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**554-558 High Street Road, Mount Waverley**  
Town Planning Application - RFI

December 2018

-A

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**CERA STRIBLEY**  
**ARCHITECTS**



# Project Team

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## Developer

Pace Development Group

## Architecture

Cera Stribley Architects

## Planning

Urbis

## ESD

SDC

## Waste Management

Leigh Design

## Traffic

Ratio





# Pace Development Group

Pace Development Group is an integrated builder, developer & architect, and its motto is tellingly simple: Design, Construct, Deliver. This straight forward approach sets Pace apart in every aspect of its business. It delivers on its promises and puts the customer first – always.

Pace takes a considered and thoughtful approach to lifestyle. It knows and appreciates how people live, and what factors enhance its customers' enjoyment of life. It combines its eye for the big picture with its talent for understanding the details that make a space a home, and an area a neighbourhood. The result is well-thought-out design, superior project locations, and reliable customer care.

The Pace team includes industry-leading architects and interior designers. Its expertise covers engineering, construction and legal.

This is because Pace understands the high standards today's buyers expect. Pace prides itself on going above and beyond what other developers and builders are willing to do for its customers.

Ultimately, you can trust Pace to build what it promised. And you can expect it to go above and beyond. That is the Pace difference.





# Development Summary

The proposal seeks to gain approval for 19 one bedroom units and 64 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	COMMERCIAL PARKS	TOTAL PARKS
L BASE2	-	-	-	-	63		63
L BASE	4	3	-	7	20	11	31
L G	4	5		9	-	-	-
L 01	2	16		18	-	-	-
L 02	1	15		16	-	-	-
L 03	3	6	5	14	-	-	-
L 04	3	6	1	10	-	-	-
L 05	2	5	2	9	-	-	-
<b>SUBTOTAL</b>	<b>19</b>	<b>56</b>	<b>8</b>	<b>83</b>	<b>83</b>	<b>11</b>	<b>94</b>
<b>PERCENTAGE</b>	<b>23%</b>	<b>67%</b>	<b>10%</b>				

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	71.0		2352.0	-	-	-	-	-	2423.0	-
L BASE	132.0	64.0	1637.0	291.0	-	460.0	164.0	624.0	2584.0	47.09%
L G	130.0	233.0	691.0	-	316.0	619.0	157.0	776.0	1989.0	47.01%
L 01	50.0	152.0	-	377.0	-	1347.0	237.0	1532.0	1926.0	69.94%
L 02	50.0	123.0		-	-	1199.0	289.0	1322.0	1372.0	87.39%
L 03	50.0	99.0		-	-	973.0	184.0	1157.0	1122.0	86.72%
L 04	37.0	67.0		-	-	714.0	226.0	940.0	818.0	87.29%
L 05	37.0	62.0		-	-	644.0	145.0	789.0	743.0	86.68%
<b>SUBTOTAL</b>	<b>557.0</b>	<b>800.0</b>	<b>4680.0</b>	<b>668.0</b>	<b>316.0</b>	<b>5956.0</b>	<b>1402.0</b>	<b>7140.0</b>	<b>12977.0</b>	



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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	95%

7 LEVELS

LEVEL LOWER GROUND (00)					
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)
00 01	2B-2B	S	77	30.0	107.0
00 02	1B-1B	S	50	28.0	78.0
00 03	2B-2B	S	78	38.0	116.0
00 04	1B-1B	S	52	40.0	92.0
00 05	2B-2B	SW	78	8.0	86.0
00 06	1B-1B	SW	52	8.0	60.0
00 07	1B-1B	SW	73	12.0	85.0
<b>SUBTOTAL</b>	<b>7</b>		<b>460.0</b>	<b>164.0</b>	<b>624.0</b>

LEVEL GROUND (1)					
RETAIL	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)
-	Yoga	N	85	0.0	85.0
01 01	Café	N	191	0.0	191.0
-	Pool/Gym	-	383		383.0
-	Library	-	191		191.0
<b>SUBTOTAL</b>	<b>5</b>		<b>276.0</b>	<b>0.0</b>	<b>276.0</b>

LEVEL GROUND (1)					
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)
01 01	2B-2B	E	77	49.0	126.0
01 02	2B-2B	E	77	45.0	122.0
01 03	2B-2B	S	79	8.0	87.0
01 04	1B-1B	S	50	8.0	58.0
01 05	2B-2B	S	78	9.0	87.0
01 06	1B-1B	S	53	9.0	62.0
01 07	2B-2B	SW	79	9.0	88.0
01 08	1B-1B	SW	54	8.0	62.0
01 09	1B-1B	SW	72	12.0	84.0
<b>SUBTOTAL</b>	<b>9</b>		<b>619.0</b>	<b>157.0</b>	<b>776.0</b>

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 02					
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)
02 01	2B-2B	S	72	9.0	81.0
02 02	2B-2B	S	77	37.0	114.0
02 03	2B-2B	S	77	37.0	114.0
02 04	2B-2B	S	77	36.0	113.0
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	57	14.0	71.0
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	77	8.0	85.0
02 12	2B-2B	E	77	8.0	85.0
02 13	2B-2B	E	77	8.0	85.0
02 14	2B-2B	S	82	8.0	90.0
02 15	1B-1B	S	52	8.0	8.0
02 16	2B-2B	S	73	8.0	81.0
02 17	2B-1B	S	90	8.0	98.0
02 18	2B-2B	W	74	8.0	82.0
<b>SUBTOTAL</b>	<b>18</b>		<b>1347.0</b>	<b>237.0</b>	<b>1532.0</b>

LEVEL 03					
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)
03 01	2B-2B	S	72	9.0	81.0
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	57	14.0	71.0
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-2B	E	77	8.0	85.0
03 13	2B-2B	E	78	8.0	86.0
03 14	2B-2B	S	74	70.0	144.0
03 15	2B-2B	S	74	100.0	8.0
03 16	2B-2B	S	74	8.0	82.0
<b>SUBTOTAL</b>	<b>16</b>		<b>1199.0</b>	<b>289.0</b>	<b>1322.0</b>

LEVEL 03					
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)
04 01	2B-2B	S	72	9.0	81.0
04 02	2B-2B	S	77	8.0	85.0
04 03	2B-2B	S	77	8.0	85.0
04 04	2B-1B	N	68	20.0	88.0
04 05	2B-1B	N	68	18.0	86.0
04 06	1B-1B	N	57	13.0	70.0
04 07	2B-1B	N	68	18.0	86.0
04 08	1B-1B	N	57	10.0	67.0
04 09	1B-1B-S	N	67	40.0	107.0
04 10	2B-2B	E	77	8.0	85.0
04 11	2B-2B	E	77	8.0	85.0
04 12	2B-1B	E/S	67	8.0	75.0
04 13	2B-1B	W/S	67	8.0	75.0
04 14	2B-2B	W	74	8.0	82.0
<b>SUBTOTAL</b>	<b>14</b>		<b>973.0</b>	<b>184.0</b>	<b>1157.0</b>

LEVEL 04					
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)
05 01	2B-2B	S	72	9.0	81.0
05 02	2B-1B	W	67	43.0	110.0
05 03	2B-2B	N/W	87	65.0	152.0
05 04	1B-1B	N	59	19.0	78.0
05 05	2B-2B	N/E	93	24.0	117.0
05 06	2B-2B	E	77	8.0	85.0
05 07	2B-2B	E	77	8.0	85.0
05 08	1B-1B	S/E	54	21.0	75.0
05 09	1B-1B	S/W	54	21.0	75.0
05 10	2B-2B	W	74	8.0	82.0
<b>SUBTOTAL</b>	<b>10</b>		<b>714.0</b>	<b>226.0</b>	<b>940.0</b>

LEVEL 06					
APARTMENT	APT. TYPE	ORIENT.	GROSS APT AREA (m2)	TERRACE/BALCONY (m2)	TOTAL AREA (m2)
06 01	2B-2B	S	72	9.0	81.0
06 02	1B-1B	S/W	56	11.0	67.0
06 03	2B-2B	N/W	81	9.0	90.0
06 04	1B-1B	N	51	9.0	60.0
06 05	2B-2B	N/E	87	8.0	95.0
06 06	2B-2B	E	75	9.0	84.0
06 07	2B-1B	E	67	18.0	85.0
06 08	2B-2B	E/S/W	90	57.0	147.0
06 09	2B-1B	W	65	15.0	80.0
<b>SUBTOTAL</b>	<b>9</b>		<b>644.0</b>	<b>145.0</b>	<b>789.0</b>



# BADS Assessment

ONE BEDROOM, ONE BATHROOM																					
APARTMENT			FUNCTIONAL LAYOUT							ROOM DEPTH		WINDOWS		STORAGE		NATURAL VENTILATION		P.O.S		ACCESSIBILITY	
		OCCURANCES	APT AREA	MAIN BEDROOM		LIVING ROOM MIN WIDTH (m)	LIVING MIN AREA (m <sup>2</sup> )		HABITABLE ROOM DEPTH		SNORKEL	INTERNAL STORAGE		BREEZE PATHS	WIDTH (m)		AREA (m <sup>2</sup> )		DDA COMPLIANCE		
TYPE 1A	1A	1	52 m <sup>2</sup>	3.4 x 3.0	x	3.3	x	10.8	x	8.02	x	-	8.4	x	-	2.27	x	8.4	x	Y	
TYPE 1B	1B	2	52 m <sup>2</sup>	3.4 x 3.1	x	3.57	x	10.7	x	7.58	x	-	8.6	x	-	2.2	x	8	x	Y	
TYPE 1C-A	1C-A	1	73 m <sup>2</sup>	3.4 x 3.0	x	3.7	x	11.7	x	7	x	-	10.5	x	8m	x	3.3	x	12	x	Y
TYPE 1C-B	1C-B	1	72 m <sup>2</sup>	3.4 x 3.0	x	3.7	x	11.9	x	7	x	-	11.9	x	8m	x	3.3	x	12	x	Y
TYPE 1D	1D	4	57 m <sup>2</sup>	3.42 x 3.0	x	3.3	x	10	x	7.6	x	-	7.9	x	-	1.9	x	12.9	x	Y	
TYPE 1E	1E	1	67 m <sup>2</sup>	3.4 x 3.05	x	3.3	x	10.3	x	6.2	x	-	9.5	x	6m	x	1.8	x	40	x	Y
TYPE 1F	1F	2	54 m <sup>2</sup>	3.4 x 3.0	x	4.6	x	13	x	4.9	x	-	8.3	x	10m	x	1.9	x	20	x	Y
TYPE 1G	1G	1	59 m <sup>2</sup>	3.4 x 3.0	x	3.3	x	10.3	x	5.6	x	-	6.4	x	-	1.85	x	18	x	Y	
TYPE 1H	1H	1	56m <sup>2</sup>	3.4 x3.38	x	3.3	x	11.3	x	7.3	x	-	8.1	x	8m	x	1.95	x	10.3	x	Y
TYPE 1I	1I	1	51m <sup>2</sup>	4.0 x 3.03	x	3.4	x	10.6	x	5.7	x	-	9.5	x	-	1.9	x	8.9	x	Y	
TYPE 1J	1J	2	50m <sup>2</sup>	3.4 x 3.05	x	3.3	x	10	x	7.7	x	-	6	x	-	2.22	x	8	x	Y	
TYPE 1K	1K	2	52m <sup>2</sup>	3.4 x 3.0	x	3.3	x	10.2	x	7.7	x	-	7.1	x	-	2.68	x	40	x	Y	
TOTAL COMPLIANT		19	19	19		19		19		19		19		6		19		19		19	

TWO BEDROOM																						
APARTMENT			FUNCTIONAL LAYOUT							ROOM DEPTH		WINDOWS		STORAGE		NATURAL VENTILATION		P.O.S		ACCESSIBILITY		
		OCCURANCES	MAIN BEDROOM	SECOND BEDROOM		LIVING ROOM MIN WIDTH (m)	LIVING MIN AREA (m <sup>2</sup> )		HABITABLE ROOM DEPTH		SNORKEL	INTERNAL STORAGE		BREEZE PATHS	WIDTH (m)		AREA (m <sup>2</sup> )		DDA COMPLIANCE			
TYPE 2A-A	2A-A	1	3.6 x 3.0	3.0 x 3.0	x	3.6	x	12.1	x	8.5	x	-	15	x	6.8m	x	2.67	x	39.5	x	Y	
TYPE 2A-B	2A-B	1	3.6 x 3.0	3.0 x 3.0	x	3.6	x	12.1	x	8.5	x	-	15	x	6.8m	x	2	x	8.3	x	Y	
TYPE 2A-C	2A-C	1	3.6 x 3.0	3.0 x 3.0	x	3.6	x	12.1	x	8.5	x	-	12	x	7.2m	x	2	x	8.3	x	Y	
TYPE 2B	2B	2	3.4 x 3.0	3.0 x 3.0	x	4	x	12	x	7.7	x	-	10.9	x	-	2.02	x	8	x	Y		
TYPE 2C	2C	2	3.4 x 3.0	3.0 x 3.0	x	3.6	x	12	x	7.6	x	1.45 x 1.0	x	12.5	x	-	2.05	x	8.1	x	Y	
TYPE 2D	2D	5	3.4 x 3.0	3.0 x 3.0	x	3.7	x	12	x	5.15	x	-	14.7	x	-	2	x	9.7	x	Y		
TYPE 2E-A	2E-A	31	3.4 x 3.0	3.0 x 3.0	x	3.6	x	12	x	7.6	x	1.45 x 1.0	x	13	x	6m	x	2	x	8 & 49	x	Y
TYPE 2E-B	2E-B	4	3.4 x 3.0	3.0 x 3.0	x	3.6	x	12	x	7.6	x	-	11.4	x	6m	x	2.02	x	8.2	x	Y	
TYPE 2F	2F	1	3.4 x 3.2	3.0 x 3.0	x	4	x	12	x	8.3	x	-	11.2	x	-	2.05	x	8.1	x	Y		
TYPE 2G	2G	1	3.6 x 3.2	3.0 x 3.0		3.6		12		7.7		-	16.5		12m	x	2.1		8		Y	
TYPE 2H	2H	2	3.4 x 3.0	3.0 x 3.0	x	3.6	x	12	x	7.4	x	-	12.1	x	11m	x	2.77		70-100		Y	
TYPE 2I	2I	3	3.4 x 3.0	3.0 x 3.3	x	7.6	x	12	x	7.6	x	1.45 x 1.0	x	10.1	x	-	2		14-16		Y	
TYPE 2J	2J	2	3.4 x 3.0	3.0 x 3.0	x	3.6	x	12	x	7.4	x	-	10.9	x	10m	x	2.5	x	8	x	Y	
TYPE 2K	2K	1	3.48 x 3.0	3.0 x 3.0	x	3.6	x	12	x	7.3	x	-	9	x	8.7m	x	4.87	x	43.8	x	Y	
TYPE 2L	2L	1	3.4 x 3.0	3.4 x 3.0	x	3.9	x	12	x	5.7		-	14.2		8.5m	x	2		65	x	Y	
TYPE 2M-A	2M-A	1	3.4 x 3.0	3.0 x 3.0	x	4.3	x	14	x	7.8	x	-	18.6	x	9m	x	2	x	25	x	Y	
TYPE 2M-B	2M-B	1	3.4 x 3.0	3.0 x 3.0	x	4.3	x	14	x	7.8	x	-	18.6	x	12m	x	2.6	x	8.1	x	Y	
TYPE 2N	2N	1	3.4 x 3.1	3.0 x 3.0	x	3.6	x	12	x	5.6	x	-	9.7	x	7.0m	x	2	x	8	x	Y	
TYPE 2O	2O	1	3.4 x 3.0	3.3 x 3.0	x	3.6	x	12	x	7.6	x	1.45 x 1.0	x	10.6	x	-	2		17.1	x	Y	
TYPE 2P	2P	1	4.1 x 3.0	3.0 x 3.0		4.7		15.7		7.8		-	13.8		13	x	2		57		Y	
TYPE 2Q	2Q	1	3.4 x 3.0	3.0 x 3.0	x	3.6	x	12	x	7.6	x	1.45 x 1.0	x	9	x	-	2		14.3		Y	
TOTAL COMPLIANT		64	64	64		64		64		64		64		49		64		64		64		

SUMMARY																					
APARTMENT			FUNCTIONAL LAYOUT							ROOM DEPTH		WINDOWS		STORAGE		NATURAL VENTILATION		P.O.S		ACCESSIBILITY	
		OCCURANCES	MAIN BEDROOM	SECOND BEDROOM		LIVING ROOM MIN WIDTH (m)	LIVING MIN AREA (m <sup>2</sup> )		HABITABLE ROOM DEPTH		SNORKEL	INTERNAL STORAGE		BREEZE PATHS	WIDTH (m)		AREA (m <sup>2</sup> )		DDA COMPLIANCE		
1 BED	1 BATH	19		19		19		19		19		-	19		6		9		9		19
2 BED	1 BATH	64		64		64		64		64		5	64		49		32		32		64
TOTALS		83		83		83		83		83		5	83		55		41		41		83
PERCENTAGE		100%		100%		100%		100%		100%		100%	100%		66%		100%		100%		100%



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Dom Cerantonio  
Chris Stribley

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554-558 High Street Road, Mount Waverley

Town Planning Application - RFI

December 2018



# Analysis





# Location

## Melbourne's South East Suburbs

South-east of the city, Mount Waverley is a roomy suburb with houses to match. Well serviced for schools and shops, it's the perfect family spot.

Located 16kms south-east of the city, Mount Waverley is wide and leafy, with convenient road access. It's full of good-sized family homes of various eras, plenty of schools and handy local shopping centres and cinemas.

With its large houses and plentiful schools, families are the main demographic in Mount Waverley – you'll find a mix of older and middle-aged families, either with kids still at home or without, as well as some younger people living an independent life..





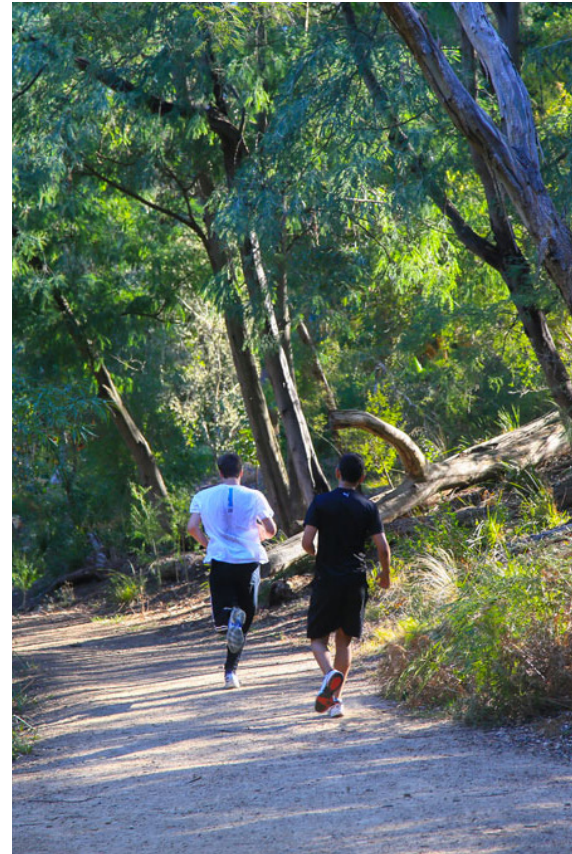
## Mount Waverley

The electrification of the Oakleigh line in 1922 and the opening of the Darling to Glen Waverley (once known as Black Flat) line in 1930 further opened up housing developments and caused the gradual retreat of the market gardens.

The combination of lot size and setbacks left plenty of room for trees, both on the street and in gardens and made a vital contribution to the character of Waverley.

1945-1995 Major housing estates were an important feature of suburban growth in Monash. Beginning with the Housing Commission at Jordanville, the pattern was subsequently followed by AV Jennings. Large estates were the dominant form, planned as a whole with a road layout of courts, crescents and curves, designed to provide variety and prevent through traffic. Other private developers adopted a similar pattern. Within each estate there is often a degree of stylistic unity in building materials and house size and design.

With its large houses and plentiful schools, families are the main demographic in Mount Waverley – you'll find a mix of older and middle-aged families, either with kids still at home or without, as well as some younger people living an independent life.





# Development Context

An area of Glen Waverley (bounded by Highbury Road, Springvale Road, High Street Road and Westlands Road/Camelot Drive) is proposed to be included in a General Residential Zone, rather than a more restrictive Neighbourhood Residential Zone as originally proposed.

- |    |                          |                  |
|----|--------------------------|------------------|
| 1. | 613-625 High Street Road | 4 Levels         |
| 2. | 519 High                 | 3 Levels         |
| 3. | The Glen                 | 9, 13, 20 Levels |
| 4. | Galleria Glen Waverley   | 5 Levels         |
| 5. | The Kingsley             | 10 Levels        |
| 6. | 15-17 Marriott Parade    | 4 Levels         |
| 7. | 444-454 Waverley Road    | 3 Levels         |
| 8. | 684 Highbury Road        | 4 Levels         |

Residential Growth Zones are being proposed for parts of Clayton and Notting Hill, in and around the Clayton Activity Centre and the Monash National Employment Cluster. These changes are being proposed at the request of the Metropolitan Planning Authority, a State Government body. These proposed zonings would create capacity for at least 7,000 new dwellings over a 10-year period in the Clayton and cluster areas. Residential Growth Zones are also being proposed in some parts of the Glen Waverley Activity Centre.

Subject Site





# Development Context

**1.** 613-625 High Street Road  
 613-625 High Street Road, Mount Waverley  
 Developer: Australian Limong Pty Ltd  
 Architect: Ascui and Co Architects  
 Builder: -  
 Roof Height: 14.05m  
 Floors Count: 4  
 Dwellings: 70  
 Amenities: Conference rooms, communal lounge area  
 Car Spaces: 57  
 Bike Spaces: 25  
 Status: Approved

**2.** 519 High  
 519 High Street Road, Mount Waverley  
 Developer: -  
 Architect: -  
 Builder: -  
 Roof Height: -  
 Floors Count: 3  
 Dwellings: 22  
 Amenities: -  
 Car Spaces: 27  
 Status: Registration and Sales

**3.** The Glen  
 227 Springvale Road, Glen Waverley  
 Developer: Federation Centres  
 Architect: NH Architecture  
 Builder: -  
 Roof Heights: 31.62, 50.42, 86.17m  
 Floors Count: 9, 13, 20  
 Dwellings: 515  
 Amenities: The Glen  
 Car Spaces: 515  
 Status: Approved

**4.** Galleria Glen Waverley  
 52 O'Sullivan Road, Glen Waverley  
 Developer: Australian Nan Xin Investment Pty Ltd  
 Architect: Plus Architecture  
 Roof Height: 47.3m  
 Floors Count: 15  
 Dwellings: 267  
 Amenities: 15 retail outlets - 1,333sqm in total  
 Car Spaces: 315  
 Status: Registration and Sales

**5.** The Kingsley  
 54 Montclair Avenue, Glen Waverley  
 Developer: Yanyo No 3 Pty Ltd  
 Architect: Life Design Architecture  
 Builder: -  
 Roof Height: 34.17m  
 Floors Count: 10  
 Dwellings: 41  
 Amenities: -  
 Car Spaces: 51  
 Status: Registration and Sales





# Development Context

## 6. 15-17 Marriott Parade

15-17 Marriot Parade, Glen Waverley

Developer: -  
 Architect: Architeria Architects  
 Builder: -

Roof Height: -  
 Floors Count: 4  
 Dwellings: 63  
 Amenities: -  
 Car Spaces: 74  
 Bike Spaces: 29

Status: Planning Assessment



## 7. 444-454 Waverley Road

444-454 Waverley Road, Mount Waverley

Developer: BlueCross Community and Residential Services  
 Architect: dwp|suters  
 Builder: -

Roof Height: 11.2m  
 Floors Count: 3  
 Dwellings: 115  
 Amenities: Communal open space, lounge, dining and sitting rooms, Allied Health  
 Car Spaces: 60

Status: Planning Assessment



## 8. 684 Highbury Road

684 Highbury Road, Glen Waverley

Developer: -  
 Architect: Spowers  
 Builder: -

Roof Height: 10m  
 Floors Count: 3  
 Dwellings: 60  
 Amenities: Communal open space  
 Car Spaces: 20

Status: Planning Assessment

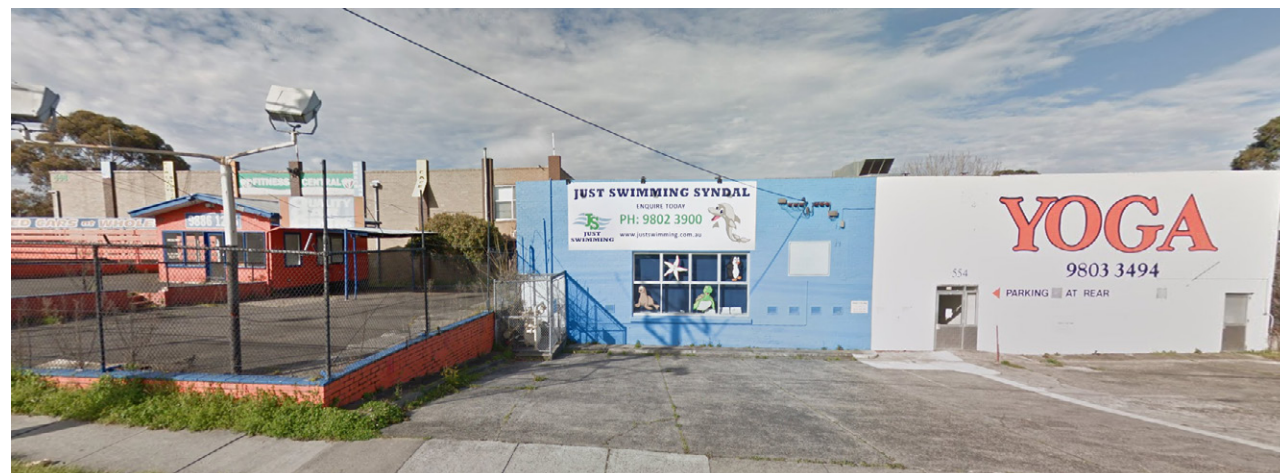




# Street Views



1



2





# Street Views



3



4





# Street Views



5



6





# Street Views



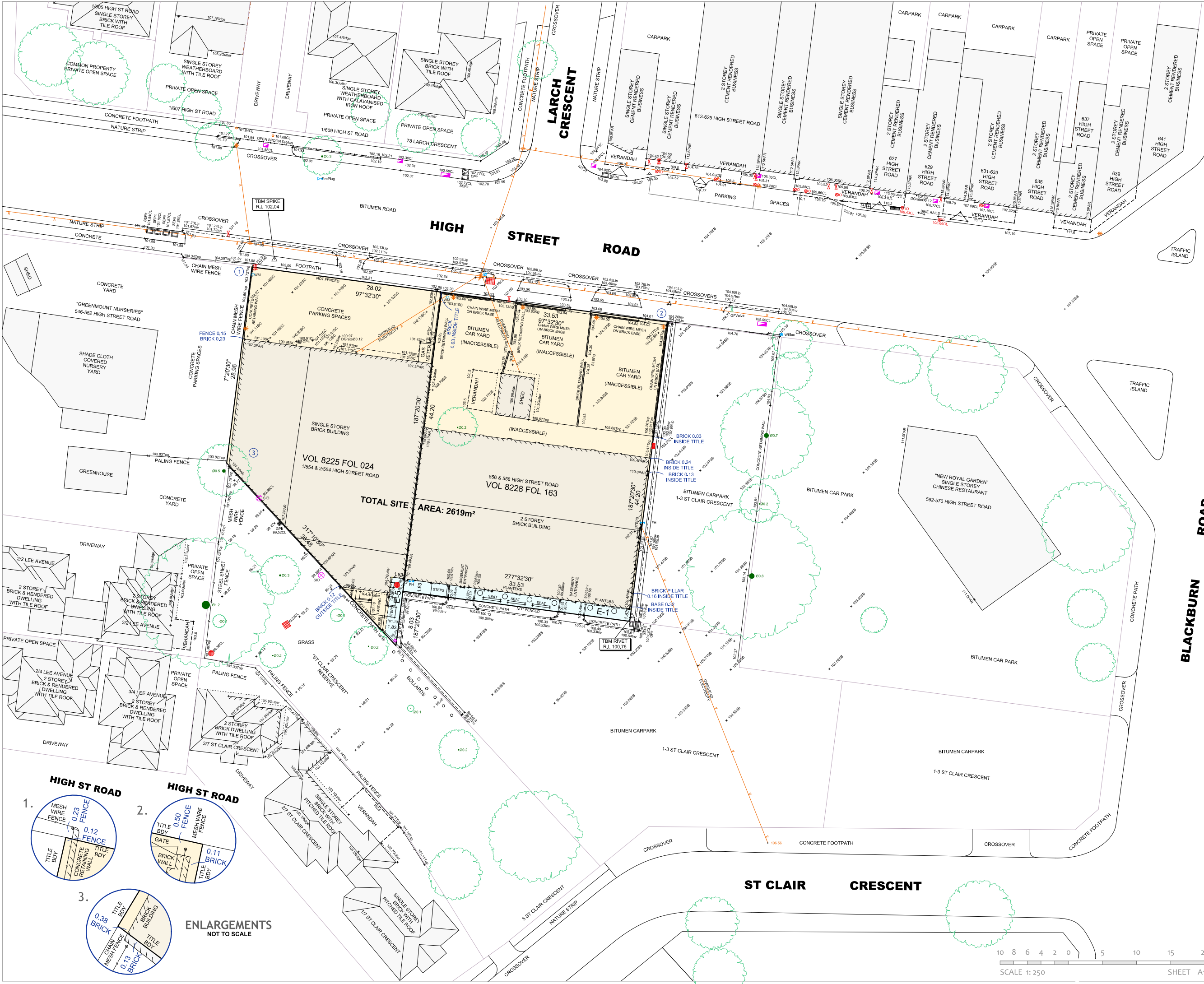
7



8







**NOTATIONS:**

CRITICAL DIMENSIONS SHOULD BE VERIFIED ON SITE AND NOT SCALED FROM THIS DRAWING OR TAKEN FROM THE DIGITAL DATA WHICH CREATES IT.

DATE OF SURVEY: 14/06/2016

SURROUNDING CADASTRAL TITLE BOUNDARIES ARE DERIVED FROM VICMAP DIGITAL DATA.

DIMENSIONS AND LEVELS SHOWN TO ONE DECIMAL PLACE SHOULD NOT BE HELD UPON TO HAVE AN ACCURACY GREATER THAN ±0.2m.

DO NOT SCALE DISTANCES TO FENCES OR BUILDINGS. THE POSITION OF THESE FEATURES MAY HAVE BEEN EXAGGERATED FOR CLARITY.

OFFSETS SHOWN ARE FROM THE BOUNDARY TO THE RELEVANT OCCUPATION UNLESS LABELLED OTHERWISE.

LEVELS SHOWN THIS DRAWING ARE IN METRES TO AUSTRALIAN HEIGHT DATUM BASED ON MULGRAVE PM 788, WITH STATED RL: 112.90 AS AT 08/06/2016.

SOME BUILDINGS AND SURROUNDING FEATURES ARE POSITIONED FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.

THE POSITIONS OF SERVICES SHOWN HAVE BEEN TAKEN FROM AUTHORITIES RECORDS. ALL AUTHORITIES STATE THAT SOME VARIATIONS FROM RECORDS DO EXIST AND COMPLETE ACCURACY CANNOT BE GUARANTEED, THEREFORE IT IS ESSENTIAL THAT THE EXACT POSITION OF UNDERGROUND CABLES/PIPES BE PROVED BY CAREFUL HAND EXCAVATION UNDER SUPERVISION BY RELEVANT AUTHORITIES.

**EASEMENTS AND RESTRICTIONS:**

EASEMENTS SHOWN SHOULD BE READ IN CONJUNCTION WITH THE TITLE.

- LAND UNDER SURVEY
- E-1 DRAINAGE & SEWERAGE EASEMENT
- E-5 DRAINAGE, SEWERAGE & ANY EASEMENT
- BUILDINGS / STRUCTURES

**ABBREVIATIONS:**

27.95C	CEILING LEVEL
27.95FL	FLOOR LEVEL
28.5PAR	PARAPET
7.96Inv	INVERT OF CHANNEL
12.27Lp	LIP OF CHANNEL
12.20CB	CENTRE OF BITUMEN
12.19SB	SPOT ON BITUMEN
12.46EB	EDGE OF BITUMEN
14.65CL	COVER LEVEL
15.45Gutter	UNDERSIDE GUTTER LEVEL

**SYMBOLS:**

○	DRAIN DOWN PIPE	⊙	TRAFFIC SIGNAL PIT
□	GRATED PIT	⊙	TRAFFIC SIGNAL POLE
⊠	DRAINAGE COVER	⊠	TELECOM PIT
⊠	SIDE ENTRY PIT	⊠	TELECOM POLE
⊠	GAS METER	⊠	UNCLASSIFIED
⊠	GAS VALVE	⊠	FIRE PLUG
⊠	ELECTRICITY POLE	⊠	FIRE HYDRANT
⊠	LIGHT POLE	⊠	WATER METER
⊠	POST	⊠	SPRINKLER
⊠	SEAT	⊠	STOP VALVE
⊠	SEWER PIT	⊠	TAP
⊠	SEWER VENT	⊠	MEASURED TREE
⊠	SEWER INSPECTION	⊠	TREE FROM AERIAL PHOTO
⊠	SIGN POST	⊠	ELECTROLYSIS PIT
⊠	STAY		
⊠	UNCLASSIFIED		
⊠	INSPECTION		
⊠	OPENING/PIT		

**LINE STYLES:**

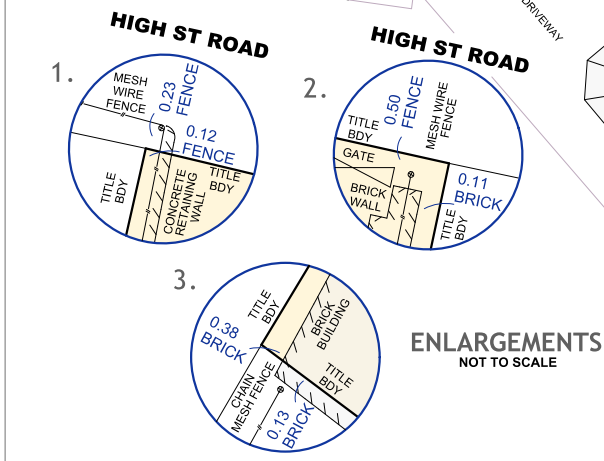
- FENCE
- INVERT OF CHANNEL
- BUILDING (MASONRY/OTHER)
- APPROX. BUILDING OUTLINE
- ROOF LINE
- OVERHEAD ELECTRICITY
- U/G DRAINAGE SERVICE
- U/G ELECTRICITY SERVICE
- U/G GAS SERVICE
- U/G SEWER SERVICE
- U/G TELECOM SERVICE
- U/G WATER SERVICE

**PLAN OF RELOCATION FEATURES AND LEVELS**  
 554-556 HIGH STREET ROAD  
 MOUNT WAVERLY, VIC. 3149

DATE 22/06/2016  
 REF 22887 VERSION A  
 G:\22887\Office Work\Plans\In Progress\22887 RFL A.dgn



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# Site Analys



Subject Site

Retail + Commercial Zone

Parkland

Adjoining Mixed-Residential + Retail

Adjoining Residential

Carpark - Public / Private

pedestrian vehicle Site Access Point

On Street Parking

Views / Glimpses to Site

Bus Route

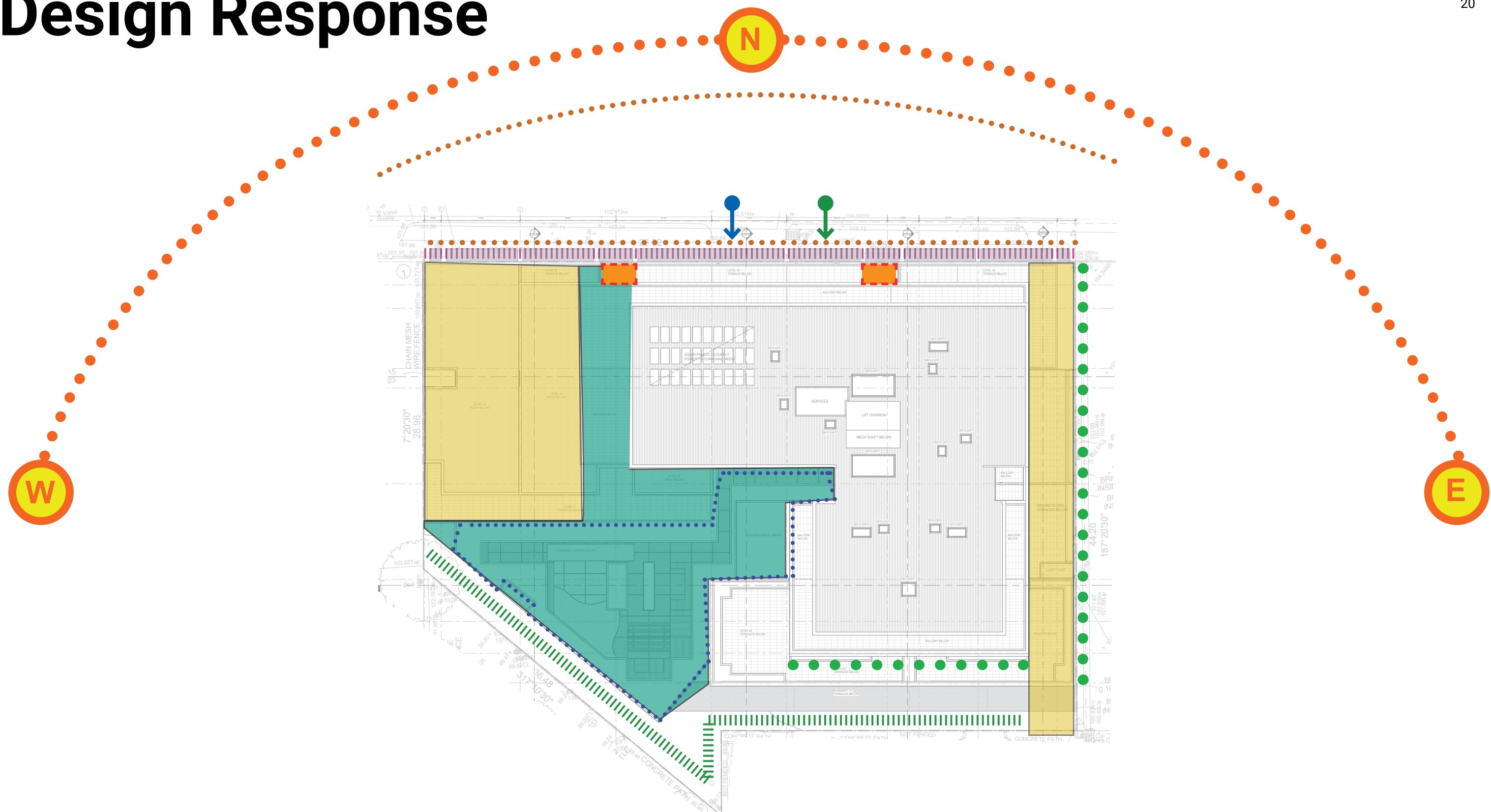
Train Route

Major Traffic Flows

Sun Path

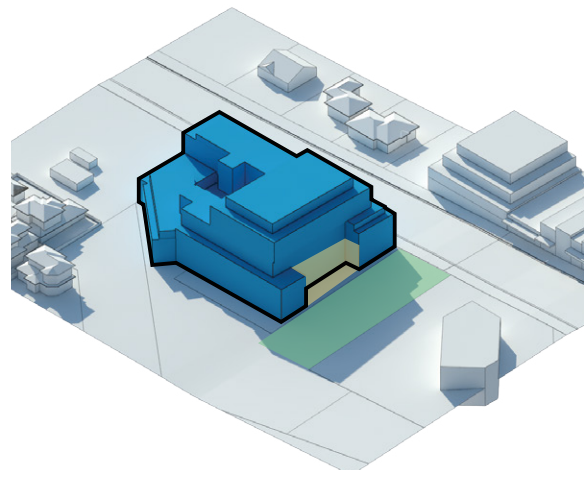


# Design Response



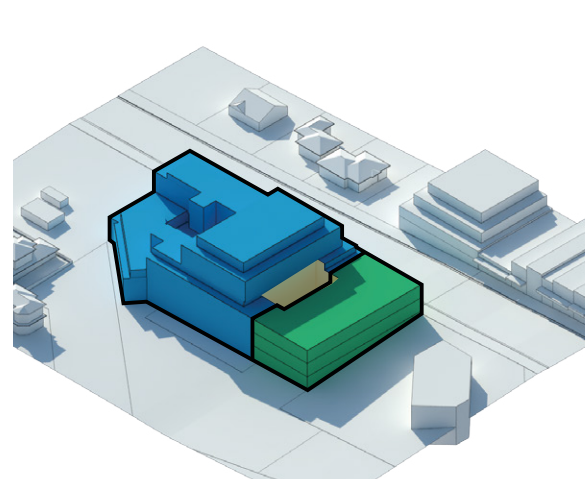
- Side setbacks at upper levels minimise overshadowing/visual bulk of upper levels. This setback also creates a podium level to High Street.
- Building height decreases from the Blackburn Rd side to the West side in order to minimise the impact of shadow casting to the Western and Southern adjoining properties.
- Create an active frontage that presents to High Street and encourage commercial use on the ground level
- New landscaping along the boundary gives a green threshold between footpath/adjoining properties and the new development
- Main facade facing North allows a maximum daylight access to the proposed development and views to Beavers Road
- Open outdoor communal garden allows natural ventilation through internal areas and maximises daylight allowance during the day
- Vertical garden on the southern and eastern interfaces to maximise the exposure its green living design intension to the Neighbourhood
- Massing breakage minimises the visual bulk from High Street Road
- Provide an active & easy vehicular access along High Street Road to maximise exposure and accessibility to / from the proposed development
- Provide an active & easy pedestrian access along High Street Road to maximise the exposure and accessibility to / from





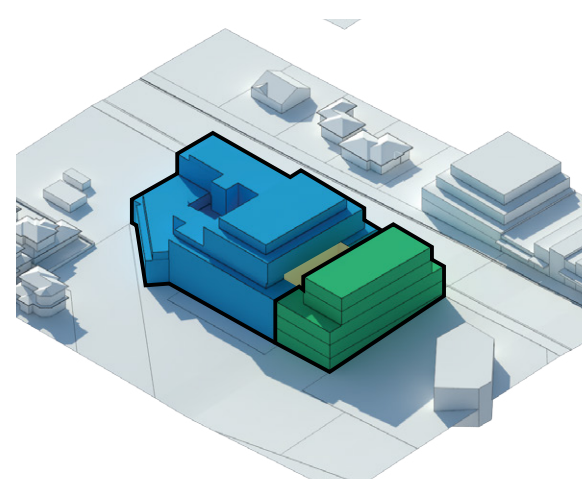
**01 Existing**

Current proposed development shown in blue with 4.5m equitable development setback shown in yellow at side and rear. East neighboring site to be developed shown green.



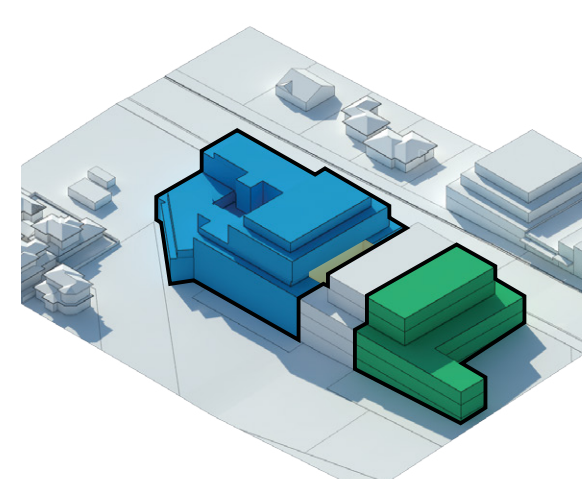
**02 East Neighbour Podium**

The neighboring development is then able to match the proposed setback of 4.5m at podium level to create a 9m distance between habitable windows.



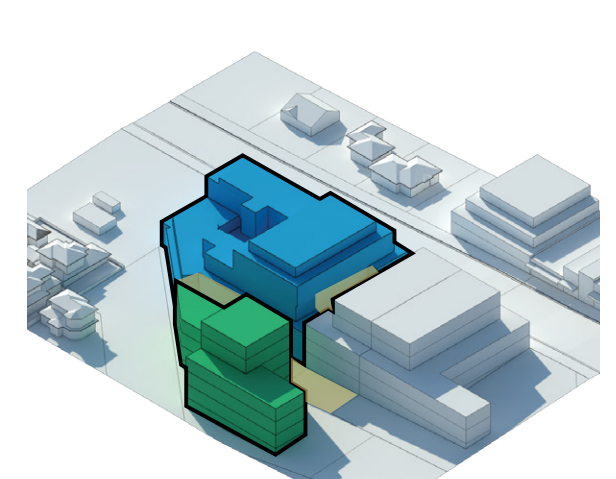
**03 East Neighbor Tower**

The east neighboring tower is then setback and additional 4.5m to create a tower offset of 18m. This allows light to fall down to level 1 apartments.



**04 East Neighbour at Corner**

The east neighbour cornering Blackburn rd is then able to develop up to wall on boundary and use the corner aspect to bring additional light into site. This would allow all three sites to maximise their development envelope.



**04 South Neighbour**

The 4.5m setback across the entire rear of our proposed building can also be matched by the south neighbor to give a 9m total setback between buildings. This enables both developments to share this required dimension and allows space for planting and vegetation.



# Architectural Statement

## Design Statement

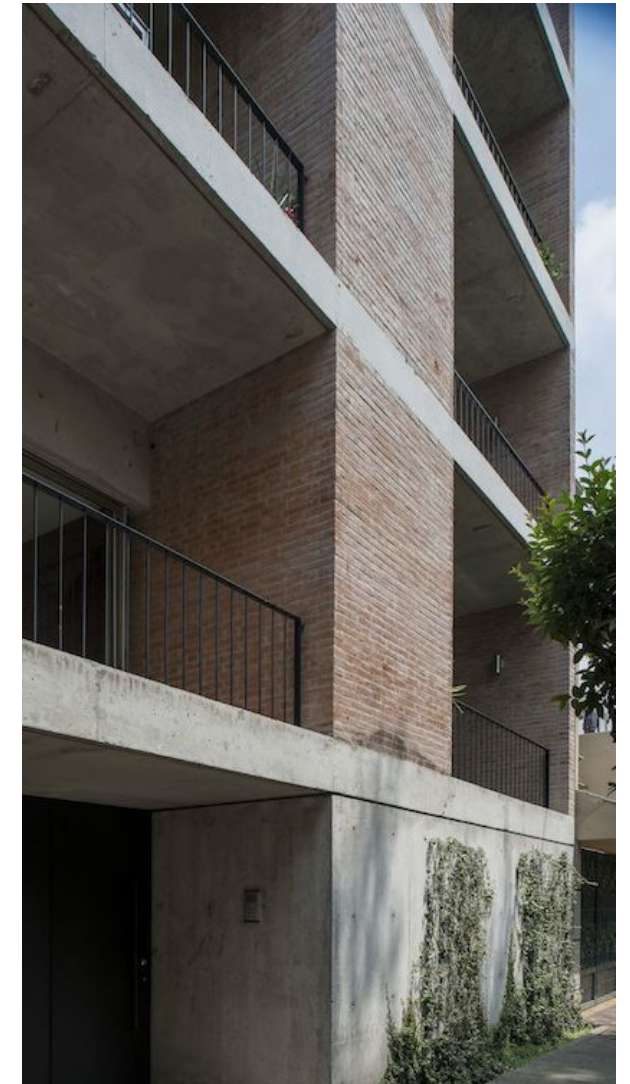
The proposal at 554 High Street Road is a medium sized retirement village and ground floor tenancies located within Mount Waverley, near the corner of High Street Road and Blackburn Road.

Our proposal consists of a series of forms that have been delicately curated to ensure the amenity of neighbouring properties is maintained whilst providing optimum outcomes for the proposed residential apartments within the development.

The proposal is broken up into three distinct blocks - The Podium that addresses High Street Road, the rear carpark and recreational reserve, The Sandwich, which creates an immediate layer and The Crown, that floats above.

The primary design element is the grid. A simple yet powerful architectural expression that provides a balanced and subtle design response. This well refined expression ensures the building co-exists within its surroundings without trying to be overly striking, attention seeking or iconic.

The Podium acts as the primary street frontage and pedestrian interface. The facade along High Street Road has been articulated through its grid expression. Strong vertical elements ground the building and promote the active frontage at street level. The Podium, which best displays the grid, uses brick for the vertical elements and a light grey concrete for the horizontals. Vegetation is used prolifically through the podium to soften the interface between the apartments and street level.





# Architectural Statement

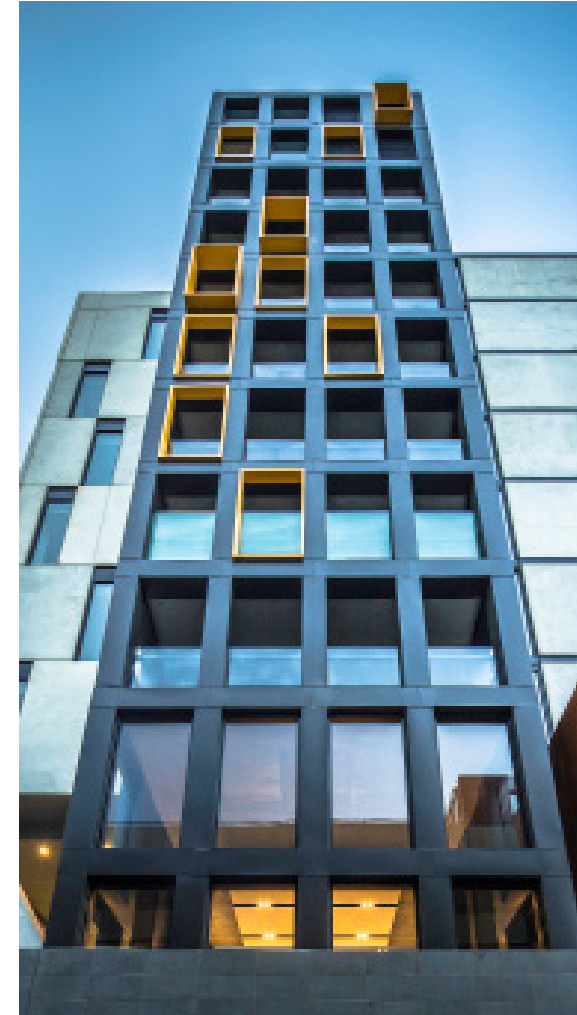
The Sandwich level is intentionally designed to be minimalistic, recessive and of one material, therefore is not visually prominent when viewed from the street.

The upper forms adopts the use of the grid, similar to the podium levels. This grid implements a white concrete finish cladding, along with glazing elements and has been designed to dissapear into background.

The uppermost forms are concentrated to the north/east of the site, where the site abuts a more commercial interface. Currently, the site abuts a street that provides vehicular access from High Street Road to the rear carpark, however it may be developed in the future. This interface has been appropriate designed with adequate setbacks to ensure future equatable development is possible.

The proposed finishes draw inspiration from the local environmental context. A suburb known for its parks and recreation, our proposal attempts to create a neutral palette to allow vegetation in the development to be more prominent.

The buildings use a wide range of materials that have been broken up to create a sense of articulation which assists in breaking down the visual bulk of the development whilst creating a engaging and interesting street frontage.





# Architectural Statement

The vehicular entry is widening an existing crossover which is central to the site. The proposal contains basement parking over two levels.

Each unit has been carefully designed to ensure each bedroom has access to natural light prohibiting bedrooms with secondary light. Due to the onerous setbacks, screening is not required throughout the development - we feel as though this is a preferred living arrangement. Each bedroom has a minimum dimension of 3m x 3m.

The proposed building is to be used as a retirement village and therefore is not required to meet Clause 58 of the Monash Planning Scheme. Irrespective of this, the proposal has been designed with each unit taking into consideration the requirements of Clause 58.

In conclusion, the proposed development is an appropriate response to the site opportunities and constraints, and presents an opportunity to provide affordable, attainable accommodation to a retiring population.

An engaging and site responsive architectural proposal has been developed through the exploration of cleanly articulated and modern design processes.

The proposed development is a positive and responsive solution to a currently under-utilized and prominent site.

