

50 MONTCLAIR AVE GLEN WAVERLEY MIXED USE DEVELOPMENT TOWN PLANNING APPLICATION



DRAWING REGISTER (DD)	
DWG No.	DWG NAME
000H	COVER SHEET
A100H	EXISTING CONDITIONS
A101H	URBAN CONTEXT AND SWOT ANALYSIS
A102H	SITE PROSPECT SECTIONS
A103H	DESIGN RESPONSE
A104H	SITE PLAN
A200H	BASEMENT-4 FLOOR PLAN
A201H	BASEMENT-3 FLOOR PLAN
A202H	BASEMENT-2 FLOOR PLAN
A203H	BASEMENT-1 FLOOR PLAN
A204H	GROUND FLOOR PLAN
A205H	LEVEL 1 FLOOR PLAN
A206H	LEVEL 2 FLOOR PLAN
A207H	LEVEL 3 FLOOR PLAN
A208H	LEVEL 4 FLOOR PLAN
A208H	LEVEL 6 FLOOR PLAN
A209H	LEVEL 5 FLOOR PLAN
A209H	LEVEL 7 FLOOR PLAN
A210H	LEVEL 8 FLOOR PLAN
A211H	LEVEL 9 FLOOR PLAN
A212H	LEVEL 10 FLOOR PLAN
A213H	LEVEL 11 FLOOR PLAN
A215H	LEVEL 12 FLOOR PLAN
A500H	MONTCLAIR AVE STREETSCAPE
A501H	NORTH ELEVATION
A502H	SOUTH ELEVATION
A503H	WEST ELEVATION
A504H	EAST ELEVATION
A505H	SECTION
A801H	SHADOW DIAGRAMS
A802H	URBAN CONTEXT MASSING STUDY
A901H	PERSPECTIVE VIEWS

AREA SUMMARY (INC. BALCONIES)

Floor (Story)	Room Name	Room Number	Gross Area m2
BASEMENT-4			
	BASEMENT-4		751.35
	CIRCULATION		54.56
			805.91 m²
BASEMENT-3			
	BASEMENT-3		751.62
	CIRCULATION		54.20
			805.82 m²
BASEMENT-2			
	BASEMENT-2		751.62
	CIRCULATION		54.56
			806.18 m²
BASEMENT-1			
	BASEMENT-1		751.62
	CIRCULATION		54.56
			806.18 m²
GROUND-Shops			
	CAFE		467.90
	CIRCULATION		125.07
	COMMERCIAL		13.69
	ENTRY		94.62
	DRIVEWAY		57.54
	OUTDOOR AREA		44.07
	OUTDOOR		
	CIRCULATION		
			802.89 m²
L1-COMMERCIAL			
	BAL		54.75
	BOH		89.19
	CIRCULATION		153.71
	OFFICE		220.01
	RESTAURANT A		228.36
			746.02 m²
L2-OFFICE			
	AMENITIES		57.26
	CIRCULATION		102.93
	OFFICE 1		314.07
	OFFICE 2		262.04
			736.30 m²
L3-OFFICE			
	AMENITIES		58.65
	CIRCULATION		102.65
	OFFICE 3		313.18
	OFFICE 4		260.94
			735.42 m²
L4-OFFICE			
	AMENITIES		58.65
	CIRCULATION		102.65
	OFFICE 5		291.32
	OFFICE 6		227.75

AREA SUMMARY (INC. BALCONIES)

Floor (Story)	Room Name	Room Number	Gross Area m2
TERRACE			
			84.09
			764.46 m²
L5-OFFICE			
	AMENITIES		58.65
	CIRCULATION		102.65
	OFFICE 7		288.56
	OFFICE 8		227.75
			677.61 m²
L6-APT			
	APT 601		70.22
	APT 602		79.70
	APT 603		71.10
	APT 604		71.58
	APT 605		70.79
	APT 606		64.11
	BAL 601		11.37
	BAL 602		14.40
	BAL 603		36.94
	BAL 604		38.04
	BAL 605		24.50
	BAL 606		9.46
	CIRCULATION		110.01
			672.22 m²
L7-APT			
	APT 701		70.22
	APT 702		79.70
	APT 703		71.10
	APT 704		71.58
	APT 705		70.79
	APT 706		64.11
	BAL 701		11.22
	BAL 702		10.38
	BAL 703		8.10
	BAL 704		8.10
	BAL 705		8.40
	BAL 706		9.46
	CIRCULATION		110.01
			593.17 m²
L8-APT			
	APT 801		70.22
	APT 802		79.70
	APT 803		71.10
	APT 804		71.58
	APT 805		70.79
	APT 806		64.11
	BAL 801		12.66
	BAL 802		8.94
	BAL 803		8.10

AREA SUMMARY (INC. BALCONIES)

Floor (Story)	Room Name	Room Number	Gross Area m2
	BAL 804		8.10
	BAL 805		8.40
	BAL 806		9.46
	CIRCULATION		110.01
			593.17 m²
L9-APT			
	APT 901		70.22
	APT 902		79.70
	APT 903		71.82
	APT 904		74.28
	APT 905		70.79
	APT 906		64.11
	BAL 901		11.22
	BAL 902		10.38
	BAL 903		8.10
	BAL 904		8.10
	BAL 905		8.40
	BAL 906		9.46
	CIRCULATION		110.01
			596.59 m²
L10-APT			
	APT 1001		70.22
	APT 1002		79.70
	APT 1003		71.10
	APT 1004		71.58
	APT 1005		70.79
	APT 1006		64.11
	BAL 1001		12.66
	BAL 1002		8.94
	BAL 1003		8.10
	BAL 1004		8.10
	BAL 1005		8.40
	BAL 1006		9.46
	CIRCULATION	L10	110.01
			593.17 m²
L11-APT			
	APT 1101		80.63
	APT 1102		77.95
	APT 1103		82.18
	APT 1104		84.29
	BAL 1102		8.10
	BAL 1103		8.10
	CIRCULATION		95.50
	TERRACE 1101		72.75
	TERRACE 1104		62.12
			571.62 m²
L12-APT			
	APT 1201		79.10

AREA SUMMARY (INC. BALCONIES)

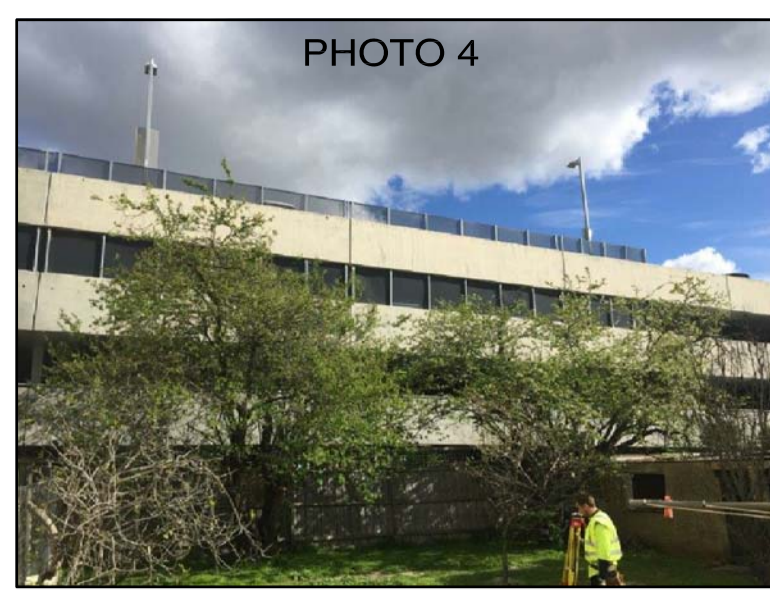
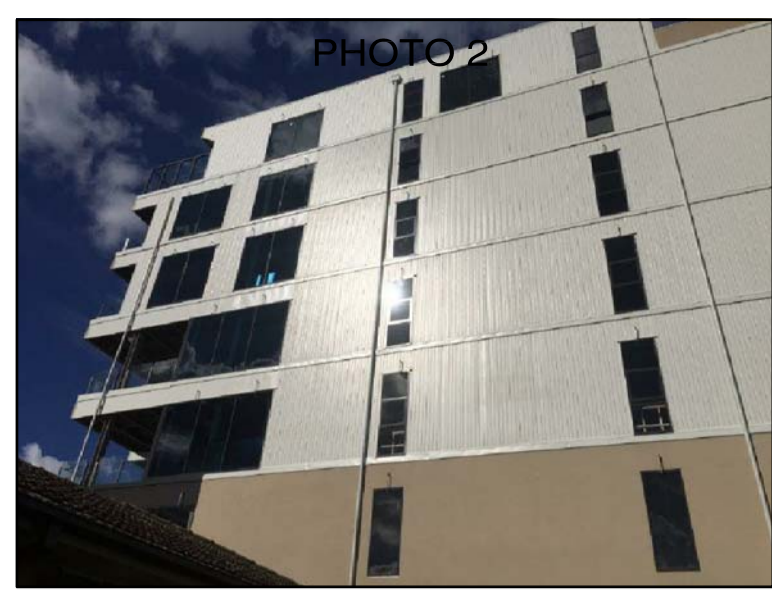
Floor (Story)	Room Name	Room Number	Gross Area m2
	APT 1202		76.97
	APT 1203		77.50
	APT 1204		77.11
	BAL 1201		16.99
	BAL 1202		8.33
	BAL 1203		8.33
	BAL 1204		14.40
	CIRCULATION		93.30
			452.03 m²
			11,758.76 m²

FLOOR GFA SUMMARY (exc. bal/terrace)

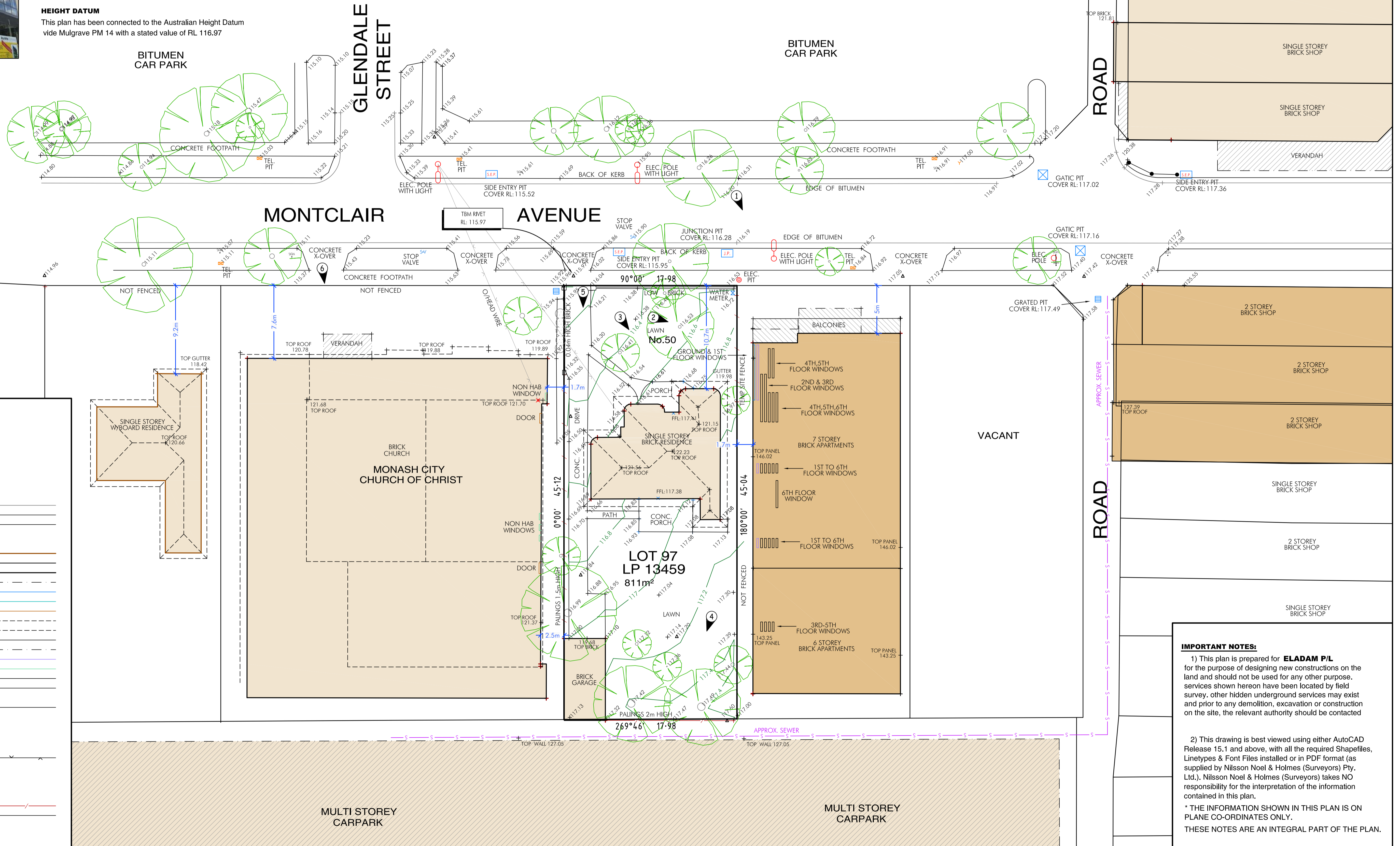
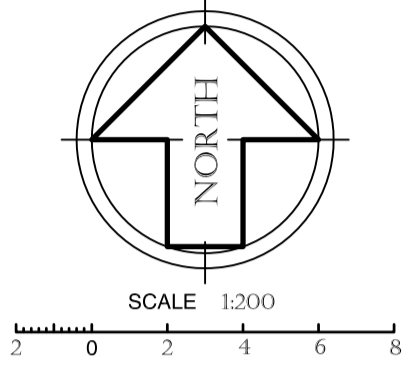
Floor	Zone Name	Area
BASEMENT-4		
	BASEMENT-4 GFA	810.00
		810.00 m²
BASEMENT-3		
	BASEMENT-3 GFA	810.00
		810.00 m²
BASEMENT-2		
	BASEMENT-2 GFA	810.00
		810.00 m²
BASEMENT-1		
	BASEMENT-1 GFA	810.00
		810.00 m²
GROUND-Shops		
	GROUND GFA	809.37
		809.37 m²
L1-COMMERCIAL		
	LEVEL 1 GFA	685.13
		685.13 m²
L2-OFFICE		
	LEVEL 2 GFA	736.96
		736.96 m²
L3-OFFICE		
	LEVEL 3 GFA	736.96
		736.96 m²
L4-OFFICE		
	LEVEL 3 GFA	658.62
		658.62 m²
L5-OFFICE		
	LEVEL 3 GFA	659.21
		659.21 m²
L6-APT		
	LEVEL 6 GFA	554.36
		554.36 m²
L7-APT		
	LEVEL 7 GFA	554.36
		554.36 m²
L8-APT		
	LEVEL 8 GFA	554.36
		554.36 m²
L9-APT		
	LEVEL 9 GFA	554.36
		554.36 m²
L10-APT		
	LEVEL 10 GFA	554.36
		554.36 m²
L11-APT		
	LEVEL 11 GFA	444.93
		444.93 m²
L12-APT		
	LEVEL 12 GFA	424.41
		424.41 m²
		11,167.39 m²

RESIDENTIAL CARPARK PROVISION SUMMARY

LEVEL	QUANTITY	CAR/UNIT	TOTAL
LEVEL 6			
2 X BED	6	1	6
LEVEL 7			
2 X BED	6	1	6
LEVEL 8			
2 X BED	6	1	6
LEVEL 9			
2 X BED	6	1	6
LEVEL 10			
2 X BED	6	1	6
LEVEL 11			
3 X BED	4	2	8
LEVEL 12			
3 X BED	4	2	8
TOTAL CAR SPACES REQUIRED			46 + 7 VISITORS
TOTAL CAR SPACES PROVISION			54+1 DIS.



HEIGHT DATUM
This plan has been connected to the Australian Height Datum vide Mulgrave PM 14 with a stated value of RL 116.97



- Legend**
- 1 Perm Survey Mark
 - 4 Instrument Station
 - 17 Nail
 - 104 Existing Surface
 - 201 Single Tree
 - 308 Side Entry Pit
 - 309 Grated Pit
 - 310 Junction Pit
 - 311 Gatic Pit
 - 403 Edge Of Bitumen
 - 408 Back Of Kerb/Channel
 - 410 Pedestrian Path
 - 503 Signs
 - 521 Bollard
 - 601 Weatherboard Building
 - 602 Shed
 - 603 Brick Building
 - 604 Verandah
 - 605 Window (Hab)
 - 606 Window (Non - Hab)
 - 607 Doorway
 - 609 Top of Gutter
 - 610 Ridge Line
 - 611 Parapet
 - 614 2nd Storey Decking/Balcony
 - 615 2nd Storey Window (Hab)
 - 616 2nd Storey Window (Non - Hab)
 - 620 Retaining Wall
 - 624 Petrol Bowser
 - 625 Water Tank
 - 626 Water Tank - Underground
 - 630 Floor Level
 - 712 Electricity Pole Only
 - 713 Electricity Pole With Light
 - 716 Electricity Pit
 - 717 Electricity Line Overhead
 - 720 Stay
 - 721 Telecommunications Pit
 - 751 Stop Valve
 - 754 Water Meter
 - 903 Fence - Palings
 - 911 Fence - Brick

IMPORTANT NOTES:

- This plan is prepared for **ELADAM P/L** for the purpose of designing new constructions on the land and should not be used for any other purpose. Services shown hereon have been located by field survey. Other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority should be contacted.
- This drawing is best viewed using either AutoCAD Release 15.1 and above, with all the required Shapefiles, Linetypes & Font Files installed or in PDF format (as supplied by Nilsson Noel & Holmes (Surveyors) Pty. Ltd.). Nilsson Noel & Holmes (Surveyors) takes NO responsibility for the interpretation of the information contained in this plan.

* THE INFORMATION SHOWN IN THIS PLAN IS ON PLANE CO-ORDINATES ONLY.
THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.

Date:	Rev.	Amendments:	SURVEYED BY: JN TS	DATUM: AHD	Nilsson, Noel & Holmes (Surveyors) Pty Ltd Surveyors, Engineers & Town Planners A.C.N. 067 949 615 8A Codrington Street, Cranbourne 3977 Phone (03) 5996 4133 Fax (03) 5996 6119 Email - mail@nphsurveyors.net.au	ELADAM P/L 50 MONTCLAIR AVE, GLEN WAVERLEY PLAN OF EXISTING SITE FEATURES & LEVELS SURVEY 2016070TPA100H 1/22/2017	N.N.H. REF. NO. 6668
			DRAWN: SS	DATE: 20/09/2016			SHEET 1 of 1
			CHECKED: DN	SCALE: 1:200			REV -
			APPROVED BY: DN	MELWAY REF.: 71 C2			P:2016/6600/6668 DRAWING NO.



RAILWAY STATION
NOISE SOURCE

7-STOREY BUILDING
BLOCKS NATURAL LIGHT

BOGONG RESERVE

3-STOREY CARPARK
NOISE SOURCE

THE GLEN SHOPPING CENTRE 400M

GLEN WAVERLEY SECONDARY COLLEGE
ONE OF THE TOP PERFORMANCE
PUBLIC SCHOOLS IN VICTORIA

GLEN WAVERLEY
PUBLIC TRANSPORT EXCHANGE

10-STOREY MIXED-USE BUILDING

PUBLIC CARPARK

KINGSWAY-SOUL OF GLEN WAVERLEY

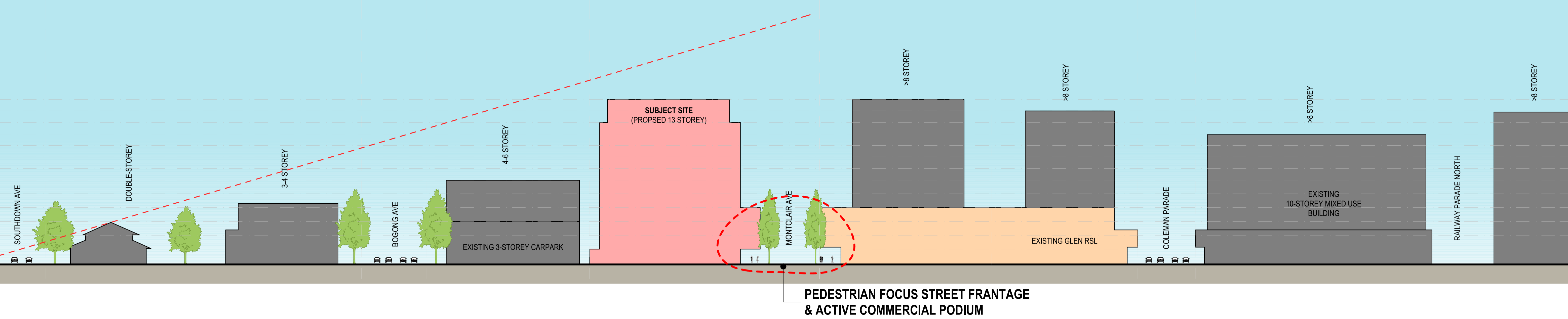
APPROVED 11-STOREY MIXED USE
DEVELOPMENT

HOTEL NOVOTEL GLEN WAVERLEY
VILLAGE CINEMAS

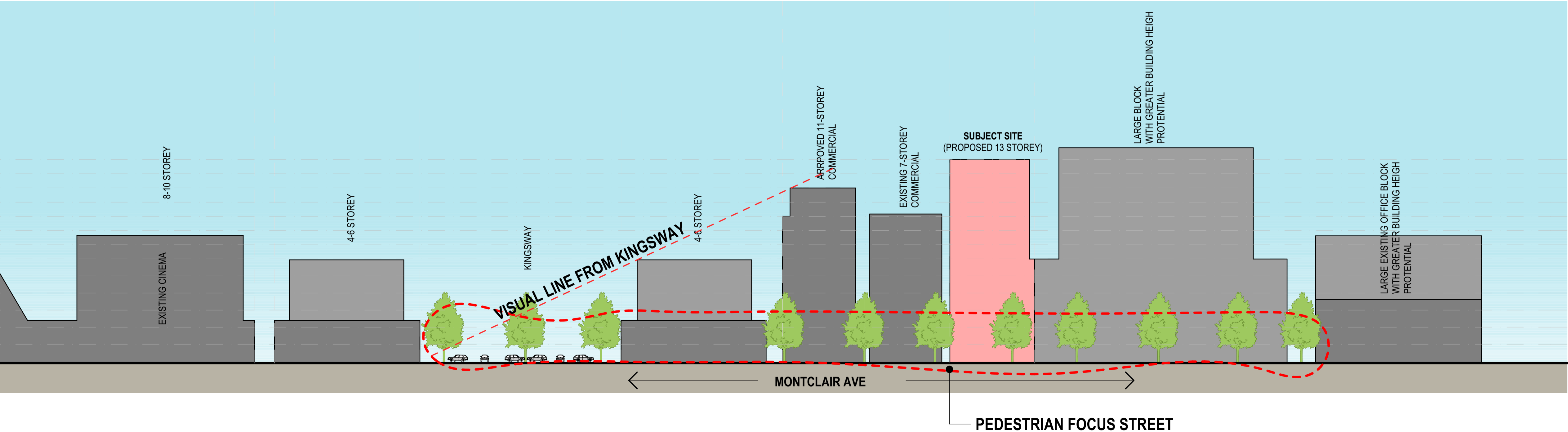
CITY OF MONASH
CIVIL CENTRE & LIBRARY

SPRINGVALE ROAD
CONNECTING EASTER FREE,
MONASH FREEWAY
AND EASTLINK TOLLWAY

HOTEL IBIS GLEN WAVERLEY



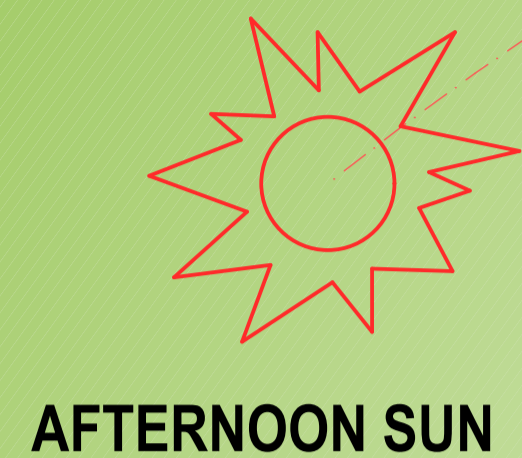
A-A SECTION



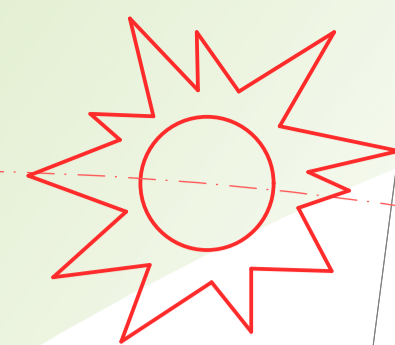
B-B SECTION



KEY PLAN



AFTERNOON SUN



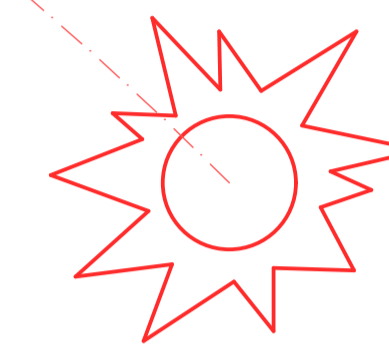
RAILWAY STATION

OPEN VIEW

EXISTING 10-STOREY BUILDING

EXISTING 2-STOREY BUILDING

100M



MORNING SUN

GLENDALE STREET

EXISTING CARPARK ON GROUND

EXISTING 2-STOREY SHOPS

SETBACK ON GROUND TO CREATE PEDESTRIAN FRIENDLY STREET FRONTAGE

LEVEL 3 & 4 OFFICES TO ESTABLISH PODIUM FORM TO RESPOND TO EXISTING BUILDINGS

LIFT/STAIR CORE LOCATED ON EAST SIDE TO AVOID IMPACT FROM NEXT DOOR BUILDING

MOST OF APARTMENTS FACING NORTH & WEST TO MAXIMIZE SOLAR ACCESS

TOP LEVEL APARTMENTS WITH FURTHER SETBACK TO HAVE LESS NUMBER BUT IMPROVE THE DIVERSITY

MONTCLAIR AVE

SUBJECT SITE

EXISTING 3-STOREY CARPARK

EXISTING 2-STOREY SHOPS

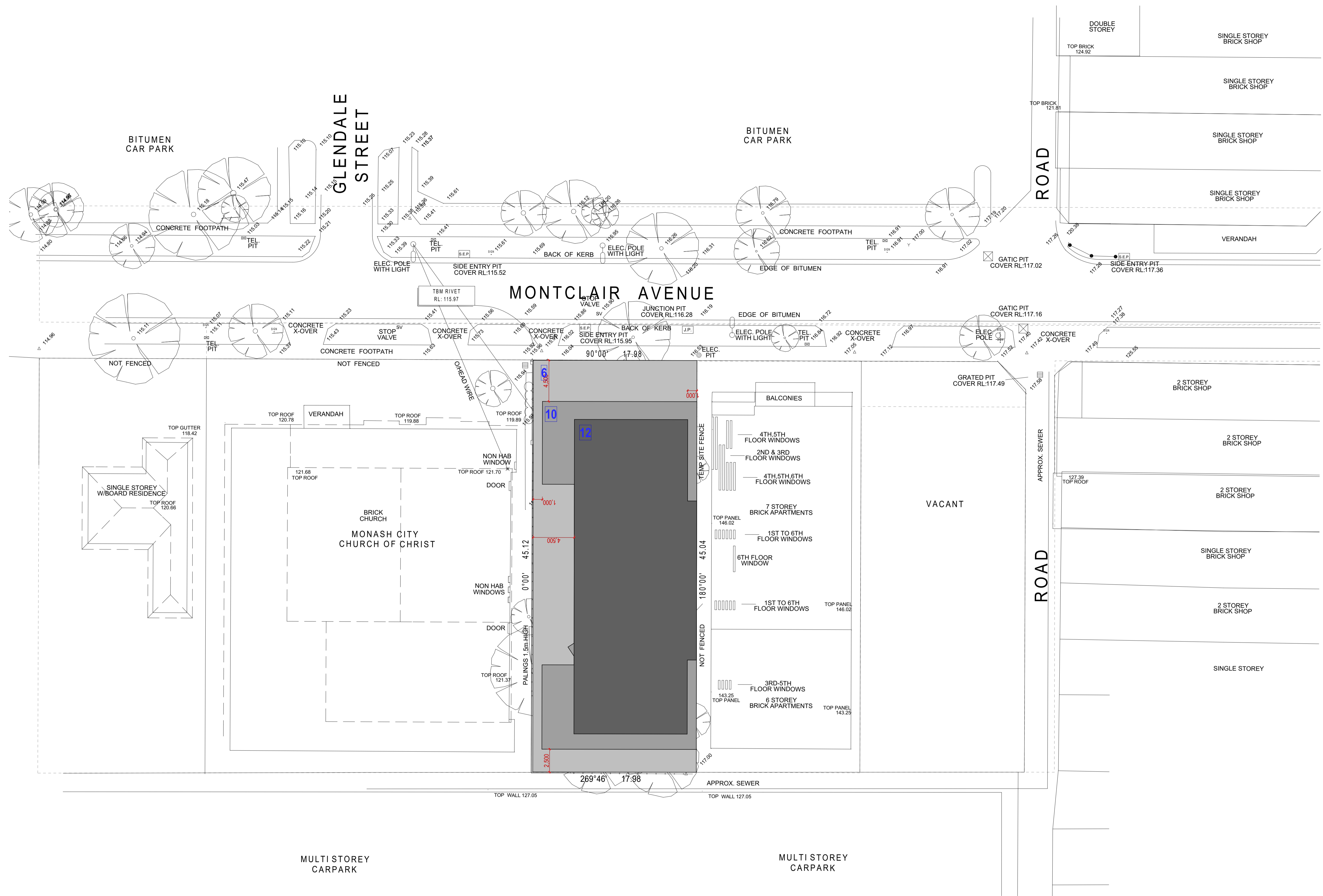
KINGSWAY

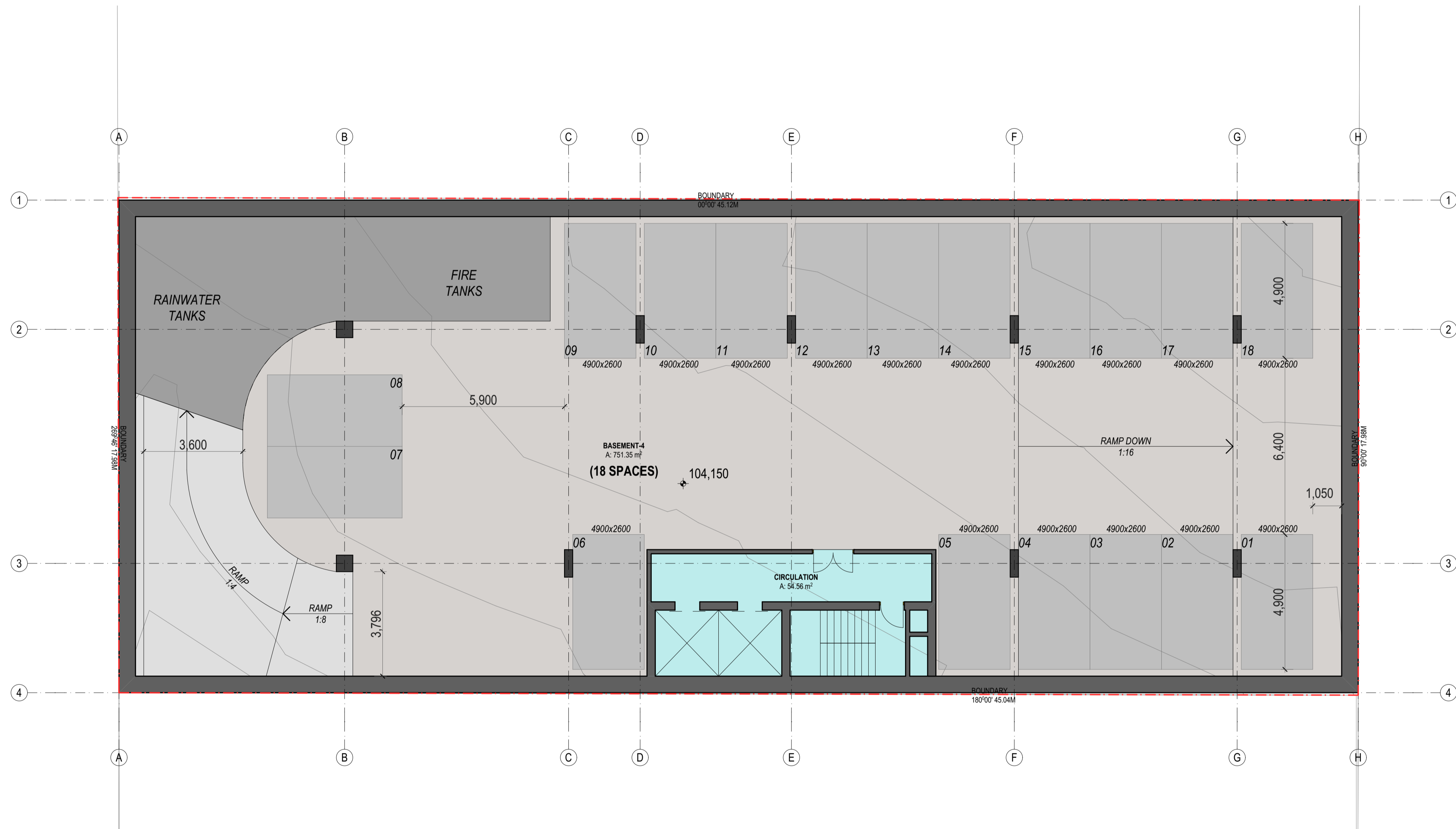
GROUND LEVEL TO WORK WITH NEXT DOOR SHOP FRONTAGE TO ESTABLISH PEDESTRIAN FRIENDLY AREA

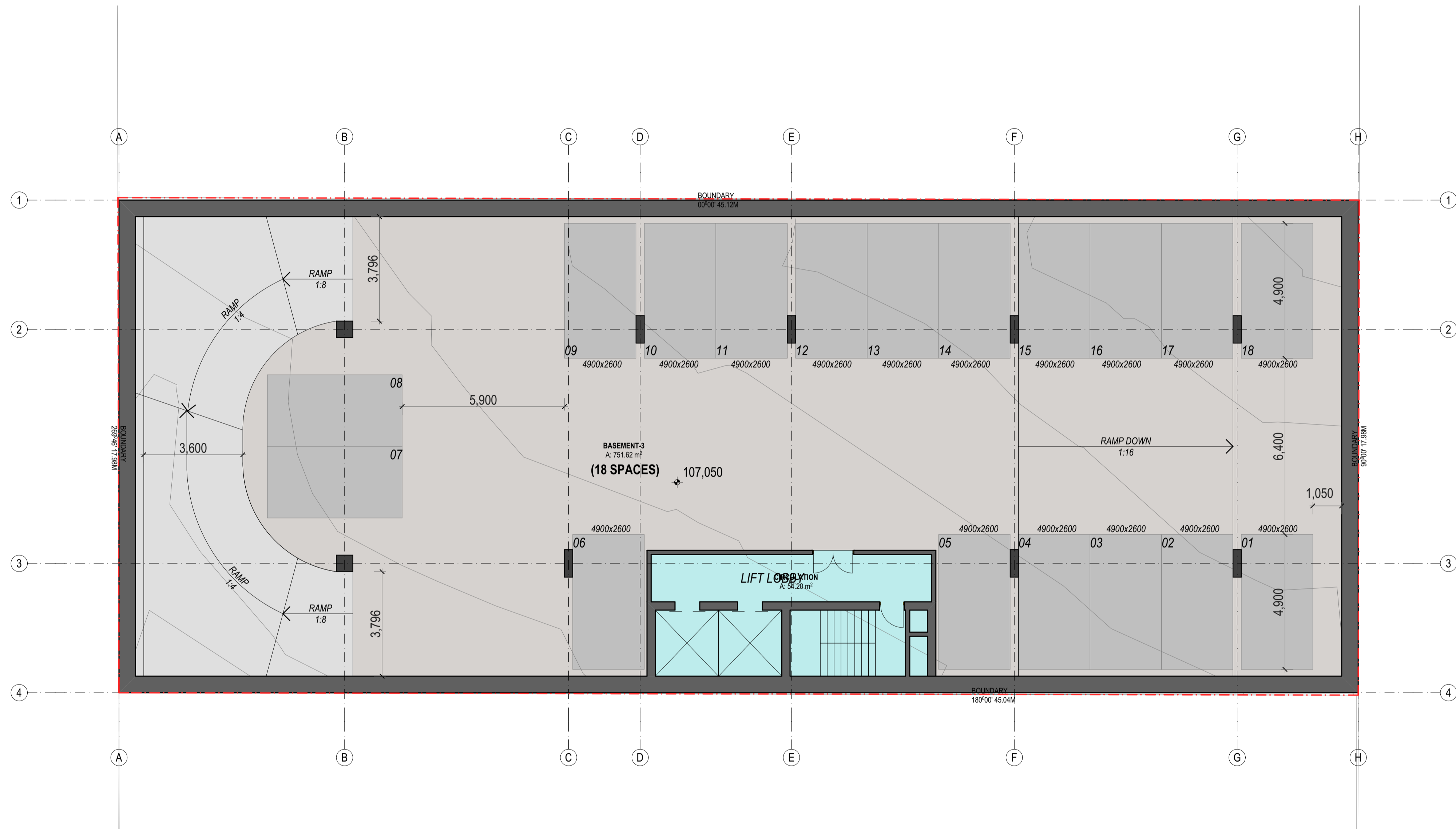
UPPER LEVEL SEMI-ENCLOSED BALCONIES TO REDUCE NOISE

TOP LEVELS FURTHER SETBACK TO REDUCE VISUAL IMPACT

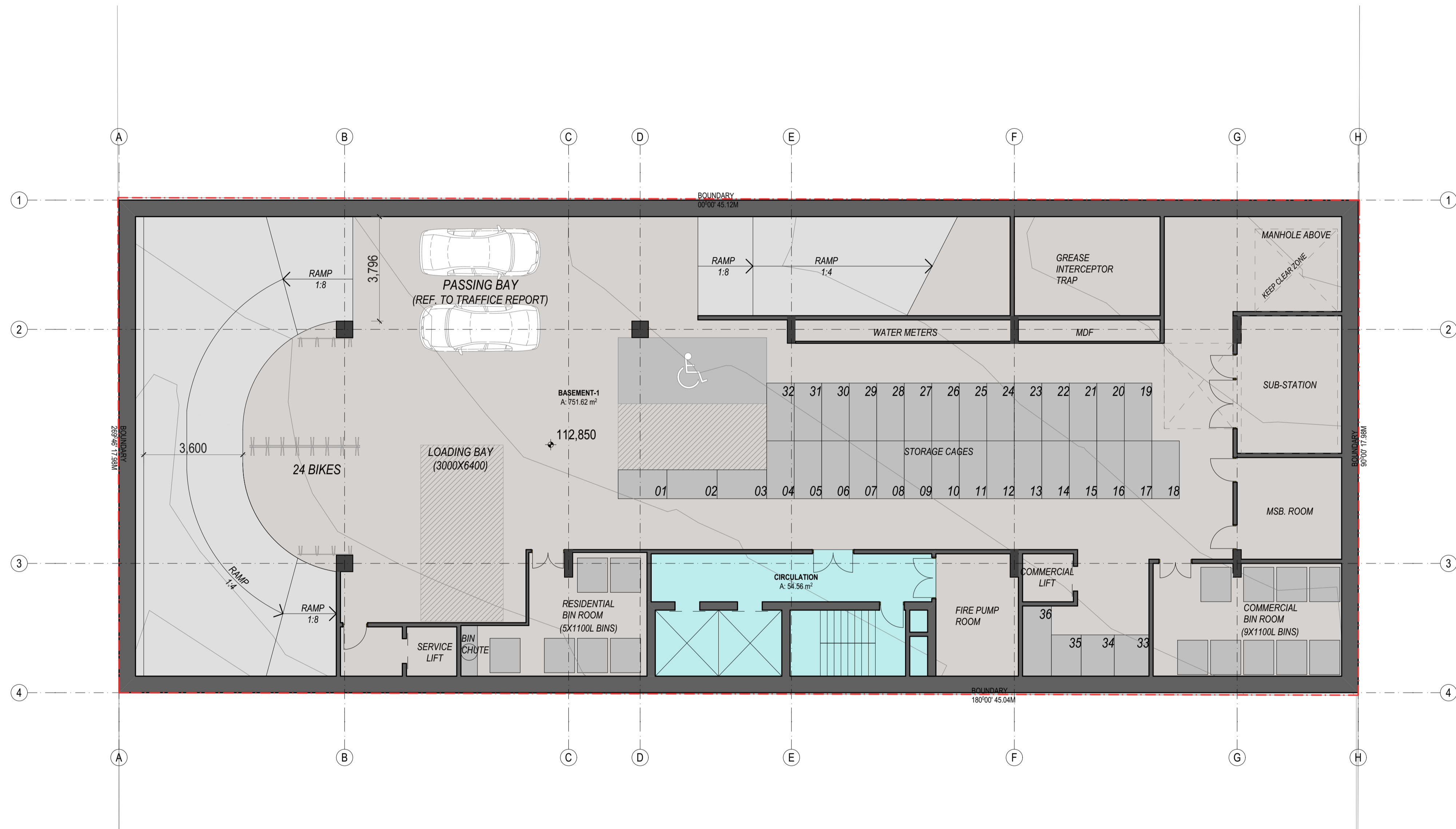
OPEN VIEW





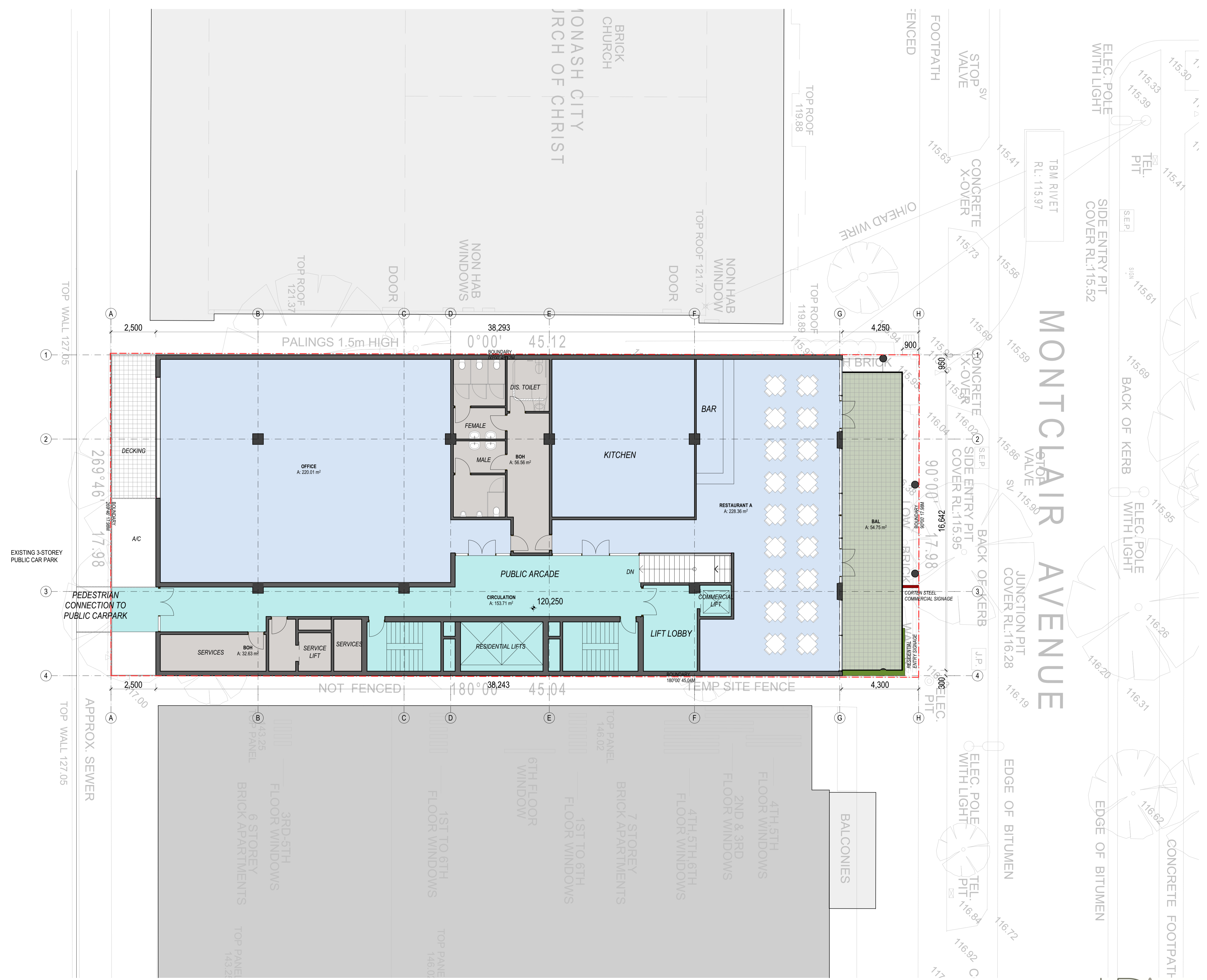






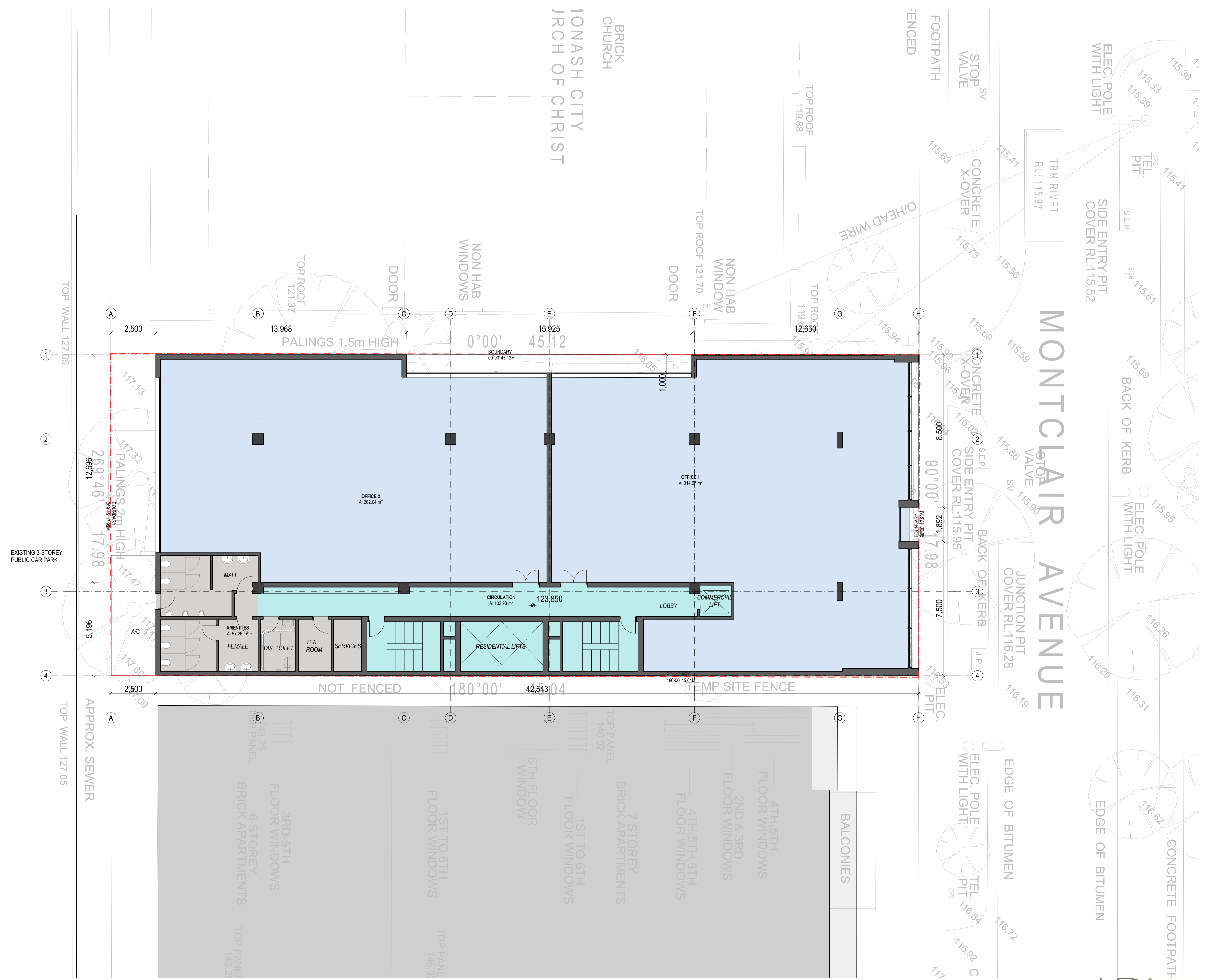
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MULTI STOREY CARPARK



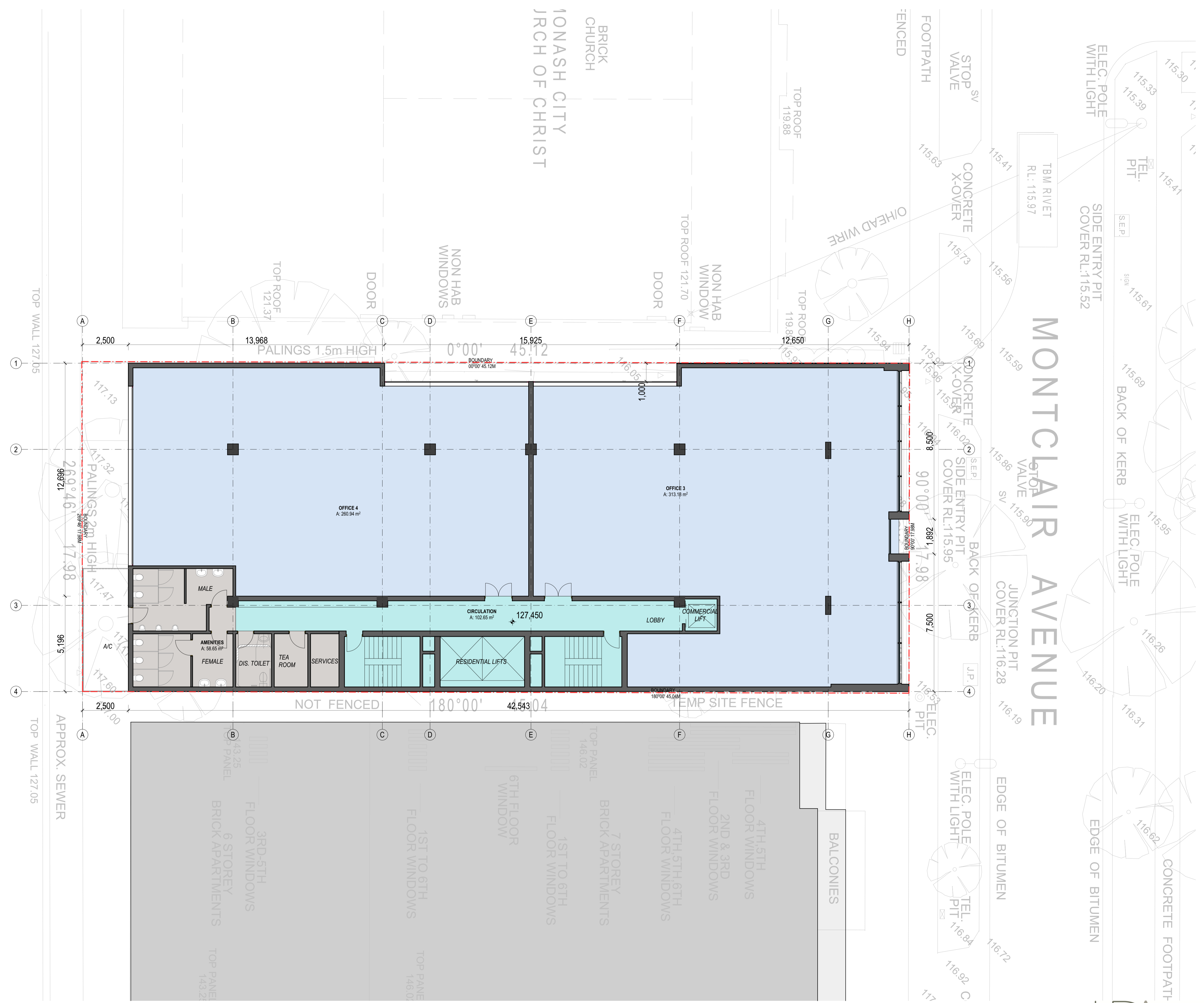
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MULTI STOREY
CARPARK



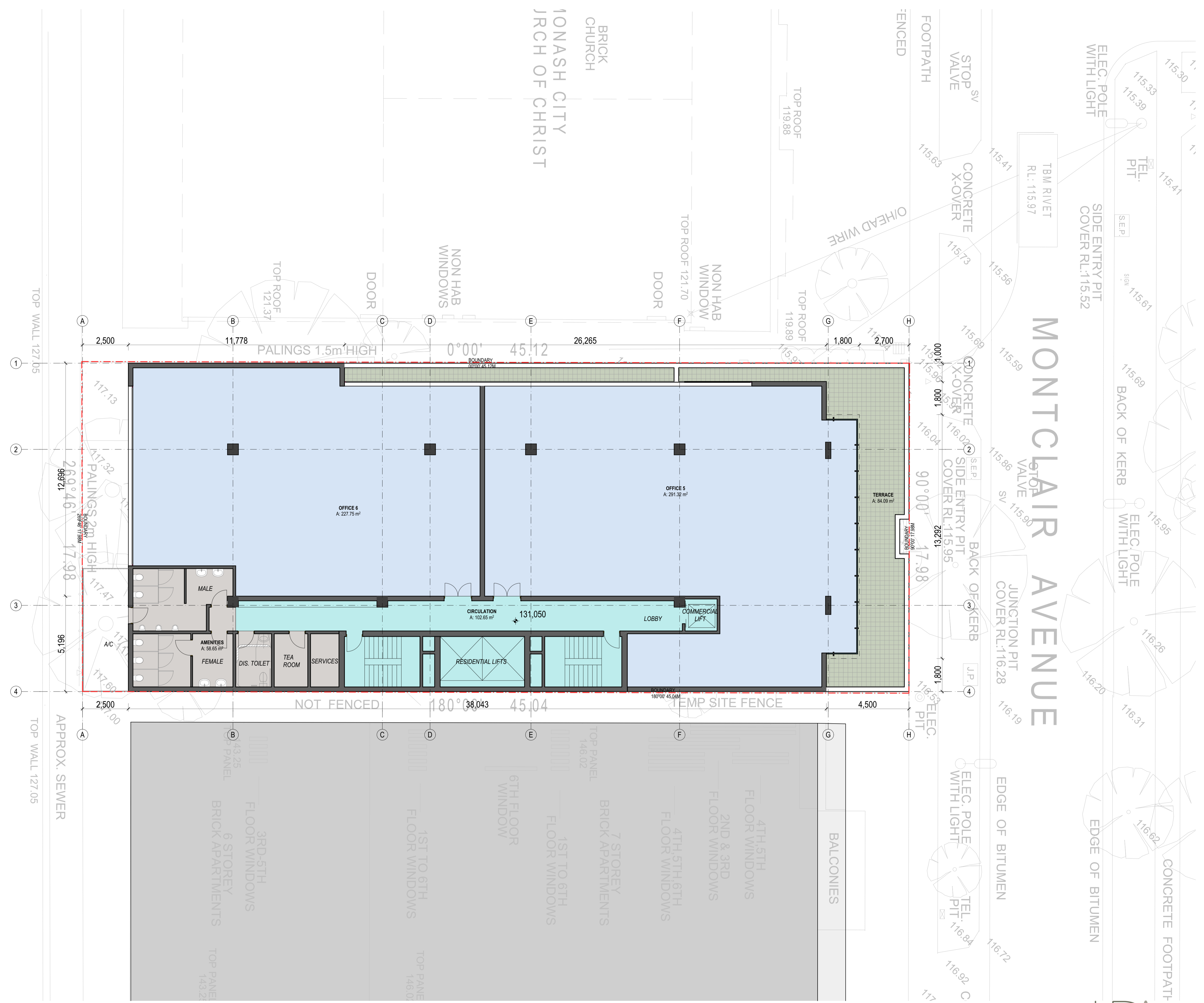
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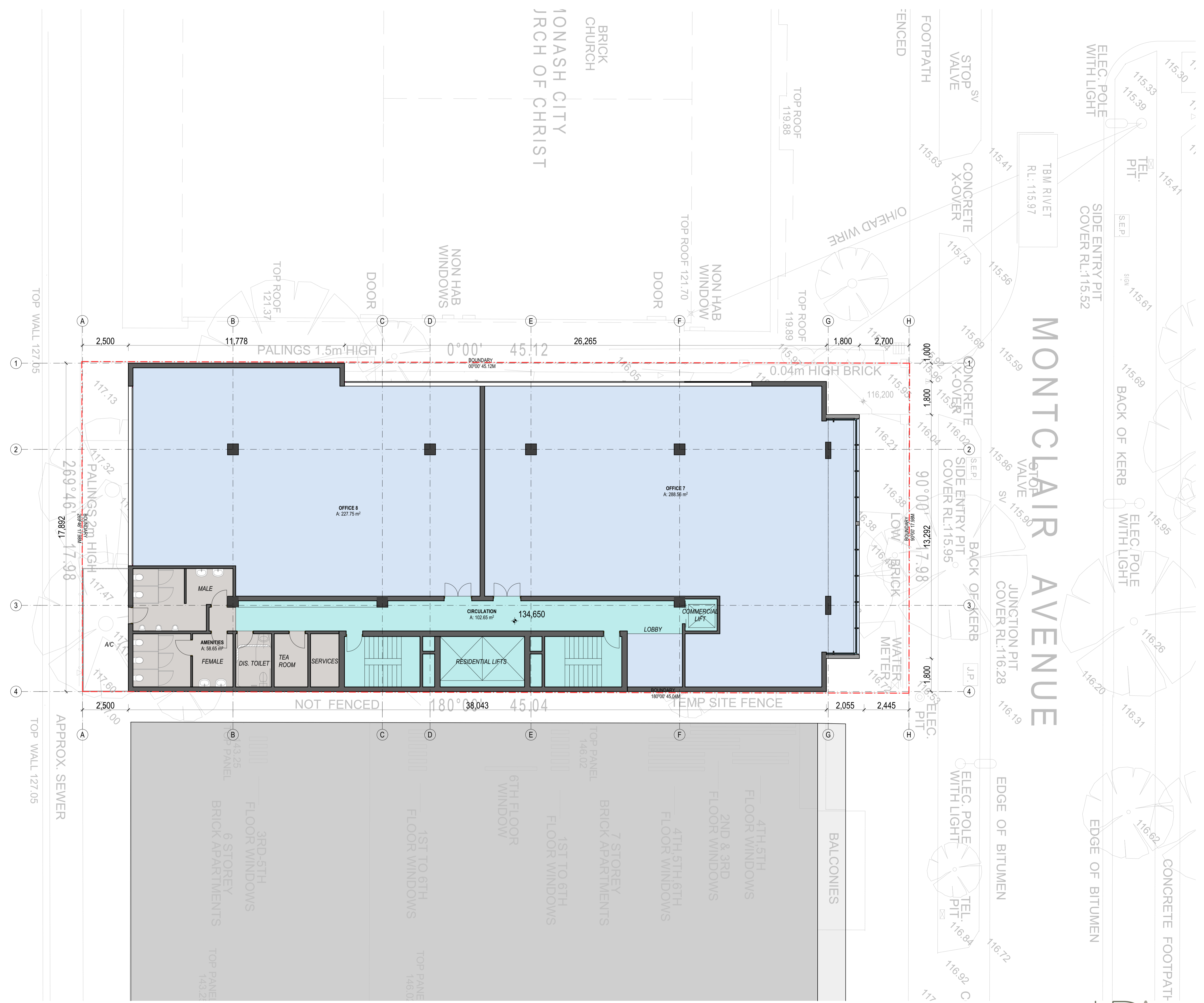
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CARPARK



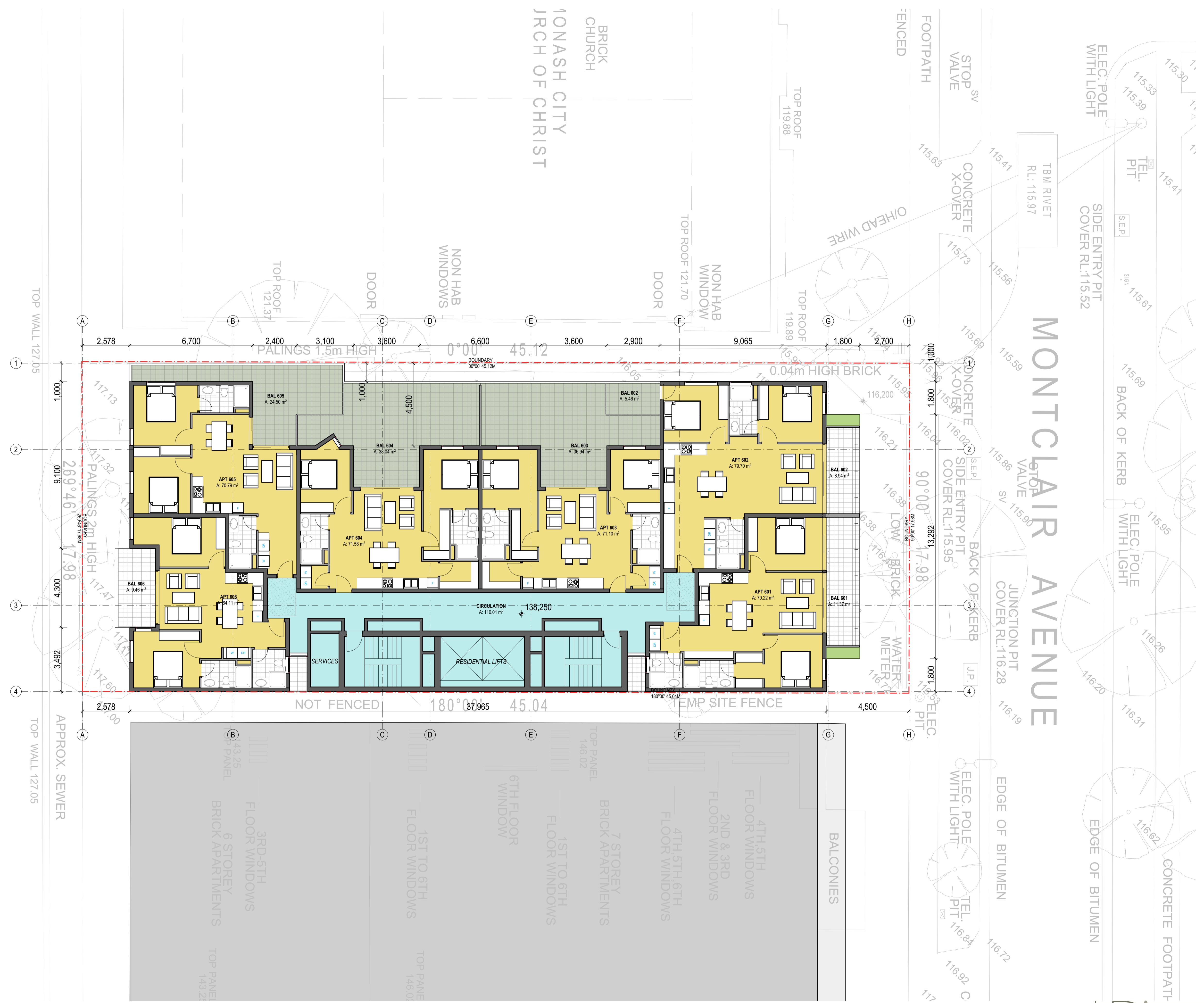
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MULTI STOREY
CARPARK



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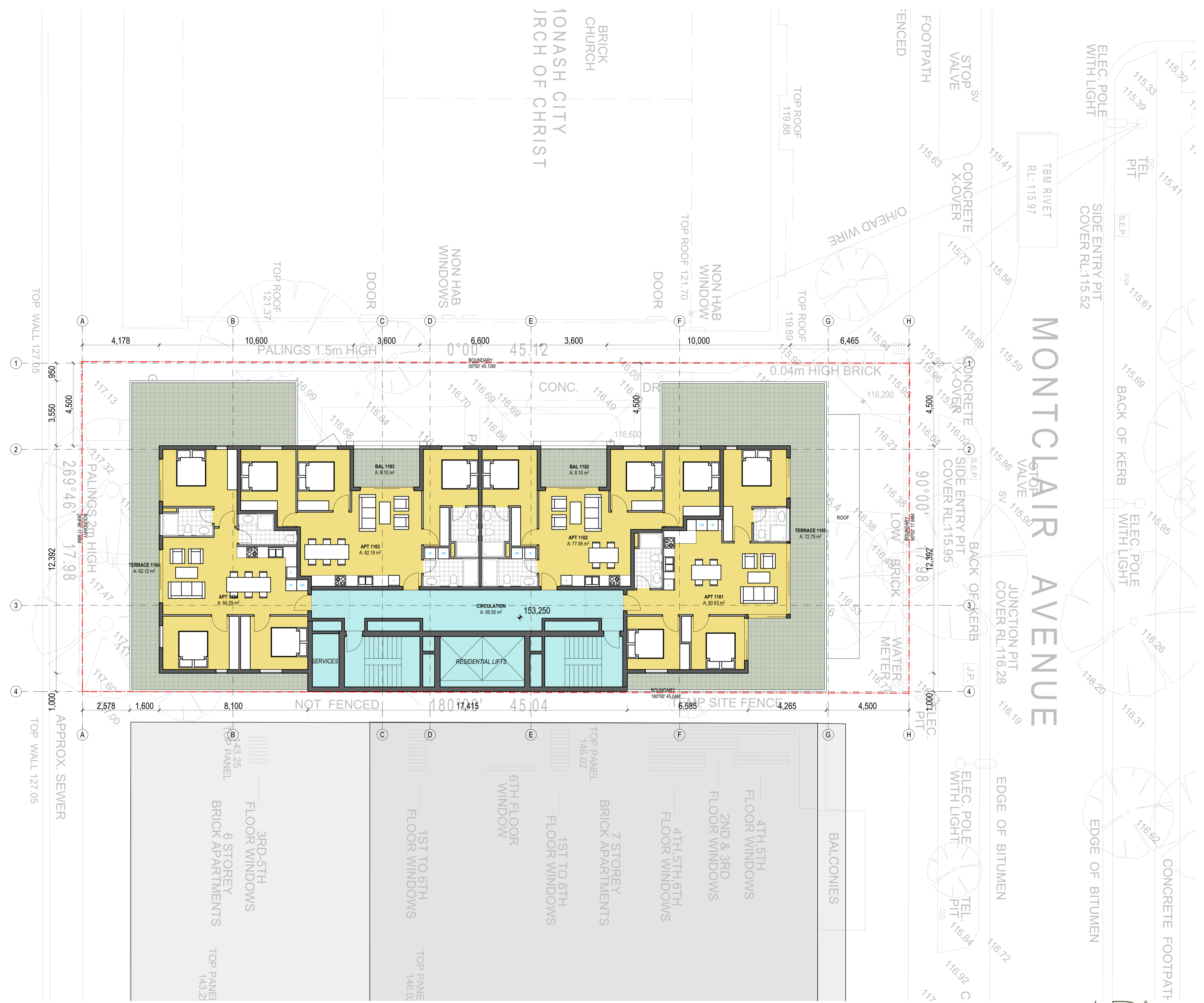
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CARPARK



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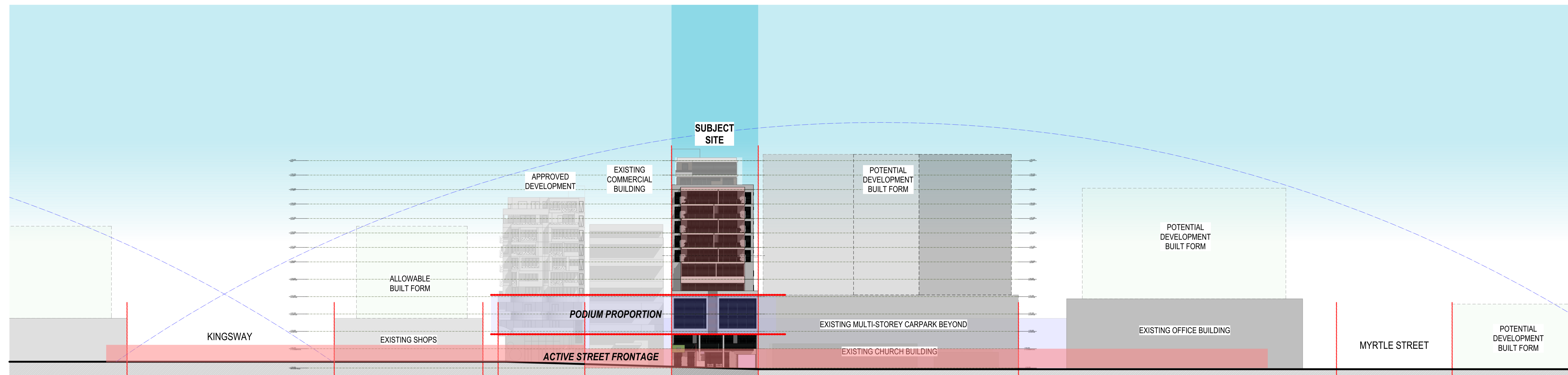
MULTI STOREY
CARPARK



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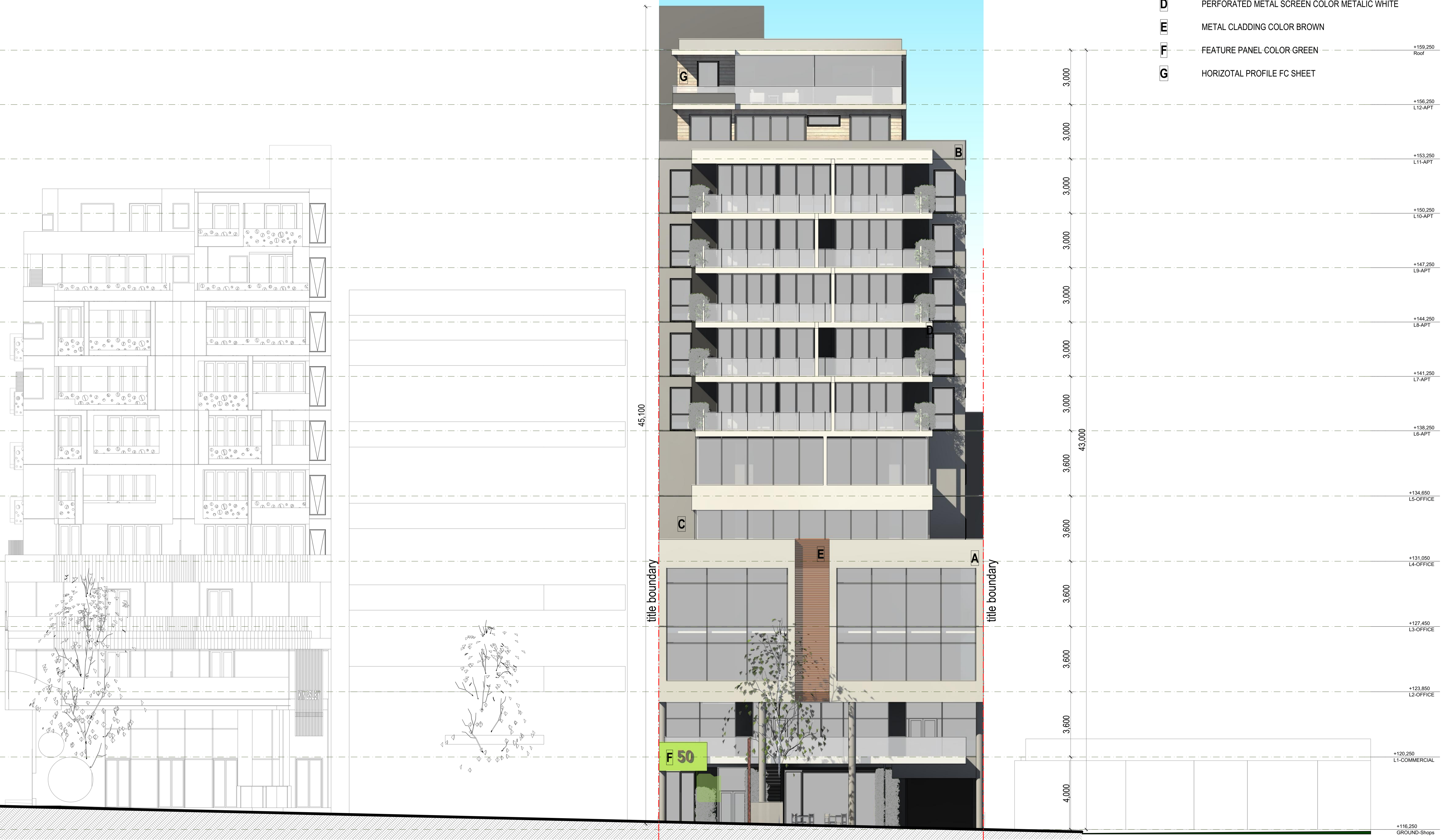


MULTI STOREY
CARPARK



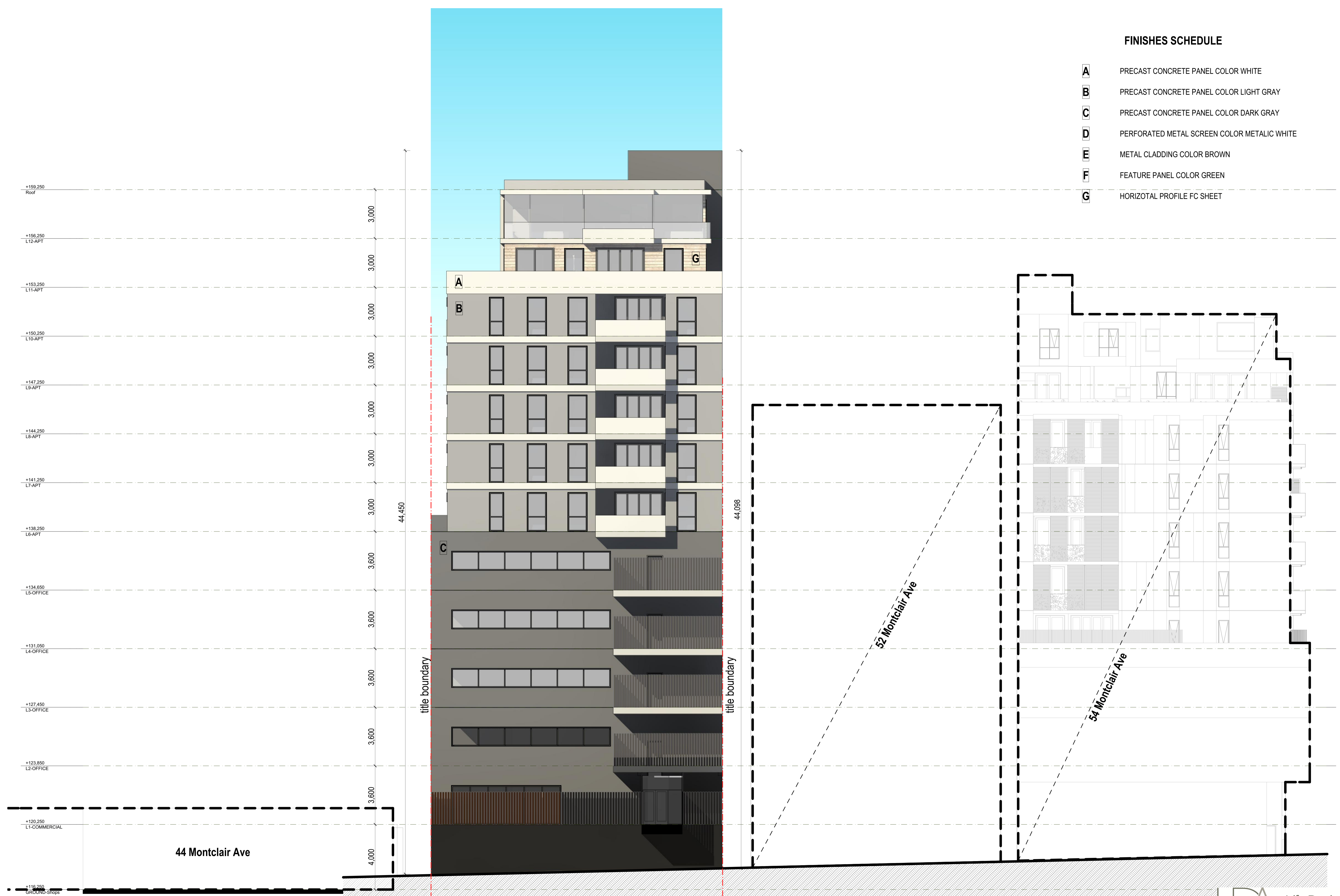
FINISHES SCHEDULE

- A** PRECAST CONCRETE PANEL COLOR WHITE
- B** PRECAST CONCRETE PANEL COLOR LIGHT GRAY
- C** PRECAST CONCRETE PANEL COLOR DARK GRAY
- D** PERFORATED METAL SCREEN COLOR METALIC WHITE
- E** METAL CLADDING COLOR BROWN
- F** FEATURE PANEL COLOR GREEN
- G** HORIZONTAL PROFILE FC SHEET



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