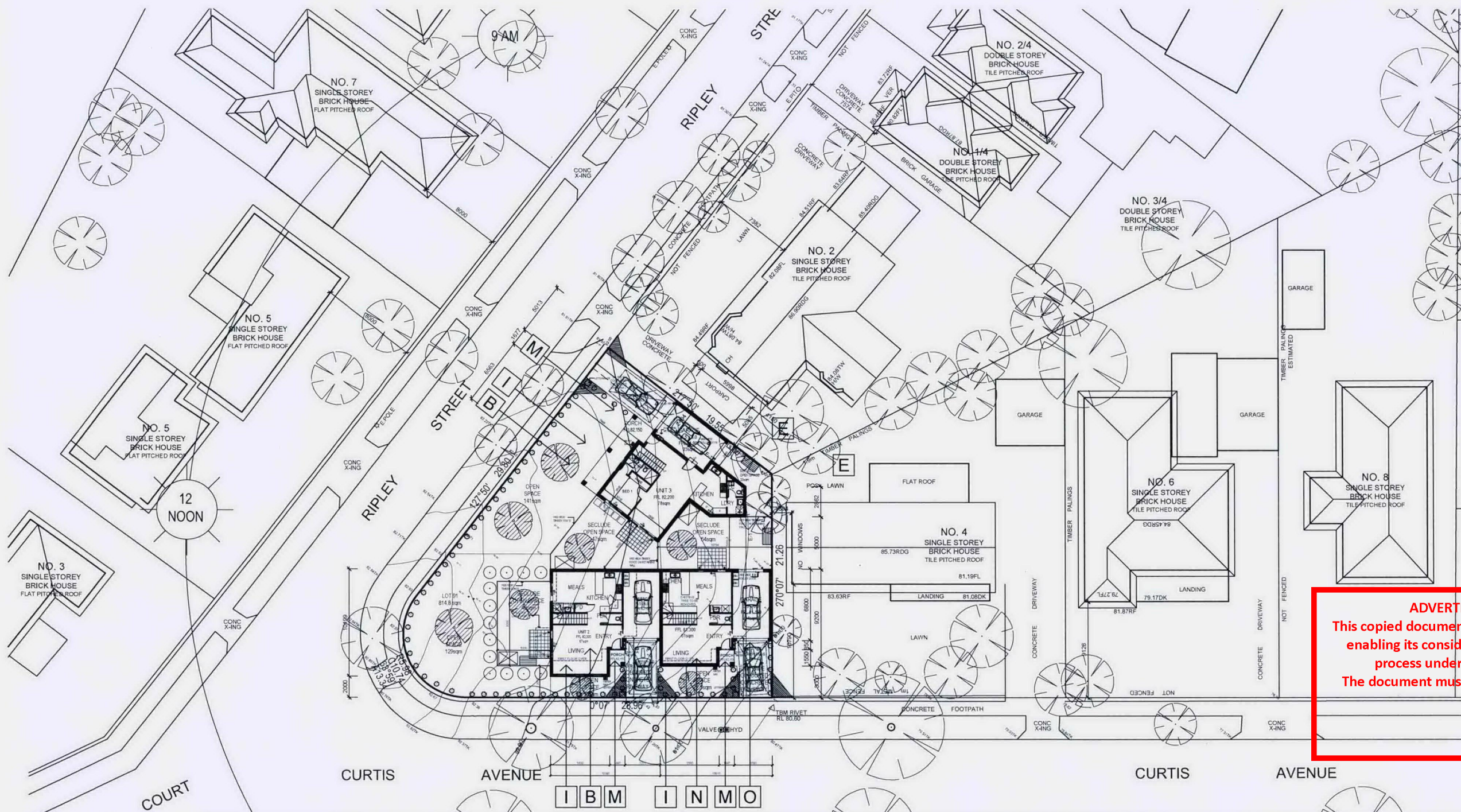
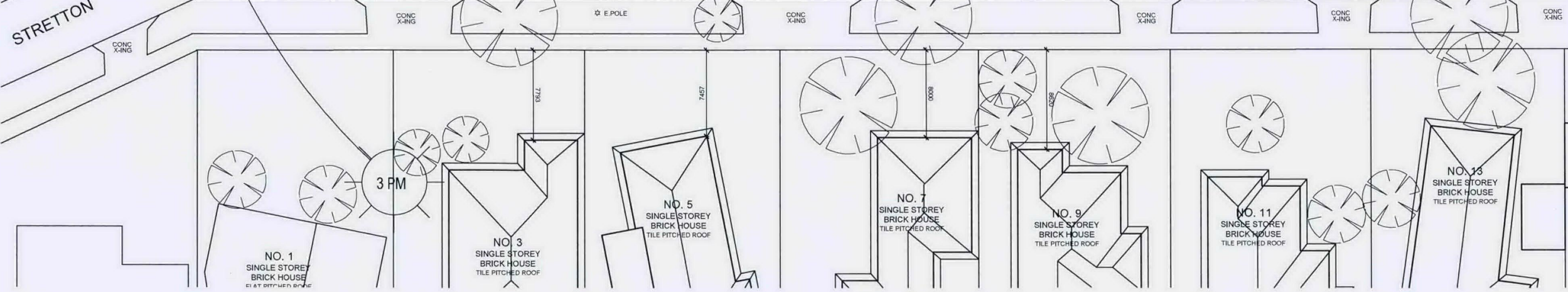


DESIGN RESPONSE PLAN

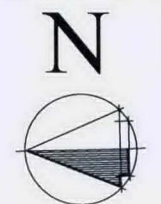
- A. SETBACKS OF 8.5m FROM THE STREET FRONTAGE AS WELL AS SIDE SETBACKS WILL NOT CHANGE FOR THE EXISTING GROUND FLOOR LEVEL
- B. THE DESIGN FORMS CHOSEN WILL MINIMIZE VISUAL BULK AND STEP THE BUILDING FACADE WITH WELL ARTICULATED PLANS AND ELEVATIONS
- C. EXISTING BOUNDARY FENCES TO BE RETAINED
- D. EXTERNAL TREATMENT HAS ALLOWED FOR ARTICULATED BUILDING VOLUME, WITH SETBACK OF UPPER LEVELS IN RELATION EXISTING LOWER LEVELS AND TO BREAK UP ROOF MASS
- E. THE DESIGN HAS TAKEN INTO CONSIDERATION THE MINIMIZATION OF OVERLOOKING INTO ADJOINING WINDOWS AND OPEN SPACE, THUS MINIMIZING OFF SITE AMENITY IMPACTS, CHANGES IN MATERIALS AND FINISHES ASSIST
- F. THE DESIGN CREATES PRIVATE NORTH LIGHT TO SECLUDED OPEN SPACE FOR EACH UNIT
- G. PERIMETER PLANTING OPPORTUNITIES PROVIDED TO SOFTEN THE BUILDING FORM
- H. UPPER FLOOR BUILDING FORMS ARE SET BACK TO MINIMIZE VISUAL BULK
- I. THE INTRODUCTION OF LANDSCAPING ALONG THE DRIVEWAY TO PROVIDE A VISUAL BREAKUP IN THE DRIVEWAY AND MINIMIZE A GUN BARREL EFFECT
- J. THE MAINTENANCE OF EXISTING VEGETATION WILL ENHANCE INTERFACES POSSIBLE TO PROVIDE PRIVACY BETWEEN NEIGHBOURING PROPERTIES
- K. EXISTING CONCRETE CROSSOVER
- L. STREET SURVEILLANCE IS AVAILABLE FROM FRONT ROOMS OF UNIT 1
- M. ALL ENTRANCES ARE EASILY IDENTIFIABLE
- N. WINDOWS STYLE TO COMPLIMENT ADJOINING WINDOW TYPES
- O. ALL MATERIALS ASSOCIATED WITH THE DEVELOPMENT ARE HIGHLIGHTED WITH SELECTED USE OF FACE BRICK WORK TO BLEND IN WITH THE STREETSCAPE AND SELECTED TEXTURED FINISH TO UPPER FLOOR LIGHT WEIGHT WALLS
- P. ALL EXISTING INFRASTRUCTURE WITHIN THE DEVELOPMENT ARE ABLE TO BE INSTALLED BY CONNECTION TO EXISTING SERVICES WITHIN THE SITE, THEREFORE LIMITING ANY IMPACT TO EXISTING SERVICES WITH THE STREET



ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act. The document must not be used for any purpose which may breach copyright.



DESIGN RESPONSE AND NEIGHBOURHOOD CHARACTER



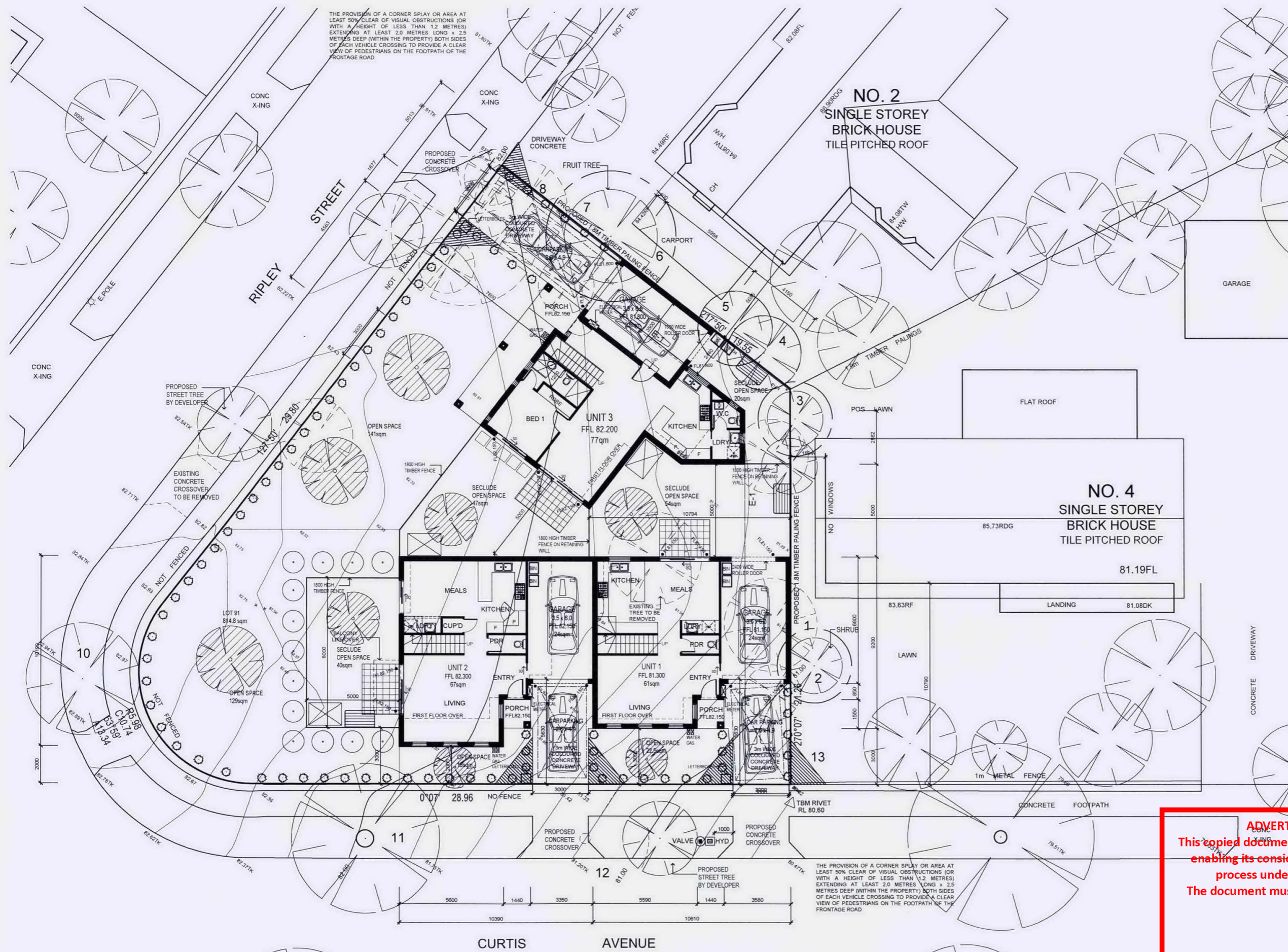
DATE: DEC 18 REVISION: 3 UNITS No: A
 PROJECT: PROPOSED DEVELOPMENT 2 CURTIS AVENUE MOUNT WAVERLY
 CLIENT: SANC (AUSTRALIA) PTY LTD
 TITLE: DESIGN RESPONSE AND NEIGHBOURHOOD CHARACTER

ARCHIMEDIUM AUSTRALIA PTY LTD.
 ARCHITECTURE - INTERIOR DESIGNERS - URBAN DESIGNERS PLANNERS
 183 THORNS ROAD, DONMILLEN, VIC. TELEPHONE (03) 9 844 3889
 EMAIL: archimedium@archimedium.com.au

PROJECT No: 2018/12
 DATE: DEC 2018
 SCALE: 1:200
 DRAWN BY: ELIAS REVISION: A

TP2

THIS DRAWING IS PROTECTED UNDER THE COMMONWEALTH COPYRIGHT ACT 1969. NO REPRODUCTION, PHOTOCOPYING, PRINTING OR ALTERATIONS TO THE ORIGINAL DESIGN UNLESS WRITTEN PERMISSION FROM ARCHIMEDIUM AUSTRALIA PTY. LTD.



SITE ANALYSIS

SITE AREA	814.8sqm
DWELLING AREAS	
UNIT 1 GROUND FLOOR	61sqm
UNIT 1 FIRST FLOOR	63sqm
UNIT 1 PROPOSED GARAGE	24sqm
UNIT 2 GROUND FLOOR	67sqm
UNIT 2 FIRST FLOOR	63sqm
UNIT 2 PROPOSED GARAGE	24sqm
UNIT 3 GROUND FLOOR	77sqm
UNIT 3 FIRST FLOOR	70.5sqm
UNIT 3 PROPOSED GARAGE	23sqm
% SITE COVERAGE	34.0%
% HARD SURFACE	7.2%
% PERMEABILITY	58.8%
% GARDEN AREA	55.7%
CAR SPACES PROVIDED	No.6

- LEGEND**
- [Symbol] 6M² STORAGE SHED
 - [Symbol] FOLD UP CLOTHES LINE
 - [Symbol] 2100 LITRE RAINWATER TANK CONNECTED TO SANITARY TOILETS
 - [Symbol] PERMEABLE PAVERS
 - [Symbol] CONCRETE PAVERS
 - [Symbol] PROPOSED CANOPY TREE
 - [Symbol] EXISTING CANOPY TREE TO RETAIN
 - [Symbol] EXISTING CANOPY TREE/VEGETATION TO BE REMOVED
 - [Symbol] DRIVEWAY CORNER SPLAY
- NOTE: THE PROVISION OF A CORNER SPLAY OR AREA AT LEAST 50% CLEAR OF VISUAL OBSTRUCTIONS (OR WITH A HEIGHT OF LESS THAN 1.2 METRES) EXTENDING AT LEAST 2.0 METRES LONG X 2.5 METRES DEEP (WITHIN THE PROPERTY) BOTH SIDES OF EACH VEHICLE CROSSING TO PROVIDE A CLEAR VIEW OF PEDESTRIANS ON THE FOOTPATH OF THE FRONTAGE ROAD

ADVERTISED COPY - CITY OF MONASH

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act. The document must not be used for any purpose which may breach copyright.

GROUND FLOOR AND SITE PLAN

THIS DRAWING IS PROTECTED UNDER THE COMMONWEALTH COPYRIGHT ACT 1968. NO REPRODUCTION, PHOTOCOPYING, PRINTING OR ALTERATIONS TO THE ORIGINAL DESIGN UNLESS WRITTEN PERMISSION FROM ARCHIMEDIUM AUSTRALIA PTY. LTD.



DATE: DEC 18 REVISION: 3 UNITS No: A

PROJECT: PROPOSED DEVELOPMENT 2 CURTIS AVENUE MOUNT WAVERLY

CLIENT: SANC (AUSTRALIA) PTY LTD

TITLE: GROUND FLOOR PLAN AND SITE PLAN

ARCHIMEDIUM AUSTRALIA PTY. LTD.
177 THE BALASSTONE FAMILY TRUST

ARCHITECTURE - INTERIOR DESIGNERS - URBAN DESIGNERS - PLANNERS
153 TRINALS ROAD, DONVALE, 3111, VIC. TELEPHONE: (03) 9 844 3899
EMAIL: archimed@archimedium.com.au MOBILE: 0412 290 728

PROJECT No: 2018/12

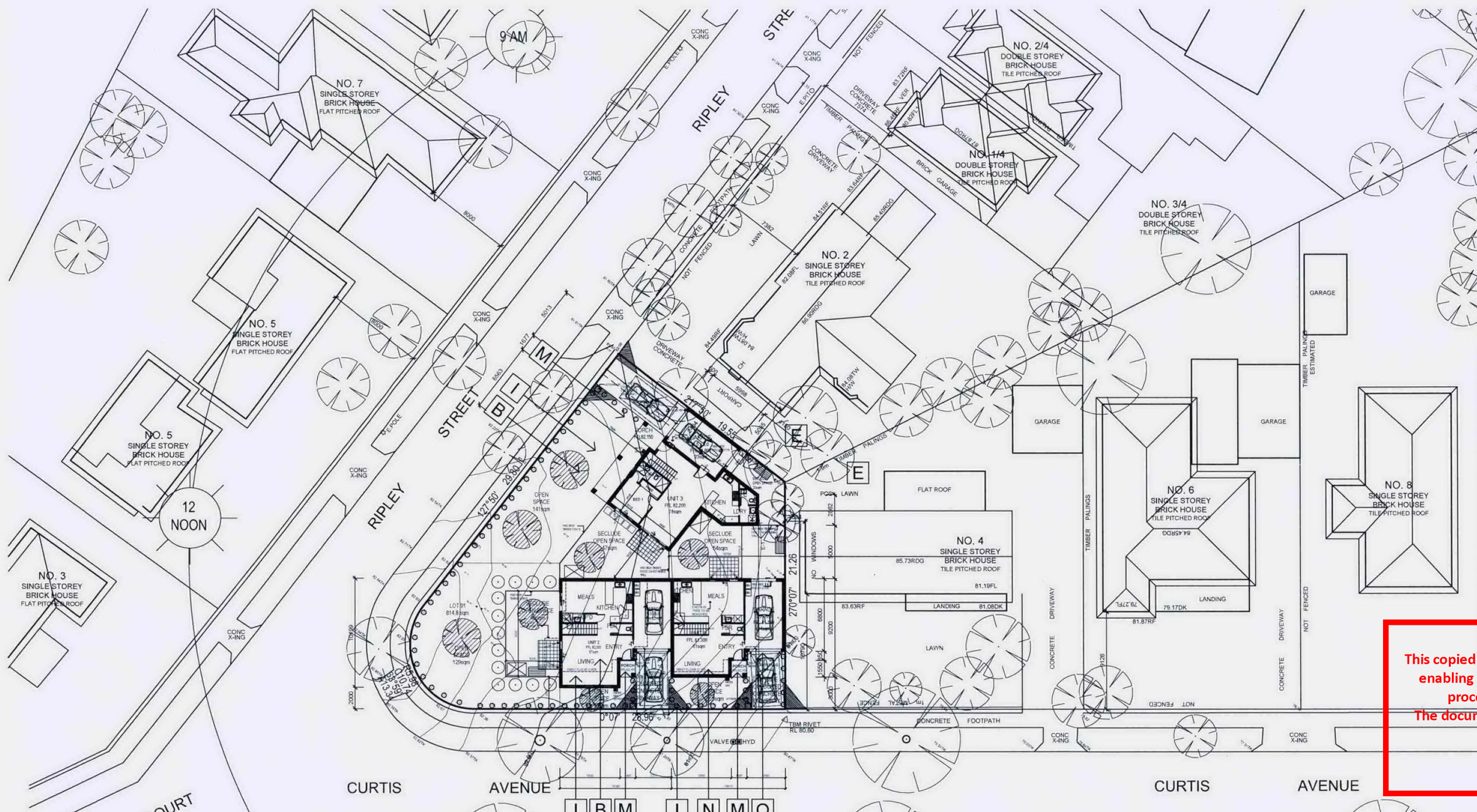
DATE: DEC 2018

SCALE: 1:100

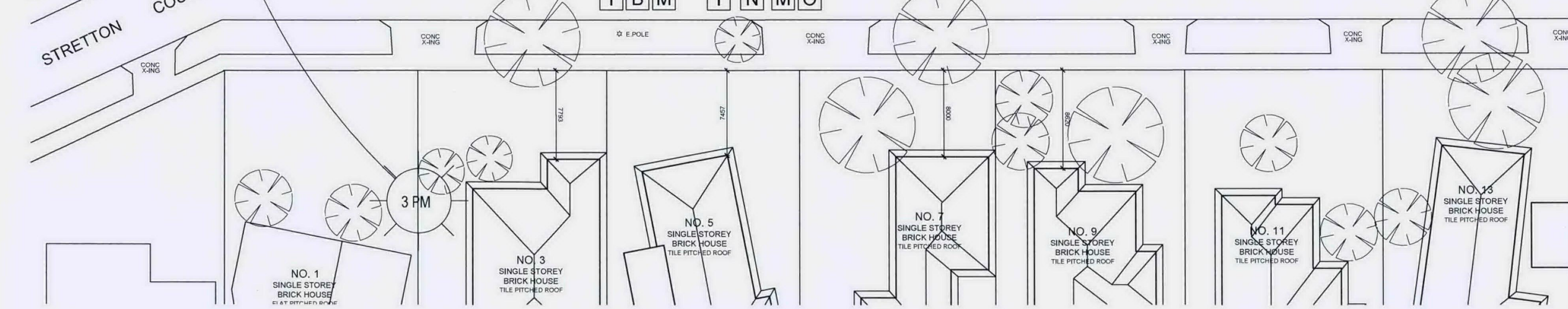
DRAWN BY: ELIAS REVISION: A

DESIGN RESPONSE PLAN

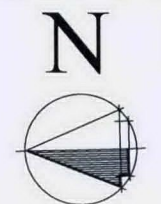
- A. SETBACKS OF 8.5m FROM THE STREET FRONTAGE AS WELL AS SIDE SETBACKS WILL NOT CHANGE FOR THE EXISTING GROUND FLOOR LEVEL
- B. THE DESIGN FORMS CHOSEN WILL MINIMIZE VISUAL BULK AND STEP THE BUILDING FACADE WITH WELL ARTICULATED PLANS AND ELEVATIONS
- C. EXISTING BOUNDARY FENCES TO BE RETAINED
- D. EXTERNAL TREATMENT HAS ALLOWED FOR ARTICULATED BUILDING VOLUME, WITH SETBACK OF UPPER LEVELS IN RELATION EXISTING LOWER LEVELS AND TO BREAK UP ROOF MASS
- E. THE DESIGN HAS TAKEN INTO CONSIDERATION THE MINIMIZATION OF OVERLOOKING INTO ADJOINING WINDOWS AND OPEN SPACE, THUS MINIMIZING OFF SITE AMENITY IMPACTS, CHANGES IN MATERIALS AND FINISHES ASSIST
- F. THE DESIGN CREATES PRIVATE NORTH LIGHT TO SECLUDED OPEN SPACE FOR EACH UNIT
- G. PERIMETER PLANTING OPPORTUNITIES PROVIDED TO SOFTEN THE BUILDING FORM
- H. UPPER FLOOR BUILDING FORMS ARE SET BACK TO MINIMIZE VISUAL BULK
- I. THE INTRODUCTION OF LANDSCAPING ALONG THE DRIVEWAY TO PROVIDE A VISUAL BREAKUP IN THE DRIVEWAY AND MINIMIZE A GUN BARREL EFFECT
- J. THE MAINTENANCE OF EXISTING VEGETATION WILL ENHANCE INTERFACES POSSIBLE TO PROVIDE PRIVACY BETWEEN NEIGHBOURING PROPERTIES
- K. EXISTING CONCRETE CROSSOVER
- L. STREET SURVEILLANCE IS AVAILABLE FROM FRONT ROOMS OF UNIT 1
- M. ALL ENTRANCES ARE EASILY IDENTIFIABLE
- N. WINDOWS STYLE TO COMPLIMENT ADJOINING WINDOW TYPES
- O. ALL MATERIALS ASSOCIATED WITH THE DEVELOPMENT ARE HIGHLIGHTED WITH SELECTED USE OF FACE BRICK WORK TO BLEND IN WITH THE STREETSCAPE AND SELECTED TEXTURED FINISH TO UPPER FLOOR LIGHT WEIGHT WALLS
- P. ALL EXISTING INFRASTRUCTURE WITHIN THE DEVELOPMENT ARE ABLE TO BE INSTALLED BY CONNECTION TO EXISTING SERVICES WITHIN THE SITE, THEREFORE LIMITING ANY IMPACT TO EXISTING SERVICES WITH THE STREET



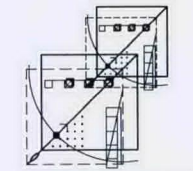
ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act. The document must not be used for any purpose which may breach copyright.



DESIGN RESPONSE AND NEIGHBOURHOOD CHARACTER



DATE: DEC 18 REVISION: 3 UNITS No: A
 PROJECT: PROPOSED DEVELOPMENT 2 CURTIS AVENUE MOUNT WAVERLY
 CLIENT: SANC (AUSTRALIA) PTY LTD
 TITLE: DESIGN RESPONSE AND NEIGHBOURHOOD CHARACTER



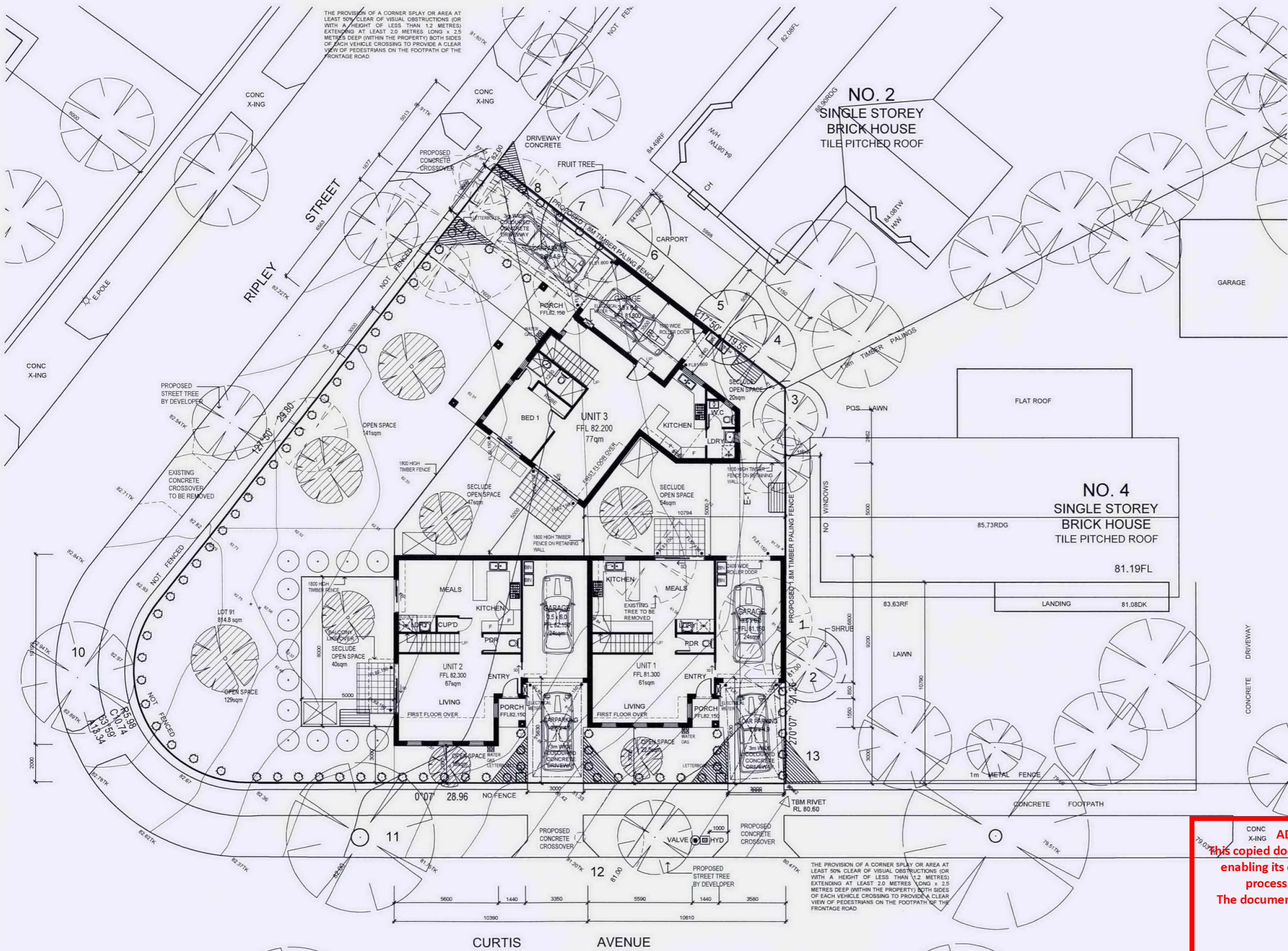
ARCHIMEDIUM AUSTRALIA PTY. LTD.
OF THE BALASSONE FAMILY TRUST

PROJECT No: 2018/12
 DATE: DEC 2018
 SCALE: 1:200
 DRAWN BY: ELIAS REVISION: A

TP2

THIS DRAWING IS PROTECTED UNDER THE COMMONWEALTH COPYRIGHT ACT 1969. NO REPRODUCTION, PHOTOCOPYING, PRINTING OR ALTERATIONS TO THE ORIGINAL DESIGN UNLESS WRITTEN PERMISSION FROM ARCHIMEDIUM AUSTRALIA PTY. LTD.

ARCHITECTURE - INTERIOR DESIGNERS - URBAN DESIGNERS PLANNERS
 183 THORNS ROAD, DONMILLEN, 3111, VIC. TELEPHONE (03) 9 844 3889
 EMAIL: archimedium@archimedium.com.au MOBILE: 0412 390 728



SITE ANALYSIS

SITE AREA	814.8sqm
DWELLING AREAS	
UNIT 1 GROUND FLOOR	61sqm
UNIT 1 FIRST FLOOR	63sqm
UNIT 1 PROPOSED GARAGE	24sqm
UNIT 2 GROUND FLOOR	67sqm
UNIT 2 FIRST FLOOR	63sqm
UNIT 2 PROPOSED GARAGE	24sqm
UNIT 3 GROUND FLOOR	77sqm
UNIT 3 FIRST FLOOR	70.5sqm
UNIT 3 PROPOSED GARAGE	23sqm
% SITE COVERAGE	34.0%
% HARD SURFACE	7.2%
% PERMEABILITY	58.8%
% GARDEN AREA	55.7%
CAR SPACES PROVIDED	No.6

LEGEND

- 6m² STORAGE SHED
- FOLD UP CLOTHES LINE
- 2100 LITRE RAINWATER TANK CONNECTED TO SANITARY TOILETS
- PERMEABLE PAVERS
- CONCRETE PAVERS
- PROPOSED CANOPY TREE
- EXISTING CANOPY TREE TO RETAIN
- EXISTING CANOPY TREE/VEGETATION TO BE REMOVED
- DRIVEWAY CORNER SPALL

NOTE: THE PROVISION OF A CORNER SPALL OR AREA AT LEAST 50% CLEAR OF VISUAL OBSTRUCTIONS (OR WITH A HEIGHT OF LESS THAN 1.2 METRES) EXTENDING AT LEAST 2.0 METRES LONG x 2.5 METRES DEEP (WITHIN THE PROPERTY) BOTH SIDES OF EACH VEHICLE CROSSING TO PROVIDE A CLEAR VIEW OF PEDESTRIANS ON THE FOOTPATH OF THE FRONTAGE ROAD

ADVERTISED COPY - CITY OF MONASH
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act. The document must not be used for any purpose which may breach copyright.

GROUND FLOOR AND SITE PLAN



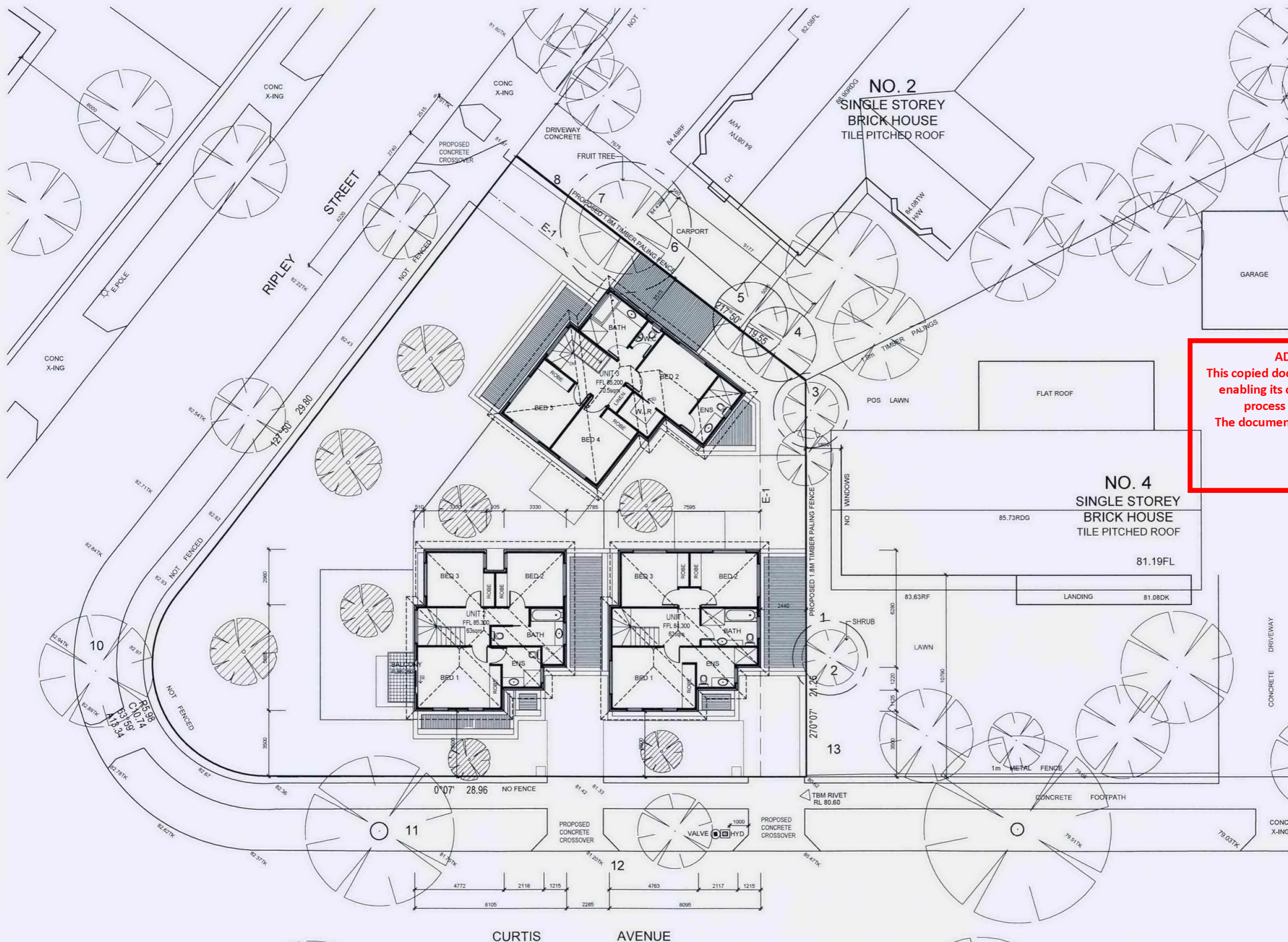
THIS DRAWING IS PROTECTED UNDER THE COMMONWEALTH COPYRIGHT ACT 1968 NO REPRODUCTION, PHOTOCOPYING, PRINTING OR ALTERATIONS TO THE ORIGINAL DESIGN UNLESS WRITTEN PERMISSION FROM ARCHITECTURUM AUSTRALIA PTY. LTD

ARCHITECTURE INTERIOR DESIGNER URBAN DESIGNER PLANNER
183 THIRDS ROAD, DONVALE, 3111, VIC. TELEPHONE: (03) 9 844 3889
EMAIL: andrea@archit.com.au MOBILE: 0412 290 728

ARCHITECTURUM AUSTRALIA PTY. LTD.
177 THE BALASSTONE FAMILY TRUST

PROJECT No: 2018/12
DATE: DEC 2018
SCALE: 1:100
DRAWN BY: ELIAS REVISION: A

TP3



ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act. The document must not be used for any purpose which may breach copyright.

FIRST FLOOR PLAN AND SITE PLAN

THIS DRAWING IS PROTECTED UNDER THE COMMONWEALTH COPYRIGHT ACT 1968 NO REPRODUCTION, PHOTOCOPYING, PRINTING OR ALTERATIONS TO THE ORIGINAL DESIGN UNLESS WRITTEN PERMISSION FROM ARCHIMEDIUM AUSTRALIA PTY. LTD.



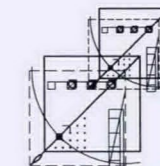
DATE: DEC 18
 REVISION: 3 UNITS

No: A

PROJECT: PROPOSED DEVELOPMENT
 2 CURTIS AVENUE
 MOUNT WAVERLY

CLIENT: SANC (AUSTRALIA) PTY LTD

TITLE: FIRST FLOOR PLAN AND
 SITE PLAN



ARCHIMEDIUM
 AUSTRALIA
 PTY. LTD.
 (TF THE BALASSONE FAMILY TRUST)

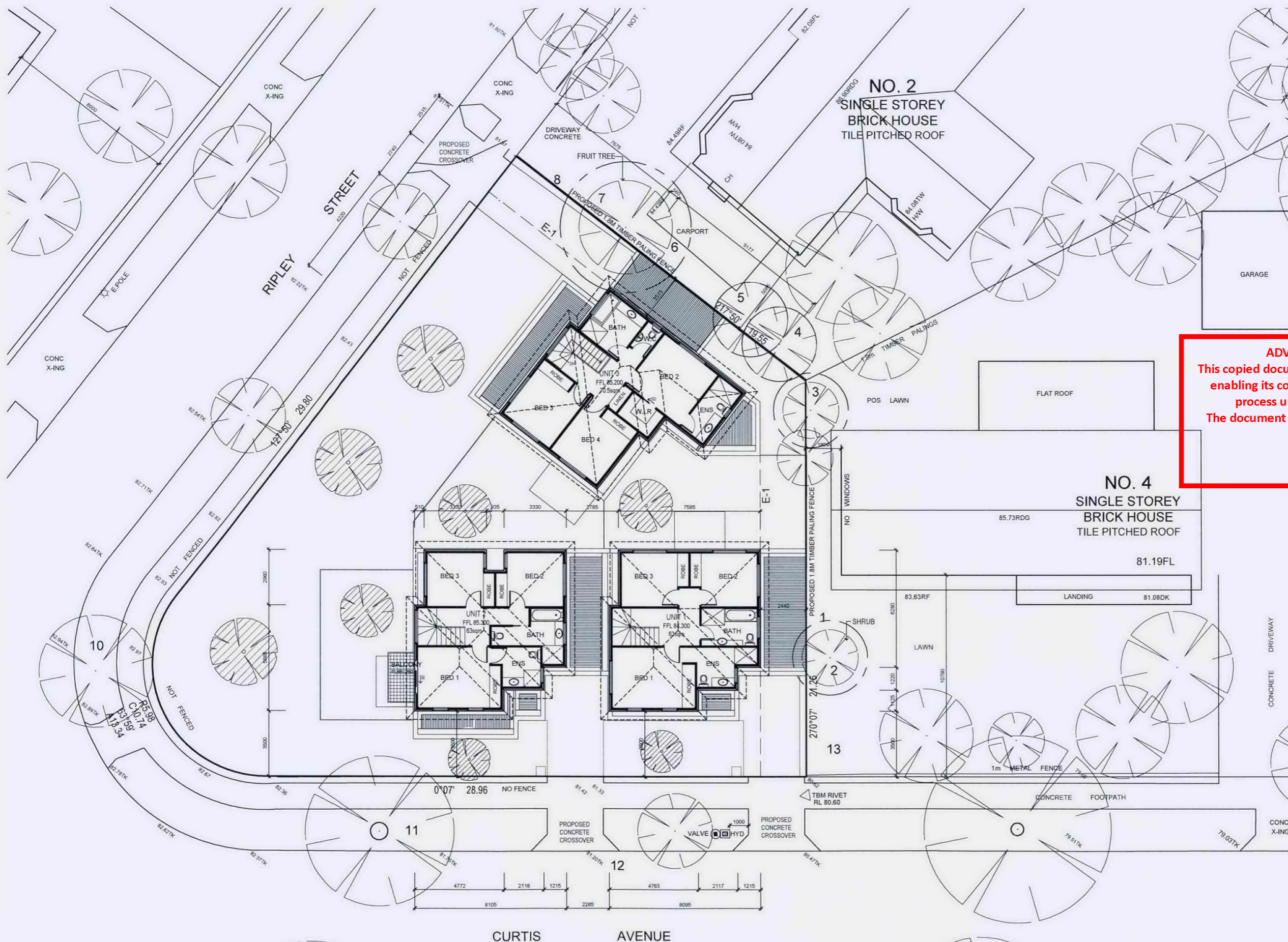
ARCHITECTURE - INTERIOR DESIGNERS - URBAN DESIGNERS - PLANNERS
 183 TRINDALS ROAD, DONVALLE, 3111, VIC. TELEPHONE: (03) 8 844 3898
 EMAIL: archimed@archimedium.com.au

PROJECT No:
 2018/12
 DATE:
 DEC 2018

SCALE:
 1:100

DRAWN BY: ELIAS
 REVISION: A

TP4



ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act. The document must not be used for any purpose which may breach copyright.

FIRST FLOOR PLAN AND SITE PLAN

THIS DRAWING IS PROTECTED UNDER THE COMMONWEALTH COPYRIGHT ACT 1968 NO REPRODUCTION, PHOTOCOPYING, PRINTING OR ALTERATIONS TO THE ORIGINAL DESIGN UNLESS WRITTEN PERMISSION FROM ARCHIMEDIUM AUSTRALIA PTY. LTD.



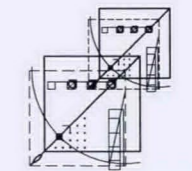
DATE: DEC 18
 REVISION: 3 UNITS

No: A

PROJECT: PROPOSED DEVELOPMENT 2 CURTIS AVENUE MOUNT WAVERLY

CLIENT: SANC (AUSTRALIA) PTY LTD

TITLE: FIRST FLOOR PLAN AND SITE PLAN



ARCHIMEDIUM AUSTRALIA PTY. LTD.
 OF THE BALASSONE FAMILY TRUST

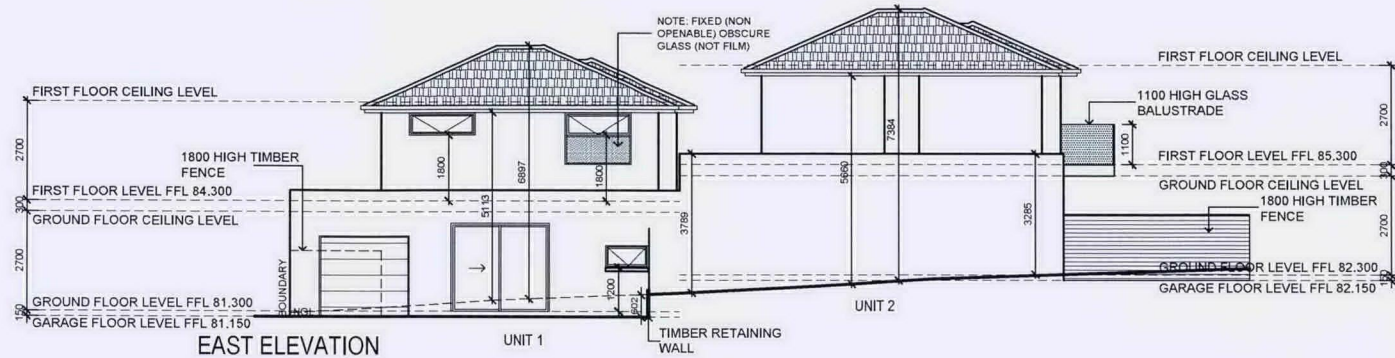
PROJECT No: 2018/12
 DATE: DEC 2018
 SCALE: 1:100
 DRAWN BY: ELIAS
 REVISION: A

TP4



WEST ELEVATION

NORTH EAST ELEVATION

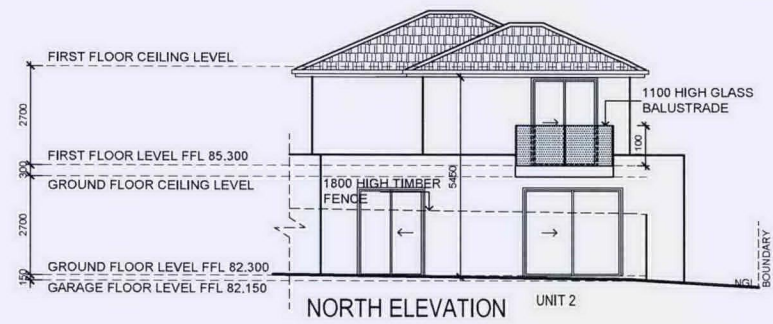


EAST ELEVATION

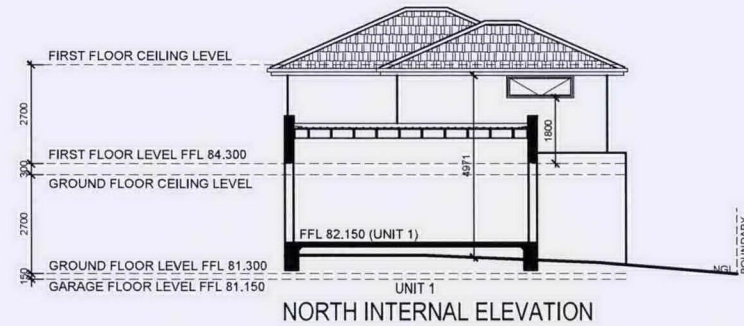
NORTH EAST ELEVATION

SCHEDULE OF MATERIALS AND FINISHES

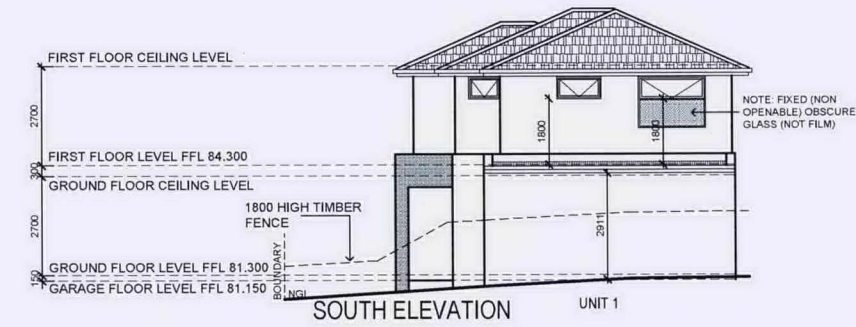
GROUND FLOOR WALLS	FACE BRICK AND RENDERED FINISH
UPPER FLOOR WALLS	RENDERED FINISH & WEATHERBOARD
ROOF	CONCRETE TILES AND METAL COLORBOND ROOF
WINDOWS	POWERCOAT ALUMINIUM
GLASS	CLEAR GLAZING AND OBSCURE GLAZING
GARAGE DOORS	COLORBOND FINISH
GUTTERS & EAVES	COLORBOND FINISH



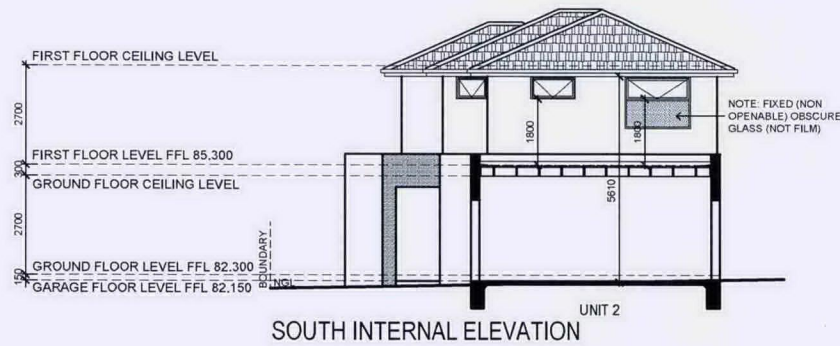
NORTH ELEVATION



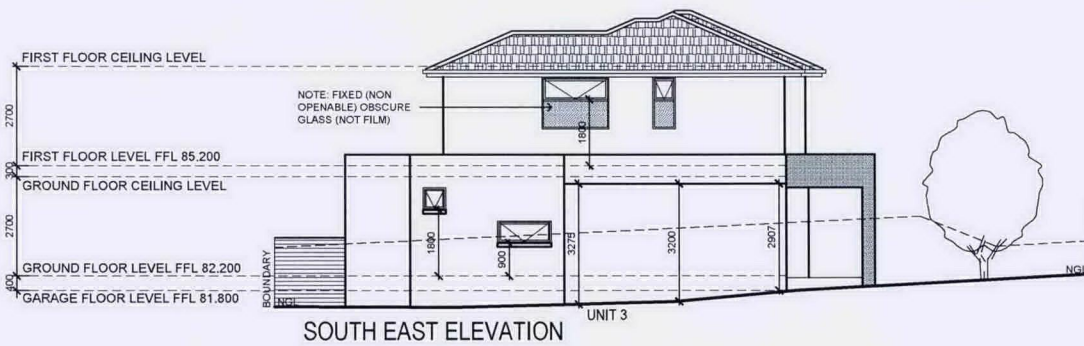
NORTH INTERNAL ELEVATION



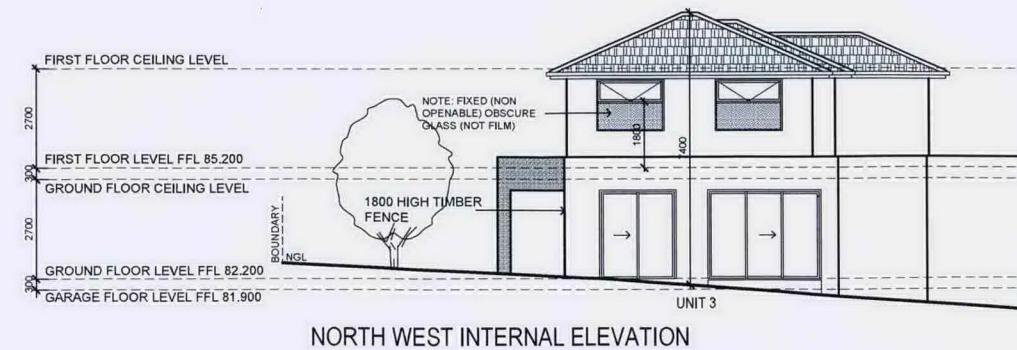
SOUTH ELEVATION



SOUTH INTERNAL ELEVATION



SOUTH EAST ELEVATION



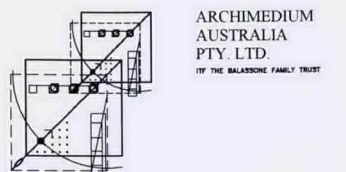
NORTH WEST INTERNAL ELEVATION

DATE: DEC 18
 REVISION: 3 UNITS
 N
 A

PROJECT: PROPOSED DEVELOPMENT
 2 CURTIS AVENUE
 MOUNT WAVERLY

CLIENT: SANC (AUSTRALIA) PTY L

TITLE: ELEVATIONS



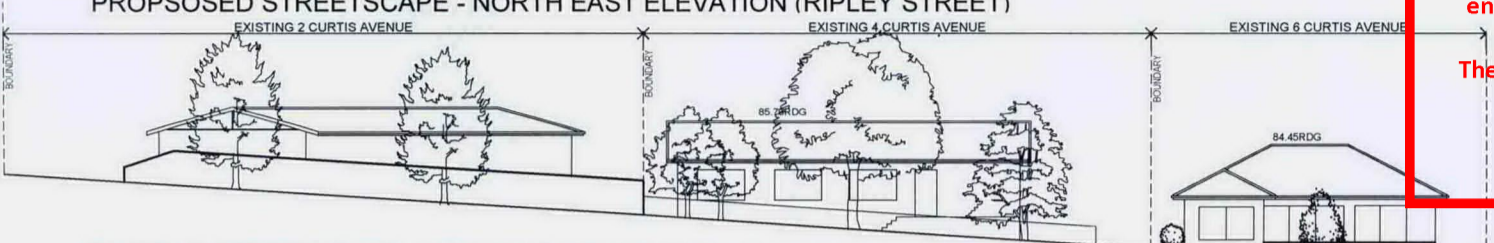
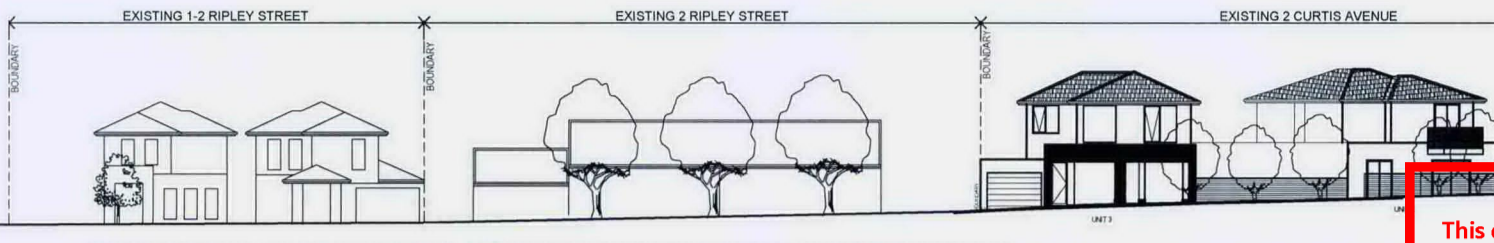
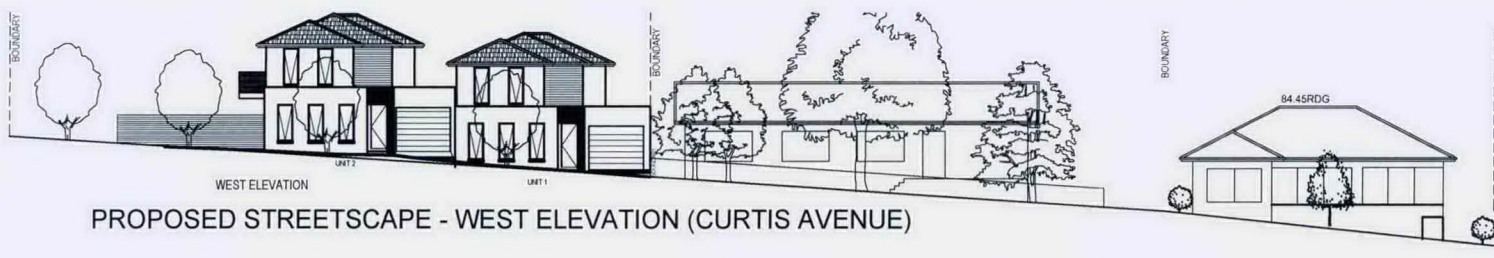
ARCHIMEDIUM
 AUSTRALIA
 PTY. LTD.
 OF THE BALASONGE FAMILY TRUST

ARCHITECTURE - INTERIOR DESIGNERS - URBAN DESIGNERS - PLANNERS
 183 TINDALS ROAD, DONVALLE, 3111, VIC. TELEPHONE: (03) 8 844 3889
 EMAIL: archimedium@archimedium.com.au MOBILE: 0412 200 758

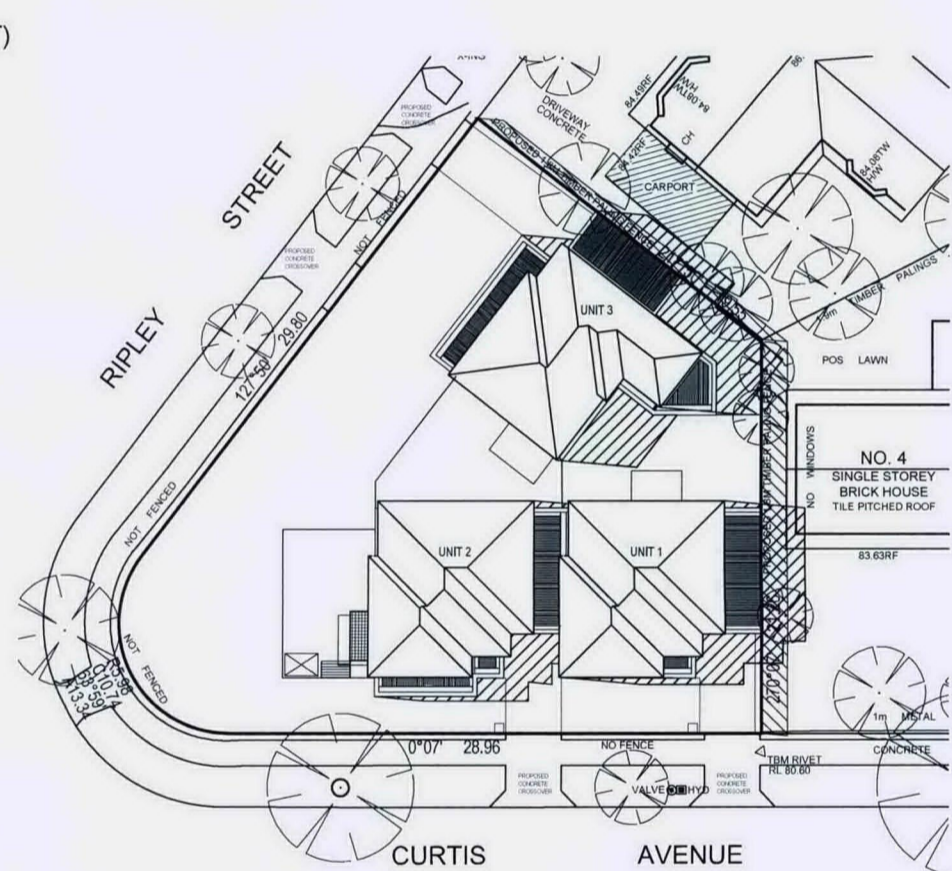
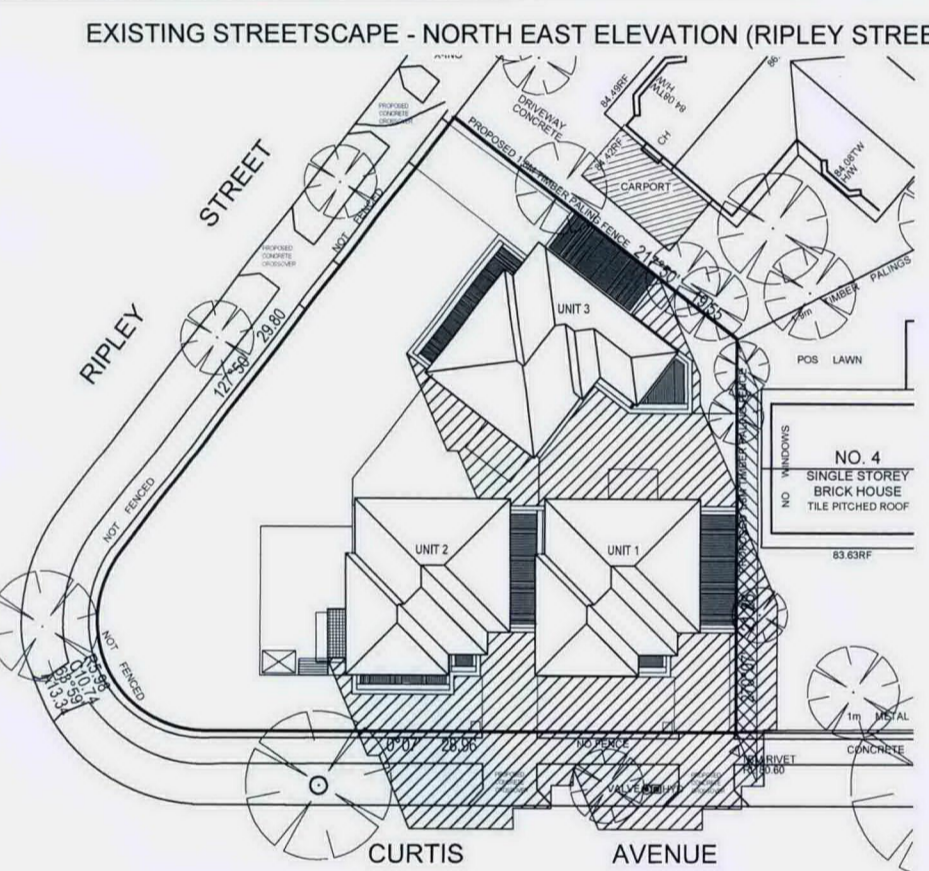
PROJECT No:
 2018/12
 DATE:
 DEC 2018
 SCALE:
 1:100
 DRAWN BY: ELIAS
 REVISION:

TP5

ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act. The document must not be used for any purpose which may breach copyright.

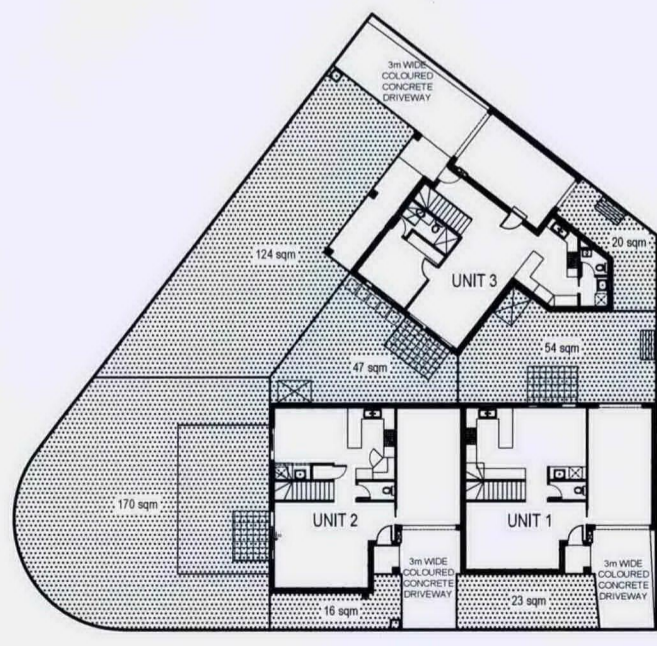
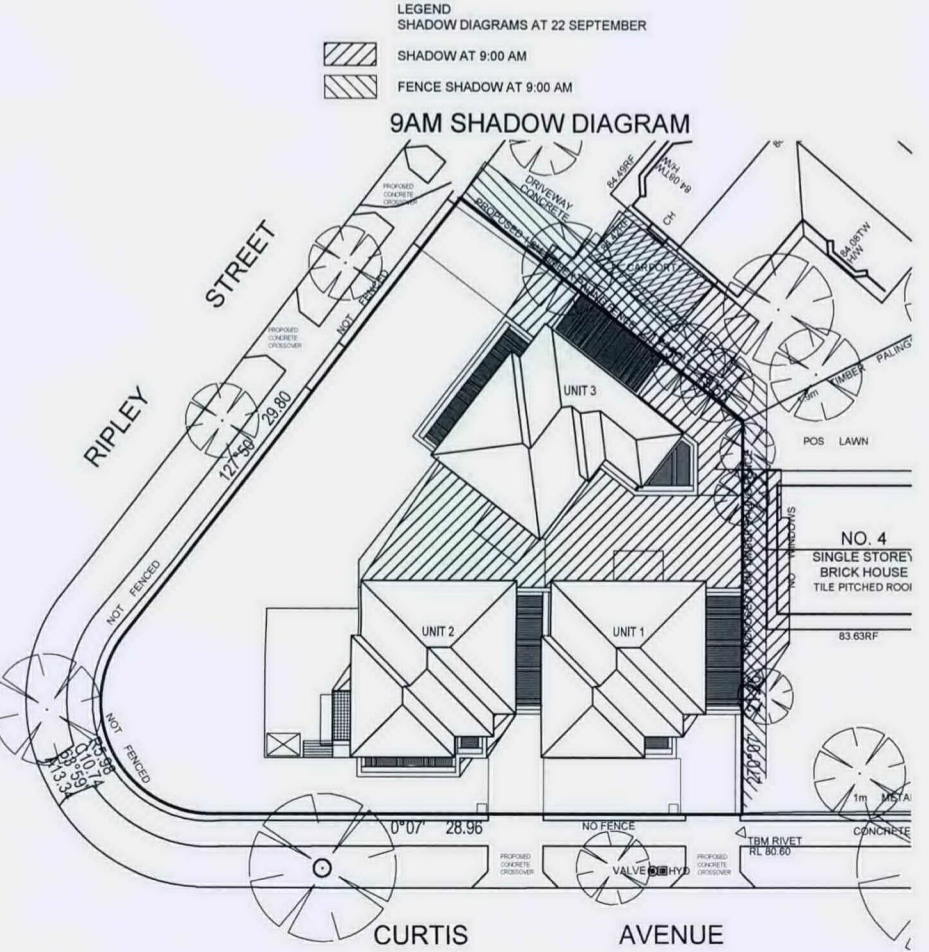


ADVERTISED COPY - CITY OF MONASH
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act. The document must not be used for any purpose which may breach copyright.



LEGEND
 SHADOW DIAGRAMS AT 22 SEPTEMBER
 SHADOW AT 9:00 AM
 FENCE SHADOW AT 9:00 AM

LEGEND
 SHADOW DIAGRAMS AT 22 SEPTEMBER
 SHADOW AT 12:00 NOON
 FENCE SHADOW AT 12:00 NOON



LEGEND
 SHADOW DIAGRAMS AT 22 SEPTEMBER
 SHADOW AT 3:00 PM
 FENCE SHADOW AT 3:00 PM

LEGEND
 55.7% GARDEN AREA

DATE: DEC18 REVISION: 3 UNITS No: A

PROJECT: PROPOSED DEVELOPMENT
 2 CURTIS AVENUE
 MOUNT WAVERLY

CLIENT: SANC (AUSTRALIA) PTY LTD

TITLE: STREETSCAPE ELEVATIONS
 SHADOWS DIAGRAMS &
 GARDEN AREA



ARCHITECTURE - INTERIOR DESIGNER - URBAN DESIGNER PLANNERS
 183 TRIMBLE ROAD, DONMILL, 3111, VIC. TELEPHONE (03) 9 844 3899
 EMAIL: archimedius@archimedius.com.au MOBILE: 0412 250 738

PROJECT No: 2018/12
 DATE: DEC 2018
 SCALE: 1:200
 DRAWN BY: ELIAS REVISION: A



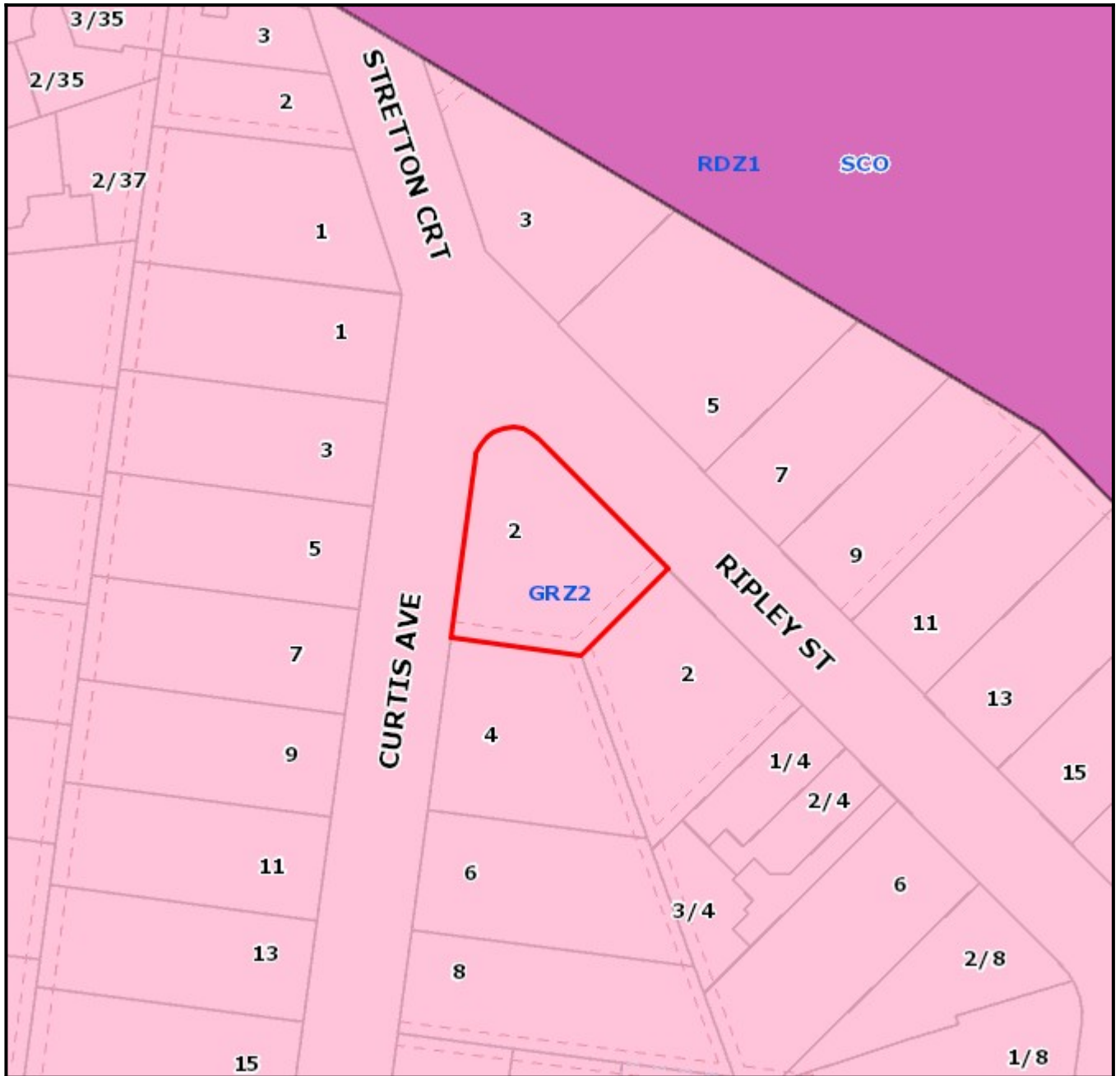
TP6

Attachment 2: 2 Curtis Avenue, Mount Waverley





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



Address: 2 Curtis Avenue MOUNT WAVERLEY VIC 3149



Objector Map

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

1:2000



- Railway lines
- 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
- Lease Free Areas
- Property & Address No.
- Common Property

Copyright © City of Monash 2008. Disclaimer:
 This map is for general use only and may not be used as proof of ownership, dimensions or any other status. The user indemnifies the City of Monash against any claims or loss or damage caused or arising out of the use of the information. Use of this site implies the user has read and acknowledges the Terms of Use, copyright, Disclaimer, and the Privacy Statement of the City of Monash.
<http://www.monash.vic.gov.au/legal/index.htm>



Copyright © The State of Victoria. Disclaimer:
 This material may be of assistance to you but the State Government of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your purposes and therefore disclaims all liability for any error, loss or consequences which may arise from any information contained in this material.