

2. PROPOSED DEVELOPMENT

Site

The subject site is located on the south-western corner of the Monash Road and College Street intersection. The site has a street frontage approximately 21m in length to Monash Road, 68m in length to College Street and occupies an area of approximately 1,355m².

The subject site comprises two adjacent sites; No.10 Monash Road and No.2 College Street.

No.10 Monash Road is currently occupied by a single-storey building which is used as a dental surgery, and has a floor area estimated to be approximately 200m². The site is zoned “B4 mixed-use” and has an allowable height limit of 13m.

Off-street parking for the dental surgery is currently provided at the rear of the site, with vehicular access provided via College Street.

No.2 College Street is currently occupied by a single-storey dwelling house. The site is zoned “R2 low density residential” and has an allowable height limit of 9.5m.

Off-street parking for the dwelling house is accessed via a vehicular access driveway also located in College Street.

Proposed Development

The Planning Proposal involves the rezoning of No.2 College Street from “R2 low density residential” to “B4 mixed-use” (consistent with No.10 Monash Road), changes to the FSR for 2 College Street and raising the allowable height limit for both sites.

The Planning Proposal envisages the demolition of the two existing buildings on the site to facilitate the construction of a new mixed-use residential/retail/commercial building.

A total of 25 residential apartments are proposed in the new building as follows:

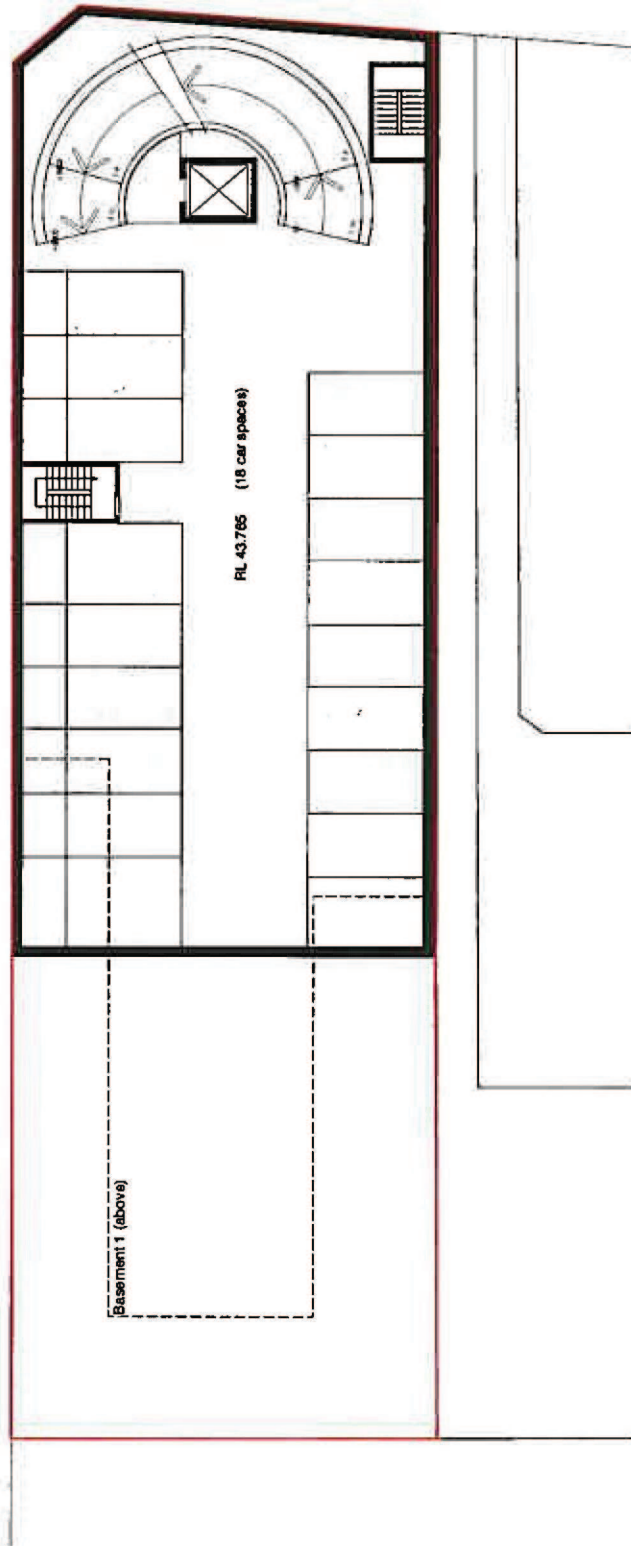
1 bedroom apartments:	7
2 bedroom apartments:	17
4 bedroom apartments:	1
TOTAL APARTMENTS:	25

A retail/commercial tenancy is also proposed on the ground floor level, with a floor area of approximately 167m².

Preliminary plans prepared for the purposes of this Planning Proposal assessment indicate that 34 off-street carparking spaces can be provided on the site. Vehicular access to the proposed off-street carparking facilities is to be provided via a driveway located in College Street, near the western boundary of the site. The preliminary plans have been prepared by *Olsson & Associates Architects Pty Ltd* and are reproduced in the following pages.

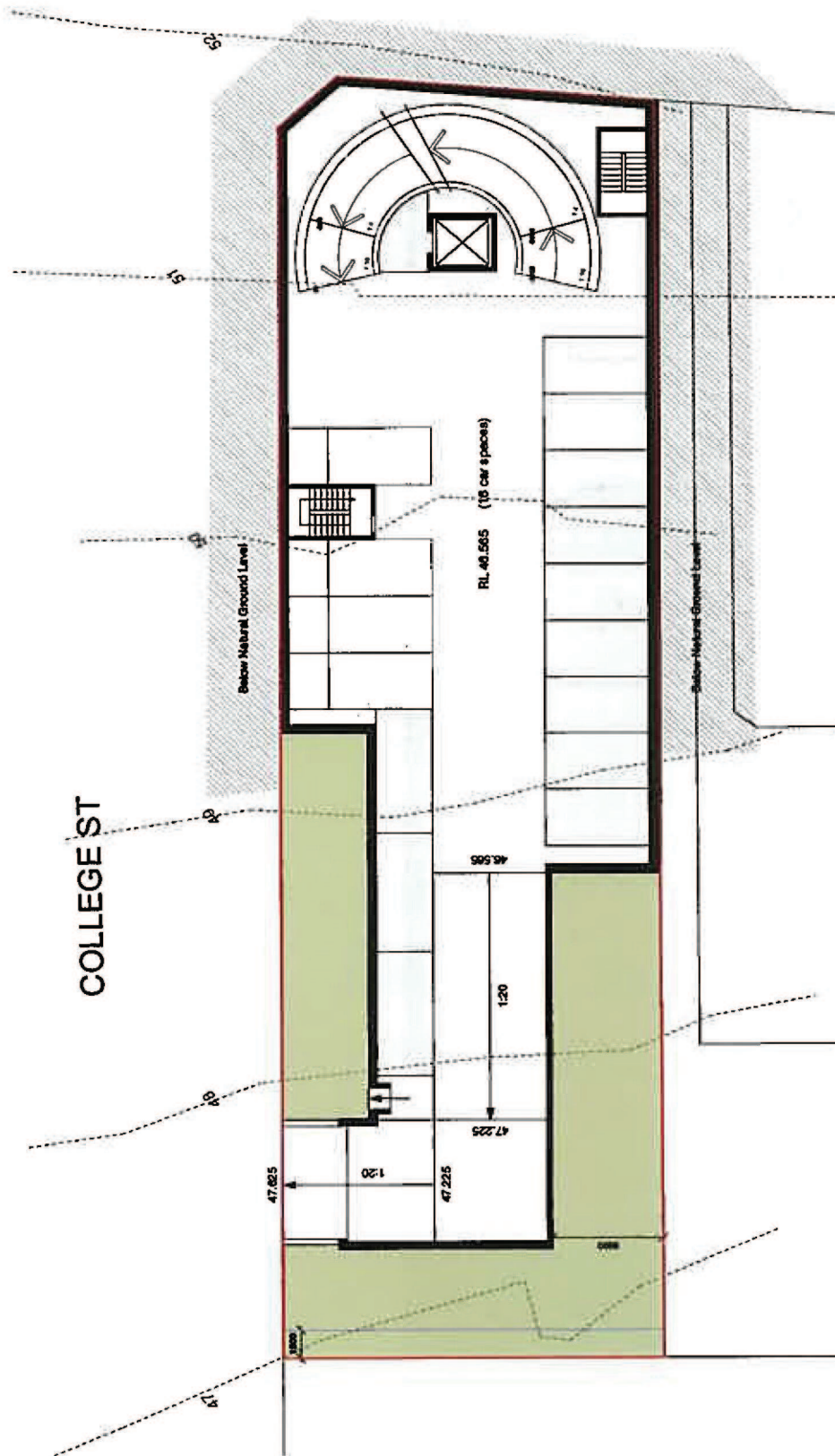
Loading/servicing for the proposed development is expected to be undertaken by a variety of light commercial vehicles up to and including small rigid trucks such as garbage trucks and removalist trucks. All loading/unloading of trucks will take place on site. A separate vehicular entry/exit point is proposed for the loading bay area.

MONASH RD



DRAFT

NOTES	ISSUE SK1	DESCRIPTION PLANNING PROPOSAL	DATE 18/04/13	PLANNING PROPOSAL 10 HONAMSH ROAD • 2 COLLEGE STREET GLADESVILLE NSW	 Level 1, 60-72 Wentworth Avenue Sydney NSW 2000 P 61 7431 3170 E info@designscatchboards.com.au Revised Release: Suspended (archived) 2013		DWG NO	01	SCALE	1:200	DATE	18/04/13	SCALE	1:200	DATE	18/04/13	SCALE	1:200	DATE	18/04/13
							ISSUE	SK1	DESCRIPTION	PLANNING PROPOSAL										



DRAFT

NOTES	DRAWING NO DWG NO 02		SCALE 1:200 mm	DATE 19/04/13	ISSUE SK1
DRAWING TITLE PLANNING PROPOSAL	PROJECT ADDRESS 18 MOHAWK ROAD • 2 COLLEGE STREET GLADESVILLE NSW	PROJECT NO 18/04/2013	DRAWING NO 02	DATE 19/04/13	ISSUE SK1
DRAWING NO DWG NO 02	PROJECT ADDRESS 18 MOHAWK ROAD • 2 COLLEGE STREET GLADESVILLE NSW	PROJECT NO 18/04/2013	DRAWING NO 02	DATE 19/04/13	ISSUE SK1



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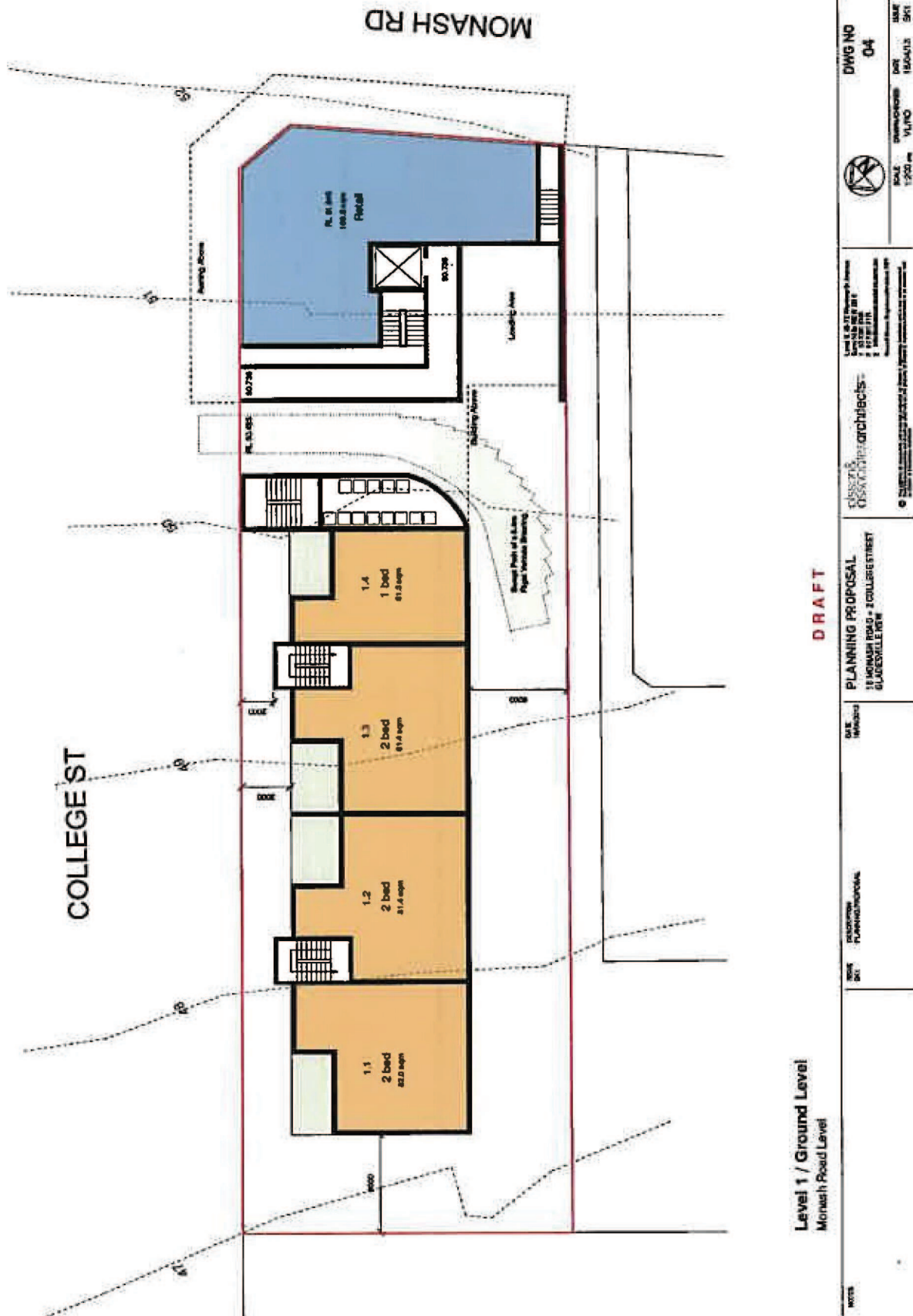
PLANNING PROPOSAL
18 MICHAMSH ROAD • 3 COLLEGE STREET
GLASSBORO NJ 07031

Keywords: architects

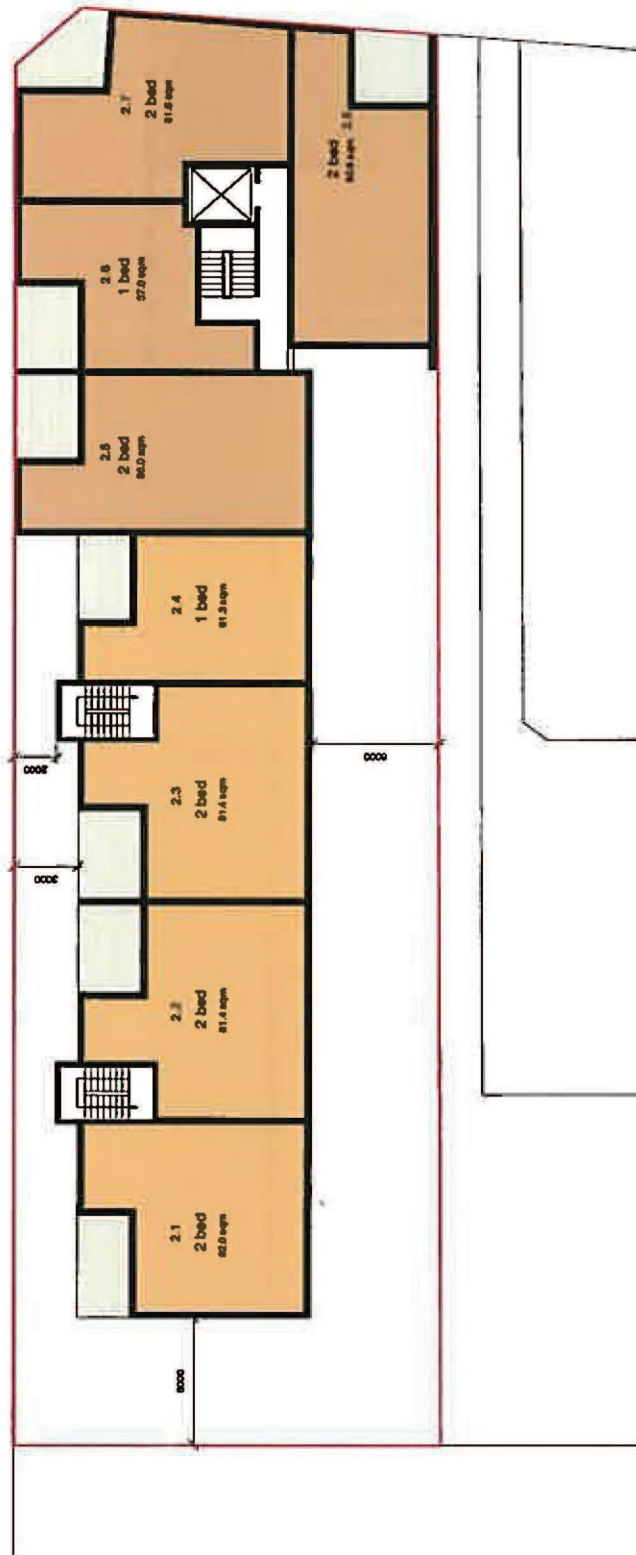
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Sustainable Design: Registered LEED AP

DWG NO
03

2014	2013	2012	2011	2010
1,200	1,200	1,200	1,200	1,200



Level 2



DRAFT

Notes

150
5000

DESCRIPTION	PLANNING PROPOSAL
1. Project Overview:	
1.1 Project Name:	
1.2 Project Objectives:	
1.3 Project Scope:	
1.4 Project Timeline:	
1.5 Project Budget:	
2. Stakeholder Identification:	
2.1 Internal Stakeholders:	
2.2 External Stakeholders:	
3. Risk Assessment:	
3.1 Identified Risks:	
3.2 Risk Mitigation Strategies:	
4. Resource Allocation:	
4.1 Human Resources:	
4.2 Material Resources:	
4.3 Financial Resources:	
5. Communication Plan:	
5.1 Communication Channels:	
5.2 Communication Frequency:	
5.3 Communication Content:	
6. Monitoring and Evaluation:	
6.1 Key Performance Indicators (KPIs):	
6.2 Reporting Mechanisms:	
6.3 Review and Feedback Loops:	

DATE 18/04/2018

PLANNING PROPOSAL
18 MONASH ROAD + 2 COLLEGE STREET
GLADESVILLE NSW

olsson & associates architects

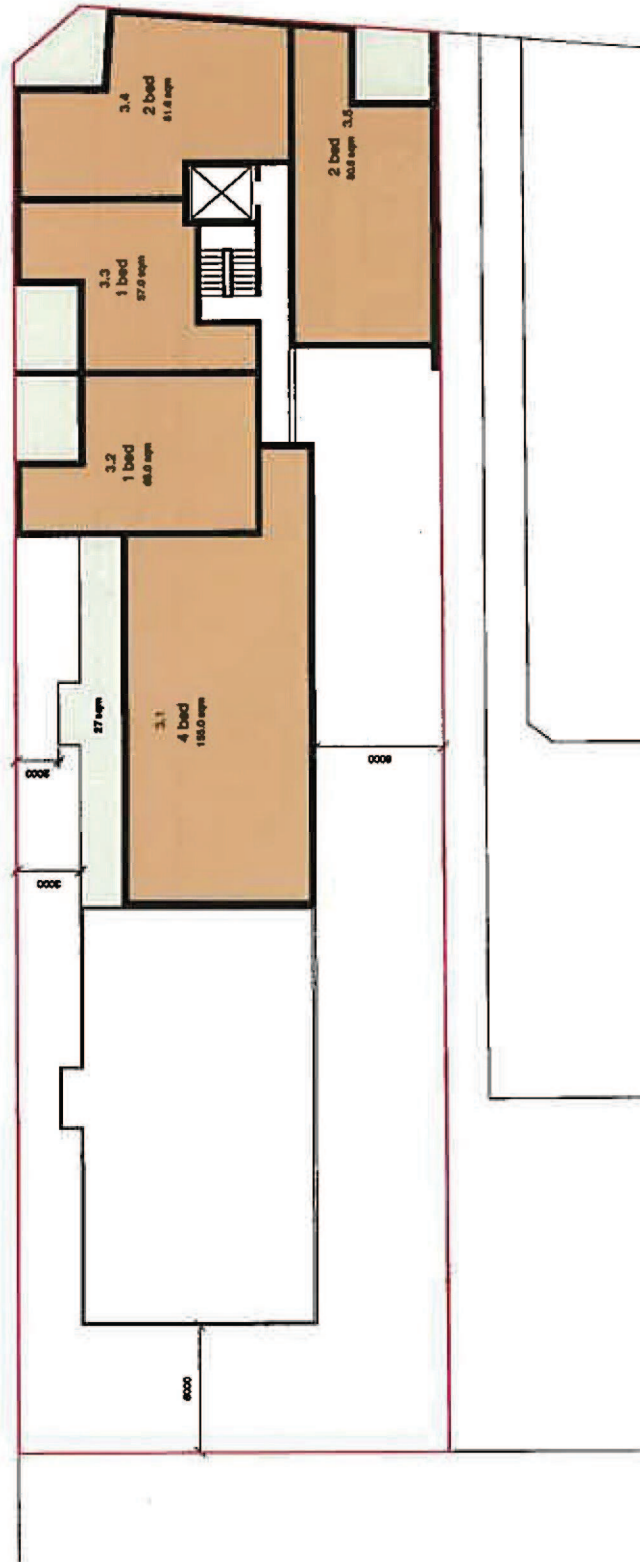
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	SCALE	DRAWING/REVISED	DATE	ISSUE
	1:200 mm	VL/RO	18/04/13	SK1

COLLEGE ST

MONASH RD



Level 3

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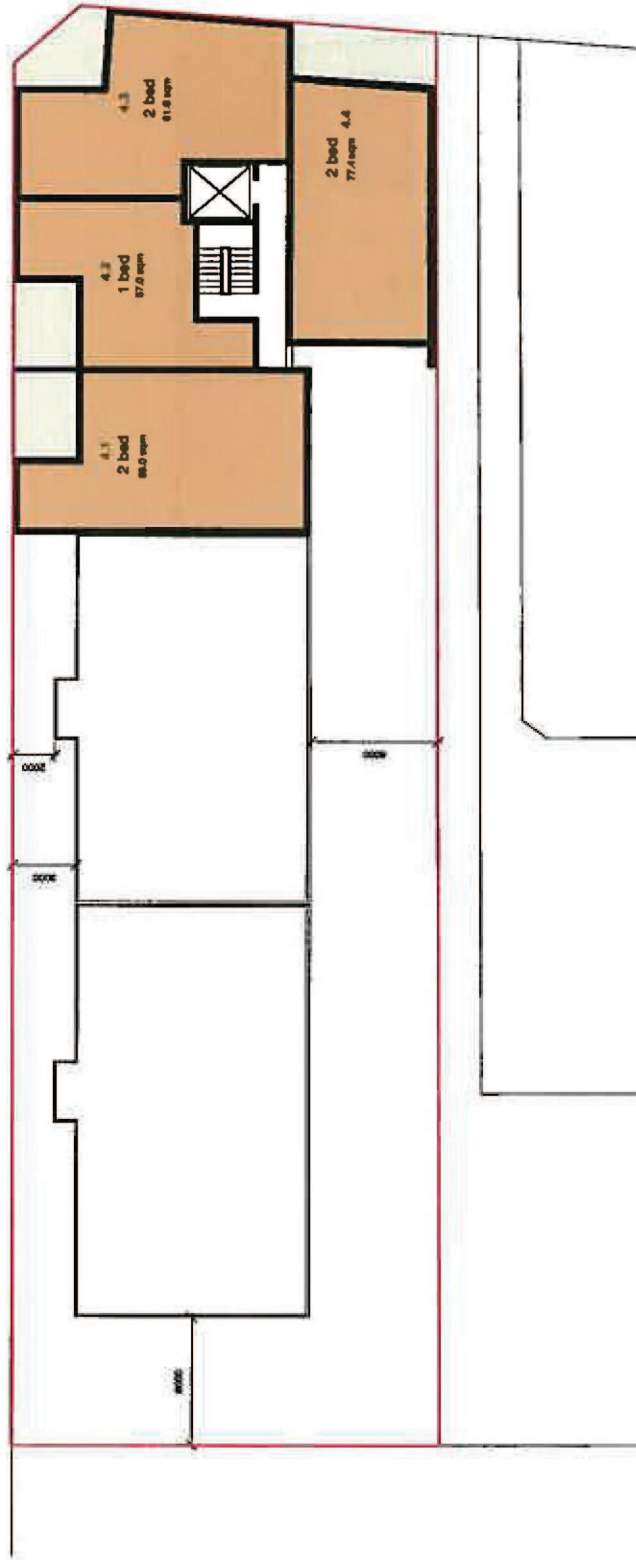
DATE 18/04/2013	DESCRIPTION PLANNING PROPOSAL	DATE 18/04/2013	DWG NO 06
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DATE 18/04/2013	DESCRIPTION PLANNING PROPOSAL	DATE 18/04/2013	DWG NO 06

18 MONASH ROAD + COLLEGE STREET
GLADSVILLE NSW

18 MONASH ROAD + COLLEGE STREET
GLADSVILLE NSW

COLLEGE ST

MONASH RD



Level 4

DRAFT

NOTES	DATE 18/04/2013	DESCRIPTION PLANNING PROPOSAL	SCALE 1:200	DWG NO 07
18 MONASH ROAD - 1 COLLEGE STREET GLADSTONE NSW architects Level 4, 60-72 Monash Avenue Gladstone NSW 4210 T 08 232 1171 F 08 232 1172 www.monasharchitects.com.au © 2013 Varga Traffic Planning Pty Ltd. All rights reserved. No part of this publication may be reproduced without prior written permission.				
			SCALE 1:200	DWG NO 07
			DATE 18/04/2013	DATE 18/04/2013
			SCALE 1:200	SCALE 1:200
			DATE 18/04/2013	DATE 18/04/2013



The site plan illustrates the proposed development layout. It features a large central building footprint, several smaller structures, and designated parking areas. Landscaping is indicated by green hatched areas. The plan also shows existing site features like the 'Existing Parking Area' and 'Existing Building'.

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