

FEATURE & LEVEL PLAN

**351 CHURCH STREET
RICHMOND**

HEIGHT DATUM: AHD

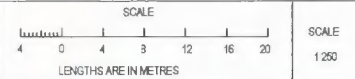
COORDINATE DATUM: LOCAL

TITLE REF: Vol.9941 Fol.758

LAST PLAN REF: LOT 1 ON LP138330

Surveyors Ref: **2202**

SHEET 1 OF 1 SHEETS SHEET SIZE **A1**



**melbourne
LAND SURVEYORS**
GEOFF LONG - MELBOURNE - BALLARAT
PO BOX 435 WANDOE VIC 3079
MOBILE 0412722261 FAX (03) 8912 4699
WWW.MELBOURNELANDSURVEYORS.COM.AU

NOTATIONS

Levels are to AHD based on TBM N6 T & 2 from MWD 431

Contour interval is 0.2m

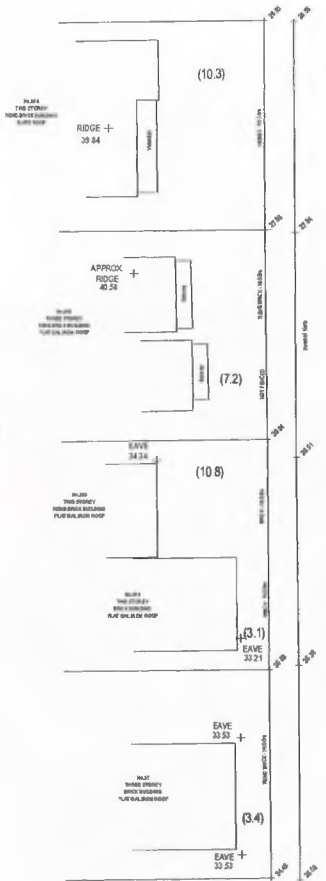
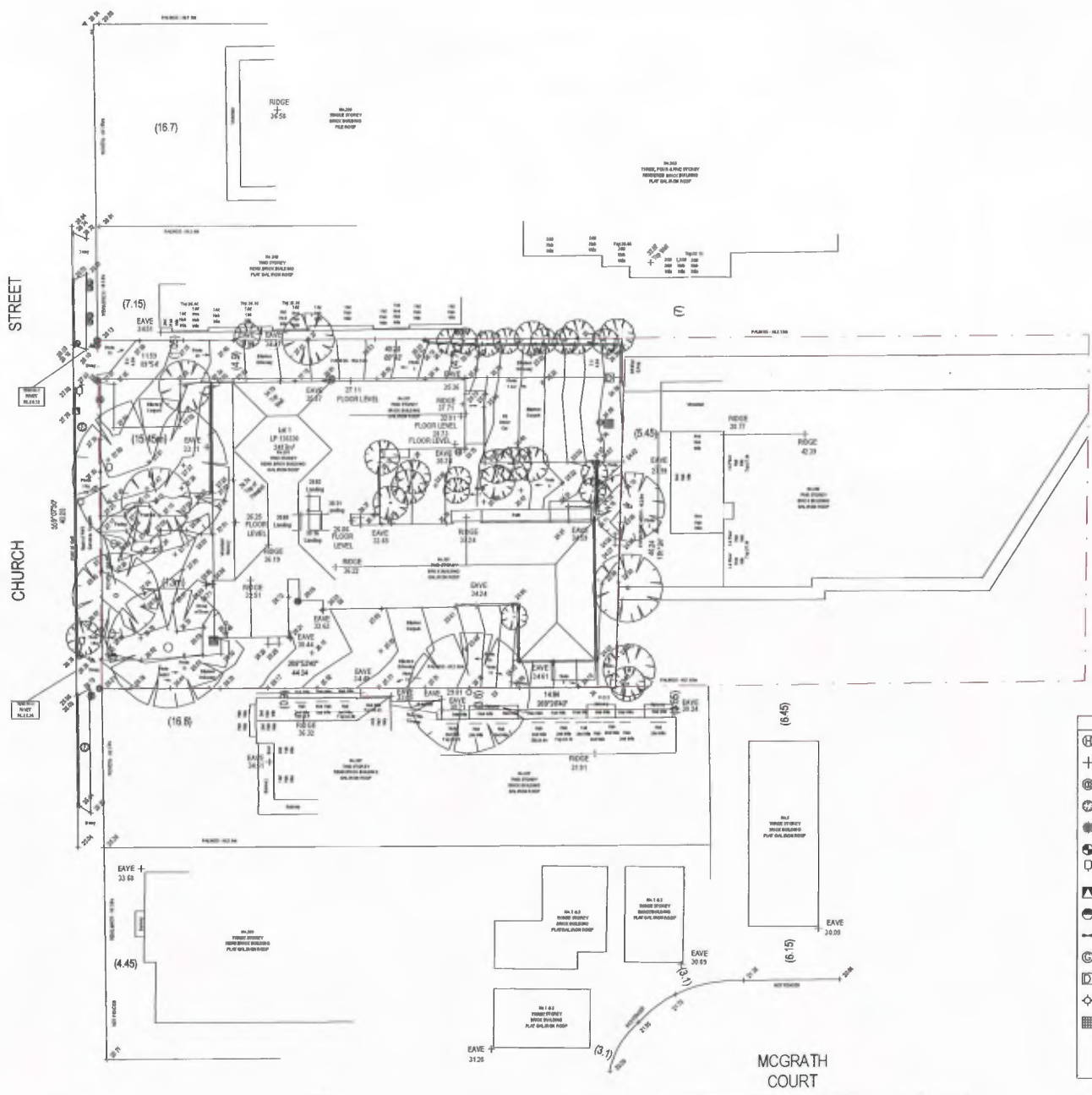
See Title Plan for title re-establishment

E-2: 4.50m CARRIAGEWAY EASEMENT

CERTIFICATION BY SURVEYOR

I, **BRANDON MANTON** (S) 25010
I, a surveyor in accordance with the Survey Act 2002, certify that this plan has been prepared from a survey made under my direction and supervision to represent the features and levels shown on 15th February 2016.

Licensed Surveyor Date



LEGEND			
⊕	INSPECTION SHaft	—	BOTTOM OF RETAINING WALL
+	NATURAL SURFACE	—	DRIVEWAY
⊙	TELECOMMUNICATIONS PIT	—	TITLE BOUNDARY
⊙	TREE	—	EASEMENT
⊙	STOP VALVE	—	FENCE
⊙	ELECTRICITY POLE	—	BUILDING
□	SIK	—	WINDOW
▲	SIDE ENTRY PIT	—	FENCE-WOOD
⊙	ELECTRICITY POLE	—	FOOTPATH
—	GATE	—	INVERT OF KERB
⊙	GAS METER	—	BACK OF KERB
⊙	DRAINAGE PIT	—	VERANDAH
⊙	PIT	—	ROOF RIDGE
⊙	GRADED PIT	—	STEPS
		—	EDGE OF CONCRETE
		—	TOP OF RETAINING WALL

16/21-22/11/2017 2:52:29 PM

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40th Floor
Adm 29 100 000 010

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NO.	DATE	BY	REVISION
1	20/11/17	BRANDON MANTON	ISSUED FOR PERMIT
2	22/11/17	BRANDON MANTON	REVISED PERMIT
3	15/12/17	BRANDON MANTON	REVISED PERMIT

From: **EXISTING SURVEY**

Sheet: **PRELIMINARY NOT FOR CONSTRUCTION**

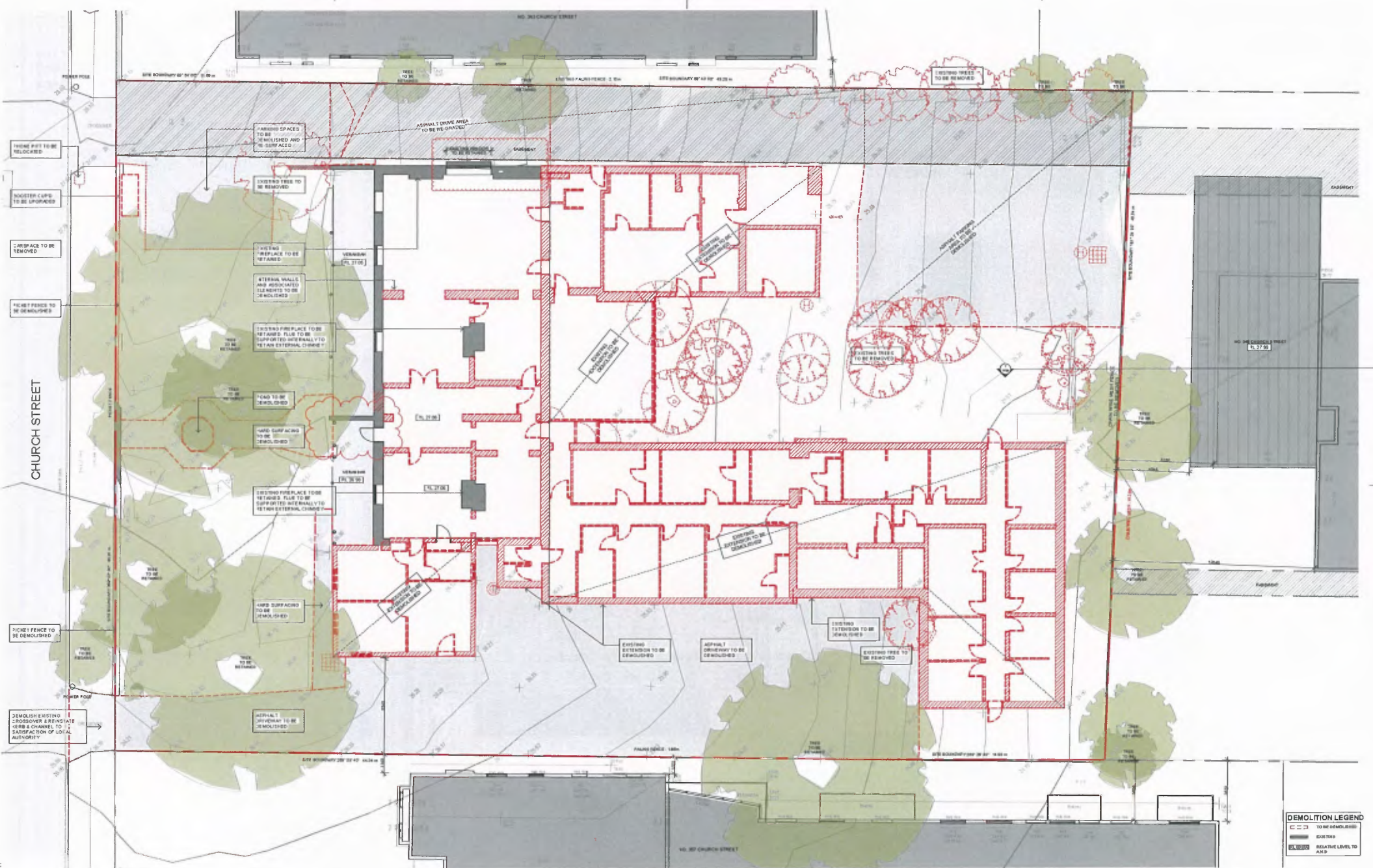
Drawn by: **TP01**

Scale: **1:250**

Date: **4 NOV 2017**

Checked by: **16127**

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3	27/11/2017	REVISED PERMIT
4	27/11/2017	REVISED PERMIT

DEMOLITION PLAN - GROUND FLOOR
 PRELIMINARY
 NOT FOR CONSTRUCTION

Sheet No: **TP04**
 Date: **4 NOV 2017**

DEMOLITION LEGEND

[Symbol]	TOTAL DEMOLITION
[Symbol]	EXISTING
[Symbol]	REPLACE LEVEL TO ASD

Revision: **C**
 16127
 Drawn by J.C. Checked by J.M.

16:17:22/11/2017 2:52:56 PM



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Rev	Date	Notes
1	11/05/2017	ISSUED FOR PERMIT
2	11/05/2017	CONSTRUCTION PERMIT
3	11/05/2017	CONSTRUCTION PERMIT

DEMOLITION PLAN - FIRST FLOOR

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No
TP05
Date
18 MAY 2017

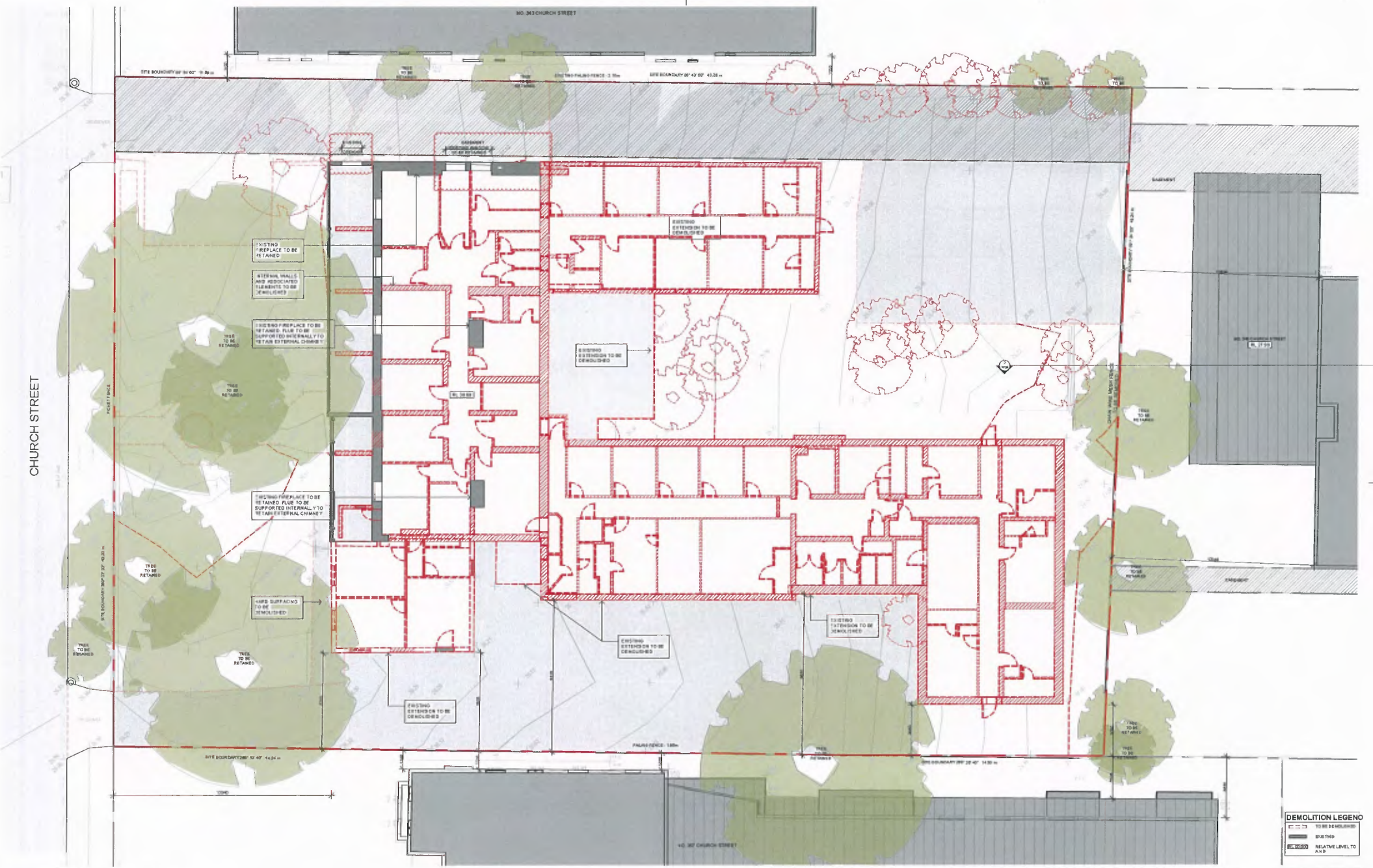
Symbol	Description
(Dashed line)	TO BE DEMOLISHED
(Solid line)	TO BE RETAINED
(Hatched area)	RELATIVE LEVEL TO A&D

Revision
P4



16127

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NO	DATE	ISSUED FOR	BY
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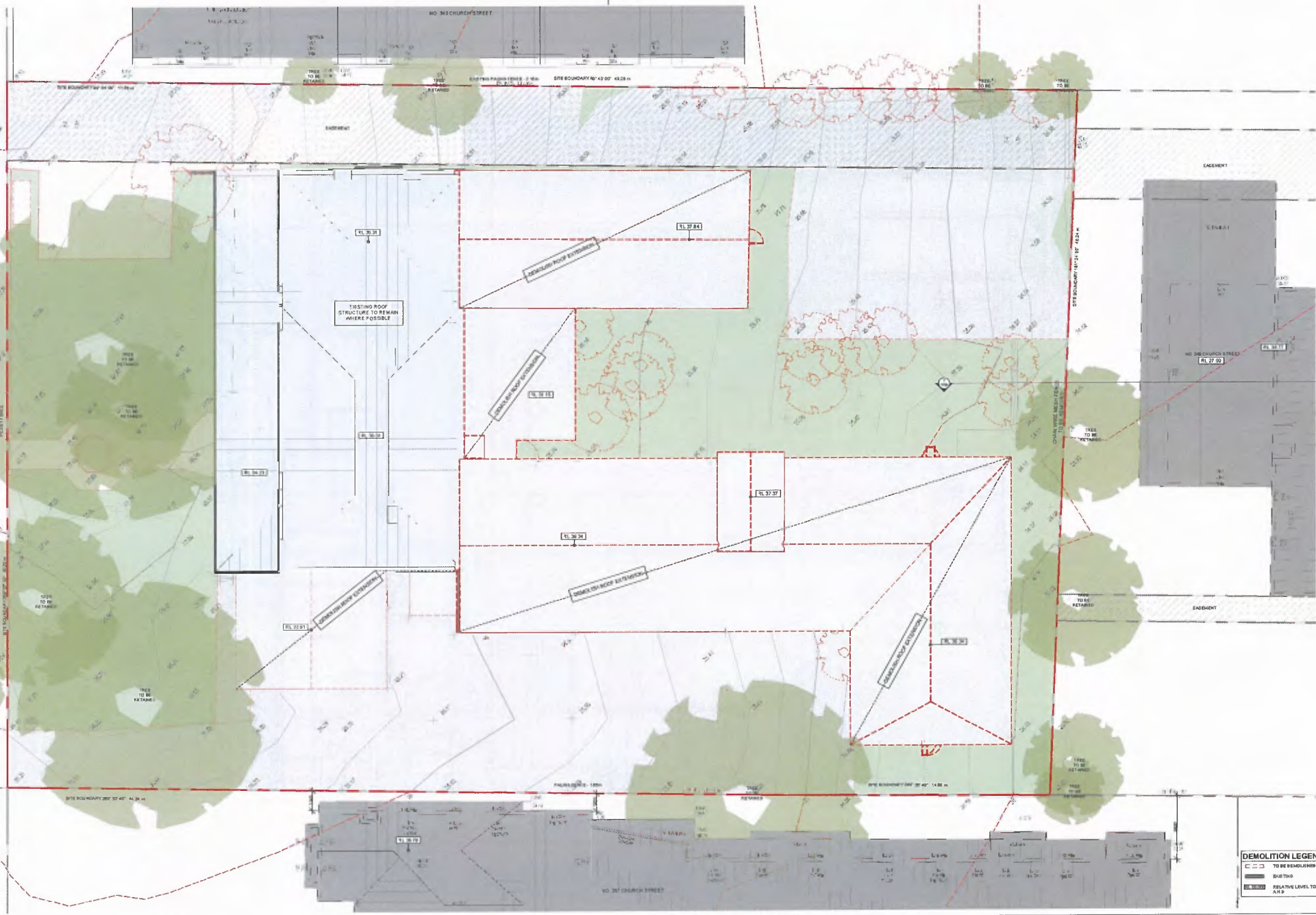
DEMOLITION PLAN - ROOF
PRELIMINARY
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TP06
18 MAY 2017

DEMOLITION LEGEND

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Revision
P4
16127
18 MAY 2017



CHURCH STREET

EASEMENT

EASEMENT

Traced

Client

Title

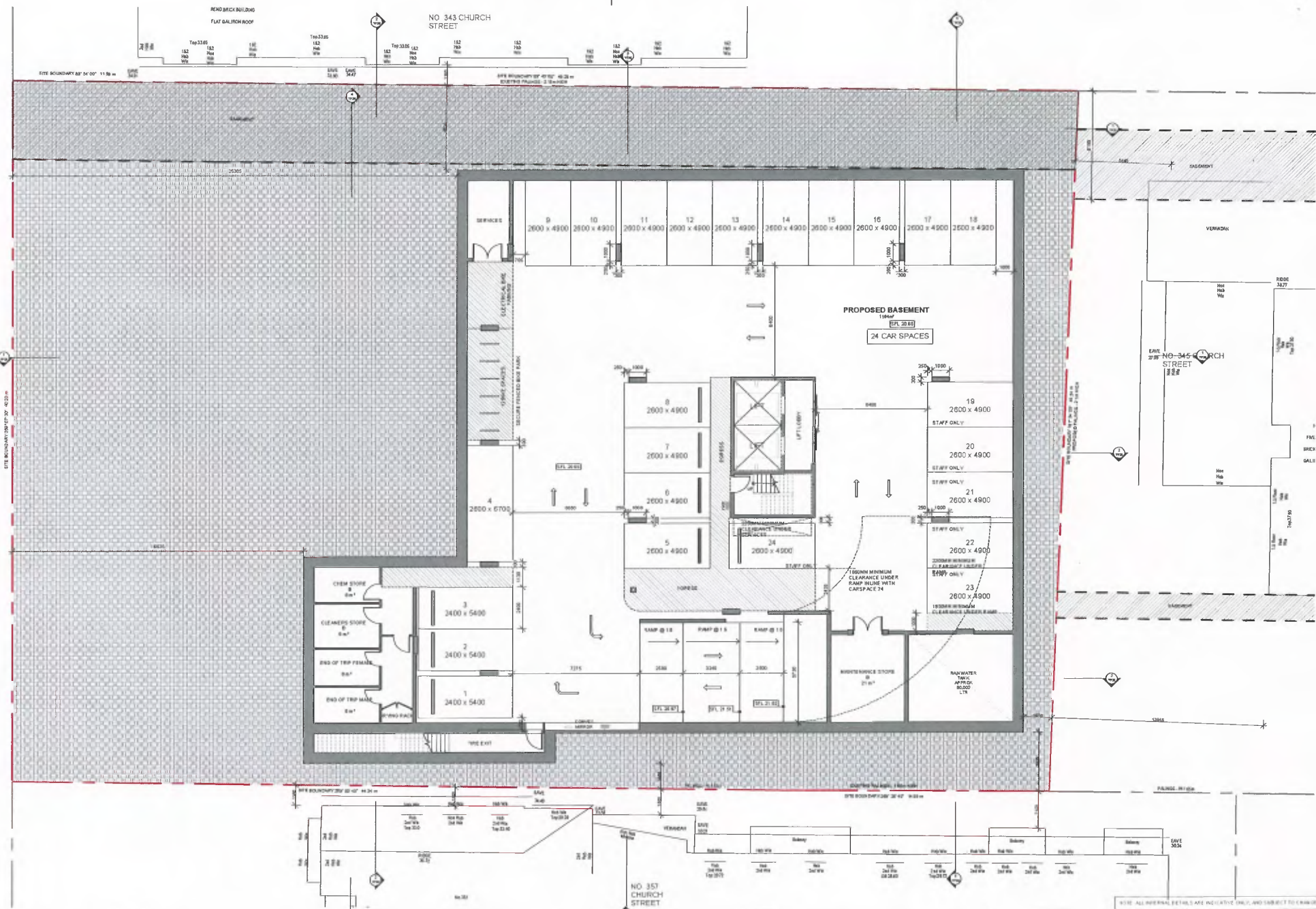
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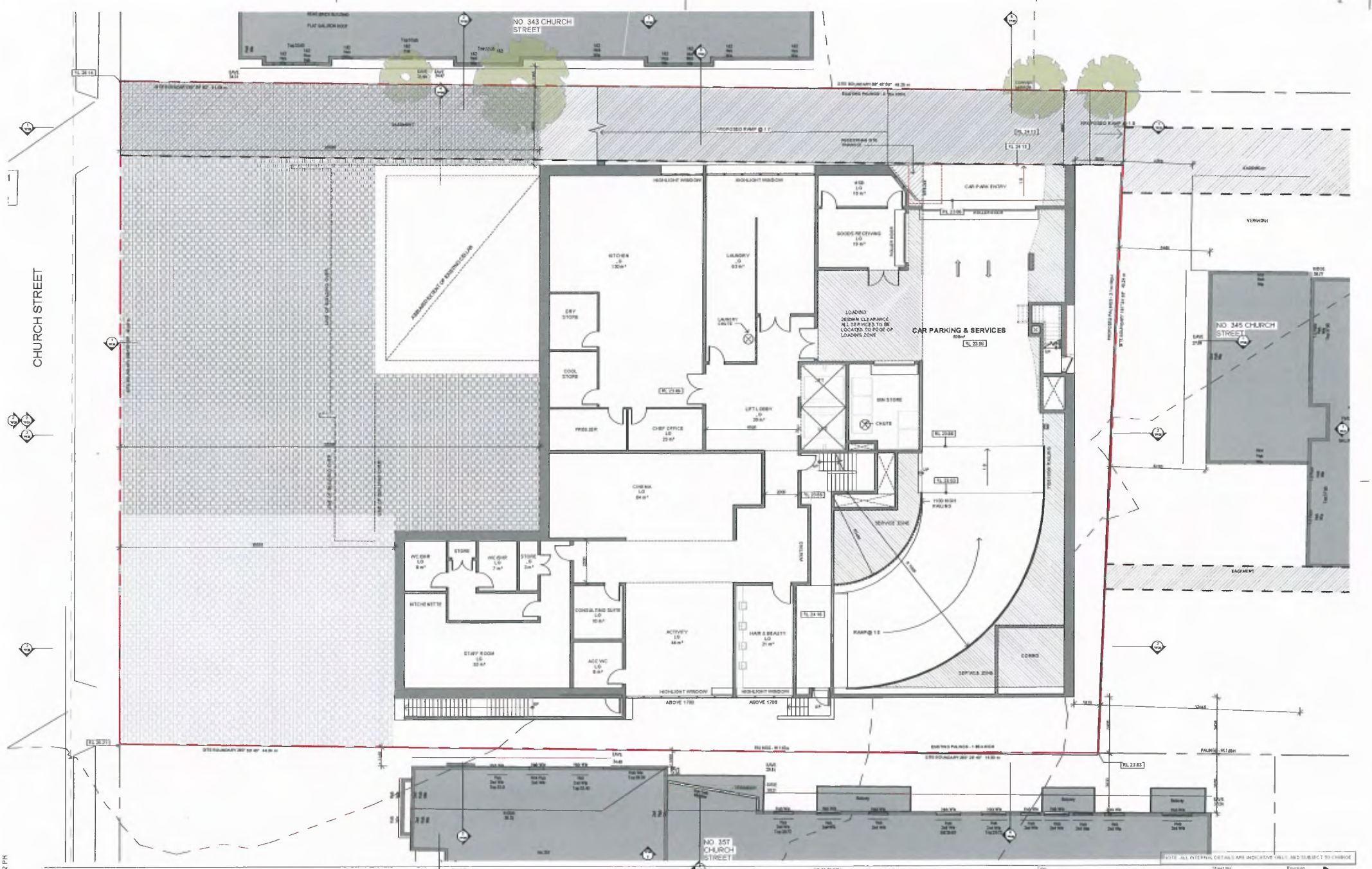
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50	JM	11/11/2017	ISSUED FOR PERMIT

PROPOSED BASEMENT
 PRELIMINARY
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TP07
 1:1000A1
 4 NOV 2017





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PROPOSED LOWER GROUND PLAN

TP08

C

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16127

Drawn by J.D. Checked by J.M.

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NO. OF ROOMS: 19



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1	16/11/17	PRELIMINARY GROUND FLOOR PLAN
2	16/11/17	REVISIONS
3	16/11/17	REVISIONS
4	16/11/17	REVISIONS
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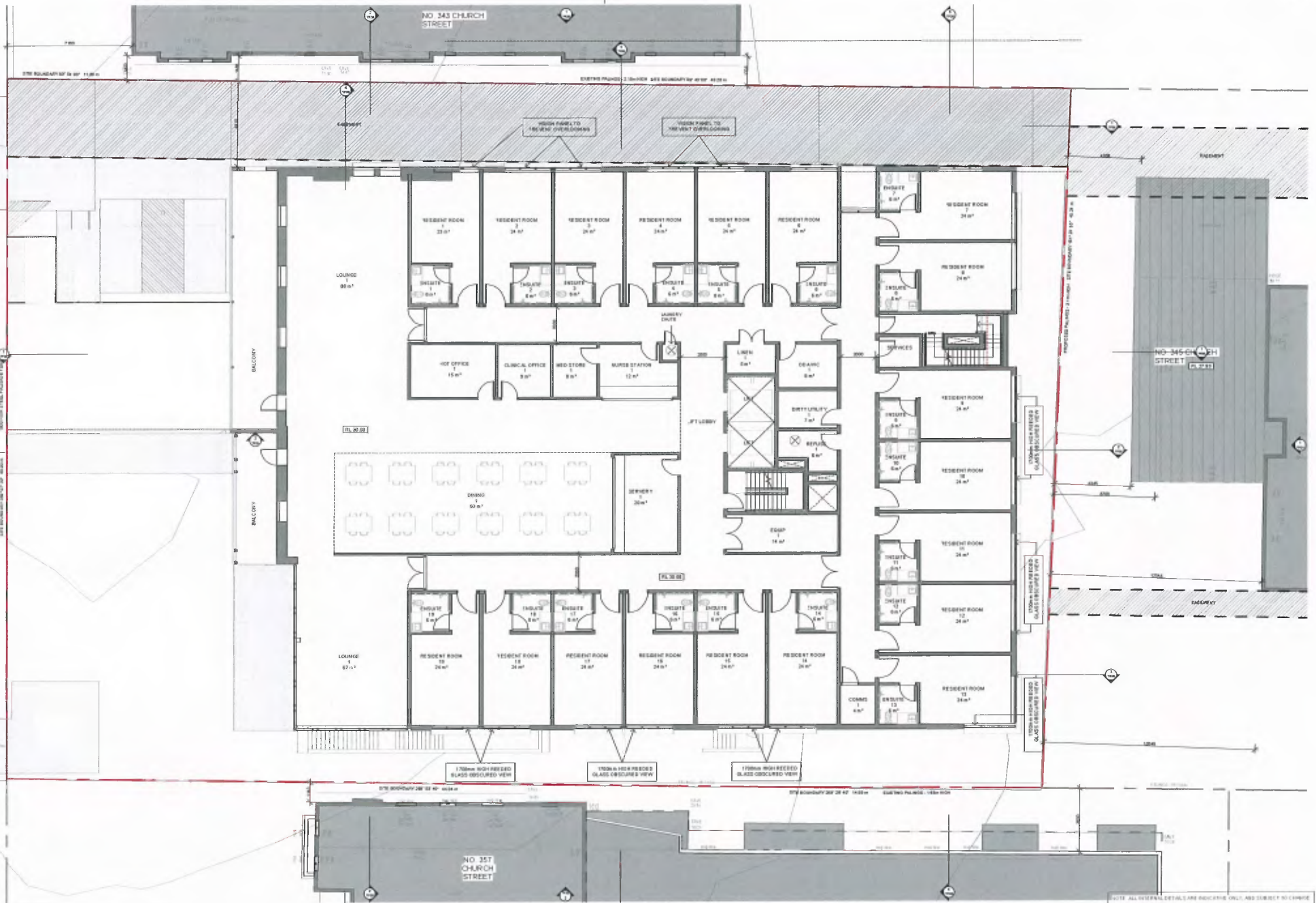
PROPOSED GROUND FLOOR PLAN
 TP09
 Scale: 1:100 @ A1
 Date: 4 NOV 2017

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PROPOSED LEVEL 1 PLAN

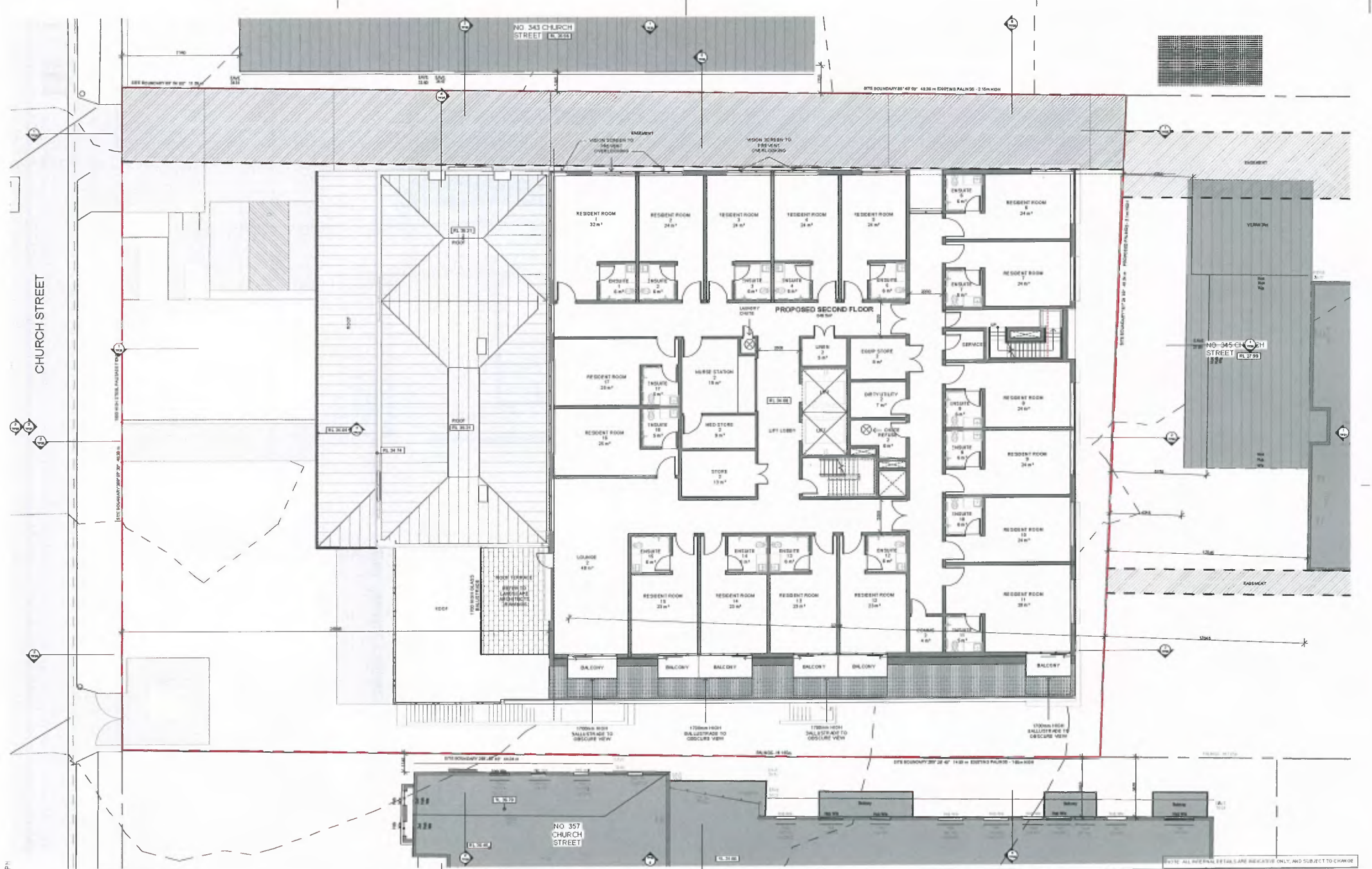
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TP10

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 Check of: J.M.

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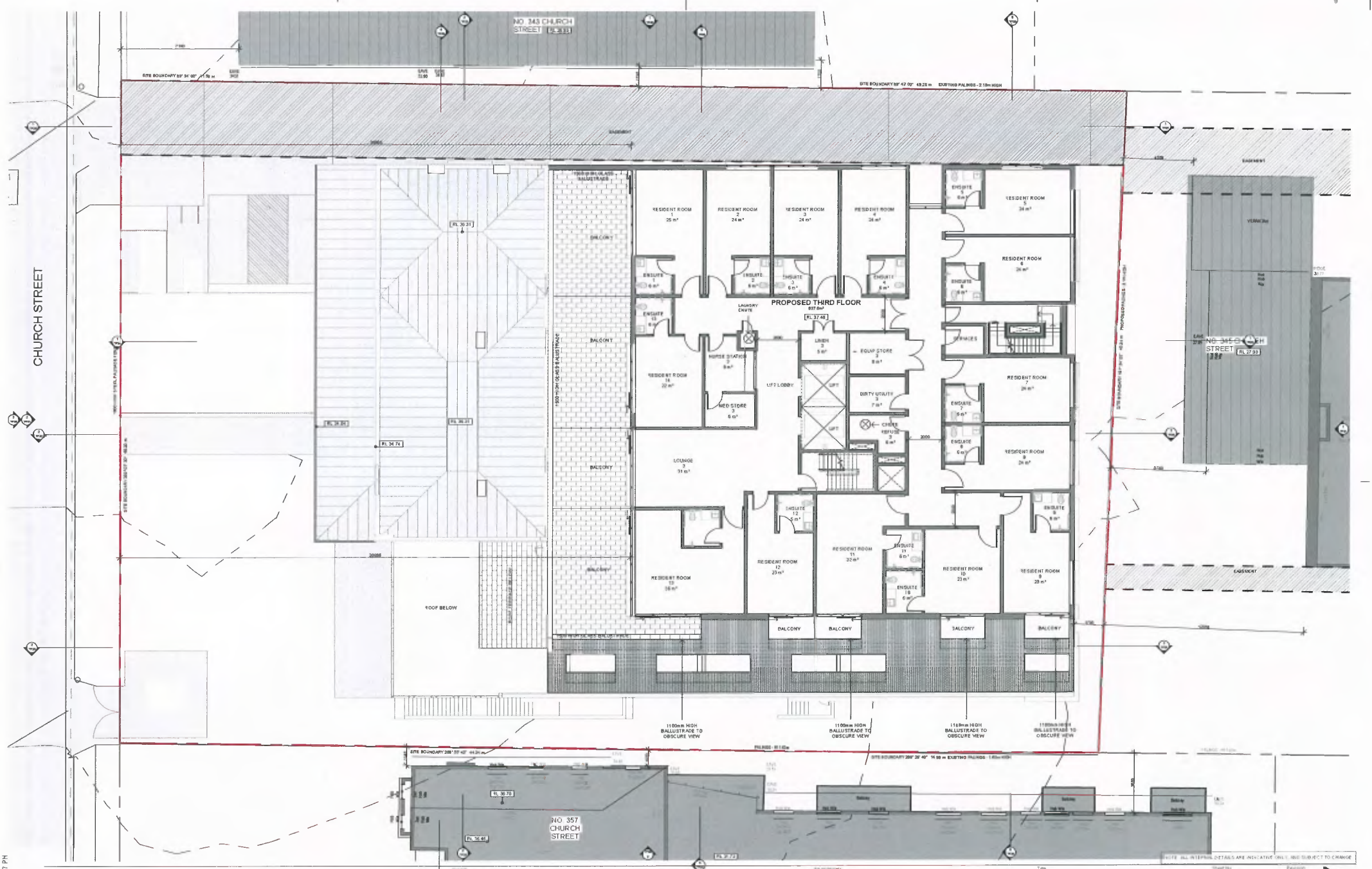
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PROPOSED LEVEL 2 PLAN
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TP11
 Scale: 1:1000A1
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PROPOSED LEVEL 3 PLAN
 TP12
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CHURCH STREET

NO 343 CHURCH STREET PL 2/19

NO 345 CHURCH STREET PL 2/13

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2	22/11/17	REVISION TO PLAN
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PROPOSED LEVEL 4 PLAN

TP13

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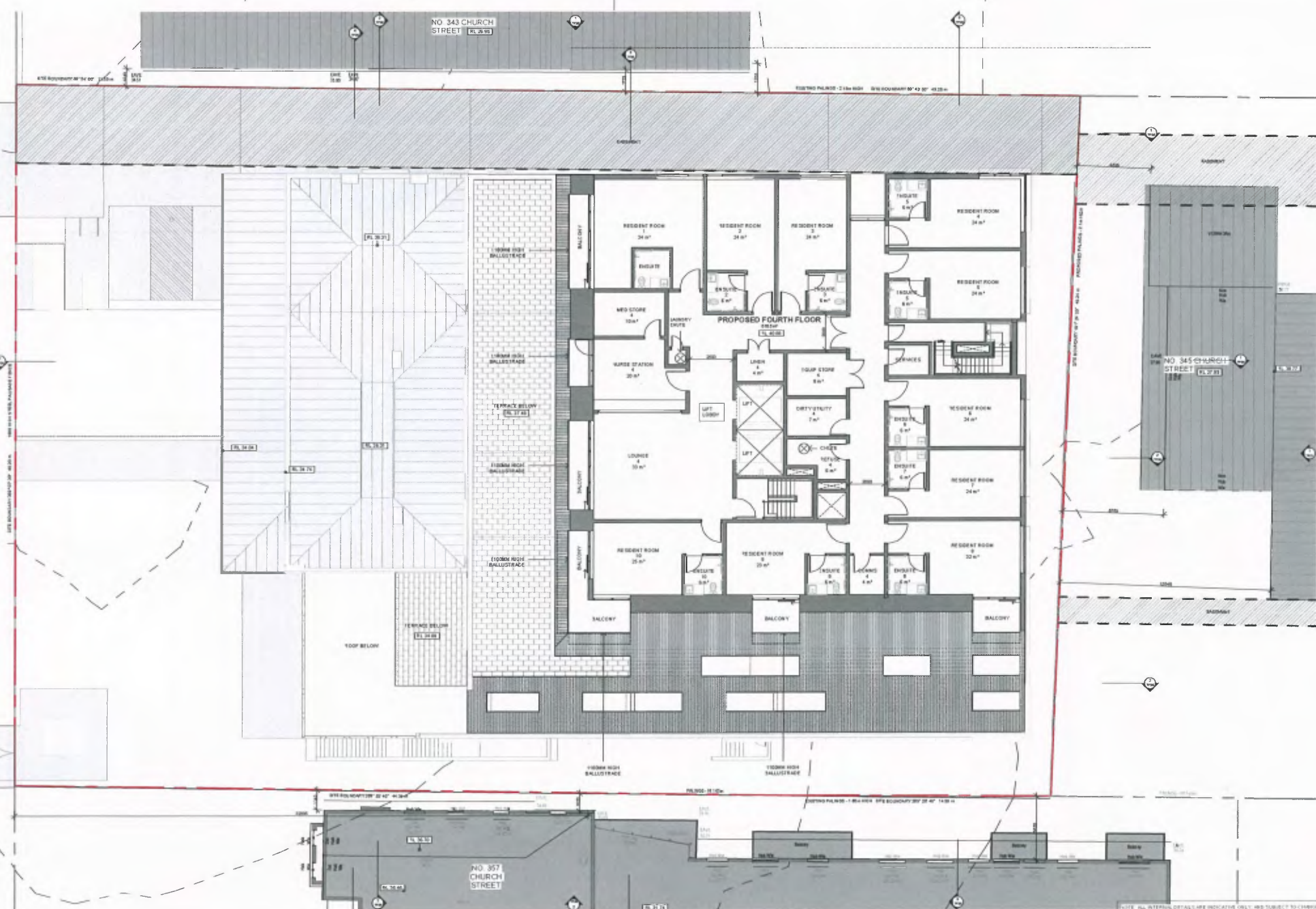
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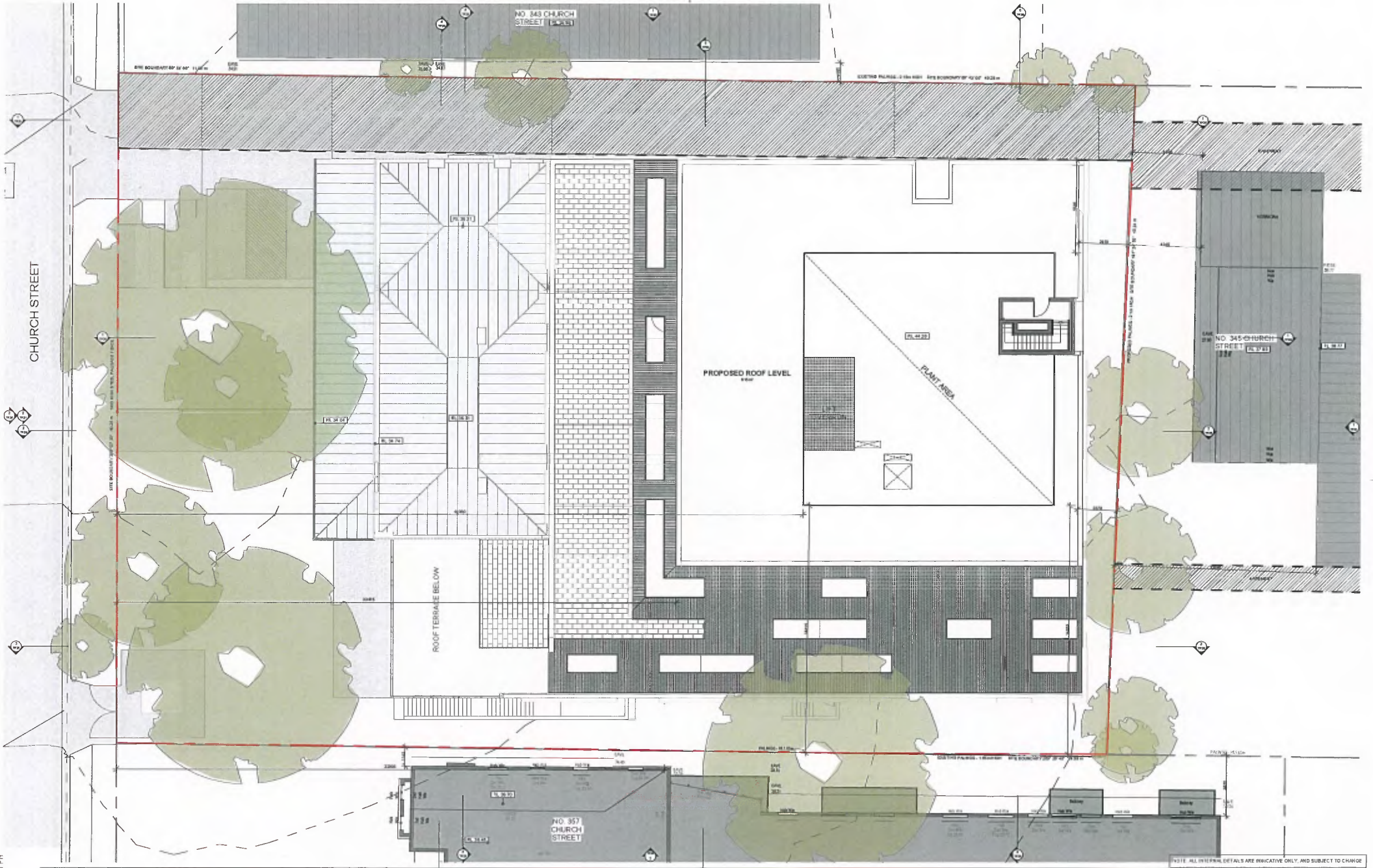
Scale
1:100@A1

Date
4 NOV 2017

Drawn by J.D. Checked by J.M.

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16127 - 22/11/2017 2:54:41 PM



CHT Architects Pty Ltd
 Architecture
 Interior Design
 Urban Design

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Rev	Date	Notes
A	20 OCT 2017	TOTAL LAYOUT DEVELOPED
B	27 OCT 2017	CLIENT REVIEW
C	16 NOV 2017	CLIENT REVIEW
D	16 NOV 2017	CLIENT REVIEW

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Sheet No: **TP14** Revision: **C**

Title: **PROPOSED ROOF PLAN**

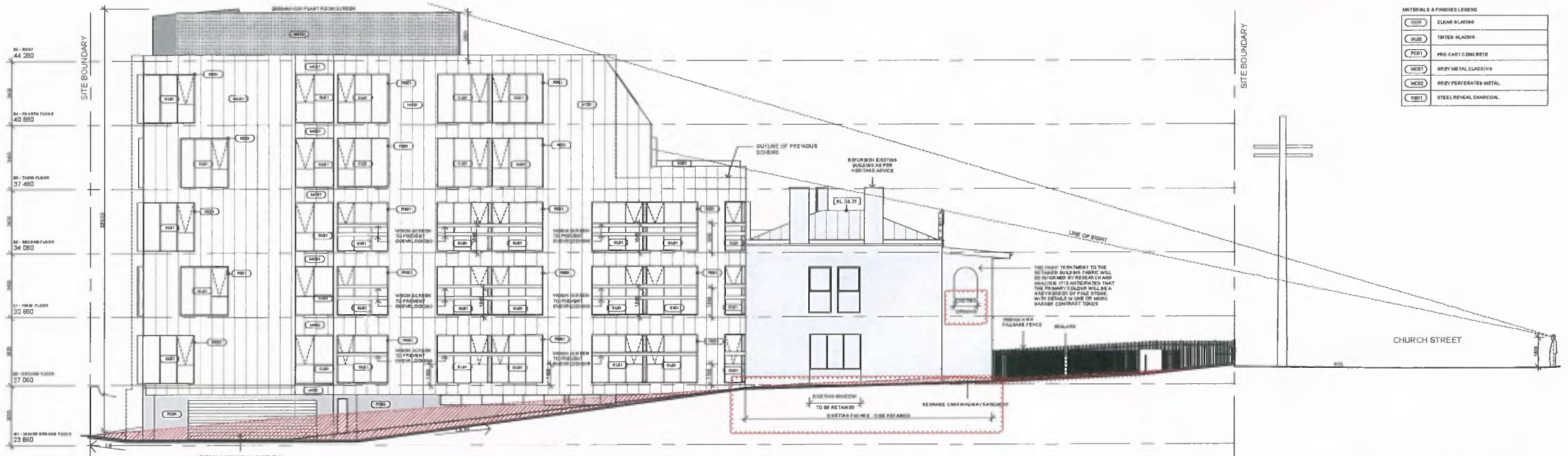
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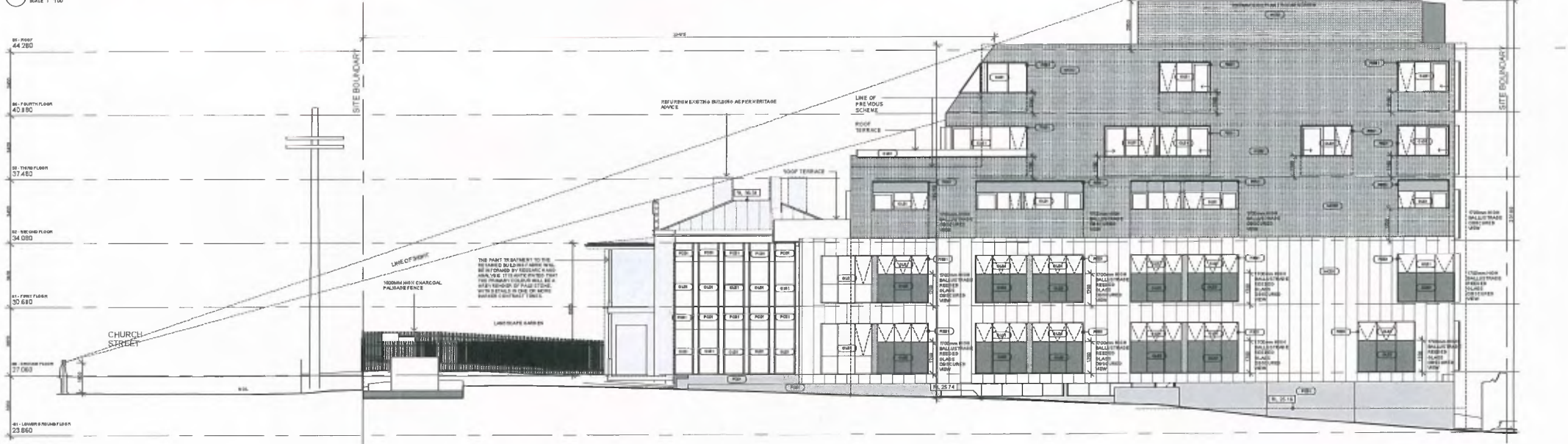
Date: **4 NOV 2017**

16127

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1 NORTH ELEVATION
SCALE 1:100



2 SOUTH ELEVATION
SCALE 1:100

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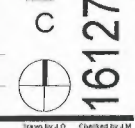
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NO.	DATE	BY	REVISION
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2	2017/11/04	JM	REVISED DESIGN
3	2017/11/04	JM	REVISED DESIGN

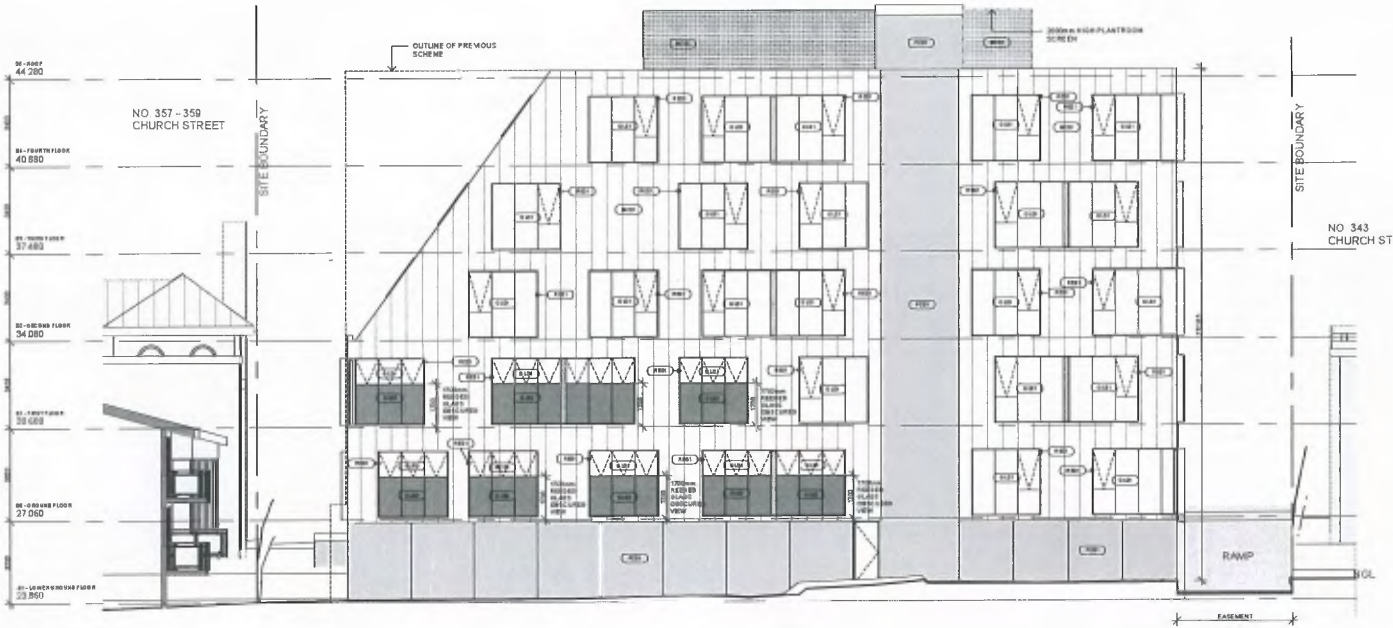
ELEVATIONS
PRELIMINARY
NOT FOR CONSTRUCTION

TP20
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4 NOV 2017

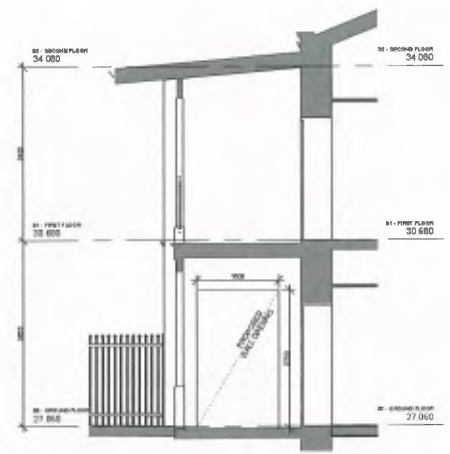


16/12/2017 2:54:57 PM

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1 EAST ELEVATION
SCALE 1:100



3 2 - B
SCALE 1:50



2 WEST ELEVATION
SCALE 1:100

MATERIALS & FINISHES

(GL1)	CLEAR GLAZING
(GL2)	TINTED GLAZING
(PC1)	PRE-CAST CONCRETE
(MET)	GREY METAL CLADDING
(MSP)	SPRINKLED METAL
(RST)	STEEL REINFORCED CONCRETE

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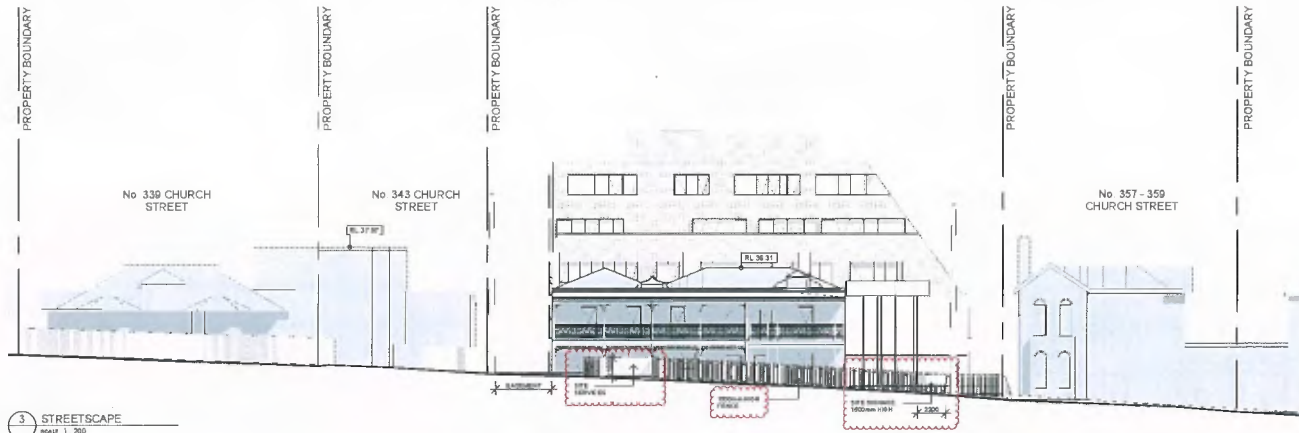
REVISIONS

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2	2017/11/01	ISSUED FOR PERMIT
3	2017/11/01	ISSUED FOR PERMIT

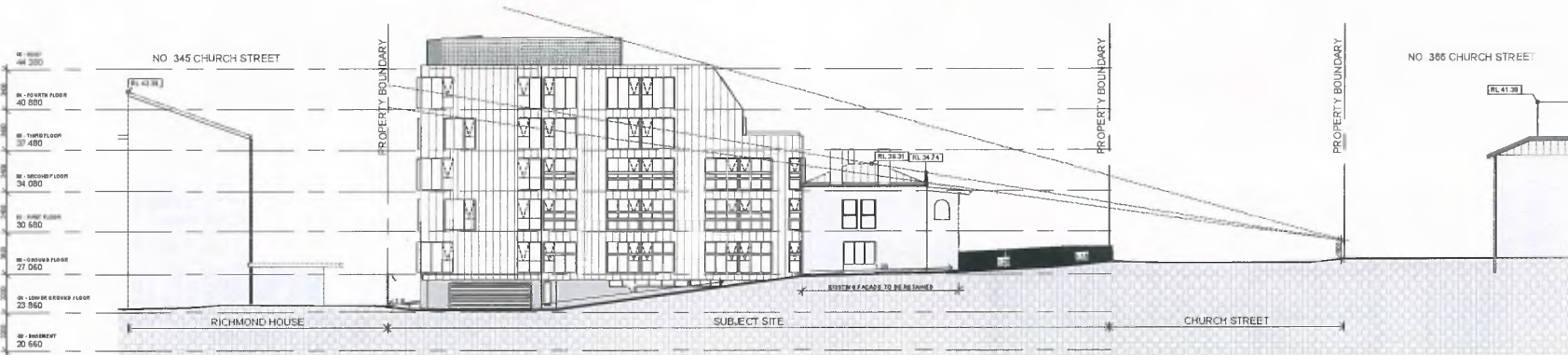
ELEVATIONS
PRELIMINARY
NOT FOR CONSTRUCTION

TP21
As indicated
4 NOV 2017

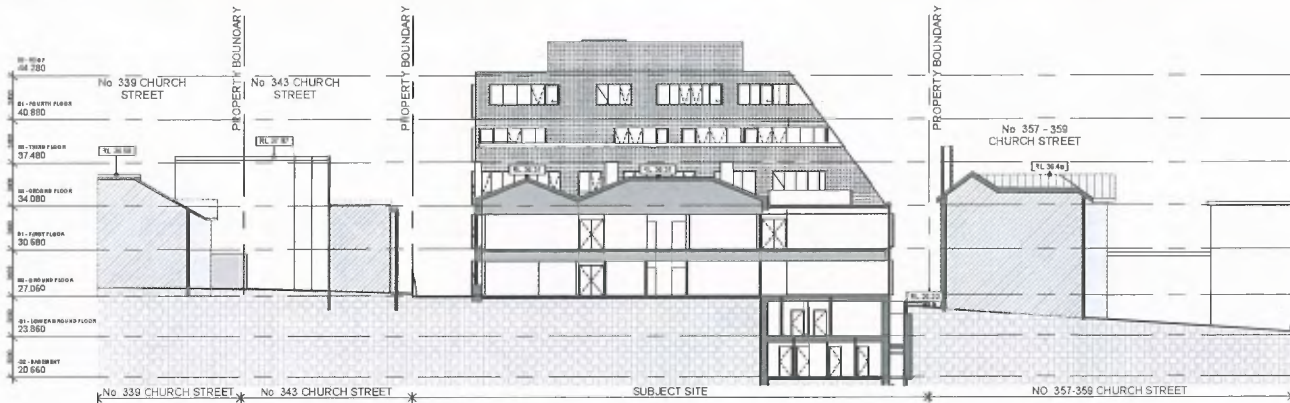
16127
Checked by J.M.



3 STREETScape
SCALE 1:200



1 SECTION EAST WEST
SCALE 1:200



2 SECTION NORTH SOUTH
SCALE 1:200



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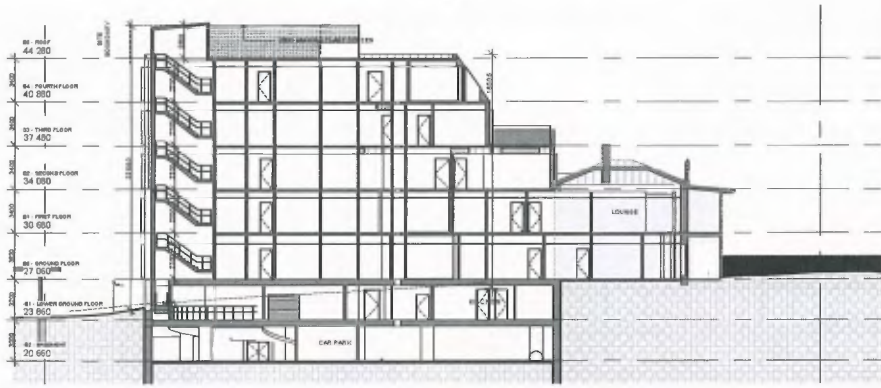
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REV	DATE	BY	REVISION
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2			ISSUED FOR PERMIT
3			ISSUED FOR PERMIT
4			ISSUED FOR PERMIT
5			ISSUED FOR PERMIT
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10			ISSUED FOR PERMIT

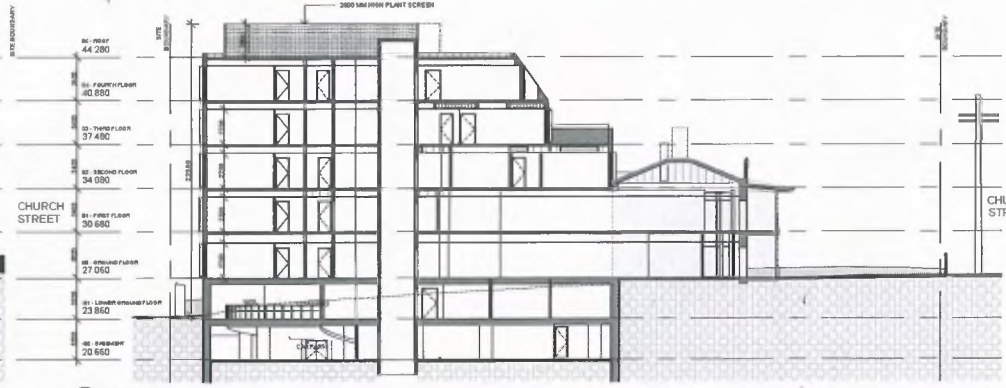
STREETScape ELEVATION
CONTEXT SECTIONS
PRELIMINARY
NOT FOR CONSTRUCTION

TP25
C
4 NOV 2017

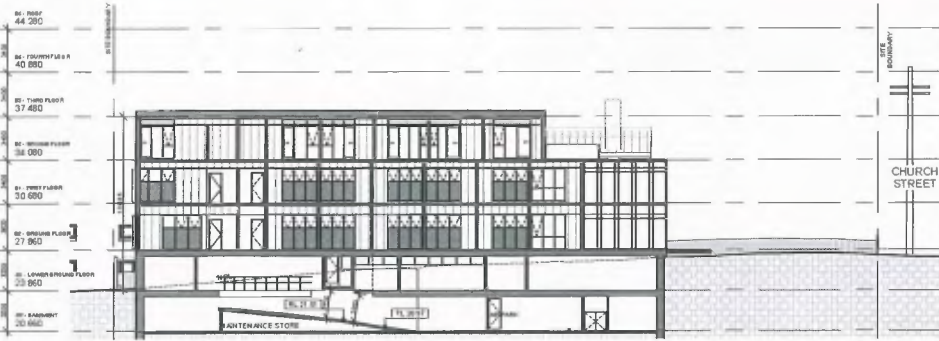
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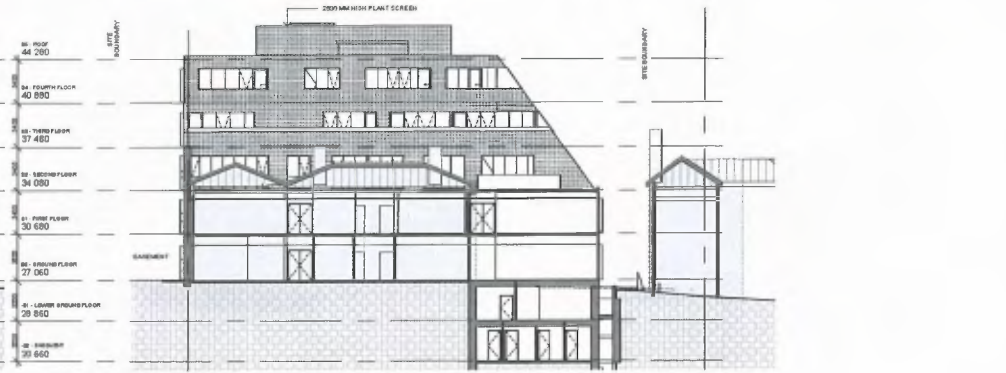
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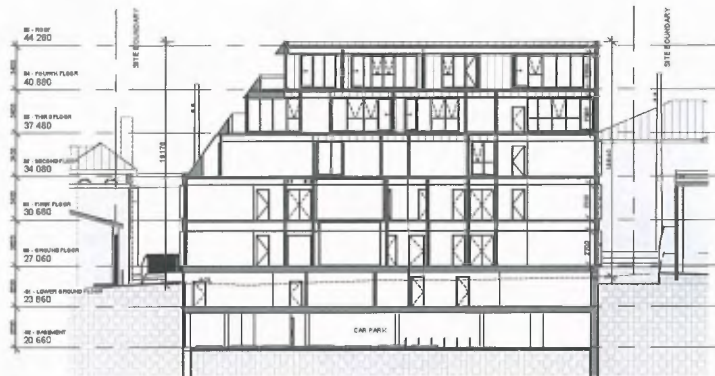
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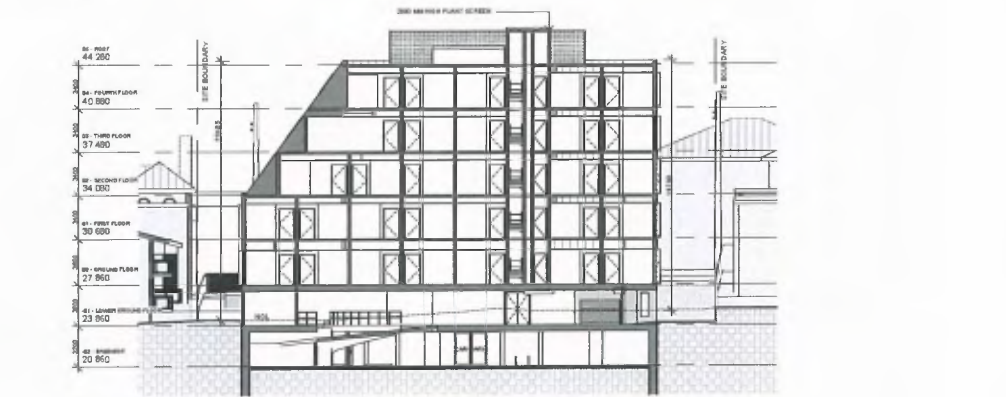
3 SECTION C
SCALE 1:200



4 SECTION D
SCALE 1:200



5 SECTION E
SCALE 1:200



6 SECTION F
SCALE 1:200

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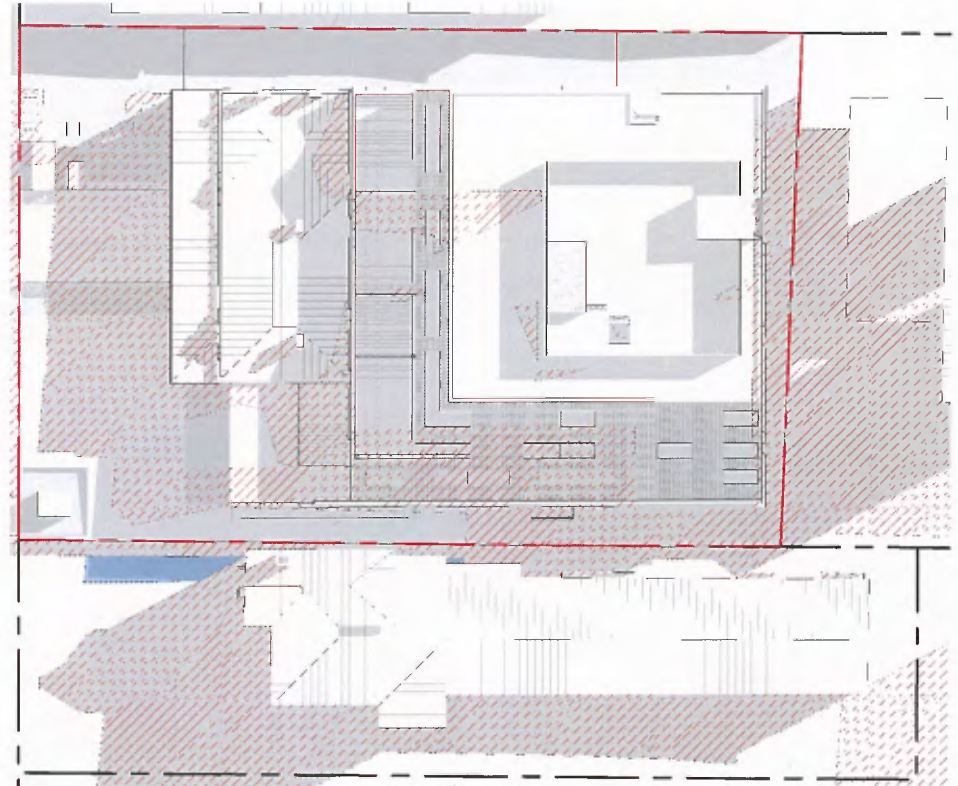
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NO.	DATE	REVISION
1	24 NOV 2017	ISSUE FOR PERMIT APPLICATION
2	24 NOV 2017	CONCEPT DESIGN
3	24 NOV 2017	CONCEPT DESIGN
4	24 NOV 2017	CONCEPT DESIGN
5	24 NOV 2017	CONCEPT DESIGN

SECTIONS
PRELIMINARY
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Sheet No
TP26
Scale
1:200 (A1)
Date
4 NOV 2017

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C
16127
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1 TP - EXISTING 9AM - CROPPED
SCALE 1/200

2 TP - PROPOSED 9AM - CROPPED
SCALE 1/200

SHADOW LEGEND	
	EXISTING WINDOWS
	PROPOSED SHADOWS ON NEIGHBOURING SITES

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2	2017/09/21	ISSUED FOR PERMIT
3	2017/09/21	ISSUED FOR PERMIT

SHADOW STUDY - 22ND
SEPTEMBER

PRELIMINARY
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TP30

4 NOV 2017

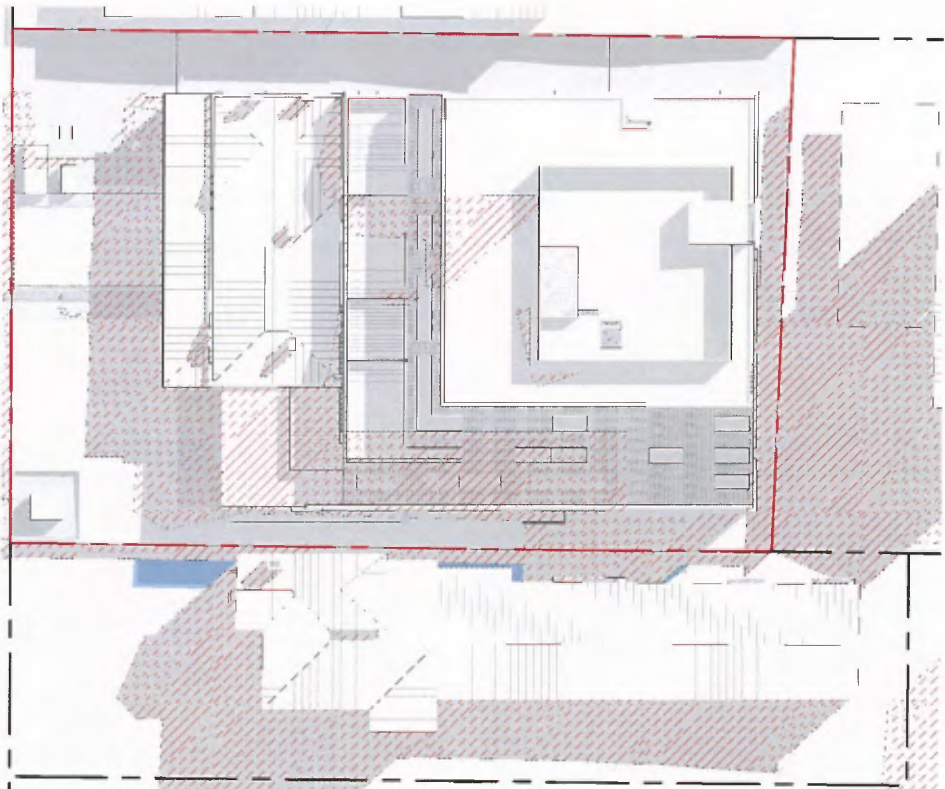
Revision: C

16127

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1 TP - EXISTING 10AM - CROPPED
SCALE 1:200



2 TP - PROPOSED 10AM - CROPPED
SCALE 1:200

SHADOW LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS ON NEIGHBOURING SITE

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1	15/11/17	ISSUE FOR PERMIT
2	15/11/17	REVISED PERMIT
3	15/11/17	REVISED PERMIT
4	15/11/17	REVISED PERMIT
5	15/11/17	REVISED PERMIT
6	15/11/17	REVISED PERMIT
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SHADOW STUDY - 22ND SEPTEMBER

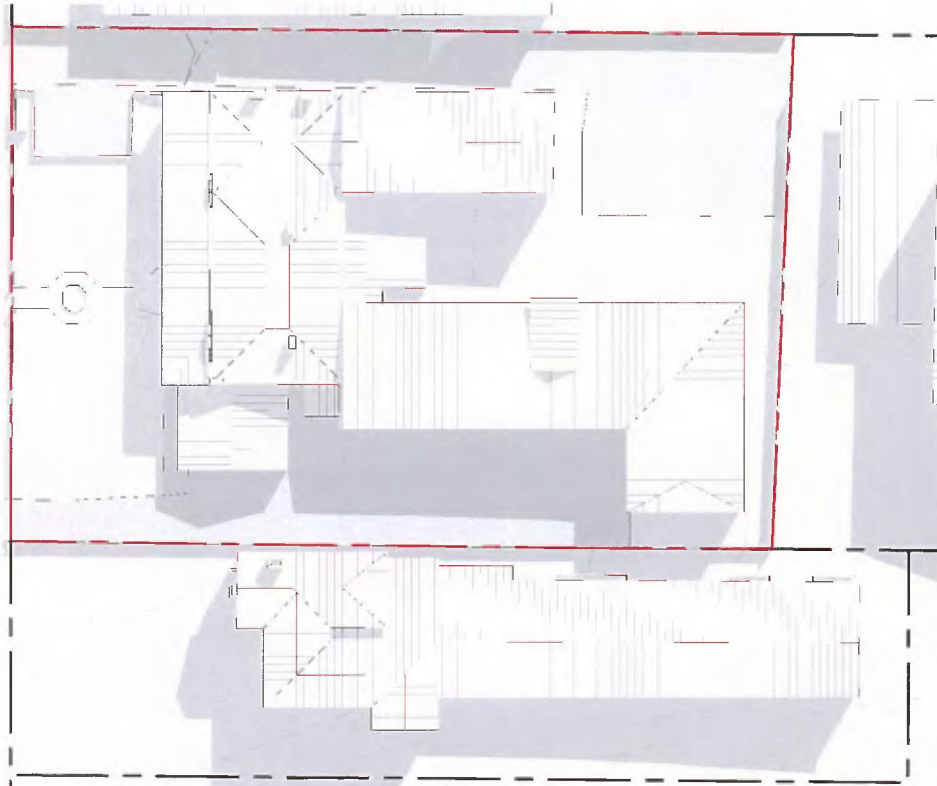
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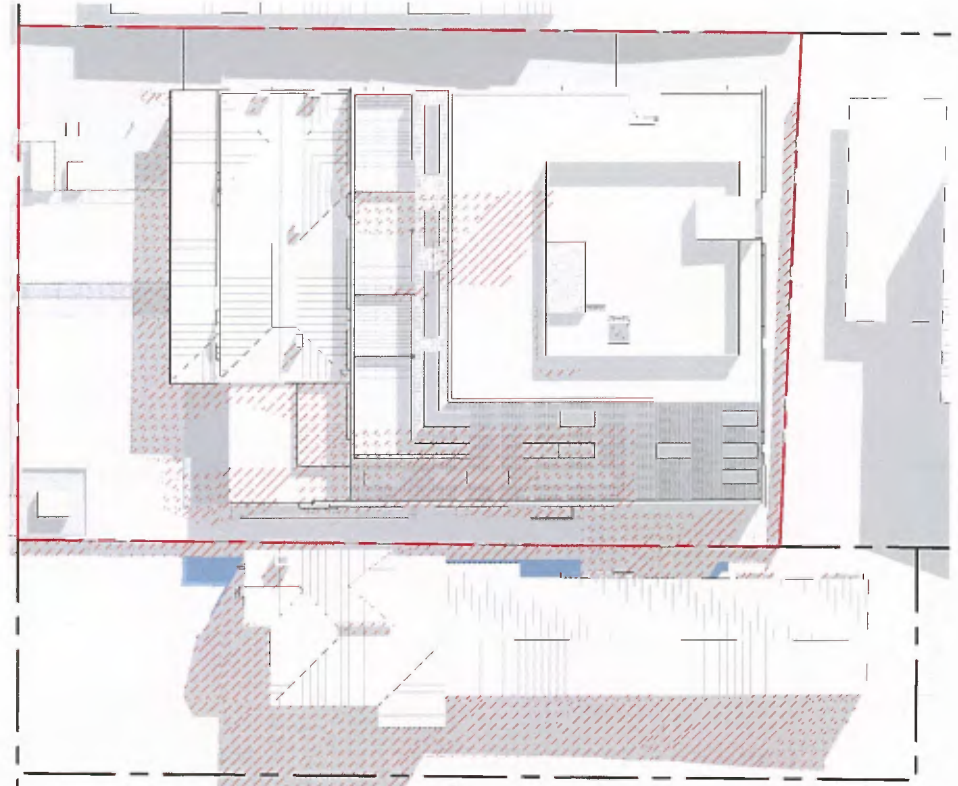
Scale: 1:200 (M)
 Date: 4 NOV 2017

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1 TP - EXISTING 11AM - CROPPED
SCALE 1 : 200



2 TP - PROPOSED 11AM - CROPPED
SCALE 1 : 200

SHADOW LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS

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1	1:200	11/09/17	J.M.	J.M.
2	1:200	11/09/17	J.M.	J.M.
3	1:200	11/09/17	J.M.	J.M.
4	1:200	11/09/17	J.M.	J.M.
5	1:200	11/09/17	J.M.	J.M.
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14	1:200	11/09/17	J.M.	J.M.
15	1:200	11/09/17	J.M.	J.M.
16	1:200	11/09/17	J.M.	J.M.
17	1:200	11/09/17	J.M.	J.M.
18	1:200	11/09/17	J.M.	J.M.
19	1:200	11/09/17	J.M.	J.M.
20	1:200	11/09/17	J.M.	J.M.

SHADOW STUDY - 22ND
SEPTEMBER

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TP32

4 NOV 2017



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1 TP - EXISTING 12PM - CROPPED
SCALE 1:200

2 TP - PROPOSED 12PM - CROPPED
SCALE 1:200

SHADWW LEGEND

	EXISTING SHADOWS
	PROPOSED SHADOWS ON ADJACENT/NEARBY SITES

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01	JM	04/11/2017	CONSULTANT REVIEW
02	JM	04/11/2017	SUBMITAL SUBMIT

SHADOW STUDY - 22ND
 SEPTEMBER

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Sheet No. **TP33**

Scale 1:200 @ A1

Date 4 NOV 2017

Revision **C**



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2 TP - EXISTING 1PM - CROPPED
SCALE 1:200

5 TP - PROPOSED 1PM - CROPPED
SCALE 1:200

SHADOW LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS ON NEIGHBOURING SITES

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NO.	DATE	BY	REVISION

SHADOW STUDY - 22ND
SEPTEMBER

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TP34

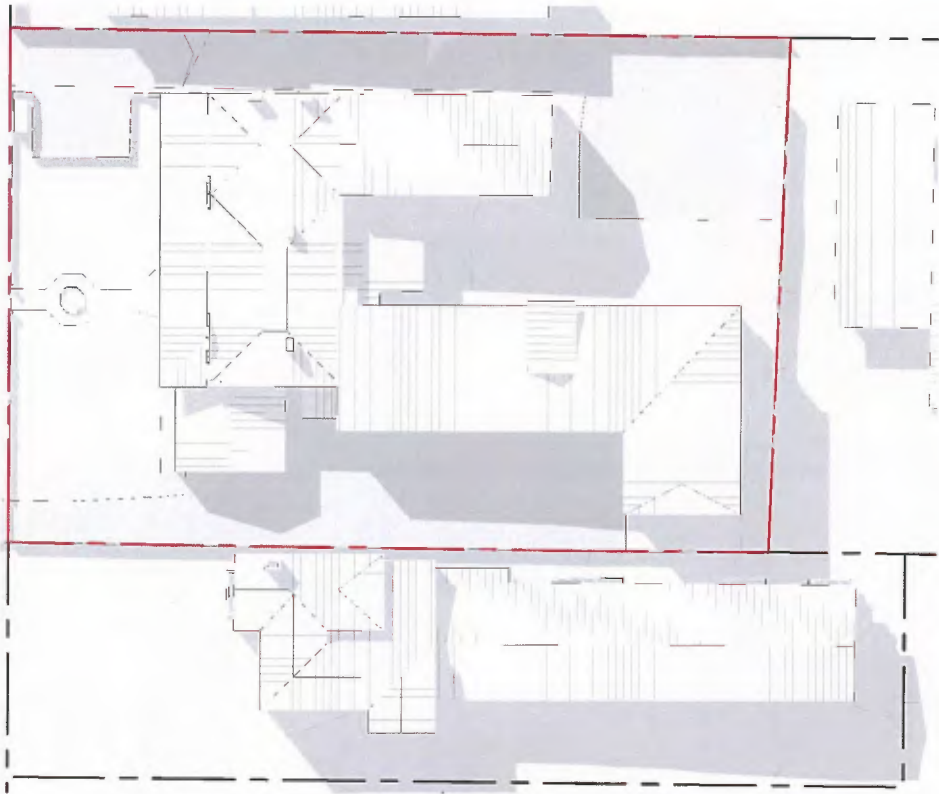
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4 NOV 2017

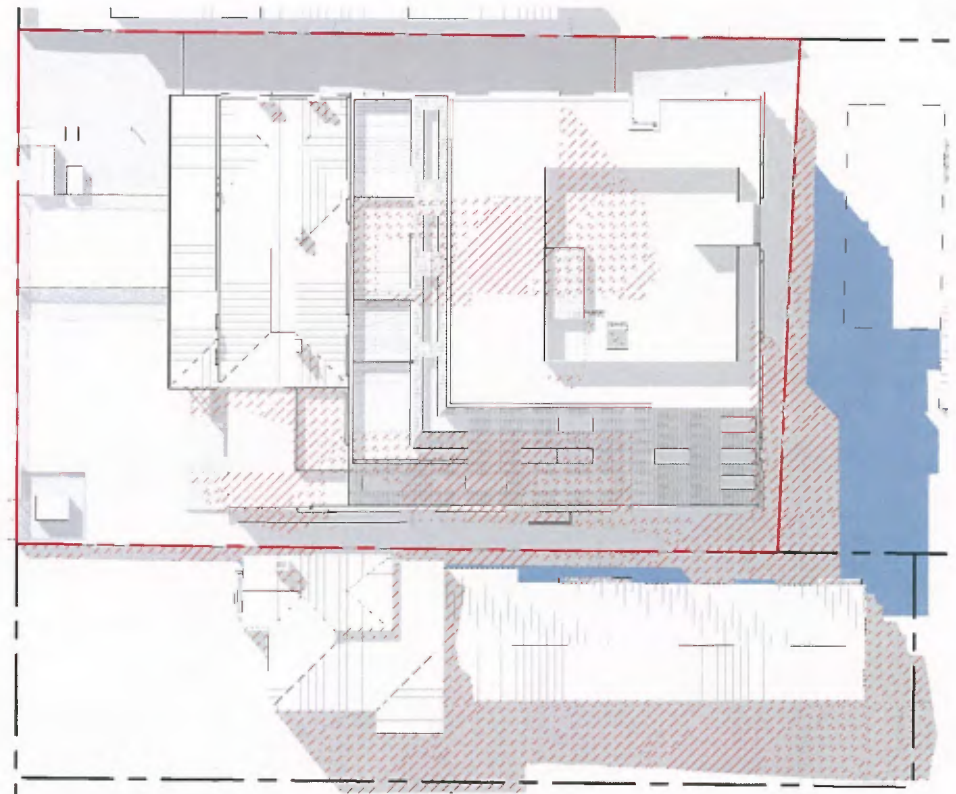


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7 TP - EXISTING 2PM - CROPPED
SCALE 1:200



8 TP - PROPOSED 2PM - CROPPED
SCALE 1:200

SHADOW LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS OR SHADOWS ON ADJACENT SITES

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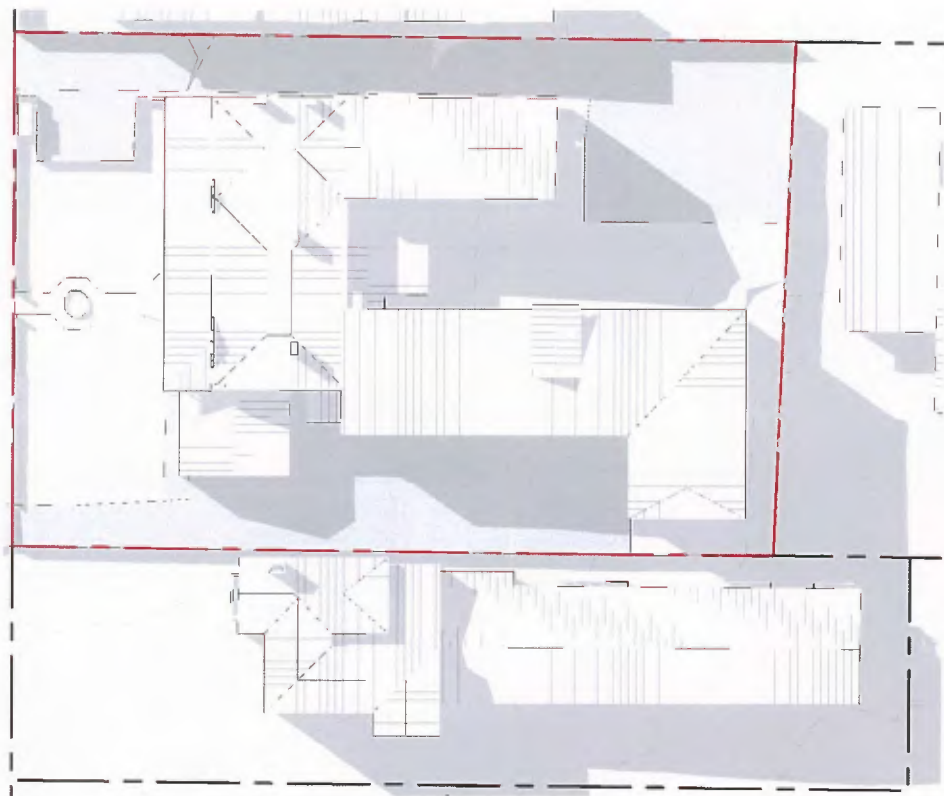
NO.	DATE	REVISION
1	15 SEP 2017	CONCEPTUAL DESIGN
2	15 SEP 2017	CONCEPTUAL DESIGN

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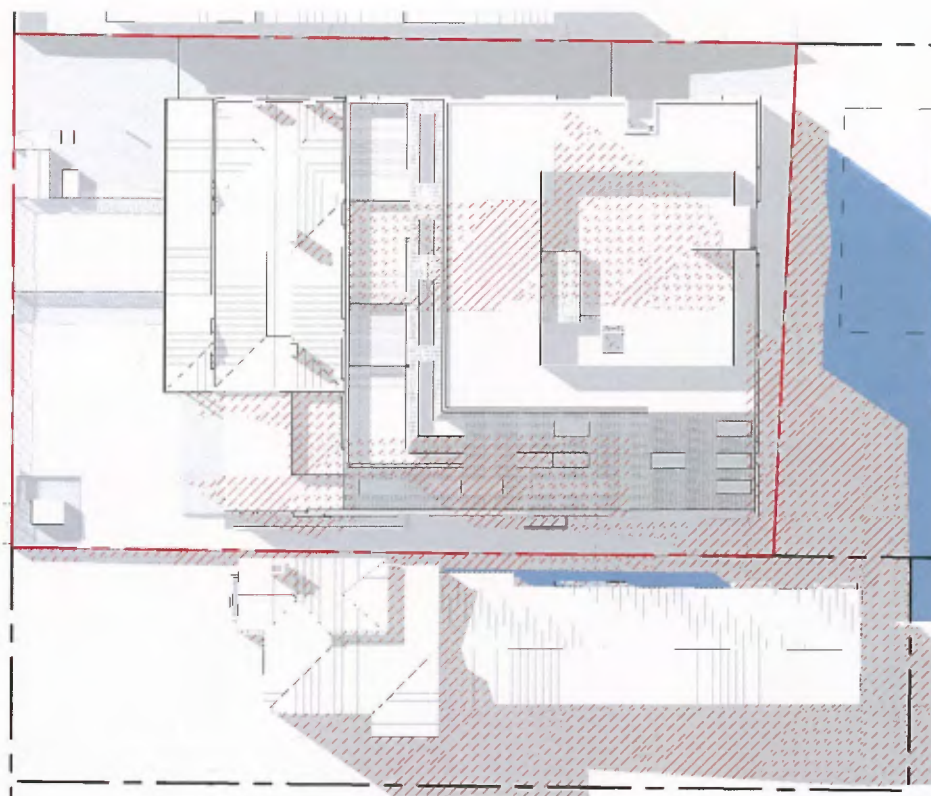
Sheet No: **TP35**
Date: **4 NOV 2017**

Revision: **C**
Scale: **1:200**
Date: **4 NOV 2017**
Drawn by: **J.D.**
Checked by: **J.M.**

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1 TP - EXISTING 3PM - CROPPED
SCALE 1:200



2 TP - PROPOSED 3PM - CROPPED
SCALE 1:200

SHADOW LEGEND

	EXISTING SHADOWS
	EXISTING WINDOWS



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No.	Date	Revised
1	18/11/2017	CONSTRUCTION PERMITS

**SHADOW STUDY - 22ND
SEPTEMBER**

TP36

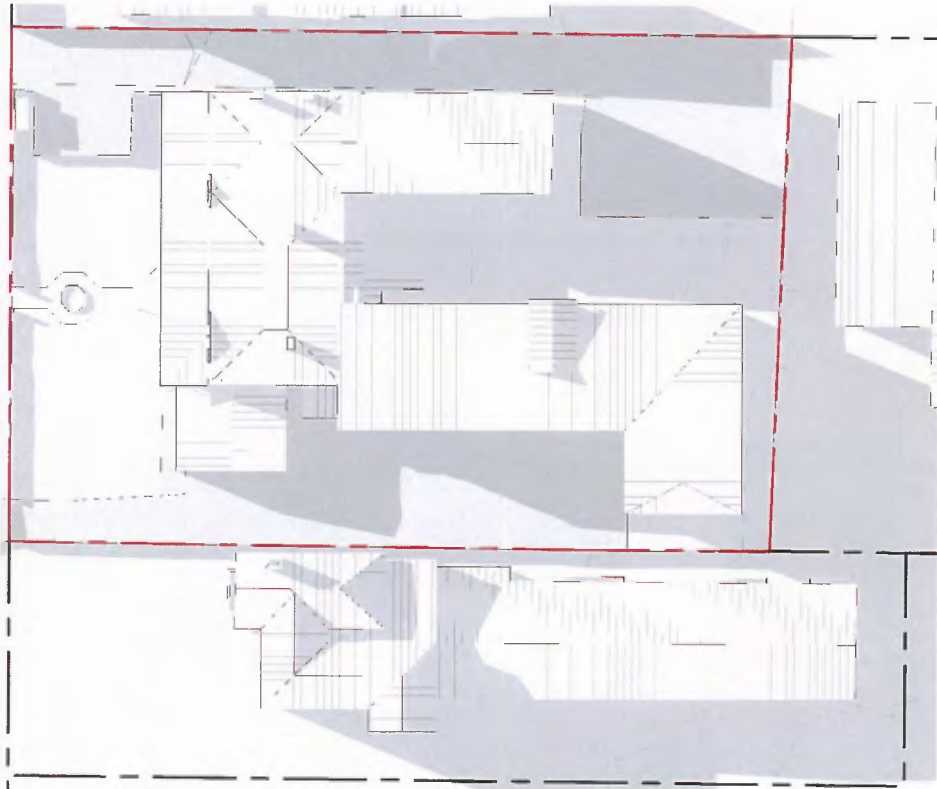
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Date: **4 NOV 2017**

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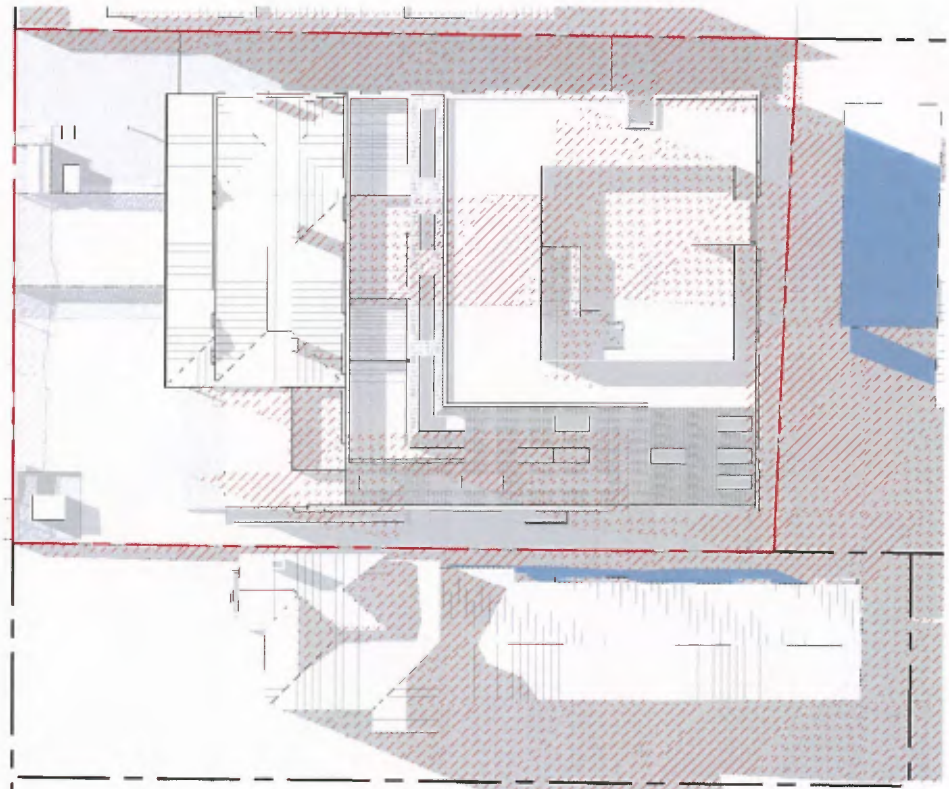
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16127-22/11/2017 2:51:51 PM



1 TP - EXISTING 4PM - CROPPED
Scale 1:200



2 TP - PROPOSED 4PM - CROPPED
Scale 1:200

SHADOW LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS ON NEIGHBOURING SITES

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01	18 SEP 17	J. CHECKED	CONCEPT PHASE
02	18 SEP 17	J. CHECKED	CONCEPT PHASE

Title: SHADOW STUDY - 22ND SEPTEMBER

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NOT FOR CONSTRUCTION

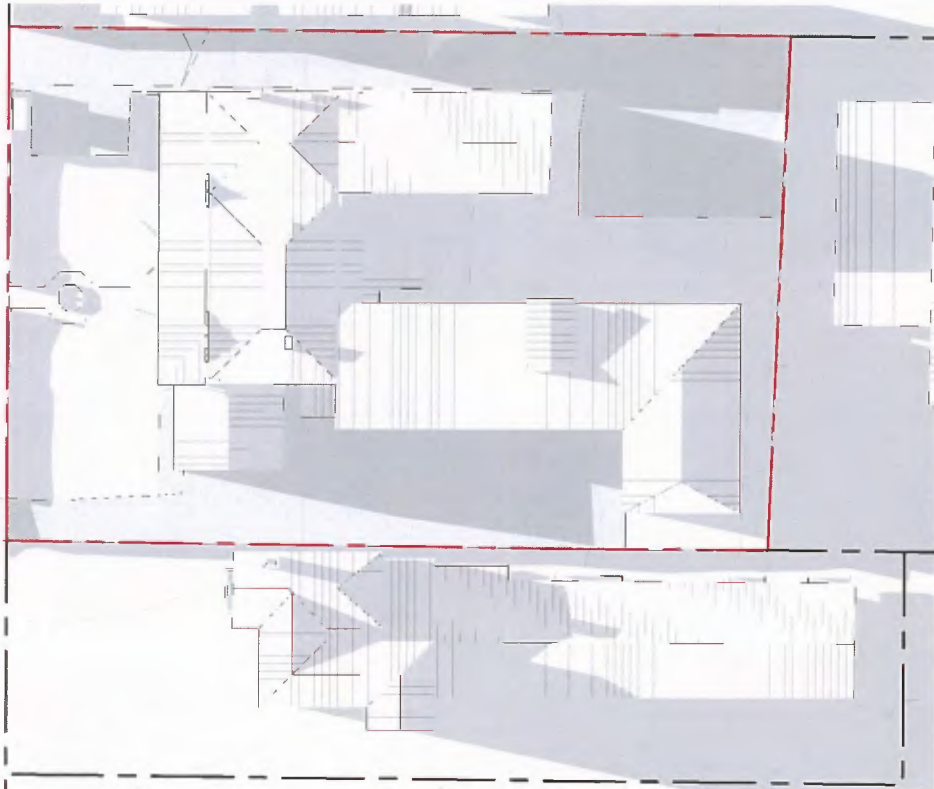
Project: TP37

Scale: 1:2000 AS
Date: 4 NOV 2017

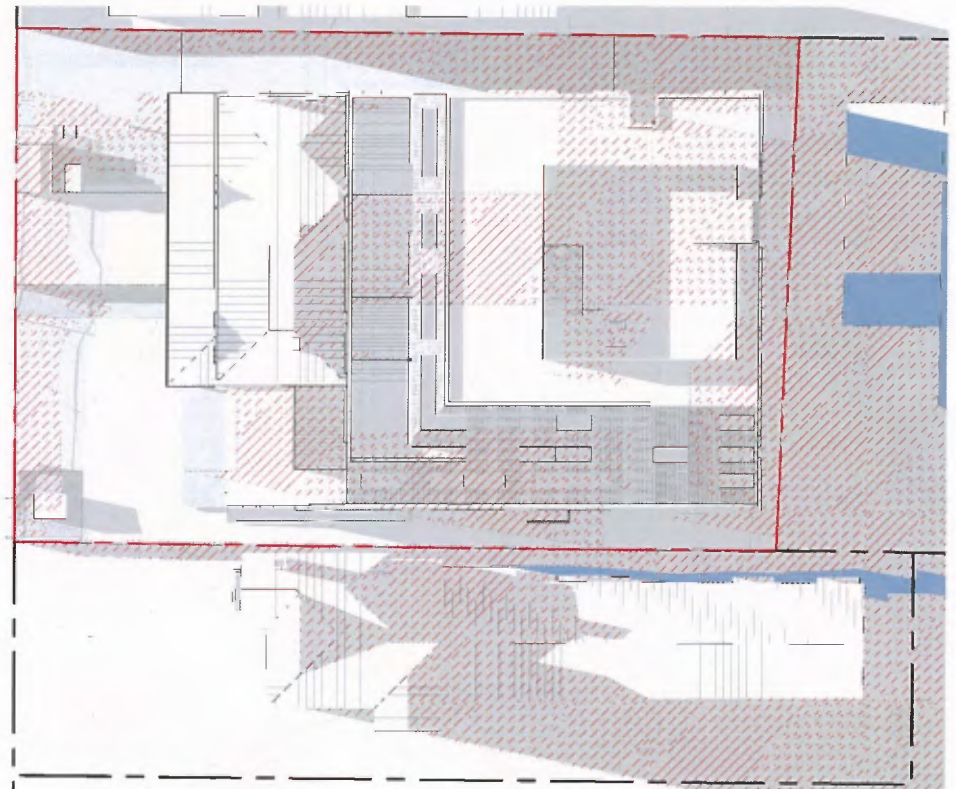
Revision: C

16127



Drawn by J. CHECKED BY J. CHECKED



1 TP - EXISTING 5PM - CROPPED
SCALE 1:200



2 TP - PROPOSED 5PM - CROPPED
SCALE 1:200

SHADOW LEGEND	
	EXISTING SHADOW
	PROPOSED SHADOWS OF THE PROPOSED BUILDING

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mecwacare

No.	Date	Scale	Comments
1	15/11/2017	1:200	SHADOW STUDY

SHADOW STUDY - 22ND
SEPTEMBER

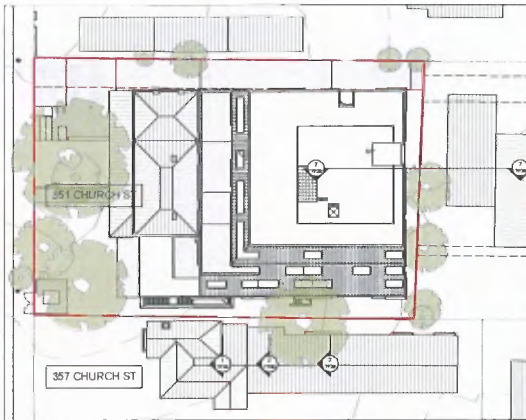
PRELIMINARY
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Sheet No
TP38

Scale
1:200@A1
Date
4 NOV 2017

Revision
C
16127

Drawn by J. Gledhill/Checked by Checker

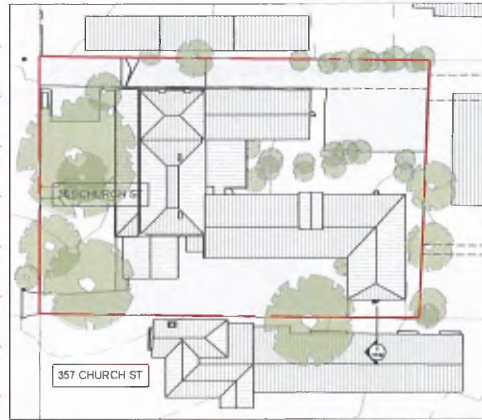


4 SECTION KEY
SCALE 1:400

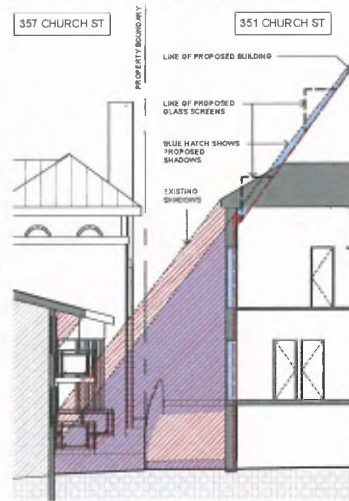
SHADOW LEGEND

 EXISTING SHADOWS
 PROPOSED SHADOWS ON EXISTING GLASS
 SHADOWS ON NEW GLASS

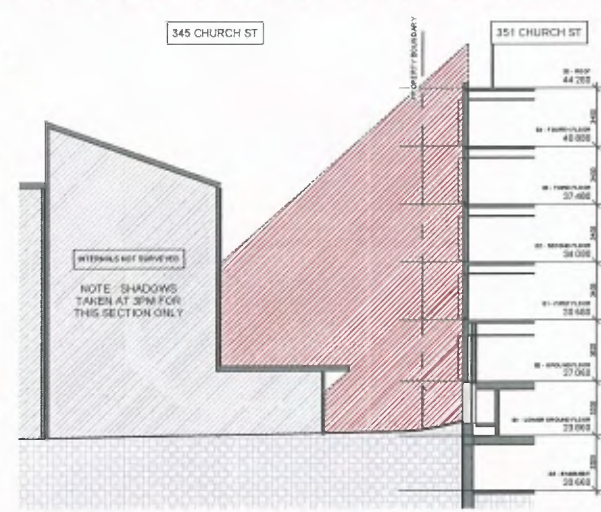
NOTE:
 SHADOWS TAKEN FROM SEPTEMBER EQUINOX @ 1PM



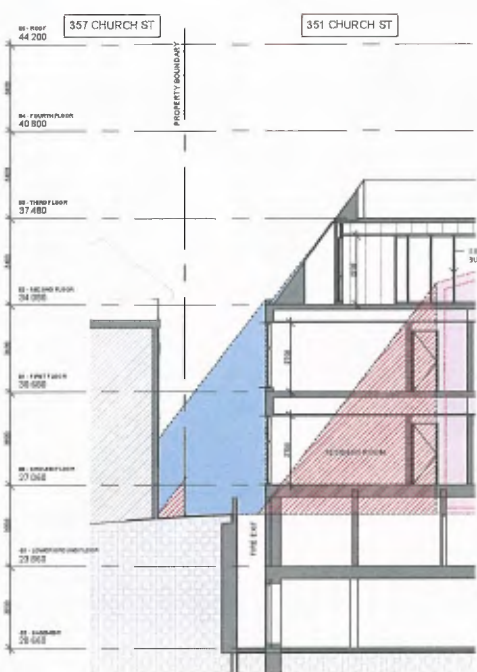
5 SECTION KEY
SCALE 1:400



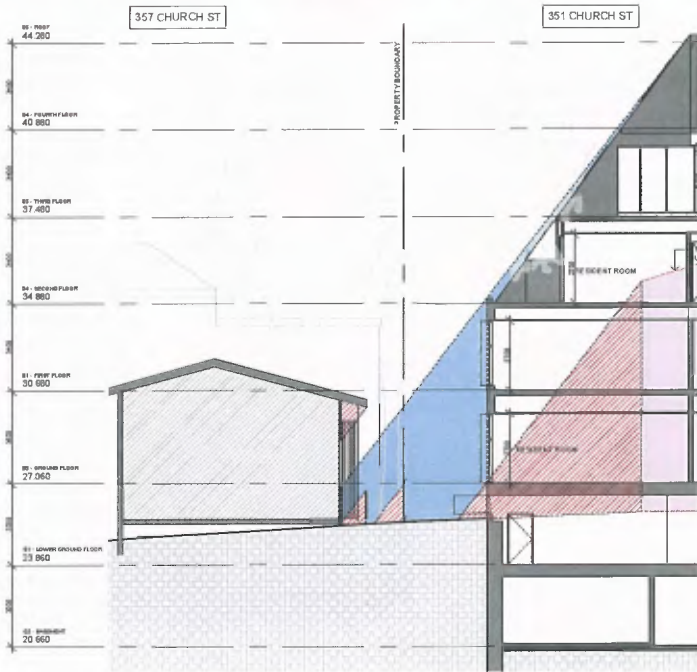
4 SHADOW SECTION 4
SCALE 1:100



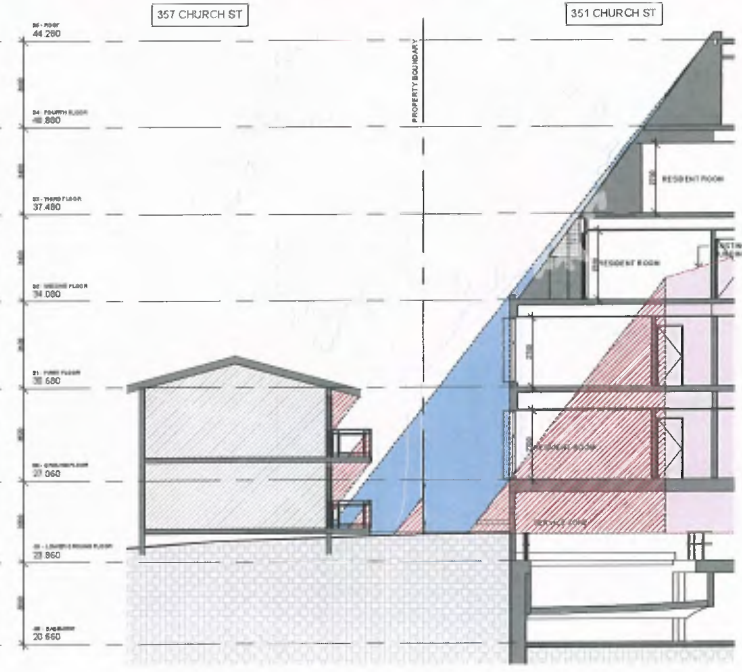
5 SHADOW SECTION 5
SCALE 1:100



1 SHADOW SECTION 1
SCALE 1:100



2 SHADOW SECTION 2
SCALE 1:100



3 SHADOW SECTION 3
SCALE 1:100



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Drawn by J.D. Checked by J.M.

Project
MECWACARE
 351 CHURCH ST, RICHMOND, VIC, 3121

Client
 mecwacare

Rev	Description	Date
1	ISSUED FOR PERMIT	2020/09/01
2	REVISED PERMIT	2020/09/01
3	REVISED PERMIT	2020/09/01

SHADOW SECTIONS - 22ND SEPTEMBER @ 1PM

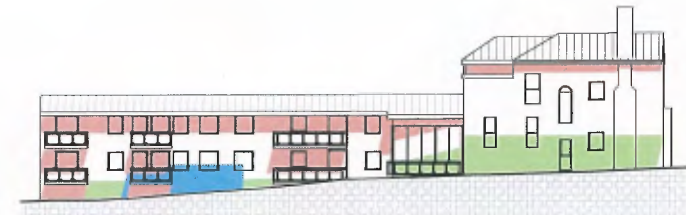
PRELIMINARY
 NOT FOR CONSTRUCTION

TP39
 4 NOV 2017

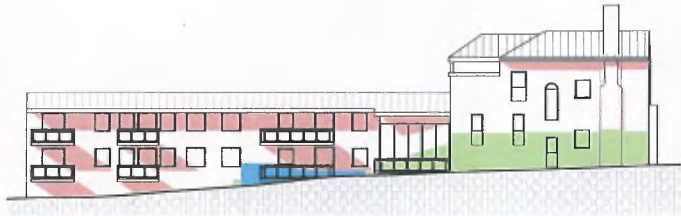
16127



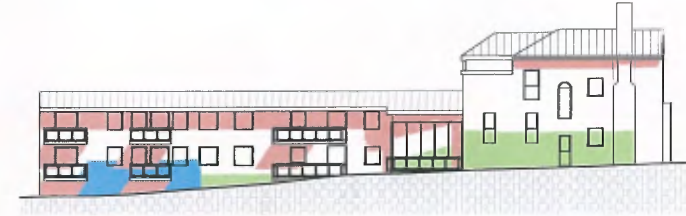
1 357 CHURCH STREET SHADOW DIAGRAM - 9AM
SCALE 1 : 200



5 357 CHURCH STREET SHADOW DIAGRAM - 1PM
SCALE 1 : 200



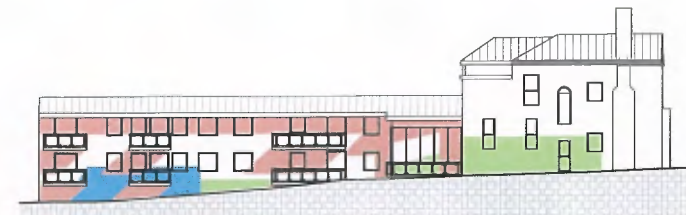
2 357 CHURCH STREET SHADOW DIAGRAM - 10AM
SCALE 1 : 200



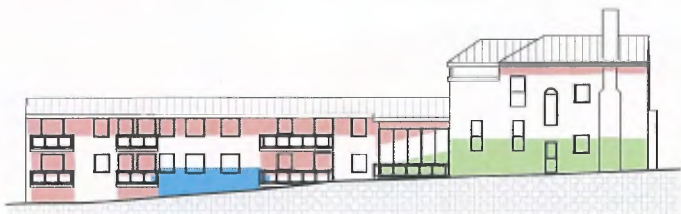
6 357 CHURCH STREET SHADOW DIAGRAM - 2PM
SCALE 1 : 200



3 357 CHURCH STREET SHADOW DIAGRAM - 11AM
SCALE 1 : 200



7 357 CHURCH STREET SHADOW DIAGRAM - 3PM
SCALE 1 : 200



4 357 CHURCH STREET SHADOW DIAGRAM - 12PM
SCALE 1 : 200

EXISTING CONTEXT SHADOW
 EXISTING SHADOW
 PROPOSED SHADOW

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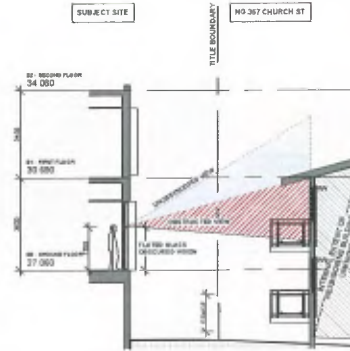
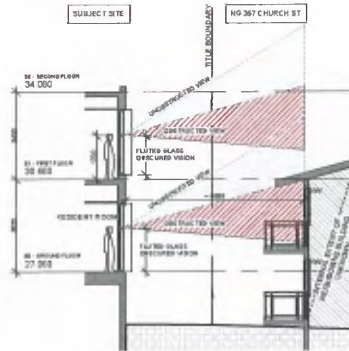
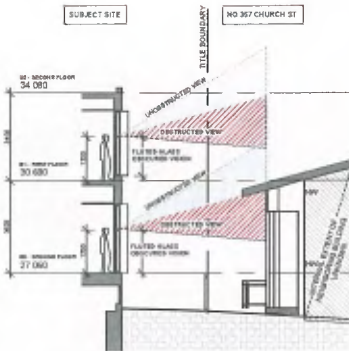
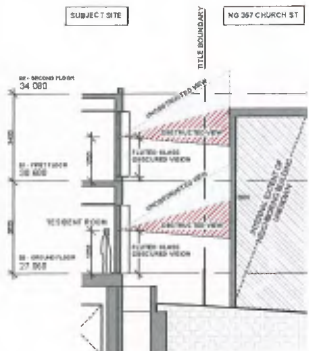
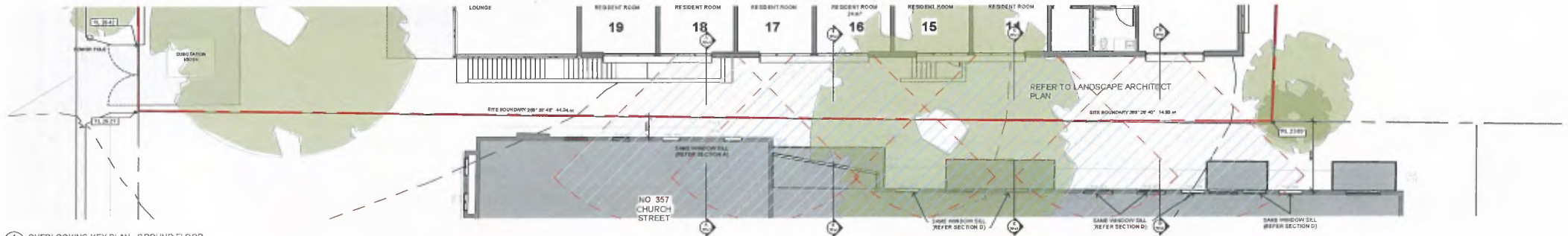
MECWACARE
 351 CHURCH ST, RICHMOND, VIC, 3121
 Client
mecwacare

NO.	DATE	ISSUED FOR	BY
1	18 NOV 2017	CONCEPT DESIGN	J. J. J. J.
2	16 NOV 2017	CONCEPT DESIGN	J. J. J. J.

Title
OVERSHADOWING ANALYSIS - 22ND SEPTEMBER
 Status
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No
TP40
 Scale
 1 : 200(A1)
 Date
4 NOV 2017

Revision
C
16127
 Drawn by J. J. J. J. Checked by C. J. J. J.



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NO.	DATE	REVISION
1	15/11/17	ISSUE FOR PERMIT
2	15/11/17	ISSUE FOR PERMIT
3	15/11/17	ISSUE FOR PERMIT
4	15/11/17	ISSUE FOR PERMIT
5	15/11/17	ISSUE FOR PERMIT
6	15/11/17	ISSUE FOR PERMIT
7	15/11/17	ISSUE FOR PERMIT
8	15/11/17	ISSUE FOR PERMIT
9	15/11/17	ISSUE FOR PERMIT
10	15/11/17	ISSUE FOR PERMIT

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Sheet No: TP41
Revision: C

OVERLOOKING SECTIONS - SOUTH

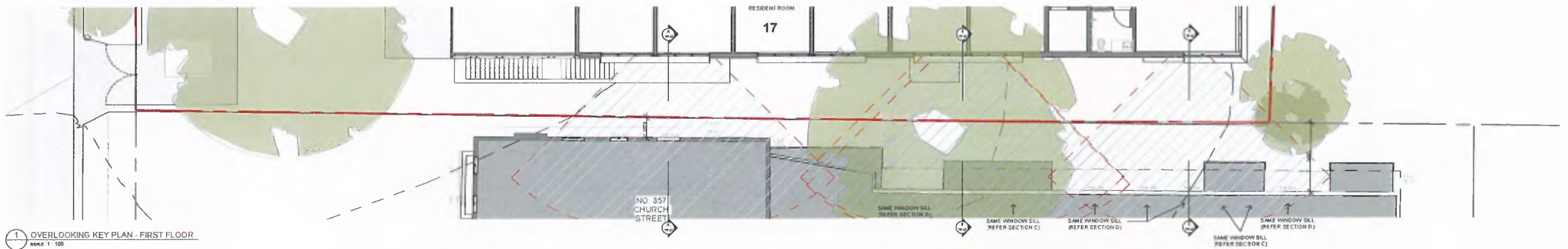
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Scale: 1:100 (A1)
Date: 4 NOV 2017

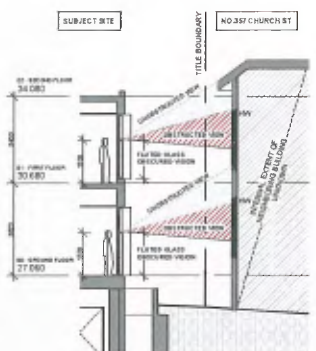
16127

Drawn by: J.D. Checked by: J.M.

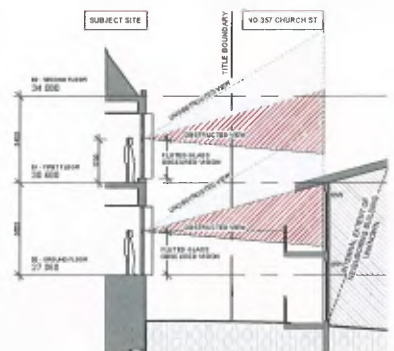
16:27--22/11/2017 2:59:03 PM



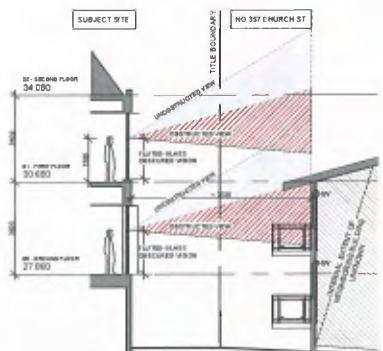
1 OVERLOOKING KEY PLAN - FIRST FLOOR
SCALE 1:100



A OVERLOOKING SECTION A
SCALE 1:100



B OVERLOOKING SECTION B
SCALE 1:100



C OVERLOOKING SECTION C
SCALE 1:100



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NO.	DATE	REVISION
1	11 NOV 2017	ISSUED FOR PERMIT

OVERLOOKING SECTIONS - SOUTH

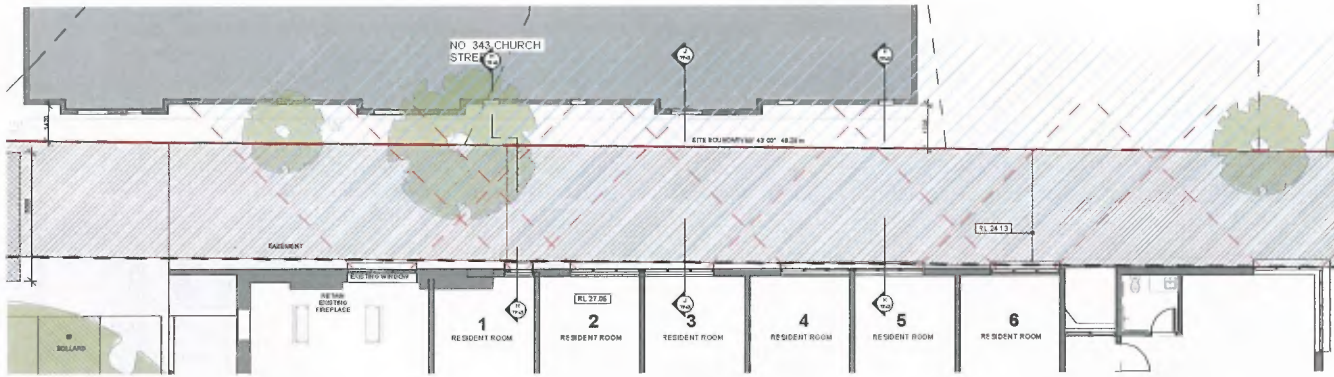
PRELIMINARY
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Sheet No
TP42
Scale
1:100@A1
Date
4 NOV 2017

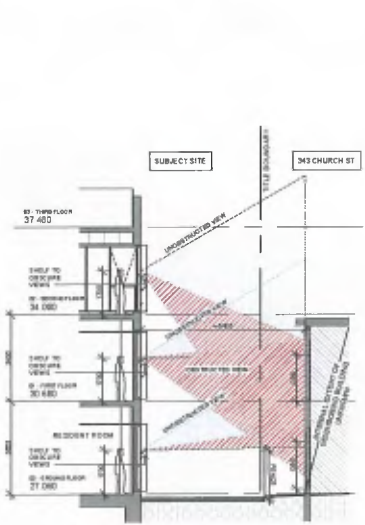
Revision
C
16127
Drawn by J.D. Checked by J.M.

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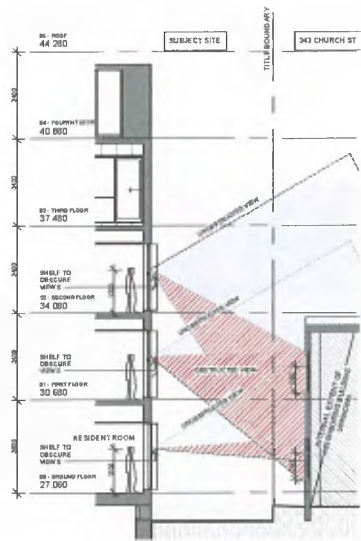
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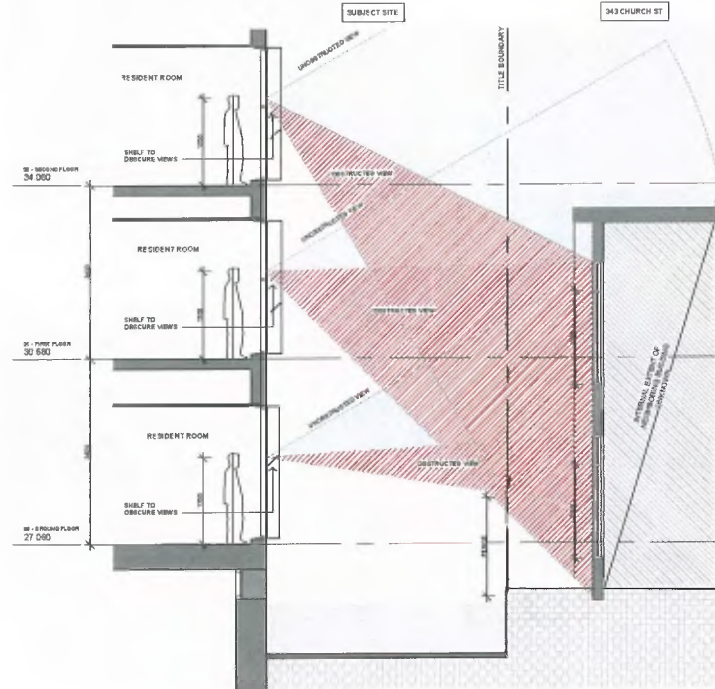
5 OVERLOOKING KEY PLAN - GROUND FLOOR
SCALE 1:100



H OVERLOOKING SECTION H
SCALE 1:100



J OVERLOOKING SECTION J
SCALE 1:100



K OVERLOOKING SECTION K
SCALE 1:50

15/12/2017 2:59:10 PM



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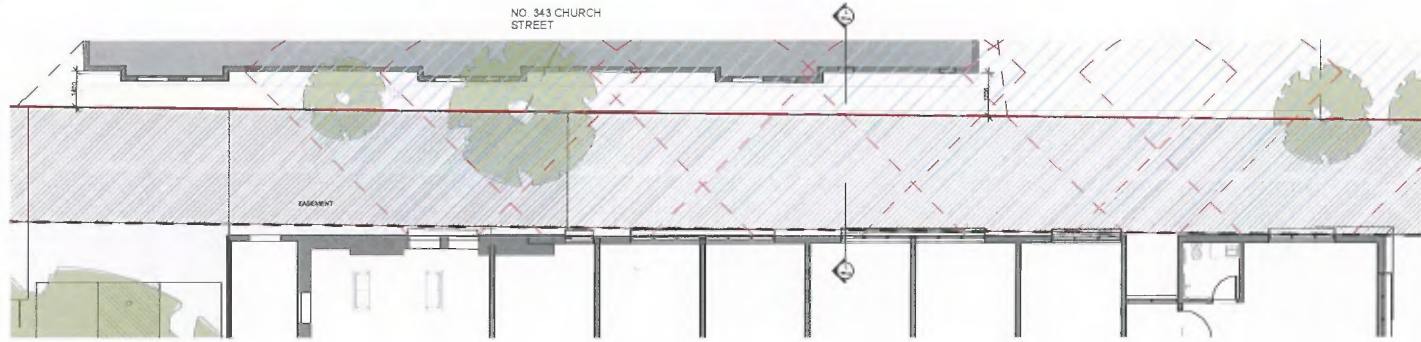
MECWACARE
351 CHURCH ST, RICHMOND, VIC, 3121
Client: mecwacare

NO.	DATE	REVISION
1	15/12/2017	ISSUED FOR PERMIT
2	15/12/2017	ISSUED FOR PERMIT
3	15/12/2017	ISSUED FOR PERMIT
4	15/12/2017	ISSUED FOR PERMIT
5	15/12/2017	ISSUED FOR PERMIT
6	15/12/2017	ISSUED FOR PERMIT
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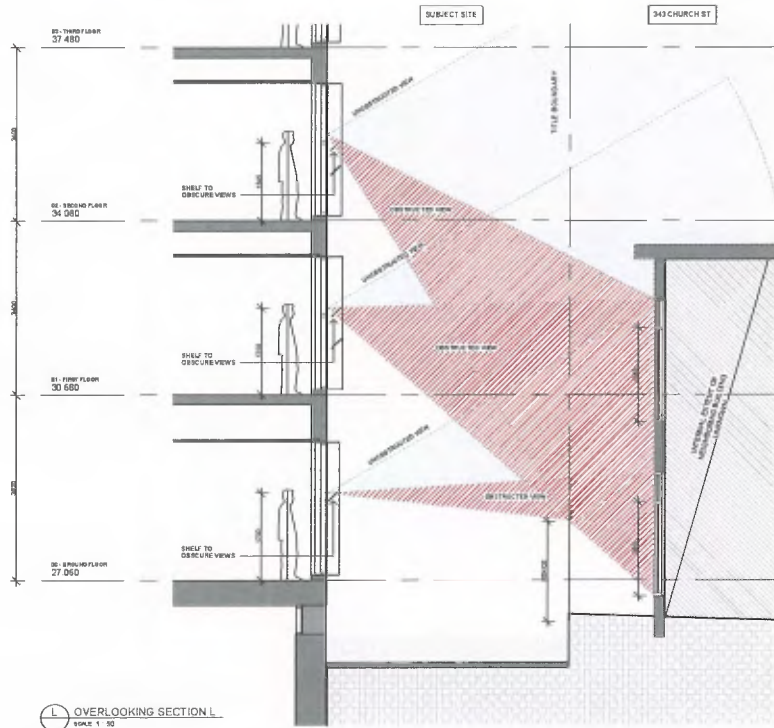
OVERLOOKING SECTIONS - NORTH
PRELIMINARY
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Sheet No: TP43
Scale: As indicated at A1
Date: 4 NOV 2017

16127
Drawn by J. C. Checked by C. S. C



1 OVERLOOKING KEY PLAN - FIRST FLOOR
SCALE 1:100



L OVERLOOKING SECTION L-L
SCALE 1:50

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Project: **MECWACARE**
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Client: **mecwacare**

Revisions:

No.	Date	Revised
11	15 MAR 2017	CONSTRUCTION PERMITS CORRECTED
12	15 MAR 2017	CORRECTED

Title: **OVERLOOKING SECTIONS - NORTH**

Sheet: **PRELIMINARY
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Sheet No: **TP44**

Revision: **C**

Scale: **As Indicated @ A1**

Date: **4 NOV 2017**

Drawn by: J. Checked by: C. Crocker