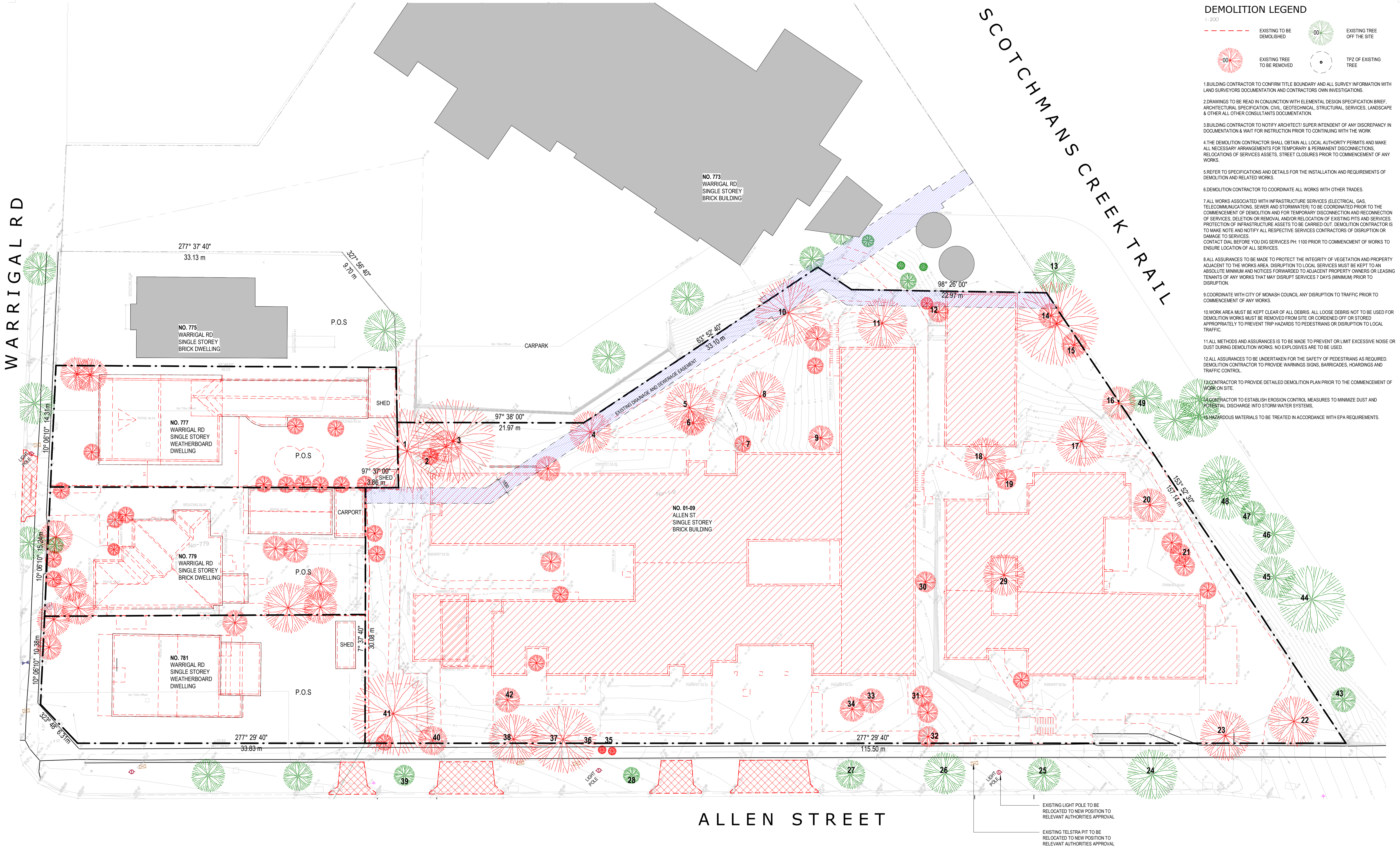




TP_Sheet List	
Sheet Number	Sheet Name
TP-000	COVER
TP-010	EXISTING / DEMOLITION SITE PLAN
TP-100	LOWER GROUND FLOOR PLAN
TP-101	GROUND FLOOR PLAN
TP-102	FIRST FLOOR PLAN
TP-103	ROOF PLAN
TP-200	ELEVATIONS
TP-201	SECTIONS
TP-202	DETAIL SECTION
TP-300	SHADOW DIAGRAMS
TP-400	GARDEN AREA CALCULATION PLAN
TP-900	MATERIAL SCHEDULE

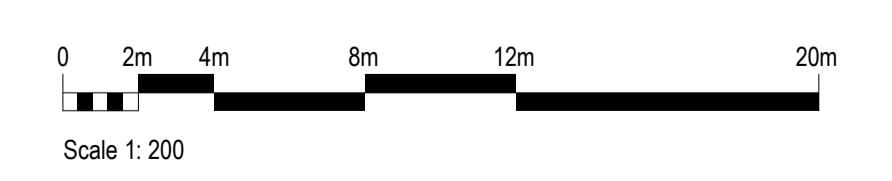
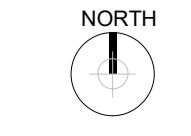


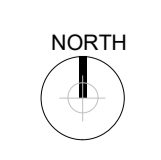
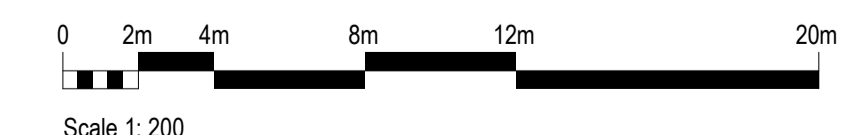
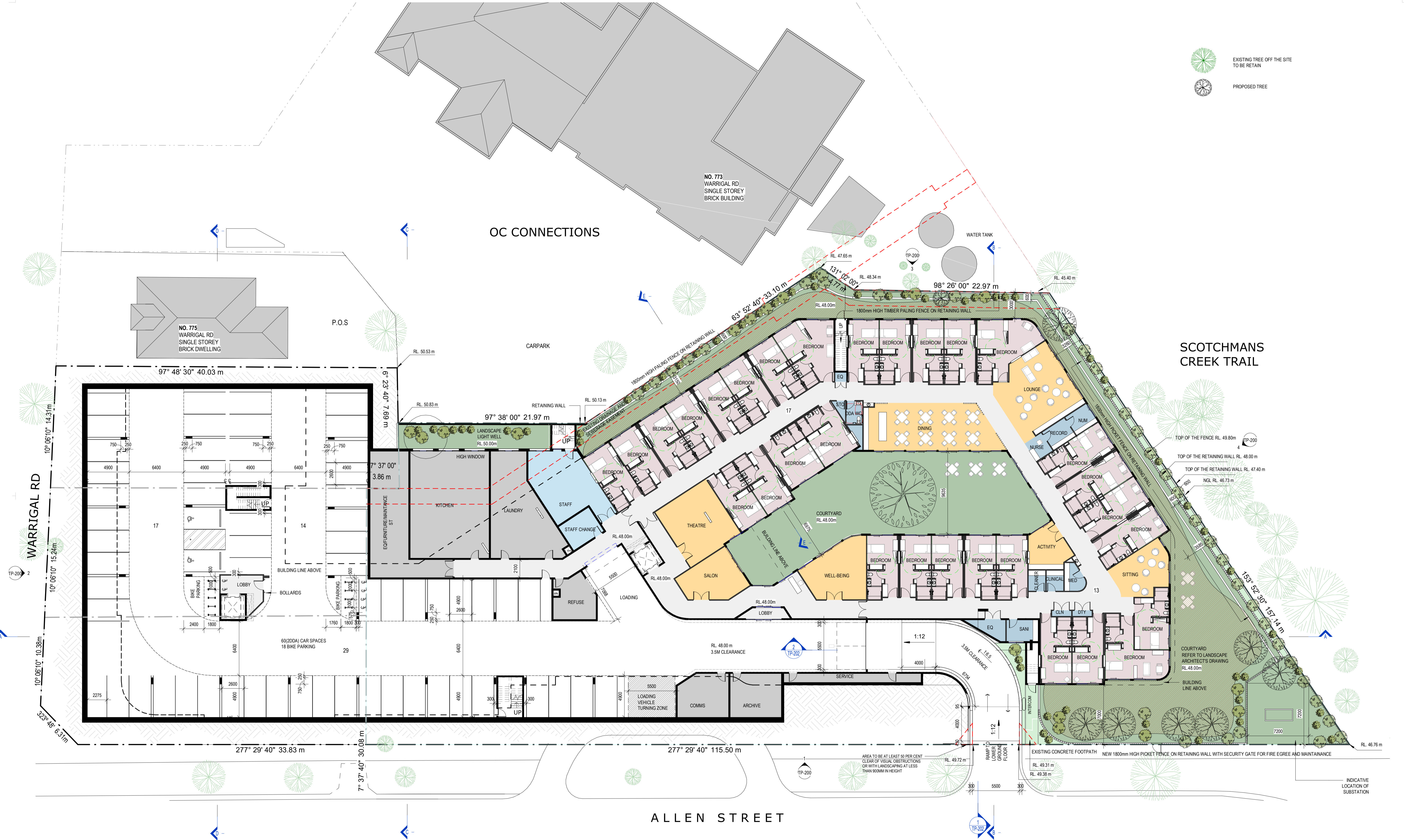
- ### DEMOLITION LEGEND
- 1:200
- EXISTING TO BE DEMOLISHED
 - EXISTING TREE OFF THE SITE
 - EXISTING TREE TO BE REMOVED
 - TPZ OF EXISTING TREE
1. BUILDING CONTRACTOR TO CONFIRM TITLE BOUNDARY AND ALL SURVEY INFORMATION WITH LAND SURVEYORS DOCUMENTATION AND CONTRACTORS OWN INVESTIGATIONS.
 2. DRAWINGS TO BE READ IN CONJUNCTION WITH ELEMENTAL DESIGN SPECIFICATION BRIEF, ARCHITECTURAL SPECIFICATION, CIVIL, GEOTECHNICAL, STRUCTURAL, SERVICES, LANDSCAPE & OTHER ALL OTHER CONSULTANTS DOCUMENTATION.
 3. BUILDING CONTRACTOR TO NOTIFY ARCHITECT/ SUPER INTENDENT OF ANY DISCREPANCY IN DOCUMENTATION & WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH THE WORK
 4. THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL LOCAL AUTHORITY PERMITS AND MAKE ALL NECESSARY ARRANGEMENTS FOR TEMPORARY & PERMANENT DISCONNECTIONS, RELOCATIONS OF SERVICES ASSETS, STREET CLOSURES PRIOR TO COMMENCEMENT OF ANY WORKS.
 5. REFER TO SPECIFICATIONS AND DETAILS FOR THE INSTALLATION AND REQUIREMENTS OF DEMOLITION AND RELATED WORKS.
 6. DEMOLITION CONTRACTOR TO COORDINATE ALL WORKS WITH OTHER TRADES.
 7. ALL WORKS ASSOCIATED WITH INFRASTRUCTURE SERVICES (ELECTRICAL, GAS, TELECOMMUNICATIONS, SEWER AND STORMWATER) TO BE COORDINATED PRIOR TO THE COMMENCEMENT OF DEMOLITION AND FOR TEMPORARY DISCONNECTION AND RECONNECTION OF SERVICES, DELETION OR REMOVAL, AND/OR RELOCATION OF EXISTING FITS AND SERVICES. PROTECTION OF INFRASTRUCTURE ASSETS TO BE CARRIED OUT. DEMOLITION CONTRACTOR IS TO MAKE NOTE AND NOTIFY ALL RESPECTIVE SERVICES CONTRACTORS OF DISRUPTION OR DAMAGE TO SERVICES. CONTACT DIAL BEFORE YOU DIG SERVICES PH: 110 PRIOR TO COMMENCEMENT OF WORKS TO ENSURE LOCATION OF ALL SERVICES.
 8. ALL ASSURANCES TO BE MADE TO PROTECT THE INTEGRITY OF VEGETATION AND PROPERTY ADJACENT TO THE WORKS AREA. DISRUPTION TO LOCAL SERVICES MUST BE KEPT TO AN ABSOLUTE MINIMUM AND NOTICES FORWARDED TO ADJACENT PROPERTY OWNERS OR LEASING TENANTS OF ANY WORKS THAT MAY DISRUPT SERVICES 7 DAYS (MINIMUM) PRIOR TO DISRUPTION.
 9. COORDINATE WITH CITY OF MONASH COUNCIL ANY DISRUPTION TO TRAFFIC PRIOR TO COMMENCEMENT OF ANY WORKS.
 10. WORK AREA MUST BE KEPT CLEAR OF ALL DEBRIS. ALL LOOSE DEBRIS NOT TO BE USED FOR DEMOLITION WORKS MUST BE REMOVED FROM SITE OR CORDED OFF OR STORED APPROPRIATELY TO PREVENT TRIP HAZARDS TO PEDESTRIANS OR DISRUPTION TO LOCAL TRAFFIC.
 11. ALL METHODS AND ASSURANCES IS TO BE MADE TO PREVENT OR LIMIT EXCESSIVE NOISE OR DUST DURING DEMOLITION WORKS. NO EXPLOSIVES ARE TO BE USED.
 12. ALL ASSURANCES TO BE UNDERTAKEN FOR THE SAFETY OF PEDESTRIANS AS REQUIRED. DEMOLITION CONTRACTOR TO PROVIDE WARNINGS SIGNS, BARRICADES, HOARDINGS AND TRAFFIC CONTROL.
 13. CONTRACTOR TO PROVIDE DETAILED DEMOLITION PLAN PRIOR TO THE COMMENCEMENT OF WORKS ON SITE.
 14. CONTRACTOR TO ESTABLISH EROSION CONTROL MEASURES TO MINIMIZE DUST AND POTENTIAL DISCHARGE INTO STORM WATER SYSTEMS.
 15. HAZARDOUS MATERIALS TO BE TREATED IN ACCORDANCE WITH EPA REQUIREMENTS.

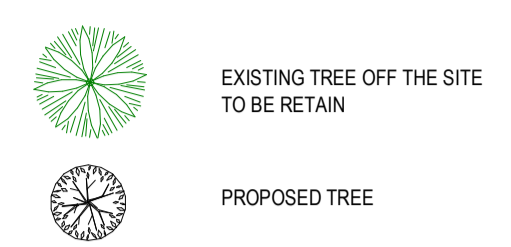
WARRIGAL RD

SCOTCHMANS CREEK TRAIL

ALLEN STREET







DEVELOPMENT SCHEDULE:

SITE AREA:	6309 m ²
LOWER GROUND AREA:	1838 m ²
GROUND AREA:	3518 m ²
FIRST FLOOR AREA:	2203 m ²

NET AREA: 7558 m²

LOWER GROUND FLOOR:	30 BEDS (3 SUITE)
GROUND FLOOR:	63 BEDS (5 SUITE)
FIRST FLOOR:	43 BEDS

TOTAL BEDS: 136 BEDS

LOWER GROUND PARKING: 60 (2DA)

	GROUND	L-GROUND	TOTAL
BIKE PARKING:	4	18	22

GARDEN AREA CALCULATION:

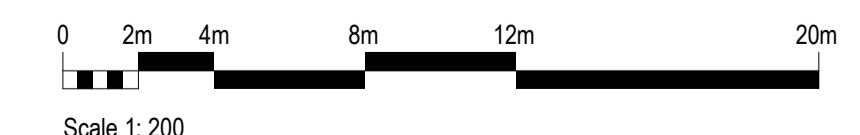
LOT NO 777	54%
LOT NO 779	33%
LOT NO 781	38%
NO.1-9 ALLEN ST.	35%

SITE COVERAGE	60%
SITE PERMEABILITY	28%

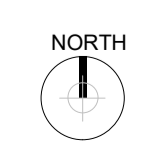
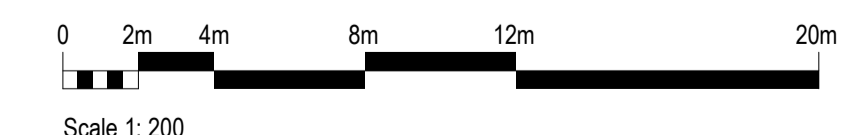
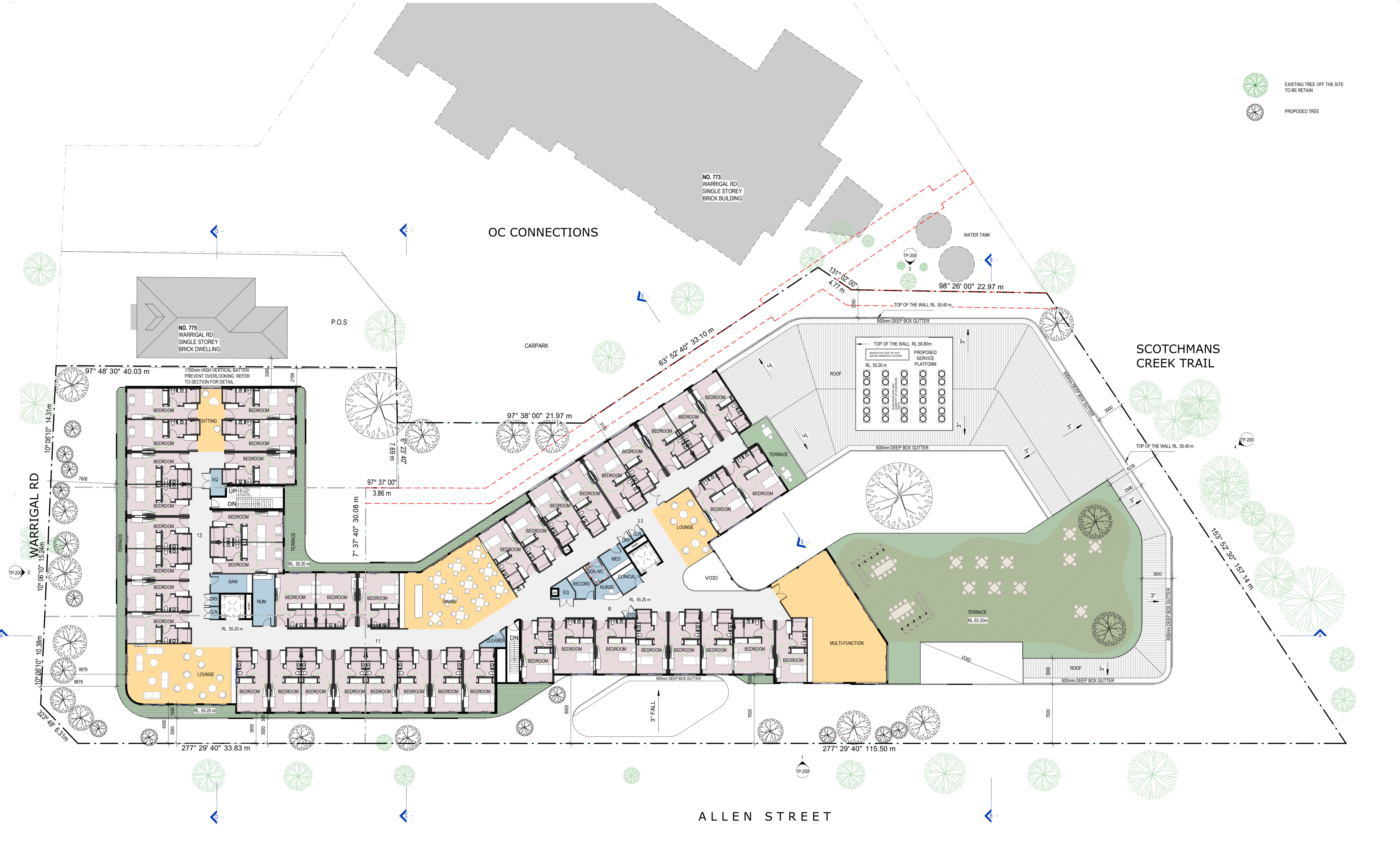
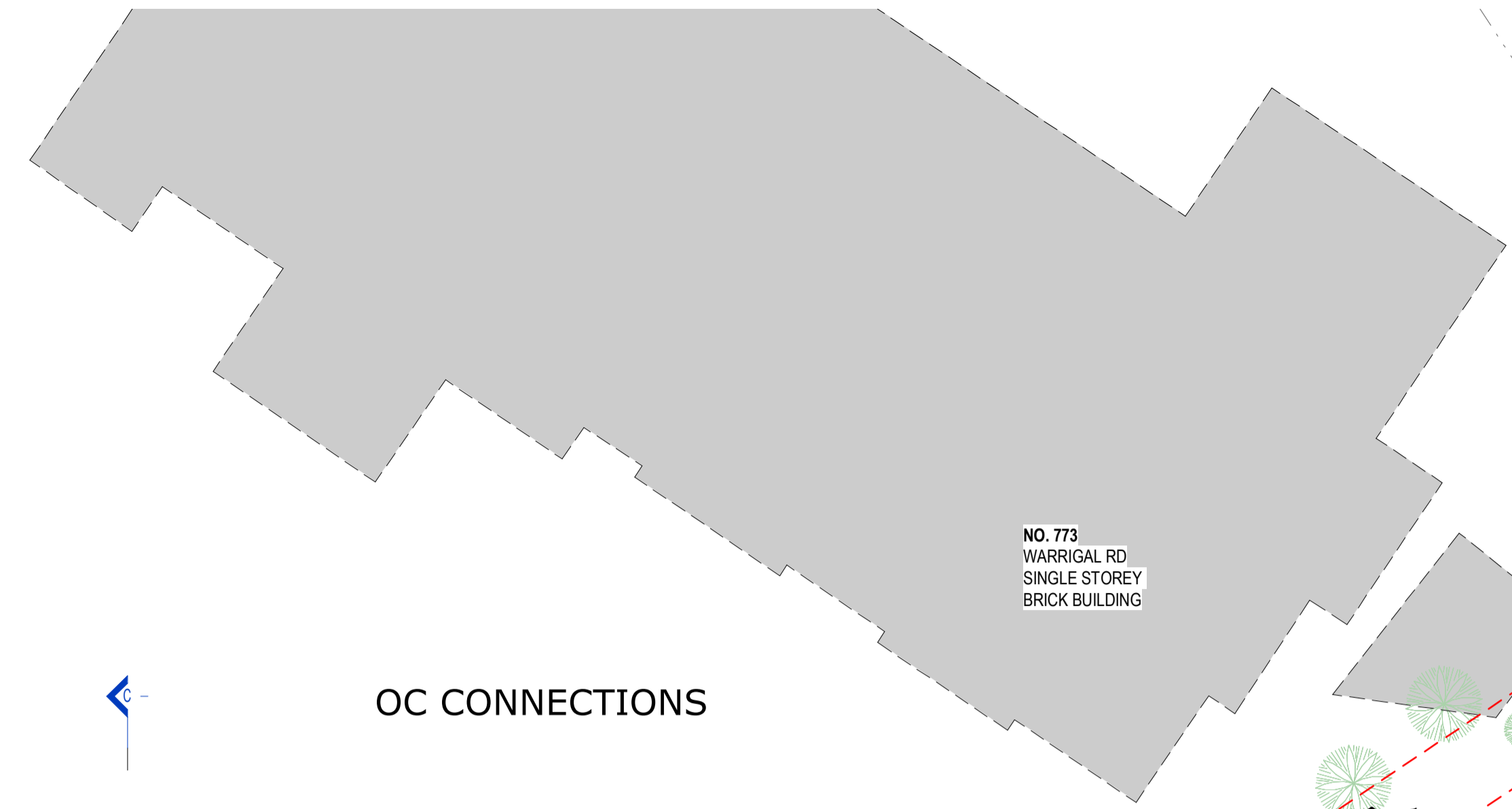
SCOTCHMANS CREEK TRAIL

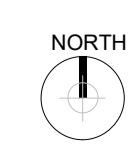
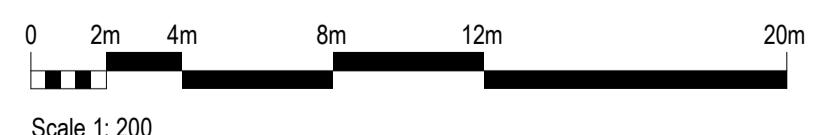
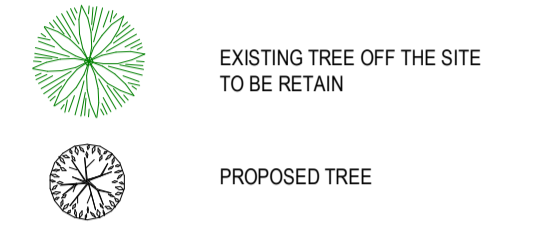
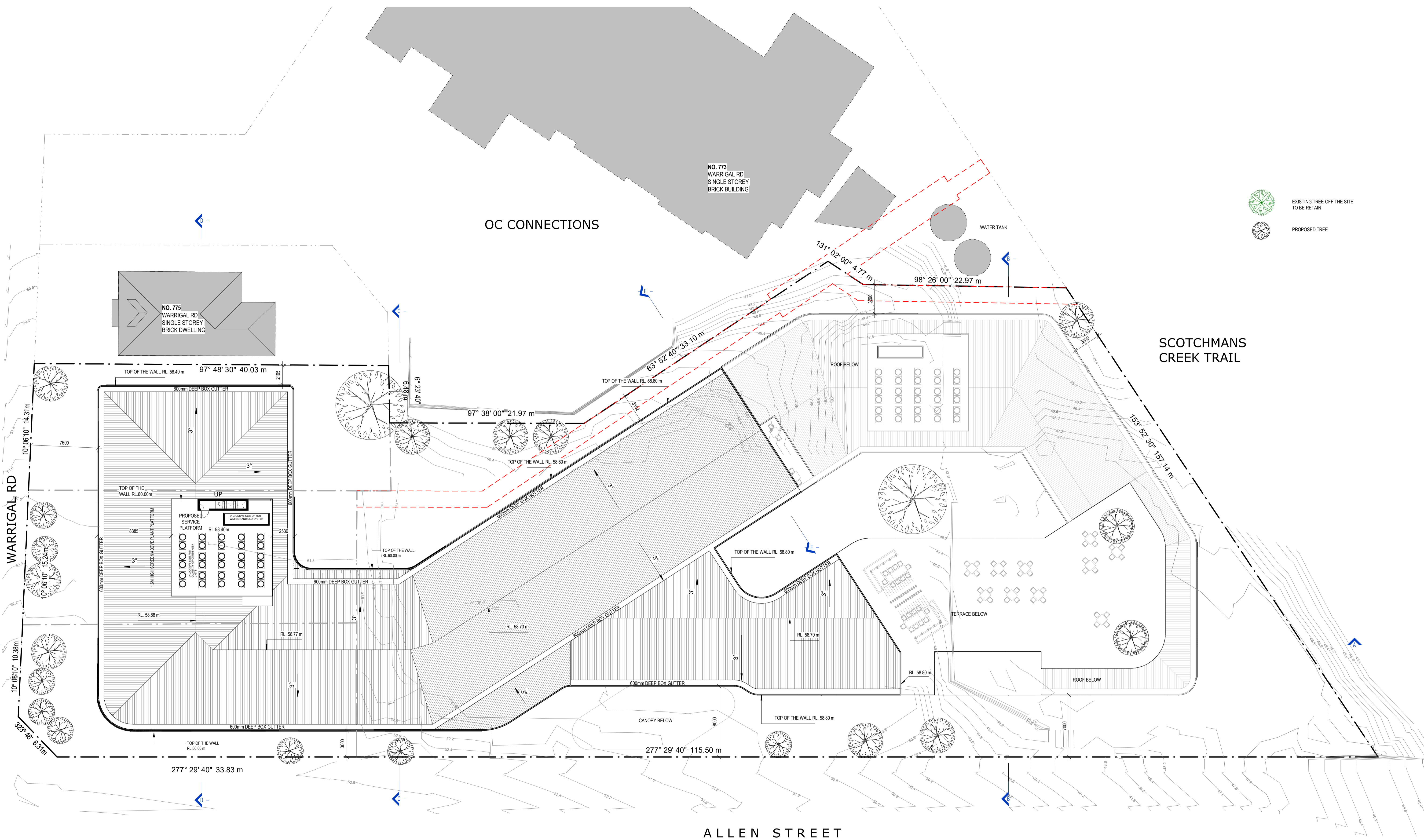
ALLEN STREET

WARRIGAL RD



EXISTING TREE OFF THE SITE TO BE RETAIN
 PROPOSED TREE

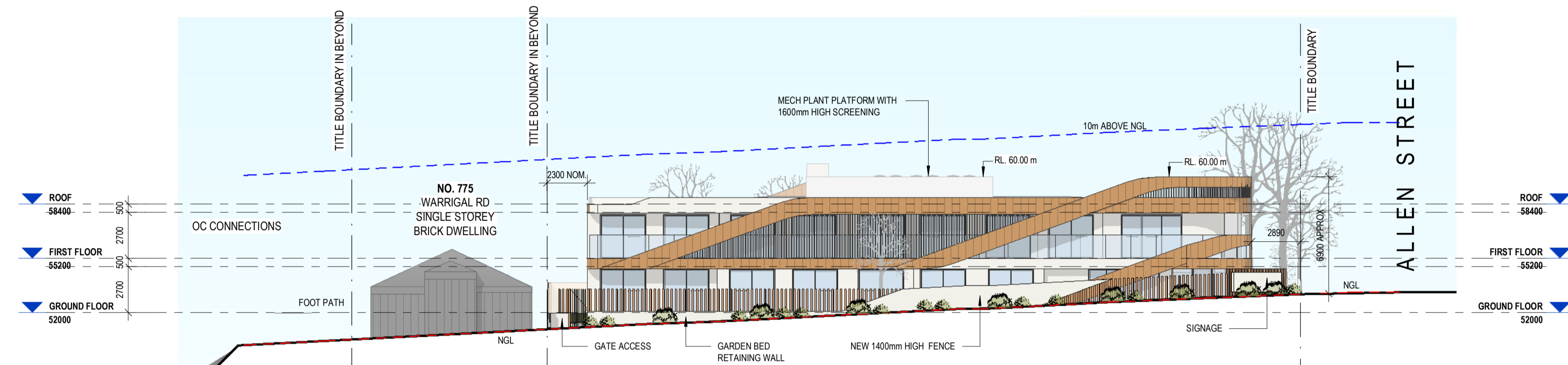




WARRIGAL ROAD



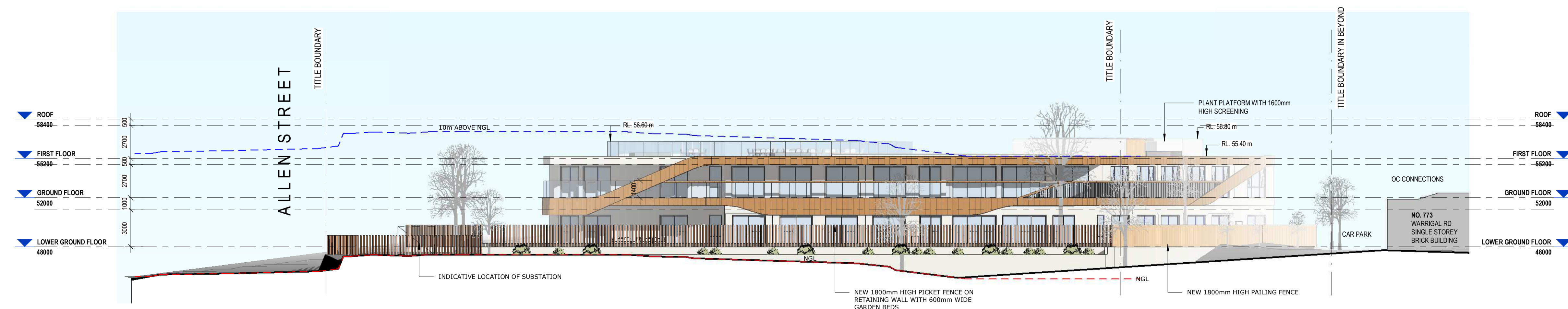
SOUTH ELEVATION (ALLEN ST)



WEST ELEVATION



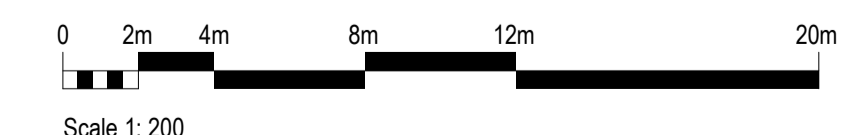
NORTH ELEVATION

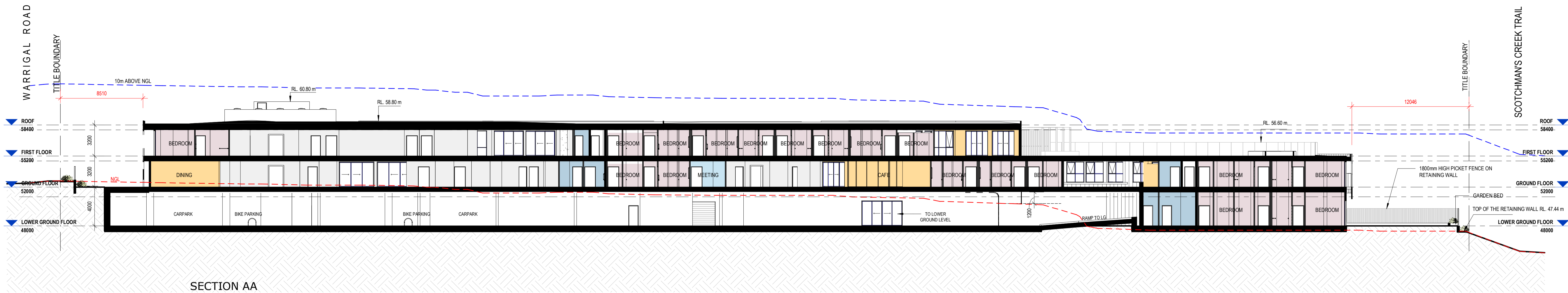


EAST ELEVATION (SCOTCHMAN'S CREEK)

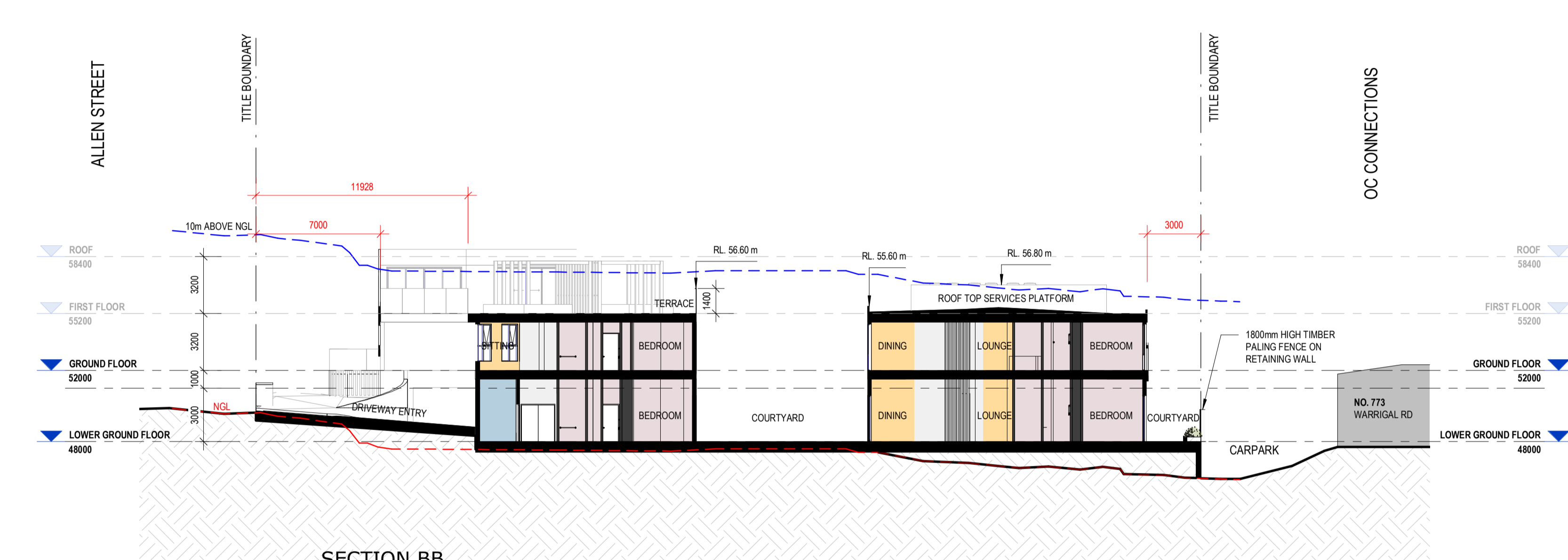
ELEVATION LEGEND

	MCI - TIMBER LOOK CLADDING
	GL1 - GLAZING
	RN1 - TEXTURED RENDER FINISH
	SC1 - METAL BATTEN SCREEN
	PICKET FENCE

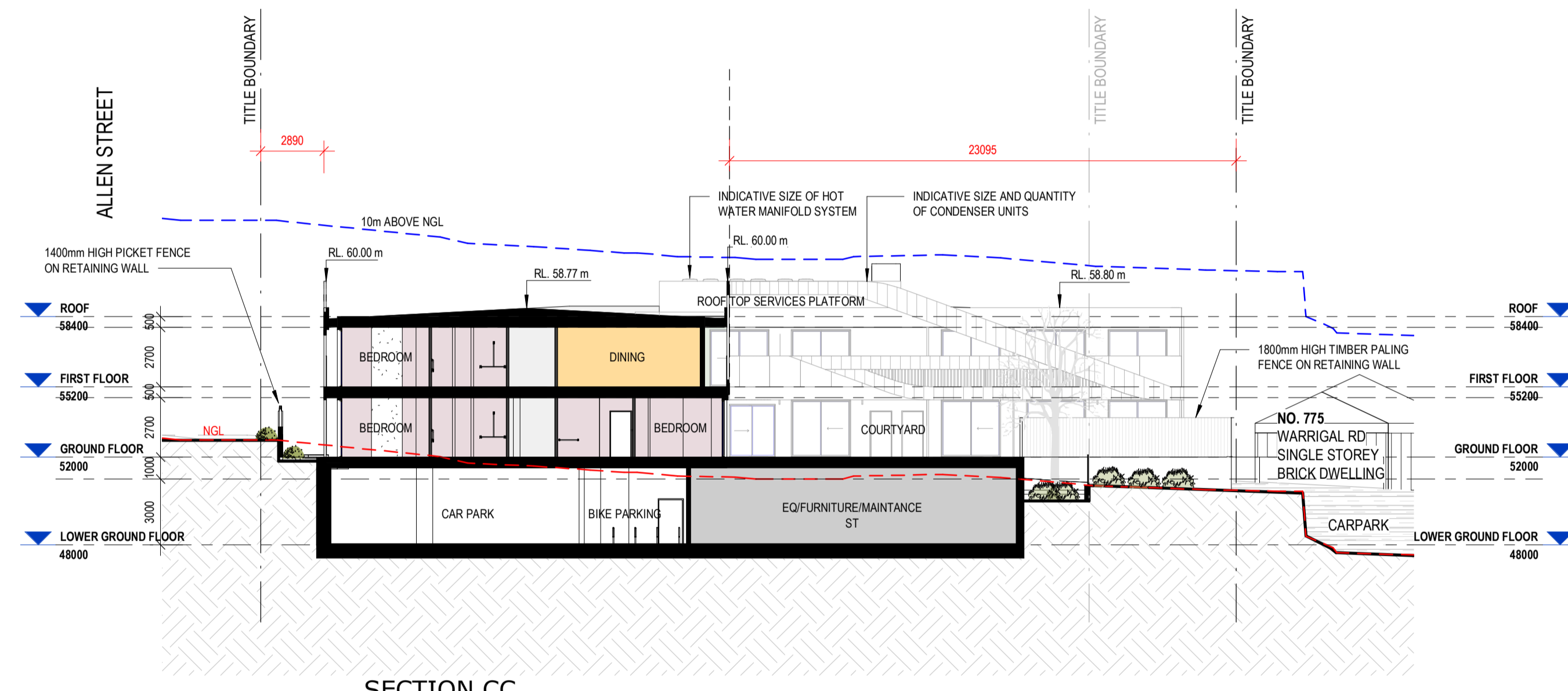




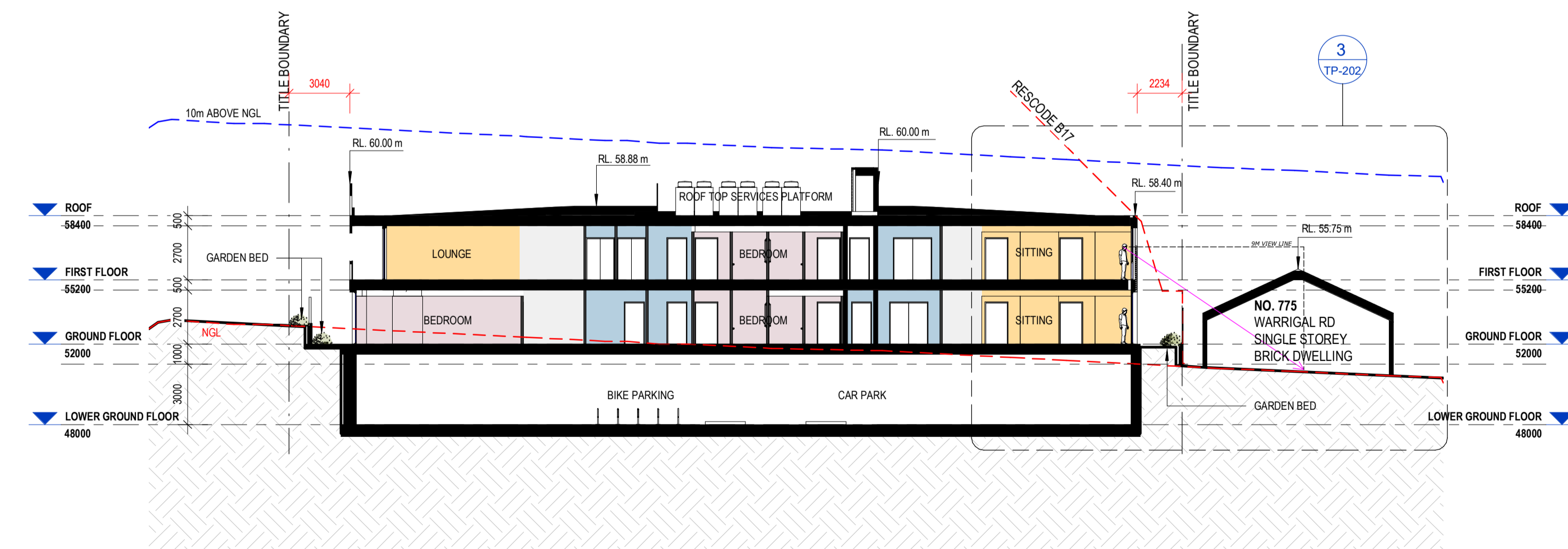
SECTION AA
1:200



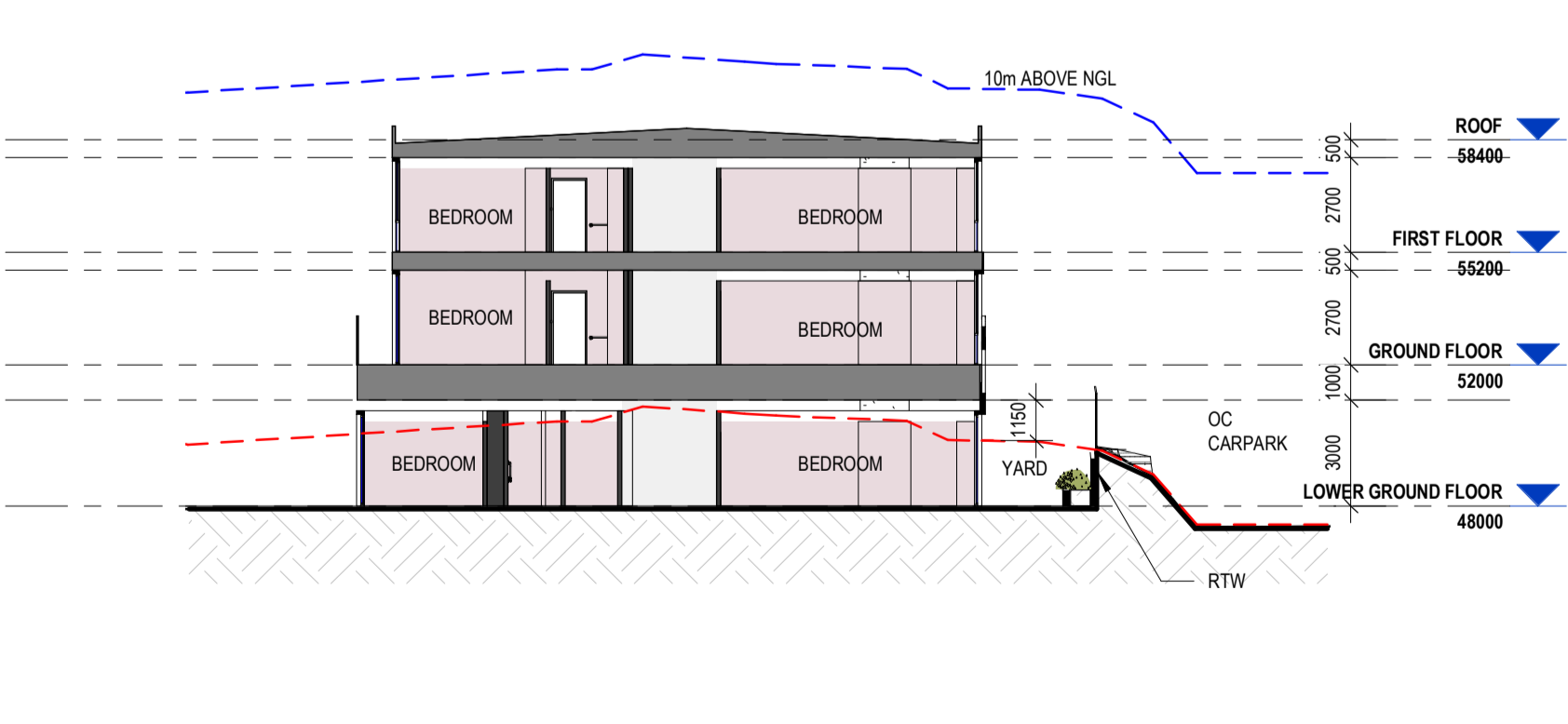
SECTION BB
1:200



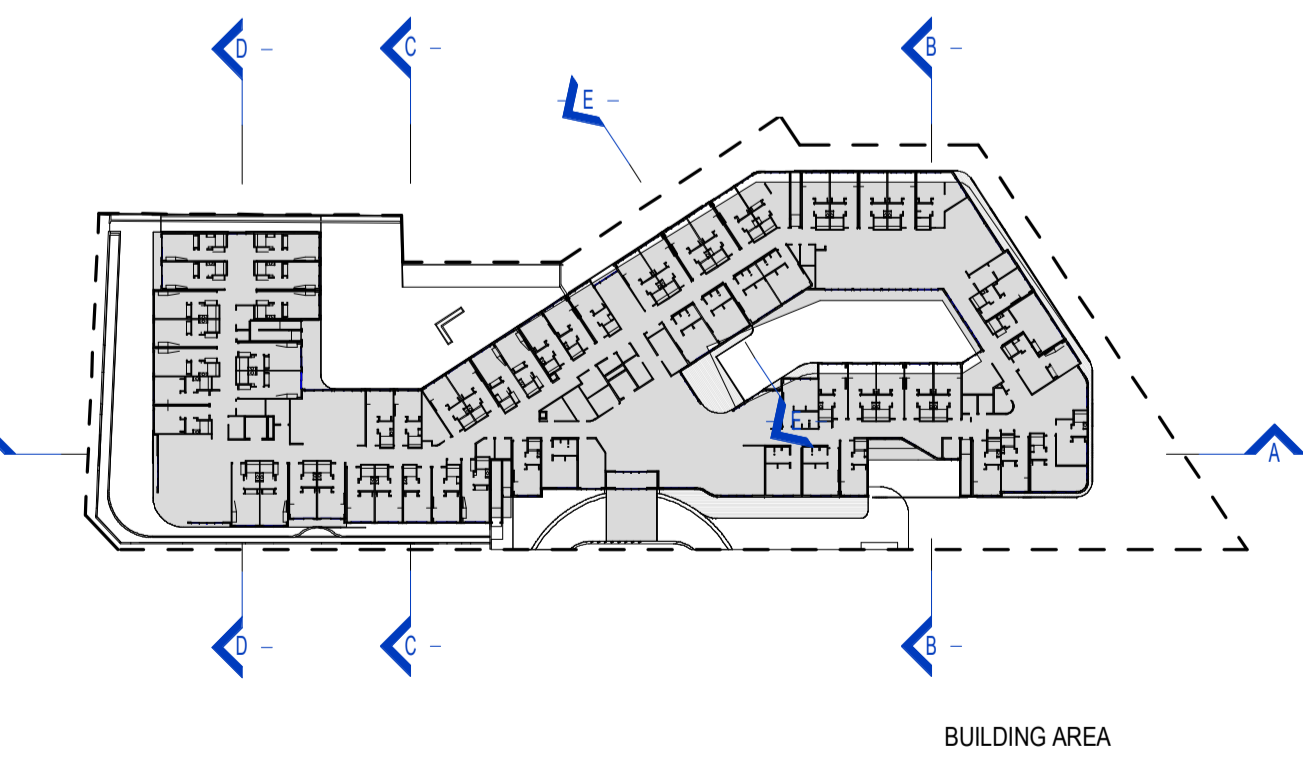
SECTION CC
1:200



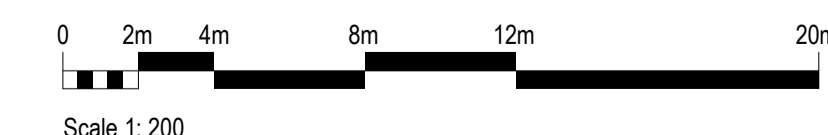
SECTION DD
1:200

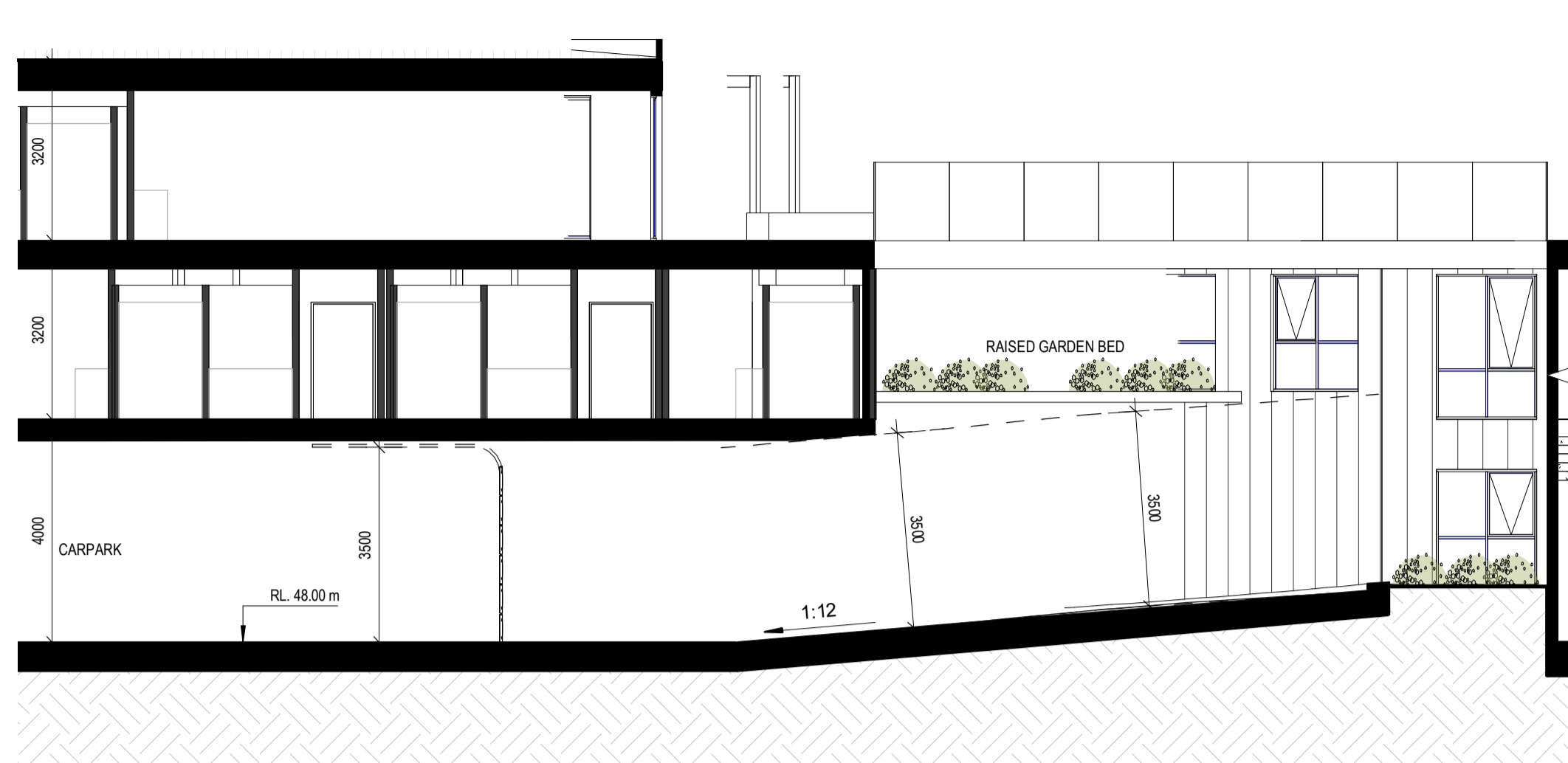


SECTION EE
1:200

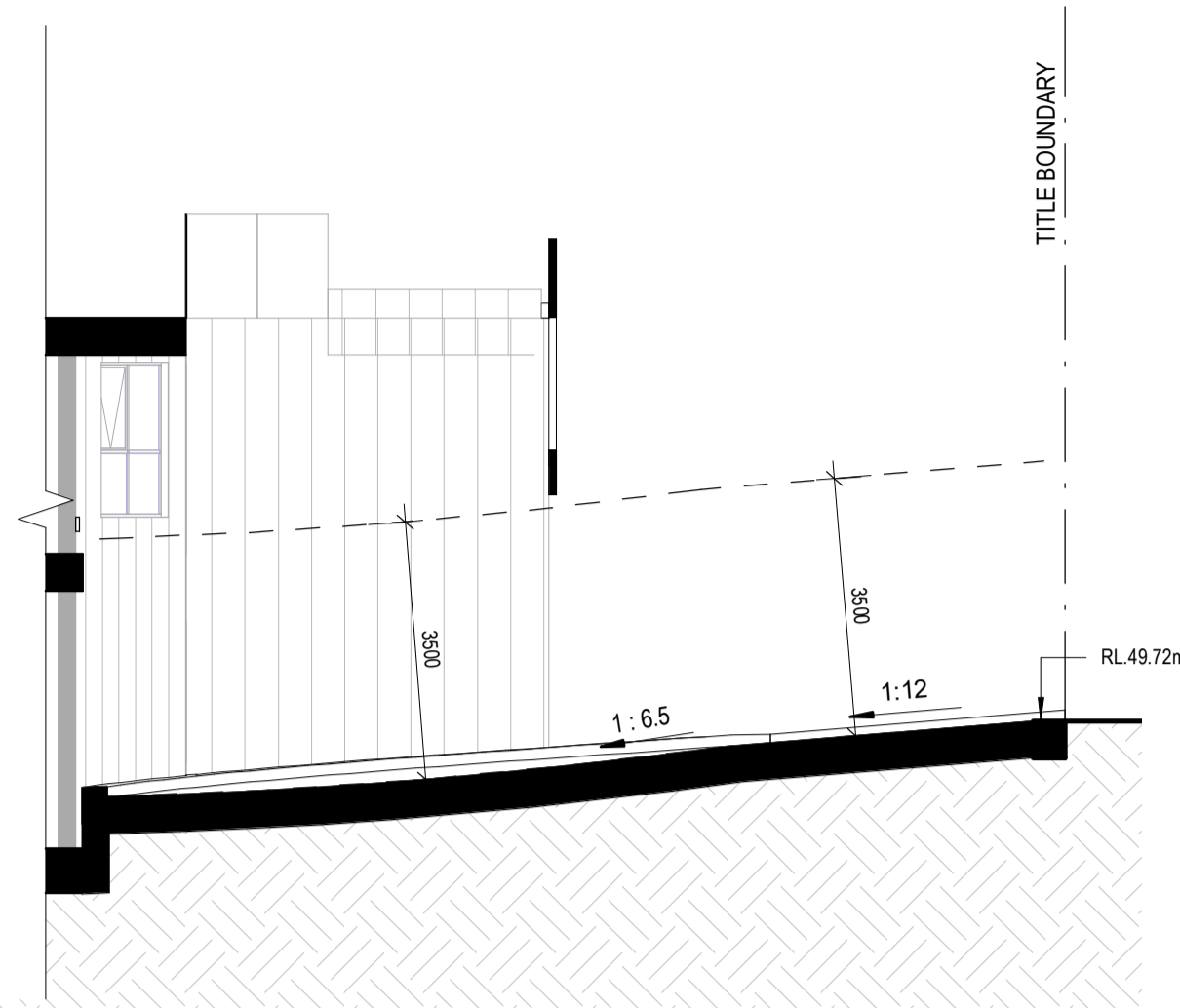


KEY PLAN
1:1000

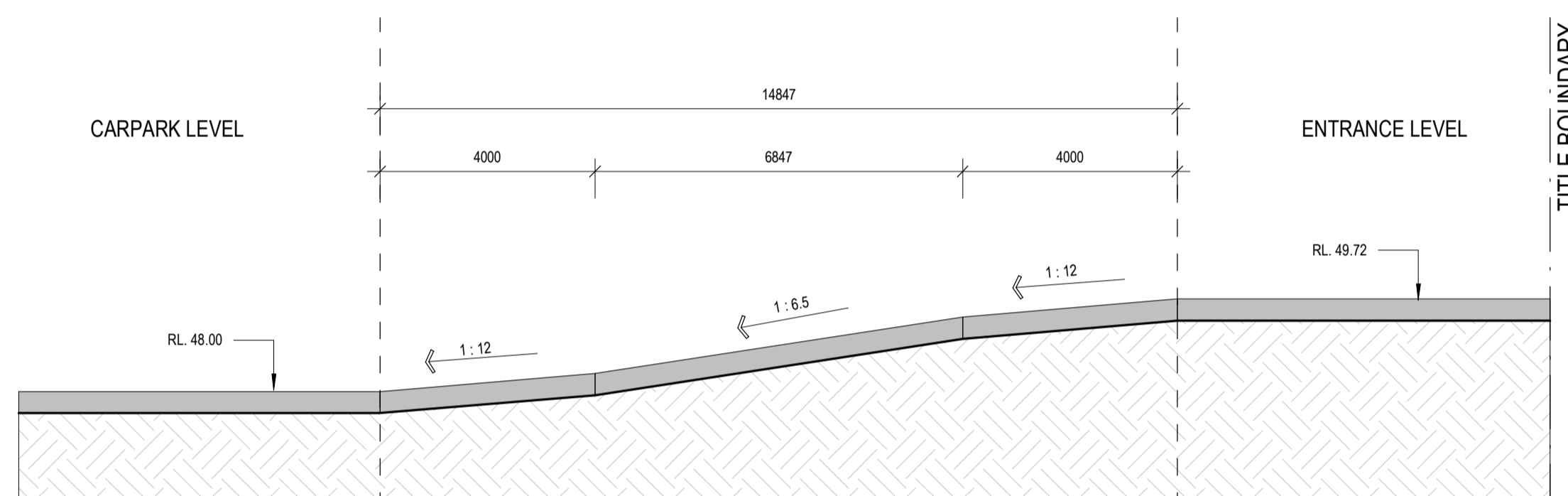




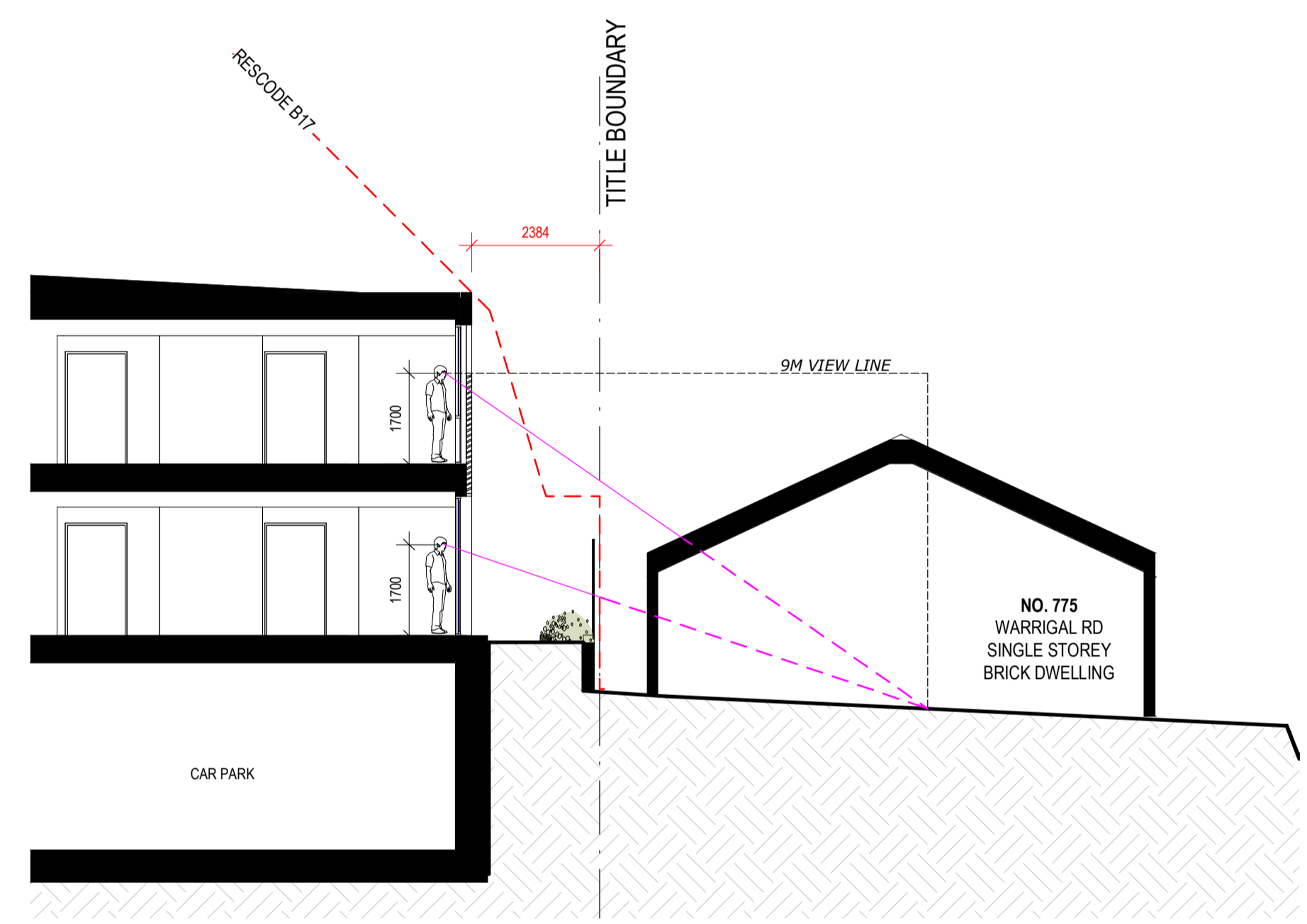
ENTRY RAMP SECTION 2
1:100



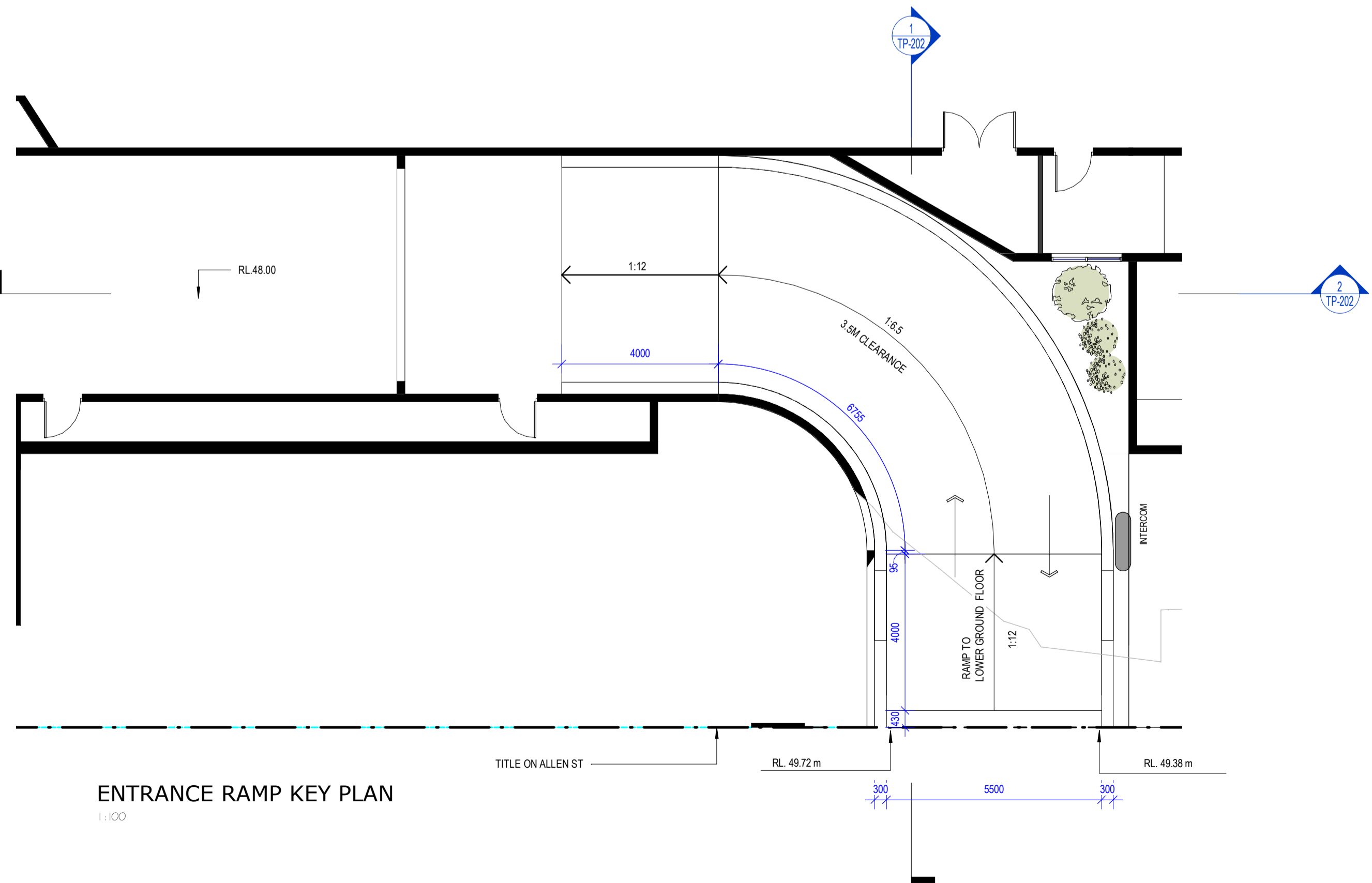
ENTRY RAMP SECTION 1
1:100



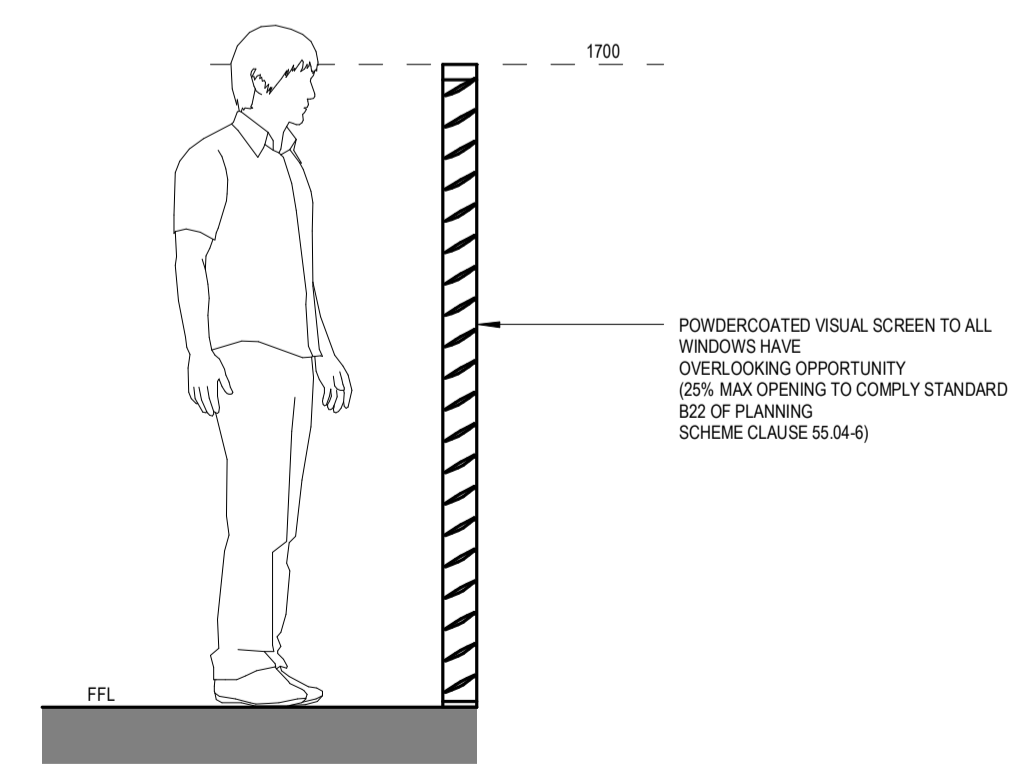
ENTRANCE RAMP
1:100



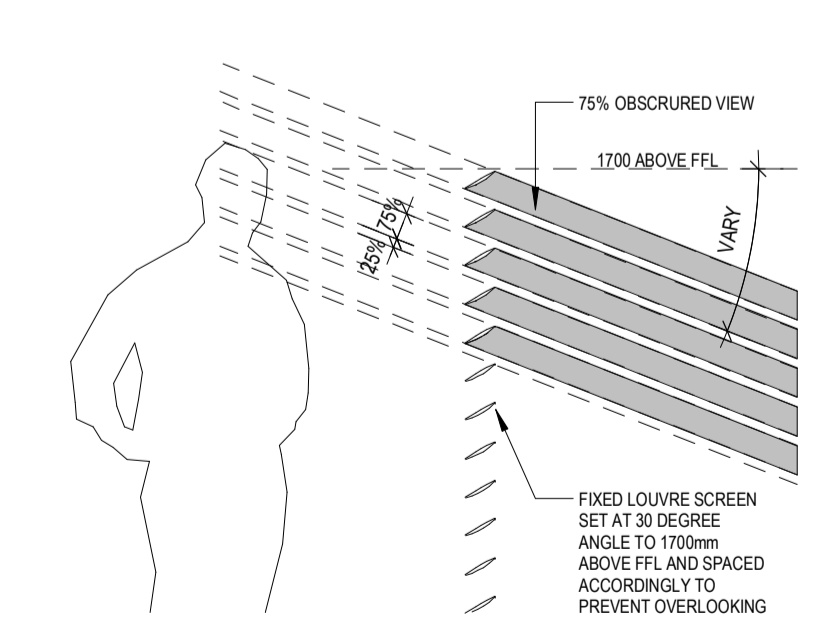
SECTION DD CALLOUT
1:100



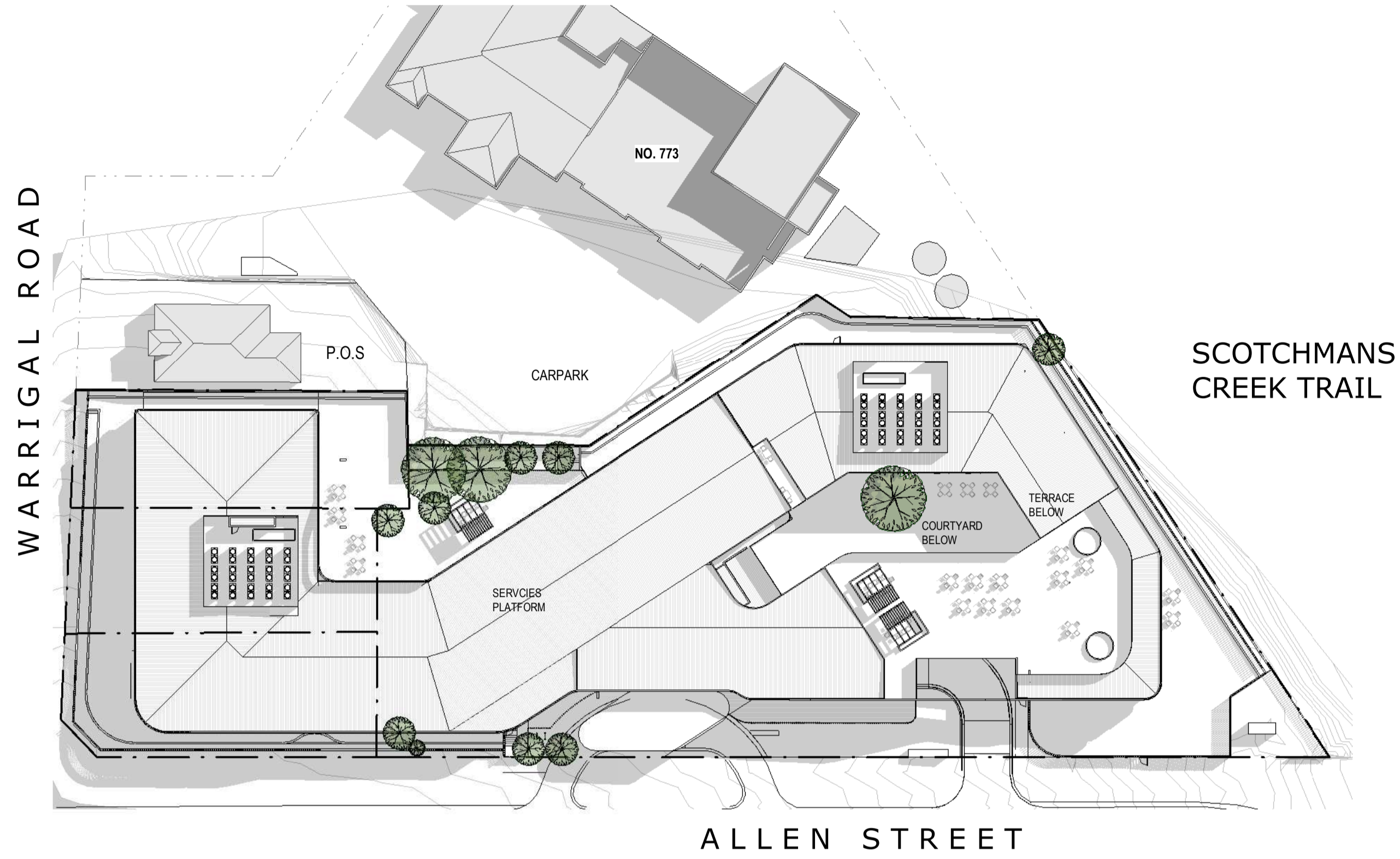
ENTRANCE RAMP KEY PLAN
1:100



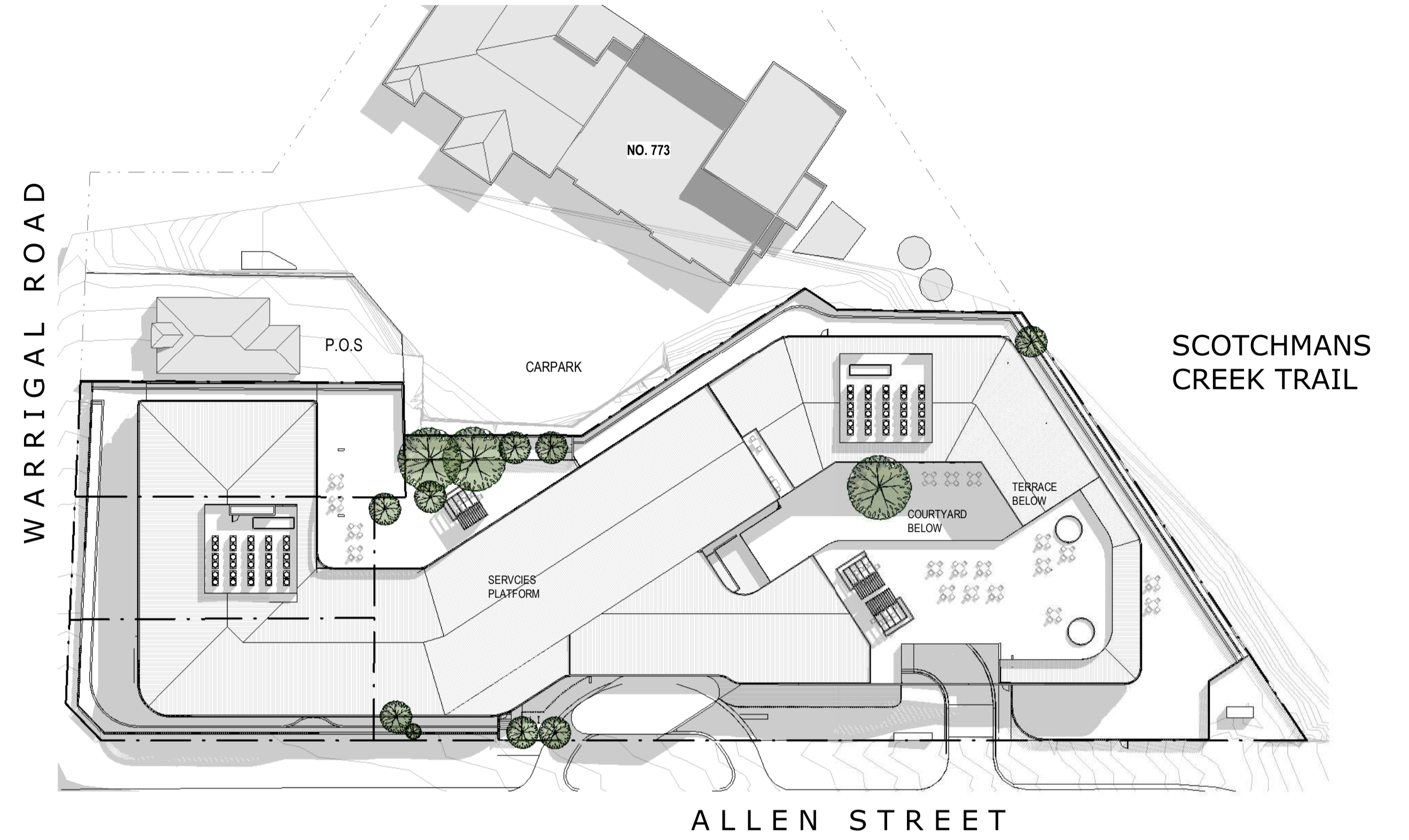
PRIVACY SCREEN
1:20



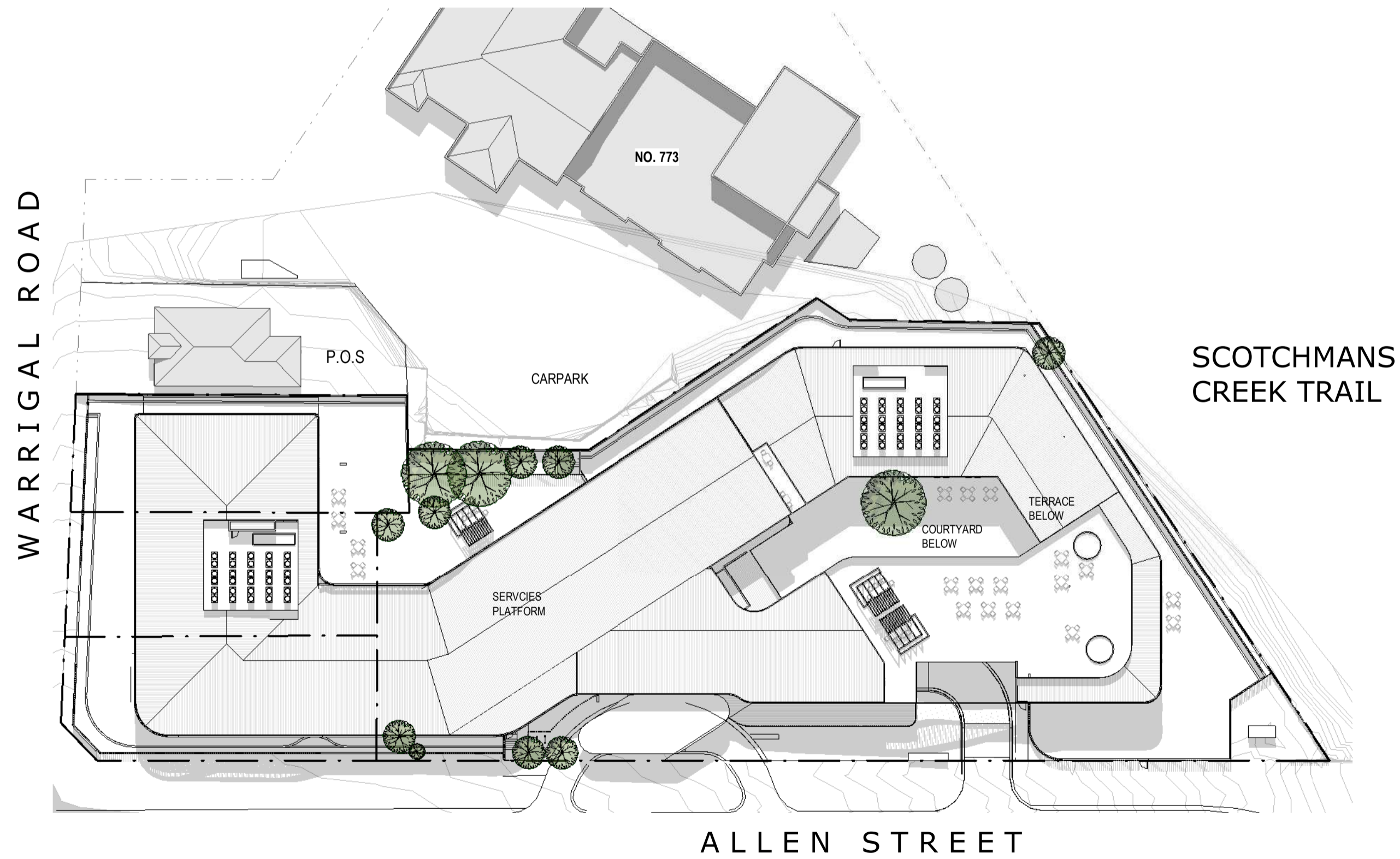
PRIVACY SCREEN DETAIL
1:20



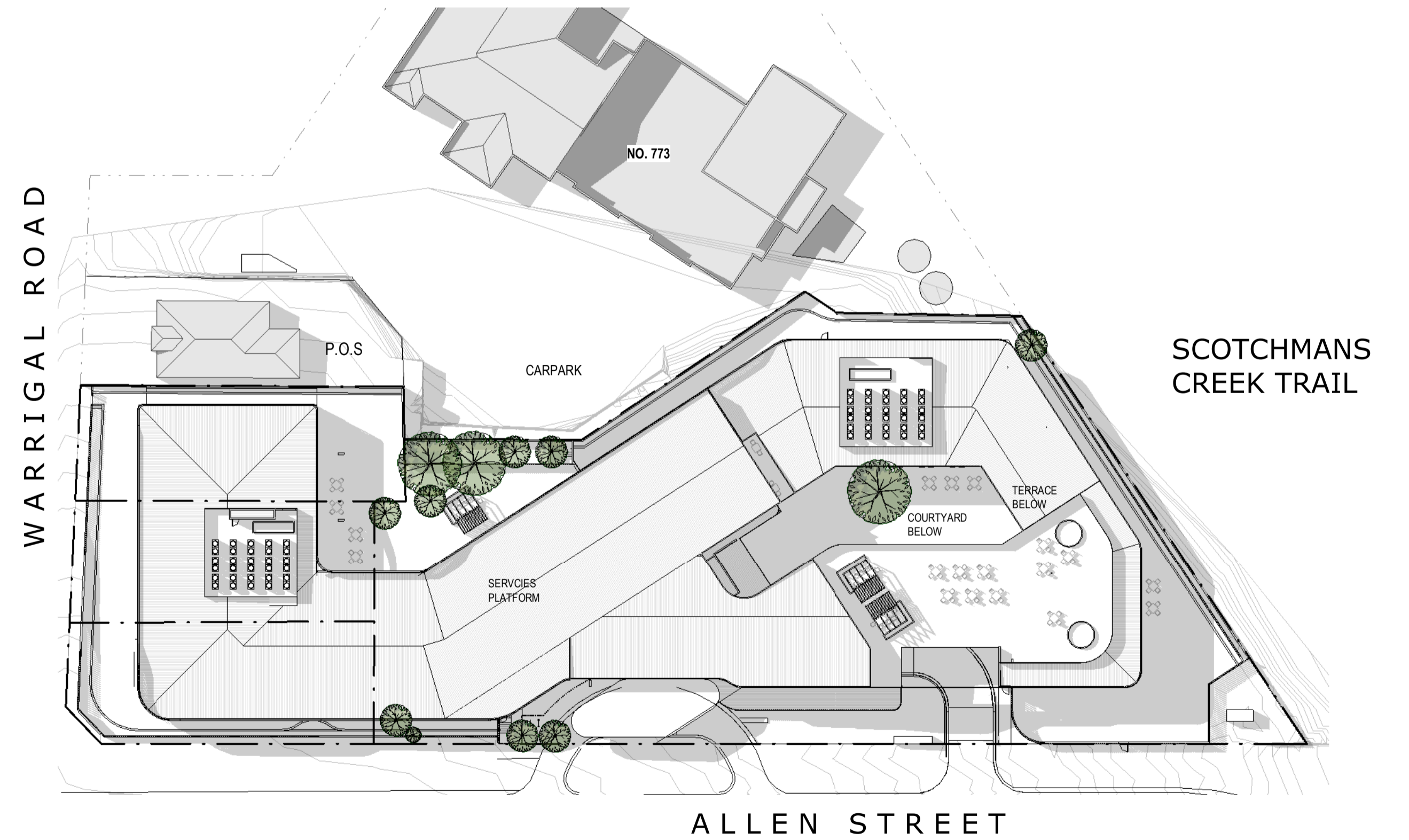
SHADOW DIAGRAM - 9AM SPRING EQUINOX



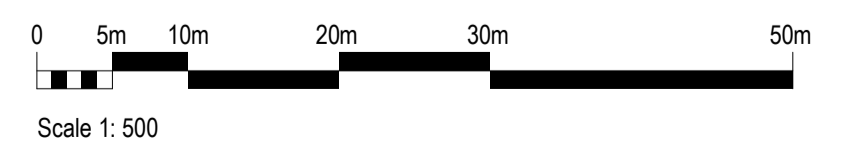
SHADOW DIAGRAM - 10AM SPRING EQUINOX



SHADOW DIAGRAM - 12PM SPRING EQUINOX



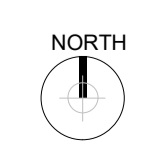
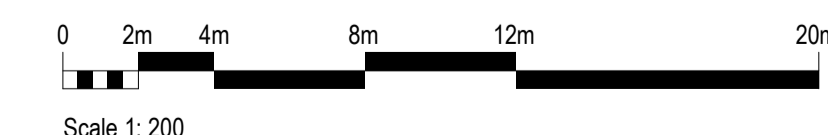
SHADOW DIAGRAM - 3PM SPRING EQUINOX





ALLEN STREET

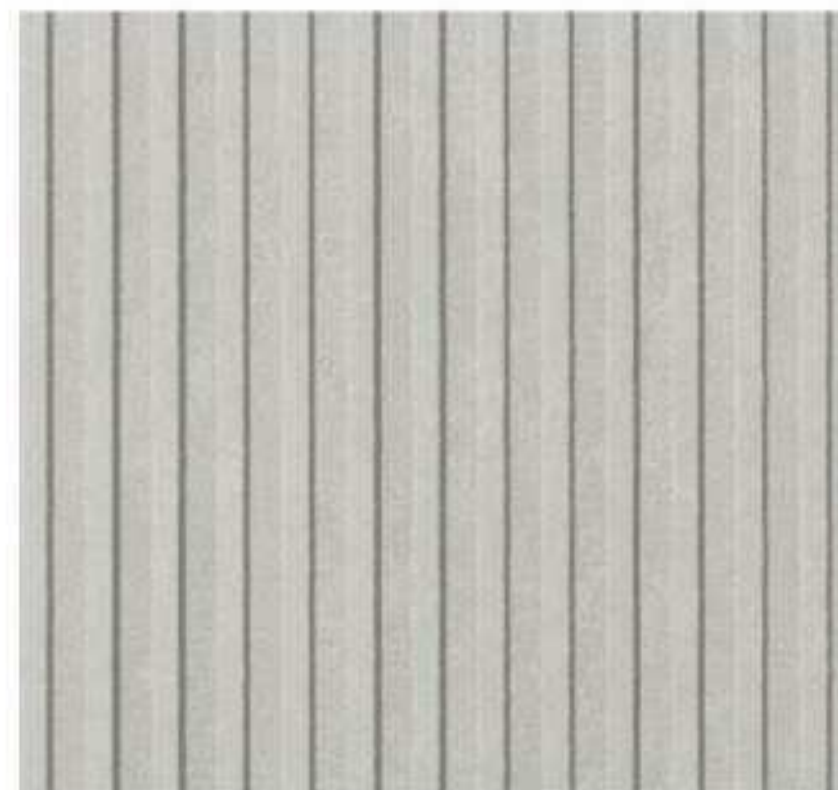
GARDEN AREA SCHEDULE		
	SITE AREA	GARDEN AREA
LOT NO.777	566.4	305 (54%)
LOT NO.779	573.1	187 (33%)
LOT NO.781	557.4	213 (38%)
NO.1-9 ALLEN ST.	4606	1619 (35%)



/ Material and Finishes



MC1-TIMBER LOOK CLADDING



RN1-TEXTURE RENDER FINISH



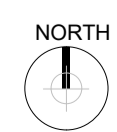
GL1-GLAZING



SC1-METAL BATTEN SCREEN



PICKET FENCE



Visualisation

PERSPECTIVE 01



Visualisation

PERSPECTIVE 02



Visualisation

PERSPECTIVE 03





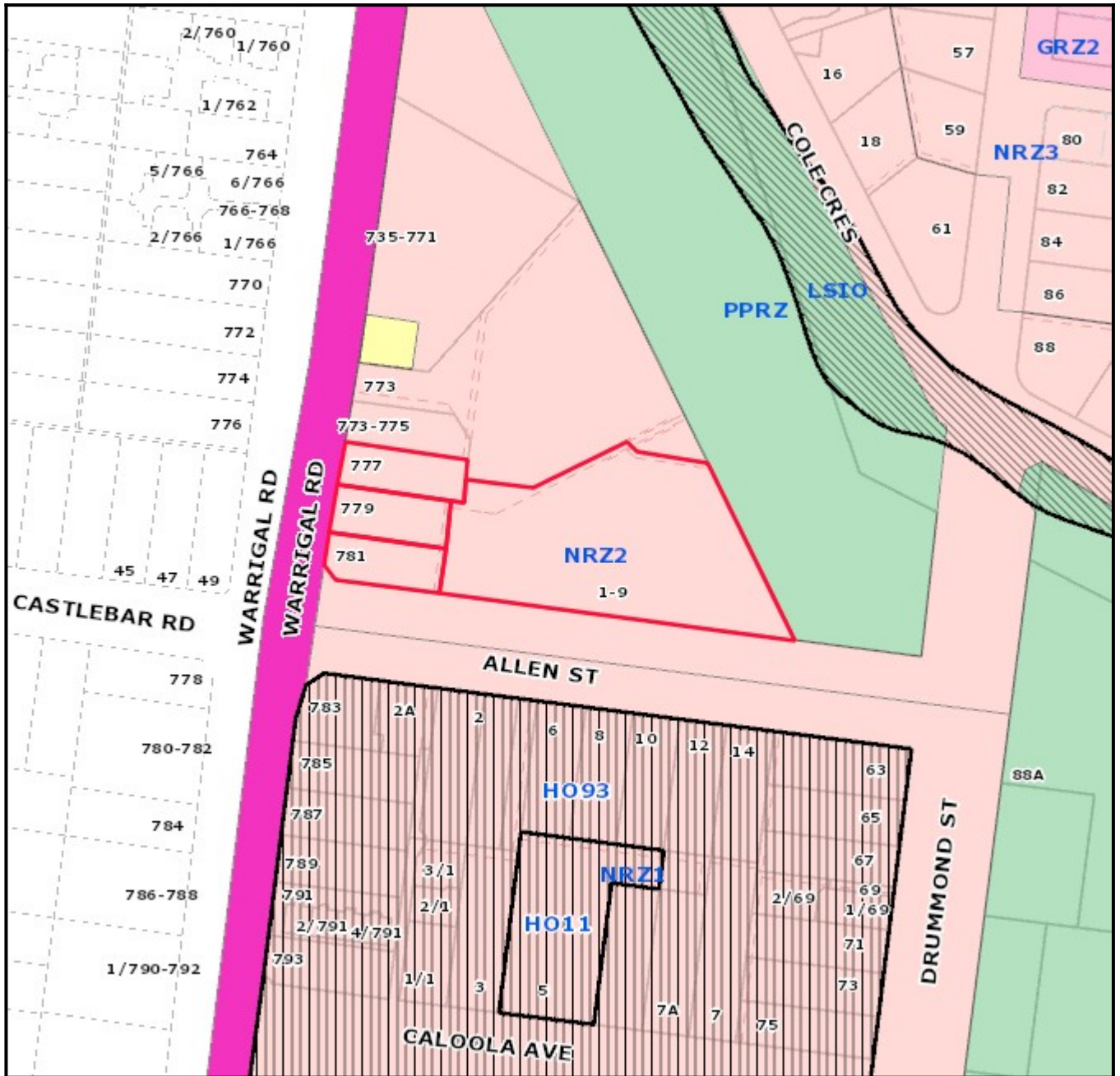


Attachment 2: 1-9 Allen Street & 777-781 Warrigal Road, Oakleigh





Planning Overlays and Zones



Legend

Planning Zones

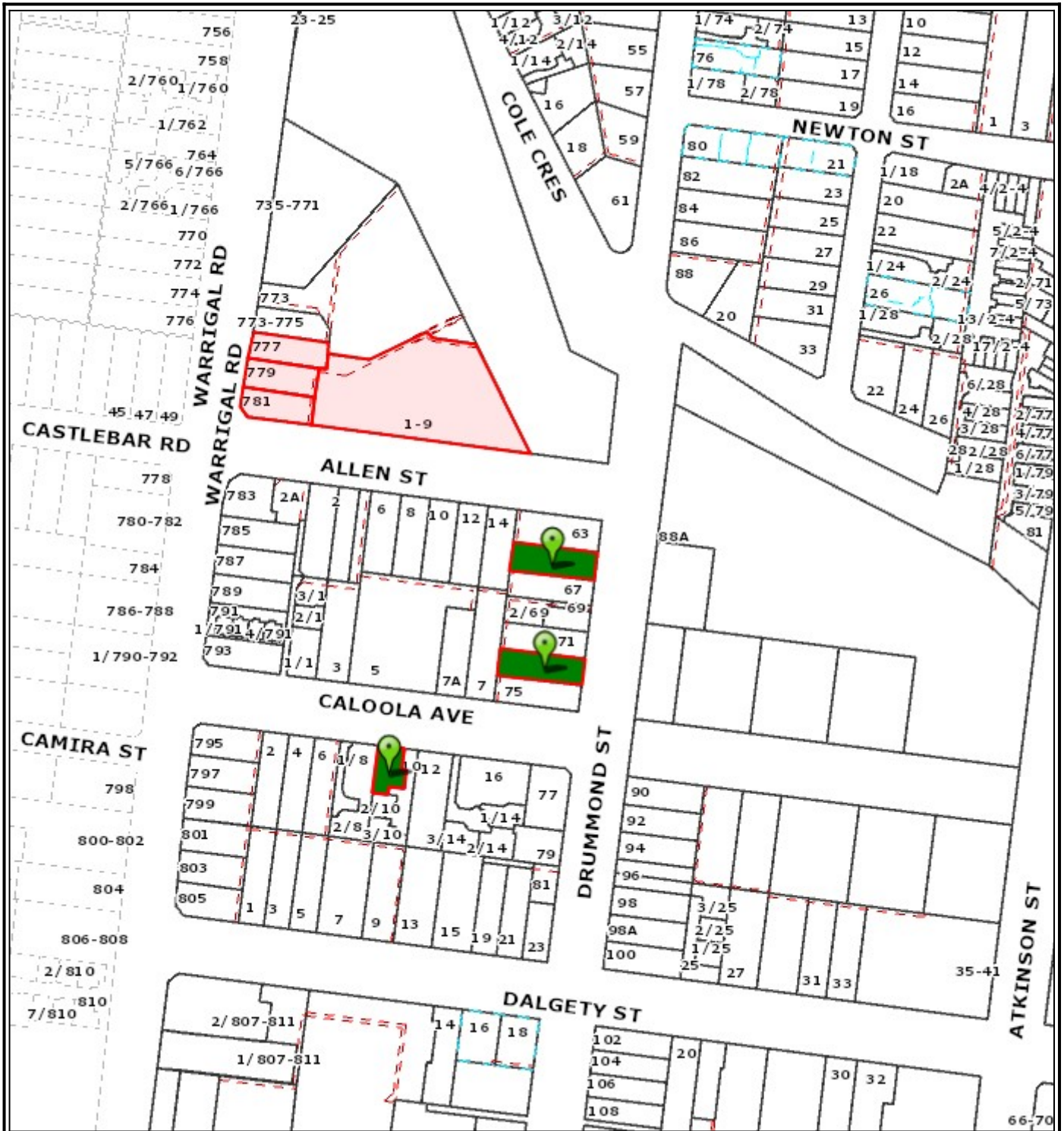
Planning Overlays



1:2000

Address

1-9 Allen Street & 777-781 Warrigal Road OAKLEIGH VIC 3166



Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed. (Not all objector properties shown).

- Railway Lines
- Arterial Roads
- Arterial Roads
- Local Roads
- Proposed Roads
- Crown Open Space
- Monash Reserve / Open Space
- Non Monash Open Space
- Pipe Track
- Public Golf Course
- Public Golf Course Crown Open Space
- Monash Region
- Leash Free Areas
- Property & Address No.
- Common Property



1:3000



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