

 **Subject Land**

Address: 148 - 150 Mitcham Road DONVALE VIC, 3111

Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.



1:2,500



17/03/2016 11:58 AM

PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 21 APARTMENTS AT

148 - 150 MITCHAM ROAD, DONVALE

TOWN PLANNING [REV F] - SEP 2015

DRAWING SET

- TP01 Existing Site Plan
- TP02 Basement Floor Plan
- TP03 Ground Floor Plan
- TP04 First Floor Plan
- TP05 Second Floor Plan
- TP06 Roof Plan
- TP07 North & South Elevations
- TP08 East & West Elevations
- TP09 Sections
- TP10 Shadow Diagram At 9am
- TP11 Shadow Diagram At 12pm
- TP12 Shadow Diagram At 3pm
- TP13 Design Response Plan
- TP14 Site Analysis & Locality Description Plan
- TP15 Site Photographs & Existing Streetscape



Rev	Description	Date
A	PRE-APPLICATION ISSUE	Nov 2014
B	PRE-APPLICATION ISSUE	29/01/2015
C	PRE-APPLICATION ISSUE	13/04/2015
D	AMENDMENT AS PER COUNCIL MEETING DATED 23/05/2015	25/05/2015
E	AMENDED AS PER COUNCIL COMMENTS DATED 22/06/2015	20/07/2015
F	AMENDED AS PER COUNCIL COMMENTS DATED 16/09/2015	29/09/2015

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PROJECT
**RESIDENTIAL APARTMENT BUILDING
148-150 MITCHAM ROAD, DONVALE**

CLIENT
BEHZAD EGHRARI

ALL WORK SHALL CONFORM TO THE SPECIFICATION AND OTHER RELEVANT DRAWINGS FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS CHECK ALL DIMENSIONS ON SITE. SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE THE COMMENCEMENT OF ANY FABRICATION. COPYRIGHT OF THE CONTENTS OF THIS DRAWING IS RETAINED BY ARCHITECTS (CANOPUS GROUP PTY. LTD.) WRITTEN CONSENT MUST BE OBTAINED PRIOR TO ANY USE OR REPRODUCTION OF THIS DRAWING IN FULL OR IN PART. ©

DRAWING TITLE			DRAWING NUMBER
Cover Sheet			TP00
DRAWN	CHECKED	DATE	REV
N.E.	S.R.	22 SEP 2015	F
SCALE	PROJECT NUMBER		
1 : 1	140968		

EXISTING NEIGHBOURHOOD CHARACTERISTICS:

THESE AREAS ARE WITHIN CLOSE PROXIMITY TO ACTIVITY CENTRES (LOCAL SHOPPING CENTRES) AND COMMUNITY FACILITIES. THE EXTENT TO WHICH THE PRECINCT APPLIES AROUND ACTIVITY CENTRES VARIES FOR EACH CENTRE.

THE LOCATION OF THE PRECINCT BOUNDARIES IS INFLUENCED BY FACTORS INCLUDING: PROXIMITY TO FACILITIES AND SERVICES; THE ROLE OF THE CENTRE, FOR EXAMPLE, IF IT SERVES THE LOCAL NEIGHBOURHOOD, OR HAS A BROADER CATCHMENT; STREET PATTERN; PUBLIC TRANSPORT; SCHOOLS; TOPOGRAPHY, PARTICULARLY IF IT IS WITHIN WALKING DISTANCE. THIS PRECINCT GENERALLY IS GENERALLY LOCATED BETWEEN 150M - 400M OF AN ACTIVITY CENTRE.

THE MAIN ROADS IDENTIFIED IN THIS PRECINCT ARE DONCASTER, TRAM AND ELGAR ROADS, MANNINGHAM AND PART OF THOMPSONS, BLACKBURN AND MITCHAM ROADS. THESE AREAS ARE DEVELOPED WITH A RANGE OF COMMERCIAL AND RESIDENTIAL AREAS. WHILST LANDSCAPING EXISTS ALONG THE MAIN ROADS, THERE ARE OPPORTUNITIES TO INTRODUCE BETTER LANDSCAPING STANDARDS TO IMPROVE THE APPEARANCE OF THE MAIN ROADS IN THE MUNICIPALITY.

MANY OF THESE AREAS WERE DEVELOPED BETWEEN THE 1950'S AND 1960'S, WITH SOME DEVELOPMENT OCCURRING AROUND THE 1970'S. WHILST AREAS WITHIN THE PRECINCT REMAIN INTACT, WITH VERY LITTLE REDEVELOPMENT OCCURRING, OTHER AREAS HAVE EXPERIENCED A SIGNIFICANT LEVEL OF CHANGE, WHERE THE ORIGINAL HOUSE HAS BEEN DEMOLISHED AND REPLACED WITH A UNIT DEVELOPMENT.

A SUBSTANTIAL LEVEL OF CHANGE IS ANTICIPATED IN PRECINCT 2. THIS AREA WILL BE THE FOCUS FOR HIGHER DENSITY DEVELOPMENTS. THREE STOREY BUILDINGS, INCLUDING 'APARTMENT-STYLE' DEVELOPMENTS WILL BE ENCOURAGED ON LARGER LOTS.

SITE:

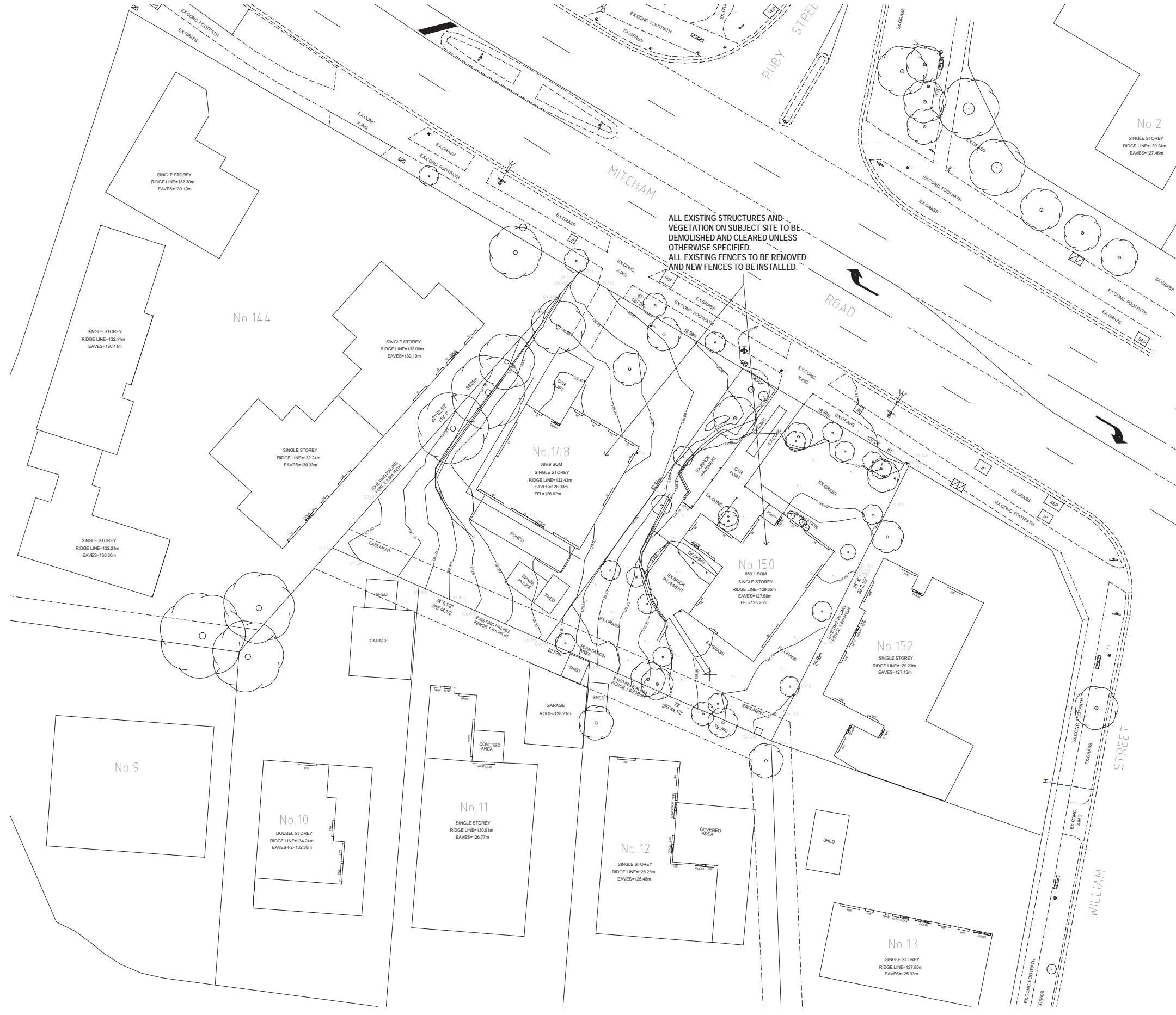
THE SUBJECT SITES ARE LOCATED ON MITCHAM ROAD. EACH SITE CONTAINS A SINGLE STOREY BRICK VENEER DWELLING WITH A TILED PITCH ROOF. THE COMBINED LAND AREA IS 1354sqm ALLOWING TO ACHIEVE A RESIDENTIAL DEVELOPMENT WHICH CONTRIBUTES TO A PREFERRED NEIGHBOURHOOD CHARACTER IN A RESIDENTIAL GROWTH ZONE AREA.

FACILITIES:

MANNINGHAM IS LOCATED 12 KILOMETRES EAST OF THE MELBOURNE CBD. THE SITE IS LOCATED WITHIN THE RESIDENTIAL GROWTH ZONE AND TAKES ADVANTAGE OF LOCAL TRANSPORT FACILITIES AND SHOPPING CENTRES. THERE IS BUS STATION, WITH FREEWAY IN CLOSE VICINITY THERE ARE VARIOUS SHOPPING CENTRES, SUPERMARKETS AND RESTAURANTS WITH IN A 5 KM RADIUS OF THE SITE. PLUS EXTENSIVE PARK LANDS AND PUBLIC OPEN SPACES. VARIOUS PRIMARY AND SECONDARY SCHOOLS ARE CLOSE BY, WHICH ALL SUPPORT THIS DEVELOPMENT AND MELBOURNE 2030 PLAN.

LOCAL AMENITY SCHEDULE

TITLE	NAME	DISTANCE (km)
1 ACCESS TO PUBLIC TRANSPORT	Bus Routes 271,907	0.12 E
2 UNIVERSITY	Deakin University, Melbourne Burwood Campus	8.00 SW
3 MEDICAL FACILITIES	North Mitcham Clinic	0.53 NW
4 PARK	Ronald E Gray Reserve	0.76 SW
5 SPORT PLACE	BTYC Gymnastics	0.46 W
6 SHOPPING CENTRE	Mitcham Shopping Centre	1.80 SE
7 PRIMARY SCHOOL	Heatherwood School	0.51 W
8 SECONDARY COLLEGE	Blackburn High School	3.10 W
9 PLACE OF WORSHIP	Donvale Presbyterian Church	0.62 NW
10 DISTANCE TO CBD	CBD	19.00 W



ALL EXISTING STRUCTURES AND VEGETATION ON SUBJECT SITE TO BE DEMOLISHED AND CLEARED UNLESS OTHERWISE SPECIFIED. ALL EXISTING FENCES TO BE REMOVED AND NEW FENCES TO BE INSTALLED.

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PROJECT
RESIDENTIAL APARTMENT BUILDING
 148-150 MITCHAM ROAD, DONVALE
 CLIENT
BEHZAD EGHARRI

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DRAWING TITLE		
Existing Site Plan		
DRAWN	CHECKED	DATE
N.E.	S.R.	20 JUL 2015
SCALE	PROJECT NUMBER	
1 : 200	140968	

DRAWING NUMBER
TP01
 REV
E

AREA SCHEDULE

SITE AREA:	1354.0 m ²
BUILDING AREA (Including Balconies):	811.0 m ²
SITE COVERAGE AREA:	59.8 %
IMPERVIOUS SURFACE:	978.9 m ²
PERMEABLE SURFACE AREA:	27.7 %
No. OF APARTMENTS:	21
No. VISITOR CAR SPACES:	6

BASEMENT

TOTAL AREA:	870 m ²
NO. CARSPACES (RESIDENTS):	23
NO. CARSPACES (VISITORS):	6
NO. BICYCLE SPACES:	13
NO. STORAGE:	21

GROUND FLOOR

APARTMENT	FLOOR AREA	BALCONY / COURTYARD AREA	BEDROOMS	BATHROOMS
1	64 m ²	8.00 m ²	1	1
2	87 m ²	8.00 m ² + 34.00 m ²	2	2
3	97 m ²	107.60 m ²	2	2
4	62 m ²	27.50 m ²	1 + STUDY NOOK	1
5	55 m ²	28.65 m ²	1 + STUDY NOOK	1
6	53 m ²	27.10 m ²	1 + STUDY NOOK	1
7	68 m ²	65.40 m ²	2	1
8	107 m ²	12.50 m ²	2	2

TOTAL FLOOR AREA: 810 m²

FIRST FLOOR

APARTMENT	FLOOR AREA	BALCONY AREA	BEDROOMS	BATHROOMS
9	64 m ²	8.00 m ²	1	1
10	87 m ²	8.00 m ²	2	2
11	89 m ²	8.50 m ²	2 + STUDY NOOK	2
12	82 m ²	8.00 m ²	2 + STUDY NOOK	2
13	75 m ²	8.00 m ²	2 + STUDY NOOK	2
14	67 m ²	9.00 m ²	2	1
15	101 m ²	10.00 m ²	2	2
16	70 m ²	14.00 m ²	1	1

TOTAL FLOOR AREA: 807 m²

SECOND FLOOR

APARTMENT	FLOOR AREA	BALCONY AREA	BEDROOMS	BATHROOMS
17	141 m ²	16.50 m ²	3 + STUDY	3
18	80 m ²	19.00 m ²	2	1
19	82 m ²	13.00 m ²	2 + STUDY NOOK	2
20	83 m ²	10.00 m ²	2	2
21	135 m ²	25.00 m ²	3 + STUDY	2

TOTAL FLOOR AREA: 592 m² - 73% of First Floor

GENERAL NOTES ON ENVIRONMENTAL SUSTAINABLE DESIGN

THE PROPOSED DEVELOPMENT IS COMPLIANT AND EXCEEDS THE MIN. STANDARDS SET BY NATIONAL CONSTRUCTION CODE (N.C.C.) AND ENERGY RATING REQUIREMENT

ENERGY:

- ALL UNDER ROOF & CEILING INSULATION IS TO ACHIEVE MINIMUM R3.5
- REFLECTIVE FOIL BLANKET INSULATION DIRECTLY UNDER SHEET METAL ROOF.
- ALL WALL INSULATION IS TO ACHIEVE MINIMUM R2.5
- ALL EXTERNAL DOORS, WINDOWS, GAPS AND CRACKS ARE TO BE SEALED (AIR TIGHT CONSTRUCTION).
- ALL GLAZING AND WINDOW DOOR FRAMES ARE COMPLIANT WITH THE ENERGY RATING REQUIREMENTS OF THE BUILDING CODE
- ALL WESTERN AND EASTERN WINDOWS WITH EXTERNAL SHADING DEVICES
- NORTHERLY ORIENTED DESIGN
- NORTHERN ELEVATION WITH CANOPIES AS TO PROVIDE SHADING TO THE LIVING AREAS
- ALL HABITABLE AREAS HAVE DIRECT NATURAL LIGHTING (NO LIGHT COURTS UTILISED)
- RENEWABLE ENERGY - UTILISING OVER 30 PHOTOVOLTAICS ON THE ROOF TOP
- RENEWABLE ENERGY - OVER 20 SOLAR HOT WATER SERVICES WITH BOOSTERS ARE BEING SPECIFIED
- ALL WINDOWS ARE DOUBLE GLAZED AND WITH ACOUSTIC SEAL.

WATER MANAGEMENT:

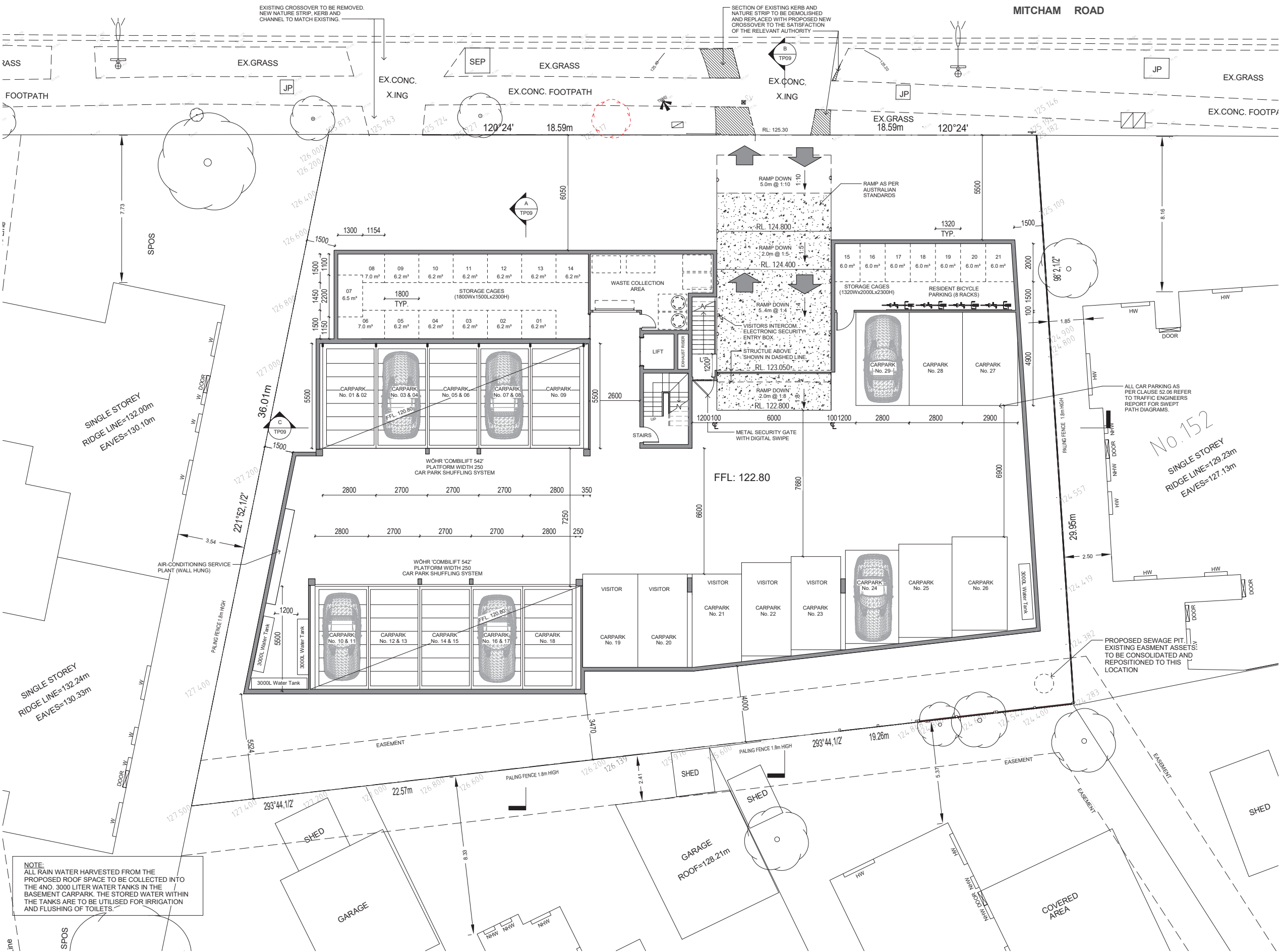
- A 12000L RAINWATER WATER TANK COLLECTION AS AN ONSITE RETENTION
- PLANTER BOXES TO THE FRONT OF THE BUILDING
- HIGH W.E.L.S. RATED WATER EFFICIENT FITTINGS TO ALL WET AREAS

TRANSPORT:

- BICYCLE PROVIDED FOR BOTH VISITORS AND RESIDENTS OF THE APARTMENTS
- PUBLIC TRANSPORT AVAILABLE DIRECTLY FROM MITCHAM ROAD

WASTE MANAGEMENT:

- DEDICATED RECYCLING AND WASTE SHOOTS FROM EACH UPPER LEVEL
- CONVENIENT ACCESSIBLE RECYCLING WASTE DISPOSAL METHODS.



Rev	Description	Date
A	PRE-APPLICATION ISSUE	Nov 2014
B	PRE-APPLICATION ISSUE	29/01/2015
C	PRE-APPLICATION ISSUE	13/04/2015
D	AMENDMENT AS PER COUNCIL MEETING DATED 23/05/2015	25/05/2015
E	AMENDED AS PER COUNCIL COMMENTS DATED 22/06/2015	20/07/2015
F	AMENDED AS PER COUNCIL COMMENTS DATED 16/09/2015	29/09/2015

LEGEND			
	FENCE LINE		PROPOSED RETRACTABLE CUPBOARD CLOTH LINE
	SUBJECT SITE BOUNDARY		PROPOSED LOCATION OF CLOTH LINE (FIXED & FOLDABLE)
	HABITABLE DOORS & WINDOWS		EXISTING LARGE & SMALL TREES
	POS		MEDIUM TO LARGE TREES
	SPOS		SHRUBS
	RW RL		TO BE RELOCATED TREE
			CONCRETE DRIVEWAY
			CONCRETE LANDSCAPE PAVING
			WET AREAS (TILE/TIMBER FLOORING)
			CONCRETE PATH / PAVING

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DRAWING TITLE
Basement Floor Plan

DRAWN	CHECKED	DATE
N.E.	S.R.	22 SEP 2015
SCALE	PROJECT NUMBER	REV
1 : 100	140968	F

DRAWING NUMBER
TP02

AREA SCHEDULE

SITE AREA:	1354.0 m ²
BUILDING AREA (Including Balconies):	811.0 m ²
SITE COVERAGE AREA:	59.8 %
IMPERVIOUS SURFACE:	978.9 m ²
PERMEABLE SURFACE AREA:	21.7 %
No. OF APARTMENTS:	21
No. VISITOR CAR SPACES:	6

BASEMENT

TOTAL AREA:	870 m ²
NO. CARSPACES (RESIDENTS):	23
NO. CARSPACES (VISITORS):	6
NO. BICYCLE SPACES:	13
NO. STORAGE:	21

GROUND FLOOR

APARTMENT	FLOOR AREA	BALCONY / COURTYARD AREA	BEDROOMS	BATHROOMS
1	64 m ²	8.00 m ²	1	1
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3	97 m ²	107.60 m ²	2	2
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7	68 m ²	65.40 m ²	2	1
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TOTAL FLOOR AREA: 810 m²

FIRST FLOOR

APARTMENT	FLOOR AREA	BALCONY AREA	BEDROOMS	BATHROOMS
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14	67 m ²	9.00 m ²	2	1
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TOTAL FLOOR AREA: 807 m²

SECOND FLOOR

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20	83 m ²	10.00 m ²	2	2
21	135 m ²	25.00 m ²	3 + STUDY	2

TOTAL FLOOR AREA: 592 m² - 73% of First Floor

GENERAL NOTES ON ENVIRONMENTAL SUSTAINABLE DESIGN

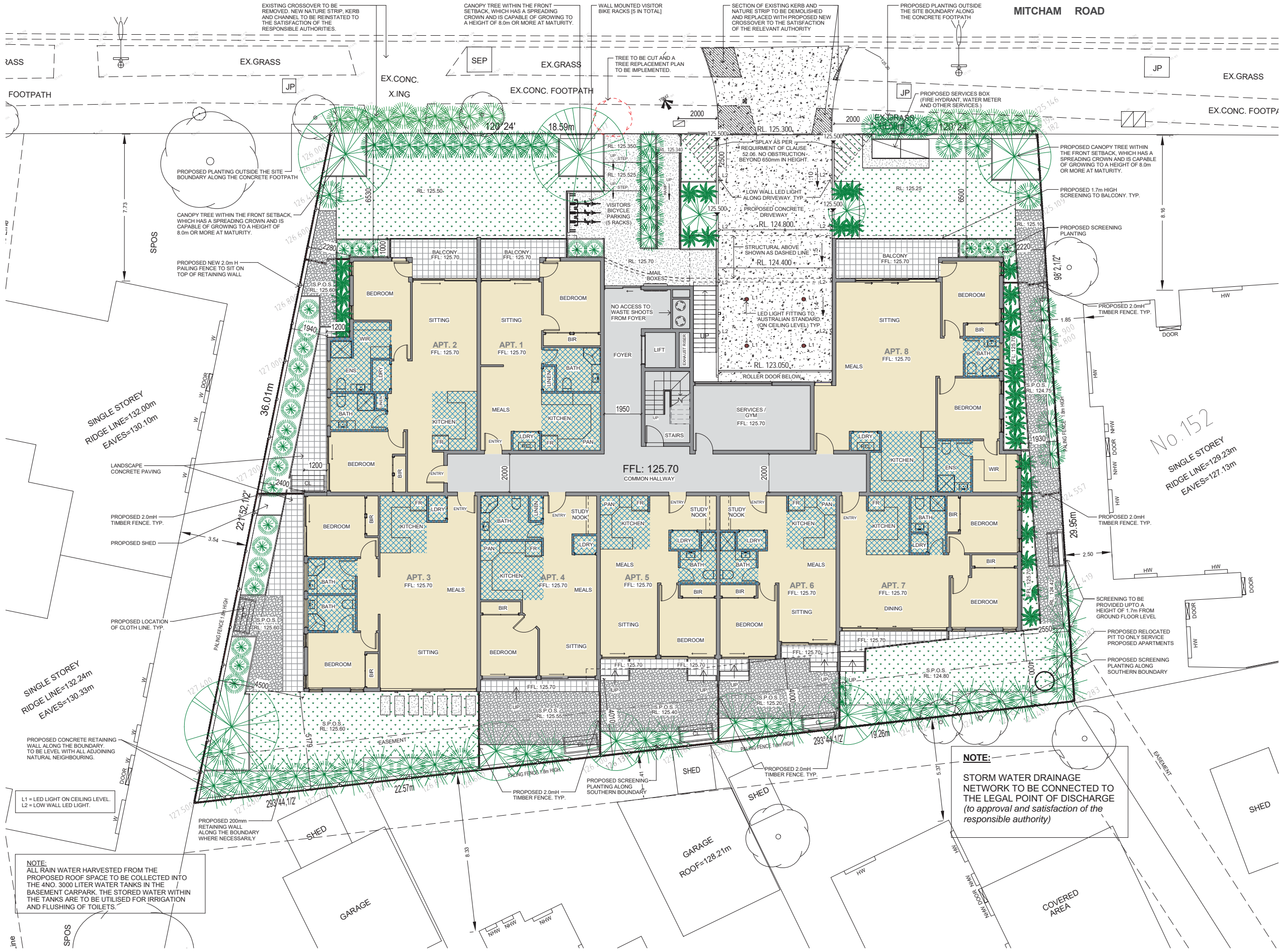
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- WATER MANAGEMENT:**
13. A 12000LT RAINWATER WATER TANK COLLECTION AS AN ONSITE RETENTION
 14. PLANTER BOXES TO THE FRONT OF THE BUILDING
 15. HIGH W.E.L.S. RATED WATER EFFICIENT FITTINGS TO ALL WET AREAS

- TRANSPORT:**
16. BICYCLE PROVIDED FOR BOTH VISITORS AND RESIDENTS OF THE APARTMENTS
 17. PUBLIC TRANSPORT AVAILABLE DIRECTLY FROM MITCHAM ROAD

- WASTE MANAGEMENT:**
18. DEDICATED RECYCLING AND WASTE SHOOTS FROM EACH UPPER LEVEL
 19. CONVENIENT ACCESSIBLE RECYCLING WASTE DISPOSAL METHODS.



NOTE:
STORM WATER DRAINAGE NETWORK TO BE CONNECTED TO THE LEGAL POINT OF DISCHARGE (to approval and satisfaction of the responsible authority)

LEGEND			
	FENCE LINE		PROPOSED RETRACTABLE CUPBOARD CLOTH LINE
	SUBJECT SITE BOUNDARY		PROPOSED LOCATION OF CLOTH LINE (FIXED & FOLDABLE)
	HABITABLE DOORS & WINDOWS		EXISTING LARGE & SMALL TREES
	POS		MEDIUM TO LARGE TREES
	SPOS		SHRUBS
	RW RL		TO BE RELOCATED TREE
			CONCRETE DRIVEWAY
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DRAWING TITLE
Ground Floor Plan

DRAWN: N.E. CHECKED: S.R. DATE: 22 SEP 2015

SCALE: 1 : 100 PROJECT NUMBER: 140968

DRAWING NUMBER: **TP03** REV: F

AREA SCHEDULE

SITE AREA:	1354.0 m ²
BUILDING AREA (Including Balconies):	811.0 m ²
SITE COVERAGE AREA:	59.8 %
IMPERVIOUS SURFACE:	978.9 m ²
PERMEABLE SURFACE AREA:	27.7 %
No. OF APARTMENTS:	21
No. VISITOR CAR SPACES:	6

BASEMENT

TOTAL AREA:	870 m ²
NO. CARSPACES (RESIDENTS):	23
NO. CARSPACES (VISITORS):	6
NO. BICYCLE SPACES:	13
NO. STORAGE:	21

GROUND FLOOR

APARTMENT	FLOOR AREA	BALCONY / COURTYARD AREA	BEDROOMS	BATHROOMS
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3	97 m ²	107.60 m ²	2	2
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6	53 m ²	27.10 m ²	1 + STUDY NOOK	1
7	68 m ²	65.40 m ²	2	1
8	107 m ²	12.50 m ²	2	2

TOTAL FLOOR AREA: 810 m²

FIRST FLOOR

APARTMENT	FLOOR AREA	BALCONY AREA	BEDROOMS	BATHROOMS
9	64 m ²	8.00 m ²	1	1
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11	89 m ²	8.50 m ²	2 + STUDY NOOK	2
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14	67 m ²	9.00 m ²	2	1
15	101 m ²	10.00 m ²	2	2
16	70 m ²	14.00 m ²	1	1

TOTAL FLOOR AREA: 807 m²

SECOND FLOOR

APARTMENT	FLOOR AREA	BALCONY AREA	BEDROOMS	BATHROOMS
17	141 m ²	16.50 m ²	3 + STUDY	3
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20	83 m ²	10.00 m ²	2	2
21	135 m ²	25.00 m ²	3 + STUDY	2

TOTAL FLOOR AREA: 592 m² - 73% of First Floor

NOTES:

OBSCURE GLAZING TO BE PROVIDED FOR THE BALUSTRADE TO A HEIGHT OF 1.7m AFL FOR THE ENTIRE LENGTH. OBSCURE GLAZING TO BE MANUFACTURED OBSCURED GLASS.

ALL WINDOWS FACING NEIGHBOURING PROPERTIES ARE HIGHLIGHT WINDOWS WITH A MINIMUM SILL HEIGHT OF 1.8m AFL.

VISUAL INTEREST HAS BEEN PROVIDED THROUGH ARTICULATION, GLAZING AND VARIATION IN MATERIALS AND TEXTURES.

THERE ARE NO BUILDINGS ON BOUNDARIES THEREFORE CREATING SPACING BETWEEN DEVELOPMENTS.

THE APARTMENT BUILDING IS STEPPED DOWN AT THE REAR OF THE SITE TO PROVIDE A TRANSITION TO THE SCALE OF THE ADJOINING RESIDENTIAL AREA.

THE BUILDING HAS BEEN DESIGNED TO SIT WELL WITH THE SLOPE OF THE LAND.

THE UPPER LEVELS OF THE APARTMENT PROVIDES ADEQUATE ARTICULATION TO REDUCE THE APPEARANCE OF VISUAL BULK AND MINIMISE CONTINUOUS SHEER WALL PRESENTATION.

THE UPPER LEVEL OF THE THREE STOREY APARTMENT IS 77% OF THE LOWER LEVEL. THERE IS SUFFICIENT ARCHITECTURAL INTEREST TO REDUCE THE APPEARANCE OF VISUAL BULK AND MINIMISE CONTINUOUS SHEER WALL PRESENTATION.

THE PROPOSED APARTMENT BUILDING HAS BEEN DESIGNED AND SITED TO ADDRESS SLOPE CONSTRAINTS, INCLUDING MINIMISING VIEWS OF BASEMENT PROJECTIONS AND/OR MINIMISING THE HEIGHT OF FINISHED FLOOR LEVELS AND PROVIDING APPROPRIATE RETAINING WALL PRESENTATION. FURTHERMORE, IT MINIMISES OVERLOOKING AND AVOIDS THE EXCESSIVE APPLICATION OF SCREEN DEVICES.

THE SETBACK OF THE BASEMENT CAR PARK IS CONSISTENT WITH THE FRONT BUILDING SETBACK AND IS SETBACK AN AVERAGE OF 4.0m FROM THE REAR BOUNDARY TO ENABLE EFFECTIVE LANDSCAPING TO BE ESTABLISHED.

THE BUILDING WALLS, INCLUDING BASEMENTS, ARE SITED A SUFFICIENT DISTANCE FROM SITE BOUNDARIES TO ENABLE THE PLANTING OF EFFECTIVE SCREEN PLANTING.

ALL BUILDING SERVICES ARE INTEGRATED INTO THE BUILT FORM OR SCREENED TO MINIMISE THE AESTHETIC IMPACTS AND AVOIDS UNREASONABLE AMENITY IMPACTS ON SURROUNDING PROPERTIES AND OPEN SPACES.



NOTE:
ALL RAIN WATER HARVESTED FROM THE PROPOSED ROOF SPACE TO BE COLLECTED INTO THE 4NO. 3000 LITER WATER TANKS IN THE BASEMENT CARPARK. THE STORED WATER WITHIN THE TANKS ARE TO BE UTILISED FOR IRRIGATION AND FLUSHING OF TOILETS.

Rev	Description	Date
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C	PRE-APPLICATION ISSUE	13/04/2015
D	AMENDMENT AS PER COUNCIL MEETING DATED 23/05/2015	25/05/2015
E	AMENDED AS PER COUNCIL COMMENTS DATED 22/06/2015	20/07/2015
F	AMENDED AS PER COUNCIL COMMENTS DATED 16/09/2015	29/09/2015

LEGEND			
	FENCE LINE		PROPOSED RETRACTABLE CUPBOARD CLOTH LINE
	SUBJECT SITE BOUNDARY		PROPOSED LOCATION OF CLOTH LINE (FIXED & FOLDABLE)
	HABITABLE DOORS & WINDOWS		EXISTING LARGE & SMALL TREES
	POS PRIVATE OPEN SPACE		MEDIUM TO LARGE TREES
	SPOS SECLUDED PRIVATE OPEN SPACE		SHRUBS
	RW RL. RETAINING WALL RL.		TO BE RELOCATED TREE
			CONCRETE DRIVEWAY
			CONCRETE LANDSCAPE PAVING
			WET AREAS (TILE/TIMBER FLOORING)
			CONCRETE PATH / PAVING

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PROJECT
RESIDENTIAL APARTMENT BUILDING
148-150 MITCHAM ROAD, DONVALE
CLIENT
BEHZAD EGHARRI

DRAWING TITLE			DRAWING NUMBER
First Floor Plan			
DRAWN	CHECKED	DATE	
N.E.	S.R.	22 SEP 2015	REV
SCALE	PROJECT NUMBER		REV
1 : 100	140968		F

AREA SCHEDULE

SITE AREA:	1354.0 m ²
BUILDING AREA (Including Balconies):	811.0 m ²
SITE COVERAGE AREA:	59.8 %
IMPERVIOUS SURFACE:	978.9 m ²
PERMEABLE SURFACE AREA:	27.7 %
No. OF APARTMENTS:	21
No. VISITOR CAR SPACES:	6

BASEMENT

TOTAL AREA:	870 m ²
NO. CARSPACES (RESIDENTS):	23
NO. CARSPACES (VISITORS):	6
NO. BICYCLE SPACES:	13
NO. STORAGE:	21

GROUND FLOOR

APARTMENT	FLOOR AREA	BALCONY / COURTYARD AREA	BEDROOMS	BATHROOMS
1	64 m ²	8.00 m ²	1	1
2	87 m ²	8.00 m ² + 34.00 m ²	2	2
3	97 m ²	107.60 m ²	2	2
4	62 m ²	27.50 m ²	1 + STUDY NOOK	1
5	55 m ²	28.65 m ²	1 + STUDY NOOK	1
6	53 m ²	27.10 m ²	1 + STUDY NOOK	1
7	68 m ²	65.40 m ²	2	1
8	107 m ²	12.50 m ²	2	2

TOTAL FLOOR AREA: 810 m²

FIRST FLOOR

APARTMENT	FLOOR AREA	BALCONY AREA	BEDROOMS	BATHROOMS
9	64 m ²	8.00 m ²	1	1
10	87 m ²	8.00 m ²	2	2
11	89 m ²	8.50 m ²	2 + STUDY NOOK	2
12	82 m ²	8.00 m ²	2 + STUDY NOOK	2
13	75 m ²	8.00 m ²	2 + STUDY NOOK	2
14	67 m ²	9.00 m ²	2	1
15	101 m ²	10.00 m ²	2	2
16	70 m ²	14.00 m ²	1	1

TOTAL FLOOR AREA: 807 m²

SECOND FLOOR

APARTMENT	FLOOR AREA	BALCONY AREA	BEDROOMS	BATHROOMS
17	141 m ²	16.50 m ²	3 + STUDY	3
18	80 m ²	19.00 m ²	2	1
19	82 m ²	13.00 m ²	2 + STUDY NOOK	2
20	83 m ²	10.00 m ²	2	2
21	135 m ²	25.00 m ²	3 + STUDY	2

TOTAL FLOOR AREA: 592 m² - 73% of First Floor

NOTES:

OBSCURE GLAZING TO BE PROVIDED FOR THE BALUSTRADE TO A HEIGHT OF 1.7m AFL FOR THE ENTIRE LENGTH. OBSCURE GLAZING TO BE MANUFACTURED OBSCURED GLASS.

ALL WINDOWS FACING NEIGHBOURING PROPERTIES ARE HIGHLIGHT WINDOWS WITH A MINIMUM SILL HEIGHT OF 1.8m AFL.

VISUAL INTEREST HAS BEEN PROVIDED THROUGH ARTICULATION, GLAZING AND VARIATION IN MATERIALS AND TEXTURES.

THERE ARE NO BUILDINGS ON BOUNDARIES THEREFORE CREATING SPACING BETWEEN DEVELOPMENTS.

THE APARTMENT BUILDING IS STEPPED DOWN AT THE REAR OF THE SITE TO PROVIDE A TRANSITION TO THE SCALE OF THE ADJOINING RESIDENTIAL AREA.

THE BUILDING HAS BEEN DESIGNED TO SIT WELL WITH THE SLOPE OF THE LAND.

THE UPPER LEVELS OF THE APARTMENT PROVIDES ADEQUATE ARTICULATION TO REDUCE THE APPEARANCE OF VISUAL BULK AND MINIMISE CONTINUOUS SHEER WALL PRESENTATION.

THE UPPER LEVEL OF THE THREE STOREY APARTMENT IS 77% OF THE LOWER LEVEL. THERE IS SUFFICIENT ARCHITECTURAL INTEREST TO REDUCE THE APPEARANCE OF VISUAL BULK AND MINIMISE CONTINUOUS SHEER WALL PRESENTATION.

THE PROPOSED APARTMENT BUILDING HAS BEEN DESIGNED AND SITED TO ADDRESS SLOPE CONSTRAINTS, INCLUDING MINIMISING VIEWS OF BASEMENT PROJECTIONS AND/OR MINIMISING THE HEIGHT OF FINISHED FLOOR LEVELS AND PROVIDING APPROPRIATE RETAINING WALL PRESENTATION. FURTHERMORE, IT MINIMISES OVERLOOKING AND AVOIDS THE EXCESSIVE APPLICATION OF SCREEN DEVICES.

THE SETBACK OF THE BASEMENT CAR PARK IS CONSISTENT WITH THE FRONT BUILDING SETBACK AND IS SETBACK AN AVERAGE OF 4.0m FROM THE REAR BOUNDARY TO ENABLE EFFECTIVE LANDSCAPING TO BE ESTABLISHED.

THE BUILDING WALLS, INCLUDING BASEMENTS, ARE SITED A SUFFICIENT DISTANCE FROM SITE BOUNDARIES TO ENABLE THE PLANTING OF EFFECTIVE SCREEN PLANTING.

ALL BUILDING SERVICES ARE INTEGRATED INTO THE BUILT FORM OR SCREENED TO MINIMISE THE AESTHETIC IMPACTS AND AVOIDS UNREASONABLE AMENITY IMPACTS ON SURROUNDING PROPERTIES AND OPEN SPACES.



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	POS PRIVATE OPEN SPACE		MEDIUM TO LARGE TREES
	SPOS SECLUDED PRIVATE OPEN SPACE		SHRUBS
	RW RL. RETAINING WALL RL.		TO BE RELOCATED TREE
	GRASS GROUND COVER		CONCRETE DRIVEWAY
	CONCRETE LANDSCAPE PAVING		PEBBLE LANDSCAPE GROUND COVER
	WET AREAS (TILE/TIMBER FLOORING)		CONCRETE PATH / PAVING

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PROJECT
RESIDENTIAL APARTMENT BUILDING
148-150 MITCHAM ROAD, DONVALE

CLIENT
BEHZAD EGHARRI

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DRAWING TITLE
Second Floor Plan

DRAWN	CHECKED	DATE
N.E.	S.R.	22 SEP 2015
SCALE	PROJECT NUMBER	REV
1 : 100	140968	F

DRAWING NUMBER
TP05

AREA SCHEDULE

SITE AREA: 1354.0 m²
 BUILDING AREA (Including Balconies): 811.0 m²
 SITE COVERAGE AREA: 59.8 %
 IMPERVIOUS SURFACE: 978.9 m²
 PERMEABLE SURFACE AREA: 27.7 %
 NO. OF APARTMENTS: 21
 NO. VISITOR CAR SPACES: 6

BASEMENT

TOTAL AREA: 870 m²
 NO. CARSPACES (RESIDENTS): 23
 NO. CARSPACES (VISITORS): 6
 NO. BICYCLE SPACES: 13
 NO. STORAGE: 21

GROUND FLOOR

APARTMENT	FLOOR AREA	BALCONY / COURTYARD AREA	BEDROOMS	BATHROOMS
1	64 m ²	8.00 m ²	1	1
2	87 m ²	8.00 m ² + 34.00 m ²	2	2
3	97 m ²	107.60 m ²	2	2
4	62 m ²	27.50 m ²	1 + STUDY NOOK	1
5	55 m ²	28.65 m ²	1 + STUDY NOOK	1
6	53 m ²	27.10 m ²	1 + STUDY NOOK	1
7	68 m ²	65.40 m ²	2	1
8	107 m ²	12.50 m ²	2	2

TOTAL FLOOR AREA: 810 m²

FIRST FLOOR

APARTMENT	FLOOR AREA	BALCONY AREA	BEDROOMS	BATHROOMS
9	64 m ²	8.00 m ²	1	1
10	87 m ²	8.00 m ²	2	2
11	89 m ²	8.50 m ²	2 + STUDY NOOK	2
12	82 m ²	8.00 m ²	2 + STUDY NOOK	2
13	75 m ²	8.00 m ²	2 + STUDY NOOK	2
14	67 m ²	9.00 m ²	2	1
15	101 m ²	10.00 m ²	2	2
16	70 m ²	14.00 m ²	1	1

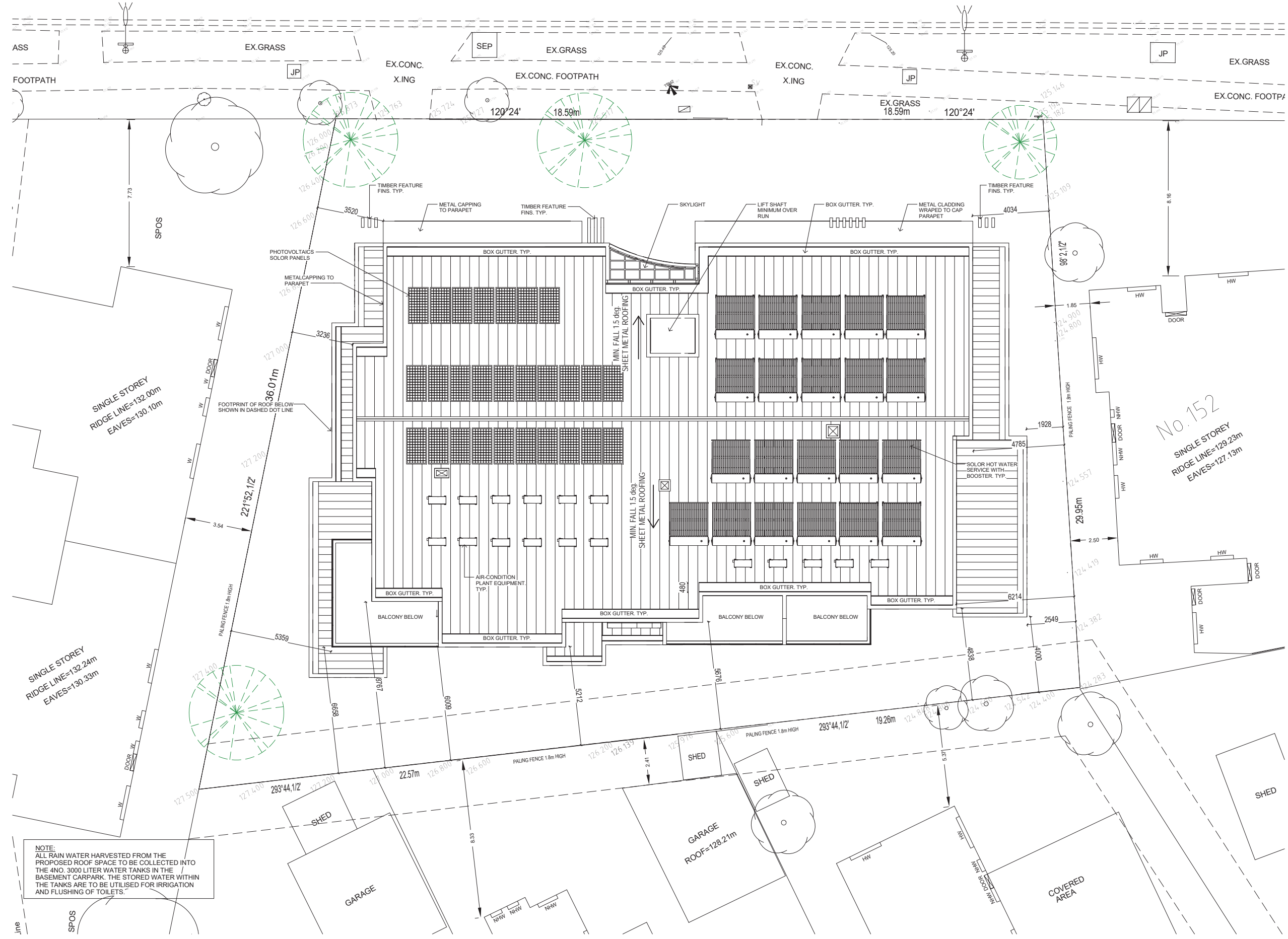
TOTAL FLOOR AREA: 807 m²

SECOND FLOOR

APARTMENT	FLOOR AREA	BALCONY AREA	BEDROOMS	BATHROOMS
17	141 m ²	16.50 m ²	3 + STUDY	3
18	80 m ²	19.00 m ²	2	1
19	82 m ²	13.00 m ²	2 + STUDY NOOK	2
20	83 m ²	10.00 m ²	2	2
21	135 m ²	25.00 m ²	3 + STUDY	2

TOTAL FLOOR AREA: 592 m² - 73% of First Floor

- GENERAL NOTES ON ENVIRONMENTAL SUSTAINABLE DESIGN**
- THE PROPOSED DEVELOPMENT IS COMPLIANT AND EXCEEDS THE MIN. STANDARDS SET BY NATIONAL CONSTRUCTION CODE (N.C.C.) AND ENERGY RATING REQUIREMENT
- ENERGY:**
- ALL UNDER ROOF & CEILING INSULATION IS TO ACHIEVE MINIMUM R3.5
 - REFLECTIVE FOIL BLANKET INSULATION DIRECTLY UNDER SHEET METAL ROOF.
 - ALL WALL INSULATION IS TO ACHIEVE MINIMUM R2.5
 - ALL EXTERNAL DOORS, WINDOWS, GAPS AND CRACKS ARE TO BE SEALED (AIR TIGHT CONSTRUCTION).
 - ALL GLAZING AND WINDOW DOOR FRAMES ARE COMPLIANT WITH THE ENERGY RATING REQUIREMENTS OF THE BUILDING CODE
 - ALL WESTERN AND EASTERN WINDOWS WITH EXTERNAL SHADING DEVICES
 - NORTHERLY ORIENTED DESIGN
 - NORTHERN ELEVATION WITH CANOPIES AS TO PROVIDE SHADING TO THE LIVING AREAS
 - ALL HABITABLE AREAS HAVE DIRECT NATURAL LIGHTING (NO LIGHT COURTS UTILISED)
 - RENEWABLE ENERGY - UTILISING OVER 30 PHOTOVOLTAICS ON THE ROOF TOP
 - RENEWABLE ENERGY - OVER 20 SOLAR HOT WATER SERVICES WITH BOOSTERS ARE BEING SPECIFIED
 - ALL WINDOWS ARE DOUBLE GLAZED AND WITH ACOUSTIC SEAL.
- WATER MANAGEMENT:**
- A 12000LT RAINWATER WATER TANK COLLECTION AS AN ONSITE RETENTION
 - PLANTER BOXES TO THE FRONT OF THE BUILDING
 - HIGH W.E.L.S. RATED WATER EFFICIENT FITTINGS TO ALL WET AREAS
- TRANSPORT:**
- BICYCLE PROVIDED FOR BOTH VISITORS AND RESIDENTS OF THE APARTMENTS
 - PUBLIC TRANSPORT AVAILABLE DIRECTLY FROM MITCHAM ROAD
- WASTE MANAGEMENT:**
- DEDICATED RECYCLING AND WASTE SHOOTS FROM EACH UPPER LEVEL
 - CONVENIENT ACCESSIBLE RECYCLING WASTE DISPOSAL METHODS.



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PROJECT
RESIDENTIAL APARTMENT BUILDING
 148-150 MITCHAM ROAD, DONVALE

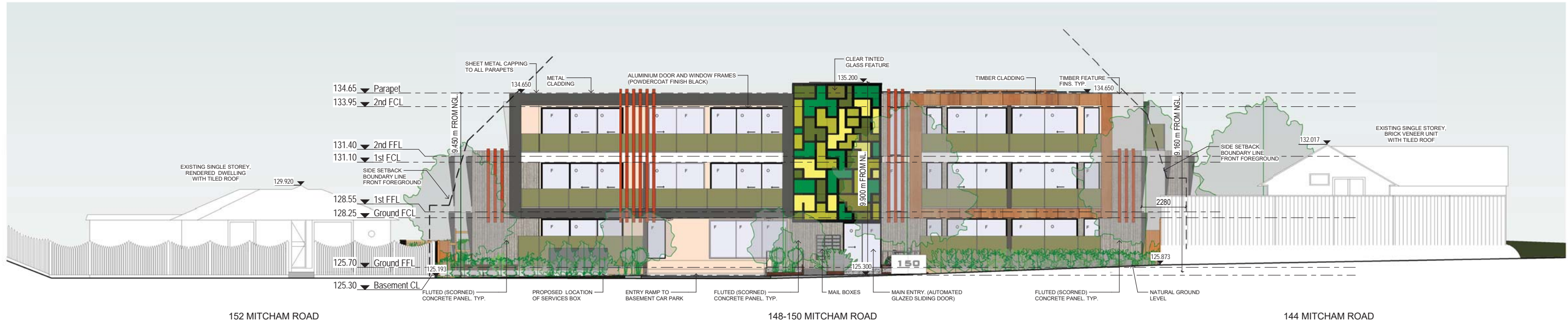
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DRAWING TITLE
Roof Plan

DRAWN	CHECKED	DATE
Author	Checker	22 SEP 2015
SCALE	PROJECT NUMBER	REV
1 : 100	140968	F

DRAWING NUMBER
TP06



MITCHAM ROAD STREETSCAPE - NORTH ELEVATION



SOUTH ELEVATION



SOUTH EASTERN PERSPECTIVE SHOWN ARTICULATION

NOTES:

ALL WINDOWS AND BALCONIES OVERLOOKING INTO THE ADJOINING NEIGHBORING PRIVATE OPEN SPACES AND HABITABLE WINDOWS, WILL BE OBSCURED (FROSTED GLASS) WITH A MAXIMUM 25% TRANSPARENCY AND 1.7 METER IN HIGH FROM THE FINISHED FLOOR LEVEL.

ARTICULATION OF THE WALLS AND USE OF VARYING MATERIALS TO THE FAÇADE, BALUSTRADES, WINDOWS, AND CLADDINGS PROVIDED VISUAL INTEREST, AND REDUCES SHEER WALLS.

TO REDUCE VISUAL BULK AND INCREASING LANDSCAPING OPPORTUNITIES NO WALLS ON BOUNDARIES HAVE BEEN PROPOSED FOR THIS DEVELOPMENT.

IN FURTHER REDUCING VISUAL BULK AND PROVIDING A REDUCED BUILDING SCALE TRANSITION, A TIER CAKE STEPPING DOWN EFFECT HAS BEEN ADOPTED TO THE REAR AND SIDES (SOUTHERN, EASTER, AND WESTERN ELEVATIONS) OF PROPOSED DEVELOPMENT.

THE PROPOSED DEVELOPMENT HAS BEEN SITED INTO THE LAND (BY WAY OF EXCAVATION OF THE LAND) AS SUCH, TO TAKE ADVANTAGE OF THE NATURAL LAND SLOPE OF SUBJECT SITES. THIS IS TO MINIMIZE OR ELIMINATE MATTERS OF OVERLOOKING, OVER SHADOWING, VISUAL SCALE OF THE BUILDING, AND HAVING A BASEMENT CAR PARK.

THE PROPOSED DESIGN HAS TAKEN INTO CONSIDERATION OF ELIMINATING VISUAL OBTRUSIVENESS OF CAR PARK FROM THE STREET FRONT, AND HAVE PROPOSED THE DESIGN TO HAVE A FULLY SUBMERGED BASEMENT CAR PARK, WHICH IS NOT VISIBLE FROM THE STREET FRONT.

NO OPEN CAR PARK OR SEMI-RECESSED CAR PARK HAS BEEN PROPOSED FOR THIS DEVELOPMENT. THE CAR PARK REQUIREMENTS HAS BEEN INTEGRATED INTO THE PROPOSED DESIGN, BY DESIGNING A FULLY SUBMERGED BASEMENT CAR PARK, HENCE ELIMINATING THE USE OF OPEN CAR PARK AND OR SEMI RECESSED BASEMENT CAR PARKING.

THE BASEMENT CAR PARK REAR (SOUTHERN) SET BACK IS AN AVERAGE OF 4.0 METERS, EFFECTIVELY ENABLING LANDSCAPING OPPORTUNITIES.

THE BUILDING WALLS, INCLUDING BASEMENTS, ARE SITED A SUFFICIENT DISTANCE FROM SITE BOUNDARIES TO ENABLE THE PLANTING OF EFFECTIVE SCREEN PLANTING, INCLUDING CANOPY TREES, IN LARGER SPACES.

THE INTEGRATION OF SERVICES, EQUIPMENT'S AND LIFT OVER RUNS WITHIN THE PROPOSED DESIGN, HAVE BEEN CONSIDERED AND SELECTED IN SUCH A WAY AS NOT TO BE VISIBLE FROM STREET FRONTAGE. THUS AVOIDING REQUIREMENTS OF SCREENING ON TOP OF THE ROOF AND AFFECTING THE STREETSCAPE AND AVOIDS UNREASONABLE AMENITY IMPACTS ON SURROUNDING PROPERTIES AND STREETSCAPES

COLOUR & MATERIAL SCHEDULE

MATERIAL	COLOUR
ZINC CLADDING DARK CHARCOLE	
CEDAR TIMBER CLADDING	
FLUTED SCORED CONCRETE	
SHEET METAL ROOFING	
SELECTED NUTRAL RENDER FINISH, (LIGHT & DARK COLOR)	
PRECAST CONCRETE PANEL (LIGHT GRAY COLOR)	
ALL EXTERIOR WINDOWS AND DOORS FRAMES TO BE IN BLACK ANODISED ALUMINIUM	
TIMBER FEATURE FINIS	
GREEN FROSTED GLASS TO ALL BALUSTRADES (1.7m HIGH)	
CLEAR FROSTED OBSCURED GLASS TO ALL OVERLOOKING WINDOWS (1.7m HIGH)	
CLEAR GLASS TO ALL WINDOWS AND SLIDING DOORS (TYP.)	

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1st FFL	FIRST FLOOR FINISH LEVEL
1st FCL	FIRST FLOOR CEILING LEVEL
O	OPERABLE WINDOW
F	FIXED WINDOW
NGL	NATURAL GROUND LEVEL
RW RL	RETAINING WALL RL
	OBSCURED WINDOW TO 1.7m HIGH
	OBSCURED BALUSTRADE TO 1.7m HIGH
	LINE OF PROPOSED CUT AREA
	NATURAL GROUND LEVEL LINE

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PROJECT
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148-150 MITCHAM ROAD, DONVALE**

CLIENT
BEHZAD EGHRARI

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DRAWING TITLE		DRAWING NUMBER	
North & South Elevations		TP07	
DRAWN	CHECKED	DATE	REV
N.E.	S.R.	22 SEP 2015	F
SCALE	PROJECT NUMBER	REV	
As indicated	140968	F	



EAST ELEVATION



NORTH-EAST STREET PERSPECTIVE



WEST ELEVATION

NOTES:

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COLOUR & MATERIAL SCHEDULE

MATERIAL	COLOUR
ZINC CLADDING DARK CHARCOLE	
CEDER TIMBER CLADDING	
FLUTED SCORND CONCRETE	
SHEET METAL ROOFING	
SELECTED NITRAL RENDER FINISH (LIGHT & DARK COLOR)	
PRECAST CONCRETE PANEL (LIGHT GRAY COLOR)	
ALL EXTERIOR WINDOWS AND DOORS FRAMES TO BE IN BLACK ANODIASED ALUMINUM	
TIMBER FEATURE FINIS	
GREEN FROSTED GLASS TO ALL BALUSTRADES (1.7m HIGH)	
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	OBSCURED WINDOW TO 1.7m HIGH
	OBSCURED BALUSTRADE TO 1.7m HIGH
	LINE OF PROPOSED CUT AREA
	NATURAL GROUND LEVEL LINE

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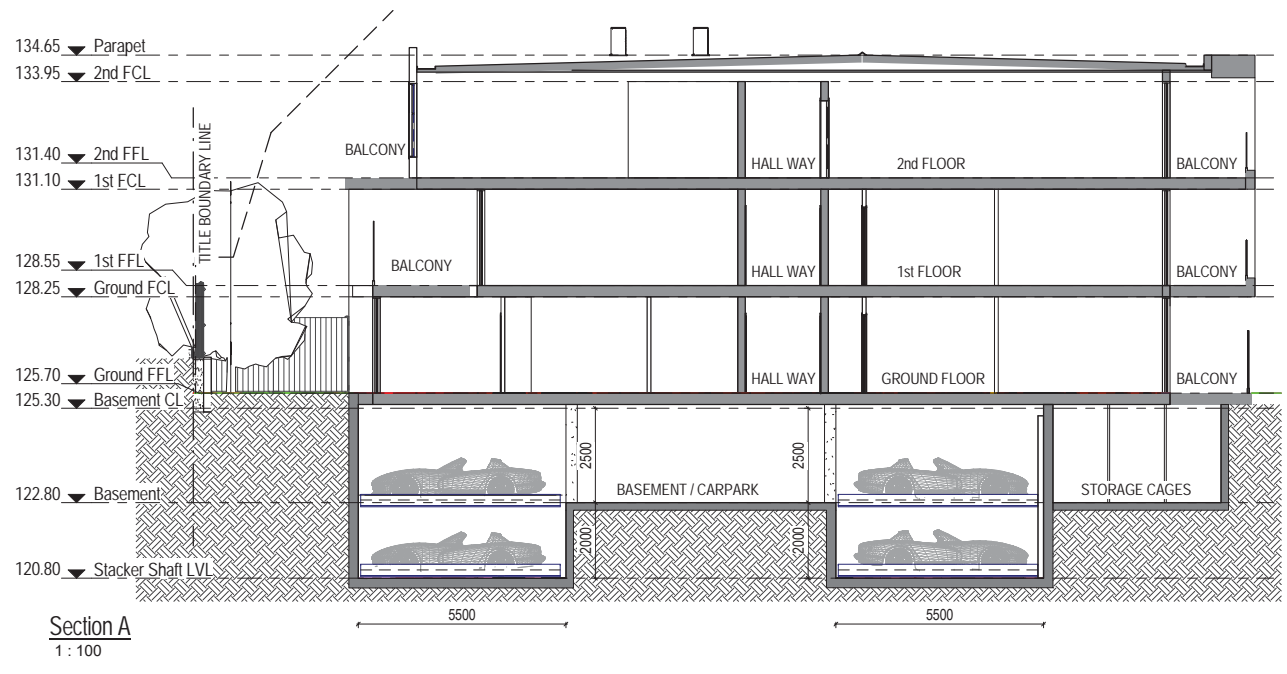
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**RESIDENTIAL APARTMENT BUILDING
148-150 MITCHAM ROAD, DONVALE**

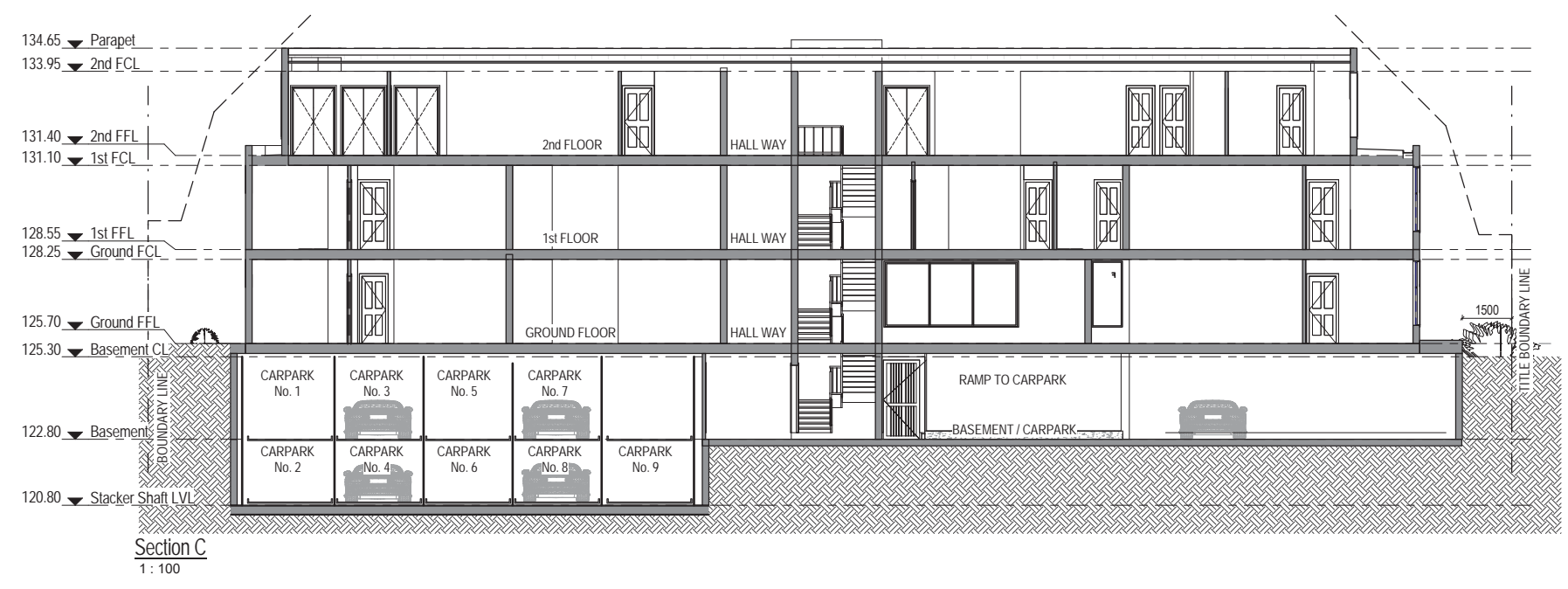
CLIENT
BEHZAD EGHRARI

DRAWING TITLE
East & West Elevations

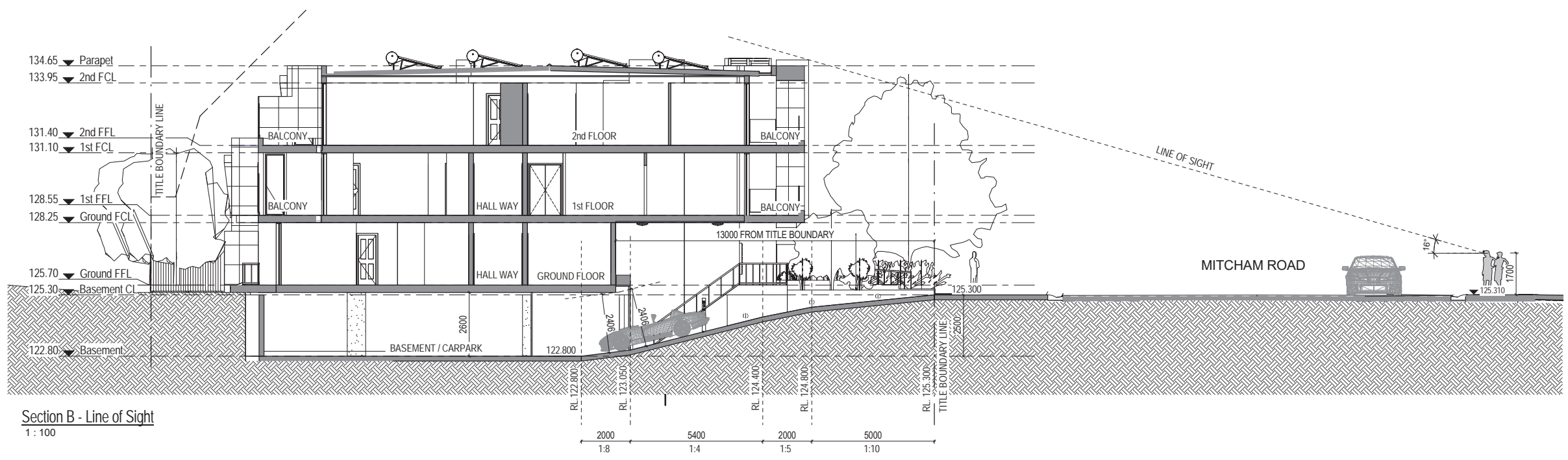
DRAWN	CHECKED	DATE	DRAWING NUMBER
N.E.	S.R.	22 SEP 2015	TP08
SCALE	PROJECT NUMBER	REV	
As indicated	140968	F	



Section A
1 : 100



Section C
1 : 100



Section B - Line of Sight
1 : 100

Rev	Description	Date
A	PRE-APPLICATION ISSUE	Nov 2014
B	PRE-APPLICATION ISSUE	29/01/2015
C	PRE-APPLICATION ISSUE	13/04/2015
D	AMENDMENT AS PER COUNCIL MEETING DATED 23/05/2015	25/05/2015
E	AMENDED AS PER COUNCIL COMMENTS DATED 22/06/2015	20/07/2015
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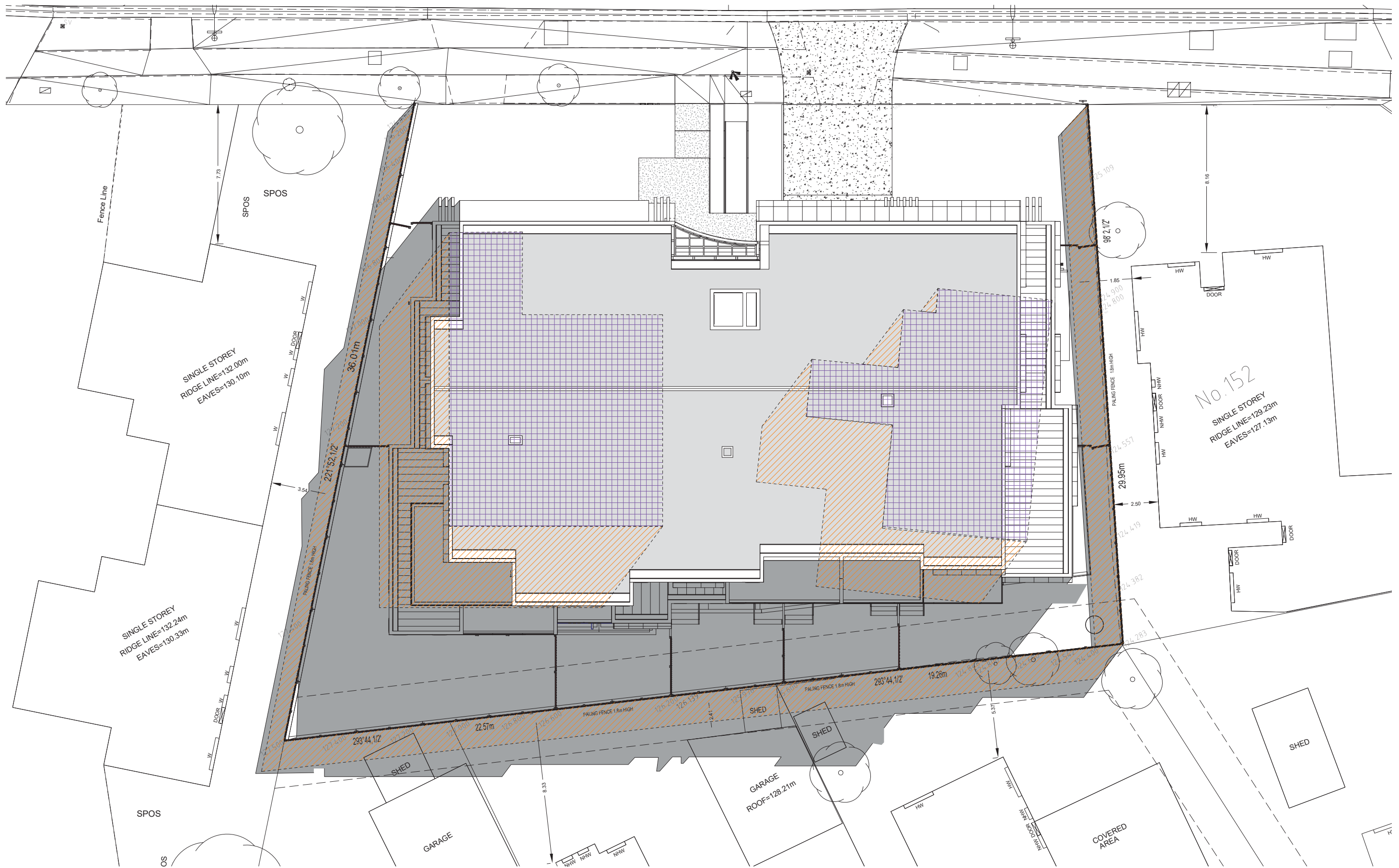


PROJECT
**RESIDENTIAL APARTMENT BUILDING
148-150 MITCHAM ROAD, DONVALE**

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ALL WORK SHALL CONFORM TO THE SPECIFICATION AND OTHER RELEVANT DRAWINGS FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS CHECK ALL DIMENSIONS ON SITE. SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE THE COMMENCEMENT OF ANY FABRICATION. COPYRIGHT OF THE CONTENTS OF THIS DRAWING IS RETAINED BY ARCHITECTS (CANOPUS GROUP PTY. LTD.) WRITTEN CONSENT MUST BE OBTAINED PRIOR TO ANY USE OR REPRODUCTION OF THIS DRAWING IN FULL OR IN PART. ©

DRAWING TITLE		DRAWING NUMBER	
Sections		TP09	
DRAWN	CHECKED	DATE	REV
N.E.	S.R.	22 SEP 2015	F
SCALE	PROJECT NUMBER	DRAWING NUMBER	
1 : 100	140968	TP09	



Shadow Diagram At 9 am
1 : 100

Rev	Description	Date
A	PRE-APPLICATION ISSUE	Nov 2014
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LEGEND	
	PROPOSED SHADOW
	EXISTING SHADOW
	EXISTING BUILDING



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PROJECT
RESIDENTIAL APARTMENT BUILDING
148-150 MITCHAM ROAD, DONVALE
CLIENT
BEHZAD EGHRARI

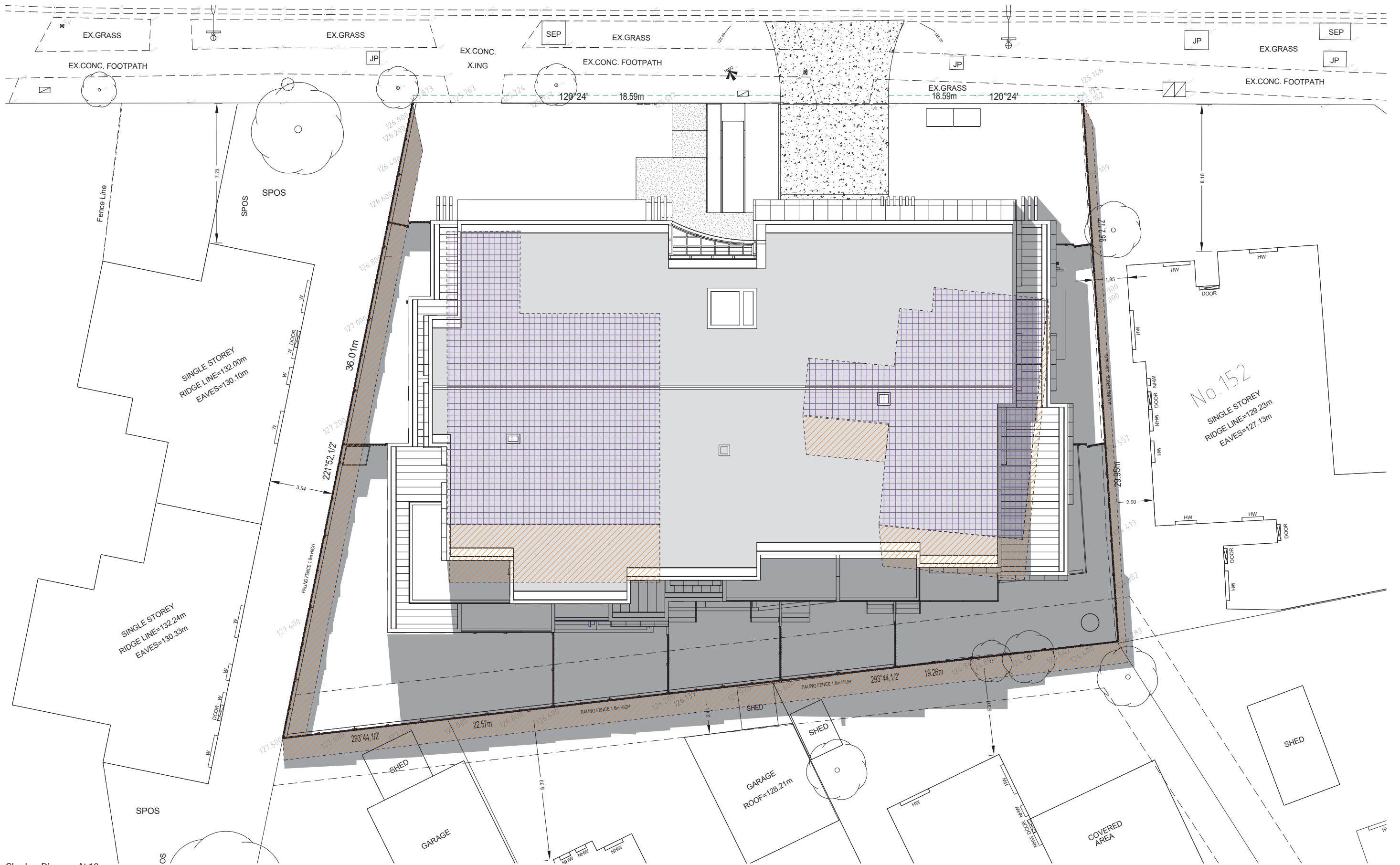
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DRAWING TITLE
Shadow Diagram At 9am

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N.E.	S.R.	22 SEP 2015
SCALE	PROJECT NUMBER	
1 : 100	140968	



DRAWING NUMBER
TP10
REV
F



Shadow Diagram At 12 pm
1 : 100

Rev	Description	Date
A	PRE-APPLICATION ISSUE	Nov 2014
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LEGEND	
	PROPOSED SHADOW
	EXISTING SHADOW
	EXISTING BUILDING



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PROJECT
**RESIDENTIAL APARTMENT BUILDING
148-150 MITCHAM ROAD, DONVALE**
CLIENT
BEHZAD EGHARRI

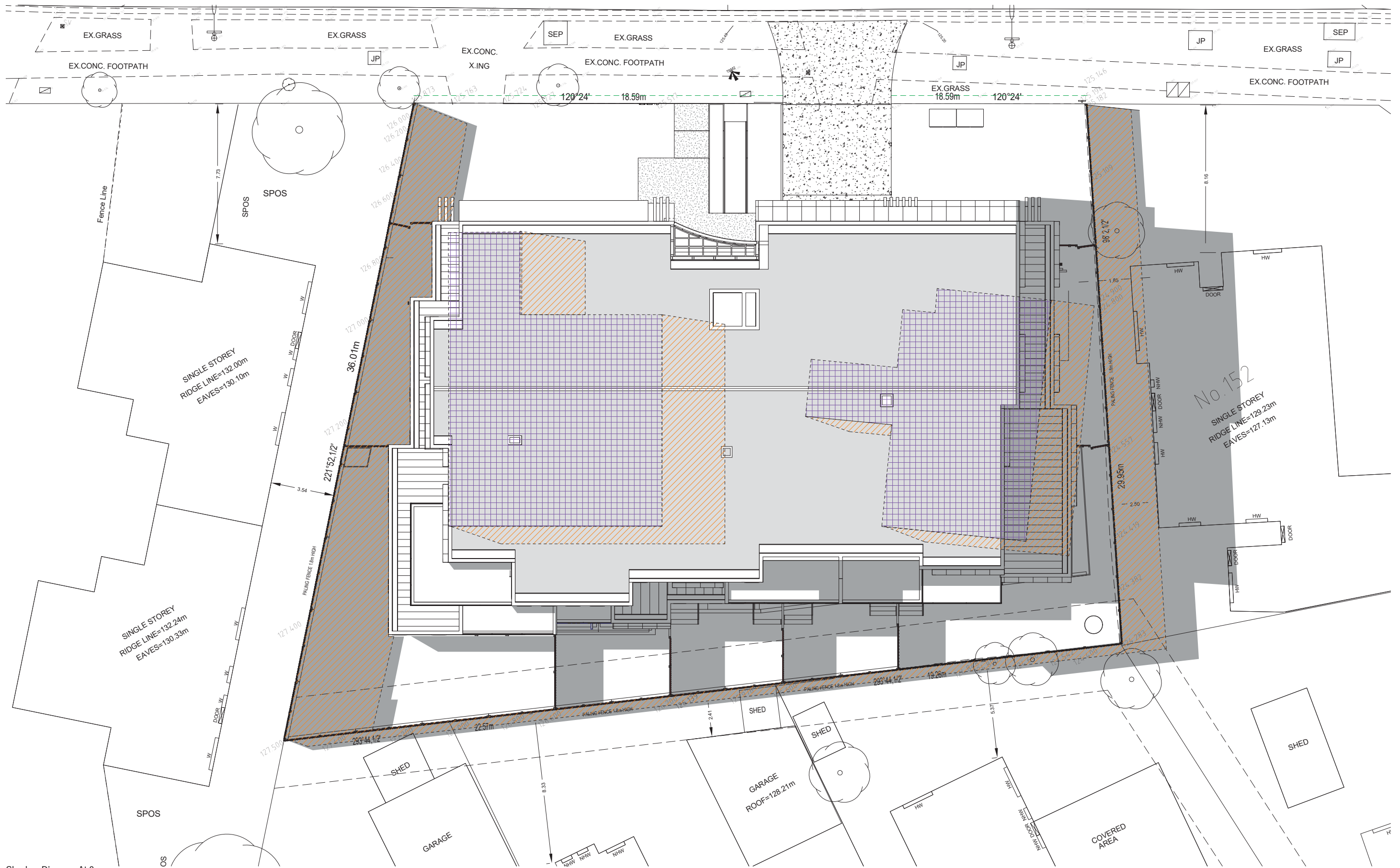
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DRAWING TITLE
**Shadow Diagram At
12pm**

DRAWN	CHECKED	DATE
Author	Checker	22 SEP 2015
SCALE	PROJECT NUMBER	
1 : 100	140968	



DRAWING NUMBER
TP11
REV
F



Shadow Diagram At 3 pm
1 : 100

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LEGEND	
	PROPOSED SHADOW
	EXISTING SHADOW
	EXISTING BUILDING



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PROJECT
RESIDENTIAL APARTMENT BUILDING
148-150 MITCHAM ROAD, DONVALE
CLIENT
BEHZAD EGHRARI

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DRAWING TITLE
Shadow Diagram At 3pm

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TP12
REV
F

DESIGN OBJECTIVES:

TO INCREASE RESIDENTIAL DENSITIES AND PROVIDE A RANGE OF HOUSING TYPES AROUND ACTIVITY CENTRES AND ALONG MAIN ROADS.

TO ENCOURAGE DEVELOPMENT THAT IS CONTEMPORARY IN DESIGN THAT INCLUDES AN ARTICULATED BUILT FORM AND INCORPORATES A RANGE OF VISUALLY INTERESTING BUILDING MATERIALS AND FAÇADE TREATMENTS.

TO SUPPORT THREE STOREY, 'APARTMENT STYLE' DEVELOPMENTS WITHIN THE MAIN ROAD SUBPRECINCT AND IN SUB-PRECINCT A, WHERE THE MINIMUM LAND SIZE CAN BE ACHIEVED.

TO ENSURE NEW DEVELOPMENT IS WELL ARTICULATED AND UPPER STOREY ELEMENTS ARE NOT UNDULY BULKY OR VISUALLY INTRUSIVE, TAKING INTO ACCOUNT THE PREFERRED NEIGHBOURHOOD CHARACTER.

TO ENSURE THE DESIGN AND SITING OF DWELLINGS HAVE REGARD TO THE FUTURE DEVELOPMENT OPPORTUNITIES AND FUTURE AMENITY OF ADJOINING PROPERTIES.

TO ENSURE DEVELOPMENTS OF TWO OR MORE STOREYS ARE SUFFICIENTLY STEPPED DOWN AT THE PERIMETER OF THE MAIN ROAD SUB-PRECINCT TO PROVIDE AN APPROPRIATE AND ATTRACTIVE INTERFACE TO SUB-PRECINCT A OR B, OR OTHER ADJOINING ZONE.

HIGHER DEVELOPMENTS ON THE PERIMETER OF SUB-PRECINCT A MUST BE DESIGNED SO THAT THE HEIGHT AND FORM ARE SUFFICIENTLY STEPPED DOWN, SO THAT THE SCALE AND FORM COMPLEMENT THE INTERFACE OF SUB-PRECINCT B OR OTHER ADJOINING ZONE.

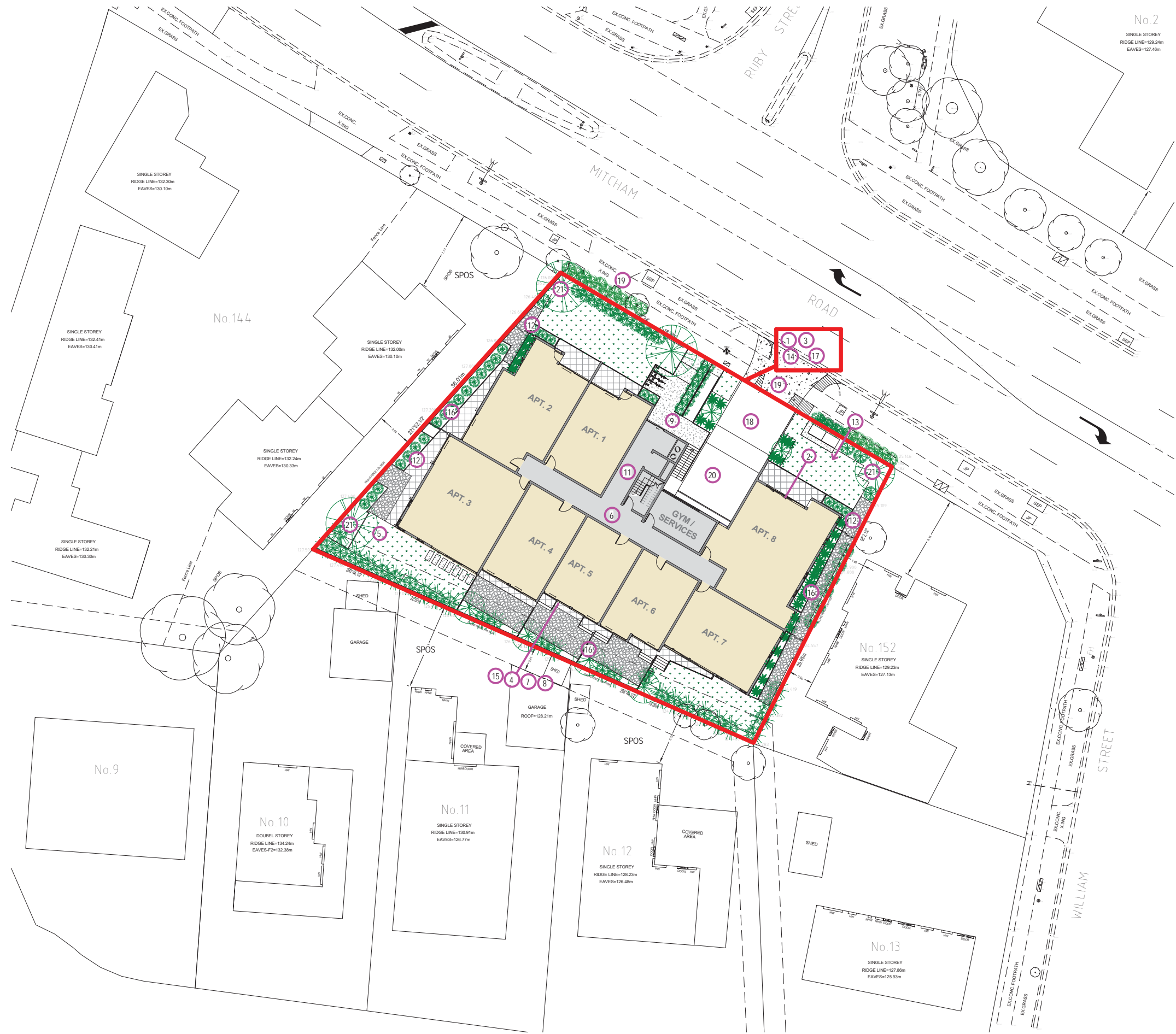
TO ENSURE OVERLOOKING INTO ADJOINING PROPERTIES IS MINIMISED.

TO ENSURE THE DESIGN OF BASEMENT AND UNDERCROFT CAR PARKS COMPLEMENT THE DESIGN OF THE BUILDING, ELIMINATES UNSIGHTLY PROJECTIONS OF BASEMENT WALLS ABOVE NATURAL GROUND LEVEL AND ARE SITED TO ALLOW FOR EFFECTIVE SCREEN PLANTING.

TO ENCOURAGE LANDSCAPING AROUND BUILDINGS TO ENHANCE SEPARATION BETWEEN BUILDINGS AND SOFTEN BUILT FORM.

DESIGN RESPONSE:

1. THE SITE AREA COVERED BY BUILDING IS APPROXIMATELY 58.7% WITH A PERMEABILITY AREA OF APPROXIMATELY ~28%.
2. VISUAL INTEREST HAS BEEN PROVIDED THROUGH ARTICULATION, GLAZING AND VARIATION IN MATERIALS AND TEXTURES.
3. THERE ARE NO BUILDINGS ON BOUNDARIES THEREFORE CREATING SPACING BETWEEN DEVELOPMENTS.
4. THE APARTMENT BUILDING IS STEPPED DOWN AT THE REAR OF THE SITE TO PROVIDE A TRANSITION TO THE SCALE OF THE ADJOINING RESIDENTIAL AREA.
5. THE BUILDING HAS BEEN INTEGRATED TO SIT WELL WITHIN THE SLOPE OF THE LAND BY WAY OF EXCAVATION APPROXIMATELY 2m TO THE SOUTH WESTERN CORNER OF THE SITE.
6. THERE ARE NO RELIANCE ON BELOW GROUND LIGHT COURTS FOR ANY HABITABLE ROOMS. ALL HABITABLE ROOMS ARE PROVIDED WITH NATURAL LIGHT.
7. THE UPPER LEVELS OF THE APARTMENT PROVIDES ADEQUATE ARTICULATION TO REDUCE THE APPEARANCE OF VISUAL BULK AND MINIMISE CONTINUOUS SHEER WALL PRESENTATION.
8. THERE IS SUFFICIENT ARCHITECTURAL INTEREST TO THE UPPER LEVEL OF THE THREE STOREY APARTMENT TO REDUCE THE APPEARANCE OF VISUAL BULK AND MINIMISE CONTINUOUS SHEER WALL PRESENTATION.
9. DESIGN FEATURES SUCH AS THE ENTRANCE HAVE BEEN INTEGRATED WITH THE OVERALL DESIGN OF THE BUILDING AND ARE NOT IMPOSING. IN ADDITION THE FEATURE GLASS CURTAIN WALL ALLOWS FOR NATURAL LIGHT TO ENTER INTO THE HALLWAY AT ALL LEVELS.
10. THE PROPOSED APARTMENT BUILDING HAS BEEN DESIGNED AND SITED TO ADDRESS SLOPE CONSTRAINTS, INCLUDING MINIMISING VIEWS OF BASEMENT PROJECTIONS AND/OR MINIMISING THE HEIGHT OF FINISHED FLOOR LEVELS AND PROVIDING APPROPRIATE RETAINING WALL PRESENTATION. FURTHERMORE, IT MINIMISES OVERLOOKING AND AVOIDS THE EXCESSIVE APPLICATION OF SCREEN DEVICES.
11. THE PROPOSED DESIGN HAS INTEGRATED ACCESSABLE DESIGN (ENTRY, RAMPS, HALLWAYS AND ACCESSING LEVELS) IN COMPLIANCE WITH NECESSARY AUSTRALIAN STANDARDS THROUGHOUT.
12. WHERE NECESSARILY SUFFICIENT LANDSCAPING AND SCREENING HAS BEEN PROVIDED IN ACCORDANCE TO DD08 LANDSCAPING GUIDELINES AS TO PROVIDE OPPORTUNITIES FOR PLANTING ALONG SIDE BOUNDARIES TO ASSIST IN BREAKING, AND SOFTEN UP THE LENGTH OF CONTINUOUS BUILT FORM.
13. THE BASEMENT CAR PARKS ARE NOT VISUALLY OBTRUSIVE WHEN VIEWED FROM THE FRONT OF THE SITE AS IT IS FULLY SUBMERGED AS A BASEMENT CAR PARK.
14. CAR PARKING REQUIREMENTS HAS BEEN INTEGRATED INTO THE DESIGN OF THE APARTMENT BY ENCOURAGING THE USE OF BASEMENT PARKING HENCE ELIMINATING THE USE OF OPEN CAR PARK AND HALF BASEMENT PARKING.
15. THE BASEMENT CAR PARK SETBACK IS ON AVERAGE OF 4.0m FROM THE REAR BOUNDARY TO ENABLE EFFECTIVE LANDSCAPING TO BE ESTABLISHED.
16. THE BUILDING WALLS, INCLUDING BASEMENTS, ARE SITED A SUFFICIENT DISTANCE FROM SITE BOUNDARIES TO ENABLE THE PLANTING OF EFFECTIVE SCREEN PLANTING, INCLUDING CANOPY TREES, IN LARGER SPACES.
17. ALL SERVICE EQUIPMENT, BUILDING SERVICES, LIFT OVER-RUNS AND ROOF-MOUNTED EQUIPMENT, INCLUDING SCREENING DEVICES IS INTEGRATED INTO THE BUILT FORM OR SCREENED TO MINIMISE THE AESTHETIC IMPACTS ON THE STREETScape AND AVOIDS UNREASONABLE AMENITY IMPACTS ON SURROUNDING PROPERTIES AND OPEN SPACES.
18. ONLY ONE DOUBLE VEHICULAR CROSSOVER IS PROVIDED TO MINIMISE DISRUPTION TO STREET PLANTATION AND PEDESTRIAN MOVEMENT. THE DRIVEWAY DOES NOT INTERFERE WITH ANY STREET TREES.
19. EASTERN EXISTING CROSSOVER IS RETAINED AND EXTENDED TO THE SATISFACTION OF THE RELEVANT AUTHORITY. WESTERN EXISTING DRIVEWAY WILL BE REMOVED AND REPLACED WITH NEW KERB, CHANNEL AND NATURE STRIP TO MATCH EXISTING.
20. PROVIDE SAFE PASSAGE FOR VEHICLES AND PEDESTRIANS THE BASEMENT CAR PARK AND RAMP HAS BEEN DESIGN TO THE REQUIREMENTS OF CLAUSE 52.34 AND AUSTRALIAN STANDARD REQUIREMENTS.
21. AT LEAST 3 CANOPY TREES ARE PROPOSED WITHIN THE FRONT SETBACK, WHICH HAVE A SPREADING CROWN AND ARE CAPABLE OF GROWING TO A HEIGHT OF 8.0m OR MORE AT MATURITY.



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PROJECT
**RESIDENTIAL APARTMENT BUILDING
148-150 MITCHAM ROAD, DONVALE**
CLIENT
BEHZAD EGHRARI

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DRAWING TITLE
Design Response Plan

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N.E.	S.R.	22 SEP 2015
SCALE	PROJECT NUMBER	
1 : 200	140968	



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TP13
REV
F

● Subject Site
Address: 148-150 Mitcham Road, Donvale

○ List of Public Primary School nearby

1. Donvale Primary School
2. Mitcham Primary School
3. Whitehorse Primary School
4. Donbun Primary School
5. Blackburn Primary School
6. Old Orchard Primary School
7. Beverley Hills Primary School
8. Doncaster Gardens Primary School
9. Antonio Park Primary School

○ List of Catholic Primary School nearby

1. St Philip's Catholic Primary School
2. St John's Catholic Primary School
3. St Ss Peter & Paul's Catholic Primary School

○ List of Public Secondary School nearby

1. Croydon Community School (Donvale Primary Campus)
2. Mullauna Secondary College (Mullauna Secondary College Campus)
3. East Doncaster Secondary College
4. Blackburn High School

○ Public Transport

1. Mitcham Train Station
2. Nunawading Train Station
3. Blackburn Train Station
4. Bus Route 271 - Box Hill <-> Ringwood via Park Orchards
5. Bus Route 907 - City <-> Mitcham via Doncaster Road
6. Bus Route 309 - City <-> Donvale via Reynolds Road

★ Shopping Centers

1. Tunstall Square
2. Devon Plaza
3. Mitcham Shops
4. Nunawading Shops
5. Bunnings Warehouse
6. North Blackburn Square
7. Donvale Local Shops

⊕ Hospitals

1. Mitcham Hospital
2. Mitcham Private Hospital
3. Donvale Rehabilitation Hospital

◇ Parks, Ovals & Recreation Reserves

1. Koonung Park
2. Donvale Reserve
3. Donvale Sports Complex
4. Donvale aranga Reserve
5. Larne Reserve
6. Koonung Creek park
7. St. Clems Reserve
8. Slater Reserve
9. Halliday Park
10. Walker Park
11. Tunstall Park
12. Boronia Grove Reserve
13. Gray Reserve
14. Nicol Park
15. Mullum Park
16. Brunswick Park



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PROJECT
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148-150 MITCHAM ROAD, DONVALE**
 CLIENT
BEHZAD EGHRARI

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DRAWING TITLE
**Site Analysis & Locality
Description Plan**

DRAWN	CHECKED	DATE
Author	Checker	20 JUL 2015
SCALE	PROJECT NUMBER	140968
As indicated		

DRAWING NUMBER
TP14
 REV
E



1. Unit 1/144 Mitcham Road.
(View from existing driveway)



2. Unit 5/144 Mitcham Road.
(View from existing driveway)



3. 144 Mitcham Road.
(View from existing crossover)



4. 148-150 Mitcham Road.
(View from Mitcham Road)



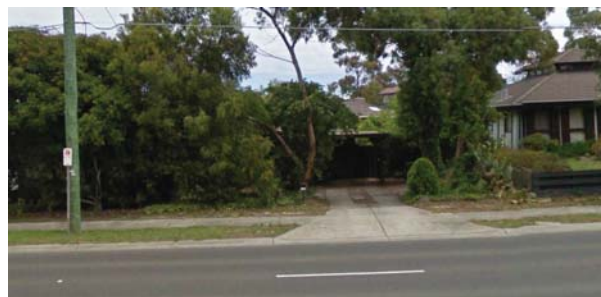
5. 123 Mitcham Road.
(View from Mitcham Road)



6. 2 Ruby Street.
(View from Mitcham Road)



7. 152 Mitcham Road.
(View from Mitcham Road)



7. 150 Mitcham Road.
(View from Mitcham Road)



7. 148 Mitcham Road.
(View from Mitcham Road)



7. 144-146 Mitcham Road.
(View from Mitcham Road)



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DRAWING TITLE		DRAWING NUMBER	
Site Photographs & Existing Streetscape		TP15	
DRAWN	CHECKED	DATE	REV
Author	Checker	20 JUL 2015	E
SCALE	PROJECT NUMBER		
As indicated	140968		