

PHOTO

PROPOSED SITE

PHOTO

PROPOSED SITE

PHOTO

39-41 ARDGOWER ROAD

PHOTO

30 ARDGOWER ROAD

PHOTO

37 ARDGOWER ROAD

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28 ARDGOWER ROAD

PHOTO

31 ARDGOWER ROAD

PHOTO

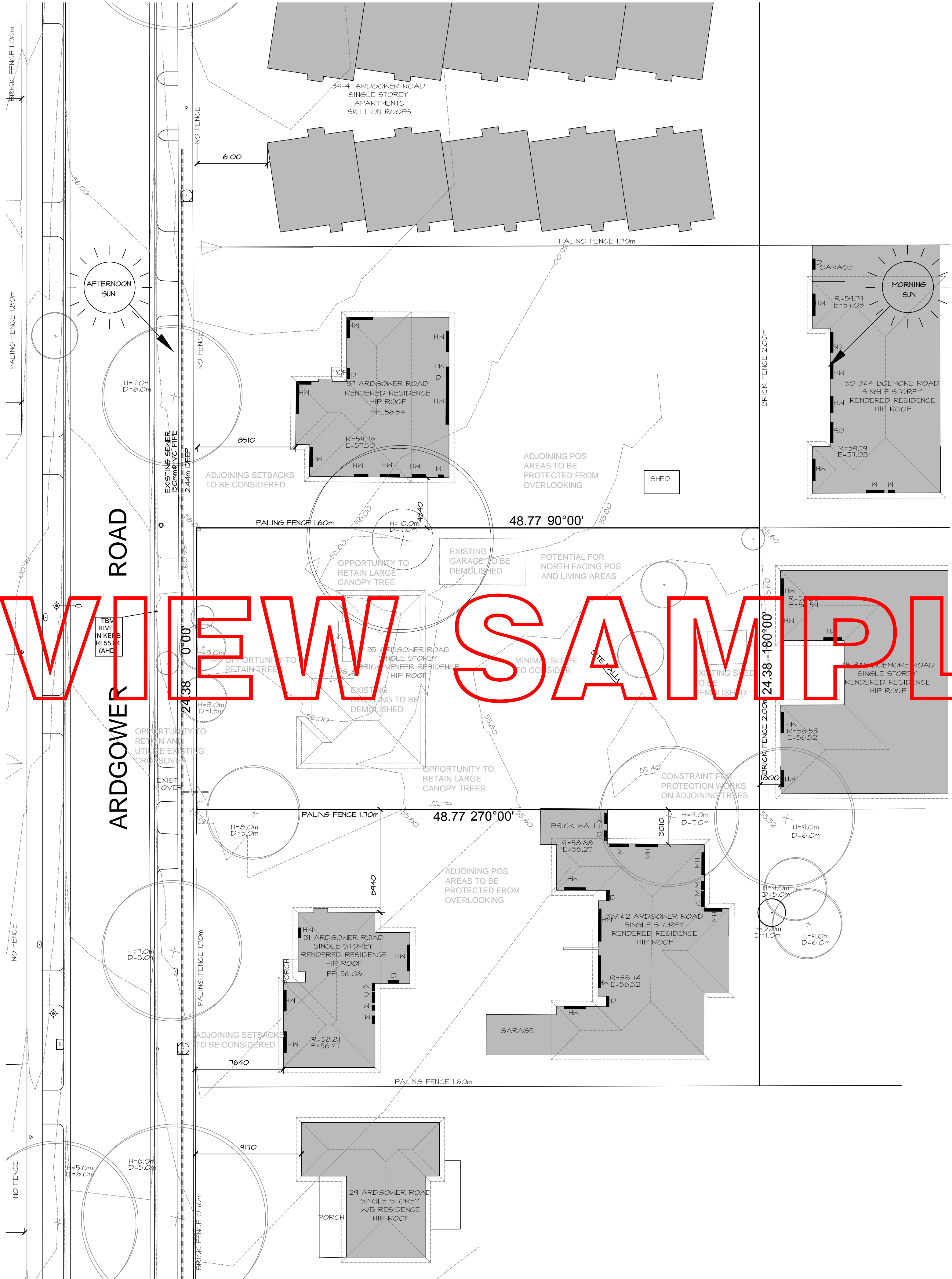
26 ARDGOWER ROAD

PHOTO

29 ARDGOWER ROAD

PHOTO

24 ARDGOWER ROAD



SITE PLAN ACCURATE AS AT NOV 2010

No.	Amendment	Date	Init
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SERVICES AND FACILITIES IN THE AREA

SITE IS IN A CLOSE PROXIMITY TO A RANGE OF SERVICES AND FACILITIES THAT INCLUDE:

- NOBLE PARK SPECIAL DEVELOPMENTAL SCHOOL - 500m SOUTHEAST
- SPRINGVALE SECONDARY COLLEGE - 2.0 km WEST
- HEATHERHILL PRIMARY SCHOOL - 1.7 km SOUTHWEST
- NOBLE PARK KINDERGARTEN - 2.2 km - SOUTHEAST
- SPRINGVALE LITTLE ATHLETICS CENTRE - 800 m SOUTH
- RAILWAY SERVICE (NOBLE PARK STATION) - 1.4 km SOUTH
- VARIOUS SERVICES (PRINCES HWY) - 400 m NORTH
- MAIN ARTERIAL ROAD (PRINCES HWY) - 400 m NORTH
- VARIOUS RESERVES - WITHIN 1.0 km RADIUS.

SITE ANALYSIS

THE SITE IS LOCATED WITHIN AN ESTABLISHED RESIDENTIAL AREA, CONSISTING OF A MIXTURE OF SINGLE/DOUBLE STOREY BRICK & WEATHERBOARD DWELLINGS AS WELL AS DUAL OCCUPANCY HOUSING AND MULTI UNIT DEVELOPMENTS WITH PITCHED TILED AND METAL ROOFING. THE HOUSING FORM IS GENERALLY CHARACTERIZED BY BUILDINGS WITH COMPARABLE SIZES, STYLES, SETBACKS AND DENSITIES. THIS LOCALITY GENERALLY COMPRISES A RELATIVELY MIXED BUT HOMOGENOUS DWELLING STOCK FROM THE POST WAR ERA'S AND RECENTLY DEVELOPED HOUSES/UNITS

SETBACK OF PROPOSED BUILDINGS HAS A STREET FRONTAGE SETBACK OF MIN. 7.65m (GROUND FLOOR) AND IS BETWEEN TWO RESIDENTIAL DWELLINGS. SURROUNDING DWELLINGS ARE TYPICALLY OFFSET FROM SIDE AND REAR BOUNDARIES WITH GARAGES CLOSE TO OR ABUTTING SIDE BOUNDARIES

THERE IS POTENTIAL TO RETAIN THE EXISTING CROSSOVER ALONG THE SOUTH SIDE OF THE SITE TO FACILITATE VEHICLE ACCESS TO PROPOSED UNIT 2. ANOTHER CROSSOVER IS PROPOSED TO FACILITATE ACCESS TO PROPOSED UNITS. THIS WILL ALLOW THE DEVELOPMENT OF THE SITE TO GAIN MAXIMUM USE OF IT NORTHERN ORIENTATION AND NORTHERN SOLAR PENETRATION WITHIN APPROPRIATELY SITED INTERNAL LIVING AREAS & OUTDOOR PRIVATE OPEN SPACES.

STREET FRONTAGES ARE DEFINED BY THE USE OF SHRUBBERY,CANOPY TREES & HIGH/LOW TIMBER FENCE

FRONT GARDENS ARE GENERALLY INFORMAL WITH A MAJORITY OF LOW MAINTENANCE EVERGREEN TREES & SHRUBS SPECIES INTERMIXED WITH A FEW EXOTIC AND DECIDUOUS TREES. THIS DEVELOPMENT HAS SCOPE TO INCORPORATE A NUMBER OF POTENTIAL SIGNIFICANT & NATIVE TREES TO ENHANCE THE SURROUNDING STREET CHARACTER & PROVIDE REESTABLISHMENT OF OUR NATURAL HABITAT TO NATIVE FAUNA.

EXISTING CHARACTER DESCRIPTION

TYPICAL CHARACTERISTICS: CHARACTER AREA B (AS QUOTED FROM GREATER DANDENONG CITY COUNCIL'S DOCUMENTS)

PRECINCTS INCLUDED IN THIS CHARACTER AREA ARE GENERALLY GROUPED TOGETHER DUE TO SIMILAR AGE OF DEVELOPMENT THAT BROADLY SURROUNDS DANDENONG ACTIVITY CENTRE AND EXTENDS ALONG THE GROWTH BROADLY LOCATED ALONG PRINCES HIGHWAY / RAILWAY LINE, EXTENDING THROUGH NOBLE PARK, SPRINGVALE AND MULGRAVE.

ORIGINALLY DEVELOPED FROM THE 1950s ONWARDS, THEY SUBSTANTIALLY CONSIST OF SINGLE STOREY DETACHED HOUSES.

THROUGHOUT THE AREAS THERE HAS BEEN A REASONABLE LEVEL OF NEW INFILL DEVELOPMENT INCLUDING LARGE ONE AND TWO STOREY VILLA UNITS AND TWO STOREY TOWN HOUSES.

Council

GREATER DANDENONG CITY

Council Zone

RESIDENTIAL 1 ZONE (RZ1, Area B)

Planning Overlays

NONE

LOCATION PLAN: MELWAY 80 F10

STAMP

ARCHIVEVIEW
TOWN PLANNING DWG. SAMPLE
SITE CONTEXT PLAN

FUTURE CHARACTER DESCRIPTION

TYPICAL CHARACTERISTICS: CHARACTER AREA B
(AS QUOTED FROM GREATER DANDENONG CITY COUNCIL'S DOCUMENTS)

THE FUTURE CHARACTER OF THIS AREA WILL EVOLVE OVER TIME TO CONTAIN A GREATER PROPORTION OF WELL DESIGNED AND SITE RESPONSIVE ONE AND TWO STOREY TOWNHOUSES, VILLA UNITS AND DUAL OCCUPANCIES. CONSOLIDATION OF ALLOTMENTS TO INCREASE DEVELOPMENT POTENTIAL IS ENCOURAGED

THE AMENITY OF ADJOINING DWELLINGS WILL BE PRESERVED BY RESPONSIVE SITE DESIGN THAT ENSURES AN APPROPRIATE SETBACK OF TWO AND THREE STOREY BUILDING FROM SENSITIVE OUTDOOR LIVING AREAS, OR MAIN OUTLOOK FROM LIVING ROOMS, ON ADJOINING PROPERTIES TO ENABLE SCREEN PLANTING.

SUFFICIENT SPACE WILL BE PROVIDED AT THE FRONT OF SITES, AND ALONG SIDE AND REAR BOUNDARIES THAT ARE ADJACENT TO SENSITIVE OUTDOOR LIVING AREAS ON ADJOINING PROPERTIES, TO PROVIDE FOR LANDSCAPING AND CANOPY TREES TO SOFTEN THE APPEARANCE OF THE BUILT FORM WHEN VIEWED FROM THE STREET AND FROM ADJOINING SENSITIVE OUTDOOR LIVING AREAS, AND TO PROVIDE A LANDSCAPED CHARACTER THROUGHOUT THE AREAS.

FRONT FENCES WILL BE LOW AND OPEN TO ALLOW A VISUAL CONNECTION BETWEEN THE LANDSCAPING IN FRONT GARDENS AND STREET TREE PLANTING. CAR ACCESS, PARKING AND PAVING WITHIN THE FRONT SETBACK WILL BE LIMITED IN ORDER TO MAXIMIZE THE OPPORTUNITY FOR SOFT LANDSCAPING. SECOND CROSSOVERS ON ALLOTMENTS BELOW 15m WILL BE DISCOURAGED.

DESIGN ANALYSIS

AIMING TO ACHIEVE THE BEST RELATION BETWEEN THE PROPOSED DEVELOPMENT AND THE EXISTING NEIGHBORHOOD THE FOLLOWING DIRECTIONS WERE TAKING CONSIDERING THE NEIGHBORHOOD CHARACTER.

1- BUILDING PLACEMENT:
THE TYPICAL DISTANCES BETWEEN BUILDINGS AND THEIR FRONT AND SIDE BOUNDARIES ARE CONSISTENT WITH THE PROPOSED DEVELOPMENT AS FOLLOWS.
FRONT SETBACK BETWEEN 5 TO 9m
NARROWER SETBACK BETWEEN 1 TO 3m (0 TO 3m IN THE ADJOINING PROPERTIES).
WIDER SIDE SETBACK BETWEEN 3 TO 5m

2- BUILDING FOOTPRINT:
THE DEVELOPMENT WAS DESIGNED TO ACHIEVE MAXIMUM ARTICULATION IN RELATION TO ITS BUILT FORM TO KEEP THE MODULATED CHARACTERISTIC FROM THE NEIGHBORHOOD.

3- TYPE AND HEIGHT OF DEVELOPMENT:
AIMING TO ACHIEVE MAXIMUM USAGE OF THE SITE AND HAVING CONSIDERED THE NUMBER OF MULTI UNITS DEVELOPMENTS IN THE SURROUND A MULTI UNIT DEVELOPMENT IS BEING PROPOSED FOR THE SITE AT ISSUE.

CONSIDERING THE ADJOINING PROPERTIES, A SINGLE STOREY BRICK VENEER DWELLING ON THE NORTH BOUNDARY AND A SINGLE STOREY BRICK VENEER MULTI UNIT DEVELOPMENT ON THE SOUTH BOUNDARY THE DEVELOPMENT WAS DESIGNED WITH A LOWER CEILING HEIGHT IN THE FIRST FLOOR TO CREATE A HEIGHT TRANSITION, CONTRIBUTING TO CREATE A NATURAL LANDSCAPE.

4- ROOF SHAPE:
THE ROOF SHAPE WAS DESIGNED WITH A LOW PITCH (5° PITCH) TO GENERATE A CONTEMPORARY FORM TO THE PROPOSED DEVELOPMENT.

5- MATERIALS:
FOLLOWING THE MAIN CHARACTERISTIC FOR THE AREA, FOR THE WALLS RENDERED FINISH IS BEING USED AS A MAIN FINISH WITH BRICK WORK APPLIED TO SOME FACADES TO CREATE CONTRAST AND ALSO REFERENCE TO THE BRICK WORK FOUND IN THE NEIGHBORHOOD. CONCRETE ROOF TILES HAS BEEN CHOSEN AS MATERIAL AIMING TO INTEGRATE THE NEW DEVELOPMENT TO THE NEIGHBORHOOD.

6- WINDOWS SHAPE:
WINDOWS WERE DESIGNED AND SELECTED TO MATCH IN FORM AND MATERIAL WITH THE SURROUND PROPERTIES.

7- FRONT BOUNDARY AND GARDEN:
A LOWER FRONT FENCE IS BEING PROPOSED FOR THIS DEVELOPMENT WITH A VIEW TO CONTRIBUTE AND IMPROVE THE STREET-SCAPE AS WELL AS A LANDSCAPE DEVELOPMENT FOR FRONT YARD AND DRIVEWAY.

8- OTHER BUILDING FEATURES:
THE USAGE OF THE PORCH AS ARCHITECTURAL ELEMENT INTENDED TO INCORPORATE THE NEW DEVELOPMENT TO THE NEIGHBORHOOD.

9- REAR GARDEN:
REGARDING THE STREET-SCAPE AND NEIGHBORHOOD CHARACTER PLANTING OF TREES IS BEING PROPOSED IN THE FRONT-YARD, DRIVEWAY AND ALL THE PRIVATE OPEN SPACES AREAS

DESIGN RESPONSE

- 1
- PRIVATE OPEN SPACE AREAS WITH NORTHERLY ASPECT WHERE POSSIBLE
- 2
- LIVING AREAS DIRECTLY ACCESSIBLE TO P.O.S.
- 3
- PRIVET OPEN SPACE EXCEED RES CODE REQUIREMENTS
- 4
- CAR PARKING PROVIDED AS PER RES CODE REQUIREMENTS
- 5
- BUILDING ON BOUNDARY AS PER RES CODE
- 6
- VISUAL SEPARATION TO BUILT FORM
- 7
- PLANTING ALONGSIDE DRIVEWAY CREATING A SENSE OF ENTRY
- 8
- PROPOSED DEVELOPMENT SIMILAR TO EXISTING IN THE STREET
- 9
- SIGNIFICANT FRONTAGE RETAINED FOR LANDSCAPING
- 10
- PROPOSED DRIVEWAY TO ACCOMMODATE PROPOSED UNIT
- 11
- SINGLE STOREY BUILT FORM TO REAR TO BE SYMPATHETIC TO ADJOINING PROPERTIES
- 12
- SIGNIFICANT VEGETATION TO BE RETAINED AND PROTECTED

AREA SUMMARY									
SITE	1184.01								
BUILT AREA	520.54	43.78%							
IMPERVIOUS	145.12	62.12%							
PERMEABLE SURFACES	44328.06	31.28%							
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6			
GROUND	62.46	60.86	54.31	61.01	61.11	66.10			
GARAGE	24.30	24.56	23.80	23.65	23.35	23.35			
FIRST FLOOR	45.20	61.28	62.98	62.31	N/A	N/A			
FIRST FLOOR %	52.10%	71.74%	75.18%	73.60%	N/A	N/A			
PORCH	5.81	5.11	2.61	2.61	1.28	1.28			
TOTAL	131.96	146.70	146.09	146.98	90.54	90.05			
FRONT YARD	64.54	42.06	N/A	N/A	N/A	N/A			
OPEN PERGOLA	8.61	8.21	9.10	7.54	7.50	7.50			
TOTAL POS	94.59	72.72	42.81	48.08	44.04	44.04			

LEGEND

- GAS METER
- WATER METER
- ELECTRICITY METER
- PROPOSED TIMBER PALING FENCE 1.80m HIGH UNLESS SPECIFIED OTHERWISE
- EXISTING TIMBER PALING FENCE
- MIN 2000LTS WATER TANK CONNECTED TO WATER RE-USE FOR TOILET FLUSHING
- EXTERNAL STORAGE SHED
- PRIVATE OPEN SPACE
- HABITABLE ROOM WINDOW
- WINDOW
- EXISTING TREE (H=HEIGHT 5.0m) (D=DIAMETER 5.0m)
- PROPOSED TREE

CO-ORDINATES

ARBITRARY

± 50mm

LEVELS

AHD

± 20mm

CONTOUR INTERVAL

0.2m

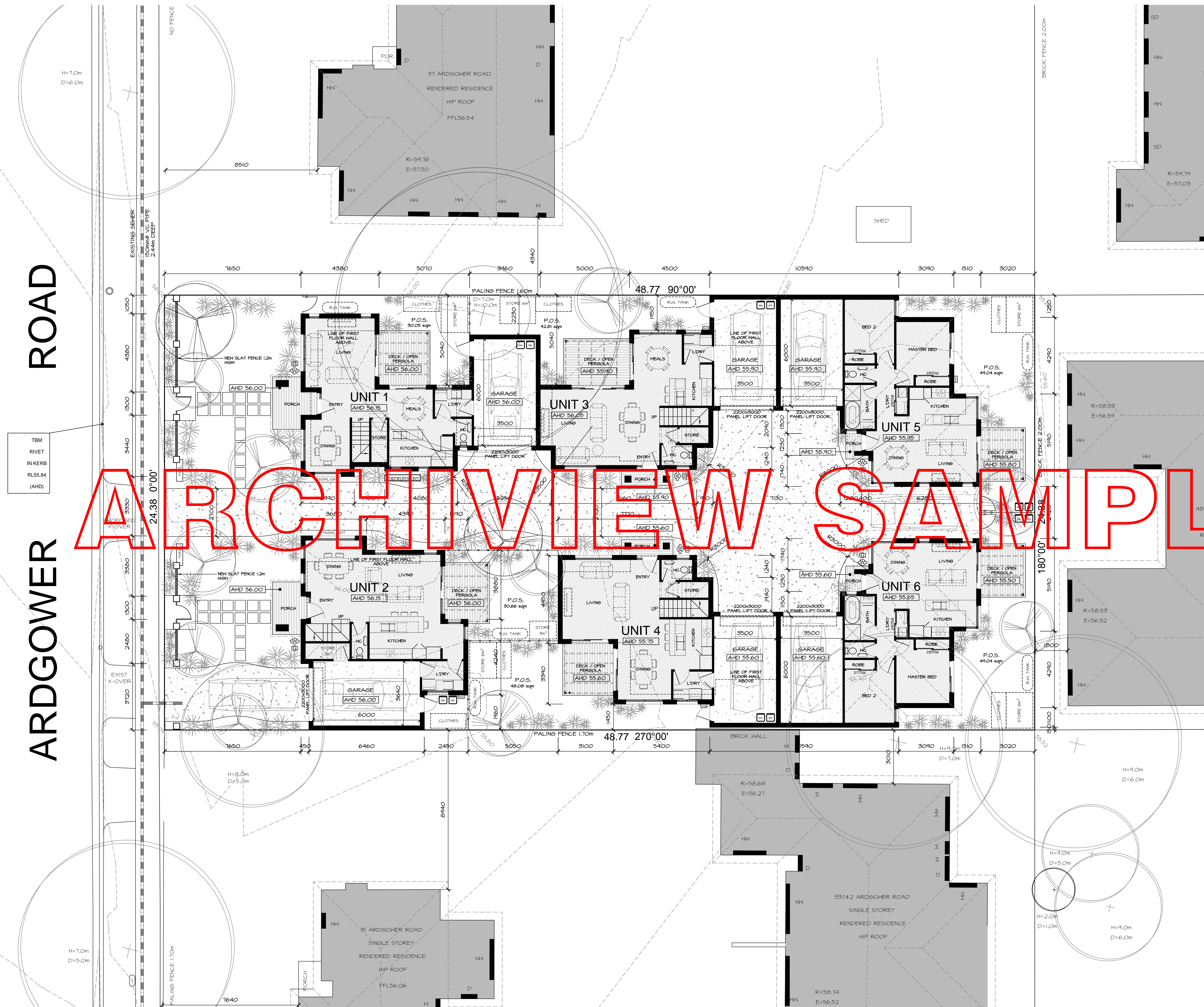
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

















ARCHIVE

TOWN PLANNING DWG. SAMPLE

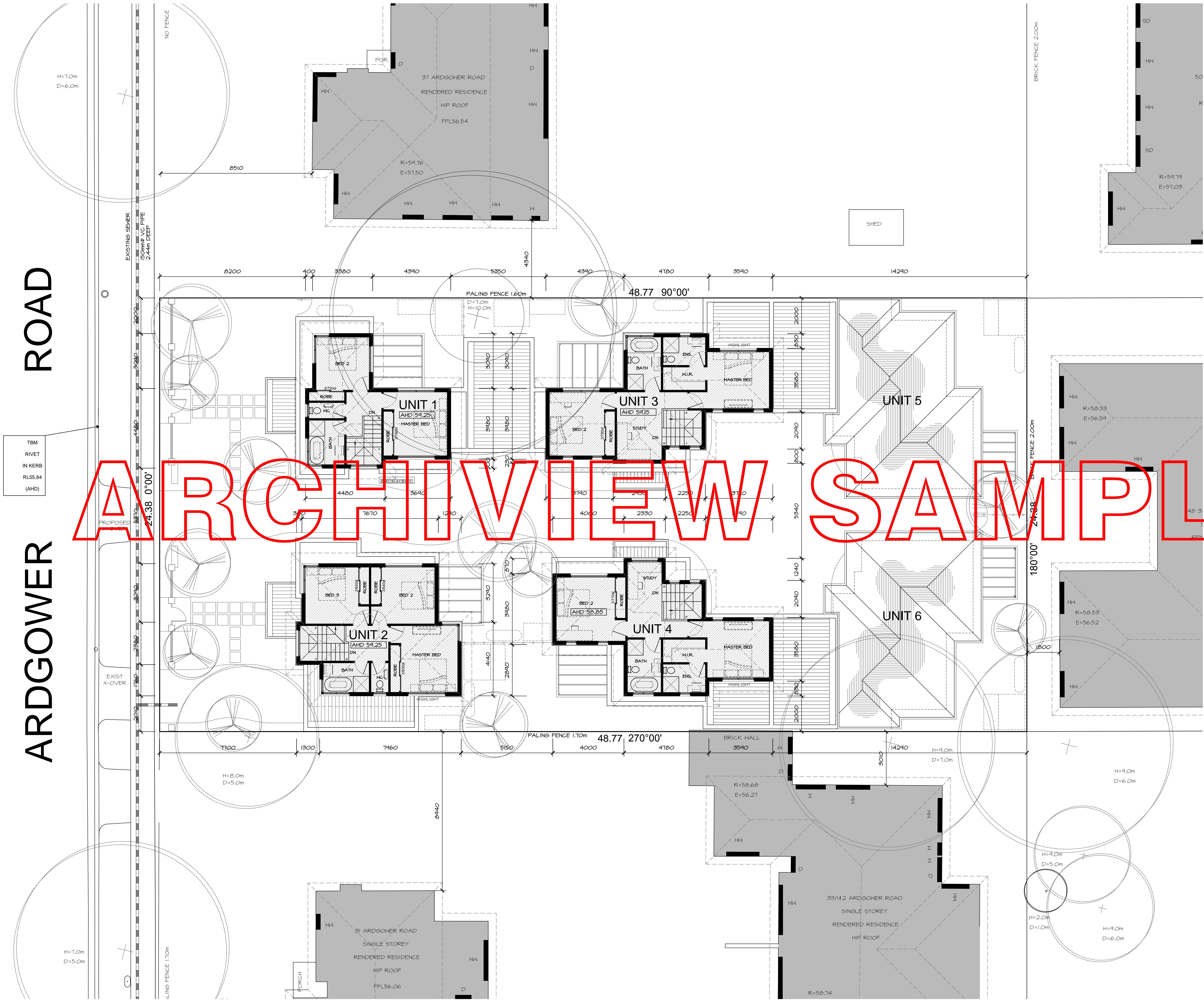
DESIGN RESPONSE PLAN



AREA SUMMARY							
SITE	1104.01						
BUILT AREA	520.54	43.18%					
IMPERVIOUS	745.12	62.12%					
PERMEABLE SURFACES	443.28/64	57.28%					
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	
GROUND	62.46	60.86	54.31	61.01	61.14	66.70	
GARAGE	24.30	24.56	23.80	23.85	23.35	23.35	
FIRST FLOOR	49.20	61.28	62.48	62.31	N/A	N/A	
FIRST FLOOR %	52.10%	71.14%	75.18%	73.60%	N/A	N/A	
PORCH	5.94	5.11	2.61	2.61	1.28	1.28	
TOTAL	131.96	146.70	146.04	146.98	90.54	90.05	
FRONT YARD	64.54	42.06	N/A	N/A	N/A	N/A	
OPEN PERGOLA	8.65	8.21	4.10	7.54	1.50	1.50	
TOTAL POS	94.59	72.12	42.81	48.08	4.04	44.04	

LEGEND		
	GAS METER	
	WATER METER	
	ELECTRICITY METER	
	PROPOSED TIMBER PALING FENCE	
	1.80m HIGH UNLESS SPECIFIED OTHERWISE	
	EXISTING TIMBER PALING FENCE	
	MIN 2000LTS WATER TANK	
	CONNECTED TO WATER RE-USE	
	FOR TOILET FLUSHING	
	EXTERNAL STORAGE SHED	
	PRIVATE OPEN SPACE	
	HABITABLE ROOM WINDOW	
	WINDOW	
	EXISTING TREE (H=HEIGHT 5.0m)	
	(D=DIAMETER 5.0m)	
	PROPOSED TREE	
	CO-ORDINATES	± 50mm
	LEVELS	± 20mm
	CONTOUR INTERVAL	0.2m
	ARBITRARY	Im INDEX

ARCHIVIEW
TOWN PLANNING DWG. SAMPLE
GROUND FLOOR PLAN



AREA SUMMARY						
SITE	1184.01					
BUILT AREA	520.54	43.78%				
IMPERVIOUS	145.12	62.12%				
PERMEABLE SURFACES	413.28	31.28%				
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
GROUND	62.46	60.86	54.31	61.01	67.19	66.70
GARAGE	24.30	24.56	23.80	23.65	23.35	23.35
FIRST FLOOR	45.20	61.28	62.98	62.31	N/A	N/A
FIRST FLOOR %	52.10%	71.74%	75.78%	73.60%	N/A	N/A
PORCH	5.84	5.11	2.61	2.61	1.28	1.28
TOTAL	131.46	146.70	146.04	146.98	90.54	90.05
FRONT YARD	64.54	42.06	N/A	N/A	N/A	N/A
OPEN PERGOLA	8.64	8.27	4.10	1.54	1.50	1.50
TOTAL POS	94.54	72.12	42.81	48.08	44.04	44.04

LEGEND

GAS METER

WATER METER

ELECTRICITY METER

PROPOSED TIMBER PALING FENCE
1.80m HIGH UNLESS SPECIFIED OTHERWISE

EXISTING TIMBER PALING FENCE

MIN 2000LTS WATER TANK
CONNECTED TO WATER RE-USE
FOR TOILET FLUSHING

EXTERNAL STORAGE SHED

P.O.S. PRIVATE OPEN SPACE

HABITABLE ROOM WINDOW

WINDOW

EXISTING TREE (H=HEIGHT 5.0m)
(D=DIAMETER 5.0m)

PROPOSED TREE

CO-ORDINATES

ARBITRARY LEVELS

CONTOUR INTERVAL

ARBITRARY INDEX

± 50mm

± 20mm

1m INDEX

STAMP

ARCHIVIEW
TOWN PLANNING DWG. SAMPLE
FIRST FLOOR PLAN



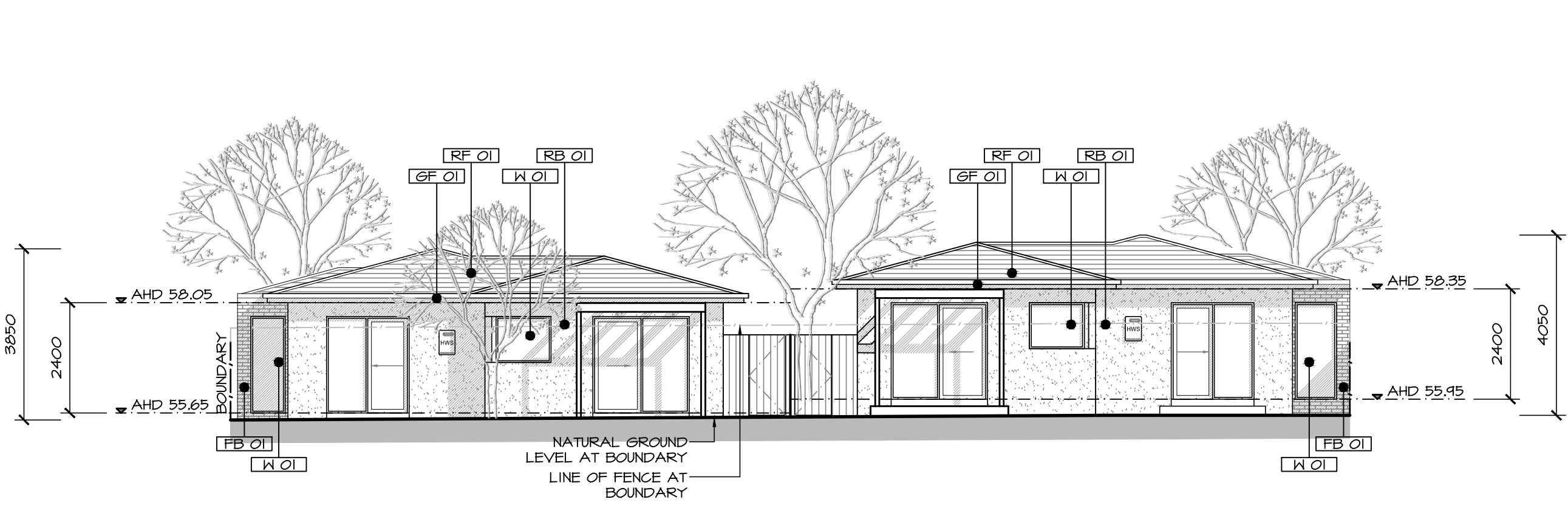
STREETSCAPE ELEVATION

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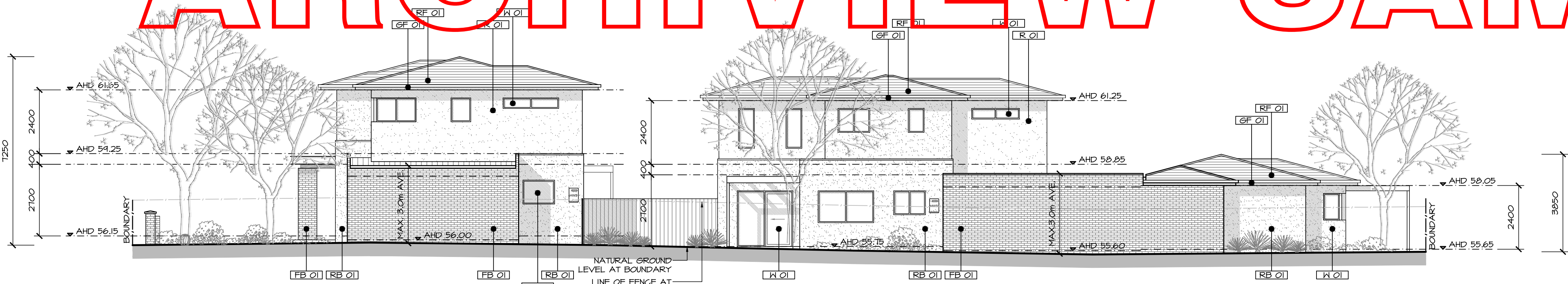
WEST ELEVATION

Scale: 1:100



EAST ELEVATION

Scale: 1:100



SOUTH ELEVATION

Scale: 1:100



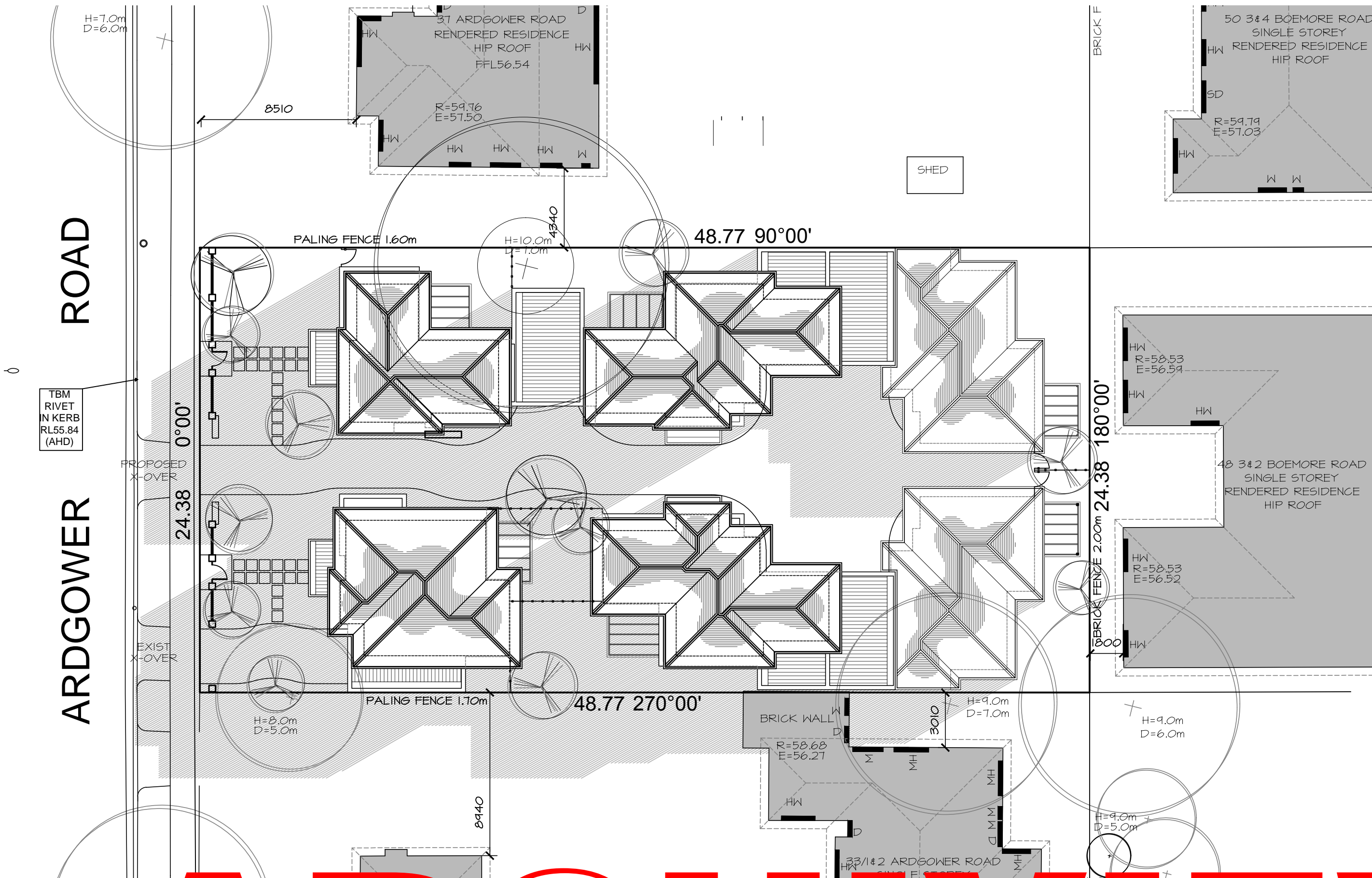
NORTH ELEVATION

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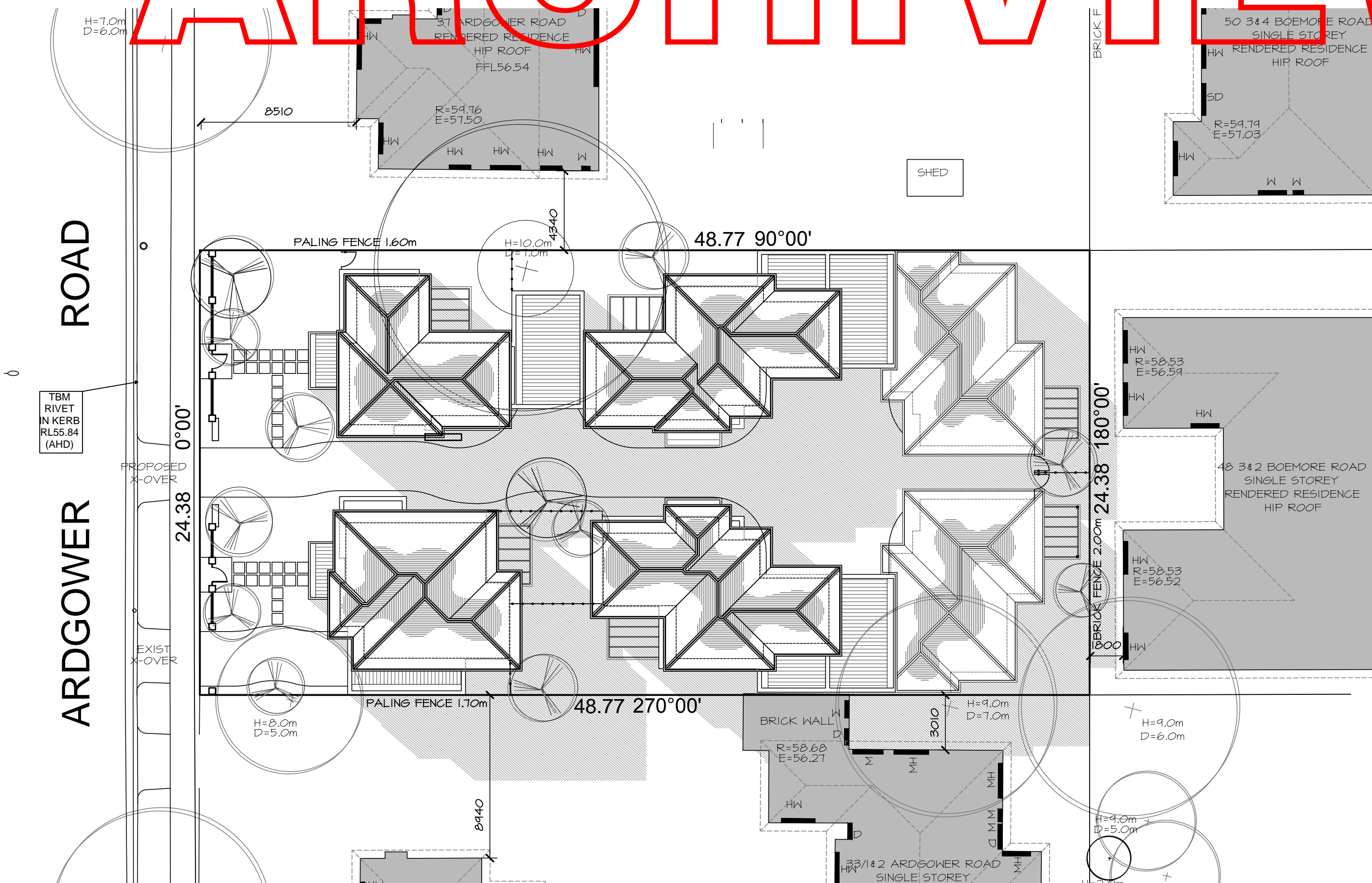
FINISHES SCHEDULE

- GF 01
COLORBOND GUTTER AND FASCIA
COLOR: AS SELECTED
- RF 01
CONCRETE ROOF TILES @15°
PITCH
COLOR: AS SELECTED
- FB 01
FACE BRICKWORK
COLOR: AS SELECTED
- RB 01
ACRYLIC RENDERED FINISH TO
BRICKWORK
COLOR: AS SELECTED
- R 01
ACRYLIC RENDERED FINISH TO
POLYSTYRENE CLADDING
COLOR: AS SELECTED
- TI 01
SHADOWCLAD TIMBER
CLADDING AS SELECTED
- W 01
ALUMINIUM WINDOWS
COLOR: AS SELECTED
- W 02
ALUMINIUM WINDOWS WITH
OBSCURE GLAZING
COLOR: AS SELECTED

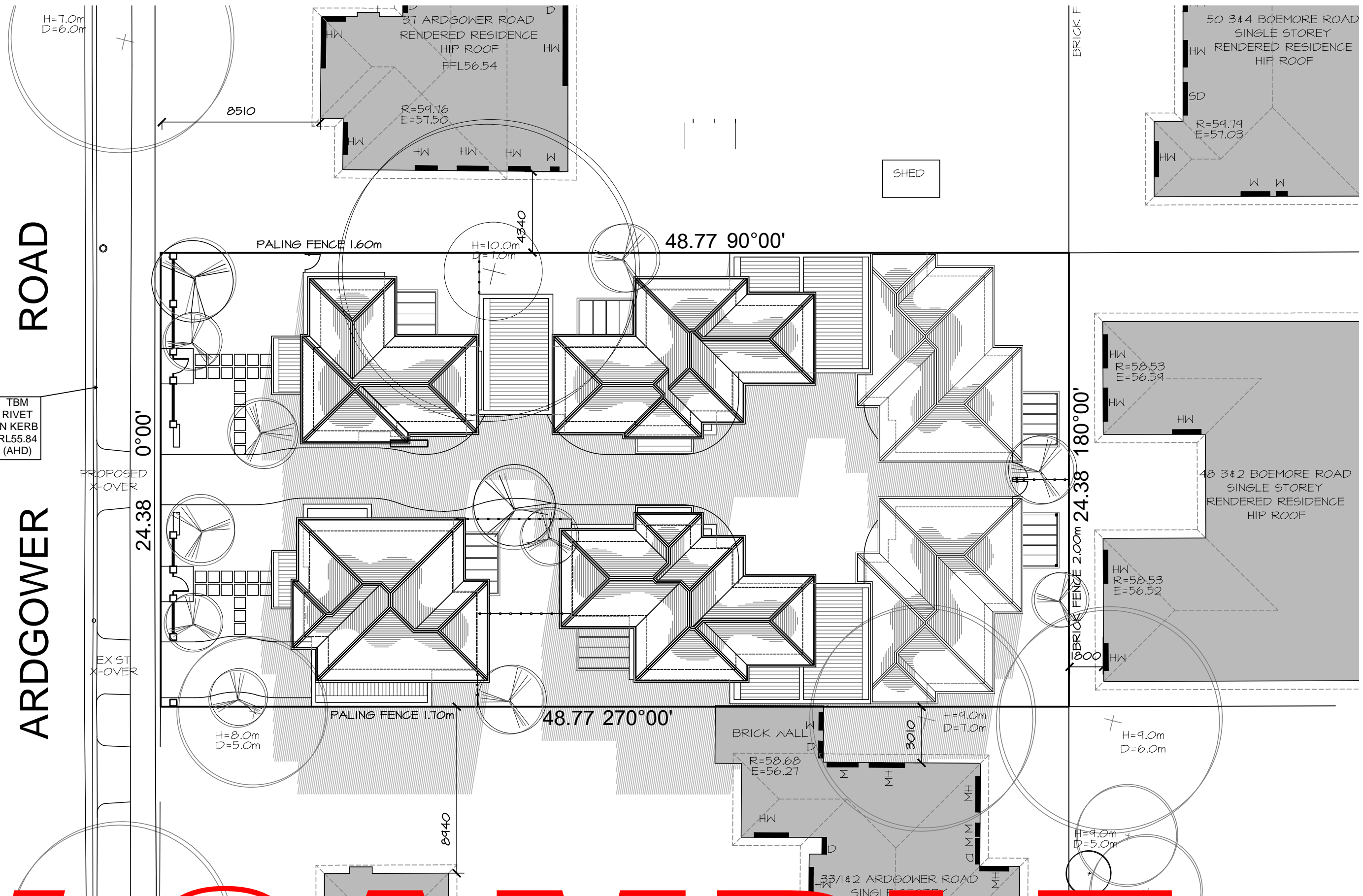
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1 SHADOWS 9am
Scale 1:200



3 SHADOWS 3pm
Scale 1:200



2 SHADOWS 12 Noon
Scale 1:200

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