

Attachment 1: 15 Trevor Court, Mount Waverley



NOTES

LEVELS ARE TO AHD.
 CONTOUR INTERVALS AT 0.2 METRES. BOUNDARIES ARE FENCED UNLESS NOTED OTHERWISE.
 THE BEARINGS AND DISTANCES OF BOUNDARIES SHOWN ON THIS PLAN ARE DONE BY "ALL FEATURE SURVEYING."
 THE LOCATIONS OF SURFACE PITS, VALVE COVERS ETC. SHOWN HEREON HAVE BEEN DETERMINED BY THIS SURVEY. NO DIRECT KNOWLEDGE IS CLAIMED OF THE LOCATION OF UNDERGROUND SERVICES.
 PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO LOCATE POSSIBLE UNDERGROUND SERVICES.

SITE CONTEXT LEGEND

- 1.0KM SOUTH EAST, TO SYNDAL STATION
- 250M SOUTH, TO HIGH STREET ROAD (BUS LINE 734)
- 800M SOUTH EAST, TO LOCAL SHOP (BLACKBURN ROAD)
- 200M NORTH, TO MOUNT WAVERLEY NORTH PRIMARY SCHOOL
- 650M SOUTH WEST, TO MOUNT WAVERLEY RESERVE
- 750M WEST, TO MOUNT WAVERLEY SECONDARY COLLEGE
- 3.3KM NORTH WEST, TO DEAKIN UNIVERSITY
- 900M SOUTH EAST, TO GLENMOUNT MEDICAL CLINIC
- 2.2KM SOUTH EAST, TO THE GLEN SHOPPING CENTRE

DESIGN REPOSE:

- 1 THE PROPOSED DWELLING DEVELOPMENT IS COMPLETELY BLENDING INTO EXISTING CHARACTER OF THE AREA. DOUBLE STOREY HOMES AND UNITS ARE EXISTING IN THIS AREA
- 2 NORTH FACING PRIVATE OPEN SPACE FOR THE UNITS
- 3 NORTH FACING LIVING AREA FOR ALL UNITS. ALL UNITS LIVING AREA OPEN INTO THEIR PRIVATE OPEN SPACE.
- 4 ALL UNITS WILL CATER FOR 2 CAR SPACES
- 5 THE PORCH & ENTRY WILL HAVE SURVEILLANCE TOWARDS INTERNAL ACCESSWAY AND PARKING FACILITIES
- 6 ANY FIRST FLOOR WINDOWS WITH OVERLOOKING POTENTIAL TO BE SCREENED OR HAVE OBSCURE GLAZING IN ACCORDANCE TO B22.
- 7 BOUNDARY WALLS DO NOT MINIMISE DAYLIGHT INTO ADJOINING PROPERTIES
- 8 CHARACTER FEATURES FROM SURROUNDING DWELLINGS HAVE BEEN INCORPORATED WITHIN THE PROPOSAL, SUCH AS PITCH ROOF DOUBLE & SINGLE STOREY DWELLINGS, BRICK OR RENDERED FACADE, WHICH FORM PART OF THE GENERAL CHARACTER OF THE AREA.

NOTES:

LEGEND

- (Circle with diagonal lines) TREE TO BE REMOVED
- (Circle with solid fill) TREE TO REMAINED

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Rev.	Description	By:	Date
B	FURTHER INFO.	LCW	MAR'18

Status: **Town Planning Lodgement**

Client:

Site: **15 TREVOR COURT MOUNT WAVERLEY**

Project Title: **(3) Double Storey Dwellings**

Drawing Title: **SITE CONTEXT PLAN**

Project No.: 1570	
Date: 2018-1-30	
Drawn by: LCW	
Checked by: XZ	
Scale: 1:150	
Page No.: TP 1	Revision: B



NOTES:

PROJECT ANALYSIS:

UNIT 1
 GROUND FLOOR: 89.7 SQM
 GARAGE: 39.2 SQM
 PORCH: 4.2 SQM
 FIRST FLOOR: 80.5 SQM
TOTAL: 213.6 SQM
 S.P.O.S: 35.0 SQM
 TOTAL P.O.S: 118.7 SQM

UNIT 2
 GROUND FLOOR: 65.9 SQM
 GARAGE: 37.1 SQM
 PORCH: 2.0 SQM
 FIRST FLOOR: 70.0 SQM
TOTAL: 175.0 SQM
 S.P.O.S: 75.1 SQM
 TOTAL P.O.S: 75.1 SQM

UNIT 3
 GROUND FLOOR: 94.1 SQM
 GARAGE: 39.2 SQM
 PORCH: 2.0 SQM
 FIRST FLOOR: 86.0 SQM
TOTAL: 201.3 SQM
 S.P.O.S: 86.3 SQM
 TOTAL P.O.S: 96.3 SQM

SITE AREA: 915 SQM
TOTAL BUILT ON AREA: 373.3 SQM - 41%
HARD SURFACES: 593.7 SQM - 65%
PERMEABLE SURFACES: 321.3 SQM - 35%
GARDEN AREA: 320.3 SQM - 35%

LEGEND
 ○ TREE TO BE REMOVED
 ● TREE TO REMAINED

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Rev.	Description	By:	Date:
B	FURTHER INFO.	LCW	APR'18

Status: Town Planning Lodgement

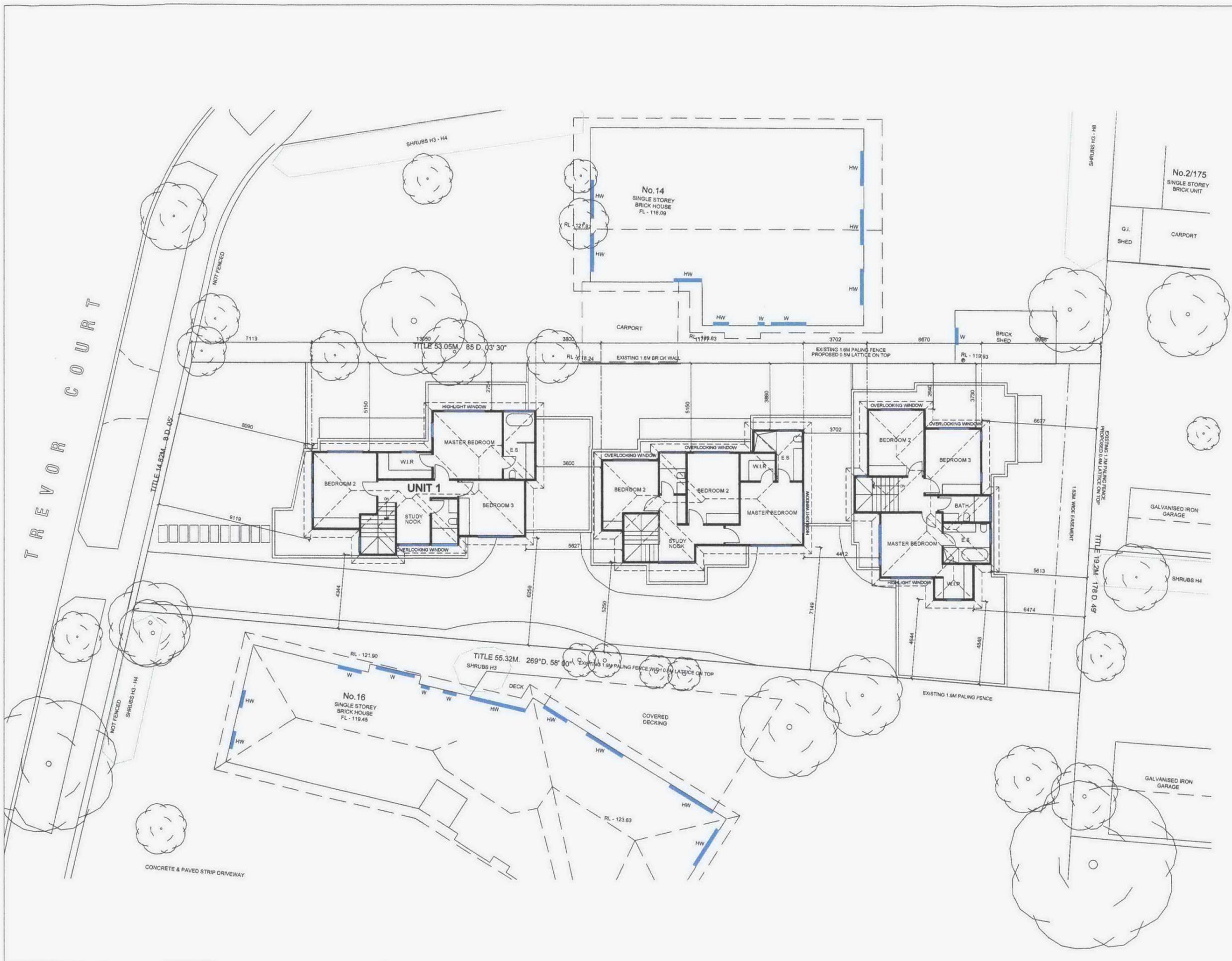
Client:
 Site: 15 TREVOR COURT MOUNT WAVERLEY
 Project Title: (3) Double Storey Dwellings
 Drawing Title: GROUND FLOOR PLAN

Project No.: 1570	
Date: 2018-1-30	
Drawn by: LCW	
Checked by: XZ	
Page No.: TP 2	

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TREE ON SITE - REFER TO ARBORICULTURAL REPORT

Tree No.	Tree Name	Retention Value	Retention Status
1	BLACK TEA TREE	MODERATE	RETAINED
2	GOLDEN ASH	MODERATE	RETAINED
3	ORNAMENTAL PEAR	LOW TO MODERATE	REMOVED
4	JACARANDA	LOW	REMOVED
5	SWEET PITTOSPORUM	MODERATE	RETAINED
6	KOHIHU	MODERATE	RETAINED
7	SWEET GUM	LOW TO MODERATE	REMOVED
8	PIN OAK	LOW TO MODERATE	REMOVED
9	WHITE CEDAR	LOW TO MODERATE	REMOVED
10	SILVER BIRCH	LOW	REMOVED
11	APPLE	LOW	REMOVED
12	RED SPOTTED GUM	LOW	REMOVED
13	TRIDENT MAPLE	LOW	REMOVED
14	TRIDENT MAPLE	LOW	REMOVED
15	GUNGURRU	LOW	REMOVED
16	PRIVOTT	LOW	REMOVED
17	SASANQUA CAMELLIA	LOW	REMOVED
18	JAPANESE MAPLE	LOW	REMOVED
19	SALICER MAGNOLIA	LOW TO MODERATE	REMOVED
20	BAY LAUREL	MODERATE	RETAINED
21	SWEET PITTOSPORUM	MODERATE	RETAINED
22	LOQUAT	MODERATE	RETAINED
23	BOX ALDER	MODERATE	RETAINED
24	JACARANDA	MODERATE	RETAINED



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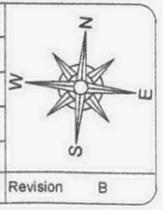
Client:

Site: 15 TREVOR COURT
MOUNT WAVERLEY

Project Title: (3) Double Storey Dwellings

Drawing Title: FIRST FLOOR PLAN

Project No.: 1570
 Date: 2018-1-30
 Drawn by: LCW
 Checked by: XZ
 Scale: 1:100
 Page No.: TP 3



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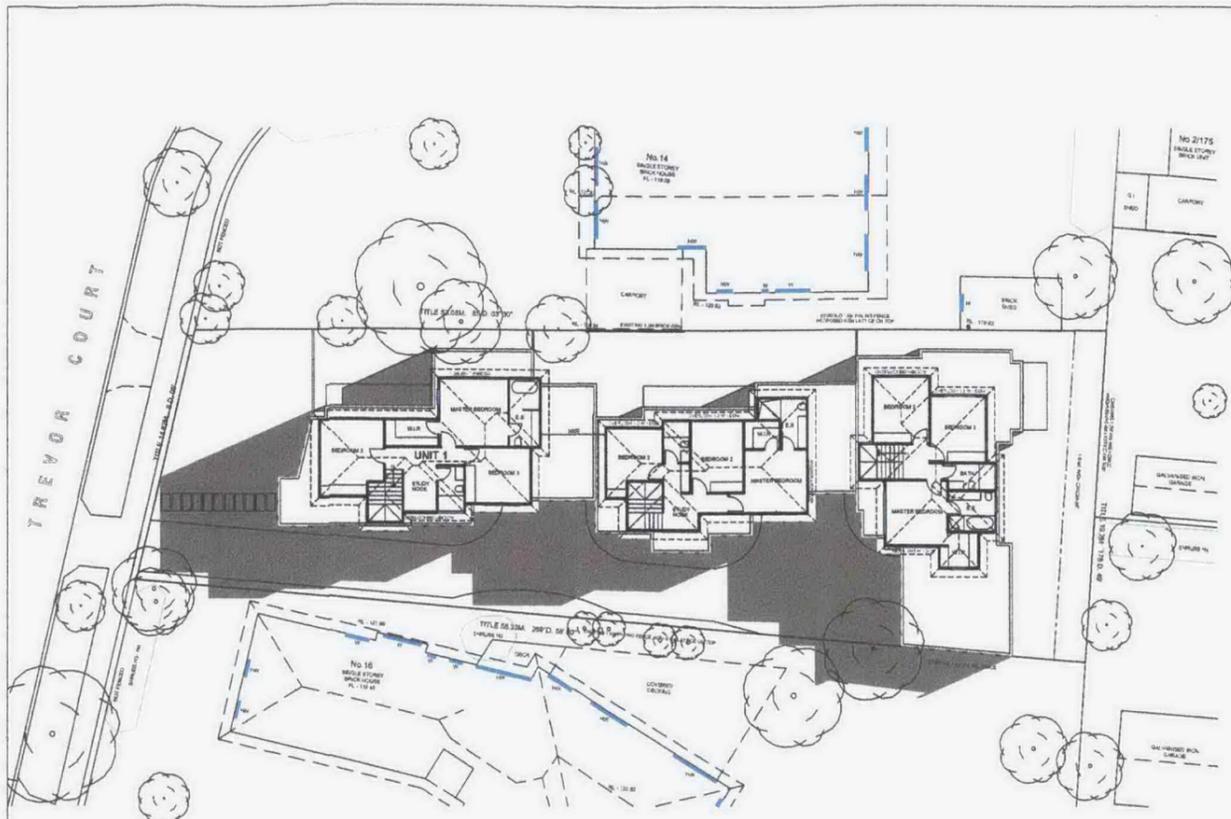
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B	FURTHER INFO.	LCW	MAR'18

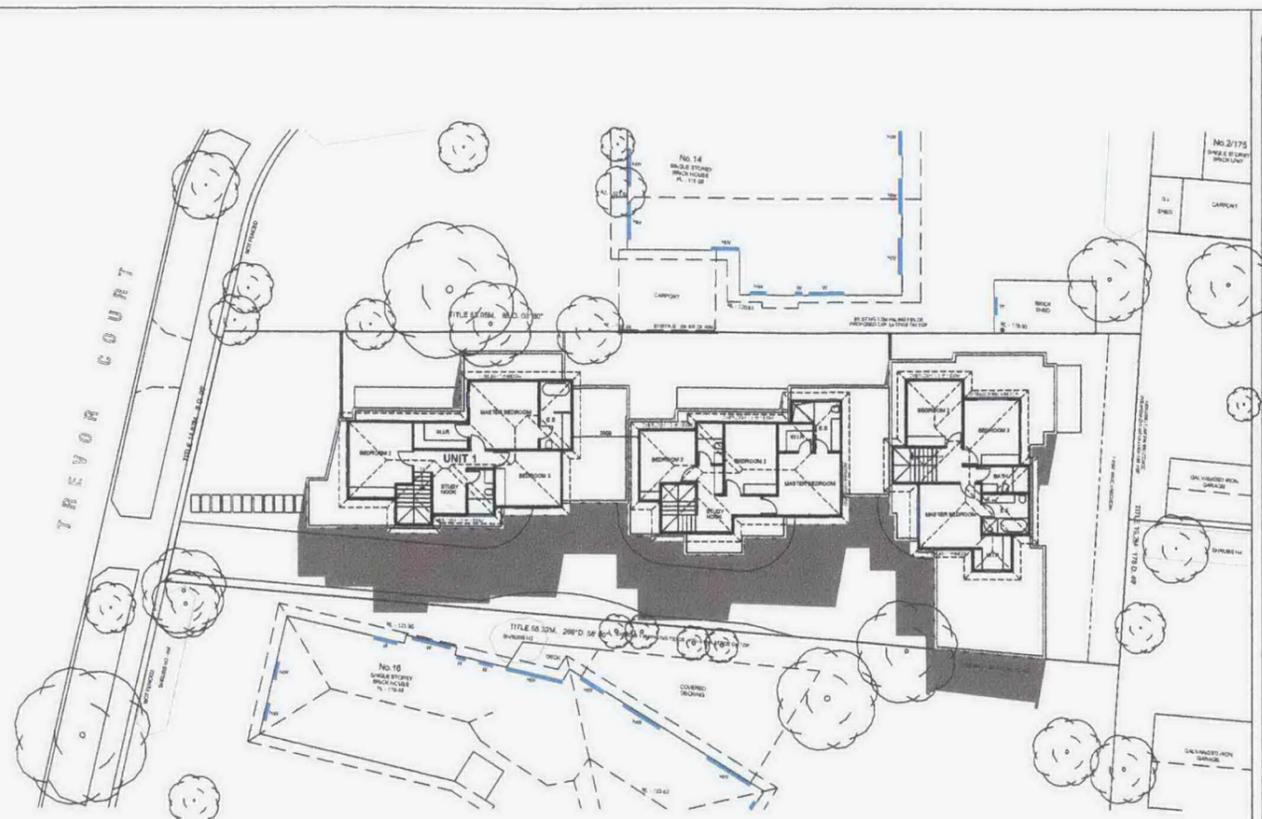
Site:	15 TREVOR COURT MOUNT WAVERLEY
Project Title:	(3) Double Storey Dwellings

Drawing Title	ELEVATIONS
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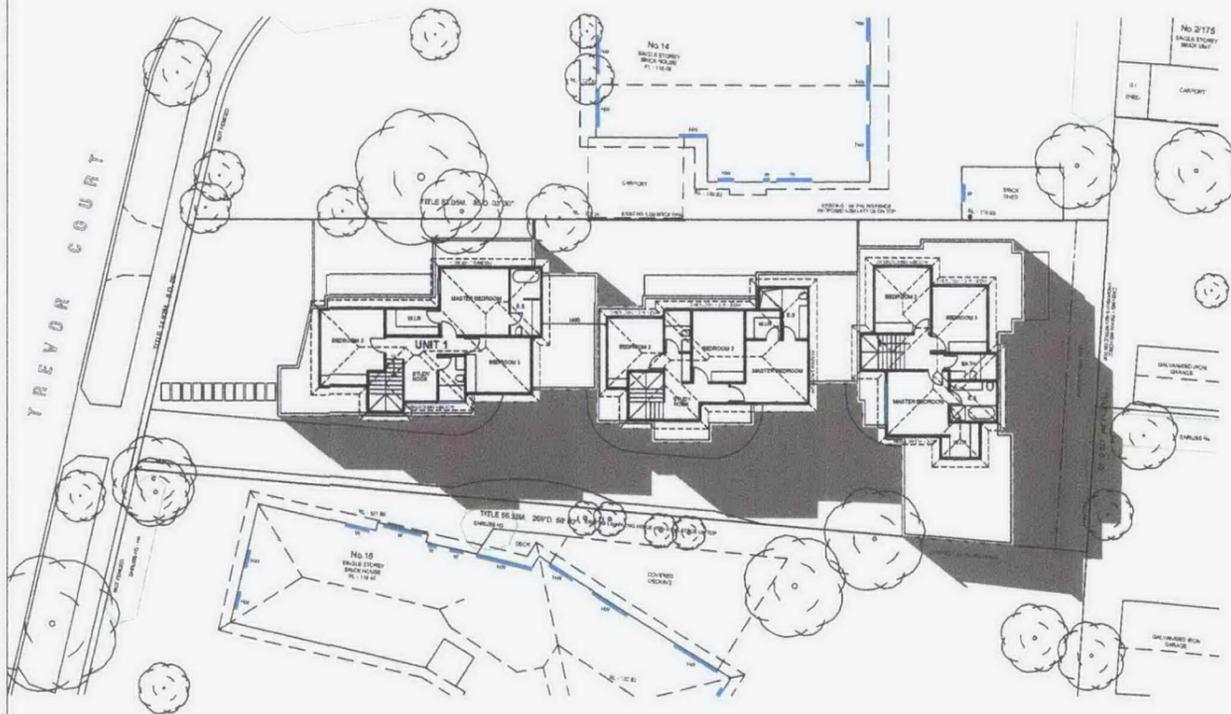
Project No.:	1570	Drawn by:	LCW
Date:	2018-1-30	Checked by:	XZ
Scale:	1:100		
Page No.:	TP 4	Revision	B



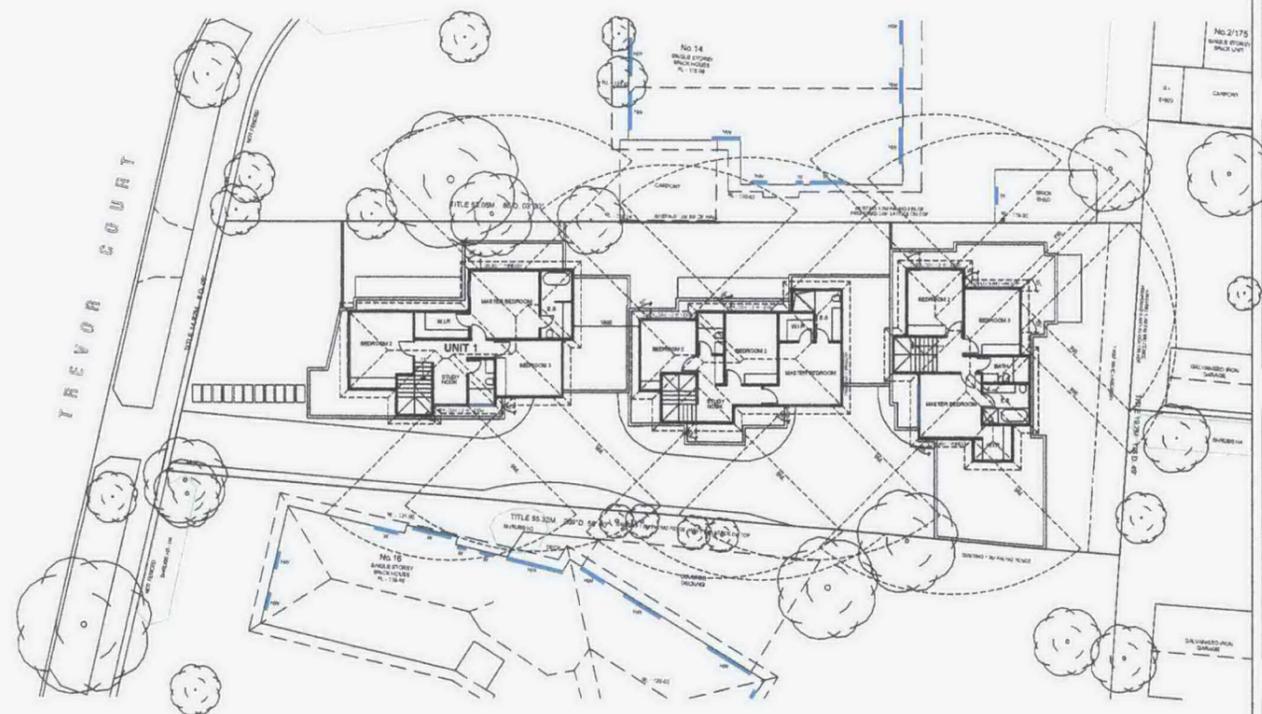
SHADOW DIAGRAM (9.00 AM) @ THE SEPTEMBER EQUINOX



SHADOW DIAGRAM (12.00 NOON) @ THE SEPTEMBER EQUINOX



SHADOW DIAGRAM (3.00 PM) @ THE SEPTEMBER EQUINOX



OVERLOOKING DIAGRAM

NOTES:
ALL HABITABLE ROOM WINDOWS
ON THE FIRST FLOOR ARE FITTED WITH
OBSCURED GLASS OR SCREENING TO PREVENT
ANY OVERLOOKING INTO THE ADJOINING PROPERTIES

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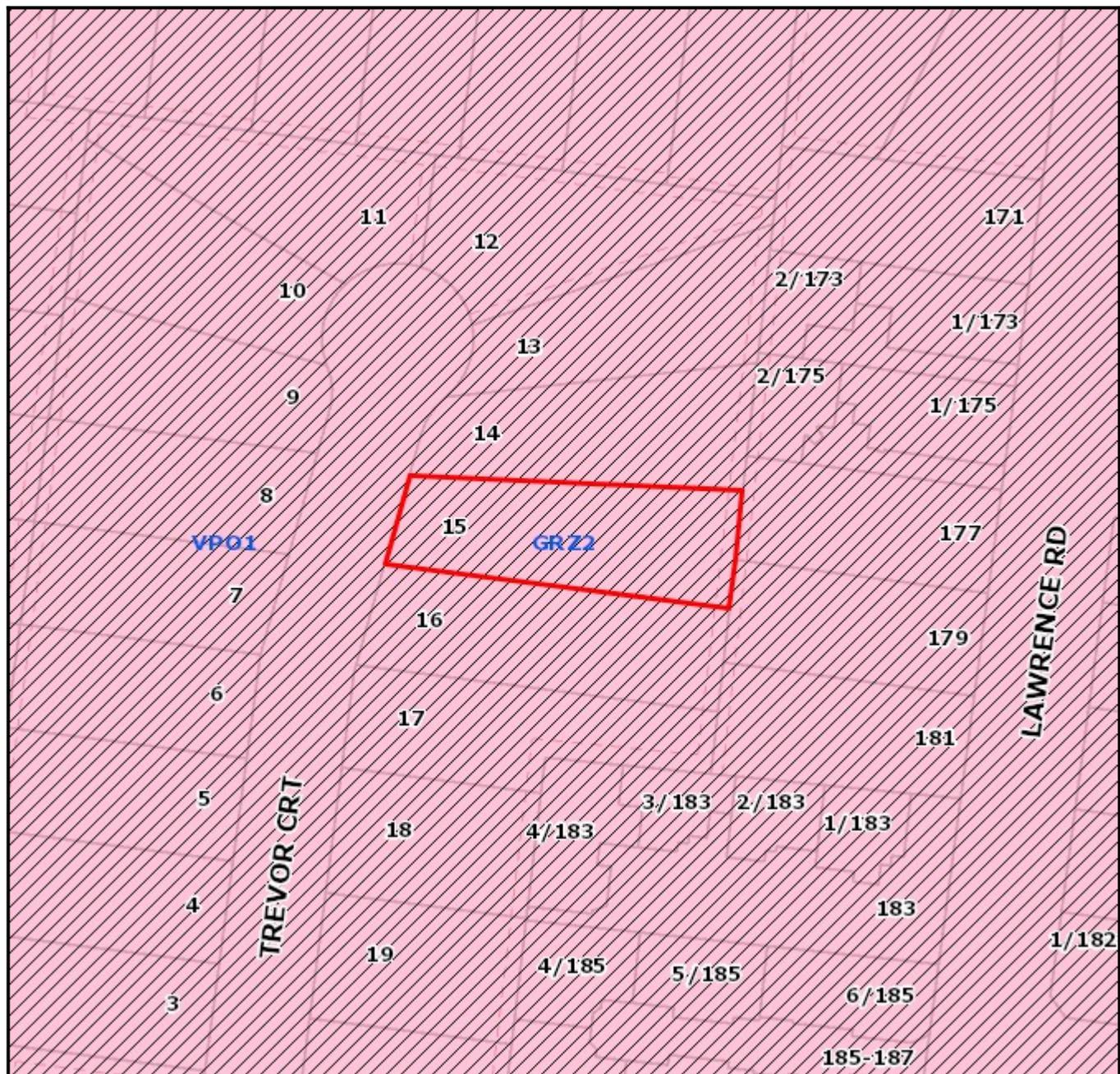
Project Title: (3) Double Storey
Dwellings

Drawing Title: SHADOW & OVERLOOKING
DIAGRAMS

Project No.: 1570	
Date: 2018-1-30	
Drawn by: LCW	
Checked by: XZ	
Scale: 1:200	
Page No.: TP 5	Revision B



Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays

1:1000

Address

15 Trevor Court MOUNT WAVERLEY VIC 3149

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Objector Map

Subject land shaded light red. Objector property shaded dark green and pinpointed.

- Railway Lines
- Arterial Roads
- Arterial Roads
- Local Roads
- Proposed Roads
- Crown Open Space
- Monash Reserve / Open Space
- Non Monash Open Space
- Pipe Track
- Public Golf Course
- Public Golf Course Crown Open Space
- Monash Region
- Leash Free Areas
- Property & Address No.
- Common Property



1:2000



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