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Attachment 1: 307 Huntingdale Road, Chadstone



PROJECT/
APARTMENT DEVELOPMENT
307 HUNTINGDALE RD
CHADSTONE
DRAWINGS/
DETAILED DESIGN

DRAWING LIST/

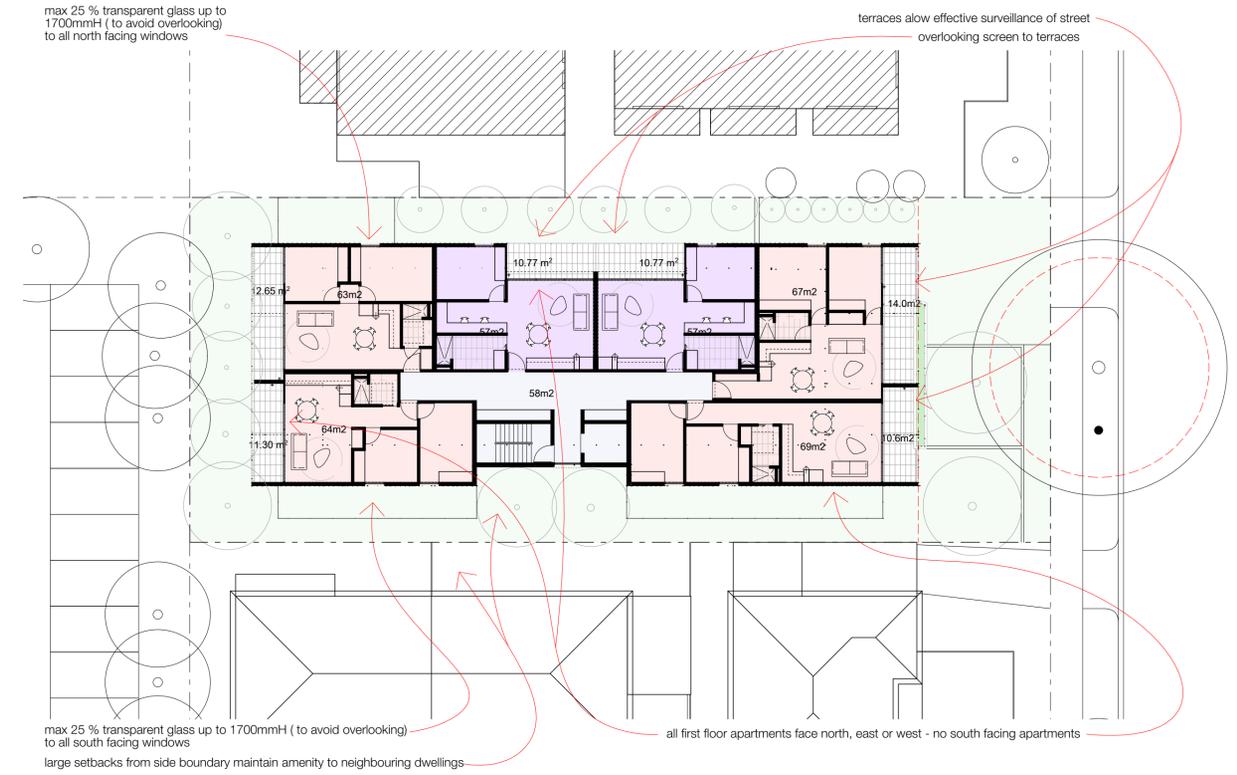
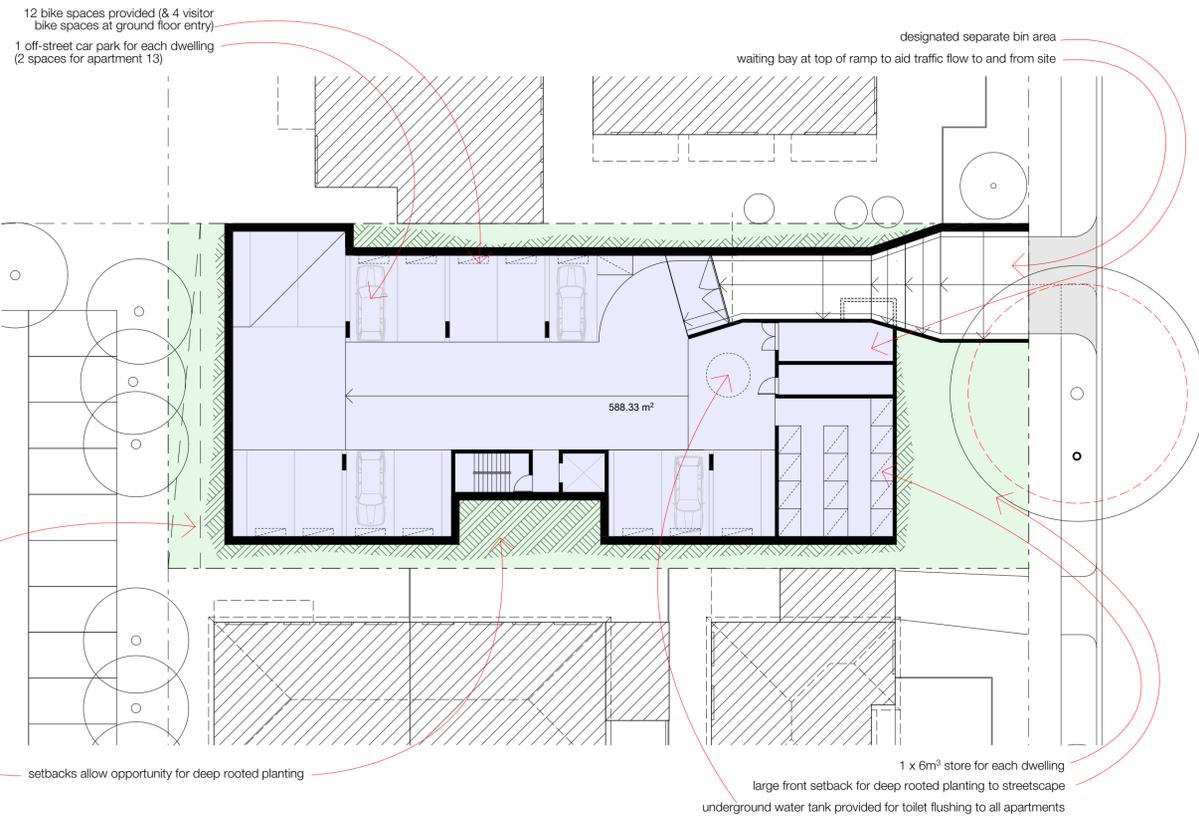
- TP00 COVER SHEET
- TP01 SITE ANALYSIS
- TP02 DESIGN RESPONSE
- TP03 DESIGN RESPONSE
- TP04 BASEMENT FLOOR PLAN
- TP05 GROUND FLOOR PLAN
- TP06 FIRST FLOOR PLAN
- TP07 SECOND FLOOR PLAN
- TP08 ROOF PLAN
- TP09 ELEVATIONS & MATERIALS
- TP10 ELEVATIONS & MATERIALS
- TP11 ELEVATIONS & MATERIALS
- TP12 SECTIONS
- TP13 PERSPECTIVE IMAGES
- TP14 PERSPECTIVE IMAGES
- TP15 SHADOW DIAGRAMS
- TP16 SHADOW DIAGRAMS
- TP17 SHADOW DIAGRAMS
- TP18 SHADOW DIAGRAMS
- TP19 COPY OF LAND SURVEY (BY OTHERS)

NOTES/

This drawing has been prepared as a schematic plan based on preliminary information. The drawing is indicative only and requires further detailed analysis, consultant input and authorities advice. The drawing should not be relied upon for property purchase, sales figures or valuations. The drawing may not have fully considered the details and nature of surrounding building/land. The drawing may not comply with all requirements of the current Building Code of Australia and Australian Standards.

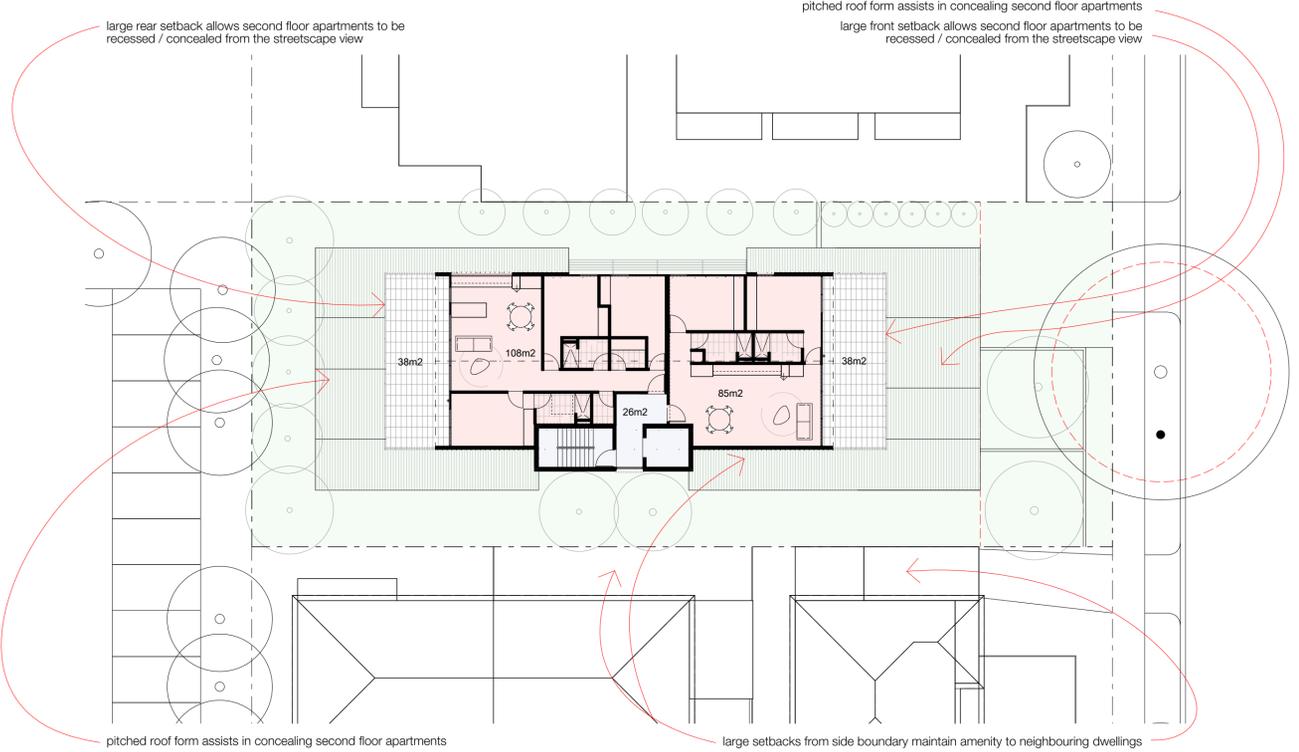
TP

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design response - basement level
scale 1:200@A1

design response - first floor
scale 1:200@A1



design response - ground floor
scale 1:200@A1

design response - second floor
scale 1:200@A1

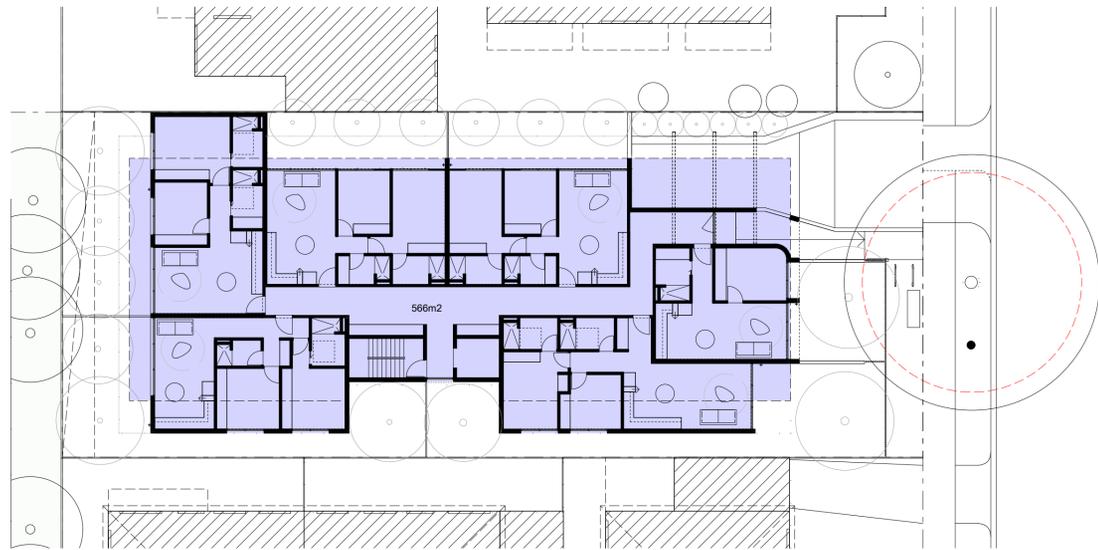
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design response - garden area plan

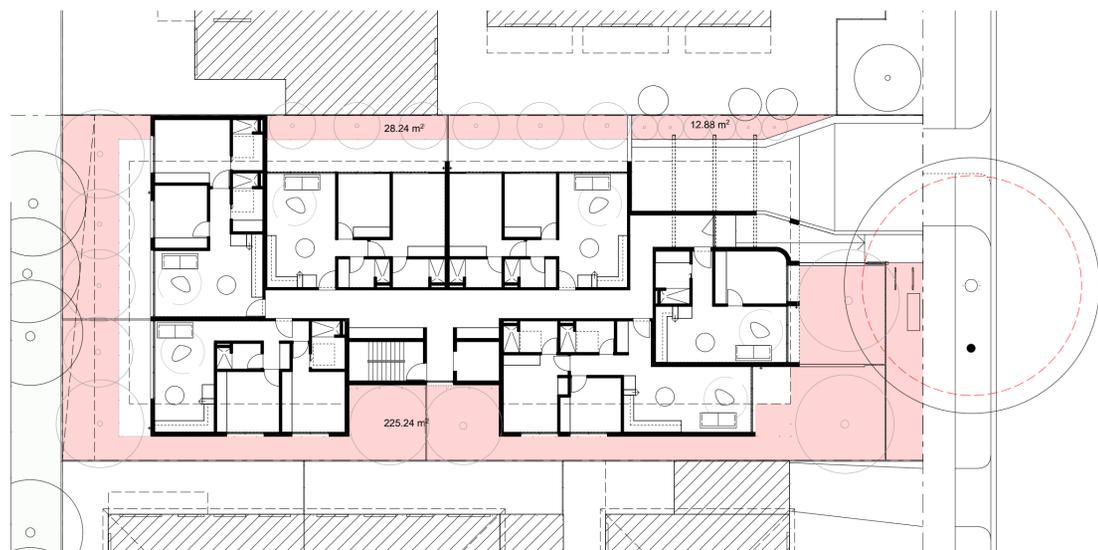
scale 1:200
 site area= 951m²
 garden area= 340m²
 garden area %= 36%

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design response - site coverage area plan

scale 1:200
 site area= 951m²
 site coverage area= 566m²
 site coverage area %= 60%



design response - permeable site area plan

scale 1:200
 site area= 951m²
 permeable site area= 266m²
 permeable site area %= 28%



- streetscape view showing graduation downwards in height from the existing adjacent 3 storey apartment building at
- the first floor pitched roof form references the existing surrounding roof forms in the streetscape, while also assisting in concealing the second floor level, as viewed from the street
- streetscape view showing first floor level being the prominent element of the streetscape facade, with the second floor level presenting as a recessive element - due to large setbacks from the street and a darker colored cladding
- planterboxes positioned at first floor level (incorporated a part of the balustrade) allows vegetation to "soften" the streetscape elevation, with planting proposed to drape down over the front of the planter boxes
- a large setback from the street boundary allows for deep rooted planting in the front terraces to apartments 1 and 2, providing a vegetated buffer from the street
- a 2.1 metre setback has been allowed from the front boundary to the front fence, to allow vegetation to be planted, acting as a buffer between the footpath and fence



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design response - perspective images

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TP03

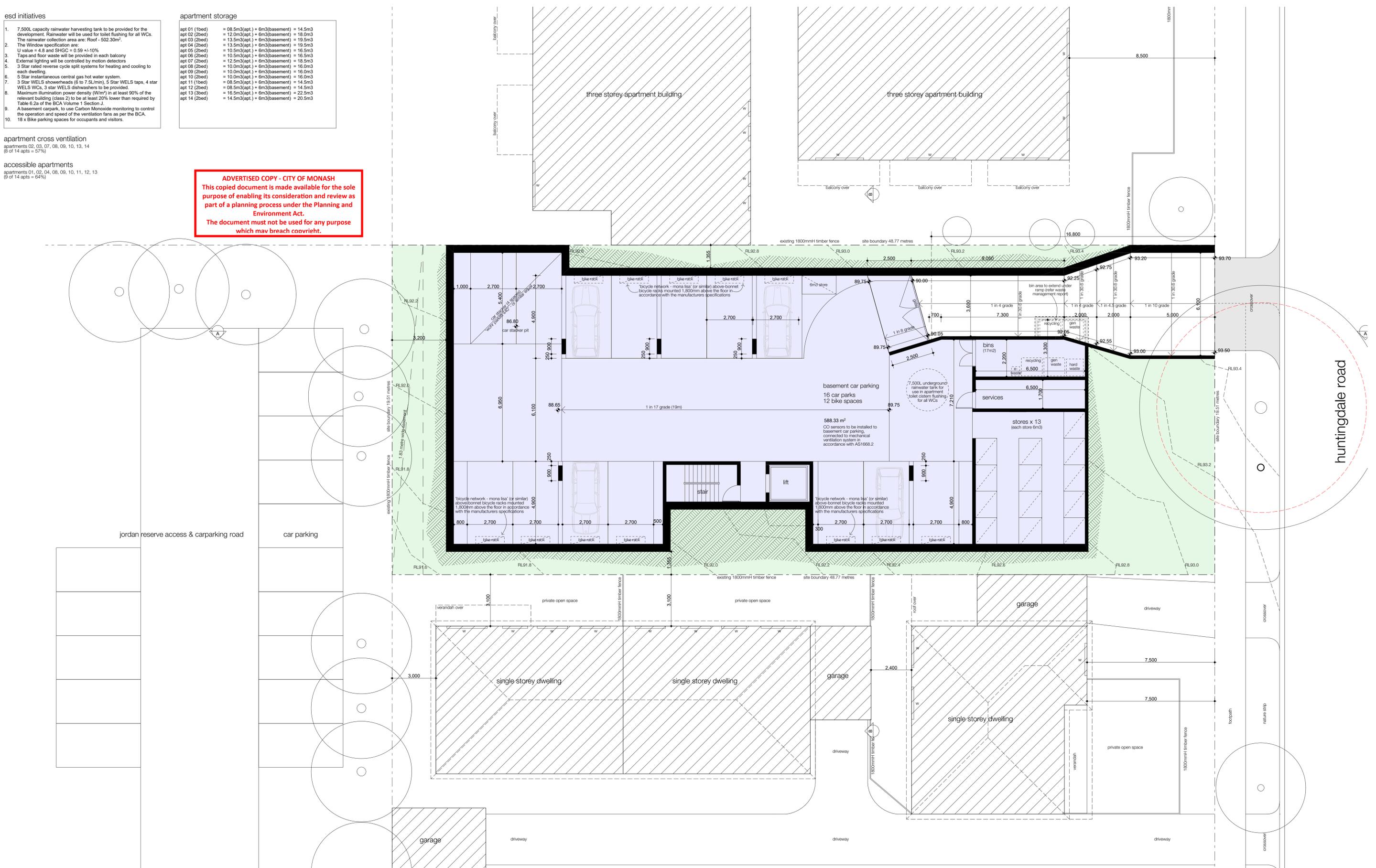
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 - A basement carpark, to use Carbon Monoxide monitoring to control the operation and speed of the ventilation fans as per the BCA.
 - 18 x Bike parking spaces for occupants and visitors.

apartment storage

apt 01 (1bed)	= 08.5m ³ (apt.) + 6m ³ (basement)	= 14.5m ³
apt 02 (2bed)	= 12.0m ³ (apt.) + 6m ³ (basement)	= 18.0m ³
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apt 14 (2bed)	= 14.5m ³ (apt.) + 6m ³ (basement)	= 20.5m ³

- apartment cross ventilation**
apartments 02, 03, 07, 08, 09, 10, 13, 14
(8 of 14 apts = 57%)
- accessible apartments**
apartments 01, 02, 04, 08, 09, 10, 11, 12, 13
(9 of 14 apts = 64%)

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basement floor plan
scale 1:100 @ A2

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apartment cross ventilation
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ground floor plan
scale 1:100 @ A2

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TP05

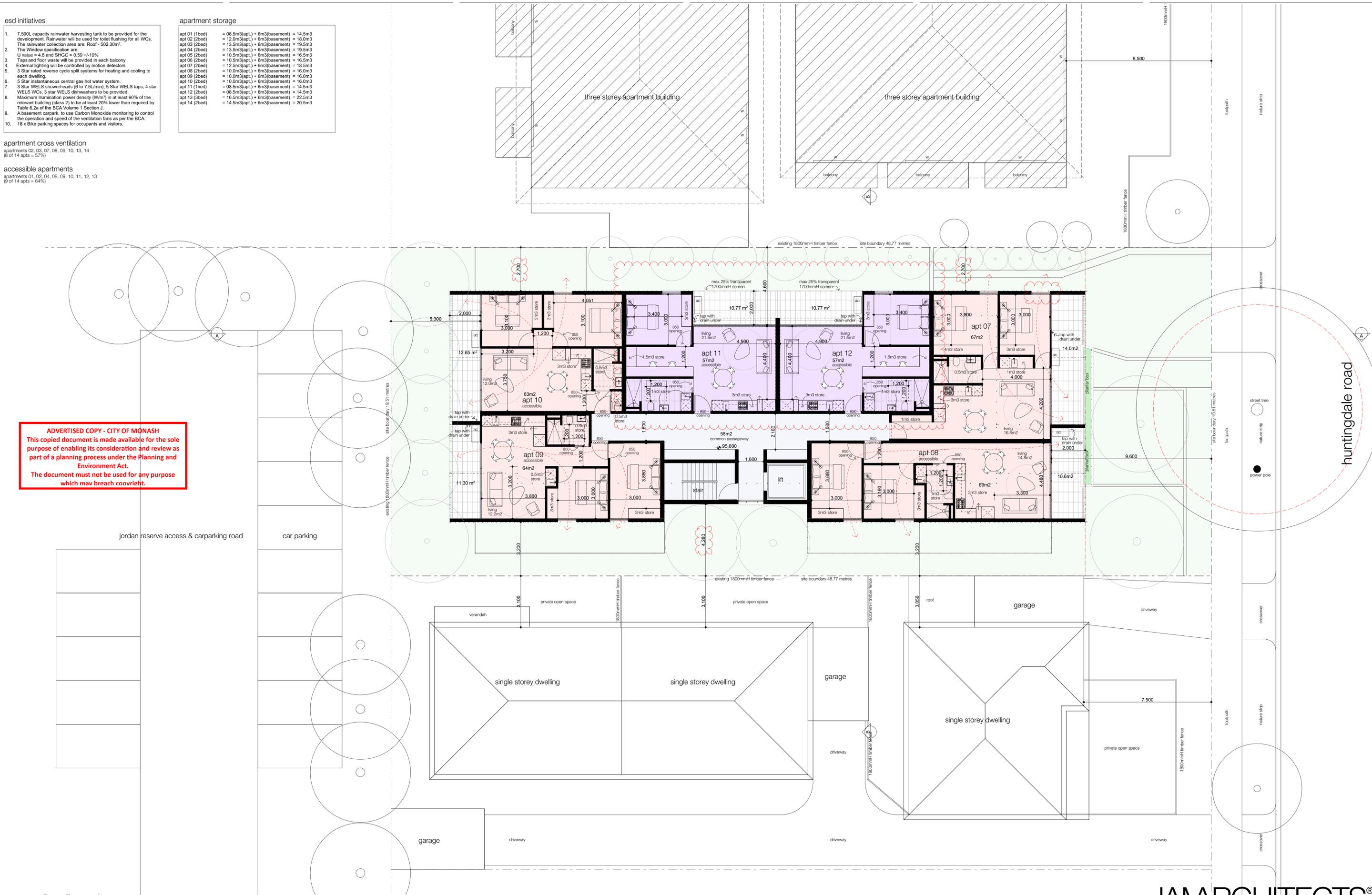
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first floor plan
scale 1:100 @ A2

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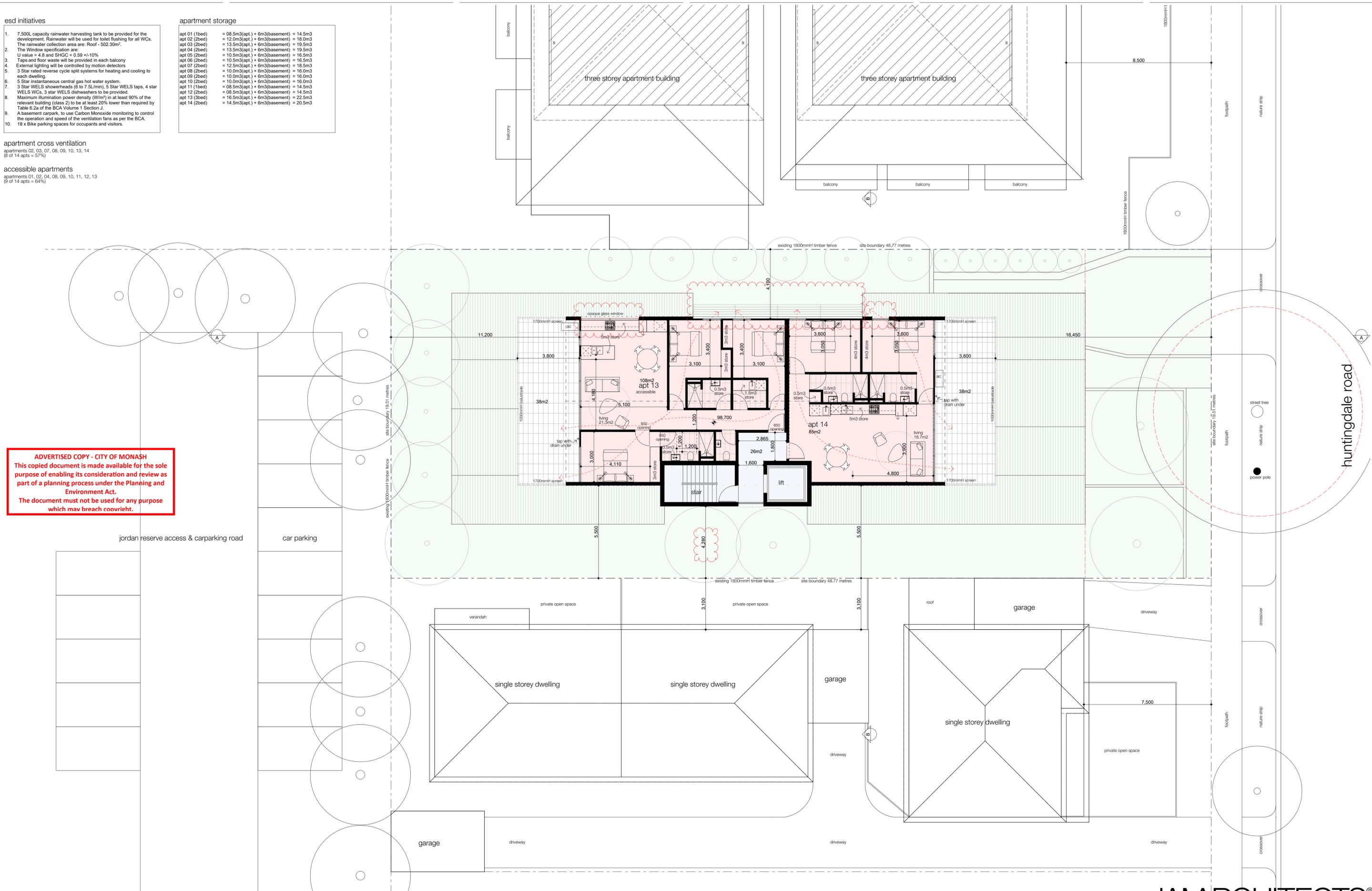
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second floor plan
scale 1:100 @ A2

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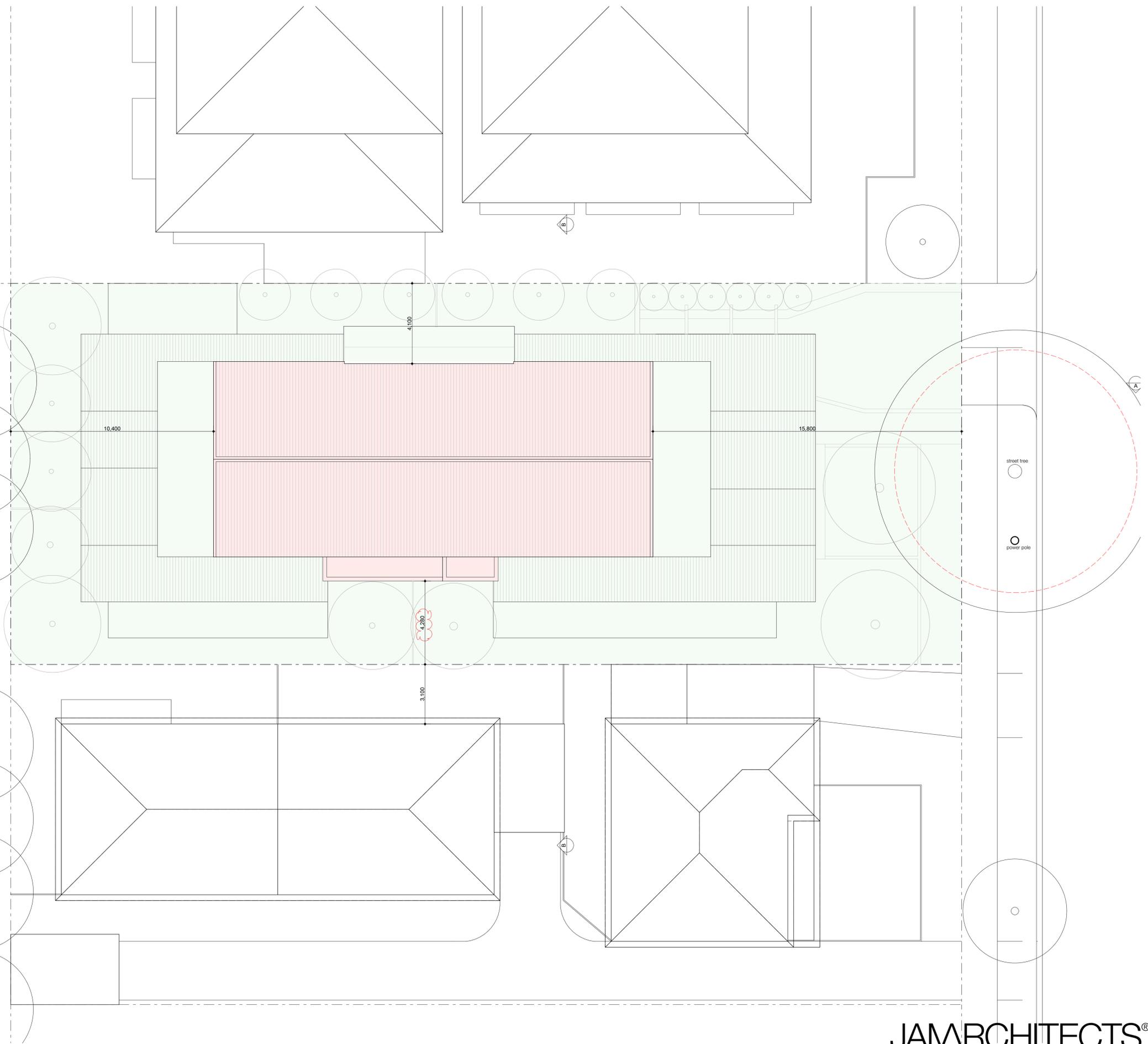
apartment cross ventilation

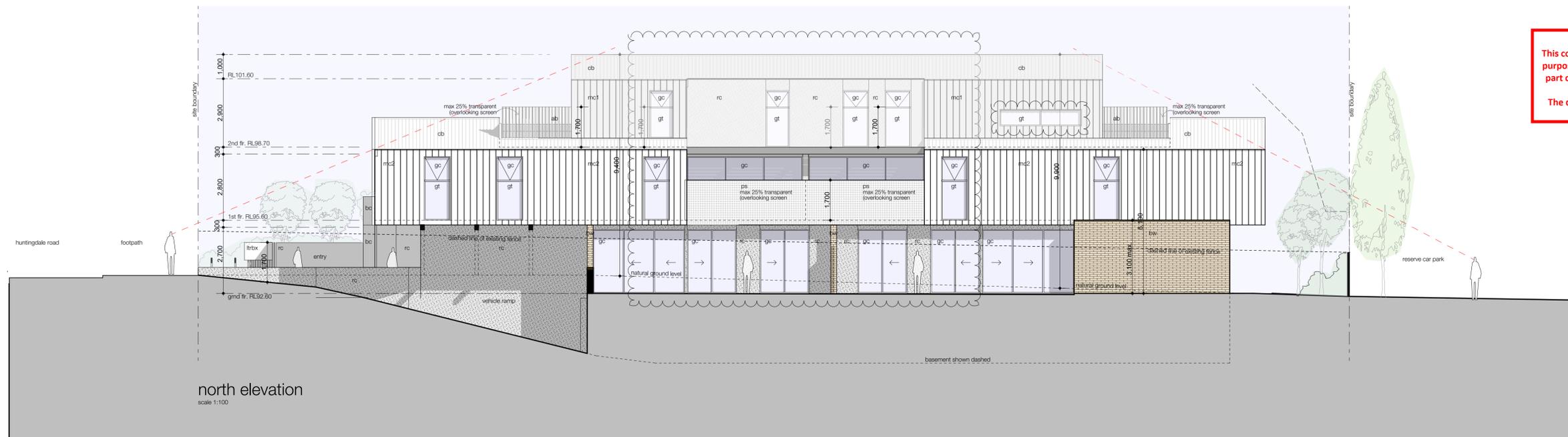
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gc glass clear
 gt glass translucent (max 25% transparent)
 cb colorbond roof sheeting - color to match walls below roof

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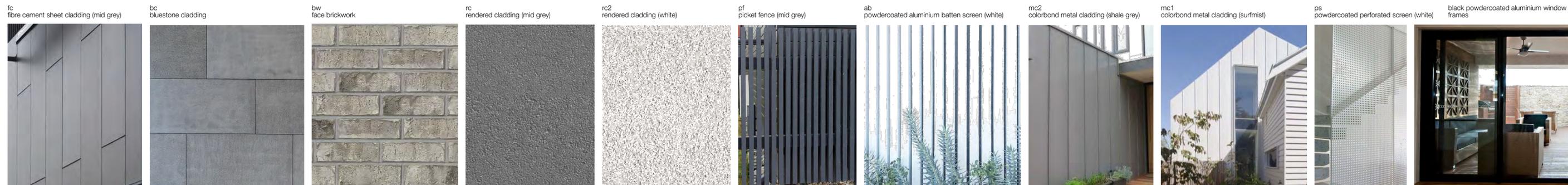


gc glass clear
 gt glass translucent (max 25% transparent)
 cb colorbond roof sheeting - color to match walls below roof

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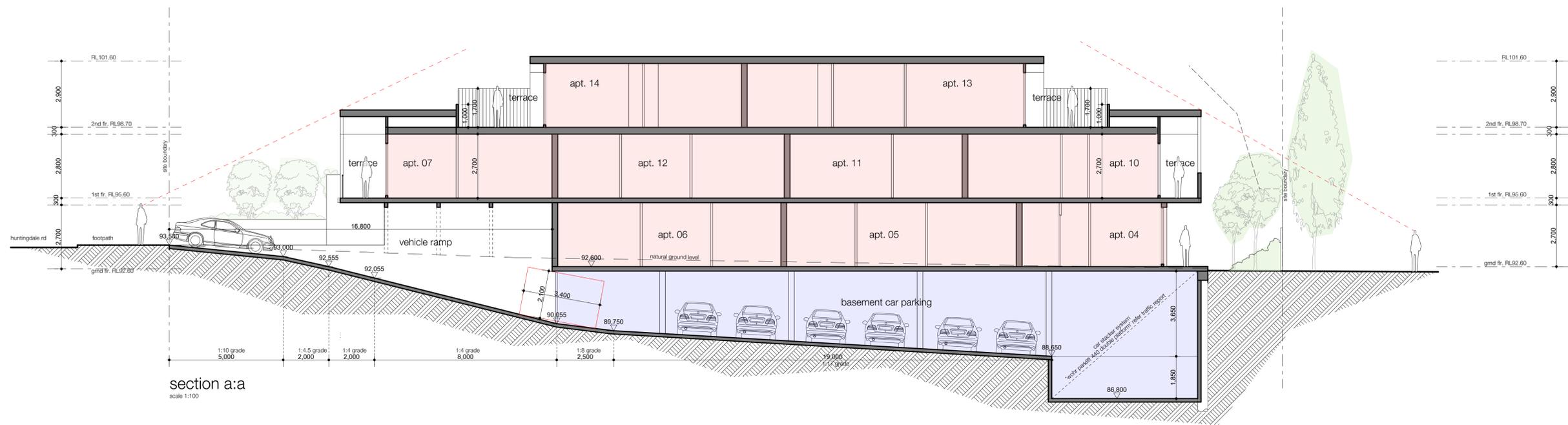


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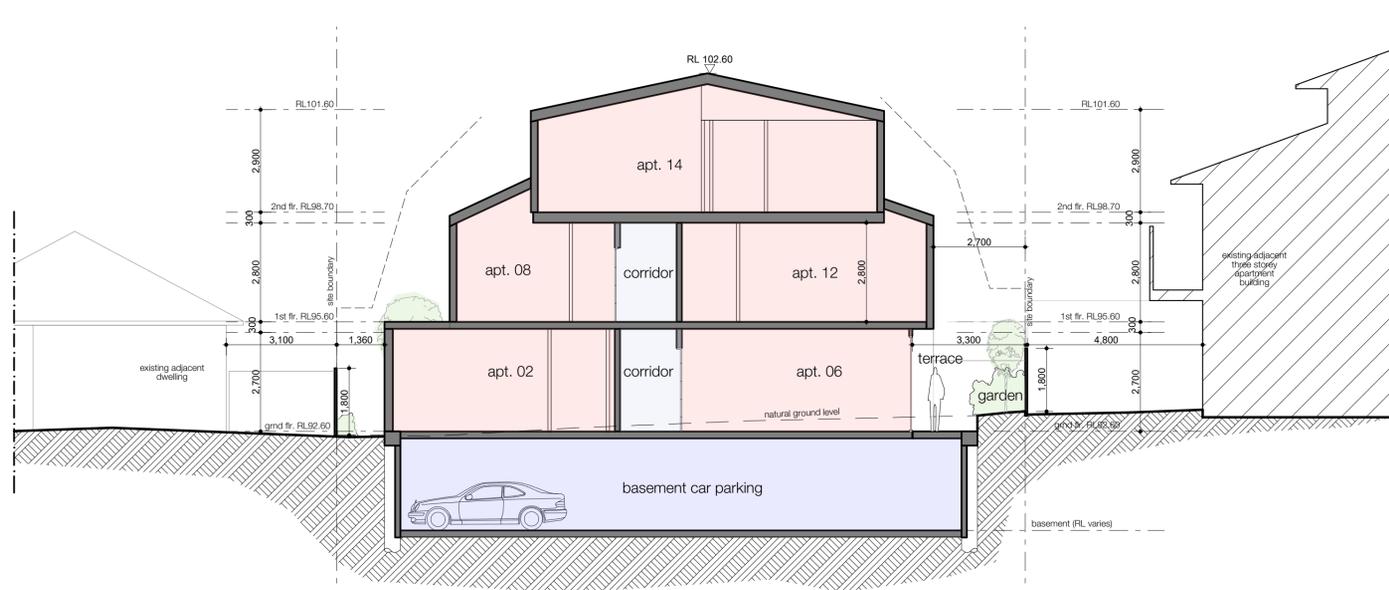


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section a:a
scale 1:100



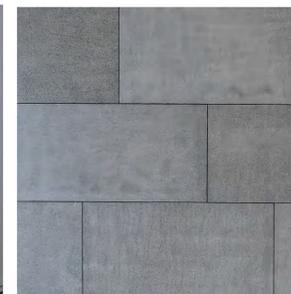
section b:b
scale 1:100

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fc fibre cement sheet cladding (mid grey)



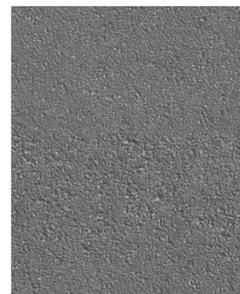
bc bluestone cladding



bw face brickwork



rc rendered cladding (mid grey)



rc2 rendered cladding (white)



pf picket fence (mid grey)



ab powdercoated aluminium batten screen (white)



mc2 colorbond metal cladding (shale grey)



mc1 colorbond metal cladding (surfmist)



ps powdercoated perforated screen (white)



black powdercoated aluminium window frames



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perspective images
 scale NTS

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perspective images
 scale NTS

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PROJECT/ APARTMENT DEVELOPMENT
 307 HUNTINGDALE RD
 CHADSTONE

DRAWING/

PERSPECTIVE IMAGES CLIENT/

DAHU FAMILY TRUST SCALE/

DATE/ 30.09.2019

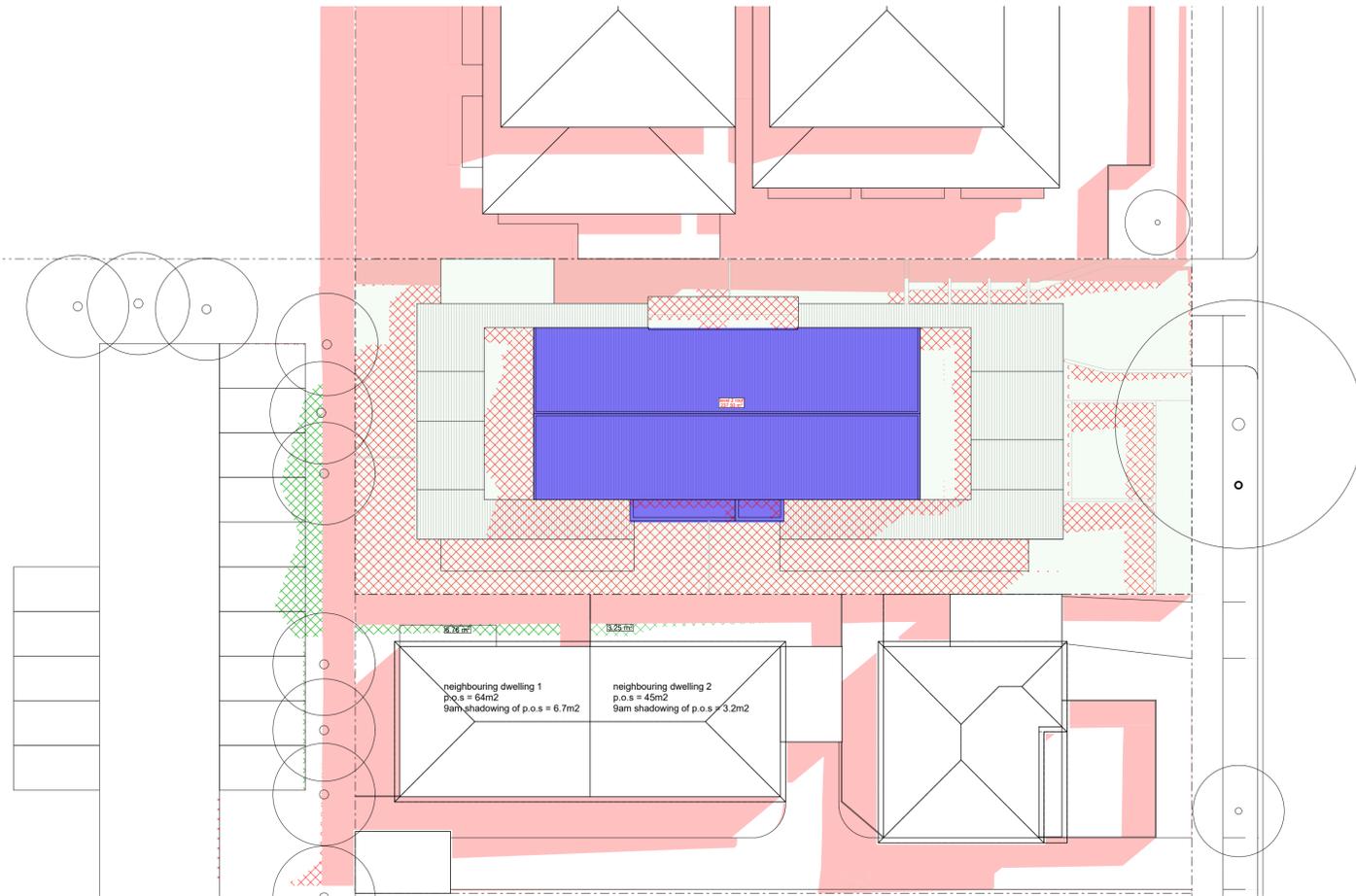
LEVEL 2
 7 HOWARD STREET RICHMOND
 VICTORIA 3121 AUSTRALIA

JAM ARCHITECTS PTY LTD
 T 61 3 9429 7744 F 61 3 9429 3955
 jamarchitects.com.au

JOB NUMBER/ 1919

REVISION/ B

TP14



shadow diagrams 22nd september 9am

scale 1:200

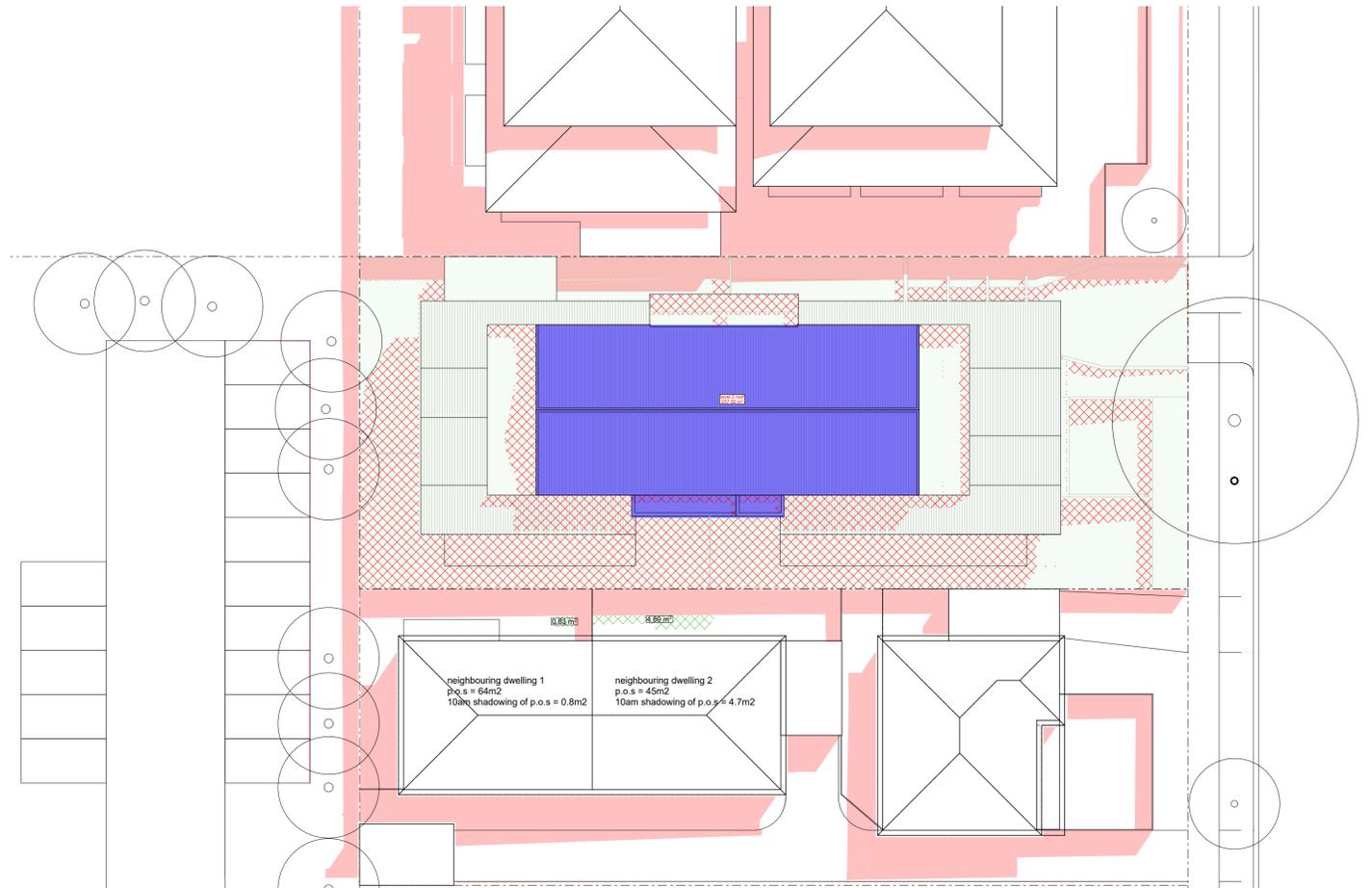
legend

- existing shadow
- proposed shadow
- proposed shadow outside site boundary

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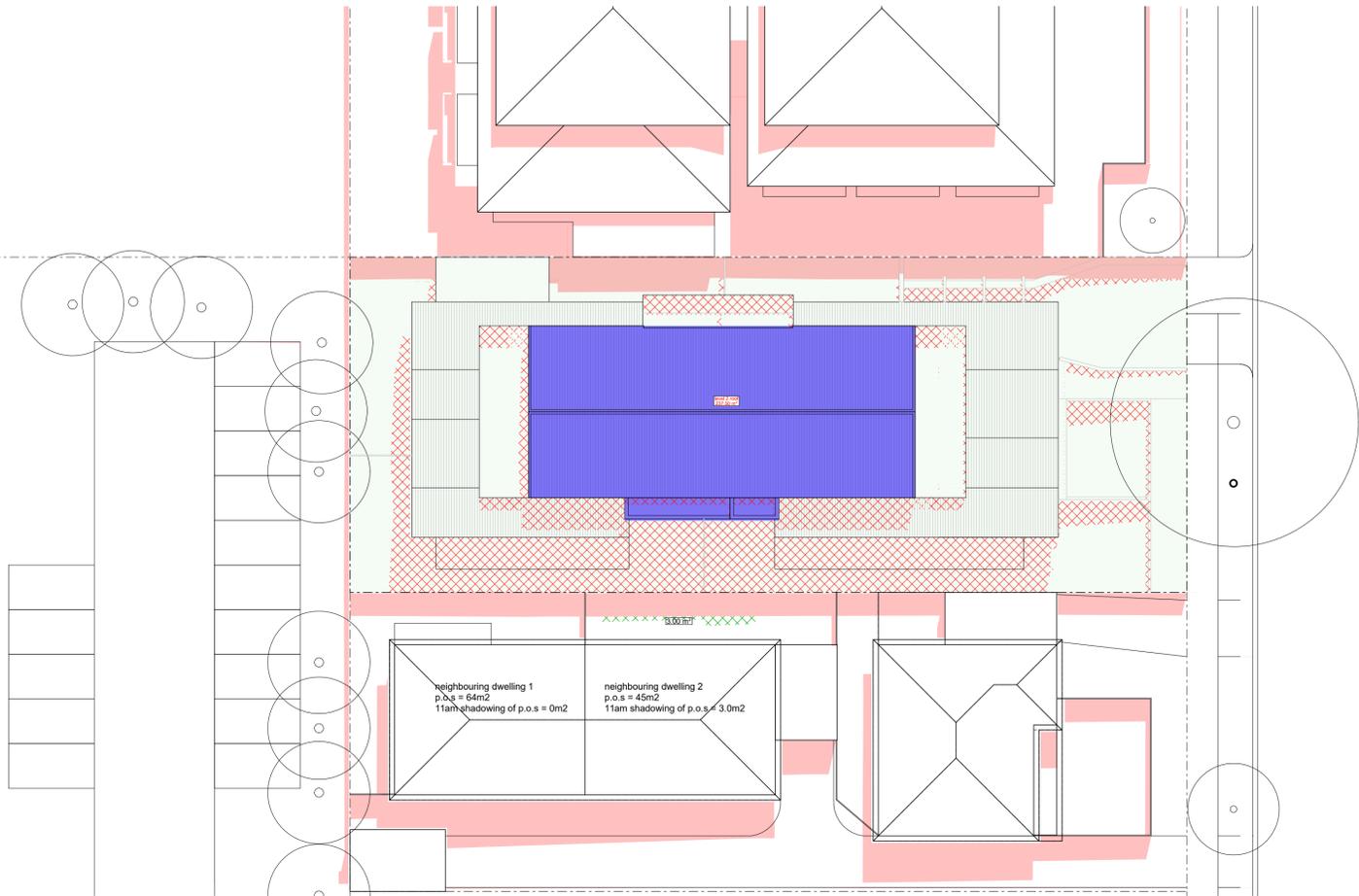
shadow diagrams 22nd september 10am

scale 1:200

legend

- existing shadow
- proposed shadow
- proposed shadow outside site boundary

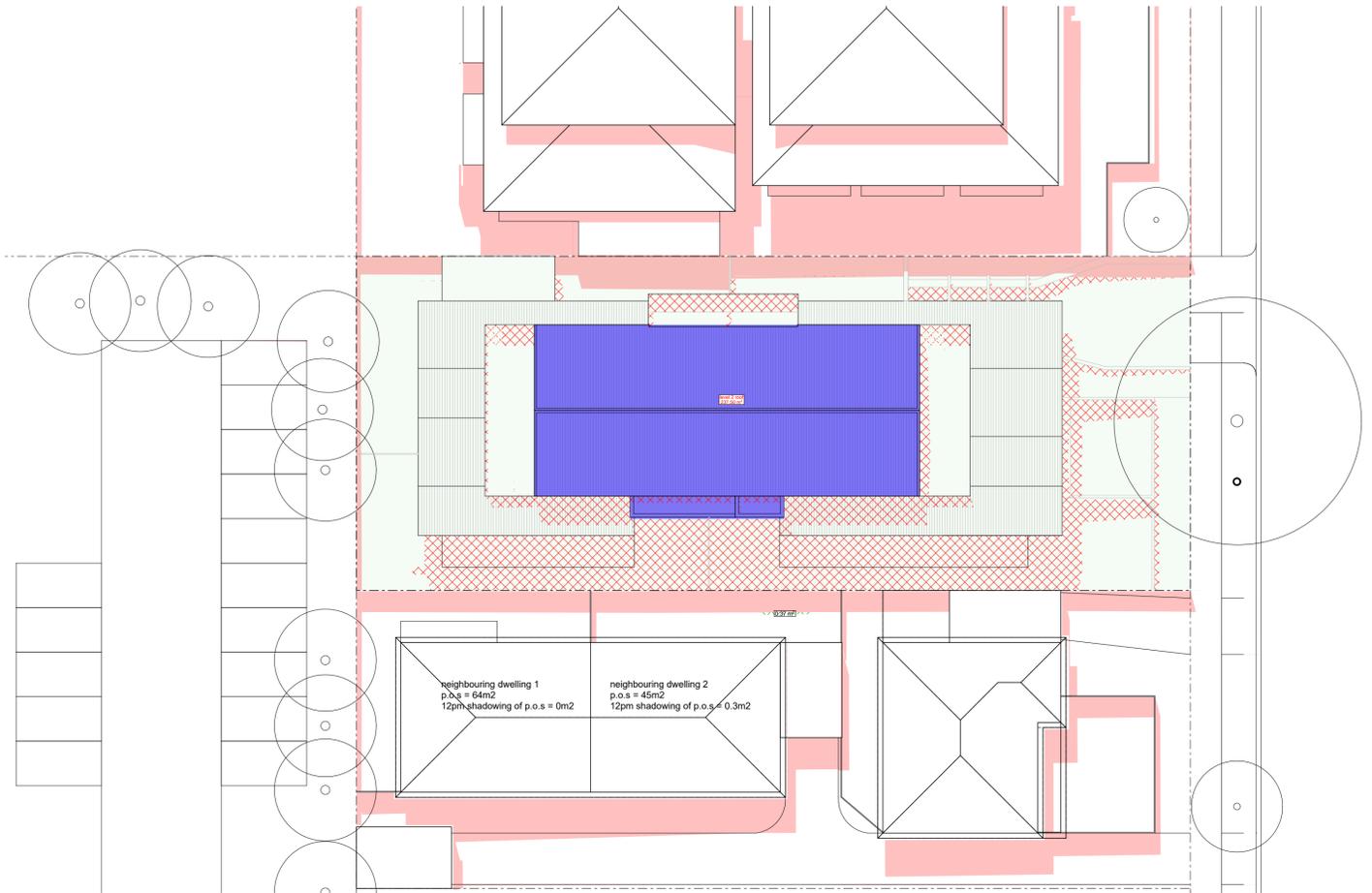
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shadow diagrams 22nd september 11am
 scale 1:200

legend

- existing shadow
- proposed shadow
- proposed shadow outside site boundary

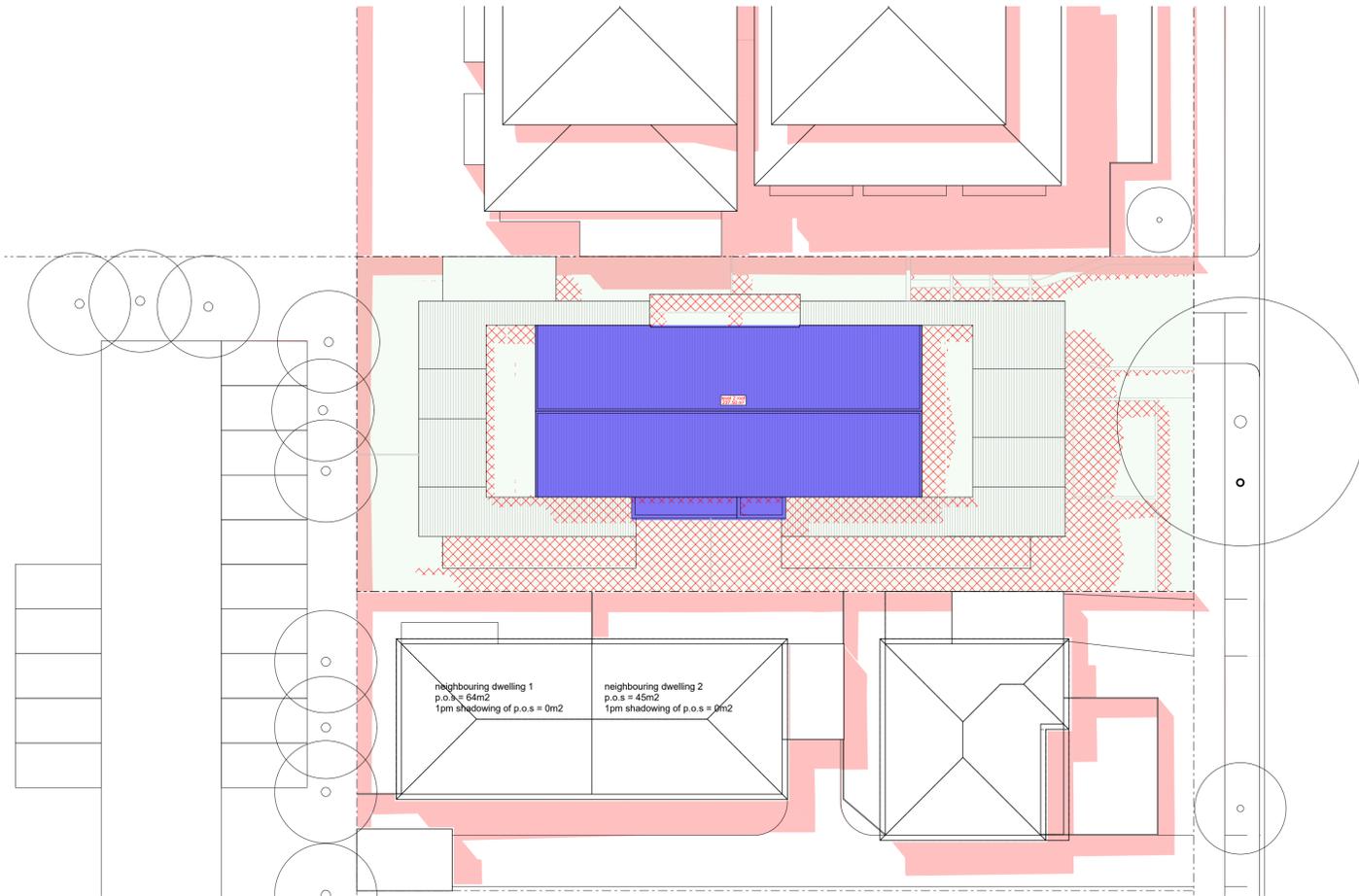


shadow diagrams 22nd september 12pm
 scale 1:200

legend

- existing shadow
- proposed shadow
- proposed shadow outside site boundary

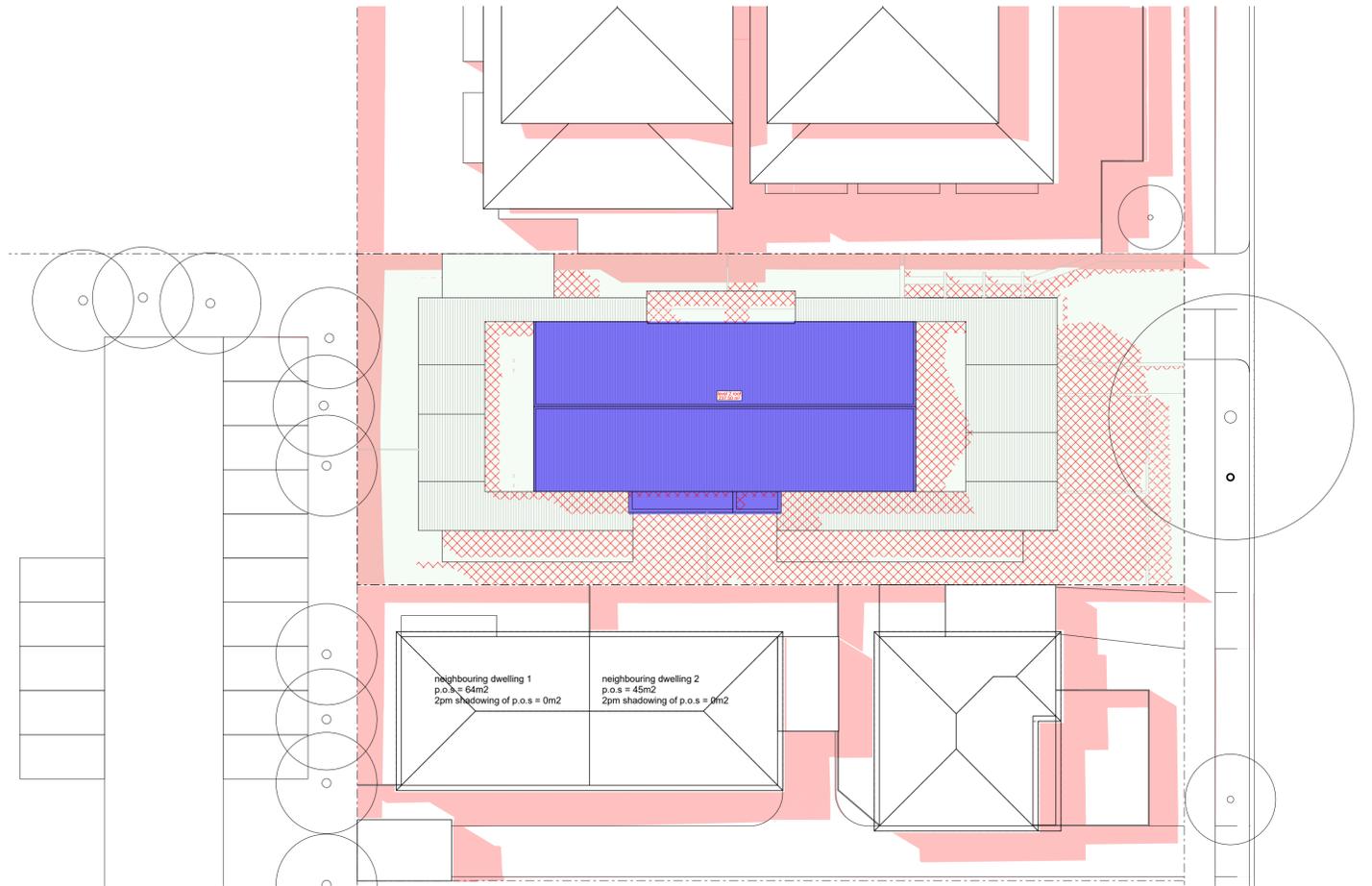
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shadow diagrams 22nd september 1pm
 scale 1:200

legend

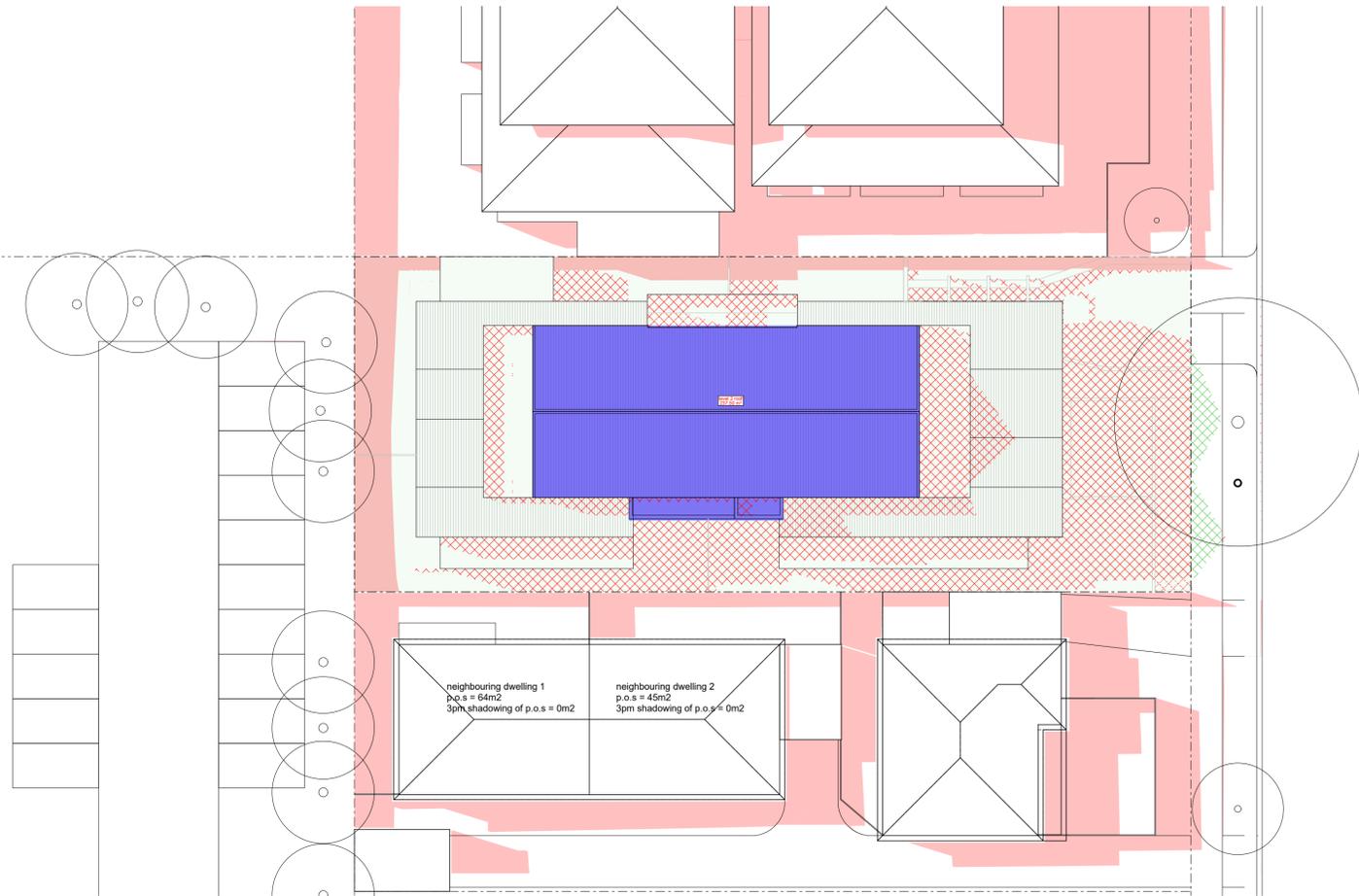
- existing shadow
- proposed shadow
- proposed shadow outside site boundary



shadow diagrams 22nd september 2pm
 scale 1:200

legend

- existing shadow
- proposed shadow
- proposed shadow outside site boundary

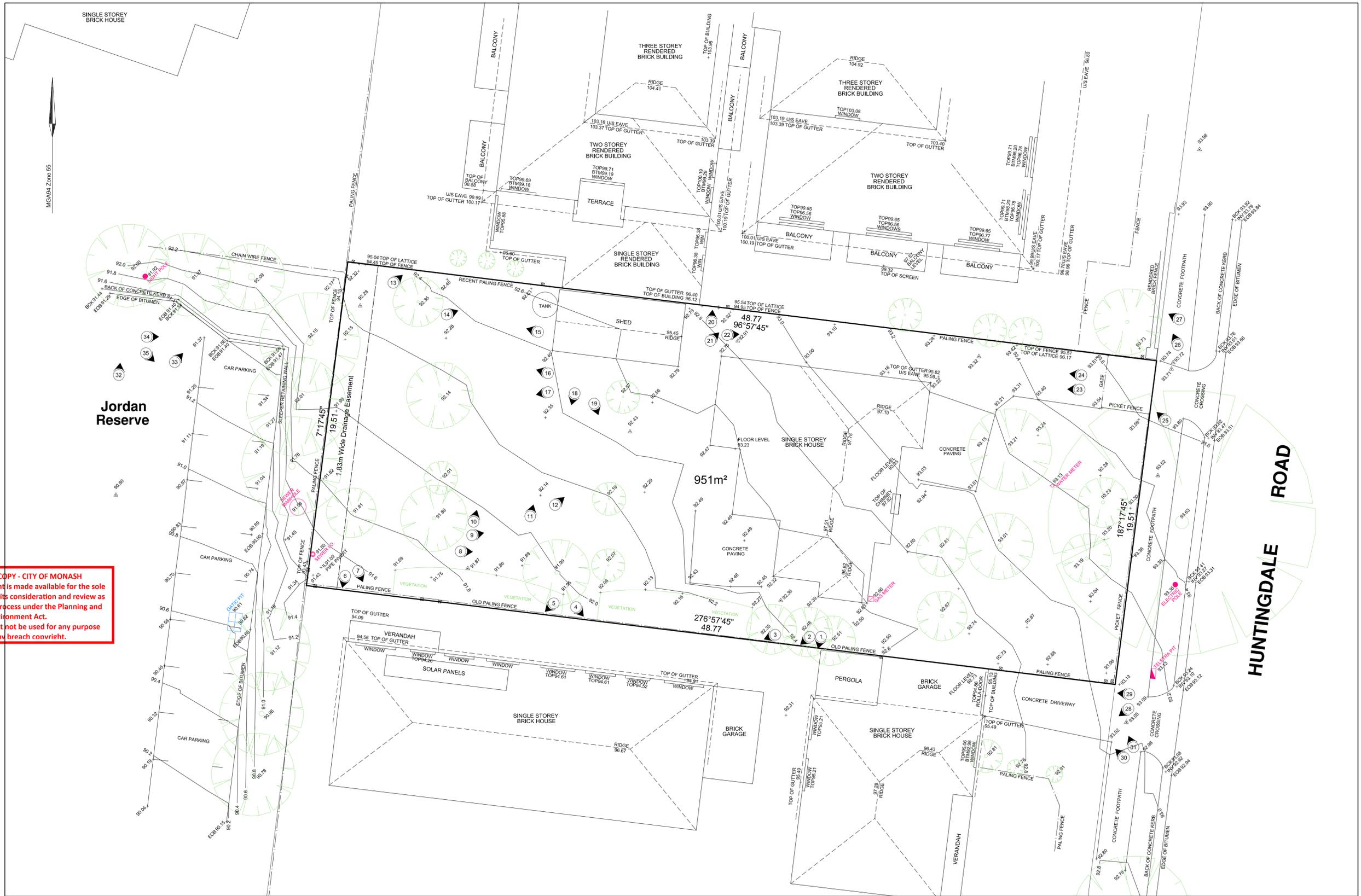


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shadow diagrams 22nd september 3pm
 scale 1:200

legend

- existing shadow
- proposed shadow
- proposed shadow outside site boundary



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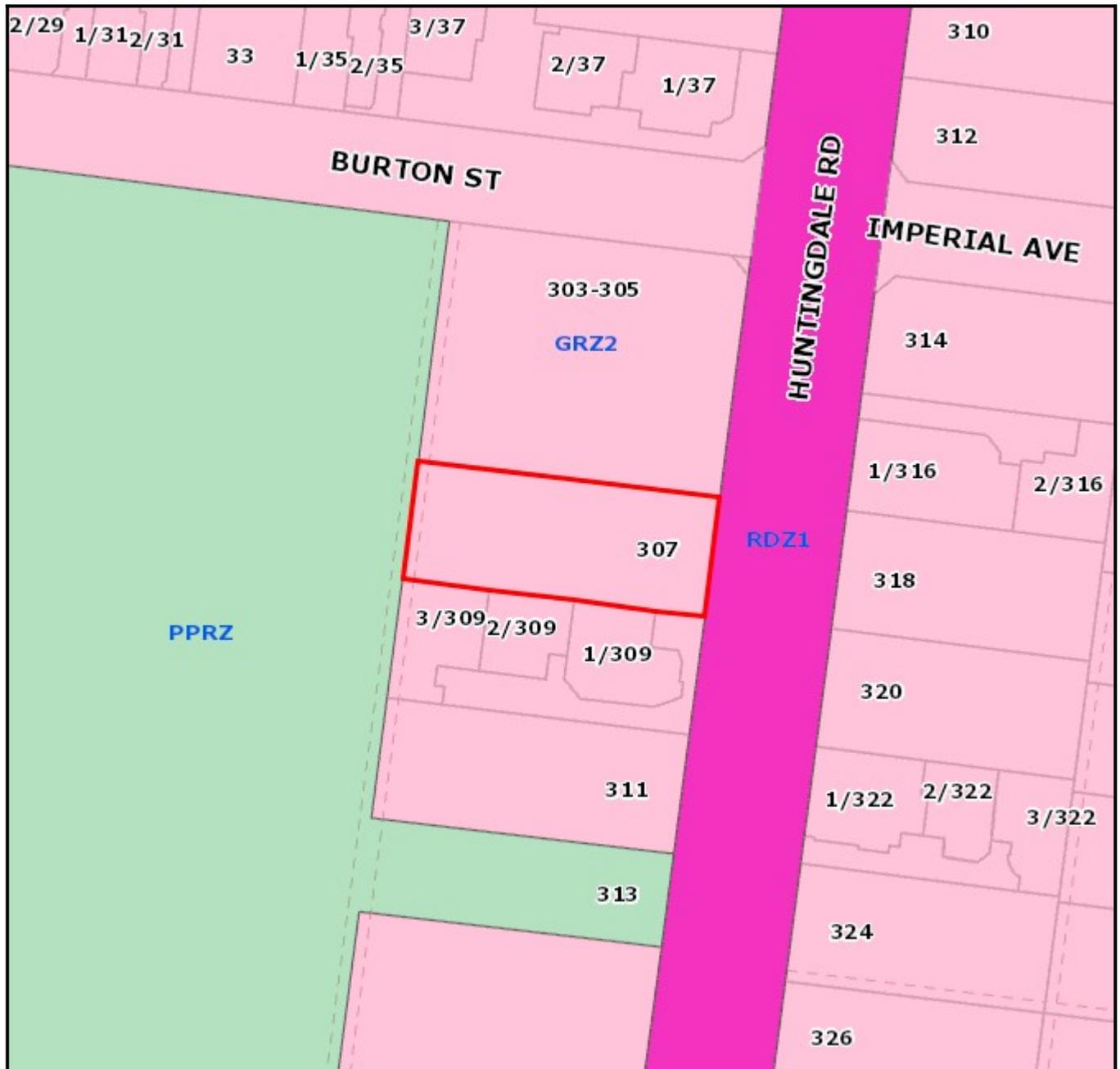
	Licensed Land Surveyors & Development Consultants Level 1 424 Bridge Road Richmond 3121 (03) 9428 1818 office@goodisonsurveying.com.au	Legend △ - SURVEY CONTROL POINT BCK - BACK OF CONCRETE KERB EOB - EDGE OF BITUMEN FBK - FACE OF BLUESTONE KERB INV - INVERT OF CONCRETE CHANNEL WIN - WINDOW HW - HABITABLE WINDOW TOP - TOP OF WINDOW BTM - BOTTOM OF WINDOW GV - GAS VALVE JP - JUNCTION PIT SEP - SIDE ENTRY PIT PHOTO POINT	Notations Levels are to AHD (Australian Height Datum). This is not a title re-establishment survey. Contour interval 0.2 meters. Only visible services have been located by this survey. Other hidden underground services may exist. "Dial before you Dig" or other underground location services should be investigated.	Feature and Level Survey 307 HUNTINGDALE ROAD CHADSTONE	Job Ref: 16430 Scale: 1:100 A1 Date of plan: 28/5/19 Updated:
--	--	---	--	--	--

Attachment 2: 307 Huntingdale Road, Chadstone





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



Address: 307 Huntingdale Road CHADSTONE VIC 3148

Area: 951 sqm

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 The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.



Objector Map

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



1:2000



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Legend

- | | | |
|-------------------|---------------------------|------------------------------------|
| Property | Open Space Public Access | Social/ family recreation |
| Proposed Property | Accessway/ trail | Sport |
| Common Property | Conservation | Utility/ buffer/ enviro constraint |
| Easements | Memorial Park | Visual amenity |
| Raillines | Play | Water based recreation |
| Reserves | Relaxation/ contemplation | |

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