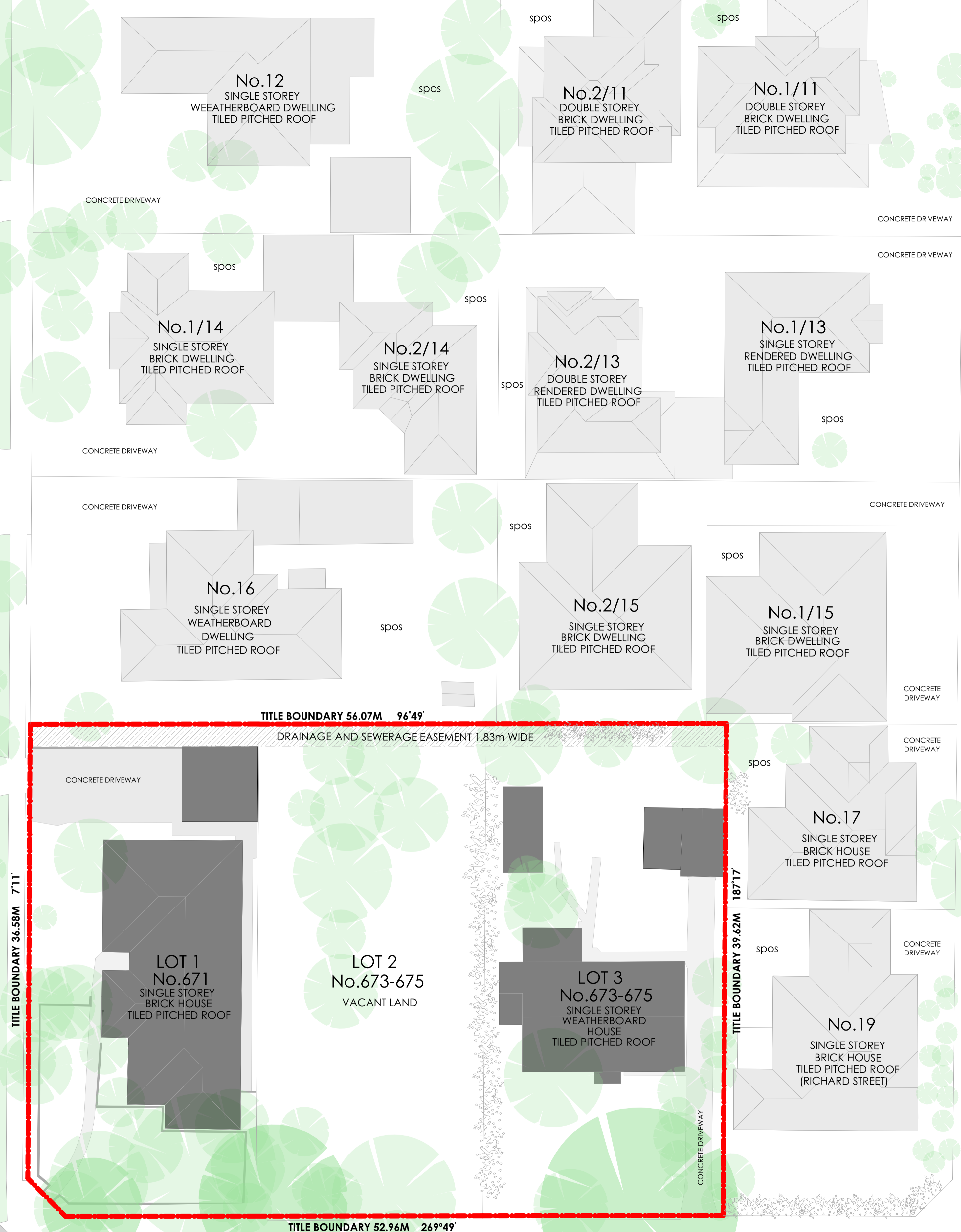




GLEN ALLEN SCHOOL

ALLEN STREET



RICHARD STREET

WAVERLEY ROAD

CHILD CARE & RESIDENTIAL DEVELOPMENT
671 - 675 WAVERLEY ROAD, GLEN WAVERLEY
VIC. 3150

FOR: DING MING INVESTMENT PTY LTD

EXISTING SITE PLAN

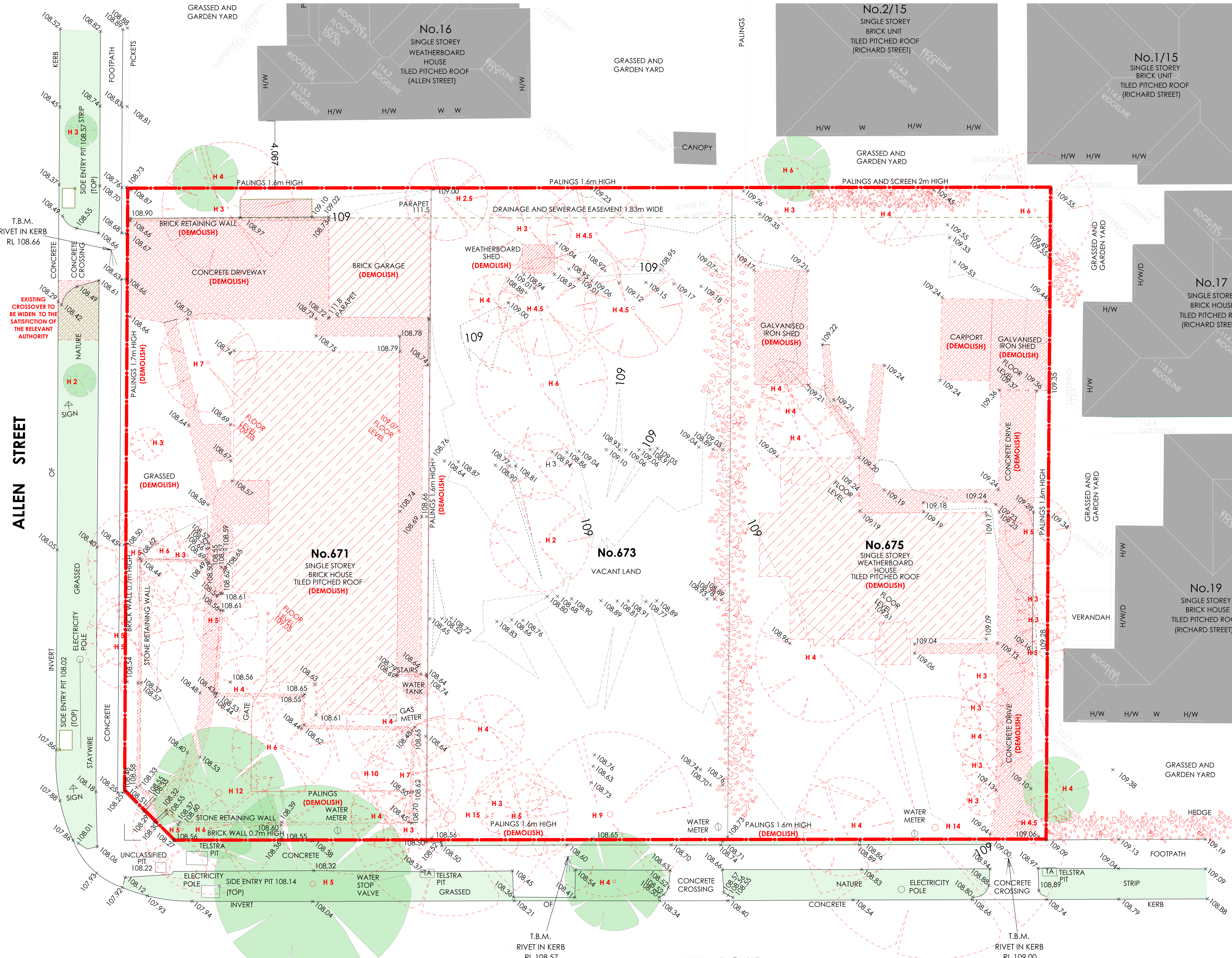
SCALE: 1:200 ON A1 SHEET NUMBER: TP-01
DRAWN BY: AA PROJECT NUMBER: 17062

REV.	DESCRIPTION	DATE
A	FOR TP APPLICATION	28/08/2016
B	R/I	23/01/2019

FOR TP APPLICATION

NOTES:
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2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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CHILDREAR & RESIDENTIAL DEVELOPMENT
 671 - 675 WAVERLEY ROAD, GLEN WAVERLEY
 VIC 3150
 FOR: DING MING INVESTMENT PTY LTD

DEMOLITION PLAN

SCALE: 1:100 ON A1
 DRAWN BY: AA
 SHEET NUMBER: TP-02
 PROJECT NUMBER: 17062

REV.	DESCRIPTION	DATE
A	FOR TP APPLICATION	28/08/2018
B	R/F	23/01/2019

FOR TP APPLICATION

NOTES:
 1. ALL DEMOLITION WORKS SHALL BE IN ACCORDANCE WITH THE DEMOLITION ACT 2017 AND THE DEMOLITION REGULATIONS 2017.
 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

AREA SCHEDULE - EXISTING

TOTAL LANDS AREA	: 2217 M ²
EXISTING DWELLING AREA - NO. 671	: 193.28 M ²
EXISTING OUT BUILDING AREA - NO. 671	: 37.19 M ²
EXISTING DWELLING AREA - NO. 675	: 114.07 M ²
EXISTING OUT BUILDING AREA - NO. 675	: 55.64 M ²
SITE COVERAGE	: 18.05 % (400.18 M ²)



CHILD CARE & RESIDENTIAL DEVELOPMENT
 671 - 675 WAVERLEY ROAD, GLEN WAVERLEY
 VIC. 3150

FOR: DING MING INVESTMENT PTY LTD
PROPOSED SITE PLAN

SCALE: 1:200 ON A1 SHEET NUMBER: **TP-03**
 DRAWN BY: AA PROJECT NUMBER: **17062**

REV.	DESCRIPTION	DATE
A	FOR TP APPLICATION	28/08/2016
B	R/I	23/01/2019

FOR TP APPLICATION

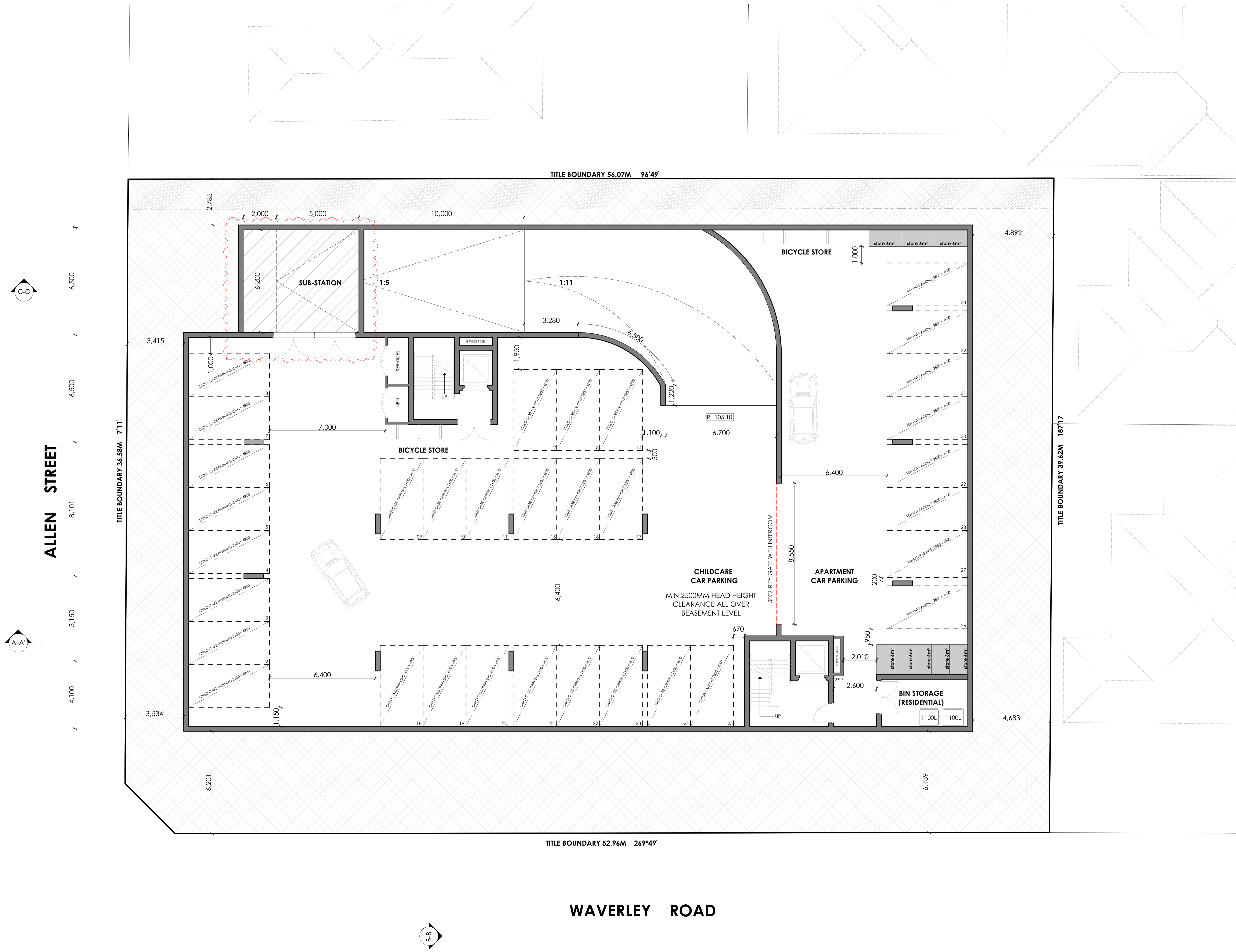
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 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES AND COMPLY WITH ALL APPLICABLE REGULATIONS AND STANDARDS.



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AREA SCHEDULE

TOTAL LAND AREA	: 2217 M ²
PROPOSED BASEMENT AREA	: 1430.40 M ²
PROPOSED G/F AREA - CHILDCARE CENTRE	: 707 M ²
PROPOSED G/F AREA - APARTMENT	: 46 M ²
PROPOSED 1/F AREA - CHILDCARE CENTRE	: 187 M ²
PROPOSED 1/F AREA - APARTMENT	: 429 M ²
PROPOSED 2/F AREA - CHILDCARE CENTRE	: 36.5 M ²
PROPOSED 2/F AREA - APARTMENT	: 429 M ²
SITE COVERAGE	: 50.11 % (1111 M ²)
GARDEN AREA	: 37.52 % (852 M ²)
PERMEABILITY	: 41.38 %



CHILD CARE & RESIDENTIAL DEVELOPMENT
 671 - 675 WAVERLEY ROAD, GLEN WAVERLEY VIC 3150
 FOR: DING MING INVESTMENT PTY LTD
PROPOSED BASEMENT PLAN

SCALE: 1:100 ON A1 SHEET NUMBER: **TP-04**
 DRAWN BY: AA PROJECT NUMBER: **17062**

REV.	DESCRIPTION	DATE
A	FOR TP APPLICATION	28/08/2016
B	R/F	23/01/2019

FOR TP APPLICATION

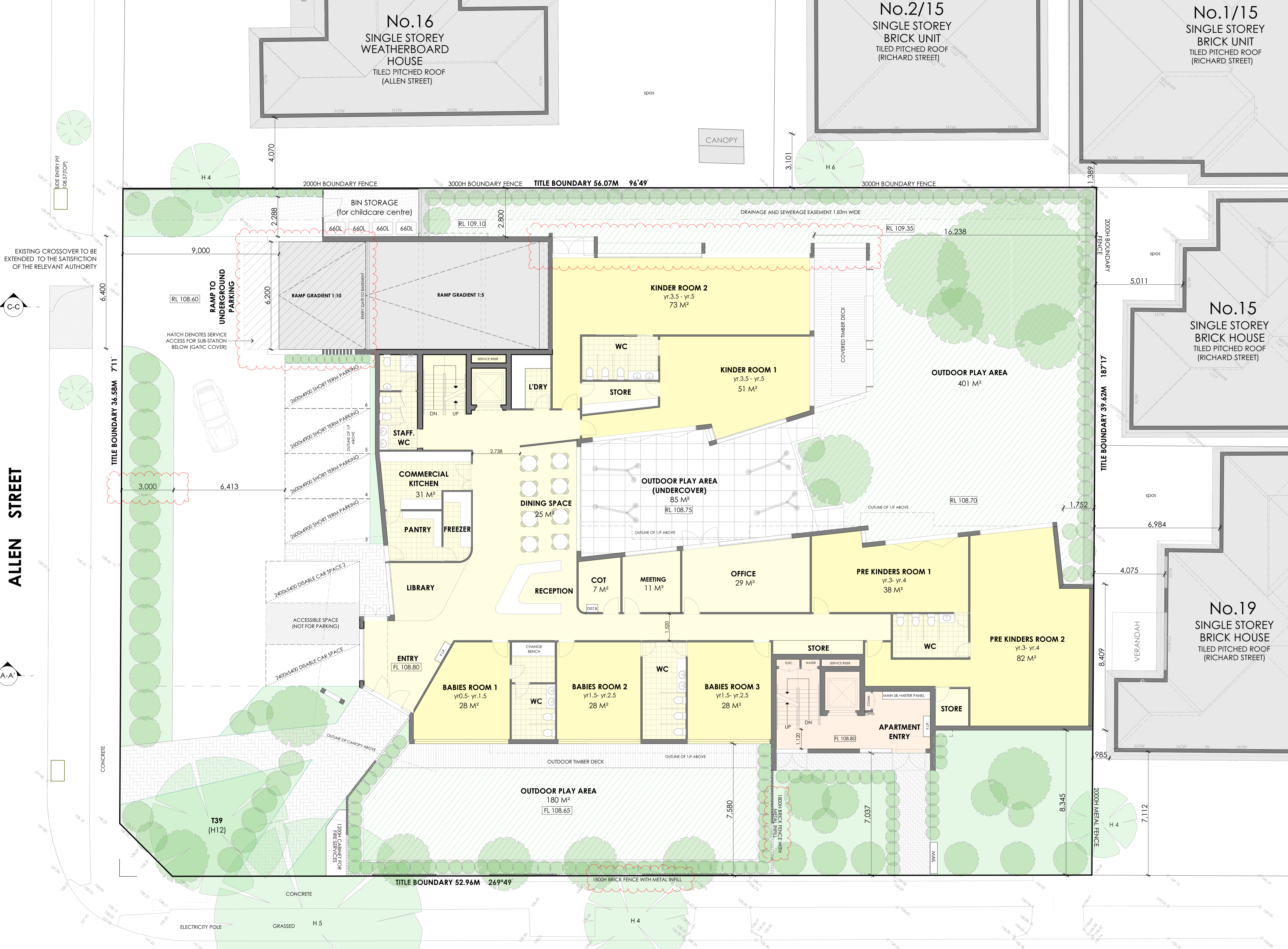
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ALLEN STREET

A-A

C-C



AREA SCHEDULE

TOTAL LAND AREA	: 2217 M ²
PROPOSED BASEMENT AREA	: 1430.40 M ²
PROPOSED G/F AREA - CHILDCARE CENTRE	: 707 M ²
PROPOSED G/F AREA - APARTMENT	: 46 M ²
PROPOSED 1/F AREA - CHILDCARE CENTRE	: 187 M ²
PROPOSED 1/F AREA - APARTMENT	: 429 M ²
PROPOSED 2/F AREA - CHILDCARE CENTRE	: 36.5 M ²
PROPOSED 2/F AREA - APARTMENT	: 429 M ²
SITE COVERAGE	: 50.11 % (1111 M ²)
GARDEN AREA	: 37.52 % (832 M ²)
PERMEABILITY	: 41.38 %

CALCULATION CHART FOR A 126 KIDS CAPACITY CHILDCARE CENTRE

PERIOD	BABIES		
	6 mths - 16 mths	15 mths - 2.5 years	
RM	RM 1	RM 2	RM 3
KIDS/RM	8	8	8
TOTAL KIDS	8	16	
INDOOR SPACE	28 M ²	28 M ²	28 M ²
OUTDOOR SPACE	230 M ²		

TODDLER

PERIOD	TODDLER	
	2 - 3 years	
RM	RM 1	RM 2
KIDS/RM	16	16
TOTAL KIDS	32	
INDOOR SPACE	55 M ²	66 M ²
OUTDOOR SPACE	121 M ²	
OUTDOOR SPACE	225 M ²	

PRE-KINDER

PERIOD	PRE-KINDER		KINDERS	
	3 - 4 years		3.5 - 5 years	
RM	RM 1	RM 2	RM 1	RM 2
KIDS/RM	11	22	15	22
TOTAL KIDS	33		37	
INDOOR SPACE	38 M ²	82 M ²	51 M ²	73 M ²
OUTDOOR SPACE	120 M ²		129 M ²	
OUTDOOR SPACE	486 M ²			

CHILDCARE & RESIDENTIAL DEVELOPMENT
 671 - 675 WAVERLEY ROAD, GLEN WAVERLEY VIC. 3150
 FOR: DING WING INVESTMENT PTY LTD

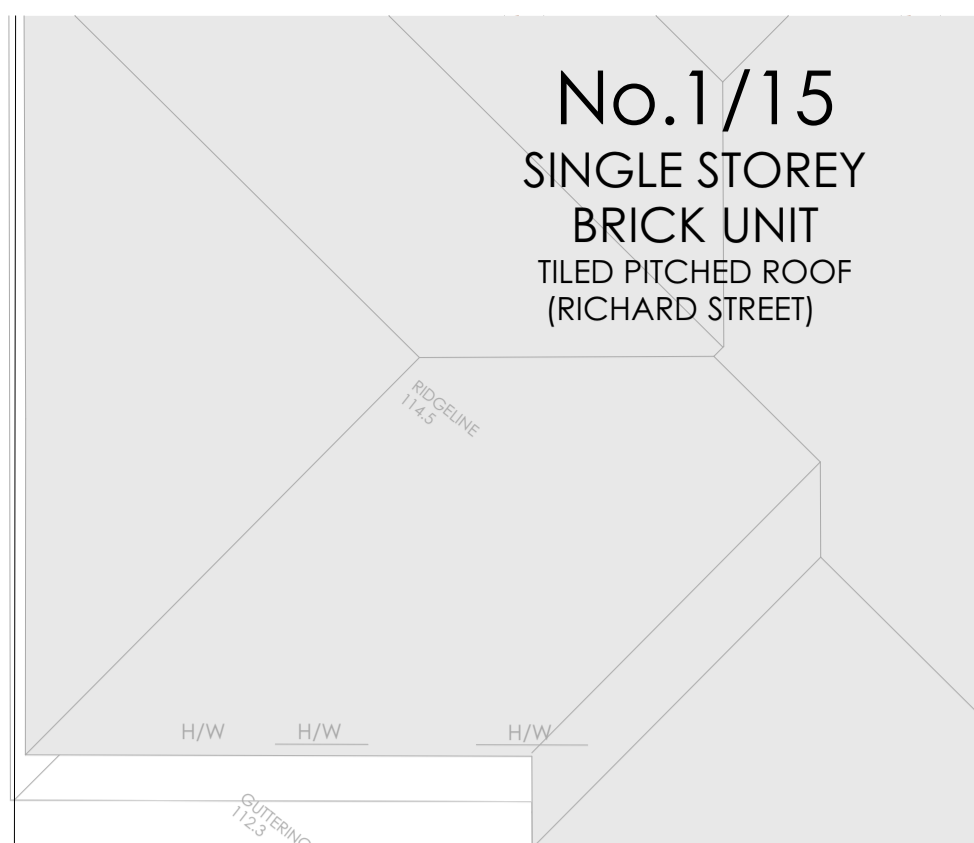
PROPOSED GROUND FLOOR PLAN

SCALE: 1:100 ON A1 SHEET NUMBER: TP-05
 DRAWN BY: AA PROJECT NUMBER: 17062

REV.	DESCRIPTION	DATE
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FOR TP APPLICATION

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 3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
 4. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
 5. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.



AREA SCHEDULE	
TOTAL LAND AREA	: 2217 M ²
PROPOSED BASEMENT AREA	: 1430.60 M ²
PROPOSED G/F AREA - CHILDCARE CENTRE	: 707 M ²
PROPOSED G/F AREA - APARTMENT	: 46 M ²
PROPOSED 1/F AREA - CHILDCARE CENTRE	: 187 M ²
PROPOSED 1/F AREA - APARTMENT	: 429 M ²
PROPOSED 2/F AREA - CHILDCARE CENTRE	: 36.5 M ²
PROPOSED 2/F AREA - APARTMENT	: 429 M ²
SITE COVERAGE	: 50.11 % (1111 M ²)
GARDEN AREA	: 37.52 % (832 M ²)
PERMEABILITY	: 41.38 %



CALCULATION CHART FOR A 126 KIDS CAPACITY CHILDCARE CENTRE			
PERIOD	BABIES		
	6 mths - 16 mths	15 mths - 2.5 years	
RM	RM 1	RM 2	RM 3
KIDS/RM	8	8	8
TOTAL KIDS	8		16
INDOOR SPACE	28 M ²	28 M ²	28 M ²
OUTDOOR SPACE	230 M ²		

TODDLER		
PERIOD	2 - 3 years	
RM	RM 1	RM 2
KIDS/RM	16	16
TOTAL KIDS	32	
INDOOR SPACE	55 M ²	66 M ²
OUTDOOR SPACE	121 M ²	

PRE-KINDER		KINDERS	
PERIOD	3 - 4 years	3.5 - 5 years	
RM	RM 1	RM 2	RM 1
KIDS/RM	11	22	15
TOTAL KIDS	33	37	
INDOOR SPACE	38 M ²	82 M ²	51 M ²
OUTDOOR SPACE	129 M ²		

CHILDCARE & RESIDENTIAL DEVELOPMENT
671 - 675 WAYERLEY ROAD, GLEN WAYERLEY VIC. 3150
DRAWING FILE: FOR: DING MING INVESTMENT PTY LTD

PROPOSED 1st FLOOR PLAN

SCALE: 1:100 ON A1 SHEET NUMBER: **TP-06**
DRAWN BY: AA PROJECT NUMBER: **17062**

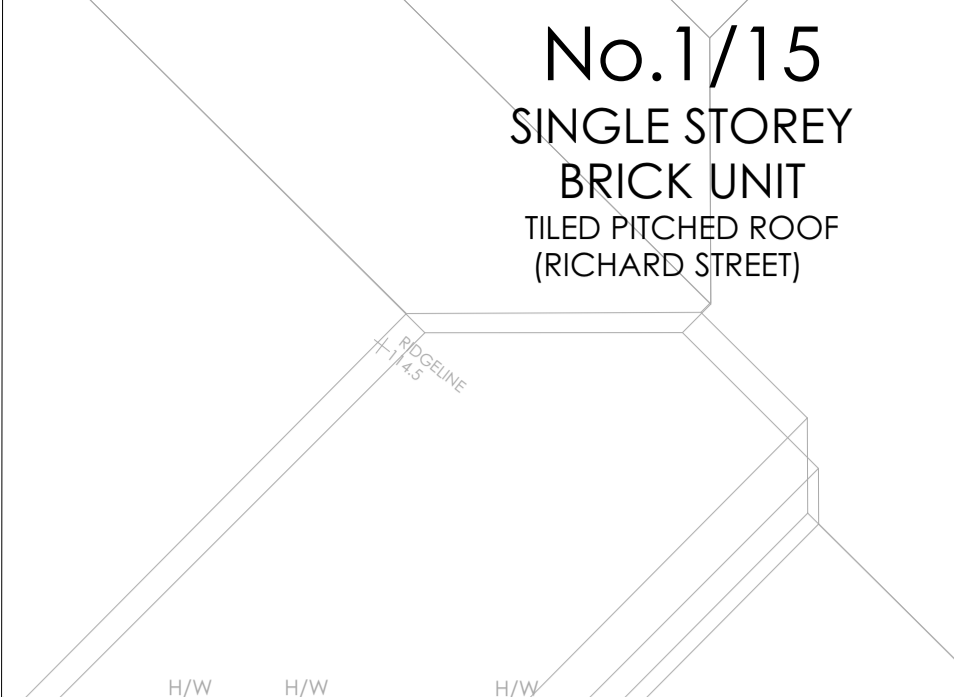
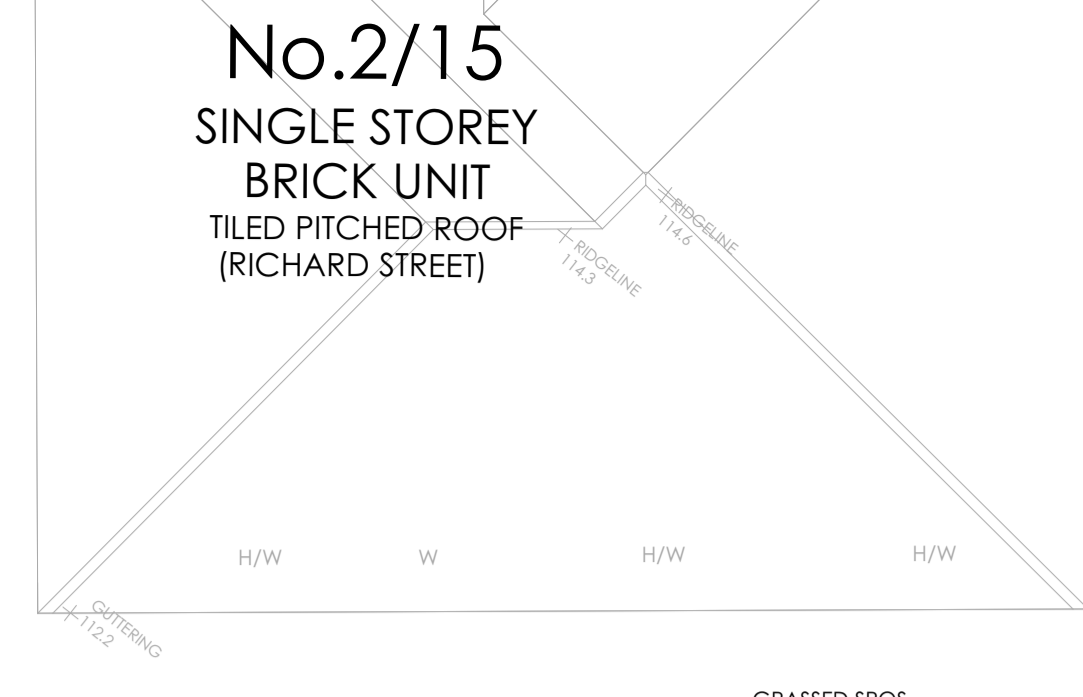
REV.	DESCRIPTION	DATE
A	FOR TP APPLICATION	28/08/2016
B	R/I	23/01/2019

FOR TP APPLICATION

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5. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND RELEVANT AGENCIES.
6. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND RELEVANT AGENCIES.

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AREA SCHEDULE

TOTAL LAND AREA	: 2217 M ²
PROPOSED BASEMENT AREA	: 1430.60 M ²
PROPOSED G/F AREA - CHILDCARE CENTRE	: 707 M ²
PROPOSED G/F AREA - APARTMENT	: 46 M ²
PROPOSED 1/F AREA - CHILDCARE CENTRE	: 187 M ²
PROPOSED 1/F AREA - APARTMENT	: 429 M ²
PROPOSED 2/F AREA - CHILDCARE CENTRE	: 36.5 M ²
PROPOSED 2/F AREA - APARTMENT	: 429 M ²
SITE COVERAGE	: 50.11 % (1111 M ²)
GARDEN AREA	: 37.52 % (832 M ²)
PERMEABILITY	: 41.38 %

CALCULATION CHART FOR A 126 KIDS CAPACITY CHILDCARE CENTRE

BABIES			
PERIOD	6 mths - 16 mths		15 mths - 2.5 years
	RM 1	RM 2	RM 3
KIDS/RM	8	8	8
TOTAL KIDS	8		
INDOOR SPACE	28 M ²	28 M ²	28 M ²
OUTDOOR SPACE	230 M ²		

TODDLER

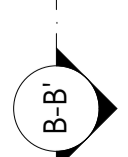
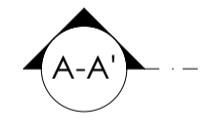
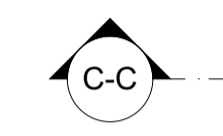
PERIOD	2 - 3 years	
	RM 1	RM 2
KIDS/RM	16	16
TOTAL KIDS	32	
INDOOR SPACE	55 M ²	66 M ²
OUTDOOR SPACE	121 M ²	

PRE-KINDER

PERIOD	3 - 4 years		3.5 - 5 years	
	RM 1	RM 2	RM 1	RM 2
KIDS/RM	11	22	15	22
TOTAL KIDS	33		37	
INDOOR SPACE	38 M ²	82 M ²	51 M ²	73 M ²
OUTDOOR SPACE	120 M ²			

KINDERS

PERIOD	3 - 4 years		3.5 - 5 years	
	RM 1	RM 2	RM 1	RM 2
KIDS/RM	11	22	15	22
TOTAL KIDS	33		37	
INDOOR SPACE	38 M ²	82 M ²	51 M ²	73 M ²
OUTDOOR SPACE	120 M ²			



WAVERLEY ROAD

CHILDCARE & RESIDENTIAL DEVELOPMENT
671 - 675 WAVERLEY ROAD, GLEN WAVERLEY VIC 3150
FOR: DING MING INVESTMENT PTY LTD

PROPOSED 2nd FLOOR PLAN

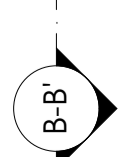
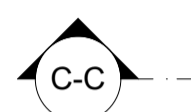
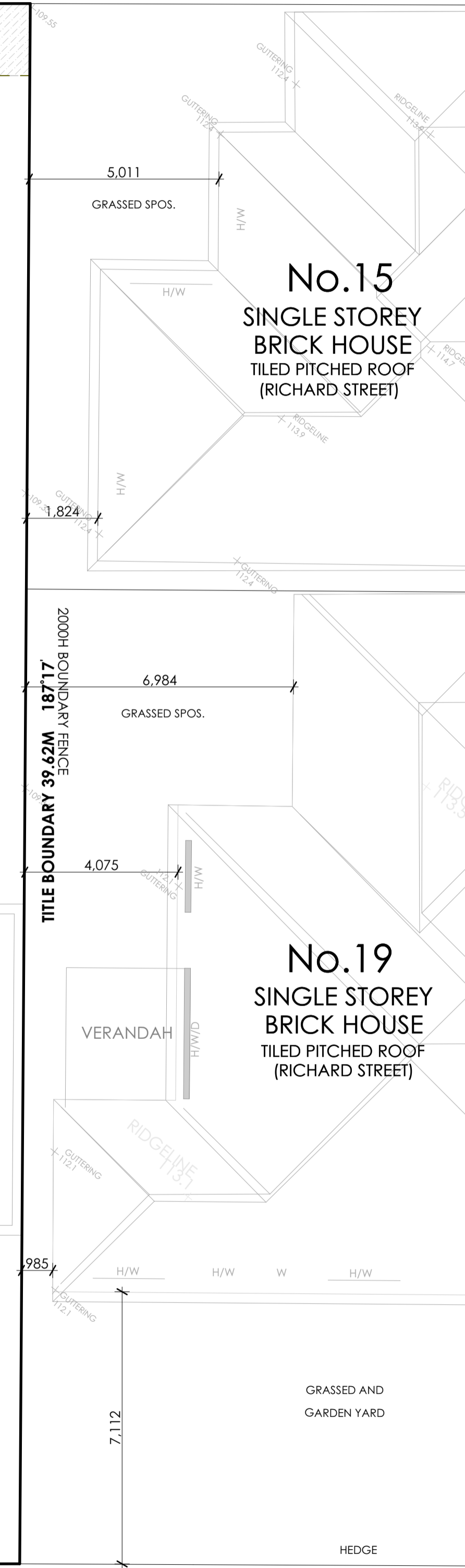
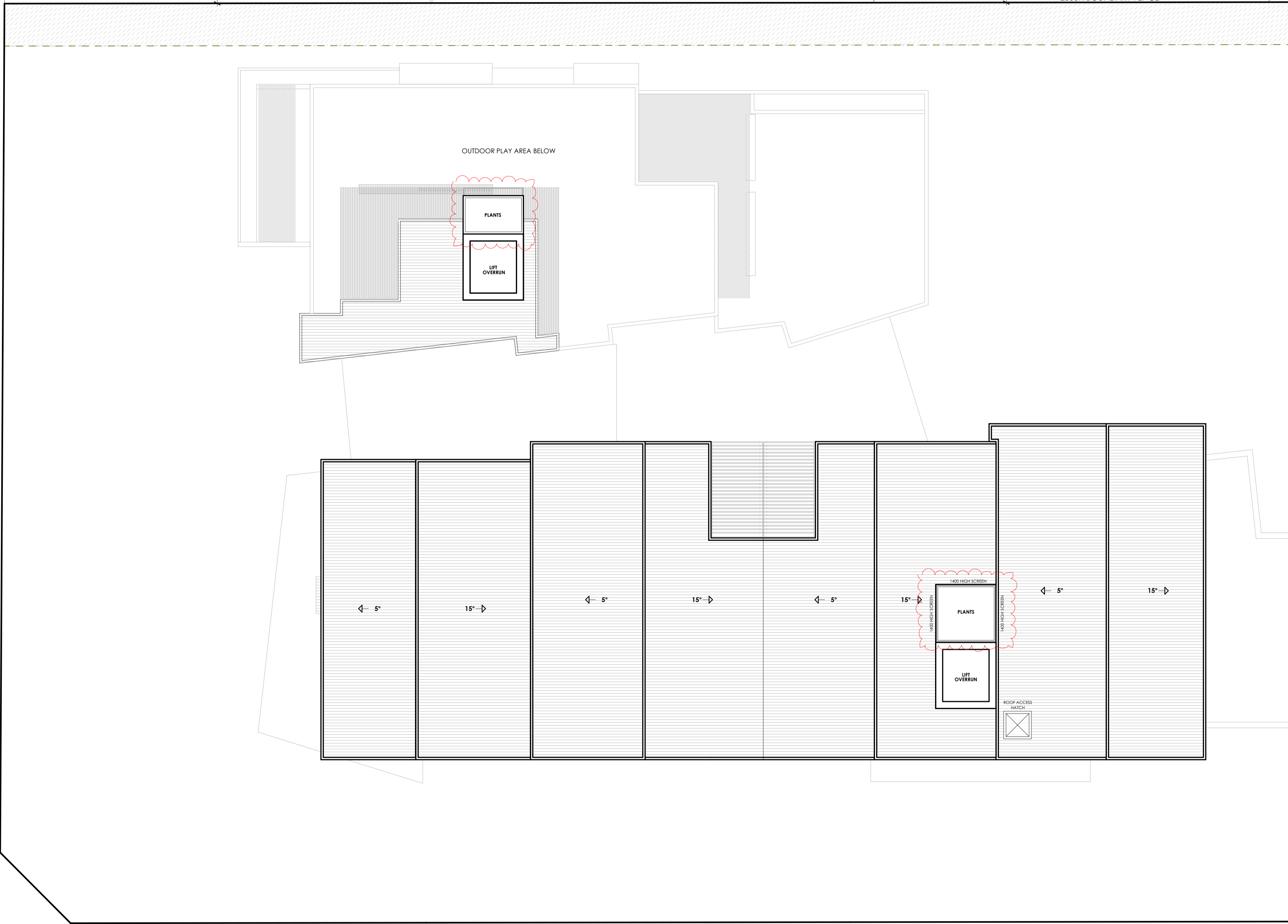
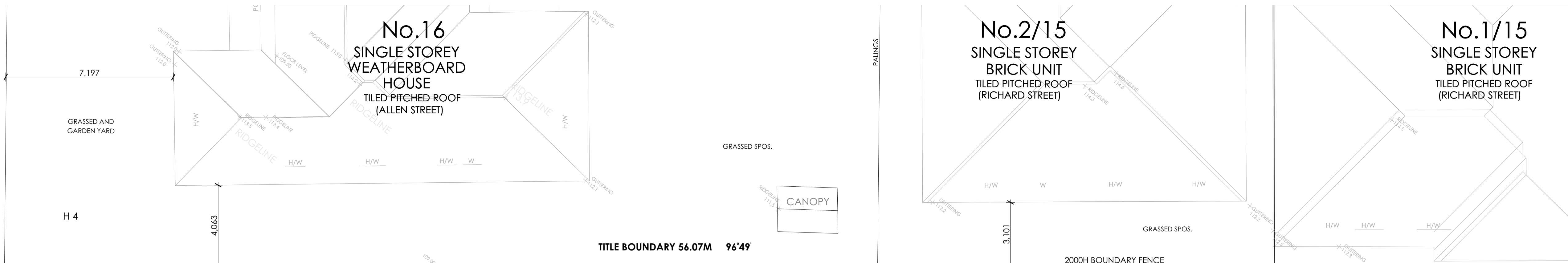
SCALE: 1:100 ON A1 SHEET NUMBER: TP-07
DRAWN BY: AA PROJECT NUMBER: 17062

REV.	DESCRIPTION	DATE
A	FOR TP APPLICATION	28/08/2016
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FOR TP APPLICATION

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ALLEN STREET

TITLE BOUNDARY 36.58M 71°1'

TITLE BOUNDARY 56.07M 96°49'

TITLE BOUNDARY 52.96M 269°49'

WAVERLEY ROAD

CHILDCARE & RESIDENTIAL DEVELOPMENT
671 - 675 WAVERLEY ROAD, GLEN WAVERLEY VIC 3150

FOR: DING MING INVESTMENT PTY LTD

ROOF PLAN

SCALE: 1:100 ON A1 SHEET NUMBER: TP-08
DRAWN BY: AA PROJECT NUMBER: 17062

REV.	DESCRIPTION	DATE
A	FOR TP APPLICATION	28/08/2016
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FOR TP APPLICATION

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SOUTH ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

CHILDREAR & RESIDENTIAL DEVELOPMENT
671 - 675 WAVERLEY ROAD, GLEN WAVERLEY
VIC 3150
FOR: DING MING INVESTMENT PTY LTD

DRAWING TITLE: **WEST & SOUTH ELEVATION**

SCALE: 1:100 ON A1 SHEET NUMBER: **TP-09**
DRAWN BY: AA PROJECT NUMBER: **17062**

REV.	DESCRIPTION	DATE
A	FOR TP APPLICATION	28/08/2018
B	R/F	23/01/2019

FOR TP APPLICATION

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3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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NORTH ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

CHILD CARE & RESIDENTIAL DEVELOPMENT
671 - 675 WAVERLEY ROAD, GLEN WAVERLEY
VIC 3150

FOR: DING MING INVESTMENT PTY LTD

DRAWING FILE: **NORTH ELEVATION**

SCALE: 1:100 ON A1 SHEET NUMBER: **TP-10**
DRAWN BY: AA PROJECT NUMBER: **17062**

REV.	DESCRIPTION	DATE
A	FOR TP APPLICATION	28/08/2016
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FOR TP APPLICATION

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ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.



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EAST ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

CHILD CARE & RESIDENTIAL DEVELOPMENT
671 - 675 WAVERLEY ROAD, GLEN WAVERLEY
VIC 3150

FOR: DING MING INVESTMENT PTY LTD

DRAWING TITLE: EAST ELEVATION

SCALE: 1:100 ON A1 SHEET NUMBER: TP-11
DRAWN BY: PROJECT NUMBER: 17062
AA

REV.	DESCRIPTION	DATE
A	FOR TP APPLICATION	28/08/2016
B	R/J	23/01/2019

FOR TP APPLICATION

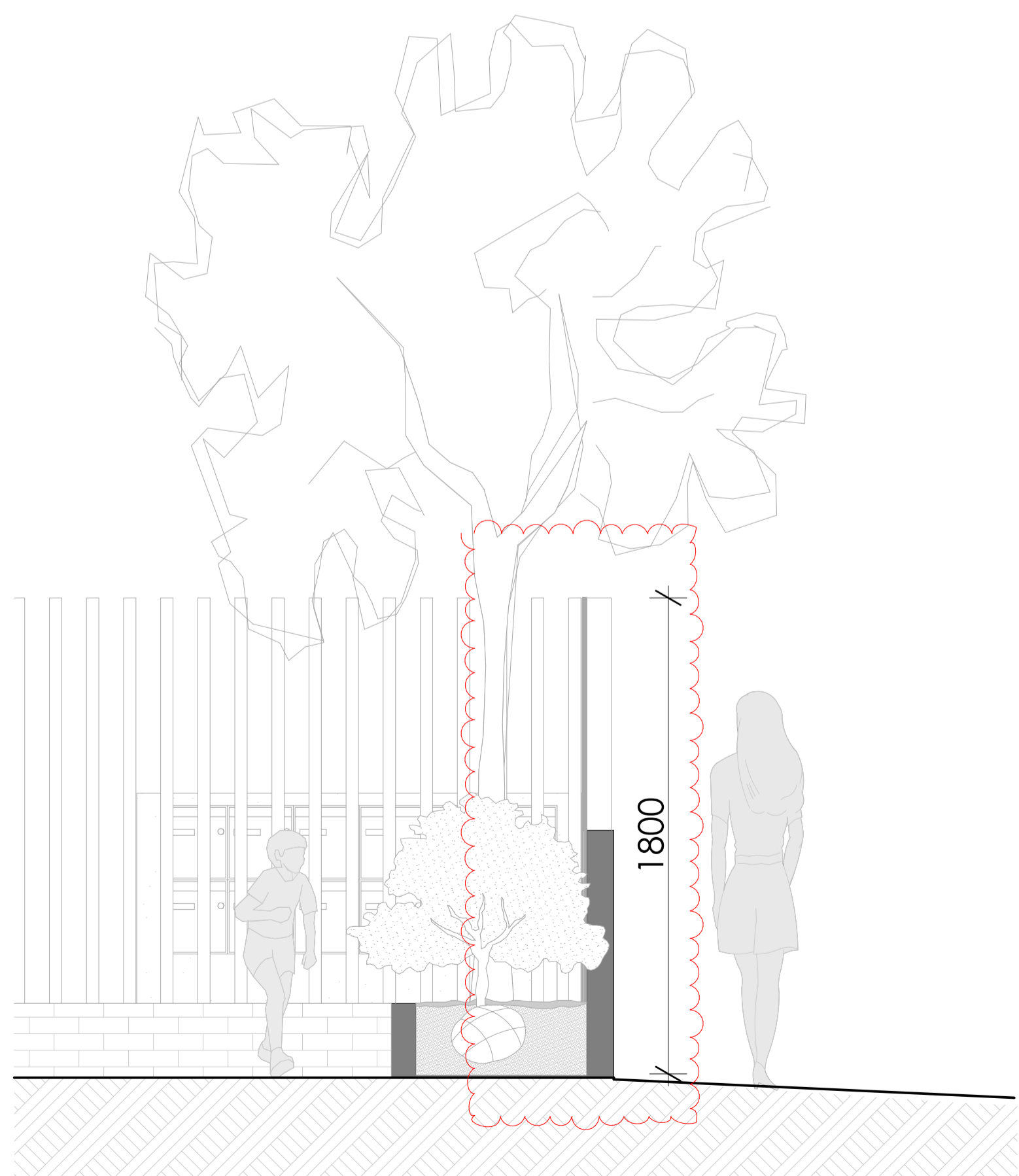
NOTES:
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2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
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10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.



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FRONT FENCE ELEVATION (WAVERLEY RD)
SCALE: 1:60



FENCE SECTION
SCALE: 1:20

CHILD CARE & RESIDENTIAL DEVELOPMENT
671 - 675 WAVERLEY ROAD, GLEN WAVERLEY
VIC 3150

FOR: DING MING INVESTMENT PTY LTD

PROJECT NUMBER: **TP-12**
PROJECT NUMBER: **17062**

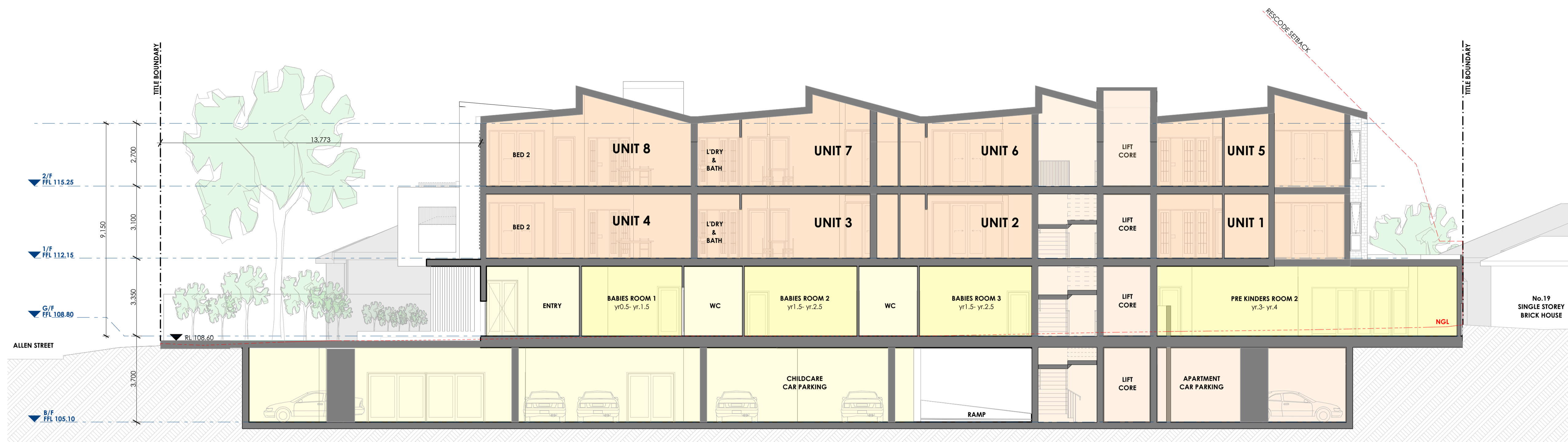
REV.	DESCRIPTION	DATE
A	FOR TP APPLICATION	28/08/2016
B	R/F	23/01/2019

FOR TP APPLICATION

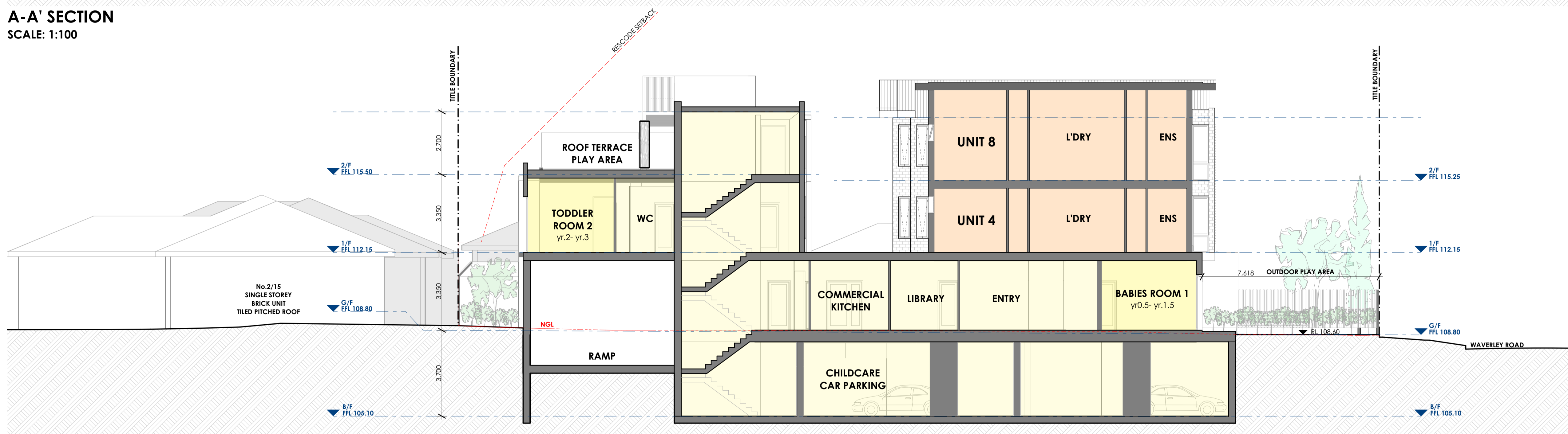
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CONTRACTOR TO OBTAIN ALL LOCAL AND STATE REGULATIONS ON THE
DATE OF CONTRACTING AND CONSTRUCTION OF PROJECTS. ANY
MISREADINGS OR DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.



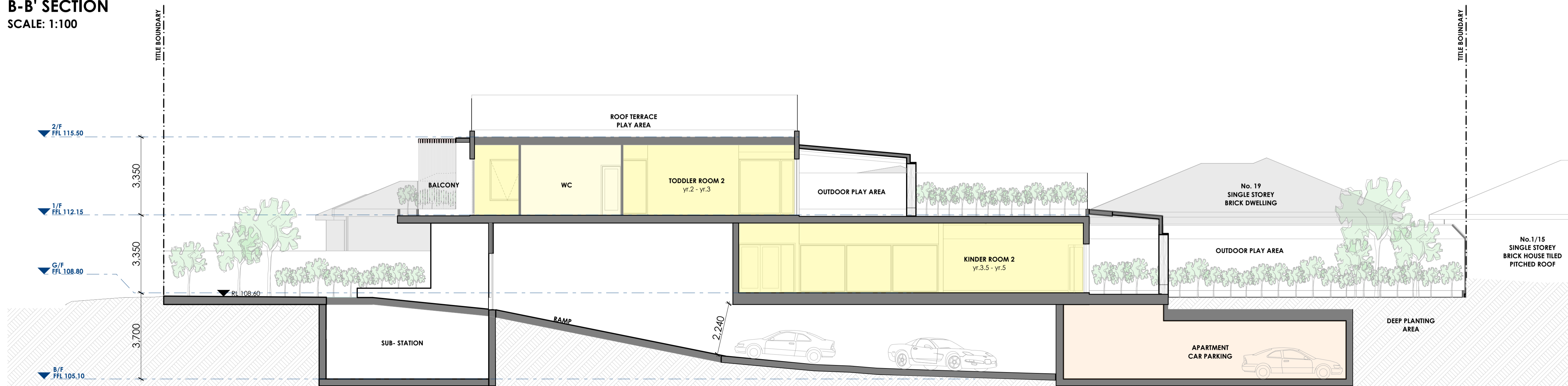
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A-A' SECTION
SCALE: 1:100



B-B' SECTION
SCALE: 1:100



C-C' SECTION
SCALE: 1:100

CHILD CARE & RESIDENTIAL DEVELOPMENT
671 - 675 WAVERLEY ROAD, GLEN WAVERLEY
VIC 3150

FOR: DING MING INVESTMENT PTY LTD

SECTION

SCALE: 1:100 ON A1 SHEET NUMBER: TP-13

DRAWN BY: AA PROJECT NUMBER: 17062

REV. DESCRIPTION DATE

A FOR TP APPLICATION 28/08/2016

B R/I 23/01/2019

NO. 19 SINGLE STOREY BRICK DWELLING

NO. 1/15 SINGLE STOREY BRICK HOUSE TILED PITCHED ROOF

DEEP PLANTING AREA

APARTMENT CAR PARKING

KINDER ROOM 2 yr.3.5 - yr.5

TODDLER ROOM 2 yr.2 - yr.3

WC

BALCONY

ROOF TERRACE PLAY AREA

OUTDOOR PLAY AREA

COMMERCIAL KITCHEN

LIBRARY

ENTRY

BABIES ROOM 1 yr.0.5 - yr.1.5

CHILD CARE CAR PARKING

RAMP

SUB-STATION

RECODE STRACK

TITLE BOUNDARY

WAVERLEY ROAD

ALLEN STREET

NO. 19 SINGLE STOREY BRICK HOUSE

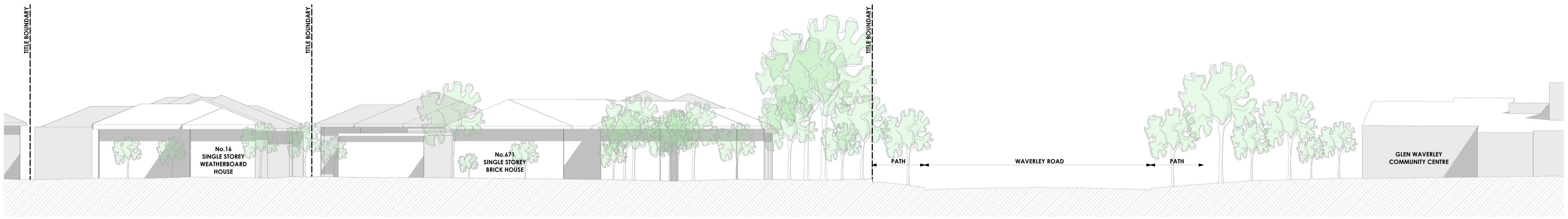
NO. 2/15 SINGLE STOREY BRICK UNIT TILED PITCHED ROOF

RECODE STRACK

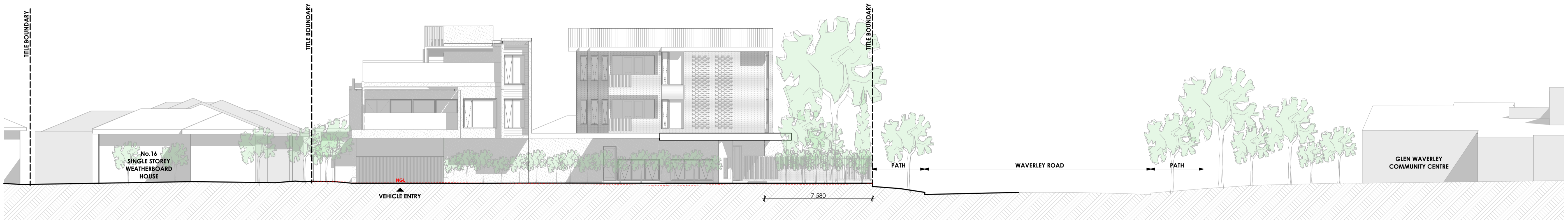
TITLE BOUNDARY

RECODE STRACK

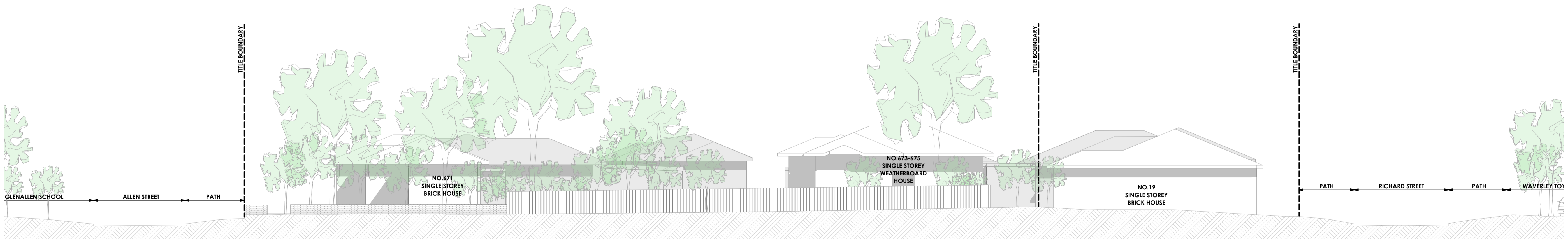
TITLE BOUNDARY



EXISTING STREETScape (ALLEN STREET)
SCALE: 1:150



PROPOSED STREETScape (ALLEN STREET)
SCALE: 1:150



EXISTING STREETScape (WAVERLEY ROAD)
SCALE: 1:150



PROPOSED STREETScape (WAVERLEY ROAD)
SCALE: 1:150

CHILD CARE & RESIDENTIAL DEVELOPMENT
671 - 675 WAVERLEY ROAD, GLEN WAVERLEY
VIC. 3150

FOR: DING MING INVESTMENT PTY LTD

STREETS CAPES

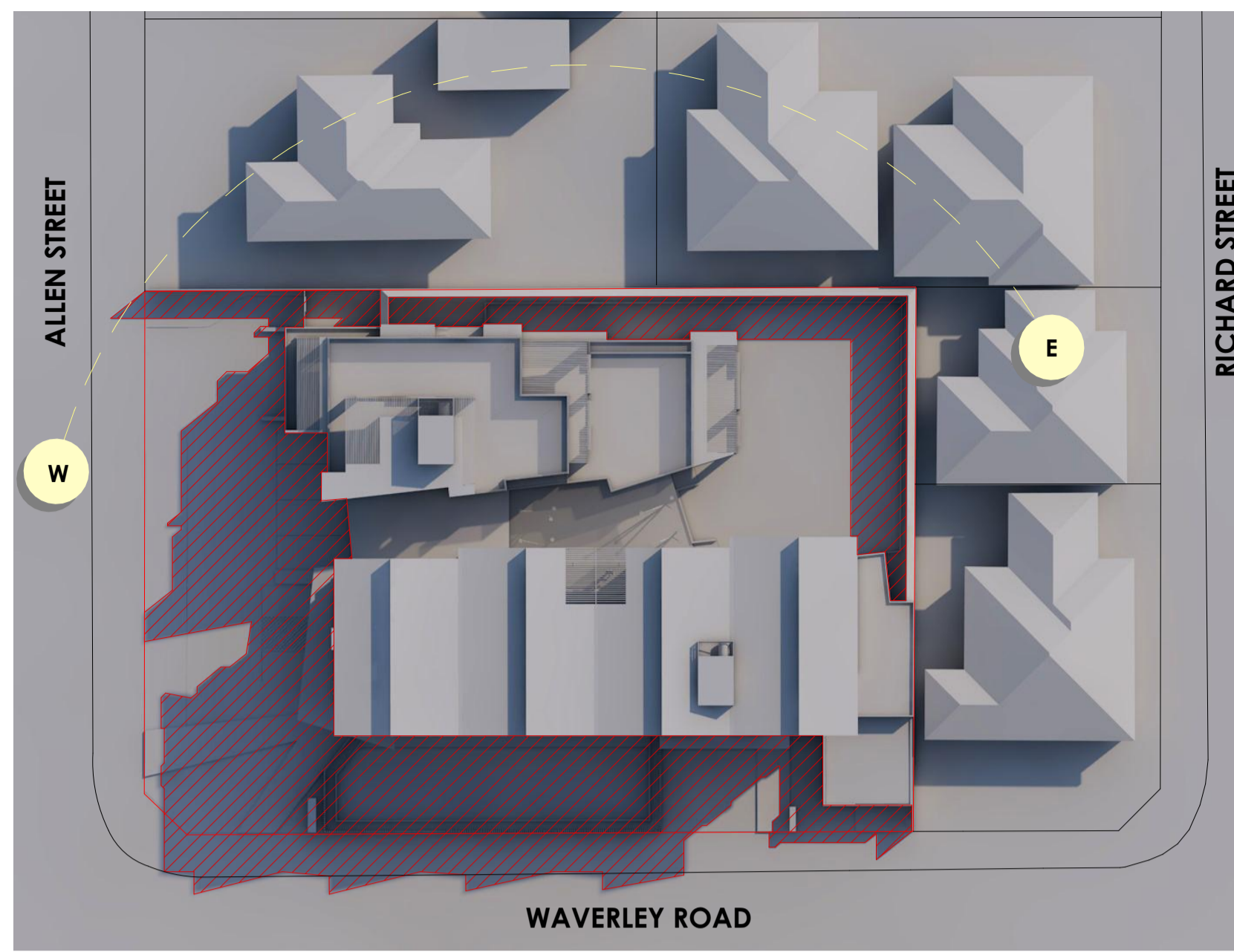
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DRAWN BY:	AA	PROJECT NUMBER:	17062
REV.	DESCRIPTION	DATE	
A	FOR TP APPLICATION	28/08/2016	
B	R/F	23/01/2017	

FOR TP APPLICATION

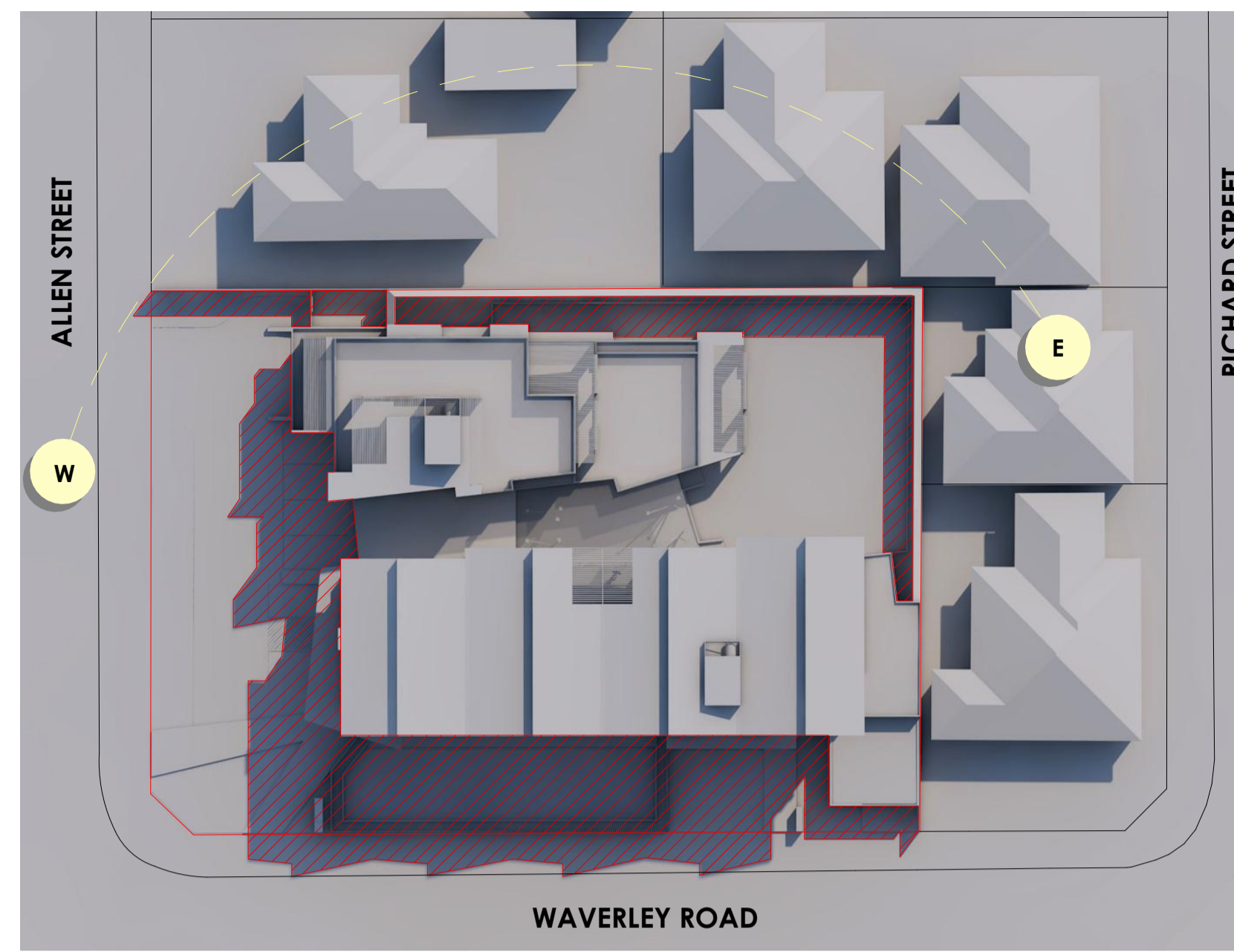
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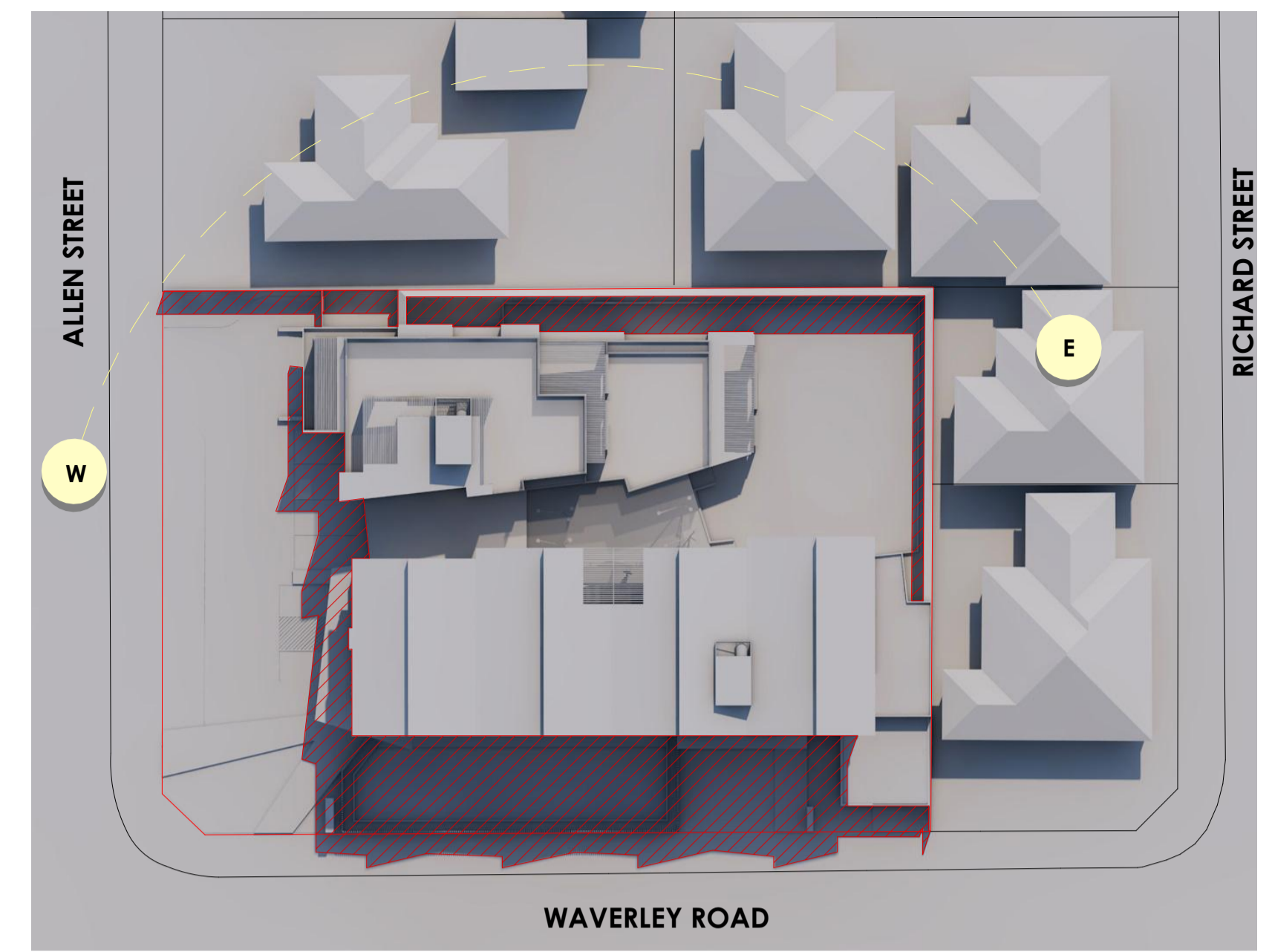
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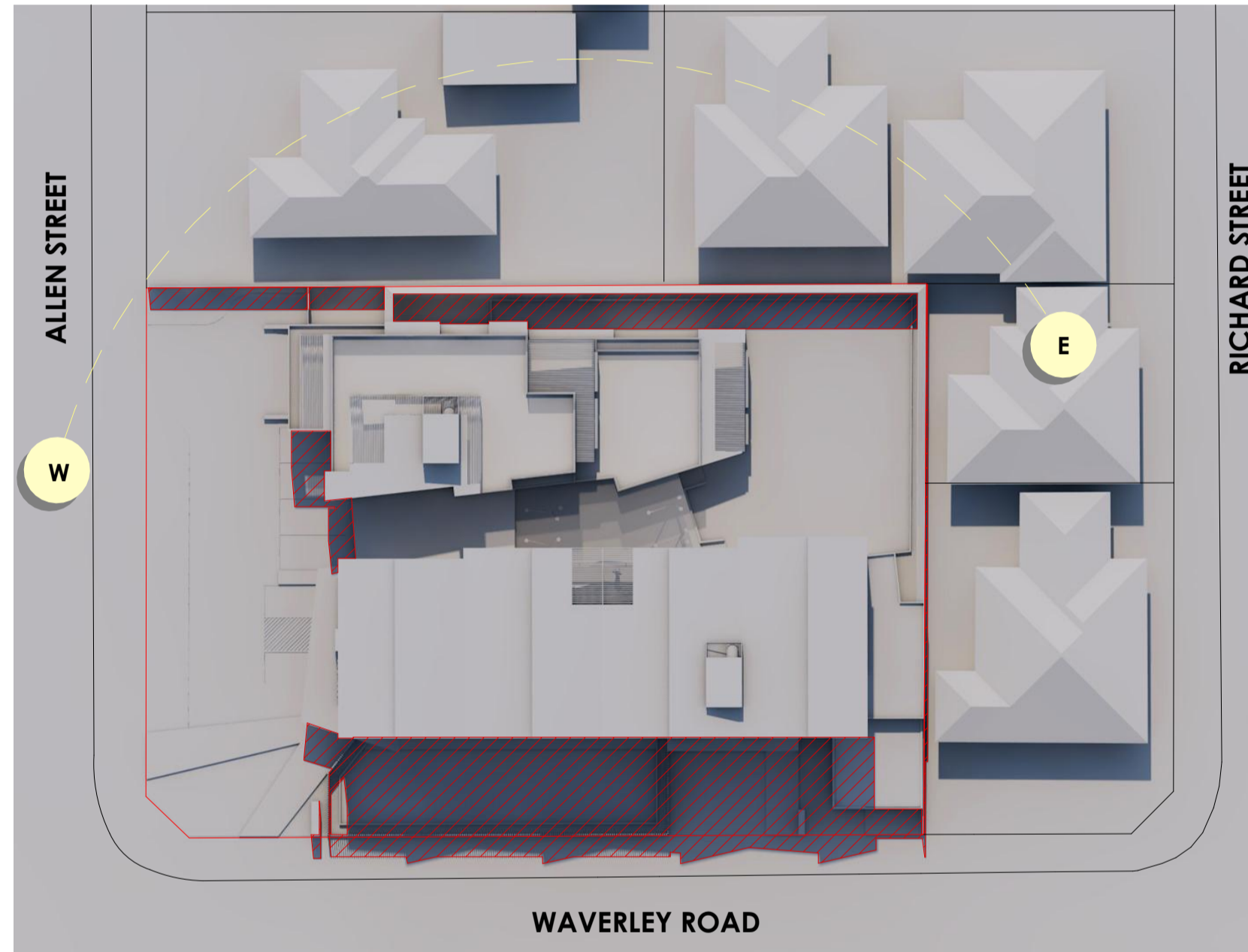
SHADOW DIAGRAM - 9am
(22nd SEPTEMBER)



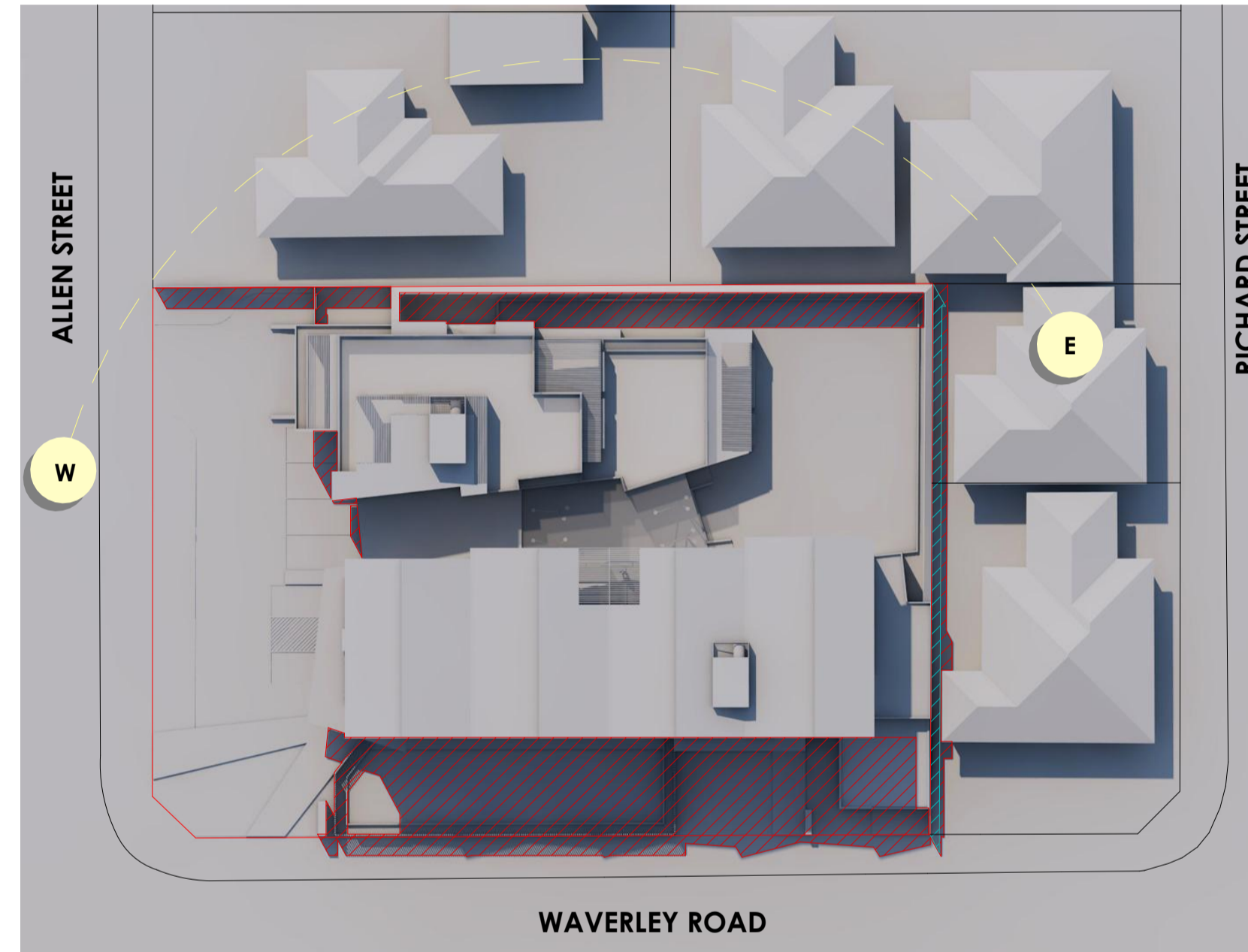
SHADOW DIAGRAM - 10am
(22nd SEPTEMBER)



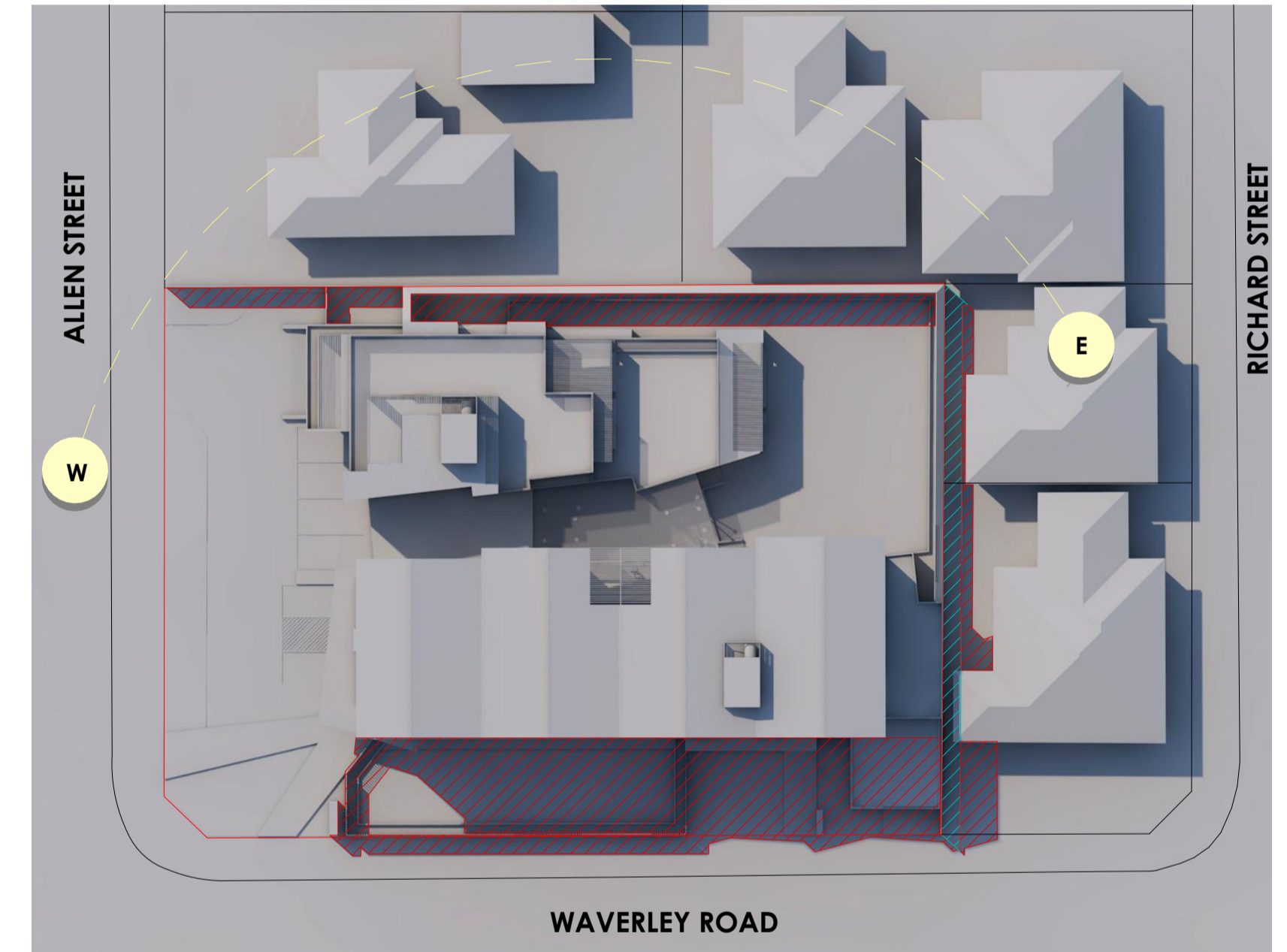
SHADOW DIAGRAM - 11am
(22nd SEPTEMBER)



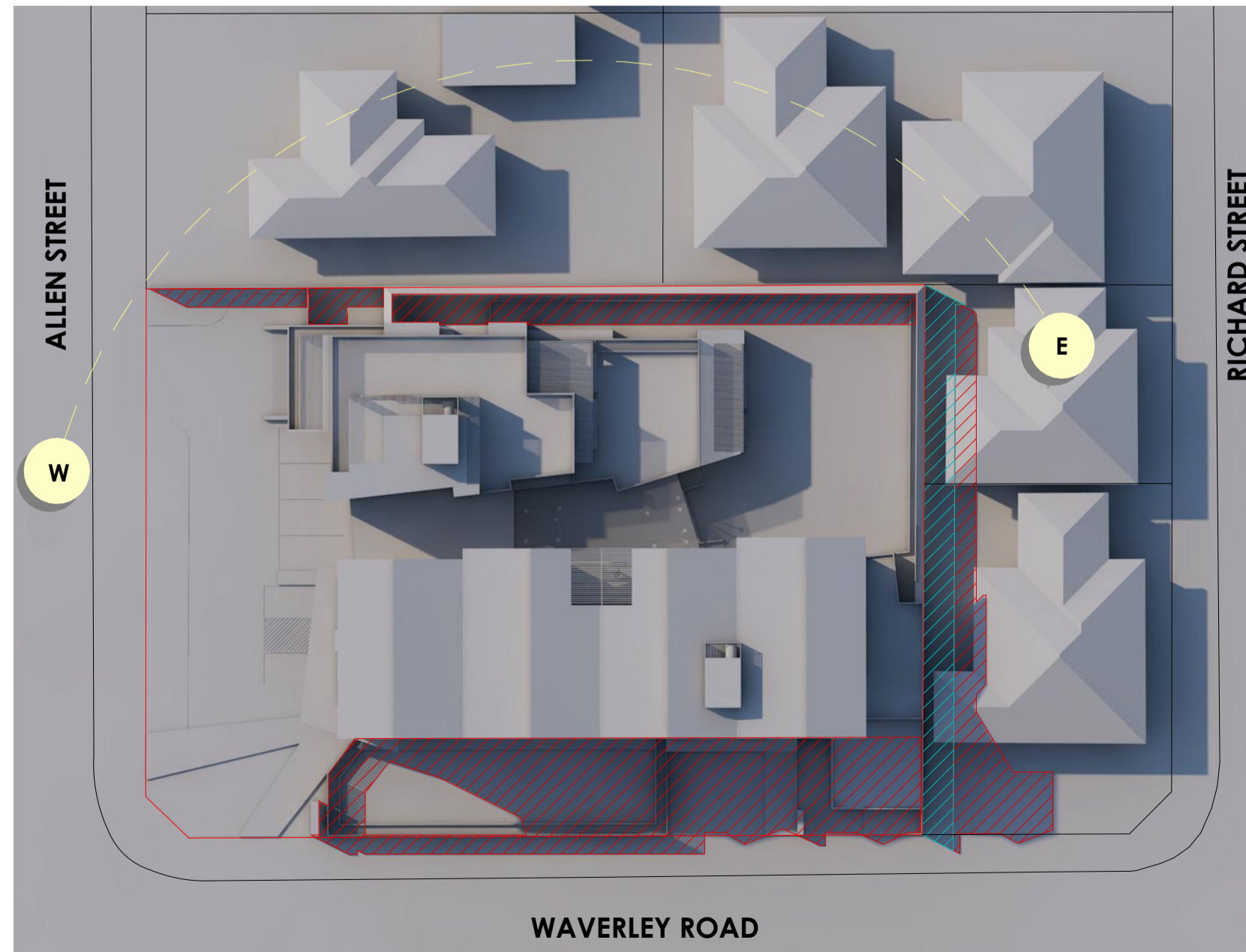
SHADOW DIAGRAM - 12pm
(22nd SEPTEMBER)



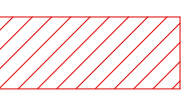
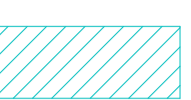
SHADOW DIAGRAM - 1pm
(22nd SEPTEMBER)



SHADOW DIAGRAM - 2pm
(22nd SEPTEMBER)



SHADOW DIAGRAM - 3pm
(22nd SEPTEMBER)

 SHADOW CAST BY PROPOSED BUILDING/FENCE
 SHADOW CAST BY EXISTING BUILDING/FENCE

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FOR: DING MING INVESTMENT PTY LTD

OVERSHADOWING DIAGRAM

SCALE: 1:200 ON A1 SHEET NUMBER: TP-15

DRAWN BY: AA PROJECT NUMBER: 17062

REV. DESCRIPTION DATE

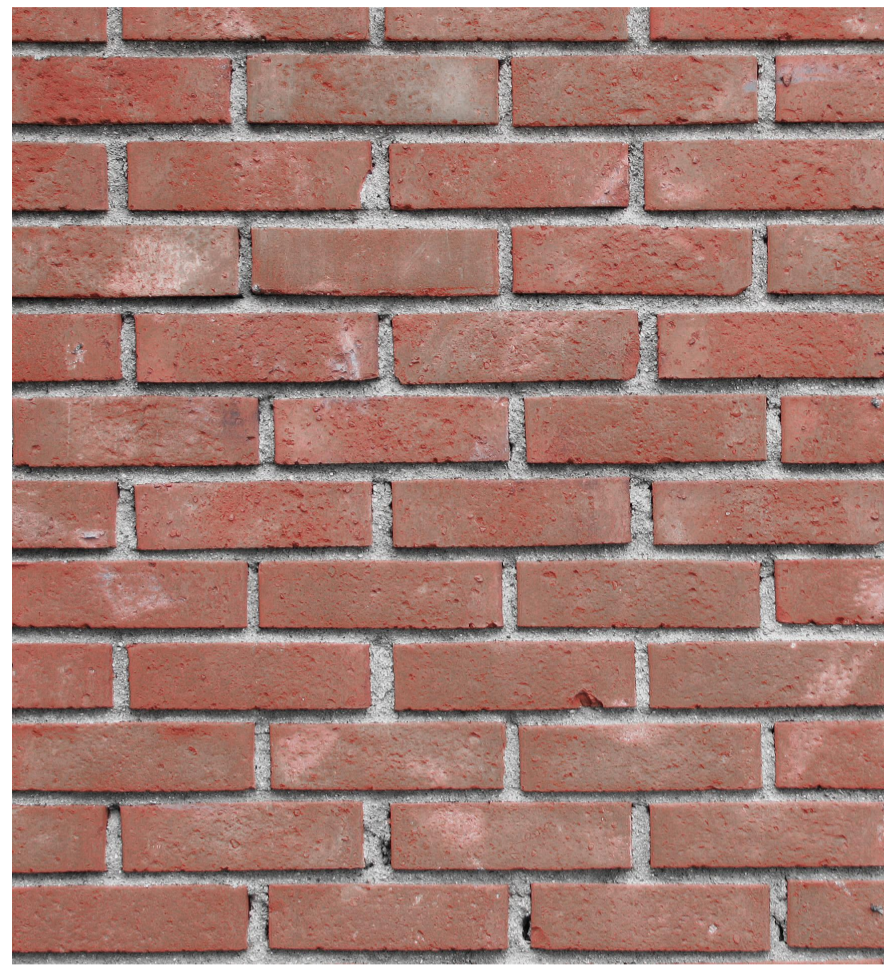
A FOR TP APPLICATION 28/08/2016

B REF 23/01/2019

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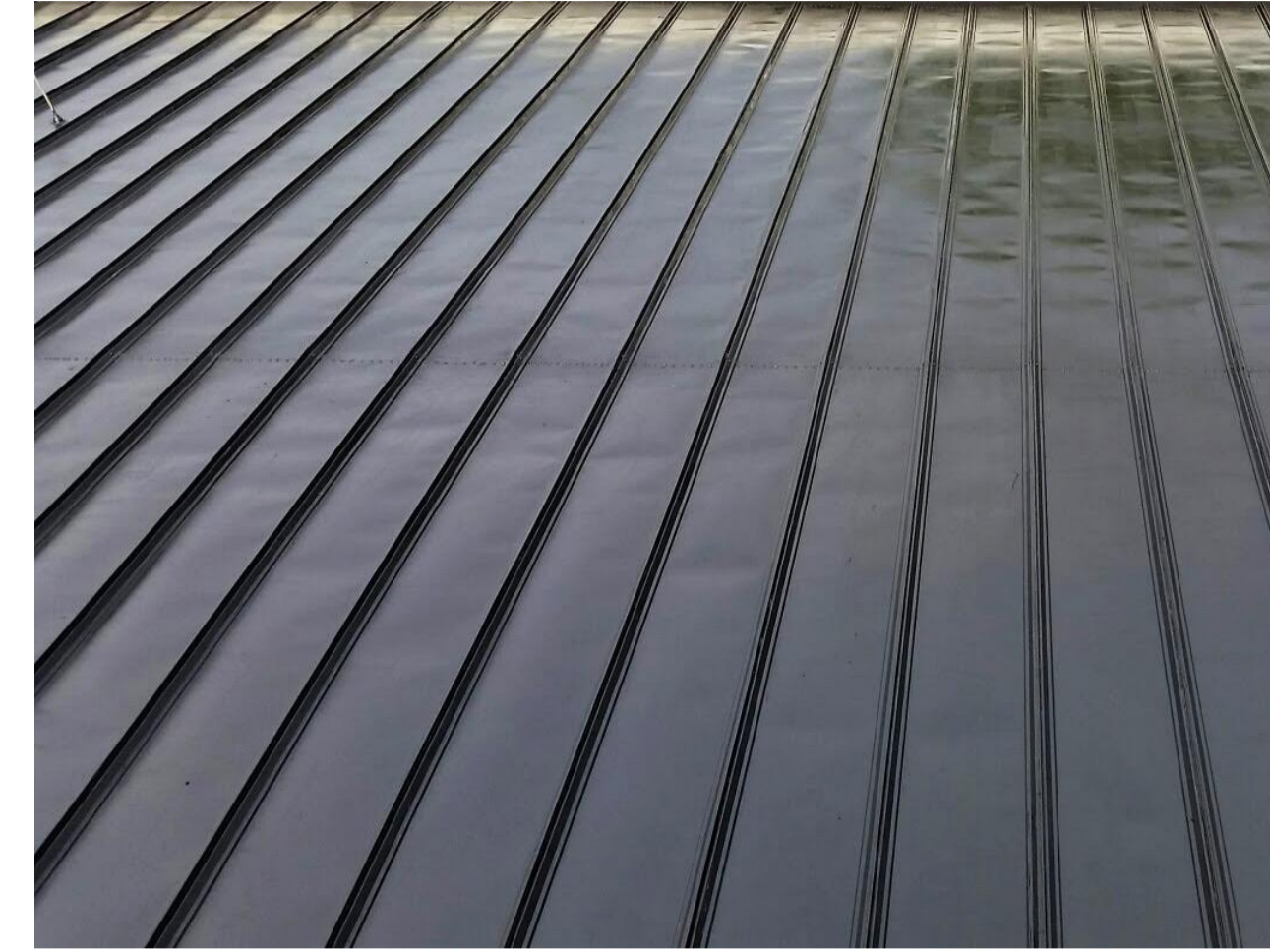
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1.



2.



3.



4.



5.



6.



7.



8.



9.



10.

MATERIAL PALETTE

1. BRICK
2. CONCRETE FINISH
3. COLORBOND CLADDING
4. POLYCARBONATE ROOF
5. STEEL SLAT/FENCE
6. BOUNDARY FENCE
7. GLASS BALUSTRADE
8. OBSCURE GLASS BALUSTRADE
9. STEEL POST
10. TIMBER CLADDING

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FOR: DING MING INVESTMENT PTY LTD
MATERIAL SCHEDULE

SCALE:	SHEET NUMBER:	
	TP-16	
DRAWN BY:	PROJECT NUMBER:	
AA	17062	
REV.	DESCRIPTION	DATE
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B	R/J	23/01/2019

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DRIVING FILE
Perspective

SCALE: 1:1.12 ON A1 SHEET NUMBER: **TP-17**
 DRAWN BY: AA PROJECT NUMBER: **17062**

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Perspective 2

SCALE: 1:1.15 ON A1 SHEET NUMBER: **TP-18**
 DRAWN BY: AA PROJECT NUMBER: **17062**

REV.	DESCRIPTION	DATE
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DRIVING FILE:
Perspective 3

SCALE: 1:1.17 ON A1 SHEET NUMBER: **TP-19**

DRAWN BY: AA PROJECT NUMBER: **17062**

AA

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Perspective 4

SCALE: 1:1.50 ON A1 SHEET NUMBER: **TP-20**
 DRAWN BY: AA PROJECT NUMBER: **17062**
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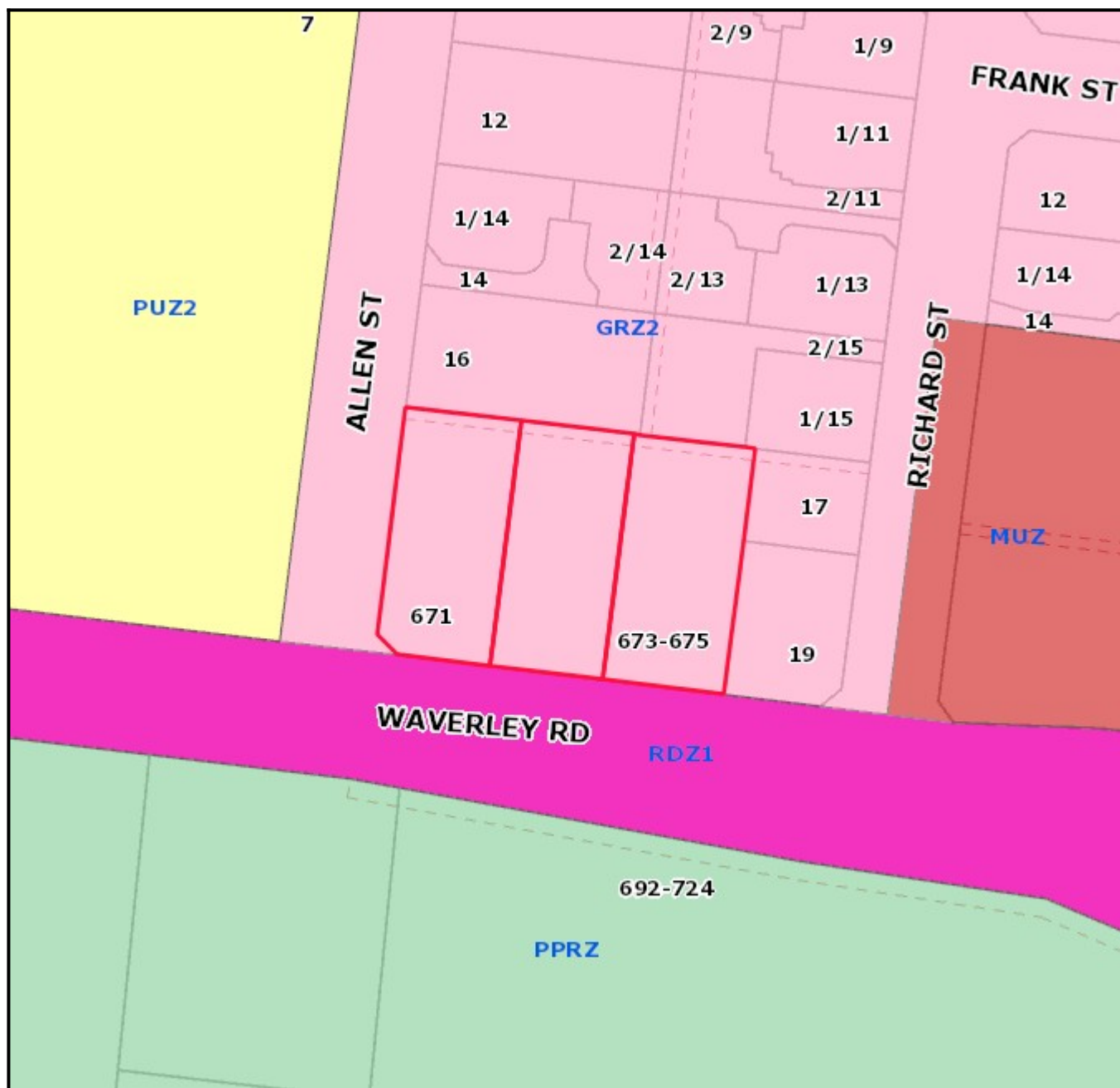
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Attachment 2: 671-675 Waverley Road, Glen Waverley





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



Address 671-675 Waverley Road GLEN WAVERLEY VIC 3150



Objector Map

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

1:3000



- Railway lines
- Aerial 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

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