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2.0	Urban Context & Site Analysis	5.0	Development Plan
2.01	Site Location	TP 201	Basement Plan
2.02	Planning Zones & Overlay	TP 202	Ground Floor Plan
2.03	Surrounding Context	TP 203	Level 1 Floor Plan
2.04	Solar Access	TP 204	Level 2 Floor Plan
2.05	Existing Condition	TP 205	Roof Plan
3.0	Design Response	TP 301	Elevations
3.01	Site Response	TP 302	Elevations
3.02	Streetscape Elevations	TP 303	Sections
4.0	Shadow Diagram	TP 304	Sections
		TP 401	Signage Plan
		TP 402	Signage Elevation
		TP 403	External Lighting layout



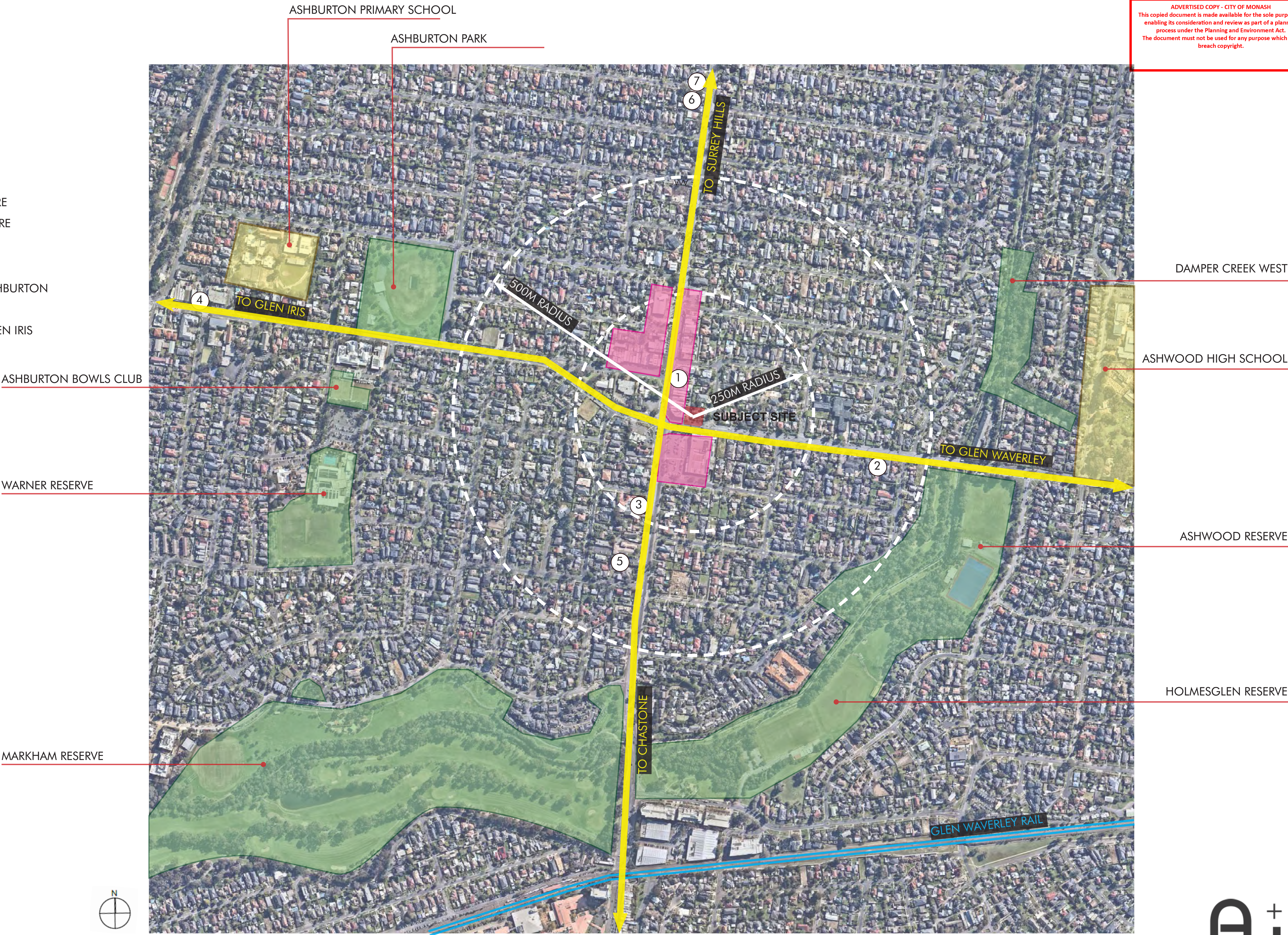
2.0 URBAN CONTEXT & SITE ANALYSIS

2.01 SITE LOCATION

LEGEND

- SUBJECT SITE
- PARK & RESERVE
- RETAIL
- EDUCATION

- ① PRIME FAMILY MEDICAL CENTRE
- ② ELECTRA PARK MEDICAL CENTRE
- ③ ASHWOOD MEDICAL GROUP
- ④ ASHBURTON MEDICAL CLINIC
- ⑤ MELBOURNE PATHOLOGY ASHBURTON
- ⑥ GLEN IRIS PRIVATE HOSPITAL
- ⑦ MELBOURNE PATHOLOGY GLEN IRIS



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LEGEND

SUBJECT SITE

COMMERCIAL 1 ZONE

TRANSPORT ZONE 2

GENERAL RESIDENTIAL ZONE

NEIGHBOURHOOD RESIDENTIAL ZONE

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VIEW 01 - SUBJECT SITE FROM SOUTH EAST CORNER



VIEW 02 - SUBJECT SITE FROM SOUTH WEST CORNER



VIEW 03 - SUBJECT SITE FROM SOUTH



VIEW 04 - SUBJECT SITE VIEW TO LANEWAY



VIEW 05 - SUBJECT SITE FROM EAST



VIEW 06- NO 35 SINGLE STOREY TILED PITCH ROOF WEATHERBOARD RESIDENCE



VIEW 07 - NO 551-557 WARRIGAL ROAD WOOLWORTHS RETAIL



VIEW 08 - NO 7 SINGLE STOREY TILED PITCH ROOF RENDERED RESIDENCE



VIEW 09 - NO 6 KENNETT STREET, SINGLE STOREY TILED ROOF WEATHERBOARD RESIDENCE



VIEW 10 - NO 35 SINGLE STOREY WEATHERBOARD RESIDENCE



VIEW 11 - NO 7 KENNETT STREET SINGLE STOREY, TINT PITCH ROOF WEATHERBOARD RESIDENCE



VIEW 12 - 2A CLOSTER AVE, TILED PITCH ROOF 2 STOREY BRICK RESIDENCE



VIEW 13 - PARKING



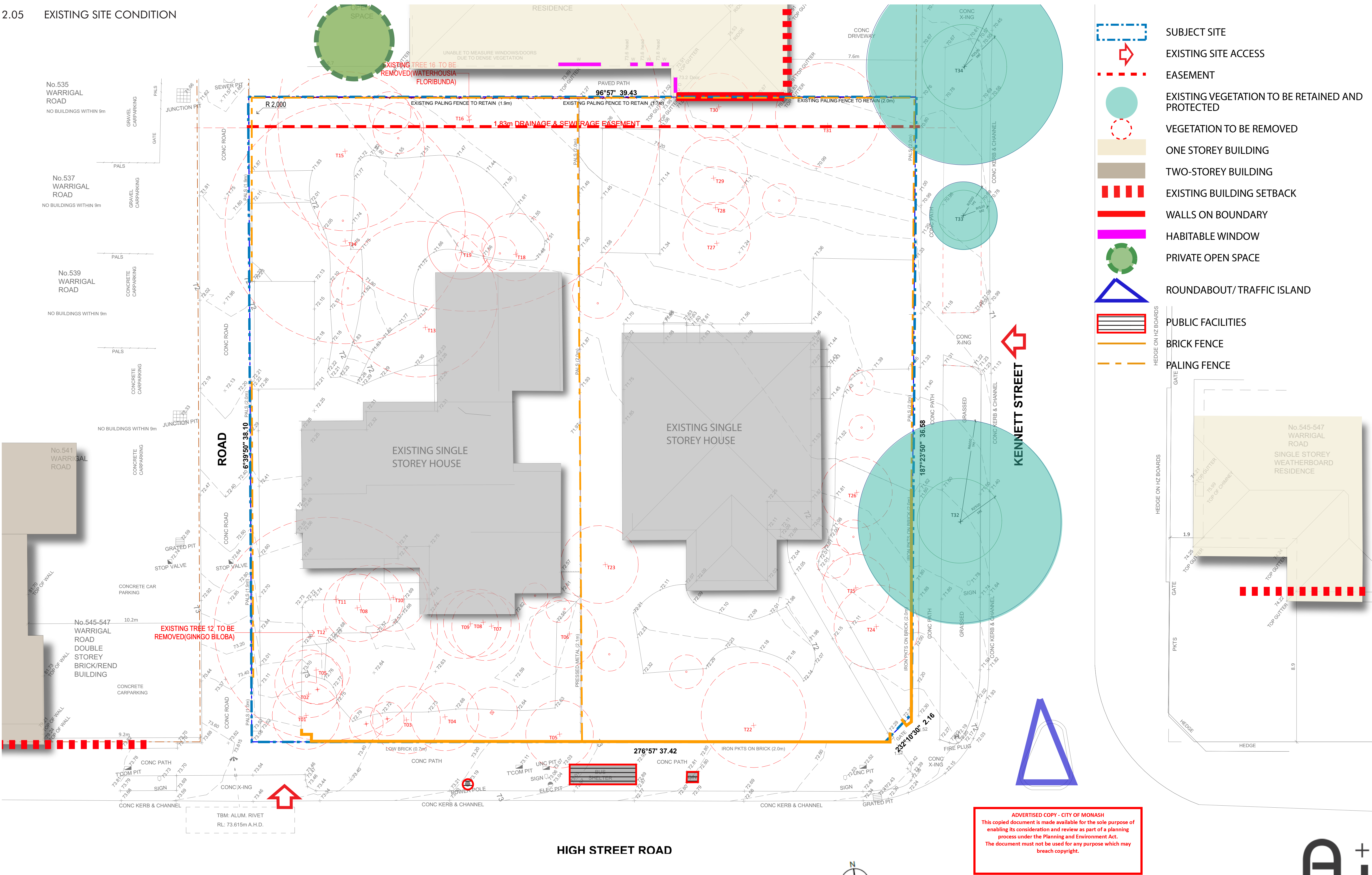
VIEW 14 - NO 545 WARRIGAL ROAD 2 STOREY BRICK COMMERCIAL

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2.0 URBAN CONTEXT & SITE ANALYSIS

2.05 EXISTING SITE CONDITION



31 - 33 HIGH STREET ROAD, ASHWOOD, VIC. 3147

PROPOSED MEDICAL CENTRE DEVELOPMENT

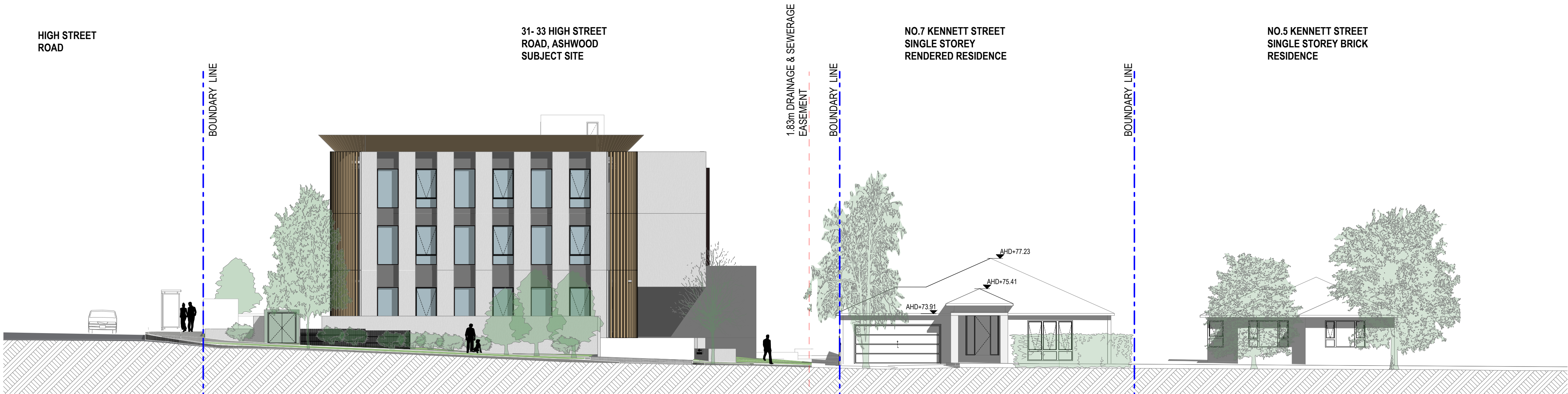
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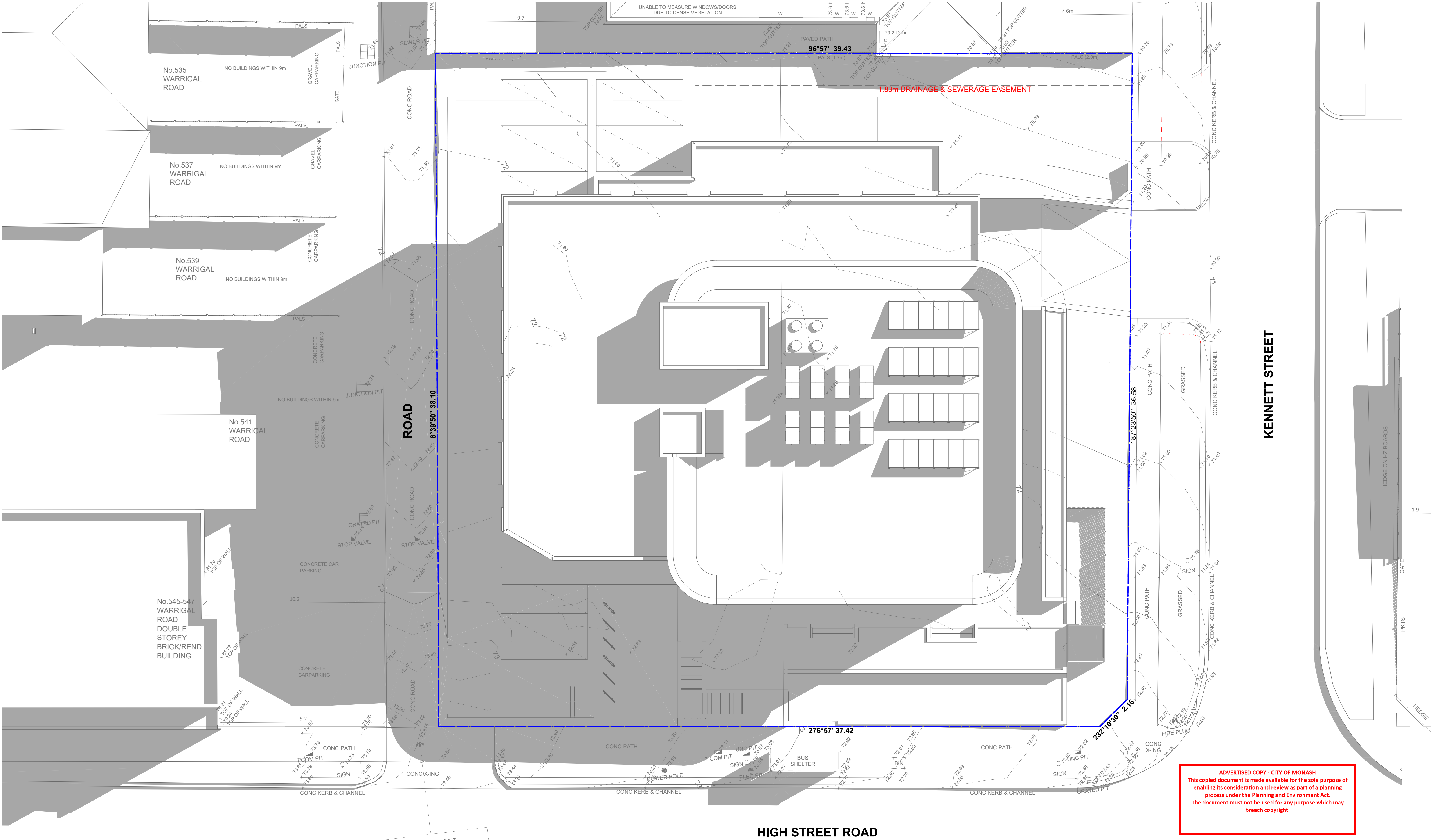
STREETSCAPE - HIGH STREET ROAD



STREETSCAPE - KENNETT STREET

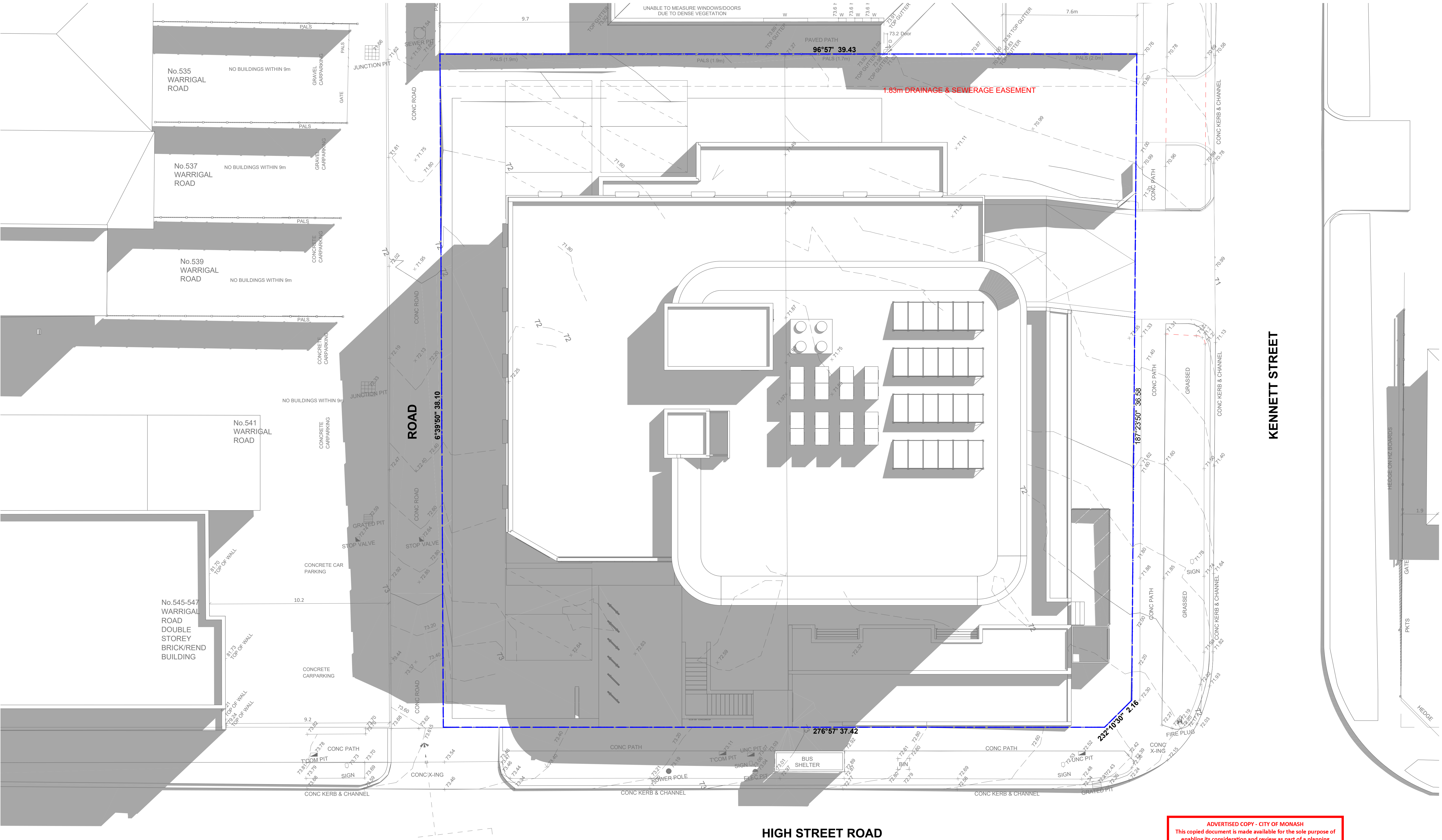
4.0 SHADOW DIAGRAM

4.01 22 SEPTEMBER - 9AM



4.0 SHADOW DIAGRAM

4.02 22 SEPTEMBER - 10AM



31 - 33 HIGH STREET ROAD, ASHWOOD, VIC. 3147

PROPOSED MEDICAL CENTRE DEVELOPMENT

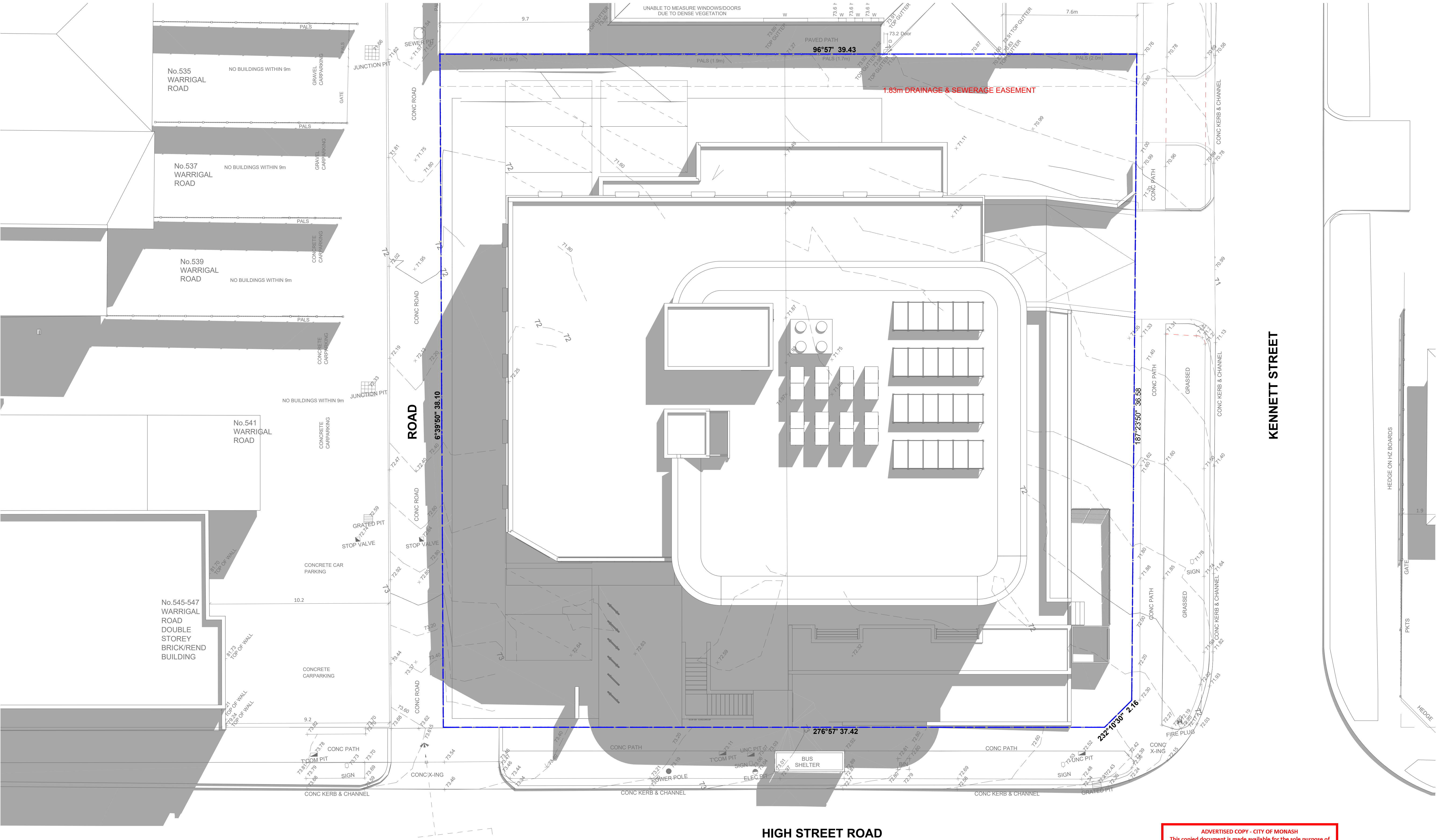
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4.0 SHADOW DIAGRAM

4.03 22 SEPTEMBER - 11AM



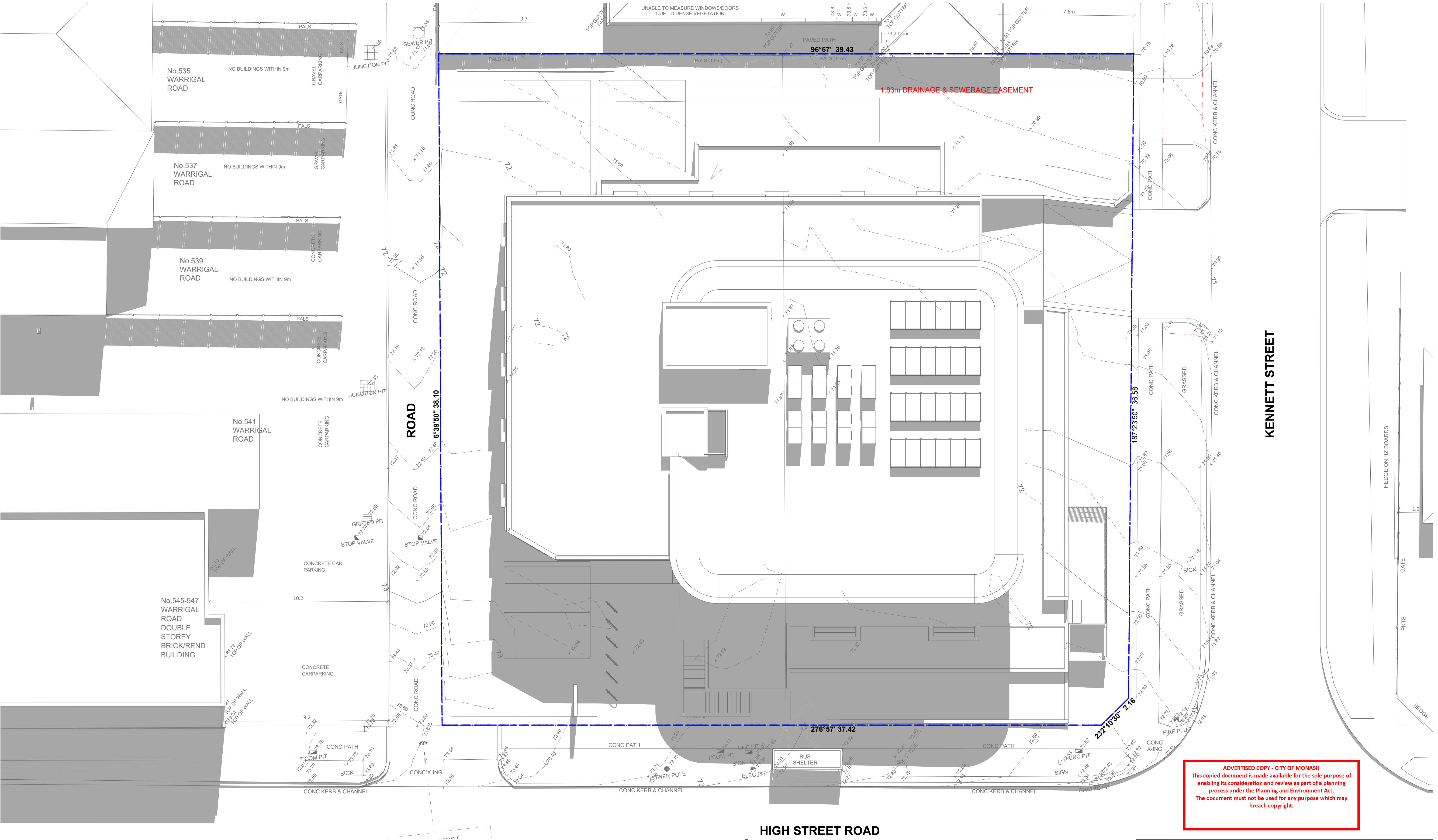
31 - 33 HIGH STREET ROAD, ASHWOOD, VIC. 3147

PROPOSED MEDICAL CENTRE DEVELOPMENT

1:100 @ A1

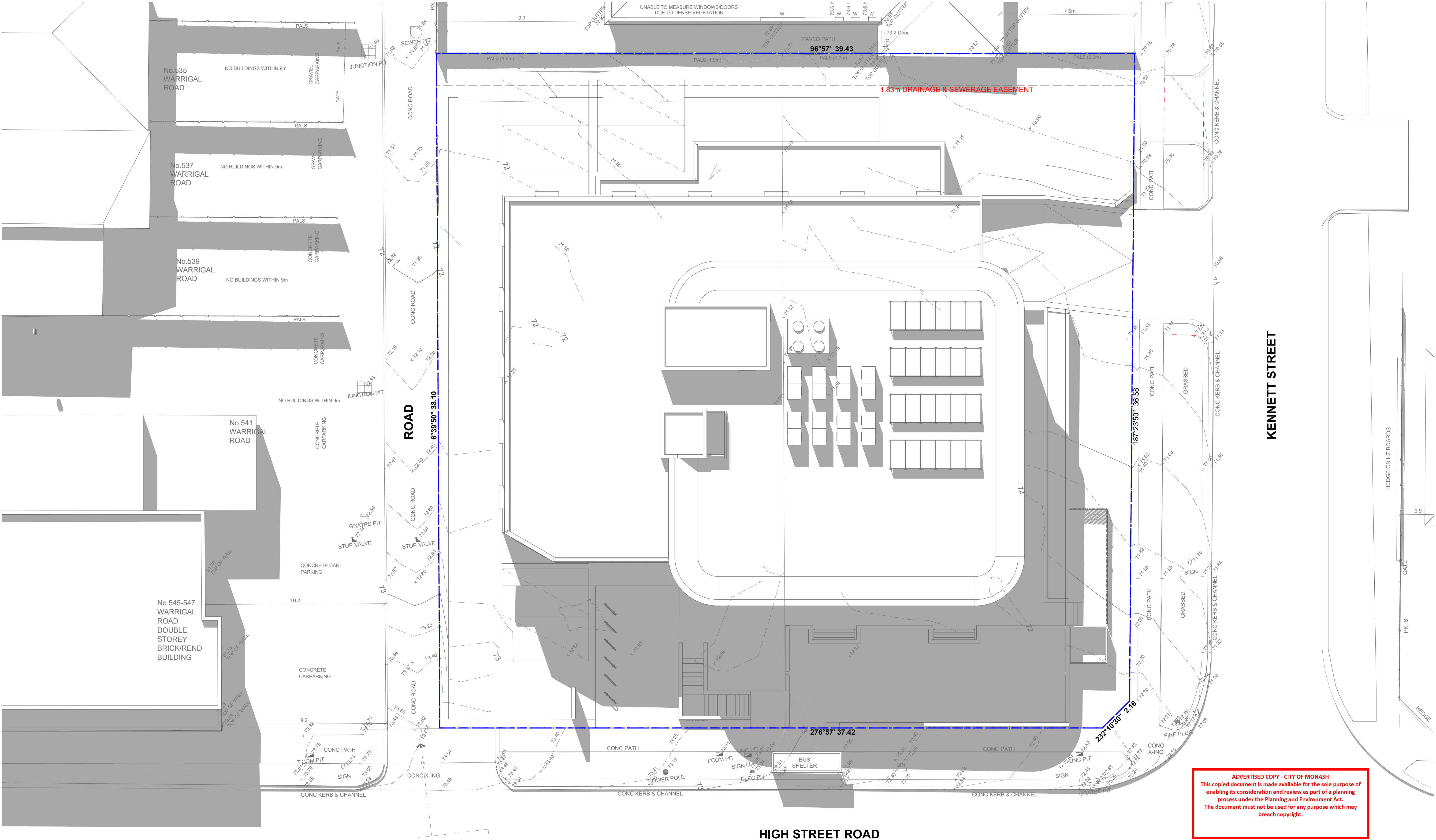


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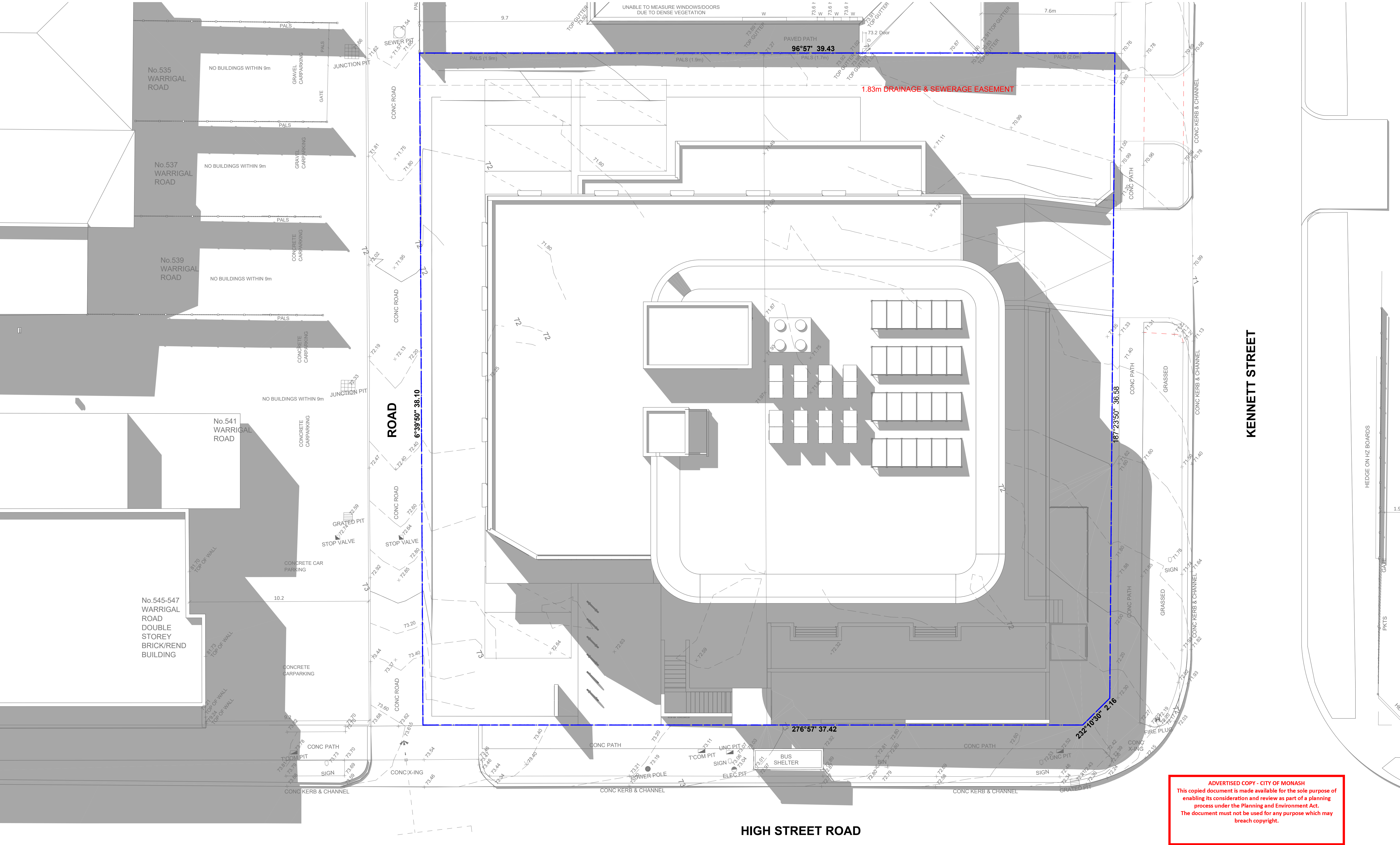
4.0 SHADOW DIAGRAM

4.05 22 SEPTEMBER -1PM



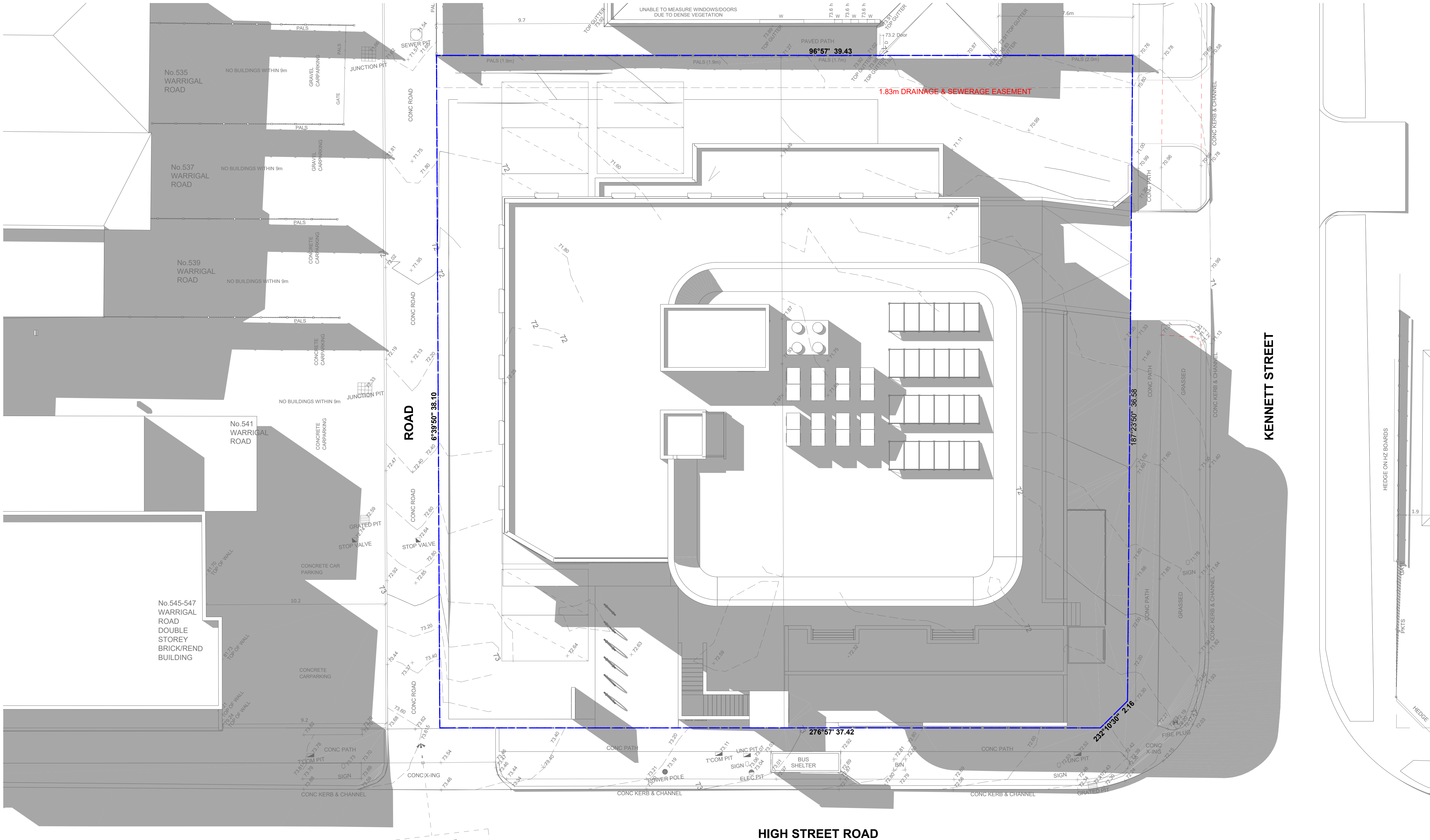
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4.0 SHADOW DIAGRAM

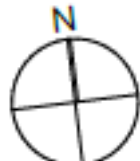
4.07 22 SEPTEMBER - 3 PM



31 - 33 HIGH STREET ROAD, ASHWOOD, VIC. 3147

PROPOSED MEDICAL CENTRE DEVELOPMENT

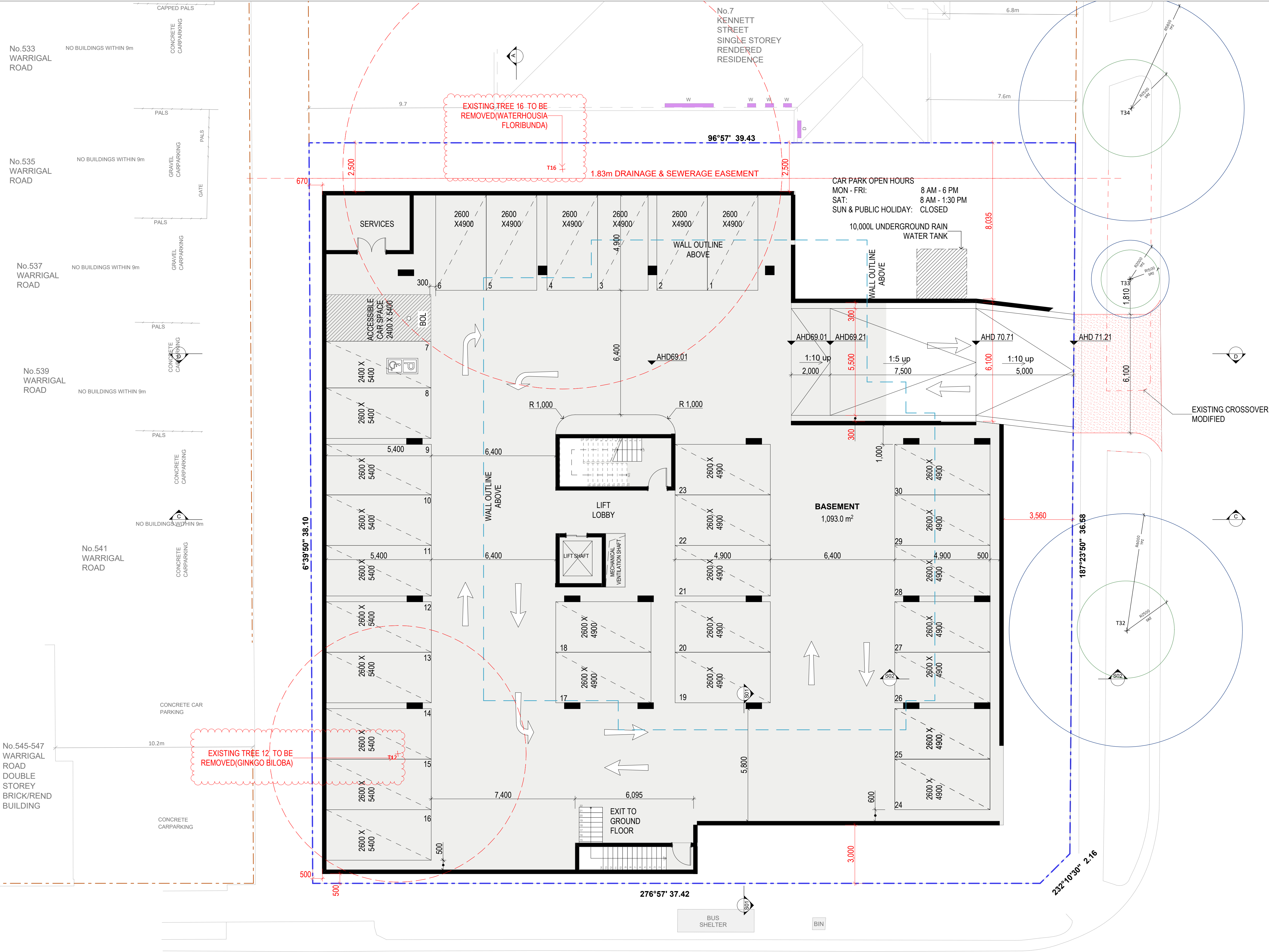
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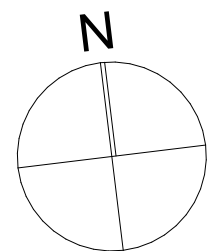
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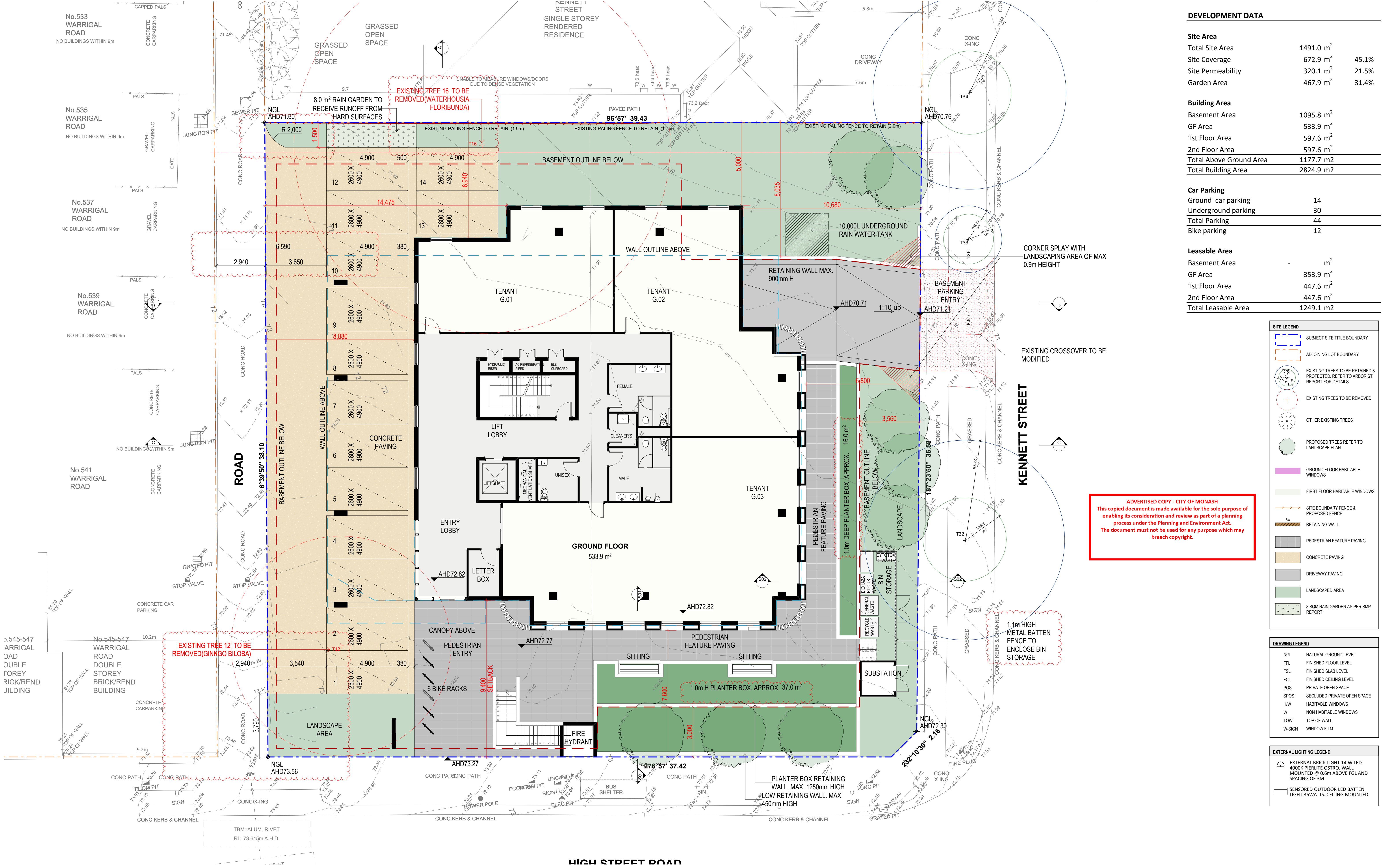
PROJECT NAME
ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS
31-33 High Street Road, Ashwood, VIC.3147



DWG NAME: BASEMENT FLOOR PLAN
DWG NO: TP201

DATE	SCALE	PROJECT NO:	REV:
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DEVELOPMENT DATA

Site Area			
Total Site Area	1491.0 m ²		
Site Coverage	672.9 m ²	45.1%	
Site Permeability	320.1 m ²	21.5%	
Garden Area	467.9 m ²	31.4%	

Building Area			
Basement Area	1095.8 m ²		
GF Area	533.9 m ²		
1st Floor Area	597.6 m ²		
2nd Floor Area	597.6 m ²		
Total Above Ground Area	1177.7 m ²		
Total Building Area	2824.9 m ²		

Car Parking			
Ground car parking	14		
Underground parking	30		
Total Parking	44		
Bike parking	12		

Leasable Area			
Basement Area	-	m ²	
GF Area	353.9 m ²		
1st Floor Area	447.6 m ²		
2nd Floor Area	447.6 m ²		
Total Leasable Area	1249.1 m ²		

SITE LEGEND	
	SUBJECT SITE TITLE BOUNDARY
	ADJOINING LOT BOUNDARY
	EXISTING TREES TO BE RETAINED & PROTECTED. REFER TO ARBORIST REPORT FOR DETAILS.
	EXISTING TREES TO BE REMOVED
	OTHER EXISTING TREES
	PROPOSED TREES REFER TO LANDSCAPE PLAN
	GROUND FLOOR HABITABLE WINDOWS
	FIRST FLOOR HABITABLE WINDOWS
	SITE BOUNDARY FENCE & PROPOSED FENCE
	RETAINING WALL
	PEDESTRIAN FEATURE PAVING
	CONCRETE PAVING
	DRIVEWAY PAVING
	LANDSCAPED AREA
	8 SQM RAIN GARDEN AS PER SMP REPORT

DRAWING LEGEND	
NGL	NATURAL GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SLAB LEVEL
FCL	FINISHED CEILING LEVEL
POS	PRIVATE OPEN SPACE
SPOS	SECLUDED PRIVATE OPEN SPACE
HW	HABITABLE WINDOWS
W	NON HABITABLE WINDOWS
TOW	TOP OF WALL
W-SIGN	WINDOW FILM

EXTERNAL LIGHTING LEGEND	
	EXTERNAL BRICK LIGHT 14 W LED 4000K PIER LIGHT OSTRO WALL MOUNTED @ 0.6m ABOVE FGL AND SPACING OF 3M
	SENSORED OUTDOOR LED BATTEN LIGHT 36WATTS. CEILING MOUNTED.

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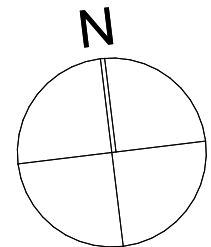


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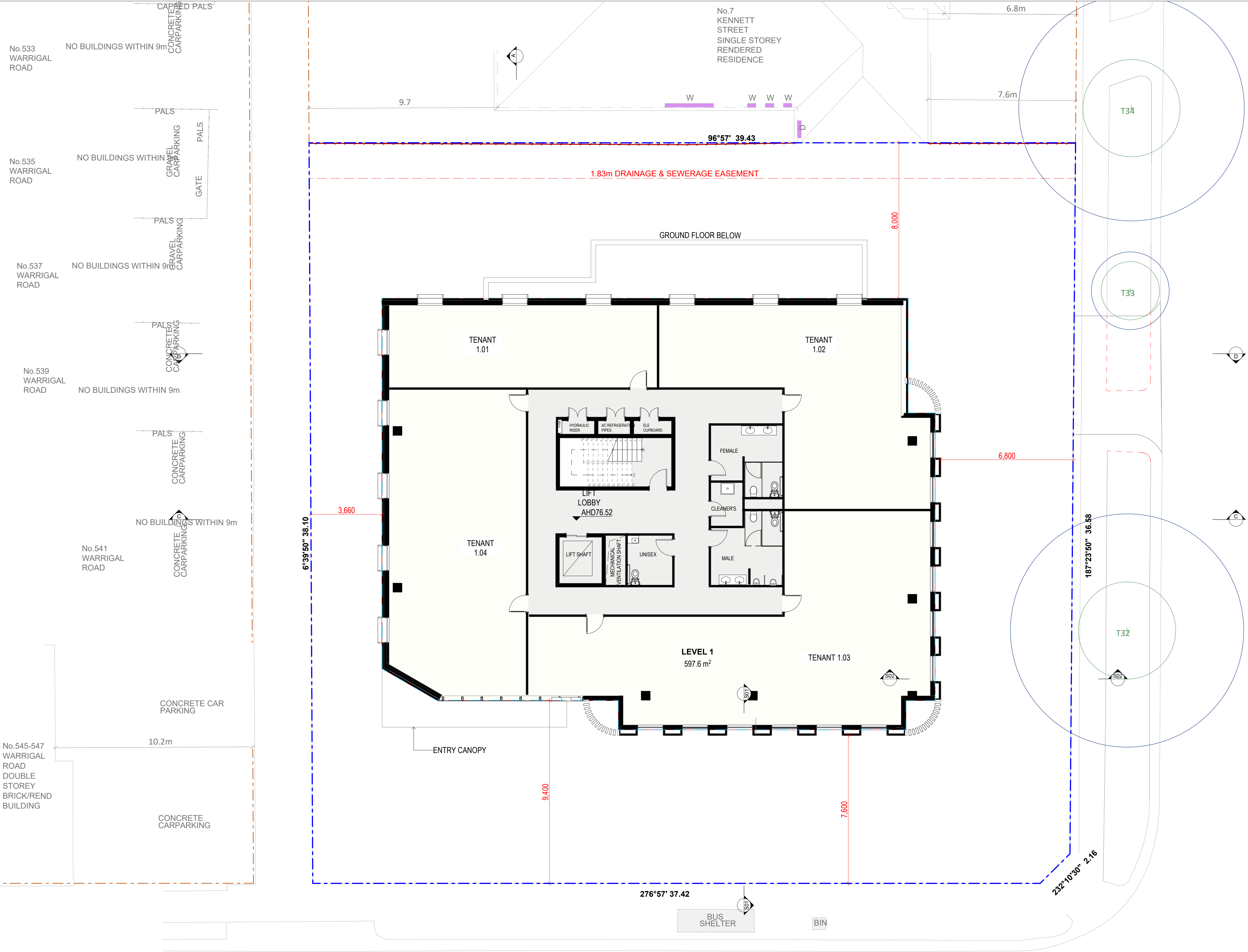
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DWG NAME:		DWG NO:	
GROUND FLOOR PLAN		TP202	
DATE	SCALE	PROJECT NO:	REV:
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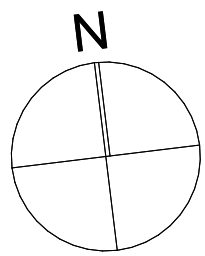
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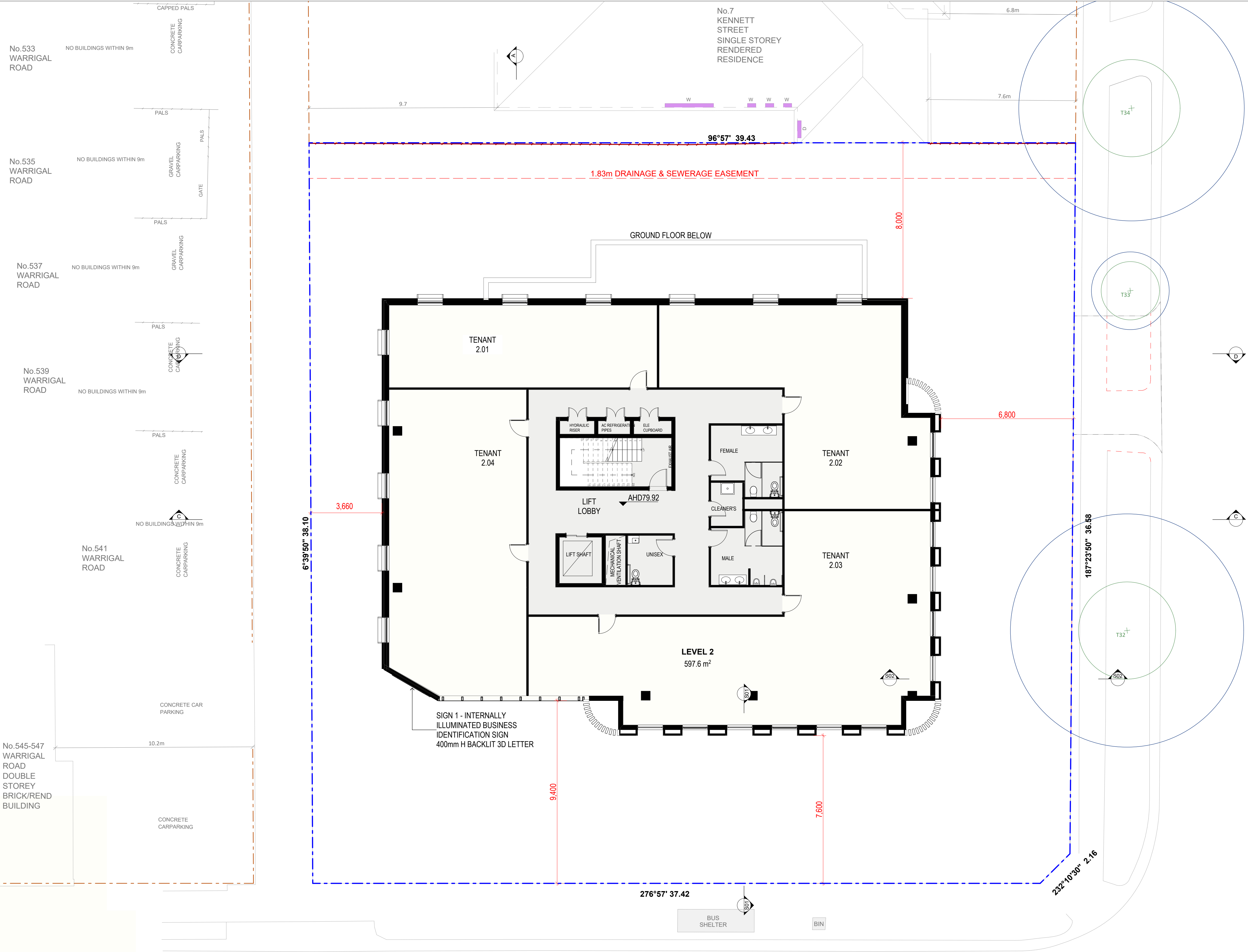
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DWG NAME: LEVEL 1 FLOOR PLAN		DWG NO: TP203	
DATE 30/10/2024	SCALE 1:100 at A1	PROJECT NO: 2201ASH	REV: D

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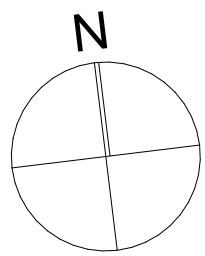
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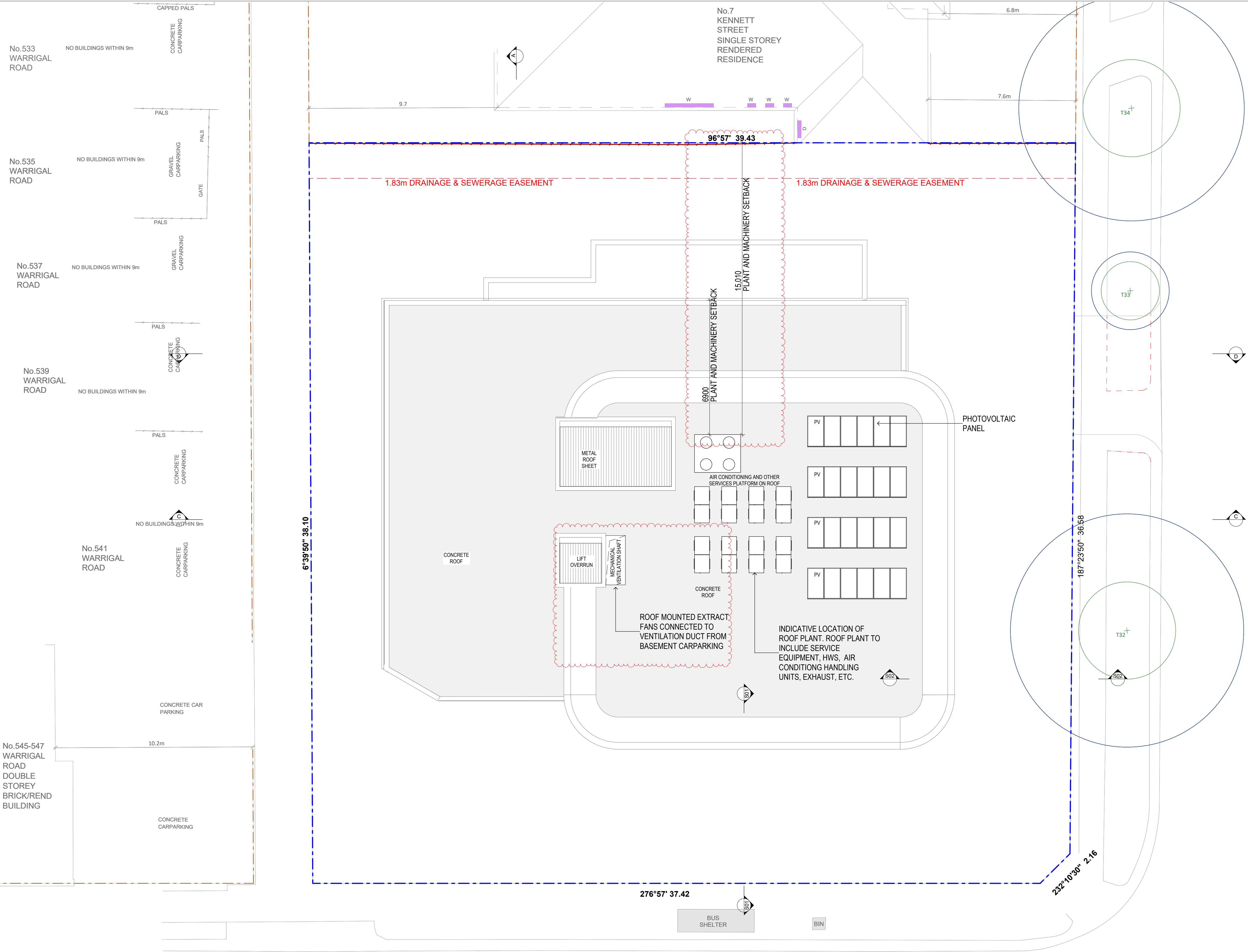
PROJECT NAME
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DWG NAME: LEVEL 2 FLOOR PLAN		DWG NO: TP204	
DATE 30/10/2024	SCALE 1:100 at A1	PROJECT NO: 2201ASH	REV: D

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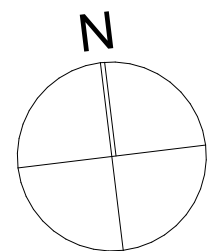
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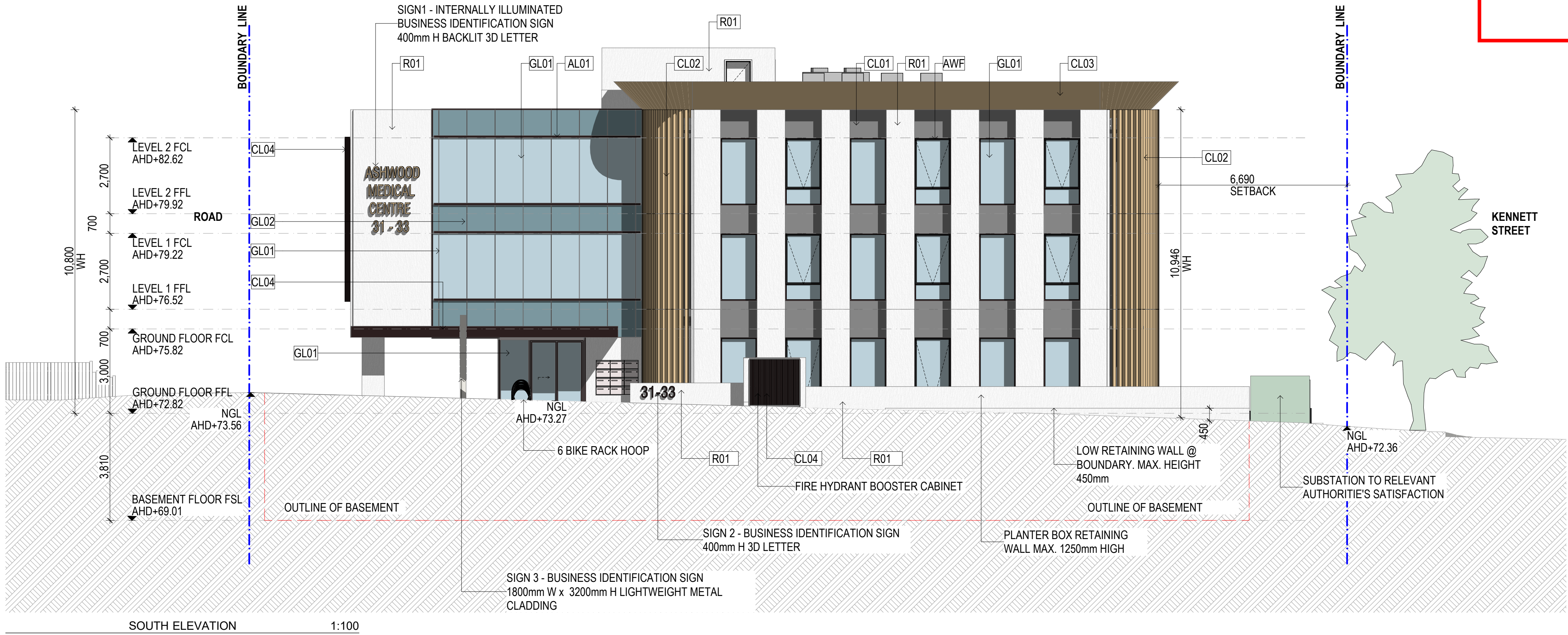
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DWG NAME: ROOF PLAN		DWG NO: TP205	
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MATERIAL SCHEDULE

	CL01	CEMENT CLADDING. METALIC FINISHES TO DARK GREY
	CL02	METAL FEATURE BLADES IN BRASS CHROME FINISHES
	CL03	FEATURE CLADDING ON ROOF IN BRASS CHROME FINISHES
	CL04	ALUMINIUM WINDOW SHROUD. FINISH TO COLORBOND - 'WOODLAND GREY'
	R01	PRECAST CONCRETE. RENDER FINISHES TO WHITE
	R02	PRECAST CONCRETE. RENDER FINISHES TO DARK GREY.
	GL01	LOW - E BLUE GREY GLASS
	GL02	SPANDRAL GLASS.
	AFW	ALUMINIUM FRAMED WINDOW & DOORS. FINISH TO COLORBOND - 'WOODLAND GREY'
	AL01	ALUMINIUM FRAME FINISH TO COLORBOND - 'SURFMIST'

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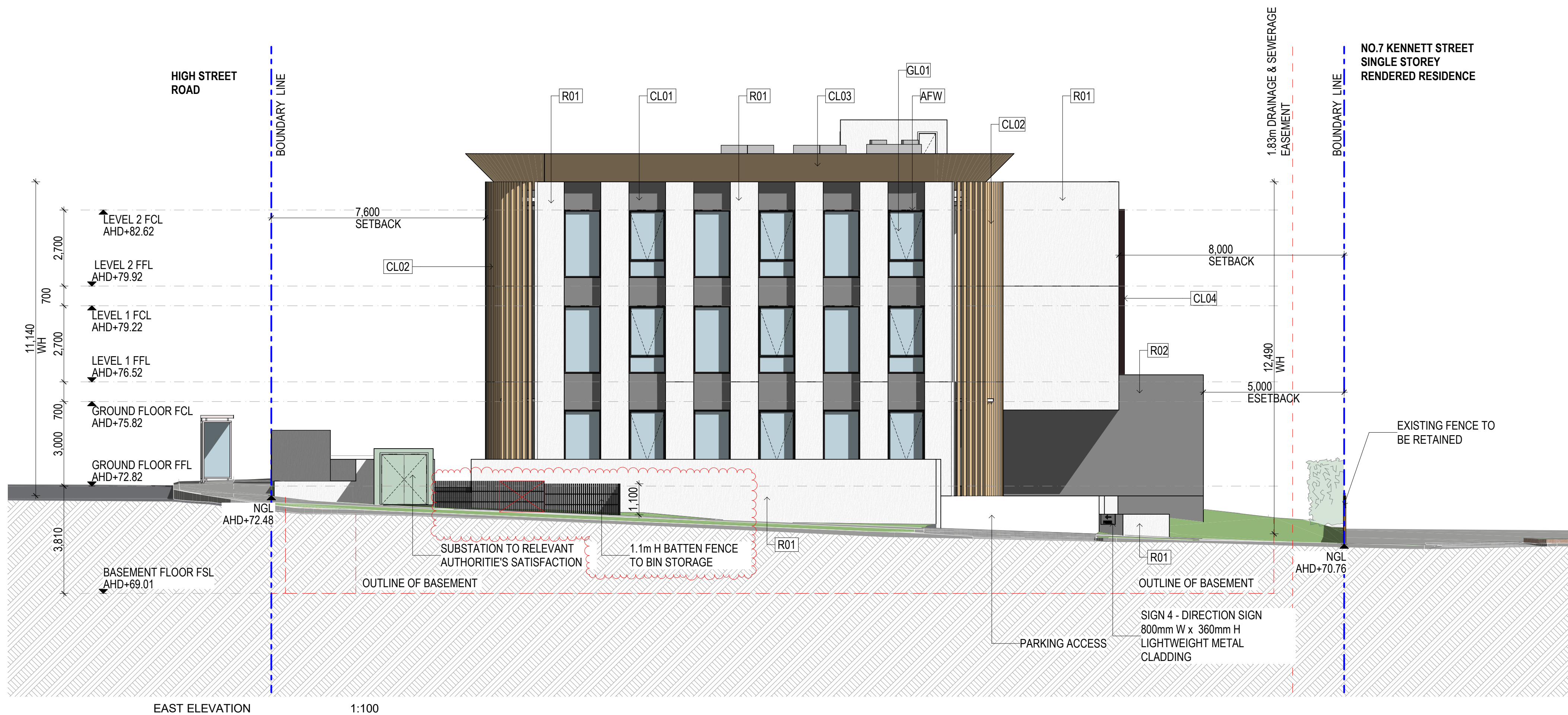
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DWG NAME:
ELEVATIONS

DWG NO:
TP301

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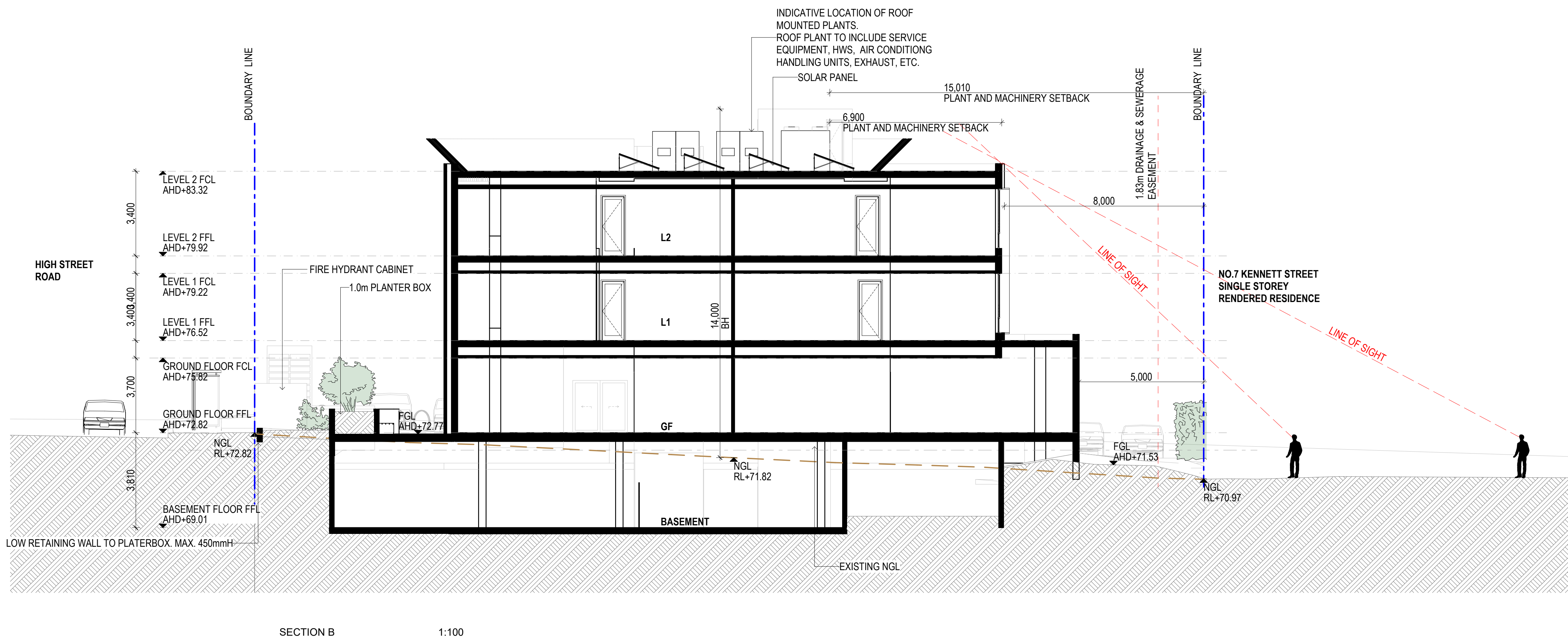
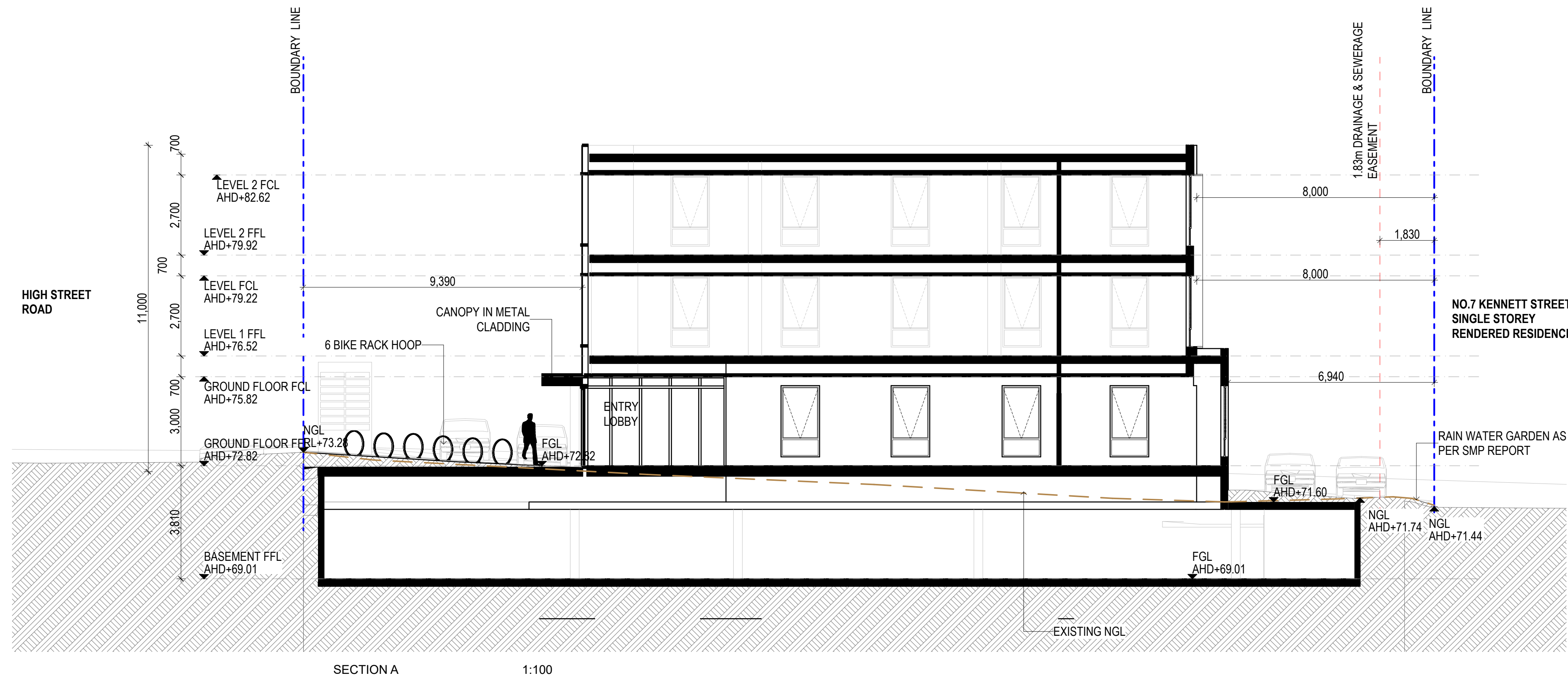
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DWG NAME:
ELEVATIONS

DWG NO:
TP302

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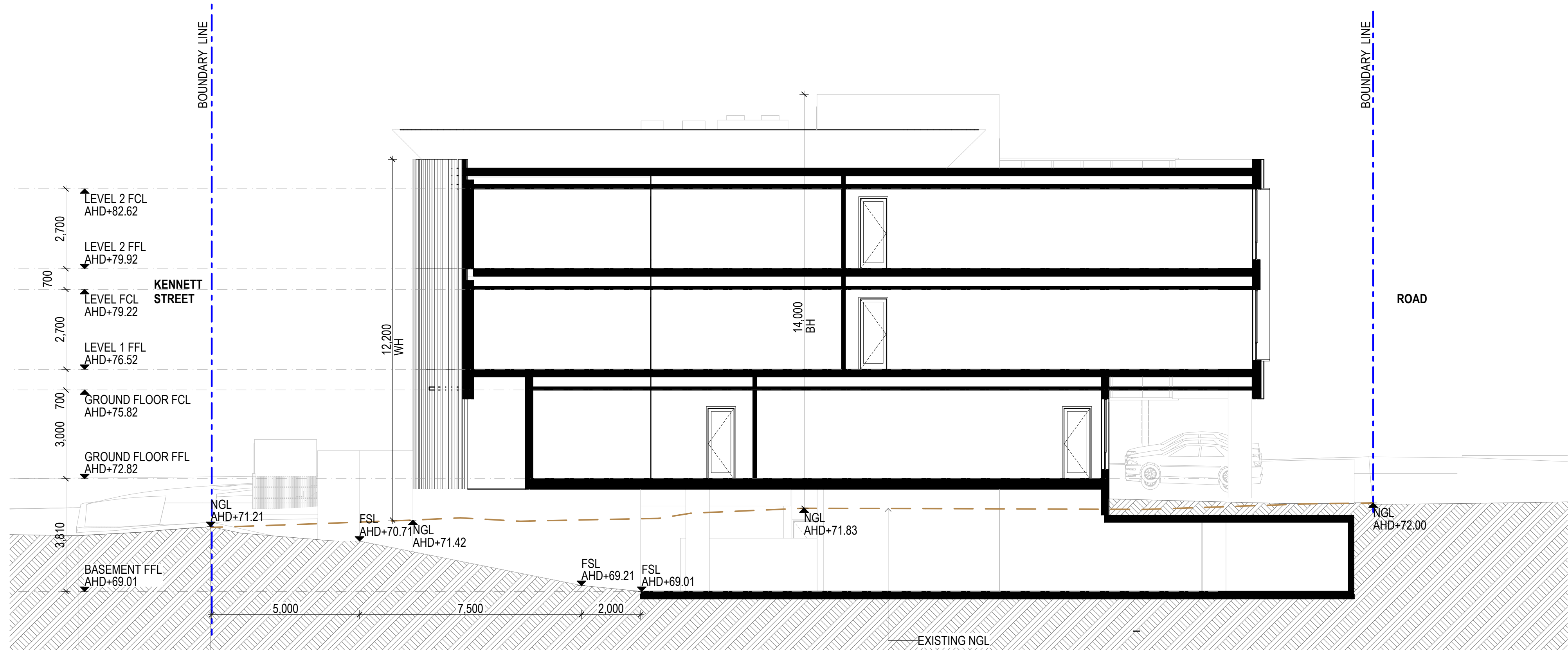
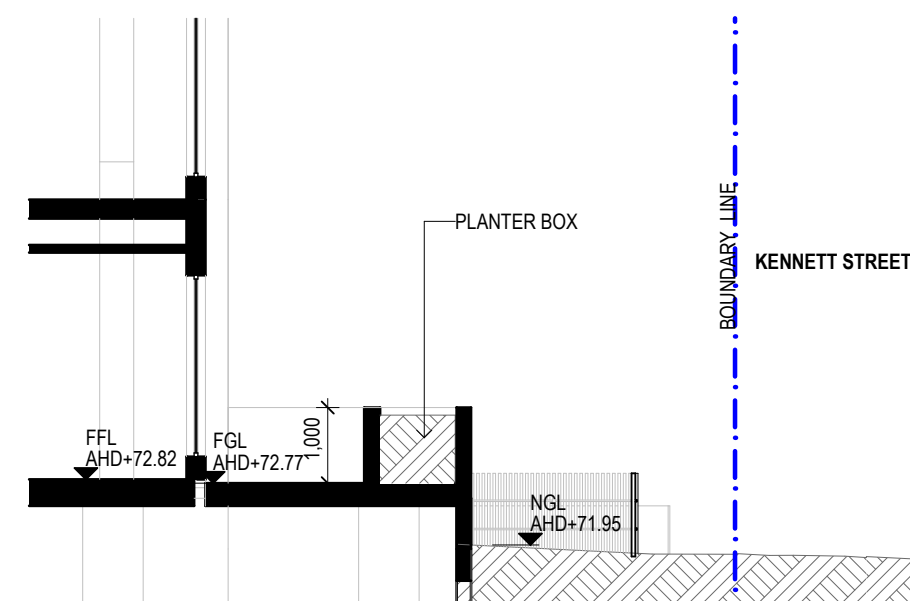
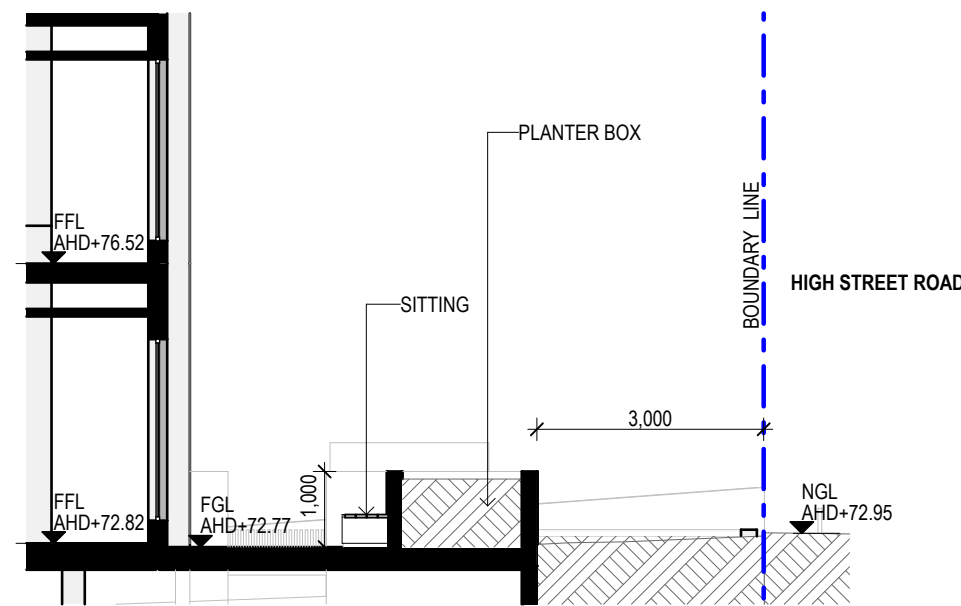
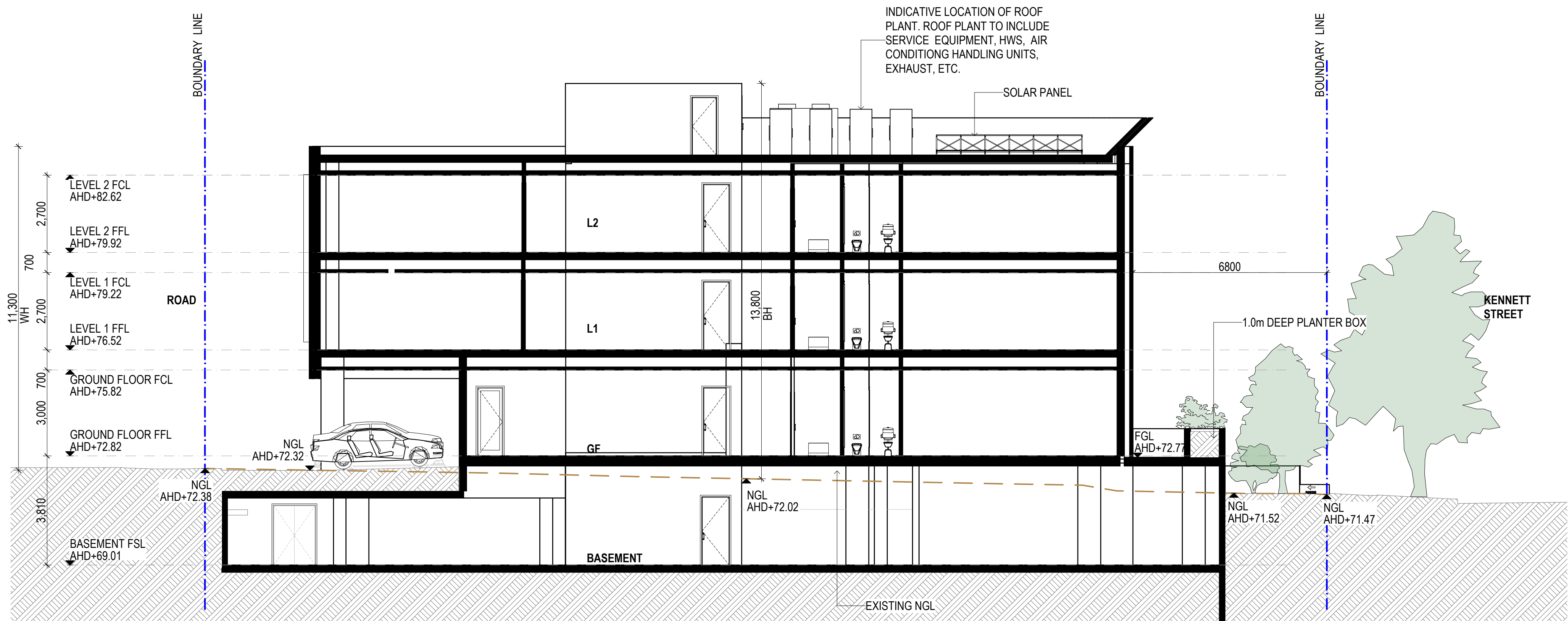
PROJECT NAME
ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS
31-33 High Street Road, Ashwood, VIC.3147

DWG NAME:
SECTIONS

DWG NO:
TP303

DATE	SCALE	PROJECT NO:	REV:
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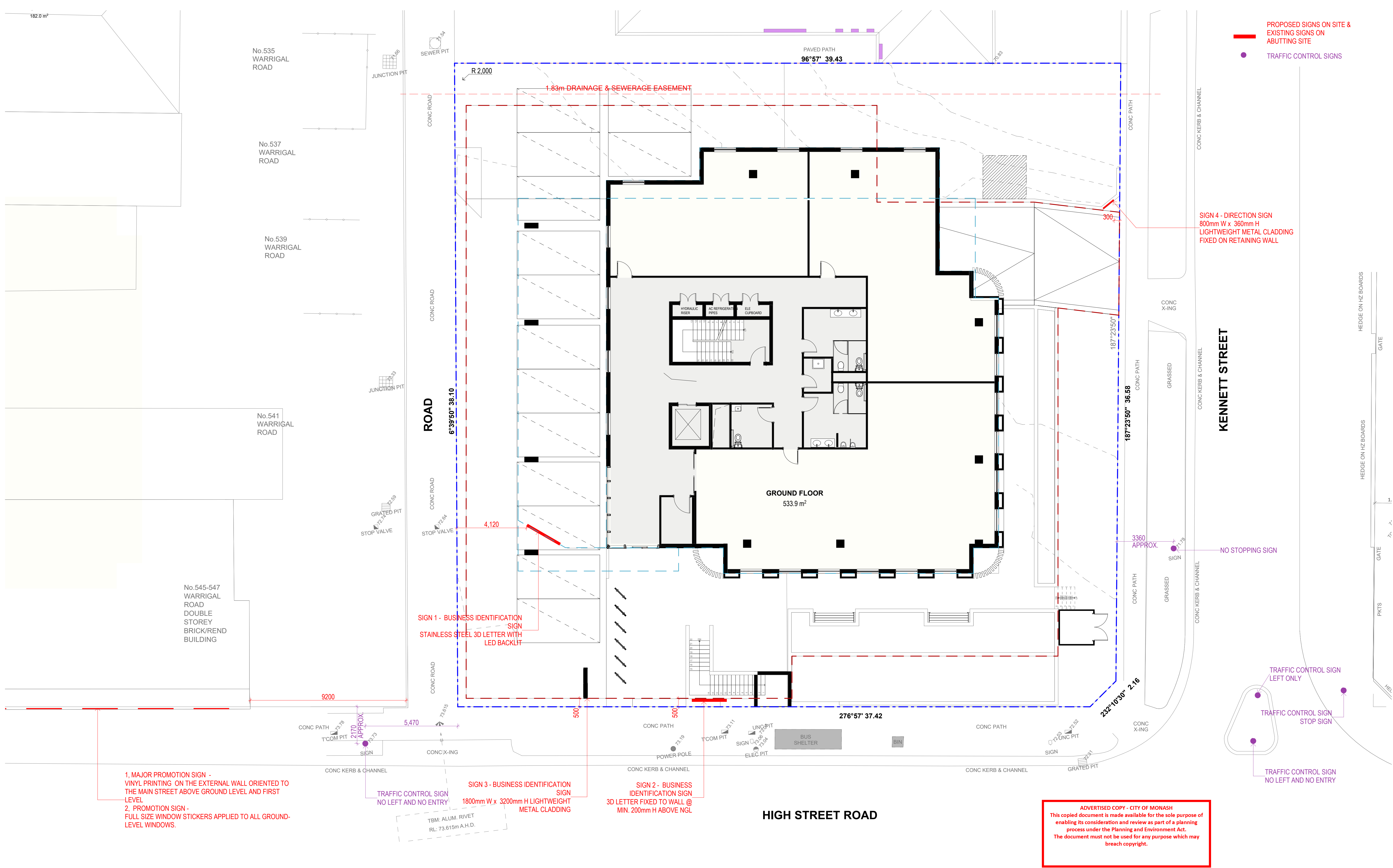
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ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS
31-33 High Street Road, Ashwood, VIC.3147

DWG NAME:
SECTIONS

DWG NO:
TP304

DATE	SCALE	PROJECT NO:	REV:
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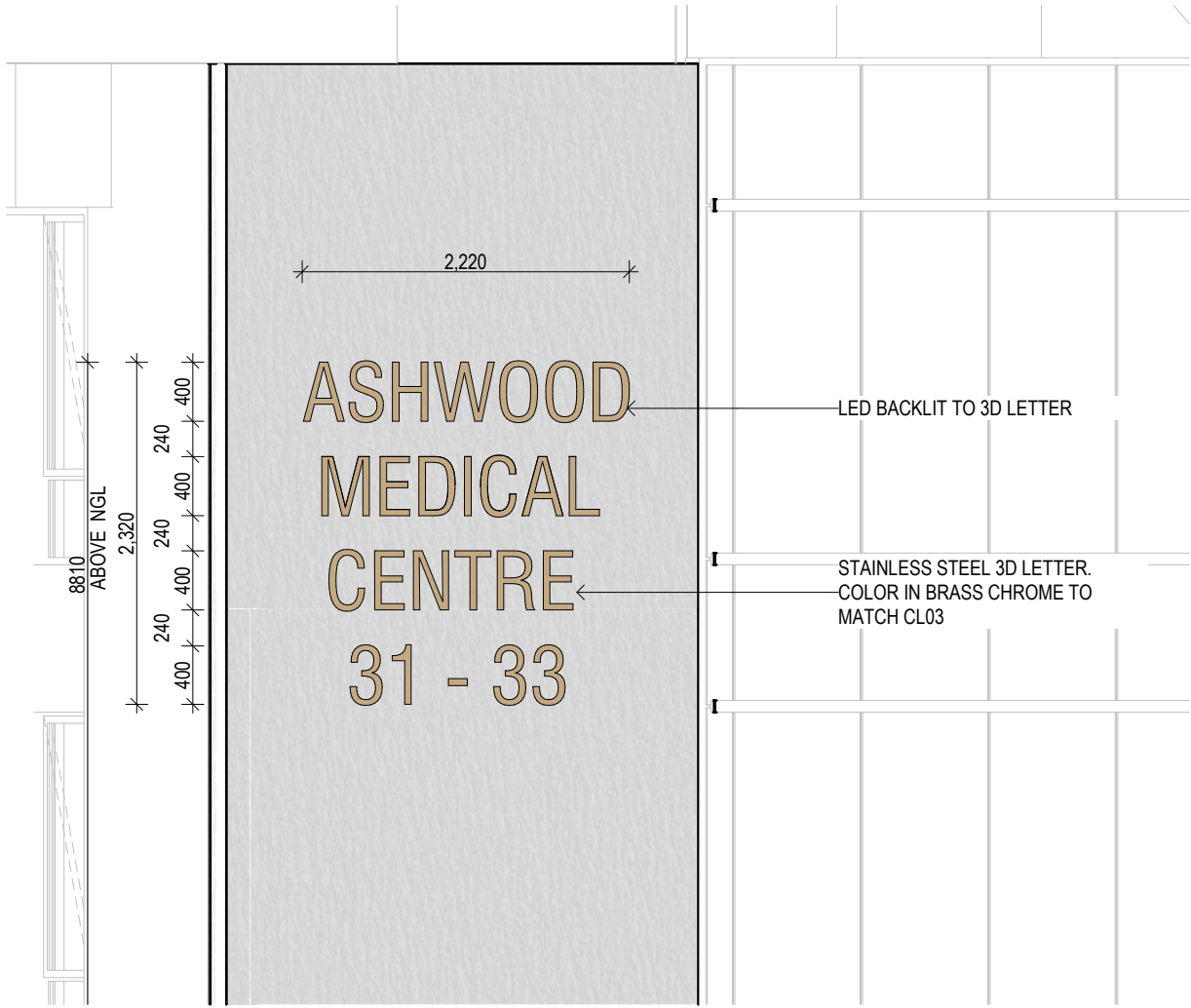
PROJECT NAME
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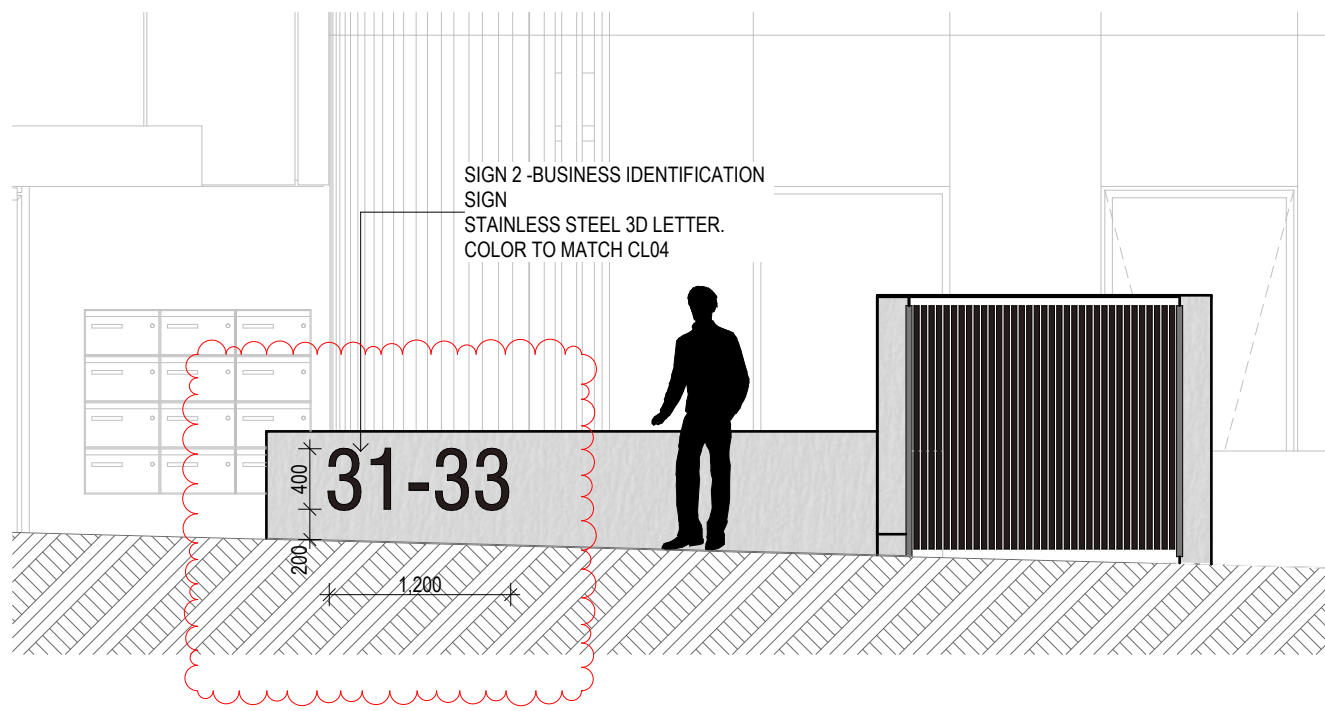
DWG NAME: SIGNAGE PLAN
DWG NO: TP401

DATE	SCALE	PROJECT NO:	REV:
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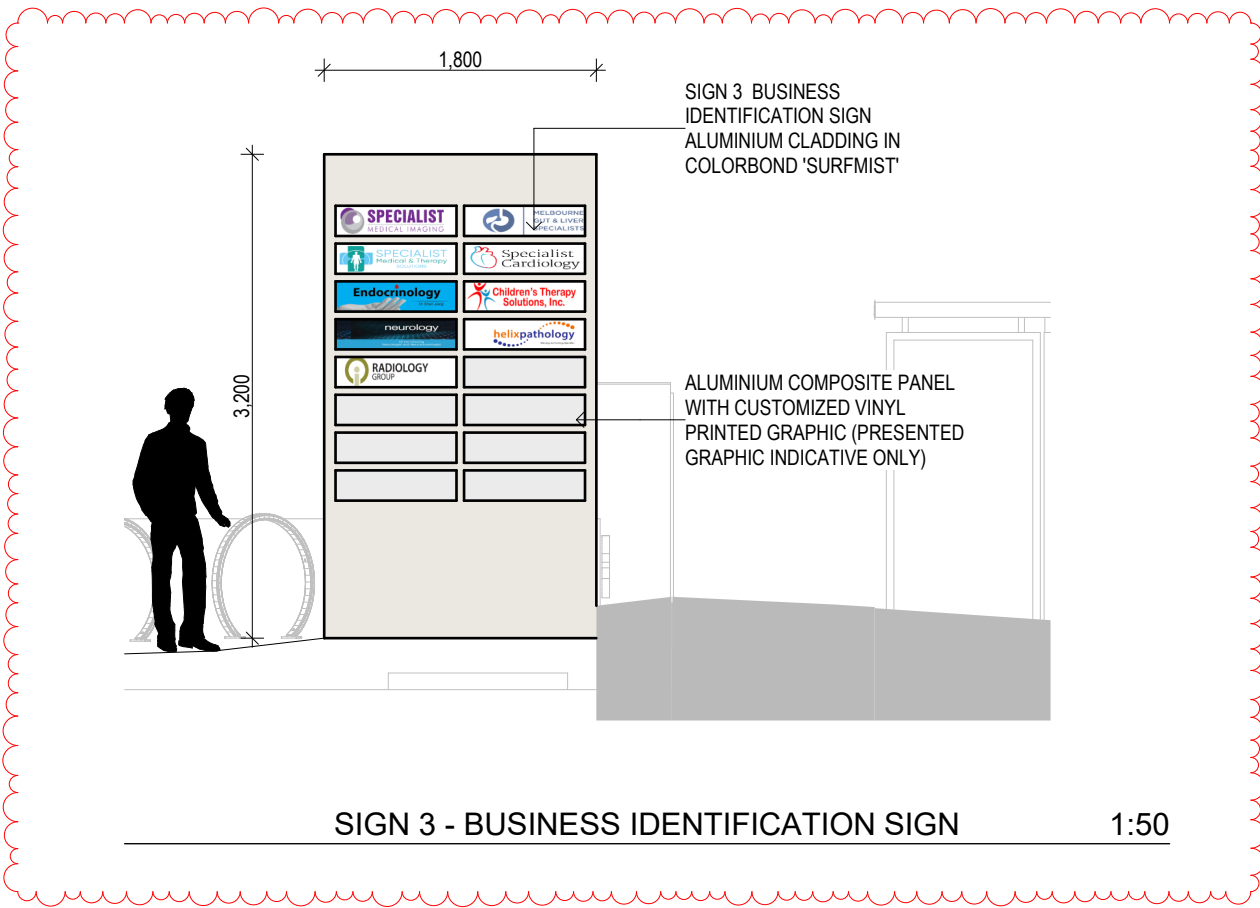
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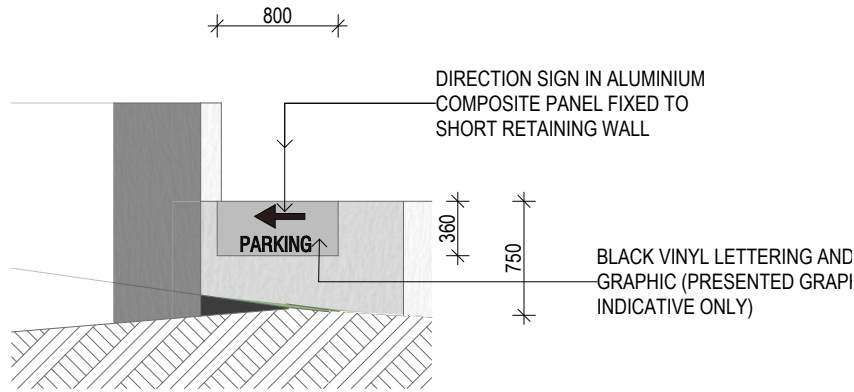
SIGN 1 - INTERNALLY ILLUMINATED BUSINESS IDENTIFICATION SIGN 1:50



SIGN 2 - BUSINESS IDENTIFICATION SIGN 1:50



SIGN 3 - BUSINESS IDENTIFICATION SIGN 1:50



SIGN 4 - DIRECTION SIGN 1:50

NOTES:

Do not scale drawings. Use figured dimensions only.
Inform Architects for conflicts between site conditions and documents.
These drawings are not to be used for construction unless drawings are stamp endorsed by the Building Surveyor.
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AJ PLUS PLANNING & DESIGN
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REV	DATE	REVISIONS
C	05/08/2024	PLANNING PERMIT APPLICATION
D	30/10/2024	PLANNING PERMIT APPLICATION

PROJECT NAME
ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS
31-33 High Street Road, Ashwood, VIC.3147

DWG NAME:
SIGNAGE ELEVATION

DWG NO:
TP402

DATE	SCALE	PROJECT NO:	REV:
30/10/2024	at A1	2201ASH	D



EXTERNAL BRICK LIGHT 14 W LED 4000K
PIERLITE OSTRO. WALL MOUNTED @ 0.6m
ABOVE FGL AND SPACING OF 3M

EXTERNAL SENSED OUTDOOR LED BATTEN
LIGHT 36WATT. CEILING MOUNTED SPACING
OF 5M.

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D	30/10/2024	PLANNING PERMIT APPLICATION

PROJECT NAME
ASHWOOD MEDICAL CENTRE DEVELOPMENT

PROJECT ADDRESS
31-33 High Street Road, Ashwood, VIC.3147

DWG NAME:
EXTERNAL LIGHTING LAYOUT

DWG NO:
TP403

DATE	SCALE	PROJECT NO:	REV:
30/10/2024	1:100 at A1	2201ASH	D