

- LEGEND**
- 1. PROPOSED SITE
  - 2. RETIREMENT VILLAGE
  - 3. BUS STOP 754 804
  - 4. BUS STOP 754 804
  - 5. BUS STOP 804
  - 6. BUS STOP 804
  - 7. BUS STOP 804
  - 8. COLUMBIA PARK
  - 9. MARYKIRK DRIVE RESERVE
  - 10. WHEELERS HILL BUSINESS CENTRE
  - 11. CARPARK





MULTI STOREY RETIREMENT VILLAGE @JELLS ROAD



GRANDVIEW ROAD LOOKING EAST



GRANDVIEW ROAD LOOKING SOUTH



17-19 GRANDVIEW RD, RESIDENTIAL DWELLING



INTERSECTION BETWEEN GRANDVIEW ROAD AND JELLS ROAD



WENDY COURT LOOKING TOWARDS SITE



COLUMBIA PARK



MULTI STOREY RETIREMENT VILLAGE @GRANDVIEW ROAD



WHALLERY DRIVE LOOKING GRANDVIEW ROAD



GRANDVIEW ROAD LOOKING NORTH

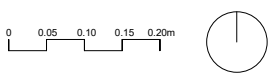


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G	10/09/24	RFI
H	10/09/24	RFI



PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
NEIGHBOURHOOD CONTEXT

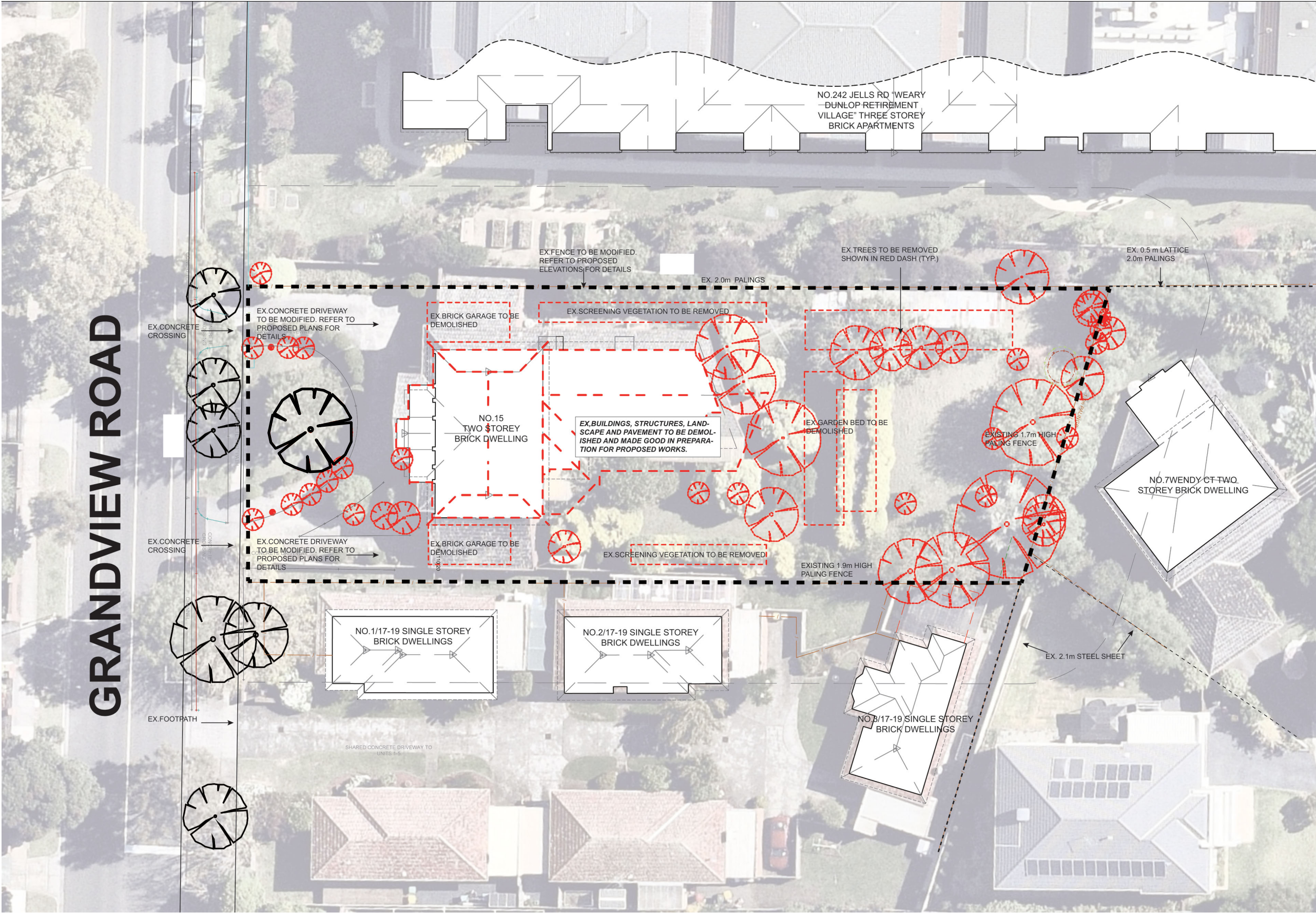
DATE: 12/10/23 JOB No. 22401

SCALE: REVISION: H

DRAWN: CW CHECKED: TH

DRAWING STATUS: **PRELIMINARY** DRAWING No. TP02





- NOTE:**
- THIS PLAN TO BE READ IN CONJUNCTION WITH THE FEATURES AND LEVEL SURVEY AS PREPARED BY HEADING & ASSOCIATES.
  - THE REMOVAL OF EXISTING TREES AS SHOWN IN RED DASH LINES.
  - EXISTING BUILDINGS, STRUCTURES, LANDSCAPES AND PAVEMENT TO BE DEMOLISHED AND MADE GOOD IN PREPARATION FOR PROPOSED WORK.



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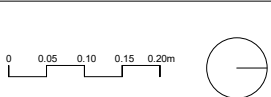
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E	23/08/24	RFI
F	03/09/24	RFI
G	11/11/24	RFI



PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
EXISTING SITE PLAN AND DEMOLITION PLAN

DATE: 12/10/23 JOB No. 22401

SCALE: REVISION: H

DRAWN: CW CHECKED: TH

DRAWING STATUS: PRELIMINARY DRAWING No. TP03





**NOTE:**

- EXISTING BUILDINGS, STRUCTURES, LANDSCAPES AND PAVEMENT TO BE DEMOLISHED AND MADE GOOD IN PREPARATION FOR PROPOSED WORK.

DEVELOPMENT SUMMARY			
TOTAL SITE AREA	1919.98m <sup>2</sup>		
SITE COVERAGE	823m <sup>2</sup>	42.86%	
SITE PERMEABILITY	1039m <sup>2</sup>	54.1%	
GARDEN AREA	1039m <sup>2</sup>	54.1%	
GROUND FLOOR AREA	823m <sup>2</sup>		
FIRST FLOOR AREA			
BALCONY			
NO OF VEHICAL PARKING	26		
NO OF CHILDREN	122		
NO OF CHILDREN'S ROOM	7		

	CHILDREN	AREA (PROVIDED)	REQUIRED (0.25m <sup>2</sup> /CHLD)	REQUIRED OUTDOOR (7m <sup>2</sup> /CHLD)
ROOM 1	18	60m <sup>2</sup>	58.5m <sup>2</sup>	126m <sup>2</sup>
ROOM 2	18	60m <sup>2</sup>	58.5m <sup>2</sup>	126m <sup>2</sup>
ROOM 3	18	60m <sup>2</sup>	58.5m <sup>2</sup>	126m <sup>2</sup>
ROOM 4	14	50m <sup>2</sup>	45.5m <sup>2</sup>	98m <sup>2</sup>
ROOM 5	12	40m <sup>2</sup>	39m <sup>2</sup>	84m <sup>2</sup>
ROOM 6	22	75m <sup>2</sup>	71.5m <sup>2</sup>	154m <sup>2</sup>
ROOM 7	20	65m <sup>2</sup>	65m <sup>2</sup>	140m <sup>2</sup>
TOTAL	122	410m <sup>2</sup>	396.5m <sup>2</sup>	854m <sup>2</sup>



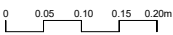
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F	16/09/24	RFI
G	11/11/24	RFI

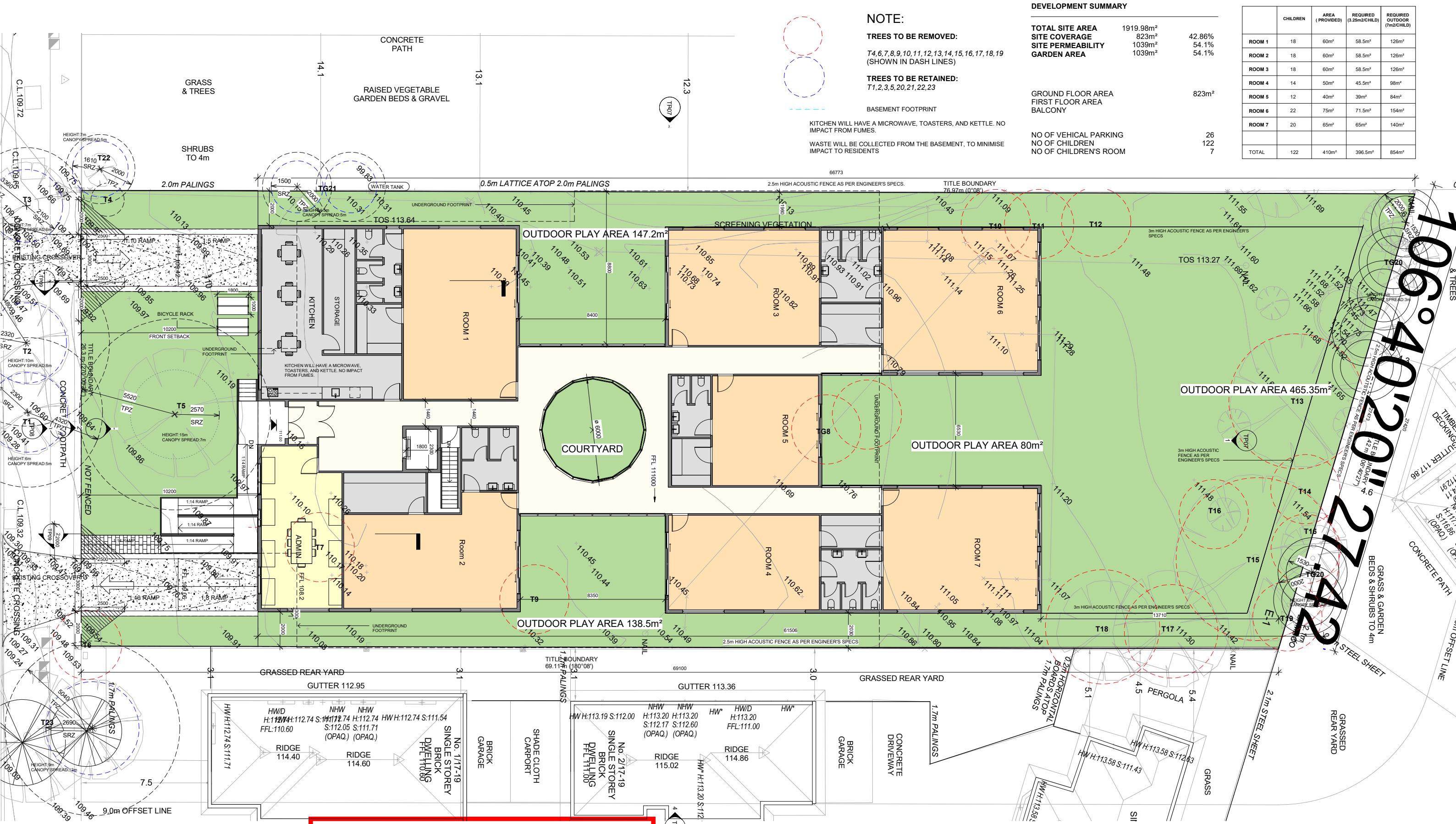


PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
PROPOSED SITE PLAN

DATE: 12/10/23	JOB No. 22401
SCALE: As indicated	REVISION: H
DRAWN: CW	CHECKED: TH
DRAWING STATUS: <b>PRELIMINARY</b>	DRAWING No. TP04





NOTE:

TREES TO BE REMOVED:

T4,6,7,8,9,10,11,12,13,14,15,16,17,18,19  
(SHOWN IN DASH LINES)

TREES TO BE RETAINED:

T1,2,3,5,20,21,22,23

BASEMENT FOOTPRINT

KITCHEN WILL HAVE A MICROWAVE, TOASTERS, AND KETTLE. NO IMPACT FROM FUMES.

WASTE WILL BE COLLECTED FROM THE BASEMENT, TO MINIMISE IMPACT TO RESIDENTS

DEVELOPMENT SUMMARY

TOTAL SITE AREA	1919.98m <sup>2</sup>	
SITE COVERAGE	823m <sup>2</sup>	42.86%
SITE PERMEABILITY	1039m <sup>2</sup>	54.1%
GARDEN AREA	1039m <sup>2</sup>	54.1%

GROUND FLOOR AREA	823m <sup>2</sup>
FIRST FLOOR AREA	
BALCONY	

NO OF VEHICAL PARKING	26
NO OF CHILDREN	122
NO OF CHILDREN'S ROOM	7

	CHILDREN	AREA (PROVIDED)	REQUIRED (3.25m <sup>2</sup> /CHIL)	REQUIRED OUTDOOR (7m <sup>2</sup> /CHIL)
ROOM 1	18	60m <sup>2</sup>	58.5m <sup>2</sup>	126m <sup>2</sup>
ROOM 2	18	60m <sup>2</sup>	58.5m <sup>2</sup>	126m <sup>2</sup>
ROOM 3	18	60m <sup>2</sup>	58.5m <sup>2</sup>	126m <sup>2</sup>
ROOM 4	14	50m <sup>2</sup>	45.5m <sup>2</sup>	98m <sup>2</sup>
ROOM 5	12	40m <sup>2</sup>	39m <sup>2</sup>	84m <sup>2</sup>
ROOM 6	22	75m <sup>2</sup>	71.5m <sup>2</sup>	154m <sup>2</sup>
ROOM 7	20	65m <sup>2</sup>	65m <sup>2</sup>	140m <sup>2</sup>
TOTAL	122	410m <sup>2</sup>	396.5m <sup>2</sup>	854m <sup>2</sup>



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D	09/10/23	REV
E	09/07/24	REV
F	23/08/24	REV
G	11/11/24	REV
H	11/11/24	REV

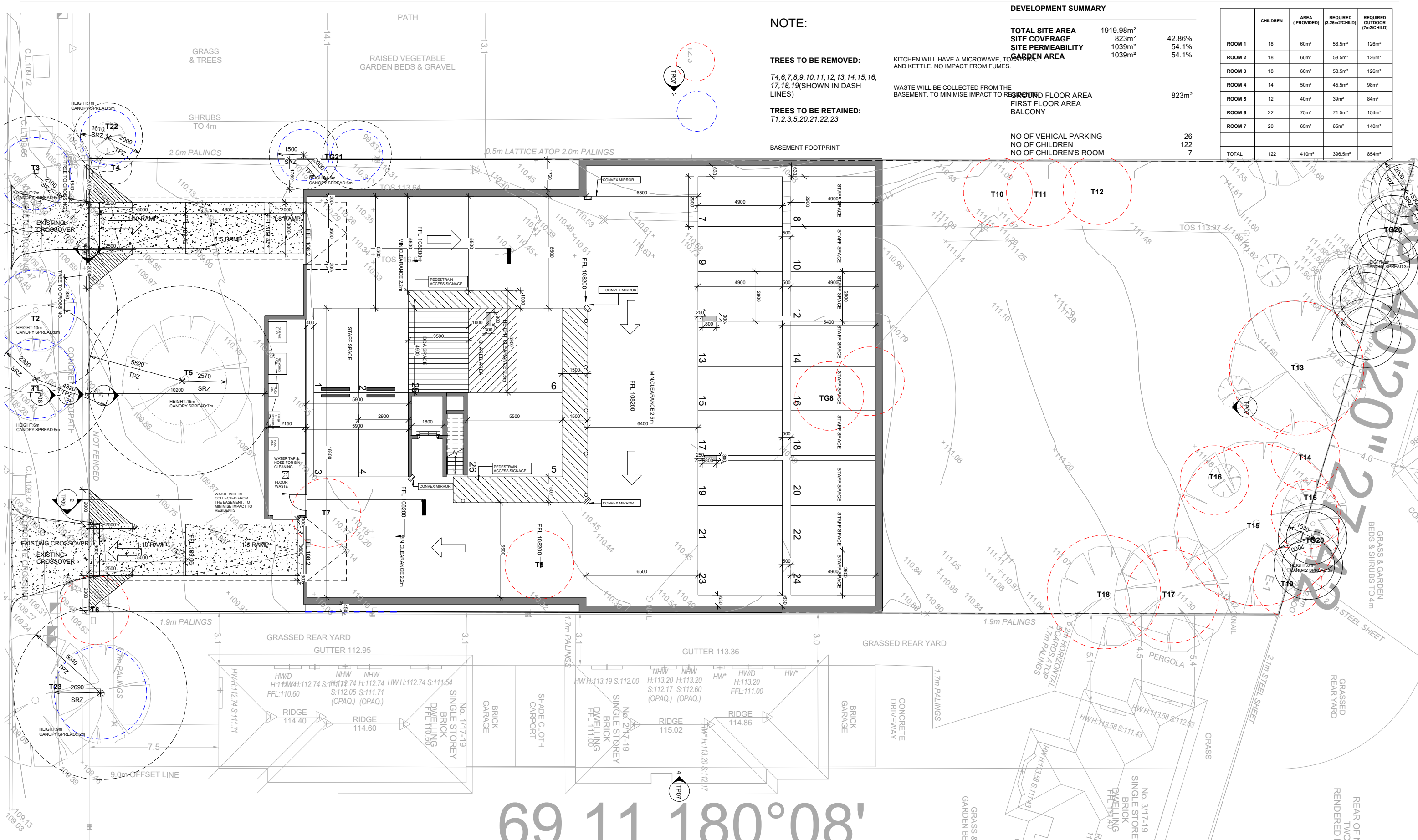


PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
GROUND FLOOR PLAN

DATE: 12/10/23	JOB No. 22401
SCALE: 1 : 100	REVISION: H
DRAWN: CW	CHECKED: TH
DRAWING STATUS: PRELIMINARY	DRAWING No. TP05





DEVELOPMENT SUMMARY

TOTAL SITE AREA	1919.98m <sup>2</sup>	
SITE COVERAGE	823m <sup>2</sup>	42.86%
SITE PERMEABILITY	1039m <sup>2</sup>	54.1%
GARDEN AREA	1039m <sup>2</sup>	54.1%
GROUND FLOOR AREA	823m <sup>2</sup>	
FIRST FLOOR AREA		
BALCONY		
NO OF VEHICAL PARKING	26	
NO OF CHILDREN	122	
NO OF CHILDREN'S ROOM	7	

	CHILDREN	AREA (PROVIDED)	REQUIRED (3.25m <sup>2</sup> /CHILD)	REQUIRED OUTDOOR (7m <sup>2</sup> /CHILD)
ROOM 1	18	60m <sup>2</sup>	58.5m <sup>2</sup>	126m <sup>2</sup>
ROOM 2	18	60m <sup>2</sup>	58.5m <sup>2</sup>	126m <sup>2</sup>
ROOM 3	18	60m <sup>2</sup>	58.5m <sup>2</sup>	126m <sup>2</sup>
ROOM 4	14	50m <sup>2</sup>	45.5m <sup>2</sup>	98m <sup>2</sup>
ROOM 5	12	40m <sup>2</sup>	39m <sup>2</sup>	84m <sup>2</sup>
ROOM 6	22	75m <sup>2</sup>	71.5m <sup>2</sup>	154m <sup>2</sup>
ROOM 7	20	65m <sup>2</sup>	65m <sup>2</sup>	140m <sup>2</sup>
TOTAL	122	410m <sup>2</sup>	396.5m <sup>2</sup>	854m <sup>2</sup>

NOTE:

TREES TO BE REMOVED:

T4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 (SHOWN IN DASH LINES)

TREES TO BE RETAINED:

T1, 2, 3, 5, 20, 21, 22, 23

KITCHEN WILL HAVE A MICROWAVE, TOASTER, AND KETTLE. NO IMPACT FROM FUMES.

WASTE WILL BE COLLECTED FROM THE BASEMENT, TO MINIMISE IMPACT TO RESIDENTS.

BASEMENT FOOTPRINT



Suite 1.03/171 Union Road,  
Surrey Hills, VIC 3127  
03 9889 1703  
info@ad-architects.com.au  
www.ad-architects.com.au  
ABN: 18 648 180 072

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E	23/08/24	RFI
F	10/09/24	RFI
G	10/09/24	RFI

0 0.05 0.10 0.15 0.20m



PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
BASEMENT FLOOR PLAN

DATE: 12/10/23 JOB No. 22401

SCALE: 1 : 100 REVISION: H

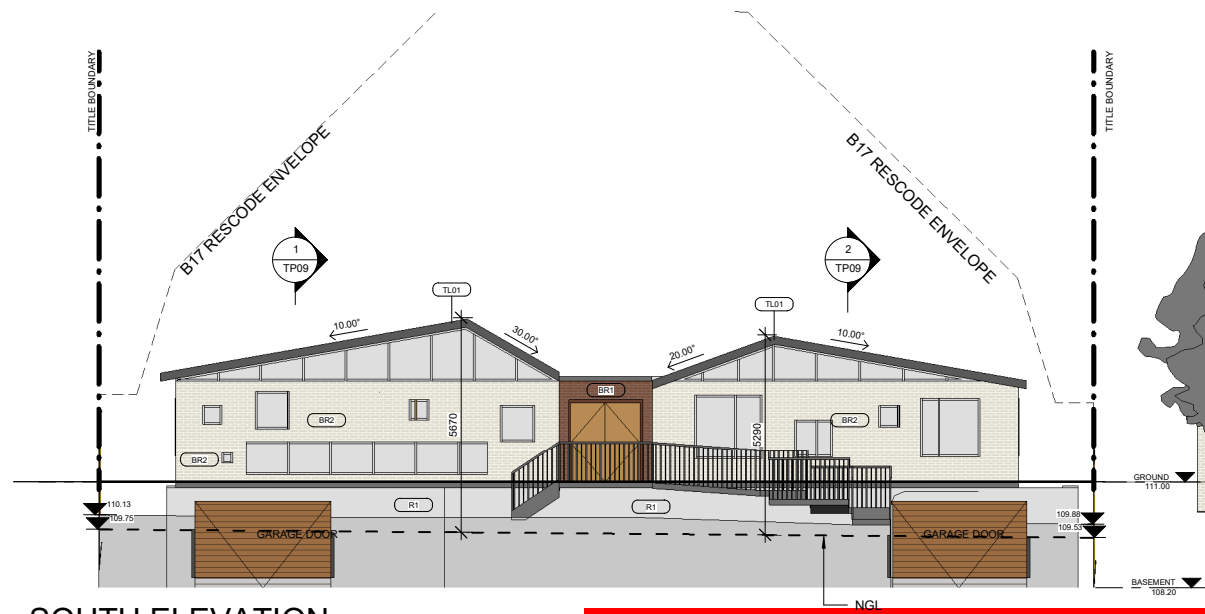
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DRAWING STATUS: PRELIMINARY  
DRAWING No. TP06





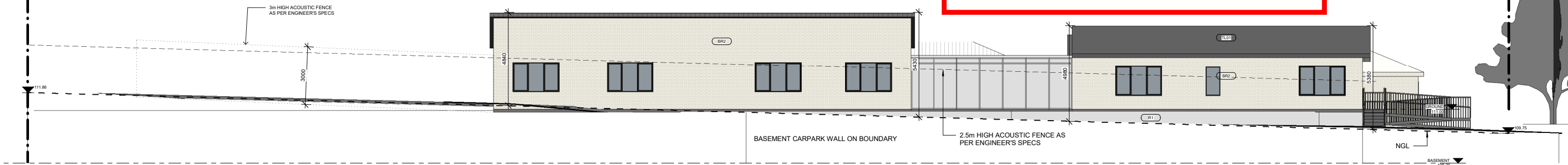
1 NORTH ELEVATION  
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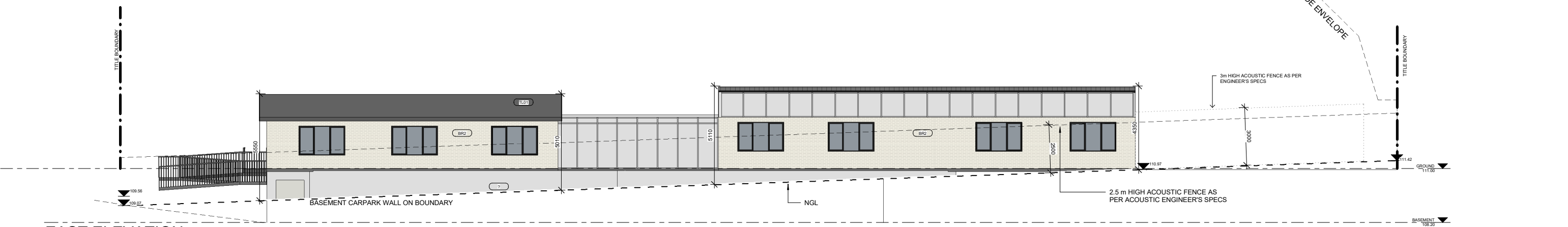
2 SOUTH ELEVATION  
1 : 100

R1	SELECTED RENDER FINISH DULUX "VIVID WHITE"
BR1	SELECTED BRICK WORK(BROWN)
BR2	SELECTED BRICK WORK(BEIGE)
TL1	SELECTED ROOF TILE (SLATE GREY)
SPOUTING	COLORBOND WOODLAND GREY
WINDOW FRAMES	POWDERCOATED ALUMINIUM FRAME (CHARCOAL)
GARAGE DOOR	STEEL ROLLER DOOR, COLORBOND "SHALE GREY"

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3 WEST ELEVATION  
1 : 100



4 EAST ELEVATION  
1 : 100



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F	23/08/24	RFI
G	03/09/24	RFI
H	11/11/24	RFI

0 0.05 0.10 0.15 0.20m



PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
ELEVATIONS

DATE: 12/10/23 JOB No. 22401

SCALE: 1 : 100 REVISION: H

DRAWN: CW CHECKED: TH

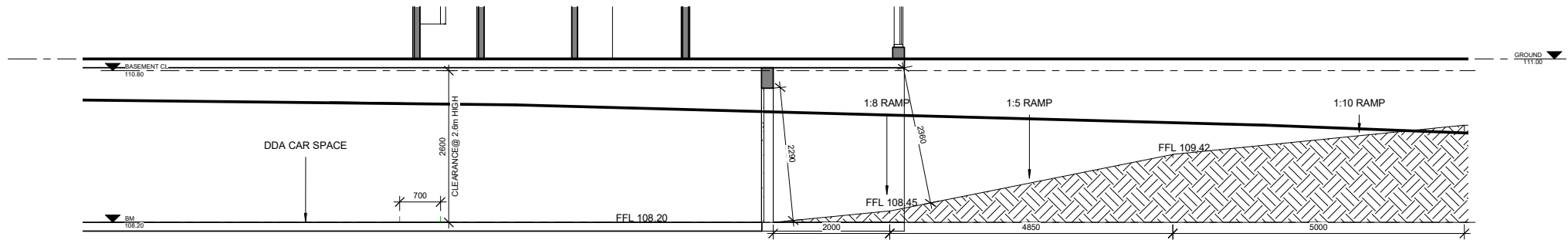
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DRAWING No. TP07



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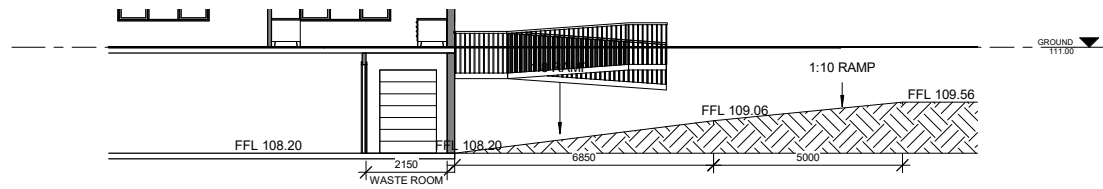






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1 Basement Section 01  
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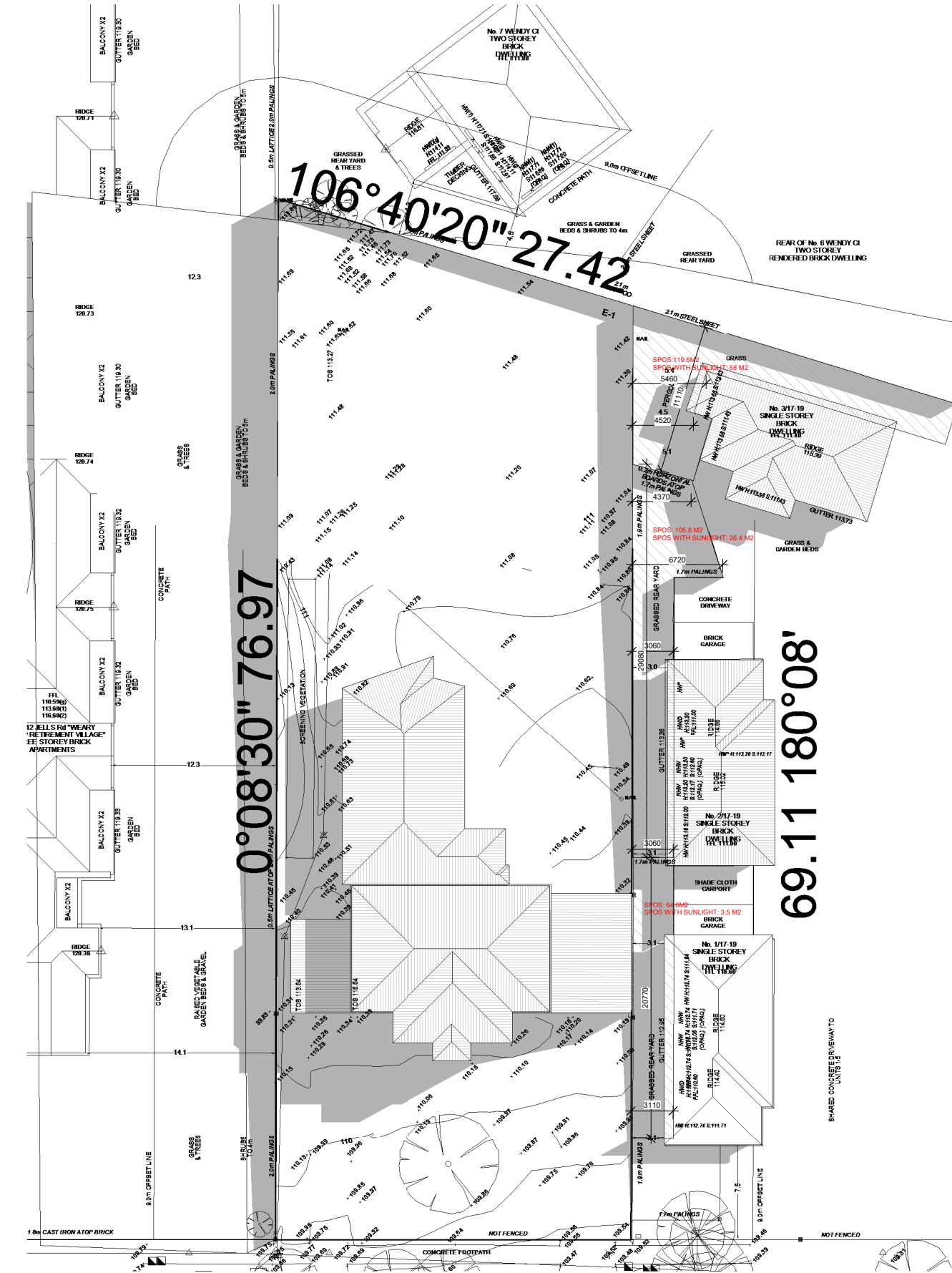


2 Basement Section 02  
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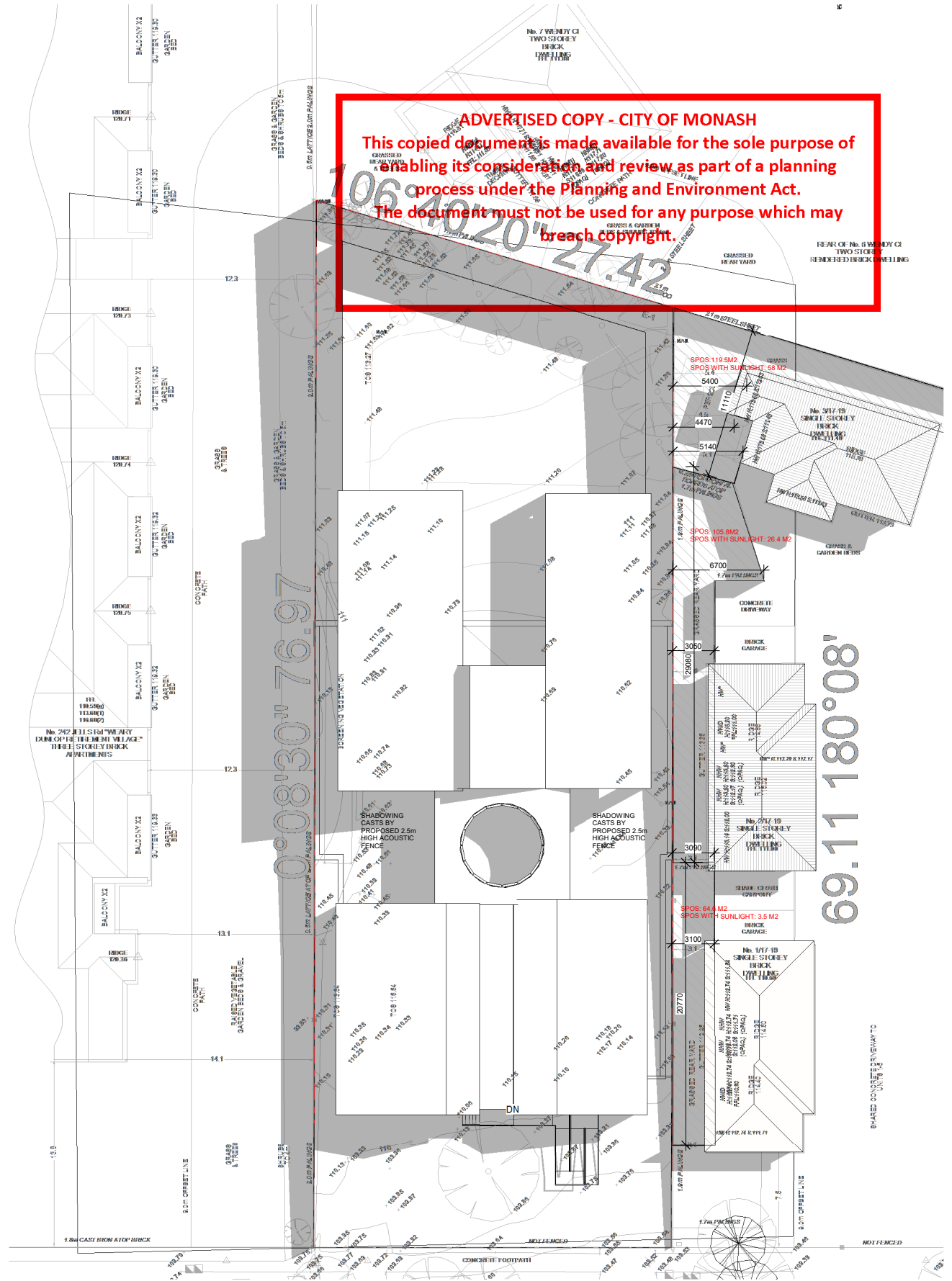
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D	09/10/23	RFI
E	09/07/24	RFI
F	23/08/24	RFI
G	03/09/24	RFI
H	11/11/24	RFI







1 9AM EXISTING  
1 : 200



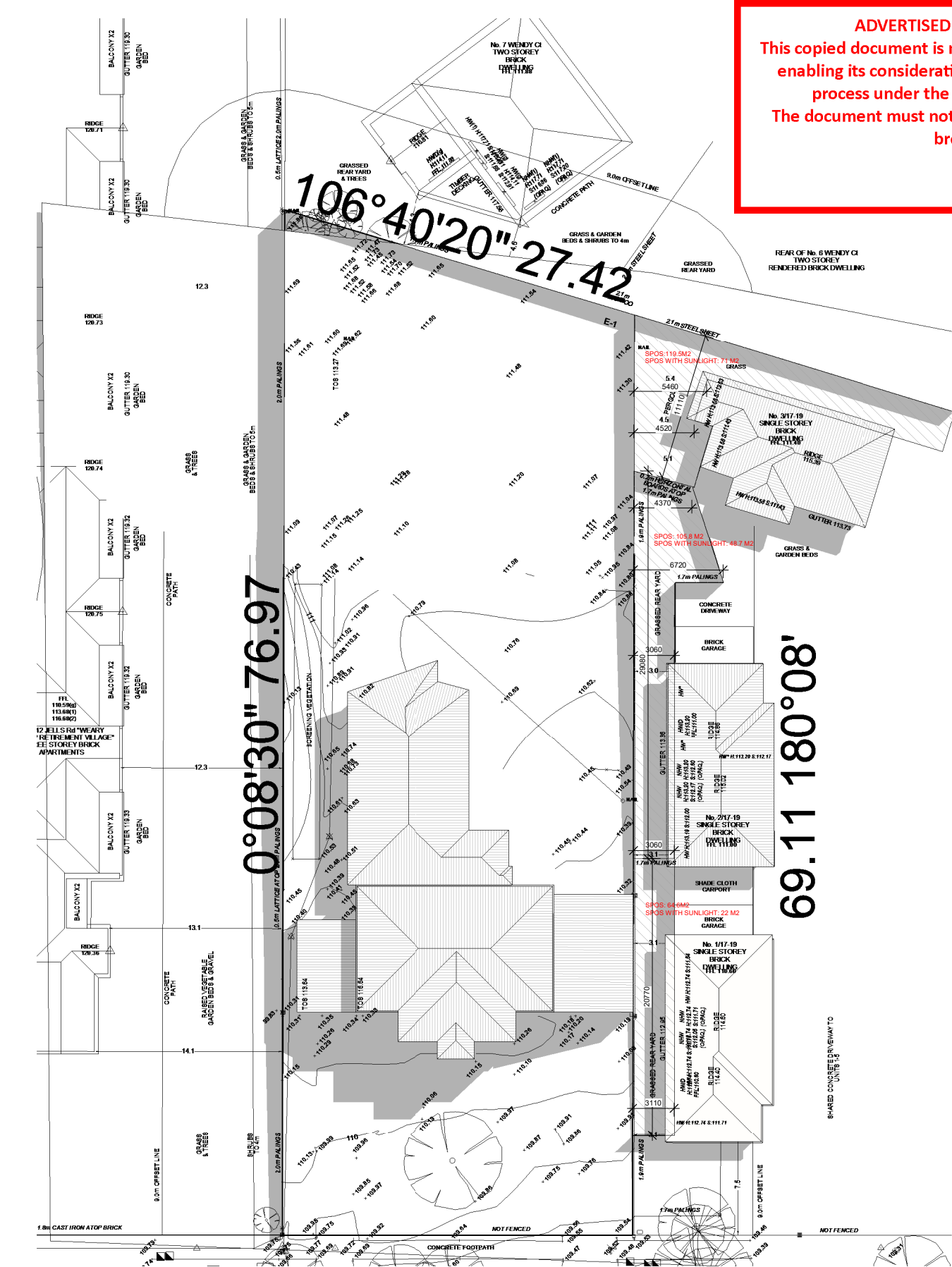
2 9AM PROPOSED  
1 : 200

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G	03/09/24	RFI
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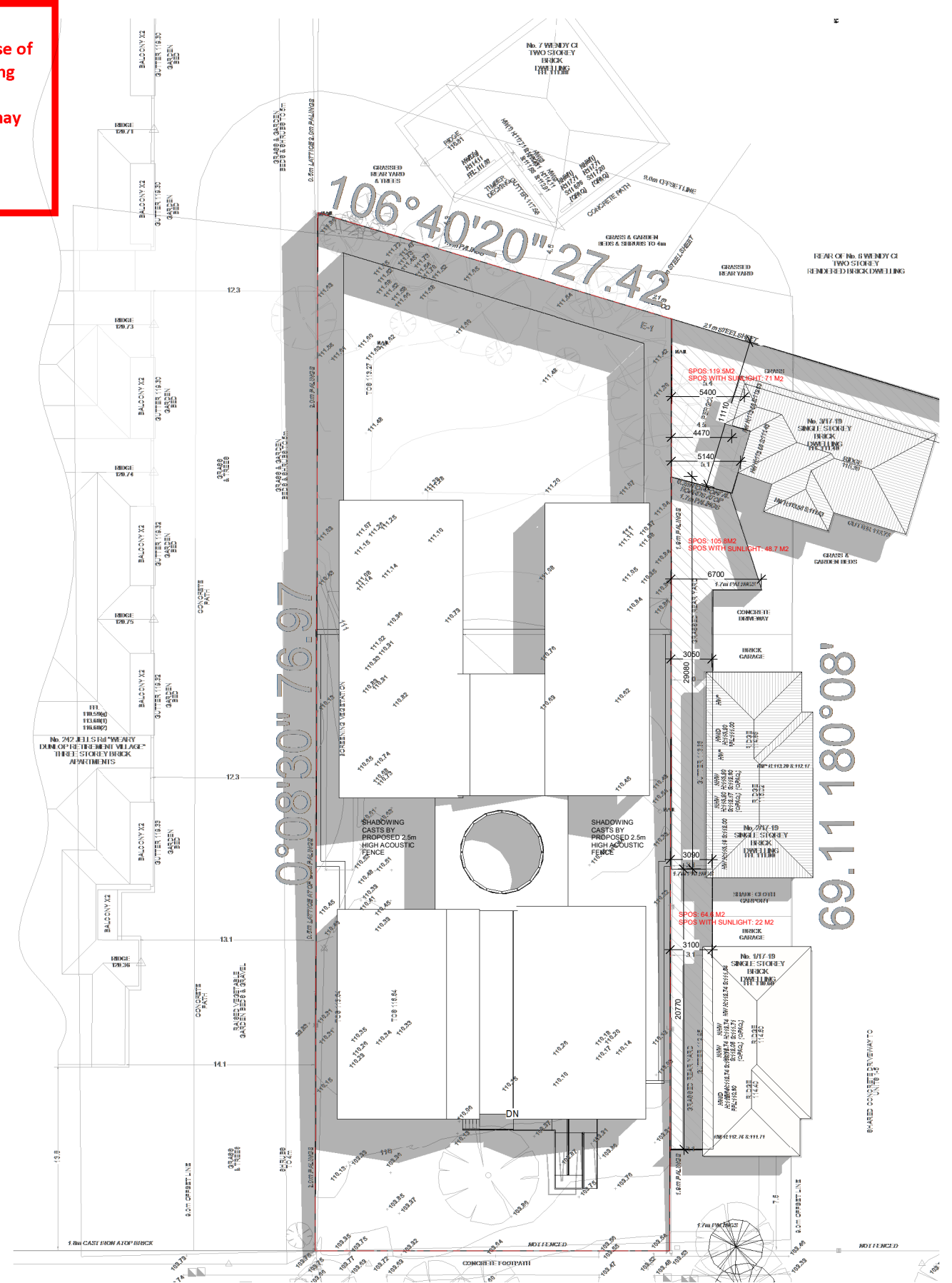




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1 10AM EXISTING  
1 : 200



2 10AM PROPOSED  
1 : 200

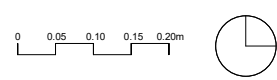


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REV	DATE	DESCRIPTION
E	09/07/24	RFI
F	23/08/24	RFI
G	03/09/24	RFI
H	11/11/24	RFI



PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
SHADOW DIAGRAM 02

DATE: 07/08/24 JOB No. 22401

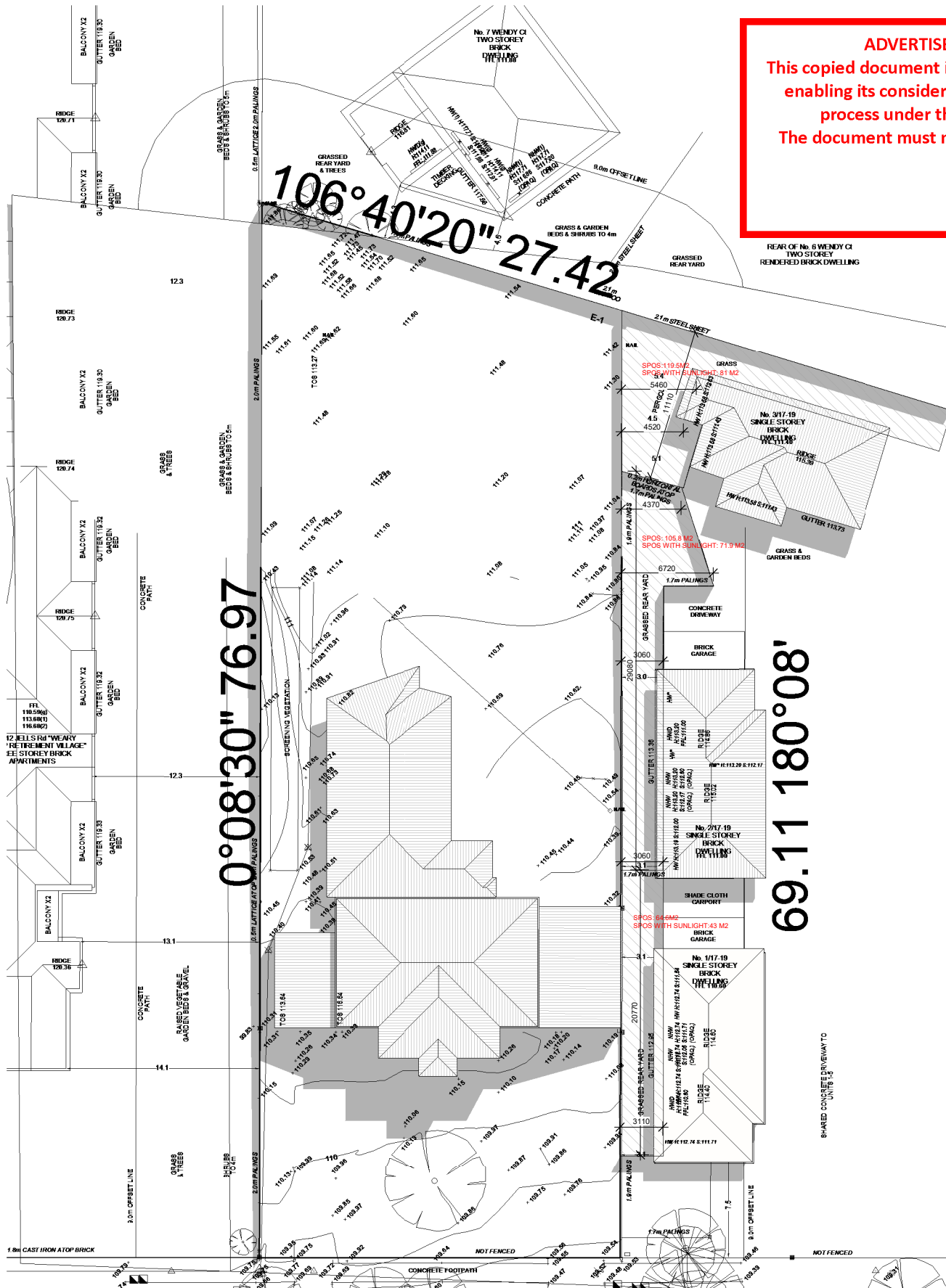
SCALE: 1 : 200 REVISION: H

DRAWN: Author CHECKED: Checker

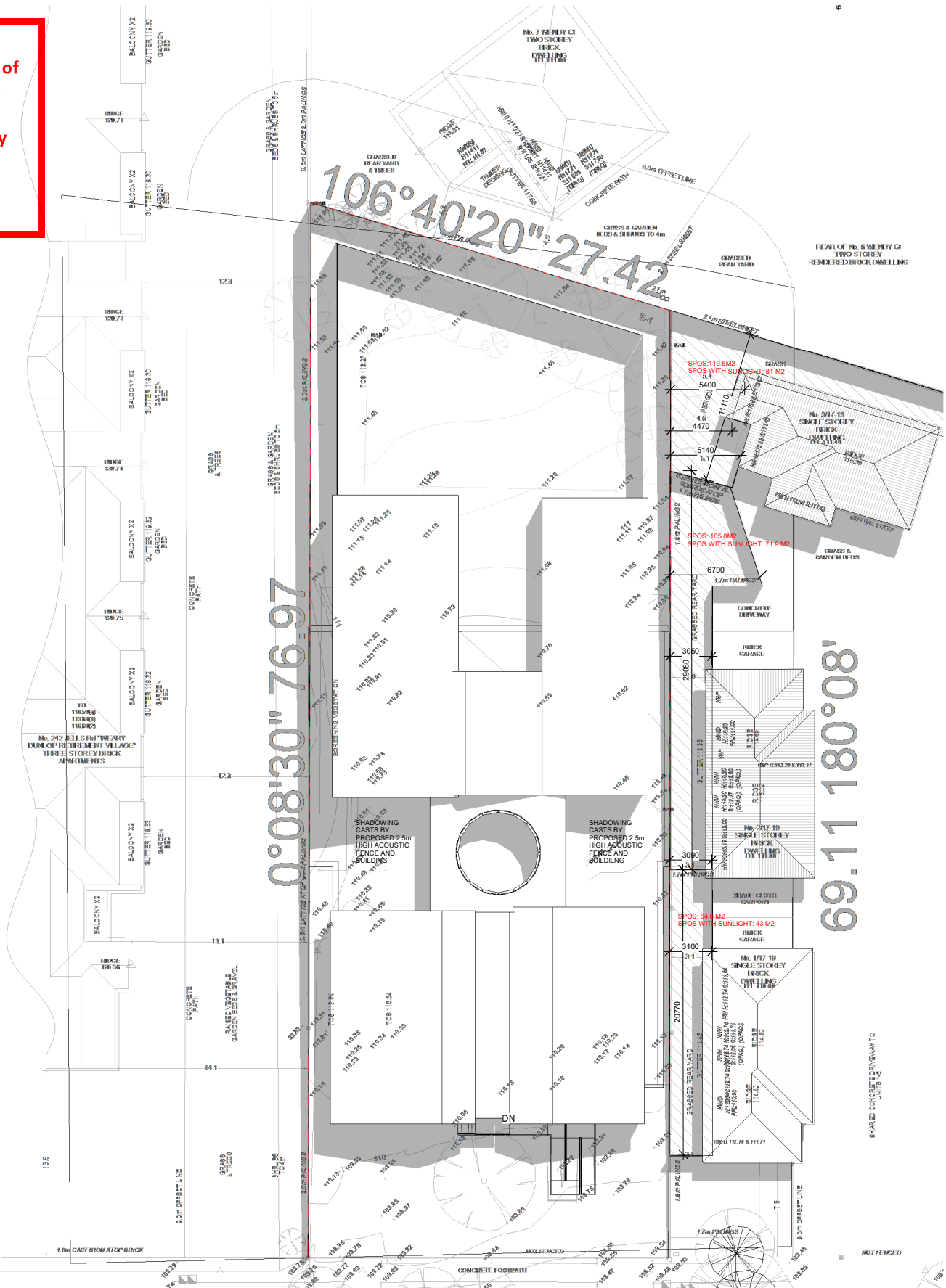
DRAWING STATUS: PRELIMINARY DRAWING No. TP11



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1 11AM EXISTING  
1 : 200



2 11AM PROPOSED  
1 : 200

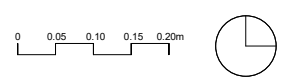


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H	11/11/24	RFI

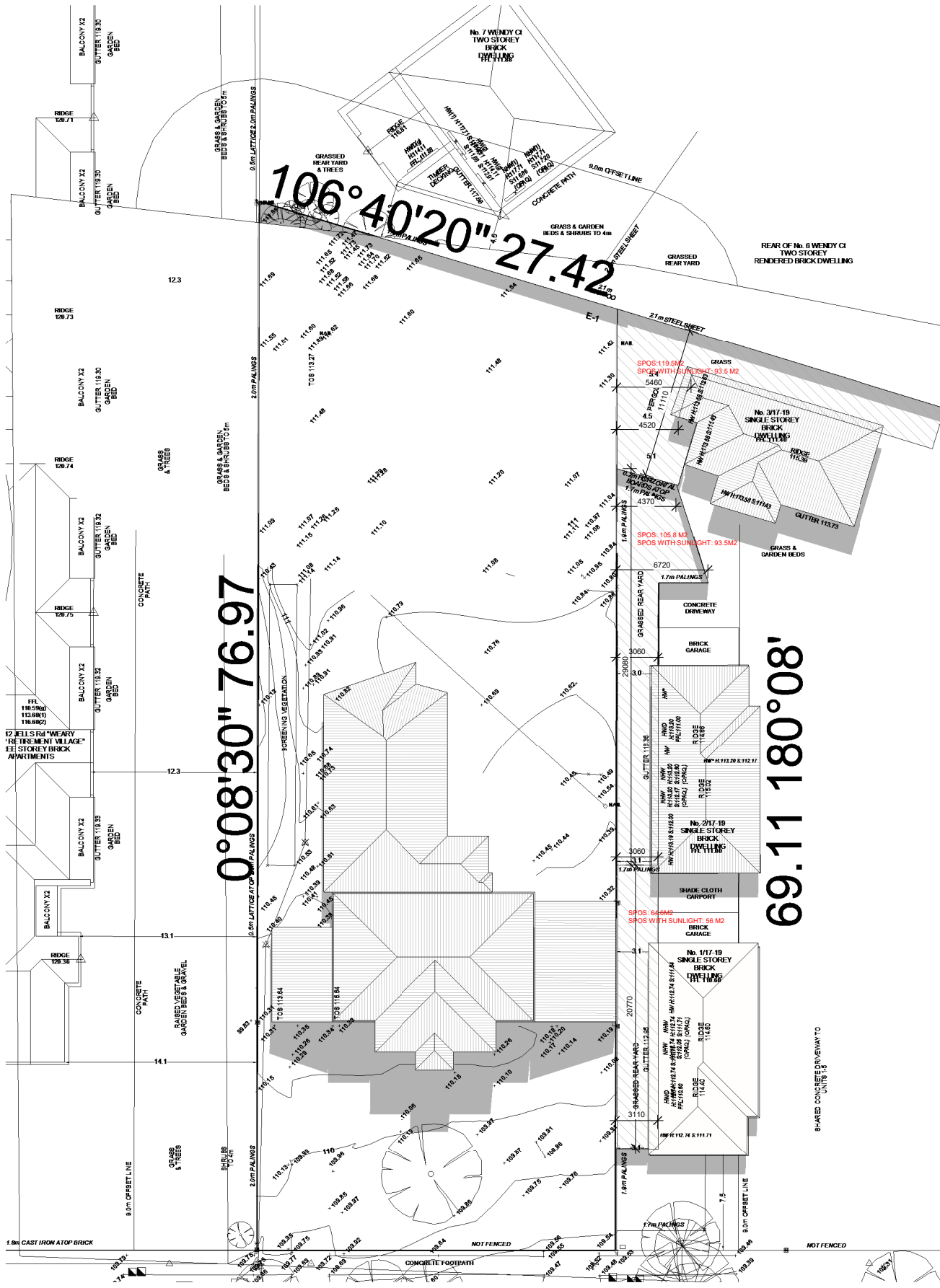


PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

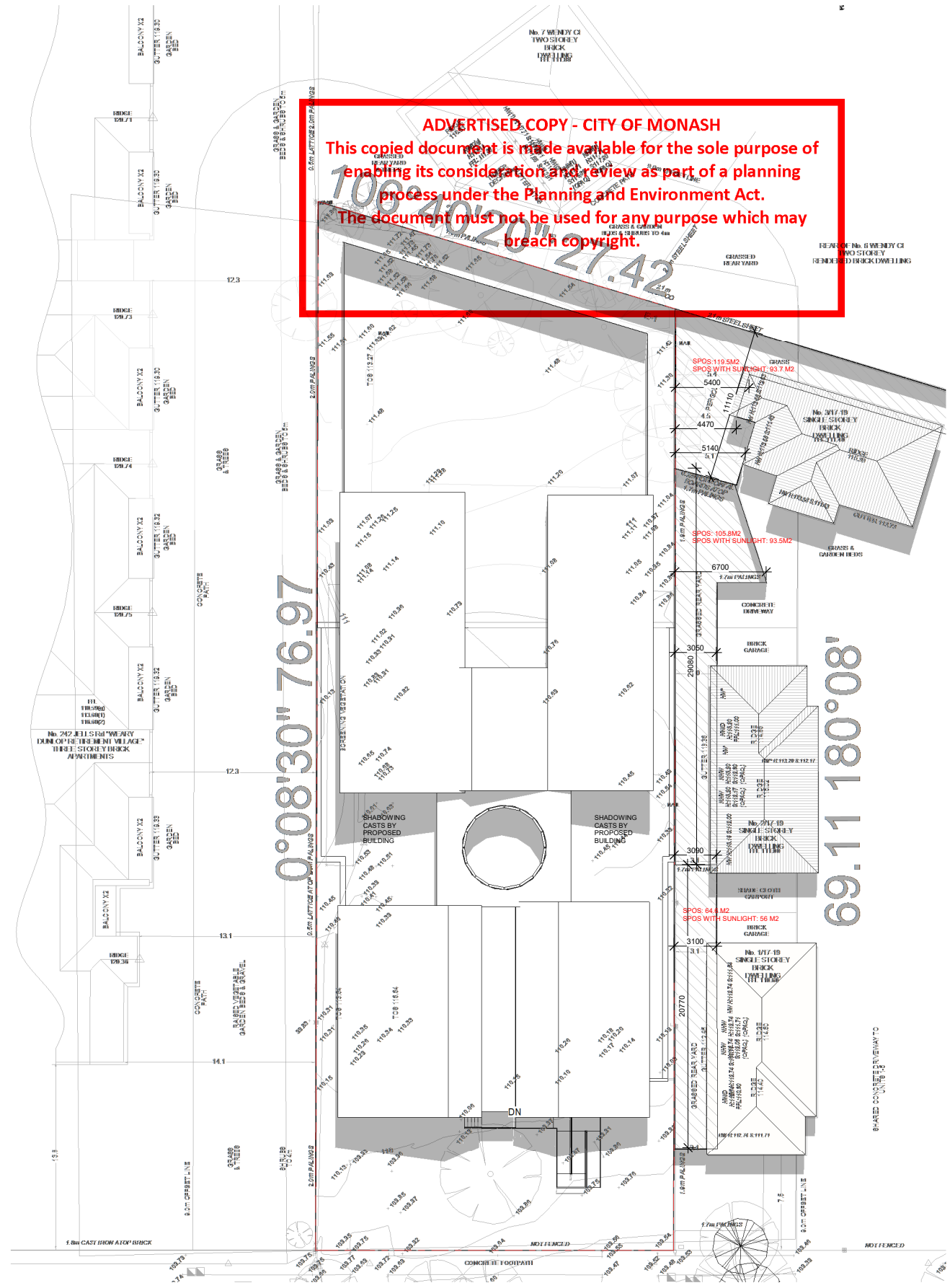
DRAWING TITLE:  
SHADOW DIAGRAM 03

DATE: 06/21/23	JOB No. 22401
SCALE: 1 : 200	REVISION: H
DRAWN: Author	CHECKED: Checker
DRAWING STATUS: <b>PRELIMINARY</b>	DRAWING No. TP12





1 12PM EXISTING  
1 : 200



2 12PM PROPOSED  
1 : 200

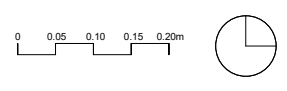


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H	11/11/24	RFI



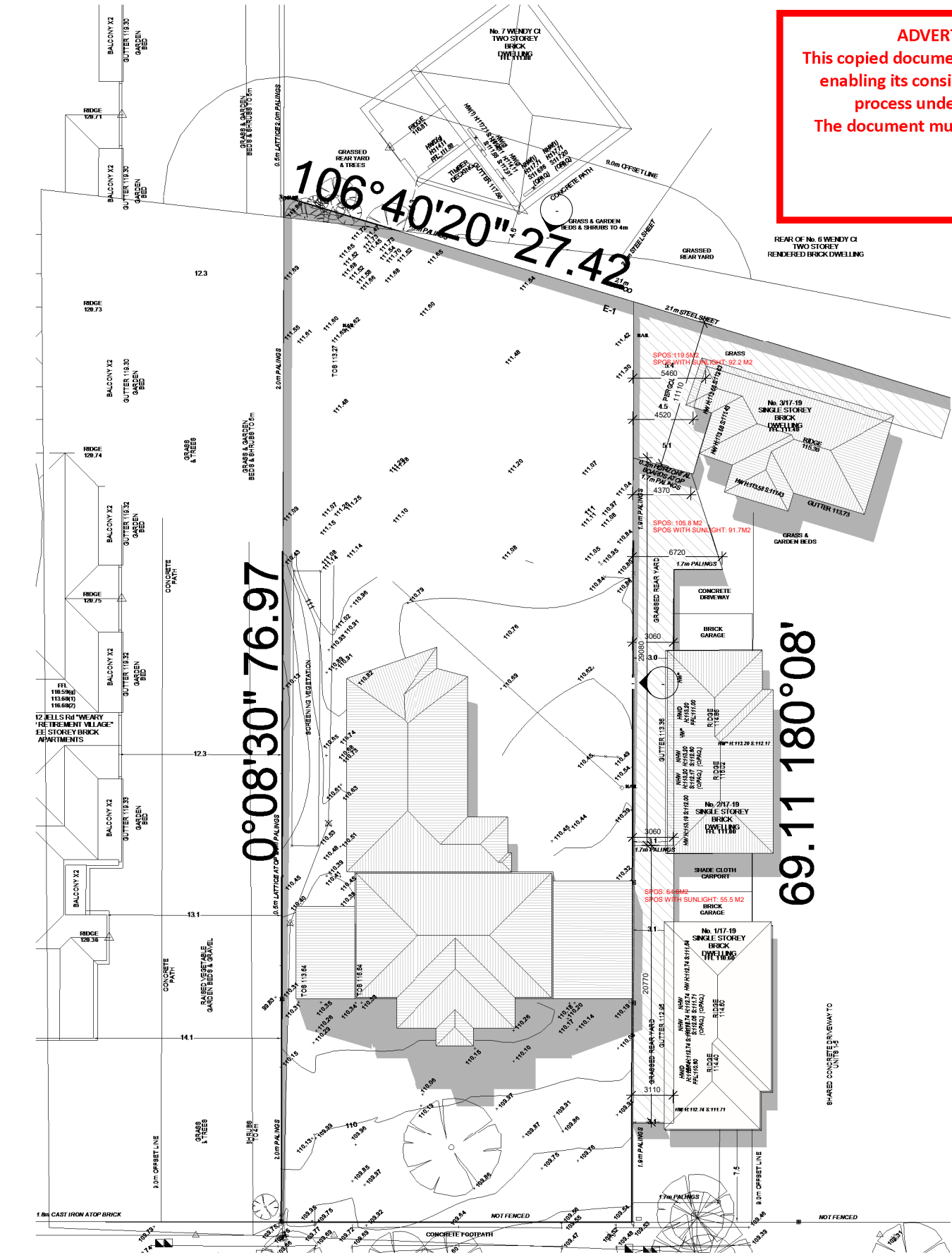
PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
SHADOW DIAGRAM 04

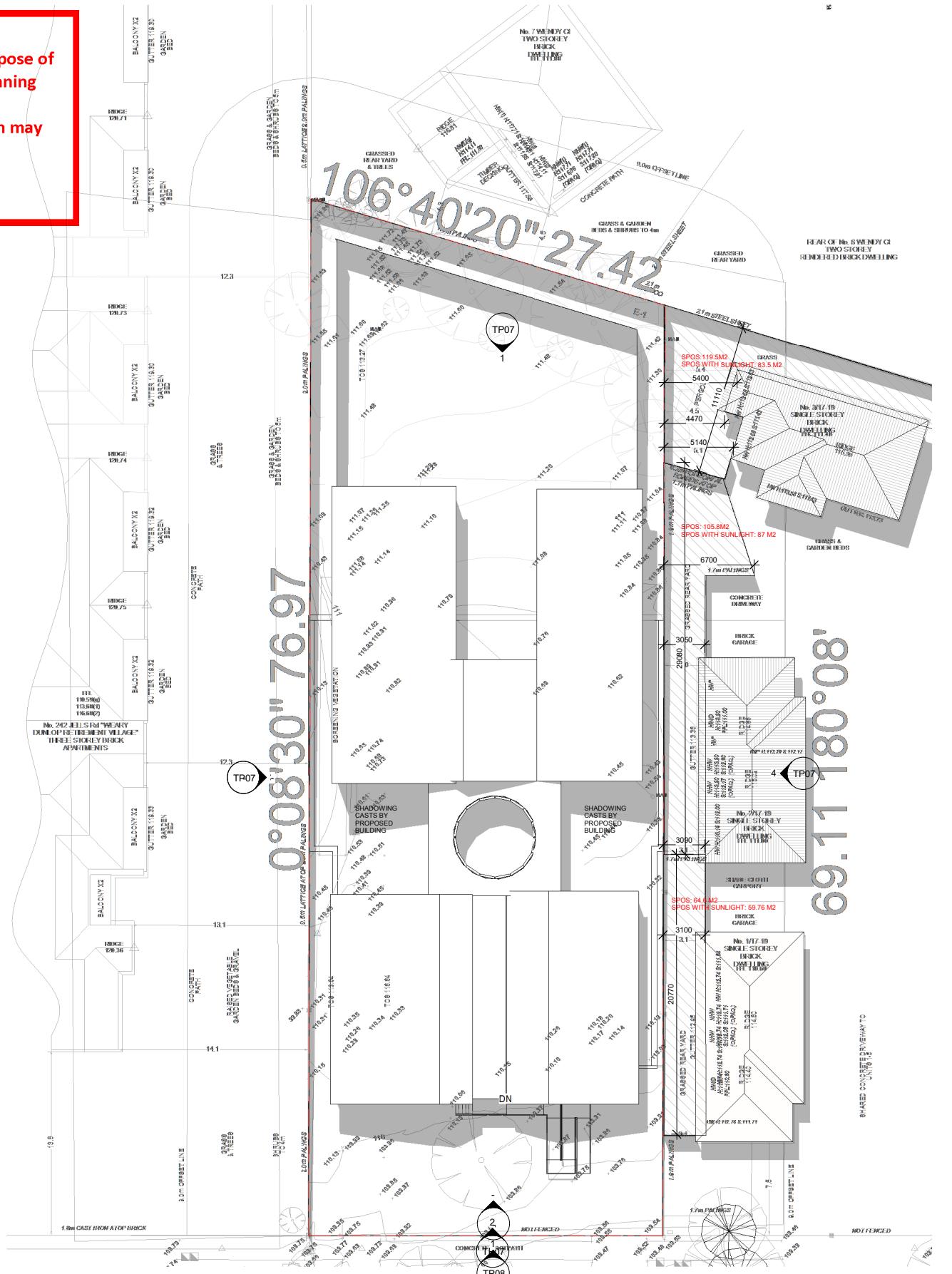
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DRAWN: Author	CHECKED: Checker
DRAWING STATUS: <b>PRELIMINARY</b>	DRAWING No. TP13



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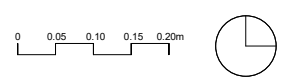


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C	21/08/23	TOWN PLANNING APPLICATION
D	09/10/23	RFI
E	09/07/24	RFI
F	23/08/24	RFI
G	03/09/24	RFI
H	11/11/24	RFI



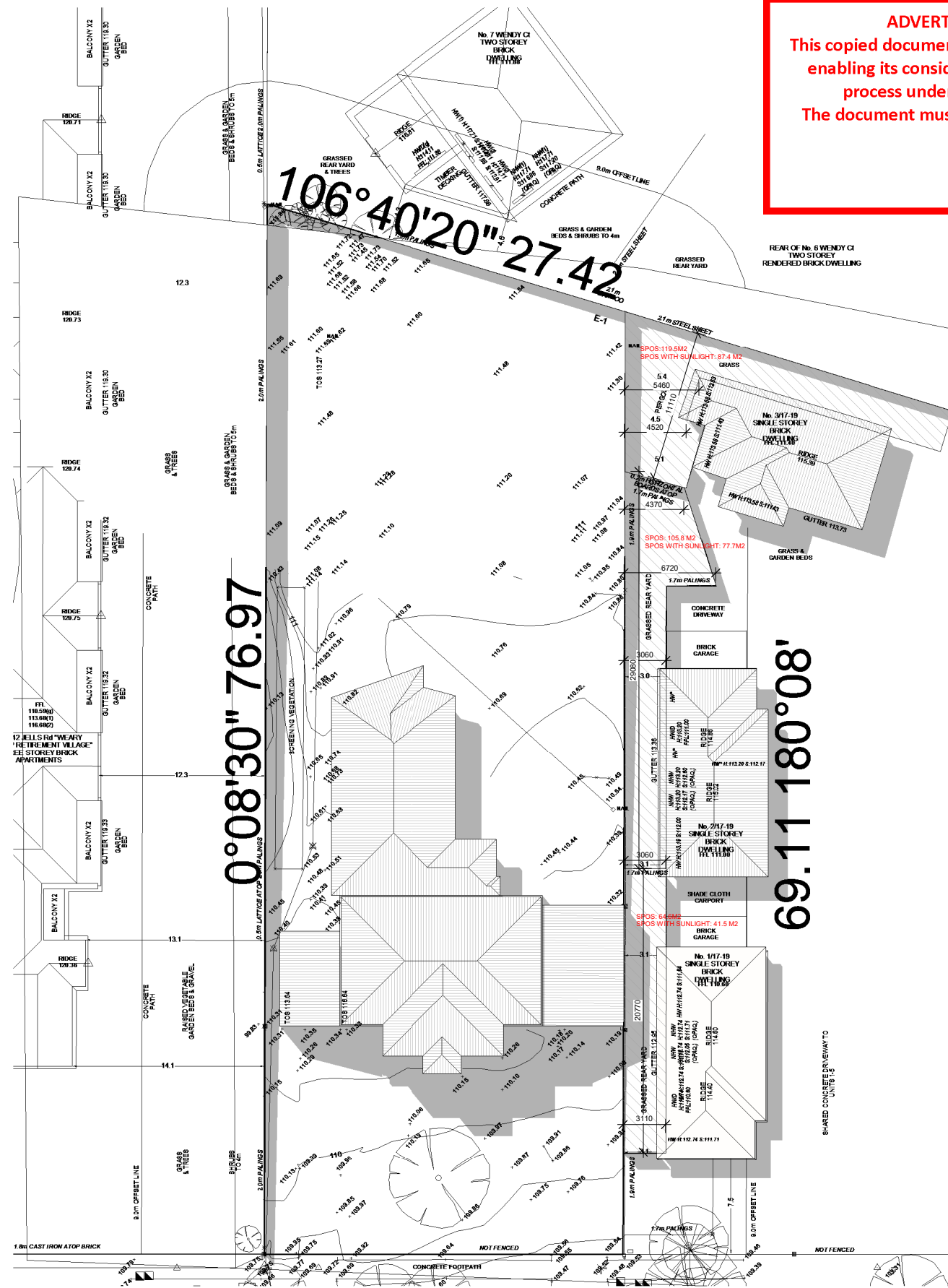
PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
SHADOW DIAGRAM 05

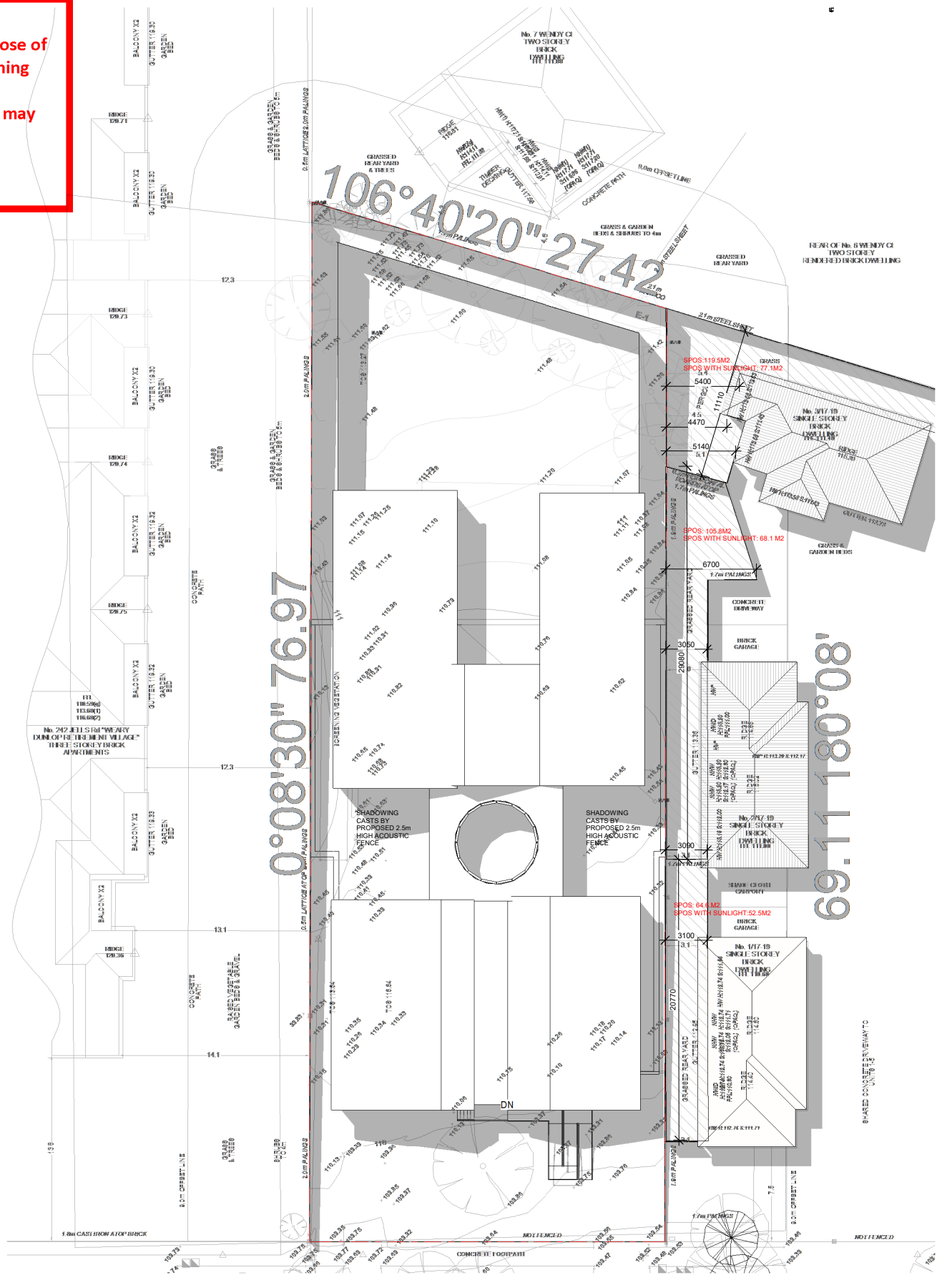
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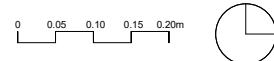


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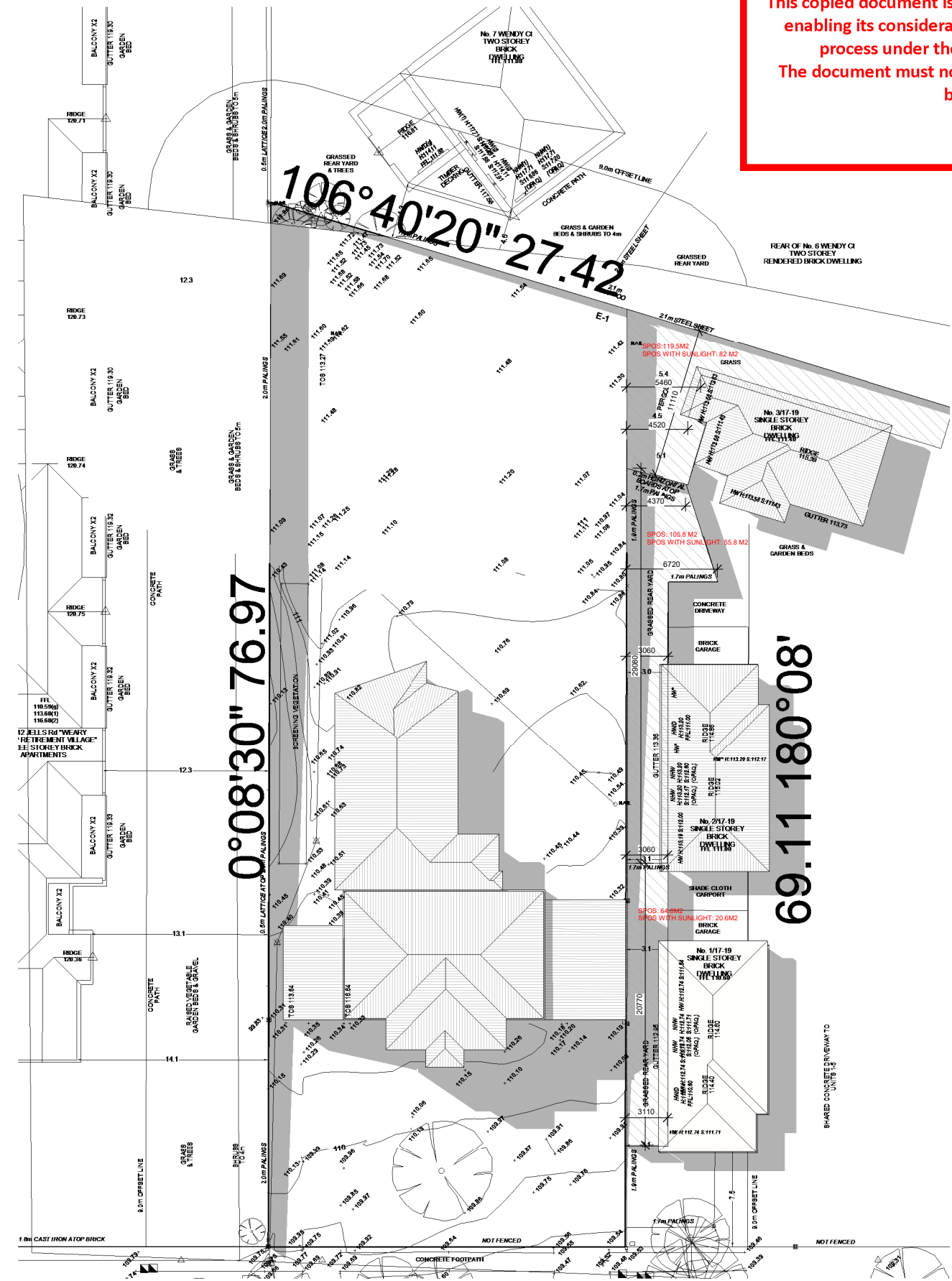
PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
SHADOW DIAGRAM 06

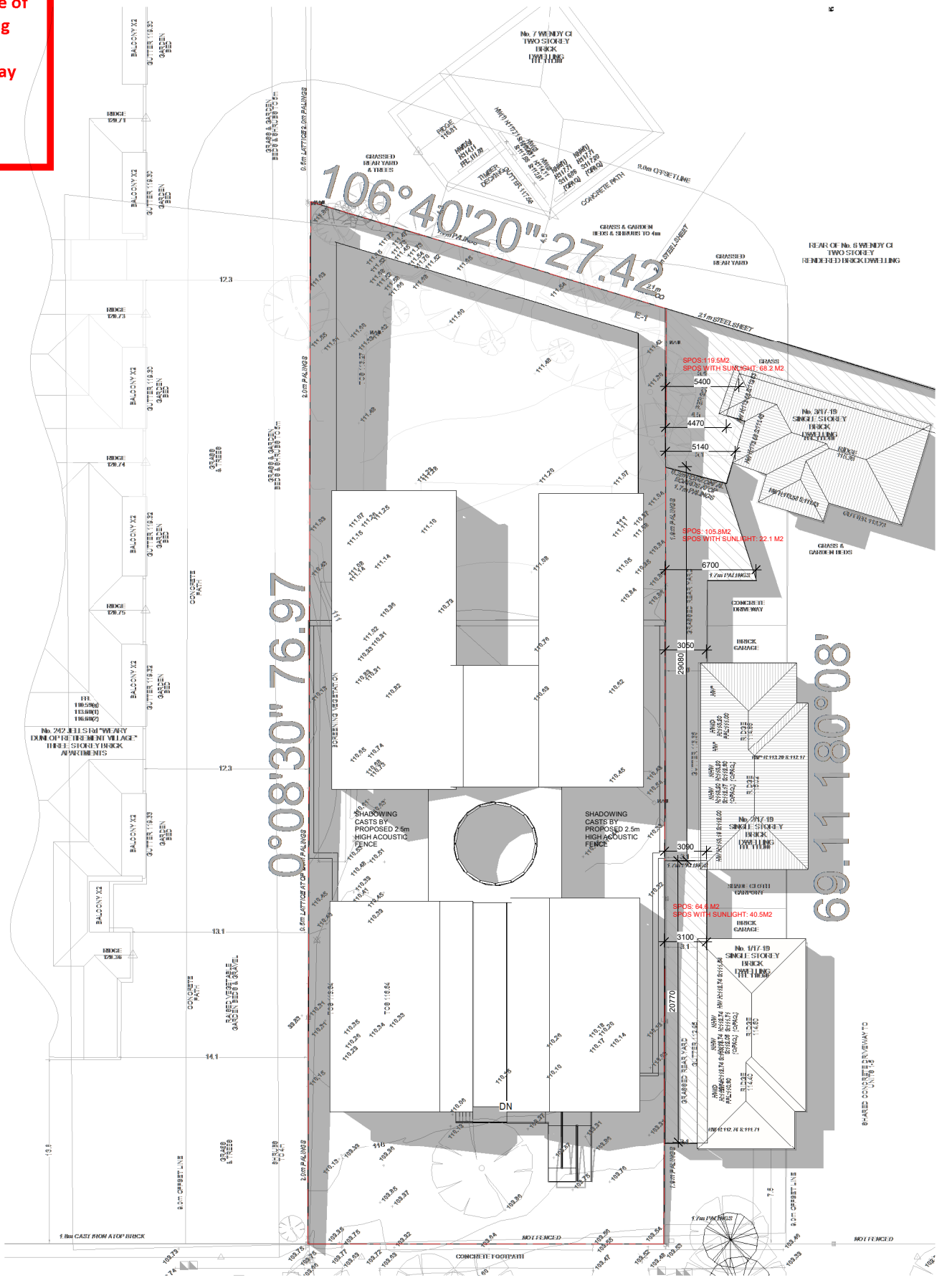
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**PRELIMINARY** TP15



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D	09/10/23	RFI
E	09/07/24	RFI
F	23/08/24	RFI
G	03/09/24	RFI
H	11/11/24	RFI



PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
SHADOW DIAGRAM 07

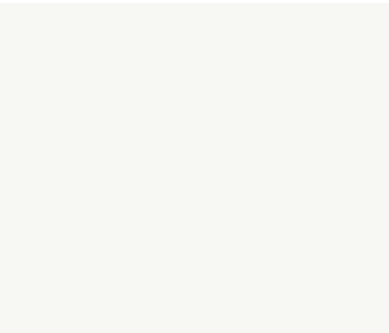
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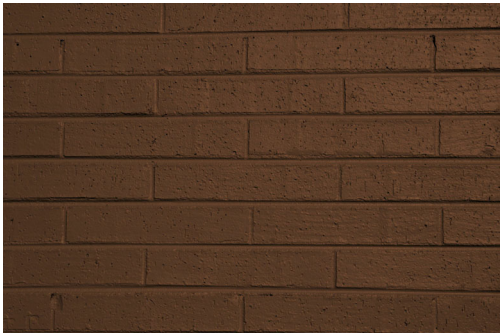
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DRAWING No. TP16





R1  
SELECTED RENDER FINISH  
DULUX "VIVID WHITE"



BR1  
SELECTED BRICK WALL BROWN



BR2  
SELECTED BRICK WALL BEIGE



WINDOW FRAME  
POWDERCOATED ALUMINIUM  
FRAME (CHARCOAL)



TL1  
SELECTED CONCRETE ROOF TILE



CLEAR GLASS  
100% TRANSPARENCY



SPOUTING  
COLORBOND WOODLAND GREY



GARAGE DOOR  
TIMBER LOOK GARAGE DOOR



WOOD ACOUSTIC FENCE

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