

No. 171

SINGLE STOREY
RESIDENTIAL
DWELLING

No. 173

SINGLE STOREY
RESIDENTIAL
DWELLING

No. 175

SINGLE STOREY
RESIDENTIAL
DWELLING

No. 177

DOUBLE STOREY
RESIDENTIAL
DWELLING

No. 179

SINGLE STOREY
RESIDENTIAL
DWELLING

No. 181

SINGLE STOREY
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No. 64

SINGLE STOREY
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DWELLING

No. 189

SINGLE STOREY
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H I G H B U R Y R O A D

REMOVE ALL EXISTING REDUNDANT
CROSSOVERS AND RE-INSTATE
NATURE STRIP, FOOTPATH AND
CONCRETE KERB TO RESPONSIBLE
AUTHORITY REQUIREMENTS

EXISTING
MASONARY WALL
WITH PAILING FENCE
OVER ON BOUNDARY
TO BE RETAINED

H I G H B U R Y R O A D

H U N T I N G D A L E R O A D

REMOVE ALL EXISTING
REDUNDANT
CROSSOVERS AND RE-
INSTATE NATURE STRIP,
FOOTPATH AND
CONCRETE KERB TO
RESPONSIBLE
AUTHORITY
REQUIREMENTS

LOCATION OF TEMPORARY
PARKING SPACE FOR
COLLECTION OF WASTE AND
RECYCLE BINS

EXISTING PAILING
FENCE MIN. 1800mm
ABOVE NGL

No. 162

1 Design Response Plan
1:300

176 HIGHBURY ROAD

SUBJECT SITE
NO.170-174 HIGHBURY ROAD

162 HIGHBURY ROAD

SUBJECT SITE
NO.170-174 HIGHBURY ROAD

1 HUNTINGDALE ROAD

2 Highbury Road Streetscape Elevation
1:300

3 Huntingdale Road Streetscape Elevation
1:300

AREA ANALYSIS

SITE AREA	m ²	%
PROPOSED SITE COVERAGE	1930.43	75.50
PROPOSED SITE PERMEABILITY	571.60	22.40

FLOOR AREA	m ²	sq's
BASEMENT LEVEL 1	2113.00	227.45
BASEMENT LEVEL 2	2113.00	227.45
GROUND FLOOR - MEDICAL CENTRE, CAFE, COMMUNAL AREAS	1682.48	181.11
GROUND FLOOR - CHILDCARE CENTRE	254.33	27.37
GROUND FLOOR - OUTDOOR PLAY AREA	101.98	10.97
FIRST FLOOR - CHILDCARE CENTRE	858.16	92.37
FIRST FLOOR - OUTDOOR PLAY AREA	912.32	98.20
SECOND FLOOR	1248.23	134.36
THIRD FLOOR	1146.50	123.41
ROOF	1070.70	115.25
TOTAL AREA	11,500.70	1237.94

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PROJECT TITLE

PROPOSED MIXED USE
DEVELOPMENT AT
170-174 HIGHBURY
ROAD, MOUNT
WAVERLEY

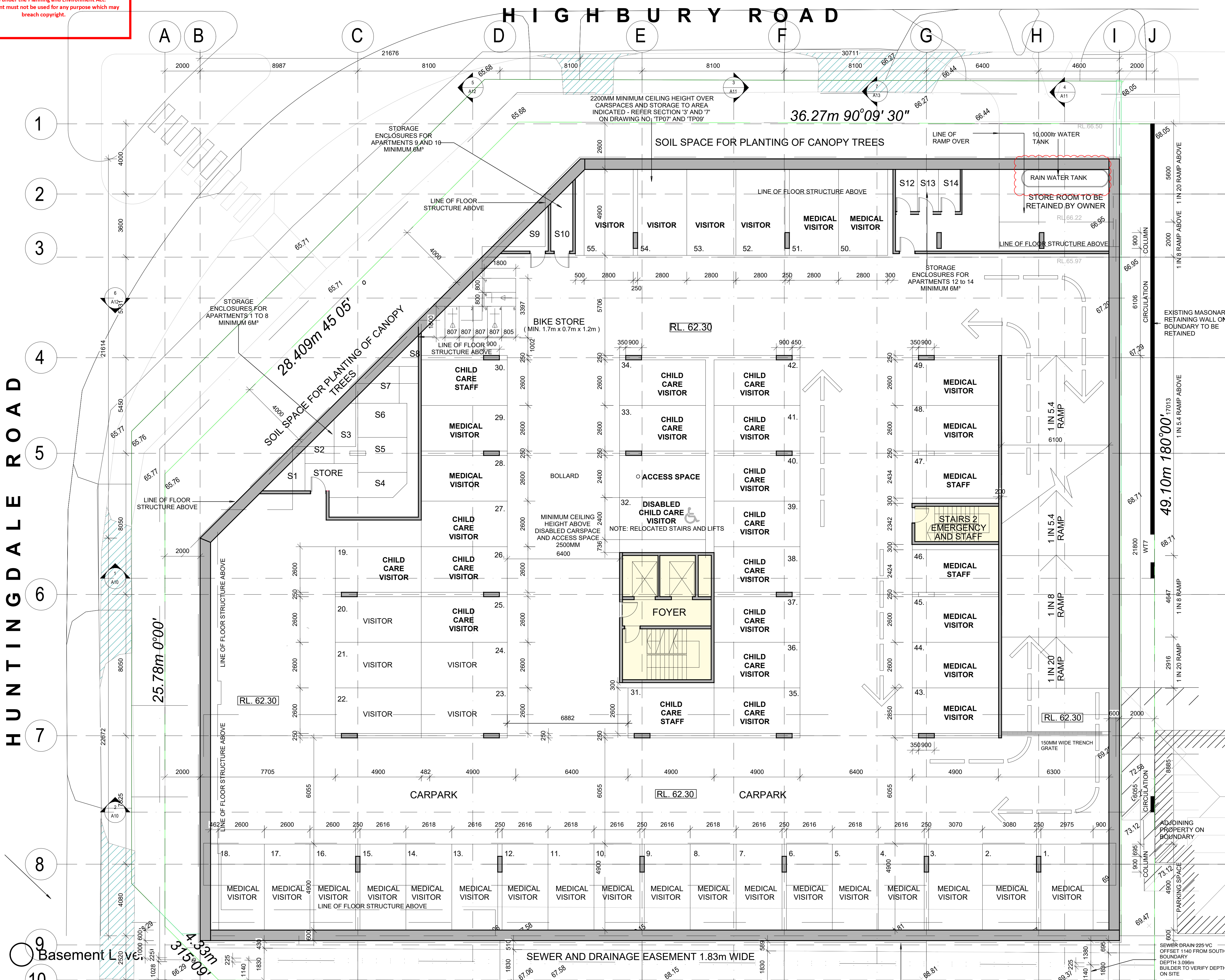
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DESIGN RESPONSE PLAN
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DATE: 15.07.20	SCALE: 1:300	NORTH
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DWG No: DR01		

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CAR SPACE SCHEDULE

LEVEL	No. OF SPACES
BASEMENT LEVEL 1	55
BASEMENT LEVEL 2	57
TOTAL	112

CAR SPACE ALLOCATION

	No. OF SPACES
RESIDENT CARSPACE	14
MEDICAL STAFF	17
CAFE STAFF	2
CHILD CARE STAFF	12
MEDICAL VISITOR	36
CHILDCARE VISITOR	20
VISITOR	11
TOTAL	112

LEGEND
RL. 00.00 FLOOR LEVEL TO AHD
SWG STORM WATER PIT TO CIVIL ENGINEER'S DETAIL

LEGEND
EXISTING TREE TO BE REMOVED SHOWN DASHED
PROPOSED VEGETATION
DIRECTION OF VEHICULAR TRAFFIC
FLOOR LEVEL TO AHD
SITE LEVEL TO AHD
SP SAND PIT
TY RECYCLED TYRES
TD TIMBER DECK

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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT AT 170-174 HIGHBURY ROAD, MOUNT WAVERLEY
SECONDARY CONSENT.2 APPLICATION

DRAWING TITLE
MINOR AMENDMENTS BASEMENT LEVEL 1
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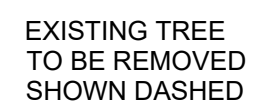
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CAR SPACE ALLOCATION

LEGEND

LEGEND

FLOOR LEVEL
TO AHD

TO AHD

GRANDT

RECYCLED TYRES

TIMBER DECK

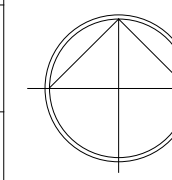
PROJECT TITLE

SECONDARY CONSENT.2 APPLICATION

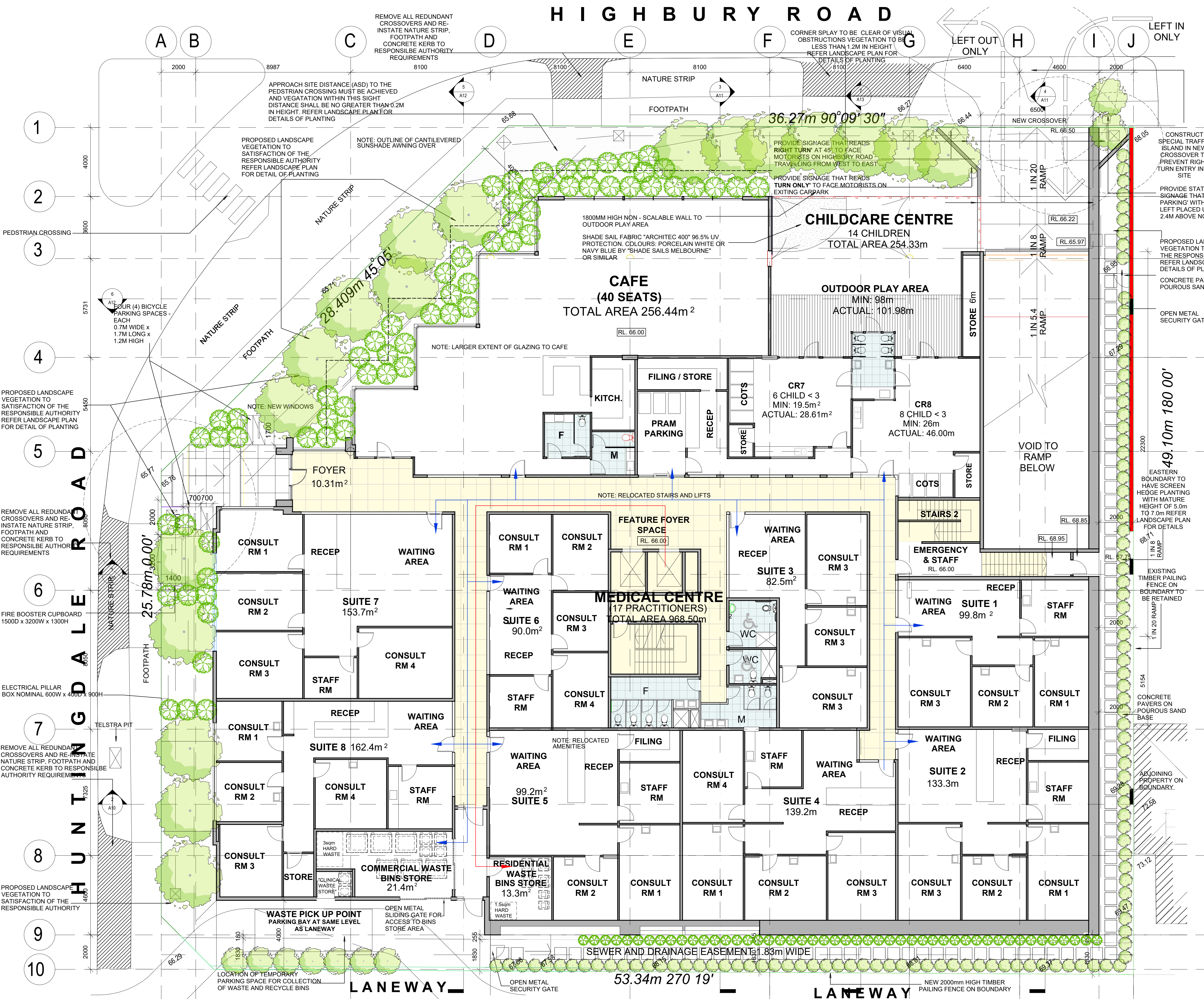
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LEGEND

- EXISTING TREE TO BE REMOVED SHOWN DASHED
- PROPOSED VEGETATION
- DIRECTION OF VEHICULAR TRAFFIC
- FLOOR LEVEL TO AHD
- SITE LEVEL TO AHD
- SAND PIT
- RECYCLED TYRES
- TIMBER DECK

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PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT AT 170-174 HIGHBURY ROAD, MOUNT WAVERLEY

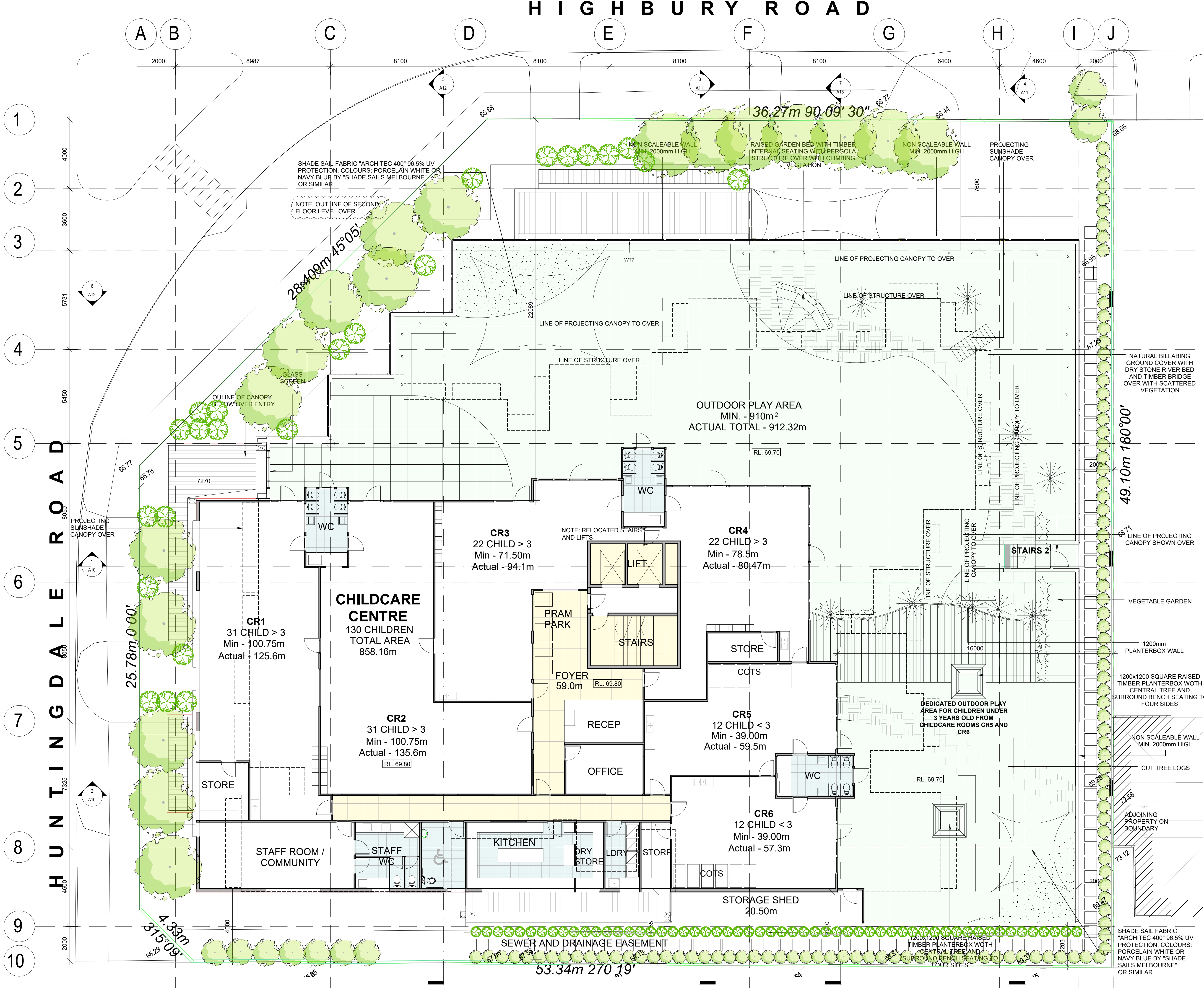
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MINOR AMENDMENTS GROUND FLOOR PLAN

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LEGEND

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- PROPOSED VEGETATION
- DIRECTION OF VEHICULAR TRAFFIC
- FLOOR LEVEL TO AHD
- SITE LEVEL TO AHD
- SAND PIT
- RECYCLED TYRES
- TIMBER DECK

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PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT AT
170-174 HIGHBURY ROAD, MOUNT WAVERLEY

SECONDARY CONSENT.2 APPLICATION

DRAWING TITLE

MINOR AMENDMENTS
FIRST FLOOR PLAN

(FROM AN ORIGINAL DESIGN BY BMG ARCHITECTS)

DATE: 15.07.20	SCALE: 1:100	NORTH
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DWG No: TP03		
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AREA SCHEDULE					
AREA		m ²			
STAIRS / LIFTS		38.90			
COMMON AREAS		91.50			
DWELLINGS					
UNIT NO.	BEDS	BATHS	LIVING	TERRACE	TOTAL
1	2 + study	2	94.60	23.30	117.90
2	2	1	88.30	25.70	114.00
3	1	1	57.90	12.00	69.90
4	1 + study	1	64.70	9.30	74.00
5	2	1	74.33	13.50	87.83
6	1	1	51.00	8.10	59.10
7	2	1	76.70	15.60	92.30
8	2	2	82.40	12.40	94.80
9	2	2	81.20	29.10	110.30
10	2	2	87.70	11.50	99.20
11	2	2	71.50	13.00	84.50
12	1 + study	1	64.70	9.50	74.20
13	1	1	50.00	8.00	69.50
14	2	1	78.50	22.70	100.70
DWELLING TOTAL					1023.53
TOTAL					1248.23 m ²

LEGEND

- 1200mm WIDE BATHROOM ACCESS
- 1200mm WIDE ACCESS WAY
- CROSS VENTILATION - BREEZE PATH

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PROJECT TITLE

PROPOSED MIXED USE
DEVELOPMENT AT
170-174 HIGHBURY
ROAD, MOUNT
WAVERLEY

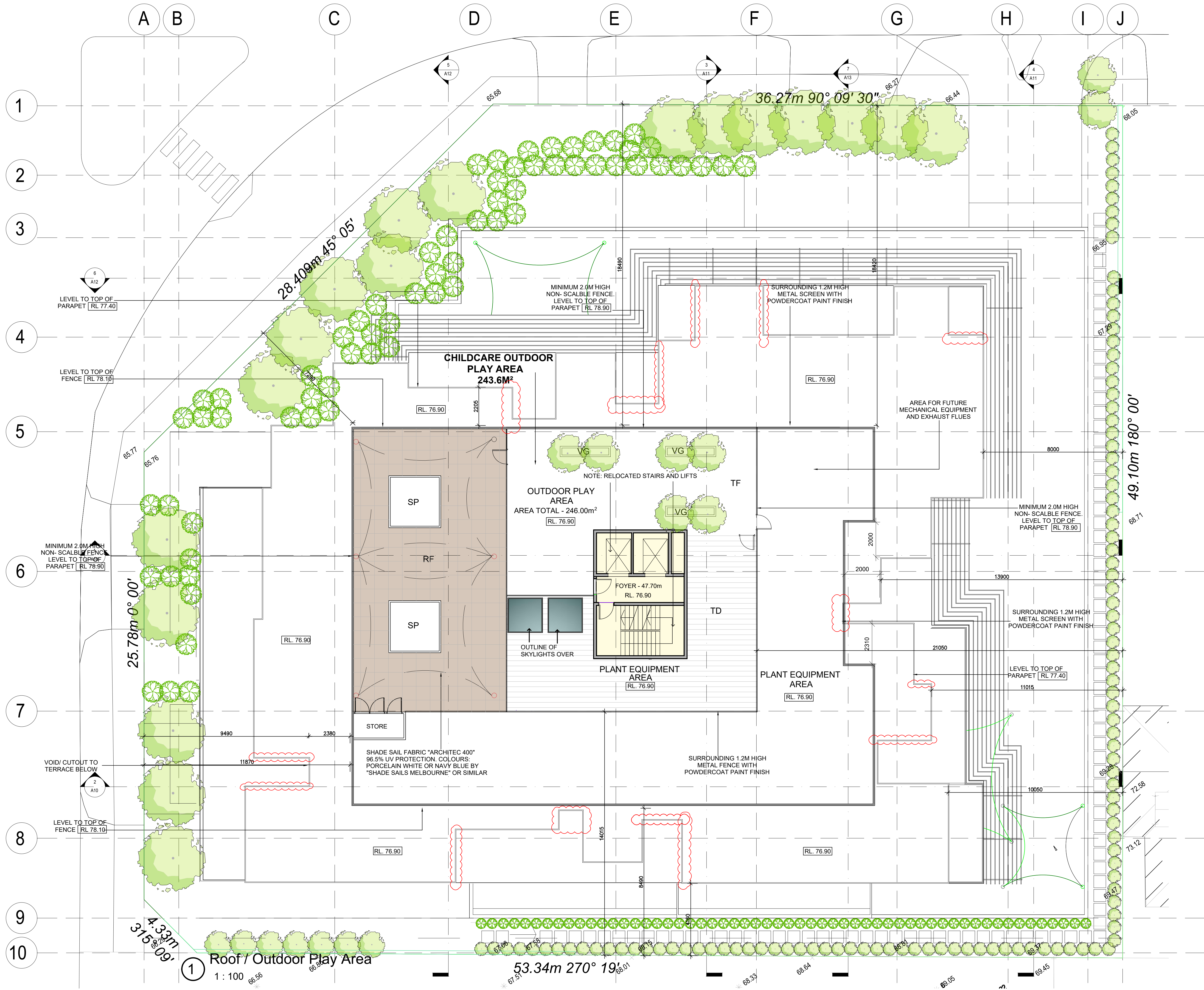
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MINOR AMENDMENTS
SECOND FLOOR PLAN

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DWG No: TP03A		
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- LEGEND**
- EXISTING TREE TO BE REMOVED SHOWN DASHED
 - PROPOSED VEGETATION
 - DIRECTION OF VEHICULAR TRAFFIC
 - FLOOR LEVEL TO AHD
 - SITE LEVEL TO AHD
 - SAND PIT
 - RECYCLED TYRES
 - TIMBER DECK
 - SOFT IMPACT RUBBER FLOORING
 - ARTIFICIAL TURF
 - SUPPORT POST FOR SUNSHADE

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PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT AT 170-174 HIGHBURY ROAD, MOUNT WAVERLEY

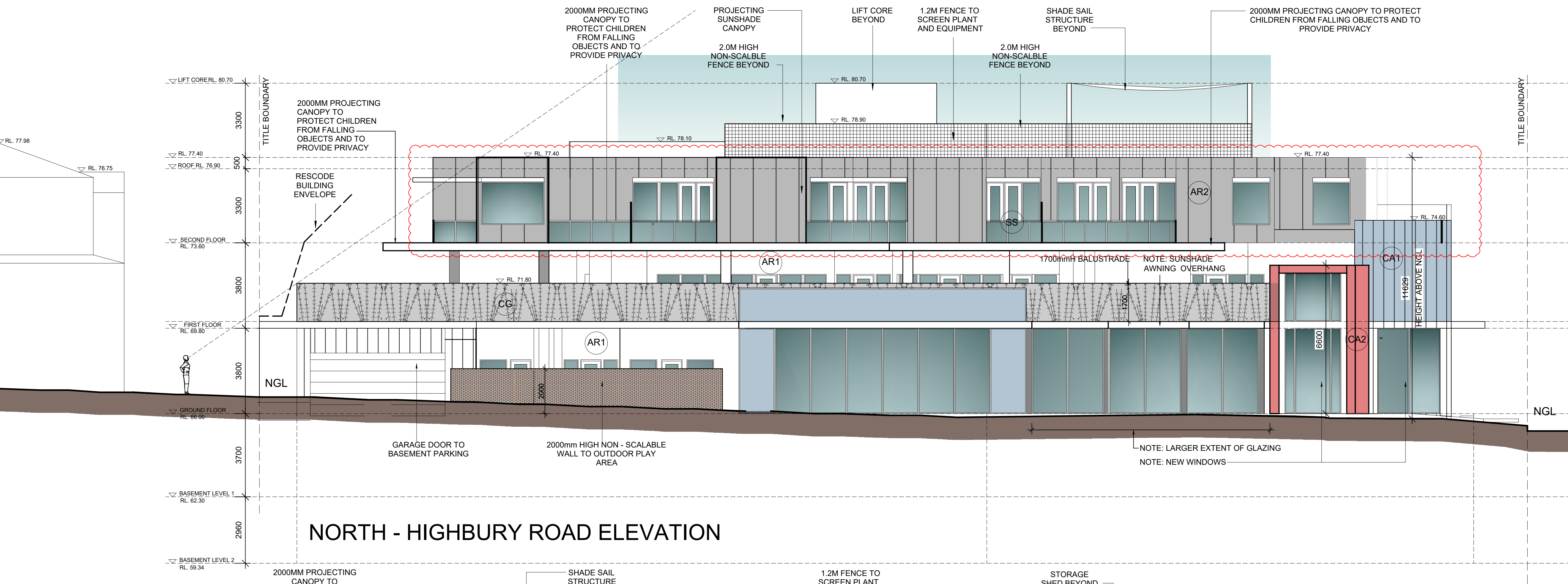
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MINOR AMENDMENTS ROOF PLAN

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DWG No: TP03B		

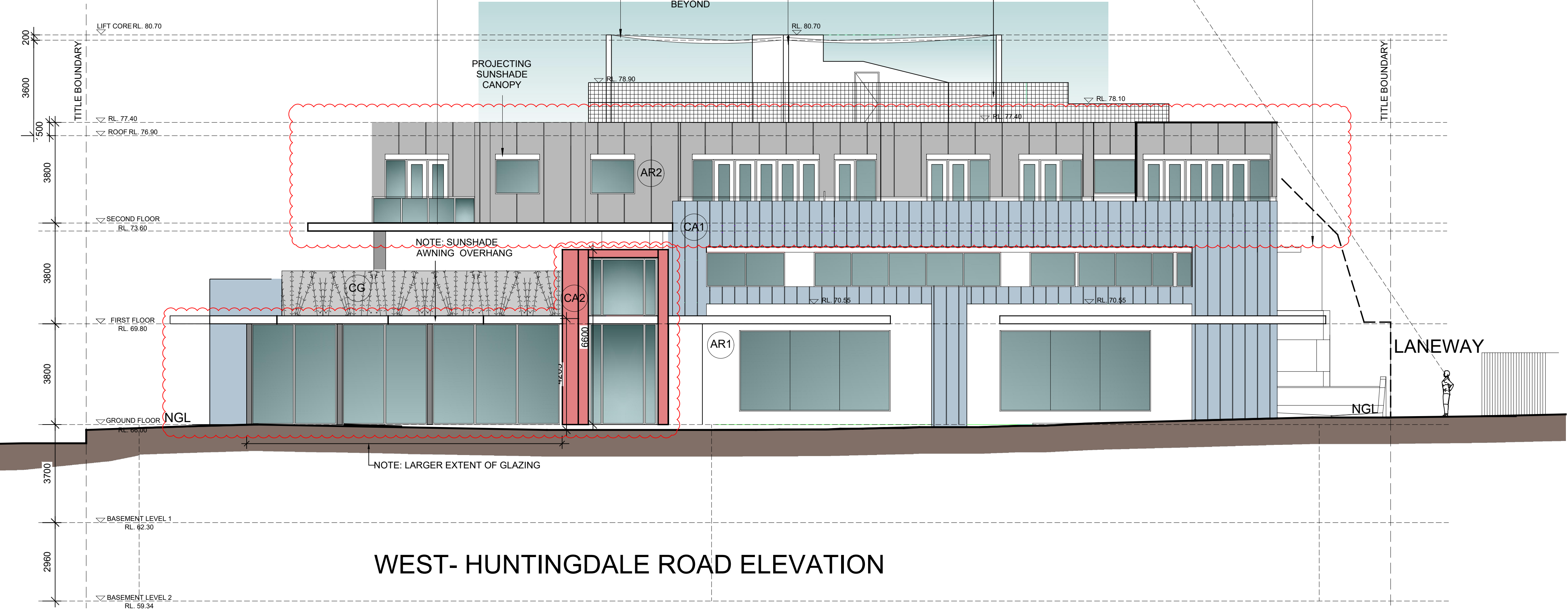


FINISHES SCHEDULE

- AR1 - ACRYLIC RENDER FINISH TYPE 1
COLOUR: DULUX WHITE ON WHITE
- AR2 - ACRYLIC RENDER FINISH TYPE 2
COLOUR: SHALE GREY
- NA - NATURAL ANODIZED ALUMINIUM
- GC - CLEAR GLASS BALUSTRADE WITH
STAINLESS STEEL HANDRAIL
- SS - STAINLESS STEEL HANDRAIL
- PS - PEFORATED METAL NON - SCALABLE
SCREEN WITH RUST METAL FINISH
- CG - COLOURED GLASS - DIGITAL IMAGE
LANDSCAPE THEME
- CA1 - COLOURED ALUMINUM CLADDING SYSTEM
"ZINTL" - HVG FACADES - OR SIMILAR
EXTERNAL CLADDING MATERIAL
COLOUR: PACIFIC BLUE
- CA2 - COLOURED ALUMINUM CLADDING SYSTEM
"DIBOND" HVG FACADES - OR SIMILAR
EXTERNAL CLADDING MATERIAL
COLOUR: RUBY RED

HUNTINGDALE ROAD

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PROPOSED MIXED USE
DEVELOPMENT AT
170-174 HIGHBURY
ROAD, MOUNT
WAVERLEY

SECONDARY CONSENT.2 APPLICATION

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MINOR AMENDMENTS
ELEVATIONS

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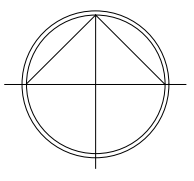
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DWG No:

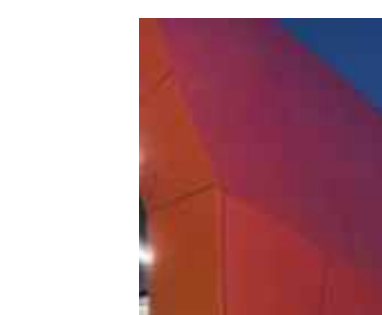
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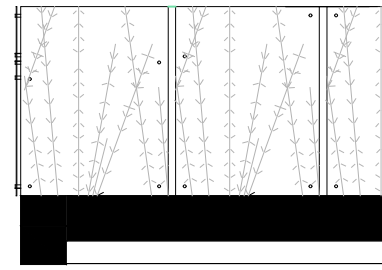


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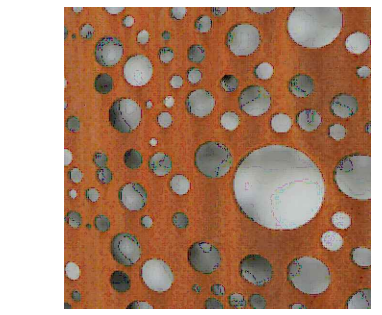
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CA2 COLOURED ALUMINUM CLADDING SYSTEM
"DIBOND" HVG FACADES - OR SIMILAR
EXTERNAL CLADDING MATERIAL
COLOUR: RUBY RED



CG COLOURED GLASS -
DIGITAL IMAGE
LANDSCAPE THEME



PS PEFORATED METAL NON - SCALABLE
SCREEN WITH RUST METAL FINISH

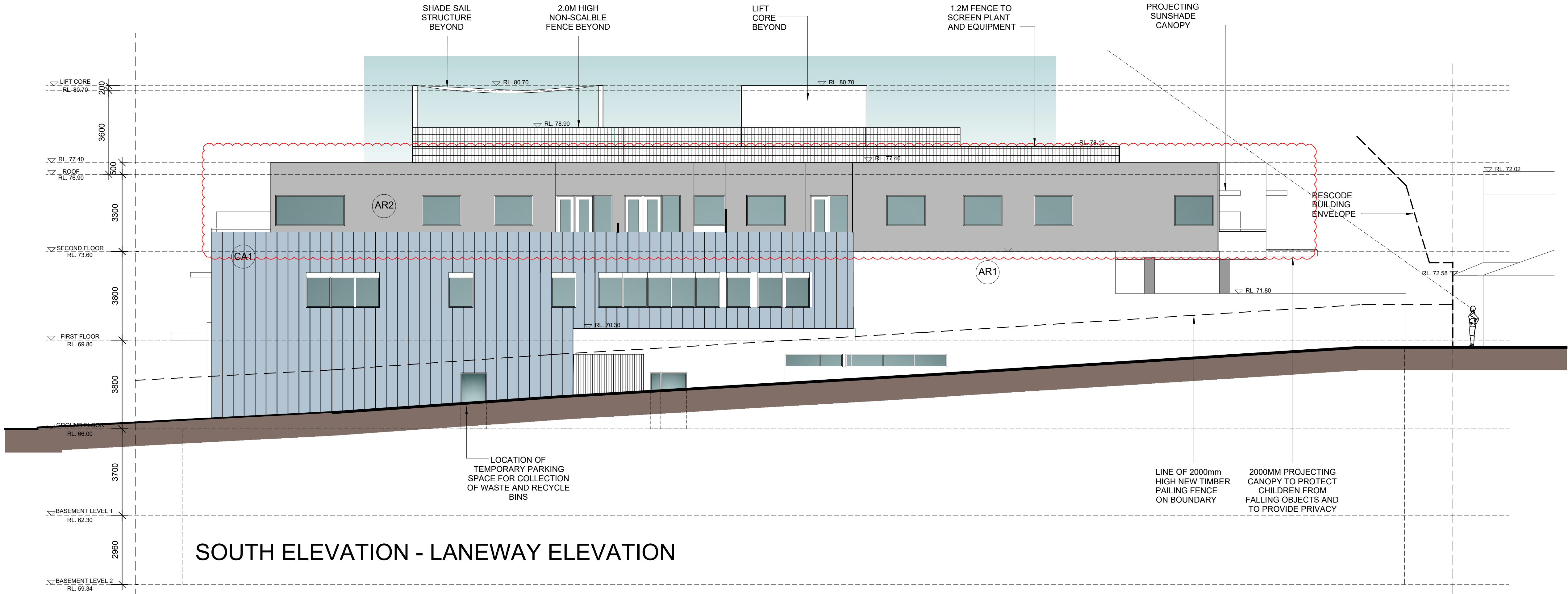
APPROX.
500



TOUGHENED GLASS PANEL
WITH PHOTOGRAPHIC IMAGE
FIXED TO EXTERNAL FACE OF
CONCRETE PANEL



AR2 ACRYLIC RENDER FINISH TYPE 2
COLOUR: SHALE GREY

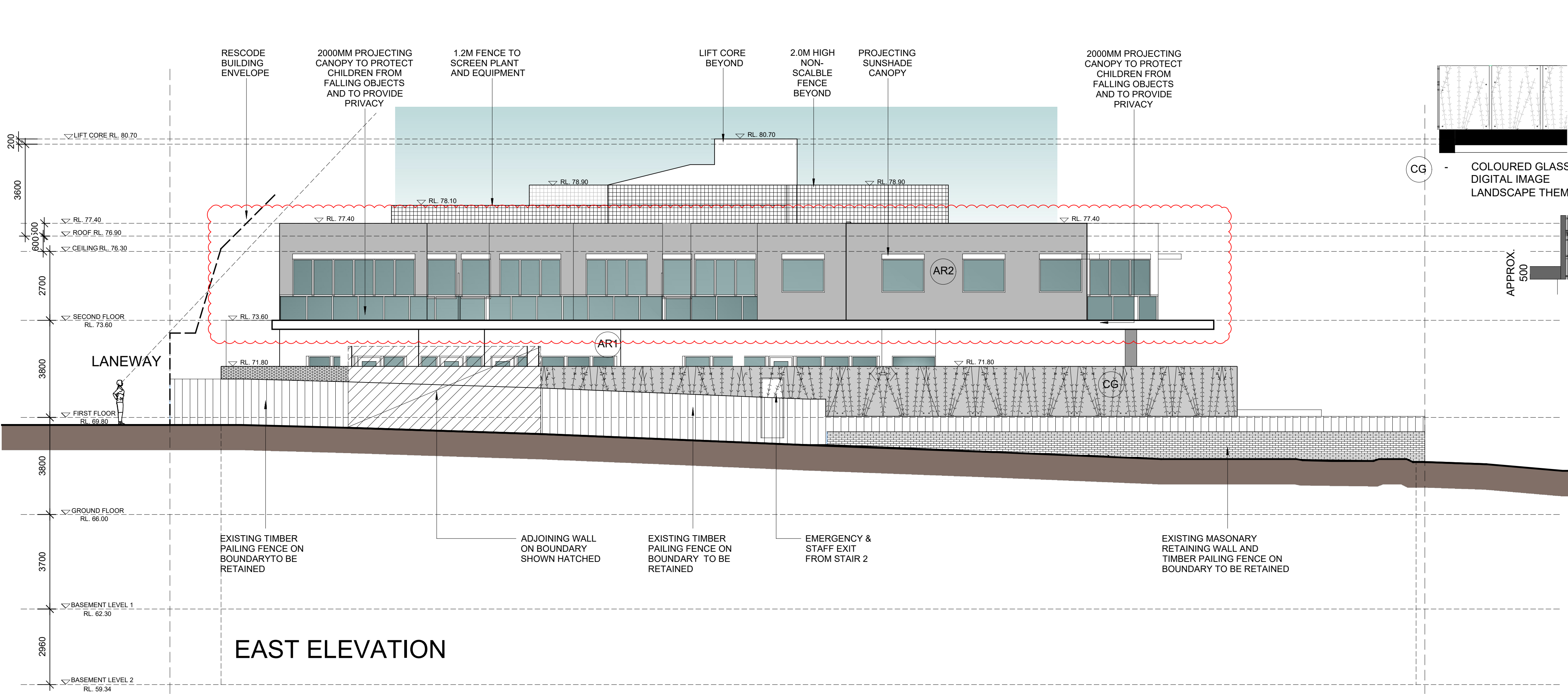


SOUTH ELEVATION - LANEWAY ELEVATION

FINISHES SCHEDULE

- AR1 - ACRYLIC RENDER FINISH TYPE 1
COLOUR: DULUX WHITE ON WHITE
- AR2 - ACRYLIC RENDER FINISH TYPE 2
COLOUR: SHALE GREY
- NA - NATURAL ANODIZED ALUMINIUM
- GC - CLEAR GLASS BALUSTRADE WITH
STAINLESS STEEL HANDRAIL
- SS - STAINLESS STEEL HANDRAIL
- PS - PEFORATED METAL NON - SCALABLE
SCREEN WITH RUST METAL FINISH
- CG - COLOURED GLASS - DIGITAL IMAGE
LANDSCAPE THEME
- CA1 - COLOURED ALUMINUM CLADDING SYSTEM
"ZINTL" - HVG FACADES - OR SIMILAR
EXTERNAL CLADDING MATERIAL
COLOUR: PACIFIC BLUE
- CA2 - COLOURED ALUMINUM CLADDING SYSTEM
"DIBOND" HVG FACADES - OR SIMILAR
EXTERNAL CLADDING MATERIAL
COLOUR: RUBY RED

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EAST ELEVATION

CG - COLOURED GLASS -
DIGITAL IMAGE
LANDSCAPE THEME

PS - PEFORATED METAL NON - SCALABLE
SCREEN WITH RUST METAL FINISH

CA2 - COLOURED ALUMINUM CLADDING
SYSTEM
"DIBOND" HVG FACADES - OR SIMILAR
EXTERNAL CLADDING MATERIAL
COLOUR: RUBY RED

AR2 - ACRYLIC RENDER FINISH TYPE 2
COLOUR: SHALE GREY

TOUGHENED GLASS PANEL
WITH PHOTOGRAPHIC IMAGE
FIXED TO EXTERNAL FACE OF
CONCRETE PANEL

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PROJECT TITLE

PROPOSED MIXED USE
DEVELOPMENT AT
170-174 HIGHBURY
ROAD, MOUNT
WAVERLEY

SECONDARY CONSENT.2 APPLICATION

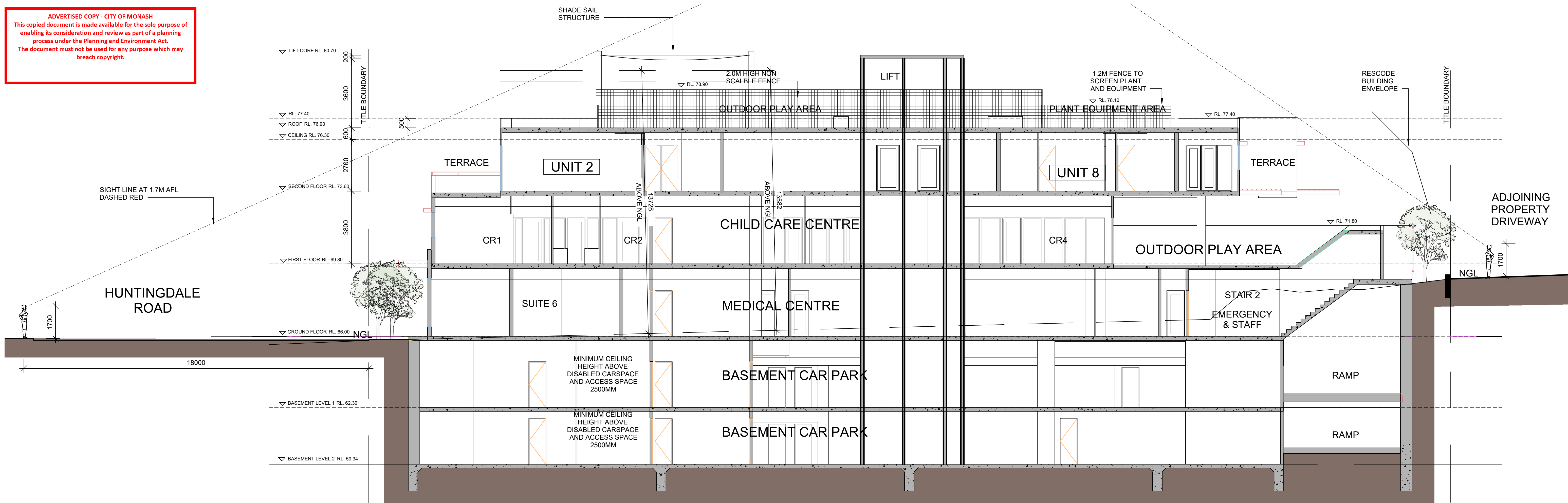
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MINOR AMENDMENTS
ELEVATIONS

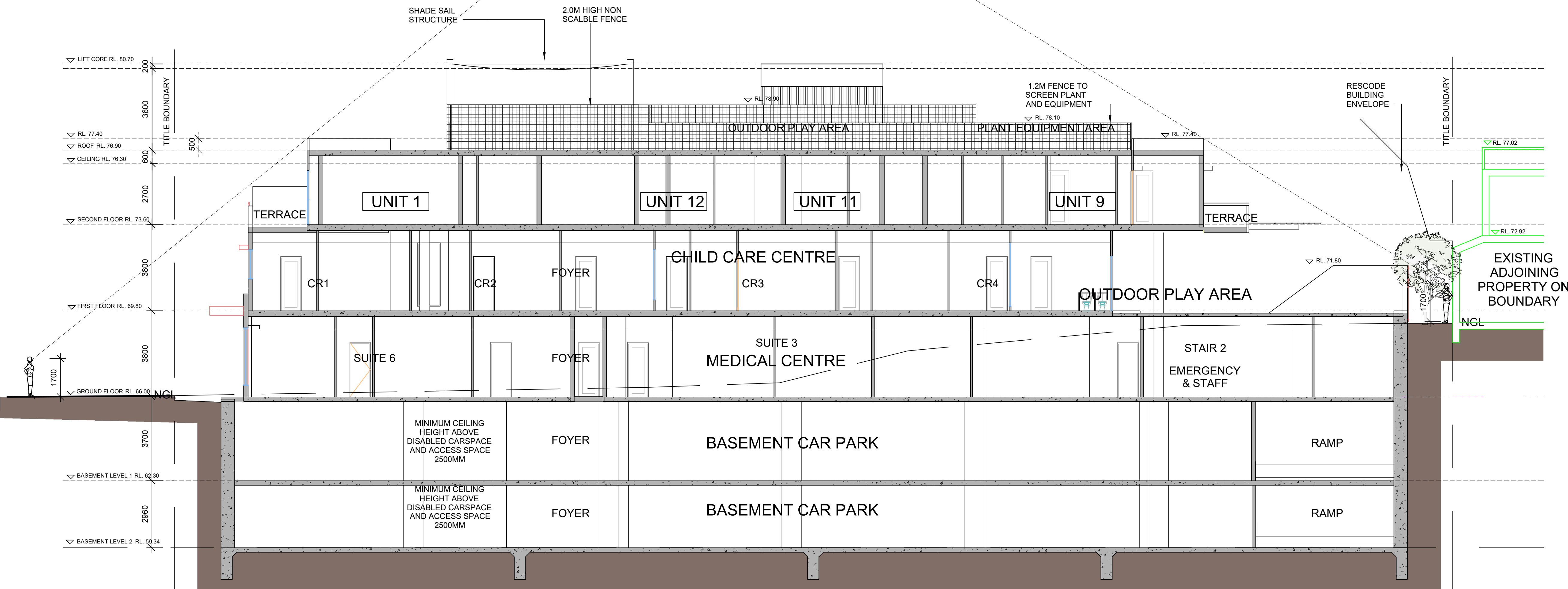
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1 Section 1
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2 Section 2
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PROPOSED MIXED USE
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170-174 HIGHBURY
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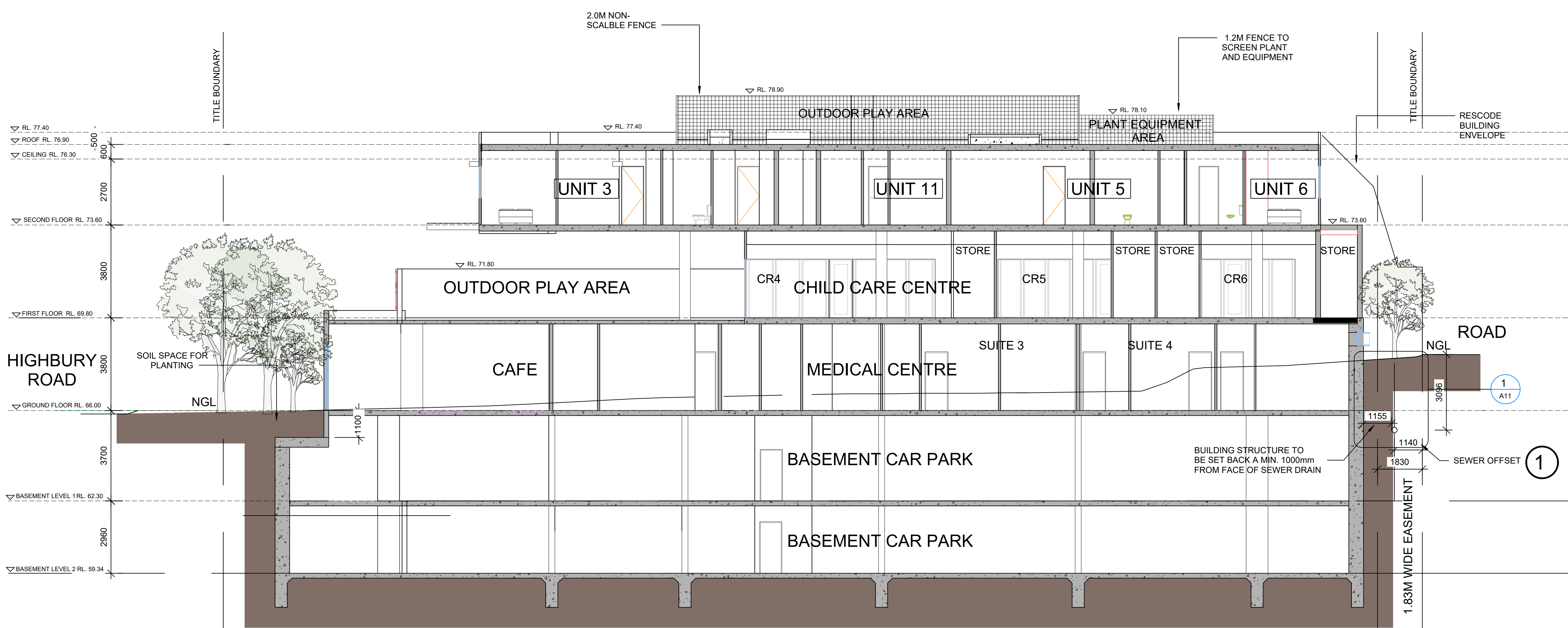
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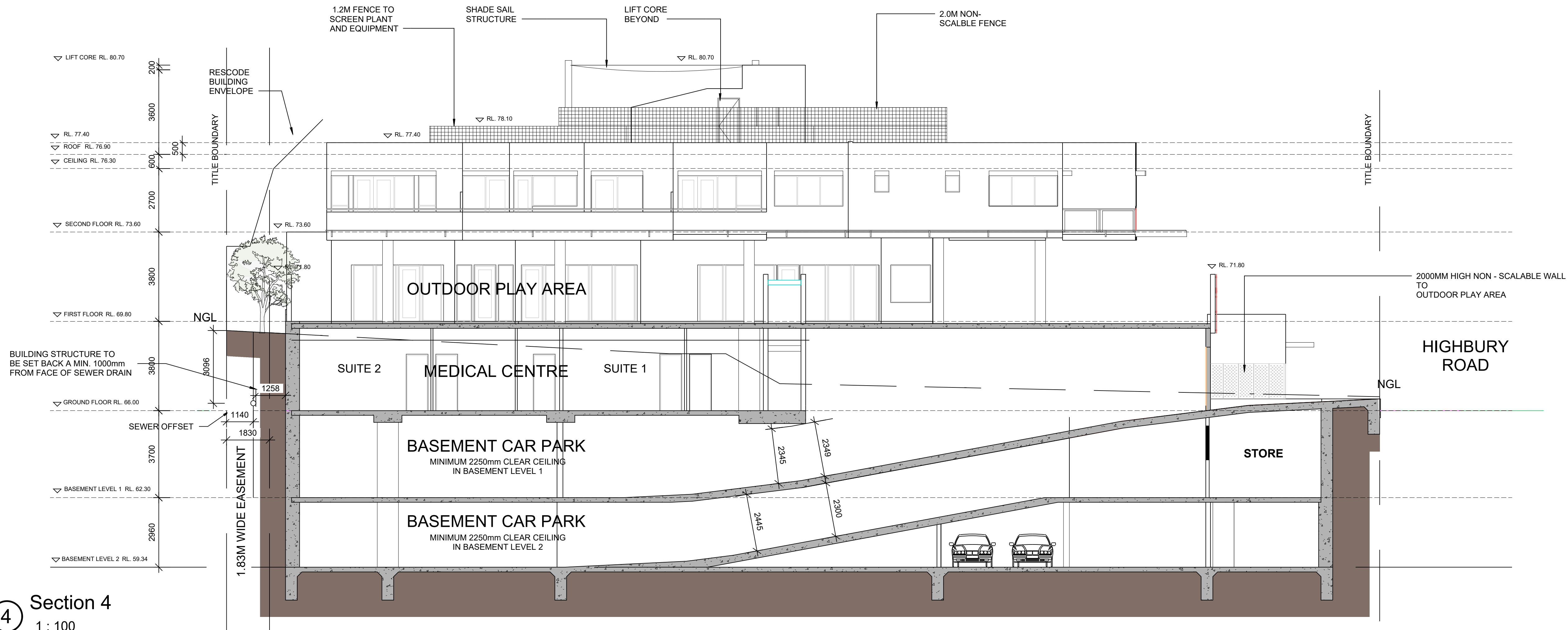
MINOR AMENDMENTS
SECTIONS

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3 Section 3
1 : 100



4 Section 4
1 : 100

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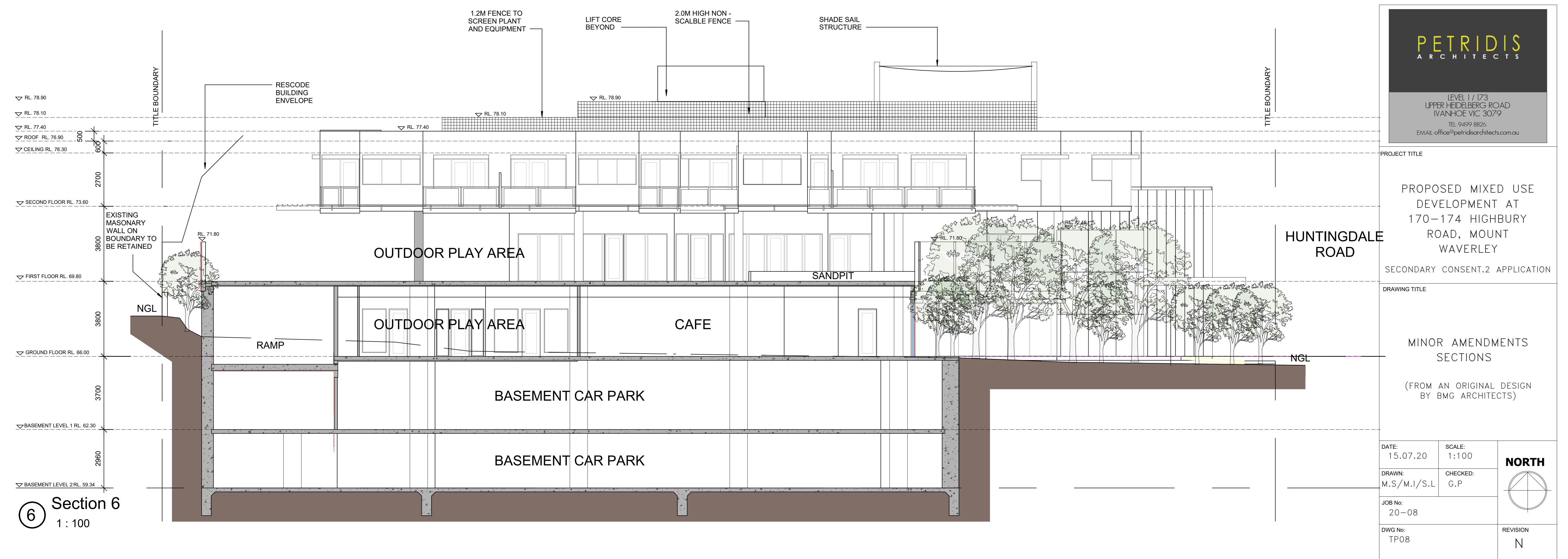
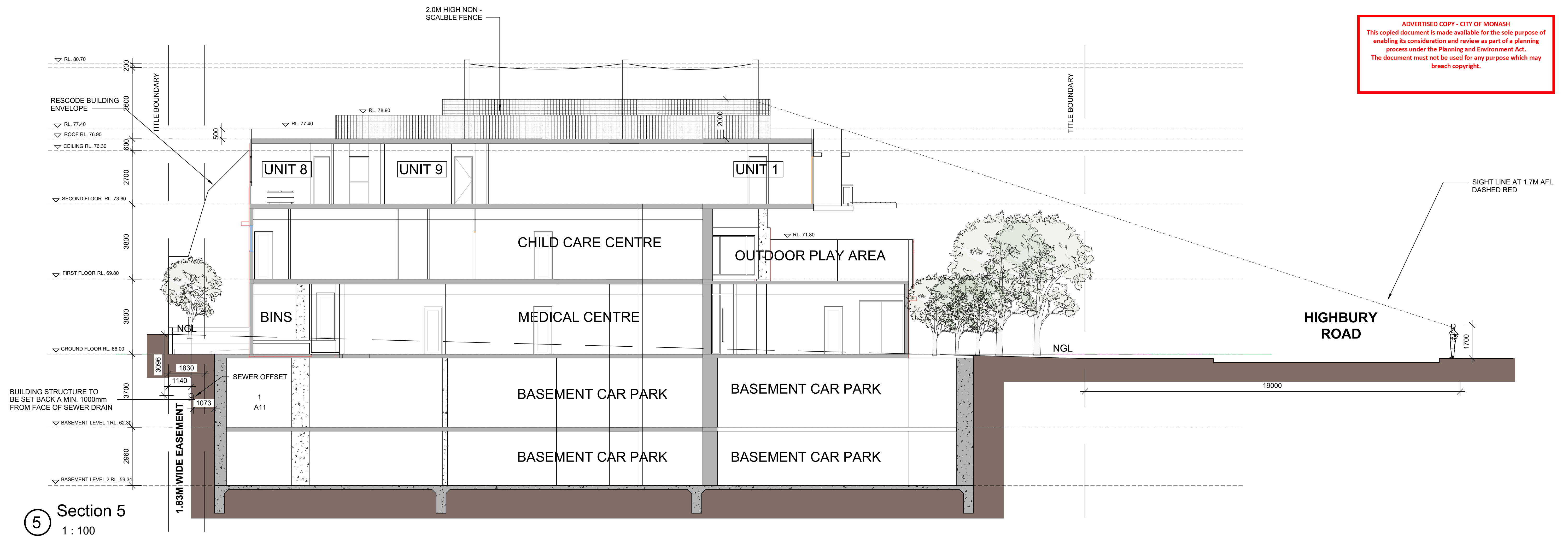
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DEVELOPMENT AT
170-174 Highbury
Road, Mount
Waverley

SECONDARY CONSENT.2 APPLICATION

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MINOR AMENDMENTS
SECTIONS

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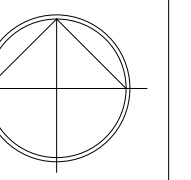
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JOB No:
20-08

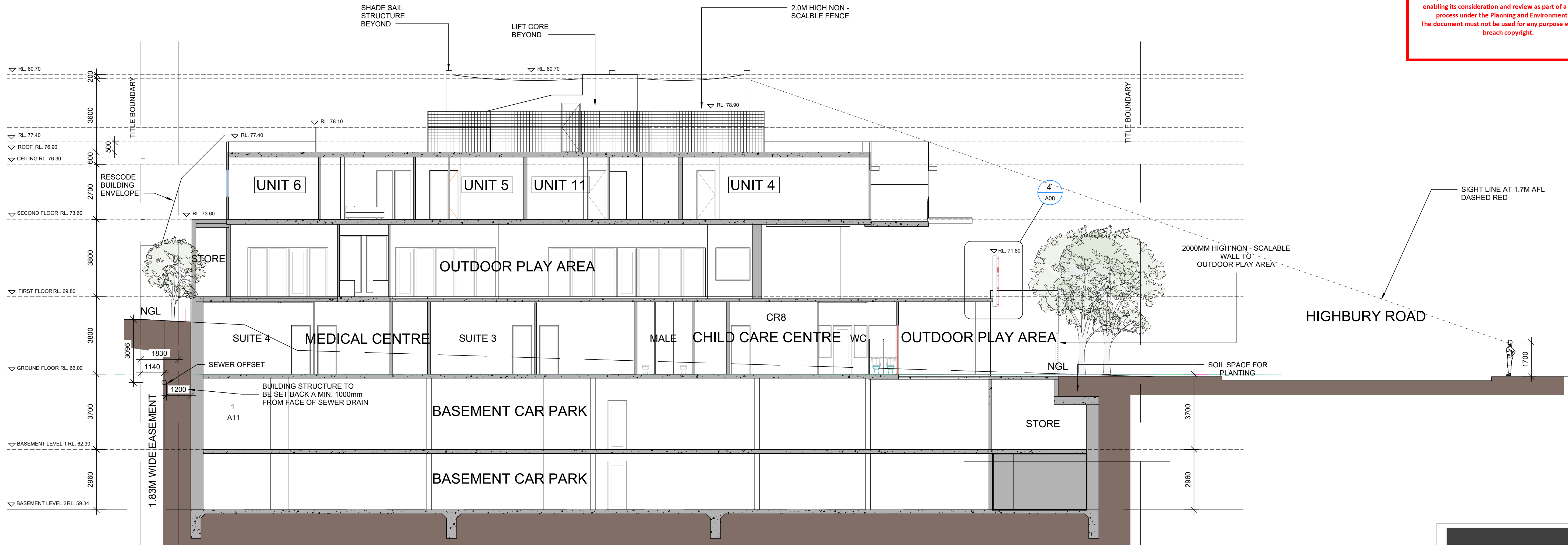
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7 Section 7
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SECONDARY CONSENT.2 APPLICATION

DRAWING TITLE

MINOR AMENDMENTS
SECTIONS

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