

ADVERTISED COPY



EBG RETIREMENT LIVING

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

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

VIA Architects

Melbourne
Level 3, 377 Lonsdale Street
Melbourne VIC 3000
Ph +61 3 8678 3300

© Copyright 2017



C O N T E N T S

1.0 Introduction	/3
2.0 Urban Context & Site Analysis	/5
3.0 Massing Comparison & Design Response	/10
4.0 Proposal	/18
5.0 Communal Benefits & Neighborhood Engagement	/20
6.0 Embrace Garden City and Creek Abuttal Area	/25
7.0 Central Void & Library	/30
8.0 Lift Lobby	/35
9.0 Architectural Detail	/37
10.0 Ageing In Place	/45
11.0 Typical Apartment Assessment	/48
12.0 Development Summary	/55



1.0 Introduction



CREATING COMMUNITY

Building a sense of place and community:

We are very exciting to have the opportunity to work with EBG to create a retirement community at Allen Street Oakleigh East.

Place emerges from the interplay between community and context. Integrating a new community into an established area can be complex and we have seen a lot about what works and what doesn't.

We understand the immense benefit to residents and community in building purpose through belonging. Acknowledging the importance of choice and aspiration, tailored to amenity, creates communities where people want to be. In depth research has informed us the community demand in the area.

A purpose build facility does not mean isolation rather the opposite. Successful communities nurture important connections, both individually through companionship and more broadly in terms of a sense of belonging.

We need to create the excuses, the resources, the opportunities for people to come together . We build social connectivity into our designs, through- the walkways, outdoor spaces, communal lounge, cafes, and those nodal points meet and greet. Community spaces that can work hard in their multi-purposes can be excellent drivers to invite community in, through both physical connection and visual connectivity.

We design homes with family in mind, provide amenity that not only gives the family a sense of ownership but also their extended circle. We consider the design to be for 4-104 year old. A lifestyle within an enabling community that is connected with opportunities for meaningful social connections across age ranges.







2.0 Urban Context & Site Analysis

SITE ANALYSIS

The subject site is located at the corner of Allen St and Warrigal Rd, walking distance to bus stops and Chadstone Shopping Centre.

The site is proximate to a wide range of excellent public amenity including Chadstone Shopping Centre and Oakleigh Recreation Centre as well as natural parkland including Scotchman's Creek trail and Caloola reserve.





Several education facilities are also close by including Salesian College, GippsTAFE and Federation Training.

-  Main Rd
-  Secondary Rd
-  800, 802, 804, 862 Bus Stop
-  View





- ## CONSTRAINTS

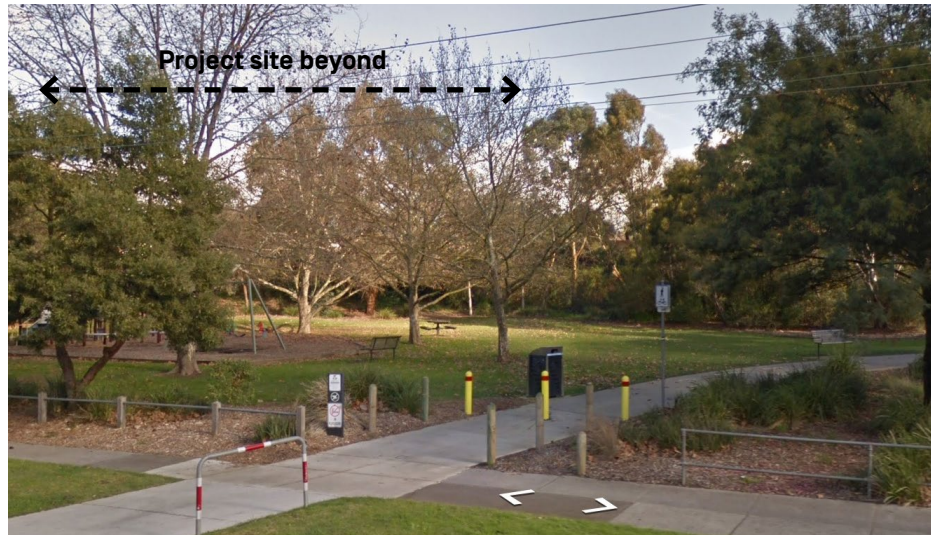
-  Sensitive interface
-  Active interface
-  Bus stop
-  Footpath

-  Trial
-  Easement
-  Noise
-  View

STREETSCAPE LANDSCAPE AND CREEK



Corner of Allen St and Warrigal Rd



Scotchman's Creek Trail Entry Via Drummond St



Corner of Allen St and Drummond Rd



Project site and Drummond St Playground



Existing conditions

- Busy traffic with heavy noise impact along Warrigal Rd.
- Minimal landscaping provided within the front setbacks of properties fronting Warrigal Road and Allen Street
- Various and extensive landscaping along Scotchmans Creek and connection with playground

NEIGHBORHOOD CHARACTER



3-4 Levels residential buildings along Warrigal Rd



Opposite side of Allen St No. 6, 2



Opposite side of Allen St No.8, 6



Opposite side of Allen St No. 2A, 783



- Existing 3-4 levels robust residential building on Warrigal Rd.
- Existing masonry and picket fencing
- Varied landscape response
- Arc shape hallway and window hood to define the entry.
- Linear element indicates the building outline and height difference in roof.
- Minimal materials and colours on building facades



3.0 Massing Comparison & Design Response



Previous VCAT Permit

VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

PLANNING AND ENVIRONMENT DIVISION

PLANNING AND ENVIRONMENT LIST

VCAT REFERENCE NO. P721/2019
PERMIT APPLICATION NO. TPA/49990

CATCHWORDS

Section 79 *Planning and Environment Act 1987*; Monash Planning Scheme; Neighbourhood Residential Zone Schedule 2; Neighbourhood Residential Zone Schedule 3; Residential Aged Care Facility; Clause 53.17; Visual Bulk; Amenity Impacts.

APPLICANT	Steller Care Oakleigh Pty Ltd
RESPONSIBLE AUTHORITY	Monash City Council
REFERRAL AUTHORITY	Roads Corporation
RESPONDENT	Therese Desmond - OC Connections
SUBJECT LAND	1-9 Allen Street and 777-781 Warrigal Road, OAKLEIGH VIC 3166
WHERE HELD	Melbourne
BEFORE	Joel Templar, Member
HEARING TYPE	Hearing
DATE OF HEARING	16 September 2019
DATE OF ORDER	28 October 2019
CITATION	Steller Care Oakleigh Pty Ltd v Monash CC [2019] VCAT 1670

ORDER

Parties to proceeding

- 1
- Pursuant to section 60 of the *Victorian Civil and Administrative Tribunal Act 1998*, the following person is joined as a party to the proceeding:
Therese Desmond - OC Connections

Amend permit application



- 2
- Pursuant to clause 64 of Schedule 1 of the *Victorian Civil & Administrative Tribunal Act 1998*, the permit application is amended by substituting for the permit application plans, the following plans filed with the Tribunal:
 - Prepared by: Via Architects

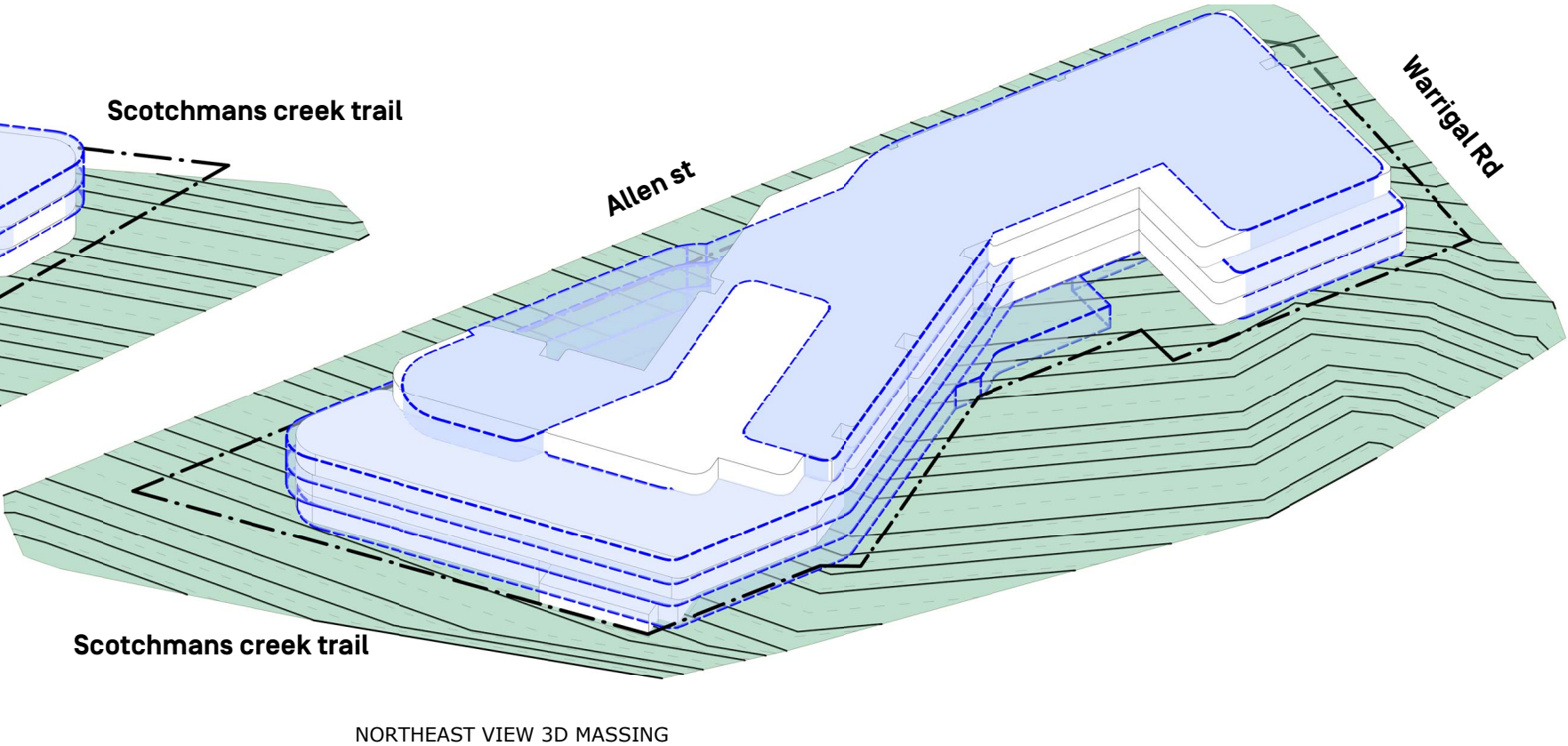
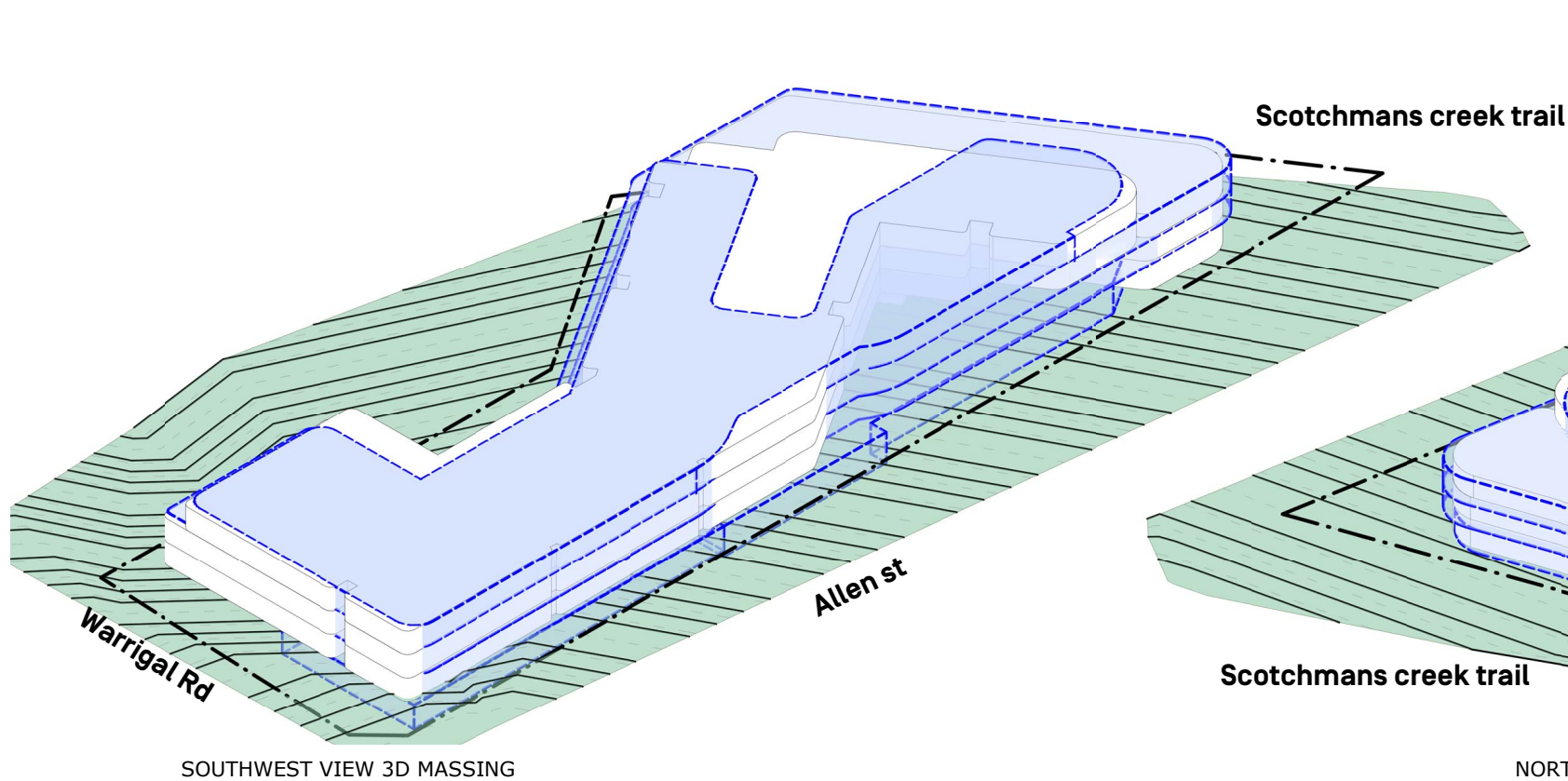
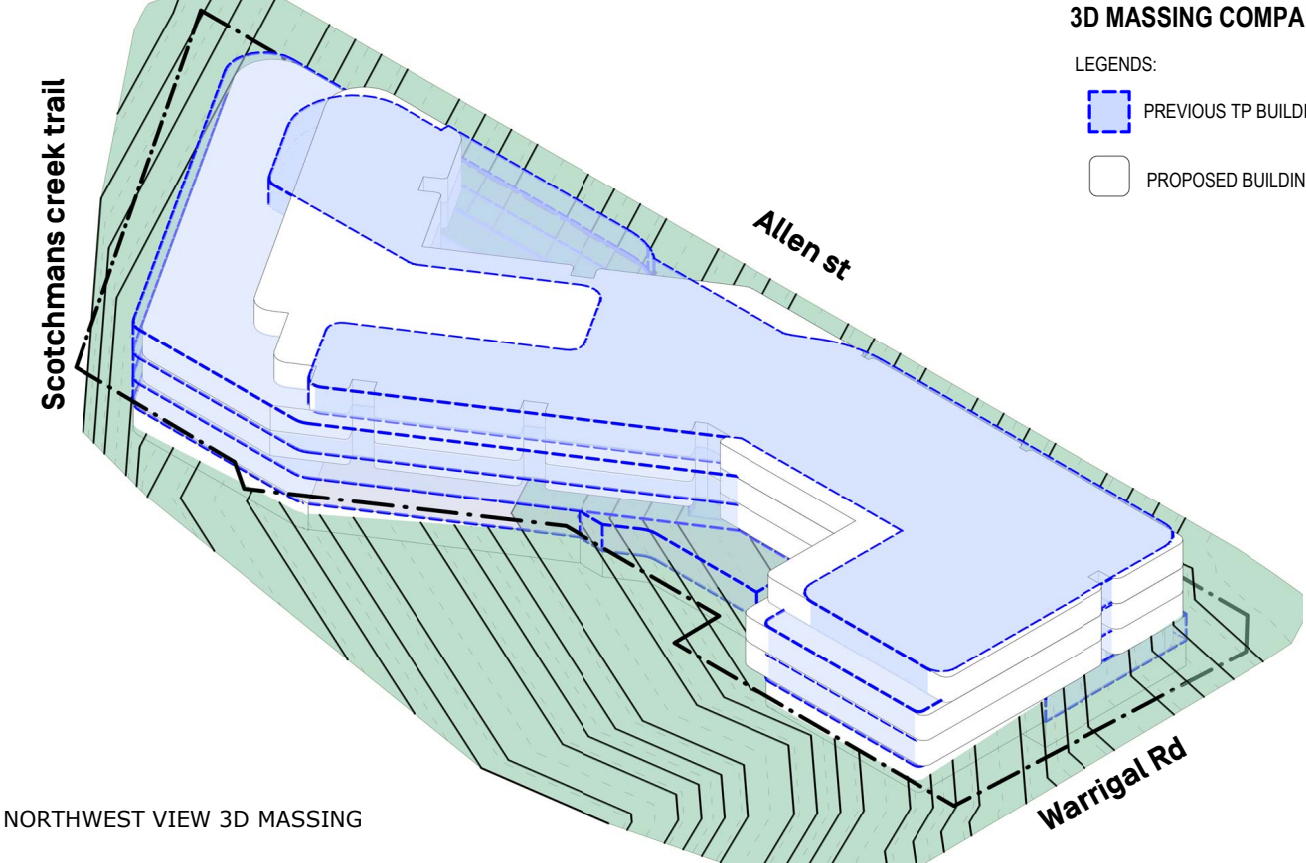
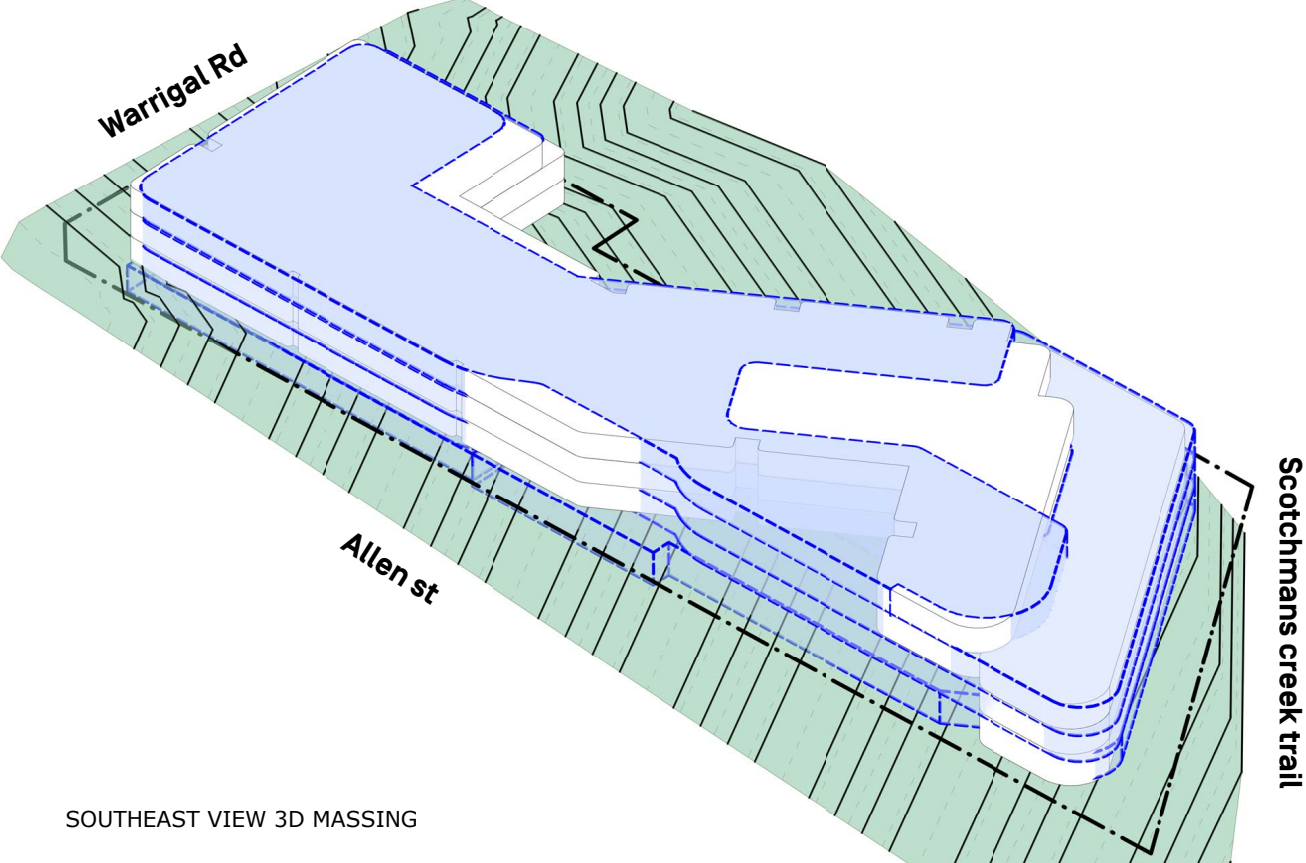




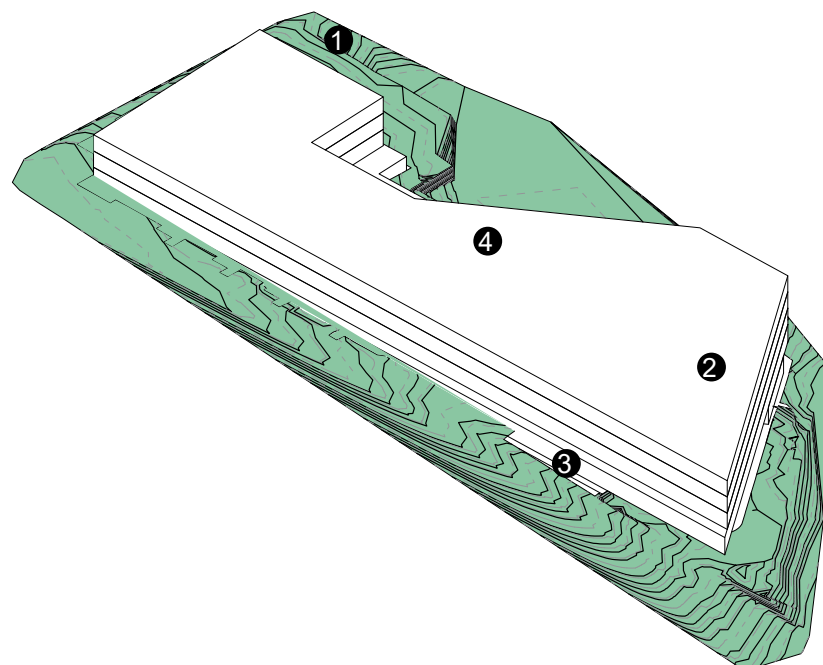
Massing Comparison

3D MASSING COMPARISON

- LEGENDS:
-  PREVIOUS TP BUILDING MASSING
 -  PROPOSED BUILDING MASSING

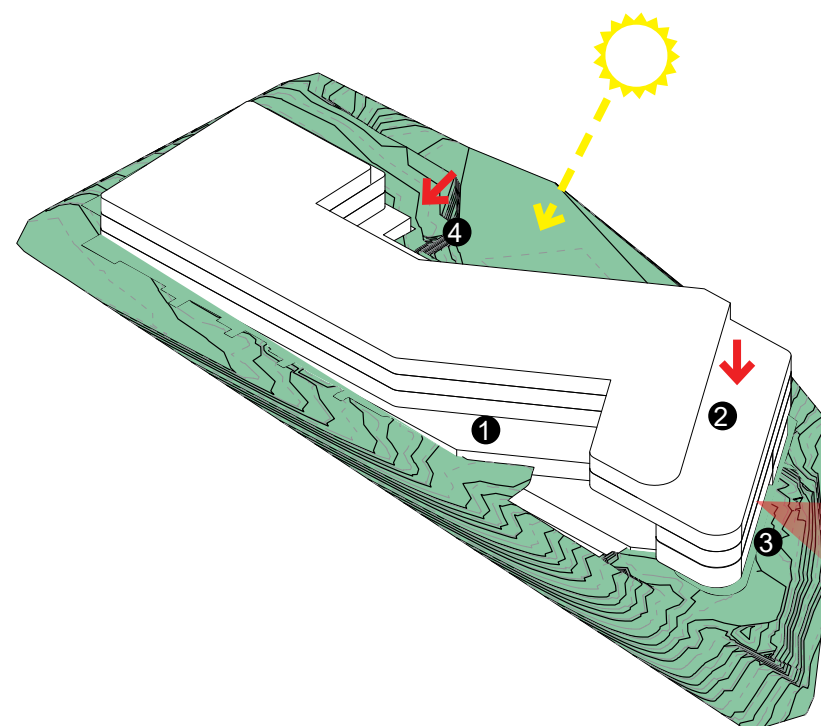


BUILDING FORM



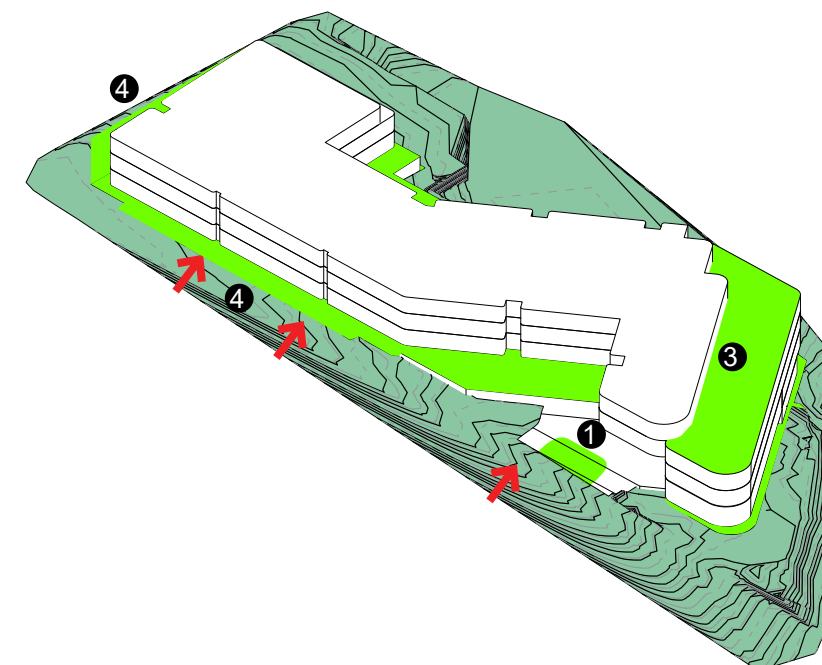
/ Work with constraints to form the building shape

1. Follow the setback guildline and Rescode B17 setback compliance to residential interface on North boundary.
2. Communal areas are located along the east boundary to capitalise on the Scotchman's Creek view and improve the internal amenity.
3. Utilise the Allen St setback to incorporate the buildings main entry point, as well as the basement entry proposed at the lower side of Allen St, with access to loading, parking and BOH.
4. 3 storey, 16m maximum building height.



/ Connection to natural landscape & responding to the sloping site

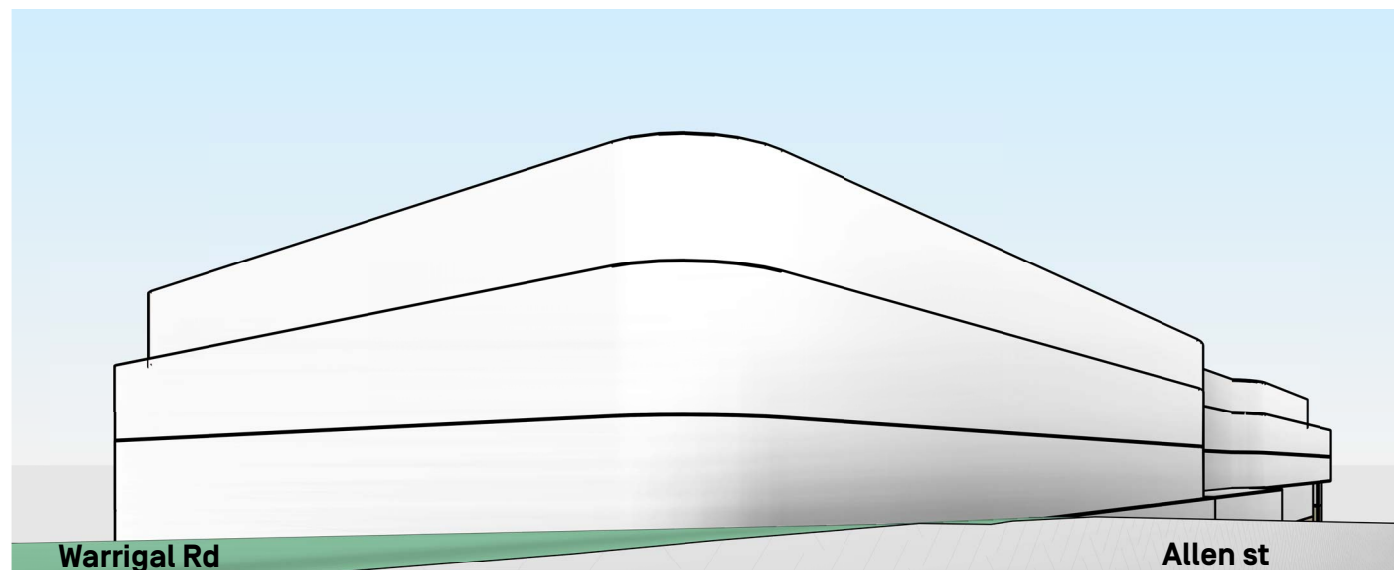
1. Introducing a courtyard to minimize South facing apartments, and reduce the visual impact to Southern neighborhood.
2. Stepped frontage to Scotchman's Creek East boundary as a result of terracing, maintains subtle interface with natural landscape.
3. Glazing along the facades at lower ground communal area to allow views and interaction to Scotchman's Creek Trail and Drummond St Playground.
4. A second communal courtyard provides more private open space for the residents, thus ensuring that each room receives optimal natural light.



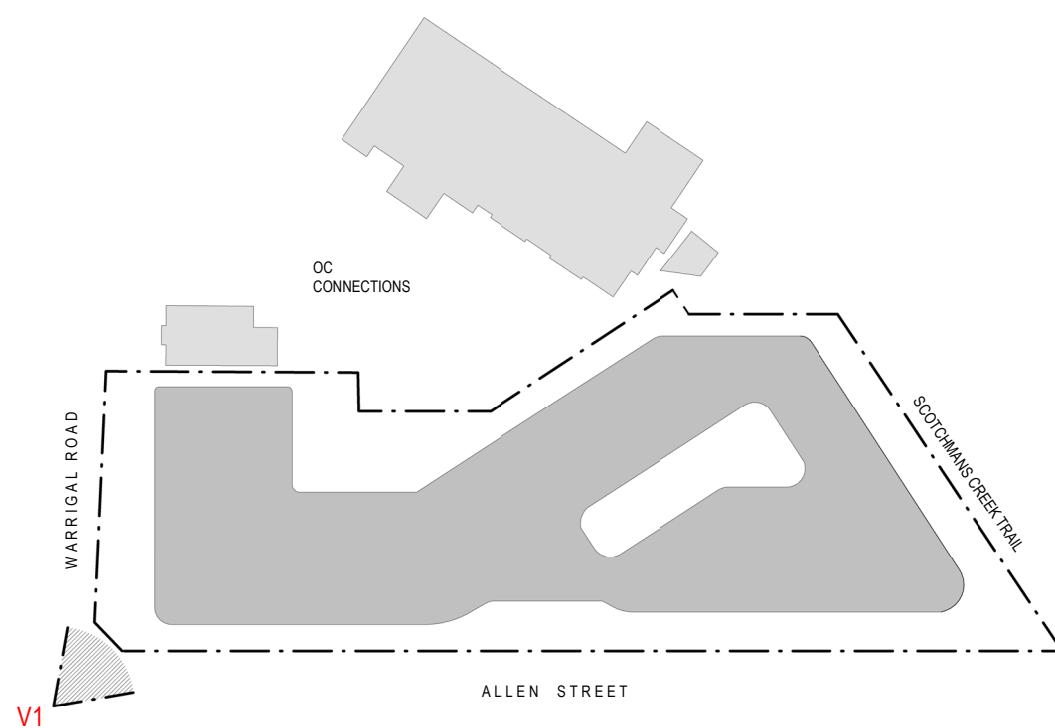
/ Articulation of the facade

1. Articulated building facade along Allen St with the detail architectural language to create an inviting entry into the building.
2. Natural toned building color and material is influenced by the site and the surrounding Scotchman's Creek Trail.
3. Well landscaped garden area creates a harmonious, uninterrupted backdrop to the Scotchman's Creek Trail.
4. Landscaped Warrigal Rd and Allen St frontage presents pleasant pedestrian experience. Buffering landscaped area to provide an active and softened interface.

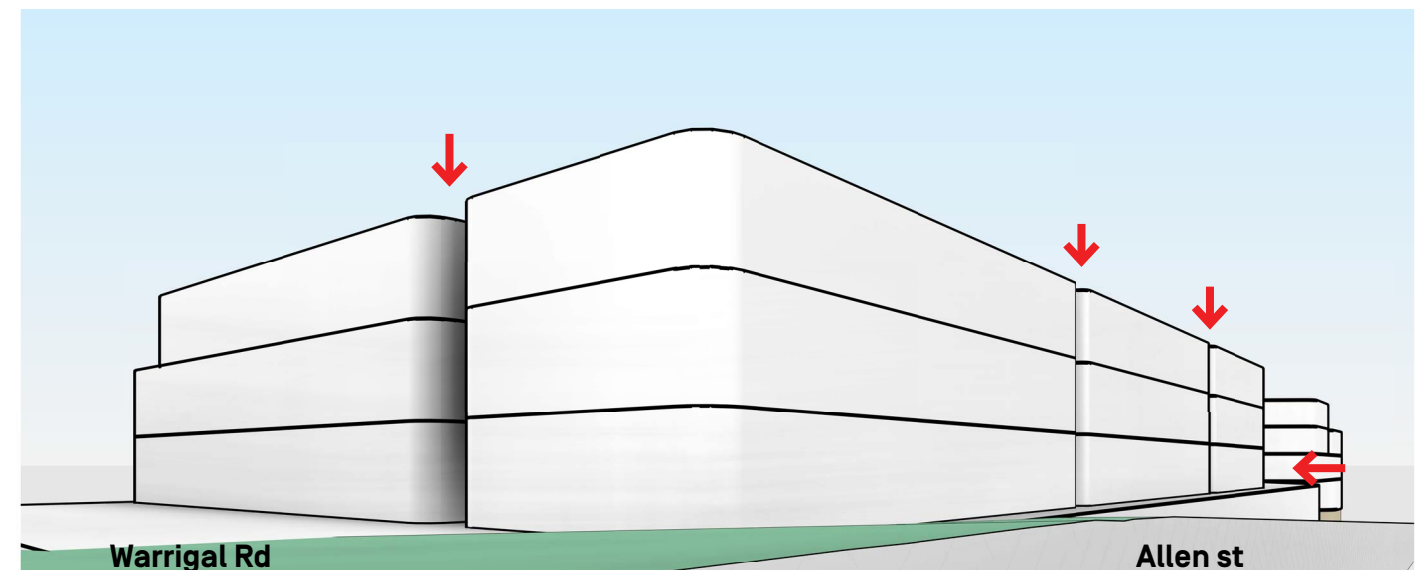
/ Massing Improvement



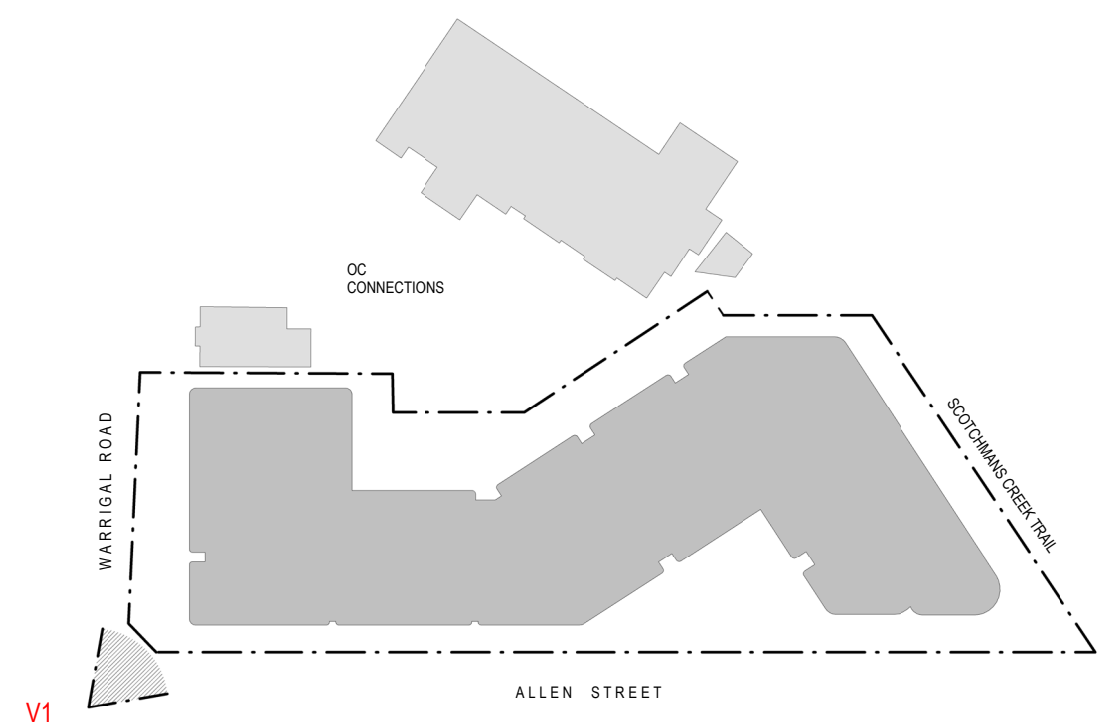
Previous massing



> Architectural detail emphasis the articulation and helps to break the long facade massing.

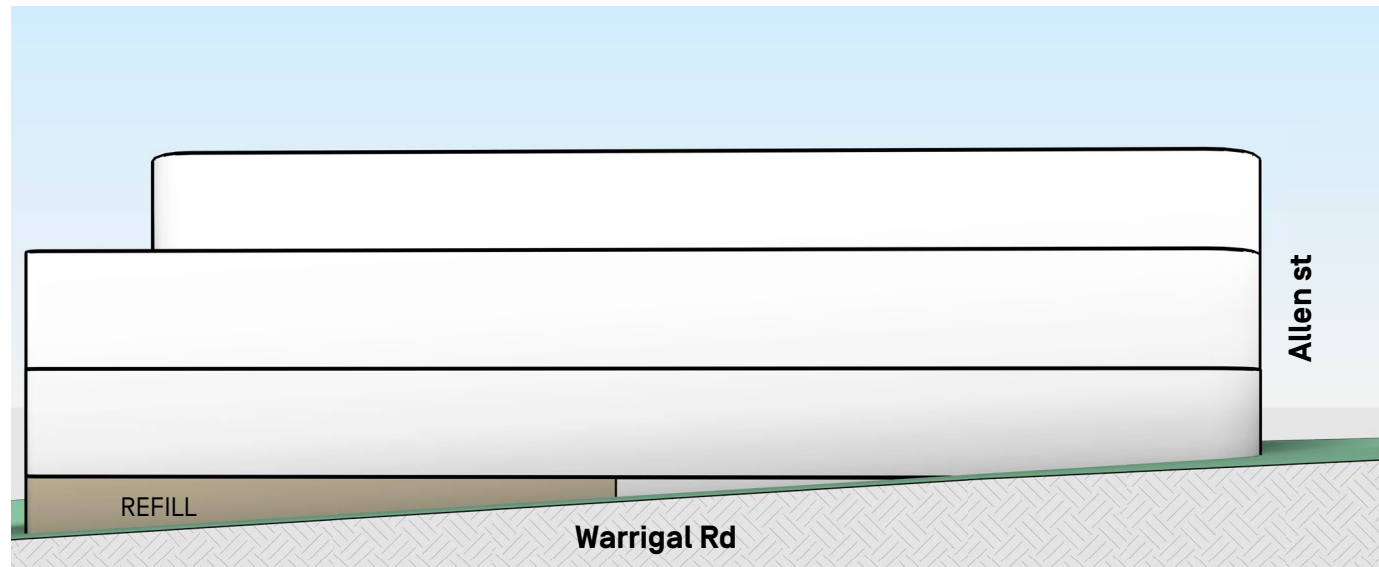


Proposed massing

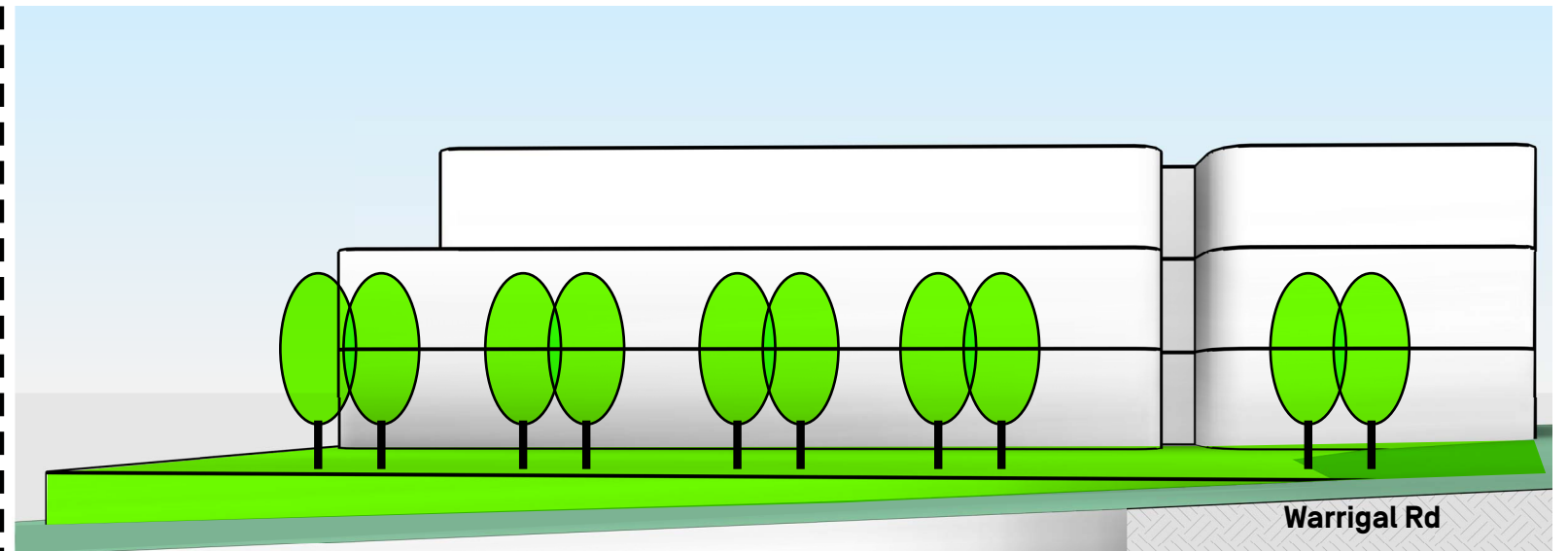


/ Massing Improvement

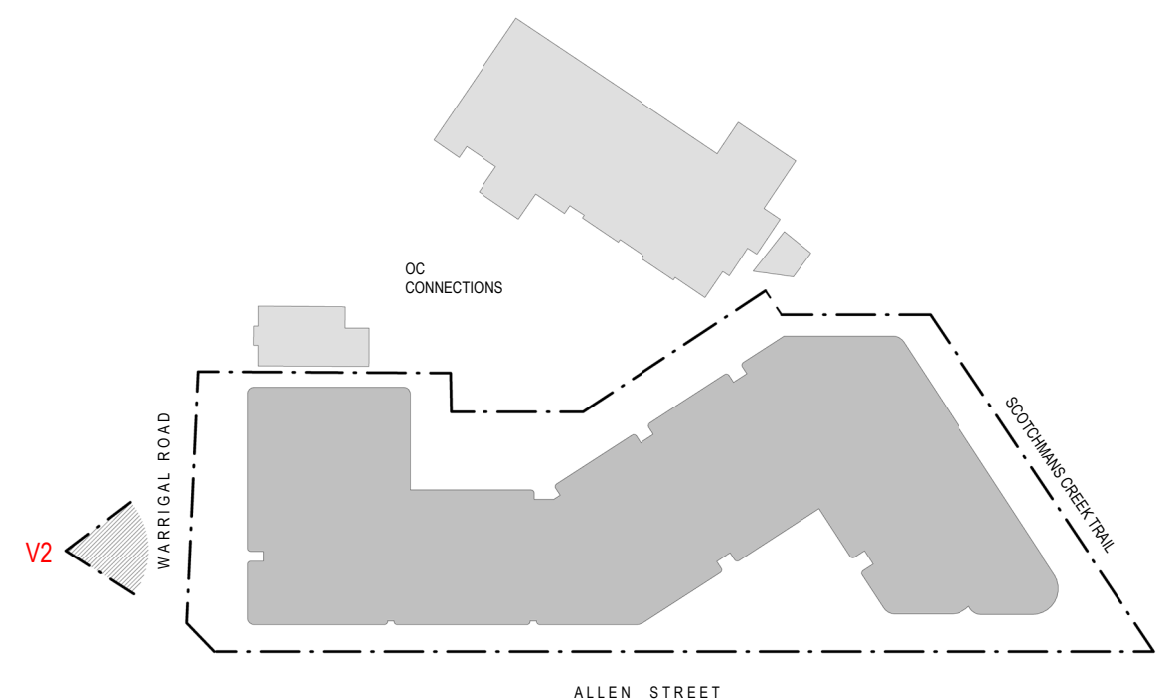
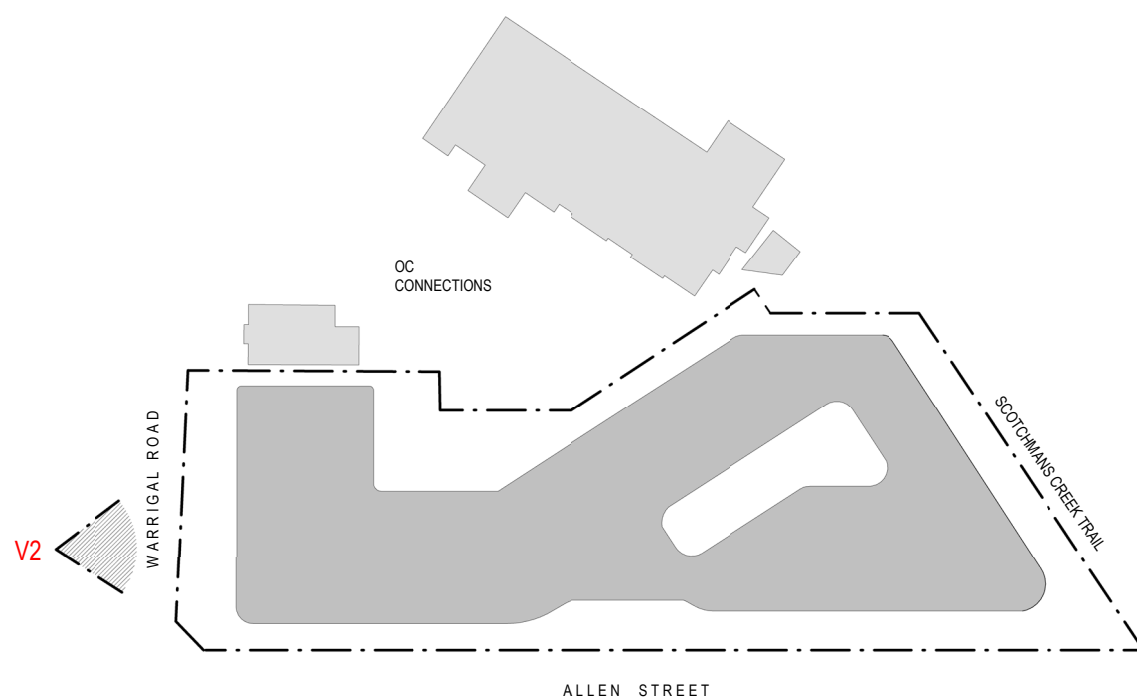
> Providing landscape and deep soil planting along Warrigal Rd to soften the interface, and bring a pleasant pedestrian experience.



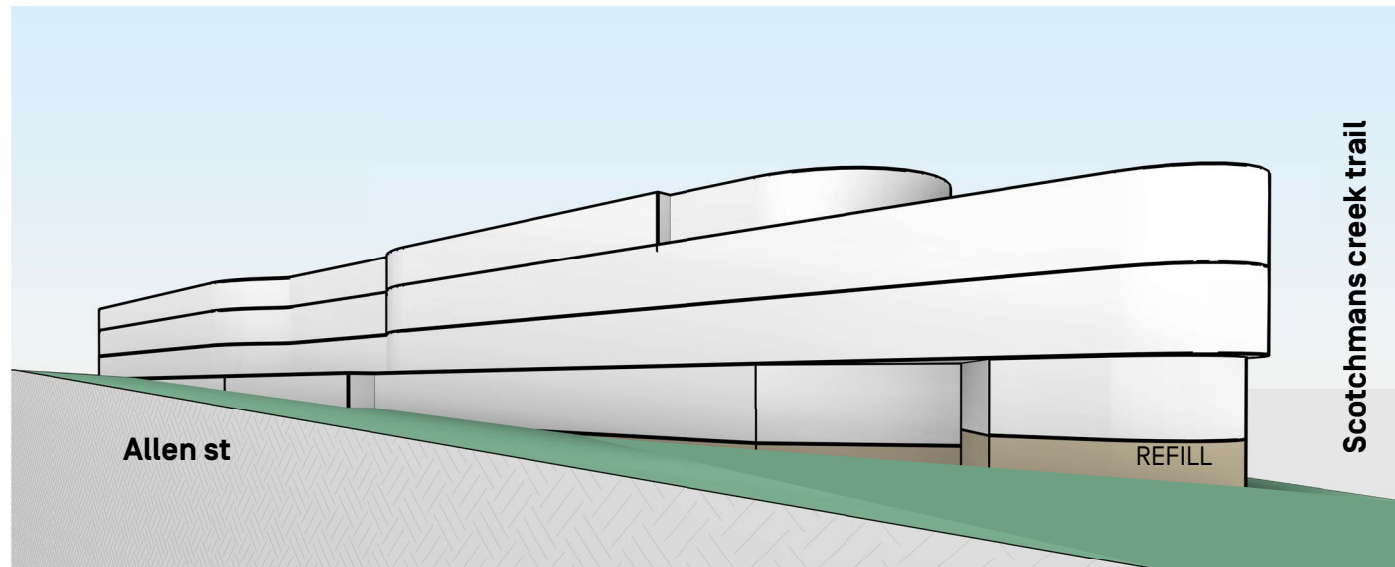
Previous massing



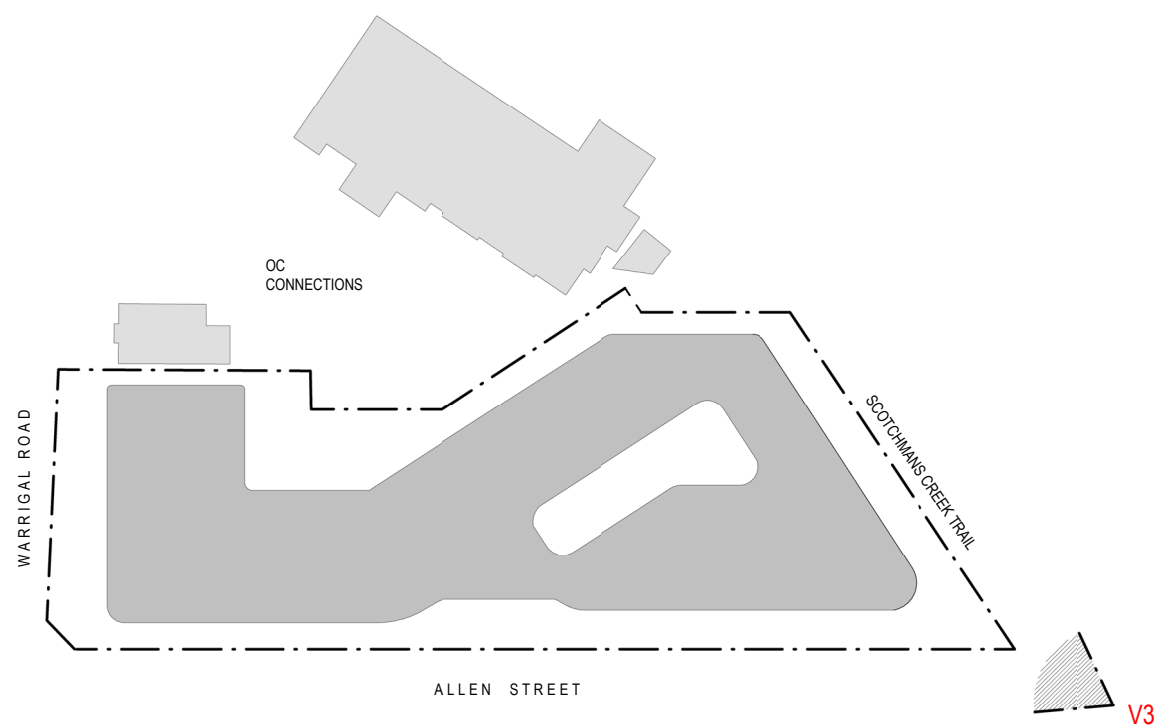
Proposed massing



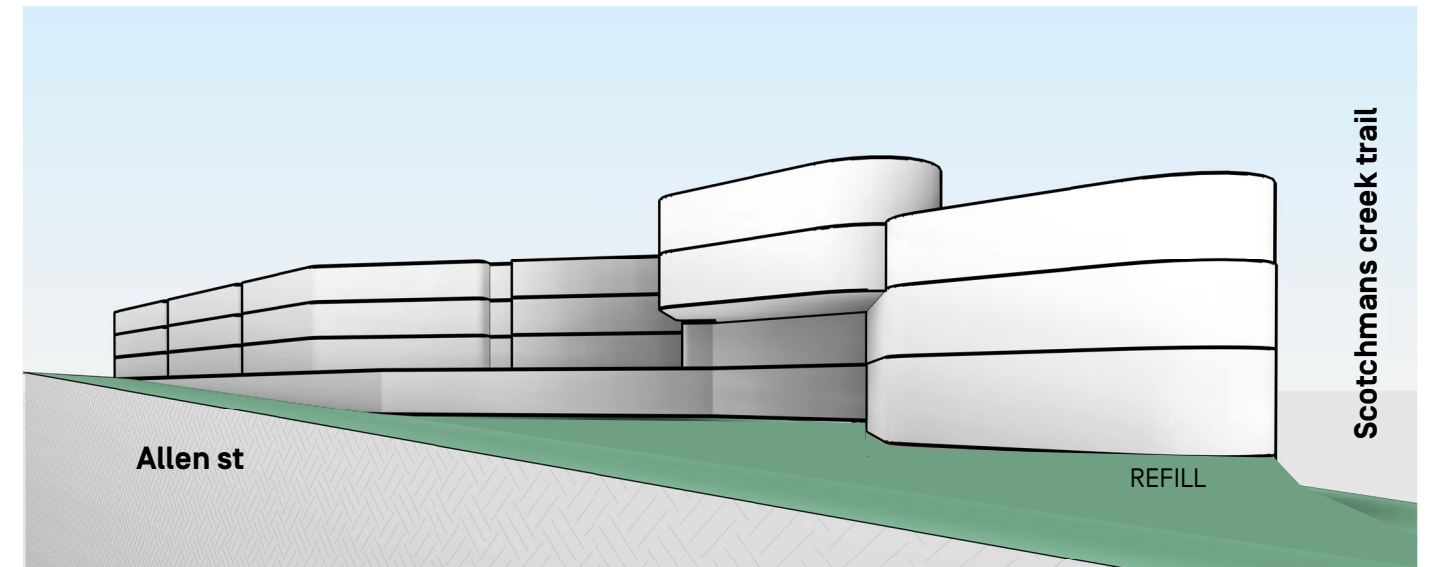
/ Massing Improvement



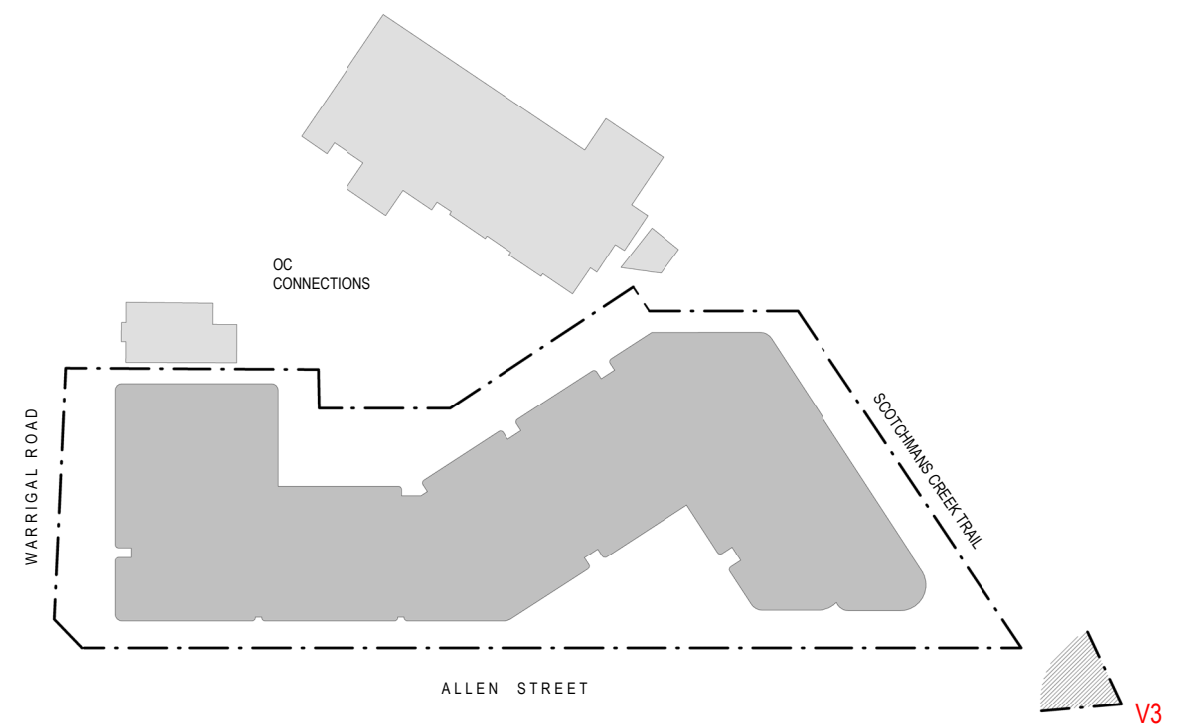
Previous massing



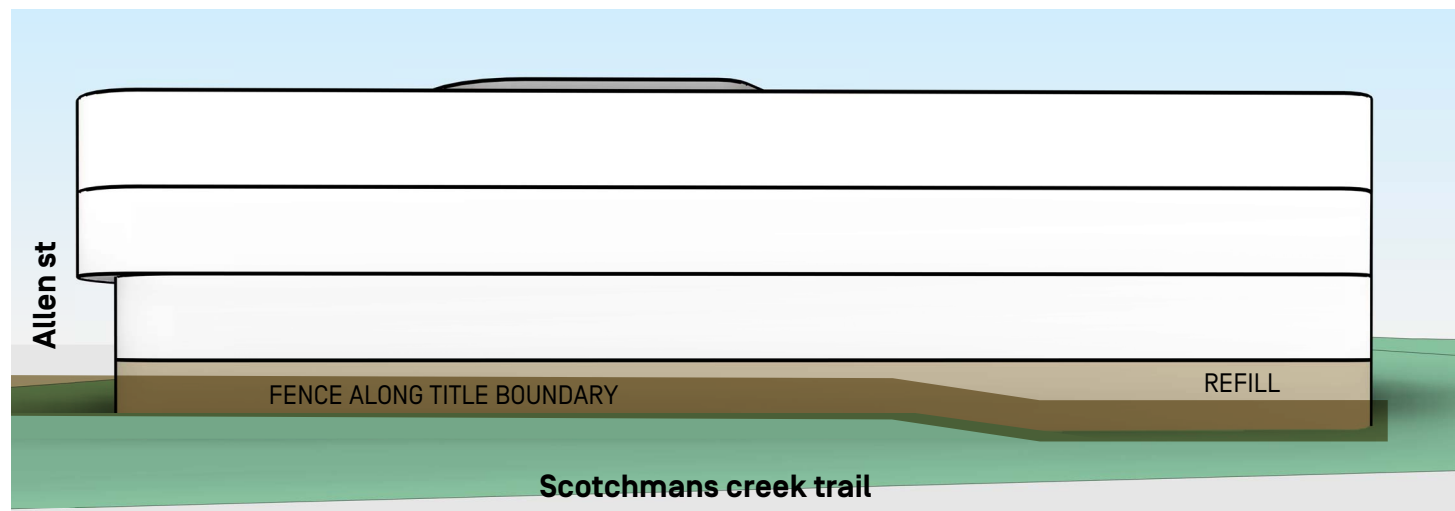
- Proposed massing transitions down in scale towards the creeks, respecting and reinforcing the natural topography.
- Minimise South facing apartments and reduce the impact to southern neighboring properties through suitable setbacks with communal landscape and drop off area.
- Providing landscape and deep soil planting along Warrigal Rd to soften the interface, and bring a pleasant pedestrian experience.



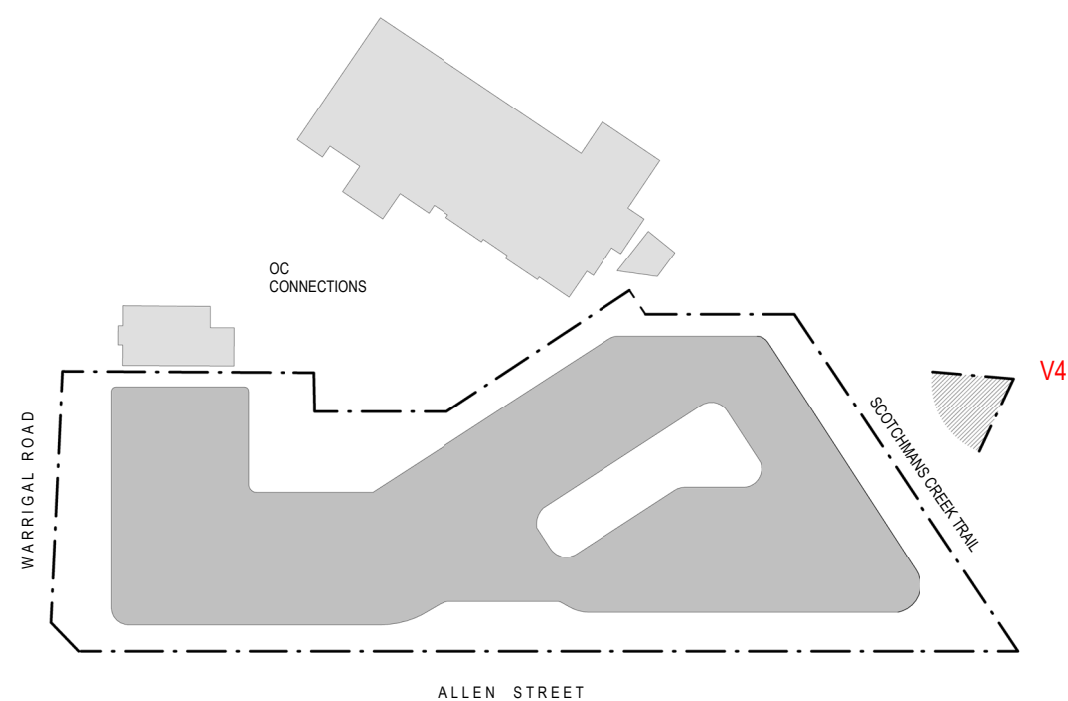
Proposed massing



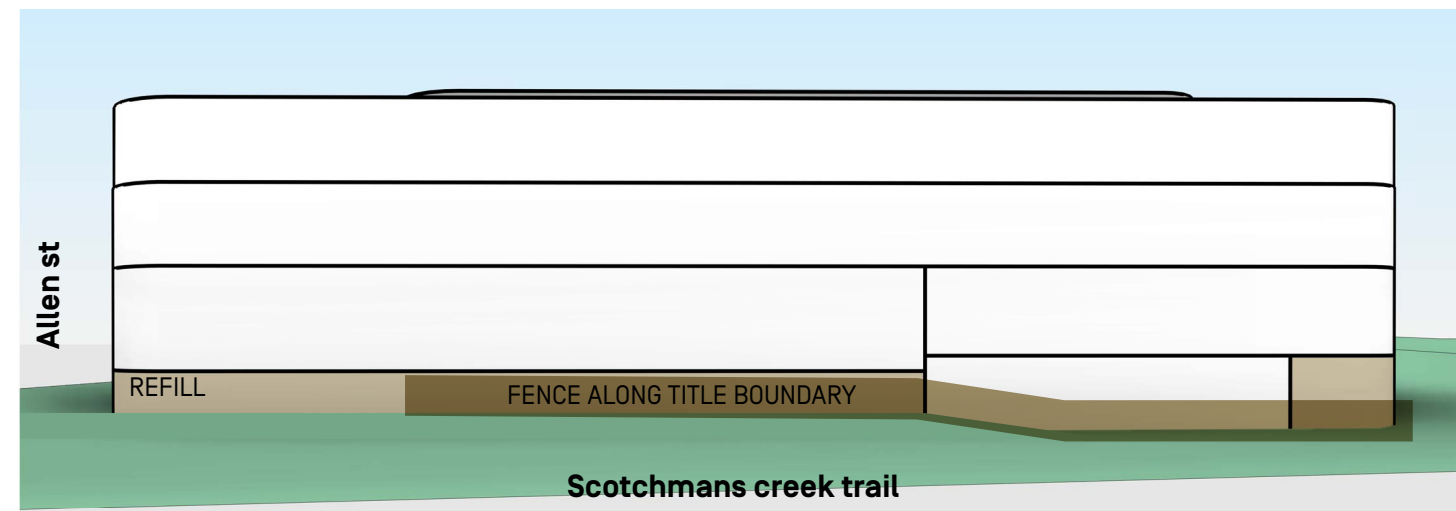
/ Massing Improvement



Previous massing



- Lower ground floor communal area at Southeast corner will be further sunken down for 600mm to have a better transition in height to the park, and provide convenient access for pedestrian.
- Partly open fence along the creek soften the boundary and encourage the connectivity to the nature.
- Active and pleasant frontage, improve integration and connection to the community



Proposed massing



/ 4.0 Proposal



NATURAL

FLUID

EMBRACE

PERMEABILITY

SOFTEN



Concept

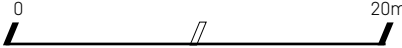
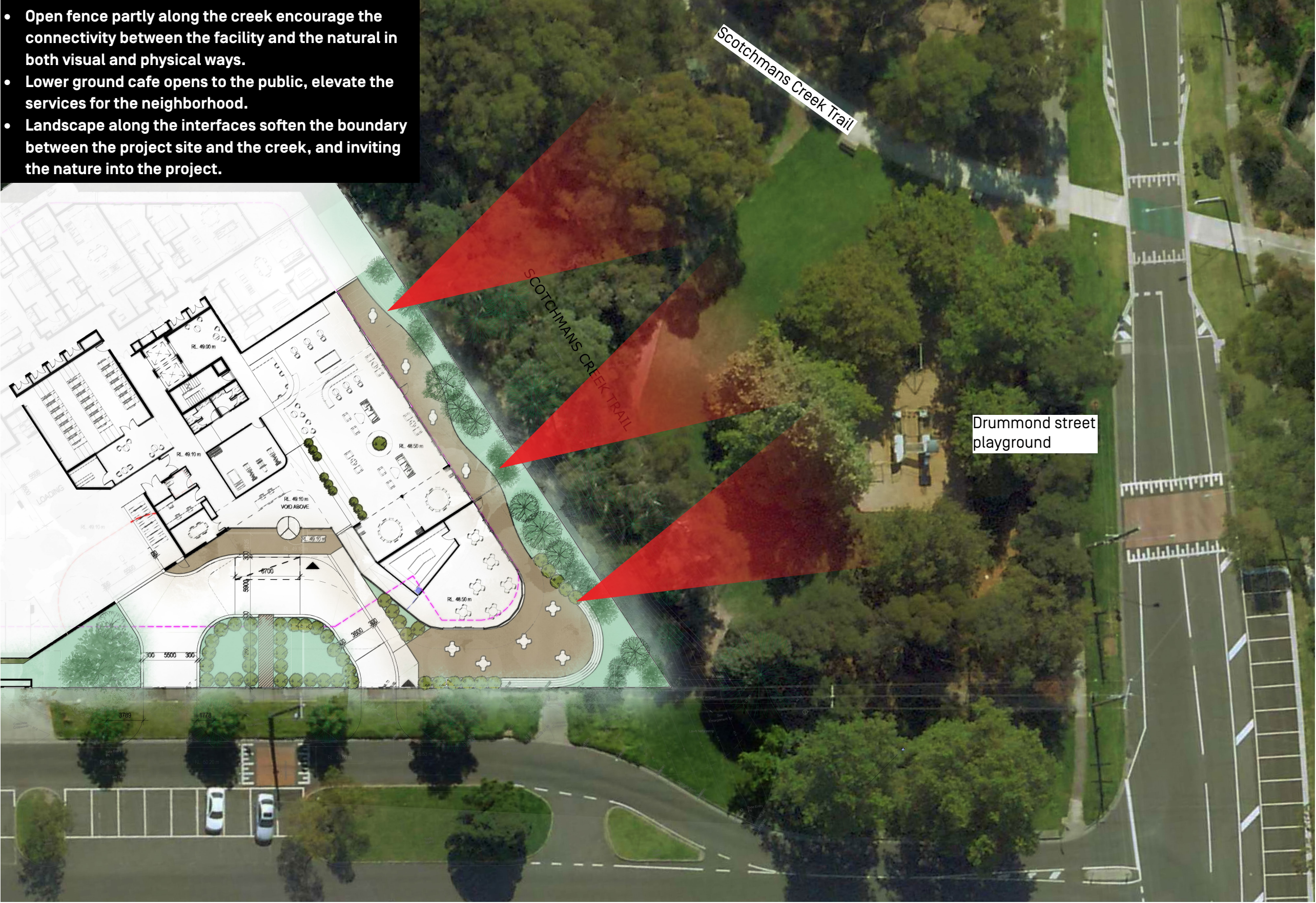


5.0 Communal Benefits & Neighborhood Engagement



Lower Ground Communal

- Open fence partly along the creek encourage the connectivity between the facility and the natural in both visual and physical ways.
- Lower ground cafe opens to the public, elevate the services for the neighborhood.
- Landscape along the interfaces soften the boundary between the project site and the creek, and inviting the nature into the project.



Lower Ground Communal



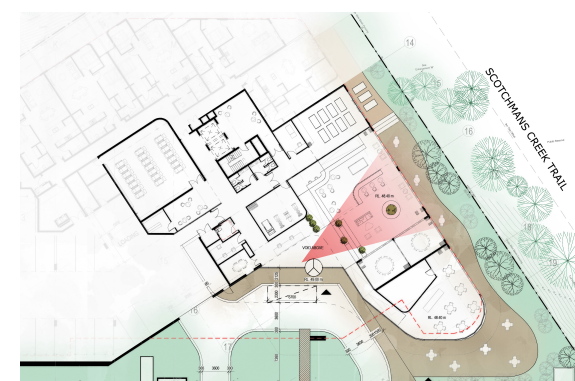
/ Lower ground communal area



Arrival and Lobby



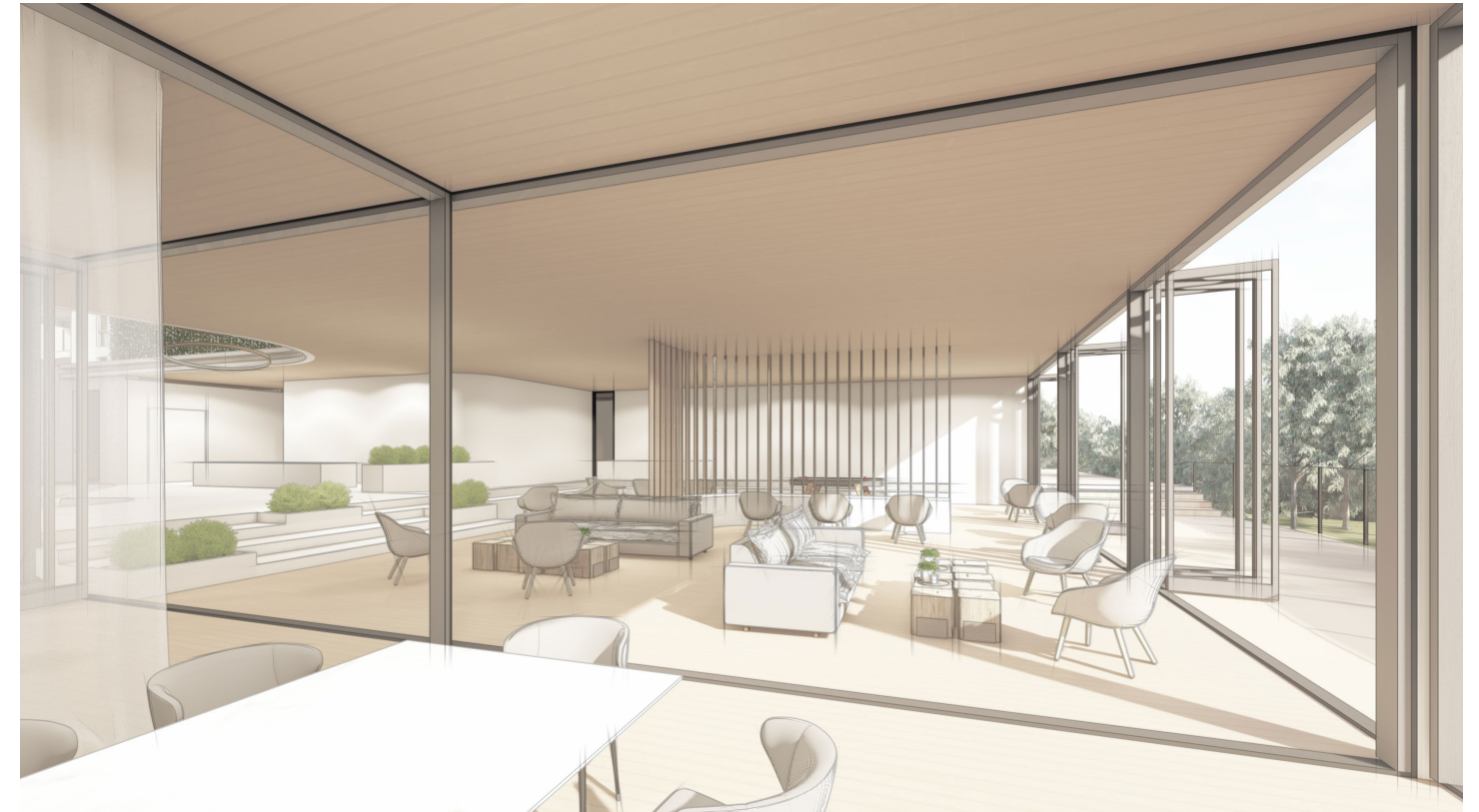
Lounge



/ Lower ground communal area



Game



Private Dining

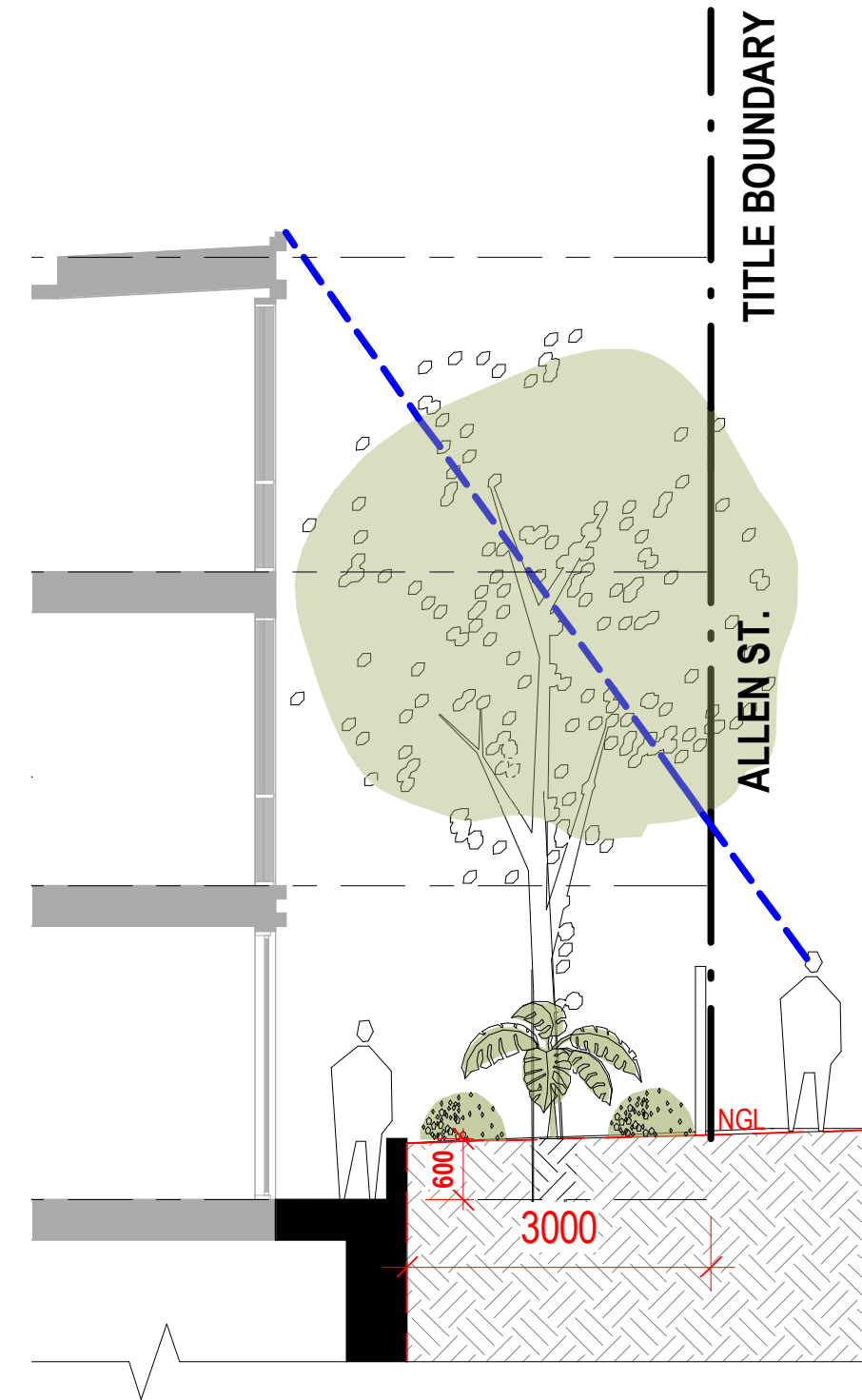
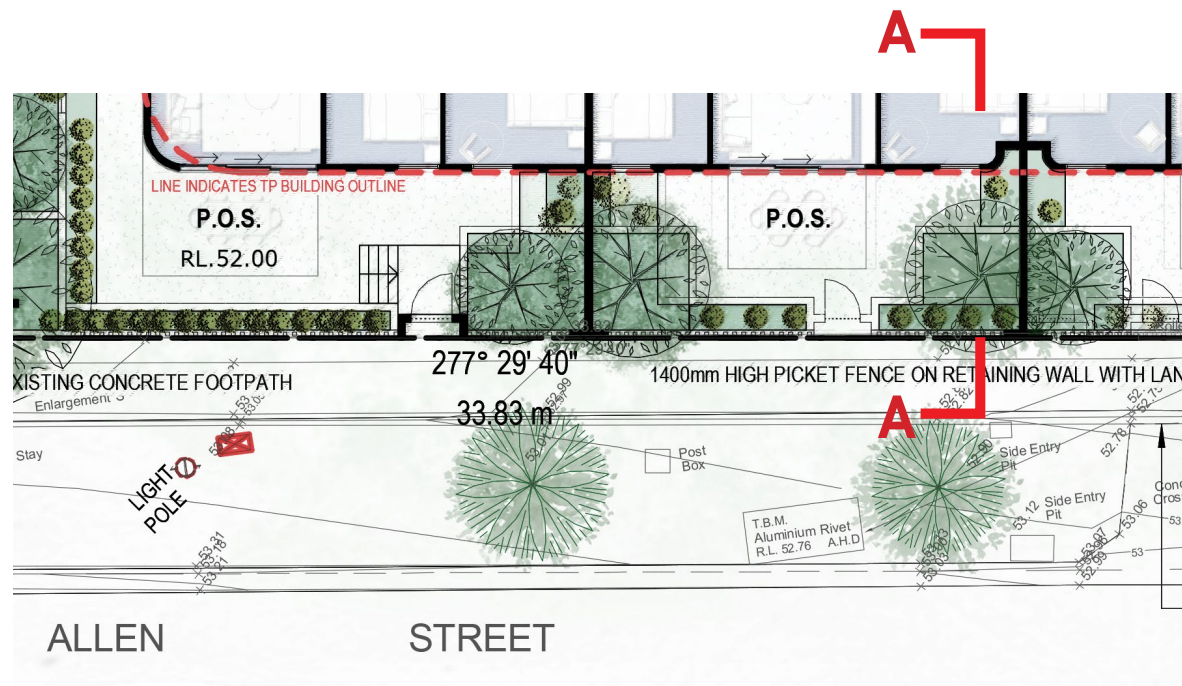




6.0 Embrace Garden City And Creek Abuttal Area

DEEP SOIL PLATING (along ALLEN ST.)

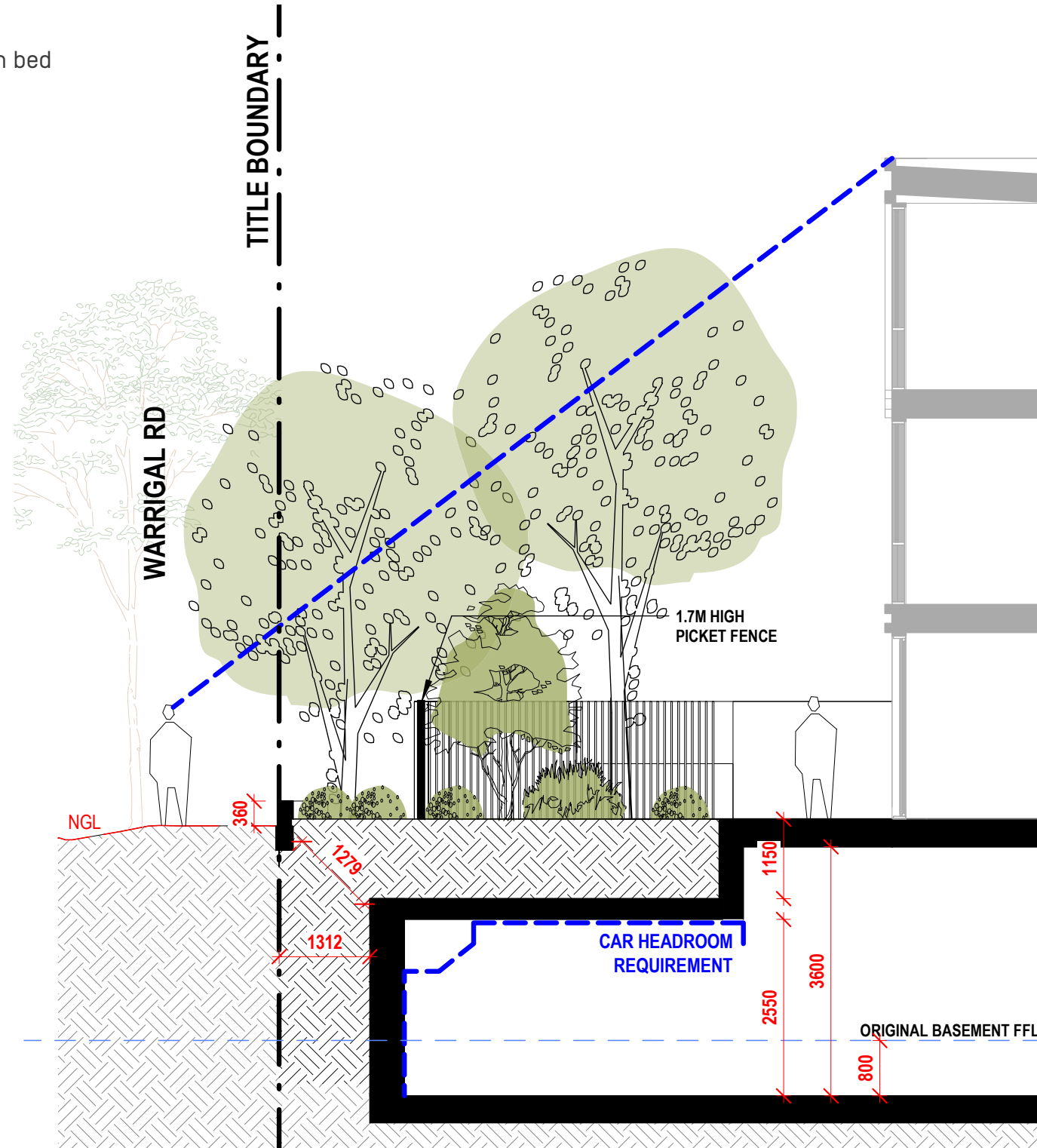
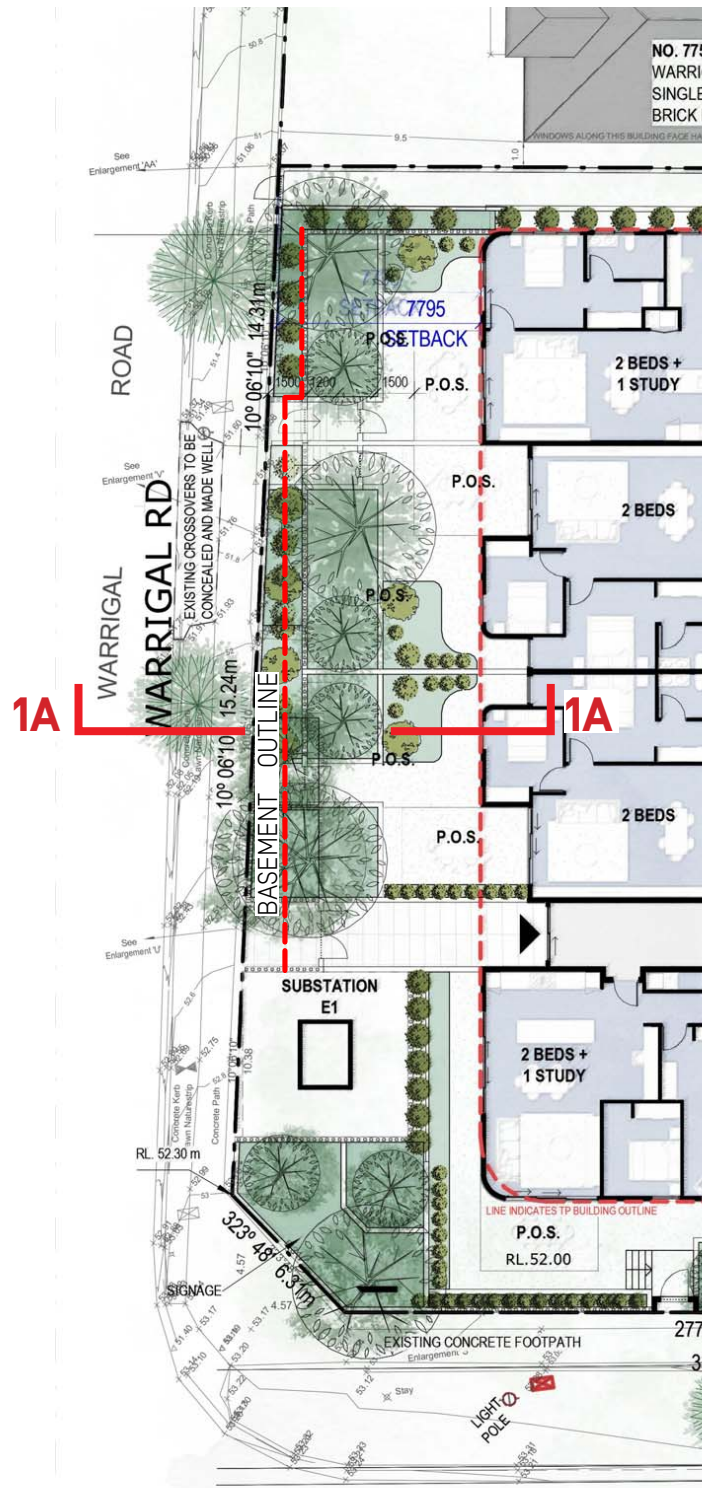
- Celebrate the principle of the City of Monash's residential areas that a garden city character is highly valued by the community.
- The spacious garden settings and tall canopy trees help define and enhance the neighbourhood character of this area
- Generous street setback give the opportunity of the streetscape landscape, and the buildings will be recessive and hidden behind the vegetation and tall trees.



DEEP SOIL PLATING (along WARRIGAL RD.)

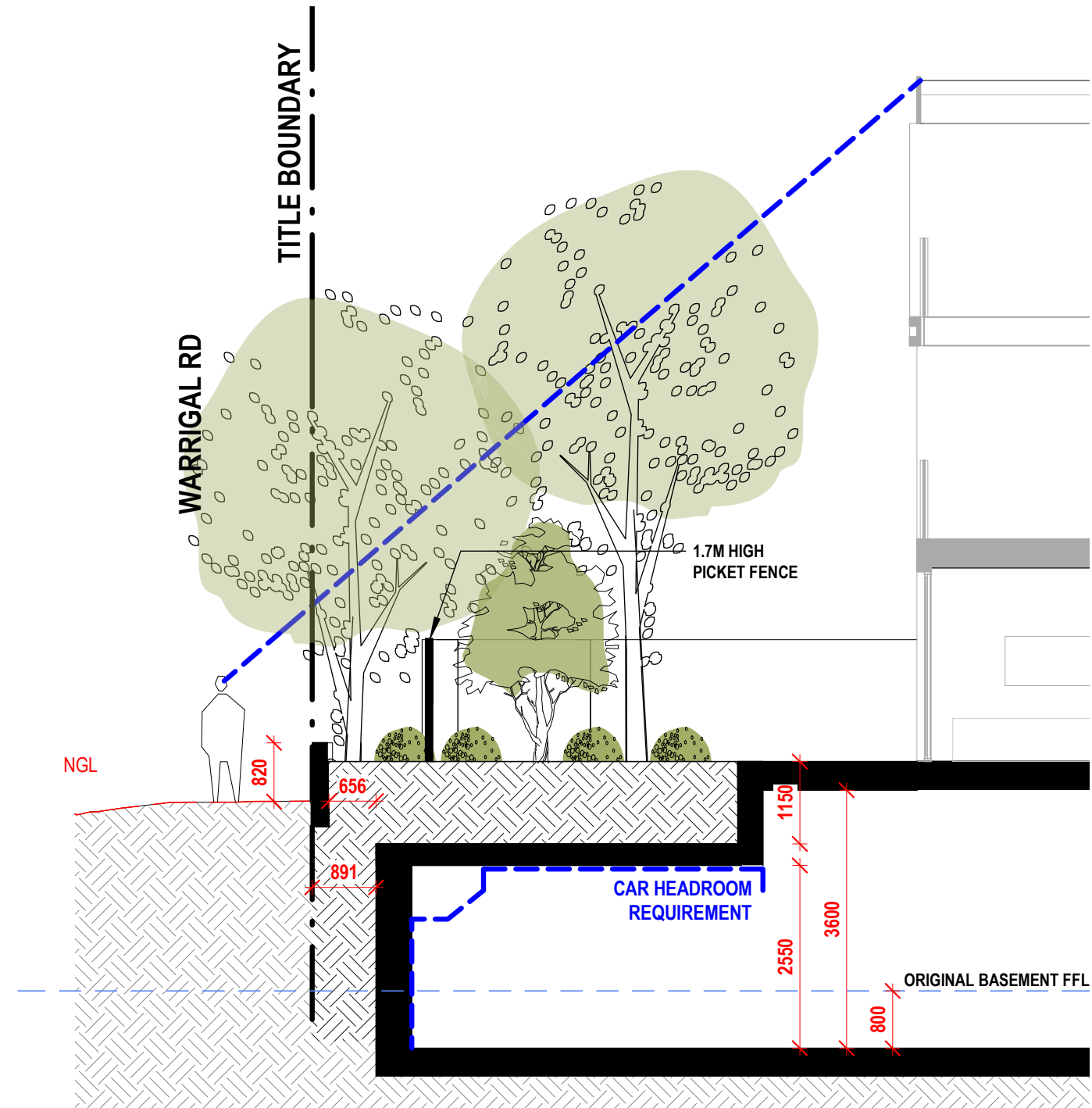
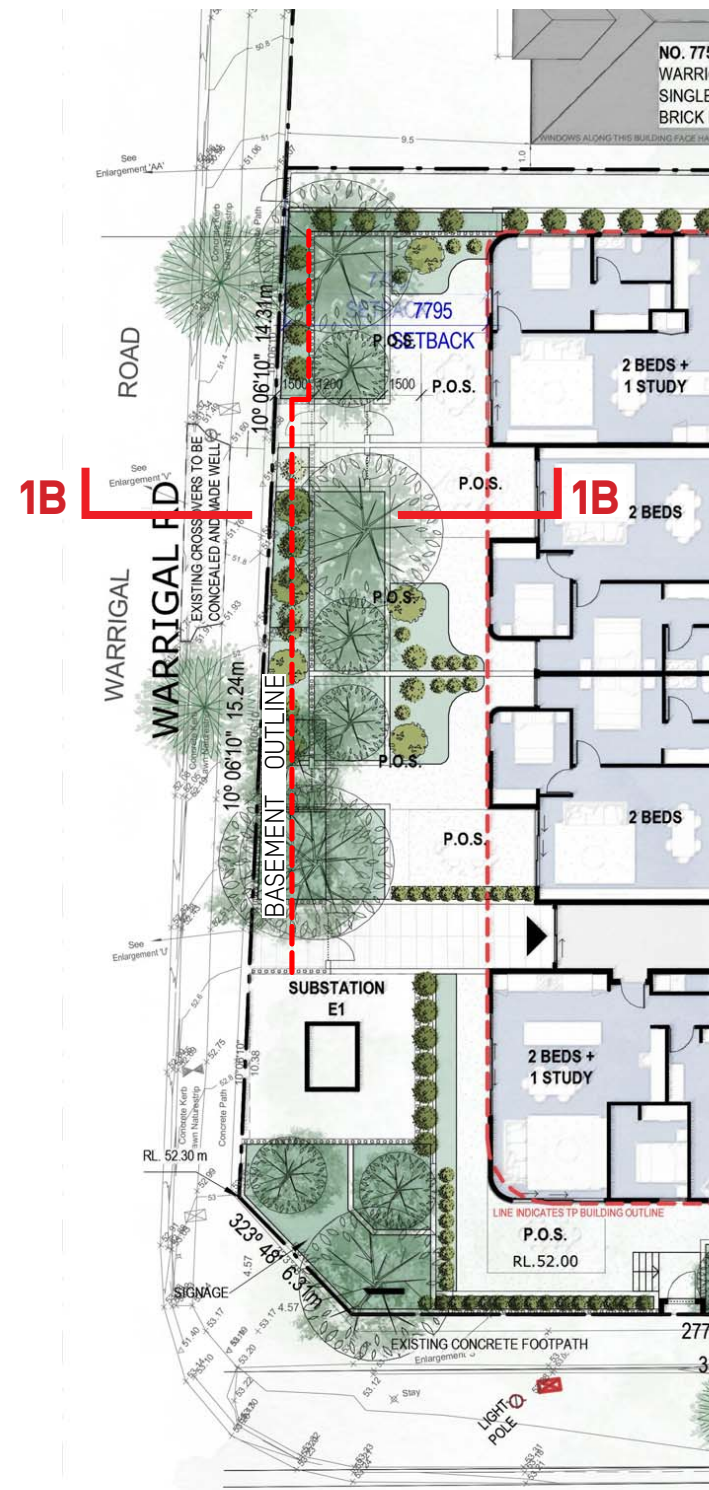
RFI RESPONSE

- 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 plating root zone.



/

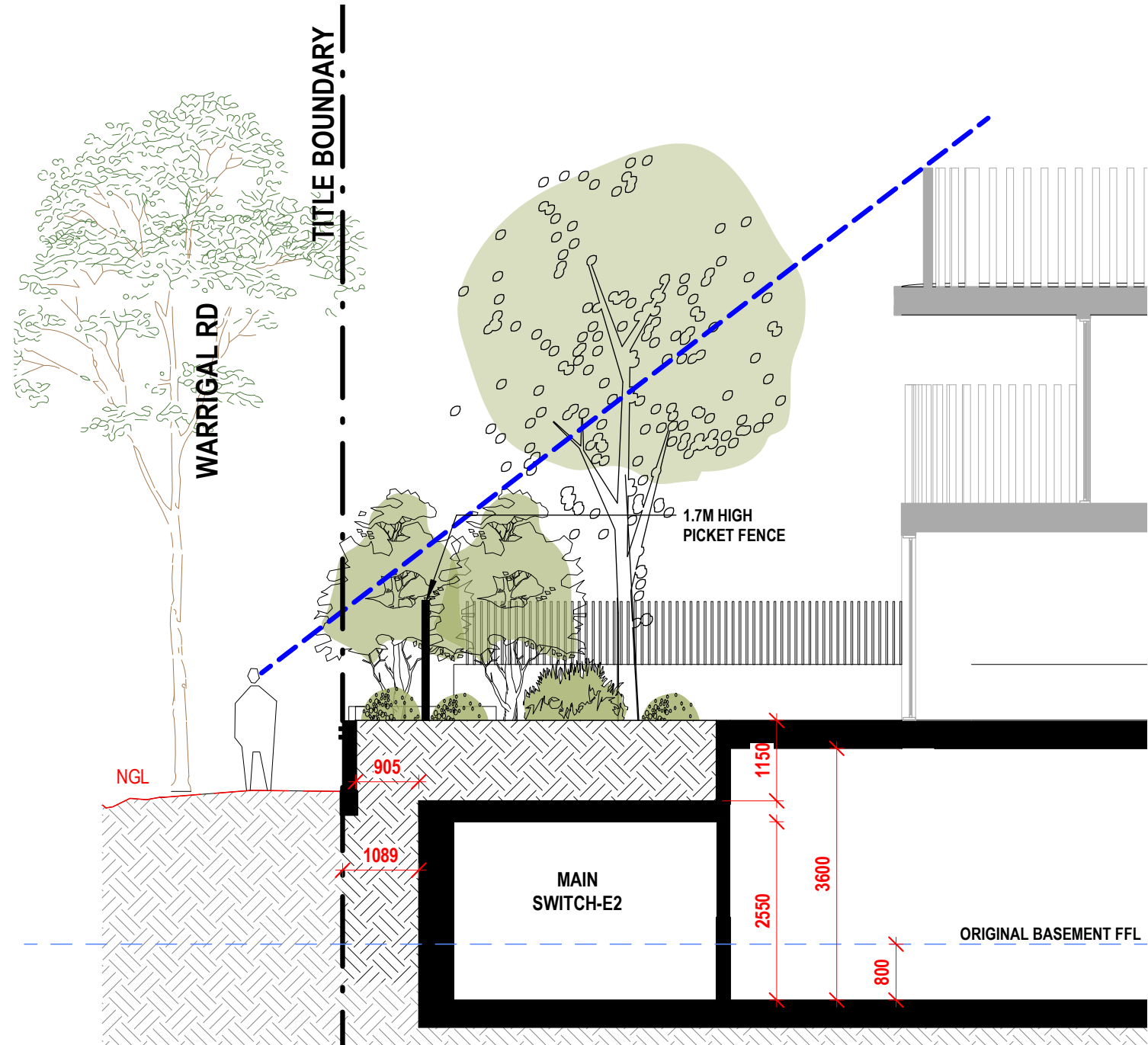
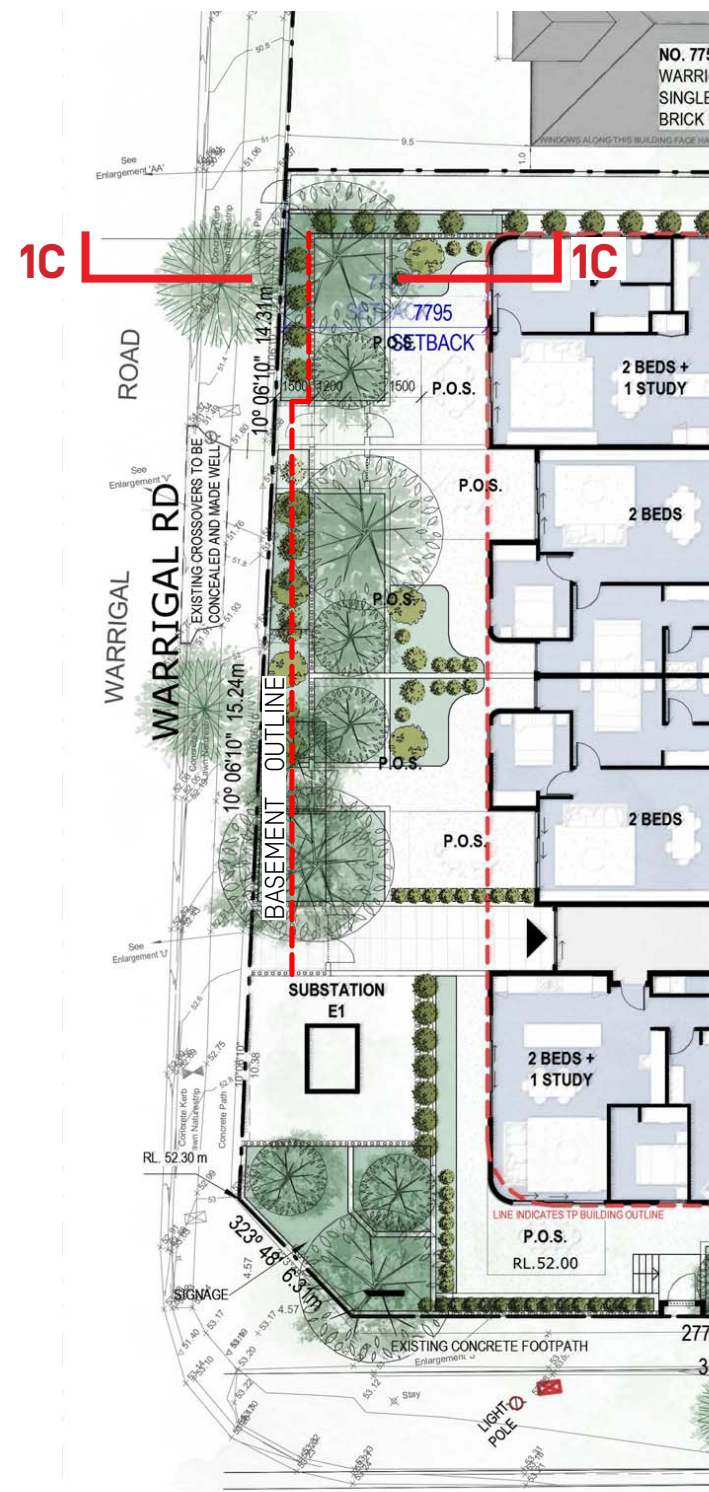
- Reduce extent of basement, and
- Further sunken part of the basement level by 800mm, and drop down garden bed base slab to allow for deeper plating root zone.



DEEP SOIL PLATING (along WARRIGAL RD.)

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 plating root zone.

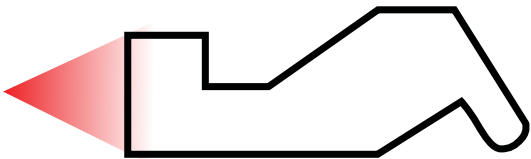
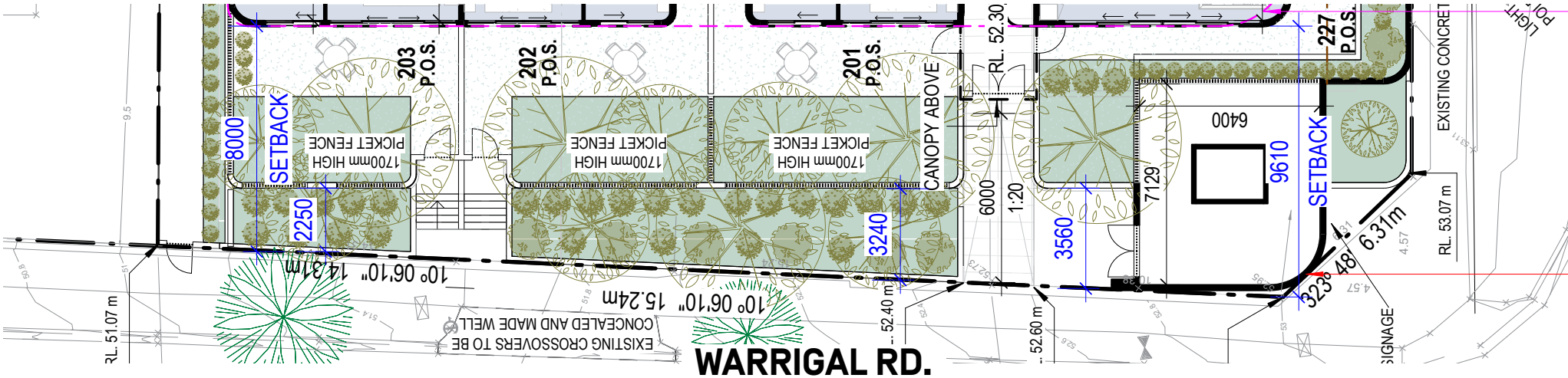




Warrigal Rd. Deep soil planting

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.

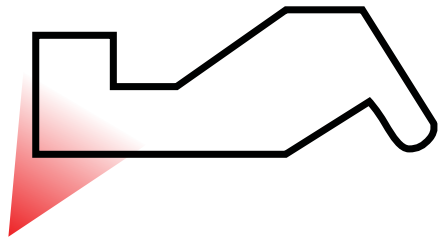
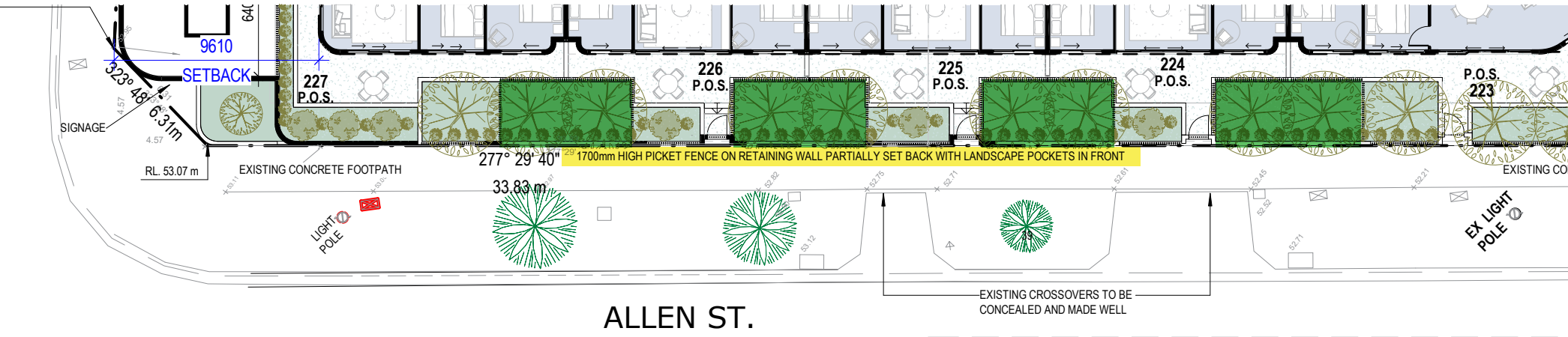




Allen St. Fence and Landscape

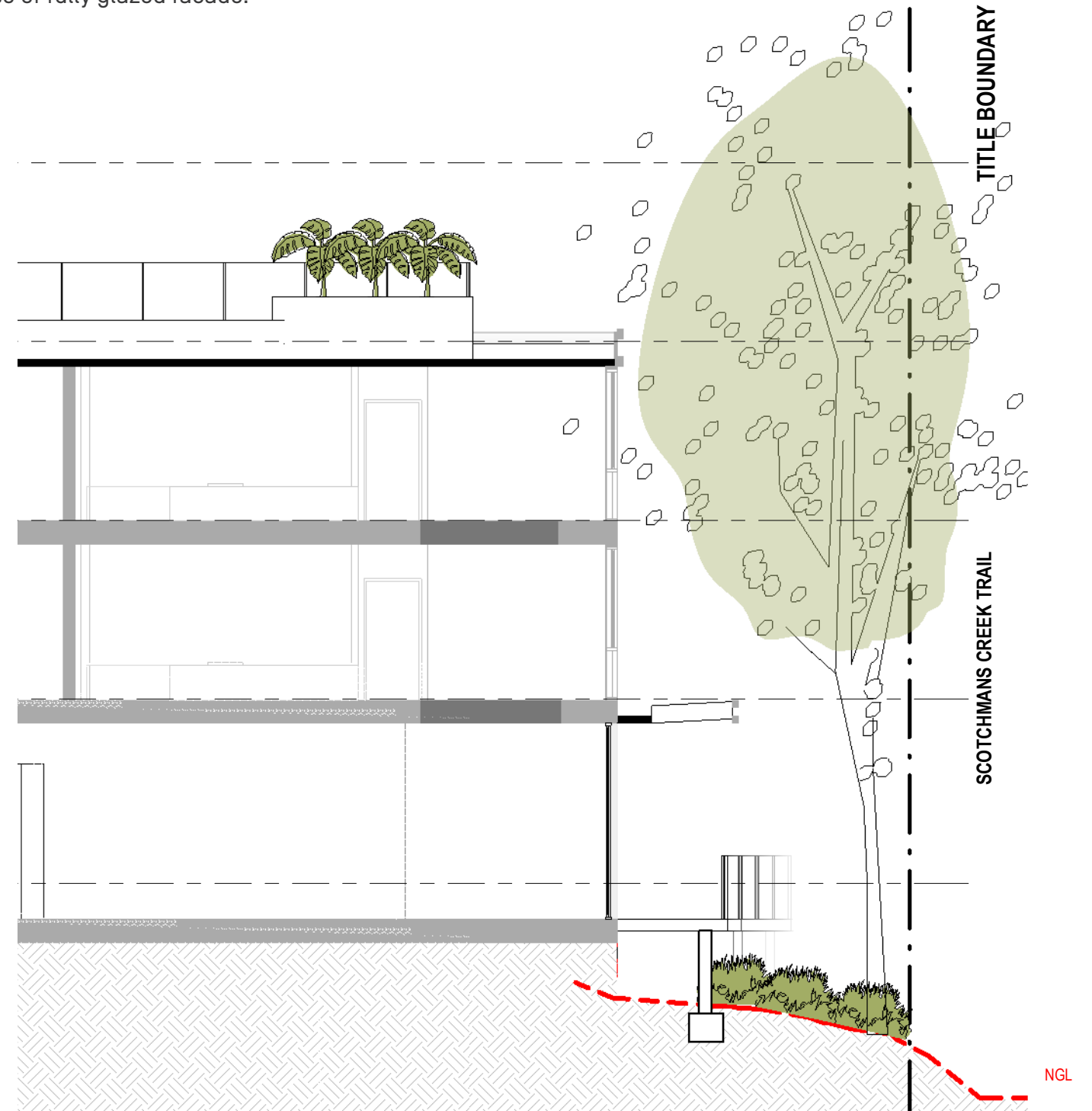


- 1.7 m high open picket fence with 25% Visual transparency, and
- Fence sets back to create landscape pockets to allow direct interface to footpaths.

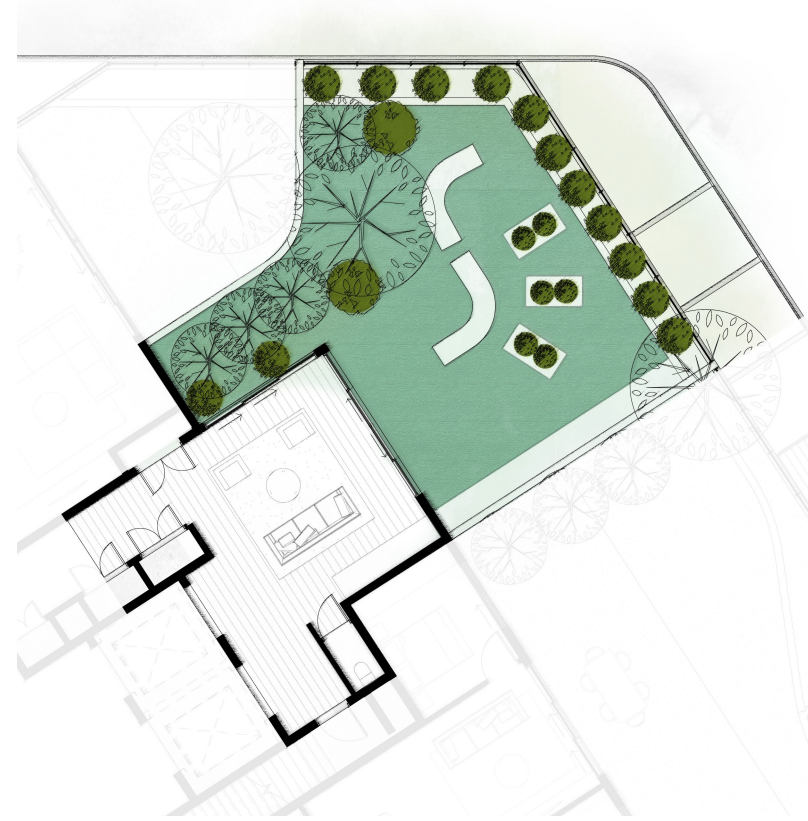
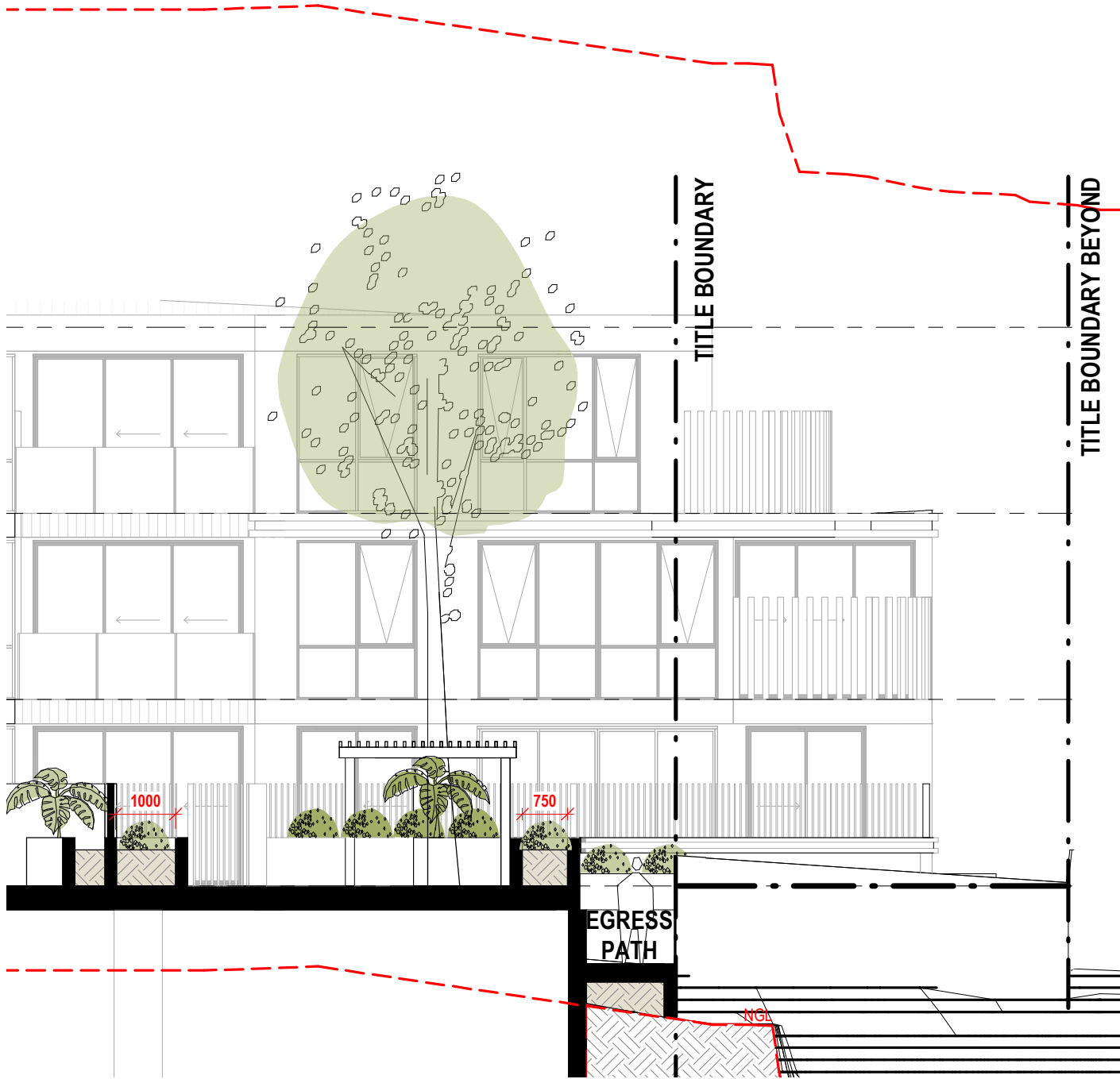


Creek Abuttal area

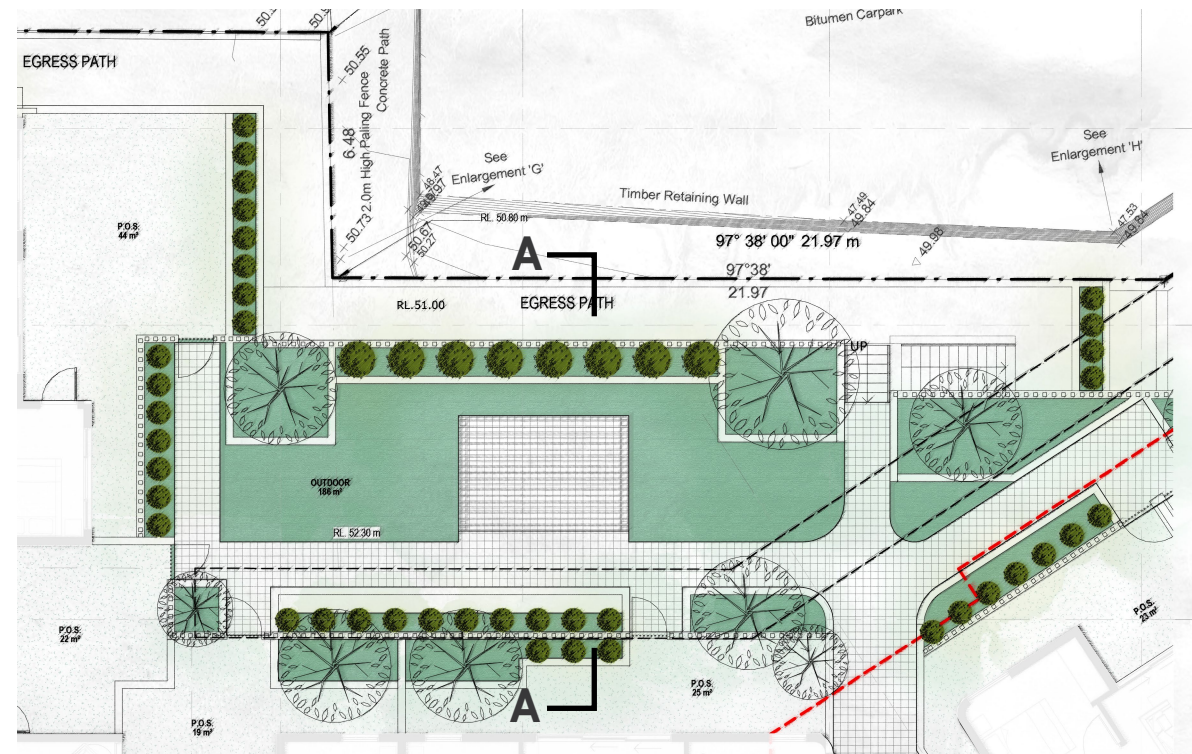
- Project site along the creek will be well landscaped and retaining the 'open landscape character' of the creek environment.
- The lower ground floor communal area will be sunken down for 600mm, which is closer to the creek.
- Partly open picket fence with rich landscape along creek ensures vegetation is the dominant element when viewed from the public open space and the creek reserve.
- Recessed upper level brings articulation to the building, respect the prevailing scale of the adjoining dwellings and the neighbourhood.
- Lower ground communal area will be visually connect to the creek and playground through the use of fully glazed facade.



/



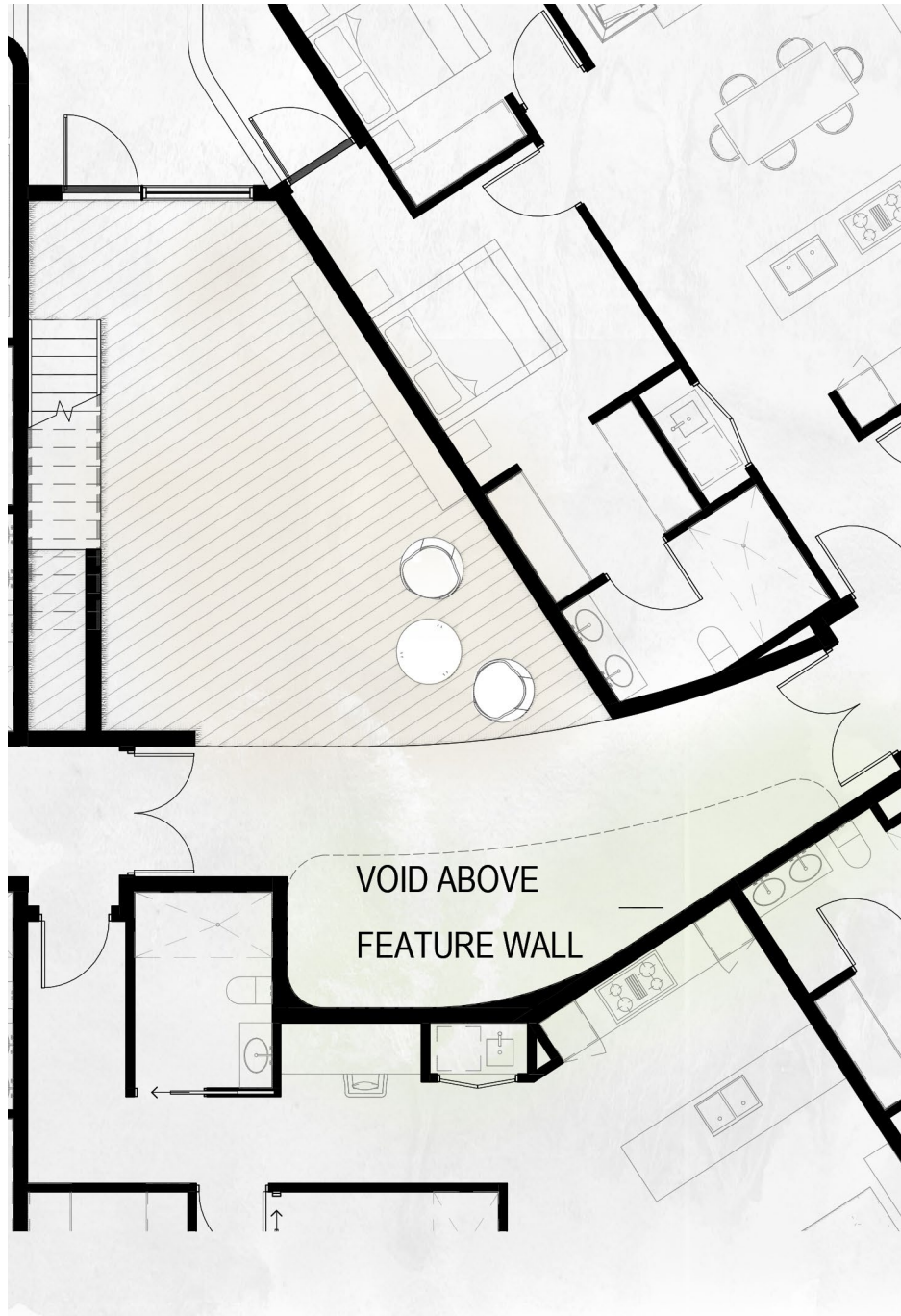
Rooftop garden



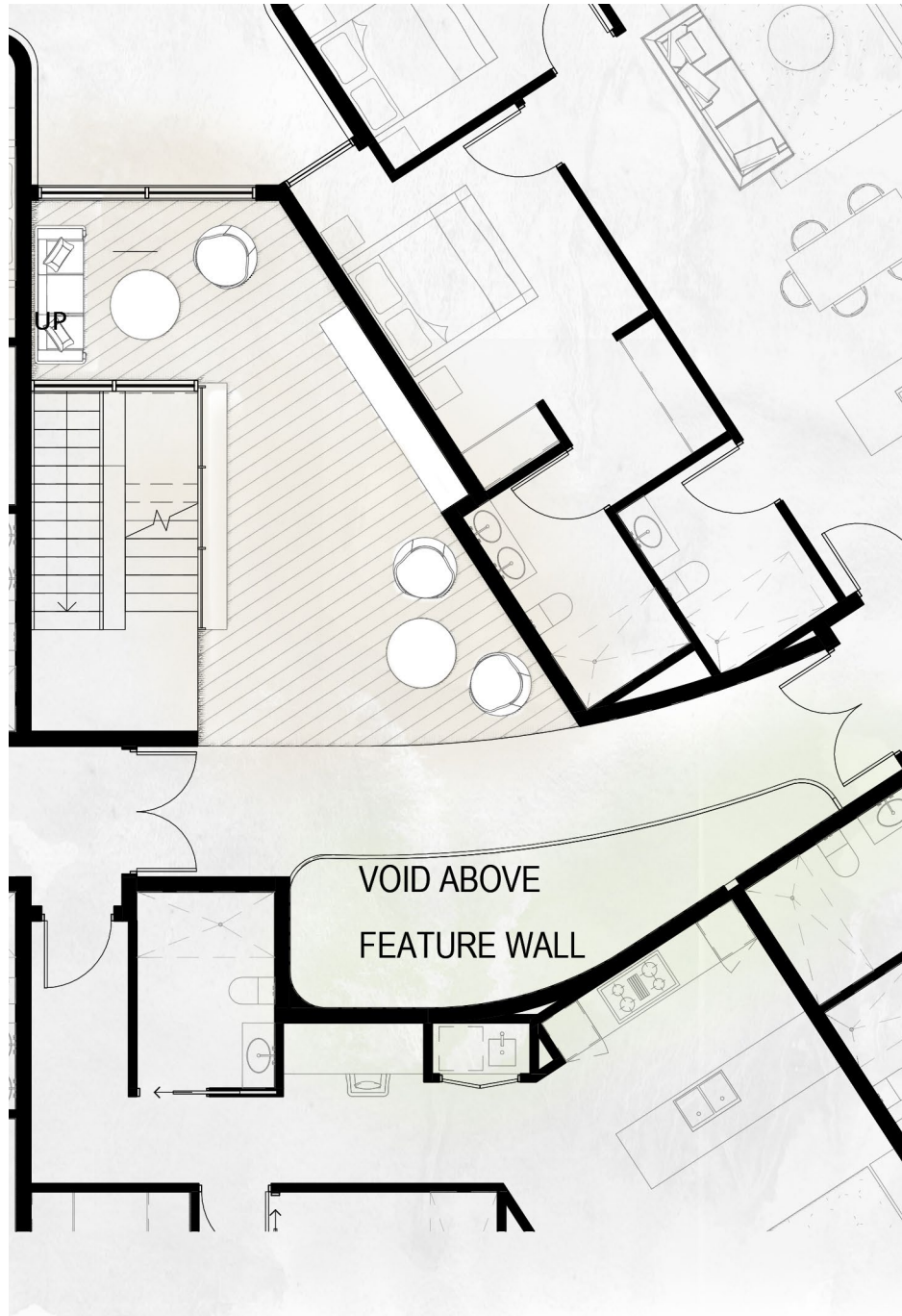
Ground communal garden



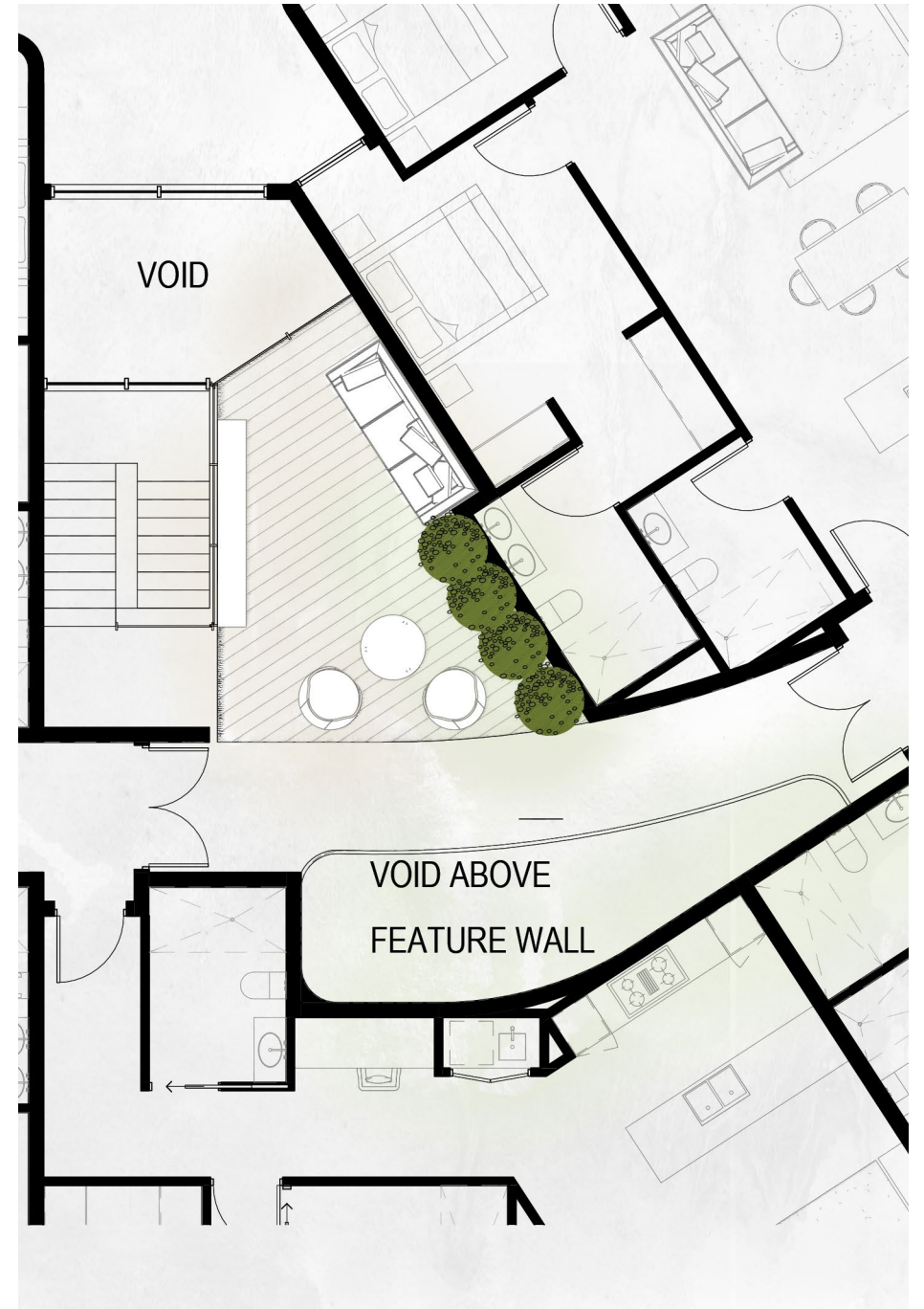
7.0 Central Void & Library



L00 GROUND FLOOR_CENTRAL VOID
1:100



L01 FIRST FLOOR_CENTRAL VOID
1:100

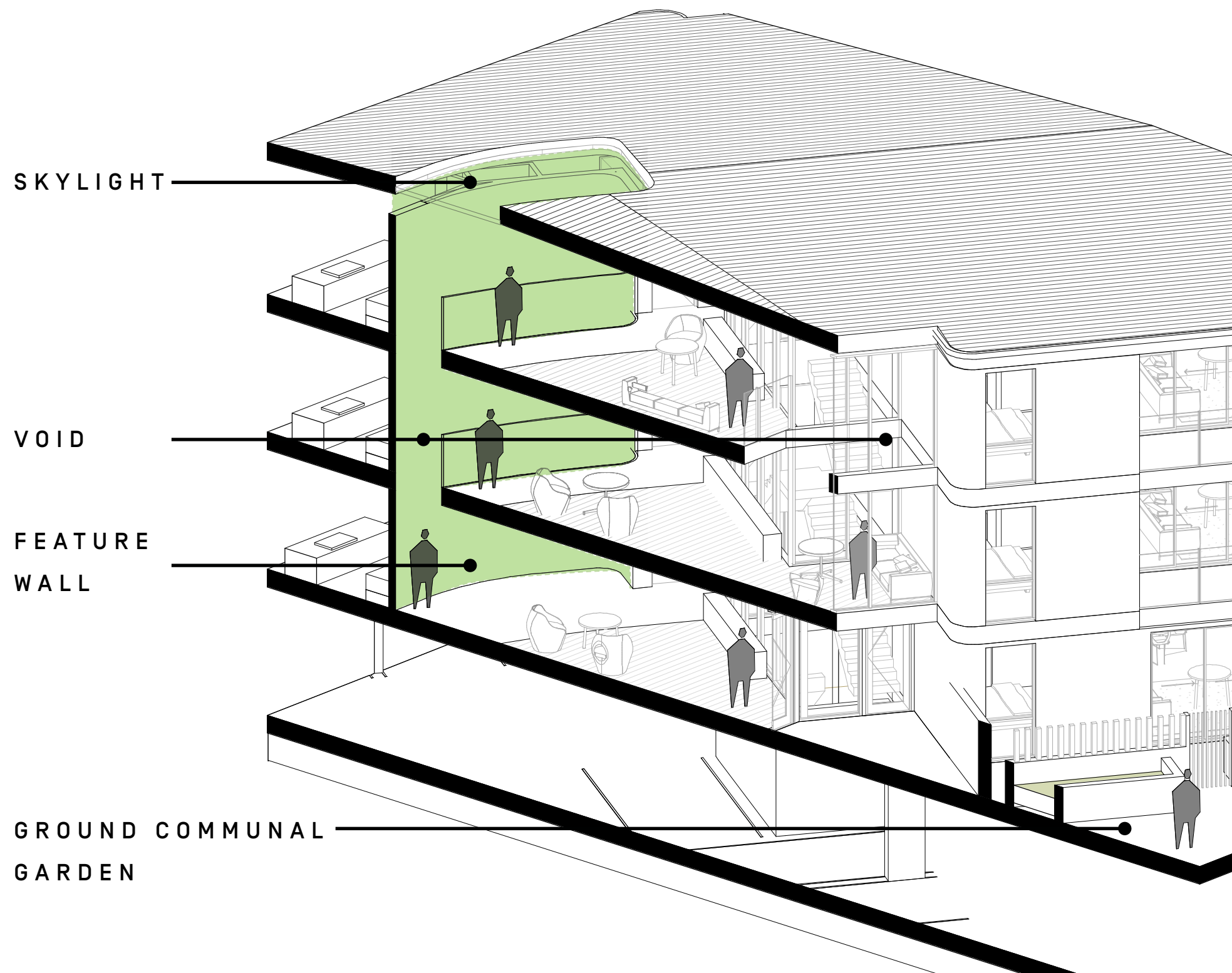


L02 SECOND FLOOR_CENTRAL VOID
1:100

/ Isometric view

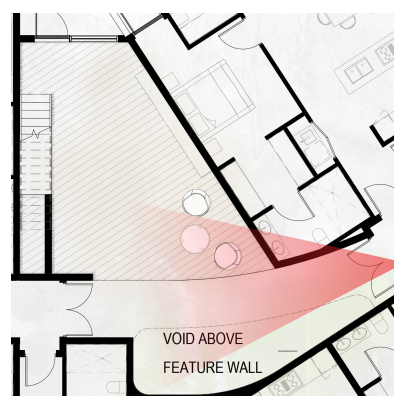


LIBRARY WITH VOID





Ground Communal

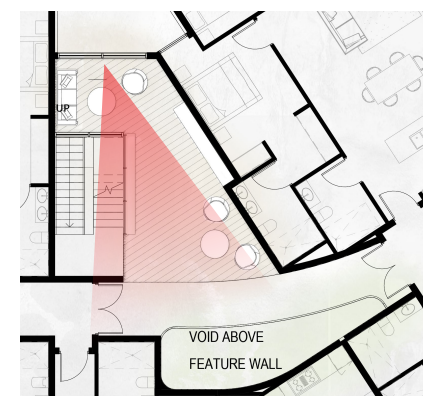
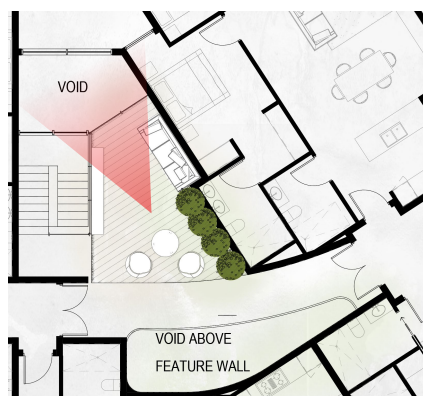




Level 2 Void




Ground Communal



/ 8.0 Lift Lobby

Lift core



- 
- Natural material present welcoming and home environment to the residents and visitors
 - Full height window at the end of the corridor helps elongate the vista, which will provide a sense of arrival and gives a purpose of travel.

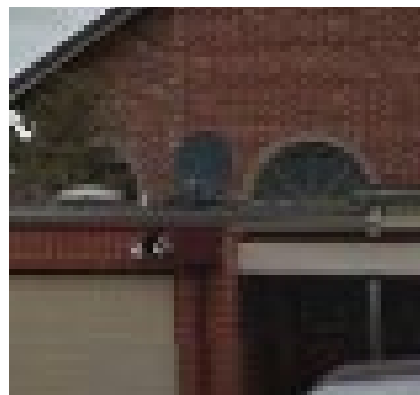




9.0 Architectural Detail

/ Architecture Detail

- >
- Arc shape architectural detail provide the modern interpretation of the surrounding neighbourhood character.
 - Ribbon language emphasis and transform the building scale down to the creek.
 - Similar fence treatment echo with the existing buildings.



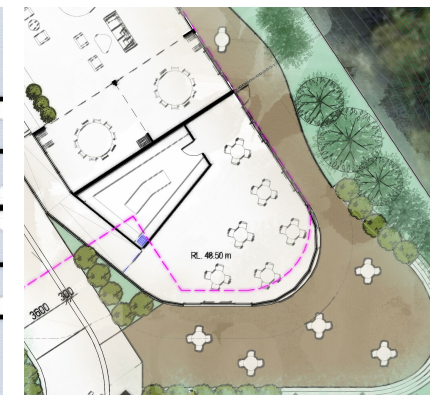
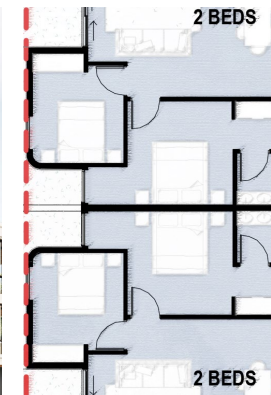
• Arc



• Ribbon

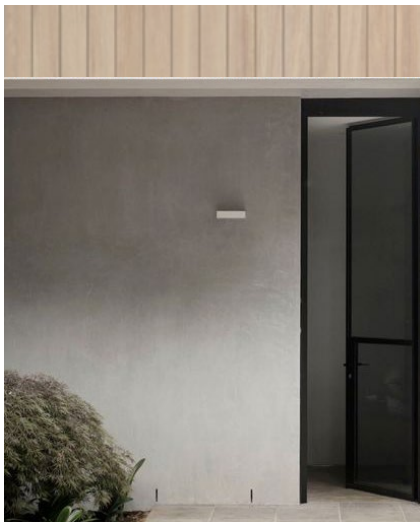
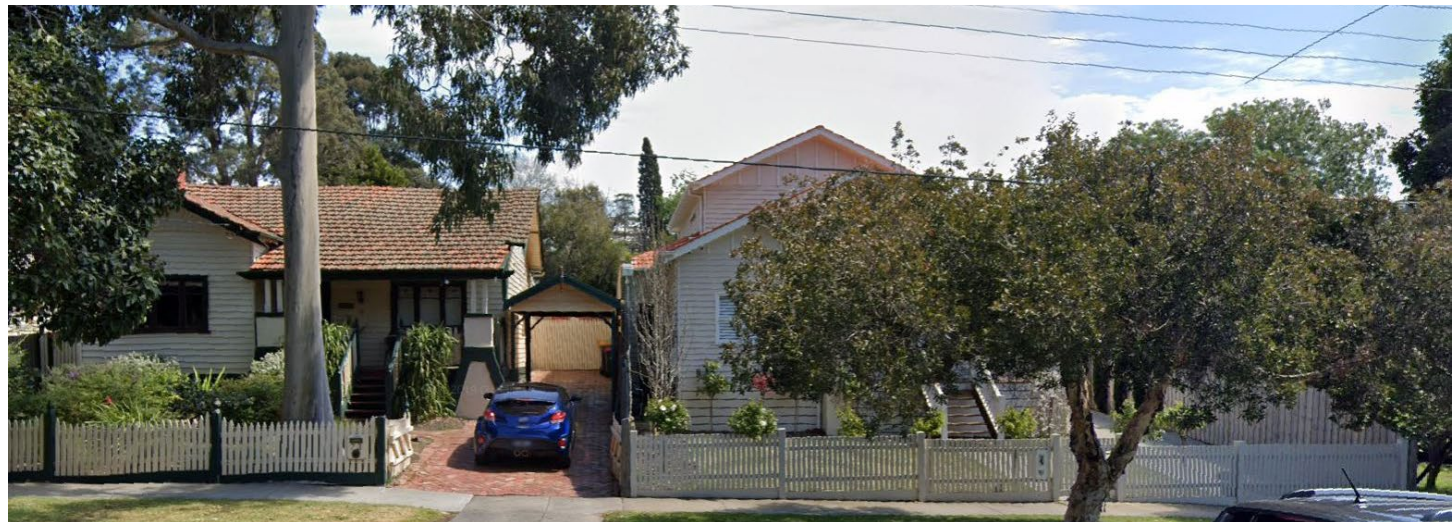


• Fence



/ Material

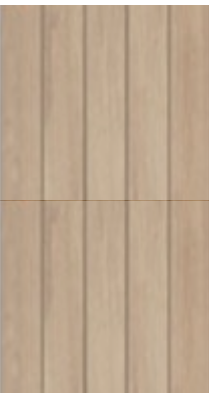
- >
- Off white render reinterpret the existing light colour weatherboard surrounding, meanwhile transfer to a modern and elegant look.
 - Timber look material celebrates the natural and merging into the creek abuttal area, enhance the garden city character
 - Warm grey masonry base to give a earthy tone to assist in blending in with environment.



RN1
Render finish
Color-Off white



MA1
Brick /Masonry finish
Color-Warm grey



MC1
Timber look cladding
Color-Natural



MC2
Timber look screen
Color-Natural



MC3
Metal
Color-Charcoal



FC1
Timber paling fence
Color-Natural



FC2
Timber picket fence
Color-Natural

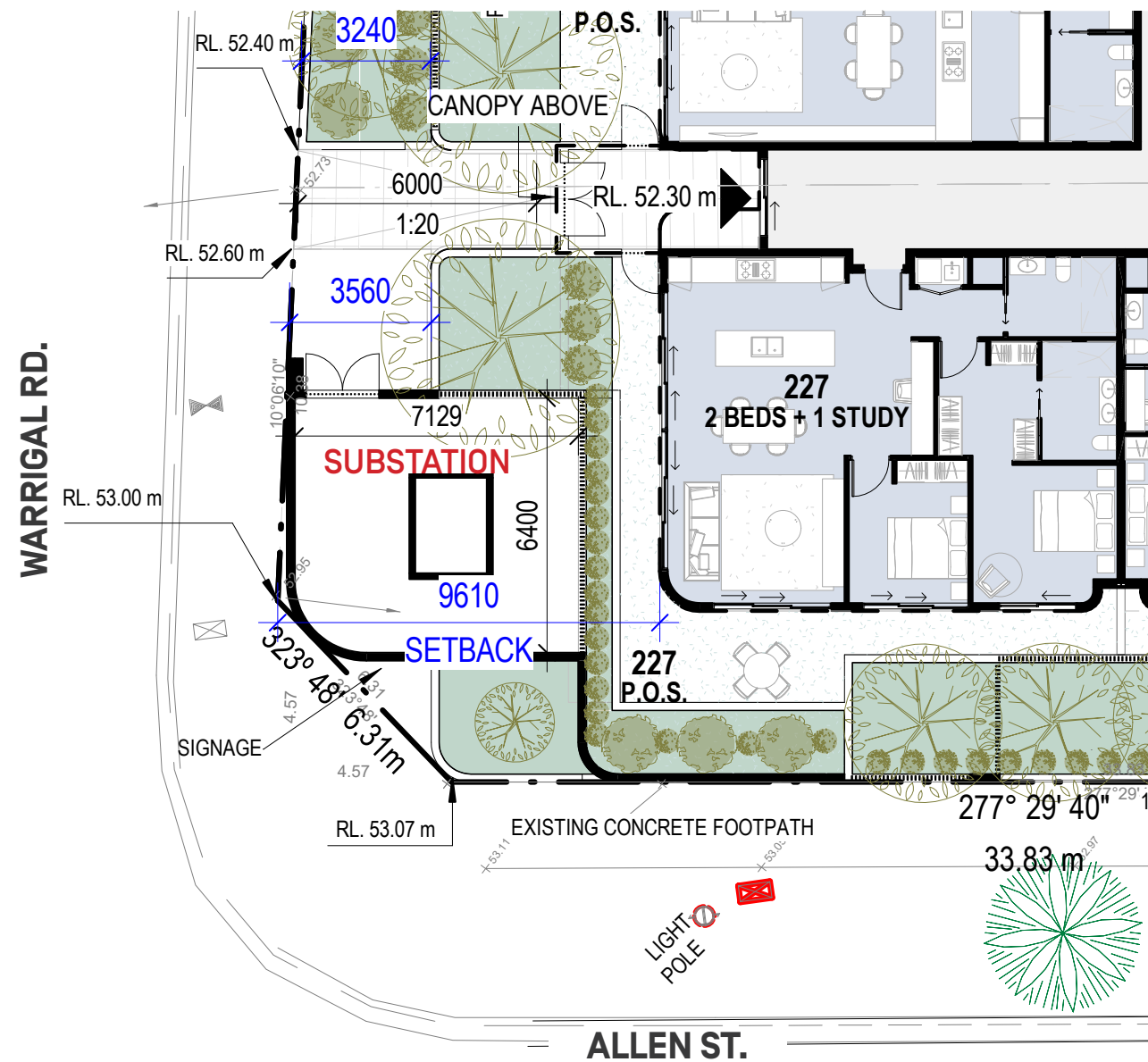


GL1
Render finish
Color-Off white

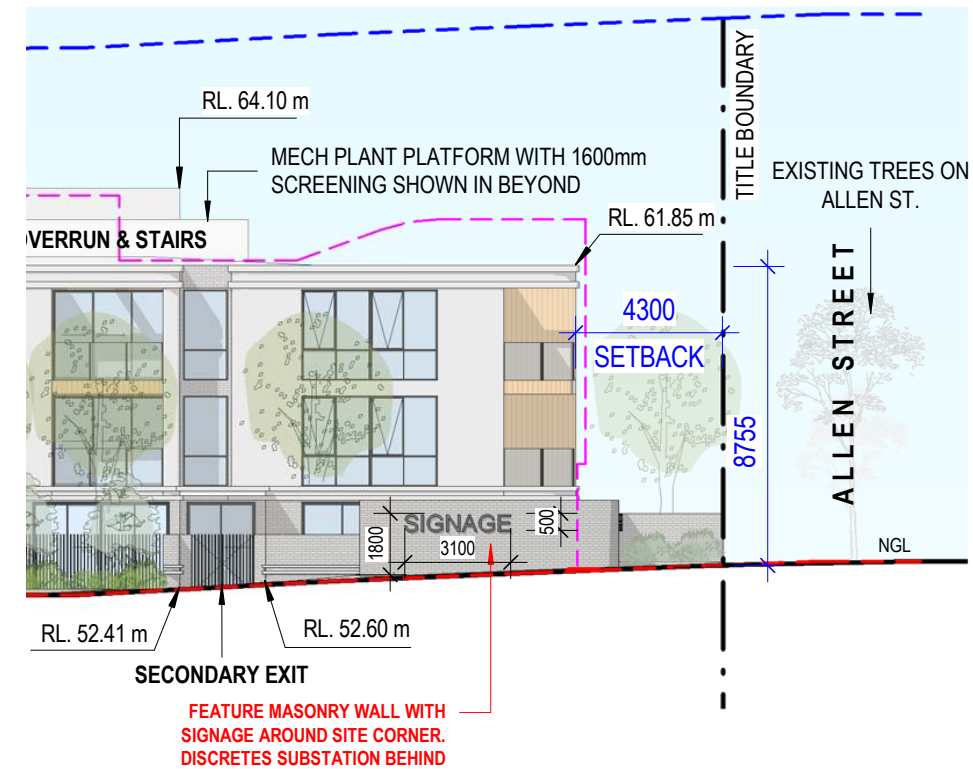
Services Component Articulation Along Street Frontage

RFI RESPONSE

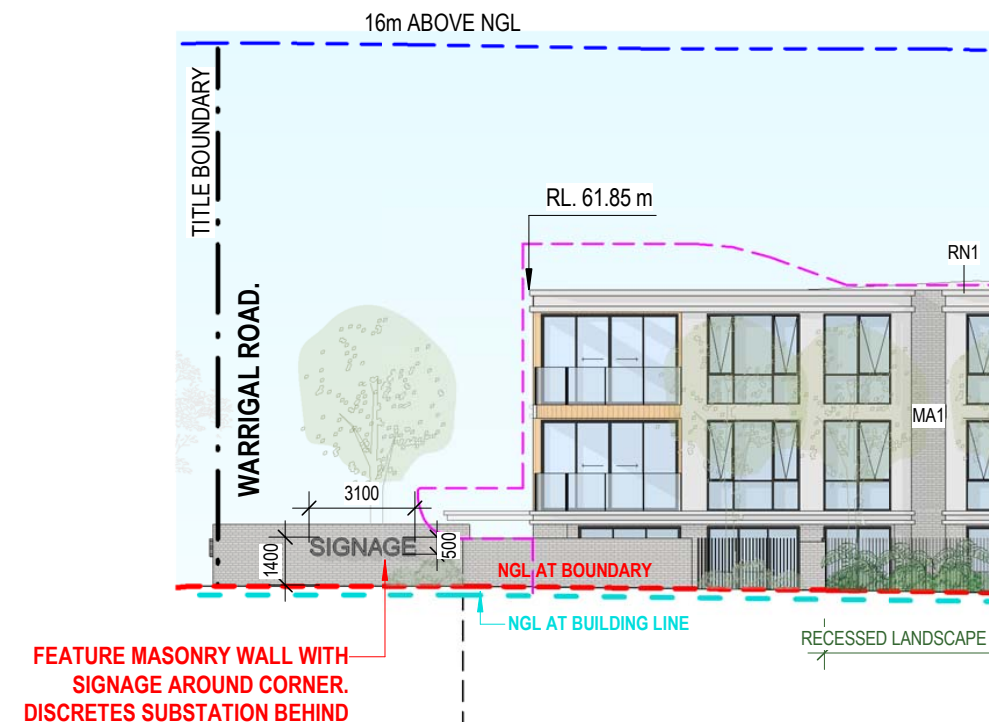
- Proposed feature signage wall with rendered finish to discrete the appearance of the substation.



SIGNAGE WALL PLAN



SIGNAGE WALL WARRIGAL RD. ELEVATION



SIGNAGE WALL ALLEN ST. ELEVATION

/ Services Component Articulation Along Street Frontage

RFI RESPONSE



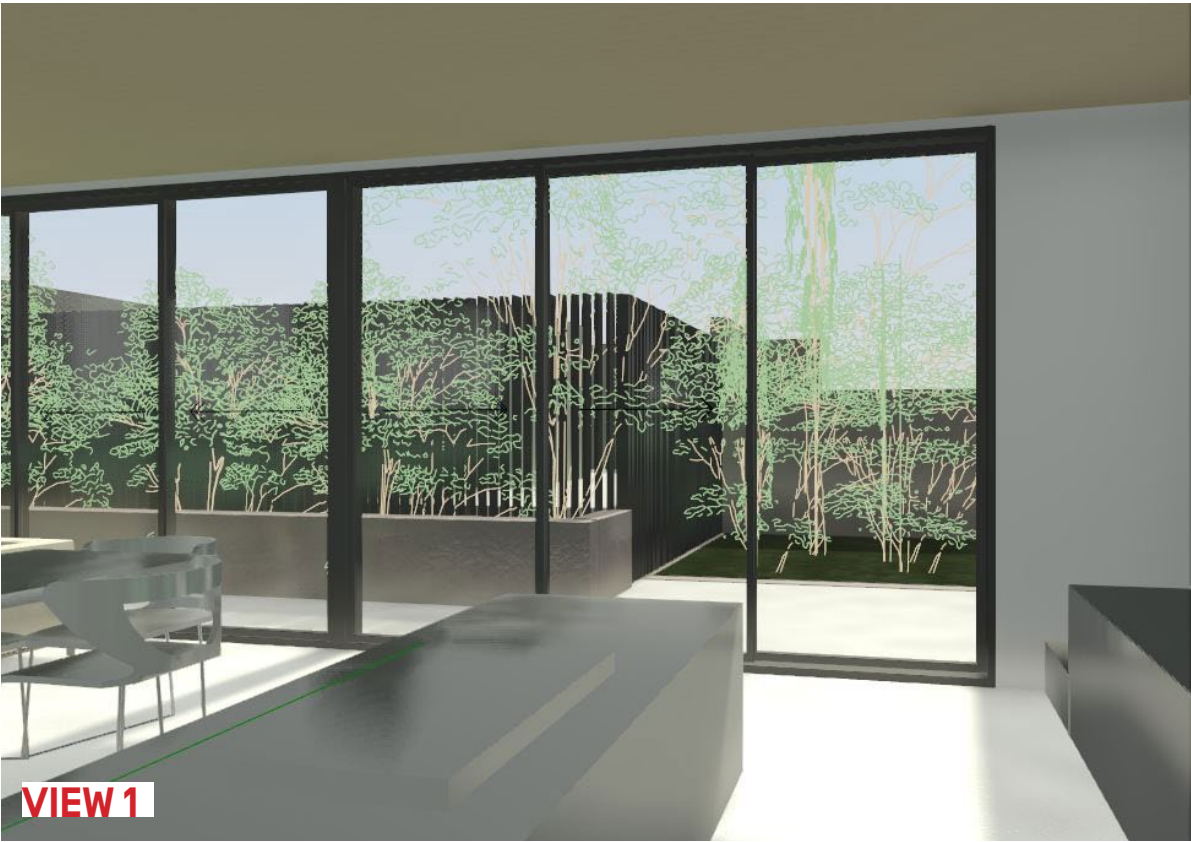
- Proposed feature signage wall with rendered finish to discrete the appearance of the substation.





GROUND - **APT 227** AMENITY PERSPECTIVE VIEWS

RFI RESPONSE



/ Facade Rendering



/ Facade Rendering



/ Facade Rendering



/ Facade Rendering



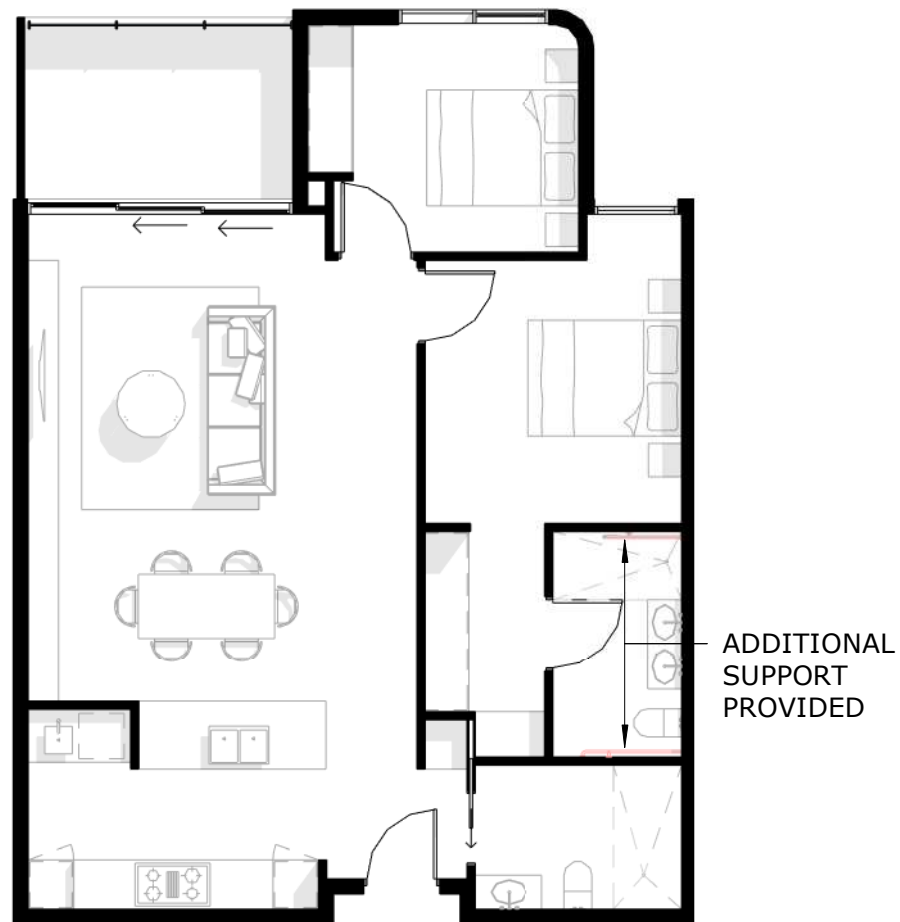
Facade Rendering



10.0 Ageing In Place

Ageing In Place

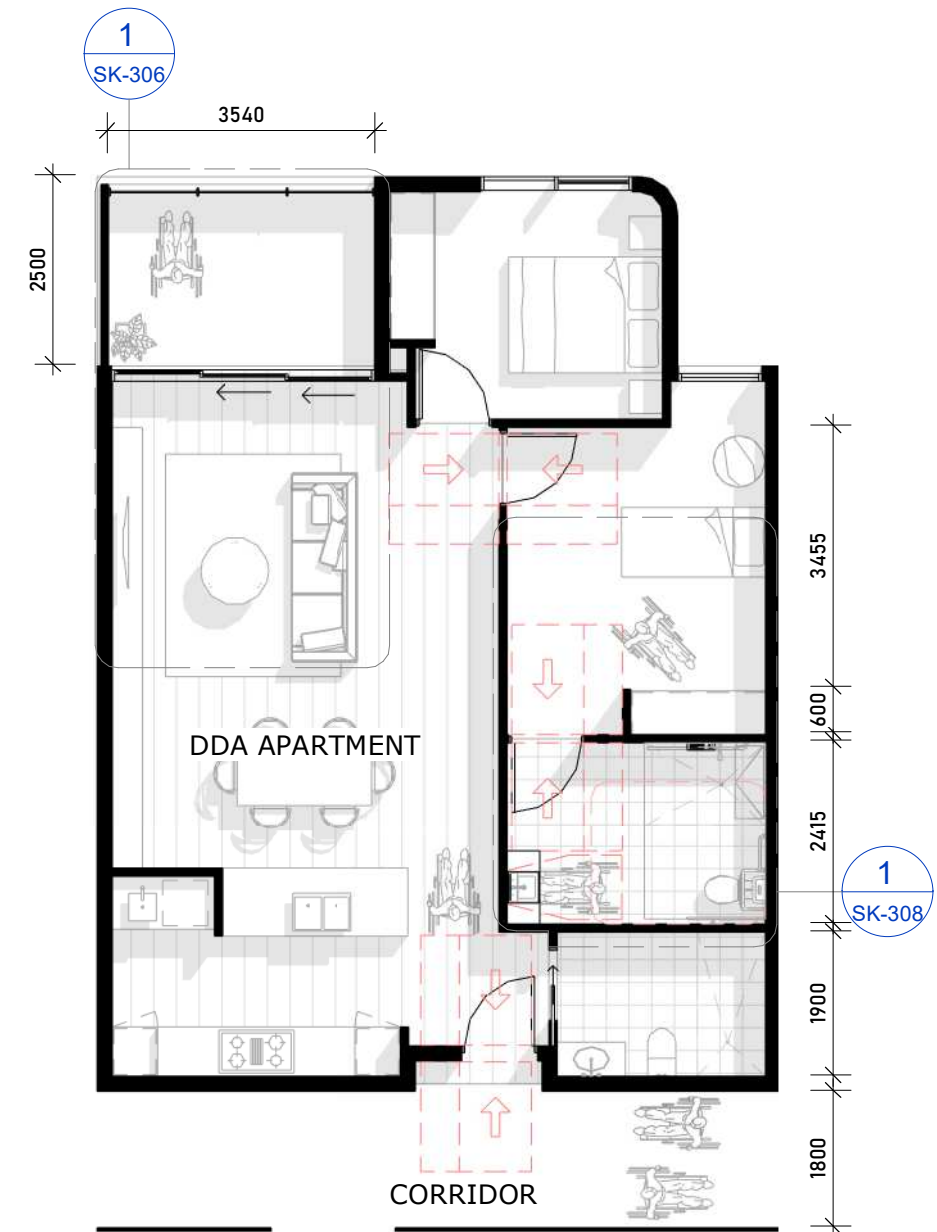
This is the most common apartment typology, approx. 40% across the building.



Original

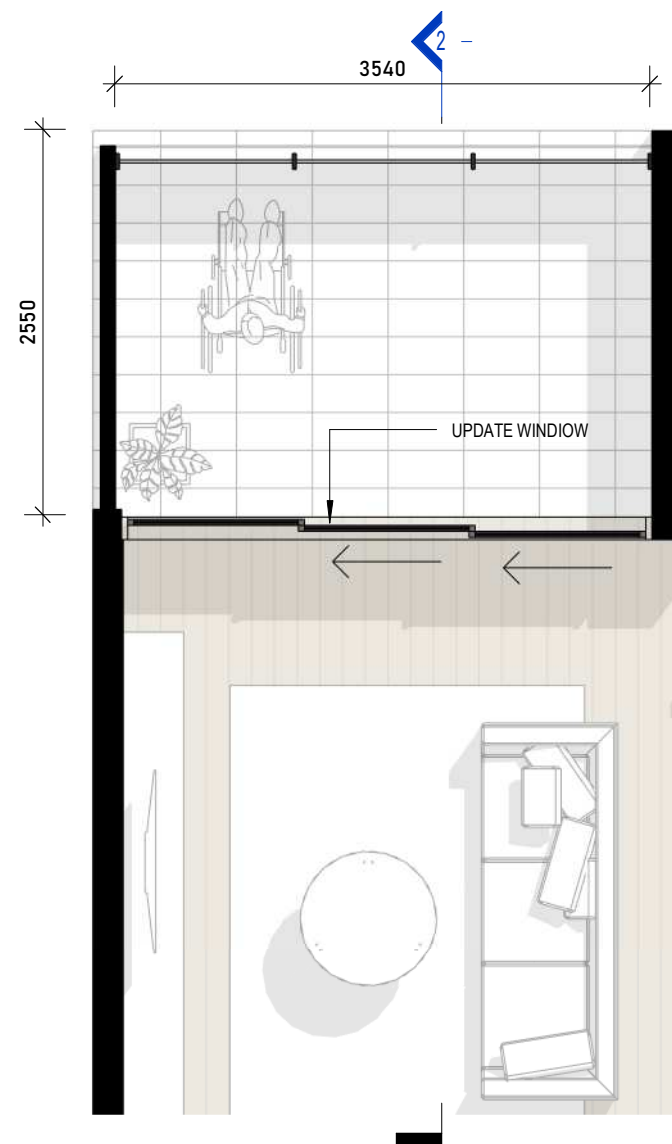
- Grab rail in bathroom to assist base on residents need.
- Generous corridor and internal space to adapt future use.
- Zero threshold across all floor finish
- Joinery details such as bench height and handles are designed to suit for aging populations
- Building services such as lux level, switch location are design to suit for aging populations

0 5m
Scale 1 : 100

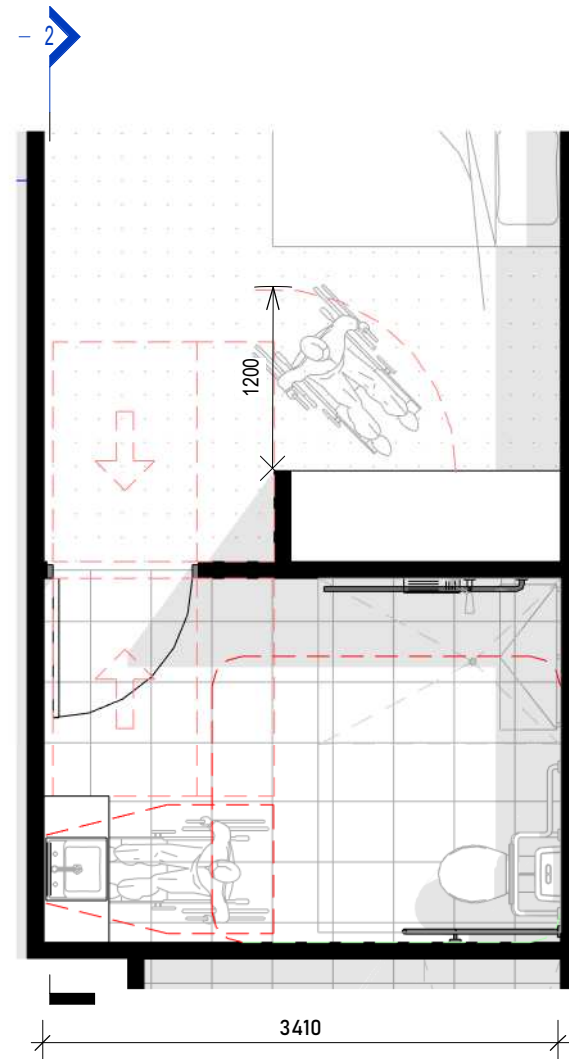


Adapting

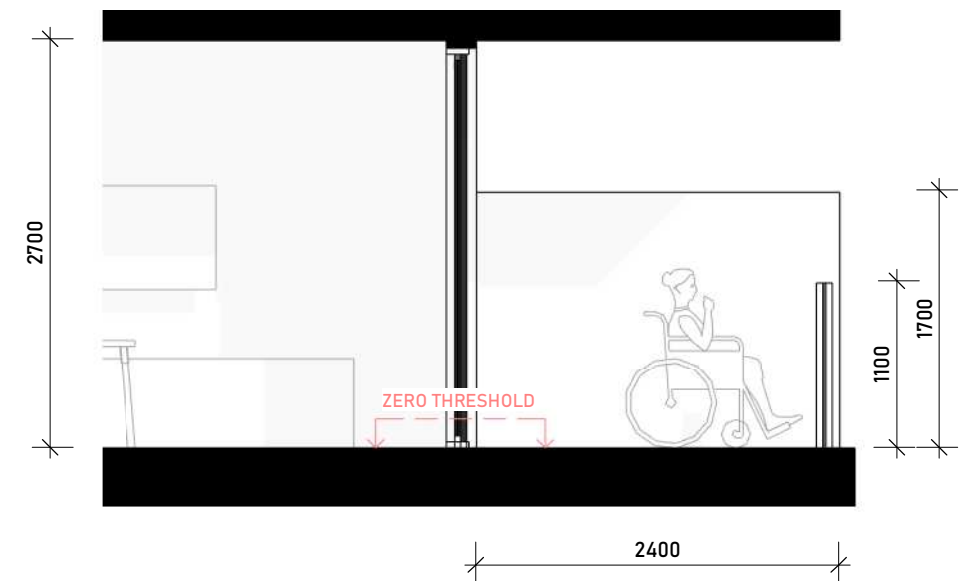
- Without change the major wall location, and the location of major plumbing. Bathroom has been updated to suit the DDA purpose.
- Door access will also accommodate to the wheelchair needs.



LIVING & BALCONY



DDA ENSUITE



BALCONY



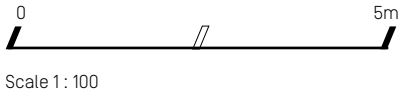
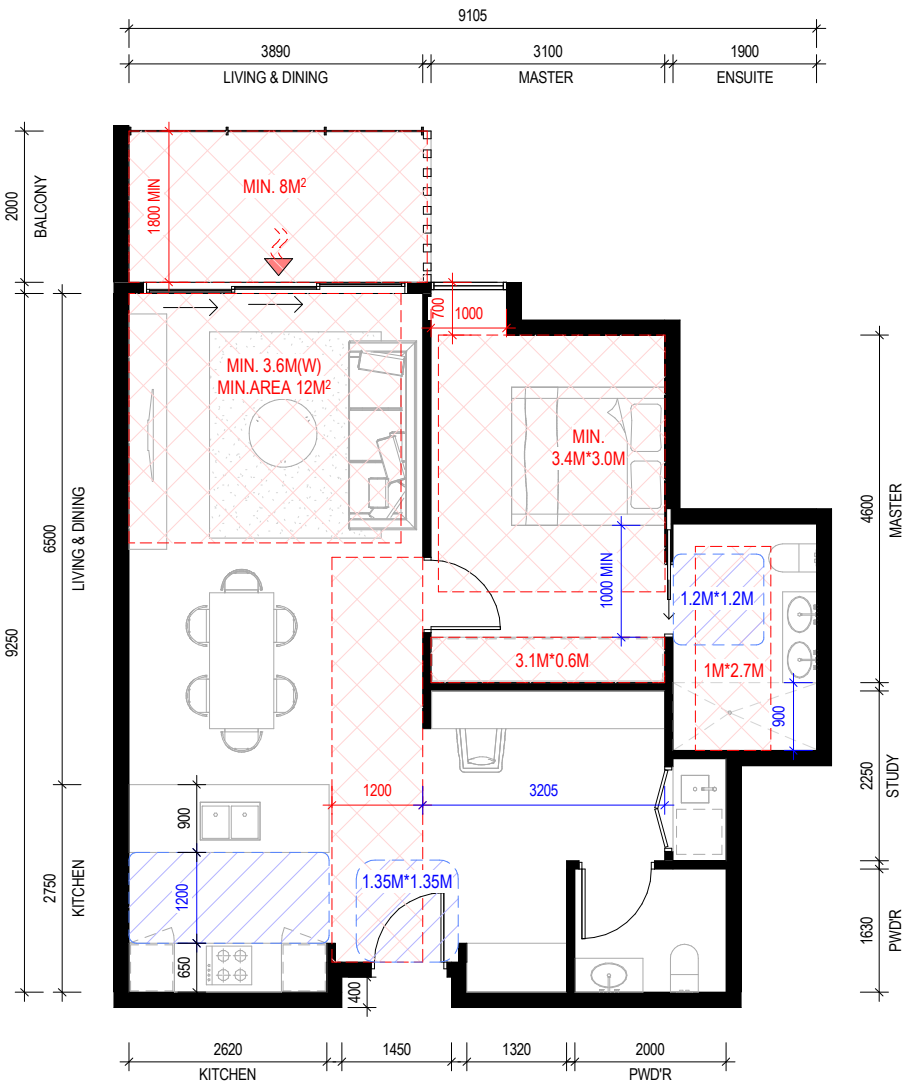
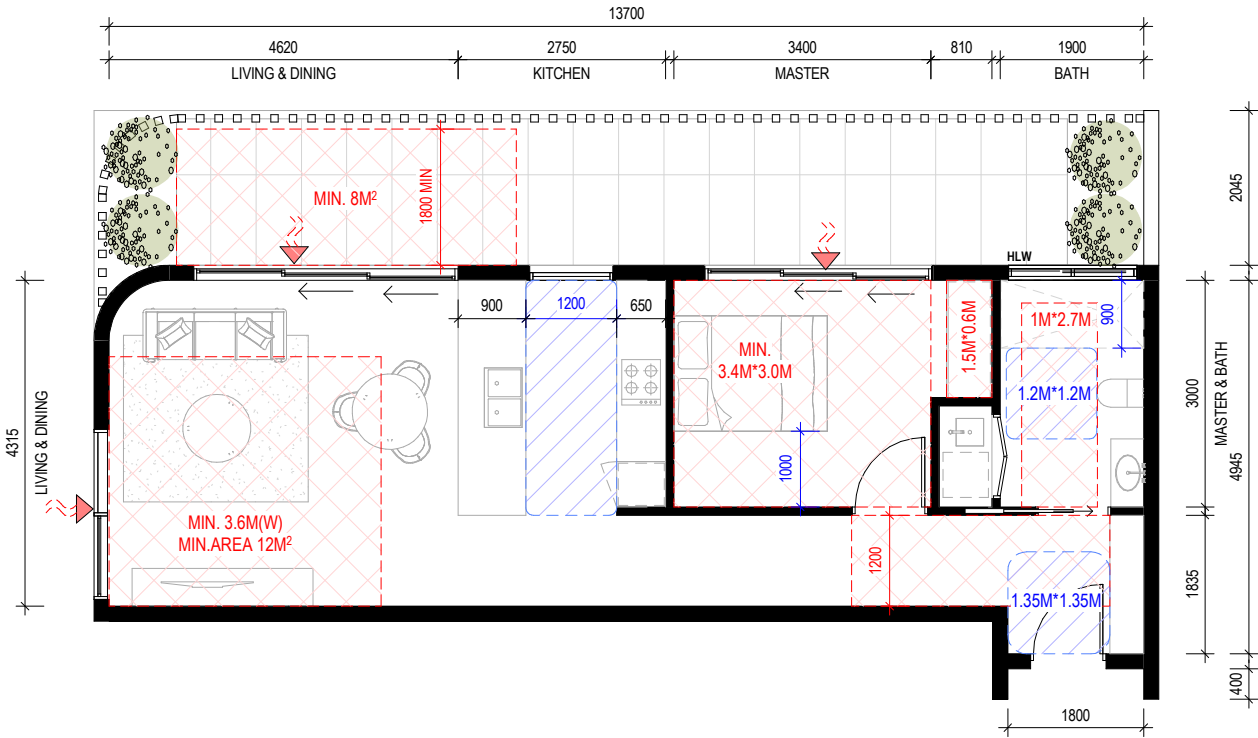
BEDROOM & BATH



11.0 Typical Apartment Assessment



Type 1A & 1.5A



TYPE 1A

LIVABLE HOUSE
STANDARDS - GOLD
ASSESSMENT

BED	1
STUDY	0
BATHROOM	1
CAR SPACE	1
INTERNAL AREA	64m ²
BALCONY AREA	VARIES
NOTE: BALCONY AREA VARIES. REFER 1:200 FLOOR PLANS (TP-100 SERIES) FOR DETAIL	
2. DWELLING ENTRANCE	COMPLY
3. INTERNAL DOORS & CORRIDORS	COMPLY
4. TOILET	COMPLY
5. SHOWER	COMPLY
8. KITCHEN SPACE	COMPLY
9. LAUNDRY SPACE	COMPLY
10. BEDROOM SPACE	COMPLY

VICTORIA APARTMENT
STANDARDS INTERNAL
AMENITY ASSESSMENT

SECTION 3

10. FUNCTIONAL LAYOUT	
- MAIN BEDROOM	COMPLY
- OTHER BEDROOM(S)	N/A
- LIVING ROOM	COMPLY
11. ROOM DEPTH	COMPLY
12. WINDOWS	COMPLY
13. STORAGE	COMPLY
1 BED - MIN 10m ³	
2 BED - MIN 14m ³	
3 BED - MIN 18m ³	
NOTE: ADDITIONAL STORAGE PROVIDED AT BASEMENT LEVEL FOR SOME APARTMENTS	
14. NATURAL VENTILATION	OTHER
15. PRIVATE OPEN SPACE	VARIES
NOTE: REFER 1:200 FLOOR PLANS TP-100 SERIES FOR DETAIL	
16. ACCESSIBILITY	
- CIRCULATION FROM ENTRY TO MAIN BEDROOM	COMPLY
- BATHROOM(S)	COMPLY

TYPE 1.5A

LIVABLE HOUSE
STANDARDS - GOLD
ASSESSMENT

BED	1
STUDY	1
BATHROOM	2
CAR SPACE	1
INTERNAL AREA	76m²
BALCONY AREA	VARIES
NOTE: BALCONY AREA VARIES. REFER 1:200 FLOOR PLANS (TP-100 SERIES) FOR DETAIL	
2. DWELLING ENTRANCE	COMPLY
3. INTERNAL DOORS & CORRIDORS	COMPLY
4. TOILET	COMPLY
5. SHOWER	COMPLY
8. KITCHEN SPACE	COMPLY
9. LAUNDRY SPACE	COMPLY
10. BEDROOM SPACE	COMPLY

VICTORIA APARTMENT
STANDARDS INTERNAL
AMENITY ASSESSMENT

SECTION 3

10. FUNCTIONAL LAYOUT	
- MAIN BEDROOM	COMPLY
- OTHER BEDROOM(S)	N/A
- LIVING ROOM	COMPLY
11. ROOM DEPTH	COMPLY
12. WINDOWS	COMPLY
13. STORAGE	COMPLY
1 BED - MIN 10m³	
2 BED - MIN 14m³	
3 BED - MIN 18m³	
NOTE: ADDITIONAL STORAGE PROVIDED AT BASEMENT LEVEL FOR SOME APARTMENTS	
14. NATURAL VENTILATION	OTHER
15. PRIVATE OPEN SPACE	VARIES
NOTE: REFER 1:200 FLOOR PLANS TP-100 SERIES FOR DETAIL	
16. ACCESSIBILITY	
- CIRCULATION FROM ENTRY TO MAIN BEDROOM	COMPLY
- BATHROOM(S)	COMPLY

Note:
Doorway widths are required to be shown as minimum 850mm

LEGENDS:

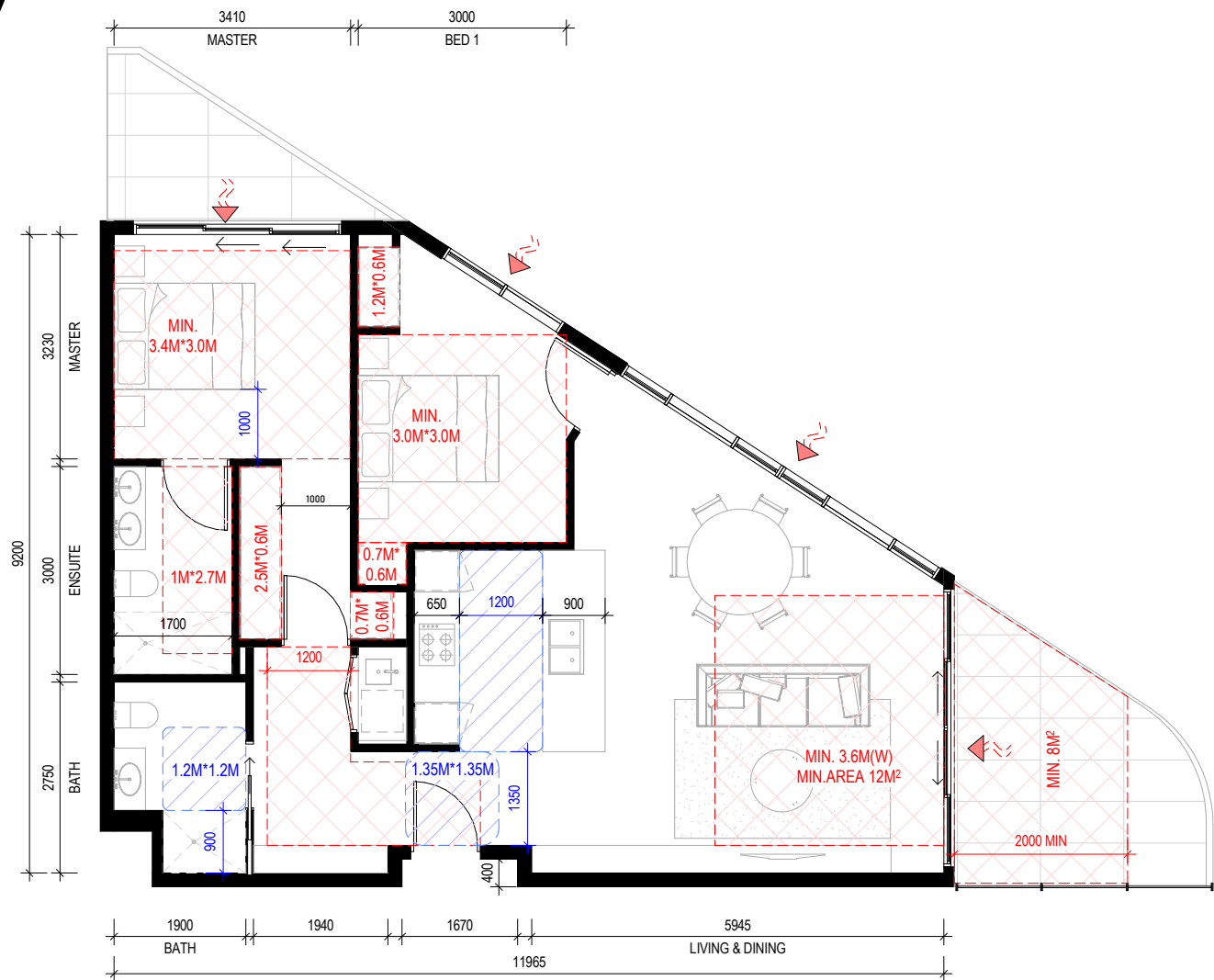
VIC APARTMENT STANDARDS

LIVABLE HOUSE STANDARDS - GOLD

HLW

HIGHLIGHT WINDOW

Type 2A & 2B



TYPE 2A

LIVABLE HOUSE
STANDARDS - GOLD
ASSESSMENT

BED	2
STUDY	0
BATHROOM	2
CAR SPACE	1
INTERNAL AREA	93m ²
BALCONY AREA	VARIES

NOTE:
BALCONY AREA VARIES. REFER 1:200
FLOOR PLANS (TP-100 SERIES) FOR DETAIL

2. DWELLING ENTRANCE	COMPLY
3. INTERNAL DOORS & CORRIDORS	COMPLY
4. TOILET	COMPLY
5. SHOWER	COMPLY
8. KITCHEN SPACE	COMPLY
9. LAUNDRY SPACE	COMPLY
10. BEDROOM SPACE	COMPLY

VICTORIA APARTMENT
STANDARDS INTERNAL
AMENITY ASSESSMENT

SECTION 3

10. FUNCTIONAL LAYOUT	
- MAIN BEDROOM	COMPLY
- OTHER BEDROOM(S)	N/A
- LIVING ROOM	COMPLY

11. ROOM DEPTH	COMPLY
----------------	--------

12. WINDOWS	COMPLY
-------------	--------

13. STORAGE	COMPLY
-------------	--------

1 BED - MIN 10m ³	
2 BED - MIN 14m ³	
3 BED - MIN 18m ³	

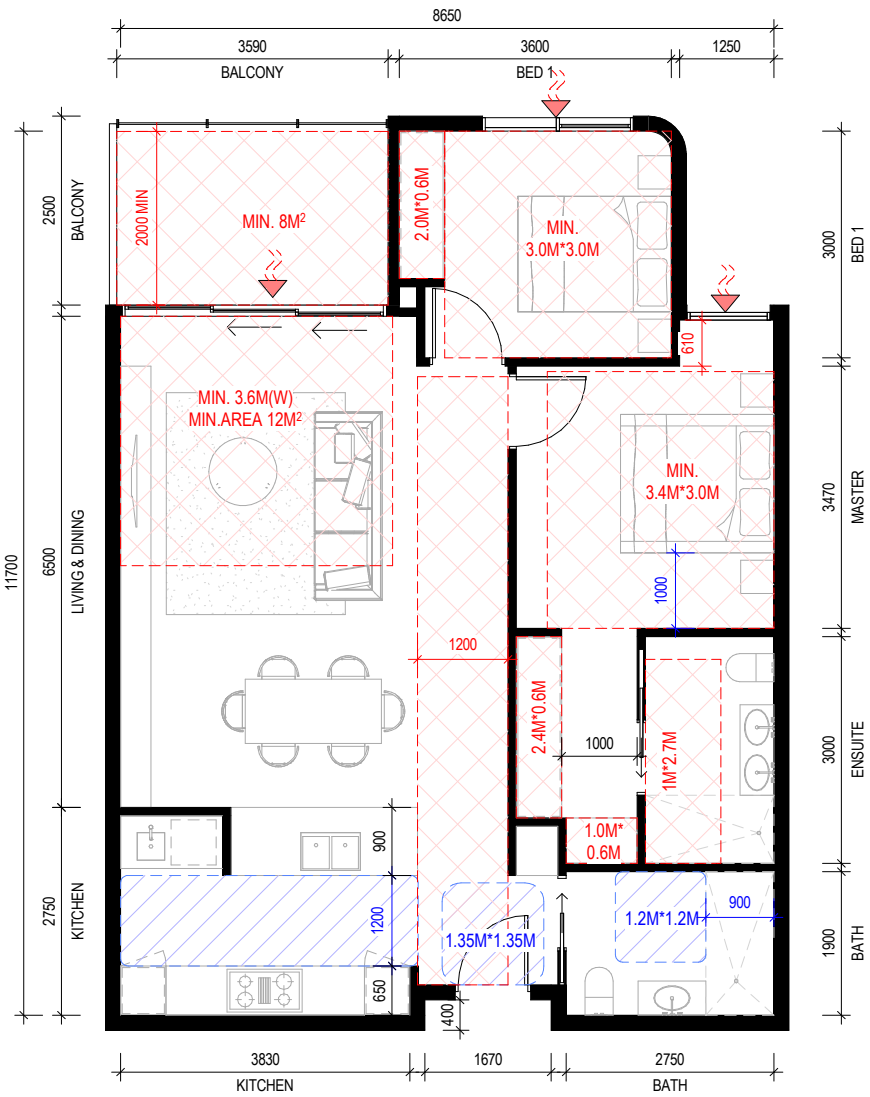
NOTE: ADDITIONAL STORAGE
PROVIDED AT BASEMENT LEVEL
FOR SOME APARTMENTS

14. NATURAL VENTILATION	OTHER
-------------------------	-------

15. PRIVATE OPEN SPACE	VARIES
------------------------	--------

NOTE: REFER 1:200
FLOOR PLANS
TP-100 SERIES FOR DETAIL

16. ACCESSIBILITY	
- CIRCULATION FROM ENTRY TO MAIN BEDROOM	COMPLY
- BATHROOM(S)	COMPLY



TYPE 2B

LIVABLE HOUSE
STANDARDS - GOLD
ASSESSMENT

BED	2
STUDY	0
BATHROOM	2
CAR SPACE	1
INTERNAL AREA	92m ²
BALCONY AREA	VARIES

NOTE:
BALCONY AREA VARIES. REFER 1:200
FLOOR PLANS (TP-100 SERIES) FOR DETAIL

2. DWELLING ENTRANCE	COMPLY
3. INTERNAL DOORS & CORRIDORS	COMPLY
4. TOILET	COMPLY
5. SHOWER	COMPLY
8. KITCHEN SPACE	COMPLY
9. LAUNDRY SPACE	COMPLY
10. BEDROOM SPACE	COMPLY

VICTORIA APARTMENT
STANDARDS INTERNAL
AMENITY ASSESSMENT

SECTION 3

10. FUNCTIONAL LAYOUT	
- MAIN BEDROOM	COMPLY
- OTHER BEDROOM(S)	N/A
- LIVING ROOM	COMPLY

11. ROOM DEPTH	COMPLY
----------------	--------

12. WINDOWS	COMPLY
-------------	--------

13. STORAGE	COMPLY
-------------	--------

1 BED - MIN 10m ³	
2 BED - MIN 14m ³	
3 BED - MIN 18m ³	

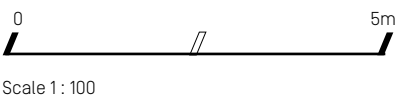
NOTE: ADDITIONAL STORAGE
PROVIDED AT BASEMENT LEVEL
FOR SOME APARTMENTS

14. NATURAL VENTILATION	OTHER
-------------------------	-------

15. PRIVATE OPEN SPACE	VARIES
------------------------	--------

NOTE: REFER 1:200
FLOOR PLANS
TP-100 SERIES FOR DETAIL

16. ACCESSIBILITY	
- CIRCULATION FROM ENTRY TO MAIN BEDROOM	COMPLY
- BATHROOM(S)	COMPLY



Note:
Doorway widths are
required to be shown
as minimum 850mm

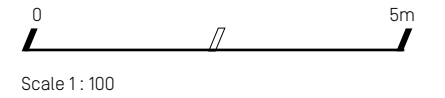
LEGENDS:

VIC APARTMENT
STANDARDS

LIVABLE HOUSE
STANDARDS - GOLD

HLW HIGHLIGHT WINDOW

/



TYPE 2.5A

10. FUNCTIONAL LAYOUT - MAIN BEDROOM - OTHER BEDROOM(S) - LIVING ROOM	COMPLY N/A COMPLY
11. ROOM DEPTH	COMPLY
12. WINDOWS	COMPLY
13. STORAGE 1 BED - MIN 10m ³ 2 BED - MIN 14m ³ 3 BED - MIN 18m ³ NOTE: ADDITIONAL STORAGE PROVIDED AT BASEMENT LEVEL FOR SOME APARTMENTS	COMPLY
14. NATURAL VENTILATION	OTHER
15. PRIVATE OPEN SPACE NOTE: REFER 1:200 FLOOR PLANS TP-100 SERIES FOR DETAIL	VARIES
16. ACCESSIBILITY - CIRCULATION FROM ENTRY TO MAIN BEDROOM - BATHROOM(S)	COMPLY COMPLY



10. FUNCTIONAL LAYOUT	
- MAIN BEDROOM	COMPLY
- OTHER BEDROOM(S)	N/A
- LIVING ROOM	COMPLY
11. ROOM DEPTH	COMPLY
12. WINDOWS	COMPLY
13. STORAGE	COMPLY
1 BED - MIN 10m ³	
2 BED - MIN 14m ³	
3 BED - MIN 18m ³	
NOTE: ADDITIONAL STORAGE PROVIDED AT BASEMENT LEVEL FOR SOME APARTMENTS	
14. NATURAL VENTILATION	OTHER
15. PRIVATE OPEN SPACE	VARIES
NOTE: REFER 1:200 FLOOR PLANS	
TP-100 SERIES FOR DETAIL	
16. ACCESSIBILITY	
- CIRCULATION FROM ENTRY TO MAIN BEDROOM	COMPLY
- BATHROOM(S)	COMPLY

LEGENDS:

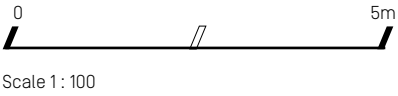
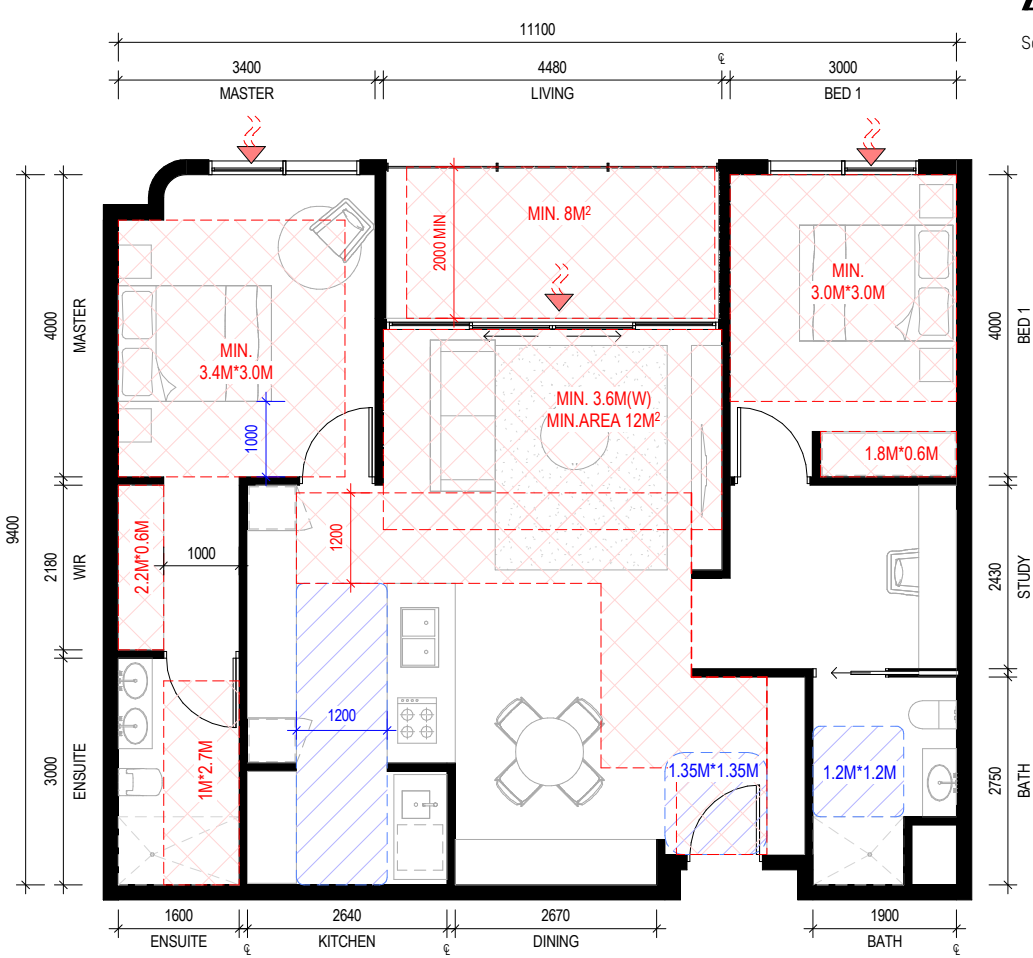
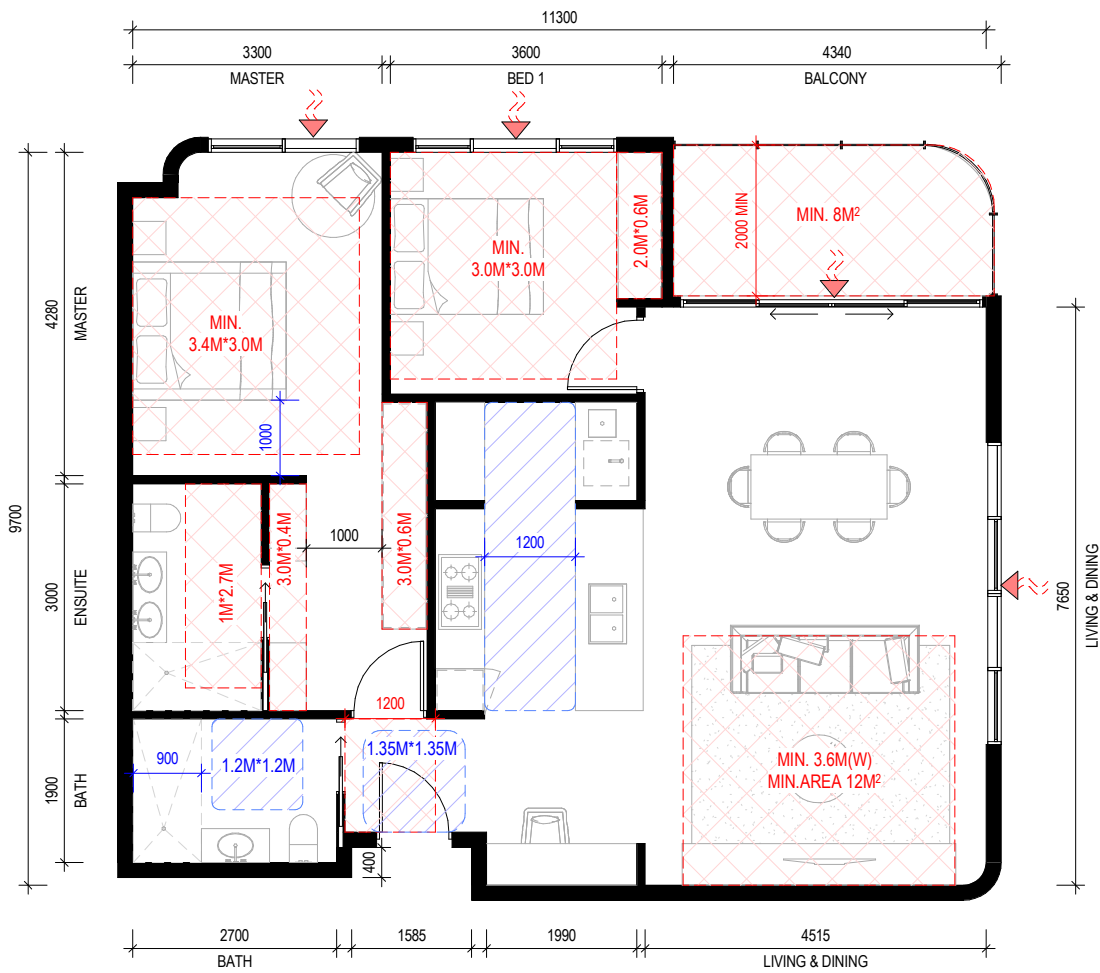
 VIC APARTMENT
STANDARDS

 LIVABLE HOUSE
STANDARDS - GOLD

HLW HIGHLIGHT WINDOW



Type 2.5C & 2.5D



TYPE 2.5C

LIVABLE HOUSE STANDARDS - GOLD ASSESSMENT

BED	2	2. DWELLING ENTRANCE	COMPLY
STUDY	1	3. INTERNAL DOORS & CORRIDORS	COMPLY
BATHROOM	2	4. TOILET	COMPLY
CAR SPACE	1	5. SHOWER	COMPLY
INTERNAL AREA	102m²	8. KITCHEN SPACE	COMPLY
BALCONY AREA	VARIES	9. LAUNDRY SPACE	COMPLY
NOTE: BALCONY AREA VARIES. REFER 1:200 FLOOR PLANS (TP-100 SERIES) FOR DETAIL		10. BEDROOM SPACE	COMPLY

VICTORIA APARTMENT STANDARDS INTERNAL AMENITY ASSESSMENT

SECTION 3	
10. FUNCTIONAL LAYOUT	COMPLY
- MAIN BEDROOM	COMPLY
- OTHER BEDROOM(S)	N/A
- LIVING ROOM	COMPLY
11. ROOM DEPTH	COMPLY
12. WINDOWS	COMPLY
13. STORAGE	COMPLY
1 BED - MIN 10m³	
2 BED - MIN 14m³	
3 BED - MIN 18m³	
NOTE: ADDITIONAL STORAGE PROVIDED AT BASEMENT LEVEL FOR SOME APARTMENTS	
14. NATURAL VENTILATION	OTHER
15. PRIVATE OPEN SPACE	VARIES
NOTE: REFER 1:200 FLOOR PLANS TP-100 SERIES FOR DETAIL	
16. ACCESSIBILITY	
- CIRCULATION FROM ENTRY TO MAIN BEDROOM	COMPLY
- BATHROOM(S)	COMPLY

TYPE 2.5D

LIVABLE HOUSE STANDARDS - GOLD ASSESSMENT

BED	2	2. DWELLING ENTRANCE	COMPLY
STUDY	1	3. INTERNAL DOORS & CORRIDORS	COMPLY
BATHROOM	2	4. TOILET	COMPLY
CAR SPACE	1	5. SHOWER	COMPLY
INTERNAL AREA	98m²	8. KITCHEN SPACE	COMPLY
BALCONY AREA	VARIES	9. LAUNDRY SPACE	COMPLY
NOTE: BALCONY AREA VARIES. REFER 1:200 FLOOR PLANS (TP-100 SERIES) FOR DETAIL		10. BEDROOM SPACE	COMPLY

VICTORIA APARTMENT STANDARDS INTERNAL AMENITY ASSESSMENT

SECTION 3	
10. FUNCTIONAL LAYOUT	COMPLY
- MAIN BEDROOM	COMPLY
- OTHER BEDROOM(S)	N/A
- LIVING ROOM	COMPLY
11. ROOM DEPTH	COMPLY
12. WINDOWS	COMPLY
13. STORAGE	COMPLY
1 BED - MIN 10m³	
2 BED - MIN 14m³	
3 BED - MIN 18m³	
NOTE: ADDITIONAL STORAGE PROVIDED AT BASEMENT LEVEL FOR SOME APARTMENTS	
14. NATURAL VENTILATION	OTHER
15. PRIVATE OPEN SPACE	VARIES
NOTE: REFER 1:200 FLOOR PLANS TP-100 SERIES FOR DETAIL	
16. ACCESSIBILITY	
- CIRCULATION FROM ENTRY TO MAIN BEDROOM	COMPLY
- BATHROOM(S)	COMPLY


Note: Doorway widths are required to be shown as minimum 850mm


- LEGENDS:
- VIC APARTMENT STANDARDS
 - LIVABLE HOUSE STANDARDS - GOLD
 - HLW HIGHLIGHT WINDOW

Note:
Doorway widths are required to be shown as minimum 850mm

TYPE	3A
BED	3
STUDY	0
BATHROOM	2
CAR SPACE	2
INTERNAL AREA	136m ²
BALCONY AREA	VARIABLE

LEGENDS:

 VIC APARTMENT STANDARDS

 LIVABLE HOUSE STANDARDS - GOLD

HLW HIGHLIGHT WINDOW

VICTORIA APARTMENT STANDARDS INTERNAL AMENITY ASSESSMENT

SECTION 3

10. FUNCTIONAL LAYOUT	
- MAIN BEDROOM	COMPLY
- OTHER BEDROOM(S)	N/A
- LIVING ROOM	COMPLY

11. ROOM DEPTH COMPLY

12. WINDOWS COMPLY

13. STORAGE	COMPLY
1 BED - MIN 10m ³	
2 BED - MIN 14m ³	
3 BED - MIN 18m ³	

NOTE: ADDITIONAL STORAGE
PROVIDED AT BASEMENT LEVEL
FOR SOME APARTMENTS

14. NATURAL VENTILATION OTHER

15. PRIVATE OPEN SPACE VARIES
NOTE: REFER 1:200
FLOOR PLANS
TP-100 SERIES FOR DETAIL

16. ACCESSIBILITY

- CIRCULATION FROM ENTRY TO MAIN BEDROOM	COMPLY
- BATHROOM(S)	COMPLY

LIVABLE HOUSE STANDARDS - GOLD ASSESSMENT

2. DWELLING ENTRANCE COMPLY

3. INTERNAL DOORS & CORRIDORS	COMPLY
-------------------------------	--------

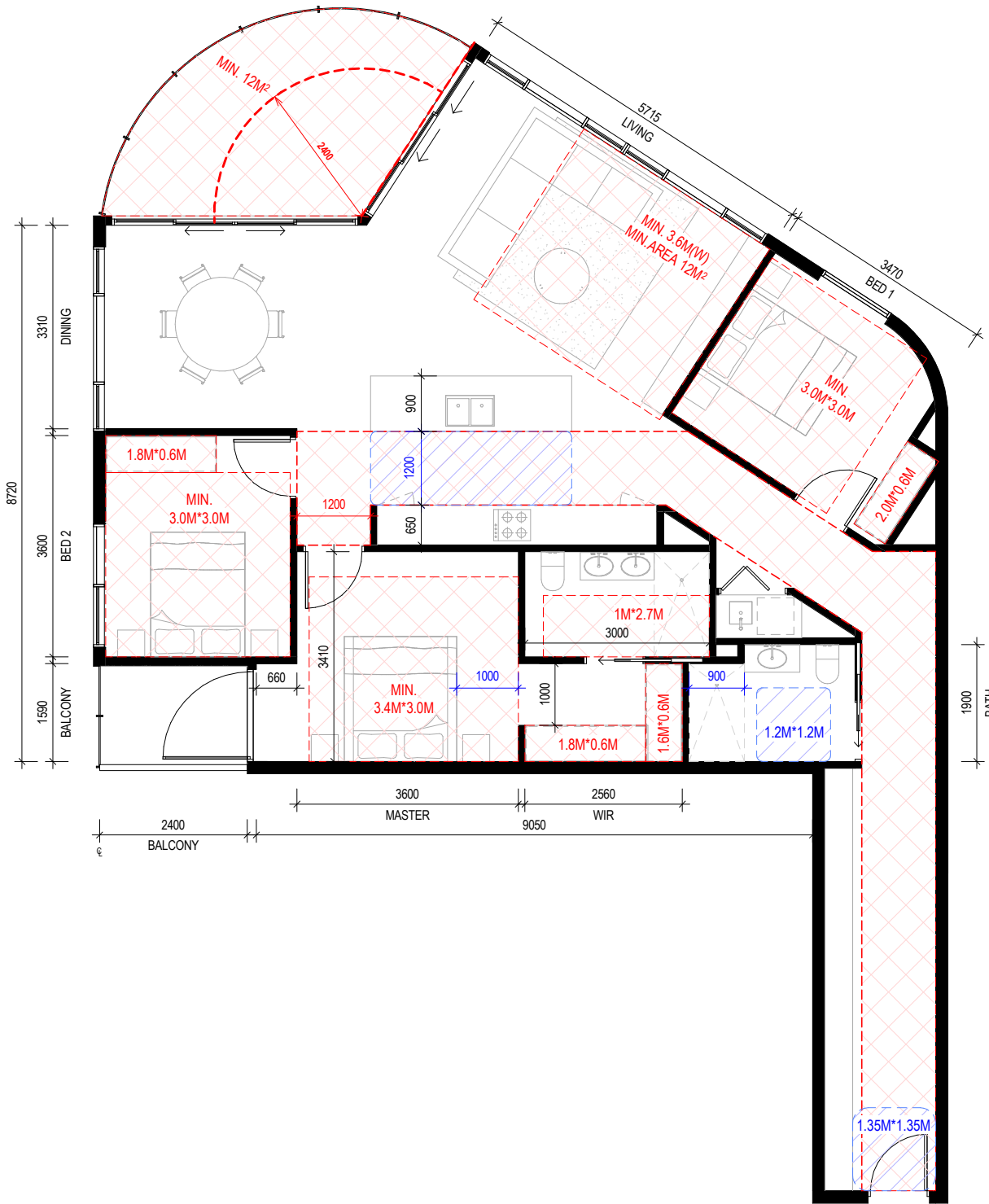
4. TOILET COMPLY

5. SHOWER COMPLY

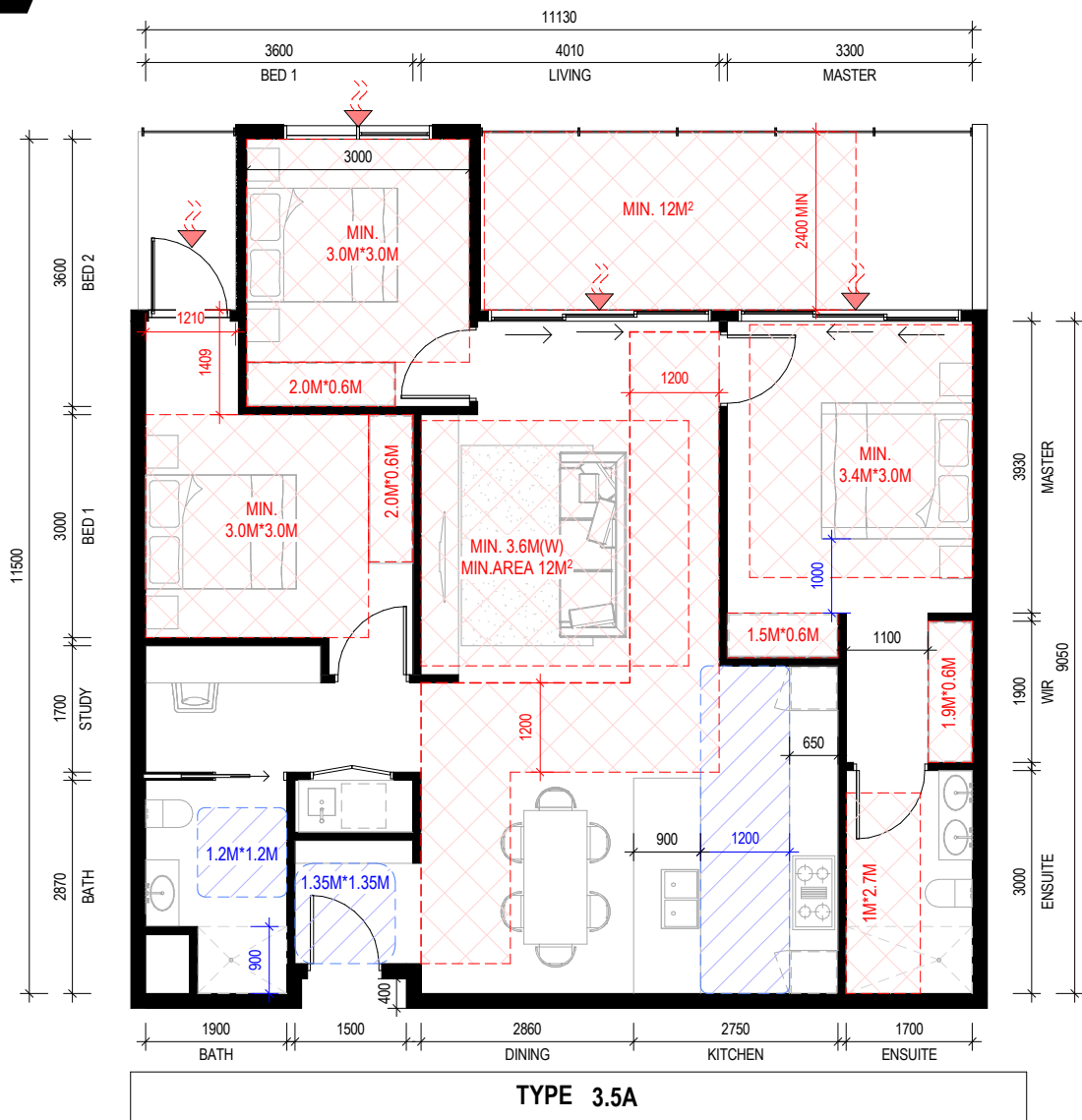
8. KITCHEN SPACE COMPLY

9. LAUNDRY SPACE COMPLY

10. BEDROOM SPACE COMPLY



Type 3.5A & 3.5B



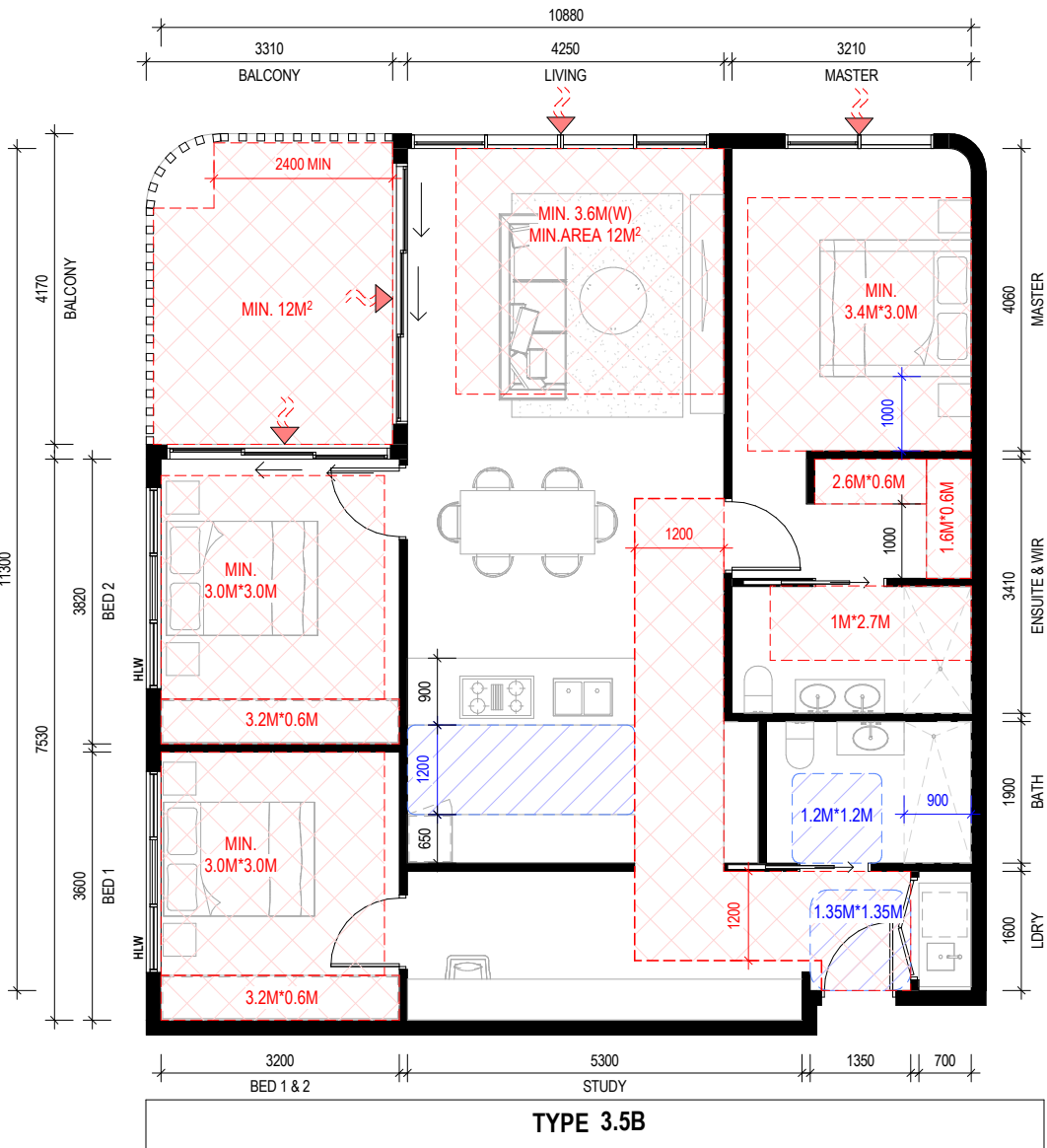
LIVABLE HOUSE
STANDARDS - GOLD
ASSESSMENT

BED	3
STUDY	1
BATHROOM	2
CAR SPACE	2
INTERNAL AREA	112m ²
BALCONY AREA	VARIES
NOTE: BALCONY AREA VARIES. REFER 1:200 FLOOR PLANS (TP-100 SERIES) FOR DETAIL	

2. DWELLING ENTRANCE	COMPLY
3. INTERNAL DOORS & CORRIDORS	COMPLY
4. TOILET	COMPLY
5. SHOWER	COMPLY
8. KITCHEN SPACE	COMPLY
9. LAUNDRY SPACE	COMPLY
10. BEDROOM SPACE	COMPLY

VICTORIA APARTMENT
STANDARDS INTERNAL
AMENITY ASSESSMENT

SECTION 3	
10. FUNCTIONAL LAYOUT	
- MAIN BEDROOM	COMPLY
- OTHER BEDROOM(S)	N/A
- LIVING ROOM	COMPLY
11. ROOM DEPTH	COMPLY
12. WINDOWS	COMPLY
13. STORAGE	COMPLY
1 BED - MIN 10m ³	
2 BED - MIN 14m ³	
3 BED - MIN 18m ³	
NOTE: ADDITIONAL STORAGE PROVIDED AT BASEMENT LEVEL FOR SOME APARTMENTS	
14. NATURAL VENTILATION	OTHER
15. PRIVATE OPEN SPACE	VARIES
NOTE: REFER 1:200 FLOOR PLANS TP-100 SERIES FOR DETAIL	
16. ACCESSIBILITY	
- CIRCULATION FROM ENTRY TO MAIN BEDROOM	COMPLY
- BATHROOM(S)	COMPLY



LIVABLE HOUSE
STANDARDS - GOLD
ASSESSMENT

BED	3
STUDY	1
BATHROOM	2
CAR SPACE	2
INTERNAL AREA	117m ²
BALCONY AREA	VARIES
NOTE: BALCONY AREA VARIES. REFER 1:200 FLOOR PLANS (TP-100 SERIES) FOR DETAIL	

2. DWELLING ENTRANCE	COMPLY
3. INTERNAL DOORS & CORRIDORS	COMPLY
4. TOILET	COMPLY
5. SHOWER	COMPLY
8. KITCHEN SPACE	COMPLY
9. LAUNDRY SPACE	COMPLY
10. BEDROOM SPACE	COMPLY

VICTORIA APARTMENT
STANDARDS INTERNAL
AMENITY ASSESSMENT

SECTION 3	
10. FUNCTIONAL LAYOUT	
- MAIN BEDROOM	COMPLY
- OTHER BEDROOM(S)	N/A
- LIVING ROOM	COMPLY
11. ROOM DEPTH	COMPLY
12. WINDOWS	COMPLY
13. STORAGE	COMPLY
1 BED - MIN 10m ³	
2 BED - MIN 14m ³	
3 BED - MIN 18m ³	
NOTE: ADDITIONAL STORAGE PROVIDED AT BASEMENT LEVEL FOR SOME APARTMENTS	
14. NATURAL VENTILATION	OTHER
15. PRIVATE OPEN SPACE	VARIES
NOTE: REFER 1:200 FLOOR PLANS TP-100 SERIES FOR DETAIL	
16. ACCESSIBILITY	
- CIRCULATION FROM ENTRY TO MAIN BEDROOM	COMPLY
- BATHROOM(S)	COMPLY

LEGENDS:

VIC APARTMENT
STANDARDS

LIVABLE HOUSE
STANDARDS - GOLD

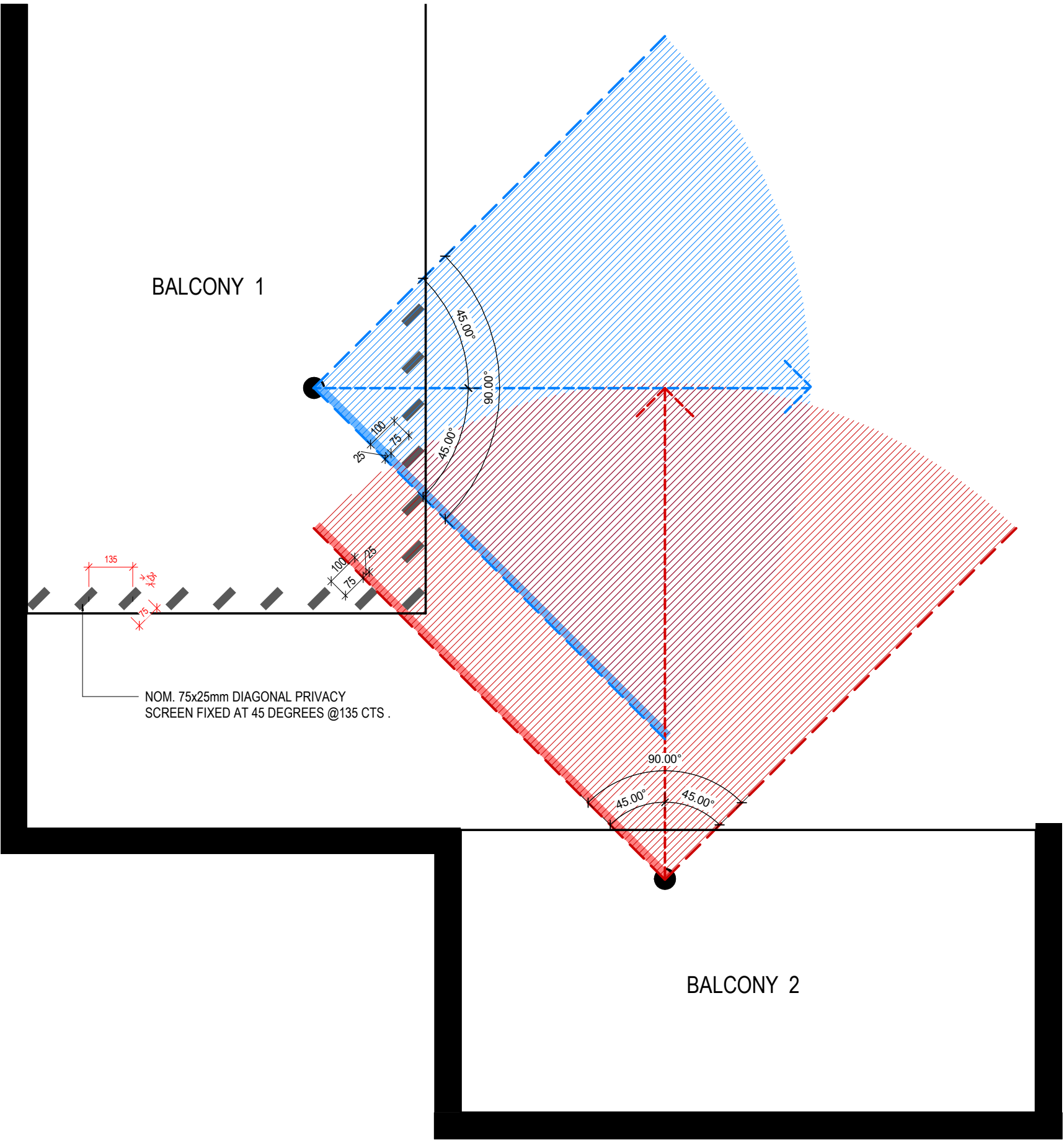
HLW HIGHLIGHT WINDOW


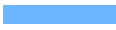
Note:
Doorway widths are
required to be shown
as minimum 850mm



TYPICAL BALCONY PRIVACY SCREENS

RFI RESPONSE

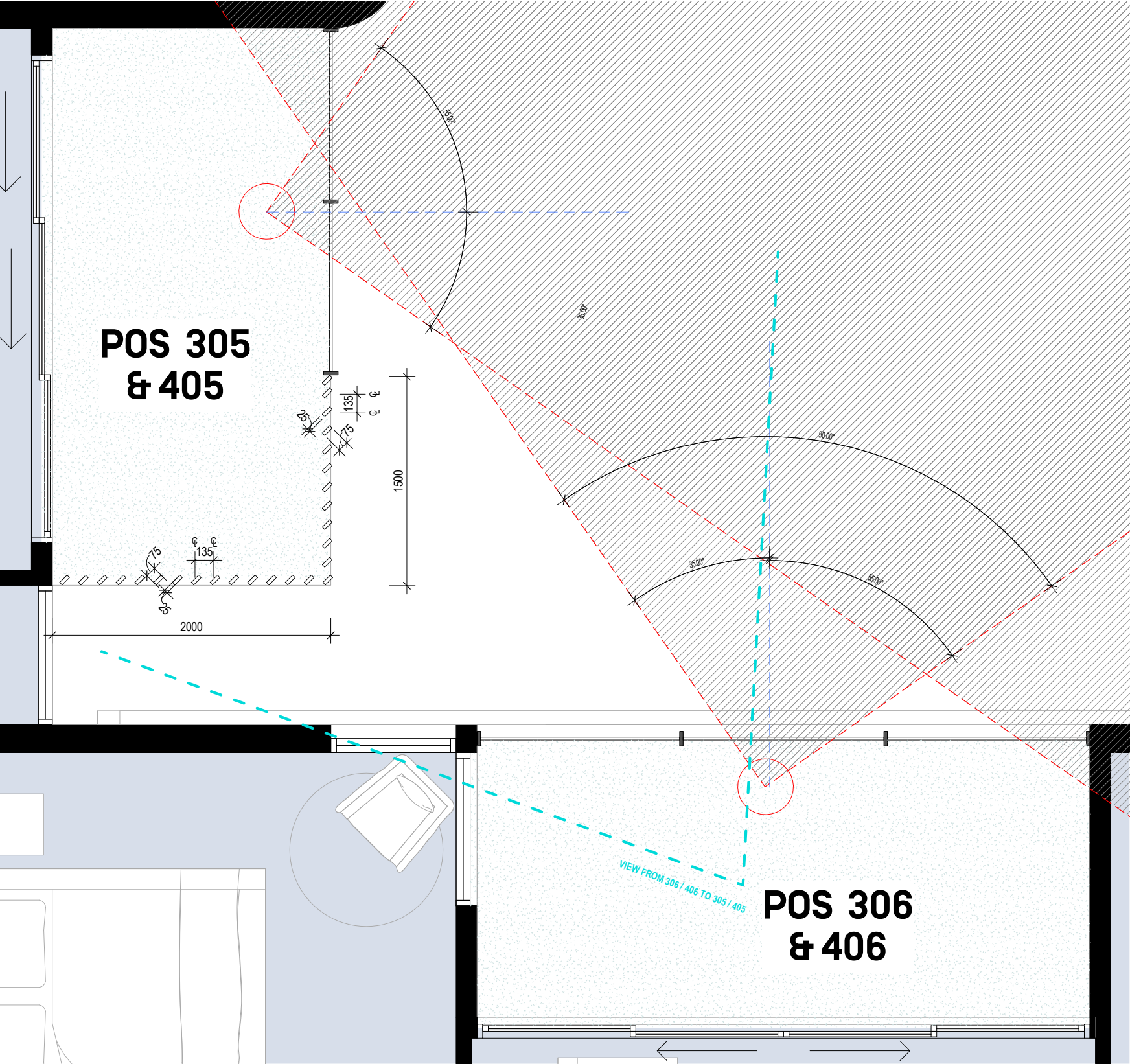


-  25% VISUAL PERMEABILITY
-  DIRECT UNINTERRUPTED VIEW



LEVEL 1 & 2 VERTICAL PRIVACY SCREEN
BETWEEN BALCONIES IN APT 305 & 306 / APT 405 & 406

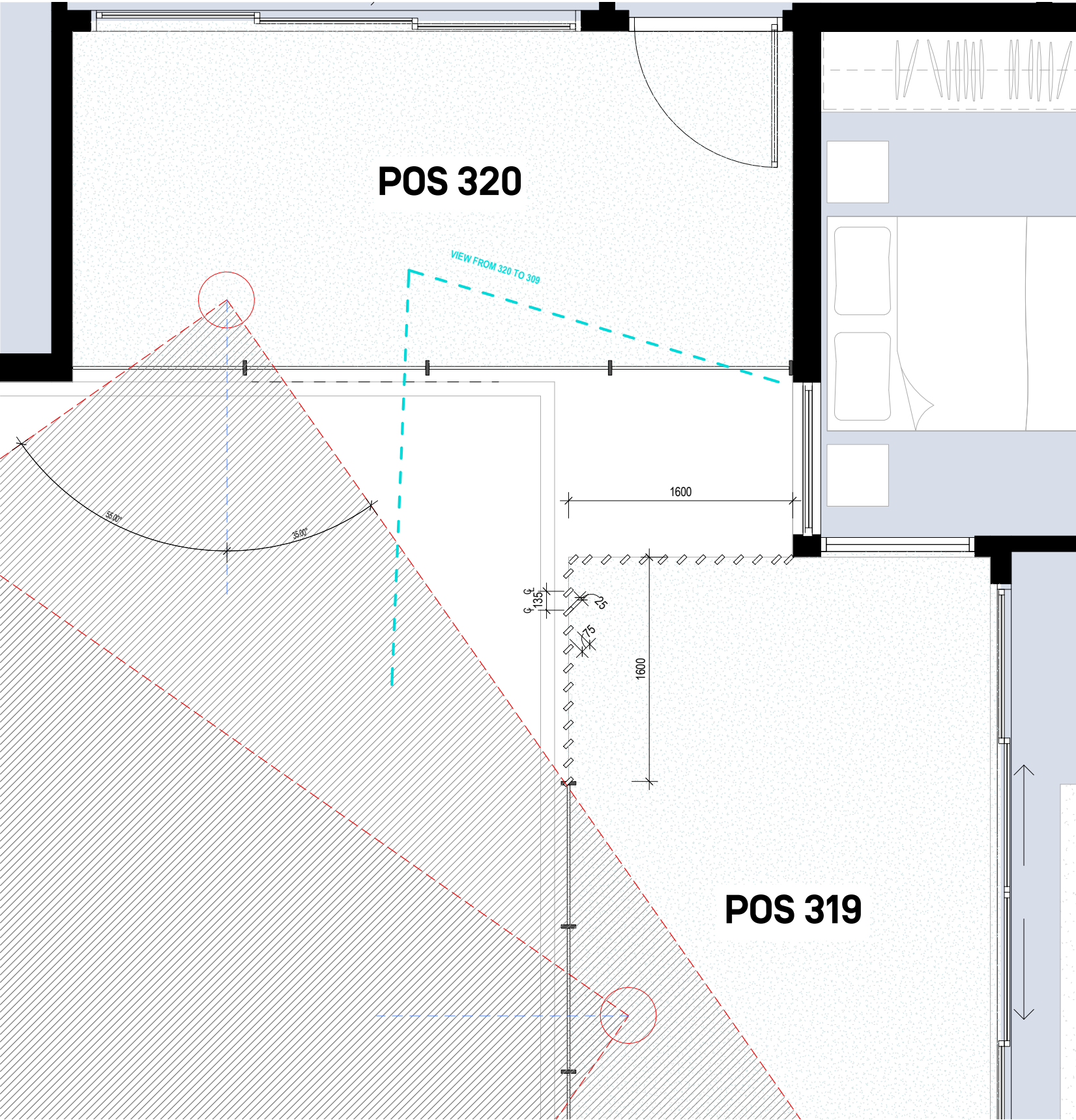
RFI RESPONSE





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

RFI RESPONSE





12.0 Development Summary

Development Schedule

SITE AREA	6309m²
SITE COVERAGE	3888m² [62%]
SITE PERMEABILITY	1225m² [20%]
GARDEN AREA	1635m² [26%]

B E D N O .	1 B E D 1 B A T H	1 . 5 B E D 1 B A T H	2 B E D 2 B A T H	2 . 5 B E D 2 B A T H	3 B E D 2 B A T H	3 . 5 B E D 2 B A T H	T O T A L
LOWER GROUND	0	1	4	1	0	0	6
GROUND	0	1	11	10	1	4	27
LEVEL1	0	1	12	8	1	6	28
LEVEL2	1	1	9	7	2	3	23
TOTAL	1	4	36	26	4	13	84
	1%	5%	43%	31%	5%	15%	
CARPARK	104 [INCL.1 DDA ; 1 PARKING AT DROP OFF ;1 EV CHARGING SPACE, 11 TANDEMS]						
BIKE	2 SCOOTERS 10 SECURED RESIDENT BIKES 10 VISITORS AND STAFF BIKES ON GROUND						

L E V E L	N S A	P O S	C O R R I D O R	C O R E / B O H	C O M M U N A L	C O M M U N A L T E R R A C E	P A R K I N G	G B A
BASEMENT			26m²	275m²				301m²
LOWER GROUND	602m²	188m²	150m²	394m²	731m²	222m²	2799m²	5086m²
GROUND	2938m²	1026m²	344m²	74m²	39m²	177m²		4598m²
LEVEL1	2923m²	330m²	308m²	80m²	31m²			3672m²
LEVEL2	2377m²	558m²	261m²	76m²	71m²	100m²		3443m²
ROOF								
TOTAL	8840m²	2102m²	1089m²	899m²	872m²	499m²	2799m²	17100m²



Apartment Area Schedule

LOWER GROUND LEVEL APARTMENT AREA SCHEDULE

Number	ROOM TYPE	Area
101	1.5 BED	84 m²
102	2 BEDS	98 m²
103	2 BEDS	99 m²
104	2 BEDS + 1 STUDY	108 m²
105	2 BEDS	99 m²
106	2 BEDS	100 m²

GROUND LEVEL APARTMENT AREA SCHEDULE

Number	ROOM TYPE	Area
201	2 BEDS	101 m²
202	2 BEDS	101 m²
203	2 BEDS + 1 STUDY	114 m²
204	3 BEDS + 1 STUDY	131 m²
205	1.5 BED	76 m²
206	2 BEDS + 1 STUDY	115 m²
207	2 BEDS + 1 STUDY	108 m²
208	2 BEDS	100 m²
209	2 BEDS	101 m²
210	2 BEDS	101 m²
211	2 BEDS	101 m²
212	2 BEDS	100 m²
213	2 BEDS	93 m²
214	2 BEDS + 1 STUDY	100 m²
215	3 BEDS + 1 STUDY	109 m²
216	3 BEDS + 1 STUDY	109 m²
217	3 BEDS	130 m²
218	2 BEDS + 1 STUDY	112 m²
219	3 BEDS + 1 STUDY	129 m²
220	2 BEDS	99 m²
221	2 BEDS	99 m²
222	2 BEDS	101 m²
223	2 BEDS + 1 STUDY	109 m²
224	2 BEDS + 1 STUDY	107 m²
225	2 BEDS + 1 STUDY	108 m²
226	2 BEDS + 1 STUDY	101 m²
227	2 BEDS + 1 STUDY	101 m²

FIRST FLOOR APARTMENT AREA SCHEDULE

Number	ROOM TYPE	Area
301	2 BEDS	92 m²
302	2 BEDS	92 m²
303	2 BEDS	106 m²
304	3 BEDS + 1 STUDY	117 m²
305	1.5 BED	76 m²
306	2 BEDS + 1 STUDY	105 m²
307	2 BEDS + 1 STUDY	98 m²
308	2 BEDS	92 m²
309	2 BEDS	92 m²
310	2 BEDS	92 m²
311	2 BEDS	92 m²
312	2 BEDS	91 m²
313	2 BEDS	93 m²
314	2 BEDS + 1 STUDY	100 m²
315	3 BEDS + 1 STUDY	112 m²
316	3 BEDS + 1 STUDY	112 m²
317	3 BEDS	136 m²
318	3 BEDS + 1 STUDY	123 m²
319	3 BEDS + 1 STUDY	133 m²
320	3 BEDS + 1 STUDY	129 m²
321	2 BEDS	90 m²
322	2 BEDS	90 m²
323	2 BEDS	92 m²
324	2 BEDS + 1 STUDY	98 m²
325	2 BEDS + 1 STUDY	98 m²
326	2 BEDS + 1 STUDY	98 m²
327	2 BEDS + 1 STUDY	98 m²
328	2 BEDS + 1 STUDY	102 m²

SECOND FLOOR APARTMENT AREA SCHEDULE

Number	ROOM TYPE	Area
401	2 BEDS	92 m²
402	2 BEDS	92 m²
403	1 BED	64 m²
404	2 BEDS	87 m²
405	1.5 BED	76 m²
406	2 BEDS + 1 STUDY	105 m²
407	2 BEDS + 1 STUDY	98 m²
408	2 BEDS	92 m²
409	2 BEDS	92 m²
410	3 BEDS + 1 STUDY	127 m²
411	3 BEDS + 1 STUDY	157 m²
412	3 BEDS	113 m²
413	3 BEDS	118 m²
414	3 BEDS + 1 STUDY	146 m²
415	2 BEDS	90 m²
416	2 BEDS	90 m²
417	2 BEDS	90 m²
418	2 BEDS	91 m²
419	2 BEDS + 1 STUDY	98 m²
420	2 BEDS + 1 STUDY	98 m²
421	2 BEDS + 1 STUDY	98 m²
422	2 BEDS + 1 STUDY	98 m²
423	2 BEDS + 1 STUDY	102 m²



Balcony / P.O.S Area Schedule

LOWER GROUND LEVEL BALCONY AREA SCHEDULE

Number	ROOM TYPE	Department	Area
101	1 BED	P.O.S.	33 m²
102	2 BEDS	P.O.S.	35 m²
103	2 BEDS	P.O.S.	36 m²
104	2 BEDS	P.O.S.	21 m²
105	2 BEDS	P.O.S.	44 m²
106	2 BEDS	P.O.S.	26 m²
			196 m²
			196 m²

GROUND LEVEL BALCONY AREA SCHEDULE

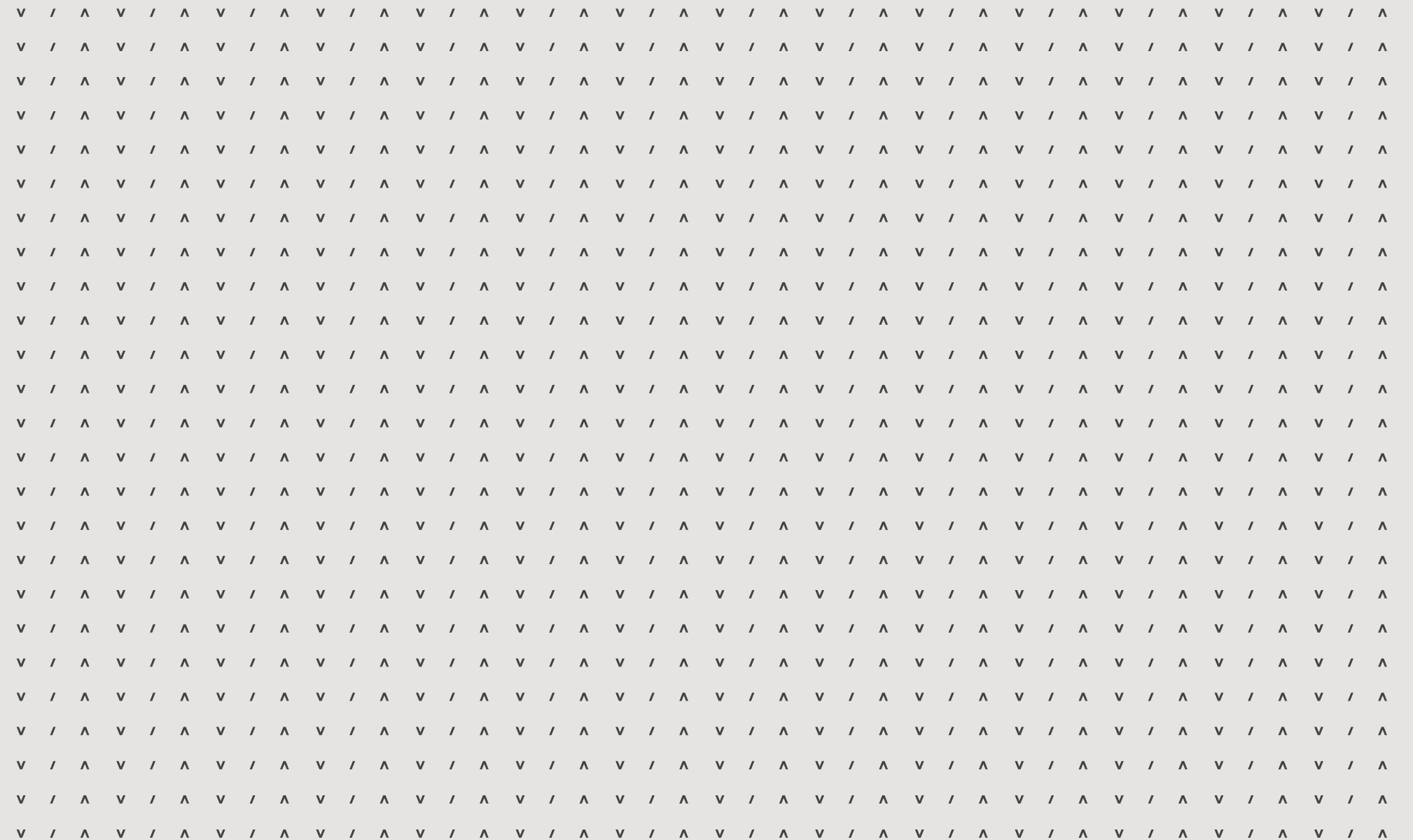
Number	ROOM TYPE	Department	Area
201	2 BEDS	P.O.S.	65 m²
202	2 BEDS	P.O.S.	61 m²
203	2 BEDS	P.O.S.	53 m²
204	3 BEDS	P.O.S.	33 m²
205	1 BED	P.O.S.	21 m²
206	2 BEDS	P.O.S.	17 m²
207	2 BEDS	P.O.S.	26 m²
208	2 BEDS	P.O.S.	26 m²
209	2 BEDS	P.O.S.	28 m²
210	2 BEDS	P.O.S.	29 m²
211	2 BEDS	P.O.S.	29 m²
212	2 BEDS	P.O.S.	23 m²
213	2 BEDS	P.O.S.	7 m²
213	2 BEDS	P.O.S.	12 m²
214	2 BEDS	P.O.S.	17 m²
215	3 BEDS	P.O.S.	16 m²
215	3 BEDS	P.O.S.	2 m²
216	3 BEDS	P.O.S.	12 m²
216	3 BEDS	P.O.S.	2 m²
217	3 BEDS	P.O.S.	10 m²
217	3 BEDS	P.O.S.	3 m²
218	2 BEDS	P.O.S.	28 m²
219	3 BEDS	P.O.S.	35 m²
220	2 BEDS	P.O.S.	28 m²
221	2 BEDS	P.O.S.	28 m²
222	2 BEDS	P.O.S.	28 m²
223	2 BEDS	P.O.S.	53 m²
224	2 BEDS	P.O.S.	29 m²
225	2 BEDS	P.O.S.	39 m²
226	2 BEDS	P.O.S.	37 m²
227	2 BEDS	P.O.S.	71 m²
			868 m²
			868 m²

FIRST FLOOR BALCONY AREA SCHEDULE

Number	ROOM TYPE	Department	Area
301	2 BEDS	P.O.S.	9 m²
302	2 BEDS	P.O.S.	9 m²
303	2 BEDS	P.O.S.	8 m²
304	3 BEDS	P.O.S.	14 m²
305	1 BED	P.O.S.	8 m²
306	2 BEDS	P.O.S.	9 m²
307	2 BEDS	P.O.S.	9 m²
308	2 BEDS	P.O.S.	9 m²
309	2 BEDS	P.O.S.	9 m²
310	2 BEDS	P.O.S.	9 m²
311	2 BEDS	P.O.S.	9 m²
312	2 BEDS	P.O.S.	9 m²
313	2 BEDS	P.O.S.	12 m²
313	2 BEDS	P.O.S.	6 m²
314	2 BEDS	P.O.S.	17 m²
315	3 BEDS	P.O.S.	17 m²
315	3 BEDS	P.O.S.	3 m²
316	3 BEDS	P.O.S.	17 m²
316	3 BEDS	P.O.S.	3 m²
317	3 BEDS	P.O.S.	15 m²
317	3 BEDS	P.O.S.	4 m²
318	3 BEDS	P.O.S.	22 m²
319	3 BEDS	P.O.S.	15 m²
320	3 BEDS	P.O.S.	13 m²
320	3 BEDS	P.O.S.	3 m²
321	2 BEDS	P.O.S.	9 m²
322	2 BEDS	P.O.S.	9 m²
323	2 BEDS	P.O.S.	9 m²
323	2 BEDS	P.O.S.	3 m²
324	2 BEDS	P.O.S.	13 m²
325	2 BEDS	P.O.S.	9 m²
326	2 BEDS	P.O.S.	9 m²
327	2 BEDS	P.O.S.	9 m²
328	2 BEDS	P.O.S.	9 m²
			344 m²
			344 m²

SECOND FLOOR BALCONY AREA SCHEDULE

Number	ROOM TYPE	Department	Area
401	2 BEDS	P.O.S.	9 m²
402	2 BEDS	P.O.S.	9 m²
403	1 BED	P.O.S.	28 m²
404	2 BEDS	P.O.S.	24 m²
405	1 BED	P.O.S.	8 m²
406	2 BEDS	P.O.S.	9 m²
407	2 BEDS	P.O.S.	9 m²
408	2 BEDS	P.O.S.	9 m²
409	2 BEDS	P.O.S.	9 m²
410	3 BEDS	P.O.S.	18 m²
411	3 BEDS	P.O.S.	33 m²
412	3 BEDS	P.O.S.	109 m²
413	3 BEDS	P.O.S.	107 m²
414	3 BEDS	P.O.S.	80 m²
415	2 BEDS	P.O.S.	11 m²
416	2 BEDS	P.O.S.	9 m²
417	2 BEDS	P.O.S.	9 m²
418	2 BEDS	P.O.S.	9 m²
419	2 BEDS	P.O.S.	13 m²
420	2 BEDS	P.O.S.	9 m²
421	2 BEDS	P.O.S.	9 m²
422	2 BEDS	P.O.S.	9 m²
423	2 BEDS	P.O.S.	9 m²
			553 m²
			553 m²



viaarchitects.com.au

ph / +61 3 8678 3300
e / hello@studiovia.com.au

a / 3/377 Lonsdale Street
Melbourne VIC 3000

V / A
A R C H I T E C T S