



Arton CV - Stage 2, Wheelers Hill, VIC  
**COVER SHEET**

DRAWING SCHEDULE		
DWG NO.	TITLE	Revision
DA0101	PROPOSED MASTER PLAN	1
DA0102	SITE ANALYSIS / NSD	1
DA0104	DESIGN RESPONSE	1
DA1001	DEMOLITION AND TREE RETENTION PLAN	
DA1002	OVERALL SITE MASTERPLAN - CARPARKING	1
DA1003	SITE PLAN	1
DA1101	GROUND FLOOR PLAN	1
DA1102	FIRST FLOOR PLAN	1
DA1103	SECOND FLOOR PLAN	1
DA1105	ROOF PLAN	1
DA2000	ELEVATIONS	1
DA2001	ELEVATIONS	1
DA3000	SECTIONS 01	1
DA3001	SECTIONS 02	1
DA3002	SECTIONS 03	1
DA7000	SHADOW STUDIES	1
DA8000	MATERIAL SCHEDULE	
DA8001	EXISTING FLOOR PLAN	

DEC 2017 14043

smith+tracey architects

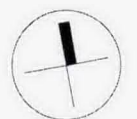
- 1 THE SITE  
CUMBERLAND VIEW RETIREMENT VILLAGE  
101 WHALLEY DRIVE WHEELERS HILL
- 2 NEW BUILD  
PROPOSED 3 STOREY ADDITION
- 3 PLANNING PERMIT APPROVAL TPA/ 43536 BUILDING  
WORKS EXTENSION TO EXISTING AGED CARE HOME,  
4 - 6 Windmill Crt, WHEELERS HILL WITH EXISTING  
UNDERCROFT CAR PARKING CONTAINING 12 CAR  
SPACES AND 1NO DISABLED CAR SPACE ADJACENT  
TO MAIN ENTRY
- 4 PLANNING PERMIT APPROVED TPA/42225  
101-121 WHALLEY DRIVE, WHEELERS HILL- ILU  
ACCOMMODATION - 3 LEVELS AND BASEMENT CAR  
PARKING.



**smith+tracey** architects

**PROPOSED MASTER PLAN**  
Arton CV Windmill Court Stage 2  
Proposed Development

SCALE: As indicated A1  
          indicated A3  
JOB NO: 14043  
DATE: DEC 2017  
DWG NO: DA0101 /1





VIEW A



VIEW B



VIEW D



VIEW C



VIEW E



VIEW F



VIEW G



VIEW H

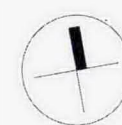


VIEW J



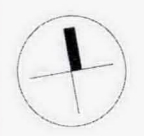
VIEW K

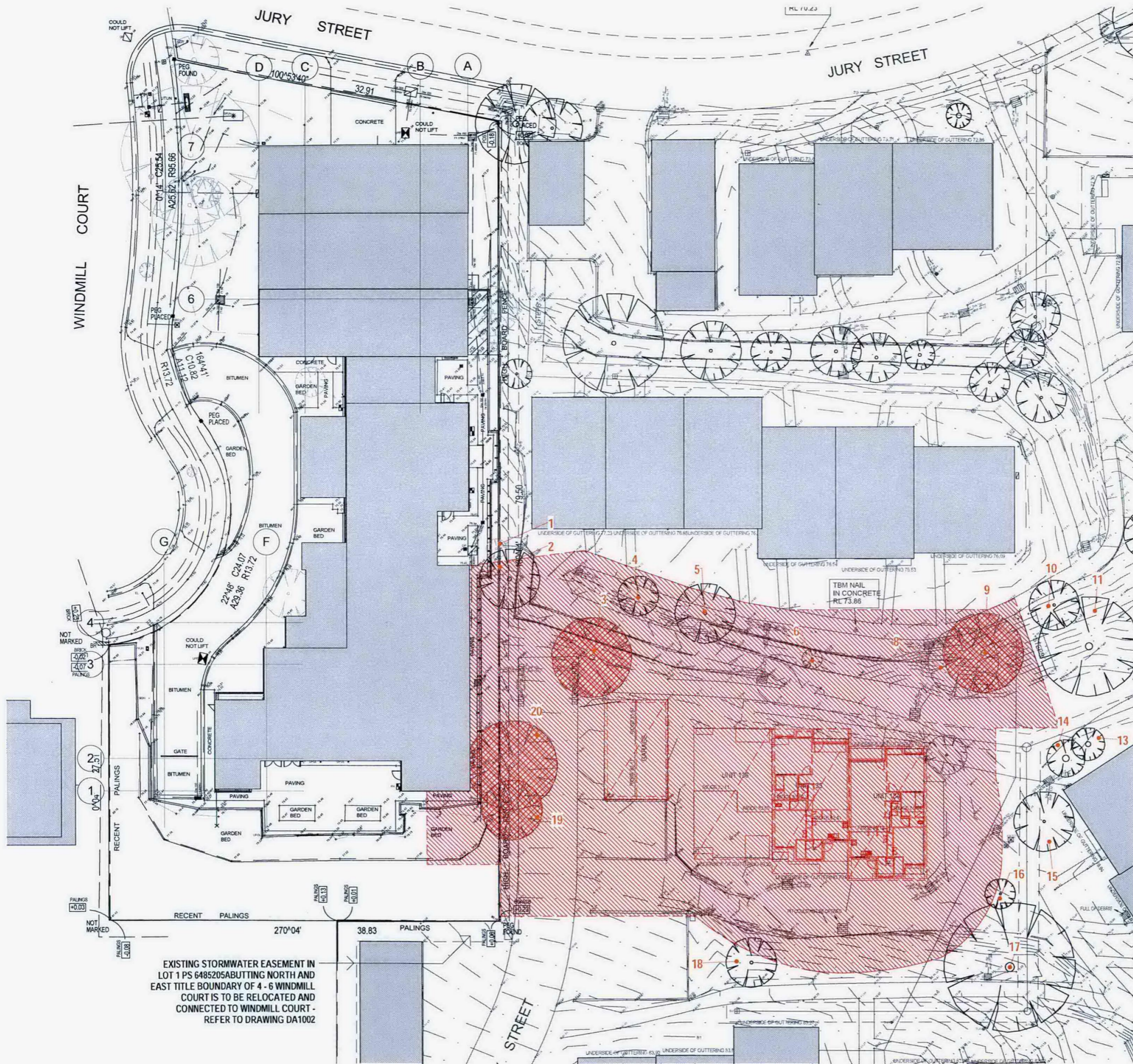
- 1 CUMBERLAND VIEW - 14.5 HECTARE SITE CONTAINING VARIOUS MODELS OF SENIOR LIVING ACCOMMODATION AND ANCILLARY COMMUNAL RECREATION AREAS INCLUDING RESIDENTIAL AGED CARE ACCOMMODATION, ILU'S, COMMUNITY CENTER, GYM AND POOL
- 1A SINGLE STOREY ILU'S
- 1B CUMBERLAND VIEW AGED CARE HOME
- 1C 123 - 127 WHALLEY DRIVE COMMUNITY CENTER
- 2 PLANNING PERMIT APPROVAL TPA/ 43536 BUILDING WORKS EXTENSION TO EXISTING AGED CARE HOME, 4 - 6 Windmill Cr, WHEELERS HILL WITH UNDERCROFT CAR PARKING CONTAINING 12 CAR SPACES AND 1NO DISABLED CAR SPACE ADJACENT TO MAIN ENTRY
- 3 PLANNING PERMIT APPROVED TPA/42225 101-121 WHALLEY DRIVE, WHEELERS HILL- ILU ACCOMMODATION OVER 3 LEVELS AND BASEMENT CAR PARKING.
- 4 STEEP SLOPING SITE, FALLING FROM SOUTH/ WEST CORNER ON WELLINGTON ROAD FROM RL85 TO NORTH-EAST CORNER ON WHALLEY DRIVE TO RL 49.
- 5 POTENTIAL LONG DISTANT VIEWS TO DANENONG RANGES
- 6 OPEN SPACE AREAS + CLUSTER CANOPY COVER AREAS OF NATIVE VEGETATION WITHIN THE SITE AND SIGNIFICANT SETBACKS BETWEEN BUILDINGS.
- 7 DEVELOPMENT AREA COMPRISING OF 3NO SINGLE STOREY ILU'S, GARAGE STRUCTURE AND CARPORT - CURRENTLY VACANT.
- 8 SURROUNDING RESIDENTIAL AREA MINIMAL SETBACKS BETWEEN BUILDINGS AND LESS PROVISION OF SIGNIFICANT TREES. VACANT SITE
- 9 ELEVATED SINGLE AND 2 STOREY RESIDENTIAL BUILDINGS ON SINGLE LOTS.
- 10 DENSELY VEGETATED LANDSCAPE PLANTATION VERGE EXTENDING ENTIRE WELLINGTON Rd BOUNDARY OF CUMBERLAND VIEW.
- 11 7 WINDMILL Cr 2 STOREY ELEVATED RESIDENCE VACANT SITE TO REAR OF PROPERTY
- 12 2m WIDE STORMWATER EASEMENT





1. 3 STOREY AGED CARE ADDITION LOCATED ON SITE OF I/LU'S, ASSOCIATED GARAGES + CARPORT STRUCTURE TO BE DEMOLISHED.
  2. ARCHITECTURAL BUILDING BULK, HEIGHT AND SELECTED MATERIALS PROVIDES VISUAL INTEREST + COMPLIANT WITH COUNCIL PLANNING SCHEME.
  3. SCALE, HEIGHT AND ARCHITECTURAL BULK CONSISTENT WITH PREVIOUSLY APPROVED TOWN PLANNING DEVELOPMENTS LOCATED ON SITE.
  4. APPROPRIATE SETBACKS MEET+ EXCEED COUNCIL REQUIREMENTS TO NEIGHBOURING PROPERTIES.
  5. OPEN SPACE AREAS + CLUSTER CANOPY COVERED AREAS OF NATIVE VEGETATION WITHIN THE SITE AND SIGNIFICANT SETBACKS BETWEEN BUILDINGS MAINTAINED, ALLOWS FOR GENEROUS BUFFER LANDSCAPE "SCREENS" TO NEIGHBOURING PROPERTIES.
  6. BUILDING SITED TO MINIMISE IMPACT ON OVERLOOKING + OVERSHADOWING TO NEIGHBOURING PROPERTIES.
  7. NEW ADDITION NESTLED INTO NATURAL GRADIENT TO MINIMISE IMPACT OF BULK.
  8. EXISTING SIGNIFICANT TREES RETAINED WHERE POSSIBLE AND LANDSCAPE OPPORTUNITIES CREATED WITHIN THE DEVELOPMENT AREA FOR FUTURE CANOPY VEGETATION.
  9. PLANT PLATFORM SET BACK FROM ROOF LINE OF BUILDING TO MINIMISE VISUAL IMPACT FROM NEIGHBOURING PROPERTIES.
  10. EXISTING ADDRESS AND ENTRY FROM WINDMILL COURT MAINTAINED. CONNECTION TO NEW 3 STOREY ADDITION VIA LINK.
  11. EXISTING UNDERCROFT CAR PARKING AREA REMODELED TO INCORPORATE 3ND CAR STACKING CAR SPACES. ACCESS FROM JURY ROAD TO BE RETAINED TO MINIMISE TRAFFIC IMPACT ON NEIGHBOURING PROPERTIES.
  12. 4 ADDITIONAL CAR SPACES AT JURY STREET
  13. 3 NEW CARSPACES IN DROP-OFF AREA
  14. POTENTIAL LONG DISTANT VIEWS TO DANDENONG RANGES
  15. NO IMPACT ON VEGETATION PLANTATION RESERVE LOCATED ALONG SITE BOUNDARY ALONG WELLINGTON ROAD
  16. REALIGNED STORMWATER EASEMENT
  17. EXPUNGED STORMWATER EASEMENT
  18. PLANNING PERMIT APPROVAL TPA/ 43536 BUILDING WORKS EXTENSION TO EXISTING AGED CARE HOME, 35 BED RESIDENCE @ 4 - 6 Windmill Crt, WHEELERS HILL WITH UNDERCROFT CAR PARKING CONTAINING 12 CAR SPACES AND 1NO DISABLED CAR SPACE ADJACENT TO MAIN ENTRY LINKED TO NEW ADDITION
  19. RETENTION OF EXISTING SIGNIFICANT VEGETATION ON THE SUBJECT SITE
- E EXISTING TREE PROPOSED TO BE RETAINED- SUBJECT TO ARBORIST RECOMMENDATIONS





**DEMOLITION AND TREE RETENTION PLAN**

Arton CV Windmill Court Stage 2

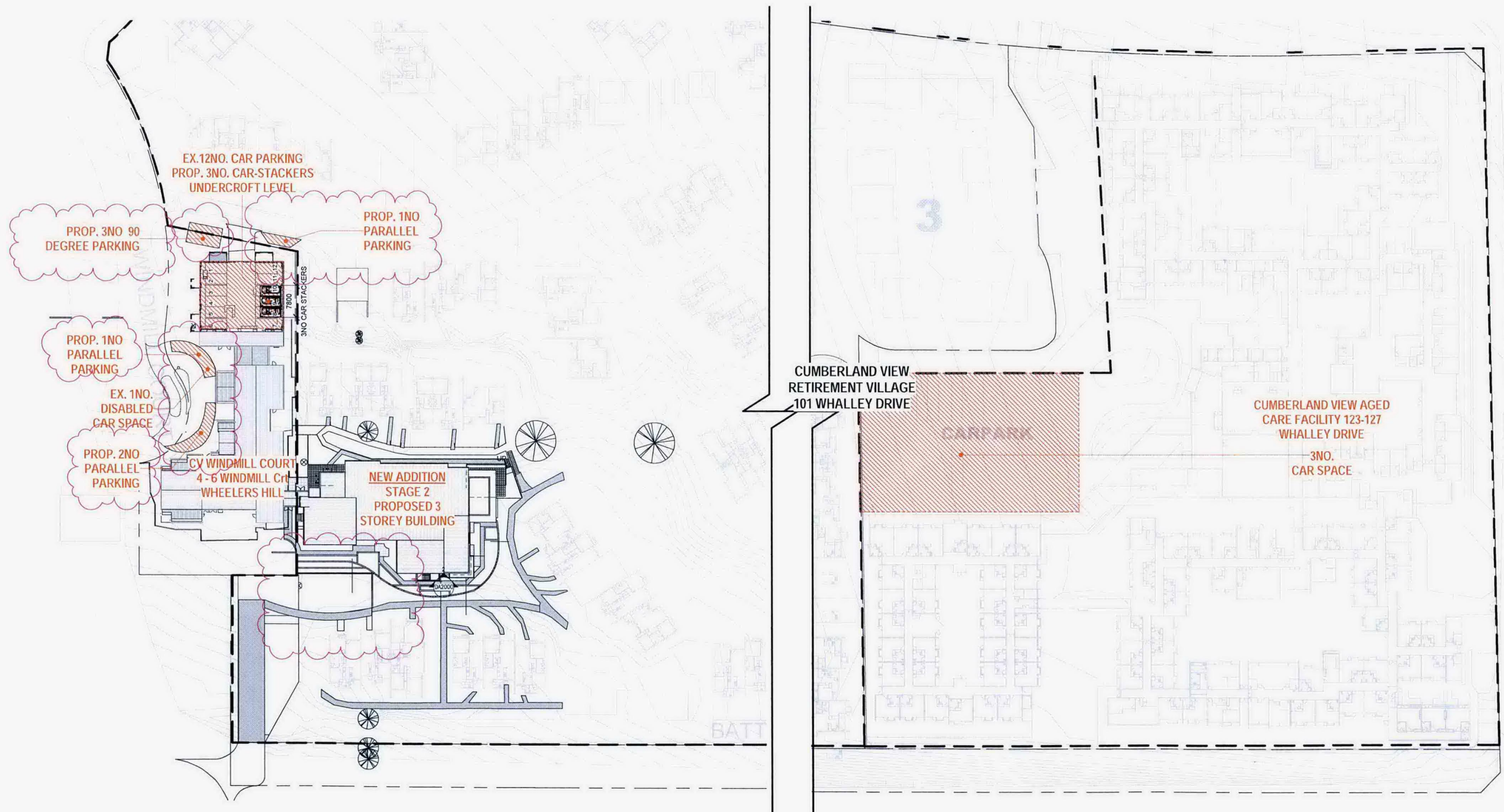
Proposed Development

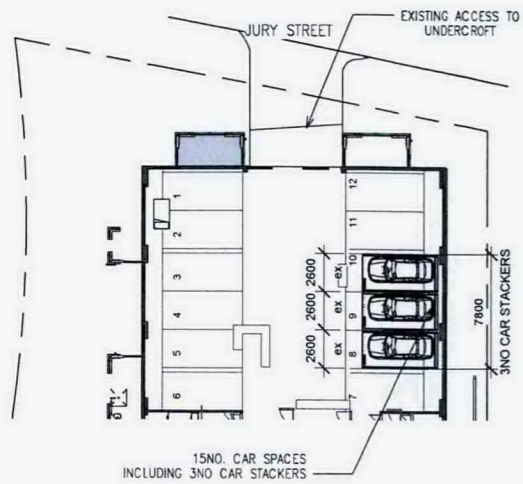
SCALE:	1:200	A1
	1:400	A3
JOB NO:	14043	
DATE:	DEC 2017	
DWG NO:	DA1001	



**CAR PARKING PROVISION**

<b>EXISTING</b>	12 UNDERCROFT SPACES 1 DISABLED SPACES
<b>PROPOSED</b>	4 ON-STREET PARKING JURY STREET 3 ADDITIONAL PARALLEL PARKING SPACES IN DROP-OFF AREA 3 STACKERS
<b>TOTAL</b>	23 SPACES
80 BEDS @ 0.3 CARSPACES/ BED = 24 SPACES	





2 0100SP SITE PLAN UNDERCROFT PARKING  
1:250

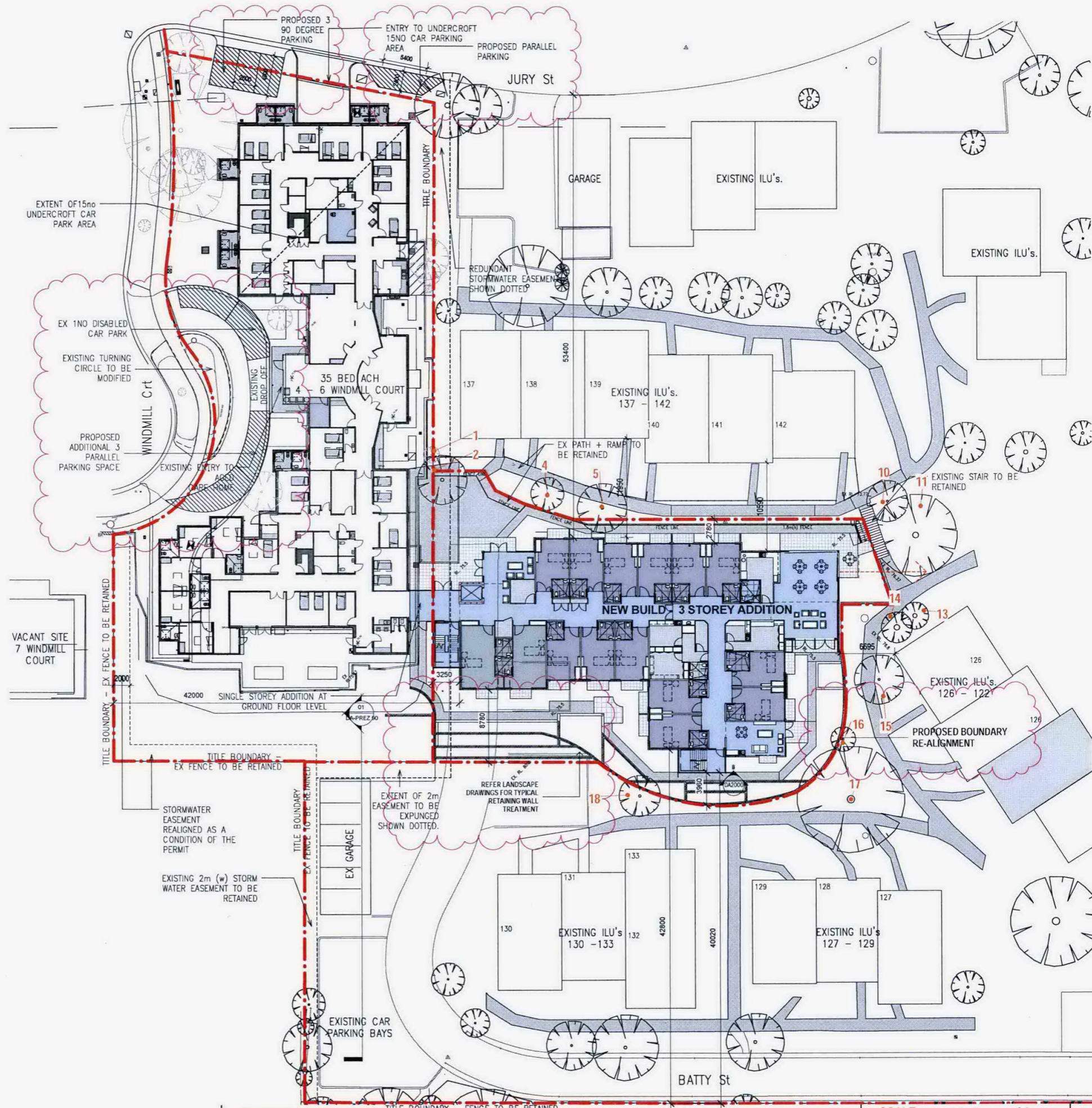
**PROPOSED ACCOMMODATION SCHEDULE**

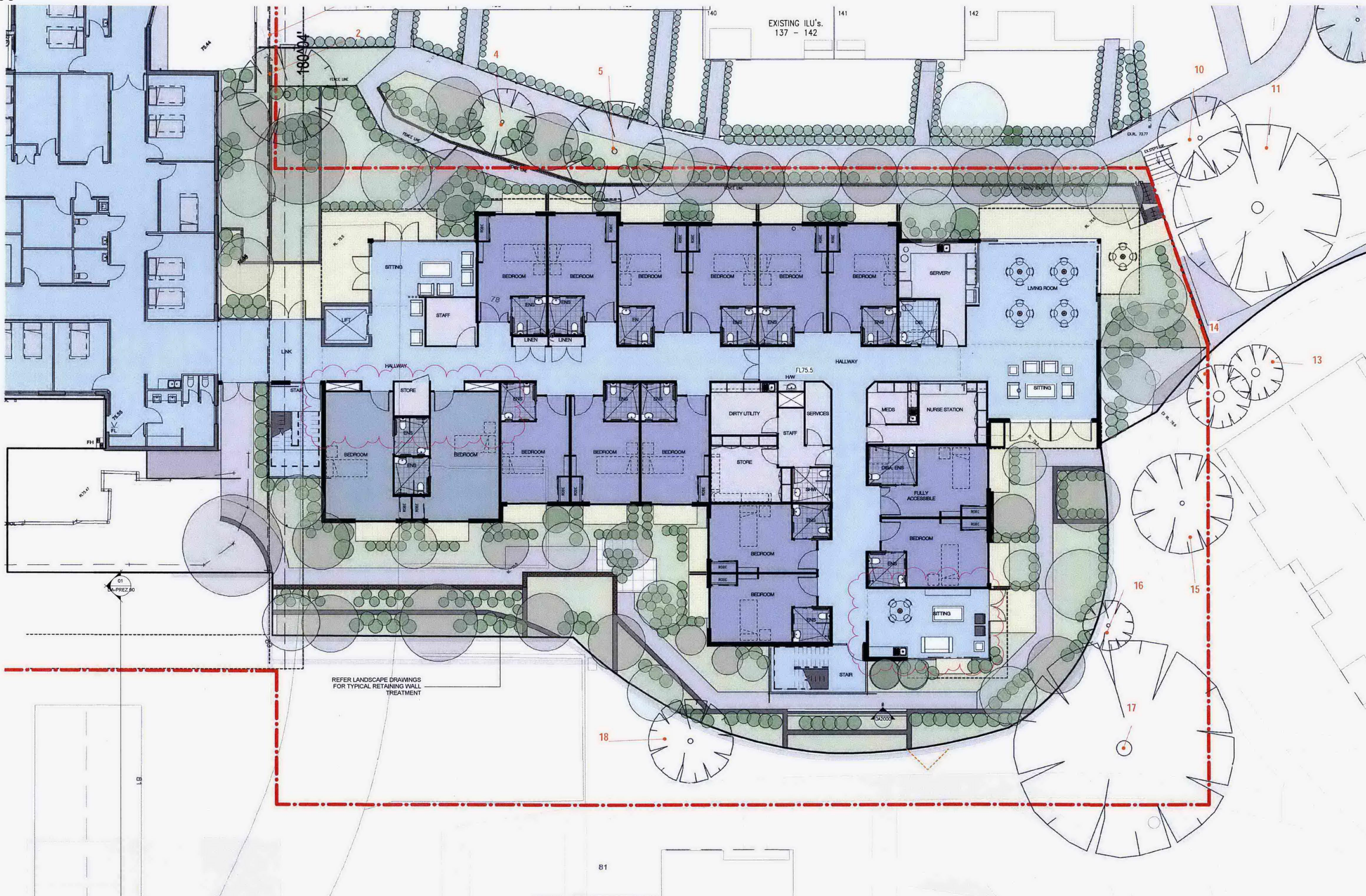
<b>EXISTING</b>	AGED CARE HOME	4 - 6 WINDMILL COURT	
	GROUND FLOOR 30 RESIDENT BED HOME		
		5 BEDS APPROVED ADDITIONS TPA / 43536	
<b>NEW ADDITION</b>	GROUND FLOOR	15 RESIDENT BED ADDITION	
		PROPOSED FLOOR AREA	857m <sup>2</sup> (incl. LINK)
		EXTERNAL COURT	660m <sup>2</sup>
<b>FIRST FLOOR</b>		15 RESIDENT BED ADDITION	
		PROPOSED FLOOR AREA	830m <sup>2</sup>
		PROPOSED BALCONY AREA	57m <sup>2</sup>
<b>SECOND FLOOR</b>		15 RESIDENT BED ADDITION	
		PROPOSED FLOOR AREA	830m <sup>2</sup>
		PROPOSED BALCONY AREA	57m <sup>2</sup>
<b>TOTAL</b>		80 RESIDENT BED AGED CARE HOME	

**CAR PARKING PROVISION**

<b>EXISTING</b>	12 UNDERCROFT SPACES
	1 DISABLED SPACES
<b>PROPOSED</b>	4 IN JURY STREET (PRIVATE STREET ON-SITE)
	3 ADDITIONAL PARALLEL PARKING SPACES IN DROP-OFF AREA
	3 STACKERS
<b>TOTAL</b>	23 SPACES
<b>80 BEDS @ 0.3 CARSPACES/ BED = 24 SPACES</b>	

EXISTING TREES PROPOSED TO BE RETAINED NUMBERED  
REFER TO LANDSCAPE DRAWING DOCUMENTS FOR FURTHER DETAILS  
REFER TO ARBORIST REPORT FOR DETAILS  
REFER TO DRAWING A1002 FOR LOCATON OF CAR PARKING

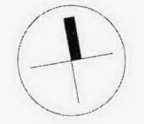




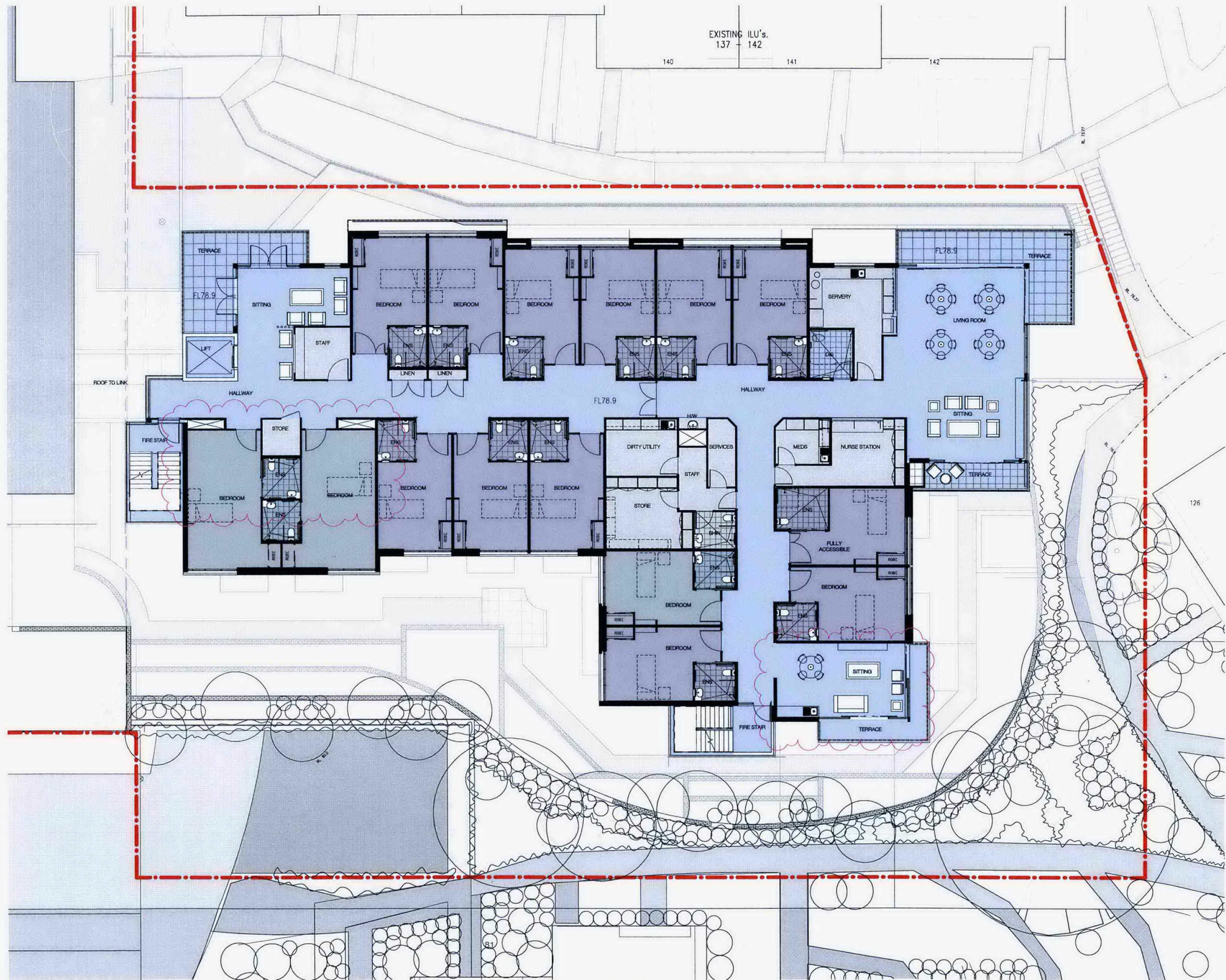
REFER LANDSCAPE DRAWINGS  
FOR TYPICAL RETAINING WALL  
TREATMENT

**GROUND FLOOR PLAN**  
Arton CV Windmill Court Stage 2  
Proposed Development

SCALE: 1:100 A1  
1:200 A3  
JOB NO: 14043  
DATE: DEC 2017  
DWG NO: DA1101 /1







EXISTING ILU's  
137 142

140

141

142

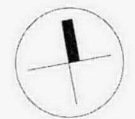
126

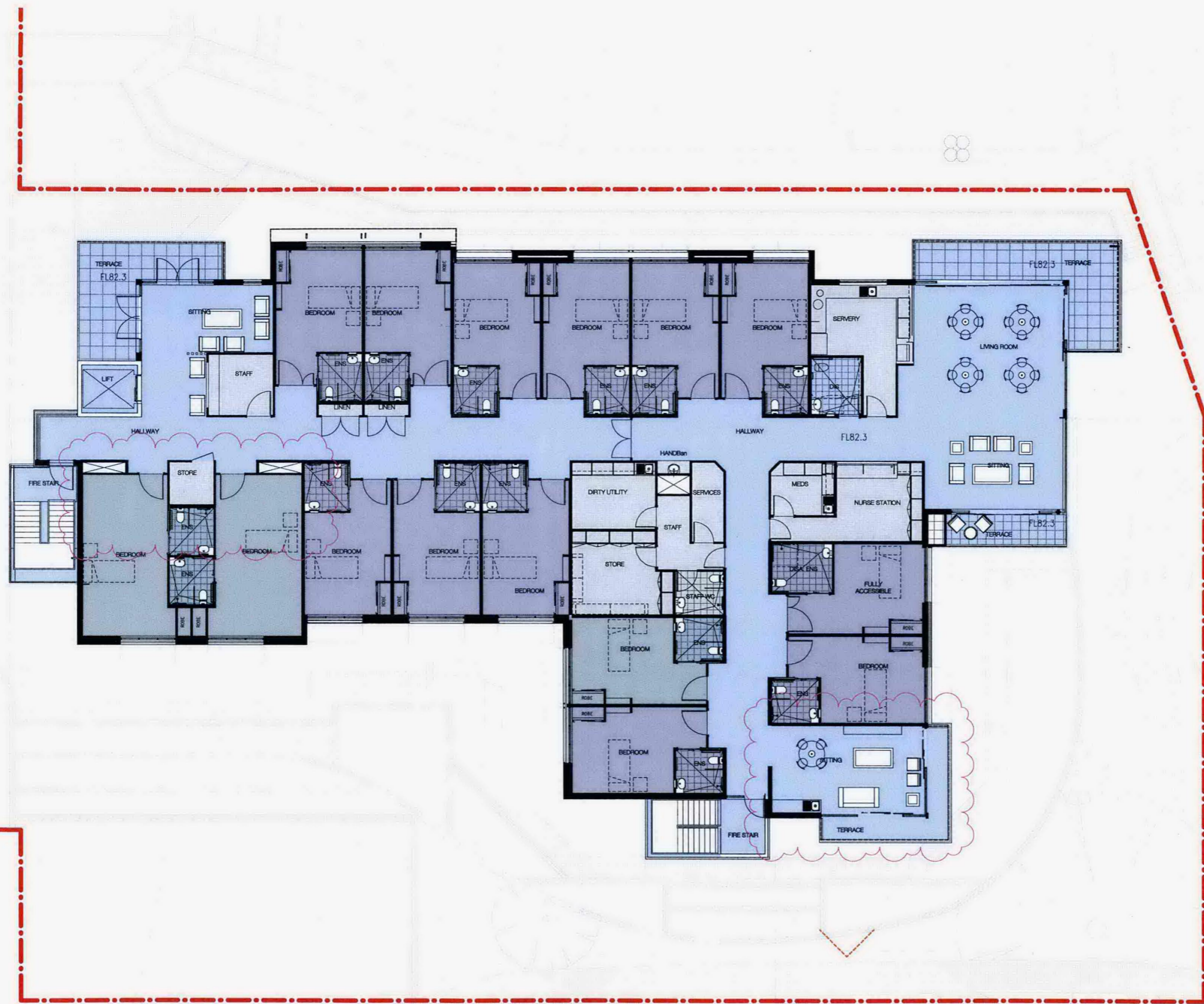
**smith + tracey** architects

**FIRST FLOOR PLAN**

Artion CV Windmill Court Stage 2  
Proposed Development

SCALE:	1:100	A1
	1:200	A3
JOB NO:	14043	
DATE:	DEC 2017	
DWG NO:	DA1102	/1



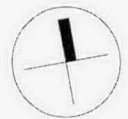
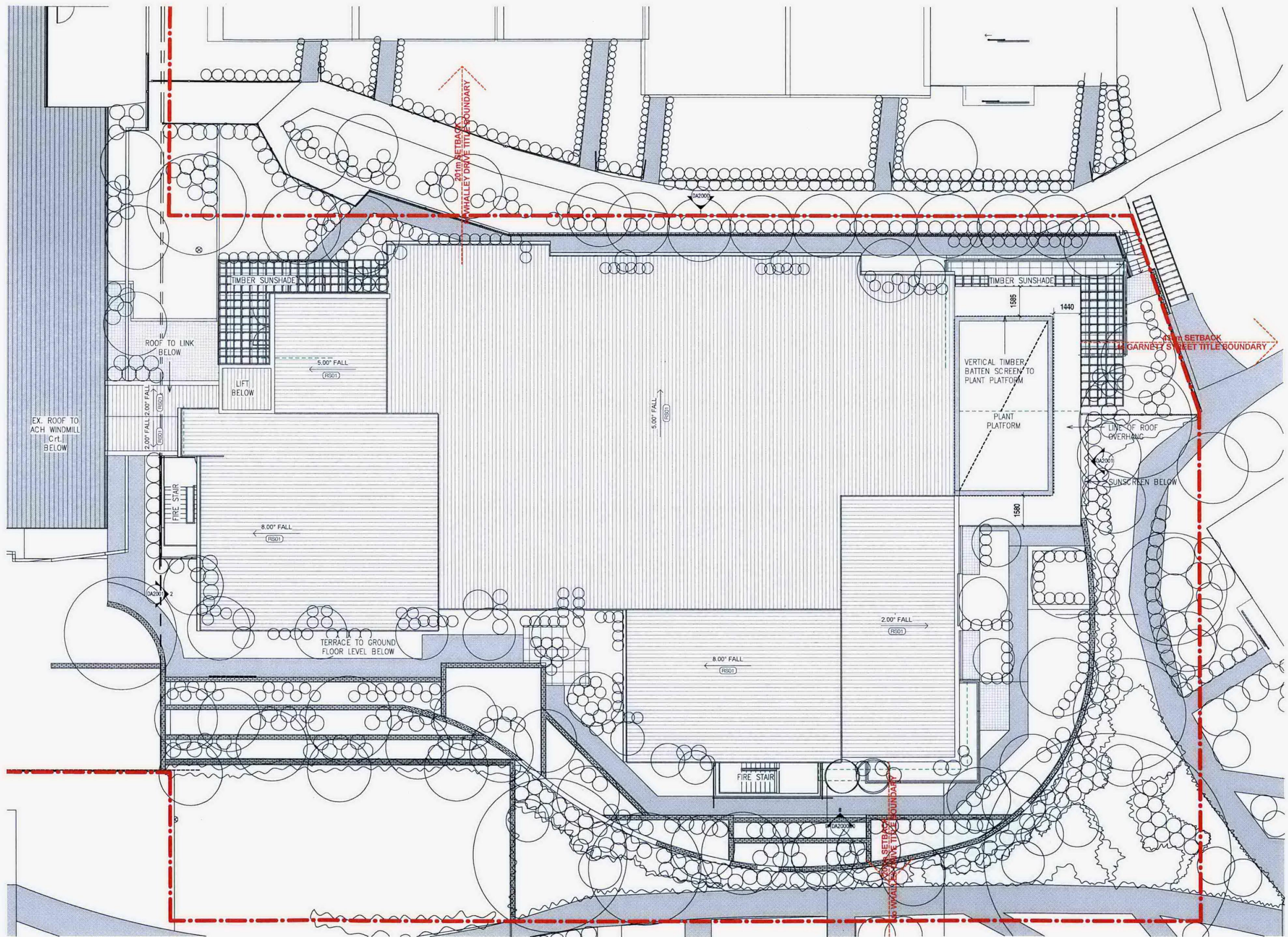


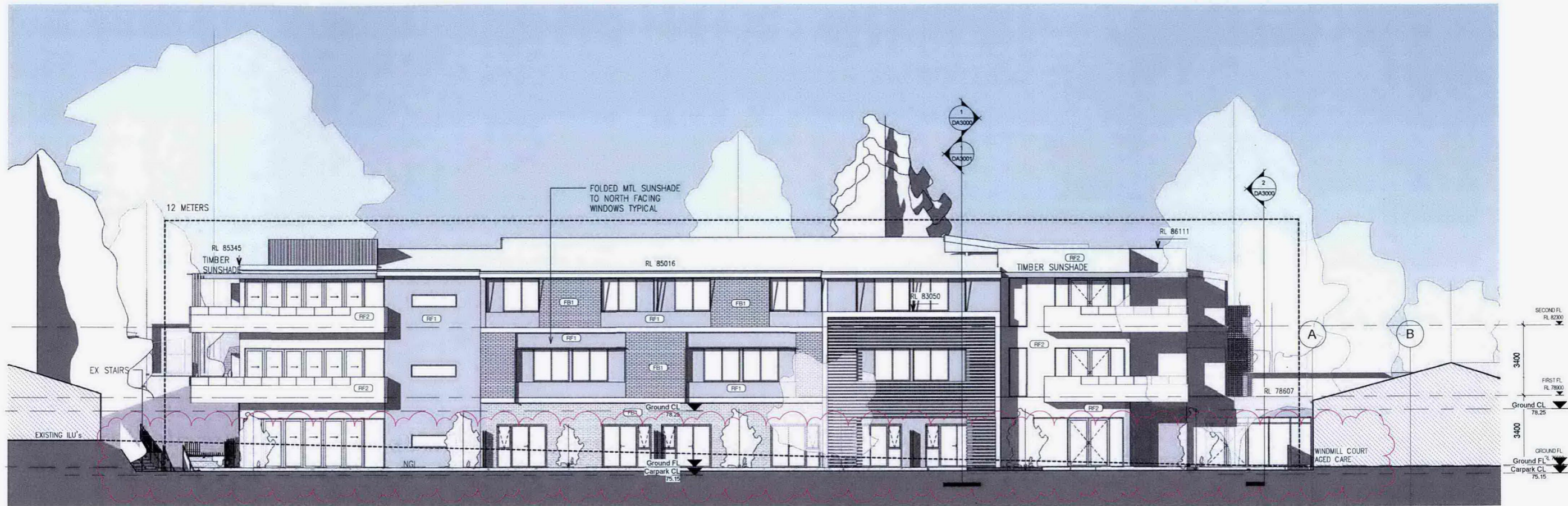
**SECOND FLOOR PLAN**

Arton CV Windmill Court Stage 2  
Proposed Development

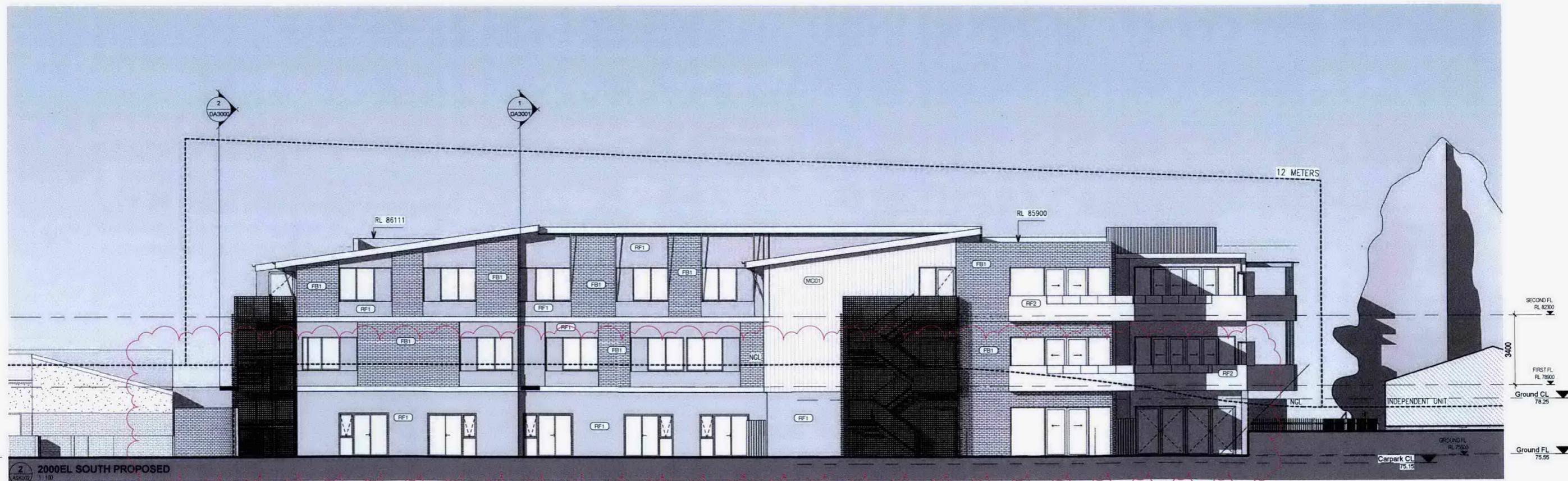
SCALE:	1:100	A1
	1:200	A3
JOB NO:	14043	
DATE:	DEC 2017	
DWG NO:	DA1103	/1







1 2000EL NORTH PROPOSED  
DA2000 1:100

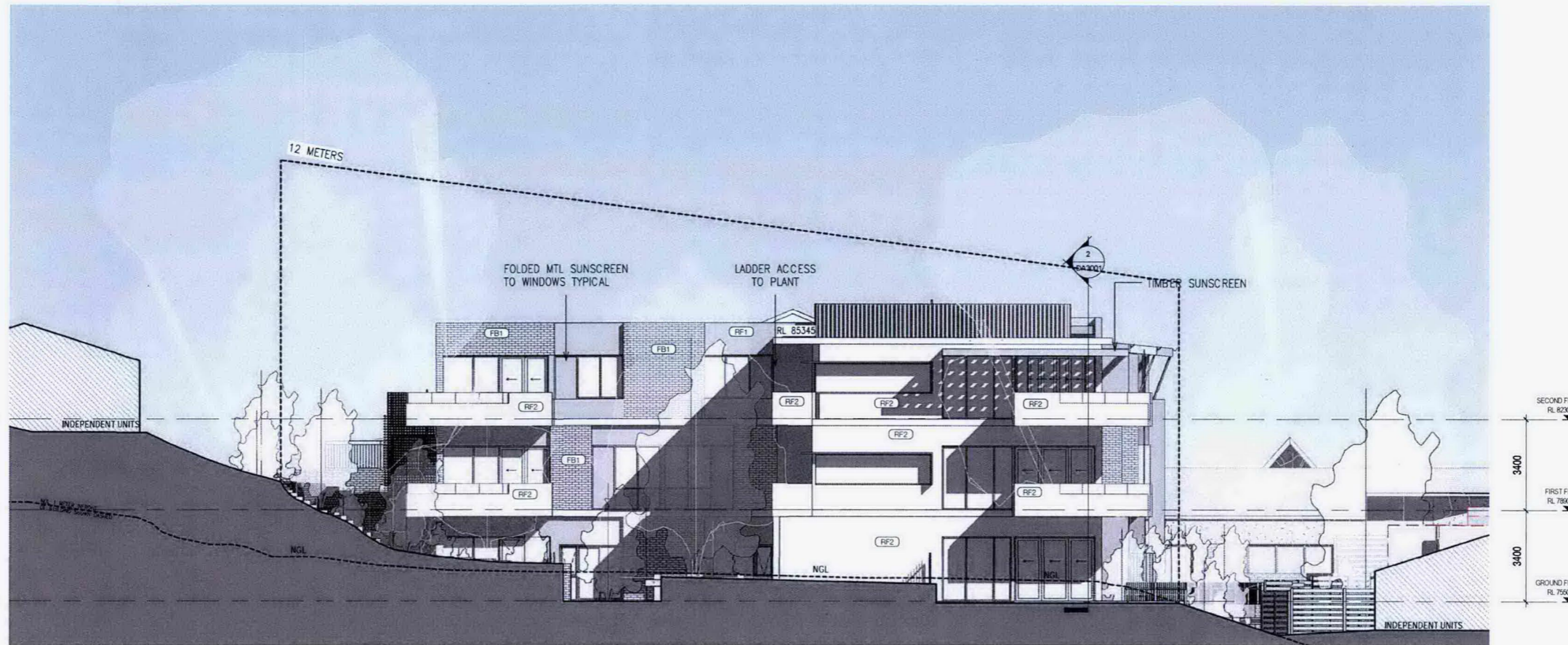


2 2000EL SOUTH PROPOSED  
DA2000 1:100

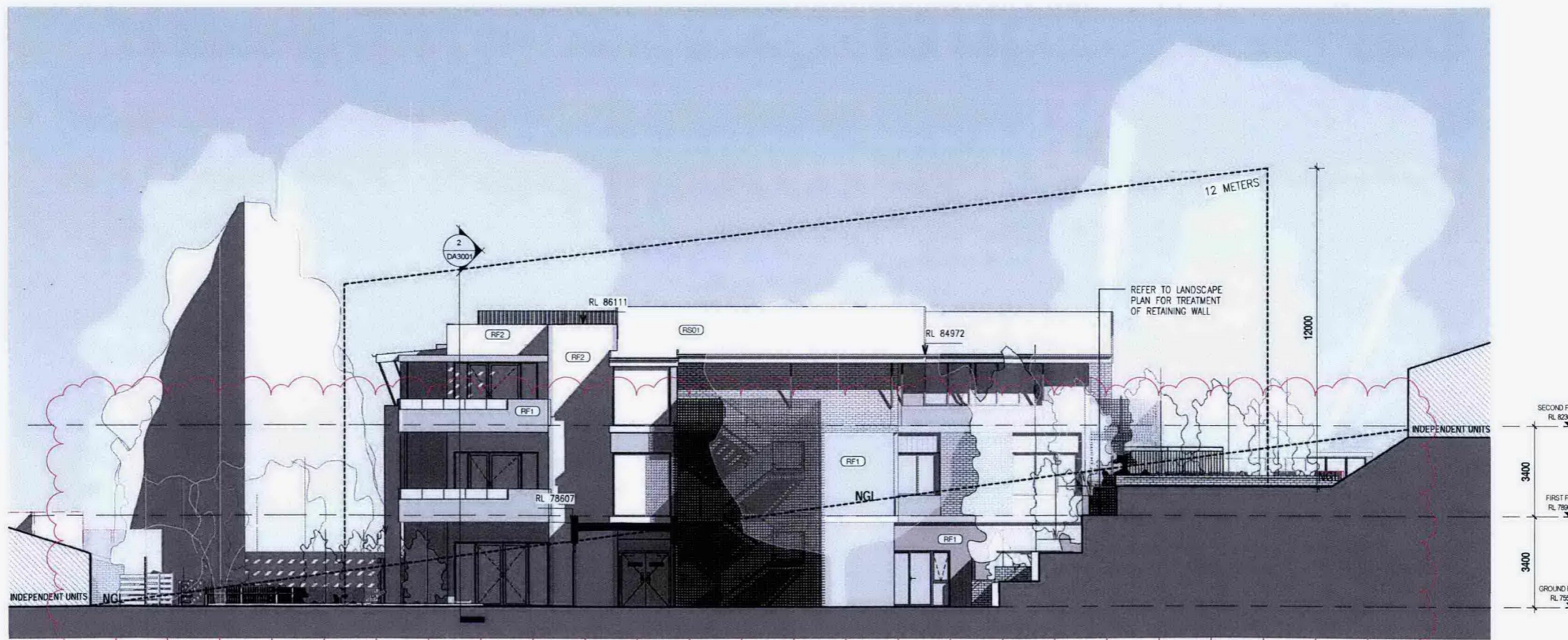
smith+tracey architects

**ELEVATIONS**  
Arton CV Windmill Court Stage 2  
Proposed Development

SCALE: 1:100 A1  
1:200 A3  
JOB NO: 14043  
DATE: DEC 2017  
DWG NO: DA2000 /1



1 2000EL EAST PROPOSED  
1:100



2 2000EL WEST PROPOSED  
1:100

smith + tracey architects

ELEVATIONS

Arton CV Windmill Court Stage 2  
Proposed Development

SCALE: 1:100 A1  
1:200 A3  
JOB NO: 14043  
DATE: DEC 2017  
DWG NO: DA2001 /1



1 Section 01  
1:100



2 Section 05  
1:100

smith + tracey architects

**SECTIONS 01**  
Arton CV Windmill Court Stage 2  
Proposed Development

SCALE:	1:100	A1
	1:200	A3
JOB NO:	14043	
DATE:	DEC 2017	
DWG NO:	DA3000	/1



1 Section 03  
1:100



2 Section 04  
1:100

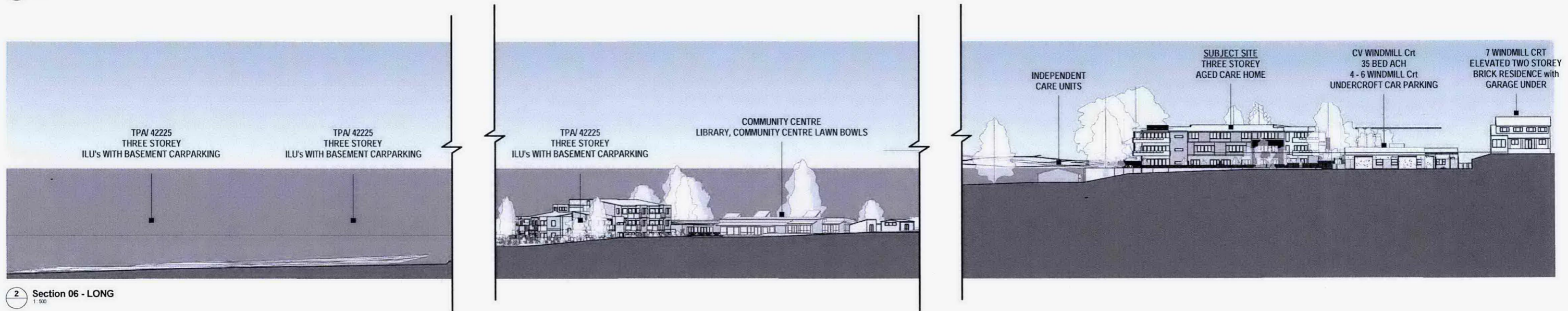
smith + tracey architects

**SECTIONS 02**  
 Arton CV Windmill Court Stage 2  
 Proposed Development

SCALE:	1:100	A1
	1:200	A3
JOB NO:	14043	
DATE:	DEC 2017	
DWG NO:	DA3001	/1



1 Section 05 - LONG  
1:200

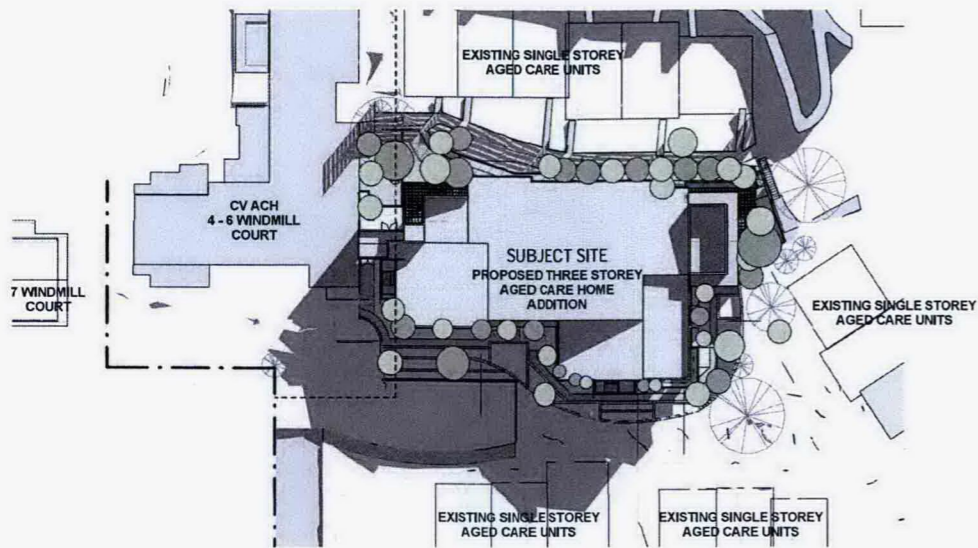


2 Section 06 - LONG  
1:500

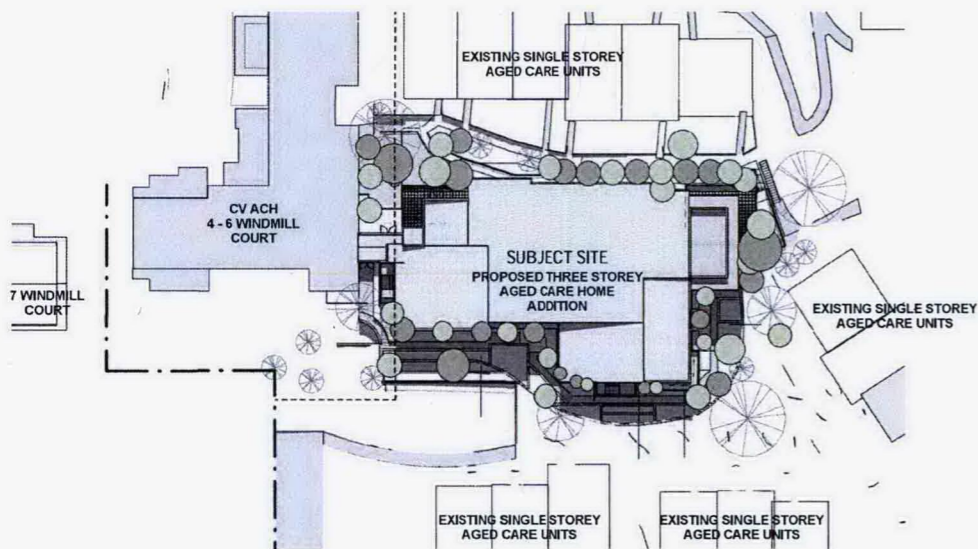


3 Section 0002  
1:200

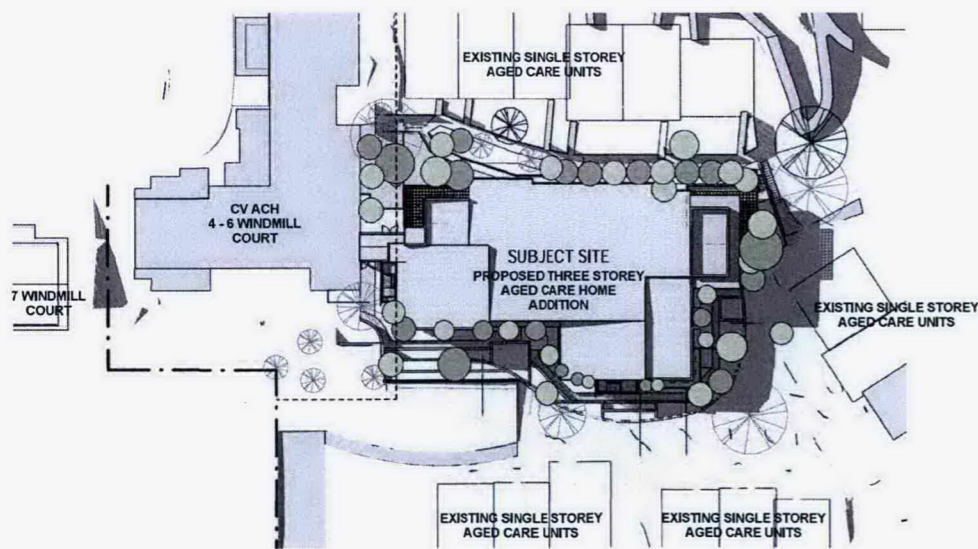




1 0100SP SITE PROPOSED - SUNSHADE 9am  
1:500



2 0100SP SITE PROPOSED - SUNSHADE 12 NOON  
1:500



3 0100SP SITE PROPOSED - SUNSHADE 12 NOON 3PM  
1:500

smith+tracey architects

SHADOW STUDIES

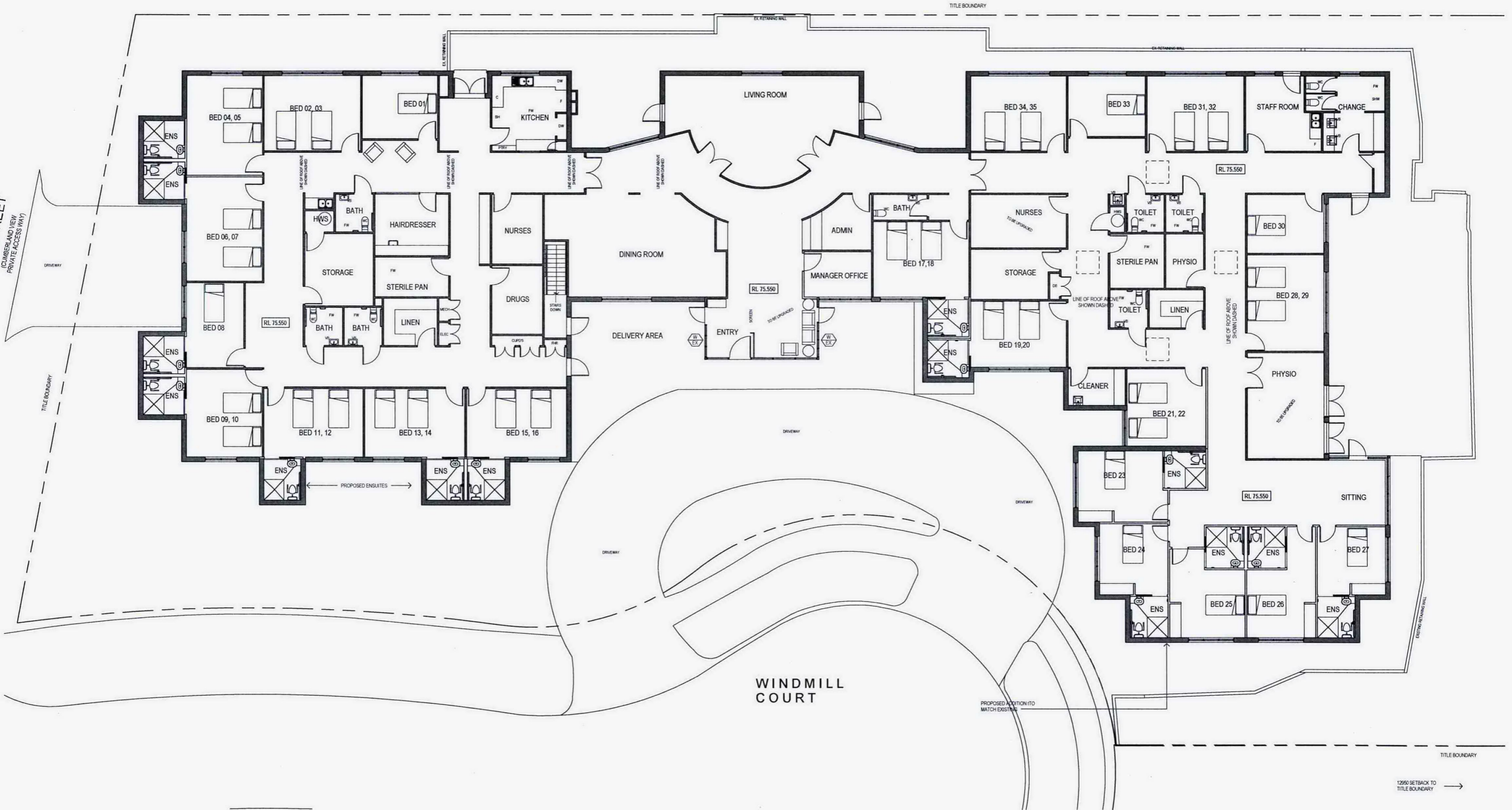
Arton CV Windmill Court Stage 2  
Proposed Development

SCALE:	1 : 500	A1
		A3
JOB NO:	14043	
DATE:	DEC 2017	
DWG NO:	DA7000	/1

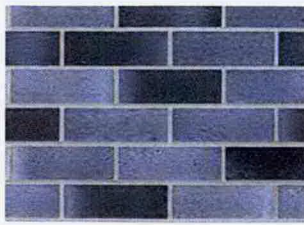


BATTY STREET  
(CUMBERLAND VIEW  
PRIVATE ACCESS WAY)

JURY STREET  
(CUMBERLAND VIEW  
PRIVATE ACCESS WAY)

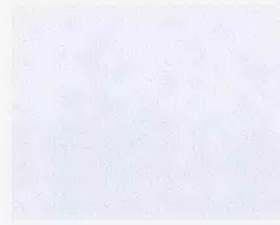


FB1



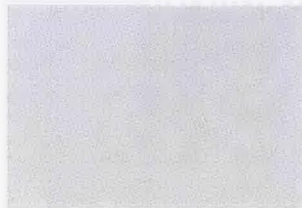
FACE BRICK  
AUSTRAL LAPALOMA 'AZUL' COLOUR OR SIMILIAR

RS01



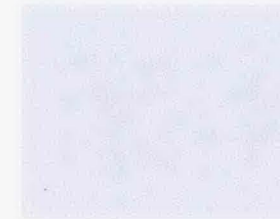
METAL ROOFING SHEET  
COLORBOND ' SHALE GREY' COLOUR OR SIMILIAR

RF1



APPLIED RENDER FINISH (COLOUR 1)  
DULUX 'SURFMIST' COLOUR OR SIMILIAR

FAS



COLORBOND FASCIAS & GUTTERS  
COLORBOND ' SHALE GREY' COLOUR OR SIMILIAR

RF2



APPLIED RENDER FINISH (COLOUR 2)  
DULUX 'CITRINO' COLOUR OR SIMILIAR

WIN



POWDER COATED ALUMINIUM FRAME WINDOWS  
DULUX 'MONUMENT' COLOUR OR SIMILIAR

MC1



COLORBOND METAL CLADDING  
COLORBOND ' SHALE GREY' COLOUR OR SIMILIAR

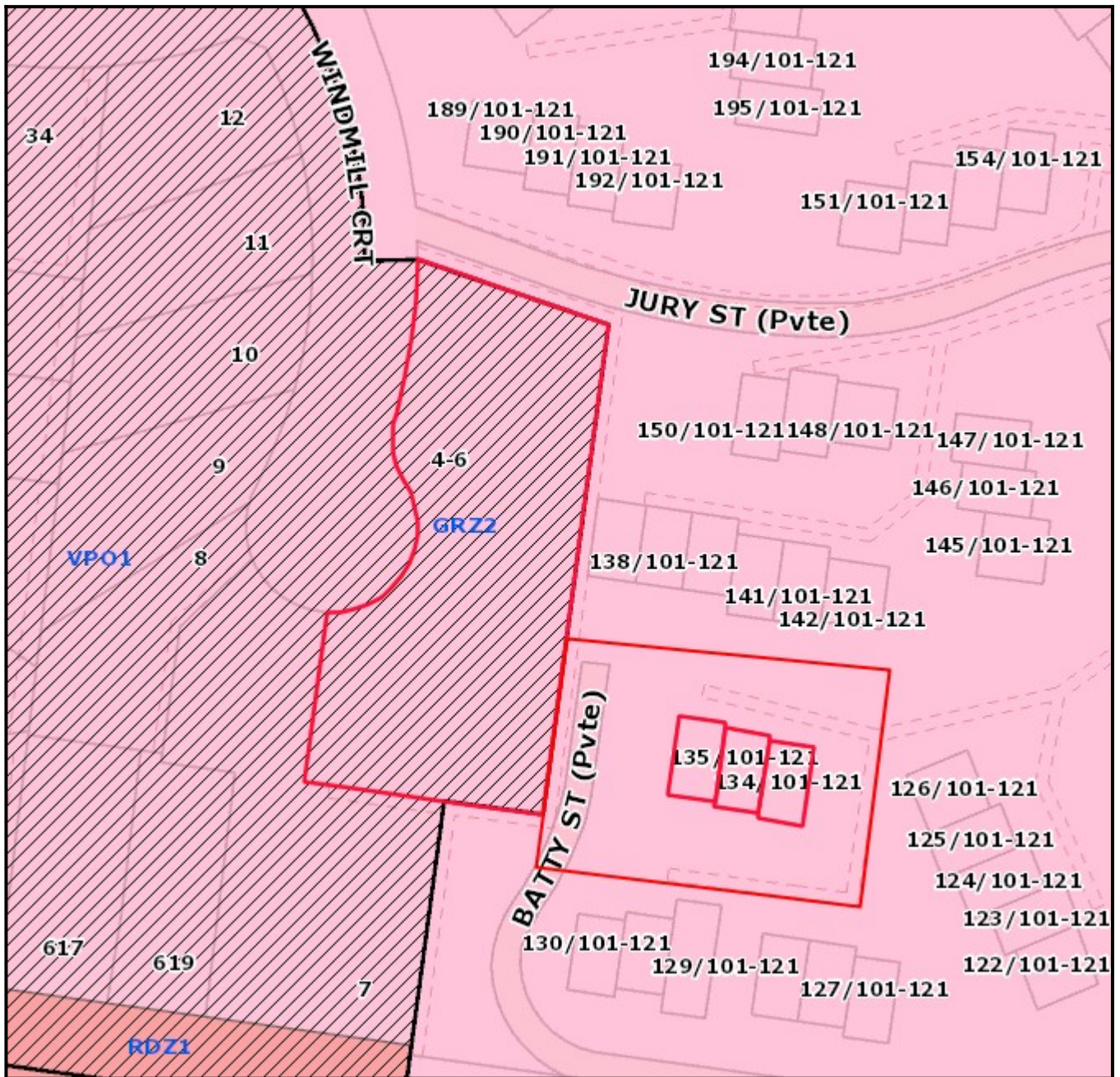


FOLDED METAL SUNSHADE  
DULUX 'MONUMENT' COLOUR OR SIMILIAR





# Planning Overlays and Zones



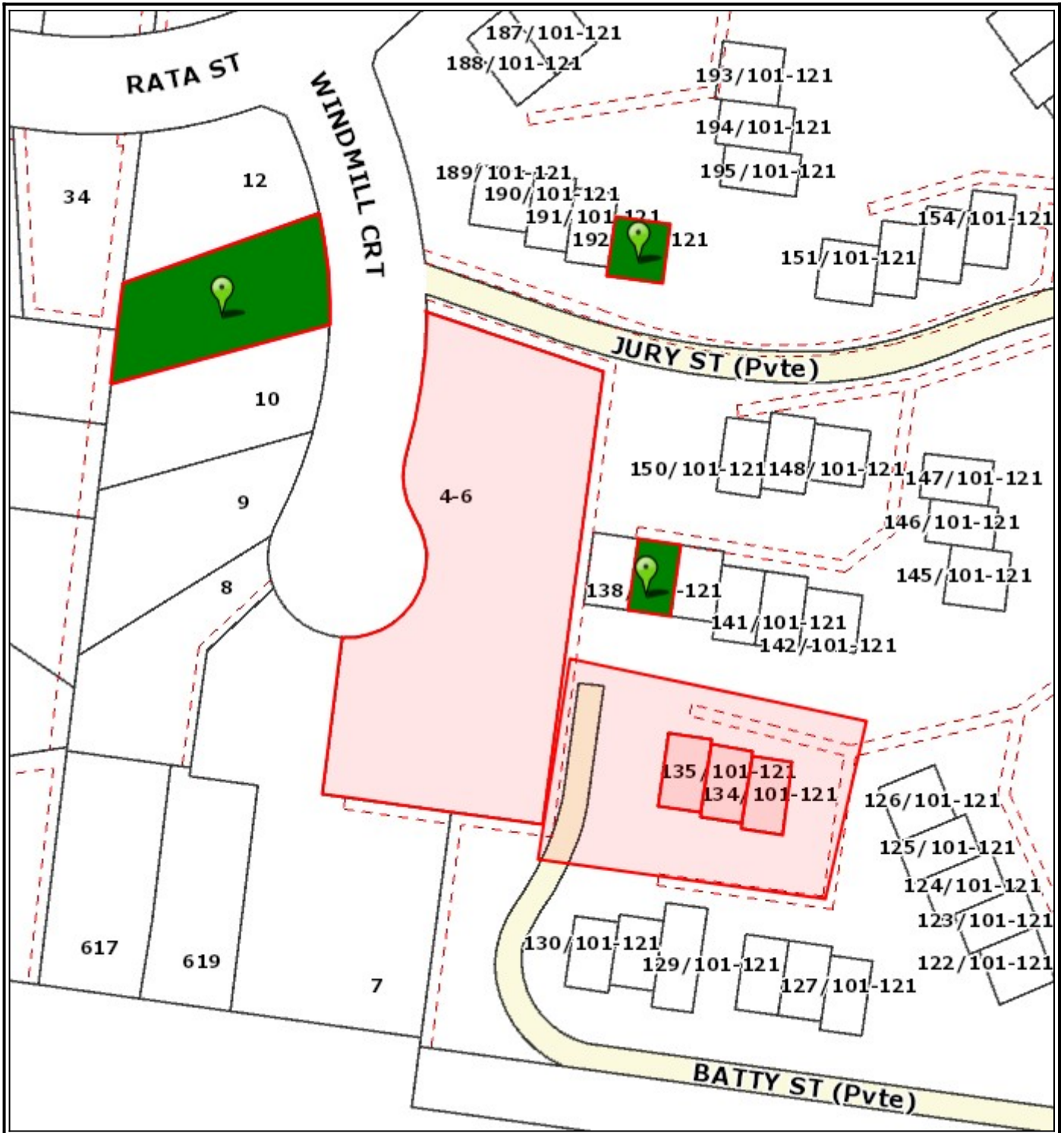
## Legend

Planning Zones		Planning Overlay	
C1Z	GRZ2	LSIO / SBO	HO
C2Z	IN1Z	NCO	IPO
CA	MUZ	PAO	DPO
CDZ1	NRZ1	EAO	PO
GRZ1	PCRZ	DDO	
	PPRZ	VPO	
	PUZ1		
	PUZ2		
	PUZ3		
	PUZ4		
	PUZ5		
	PUZ6		
	PUZ7		
	RDZ1		
	RGZ1		
	RGZ2		
	SUZ1		
	SUZ2		
	SUZ3		
	SUZ4		
	SUZ5		
	SUZ6		
	UFZ		



## Address

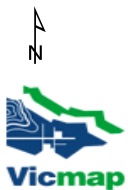
4-6 Windmill Court & 101-127 Whalley Drive WHEELERS HILL VIC 3150



# Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed. Please note that one of the properties in Whalley Drive has two objectors.

1:1000



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>

