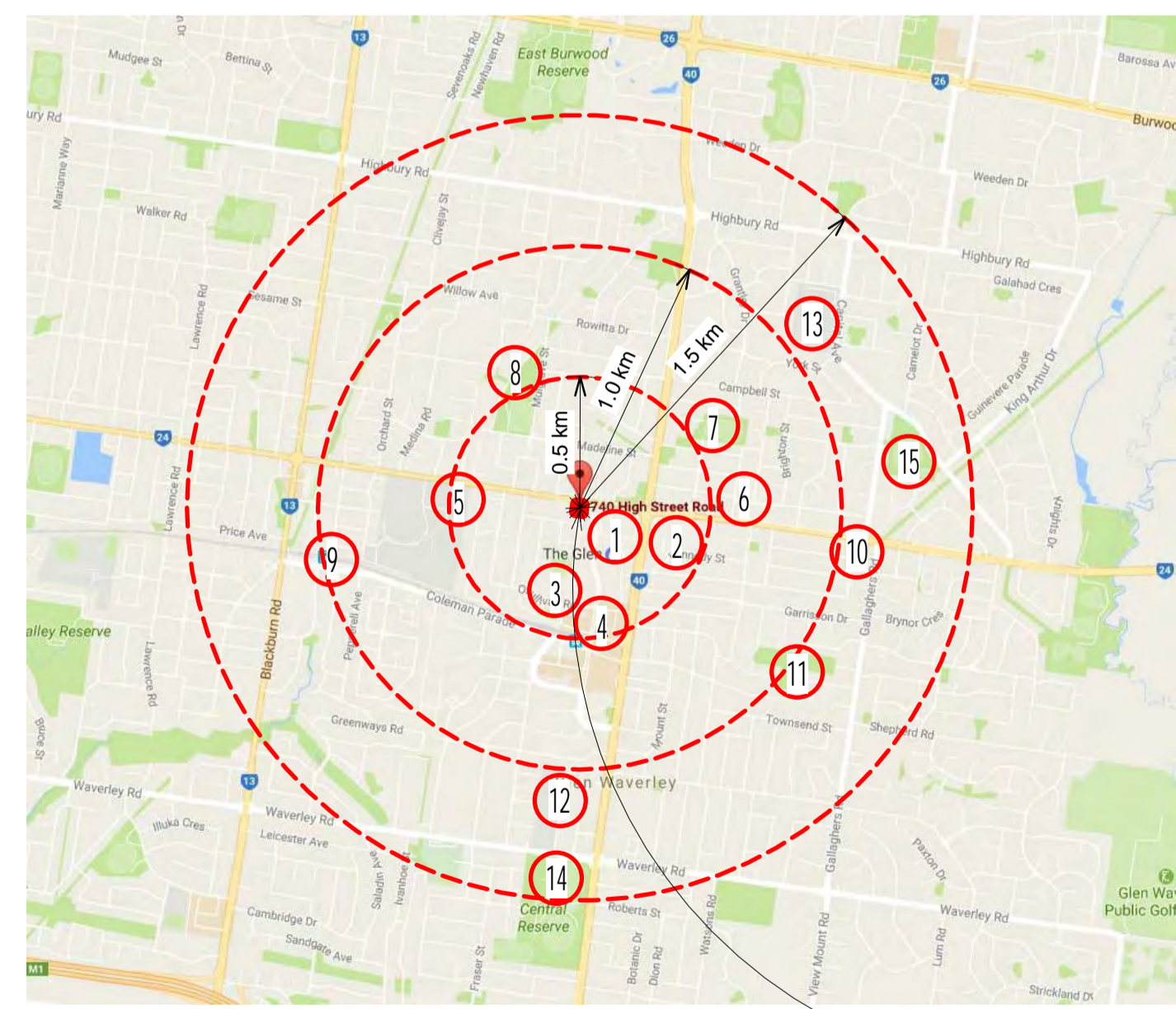


PROPOSED 14 APARTMENT DEVELOPMENT AT

740 HIGH STREET ROAD, GLEN WAVERLEY

DRAWING LIST

No.	Drawing
TP01	COVER PAGE
TP02	SITE & NEIGHBOURHOOD DESCRIPTION
TP03	SITE ANALYSIS
TP04	DESIGN RESPONSE
TP05	AREA SCHEDULE
TP06	BASEMENT PLAN
TP07	GROUND FLOOR PLAN
TP08	FIRST FLOOR PLAN
TP09	SECOND FLOOR PLAN
TP10	THIRD FLOOR PLAN
TP11	ELEVATIONS 1
TP12	ELEVATIONS 2
TP13	SECTIONS
TP14	SHADOW PLANS



- LOCALITY PLAN LEGEND**
- | | | |
|-----------------------------------|--------------------------------|-------------------------------|
| 1 THE GLEN SHOPPING CENTRE | 6 GLEN WAVERLEY MEDICAL CENTRE | 11 HINKLER RESERVE |
| 2 GLEN WAVERLEY PRIMARY SCHOOL | 7 LARPENT RESERVE | 12 GLENALLEN SCHOOL |
| 3 GLEN WAVERLEY SECONDARY COLLEGE | 8 GLEN WAVERLEY NORTH RESERVE | 13 HIGHVALE SECONDARY COLLEGE |
| 4 GLEN WAVERLEY TRAIN STATION | 9 SYNDAL TRAIN STATION | 14 CENTRAL RESERVE |
| 5 WESLEY COLLEGE CAMPUS | 10 KERRIE ROAD MEDICAL CENTRE | 15 CAPITAL RESERVE |



HIGH STREET ROAD STREETSCAPE - ARTIST'S IMPRESSION

Issue	Date	Note
TP1	APRIL 2017	TOWN PLANNING SUBMISSION
TP2	FEB 2018	RF1

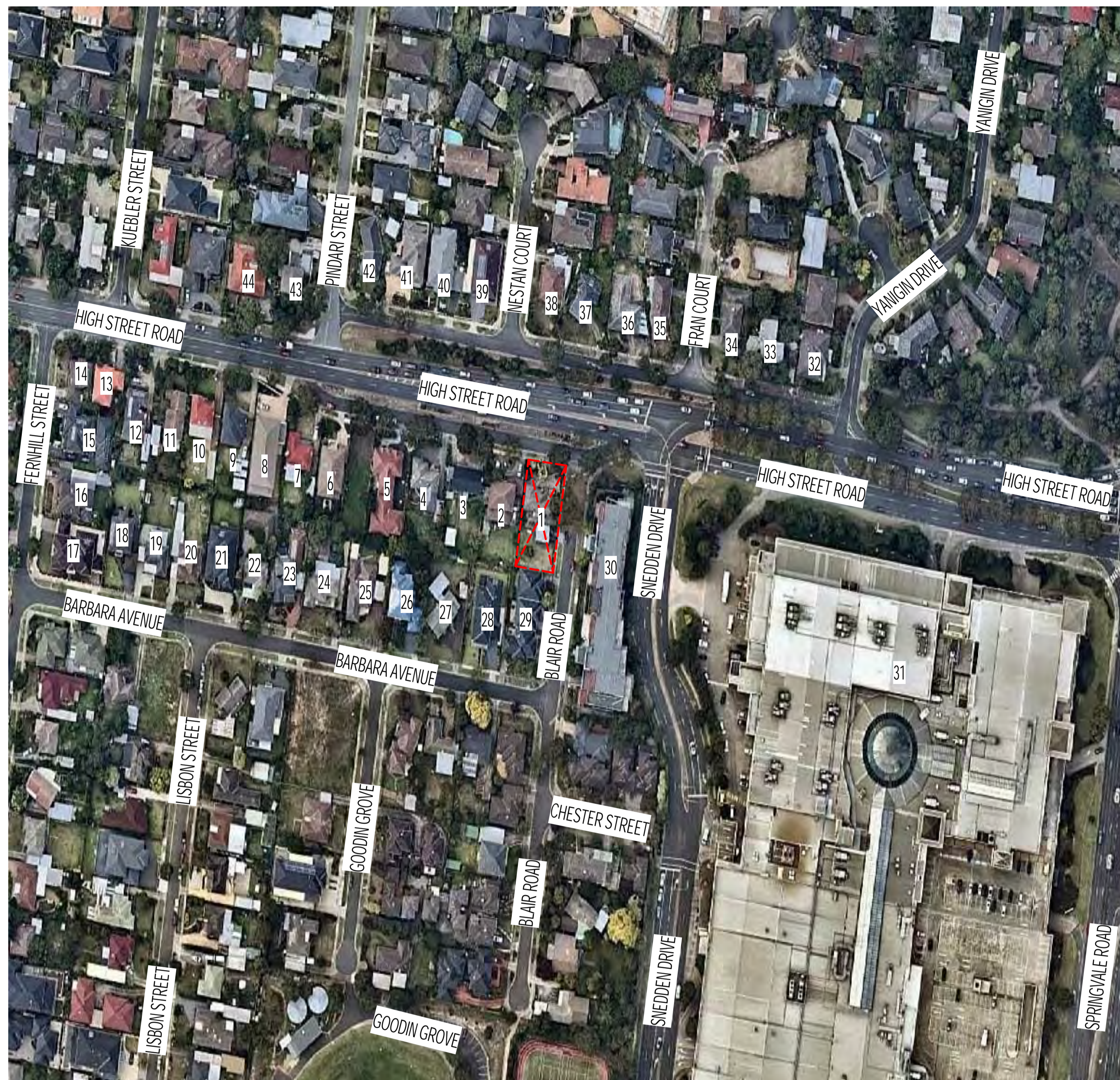
Issue: TP-01 of 14

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project: proposed dwelling development
 @ 740 High Street Road, Glen Waverley

client: HONG FAMILY project no: HIG740
 date: MARCH 2017

file: Cover Page scale: @A1



NEIGHBOURHOOD & SITE CONTEXT

- | | |
|--|--|
| 1. Subject Site - Double storey weatherboard house | 23. Double storey brick house |
| 2. Double storey brick house | 24. Double storey brick house |
| 3. Single storey brick house | 25. Single storey brick house |
| 4. Single storey weatherboard house | 26. Double storey brick house |
| 5. Single storey brick house | 27. Single storey brick house |
| 6. Double storey brick and rendered house | 28. Double storey brick and rendered house |
| 7. Single storey brick house | 29. 3 X Single store brick houses |
| 8. Double storey rendered house | 30. Triple storey rendered apartment with basement |
| 9. Single storey brick house | 31. The Glen Shopping Centre |
| 10. Single storey brick house | 32. Double storey brick house |
| 11. Single storey brick house | 33. Double storey brick house |
| 12. Single storey brick house | 34. Double storey brick house |
| 13. Single storey brick house | 35. Double storey brick house |
| 14. Double storey brick and rendered house | 36. Double storey weatherboard house |
| 15. Double storey rendered house | 37. Double storey brick house |
| 16. Double storey brick house | 38. Double storey brick house |
| 17. Double storey brick house | 39. Double storey brick house |
| 18. Double storey brick house | 40. Double storey rendered house |
| 19. Single storey brick and rendered house | 41. Single storey brick and rendered house |
| 20. Single storey brick house | 42. Single storey brick house |
| 21. Double storey brick and rendered house | 43. Double storey rendered house |
| 22. Single storey brick house | 44. Single storey rendered house |

PUBLIC TRANSPORT

- 1. 145m to the Glen SC Bus Interchange - 737, 742, 754
- 2. 250m to the Fernhill Street Bus Interchange - 734, 736
- 2. 635m to Glen Waverley Train Station

NEIGHBOURHOOD & SITE CONTEXT PLAN

235 Springvale Road
The Glen Shopping Centre



2 Blair Road
Glenview Service Apartments



23 Barbara Avenue



740 High Street Road
Subject Site



738 High Street Road



736 High Street Road



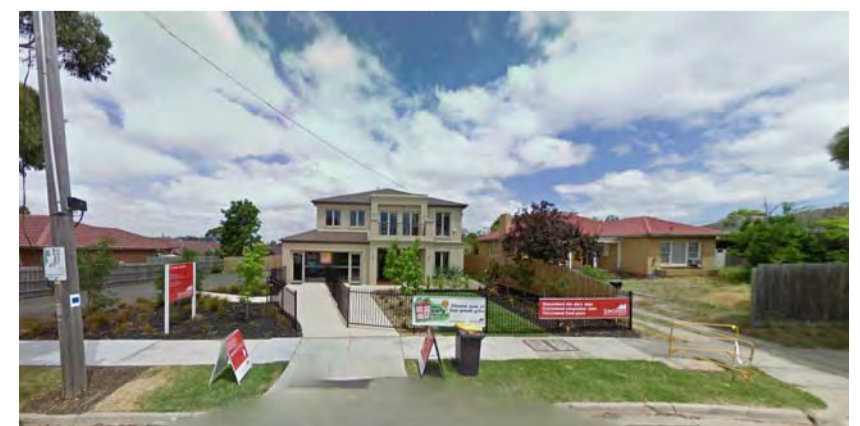
734 High Street Road



732 High Street Road



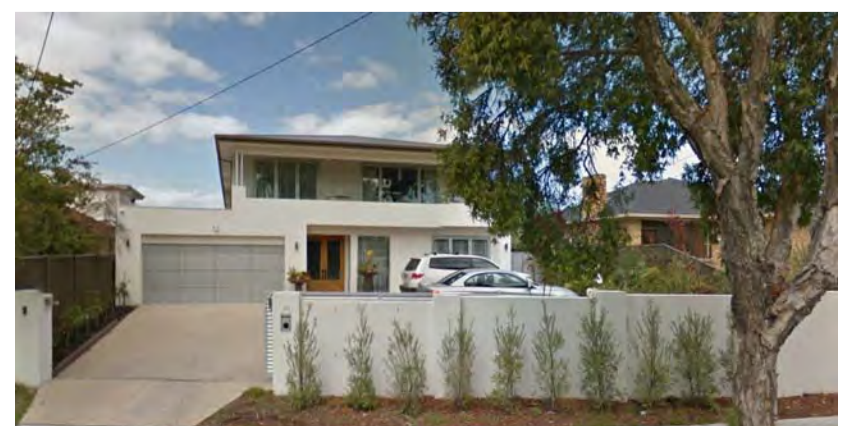
730 High Street Road



728 High Street Road



726 High Street Road



724 High Street Road



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TP1	APRIL 2017	TOWN PLANNING SUBMISSION
TP2	FEB 2018	RFI

Sheet
TP-02 of 14

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@ 740 High Street Road, Glen Waverley

client: **HONG FAMILY** project no: **HIG740**

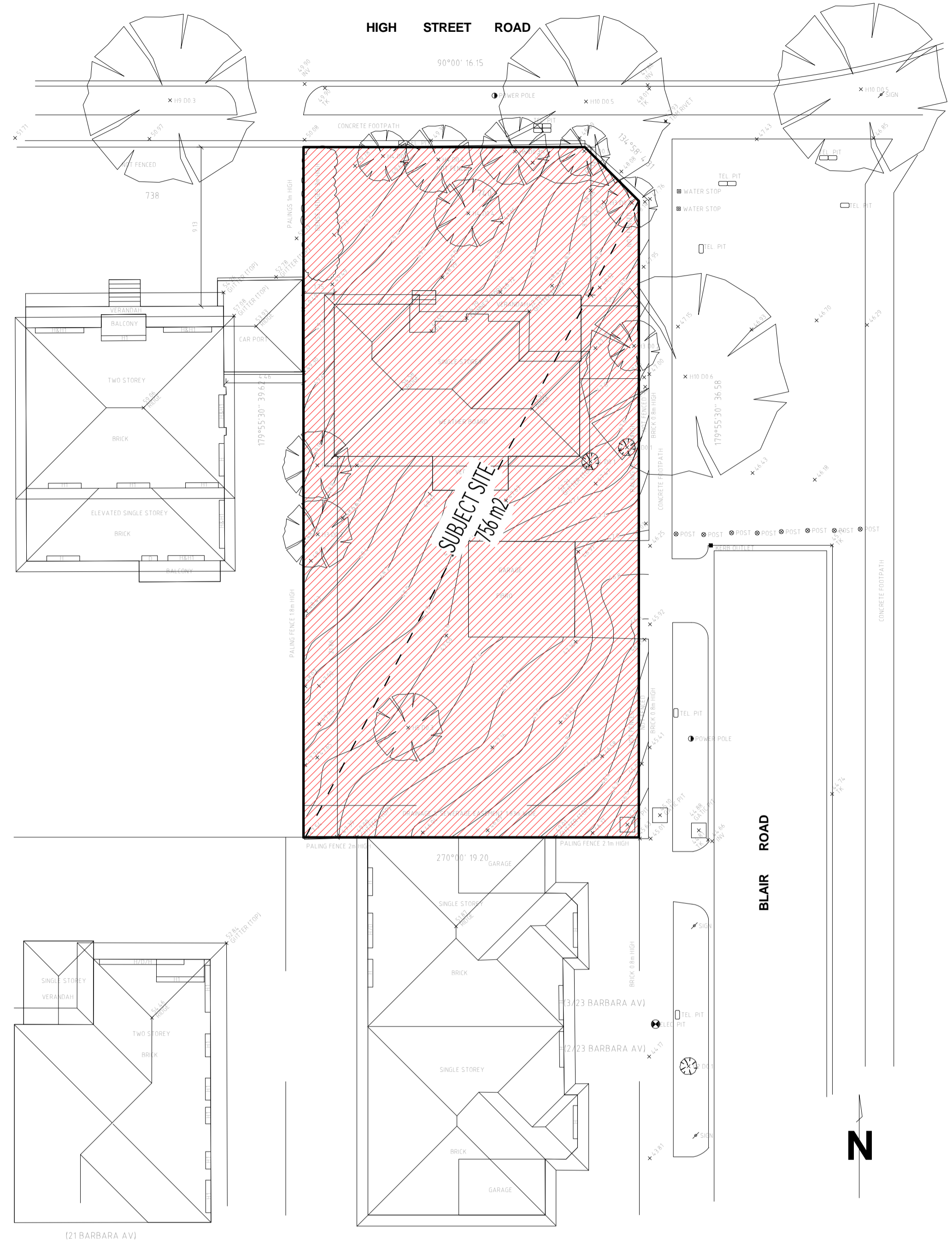
date: **MARCH 2017**

Site & Neighbourhood Description scale: @ A1

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2BSCENE DESIGN

Issue	Date	Note
TP1	APRIL 2017	TOWN PLANNING SUBMISSION
TP2	FEB 2018	RF1



OPPORTUNITIES

1. Site consists of an area totalling 756m².
2. North South Orientation.
3. Close to the main shopping centre, The Glen.
4. Within close proximity to parks, reserves and amenities.

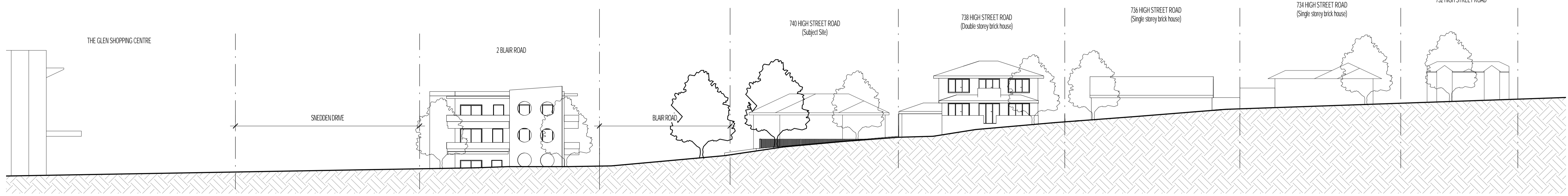
CONSTRAINTS

1. Potential overlooking into neighbouring properties.
2. Potential internal overlooking needs to be considered.
3. Potential overshadowing into adjacent property to the West of the subject site.
4. Any proposed building forms to be sympathetic to the area and try not to dominate the existing dwellings in the area.
5. Access to be considered with vehicle maneuverability in and out of the site.
6. Direction of site falls 4.45m from the North West corner to the South East corner of the site.

SITE DESCRIPTION

- 740 High Street Road currently has a double storey weatherboard house situated on it.
- Existing houses in the area vary from a mix of single and double storey houses from different periods.
- The existing vegetation on site is largely of small to medium sized trees and shrubs on the north of the site. There also consists of many medium sized trees on the western and southern part of the site.
- Fencing in the area is varied with brick and timber being the most dominant.
- The site is also close to major road access and also within walking distance to The Glen Shopping Centre.
- Two existing crossovers exist on the site on the South west corner of each allotment.
- The site has a north facing orientation.

Site Analysis Plan
1:200



Streetscape Existing
1:250

Sheet
TP-03 of 14

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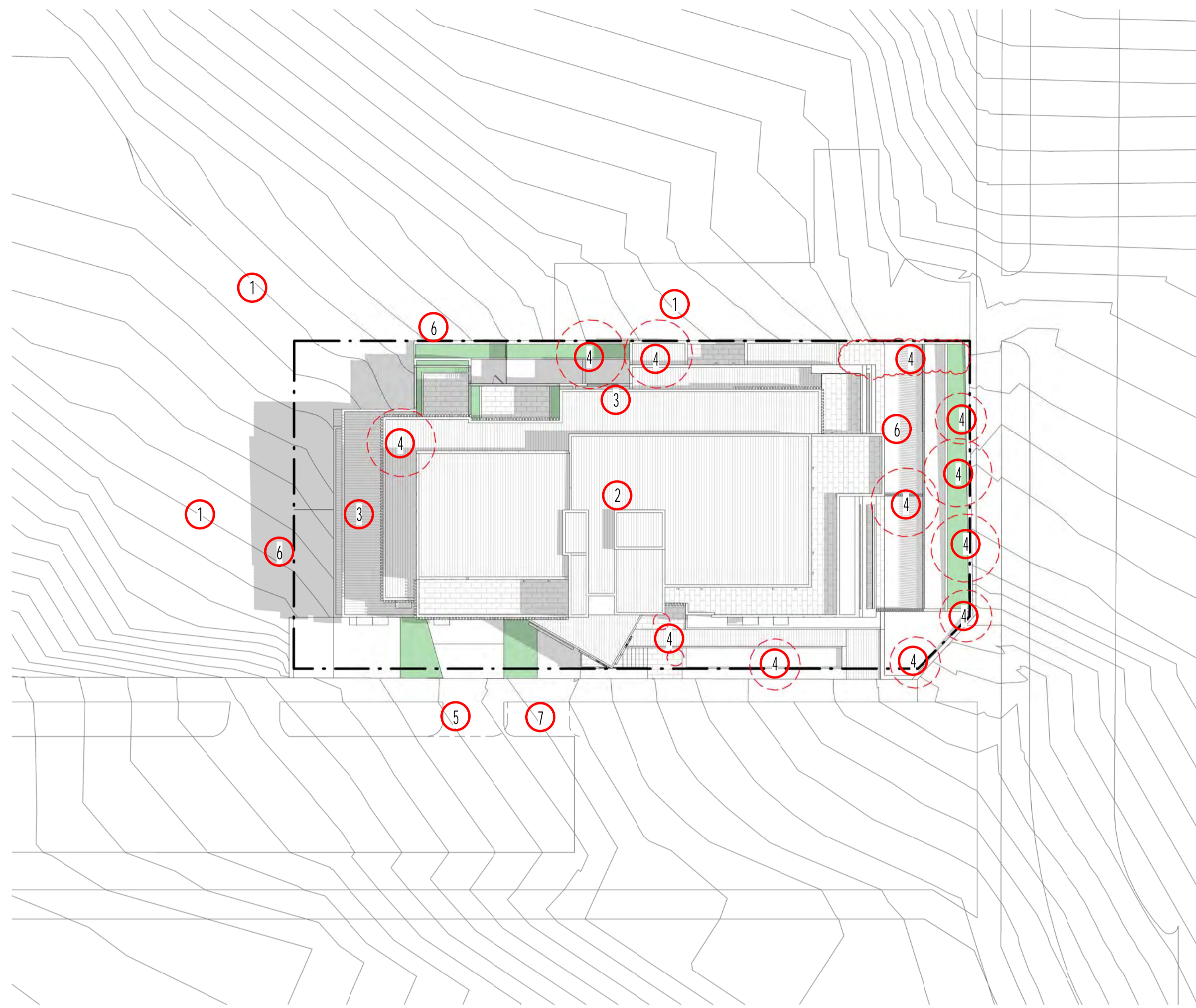
project: proposed dwelling development
@ 740 High Street Road, Glen Waverley

client: HONG FAMILY project no: HIG740
date: MARCH 2017

file: Site Analysis scale: As indicated @ A1

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Design Response Plan

1:200

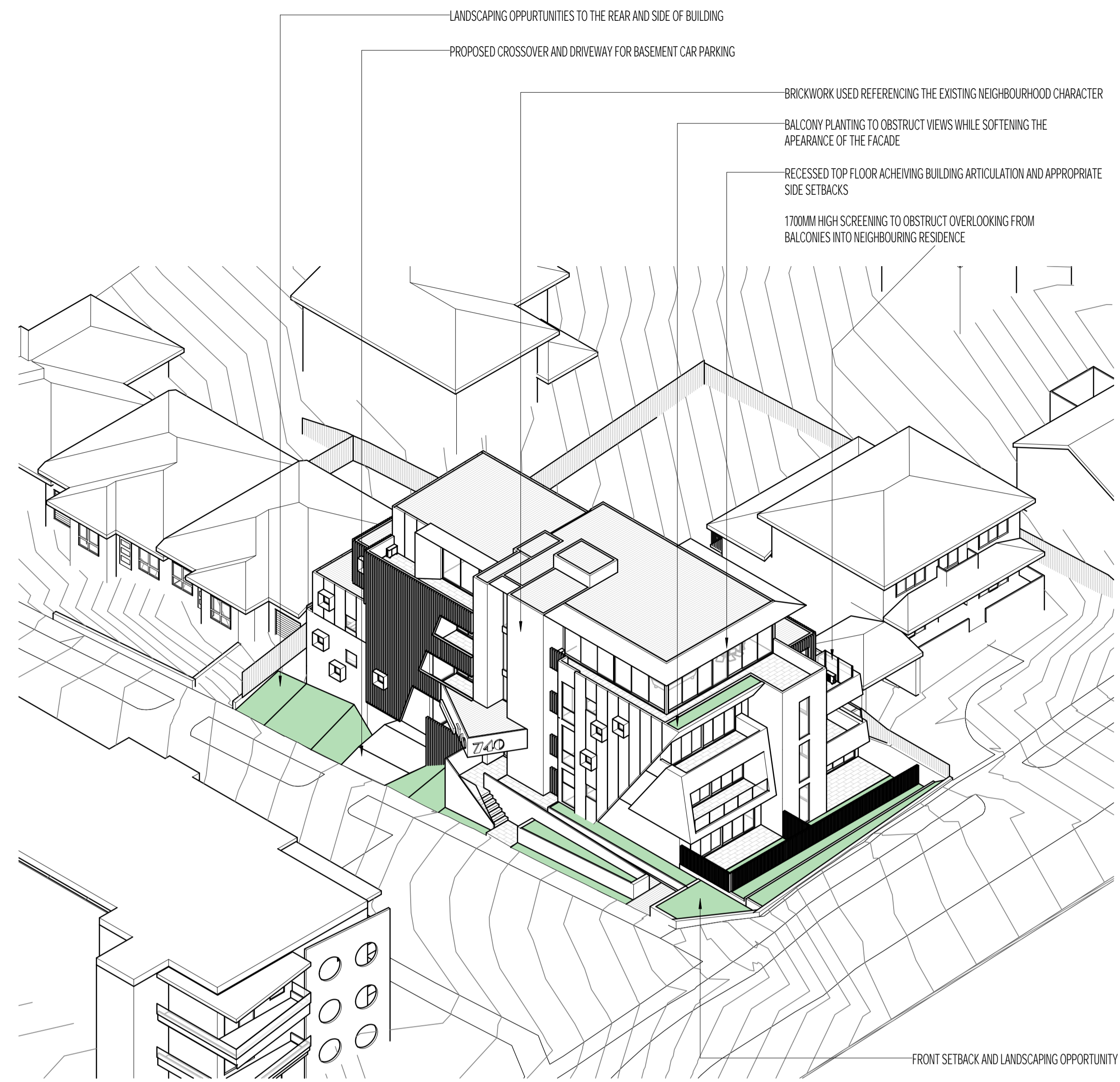
LEGEND

- 1 Adjoining existing neighbouring private open spaces to be protected from unreasonable overlooking and overshadowing.
- 2 Articulated forms to reduce building mass and bulk.
- 3 Appropriate side setback.
- 4 Existing Trees to be removed
- 5 Crossover to be introduced
- 6 Proposed boundary fencing.
- 7 Existing Crossover to be reinstated as nature strip.

Survey Prepared by Brian Watson Surveying

Lengths are in metres.

Refer land surveyors documentation for all feature survey details.

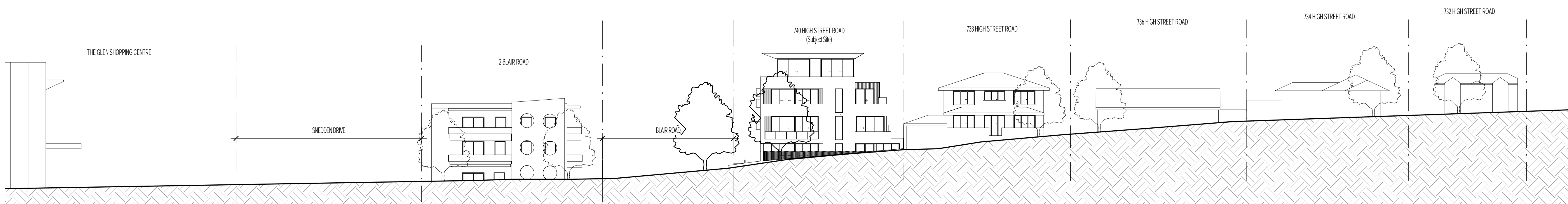


3D View Analysis

Issue	Date	Note
TP1	APRIL 2017	TOWN PLANNING SUBMISSION
TP2	FEB 2018	RFI

DESIGN RESPONSE

- The proposed development is situated at number 740 High Street Road in Glen Waverley. The site area is 756m² and currently has a two storey weatherboard house on it.
- Building & works to construct a four storey building with a basement to contain 14 apartments and 16 car spaces with 2 visitor car spaces
- The proposed design is to sit comfortably with the surrounding environment, by pushing and pulling the elements on all facade elevations thus keeping the overall bulk of the building relatively small. Brickwork has been incorporated to compliment the existing local streetscape and materials of surrounding dwellings. Setbacks to the second & third storey and emphasis on the first and second storey elements reduces the sense of visual bulk.
- Street network permeability allows the ease of access for local traffic onto major arterial and freeway road networks.
- The proposed driveway of the design has been considered to have no effect to the existing large street trees.
- Low volume traffic ensures safe access in and out of the site from Blair Road.
- Required screening and window positioning has been considered. Refer TP11 - TP12 - Elevations.
- The design has considered the rescodet setback.
- Windows have been minimized where there is potential for occupants to face directly onto neighbouring yards. Where this cannot be avoided, window sill heights are positioned at least 1.7m above the finished floor levels or has obscured glass fitted.
- Landscaping has been maximised where possible.
- Please refer to TP14 - Shadow diagrams. The proposal is designed to minimize the extent of overshadowing onto neighbouring private open space.



Streetscape Proposed

1:250

Drawing No. **TP-04 of 14**

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proposed dwelling development @ 740 High Street Road, Glen Waverley	
client: HONG FAMILY	project no: HIG740
date: MARCH 2017	
title: Design Response	scale: As indicated @ A1

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DEVELOPMENT SUMMARY

NAME	AREA	PERCENTAGE
SITE AREA	756.16 m ²	100%
BUILT ON	423.78 m ²	56%
DRIVEWAY	10.2 m ²	1.3%
TOTAL IMPERVIOUS	519.29 m ²	69.3%
TOTAL PERMEABLE	236.87 m ²	30.7%
<hr/>		
CAR SPACES REQUIRED	16	
CAR SPACES PROVIDED	16 = 2 + 14 stackers	
VISITORS PROVIDED	2	
RESIDENTS PROVIDED	16	

AREA SCHEDULE

GROUND FLOOR

NAME	Level	BED No	AREA
APT 01	GROUND FLOOR	2 BEDROOM	71.58 m ²
APT 01 SPOS	GROUND FLOOR		8.18 m ²
<hr/>			
APT 02	GROUND FLOOR	2 BEDROOM	78.40 m ²
APT 02 SPOS	GROUND FLOOR		35.17 m ²
<hr/>			
APT 03	GROUND FLOOR	1 BEDROOM	57.93 m ²
APT 03 SPOS	GROUND FLOOR		25.21 m ²
<hr/>			
APT 04	GROUND FLOOR	2 BEDROOM	79.02 m ²
APT 04 SPOS	GROUND FLOOR		25.42 m ²
<hr/>			
APT 05	GROUND FLOOR	2 BEDROOM	79.03 m ²
APT 05 SPOS	GROUND FLOOR		28.20 m ²

TOTAL 2 BEDROOM APT	4
TOTAL 1 BEDROOM APT	1

FIRST FLOOR

NAME	Level	BED No	AREA
APT 06	FIRST FLOOR	2 BEDROOM	77.26 m ²
APT 06 SPOS	FIRST FLOOR		8.18 m ²
<hr/>			
APT 07	FIRST FLOOR	2 BEDROOM	78.30 m ²
APT 07 SPOS	FIRST FLOOR		10.56 m ²
<hr/>			
APT 08	FIRST FLOOR	3 BEDROOM	104.23 m ²
APT 08 SPOS	FIRST FLOOR		11.97 m ²
<hr/>			
APT 09	FIRST FLOOR	2 BEDROOM	75.31 m ²
APT 09 SPOS	FIRST FLOOR		13.11 m ²

TOTAL 2 BEDROOM APT	3
TOTAL 3 BEDROOM APT	1

SECOND FLOOR

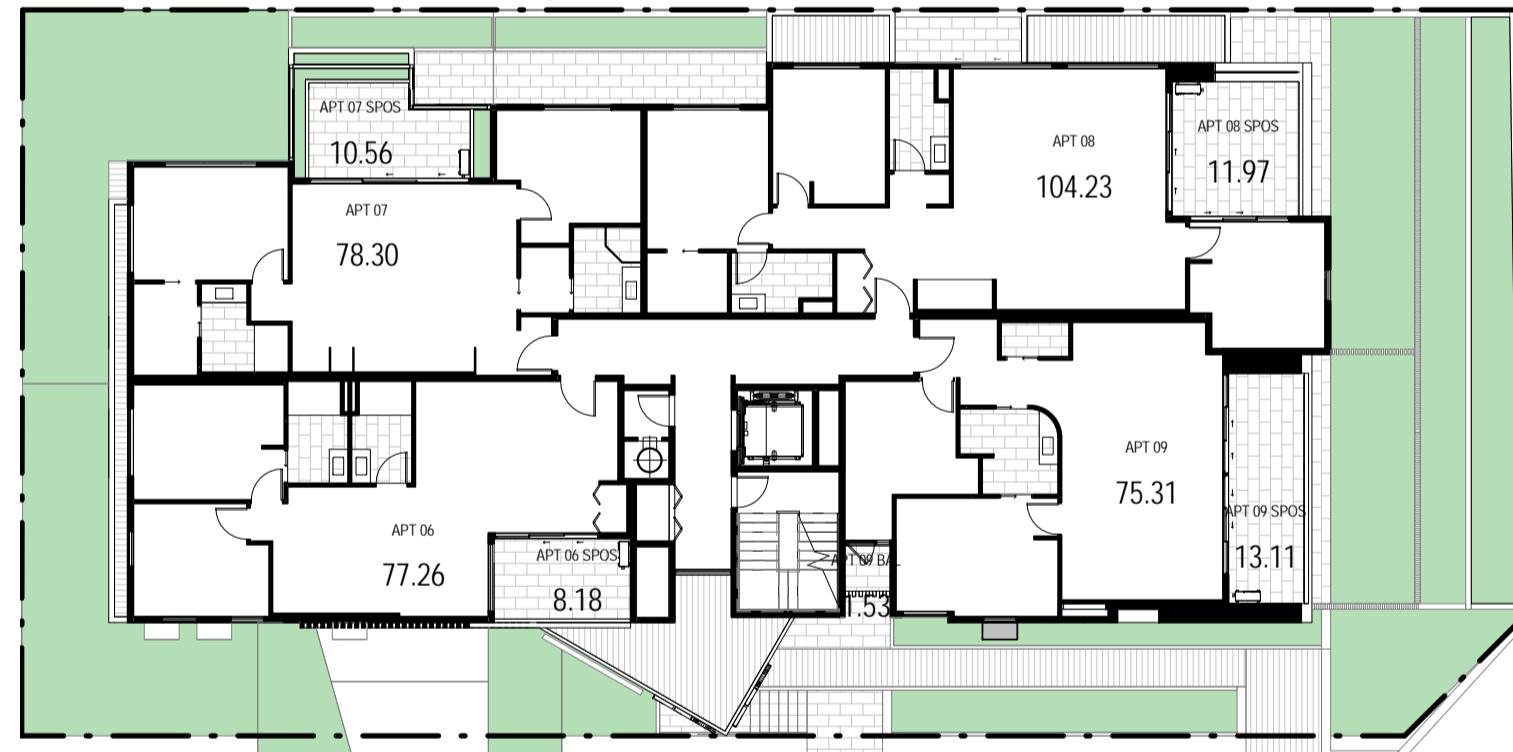
NAME	Level	BED No	AREA
APT 10	SECOND FLOOR	2 BEDROOM	69.61 m ²
APT 10 SPOS	SECOND FLOOR		8.18 m ²
<hr/>			
APT 11	SECOND FLOOR	2 BEDROOM	66.06 m ²
APT 11 SPOS	SECOND FLOOR		9.25 m ²
<hr/>			
APT 12	SECOND FLOOR	2 BEDROOM	71.99 m ²
APT 12 SPOS	SECOND FLOOR		8.17 m ²
<hr/>			
APT 13	SECOND FLOOR	2 BEDROOM	72.14 m ²
APT 13 SPOS	SECOND FLOOR		12.18 m ²

TOTAL 2 BEDROOM APT	4
---------------------	---

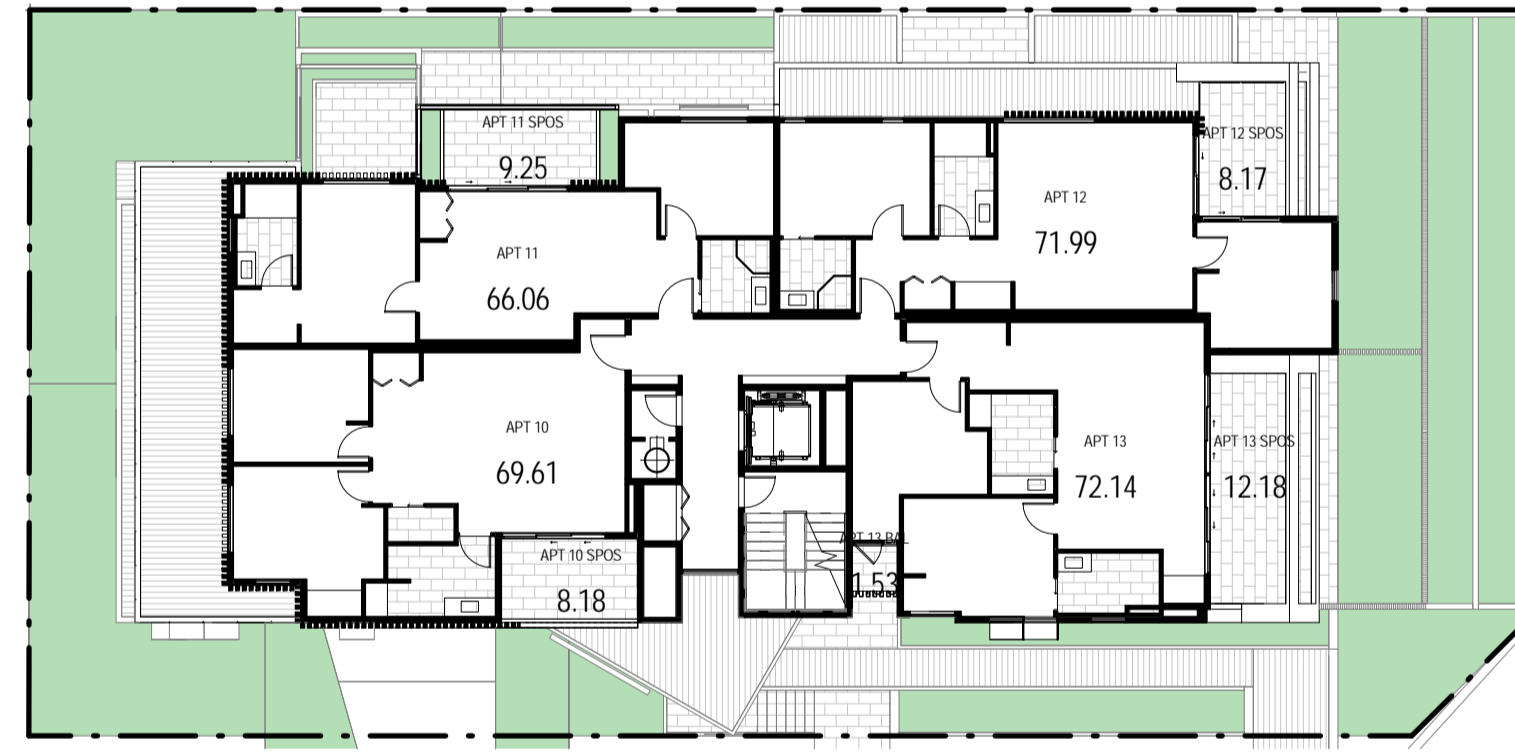
THIRD FLOOR

NAME	Level	BED No	AREA
APT 14	THIRD FLOOR	3 BEDROOM	175.21 m ²
APT 14 SPOS	THIRD FLOOR		19.78 m ²
APT 14 SPOS	THIRD FLOOR		33.87 m ²

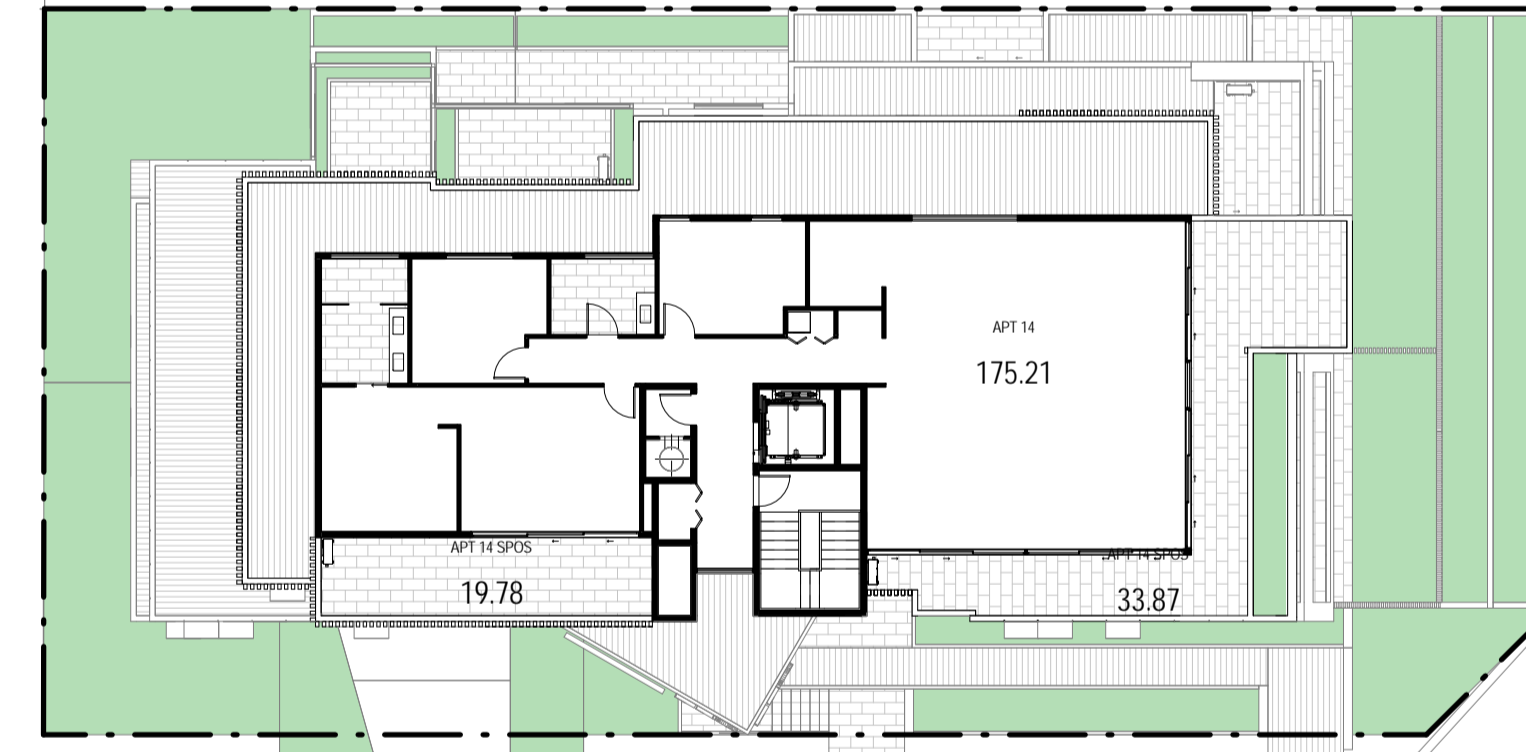
TOTAL 3 BEDROOM APT	1
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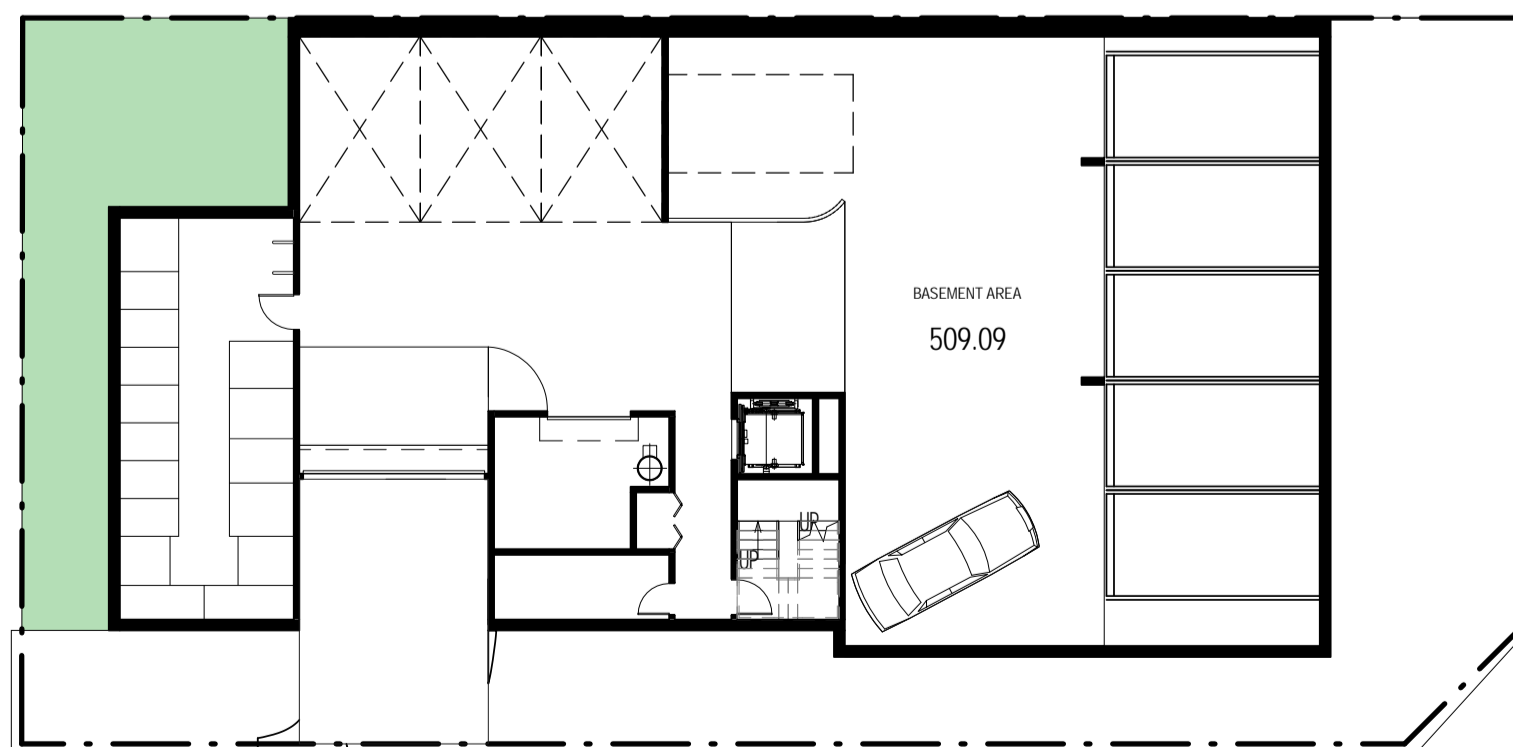
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1 : 200



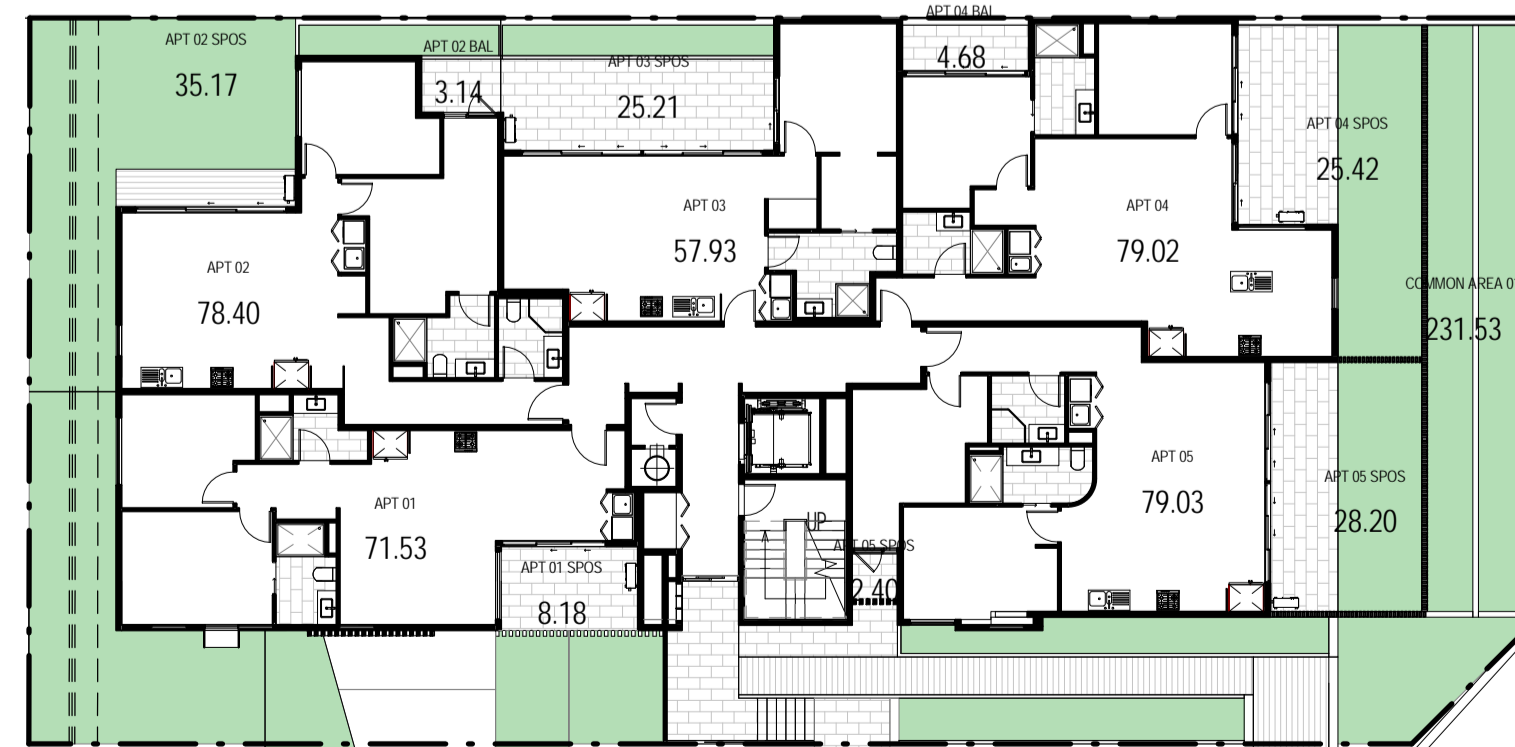
SECOND FLOOR
1 : 200



THIRD FLOOR
1 : 200



BASEMENT
1 : 200



GROUND FLOOR
1 : 200

Issue	Date	Note
TP1	APRIL 2017	TOWN PLANNING SUBMISSION
TP2	FEB 2018	RFI

Sheet: TP-05 of 14

Project: proposed dwelling development
@ 740 High Street Road, Glen Waverley

Client: HONG FAMILY Project No: HIG740
Date: MARCH 2017

Title: Area Schedule Scale: 1:200 @ A1

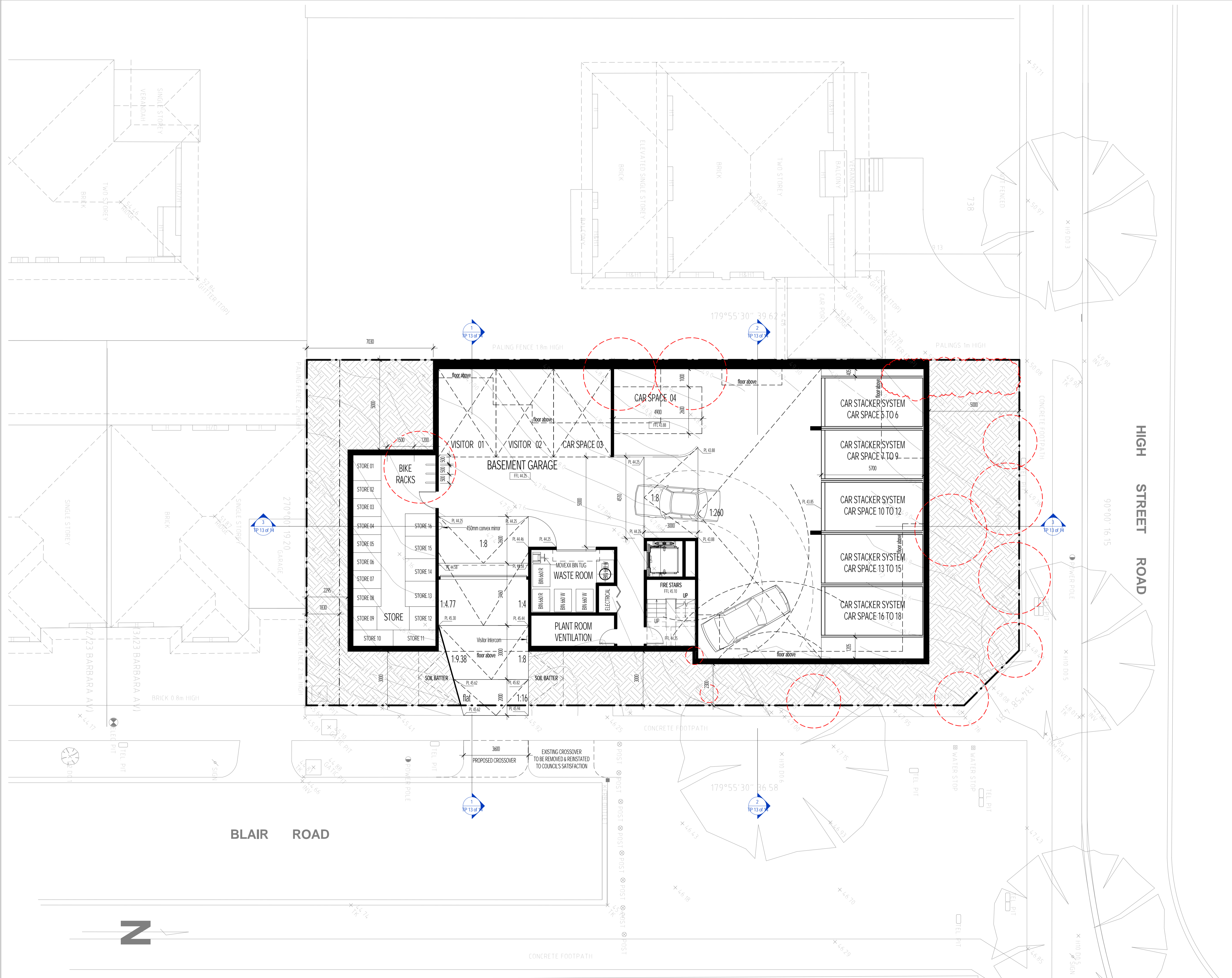



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Issue	Date	Note
TP1	APRIL 2017	TOWN PLANNING SUBMISSION
TP2	FEB 2018	RFI

LEGEND

	PROPOSED TREE		COMMON METER BOX
	PROPOSED SHRUBS		GAS AND WATER METERS
	EXISTING TREE TO REMAIN		EXTERNAL AIR-CONDITIONING UNITS
	EXISTING TREE TO BE REMOVED		BINS - 120L RECYCLING + 120L GARBAGE
	NATURAL GROUND LEVEL		FSL FRESH SURFACE LEVEL
	FSL FINISH FLOOR LEVEL		FSL FINISH FLOOR LEVEL
	TIMBER DECKING		W1 HABITABLE WINDOW
	CONCRETE DRIVEWAY		W2 NON-HABITABLE WINDOW
	PAVING		OBS PRIVACY GLASS TRANSLUCENT GLAZING

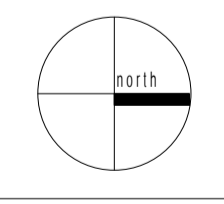


BASEMENT PLAN

1 : 100

Sheet
TP-06 of 14

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project **proposed dwelling development**
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client **HONG FAMILY** project no. **HIG740**

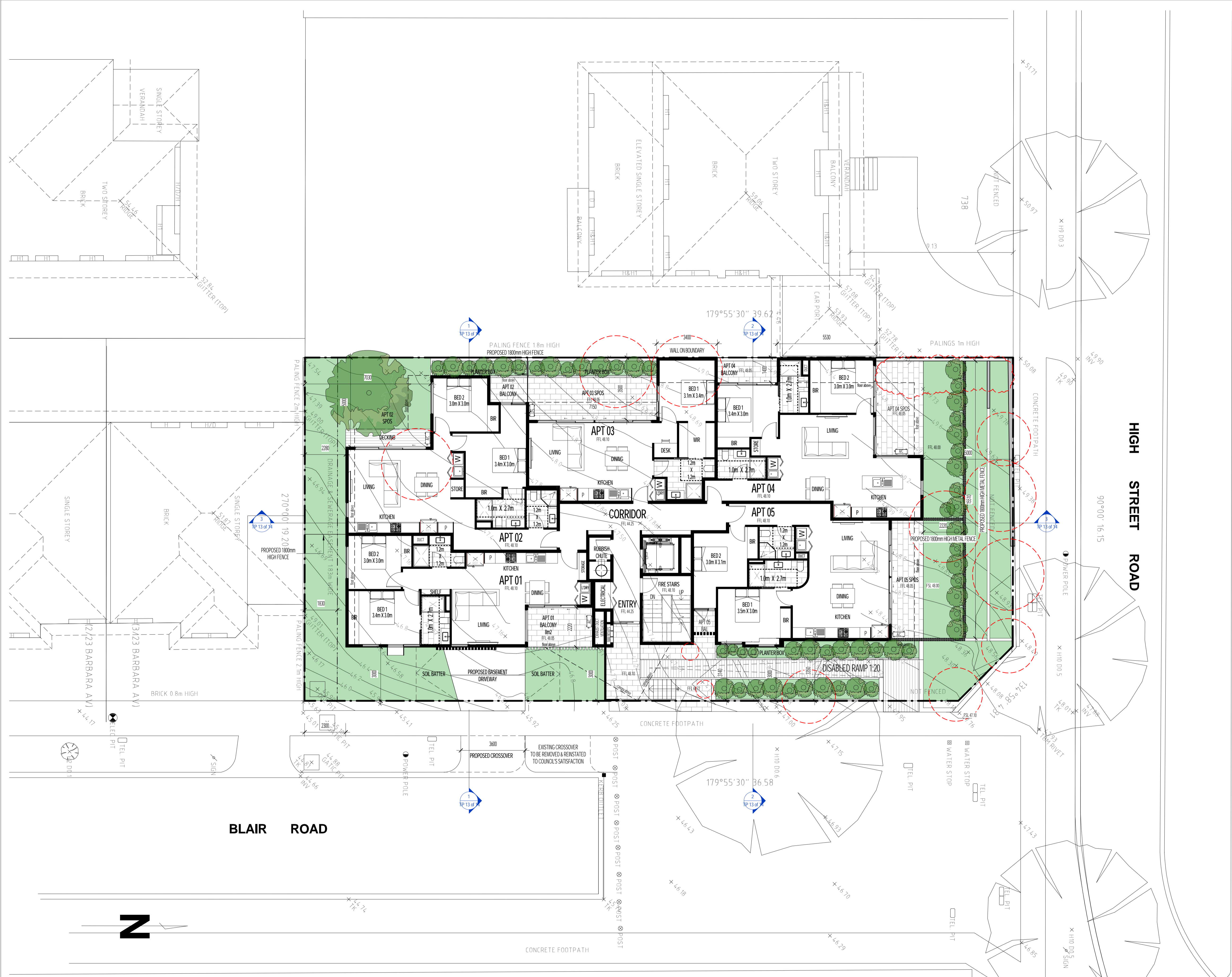
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title **Basement Plan** scale **1 : 100** @ A1



Issue	Date	Note
TP1	APRIL 2017	TOWN PLANNING SUBMISSION
TP2	FEB 2018	RF1

LEGEND	
	PROPOSED TREE
	PROPOSED SHRUBS
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	TIMBER DECKING
	CONCRETE DRIVEWAY
	PAVING
	COMMON METER BOX
	GAS AND WATER METERS
	EXTERNAL AIR CONDITIONING UNITS
	BWS-TSL RECYCLING + TSL GARBAGE
	MFL NATURAL GROUND LEVEL
	FSL FRESH FLOOR LEVEL
	W1 HABITABLE WINDOW
	W2 NON-HABITABLE WINDOW
	CBS PRIVACY GLASS
	TINTED GLAZING



GROUND FLOOR
1 : 100

Plan No: **TP-07 of 14**

Project: **proposed dwelling development @ 740 High Street Road, Glen Waverley**

Client: **HONG FAMILY** Project No: **HIG740**

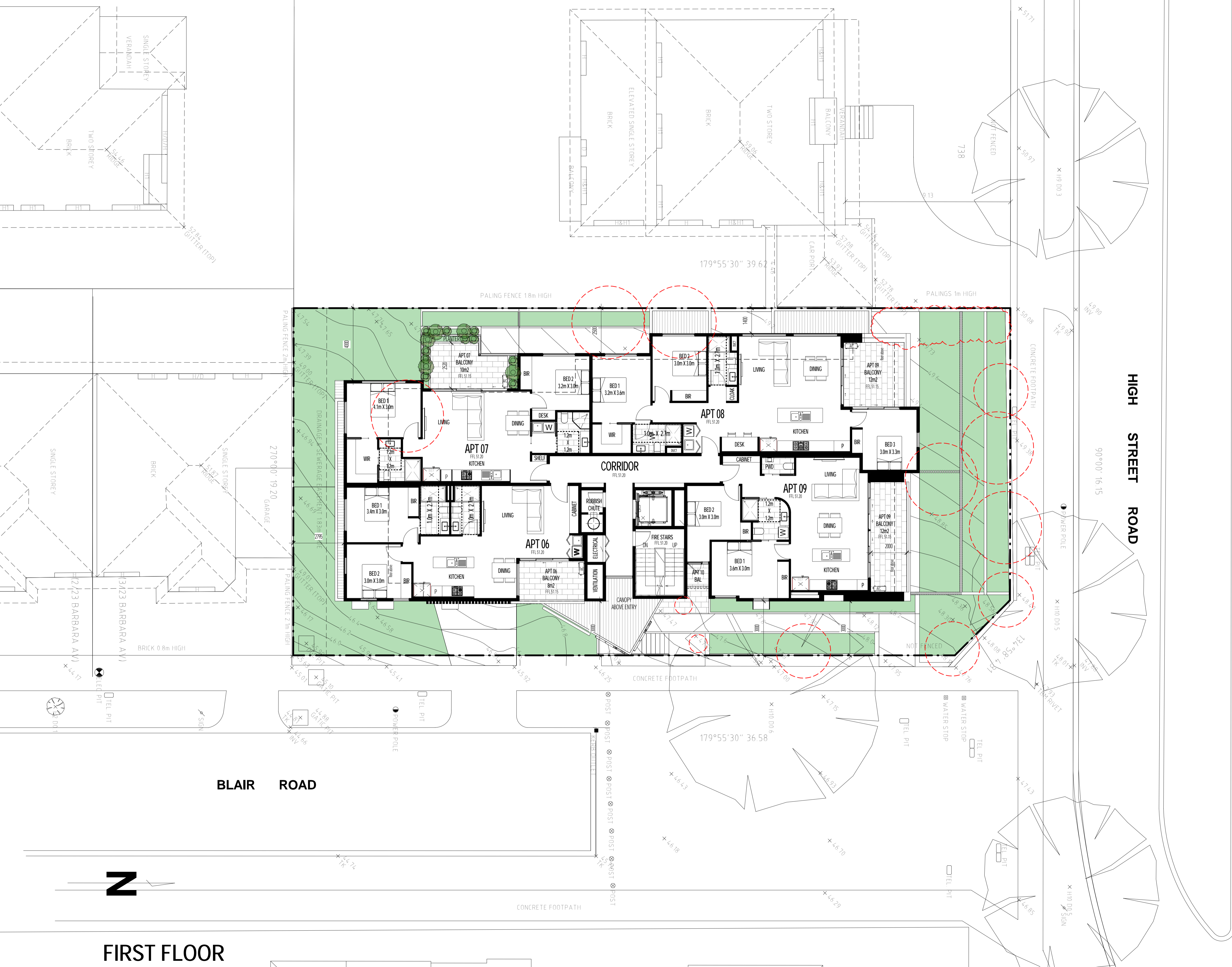
Date: **MARCH 2017**

Title: **Ground Floor Plan** Scale: **1 : 100 @ A1**

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TP1	APRIL 2017	TOWN PLANNING SUBMISSION
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LEGEND

	PROPOSED TREE		COMMON METER BOX
	PROPOSED SHRUBS		GAS AND WATER METERS
	EXISTING TREE TO REMAIN		EXTERNAL AIR CONDITIONING UNITS
	EXISTING TREE TO BE REMOVED		BMS - 12L RECYCLING + 12L GARBAGE
	TIMBER DECKING		NATURAL GROUND LEVEL
	CONCRETE DRIVEWAY		FFL FINISH SURFACE LEVEL
	PAVING		FFL FINISH FLOOR LEVEL
			WT HABITABLE WINDOW
			NT NON-HABITABLE WINDOW
			OBS PRIVACY GLASS TRANSCLUENT GLAZING

FIRST FLOOR
1 : 100

Plan No. **TP-08 of 14**

Project: **proposed dwelling development**
@ 740 High Street Road, Glen Waverley

Client: **HONG FAMILY** Project No: **HIG740**

Date: **MARCH 2017**

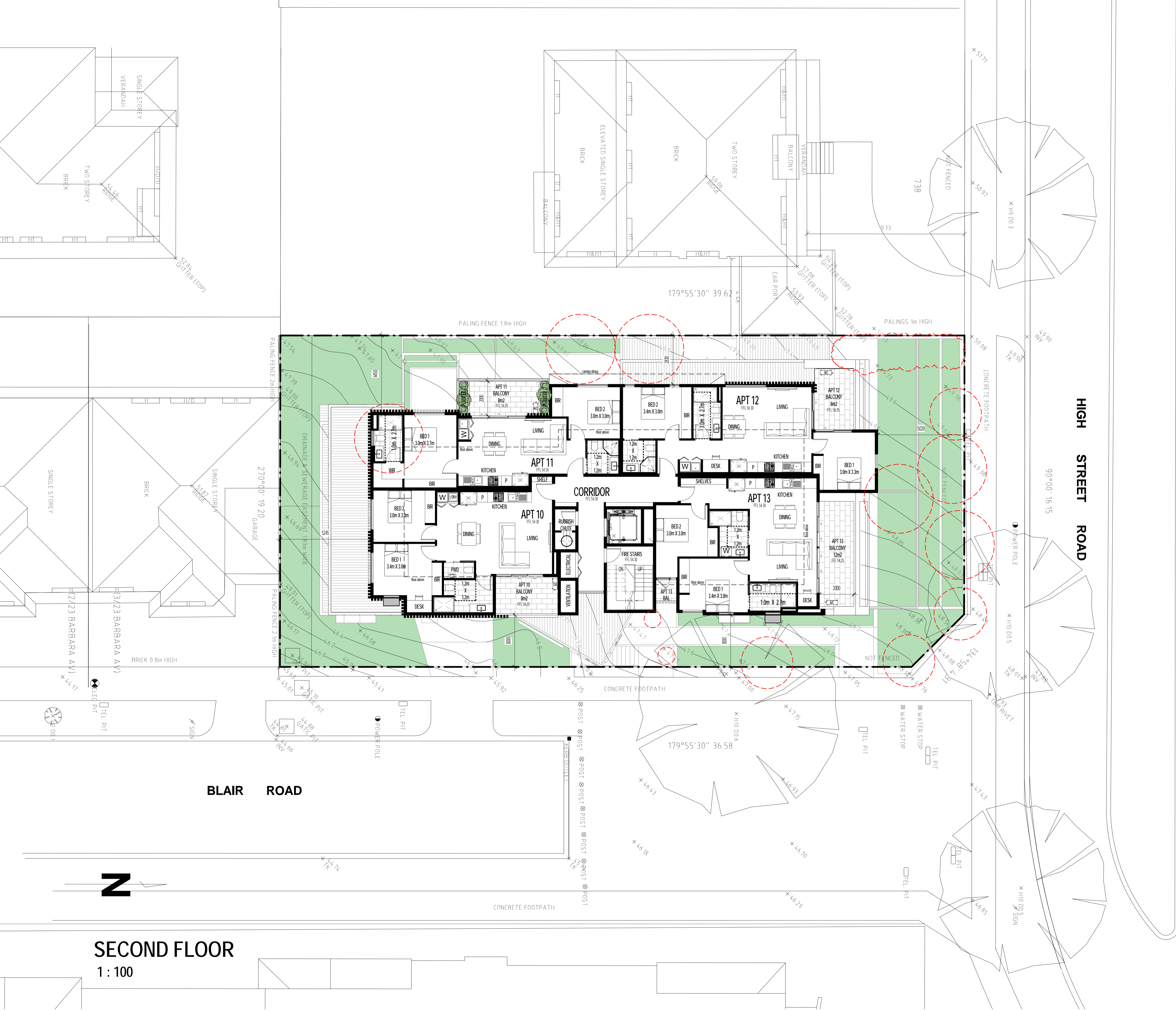
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Issue	Date	Note
TP1	APRIL 2017	TOWN PLANNING SUBMISSION
TP2	FEB 2018	RFI

LEGEND

	PROPOSED TREE		COMMON METER BOX
	PROPOSED SHRUBS		GAS AND WATER METERS
	EXISTING TREE TO REMAIN		EXTERNAL AIR-CONDITIONING UNITS
	EXISTING TREE TO BE REMOVED		BMS - SOIL RECYCLING + TOL GARBASE
	NATURAL GROUND LEVEL		FSL FINISH SURFACE LEVEL
	FSL FINISH FLOOR LEVEL		FSL FINISH FLOOR LEVEL
	TIMBER DECKING		W1 HABITABLE WINDOW
	CONCRETE DRIVEWAY		W2 NON-HABITABLE WINDOW
	PAVING		OBS PRIVACY GLASS TRANSLUCENT GLAZING



SECOND FLOOR
1:100

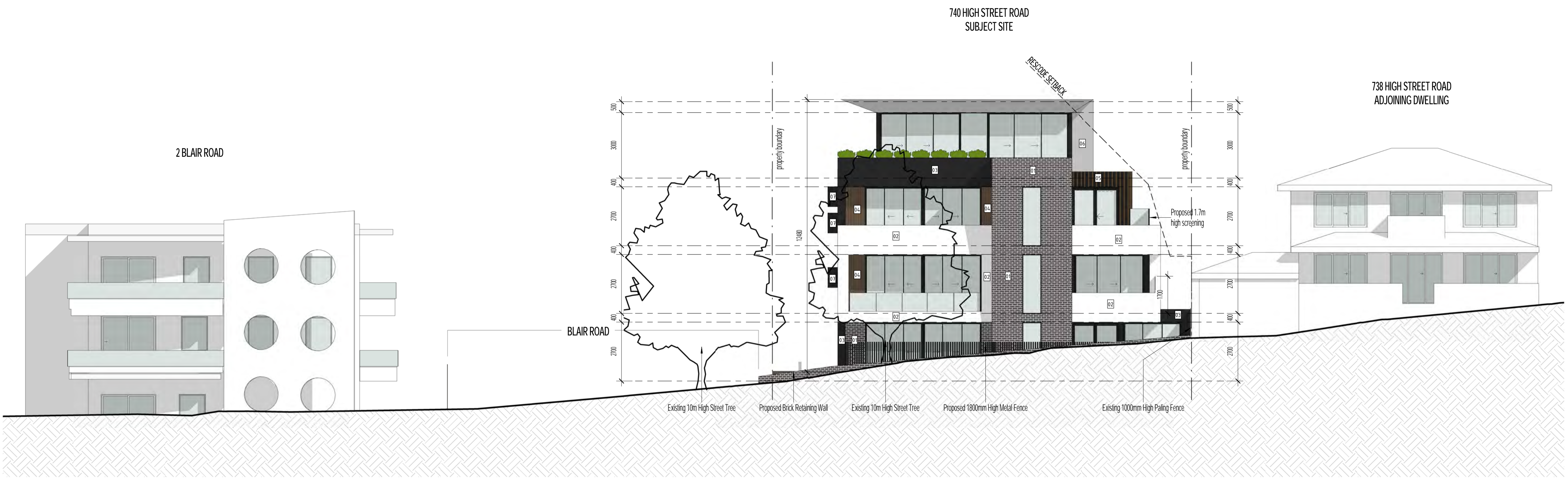
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 date: **MARCH 2017**
 title: **Second Floor Plan** scale: **1:100** @ A1



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Issue	Date	Note
TP1	APRIL 2017	TOWN PLANNING SUBMISSION
TP2	FEB 2018	RF1



- MATERIAL SCHEDULE**
- 01 BRICKWORK TYPE 1
 - 02 RENDER TYPE 1
 - 03 RENDER TYPE 2
 - 04 TIMBER CLADDING TYPE 1
 - 05 TIMBER BATTENS TYPE 1
 - 06 ALUCOBOND CLADDING TYPE 1
 - 07 ALUCOBOND CLADDING TYPE 2
 - OBS Obscured Glazing

1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

TP 11 of 14

project **proposed dwelling development**
@ 740 High Street Road, Glen Waverley

client **HONG FAMILY** project no. **HIG740**

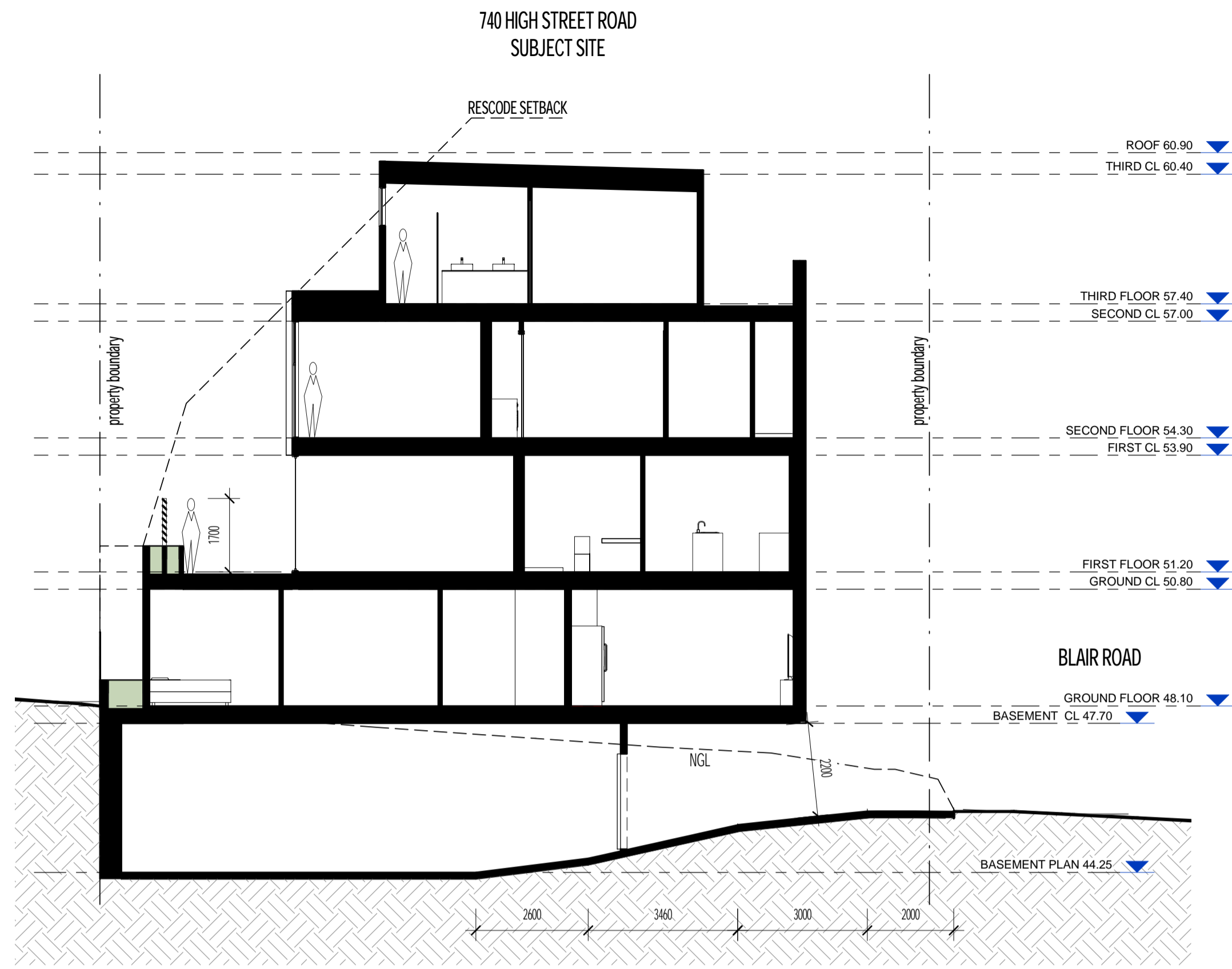
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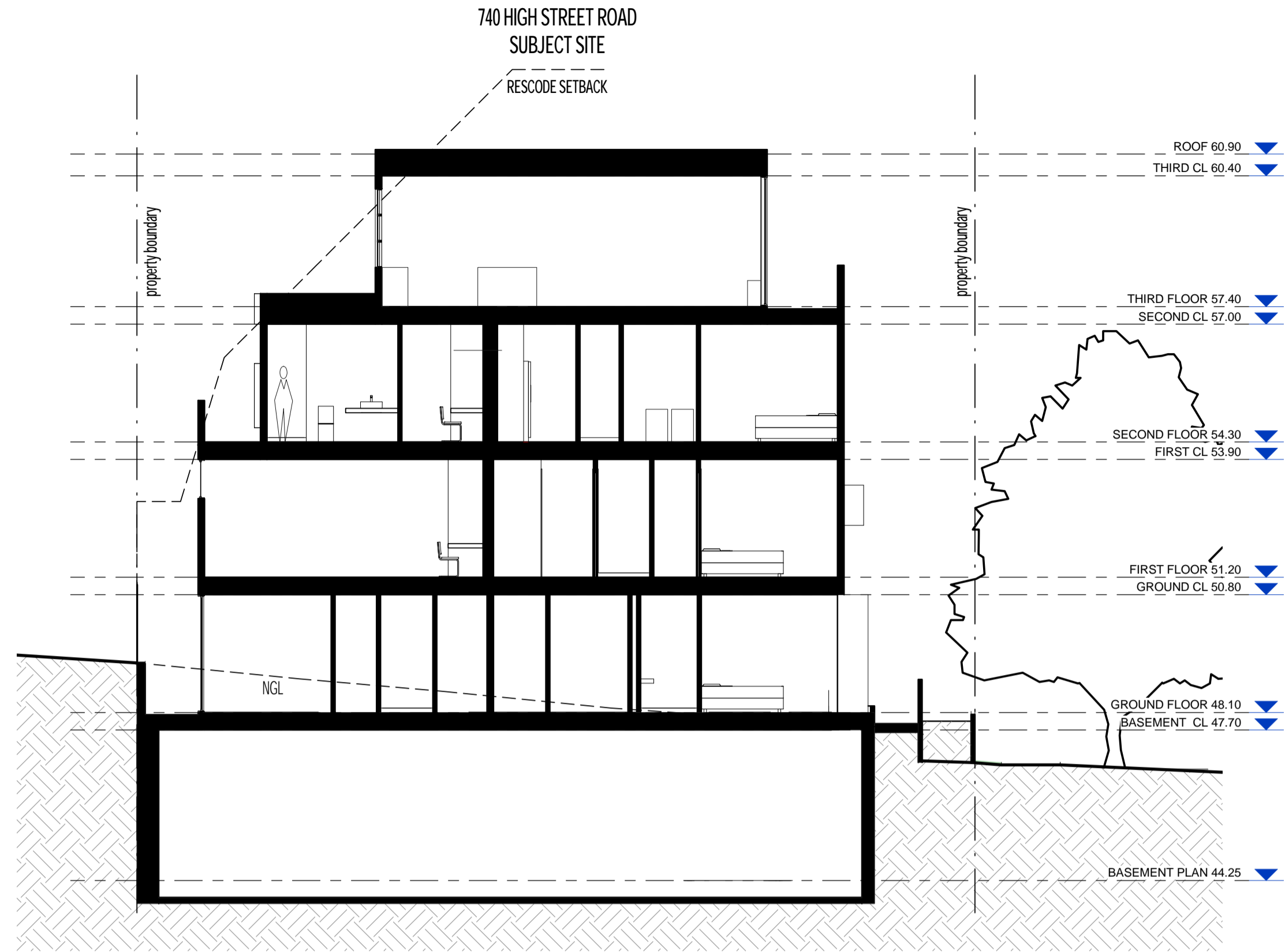


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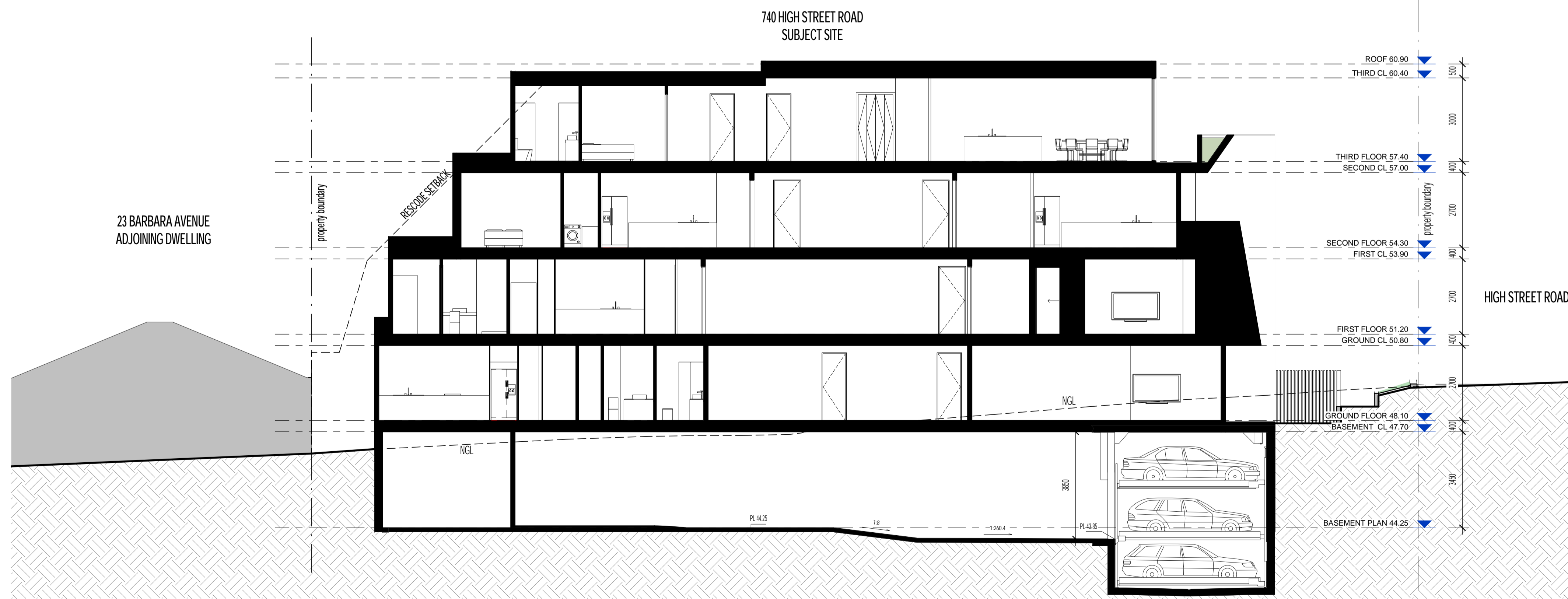
Issue	Date	Note
TP1	APRIL 2017	TOWN PLANNING SUBMISSION
TP2	FEB 2018	RF1



1 Section 1
1 : 100



2 Section 2
1 : 100



3 Section 3
1 : 100

Issue No. TP 13 of 14

Project: proposed dwelling development @ 740 High Street Road, Glen Waverley

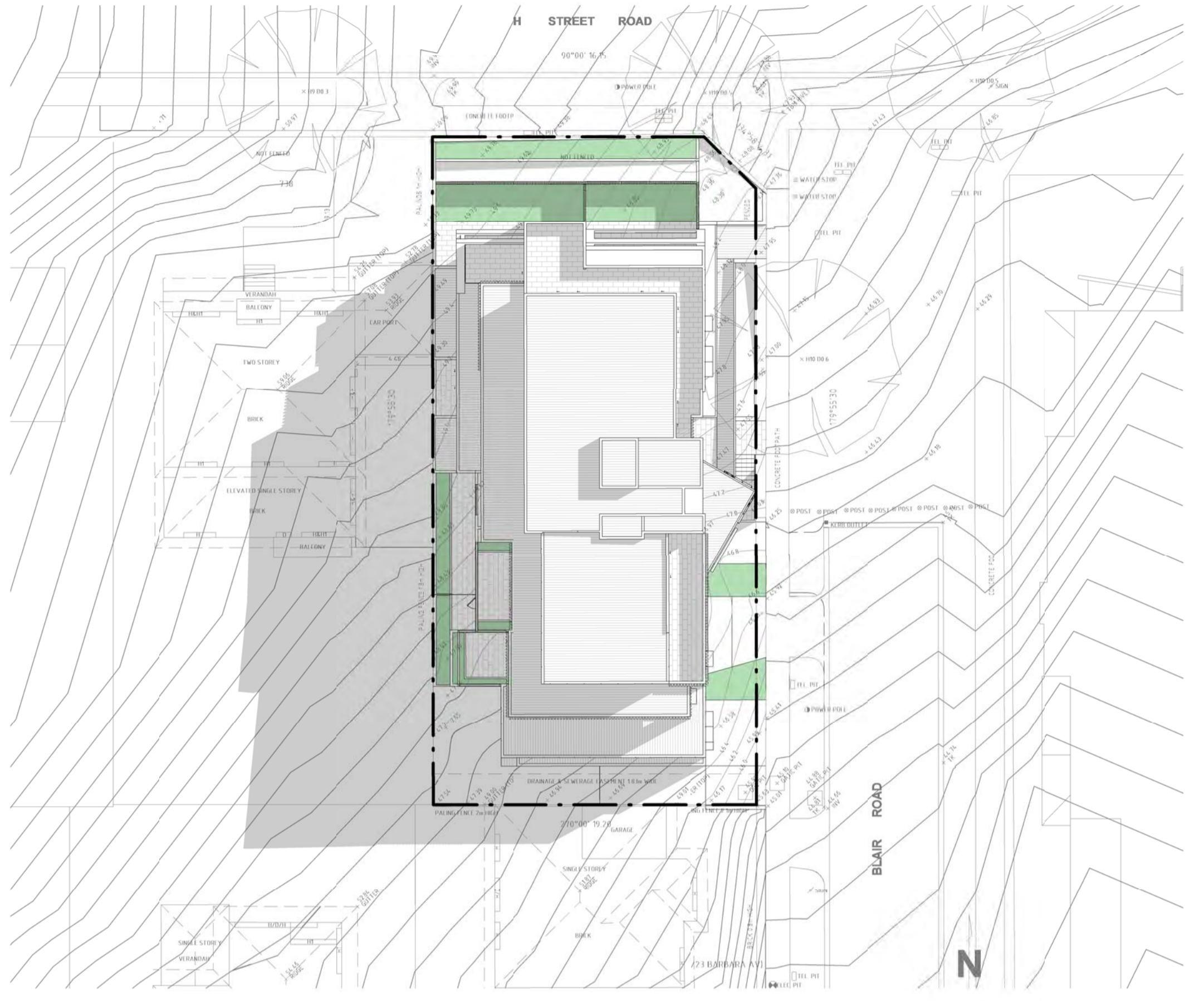
Client: HONG FAMILY project no. HIG740

Date: MARCH 2017

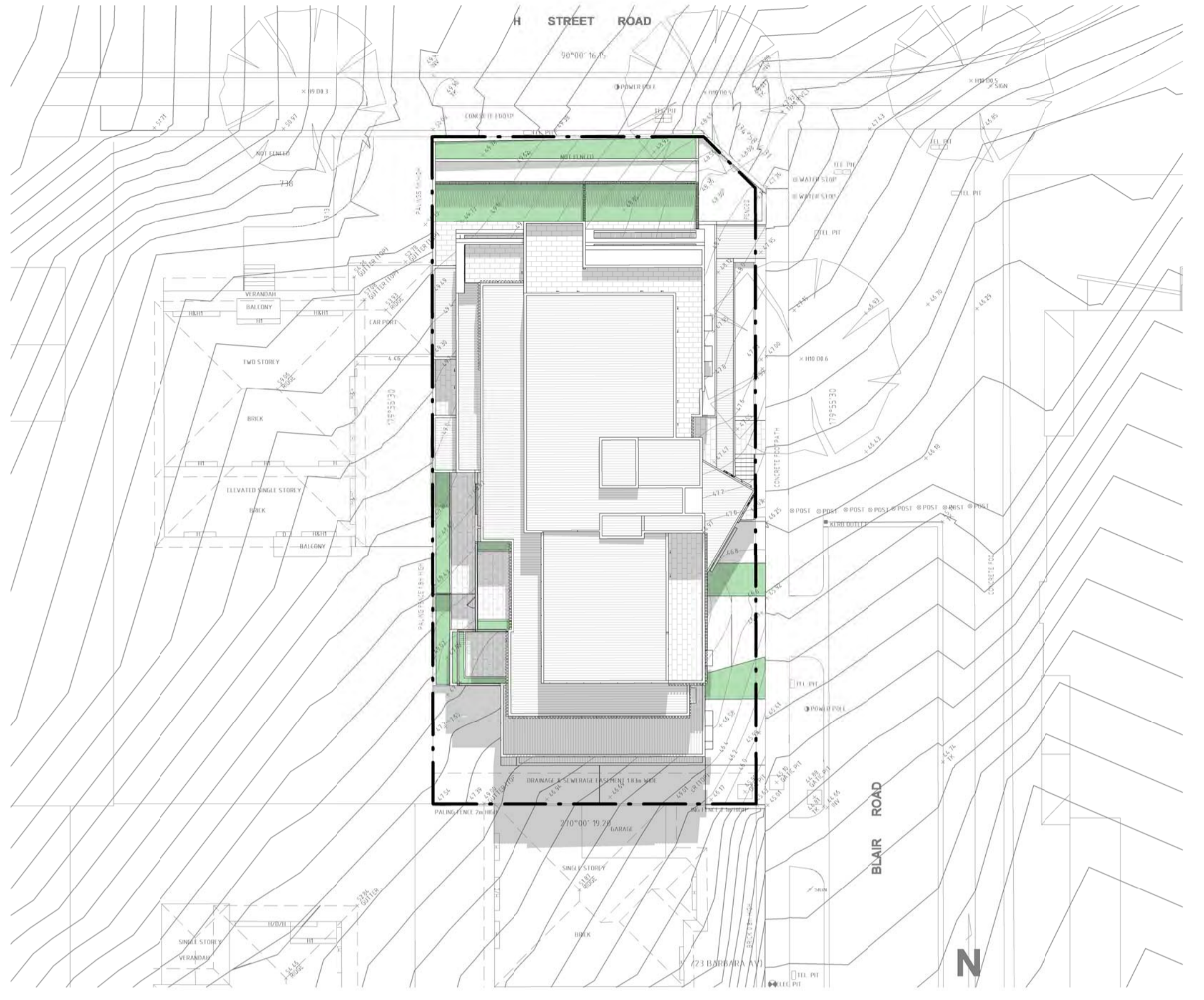
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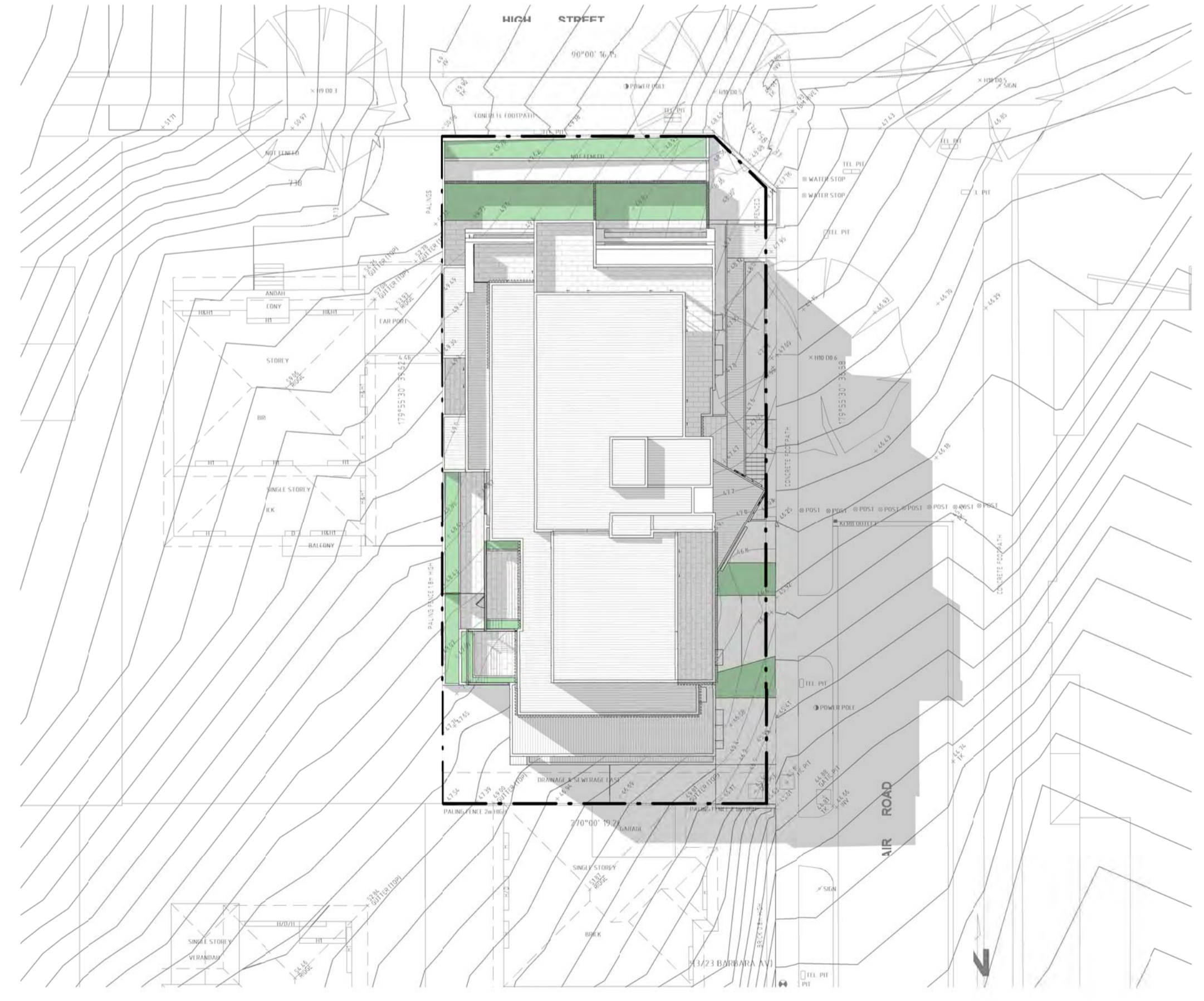
Issue	Date	Note
TP1	APRIL 2017	TOWN PLANNING SUBMISSION
TP2	FEB 2018	RF1



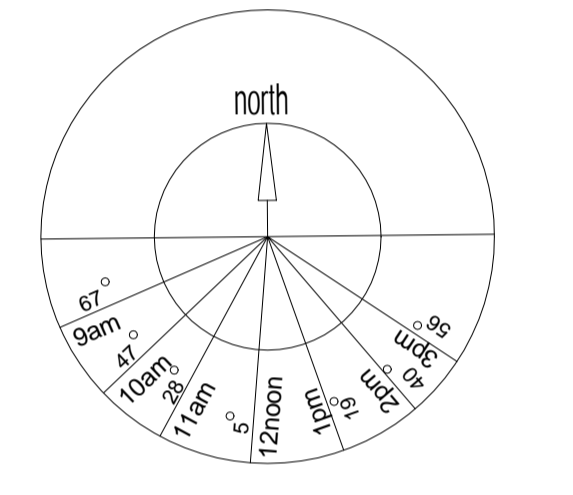
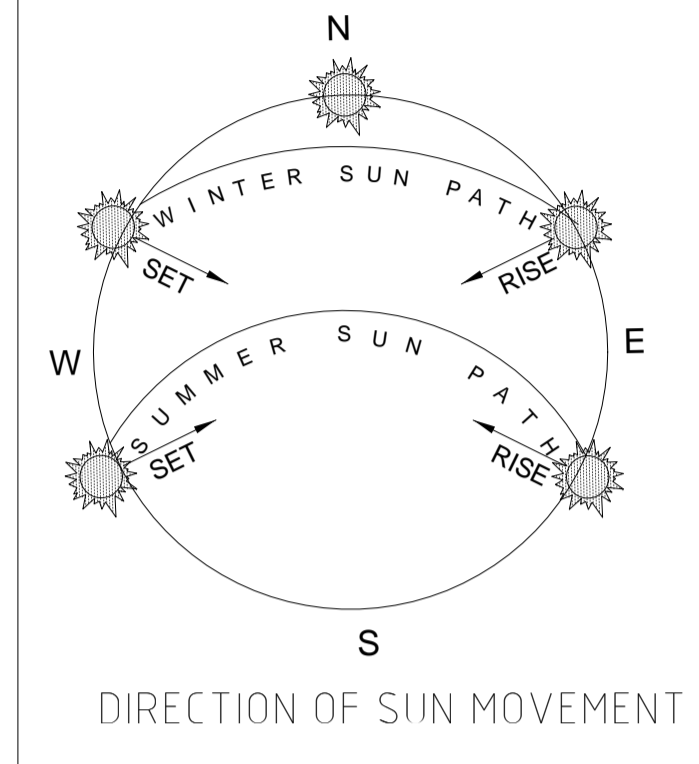
1 9am 22 September Shadow Diagram
1:250



2 12pm 22 September Shadow Diagram
1:250



3 3pm 22 September Shadow Diagram
1:250



shadows generated from the 22nd September equinox



PROPOSED DEVELOPMENT SHADOWS

TP 14 of 14

proposed dwelling development
@ 740 High Street Road, Glen Waverley

client HONG FAMILY project no. HIG740

date MARCH 2017

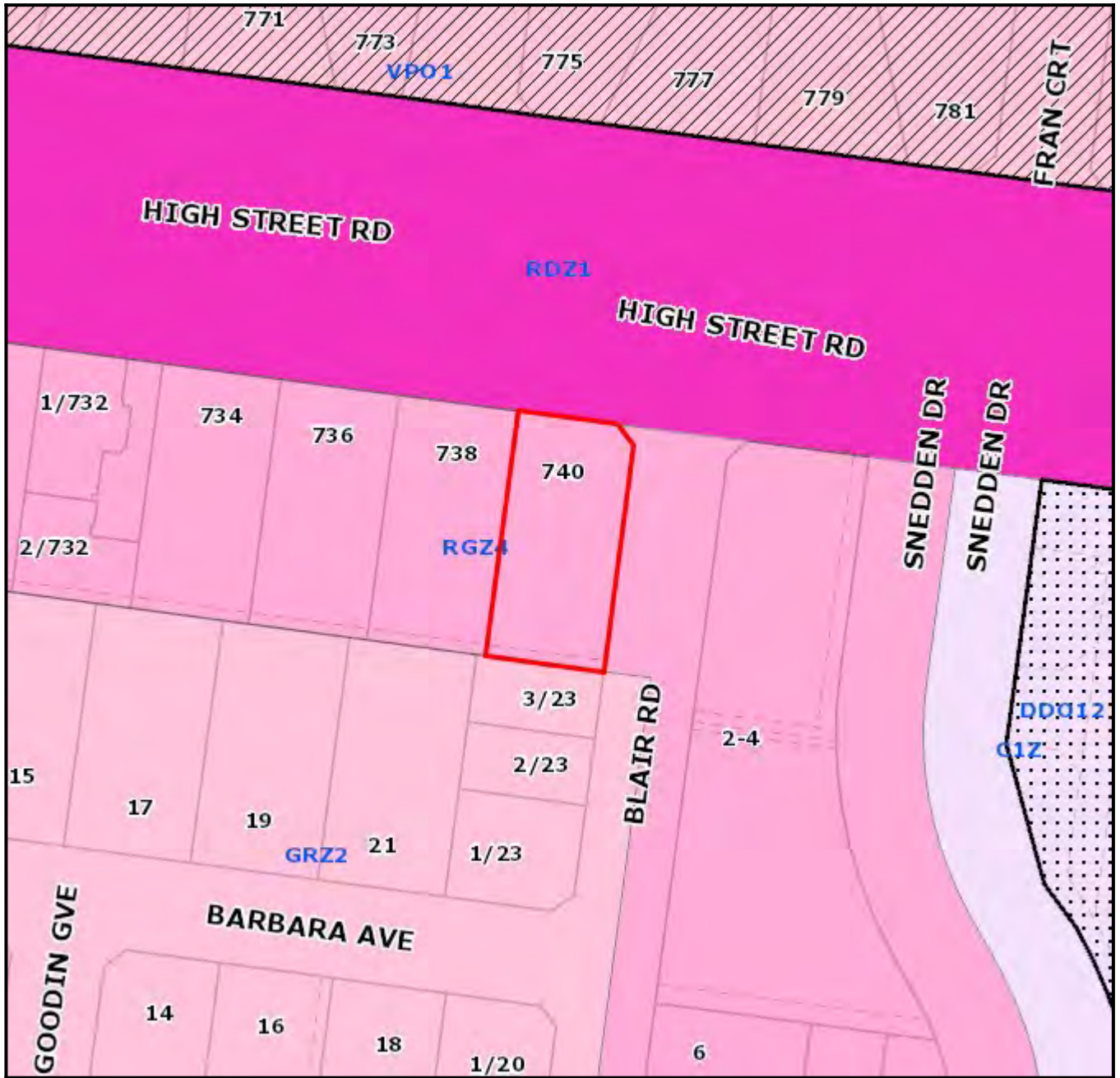
title Shadow Diagrams scale As indicated @ A1







Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays

1:1000

Address

740 High Street Road GLEN WAVERLEY VIC 3150

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Objector Map

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



1:1500



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

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