



STELLER - OAKLEIGH

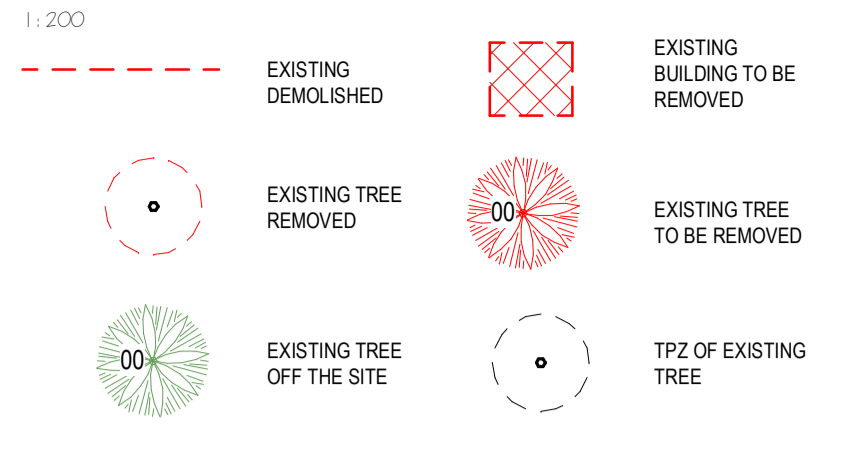
1-9 ALLEN STREET, OAKLEIGH

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	SECOND FLOOR PLAN
TP-104	ROOF PLAN
TP-200	ELEVATIONS
TP-201	SECTIONS
TP-202	DETAIL SECTION
TP-300	SHADOW DIAGRAMS
TP-500	3D VISULIZATION

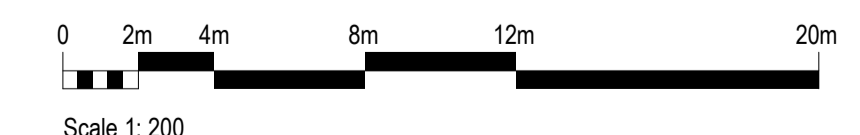
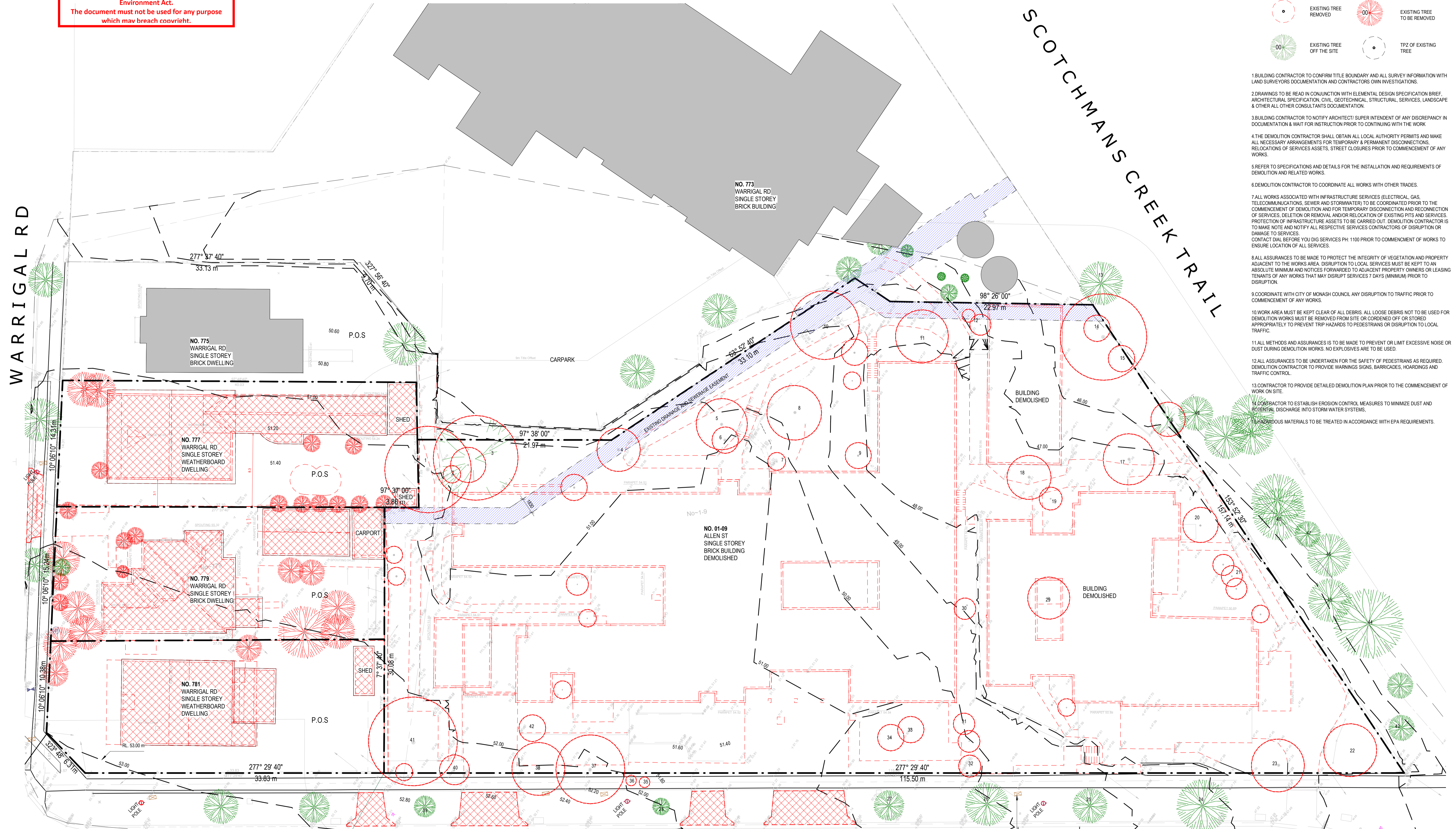
ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.

ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.

DEMOLITION LEGEND

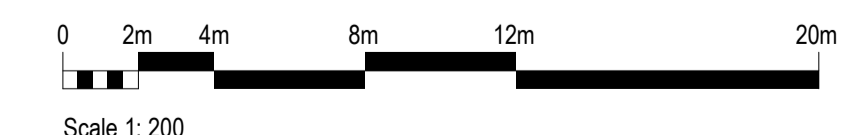
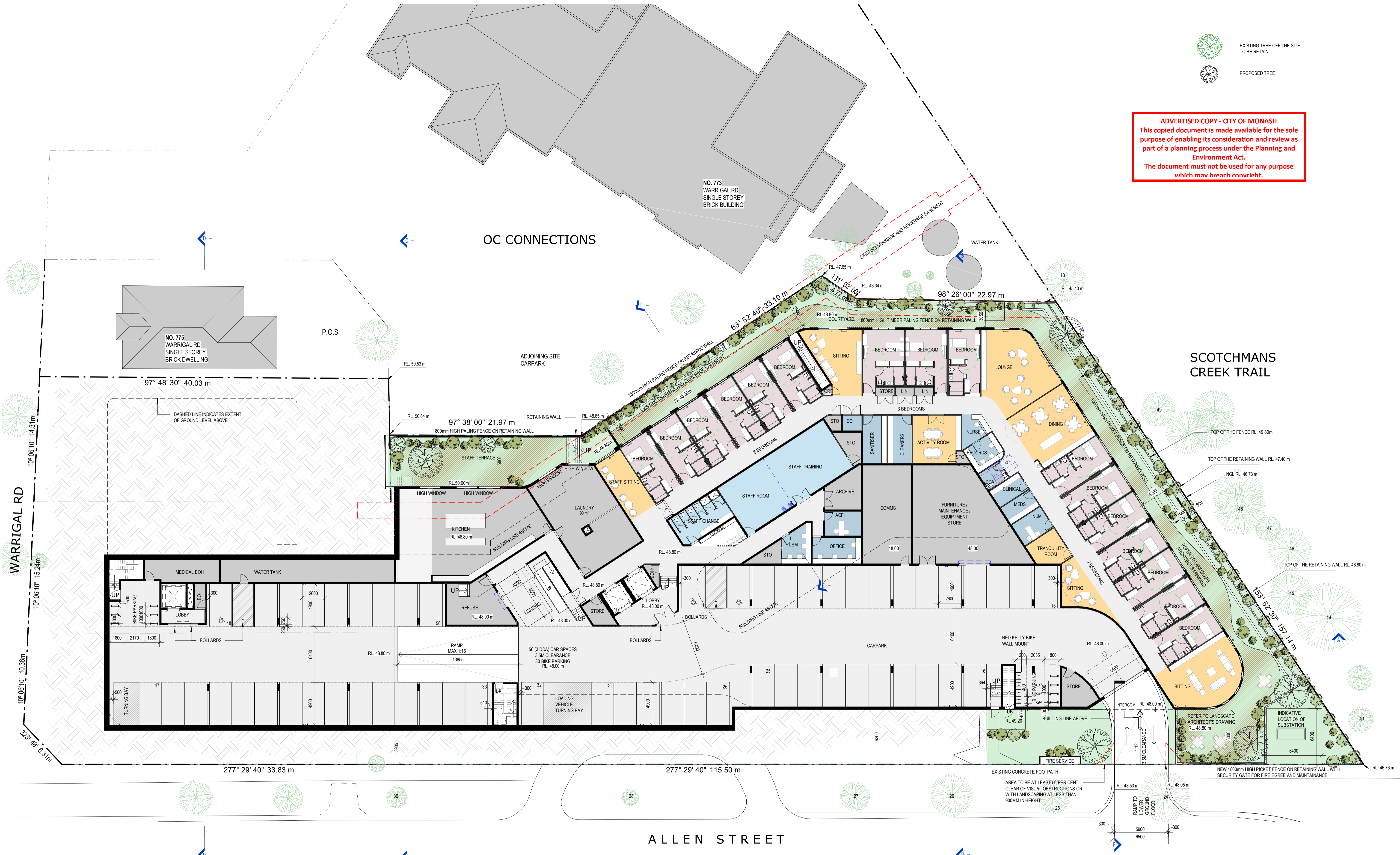


- BUILDING CONTRACTOR TO CONFIRM TITLE BOUNDARY AND ALL SURVEY INFORMATION WITH LAND SURVEYORS DOCUMENTATION AND CONTRACTORS OWN INVESTIGATIONS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ELEMENTAL DESIGN SPECIFICATION BRIEF, ARCHITECTURAL SPECIFICATION, CIVIL, GEOTECHNICAL, STRUCTURAL, SERVICES, LANDSCAPE & OTHER ALL OTHER CONSULTANTS DOCUMENTATION.
- BUILDING CONTRACTOR TO NOTIFY ARCHITECT/ SUPER INTENDENT OF ANY DISCREPANCY IN DOCUMENTATION & WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH THE WORK
- 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.
- REFER TO SPECIFICATIONS AND DETAILS FOR THE INSTALLATION AND REQUIREMENTS OF DEMOLITION AND RELATED WORKS.
- DEMOLITION CONTRACTOR TO COORDINATE ALL WORKS WITH OTHER TRADES.
- 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: 1100 PRIOR TO COMMENCEMENT OF WORKS TO ENSURE LOCATION OF ALL SERVICES.
- 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.
- COORDINATE WITH CITY OF MONASH COUNCIL ANY DISRUPTION TO TRAFFIC PRIOR TO COMMENCEMENT OF ANY WORKS.
- 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 CORDONED OFF OR STORED APPROPRIATELY TO PREVENT TRIP HAZARDS TO PEDESTRANS OR DISRUPTION TO LOCAL TRAFFIC.
- 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.
- ALL ASSURANCES TO BE UNDERTAKEN FOR THE SAFETY OF PEDESTRANS AS REQUIRED. DEMOLITION CONTRACTOR TO PROVIDE WARNINGS SIGNS, BARRICADES, HOARDINGS AND TRAFFIC CONTROL.
- CONTRACTOR TO PROVIDE DETAILED DEMOLITION PLAN PRIOR TO THE COMMENCEMENT OF WORK ON SITE.
- CONTRACTOR TO ESTABLISH EROSION CONTROL MEASURES TO MINIMIZE DUST AND POTENTIAL DISCHARGE INTO STORM WATER SYSTEMS.
- HAZARDOUS MATERIALS TO BE TREATED IN ACCORDANCE WITH EPA REQUIREMENTS.





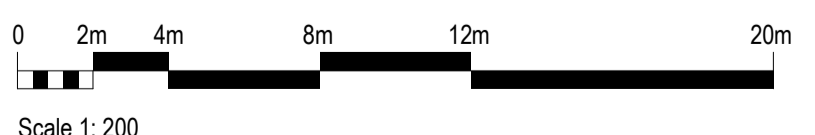
ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.



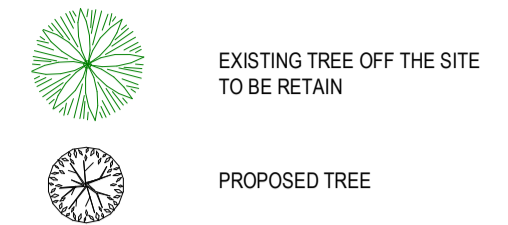
ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.

DEVELOPMENT SCHEDULE:

SITE AREA:	6309 m ²
LOWER GROUND FLOOR:	16 BEDS (SCU)
GROUND FLOOR:	41 BEDS (3 SUITES)
FIRST FLOOR:	59 BEDS (3 SUITES)
SECOND FLOOR:	38 BEDS (15 SUITES)
TOTAL BEDS:	154 (21) BEDS
MEDICAL:	7 CONSULTING SUITES - 256 m²
PARKING	
CAR PARKING	56 (3 DDA)
BIKE PARKING	
GROUND	4
L-GROUND	30
TOTAL	34
SITE COVERAGE	62.4%
SITE PERMEABILITY	20.0%

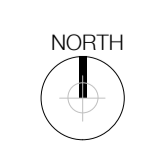
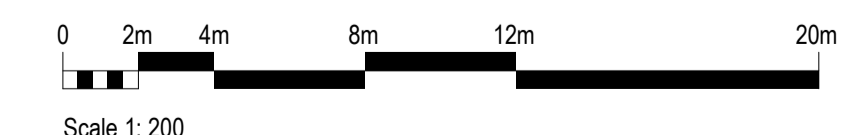


ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.



02 FIRST FLOOR BEDROOMS

OCCUPANCY	COUNT
LARGE ROOM	23
STANDARD	33
SUITE	3
TOTAL BEDROOMS:	59

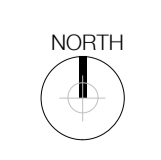


ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.

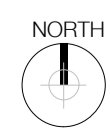
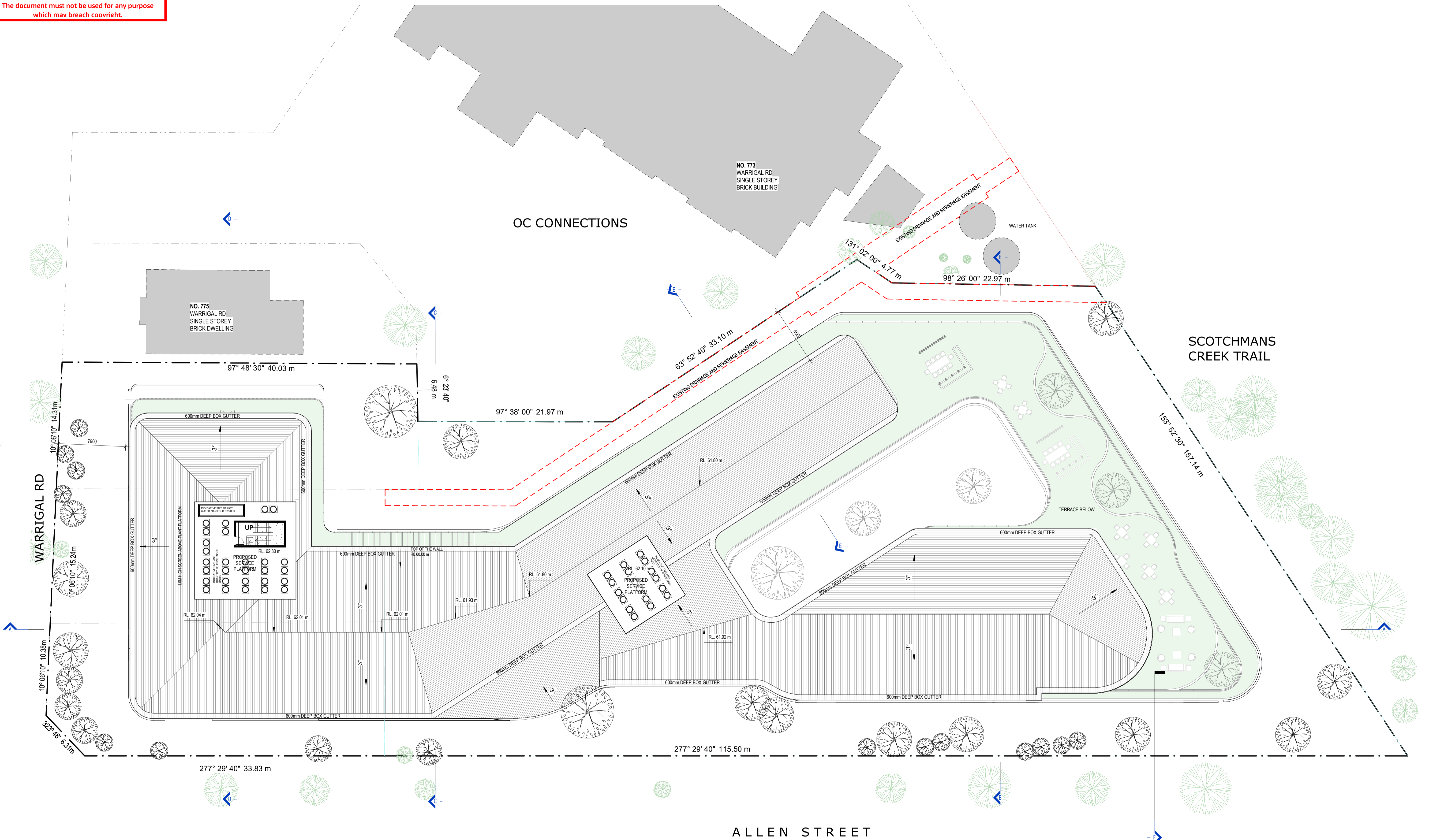


EXISTING TREE OFF THE SITE TO BE RETAIN
 PROPOSED TREE

0 2m 4m 8m 12m 20m
 Scale 1: 200

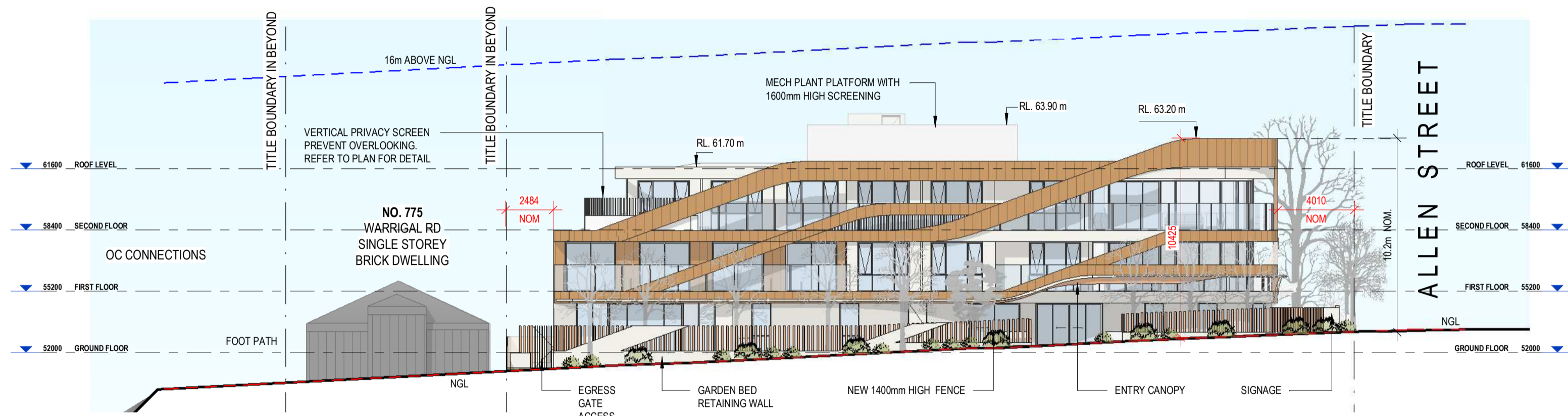


ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.

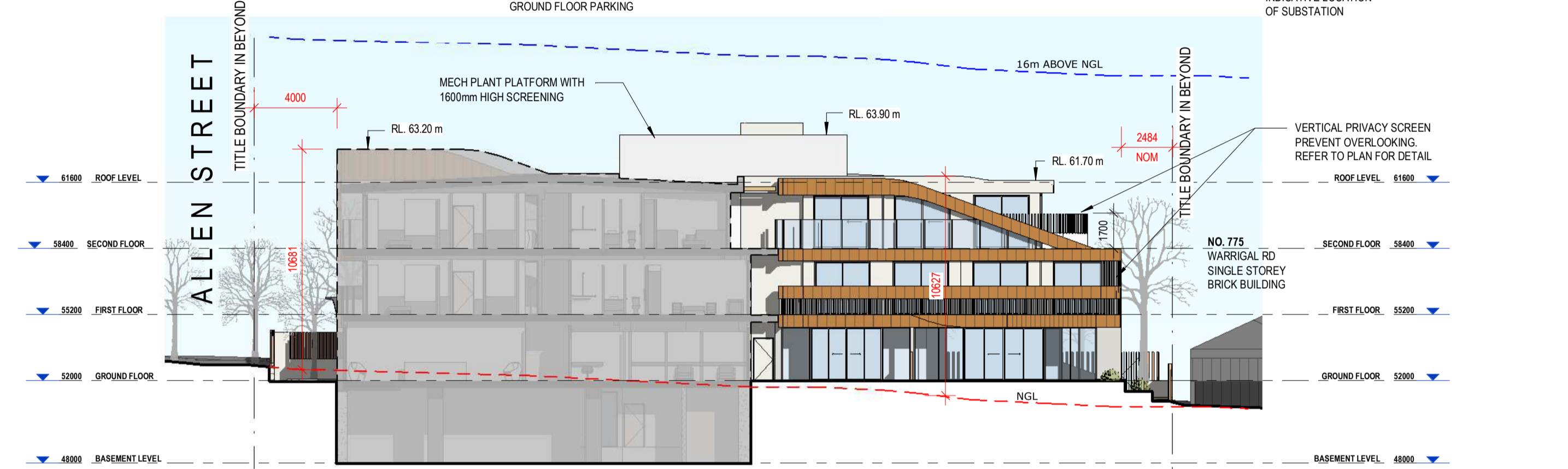




SOUTH ELEVATION (ALLEN ST)



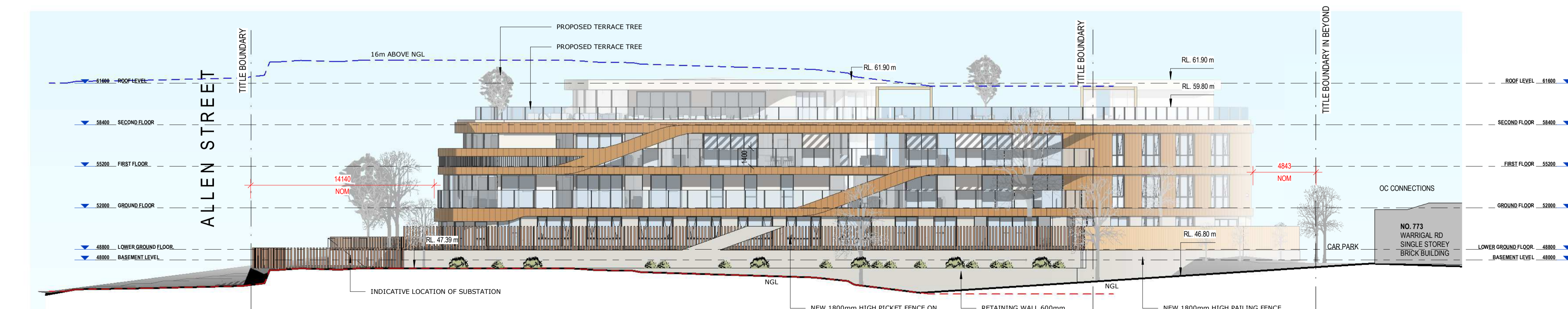
WEST ELEVATION



INTERNAL EAST ELEVATION



NORTH ELEVATION

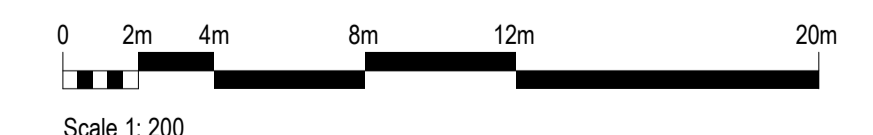


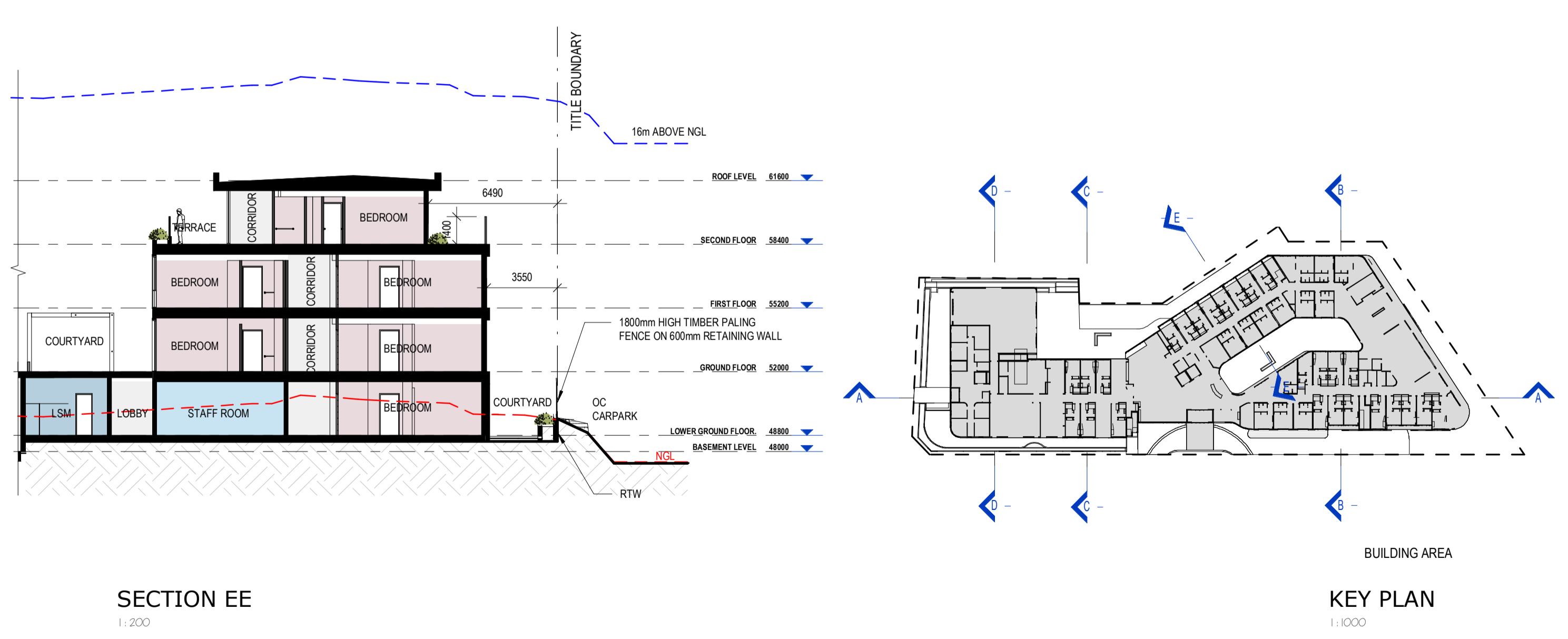
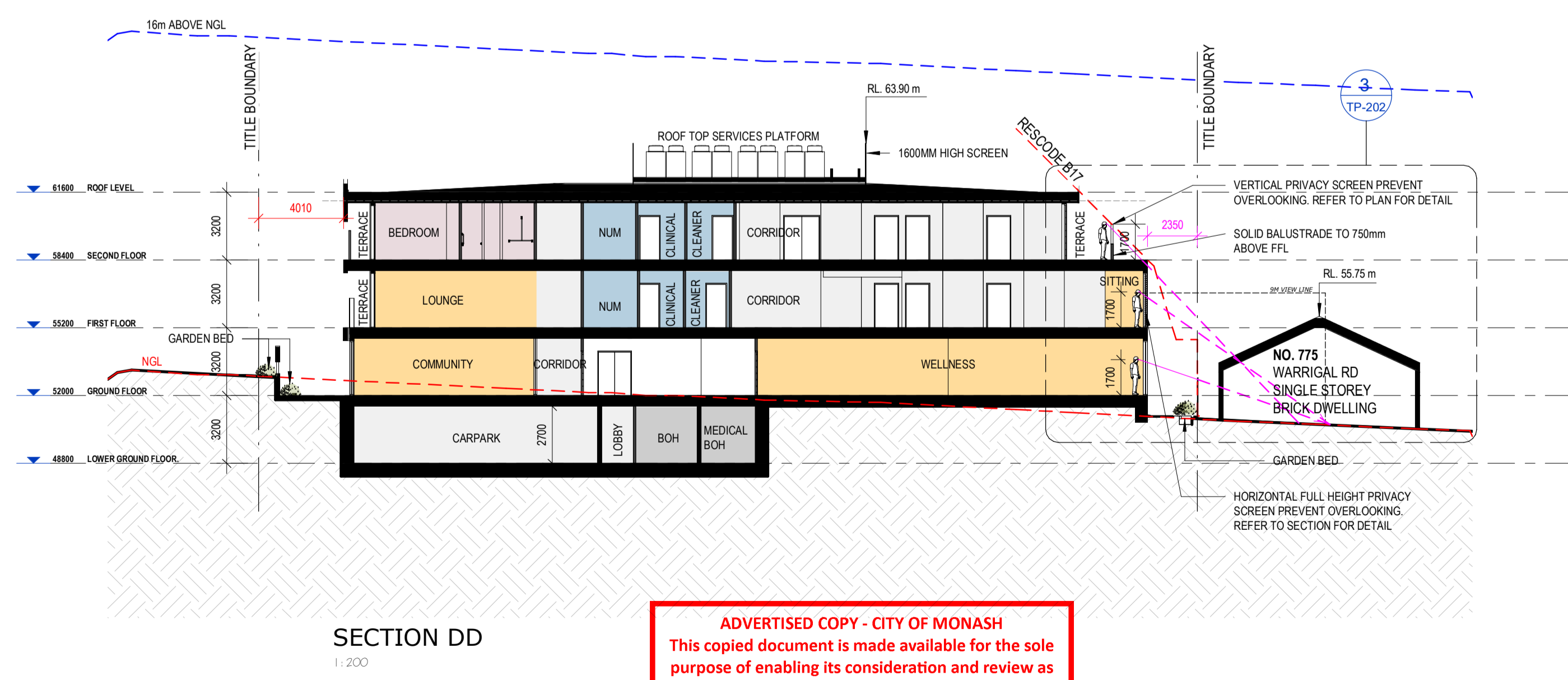
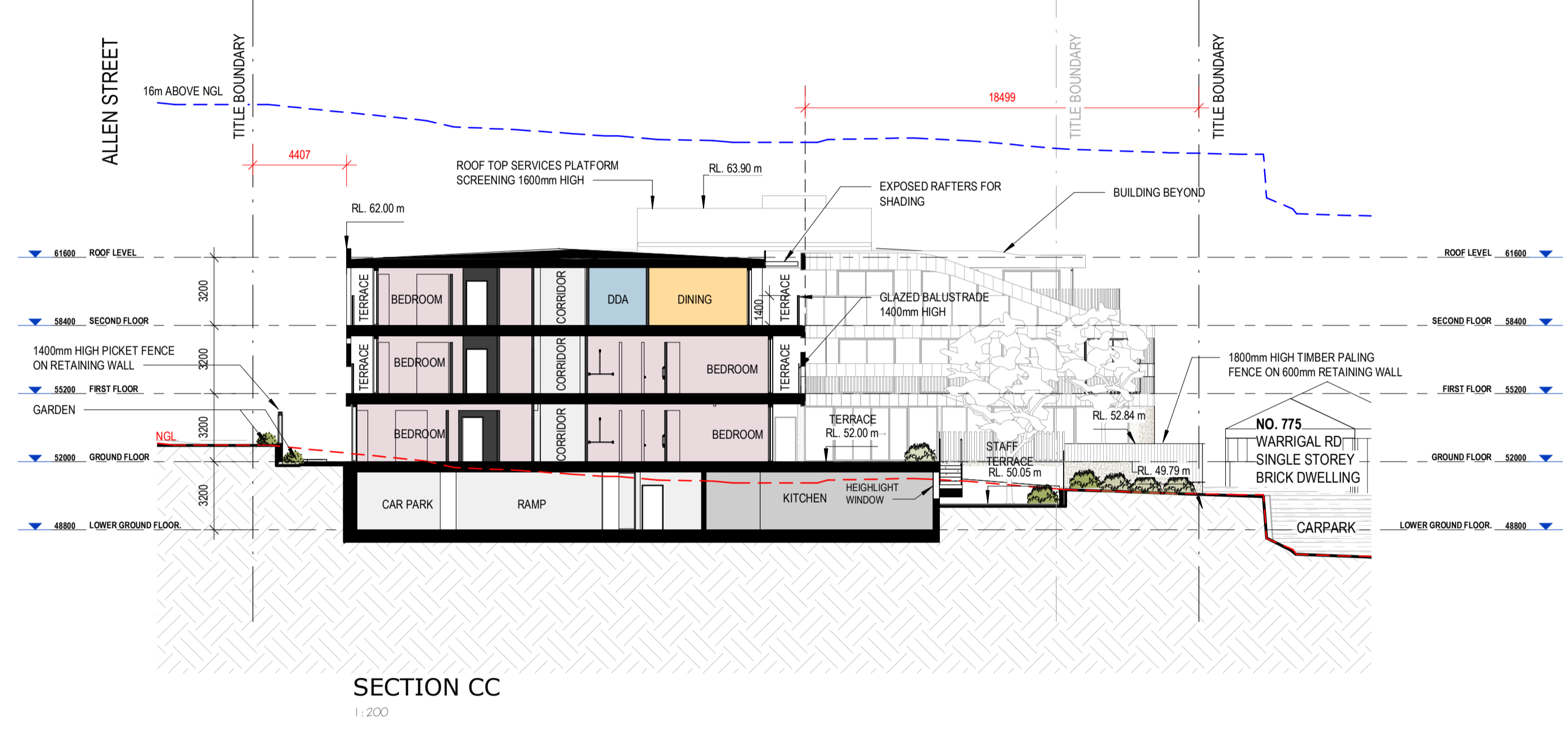
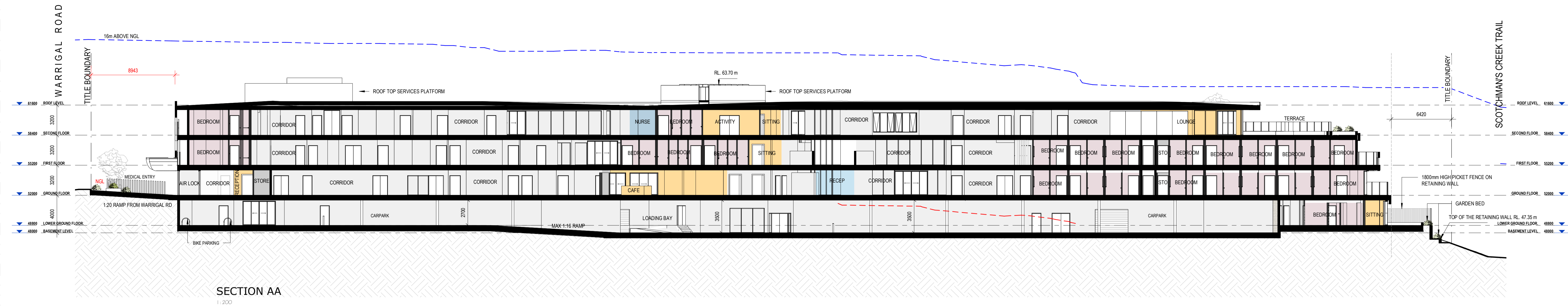
EAST ELEVATION (SCOTCHMAN'S CREEK)

ELEVATION LEGEND

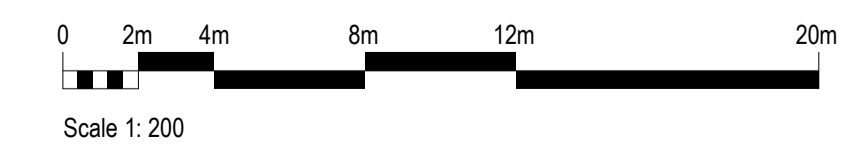
CODE	DESCRIPTION	RN1	MC1	SC1
MC1	TIMBER LOOK CLADDING			
GL1	GLAZING			
RN1	TEXTURED RENDER FINISH			
RN2	TEXTURED RENDER FINISH			
SC1	METAL BATTEN SCREEN (MAXIMUM 25% OPENING)			
PF	PICKET FENCE			

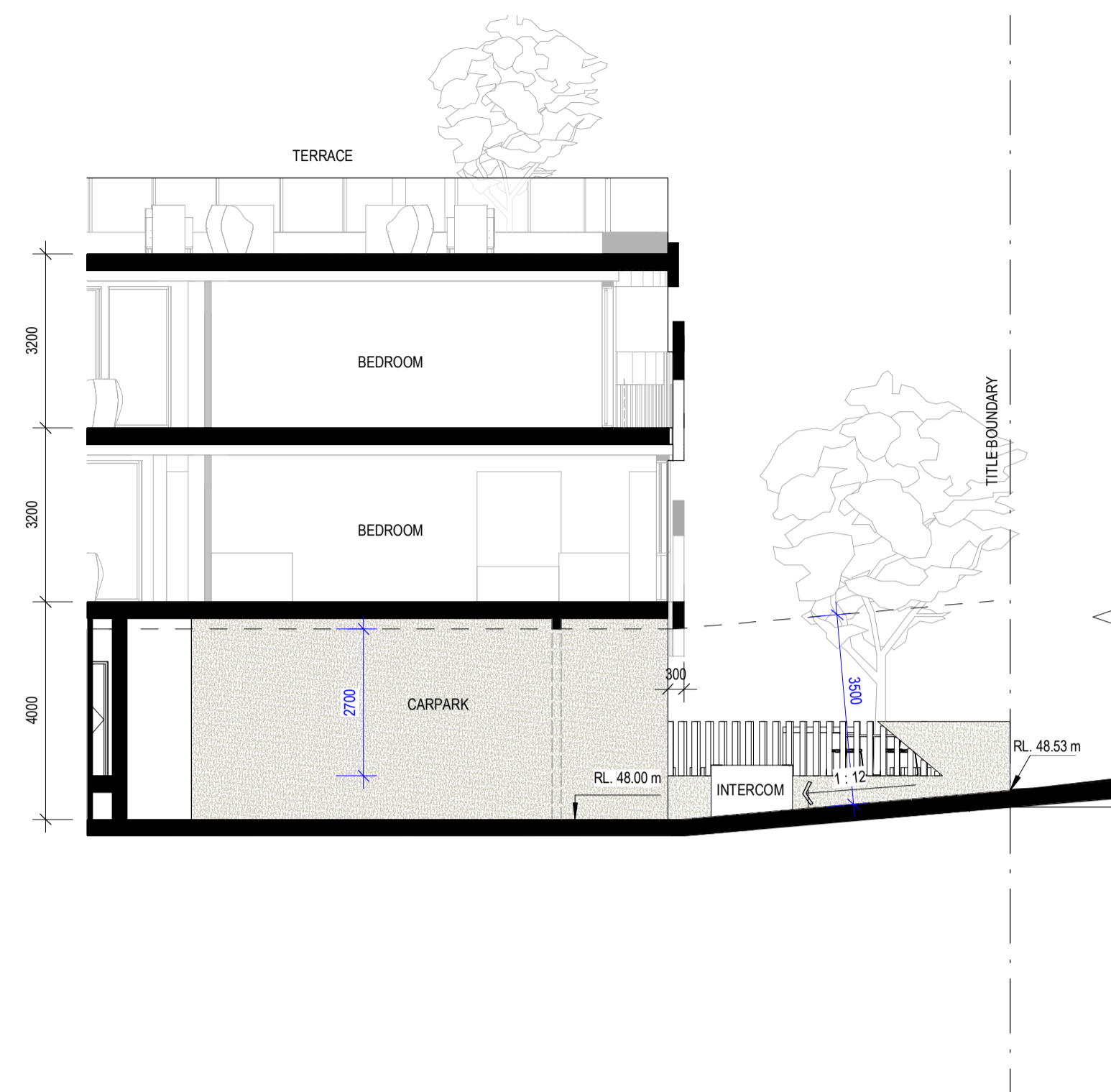
ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.



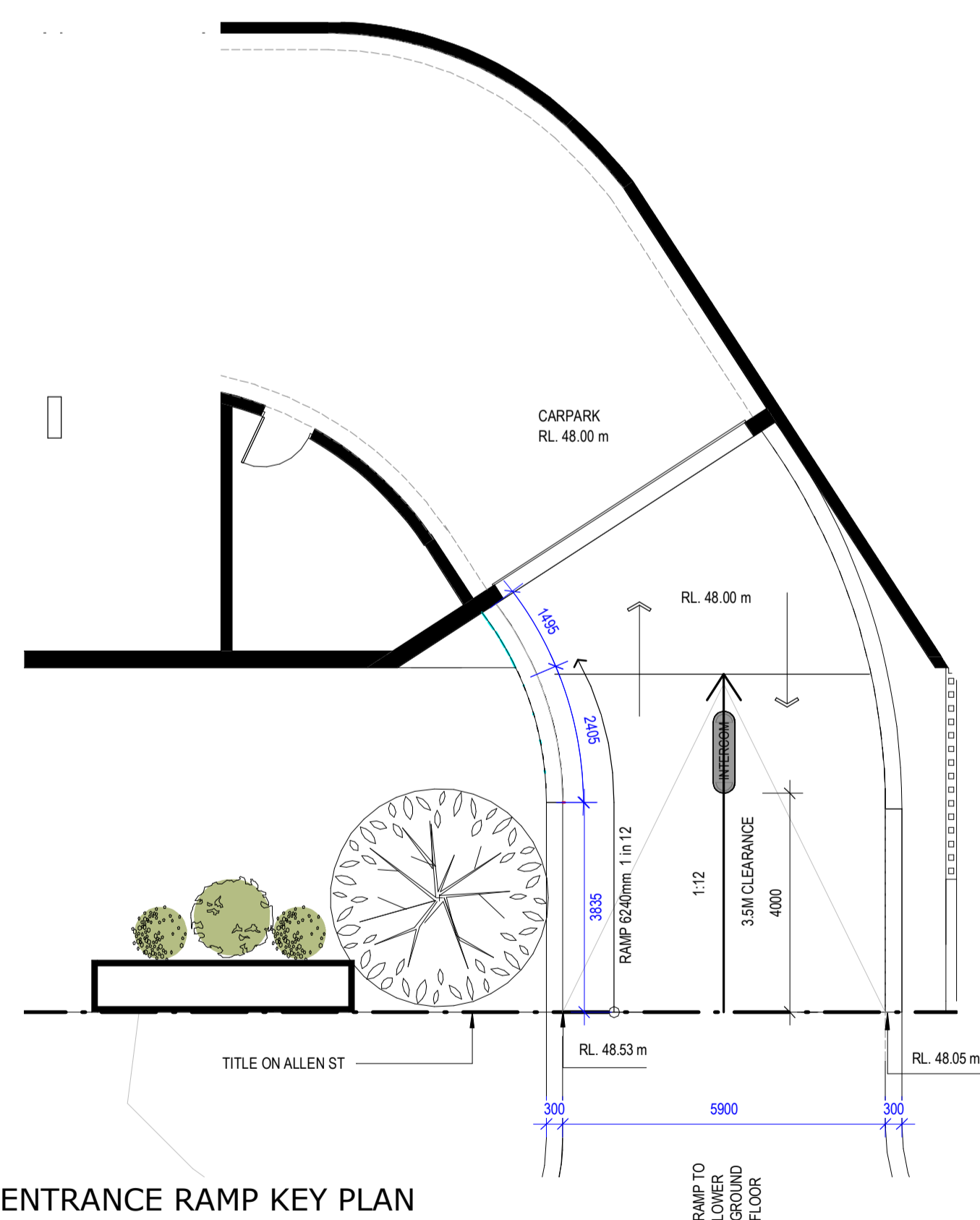


ADVERTISED COPY - CITY OF MONASH
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
The document must not be used for any purpose which may breach copyright.

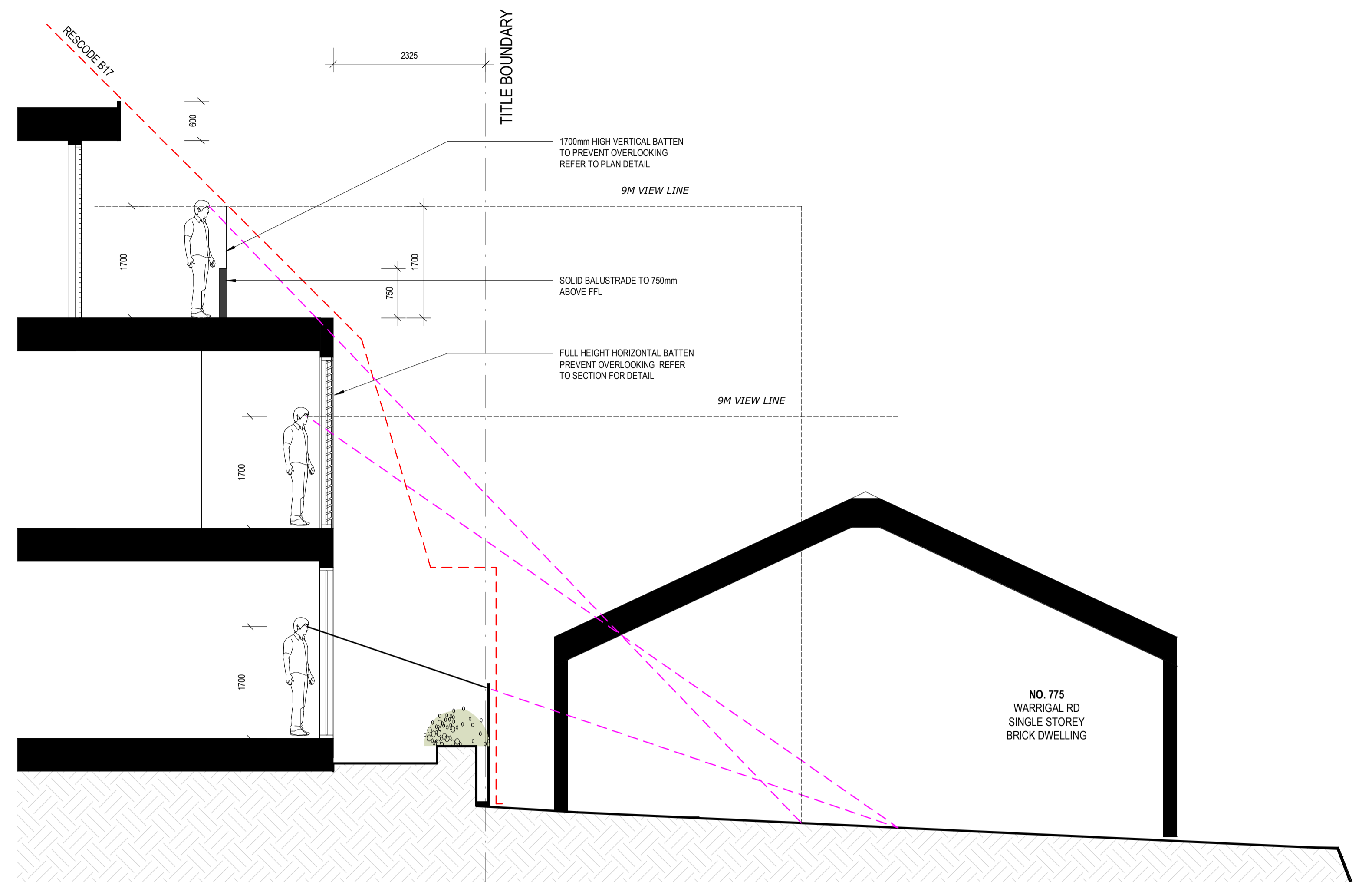




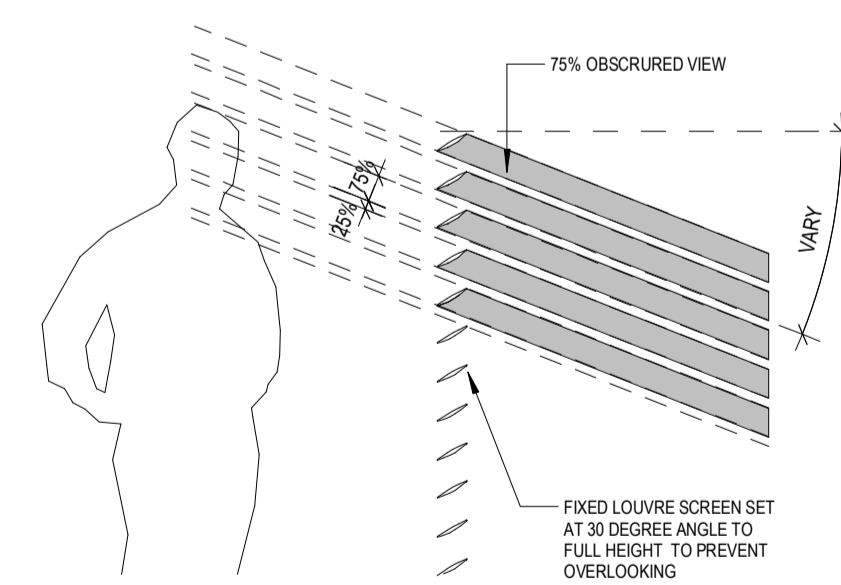
ENTRY RAMP SECTION 1
1:100



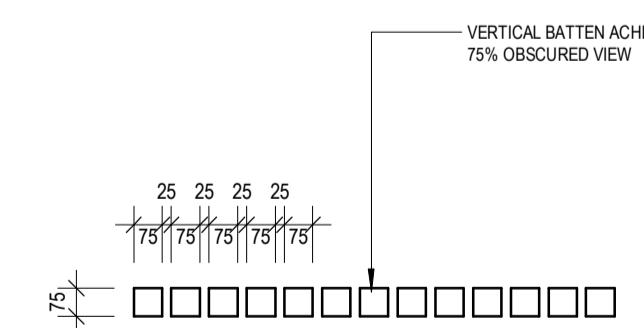
ENTRANCE RAMP KEY PLAN
1:100



SECTION DD CALLOUT
1:90



HORIZONTAL PRIVACY SCREEN DETAIL
1:20

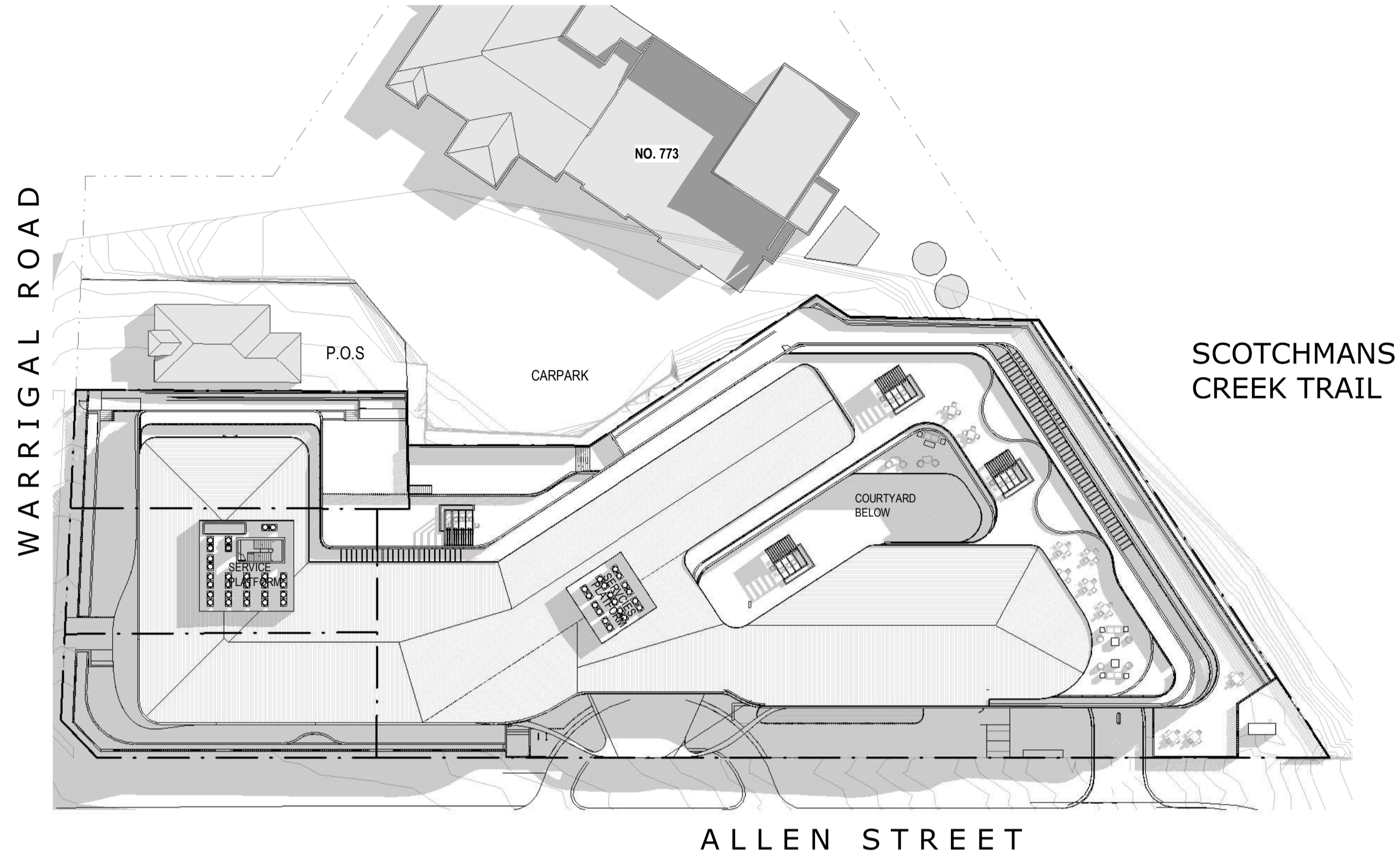


VERTICAL PRIVACY SCREEN (PLAN)
1:20

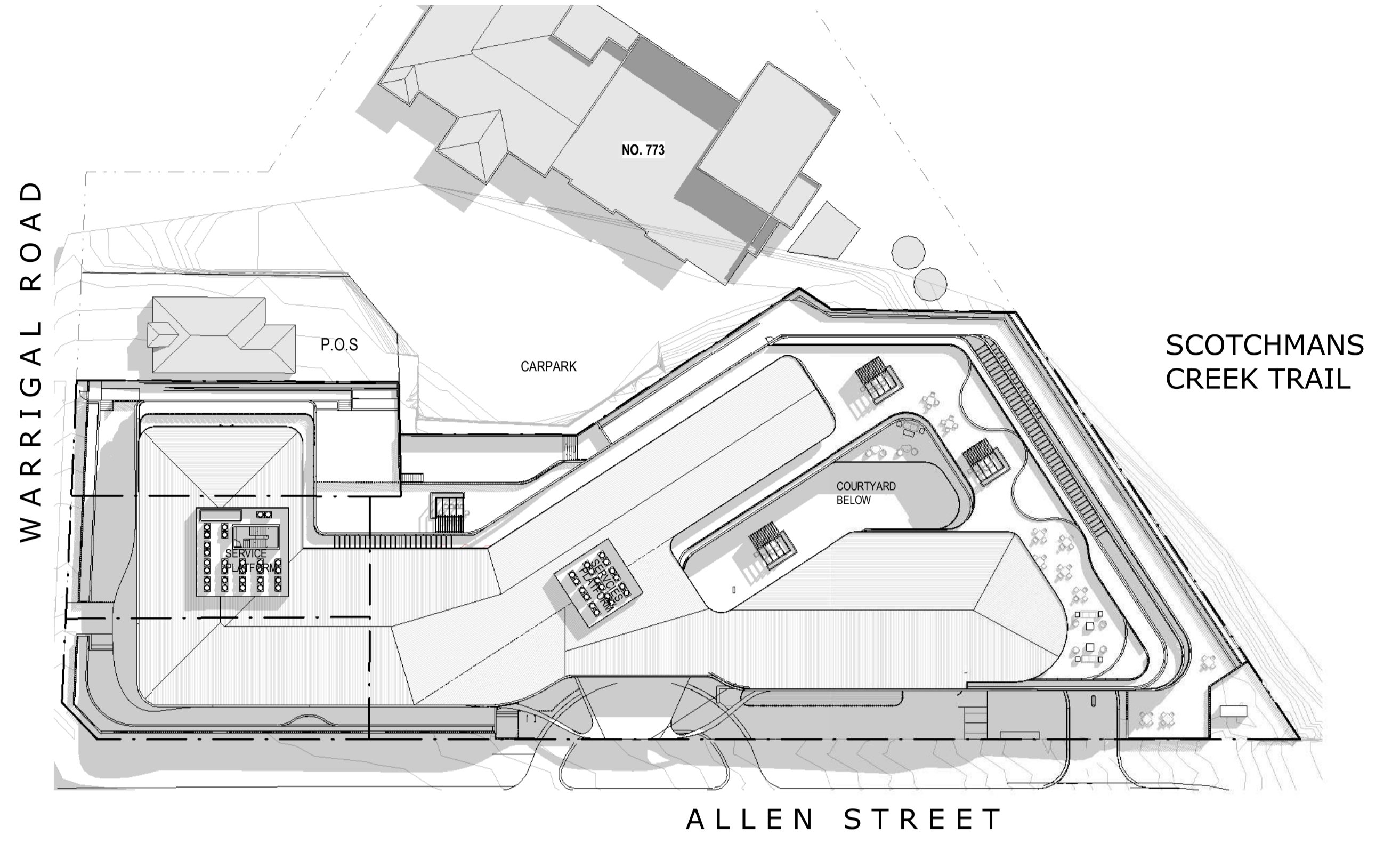
ADVERTISED COPY - CITY OF MONASH
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
The document must not be used for any purpose which may breach copyright.

ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.

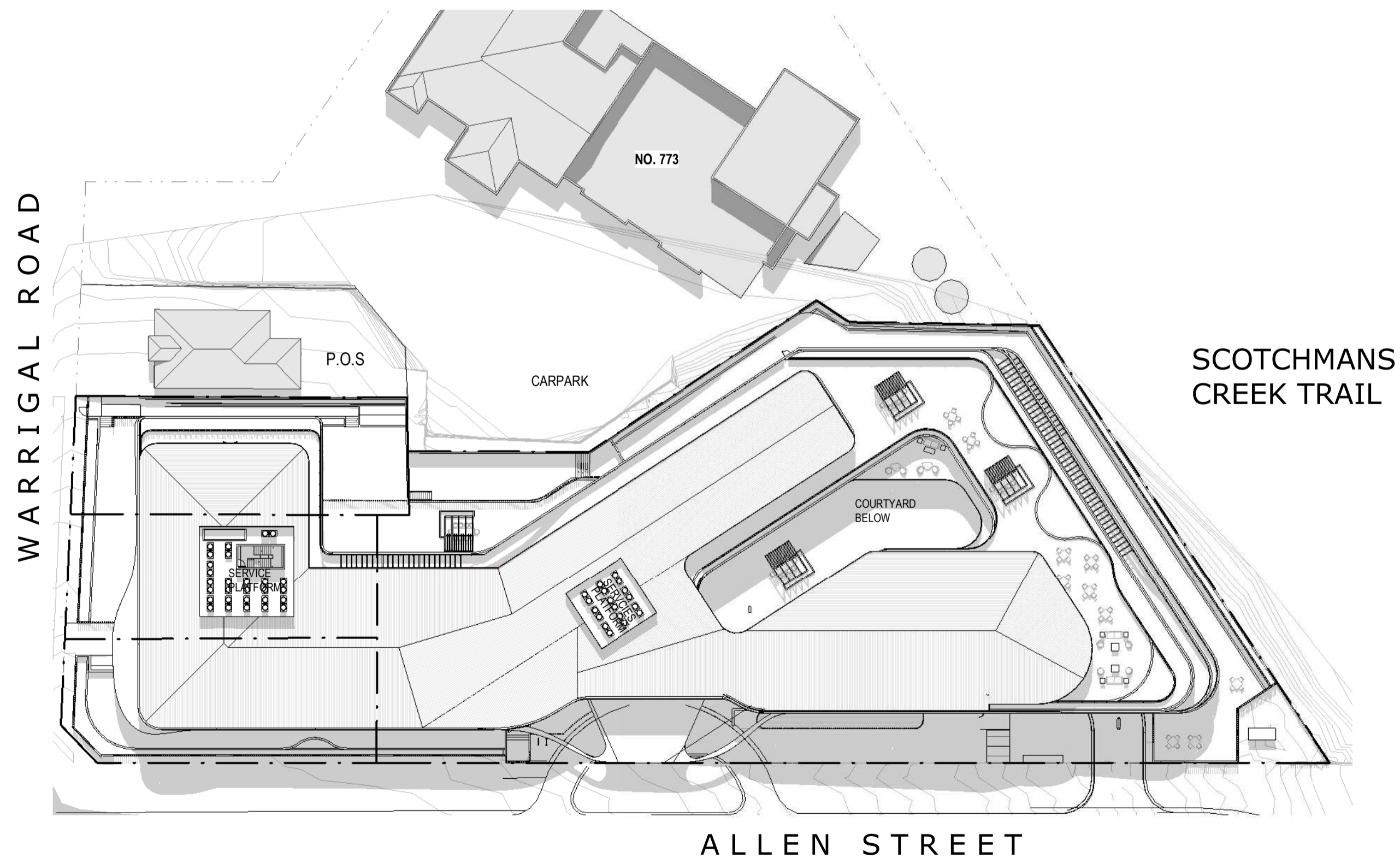
SHADOW LEGEND
 ■ EXTENT OF SHADOWS



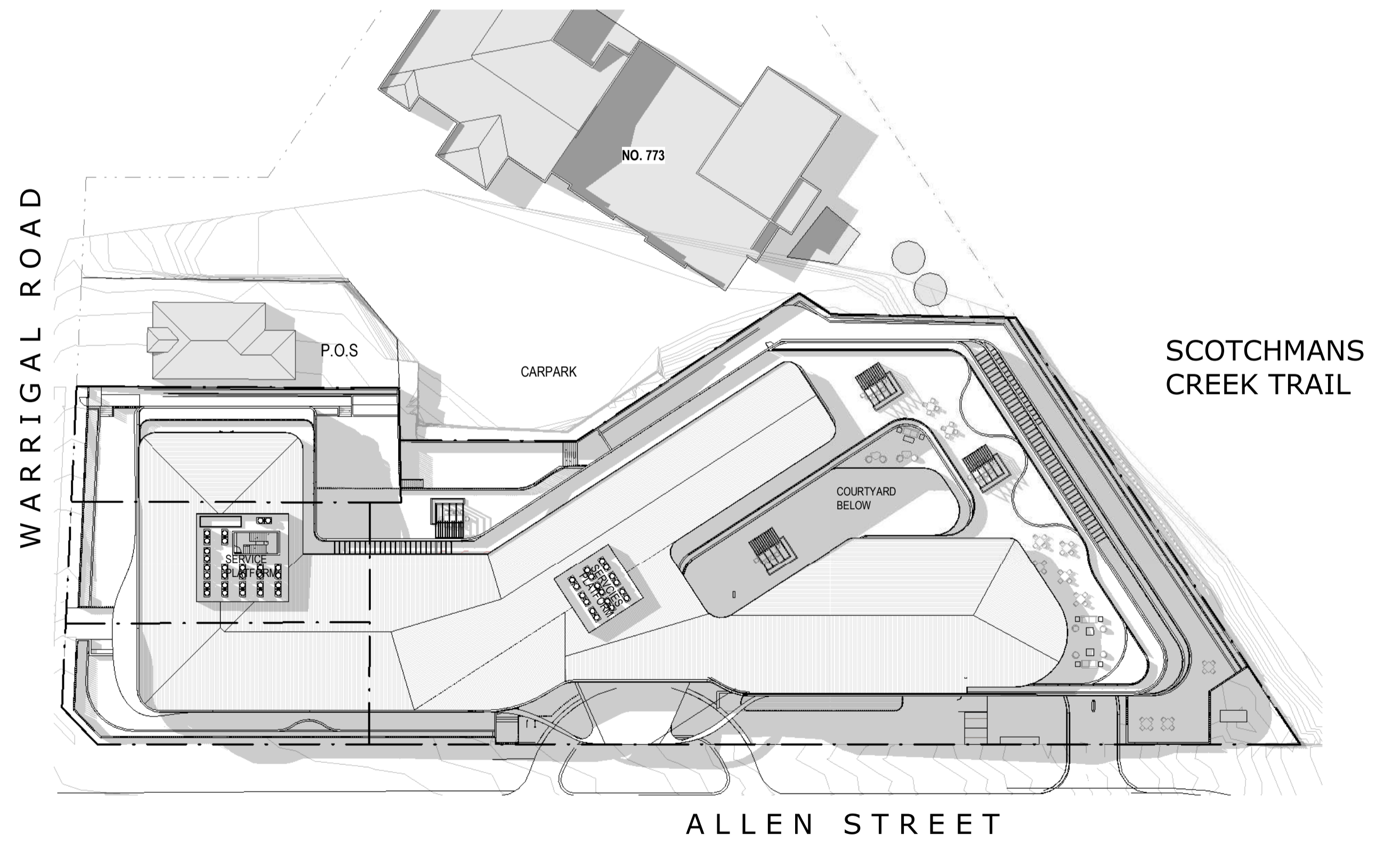
SHADOW DIAGRAM - 9AM SPRING EQUINOX



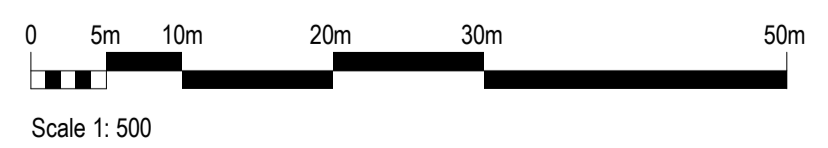
SHADOW DIAGRAM - 10AM SPRING EQUINOX



SHADOW DIAGRAM - 12PM SPRING EQUINOX



SHADOW DIAGRAM - 3PM SPRING EQUINOX





VIEW 01 - CORNER OF ALLEN STREET AND WARRIGAL ROAD



VIEW 02 - WARRIGAL ROAD MEDICAL ENTRY



VIEW 03 - ALLEN STREET



VIEW 04 - SCOTCHMANS CREEK TRAIL

ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act.
 The document must not be used for any purpose which may breach copyright.

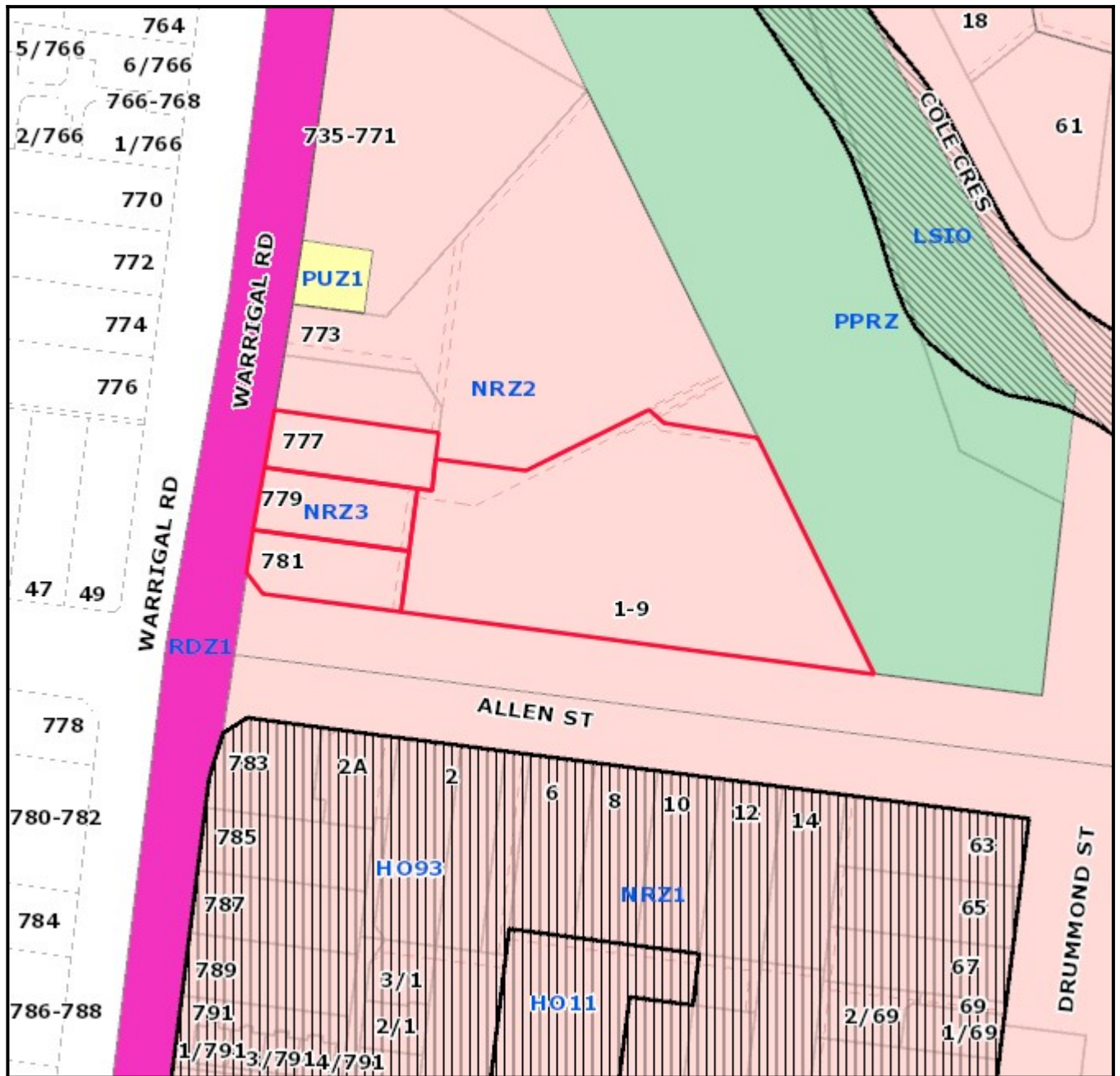


Attachment 2: 1-9 Allen Street & 777-781 Warrigal Road, Oakleigh





Planning Overlays and Zones



Legend

Planning Zones

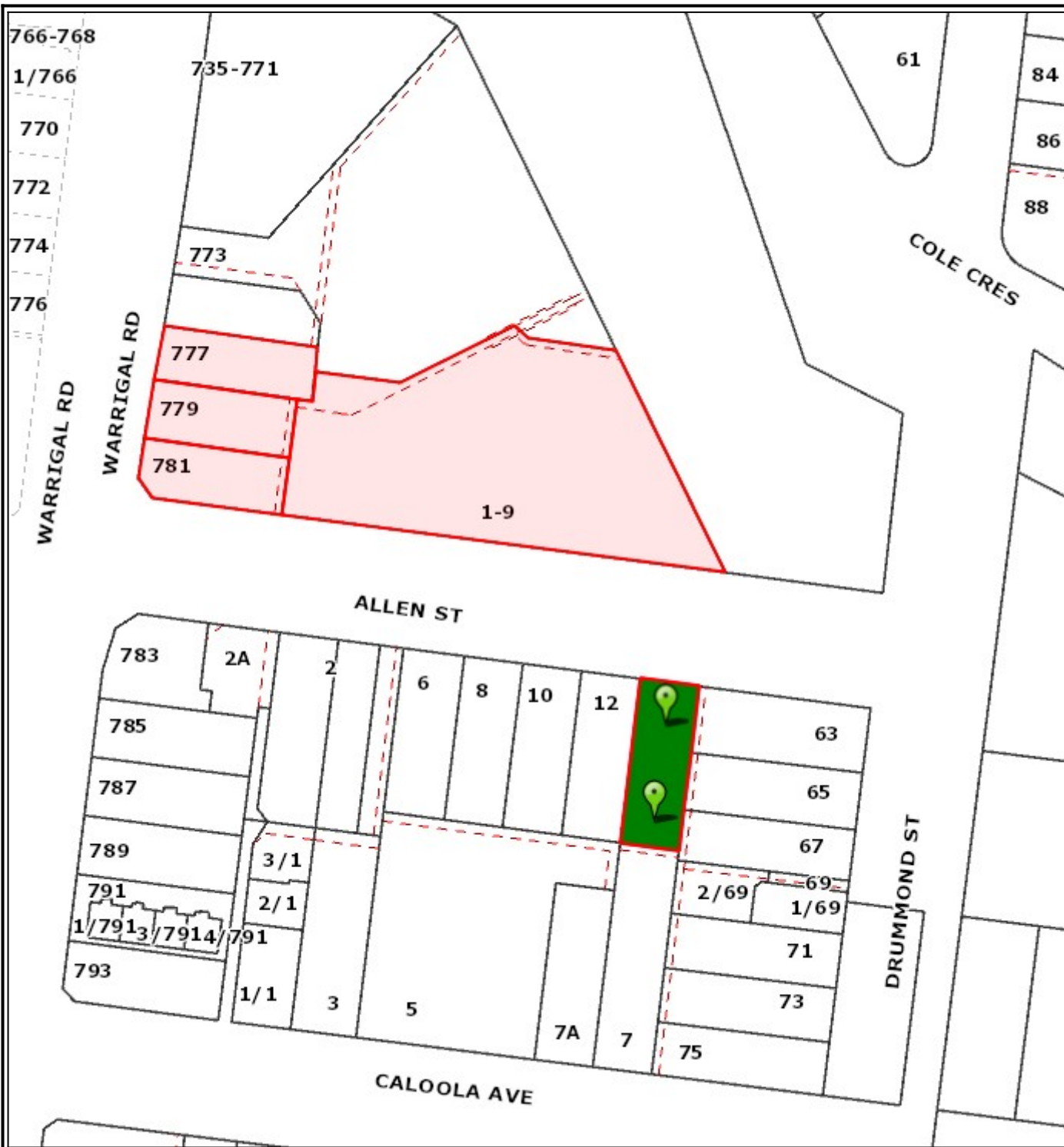
Planning Overlays



1:1500

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).



1:1500



Copyright © The State of Victoria.
 Disclaimer:
 This material may be of assistance to you but the State Government of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your purposes and therefore disclaims all liability for any error, loss or consequences which may arise from any information contained in this material.

- 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

Copyright © City of Monash 2008.
 Disclaimer:
 This map is for general use only and may not be used as proof of ownership, dimensions or any other status. The user indemnifies the City of Monash against any claims or loss or damage caused or arising out of the use of the information. Use of this site implies the user has read and acknowledges the Terms of Use, copyright, Disclaimer, and the Privacy Statement of the City of Monash.
<http://www.monash.vic.gov.au/legal/index.htm>

