

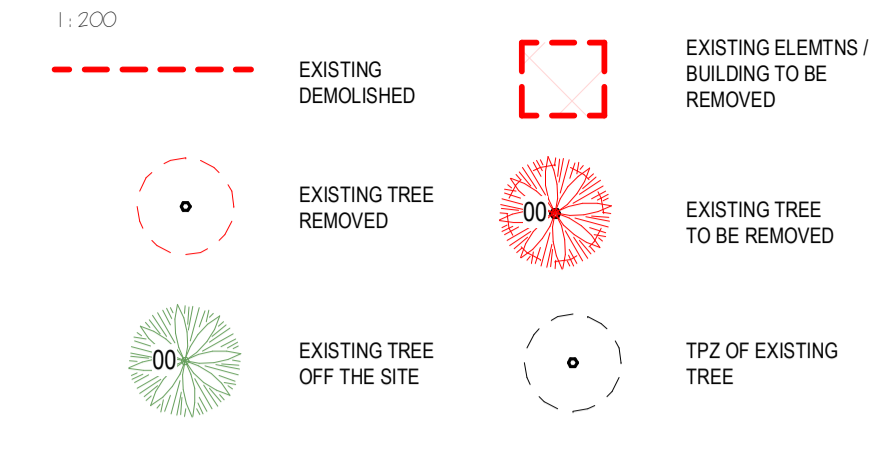


TP_Sheet List		
Sheet Number	Sheet Name	Current Revision
TP-000	COVER	G
TP-010	EXISTING / DEMOLITION SITE PLAN	G
TP-101	LOWER GROUND FLOOR PLAN	G
TP-102	GROUND FLOOR PLAN	G
TP-103	FIRST FLOOR PLAN	G
TP-104	SECOND FLOOR PLAN	G
TP-105	ROOF PLAN	G
TP-106	BASEMENT FLOOR PLAN	G
TP-200	ELEVATIONS	G
TP-201	SECTIONS	G
TP-202	RAMP DETAILS	G
TP-203	BALCONY PRIVACY SCREEN DETAILS	B
TP-300	SHADOW DIAGRAMS	G
TP-500	3D VISUALIZATION - V1	G
TP-501	3D VISUALIZATION - V2	G
TP-502	3D VISUALIZATION - V3	G
TP-503	3D VISUALIZATION - V4	G

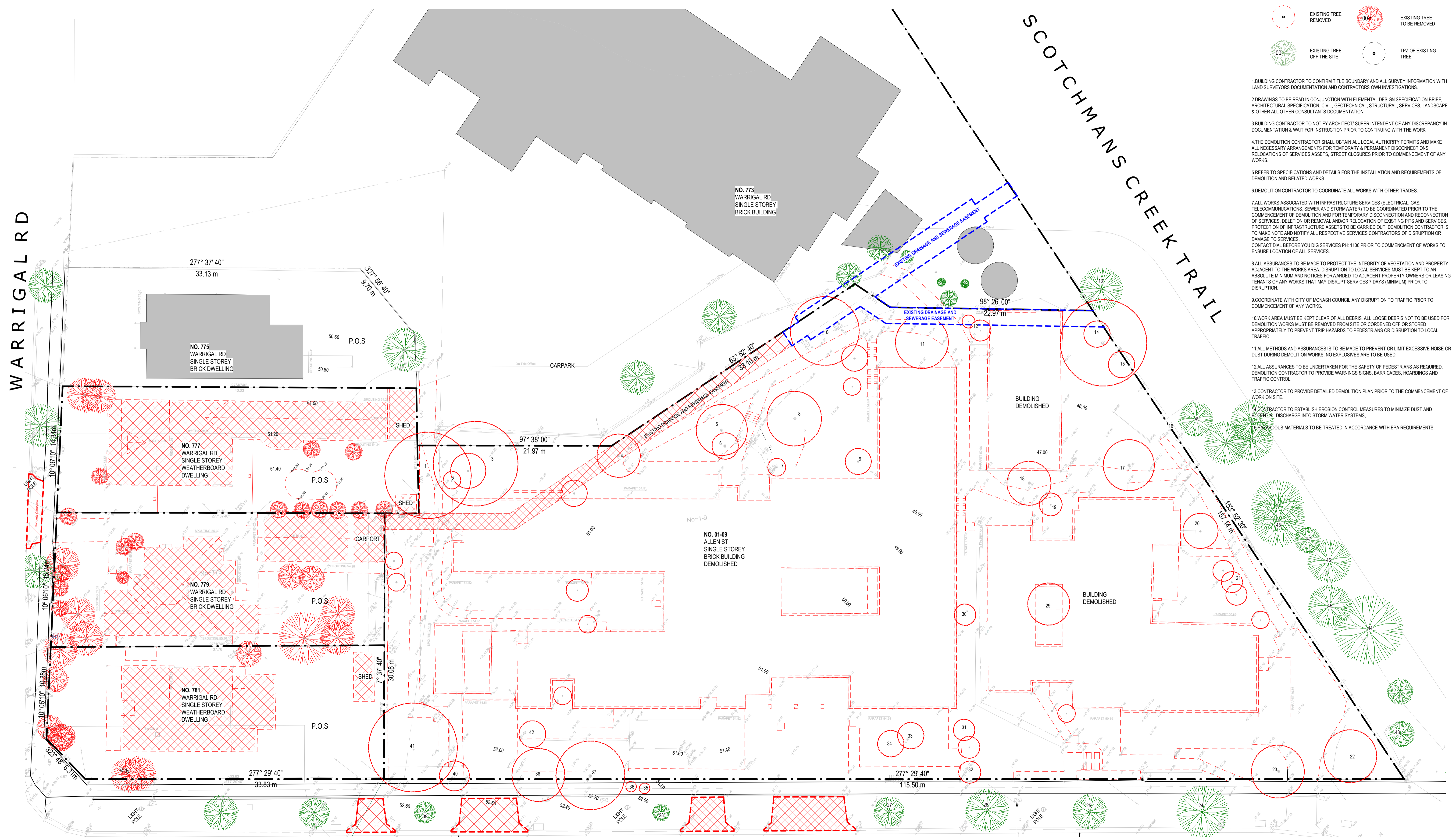
EBG - OAKLEIGH

EBG 1-9 ALLEN ST & 777-781 WARRIGAL RD
OAKLEIGH RETIREMENT APARTMENT

DEMOLITION LEGEND



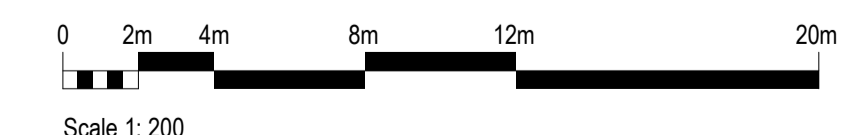
- BUILDING CONTRACTOR TO CONFIRM TITLE BOUNDARY AND ALL SURVEY INFORMATION WITH LAND SURVEYORS DOCUMENTATION AND CONTRACTORS OWN INVESTIGATIONS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ELEMENTAL DESIGN SPECIFICATION BRIEF, ARCHITECTURAL SPECIFICATION, CIVIL, GEOTECHNICAL, STRUCTURAL, SERVICES, LANDSCAPE & 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 CORDED 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, HARDINGS 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.



WARRIGAL RD

SCOTCHMANS CREEK TRAIL

ALLEN STREET



APARTMENT & P.O.S. AREA SCHEDULE:



Level	Room No.	Room Type	P.O.S. Area	Apartment Area
LOWER GROUND FLOOR	101	1 BED	33 m ²	84 m ²
LOWER GROUND FLOOR	102	2 BEDS	35 m ²	98 m ²
LOWER GROUND FLOOR	103	2 BEDS	36 m ²	99 m ²
LOWER GROUND FLOOR	104	2 BEDS	21 m ²	108 m ²
LOWER GROUND FLOOR	105	2 BEDS	44 m ²	99 m ²
LOWER GROUND FLOOR	106	2 BEDS	26 m ²	100 m ²
LOWER GROUND FLOOR: 6			196 m ²	588 m ²

DEVELOPMENT SCHEDULE:

SITE AREA:	6309 m ²
LOWER GROUND FLOOR:	6 APARTMENTS
GROUND FLOOR:	27 APARTMENTS
FIRST FLOOR:	28 APARTMENTS
SECOND FLOOR:	23 APARTMENTS
TOTAL APARTMENT:	84 APARTMENTS

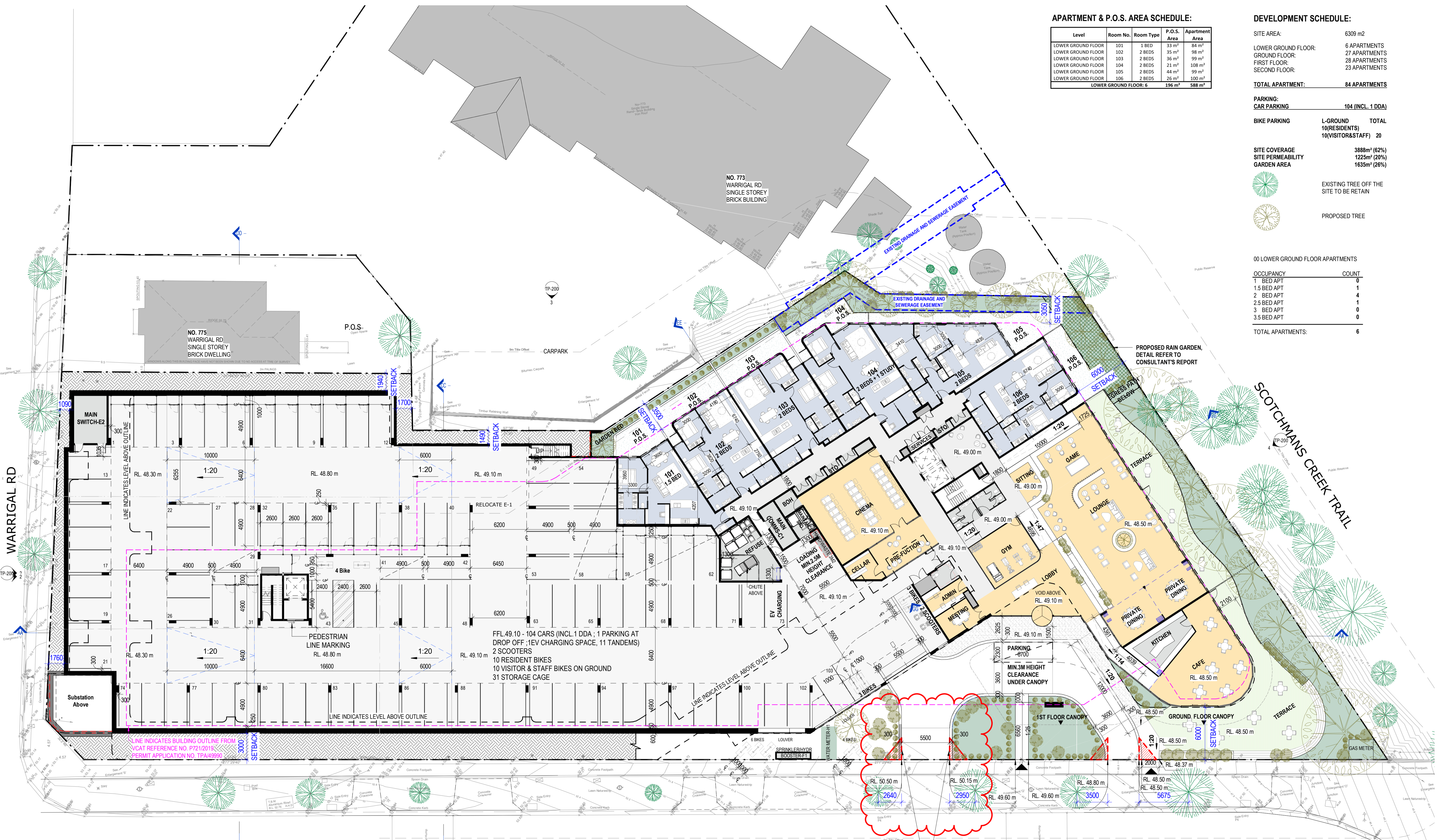
PARKING:	104 (INCL 1 DDA)
BIKE PARKING	L-GROUND TOTAL 10 (RESIDENTS) 10 (VISITOR & STAFF) 20

SITE COVERAGE	3888m ² (62%)
SITE PERMEABILITY	1225m ² (20%)
GARDEN AREA	1635m ² (26%)

-  EXISTING TREE OFF THE SITE TO BE RETAIN
-  PROPOSED TREE

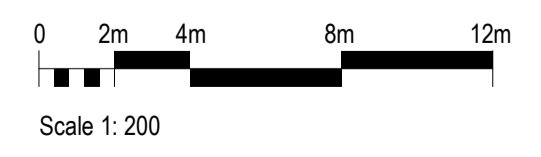
00 LOWER GROUND FLOOR APARTMENTS

OCCUPANCY	COUNT
1 BED APT	0
1.5 BED APT	1
2 BED APT	4
2.5 BED APT	1
3 BED APT	0
3.5 BED APT	0
TOTAL APARTMENTS:	6



ALLEN STREET

PROVISION OF CORNER SPAY OR AREA AT LEAST 50% CLEAR OF VISUAL OBSTRUCTIONS (OR WITH A HEIGHT OF LESS THAN 1.2 METERS) EXTENDING AT LEAST 2.0 METERS LONG * 2.5 METERS DEEP * WITHIN THE PROPERTY FROM THE EDGE OF THE EXIT LANE OF EACH VEHICLE CROSSING TO PROVIDE A CLEAR VIEW OF PEDESTRIANS ON THE FOOTPATH OF THE FRONTAGE ROAD.



APARTMENT & P.O.S. AREA SCHEDULE:

Level	Room No.	Room Type	P.O.S. Area	Apartment Area
GROUND FLOOR	201	2 BEDS	54 m ²	101 m ²
GROUND FLOOR	202	2 BEDS	53 m ²	101 m ²
GROUND FLOOR	203	2 BEDS	45 m ²	114 m ²
GROUND FLOOR	204	3 BEDS	33 m ²	131 m ²
GROUND FLOOR	205	1 BED	21 m ²	76 m ²
GROUND FLOOR	206	2 BEDS	17 m ²	115 m ²
GROUND FLOOR	207	2 BEDS	26 m ²	108 m ²
GROUND FLOOR	208	2 BEDS	26 m ²	100 m ²
GROUND FLOOR	209	2 BEDS	28 m ²	101 m ²
GROUND FLOOR	210	2 BEDS	29 m ²	101 m ²
GROUND FLOOR	211	2 BEDS	29 m ²	101 m ²
GROUND FLOOR	212	2 BEDS	23 m ²	100 m ²
GROUND FLOOR	213	2 BEDS	19 m ²	93 m ²
GROUND FLOOR	214	2 BEDS	17 m ²	100 m ²
GROUND FLOOR	215	3 BEDS	18 m ²	109 m ²
GROUND FLOOR	216	3 BEDS	14 m ²	109 m ²
GROUND FLOOR	217	3 BEDS	13 m ²	130 m ²
GROUND FLOOR	218	2 BEDS	28 m ²	112 m ²
GROUND FLOOR	219	3 BEDS	35 m ²	129 m ²
GROUND FLOOR	220	2 BEDS	28 m ²	99 m ²
GROUND FLOOR	221	2 BEDS	28 m ²	99 m ²
GROUND FLOOR	222	2 BEDS	28 m ²	101 m ²
GROUND FLOOR	223	2 BEDS	64 m ²	109 m ²
GROUND FLOOR	224	2 BEDS	37 m ²	107 m ²
GROUND FLOOR	225	2 BEDS	29 m ²	108 m ²
GROUND FLOOR	226	2 BEDS	27 m ²	101 m ²
GROUND FLOOR	227	2 BEDS	67 m ²	101 m ²
GROUND FLOOR: 27			837 m ²	2860 m ²

DEVELOPMENT SCHEDULE:

SITE AREA:	6309 m ²
LOWER GROUND FLOOR:	6 APARTMENTS
GROUND FLOOR:	27 APARTMENTS
FIRST FLOOR:	28 APARTMENTS
SECOND FLOOR:	23 APARTMENTS
TOTAL APARTMENT:	84 APARTMENTS

PARKING:	
CAR PARKING	104 (INCL. 1 DDA)

BIKE PARKING	L-GROUND	TOTAL
	10 (RESIDENTS)	20
	10 (VISITOR & STAFF)	

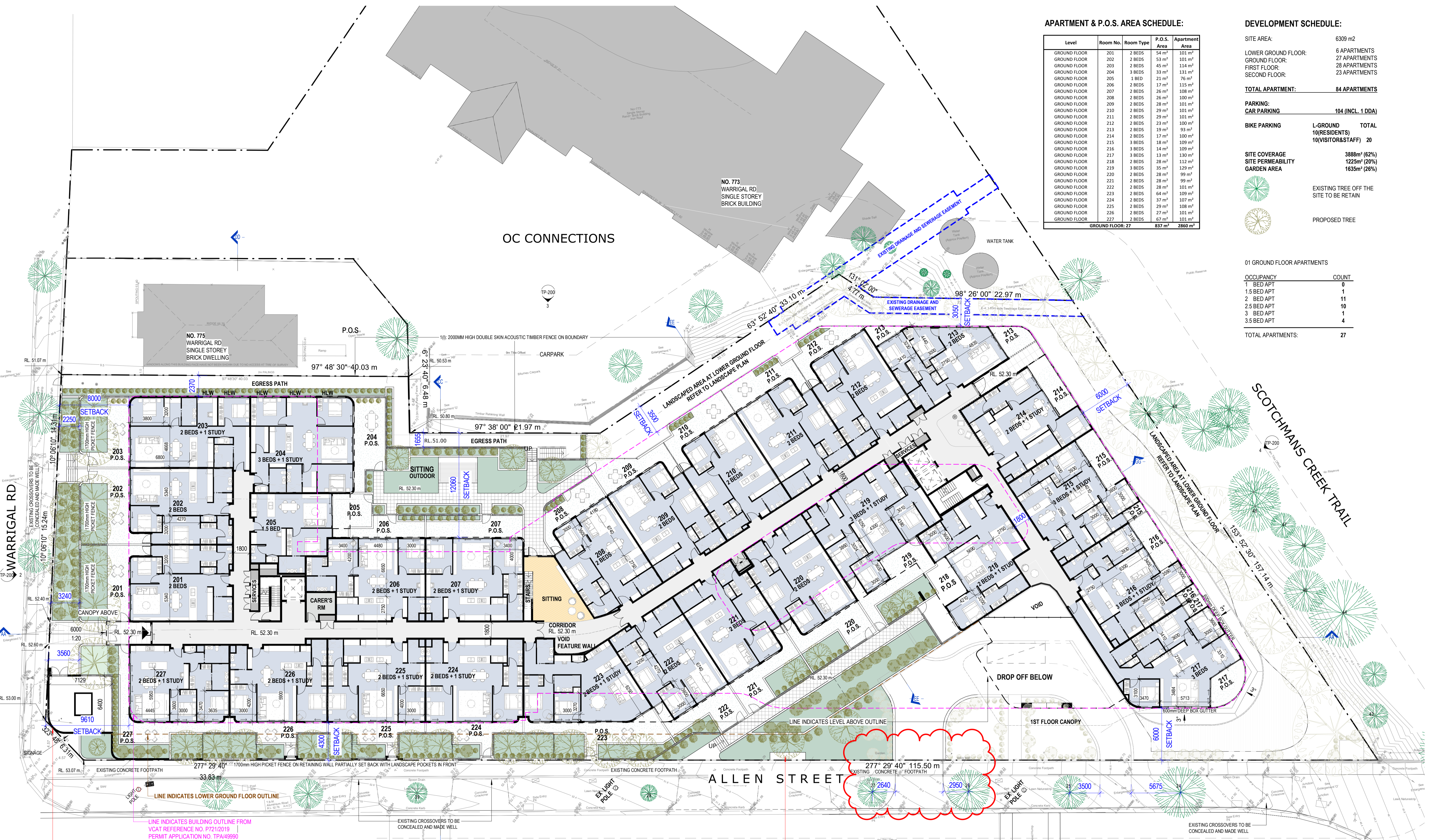
SITE COVERAGE	3888m ² (62%)
SITE PERMEABILITY	1225m ² (20%)
GARDEN AREA	1635m ² (26%)

EXISTING TREE OFF THE SITE TO BE RETAIN

PROPOSED TREE

01 GROUND FLOOR APARTMENTS

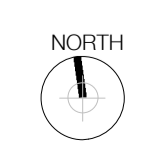
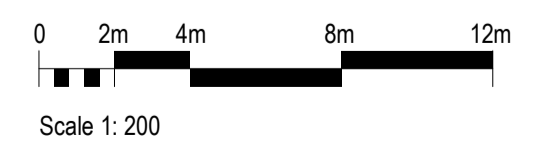
OCCUPANCY	COUNT
1 BED APT	0
1.5 BED APT	1
2 BED APT	11
2.5 BED APT	10
3 BED APT	1
3.5 BED APT	4
TOTAL APARTMENTS:	27



FEATURE MASONRY WALL WITH SIGNAGE AROUND CORNER. DISCRETES SUBSTATION BEHIND

LINE INDICATES LOWER GROUND FLOOR OUTLINE
LINE INDICATES BUILDING OUTLINE FROM VCAT REFERENCE NO. P721/2019 PERMIT APPLICATION NO. TPA/49990



RENDERED SPRINKLER / HYDR BOOSTER CUPBOARD. TO BLEND IN WITH FENCE AND LANDSCAPE DESIGN.



APARTMENT & P.O.S. AREA SCHEDULE:

Level	Room No.	Room Type	P.O.S. Area	Apartment Area
FIRST FLOOR	301	2 BEDS	9 m ²	92 m ²
FIRST FLOOR	302	2 BEDS	9 m ²	92 m ²
FIRST FLOOR	303	2 BEDS	8 m ²	106 m ²
FIRST FLOOR	304	3 BEDS	14 m ²	117 m ²
FIRST FLOOR	305	1 BED	8 m ²	76 m ²
FIRST FLOOR	306	2 BEDS	9 m ²	105 m ²
FIRST FLOOR	307	2 BEDS	9 m ²	98 m ²
FIRST FLOOR	308	2 BEDS	9 m ²	92 m ²
FIRST FLOOR	309	2 BEDS	9 m ²	92 m ²
FIRST FLOOR	310	2 BEDS	9 m ²	92 m ²
FIRST FLOOR	311	2 BEDS	9 m ²	92 m ²
FIRST FLOOR	312	2 BEDS	9 m ²	91 m ²
FIRST FLOOR	313	2 BEDS	18 m ²	93 m ²
FIRST FLOOR	314	2 BEDS	17 m ²	100 m ²
FIRST FLOOR	315	3 BEDS	20 m ²	112 m ²
FIRST FLOOR	316	3 BEDS	20 m ²	112 m ²
FIRST FLOOR	317	3 BEDS	19 m ²	136 m ²
FIRST FLOOR	318	3 BEDS	22 m ²	123 m ²
FIRST FLOOR	319	3 BEDS	15 m ²	133 m ²
FIRST FLOOR	320	3 BEDS	16 m ²	129 m ²
FIRST FLOOR	321	2 BEDS	9 m ²	90 m ²
FIRST FLOOR	322	2 BEDS	9 m ²	90 m ²
FIRST FLOOR	323	2 BEDS	12 m ²	92 m ²
FIRST FLOOR	324	2 BEDS	13 m ²	98 m ²
FIRST FLOOR	325	2 BEDS	9 m ²	98 m ²
FIRST FLOOR	326	2 BEDS	9 m ²	98 m ²
FIRST FLOOR	327	2 BEDS	9 m ²	98 m ²
FIRST FLOOR	328	2 BEDS	9 m ²	102 m ²
FIRST FLOOR			344 m²	2850 m²

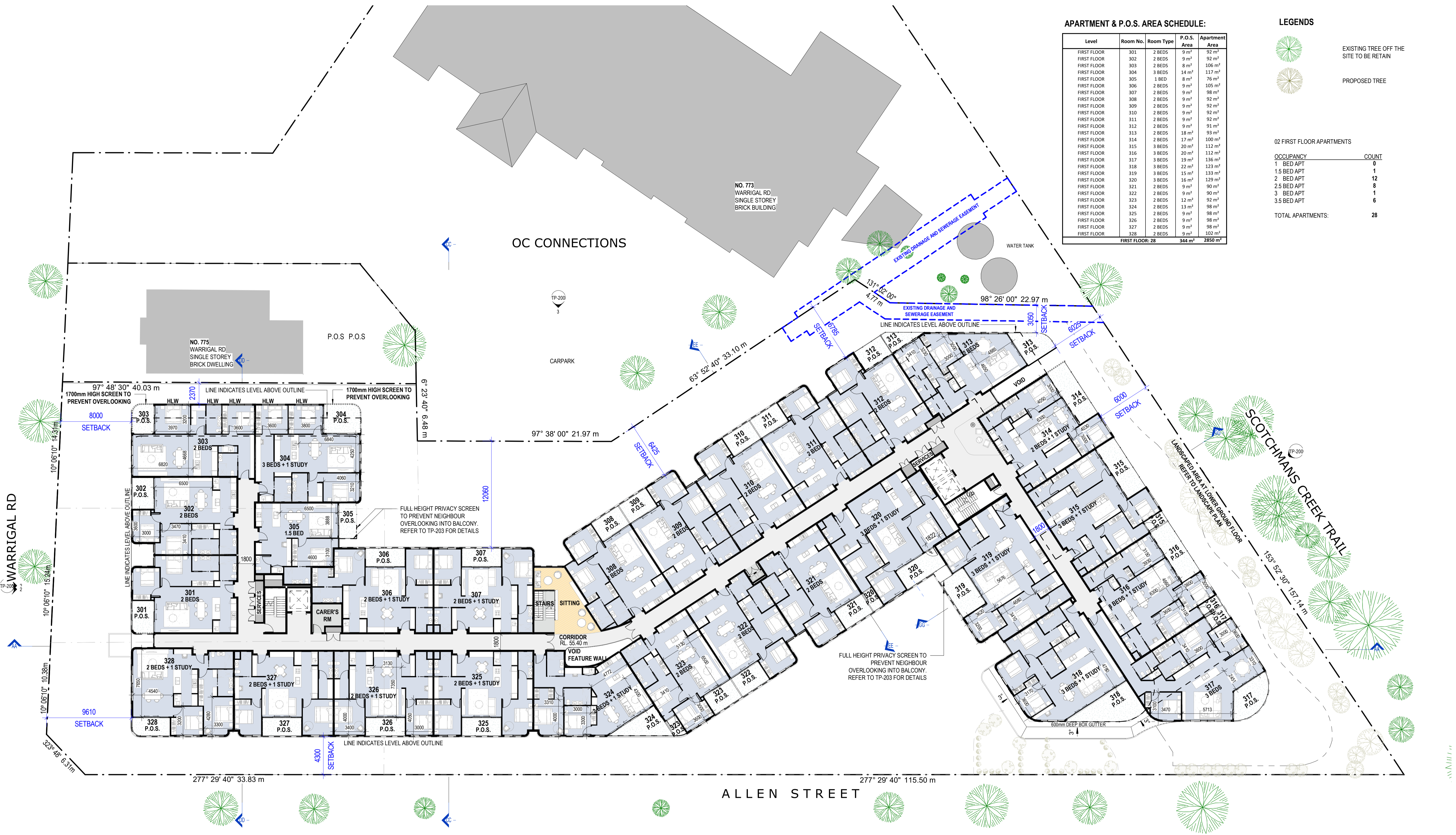
LEGENDS

-  EXISTING TREE OFF THE SITE TO BE RETAIN
-  PROPOSED TREE

02 FIRST FLOOR APARTMENTS

OCCUPANCY	COUNT
1 BED APT	0
1.5 BED APT	1
2 BED APT	12
2.5 BED APT	8
3 BED APT	1
3.5 BED APT	6

TOTAL APARTMENTS: 28



APARTMENT & P.O.S. AREA SCHEDULE:

Level	Room No.	Room Type	P.O.S. Area	Apartment Area
SECOND FLOOR	401	2 BEDS	9 m ²	92 m ²
SECOND FLOOR	402	2 BEDS	9 m ²	92 m ²
SECOND FLOOR	403	1 BED	8 m ²	64 m ²
SECOND FLOOR	404	2 BEDS	24 m ²	87 m ²
SECOND FLOOR	405	1 BED	8 m ²	76 m ²
SECOND FLOOR	406	2 BEDS	9 m ²	105 m ²
SECOND FLOOR	407	2 BEDS	9 m ²	98 m ²
SECOND FLOOR	408	2 BEDS	9 m ²	92 m ²
SECOND FLOOR	409	2 BEDS	9 m ²	92 m ²
SECOND FLOOR	410	3 BEDS	18 m ²	127 m ²
SECOND FLOOR	411	3 BEDS	33 m ²	157 m ²
SECOND FLOOR	412	3 BEDS	109 m ²	113 m ²
SECOND FLOOR	413	3 BEDS	107 m ²	118 m ²
SECOND FLOOR	414	3 BEDS	80 m ²	146 m ²
SECOND FLOOR	415	2 BEDS	11 m ²	90 m ²
SECOND FLOOR	416	2 BEDS	9 m ²	90 m ²
SECOND FLOOR	417	2 BEDS	9 m ²	90 m ²
SECOND FLOOR	418	2 BEDS	9 m ²	91 m ²
SECOND FLOOR	419	2 BEDS	13 m ²	98 m ²
SECOND FLOOR	420	2 BEDS	9 m ²	98 m ²
SECOND FLOOR	421	2 BEDS	9 m ²	98 m ²
SECOND FLOOR	422	2 BEDS	9 m ²	98 m ²
SECOND FLOOR	423	2 BEDS	9 m ²	102 m ²
SECOND FLOOR: 23			553 m ²	2316 m ²

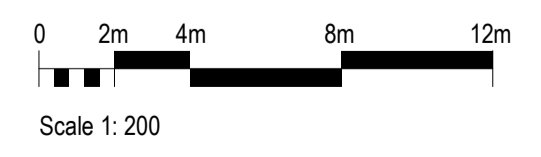
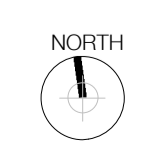
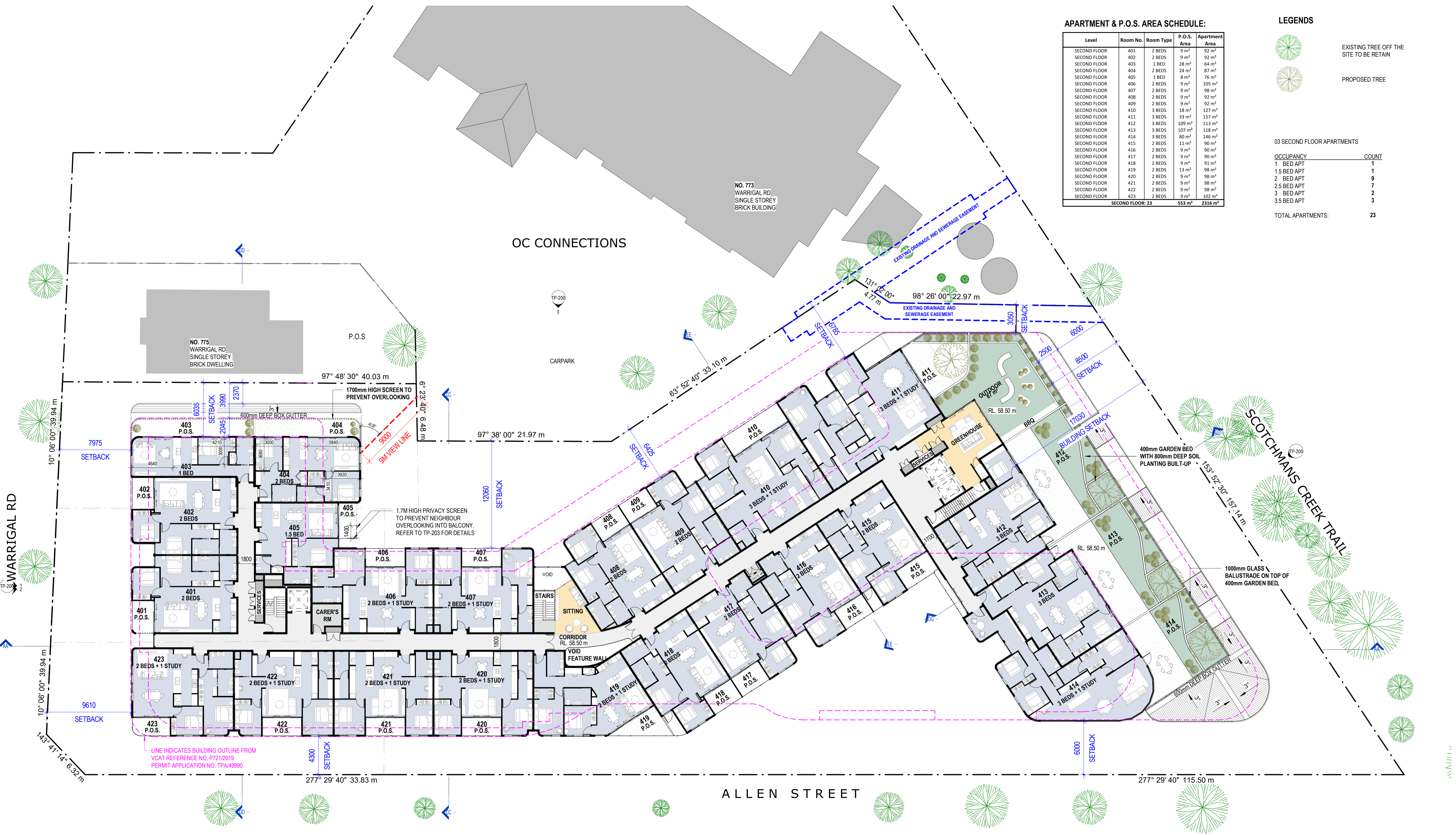
LEGENDS

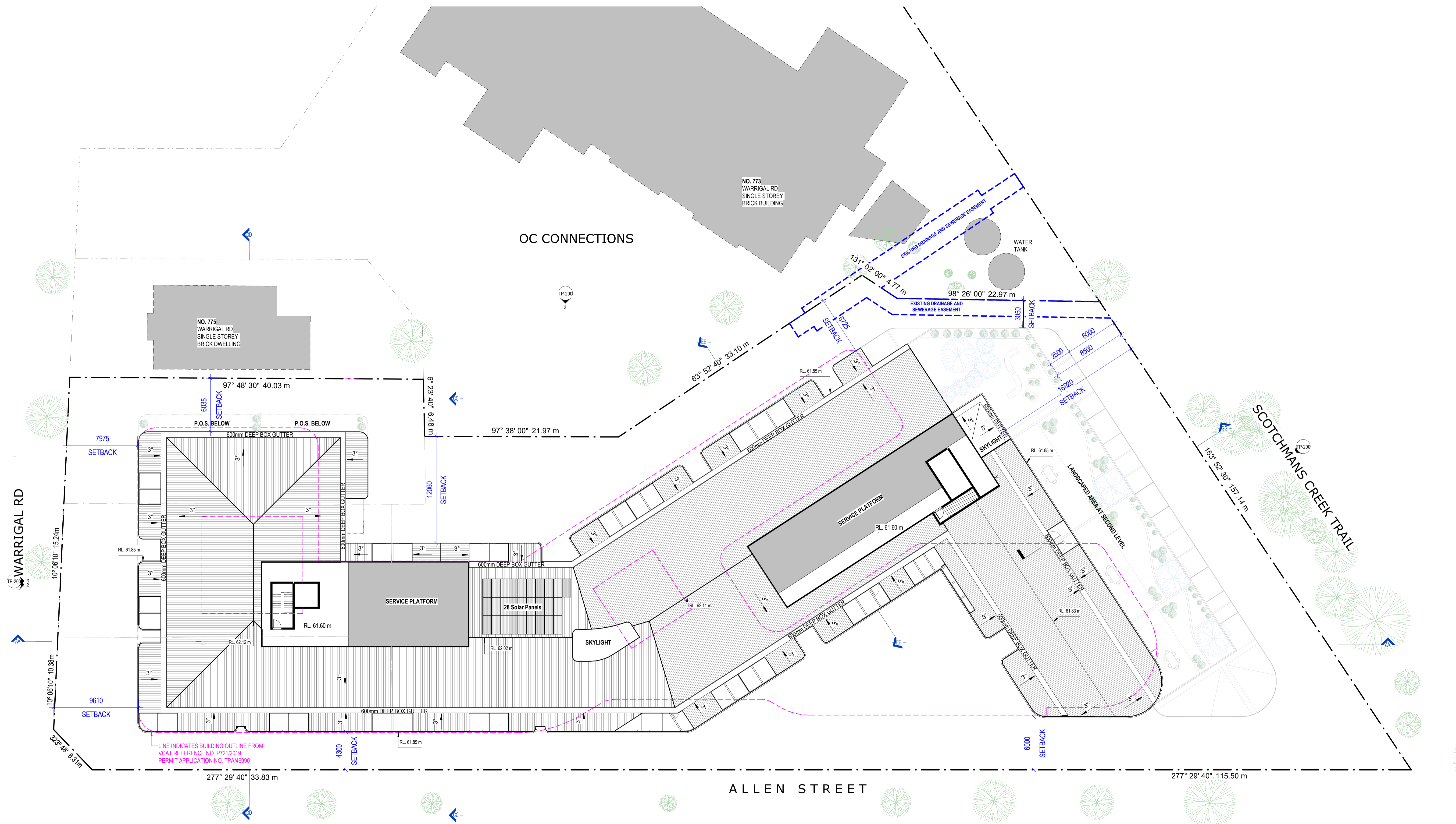
- EXISTING TREE OFF THE SITE TO BE RETAIN
- PROPOSED TREE

03 SECOND FLOOR APARTMENTS

OCCUPANCY	COUNT
1 BED APT	1
1.5 BED APT	1
2 BED APT	9
2.5 BED APT	7
3 BED APT	2
3.5 BED APT	3

TOTAL APARTMENTS: 23

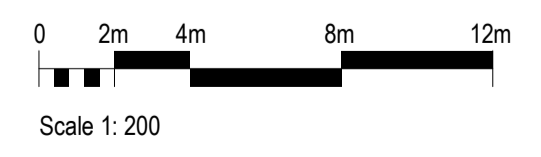
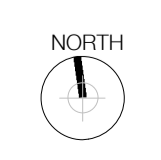




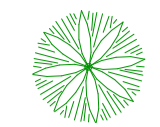

WARRIGAL RD

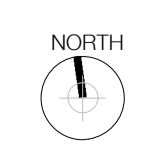
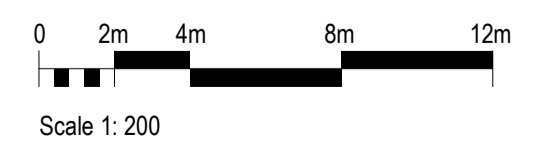
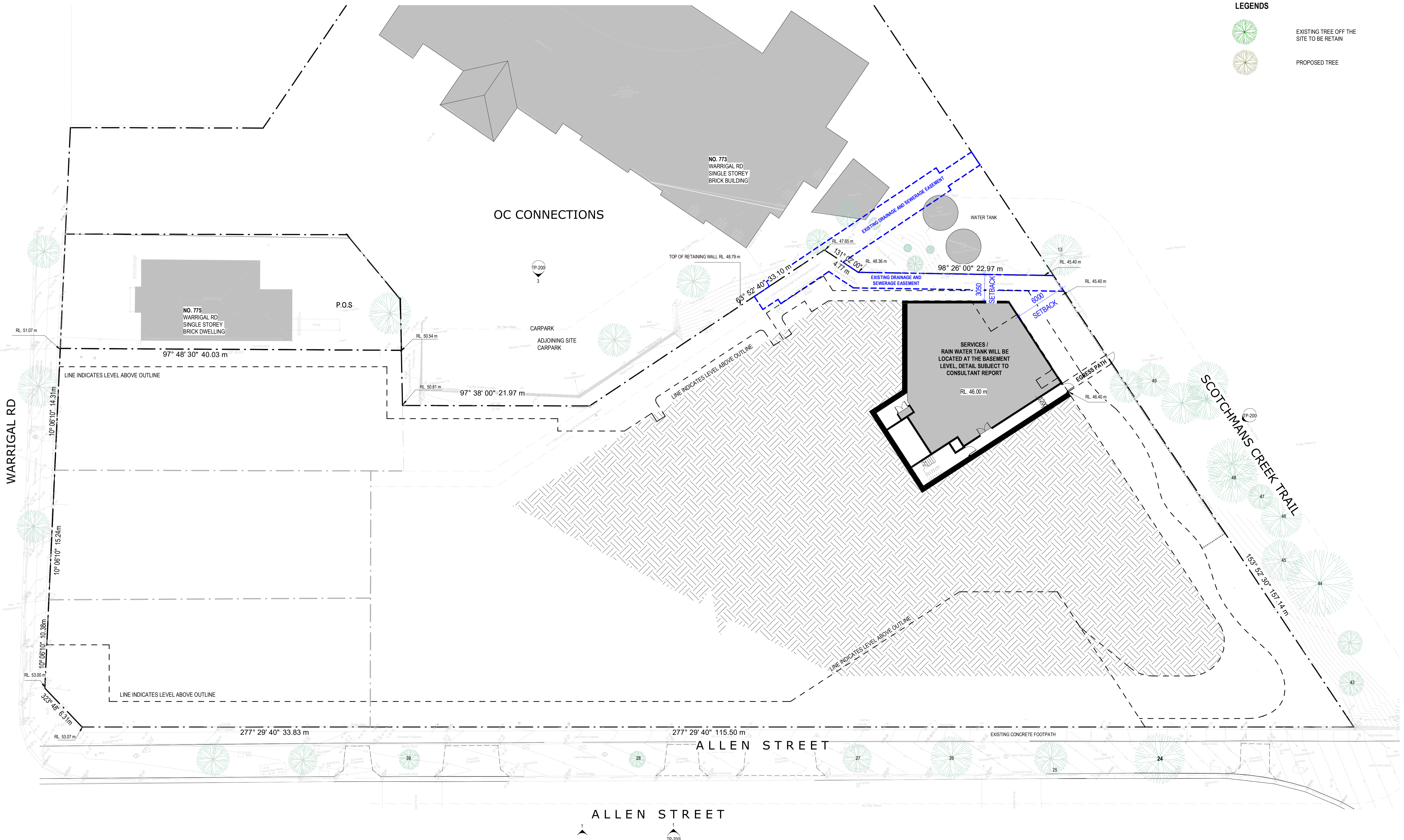
ALLEN STREET

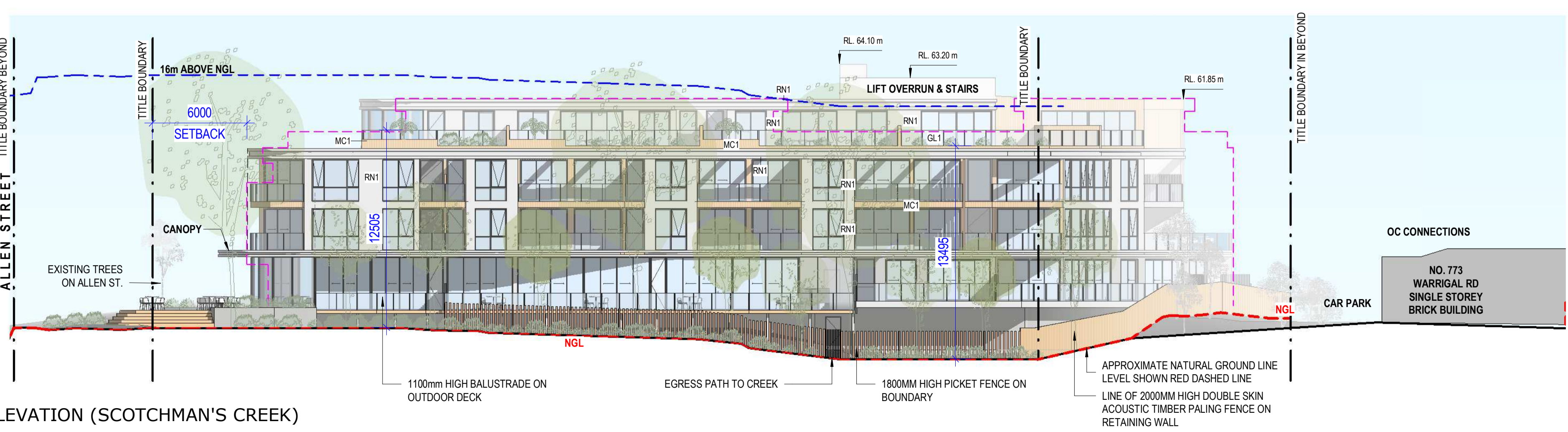
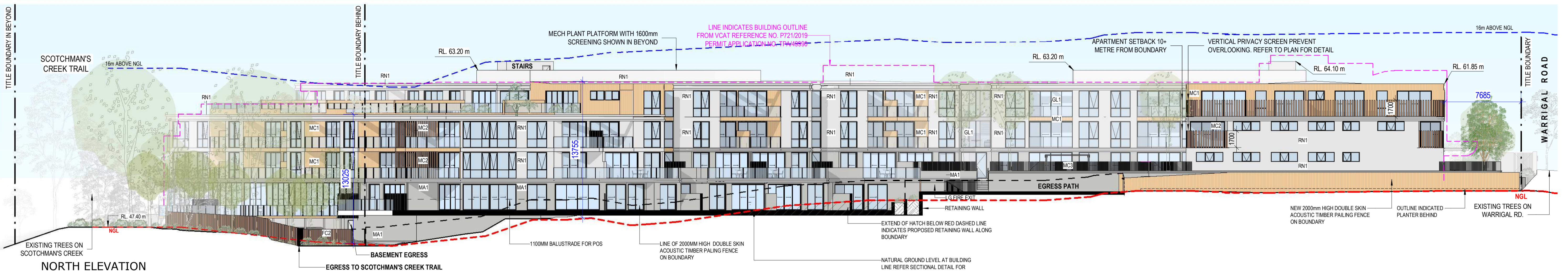
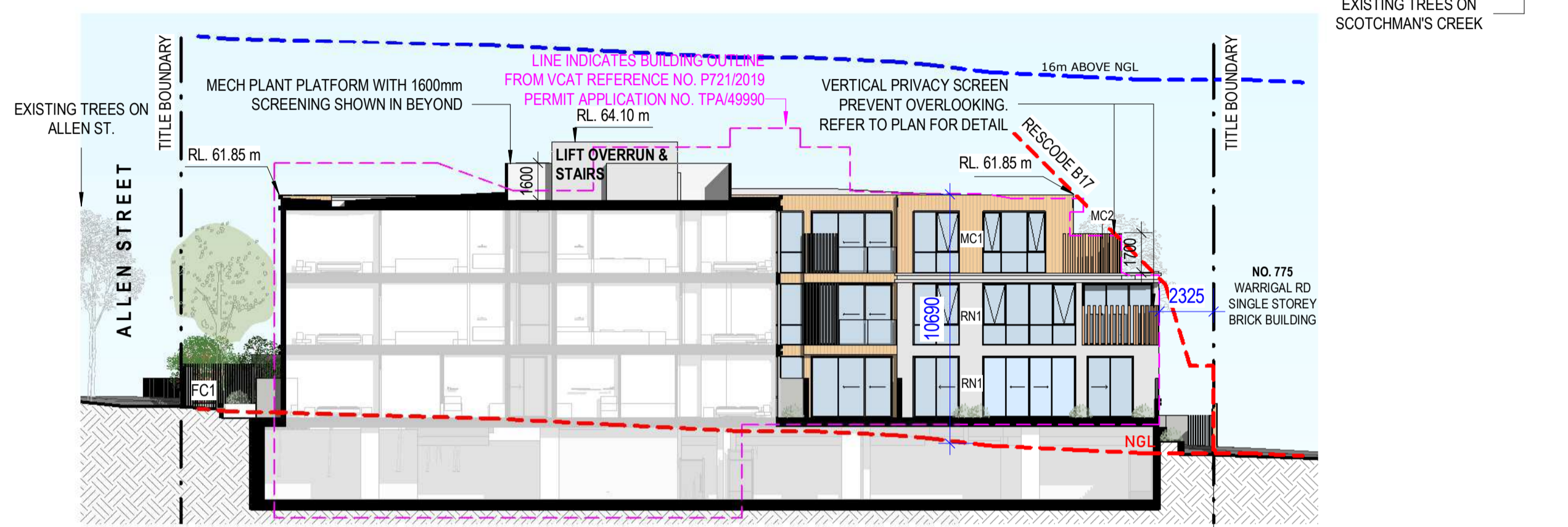
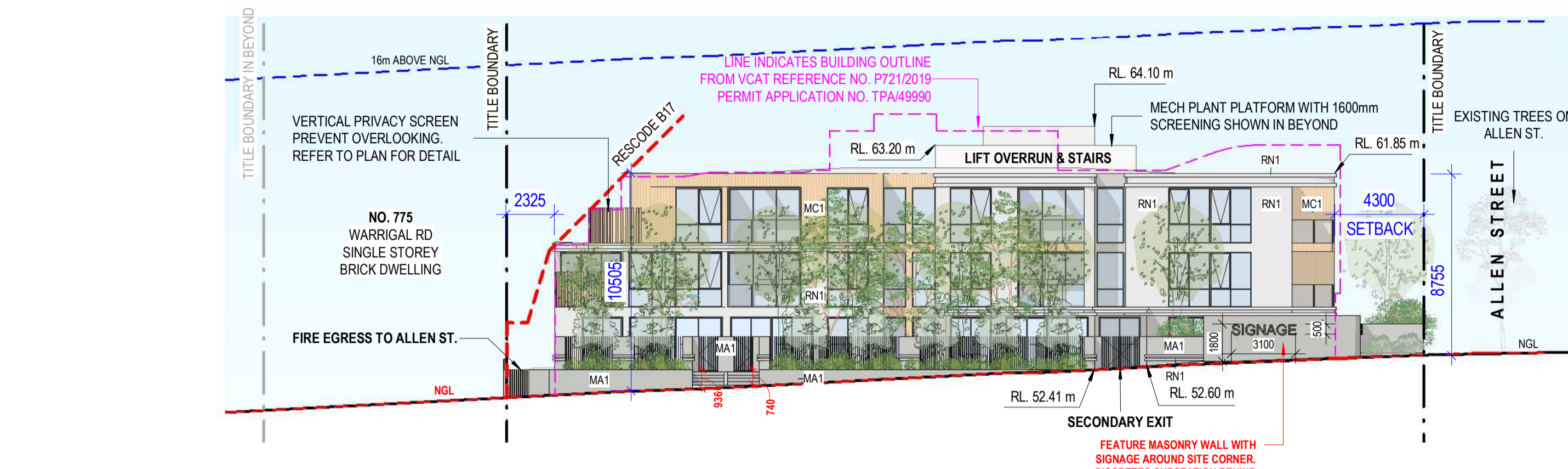
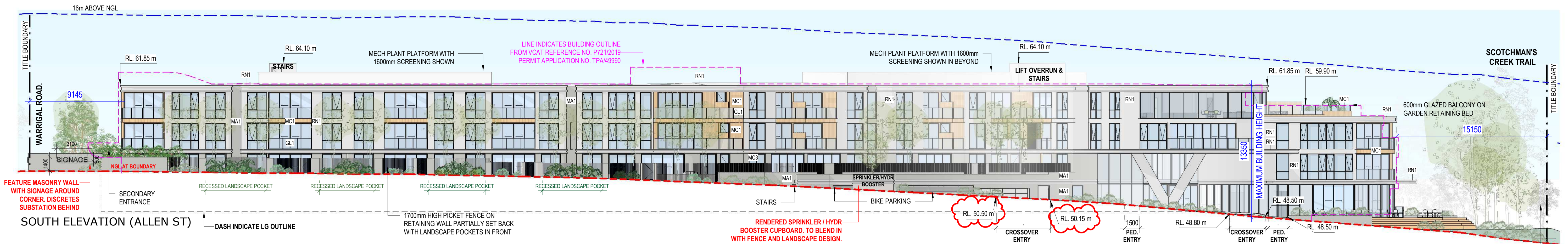
SCOTCHMANS CREEK TRAIL



LEGENDS

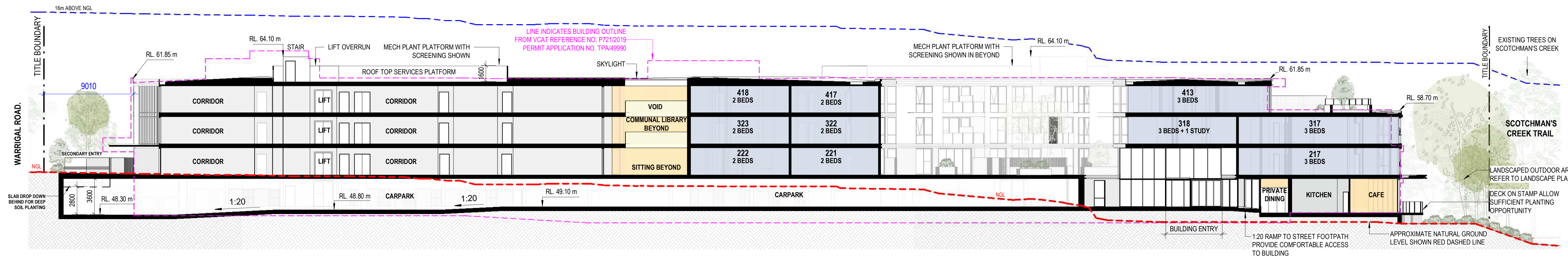
-  EXISTING TREE OFF THE SITE TO BE RETAIN
-  PROPOSED TREE



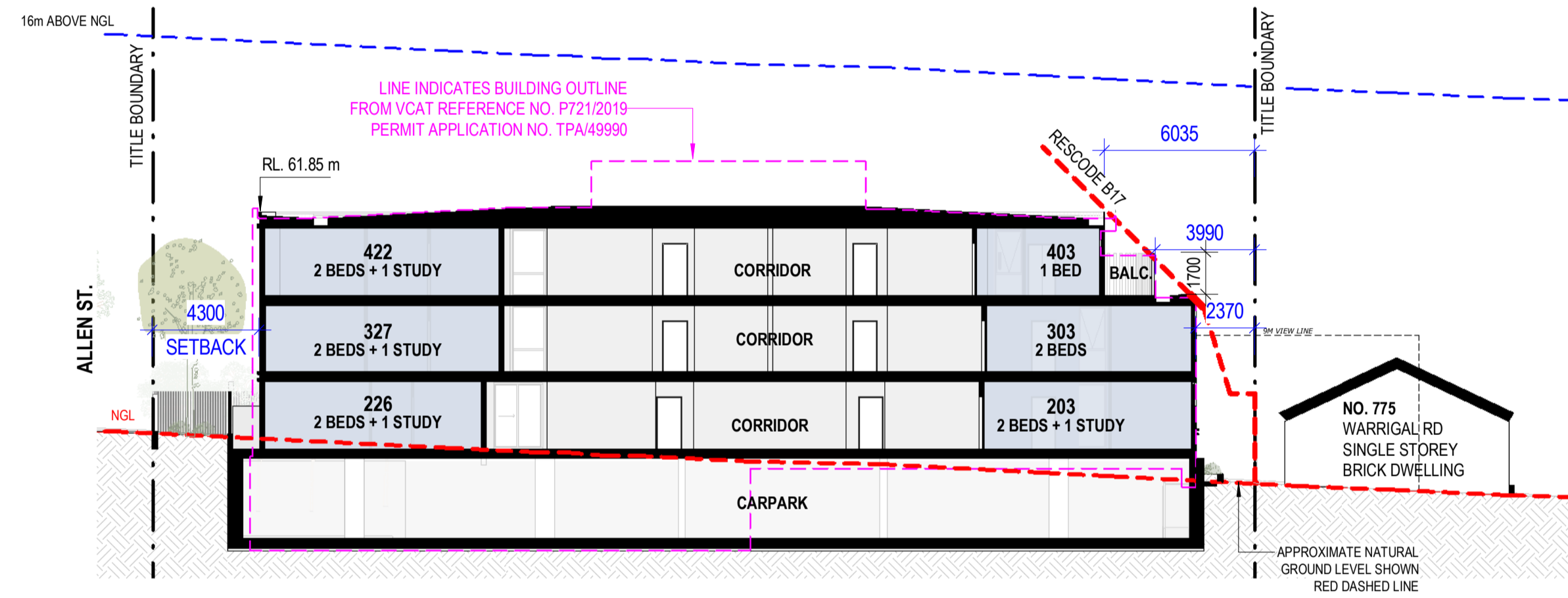


ELEVATION LEGEND

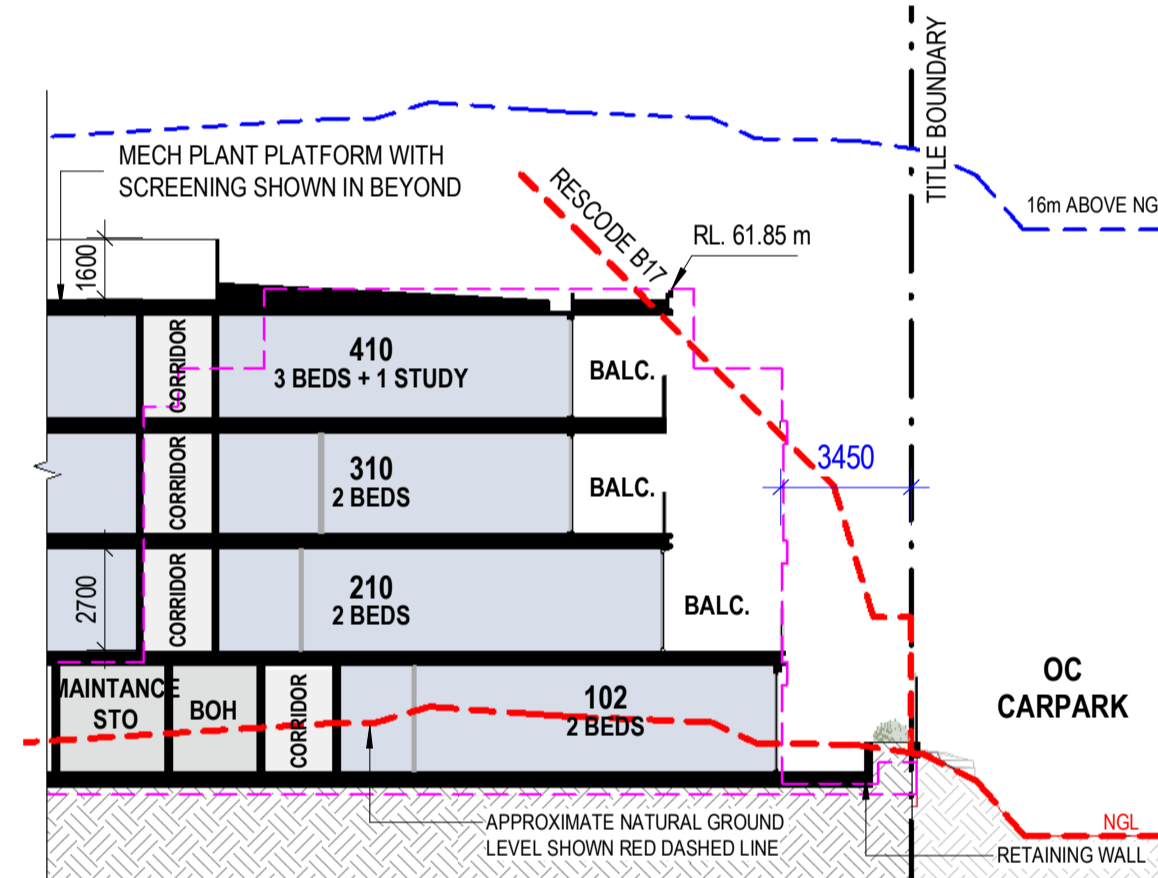
CODE	DESCRIPTION
FC1	TIMBER PALING FENCE
FC2	TIMBER PICKET FENCE
MC1	TIMBER LOOK CLADDING
MC2	TIMBER LOOK SCREEN
MC3	DARK METAL FENCE / WINDOW FRAME
RN1	TEXTURED RENDER FINISH
MA1	WARM GREY BRICK / MASONRY FINISH TEXTURE
GL1	GLAZING



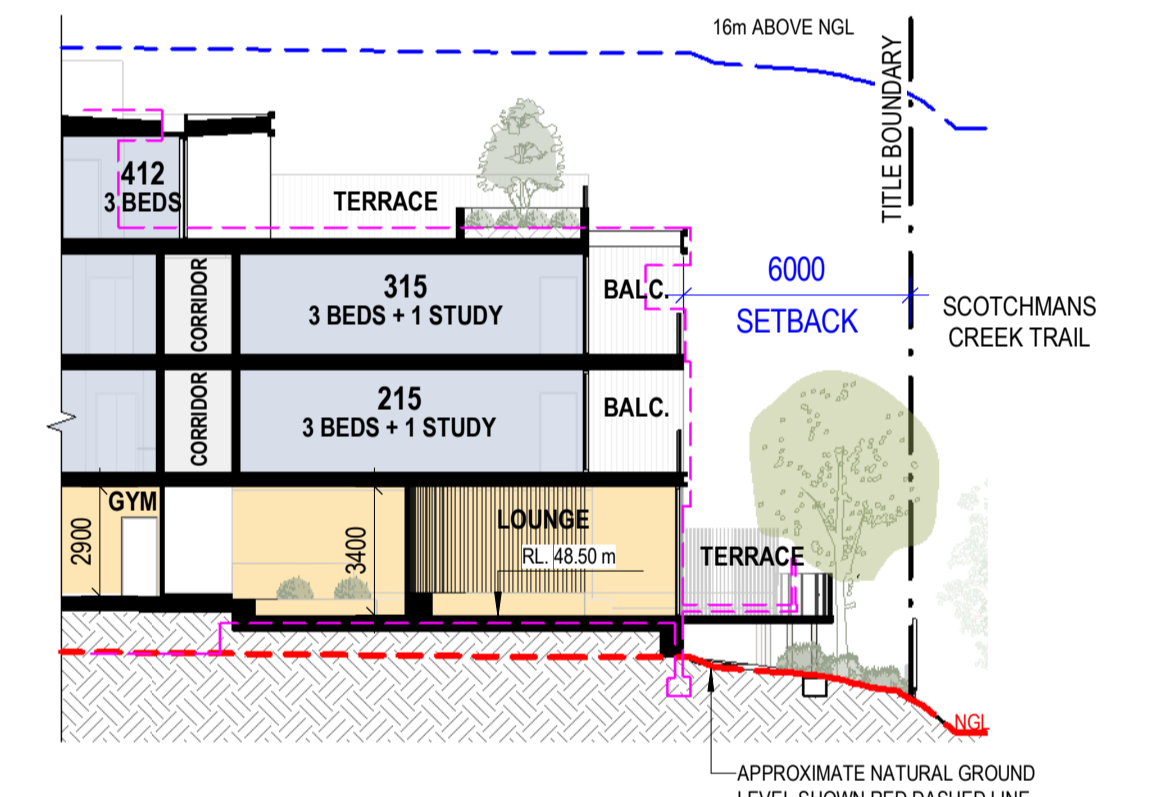
SECTION AA
1:200



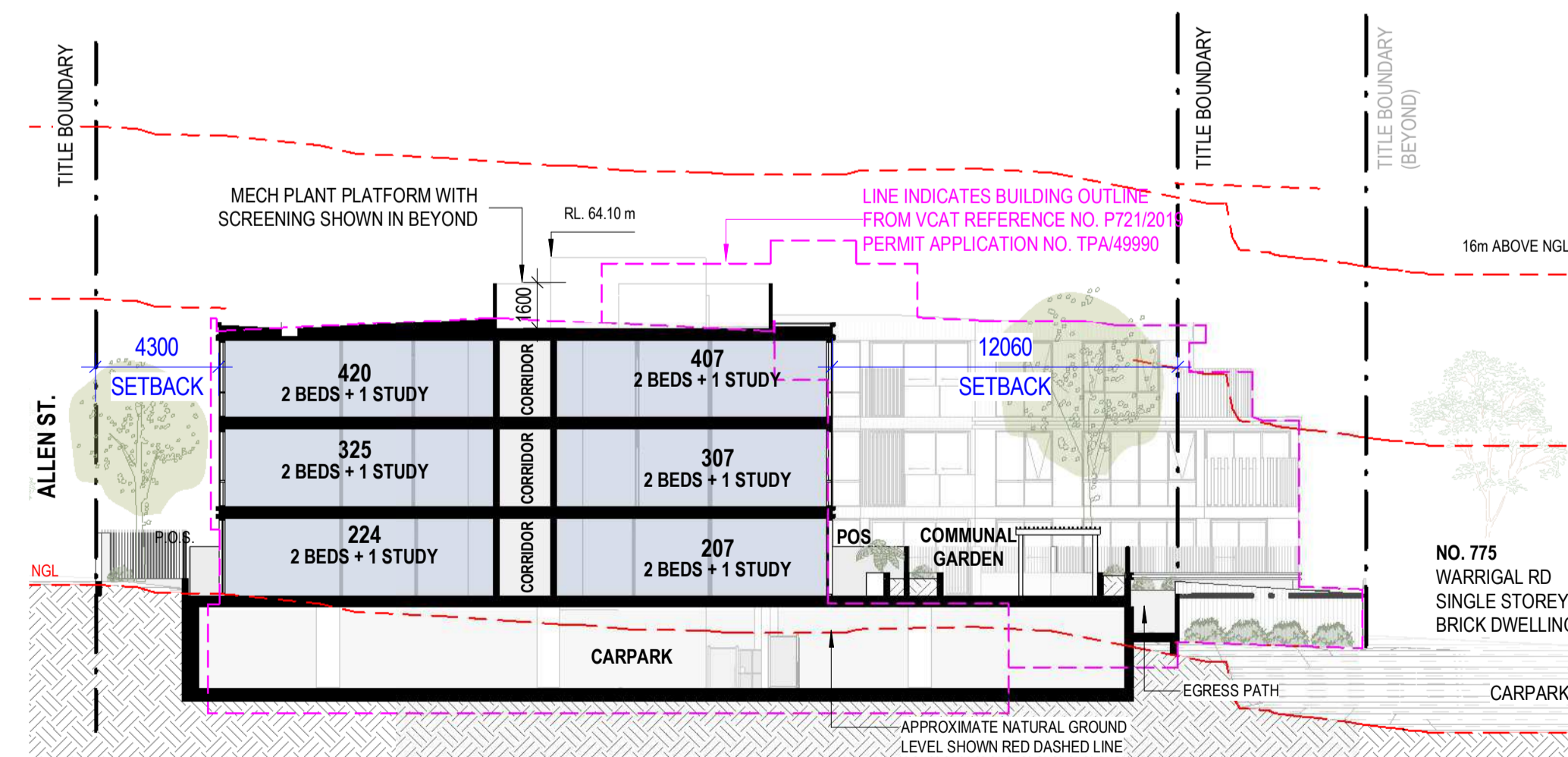
SECTION DD
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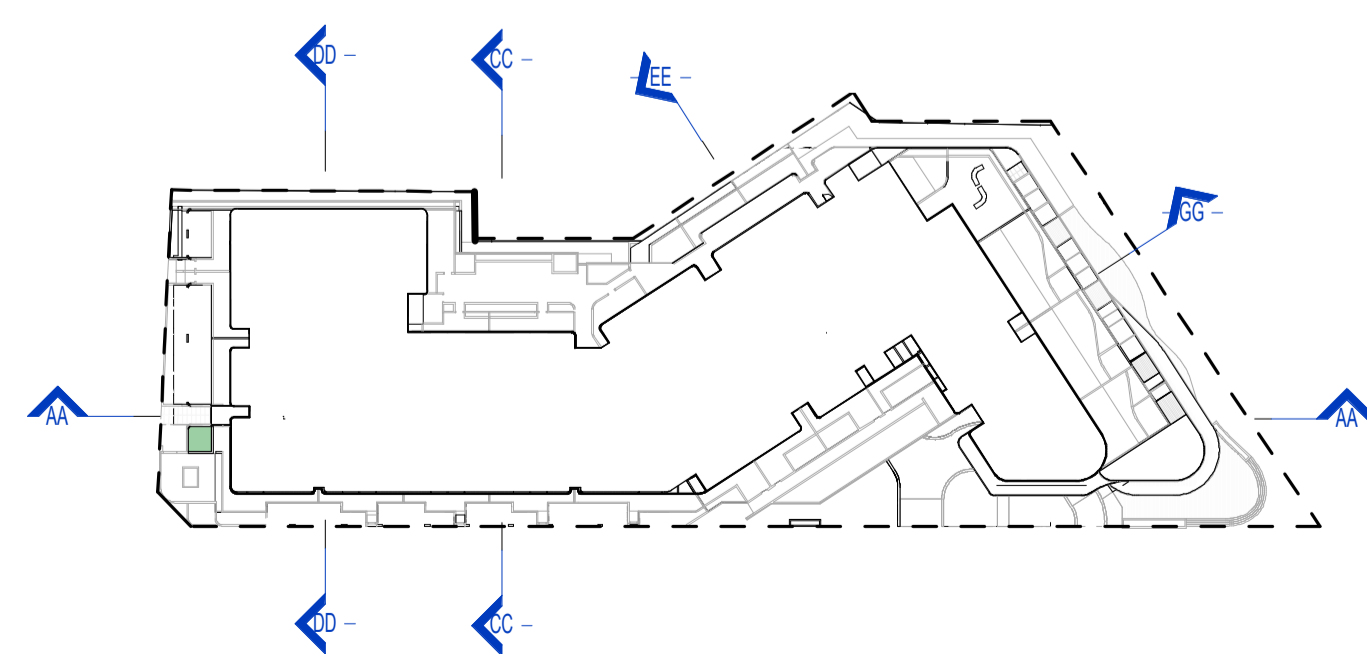
SECTION EE
1:200



Section GG
1:200

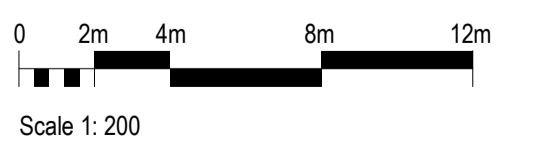


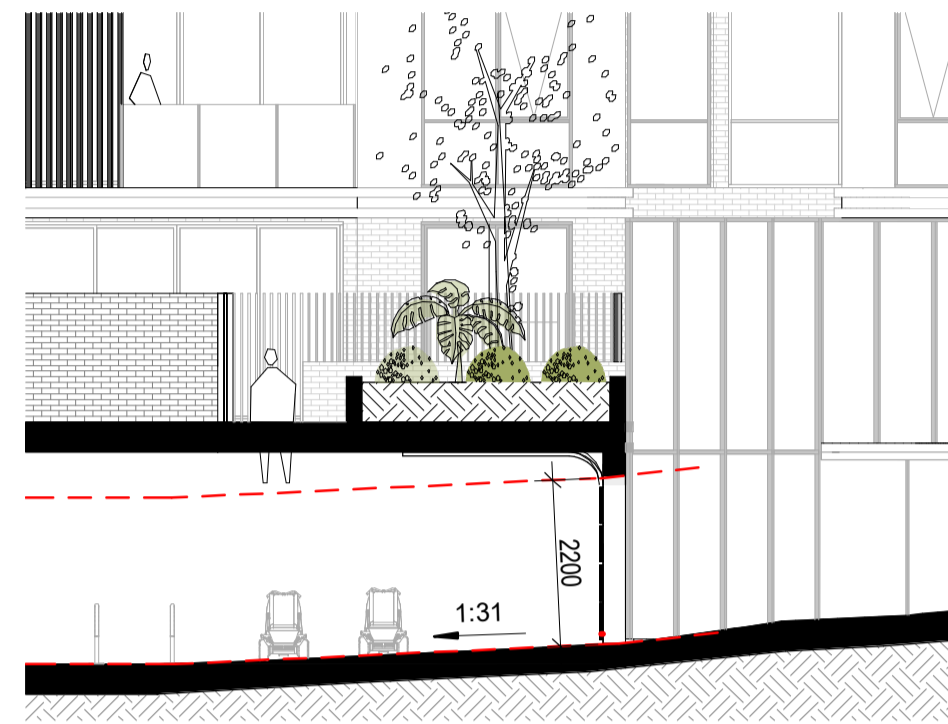
SECTION CC
1:200



KEY PLAN
1:1000

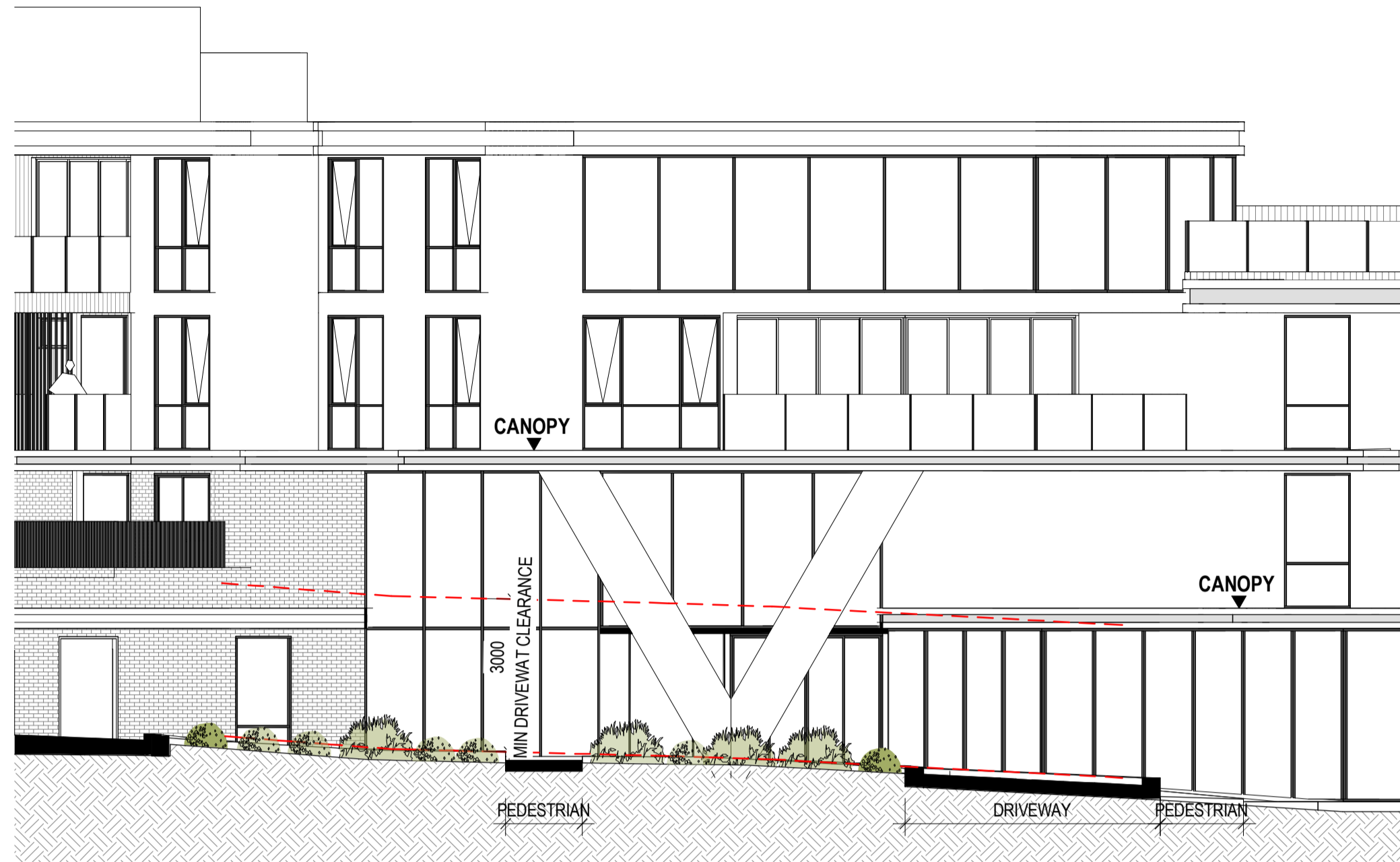
BUILDING AREA





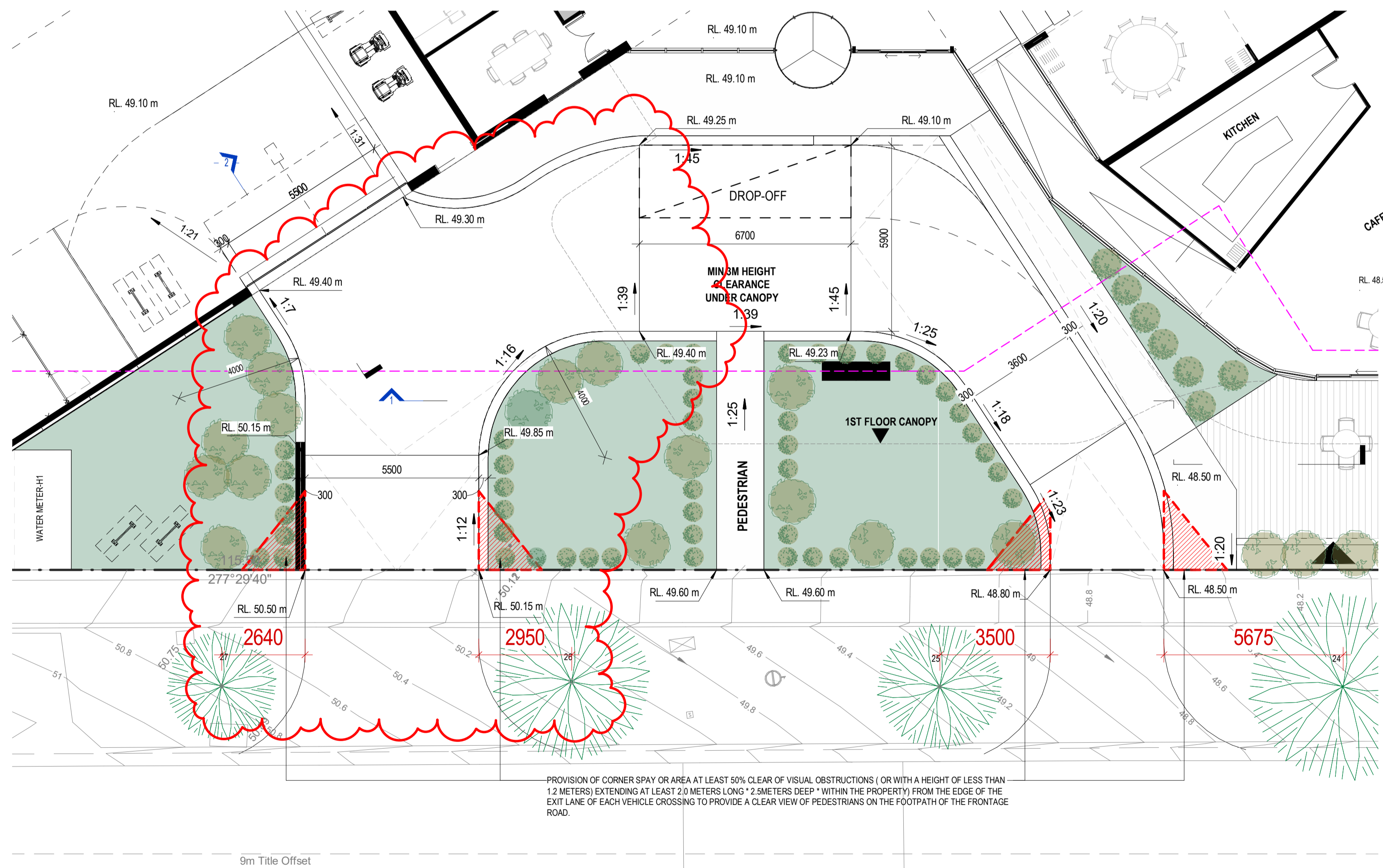
RAMP SECTION

1:100



DROP OFF SECTION

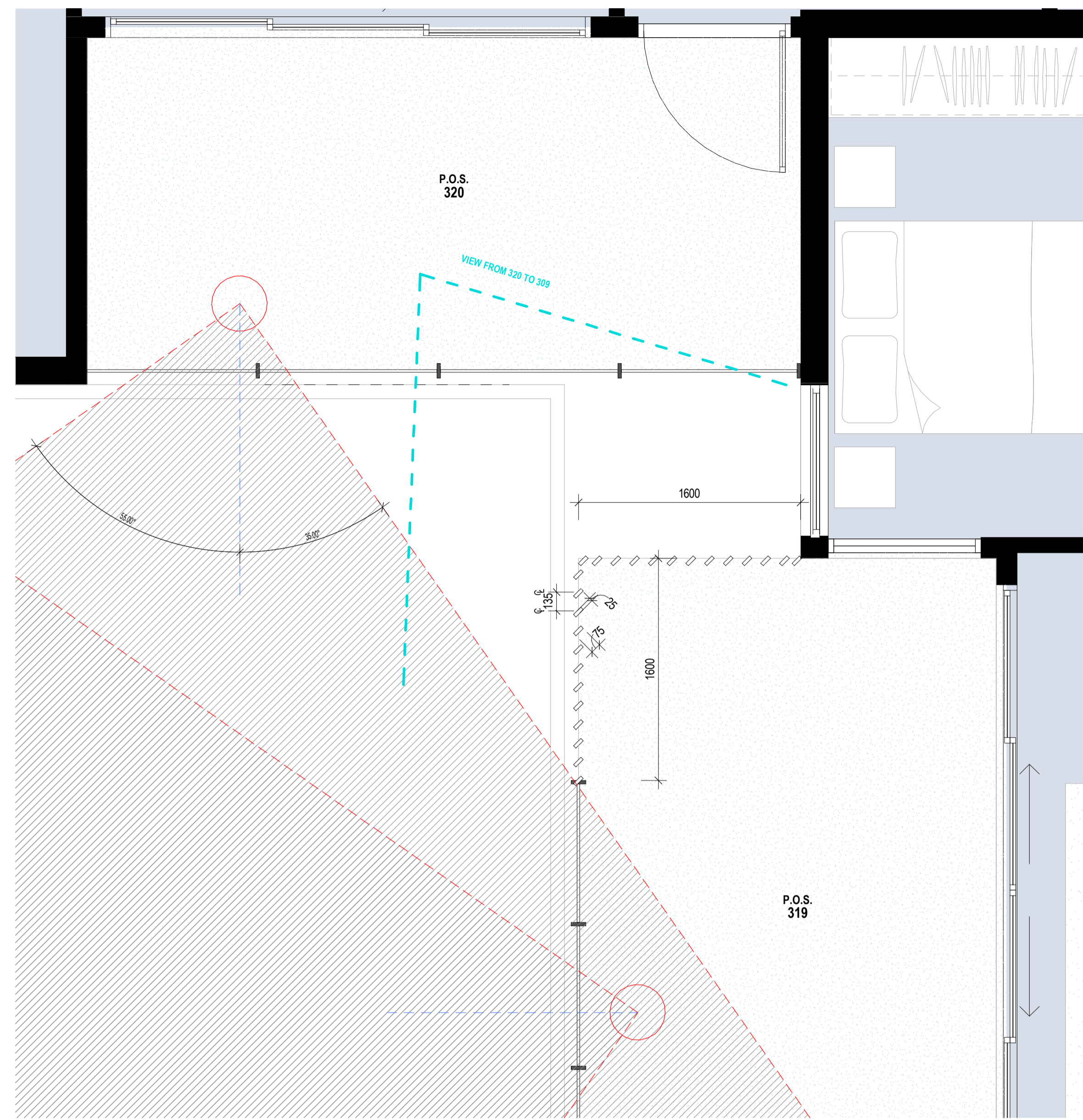
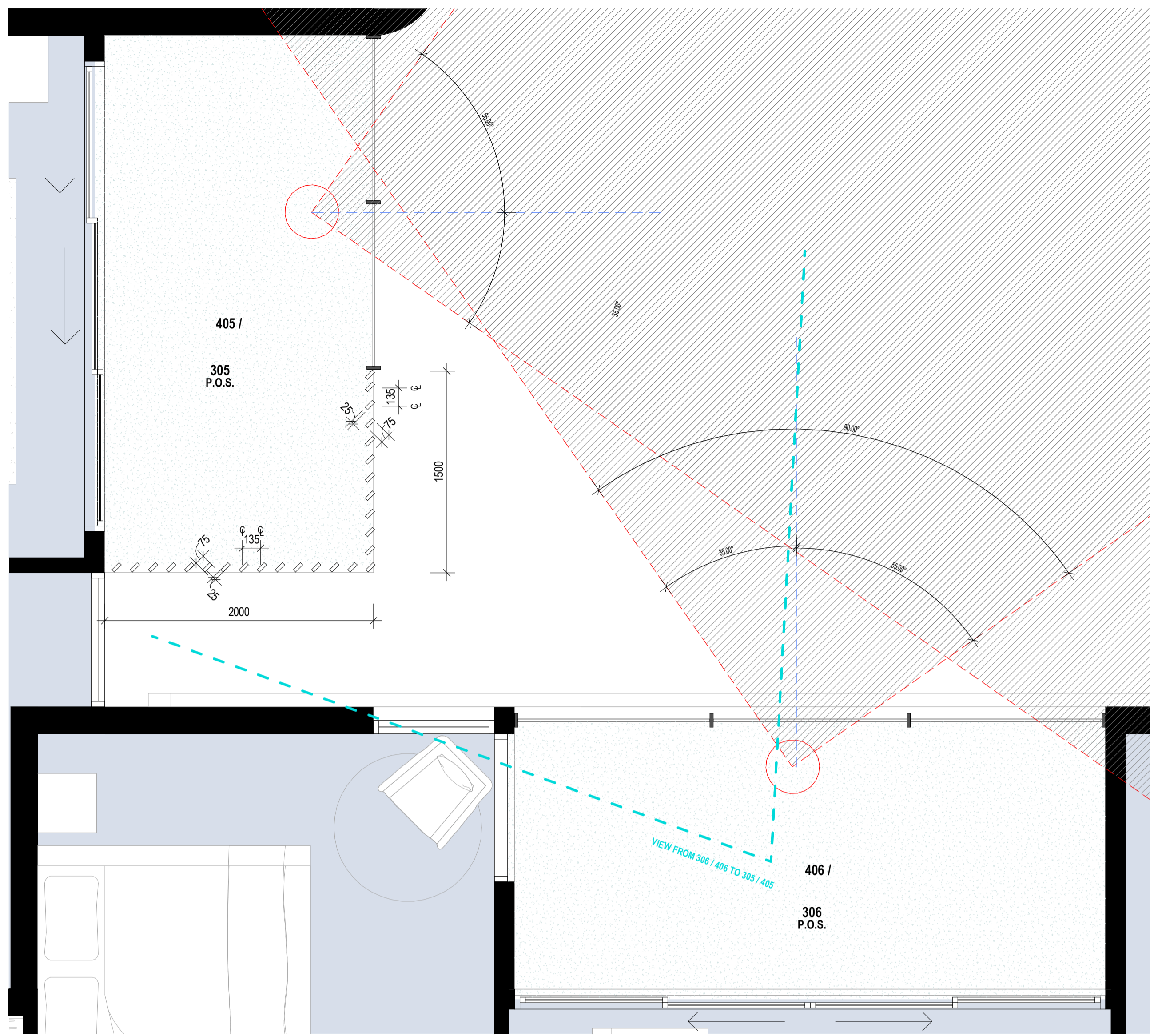
1:100



TP_GA PLAN - L00LGROUND FLOOR_1-200 ENTRY RAMP

1:100

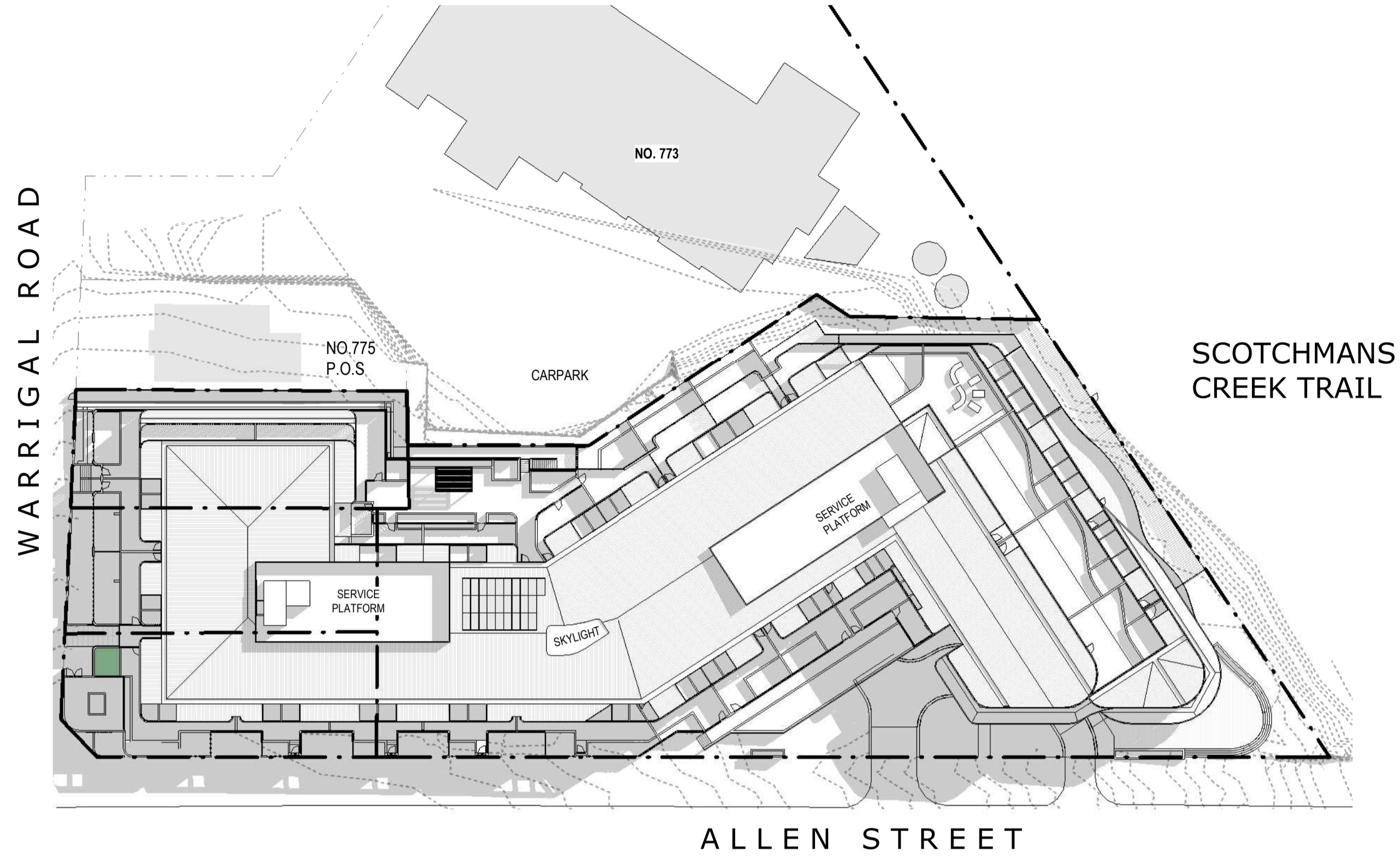




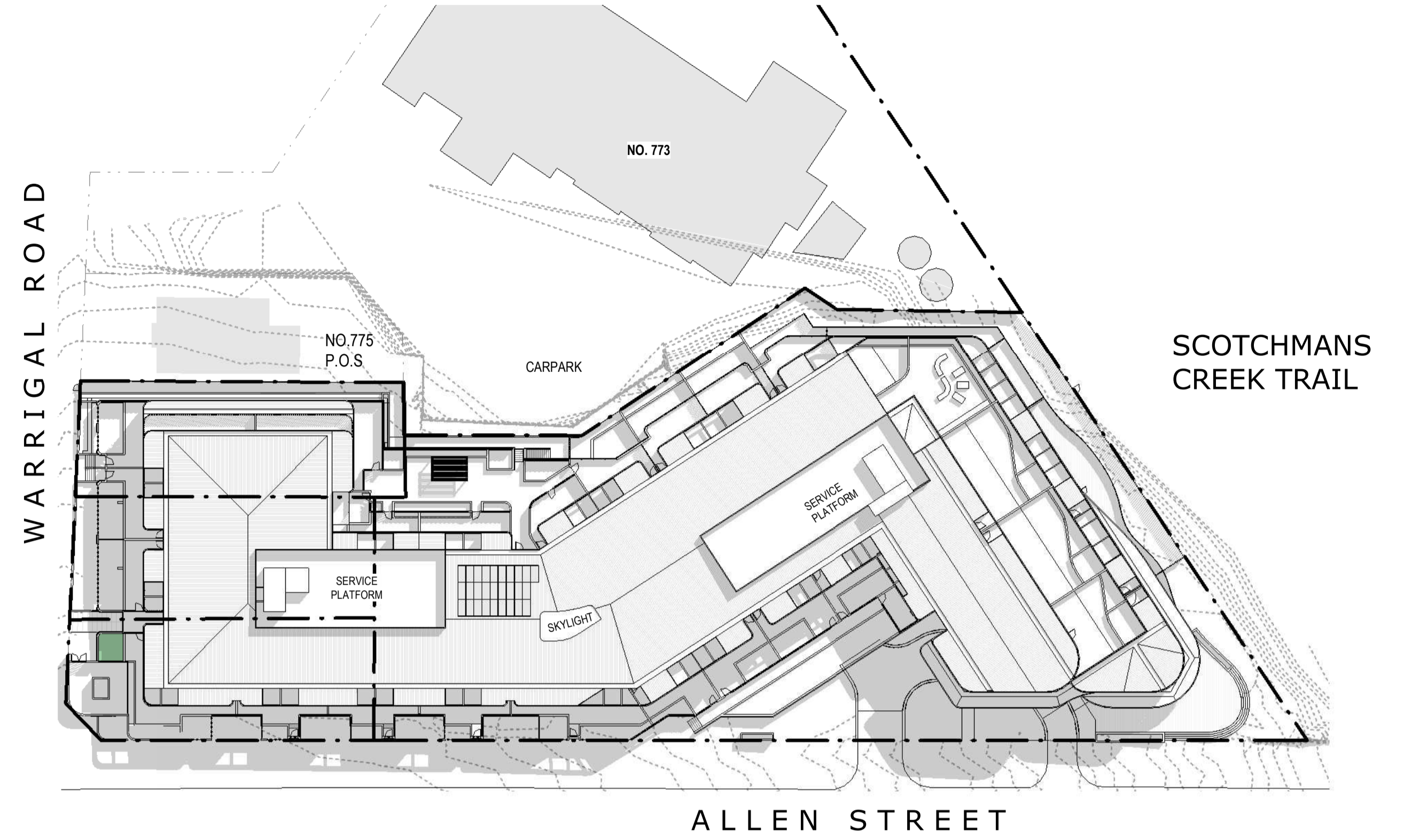
6 VIEW FROM APT 320 TO 319
TP-203



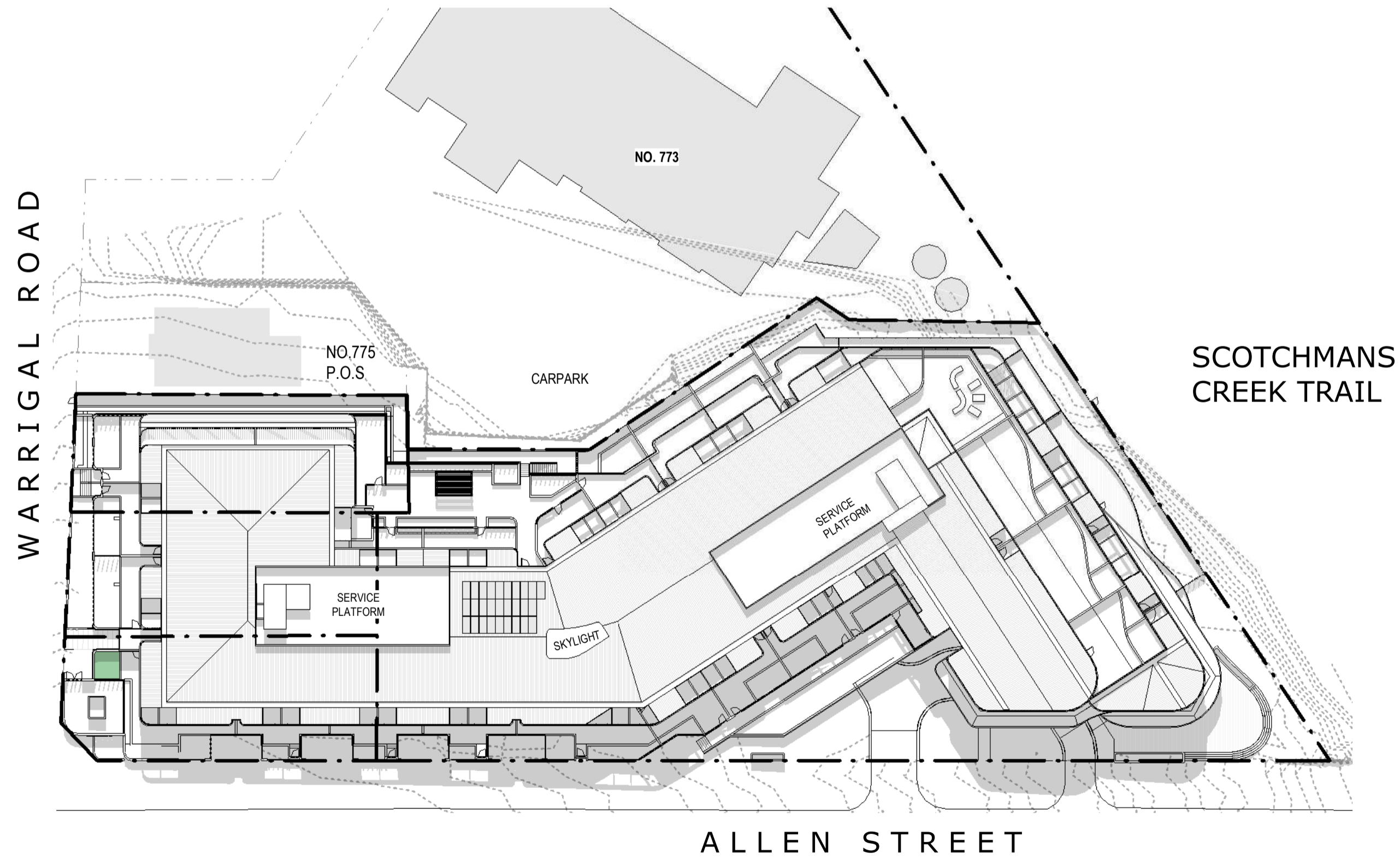
5 VIEW FROM APT 306 TO 305
TP-203



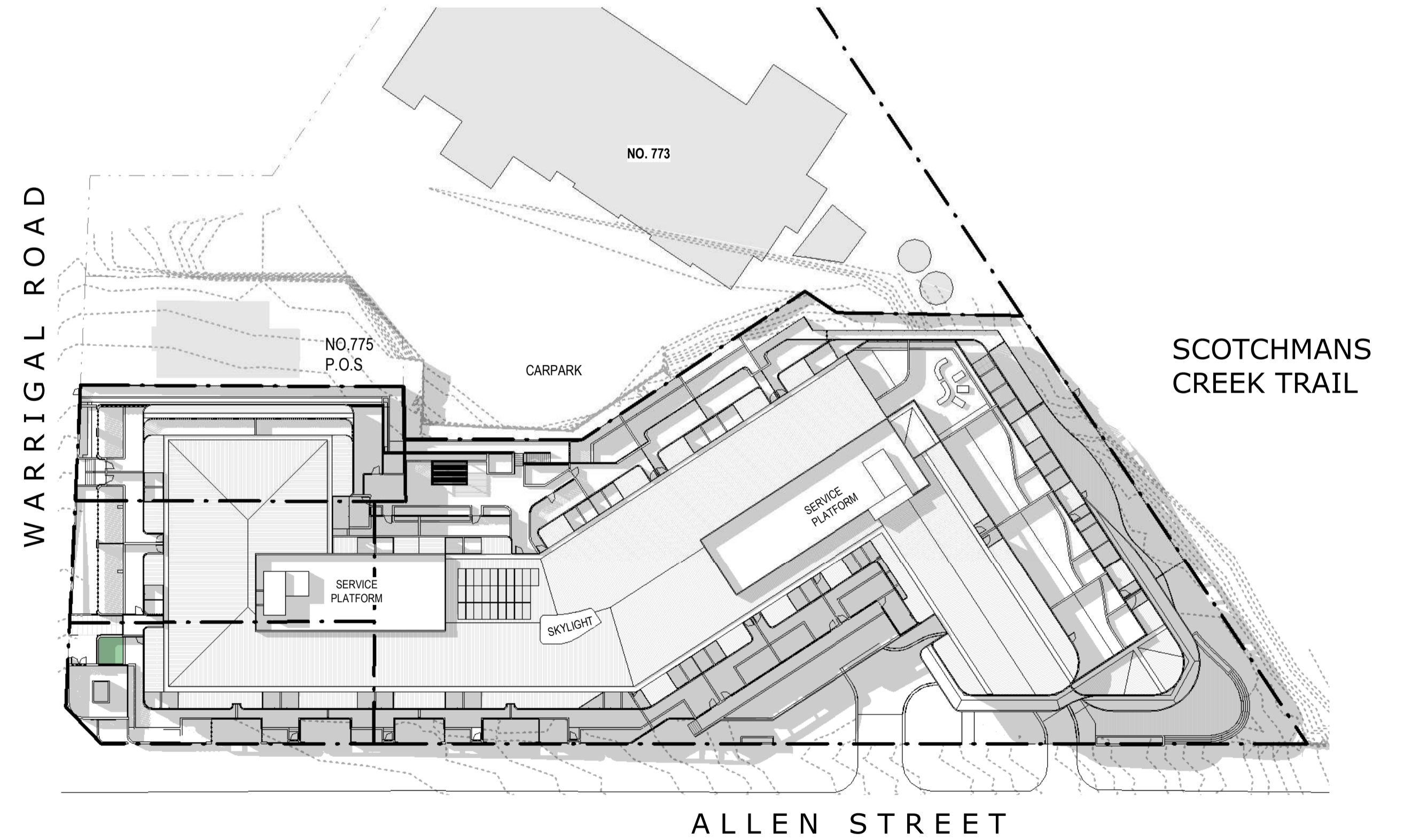
SHADOW DIAGRAM - 9AM SPRING EQUINOX



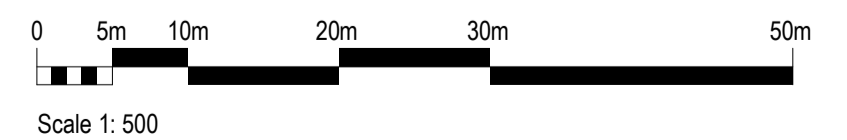
SHADOW DIAGRAM - 10AM SPRING EQUINOX



SHADOW DIAGRAM - 12PM SPRING EQUINOX

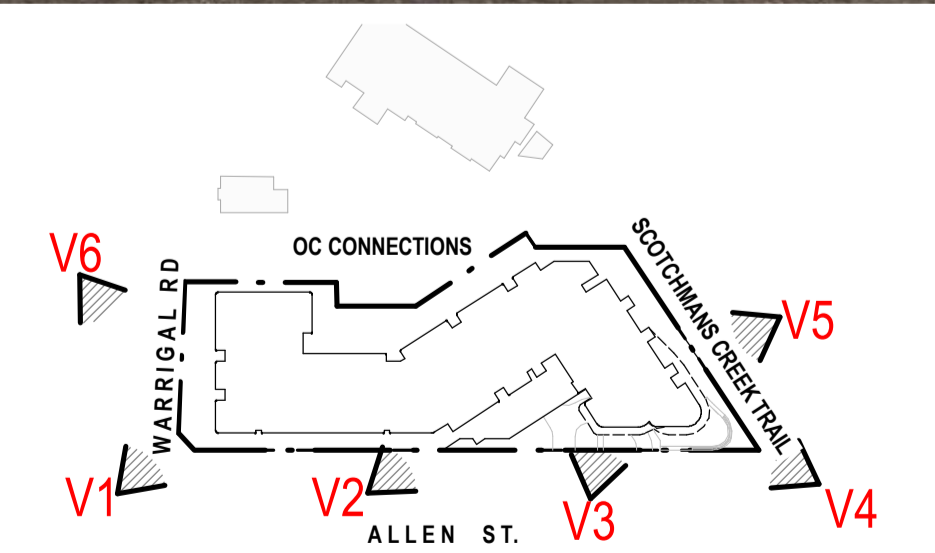


SHADOW DIAGRAM - 3PM SPRING EQUINOX



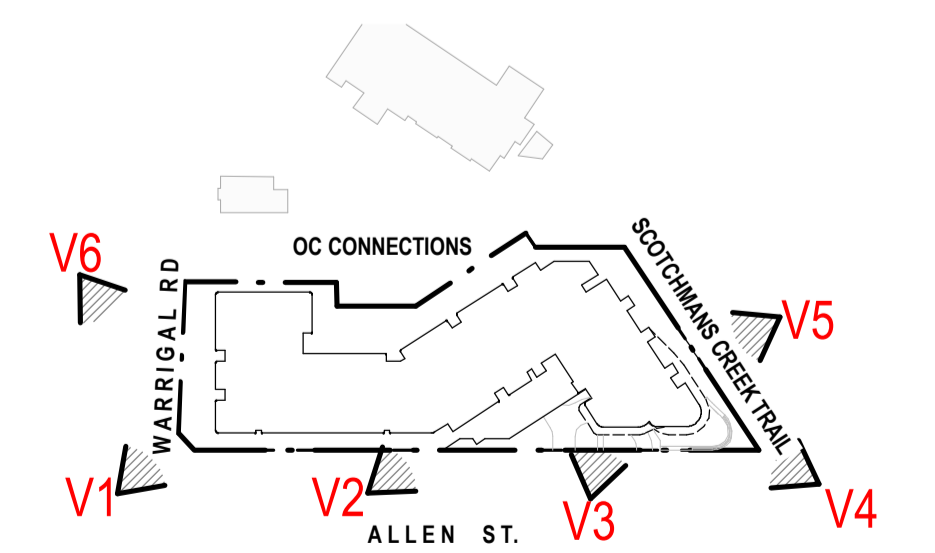


VIEW 01 - CORNER OF ALLEN STREET AND WARRIGAL ROAD



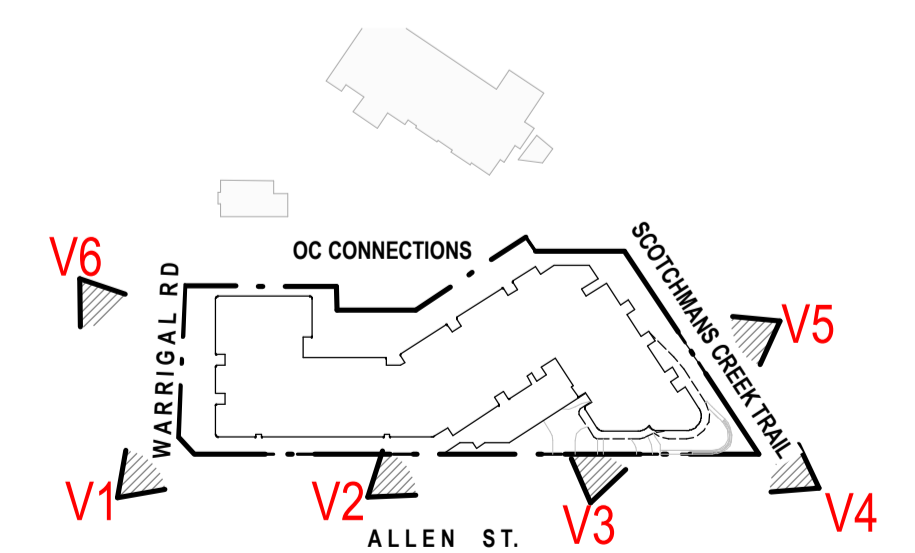


VIEW 02 - ALLEN ST.



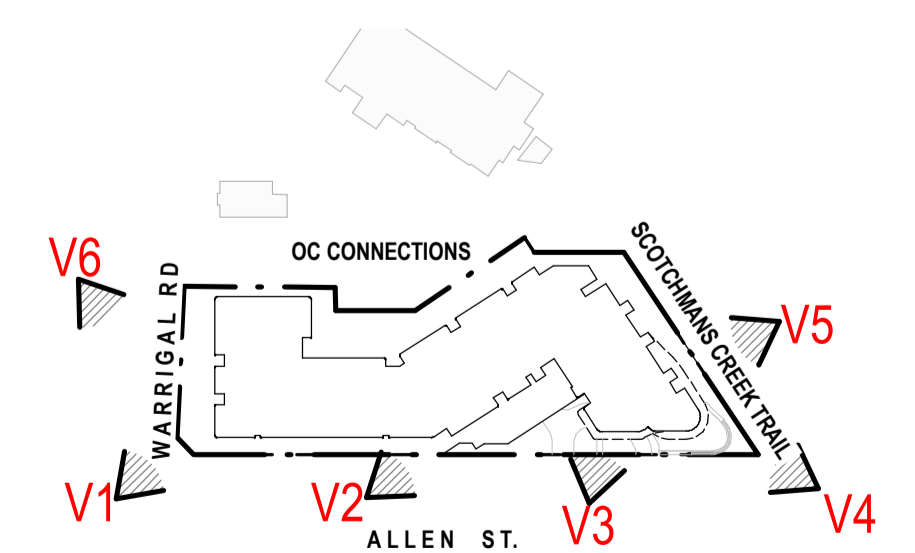


VIEW 03 - ALLEN STREET (DROP-OFF AREA)



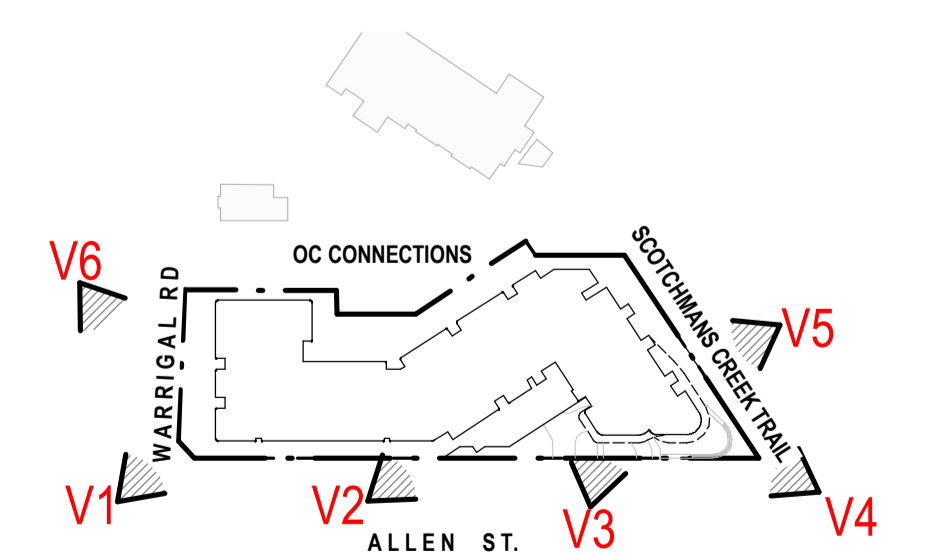


VIEW 04 - ALLEN ST. (COMMUNAL SPACE)





VIEW 05 - SCOTCHMANS CREEK TRAIL

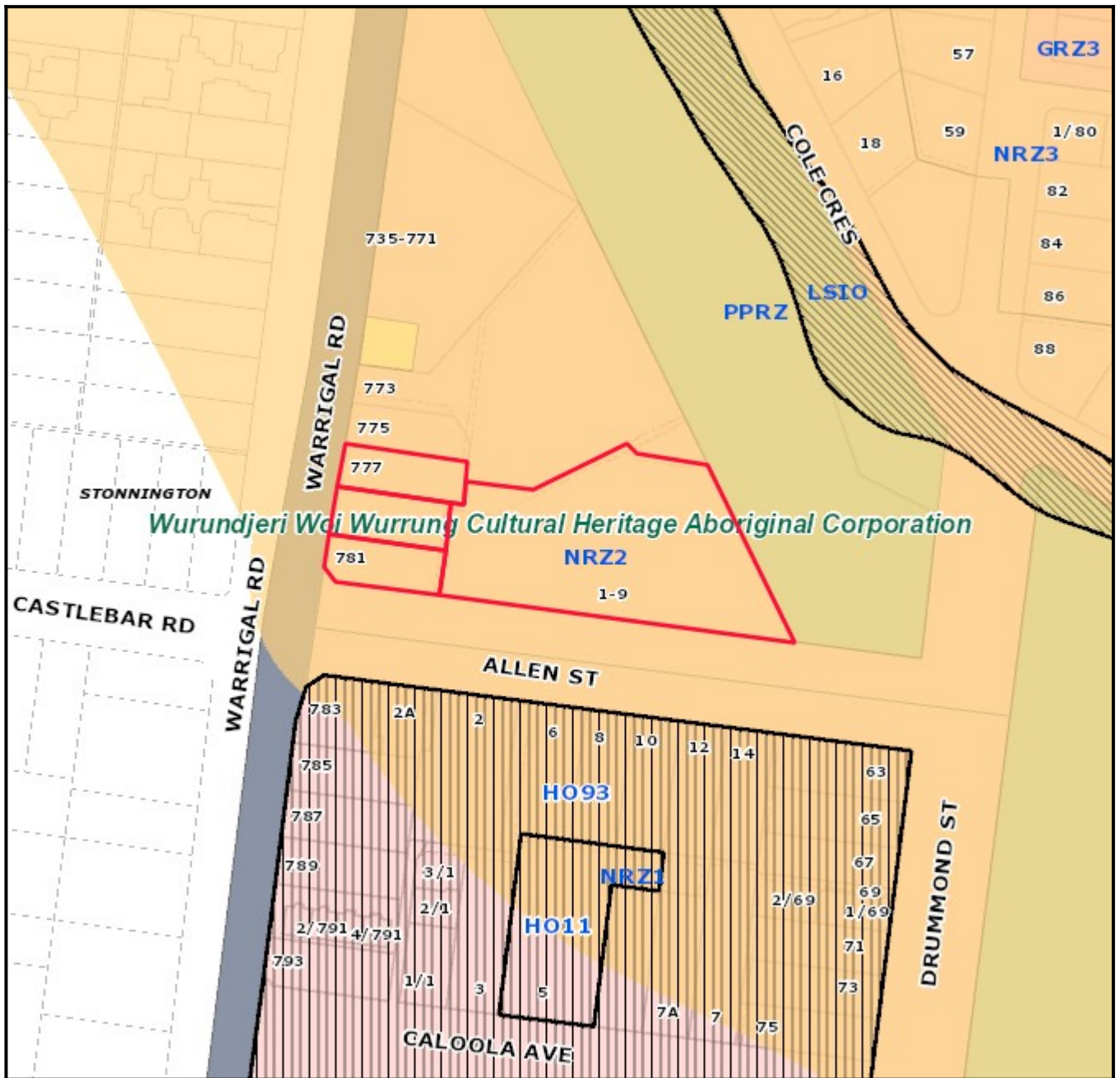


Attachment 2: 1-9 Allen Street & 777-781 Warrigal Road, Oakleigh





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays

1:2000

Address


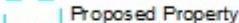




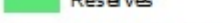
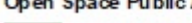





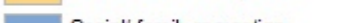


1-9 Allen Street & 777-781 Warrigal Road OAKLEIGH VIC 3166

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Objector Map

Subject land shaded light red.
 Objector properties shaded dark green and pinpointed.
 (Not all objector properties shown as some objectors are located outside the map boundary).

Legend

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

1:2500



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