

Housing First  
May 2023

Project No  
ZZZ40.27

# 65A Power Avenue, Chadstone

Development Study

hayball



# Content

01	Site	3
	Aerial	4
	Site Photos	5
	Precident Images	6
02	Plans	7
	Basement	7
	Ground Floor	8
	Level 01 to 03	9-11
	Typical Apartment Plans	12
03	Section	13
	Section	13
04	Shadow Study	14
	Shadow Study	14
05	Development Schedule	15
	Development Schedule	15
06	Views	16-21

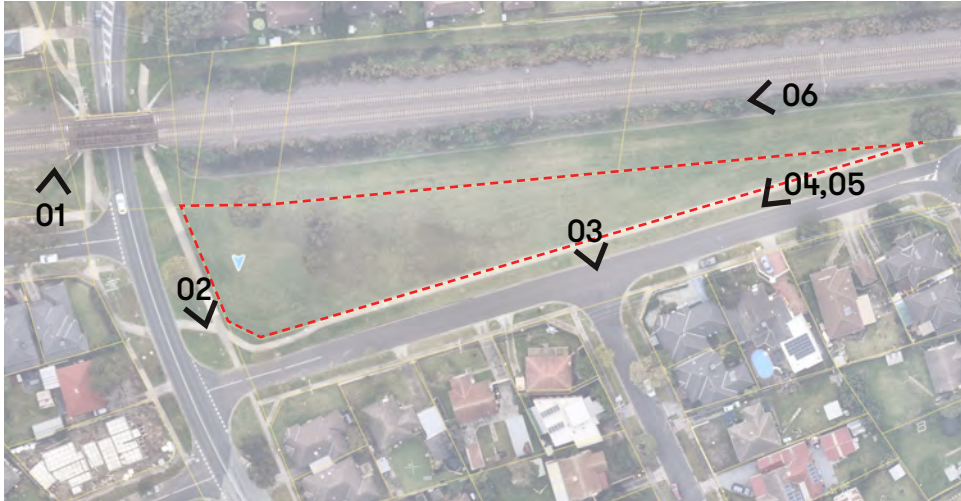


# 01 Site Site Analysis





01 Site  
Site Photos I





01 Site  
Site Photos II



Power Avenue Frontage



## 01 Site

### Precedent Images

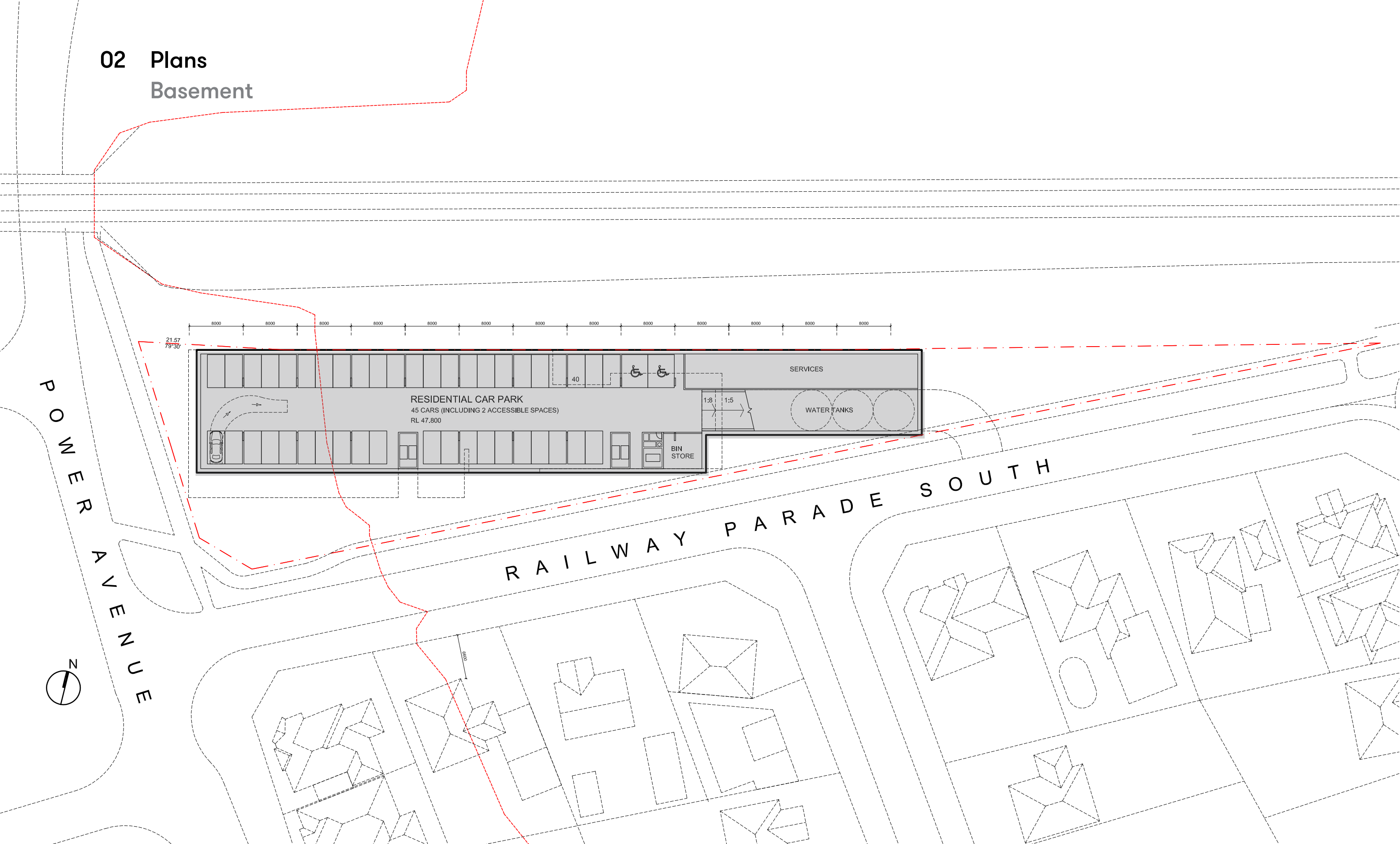


Ascot Vale Affordable Housing| Hayball

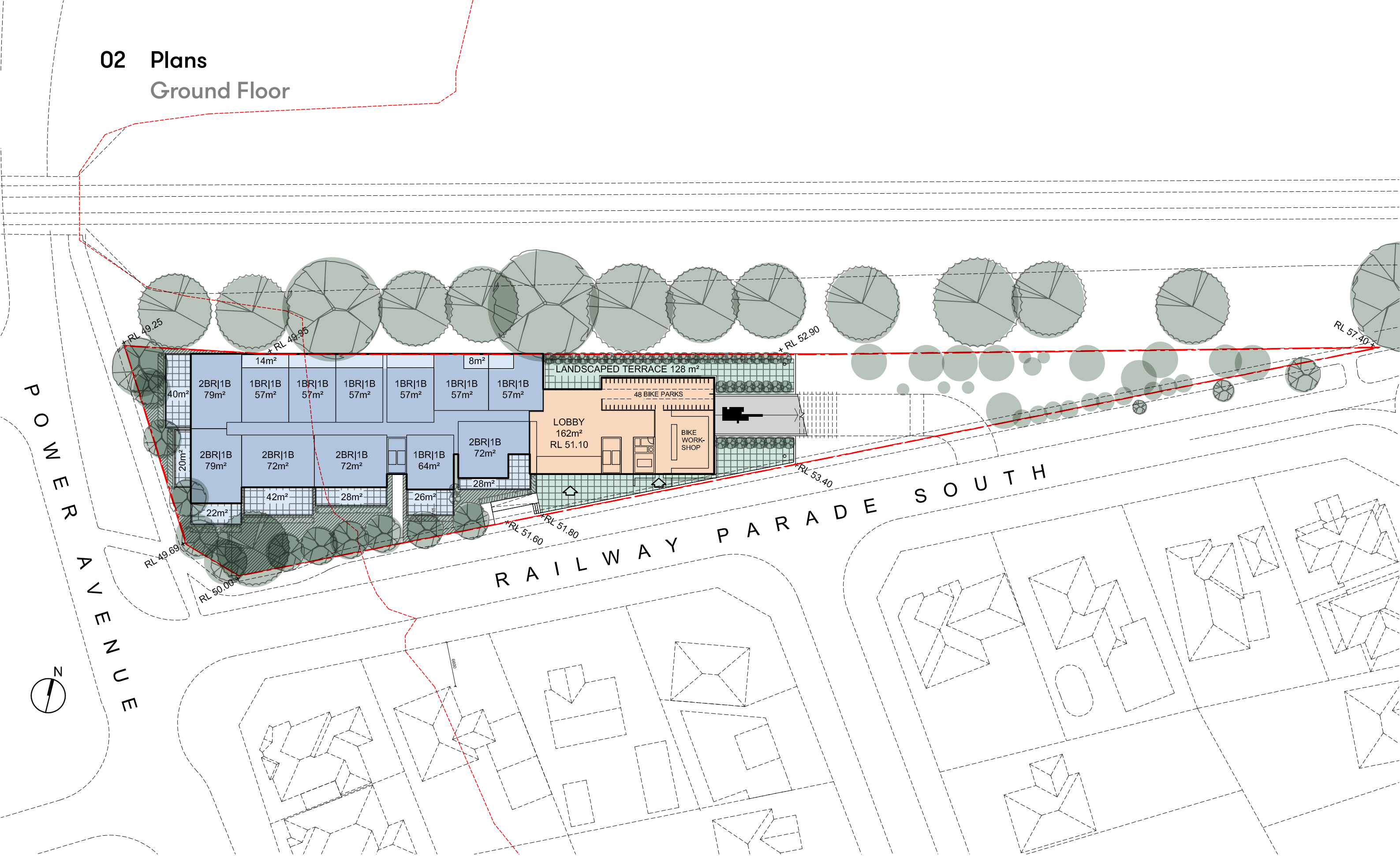


## 02 Plans

### Basement



02 Plans  
Ground Floor



PROJECT **65A Power Ave, Chadstone**  
TITLE **Ground Floor Plan**  
DATE **2023/02/07** 1:500

PROJECT NO **ZZZ 40.27**  
DRAWN & CHECKED BY **DM**  
DWG NO **SK-02**

The information presented herein is preliminary.  
It will require further advice from a professional planning consultant and other consultants and is subject to approval from the relevant Statutory Authorities.  
Accurate survey information will be required from a licensed land surveyor. Any information shown to date shall be subject to confirmation by a licensed land surveyor.  
Floor areas shown have generally been measured using the guidelines - published by the Property Council of Australia.  
All areas and measurements shown are rounded to the nearest whole number. All areas shown have generally been measured from drawings produced at the yield study stage and are approximate and for illustrative purposes only.  
Further development of this design will require information produced by a number of specialist consultants.  
This information, together with other considerations, such as the requirements of relevant statutory authorities, construction tolerances and the like, and/or changes requested by the client, may result in significant changes to the information presented. Hayball accepts no legal responsibilities for any decision, commercial or otherwise, made on the basis of the information presented.



02 Plans  
Level 01



PROJECT **65A Power Ave, Chadstone**  
TITLE **Level 1 Plan**  
DATE **2023/02/07**

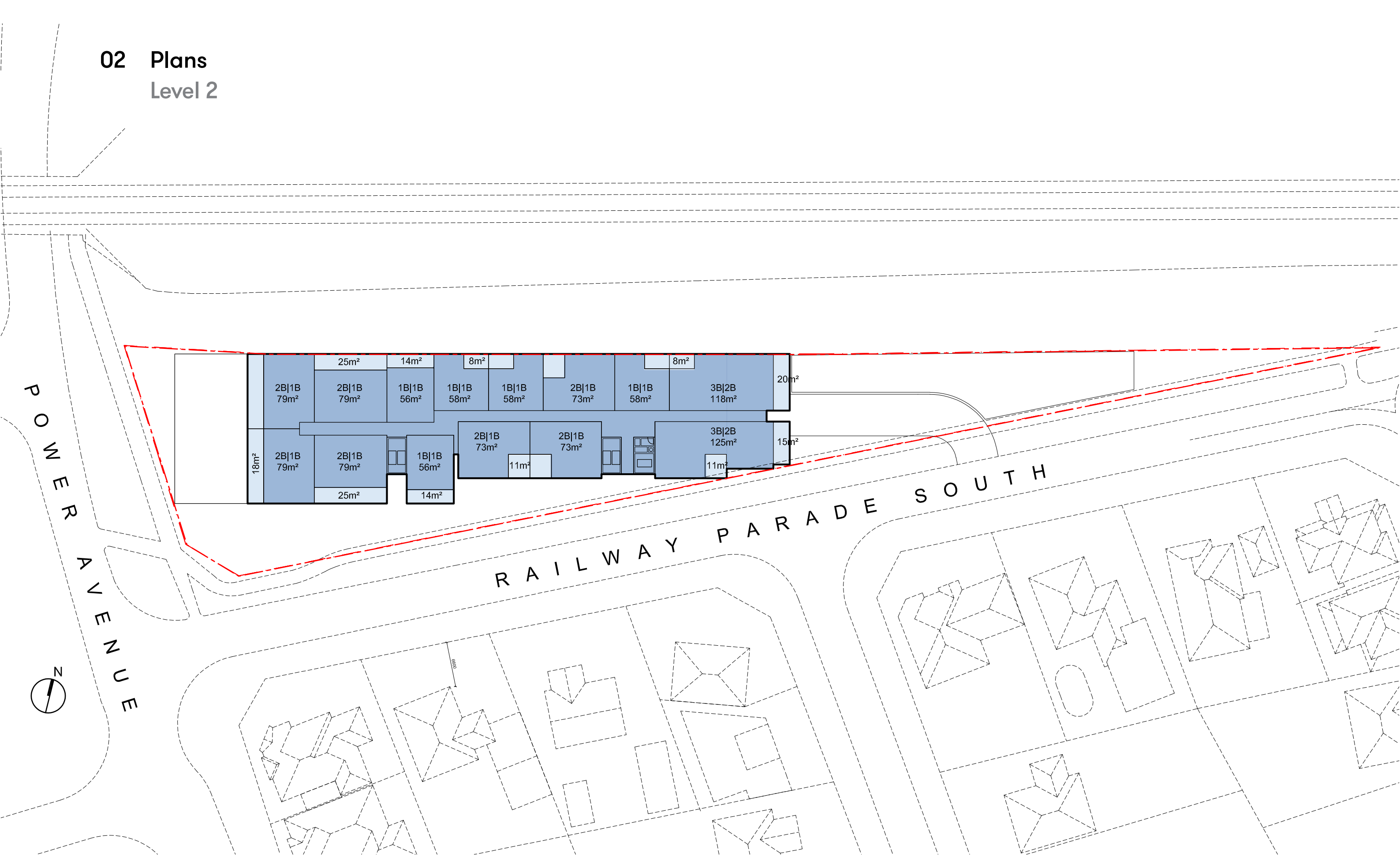
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PROJECT NO **ZZZ 40.27**  
DRAWN & CHECKED BY **DM**  
DWG NO **SK-03**

*The information presented herein is preliminary.  
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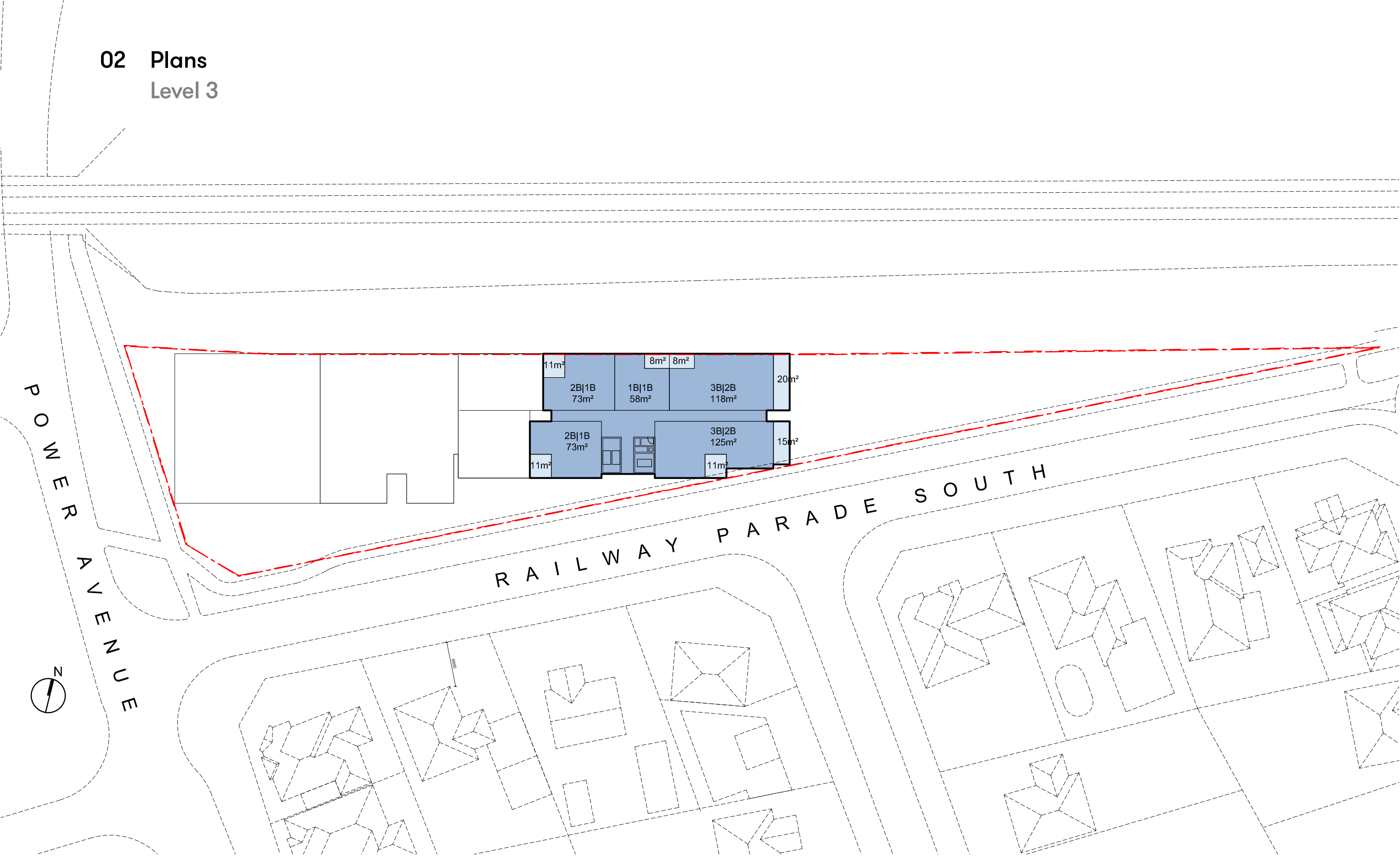


02 Plans  
Level 2





02 Plans  
Level 3



PROJECT **65A Power Ave, Chadstone**  
TITLE **Level 3 Plan**  
DATE **2023/02/07**

1:500

PROJECT NO **ZZZ 40.27**  
DRAWN & CHECKED BY **DM**  
DWG NO **SK-05**

The information presented herein is preliminary.  
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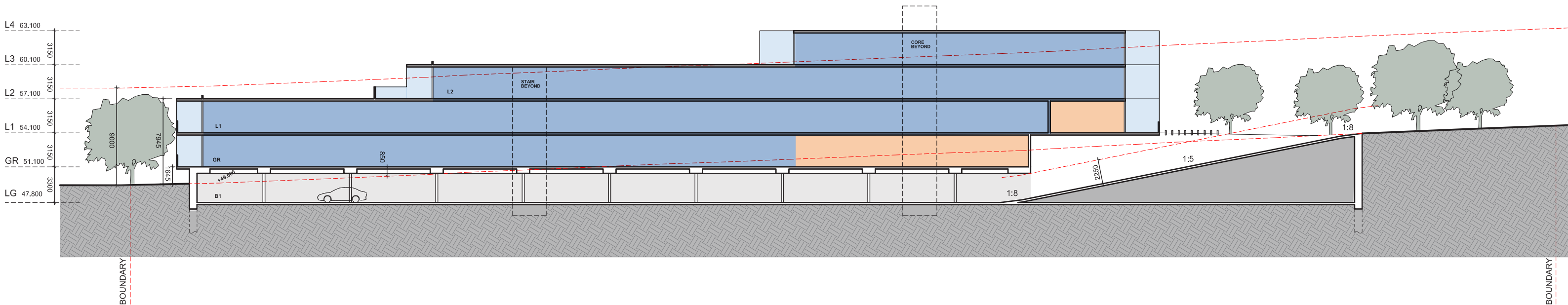


# 02 Plans Typical Plans





03 Section  
EW Site Section





## 04 Shadow Study

22<sup>nd</sup> September



9AM



11AM



1PM



3PM



# Development Schedule

May 2023



\*GFA excludes balcony area  
\*\*GBA includes Balcony Area

## 65A Power Avenue, Chadstone

### PROPOSED DEVELOPMENT SCHEDULE PRELIMINARY Ver A

	APARTMENT DESIGN			Total								
	1 BED	2 BED	3 BED	Total dwellings		Communal Internal	Communal Outdoor	GBA m²**	Resi GFA m²*	NSA m²	P.O.S. m²	Residential Carspaces
Basement								1776				45
Ground	7	5		12		161	128	1473	1258	795	278	
Level 1	9	8		17		119	260	1495	1714	1085	232	
Level 2	5	7	2	14				1533	1330	1150	179	
Level 3	1	2	2	5				662	589	476	73	
TOTAL	22	22	4	48		280	388	6939	4891	3506	762	45
MIX %	46	46	8					including basement				

SITE AREA (m2) 3043 approximately

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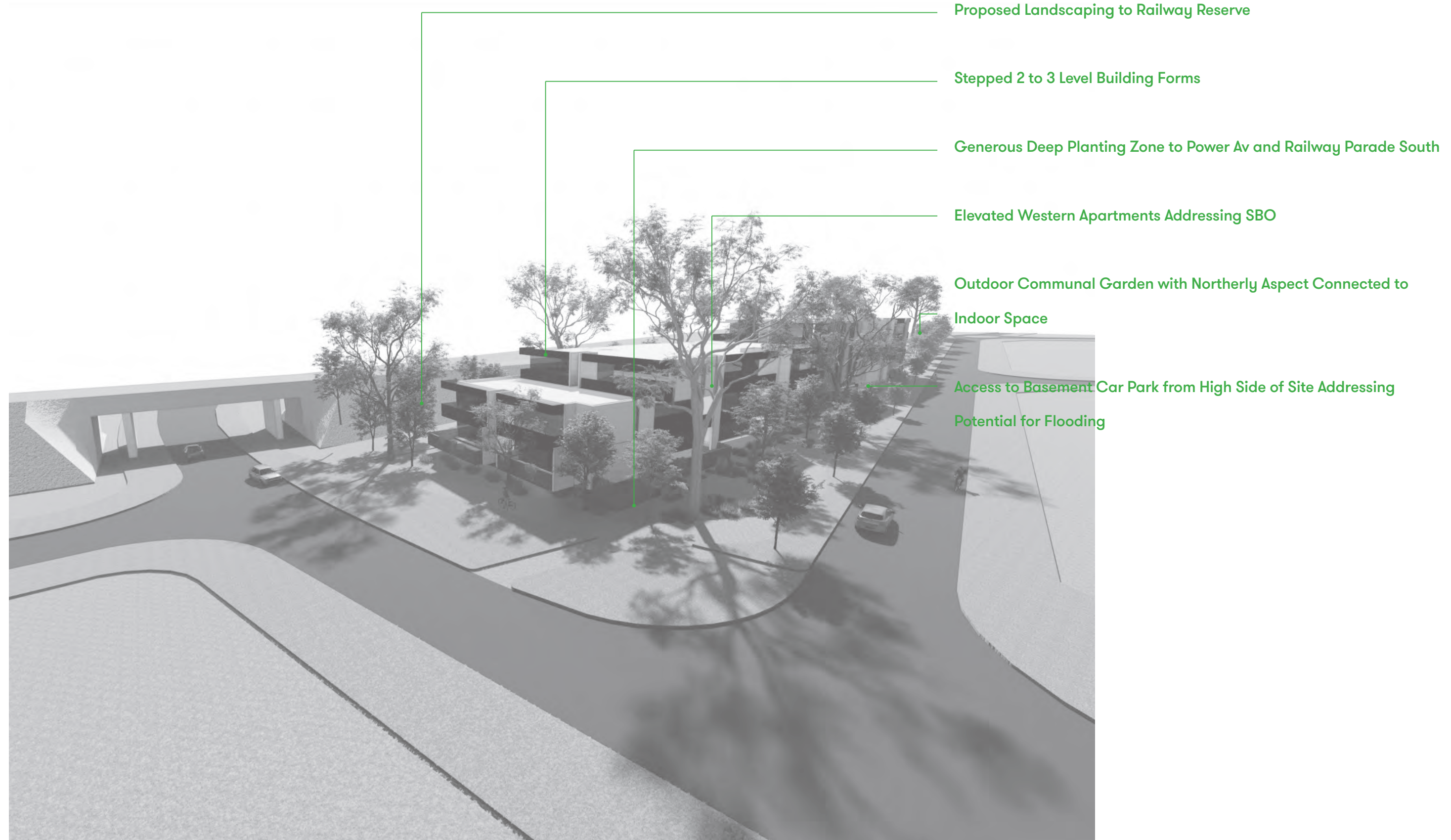
	required	provided
Residential car spaces required for developments at 1:0.8 ratio:	39	43
Accessible Car Parks	2	2
Bike Parks (1 per 1 dwelling)	48	48

The information presented herein was produced prior to the completion of construction. Floor areas, dimensions, fittings, finishes, tile patterns and setouts, and the like, and the specifications thereof, are indicative only, are not to scale and are subject to change without notice. Warranty that the information presented herein is a representation of the final product is not given either expressly or implied.



## 06 Views

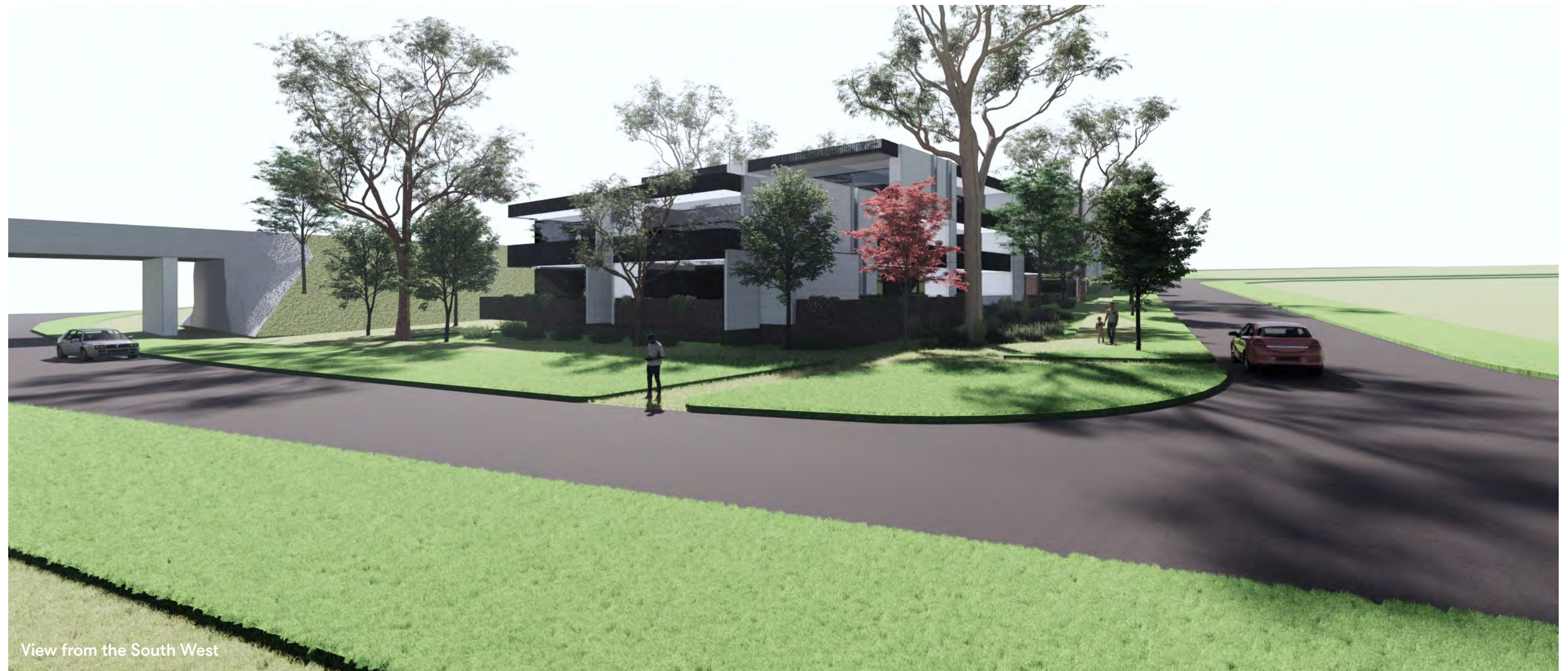
### Aerial View from the South West





## 06 Views

### Views from the South West



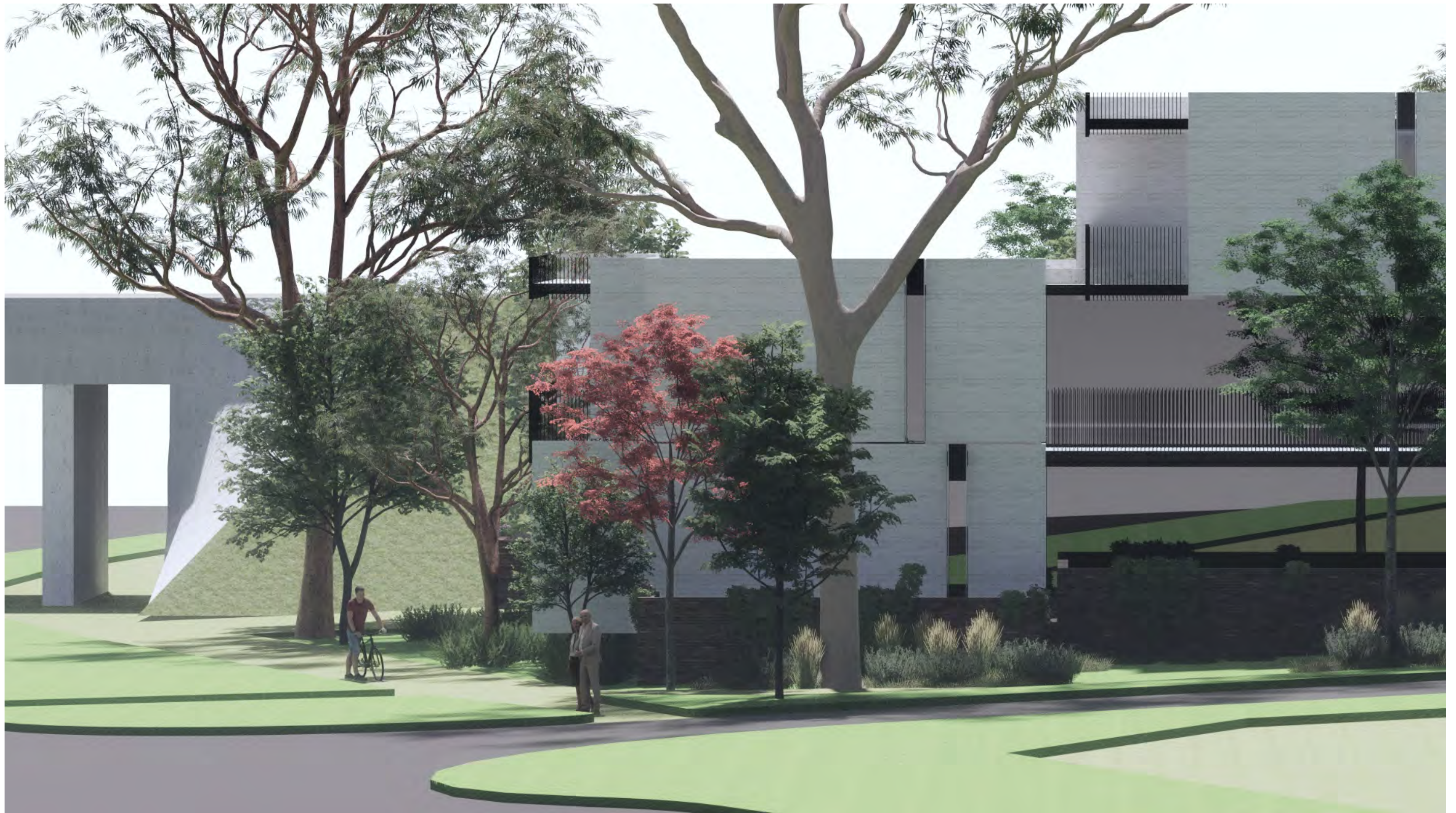


# 01 Site Aerial





## 01 Site Aerial





## 06 Views

### View from the South East



View from the South East



## 06 Views

### Views from the South East



Detail View from the South East



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