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Attachment 1: 55-63 High Street Road and 8-10 Harold Street, Ashwood



NO.	SHEET NAME
TP0.00	COVER SHEET
TP0.01	URBAN CONTEXT
TP0.03	DEMO/EXISTING SITE PLAN
TP0.04	DEMO/EXISTING BASEMENT PLAN
TP1.00	PROPOSED SITE PLAN
TP1.01	PROPOSED BASEMENT FLOOR PLAN
TP1.02	PROPOSED GROUND FLOOR PLAN
TP1.03	PROPOSED FIRST FLOOR PLAN
TP1.04	PROPOSED SECOND FLOOR PLAN
TP1.05	PROPOSED THIRD FLOOR PLAN
TP1.06	PROPOSED ROOF PLAN
TP2.01	ELEVATIONS
TP3.00	SECTIONS
TP3.01	SECTION AND INTERFACE SECTION
TP4.00	SHADOW DIAGRAMS
TP5.00	PERSPECTIVE FROM HIGH STREET ROAD
TP5.01	PERSPECTIVE SOUTH DOWN HAROLD ST
TP5.02	PERSPECTIVE NORTH DOWN HAROLD ST

TP - PROPOSED GFA (EXCLUDING BALCONIES)	
LEVEL	AREA
PROPOSED GROUND FLOOR	721 m ²
PROPOSED FIRST FLOOR	1862 m ²
PROPOSED SECOND FLOOR	1794 m ²
PROPOSED THIRD FLOOR	1108 m ²
TOTAL GFA	5484 m²

TP - PROPOSED GFA PER RESIDENT	
TOTAL GFA	m ² PER RESIDENT
5484 m ²	87 m ²

SITE COVERAGE	
SITE A AREA - NEW SITE	3205 m ²
SITE B AREA - EXISTING SITE	4261 m ²
TOTAL SITE AREA	7466 m²
PROPOSED BUILT AREA (NOTE: EXCLUDED COURTYARD AND FIRE PUMP ROOM)	2083 m ²
EXISTING BUILT AREA	2365 m ²
TOTAL BUILT AREA	4448 m²
TOTAL SITE COVERAGE	59.5%
TOTAL PERMEABILITY	16.4%

TP - SCHEDULE OF ACCOMODATION			
Type	Name	Area	Count

PROPOSED GROUND FLOOR			
COMMUNAL AREA	CINEMA	80 m ²	1
COMMUNAL AREA	EXISTING ENTRANCE LOBBY (RENOVATED)	361 m ²	1
COMMUNAL AREA	GARDEN COURTYARD	320 m ²	1
COMMUNAL AREA	GYM	47 m ²	1
COMMUNAL AREA	HAIR SALON	25 m ²	1
COMMUNAL AREA	SPA/ WELLNESS	23 m ²	1

PROPOSED FIRST FLOOR			
COMMUNAL AREA	COURTYRAD	308 m ²	1
COMMUNAL AREA	DINING	86 m ²	1
COMMUNAL AREA	EASTERN LOUNGE	53 m ²	1
COMMUNAL AREA	WESTERN LOUNGE	142 m ²	1
COMMUNAL AREA	WINTER GARDEN	57 m ²	2
ROOM CLUSTER	PREMIUM BEDROOM	265 m ²	4
ROOM CLUSTER	STANDARD BEDROOM	703 m ²	21

PROPOSED SECOND FLOOR			
COMMUNAL AREA	DINING	86 m ²	1
COMMUNAL AREA	EASTERN LOUNGE	53 m ²	1
COMMUNAL AREA	WESTERN LOUNGE	142 m ²	1
COMMUNAL AREA	WINTER GARDEN	62 m ²	2
ROOM CLUSTER	PREMIUM BEDROOM	215 m ²	4
ROOM CLUSTER	STANDARD BEDROOM	705 m ²	21

PROPOSED THIRD FLOOR			
COMMUNAL AREA	DINING	66 m ²	1
COMMUNAL AREA	EASTERN LOUNGE	73 m ²	1
COMMUNAL AREA	TERRACE	181 m ²	1
COMMUNAL AREA	WESTERN LOUNGE	50 m ²	1
COMMUNAL AREA	WINTER GARDEN	21 m ²	1
ROOM CLUSTER	STANDARD BEDROOM	435 m ²	13

TP - ROOM CLUSTER	
EXISTING BEDROOM	74
EXISTING BEDROOM TO REMAIN	73
PROPOSED NEW BEDROOM	63
TOTAL BEDROOM	136

TP - CAR PARKING	
EXISTING CAR PARKING	32
EXISTING ACCESSIBLE	2
EXISTING STAFF CAR PARKING	30
PROPOSED CAR PARKING	42
PROPOSED ACCESSIBLE	2
PROPOSED VISITOR CAR PARKING	40
TOTAL CAR PARKING	74

TOWN PLANNING



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Project **GRAND CEDAR AGED CARE EXTENSION**
 61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147

Client **NEWCARE PTY LTD**

No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	TP1 RESPONSE

Title **COVER SHEET**

Sheet **PRELIMINARY**
NOT FOR CONSTRUCTION

Sheet No. **TP0.00** Revision **D**

Scale **@A1**

Date **26/02/2020**

18093



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Project
GRAND CEDAR AGED CARE EXTENSION
 61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147

Client
NEWCARE PTY LTD

Amendments	
No.	Date
A	06/12/2019
B	26/02/2020

Title
URBAN CONTEXT

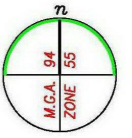
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 Revision **D**
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 Date **26/02/2020**

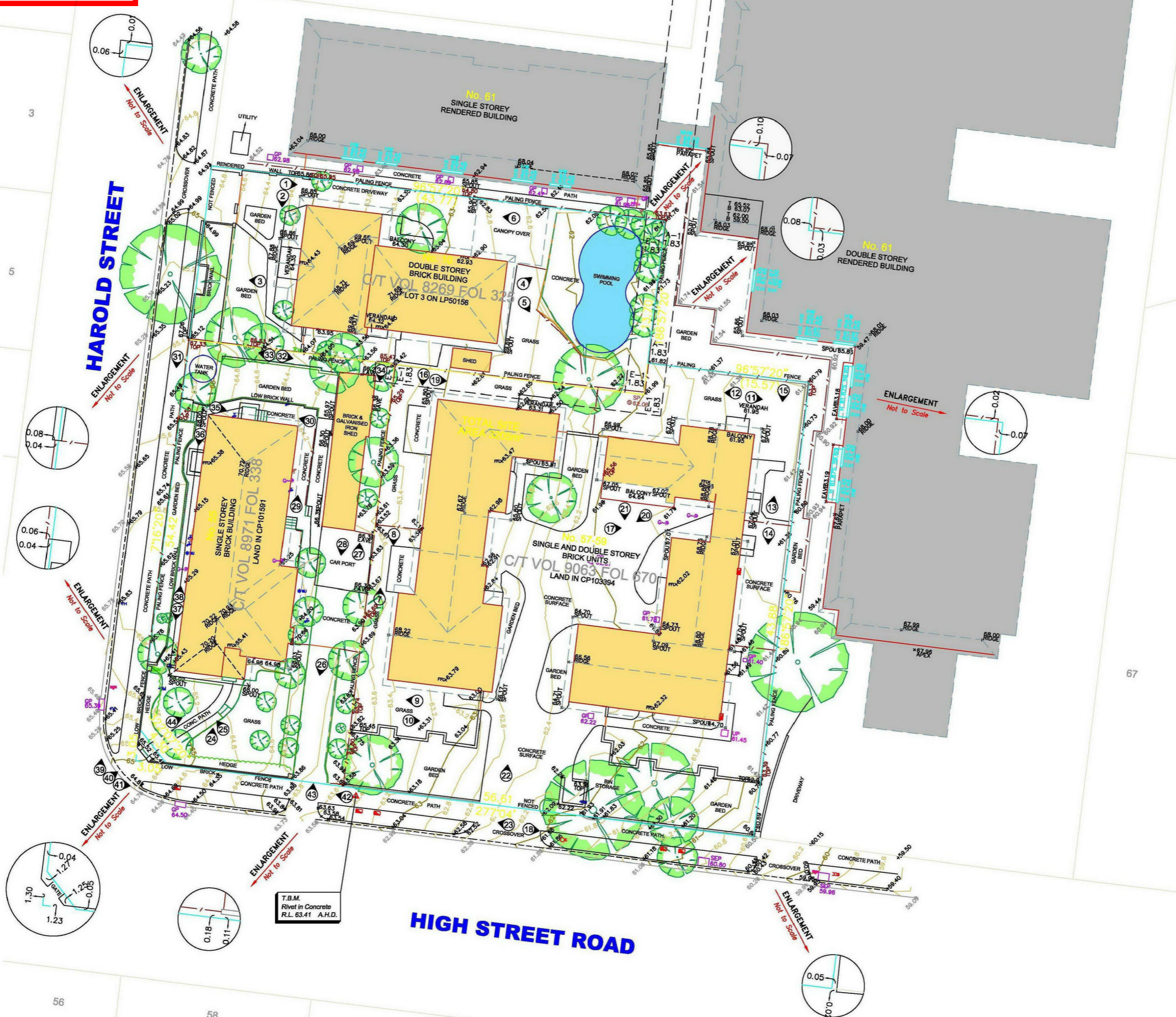
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- Legend
4 Temporary Bench Mark
104 Existing Surface
107 Floor Level
110 Change of Grade
201 Tree > 2m
203 Group Trees/Shrubs
205 Garden Bed
308 Side Entry Pit
309 Grated Pit
329 Grated Pit Lid (Centre)
403 Edge of Bitumen
407 Invert of Kerb/Channel
408 Back of Kerb/Channel
410 Pedestrian Path
419 Edge of Concrete
421 Edge of Paving
503 Sign
602 Shed
603 Building
604 Canopy
605 Window
606 Doorway
607 Water Tank
609 Retaining Wall
611 Swimming Pool
617 Wall
618 Tower/Chimney
619 Retaining Wall - Crib
620 Retaining Wall - Rock
621 Retaining Wall - Conc
622 Retaining Wall - Wood
628 Stairs / Steps
630 Top of Wall
631 Apex
632 Eaves
633 Parapet
634 Ridge Line
635 Spouting
641 Aerial Photo linework
712 Electricity Pole
713 Electricity Pole with Light
717 Electricity Line Overhead
721 Telecom Pit
738 Gas Meter
741 Sewerage Pit
745 Vent Pipe
753 Fire Hydrant
754 Water Meter
755 Water Unclassified
758 Water Tap/Connection
762 Unclassified Pit
766 Unclassified Pit Lid
903 Fence
904 Gata
910 Top of Fence
950 Title
990 Easement
997 Internal Boundaries
998 Digital Cadastral Map Base



Services
Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.
In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

Notations
Date of Survey September 2018, February 2019
Land Subject to Easement
E-1 Drainage and Sewerage
A-1 Drainage and Sewerage
This Plan is to be read in conjunction with the attached Surveyors Report.
The location of buildings beyond site boundaries are indicative only.
Information relating to abutting properties has only been shown where visible or accessible.
Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).
Internal Title boundaries (Layer 997) are for reference only and not for design purposes.
The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.
Windows on neighbouring properties have been located remotely and categorised by visual interpretation only.
HW - Habitable Window
NHW - Non-habitable Window
H - Window head
S - Window sill
Private Open Space is denoted as POS
Refer to Plan Ref:300606-BA for site photographs.
Direction of photographs shown thus [arrow symbol]

All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.
Levels shown thus [circle with number] are to Australian Height Datum vide PM821 with a stated value of RL48.893
Refer to frozen layers with a suffix of -L for levels.
Refer to frozen layers with a suffix of -C for crosses.
Refer to frozen layer "TRIANGLE" for 3D Triangles.
Contour interval 0.2 metres.

Table with project details: Scale 1:200, Certified GT, Drawn DW, AK, Date 13/02/19, Survey Data 30060609.ssee, CAD drawing number 300606-AB, Original sheet size A1, Client Newcare Pty Ltd, Project 55, 57-59 High Street Road & 10 Harold Street Ashwood, Details Boundary Re-establishment, Feature and Level Survey, Sheet 1 of 1, Job Number 300606.

Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 PO Box 5075 03) 9699 1400 www.veris.com.au



TOWN PLANNING TP0.02 D

GRAND CEDAR AGED CARE EXTENSION
61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147

NEWCARE PTY LTD

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Table with columns: No., Date, Notes, Revisions. Includes a note dated 26/02/2020 regarding RFI RESPONSE.

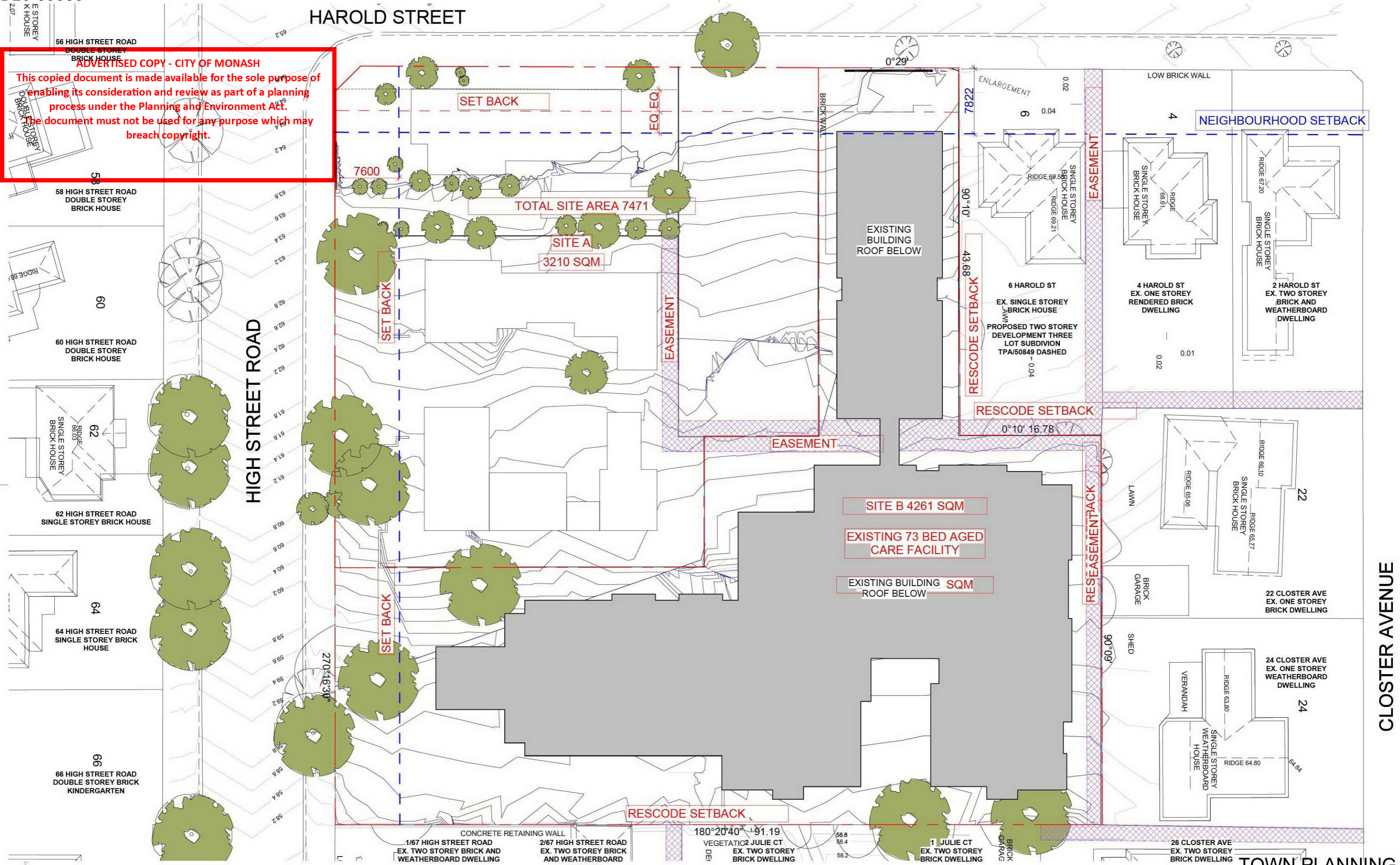
Title FEATURE SURVEY

Sheet PRFI IMINARY

Scale @A1

3093

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Project: **GRAND CEDAR AGED CARE EXTENSION**
61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147
Client: **NEWCARE PTY LTD**

Amendments		
No.	Date	Notes
D	26/02/2020	RPI RESPONSE

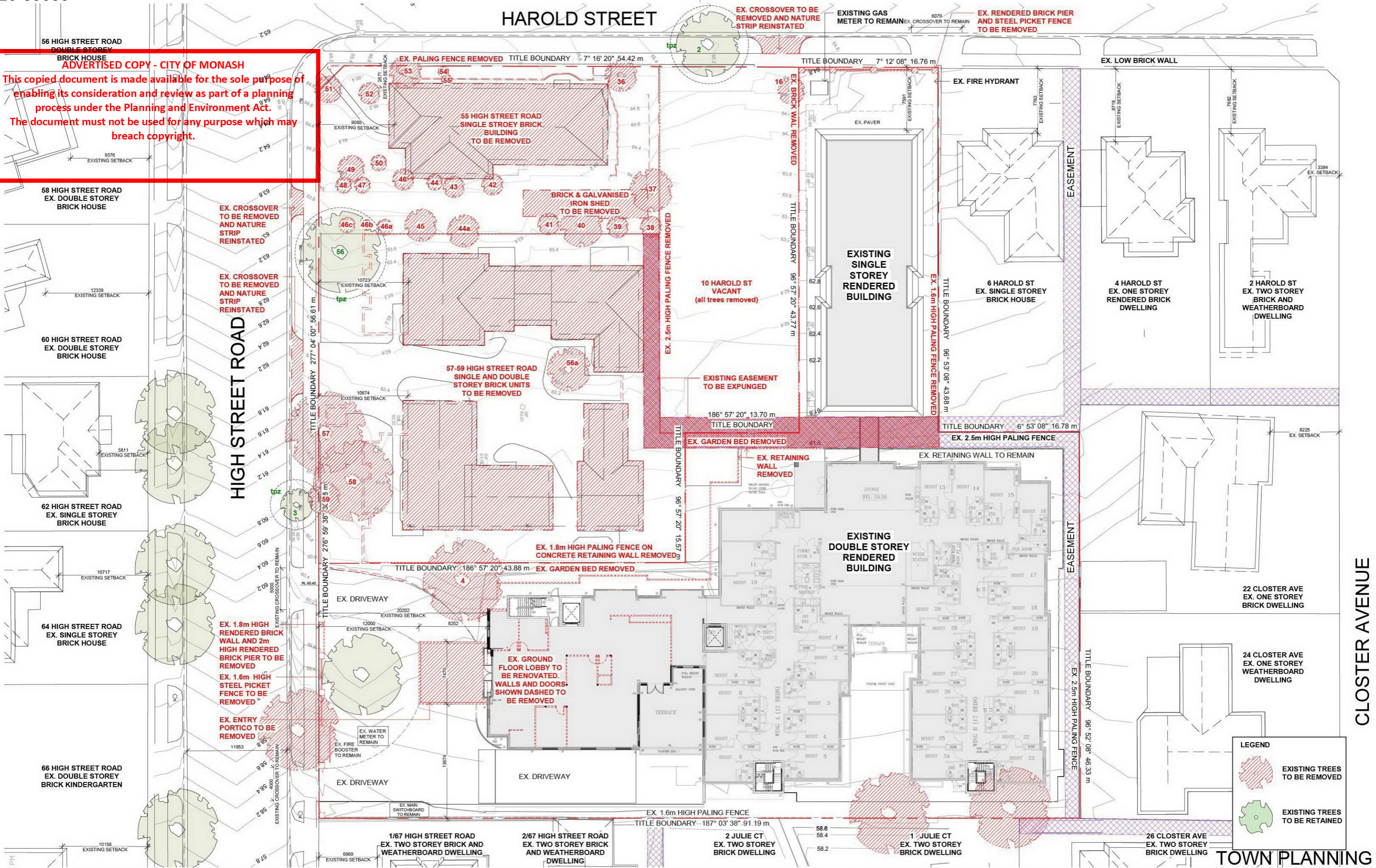
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Sheet: **PRELIMINARY NOT FOR CONSTRUCTION**
Scale: 1:200@A1
Date: 26/02/2020
Revision: **TP0.02A D**
Sheet No. **180931**



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HAROLD STREET

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GRAND CEDAR AGED CARE EXTENSION
 61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147
 Client: **NEWCARE PTY LTD**

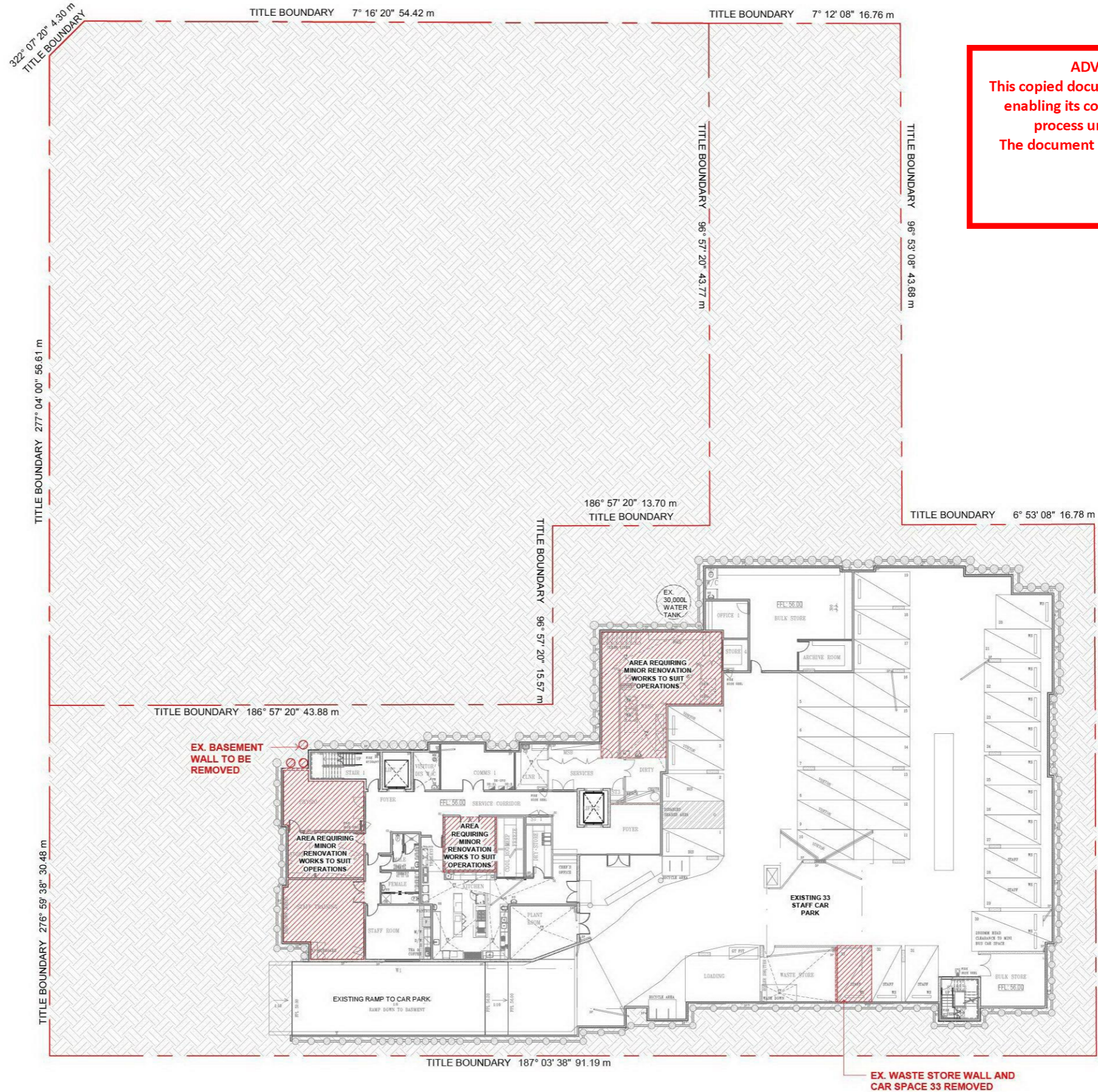
Amendments		
No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	23/01/2020	TREE NUMBERS
D	26/02/2020	RPI RESPONSE

Title: **DEMO/EXISTING SITE PLAN**
 Sheet: **PRELIMINARY NOT FOR CONSTRUCTION**

Sheet No. **TP0.03** Revision **D**
 Scale: As indicated @ A1
 Date: 26/02/2020



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Project **GRAND CEDAR AGED CARE EXTENSION**
 61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147
 Client **NEWCARE PTY LTD**

No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	RPT RESPONSE

Title **DEMO/EXISTING BASEMENT PLAN**
 Sheet **PRELIMINARY**
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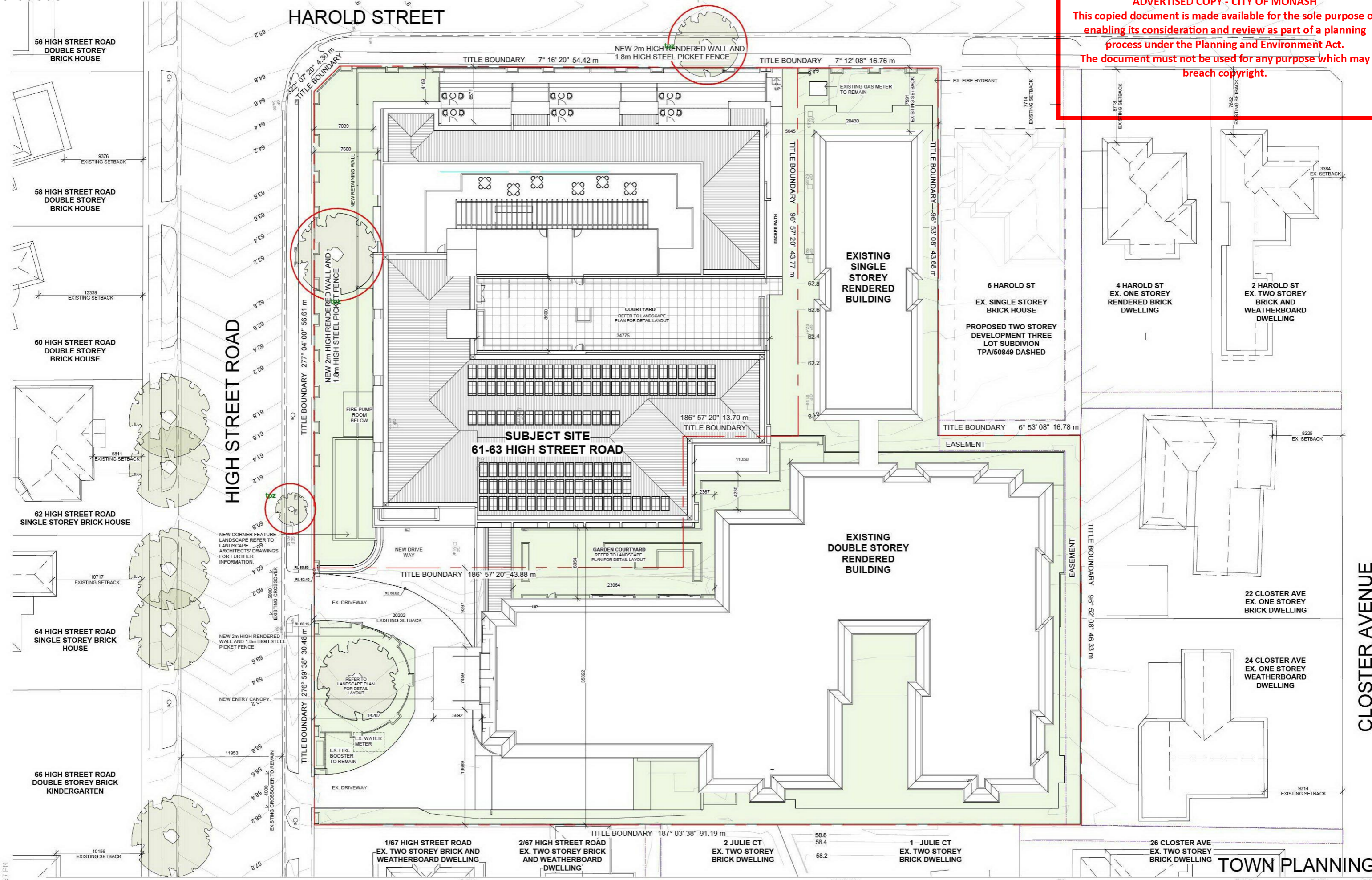
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GRAND CEDAR AGED CARE EXTENSION
61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147

Client: **NEWCARE PTY LTD**

No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	RPT RESPONSE

TOWN PLANNING

Sheet No. **TP1.00** Revision **D**

Title: **PROPOSED SITE PLAN**

Scale: 1:200@A1

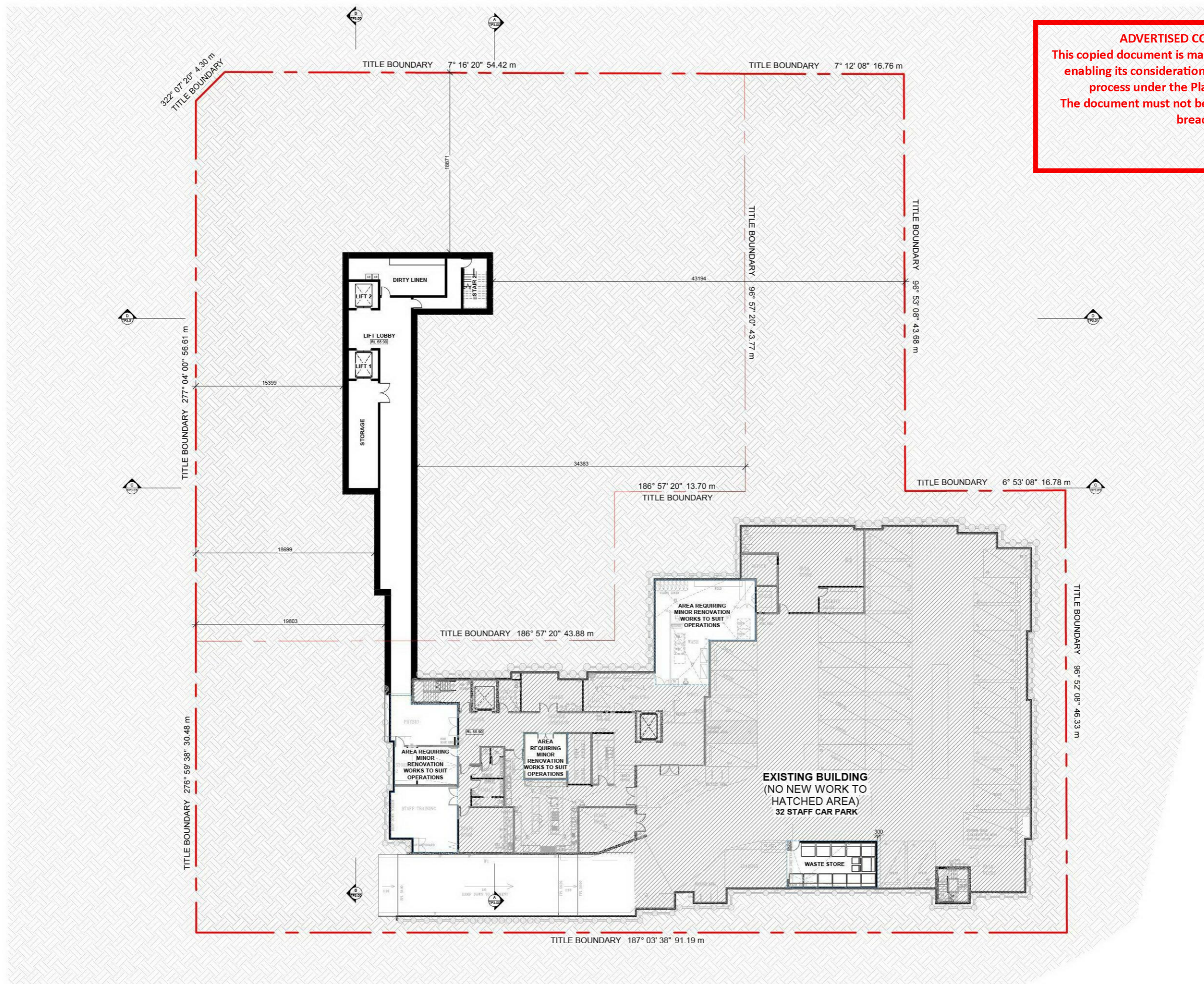
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Project **GRAND CEDAR AGED CARE EXTENSION**
 61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147

Client **NEWCARE PTY LTD**

Amendments		
No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	RPT RESPONSE

Title **PROPOSED BASEMENT FLOOR PLAN**

Sheet **PRELIMINARY**
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No. **TP1.01** Revision **D**

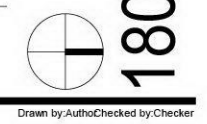
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Date **26/02/2020**

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HAROLD STREET

TITLE BOUNDARY 7° 16' 20" 54.42 m

TITLE BOUNDARY 7° 12' 08" 16.76 m

TITLE BOUNDARY 202° 07' 20" 4.30 m

PL 6/4/18

- SERVICES LEGEND
- MSB STAGE 2 MAIN SWITCHBOARD 1800 x 800 x 2200H
 - AV AUDIO VISUAL EQUIPMENT 10000 x 2000W
 - DB DISTRIBUTION BOARD 5000 x 1600W
 - CC COMMS CABINET 15000 x 2000W
 - FIP FIRE INDICATOR PANEL
 - CE CARPARK EXHAUST RISER 15QM
 - BE BIN EXHAUST RISER
 - LBE LOADING BAY EXHAUST RISER

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56 HIGH STREET ROAD DOUBLE STOREY BRICK HOUSE

60 HIGH STREET ROAD DOUBLE STOREY BRICK HOUSE

62 HIGH STREET ROAD SINGLE STOREY BRICK HOUSE

64 HIGH STREET ROAD SINGLE STOREY BRICK HOUSE

66 HIGH STREET ROAD DOUBLE STOREY BRICK KINDERGARTEN

HIGH STREET ROAD

TITLE BOUNDARY 277° 04' 00" 56.61 m

TITLE BOUNDARY 278° 59' 38" 30.48 m

1/67 HIGH STREET ROAD EX. TWO STOREY BRICK AND WEATHERBOARD DWELLING

2/67 HIGH STREET ROAD EX. TWO STOREY BRICK AND WEATHERBOARD DWELLING

2 JULIE CT EX. TWO STOREY BRICK DWELLING

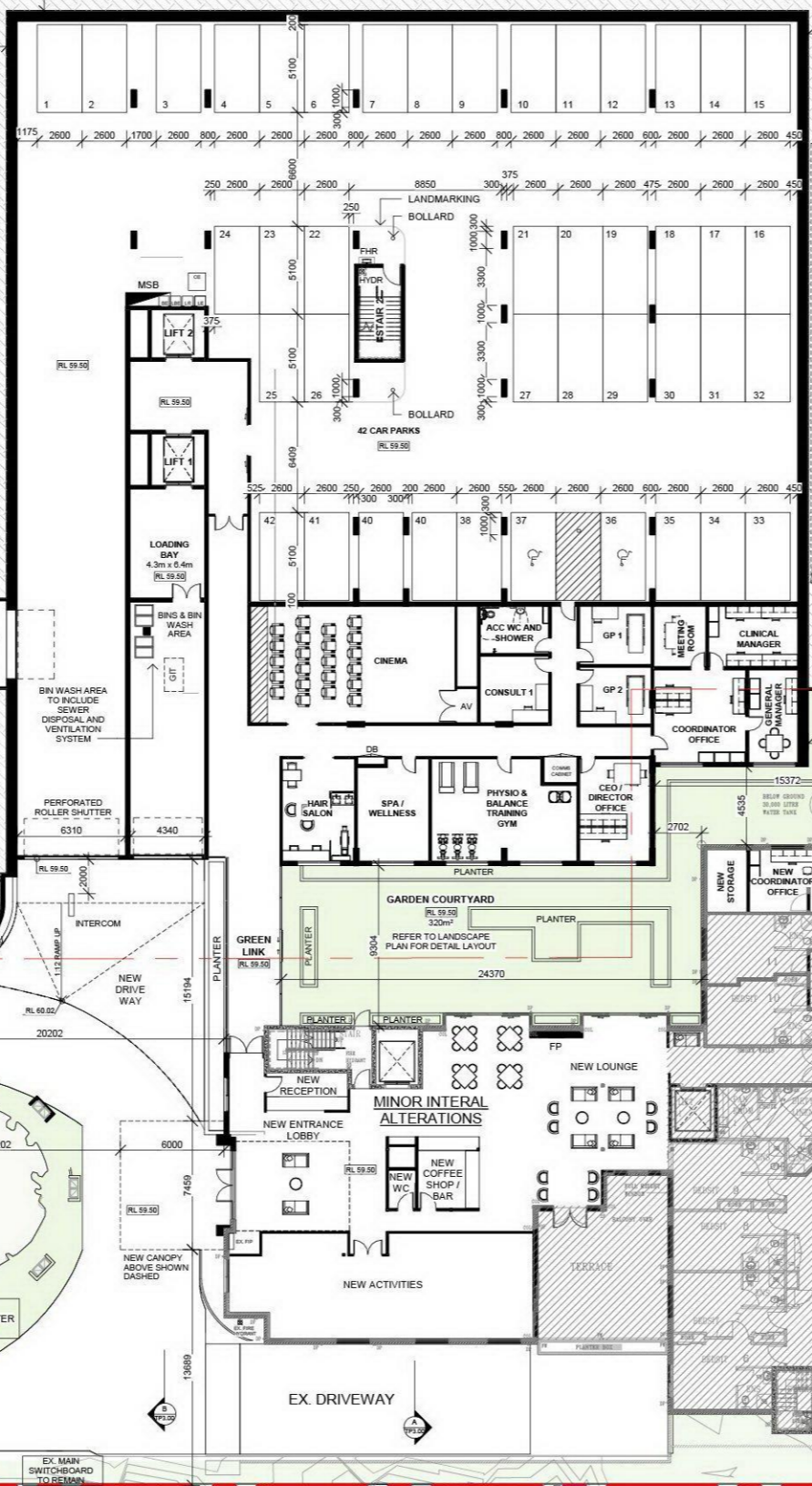
1 JULIE CT EX. TWO STOREY BRICK DWELLING

26 CLOSTER AVE EX. TWO STOREY BRICK DWELLING

22 CLOSTER AVE EX. ONE STOREY BRICK DWELLING

24 CLOSTER AVE EX. ONE STOREY WEATHERBOARD DWELLING

CLOSTER AVENUE



EXISTING BUILDING ABOVE

EXISTING BUILDING (NO NEW WORK TO HATCHED AREA) 28 EXISTING BEDSIT

6 HAROLD ST EX. SINGLE STOREY BRICK HOUSE
PROPOSED TWO STOREY DEVELOPMENT THREE LOT SUBDIVISION TPA/50849 DASHED

4 HAROLD ST EX. ONE STOREY RENDERED BRICK DWELLING

2 HAROLD ST EX. TWO STOREY BRICK AND WEATHERBOARD DWELLING

TITLE BOUNDARY 6° 53' 08" 16.78 m

TITLE BOUNDARY 96° 52' 08" 46.33 m

TITLE BOUNDARY 187° 03' 38" 91.19 m

LPD



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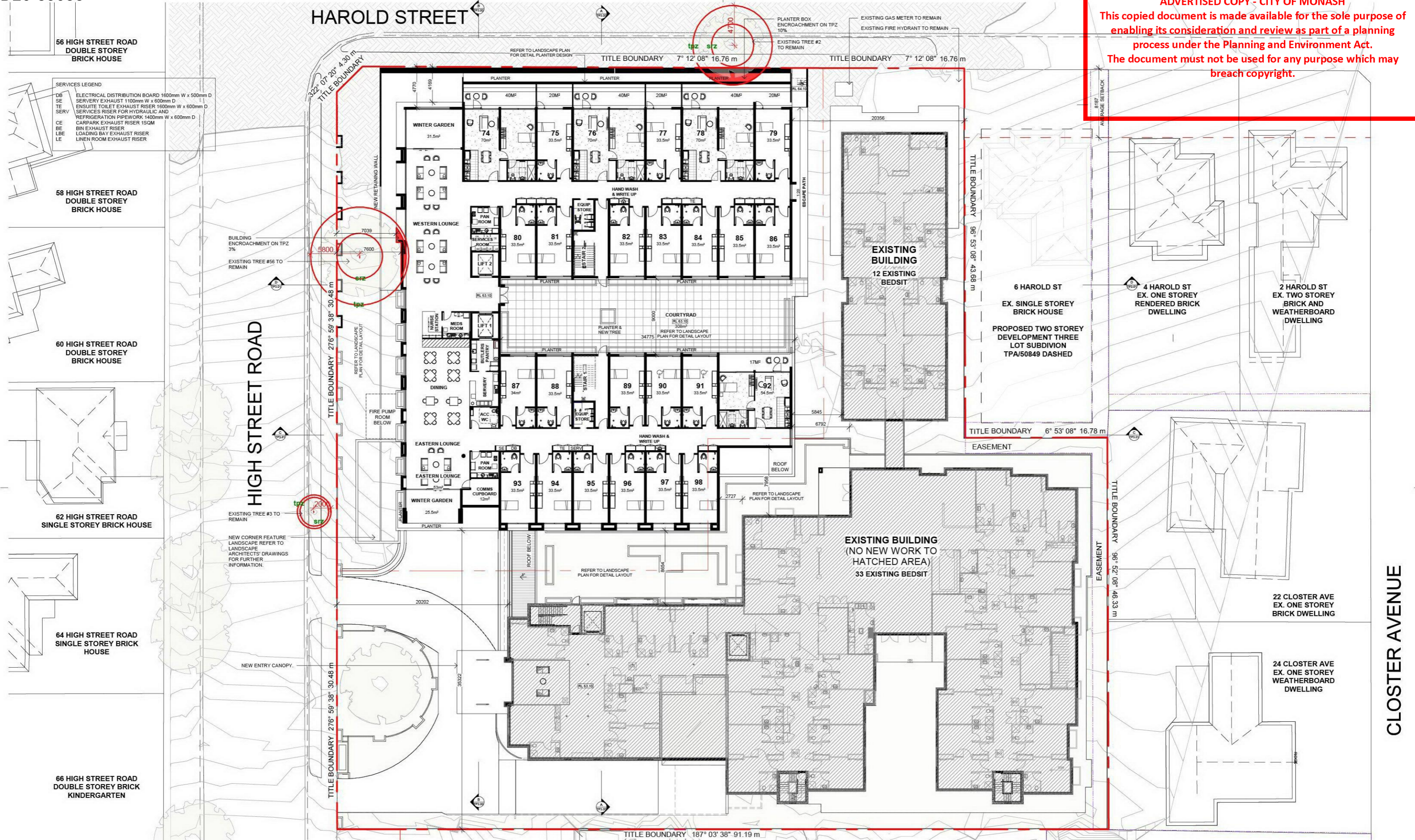
GRAND CEDAR AGED CARE EXTENSION
 61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147
 Client: NEWCARE PTY LTD

No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	RPT RESPONSE

Title: PROPOSED GROUND FLOOR PLAN
 Sheet: PRELIMINARY NOT FOR CONSTRUCTION

TOWN PLANNING
 Sheet No. TP1.02
 Revision D
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GRAND CEDAR AGED CARE EXTENSION
61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147

Client
NEWCARE PTY LTD

No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	RPI RESPONSE

Title
PROPOSED FIRST FLOOR PLAN

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No. TP1.03
Revision D

Scale 1:200@A1
Date 26/02/2020

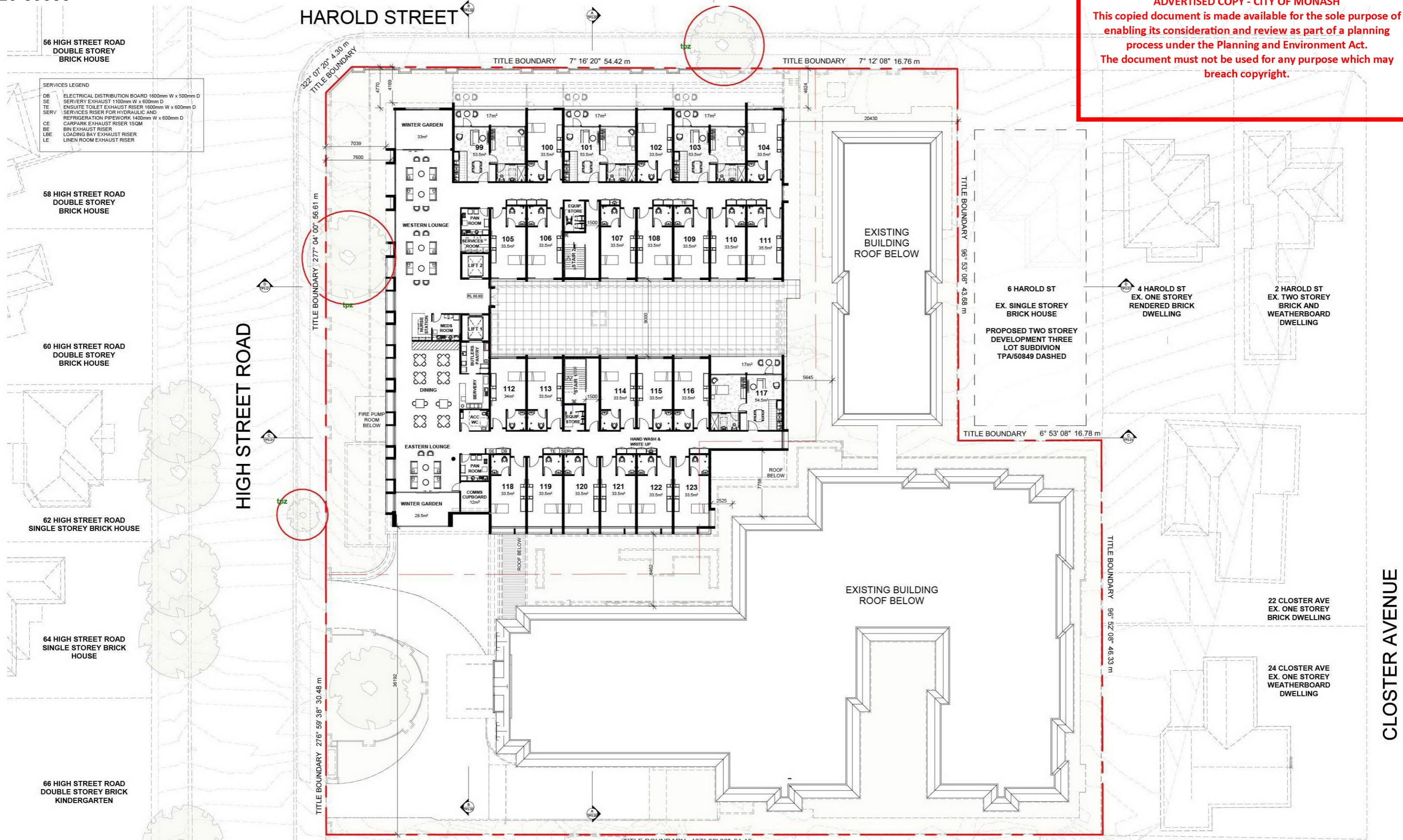
CLOSTER AVENUE

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56 HIGH STREET ROAD
DOUBLE STOREY
BRICK HOUSE

58 HIGH STREET ROAD
DOUBLE STOREY
BRICK HOUSE

60 HIGH STREET ROAD
DOUBLE STOREY
BRICK HOUSE

62 HIGH STREET ROAD
SINGLE STOREY
BRICK HOUSE

64 HIGH STREET ROAD
SINGLE STOREY
BRICK HOUSE

66 HIGH STREET ROAD
DOUBLE STOREY
BRICK
KINDERGARTEN

1/67 HIGH STREET ROAD
EX. TWO STOREY BRICK AND
WEATHERBOARD DWELLING

2/67 HIGH STREET ROAD
EX. TWO STOREY BRICK
AND WEATHERBOARD
DWELLING

2 JULIE CT
EX. TWO STOREY
BRICK DWELLING

1 JULIE CT
EX. TWO STOREY
BRICK DWELLING

26 CLOSTER AVE
EX. TWO STOREY
BRICK DWELLING

22 CLOSTER AVE
EX. ONE STOREY
BRICK DWELLING

24 CLOSTER AVE
EX. ONE STOREY
WEATHERBOARD
DWELLING

CHT ARCHITECTS
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GRAND CEDAR AGED CARE EXTENSION
61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147
Client: **NEWCARE PTY LTD**

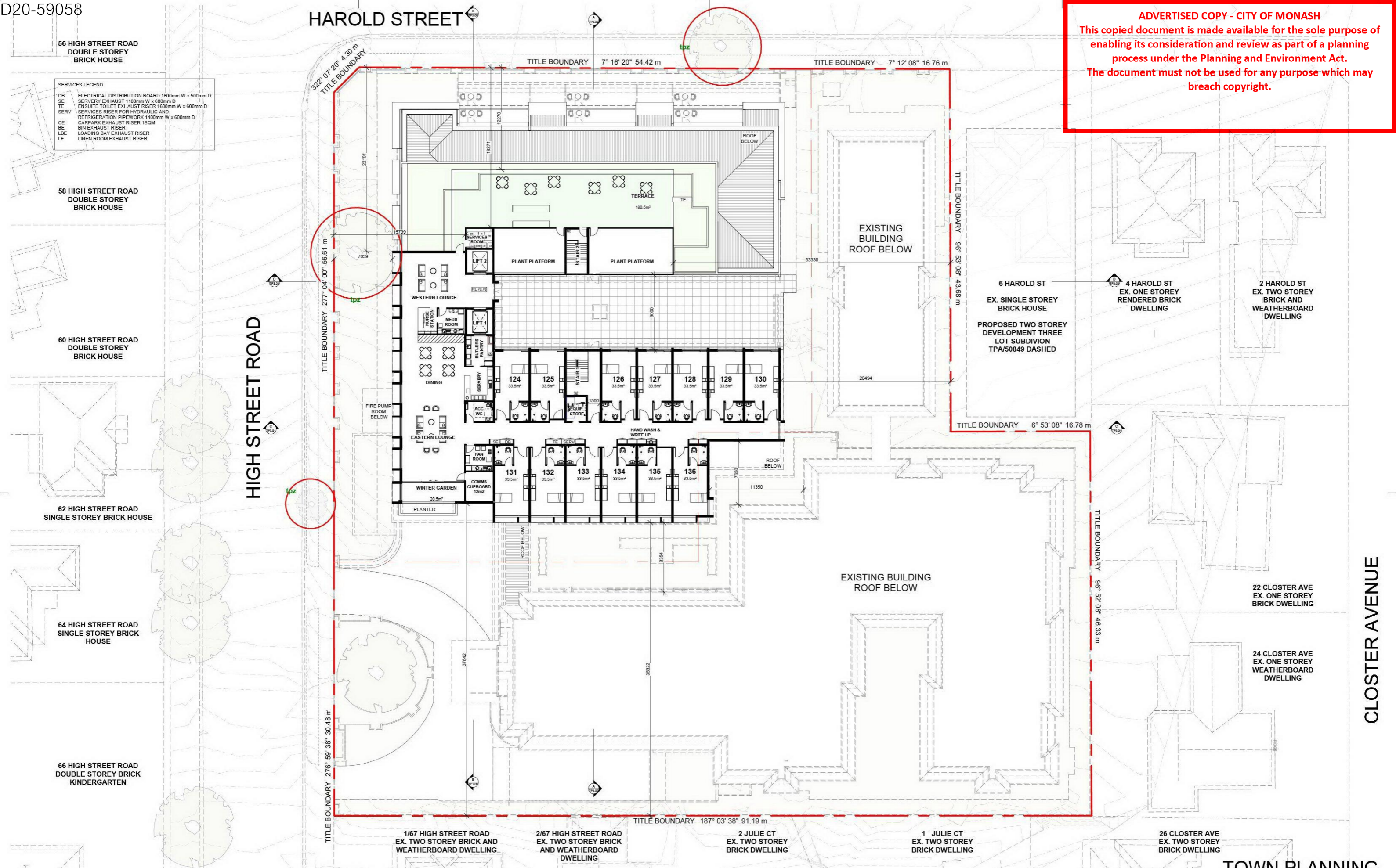
Amendments		
No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	RPI RESPONSE

TOWN PLANNING
Title: **PROPOSED SECOND FLOOR PLAN**
Sheet No.: **TP1.04**
Revision: **D**
Scale: 1:200@A1
Date: 26/02/2020
Sheet: **PRELIMINARY NOT FOR CONSTRUCTION**

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56 HIGH STREET ROAD
DOUBLE STOREY
BRICK HOUSE

58 HIGH STREET ROAD
DOUBLE STOREY
BRICK HOUSE

60 HIGH STREET ROAD
DOUBLE STOREY
BRICK HOUSE

62 HIGH STREET ROAD
SINGLE STOREY BRICK HOUSE

64 HIGH STREET ROAD
SINGLE STOREY BRICK HOUSE

66 HIGH STREET ROAD
DOUBLE STOREY BRICK KINDERGARTEN

HIGH STREET ROAD

HAROLD STREET

CLOSTER AVENUE

- SERVICES LEGEND
- DB ELECTRICAL DISTRIBUTION BOARD 1600mm W x 500mm D
 - SE SERVERY EXHAUST 1100mm W x 600mm D
 - TE ENSUITE TOILET EXHAUST RISER 1600mm W x 600mm D
 - SERVY SERVICES RISER FOR HYDRAULIC AND REFRIGERATION PIPEWORK 1400mm W x 600mm D
 - CE CARPARK EXHAUST RISER 150mm
 - BE BIN EXHAUST RISER
 - LBE LOADING BAY EXHAUST RISER
 - LE LINEN ROOM EXHAUST RISER

TITLE BOUNDARY 322° 07' 20" 4.30 m

TITLE BOUNDARY 277° 04' 00" 56.61 m

TITLE BOUNDARY 276° 59' 38" 30.48 m

TITLE BOUNDARY 7° 16' 20" 54.42 m

TITLE BOUNDARY 7° 12' 08" 16.76 m

TITLE BOUNDARY 96° 53' 08" 43.68 m

TITLE BOUNDARY 6° 53' 08" 16.78 m

TITLE BOUNDARY 96° 52' 08" 46.33 m

TITLE BOUNDARY 187° 03' 38" 91.19 m

1/67 HIGH STREET ROAD
EX. TWO STOREY BRICK AND
WEATHERBOARD DWELLING

2/67 HIGH STREET ROAD
EX. TWO STOREY BRICK
AND WEATHERBOARD
DWELLING

2 JULIE CT
EX. TWO STOREY
BRICK DWELLING

1 JULIE CT
EX. TWO STOREY
BRICK DWELLING

26 CLOSTER AVE
EX. TWO STOREY
BRICK DWELLING

EXISTING BUILDING
ROOF BELOW

6 HAROLD ST
EX. SINGLE STOREY
BRICK HOUSE

PROPOSED TWO STOREY
DEVELOPMENT THREE
LOT SUBDIVION
TPA/50849 DASHED

4 HAROLD ST
EX. ONE STOREY
RENDERED BRICK
DWELLING

2 HAROLD ST
EX. TWO STOREY
BRICK AND
WEATHERBOARD
DWELLING

EXISTING BUILDING
ROOF BELOW

22 CLOSTER AVE
EX. ONE STOREY
BRICK DWELLING

24 CLOSTER AVE
EX. ONE STOREY
WEATHERBOARD
DWELLING



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Project
GRAND CEDAR AGED CARE EXTENSION
61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147

Client
NEWCARE PTY LTD

Amendments		
No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	RPT RESPONSE

Title
PROPOSED THIRD FLOOR PLAN

Sheet
**PRELIMINARY
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TOWN PLANNING

Sheet No. **TP1.05** Revision **D**

Scale **1:200@A1**

Date **26/02/2020**

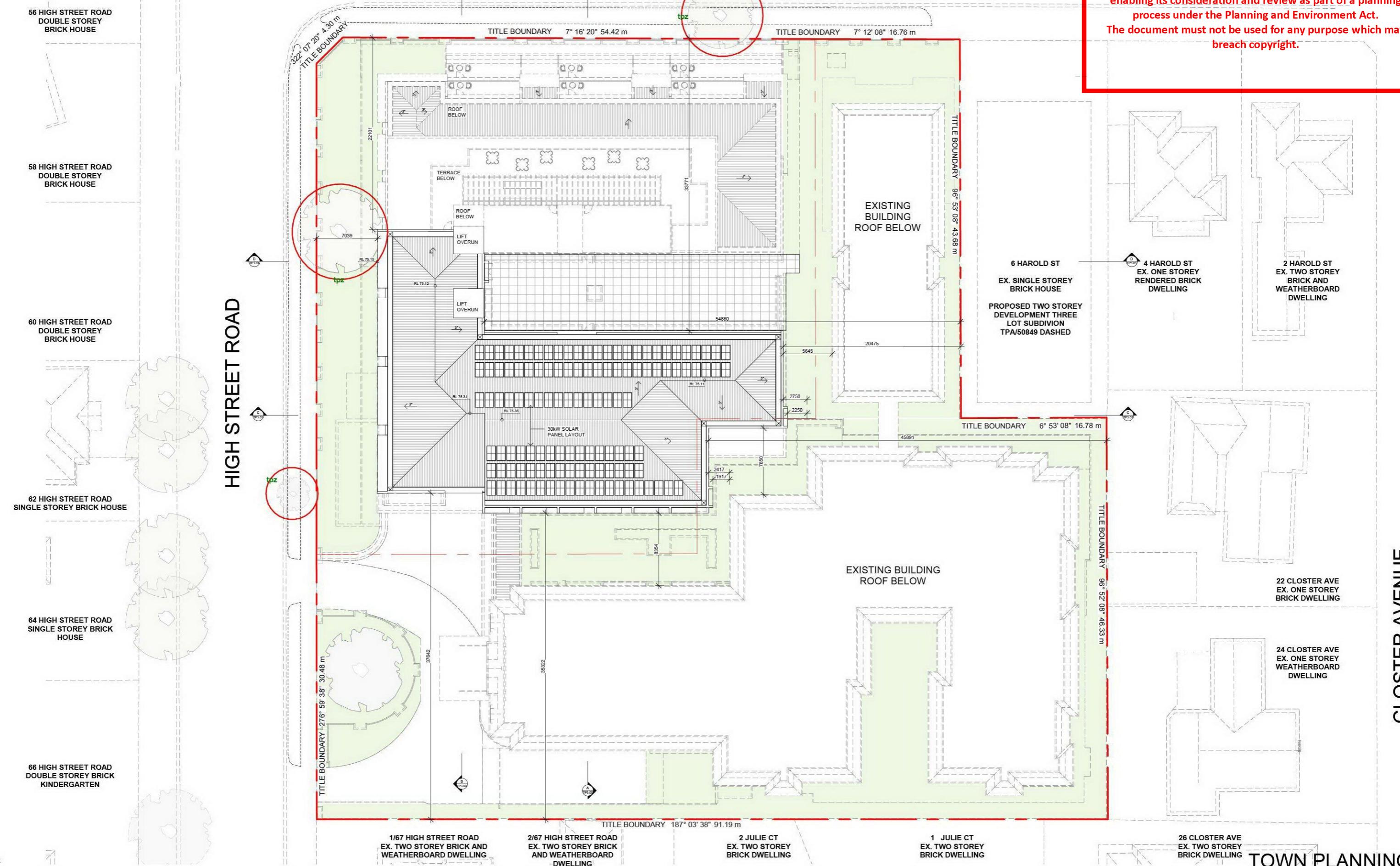
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HAROLD STREET

HIGH STREET ROAD

CLOSTER AVENUE



56 HIGH STREET ROAD DOUBLE STOREY BRICK HOUSE
58 HIGH STREET ROAD DOUBLE STOREY BRICK HOUSE
60 HIGH STREET ROAD DOUBLE STOREY BRICK HOUSE
62 HIGH STREET ROAD SINGLE STOREY BRICK HOUSE
64 HIGH STREET ROAD SINGLE STOREY BRICK HOUSE
66 HIGH STREET ROAD DOUBLE STOREY BRICK KINDERGARTEN

6 HAROLD ST EX. SINGLE STOREY BRICK HOUSE
4 HAROLD ST EX. ONE STOREY RENDERED BRICK DWELLING
2 HAROLD ST EX. TWO STOREY BRICK AND WEATHERBOARD DWELLING
PROPOSED TWO STOREY DEVELOPMENT THREE LOT SUBDIVISION TPA/50849 DASHED

22 CLOSTER AVE EX. ONE STOREY BRICK DWELLING
24 CLOSTER AVE EX. ONE STOREY WEATHERBOARD DWELLING

1/67 HIGH STREET ROAD EX. TWO STOREY BRICK AND WEATHERBOARD DWELLING
2/67 HIGH STREET ROAD EX. TWO STOREY BRICK AND WEATHERBOARD DWELLING
2 JULIE CT EX. TWO STOREY BRICK DWELLING
1 JULIE CT EX. TWO STOREY BRICK DWELLING
26 CLOSTER AVE EX. TWO STOREY BRICK DWELLING

Project
GRAND CEDAR AGED CARE EXTENSION
61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147

Client
NEWCARE PTY LTD

No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	RPT RESPONSE

TOWN PLANNING

Title: PROPOSED ROOF PLAN
Sheet: PRELIMINARY NOT FOR CONSTRUCTION

Sheet No. TP1.06
Revision: D

Scale: 1:200@A1
Date: 26/02/2020



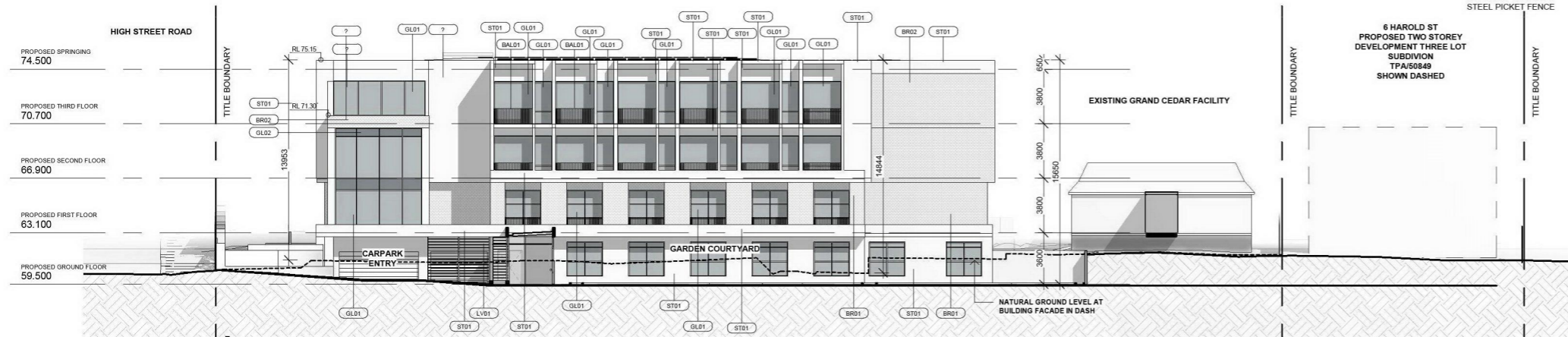
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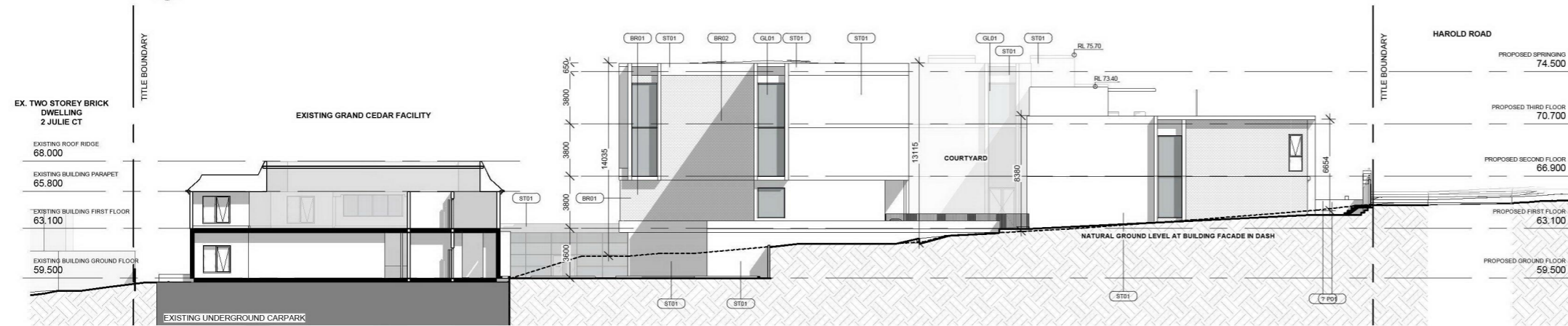
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1 SOUTH ELEVATION
SCALE 1:200



2 EAST ELEVATION
SCALE 1:200

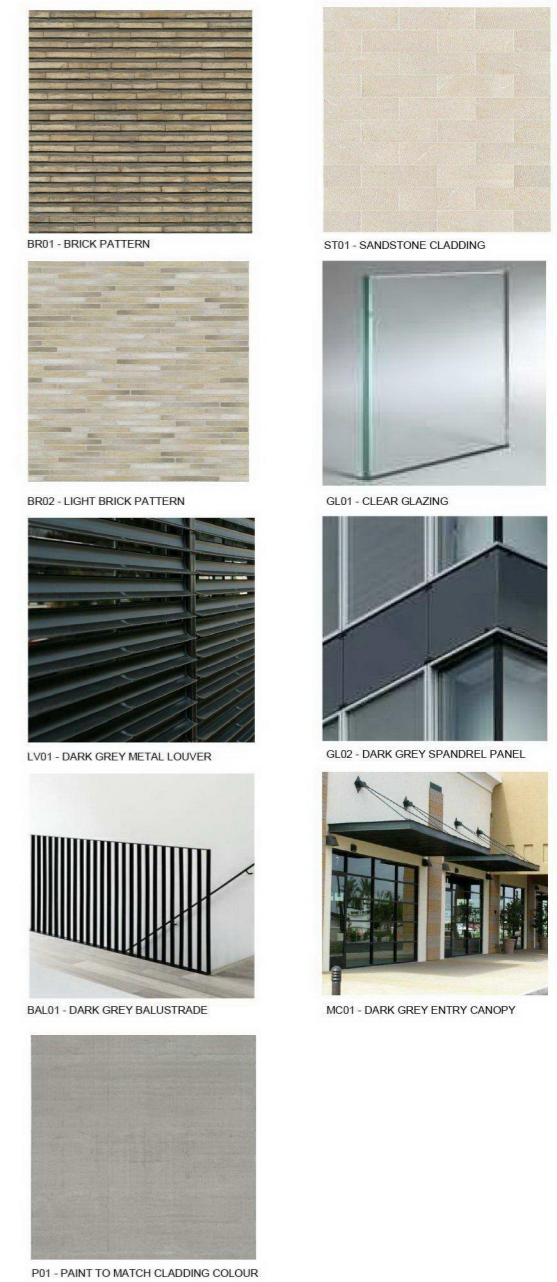


3 NORTH ELEVATION
SCALE 1:200

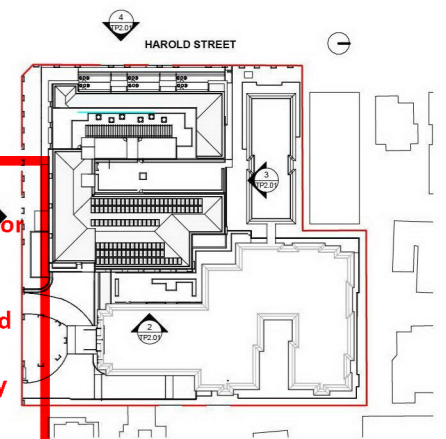


4 WEST ELEVATION
SCALE 1:200

MATERIAL SCHEDULE



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TOWN PLANNING



Project
GRAND CEDAR AGED CARE EXTENSION
61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147

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No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	TPT RESPONSE

Title
ELEVATIONS

Sheet
**PRELIMINARY
NOT FOR CONSTRUCTION**

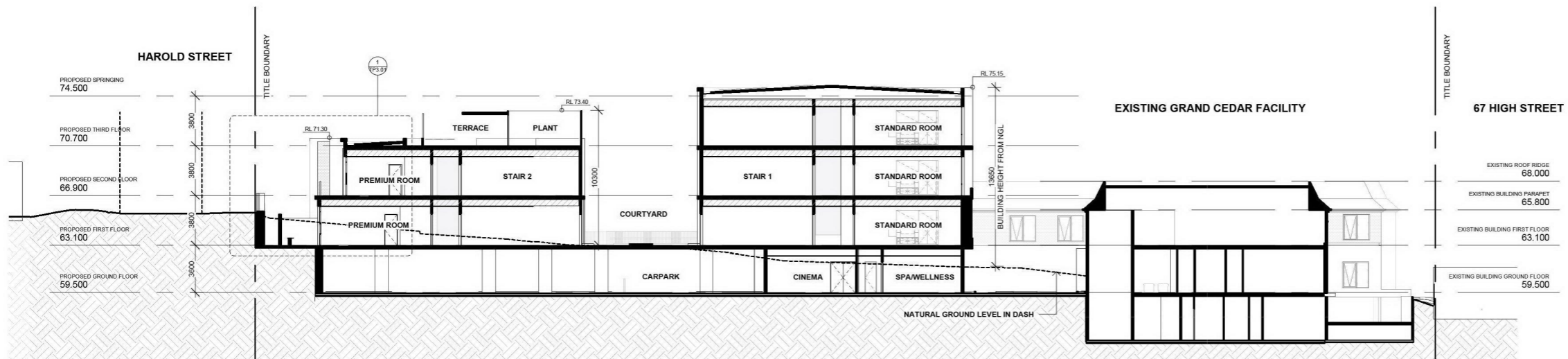
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TP2.01

Revision
D

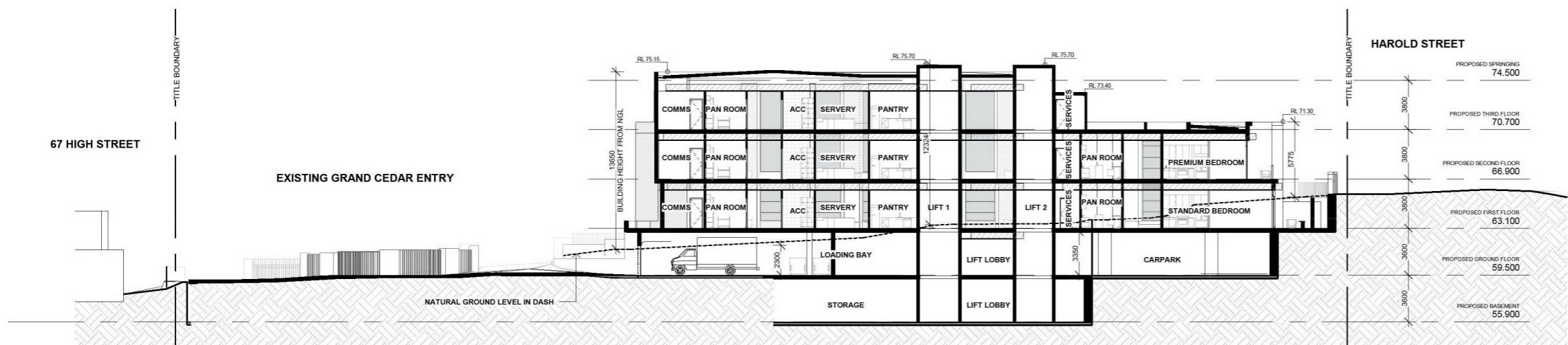
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Date
26/02/2020

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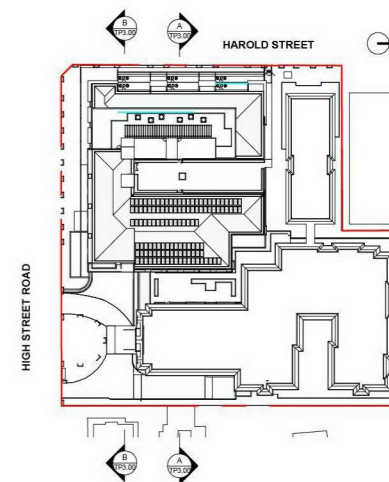


A SECTION AA
SCALE 1 : 200



B SECTION BB
SCALE 1 : 200

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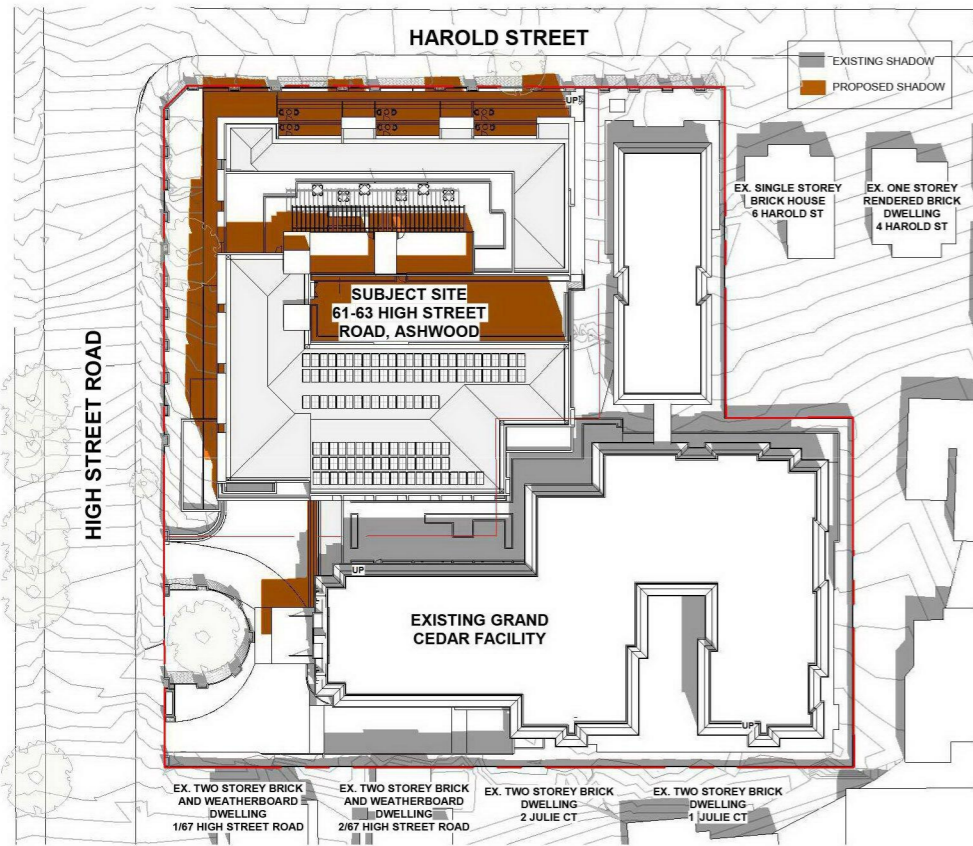
Project **GRAND CEDAR AGED CARE EXTENSION**
61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147
Client **NEWCARE PTY LTD**

Amendments		
No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	TPT RESPONSE

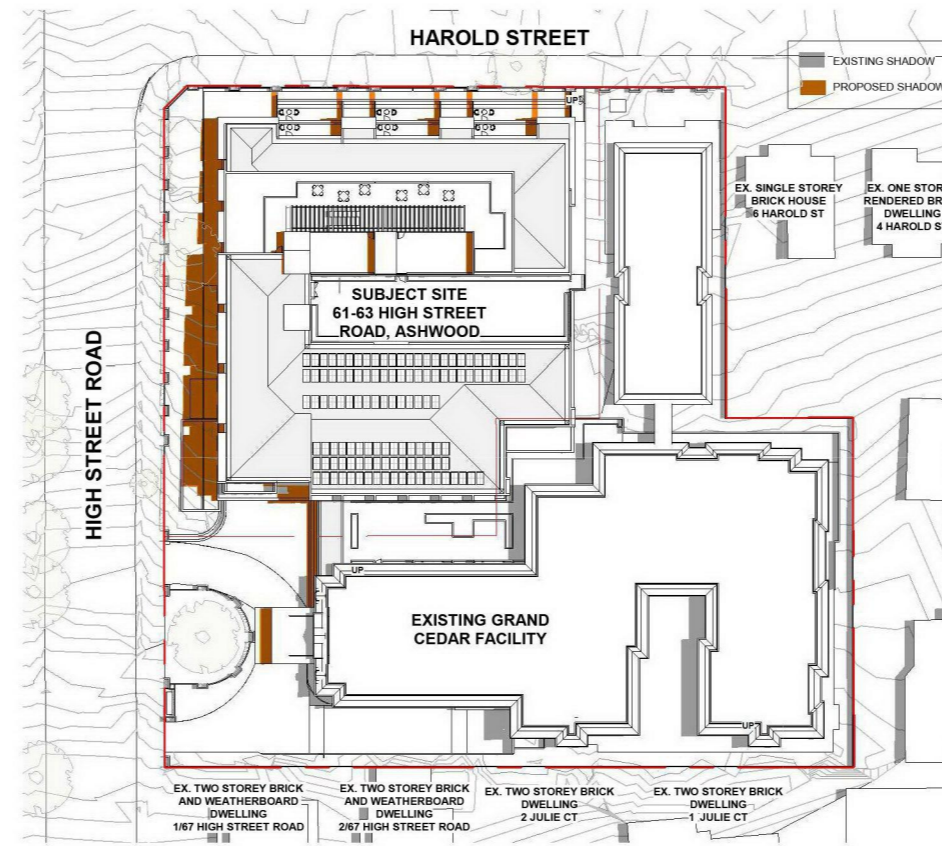
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NOT FOR CONSTRUCTION

TOWN PLANNING
Sheet No. **TP3.00** Revision **D**
Scale **As indicated@A1**
Date **26/02/2020**

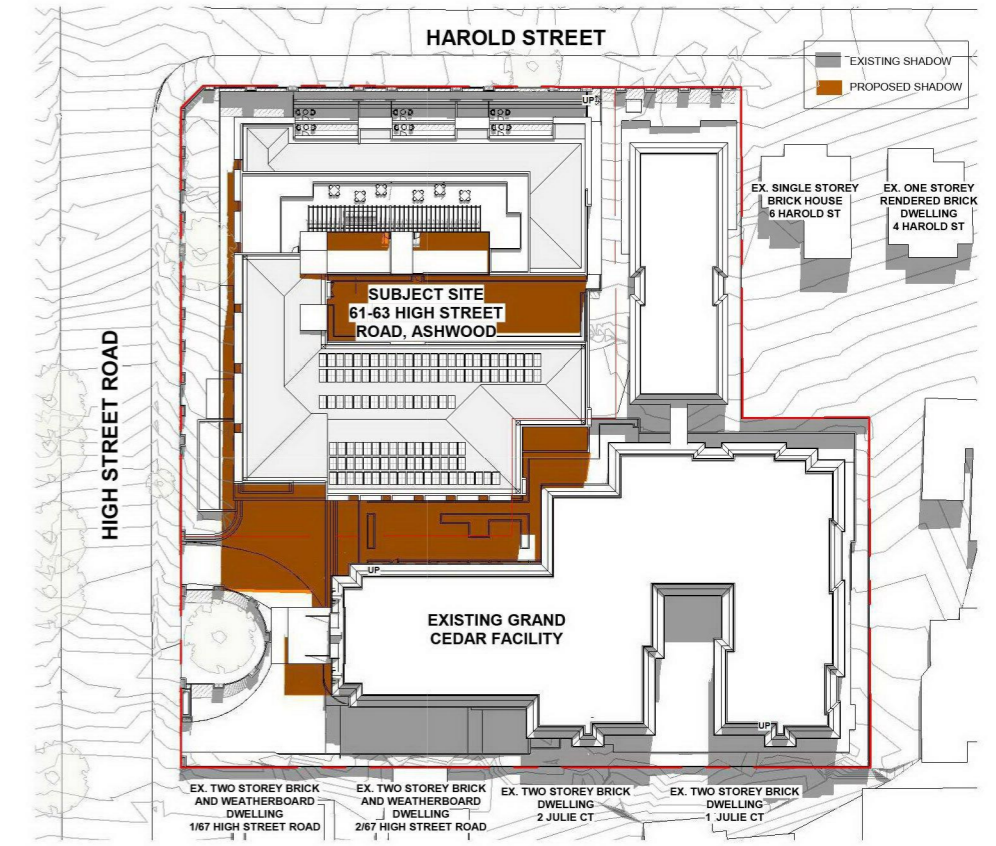
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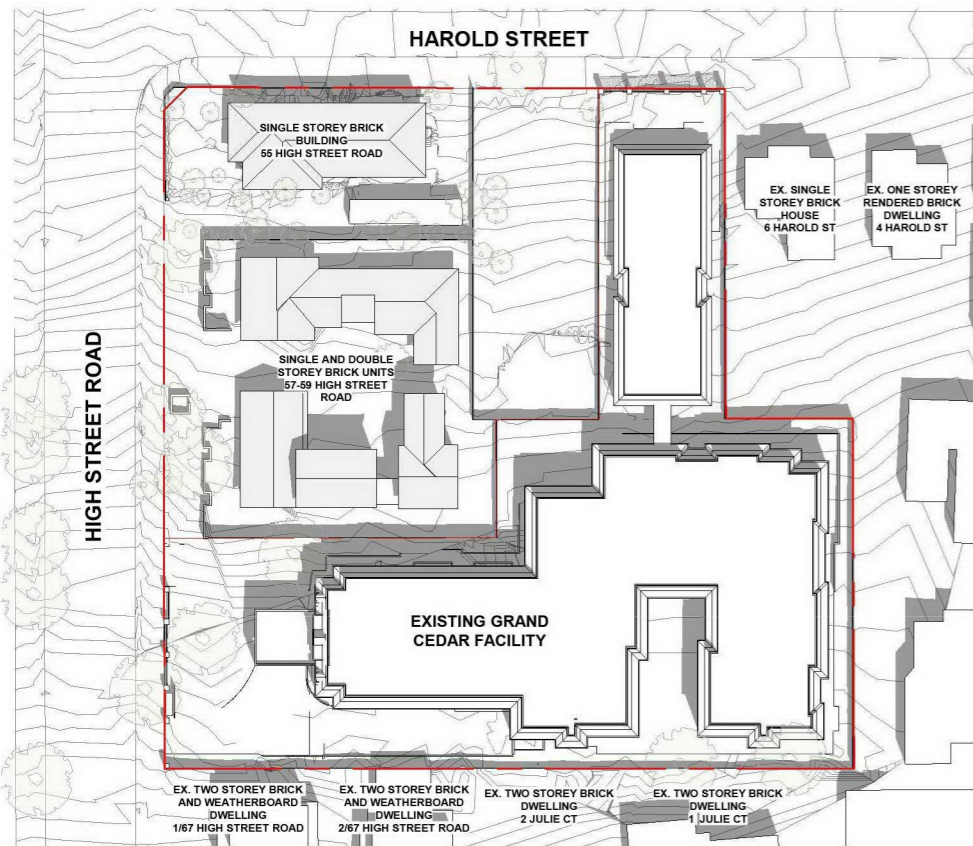
1 PROPOSED SHADOW - SEPTEMBER EQUINOX 9AM
SCALE 1:500



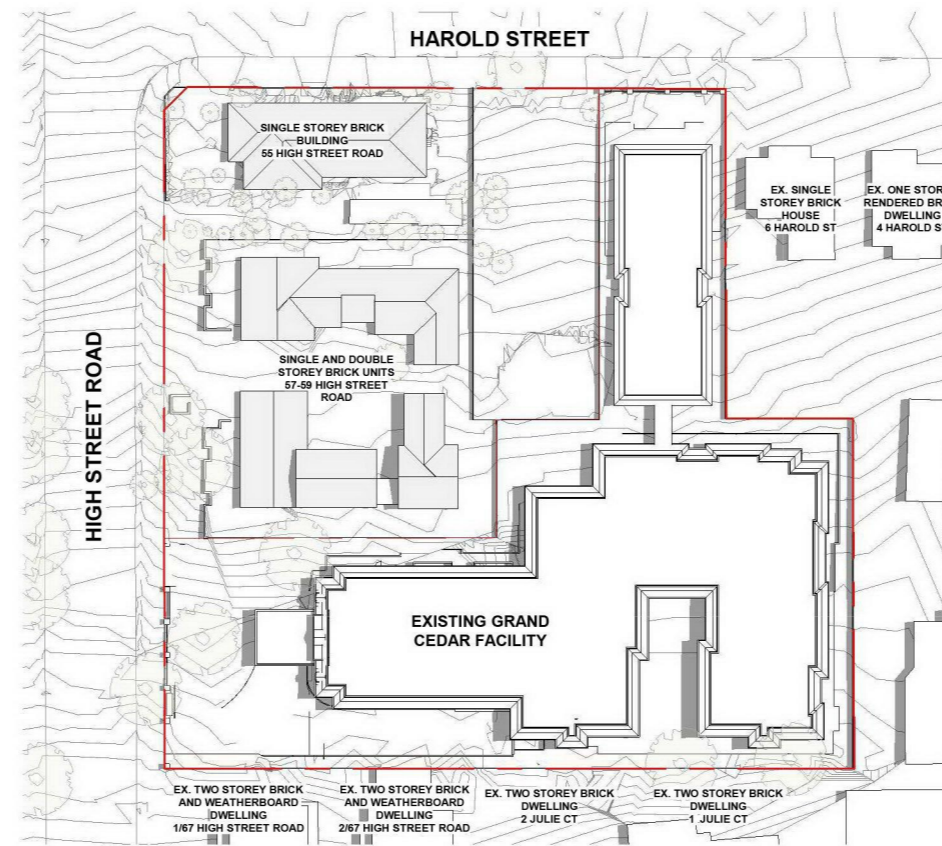
2 PROPOSED SHADOW - SEPTEMBER EQUINOX 12PM
SCALE 1:500



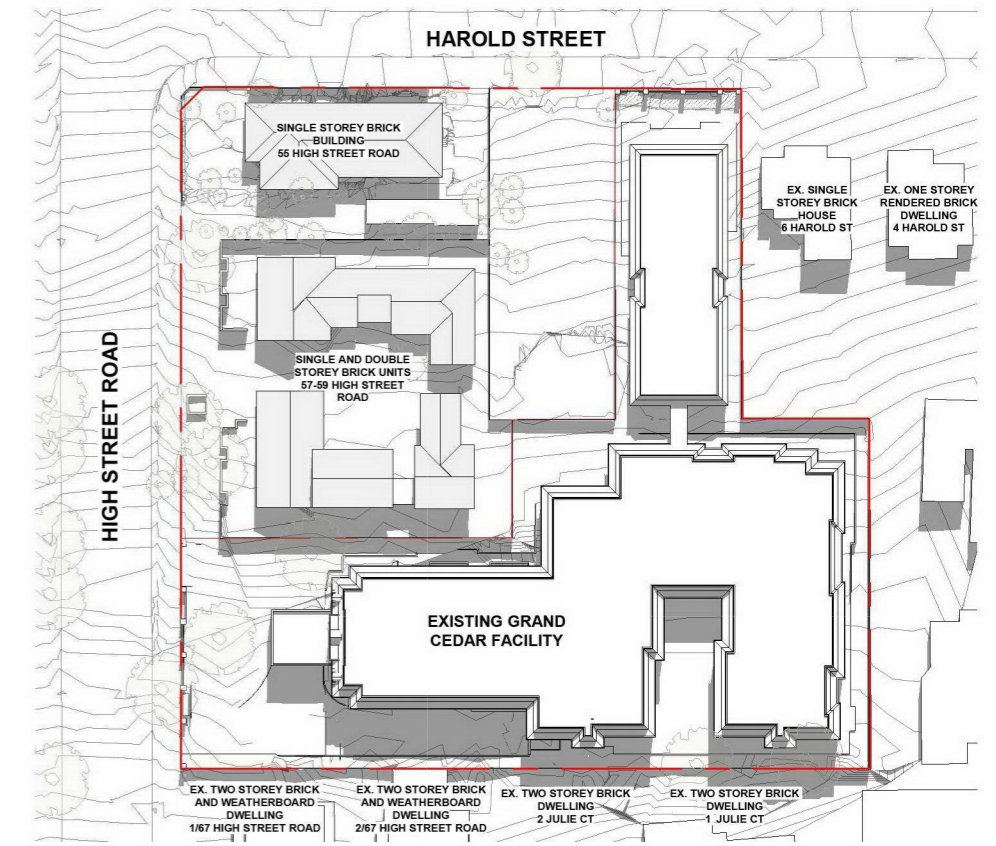
3 PROPOSED SHADOW - SEPTEMBER EQUINOX 3PM
SCALE 1:500



4 EXISTING SHADOW - SEPTEMBER EQUINOX 9AM
SCALE 1:500



5 EXISTING SHADOW - SEPTEMBER EQUINOX 12PM
SCALE 1:500



6 EXISTING SHADOW - SEPTEMBER EQUINOX 3PM
SCALE 1:500



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Project
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61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147
Client
NEWCARE PTY LTD

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Sheet No.
TP4.00
Revision
D
Scale
1:500@A1
Date
26/02/2020

TOWN PLANNING

18093

Drawn by AutoChecked by Checker

HAROLD STREET

LEGEND:

	EXISTING TREES TO BE PROTECTED AND RETAINED		PROPOSED TREES IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS
	PROPOSED SHRUBS AND TUFTING PLANTS IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS		PROPOSED PLANT MONOCULTURE TYPE 1 IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS
	PROPOSED PLANT MONOCULTURE TYPE 2 IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS		PROPOSED PLANT MONOCULTURE TYPE 3 IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS
	PROPOSED PLANT MONOCULTURE TYPE 4 IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS		PROPOSED PLANT MONOCULTURE TYPE 5 IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS
	PROPOSED PLANT MONOCULTURE TYPE 6 IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS		GRAVEL ONLY TREATMENT COLOUR + AGGREGATE SIZE TBC.
	EXISTING TREES TO BE PROTECTED AND RETAINED		PROPOSED RAISED TIMBER DEK TO FUTURE DETAIL
	PROPOSED TIMBER SEATING TIMBER CLAD CONCRETE BENCH / SEAT		PROPOSED PLANTER WALLS 150MM TYPICAL COLOUR + MATERIAL TBC.
	PROPOSED LOOSE FURNITURE BY OTHERS		PROPOSED POTS
	UNIT PAVING COLOUR + MATERIAL TBC.		

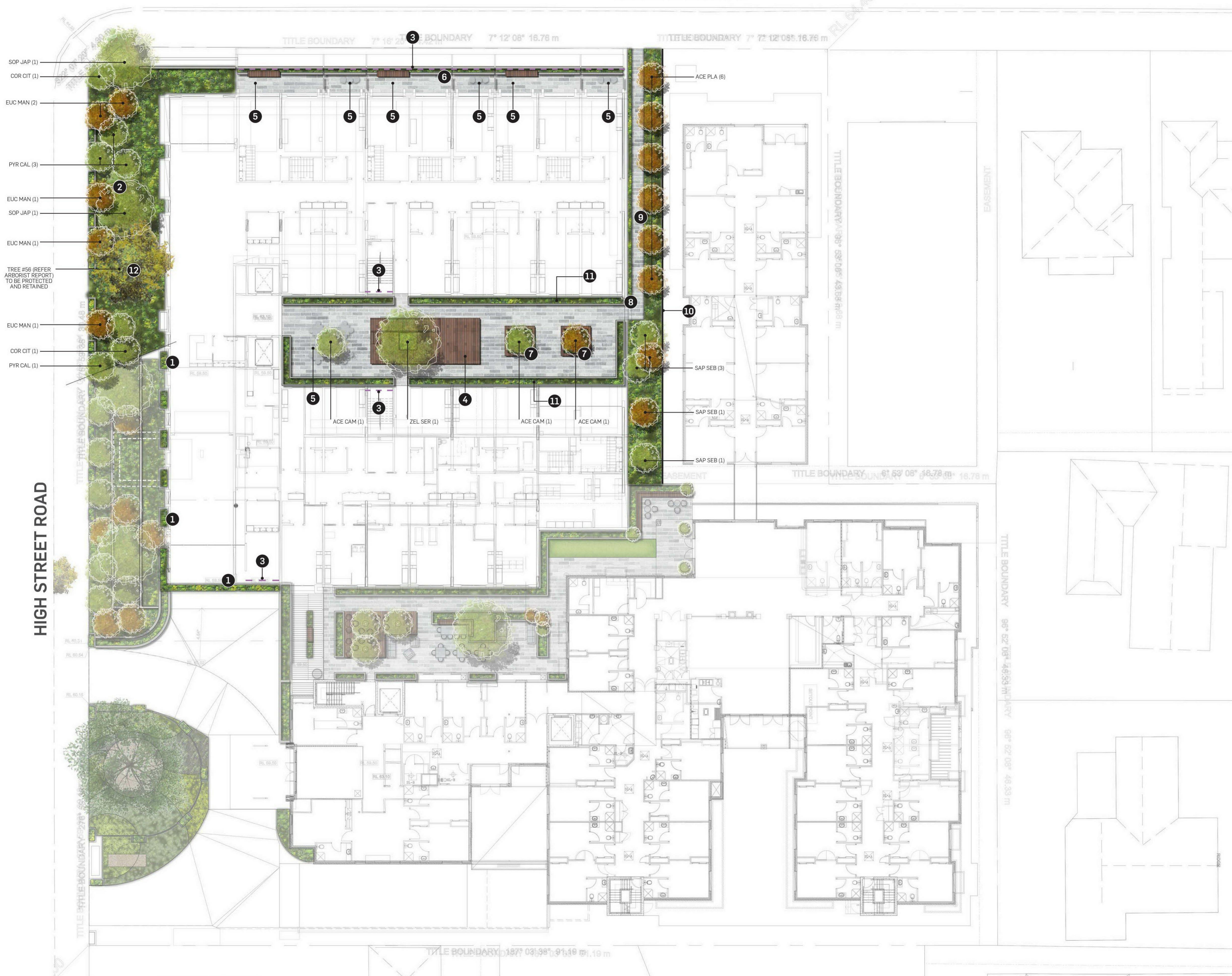


- 1 EXISTING TREE TO BE RETAINED
- 2 VEGETATED BUFFER PLANTING TO HIGH STREET ROAD INTERFACE
- 3 PROPOSED CLIMBERS TO ARCHITECTURAL WALL
- 4 PROPOSED LOUNGE SEATING
- 5 PROPOSED FLEXIBLE SEATING/DINING
- 6 PROPOSED BOCCIE COURT
- 7 INTERNAL PLANTER TO GLAZED COVERED WALKWAY
- 8 MONOCULTURE FEATURE PLANTING BELOW EXISTING CEDAR TREE
- 9 TERRACED PLANTING TO ENTRY
- 10 EXISTING BOOSTER CABINET
- 11 GRAVEL TREATMENT BELOW EXISTING WATER METERS. PLANTING TO SURROUND AND PROVIDE VISUAL BARRIER
- 12 500MM HIGH RAISED PLANTER TO BUILDING INTERFACE. PLANTER TO SIT 150MM BELOW ARCHITECTURAL SILL
- 13 LINE OF FIRE PUMP ROOM BELOW

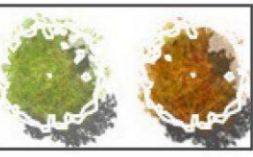


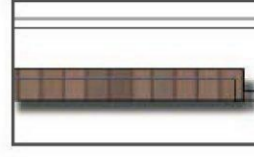
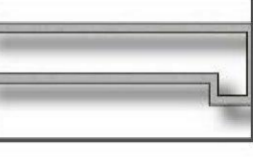
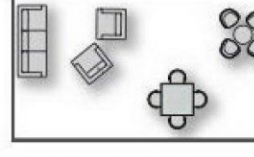
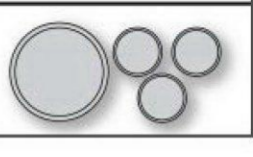

TREE PROTECTION ZONE (TPZ) NOTES:

- REFER TO PROJECT ARBORIST REPORT FOR EXISTING TREE DATA AND TPZ INFORMATION
- TPZ - THE TREE PROTECTION ZONES ARE CALCULATED AS SET OUT IN AUSTRALIAN STANDARD PROTECTION OF TREES ON DEVELOPMENT SITES AS 4970-2009 (SEE DETAIL LA-004)
- BRACING IS PERMISSIBLE WITHIN TPZ, THOUGH INSTALLATION SHOULD AVOID DAMAGING ROOTS. BRACING TO BE UNDERTAKEN UNDER SUPERVISION OF PROJECT ARBORIST.
- NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
- SHOULD ANY WORKS WITHIN TPZ BE REQUIRED, THEY MUST BE CARRIED OUT AS PER THE AUSTRALIAN STANDARDS AND UNDER PROJECT ARBORIST SUPERVISION.

HAROLD STREET



LEGEND:

	PROPOSED TREES IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS		PROPOSED SHRUBS AND TUFTING PLANTS IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS
	PROPOSED RAISED TIMBER DECK TO FUTURE DETAIL		PROPOSED TIMBER SEATING TIMBER CLAD CONCRETE BENCH / SEAT
	PROPOSED PLANTER WALLS 150MM TYPICAL COLOUR + MATERIAL TBC.		PROPOSED LOOSE FURNITURE BY OTHERS
	PROPOSED POTS		UNIT PAVING COLOUR + MATERIAL TBC.

- 1 PLANTER BOX TO RESIDENT INTERFACE WITH CASCADING PLANTING
- 2 VEGETATED BUFFER PLANTING TO HIGH STREET ROAD INTERFACE
- 3 PROPOSED CLIMBERS TO ARCHITECTURAL WALL
- 4 PROPOSED LOUNGE SEATING
- 5 PROPOSED FLEXIBLE SEATING/DINING
- 6 TERRACE PLANTING TO PRIVATE COURTYARD
- 7 PROPOSED RAISED SEATING PLANTERS/PICKING GARDENS
- 8 GATED ACCESS TO TERRACE COURTYARD
- 9 EGRESS PATH TO HAROLD STREET
- 10 EXISTING FENCE TO BE REMOVED, LANDSCAPE TO TIE INTO EXISTING FACILITIES LANDSCAPE TREATMENTS
- 11 500MM HIGH RAISED PLANTER TO BUILDING INTERFACE. PLANTER TO SIT 150MM BELOW ARCHITECTURAL SILL
- 12 EXISTING TREE TO BE RETAINED

TREE PROTECTION ZONE (TPZ) NOTES:

- REFER TO PROJECT ARBORIST REPORT FOR EXISTING TREE DATA AND TPZ INFORMATION
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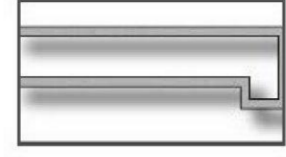
HAROLD STREET



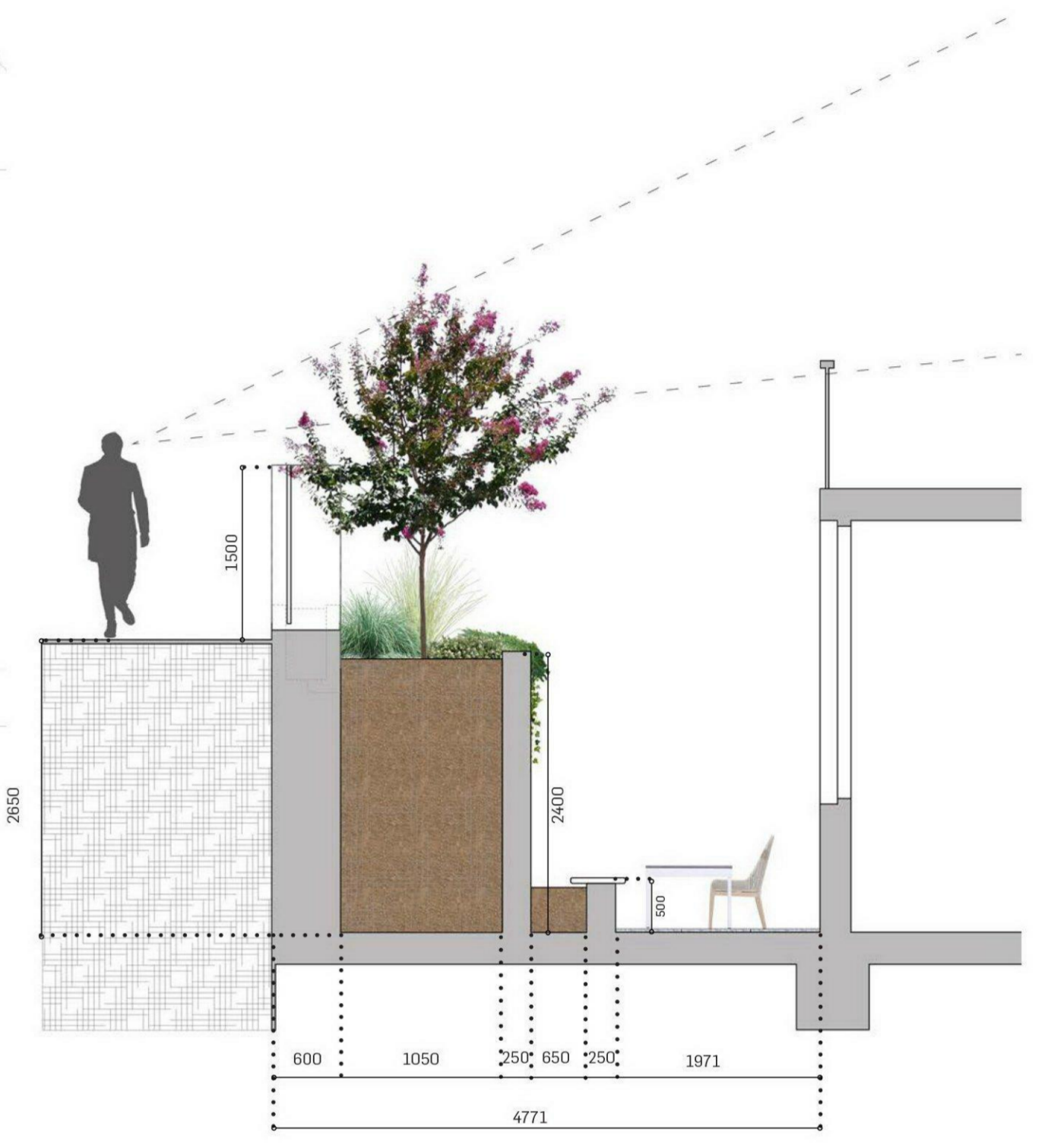
TREE PROTECTION ZONE (TPZ) NOTES:

- REFER TO PROJECT ARBORIST REPORT FOR EXISTING TREE DATA AND TPZ INFORMATION
- TPZ - THE TREE PROTECTION ZONES ARE CALCULATED AS SET OUT IN AUSTRALIAN STANDARD PROTECTION OF TREES ON DEVELOPMENT SITES AS 4970-2009 (SEE DETAIL LA-004)
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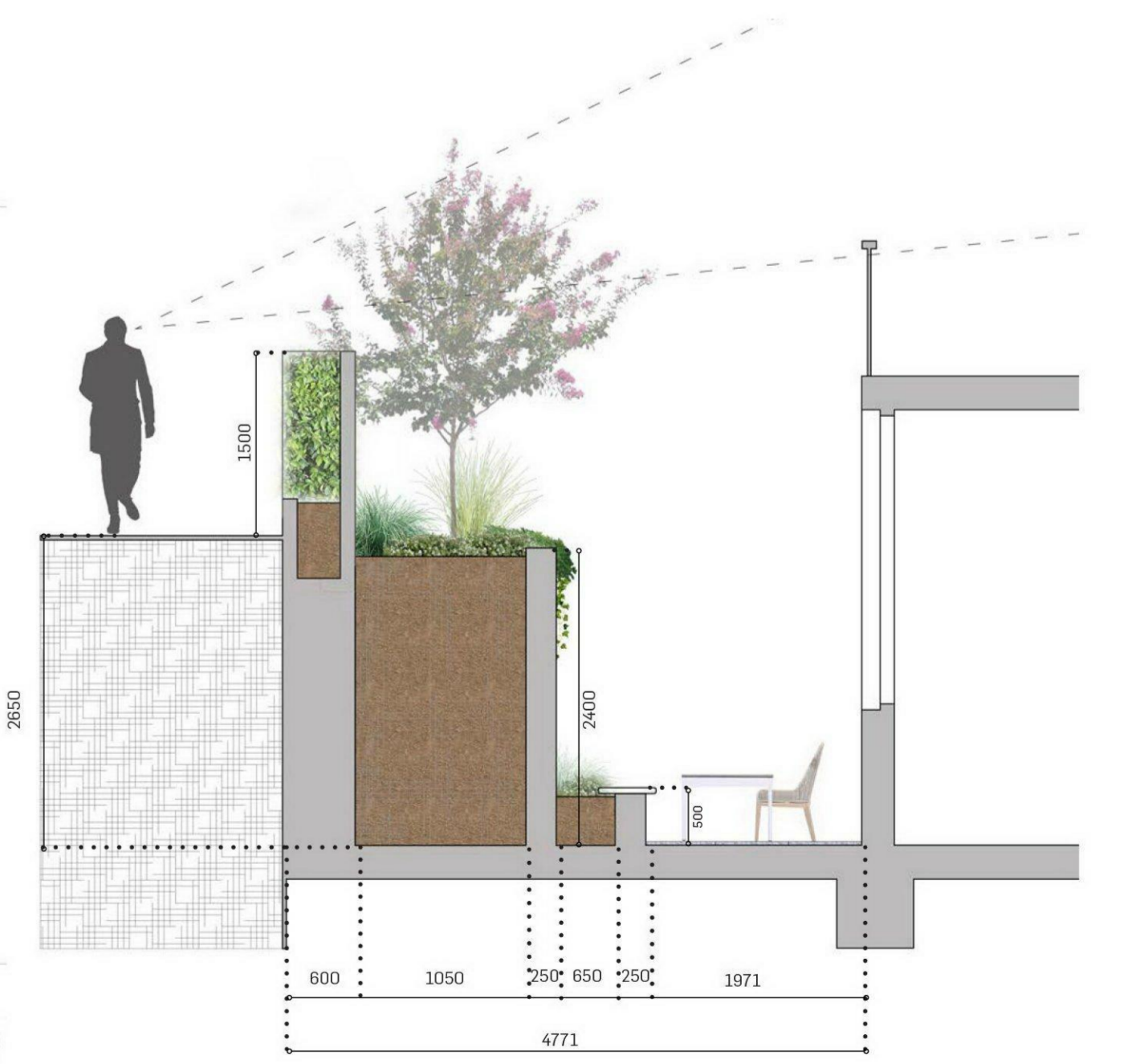
LEGEND:

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	PROPOSED PLANTER WALLS 150MM TYPICAL COLOUR + MATERIAL TBC.		
1 TERRACE PLANTING TO PRIVATE COURTYARD AND HAROLD STREET INTERFACE			

SECTIONS:



ELEVATION - HAROLD STREET - AA
1:50 @ A1



ELEVATION - HAROLD STREET - BB
1:50 @ A1

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GRAND CEDAR AGED CARE EXTENSION, ASHWOOD

LANDSCAPE CONCEPT - SECOND FLOOR

DATE: 21.02.20
 JOB NO: P17670
 DWG NO: LC-03
 REV: E

1:200 @ A1



HAROLD STREET

LEGEND:

	PROPOSED TREES IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS		PROPOSED SHRUBS AND TUFTING PLANTS IN MULCHED AND IRRIGATED GARDEN BED - REFER TO PLANT SCHEDULE & DETAILS
	PROPOSED PLANTER WALLS 150MM TYPICAL COLOUR + MATERIAL TBC.		PROPOSED TIMBER SEATING TIMBER CLAD CONCRETE BENCH / SEAT
	EXISTING TREES TO BE PROTECTED AND RETAINED		PROPOSED POTS
	PROPOSED LOOSE FURNITURE BY OTHERS		PROPOSED BBQ BY OTHERS
	UNIT PAVING COLOUR + MATERIAL TBC.		

- 1 PLANTER BOX TO RESIDENT INTERFACE WITH CASCADING PLANTING
- 2 PROPOSED ARBOR FIXED TO FULL LENGTH OF PLANT ROOM WALL
- 3 PROPOSED CLIMBERS TO ARCHITECTURAL WALL
- 4 PROPOSED LOUNGE SEATING
- 5 PROPOSED FLEXIBLE SEATING/DINING
- 6 PROPOSED LONG TABLE SEATING BELOW ARBOR
- 7 PROPOSED BUILT IN BBQ
- 8 PROPOSED RAISED SEATING PLANTERS/PICKING GARDENS
- 9 500MM HIGH RAISED PLANTER

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HIGH STREET ROAD



TREES



ACACIA IMPLEXA, FRAXINUS EXCELSIOR 'AUREA', ACER CAMPESTRÉ 'ELSRIJK', LAGERSTROEMIA INDICA X L. FAURIEI 'NATCHEZ', ACER PLATANOIDES 'DEBORAH', PYRUS CALLERYANA 'CHANTICLEER', ACER RUBRUM 'OCTOBER GLORY', ACER PALMATUM 'SANGO KAKU', ROBINIA PSEUDOACACIA 'FRISIA', CORYMBIA CITRIODORA 'SCENTUOUS', SOPHORA JAPONICA 'PRINCETON UPRIGHT', SAPIUM SEBIFERUM, EUCALYPTUS MANNIFERA 'LITTLE SPOTTY', ZELKOVA SERRATA 'GREEN VASE'

SHRUBS AND TUFTING PLANTS



ACACIA COGNATA MINI COG, ACACIA VERTICILLATA, ALOYSIA CITRODORA, BANKSIA MARGINATA, CHRYSOCEPHALUM SEMIPAPPUSUM, DAVIESIA LATIFOLIA, INDIGOFERA AUSTRALIS, LAVANDULA DENTATA, LAVANDULA ANGUSTIFOLIA, LEUCOPHYTA BROWNII, LOMANDRA LONGIFOLIA, MURRAYA PANICULATA, OLEARIA LIRATA, PIMELEA HUMILIS, PROSTANTHERA LASIANTHOS, ROSMARINUS OFFICINALIS, SALVIA OFFICINALIS, STACHYS BYZANTINA, THYMUS X CITRIODORUS

GROUND COVERS/ CLIMBERS/ CASCADING PLANTS



BRACHYSCOME MULTIFIDA, CASUARINA GLAUCA 'COUSIN IT', DICHONDRA REPENS, HARDENBERGIA VIOLACEA, KENNEDIA PROSTRATA, ROSMARINUS OFFICINALIS PROSTRATUS, SCLERANTHUS_BIFLORUS, SPYRIDIUM PARVIFOLIUM, VIOLA HEDERACEA, TRACHELOSPERMUM JASMINOIDES

SUGGESTED PLANTING SPECIES

PLANTING SCHEDULE

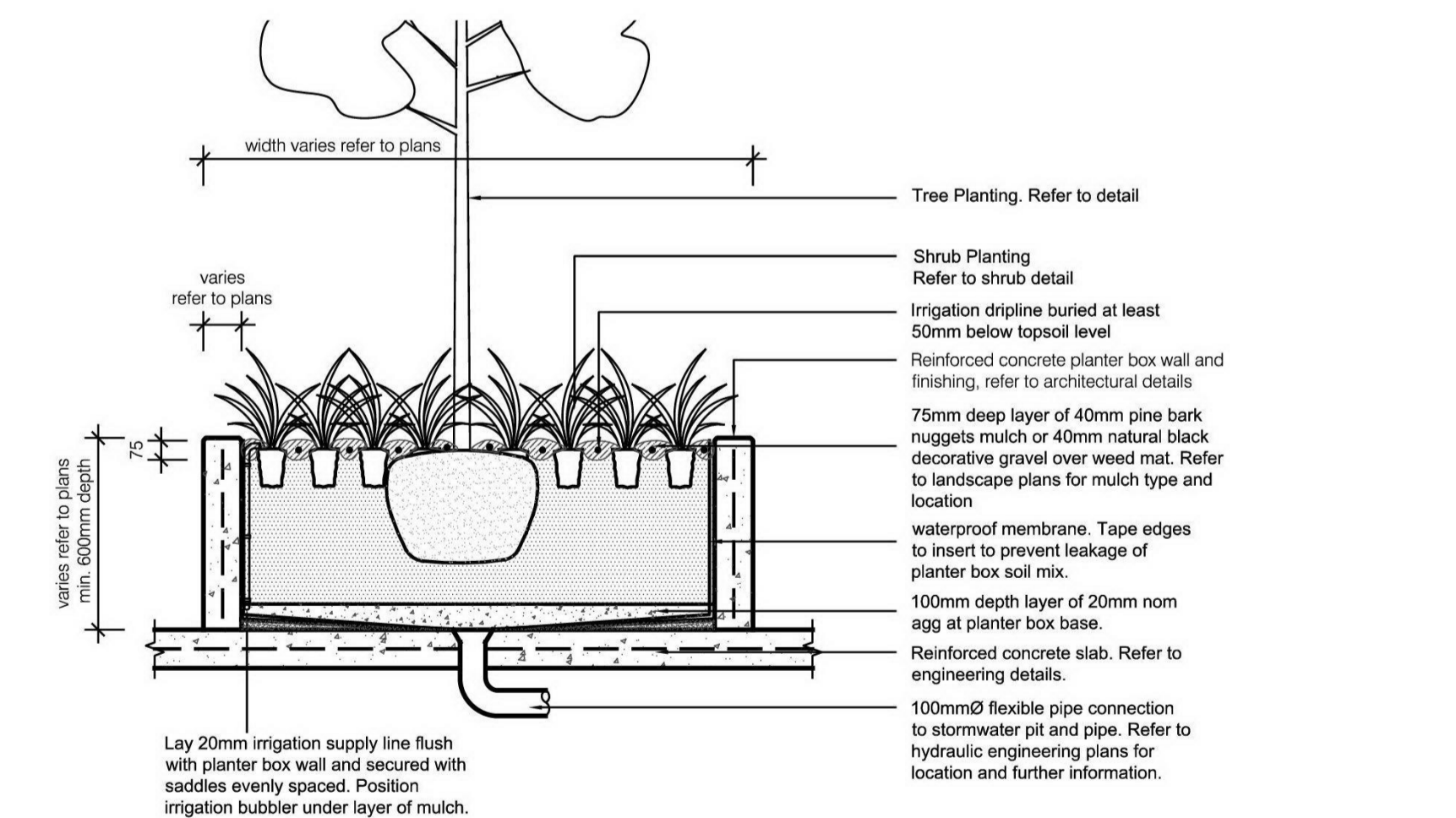
Code	Botanical Name	Common name	Size at maturity (HxW)
TREES			
ACA imp	<i>Acacia implexa</i>	Hickory Wattle	8m x 7m
ACE cam	<i>Acer campestre</i> 'Elsrijk'	Field Maple	6-7m x 5-6m
ACE pla	<i>Acer platanoides</i> 'Deborah'	Norway maple	12-15m x 9-12m
ACE rub	<i>Acer rubrum</i> 'October Glory'	October Glory Maple	12m x 9m
ACE san	<i>Acer palmatum</i> 'Sango Kaku'	Coral Bark Maple	6m x 5m
BAN mar	<i>Banksia marginata</i>	Silver Banksia	8m x 4m
COR cit	<i>Corymbia citriodora</i> 'Scentuous' syn. 'Dwarf Pink'	Dwarf Lemon Scented Gum	7m x 3m
EUC man	<i>Eucalyptus mannifera</i> 'Little Spotty'	Brittle Gum	5-7m x 5m
FRA exc	<i>Fraxinus excelsior</i> 'Aurea'	Golden Ash	7m x 7m
LAG ind	<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Natchez'	Crepe Myrtle (White)	6m x 4m
PYR cal	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	10m x 5m
ROB pse	<i>Robinia pseudoacacia</i> 'Frisia'	Golden Robinia	9-12m x 6m
SAP seb	<i>Sapium sebiferum</i> 'syn. Triadica sebifera'	Chinese Tallowwood	8m x 8m
SOP jap	<i>Sophora japonica</i> 'Princeton Upright'	Princeton Upright Sophora	12m x 6m
ZEL ser	<i>Zelkova serrata</i> 'Green Vase'	Japanese zelkova	14m x 10m

SHRUBS & TUFTING PLANTS

ACA cog	<i>Acacia cognata</i> 'Mini Cog'	River Wattle	1m x 1.5m
ACA ver	<i>Acacia verticillata</i>	Prickly Moses	2-4m x 1-3m
ALO cit	<i>Aloysia citrodora</i>	Lemon verbena	1m x 1m
CHR sem	<i>Chrysocephalum semipapposum</i>	Yellow Buttons	0.5m x 1.5m
DAV lat	<i>Daviesia latifolia</i>	Hop Bitter-pea	1-3m x 1-2m
IND aus	<i>Indigofera australis</i>	Austral indigo	1.5m-3m x 1-3m
LAV den	<i>Lavandula dentata</i>	French Lavender	1m x 1m
LAV ang	<i>Lavandula angustifolia</i>	English Lavender	1m x 1m
LEU bro	<i>Leucophyta brownii</i>	Cushion Bush	1m x 1.5m
LOM lon	<i>Lomandra longifolia</i>	Spiny-Headed Mat-Rush	1m x 1m
MUR pan	<i>Murraya paniculata</i>	Murraya	3m x 1m
OLE lir	<i>Olearia lirata</i>	Snow Daisy-bush	2-4m x 2-3m
PRO las	<i>Prostanthera lasianthos</i> var. <i>lasianthos</i>	Victorian Christmas Bush	2-10m x 2-5m
ROS off	<i>Rosmarinus officinalis</i>	Rosemary	1m x 1m
SAL off	<i>Salvia officinalis</i>	Sage	.6m x .6m
STA byz	<i>Stachys byzantina</i>	Lamb's Ears	.6m x .9m
THY cit	<i>Thymus x citriodorus</i>	Lemon Thyme	.3m x .6m

GROUNDCOVERS & CLIMBERS

BRA mul	<i>Brachyscome multifida</i>	Cut Leaf Daisy	0.3-0.4m x 0.5-0.6m
CAS gla	<i>Casuarina glauca</i> 'Cousin It'	Sheoak	.15m x 3m
DIC rep	<i>Dichondra repens</i>	Kidney-weed	0.05-0.15m x 2m
HAR vio	<i>Hardenbergia violacea</i>	Sarsaparilla	spreading/climbing
KEN pro	<i>Kennedia prostrata</i>	Running Postman	.1m x 1-4m
ROS pro	<i>Rosmarinus officinalis prostratus</i>	Creeping Rosemary	.6m x 1m
SCL bif	<i>Scleranthus biflorus</i>	Cushion Bush	.15m x .7m
SPY par	<i>Spyridium parvifolium</i>	Australian Dusty Miller	.15m x 1.5-2m
VIO hed	<i>Viola hederacea</i>	Native Violet	0.3m x 1m
TRA jas	<i>Trachelospermum jasminoides</i>	Star Jasmine	1.2-3m x 1-2m



D1 TYPICAL PLANTER BOX DETAIL SECTION

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GRAND CEDAR AGED CARE EXTENSION, ASHWOOD LANDSCAPE CONCEPT - SUGGESTED PLANTING SPECIES

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Project **GRAND CEDAR AGED CARE EXTENSION**
 61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147
 Client **NEWCARE PTY LTD**

No.	Date	Notes
A	06/12/2019	TOWN PLANNING ISSUE
B	26/02/2020	RPT RESPONSE

Title **PERSPECTIVE FROM HIGH STREET ROAD**
 Sheet **PRELIMINARY**
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No. **TP5.00** Revision **D**
 Scale **@A1**
 Date **26/02/2020**

18093

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Project **GRAND CEDAR AGED CARE EXTENSION**
 61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147
 Client **NEWCARE PTY LTD**

Amendments		
No.	Date	Notes
D	26/02/2020	RPI RESPONSE

Title **PERSPECTIVE SOUTH DOWN HAROLD ST**
 Sheet **PRELIMINARY NOT FOR CONSTRUCTION**

TOWN PLANNING

Sheet No. **TP5.01** Revision **D**
 Scale **@A1**
 Date **26/02/2020**

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Project **GRAND CEDAR AGED CARE EXTENSION**
 61-63 HIGH STREET ROAD, ASHWOOD, VIC 3147

Client **NEWCARE PTY LTD**

Amendments		
No.	Date	Notes
D	26/02/2020	RPI RESPONSE

Title **PERSPECTIVE NORTH DOWN HAROLD ST**

Sheet **PRELIMINARY NOT FOR CONSTRUCTION**

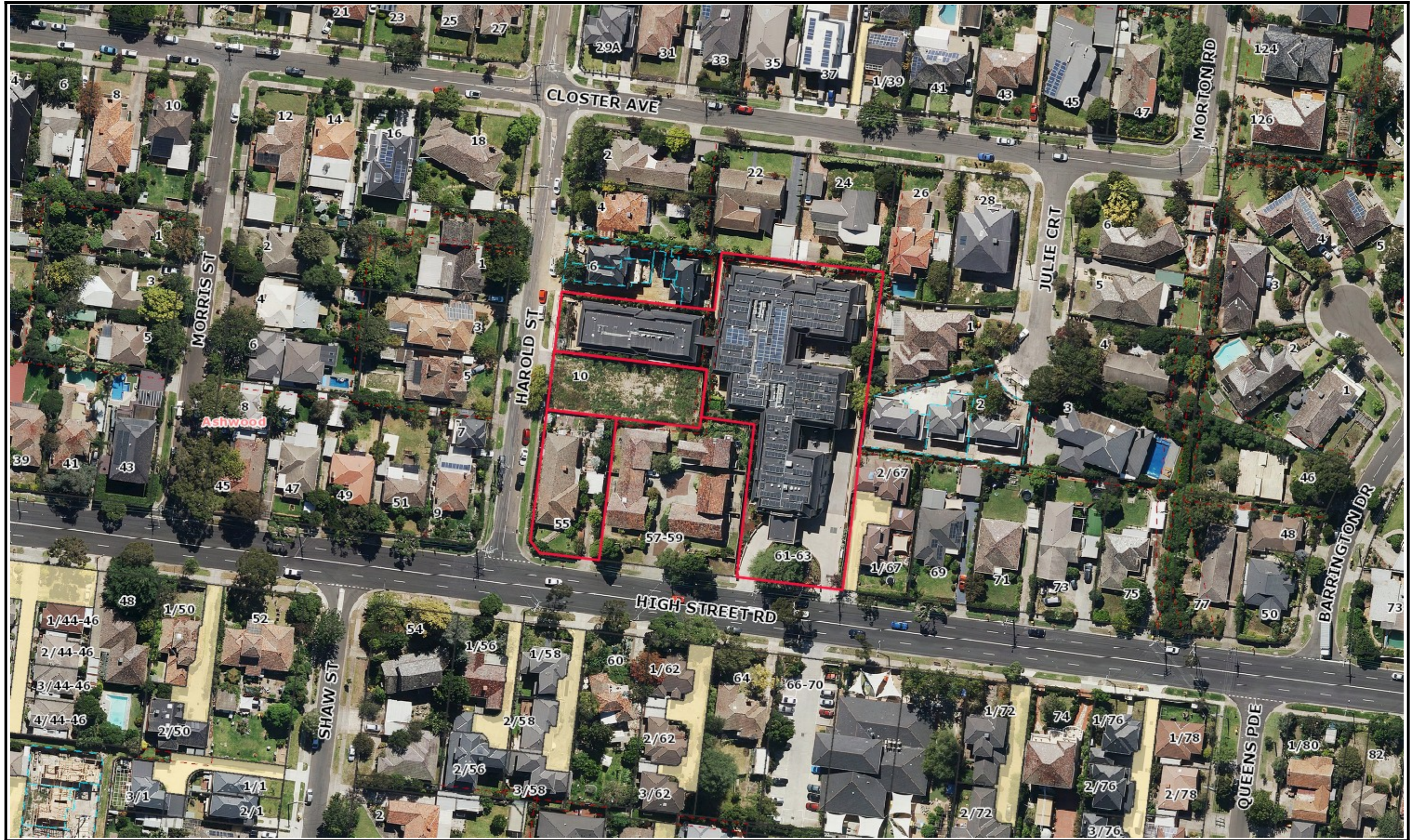
Sheet No. **TP5.02** Revision **D**

Scale **@A1**

Date **26/02/2020**

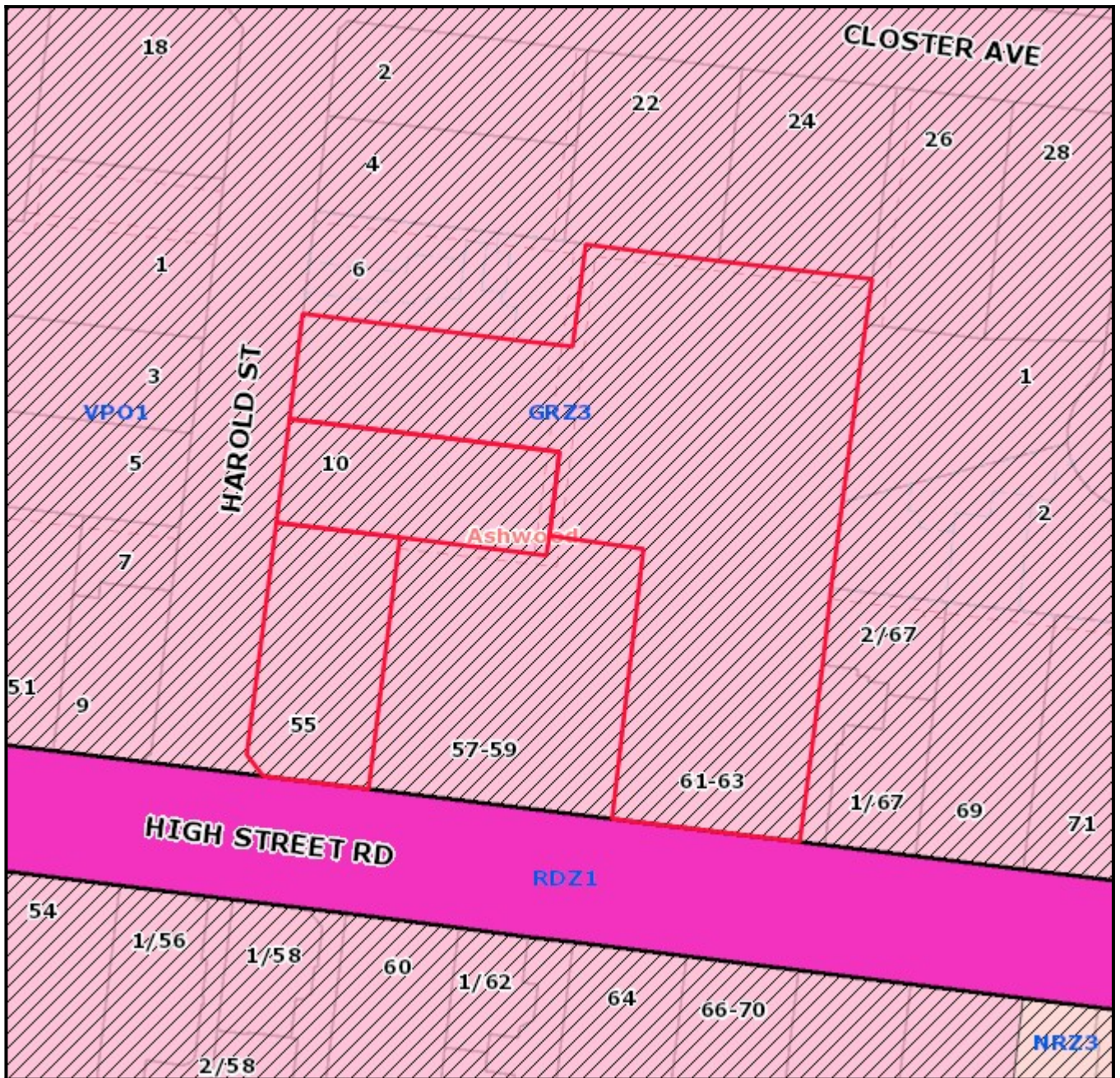
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Attachment 2: 55-63 High Street Road and 8-10 Harold Street, Ashwood





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



1:1000

Address

55-63 High Street Road & 8-10 Harold Street ASHWOOD VIC 3147



Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed.



1:1500



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Legend

- | | | |
|-------------------|---------------------------|------------------------------------|
| Property | Open Space Public Access | Social/ family recreation |
| Proposed Property | Accessway/ trail | Sport |
| Common Property | Conservation | Utility/ buffer/ enviro constraint |
| Easements | Memorial Park | Visual amenity |
| Raillines | Play | Water based recreation |
| Reserves | Relaxation/ contemplation | |

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