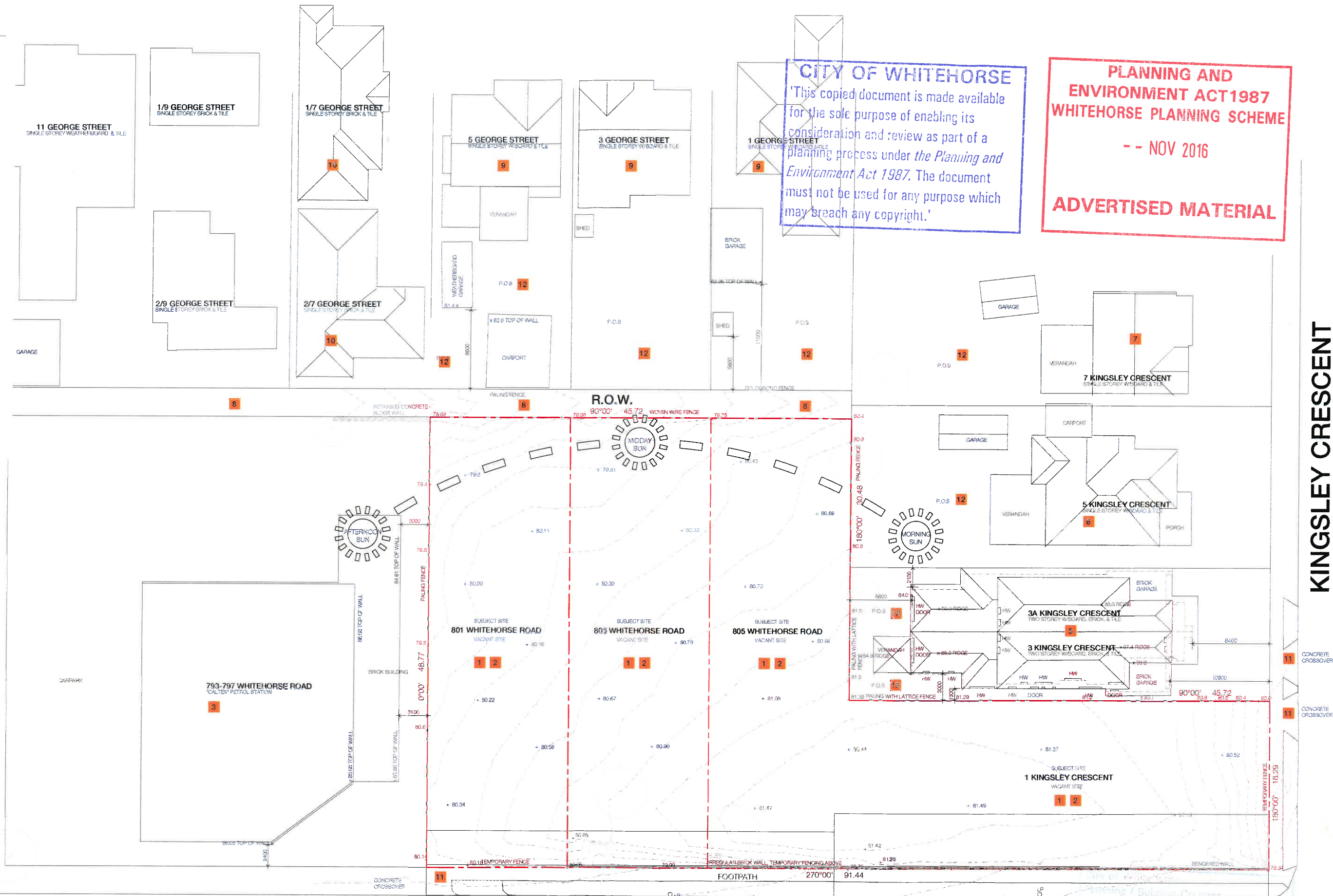


Site Analysis

1. SUBJECT SITE: 801-805 WHITEHORSE RD AND 1 KINGSLEY CRESCENT. THE SUBJECT SITE IS CURRENTLY MOSTLY VACANT LOTS WITH ONLY RETAINING WALLS AND TEMPORARY FENCING SURROUNDING THE LOT BOUNDARIES.
2. THE SUBJECT SITE IS UNDER THE JURISDICTION OF THE CITY OF WHITEHORSE AND IS IN A RESIDENTIAL GROWTH ZONE (R022).
3. NO. 793-797 WHITEHORSE ROAD, DIRECTLY SOUTH OF THE SITE IS AN EXISTING SINGLE STORY "CALTEX" PETROL STATION. A COMMERCE CAR PARK AREA IS LOCATED AT THE REAR OF THE SITE.
4. NO. 781 WHITEHORSE ROAD ARE THE KINGSLEY APARTMENTS, A FOUR STOREY BRICK AND RENDERED DEVELOPMENT.
5. NO. 3 AND 3A KINGSLEY CRESCENT IS THE ADJOINING LOT TO THE NORTH EAST CORNER OF THE SUBJECT SITE. ON SITE ARE TWO DOUBLE STOREY TOWNHOUSES WITH BRICK ON GROUND AND WEATHERBOARD CONSTRUCTION ON THE FIRST FLOORS.
6. NO. 5 KINGSLEY CRESCENT, EXISTING SINGLE STOREY WEATHERBOARD RESIDENCE TO THE EAST OF THE SITE.
7. NO. 1 KINGSLEY CRESCENT, EXISTING SINGLE STOREY WEATHERBOARD RESIDENCE TO THE TOP NORTH EAST OF THE SITE.
8. DIRECTLY TO THE REAR OF THE SITE IS A RIGHT OF WAY (ROW) ALLOWING FOR ACCESS TO THE SITE OF THE NORTHERN BOUNDARY.
9. TO THE REAR OF THE SUBJECT SITE ARE LOTS NO. 1, 3 AND 5 GEORGE STREET. EACH LOT HAS AN EXISTING SINGLE STOREY WEATHERBOARD DWELLING.
10. NO. 7 GEORGE STREET IS A SUBDIVIDED BLOCK WITH 2 SINGLE STOREY BRICK UNITS.
11. EXISTING CONCRETE CROSSEVER.
12. PRIVATE OPEN SPACE



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NANGNAK LANE

KINGSLEY CRESCENT

WHITEHORSE ROAD

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Site Analysis
801-803 Whitehorse Road

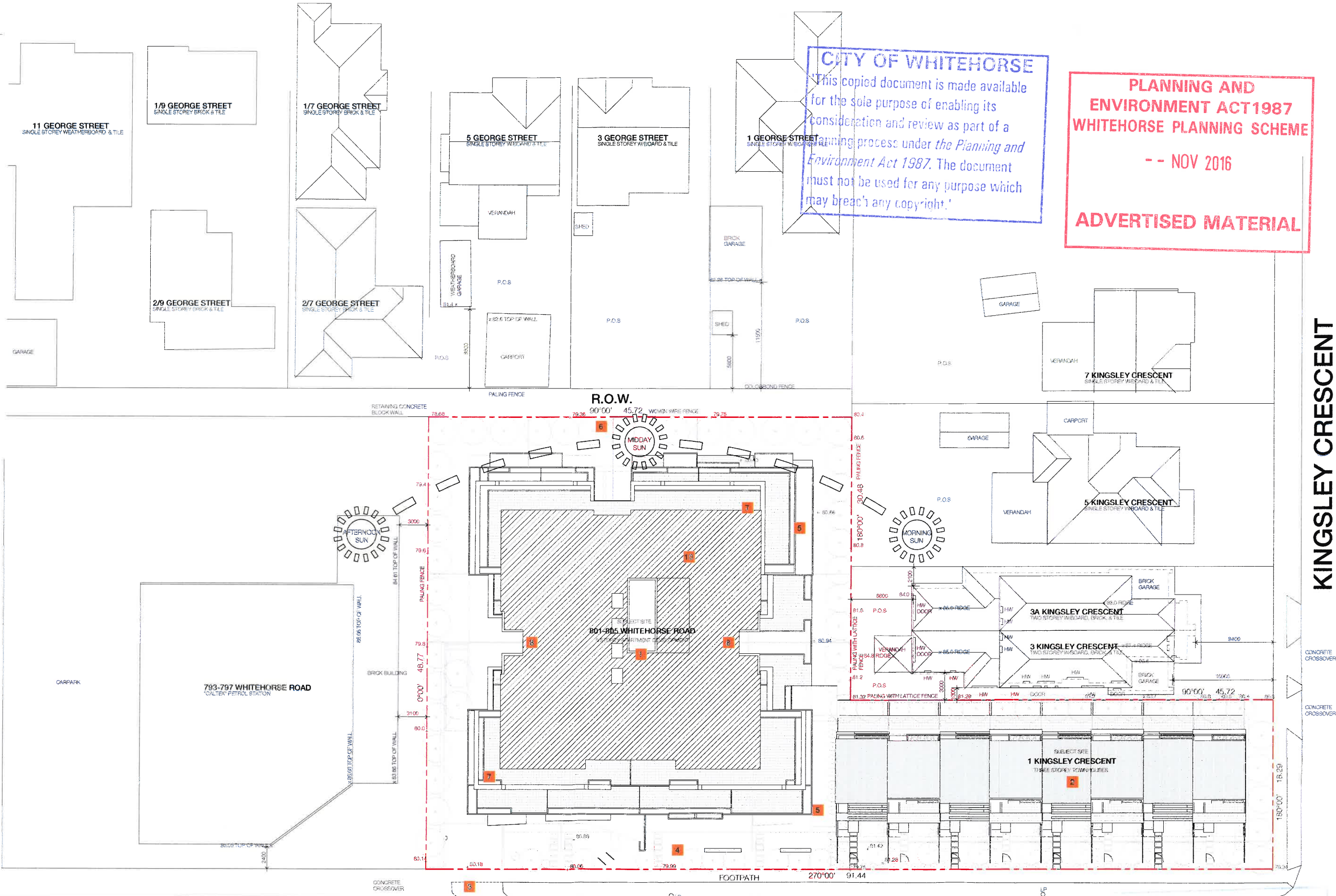
Scale 1: 200 @ A1
1: 400 @ A3

A horizontal graphic scale bar with tick marks at 0, 10, and 20 units. The bar is divided into segments by vertical lines.

30.08.2016
15145/TP01b

Design Response

- 1. SUBJECT SITE: PROPOSED 5 LEVEL APARTMENT BUILDING, COMPRISING 62 NO. 1, 2 & 3 BEDROOM APARTMENTS AND 2 LEVEL BASEMENT CARPARK.
- 2. SUBJECT SITE: 7 PROPOSED THREE STOREY TOWNHOUSE DEVELOPMENTS, EACH COMPRISING OF 3 BEDROOMS, TWO BATHROOMS AND BASEMENT CAR PARKING WITH DIRECT ACCESS INTO EACH RESIDENCE.
- 3. EXISTING CROSSOVER TO BE WIDENED TO SUIT CAR PARK ENTRY, REDUNDANT CROSSOVER TO BE REINSTATED TO CONCRETE KERB AND NATURE STRIP.
- 4. PROPOSED BUILDING IS SET BACK FROM THE FRONT BOUNDARY A MINIMUM OF 6m.
- 5. HIGHLIGHT WINDOWS TO FIRST FLOOR APARTMENTS OVERLOOKING INTO NEIGHBOURING P.O.S.
- 6. PROPOSED BUILDING IS SET BACK FROM REAR BOUNDARY TO ALLOW FOR PLANTING BUFFER ALONG REAR BOUNDARY.
- 7. THE UPPER FLOORS ARE SET BACK TO REDUCE VISUAL BULK FROM THE STREET AND NEIGHBOURING PROPERTIES.
- 8. THE SECOND FLOOR IS LIMITED TO THE MIDDLE OF THE SITE TO MINIMISE THE IMPACT ON NEIGHBOURING PROPERTIES.
- 9. WINDOWS OBSCURED & BALCONIES SCREENED TO PREVENT OVERLOOKING OF THE PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES.
- 10. ROOF PLANT WITH 1200mm HIGH ACOUSTIC SCREEN.



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WHITEHORSE ROAD

City of Whitehorse
Planning / Building Counter
Received

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www.chc.com.au

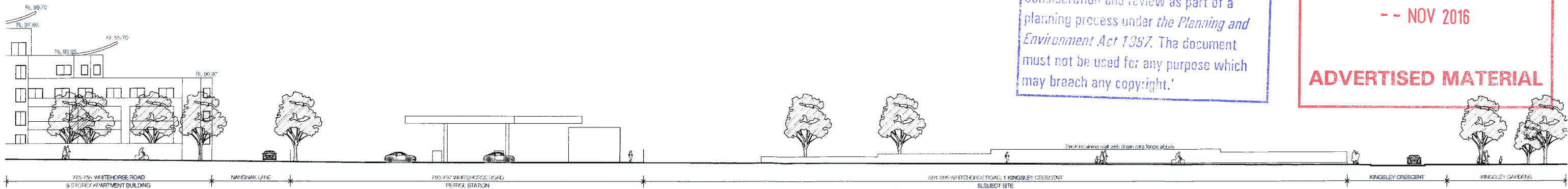
Design Response
801-803 Whitehorse Road

Scale 1 : 200 @ A1
1 : 400 @ A3
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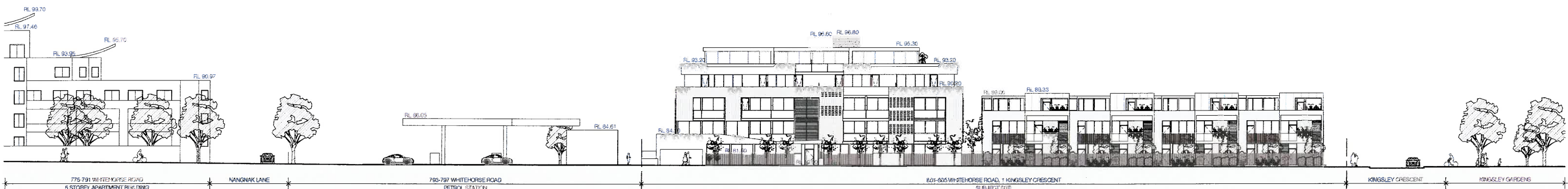
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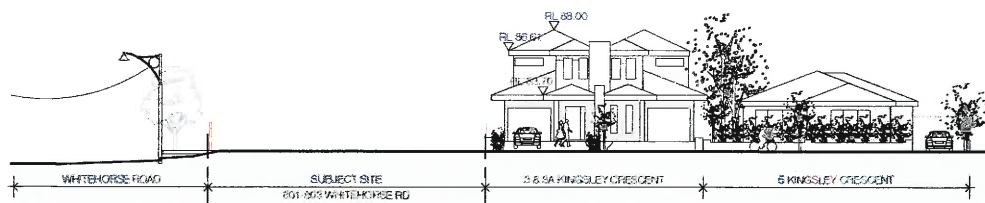
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 -- NOV 2016
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Existing Elevation - Whitehorse Road



Proposed Elevation - Whitehorse Road



Existing Elevation - Kingsley Crescent

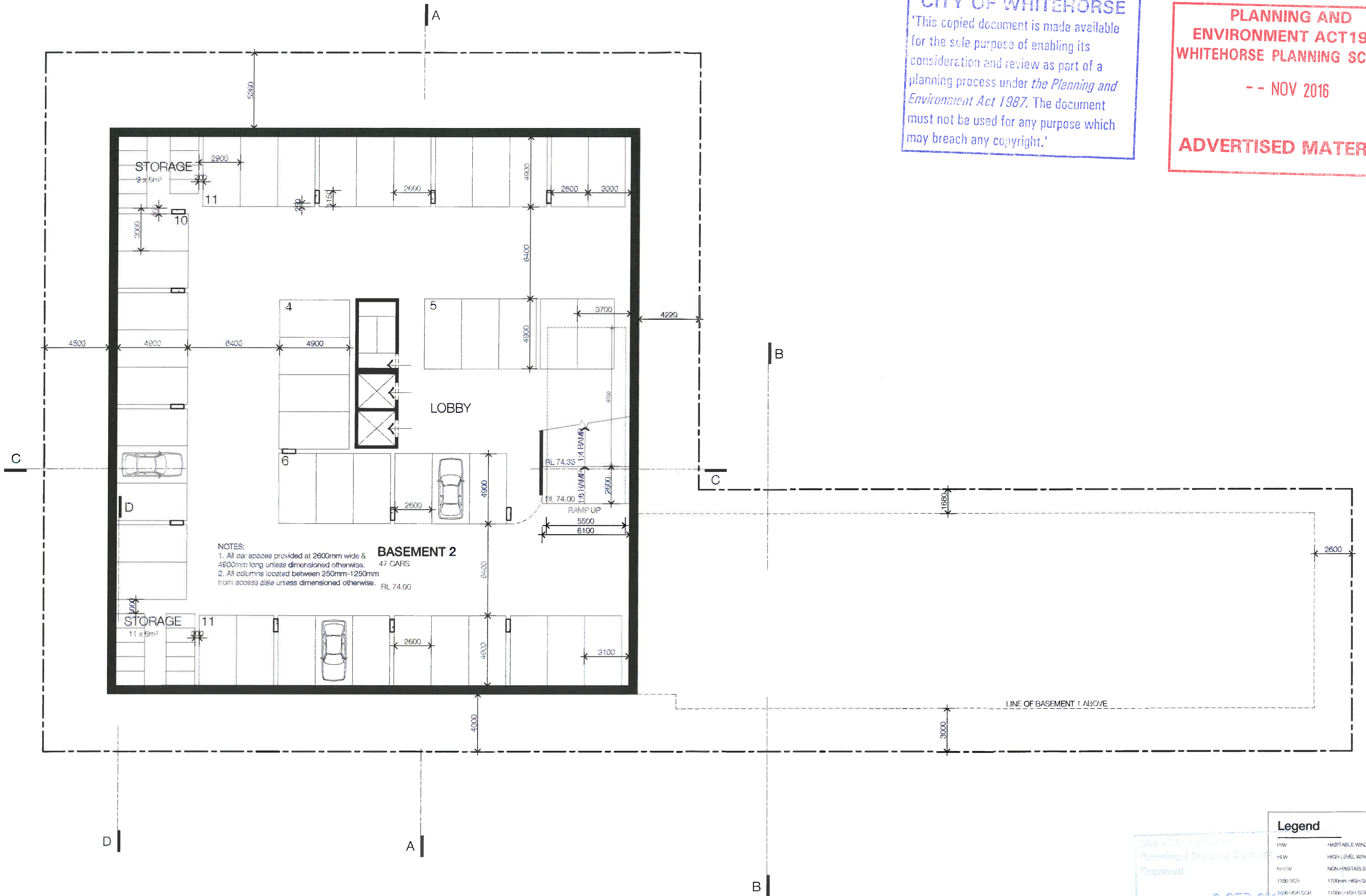


Proposed Elevation - Kingsley Crescent

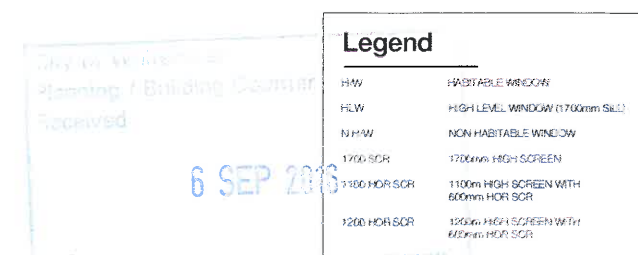
City of Whitehorse
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KINGSLEY CRESCENT

WHITEHORSE ROAD

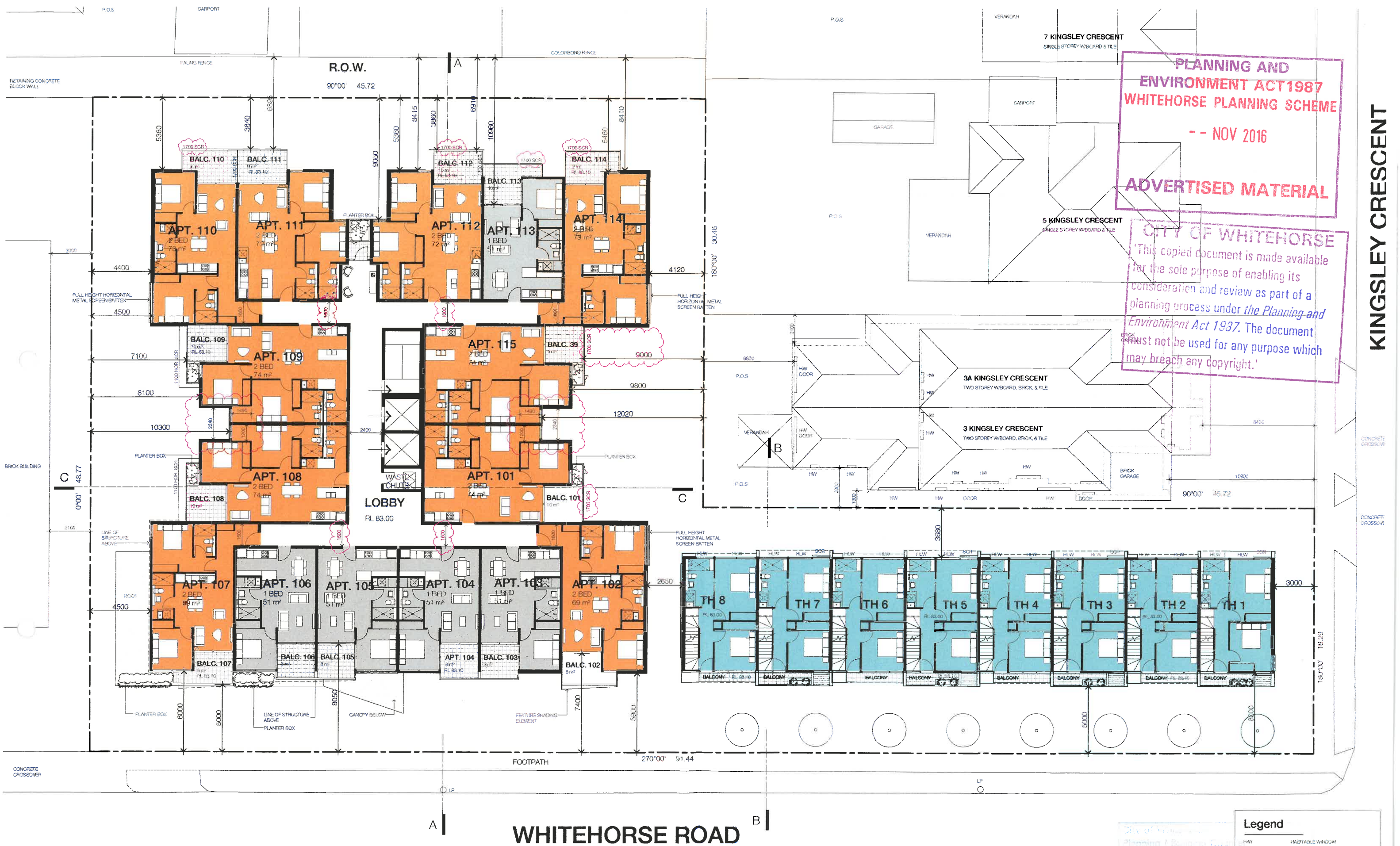
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HLW	HIGH LEVEL WINDOW (TYPICAL SILL)
NHW	NON HABITABLE WINDOW
1700 SCR	1700mm HIGH SCREEN
1700 HOR SCR	1700mm HIGH SCREEN WITH 600mm HIGH SILL
1800 HOR SCR	1800mm HIGH SCREEN WITH 600mm HIGH SILL

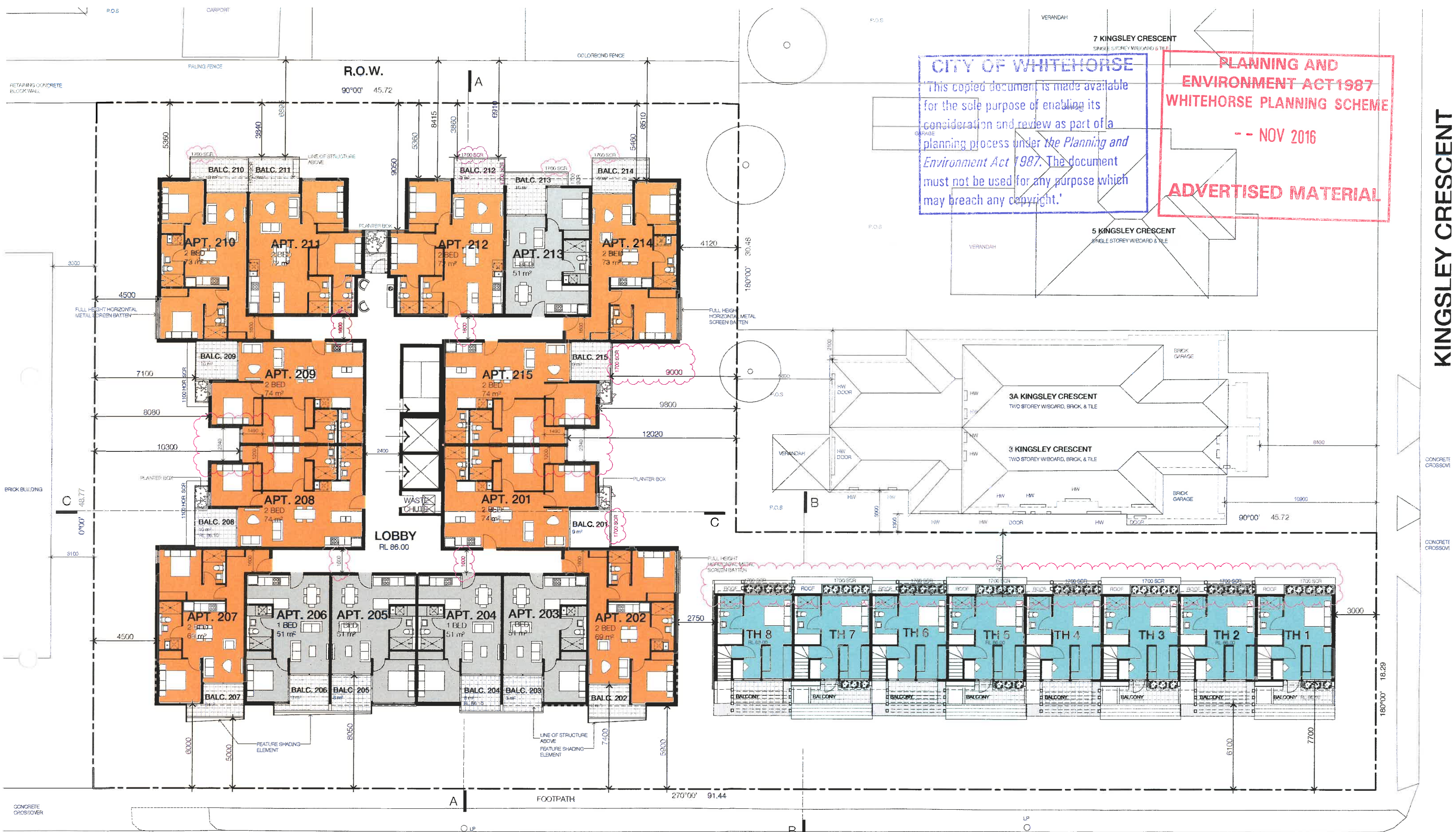
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115 Sackville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au

Ground Floor Plan
801-803 Whitehorse Road

Scale 1: 125 @ A1
1: 250 @ A3
0 5 10

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WHITEHORSE ROAD

KINGSLEY CRESCENT

Legend	
HW	HABITABLE WINDOW
HLW	HIGH LEVEL WINDOW (1750mm SILL)
NHW	NON HABITABLE WINDOW
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1100 HOR SCR	1100mm HIGH SCREEN WITH 600mm HOR SCR
1200 HOR SCR	1200mm HIGH SCREEN WITH 600mm HOR SCR

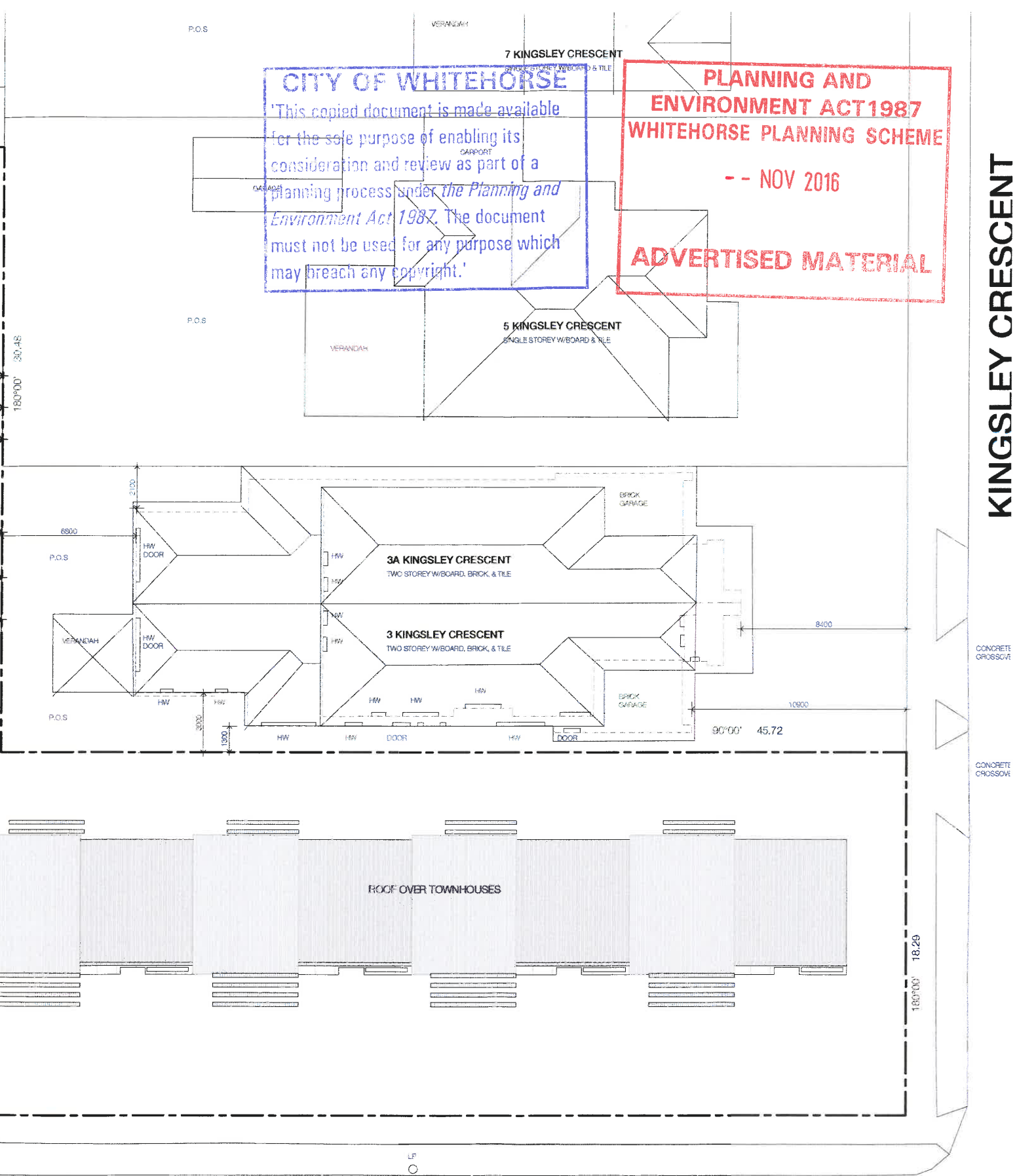
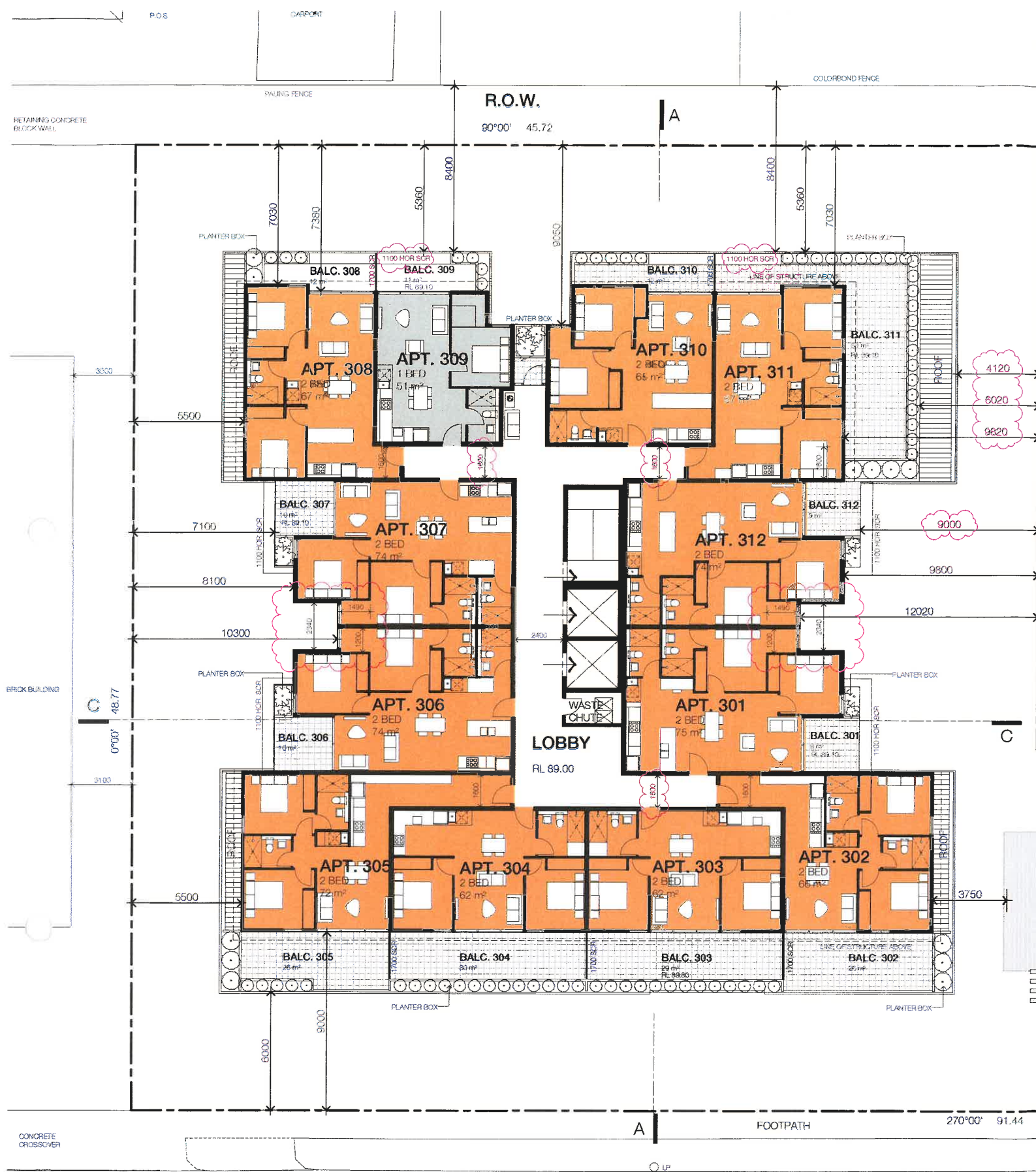
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Second Floor Plan
801-803 Whitehorse Road

Scale 1:125 @ A1
1:250 @ A3
0 5 10

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WHITEHORSE ROAD

KINGSLEY CRESCENT

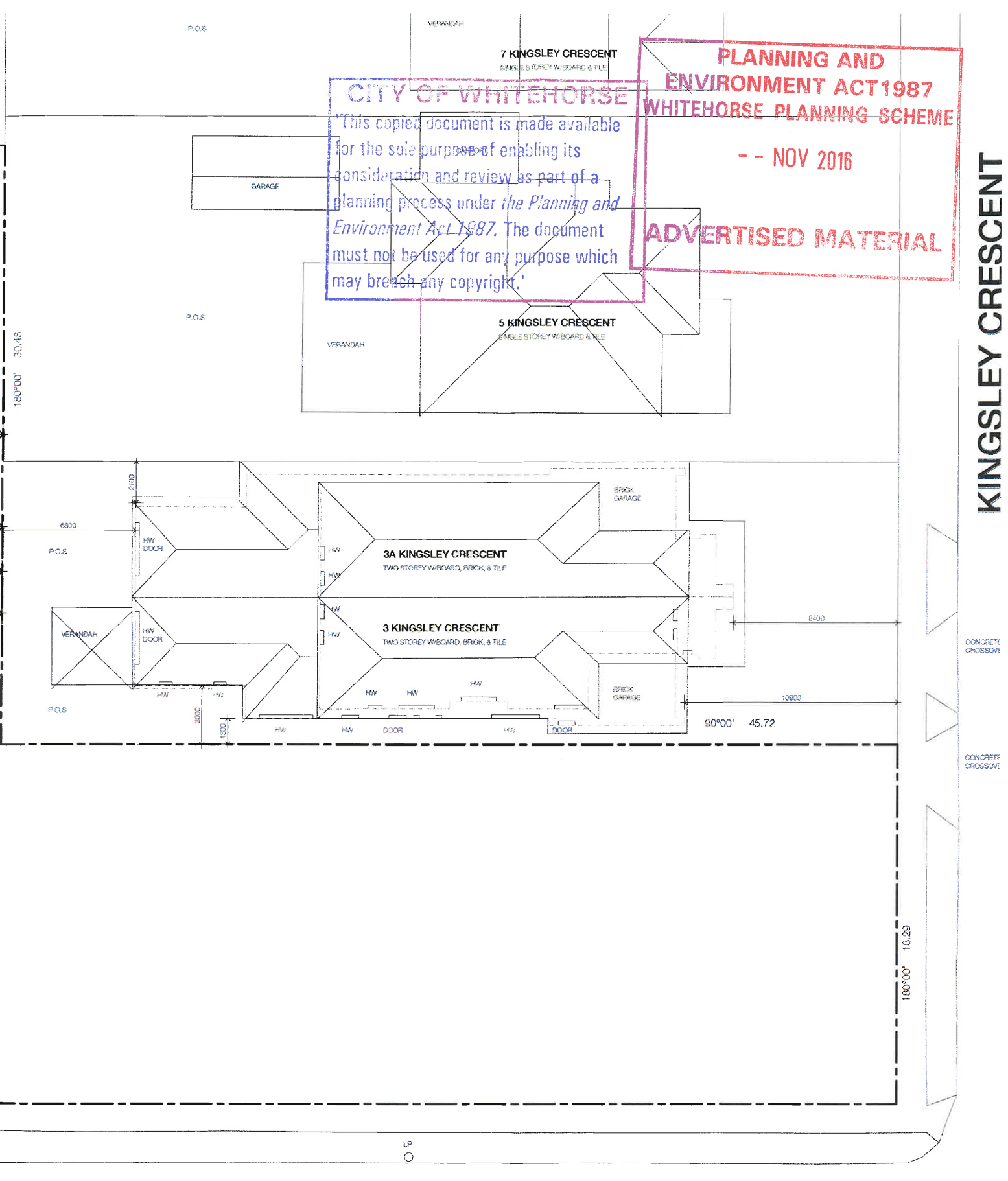
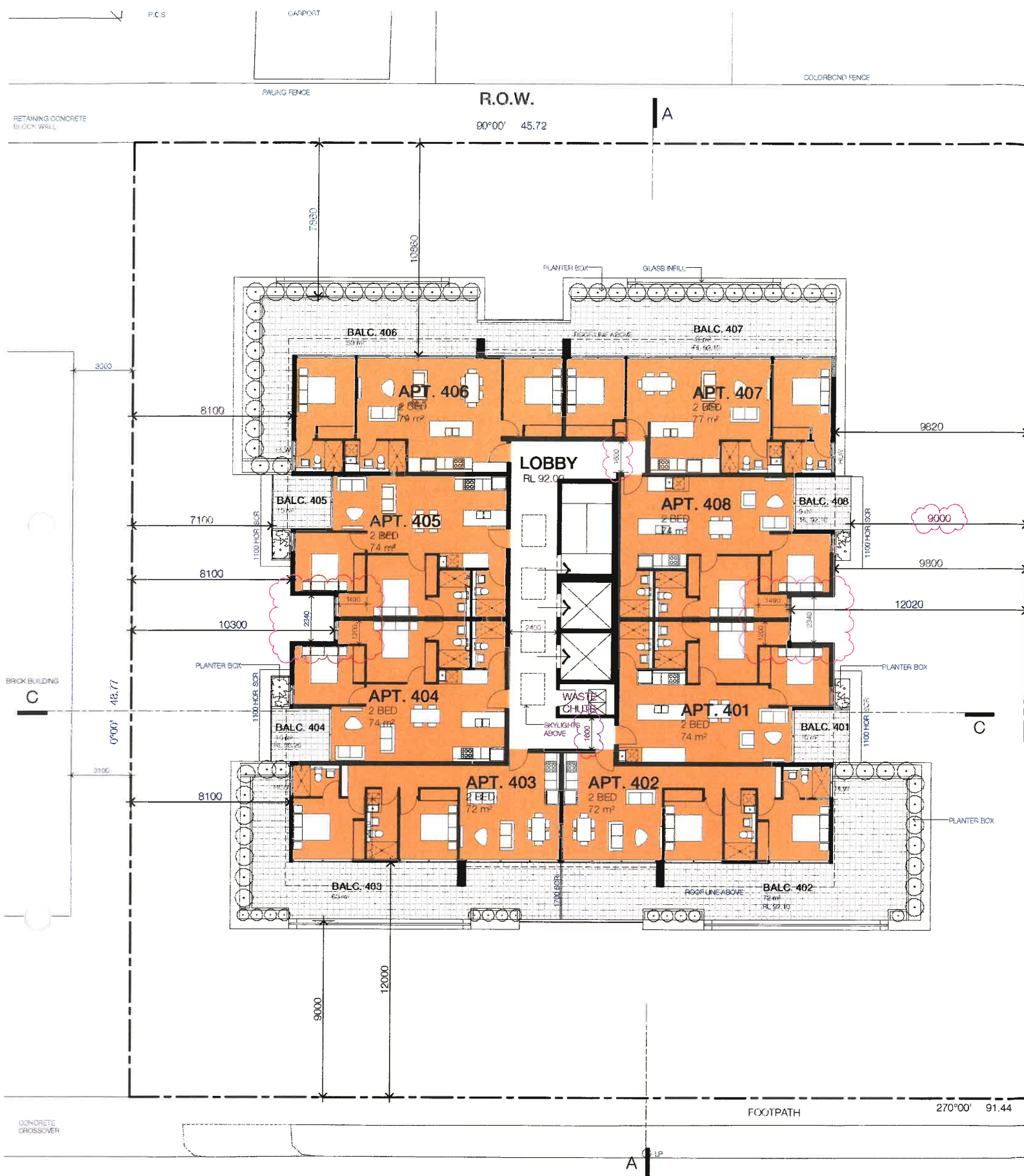
Legend	
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HLW	HIGH LEVEL WINDOW (1700mm SILL)
NHW	NON HABITABLE WINDOW
1700mm SCR	1700mm HIGH SCREEN
1100mm HOR SCR	1100mm HIGH SCREEN WITH 600mm HOR SCR
1200mm HOR SCR	1200mm HIGH SCREEN WITH 600mm HOR SCR

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Third Floor Plan
 801-803 Whitehorse Road

Scale 1:125 @ A1
 1:250 @ A3

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WHITEHORSE ROAD

Legend

HW	HABITABLE WINDOW
HLW	HIGH LEVEL WINDOW (1700mm SILL)
NHW	NON HABITABLE WINDOW
1700 SCR	1700mm HIGH SCREEN
1100 HOR SCR	1100mm HIGH SCREEN WITH 600mm HOR SCR
1200 HOR SCR	1200mm HIGH SCREEN WITH 600mm HOR SCR

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Fourth Floor Plan
 801-803 Whitehorse Road

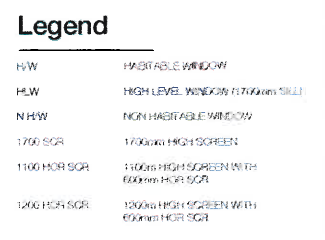
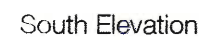
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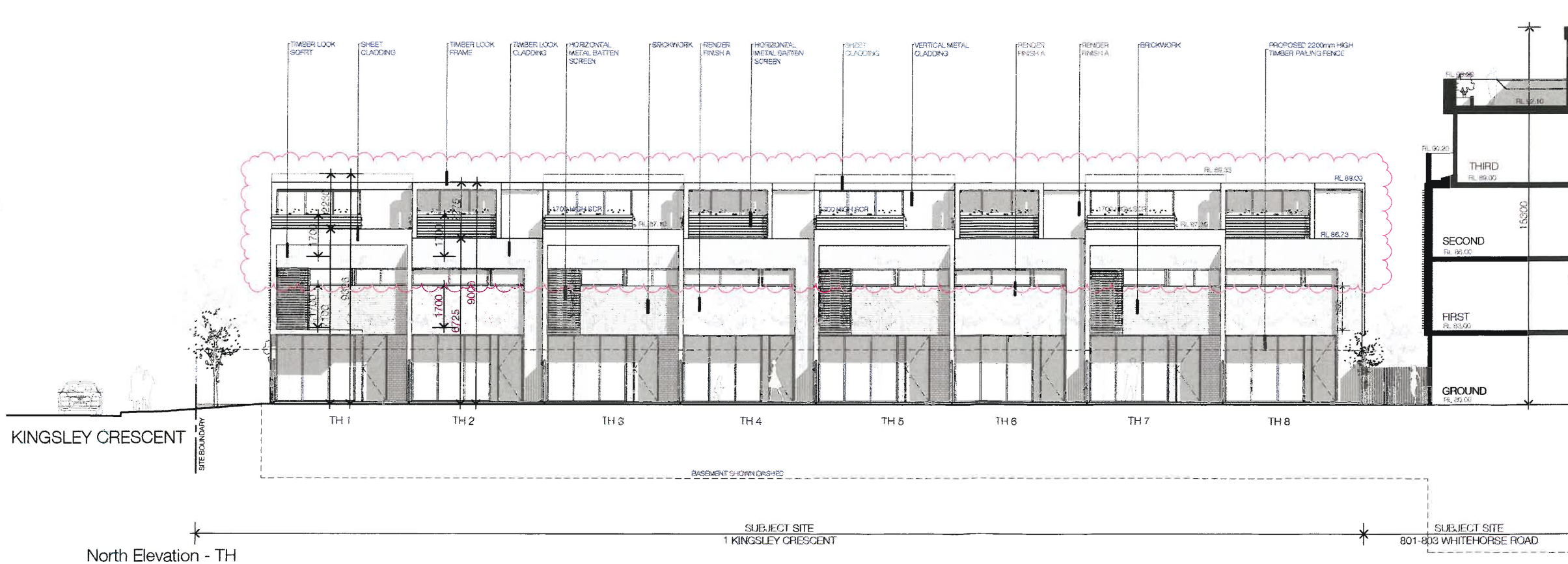
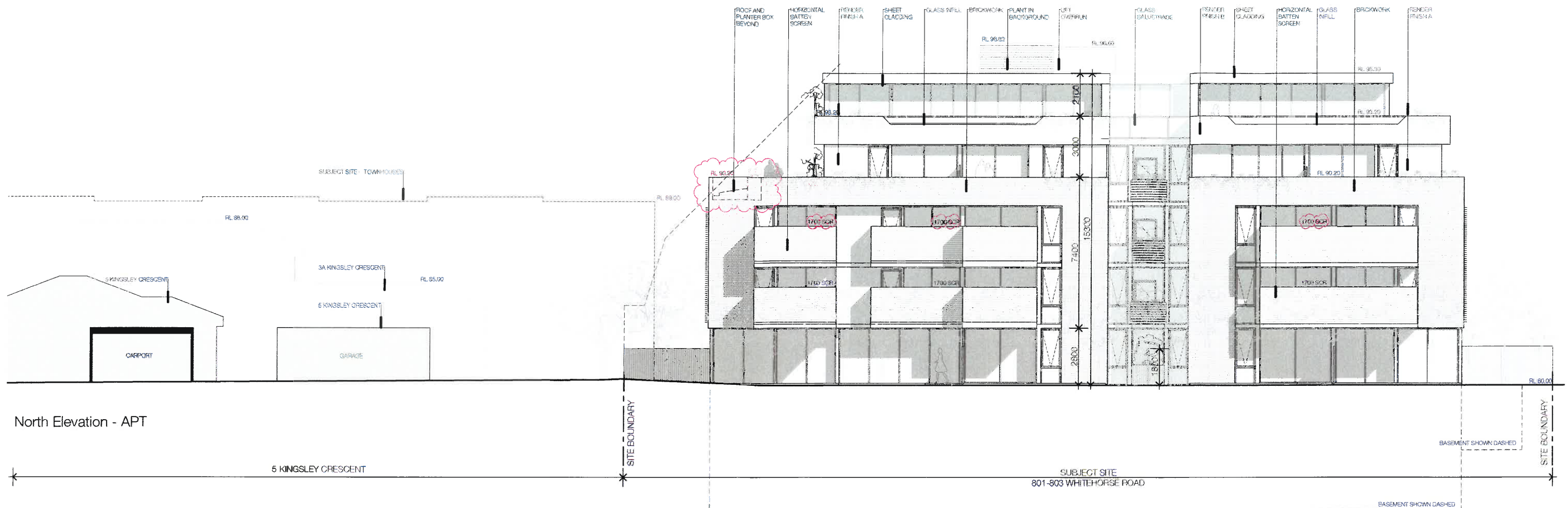
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Legend

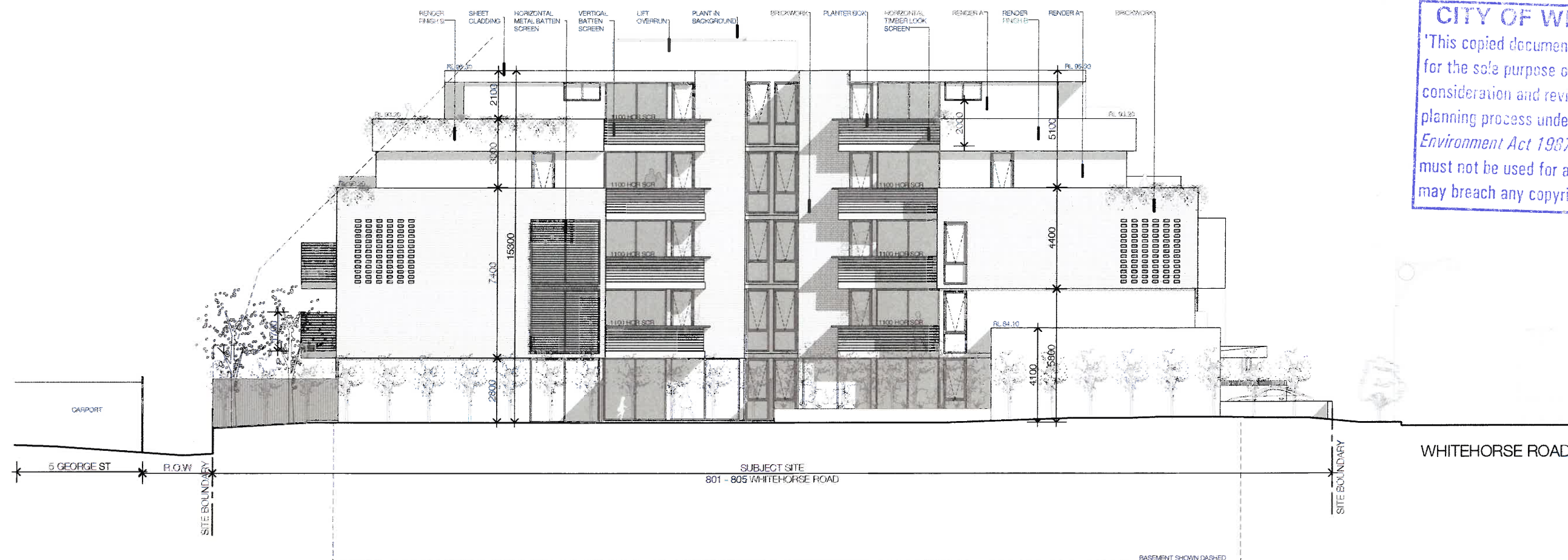
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NHW	NON HABITABLE WINDOW
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1100 HOR SCR	1100mm HIGH SCREEN WITH 600mm HIGH SCR
1200 HOR SCR	1200mm HIGH SCREEN WITH 600mm HIGH SCR

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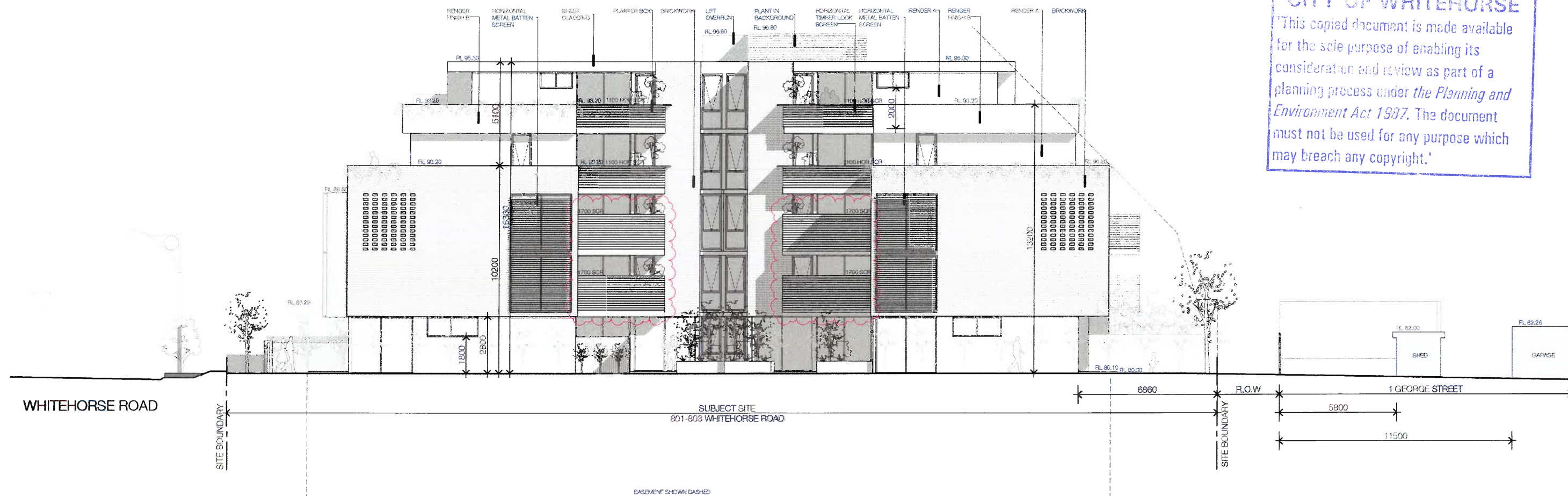
West Elevation

Legend

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1100 HOR SCR	1100mm HIGH SCREEN WITH 600mm HOR SCR
1200 HOR SCR	1200mm HIGH SCREEN WITH 600mm HOR SCR

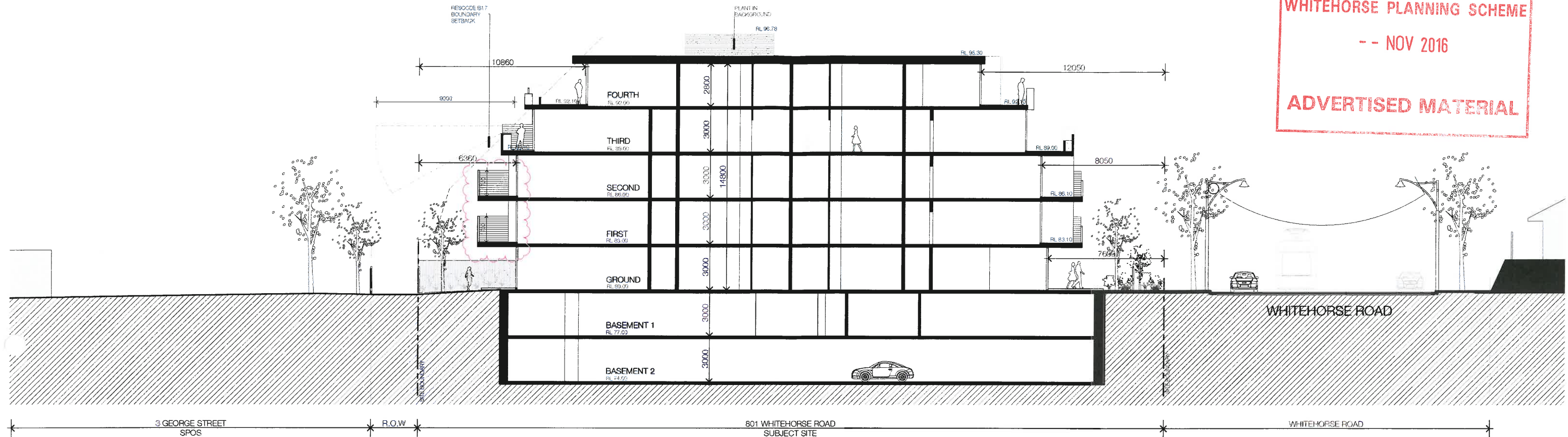
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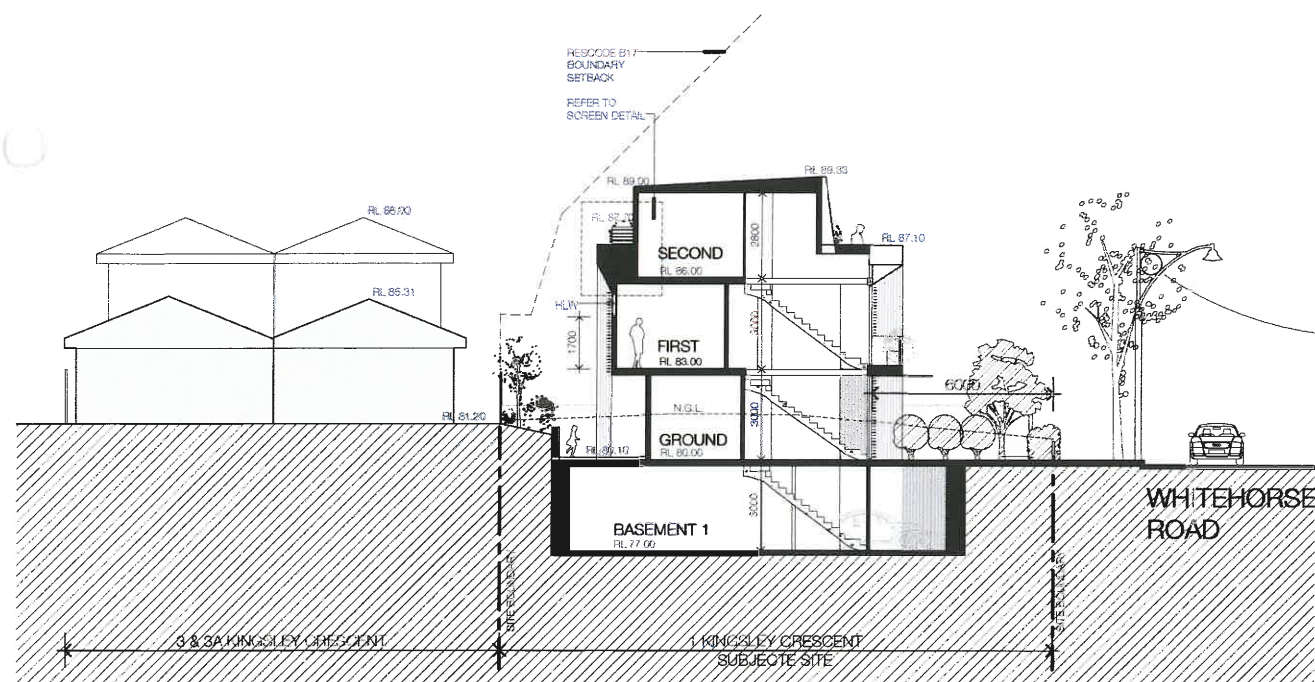


East Elevation

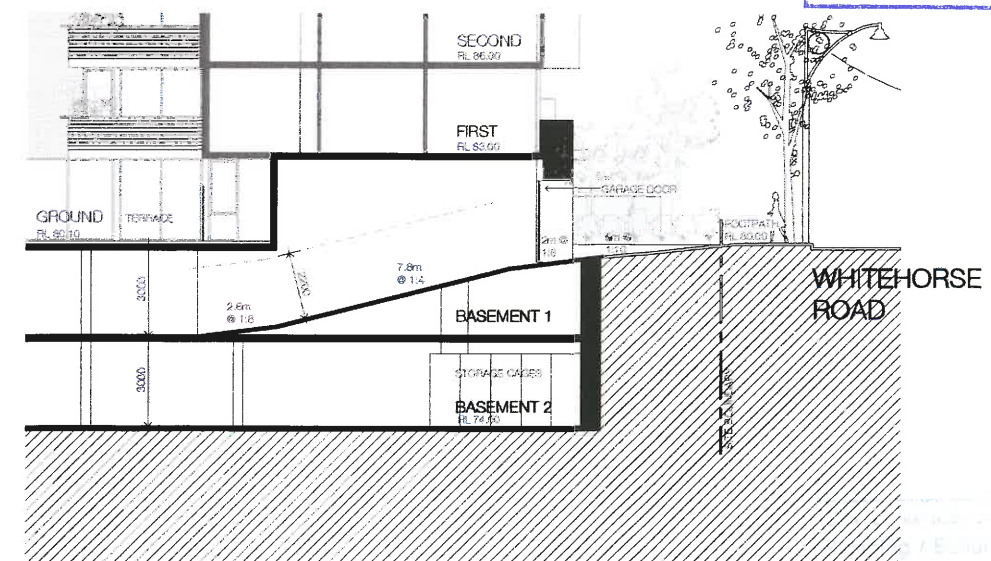
Legend	
H/W	HABITABLE WINDOW
H/LW	HIGH LEVEL WINDOW (1700mm SILL)
N/HW	NON HABITABLE WINDOW
1700 SCR	1700mm HIGH SCREEN
1100H/HOR SCR	1100mm HIGH SCREEN WITH 600mm HIGH SCR
1200H/HOR SCR	1200mm HIGH SCREEN WITH 600mm HIGH SCR



SECTION A-A



SECTION B-B



SECTION D-D

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Legend

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HLW	HIGH LEVEL WINDOW (1700mm SGL)
NHW	NON HABITABLE WINDOW
1700 SCR	1700mm HIGH SCREEN
1100 HOR SCR	1100mm HIGH SCREEN WITH 600mm HIGH SCR
1200 HOR SCR	1200mm HIGH SCREEN WITH 600mm HIGH SCR

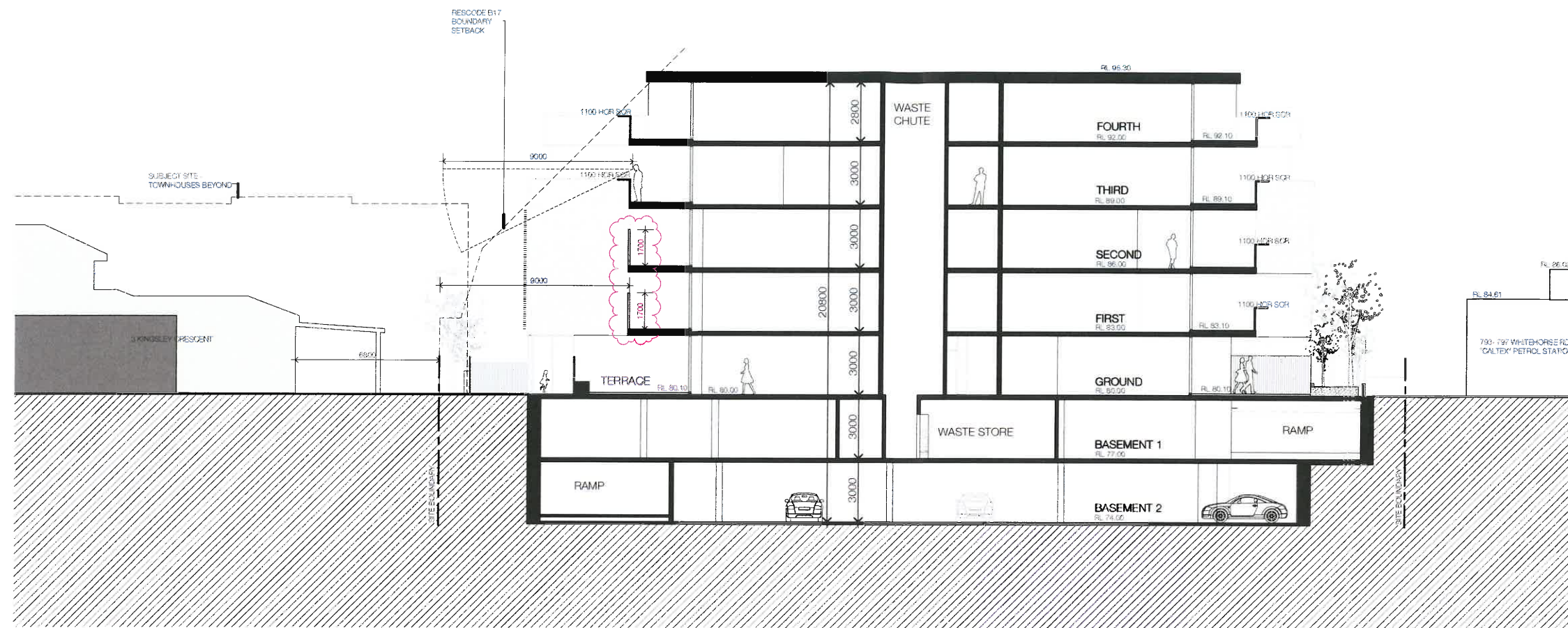
**PLANNING AND ENVIRONMENT ACT 1987
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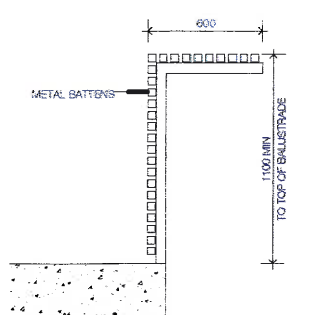
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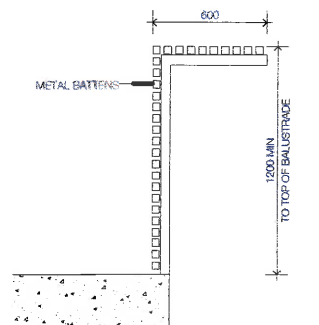
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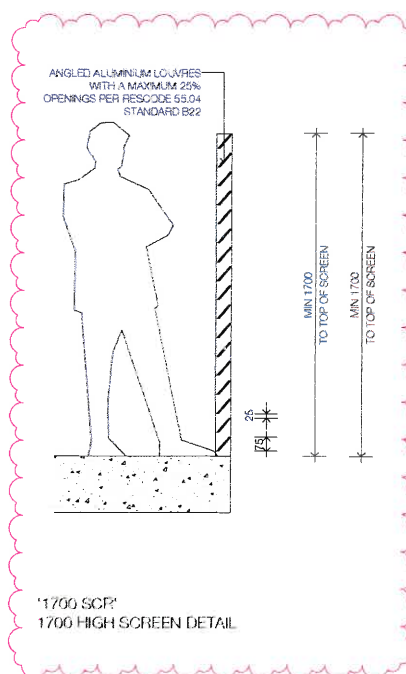
SECTION C-C



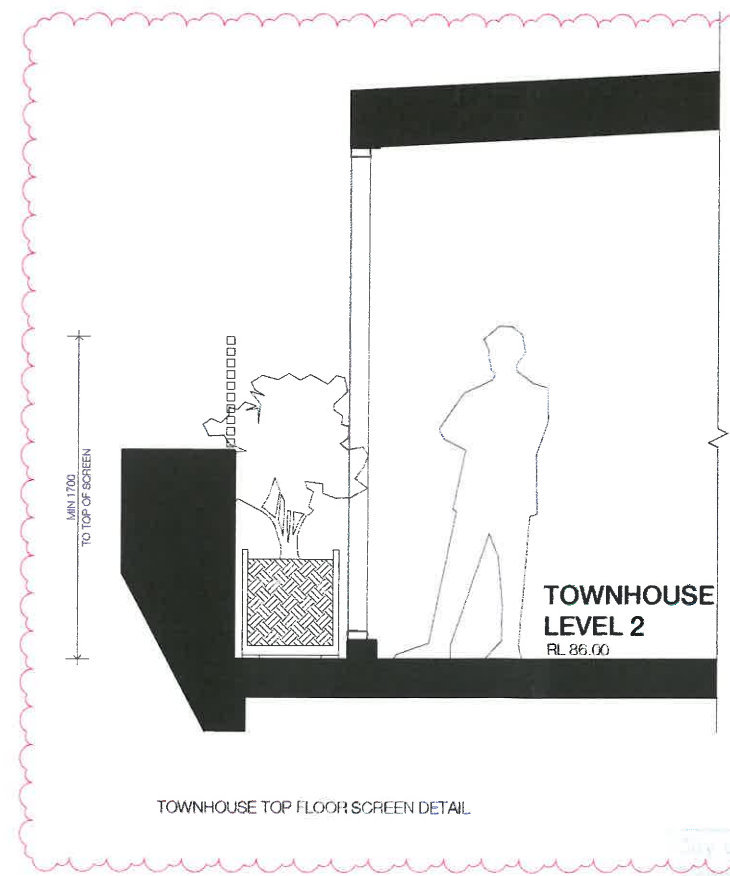
'1100 HOR SCR'
1100 HIGH HORIZONTAL SCREEN DETAIL



'1200 HOR SCR'
1200 HIGH HORIZONTAL SCREEN DETAIL



'1700 SCR'
1700 HIGH SCREEN DETAIL



TOWNHOUSE TOP FLOOR SCREEN DETAIL

SCREEN DETAILS
NOT TO SCALE

Legend	
HW	HABITABLE WINDOW
HLW	HIGH LEVEL WINDOW (1700mm SILL)
NHW	NON HABITABLE WINDOW
1700 SCR	1700mm HIGH SCREEN
1100 HOR SCR	1100mm HIGH SCREEN WITH 600mm HIGH SCR
1200 HOR SCR	1200mm HIGH SCREEN WITH 600mm HIGH SCR

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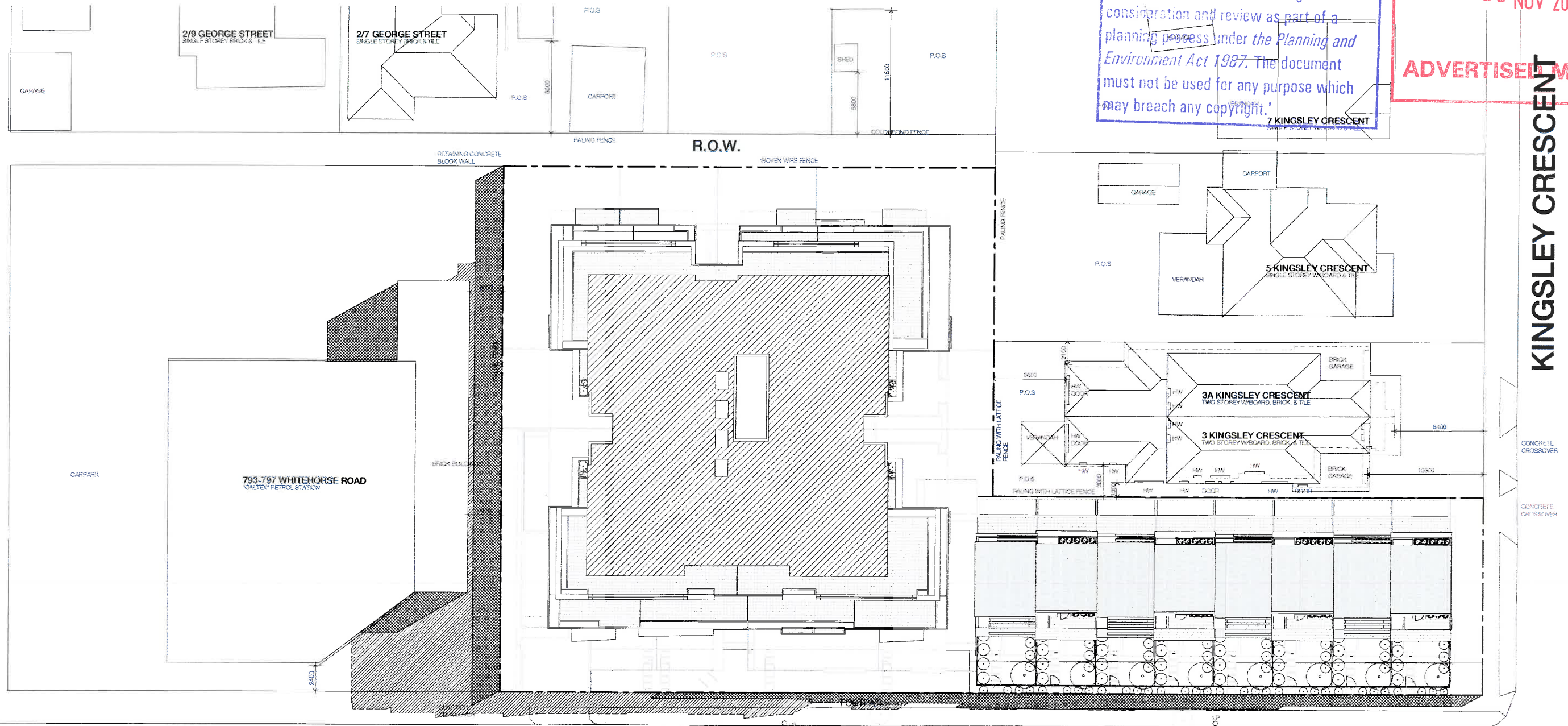
Sections - Sheet 2
801-803 Whitehorse Road

Scale 1:125 @ A1
1:250 @ A3

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KINGSLEY CRESCENT

WHITEHORSE ROAD

Shadows for Sept 22 at 9am
Scale 1 : 200

Legend - Shadow

- EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING STRUCTURES
- EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL

6 SEP 2016

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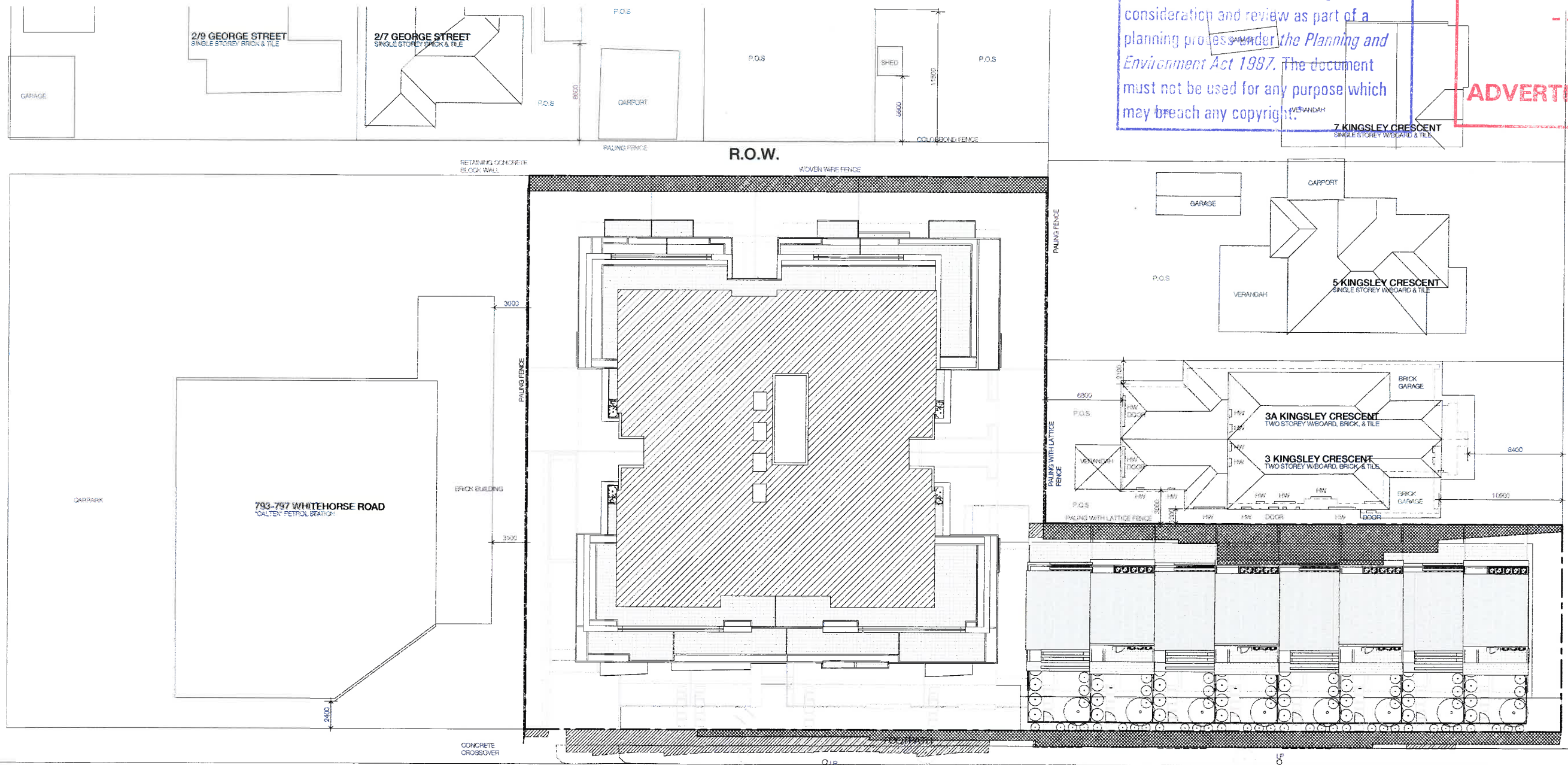
Shadow Diagram - 9am
801-803 Whitehorse Road



Scale 1 : 200 @ A1
1 : 400 @ A3
0 10 20

30.08.2016
15145/TP17b

NANGNAK LANE



Shadows for Sept 22 at 12 noon
Scale 1:200

WHITEHORSE ROAD

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KINGSLEY CRESCENT

Legend - Shadow

- EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING STRUCTURES
- EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL

6 SEP 2016

Clarke Hopkins Clarke

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Shadow Diagram - 12pm
801-803 Whitehorse Road

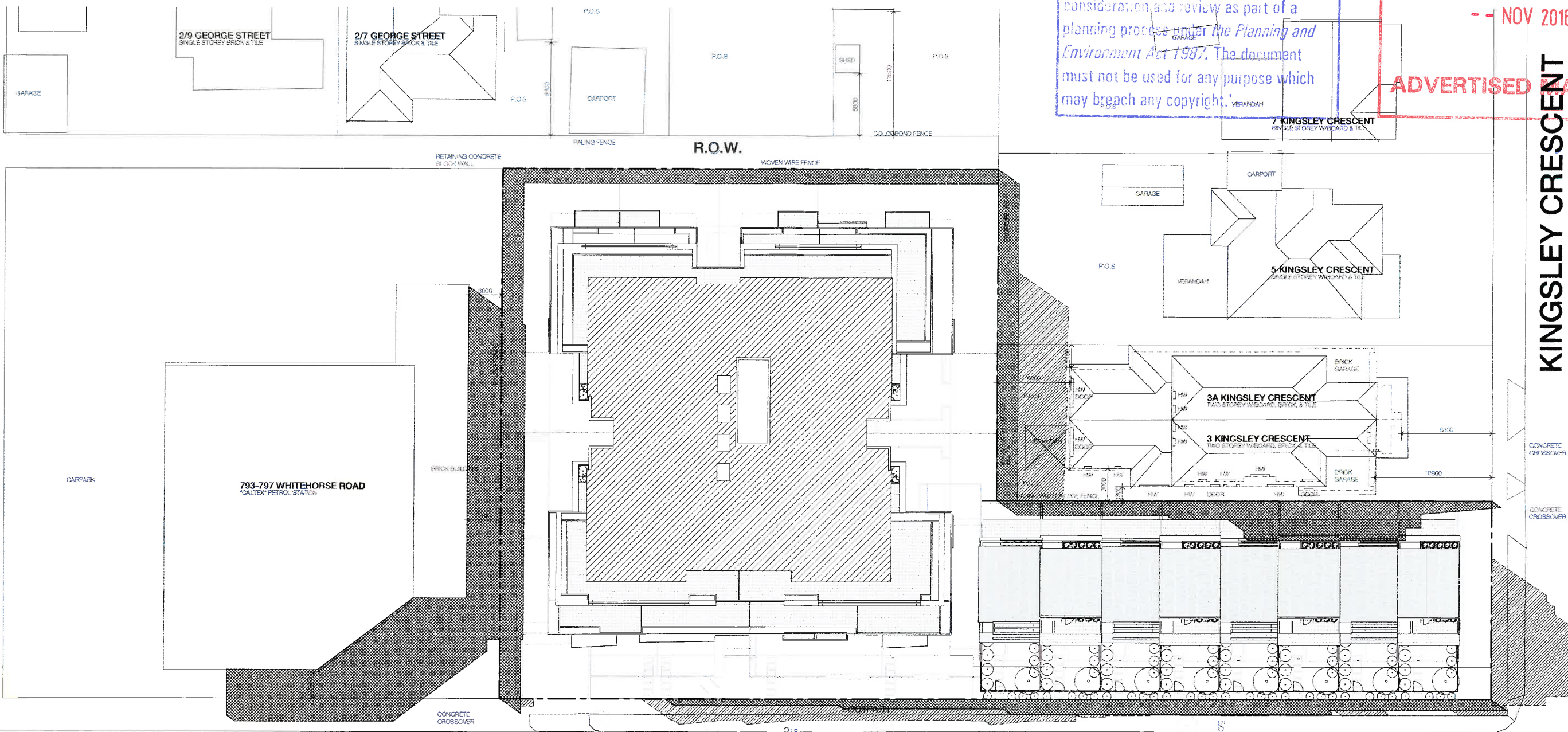


Scale 1:200 @ A1
1:400 @ A3

0 10 20

Ref: 15145/TP18b
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KINGSLEY CRESCENT

WHITEHORSE ROAD

Shadows for Sept 22 at 3pm
Scale 1:200

Legend - Shadow

- EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING STRUCTURES
- EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOWS KNOWN AT DESIGN LEVEL

6 SEP 2016

Clarke Hopkins

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Shadow Diagram - 3pm
801-803 Whitehorse Road



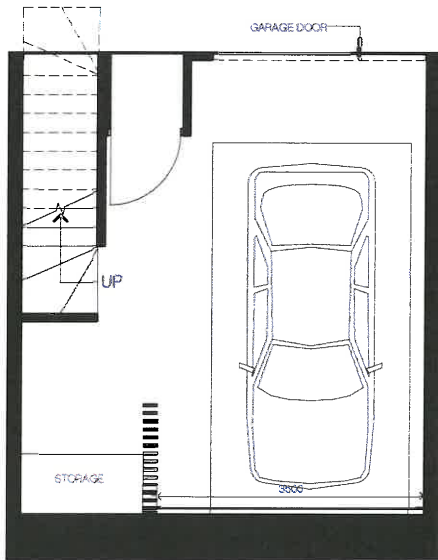
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1:400 @ A3

0 10 20

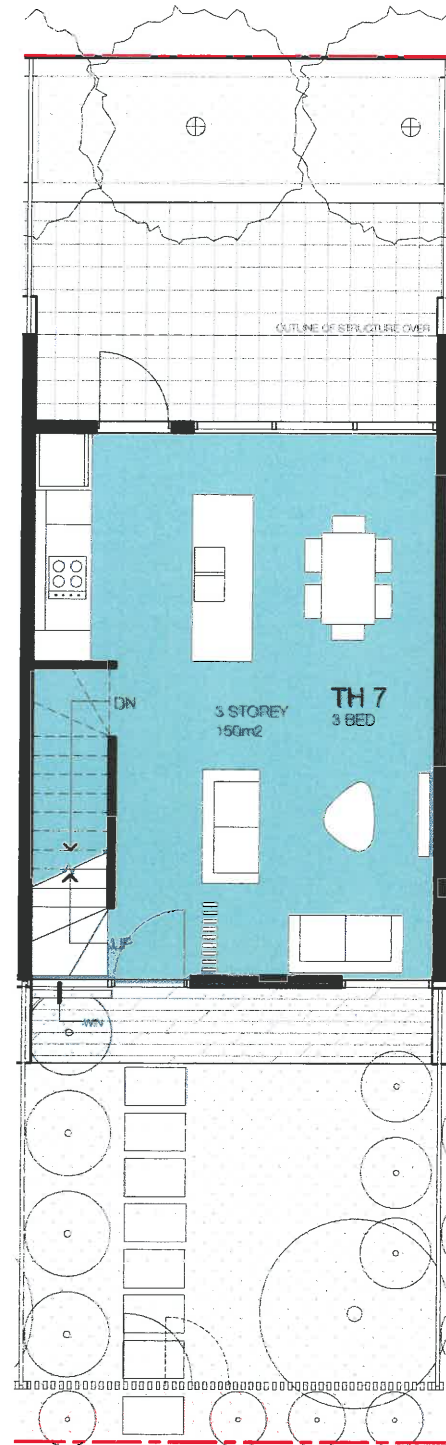
30.08.2016
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CITY OF WHITEHORSE
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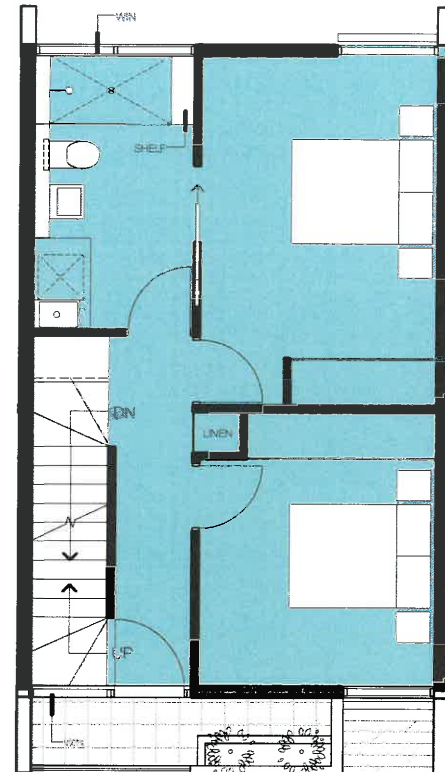
PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
 - - NOV 2016
ADVERTISED MATERIAL



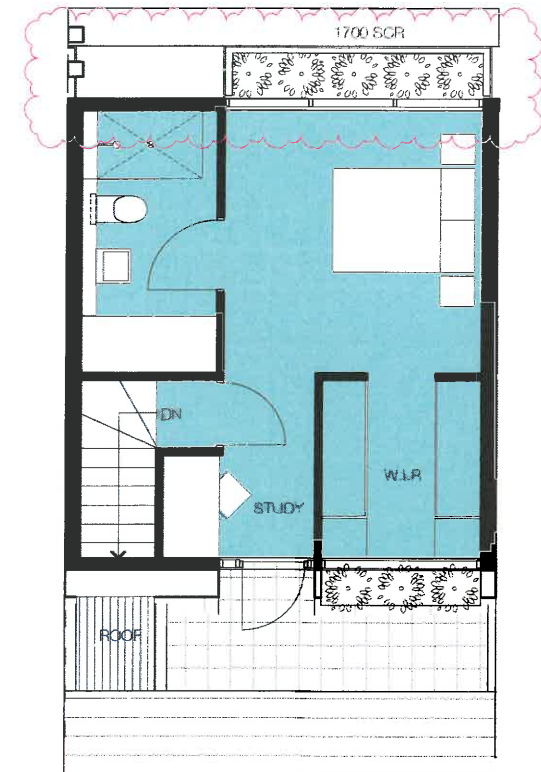
1 TH - Basement 1 Floor Plan
 Scale 1:50



2 TH - Ground Floor Plan
 Scale 1:50



3 TH - Level 1 Floor Plan
 Scale 1:50



4 TH - Level 2 Floor Plan
 Scale 1:50

City of Whitehorse
 Planning / Environment
 Received
 6 SEP 2016