

# TOWN PLANNING SUBMISSION

Attachment 1: 1 Railway Parade North & 16 O'Sullivan Road, Glen Waverley



1 3D VIEW 01 - MAIN ENTRY (SOUTH)  
SCALE



2 3D VIEW 02 - OSULLIVAN RD (NORTH)  
SCALE



3 3D VIEW 03 - SIDE ENTRY (WEST)  
SCALE

## SHEET SUMMARY

NO.	SHEET NAME	REV.
TP-01	COVER SHEET & DEVELOPMENT SUMMARY & 3D VIEWS	
TP-02	SITE ANALYSIS	
TP-03	STREETScape ELEVATION & DEMOLITION	
TP-04	DESIGN RESPONSE & CONCEPT DIAGRAMS	
TP-05	PLAN - BASEMENT	
TP-06	PLAN - GROUND FLOOR	
TP-07	PLAN - LEVEL 01	
TP-08	PLAN - LEVEL 02	
TP-09	PLAN - LEVEL 03	
TP-10	PLAN - ROOF	
TP-11	ELEVATION 01	
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TP-16	SHADOW ANALYSIS 03	
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TP-18	APARTMENT PLAN - TYPICAL	
TP-19	APARTMENT PLAN - TYPICAL	
TP-20	APARTMENT PLAN - TYPICAL	

### DEVELOPMENT SUMMARY

LAND AREA - 1435 sqm  
 BASEMENT AREA - 1066 sqm  
 GROUND FLOOR AREA - 719 sqm  
 LEVEL 1 AREA - 760 sqm  
 LEVEL 2 AREA - 540 sqm  
 LEVEL 3 AREA - 392 sqm

SITE COVERAGE - 50%  
 TOTAL CONSTRUCTION AREA - 3477 SQM  
 TOTAL NET SALEABLE AREA - 1943 SQM

TOTAL 25 PARKING SPACE  
 -25 PARKING BAY

1 BED + 1 PARKING - 8 UNITS  
 2 BED + 1 PARKING - 13 UNITS  
 3 BED + 2 PARKING - 2 UNITS

TOTAL - 23 UNITS

GROUND FLOOR APARTMENT			
Name	Area	Unit Type	
G.01	85 m <sup>2</sup>	2 BED	
G.02	76 m <sup>2</sup>	2 BED	
G.03	56 m <sup>2</sup>	1 BED	
G.04	58 m <sup>2</sup>	1 BED	
G.05	83 m <sup>2</sup>	2 BED	
G.06	83 m <sup>2</sup>	2 BED	
G.07	59 m <sup>2</sup>	1 BED	
G.08	69 m <sup>2</sup>	1 BED	
TOTAL: 8	570 m <sup>2</sup>		

GROUND FLOOR GARDEN	
Name	Area
B.G.01a	41 m <sup>2</sup>
B.G.01b	37 m <sup>2</sup>
B.G.02	60 m <sup>2</sup>
B.G.03	43 m <sup>2</sup>
B.G.04	43 m <sup>2</sup>
B.G.05	107 m <sup>2</sup>
B.G.06	84 m <sup>2</sup>
B.G.07	41 m <sup>2</sup>
B.G.08	40 m <sup>2</sup>
TOTAL: 9	496 m <sup>2</sup>

LEVEL 1 APARTMENT		
Name	Area	Unit Type
1.01	64 m <sup>2</sup>	2 BED
1.02	71 m <sup>2</sup>	2 BED
1.03	55 m <sup>2</sup>	1 BED
1.04	58 m <sup>2</sup>	1 BED
1.05	71 m <sup>2</sup>	2 BED
1.06	71 m <sup>2</sup>	2 BED
1.07	57 m <sup>2</sup>	1 BED
1.08	70 m <sup>2</sup>	2 BED
1.09	61 m <sup>2</sup>	1 BED
TOTAL: 9	578 m <sup>2</sup>	

LEVEL 1 BALCONY	
Name	Area
B.1.01	9 m <sup>2</sup>
B.1.02	10 m <sup>2</sup>
B.1.03	8 m <sup>2</sup>
B.1.04	8 m <sup>2</sup>
B.1.05	12 m <sup>2</sup>
B.1.06	12 m <sup>2</sup>
B.1.07	8 m <sup>2</sup>
B.1.08	14 m <sup>2</sup>
B.1.09	12 m <sup>2</sup>
TOTAL: 9	95 m <sup>2</sup>

LEVEL 2 APARTMENT		
Name	Area	Unit Type
2.01	132 m <sup>2</sup>	2 BED
2.02	124 m <sup>2</sup>	2 BED
2.03	106 m <sup>2</sup>	2 BED
2.04	111 m <sup>2</sup>	2 BED
TOTAL: 4	473 m <sup>2</sup>	

LEVEL 2 BALCONY	
Name	Area
B.2.01	10 m <sup>2</sup>
B.2.02	11 m <sup>2</sup>
B.2.03	11 m <sup>2</sup>
B.2.04	12 m <sup>2</sup>
TOTAL: 4	44 m <sup>2</sup>

LEVEL 3 APARTMENT		
Name	Area	Unit Type
3.01	178 m <sup>2</sup>	3 BED
3.02	145 m <sup>2</sup>	3 BED
TOTAL: 2	323 m <sup>2</sup>	

LEVEL 3 BALCONY	
Name	Area
B.3.01	25 m <sup>2</sup>
B.3.02	17 m <sup>2</sup>
TOTAL: 2	43 m <sup>2</sup>

## STORAGE SCHEDULE

APARTMENT NUMBER	NO. BEDROOM	INTERNAL STORAGE AREA (m3)	EXTERNAL STORAGE AREA (m3)	TOTAL (m3)
G.01	2	17	4	21
G.02	2	10	4	14
G.03	1	11	4	15
G.04	2	11	4	15
G.05	2	10	4	14
G.06	1	10	4	14
G.07	1	11	0	11
G.08	1	11	0	11
1.01	2	10	6	16
1.02	2	10	6	16
1.03	1	7	6	13
1.04	1	7	6	13
1.05	2	9	5	14
1.06	2	9	5	14
1.07	1	7	6	13
1.08	2	11	12	23
1.09	1	5	12	17
2.01	2	21	0	21
2.02	2	23	0	23
2.03	2	18	0	18
2.04	2	17	0	17
3.01	3	31	13	44
3.02	3	24	13	37

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PROJECT APARTMENT DEVELOPMENT

TITLE COVER SHEET & DEVELOPMENT SUMMARY & 3D VIEWS

DRAWING NO. **TP-01** REVISION NO. **A**

DATE	2019-06-27
SCALE	1 : 1
DRAWN BY	VL
JOB NO.	0947
CAD NO.	0947 - TP-01

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TOWN PLANNING

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- THE SITE IS LOCATED WITHIN CLOSE PROXIMITY OF THE FOLLOWING COMMUNITY ASSETS.
- PARKS/GARDEN/RESERVES
    1. LIVINGSTONE ROAD RESERVE, 0.16KM NORTH-EAST
    2. COMMUNITY PLAYGROUND, 0.28KM SOUTH-EAST
    3. CHARLESWORTH PARK, 0.42KM NORTH-WEST
    4. DALROY BEND RESERVE, 0.64KM NORTH-WEST
    5. BILLABONG PARK, 0.52KM WEST
    6. LICOLA RESERVE, 0.5KM SOUTH-WEST
    7. COMMUNITY PLAYGROUND, 0.62M SOUTH
    8. TYROL PARK, 0.9KM SOUTH-EAST
    9. TERRARA PARK, 0.82KM EAST
    10. HANOVER RESERVE, 0.66KM NORTH
    11. BELLBIRD DELL, 1KM NORTH-EAST
    12. MORACK PUBLIC GOLF COURSE, 1.6KM NORTH-EAST
    13. KOOMBA PARK, 2.1KM NORTH-EAST
    14. DANDENONG VALLEY PARKLANDS, 1.26KM SOUTH-EAST
  - SHOPPING & RETAIL PRECINCT
    15. VERMONT SOUTH SHOPPING CENTRE, 0.2KM NORTH-EAST
    16. WESTFIELD KNOX, 5KM EAST
    17. THE GLEN SHOPPING CENTRE, 2.35KM SOUTH-WEST
    18. FOREST HILL CHASE SHOPPING CENTRE, 2.3KM NORTH-WEST
  - EDUCATION
    19. LIVINGSTONE PRIMARY SCHOOL, 0.4KM NORTH
    20. VERMONT SOUTH SPECIAL SCHOOL, 0.6KM NORTH
    21. HOLY SAVIOUR SCHOOL, 0.53KM SOUTH-WEST
    22. CAMELOT RISE PRIMARY SCHOOL, 0.8KM SOUTH-EAST
    23. HIGHVALE PRIMARY SCHOOL, 0.87KM SOUTH
    24. ST TIMOTHY'S PRIMARY SCHOOL, 1.8KM NORTH
    25. BURWOOD HEIGHTS PRIMARY SCHOOL, 1.8KM NORTH-WEST
    26. VERMONT SECONDARY COLLAGE, 2.1KM NORTH-EAST
    27. VERMONT PRIMARY SCHOOL, 2.8KM NORTH
    28. GLEN WAVERLEY PRIMARY SCHOOL, 2.3KM SOUTH-WEST
    29. GLEN DAL PRIMARY SCHOOL, 2.5KM SOUTH -WEST
  - PUBLIC TRANSPORT
    30. ROUT 75 TRAM STOP, 0.12KM EAST
    31. GLEN WAVERLEY TRAIN STATION, 2.7KM SOUTH WEST
    32. NUNAWADING TRAIN STATION, 4KM NORTH



V1



V2



V3



V4

1 SITE ANALYSIS  
SCALE 1:500

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PROJECT | APARTMENT DEVELOPMENT  
 TITL | SITE ANALYSIS

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V5



V6



V7



V8



V9



V10



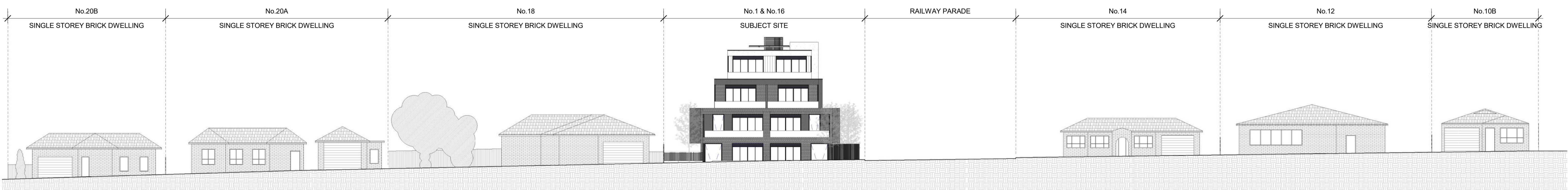
V11



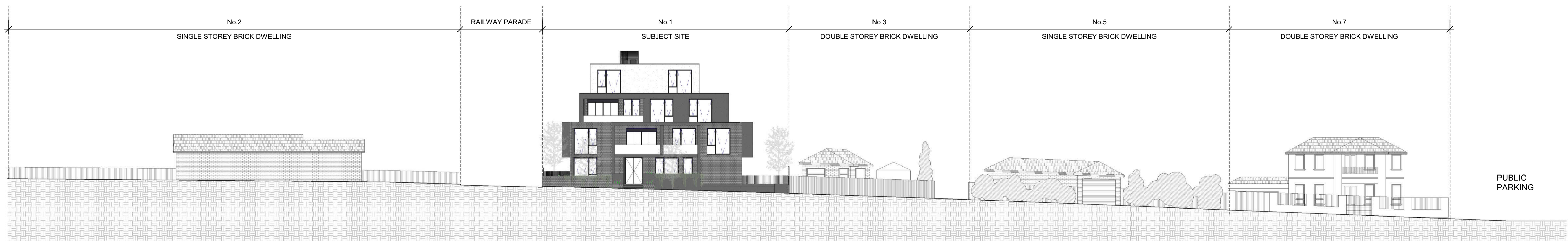
V12



1 STREETScape ELEVATION - WEST - RAILWAY PARADE  
SCALE 1 : 200



2 STREETScape ELEVATION - NORTH - OSULLIVAN ROAD  
SCALE 1 : 200



3 STREETScape ELEVATION - SOUTH - RAILWAY PARADE  
SCALE 1 : 200

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ADDRESS | 1 RAILWAY PARADE  
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WAVERLEY

PROJECT | APARTMENT  
DEVELOPMENT

TITLE | STREETScape  
ELEVATION &  
DEMOLITION

DRAWING NO. **TP-03** REVISION NO. **A**

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SCALE	As indicated
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JOB NO.	0947
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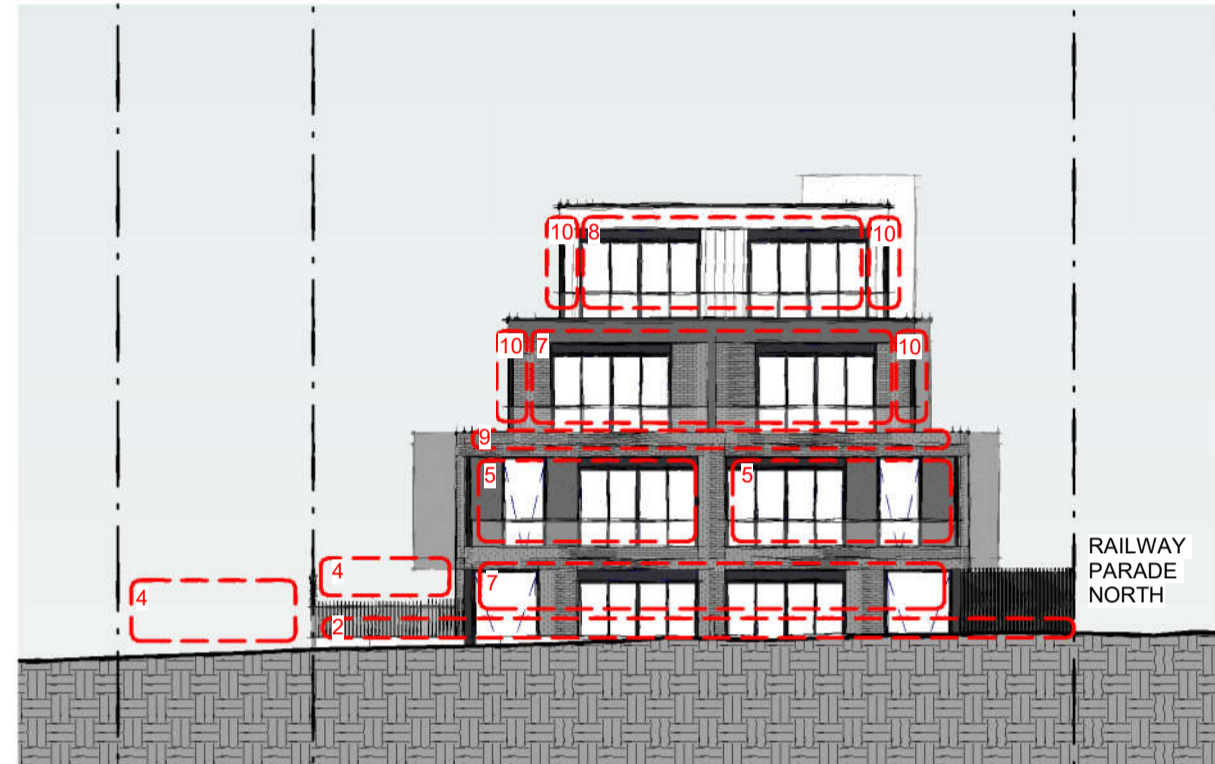
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1 FACADE ANALYSIS - SOUTH  
SCALE 1 : 200



2 FACADE ANALYSIS - NORTH  
SCALE 1 : 200

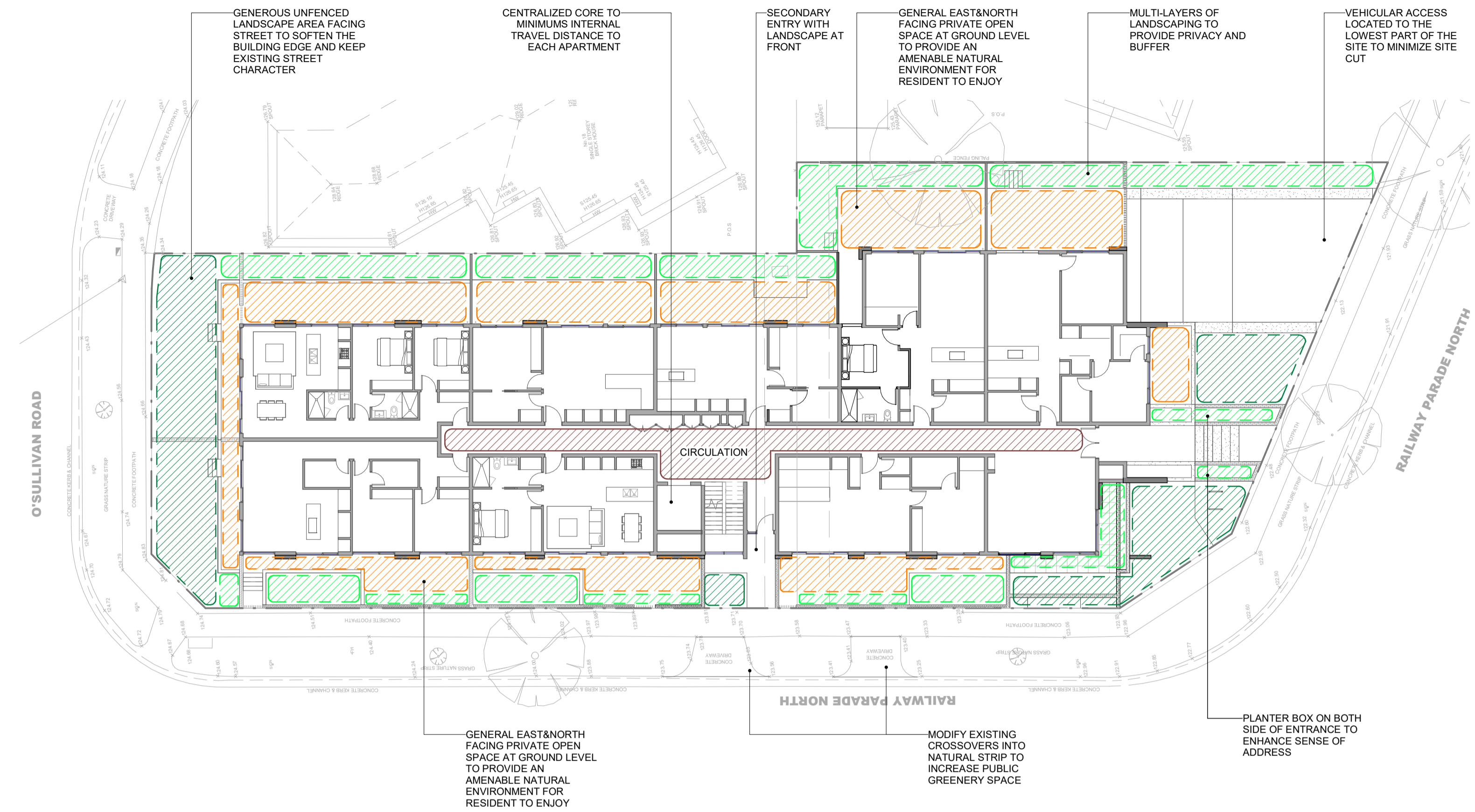


3 FACADE ANALYSIS - EAST  
SCALE 1 : 200

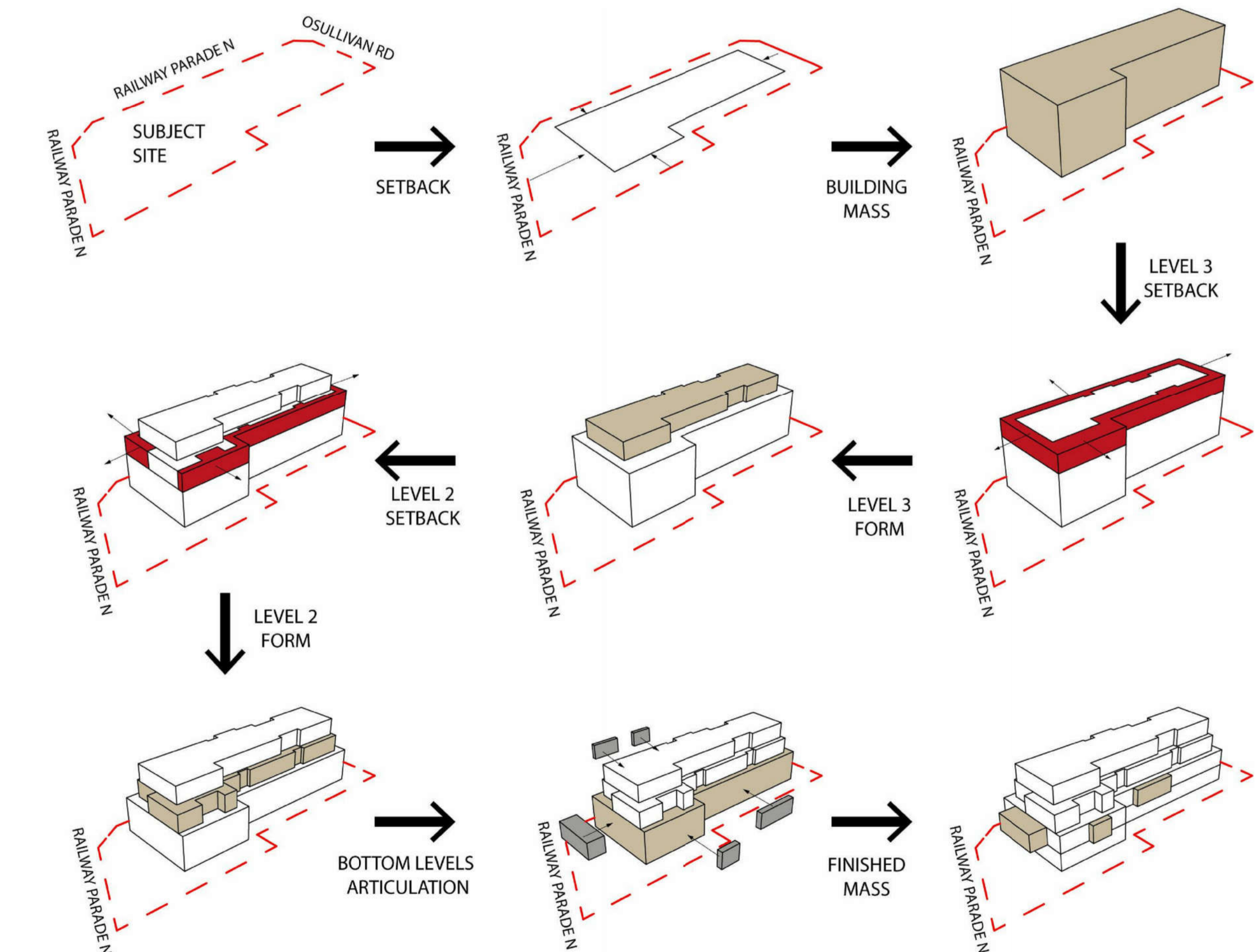


4 FACADE ANALYSIS - WEST  
SCALE 1 : 200

1. Opened front yard with multi-layer landscape opportunities
2. Opened front yard with landscape opportunities
3. Recessed basement entry
4. Adequate separation between adjacent land
5. Rendered facade adopted which is a common material from surrounding dwellings ( No.7 Railway Parade North & 5 Osullivan Road)
6. Colour tone similar to brick to unify look of bottom 3 levels
7. "Picture framed" building element to enhance the building entrance and sense of address & create different depth on facade
8. Slightly recessed facade to create different depth on elevation + brick look finish, a common material from surrounding dwellings (No.3 Railway Parade North & 7 Osullivan Road)
9. Recessed upper levels clad with light colour "strip" patterned panel to break the continues facade, a pattern can be found on existing building (No.1 Railway Parade North)
10. "Picture framed" building element to create different depth on facade
11. Light weight vertical metal privacy screen to reduce building mass and act as architectural feature at same time
12. Entire top level treated with materials with similar color tone to separate from rest of building
13. Adopt brick look finish on level 2 to break render finish
14. Solid brick look wall next to secondary building entry to enhance sense of address
15. Brick feature column to enhance building's main entrance



5 DESIGN RESPONSE  
SCALE 1 : 200



MASSING DIAGRAM

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PROJECT	APARTMENT DEVELOPMENT
TITLE	DESIGN RESPONSE & CONCEPT DIAGRAMS

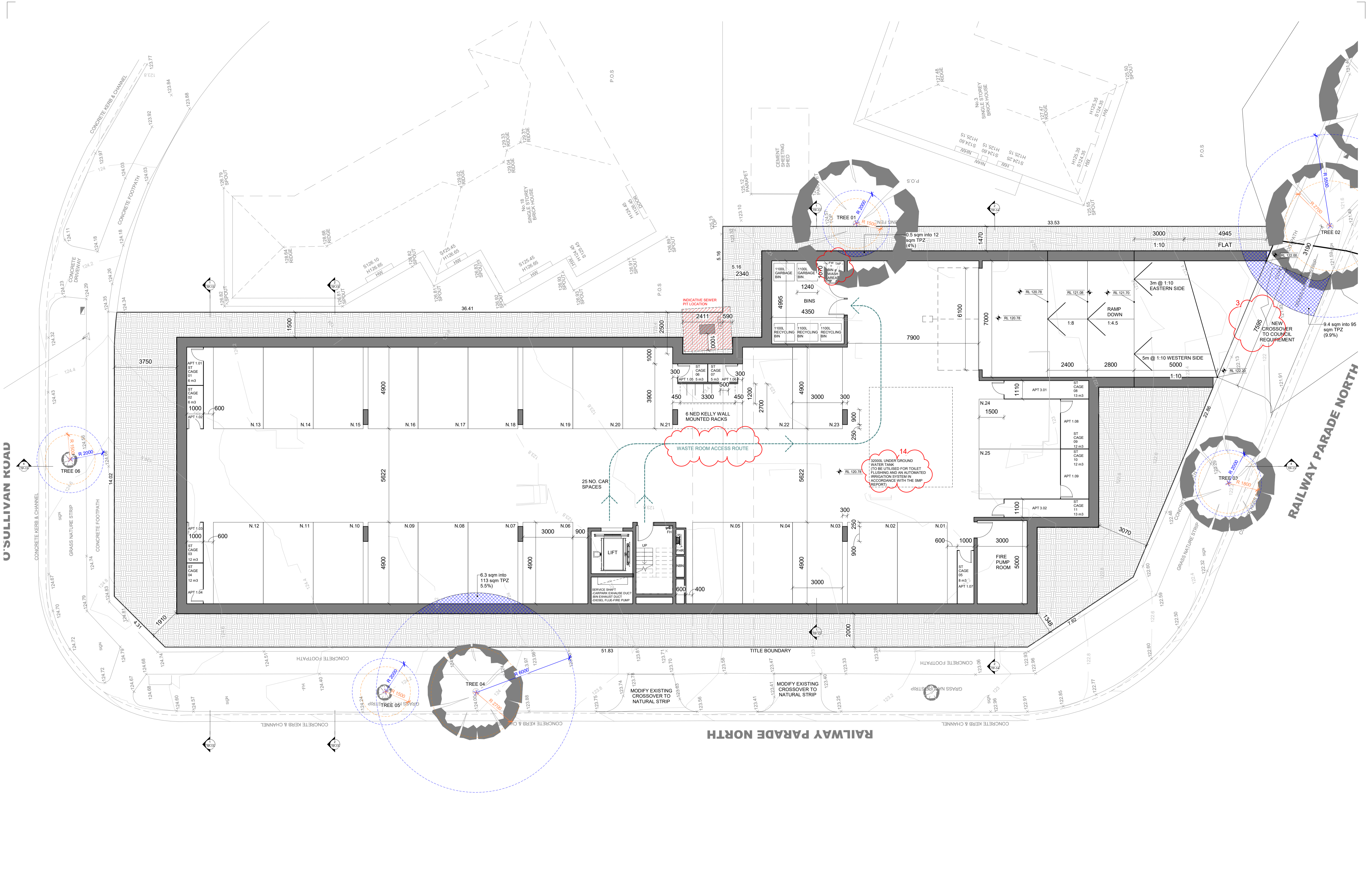
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O'SULLIVAN ROAD

RAILWAY PARADE NORTH



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**PROJECT** APARTMENT DEVELOPMENT  
**TITLE** PLAN - BASEMENT

**DRAWING NO.** TP-05      **REVISION NO.** A  
**DATE** 2019-06-27  
**SCALE** 1 : 100  
**DRAWN BY** VL  
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GROUND FLOOR  
 SCALE 1:100

NO.	DATE	REVISION	BY
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9-RL VALUE FOR G.01-G.06 LAWN AREA INCLUDED  
 10-GROUND FLOOR RETAINING WALL RL VALUE INCLUDED  
 13-NOTATION FOR TAP & FLOOR WASTE INCLUDED

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**PROJECT** APARTMENT DEVELOPMENT  
**TITLE** PLAN - GROUND FLOOR

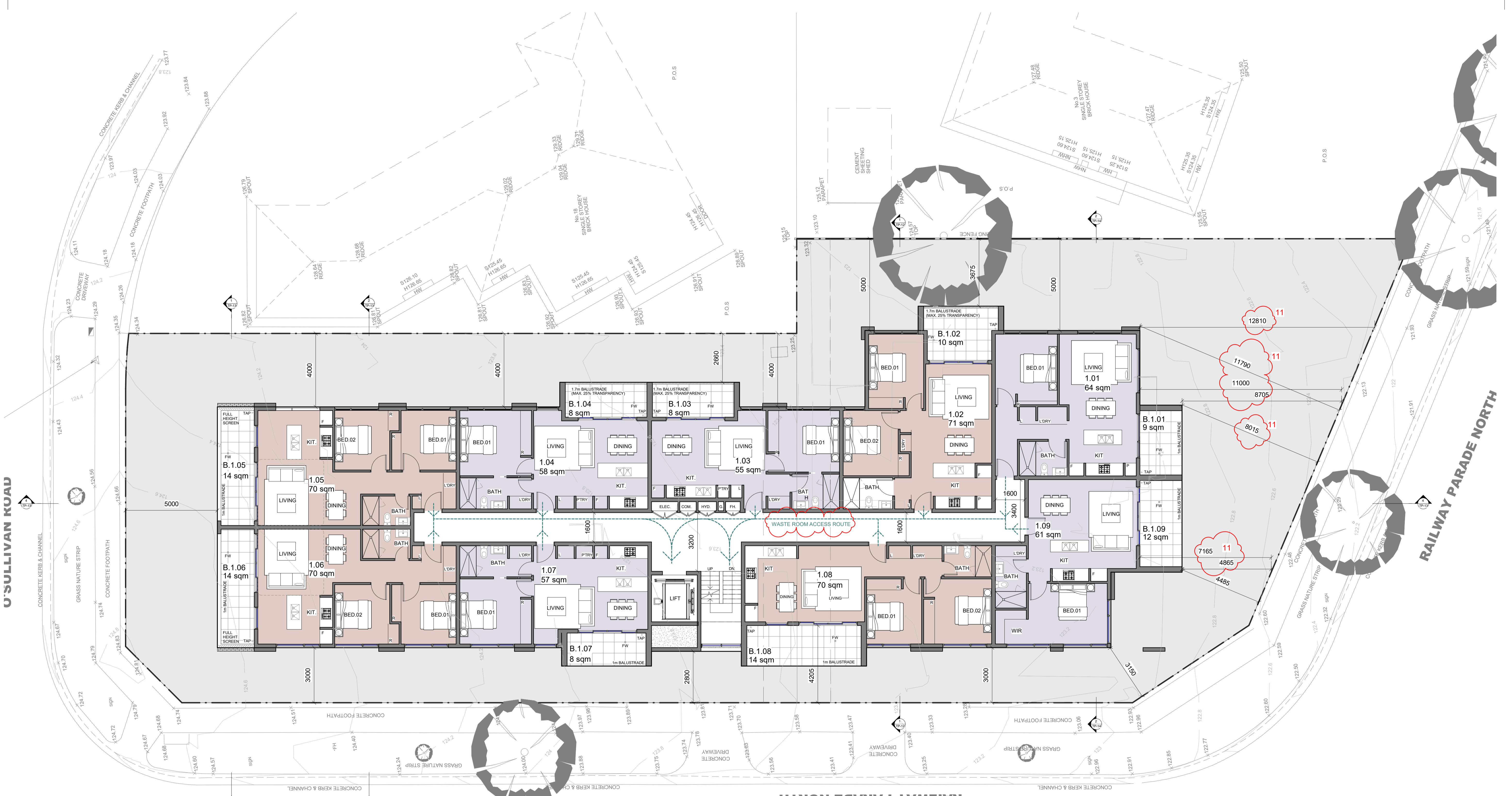
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LEVEL 1  
 SCALE 1:100

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PROJECT: APARTMENT DEVELOPMENT  
 TITLE: PLAN - LEVEL 01

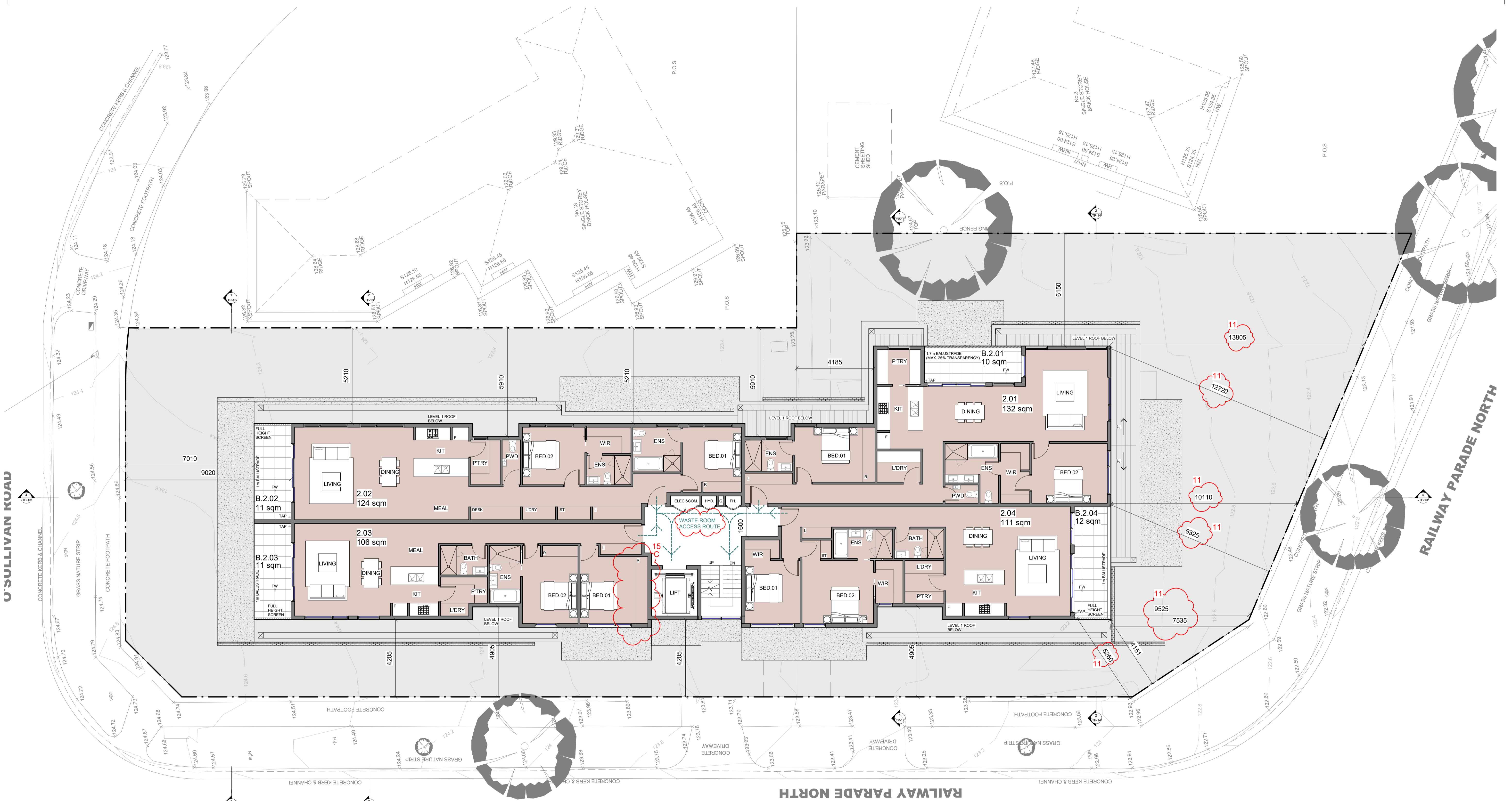
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 DATE: 2019-06-27  
 SCALE: 1:100  
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**PROJECT** APARTMENT DEVELOPMENT  
**TITLE** PLAN - LEVEL 02

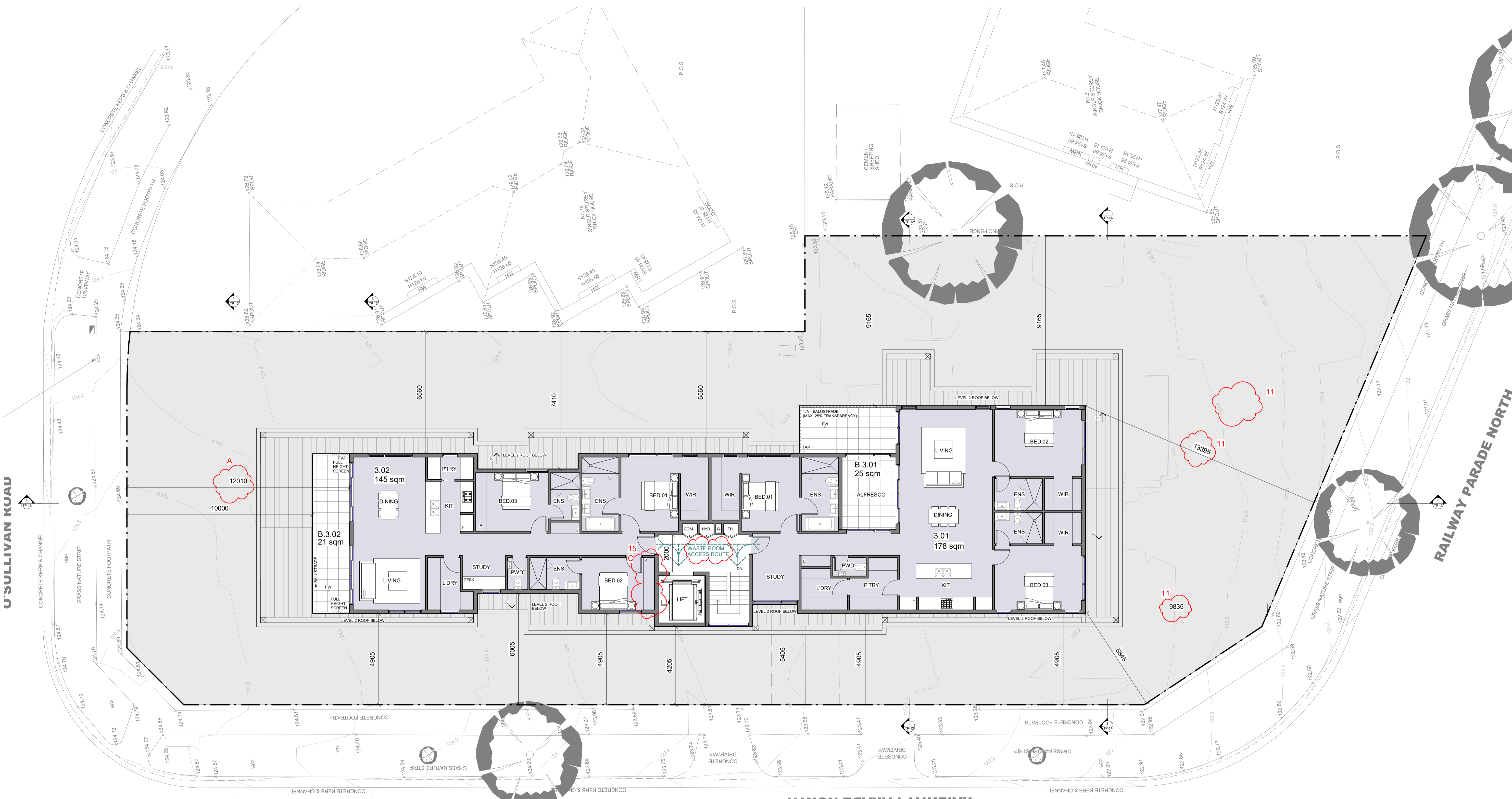
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**DATE** 2019-06-27  
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**PROJECT** APARTMENT DEVELOPMENT  
**TITLE** PLAN - LEVEL 03

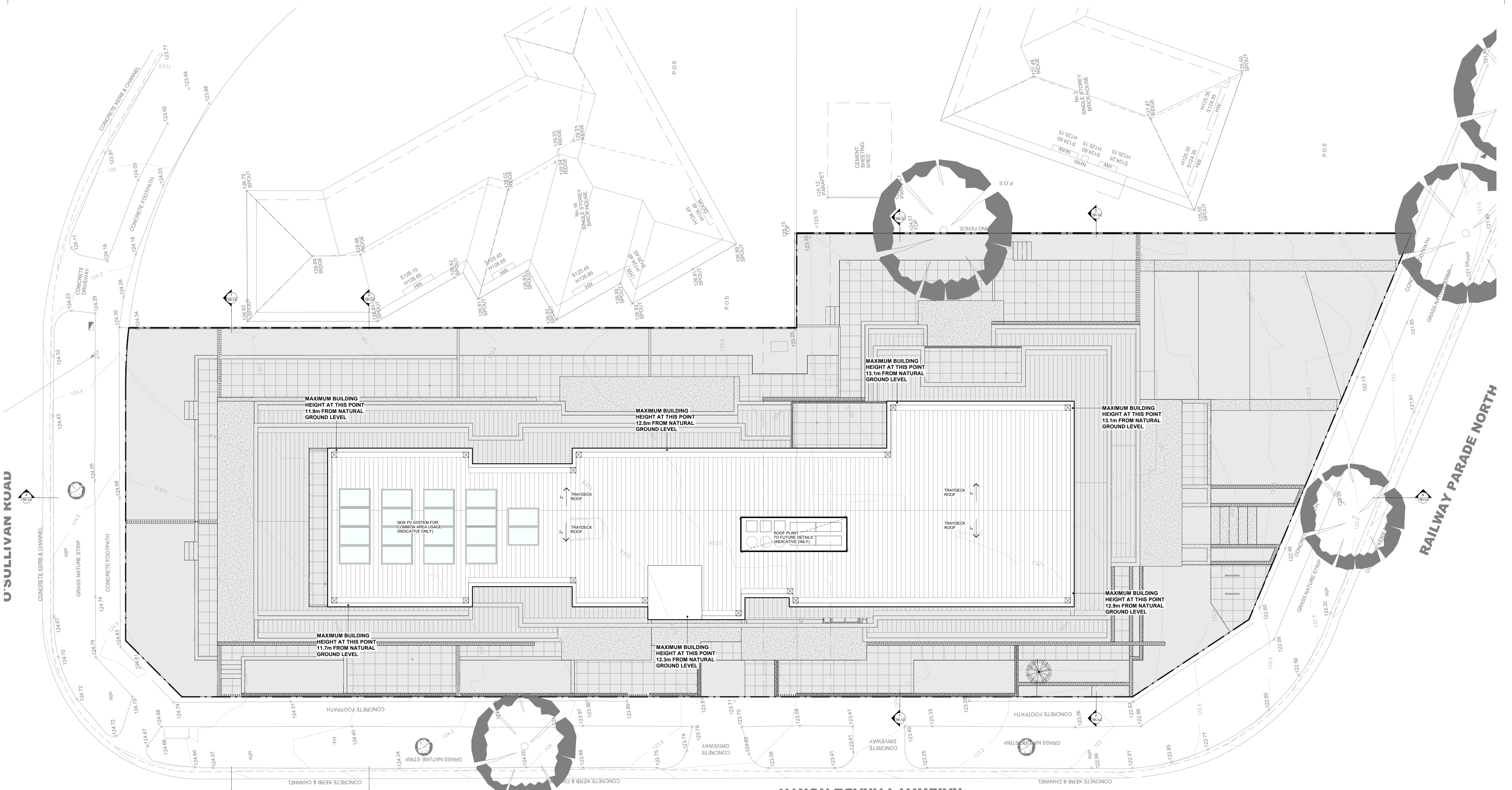
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**DATE** 2019-06-27  
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**PROJECT** APARTMENT DEVELOPMENT  
**TITLE** PLAN - ROOF

**DRAWING NO.** TP-10 **REVISION NO.** A  
**DATE** 2019-06-27  
**SCALE** 1 : 100  
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1 ELEVATION - WEST  
 SCALE 1 : 100



2 ELEVATION - EAST  
 SCALE 1 : 100

10-RL VALUE AND HEIGHT FOR FENCING & RETAINING WALLS ON STREETSCAPE ELEVATION TAGGED

NO.	DATE	REVISION	BY
A	27/06/2019	RFI	VL

FIXED OBSCURED GLAZING UP TO 1700mm FROM FFL TO COUNCIL REQUIREMENT  
 WINDOW KEY  
 SCALE 1 : 100

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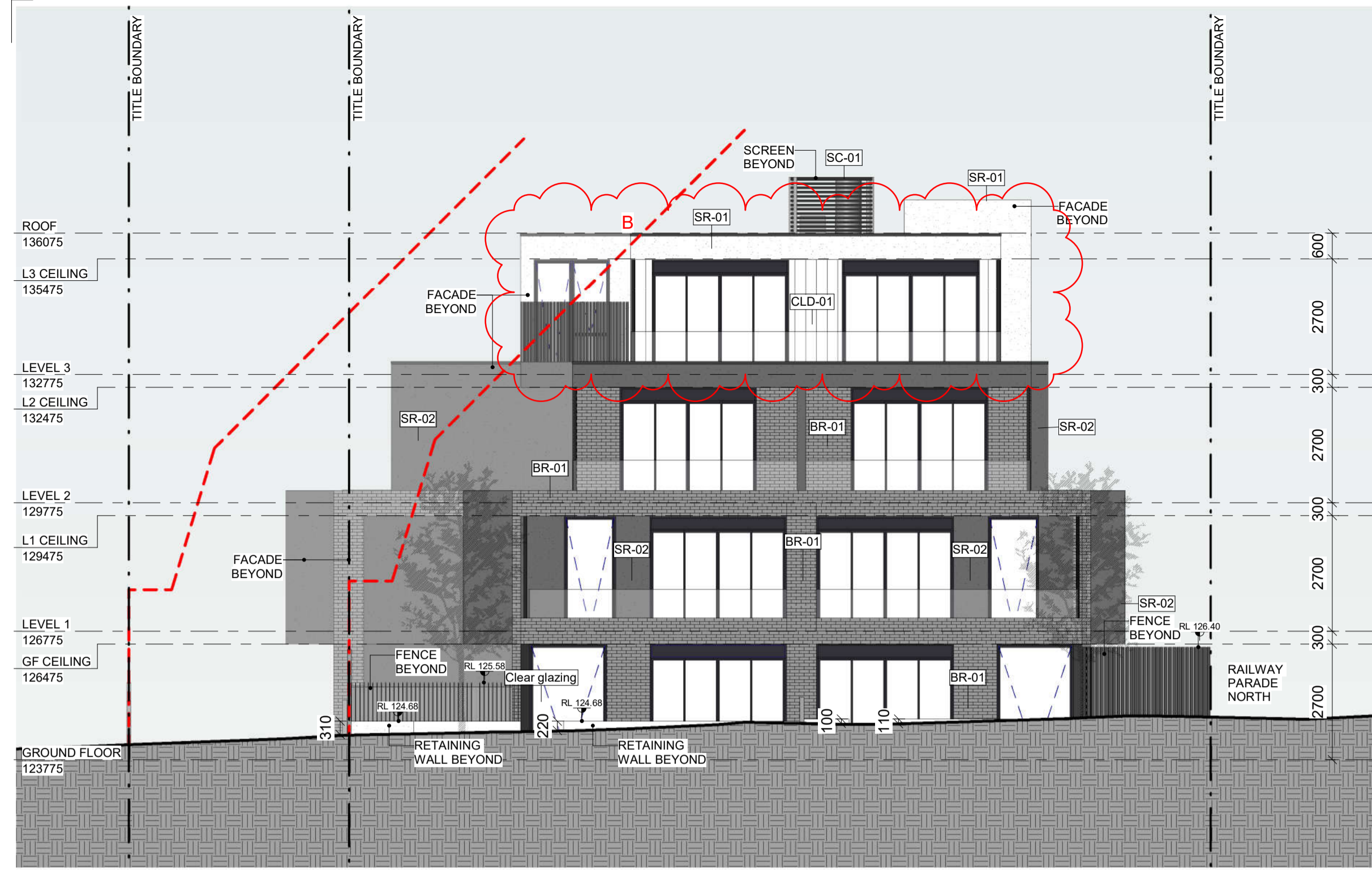
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PROJECT APARTMENT DEVELOPMENT  
 TITL ELEVATION 01

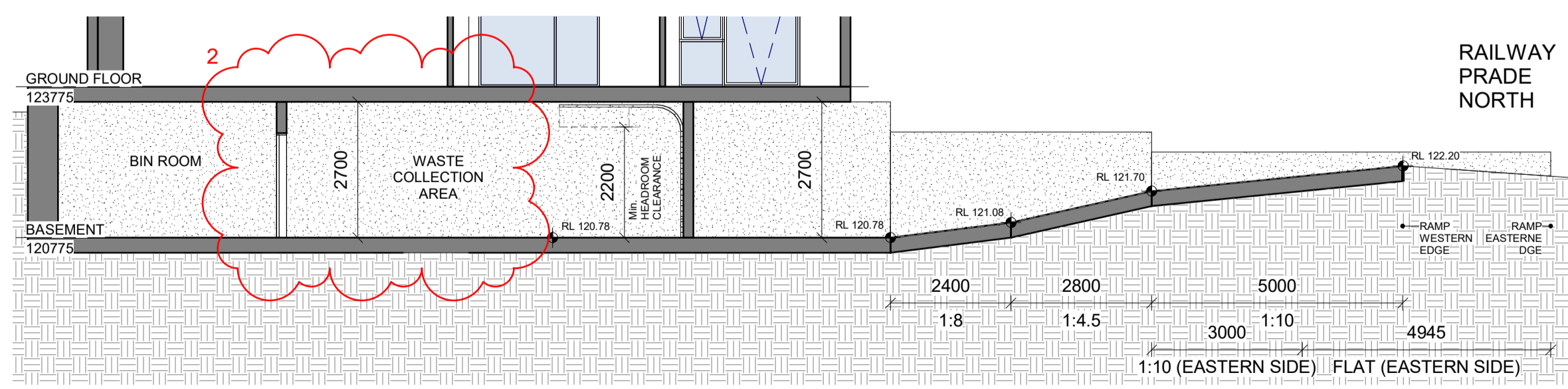
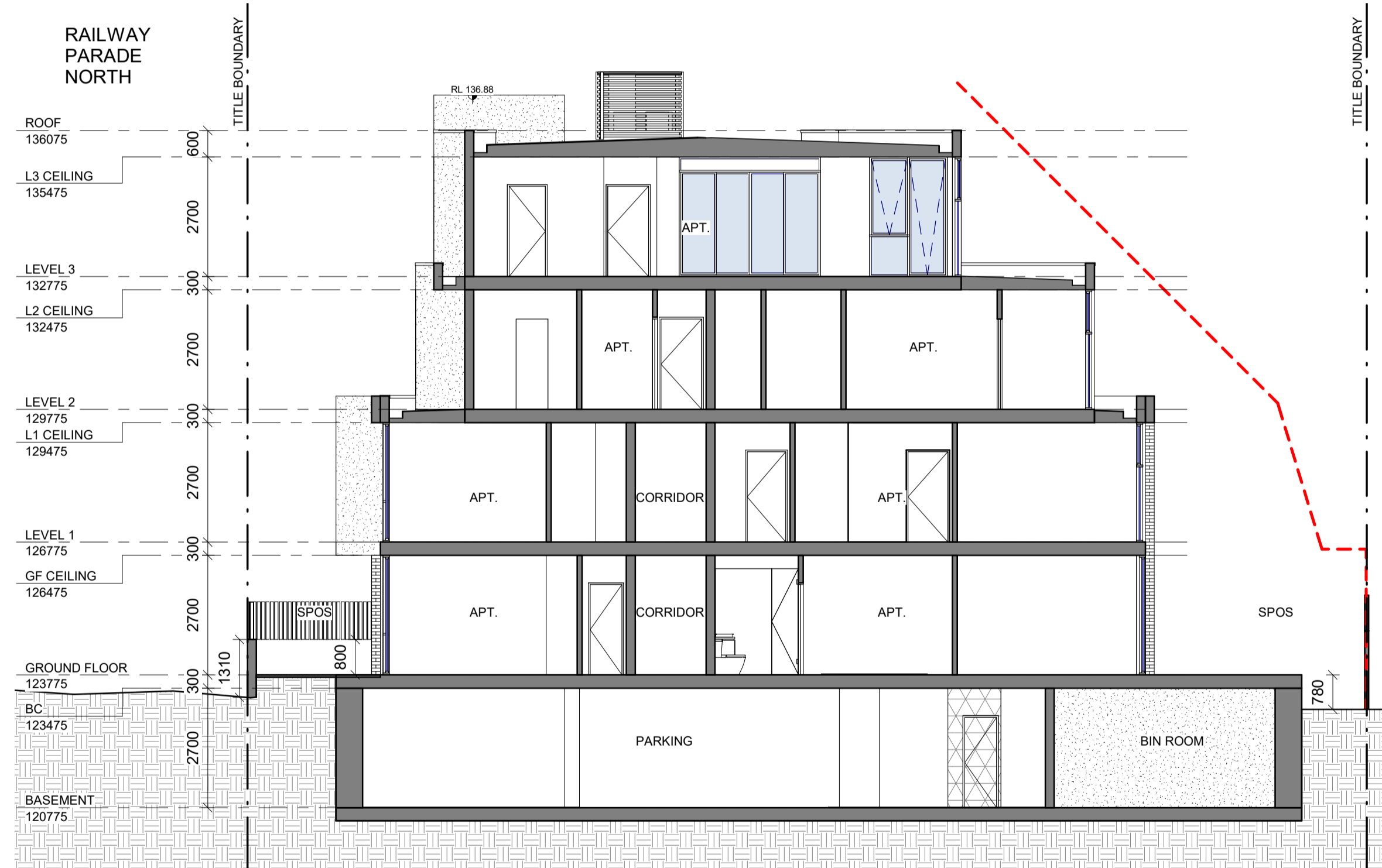
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MATERIAL SCHEDULE

CLD-01 SELECTED EXTERIOR CLADDING TYPE 01	BAL-01 SELECTED METAL BALUSTRADE TYPE 01	
BR-01 SELECTED BRICK TYPE 01	CG-01 SELECTED EXTERIOR CLEAR GLAZING TYPE 01	
SR-01 SELECTED RENDER FINISH TYPE 01	FEN-01 SELECTED EXTERIOR METAL FENCE TYPE 01	
SR-02 SELECTED RENDER FINISH TYPE 02	SC-01 SELECTED EXTERIOR METAL SCREEN TYPE 02 BALCONY	

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10-RL VALUE AND HEIGHT FOR FENCING & RETAINING WALLS ON STREETSCAPE ELEVATION TAGGED

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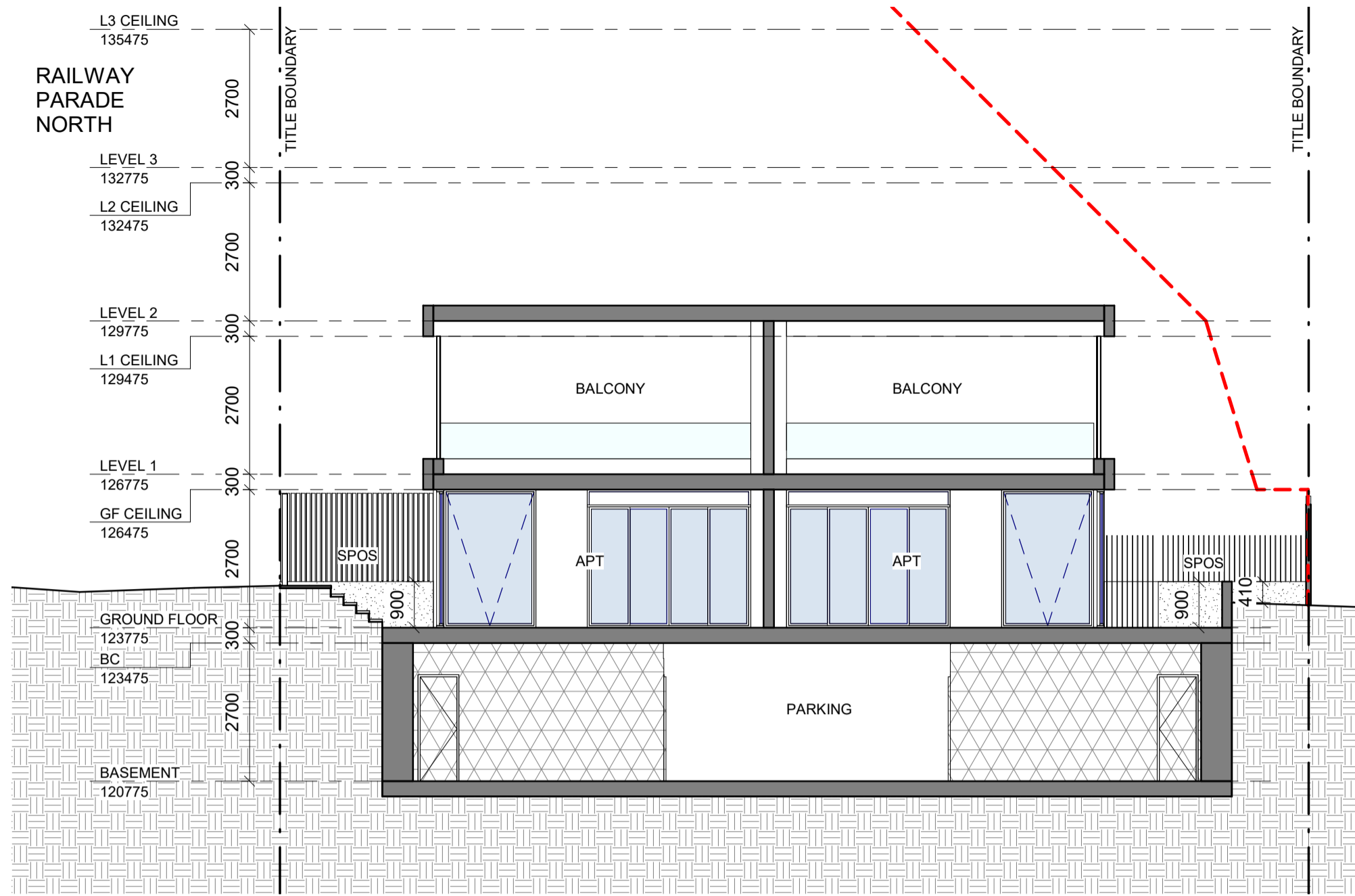
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PROJECT APARTMENT DEVELOPMENT  
TITL ELEVATION 02 & SECTION

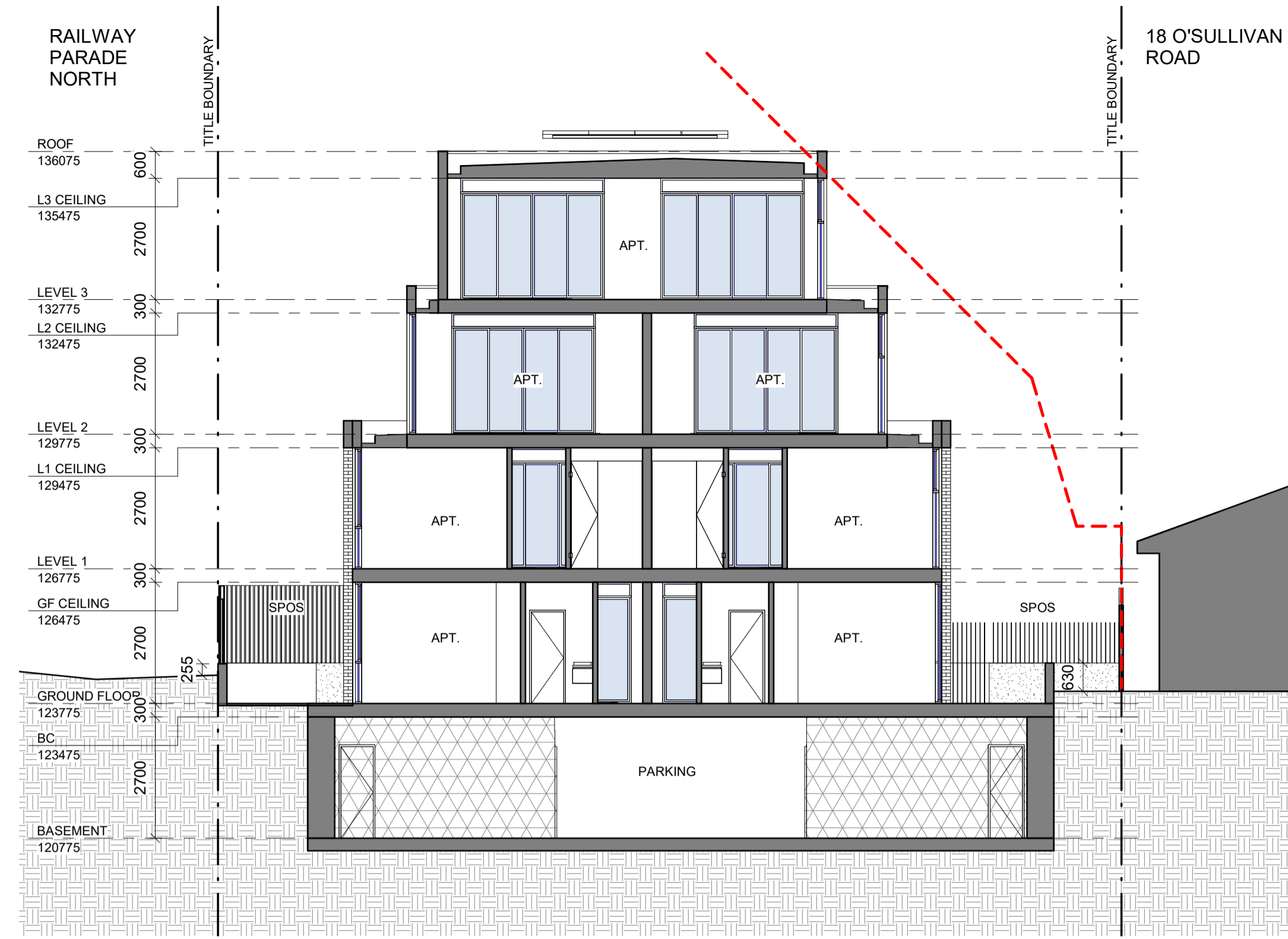
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DATE 2019-06-27  
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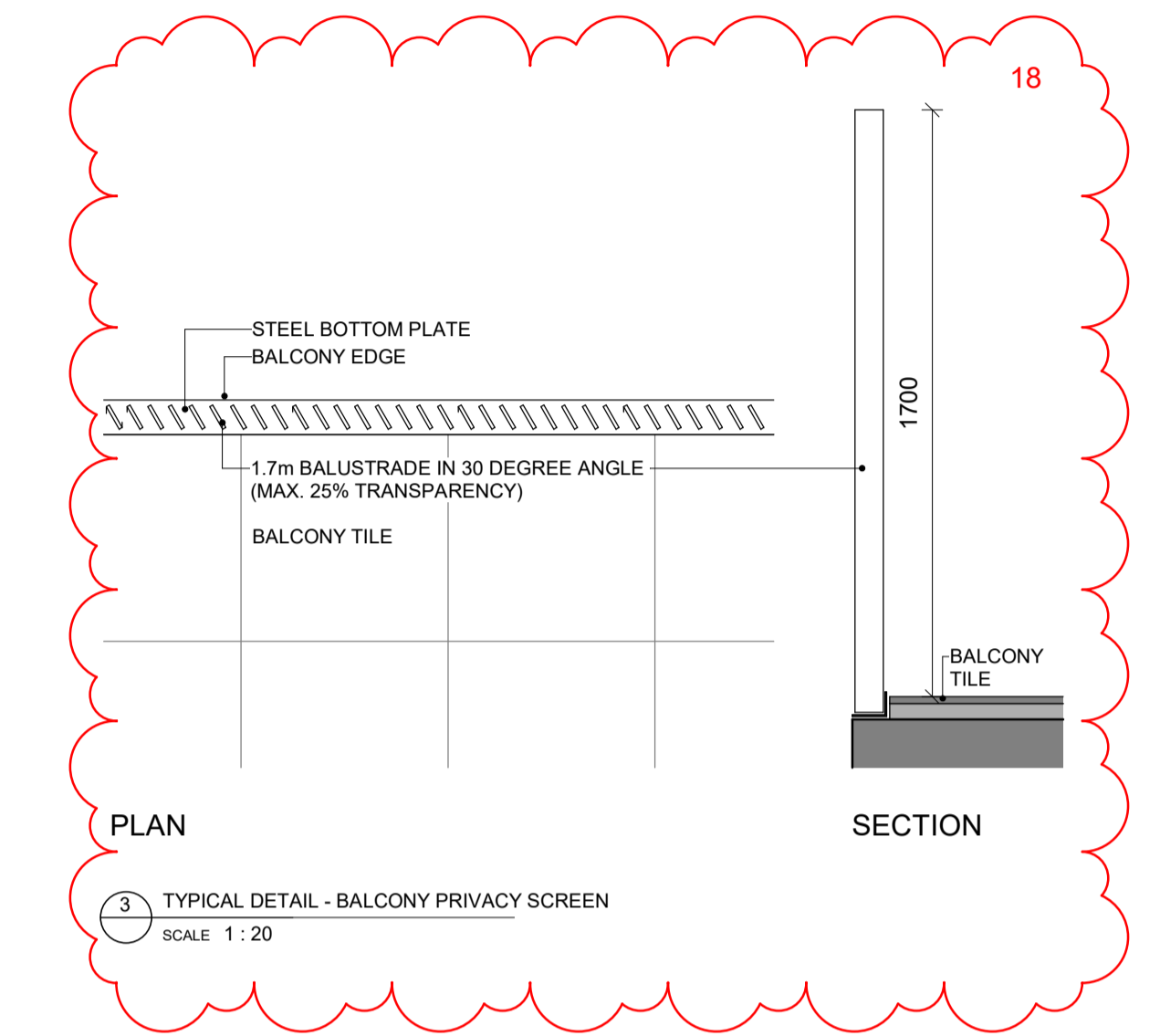




1 SECTION - BB  
SCALE 1:100



2 SECTION - CC  
SCALE 1:100



3 TYPICAL DETAIL - BALCONY PRIVACY SCREEN  
SCALE 1:20



4 SECTION - EE  
SCALE 1:100

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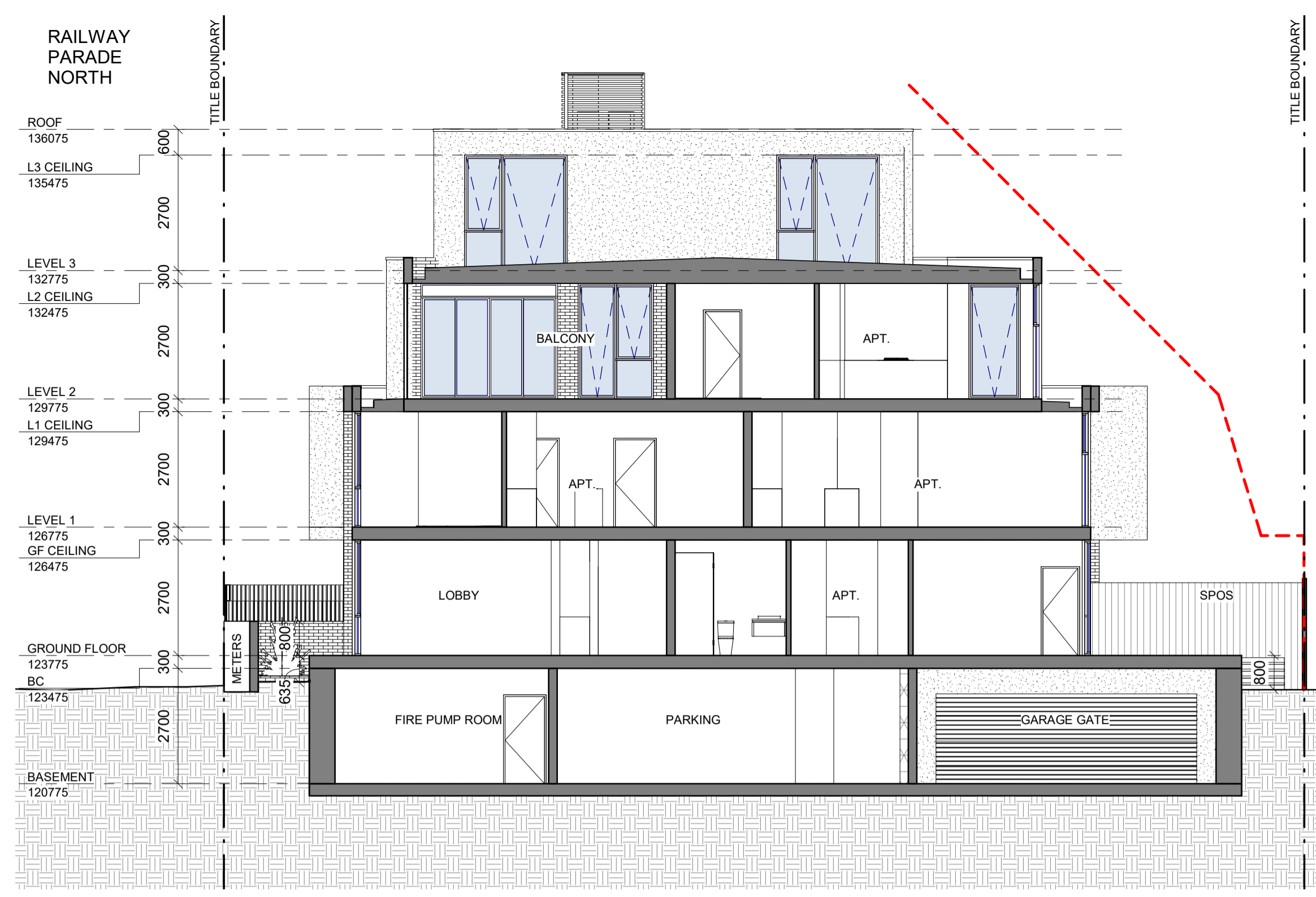
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PROJECT: APARTMENT DEVELOPMENT  
TITL: SECTION 8

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SECTION - DD  
SCALE 1:100



DEMOLITION PLAN  
SCALE 1:200

SHADOW DIAGRAM - SEP 22nd 9AM  
SCALE 1:200

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PROJECT APARTMENT DEVELOPMENT  
 TITL SHADOW ANALYSIS 01 & DEMOLITION PLAN & SECTION

DRAWING NO. **TP-14** REVISION NO. **A**  
 DATE 2019-06-27  
 SCALE As indicated  
 DRAWN BY VL  
 JOB NO. 0947  
 CAD NO. 0947 - TP-14  
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1 SHADOW DIAGRAM - SEP 22nd 10AM  
SCALE 1:200

2 SHADOW DIAGRAM - SEP 22nd 11AM  
SCALE 1:200

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**PROJECT** APARTMENT DEVELOPMENT  
**TITLE** SHADOW ANALYSIS 02

**DRAWING NO.** TP-15 **REVISION NO.** A  
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1 SHADOW DIAGRAM - SEP 22nd 12PM  
SCALE 1:200

2 SHADOW DIAGRAM - SEP 22nd 1PM  
SCALE 1:200

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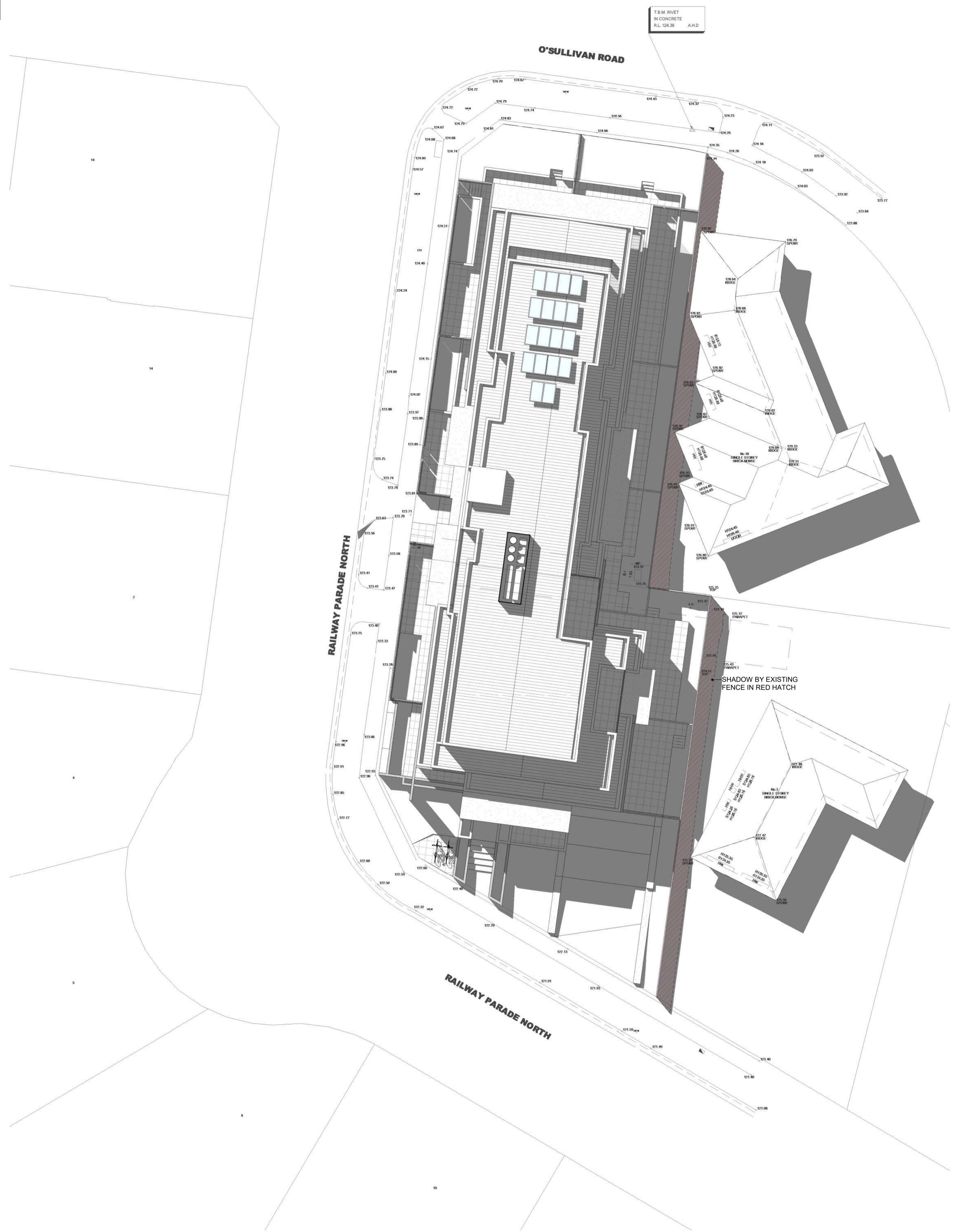
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**PROJECT** APARTMENT DEVELOPMENT  
**TITLE** SHADOW ANALYSIS 03

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**SCALE** 1:200  
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1 SHADOW DIAGRAM - SEP 22nd 2PM  
SCALE 1 : 200



2 SHADOW DIAGRAM - SEP 22nd 3PM  
SCALE 1 : 200

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6. GARDEN AREA DIAGRAM DELETED

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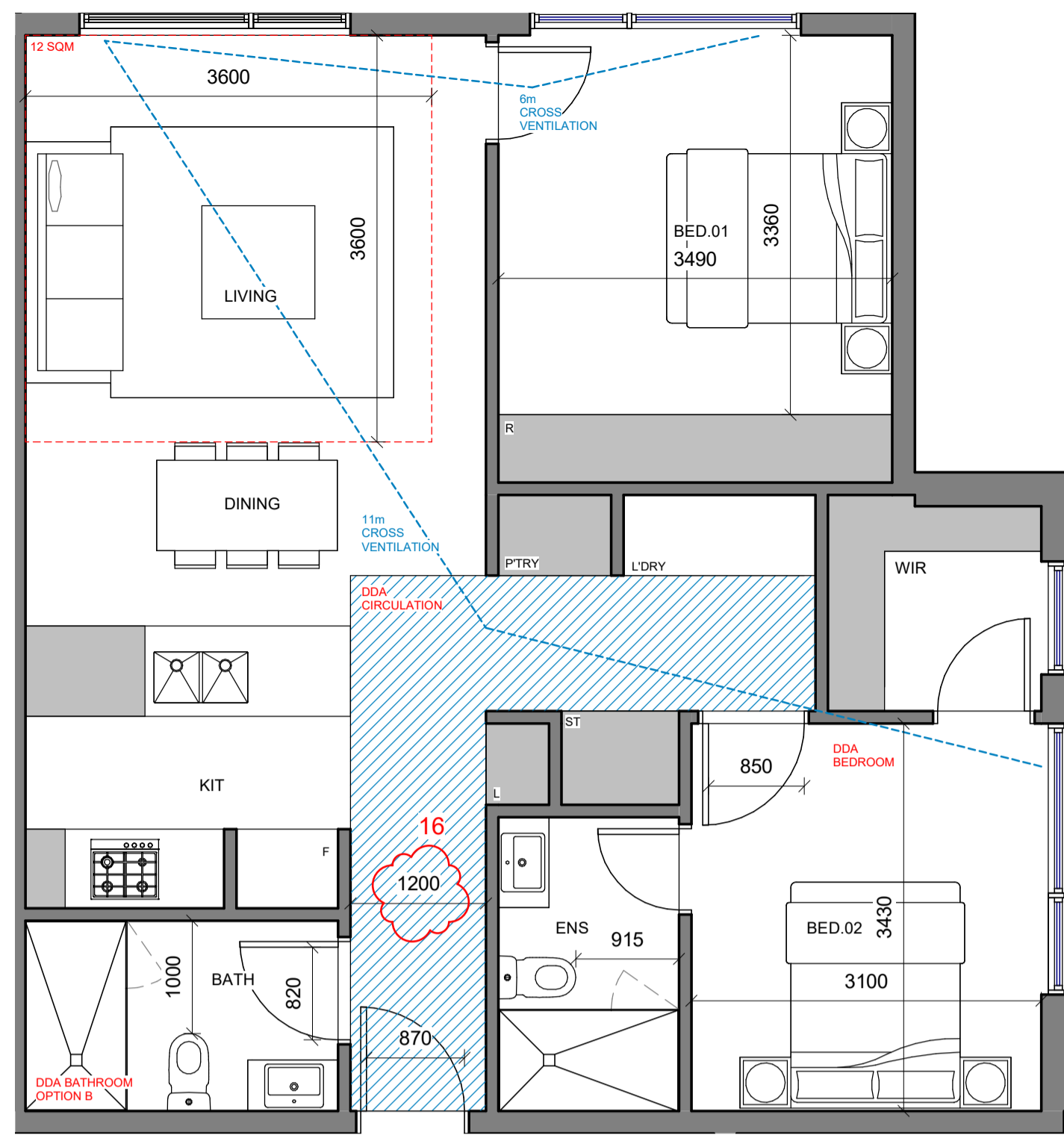
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**PROJECT** APARTMENT DEVELOPMENT  
**TITLE** SHADOW ANALYSIS 04

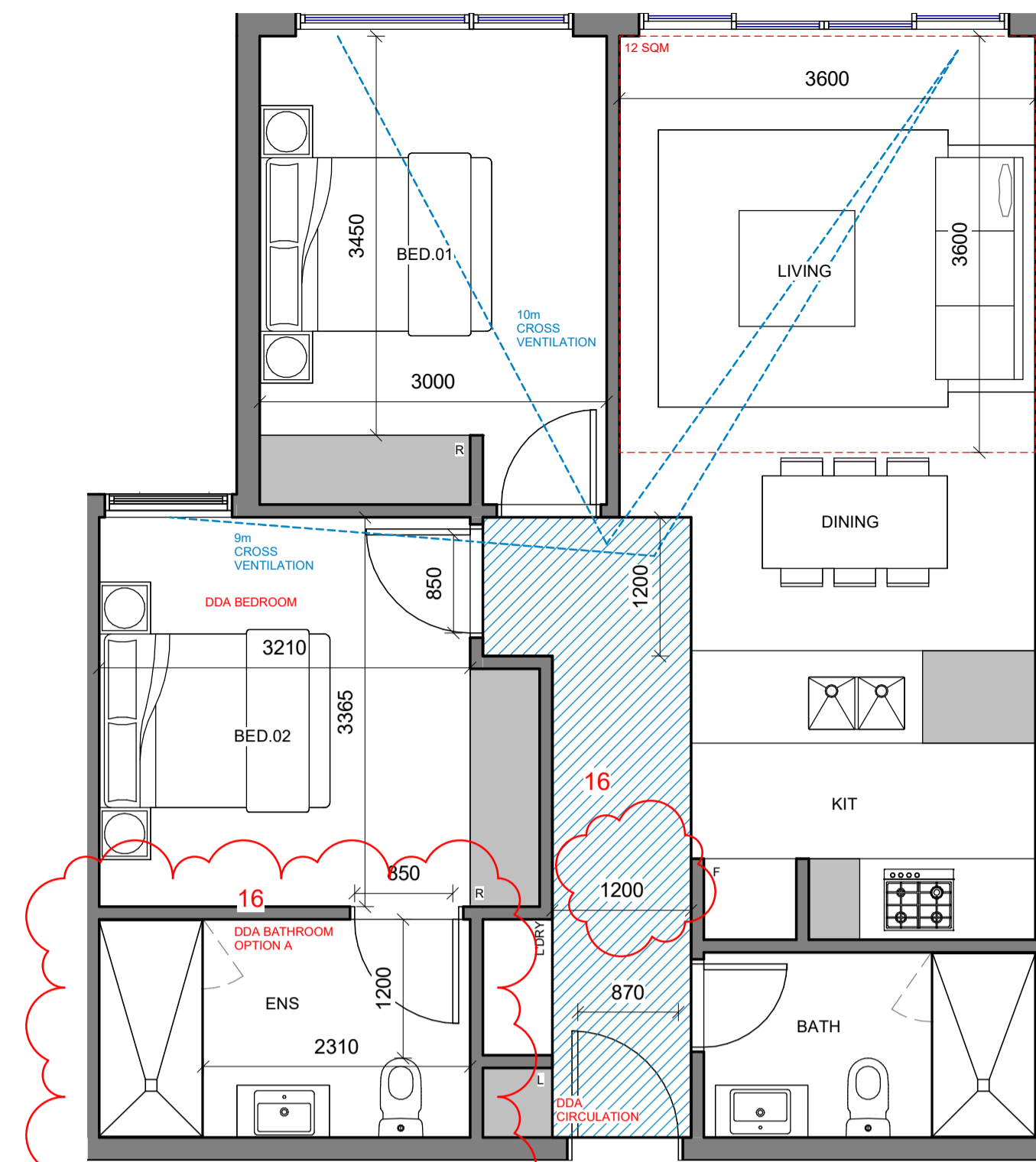
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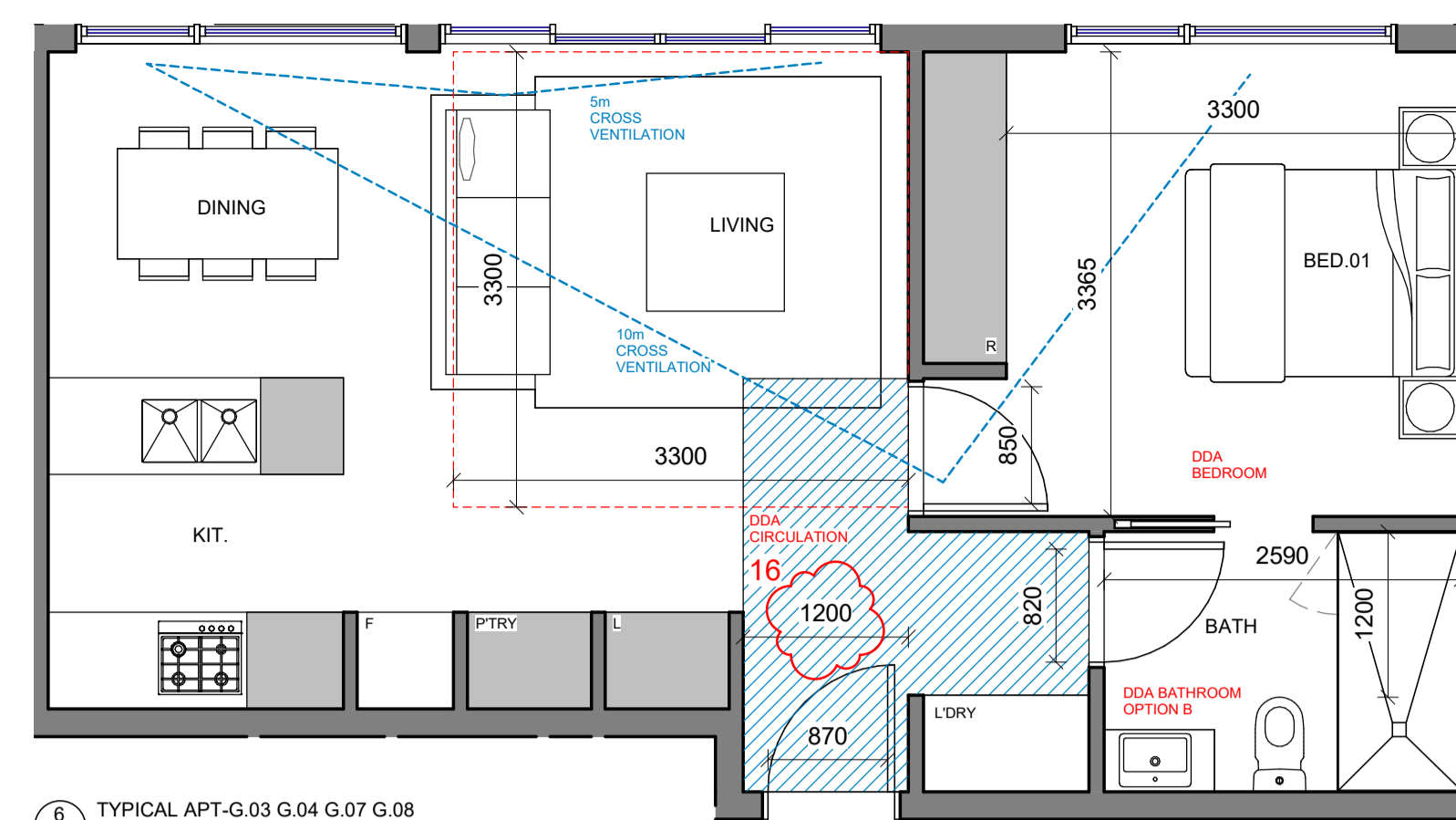




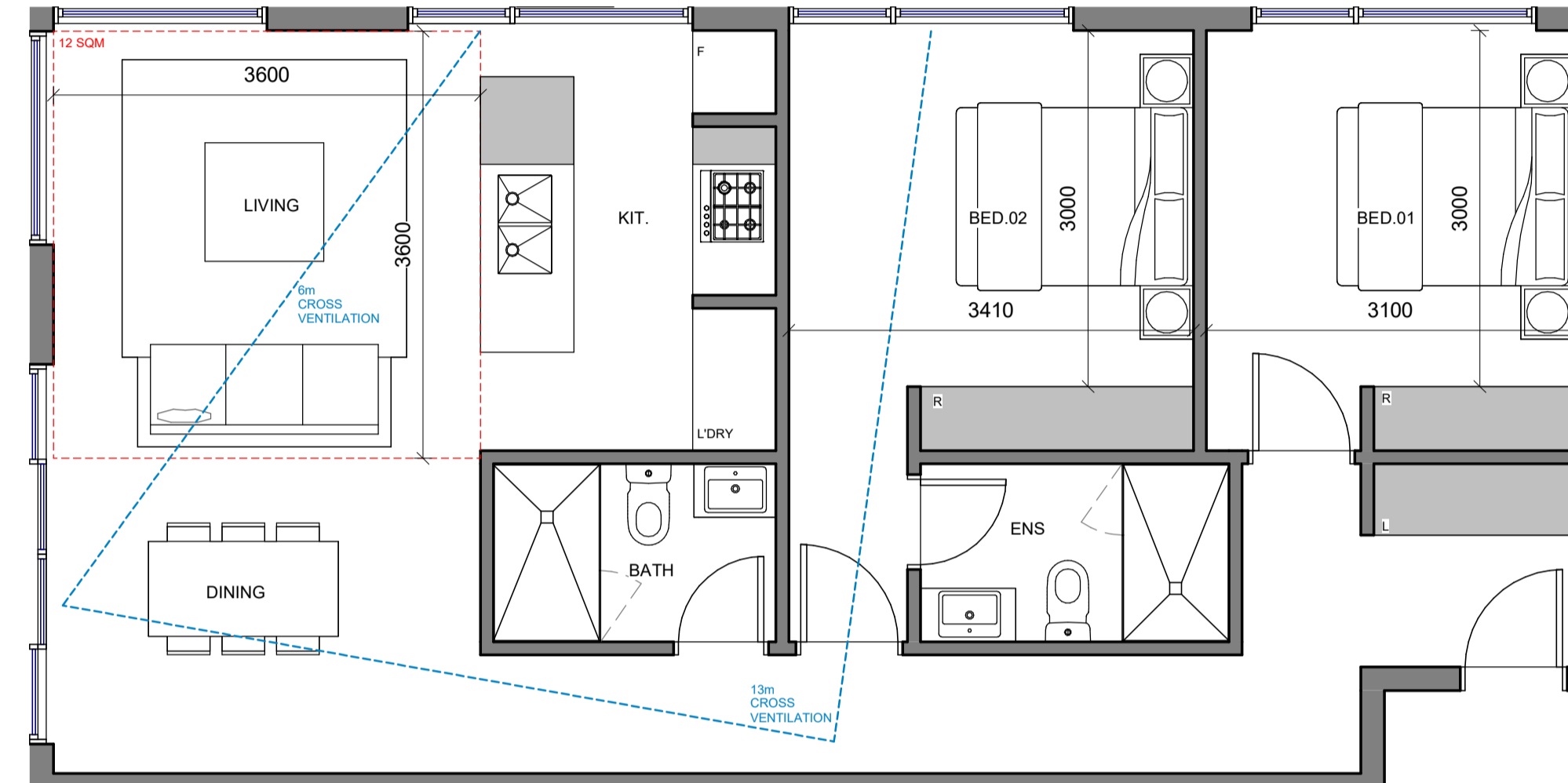
4 TYPICAL APT-G.01  
SCALE 1 : 50  
INTERNAL STORAGE AREA(IN GREY) = 17 cubic m  
EXTERNAL STORAGE SHED(GF) = 4 cubic m  
TOITAL = 21 cubic m



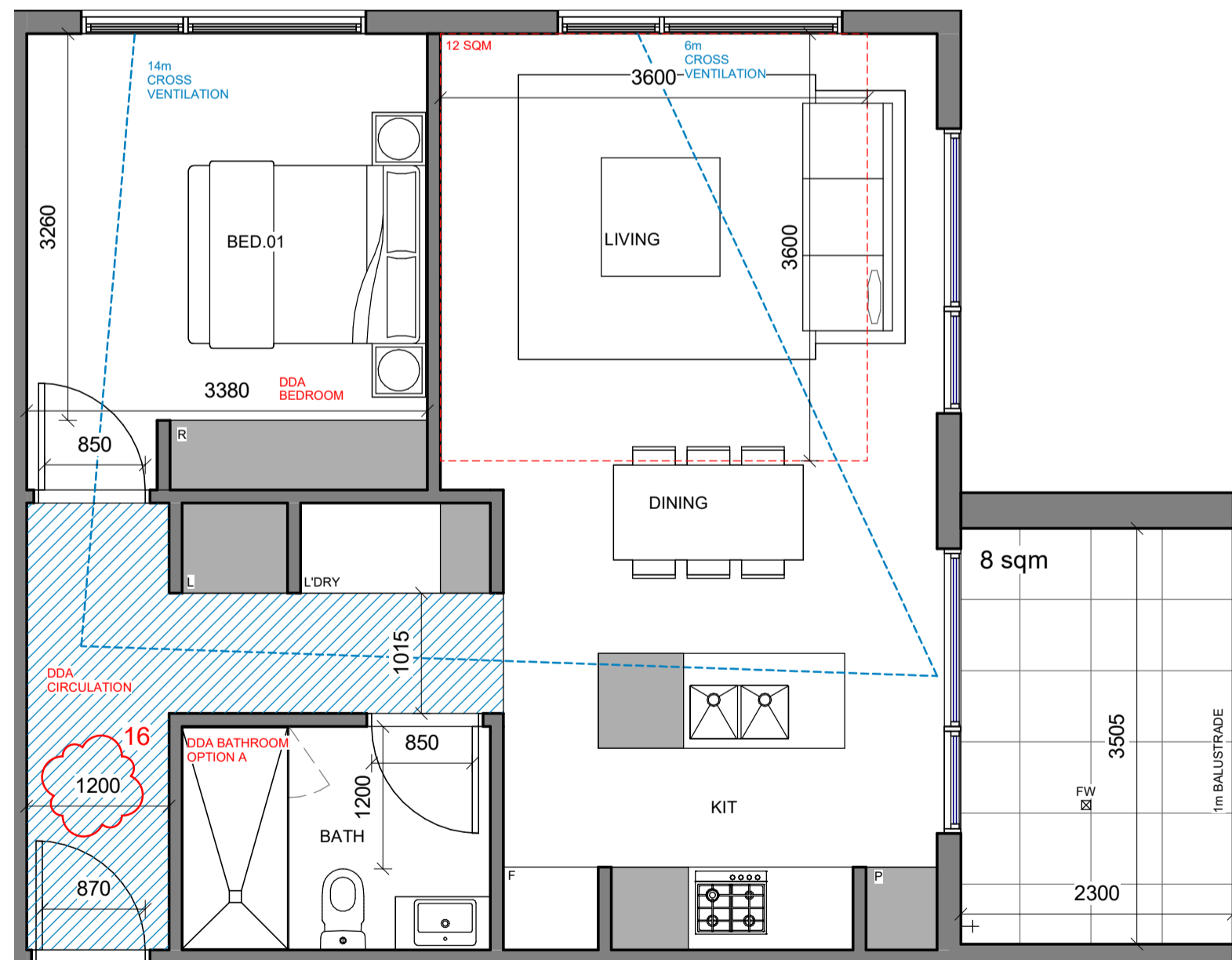
5 TYPICAL APT-G.02  
SCALE 1 : 50  
INTERNAL STORAGE AREA(IN GREY) = 10 cubic m  
EXTERNAL STORAGE SHED(GF) = 4 cubic m  
TOITAL = 14 cubic m



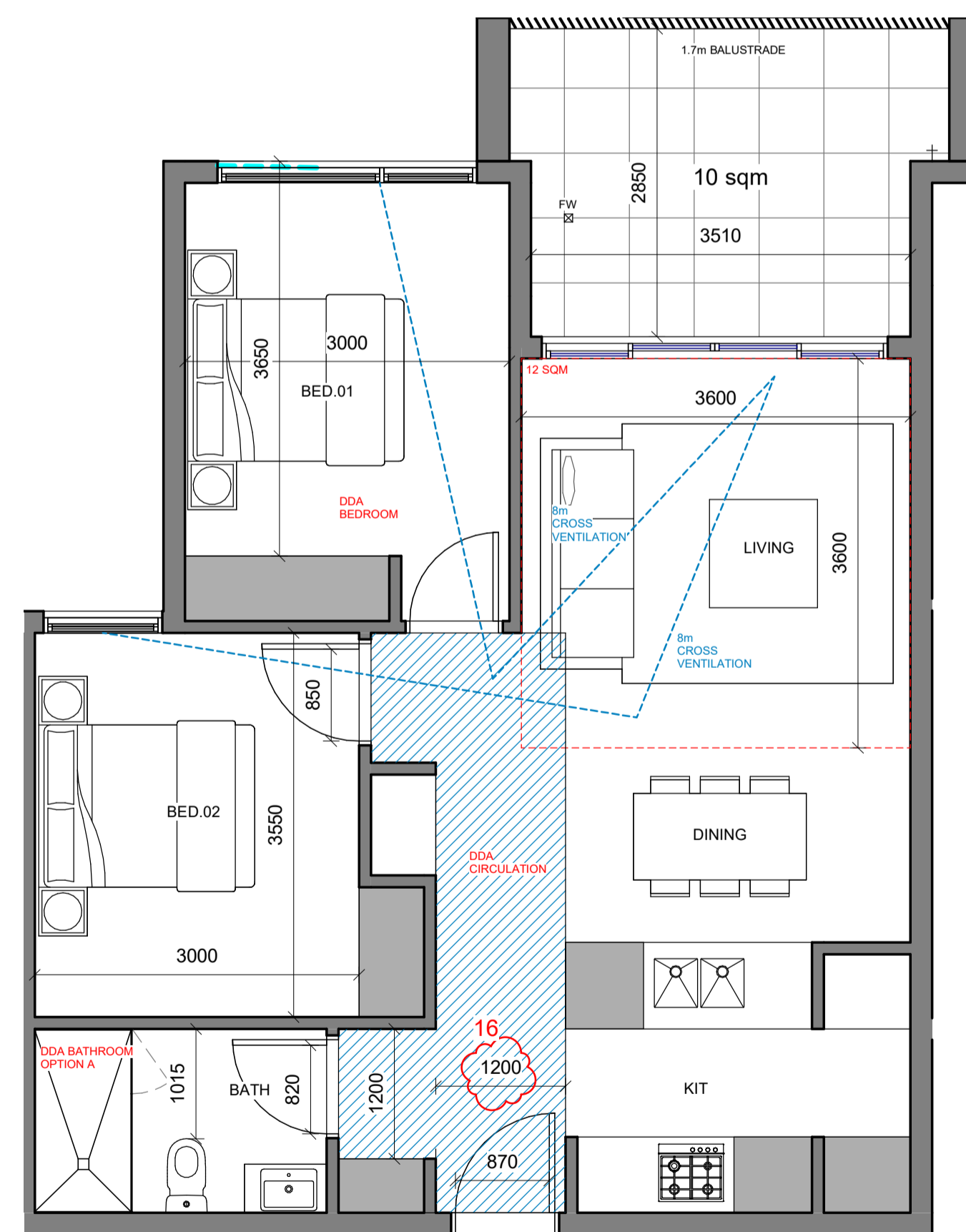
6 TYPICAL APT-G.03 G.04 G.07 G.08  
SCALE 1 : 50  
INTERNAL STORAGE AREA(IN GREY) = 11 cubic m  
EXTERNAL STORAGE SHED(GF) = 4 cubic m  
TOITAL = 15 cubic m  
G.03 & G.04  
INTERNAL STORAGE AREA(IN GREY) = 11 cubic m  
EXTERNAL STORAGE SHED(GF) = 0 cubic m  
TOITAL = 11 cubic m  
G.07 & G.08



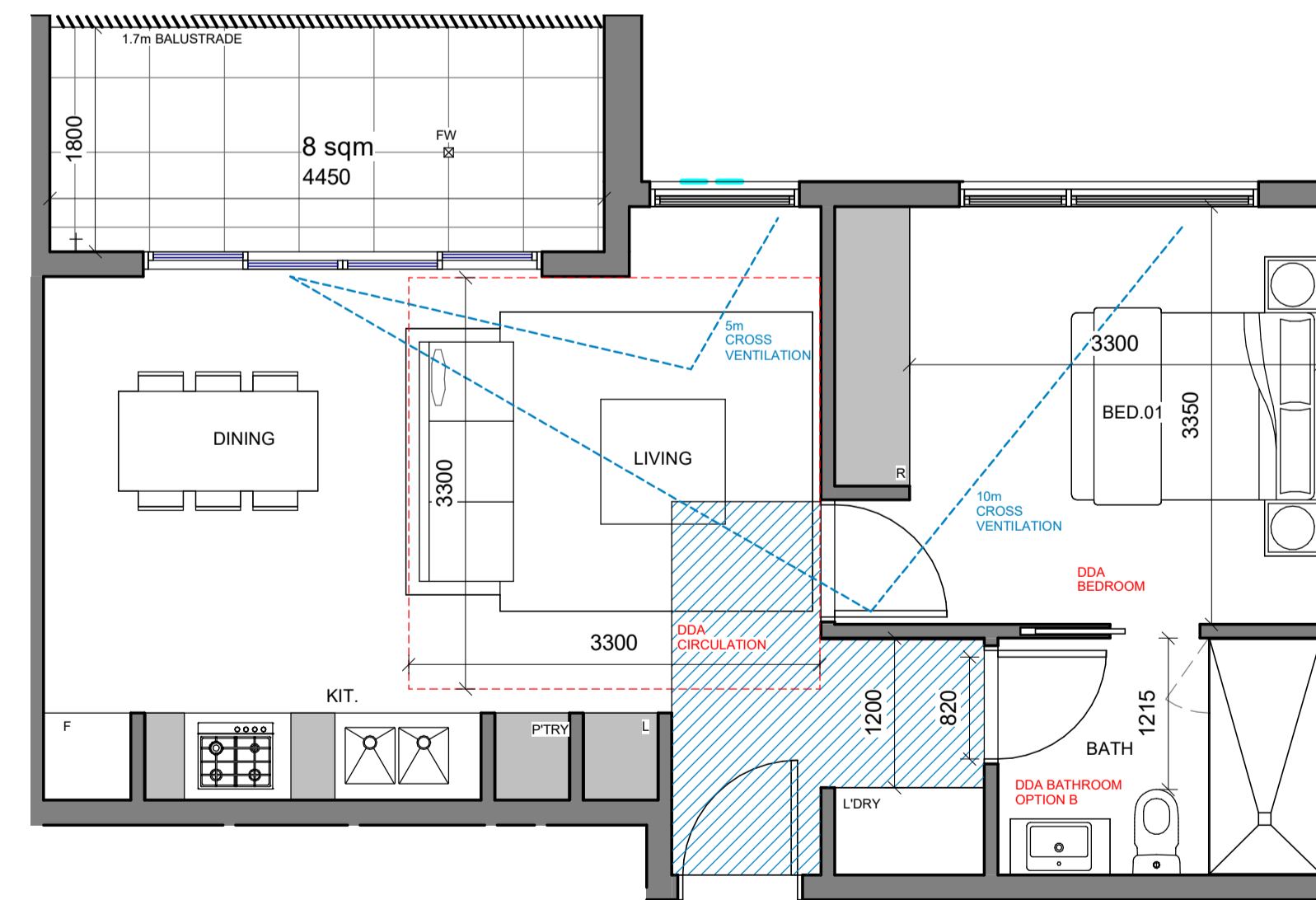
7 TYPICAL APT-G.05 G.06  
SCALE 1 : 50  
INTERNAL STORAGE AREA(IN GREY) = 10 cubic m  
EXTERNAL STORAGE SHED(GF) = 4 cubic m  
TOITAL = 14 cubic m



2 TYPICAL APT-1.01  
SCALE 1 : 50  
INTERNAL STORAGE AREA(IN GREY) = 10 cubic m  
EXTERNAL STORAGE SHED(GF) = 6 cubic m  
TOITAL = 16 cubic m



1 TYPICAL APT-1.02  
SCALE 1 : 50  
INTERNAL STORAGE AREA(IN GREY) = 10 cubic m  
EXTERNAL STORAGE SHED(GF) = 6 cubic m  
TOITAL = 16 cubic m



3 TYPICAL APT-1.03 1.04 1.07  
SCALE 1 : 50  
INTERNAL STORAGE AREA(IN GREY) = 7 cubic m  
EXTERNAL STORAGE SHED(GF) = 6 cubic m  
TOITAL = 13 cubic m

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4.LIVING ROOM & BED ROOM DIMENTIONED  
5.BALCONY DIMENTIONED + AREA  
17.BREEZE PATH IN BLUE DASH

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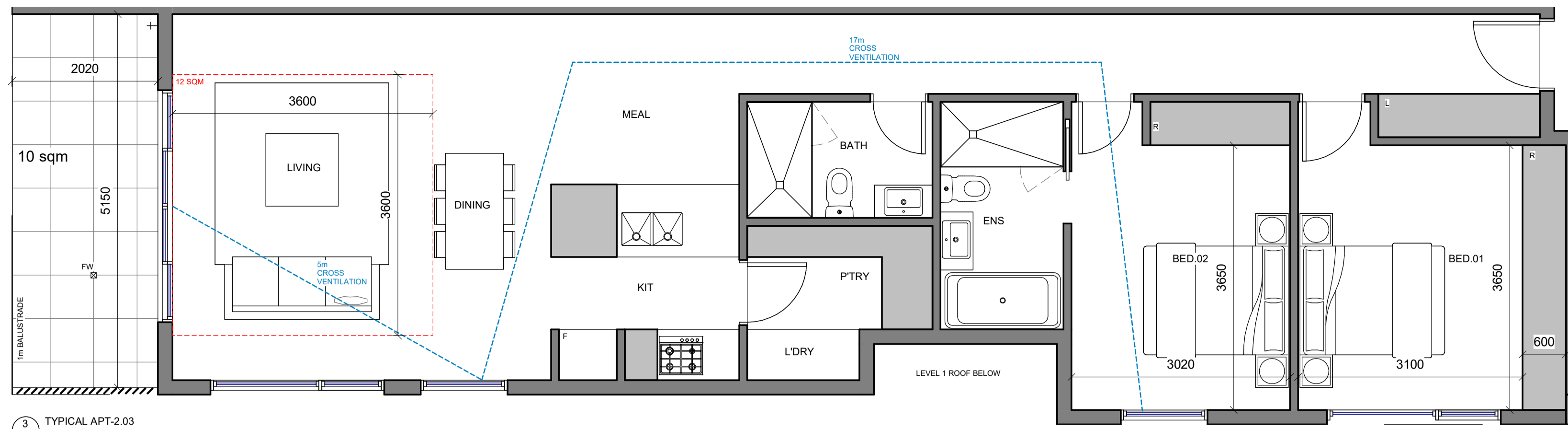
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TITL APARTMENT PLAN - TYPICAL

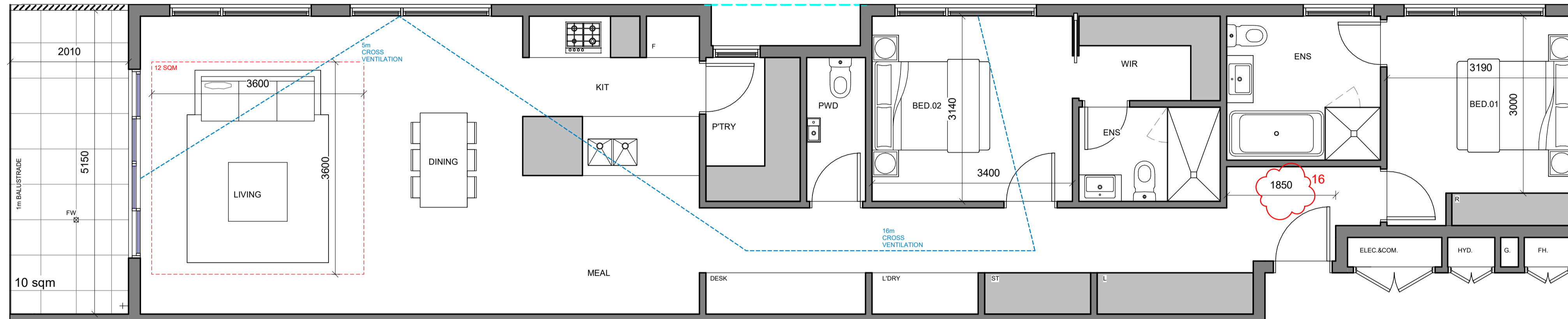
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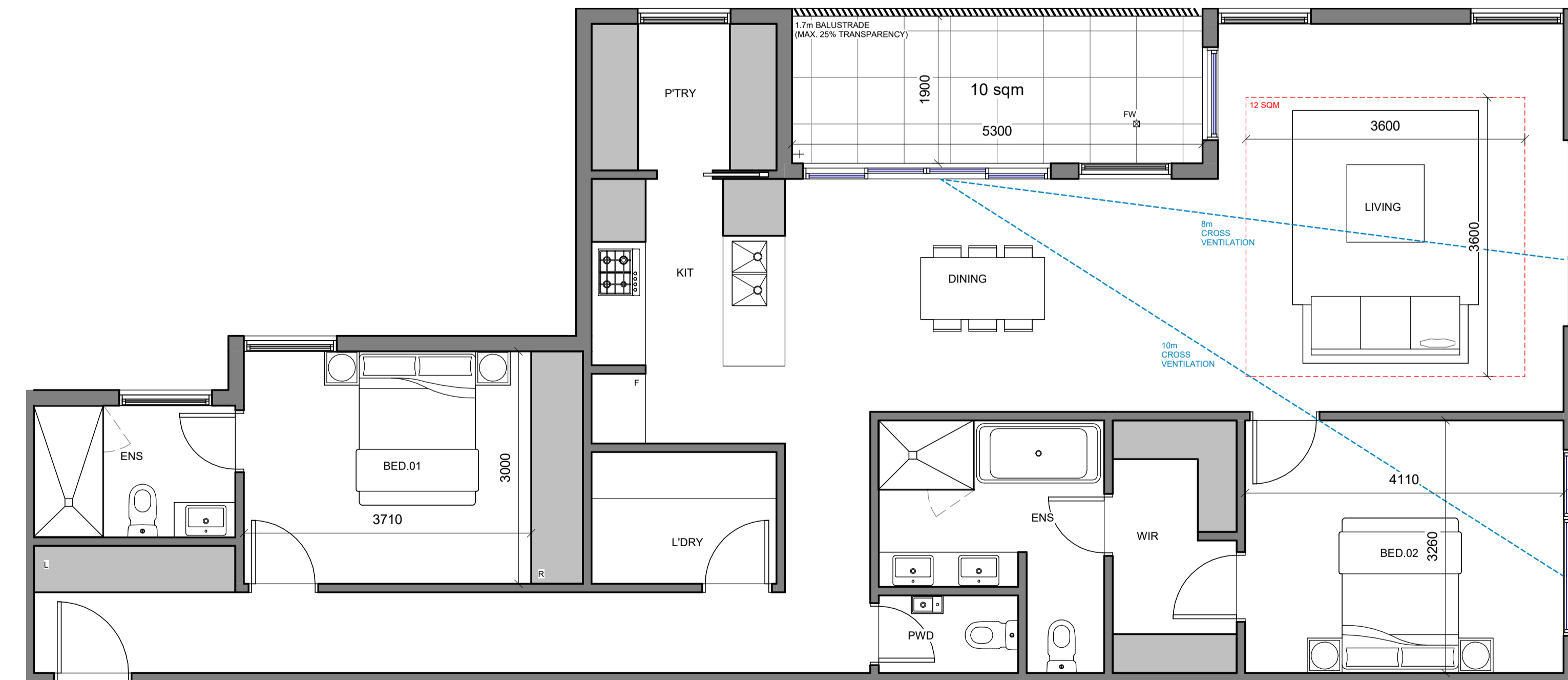
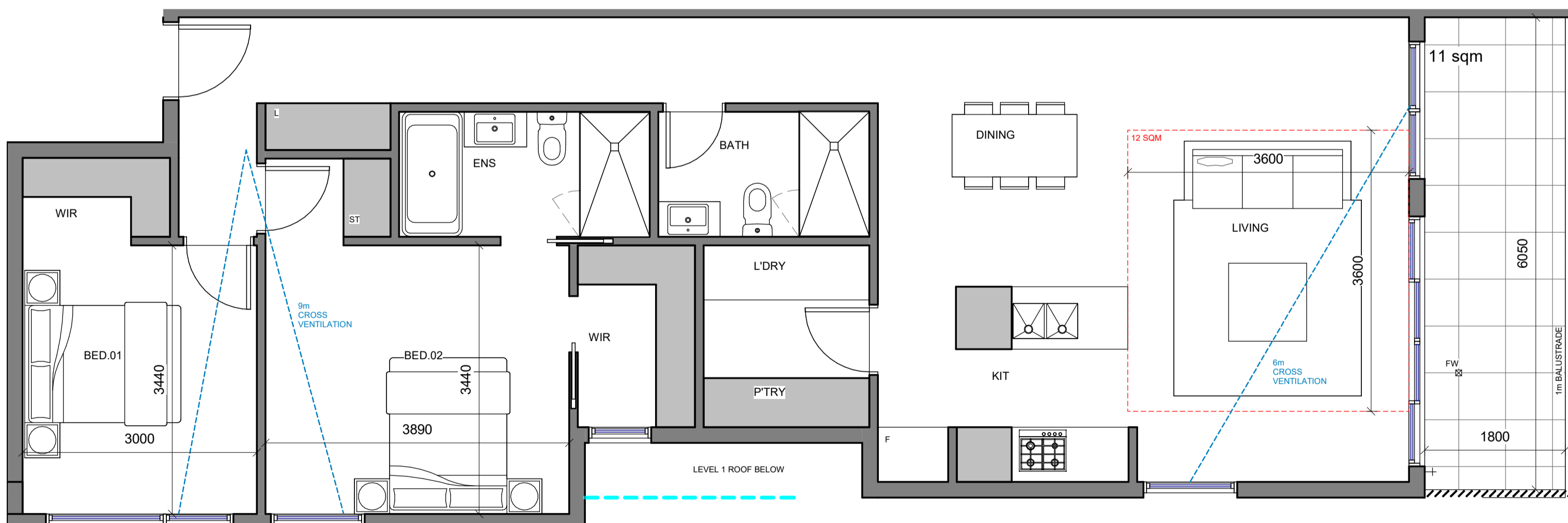




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4 TYPICAL APT-2.04  
SCALE 1 : 50  
INTERNAL STORAGE AREA(IN GREY) = 17 cubic m  
EXTERNAL STORAGE SHED(GF) = 0 cubic m  
TOITAL = 17 cubic m



1 TYPICAL APT-2.01  
SCALE 1 : 50  
INTERNAL STORAGE AREA(IN GREY) = 21 cubic m  
EXTERNAL STORAGE SHED(GF) = 0 cubic m  
TOITAL = 21 cubic m

4. LIVING ROOM & BED ROOM DIMENTIONED  
5. BALCONY DIMENTIONED + AREA  
17. BREEZE PATH IN BLUE DASH

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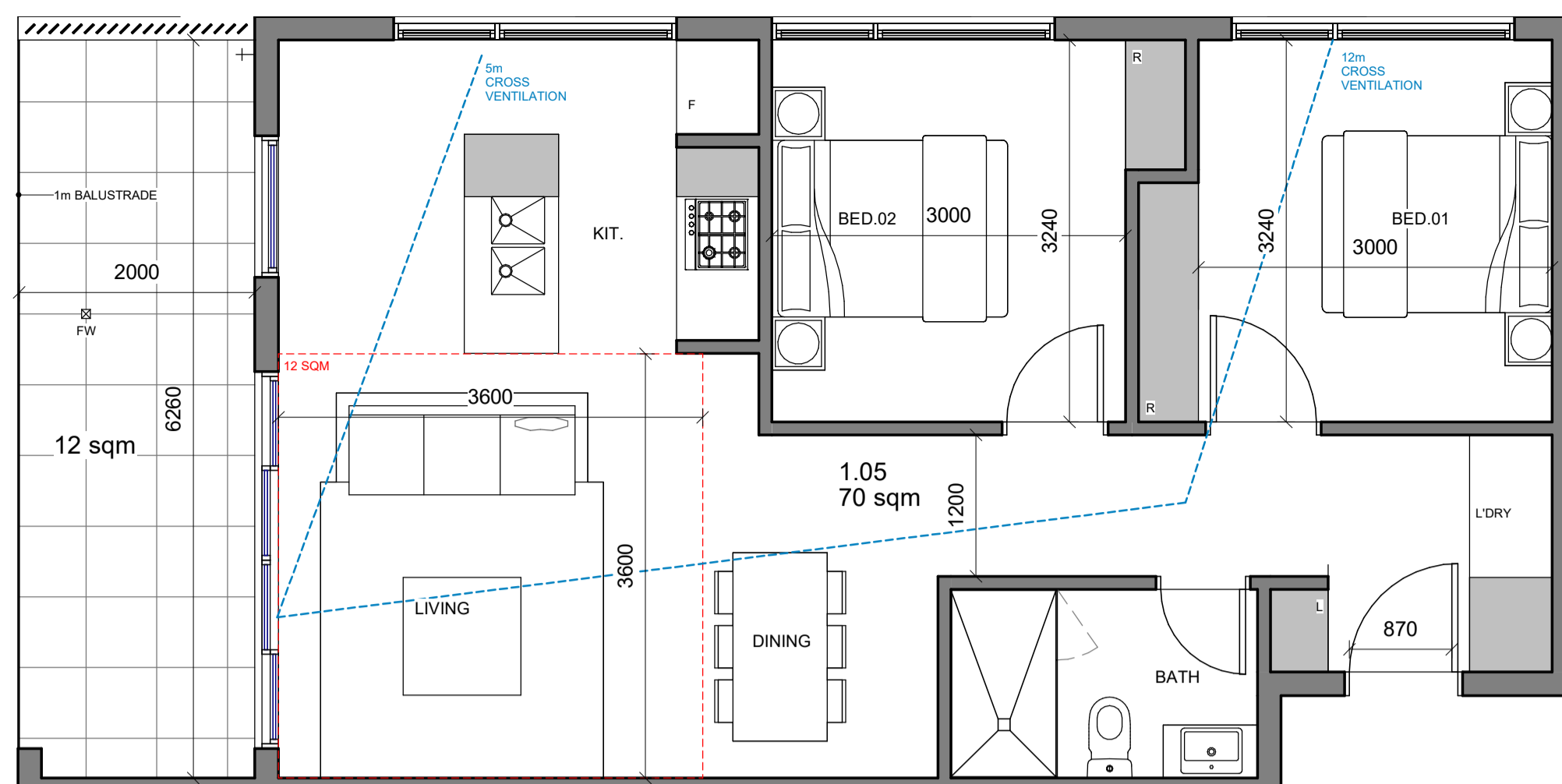
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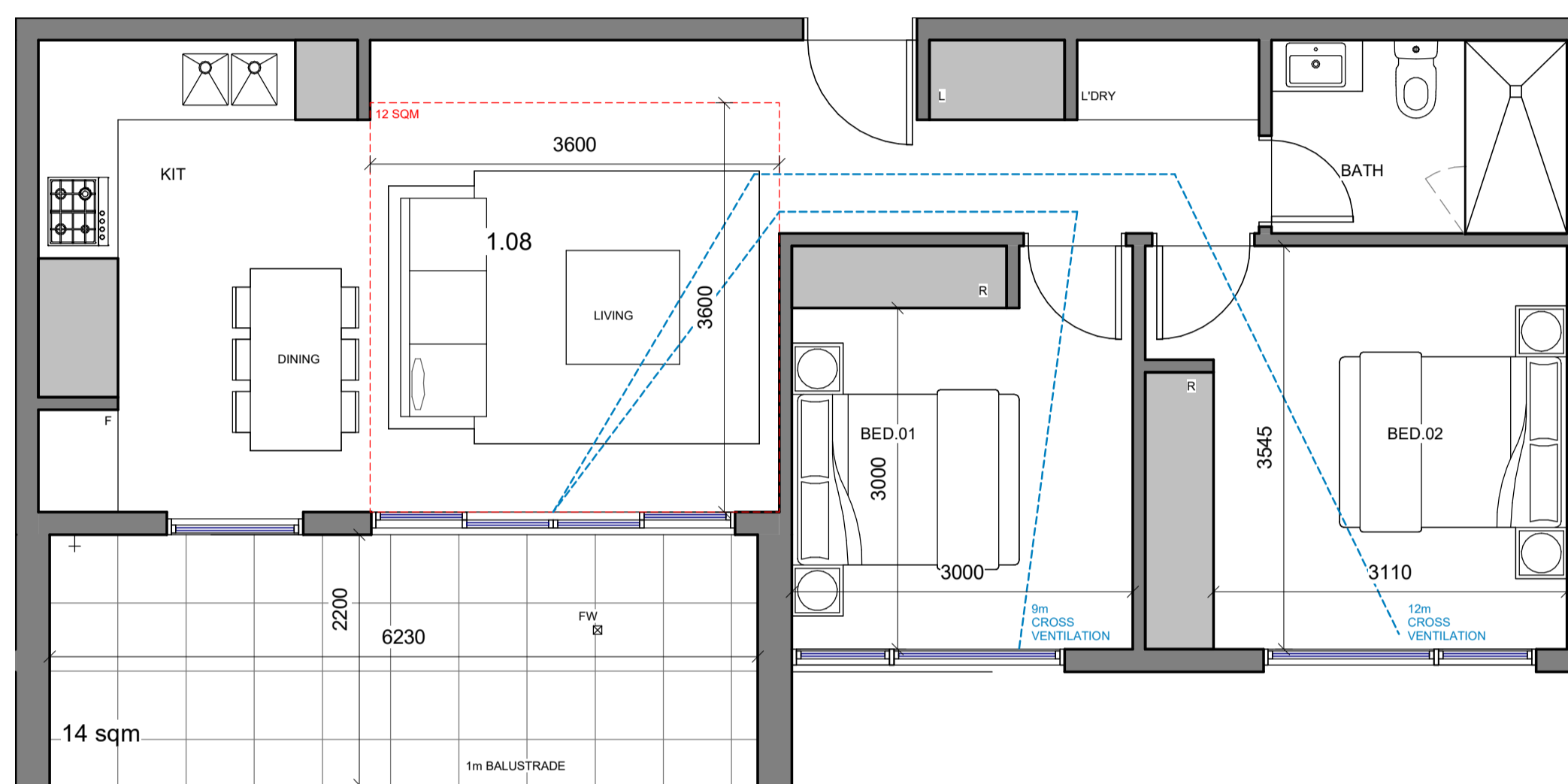
PROJECT APARTMENT  
DEVELOPMENT  
TITL APARTMENT PLAN -  
TYPICAL

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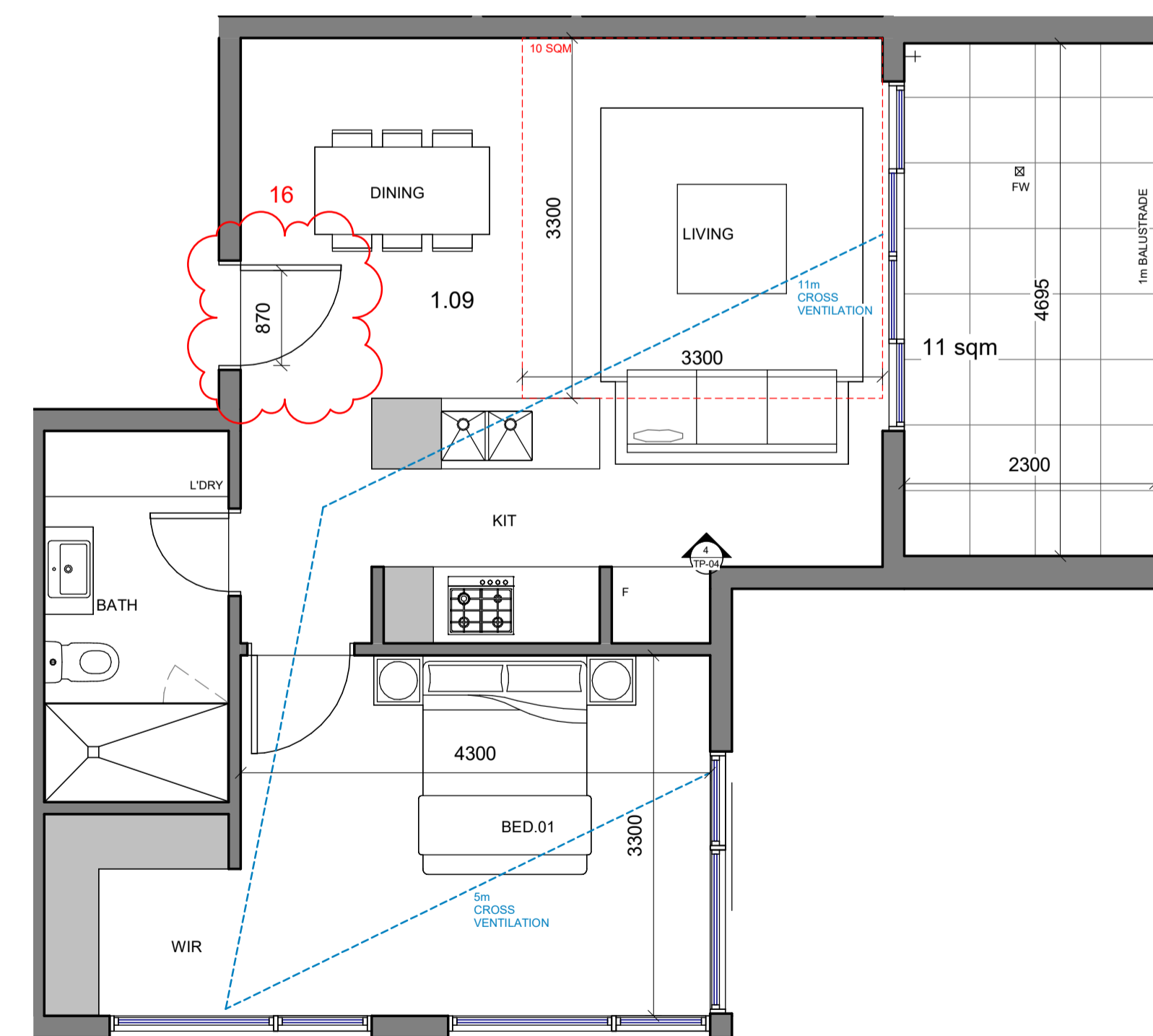




1 TYPICAL APT-1.05  
SCALE 1:50  
INTERNAL STORAGE AREA(IN GREY) = 9 cubic m  
EXTERNAL STORAGE SHED(GF) = 5 cubic m  
TOITAL = 14 cubic m

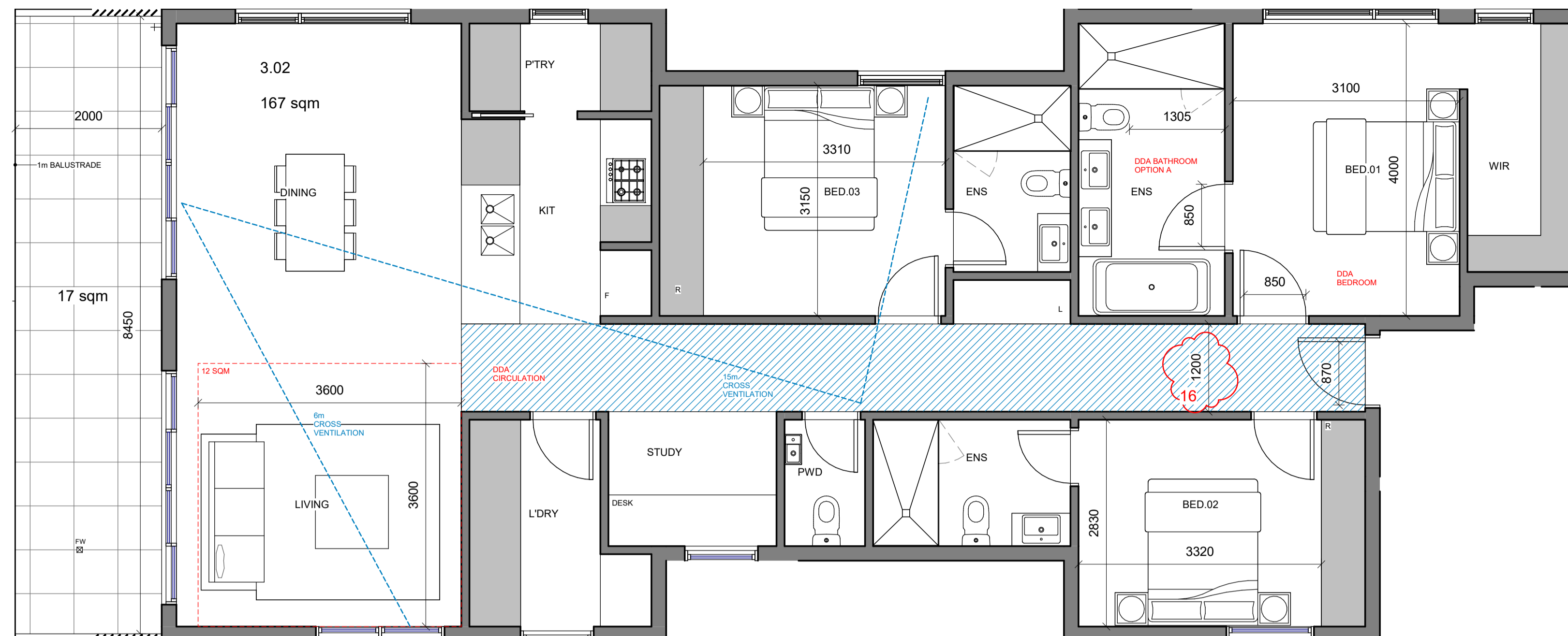


2 TYPICAL APT-1.08  
SCALE 1:50  
INTERNAL STORAGE AREA(IN GREY) = 11 cubic m  
EXTERNAL STORAGE SHED(GF) = 12 cubic m  
TOITAL = 23 cubic m

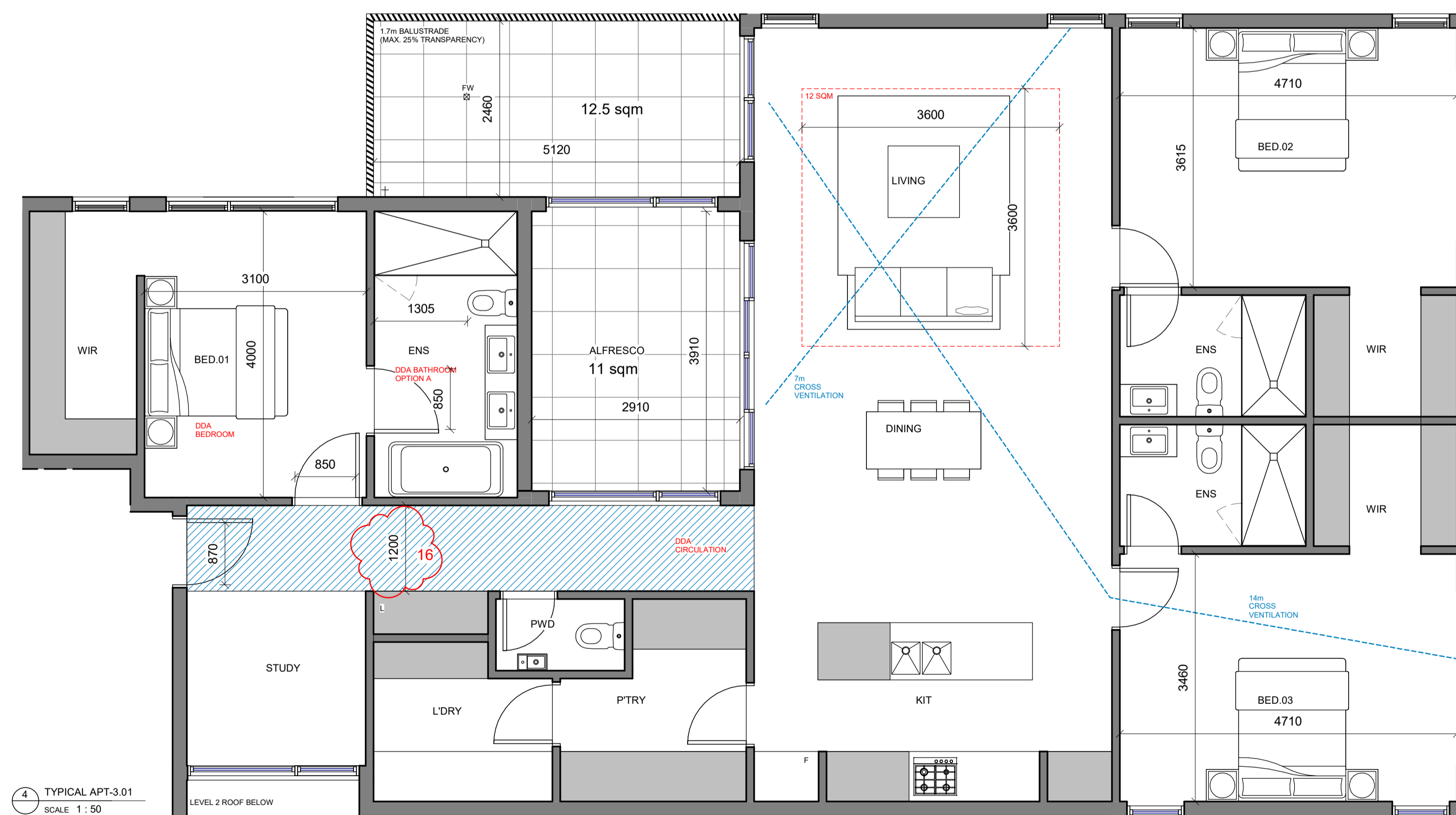


3 TYPICAL APT-1.09  
SCALE 1:50  
INTERNAL STORAGE AREA(IN GREY) = 5 cubic m  
EXTERNAL STORAGE SHED(GF) = 12 cubic m  
TOITAL = 17 cubic m

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5 TYPICAL APT-3.02  
SCALE 1:50  
INTERNAL STORAGE AREA(IN GREY) = 24 cubic m  
EXTERNAL STORAGE SHED(GF) = 13 cubic m  
TOITAL = 37 cubic m



4 TYPICAL APT-3.01  
SCALE 1:50  
INTERNAL STORAGE AREA(IN GREY) = 31 cubic m  
EXTERNAL STORAGE SHED(GF) = 13 cubic m  
TOITAL = 44 cubic m

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 5. BALCONY DIMENTIONED + AREA  
 17. BREEZE PATH IN BLUE DASH

NO.	DATE	REVISION	BY

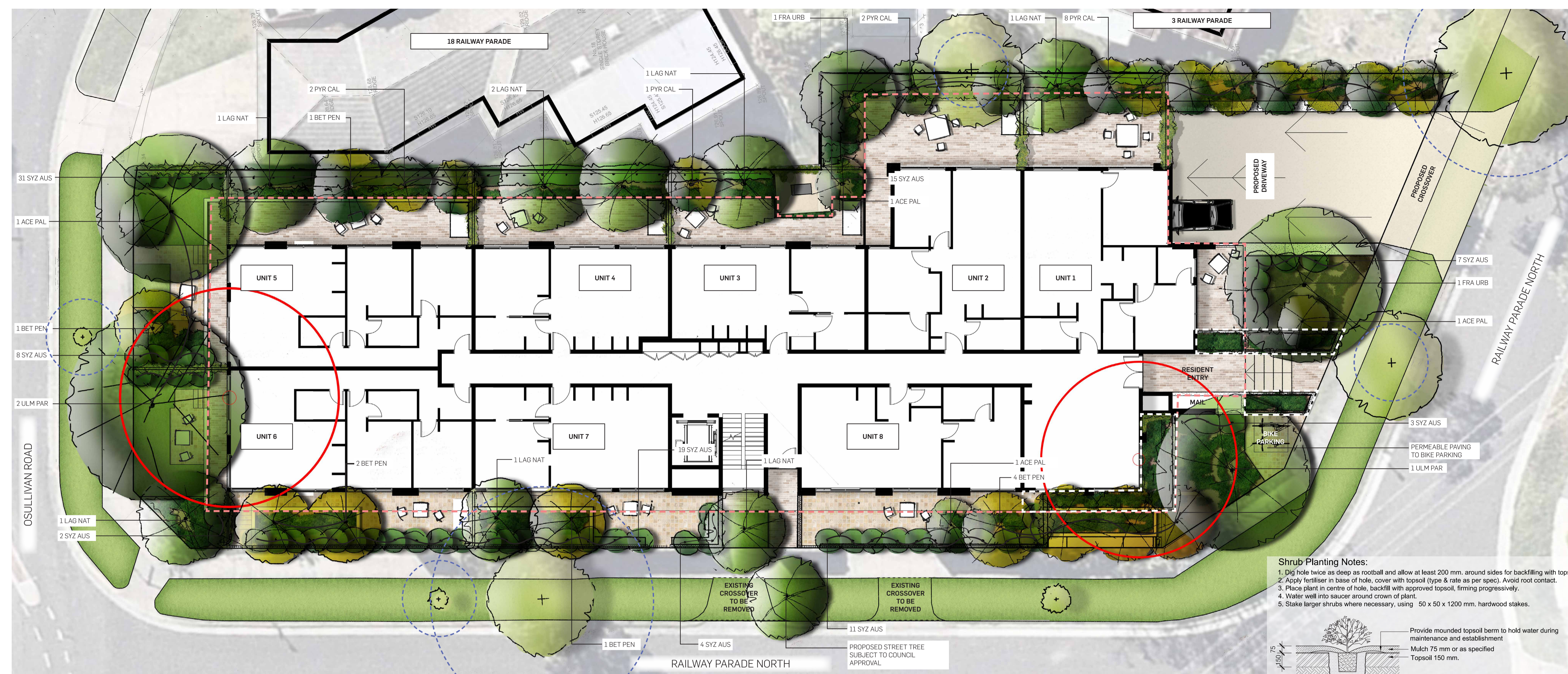
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PROJECT: APARTMENT DEVELOPMENT  
 TITL: APARTMENT PLAN - TYPICAL

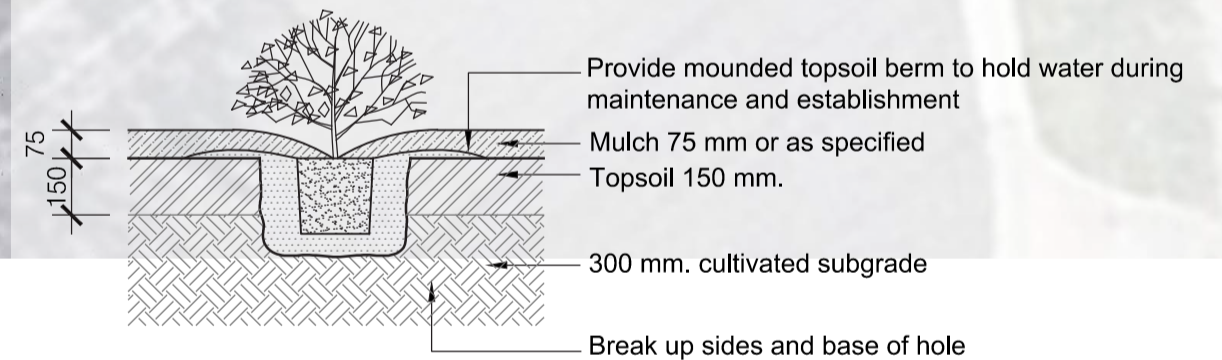
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**Shrub Planting Notes:**

1. Dig hole twice as deep as rootball and allow at least 200 mm. around sides for backfilling with topsoil.
2. Apply fertiliser in base of hole, cover with topsoil (type & rate as per spec). Avoid root contact.
3. Place plant in centre of hole, backfill with approved topsoil, firming progressively.
4. Water well into saucer around crown of plant.
5. Stake larger shrubs where necessary, using 50 x 50 x 1200 mm. hardwood stakes.



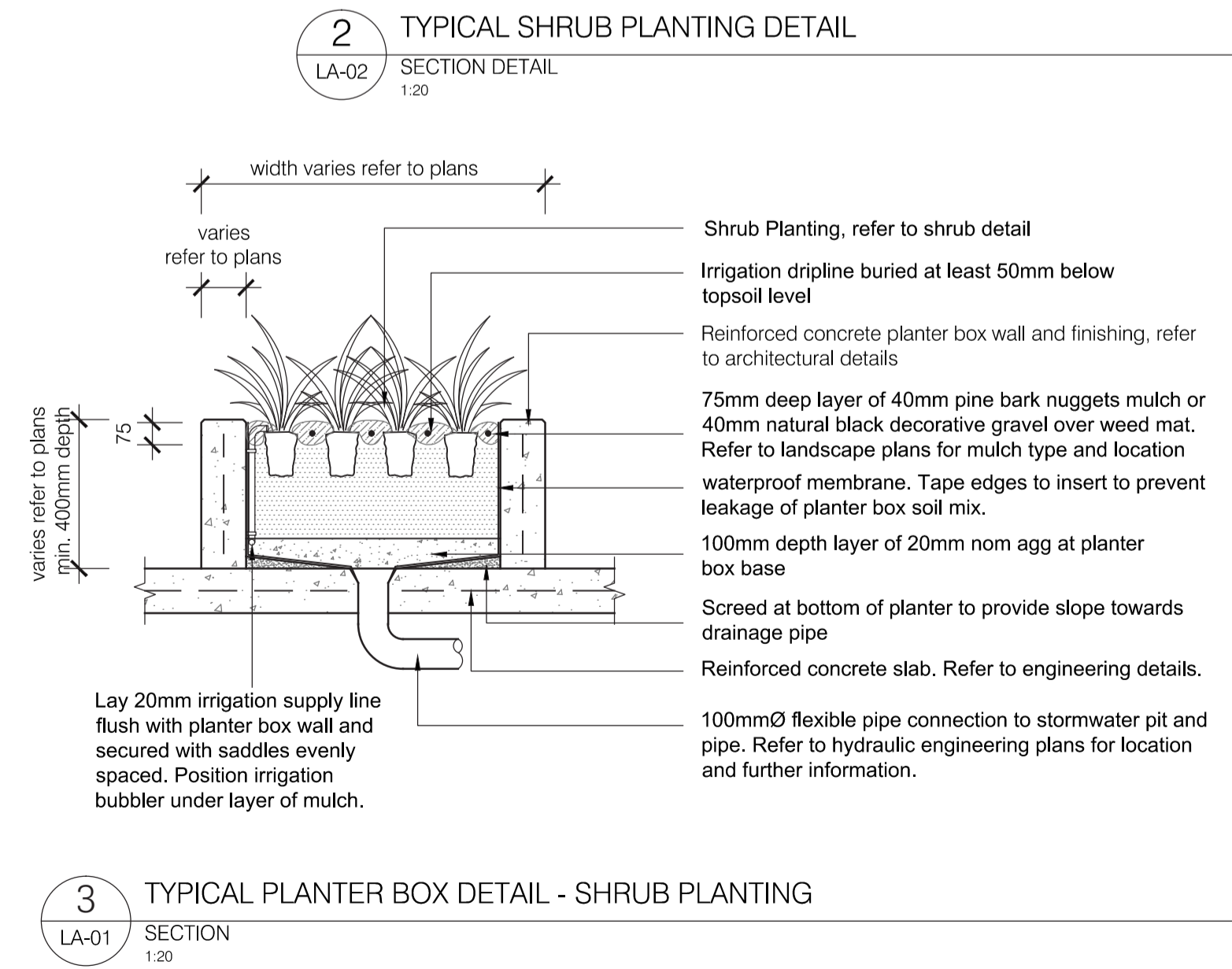
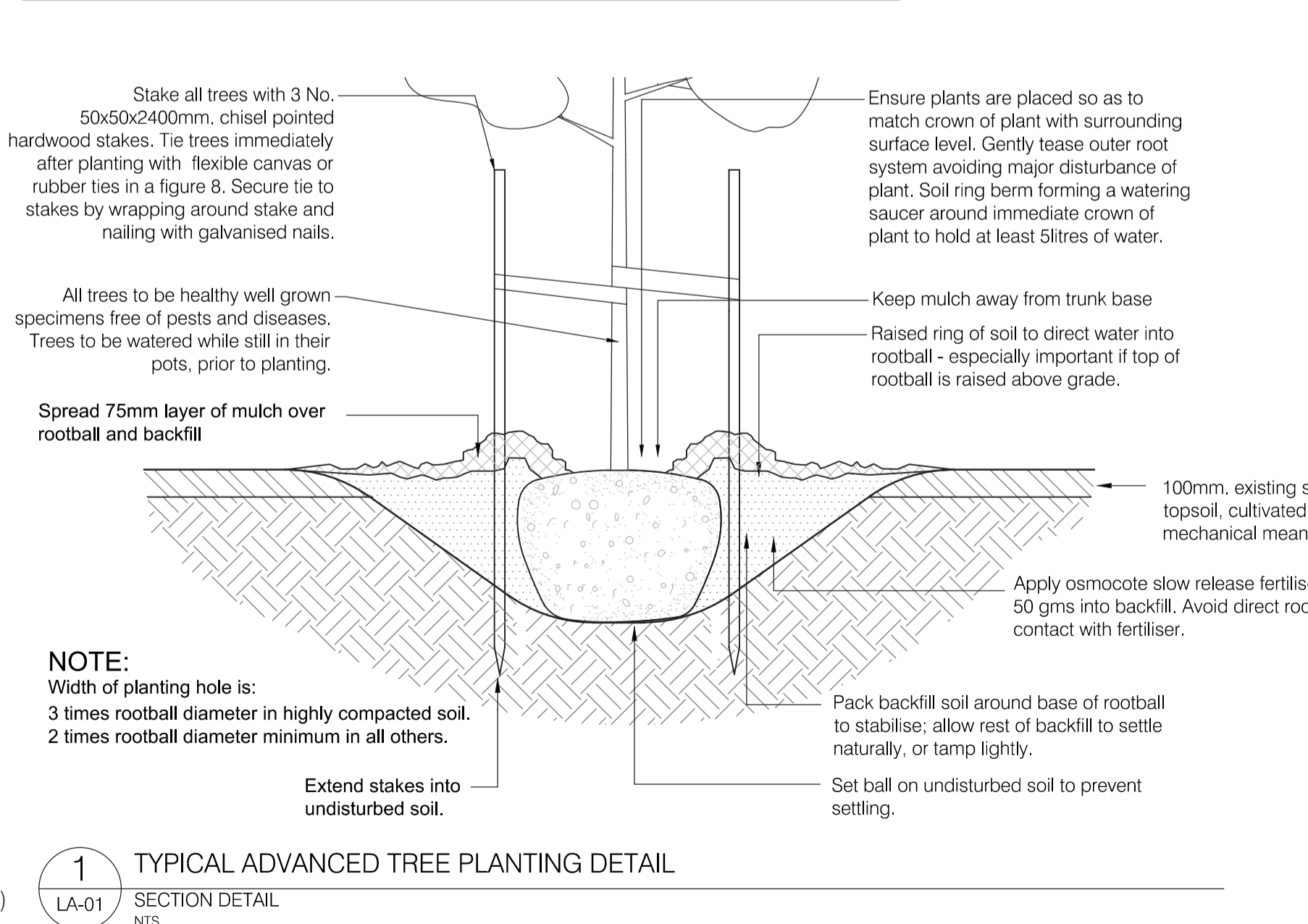
**SUGGESTED PLANTING SCHEDULE**

Code	Botanical Name	Common name	Pot / Installation size	Size at maturity (HxW)	Density (per m <sup>2</sup> )	Qty
<b>TREES</b>						
ACE pal	<i>Acer palmatum</i>	Japanese Maple	45L pot, min 2.5m. ht. 30mm cal.	4m x 4m	as shown	4
BET pen	<i>Betula pendula</i> 'Delacartica'	Silver Birch	45L pot, min 2.5m. ht. 30mm cal.	20m x 3m	as shown	9
FRA urb	<i>Fraxinus</i> 'Urbanite'	Urbanite Ash	45L pot, min 2.5m. ht. 30mm cal.	15m x 8m	as shown	2
LAG nat	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez'	Crepe Myrtle	45L pot, min 2.5m. ht. 30mm cal.	8m x 6m	as shown	9
PYR cal	<i>Pyrus calleryana</i> 'Capital'	Capital Pear	45L pot, min 2.5m. ht. 30mm cal.	11m x 3m	as shown	13
ULM par	<i>Ulmus parvifolia</i> 'Todd' ^	Todd Chinese Elm	45L pot, min 2.5m. ht. 30mm cal.	10m x 11m	as shown	3
						<b>40</b>
<b>LARGE EVERGREEN SHRUBS</b>						
SYZ aus	<i>Syzygium australe</i> 'Pinnacle' #	Express Lilly Pilly	45L / 1.8m	5m x 1.5m	as shown	100
						<b>100</b>
<b>SHRUBS &amp; TUFTING PLANTS (select from species below)</b>						
	<i>Buxus Sempervirens</i> #	English Box	200mm	0.3m x 2.0m		
	<i>Correa reflexa</i> *	Common Correa	200mm	2m x 0.3m		
	<i>Dianella admixta</i> *	Spreading Flax Lily	200mm	0.4m x 0.7m		
	<i>Hakea nodosa</i> *	Yellow Hakea	200mm	1-3m x 1-2m		
	<i>Lomandra longifolia</i> *	Spiny-headed Mat-rish	200mm	0.8m x 0.8m		
	<i>Patersonia occidentalis</i> *	Long Purple-flag	200mm	0.4m x 0.6m		
<b>GROUNDCOVERS &amp; CLIMBERS (select from species below)</b>						
	<i>Brachyscome multifida</i> *	Native Daisy 'Break O Day'	200mm	0.2m x 0.7m		
	<i>Dichondra repens</i> *	Kidney Weed	200mm	spreading		
	<i>Hardenbergia violacea</i> *	Sarsaparilla/Purple Coral Pea	200mm	spreading/climbing		
	<i>Kennedia prostrata</i> *	Running Postmar	200mm	spreading		
	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	200mm	spreading		
	<i>Viola hederacea</i> *	Native Violet	200mm	0.5m x 0.5m		

**LEGEND:**

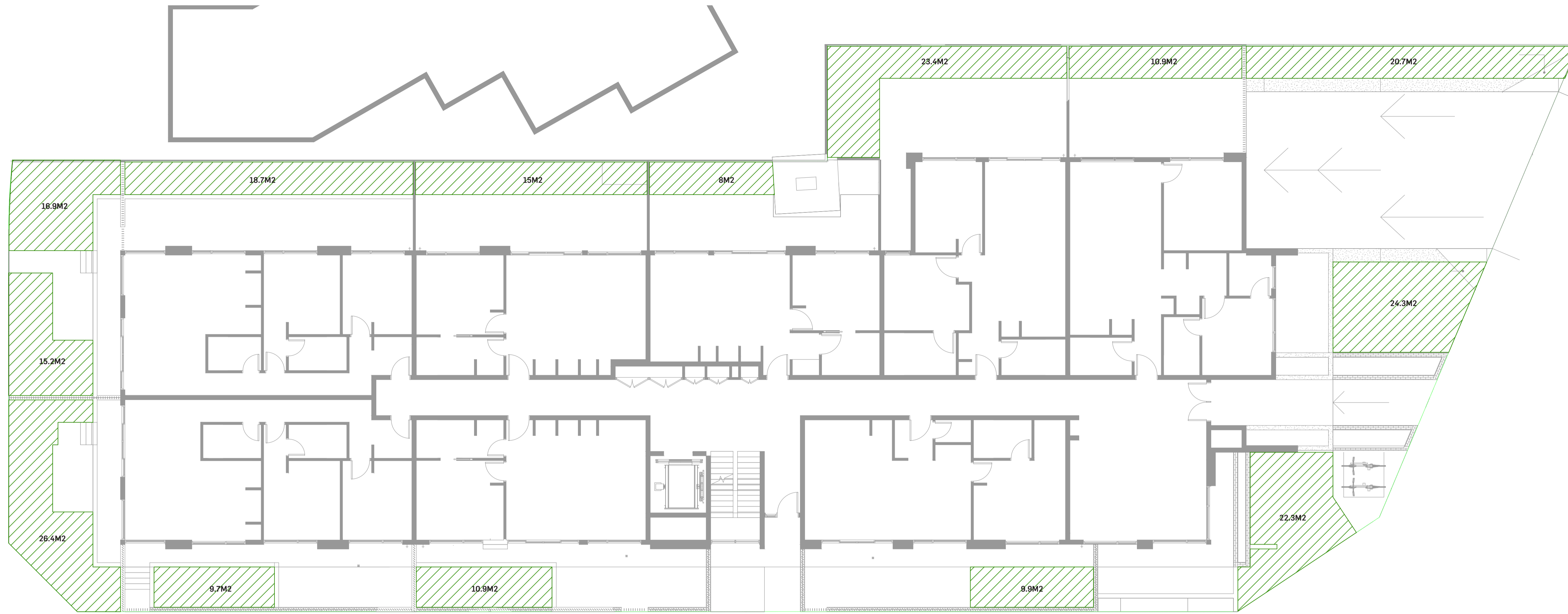
- PROPOSED TREES
- EXISTING TREES WITH TREE PROTECTION ZONES TO BE PROTECTED AND RETAINED REFER TO ARBORIST'S ASSESSMENT
- TREES REMOVED
- PROPOSED LARGE SCREENING SHRUBS (SYZIGIUM) IN MULCHED AND IRRIGATED GARDEN
- PROPOSED SHRUBS AND GROUNDCOVERS IN MULCHED AND IRRIGATED GARDEN
- PROPOSED CLIMBERS IN MULCHED AND IRRIGATED GARDEN BEDS
- PROPOSED CONCRETE DRIVEWAY TO FUTURE DETAIL
- PROPOSED FEATURE PAVING 1 TO FUTURE DETAIL
- PROPOSED FEATURE PAVING 2 (PERMEABLE PAVING OVER NATURAL GROUND) TO FUTURE DETAIL
- PROPOSED RETAINING WALL TO FUTURE DETAIL
- PROPOSED RAISED PLANTER BED
- LINE OF BASEMENT BELOW

**DETAILS:**





**DEEP SOIL PLANTING AREAS:**



**LEGEND:**

xx.xM<sup>2</sup> DEEP SOIL PLANTING AREAS (MINIMUM 3M WIDTH)

**TOTAL AREA: 233.3M<sup>2</sup>**

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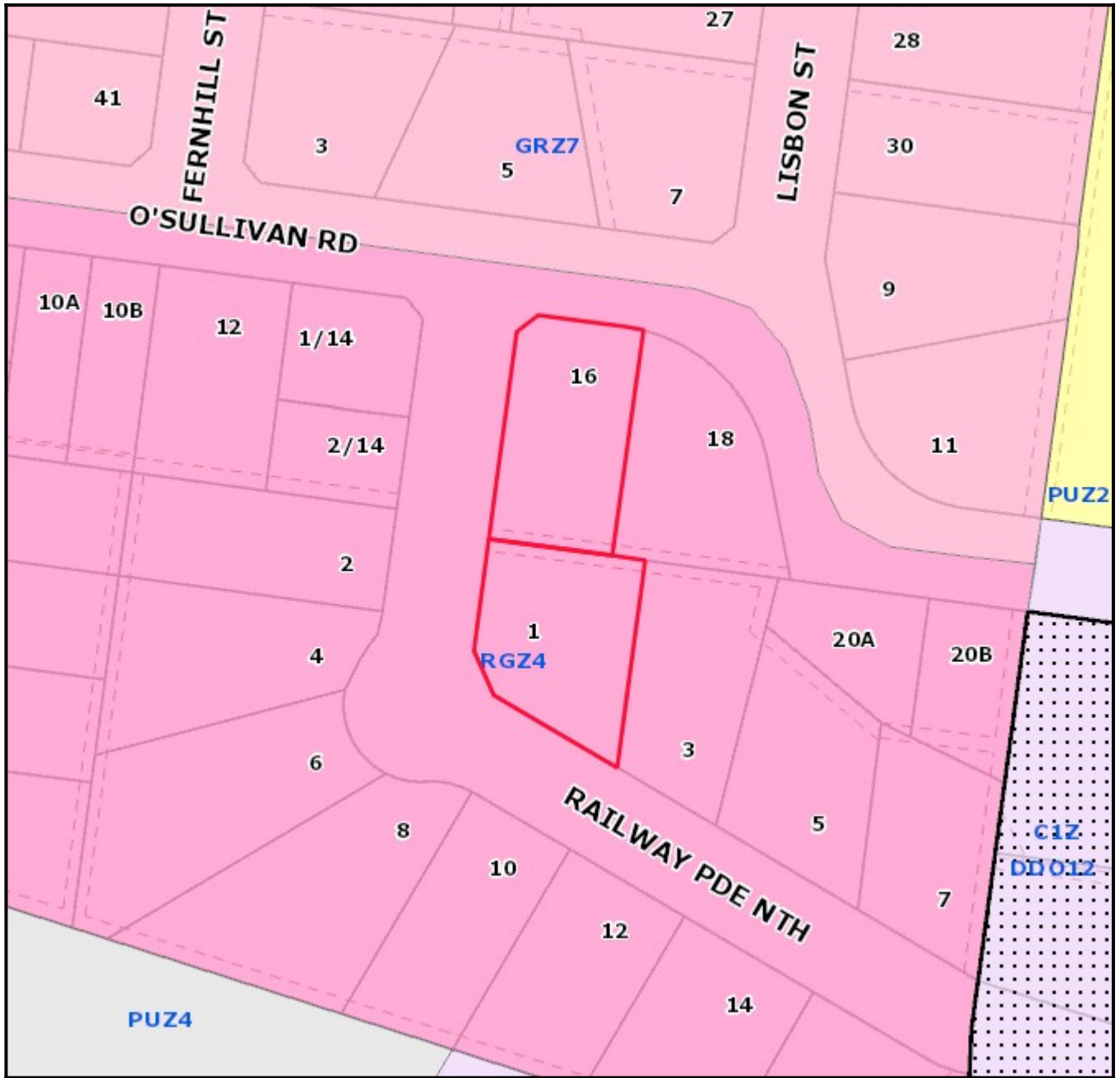
Attachment 2: 1 Railway Parade North & 16 O'Sullivan Road, Glen Waverley







# Planning Overlays and Zones



**Legend**

**Planning Zones**


**Planning Overlays**




1:1000

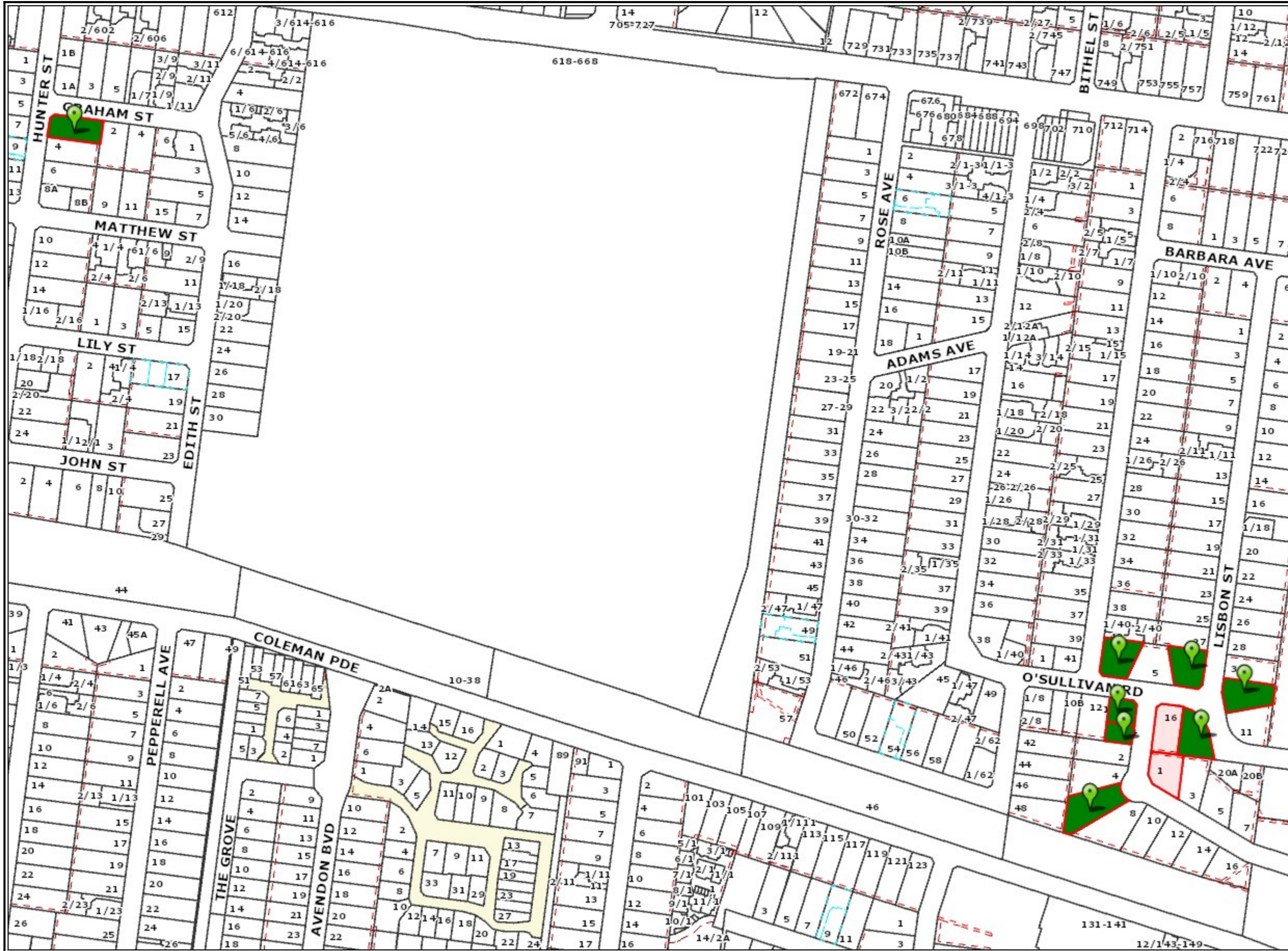
**Address**

1 Railway Parade North & 16 O'Sullivan Road, GLEN WAVERLEY VIC 3150



# Objector Map

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



1:3000



- Railway lines
- Aerial 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
- Lease Free Areas
- Property & Address No.
- Common Property

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