



**ADVERTISED COPY**

# EBG RETIREMENT LIVING

## RFI RESPONSE PACK

1-9 ALLEN STREET & 777-781 WARRIGAL RD OAKLEIGH

Prepared for [TOWN PLANNING](#) / November 2021

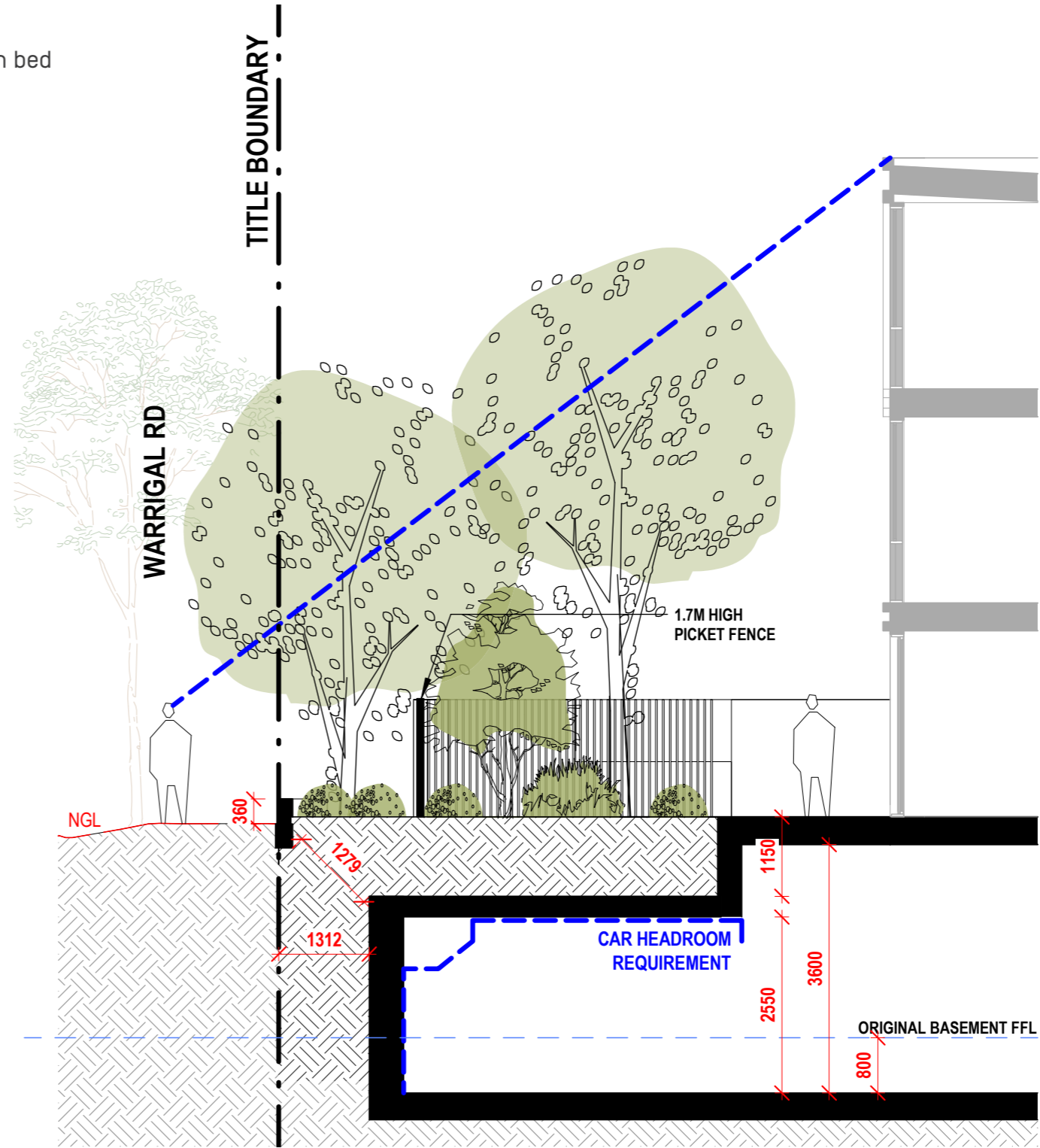
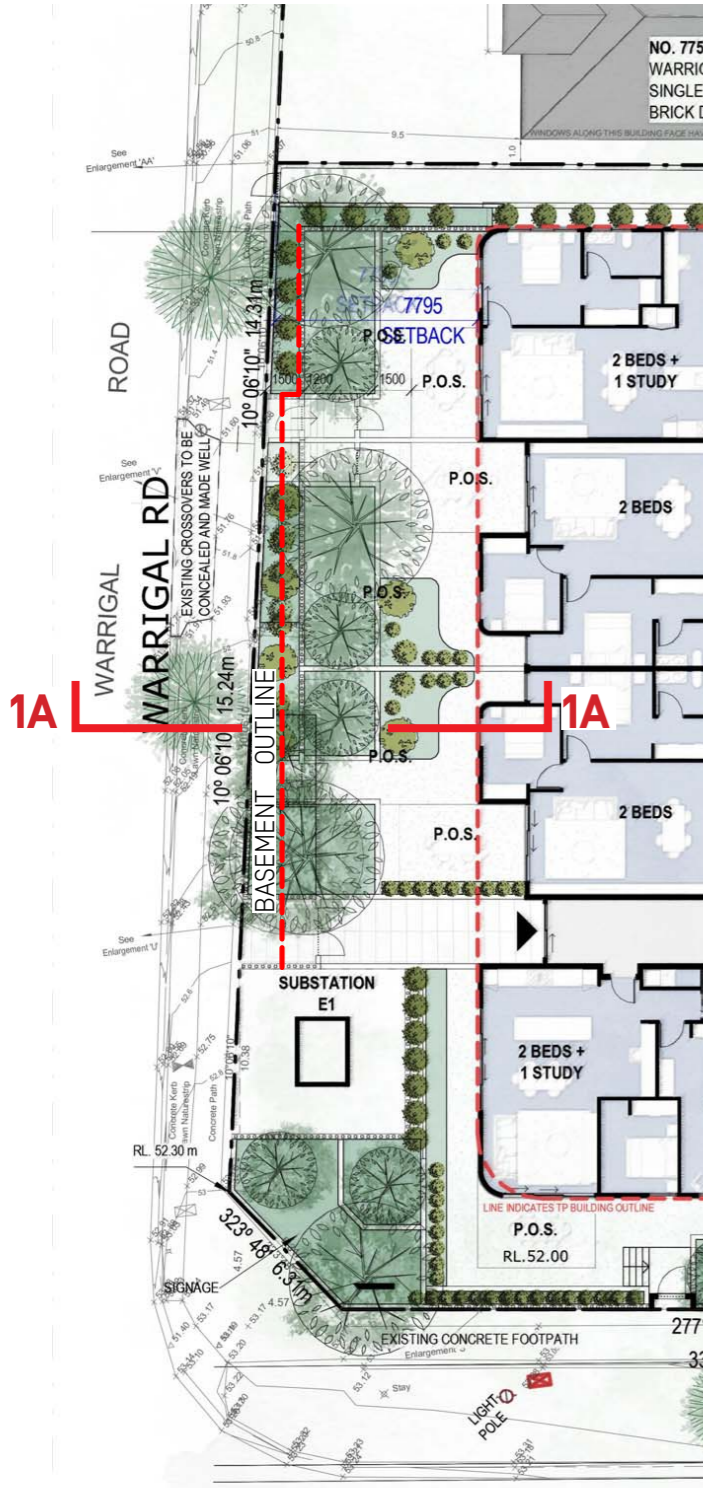
**V / A**  
**ARCHITECTS**



**RFI** - Deep soil planting along  
Warrigal Rd frontage.

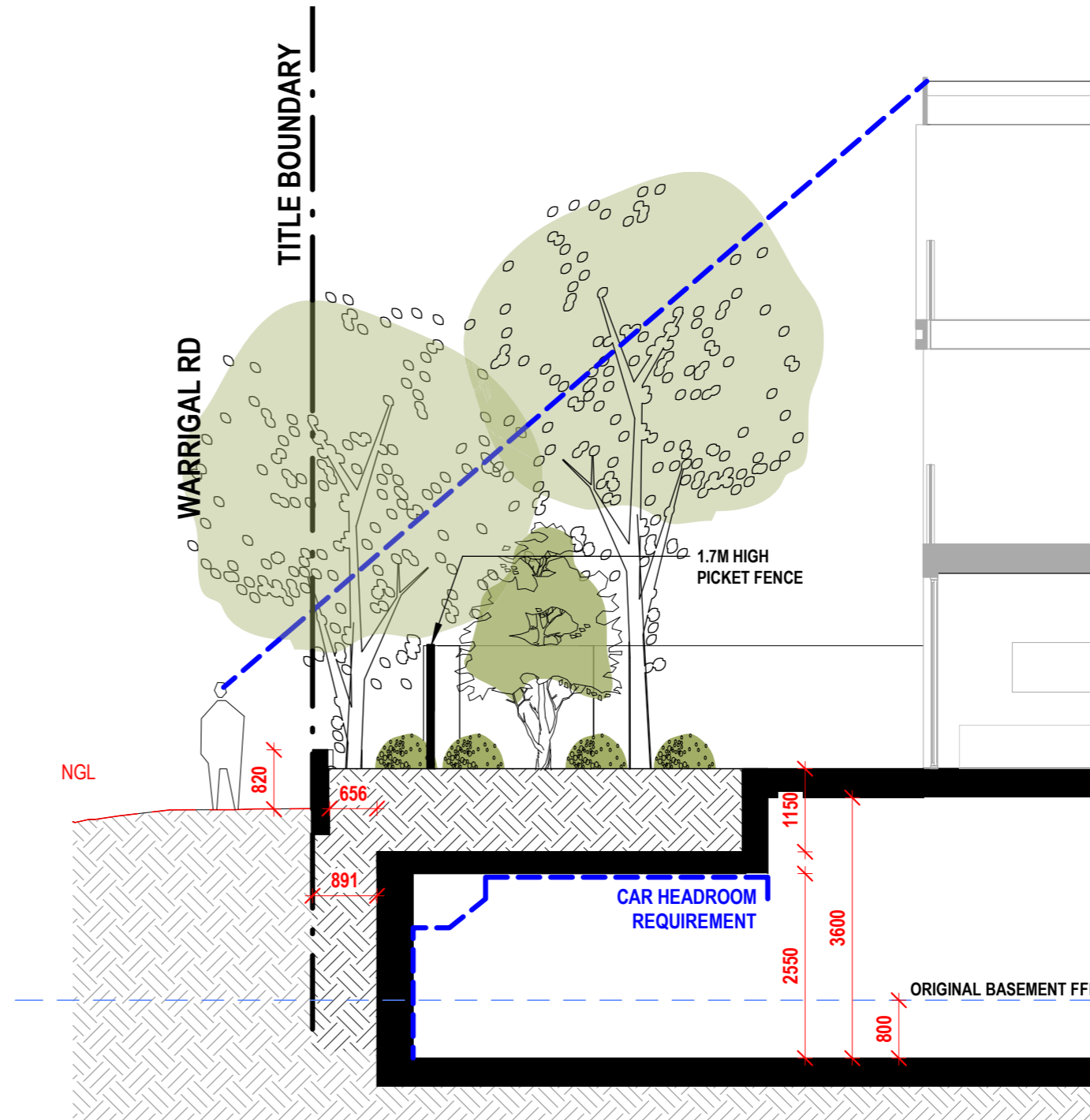
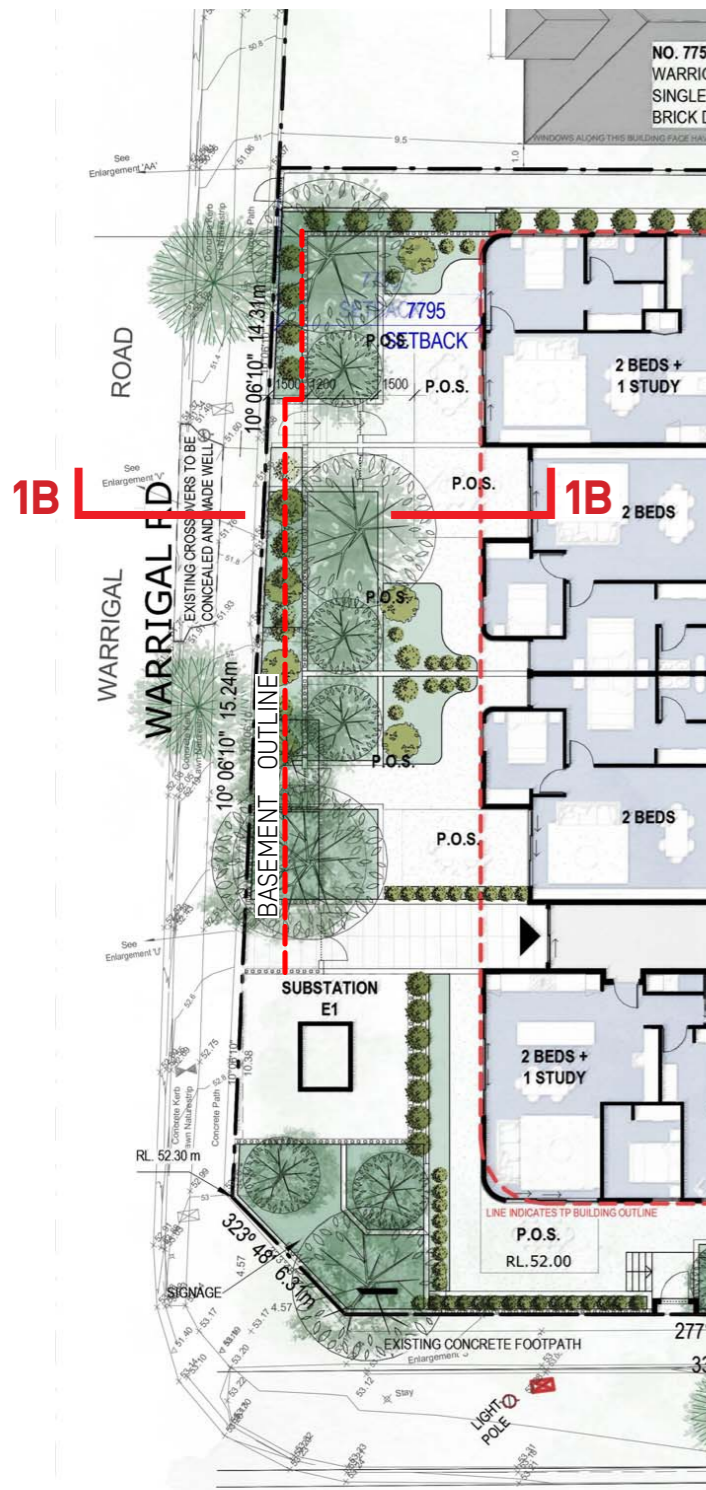
# DEEP SOIL PLATING (along WARRIGAL RD.)

- Reduce extent of basement, and
- Further sunken part of the basement level by 800mm, and drop down garden bed base slab to allow for deeper plating root zone.



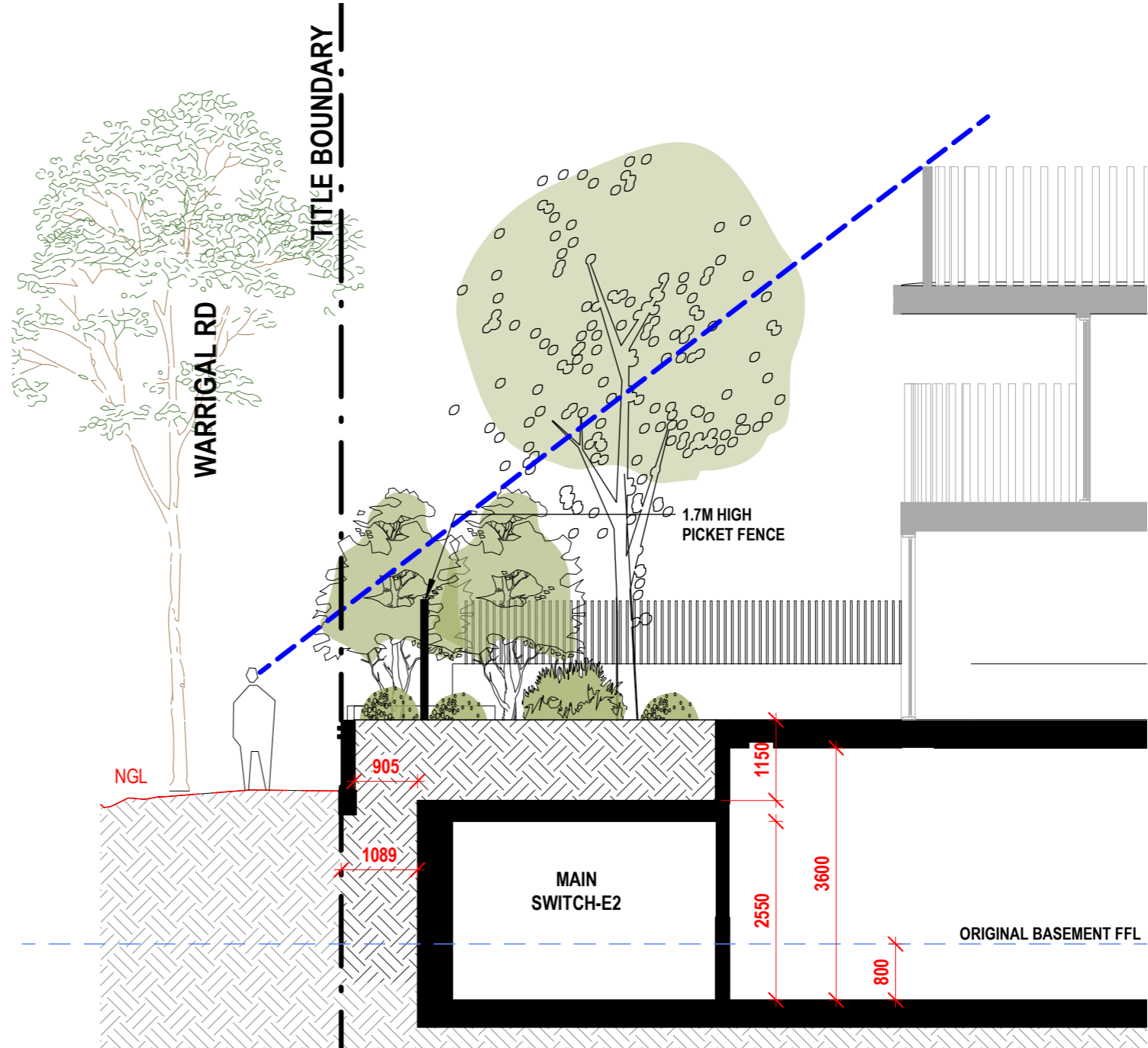
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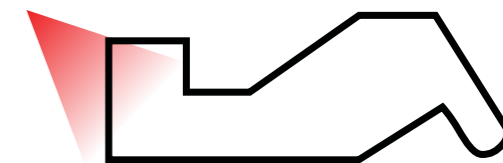


# Warrigal Rd. Deep soil planting

RFI RESPONSE



- Reduce extent of basement, and
- Further sunken part of the basement level by 800mm, and drop down garden bed base slab to allow for deeper planting root zone.

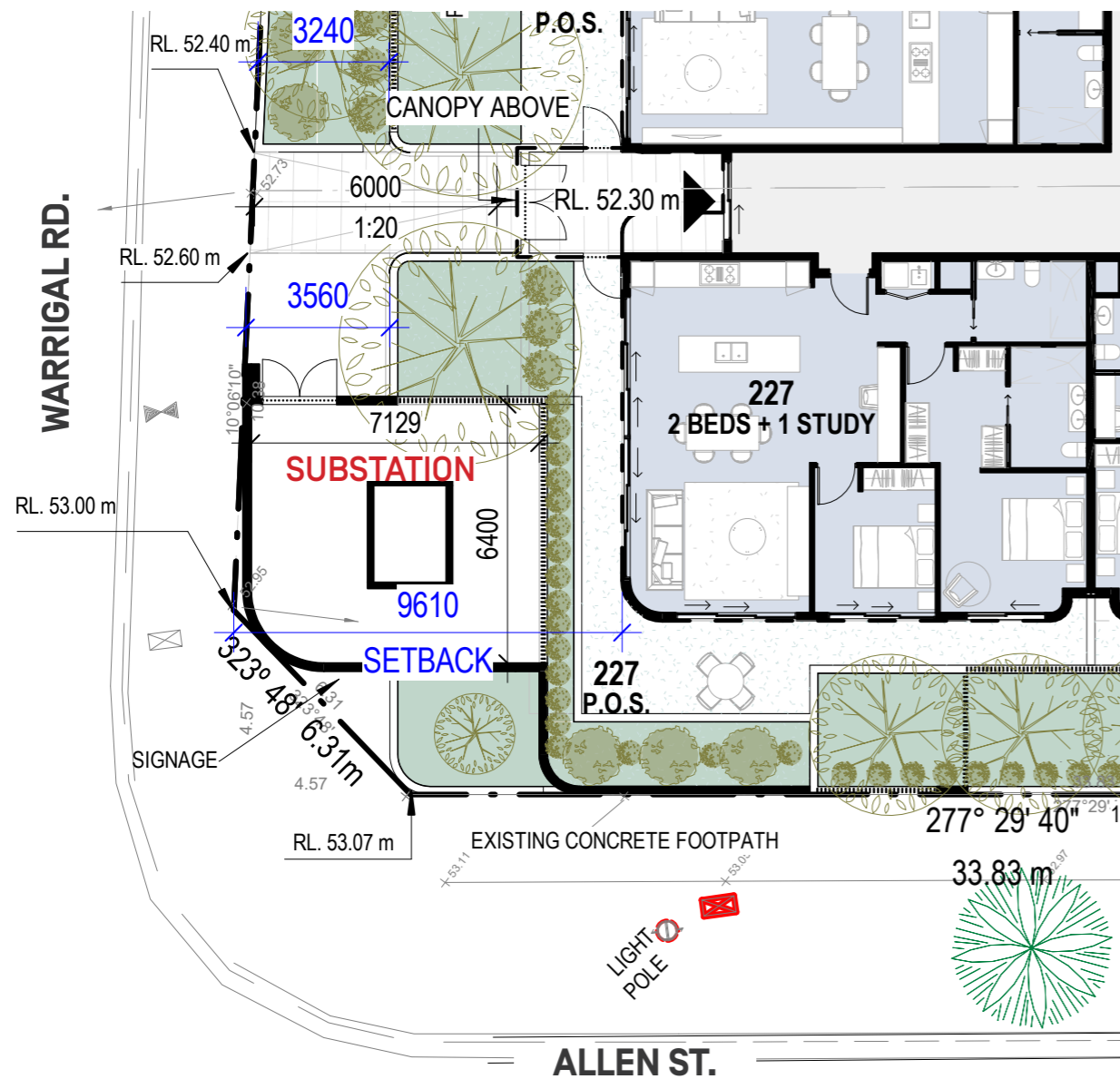




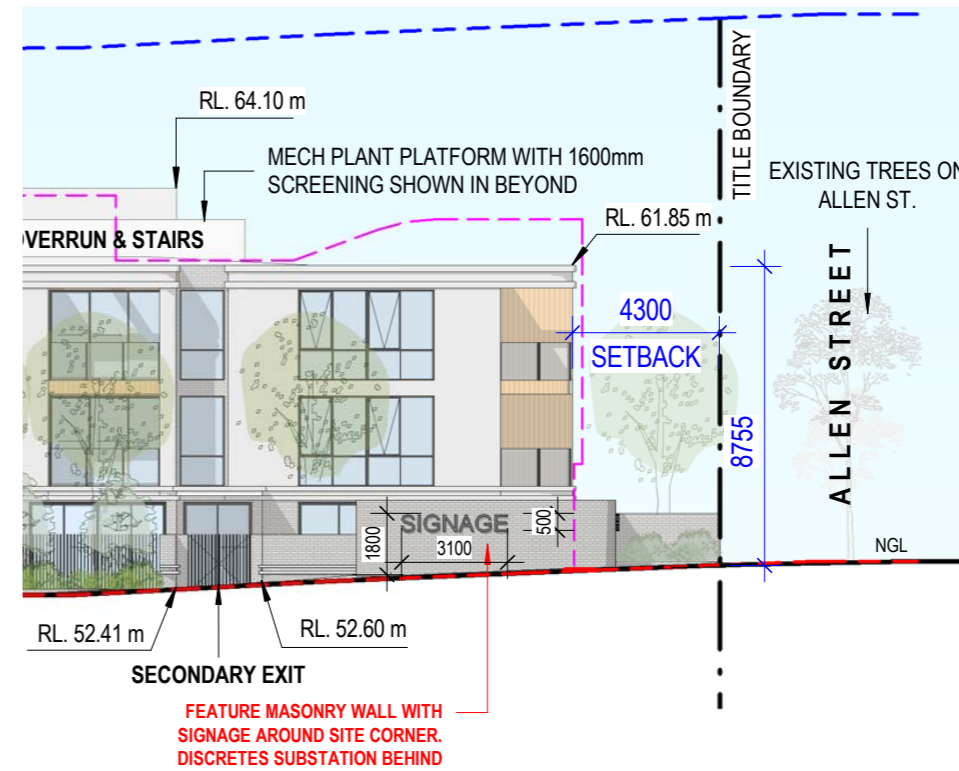
**RFI** - Proposed location of the substation with enclosure is not considered appropriate as it will detrimentally affect the streetscape, and further reduce the scope of landscaping within the Warrigal Rd, frontage.

# Services Component Articulation Along Street Frontage

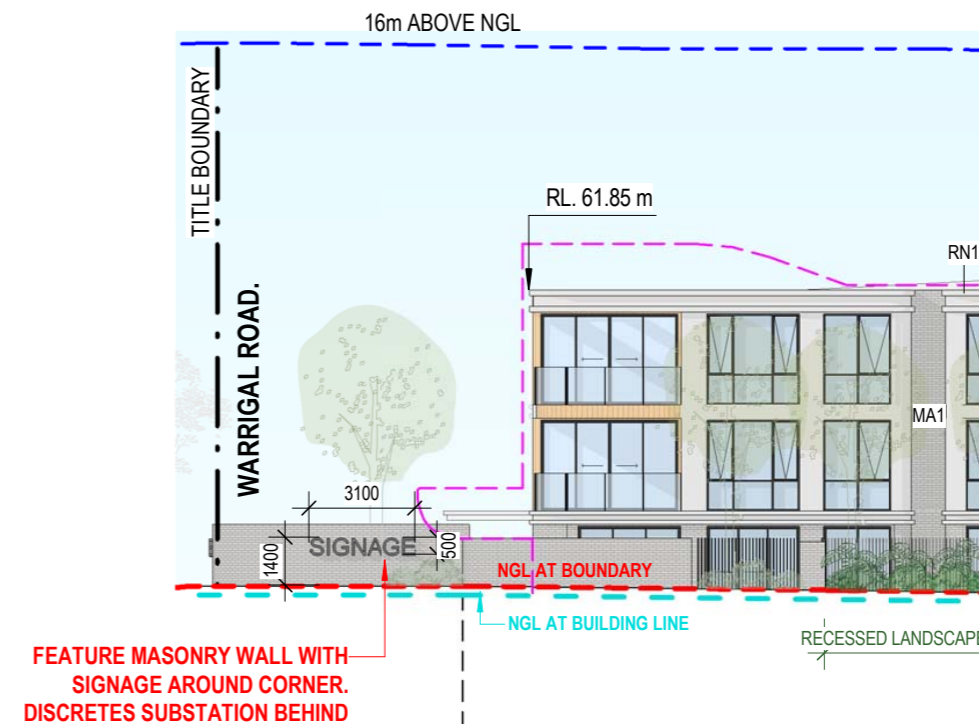
- Proposed feature signage wall with rendered finish to discrete the appearance of the substation.



SIGNAGE WALL PLAN



SIGNAGE WALL WARRIGAL RD. ELEVATION



SIGNAGE WALL ALLEN ST. ELEVATION



# / Substation Street Frontage

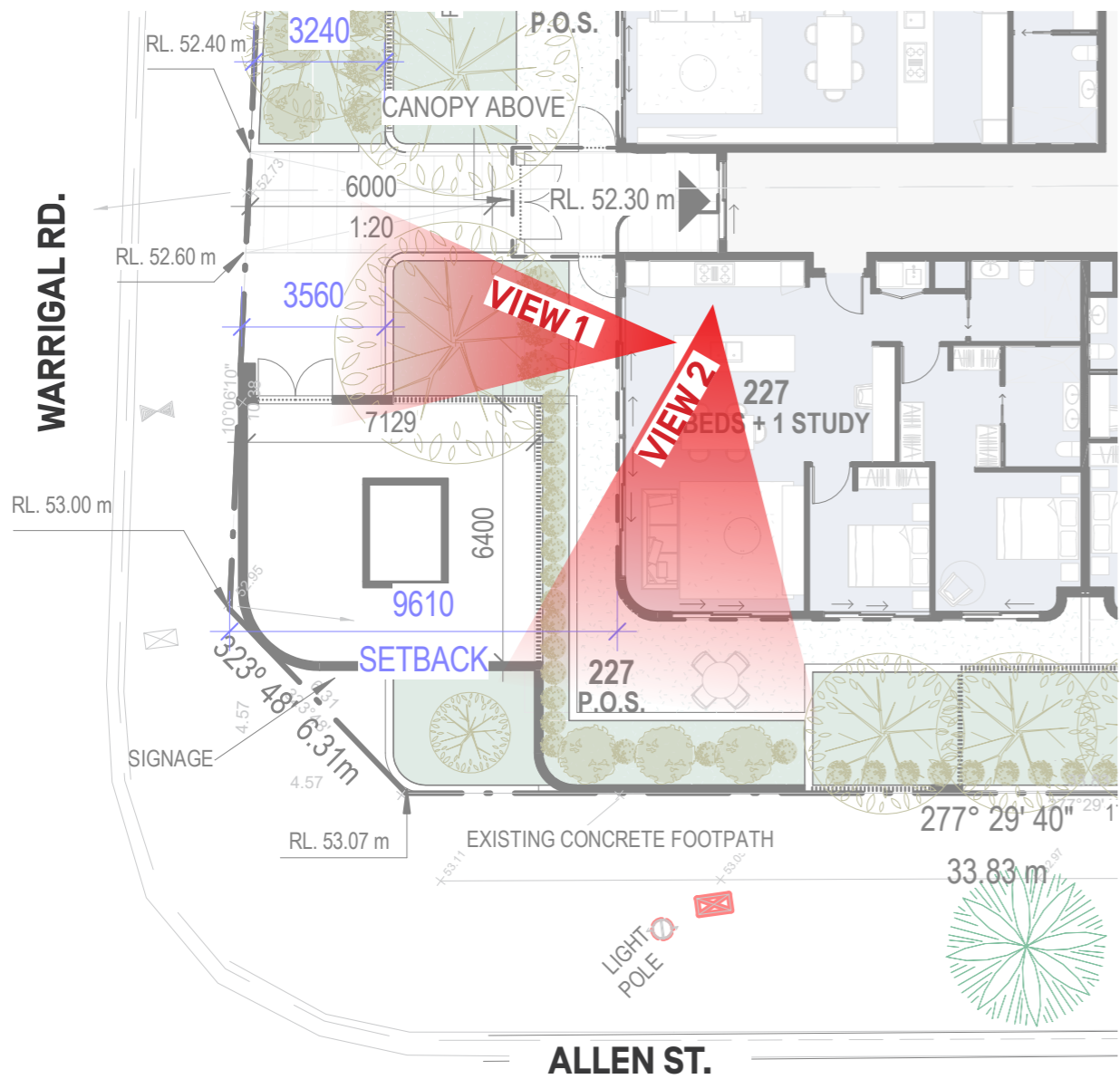
- Proposed feature signage wall with rendered finish to discrete the appearance of the substation.





# GROUND - **APT 227** AMENITY PERSPECTIVE VIEWS

RFI RESPONSE

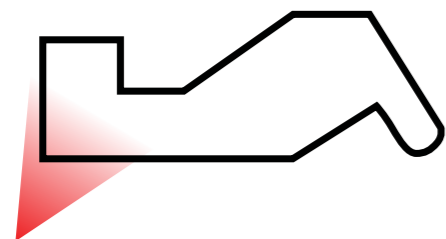
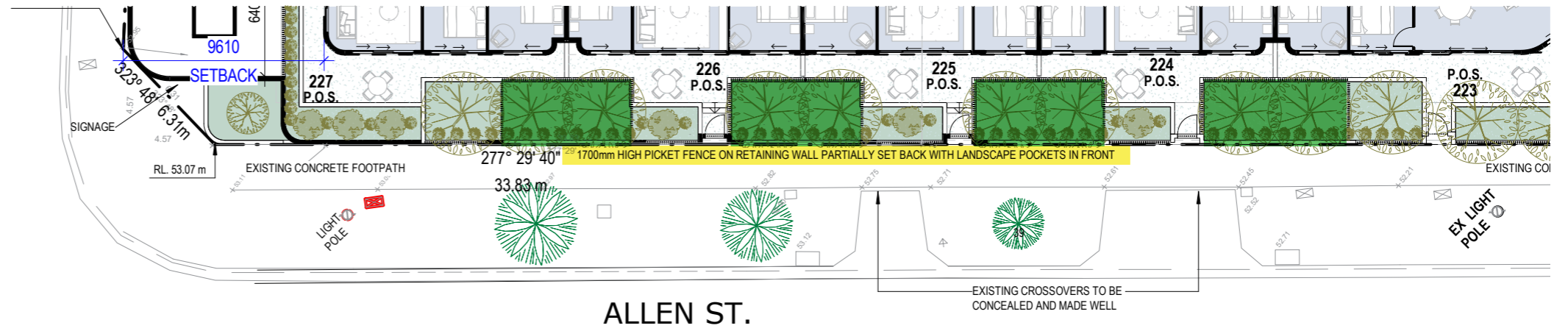




**RFI** - The provision of secluded private open space and associated high fencing along the Warrigal Rd & Allen St. frontages does not provide an open garden setting to satisfy the Garden City Character objective. The paving and structures within the secluded private open space areas will further reduce the scope of landscaping.

# Allen St. Fence and Landscape

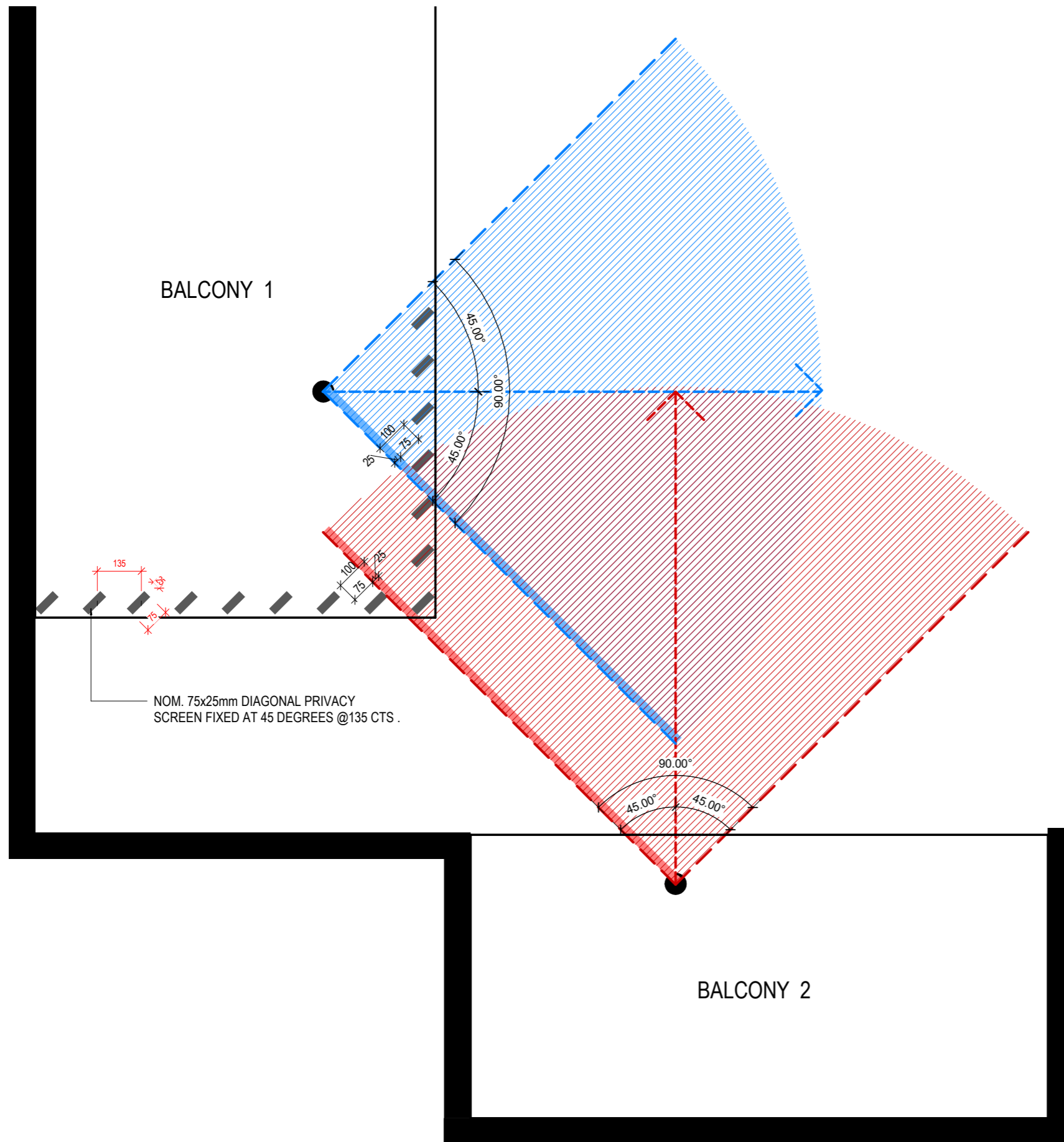
- 1.7 m high open picket fence with 25% Visual transparency, and
- Fence sets back to create landscape pockets to allow direct interface to footpaths.









**RFI** - Some of the balconies may result in internal overlooking. Such as the balconies of apartments 305&306, 319&320, 405&406

# TYPICAL BALCONY PRIVACY SCREENS



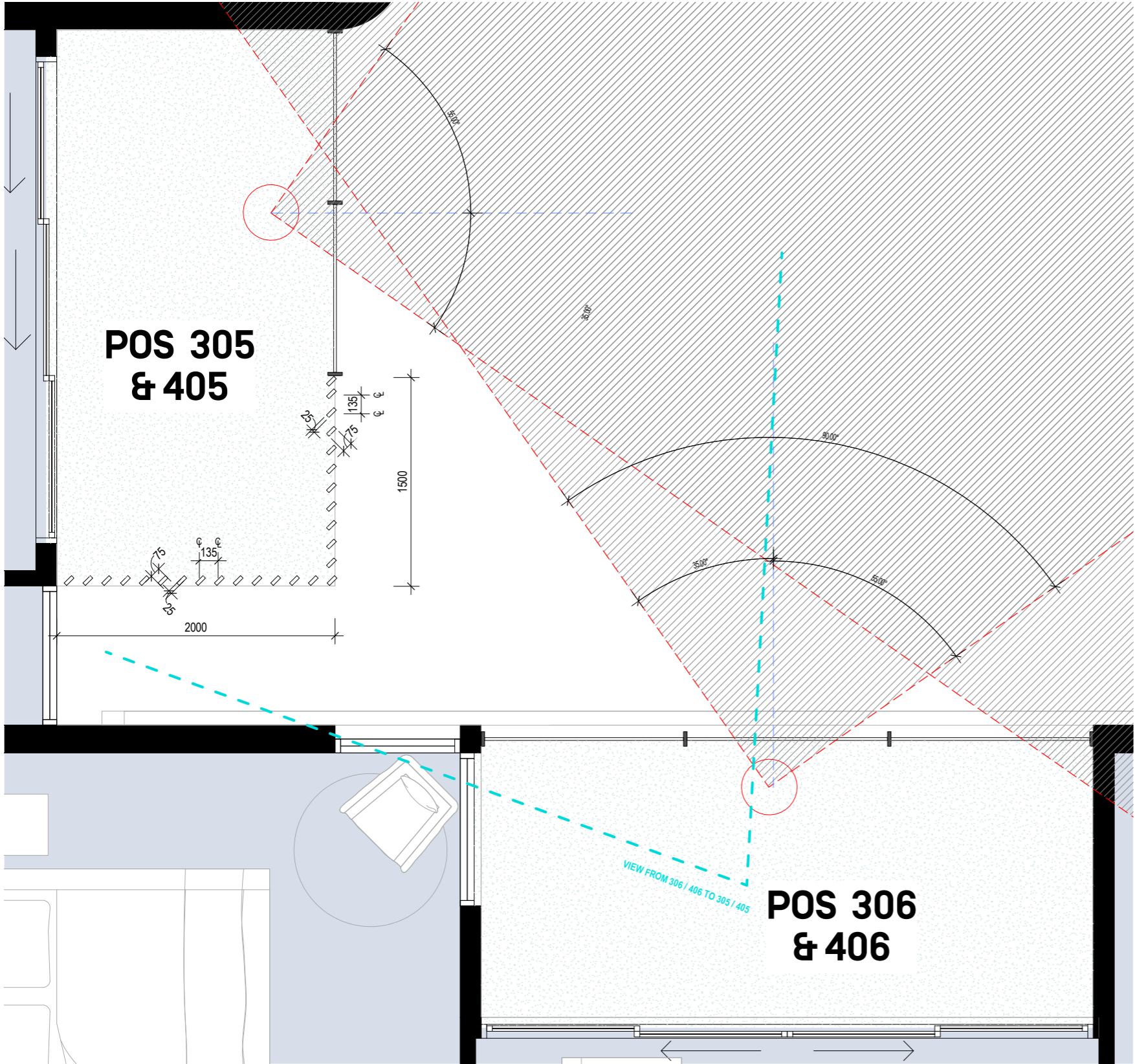
-  25% VISUAL PERMEABILITY
-  25% VISUAL PERMEABILITY
-  DIRECT UNINTERRUPTED VIEW
-  DIRECT UNINTERRUPTED VIEW



# LEVEL 1 & 2 VERTICAL PRIVACY SCREEN

BETWEEN BALCONIES IN APT 305 & 306 / APT 405 & 406

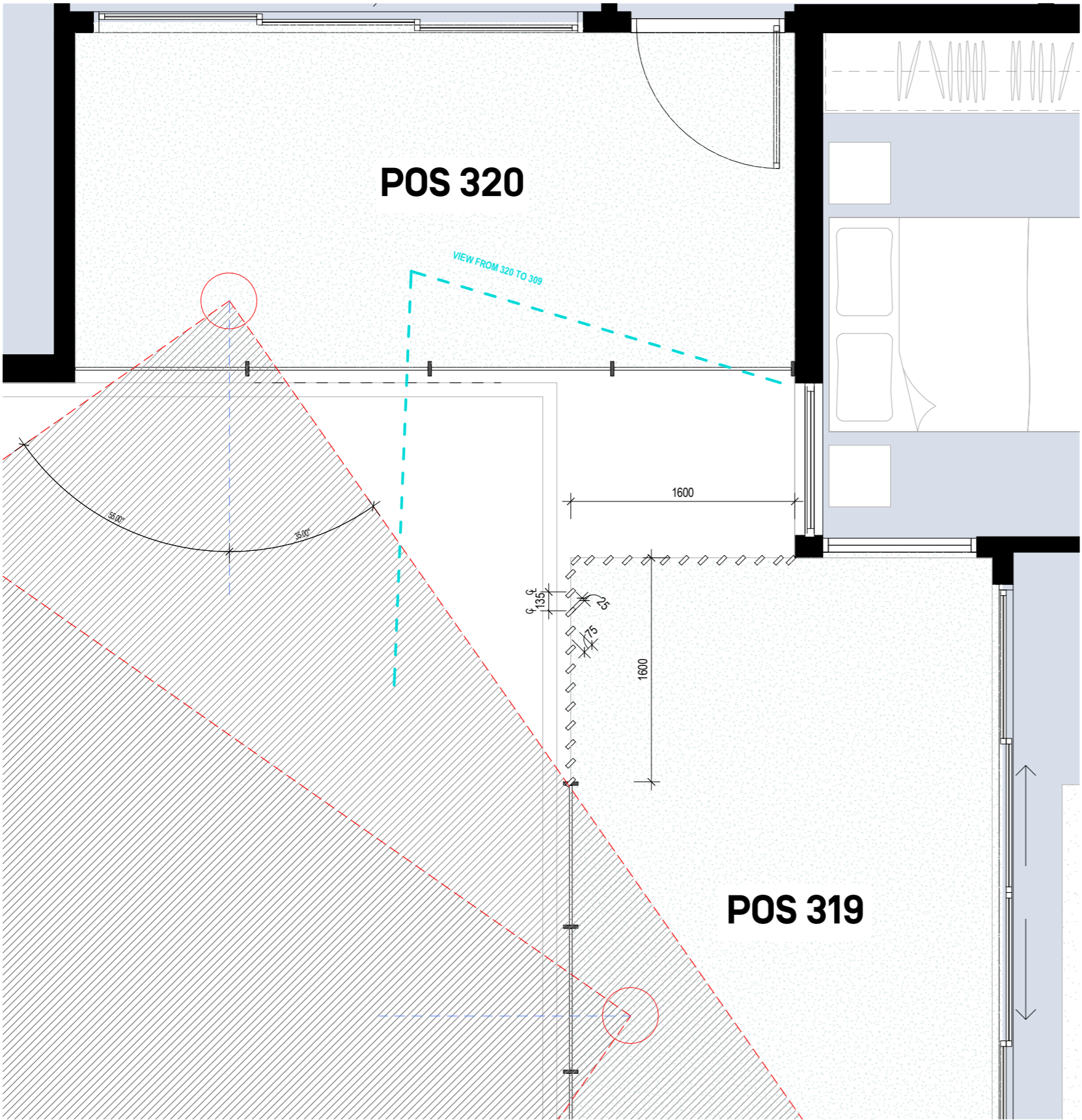
RFI RESPONSE





# LEVEL 1 VERTICAL PRIVACY SCREEN BETWEEN BALCONIES IN APT 319 & 320

RFI RESPONSE







**RFI** - It appears that the balconies of some apartments are too small to meet the needs of the future residents. This will be further assessed when details of the balconies are provided



# Apartment Area Schedule

## LOWER GROUND LEVEL APARTMENT AREA SCHEDULE

Number	ROOM TYPE	Area
101	1.5 BED	84 m <sup>2</sup>
102	2 BEDS	98 m <sup>2</sup>
103	2 BEDS	99 m <sup>2</sup>
104	2 BEDS + 1 STUDY	108 m <sup>2</sup>
105	2 BEDS	99 m <sup>2</sup>
106	2 BEDS	100 m <sup>2</sup>

## GROUND LEVEL APARTMENT AREA SCHEDULE

Number	ROOM TYPE	Area
201	2 BEDS	101 m <sup>2</sup>
202	2 BEDS	101 m <sup>2</sup>
203	2 BEDS + 1 STUDY	114 m <sup>2</sup>
204	3 BEDS + 1 STUDY	131 m <sup>2</sup>
205	1.5 BED	76 m <sup>2</sup>
206	2 BEDS + 1 STUDY	115 m <sup>2</sup>
207	2 BEDS + 1 STUDY	108 m <sup>2</sup>
208	2 BEDS	100 m <sup>2</sup>
209	2 BEDS	101 m <sup>2</sup>
210	2 BEDS	101 m <sup>2</sup>
211	2 BEDS	101 m <sup>2</sup>
212	2 BEDS	100 m <sup>2</sup>
213	2 BEDS	93 m <sup>2</sup>
214	2 BEDS + 1 STUDY	100 m <sup>2</sup>
215	3 BEDS + 1 STUDY	109 m <sup>2</sup>
216	3 BEDS + 1 STUDY	109 m <sup>2</sup>
217	3 BEDS	130 m <sup>2</sup>
218	2 BEDS + 1 STUDY	112 m <sup>2</sup>
219	3 BEDS + 1 STUDY	129 m <sup>2</sup>
220	2 BEDS	99 m <sup>2</sup>
221	2 BEDS	99 m <sup>2</sup>
222	2 BEDS	101 m <sup>2</sup>
223	2 BEDS + 1 STUDY	109 m <sup>2</sup>
224	2 BEDS + 1 STUDY	107 m <sup>2</sup>
225	2 BEDS + 1 STUDY	108 m <sup>2</sup>
226	2 BEDS + 1 STUDY	101 m <sup>2</sup>
227	2 BEDS + 1 STUDY	101 m <sup>2</sup>

## FIRST FLOOR APARTMENT AREA SCHEDULE

Number	ROOM TYPE	Area
301	2 BEDS	92 m <sup>2</sup>
302	2 BEDS	92 m <sup>2</sup>
303	2 BEDS	106 m <sup>2</sup>
304	3 BEDS + 1 STUDY	117 m <sup>2</sup>
305	1.5 BED	76 m <sup>2</sup>
306	2 BEDS + 1 STUDY	105 m <sup>2</sup>
307	2 BEDS + 1 STUDY	98 m <sup>2</sup>
308	2 BEDS	92 m <sup>2</sup>
309	2 BEDS	92 m <sup>2</sup>
310	2 BEDS	92 m <sup>2</sup>
311	2 BEDS	92 m <sup>2</sup>
312	2 BEDS	91 m <sup>2</sup>
313	2 BEDS	93 m <sup>2</sup>
314	2 BEDS + 1 STUDY	100 m <sup>2</sup>
315	3 BEDS + 1 STUDY	112 m <sup>2</sup>
316	3 BEDS + 1 STUDY	112 m <sup>2</sup>
317	3 BEDS	136 m <sup>2</sup>
318	3 BEDS + 1 STUDY	123 m <sup>2</sup>
319	3 BEDS + 1 STUDY	133 m <sup>2</sup>
320	3 BEDS + 1 STUDY	129 m <sup>2</sup>
321	2 BEDS	90 m <sup>2</sup>
322	2 BEDS	90 m <sup>2</sup>
323	2 BEDS	92 m <sup>2</sup>
324	2 BEDS + 1 STUDY	98 m <sup>2</sup>
325	2 BEDS + 1 STUDY	98 m <sup>2</sup>
326	2 BEDS + 1 STUDY	98 m <sup>2</sup>
327	2 BEDS + 1 STUDY	98 m <sup>2</sup>
328	2 BEDS + 1 STUDY	102 m <sup>2</sup>

## SECOND FLOOR APARTMENT AREA SCHEDULE

Number	ROOM TYPE	Area
401	2 BEDS	92 m <sup>2</sup>
402	2 BEDS	92 m <sup>2</sup>
403	1 BED	64 m <sup>2</sup>
404	2 BEDS	87 m <sup>2</sup>
405	1.5 BED	76 m <sup>2</sup>
406	2 BEDS + 1 STUDY	105 m <sup>2</sup>
407	2 BEDS + 1 STUDY	98 m <sup>2</sup>
408	2 BEDS	92 m <sup>2</sup>
409	2 BEDS	92 m <sup>2</sup>
410	3 BEDS + 1 STUDY	127 m <sup>2</sup>
411	3 BEDS + 1 STUDY	157 m <sup>2</sup>
412	3 BEDS	113 m <sup>2</sup>
413	3 BEDS	118 m <sup>2</sup>
414	3 BEDS + 1 STUDY	146 m <sup>2</sup>
415	2 BEDS	90 m <sup>2</sup>
416	2 BEDS	90 m <sup>2</sup>
417	2 BEDS	90 m <sup>2</sup>
418	2 BEDS	91 m <sup>2</sup>
419	2 BEDS + 1 STUDY	98 m <sup>2</sup>
420	2 BEDS + 1 STUDY	98 m <sup>2</sup>
421	2 BEDS + 1 STUDY	98 m <sup>2</sup>
422	2 BEDS + 1 STUDY	98 m <sup>2</sup>
423	2 BEDS + 1 STUDY	102 m <sup>2</sup>



# Balcony / P.O.S Area Schedule

## LOWER GROUND LEVEL BALCONY AREA SCHEDULE

Number	ROOM TYPE	Department	Area
101	1 BED	P.O.S.	33 m <sup>2</sup>
102	2 BEDS	P.O.S.	35 m <sup>2</sup>
103	2 BEDS	P.O.S.	36 m <sup>2</sup>
104	2 BEDS	P.O.S.	21 m <sup>2</sup>
105	2 BEDS	P.O.S.	44 m <sup>2</sup>
106	2 BEDS	P.O.S.	26 m <sup>2</sup>

196 m<sup>2</sup>

196 m<sup>2</sup>

## GROUND LEVEL BALCONY AREA SCHEDULE

Number	ROOM TYPE	Department	Area
201	2 BEDS	P.O.S.	65 m <sup>2</sup>
202	2 BEDS	P.O.S.	61 m <sup>2</sup>
203	2 BEDS	P.O.S.	53 m <sup>2</sup>
204	3 BEDS	P.O.S.	33 m <sup>2</sup>
205	1 BED	P.O.S.	21 m <sup>2</sup>
206	2 BEDS	P.O.S.	17 m <sup>2</sup>
207	2 BEDS	P.O.S.	26 m <sup>2</sup>
208	2 BEDS	P.O.S.	26 m <sup>2</sup>
209	2 BEDS	P.O.S.	28 m <sup>2</sup>
210	2 BEDS	P.O.S.	29 m <sup>2</sup>
211	2 BEDS	P.O.S.	29 m <sup>2</sup>
212	2 BEDS	P.O.S.	23 m <sup>2</sup>
213	2 BEDS	P.O.S.	7 m <sup>2</sup>
213	2 BEDS	P.O.S.	12 m <sup>2</sup>
214	2 BEDS	P.O.S.	17 m <sup>2</sup>
215	3 BEDS	P.O.S.	16 m <sup>2</sup>
215	3 BEDS	P.O.S.	2 m <sup>2</sup>
216	3 BEDS	P.O.S.	12 m <sup>2</sup>
216	3 BEDS	P.O.S.	2 m <sup>2</sup>
217	3 BEDS	P.O.S.	10 m <sup>2</sup>
217	3 BEDS	P.O.S.	3 m <sup>2</sup>
218	2 BEDS	P.O.S.	28 m <sup>2</sup>
219	3 BEDS	P.O.S.	35 m <sup>2</sup>
220	2 BEDS	P.O.S.	28 m <sup>2</sup>
221	2 BEDS	P.O.S.	28 m <sup>2</sup>
222	2 BEDS	P.O.S.	28 m <sup>2</sup>
223	2 BEDS	P.O.S.	53 m <sup>2</sup>
224	2 BEDS	P.O.S.	29 m <sup>2</sup>
225	2 BEDS	P.O.S.	39 m <sup>2</sup>
226	2 BEDS	P.O.S.	37 m <sup>2</sup>
227	2 BEDS	P.O.S.	71 m <sup>2</sup>

868 m<sup>2</sup>

868 m<sup>2</sup>

## FIRST FLOOR BALCONY AREA SCHEDULE

Number	ROOM TYPE	Department	Area
301	2 BEDS	P.O.S.	9 m <sup>2</sup>
302	2 BEDS	P.O.S.	9 m <sup>2</sup>
303	2 BEDS	P.O.S.	8 m <sup>2</sup>
304	3 BEDS	P.O.S.	14 m <sup>2</sup>
305	1 BED	P.O.S.	8 m <sup>2</sup>
306	2 BEDS	P.O.S.	9 m <sup>2</sup>
307	2 BEDS	P.O.S.	9 m <sup>2</sup>
308	2 BEDS	P.O.S.	9 m <sup>2</sup>
309	2 BEDS	P.O.S.	9 m <sup>2</sup>
310	2 BEDS	P.O.S.	9 m <sup>2</sup>
311	2 BEDS	P.O.S.	9 m <sup>2</sup>
312	2 BEDS	P.O.S.	9 m <sup>2</sup>
313	2 BEDS	P.O.S.	12 m <sup>2</sup>
313	2 BEDS	P.O.S.	6 m <sup>2</sup>
314	2 BEDS	P.O.S.	17 m <sup>2</sup>
315	3 BEDS	P.O.S.	17 m <sup>2</sup>
315	3 BEDS	P.O.S.	3 m <sup>2</sup>
316	3 BEDS	P.O.S.	17 m <sup>2</sup>
316	3 BEDS	P.O.S.	3 m <sup>2</sup>
317	3 BEDS	P.O.S.	15 m <sup>2</sup>
317	3 BEDS	P.O.S.	4 m <sup>2</sup>
318	3 BEDS	P.O.S.	22 m <sup>2</sup>
319	3 BEDS	P.O.S.	15 m <sup>2</sup>
320	3 BEDS	P.O.S.	13 m <sup>2</sup>
320	3 BEDS	P.O.S.	3 m <sup>2</sup>
321	2 BEDS	P.O.S.	9 m <sup>2</sup>
322	2 BEDS	P.O.S.	9 m <sup>2</sup>
323	2 BEDS	P.O.S.	9 m <sup>2</sup>
323	2 BEDS	P.O.S.	3 m <sup>2</sup>
324	2 BEDS	P.O.S.	13 m <sup>2</sup>
325	2 BEDS	P.O.S.	9 m <sup>2</sup>
326	2 BEDS	P.O.S.	9 m <sup>2</sup>
327	2 BEDS	P.O.S.	9 m <sup>2</sup>
328	2 BEDS	P.O.S.	9 m <sup>2</sup>

344 m<sup>2</sup>

344 m<sup>2</sup>

## SECOND FLOOR BALCONY AREA SCHEDULE

Number	ROOM TYPE	Department	Area
401	2 BEDS	P.O.S.	9 m <sup>2</sup>
402	2 BEDS	P.O.S.	9 m <sup>2</sup>
403	1 BED	P.O.S.	28 m <sup>2</sup>
404	2 BEDS	P.O.S.	24 m <sup>2</sup>
405	1 BED	P.O.S.	8 m <sup>2</sup>
406	2 BEDS	P.O.S.	9 m <sup>2</sup>
407	2 BEDS	P.O.S.	9 m <sup>2</sup>
408	2 BEDS	P.O.S.	9 m <sup>2</sup>
409	2 BEDS	P.O.S.	9 m <sup>2</sup>
410	3 BEDS	P.O.S.	18 m <sup>2</sup>
411	3 BEDS	P.O.S.	33 m <sup>2</sup>
412	3 BEDS	P.O.S.	109 m <sup>2</sup>
413	3 BEDS	P.O.S.	107 m <sup>2</sup>
414	3 BEDS	P.O.S.	80 m <sup>2</sup>
415	2 BEDS	P.O.S.	11 m <sup>2</sup>
416	2 BEDS	P.O.S.	9 m <sup>2</sup>
417	2 BEDS	P.O.S.	9 m <sup>2</sup>
418	2 BEDS	P.O.S.	9 m <sup>2</sup>
419	2 BEDS	P.O.S.	13 m <sup>2</sup>
420	2 BEDS	P.O.S.	9 m <sup>2</sup>
421	2 BEDS	P.O.S.	9 m <sup>2</sup>
422	2 BEDS	P.O.S.	9 m <sup>2</sup>
423	2 BEDS	P.O.S.	9 m <sup>2</sup>

553 m<sup>2</sup>

553 m<sup>2</sup>

