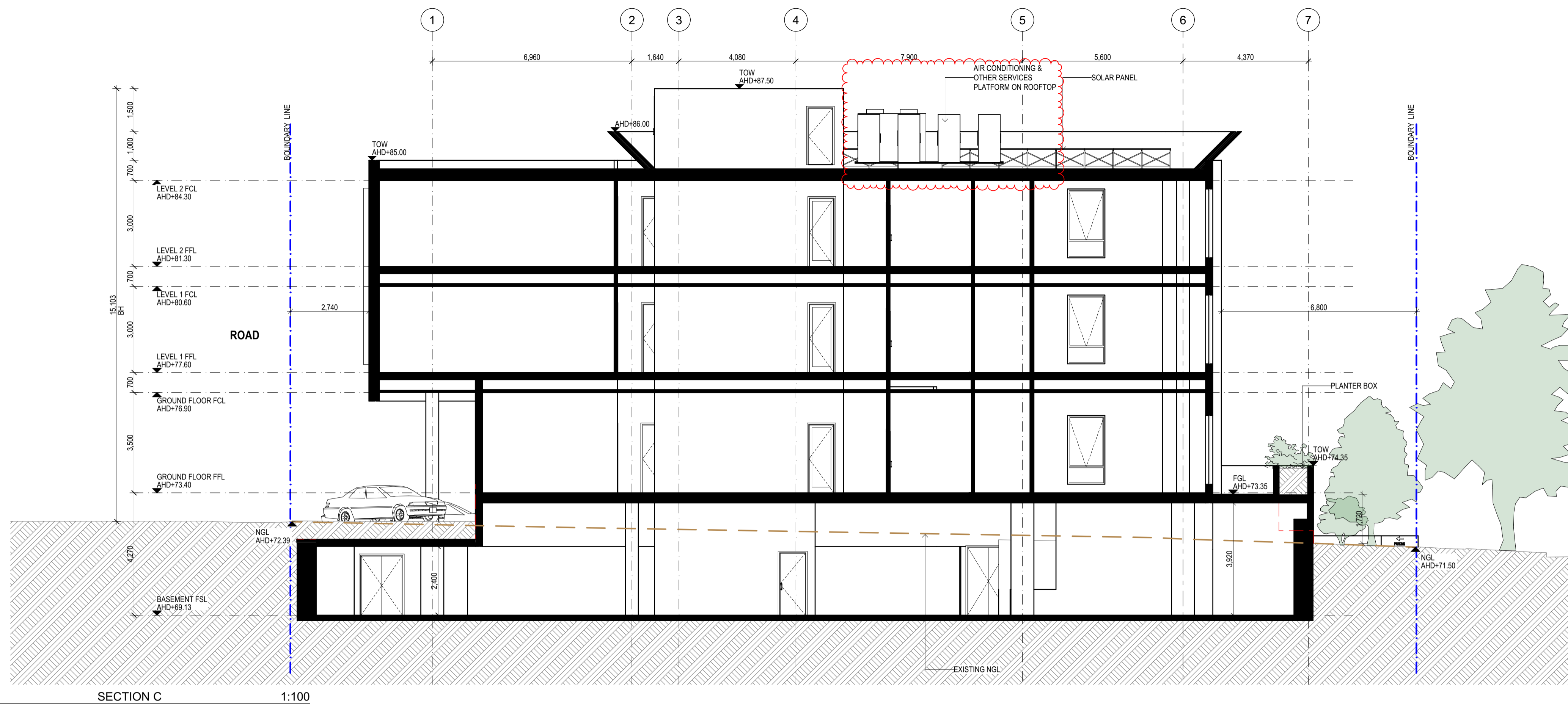


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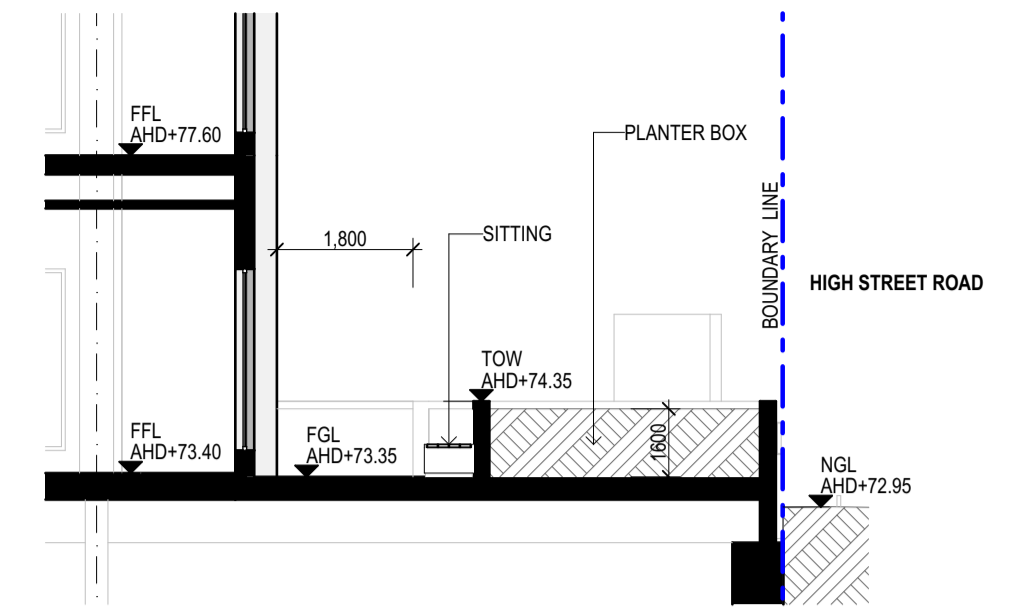
PROJECT NAME
 ASHWOOD MEDICAL CENTRE DEVELOPMENT
 PROJECT ADDRESS
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DWG NAME: SECTIONS
 DWG NO: TP303

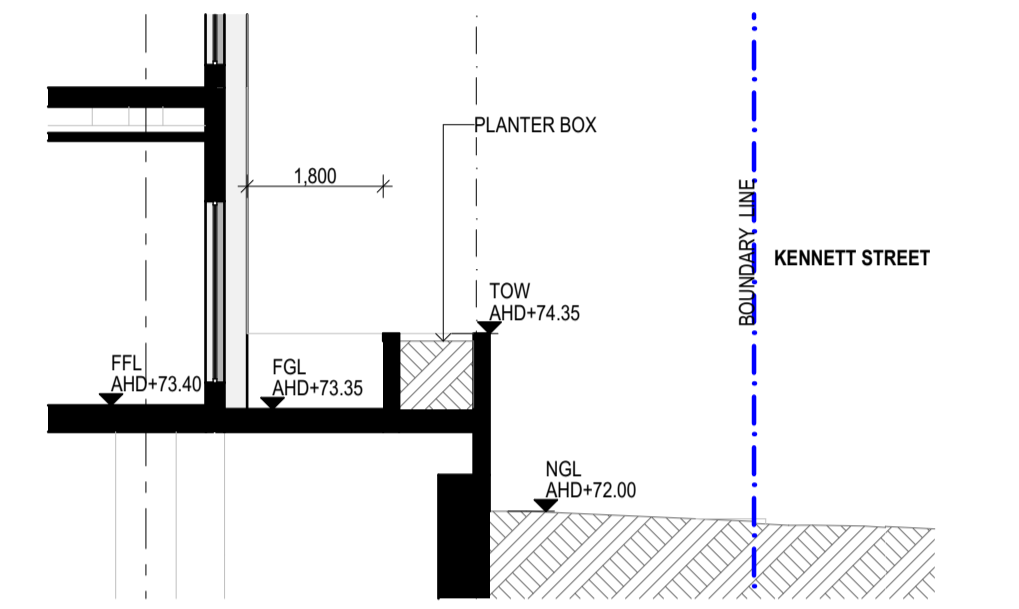
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26/01/2023	1:100 at A1	2201ASH	B



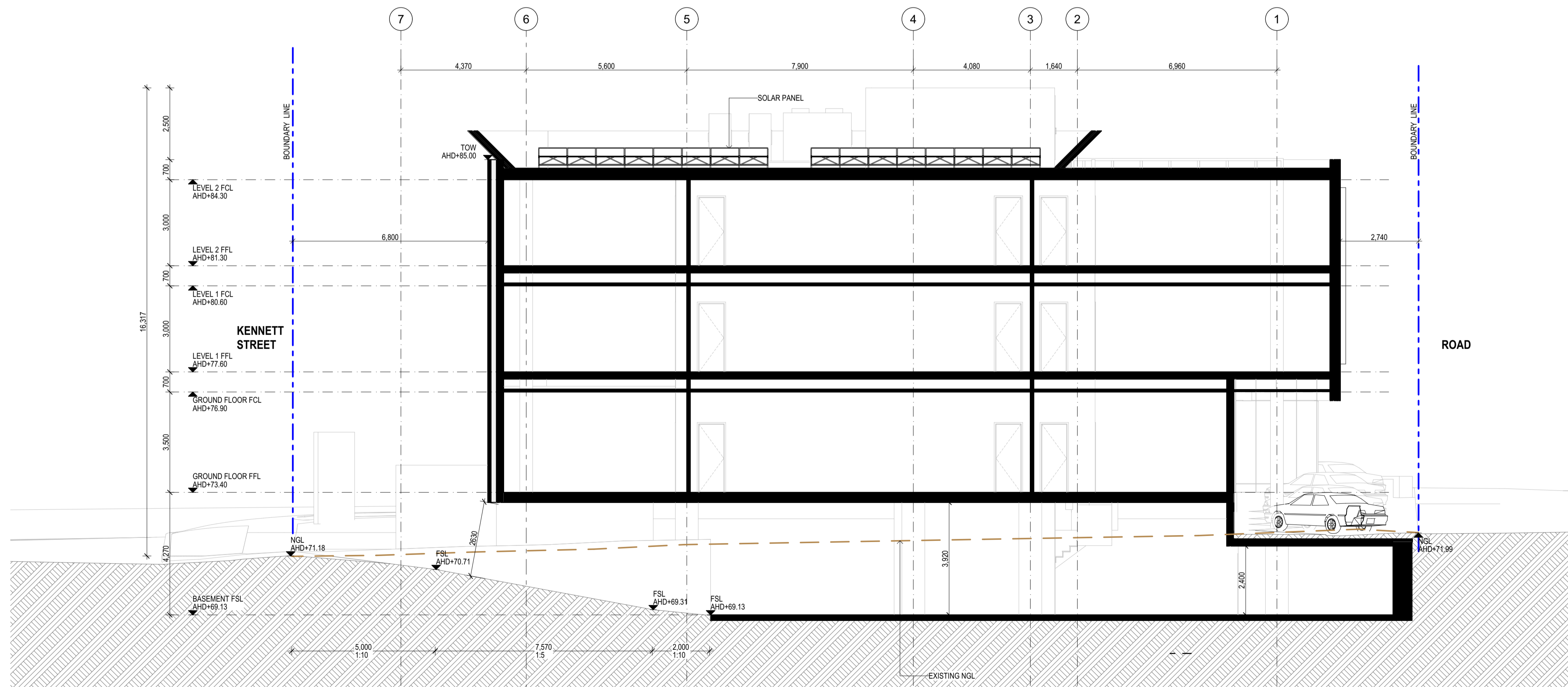
SECTION C 1:100



DETAIL SECTION S01 1:100



DETAIL SECTION S02 1:100



SECTION D 1:100

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PROJECT NAME

ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS

31-33 High Street Road, Ashwood, VIC.3147

DWG NAME:

SECTIONS

DWG NO:

TP304

DATE

26/01/2023

SCALE

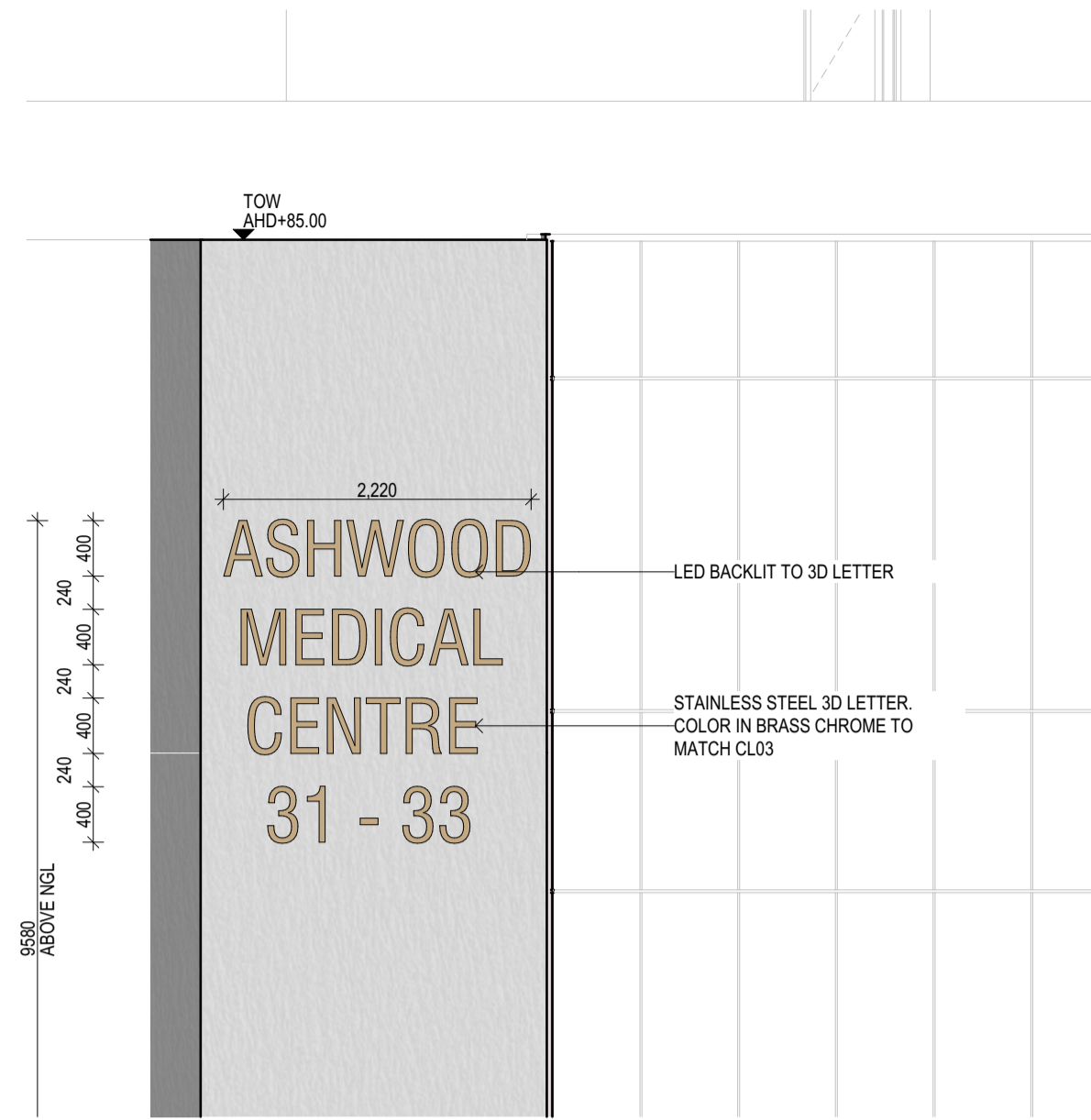
1:100 at A1

PROJECT NO:

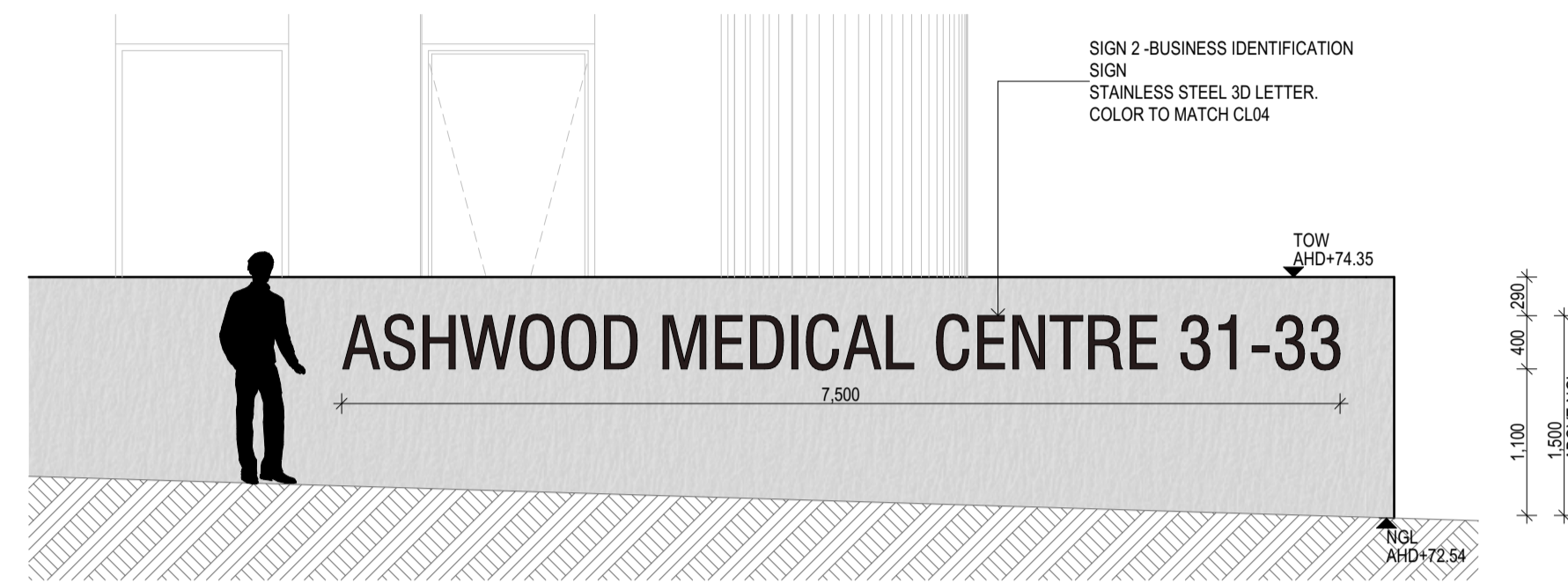
2201ASH

REV:

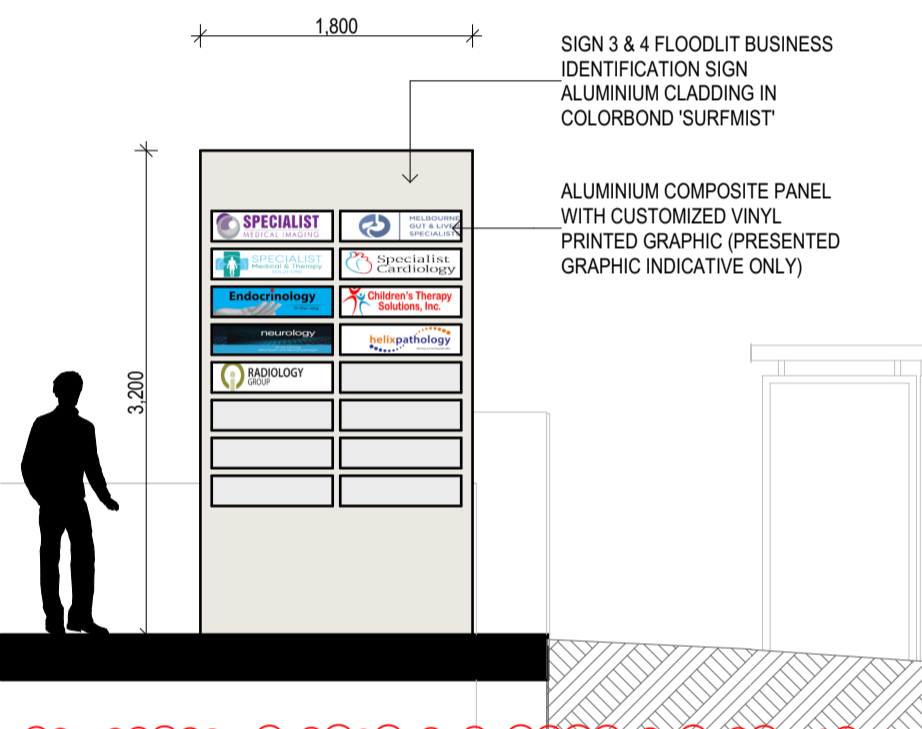
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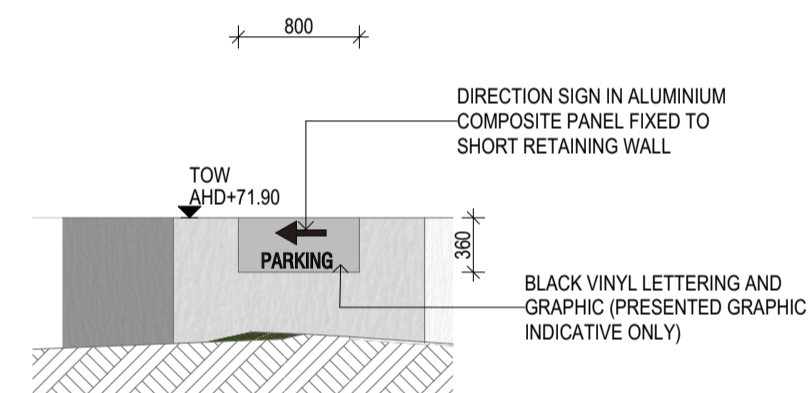
SIGN 1 - INTERNALLY ILLUMINATED BUSINESS IDENTIFICATION SIGN 1:50



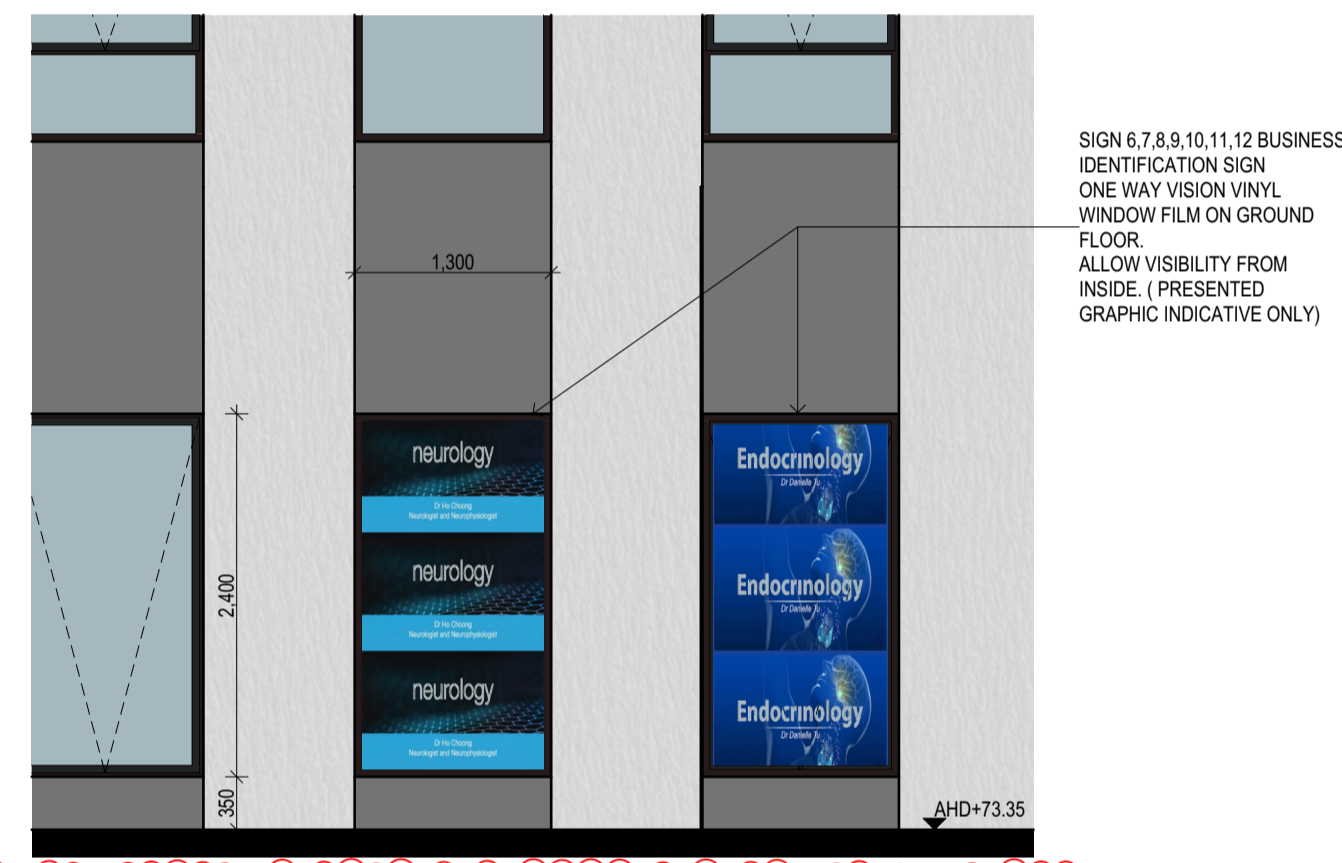
SIGN 2 - BUSINESS IDENTIFICATION SIGN 1:50



SIGN 3 & 4 - FLOODLIT BUSINESS IDENTIFICATION SIGNS 1:50



SIGN 5 - DIRECTION SIGN 1:50



SIGN 6,7,8,9,10,11,12 - BUSINESS IDENTIFICATION SIGNS 1:50

NOTES:

Do not scale drawings. Use figured dimensions only.
 Inform Architects for conflicts between site conditions and documents.
 These drawings are not to be used for construction unless drawings are stamp endorsed by the Building Surveyor.
 These documents may only be used for the purpose for which was commissioned and in accordance with the Terms of Engagement.

AJ PLUS PLANNING & DESIGN

1 IVY LEAF ROAD, PAKENHAM
 T : 0415 035 889
 E : INFO@AJPLUS.COM.AU



REV	DATE	REVISIONS
A	06/11/22	PLANNING PERMIT APPLICATION SUBMISSION
B	26/01/23	PLANNING PERMIT APPLICATION RFI RESPONSE

PROJECT NAME

ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS

31-33 High Street Road, Ashwood, VIC.3147

DWG NAME:

SIGNAGE ELEVATION

DWG NO.:

TP402

DATE	SCALE	PROJECT NO.:	REV:
26/01/2023	1:50 at A1	2201ASH	B

No.533 WARRIGAL ROAD

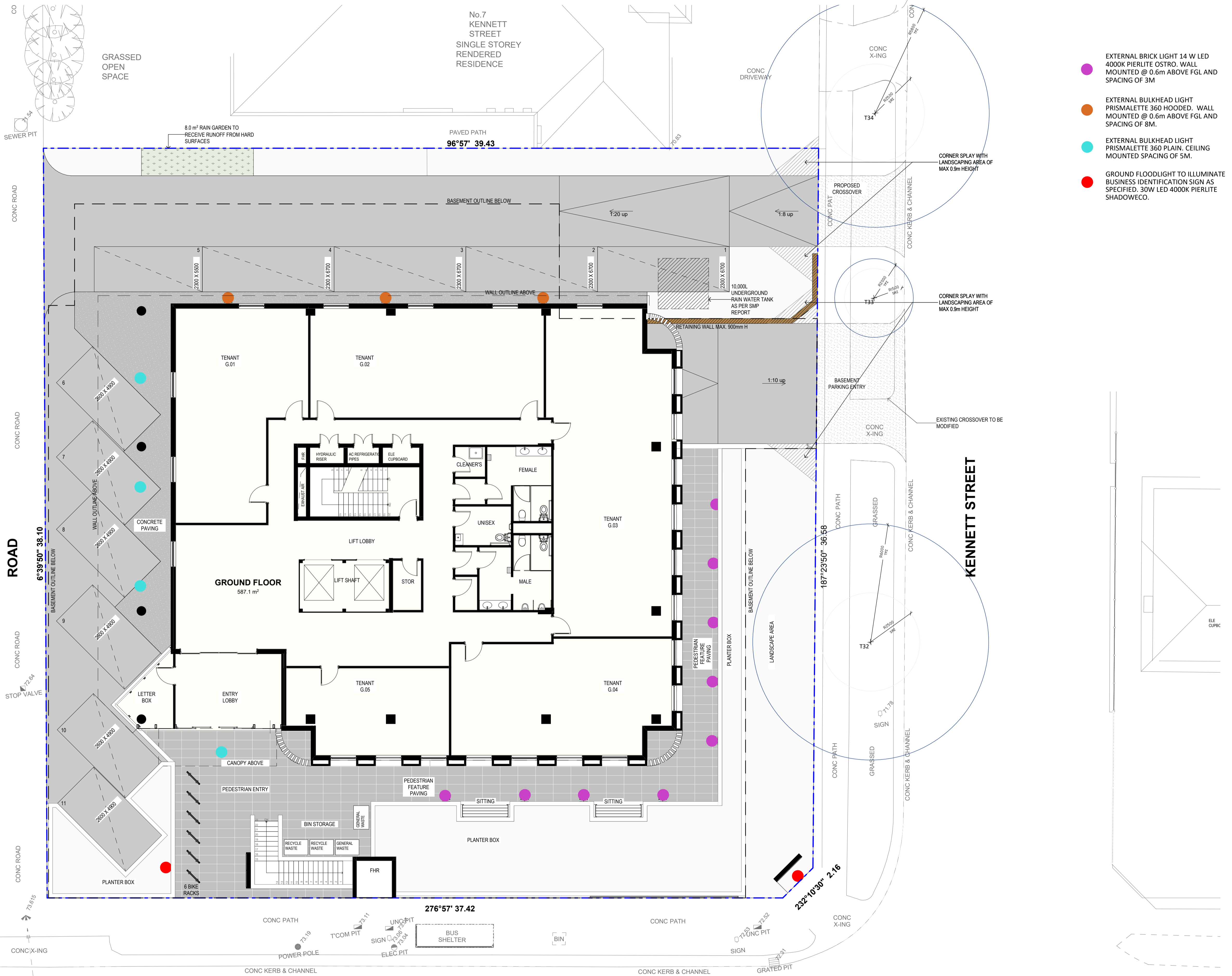
No.535 WARRIGAL ROAD

No.537 WARRIGAL ROAD

No.539 WARRIGAL ROAD

No.541 WARRIGAL ROAD

No.545-547 WARRIGAL ROAD DOUBLE STOREY BRICK/REND BUILDING



- EXTERNAL BRICK LIGHT 14 W LED 4000K PIERLITE OSTRO. WALL MOUNTED @ 0.6m ABOVE FGL AND SPACING OF 3M
- EXTERNAL BULKHEAD LIGHT PRISMALETTE 360 HOODED. WALL MOUNTED @ 0.6m ABOVE FGL AND SPACING OF 8M.
- EXTERNAL BULKHEAD LIGHT PRISMALETTE 360 PLAIN. CEILING MOUNTED SPACING OF 5M.
- GROUND FLOODLIGHT TO ILLUMINATE BUSINESS IDENTIFICATION SIGN AS SPECIFIED. 30W LED 4000K PIERLITE SHADOWECO.

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 E : INFO@AJPLUS.COM.AU

PLANNING & DESIGN

REV	DATE	REVISIONS
A	06/11/22	PLANNING PERMIT APPLICATION SUBMISSION
B	26/01/23	PLANNING PERMIT APPLICATION RFI RESPONSE

PROJECT NAME
ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS
 31-33 High Street Road, Ashwood, VIC.3147

DWG NAME: EXTERNAL LIGHTING LAYOUT		DWG NO: TP403	
DATE 26/01/2023	SCALE 1:100 at A1	PROJECT NO: 2201ASH	REV: B