

TOWN PLANNING

BURWOOD APARTMENTS

MULTI-RESIDENTIAL



408 - 410 Burwood Hwy
Vermont South, Victoria

July 2019

WITHOUT PREJUDICE

Clarke
Hopkins
Clarke

ClarkeHopkinsClarke

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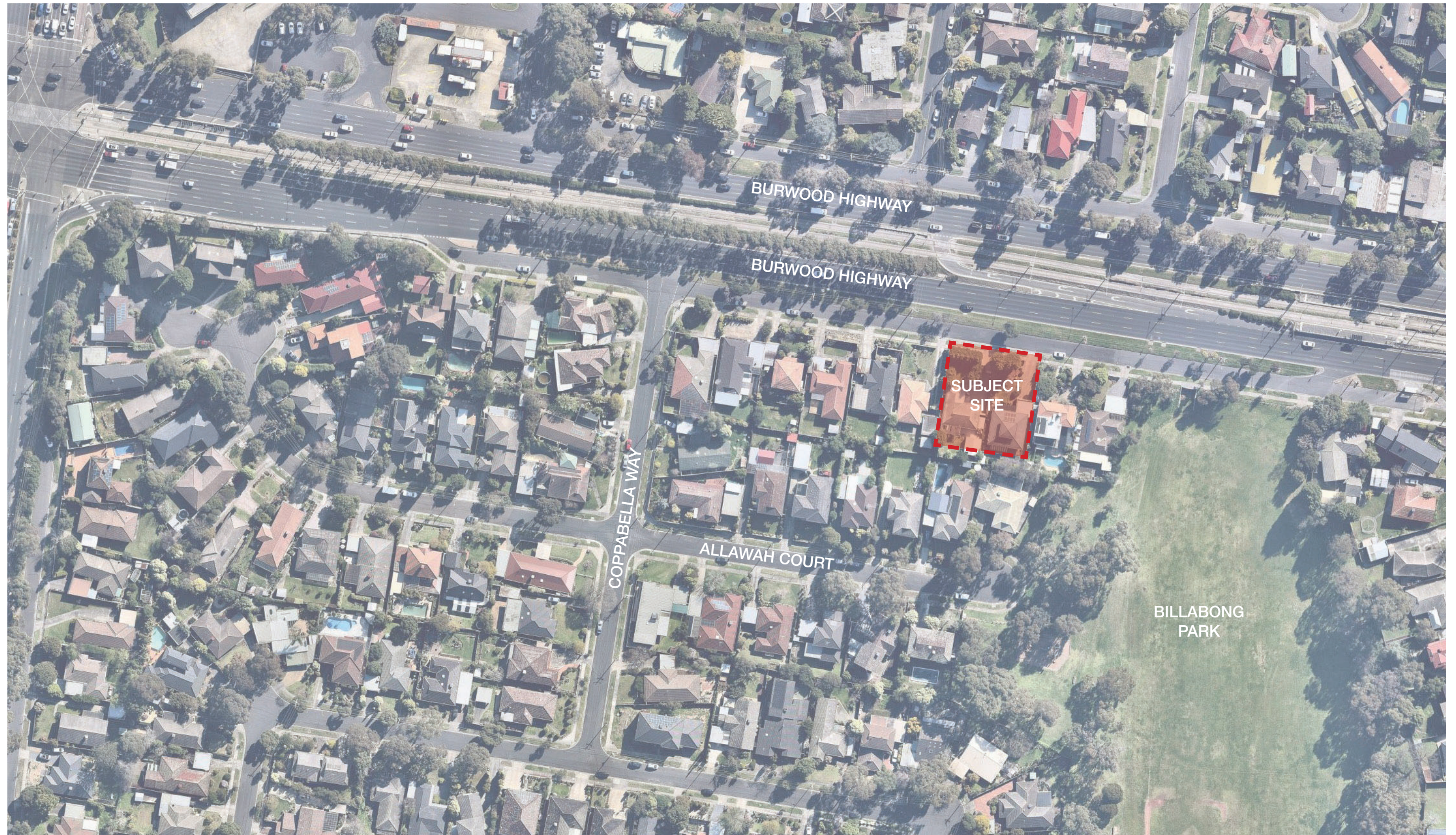
ARCHITECTURAL DRAWINGS

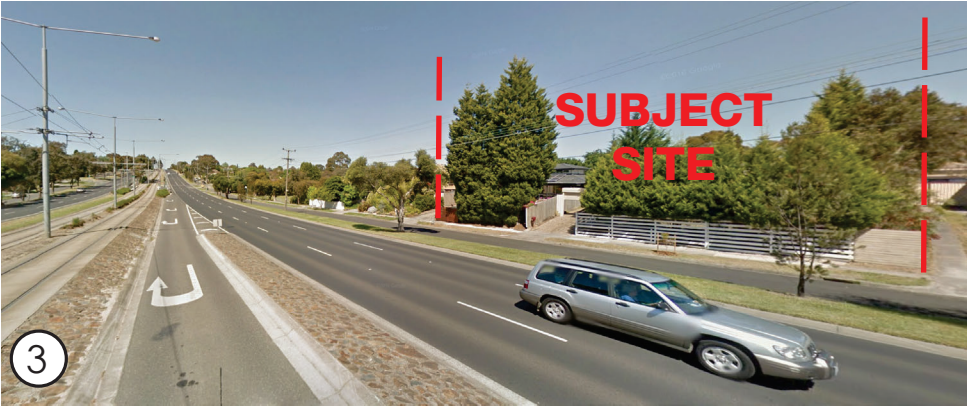
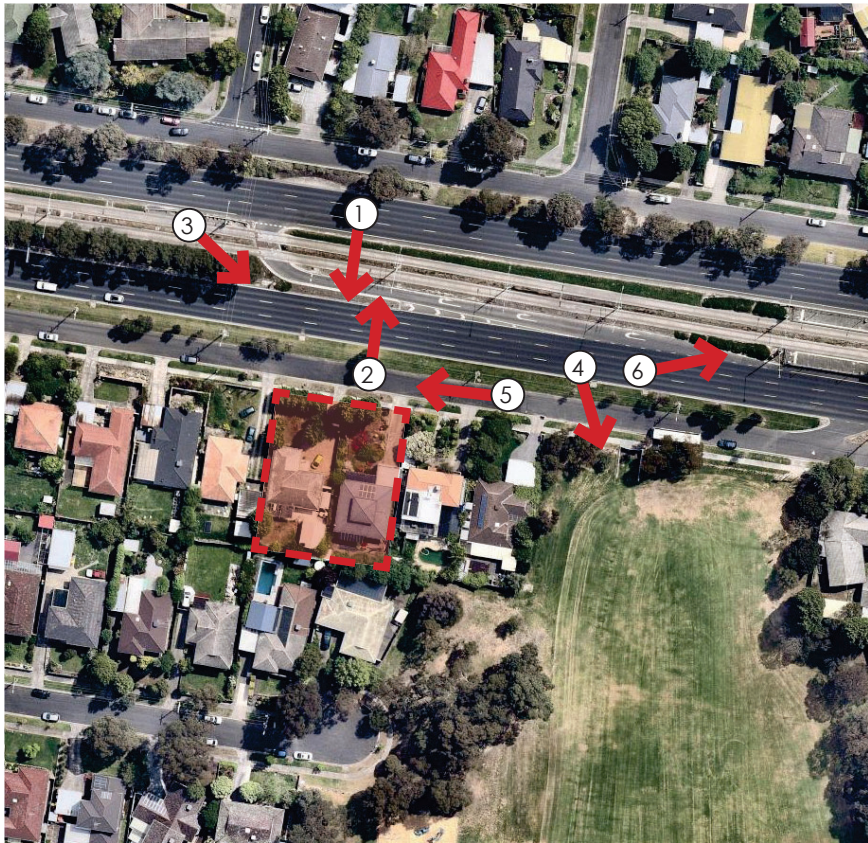
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1.0/ SITE INFORMATION







Applemont
464 Burwood Highway, Vermont South 685m E



Ramsay Gardens
431 Burwood Highway, Vermont South 240m NE



Chase Apartments
222/251 Canterbury Road, Forest Hill 2.5km N



The Fiander
33 Coleman Parade, Glen Waverley 3.2km SW

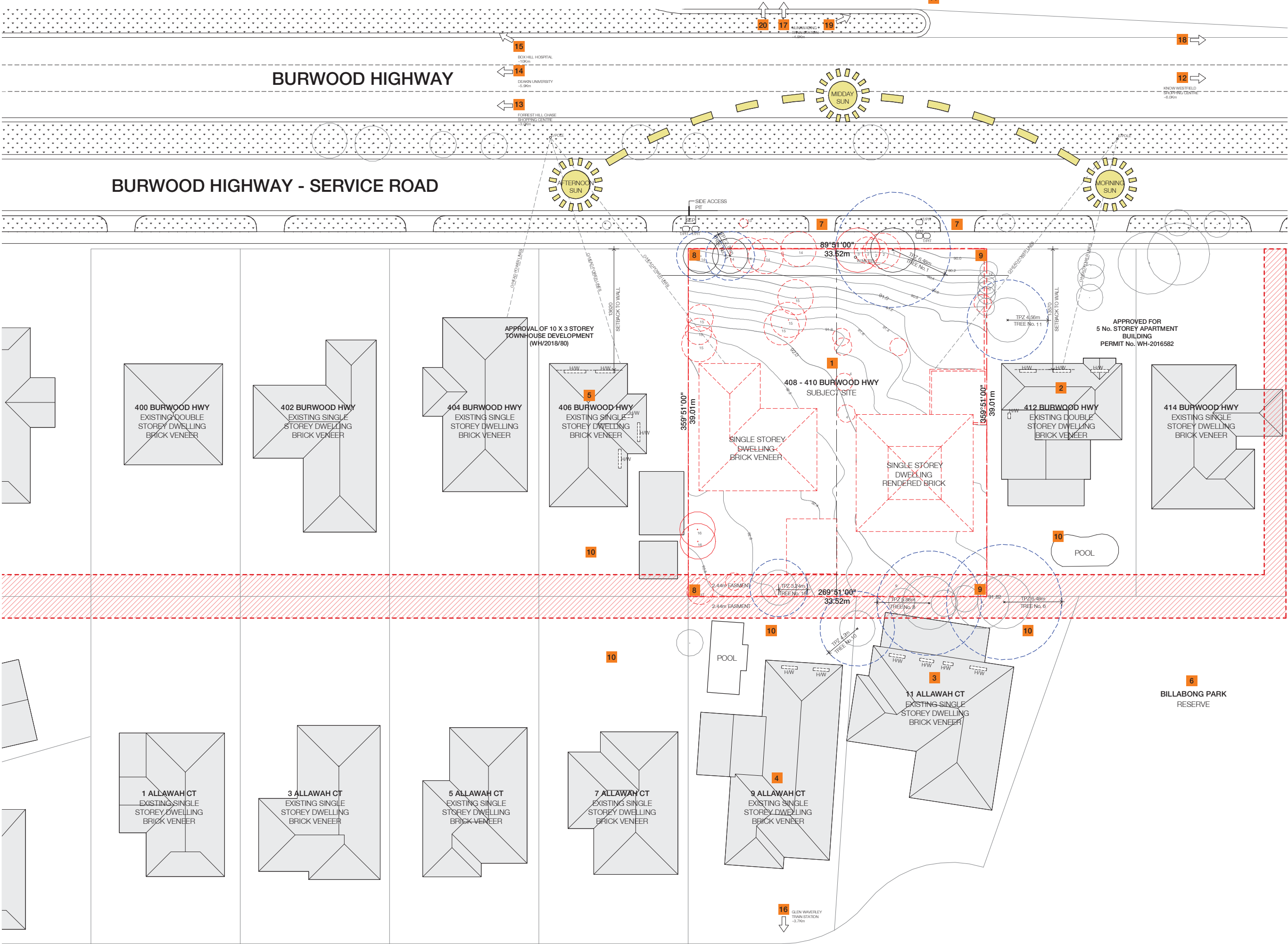


Pullman Apartments
296-310 Middleborough Road, Blackburn 4.3km NW



Cornus
139 Burwood Hwy, Burwood 6.15km E

2.0/ DRAWINGS



Site and Neighbourhood Description

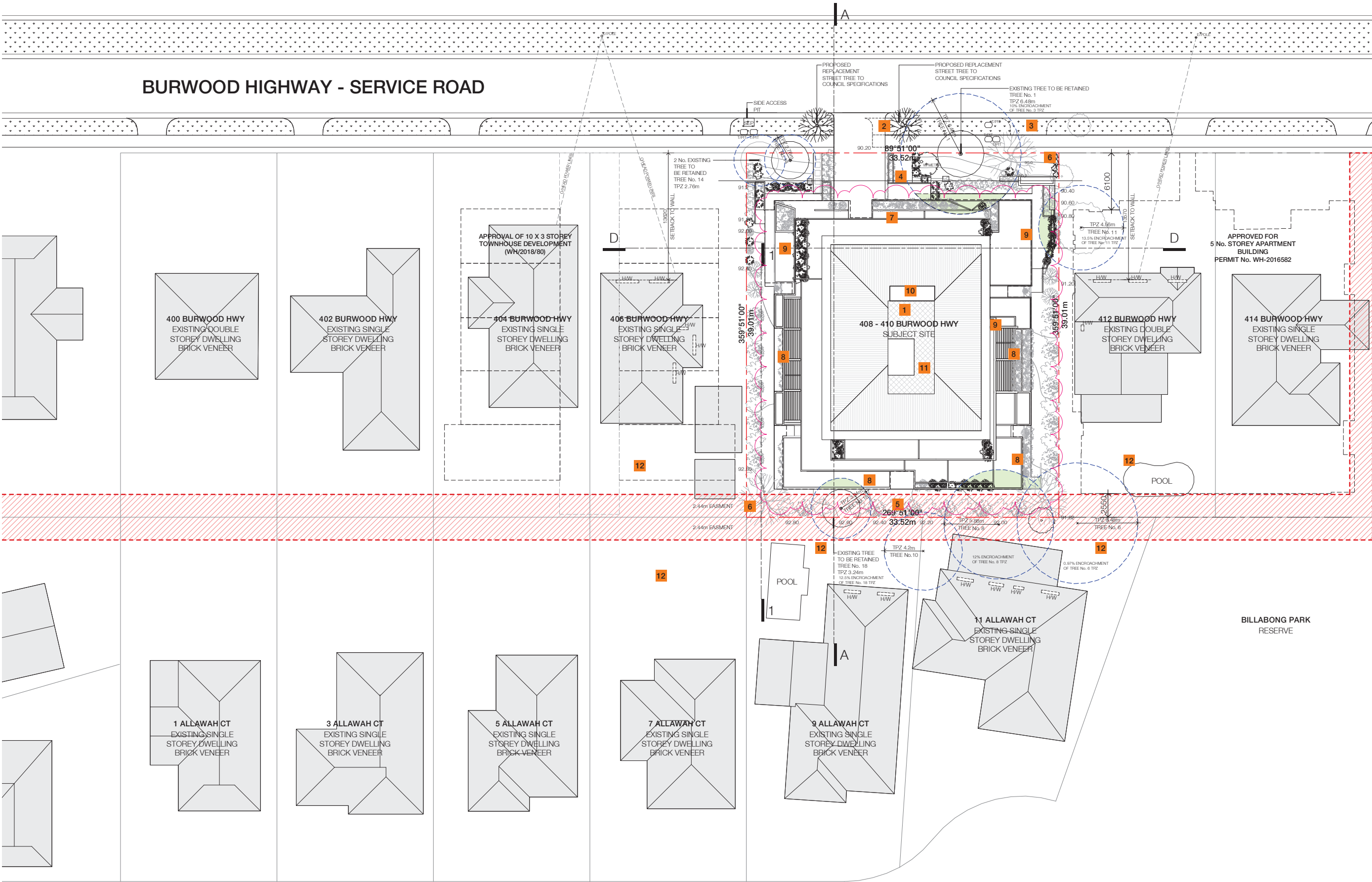
- 1 SUBJECT SITE: 408 - 410 BURWOOD HIGHWAY, VERMONT SOUTH CONSISTS OF TWO EXISTING SINGLE-STOREY BRICK VENEER DWELLINGS
- 2 412 BURWOOD HWY. EXISTING DOUBLE STOREY BRICK VENEER RESIDENCE, TO THE EAST OF THE SUBJECT SITE
- 3 11 ALLAWAH COURT. EXISTING SINGLE STOREY BRICK VENEER RESIDENCE, TO THE SOUTH OF THE SUBJECT SITE
- 4 9 ALLAWAH COURT. EXISTING SINGLE STOREY BRICK VENEER RESIDENCE, TO THE SOUTH OF THE SUBJECT SITE
- 5 406 BURWOOD HIGHWAY. EXISTING SINGLE STOREY BRICK VENEER DWELLING, TO THE WEST OF THE SUBJECT SITE
- 6 BILLABONG PARK. PARK RESERVE, EAST OF SUBJECT SITE
- 7 EXISTING CROSSOVER
- 8 SITE SLOPES UPWARDS FROM THE NORTH TO THE SOUTH BY 2.3M APPROX.
- 9 SITE SLOPES UPWARDS FROM THE NORTH TO THE SOUTH BY 1.8M APPROX.
- 10 PRIVATE OPEN SPACE (P.O.S.)
- 11 CITY BOUND TRAM-LINE
- 12 WESTFIELD KNOX SHOPPING CENTRE APPROX. 6.0km EAST
- 13 CLOSEST MAJOR SHOPPING CENTRE FORREST HILL CHASE. APPROX. 3.0km NORTH WEST
- 14 DEAKIN UNIVERSITY BURWOOD CAMPUS APPROX. 5.2km WEST
- 15 CLOSEST MAJOR HOSPITAL: BOX HILL (APPROX. 1.0km)
- 16 GLEN WAVERLEY TRAIN STATION APPROX. 3.7km SOUTH
- 17 NUNAWADING TRAIN STATION APPROX. 4.9km NORTH
- 18 EASTERN FREEWAY (M3) ON-RAMP (APPROX. 3.3km EAST)
- 19 LIVINGSTONE PRIMARY SCHOOL APPROX. 900m NORTH/EAST
- 20 EMMAUSE COLLEGE APPROX. 1.3km NORTH

Legend

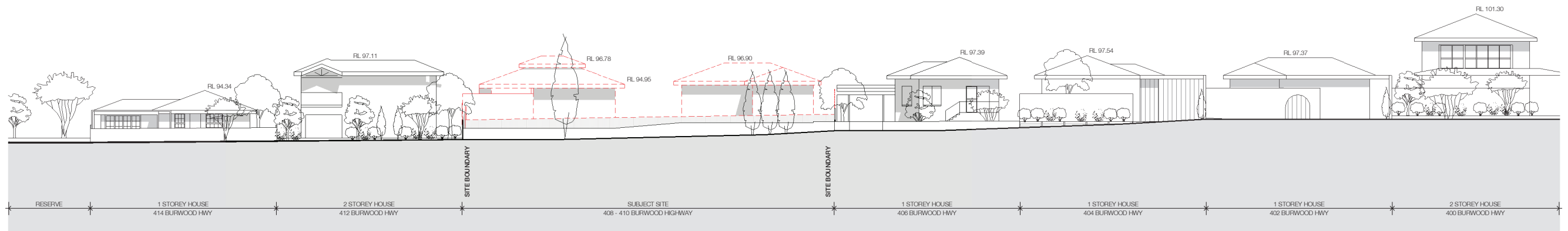
- NEIGHBOURING DWELLINGS
- EXISTING TREE - TO BE RETAINED
- TREE TO BE DEMOLISHED - PERMIT REQ. AS PER WHITEHORSE CITY COUNCIL PLANNING SCHEME - SLOD
- TREE TO BE DEMOLISHED
- DENOTES DEMOLISHED ITEMS

BURWOOD HIGHWAY

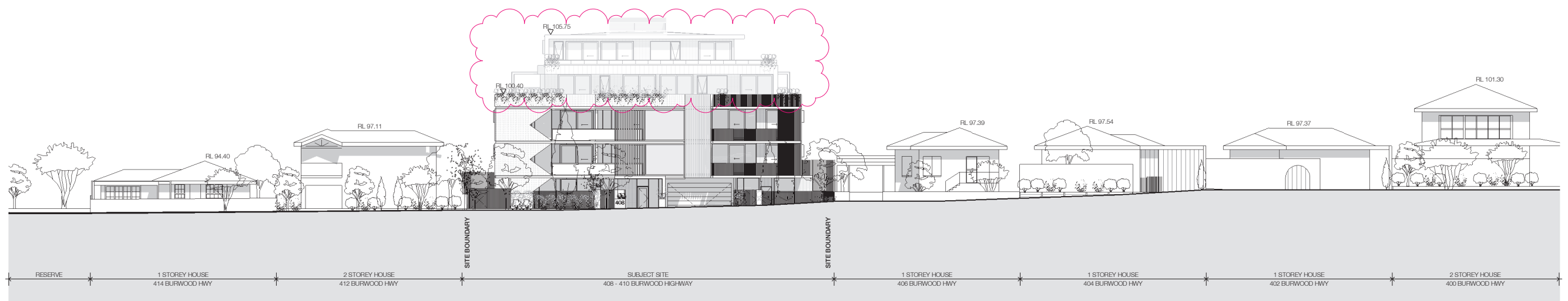
BURWOOD HIGHWAY - SERVICE ROAD



- 1 PROPOSED FIVE LEVEL APARTMENT BUILDING, COMPRISING 31 NO. 1, 2 & 3 BEDROOM APARTMENTS.
- 2 EXISTING CONCRETE CROSSOVER TO BE WIDENED
- 3 EXISTING CROSSOVER TO BE REMOVED AND FOOT PATH AND NATURE STRIP TO BE REINSTATED
- 4 PROPOSED BUILDING IS SET BACK FROM THE FRONT BOUNDARY A MINIMUM OF 5.1m
- 5 PROPOSED BUILDING IS SETBACK FROM REAR BOUNDARY AND EASEMENT TO ALLOW FOR PLANTING BUFFER ALONG REAR BOUNDARY.
- 6 THERE IS A 2.9M FALL ACROSS THE SITE FROM THE SOUTH-WEST CORNER DOWN TO THE NORTH-EAST CORNER. THE BUILDING STEPS DOWN TOWARDS THE SOUTHERN BOUNDARY.
- 7 THE UPPER FLOORS ARE SET BACK TO REDUCE VISUAL BULK FROM THE STREET AND NEIGHBOURING PROPERTIES.
- 8 WINDOWS OBSCURED & BALCONIES SCREENED TO PREVENT OVERLOOKING OF THE PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES.
- 9 HIGHLIGHT WINDOWS TO 1ST, 2ND & 4TH FLOOR APARTMENTS.
- 10 LIGHT WELL TO ALLOW FOR NATURAL LIGHT IN LOBBY AREA & APARTMENTS
- 11 ROOF PLANT WITH 1.2m HIGH ACOUSTIC SCREEN.
- 12 NEIGHBOURING PRIVATE OPEN SPACE (P.O.S)



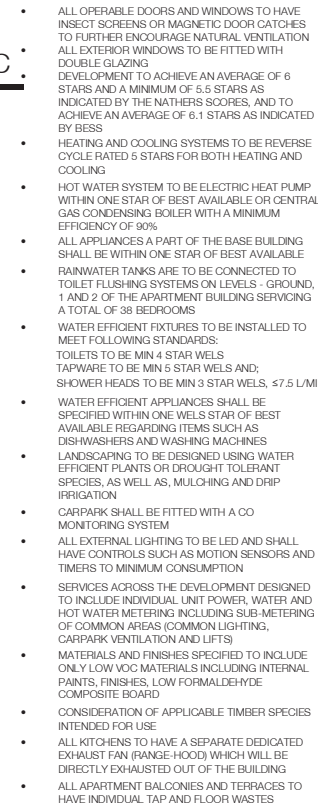
Existing Burwood Hwy Elevation

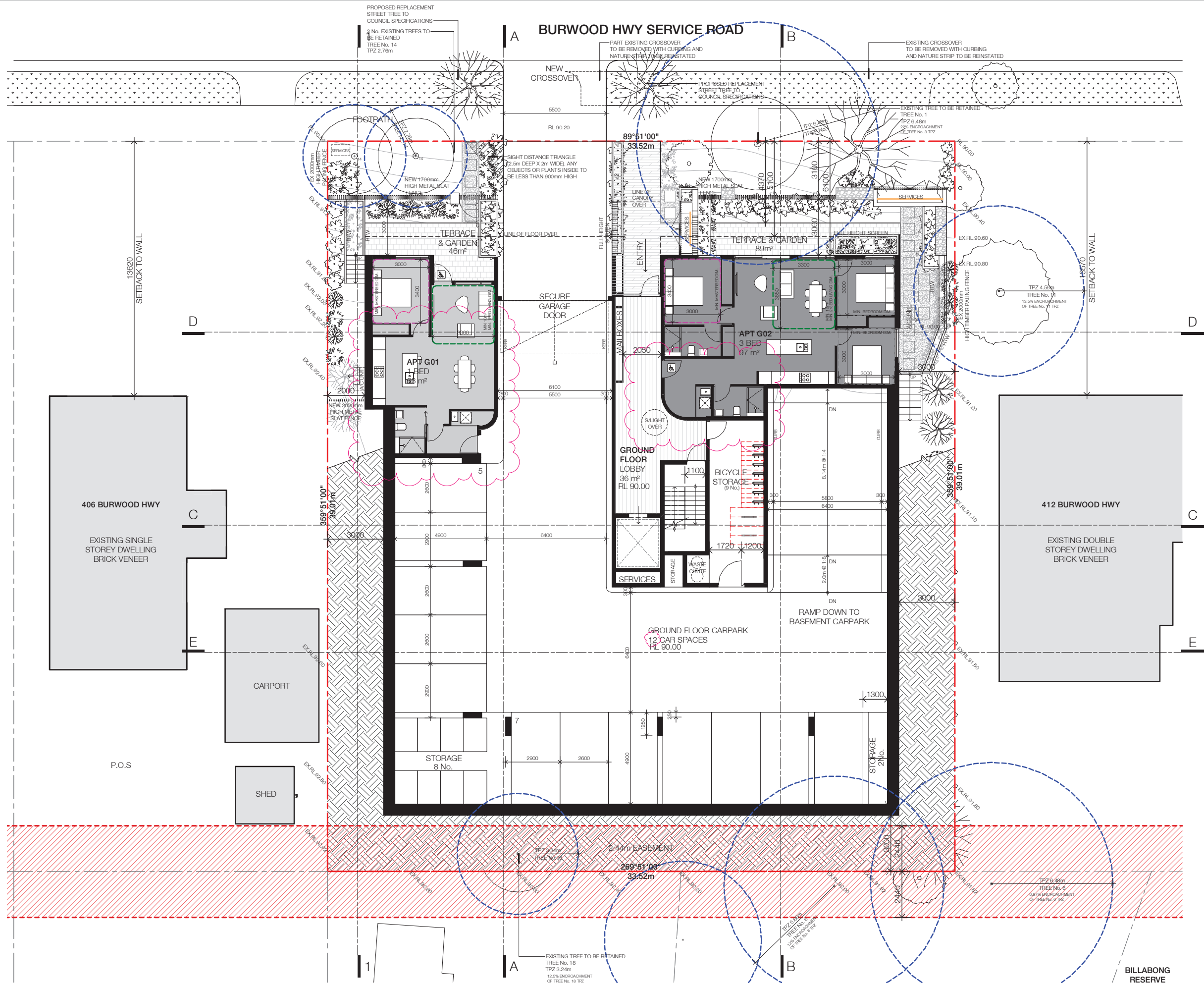


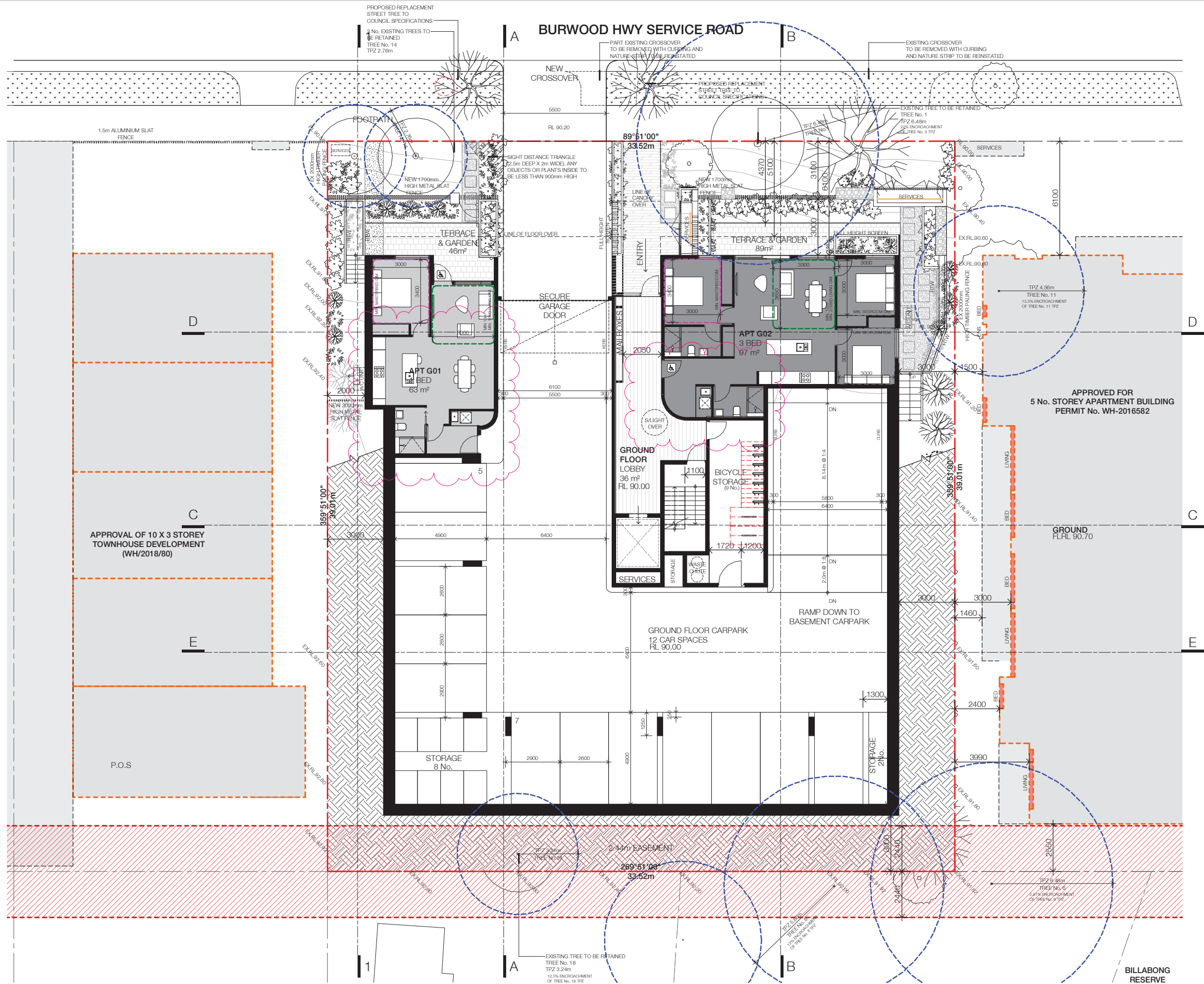
Proposed Burwood Hwy Elevation



Proposed Burwood Hwy Elevation
WITH APPROVED NEIGHBOURING DEVELOPMENT







LEGEND - BADS

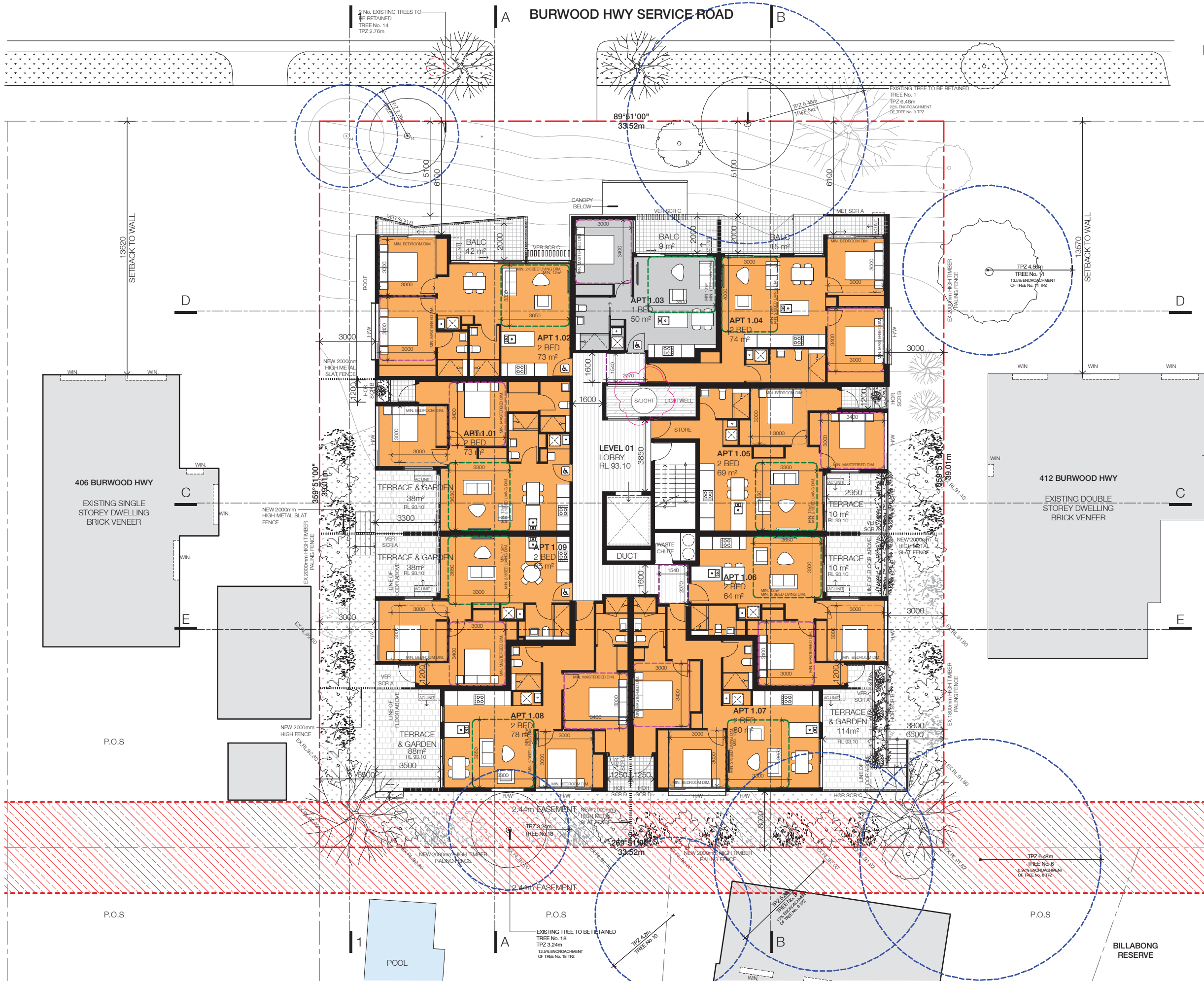
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ESD Development Schedule

- ALL OPERABLE DOORS AND WINDOWS TO HAVE INSECT SCREENS OR MAGNETIC DOOR CATCHES TO FURTHER ENCOURAGE NATURAL VENTILATION
- ALL EXTERIOR WINDOWS TO BE FITTED WITH DOUBLE GLAZING
- DEVELOPMENT TO ACHIEVE AN AVERAGE OF 6 STARS AND A MINIMUM OF 5.5 STARS AS INDICATED BY THE NATHERS SCORES, AND TO ACHIEVE AN AVERAGE OF 6.1 STARS AS INDICATED BY BESS
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- HOT WATER SYSTEM TO BE ELECTRIC HEAT PUMP WITHIN ONE STAR OF BEST AVAILABLE OR CENTRAL GAS CONDENSING BOILER WITH A MINIMUM EFFICIENCY OF 90%
- ALL APPLIANCES A PART OF THE BASE BUILDING SHALL BE WITHIN ONE STAR OF BEST AVAILABLE
- RAINWATER TANKS ARE TO BE CONNECTED TO TOILET FLUSHING SYSTEMS ON LEVELS: GROUND, 1 AND 2 OF THE APARTMENT BUILDING SERVICING A TOTAL OF 38 BEDROOMS
- WATER EFFICIENT FIXTURES TO BE INSTALLED TO MEET FOLLOWING STANDARDS:
 - TOILETS TO BE MIN 4 STAR WELS
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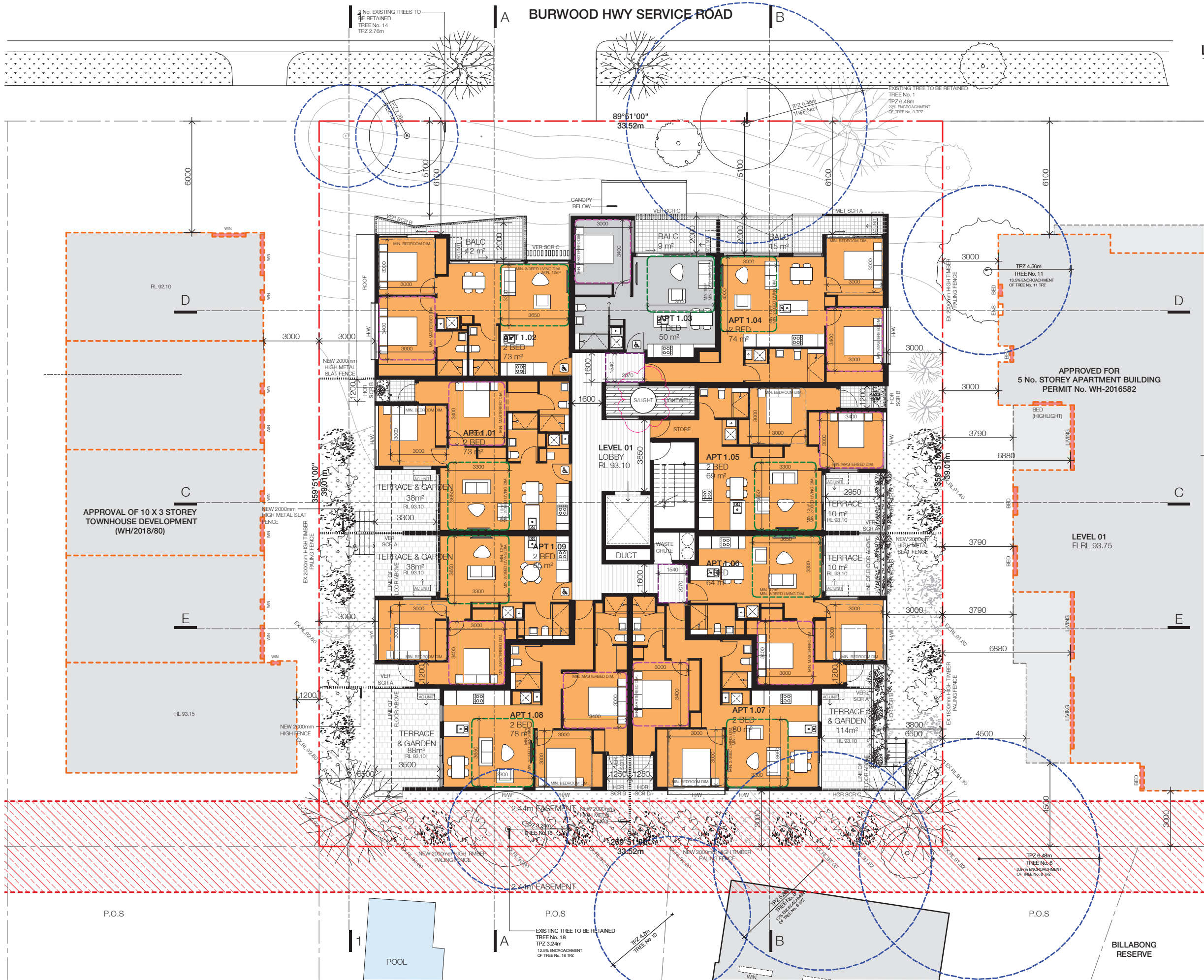
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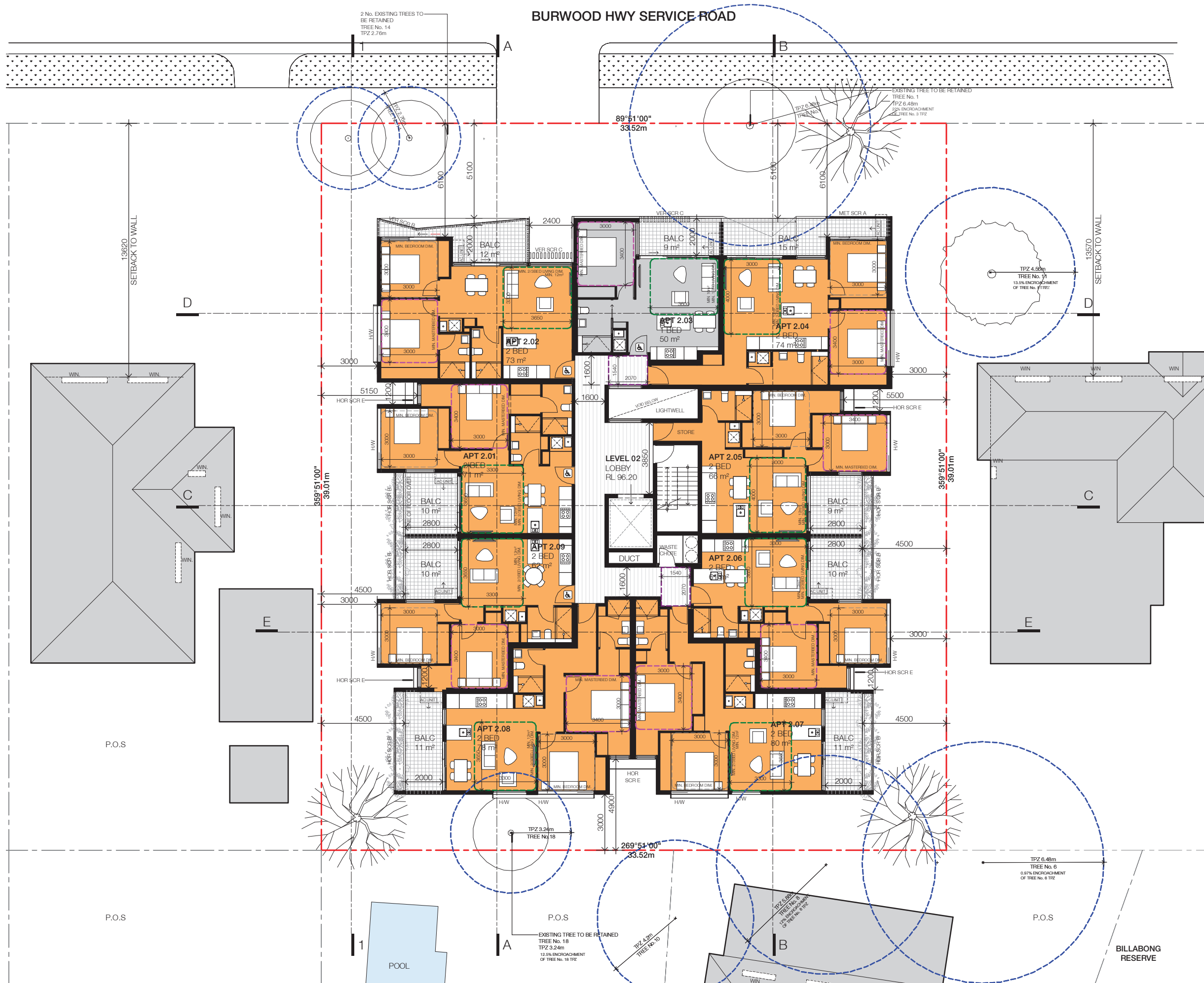
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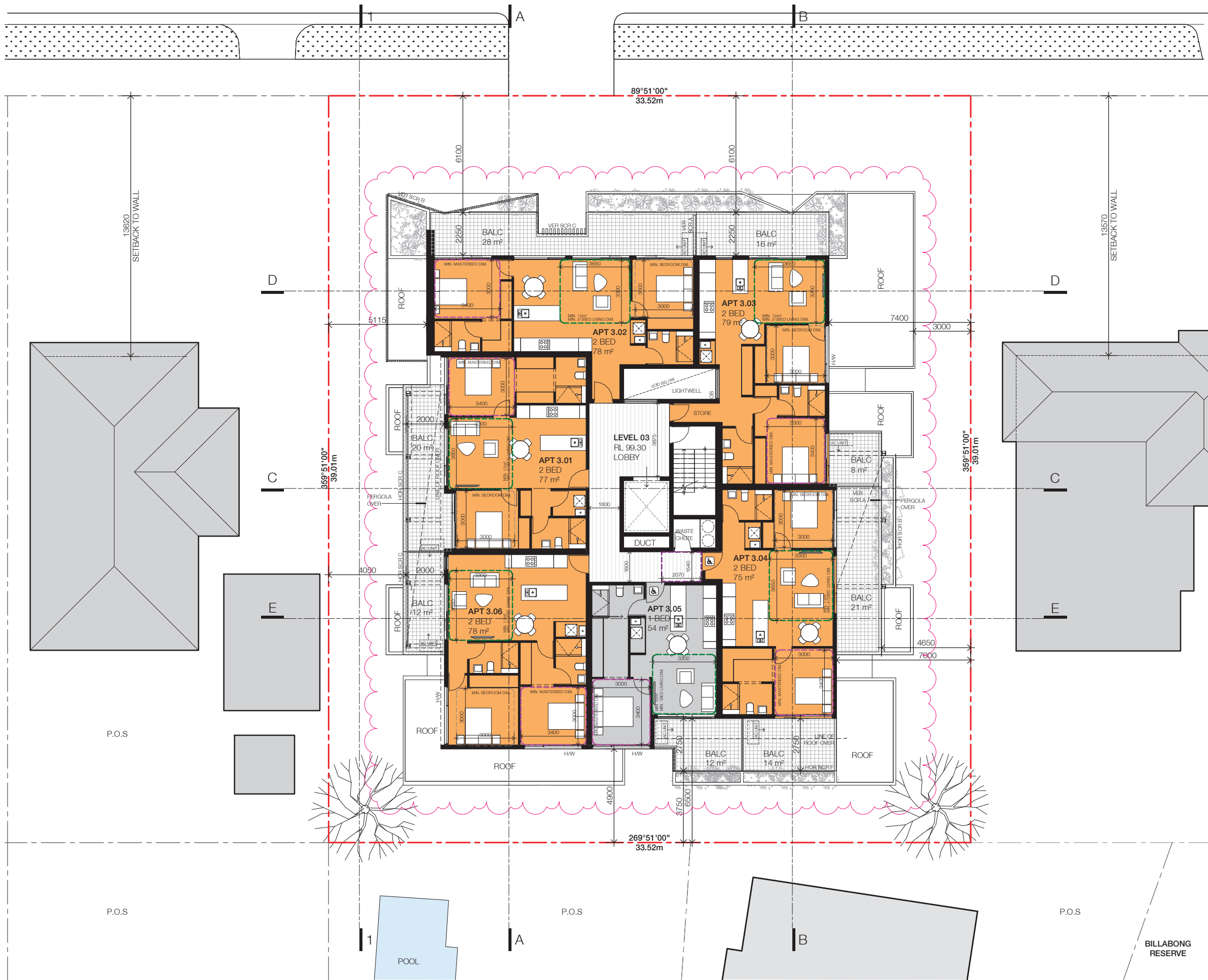
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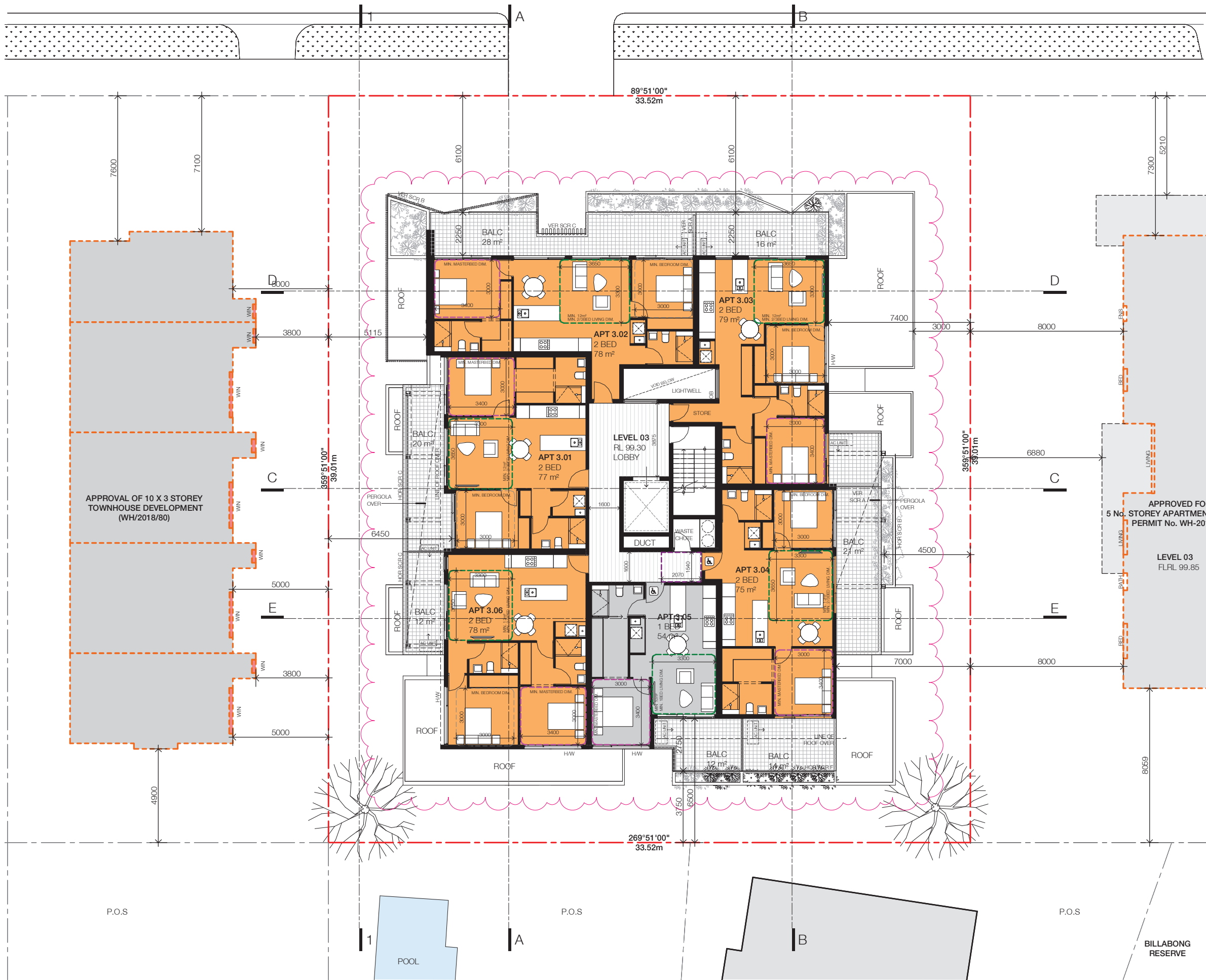
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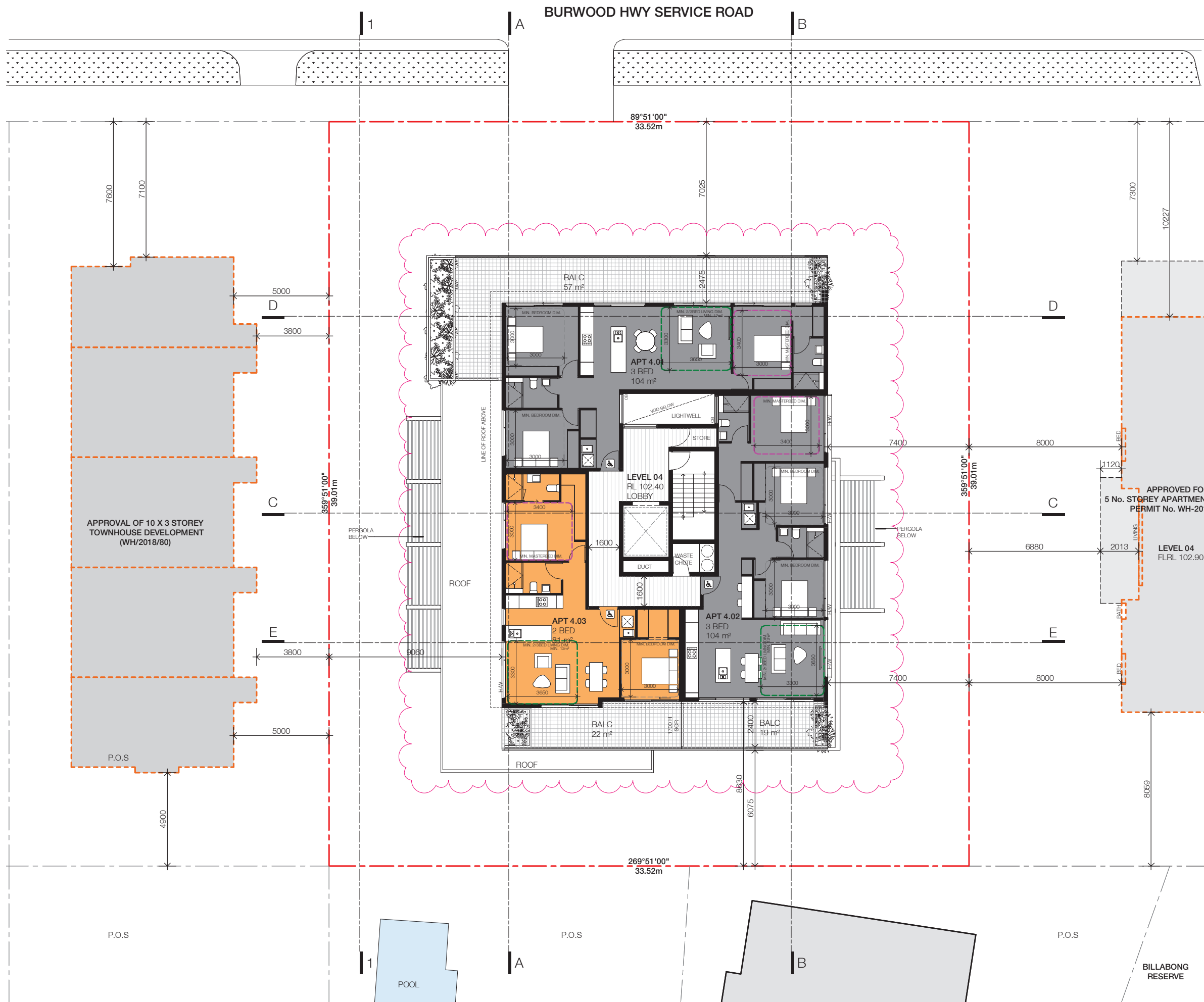
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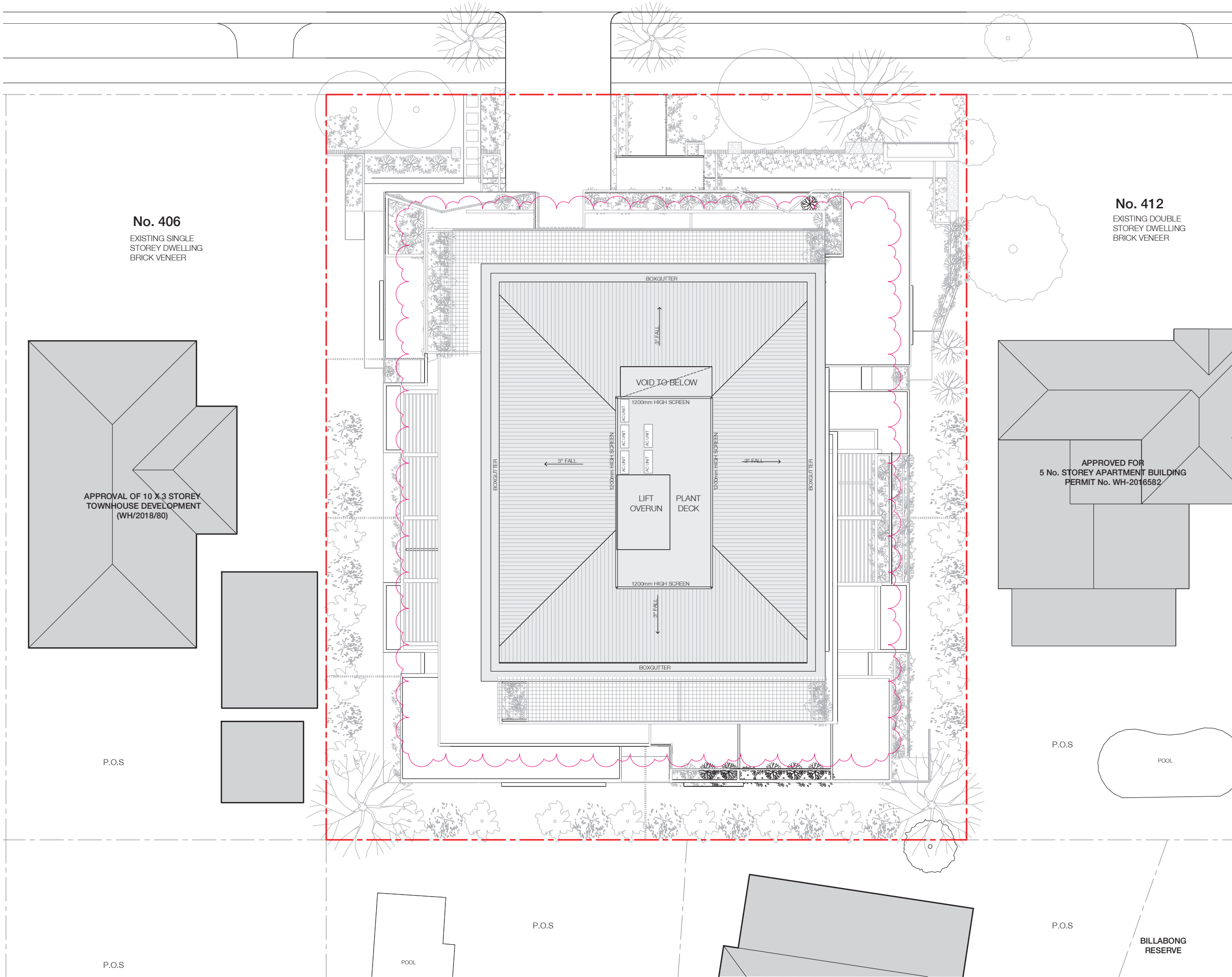
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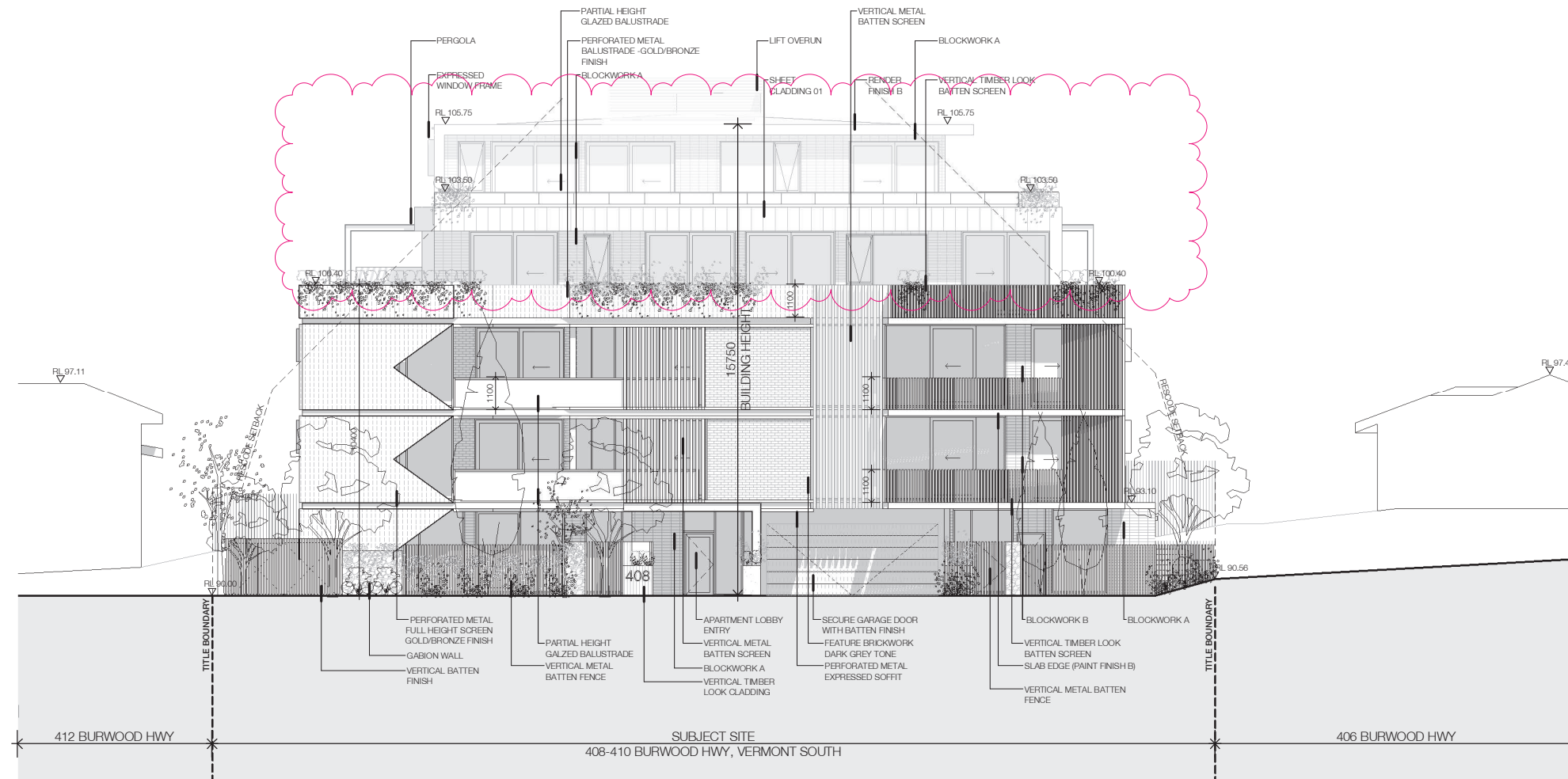
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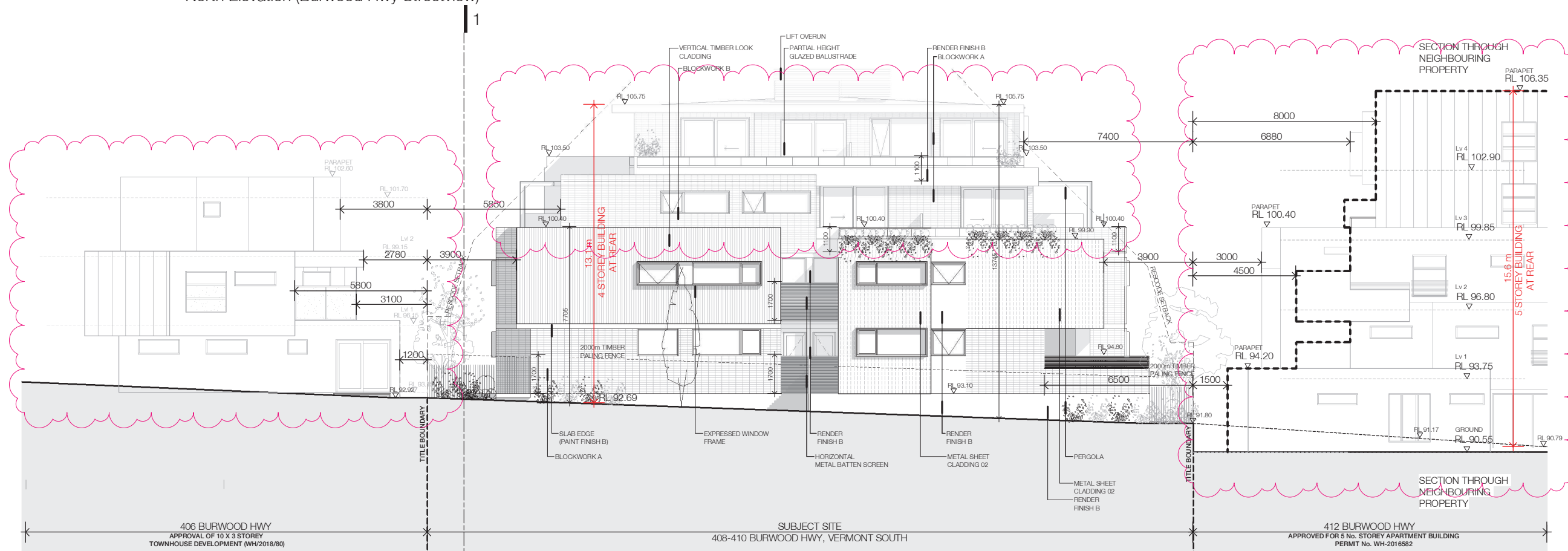
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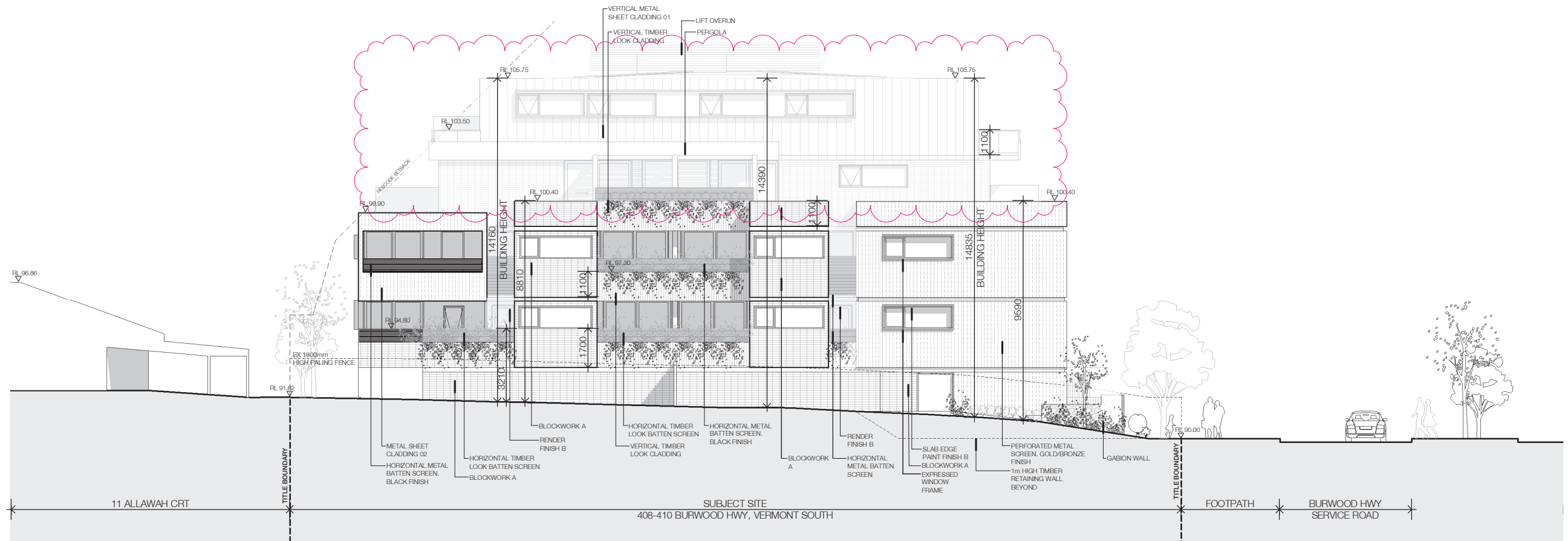




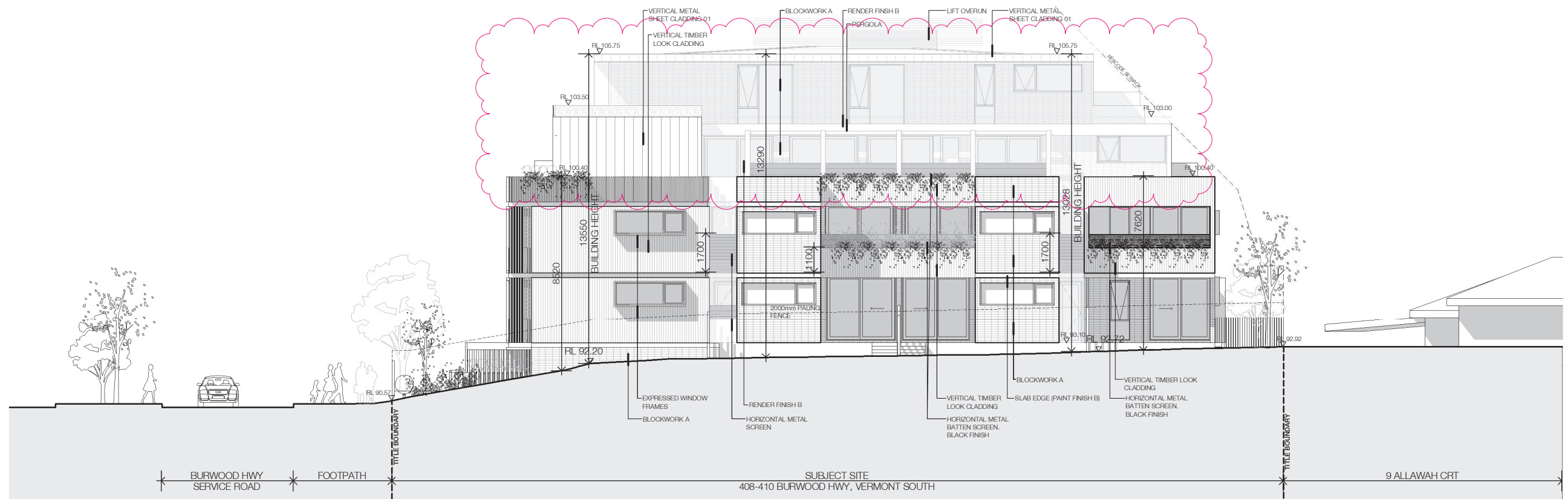
North Elevation (Burwood Hwy Streetview)



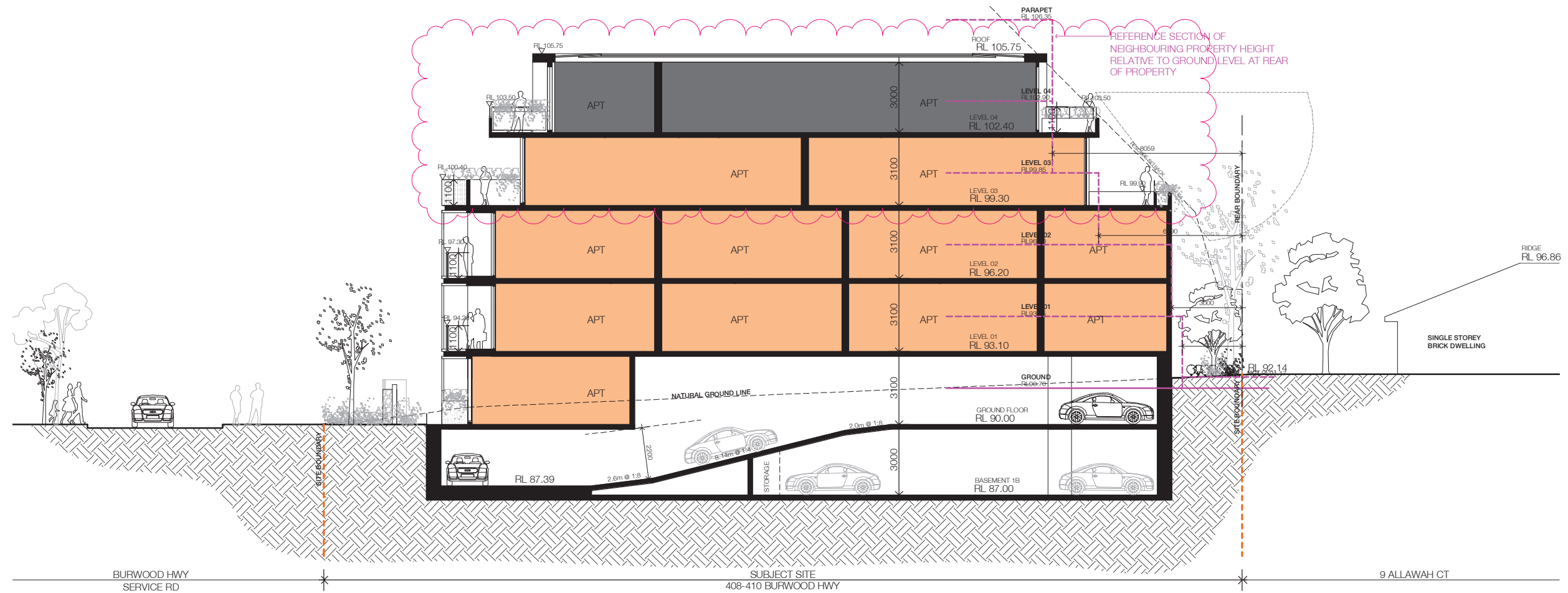
South Elevation



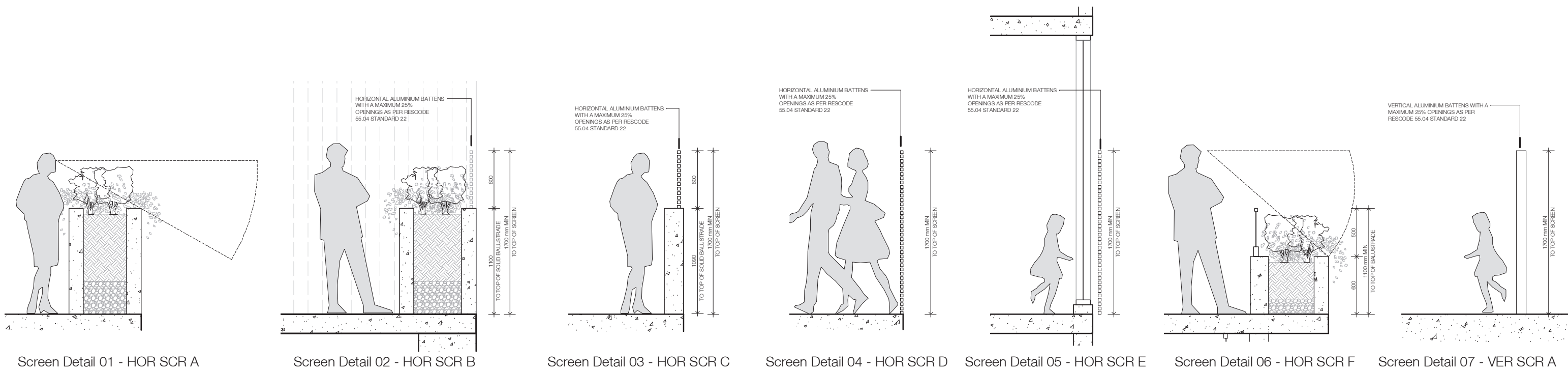
East Elevation



West Elevation



Section BB



Screen Detail 01 - HOR SCR A

Screen Detail 02 - HOR SCR B

Screen Detail 03 - HOR SCR C

Screen Detail 04 - HOR SCR D

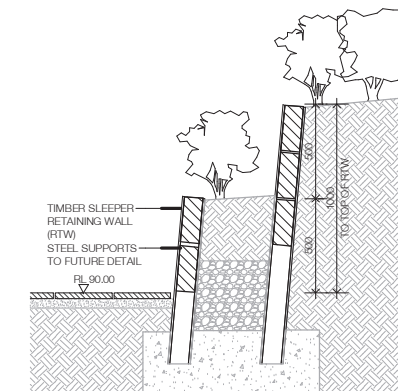
Screen Detail 05 - HOR SCR E

Screen Detail 06 - HOR SCR F

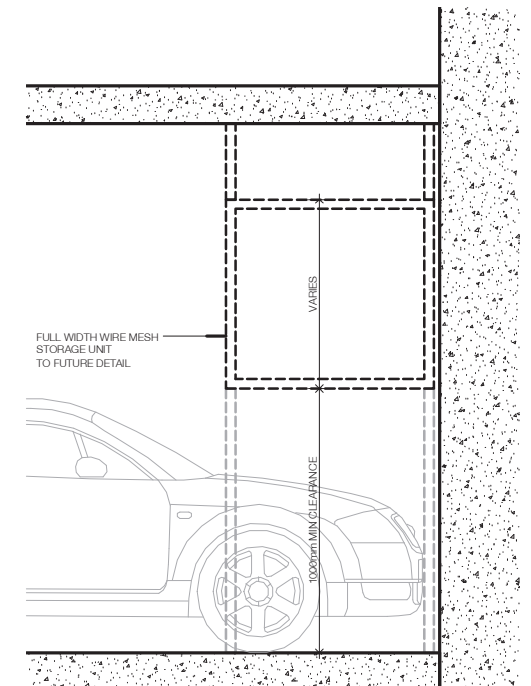
Screen Detail 07 - VER SCR A



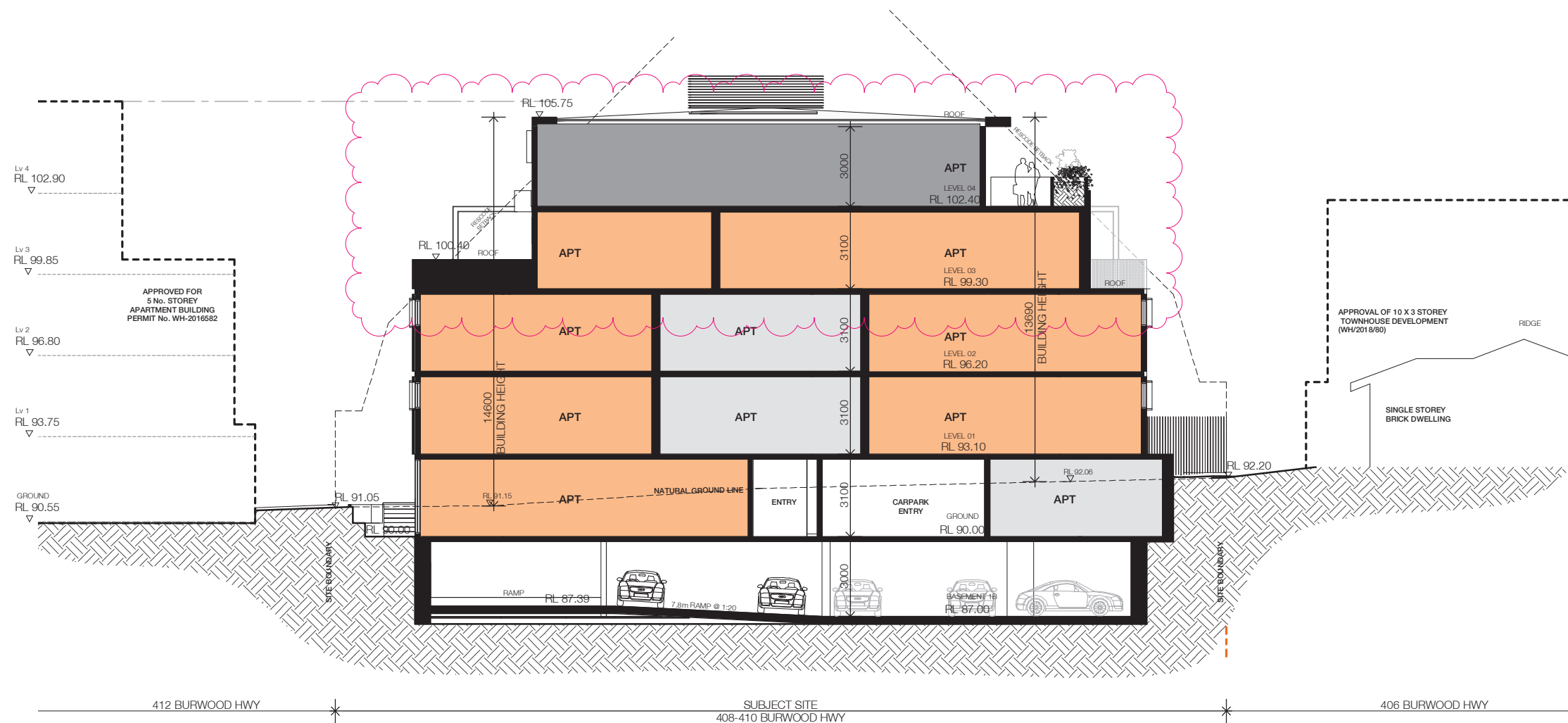
Section CC

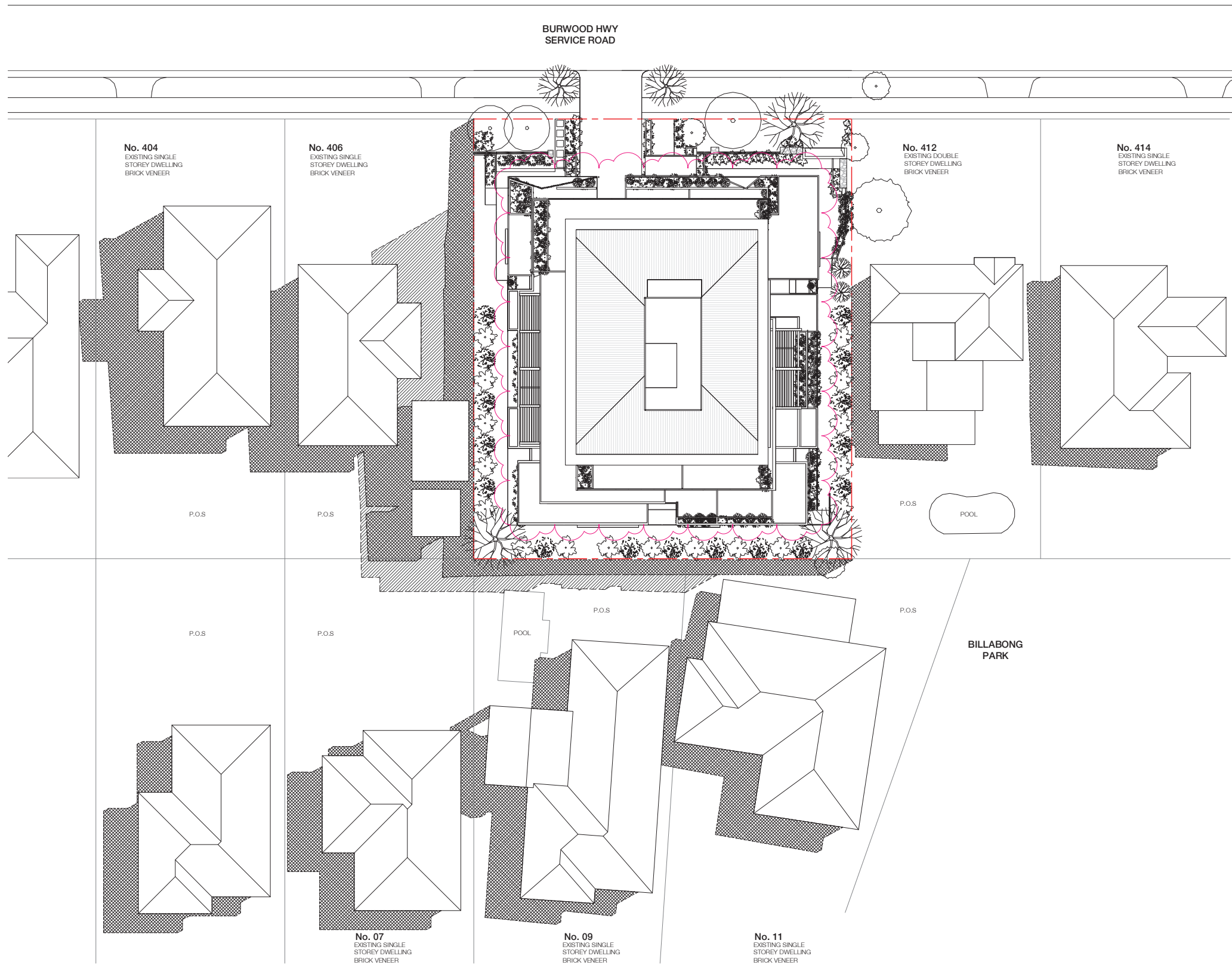


Section Detail 01 - Retaining Wall (RTW)



Section Detail 02 - Over Bonnet Storage Unit

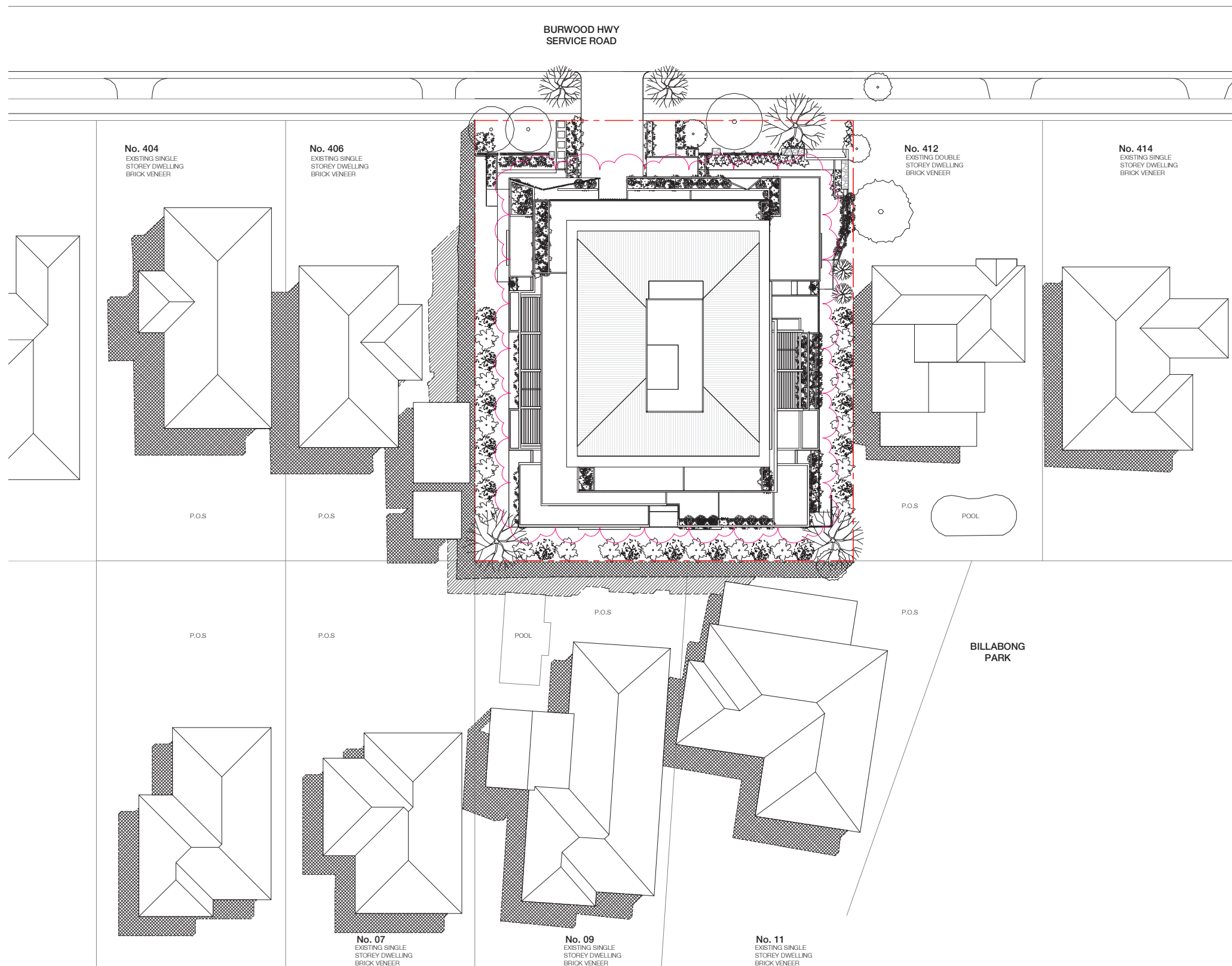




Legend - Shadow

- 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.

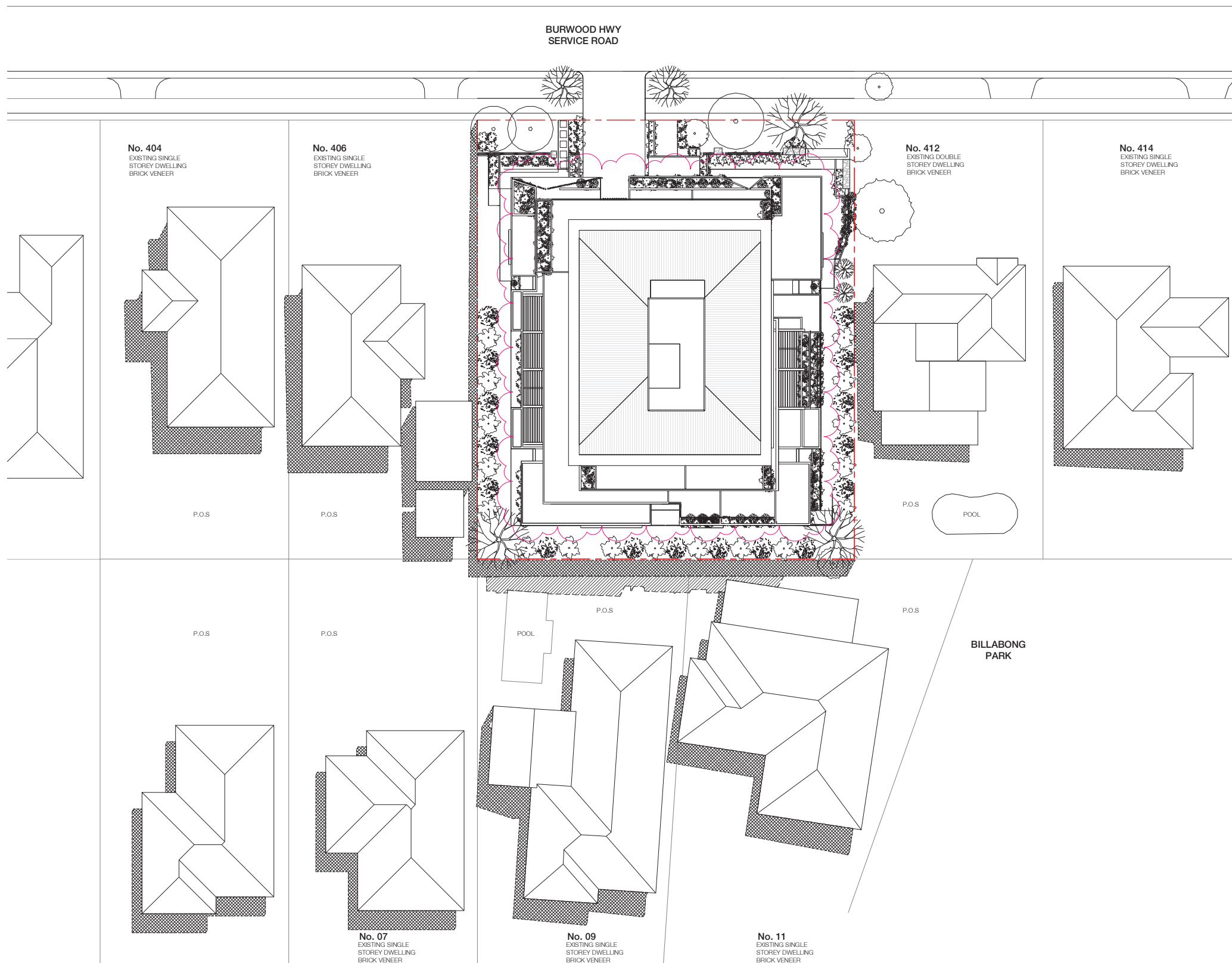




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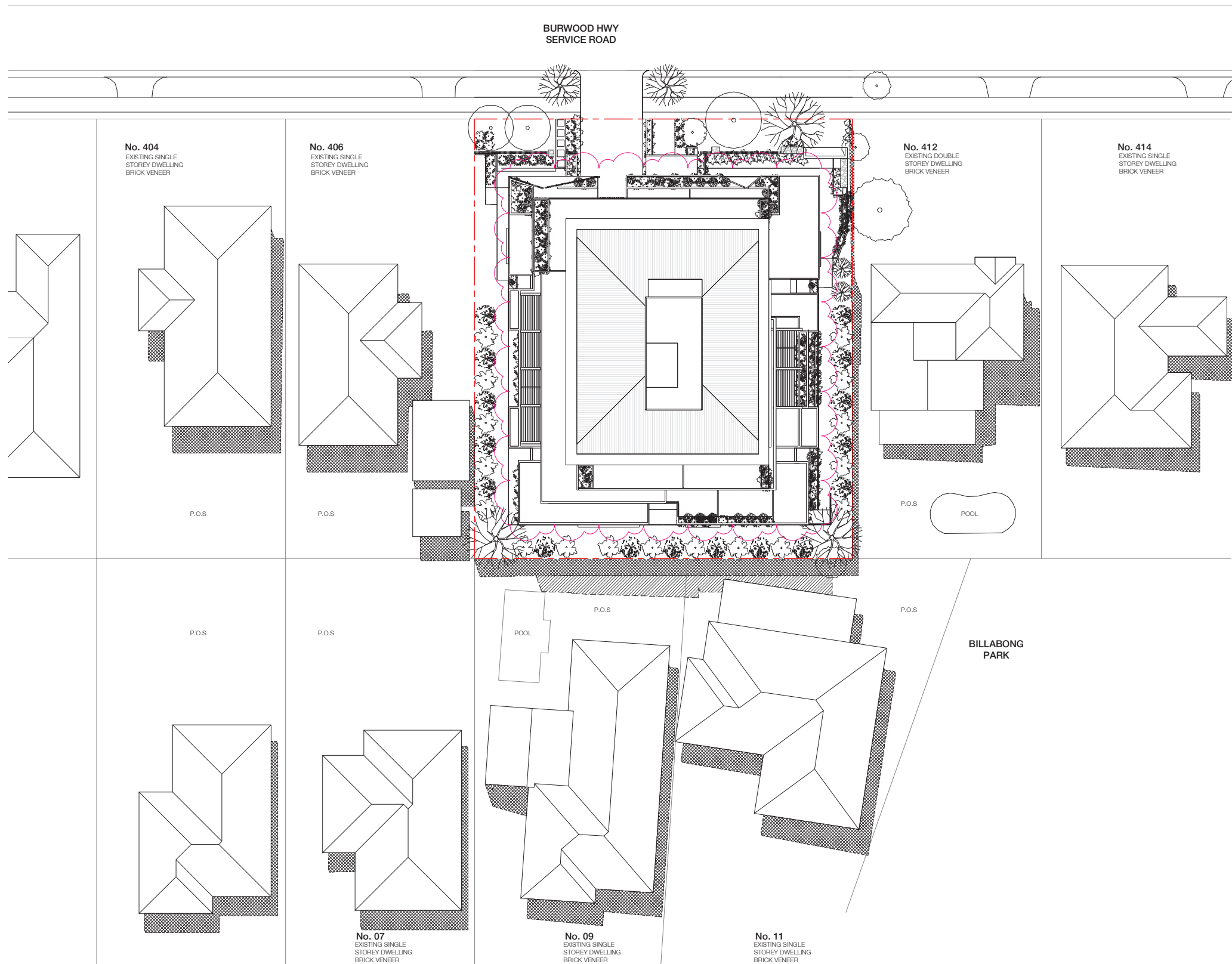




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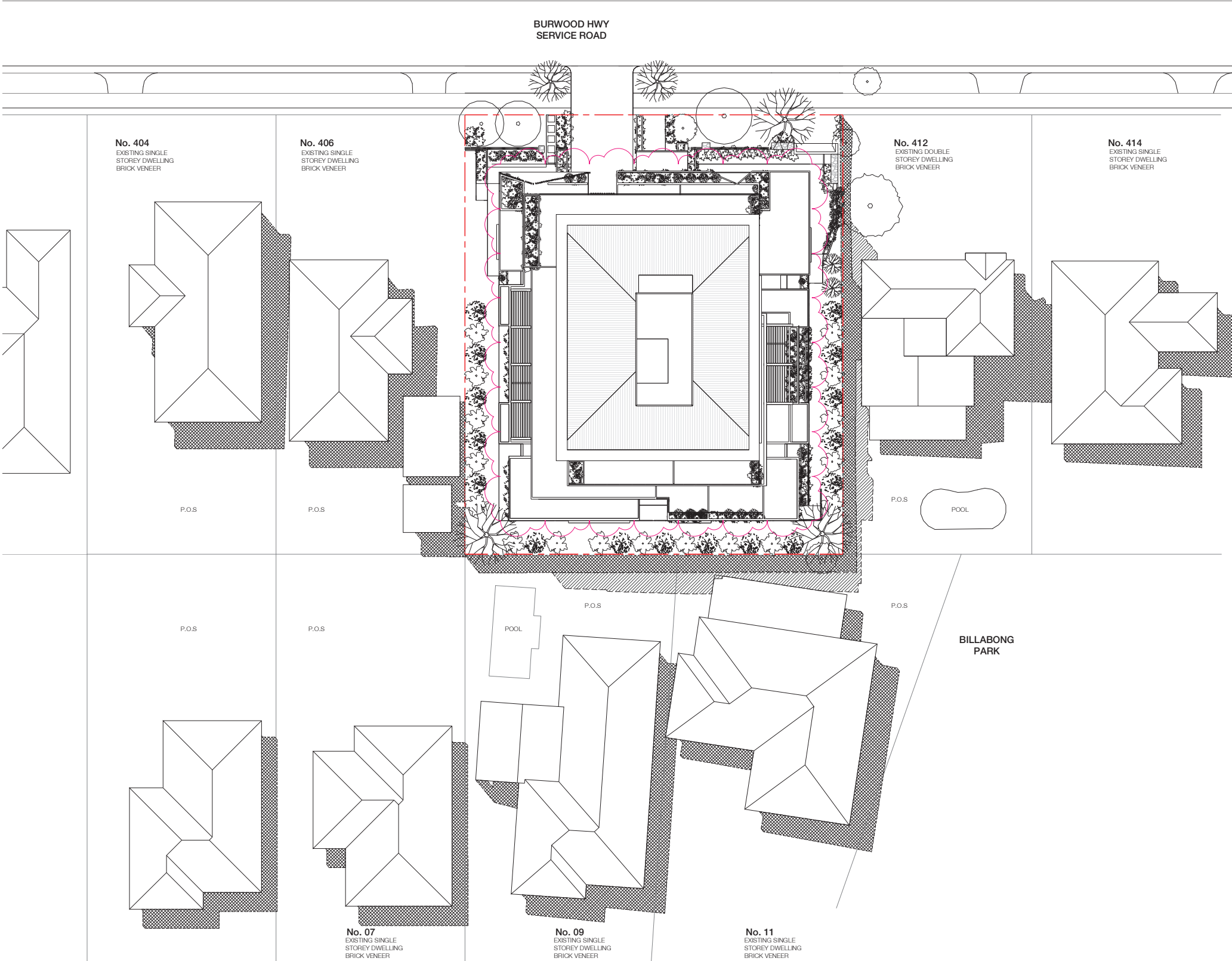
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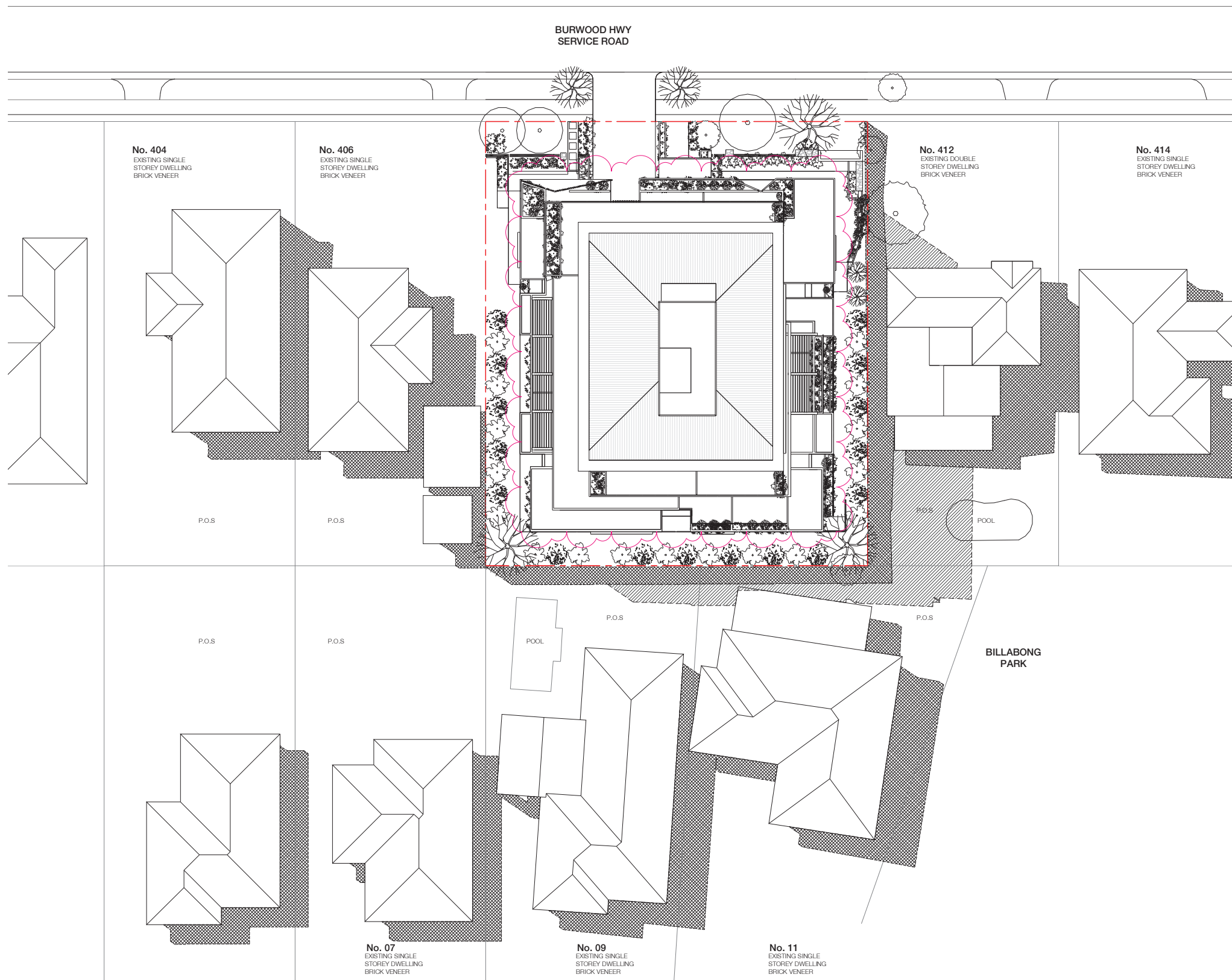
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Legend - Shadow

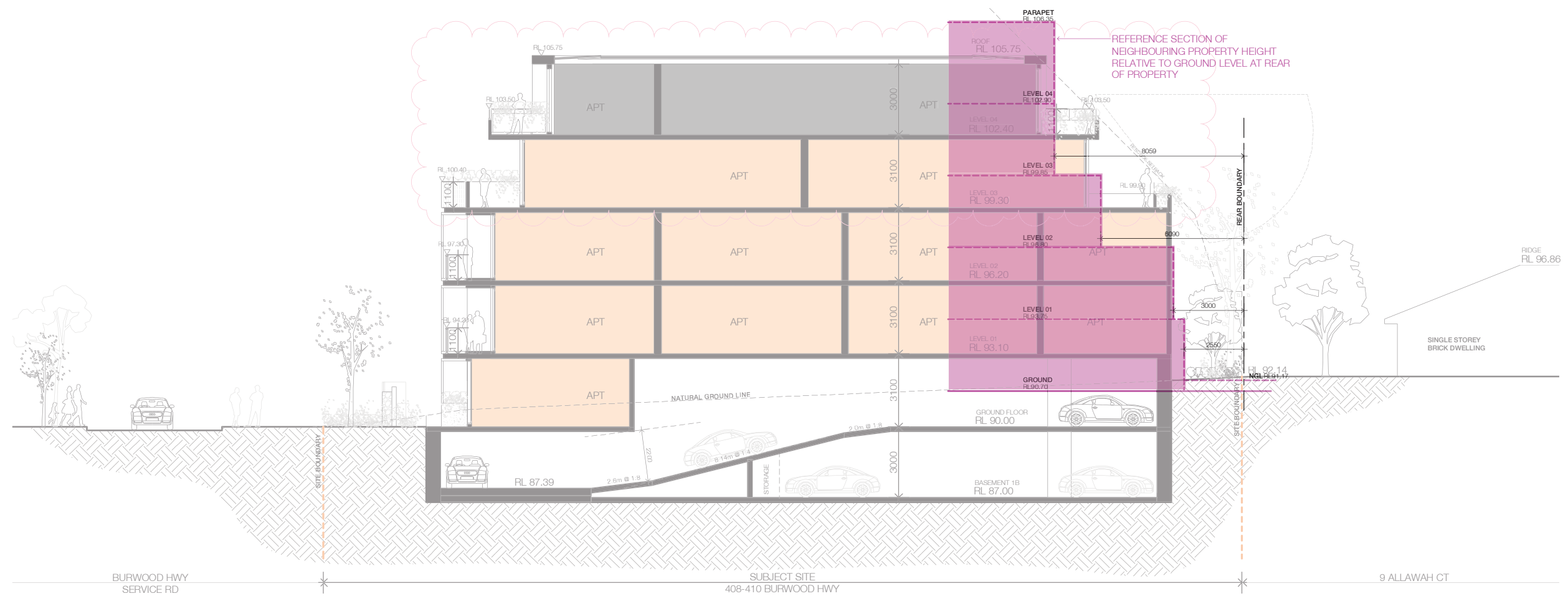
- EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING STRUCTURES
- EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL.





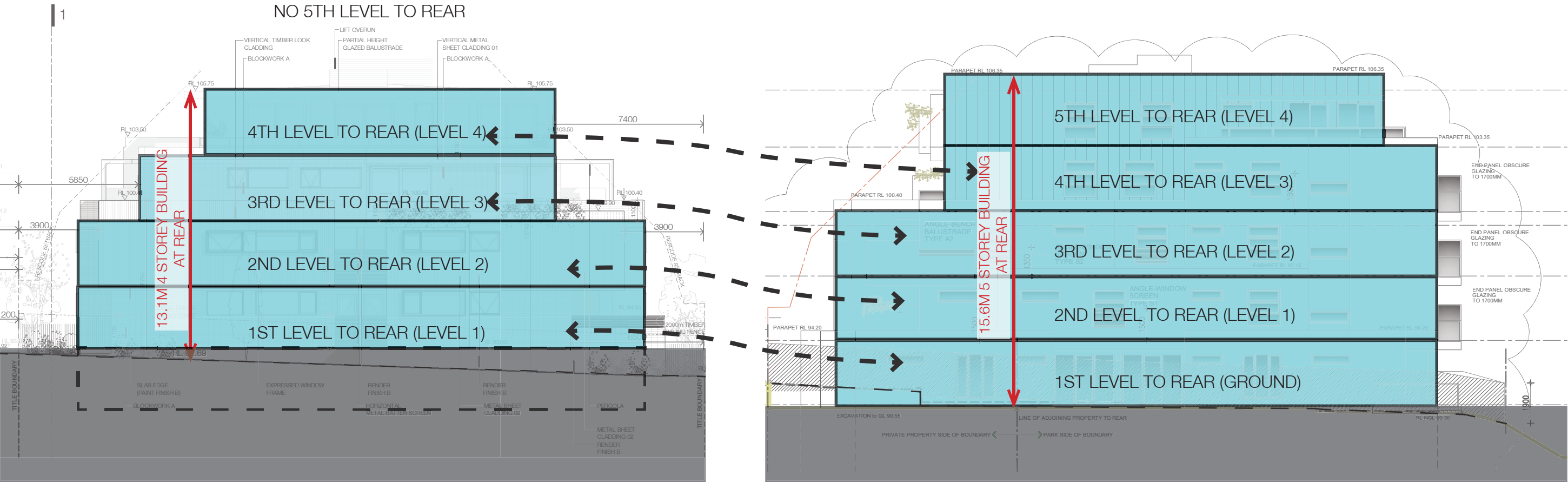
Legend - Shadow

- 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.



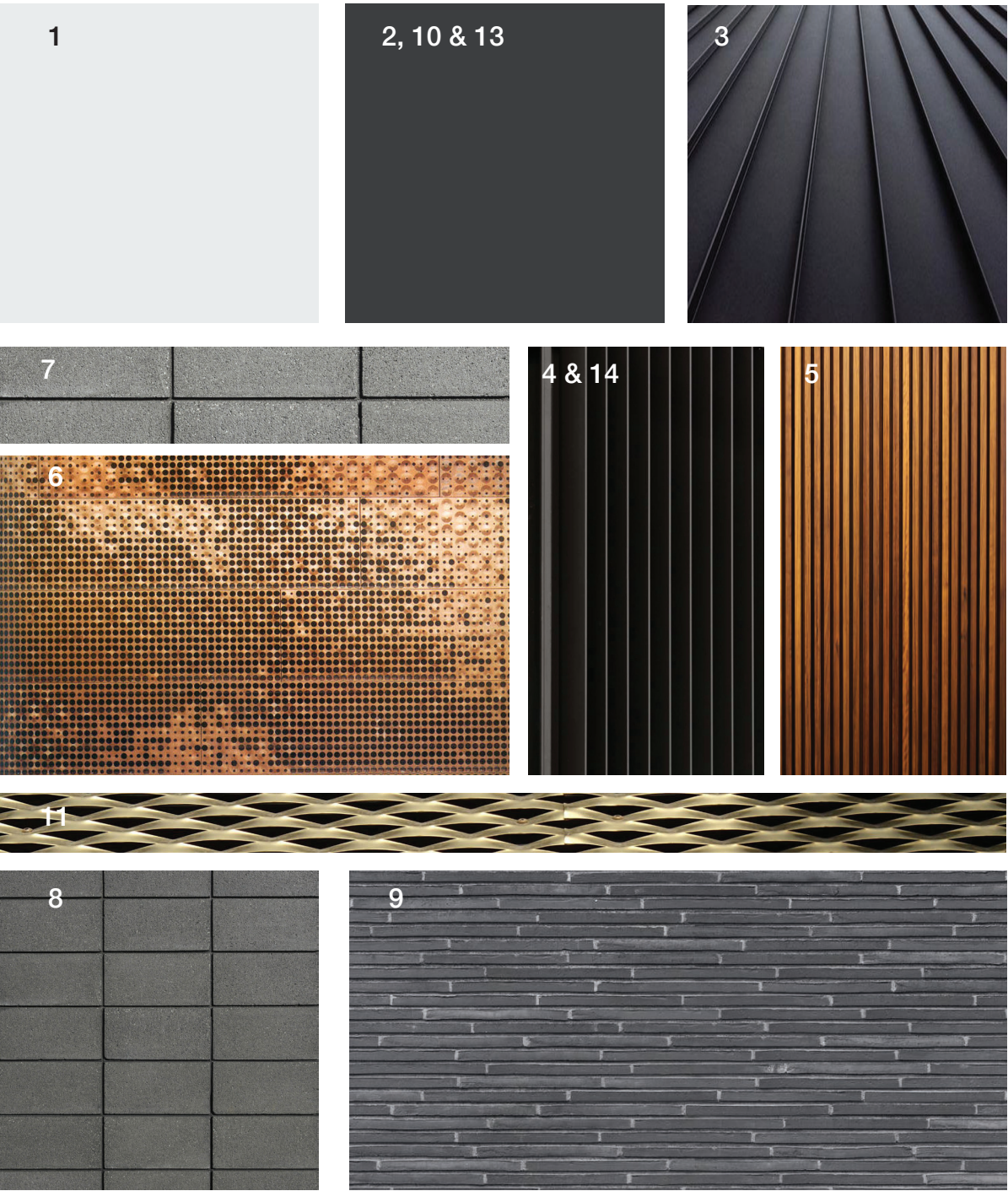
SUBJECT SITE

PERMITTED NEIGHBOURING
DEVELOPMENT



NOTE
PLEASE REFER TO THE ABOVE DIAGRAM WHEN COMPARING PROPOSED DEVELOPMENT SETBACKS TO THE NEIGHBOURING PERMITTED PROPERTY SETBACKS ABOVE NATURAL GROUND LEVEL, i.e. 3RD FLOOR SETBACKS ON PROPOSED DEVELOPMENT ARE EQUIVALENT TO THE 2ND FLOOR REAR SETBACKS ON THE PERMITTED NEIGHBOURING DEVELOPMENT.

3.0/ DESIGN



ITEM	MATERIAL / FINISH
01 - Render/ Paint Finish A	Colour: Dulux ‘Lexicon’
02 - Render/ Paint Finish B	Colour: Dulux ‘ Domino’
03 - Vertical Metal Sheet Cladding Narrow Profile	Flat-Lock Metal Panels, Colourbond ‘Monument’
04 - Vertical Metal Batten Screen/ Horizontal Metal Batten Screen	Powdercoat Finish Colour: Charcoal
05 - Vertical Timber Look Cladding /Batten Screen	Natural Timber Finish
06 - Perforated Metal Cladding	Metal Panels, Colour: Bronze/Gold
07 - Blockwork A	Colour: Light Grey
08 - Blockwork B	Colour: Charcoal
09 - Feature Brickwork	Dark Grey Tone
10 - Window and Door Frames	Powdercoat Finish, Colour: Dulux ‘Domino’
11 - Metal Sheet Cladding 02	Metal Panels, Colour: Bronze/Gold
12 - Glazed Balustrade	Glass
13 - Expressed Metal & Pergola Frame	Powdercoat Finish, Colour: Dulux ‘Domino’
14 - Vertical Metal Batten Fence	Powdercoat Finish Colour: Charcoal

Development Schedule			Rev. P	180117
408-410 Burwood Highway, Vermont South				12.07.2019
Site		Total Site Area (m²)	1308 m²	
Site Coverage			826 m²	63.15%
Permeable Area			402 m²	30.73%
Deep Soil Area			390 m²	29.82%
Level	Apt. No	Description	Area	Carparks Provided
Basement 1		Basement Level 1 Car parking	811 m²	21
Ground Floor		Ground Floor Car Parking	551 m²	12
			Total carparks	33
Level	Apt. No	Description	Area	Carparks
Ground	Apt. G.01	1 Bed Apartment	63 m²	1
	Apt. G.02	3 Bed Apartment	97 m²	2
Total	2		160 m²	3
Level 1	Apt. 1.01	2 Bed Apartment	73 m²	1
	Apt. 1.02	2 Bed Apartment	73 m²	1
	Apt. 1.03	1 Bed Apartment	50 m²	1
	Apt. 1.04	2 Bed Apartment	74 m²	1
	Apt. 1.05	2 Bed Apartment	69 m²	1
	Apt. 1.06	2 Bed Apartment	64 m²	1
	Apt. 1.07	2 Bed Apartment	80 m²	1
	Apt. 1.08	2 Bed Apartment	78 m²	1
	Apt. 1.09	2 Bed Apartment	65 m²	1
Total	9		626 m²	9
Level 2	Apt. 2.01	2 Bed Apartment	71 m²	1
	Apt. 2.02	2 Bed Apartment	73 m²	1
	Apt. 2.03	1 Bed Apartment	50 m²	1
	Apt. 2.04	2 Bed Apartment	74 m²	1
	Apt. 2.05	2 Bed Apartment	66 m²	1
	Apt. 2.06	2 Bed Apartment	61 m²	1
	Apt. 2.07	2 Bed Apartment	80 m²	1
	Apt. 2.08	2 Bed Apartment	78 m²	1
	Apt. 2.09	2 Bed Apartment	62 m²	1
Total	9		615 m²	9
Level 3	Apt. 3.01	2 Bed Apartment	77 m2	1
	Apt. 3.02	2 Bed Apartment	78 m²	1
	Apt. 3.03	2 Bed Apartment	79 m²	1
	Apt. 3.04	2 Bed Apartment	75 m²	1
	Apt. 3.05	2 Bed Apartment	54 m²	1
	Apt. 3.06	1 Bed Apartment	78 m²	1
Total	6		441 m²	6
Level 4	Apt. 4.01	3 Bed Apartment	104 m²	2
	Apt. 4.02	3 Bed Apartment	108 m²	2
	Apt. 4.03	2 Bed Apartment	81 m²	1
Total	3		293 m²	5
Summary			2135 m²	
			Visitor	0
	29	Apartments		32
				32
Apartment Mix				
	4	1 Bed Apartment		
	22	2 Bed Apartment		
	3	3 Bed Apartment		
	Total: 29			

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Rev. P

Clause 58 Report

408 - 410 Burwood Highway, Vermont South

180117

Date:12.07.2019

Internal Amenity Standards														
Level	No	Type	Bed	Bath	D24 Functional Layout	D25 Room Depth	D26 Windows	Storage (Int) ¹	Storage (Ext) ¹	Storage (Total) ¹	D20 Storage Compliance	D27 Natural Ventilation (min 40%)	D19 Private Open Space	D17 Accessability (min 50%)
Ground Floor	G.01	1-1	1	1	✓	✓	✓	6m³	4m³	10m³	✓	✖	✓	✓
	G.02	3-1	3	2	✓	✓	✓	13m³	6m³	19m³	✓	✓	✓	✓
Level 01	1.01	2-1	2	2	✓	✓	✓	10m³	6m³	16m³	✓	✓	✓	✓
	1.02	2-2	2	2	✓	✓	✓	10m³	6m³	16m³	✓	✓	✓	✓
	1.03	1-2	1	1	✓	✓	✓	6m³	6m³	12m³	✓	✓	✓	✓
	1.04	2-3	2	1	✓	✓	✓	13m³	6m³	19m³	✓	✓	✓	✖
	1.05	2-4	2	1	✓	✓	✓	9m³	6m³	15m³	✓	✓	✓	✖
	1.06	2-5	2	1	✓	✓	✓	9m³	6m³	15m³	✓	✓	✓	✖
	1.07	2-6	2	2	✓	✓	✓	13m³	6m³	19m³	✓	✓	✓	✖
	1.08	2-7	2	2	✓	✓	✓	9m³	6m³	15m³	✓	✓	✓	✖
	1.09	2-8	2	1	✓	✓	✓	9m³	6m³	15m³	✓	✓	✓	✓
Level 02	2.01	2-16	2	2	✓	✓	✓	10m³	6m³	16m³	✓	✓	✓	✓
	2.02	2-2	2	2	✓	✓	✓	10m³	6m³	16m³	✓	✓	✓	✓
	2.03	1-2	1	1	✓	✓	✓	6m³	6m³	12m³	✓	✓	✓	✓
	2.04	2-3	2	1	✓	✓	✓	13m³	6m³	19m³	✓	✓	✓	✖
	2.05	2-17	2	1	✓	✓	✓	9m³	6m³	15m³	✓	✓	✓	✖
	2.06	2-18	2	1	✓	✓	✓	9m³	6m³	15m³	✓	✓	✓	✖
	2.07	2-6	2	2	✓	✓	✓	13m³	6m³	19m³	✓	✓	✓	✖
	2.08	2-7	2	2	✓	✓	✓	9m³	6m³	15m³	✓	✓	✓	✖
	2.09	2-19	2	1	✓	✓	✓	9m³	6m³	15m³	✓	✓	✓	✓
Level 03	3.01	2-9	2	2	✓	✓	✓	14m³	6m³	20m³	✓	✓	✓	✖
	3.02	2-10	2	2	✓	✓	✓	16m³	6m³	22m³	✓	✖	✓	✖
	3.03	2-11	2	2	✓	✓	✓	16m³	6m³	22m³	✓	✓	✓	✖
	3.04	2-12	2	2	✓	✓	✓	11m³	6m³	17m³	✓	✖	✓	✓
	3.05	1-3	1	1	✓	✓	✓	8m³	6m³	14m³	✓	✖	✓	✓
	3.06	2-13	2	2	✓	✓	✓	9m³	6m³	15m³	✖	✓	✓	✖
Level 04	4.01	3-2	3	2	✓	✓	✓	19m³	6m³	25m³	✓	✓	✓	✓
	4.02	3-3	3	2	✓	✓	✓	23m³	6m³	30m³	✓	✓	✓	✓
	4.03	2-14	2	2	✓	✓	✓	11m³	6m³	17m³	✓	✓	✓	✓
TOTALS	29 Units								29 Units			25 Compliant 86%		15 Compliant 52%

Overall Project Standards		
D14	Building Setback	Setback 6.1m from North Boundary (Burwood Hwy Service Road), 3m from East, West and South Boundary at Ground Level
D7	Communal Open Space	Not Applicable
D8	Solar Access to Communal Outdoor Open Space	Not Applicable
D10	Landscaping	To comply with Landscape plan, prepared by John Patrick Landscape Architects P/L
D18	Building Entry and Circulation	Clear residential entry off Service Road. Natural daylight and ventilation provided to lobby on all levels
D16	Noise Impacts	To comply with National Constructin Code Typical floorplate arrangment isolates lift shaft from apartments
D6	Energy Efficiency	To comply with SMP prepared by SDC Consultants
D23	Waste and Recycling	Refer to Waste Management Report
D13	Integrated Water and Stormwater Management	Refer to WSUD Report

Notes:
1. Storage volume is estimate only. Figure may vary due to construction methods, services, fittings, fixtures and equipments.





