

#### 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



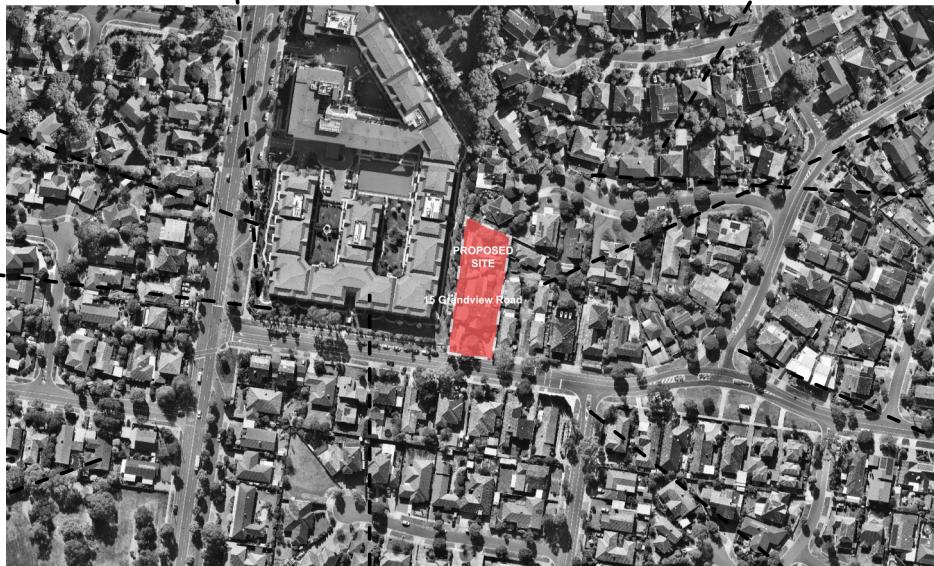
## GRANDVIEW ROAD LOOKING SOUTH



17-19 GRANDVIEW RD, RESIDENTIAL DWELLING



## INTERSECTION BETWEEN GRANDVIEW ROAD AND JELLS ROAD



## WENDY COURT LOOKING TOWARDS SITE



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## COLUMBIA PARK



## MULTI STOREY RETIREMENT VILLAGE @GRANDVIEW ROAD



## WHALLERY DRIVE LOOKING GRANDVIEW ROAD



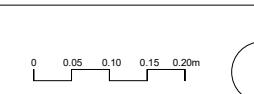
## GRANDVIEW ROAD LOOKING NORTH



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REV	DATE	DESCRIPTION
A	17/02/22	FOR COMMENTS
B	09/12/22	PRE-APPLICATION
C	16/02/23	TOWN PLANNING A
D	09/10/23	RFI
E	09/01/24	RFI
F	23/08/24	RFI
G	03/09/24	RFI
H	16/09/24	RFI



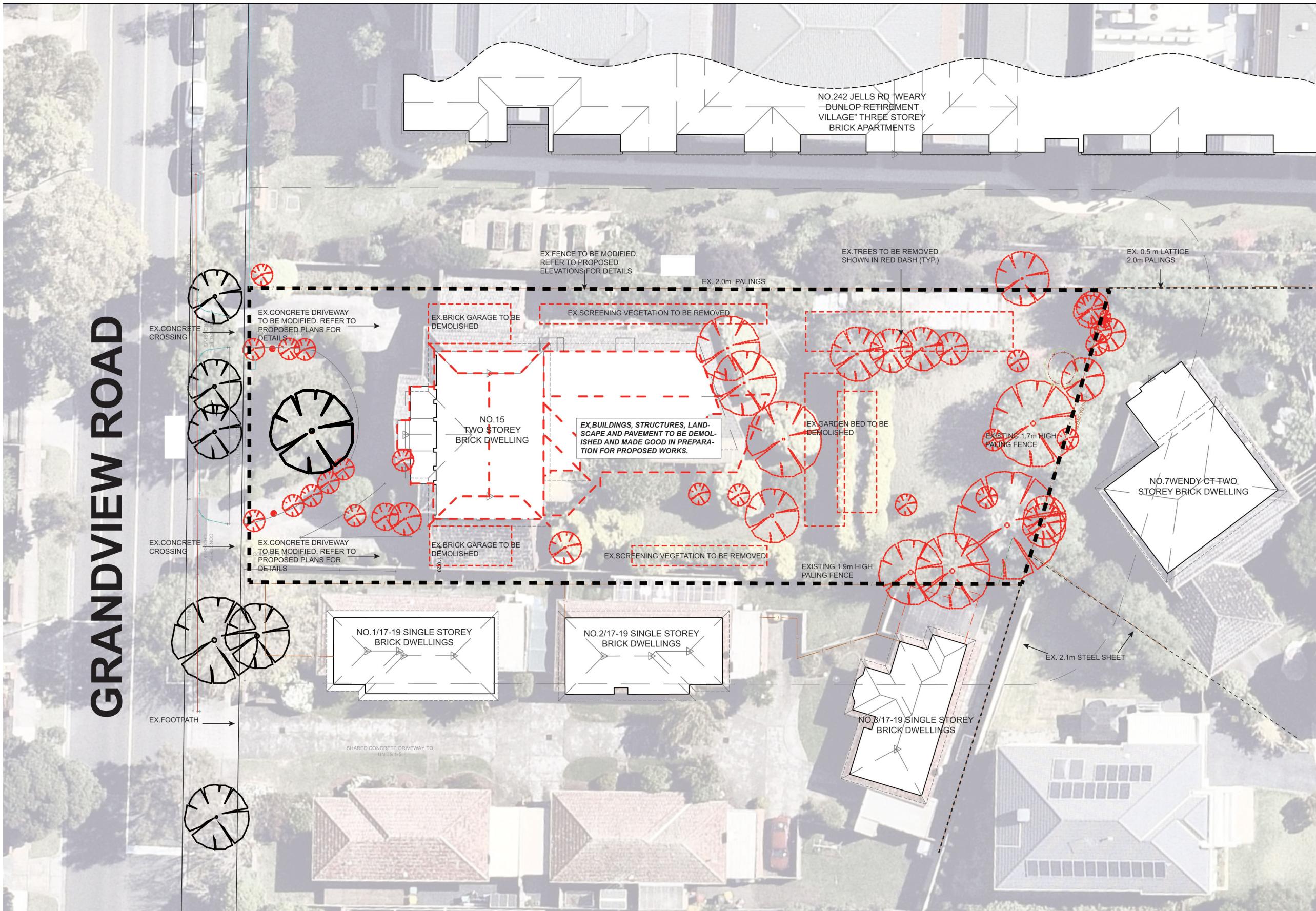
PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

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DRAWING TITLE:  
NEIBOURHOOD CONTEXT

DATE:	12/10/23	JOB No.	22401
SCALE:	REVISION: H		
DRAWN:	CW	CHECKED:	TH
DRAWING STATUS:	DRAWING No.		
<b>PRELIMINARY</b>	<b>TP02</b>		

# GRANDVIEW ROAD

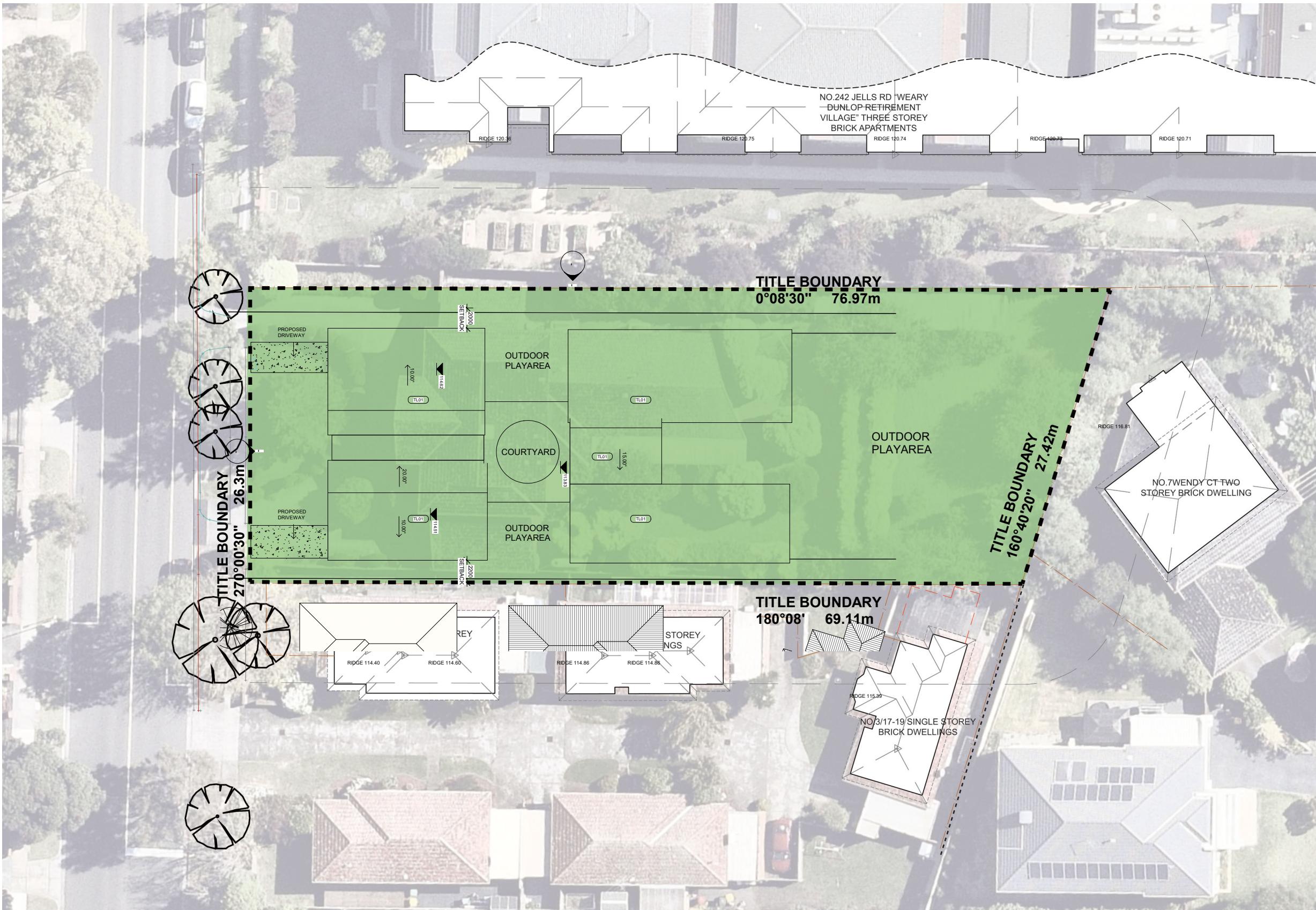


## NOTE:

- 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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F	03/09/24	RFI
G	11/09/24	RFI

0 0.05 0.10 0.15 0.20m



#### NOTE:

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

#### DEVELOPMENT SUMMARY

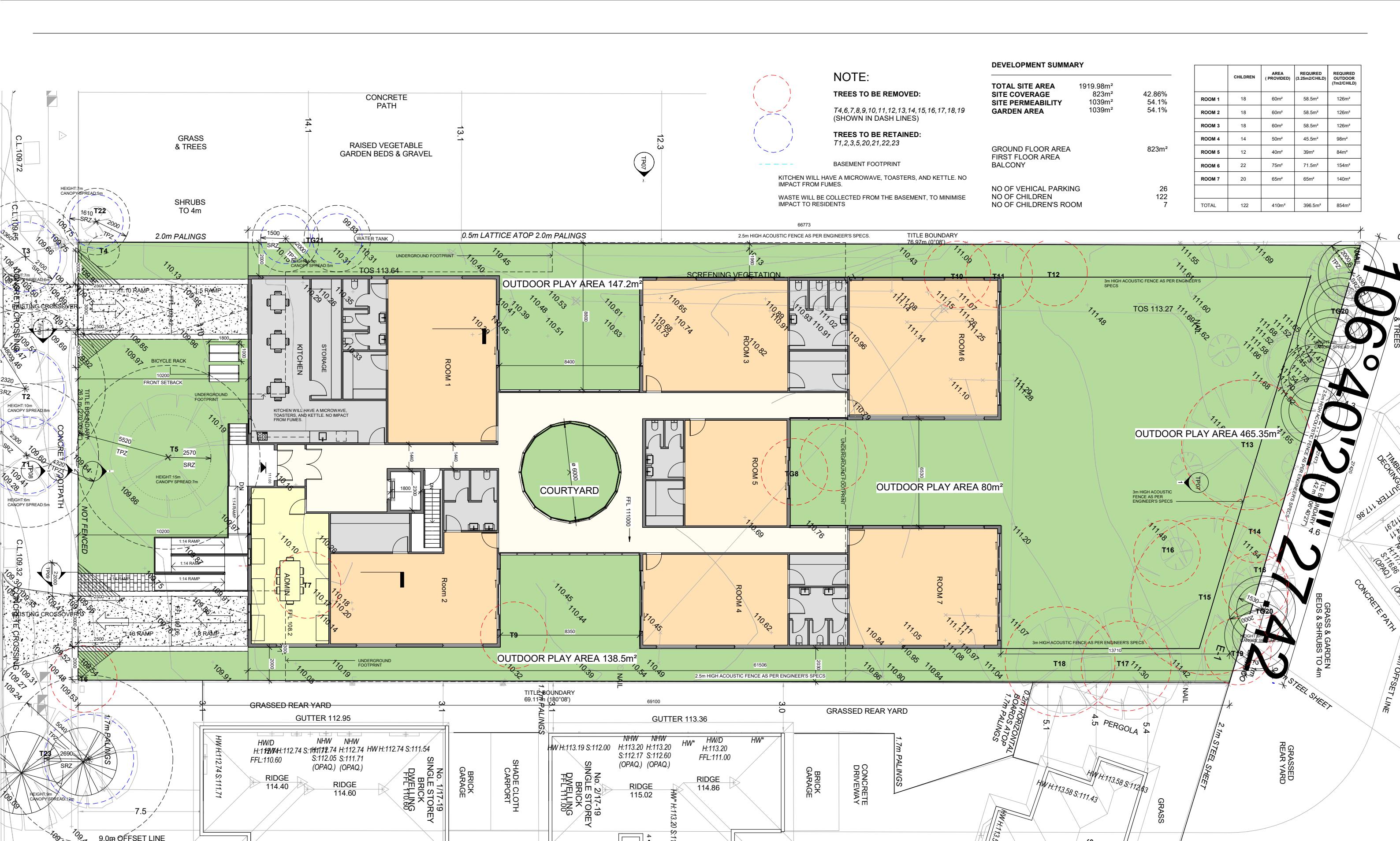
TOTAL SITE AREA	1919.98m <sup>2</sup>
SITE COVERAGE	823m <sup>2</sup>
SITE PERMEABILITY	1039m <sup>2</sup>

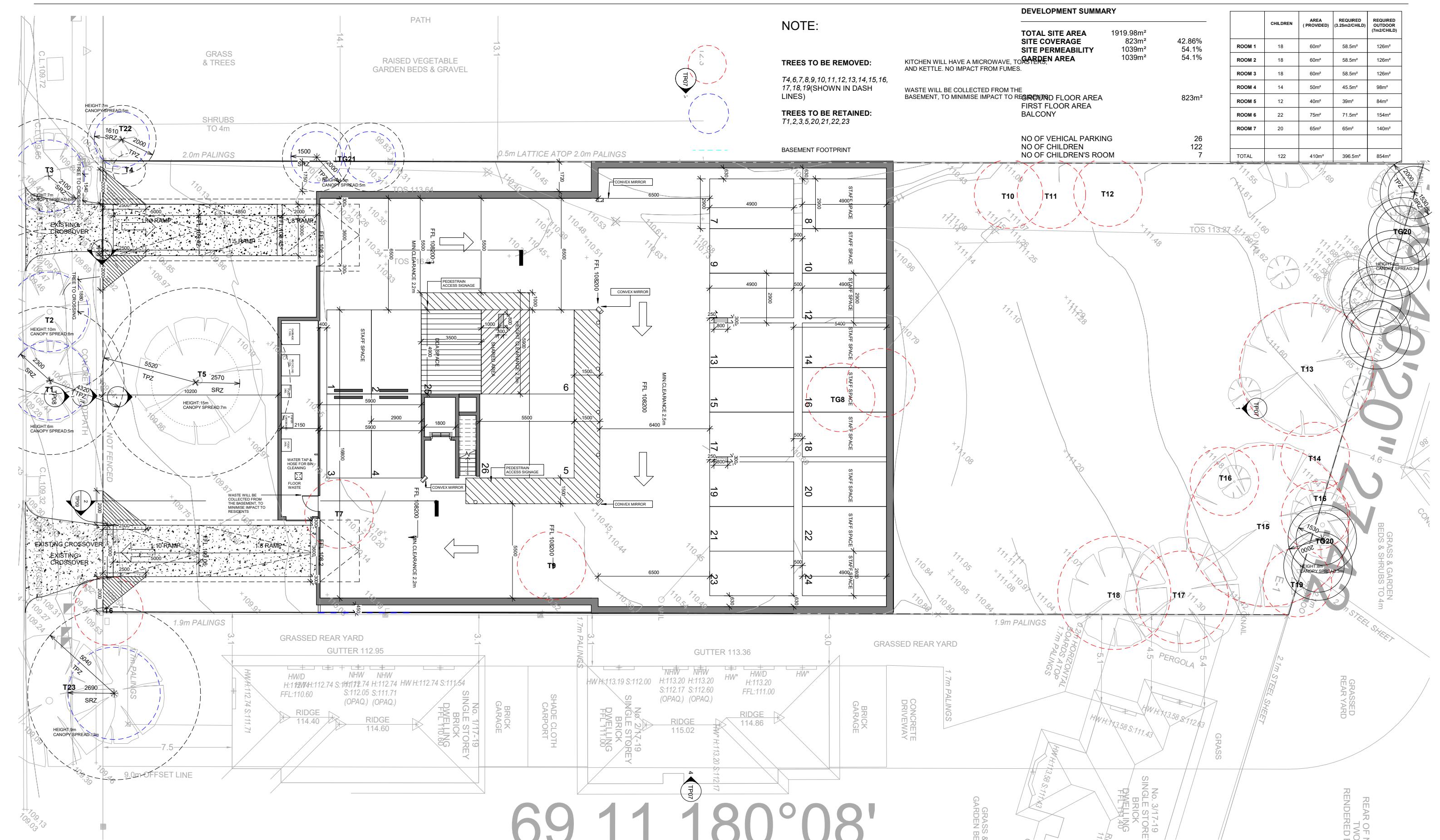
42.86%  
54.1%  
54.1%

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> /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>







1 NORTH ELEVATION

1 : 100



2 SOUTH ELEVATION

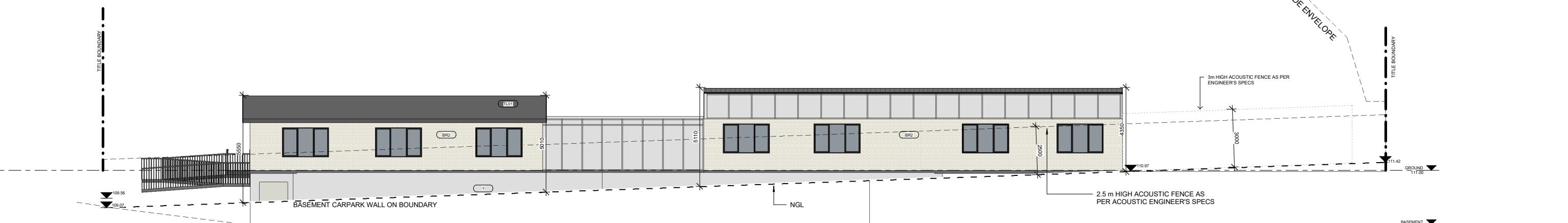
1 : 100

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3 WEST ELEVATION

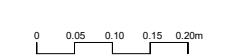
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4 EAST ELEVATION

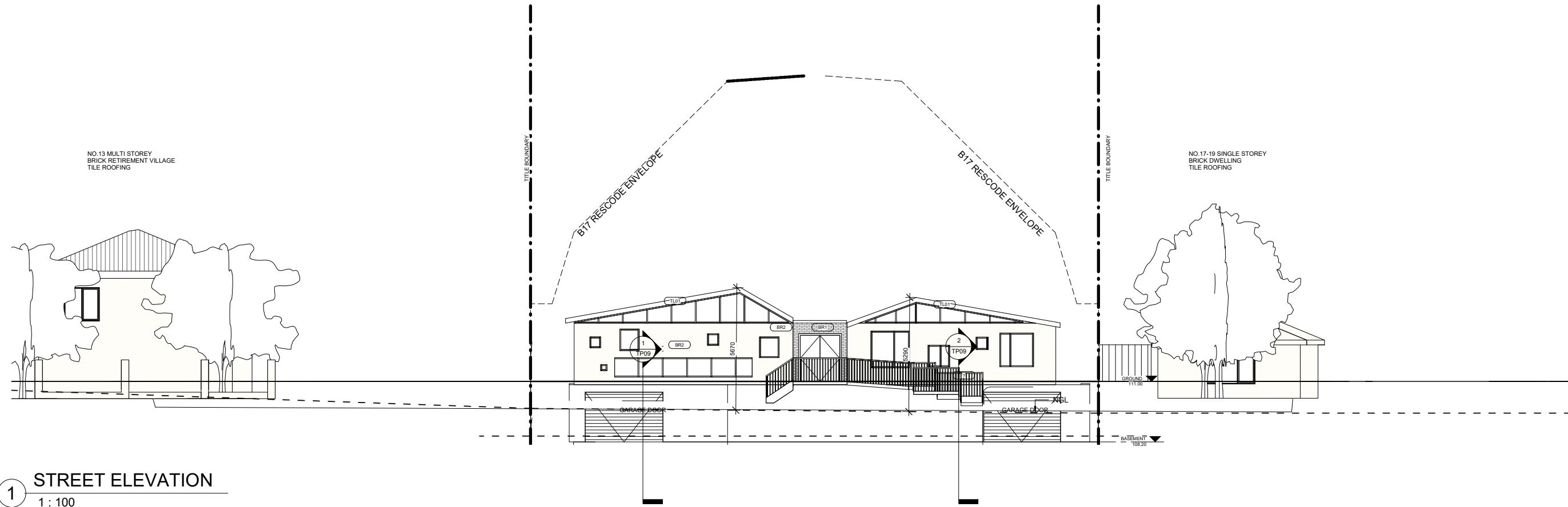
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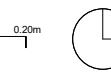
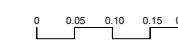


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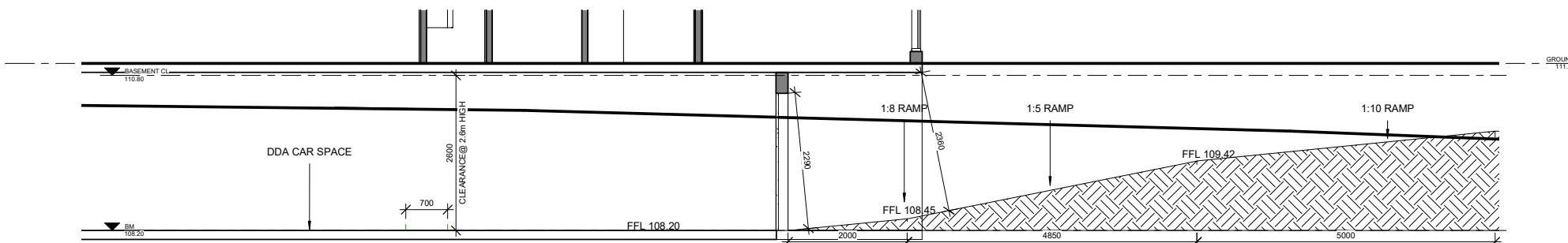
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PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

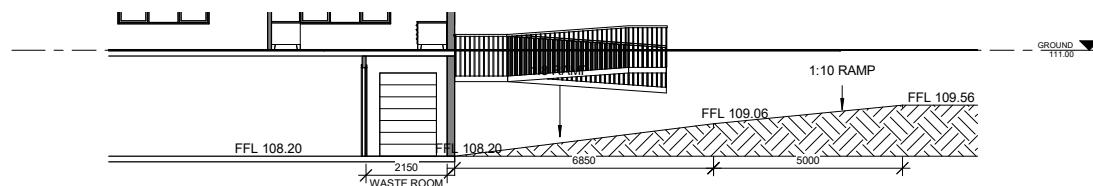
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STREET ELEVATION

DATE:	12/10/23	JOB No.	22401
SCALE:	1 : 100	REVISION:	H
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1 Basement Section 01  
1 : 50

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2 Basement Section 02  
1 : 100

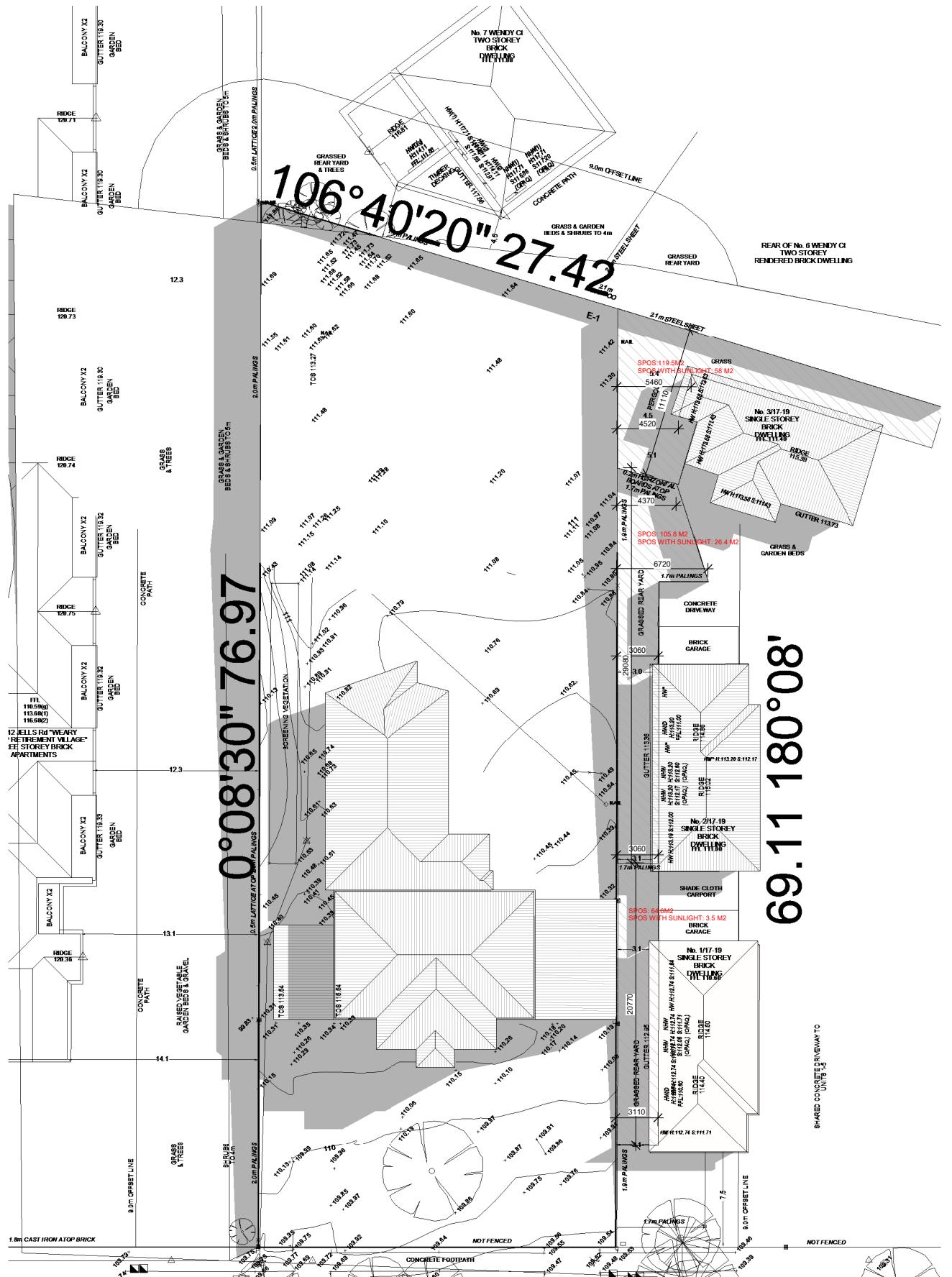
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0 0.05 0.10 0.15 0.20m



PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL  
  
DRAWING TITLE:  
SECTION

DATE: 12/10/23 JOB No. 22401  
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DRAWING STATUS: DRAWING No.  
**PRELIMINARY** TP09



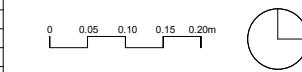
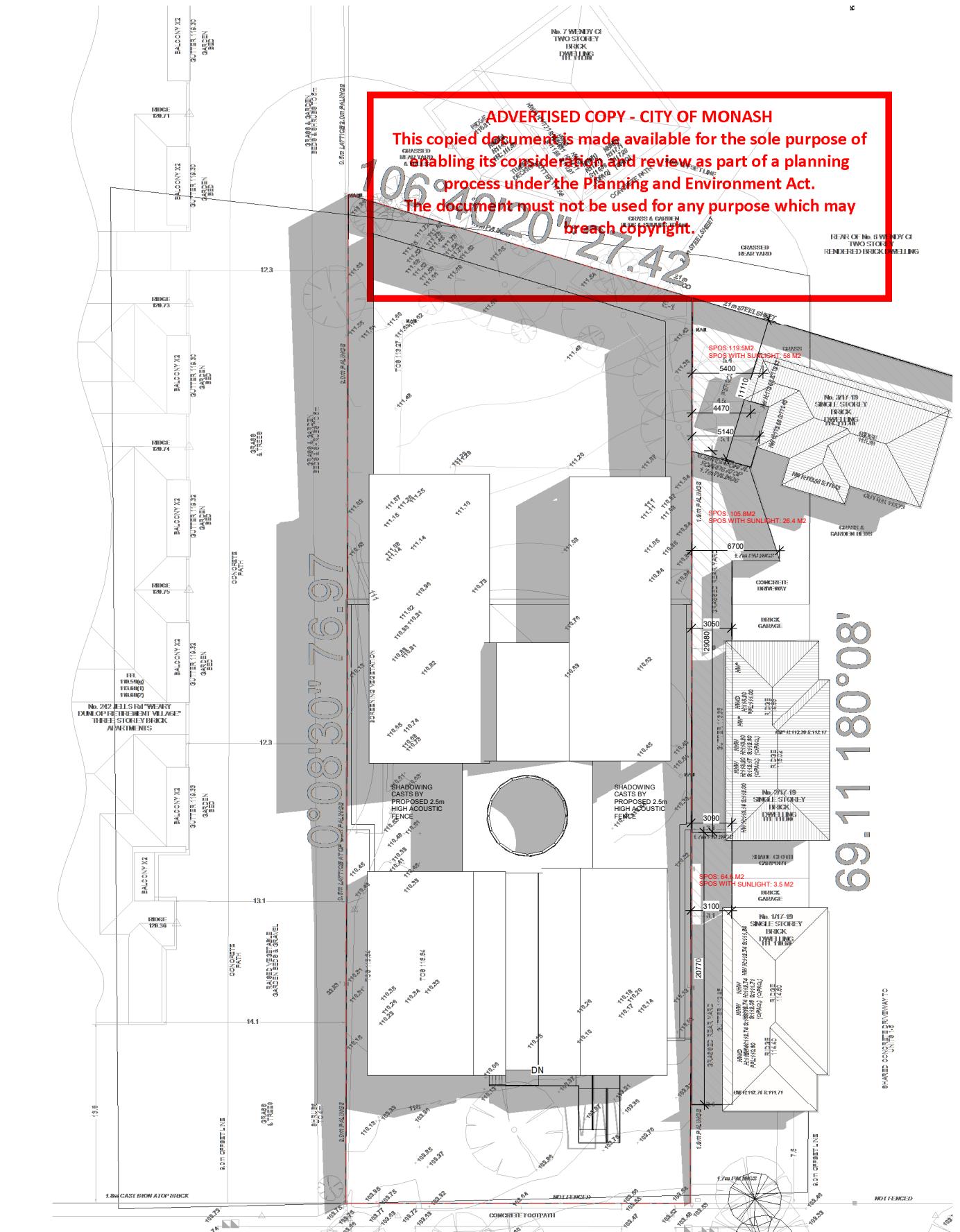
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Survey 1.03/171, VIC 3127  
03 8589 1700  
Info@ad-architects.com.au  
ABN: 18 648 180 072

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PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
SHADOW DIAGRAM

DATE: 06/21/23 JOB No. 22401  
SCALE: 1 : 200 REVISION: H  
DRAWN: Author  
CHECKED: Checker  
DRAWING STATUS: PRELIMINARY  
DRAWING No. TP10

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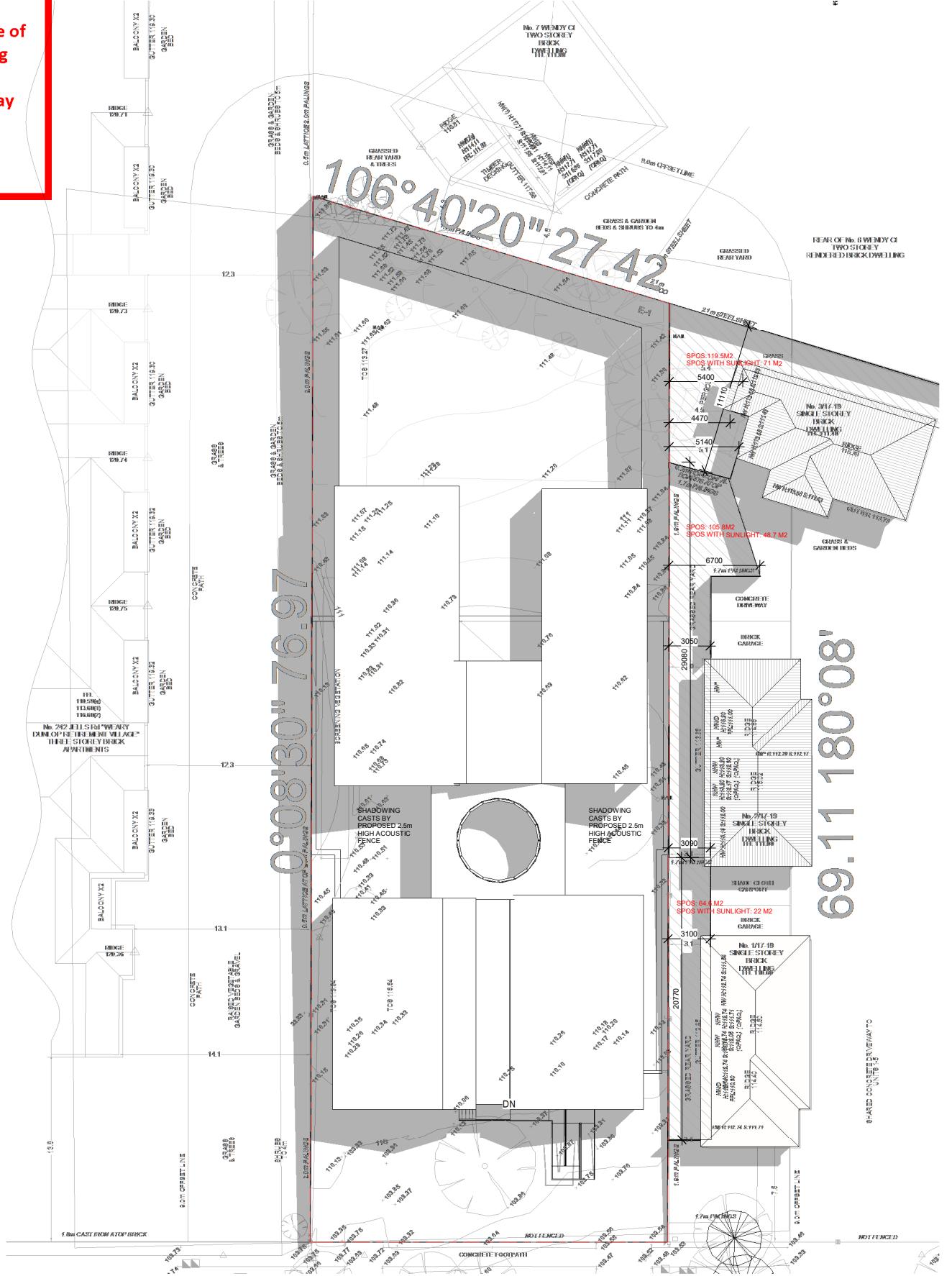
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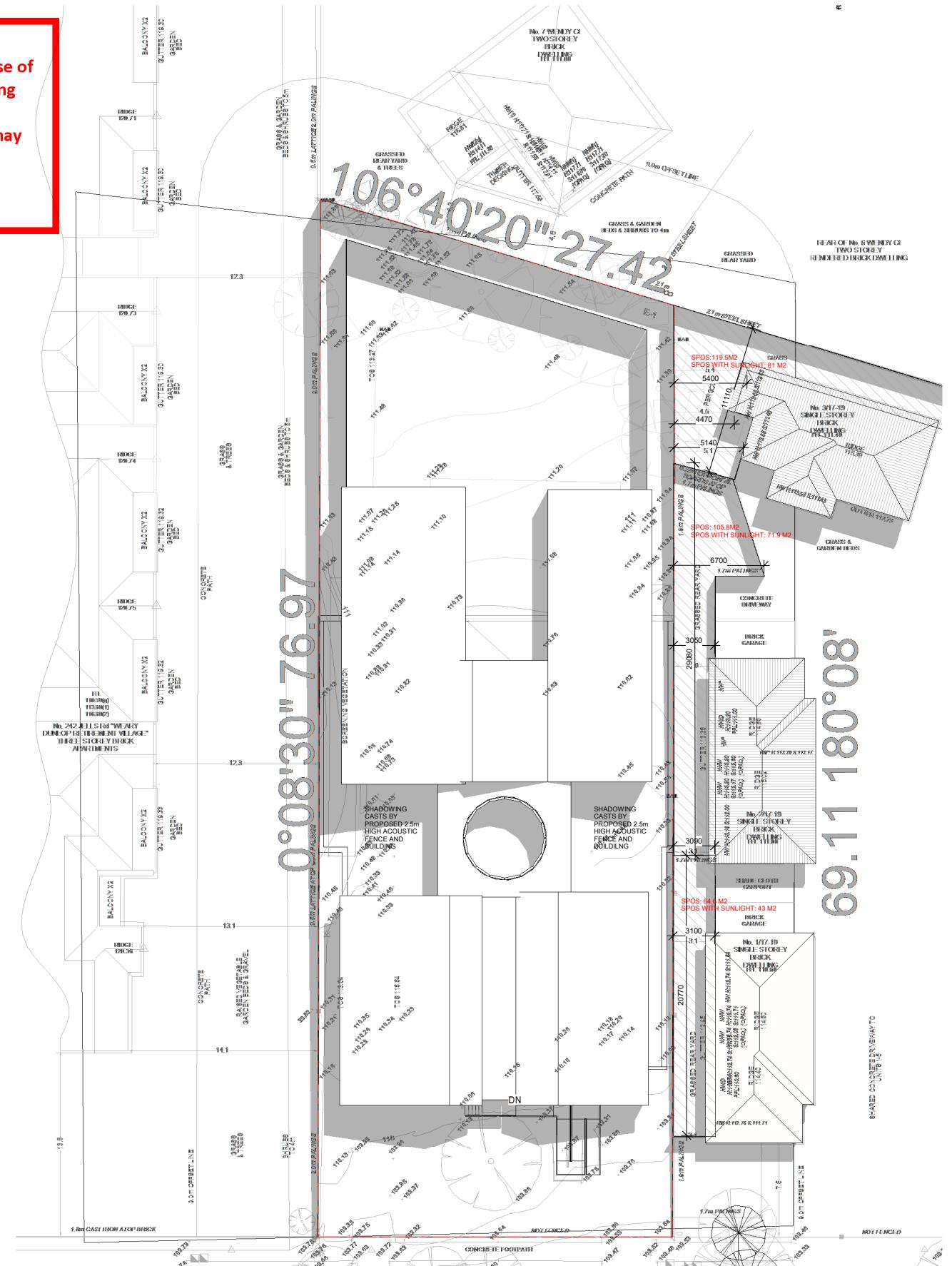
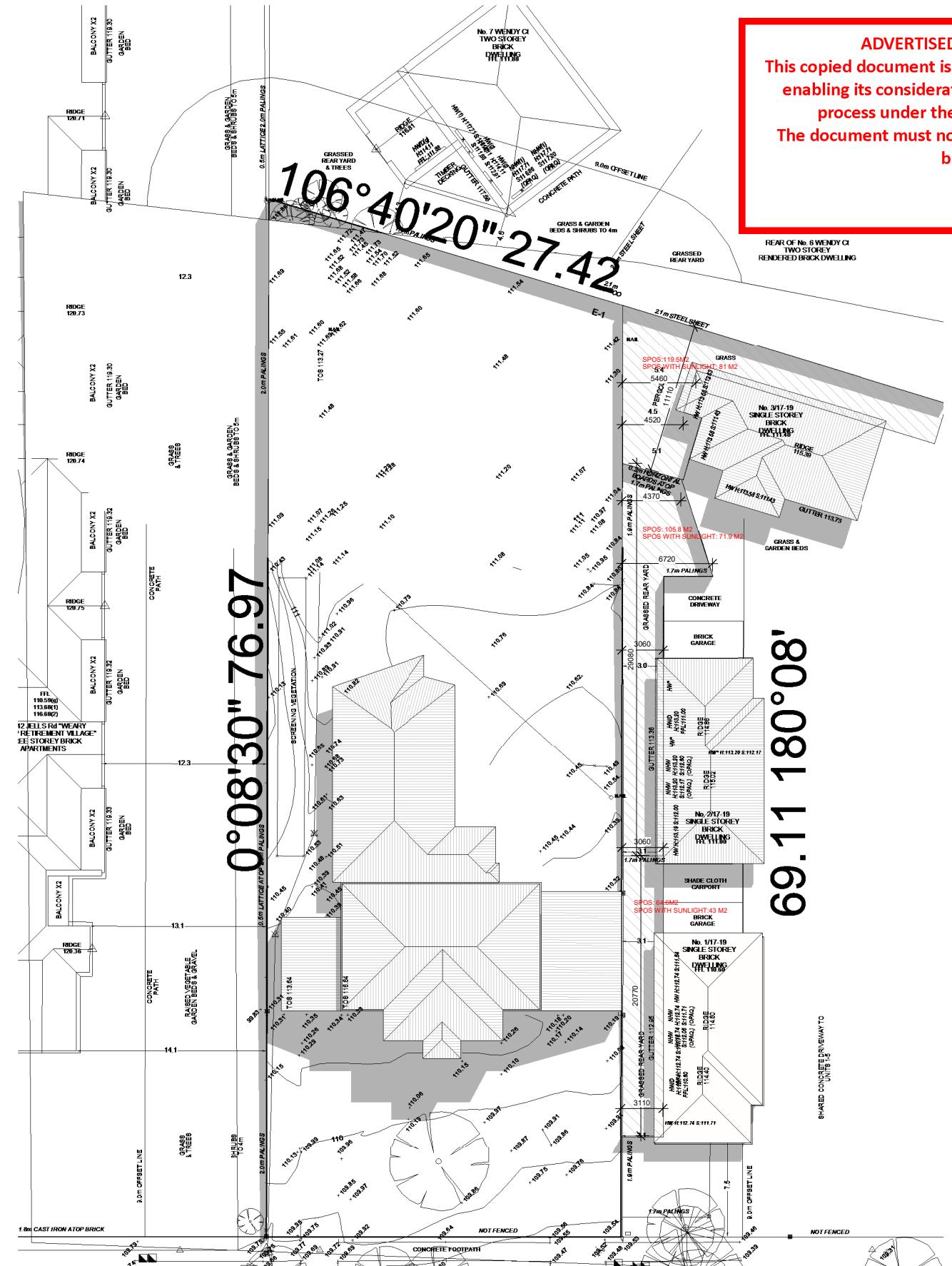
## 10AM PROPOSED

1 : 200

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PROJECT:  
5 GRANDVIEW ROAD, WHEELERS HILL

DATE:	07/08/24	JOB No.	22401
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<b>PRELIMINARY</b>	<b>TP11</b>		



1 11AM EXISTING

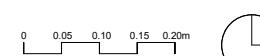


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PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
SHADOW DIAGRAM 03

DATE: 06/21/23 JOB No. 22401

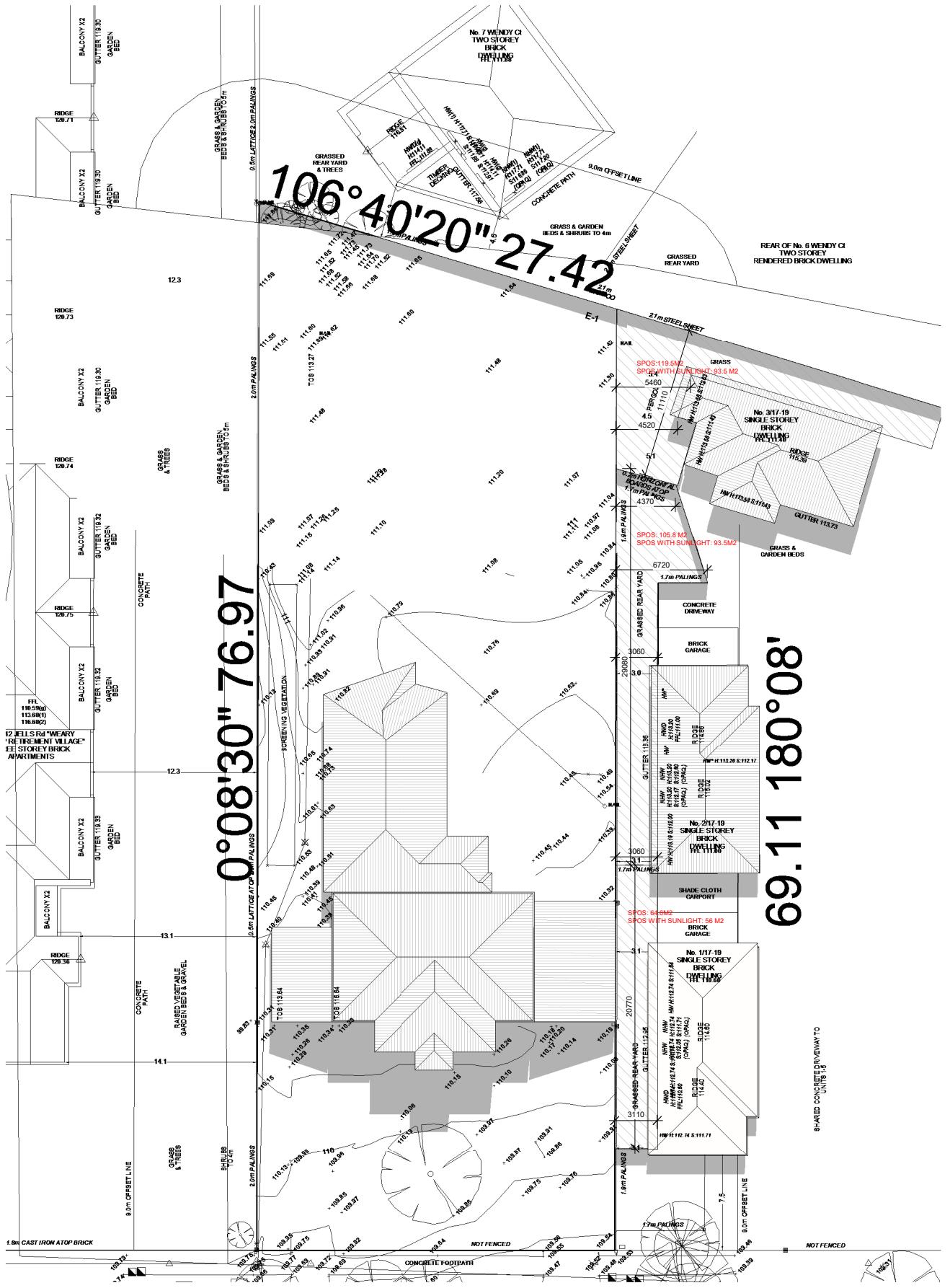
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CHECKED: Checker

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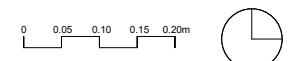
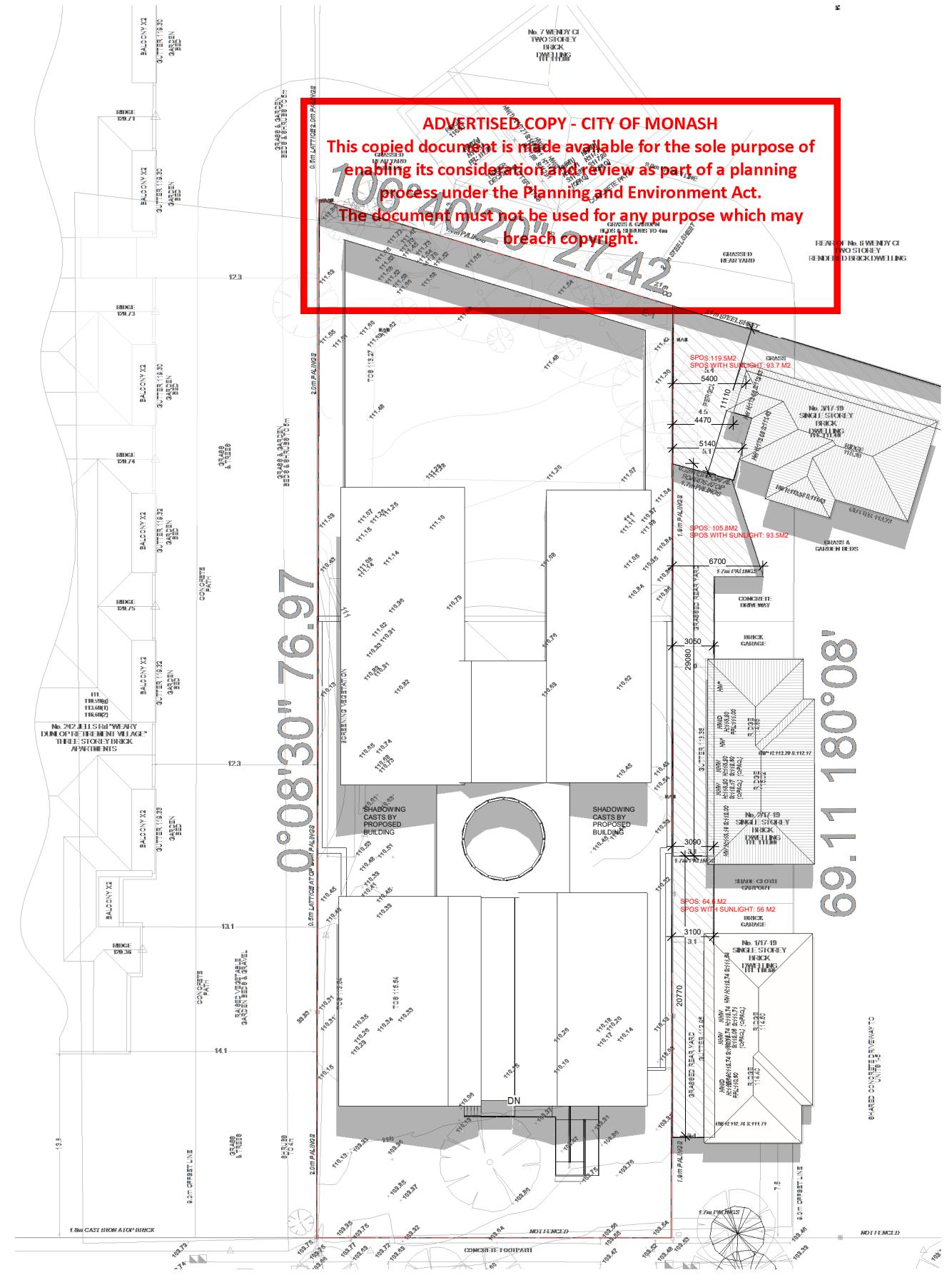


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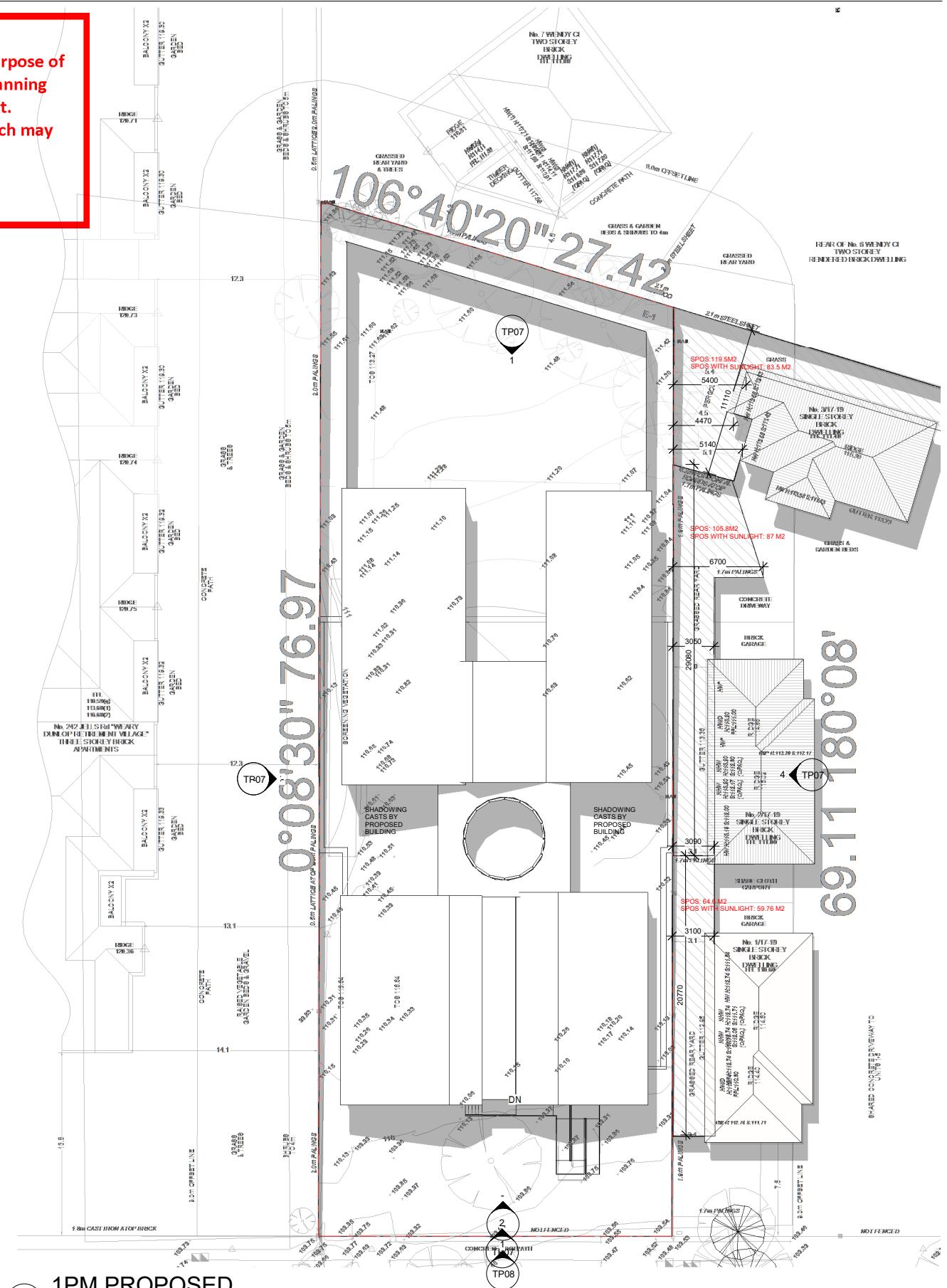
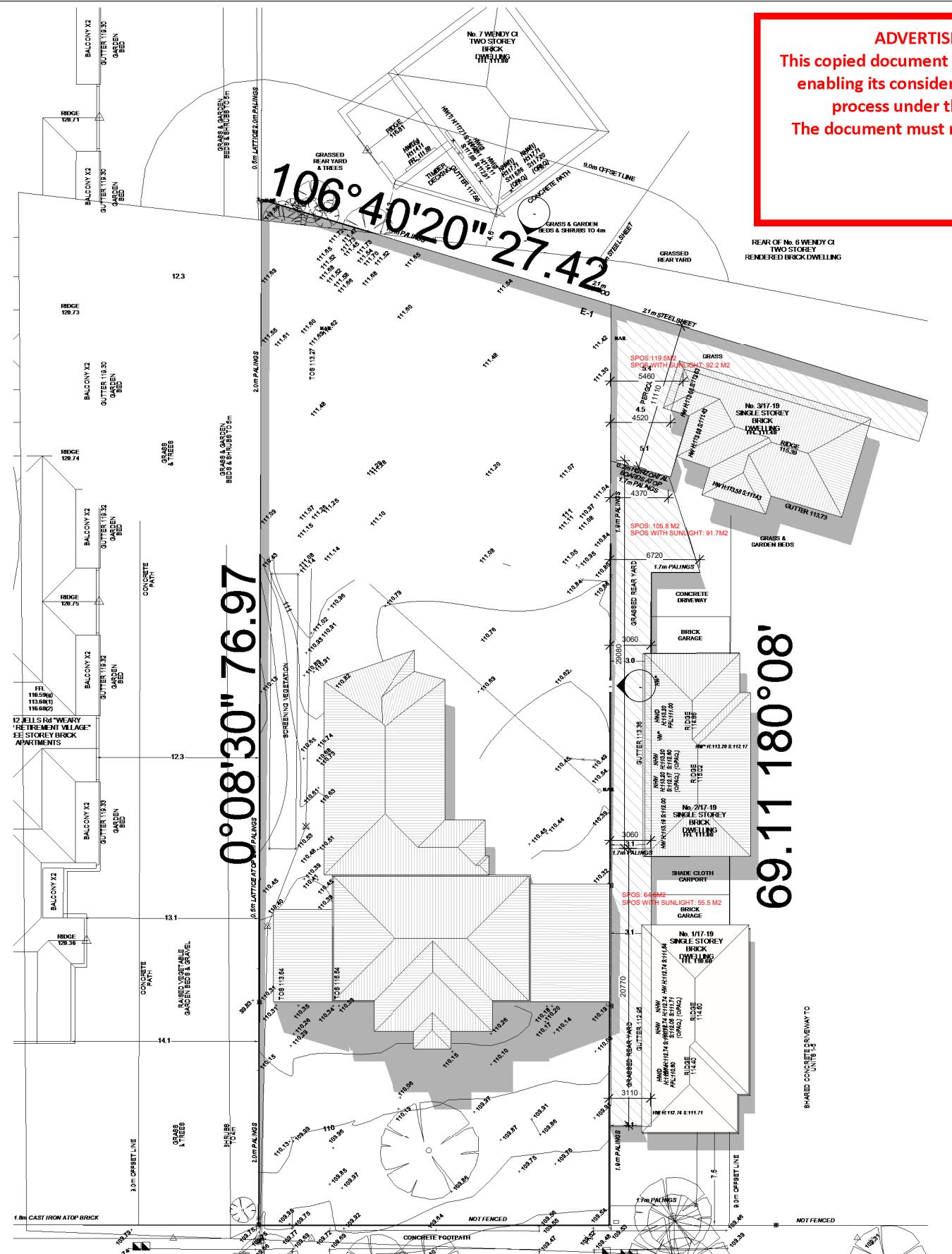
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PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
SHADOW DIAGRAM 04

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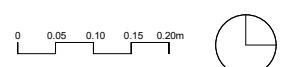


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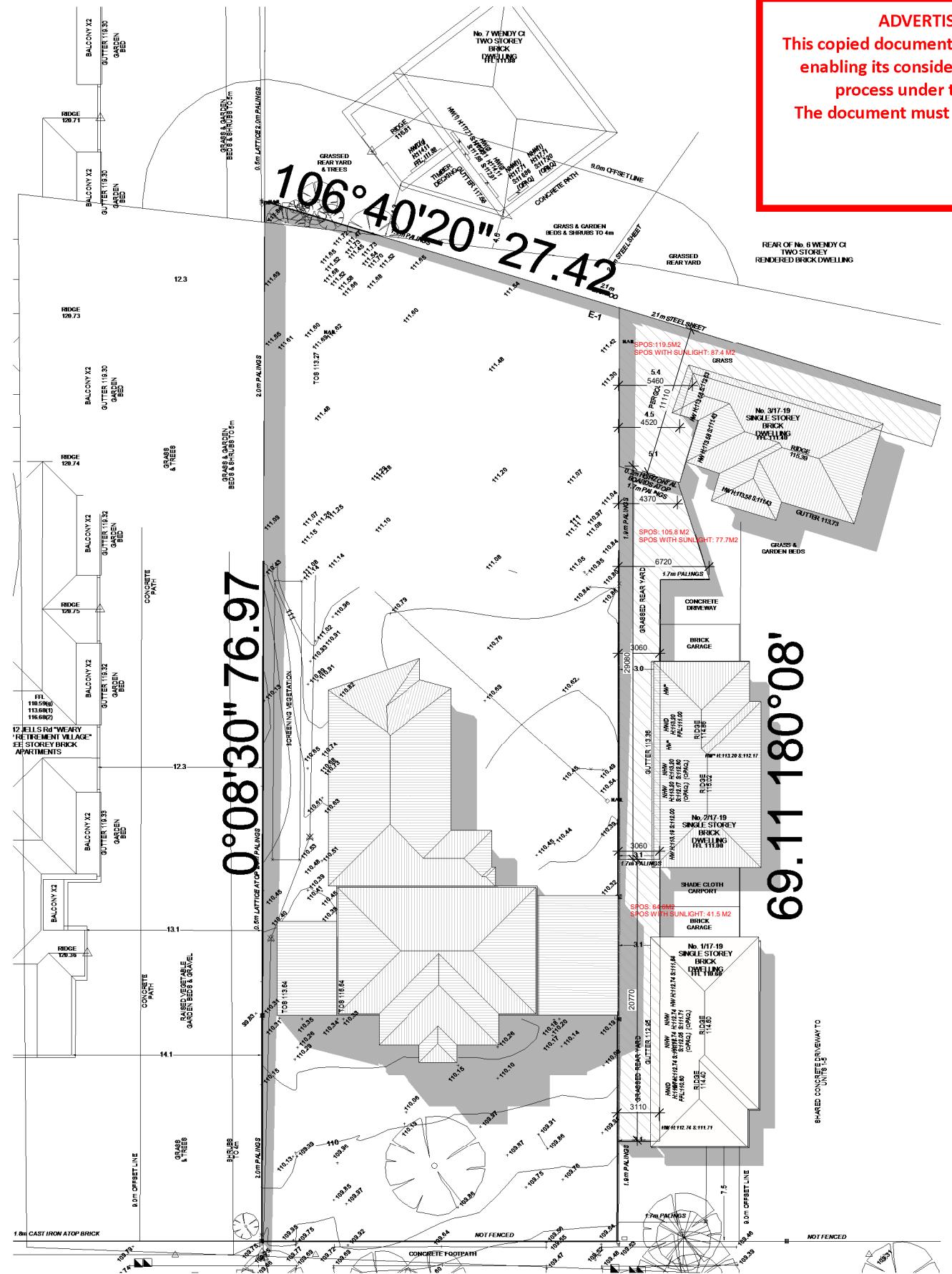
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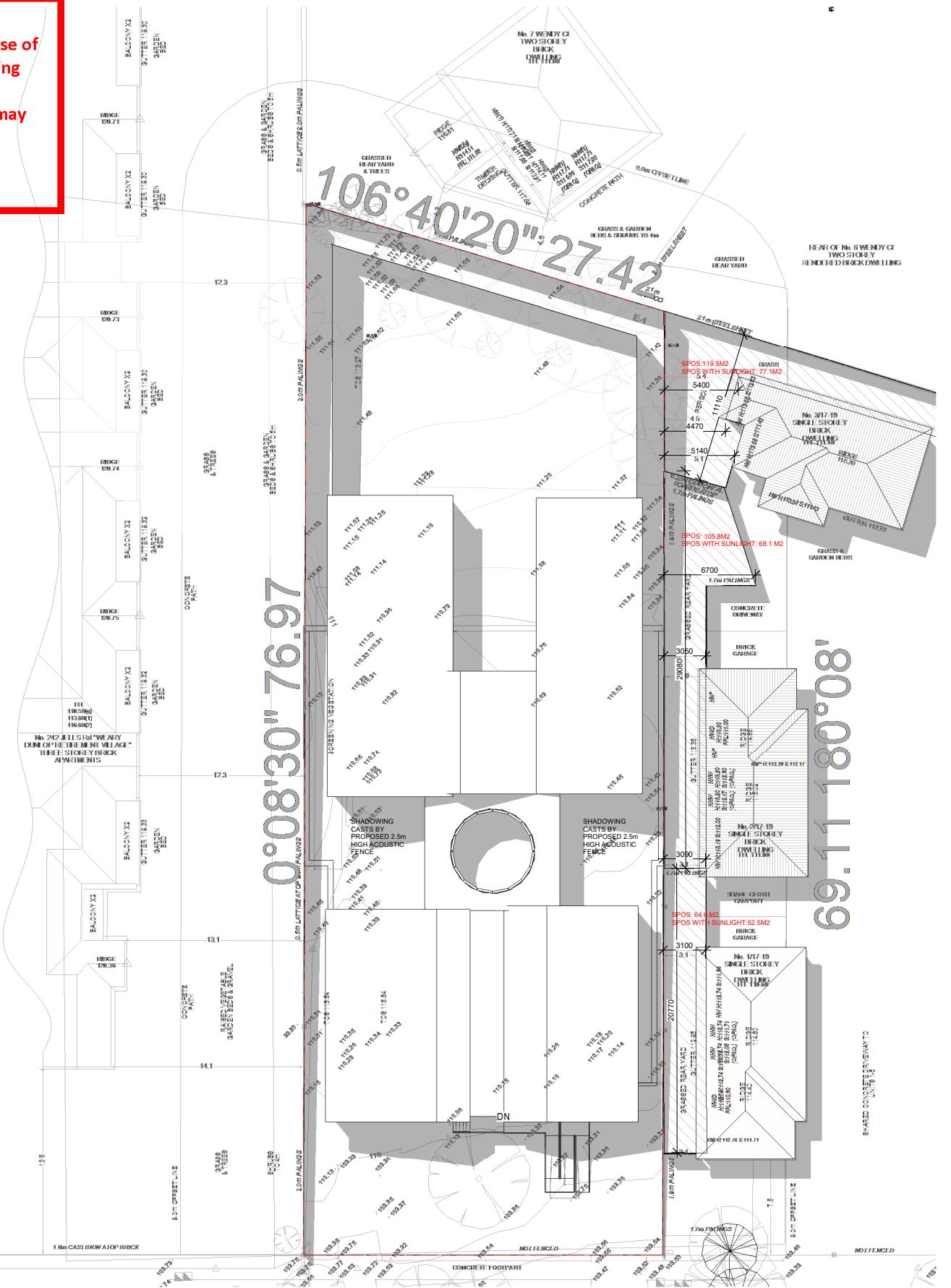
PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE:  
SHADOW DIAGRAM 05

DATE: 07/09/24 JOB No. 22401  
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CHECKED: Checker



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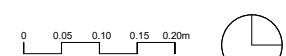


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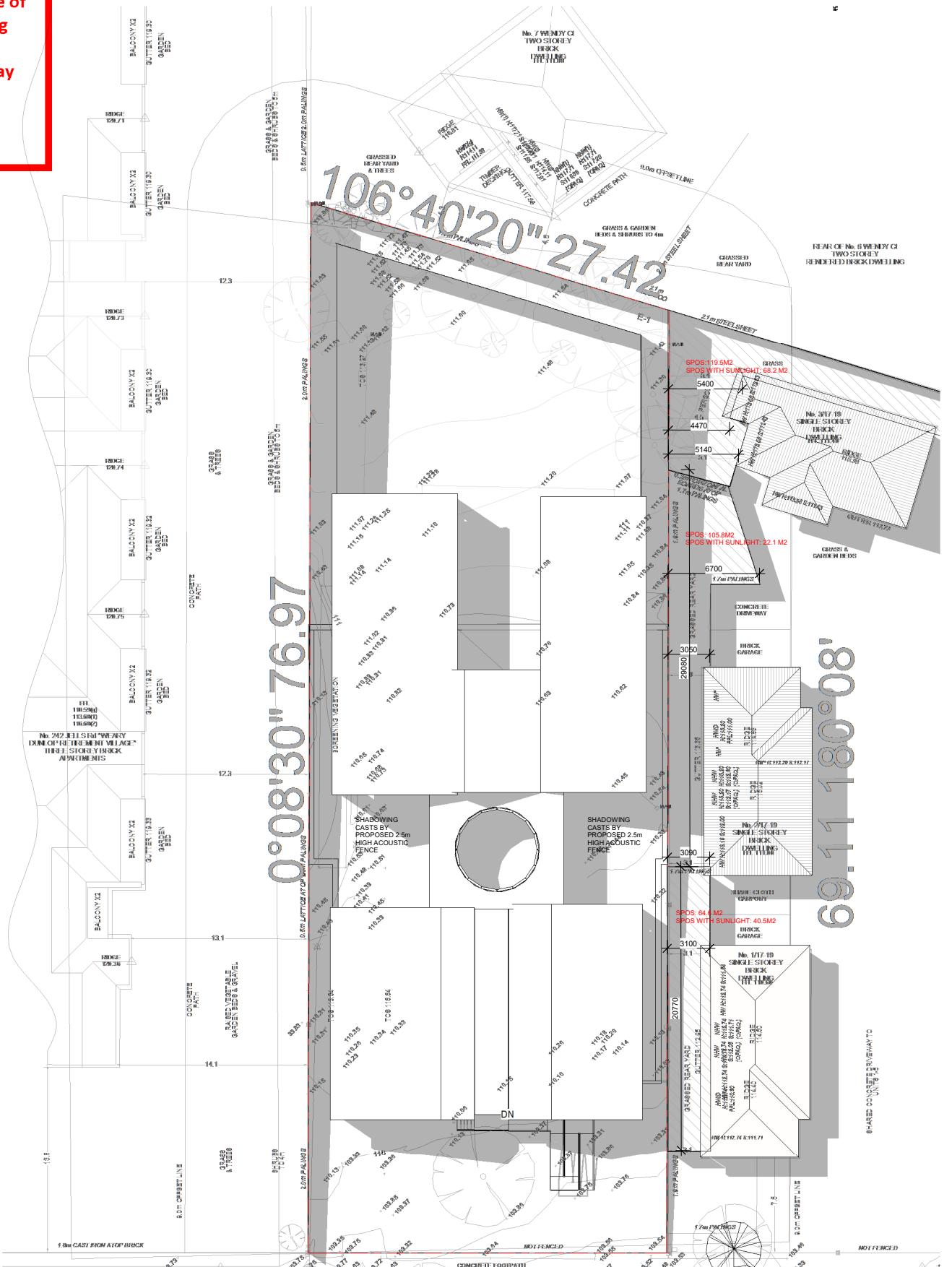
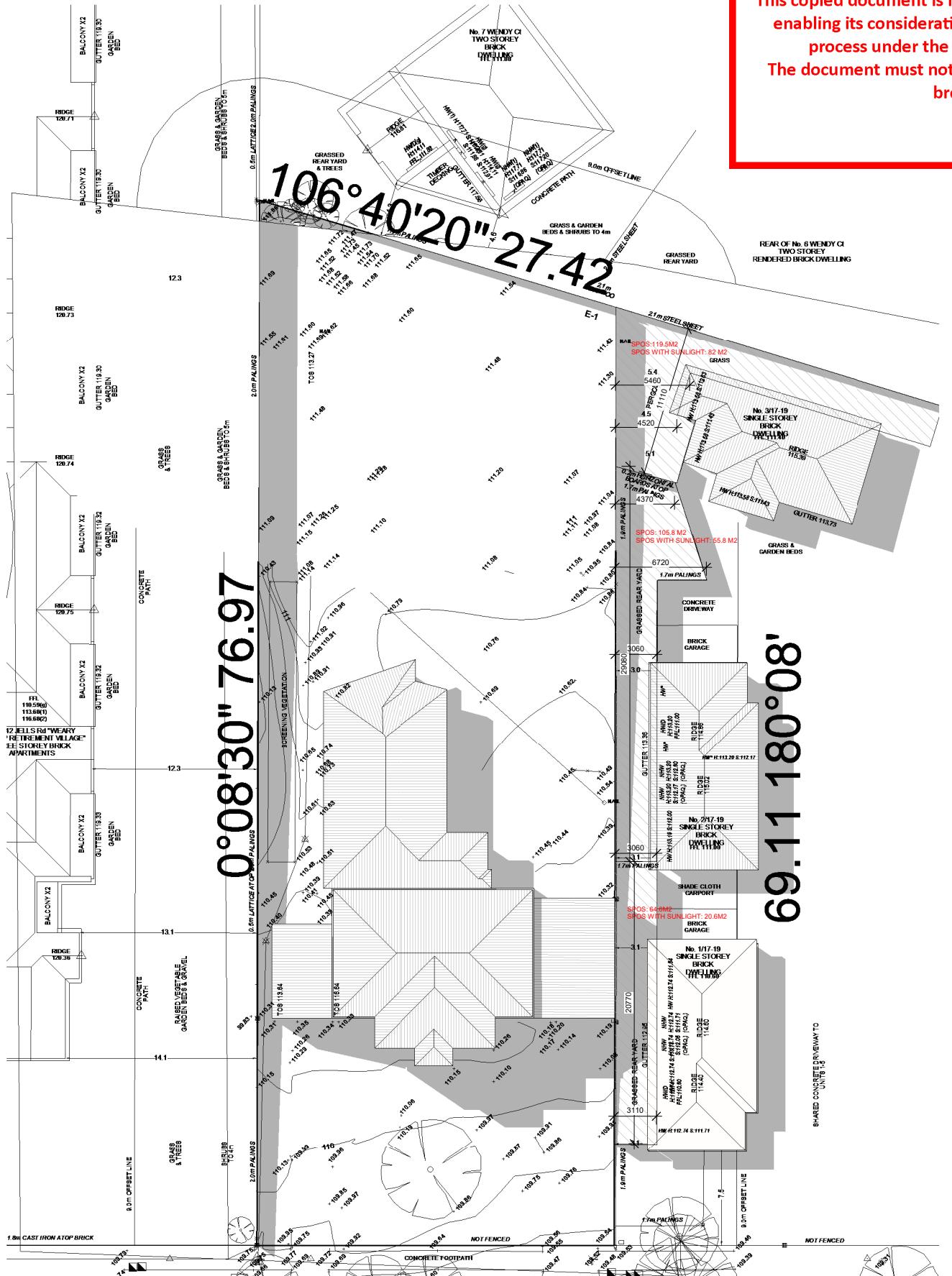


PROJECT:  
15 GRANDVIEW ROAD, WHEELERS HILL  
DRAWING TITLE:  
SHADOW DIAGRAM 06

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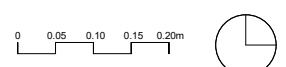
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PROJECT: 15 GRANDVIEW ROAD, WHEELERS HILL

DRAWING TITLE: SHADOW DIAGRAM 07

DATE: 07/09/24 JOB No. 22401

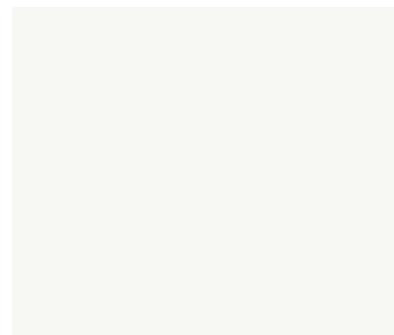
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DRAWN: Author

CHECKED: Checker

DRAWING STATUS: PRELIMINARY

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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