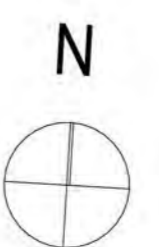


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PAVEMENT AREA

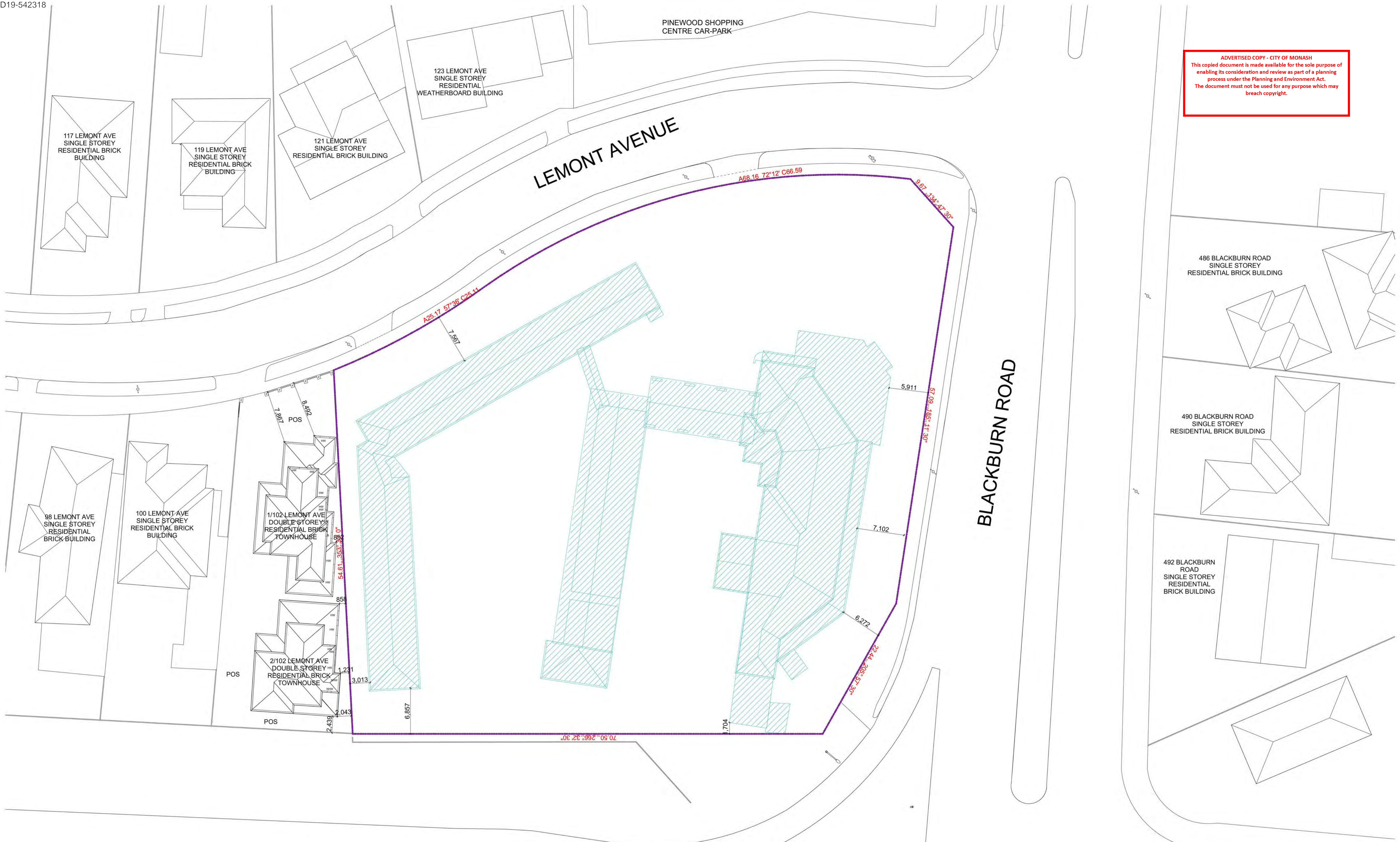


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Client
BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name
RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawing Title: EXISTING CONDITION		
Scale: 1:250 @ A1	Date: 08.11.2019	
Status: TP	Checked By:	
Project No:	Drawing No.:	Rev.:
19.012	TP1.02	-
Plot Date:	11/7/2019	

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123 LEMONT AVE
SINGLE STOREY
RESIDENTIAL
WEATHERBOARD BUILDING

117 LEMONT AVE
SINGLE STOREY
RESIDENTIAL BRICK
BUILDING

119 LEMONT AVE
SINGLE STOREY
RESIDENTIAL BRICK
BUILDING

121 LEMONT AVE
SINGLE STOREY
RESIDENTIAL BRICK BUILDING

PINEWOOD SHOPPING
CENTRE CAR-PARK

LEMONT AVENUE

486 BLACKBURN ROAD
SINGLE STOREY
RESIDENTIAL BRICK BUILDING

490 BLACKBURN ROAD
SINGLE STOREY
RESIDENTIAL BRICK BUILDING


492 BLACKBURN
ROAD
SINGLE STOREY
RESIDENTIAL
BRICK BUILDING

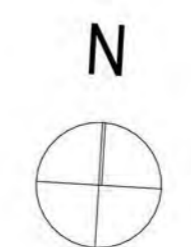
BLACKBURN ROAD

MONASH OFF ROAD RAMP

EGLAD ROAD



 TO BE DEMOLISHED



Client
BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name
RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawing Title: DEMOLITION PLAN		
Scale: 1:250 @ A1	Date: 08.11.2019	
Status: TP	Checked By:	
Project No: 19.012	Drawing No.:	Rev.:
	TP1.08	-
Plot Date:	11/7/2019	

PINEWOOD SHOPPING CENTRE CAR-PARK

123 LEMONT AVE
SINGLE STOREY
RESIDENTIAL
WEATHERBOARD BUILDING

LEMONT AVENUE

117 LEMONT AVE
SINGLE STOREY
RESIDENTIAL BRICK
BUILDING

119 LEMONT AVE
SINGLE STOREY
RESIDENTIAL BRICK
BUILDING

121 LEMONT AVE
SINGLE STOREY
RESIDENTIAL BRICK BUILDING

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A25.17 57°36' C25.11
46.612

A68.16 72°12' C66.59

46.275

3.67 134°47'30"
9.672

0.8075

57.09 185°11'30"

BLACKBURN ROAD

SITE PLAN
6350SQM

486 BLACKBURN ROAD
SINGLE STOREY
RESIDENTIAL BRICK BUILDING

490 BLACKBURN ROAD
SINGLE STOREY
RESIDENTIAL BRICK BUILDING

492 BLACKBURN ROAD
SINGLE STOREY
RESIDENTIAL
BRICK BUILDING

98 LEMONT AVE
SINGLE STOREY
RESIDENTIAL
BRICK BUILDING

100 LEMONT AVE
SINGLE STOREY
RESIDENTIAL BRICK
BUILDING

1/102 LEMONT AVE
DOUBLE STOREY
RESIDENTIAL BRICK
TOWNHOUSE

2/102 LEMONT AVE
DOUBLE STOREY
RESIDENTIAL BRICK
TOWNHOUSE

54.61 353°33'0"

154.195

22.44 205°57'30"
0.14722

70.500

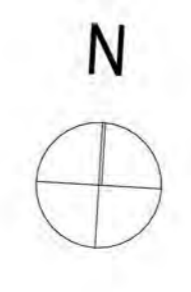
70.50 266°32'30"

MONASH OFF ROAD RAMP

EGLAND ROAD



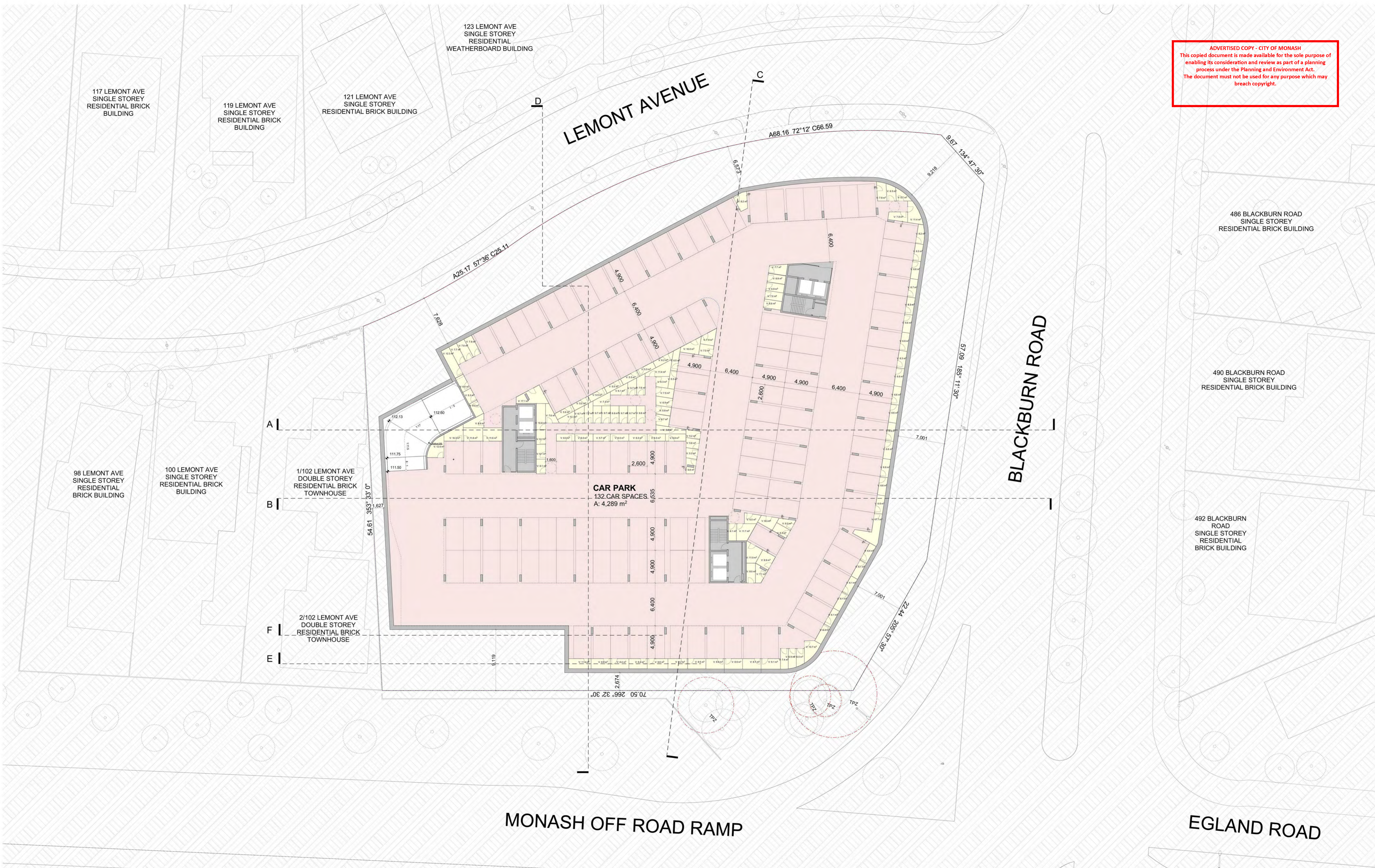
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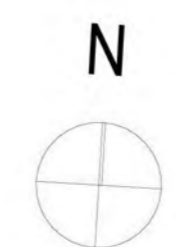
Client
BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name
RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawing Title: SITE PLAN		
Scale: 1:250 @ A1	Date: 08.11.2019	
Status: TP	Checked By:	
Project No: 19.012	Drawing No.: TP1.09	Rev.: -
Plot Date: 11/7/2019		

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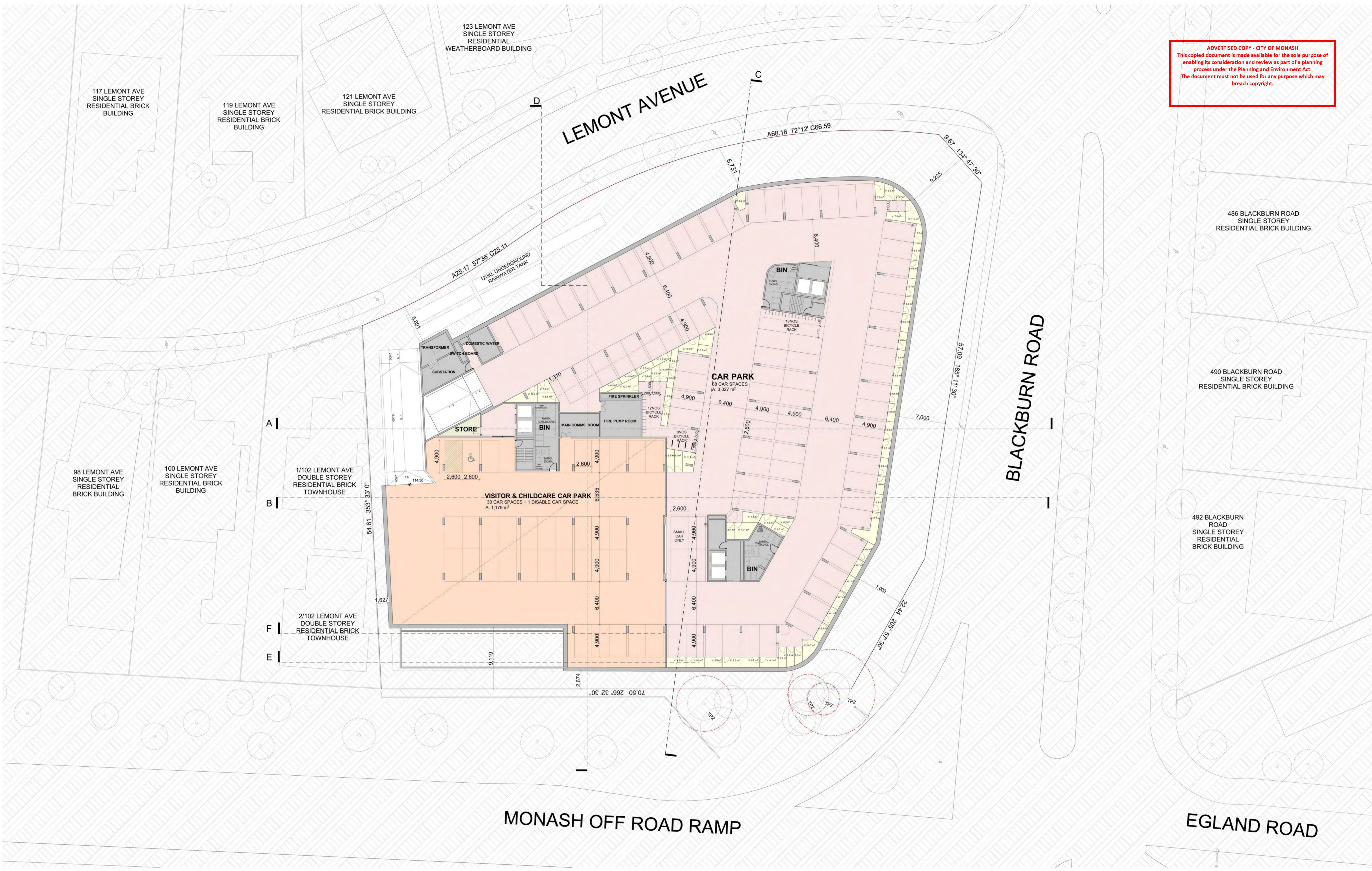
STORAGE ZONES
ALL CAR SPACES DIMENSION ARE 2600MM X 4900MM



Client
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Project Name
RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

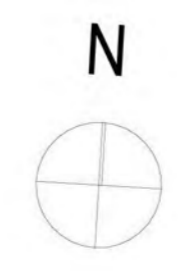
Drawing Title: BASEMENT 02	
Scale: 1:250 @ A1	Date: 08.11.2019
Status: TP	Checked By:
Project No: 19.012	Drawing No.: TP2.01
Plot Date: 11/8/2019	

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STORAGE ZONES
ALL CAR SPACES DIMENSION ARE 2600MM X 4900MM



Client
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Project Name
RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawing Title:
BASEMENT 01
Scale: 1:250 @ A1 Date: 08.11.2019
Status: TP Checked By:
Project No: Drawing No.: Rev.:
19.012 TP2.02 -
Plot Date: 11/8/2019

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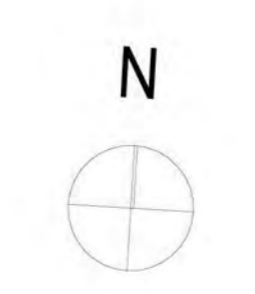


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○ PROPOSED NEW STREET TREE SUBJECT TO APPROVAL (REFER TO LANDSCAPE DRAWING)

SITE COVERAGE AREA = 4,036 SQM (63.6%)
PERMEABLE AREA = 1,455 SQM (22.9%)
GREEN AREA = 2,266 SQM (35.7%)



Client
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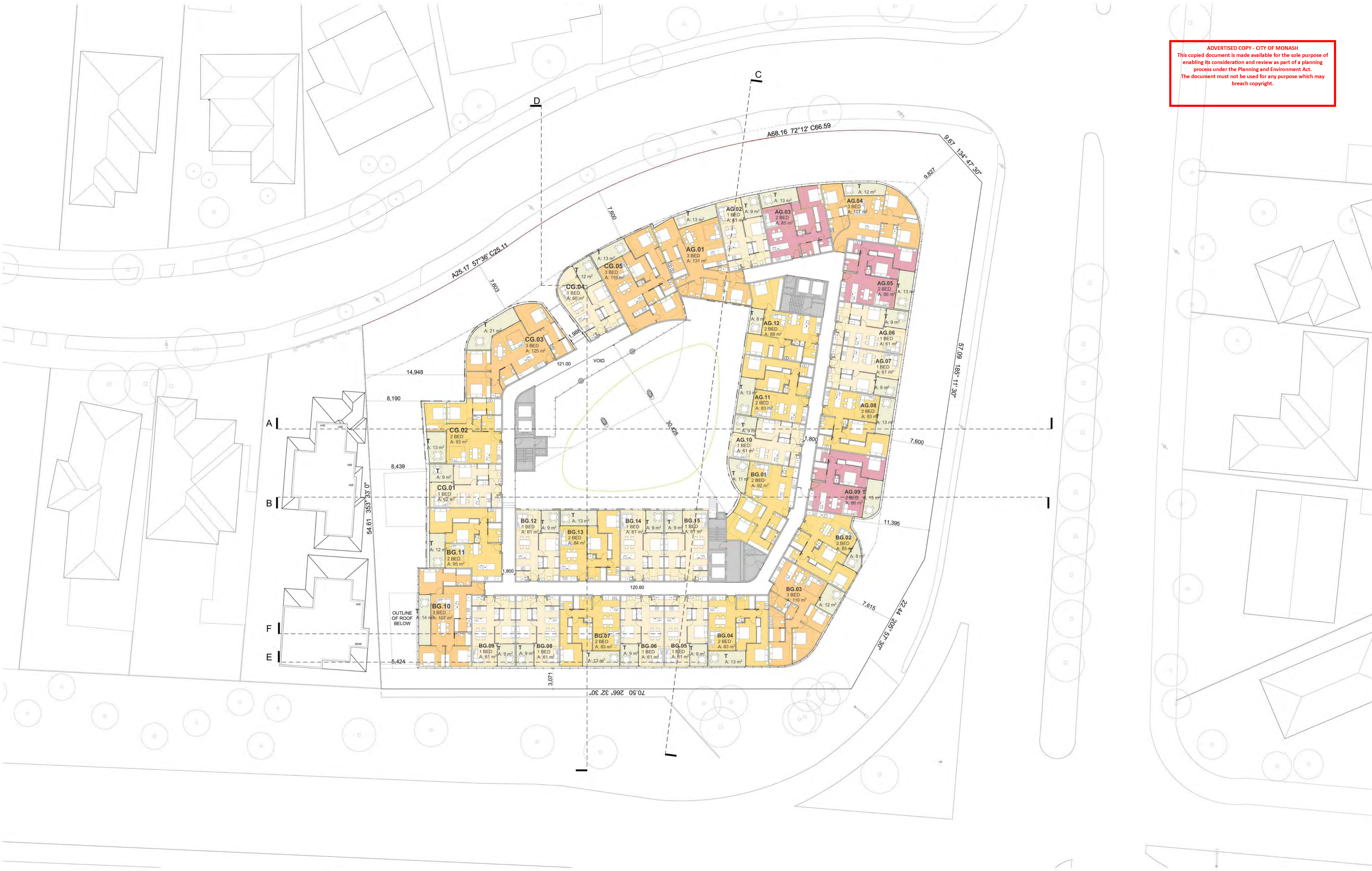
Project Name
**RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY**

Drawing Title:
LOWER GROUND

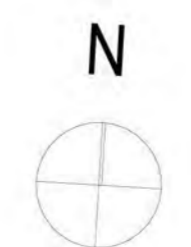
Scale: 1:250 @ A1 Date: 08.11.2019
Status: TP Checked By:
Project No.: Drawing No.: Rev.:
19.012 TP2.03 -
Plot Date: 11/8/2019

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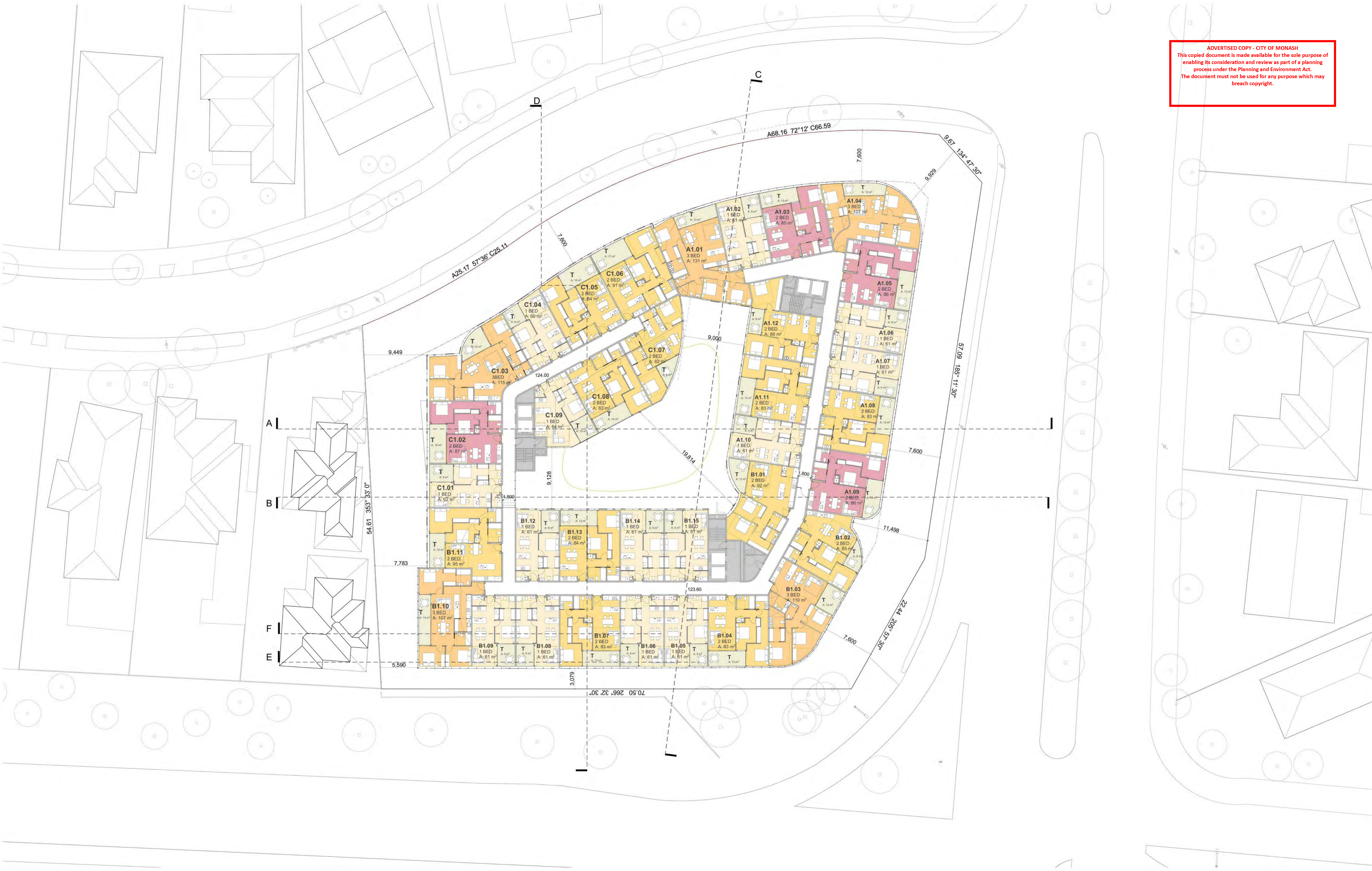
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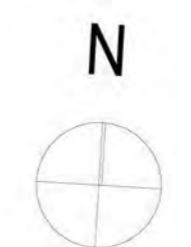
Client
BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name
**RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY**

Drawing Title: UPPER GROUND	
Scale: 1:250 @ A1	Date: 08.11.2019
Status: TP	Checked By:
Project No:	Drawing No.: TP2.04
19.012	Rev.:
Plot Date:	11/8/2019

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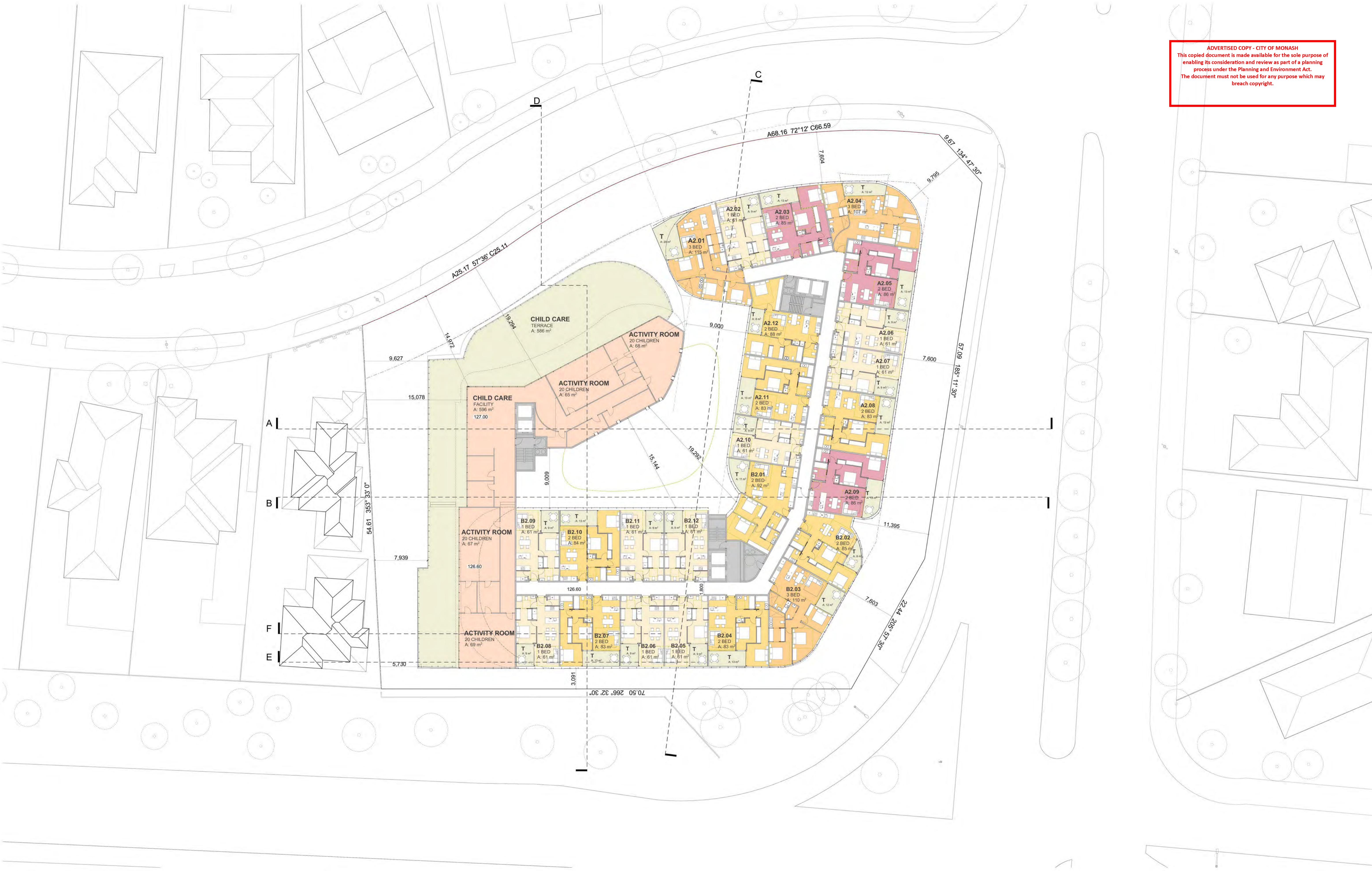


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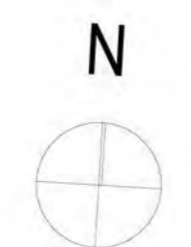
Project Name
**RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY**

Drawing Title: LEVEL 01	
Scale: 1:250 @ A1	Date: 08.11.2019
Status: TP	Checked By:
Project No: 19.012	Drawing No.: TP2.05
Plot Date:	Rev.: -

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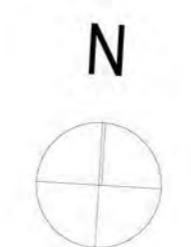
Client
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Project Name
**RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY**

Drawing Title: LEVEL 02	
Scale: 1:250 @ A1	Date: 08.11.2019
Status: TP	Checked By:
Project No: 19.012	Drawing No.: TP2.06
Plot Date:	Rev.: -

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Client
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Project Name
**RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY**

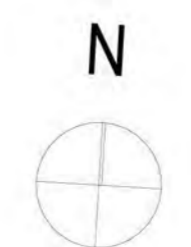
Drawing Title: LEVEL 03	
Scale: 1:250 @ A1	Date: 08.11.2019
Status: TP	Checked By:
Project No: 19.012	Drawing No.: TP2.07
Plot Date:	Rev.: -

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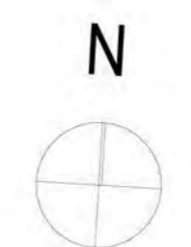
Client
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Project Name
**RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY**

Drawing Title: LEVEL 04	
Scale: 1:250 @ A1	Date: 08.11.2019
Status: TP	Checked By:
Project No: 19.012	Drawing No.: TP2.08
Plot Date:	Rev.: -

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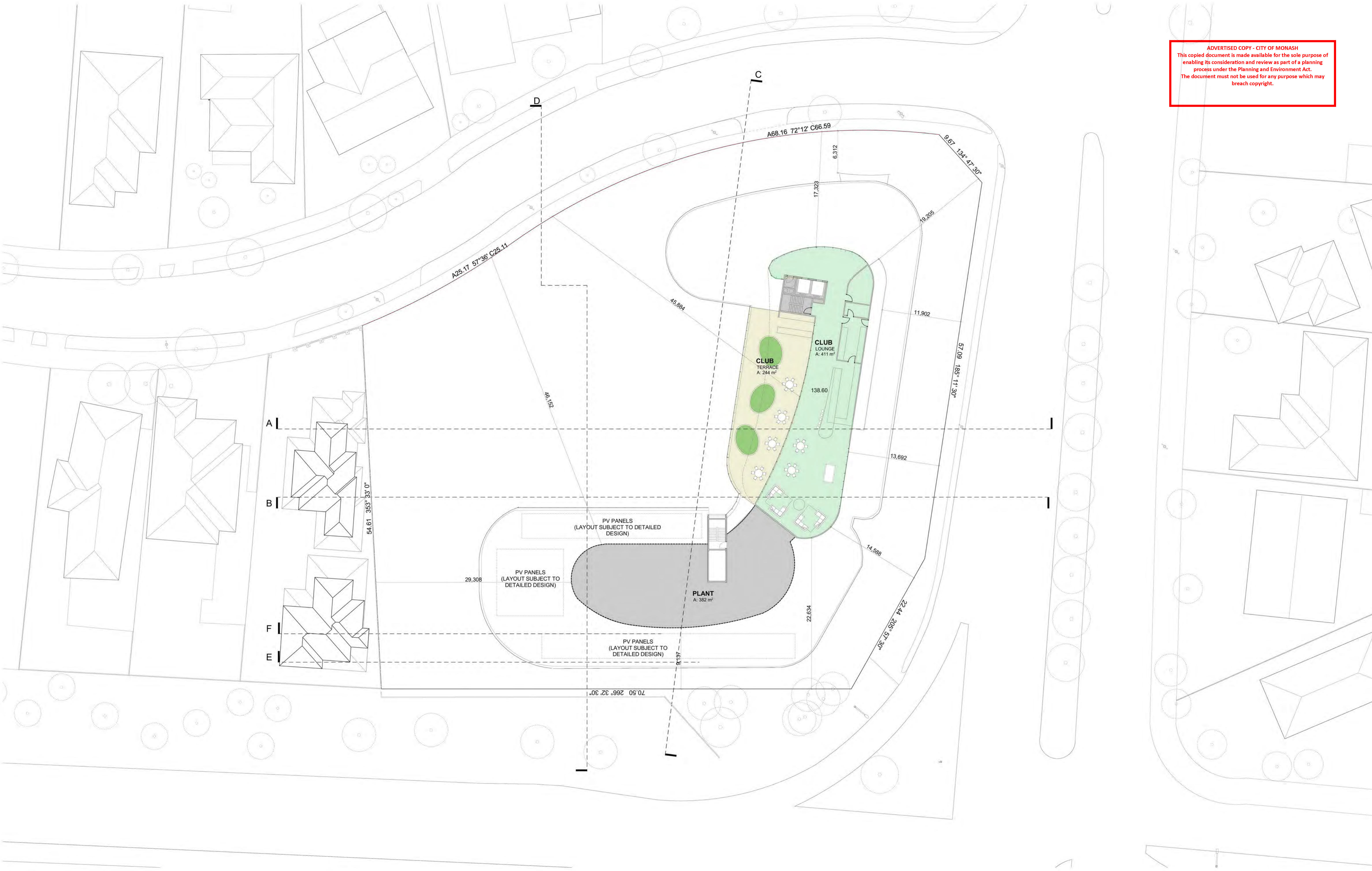


Client
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Project Name
**RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY**

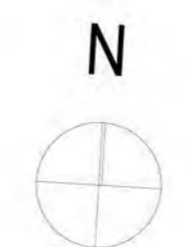
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Scale: 1:250 @ A1	Date: 08.11.2019
Status: TP	Checked By:
Project No: 19.012	Drawing No.: TP2.09
Plot Date:	Rev.: -

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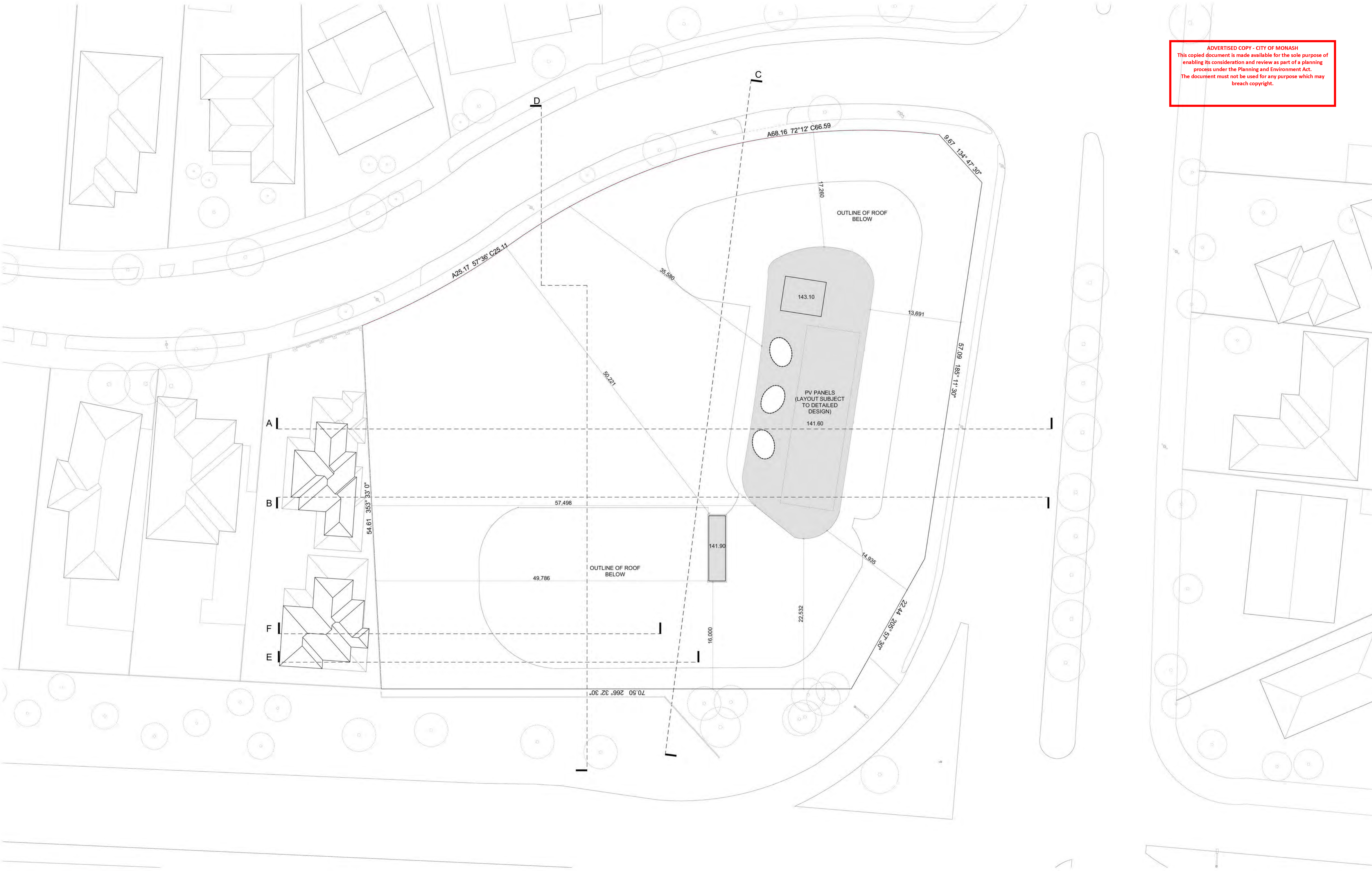
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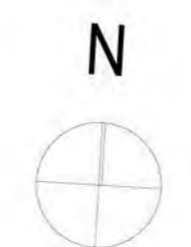
Client
BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name
RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawing Title: ROOFTOP		
Scale: 1:250 @ A1	Date: 08.11.2019	
Status: TP	Checked By:	
Project No: 19.012	Drawing No.:	Rev.:
	TP2.10	-
Plot Date:	11/8/2019	

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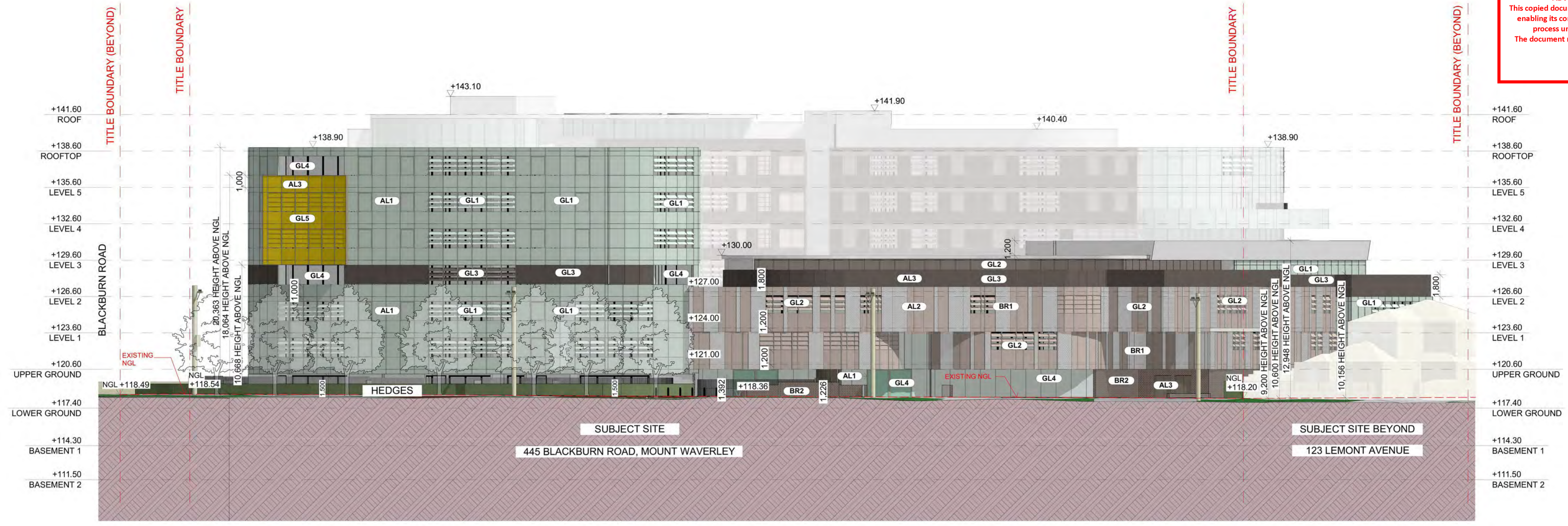


Client
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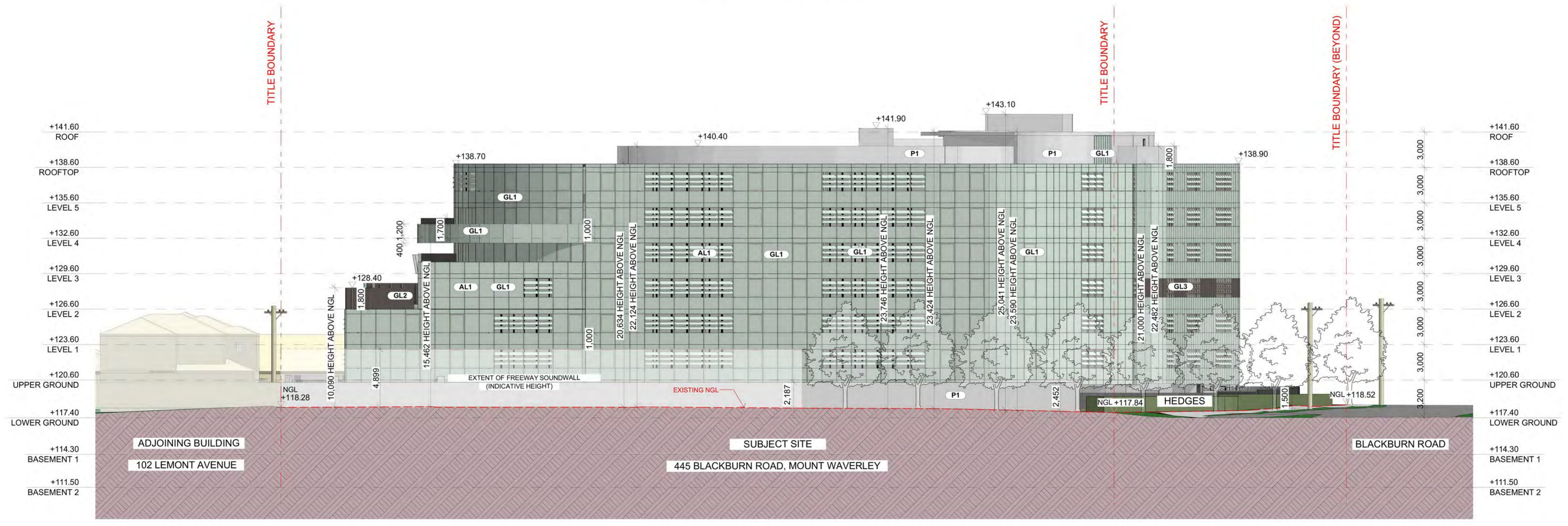
Project Name
**RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY**

Drawing Title: ROOF		
Scale: 1:250 @ A1	Date: 08.11.2019	
Status: TP	Checked By:	
Project No:	Drawing No.:	Rev.:
19.012	TP2.11	-
Plot Date:	11/8/2019	

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NORTH ELEVATION



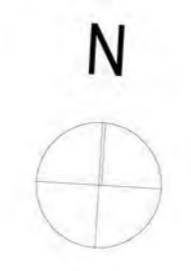
SOUTH ELEVATION



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FINISHES SCHEDULE LEGEND

- AL1** ANODISED ALUMINIUM
- AL2** ANODISED ALUMINIUM
- AL3** ANODISED ALUMINIUM
- AL4** POWDER COATED ALUMINIUM - BLACK
- BR1** BRICK - WHITE (LA PALOMA MIRO)
- BR2** BRICK - INDULGENCE BISCOTTI
- GL1** GLASS - GREEN
- GL2** GLASS - BRONZE
- GL3** GLASS - GREY
- GL4** GLASS - CLEAR
- GL5** GLASS - YELLOW GOLD
- GL6** GLASS - OPAGUE
- P1** RENDER WHITE
- T1** TIMBER FENCE



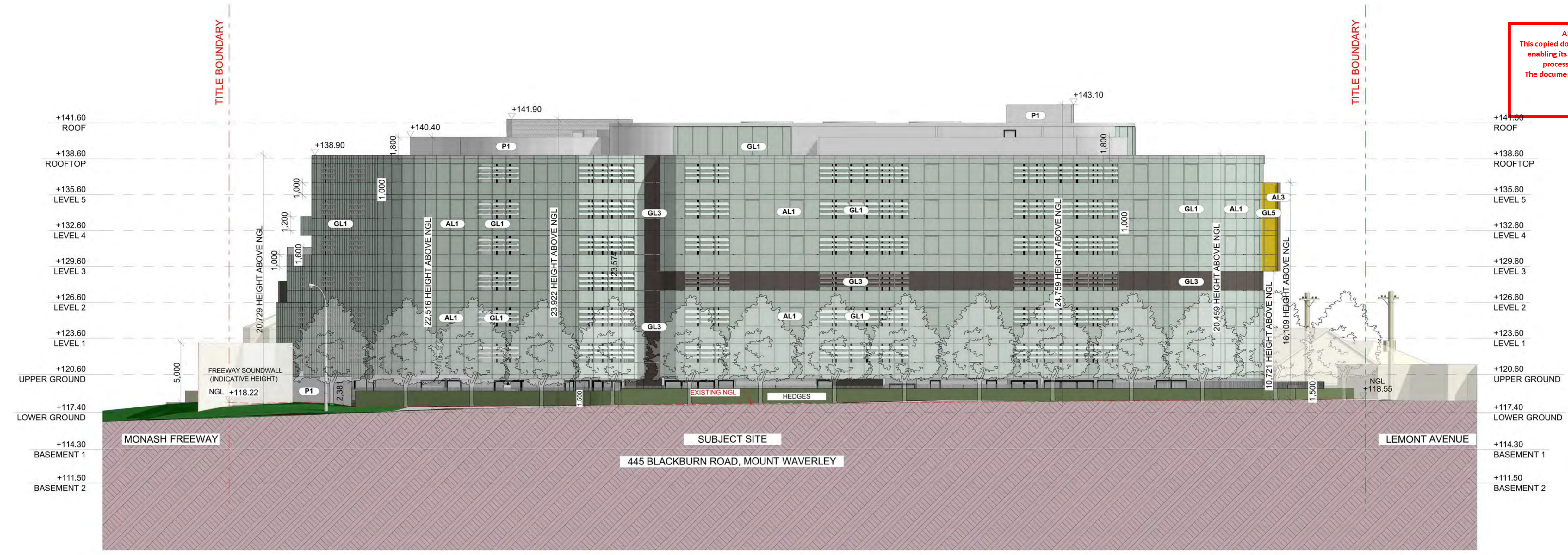
Client
BC MOUNT WAVERLEY PROJECT PTY LTD

Project Name
**RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY**

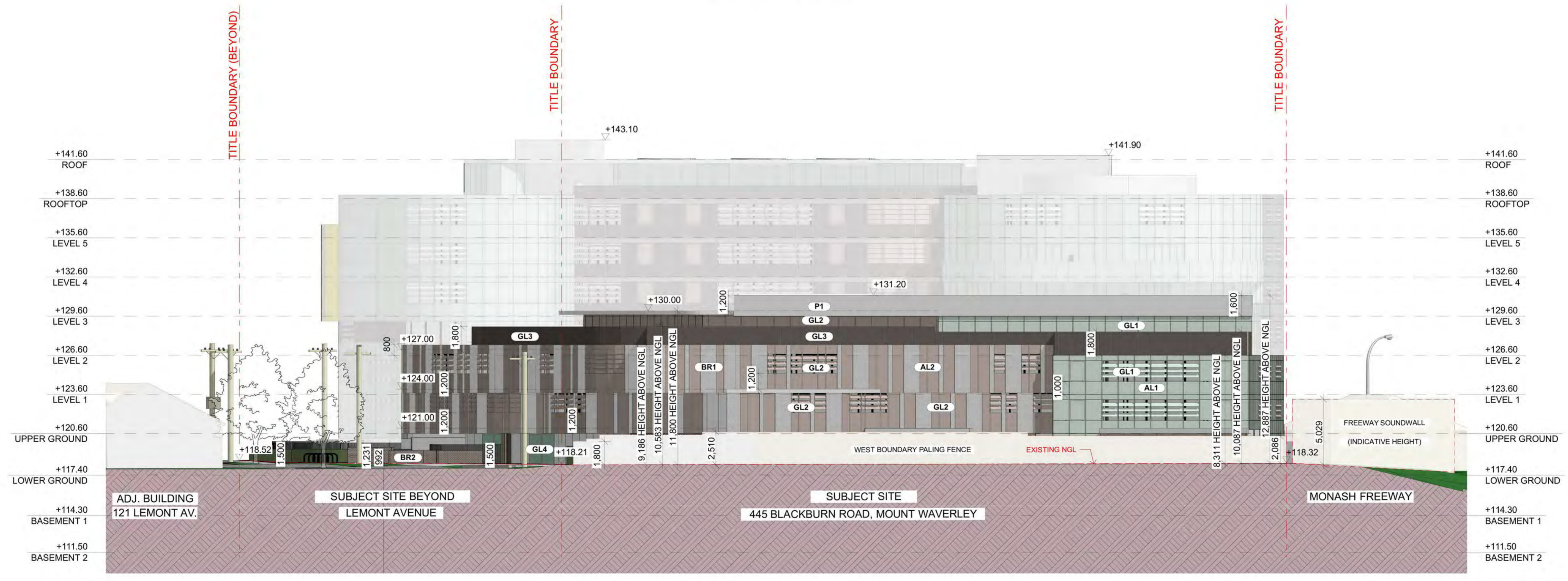
Drawing Title: NORTH & SOUTH ELEVATION	
Scale: 1:200 @ A1	Date: 08.11.2019
Status: TP	Checked By:
Project No:	Drawing No.: TP3.01
19.012	Rev.: -
Plot Date:	11/8/2019

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EAST ELEVATION

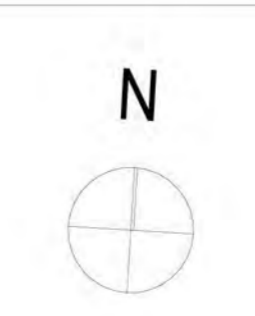


WEST ELEVATION



FINISHES SCHEDULE LEGEND

AL1	ANODISED ALUMINIUM	BR2	BRICK - INDULGENCE BISCOTTI	GL5	GLASS - YELLOW GOLD
AL2	ANODISED ALUMINIUM	GL1	GLASS - GREEN	GL6	GLASS - OPAGUE
AL3	ANODISED ALUMINIUM	GL2	GLASS - BRONZE	P1	RENDER WHITE
AL4	POWDER COATED ALUMINIUM - BLACK	GL3	GLASS - GREY	T1	TIMBER FENCE
BR1	BRICK - WHITE (LA PALOMA MIRO)	GL4	GLASS - CLEAR		



Client: BC MOUNT WAVERLEY PROJECT PTY LTD
Project Name: RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

Drawing Title: EAST & WEST ELEVATION
Scale: 1:200 @ A1
Status: TP
Project No: 19.012
Plot Date: 11/8/2019

Date: 08.11.2019	Checked By:
Drawing No.: TP3.02	Rev.:

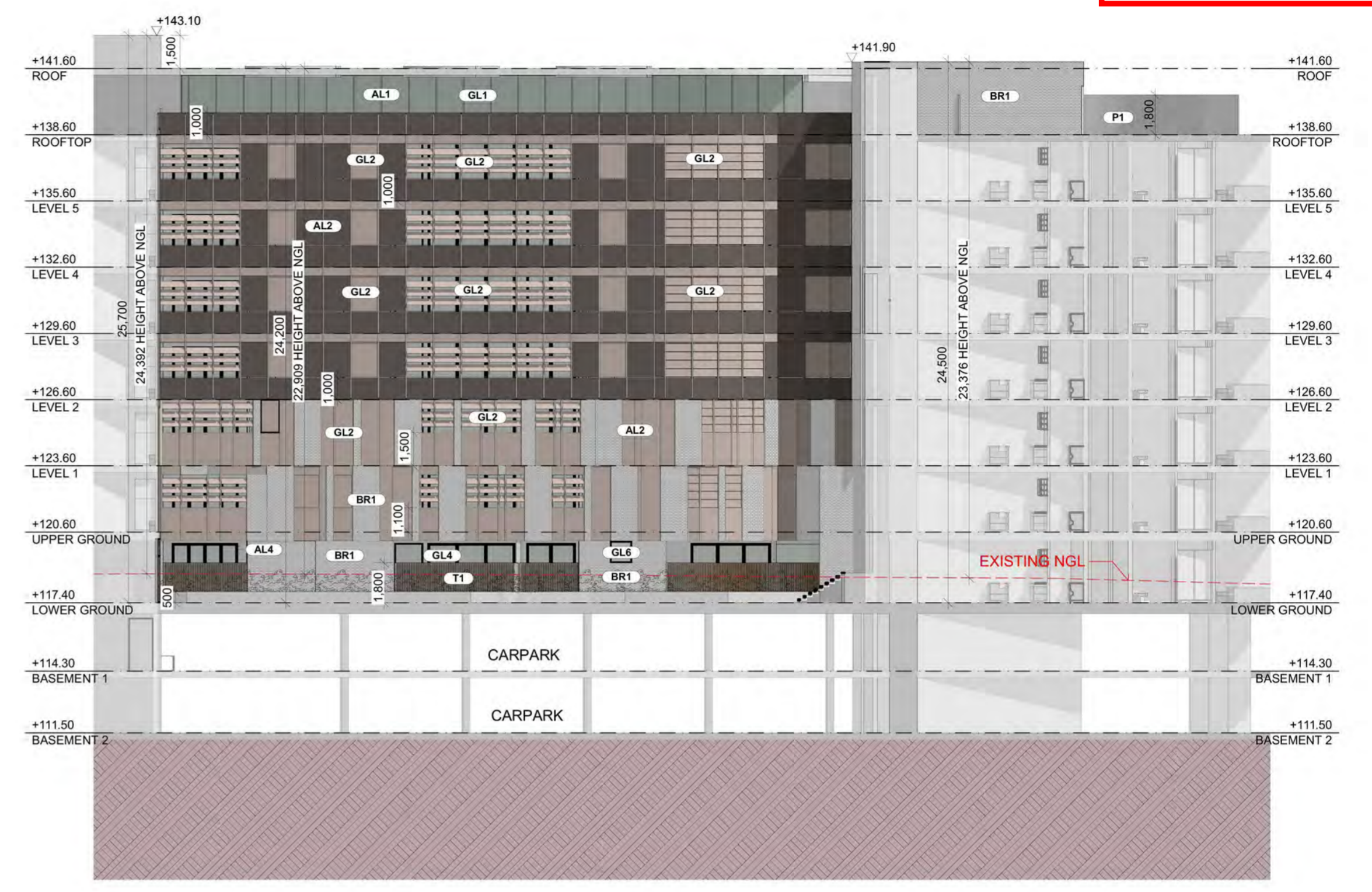
Plot Date: 11/8/2019

BIMcloud: METAXASDC - BIMcloud Basic for ARCHICAD 23/19.012 Blackburn Rd_TP

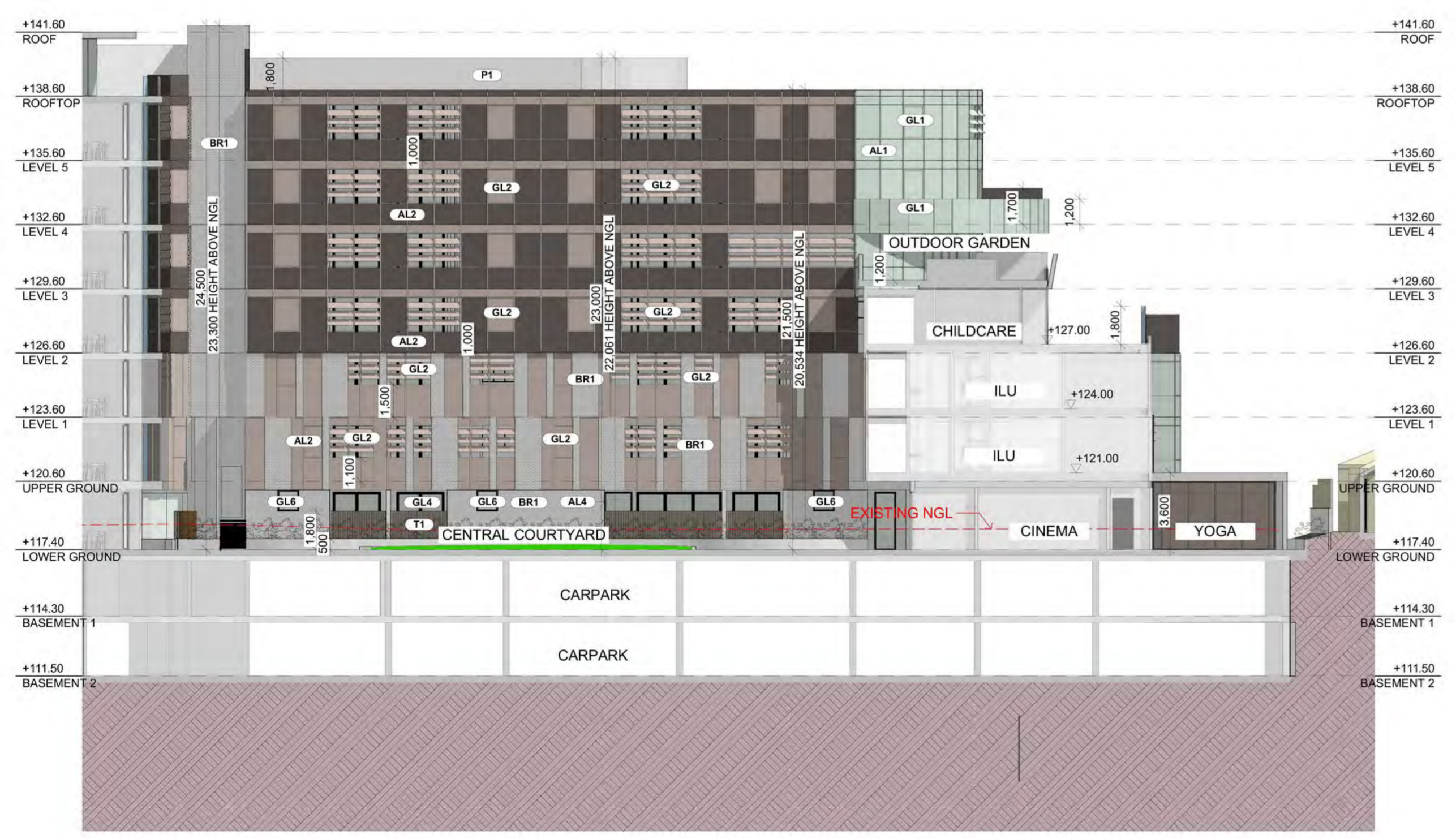
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ELEVATION 1



ELEVATION 2

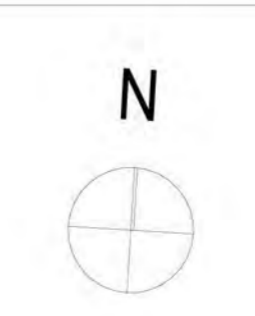


ELEVATION 3



FINISHES SCHEDULE LEGEND

AL1 ANODISED ALUMINIUM	BR2 BRICK - INDULGENCE BISCONTI	GL5 GLASS - YELLOW GOLD
AL2 ANODISED ALUMINIUM	GL1 GLASS - GREEN	GL6 GLASS - OPAGUE
AL3 ANODISED ALUMINIUM	GL2 GLASS - BRONZE	P1 RENDER WHITE
AL4 POWDER COATED ALUMINIUM - BLACK	GL3 GLASS - GREY	T1 TIMBER FENCE
BR1 BRICK - WHITE (LA PALOMA MIRO)	GL4 GLASS - CLEAR	



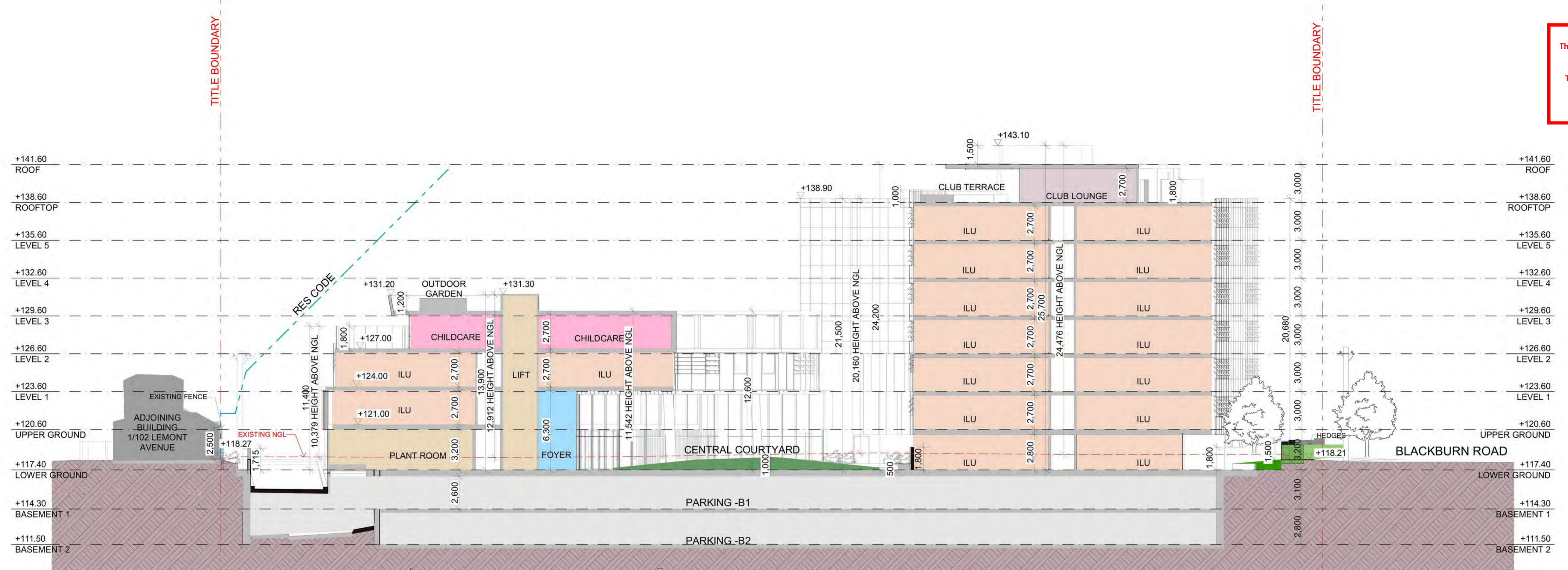
Client
BC MOUNT WAVERLEY PROJECT PTY LTD

Project Name
**RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY**

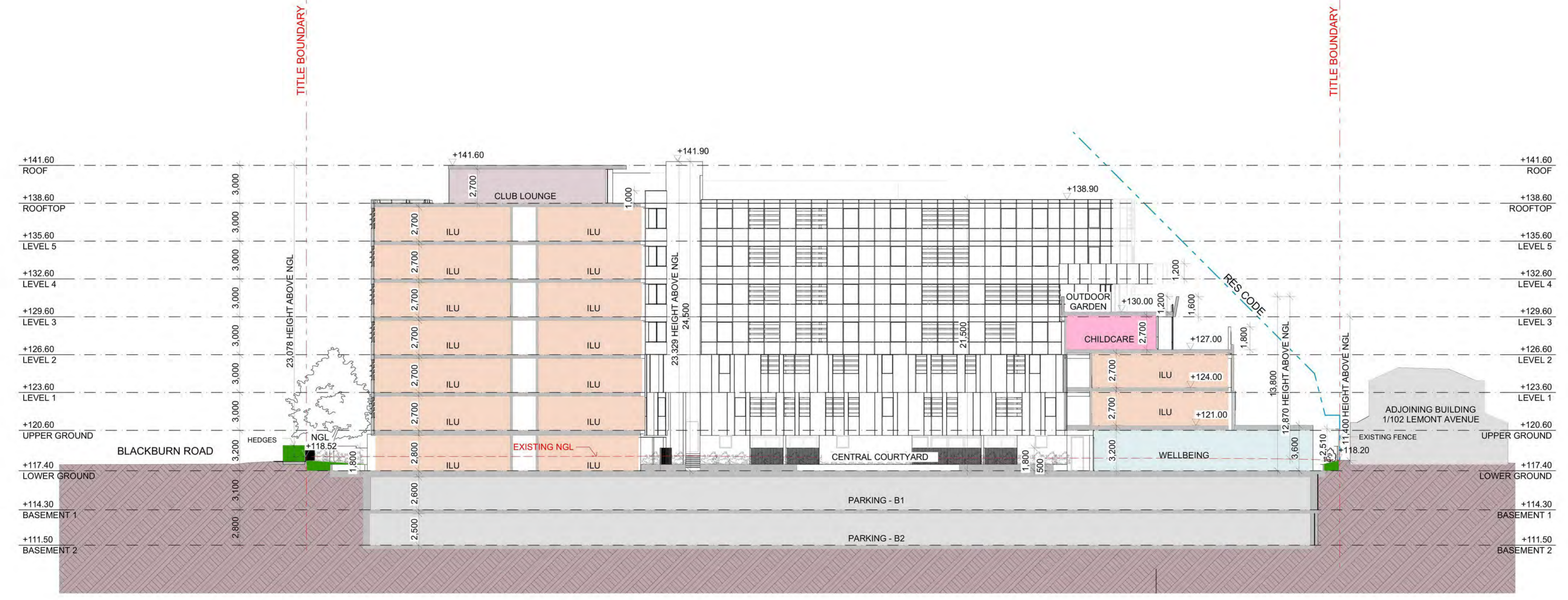
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INTERNAL ELEVATIONS

Scale: 1:200 @ A1	Date: 08.11.2019
Status: TP	Checked By:
Project No:	Drawing No.: TP3.03
19.012	Rev.: -
Plot Date:	11/8/2019

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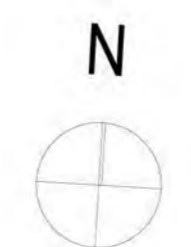
SECTION A



SECTION B



METAXAS ARCHITECTS PTY LTD. ABN G80 790 78656. GG5 CARDIGAN STREET, CARLTON VIC 3055. AUSTRALIA
TEL 05 9559 5555 EMAIL mail@metaxasarch.com WEB: www.metaxasarch.com



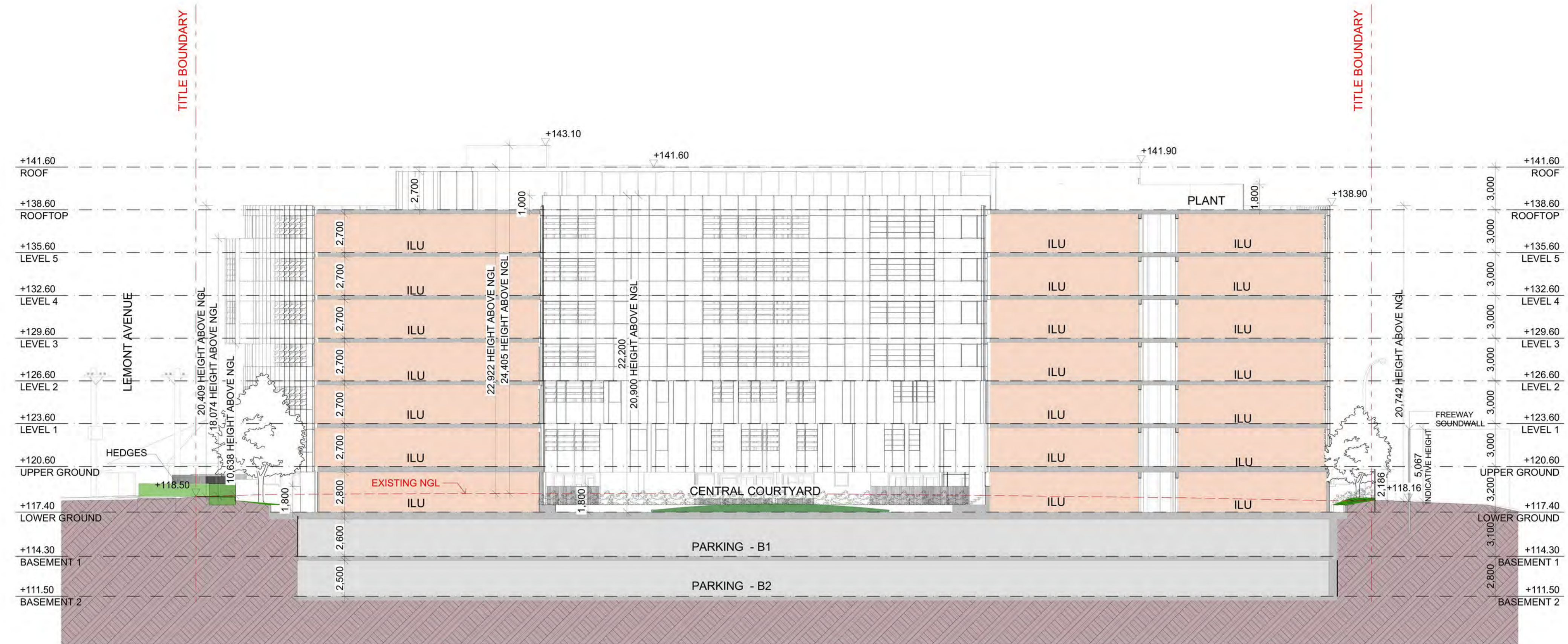
Client
BC MOUNT WAVERLEY PROJECT PTY LTD

Project Name
**RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY**

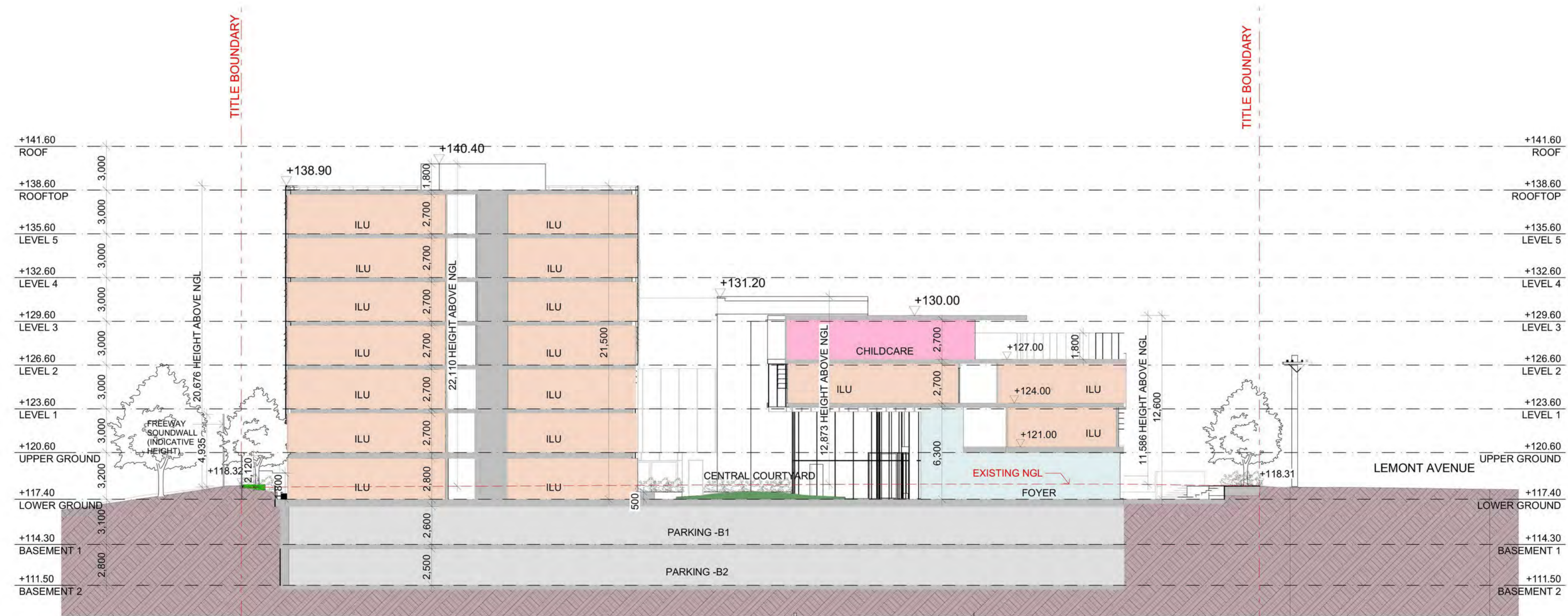
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Status: TP	Checked By:
Project No: 19.012	Drawing No.: TP4.01
Plot Date:	Rev.: -

BIMcloud: METAXAS3D - BIMcloud Basic for ARCHICAD 23/19.012 Blackburn Rd_TP

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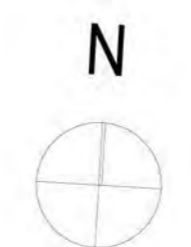
SECTION C



SECTION D



METAXAS ARCHITECTS PTY LTD. ABN G80 790 78656. GG5 CARDIGAN STREET, CARLTON VIC 3055. AUSTRALIA
TEL 05 9559 5555 EMAIL mail@metaxasarch.com WEB: www.metaxasarch.com

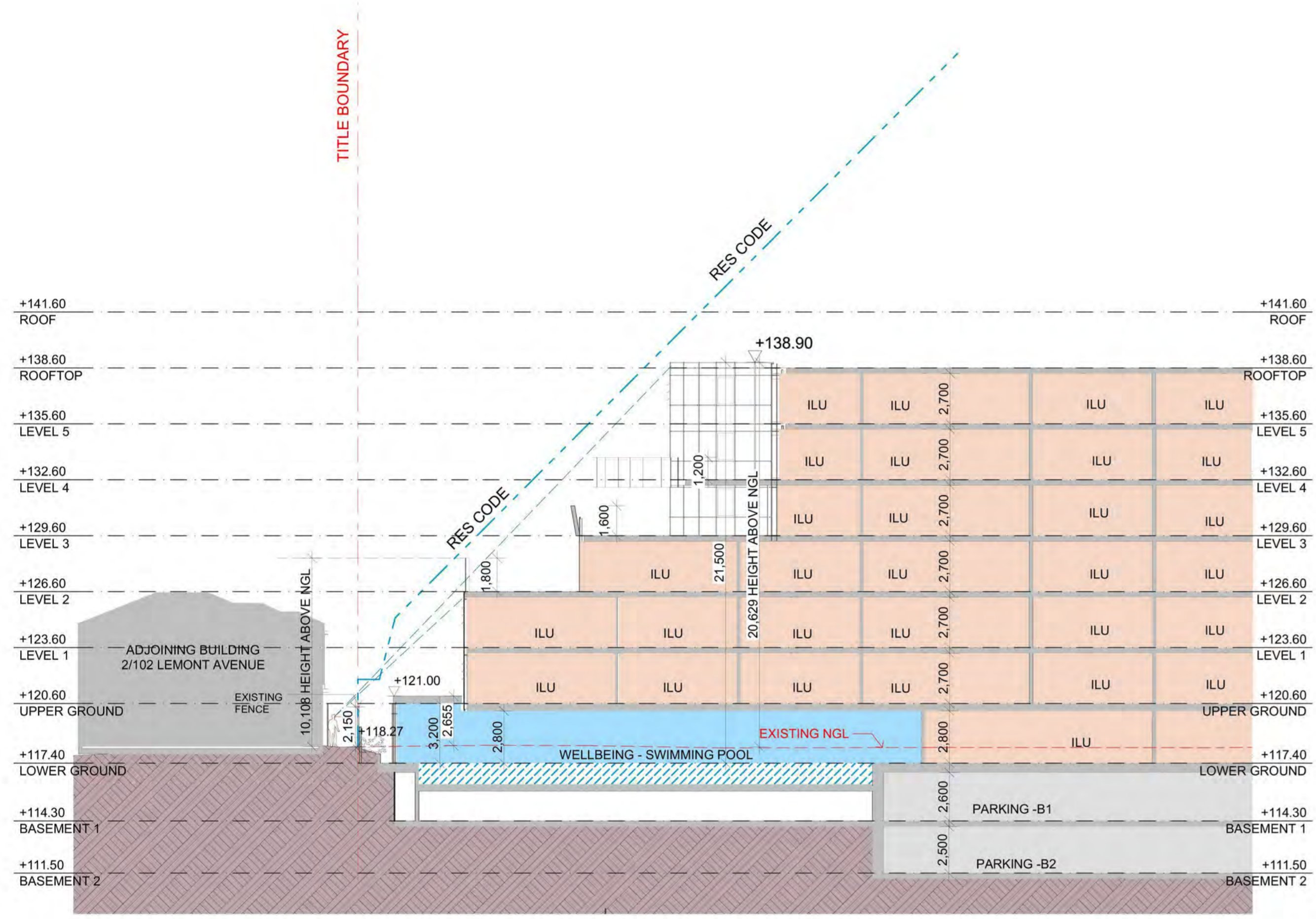


Client
BC MOUNT WAVERLEY PROJECT PTY LTD

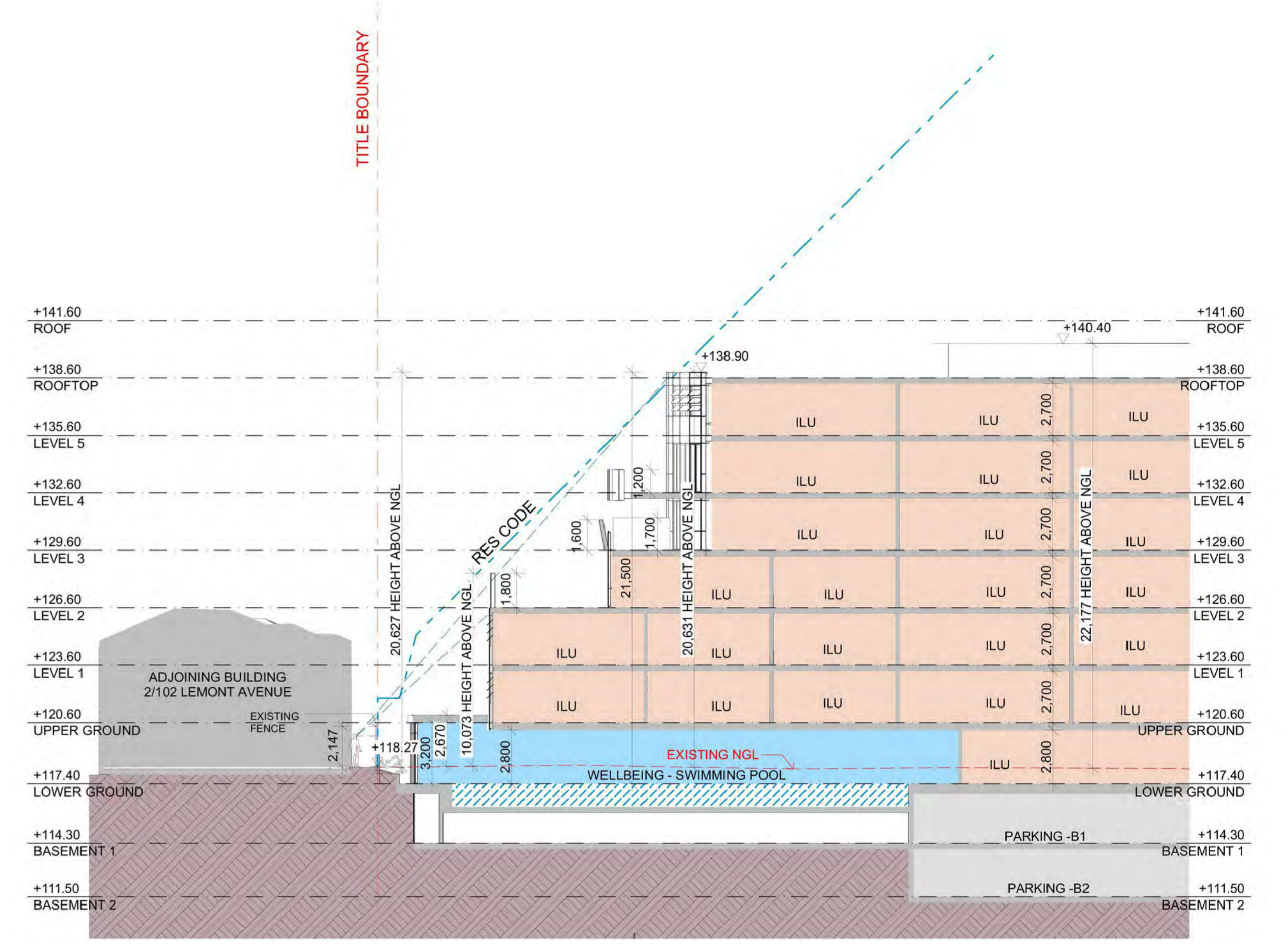
Project Name
RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

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Status: TP	Checked By:	
Project No: 19.012	Drawing No.:	Rev.:
	TP4.02	-
Plot Date:	11/8/2019	

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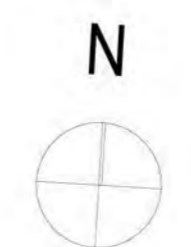
SECTION E



SECTION F



METAXAS ARCHITECTS PTY LTD. ABN 680 796 78656. 66/67 CARDIGAN STREET, CARLTON VIC 3055. AUSTRALIA
TEL 05 9559 5555 EMAIL mail@metaxasarch.com WEB: www.metaxasarch.com



Client
BC MOUNT WAVERLEY PROJECT PTY LTD

Project Name
RETIREMENT & CHILDCARE DEVELOPMENT
445 BLACKBURN ROAD, MOUNT WAVERLEY

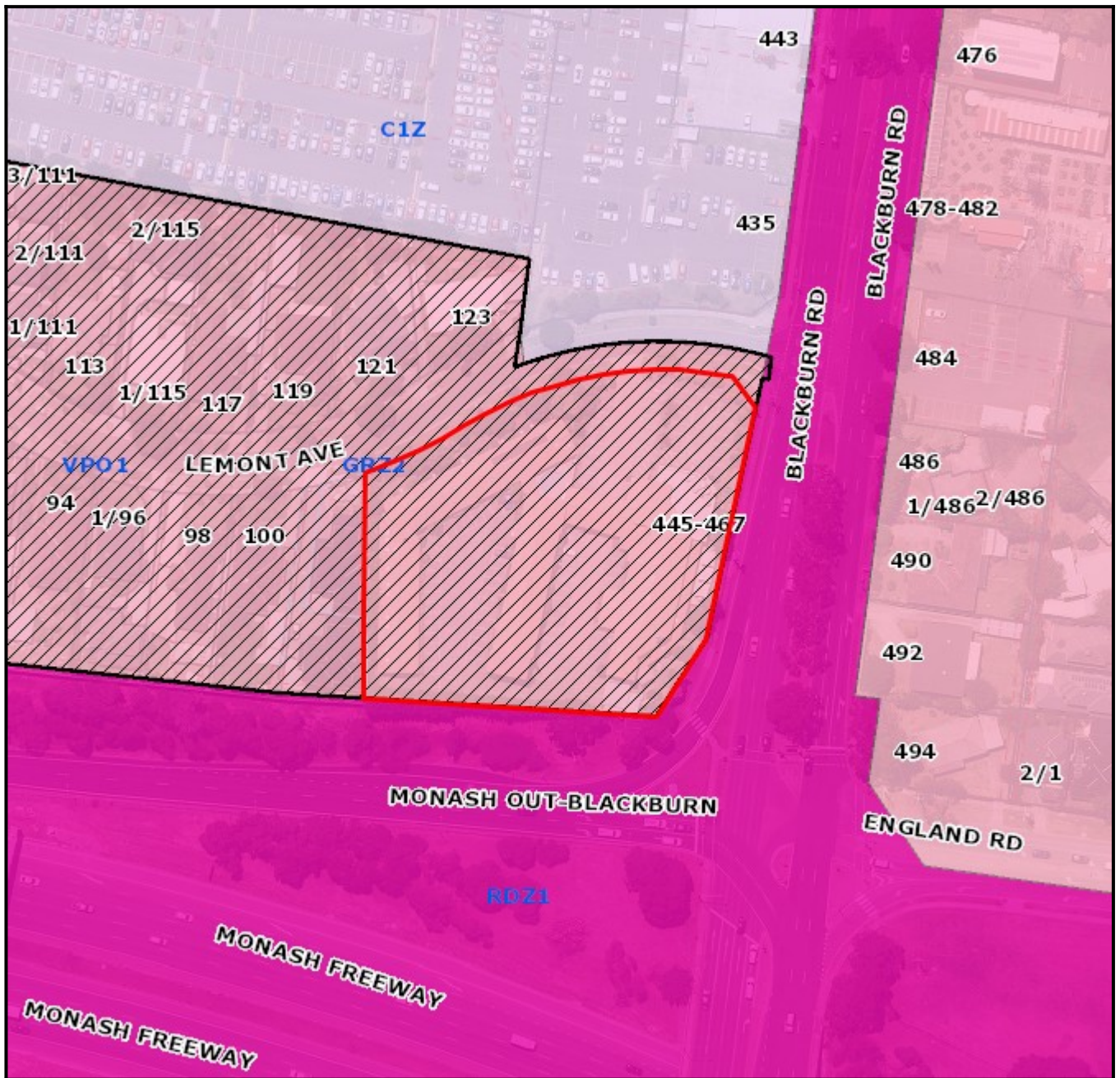
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Status: TP	Checked By:	
Project No:	Drawing No.:	Rev.:
19.012	TP4.03	-
Plot Date:	11/8/2019	

Attachment 2: 445-467 Blackburn Road, Mount Waverley





Planning Overlays and Zones



Legend

Planning Zones

C1Z	GRZ10	GRZ7	NRZ1	PPRZ	PUZ5	RGZ3	SUZ5
C2Z	GRZ2	GRZ8	NRZ2	PUZ1	PUZ6	RGZ4	SUZ6
CA	GRZ3	GRZ9	NRZ3	PUZ2	PUZ7	SUZ2	UFZ
CDZ1	GRZ5	IN 1Z	NRZ4	PUZ3	RDZ1	SUZ3	
GRZ1	GRZ6	MUZ	PCRZ	PUZ4	RGZ1	SUZ4	

Planning Overlays

DDO	EAO	IPO	NCO	PO
DPO	HO	LSIO / SBO	PAO	VPO

1:1500

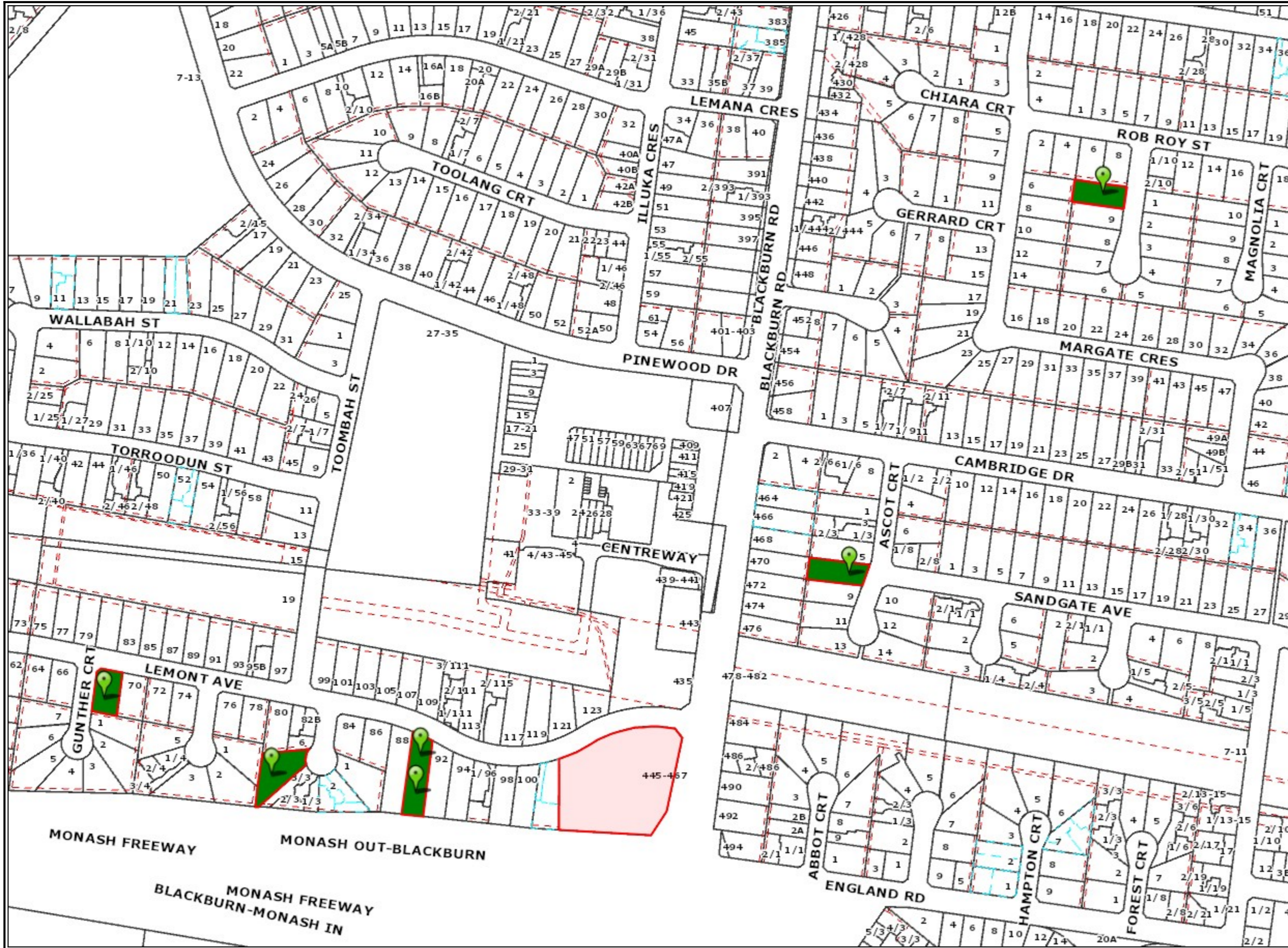
Address: 445-467 Blackburn Road MOUNT WAVERLEY VIC 3149

Area: 6406 sqm

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 The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.

Objector Map

Subject land shaded light red.
 Objector properties shaded dark green and pinpointed.
 (Not all objector properties shown).



- Legend**
- Property
 - Proposed Property
 - Common Property
 - Easements
 - Railines
 - 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

1:3000



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