

Site Overview

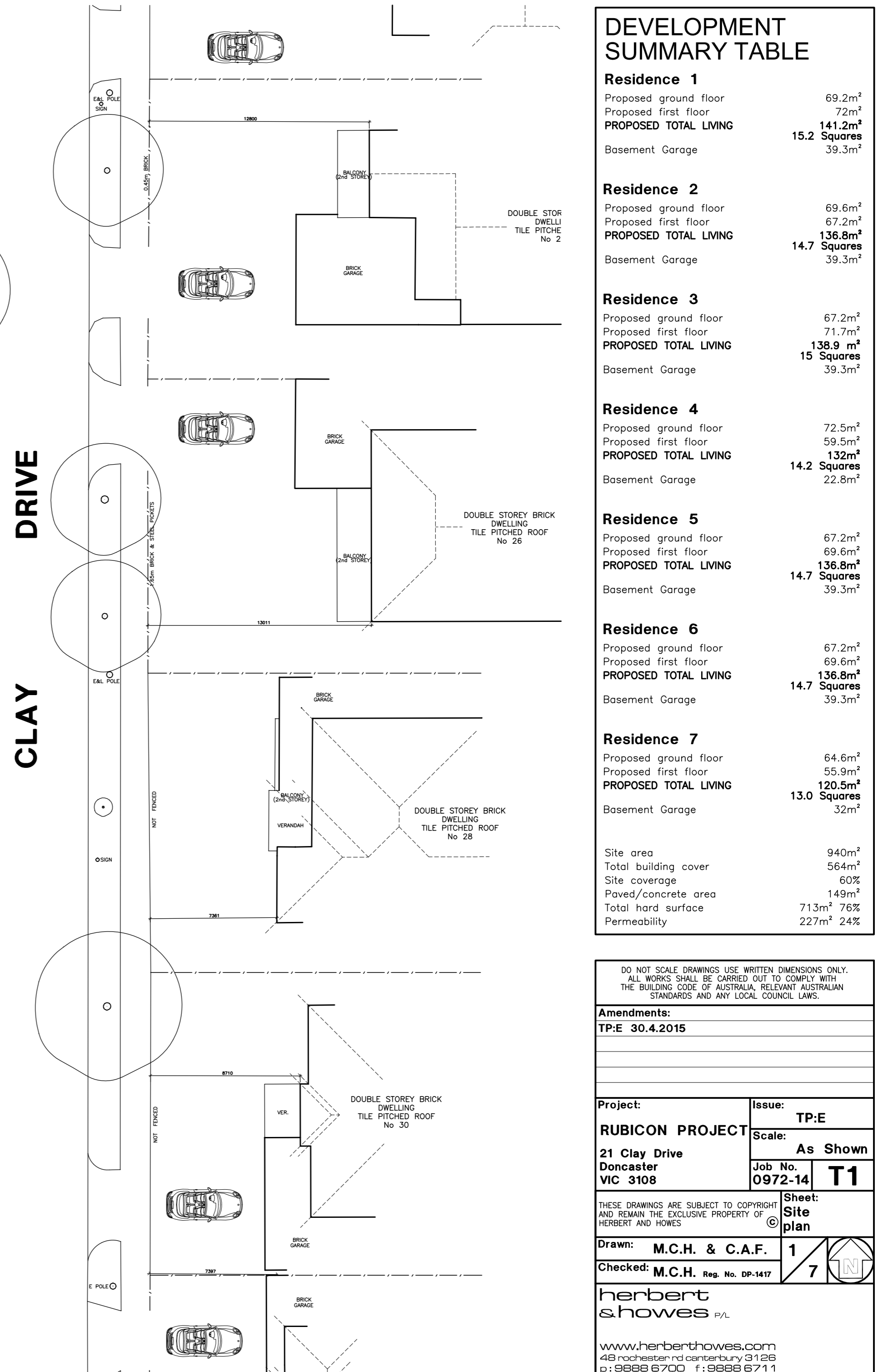
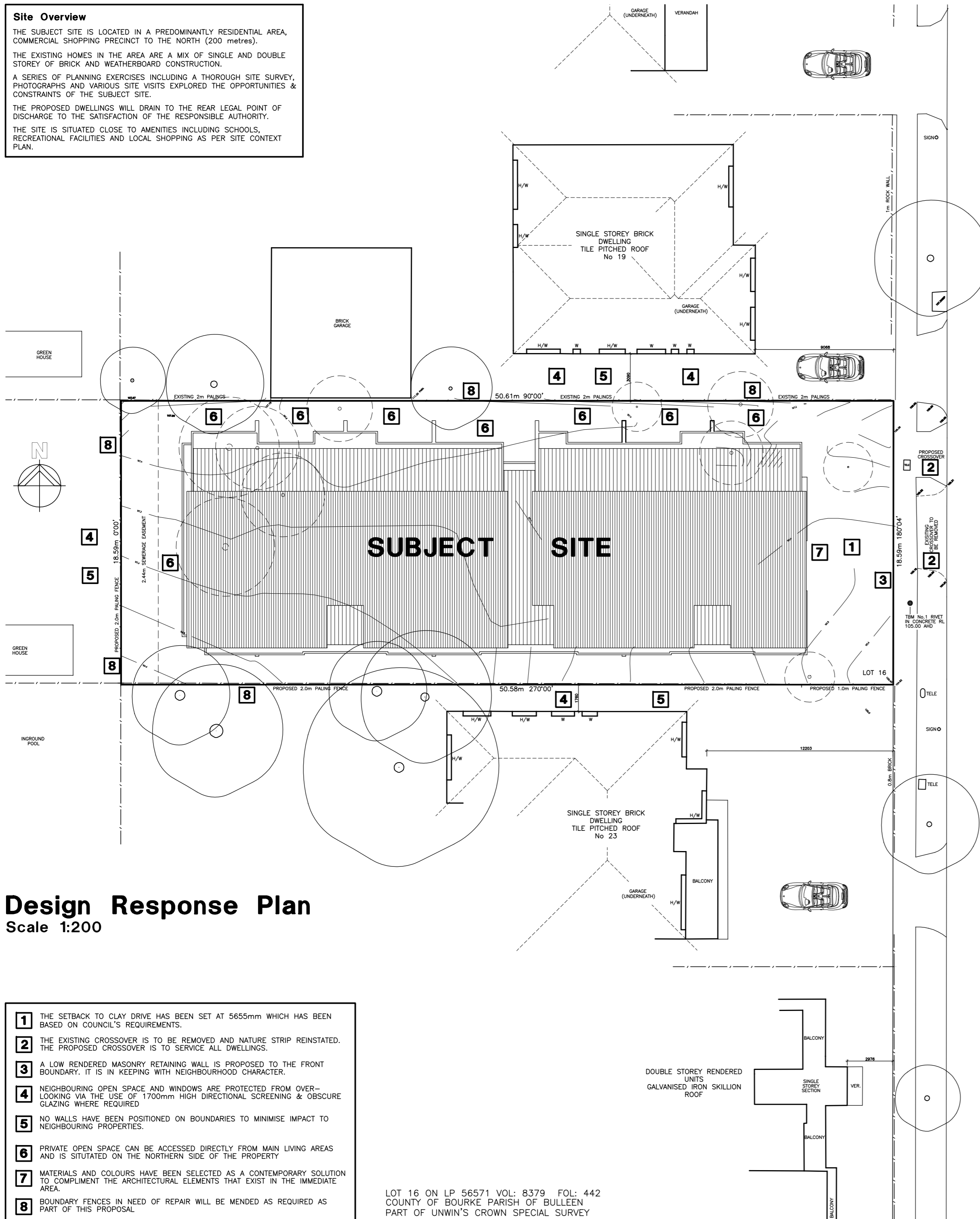
THE SUBJECT SITE IS LOCATED IN A PREDOMINANTLY RESIDENTIAL AREA, COMMERCIAL SHOPPING PRECINCT TO THE NORTH (200 metres).

THE EXISTING HOMES IN THE AREA ARE A MIX OF SINGLE AND DOUBLE STOREY OF BRICK AND WEATHERBOARD CONSTRUCTION.

A SERIES OF PLANNING EXERCISES INCLUDING A THOROUGH SITE SURVEY, PHOTOGRAPHS AND VARIOUS SITE VISITS EXPLORED THE OPPORTUNITIES & CONSTRAINTS OF THE SUBJECT SITE.

THE PROPOSED DWELLINGS WILL DRAIN TO THE REAR LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

THE SITE IS SITUATED CLOSE TO AMENITIES INCLUDING SCHOOLS, RECREATIONAL FACILITIES AND LOCAL SHOPPING AS PER SITE CONTEXT PLAN.



DEVELOPMENT SUMMARY TABLE		
Residence 1	Proposed ground floor	69.2m ²
	Proposed first floor	72m ²
	PROPOSED TOTAL LIVING	141.2m² Squares
	Basement Garage	39.3m ²
Residence 2	Proposed ground floor	69.6m ²
	Proposed first floor	67.2m ²
	PROPOSED TOTAL LIVING	136.8m² Squares
	Basement Garage	39.3m ²
Residence 3	Proposed ground floor	67.2m ²
	Proposed first floor	71.7m ²
	PROPOSED TOTAL LIVING	138.9 m² Squares
	Basement Garage	39.3m ²
Residence 4	Proposed ground floor	72.5m ²
	Proposed first floor	59.5m ²
	PROPOSED TOTAL LIVING	132m² Squares
	Basement Garage	22.8m ²
Residence 5	Proposed ground floor	67.2m ²
	Proposed first floor	69.6m ²
	PROPOSED TOTAL LIVING	136.8m² Squares
	Basement Garage	39.3m ²
Residence 6	Proposed ground floor	67.2m ²
	Proposed first floor	69.6m ²
	PROPOSED TOTAL LIVING	136.8m² Squares
	Basement Garage	39.3m ²
Residence 7	Proposed ground floor	64.6m ²
	Proposed first floor	55.9m ²
	PROPOSED TOTAL LIVING	120.5m² Squares
	Basement Garage	32m ²
	Site area	940m ²
	Total building cover	564m ²
	Site coverage	60%
	Paved/concrete area	149m ²
	Total hard surface	713m ² 76%
	Permeability	227m ² 24%

Design Response Plan
Scale 1:200

- 1** THE SETBACK TO CLAY DRIVE HAS BEEN SET AT 5655mm WHICH HAS BEEN BASED ON COUNCIL'S REQUIREMENTS.
- 2** THE EXISTING CROSSOVER IS TO BE REMOVED AND NATURE STRIP REINSTATED. THE PROPOSED CROSSOVER IS TO SERVICE ALL DWELLINGS.
- 3** A LOW RENDERED MASONRY RETAINING WALL IS PROPOSED TO THE FRONT BOUNDARY. IT IS IN KEEPING WITH NEIGHBOURHOOD CHARACTER.
- 4** NEIGHBOURING OPEN SPACE AND WINDOWS ARE PROTECTED FROM OVER-LOOKING VIA THE USE OF 1700mm HIGH DIRECTIONAL SCREENING & OBSCURE GLAZING WHERE REQUIRED
- 5** NO WALLS HAVE BEEN POSITIONED ON BOUNDARIES TO MINIMISE IMPACT TO NEIGHBOURING PROPERTIES.
- 6** PRIVATE OPEN SPACE CAN BE ACCESSED DIRECTLY FROM MAIN LIVING AREAS AND IS SITUATED ON THE NORTHERN SIDE OF THE PROPERTY
- 7** MATERIALS AND COLOURS HAVE BEEN SELECTED AS A CONTEMPORARY SOLUTION TO COMPLIMENT THE ARCHITECTURAL ELEMENTS THAT EXIST IN THE IMMEDIATE AREA.
- 8** BOUNDARY FENCES IN NEED OF REPAIR WILL BE MENDED AS REQUIRED AS PART OF THIS PROPOSAL

LOT 16 ON LP 56571 VOL: 8379 FOL: 442
COUNTY OF BOURKE PARISH OF BULLEEN
PART OF UNWIN'S CROWN SPECIAL SURVEY

DO NOT SCALE DRAWINGS USE WRITTEN DIMENSIONS ONLY.
ALL WORKS SHALL BE CARRIED OUT TO COMPLY WITH
THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN
STANDARDS AND ANY LOCAL COUNCIL LAWS.

Amendments:
TP:E 30.4.2015

Project: RUBICON PROJECT 21 Clay Drive Doncaster VIC 3108	Issue: TP:E Scale: As Shown Job No. 0972-14 T1
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