

ADVERTISED PLAN

TOWN PLANNING DRAWING REGISTER

DRAWING NUMBER	DRAWING TITLE	REV
2419/ TP100	DRAWING REGISTER & PERSPECTIVES	02
2419/ TP101	EXISTING/DEMOLITION SITE PLAN - GROUND LEVEL	03
2419/ TP102	EXISTING/DEMOLITION SITE PLAN - ROOF LEVEL	02
2419/ TP103	PROPOSED SITE PLAN - BASEMENT LEVEL	02
2419/ TP104	PROPOSED SITE PLAN - GROUND LEVEL	03
2419/ TP105	PROPOSED SITE PLAN - FIRST FLOOR LEVEL	02
2419/ TP106	PROPOSED SITE PLAN - ROOF LEVEL	02
2419/ TP110	PROPOSED FLOOR PLAN - BASEMENT LEVEL	01
2419/ TP111	PROPOSED FLOOR PLAN - GROUND	01
2419/ TP112	FIRST - PROPOSED FLOOR PLAN	01
2419/ TP201	EXISTING/DEMOLITION STREETScape ELEVATION	02
2419/ TP202	PROPOSED STREETScape ELEVATION	03
2419/ TP203	PROPOSED ELEVATIONS	03
2419/ TP204	PROPOSED SITE CROSS SECTIONS - SHEET 1 OF 2	02
2419/ TP205	PROPOSED SITE CROSS SECTION - SHEET 2 OF 2	02
2419/ TP301	PROPOSED OVERSHADOWING DIAGRAMS	02
2419/ TP302	PROPOSED OVERLOOKING DIAGRAM	01
2419/ TP401	PROPOSED MATERIALS SELECTION	01



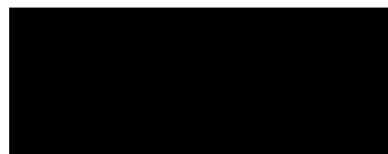
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VIEW OF REAR YARD



VIEW FROM HAWTHORN ROAD



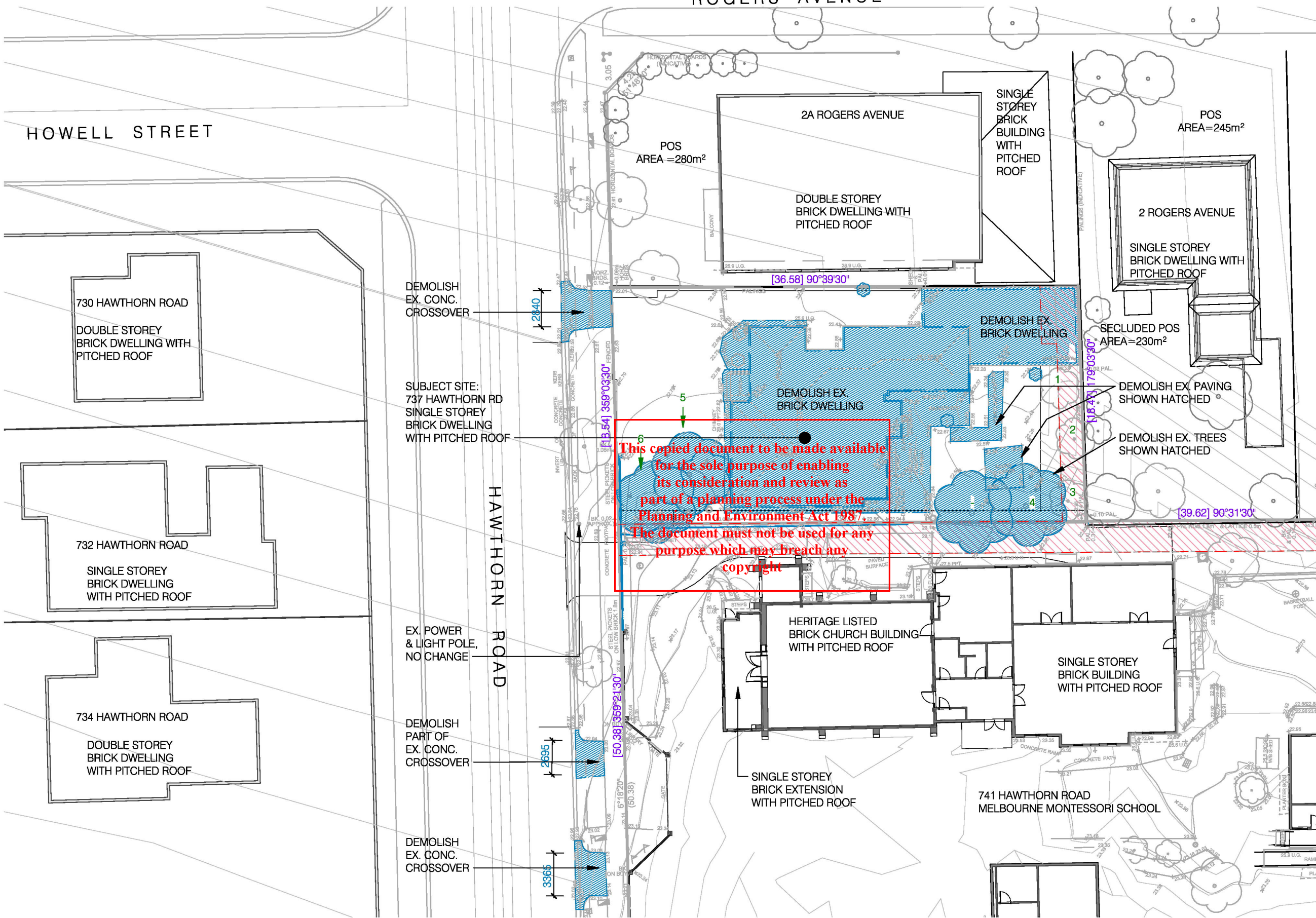
NUMBER	REVISIONS	DATE
01	ISSUED FOR REVIEW BY TOWN PLANNER	2025-07-09
02	ISSUED TO TOWN PLANNER	2025-07-30

ROGERS AVENUE

HOWELL STREET

EXISTING SITE PLAN LEGEND

- TREES
- 1 Cupressus sempervirens
 - 2 Cupressus sempervirens
 - 3 Cupressus sempervirens
 - 4 Acer negundo
 - 5 Ulmus glabra
 - 6 Syzygium smithii
- EXTENT OF DEMOLITION
- SEWERAGE & DRAINAGE EASEMENT



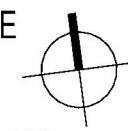
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PROJECT
MELBOURNE MONTESSORI COLLEGE
 STAGE 1
 737-741 HAWTHORN RD, BRIGHTON EAST



DRAWING
EXISTING/DEMOLITION SITE PLAN
 GROUND FLOOR

DRAWN BY
 DO / MN

SCALE
 1 : 300

DATE
 APR 2025



DRAWING NUMBER
 2419/TP101/03

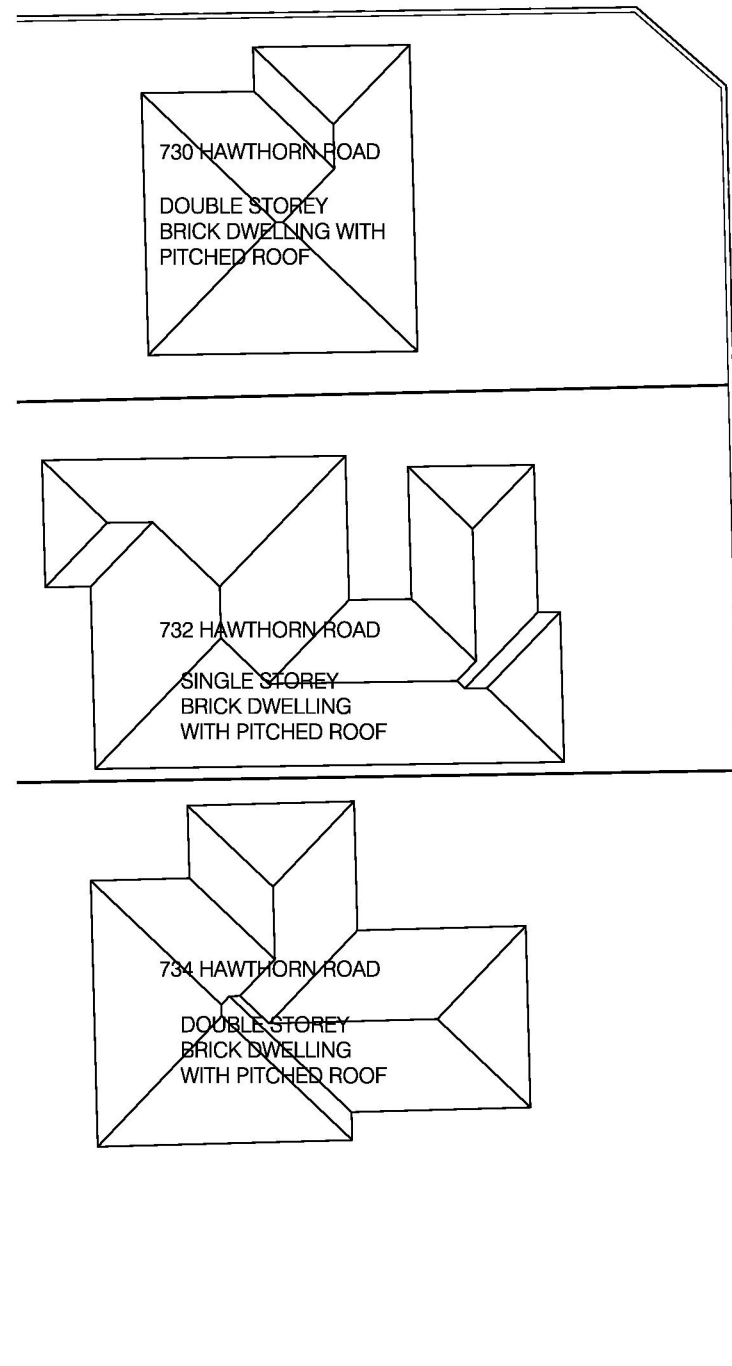
HOWELL STREET

ROGERS AVENUE

EXISTING SITE PLAN LEGEND

- TREES
- 1 Cupressus sempervirens
 - 2 Cupressus sempervirens
 - 3 Cupressus sempervirens
 - 4 Acer negundo
 - 5 Ulmus glabra
 - 6 Syzygium smithii

-  EXTENT OF DEMOLITION
-  SEWERAGE & DRAINAGE EASEMENT



DEMOLISH EX. CONC. CROSSOVER

SUBJECT SITE:
737 HAWTHORN RD
SINGLE STOREY
BRICK DWELLING
WITH PITCHED ROOF

HAWTHORN ROAD

EX. POWER & LIGHT POLE,
NO CHANGE

DEMOLISH PART OF
EX. CONC. CROSSOVER

DEMOLISH EX. CONC. CROSSOVER

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MELBOURNE MONTESSORI COLLEGE
STAGE 1
737-741 HAWTHORN RD, BRIGHTON EAST

DRAWING
EXISTING/DEMOLITION SITE PLAN
ROOF LEVEL

DRAWN BY
DO / MN

SCALE
1 : 300

DATE
APR 2025

DRAWING NUMBER
2419/TP102/02

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ROGERS AVENUE

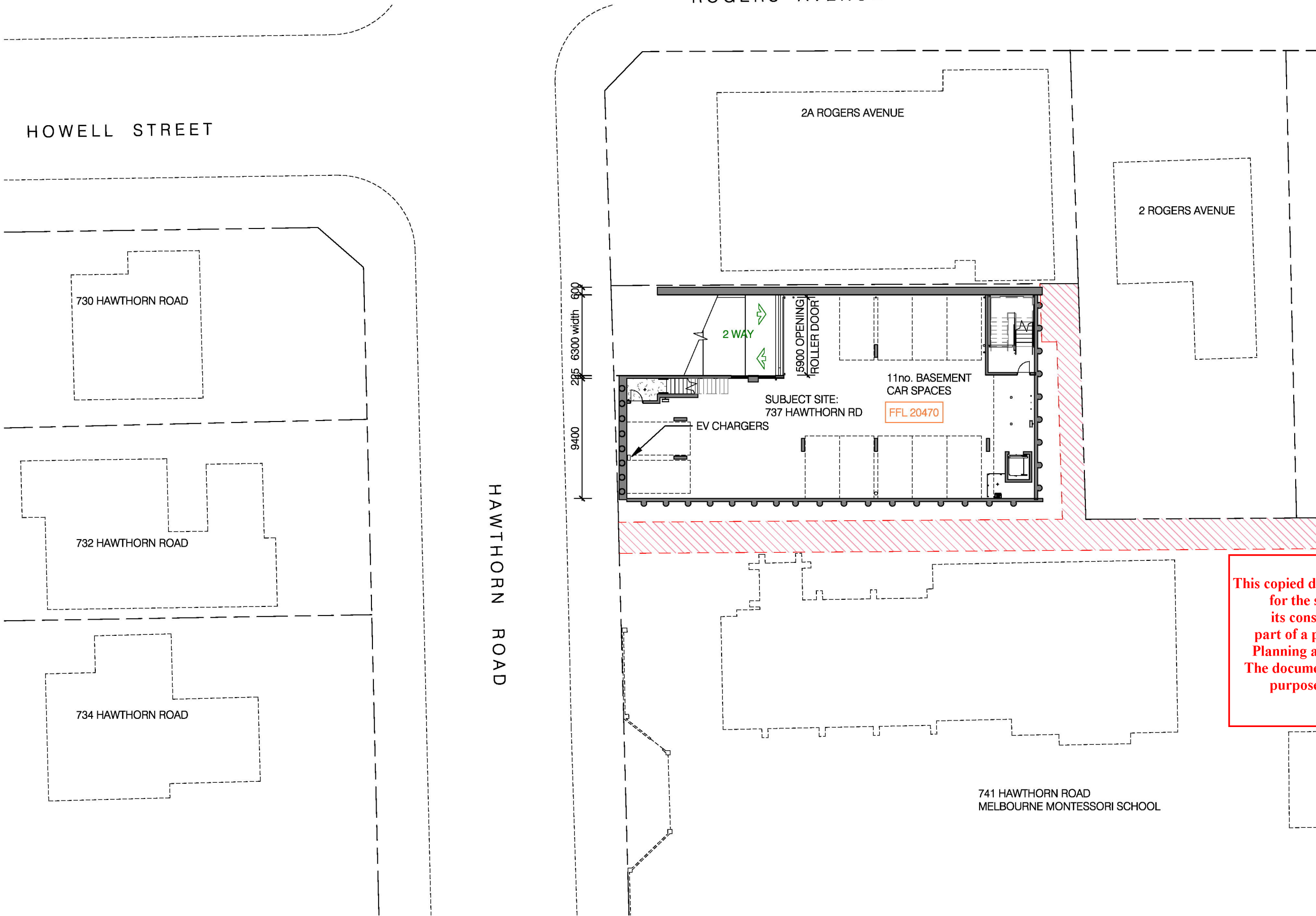
HOWELL STREET

SITE PLAN LEGEND

TREES

- 1 Cupressus sempervirens
- 2 Cupressus sempervirens
- 3 Cupressus sempervirens
- a Refer to landscape plan

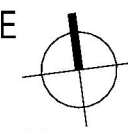
 SEWERAGE & DRAINAGE EASEMENT

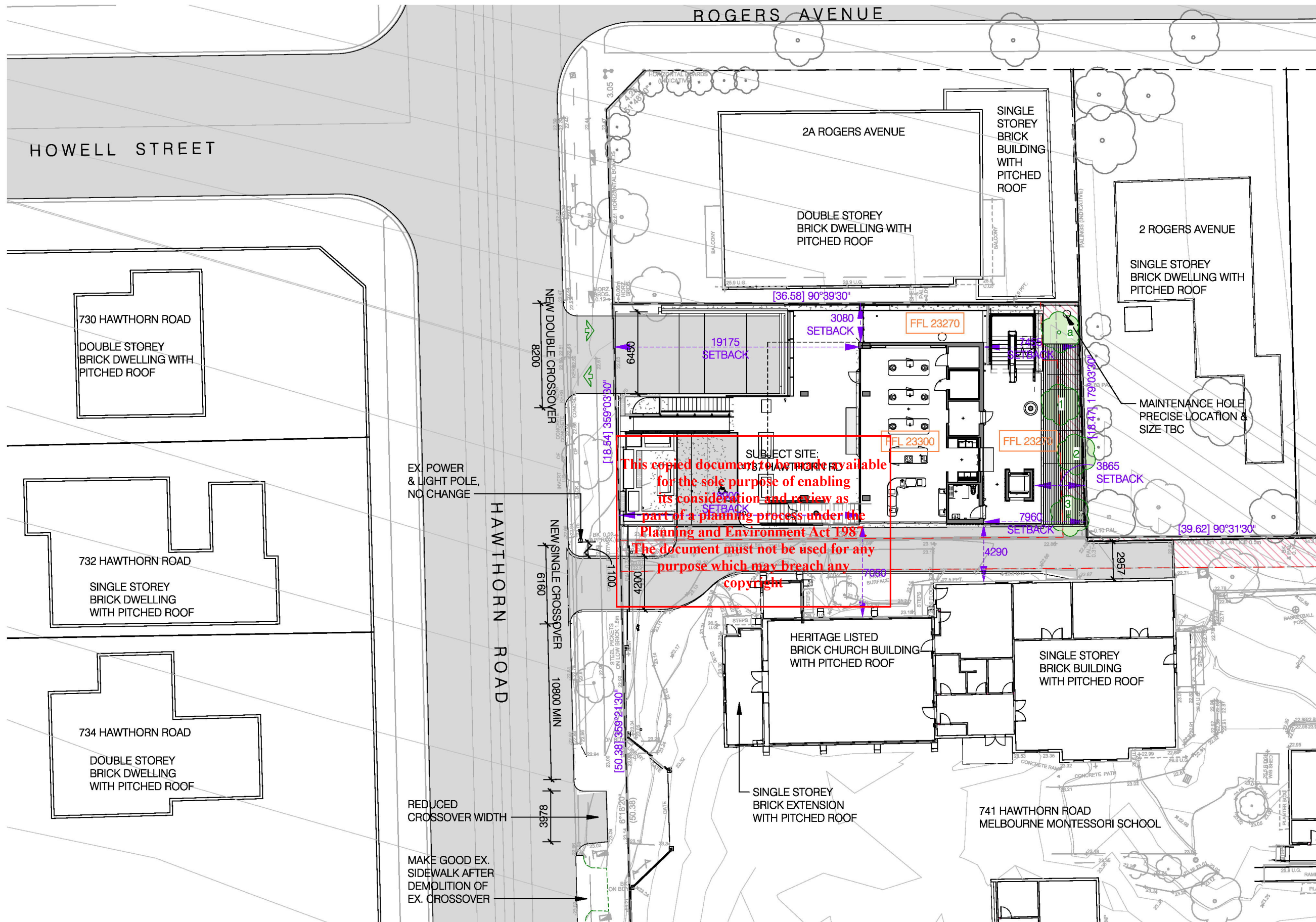


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SITE PLAN LEGEND

TREES

- 1 Cupressus sempervirens
- 2 Cupressus sempervirens
- 3 Cupressus sempervirens
- a Refer to landscape plan

SEWERAGE & DRAINAGE EASEMENT

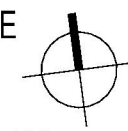
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EX POWER & LIGHT POLE, NO CHANGE

REDUCED CROSSOVER WIDTH

MAKE GOOD EX. SIDEWALK AFTER DEMOLITION OF EX. CROSSOVER

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ROGERS AVENUE

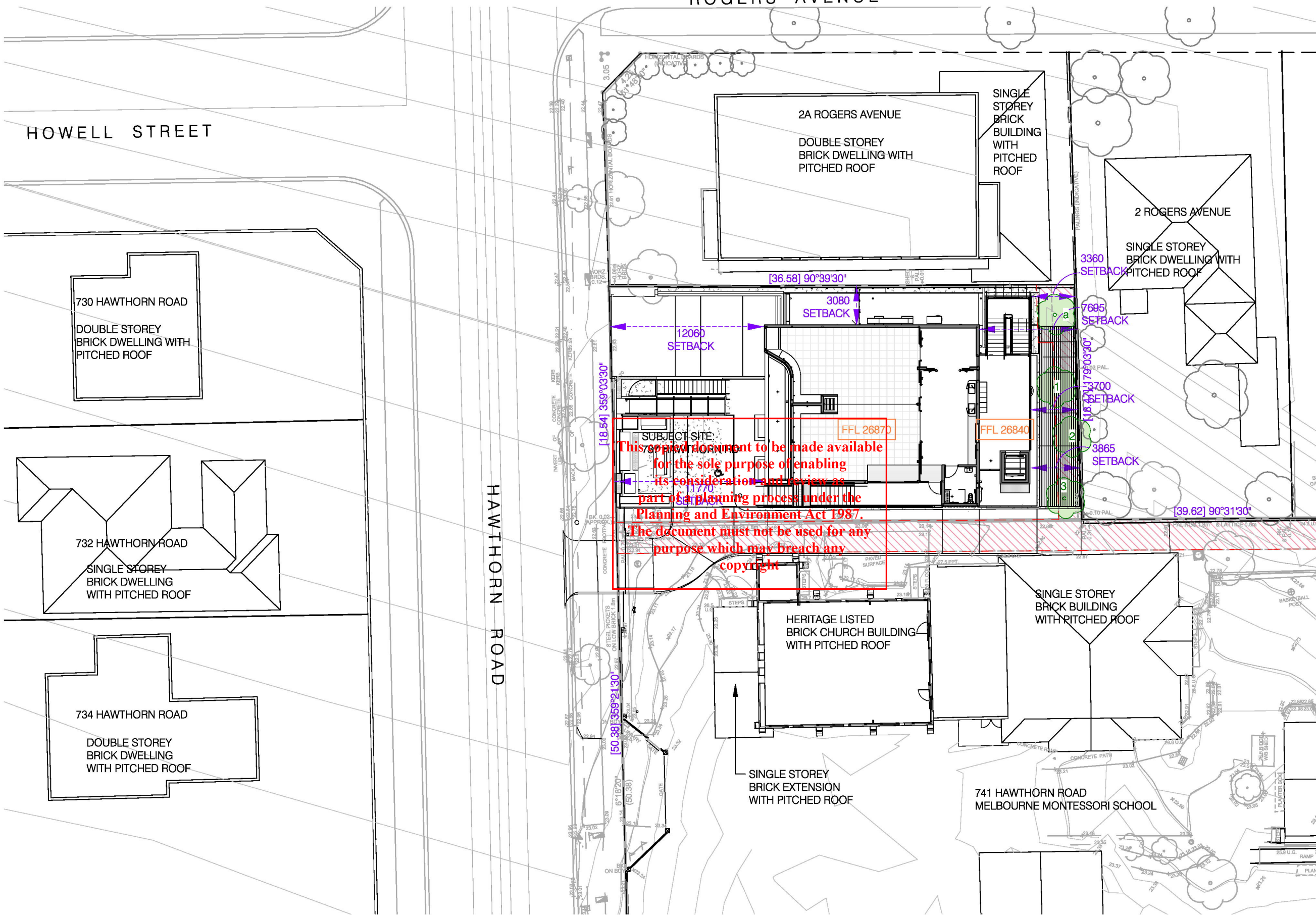
HOWELL STREET

SITE PLAN LEGEND

TREES

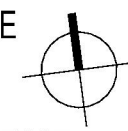
- 1 Cupressus sempervirens
- 2 Cupressus sempervirens
- 3 Cupressus sempervirens
- a Refer to landscape plan

 SEWERAGE & DRAINAGE EASEMENT



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ROGERS AVENUE

HOWELL STREET

HAWTHORN ROAD

730 HAWTHORN ROAD
DOUBLE STOREY
BRICK DWELLING WITH
PITCHED ROOF

732 HAWTHORN ROAD
SINGLE STOREY
BRICK DWELLING
WITH PITCHED ROOF

734 HAWTHORN ROAD
DOUBLE STOREY
BRICK DWELLING
WITH PITCHED ROOF

2A ROGERS AVENUE

DOUBLE STOREY
BRICK DWELLING WITH
PITCHED ROOF

2 ROGERS AVENUE

SINGLE STOREY
BRICK DWELLING WITH
PITCHED ROOF

SUBJECT SITE:
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HERITAGE LISTED
BRICK CHURCH BUILDING
WITH PITCHED ROOF

SINGLE STOREY
BRICK BUILDING
WITH PITCHED ROOF

SINGLE STOREY
BRICK EXTENSION
WITH PITCHED ROOF

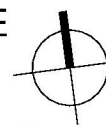
741 HAWTHORN ROAD
MELBOURNE MONTESSORI SCHOOL



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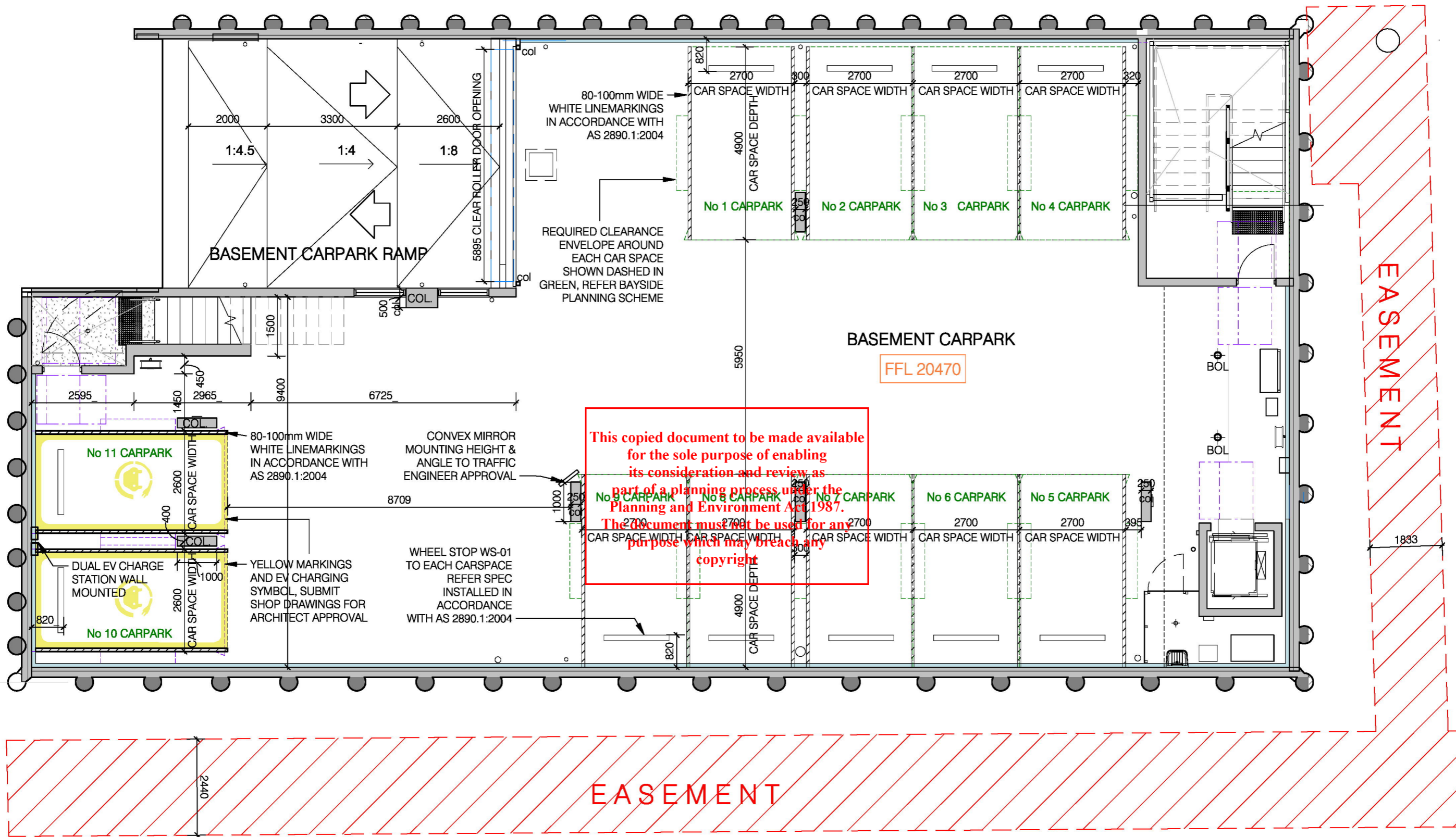
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PROJECT
MELBOURNE MONTESSORI COLLEGE
STAGE 1
737-741 HAWTHORN RD, BRIGHTON EAST

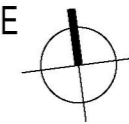


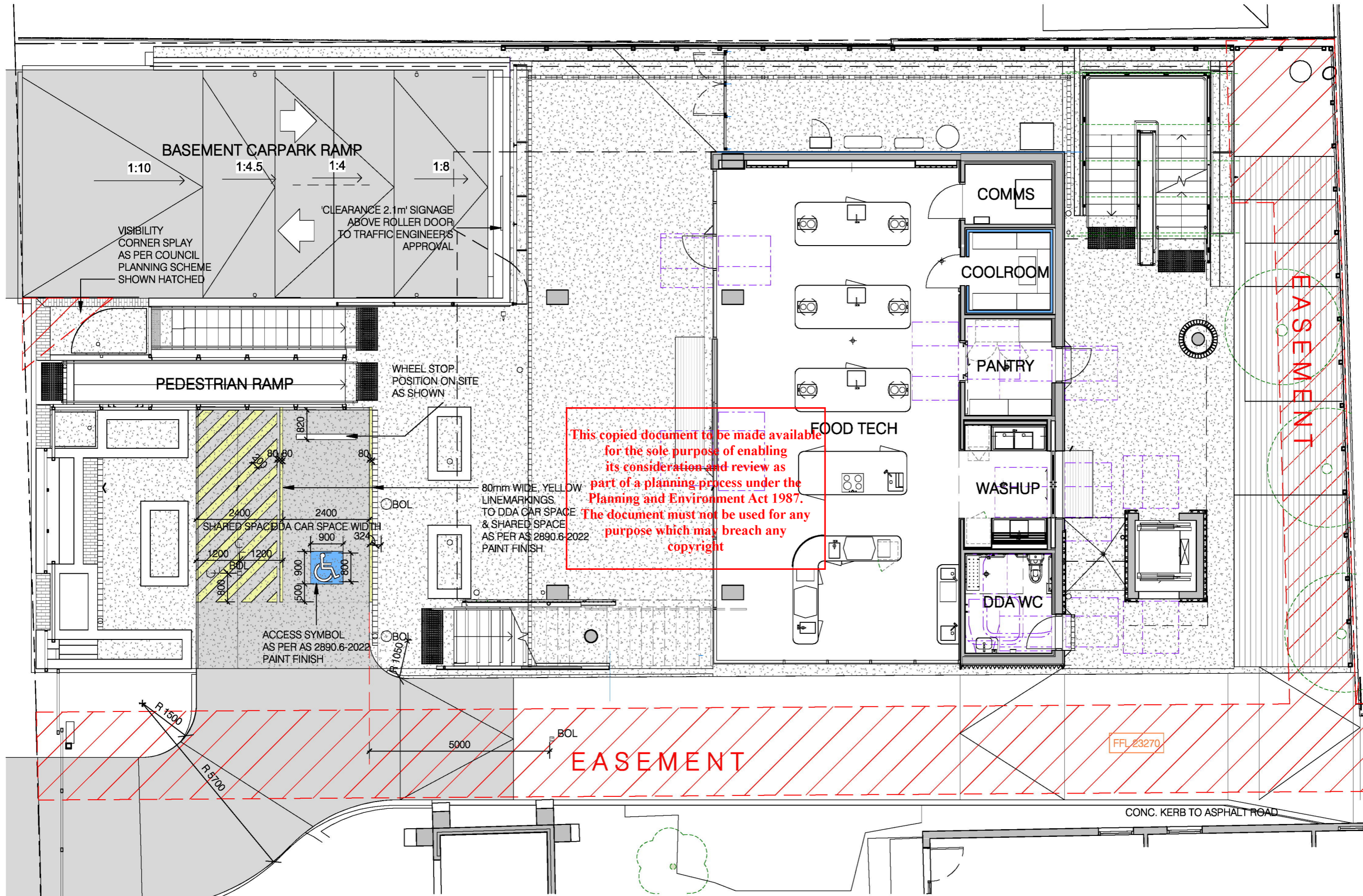
DRAWING
PROPOSED SITE PLAN
ROOF LEVEL
DRAWN BY
DO / MN
SCALE
1 : 300

DATE
APR 2025
DRAWING NUMBER
2419/TP106/02



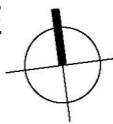
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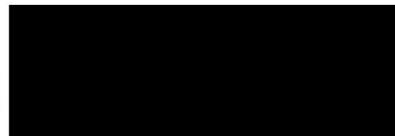
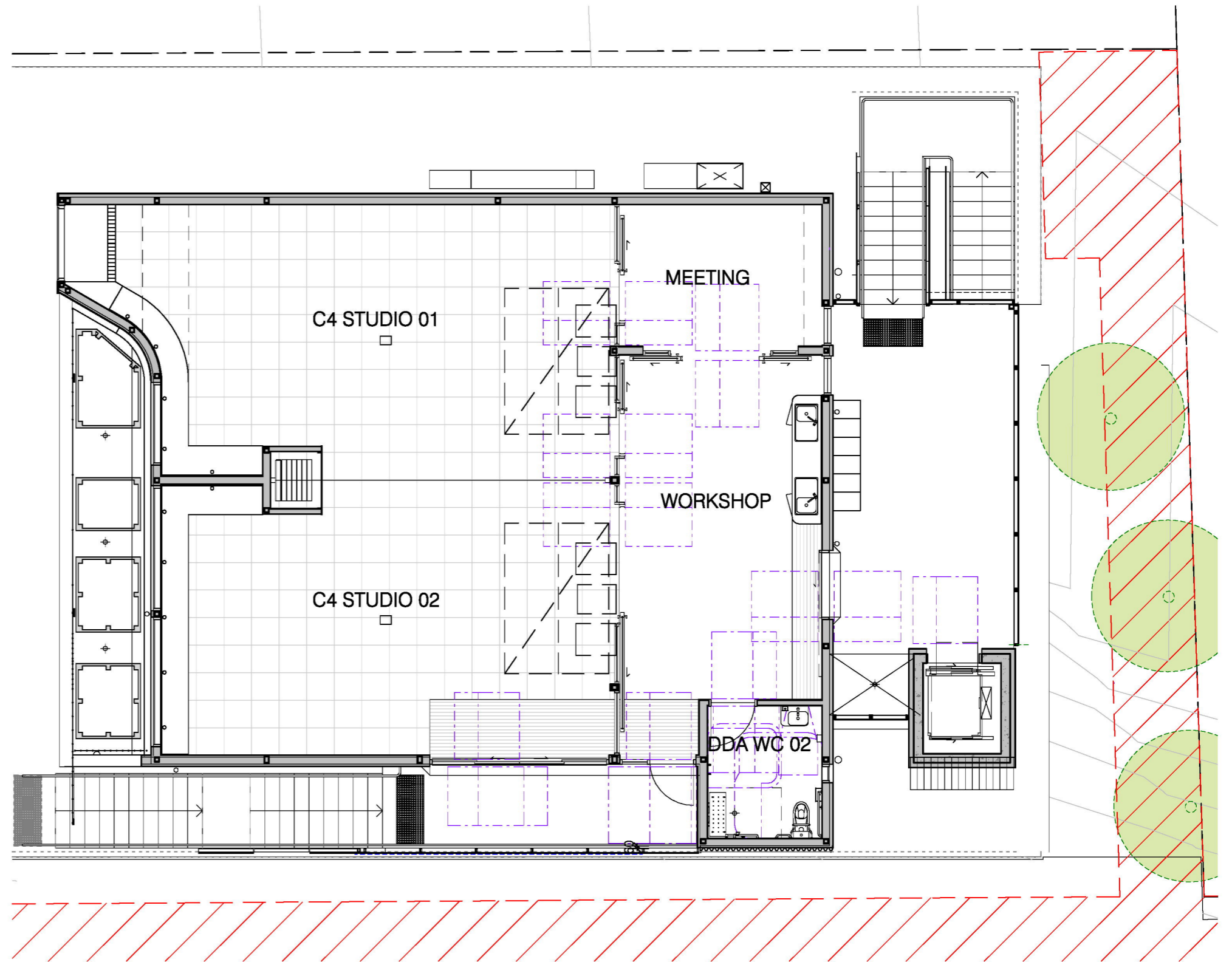


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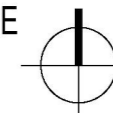
NUMBER	REVISIONS	DATE
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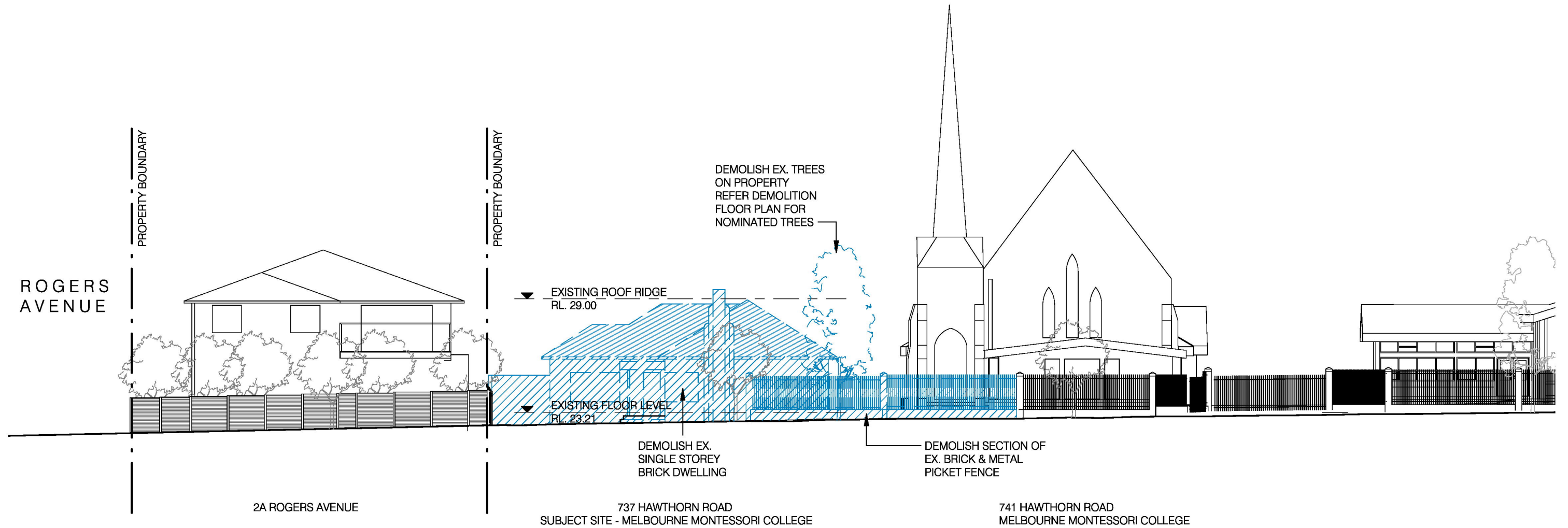
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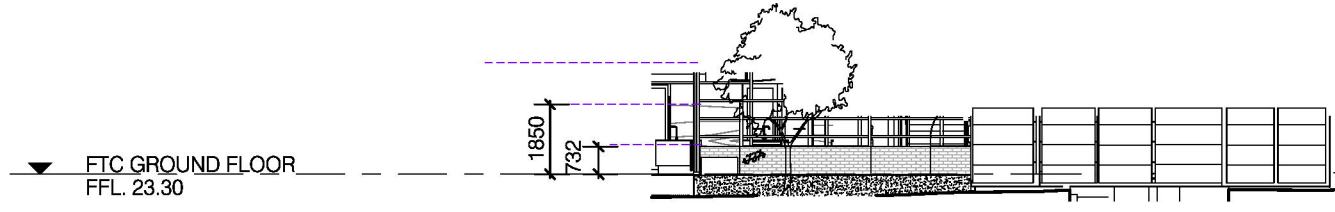
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EXISTING/DEMOLITION HAWTHORN ROAD STREETScape ELEVATION

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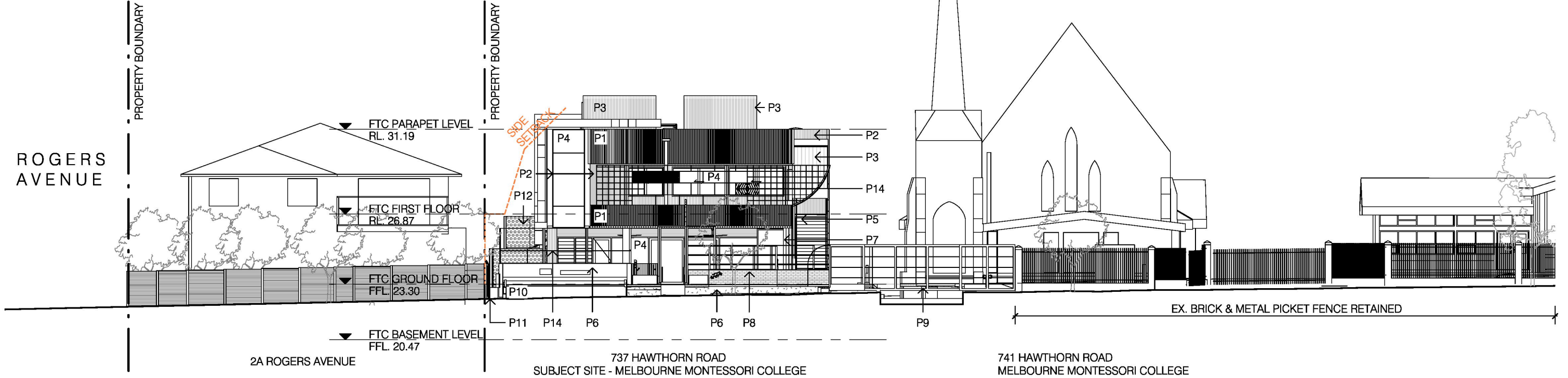
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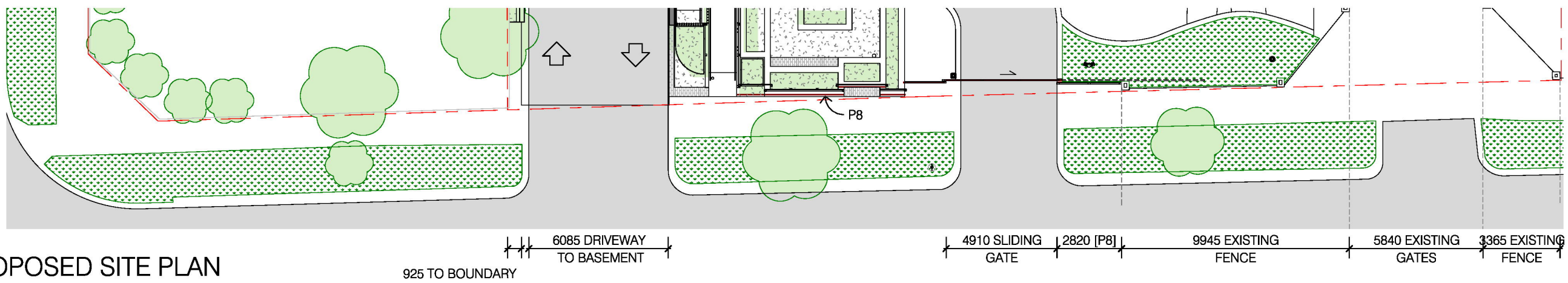
PROPOSED STREET FENCING

PROPOSED MATERIALS LEGEND

- P1 PROFILED WALL CLADDING - PREFINISHED METAL, WHITE
- P2 CORRUGATED WALL CLADDING - PREFINISHED METAL, WHITE
- P3 PROFILED ROOFING - PREFINISHED METAL, GREEN
- P4 WINDOWS & DOORS - ALUMINIUM FRAMED, POWDERCOATED RED
- P5 EXTERNAL STAIRCASE - CONCRETE WITH RESIN FINISH, GREEN
- P6 EXTERNAL CARPARK RAMP WALLS & SLAB EDGES - CONCRETE COLOURED
- P7 EXTERNAL COLUMNS - CONCRETE COLOURED
- P8 HAWTHORN ROAD FENCE - STEEL, POWDERCOATED RED; BRICK, WHITE
- P9 HAWTHORN ROAD GATE - STEEL, POWDERCOATED RED
- P10 BASEMENT CARPARK ROLLER SHUTTER - PERFORATED METAL, POWDERCOATED
- P11 NEIGHBOURING BOUNDARY FENCE - STEEL CLADING
- P12 EXTERNAL BALUSTRADES - PERFORATED METAL, POWDERCOATED GREEN
- P13 ROOFTOP MECH ENCLOSURE SCREEN - PERFORATED METAL, POWDERCOATED GREEN
- P14 DECORATIVE METAL SCREEN - STEEL, POWDERCOATED RED
- P15 TERRACOTTA WALL CLADDING - BEIGE



PROPOSED HAWTHORN ROAD STREETScape ELEVATION



PROPOSED SITE PLAN

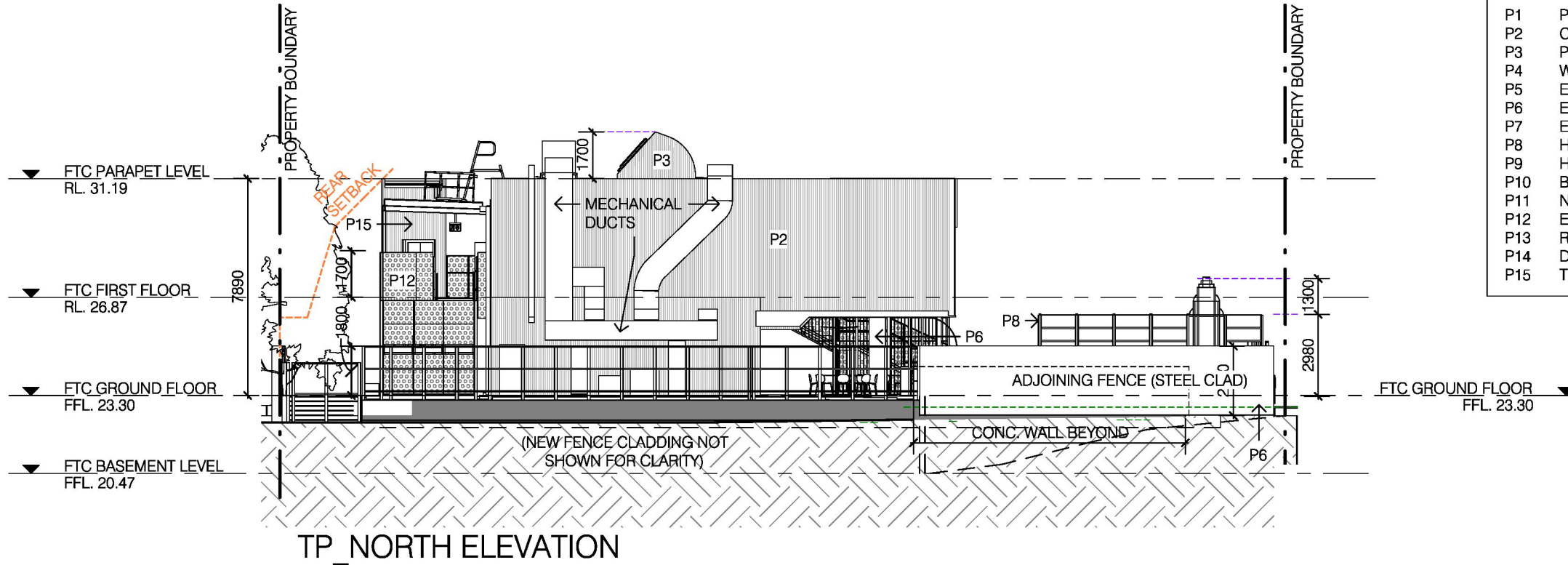


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MELBOURNE MONTESSORI COLLEGE
STAGE 1
737-741 HAWTHORN RD, BRIGHTON EAST

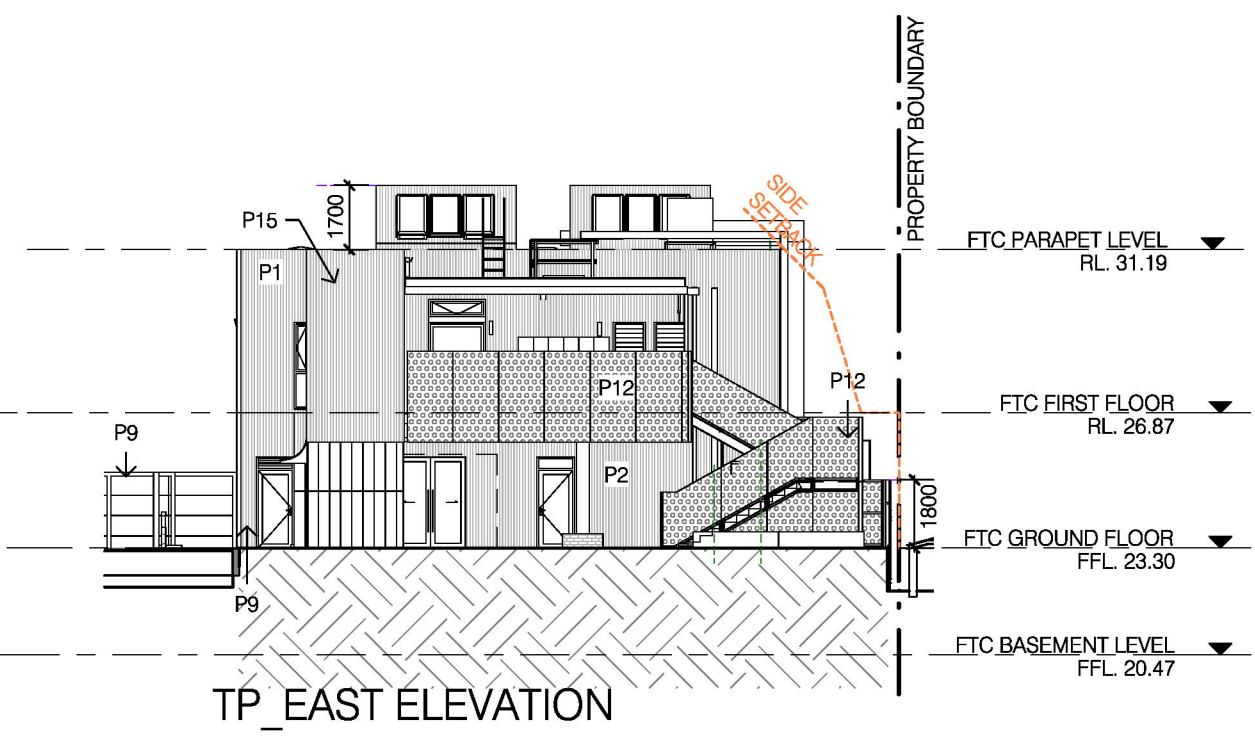
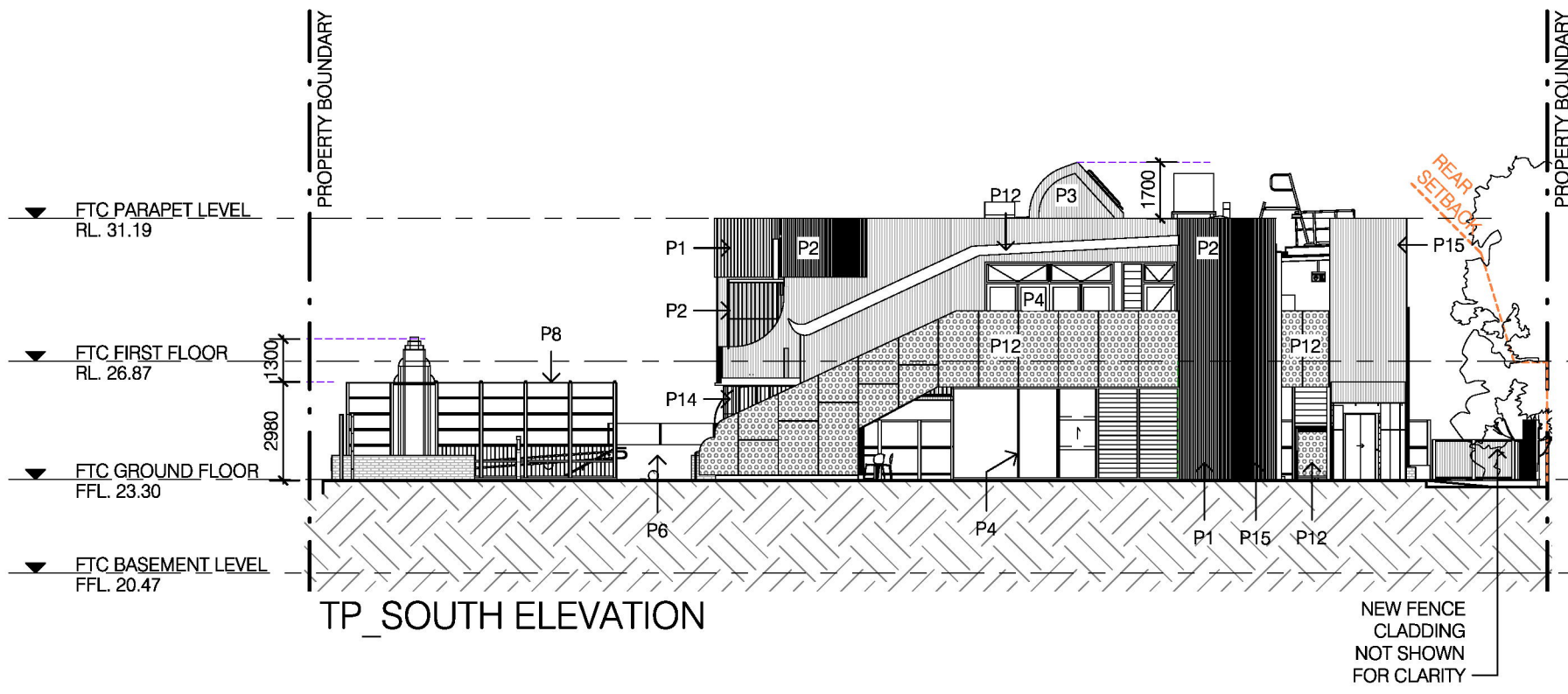
DRAWING	
PROPOSED STREETScape ELEVATION	
DRAWN BY	DATE
DO / MN / MR	APR 2025
SCALE	DRAWING NUMBER
1 : 200	2419/TP202/03



PROPOSED MATERIALS LEGEND

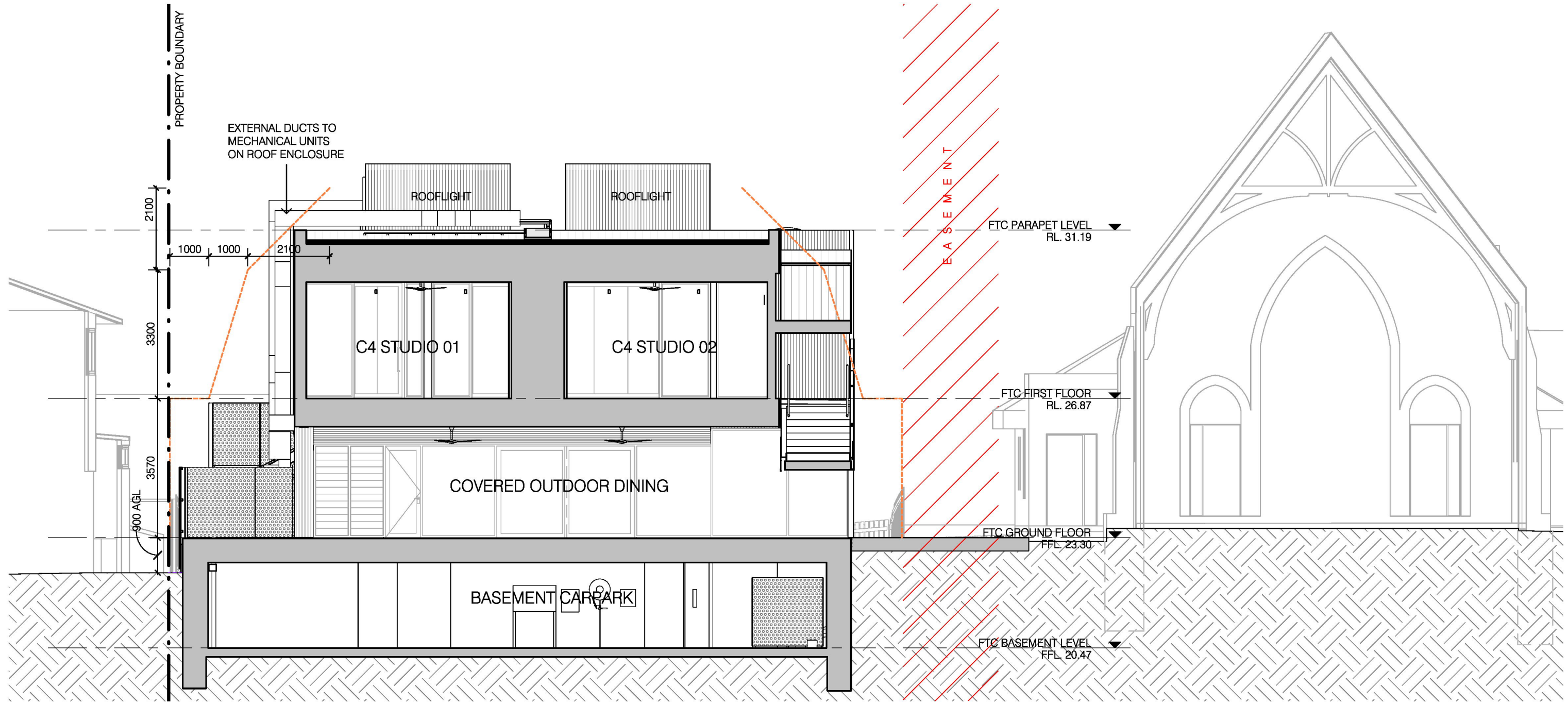
- P1 PROFILED WALL CLADDING - PREFINISHED METAL, WHITE
- P2 CORRUGATED WALL CLADDING - PREFINISHED METAL, WHITE
- P3 PROFILED ROOFING - PREFINISHED METAL, GREEN
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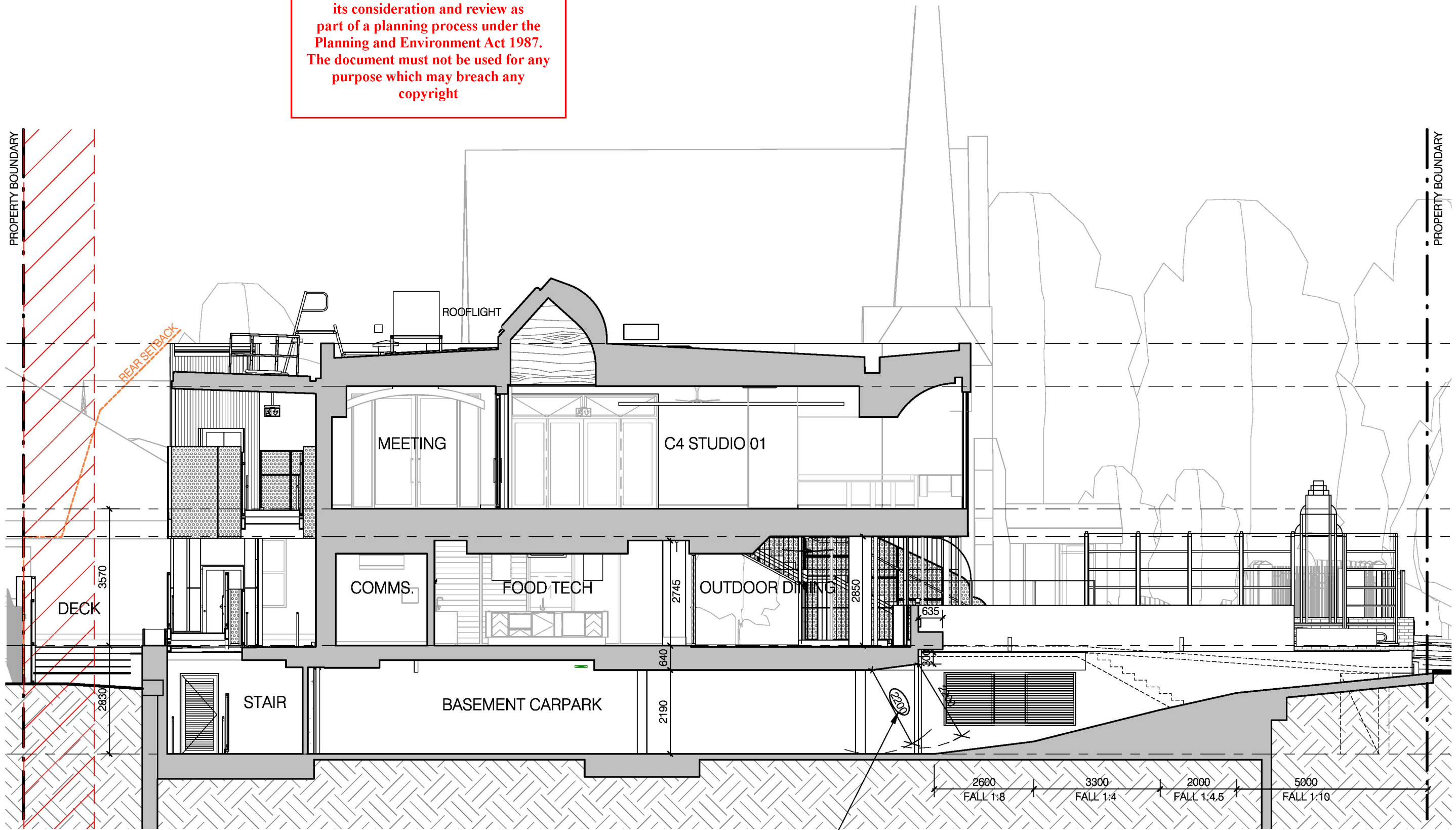
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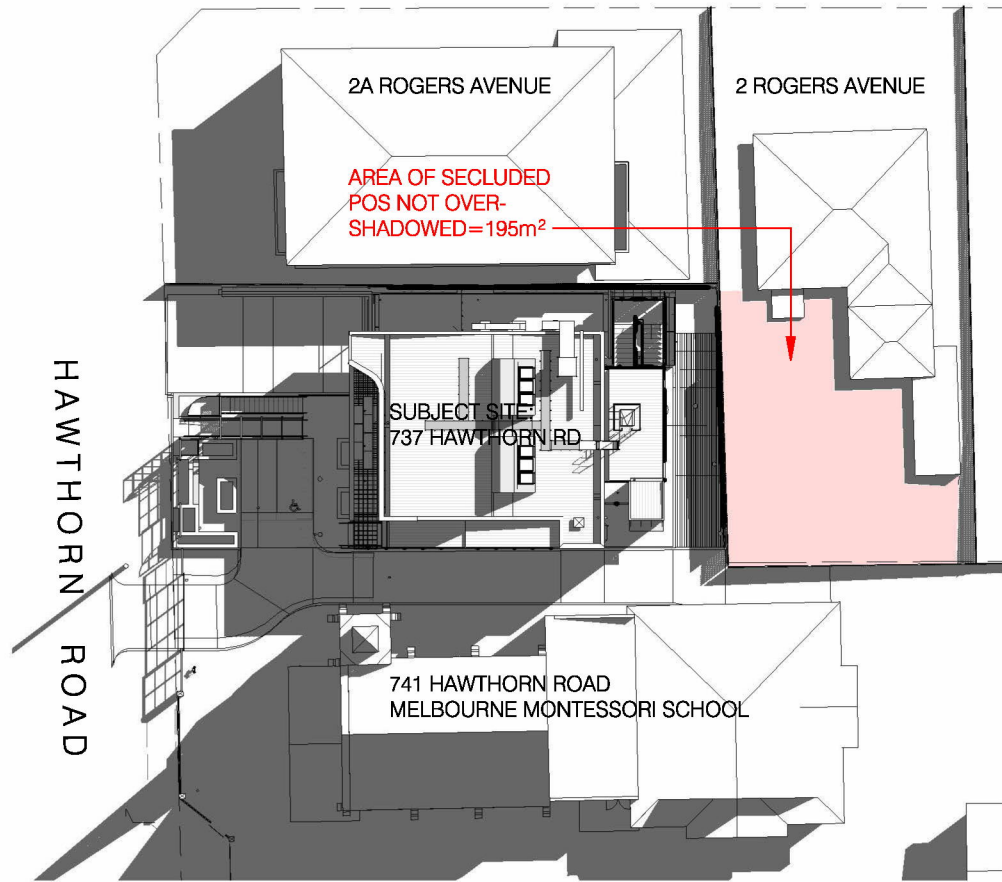


REQUIRED CLEARANCE AT CARPARK ENTRY
REFER TRAFFIC ENGINEER REPORT

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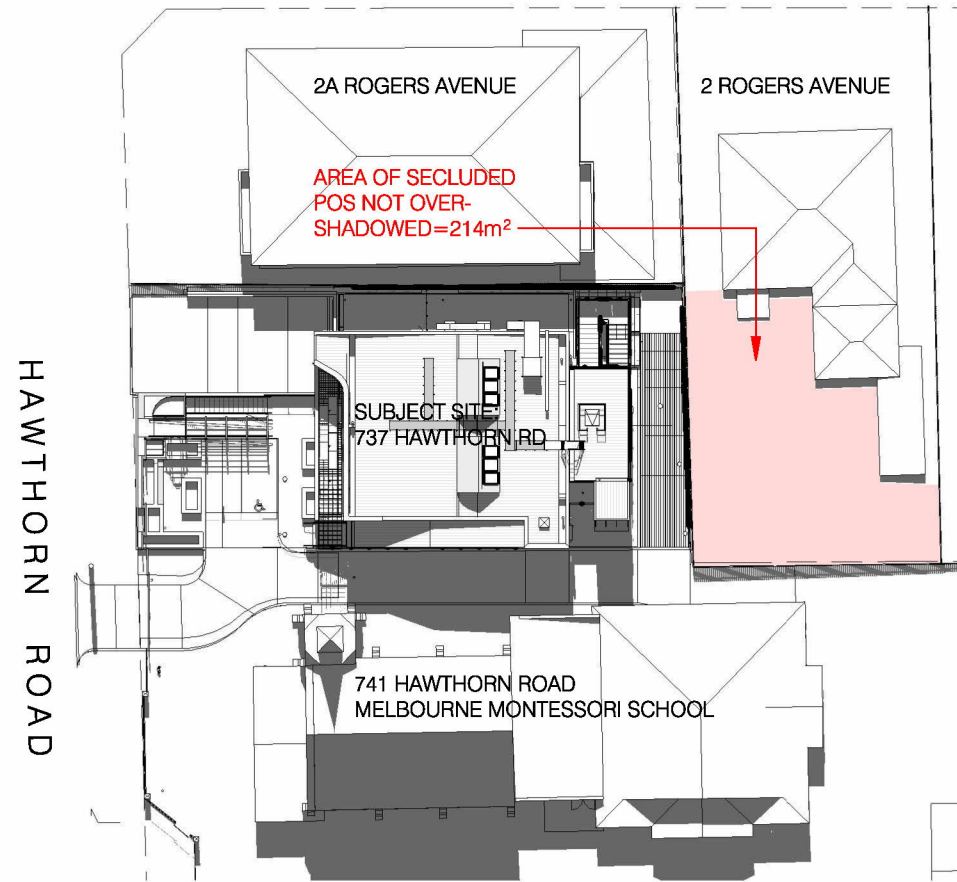
ROGERS AVENUE



22 SEPTEMBER - 9AM

SECLUDED POS AREA IN 2 ROGERS AVENUE=230m²
 AREA NOT OVERSHADOWED AT 9AM, 22 SEPT=200m²
 REQUIRED MINIMUM OF 40m² OF SECLUDED POS NOT OVERSHADOWED IS ACHIEVED.

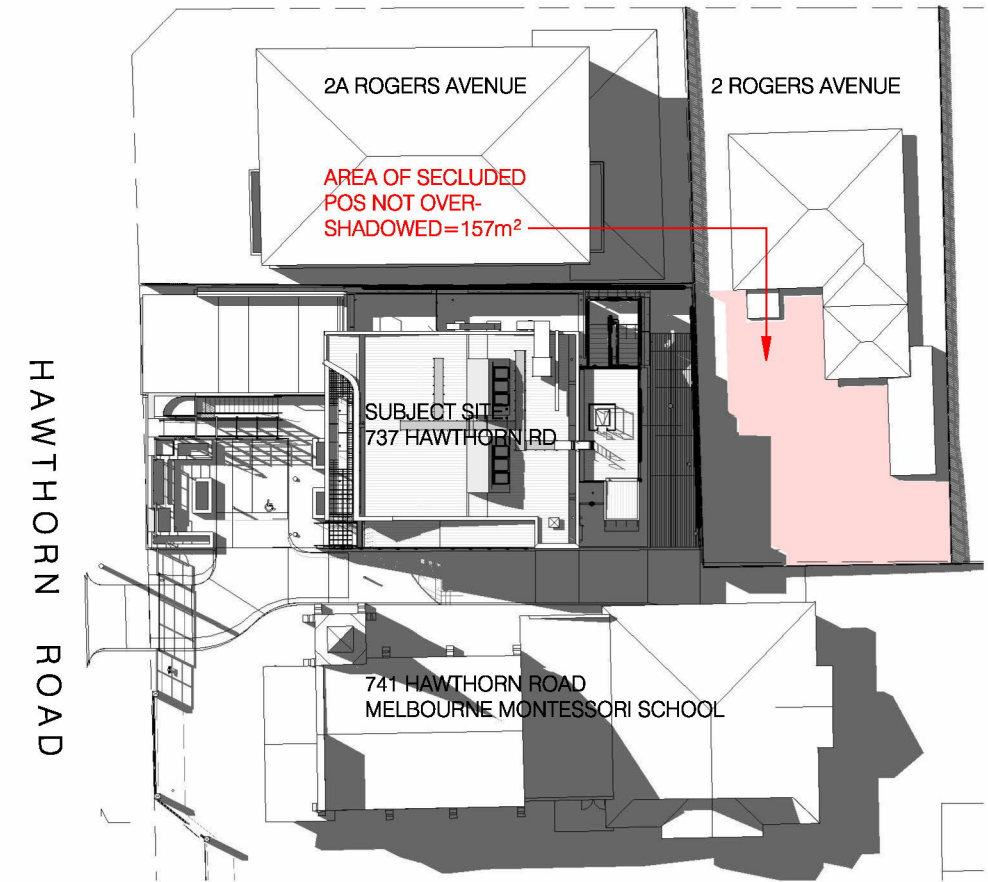
ROGERS AVENUE



22 SEPTEMBER - 12PM

SECLUDED POS AREA IN 2 ROGERS AVENUE=230m²
 AREA NOT OVERSHADOWED AT 12PM, 22 SEPT=214m²
 REQUIRED MINIMUM OF 40m² OF SECLUDED POS NOT OVERSHADOWED IS ACHIEVED.

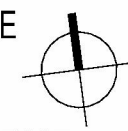
ROGERS AVENUE



22 SEPTEMBER - 3PM

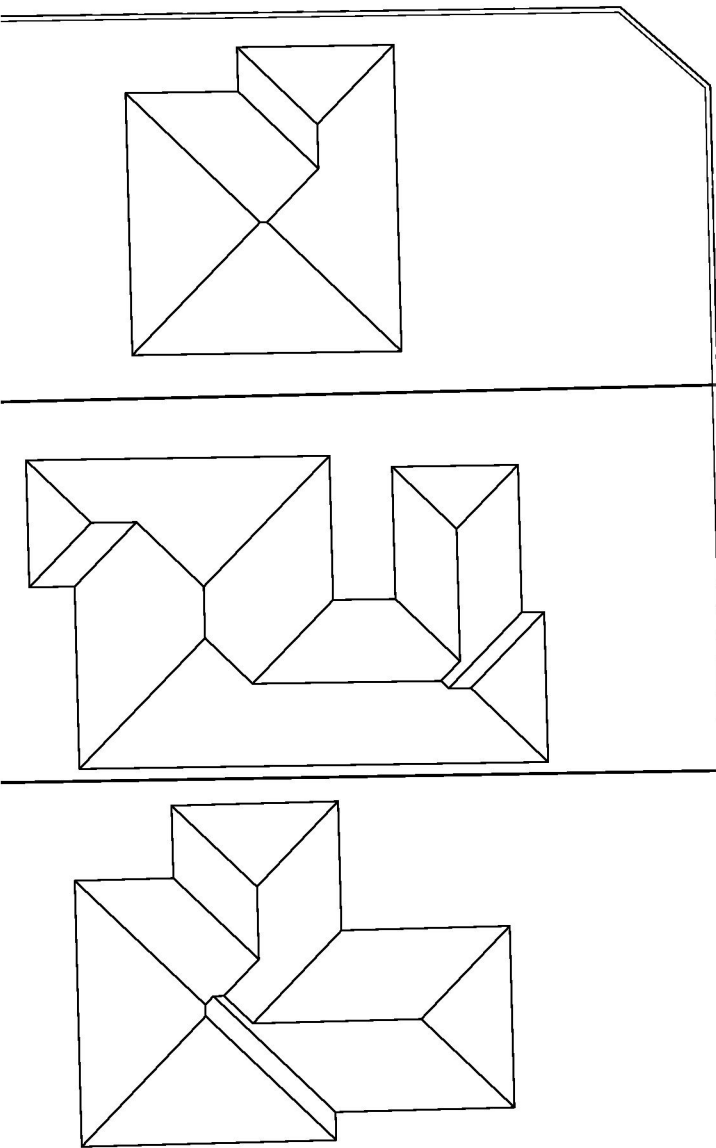
SECLUDED POS AREA IN 2 ROGERS AVENUE=230m²
 AREA NOT OVERSHADOWED AT 3PM, 22 SEPT=170m²
 REQUIRED MINIMUM OF 40m² OF SECLUDED POS NOT OVERSHADOWED IS ACHIEVED.

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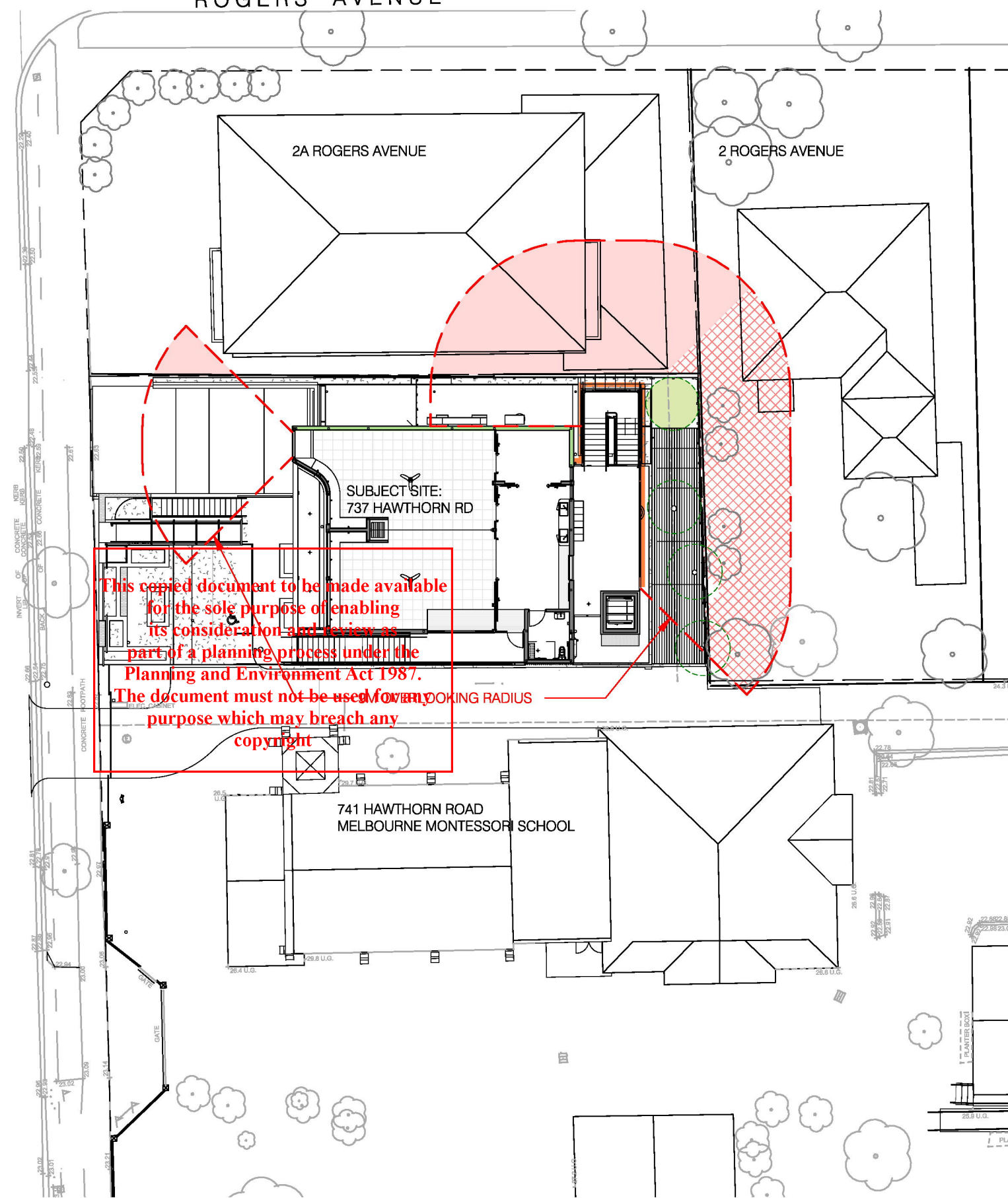


HOWELL STREET

ROGERS AVENUE



HAWTHORN ROAD



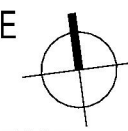
OVERLOOKING DIAGRAM LEGEND

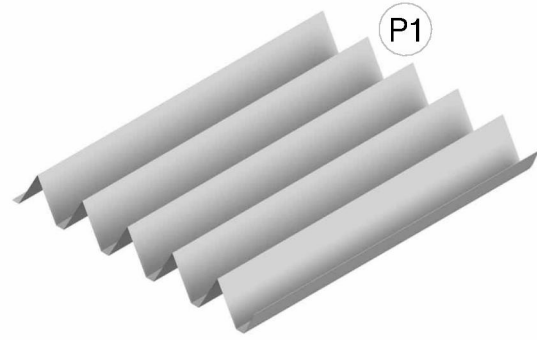
- AREA TO BE SCREENED/ OBSCURED
- AREA PARTIALLY SCREENED BY EXISTING TREES
- OPAQUE WALL
- min. 1.7m H EXTERNAL PERFORATED SCREEN WITH max. 25% OPENINGS
- EXISTING TREES

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OVERLOOKING RADIUS

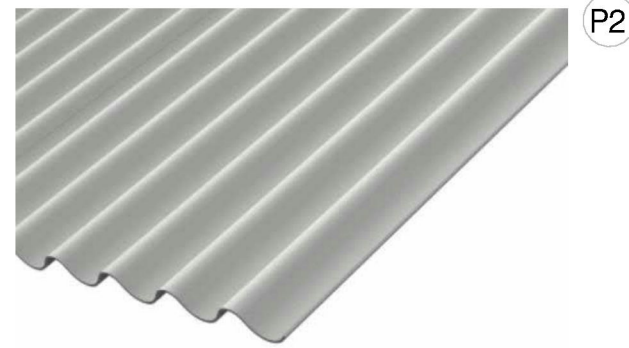
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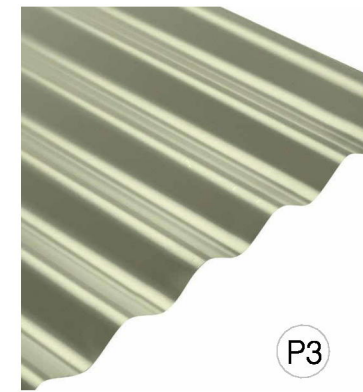
P1

PROFILED WALL CLADDING - PREFINISHED METAL, WHITE



P2

CORRUGATED WALL CLADDING - PREFINISHED METAL, WHITE



P3

PROFILED ROOFING - PREFINISHED METAL, GREEN

PROPOSED MATERIALS LEGEND

- P1 PROFILED WALL CLADDING - PREFINISHED METAL, WHITE
- P2 CORRUGATED WALL CLADDING - PREFINISHED METAL, WHITE
- P3 PROFILED ROOFING - PREFINISHED METAL, GREEN
- P4 WINDOWS & DOORS - ALUMINIUM FRAMED, POWDERCOATED RED
- P5 EXTERNAL STAIRCASE - CONCRETE WITH RESIN FINISH, GREEN
- P6 EXTERNAL CARPARK RAMP WALLS & SLAB EDGES - CONCRETE COLOURED
- P7 EXTERNAL COLUMNS - CONCRETE COLOURED
- P8 HAWTHORN ROAD FENCE - STEEL, POWDERCOATED RED; BRICK, WHITE
- P9 HAWTHORN ROAD GATE - STEEL, POWDERCOATED RED
- P10 BASEMENT CARPARK ROLLER SHUTTER - PERFORATED METAL, POWDERCOATED
- P11 NEIGHBOURING BOUNDARY FENCE - STEEL CLADING
- P12 EXTERNAL BALUSTRADES - PERFORATED METAL, POWDERCOATED GREEN
- P13 ROOFTOP MECH ENCLOSURE SCREEN - PERFORATED METAL, POWDERCOATED GREEN
- P14 DECORATIVE METAL SCREEN - STEEL, POWDERCOATED RED
- P15 TERRACOTTA WALL CLADDING - BEIGE

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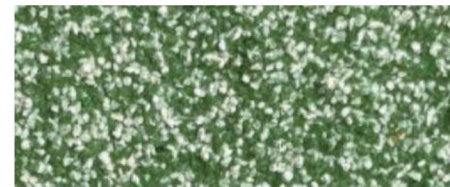


P4

P9

P14

WINDOWS & DOORS - ALUMINIUM FRAMED, POWDERCOATED RED
HAWTHORN ROAD GATE - STEEL, POWDERCOATED RED
DECORATIVE METAL SCREEN - STEEL, POWDERCOATED RED



P5

EXTERNAL STAIRCASE - CONCRETE WITH RESIN FINISH, GREEN



P6

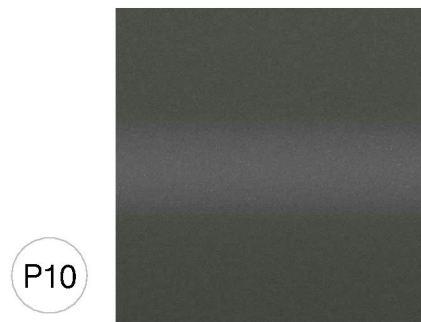
P7

EXTERNAL CARPARK RAMP WALLS & SLAB EDGES - CONCRETE COLOURED



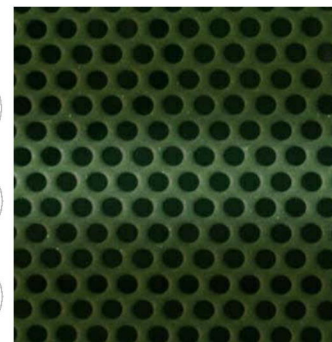
P8

HAWTHORN ROAD FENCE - STEEL, POWDERCOATED RED; BRICK, WHITE



P10

WINDOWS & DOORS - ALUMINIUM FRAMED, POWDERCOATED RED



P11

P12

P13

EXTERNAL BALUSTRADES - PERFORATED METAL, POWDERCOATED GREEN
ROOFTOP MECH ENCLOSURE SCREEN - PERFORATED METAL, POWDERCOATED GREEN



P15

TERRACOTTA WALL CLADDING - BEIGE



NUMBER	REVISIONS	DATE
01	ISSUED TO TOWN PLANNER	2025-07-30