

Development Summary

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The proposal seeks to gain approval for 18 one bedroom units and 61 two bedroom units, which results in a 23%-77% split between one and two bedroom units.

Existing Details

Address

554-558 High Street Road, Mount Waverley

Site Area

2619sqm

Site Frontage

61.05m (High Street Road)
44.00m (St Clair Crescent)

Existing Building Type

Large Brick Sports Facility

Existing Building Use

Sports Facility
Car Dealership

PROJECT SUMMARY - APARTMENTS AND PARKING								
LEVEL		1 BED-1BATH	2 BED-2 BATH	2 BED-1 BATH	TOTAL	RETIREMENT VILLAGE CAR PARKS	FOOD AND DRINK CARPARKS	TOTAL PARKS
L	BASE2	-	-	-	-	61		61
L	BASE	2	0	4	6	22	6	28
L	G	4	0	4	8	-	-	-
L	01	2	11	4	17	-	-	-
L	02	1	12	3	16	-	-	-
L	03	4	4	6	14	-	-	-
L	04	3	4	3	10	-	-	-
L	05	2	2	4	8	-	-	-
SUBTOTAL		18	33	28	79	83	6	89
PERCENTAGE		23%	42%	34%				

PROJECT SUMMARY - AREAS											
LEVEL		SERVICES/STAIR (m2)	LOBBY / CORRIDOR (m2)	PARKING / COMMON	LANDSCAPING	COMMERCIAL-OFFICE NSA(m2)	APARTMENT NSA (m2)	TERRACE/BALCONY (m2)	TOTAL APARTMENT NSA m2)	TOTAL GFA (m2) (EX BALC)	NETT-GROSS EFFICIENCY
L	BASE2	76.0		2293.0	-	-	-	-	-	2369.0	-
L	BASE	92.0	90.0	1546.0	243.0	-	439.0	132.0	571.0	2410.0	47.09%
L	G	106.0	319.0	16.0	-	279.0	559.0	171.0	730.0	1279.0	65.52%
L	01	38.0	150.0	-	341.0	-	1268.0	209.0	1391.0	1797.0	70.56%
L	02	38.0	142.0		-	-	1176.0	217.0	1270.0	1356.0	86.73%
L	03	38.0	119.0		-	-	938.0	176.0	1114.0	1095.0	85.66%
L	04	38.0	87.0		-	-	684.0	183.0	867.0	809.0	84.55%
L	05	38.0	85.0		-	-	540.0	151.0	691.0	663.0	81.45%
SUBTOTAL		464.0	992.0	3855.0	584.0	279.0	5604.0	1239.0	6634.0	11778.0	

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Existing Building Use

Sports Facility
 Car Dealership

HIGH STREET ROAD	
SITE AREA (m2)	2619
BUILDING FOOTPRINT (m2)	2363
SITE COVERAGE	90%
BASEMENT COVERAGE	91%

7 LEVELS

LEVEL LOWER GROUND					
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)
00 01	OMMITTED				
00 02	2B-1B	S	86	43.0	129.0
00 03	2B-1B	S	73	27.0	100.0
00 04	2B-1B	S	76	28.0	104.0
00 05	2B-1B	SW	83	12.0	95.0
00 06	1B-1B	SW	52	8.0	60.0
00 07	1B-1B	SW	69	14.0	83.0
SUBTOTAL	6		439.0	132.0	571.0

LEVEL GROUND					
RETAIL	APT. TYPE	ORIENT.	GROSS AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)
-	Yoga	N	98	0.0	98.0
01 01	Food & Drink Prem.	N	181	0.0	181.0
-	Pool	N	260		260.0
-	Gym	E	117		
-	Library	-	183		183.0
SUBTOTAL	5		279.0	0.0	279.0

LEVEL GROUND					
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)
01 01	2B-1B	E	71	54.0	125.0
01 02	2B-1B	E	71	47.0	118.0
01 03	OMMITTED				
01 04	2B-1B	S	86	14.0	100.0
01 05	1B-1B	S	59	13.0	72.0
01 06	1B-1B	S	62	13.0	75.0
01 07	2B-1B	SW	83	8.0	91.0
01 08	1B-1B	SW	52	8.0	60.0
01 09	1B-1B	SW	75	14.0	89.0
SUBTOTAL	8		559.0	171.0	730.0

PROPOSED USE	SIZE (M2)	OPERATING HOURS/DAYS	STAFF
FOOD & DRINK PREMISES (CAFÉ)	191.0	7:30am – 4pm on Monday to Sunday; and 5pm to 10pm on Friday to Sunday	3-4 Staff, 50-60 Patrons maximum

LEVEL 01						
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)	
02 01	2B-2B	S	71	9.0	80.0	
02 02	2B-2B	S	77	34.0	111.0	
02 03	2B-2B	S	77	21.0	98.0	
02 04	2B-2B	S	77	20.0	97.0	
02 05	2B-2B	N	77	8.0	85.0	
02 06	2B-2B	N	77	8.0	85.0	
02 07	2B-2B	N	77	8.0	85.0	
02 08	1B-1B	N	56	12.0	68.0	
02 09	2B-2B	N	77	8.0	85.0	
02 10	2B-2B	N	77	8.0	85.0	
02 11	2B-2B	N	78	8.0	86.0	
02 12	2B-1B	E	72	8.0	80.0	
02 13	2B-1B	E	71	8.0	79.0	
02 14	OMMITTED					
02 15	2B-1B	S	86	14.0	14.0	
02 16	1B-1B	S	59	13.0	72.0	
02 17	2B-1B	S	86	14.0	100.0	
02 18	2B-2B	W	73	8.0	81.0	
SUBTOTAL	17		1268.0	209.0	1391.0	

LEVEL 02						
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)	
03 01	2B-2B	S	71	9.0	80.0	
03 02	2B-2B	S	77	8.0	85.0	
03 03	2B-2B	S	77	8.0	85.0	
03 04	2B-2B	S	77	8.0	85.0	
03 05	2B-2B	N	77	8.0	85.0	
03 06	2B-2B	N	77	8.0	85.0	
03 07	2B-2B	N	77	8.0	85.0	
03 08	1B-1B	N	56	11.0	67.0	
03 09	2B-2B	N	77	8.0	85.0	
03 10	2B-2B	N	77	8.0	85.0	
03 11	2B-2B	N	77	8.0	85.0	
03 12	2B-1B	E	71	8.0	79.0	
03 13	2B-1B	E	71	8.0	79.0	
03 14	2B-1B	S/E	68	44.0	112.0	
03 15	2B-2B	S/W	74	57.0	8.0	
03 16	2B-2B	W	72	8.0	80.0	
SUBTOTAL	16		1176.0	217.0	1270.0	

LEVEL 03						
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)	
04 01	2B-2B	S	71	9.0	80.0	
04 02	2B-2B	S	77	8.0	85.0	
04 03	2B-2B	S	78	8.0	86.0	
04 04	2B-1B	N	68	16.0	84.0	
04 05	2B-1B	N	67	16.0	83.0	
04 06	1B-1B	N	56	12.0	68.0	
04 07	2B-1B	N	67	16.0	83.0	
04 08	1B-1B	N	56	10.0	66.0	
04 09	1B-1B	N	58	41.0	99.0	
04 10	2B-1B	E	71	8.0	79.0	
04 11	2B-1B	E	71	8.0	79.0	
04 12	1B-1B	E/S	60	8.0	68.0	
04 13	2B-1B	W/S	66	8.0	74.0	
04 14	2B-2B	W	72	8.0	80.0	
SUBTOTAL	14		938.0	176.0	1114.0	

LEVEL 04						
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)	
05 01	2B-2B	S	71	9.0	80.0	
05 02	2B-1B	S/W	67	35.0	102.0	
05 03	2B-2B	N/W	85	44.0	129.0	
05 04	1B-1B	N	58	14.0	72.0	
05 05	2B-2B	N/E	86	18.0	104.0	
05 06	2B-1B	E	71	8.0	79.0	
05 07	2B-1B	E	71	8.0	79.0	
05 08	1B-1B	S/E	51	20.0	71.0	
05 09	1B-1B	S/W	52	19.0	71.0	
05 10	2B-2B	W	72	8.0	80.0	
SUBTOTAL	10		684.0	183.0	867.0	

LEVEL 05						
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)	
06 01	2B-2B	S	71	9.0	80.0	
06 02	1B-1B	S/W	57	10.0	67.0	
06 03	2B-2B	N/W	77	8.0	85.0	
06 04	1B-1B	N	50	9.0	59.0	
06 05	2B-1B	N/E	78	8.0	86.0	
06 06	2B-1B	E	71	8.0	79.0	
06 07	2B-1B	S/E	68	46.0	114.0	
06 08	OMMITTED					
06 09	2B-1B	S/W	68	53.0	121.0	
SUBTOTAL	8		540.0	151.0	691.0	



Cera Stribley Architects
 Dom Cerantonio
 Chris Stribley

Studio 4, 249 Chapel St
 Prahran VIC AUS 3181
 ABN 29 350 585 700

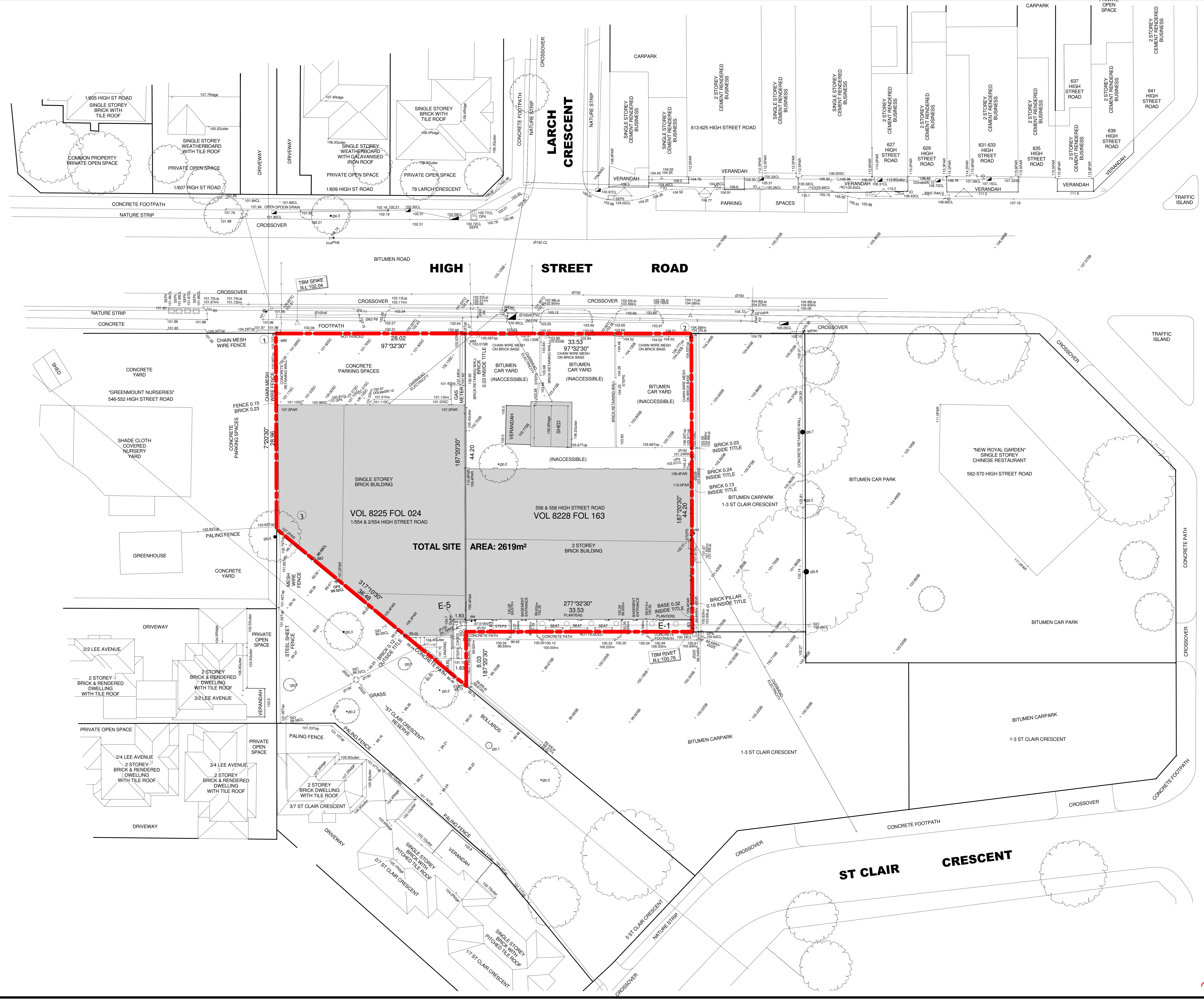
+61 3 9533 2582
 info@cs-a.com.au
 www.cs-a.com.au

554-558 High Street Road, Mount Waverley

WITHOUT PREJUDICE

May 2019

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 Cera Stribley Architects
 Cera Stribley Pty. Ltd.
 ABN 29 350 585 700
 + 61 3 9533 2582
 info@cs-a.com.au
 www.cs-a.com.au
 Studio 4, 249 Chapel St
 Prahran VIC 3181 AUS

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REV	DATE	REVISION	BY	CHK
D	18.06.19	VCAT - FINAL HEARING	KH	DC

REV	DATE	REVISION	BY	CHK

PROJECT	DRAWING STATUS
554-556 HIGH STREET ROAD OVER 55'S RESIDENTIAL DEVELOPMENT	VCAT - FINAL HEARING

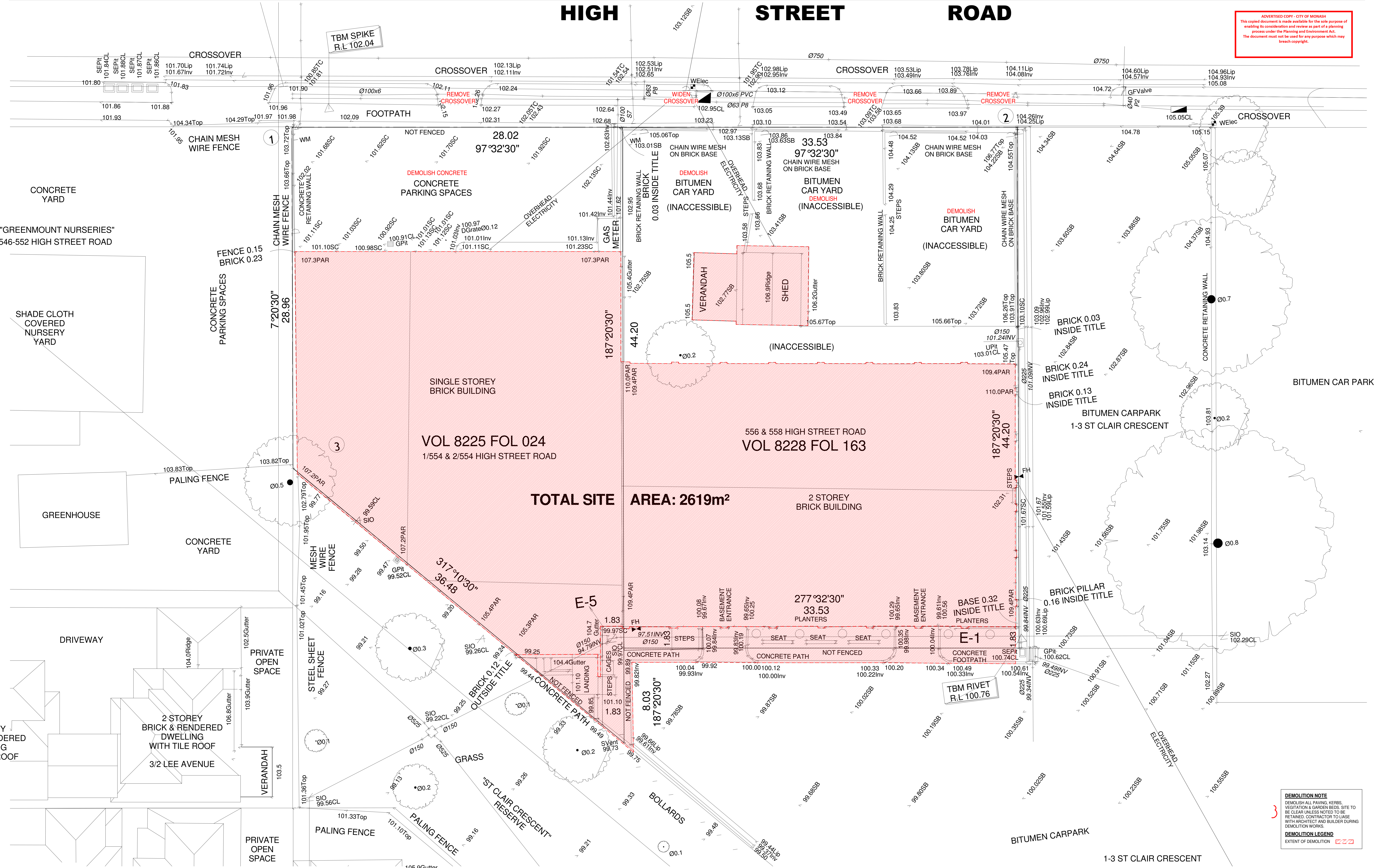
JOB N°	REVISION N°	DATE	SCALE	DRAWN BY	CHECKED BY
17020	D	19/05/2019	1:200 @ A0	BM	DC

DRAWING TITLE
EXISTING SITE PLAN

A-TP-101

HIGH STREET ROAD

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DEMOLITION NOTE
 DEMOLISH ALL PAVING, KERBS, VESITATION & GARDEN BEDS. SITE TO BE CLEAR UNLESS NOTED TO BE RETAINED. CONTRACTOR TO LIASE WITH ARCHITECT AND BUILDER DURING DEMOLITION WORKS.

DEMOLITION LEGEND
 EXTENT OF DEMOLITION ---

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REV DATE	REVISION	BY	CHK	REV DATE	REVISION	BY	CHK
A	12.12.18 Town Planning RFI	KH	DC				
D	18.06.19 VCAT - FINAL HEARING	KH	DC				

PROJECT
554-556 HIGH STREET ROAD, MOUNT WAVERLEY
 OVER 55'S RESIDENTIAL DEVELOPMENT

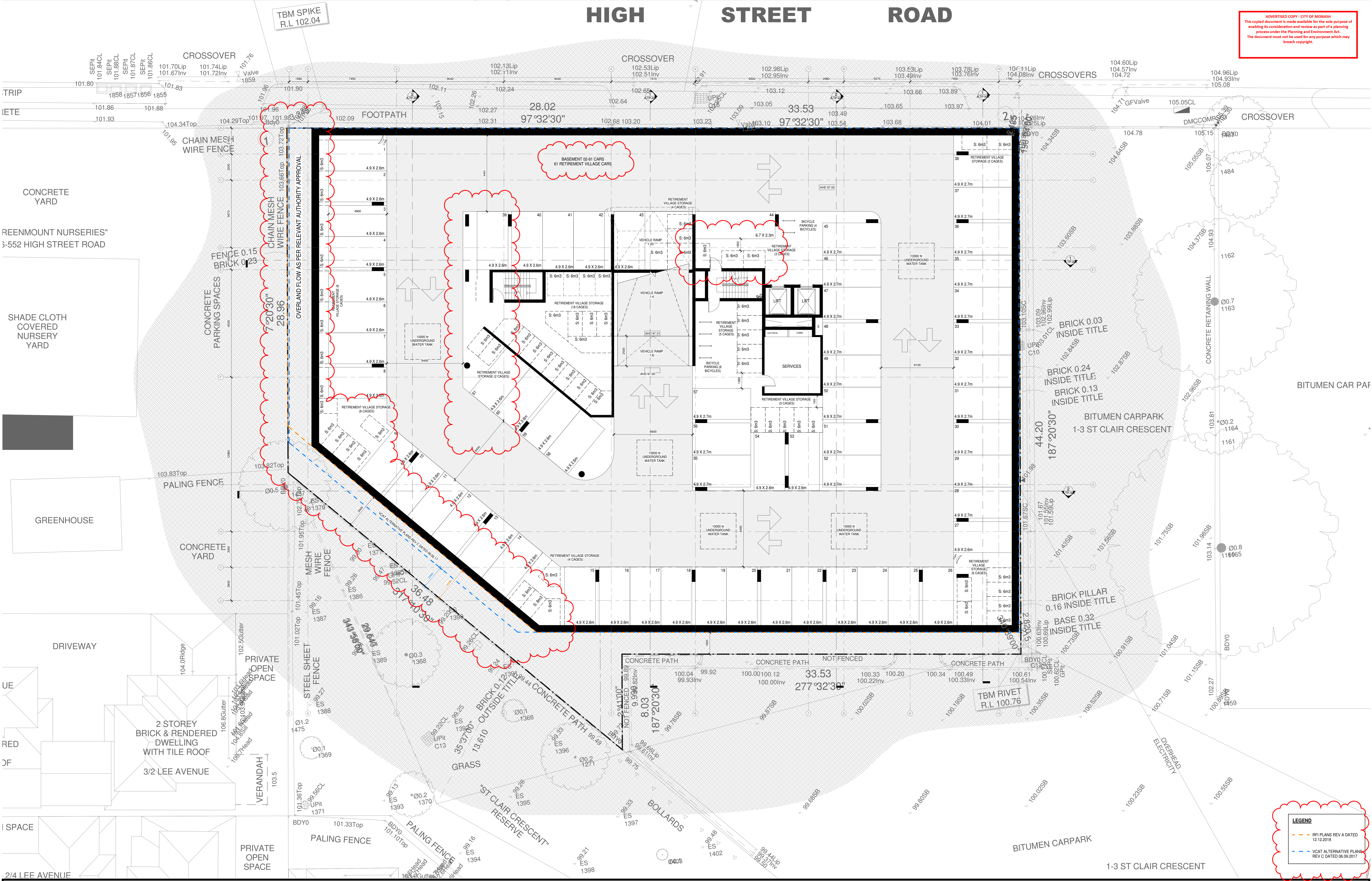
DRAWING STATUS
 VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 13/05/2019
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DRAWING TITLE
 DEMOLITION PLAN

A-TP-102

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A	12.12.18	Town Planning RFI	KH	DC					
B	24.05.19	WITHOUT PREJUDICE	KH	DC					
D	18.06.19	VCAT - FINAL HEARING	KH	DC					

PROJECT
 554-556 HIGH STREET ROAD
 OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING TITLE
 VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 13/05/2019
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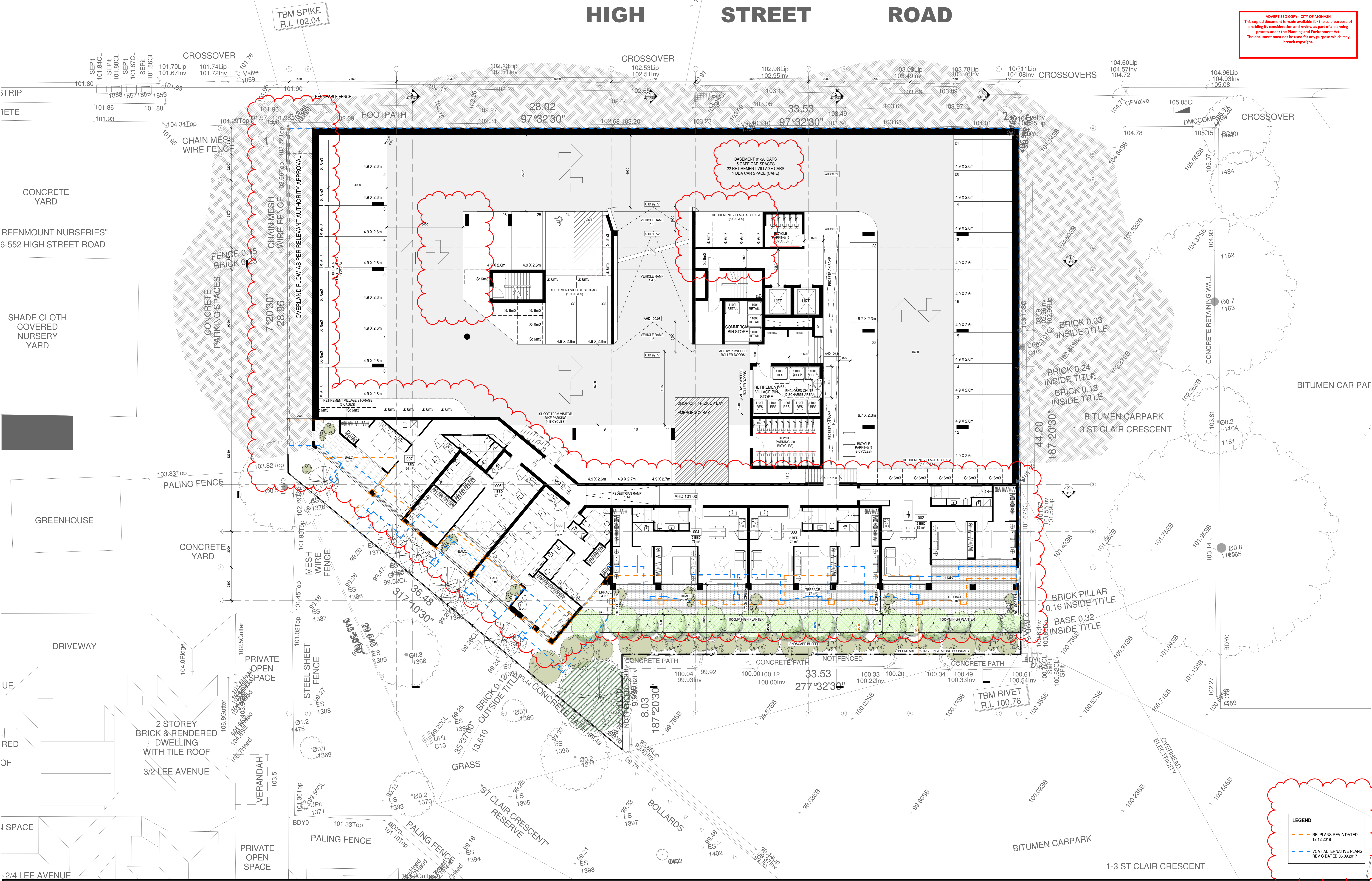
DRAWING TITLE
 PROPOSED BASEMENT 02 PLAN

A-TP-103

LEGEND

- RFI PLANS REV A DATED 12/12/2018
- VCAT ALTERNATIVE PLANS REV C DATED 06/09/2017

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A	12.12.18	Town Planning RFI	KH	DC
B	24.05.19	WITHOUT PREJUDICE	KH	DC
C	03.06.19	WITHOUT PREJUDICE - SKETCH	KH	DC
D	18.06.19	VCAT - FINAL HEARING	KH	DC

REV	DATE	REVISION	BY	CHK

PROJECT
 554-556 HIGH STREET ROAD
 OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING STATUS
 VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 13/05/2019
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DRAWING TITLE
 PROPOSED BASEMENT 01 PLAN

DRAWING STATUS
 PROPOSED BASEMENT 01 PLAN

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 - - - RFI PLANS REV A DATED 12.12.2018
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PROJECT
 554-556 HIGH STREET ROAD
 OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING TITLE
 VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 13/05/2019
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DRAWING TITLE
 PROPOSED GROUND PLAN

LEGEND
 - - - - - RFI PLANS REV A DATED 12.12.2018
 - - - - - VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017

PROJECT
 554-556 HIGH STREET ROAD
 OVER 55'S RESIDENTIAL DEVELOPMENT

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 VCAT - FINAL HEARING

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 PROPOSED GROUND PLAN

LEGEND
 - - - - - RFI PLANS REV A DATED 12.12.2018
 - - - - - VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017

PROJECT
 554-556 HIGH STREET ROAD
 OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING TITLE
 VCAT - FINAL HEARING

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DRAWING TITLE
 PROPOSED GROUND PLAN

A-TP-105

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 Cera Stribley Architects
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PROJECT
 554-556 HIGH STREET ROAD
 OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING STATUS
 VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 13/05/2019
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DRAWING STATUS
 PROPOSED LEVEL 01 PLAN

LEGEND
 - - - - - RFI PLANS REV A DATED 12.12.2018
 - - - - - VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017

BITUMEN CARPARK
 1-3 ST CLAIR CRESCENT

CONCRETE PATH
 277'32'30"

BRICK PILLAR
 0.16 INSIDE TITLE

BRICK 0.24 INSIDE TITLE
BRICK 0.13 INSIDE TITLE
BRICK 0.03 INSIDE TITLE

CONCRETE RETAINING WALL
CONCRETE RETAINING WALL

CONCRETE YARD
CONCRETE YARD

GREENHOUSE
GREENHOUSE

DRIVEWAY
DRIVEWAY

2 STOREY BRICK & RENDERED DWELLING WITH TILE ROOF
2 STOREY BRICK & RENDERED DWELLING WITH TILE ROOF

3/2 LEE AVENUE
3/2 LEE AVENUE

VERANDAH
VERANDAH

PRIVATE OPEN SPACE
PRIVATE OPEN SPACE

PRIVATE OPEN SPACE
PRIVATE OPEN SPACE

DRIVEWAY
DRIVEWAY

CONCRETE YARD
CONCRETE YARD

GREENHOUSE
GREENHOUSE

DRIVEWAY
DRIVEWAY

2 STOREY BRICK & RENDERED DWELLING WITH TILE ROOF
2 STOREY BRICK & RENDERED DWELLING WITH TILE ROOF

3/2 LEE AVENUE
3/2 LEE AVENUE

VERANDAH
VERANDAH

PRIVATE OPEN SPACE
PRIVATE OPEN SPACE

PRIVATE OPEN SPACE
PRIVATE OPEN SPACE

DRIVEWAY
DRIVEWAY

CONCRETE YARD
CONCRETE YARD

GREENHOUSE
GREENHOUSE

DRIVEWAY
DRIVEWAY

2 STOREY BRICK & RENDERED DWELLING WITH TILE ROOF
2 STOREY BRICK & RENDERED DWELLING WITH TILE ROOF

3/2 LEE AVENUE
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VERANDAH
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GREENHOUSE
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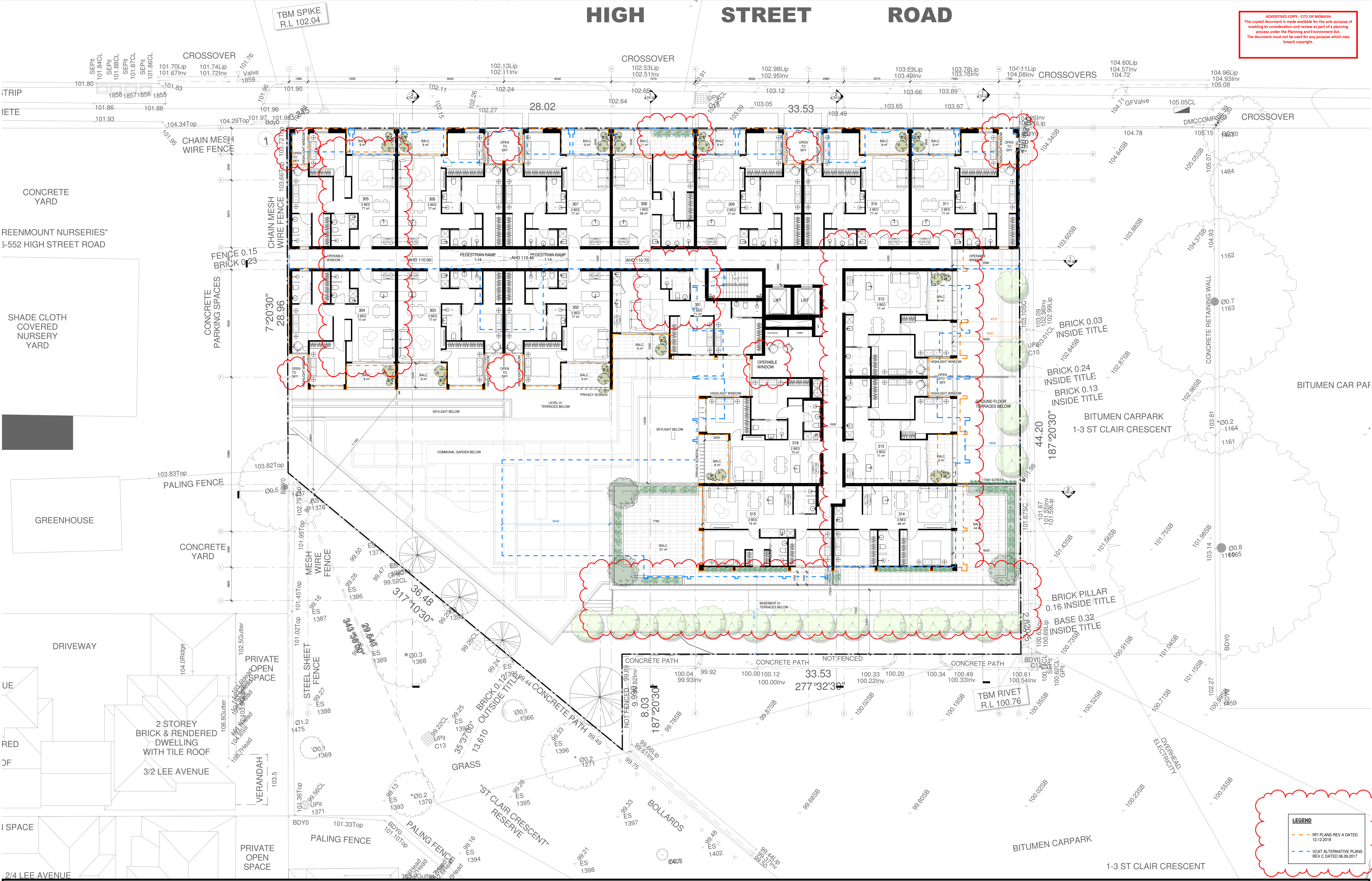
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 Cera Stribley Architects
 Cera Stribley Pty. Ltd.
 ABN 29 350 585 700
 + 61 3 9533 2582
 info@cs-a.com.au
 www.cs-a.com.au
 Studio 4, 249 Chapel St
 Prahran VIC 3181 AUS

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A	12.12.18 Town Planning RFI	KH	DC				
B	24.05.19 WITHOUT PREJUDICE	KH	DC				
D	18.06.19 VCAT - FINAL HEARING	KH	DC				

REV DATE	REVISION	BY	CHK	REV DATE	REVISION	BY	CHK

PROJECT
 554-556 HIGH STREET ROAD
 554-556 HIGH STREET ROAD, MOUNT WAVERLEY
 OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING STATUS
 VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 13/05/2019
SCALE 1:100 @A0
DRAWN BY BM
CHECKED BY DC

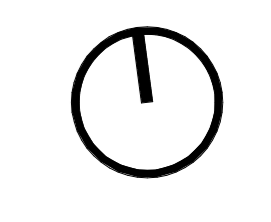
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 PROPOSED LEVEL 02 PLAN

LEGEND
 - - - RFI PLANS REV A DATED 12.12.2018
 - - - VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017

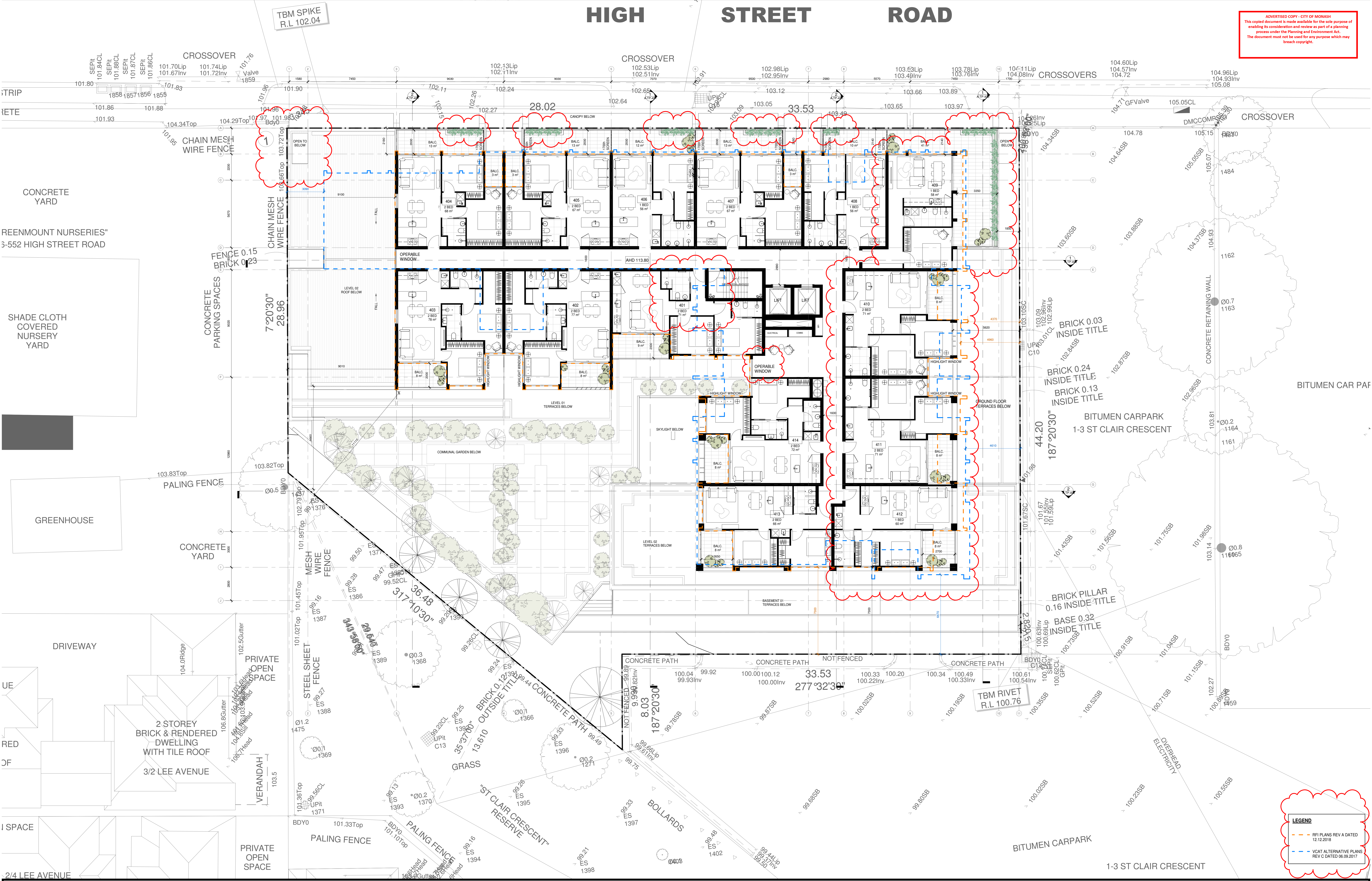
BITUMEN CARPARK
 1-3 ST CLAIR CRESCENT

CONCRETE PATH
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CONCRETE PATH
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PROJECT
 554-556 HIGH STREET ROAD,
 MOUNT WAVERLEY
 OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING TITLE
 VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 13/05/2019
SCALE 1:100 @A0
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DRAWING TITLE
 PROPOSED LEVEL 03 PLAN

LEGEND
 - - - - - RFI PLANS REV A DATED 12.12.2018
 - - - - - VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017

REV DATE 12.12.18
REVISION A
BY KH
CHK DC

REV DATE 24.05.19
REVISION B
BY KH
CHK DC

REV DATE 18.06.19
REVISION D
BY KH
CHK DC

PROJECT
 554-556 HIGH STREET ROAD,
 MOUNT WAVERLEY
 OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING TITLE
 VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 13/05/2019
SCALE 1:100 @A0
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DRAWING TITLE
 PROPOSED LEVEL 03 PLAN

LEGEND
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 - - - - - VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017

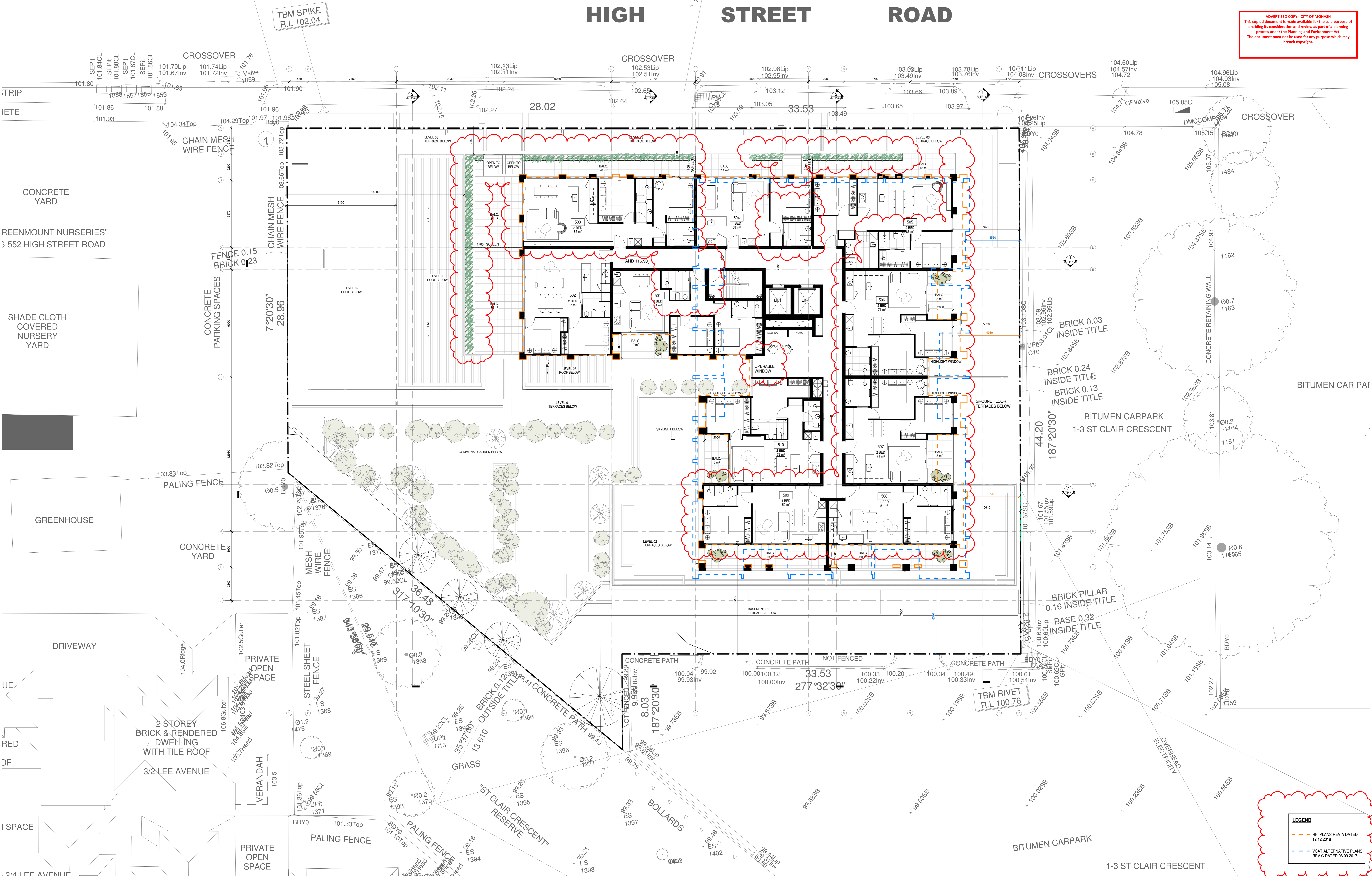
REV DATE 12.12.18
REVISION A
BY KH
CHK DC

REV DATE 24.05.19
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REV DATE 18.06.19
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HIGH STREET ROAD

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PROJECT
554-556 HIGH STREET ROAD
554-556 HIGH STREET ROAD, MOUNT WAVERLEY
OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING STATUS
VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 13/05/2019
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DRAWING TITLE
PROPOSED LEVEL 04 PLAN

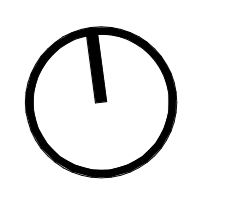
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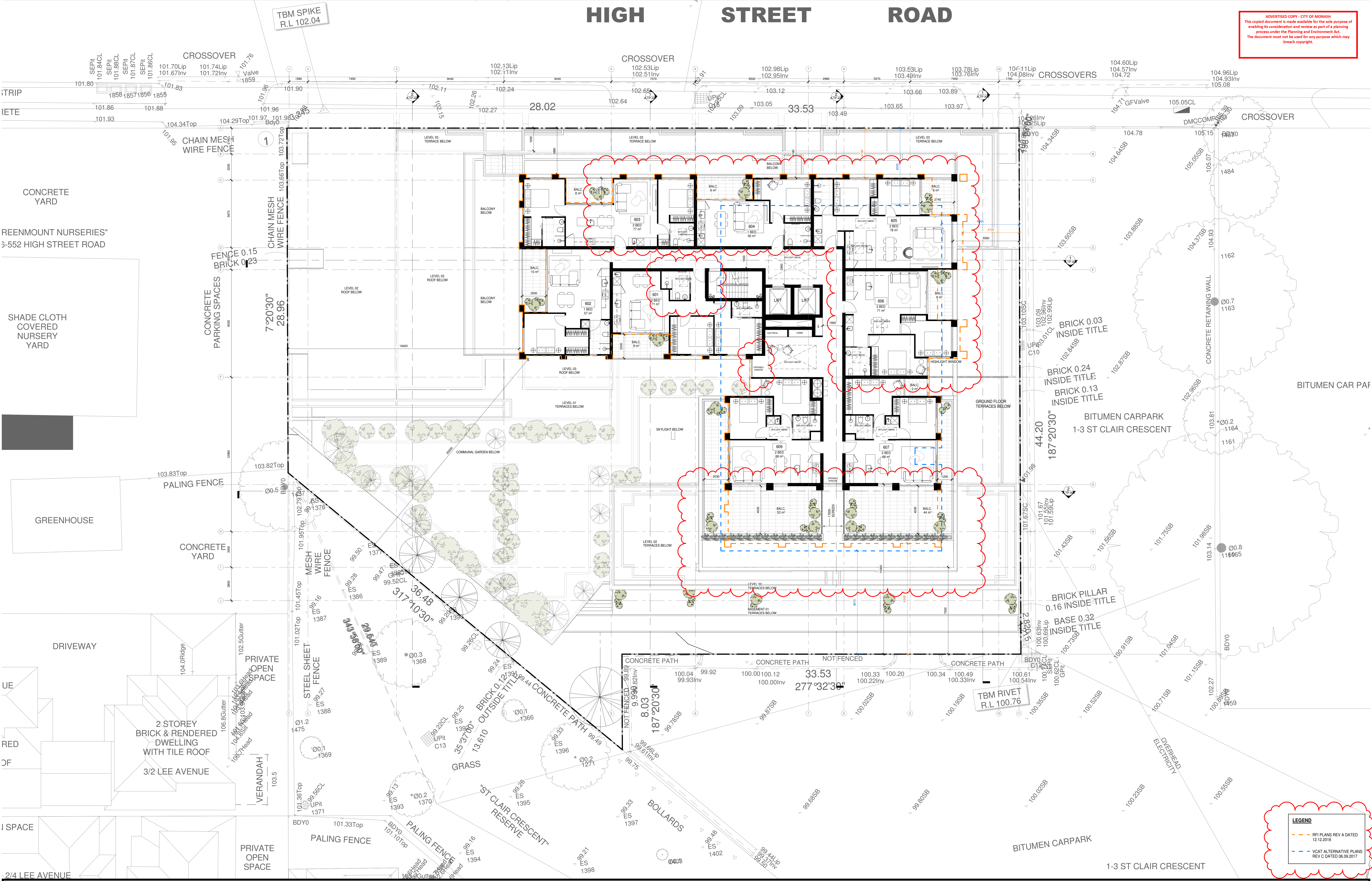
BITUMEN CARPARK
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PROJECT
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 OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING STATUS
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 PROPOSED LEVEL 05 PLAN

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 554-556 HIGH STREET ROAD
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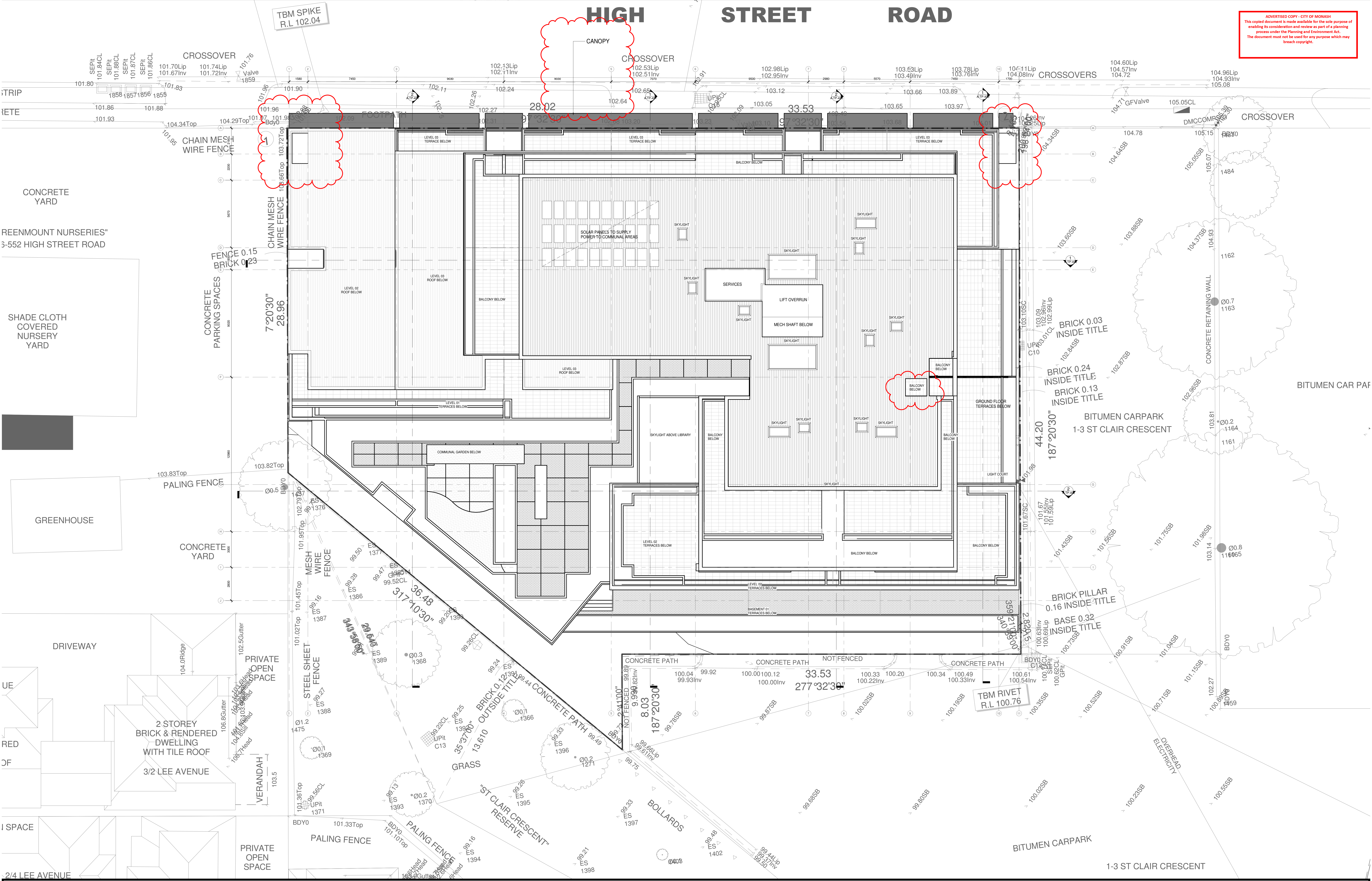
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 PROPOSED LEVEL 05 PLAN

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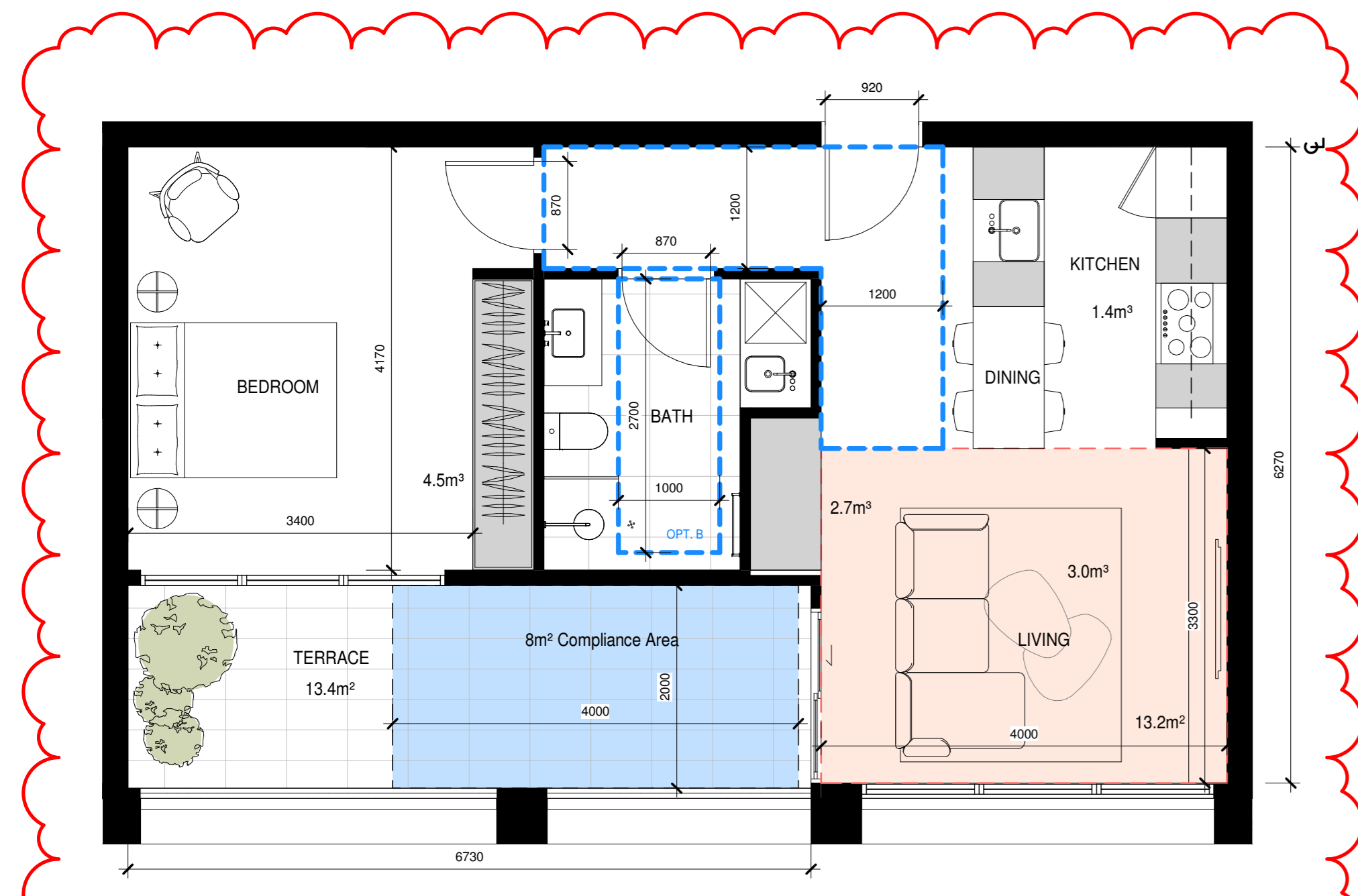
PROJECT
554-556 HIGH STREET ROAD
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 OVER 55'S RESIDENTIAL DEVELOPMENT

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 PROPOSED ROOF PLAN

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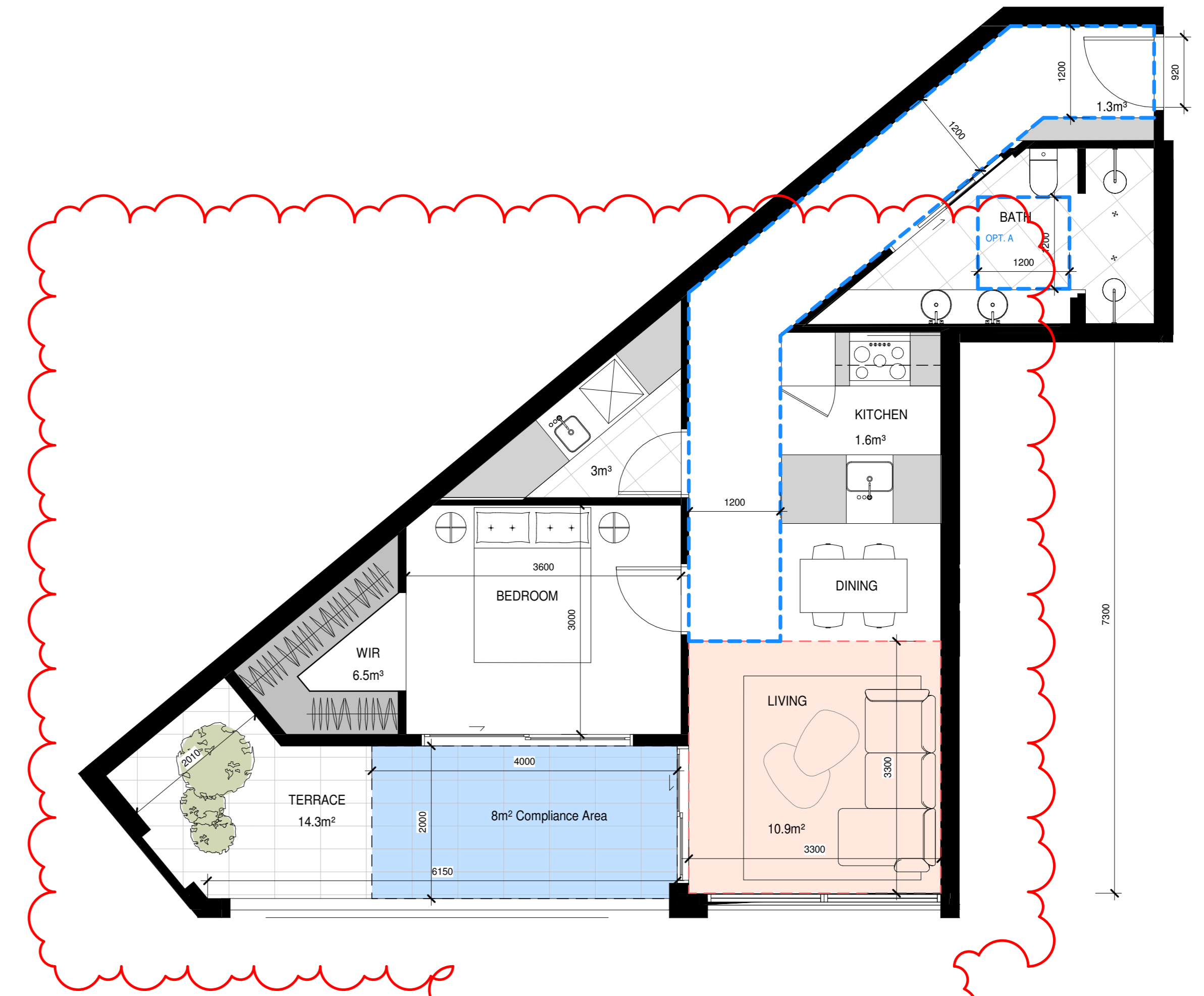
TYPE 1A
 59 m² + 13m² Terrace
 105 106 216

Main Bedroom Size	3400mm x 4170mm	✓
Living Room Size	4000mm x 3300mm	13.2m² ✓
Habitable Room Depth	6270mm	✓
Snookel	N/A	✓
Internal Storage	8.6m³	✓
Natural Ventilation	N/A	✓
Terrace Size	6730mm x 2000mm	13.46m² ✓
DDA Compliance	1200mm access + Option B Bath	✓



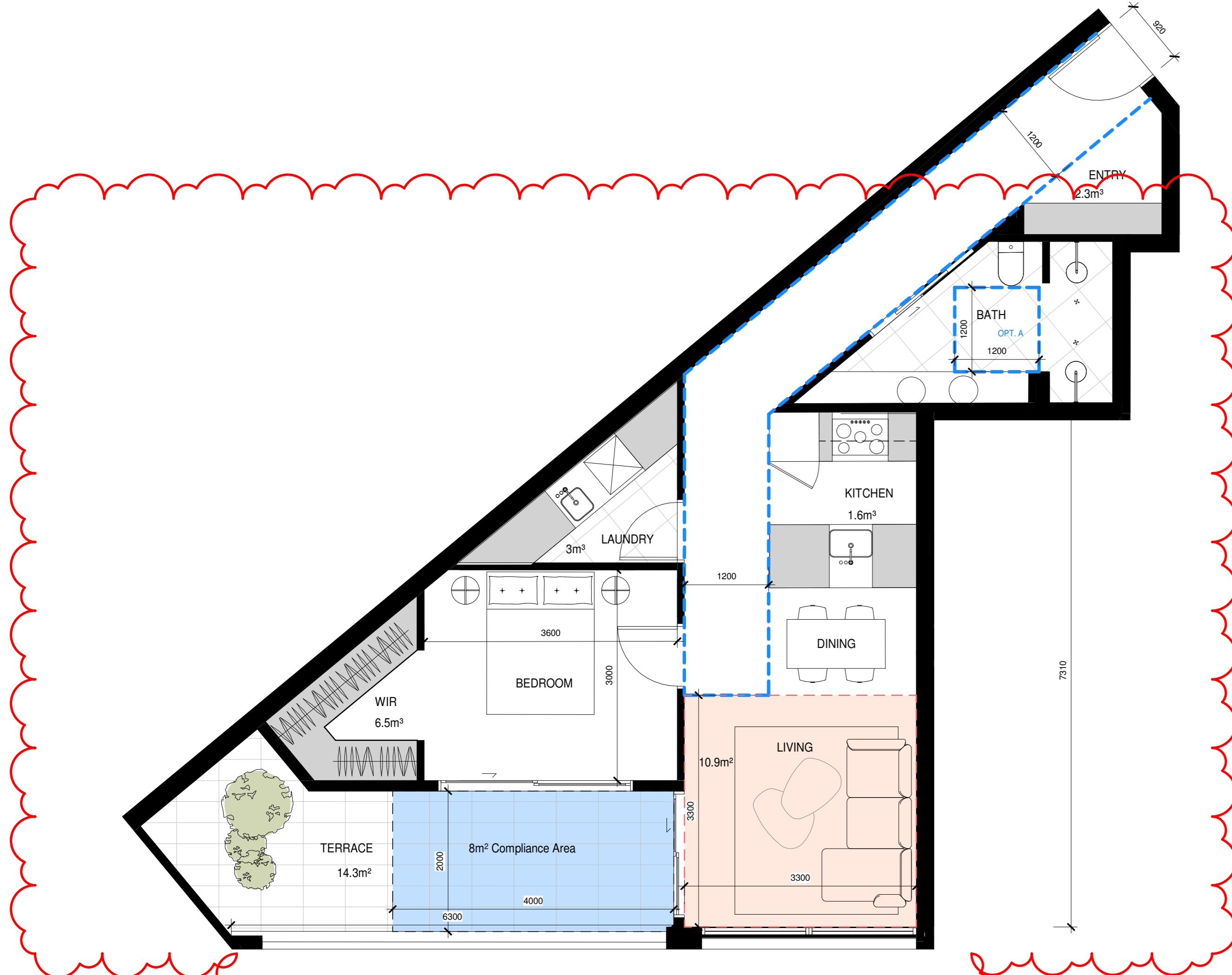
TYPE 1B
 52 m² + 8m² Terrace
 006 108

Main Bedroom Size	3400mm x 3110mm	✓
Living Room Size	3570mm x 3300mm	11.78m² ✓
Habitable Room Depth	7300mm	✓
Snookel	N/A	✓
Internal Storage	11.4m³	✓
Natural Ventilation	N/A	✓
Terrace Size	3570mm x 2250mm	8.0m² ✓
DDA Compliance	1200mm access + Option A Bath	✓



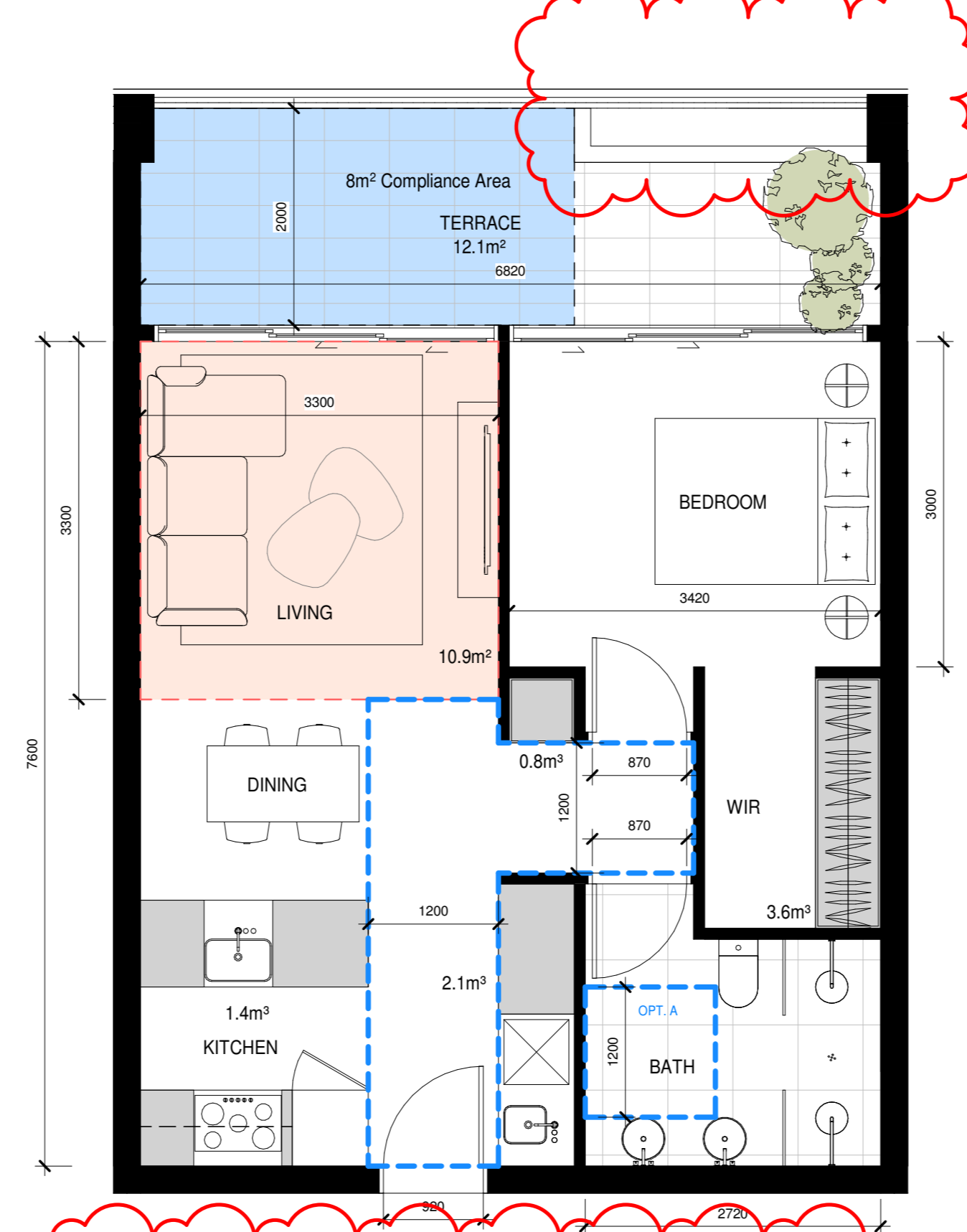
TYPE 1C-A
 69 m² + 14m² Terrace
 007

Main Bedroom Size	3600mm x 3000mm	✓
Living Room Size	3300mm x 3300mm	10.9m² ✓
Habitable Room Depth	7300mm	✓
Snookel	N/A	✓
Internal Storage	12.4m³	✓
Natural Ventilation	N/A	✓
Terrace Size	6150mm x 2000mm	14.3m² ✓
DDA Compliance	1200mm access + Option A Bath	✓



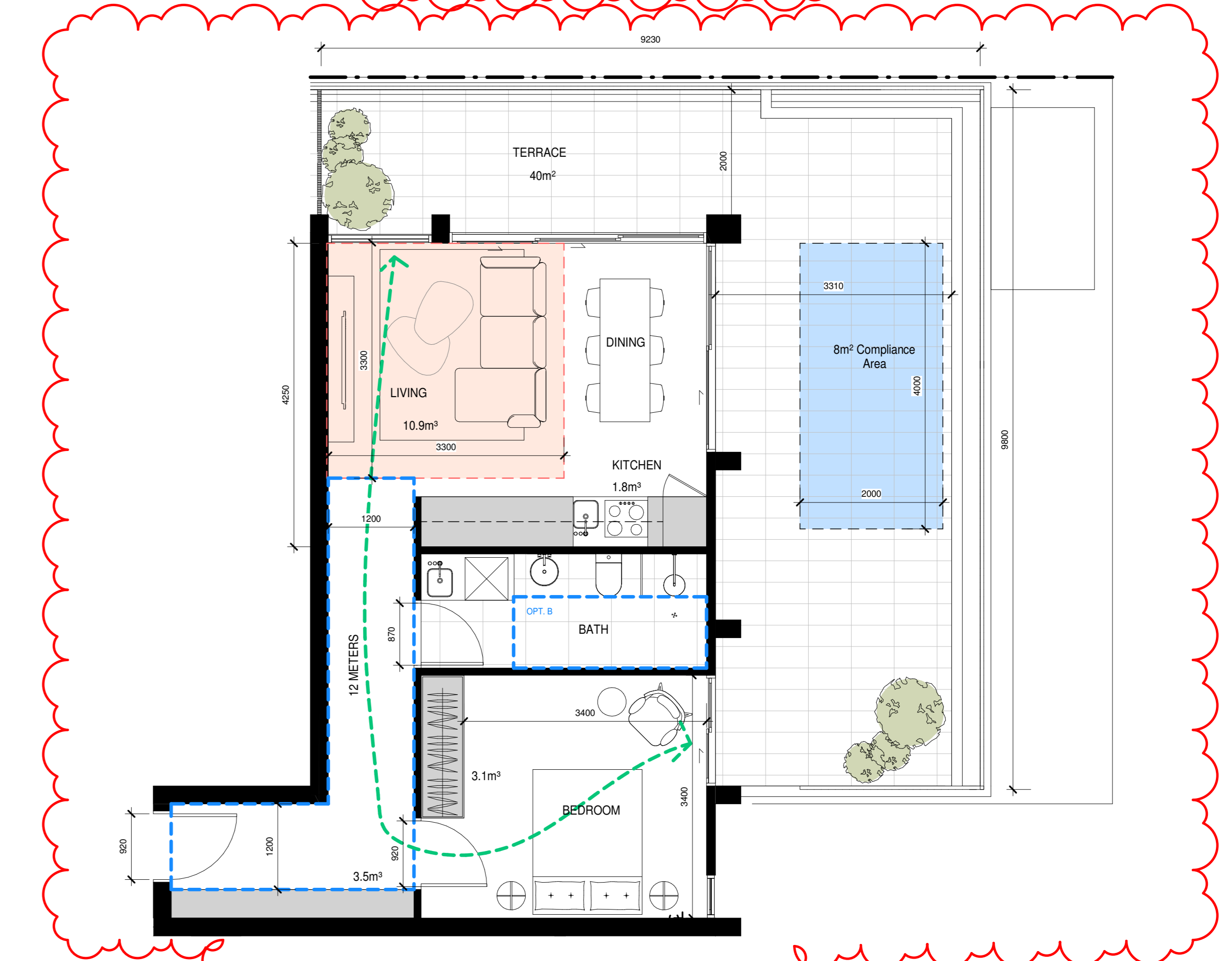
TYPE 1C-B
 75 m² + 14m² Terrace
 100

Main Bedroom Size	3600mm x 3000mm	✓
Living Room Size	3300mm x 3300mm	10.9m² ✓
Habitable Room Depth	7310mm	✓
Snookel	N/A	✓
Internal Storage	13.4m³	✓
Natural Ventilation	N/A	✓
Terrace Size	6300mm x 2000mm	14.3m² ✓
DDA Compliance	1200mm access + Option A Bath	✓



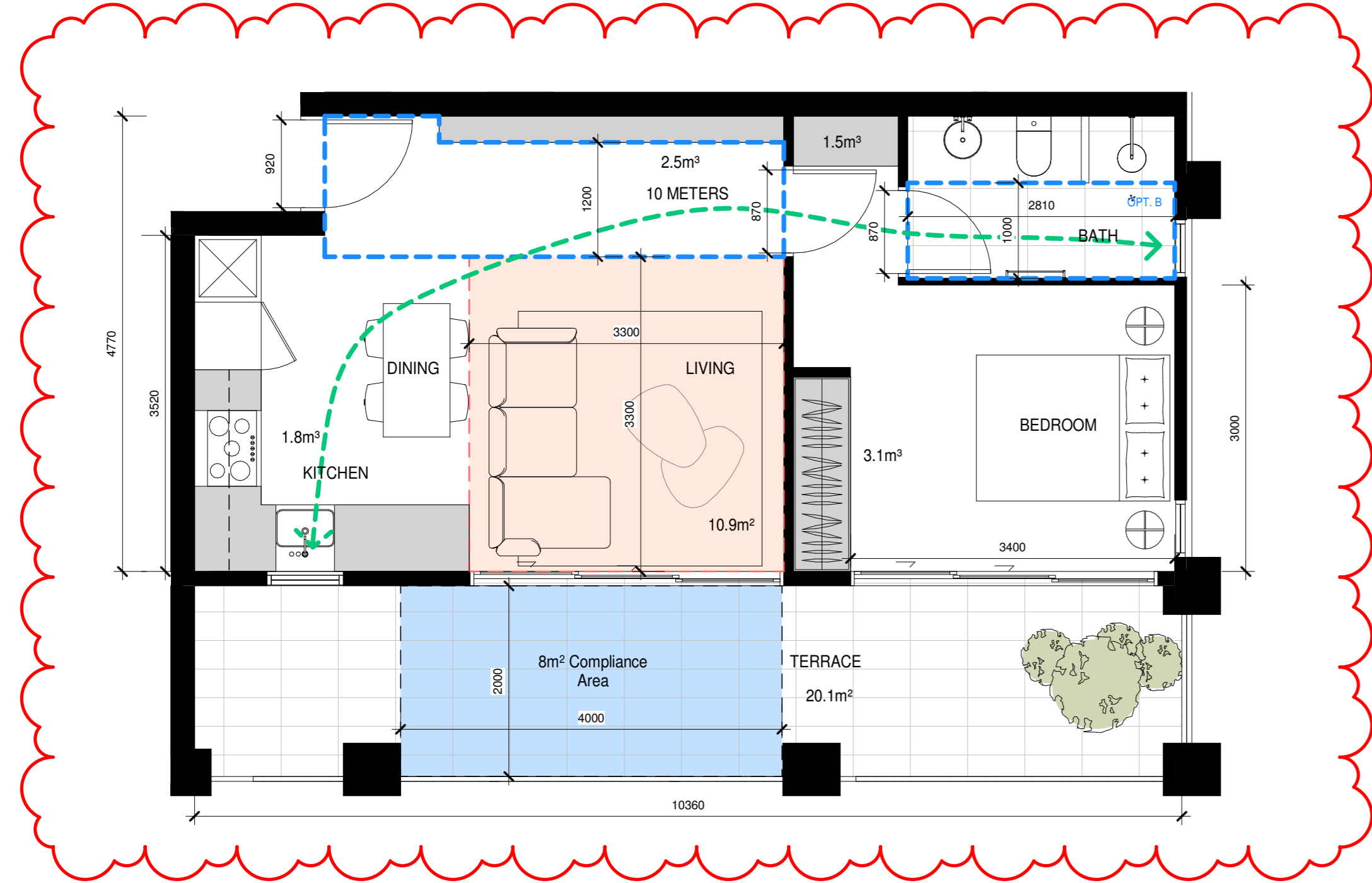
TYPE 1D
 56 m² + 14m² Terrace
 008 009 010 011

Main Bedroom Size	3420mm x 3000mm	✓
Living Room Size	3300mm x 3300mm	10.9m² ✓
Habitable Room Depth	7600mm	✓
Snookel	N/A	✓
Internal Storage	7.9m³	✓
Natural Ventilation	N/A	✓
Terrace Size	6820mm x 2000mm	12.1m² ✓
DDA Compliance	1200mm access + Option A Bath	✓



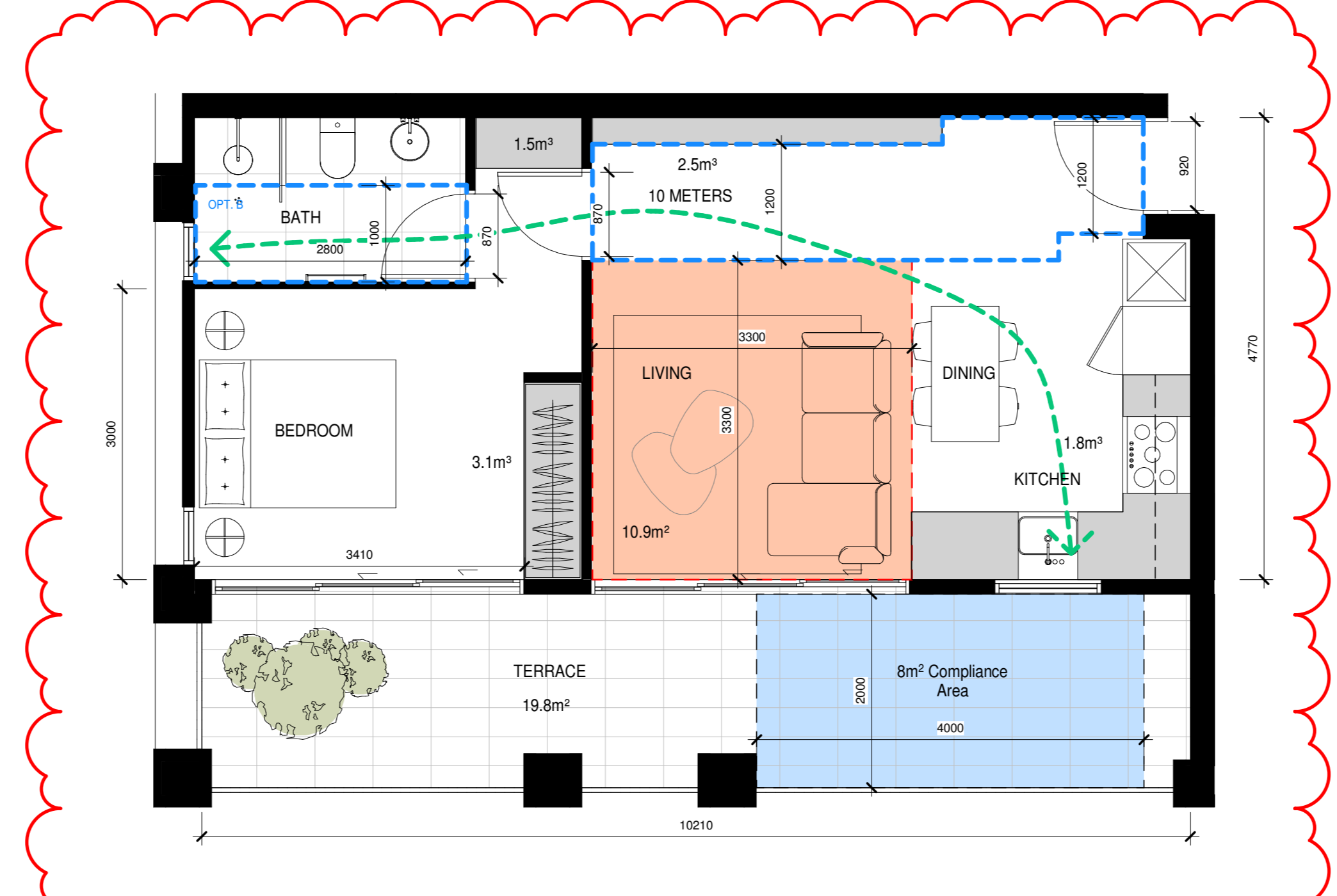
TYPE 1E
 58 m² + 40m² Terrace
 010

Main Bedroom Size	3410mm x 3400mm	✓
Living Room Size	3300mm x 3300mm	10.9m² ✓
Habitable Room Depth	4250mm	✓
Snookel	N/A	✓
Internal Storage	8.4m³	✓
Natural Ventilation	12 METERS	✓
Terrace Size	9610mm x 3310mm	40m² ✓
DDA Compliance	1200mm access + Option B Bath	✓



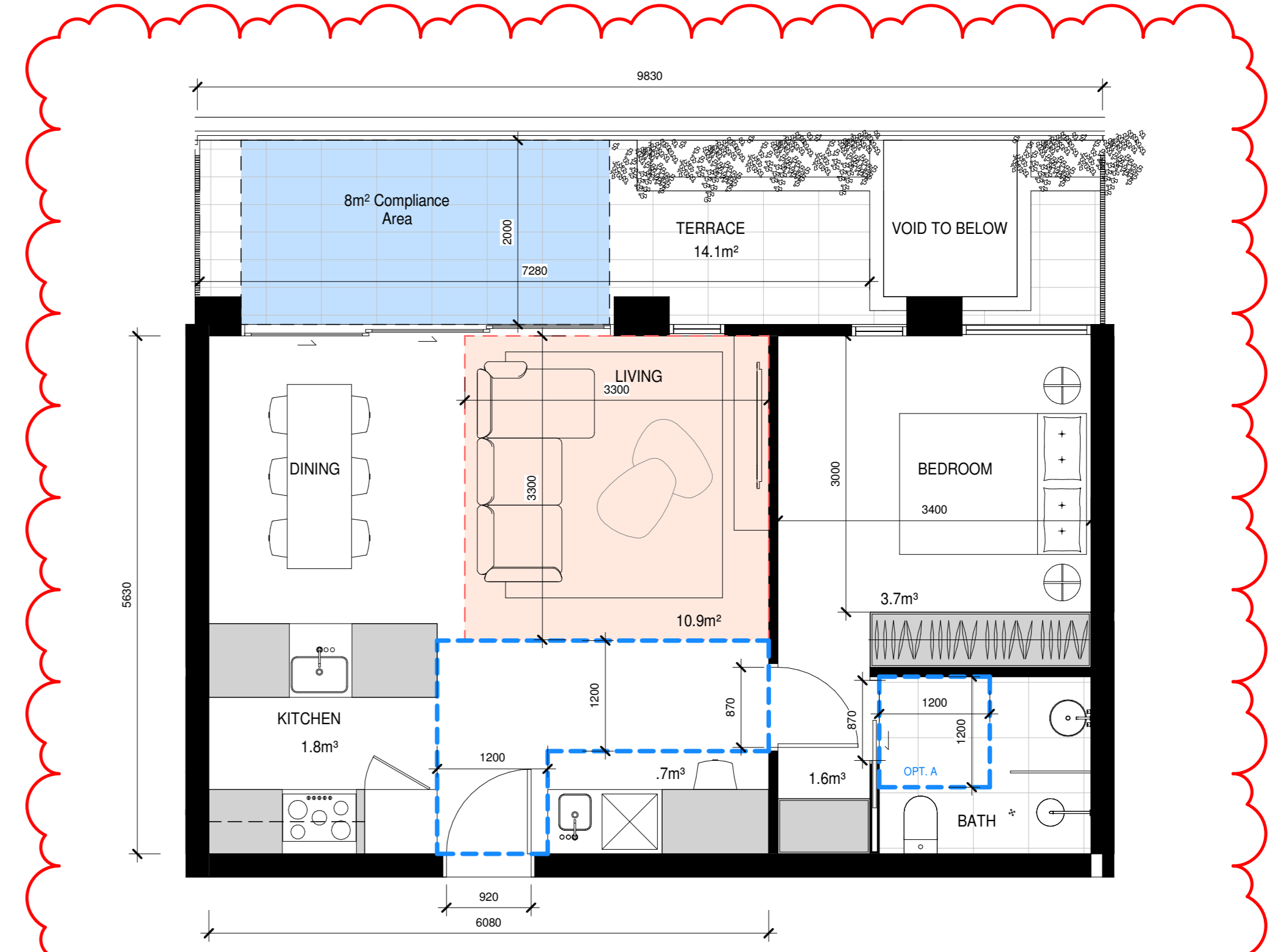
TYPE 1F-A
 51 m² + 20m² Terrace
 101

Main Bedroom Size	3400mm x 3000mm	✓
Living Room Size	3300mm x 3300mm	10.9m² ✓
Habitable Room Depth	4770mm	✓
Snookel	N/A	✓
Internal Storage	8.9m³	✓
Natural Ventilation	10 METERS	✓
Terrace Size	10.360mm x 2000mm	20.1m² ✓
DDA Compliance	1200mm access + Option B Bath	✓



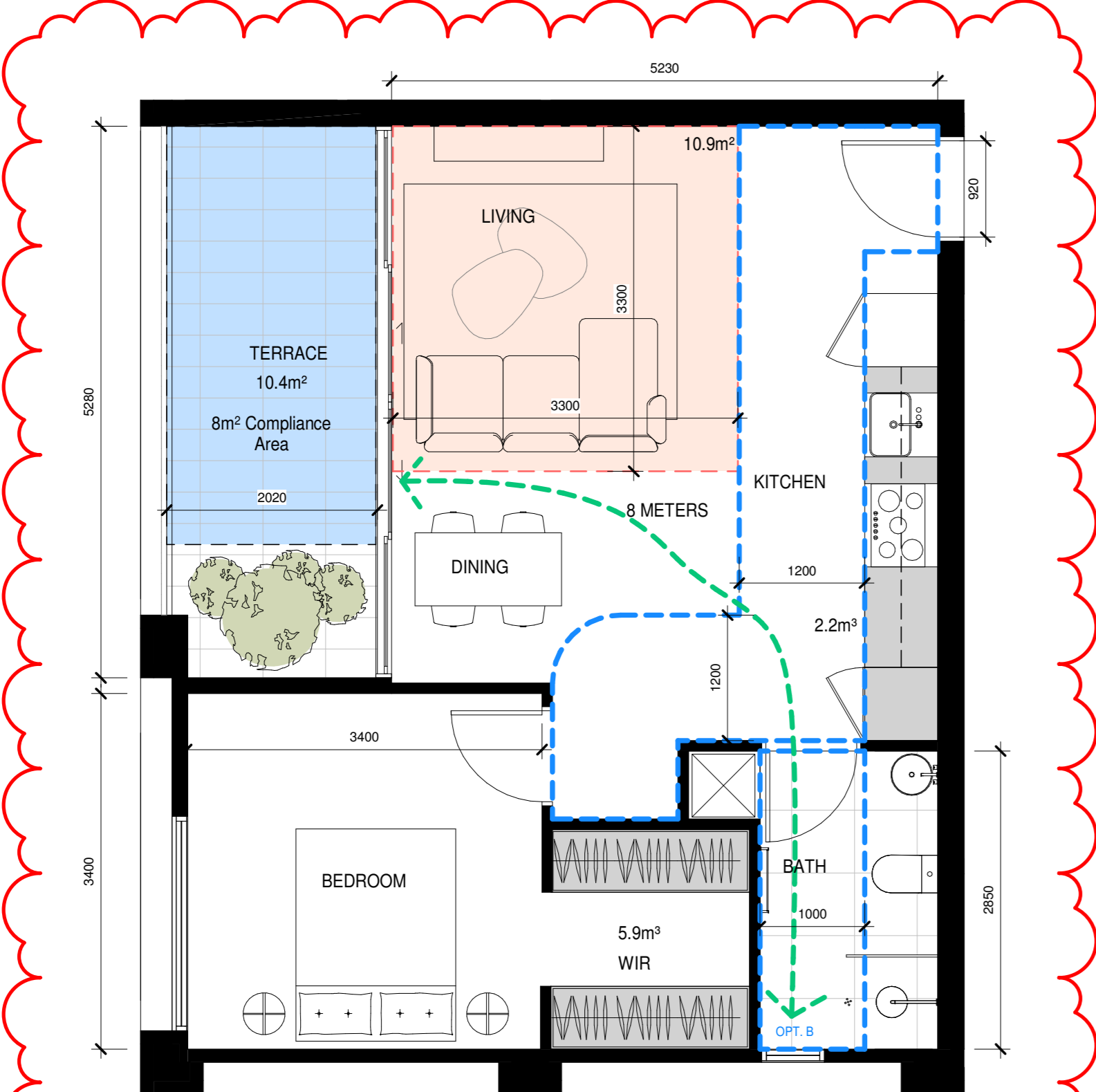
TYPE 1F-B
 52 m² + 19m² Terrace
 102

Main Bedroom Size	3400mm x 3000mm	✓
Living Room Size	3300mm x 3300mm	10.9m² ✓
Habitable Room Depth	4770mm	✓
Snookel	N/A	✓
Internal Storage	8.9m³	✓
Natural Ventilation	10 METERS	✓
Terrace Size	10.210mm x 2000mm	19.8m² ✓
DDA Compliance	1200mm access + Option B Bath	✓



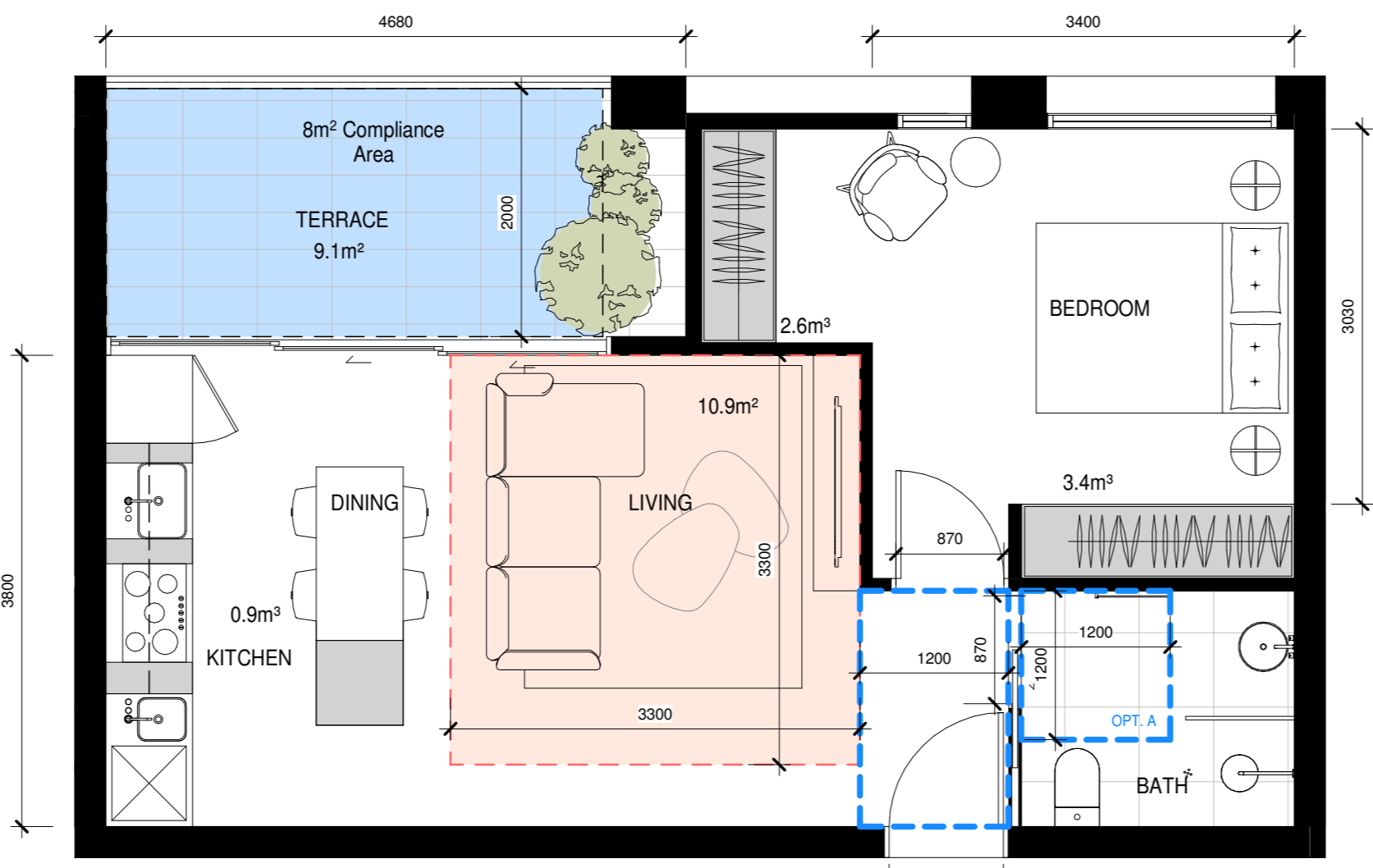
TYPE 1G
 58 m² + 14m² Terrace
 104

Main Bedroom Size	3400mm x 3000mm	✓
Living Room Size	3300mm x 3300mm	10.9m² ✓
Habitable Room Depth	7330mm	✓
Snookel	N/A	✓
Internal Storage	7.8m³	✓
Natural Ventilation	N/A	✓
Terrace Size	7280mm x 2000mm	8.0m² ✓
DDA Compliance	1200mm access + Option A Bath	✓



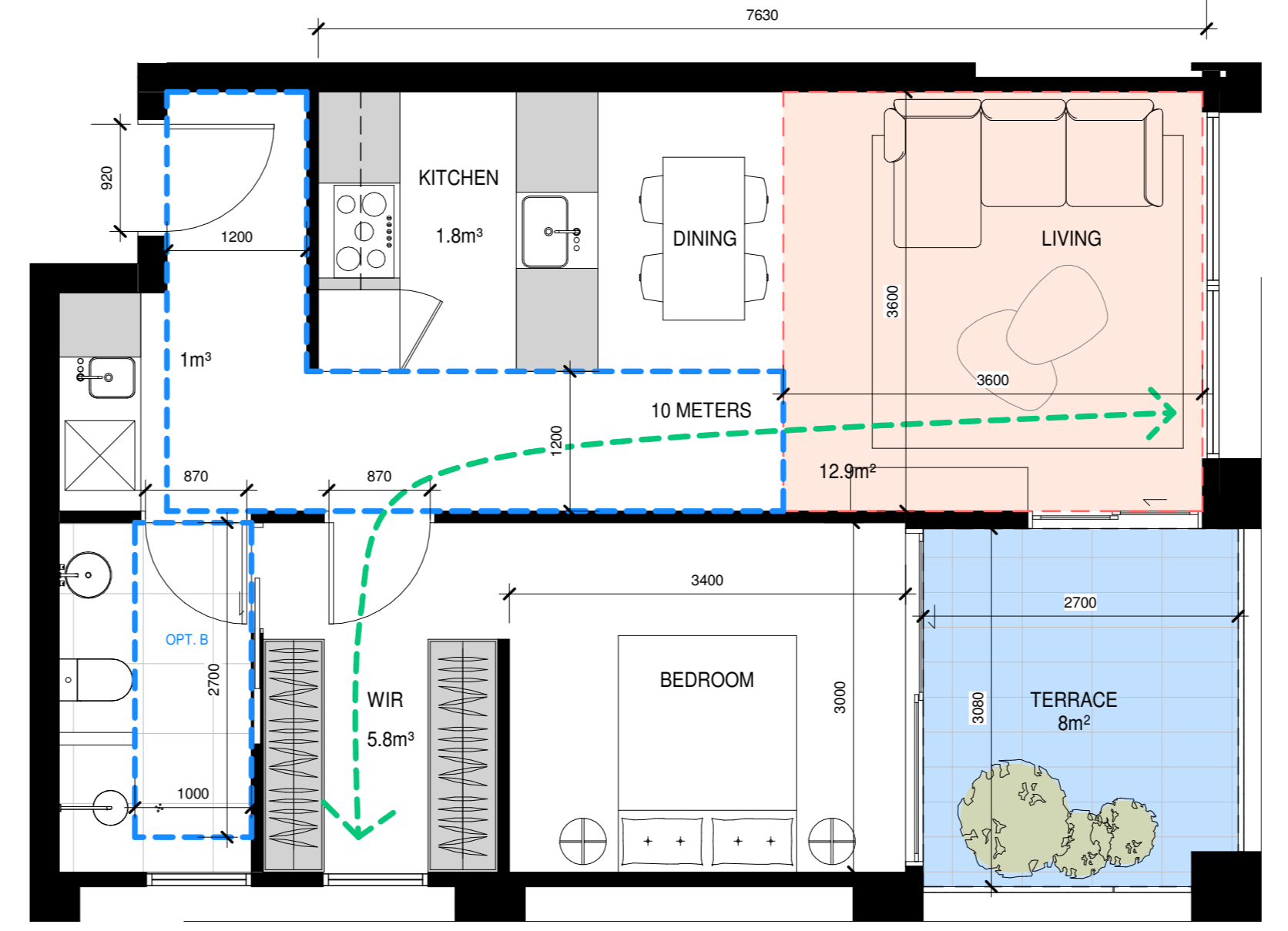
TYPE 1H
 57 m² + 10m² Terrace
 103

Main Bedroom Size	3400mm x 3400mm	✓
Living Room Size	3300mm x 3300mm	10.9m² ✓
Habitable Room Depth	5230mm	✓
Snookel	N/A	✓
Internal Storage	8.1 m³	✓
Natural Ventilation	8 METERS	✓
Terrace Size	5280mm x 2000mm	10.4m² ✓
DDA Compliance	1200mm access + Option B Bath	✓



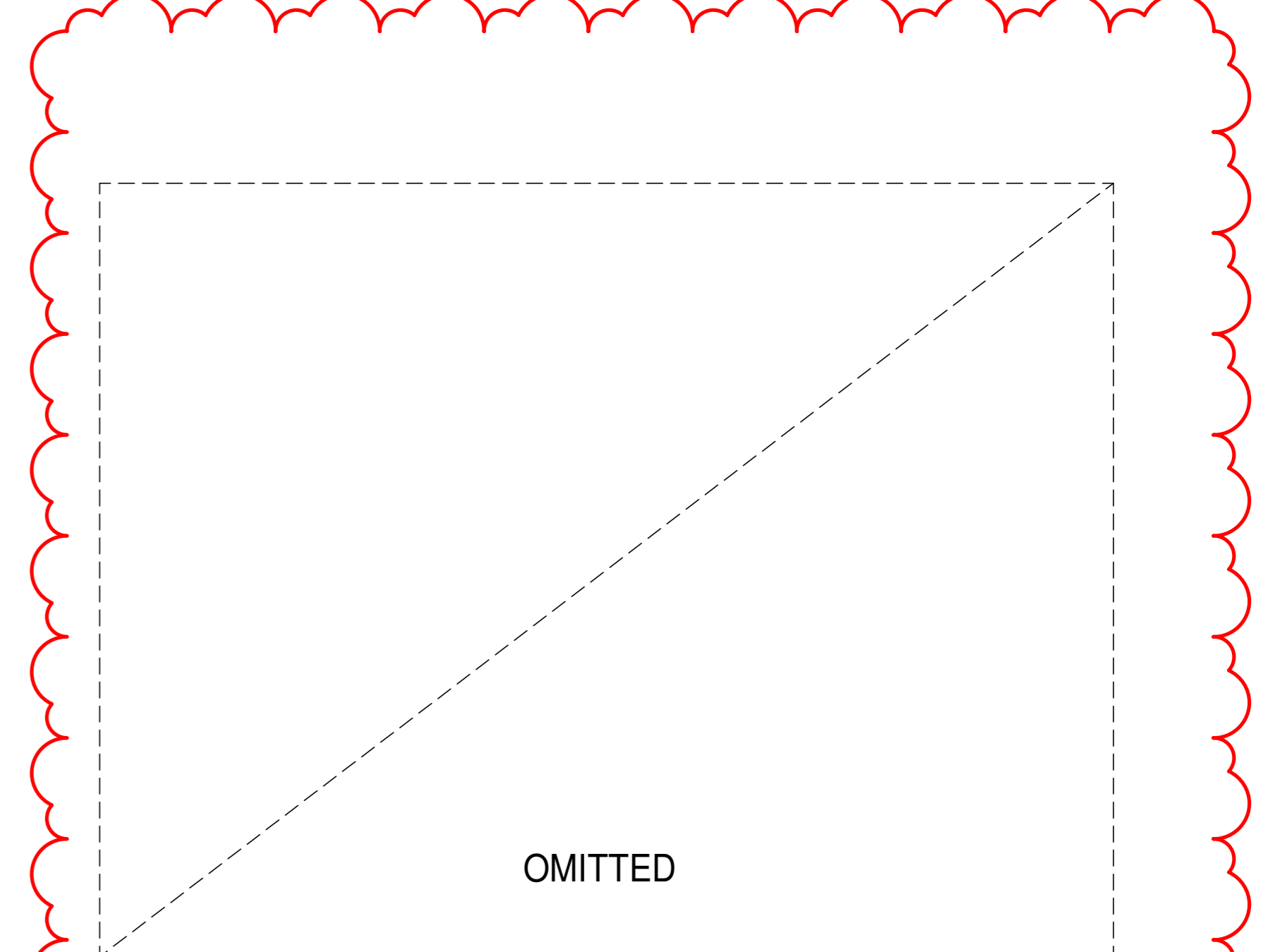
TYPE 1I
 50 m² + 9m² Terrace
 104

Main Bedroom Size	3400mm x 3030mm	✓
Living Room Size	3300mm x 3300mm	10.9m² ✓
Habitable Room Depth	3800mm	✓
Snookel	N/A	✓
Internal Storage	6.9 m³	✓
Natural Ventilation	N/A	✓
Terrace Size	4680mm x 2000mm	9.1m² ✓
DDA Compliance	1200mm access + Option A Bath	✓



TYPE 1J
 60 m² + 8m² Terrace
 102

Main Bedroom Size	3400mm x 3030mm	✓
Living Room Size	3600mm x 3600mm	12.9m² ✓
Habitable Room Depth	7630mm	✓
Snookel	N/A	✓
Internal Storage	8.6 m³	✓
Natural Ventilation	10 METERS	✓
Terrace Size	2700mm x 3080mm	8m² ✓
DDA Compliance	1200mm access + Option B Bath	✓



TYPE 1K
 OMITTED

TYPE 2A-A
 86 m² + 14.43m² Terrace

Main Bedroom Size	3400mm x 3000mm	✓
Second Bedroom Size	3000mm x 3000mm	✓
Living Room Size	4090mm x 3600mm	14.7m ²
Habitable Room Depth	8120mm	✓
Snorkel	N/A	✓
Internal Storage	18.4m ³	✓
Natural Ventilation		✓
Terrace Size	11580mm x 4620mm	14.43m ²
DDA Compliance	1200mm access + Option B Bath	✓

OMITTED

TYPE 2 A-B
 OMITTED

OMITTED

TYPE 2 A-C
 OMITTED

TYPE 2B
 76 m² + 28m² Terrace

Main Bedroom Size	3400mm x 3000mm	✓
Second Bedroom Size	3000mm x 3000mm	✓
Living Room Size	3900mm x 3600mm	12.9m ²
Habitable Room Depth	6270mm	✓
Snorkel	N/A	✓
Internal Storage	14.9m ³	✓
Natural Ventilation		✓
Terrace Size	11390mm x 2520mm	27.28m ²
DDA Compliance	1200mm access + Option B Bath	✓

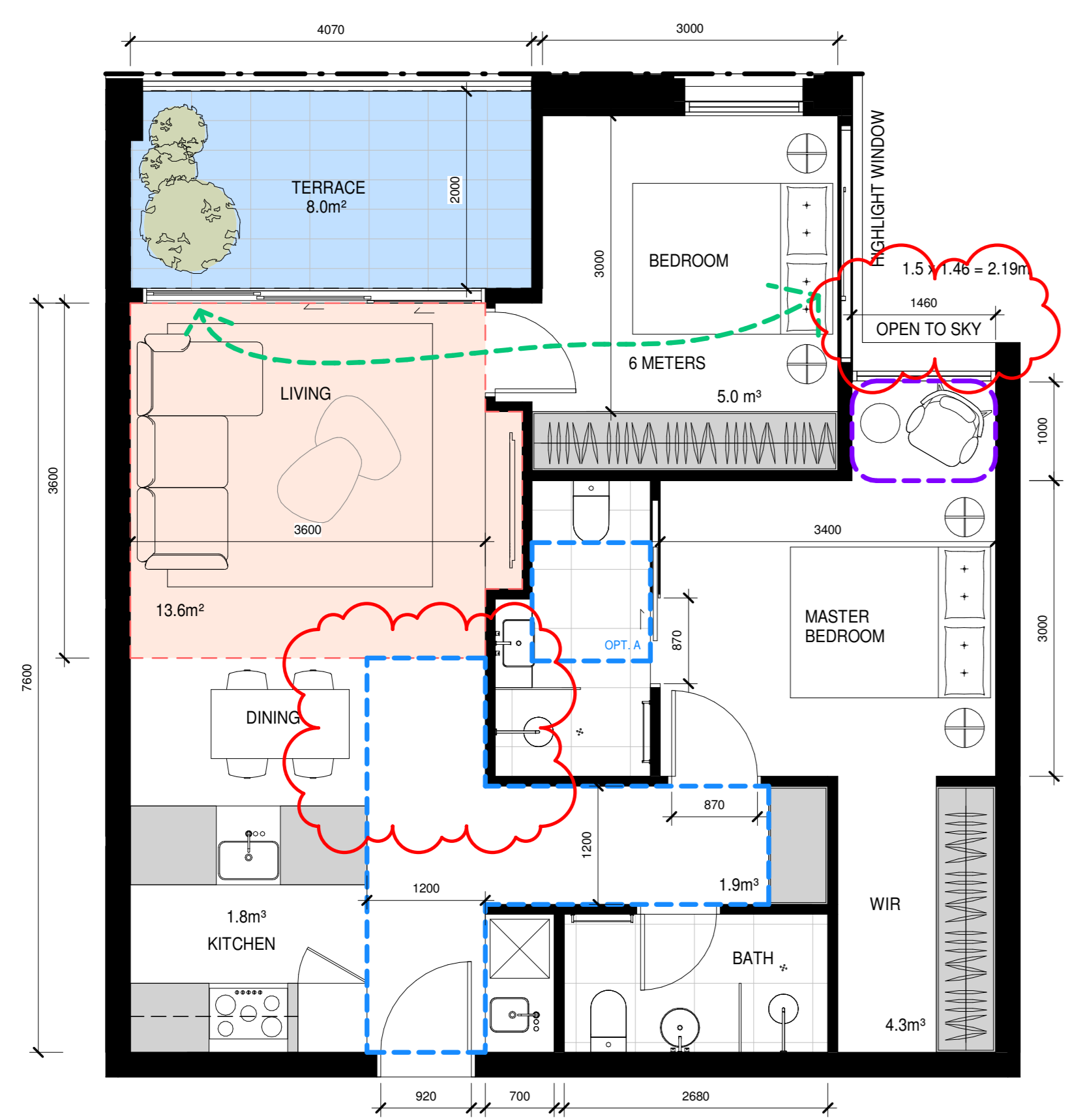
TYPE 2C
 83 m² + 8-m² Terrace

Main Bedroom Size	4480mm x 3000mm	✓
Second Bedroom Size	3000mm x 3400mm	✓
Living Room Size	3600mm x 3600mm	13.6m ²
Habitable Room Depth	7600mm	✓
Snorkel	N/A	✓
Internal Storage	14.6m ³	✓
Natural Ventilation	11 METERS	✓
Terrace Size	2000mm x 4070mm	8m ²
DDA Compliance	1200mm access + Option A Bath	✓

TYPE 2D
 70 m² + 9m² Terrace

Main Bedroom Size	3400mm x 3000mm	✓
Second Bedroom Size	3000mm x 3140mm	✓
Living Room Size	3600mm x 3600mm	12.9m ²
Habitable Room Depth	5150mm	✓
Snorkel	N/A	✓
Internal Storage	10.8m ³	✓
Natural Ventilation		✓
Terrace Size	2000mm x 4710mm	9.4m ²
DDA Compliance	1200mm access + Option A Bath	✓

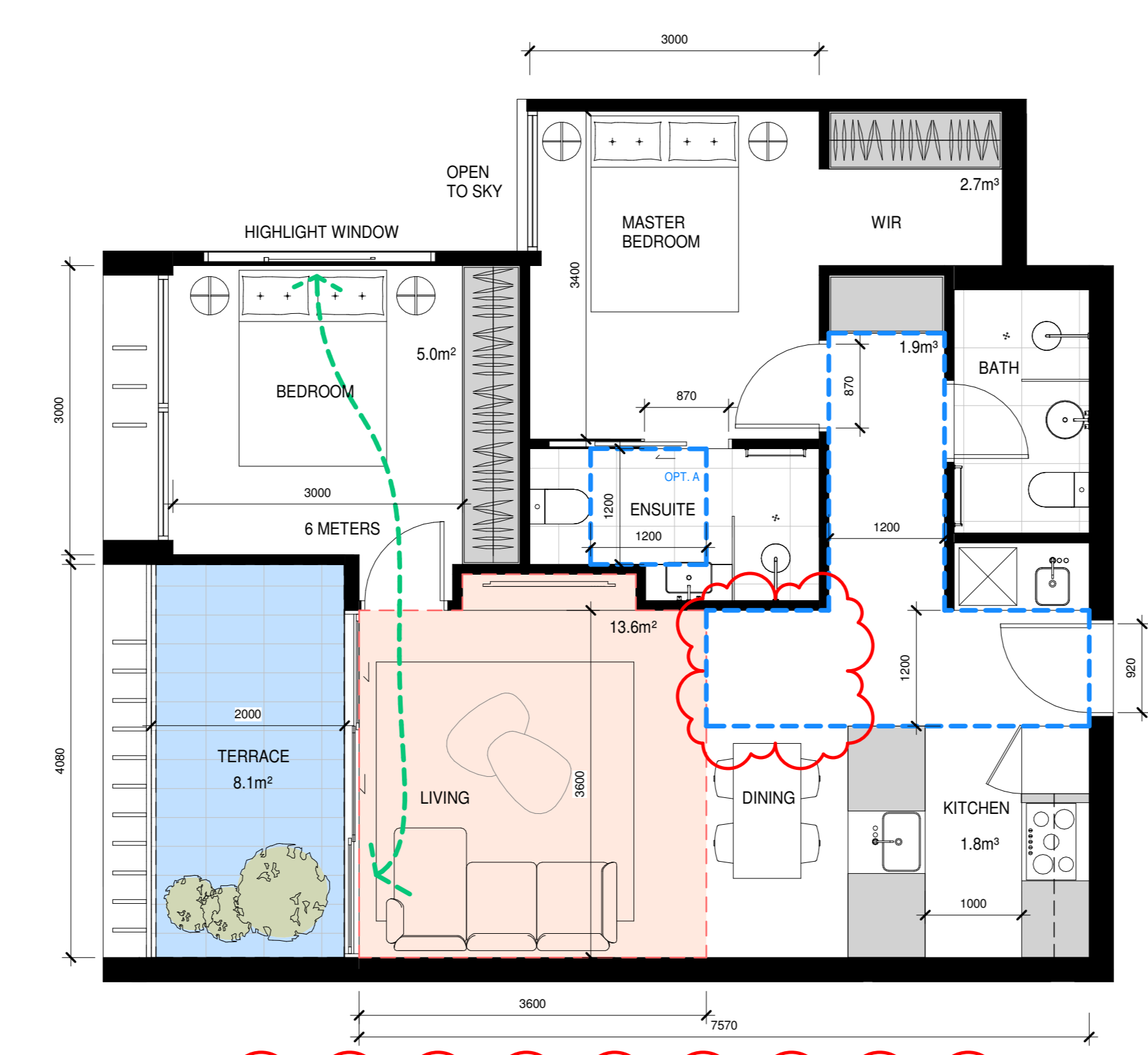
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TYPE 2E-A
77 m² + 8m² Terrace

202	203	206	207	209
210	211	302	303	306
307	309	316	311	312
313	422	423		

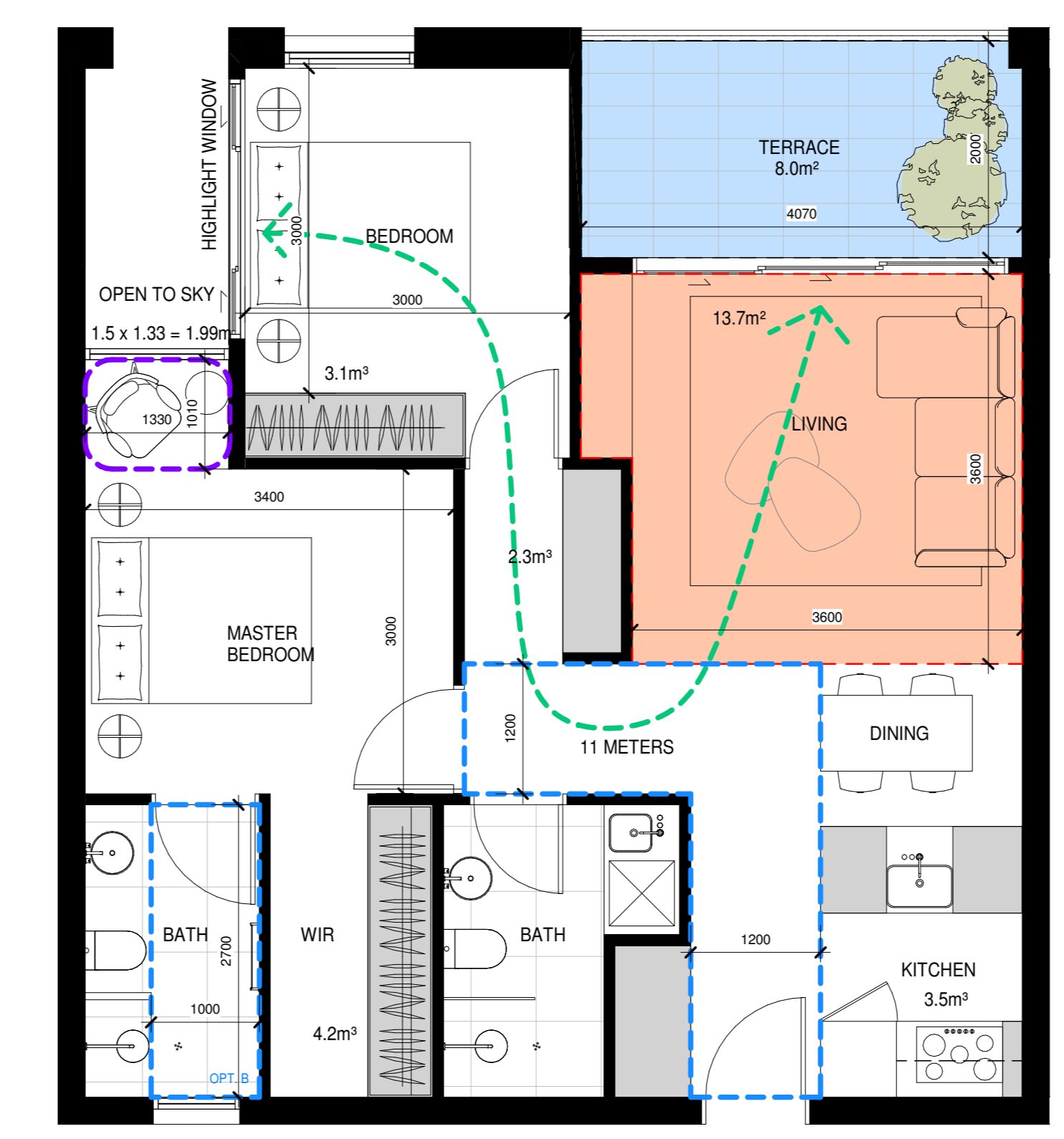
Main Bedroom Size	3400mm x 3000mm	✓	
Second Bedroom Size	3030mm x 3000mm	✓	
Living Room Size	3600mm x 3600mm	13.6m ²	✓
Habitable Room Depth	7600mm	✓	
Snookel	1460mm X 1000mm	✓	
Internal Storage	13m ³	✓	
Natural Ventilation	6 METERS	✓	
Terrace Size	2000mm x 4710mm	9.4m ²	✓
DDA Compliance	1200mm access + Option A Bath	✓	



TYPE 2E-B
72 m² + 8m² Terrace

218	316	414	510	
-----	-----	-----	-----	--

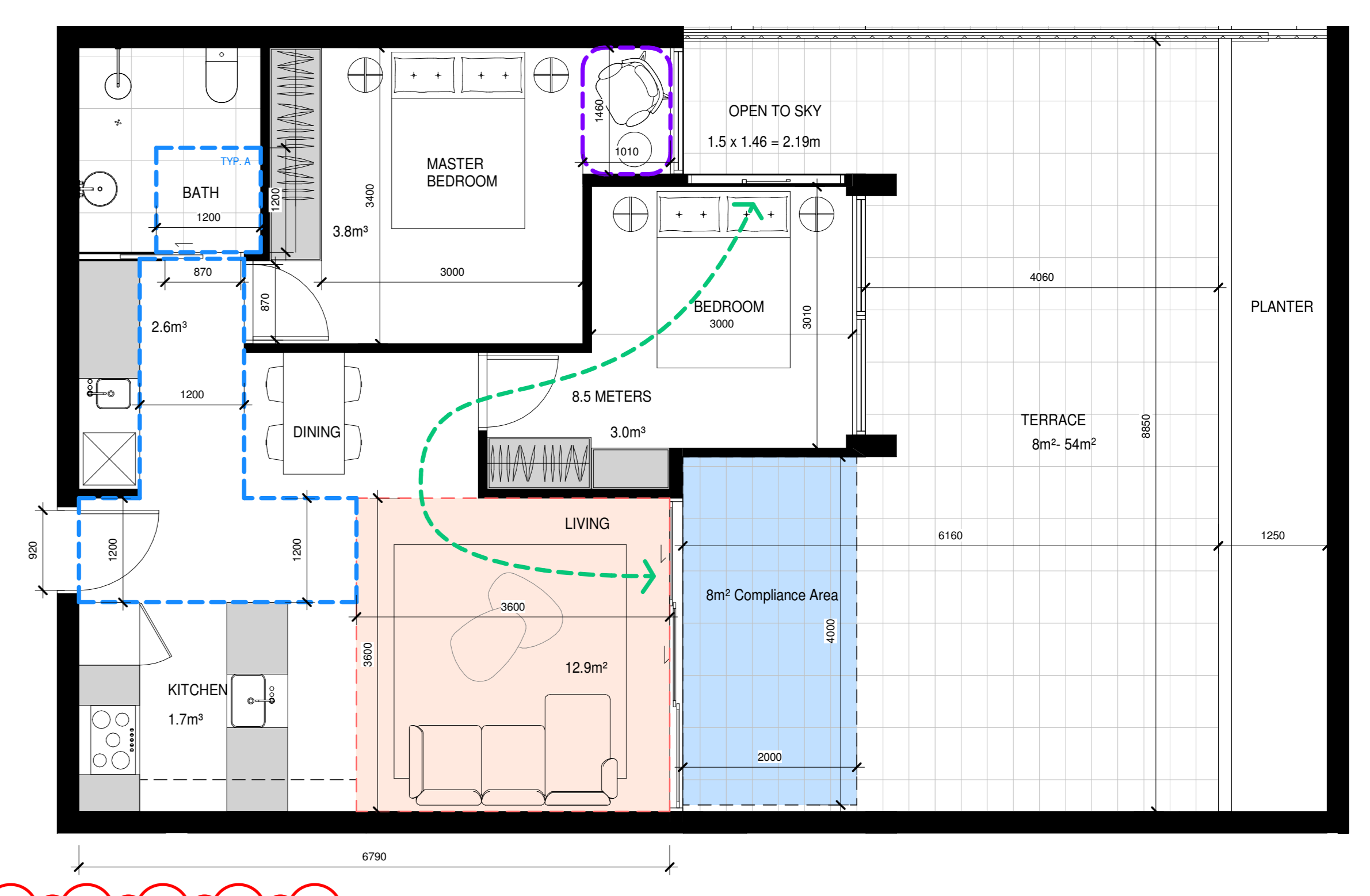
Main Bedroom Size	3400mm x 3000mm	✓	
Second Bedroom Size	3000mm x 3000mm	✓	
Living Room Size	3600mm x 3600mm	13.6m ²	✓
Habitable Room Depth	7570mm	✓	
Snookel	1330mm x 1010mm	✓	
Internal Storage	11.4m ³	✓	
Natural Ventilation	6 METERS	✓	
Terrace Size	2000mm x 4080mm	8.1m ²	✓
DDA Compliance	1200mm access + Option A Bath	✓	



TYPE 2E-C
77 m² + 8m² Terrace

204	205	304	305	
-----	-----	-----	-----	--

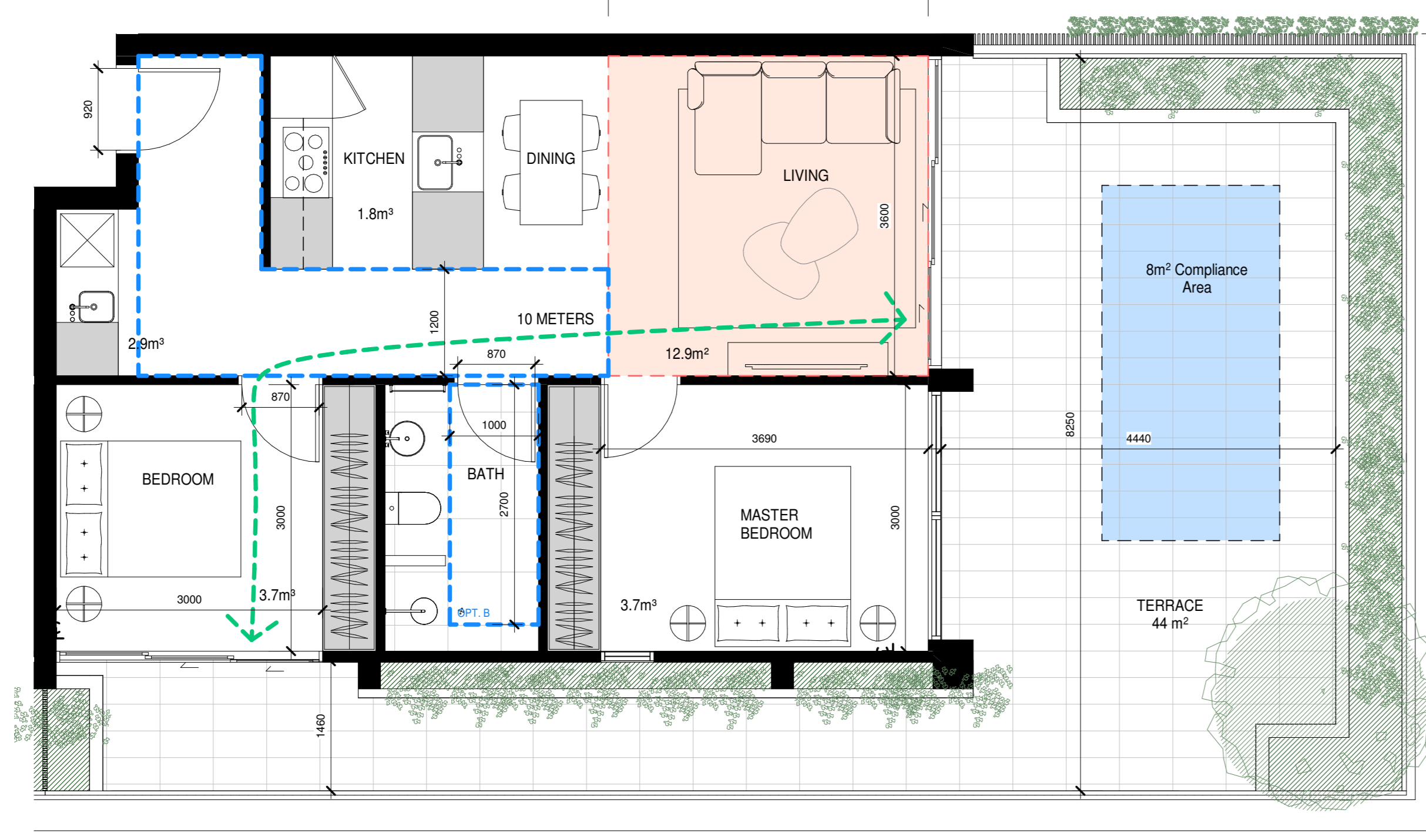
Main Bedroom Size	3400mm x 3000mm	✓	
Second Bedroom Size	3000mm x 3000mm	✓	
Living Room Size	3600mm x 3600mm	13.6m ²	✓
Habitable Room Depth	7600mm	✓	
Snookel	1330mm x 1010mm	✓	
Internal Storage	13.1m ³	✓	
Natural Ventilation	6 METERS	✓	
Terrace Size	2000mm x 4070mm	8.1m ²	✓
DDA Compliance	1200mm access + Option B Bath	✓	



TYPE 2E-D
71 m² + 8-54m² Terrace

191	192	212	213	
312	313	410	411	
506	507	508		

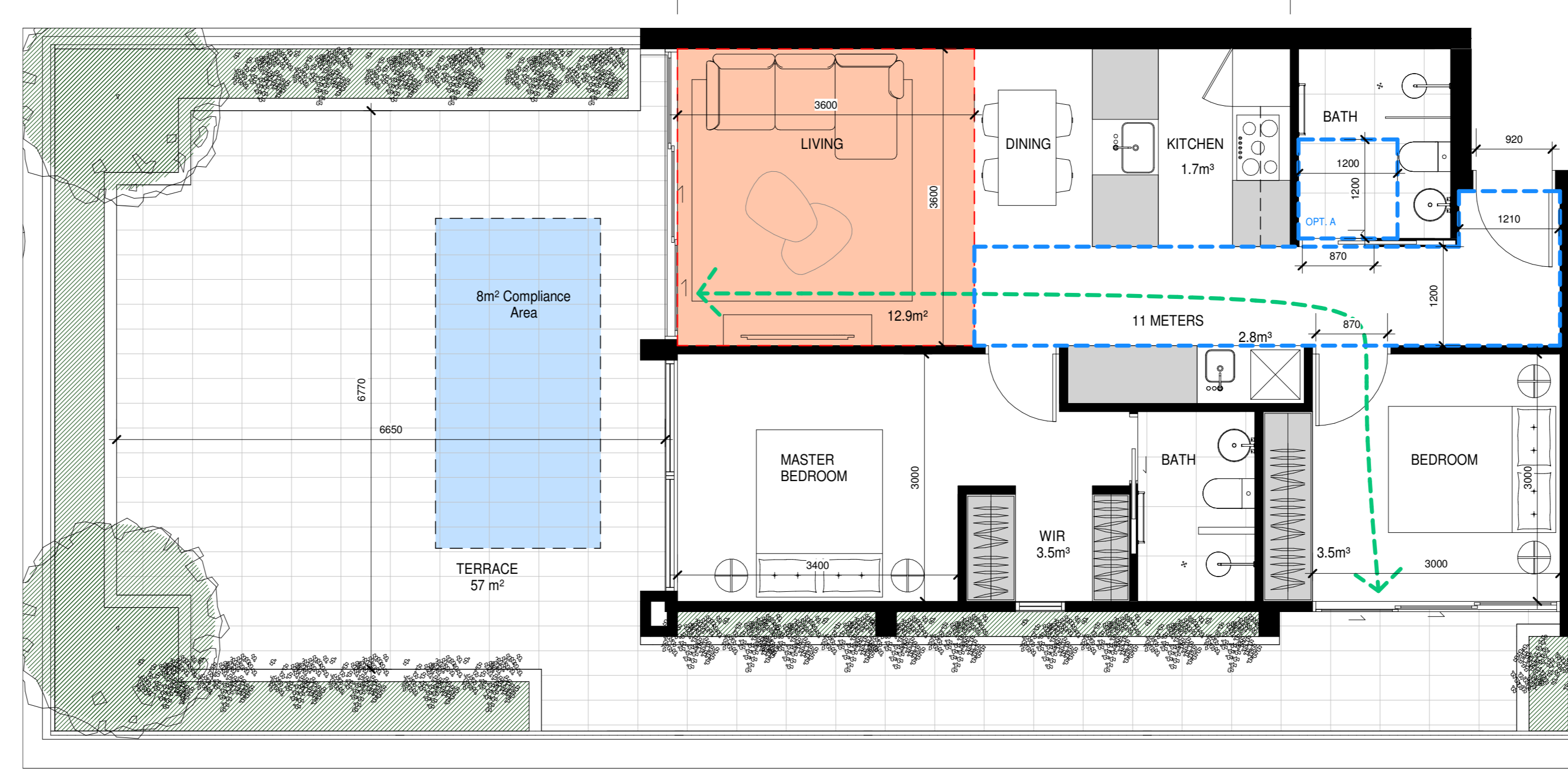
Main Bedroom Size	3400mm x 3000mm	✓	
Second Bedroom Size	3000mm x 3000mm	✓	
Living Room Size	3600mm x 3600mm	12.9m ²	✓
Habitable Room Depth	6790mm	✓	
Snookel	1460mm x 1010mm	✓	
Internal Storage	11.1m ³	✓	
Natural Ventilation	8.5 METERS	✓	
Terrace Size	6130mm x 8650mm	8.54m ²	✓
DDA Compliance	1200mm access + Option A Bath	✓	



TYPE 2H-A
68 m² + 44m² Terrace

314				
-----	--	--	--	--

Main Bedroom Size	3690mm x 3000mm	✓	
Second Bedroom Size	3000mm x 3000mm	✓	
Living Room Size	3600mm x 3600mm	13.6m ²	✓
Habitable Room Depth	7410mm	✓	
Snookel		✓	
Internal Storage	12.1m ³	✓	
Natural Ventilation	10 METERS	✓	
Terrace Size	4440mm x 8250mm	44m ²	✓
DDA Compliance	1200mm access + Option B Bath	✓	



TYPE 2H-B
74 m² + 57m² Terrace

314				
-----	--	--	--	--

Main Bedroom Size	3400mm x 3000mm	✓	
Second Bedroom Size	3000mm x 3000mm	✓	
Living Room Size	3600mm x 3600mm	12.9m ²	✓
Habitable Room Depth	7430mm	✓	
Snookel	1330mm x 1010mm	✓	
Internal Storage	11.5m ³	✓	
Natural Ventilation	11 METERS	✓	
Terrace Size	6600mm x 6770mm	57m ²	✓
DDA Compliance	1200mm access + Option A Bath	✓	



TYPE 2I
67 m² + 18m² Terrace

404	405	407		
-----	-----	-----	--	--

Main Bedroom Size	3480mm x 3000mm	✓	
Second Bedroom Size	3000mm x 3000mm	✓	
Living Room Size	3600mm x 3600mm	12.9m ²	✓
Habitable Room Depth	7600mm	✓	
Snookel	1450mm x 990mm	✓	
Internal Storage	10m ³	✓	
Natural Ventilation		✓	
Terrace Size	2000mm x 7380mm	18.6m ²	✓
DDA Compliance	1200mm access + Option A Bath	✓	

TYPE 2F OMITTED
 TYPE 2G OMITTED



NOTES
 Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra detailed work shown on this drawing must be ordered and approved before proceeding.

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REV	DATE	REVISION	BY	CHK	REV	DATE	REVISION	BY	CHK
A	12.12.18	Town Planning RFI	KH	DC					
B	24.08.19	WITHOUT PREJUDICE	KH	DC					
C	03.06.19	WITHOUT PREJUDICE - SKETCH	KH	DC					
D	18.06.19	VCAT - FINAL HEARING	KH	DC					

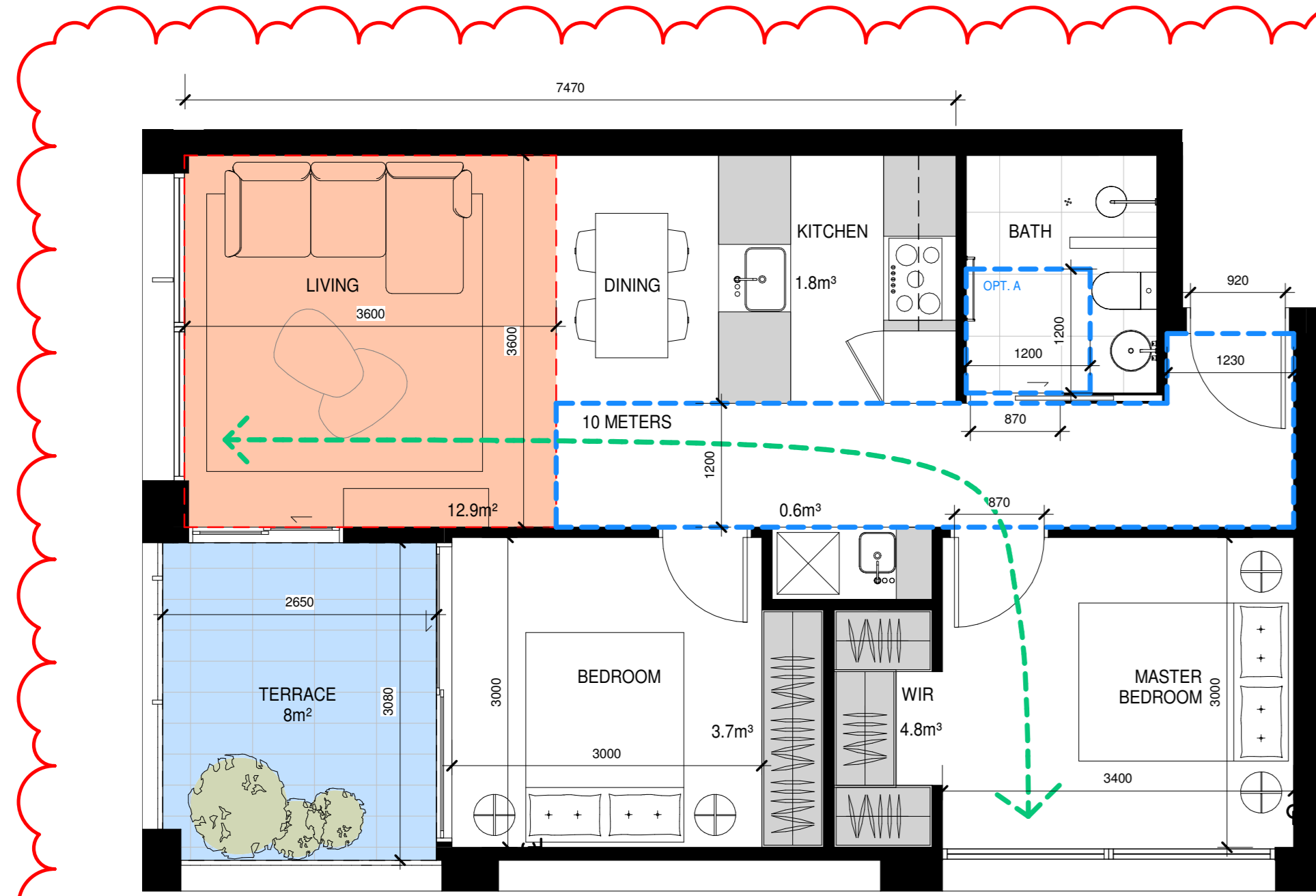
PROJECT
554-556 HIGH STREET ROAD
 554-556 HIGH STREET ROAD, MOUNT WAYERLEY
 OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING STATUS
 VCAT - FINAL HEARING

JOB N° 17020
 REVISION N° D
 DATE 03/06/2019
 SCALE 1:50 @A40
 DRAWN BY BM
 CHECKED BY DC

DRAWING TITLE
 TYPOLOGY PLAN - TWO BEDROOM

A-TP-203

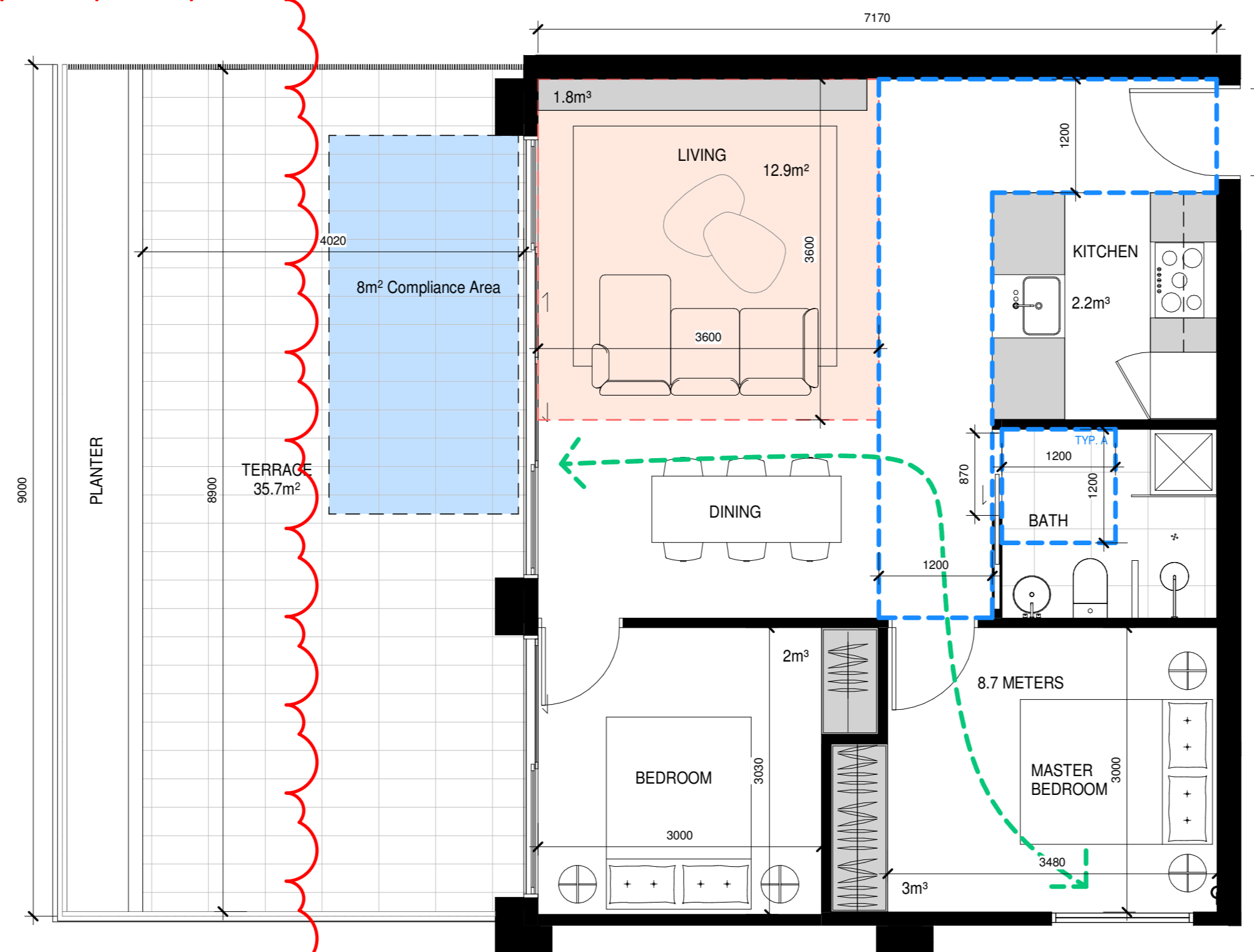


TYPE 2J

66 m² + 8m² Terrace

419

Main Bedroom Size	3400mm x 3000mm	✓
Second Bedroom Size	3000mm x 3000mm	✓
Living Room Size	3600mm x 3600mm	12.9m²
Habitable Room Depth	7470mm	✓
Snooklet		✓
Internal Storage	10.3m³	✓
Natural Ventilation	10 METERS	✓
Terrace Size	2650mm x 3000mm	8m²
DDA Compliance	1200mm access + Option A Bath	✓

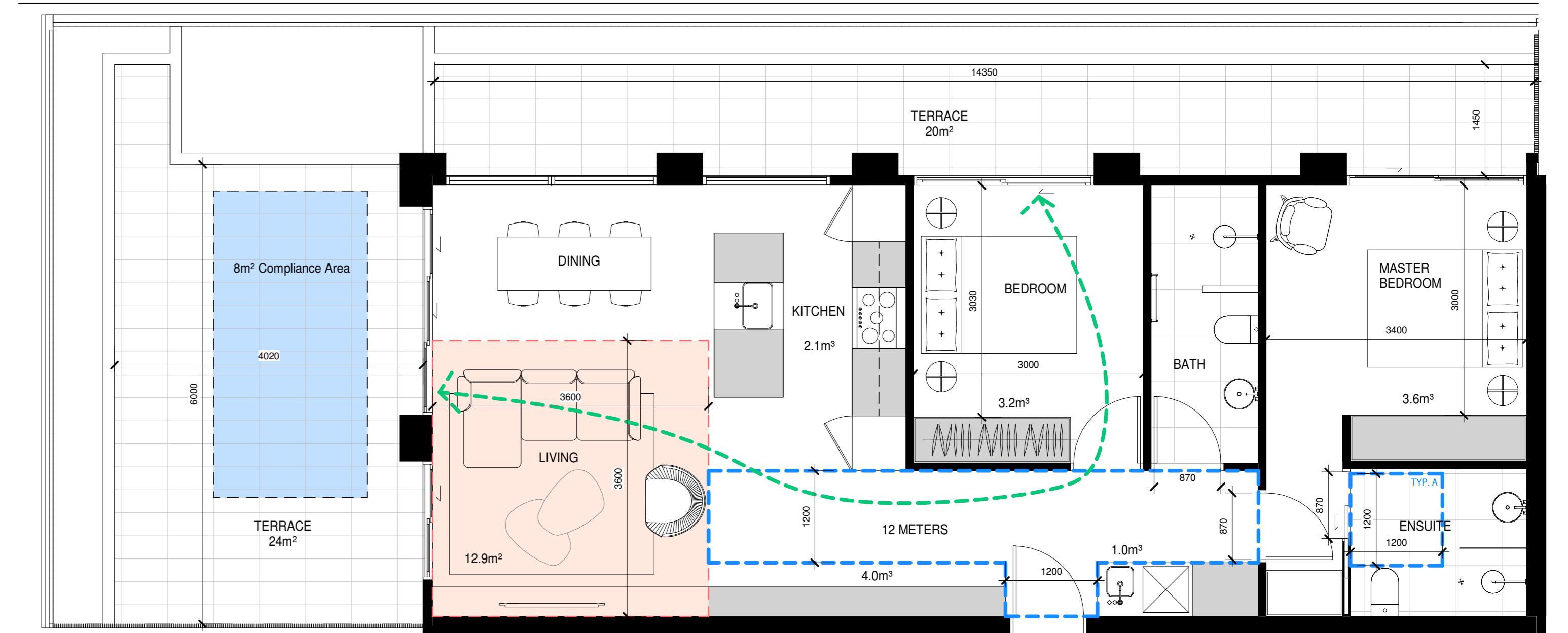


TYPE 2K

67 m² + 35.7m² Terrace

502

Main Bedroom Size	3480mm x 3000mm	✓
Second Bedroom Size	3000mm x 3000mm	✓
Living Room Size	3600mm x 3600mm	12.9m²
Habitable Room Depth	7170mm	✓
Snooklet		✓
Internal Storage	9m³	✓
Natural Ventilation	8.7 METERS	✓
Terrace Size	4020mm x 8900mm	35.7m²
DDA Compliance	1200mm access + Option A Bath	✓

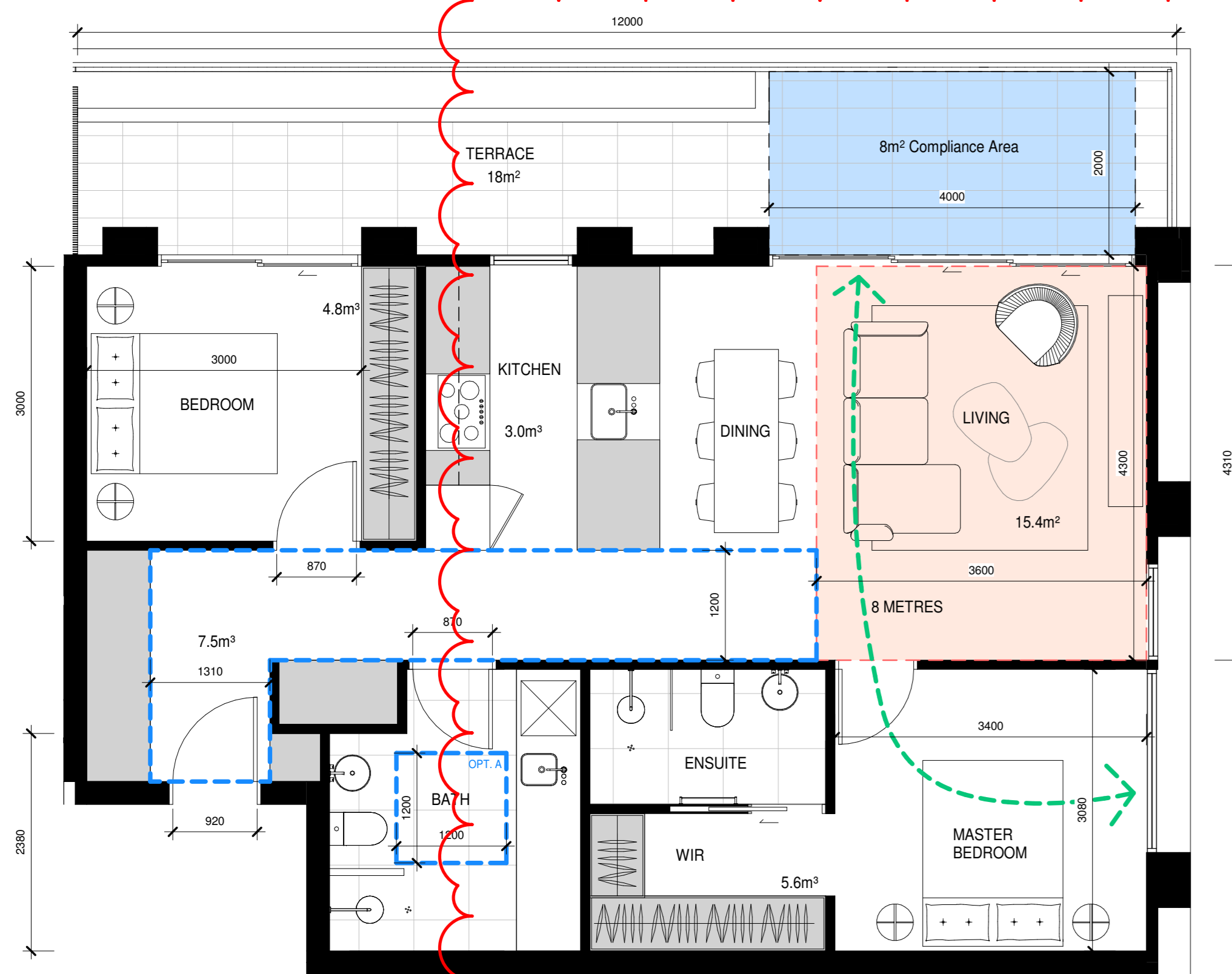


TYPE 2L

85 m² + 44m² Terrace

503

Main Bedroom Size	3400mm x 3000mm	✓
Second Bedroom Size	3000mm x 3000mm	✓
Living Room Size	3600mm x 3600mm	12.9m²
Habitable Room Depth	6170mm	✓
Snooklet		✓
Internal Storage	13.9m³	✓
Natural Ventilation	12 METERS	✓
Terrace Size	4020mm x 6000mm	44m²
DDA Compliance	1200mm access + Option A Bath	✓



TYPE 2M.A

86 m² + 18m² Terrace

505

Main Bedroom Size	3400mm x 3000mm	✓
Second Bedroom Size	3000mm x 3000mm	✓
Living Room Size	4380mm x 3600mm	15.7m²
Habitable Room Depth	6970mm	✓
Snooklet		✓
Internal Storage	20.9m³	✓
Natural Ventilation	8 METERS	✓
Terrace Size	2000mm x 12150mm	18m²
DDA Compliance	1200mm access + Option A Bath	✓

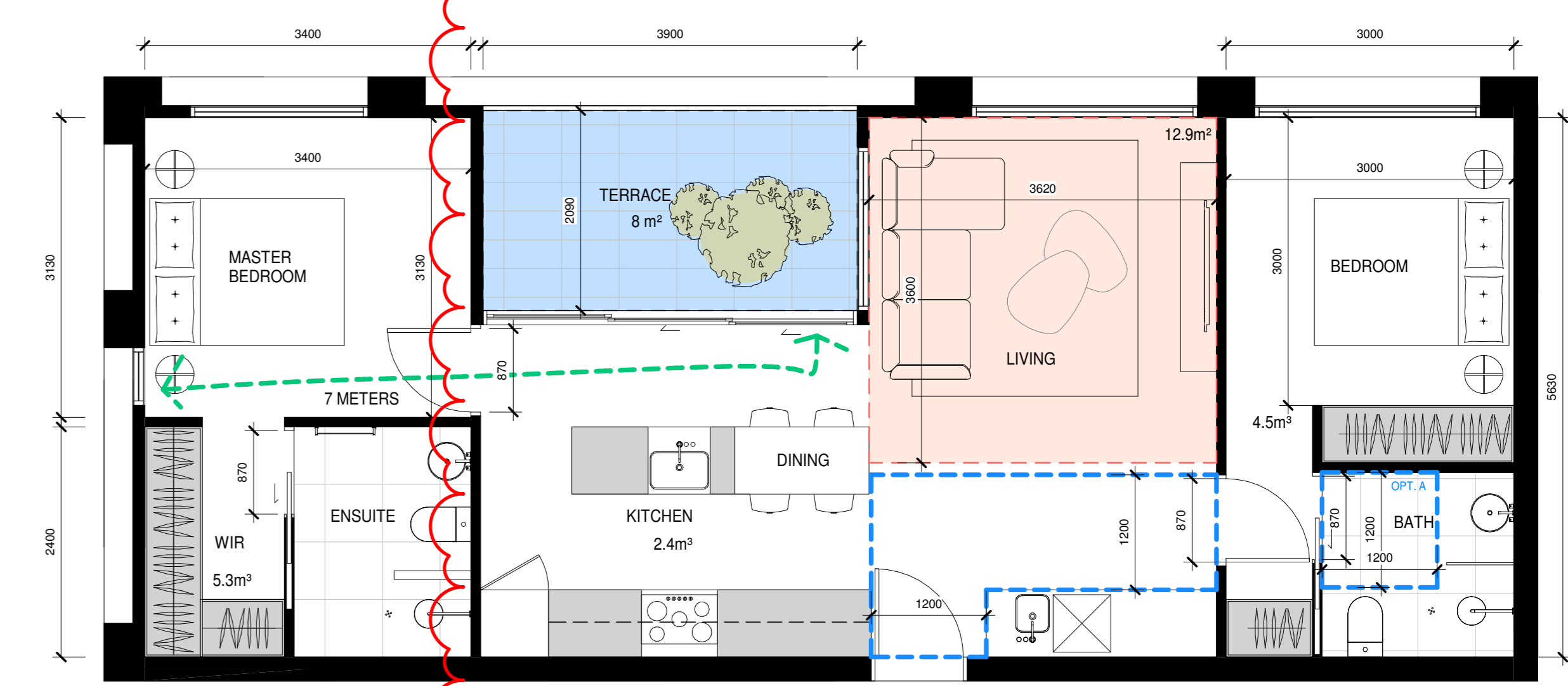


TYPE 2M.B

78 m² + 8m² Terrace

505

Main Bedroom Size	3480mm x 3000mm	✓
Second Bedroom Size	3000mm x 3000mm	✓
Living Room Size	4380mm x 4200mm	18.3m²
Habitable Room Depth	8920mm	✓
Snooklet		✓
Internal Storage	13.5m³	✓
Natural Ventilation	10 METERS	✓
Terrace Size	2700mm x 3060mm	8m²
DDA Compliance	1200mm access + Option B Bath	✓

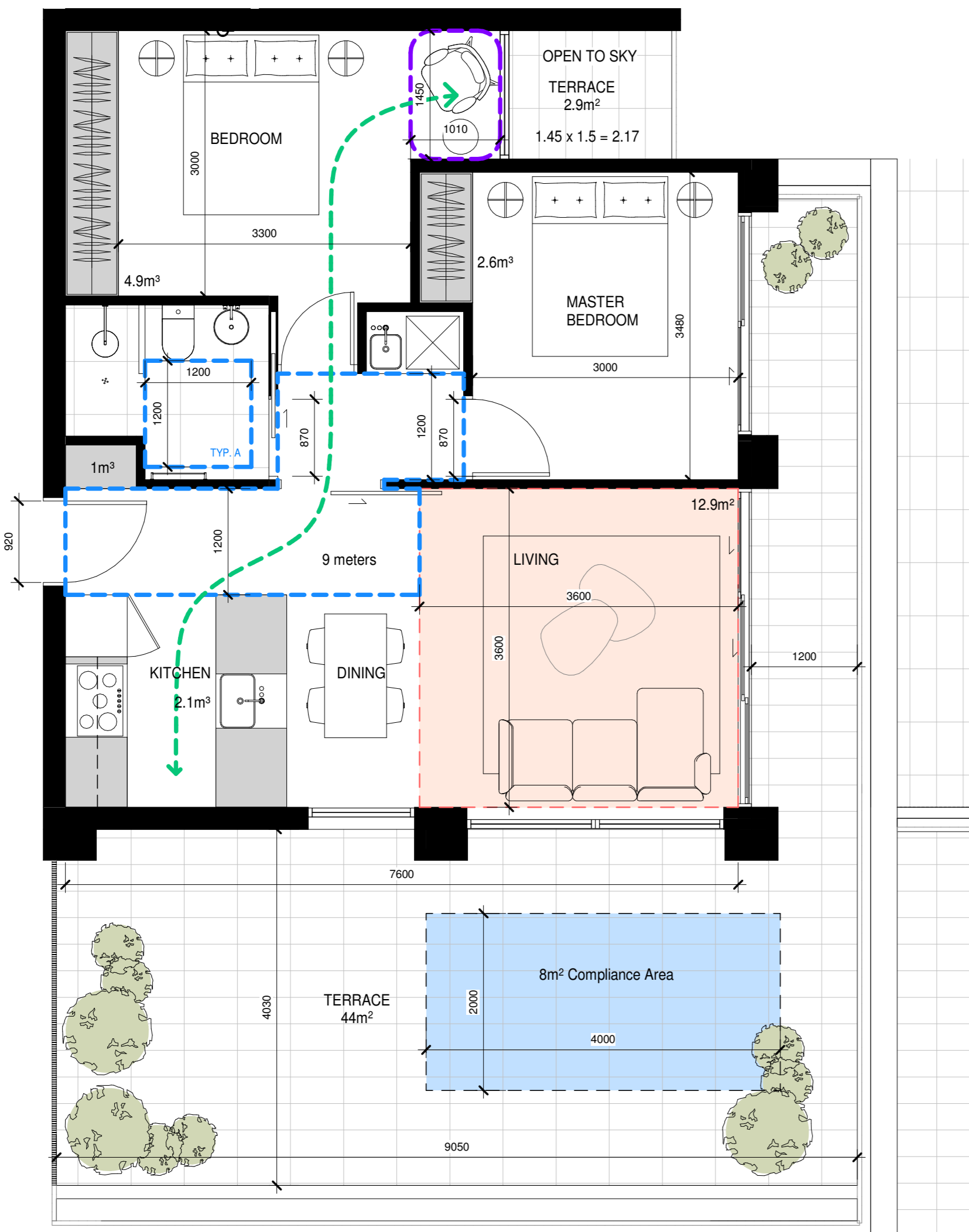


TYPE 2N

77 m² + 8m² Terrace

503

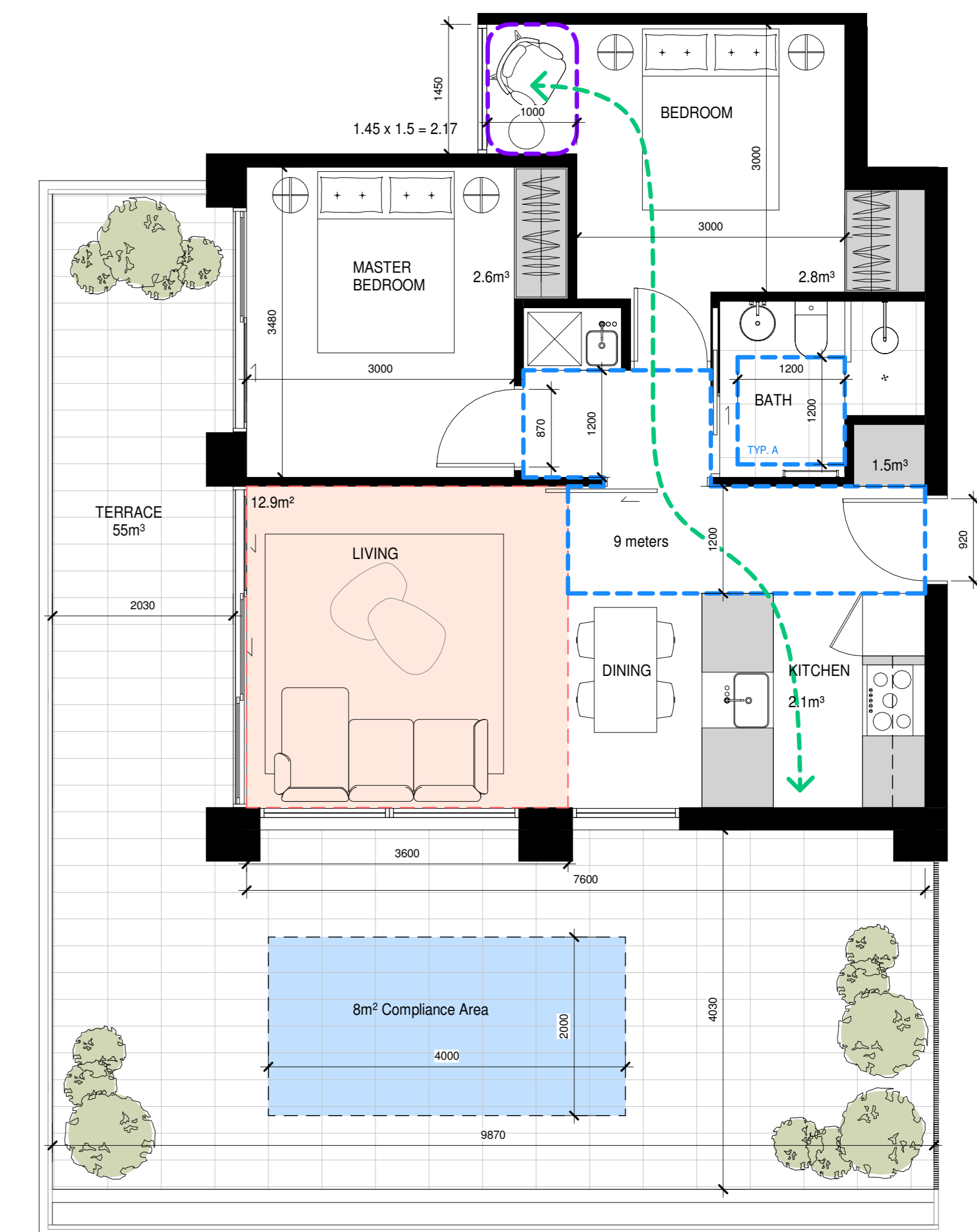
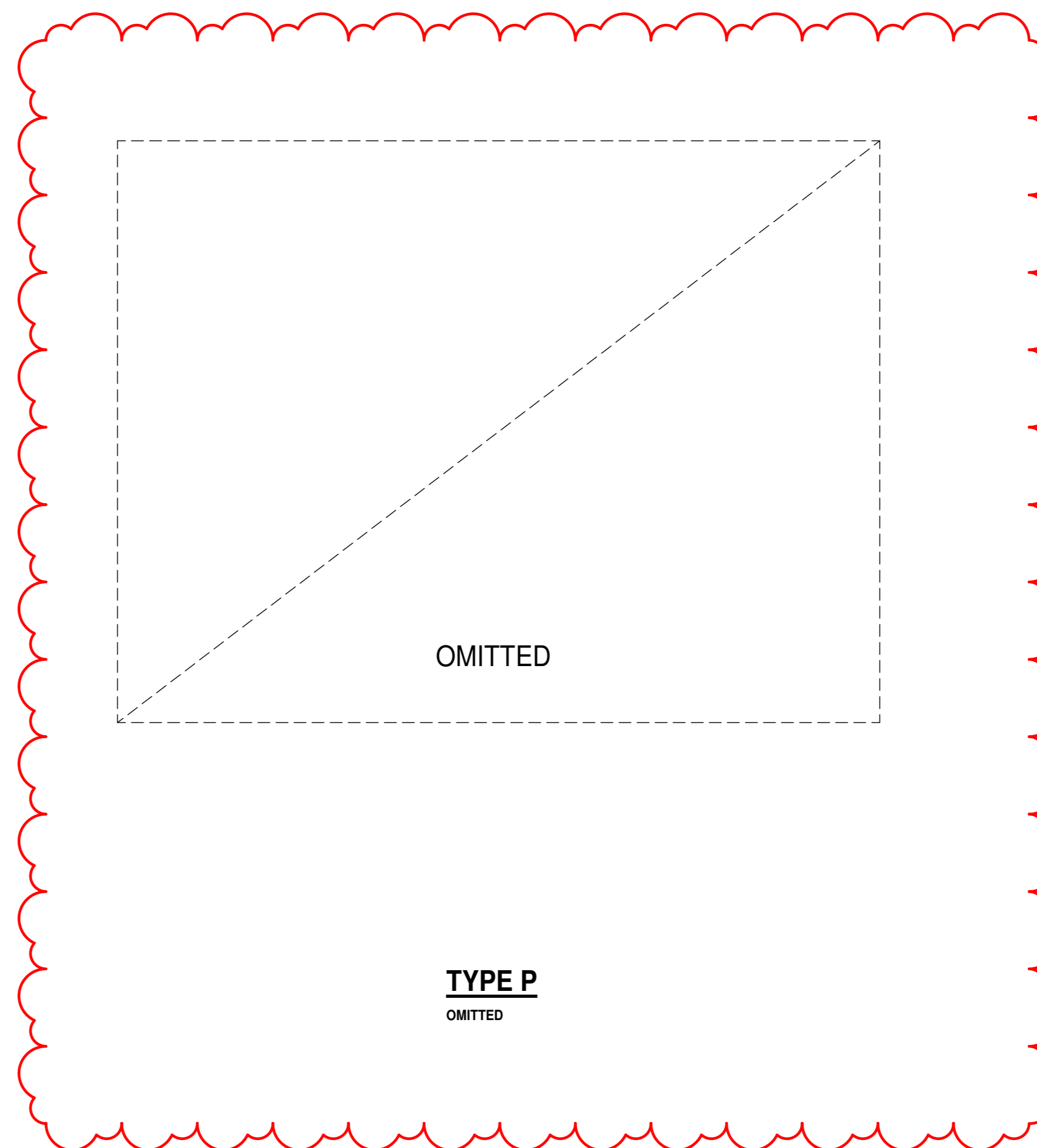
Main Bedroom Size	3400mm x 3130mm	✓
Second Bedroom Size	3000mm x 3000mm	✓
Living Room Size	3600mm x 3600mm	12.9m²
Habitable Room Depth	5635mm	✓
Snooklet		✓
Internal Storage	12.2m³	✓
Natural Ventilation	7 METERS	✓
Terrace Size	2000mm x 3000mm	8m²
DDA Compliance	1200mm access + Option A Bath	✓



TYPE 20
68 m² + 44m² Terrace

607

Main Bedroom Size	3480mm x 3000mm	✓	
Second Bedroom Size	3000mm x 3300mm	✓	
Living Room Size	3600mm x 3600mm	12.9m²	✓
Habitable Room Depth	7800mm	✓	
Snorkel	1450mm X 1000mm	✓	
Internal Storage	10.6m³	✓	
Natural Ventilation	9 METERS	✓	
Terrace Size	4000mm x 9050mm	44m²	✓
DDA Compliance	1200mm access + Option A Bath	✓	



TYPE 2Q
68 m² + 53m² Terrace

608

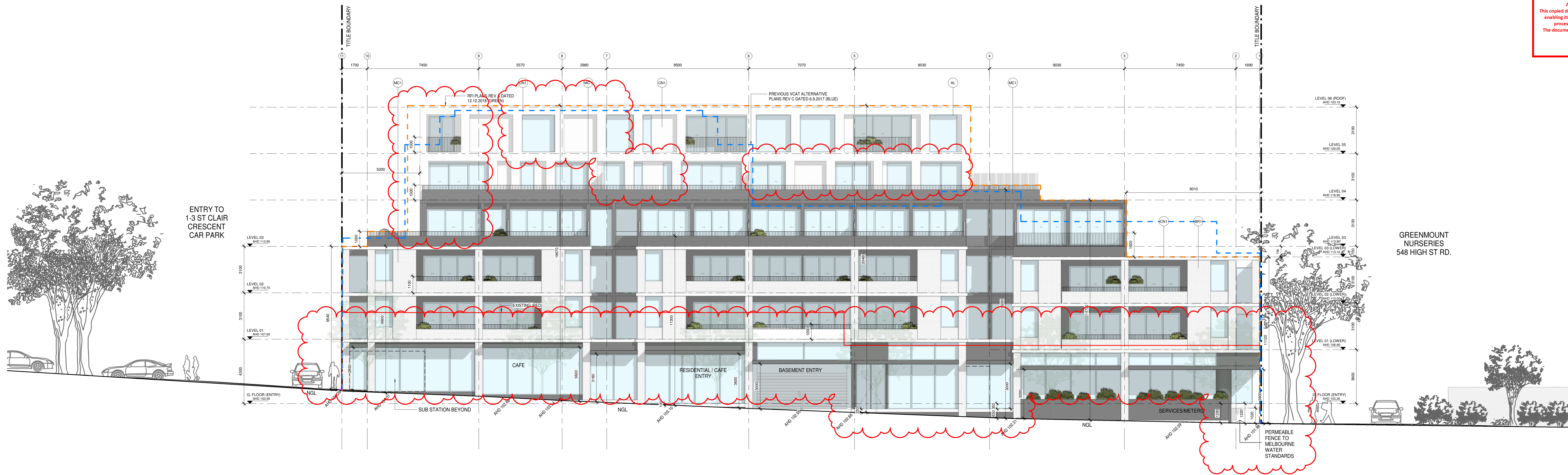
Main Bedroom Size	3480mm x 3000mm	✓	
Second Bedroom Size	3000mm x 3000mm	✓	
Living Room Size	3600mm x 3600mm	12.9m²	✓
Habitable Room Depth	7800mm	✓	
Snorkel	1450mm X 1000mm	✓	
Internal Storage	9.0m³	✓	
Natural Ventilation	9 METERS	✓	
Terrace Size	4000mm x 9870mm	53m²	✓
DDA Compliance	1200mm access + Option A Bath	✓	

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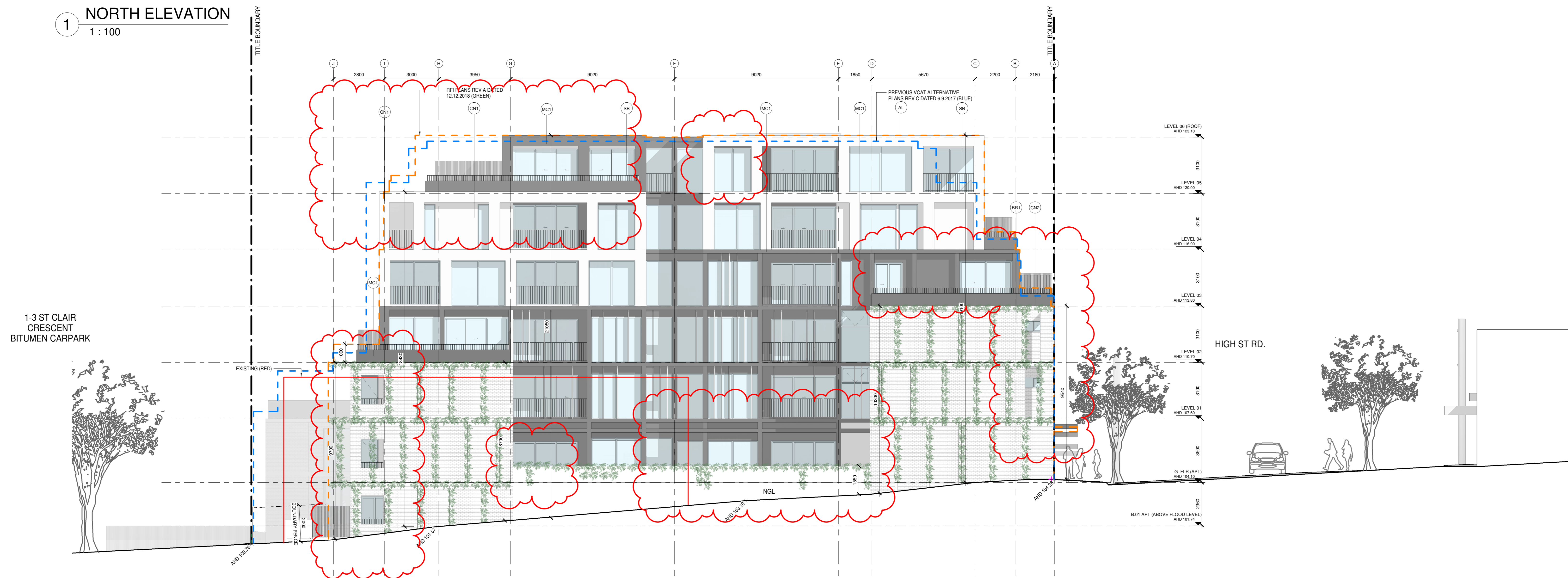
SUMMARY

APARTMENT	FUNCTIONAL LAYOUT				ROOM DEPTH	WINDOWS	STORAGE	NATURAL VENTILATION	P.O.S		ACCESSIBILITY
	TYPES	BEDROOM DIMS	LIVING ROOM WIDTH	LIVING ROOM AREA					HABITABLE ROOM DEPTH	MIN WIDTH	
1 BEDROOM	18	18	18	18	18	5	18	18	18	18	18
2 BEDROOM	61	61	61	61	61	5	61	47	61	61	61
TOTAL	79	79	79	79	79	5	79	52	79	79	79
PERCENTAGE COMPLIANT		100%	100%	100%	100%	100%	100%	66%	100%	100%	100%

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1 NORTH ELEVATION
 1 : 100



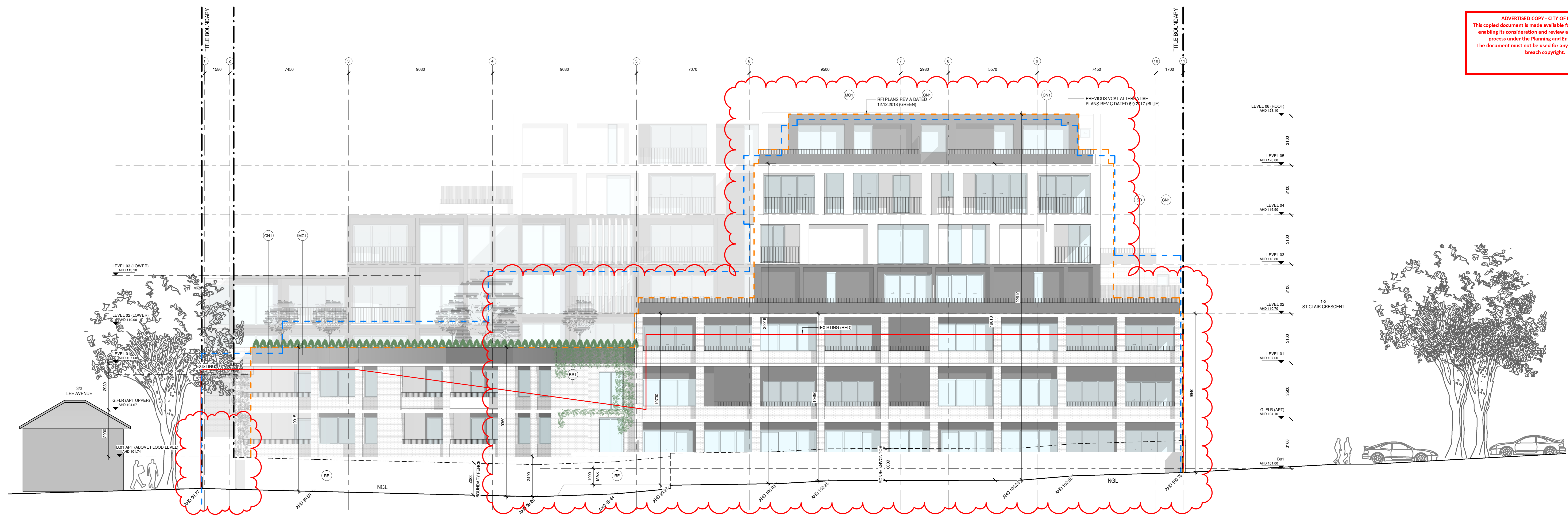
2 EAST ELEVATION
 1 : 100

ELEVATION KEY	
EXISTING CONDITIONS	---
RF1 PLANS REV A DATED 12.12.2018 (GREEN)	---
VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017 (BLUE)	---

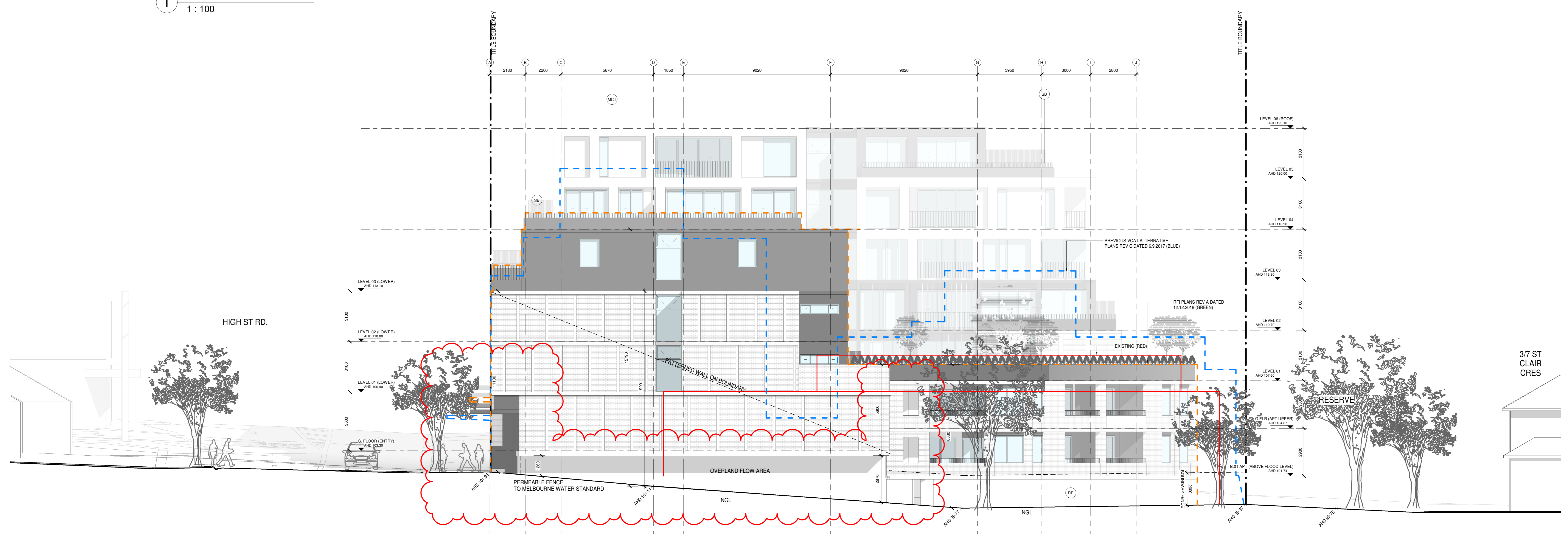
MATERIAL LEGEND	
BR1 - BRICK VENEER	
CN1 - CONCRETE FINISH	
CN2 - CONCRETE FINISH	
MC1 - METAL CLADDING	
SB - STEEL BALUSTRADE	
AL - ALUMINIUM FRAME	
RE - RENDER FINISH	

NOTE:
 REFER FINISHES SCHEDULE FOR DETAILED MATERIAL SELECTION

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1 SOUTH ELEVATION
 1 : 100



2 WEST ELEVATION
 1 : 100

- ELEVATION KEY**
- EXISTING CONDITIONS - - - - -
 - RFI PLANS REV A DATED 12.12.2018 - - - - -
 - VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017 - - - - -
- MATERIAL LEGEND**
- BR1 - BRICK VENEER
 - CN1 - CONCRETE FINISH
 - CN2 - CONCRETE FINISH
 - MC1 - METAL CLADDING
 - SB - STEEL BALUSTRADE
 - AL - ALUMINIUM FRAME
 - RE - RENDER FINISH
- NOTE**
 REFER FINISHES SCHEDULE FOR DETAILED MATERIAL SELECTION

CS-A
 Cera Stribley Architects
 Cera Stribley Pty. Ltd.
 ABN 29 350 585 700
 + 61 3 9533 2582
 info@cs-a.com.au
 www.cs-a.com.au
 Studio 4, 249 Chapel St
 Prahran VIC 3181 AUS

NOTES
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REV DATE	REVISION	BY	CHK	REV DATE	REVISION	BY	CHK
A	12.12.18 Town Planning RFI	KH	DC				
B	24.05.19 WITHOUT PREJUDICE	KH	DC				
D	18.06.19 VCAT - FINAL HEARING	KH	DC				

PROJECT
 554-556 HIGH STREET ROAD
 554-556 HIGH STREET ROAD, MOUNT WAVERLEY
 OVER 55'S RESIDENTIAL DEVELOPMENT

DRAWING TITLES
 VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 15/05/2019
SCALE 1:100 @A0
DRAWN BY BM
CHECKED BY DC

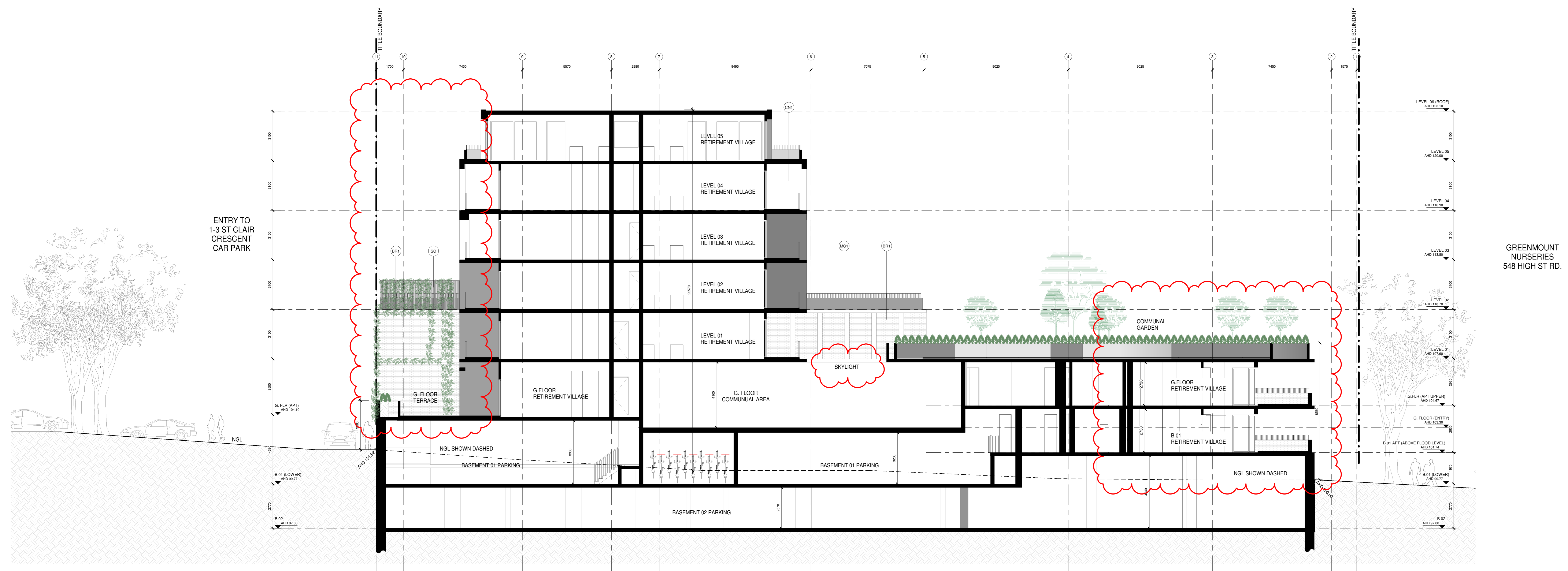
DRAWING TITLE
 PROPOSED ELEVATION - 02

A-TP-301

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1 SOUTH-WEST ELEVATION
 1 : 100



2 NORTH INTERNAL
 1 : 100

ELEVATION KEY	
EXISTING CONDITIONS	---
RFI PLANS REV A DATED 12.12.2019	---
VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017	---
MATERIAL LEGEND	
BR1 - BRICK VENEER	
CN1 - CONCRETE FINISH	
CN2 - CONCRETE FINISH	
MC1 - METAL CLADDING	
SB - STEEL BALUSTRADE	
AL - ALUMINIUM FRAME	
RF - RENDER FINISH	
NOTE: REFER FINISHES SCHEDULE FOR DETAILED MATERIAL SELECTION	

CS-A
 Cera Stribley Architects
 Cera Stribley Pty. Ltd.
 ABN 29 350 585 700
 + 61 3 9533 2582
 info@cs-a.com.au
 www.cs-a.com.au
 Studio 4, 249 Chapel St
 Prahran VIC 3181 AUS

NOTES
 Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra detailed work shown on this drawing must be ordered and approved before proceeding.

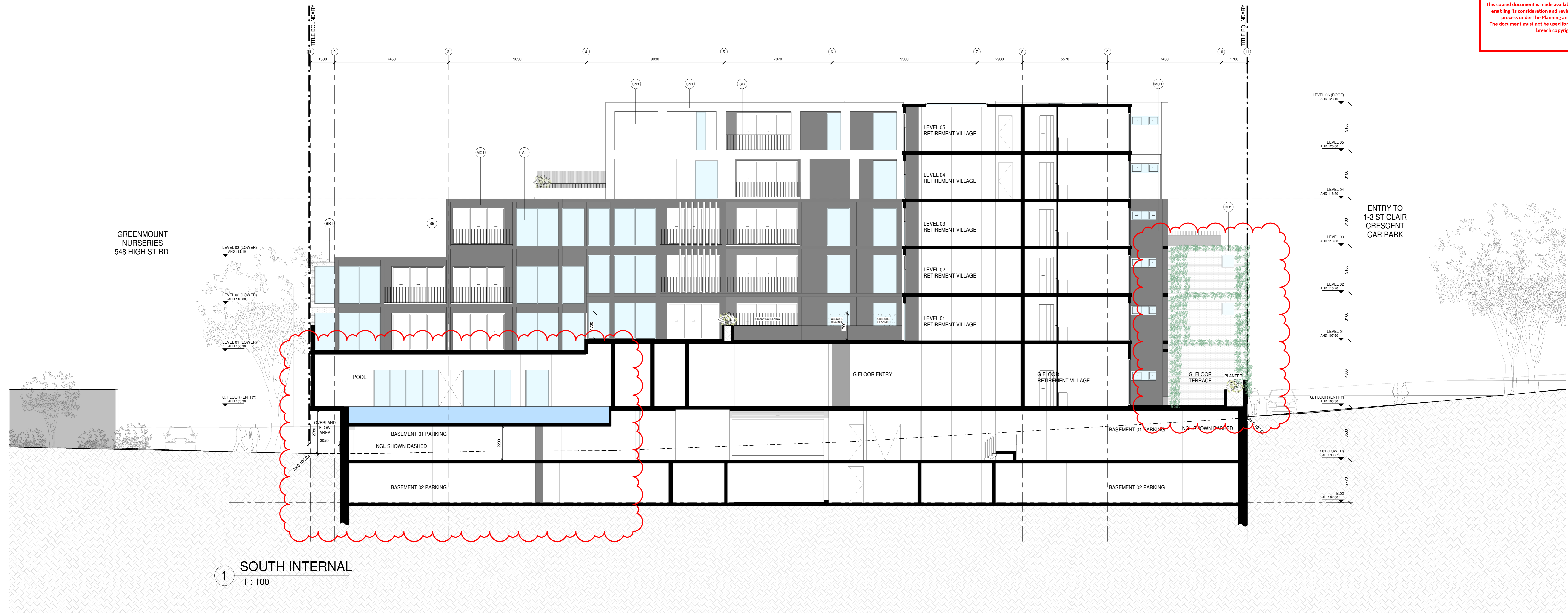
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REV DATE	REVISION	BY	CHK	REV DATE	REVISION	BY	CHK
A	12.12.18 Town Planning RFI	KH	DC				
B	24.05.19 WITHOUT PREJUDICE	KH	DC				
D	18.06.19 VCAT - FINAL HEARING	KH	DC				

PROJECT
 554-556 HIGH STREET ROAD
 554-556 HIGH STREET ROAD, MOUNT WAVERLEY
 OVER 55'S RESIDENTIAL DEVELOPMENT
DRAWING STATUS
 VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 19/05/2019
SCALE 1:100 @A0
DRAWN BY BM
CHECKED BY DC
DRAWING TITLE
 PROPOSED ELEVATION - 03
A-TP-302

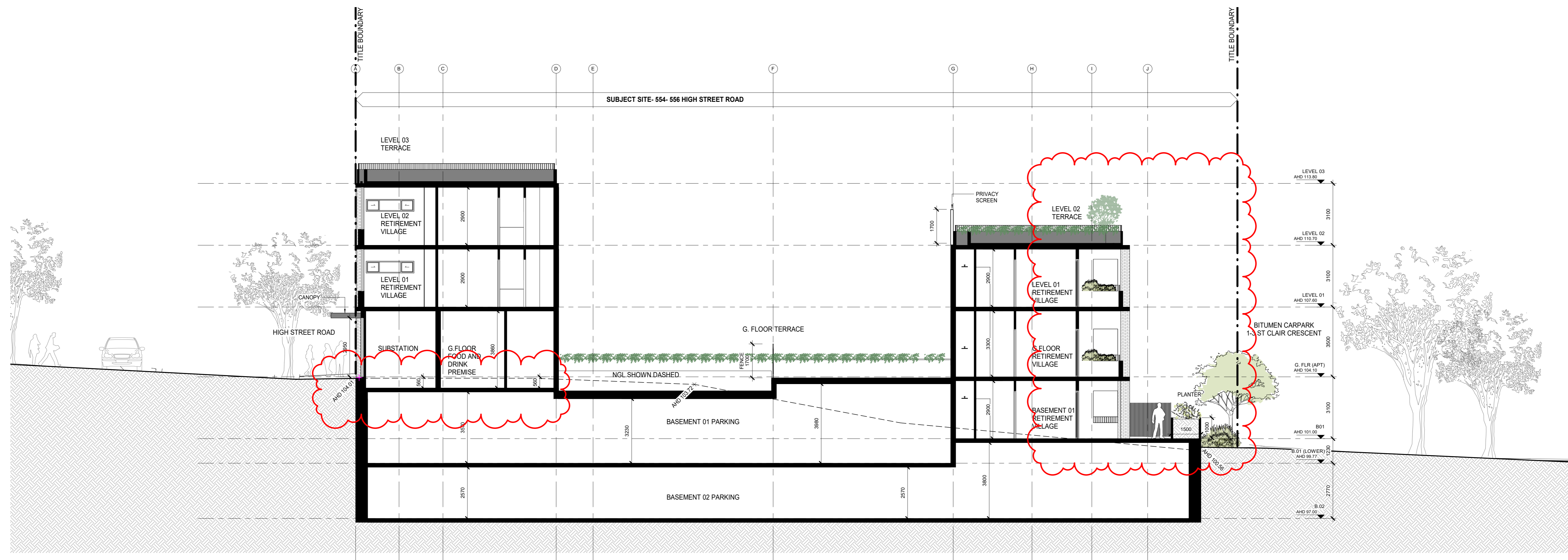
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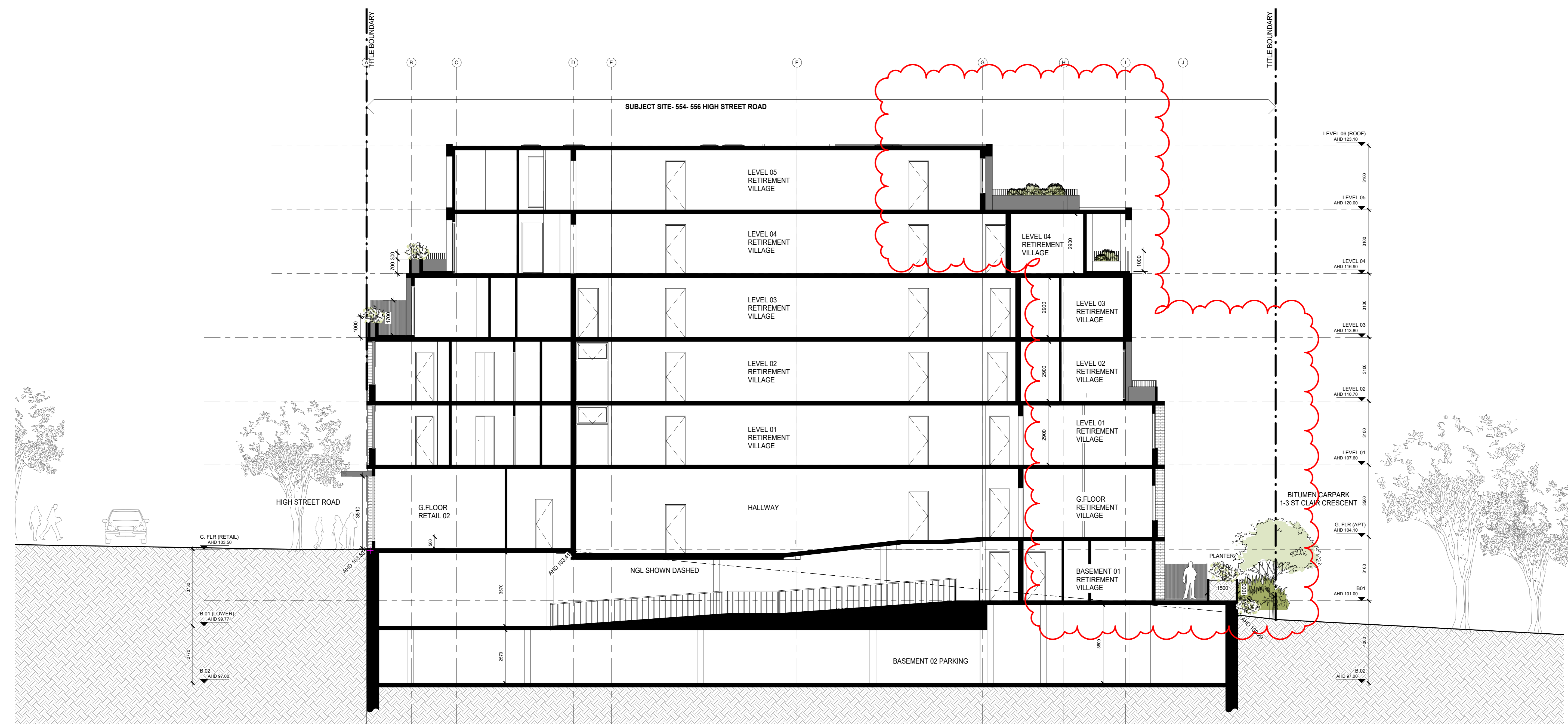
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ELEVATION KEY	
EXISTING CONDITIONS	---
RFI PLANS REV A DATED 12.12.2018	---
VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017	---
MATERIAL LEGEND	
BR1 - BRICK VENEER	
CN1 - CONCRETE FINISH	
CN2 - CONCRETE FINISH	
MC1 - METAL CLADDING	
SB - STEEL BALUSTRADE	
AL - ALUMINIUM FRAME	
RE - RENDER FINISH	
NOTE: REFER FINISHES SCHEDULE FOR DETAILED MATERIAL SELECTION	

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1 SECTION A
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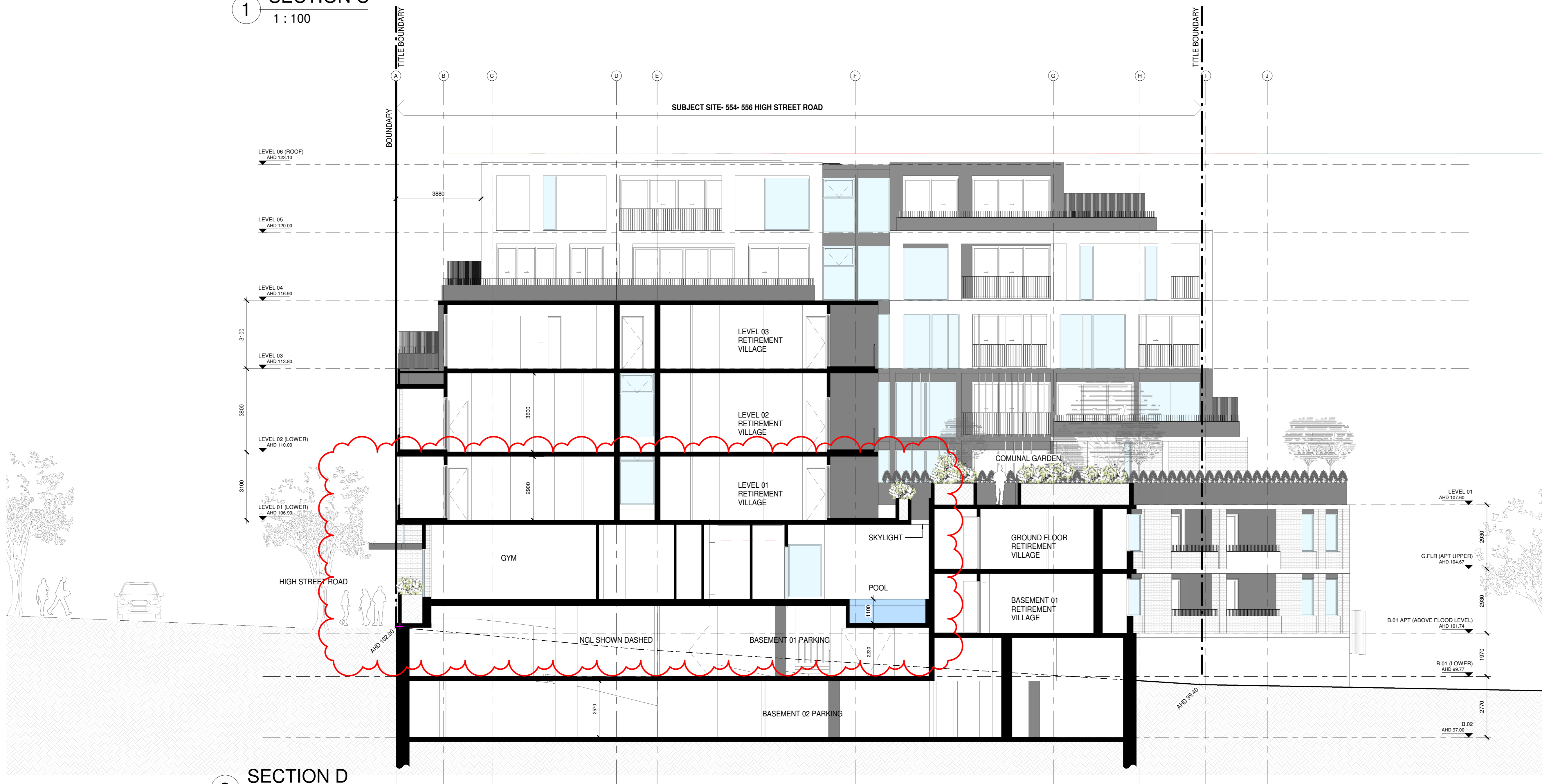
2 SECTION B
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REV	DATE	REVISION	BY	CHK	REV	DATE	REVISION	BY	CHK
A	12.12.18	Town Planning RFI	KH	DC					
B	24.05.19	WITHOUT PREJUDICE	KH	DC					
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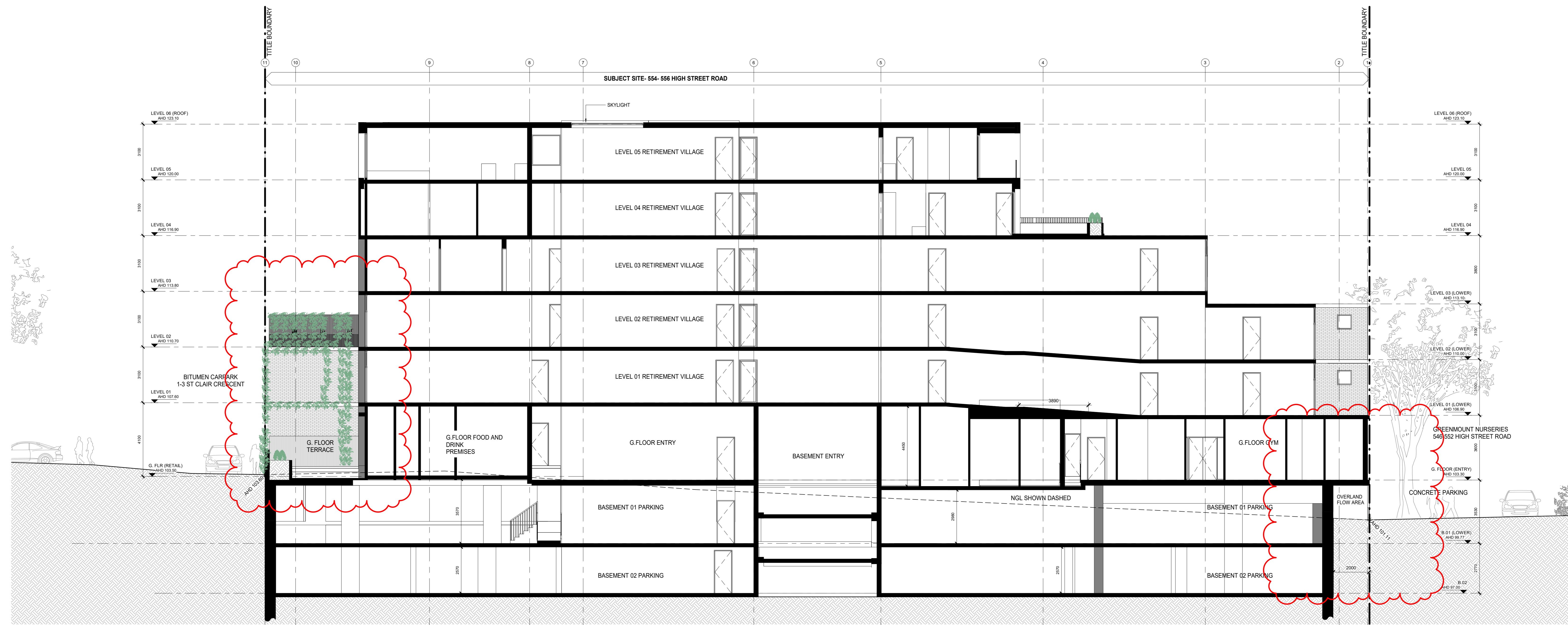
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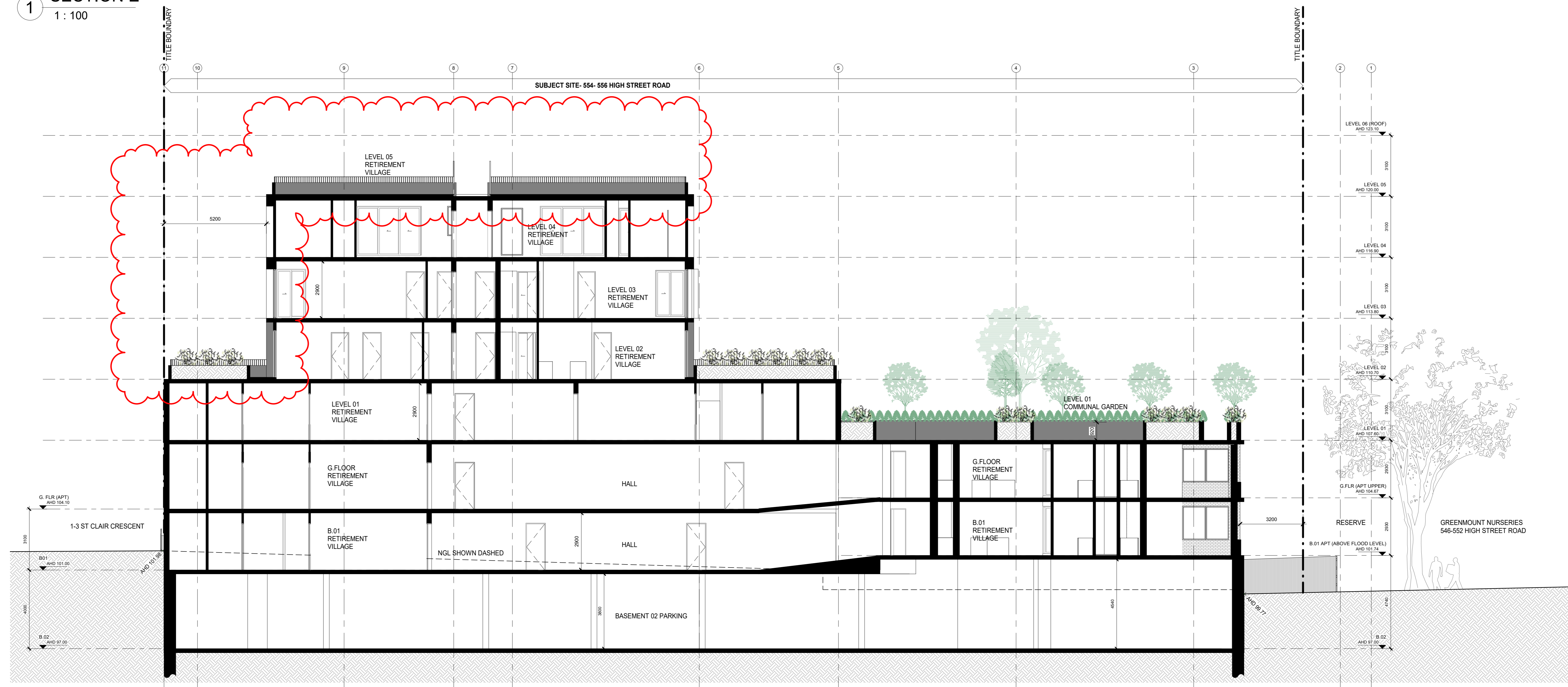
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REV DATE	REVISION	BY	CHK	REV DATE	REVISION	BY	CHK
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B	24.05.19 WITHOUT PREJUDICE	KH	DC				
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1 SECTION E
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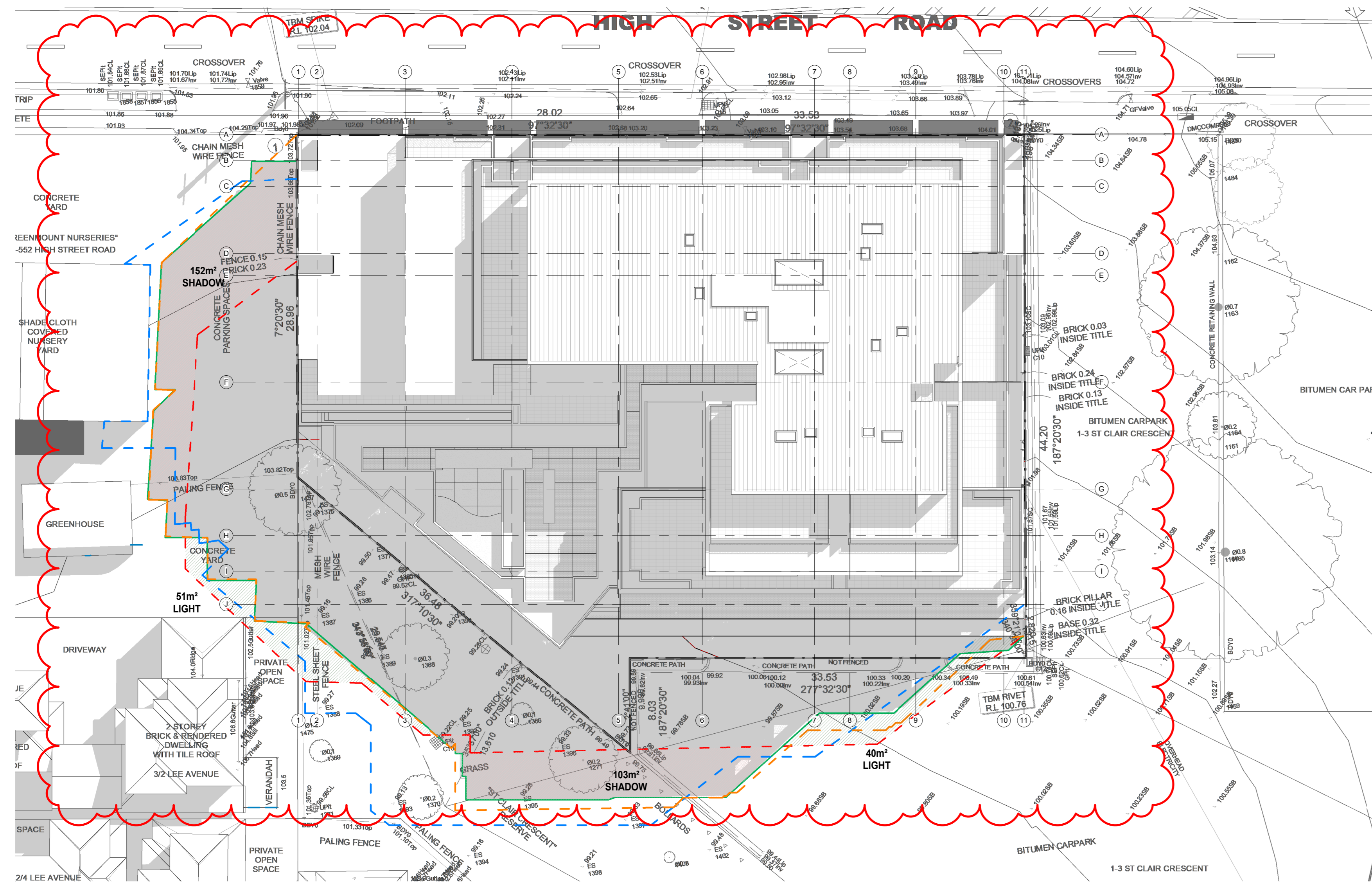


2 SECTION F
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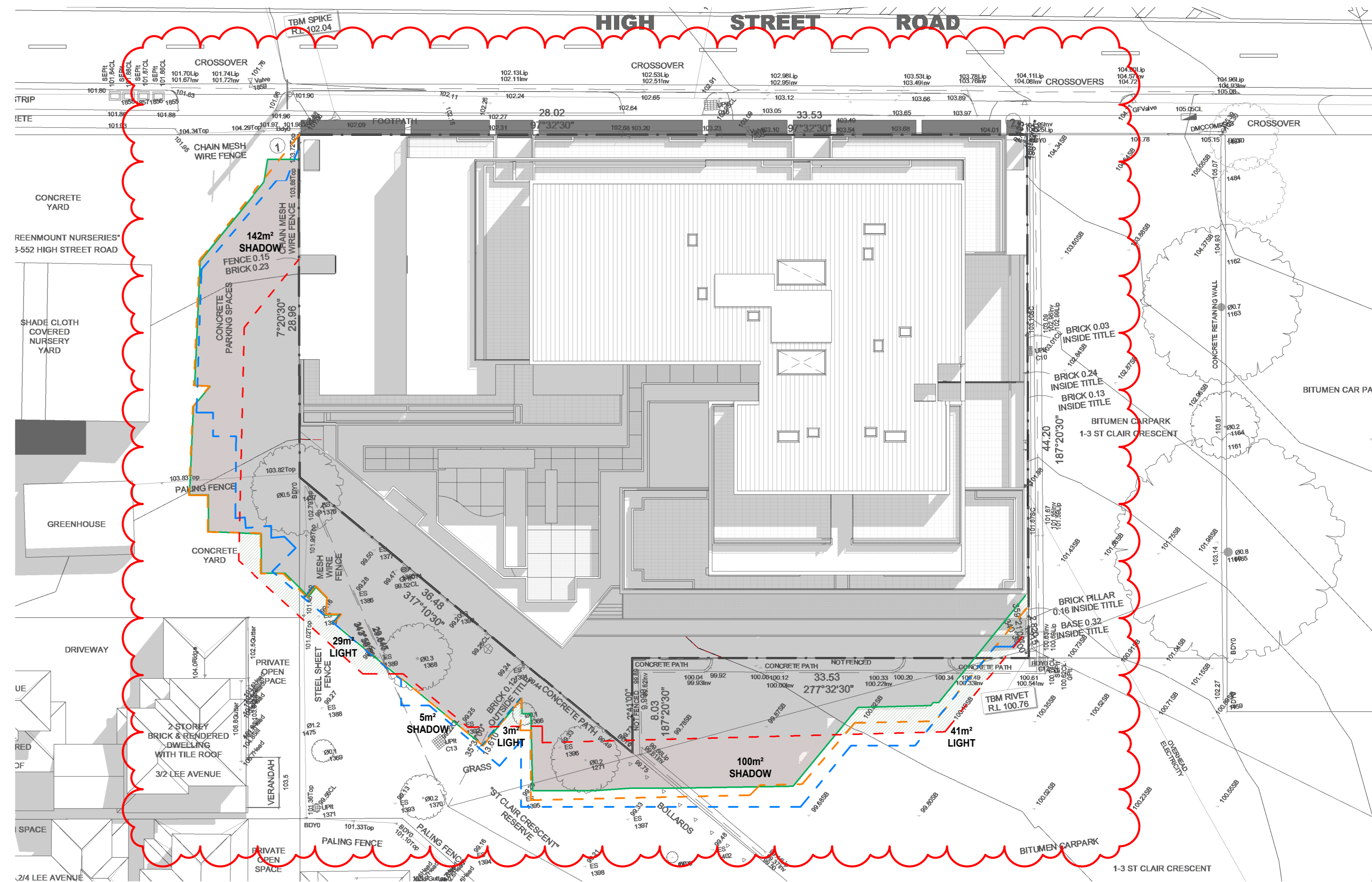
REV DATE	REVISION	BY	CHK	REV DATE	REVISION	BY	CHK
A	12.12.18 Town Planning RFI	KH	DC				
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PROJECT
 554-556 HIGH STREET ROAD
 554-556 HIGH STREET ROAD, MOUNT WAVERLEY
 OVER 55'S RESIDENTIAL DEVELOPMENT
DRAWING STATUS
 VCAT - FINAL HEARING

JOB N° 17020
REVISION N° D
DATE 13/05/2019
SCALE 1:100 @A0
DRAWN BY BM
CHECKED BY DC
DRAWING TITLE
 PROPOSED SECTIONS
A-TP-402

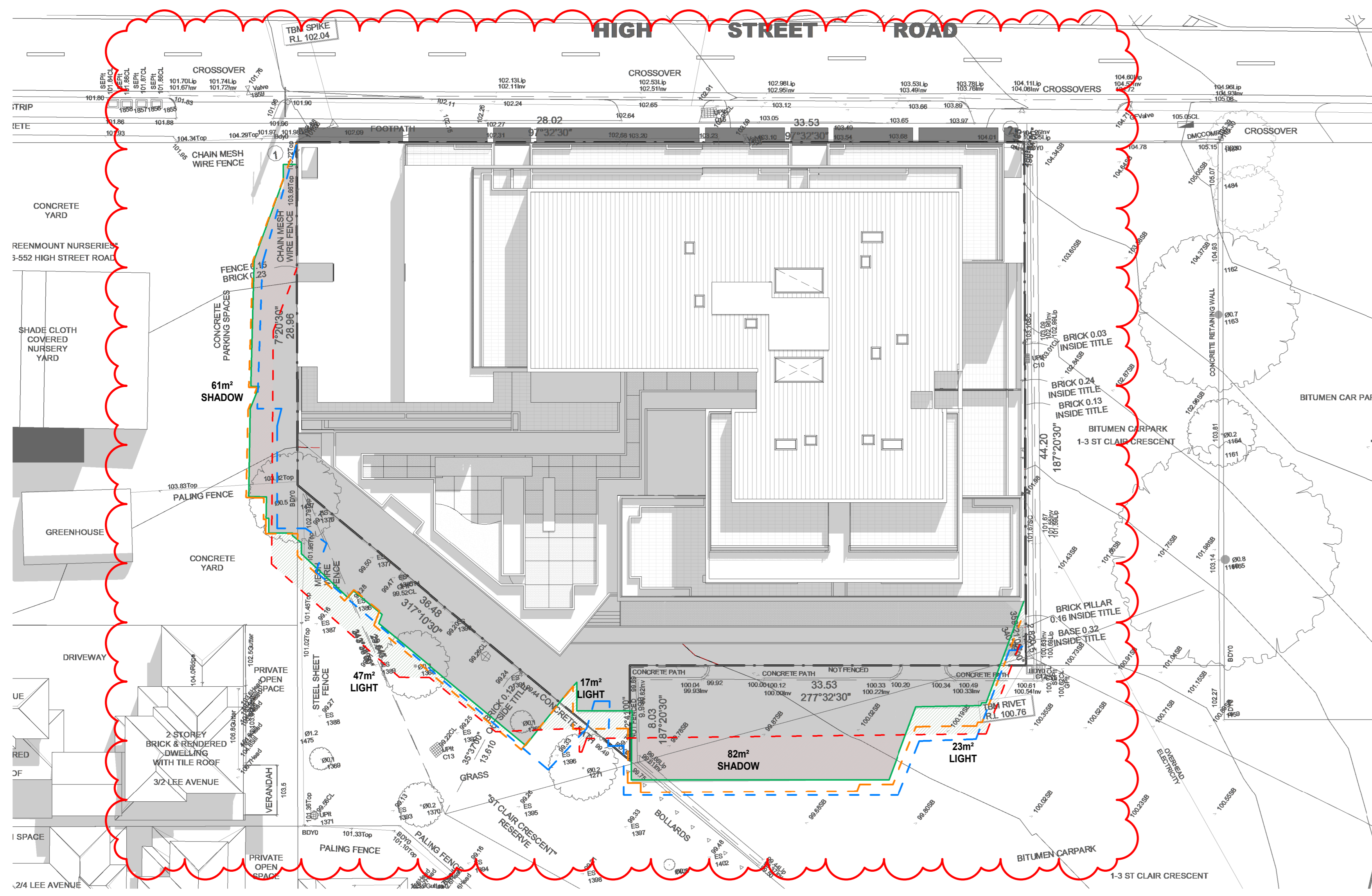


1 SHADOW 9AM
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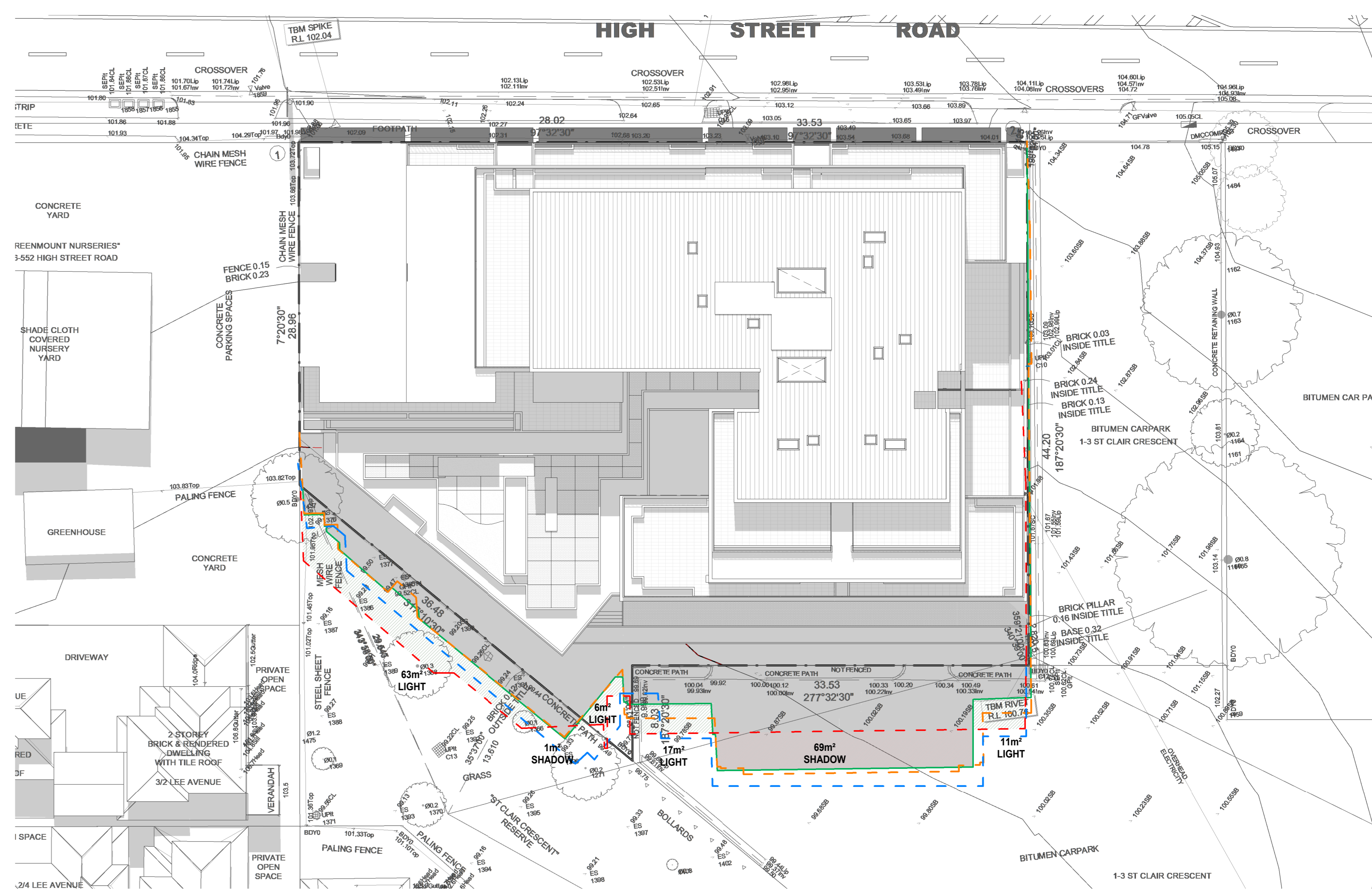


2 SHADOW 10AM
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3 SHADOW 11AM
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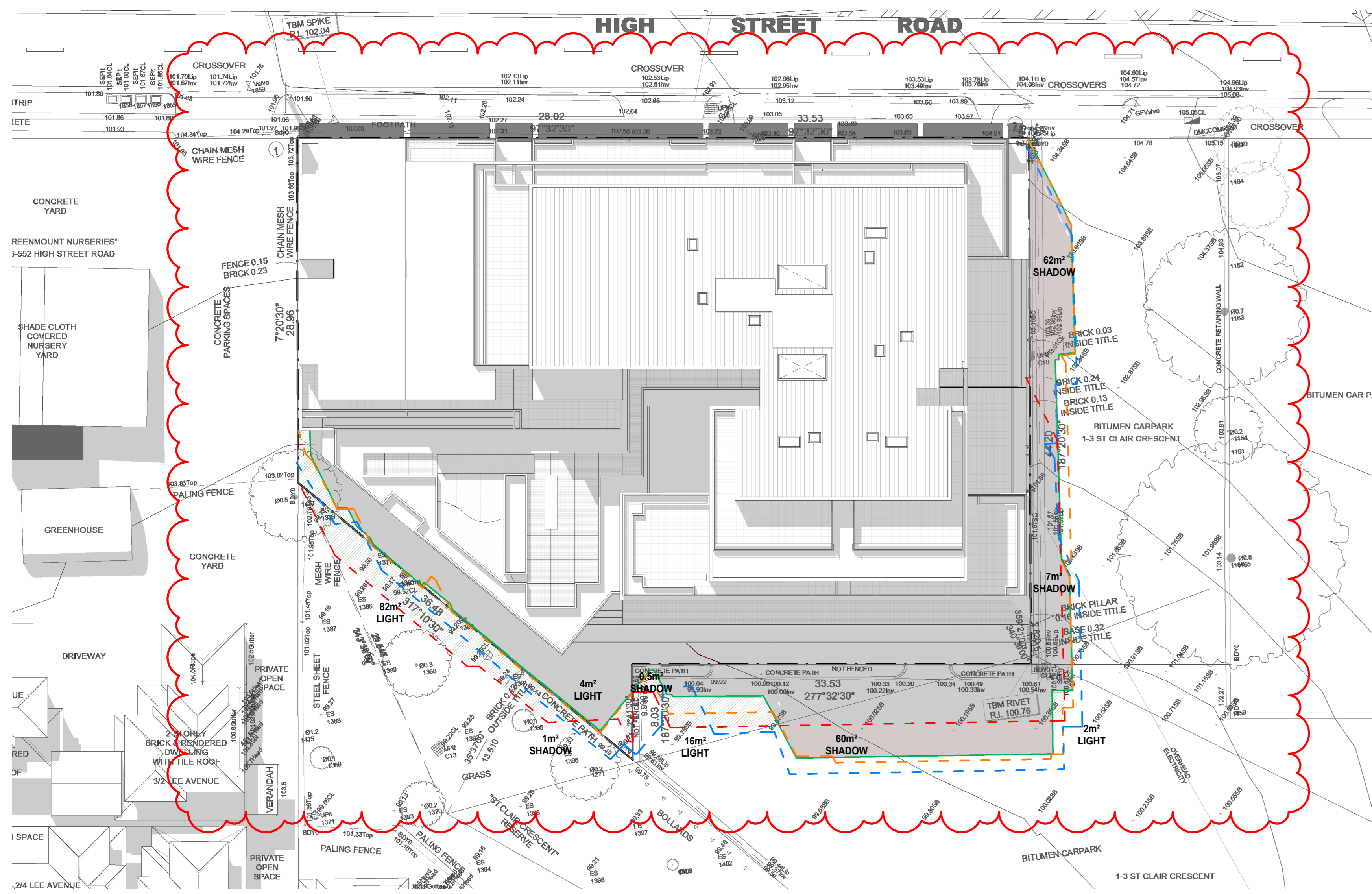


4 SHADOW 12PM
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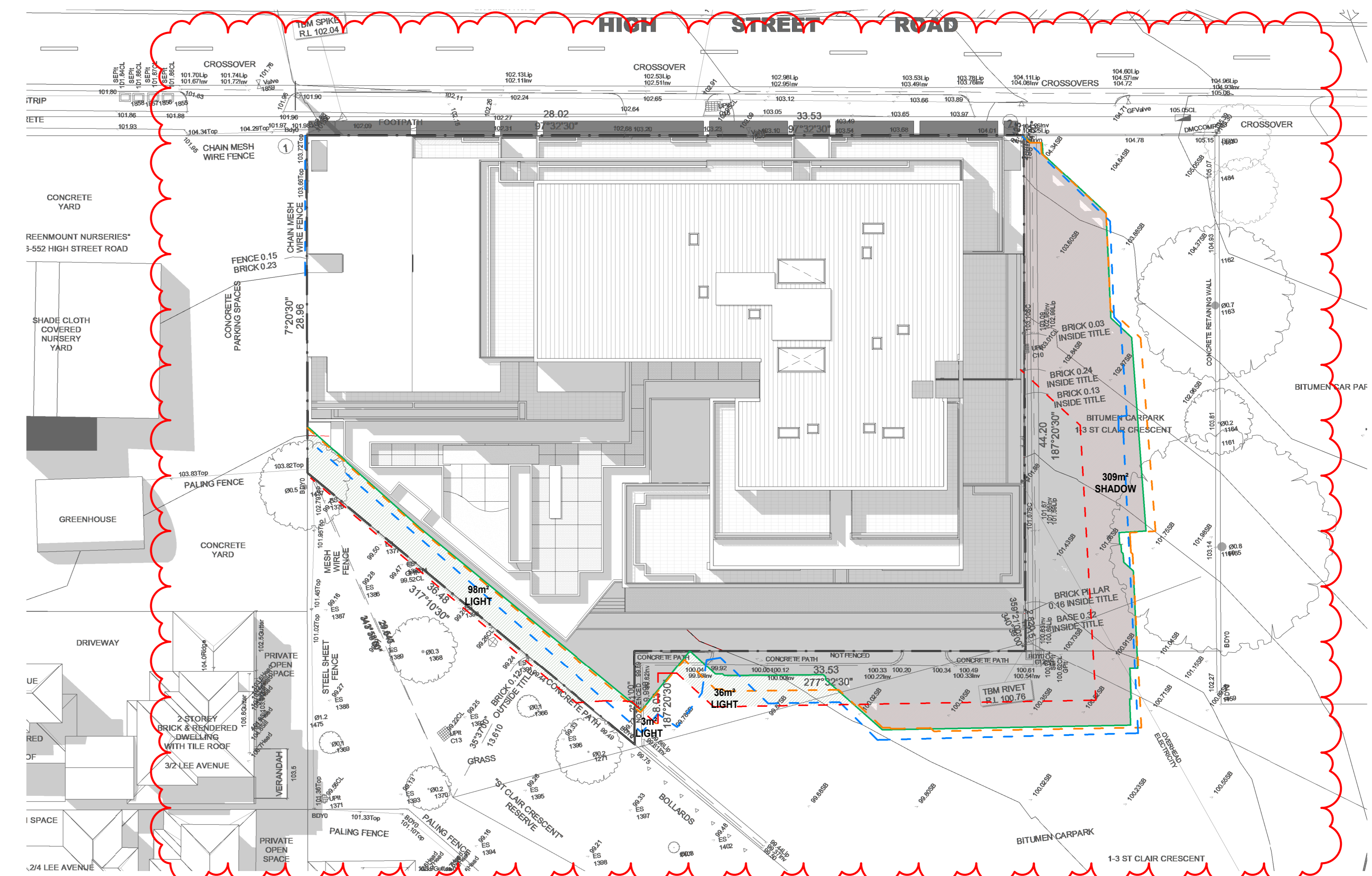
KEY

- ADDITIONAL SHADOW ----
- REDUCED SHADOW ----
- PROPOSED SHADOW ON NATURAL GROUND ----
- EXISTING SHADOW LINE ----
- RFI PLANS REV A DATED 12.12.2018 ----
- VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017 ----

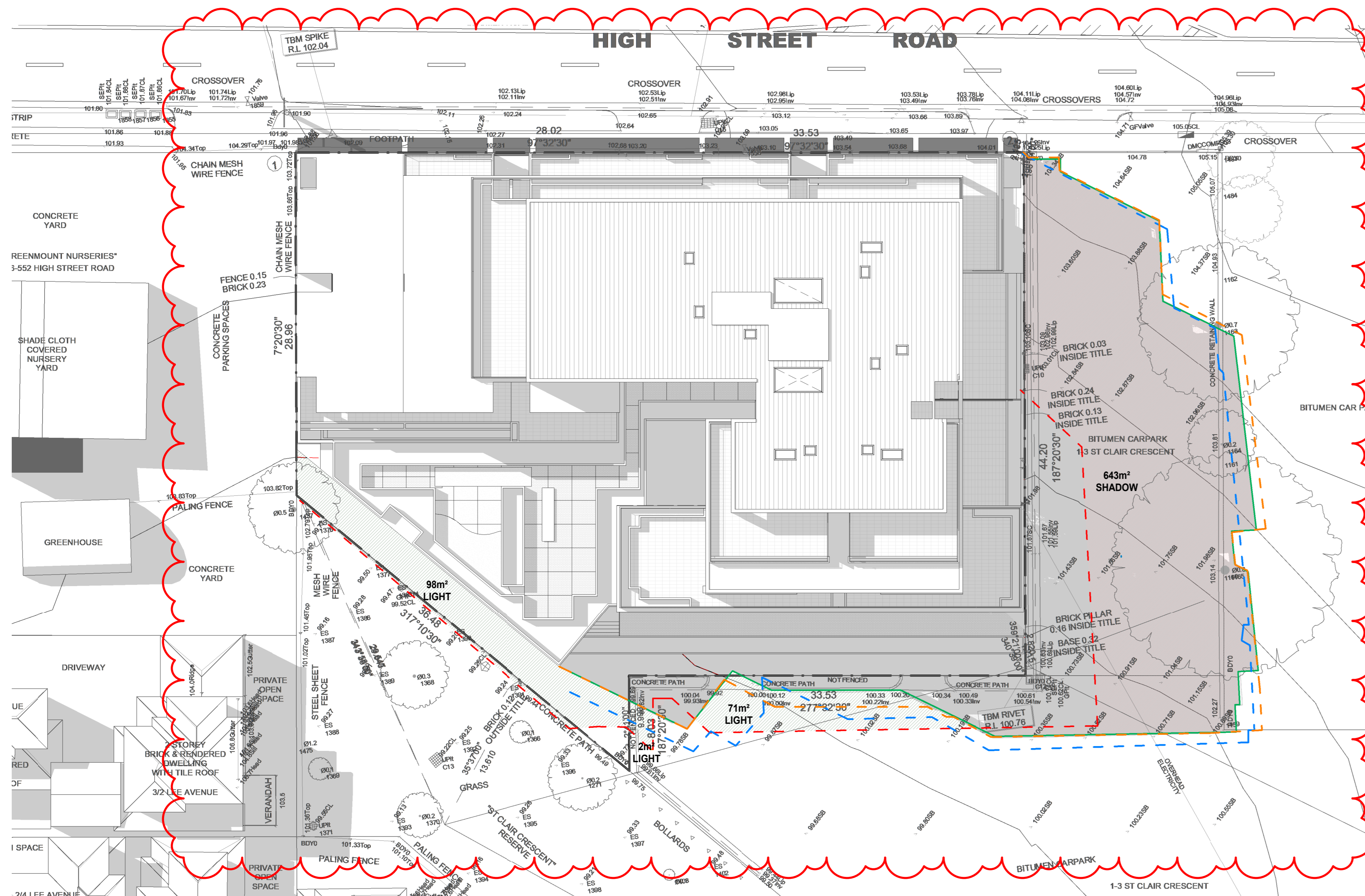
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1 SHADOW 1PM
1 : 250



2 SHADOW 2PM
1 : 250



3 SHADOW 3PM
1 : 250

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KEY

- ADDITIONAL SHADOW / / / / /
- REDUCED SHADOW / / / / /
- PROPOSED SHADOW ON NATURAL GROUND / / / / /
- EXISTING SHADOW LINE - - - - -
- RFI PLANS REV A DATED 12.12.2018 - - - - -
- VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017 - - - - -

REV DATE	REVISION	BY	CHK	REV DATE	REVISION	BY	CHK
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