

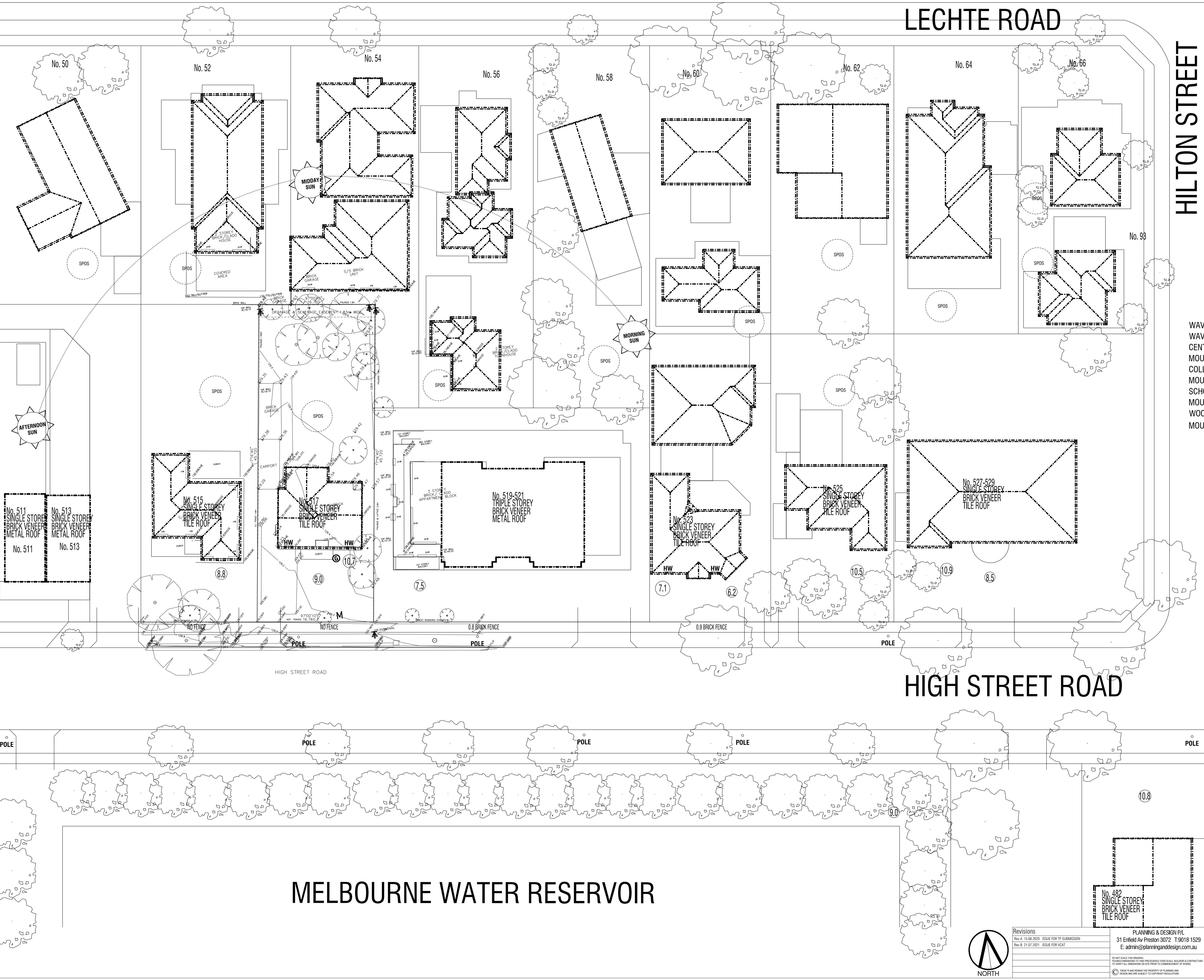
LECHTE ROAD

HILTON STREET

- KEY**
- P.O.S PRIVATE OPEN SPACE
 - S.P.O.S SECLUDED PRIVATE OPEN SPACE

- HABITABLE WINDOWS
- CANOPY TREES
- BUILDING SETBACKS TO BOUNDARY FENCE LINE
- PHOTO VIEW ANGLE
- POWER POLE
- PHONE PIT

- WAVERLEY BLUES FOOTBALL CLUBS 300M
- WAVERLEY COMMUNITY LEARNING CENTRE 140M
- MOUNT WAVERLEY SECONDARY COLLEGE 700M
- MOUNT WAVERLEY NORTH PRIMARY SCHOOL 650M
- MOUNT WAVERLEY STATION 1.3KM
- WOOLWORTH MT WAVERLEY 1.6KM
- MOUNT WAVERLEY LIBRARY 1.4KM



MELBOURNE WATER RESERVOIR

HIGH STREET ROAD

Revisions		PLANNING & DESIGN P/L	
Rev-A	15.06.2020	ISSUE FOR TP SUBMISSION	31 Enfield Av Preston 3072 T.9018 1529
Rev-B	21.07.2021	ISSUE FOR VCAT	E: admin@planninganddesign.com.au

PLANNING & DESIGN

UNIT DEVELOPMENT
517 HIGH STREET ROAD
MOUNT WAVERLEY

DATE: APRIL 2020
SCALE: 1:250(B1)
DRAWN: CL
CHK: DM
PROJECT NO: 6496

SITE CONTEXT

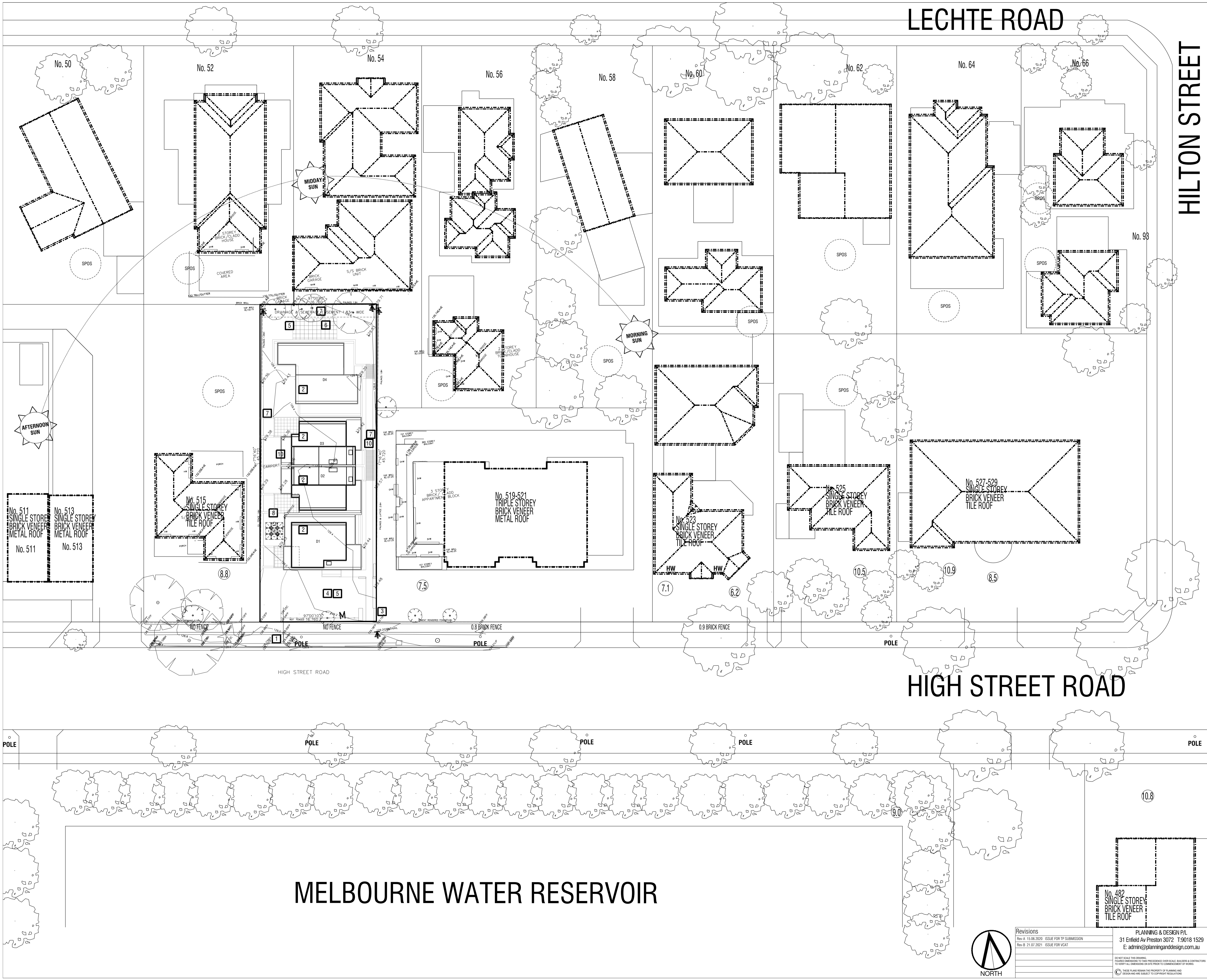
SC REV_A

LECHTE ROAD

HILTON STREET

DESIGN RESPONSE

- 1 EXISTING CROSSOVER TO BE MODIFIED TO SERVICE ALL UNITS.
- 2 PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.
- 3 NEW MAILBOXES FOR ALL UNITS.
- 4 PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.
- 5 LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 6 OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.
- 7 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
- 8 DRIVEWAYS HAVE BEEN DESIGNED WITH A TURNING CIRCLE TO ALLOW VEHICLES TO EXIT THE SITE IN A FORWARD DIRECTION.
- 9 THERE ARE NO PROPOSED WALLS TO BE BUILT TO ANY BOUNDARY FOR THIS DEVELOPMENT.
- 10 UPPER FLOOR LEVEL OF DWELLINGS SETBACK FROM SIDE BOUNDARIES TO REDUCE OVERSHADOWING AND VISUAL BULK TO ADJOINING PROPERTIES. UPPER LEVEL FOOTPRINT IS OFFSET WITHIN THE GROUND FLOOR ENVELOPE TO REDUCE VISUAL BULK AND CREATE A MORE GRADUAL TRANSITION BETWEEN THE SINGLE STOREY AND TWO-STOREY BUILDING FORM.

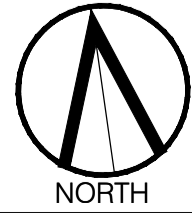


Revisions	PLANNING & DESIGN P/L
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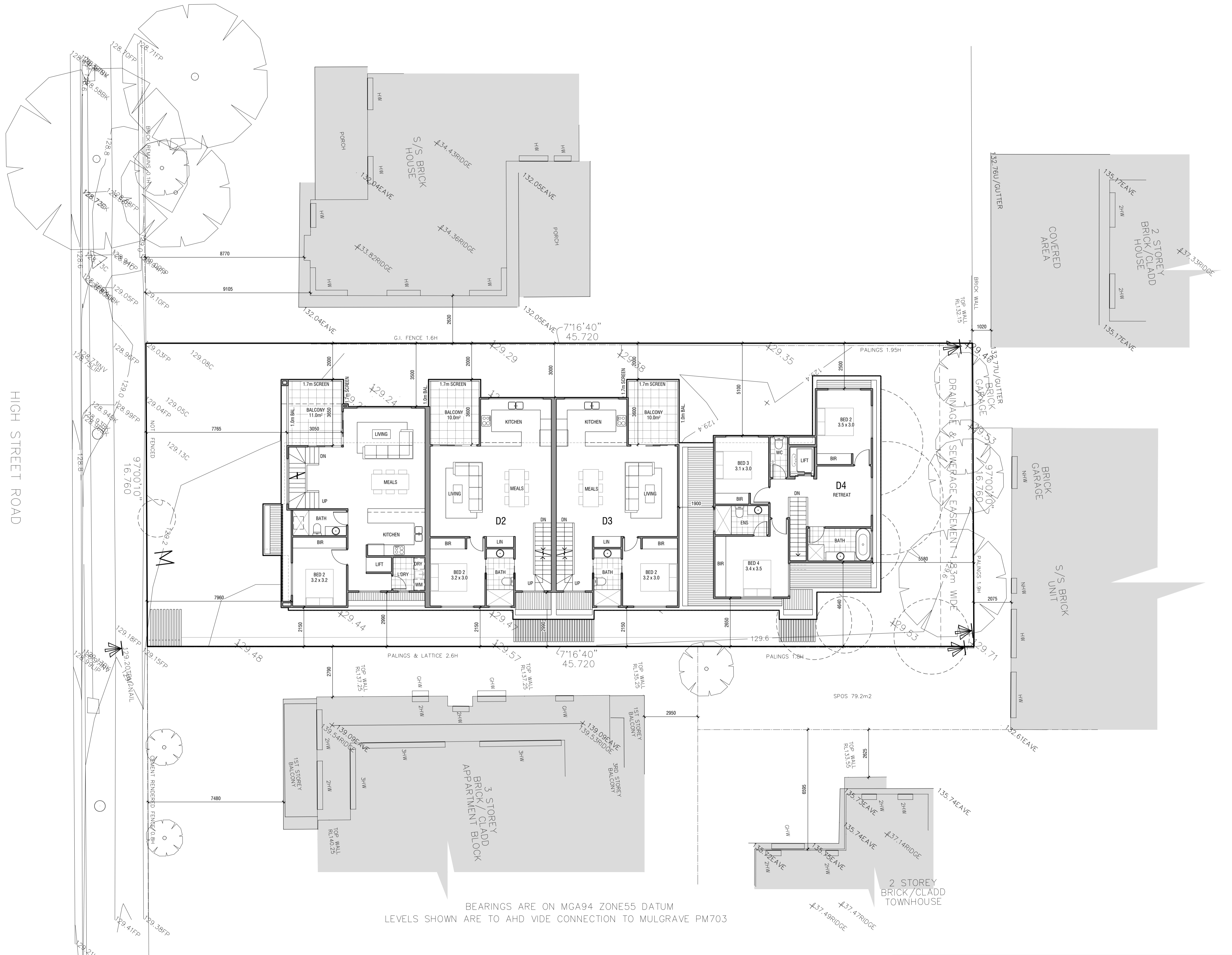
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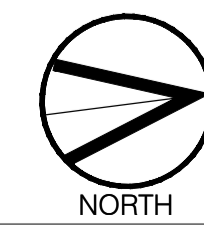
UNIT DEVELOPMENT
 517 HIGH STREET ROAD
 MOUNT WAVERLEY
DR
 REV_B



HIGH STREET ROAD



BEARINGS ARE ON MGA94 ZONE55 DATUM
LEVELS SHOWN ARE TO AHD VIDE CONNECTION TO MULGRAVE PM703



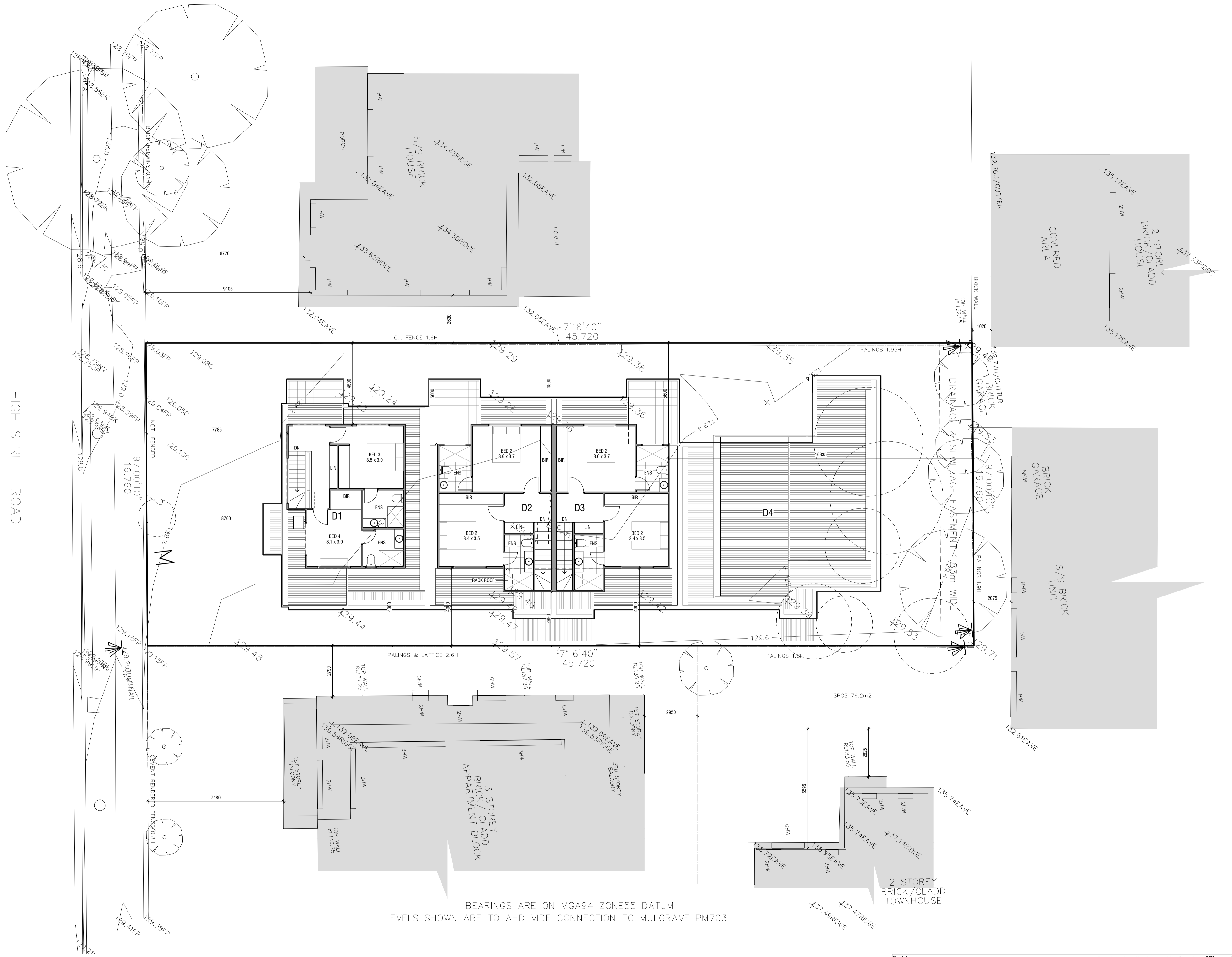
Revisions				
Rev A	15.06.2020	ISSUE FOR TP SUBMISSION		
Rev B	21.07.2021	ISSUE FOR VCAT		

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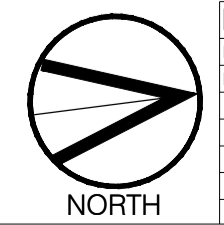
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	APRIL 2020	1:100@A1	CL	CM	6496
FIRST FLOOR PLAN					
UNIT DEVELOPMENT 517 HIGH STREET ROAD, MOUNT WAVERLEY					TP02 REV_B

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HIGH STREET ROAD



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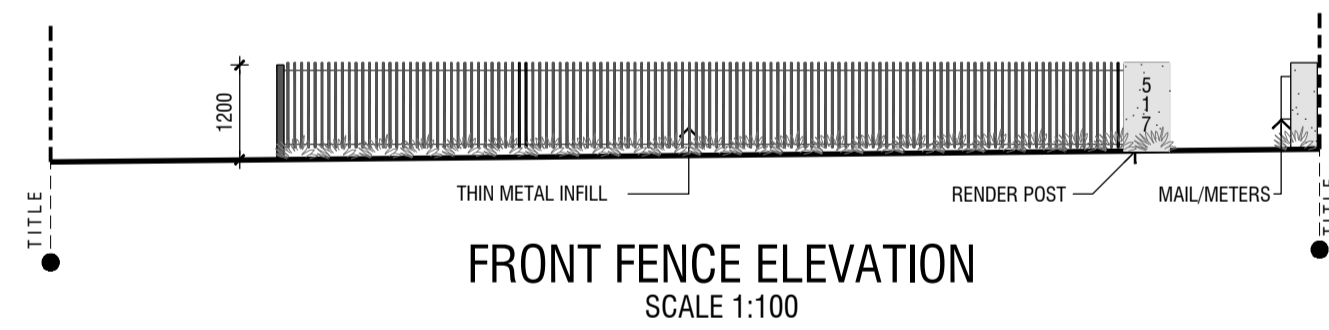
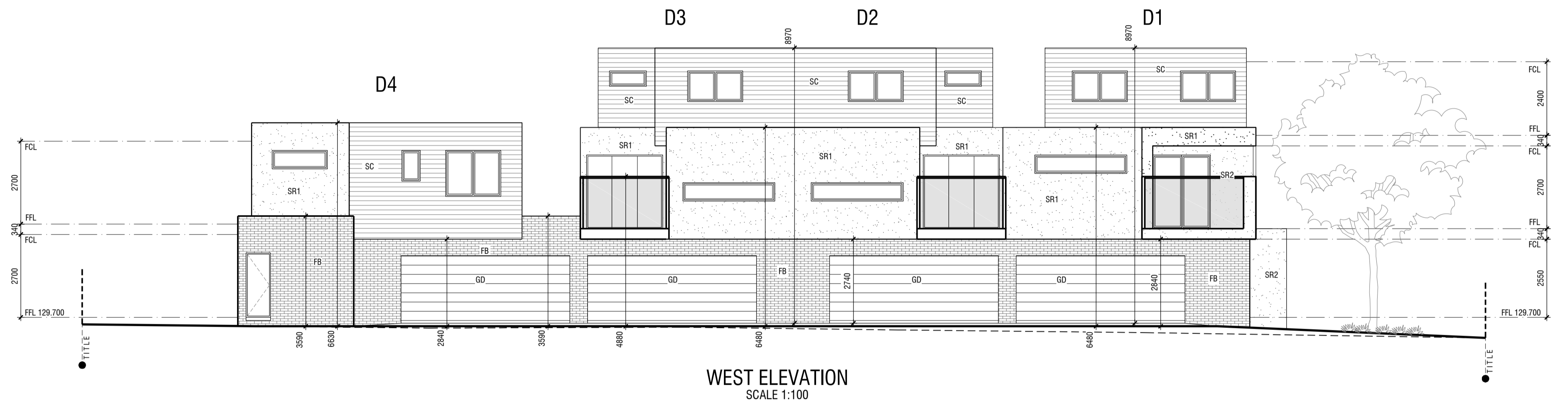
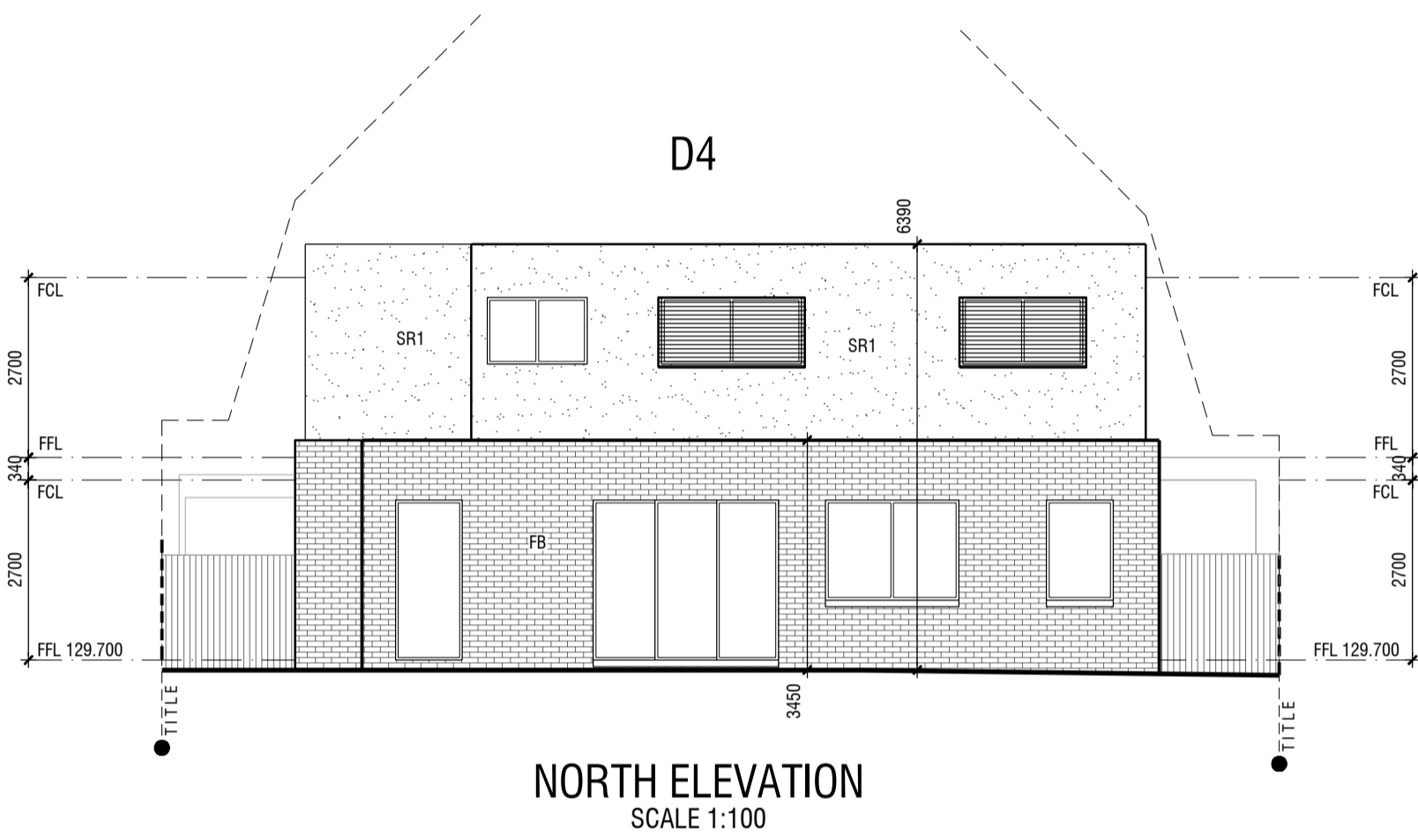
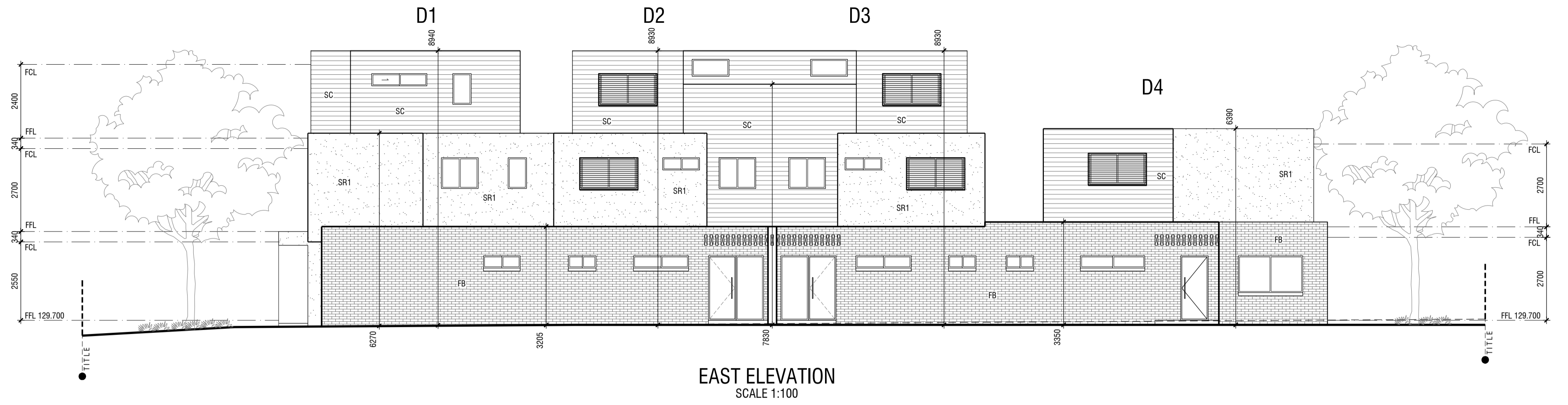
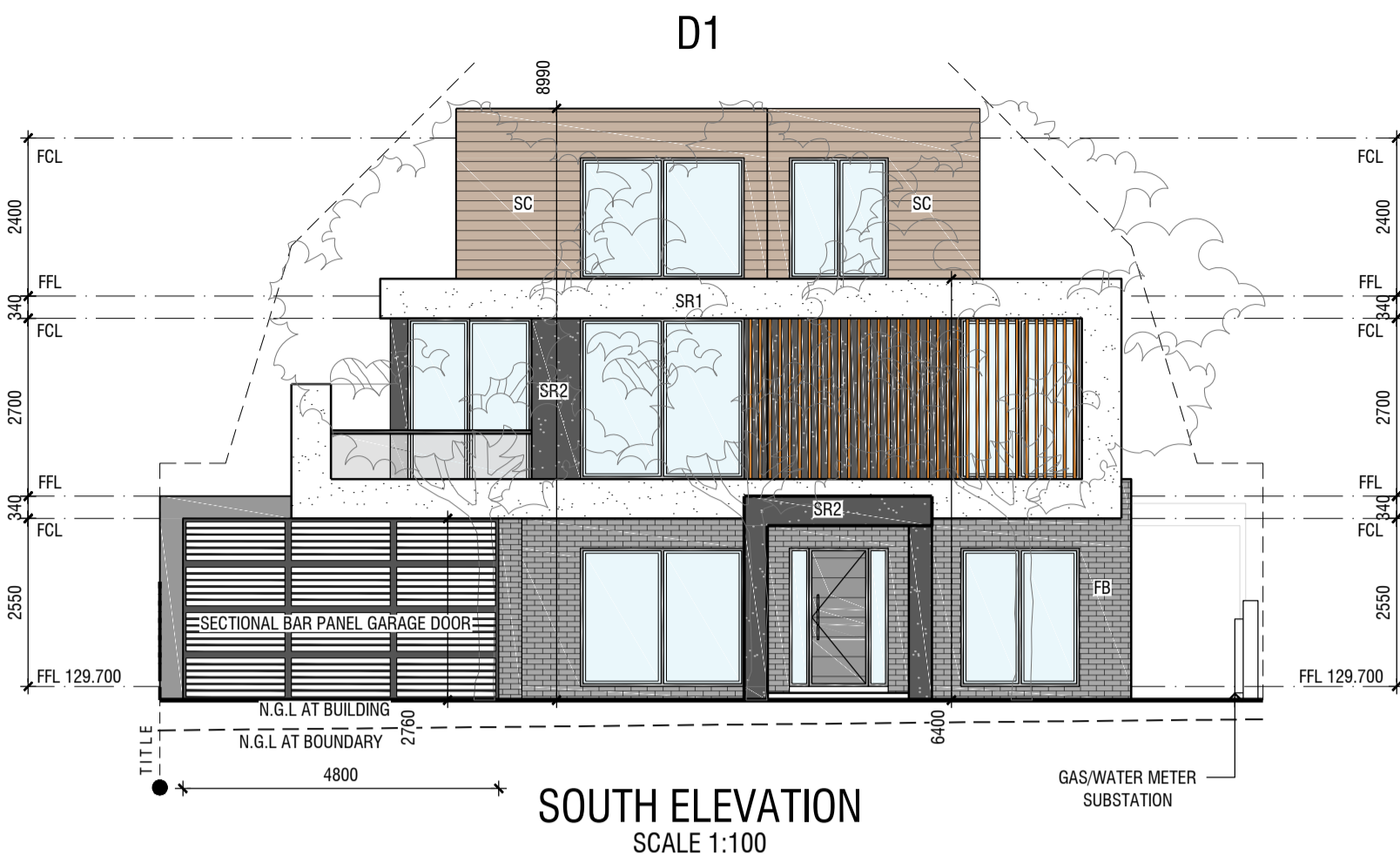


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Rev B	21.07.2021	ISSUE FOR VCAT													

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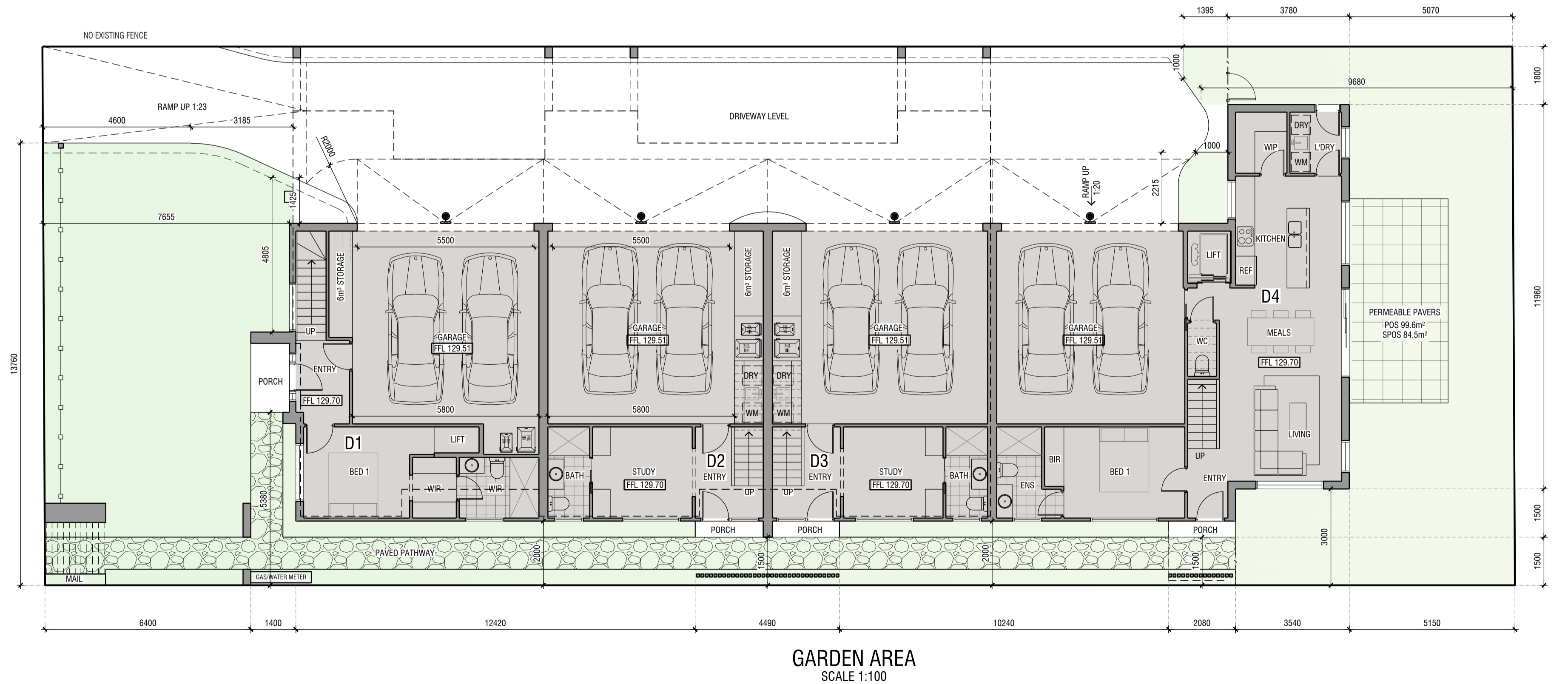
UNIT DEVELOPMENT
517 HIGH STREET ROAD,
MOUNT WAVERLEY

TP03
REV_B



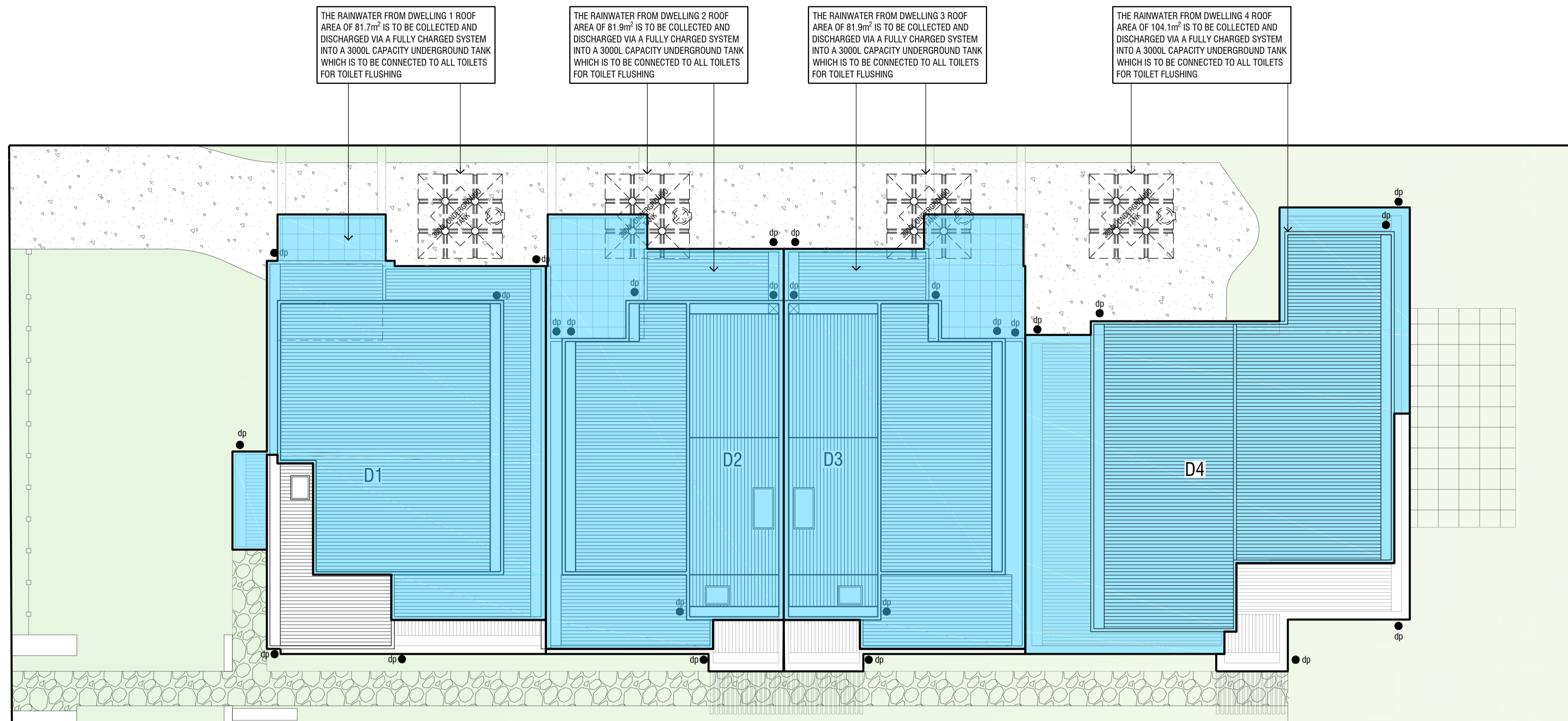
MATERIAL/COLOUR SCHEDULE:

SMOOTH RENDER (SR1): DULUX/SER FILL	STRIA CLADDING (SC): TIMBER LOOK	COLORBOND ROOF (CB): COLORBOND MONUMENT	TIMBER PERGOLA (TP): POLISHED HARDWOOD	CONCRETE DRIVEWAY: EXPOSED AGGREGATE GREY
SMOOTH RENDER (SR2): COLORBOND MONUMENT	WINDOW FRAME: COLORBOND MONUMENT	FACEBRICK (FB): CHARCOAL	GARAGE DOOR (GD): TIMBER LOOK	GLASS BALCONY (GB): OBSCURED GLASS BLACK FRAME
		GLAZING NOTE: DOUBLE GLAZING (DG) TO ALL HABITABLE ROOM WINDOWS		
FRONT FENCE: THIN METAL INFILL COLORBOND MONUMENT	PAVED PATHWAY: IRREGULAR STEP-STONES			



TOTAL GARDEN AREA: 268.5m²
GARDEN PERCENTAGE: 36.8%
SITE AREA: 766.3m²

Revisions Rev A 15.06.2020 ISSUE FOR TP SUBMISSION Rev B 21.07.2021 ISSUE FOR VCAT	PLANNING & DESIGN P/L 31 Enfield Av Preston 3072 T:9018 1529 E: admin@planninganddesign.com.au	PLANNING & DESIGN DESIGN	DATE: APRIL 2020 SCALE: 1:100@A1 DRWN: CL CHK: CM PROJECT NO: 6496
UNIT DEVELOPMENT 517 HIGH STREET ROAD, MOUNT WAVERLEY			TP04 REV. B



LEGAL POINT OF DISCHARGE TO THE REAR OF THE SITE IN ACCORDANCE TO COUNCILS REQUIREMENTS AND ENGINEERS DESIGN AND SPECIFICATIONS.

LEGEND

- DRIVEWAY SURFACE
- PERMEABLE STEP-STONE SURFACE
- PERMEABLE DRIVEWAY SURFACE
- ROOF AREA TO RAINWATER TANK
- PERMEABLE AREA
- 3000L UNDERGROUND WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- PROPOSE DOWN PIPE LOCATION

AREA SCHEDULE:

UNIT	GROUND FLOOR AREA:	FIRST FLOOR AREA:	SECOND FLOOR AREA:	GARAGE:	PORCH:	BALCONY:	TOTAL AREA:	SPOS:
UNIT 1	31.7 m ²	75.9 m ²	51.4 m ²	41.4 m ²	2.1 m ²	11.0 m ²	23.0 SQ 213.5 m ²	88.4 m ² 10.2 m ²
UNIT 2	21.1 m ²	71.8 m ²	52.8 m ²	43.6 m ²	10.0 m ²	21.5 SQ 199.3 m ²	10.0 m ²	
UNIT 3	21.1 m ²	71.8 m ²	52.8 m ²	43.6 m ²	10.0 m ²	21.5 SQ 199.3 m ²	10.0 m ²	
UNIT 4	79.7 m ²	78.5 m ²	37.5 m ²	8.3 m ²		22.0 SQ 204.0 m ²	84.5 m ² 99.6 m ²	

SITE

SITE AREA:	766.3 m ²
SITE COVERAGE:	49.2% 377.2 m ²
SITE PERMEABILITY:	37.6% 288.8 m ²
GARDEN AREA:	35.0% 268.5 m ²
VEGETATED AREA:	29.7% 227.9 m ²

Melbourne Water STORM Rating Report

TransactionID: 1193962
Municipality: MONASH
Rainfall Station: MONASH
Address: 517 HIGH STREET ROAD

MOUNT WAVERLEY VIC 3149
Assessor: Cuong Le
Development Type: Residential - Multiunit
Allotment Site (m2): 766.30
STORM Rating %: 105

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1-WAWTERTANK	81.70	Rainwater Tank	3,000.00	4	160.80	82.00
U1-UNTREATED	17.10	None	0.00	0	0.00	0.00
U2-WATERTANK	81.90	Rainwater Tank	3,000.00	3	144.10	87.60
U2-UNTREATED	3.90	None	0.00	0	0.00	0.00
U3-WATERTANK	81.90	Rainwater Tank	3,000.00	3	144.10	87.60
U3-UNTREATED	3.90	None	0.00	0	0.00	0.00
U4-WATERTANK	104.10	Rainwater Tank	3,000.00	4	139.00	84.00
U4-UNTREATED	13.00	None	0.00	0	0.00	0.00
DRIVEWAY-UNTREATED	100.80	None	0.00	0	0.00	0.00

Date Generated: 21-Jul-2021 Program Version: 1.0.0

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

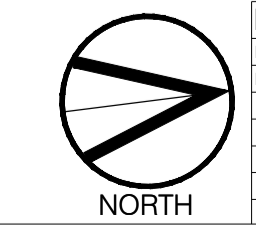
THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

THE OVERFLOW SYSTEMS FOR THE RAINWATER TANKS TO BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

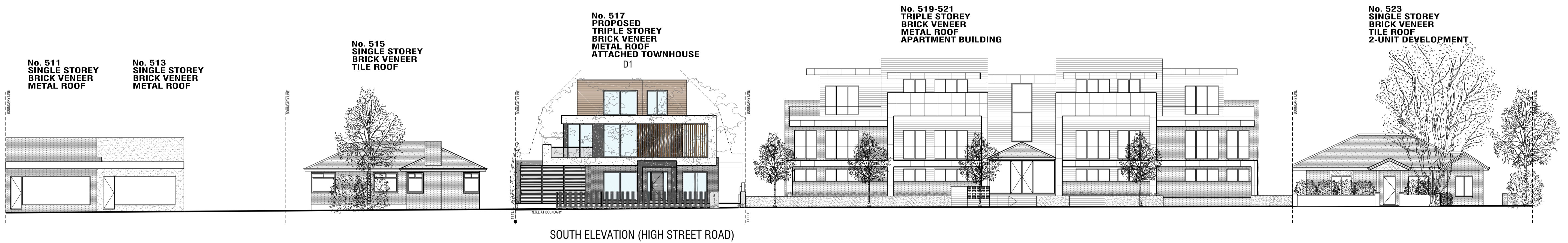


Revisions Rev A 15.06.2020 ISSUE FOR TP SUBMISSION Rev B 21.07.2021 ISSUE FOR VCAT	PLANNING & DESIGN P/L 31 Enfield Av Preston 3072 T:9018 1529 E: admin@planninganddesign.com.au	PLANNING & DESIGN DATE: APRIL 2020 SCALE: 1:100@A1 DRWN: CL CHK: CM PROJECT No: 6496 WSUD	UNIT DEVELOPMENT 517 HIGH STREET ROAD MOUNT WAVERLEY TP07 REV_B
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SOUTH ELEVATION (HIGH STREET ROAD)

EXISTING ELEVATIONS


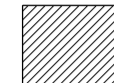


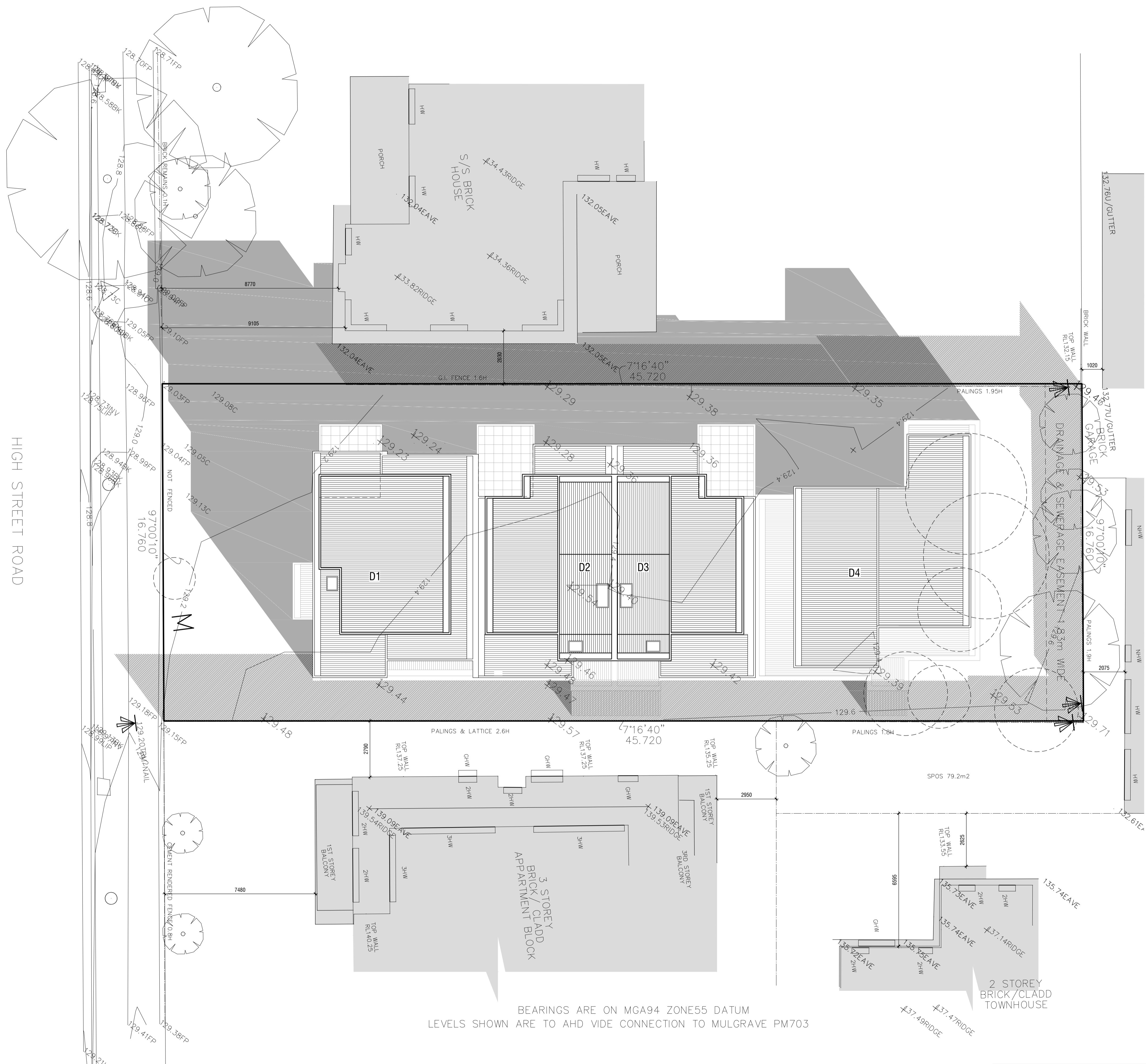
SOUTH ELEVATION (HIGH STREET ROAD)

PROPOSED ELEVATIONS

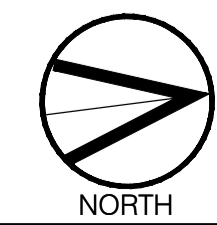
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LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



BEARINGS ARE ON MGA94 ZONE55 DATUM
LEVELS SHOWN ARE TO AHD VIDE CONNECTION TO MULGRAVE PM703



Revisions	
Rev A	15.06.2020 ISSUE FOR TP SUBMISSION
Rev B	21.07.2021 ISSUE FOR VCAT

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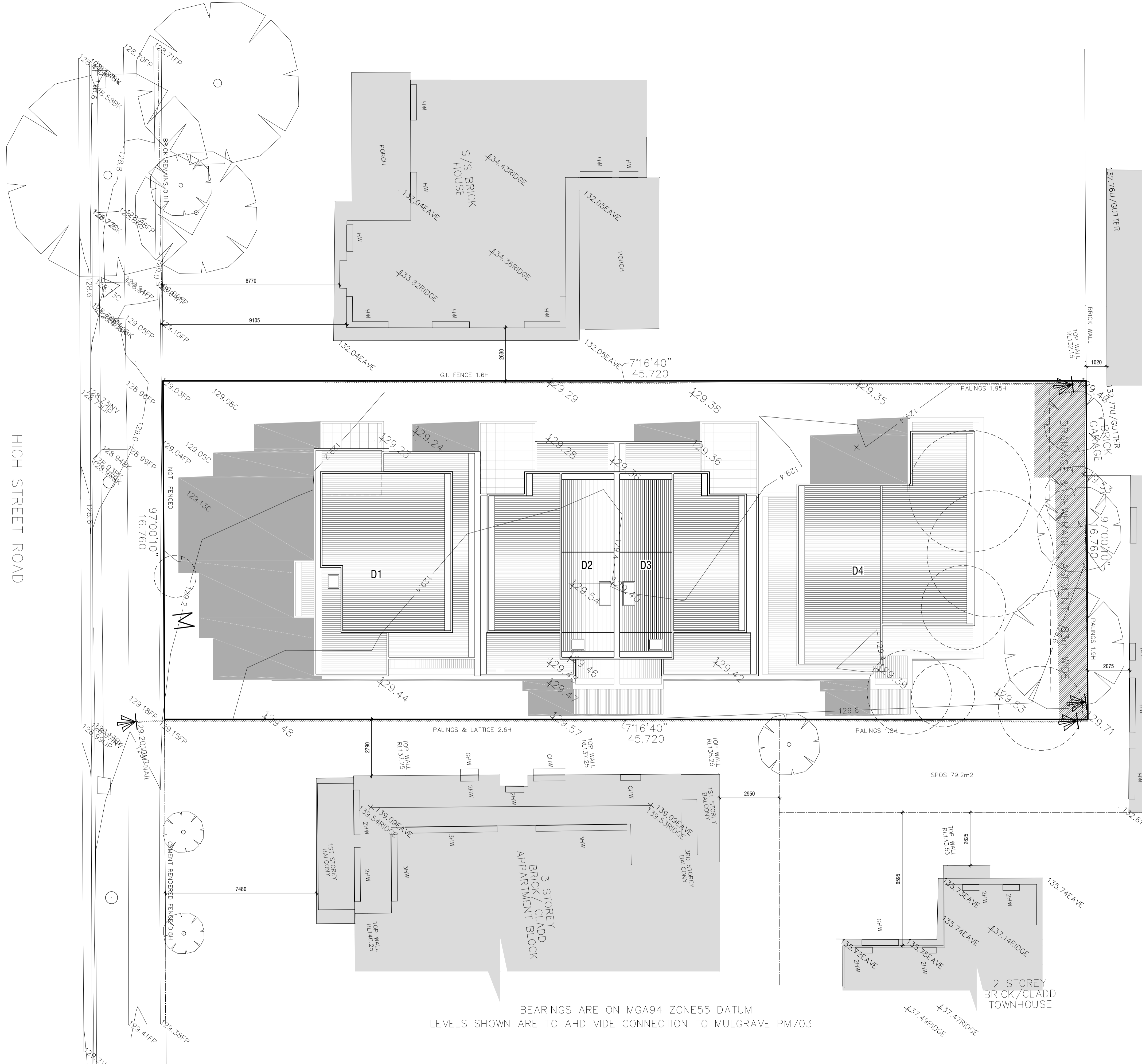
SHADOW DIAGRAMS
SMM 22ND SEPTEMBER

UNIT DEVELOPMENT
517 HIGH STREET ROAD,
MOUNT WAVERLEY

SD01
REV_B

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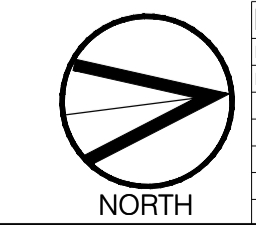
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LEGEND

- PROPOSED SHADOWS
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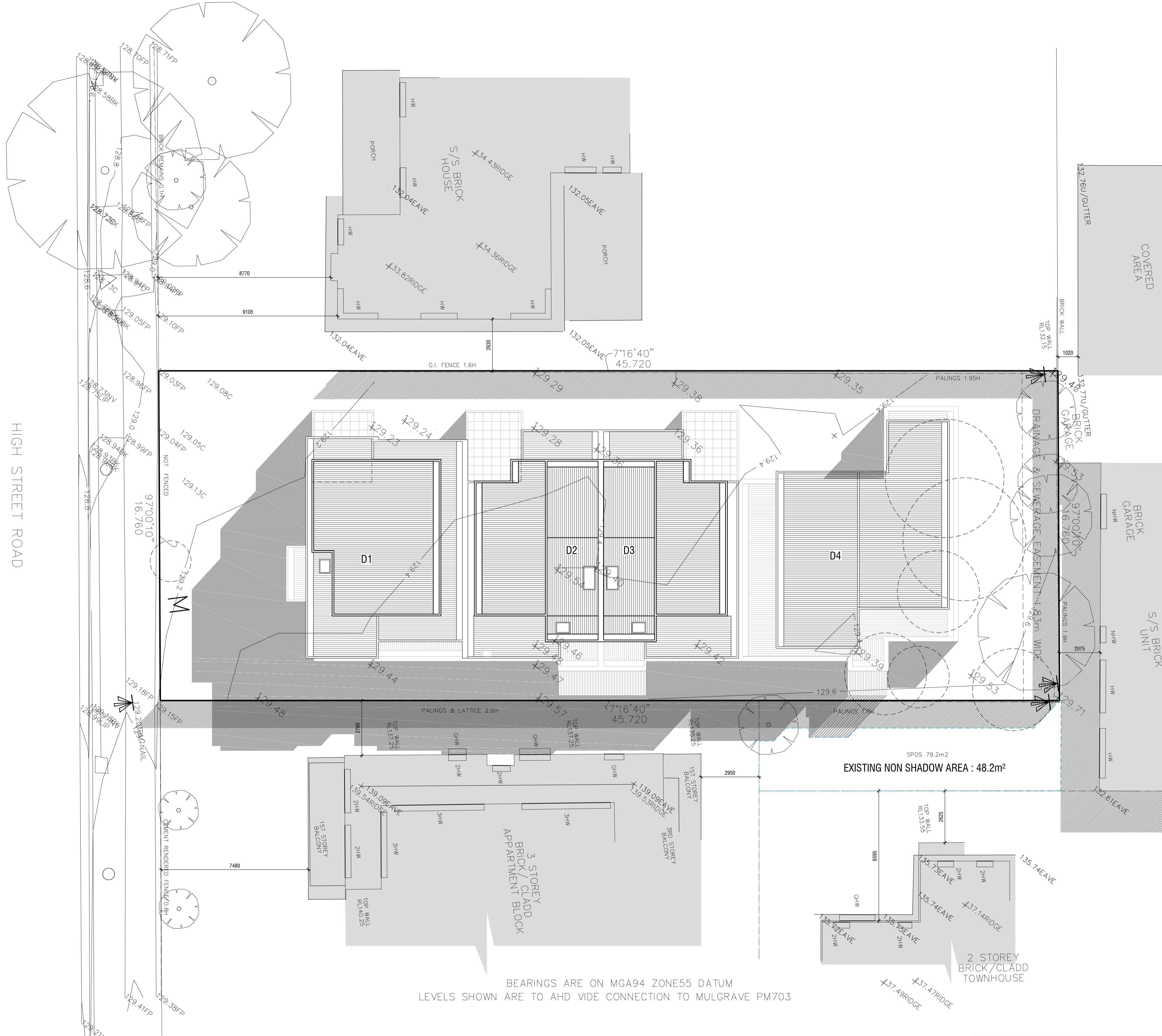
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PLANNING & DESIGN

UNIT DEVELOPMENT
517 HIGH STREET ROAD,
MOUNT WAVERLEY

SD02
REV. B



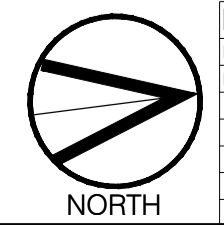
LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS

HIGH STREET ROAD

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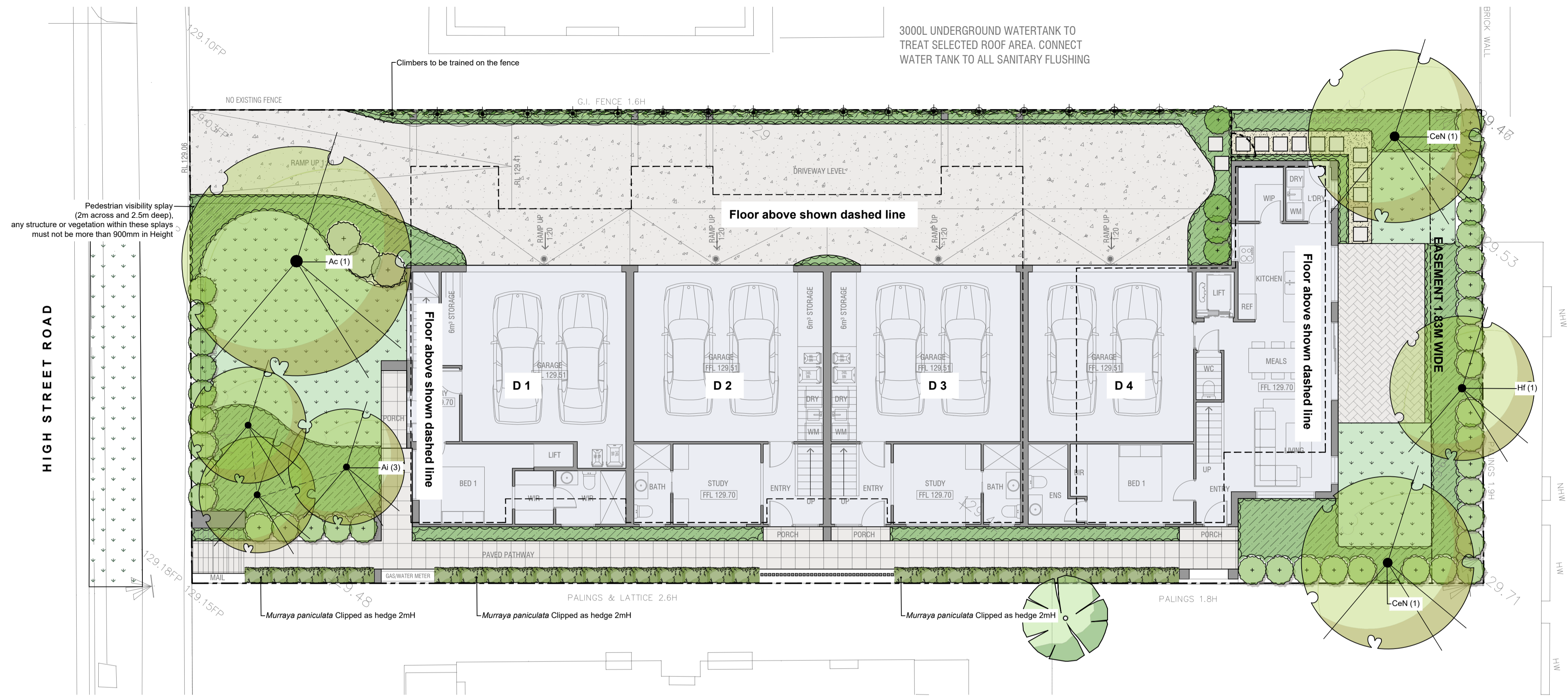
EXISTING NON SHADOW AREA : 48.2m²



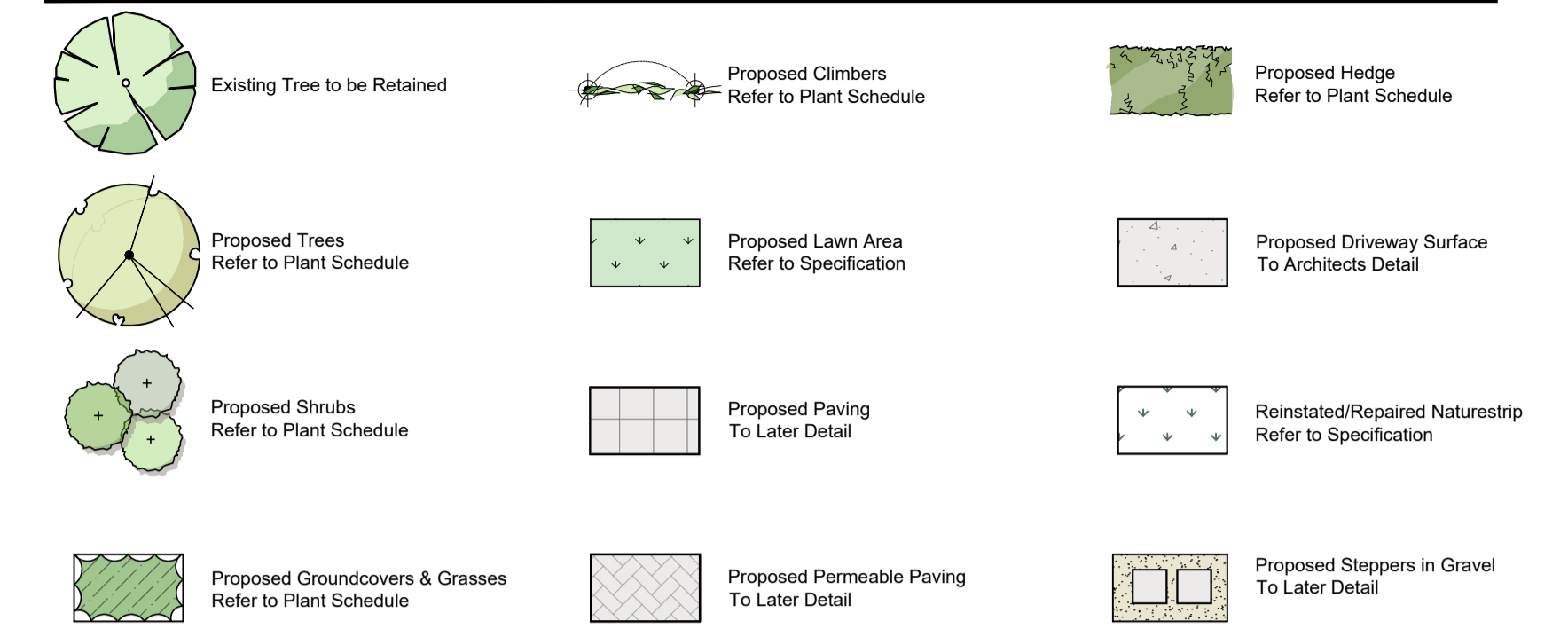
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UNIT DEVELOPMENT
517 HIGH STREET ROAD,
MOUNT WAVERLEY

SD03
REV. B



LEGEND



SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch

Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Aggregate Gravel Surface
Aggregate gravel is to be installed where shown comprising of a 50mm layer of gravel (7-14mm granite screenings or similar, no fines) over a base course of 75mm deep gently compacted Fine Crushed Rock. The subgrade is to be appropriately compacted.

Timber Edges
Provide 75 x 25mm treated pine edges to all borders between gravel mulch paths and garden beds using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the plinth.

Irrigation
An approved drip irrigation system is to be supplied to all landscape areas. An approved pop-up spray system is to be supplied to all lawn areas. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Lawn - Turf
"Sapphire" Soft Leaf Buffalo turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a stretcher pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.

Raised Planter Boxes
Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage coils at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively tanked and lined with coreflute to prevent leaking.

Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Provide a root anchor if trees are to be planted in a windy location.

Supply and spread evenly a special lightweight planter mix. (to be advised) Compact evenly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

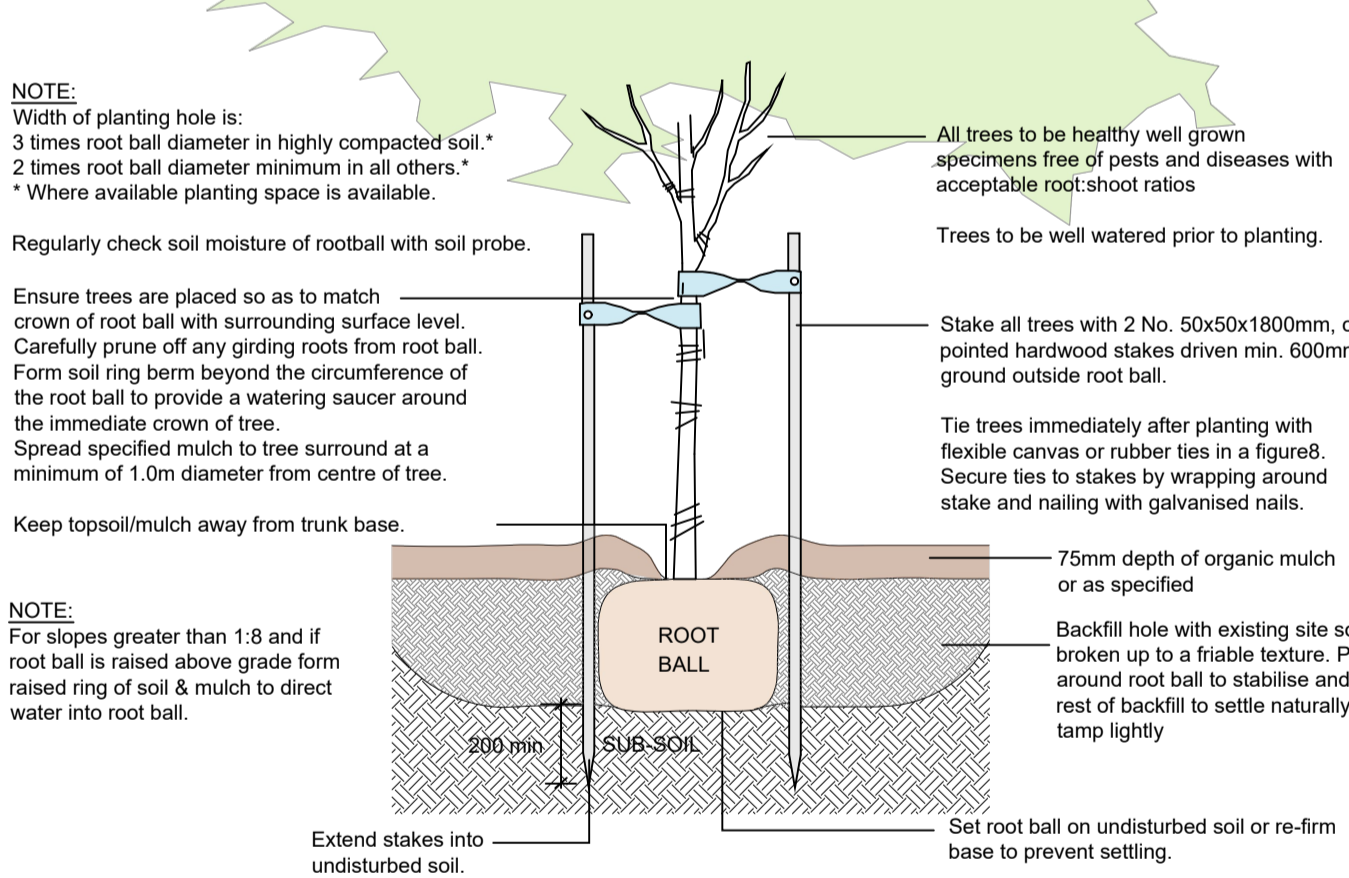
Repair/Restoration of damaged Nature-strips

Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

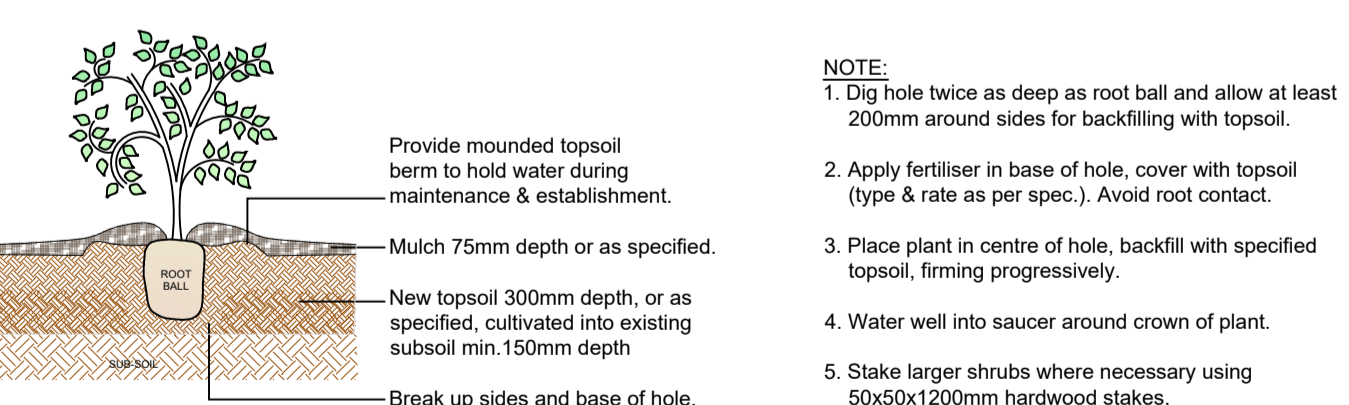
Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

TYPICAL PLANTING DETAILS



D1 TYPICAL TREE PLANTING DETAIL
Scale N.T.S.



D2 TYPICAL SHRUB PLANTING DETAIL
Scale N.T.S.

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
Ac	<i>Angophora costata</i>	Smooth Bark Apple	E/N	12 x 8m	2.0mH	1
Ai	<i>Acacia implexa</i>	Lightwood	E/N	6 x 4m	1.0mH	3
CeN	<i>Corymbia eximia</i> 'Nana'	Bloodwood	E/N	8 x 6m	2.0mH	2
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	E/N	8 x 5m	2.0mH	1
		TOTAL				7
SHRUBS						
Ce	<i>Crowea exalata</i>	Waxflower	E/N	0.6 x 1.5m	200mm pot	
Mp	<i>Murraya paniculata</i>	Orange Jessamine	E/Ex	2 x 1m (clipped)	200mm pot	
SaAS	<i>Syzygium australe</i> 'Aussie Southern'	Aussie Southern Lilly-pilly	E/N	5 x 1m (clipped)	200mm pot	
SaBC	<i>Syzygium australe</i> 'Bush Christmas'	Bush Christmas Lilly-pilly	E/N	2-3 x 1-2m	200mm pot	
		TOTAL				
GROUNDCOVERS						
ABB	<i>Agapanthus</i> 'Baby Blue'	Dwarf Agapanthus	E/Ex	0.25 X 0.25m	140mm pot	
DfLR	<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flax Lily	E/N	0.3-0.4 x 0.3m	140mm pot	
Gr	<i>Geranium</i> 'Rozanne'	Rozanne Geranium	E/N	0.5 x 0.6m	140mm pot	
LIN	<i>Lomandra longifolia</i> 'Nyalia'	Nyalia Mat-rush	E/N	0.8-0.9 x 0.8-0.9m	140mm pot	
LIT	<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat-rush	E/N	0.50-0.6 x 0.65m	140mm pot	
LmW	<i>Liriope muscari</i> 'Monroe's White'	Monroe's White Lily-turf	E/Ex	0.4 x 0.4m	140mm pot	
Lp	<i>Limonium perezii</i>	Sea Lavender	E/Ex	0.6 x 0.6m	140mm pot	
Ta	<i>Trachelospermum asiaticum</i>	Yellow Star Jasmine	E/Ex	0.2 x Spreading	140mm pot	
		TOTAL				
CLIMBERS						
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	E/Ex	Twining Climber	140mm pot	
		TOTAL				

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic