

Development Summary

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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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

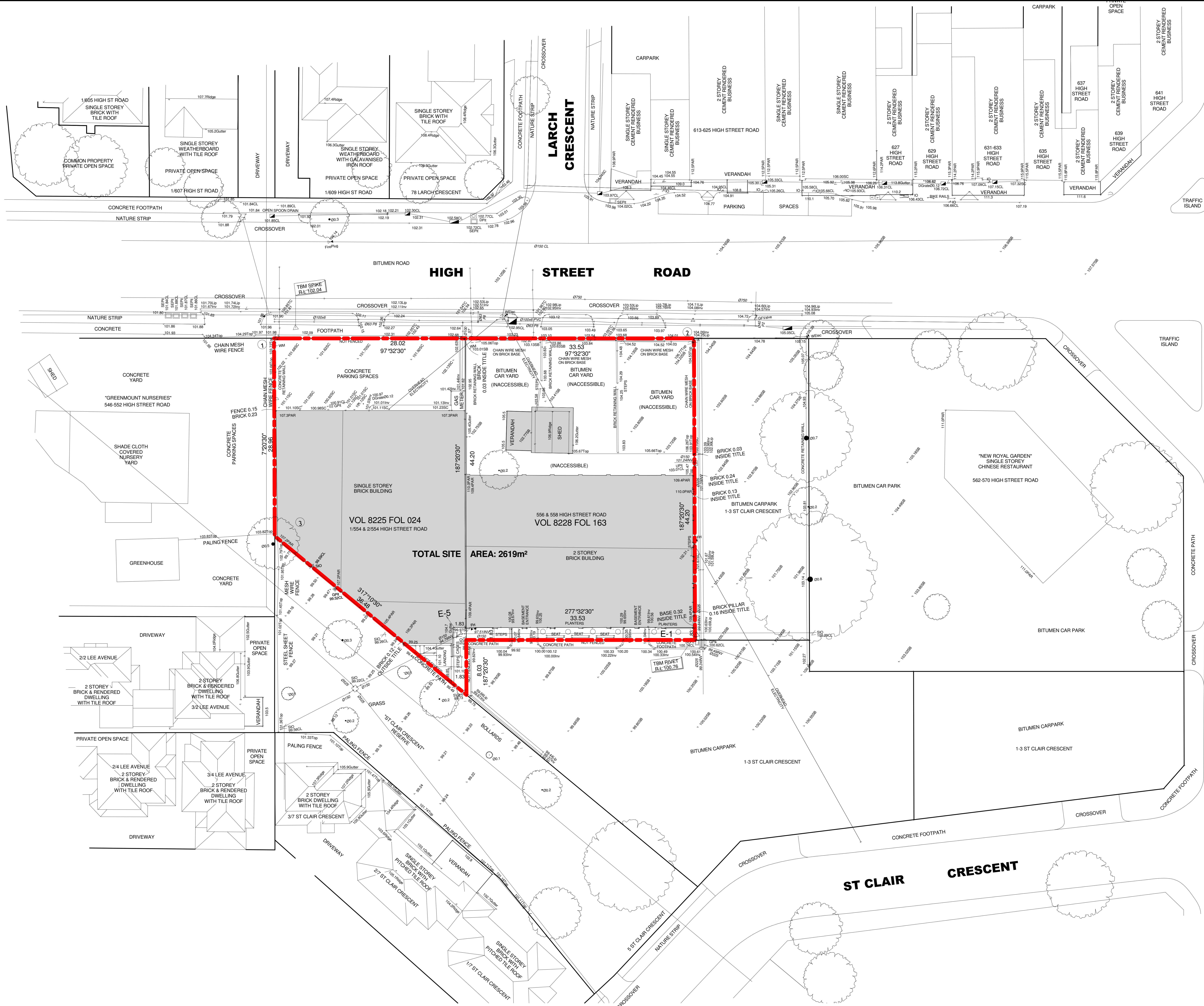
LEVEL 01						
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)	
02 01	2B-2B	S	71	9.0	80.0	
02 02	2B-2B	S	77	34.0	111.0	
02 03	2B-2B	S	77	21.0	98.0	
02 04	2B-2B	S	77	20.0	97.0	
02 05	2B-2B	N	77	8.0	85.0	
02 06	2B-2B	N	77	8.0	85.0	
02 07	2B-2B	N	77	8.0	85.0	
02 08	1B-1B	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	

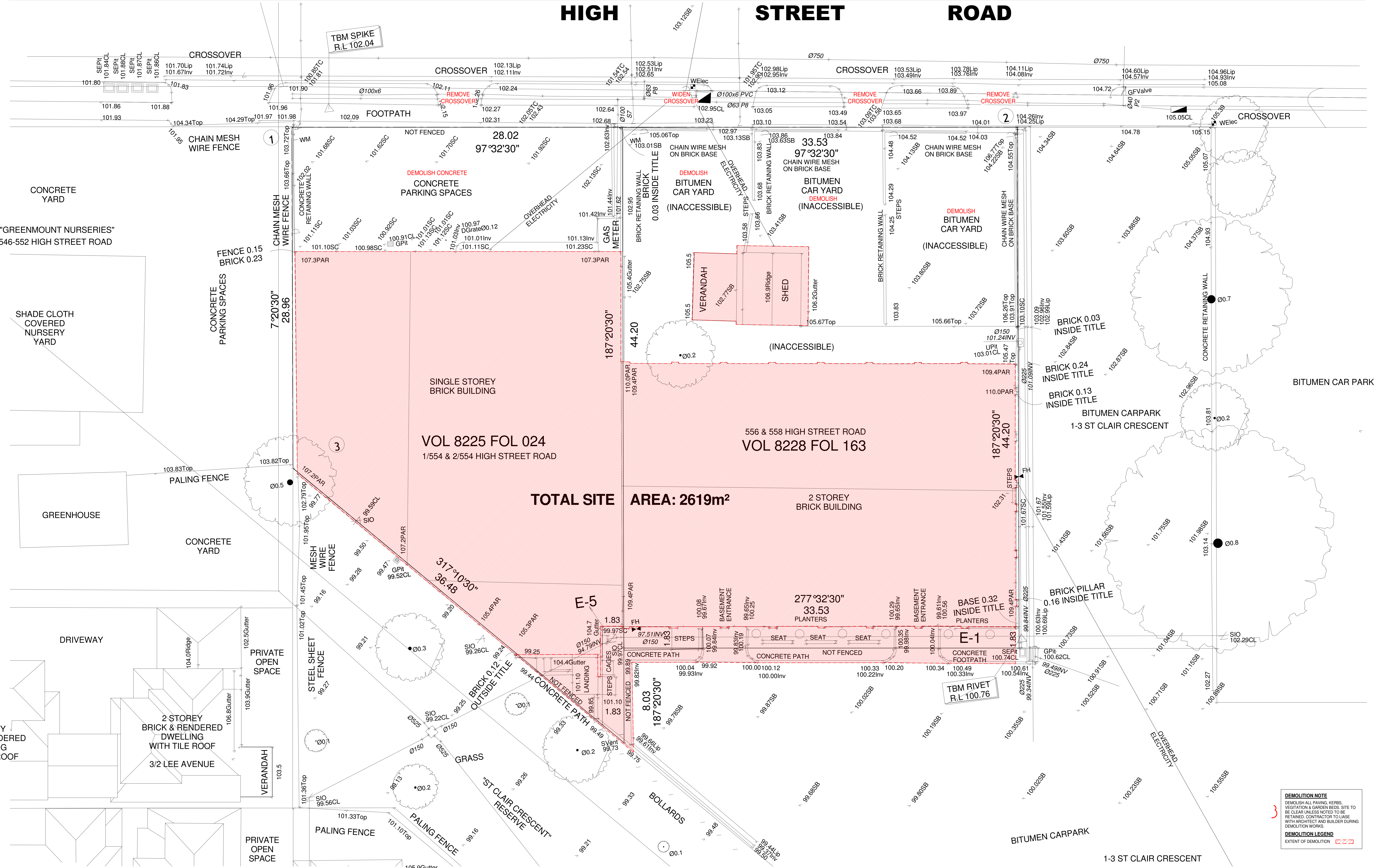
LEVEL 04						
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)	
05 01	2B-2B	S	71	9.0	80.0	
05 02	2B-1B	S/W	67	35.0	102.0	
05 03	2B-2B	N/W	85	44.0	129.0	
05 04	1B-1B	N	58	14.0	72.0	
05 05	2B-2B	N/E	86	18.0	104.0	
05 06	2B-1B	E	71	8.0	79.0	
05 07	2B-1B	E	71	8.0	79.0	
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	



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

HIGH STREET ROAD



DEMOLITION NOTE
 DEMOLISH ALL PAVING, KERBS, VEGETATION & 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 ---

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				
D	18.06.19 VCAT - FINAL HEARING	KH	DC				

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

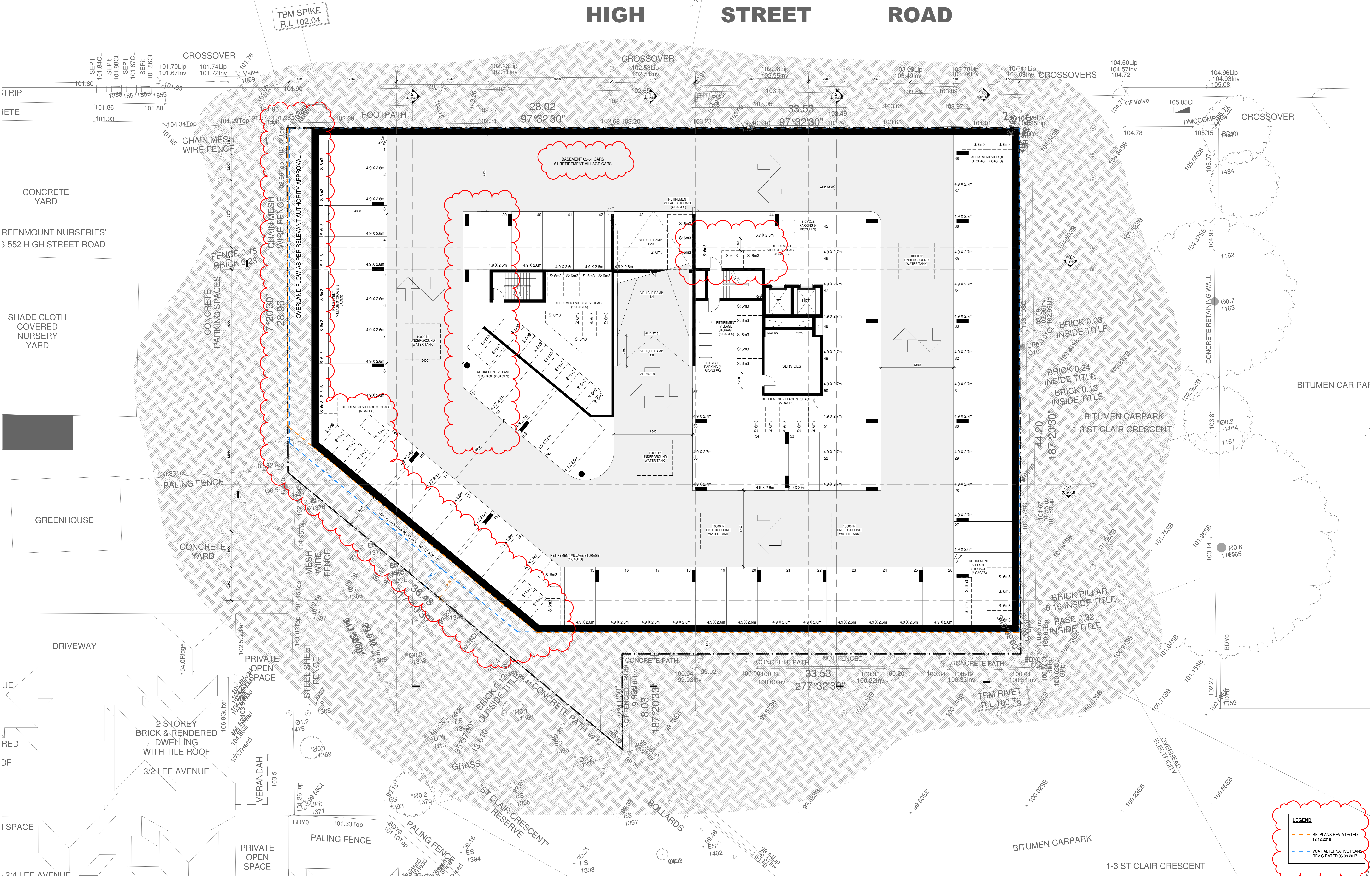
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 VCAT - FINAL HEARING

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

A-TP-102

HIGH STREET ROAD



LEGEND

- RFI PLANS REV A DATED 12/12/2018
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 Cera Stribley Architects
 Cera Stribley Pty. Ltd.
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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

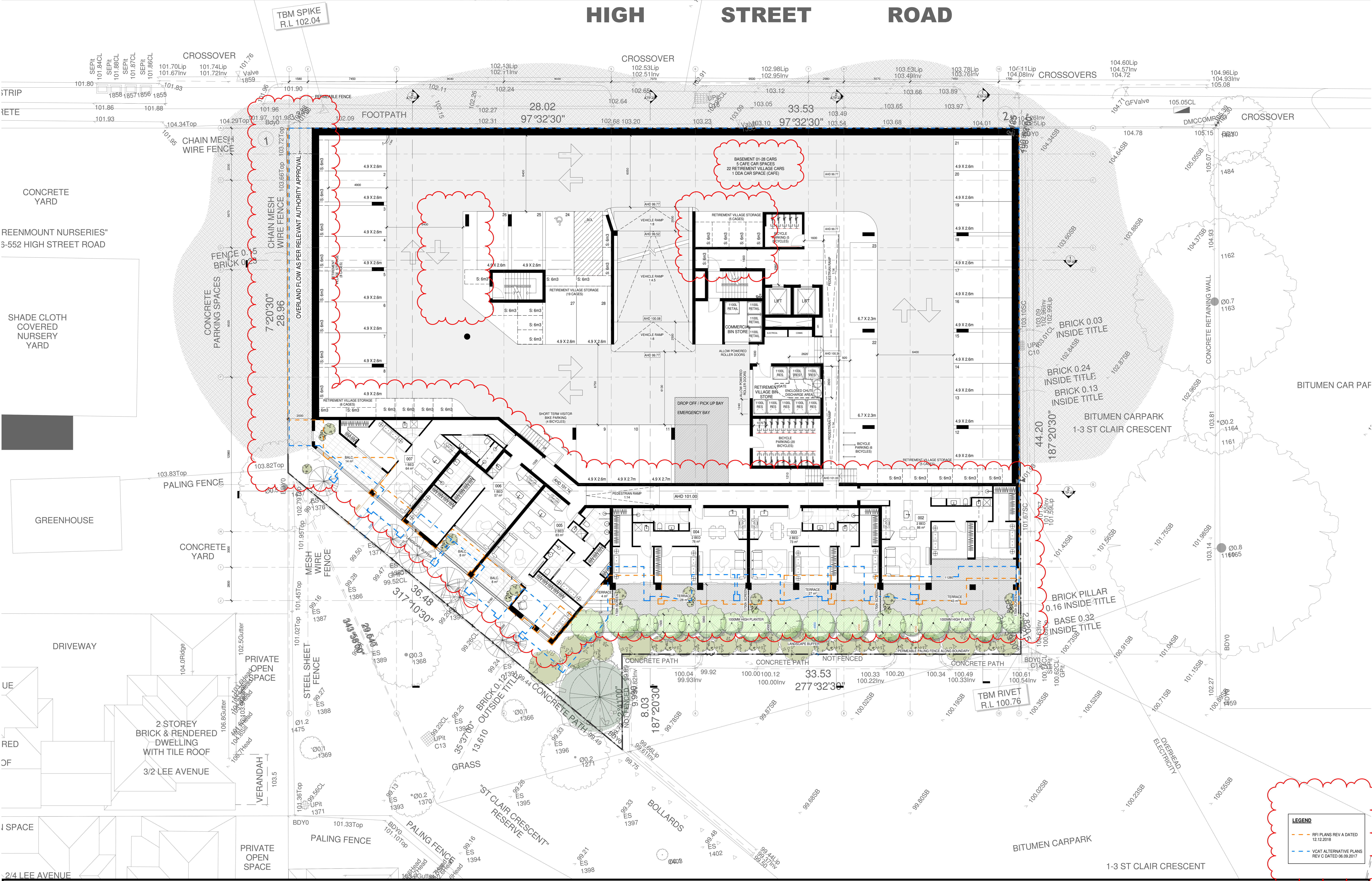
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JOB N° 17020
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DATE 13/05/2019
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DRAWING TITLE
 PROPOSED BASEMENT 02 PLAN

A-TP-103

HIGH STREET ROAD



LEGEND

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

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
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A	12/12/18 Town Planning RFI	KH	DC				
B	24/02/19 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 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 STATUS
 PROPOSED BASEMENT 01 PLAN

DRAWING TITLE
 A-TP-104

HIGH STREET ROAD



LEGEND

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Cera Stribley Architects
Cera Stribley Pty. Ltd.
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+61 3 9533 2582
Info@cs-a.com.au
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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				

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

DRAWING STATUS
VCAT - FINAL HEARING

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PROPOSED GROUND PLAN

HIGH STREET ROAD



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- VCAT ALTERNATIVE PLANS REV C DATED 06/09/2017

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

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DRAWING TITLE
PROPOSED LEVEL 01 PLAN

REV DATE 12/12/2018
REVISION A
BY KH
CHK DC

REV DATE 24/05/2019
REVISION B
BY KH
CHK DC

REV DATE 18/06/2019
REVISION D
BY KH
CHK DC

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

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VCAT - FINAL HEARING

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DATE 13/05/2019
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PROPOSED LEVEL 01 PLAN

A-TP-106

HIGH STREET ROAD



CS-A
 Cera Stribley Architects
 Cera Stribley Pty. Ltd.
 ABN 29 350 585 700
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 info@cs-a.com.au
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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

REV DATE 12.12.18
REVISION Town Planning RFI
BY KH
CHK DC

REV DATE 24.05.19
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REV DATE 18.06.19
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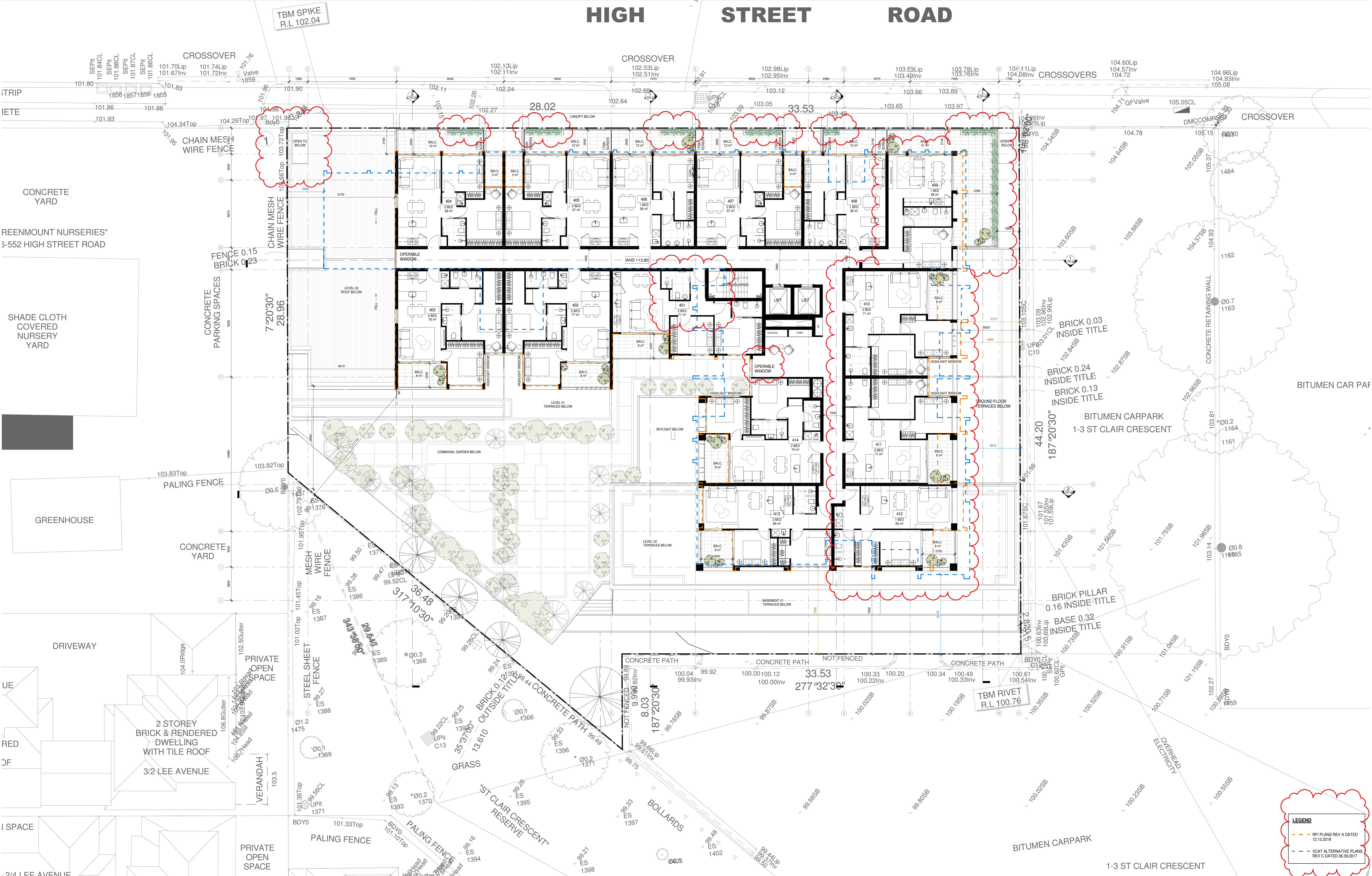
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 OVER 55'S RESIDENTIAL DEVELOPMENT

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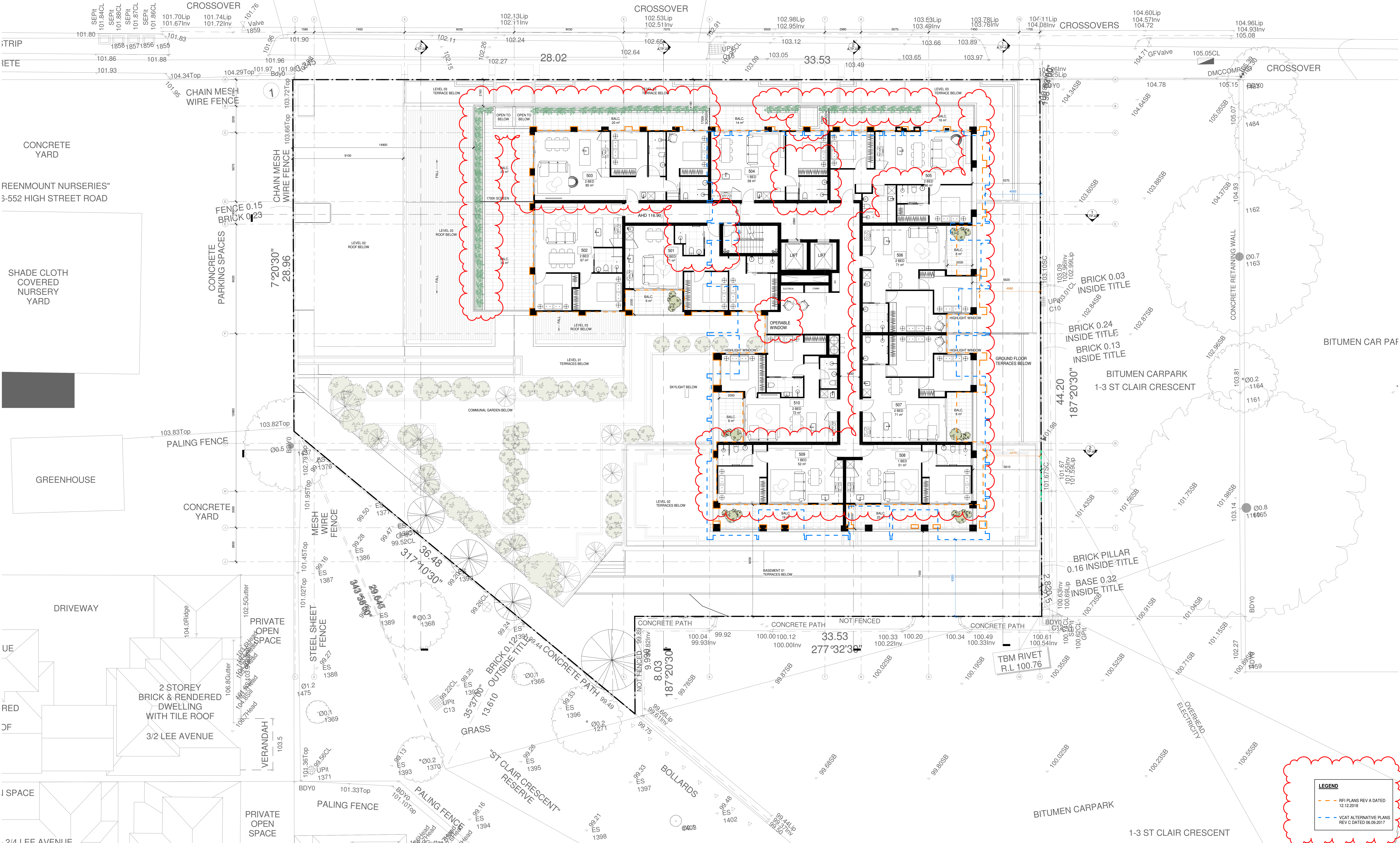
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 PROPOSED LEVEL 03 PLAN

LEGEND

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- VCAT ALTERNATIVE PLANS REV C DATED 06.09.2017

HIGH STREET ROAD



LEGEND

- RFI PLANS REV A DATED 12/12/2018
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Studio 4, 249 Chapel St
Prattin VIC 3181 AUS

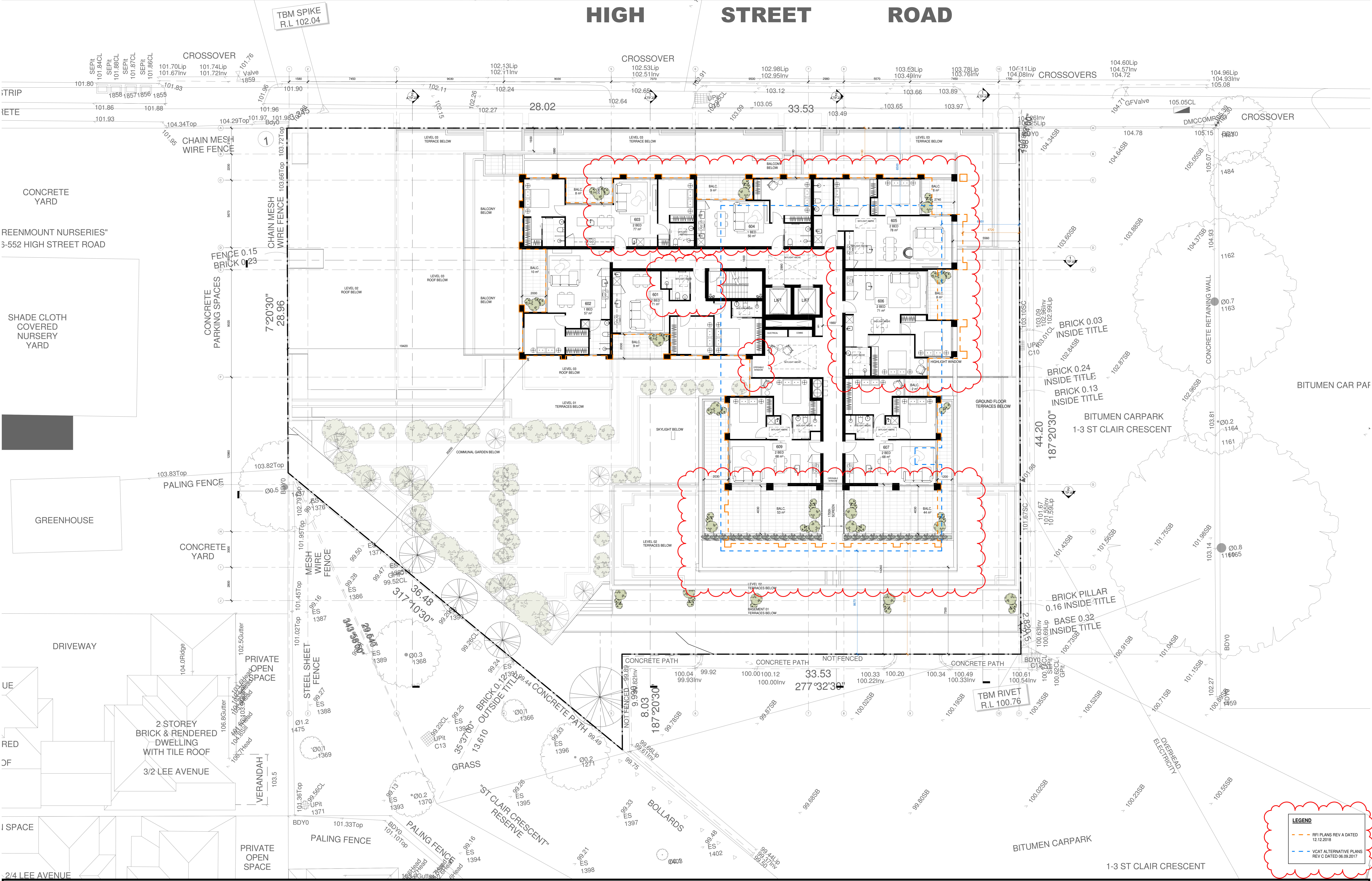
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A	12.12.18 Town Planning RFI	KH	DC				
B	24.08.19 WITHOUT PREJUDICE	KH	DC				
D	18.06.19 VCAT - FINAL HEARING	KH	DC				

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 13/05/2019
SCALE 1:100 @A0
DRAWN BY BM
CHECKED BY DC
DRAWING TITLE
PROPOSED LEVEL 04 PLAN
A-TP-109

HIGH STREET ROAD



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

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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
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DRAWING TITLE
 PROPOSED LEVEL 05 PLAN

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

REV DATE 12/12/2018
REVISION A
BY KH
CHK DC

REV DATE 13/05/2019
REVISION D
BY BM
CHK DC

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

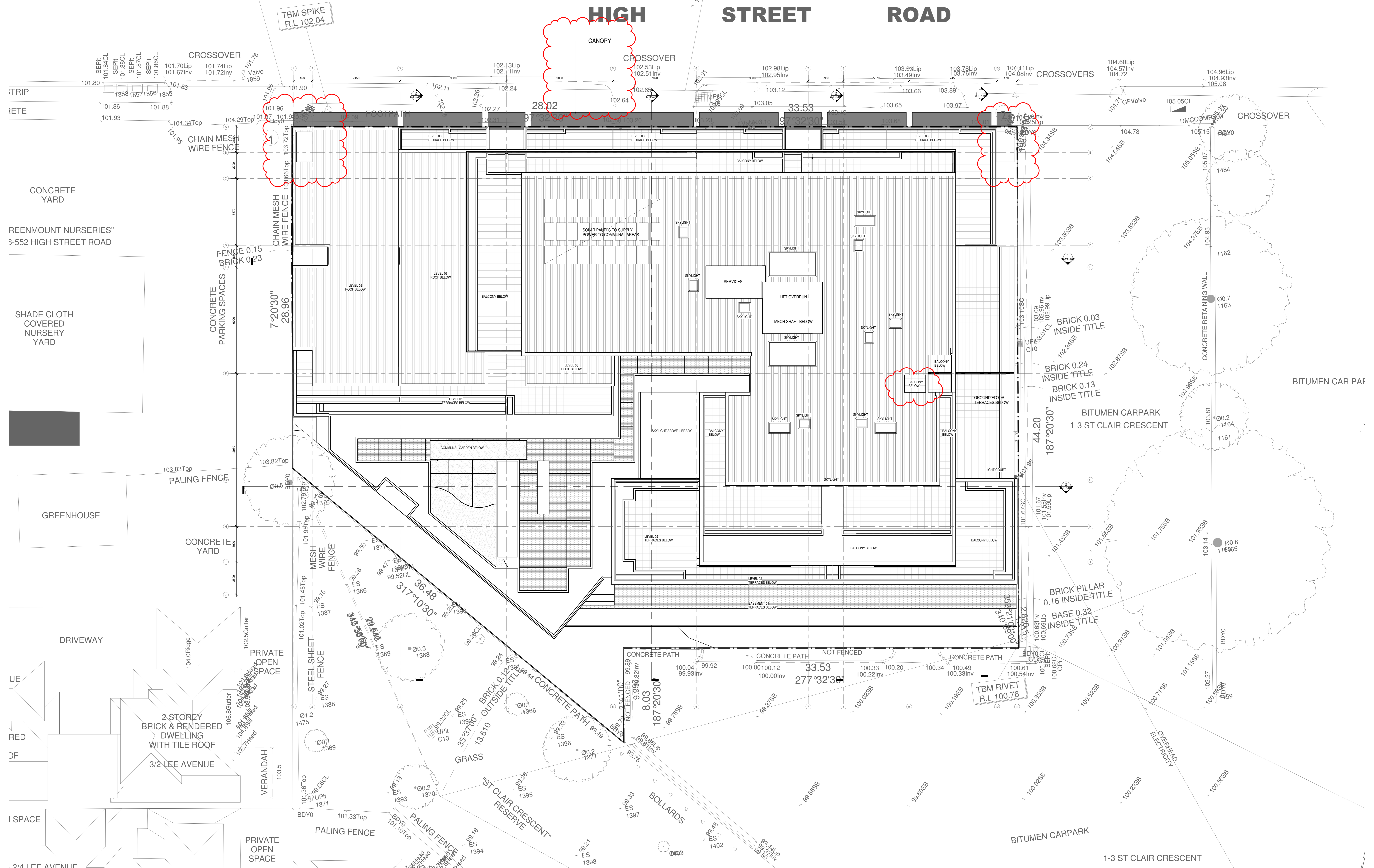
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JOB N° 17020
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DRAWING TITLE
 PROPOSED LEVEL 05 PLAN

DRAWING ID
 A-TP-110

HIGH STREET ROAD



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

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

DRAWING STATUS
 VCAT - FINAL HEARING

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REVISION N° D
DATE 13/05/2019
SCALE 1:100 @A0
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DRAWING STATUS
 PROPOSED ROOF PLAN

A-TP-111

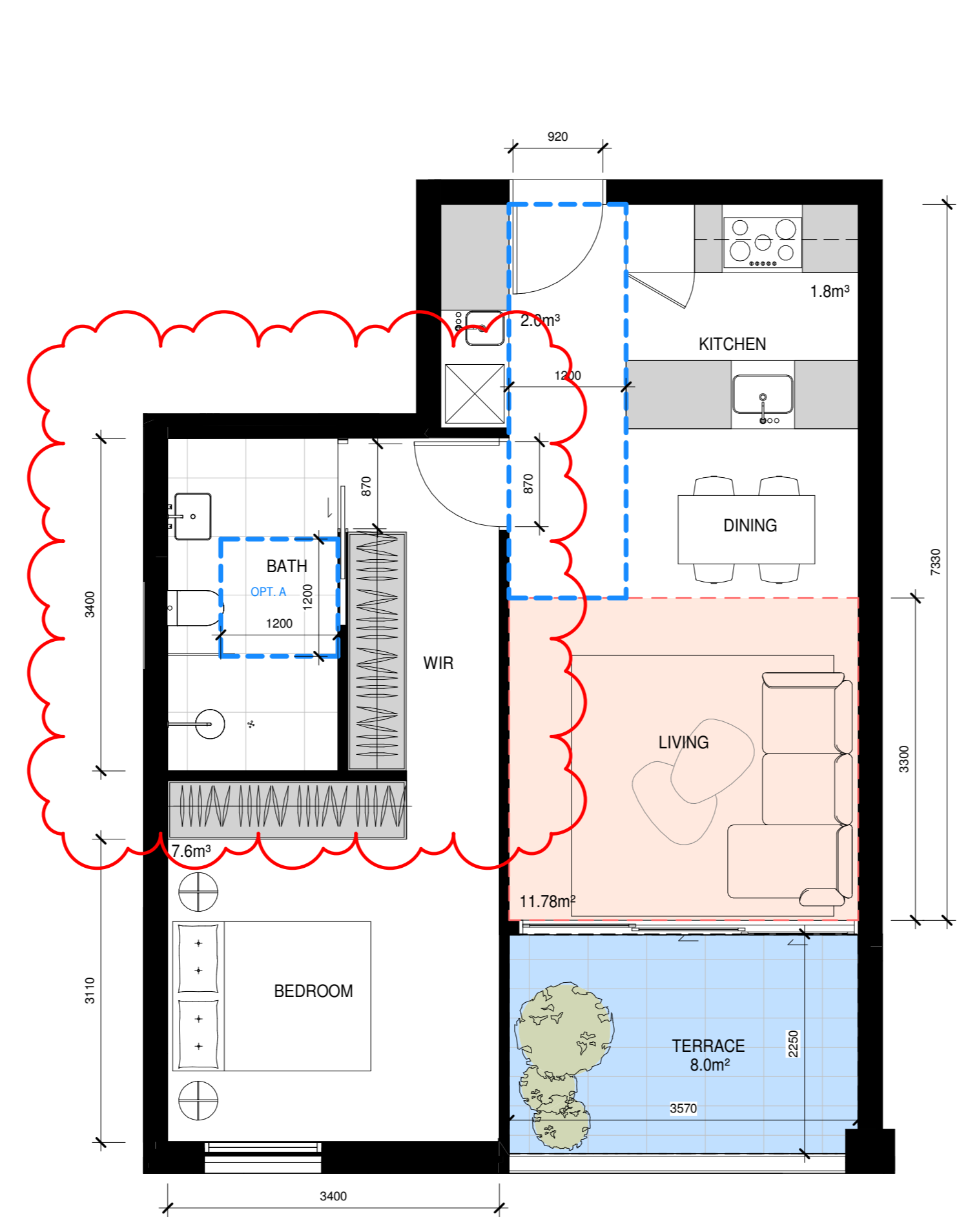


TYPE 1A

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	✓

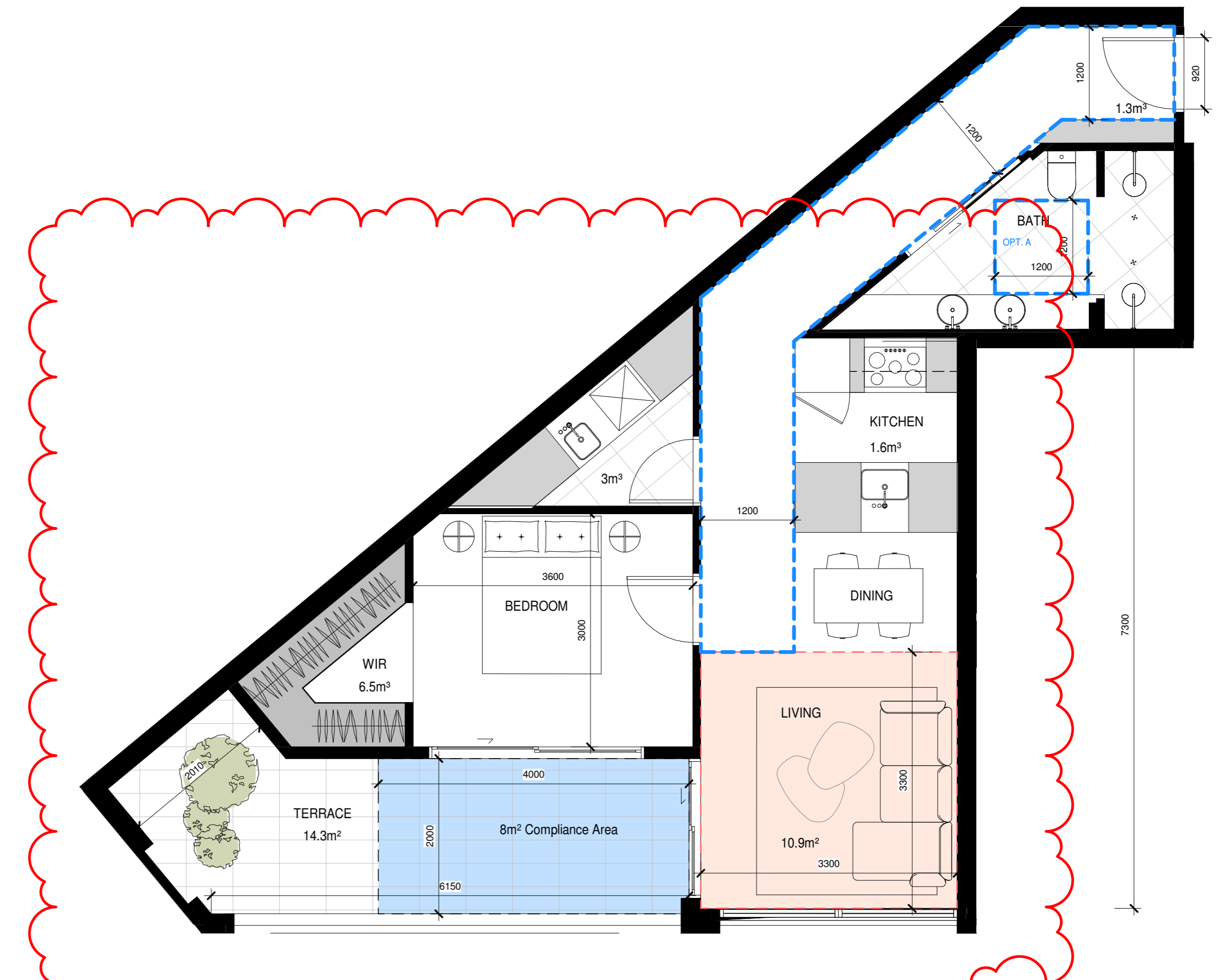


TYPE 1B

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	✓

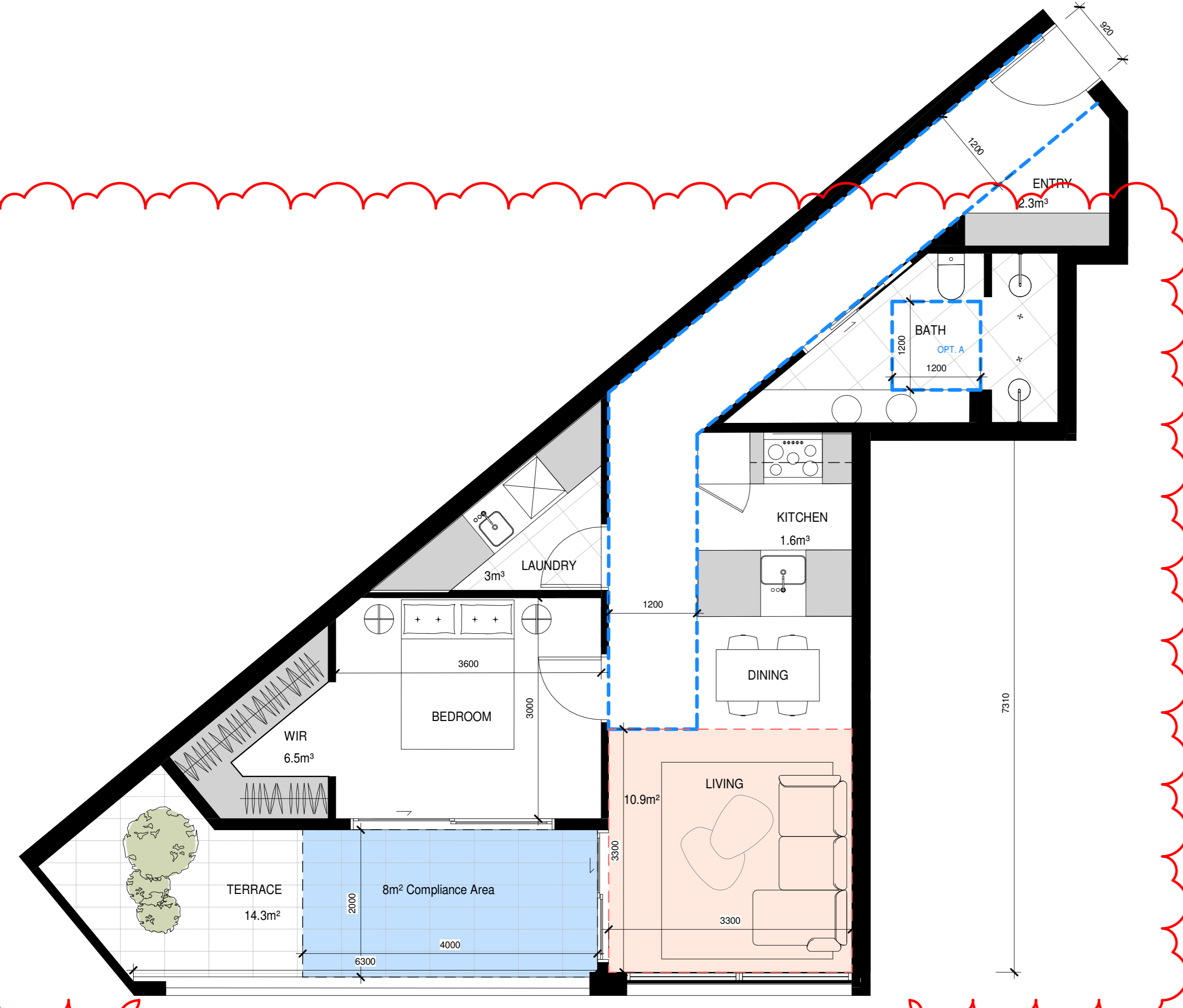


TYPE 1C-A

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	✓

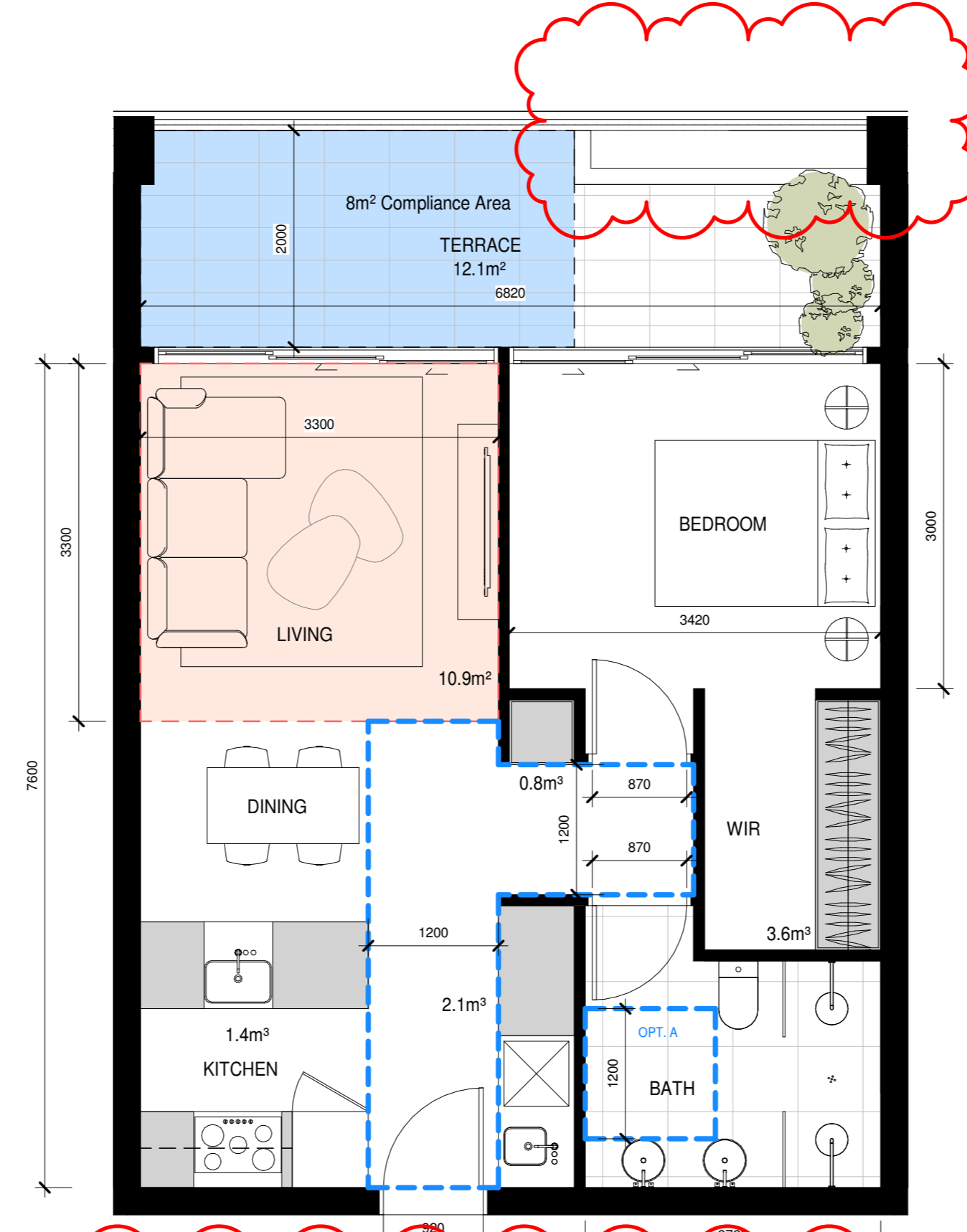


TYPE 1C-B

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	✓

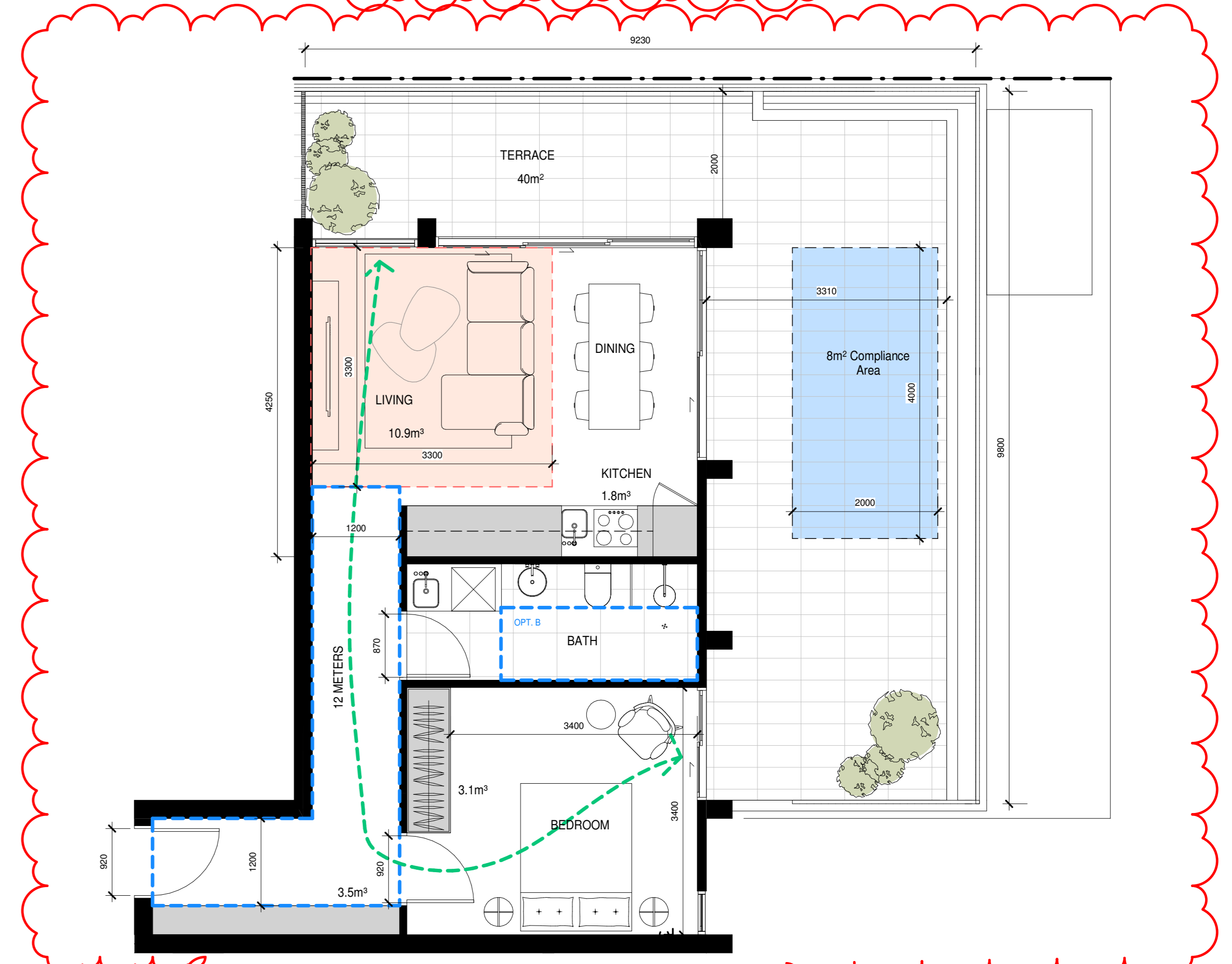


TYPE 1D

56 m² + 14m² Terrace

008 009 010

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	✓

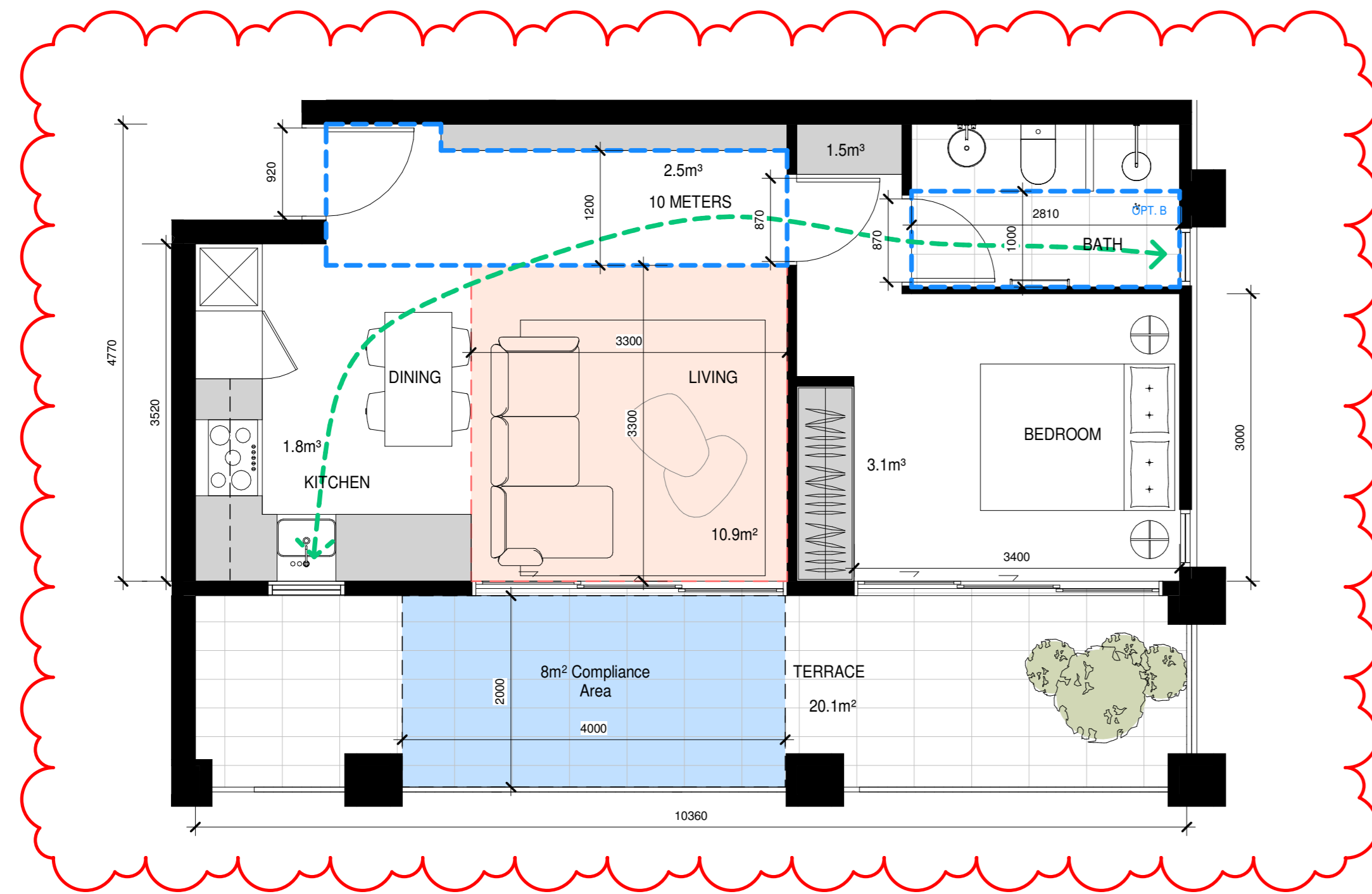


TYPE 1E

58 m² + 40m² Terrace

009

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	✓

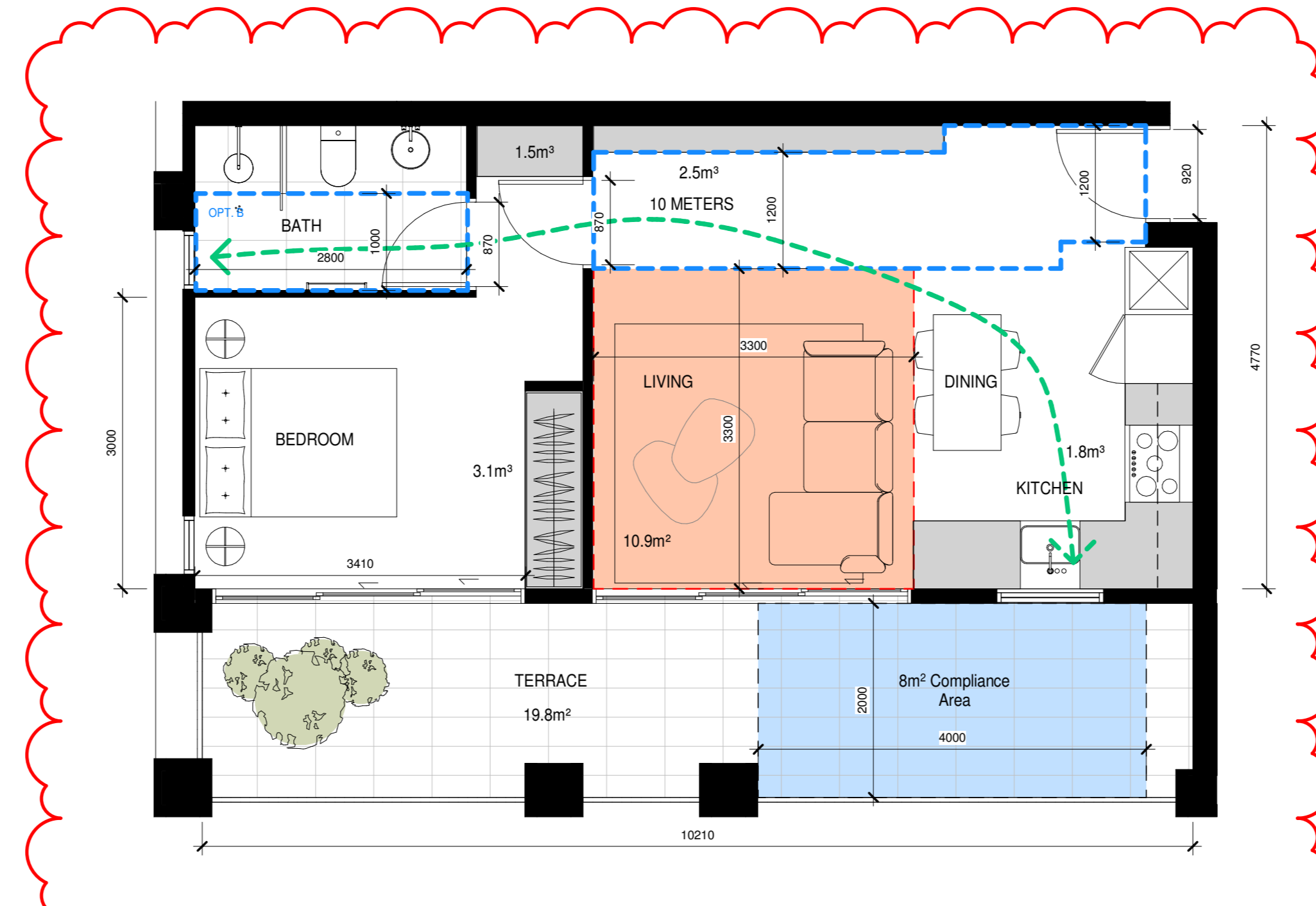


TYPE 1F-A

51 m² + 20m² Terrace

106

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	✓

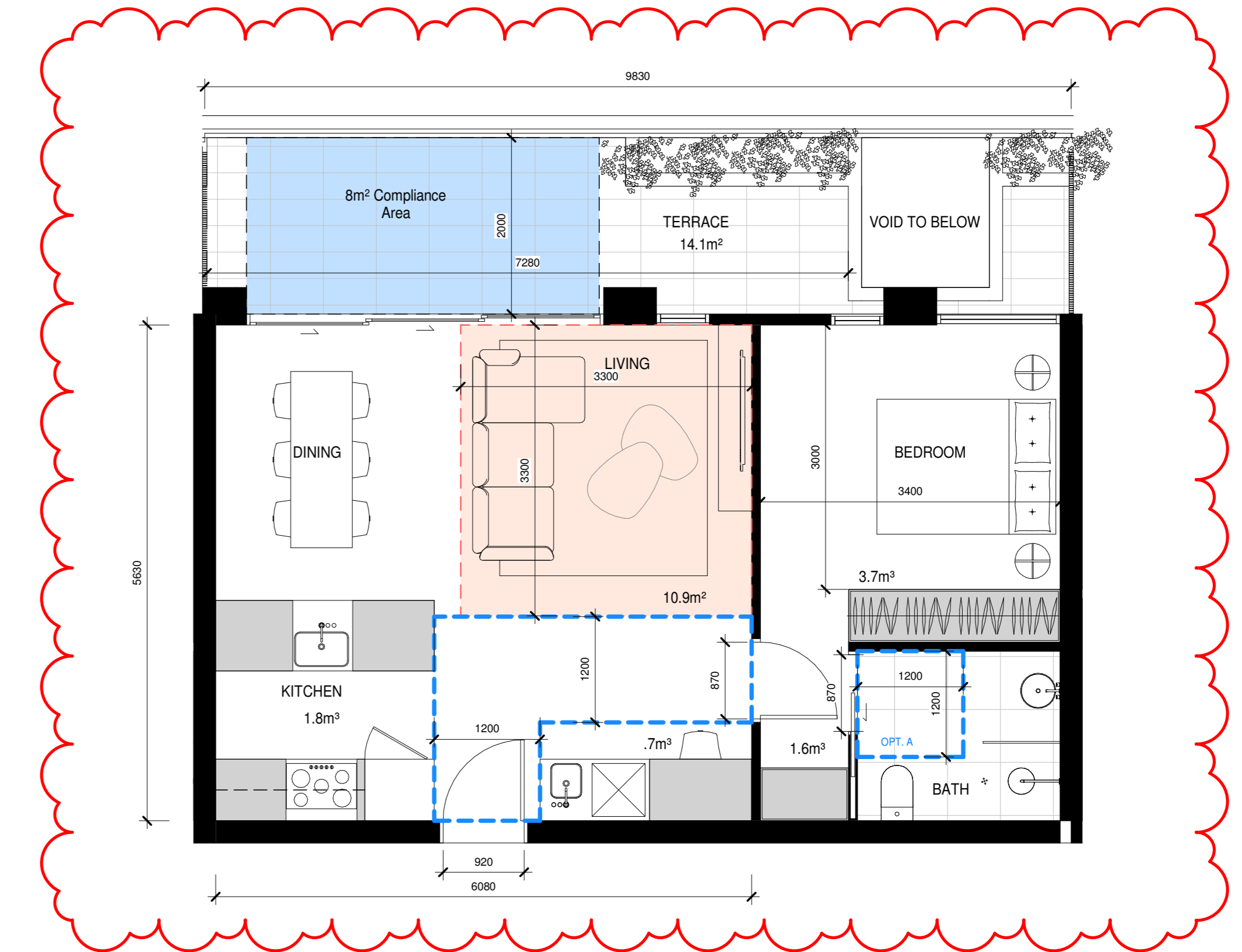


TYPE 1F-B

52 m² + 19m² Terrace

109

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	14.1m² ✓
DDA Compliance	1200mm access + Option A Bath	✓

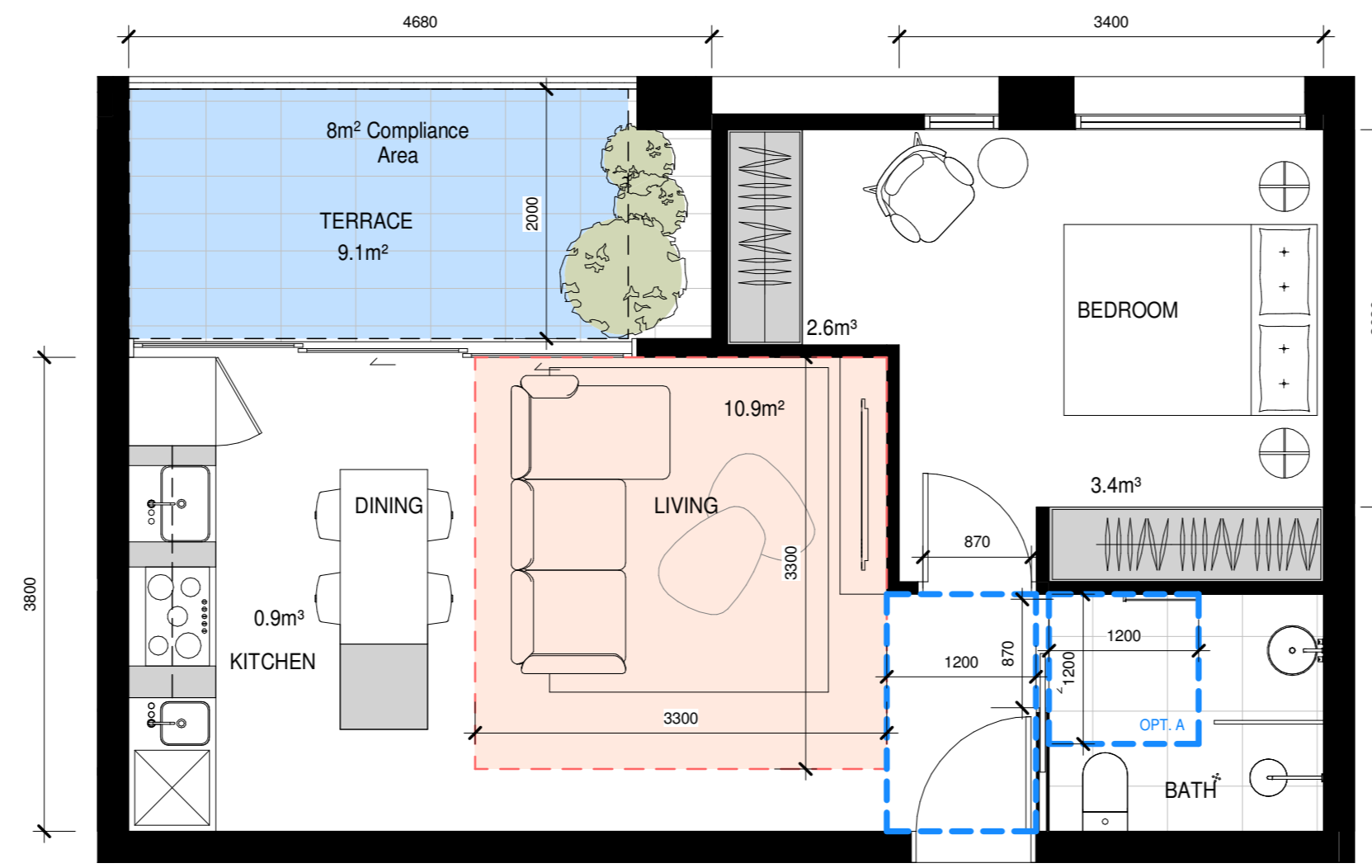


TYPE 1H

57 m² + 10m² Terrace

102

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	✓

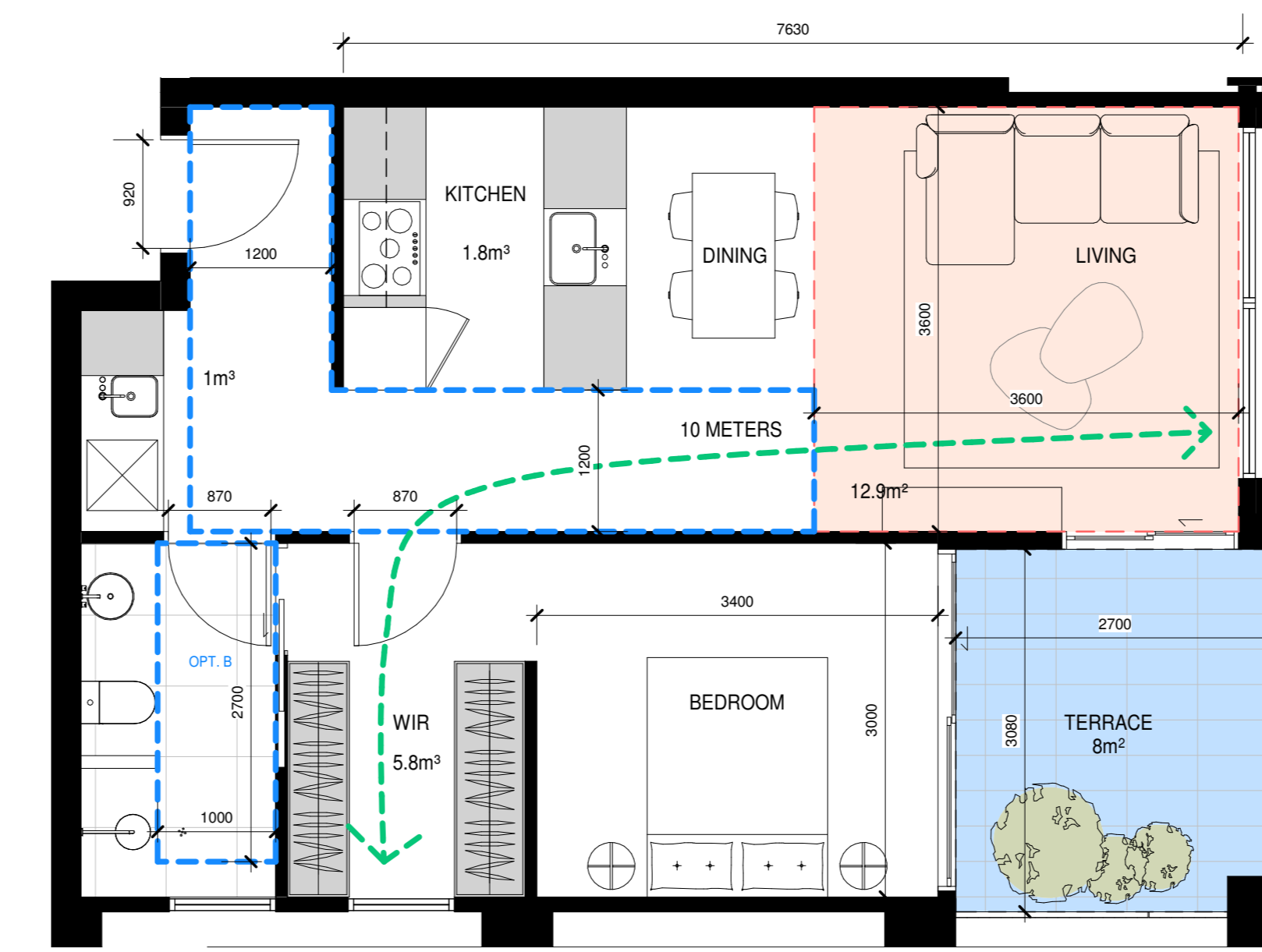


TYPE 1I

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	8.9 m³	✓
Natural Ventilation	N/A	✓
Terrace Size	4680mm x 2000mm	9.1m² ✓
DDA Compliance	1200mm access + Option A Bath	✓

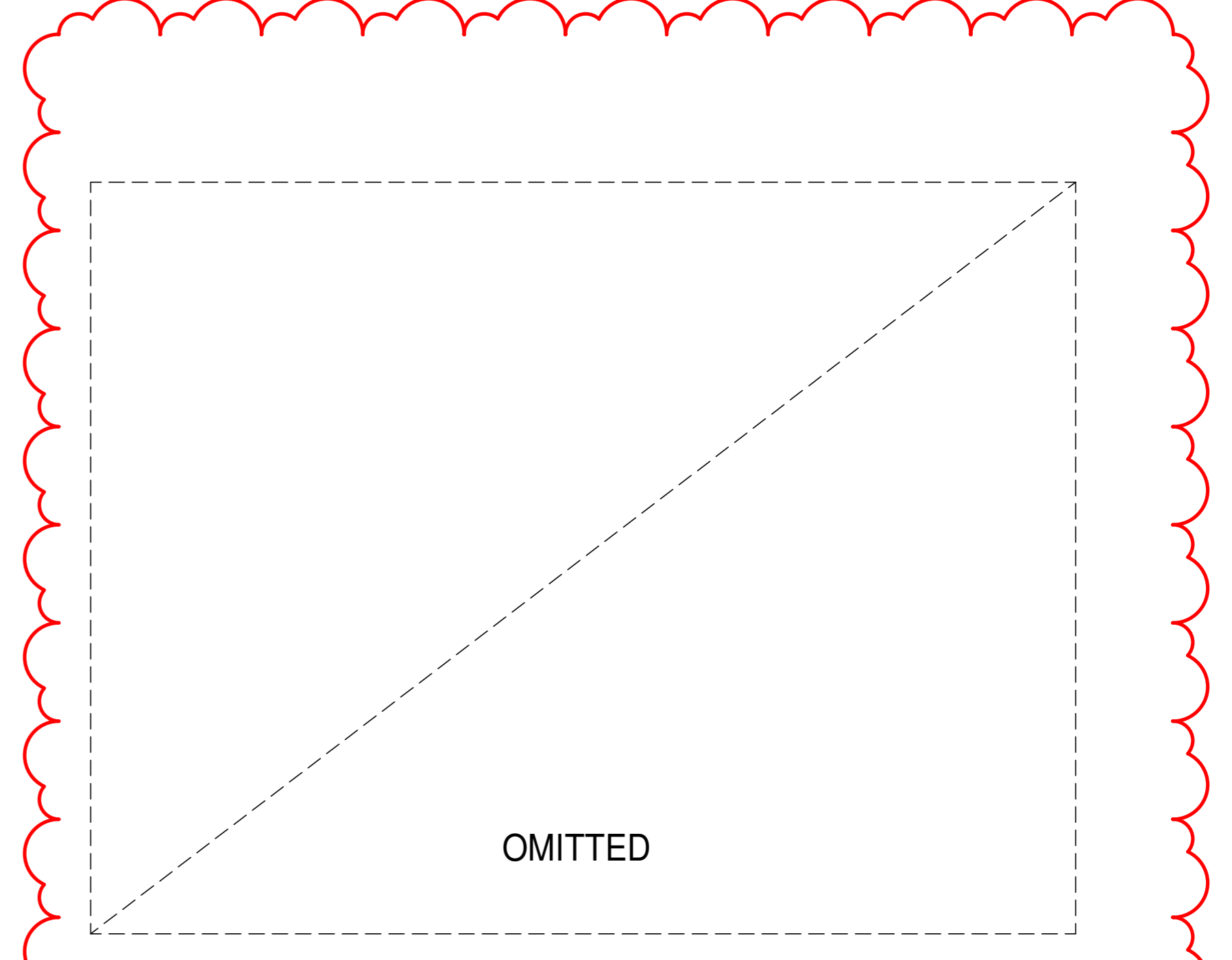


TYPE 1J

60 m² + 8m² Terrace

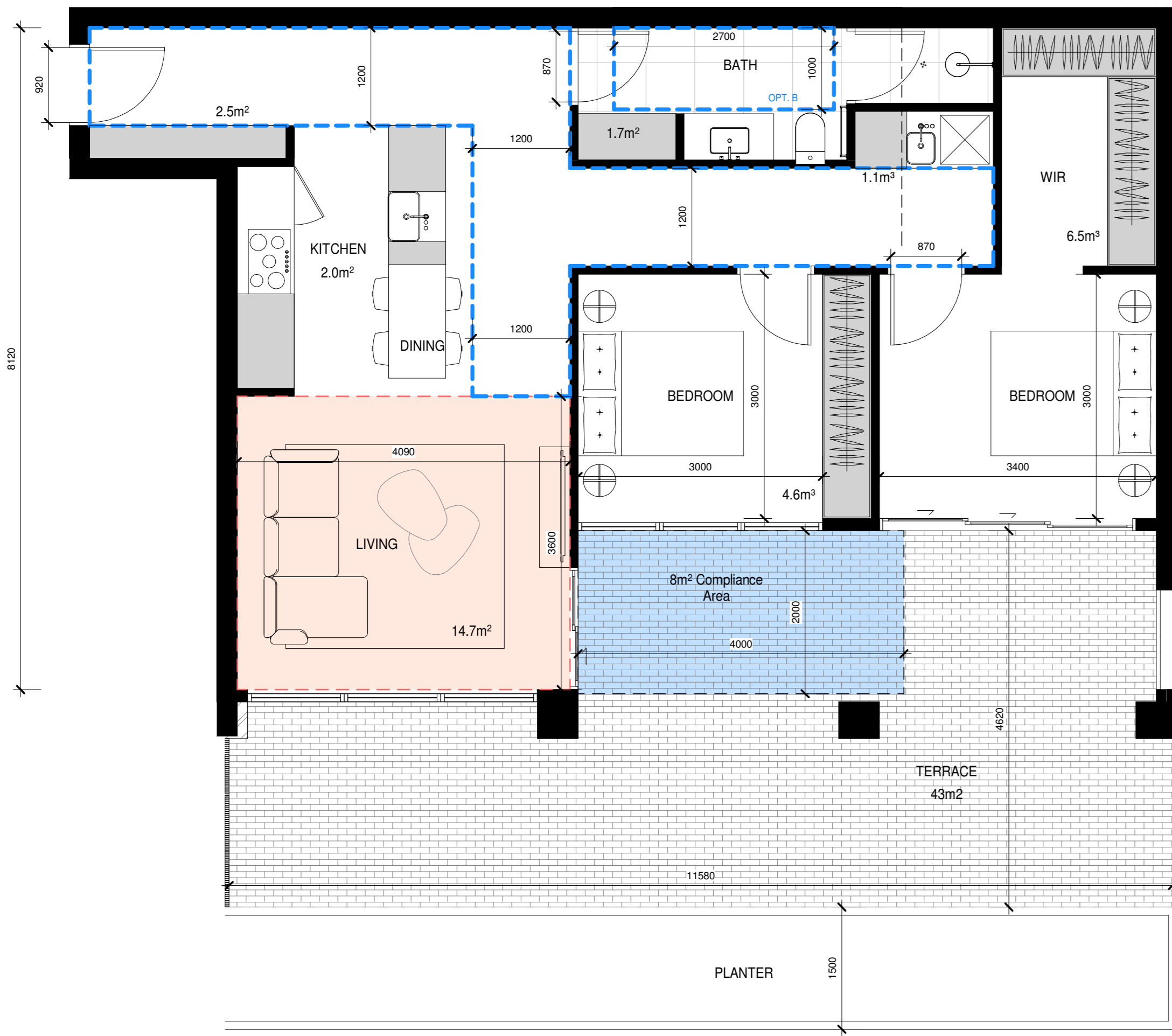
102

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	✓



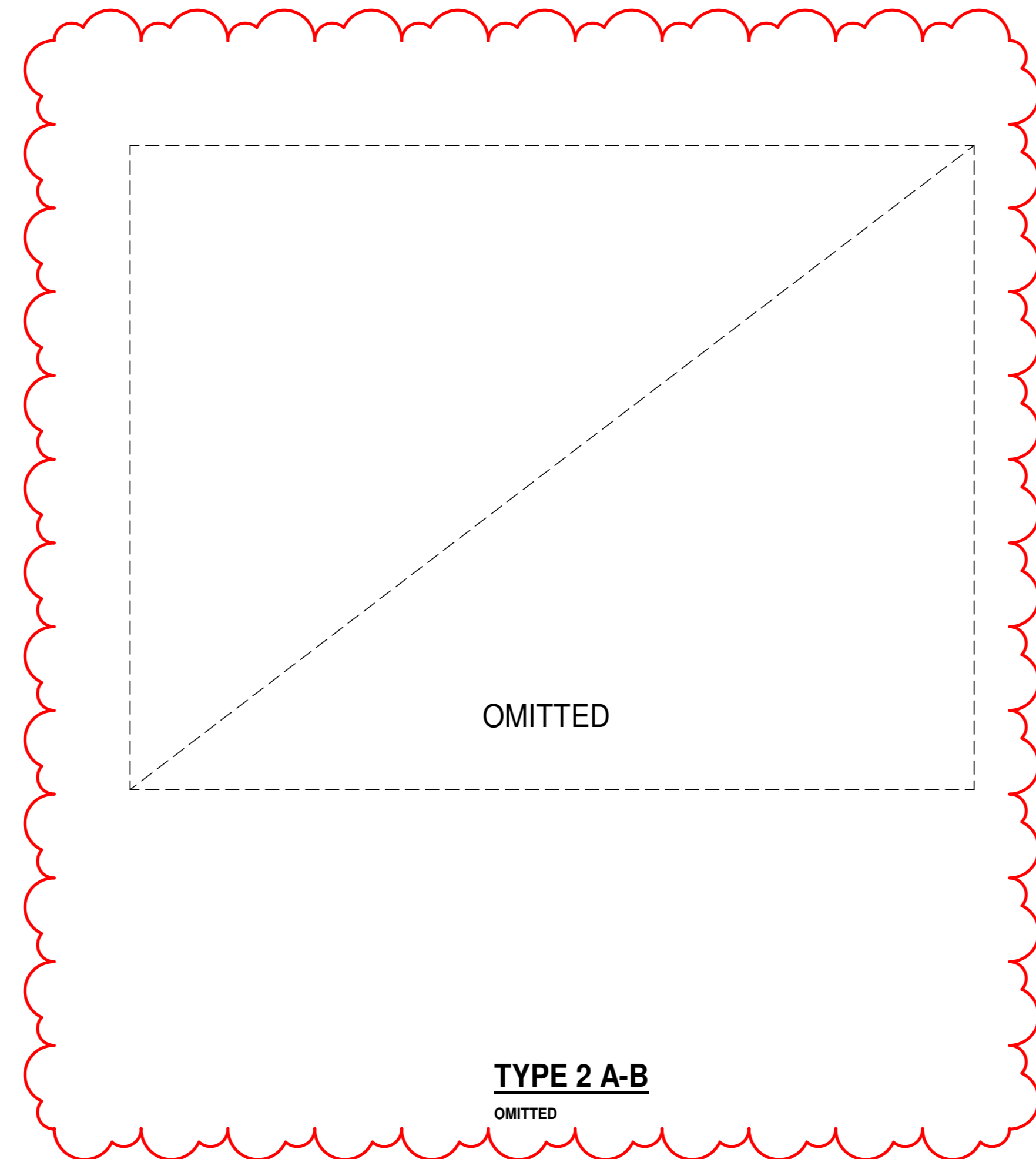
TYPE 1K

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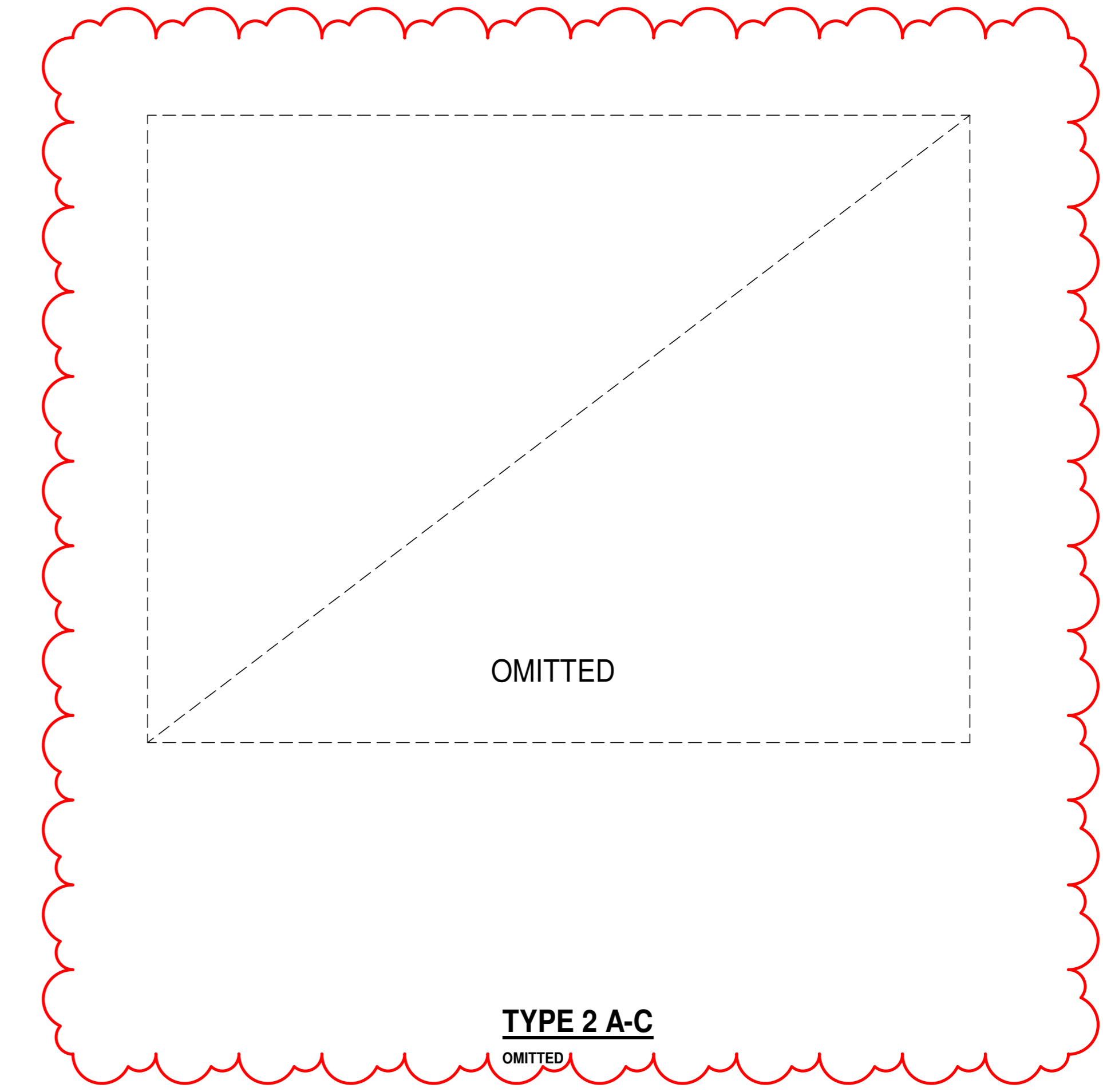


TYPE 2A-A
86 m² + 14.43m² Terrace

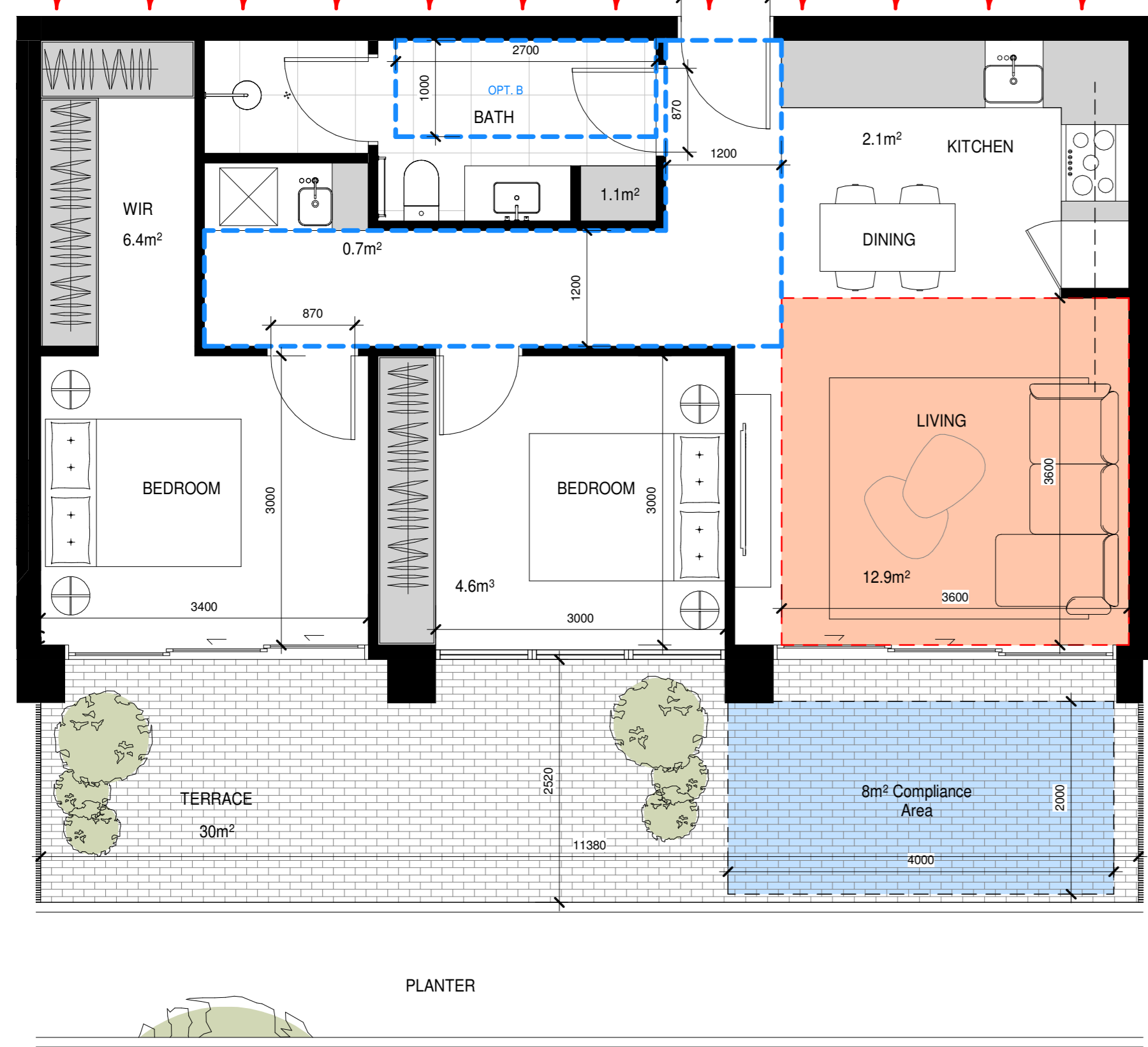
102	104	215	217
Main Bedroom Size	3400mm x 3000mm		✓
Second Bedroom Size	3000mm x 3000mm		✓
Living Room Size	4090mm x 3600mm	14.7m²	✓
Habitable Room Depth	8120mm		✓
Snorkel	N/A		✓
Internal Storage	18.4m³		✓
Natural Ventilation			✓
Terrace Size	11580mm x 4620mm	14.43m²	✓
DDA Compliance	1200mm access + Option B Bath		✓



TYPE 2A-B
OMITTED

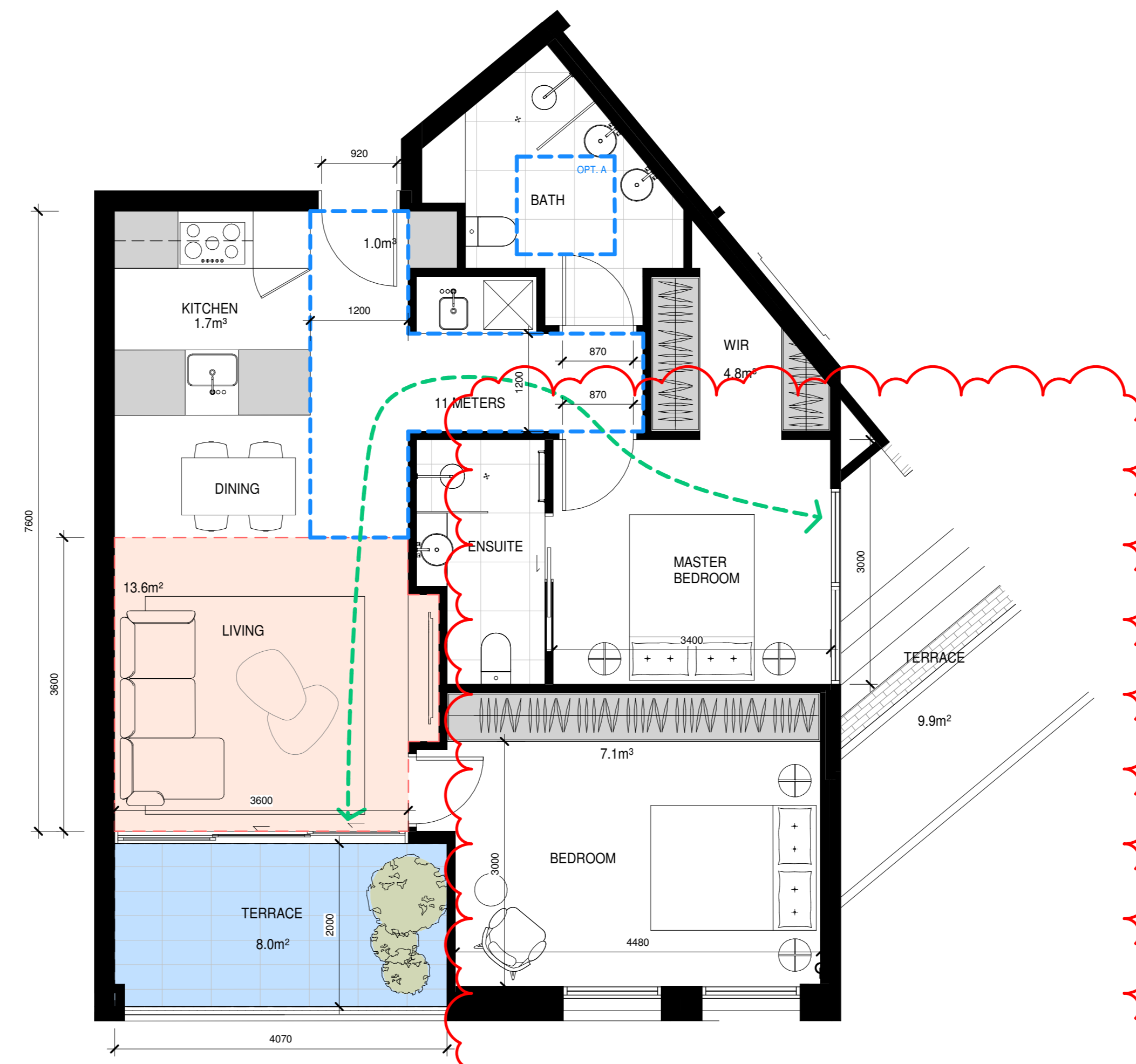


TYPE 2A-C
OMITTED



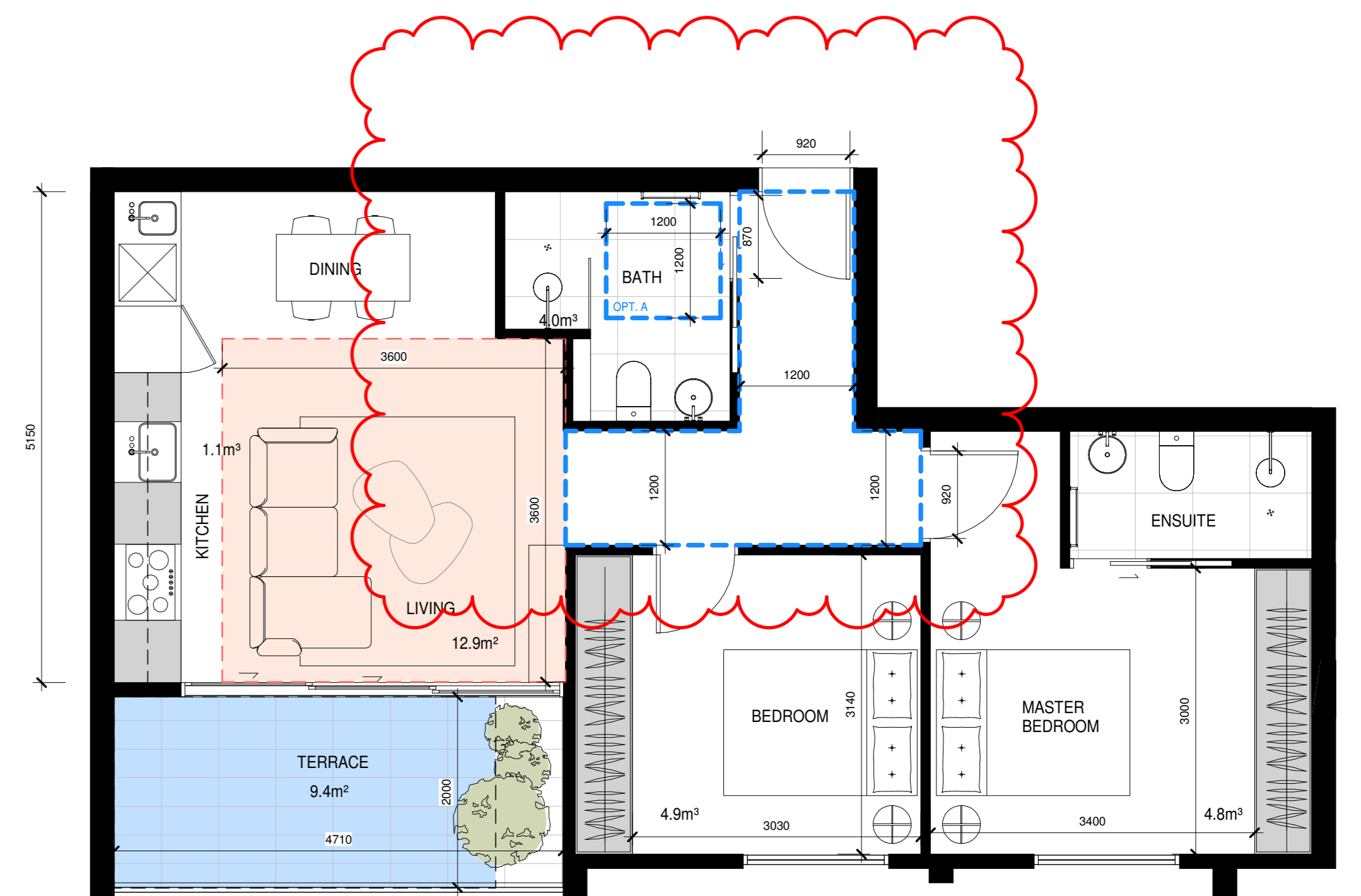
TYPE 2B
76 m² + 28m² Terrace

103	104		
Main Bedroom Size	3400mm x 3000mm		✓
Second Bedroom Size	3000mm x 3000mm		✓
Living Room Size	3600mm x 3600mm	12.9m²	✓
Habitable Room Depth	6270mm		✓
Snorkel	N/A		✓
Internal Storage	14.9m³		✓
Natural Ventilation			✓
Terrace Size	11390mm x 2520mm	27.28m²	✓
DDA Compliance	1200mm access + Option B Bath		✓



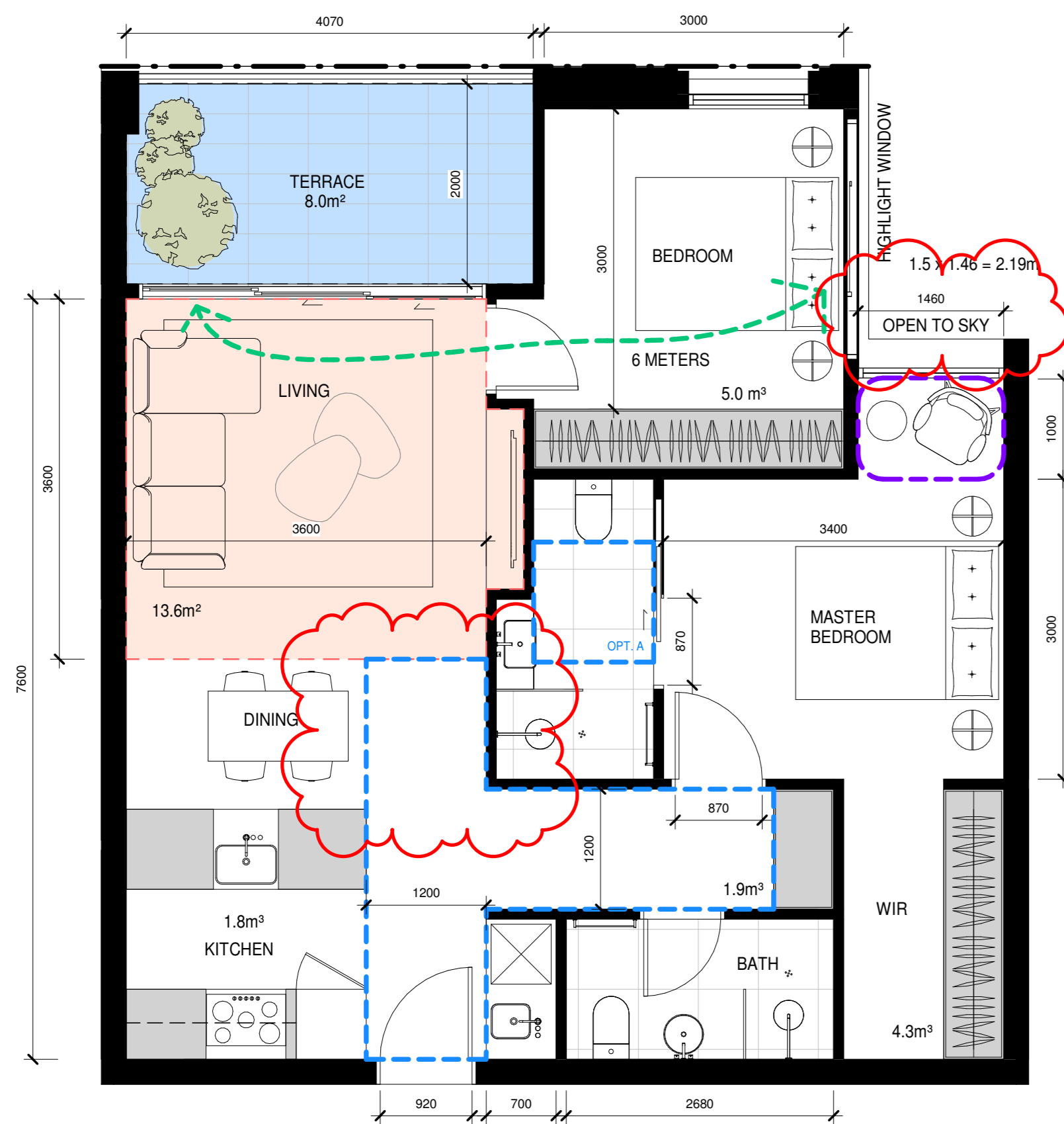
TYPE 2C
83 m² + 8m² Terrace

105	107		
Main Bedroom Size	4480mm x 3000mm		✓
Second Bedroom Size	3000mm x 3400mm		✓
Living Room Size	3600mm x 3600mm	13.6m²	✓
Habitable Room Depth	7600mm		✓
Snorkel	N/A		✓
Internal Storage	14.6m³		✓
Natural Ventilation	11 METERS		✓
Terrace Size	2000mm x 4070mm	8m²	✓
DDA Compliance	1200mm access + Option A Bath		✓



TYPE 2D
70 m² + 9m² Terrace

101	101	401	101
Main Bedroom Size	3400mm x 3000mm		✓
Second Bedroom Size	3000mm x 3140mm		✓
Living Room Size	3600mm x 3600mm	12.9m²	✓
Habitable Room Depth	5150mm		✓
Snorkel	N/A		✓
Internal Storage	10.8m³		✓
Natural Ventilation			✓
Terrace Size	2000mm x 4710mm	9.4m²	✓
DDA Compliance	1200mm access + Option A Bath		✓



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	✓

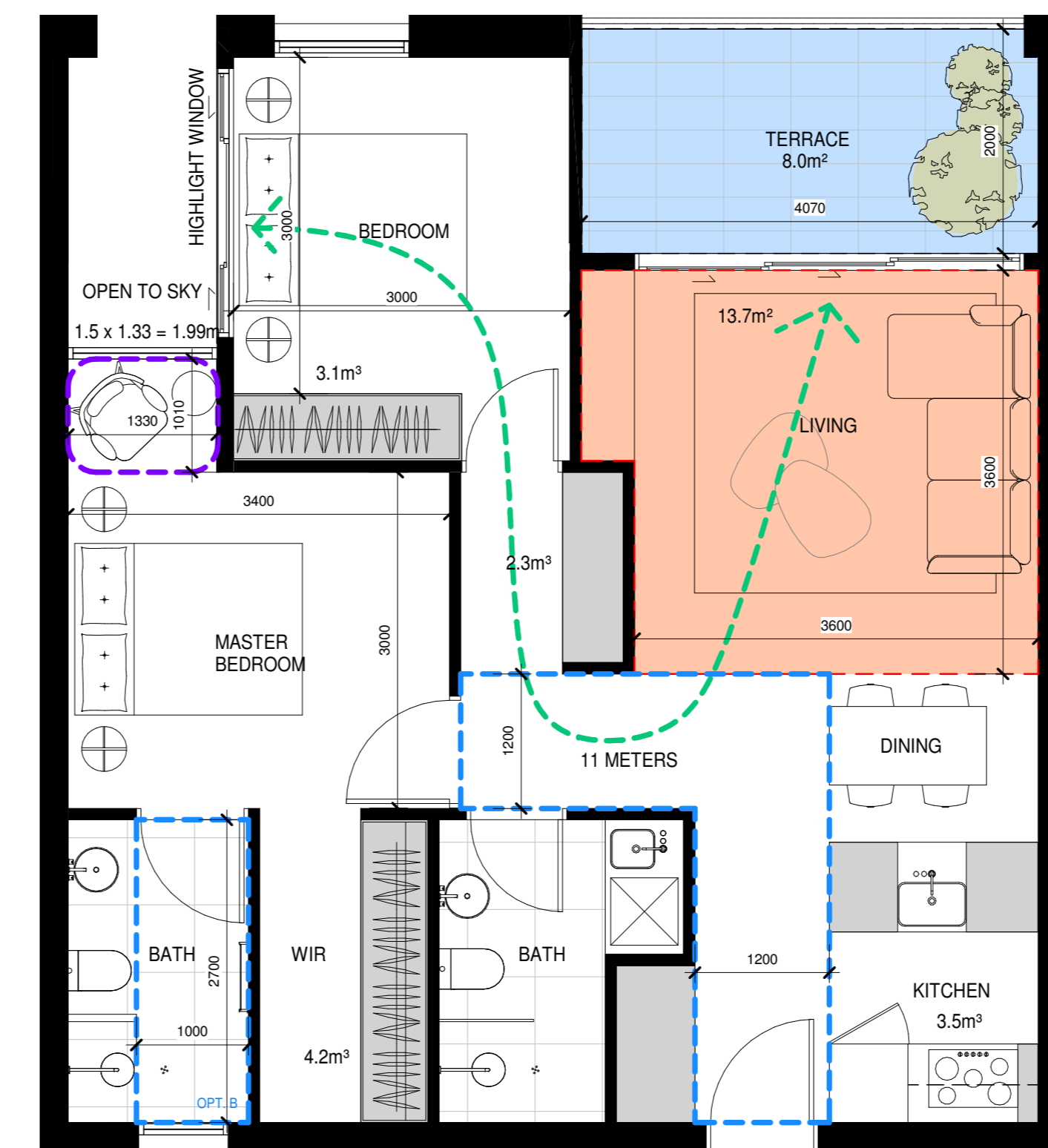


TYPE 2E-B

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	✓

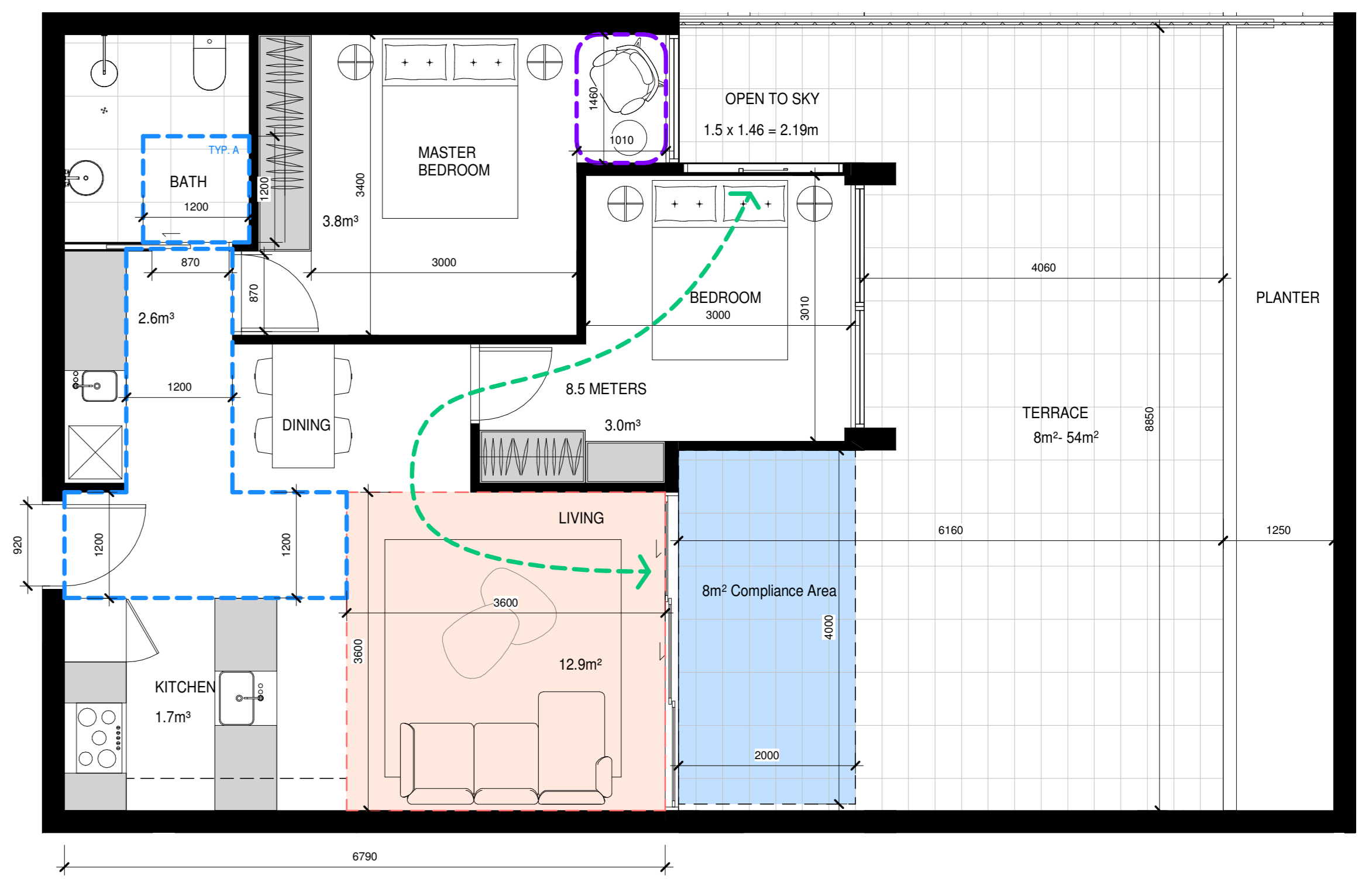


TYPE 2E-C

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	✓

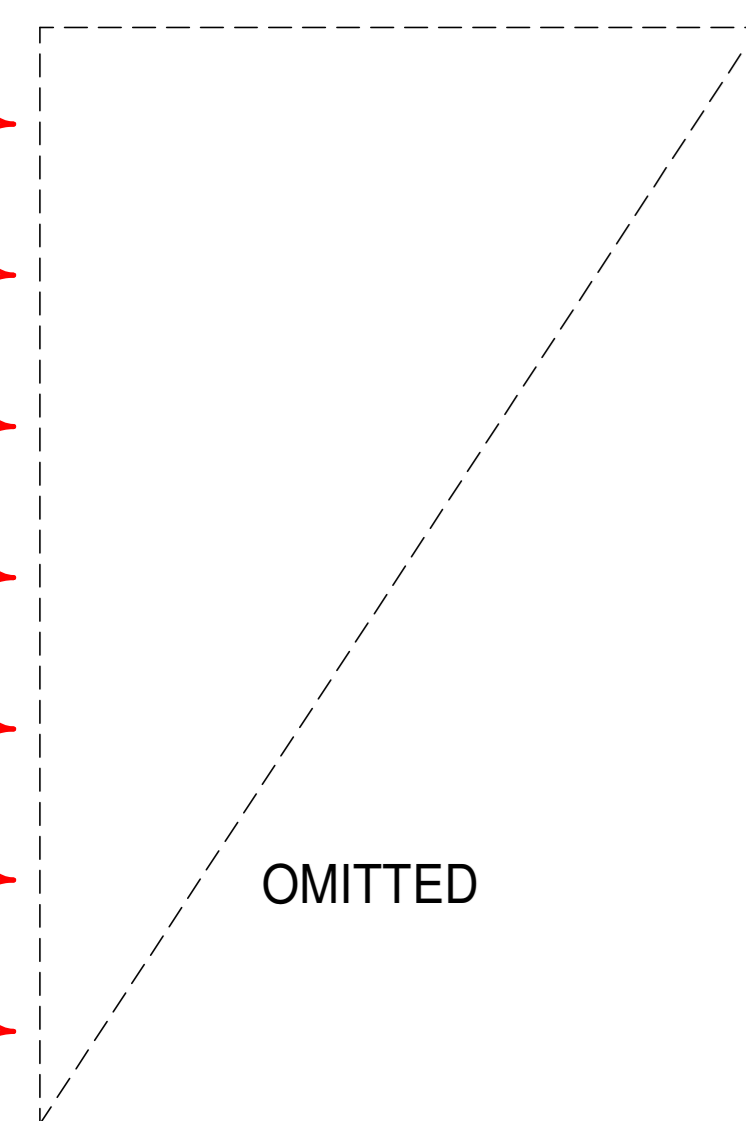


TYPE 2E-D

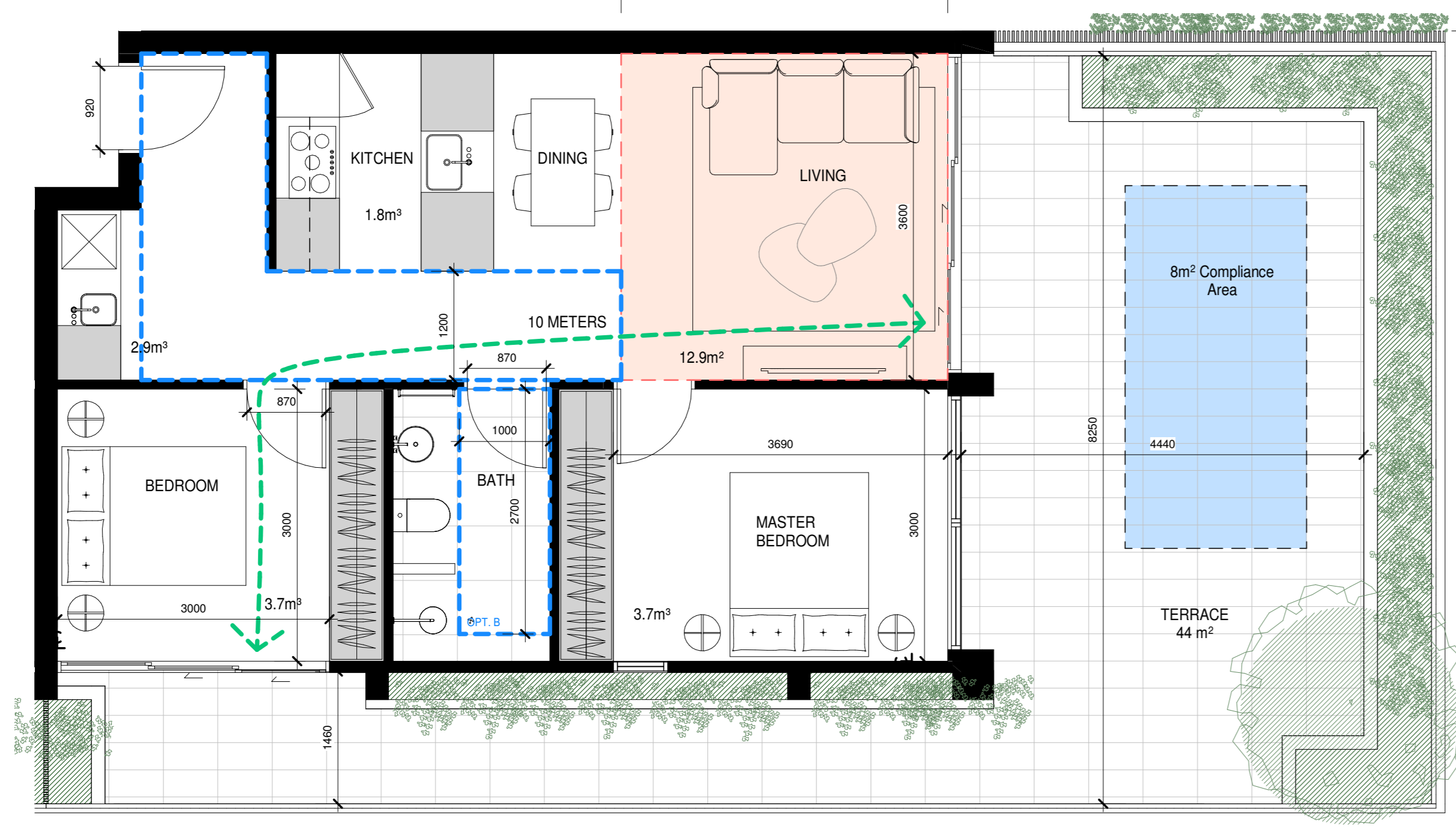
71 m² + 8-54m² Terrace

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 2F **TYPE 2G**
OMITTED

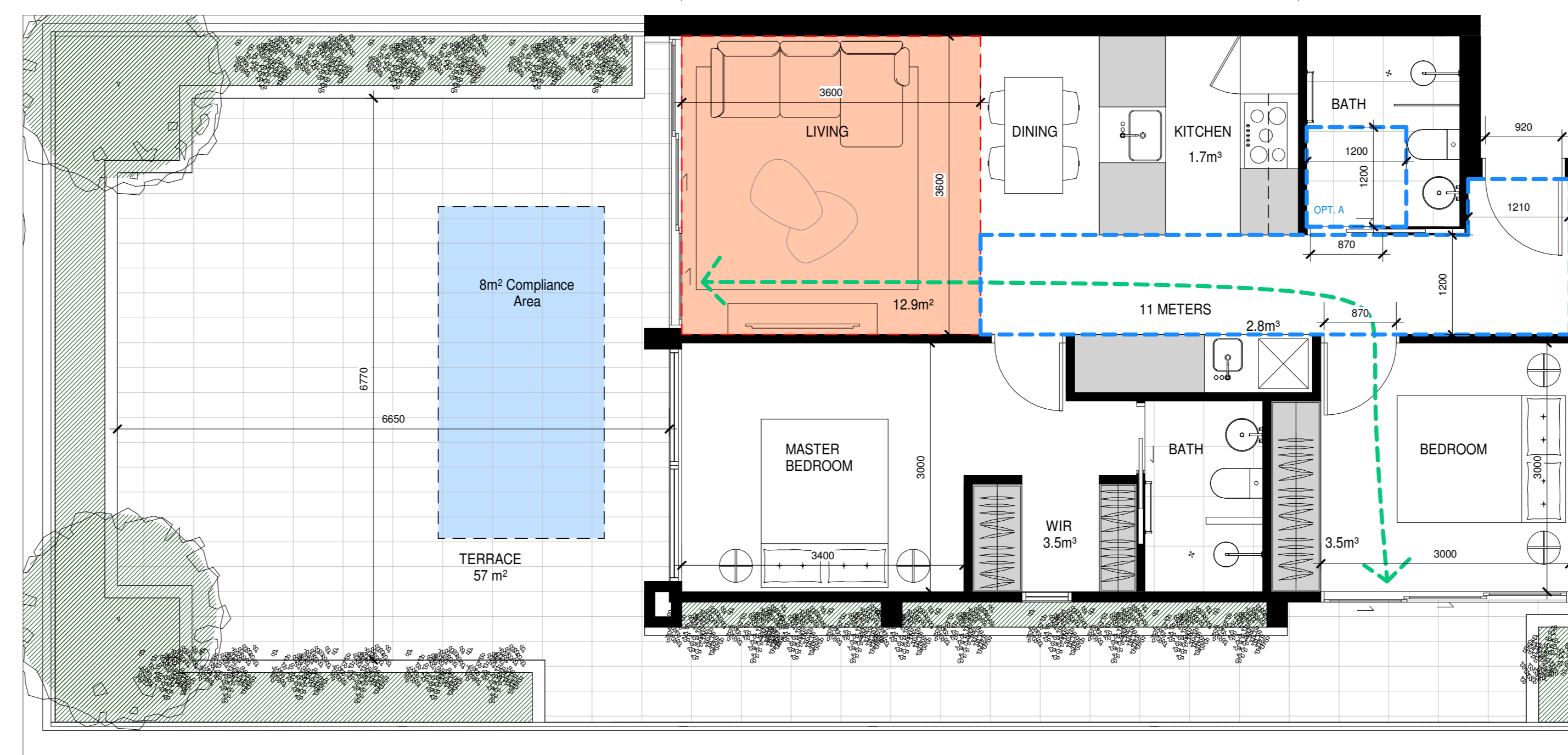


TYPE 2H-A

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	✓

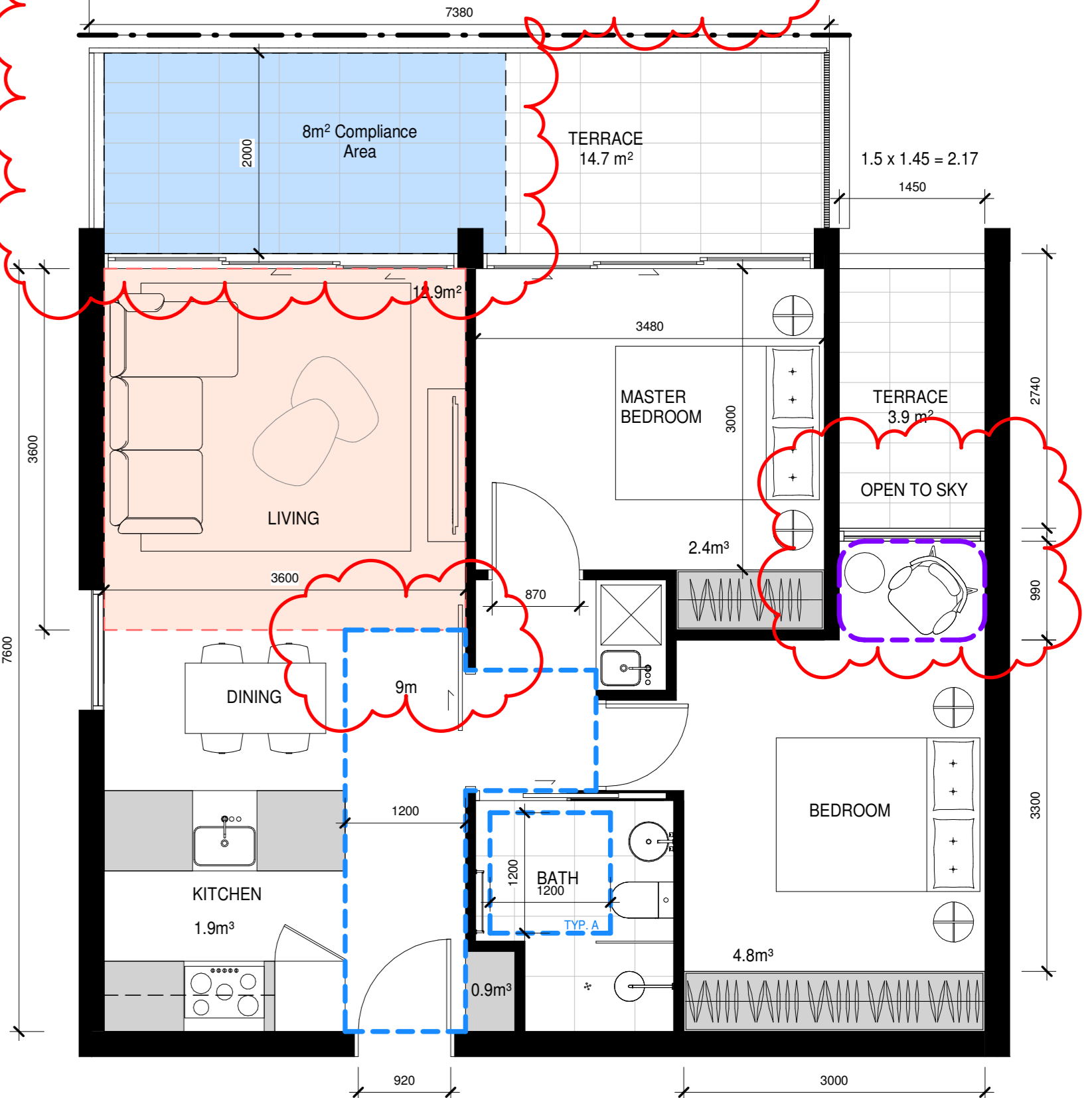


TYPE 2H-B

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	6650mm x 6770mm	57m ² ✓
DDA Compliance	1200mm access + Option A Bath	✓

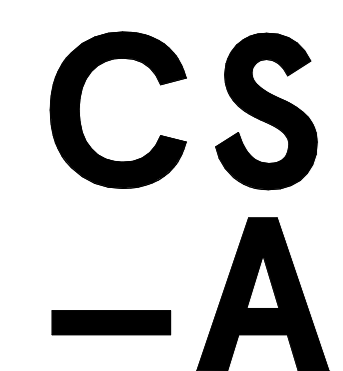


TYPE 2I

67 m² + 18m² Terrace

404	405	407
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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	✓



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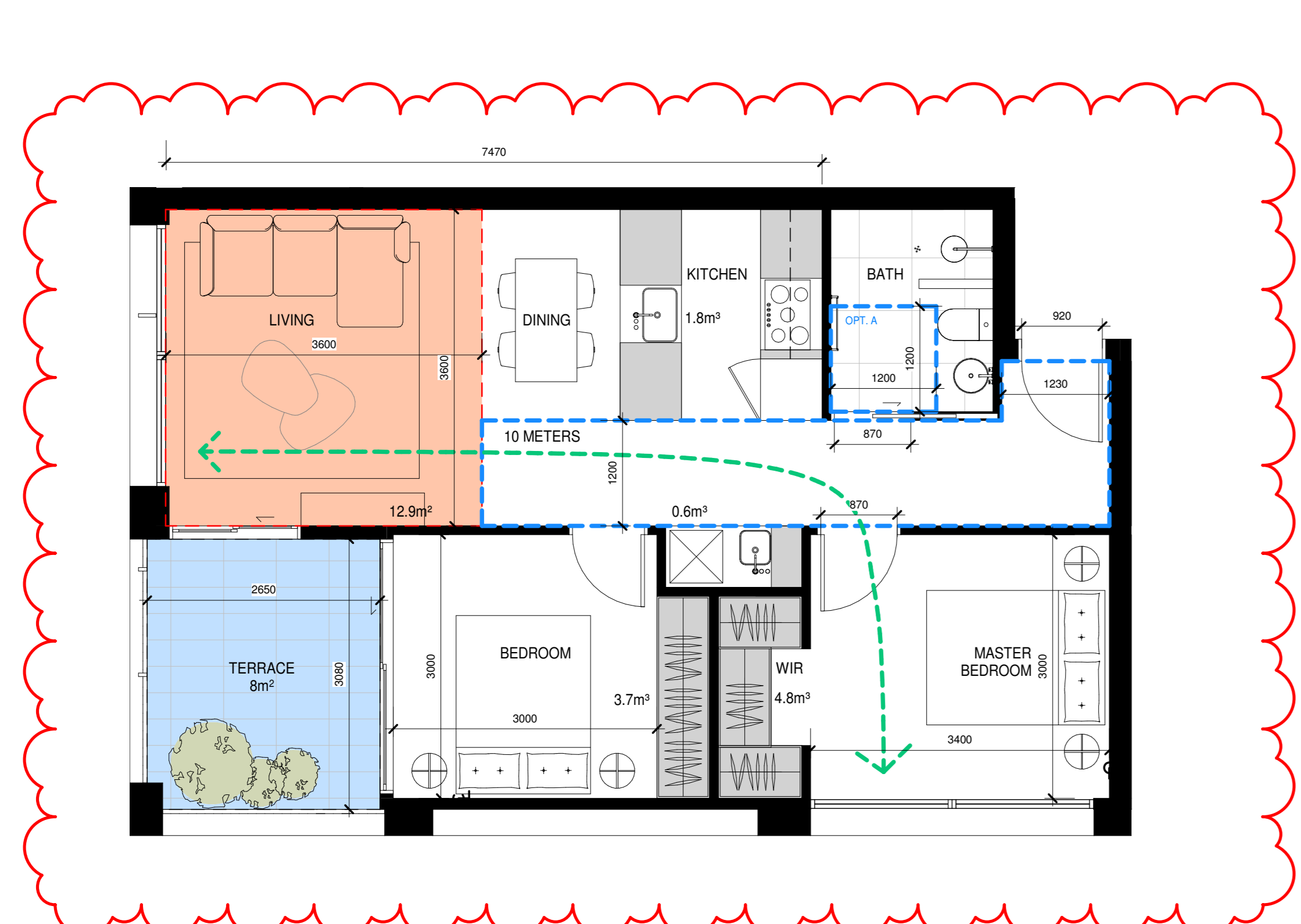
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A	12.12.18	Town Planning RFI	KH	DC
B	24.08.19	WITHOUT PREJUDICE	KH	DC
C	03.06.19	WITHOUT PREJUDICE - SKETCH	KH	DC
D	18.06.19	VCAT - FINAL HEARING	KH	DC

REV	DATE	REVISION	BY	CHK

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° 1720
REVISION N° D
DATE 03/06/2019
SCALE 1:50 @9A0
DRAWN BY BM
CHECKED BY DC
DRAWING TITLE
TYPOLOGY PLAN - TWO BEDROOM

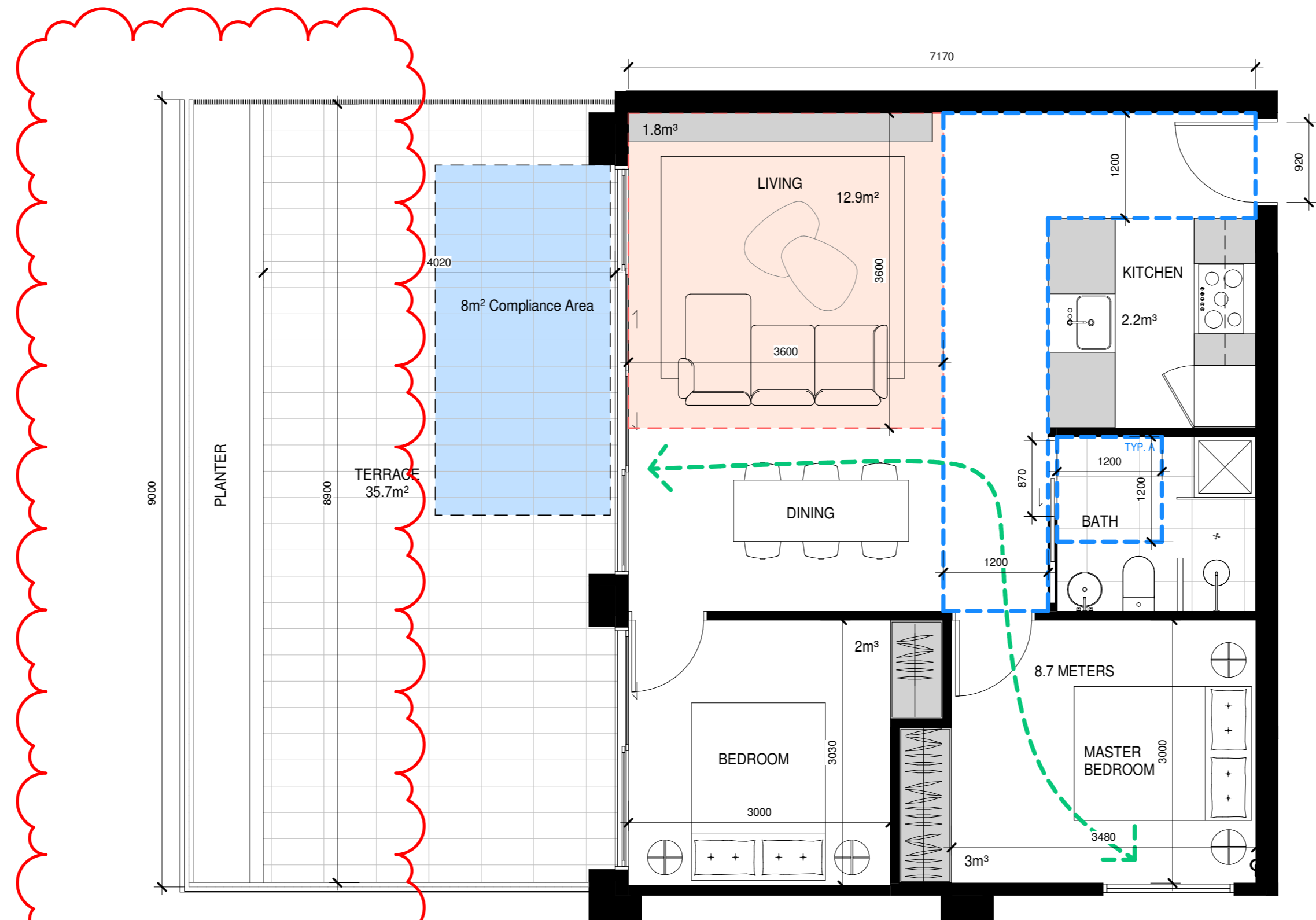


TYPE 2J

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	✓
Snorkel		✓
Internal Storage	10.3m³	✓
Natural Ventilation	10 METERS	✓
Terrace Size	2650mm x 3000mm	8m² ✓
DDA Compliance	1200mm access + Option A Bath	✓

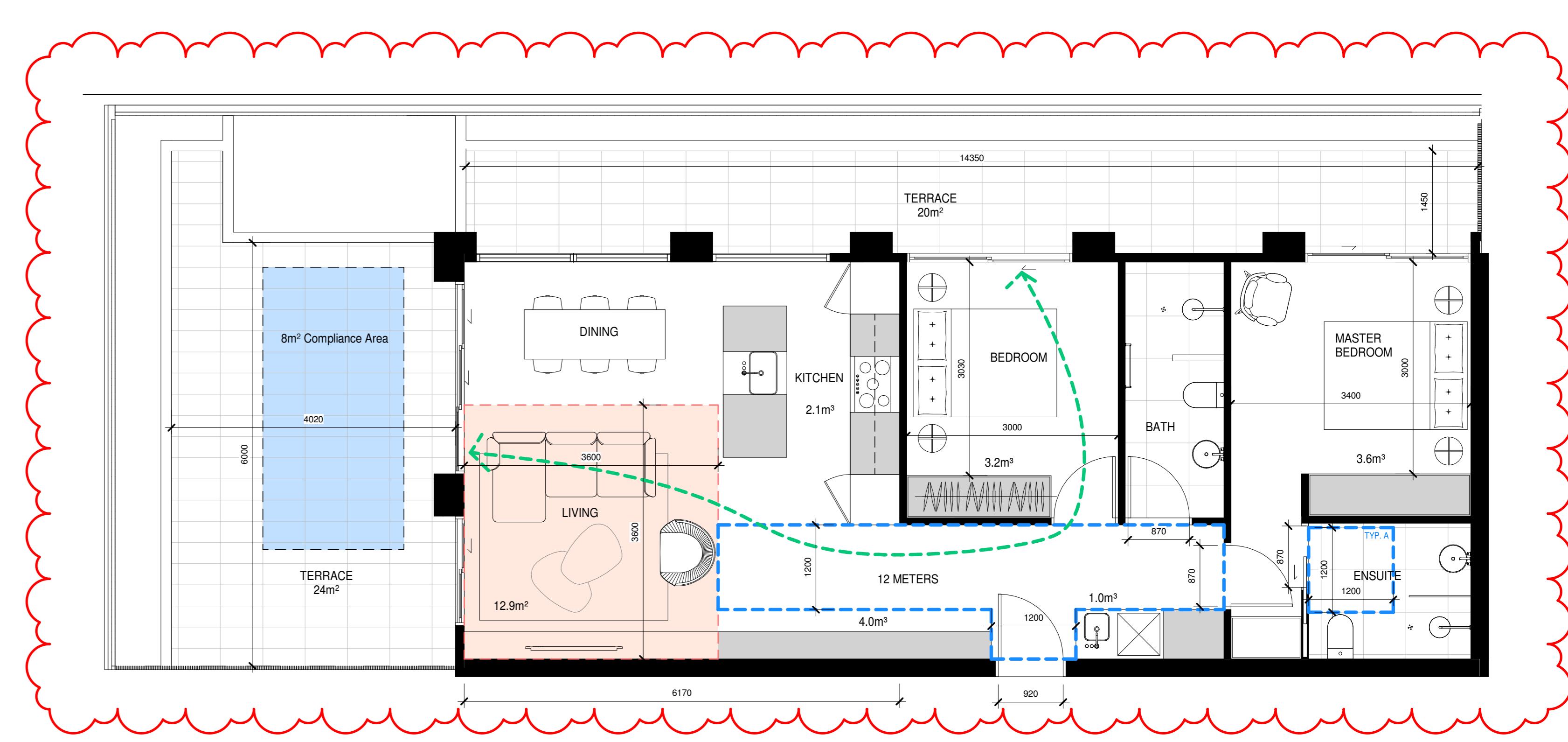


TYPE 2K

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	✓
Snorkel		✓
Internal Storage	9m³	✓
Natural Ventilation	8.7 METERS	✓
Terrace Size	4020mm x 8900mm	35.7m² ✓
DDA Compliance	1200mm access + Option A Bath	✓

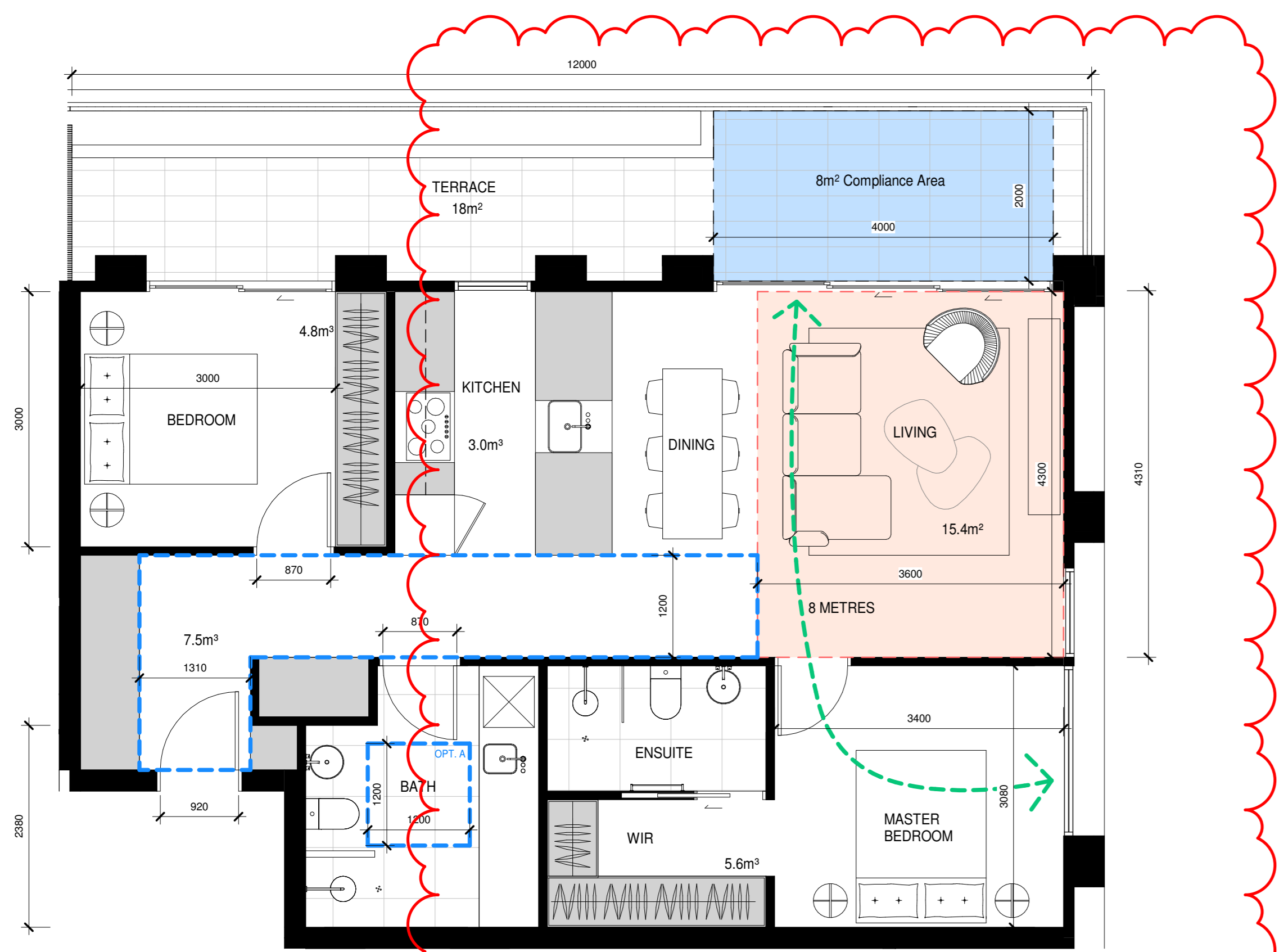


TYPE 2L

85 m² + 44m² Terrace

503

Main Bedroom Size	3400mm x 3000mm	✓
Second Bedroom Size	3000mm x 3030mm	✓
Living Room Size	3600mm x 3600mm	12.9m² ✓
Habitable Room Depth	6170mm	✓
Snorkel		✓
Internal Storage	13.9m³	✓
Natural Ventilation	12 METERS	✓
Terrace Size	4020mm x 6000mm	44m² ✓
DDA Compliance	1200mm access + Option A Bath	✓

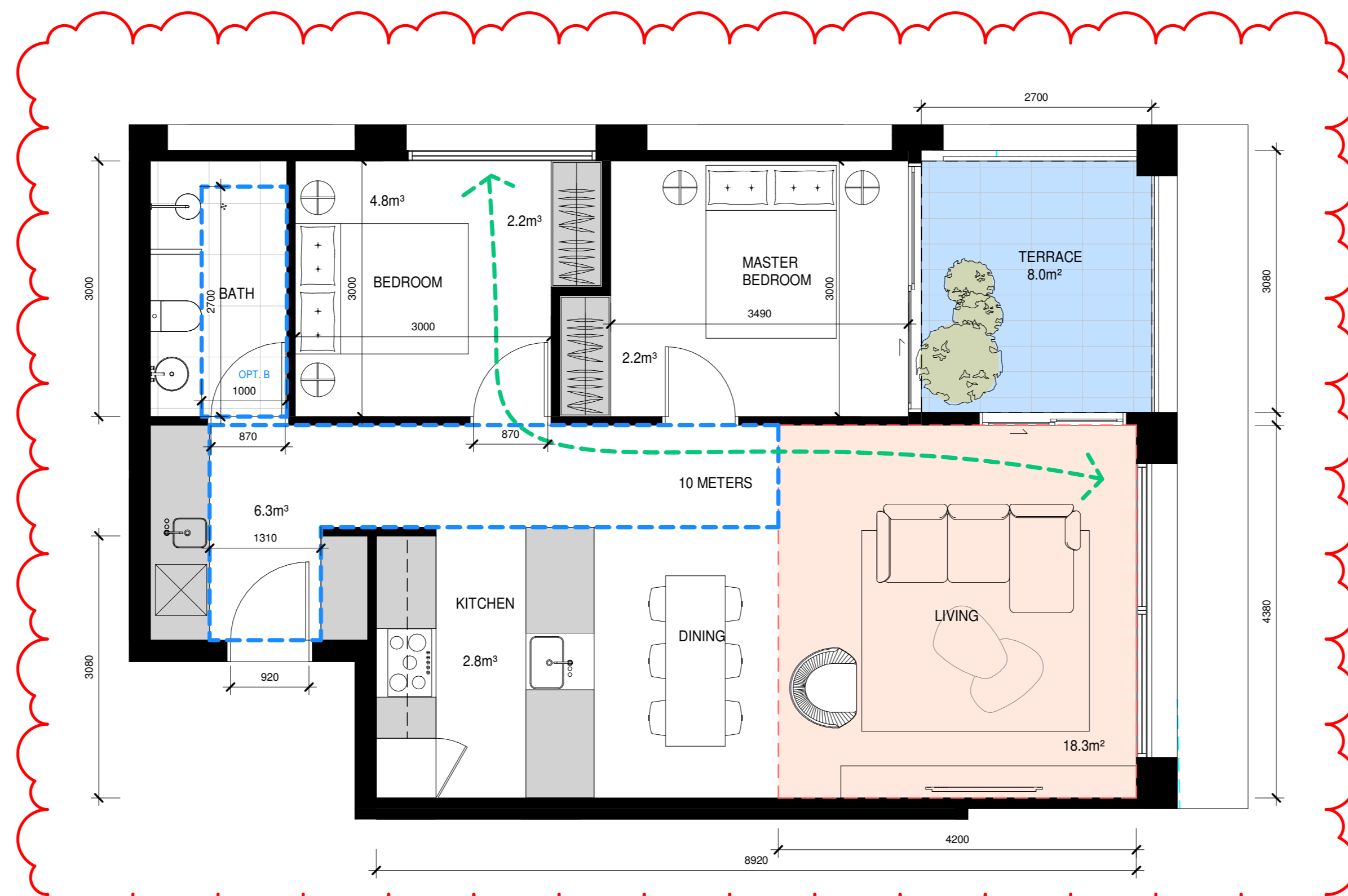


TYPE 2M.A

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	✓
Snorkel		✓
Internal Storage	20.9m³	✓
Natural Ventilation	8 METERS	✓
Terrace Size	2000mm x 12150mm	18m² ✓
DDA Compliance	1200mm access + Option A Bath	✓

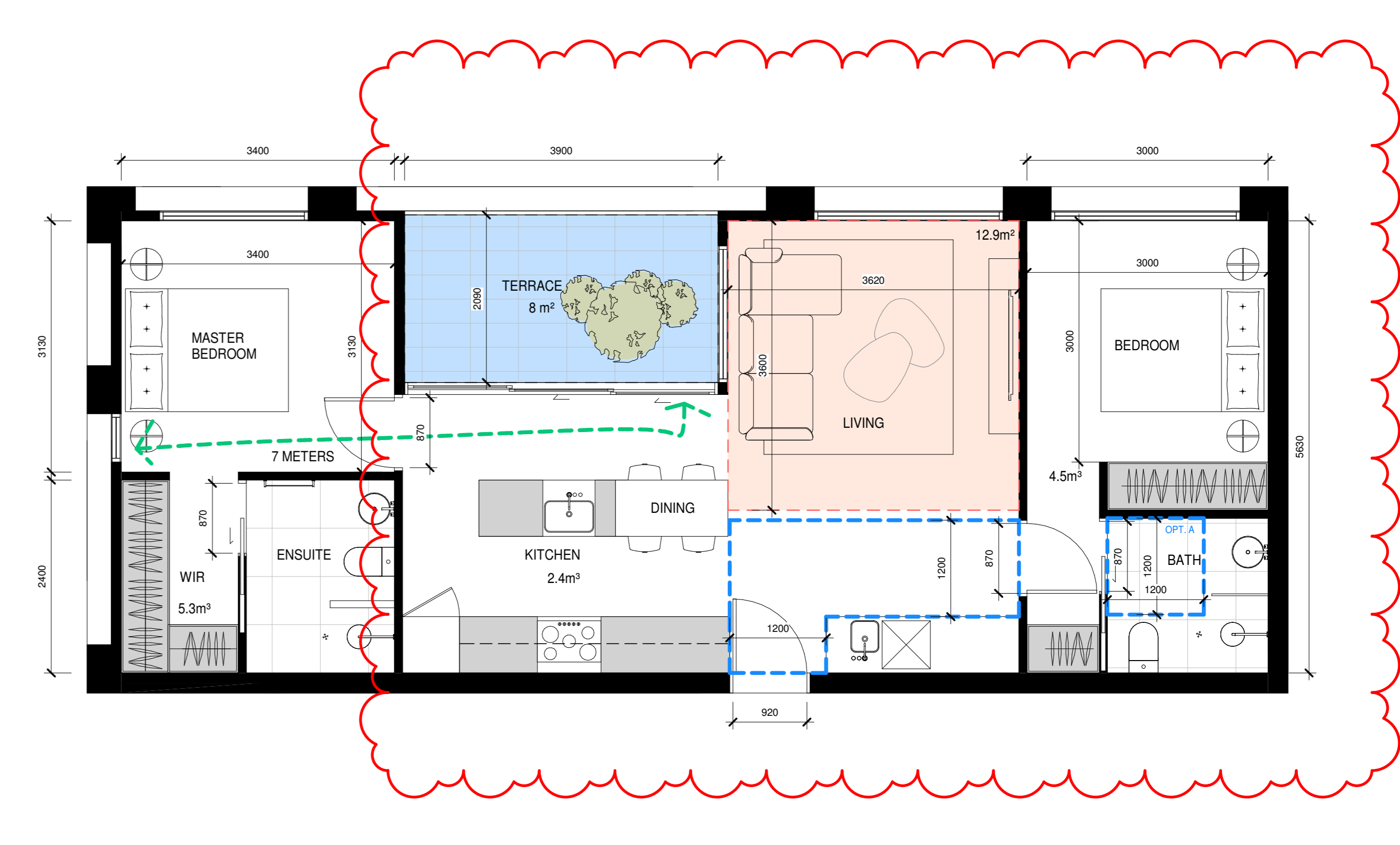


TYPE 2M.B

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	✓
Snorkel		✓
Internal Storage	13.5m³	✓
Natural Ventilation	10 METERS	✓
Terrace Size	2700mm x 3060mm	8m² ✓
DDA Compliance	1200mm access + Option B Bath	✓

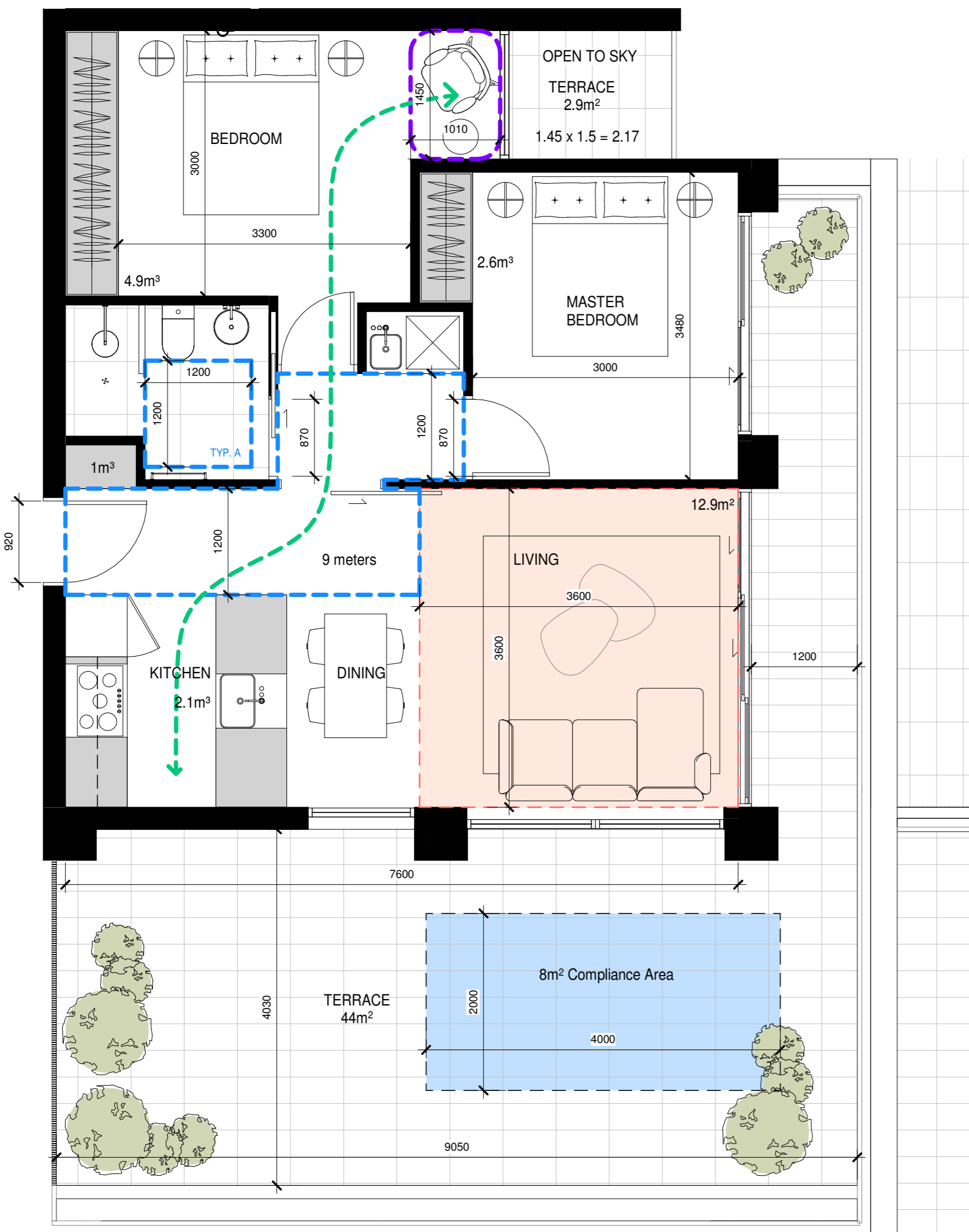


TYPE 2N

77 m² + 8m² Terrace

503

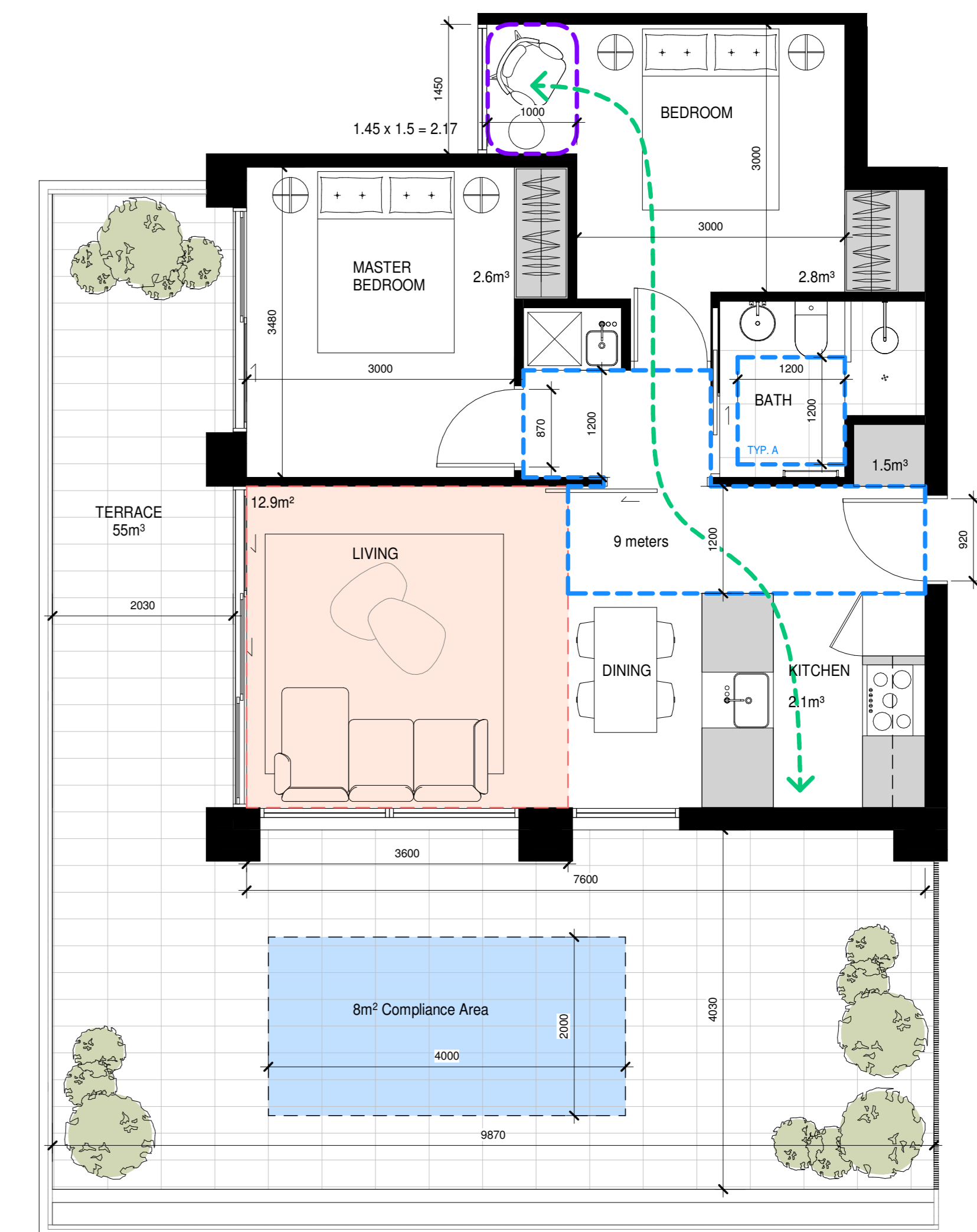
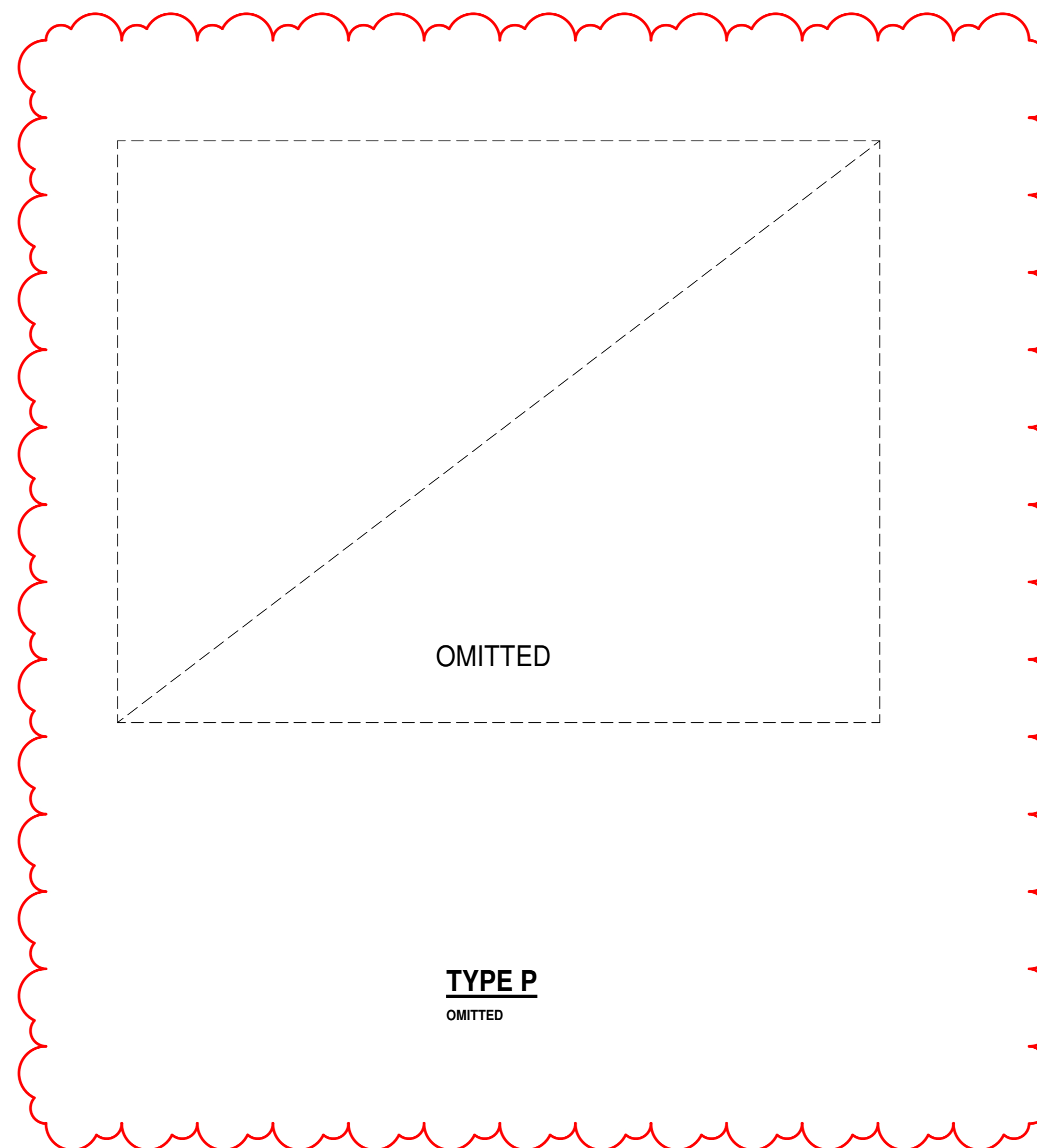
Main Bedroom Size	3400mm x 3130mm	✓
Second Bedroom Size	3000mm x 3000mm	✓
Living Room Size	3600mm x 3600mm	12.9m² ✓
Habitable Room Depth	5630mm	✓
Snorkel		✓
Internal Storage	12.2m³	✓
Natural Ventilation	7 METERS	✓
Terrace Size	2000mm x 3000mm	8m² ✓
DDA Compliance	1200mm access + Option A Bath	✓



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	✓



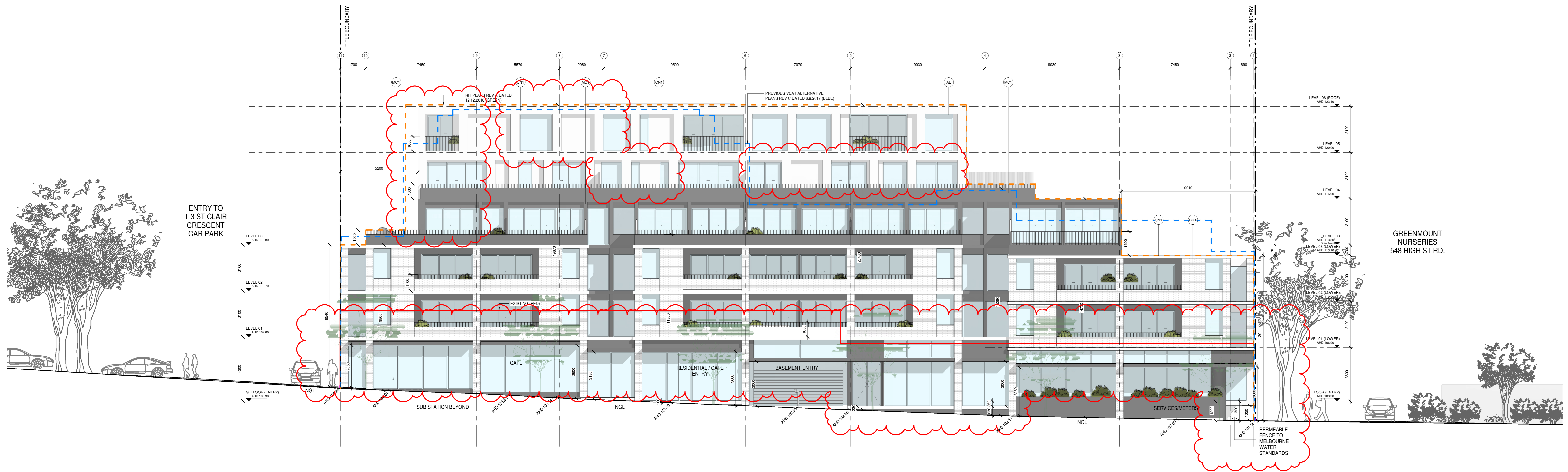
TYPE 2Q
68 m² + 53m² Terrace

609

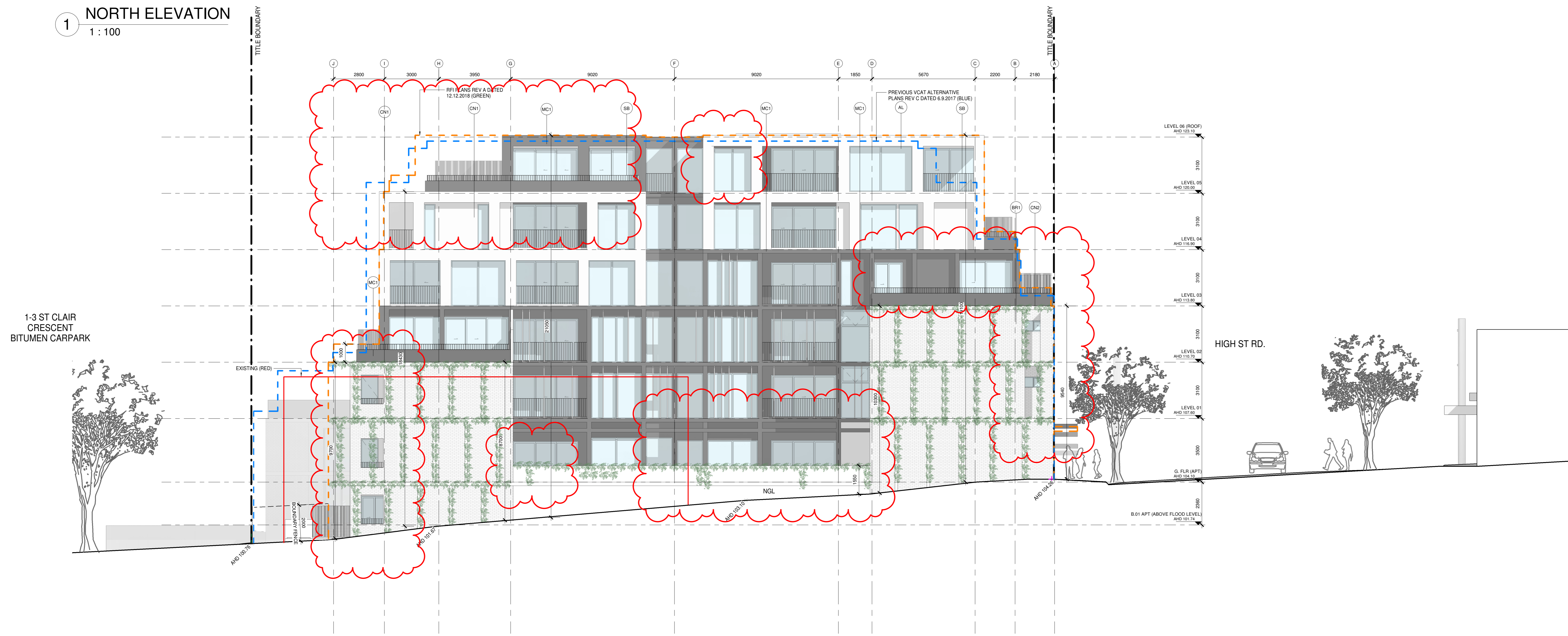
Main Bedroom Size	3480mm x 3000mm	✓
Second Bedroom Size	3000mm x 3000mm	✓
Living Room Size	3600mm x 3600mm	12.9m² ✓
Habitable Room Depth	7800mm	✓
Snorkel	1450mm X 1000mm	✓
Internal Storage	9.0m³	✓
Natural Ventilation	9 METERS	✓
Terrace Size	4000mm x 9870mm	53m² ✓
DDA Compliance	1200mm access + Option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

SUMMARY

APARTMENT	FUNCTIONAL LAYOUT			ROOM DEPTH	WINDOWS	STORAGE	NATURAL VENTILATION	P.O.S		ACCESSIBILITY	
TYPE	OCCURANCES	BEDROOM DIMS	LIVING ROOM WIDTH	LIVING ROOM AREA	HABITABLE ROOM DEPTH	SNORKEL	INTERNAL STORAGE	BREEZE PATHS	MIN WIDTH	MIN AREA	DDA COMPLIANCE
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%



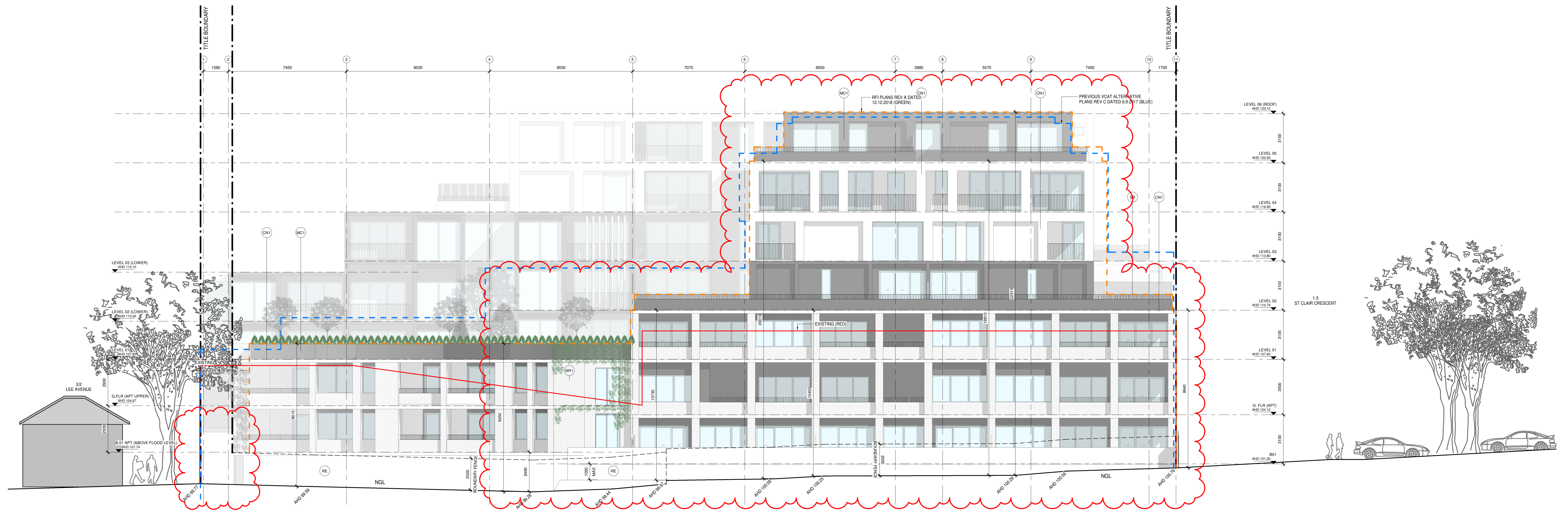
1 NORTH ELEVATION
1 : 100



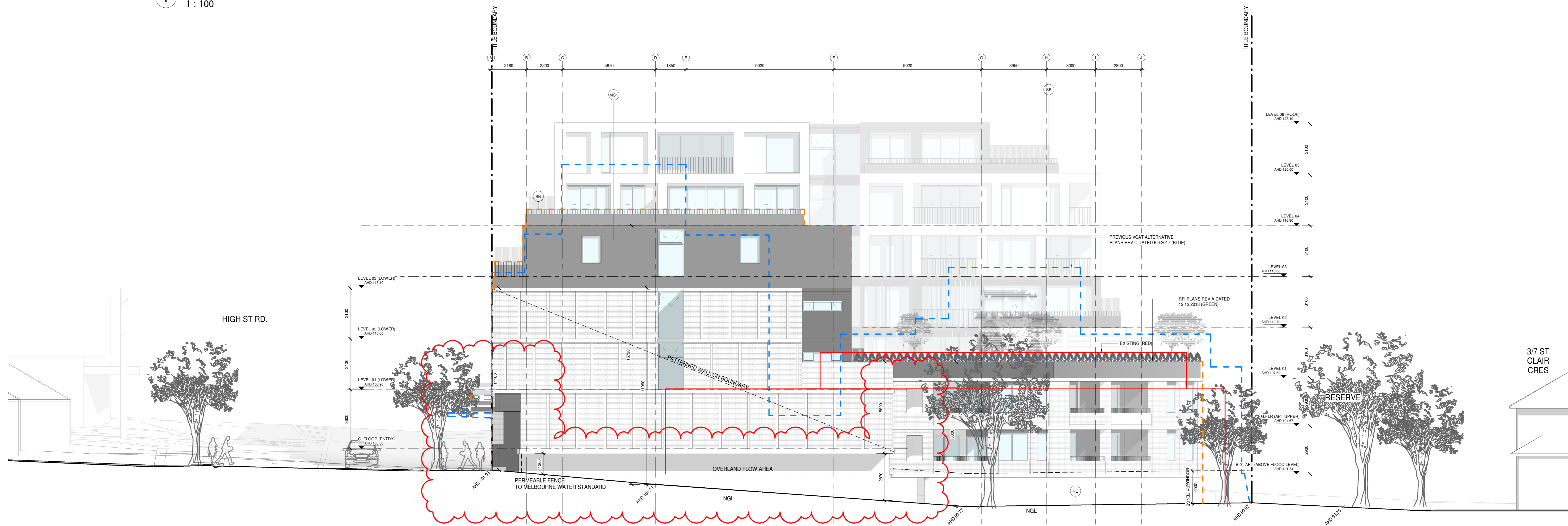
2 EAST ELEVATION
1 : 100

ELEVATION KEY	
EXISTING CONDITIONS	---
RF1 PLANS REV A DATED 12.12.2018 (GREEN)	---
PREVIOUS VCAT ALTERNATIVE PLANS REV C DATED 6.9.2017 (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	

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				



1 SOUTH ELEVATION
1 : 100

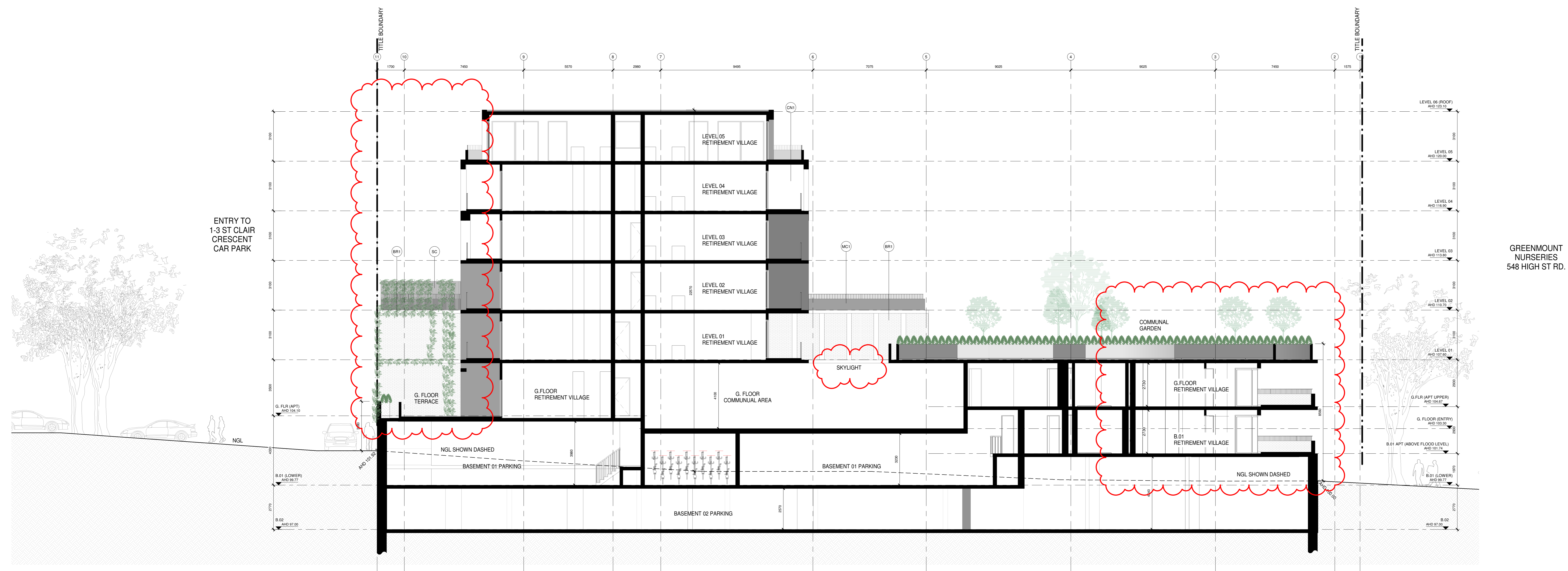


2 WEST ELEVATION
1 : 100

ELEVATION KEY	
EXISTING CONDITIONS	---
RPI 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	



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	
RE1 - 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@c-s-a.com.au
www.c-s-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 obtained and approved before proceeding.

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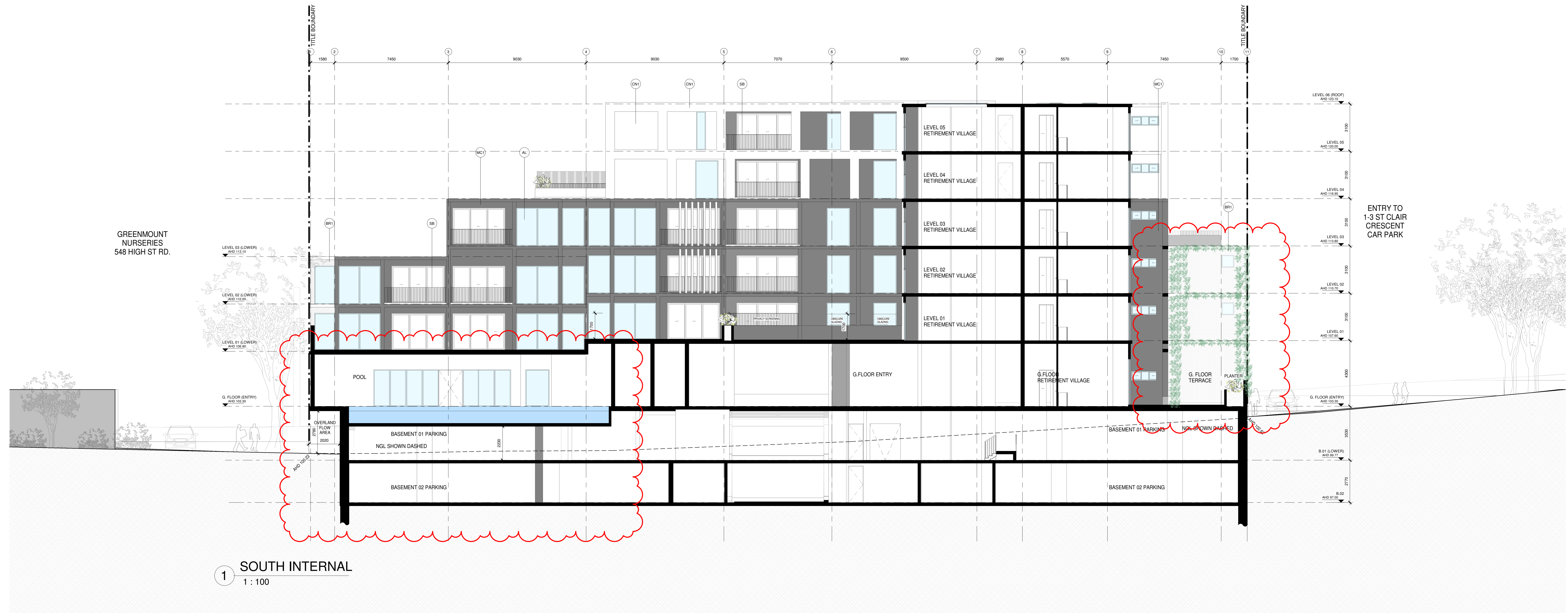
REV DATE	REVISION	BY	CHK
A	12.12.18 Town Planning RFI	KH	DC
B	24.05.19 WITHOUT PREJUDICE	KH	DC
D	18.06.19 VCAT - FINAL HEARING	KH	DC

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 19/05/2019
SCALE 1:100 @A0
DRAWN BY BM
CHECKED BY DC
DRAWING TITLE
PROPOSED ELEVATION - 03

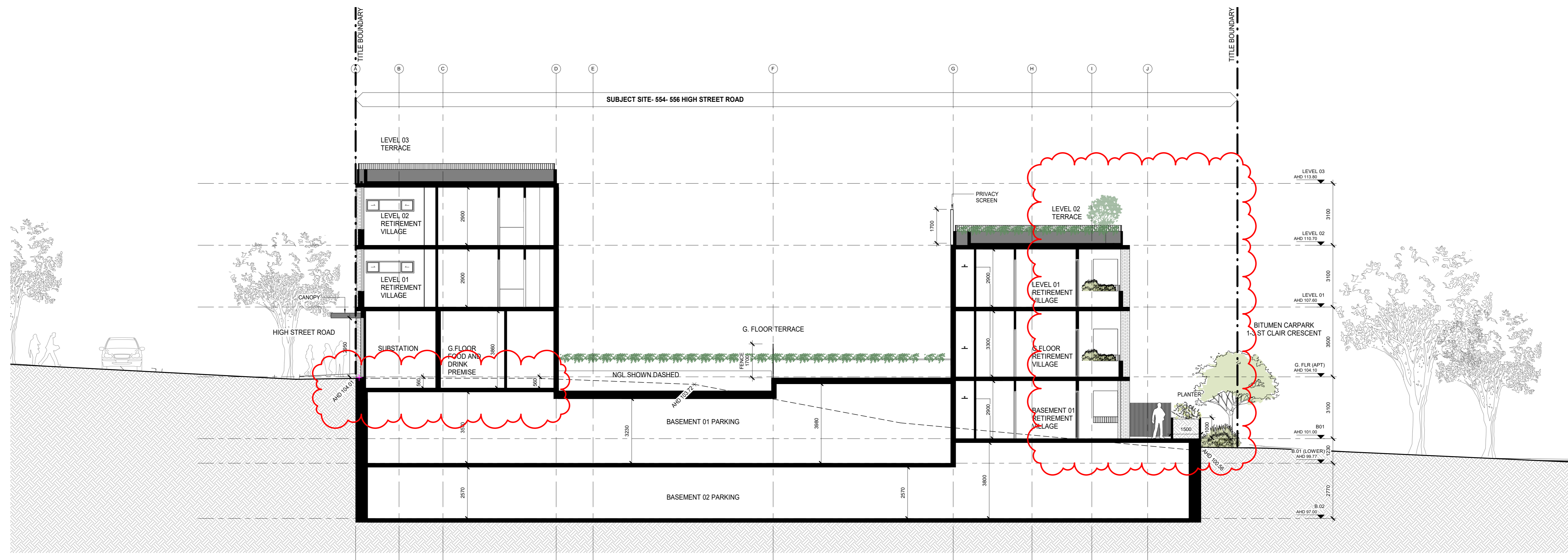
A-TP-302



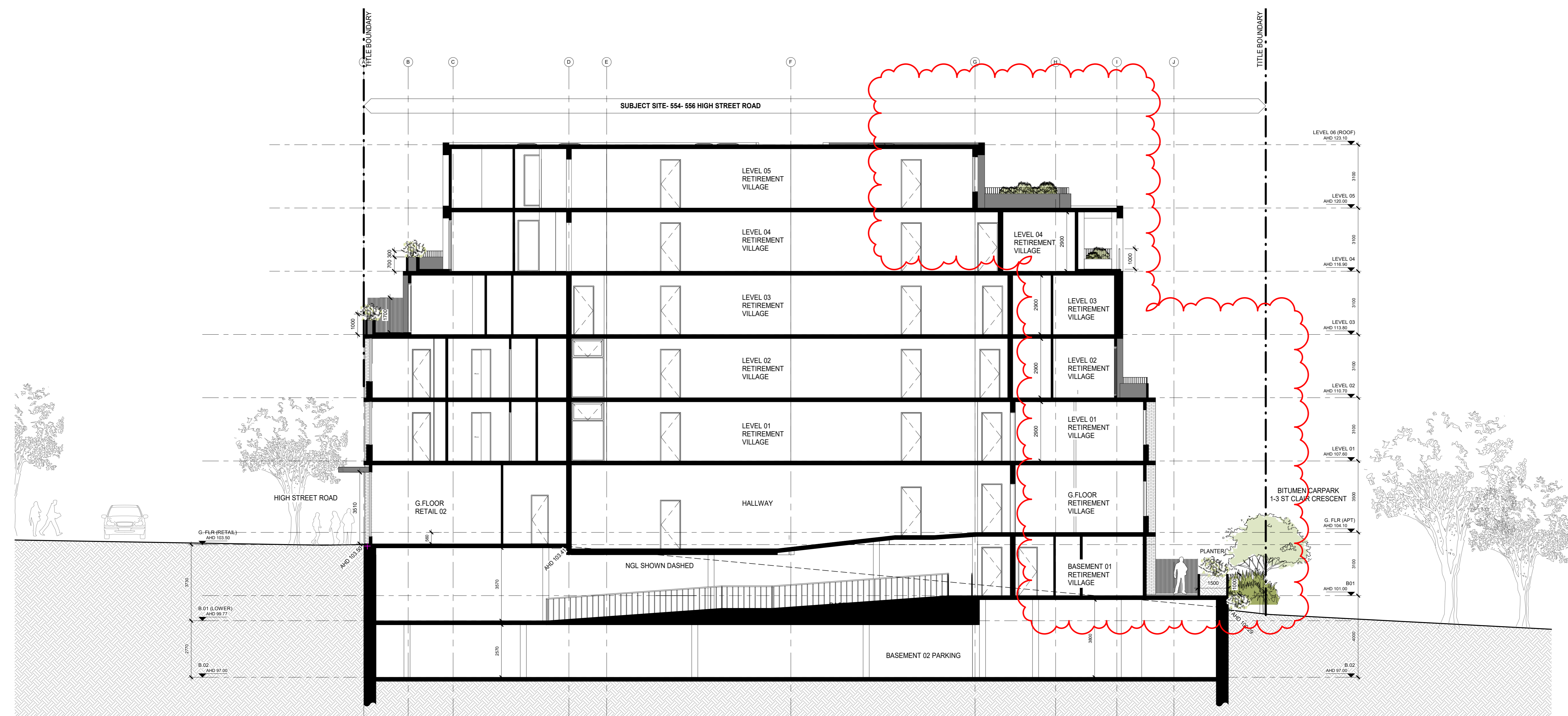
1 SOUTH INTERNAL
1 : 100

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	
RE - RENDER FINISH	
NOTE: REFER FINISHES SCHEDULE FOR DETAILED MATERIAL SELECTION	

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				



1 SECTION A
1 : 100

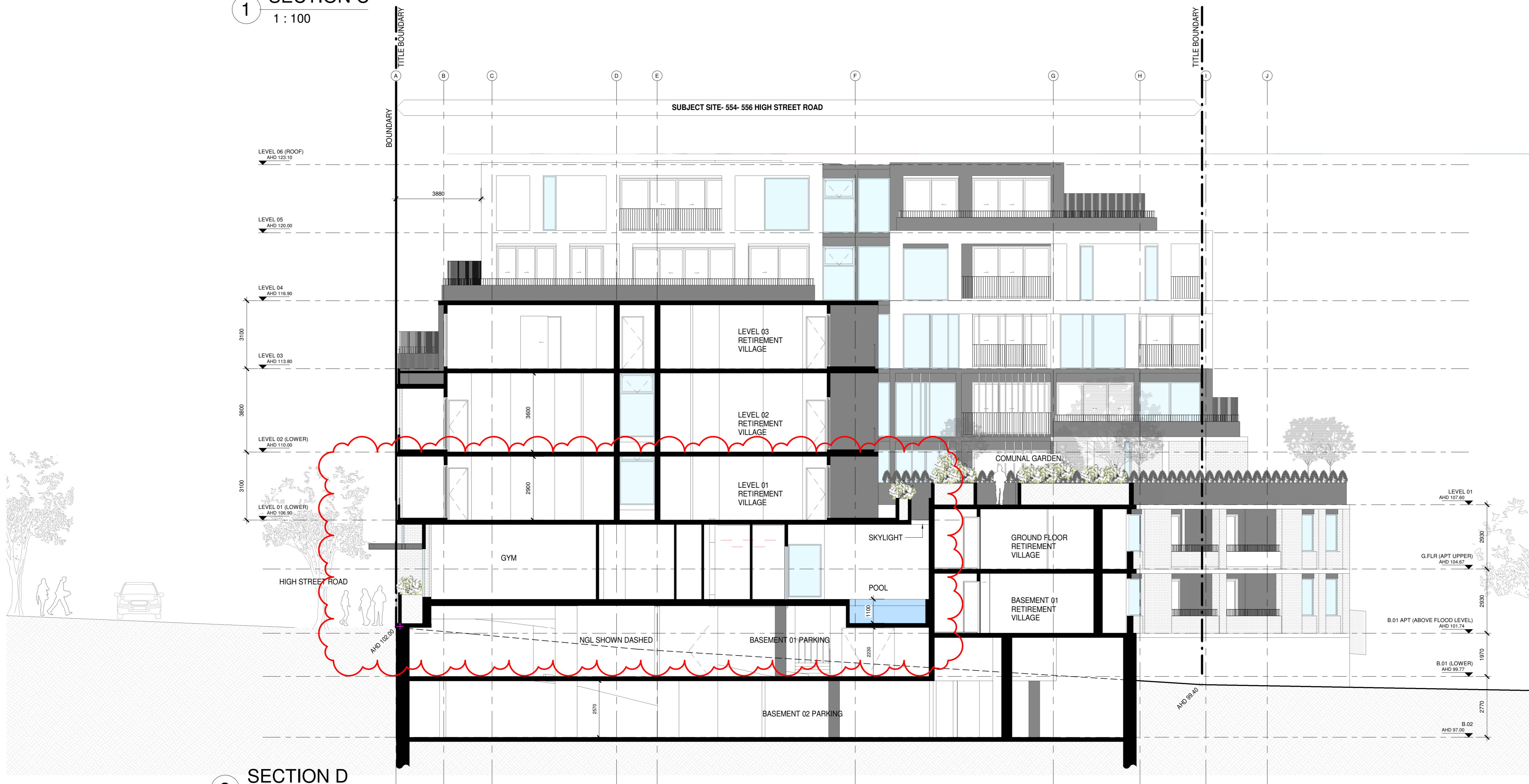


2 SECTION B
1 : 100

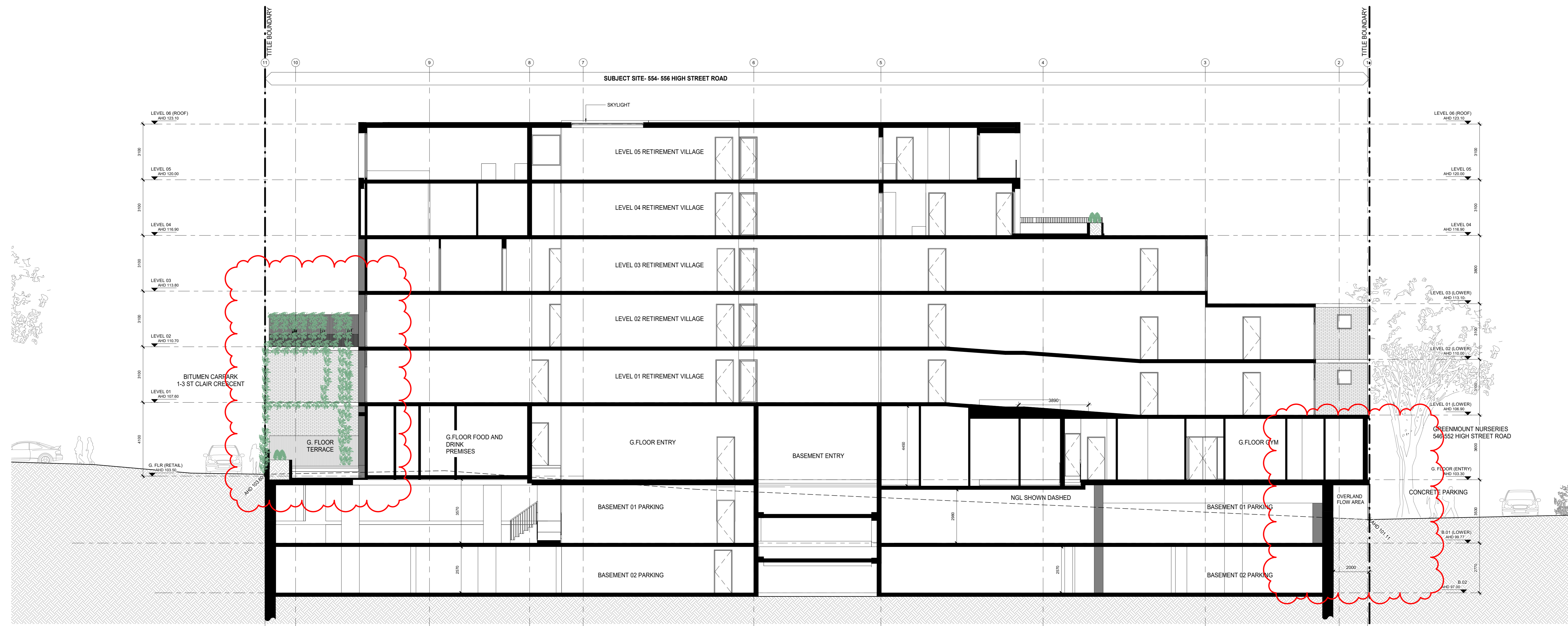
REV	DATE	REVISION	BY	CHK	REV	DATE	REVISION	BY	CHK
A	12.12.18	Town Planning RFI	KH	DC					
B	24.05.19	WITHOUT PREJUDICE	KH	DC					
D	18.06.19	VCAT - FINAL HEARING	KH	DC					



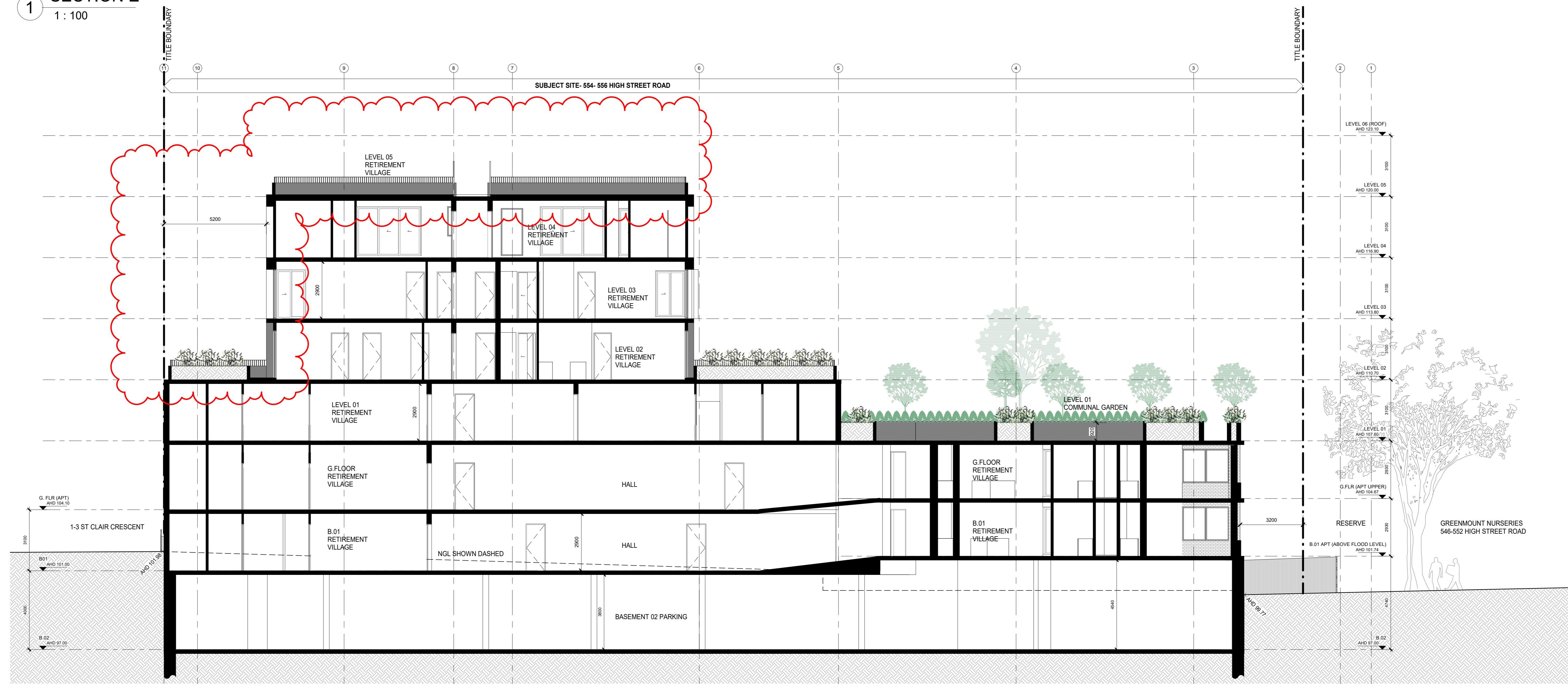
1 SECTION C
1 : 100



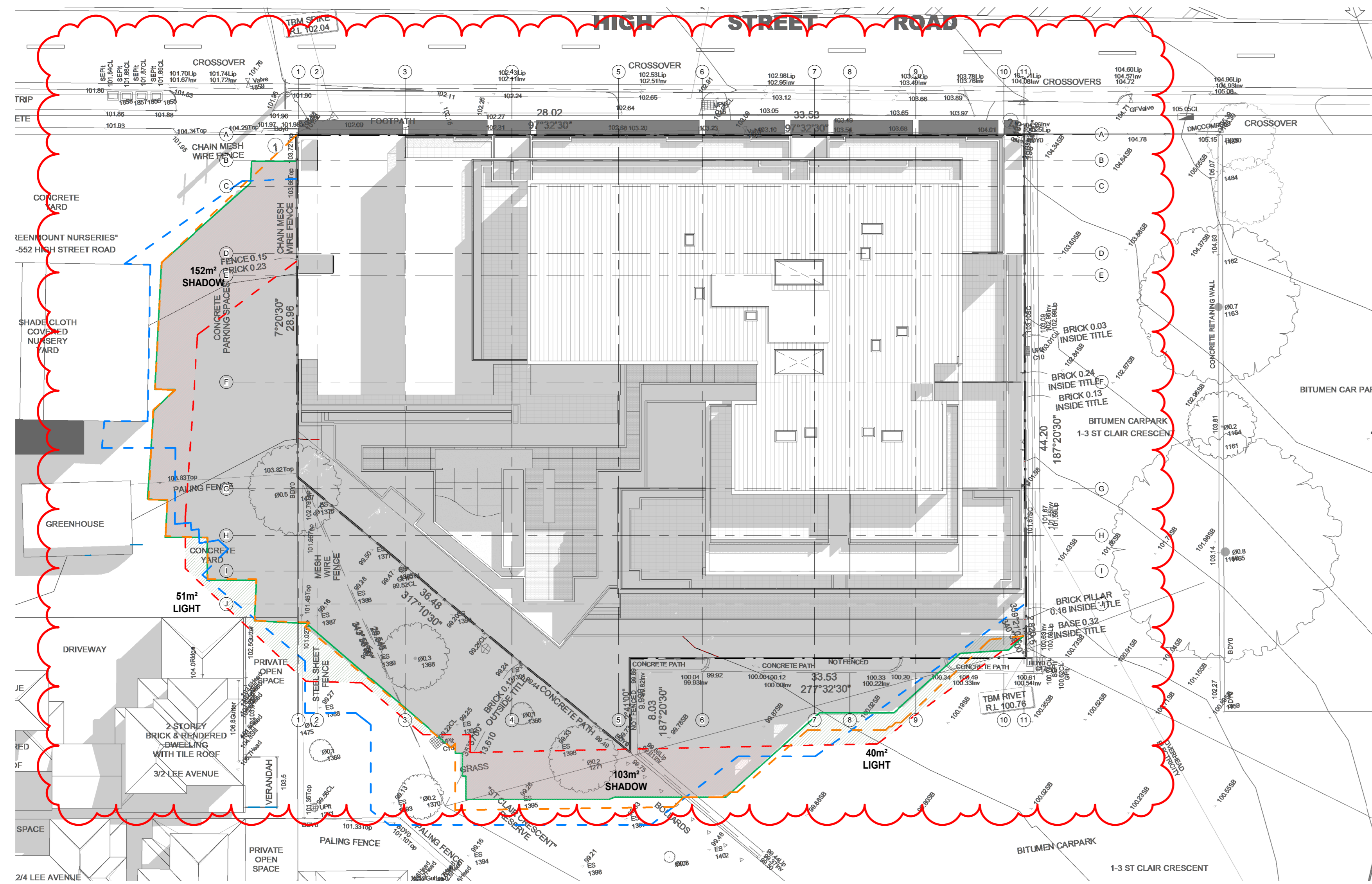
2 SECTION D
1 : 100



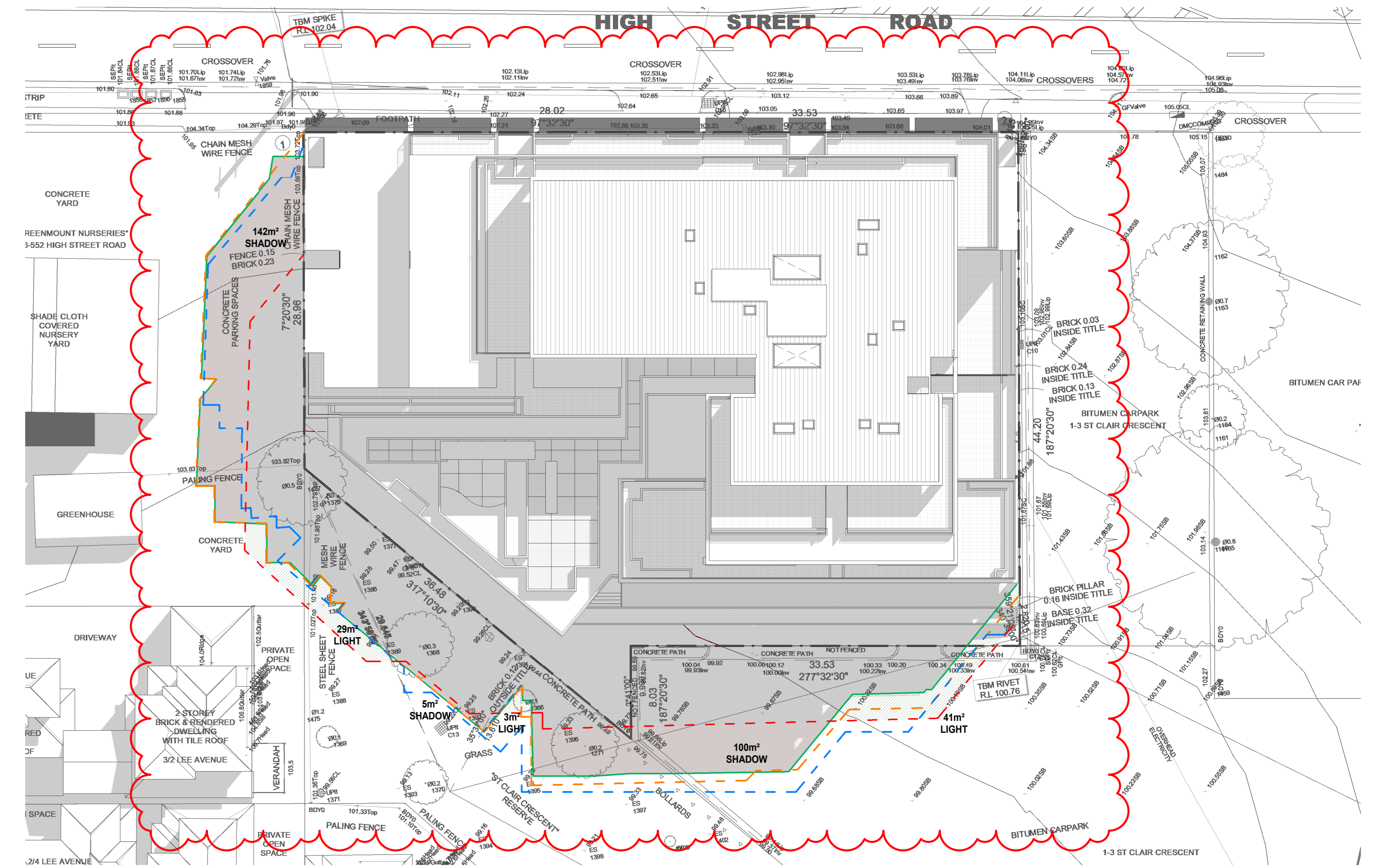
1 SECTION E
1 : 100



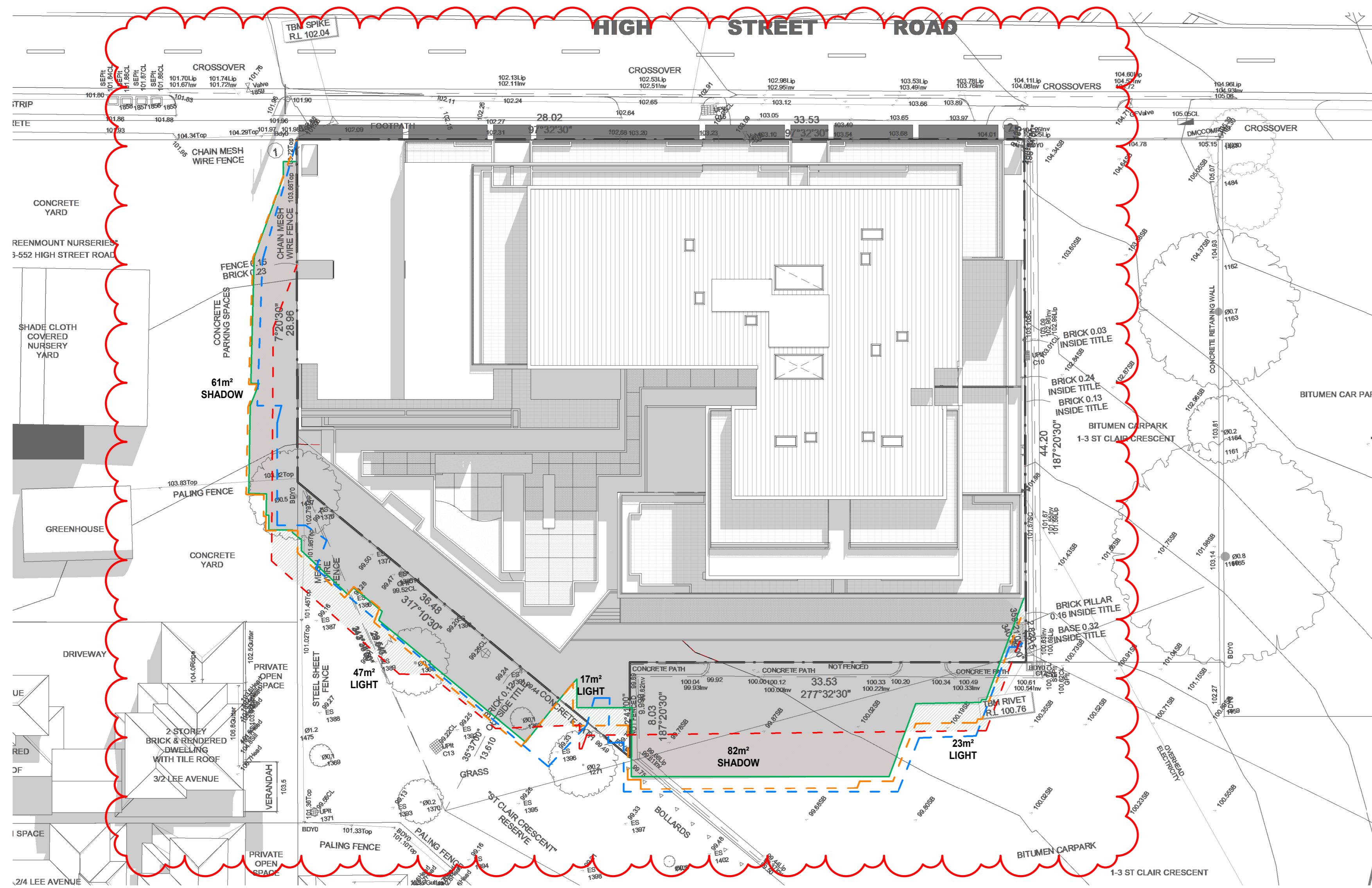
2 SECTION F
1 : 100



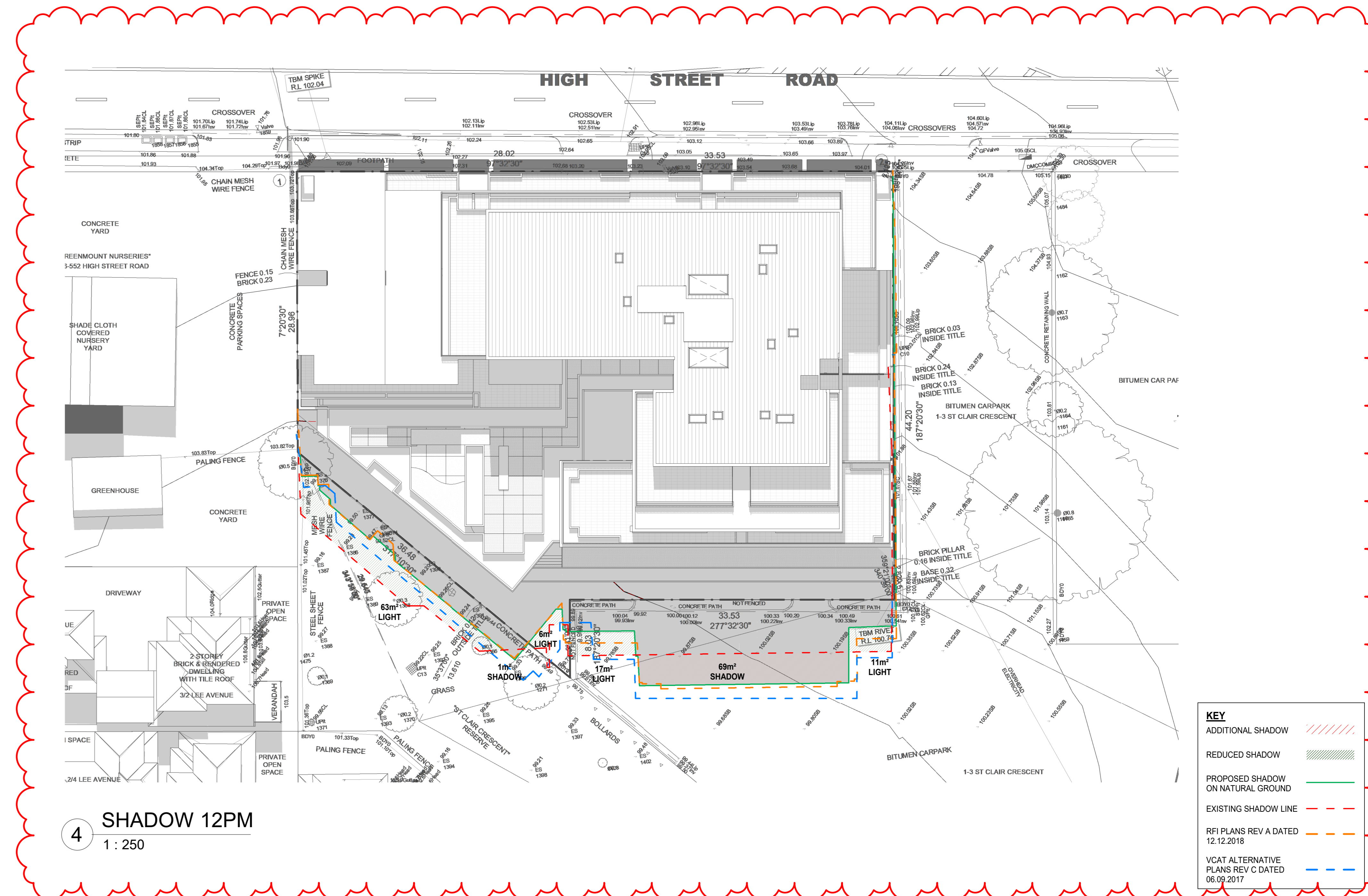
1 SHADOW 9AM
1:250



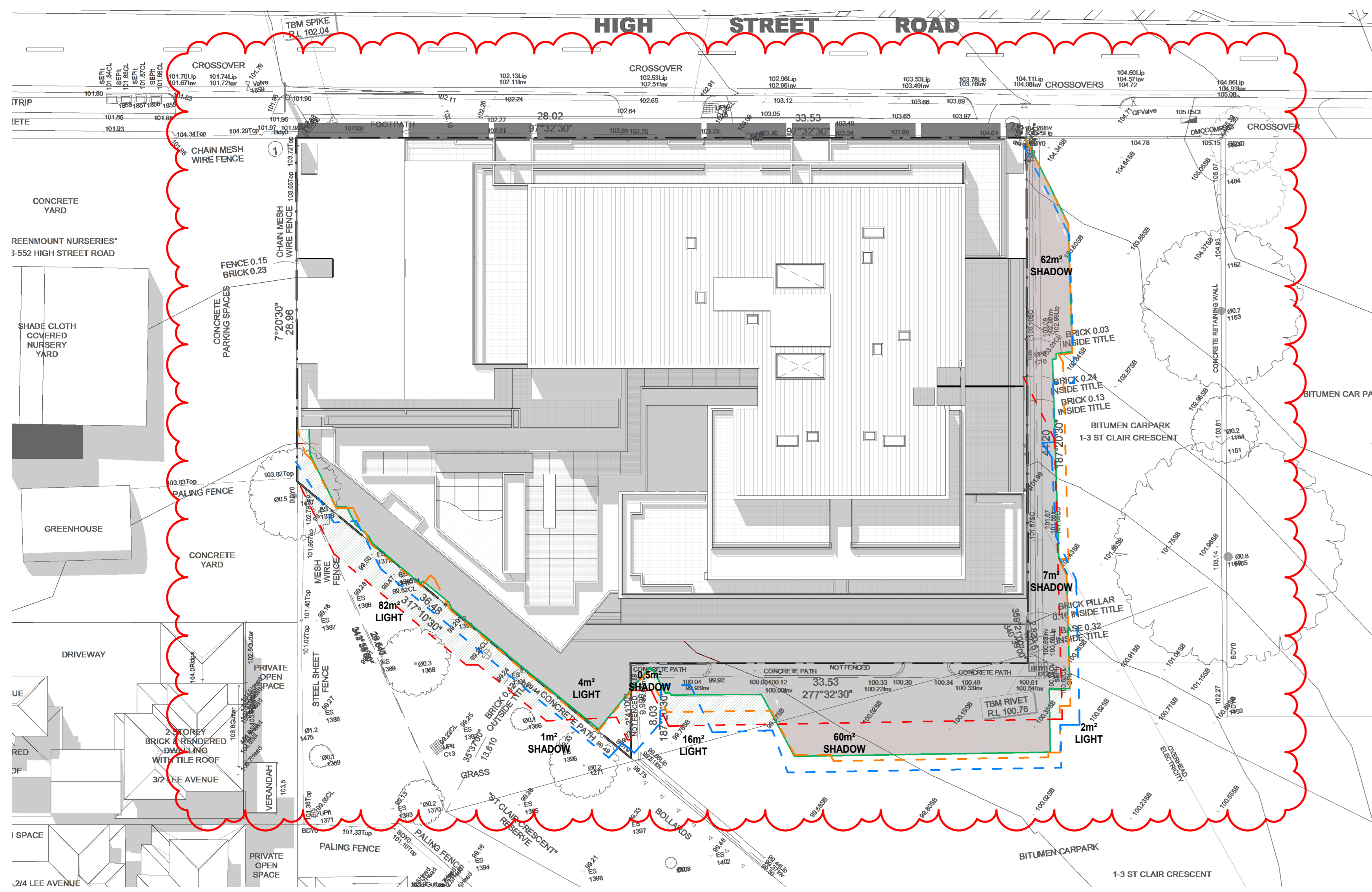
2 SHADOW 10AM
1:250



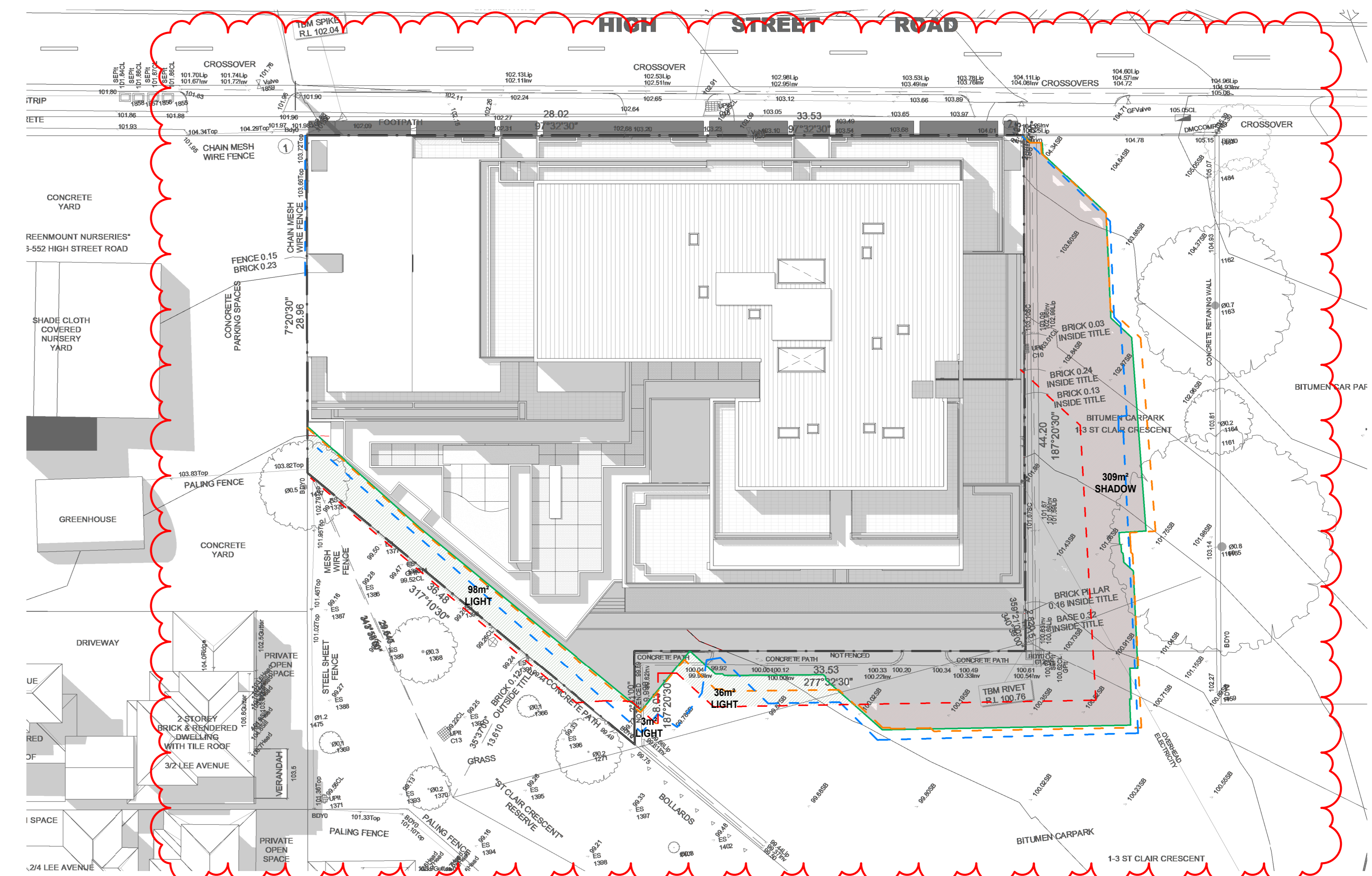
3 SHADOW 11AM
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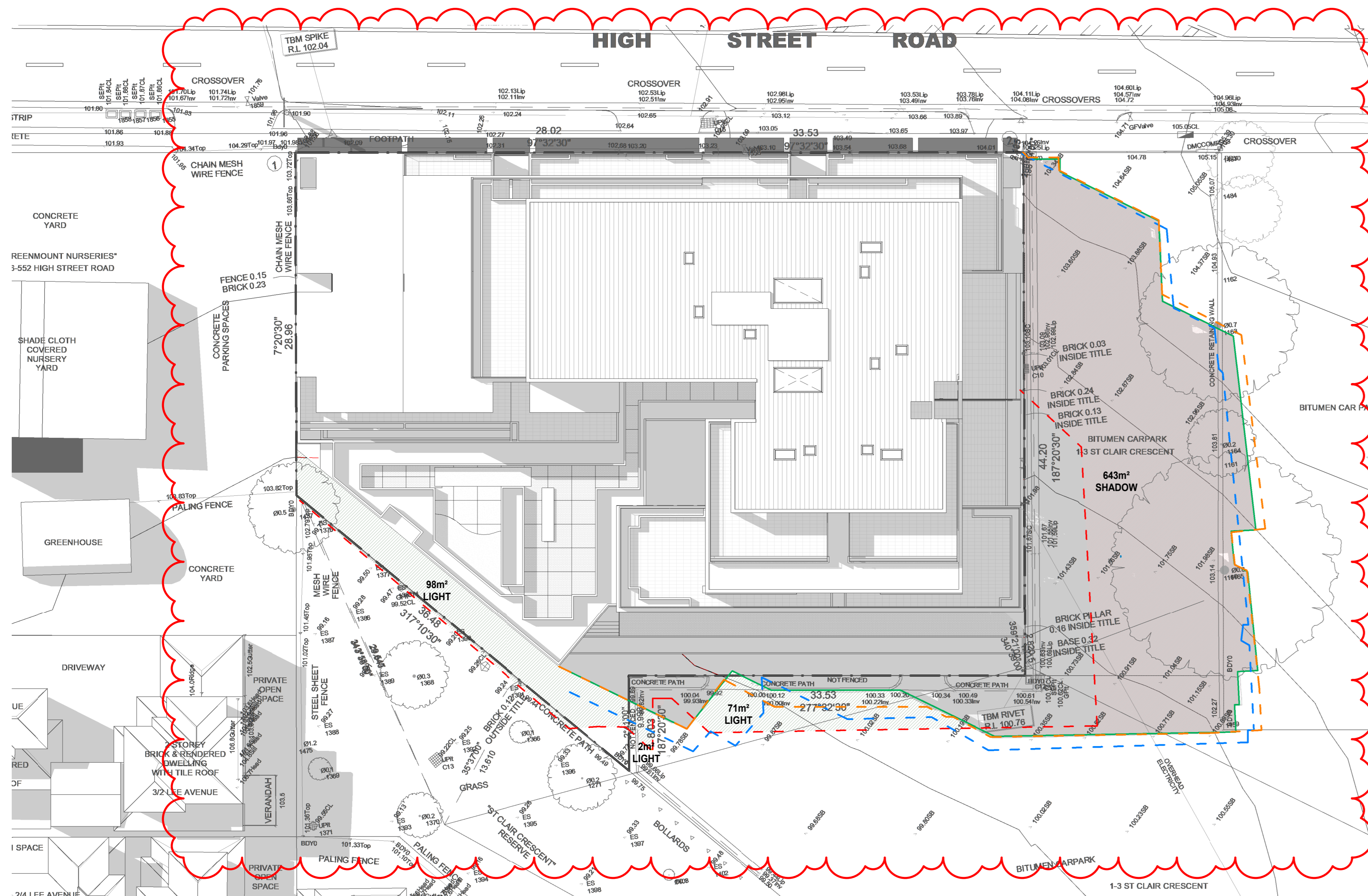
4 SHADOW 12PM
1:250



1 SHADOW 1PM
1 : 250



2 SHADOW 2PM
1 : 250



3 SHADOW 3PM
1 : 250

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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