

PROPOSED (21) APARTMENTS WITH (1) RESTAURANT AND (21) TOWNHOUSES AT

15-21 ANDERSONS CREEK ROAD, DONCASTER EAST, VIC 3109

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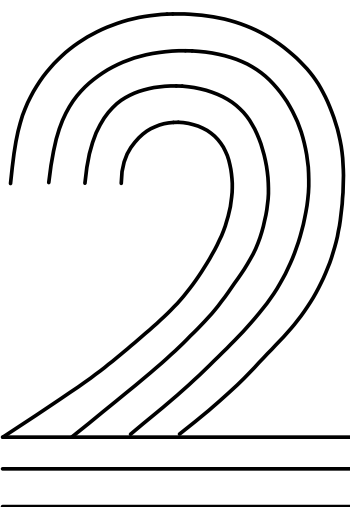
ARTIST'S IMPRESSION - ANDERSONS CREEK ROAD STREETSCAPE



ARTIST'S IMPRESSION - PROPOSED APARTMENTS & RESTAURANT



ARTIST'S IMPRESSION - PROPOSED TOWNHOUSES & COMMON PLAYGROUND



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Scale

Cover Sheet

Title

J. Wu

Client

15-21 Andersons Creek Road, Doncaster East

Project Address

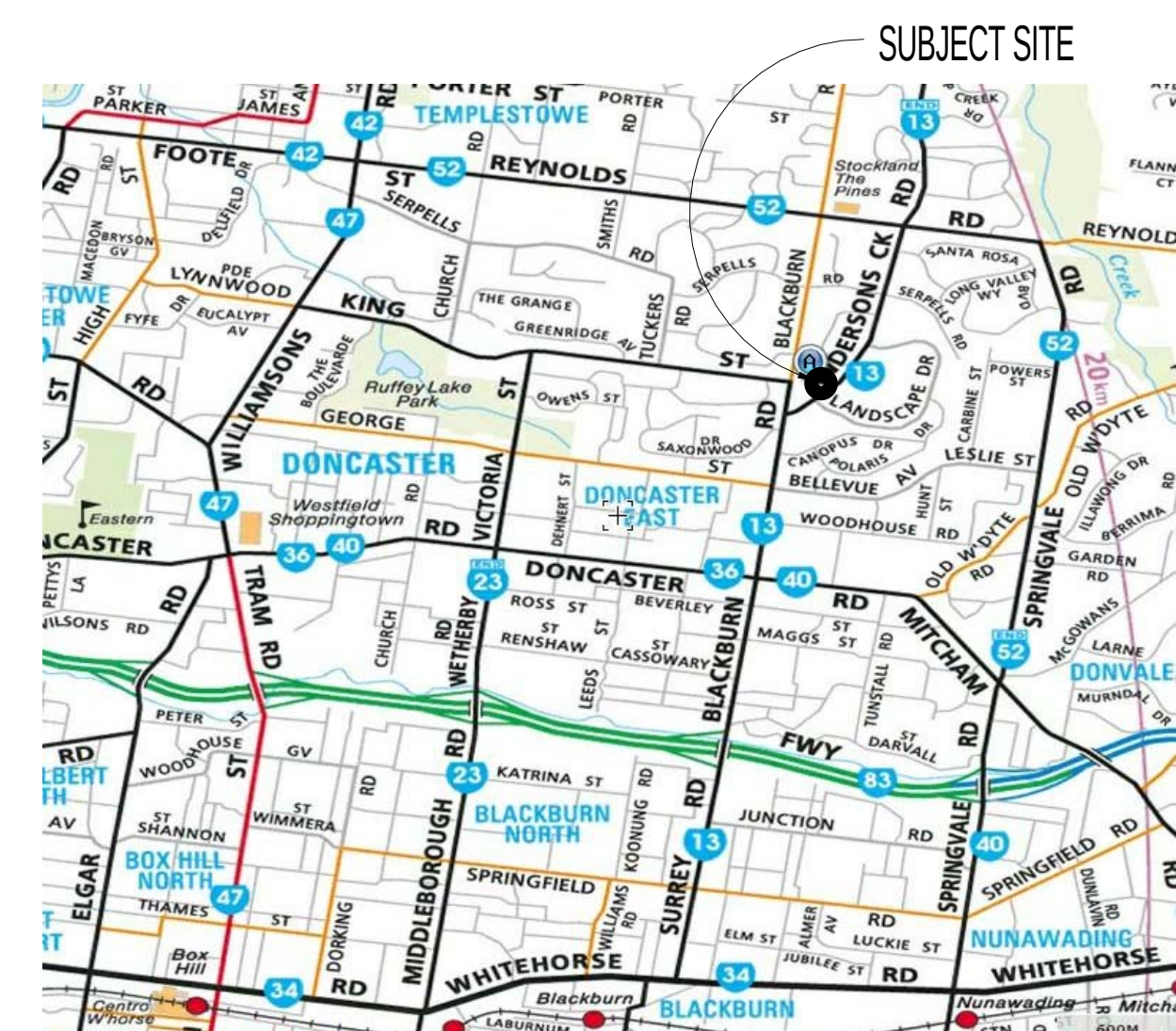
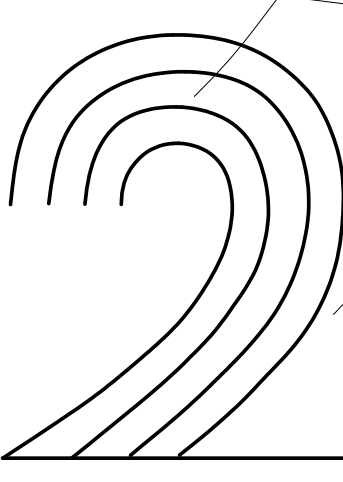
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Project No.

PROPOSED APARTMENT AND TOWNHOUSES

Project

TOWN PLANNING APPROVAL



- NEIGHBOURHOOD LEGEND
- Close walking distance to public transportation
- Bus route located on Blackburn Road
 - Walking distance to local restaurants, shops, indoor sports centre, Mitre 10, nursery etc.
 - 300m to Zerbos Reserve
 - 700m to East Doncaster Primary School
 - 2.8km to the Eastern Freeway

- SITE OPPORTUNITIES
- A. Site consists of large parcel of land approx. 5328m² in a Mix Used Zone
- B. Adjoining Eastern property has it's car park area toward the side boundaries of the proposal.
- C. Dwellings within the neighbourhood vary in form, allowing flexibility with design of the proposed dwelling

- SITE CONSTRAINTS
- A. Site land fall from South to North approximately 3.9 metres or more
- B. Location of existing street trees and light pole
- C. Privacy into secluded private open space to adjoining northern residence
- D. Achieving northern rear secluded private open space for future dwellings
- E. Site excavation and retaining walls

DEVELOPMENT ANALYSIS

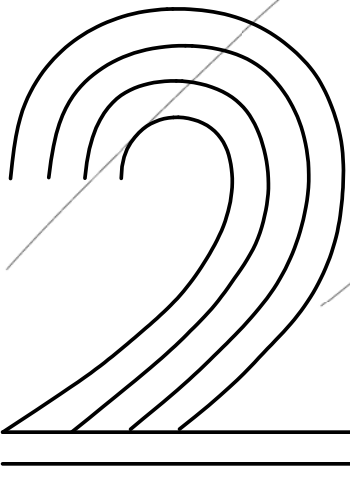
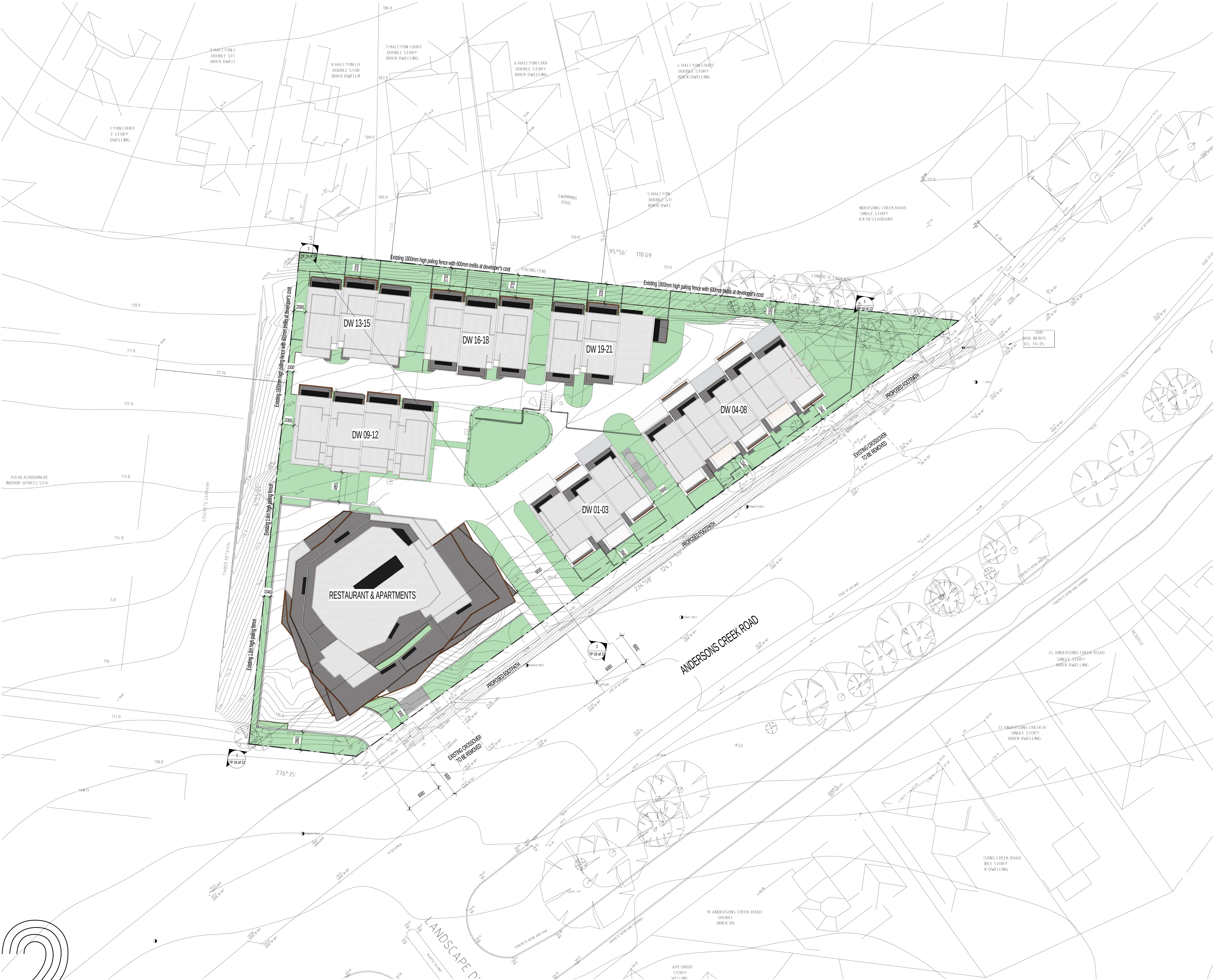
APARTMENT & RESTAURANTS	
Basement Area	1211m²
Restaurant Area	210m²

Apartment	Floor Area (m2)	Balcony Area (m2)
101 - 2 Bed	102	61
102 - 2 Bed	92	18
103 - 2 Bed	70	14
104 - 2 Bed	78	23
105 - 2 Bed	74	24
106 - 2 Bed	98	14
107 - 2 Bed	92	9
201 - 2 Bed	102	64
202 - 2 Bed	92	15
203 - 2 Bed	70	19
204 - 2 Bed	78	18
205 - 2 Bed	74	25
206 - 2 Bed	98	13
207 - 2 Bed	92	9
301 - 2 Bed	87	61
302 - 2 Bed	88	28
303 - 2 Bed	86	52
304 - 2 Bed	90	37
305 - 2 Bed	101	20
401 - 3 Bed	137	43
402 - 3 Bed	126	48

Dwellings	Ground (m²)	First (m²)	Second (m²)	Third (m²)	Balcony (m²)	Total POS
DW 01 - 3 Bed	69	64	56	40	26	52
DW 02 - 3 Bed	68	64	59	47	24	48
DW 03 - 3 Bed	69	64	56	40	26	52
DW 04 - 3 Bed	69	64	56	40	25	52
DW 05 - 3 Bed	68	63	59	47	25	47
DW 06 - 3 Bed	68	63	59	47	26	53
DW 07 - 3 Bed	68	63	59	47	25	47
DW 08 - 3 Bed	69	64	56	40	25	180
DW 09 - 3 Bed	63	65	41	-	8	8
DW 10 - 3 Bed	62	64	47	-	8	8
DW 11 - 3 Bed	62	64	47	-	8	8
DW 12 - 3 Bed	63	65	41	-	8	8
DW 13 - 3 Bed	60	65	41	-	8	71
DW 14 - 3 Bed	59	64	47	-	8	39
DW 15 - 3 Bed	60	65	47	-	8	86
DW 16 - 3 Bed	60	65	47	-	14	48
DW 17 - 3 Bed	59	64	47	-	14	50
DW 18 - 3 Bed	60	65	41	-	14	92
DW 19 - 3 Bed	60	65	41	-	14	48
DW 20 - 3 Bed	59	64	48	-	14	45
DW 21 - 2 Bed	66	64	-	-	8	45

SITE AREA	5328m²
BUILT ON AREA	2552m²
DRIVEWAY AREA	971m²
TOTAL IMPERVIOUS AREAS	3523m²
SITE COVERAGE (%)	66.1%
SITE PERMEABILITY (%)	33.9%
CAR SPACES PROVIDED (RESIDENTS)	72
CAR SPACES PROVIDED (RESTAURANTS)	20
VISITOR CAR SPOTS	8
TOTAL CAR SPACES	100

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Proposed Site Plan

J. Wu

15-21 Andersons Creek Road, Doncaster East

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PROPOSED APARTMENT AND TOWNHOUSES

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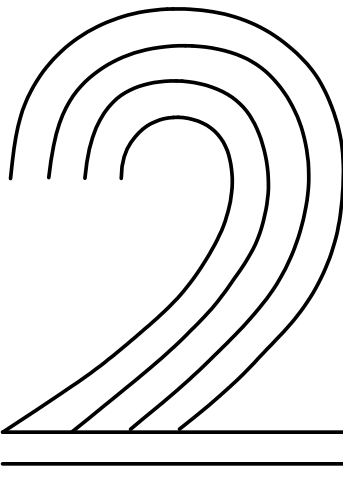
1 Design Response - Ground Floor
1 : 500

- Design Response
- Basement garages are hidden from Andersons Creek Road; dominance of garage and car parking is minimized.
 - Private and secure car parking for apartment residents.
 - Visitor car spaces provide convenient and safe access.
 - Loading & rubbish collections area provided.
 - Playground / recreational communal spaces provided for all residents.
 - Appropriate amount of landscape buffering to northern neighbours.
 - Proposed two crossovers; one private for residents and the other only for restaurant access. Both have been designed to have convenient and ease of access.



2 Design Response - First Floor
1 : 500

- Design Response
- Restaurant car parking has been provided and has separate access from the residents.
 - Additional private open spaces to residents, good amount of landscape area provided with highly articulated facades. 1.6m high front fence is proposed.
 - Visual bulk minimized by pushing and pulling facade elements. Overlooking has been minimized by design or with screening/obscured windows.

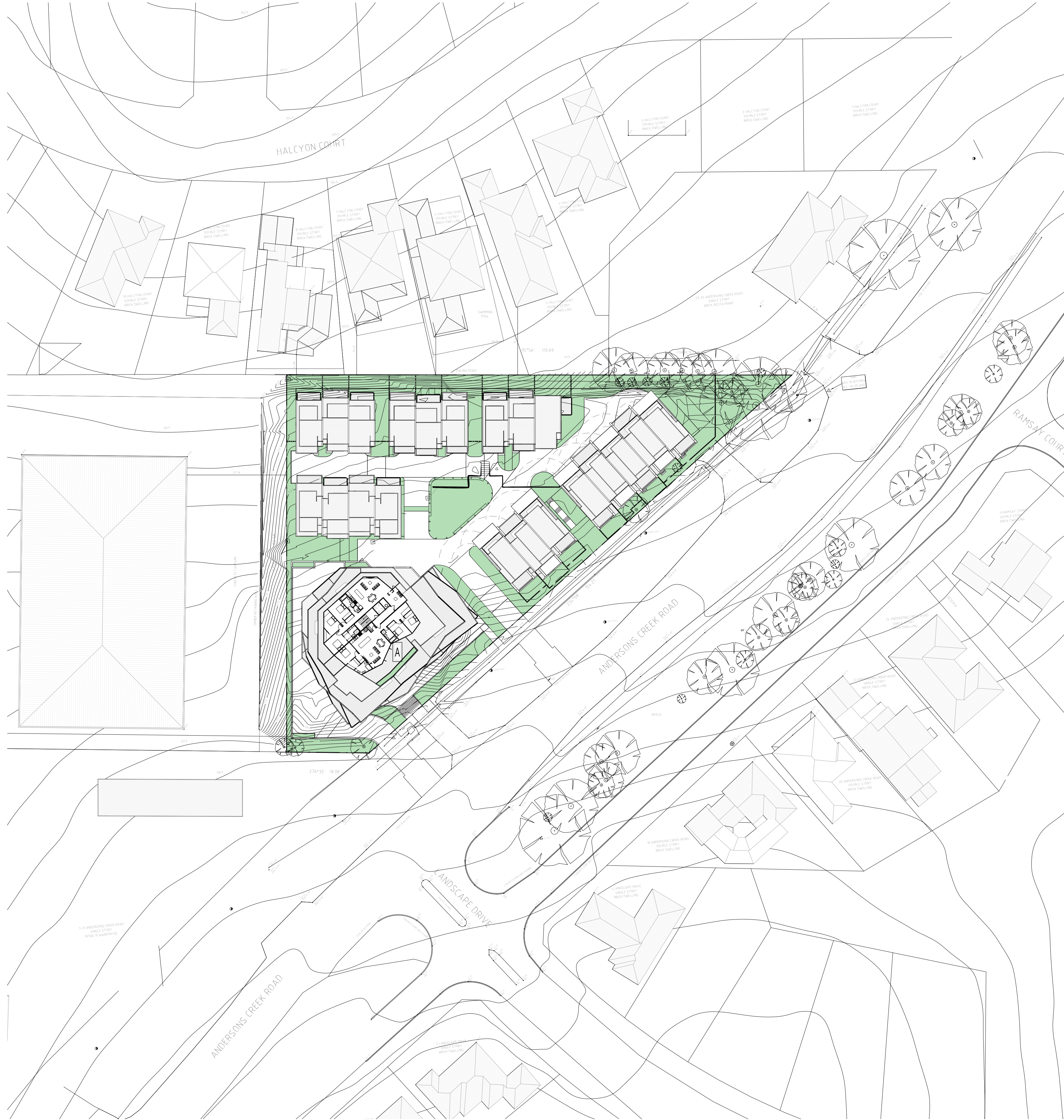




1 Design Response - Second Floor
1 : 500

Design Response

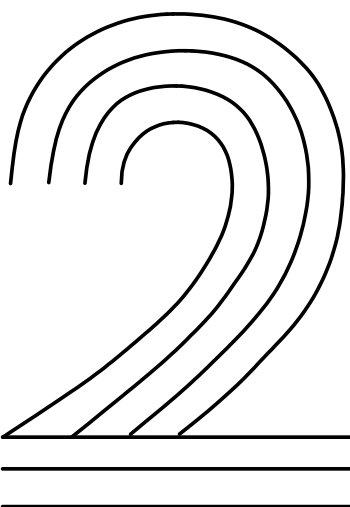
1. Development density is appropriate due to large street frontages and responding to site location, being within close proximity to all facilities such as public transportation, shopping villages & local schools. Development will improve existing neighbourhood character. This proposal will facilitate urban consolidation in an established urban area and will contribute to the improved usage of existing services and facilities. The form and height is comparable with the neighbourhood. The architecture and design compliments the existing neighbourhood and will add additional value to the character of the street.
2. The upper floor has been well articulated by the use of different materials, colours, parapet heights, roof heights and porch detailing have achieved a well balanced contemporary design.
3. Overlooking has been minimized by the design and careful placement of balconies and habitable windows.



2 Design Response - Level 4
1 : 500

Design Response

A. Upper floor of apartments have been recessed from its lower walls, highly articulated by different setbacks. Material and colours used to achieve a well balanced and clean contemporary design.



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Design Response - Second Floor & Level 4

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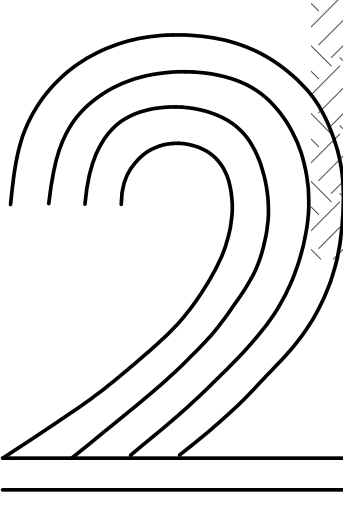
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Apartment - Basement

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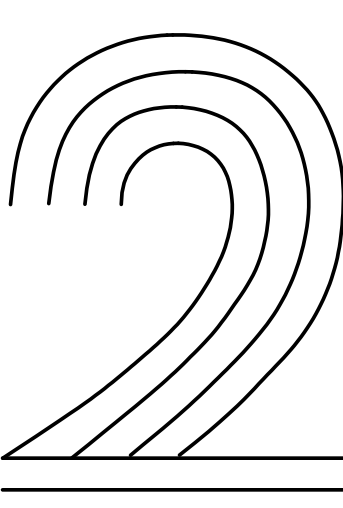
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Apartment - Ground Floor

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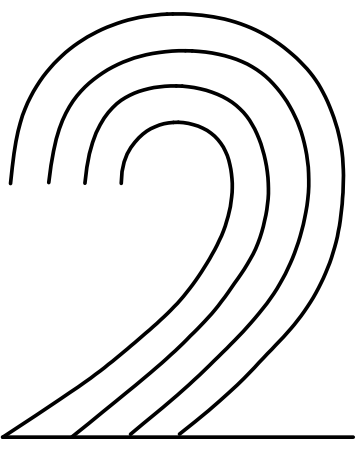




1 Apartment - Level 1
1 : 100



2 Apartment - Level 2
1 : 100



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Apartment - Level 1 & 2

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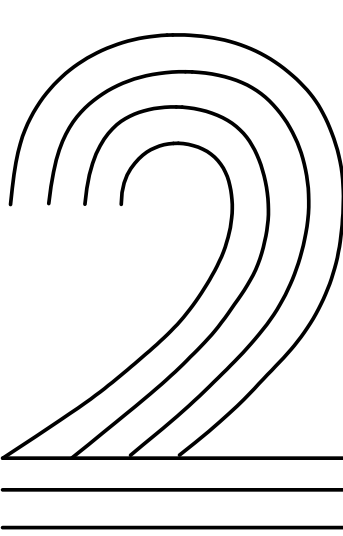
PROPOSED APARTMENT AND TOWNHOUSES



1 Apartment - Level 3
1:100



2 Apartment - Level 4
1:100





3 South Elevation (Anderson Creek Road Streetscape)
1 : 200



1 Apartment - South Elevation
1:100



2 Apartment - North Elevation
1 : 100

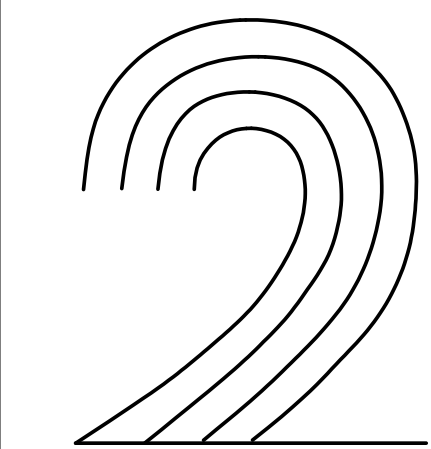
MATERIAL SCHEDULE

01		VERTICAL RUIKKI COR-TEN® CLADDING	07		COLORBOND FINISH GARAGE DOORS
02		PERFORATED RUIKKI COR-TEN® CLADDING	08		CONCRETE PANEL, PAINT FINISH
03		WINTER ULTRACLAD® ALUMINIUM CLADDING	09		TRANSLUCENT GLASS BALUSTRADE
04		ALLUCOBOND CLADDING	10		ALUMINIUM SHADING DEVICE, PAINT FINISH
05		VERTICAL TIMBER CLADDING, STAIN FINISH	11		LARGE COMMERCIAL CLEAR GLAZING

GLAZING NOTE
obs FIXED OBSCURED GLAZING

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PROPOSED APARTMENT AND TOWNHOUSES



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Apartment - Elevations 1

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3 West Sectional Elevation
1 : 200

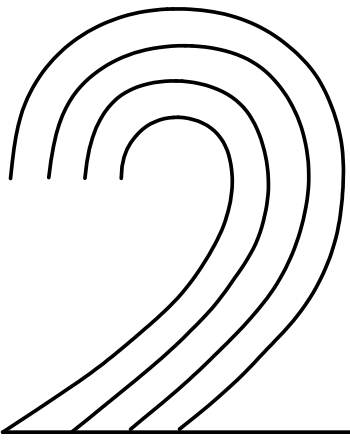


1 Apartment - West Elevation
1 : 100

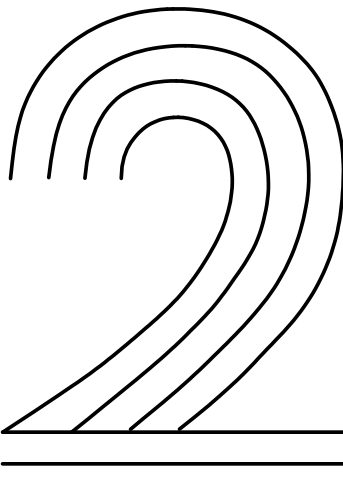


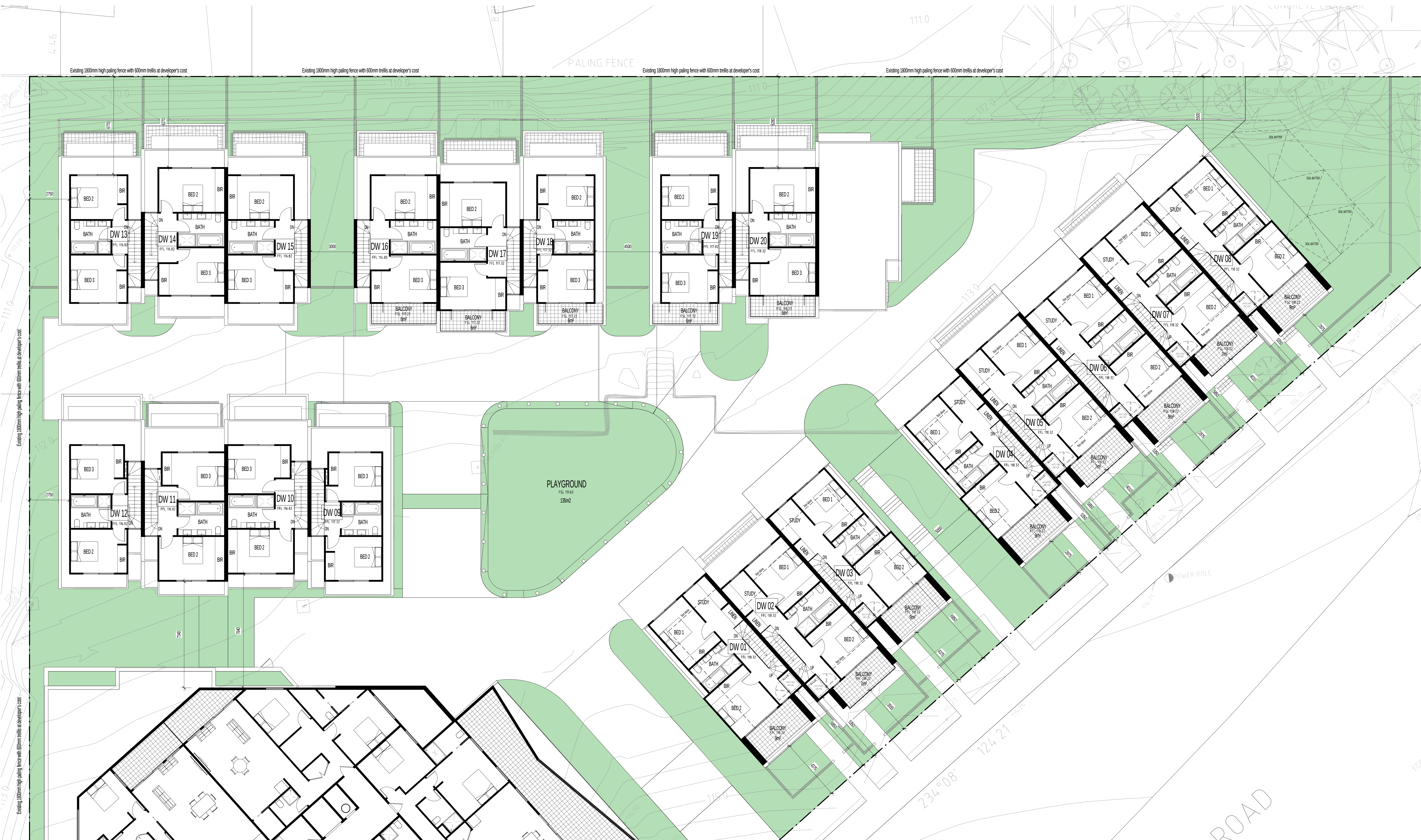
2 Apartment - East Elevation
1 : 100

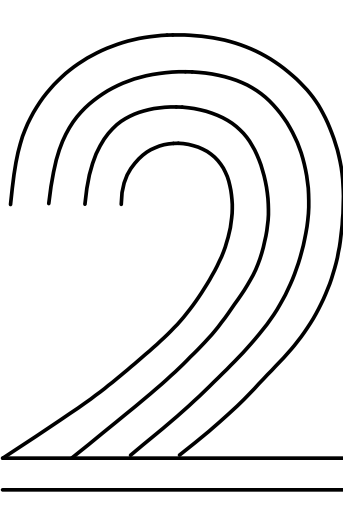
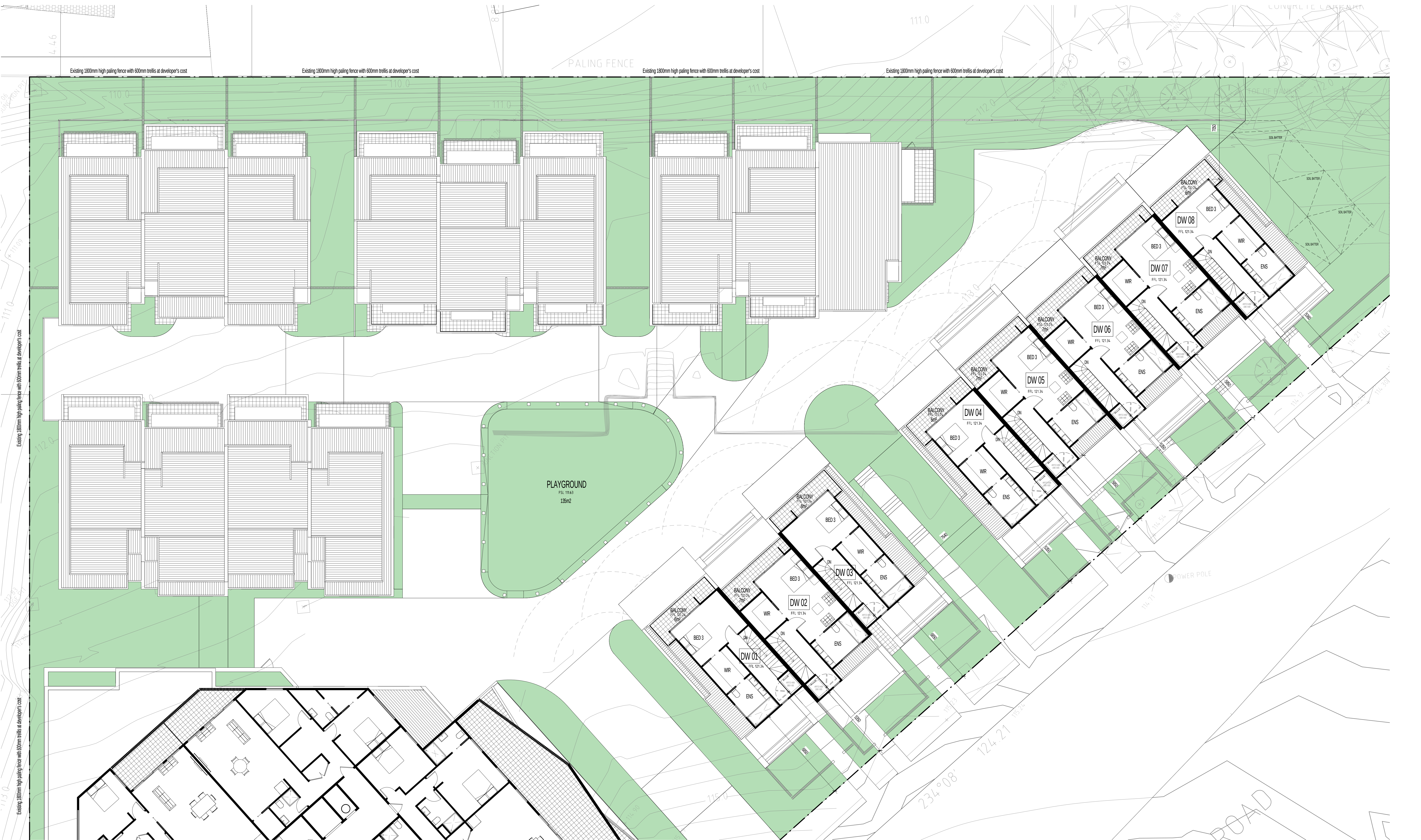
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02		PERFORATED RUUKKI COR-TEN® CLADDING	08		CONCRETE PANEL, PAINT FINISH
03		WINTEC ULLTRACLAD® ALUMINIUM CLADDING	09		TRANSLUCENT GLASS BALUSTRADE
04		ALUCOBOND CLADDING	10		ALUMINIUM SHADING DEVICE, PAINT FINISH
05		VERTICAL TIMBER CLADDING, STAIN FINISH	11		LARGE COMMERCIAL CLEAR GLAZING
06		RENDER TYPE 01, PAINT FINISH			
			GLAZING NOTE		
			obs		
			FIXED OBSCURED GLAZING		











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Townhouses - Third Floor

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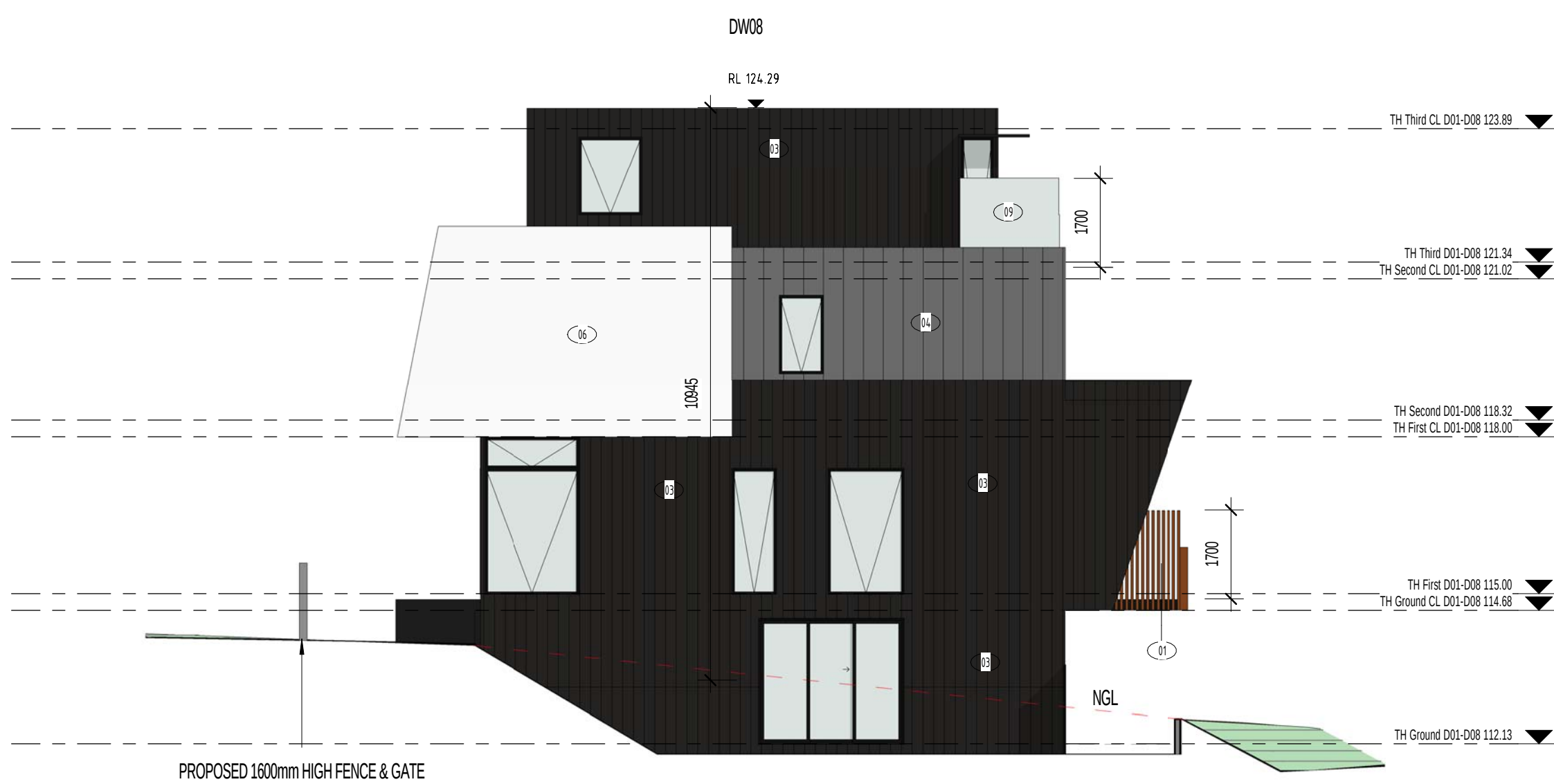
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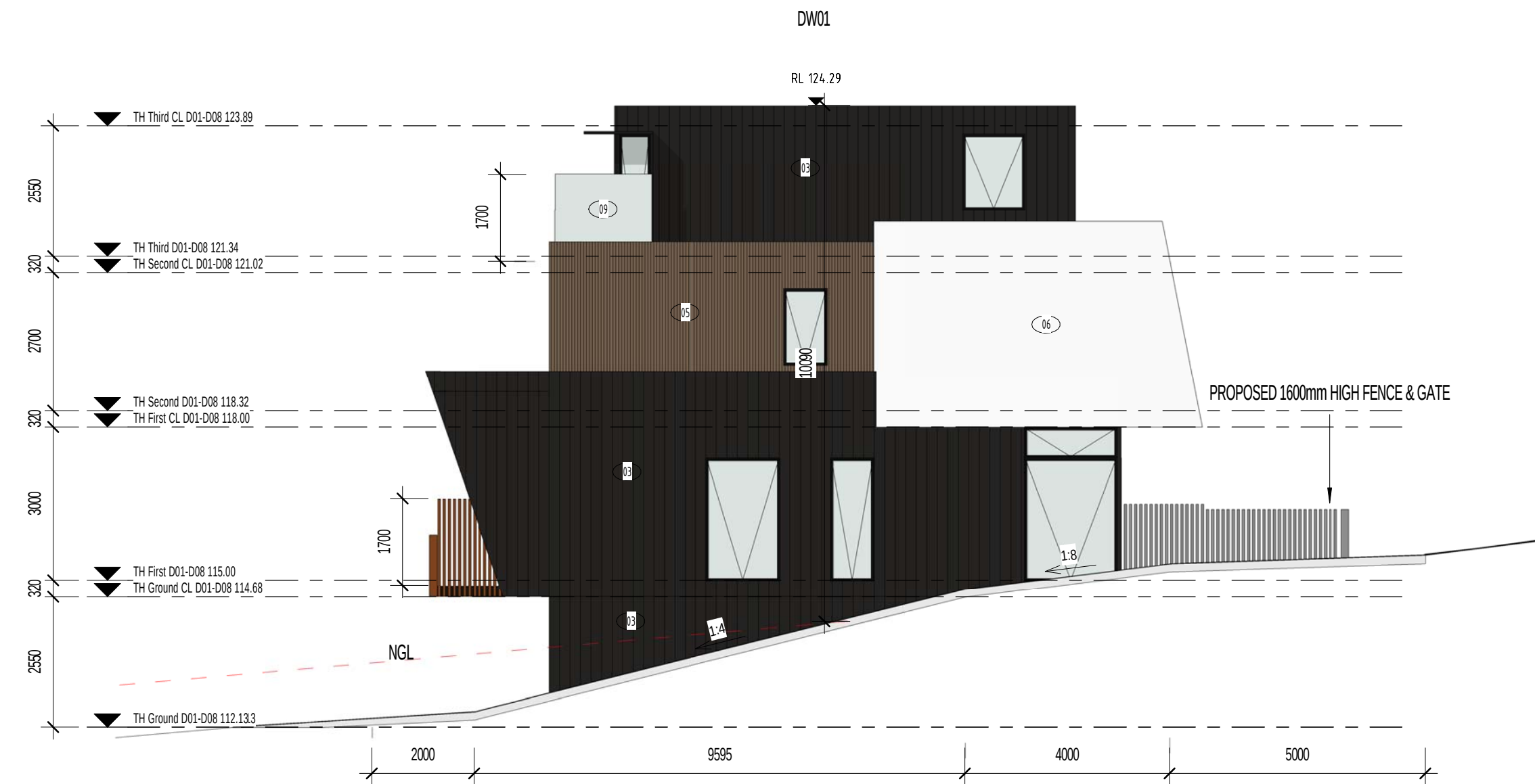
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1 : 100



2 Townhouse - South Elevation (D01-D08)
1 : 100



3 Townhouse - East Elevation (D08)
1 : 100

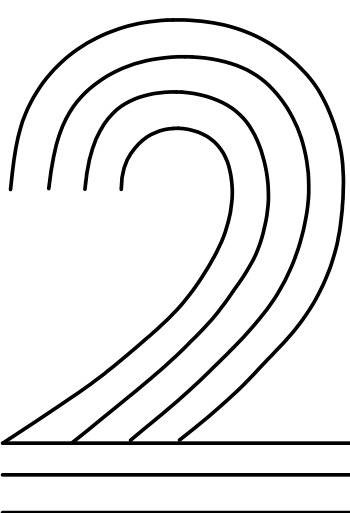


4 Townhouse - West Elevation (D01)
1 : 100

MATERIAL SCHEDULE		
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02		PERFORATED RIIKKI COR-TEN® CLADDING
03		WINTERC ULLTRACALAD® ALUMINIUM CLADDING
04		ALUCOBOND CLADDING
05		VERTICAL TIMBER CLADDING, STAIN FINISH
06		RENDER TYPE 01, PAINT FINISH
07		COLORBOND FINISH GARAGE DOORS
08		CONCRETE PANEL, PAINT FINISH
09		TRANSLUCENT GLASS BALUSTRADE
10		ALUMINIUM SHADING DEVICE, PAINT FINISH
11		LARGE COMMERCIAL CLEAR GLAZING

GLAZING NOTE
obs FIXED OBSCURED GLAZING

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Townhouses - Elevations 1

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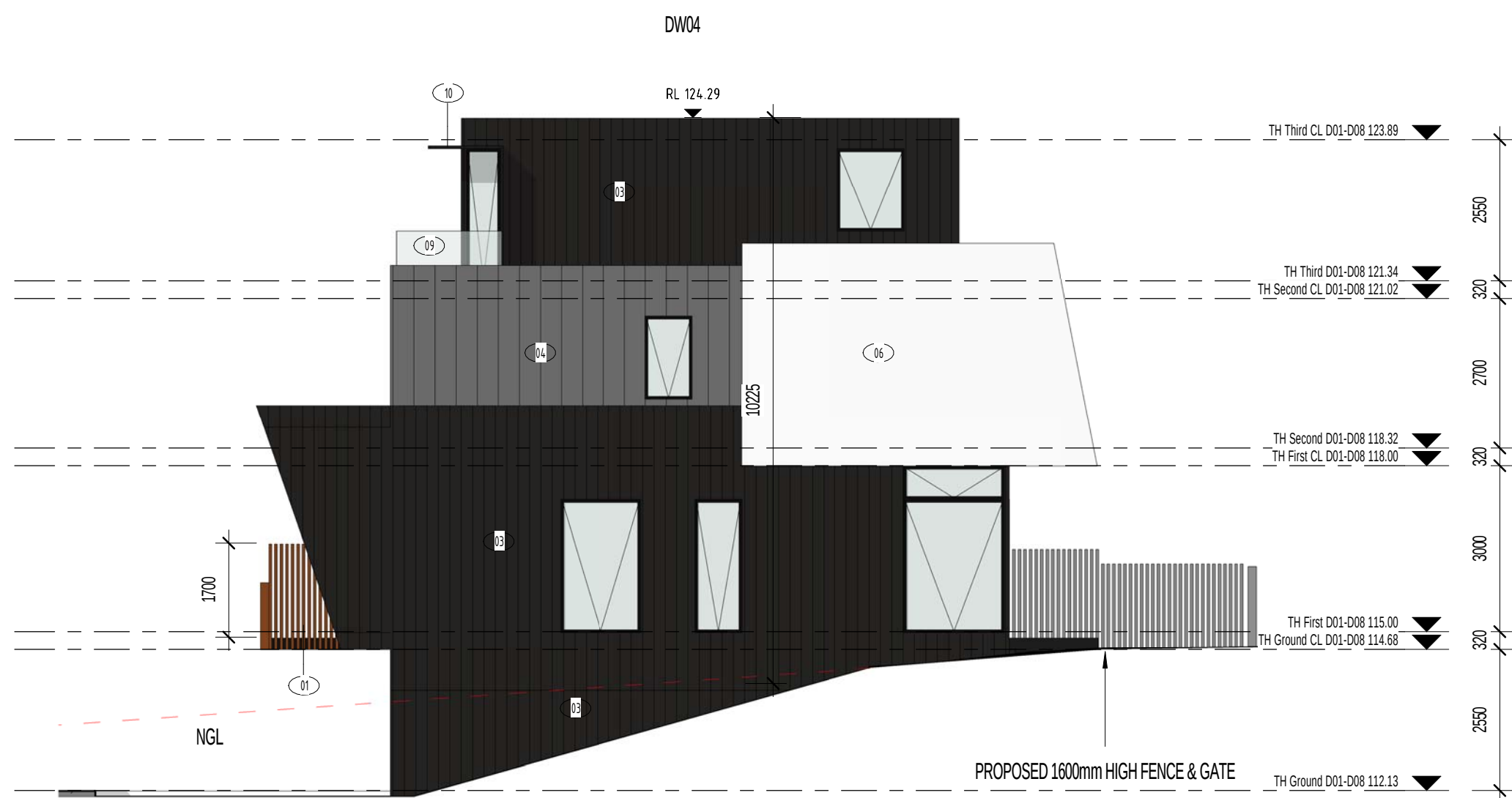
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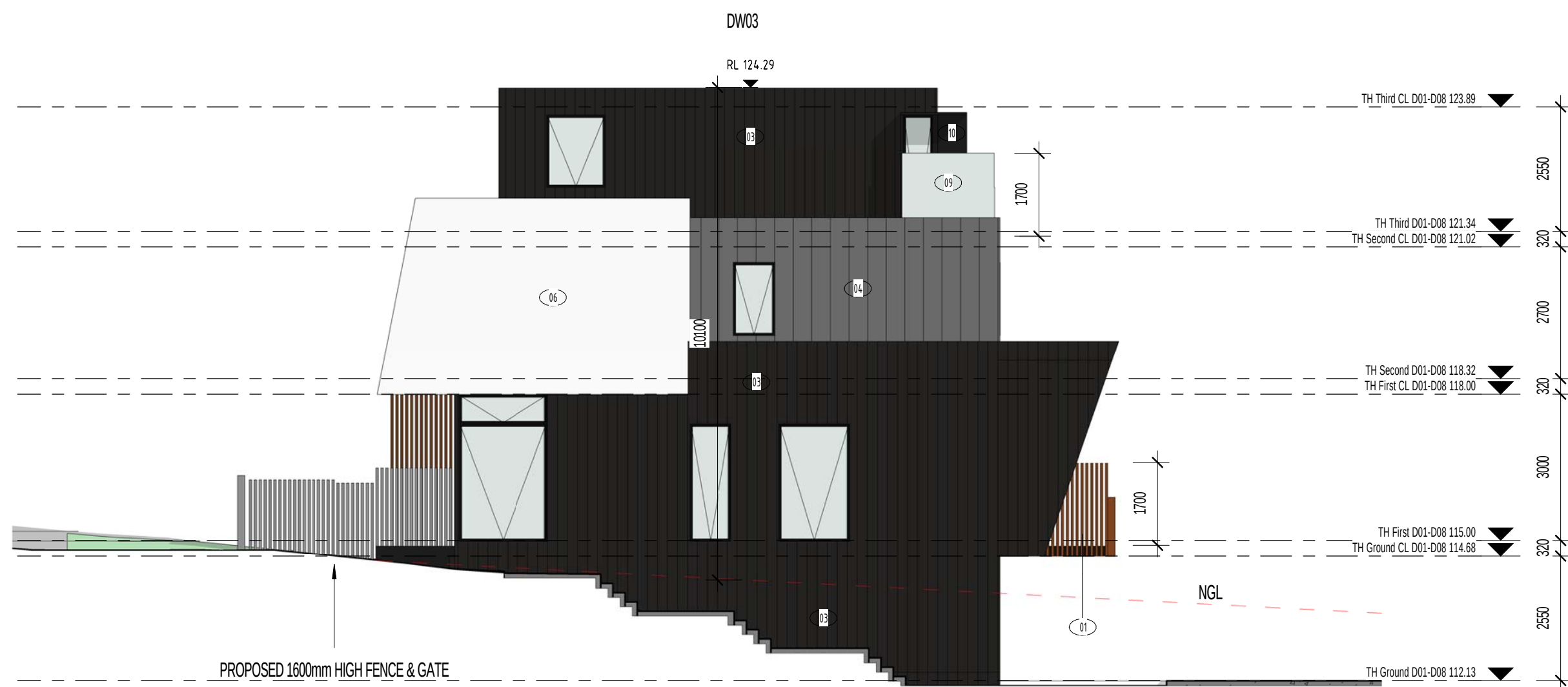
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3 Townhouse - South Internal Elevation (D04)
1 : 100



4 Townhouse - North Internal Elevation (D03)
1 : 100

MATERIAL SCHEDULE	
01	VERTICAL RUUKKI COR-TEN® CLADDING
02	PERFORATED RUUKKI COR-TEN® CLADDING
03	WINTERC ULLTRACLAD® ALUMINIUM CLADDING
04	ALUCOBOND CLADDING
05	VERTICAL TIMBER CLADDING, STAIN FINISH
06	RENDER TYPE 01, PAINT FINISH
07	COLORBOND FINISH GARAGE DOORS
08	CONCRETE PANEL, PAINT FINISH
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10	ALUMINIUM SHADING DEVICE, PAINT FINISH
11	LARGE COMMERCIAL CLEAR GLAZING

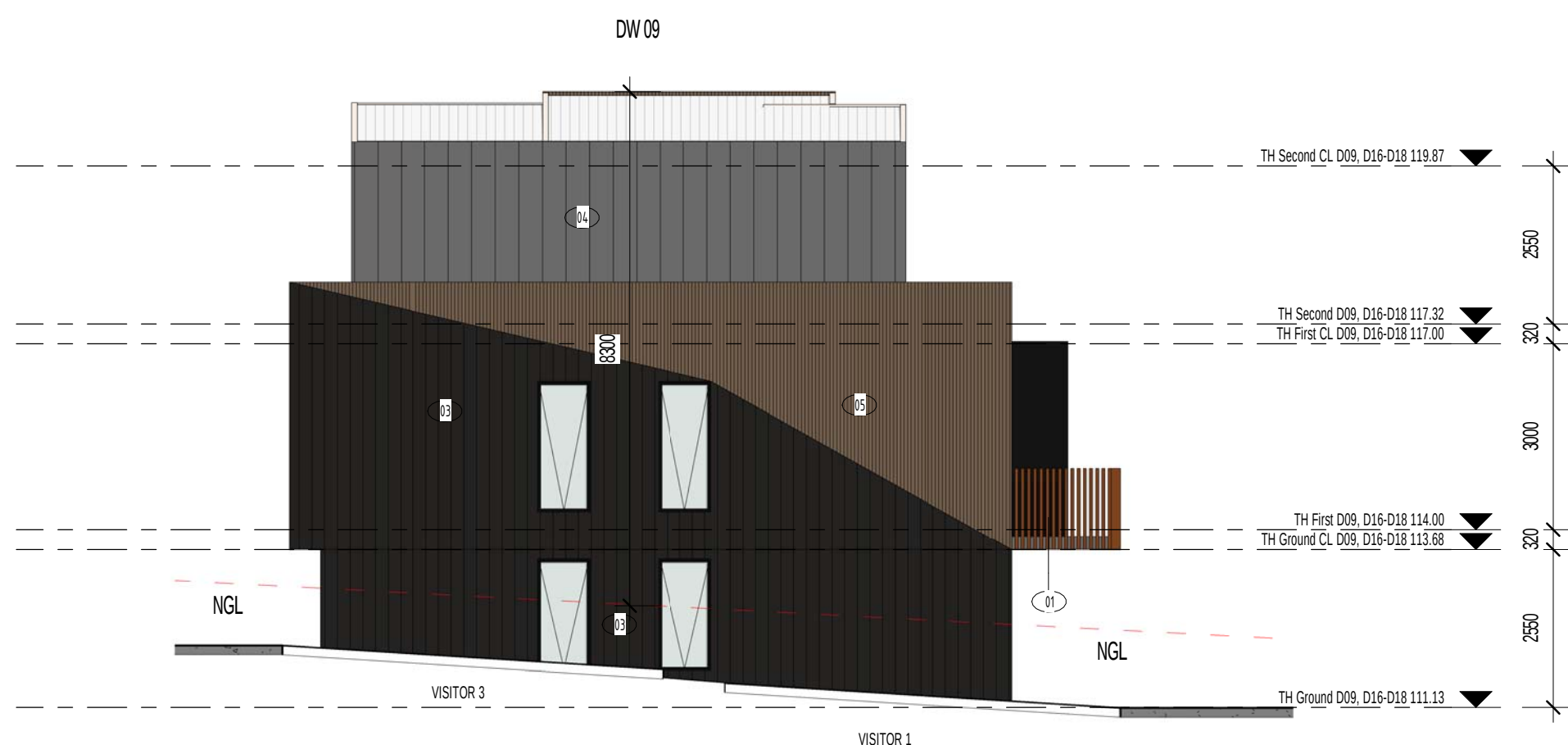
GLAZING NOTE
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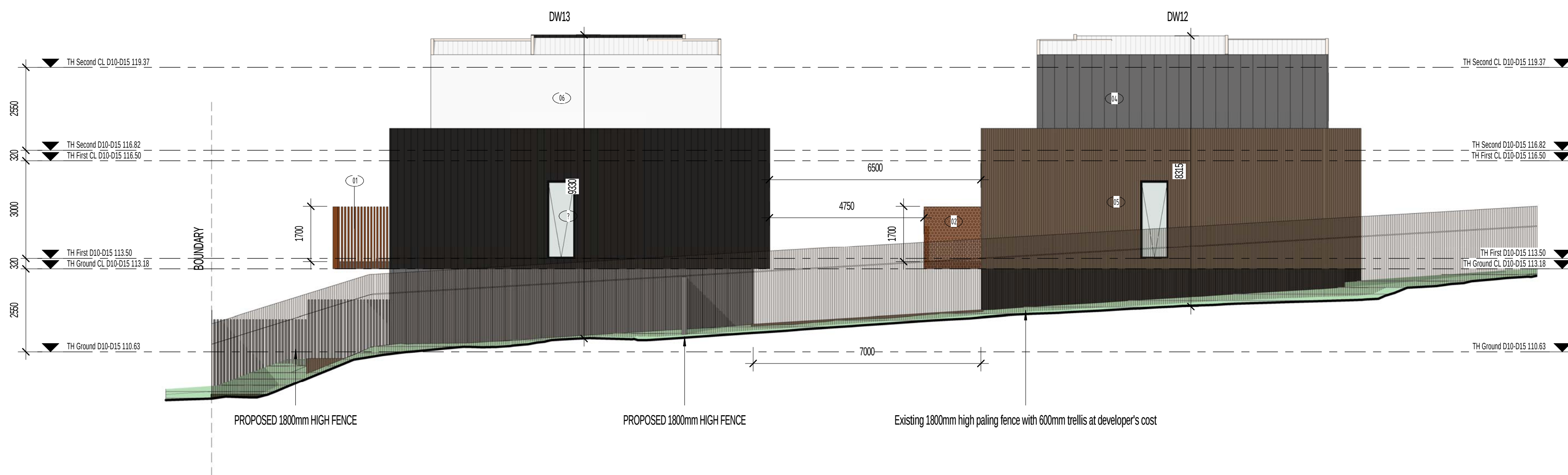
1 Townhouse - North Internal Elevation (D09-D12)
1 : 100



2 Townhouse - South Internal Elevation (D09-D12)
1 : 100

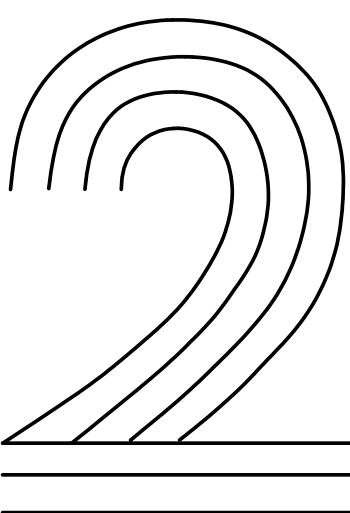


5 Townhouse - East Internal Elevation (D09)
1 : 100



6 Townhouse - West Elevation (D12 & D13)
1 : 100

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Townhouses - Elevations 2

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1 Townhouse - North Elevation (D13-D21)
1 : 100



2 Townhouse - South Internal Elevation (D13-D21)
1 : 100



3 Townhouse - East Internal Elevation (D21)
1 : 100

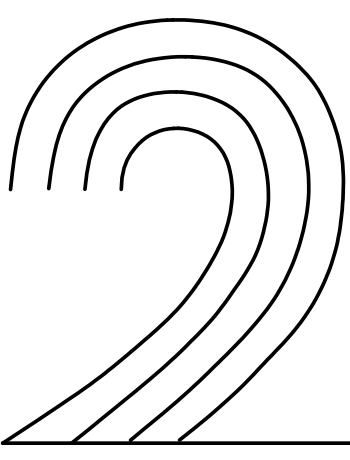
MATERIAL SCHEDULE

01		VERTICAL RUUKKI COR-TEN® CLADDING
02		PERFORATED RUUKKI COR-TEN® CLADDING
03		WINTEC ULLTRACLAD® ALUMINIUM CLADDING
04		ALUCOBOND CLADDING
05		VERTICAL TIMBER CLADDING, STAIN FINISH
06		RENDER TYPE 01, PAINT FINISH
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11		LARGE COMMERCIAL CLEAR GLAZING

GLAZING NOTE	
obs	FIXED OBSCURED GLAZING

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PROPOSED APARTMENT AND TOWNHOUSES



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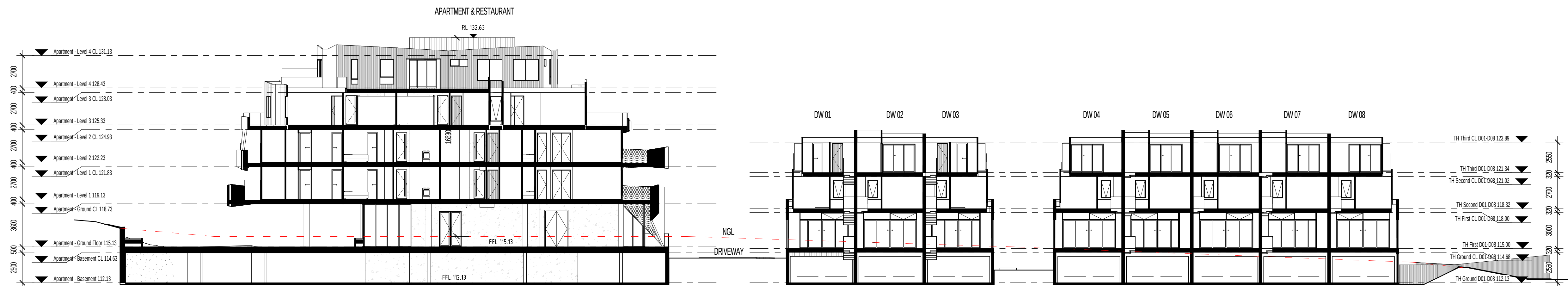
Townhouses - Elevations 3

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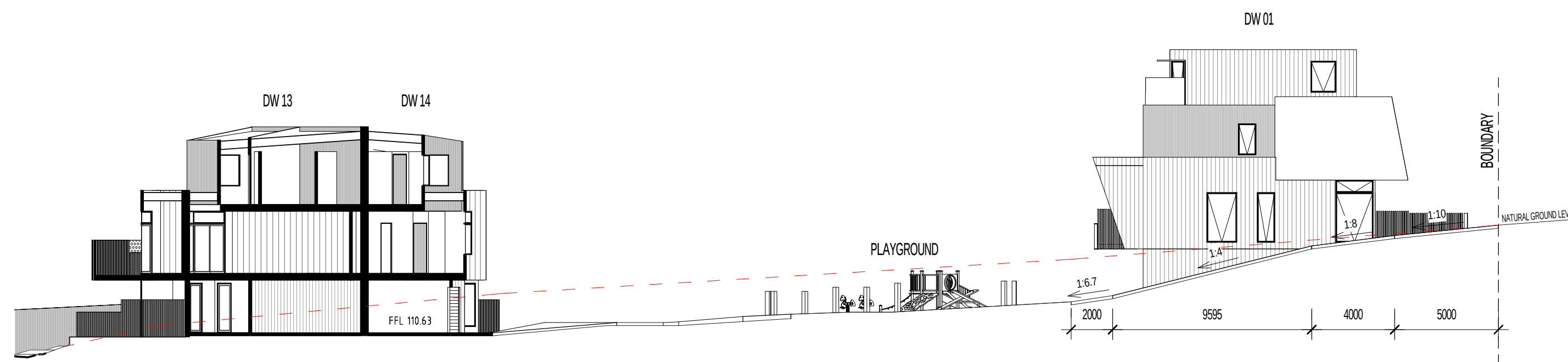
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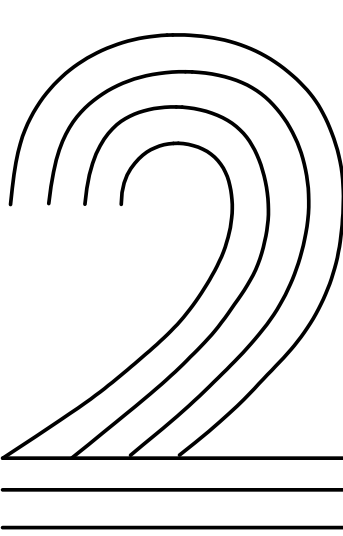
PROPOSED APARTMENT AND TOWNHOUSES



1 Section 1
1 : 200



2 Section 2
1 : 200



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Sections

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15-21 Andersons Creek Road, Doncaster East

15-21 Andersons

PROPOSED APARTMENT AND TOWNHOUSES

TOWN PLANNING APPROVAL

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Date

Revision

Dwg No.

Scale

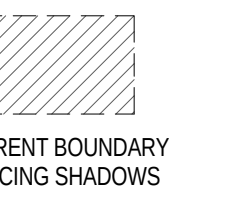
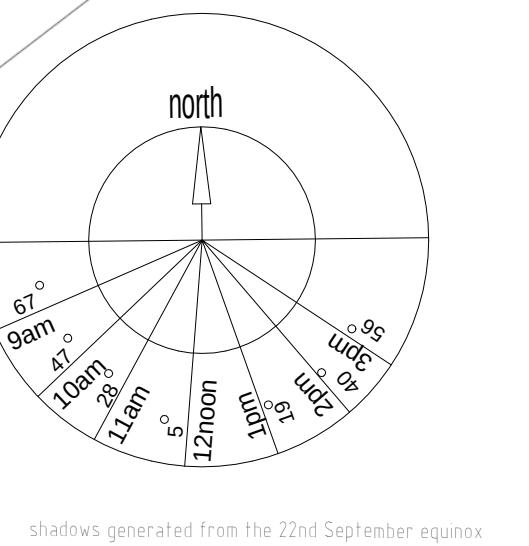
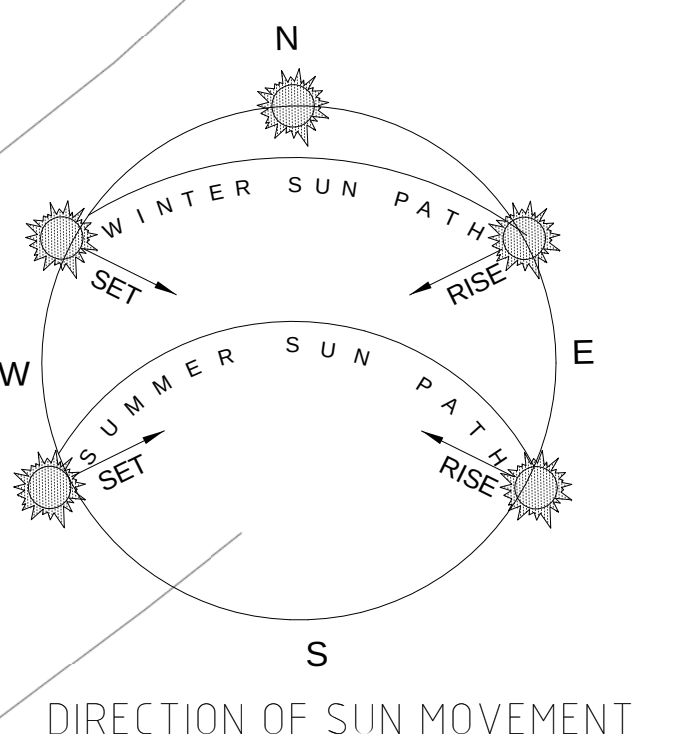
Title

Client

Project Address

Project No.

Project



1 9am 22 September - Shadow Diagram
1 : 200

TOWN PLANNING APPROVAL

PROPOSED APARTMENT AND TOWNHOUSES

Project No. 15-21Andersons

Project Address 15-21 Andersons Creek Road, Doncaster East

Client J. Wu

Title Shadow Diagram 1

Scale @ B1

TP 20 of 22

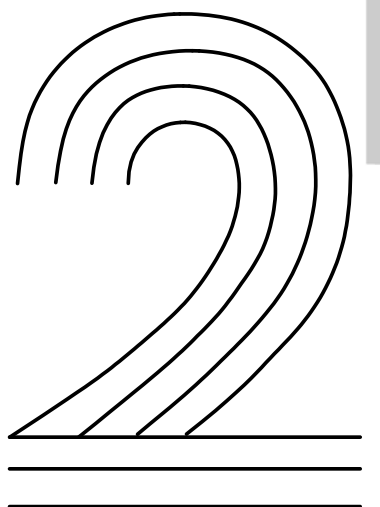
Revision TOWN PLANNING SUBMISSION RFI

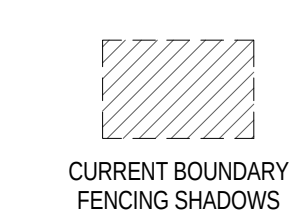
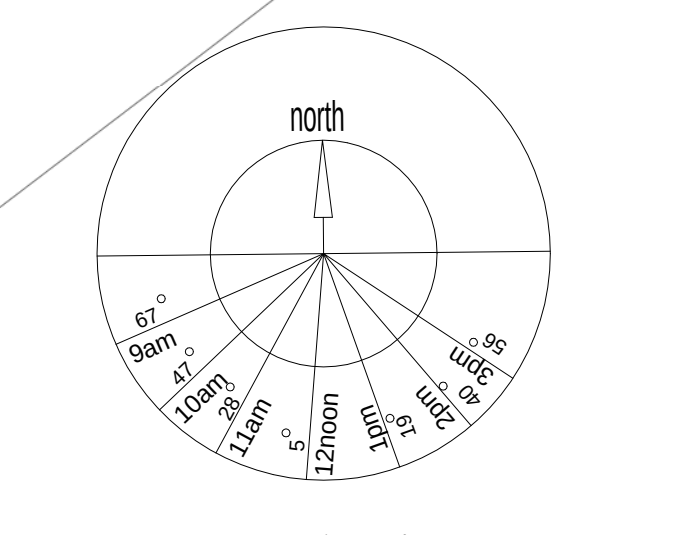
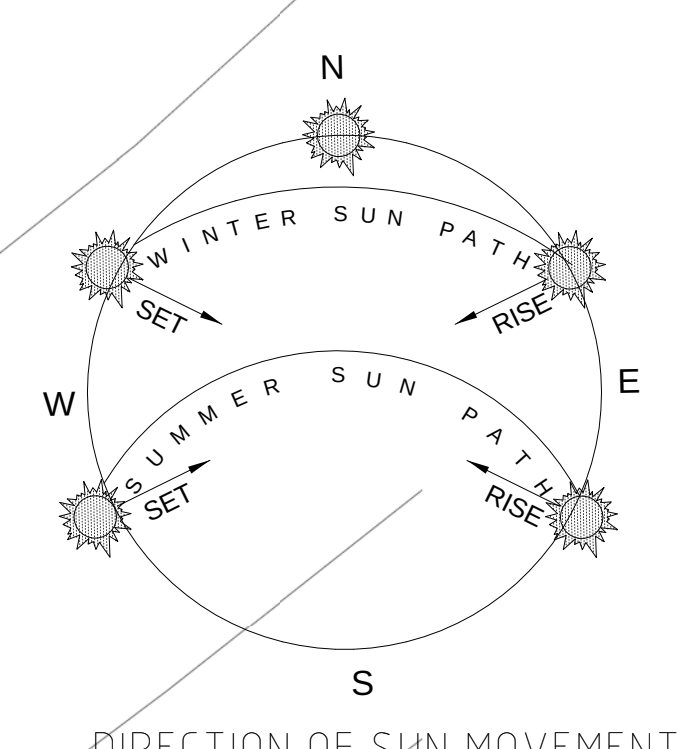
Date Jul 2015 Apr 2016

2BSCENE DESIGN LEVEL 1/1 40-42 FERROL STREET, NORTH MELBOURNE
03 9529 0202 info@2bs.net.au www.2bs.net.au

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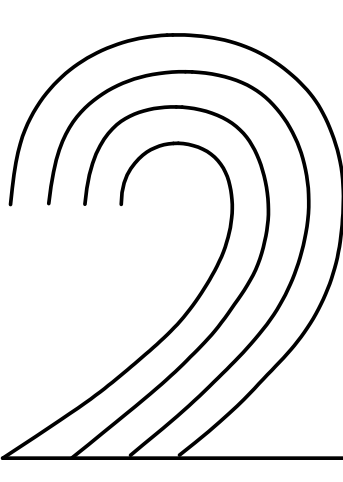




1 12 noon 22 September - Shadow Diagram
1 : 200

TOWN PLANNING APPROVAL

PROPOSED APARTMENT AND TOWNHOUSES



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Apr 2016
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TOWN PLANNING SUBMISSION
RFI
Revision

TP 21 of 22
Dwg No.

As indicated @ B1
Scale

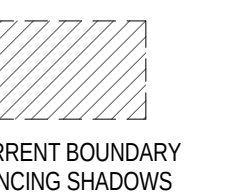
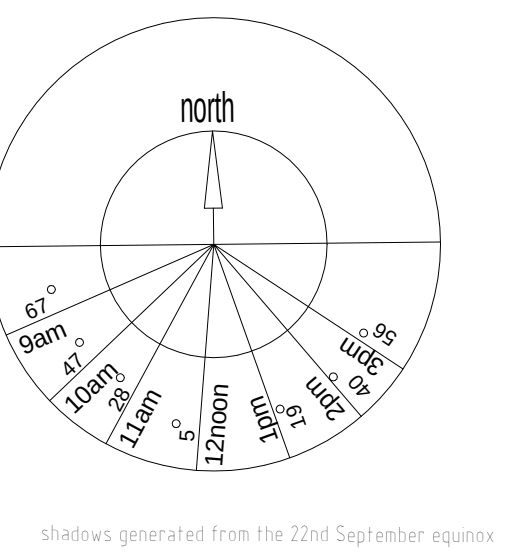
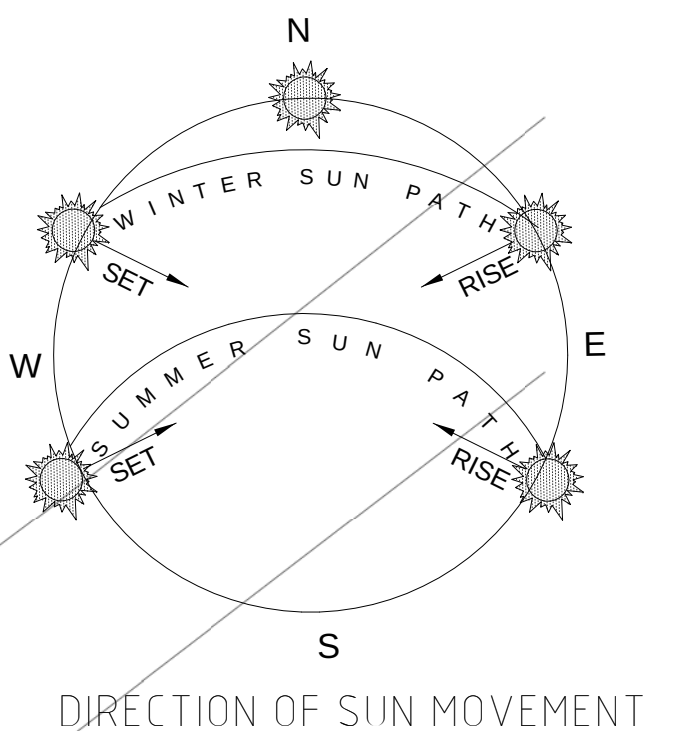
Shadow Diagram 2
Title

J. Wu
Client

15-21 Andersons Creek Road, Doncaster East
Project Address

15-21 Andersons
Project No.

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1 3pm 22 September - Shadow Diagram
1 : 200

TOWN PLANNING APPROVAL

PROPOSED APARTMENT AND TOWNHOUSES

15-21Andersons

15-21 Andersons Creek Road, Doncaster East

J. Wu

Shadow Diagram 3

TP 22 of 22

TOWN PLANNING SUBMISSION
RFP

Jul 2015
Apr 2016

Date

Revision

Dwg No.

Scale

@ B1

Title

Client

Project Address

Project No.

Project

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