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Frank Dando Sports Academy

smith+tracey architects

CLIENT :  
Frank Dando

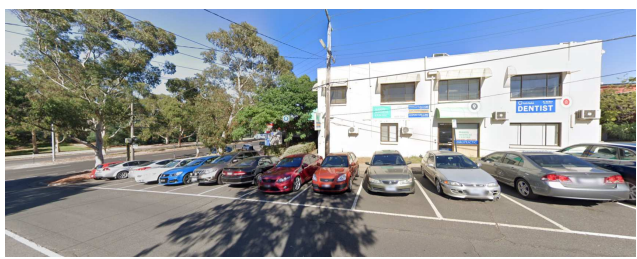
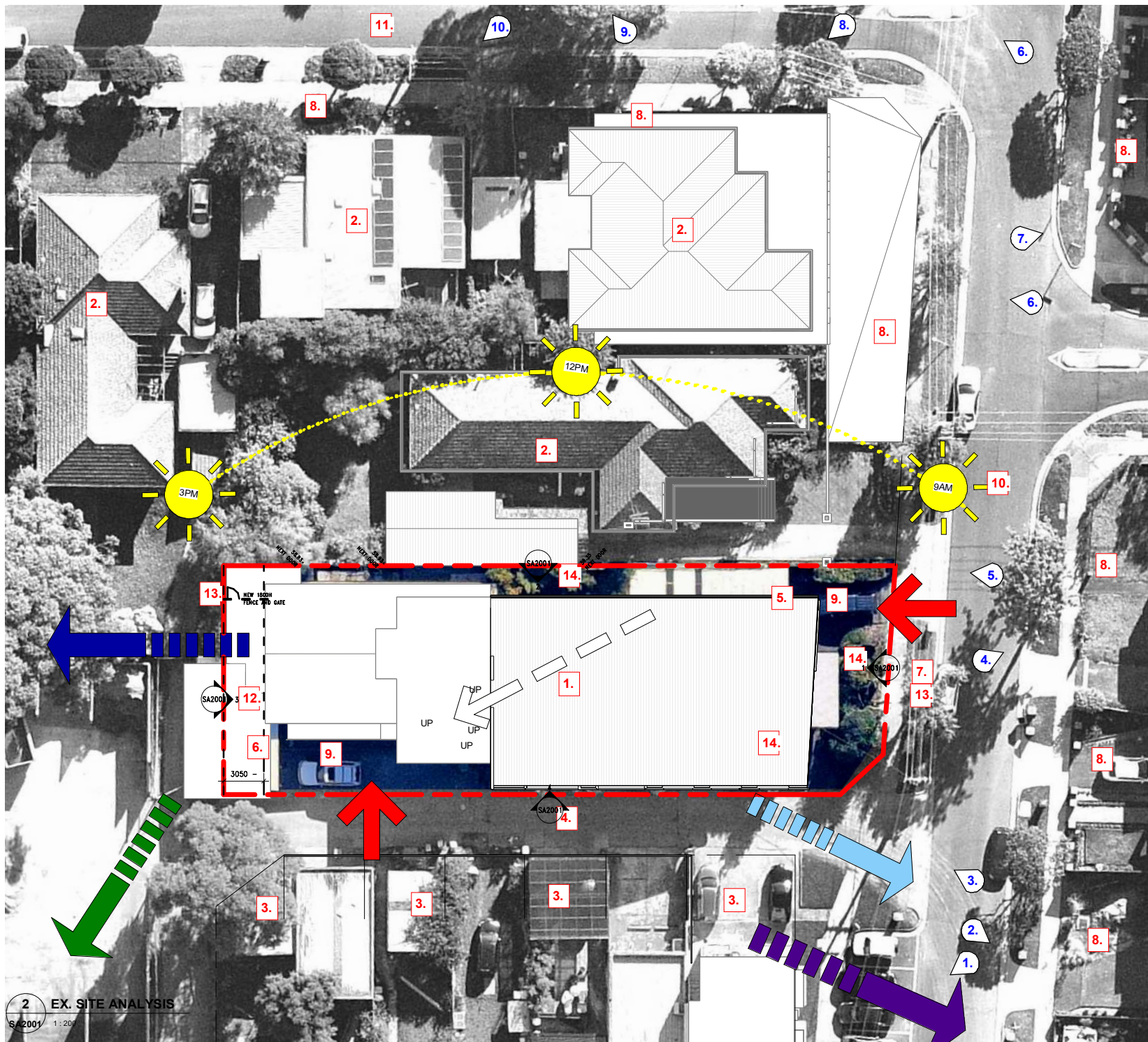
ADDRESS :  
33 Raymond Street Ashwood  
3147

JOB NUMBER: 22024      DATE: 03.11.2023

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Town Planning  
Application





VIEW 01



VIEW 02



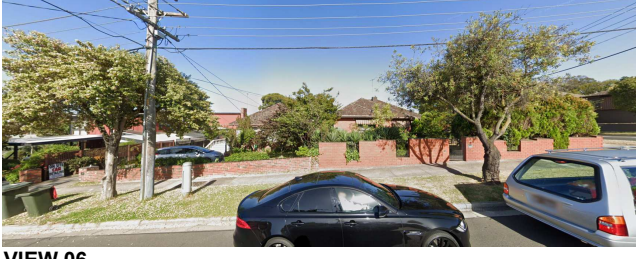
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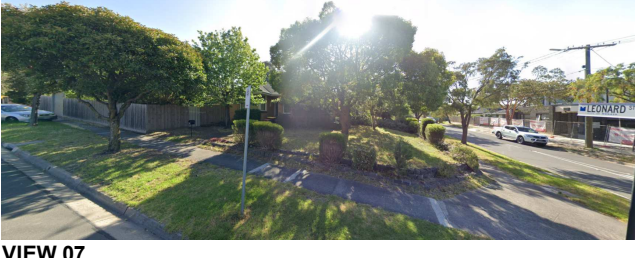
VIEW 04



VIEW 05



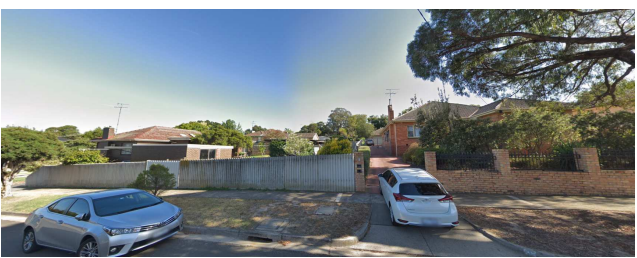
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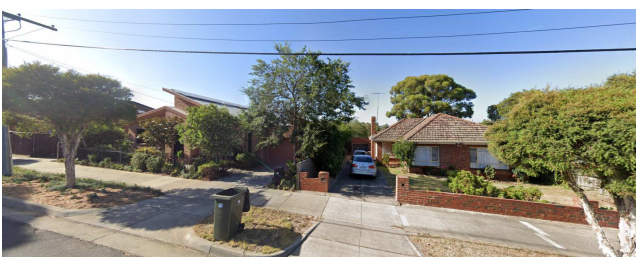
VIEW 07



VIEW 08



VIEW 09



VIEW 10

- 1. SUBJECT SITE - EXISTING BUILDING TO BE DEMOLISHED
- 2. ADJACENT SITE - EXISTING SINGLE STOREY RESIDENCE
- 3. ADJACENT SITES - SINGLE STOREY GARAGES AND DRIVEWAYS FACING COMMERCIAL INTERFACE
- 4. EXISTING PUBLIC DRIVEWAY
- 5. SITE FALL - LP LOW POINT OF SITE
- 6. SITE FALL - HP HIGH POINT OF SITE
- 7. EXISTING GRASS NATURE STRIP & PEDESTRIAN FOOTPATH
- 8. EXISTING RESIDENTIAL INTERFACE
- 9. EXISTING OFF STREET PARKING
- 10. RAYMOND STREET
- 11. FARMER STREET
- 12. EXISTING EASEMENT
- 13. EXISTING TREES TO BE RETAINED
- 14. EXISTING TREES TO BE REMOVED
- 15. -
- 16. -
- 17. -

- LEGEND
- SUN PATH
  - SITE FRONTAGE - EX. ACCESS POINT
  - VIEWS OPPORTUNITIES
  - RECREATIONAL / COMMUNITY CENTRE
  - PUBLIC TRANSPORTATION
  - RETAIL
  - HOSPITALS / MEDICAL CENTRE
  - SITE FALL DIRECTION
  - VIEW POSITION REFERENCE
  - TITLE BOUNDARY

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REVISION 01 - 13.09.2023  
REVISION 02 - 30.10.2023

PROJECT :  
Frank Dando Sports Academy

ADDRESS:  
33 Raymond Street Ashwood 3147

DRAWING :  
SITE ANALYSIS

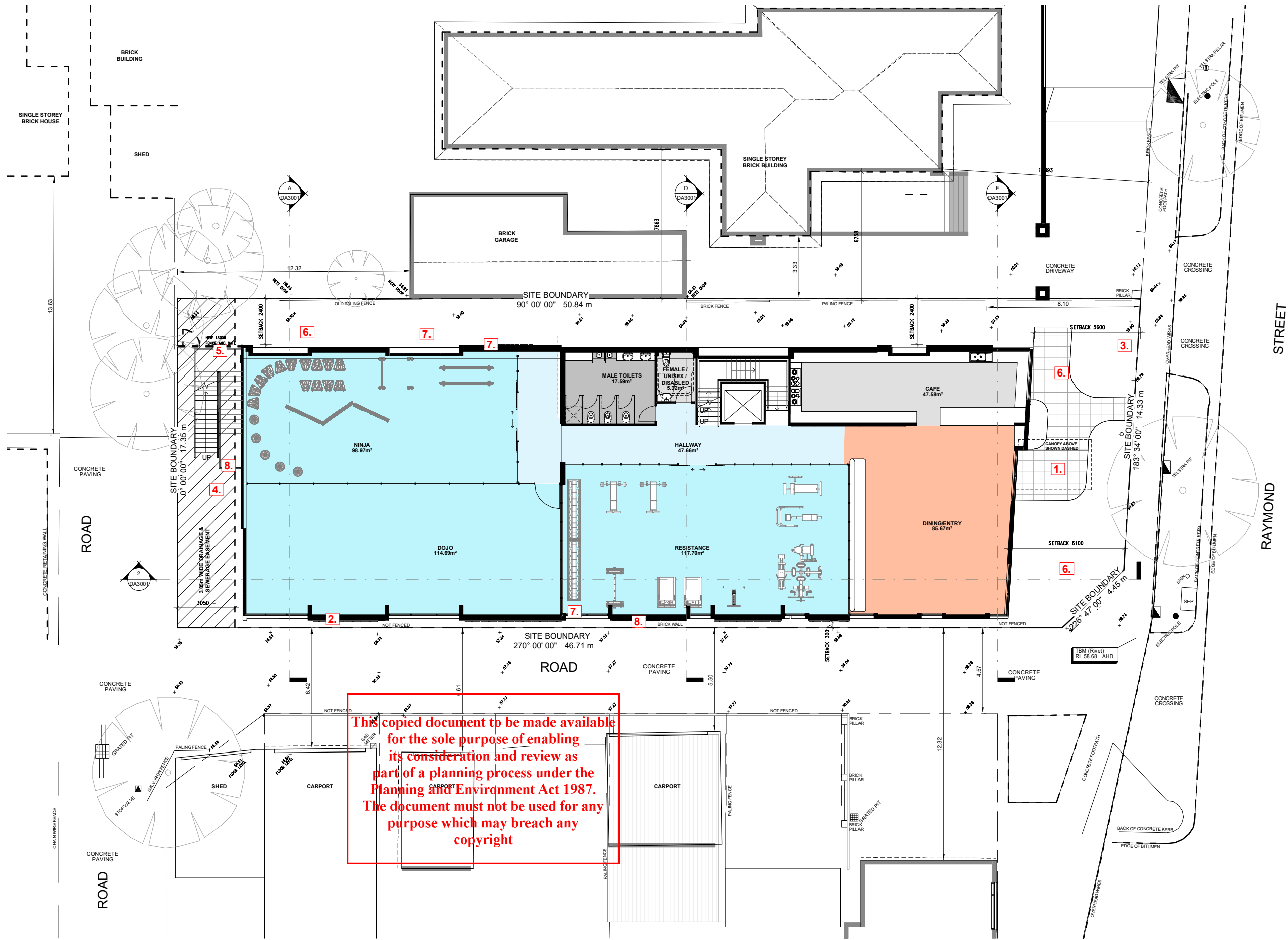
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JOB NUMBER: 22024  
DATE: 03.11.2023

DRAWING NUMBER:  
DA0103

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Town Planning Application

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- LEGEND**
- 1. ENTRY POINT FROM MAIN DEVELOPMENT
  - 2. CARPARK RAMP ENTRANCE FROM LANE
  - 3. STREET ENTRY POINT TO FACILITATE DISABLED ACCESS
  - 4. BUILDING EASEMENT
  - 5. FIRE ESCAPE STAIR ESCAPE STAIR POSITIONED AT THE REAR TO BE LESS VISIBLE
  - 6. LANDSCAPE OPPORTUNITY TO SOFTEN RESIDENTIAL INTERFACE TO THE NORTH
  - 7. FACAD COMPOSITION IS ARTICULATED WITH DEAP REVEAL TO PROVIDE A MORE RESIDENTIAL FEEL AND INTERGRATE WITH NEIGHBOURING PROPERTIES
  - 8. LESS SENSITIVE COMMERCIAL INTERFACE TO SOUTH AND WEST BOUNDARY

PROJECT :  
**Frank Dando Sports Academy**

ADDRESS:  
33 Raymond Street Ashwood 3147

DRAWING :  
**DESIGN RESPONSE**

SCALE :  
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JOB NUMBER: 22024  
DATE: 03.11.2023

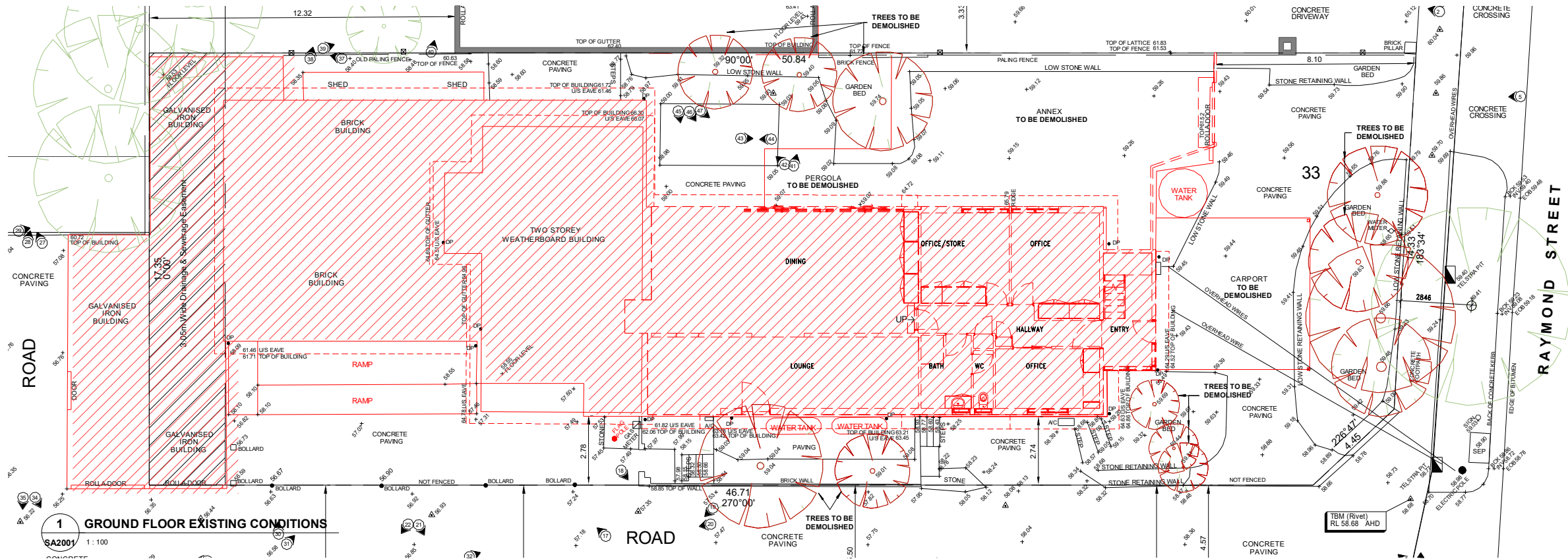
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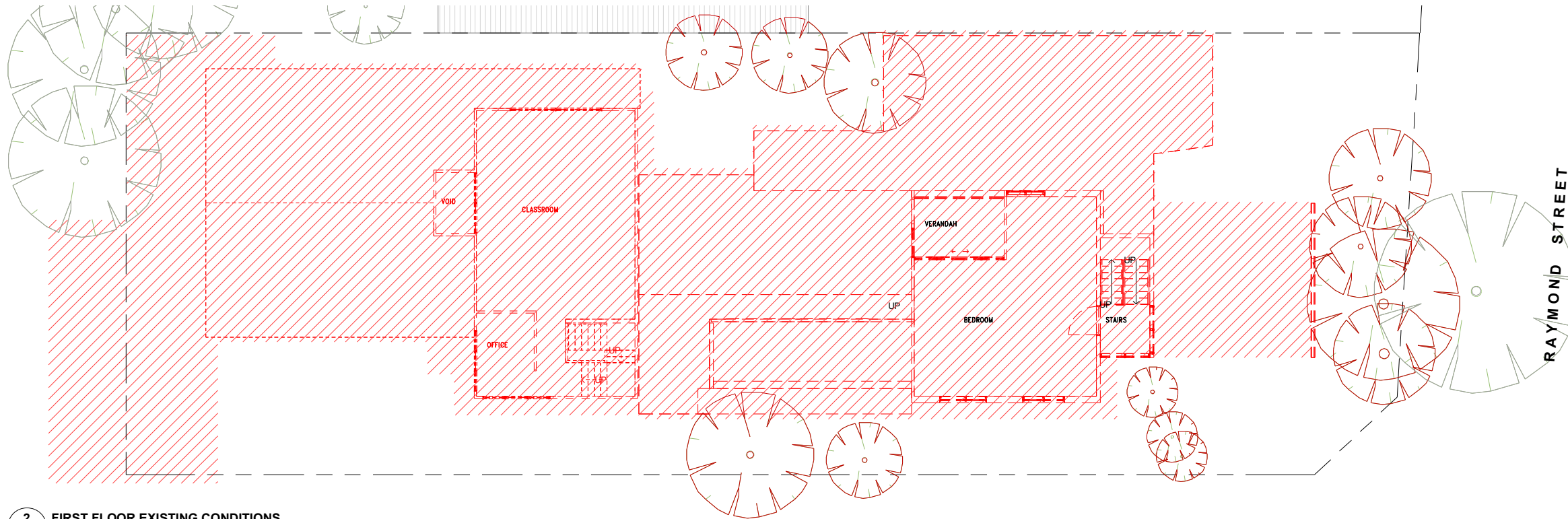
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REVISION 02 - 30.10.2023

**Town Planning Application**



AREA LEGEND	
	EXISTING BUILDING TO BE DEMOLISHED
	EXISTING BUILDING TO BE DEMOLISHED
	EXISTING TREE TO BE DEMOLISHED



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2 FIRST FLOOR EXISTING CONDITIONS  
SA2001 1:100

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REVISION 01 - 13.09.2023  
REVISION 02 - 30.10.2023

PROJECT :  
**Frank Dando Sports Academy**

ADDRESS:  
33 Raymond Street Ashwood 3147

DRAWING :  
**EXISTING CONDITIONS  
DEMOLITION PLAN**

SCALE :  
@A3 @A1

JOB NUMBER: 22024 DATE: 03.11.2023

DRAWING NUMBER:  
**DA0201**

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REVISION 01 - 13.09.2023  
REVISION 02 - 30.10.2023

PROJECT :  
**Frank Dando Sports  
Academy**

ADDRESS:  
33 Raymond Street Ashwood 3147

DRAWING :  
**PROPOSED SITE PLAN**

SCALE :  
@A3 1:100 @A1  
JOB NUMBER: 22024  
DATE: 03.11.2023



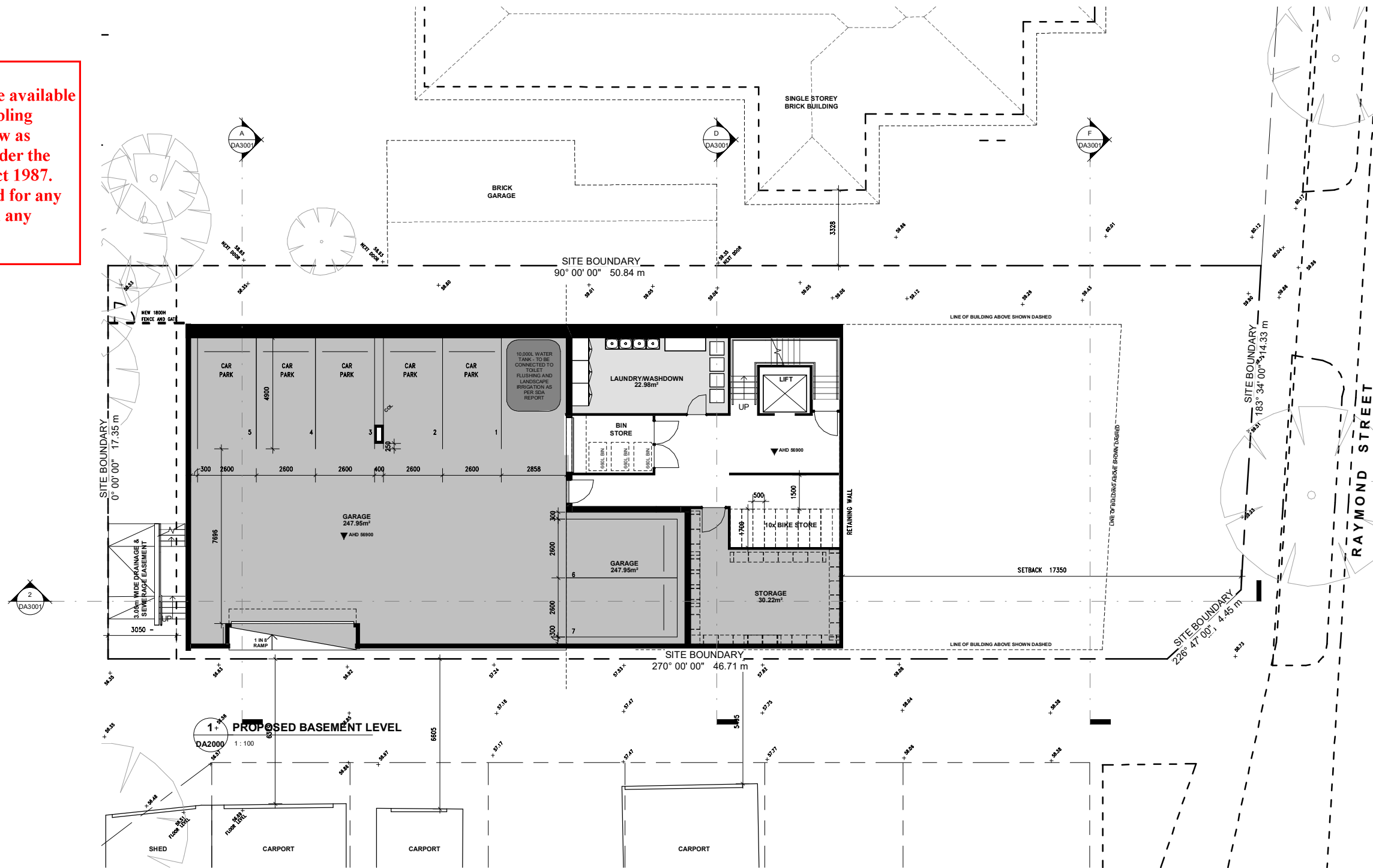
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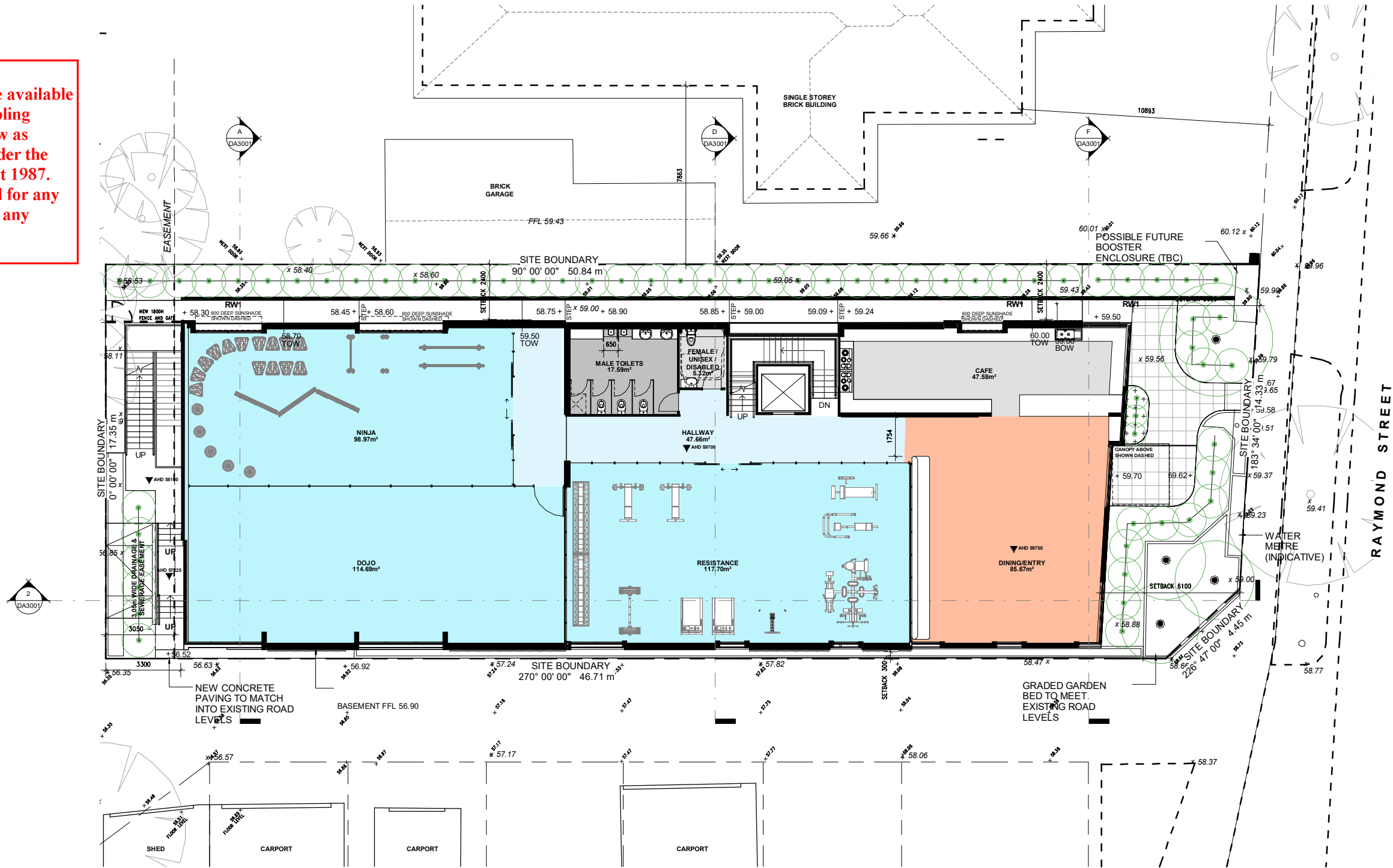


AREA LEGEND		
SITE AREA	868m2	868m2
EX. BUILDING	483m2	483m2
EX. SITE COVERAGE	-	56%
BASEMENT FLOOR AREA	415m2	415m2
GROUND FLOOR AREA	585m2	585m2
FIRST FLOOR AREA	571m2	571m2
TOTAL FLOOR AREA	1571m2	1571m2
PROP. SITE COVERAGE	-	65%
PROP. PERMIABIL. AREA	220	25%



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AREA LEGEND		
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EX. BUILDING	483m2	483m2
EX. SITE COVERAGE	-	56%
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TOTAL FLOOR AREA	1571m2	1571m2
PROP. SITE COVERAGE	-	65%
PROP. PERMIABIL. AREA	220	25%

PROJECT :  
**Frank Dando Sports Academy**

ADDRESS:  
33 Raymond Street Ashwood 3147

DRAWING :  
**GROUND FLOOR PLAN**

SCALE :  
@A3 1:100 @A1

JOB NUMBER: 22024  
DATE: 03.11.2023

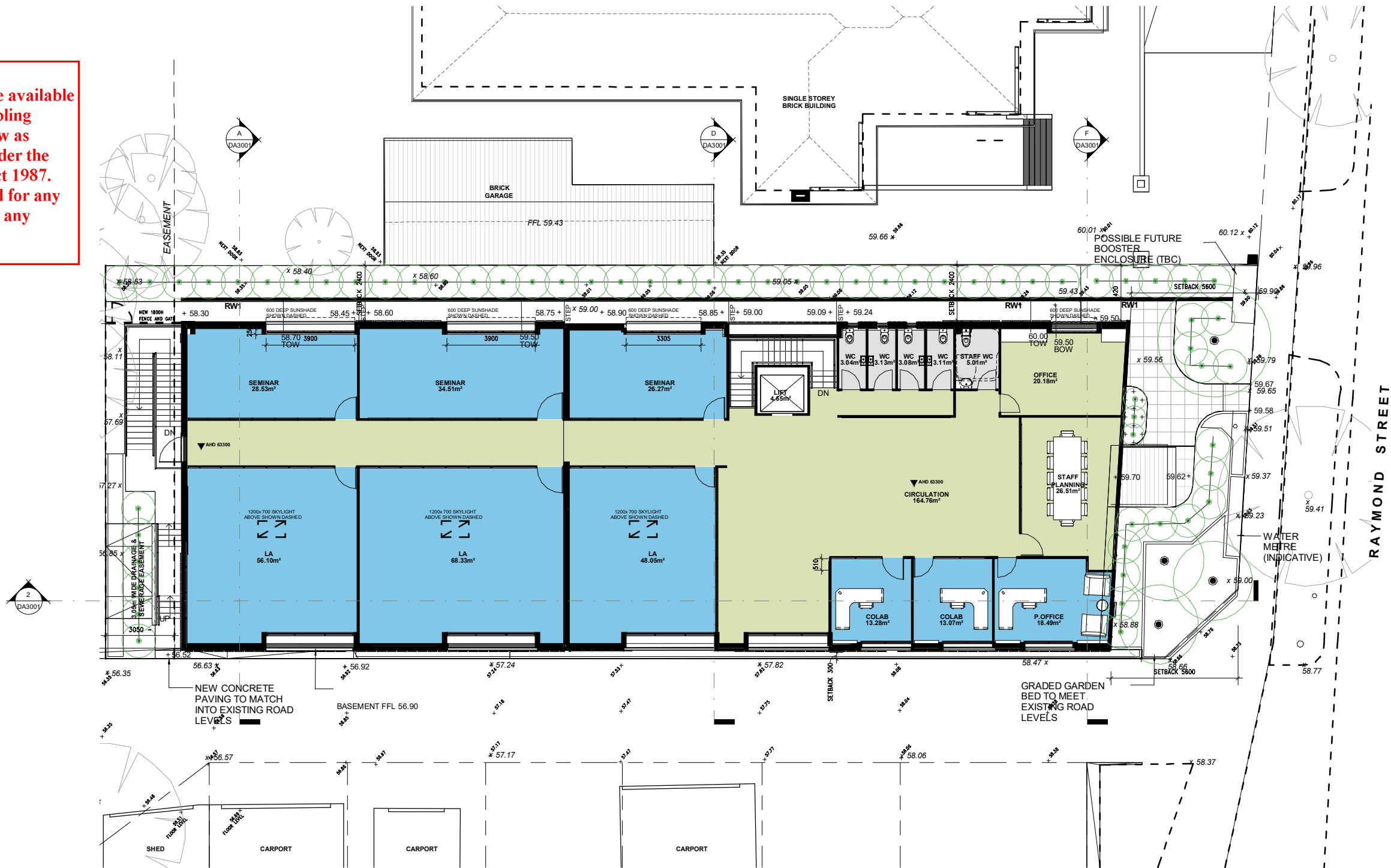
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**Town Planning Application**

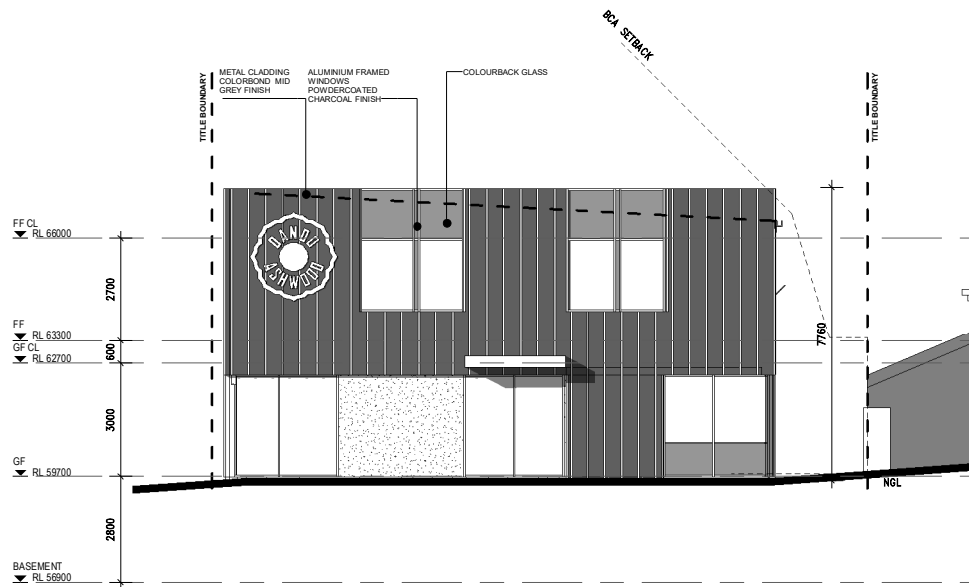
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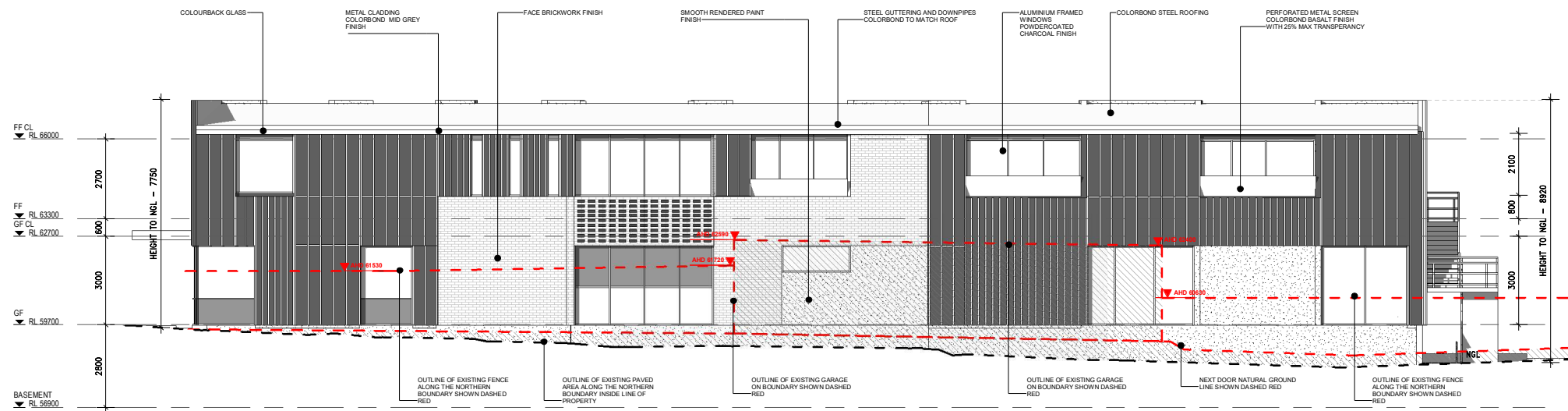


AREA LEGEND		
SITE AREA	868m2	868m2
EX. BUILDING	483m2	483m2
EX. SITE COVERAGE	-	56%
BASEMENT FLOOR AREA	415m2	415m2
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PROP. SITE COVERAGE	-	65%
PROP. PERMIABIL AREA	220	25%



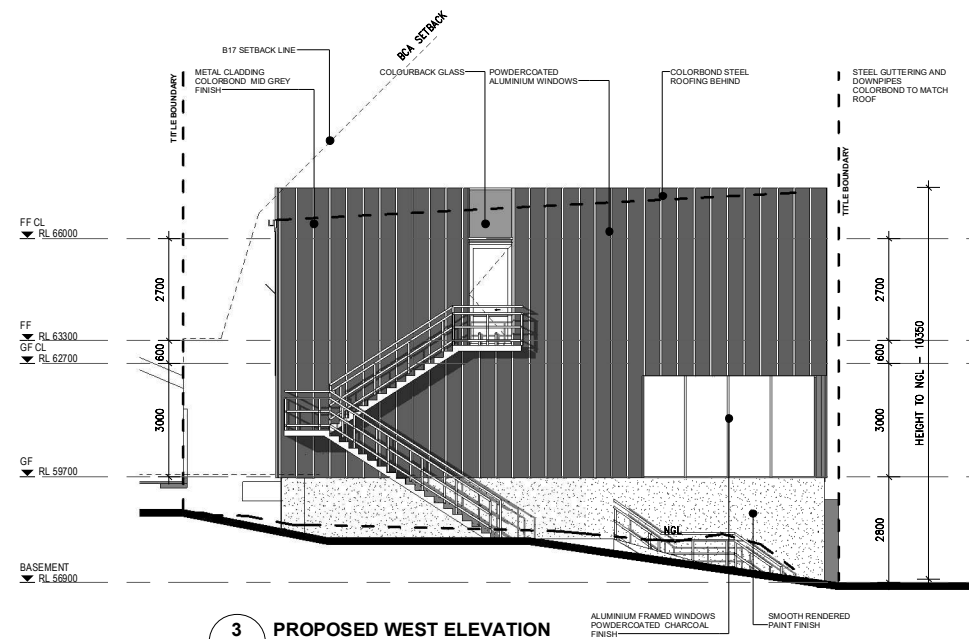


1 PROPOSED EAST ELEVATION  
1:100

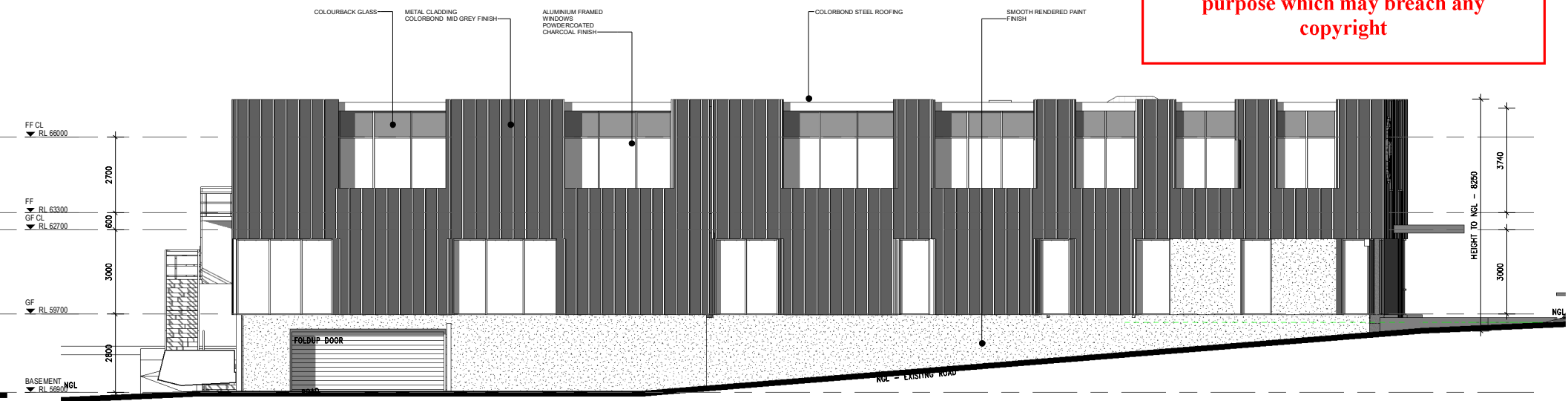


2 PROPOSED NORTH ELEVATION  
1:100

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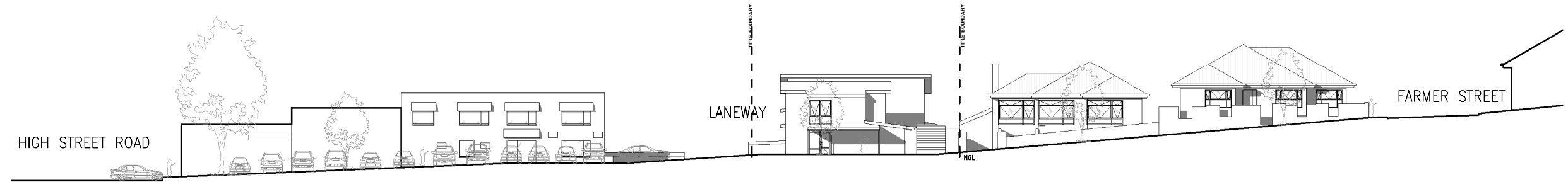
3 PROPOSED WEST ELEVATION  
1:100



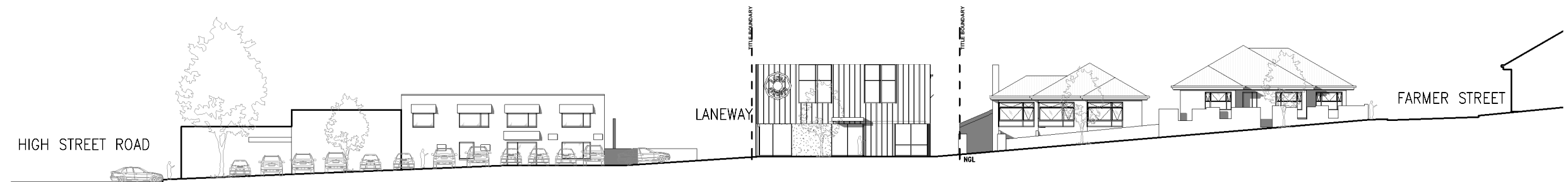
4 PROPOSED SOUTH ELEVATION  
1:100

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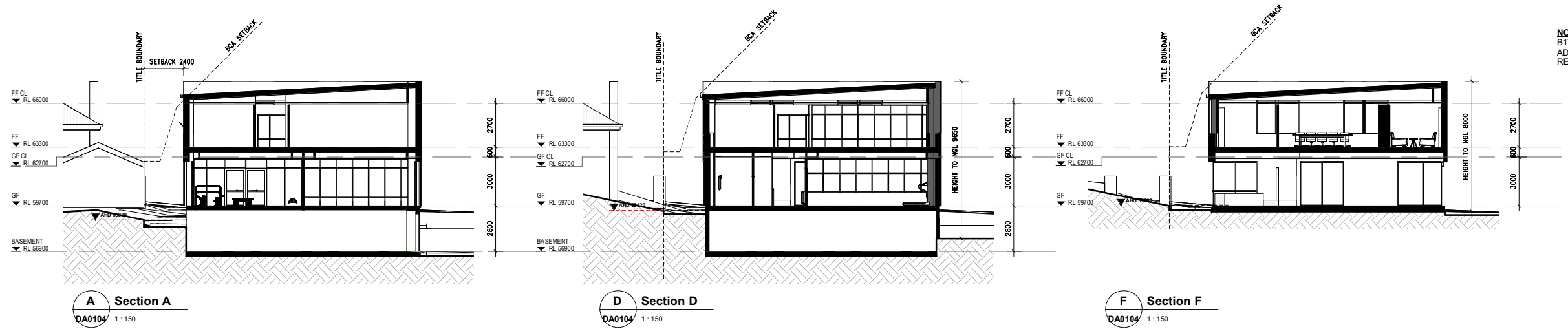


2 EXISTING STREET SCAPE ELEVATION  
DA7000 1:200

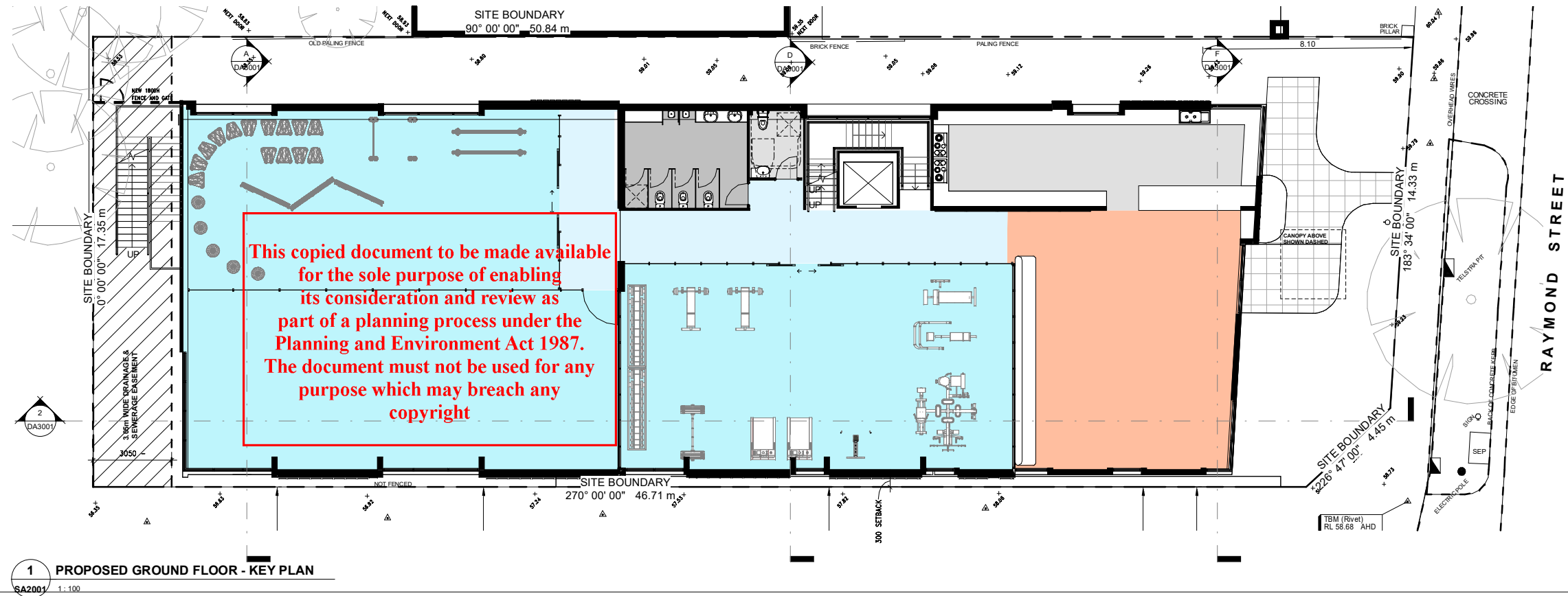
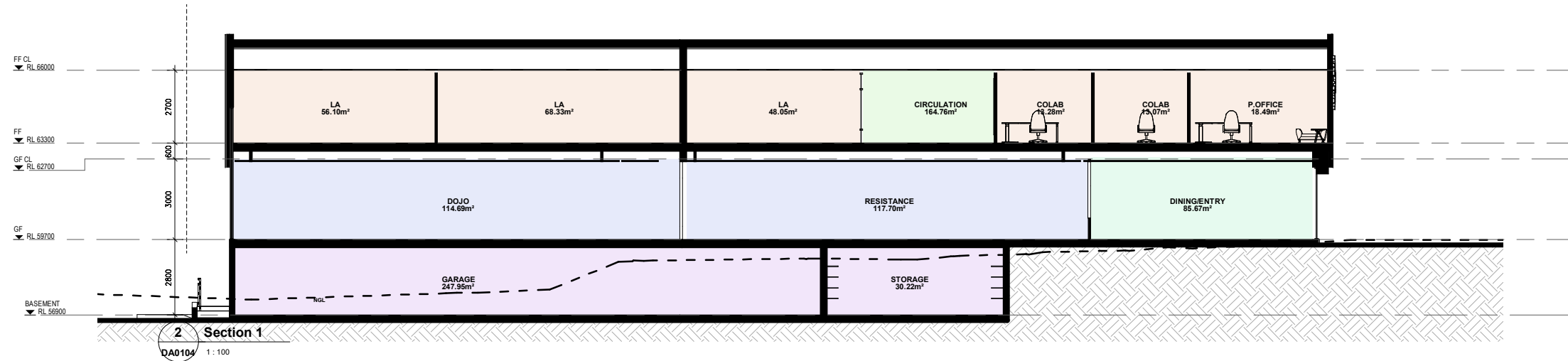


1 PROPOSED STREET SCAPE ELEVATION  
DA0500 1:200

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**NOTE**  
B17 DIAGRAM SETBACK TAKEN FROM NGF. OF  
ADJOINING PROPERTY  
REFER ALSO TO NORTH ELEVATION



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REVISION 01 - 13.09.2023  
REVISION 02 - 30.10.2023

PROJECT :  
**Frank Dando Sports  
Academy**

ADDRESS:  
33 Raymond Street Ashwood 3147

DRAWING :  
**SECTIONS - SETBACK  
ANALYSIS**

SCALE :  
@A3 As @A1  
JOB NUMBER: 22024  
DATE: 03.11.2023

DRAWING NUMBER:  
**DA3001**

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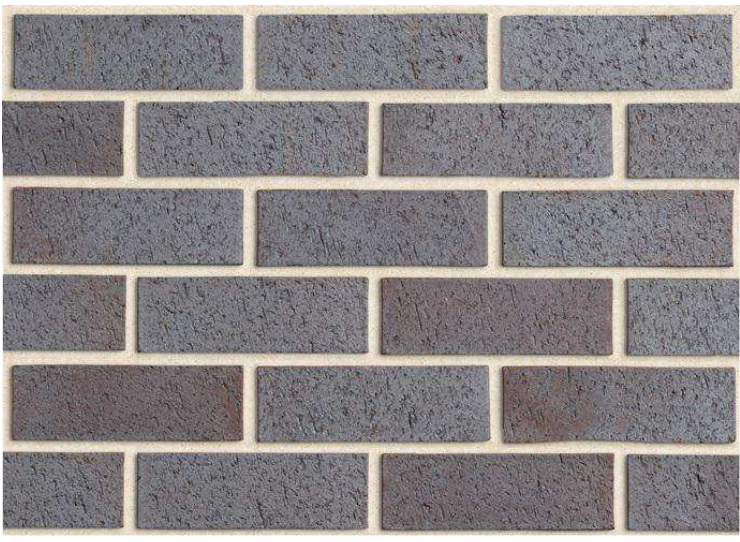
BASALT – POWDER COATED WINDOWS



LIGHT GREY – SMOOTH REDERED  
PAINT FINISH



METAL CLADDING – ZINC GRAPHITE LOOK



BRICK – METALIC BLUE FINISH



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REVISION 01 - 13.09.2023  
REVISION 02 - 30.10.2023

PROJECT :  
**Frank Dando Sports  
Academy**

ADDRESS:  
33 Raymond Street Ashwood 3147

DRAWING :  
**3D VIEWS 01**

SCALE :  
@A3 @A1  
JOB NUMBER: 22024 DATE: 03.11.2023

DRAWING NUMBER:  
**DA6000**

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REVISION 01 - 13.09.2023  
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PROJECT :  
**Frank Dando Sports  
Academy**

ADDRESS:  
33 Raymond Street Ashwood 3147

DRAWING :  
**3D VIEWS 02**

SCALE :  
@A3 @A1  
JOB NUMBER: 22024 DATE: 03.11.2023



DRAWING NUMBER:  
**DA6001**

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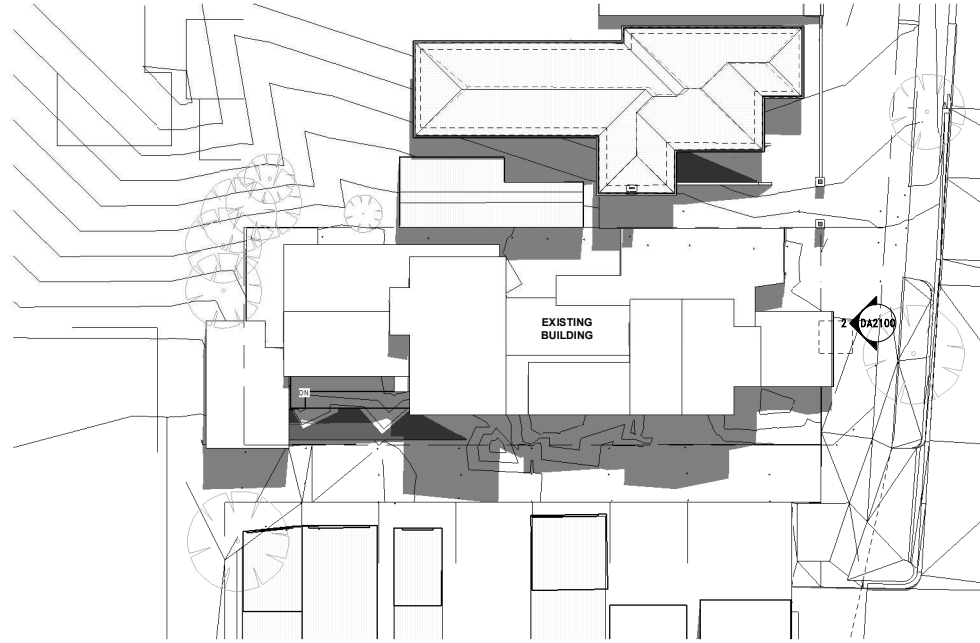
# ADVERTISED PLAN



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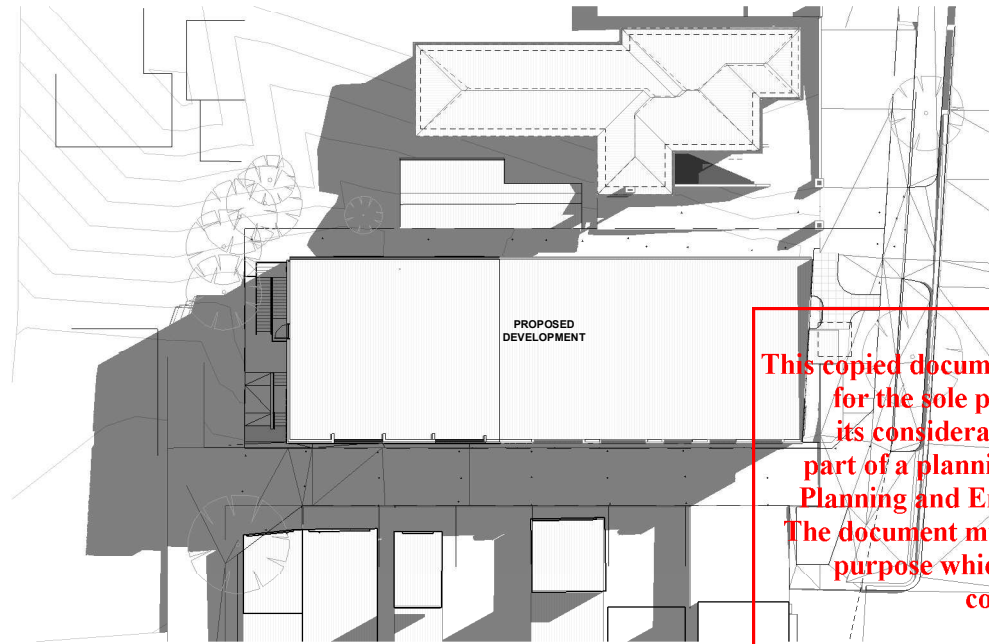
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SA2001 1:300



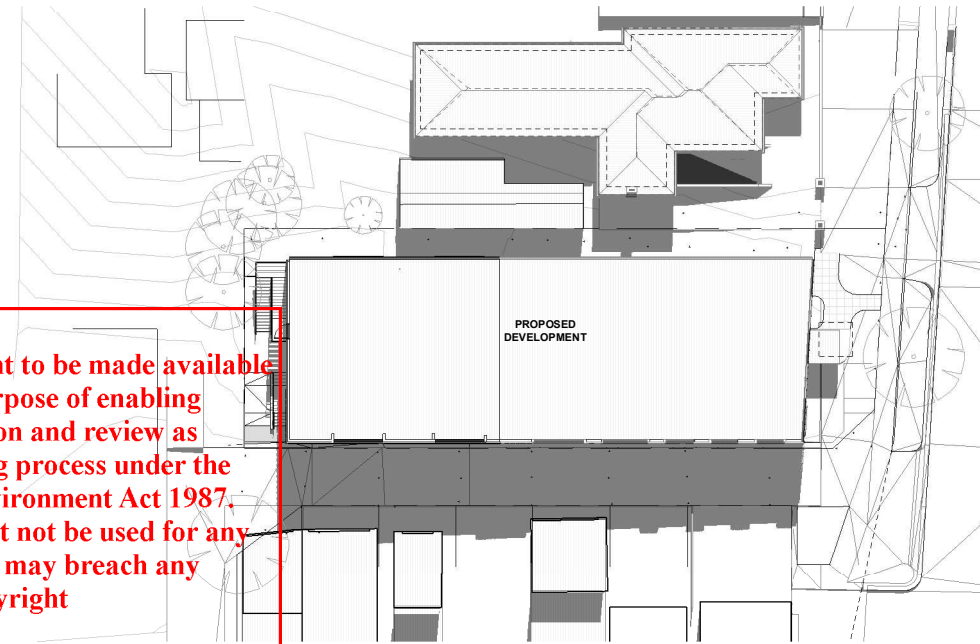
5 EX. SHADOW ANALYSIS SEP 12pm  
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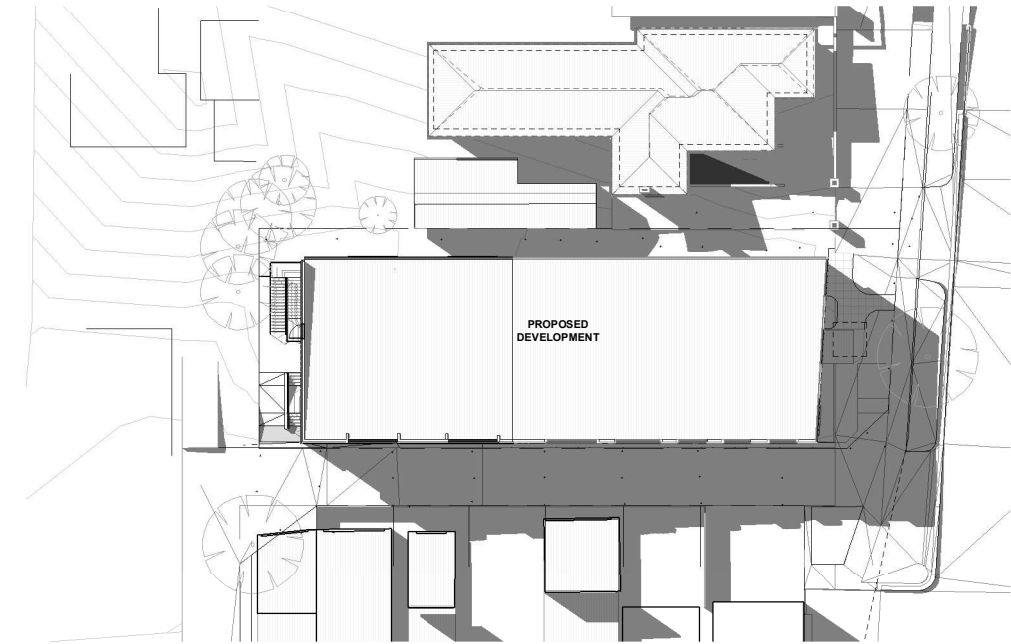
6 EX. SHADOW ANALYSIS SEP 3pm  
SA2001 1:300



1 PROP SHADOW ANALYSIS SEP 9am  
SA2001 1:300



2 PROP SHADOW ANALYSIS SEP 12pm  
SA2001 1:300










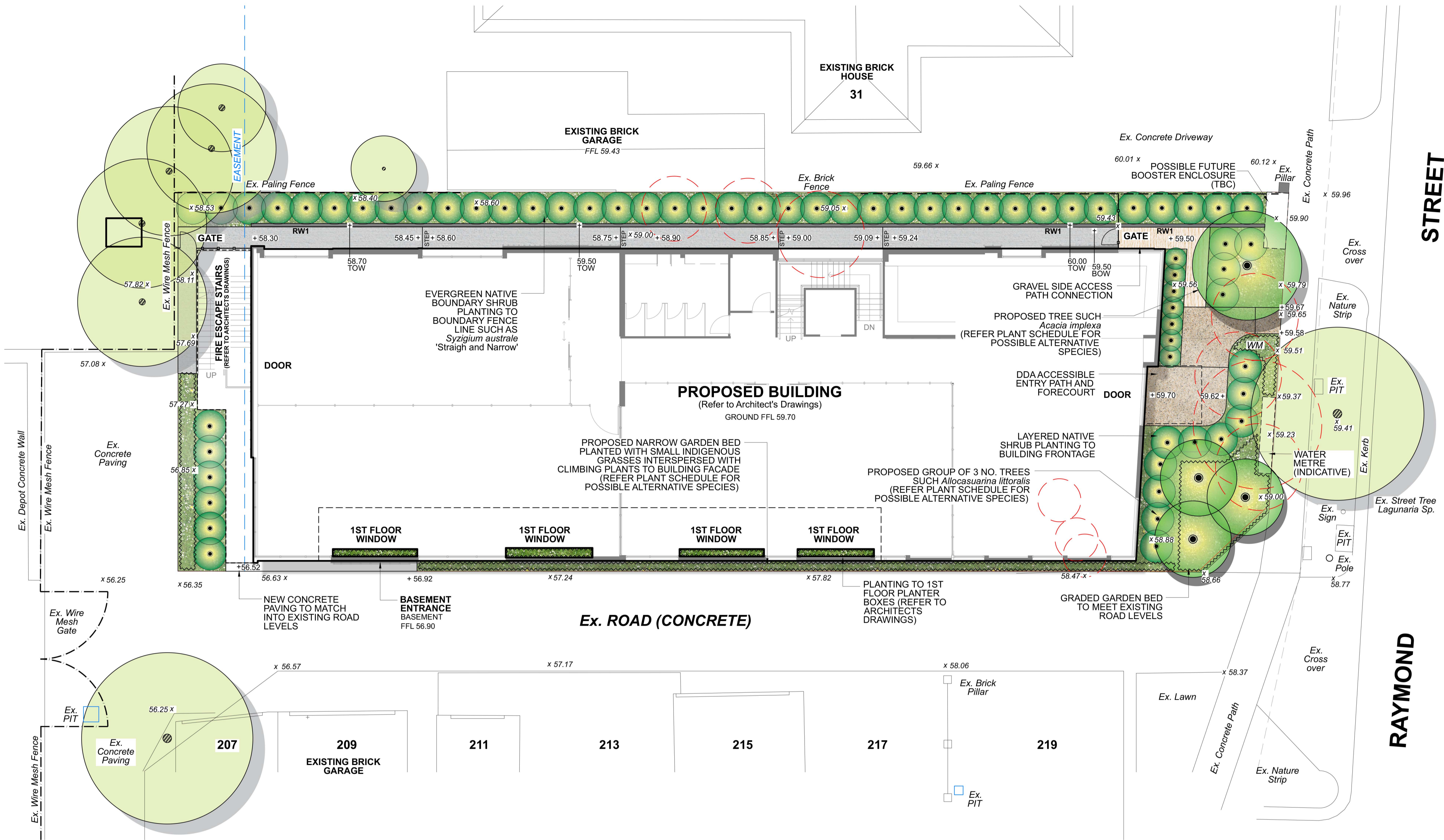
3 PROP SHADOW ANALYSIS SEP 3pm  
SA2001 1:300

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 <div><b>GOODISON</b> SURVEYING</div> <div>Licensed Land Surveyors &amp; Development Consultants Level 1 424 Bridge Road Richmond 3121 (03) 9428 1818 office@goodisonsurveying.com.au</div>	<b>Legend</b>			<b>Notations</b>		<b>Notations</b>		<b>Feature and Level Survey</b>		Job Ref: 17794
		- SURVEY CONTROL POINT	WIN - WINDOW	GV - GAS VALVE	Levels are to AHD (Australian Height Datum). Level datum is based on PM827 with RL 61.44  This is not a title re-establishment survey.  Only visible services have been located by this survey. Other hidden underground services may exist. "Dial before you Dig" or other underground location services should be investigated.	33 RAYMOND STREET ASHWOOD	Scale: 1:100 A1 Date of plan: 9/12/22 Updated:			
		BCK - BACK OF CONCRETE KERB	(H) - HABITABLE WINDOW	JP - JUNCTION PIT						
		EOB - EDGE OF BITUMEN	TOP - TOP OF WINDOW	SEP - SIDE ENTRY PIT						
		FBK - FACE OF BLUESTONE KERB	BTM - BOTTOM OF WINDOW							
		INV - INVERT OF CONCRETE CHANNEL		 - PHOTO POINT						

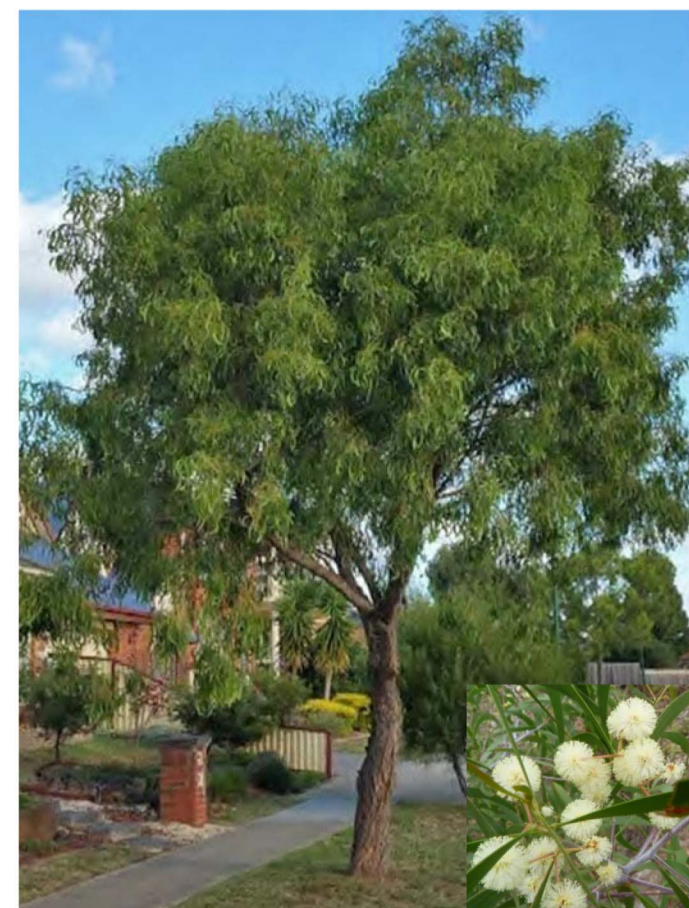


### INDICATIVE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (m)	SPREAD (m)	INDIGENOUS NATIVE
<strong>TREES</strong>				
<i>Acacia implexa</i>	Lightwood	8-12m	4-7m	INDIGENOUS
<i>Allocasuarina littoralis</i>	Black She-Oak	4-8m	2-5m	INDIGENOUS
<i>Allocasuarina verticillata</i>	Drooping She-Oak	4-11m	3-6m	INDIGENOUS
<i>Callistemon sieberi</i>	River Bottlebrush	3-10m	2-6m	INDIGENOUS
<strong>SHRUBS AND GROUNDCOVERS</strong>				
<i>Austrostipa stipoides</i>	Coast Spear Grass	1-1.5m	1-1.2m	INDIGENOUS
<i>Correa reflexa</i>	Common Correa	1-1.2m	1-1.2m	INDIGENOUS
<i>Bursaria spinosa</i>	Sweet Bursaria	2-6m	2-3m	INDIGENOUS
<i>Ficus pumila</i>	Creeping Fig	Climber	-	-
<i>Ficinia nodosa</i>	Knobby Club Rush	0.5-1m	0.5-1m	INDIGENOUS
<i>Goodenia ovata</i>	Hop Goodenia	1-1.5m	1-2m	INDIGENOUS
<i>Indigofera australis</i>	Austral Indigo	2-2.5m	1-2m	INDIGENOUS
<i>Poa labillardierei</i>	Common Tussock Grass	0.5-1m	1m	INDIGENOUS
<i>Syzygium australe</i> 'Pinnacle'	Pinnacle Lilly Pilly	6-10m	1-1.5m	NATIVE
<i>Syzygium australe</i> 'Straight and Narrow'	Straight and Narrow Lilly Pilly	5-8m	1-1.5m	NATIVE
<i>Westringia fruticosa</i> 'Naringa'	Naringa Coast Rosemary	1-2m	1-1.5m	INDIGENOUS

NOTE: THE ABOVE LIST HAS BEEN SELECTED FROM THE CITY OF MONASH INDIGENOUS SPECIES LIST (ONLINE).

### TREE IMAGES



*Acacia implexa*



*Allocasuarina littoralis*

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### REVISIONS

REVISION:	DATE:	DESCRIPTION:
P1	17/10/23	FOR APPROVAL
P2	18/10/23	FOR APPROVAL

**NOT FOR CONSTRUCTION**  
TO BE READ IN CONJUNCTION WITH ARCHITECT'S / ENGINEER'S DRAWINGS AND SPECIFICATIONS, SITE SURVEY AND ARBORIST'S INFORMATION

**DIAL BEFORE YOU DIG**  
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### LEGEND

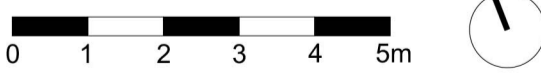
	EXISTING TREE - RETAIN
	EXISTING TREE - REMOVE
	<strong>PROPOSED TREES</strong> (REFER INDICATIVE PLANT SCHEDULE FOR POSSIBLE SPECIES)
	<strong>PROPOSED SHRUB PLANTING</strong> (REFER INDICATIVE PLANT SCHEDULE FOR POSSIBLE SPECIES)
	<strong>GARDEN BED PLANTING</strong> (REFER INDICATIVE PLANT SCHEDULE FOR POSSIBLE SPECIES)
	<strong>CONCRETE SLEEPER WALL</strong>
	<strong>EXPOSED AGG. CONCRETE PAVING</strong>
	<strong>GRAVEL PATH</strong> (SUCH AS TUSCAN TOPPINGS)
	<strong>BRUSHED CONCRETE PAVING</strong>
	<strong>PROPOSED FENCING &amp; GATES</strong>
	EXISTING FENCE
	<strong>PROPOSED LEVEL</strong>
	EXISTING LEVEL
	<strong>PIT - EXISTING (APPROX.)</strong> REFER CIVIL DRAWINGS

CLIENT:  
**SMITH + TRACEY ARCHITECTS**  
C/O FRANK DANDO SPORTS  
ACADEMY ASSOCIATION

PROJECT:  
**FRANK DANDO SPORTS ACADEMY**  
33 RAYMOND STREET ASHWOOD

TITLE:  
**LANDSCAPE CONCEPT PLAN**

DRAWING NUMBER:  
**LC-01**  
1:100 at A1  
1:200 at A3



**RDLA**

**LANDSCAPE ARCHITECT**  
RDLA PTY LTD  
INFO@RDLA.COM.AU