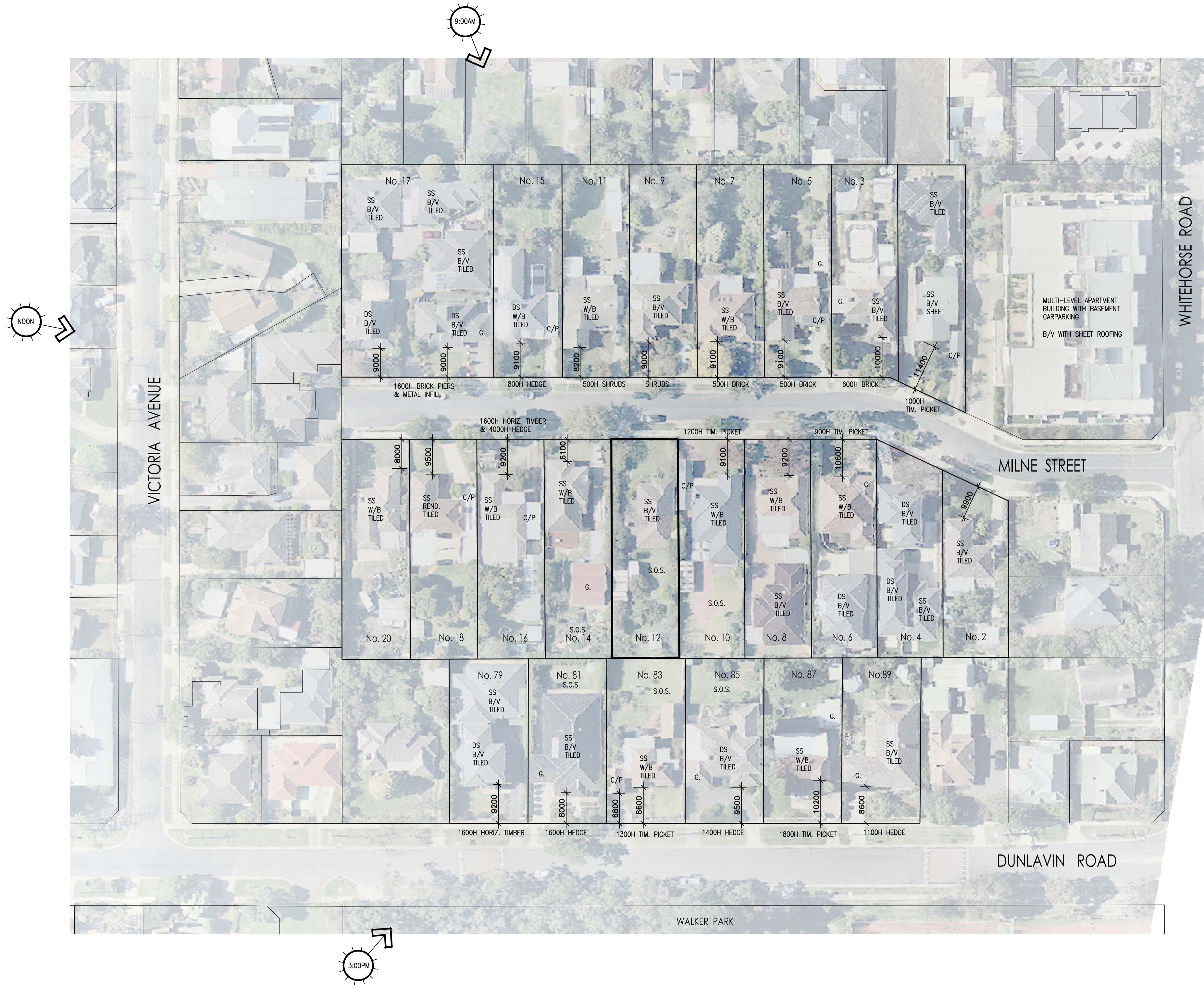




EXISTING STREETScape - MILNE STREET, MITCHAM

SCALE APPROX 1:100



DESCRIPTION PLAN LEGEND

TIME	DIRECTION OF SUNSHINE.
S.O.S	LOCATION OF ADJOINING SECLUDED OPEN SPACE AREAS.
R/W	RETAINING WALL.
SS	SINGLE STOREY DWELLING.
SPL	SPLIT LEVEL DWELLING.
DS	DOUBLE STOREY DWELLING.
TS	TRIPLE STOREY DWELLING.
B/V	BRICK VENEER CLADDING.
W/B	WEATHERBOARD CLADDING.
REND.	RENDERED FINISH.
TILED	TILED ROOFS.
SHEET	SHEET ROOFS.
SHING	SHINGLE ROOFS.
SLATE	SLATE ROOFS.

NOTE: WHERE NO FENCING STYLES HAVE BEEN SHOWN THIS INDICATES THE PROPERTY DOES NOT CONTAIN A FRONT FENCE.

NEIGHBOURHOOD CHARACTER

THE PROPOSED SITE IS WITHIN THE CITY OF WHITEHORSE AND LOCATED WITHIN THE 'GARDEN SUBURBAN 12' NEIGHBOURHOOD CHARACTER AREA.

THE CHARACTER STUDY GIVES THE FOLLOWING DESCRIPTION OF THE AREA:

- ARCHITECTURE IS PREDOMINANTLY POST-WAR AND 1950S TO 1980S STYLES, WITH CONTEMPORARY INFILL.
- BUILDING MATERIALS ARE PREDOMINANTLY BRICK WITH TILED ROOFS AND SOME TIMBER INFILL.
- FRONT SETBACKS ARE USUALLY 4-8M, WITH 1-3M SIDE SETBACKS USUALLY FROM BOTH SIDE BOUNDARIES.
- DWELLINGS ARE 1-2 STOREYS, DETACHED AND SOME SEMI-DETACHED INFILL (UNITS).
- GARAGES AND CARPORTS ARE USUALLY LOCATED BEHIND THE FRONT FACADE OF DWELLINGS, NEAR A SIDE BOUNDARY AND WITH A SINGLE CROSSOVER.
- FRONT FENCING IS MIXED, USUALLY LOW TO AVERAGE HEIGHT (UP TO 1.2M).
- GARDEN STYLES ARE GENERALLY ESTABLISHED WITH EXOTIC VEGETATION, CONSISTING OF SHRUBS, GARDEN BEDS, LAWNS AND CANOPY TREES.
- ROADS ARE SEALED WITH UPSTANDING KERBS WITH FOOTPATHS ON BOTH SIDES OF THE STREET.
- STREET TREES ARE REGULARLY PLANTED WITH MIXED SPECIES AND SIZES.
- THE TOPOGRAPHY OF THE AREA IS PREDOMINANTLY ROLLING WITH GENTLE SLOPES.

THE PROPOSED SITE IS WITHIN WALKING DISTANCE TO THE FOLLOWING PUBLIC FACILITIES:

- BUS ROUTES ALONG WHITEHORSE ROAD, SPRINGVALE ROAD AND MITCHAM ROAD.
- MITCHAM AND NUNAWADING RAILWAY STATIONS.
- WALKER PARK AND HALLIDAY PARK.
- NUNAWADING PRIMARY SCHOOL, MITCHAM PRIMARY SCHOOL AND MULLAUNA COLLEGE.
- MALL AND RETAIL AREAS AT WHITEHORSE ROAD/MITCHAM ROAD INTERSECTION AND WHITEHORSE/SPRINGVALE ROAD INTERSECTION.

SOILS

FROM A VISUAL INSPECTION OF THE PROPOSED SITE, THERE SEEMS TO BE NO AREAS OF CONTAMINATED SOILS OR FILL.

LEVELS

THE PROPOSED SITE AND SURROUNDING AREA CONSISTS OF SLIGHT TO MODERATE UNDULATIONS THRU-OUT.

THE PROPOSED SITE HAS APPROXIMATELY 2180MM FALL ON IT FROM SOUTH-WEST TO NORTH-EAST.

FROM A VISUAL INSPECTION THERE SEEMS TO BE VARYING (APPROX. 0MM-250MM) STEP DOWN FROM THE PROPOSED SITE TO THE ADJOINING PROPERTY ALONG THE NORTHERN BOUNDARY.

THERE DOES NOT SEEM TO BE ANY OTHER IMMEDIATE CHANGE IN LEVEL BETWEEN THE PROPOSED AND ADJOINING SITES.

TREES

ALL SIGNIFICANT TREES HAVE BEEN SHOWN ON AND AROUND THE PROPOSED SITE. TO OUR KNOWLEDGE, NO TREES HAVE BEEN REMOVED FROM THE PROPOSED SITE WITHIN THE LAST 12 MONTHS.

PLANNING SCHEME

THE PROPOSED SITE IS LOCATED AT No. 12 MILNE STREET, MITCHAM AND IS COVERED BY THE 'CITY OF WHITEHORSE PLANNING SCHEME'.

THE LAND IS INCLUDED IN A 'GENERAL RESIDENTIAL ZONE - SCHEDULE 1'. THERE ARE NO OVERLAYS ASSOCIATED WITH THE PROPOSED SITE.

WHITEHORSE DOES CONTAIN SPECIFIC AMENDMENTS IN SCHEDULE 1 TO THE GENERAL RESIDENTIAL ZONE.

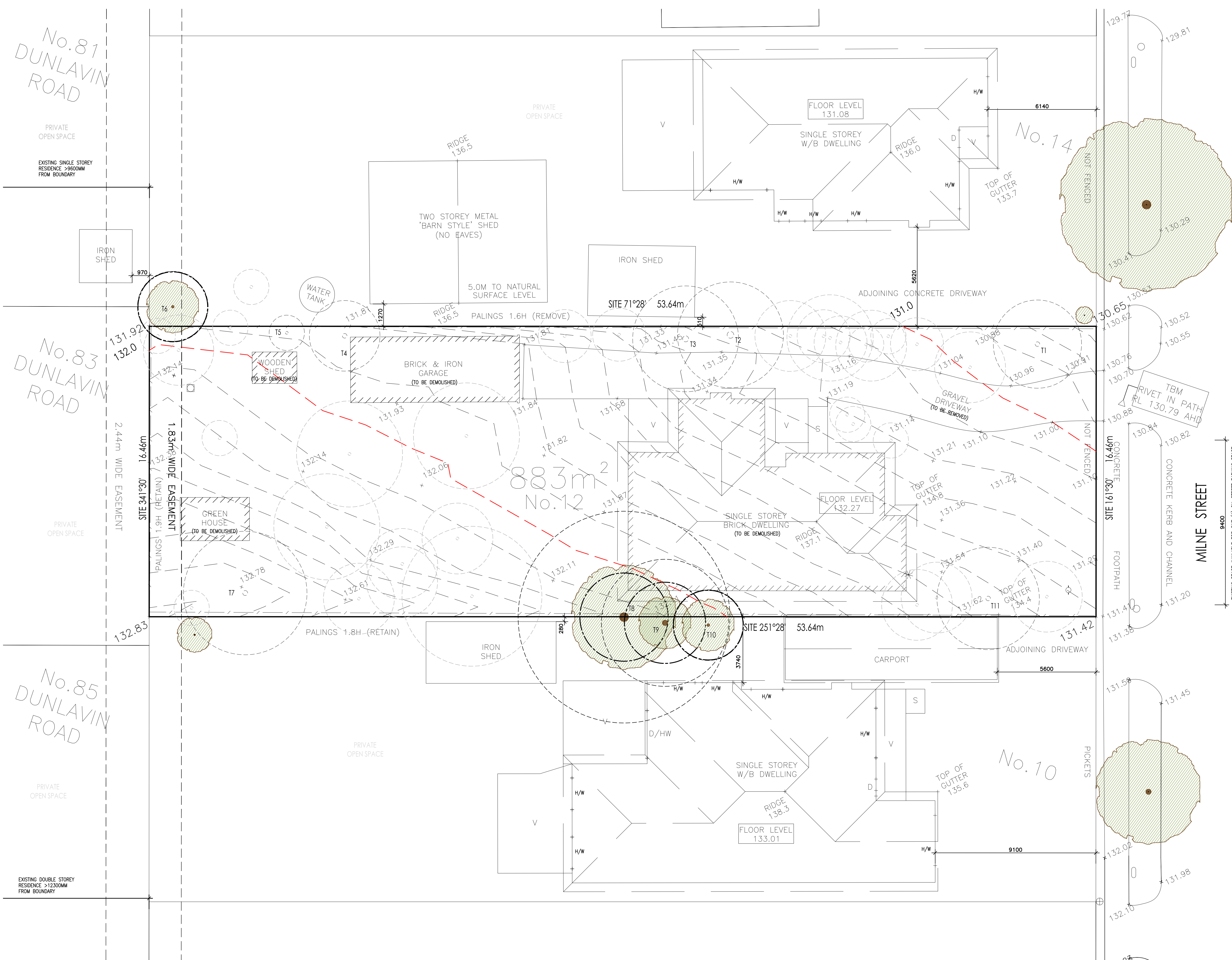
Date	Issue	Amendment	Prints	For	Drawing Title	Date
03.10.17	P	PRELIMINARY ISSUE - G.S	1 X P	CLIENT SIGN-OFF	NEIGHBOURHOOD & SITE DESCRIPTION PLAN	19 OCTOBER 2017
19.10.17	A	ORIGINAL ISSUE - G.S	3 X A	CLIENT SIGN-OFF		
					WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.	
					THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARCHESTRAL DESIGNS PTY. LTD. AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM ARCHESTRAL DESIGNS PTY. LTD.	
					Designer M.W.	Scale 1:100, 1:600 @ A1
					Drawn M.D.A.	Checked G.S.



SUITE 6 / 1016 DONCASTER ROAD, DONCASTER EAST, VICTORIA, 3109. (03) 9842 6650 info@archestrалdesigns.com.au RBP NO: DP AD 15443 (STEPHEN J QUON)	MEMBER bdav Building Designers Association Victoria	Project THREE DWELLING DEVELOPMENT Address 12 MILNE STREET, MITCHAM Client GDC DEVELOPMENTS P/L & WIRJO FAMILY SUPERFUND	Drawing Number TP01 of 7 Job Number 17-040 Issue A
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TOWN PLANNING DRAWINGS



ARBORIST:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL REPORT PREPARED BY:
ALL TREES CONSULTING SERVICES P/L
DATED: 15.06.2017

LICENSED SURVEYORS:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE RE-ESTABLISHMENT, FEATURE AND LEVEL SURVEY PREPARED BY:
B.R. SMITH SURVEYORS P/L
JOB REF: 6953

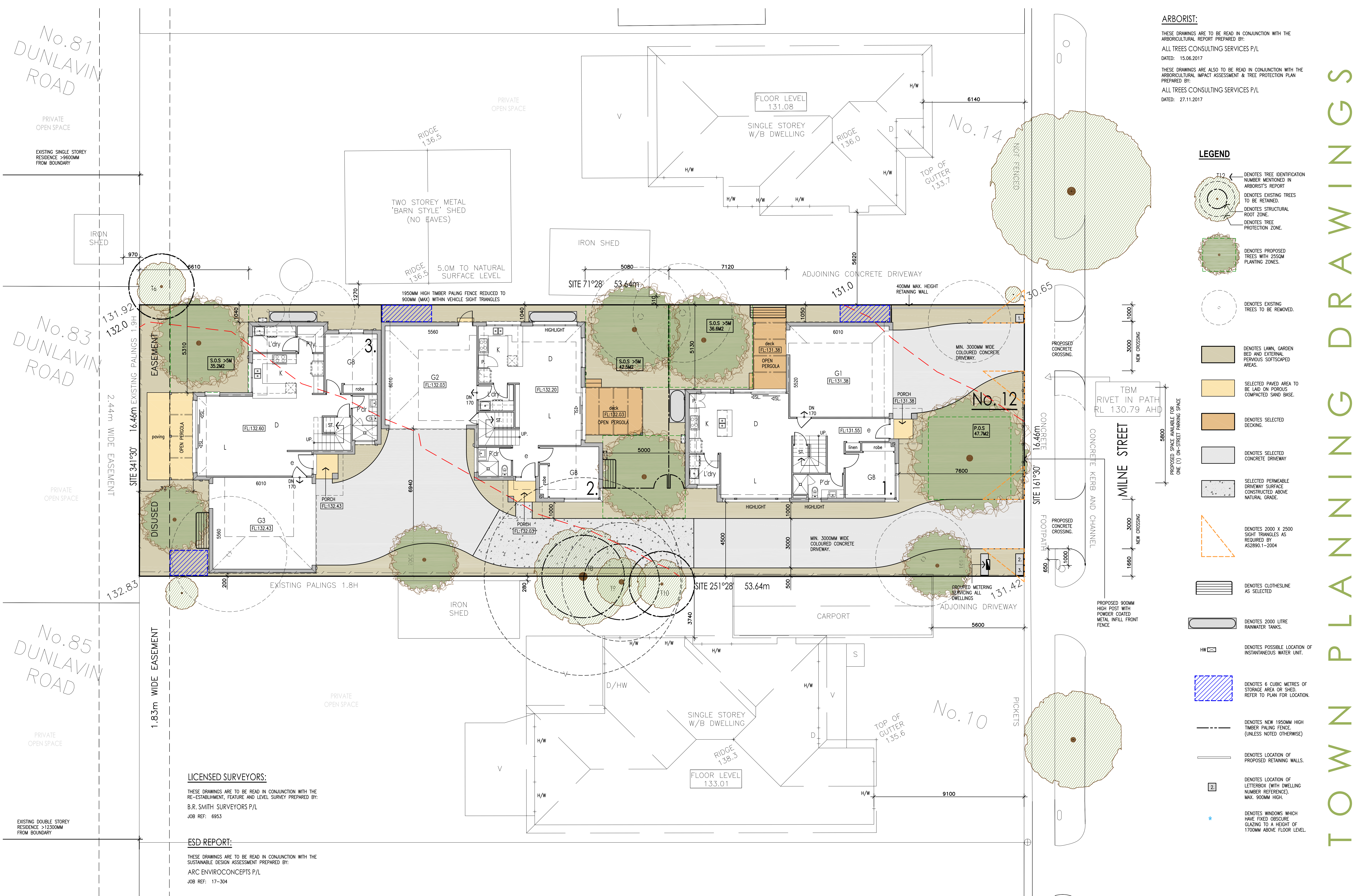
LEGEND:

- T1 DENOTES TREE IDENTIFICATION NUMBER MENTIONED IN ARBORIST'S REPORT
- DENOTES EXISTING TREES TO BE RETAINED.
- DENOTES STRUCTURAL ROOT ZONE.
- DENOTES TREE PROTECTION ZONE.
- DENOTES EXISTING TREES TO BE REMOVED.
- DENOTES EXISTING VEGETATION SPECIFIED AS SHRUBS BY THE CONSULTING ARBORIST TO BE REMOVED.
- H/W DENOTES LOCATION OF HABITABLE WINDOW OF ADJOINING PROPERTY.

Date	Issue	Amendment	Prints	For	Drawing Title	Date
03.10.17	P	PRELIMINARY ISSUE - G.S	1 X P	CLIENT SIGN-OFF	EXISTING CONDITIONS /	13 DECEMBER 2017
12.10.17	A	ORIGINAL ISSUE - G.S	3 X A	CLIENT SIGN-OFF	DEMOLITION PLAN	Scale
13.12.17	B	RFI AMENDMENTS ISSUE B - G.S	3 X B	COUNCIL SUBMISSION		1:100 @ A1
					Designer	
					M.W.	
					Drawn	Checked
					M.D.A	G.S.
					WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.	
					THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARCHESTRAL DESIGNS PTY. LTD. AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM ARCHESTRAL DESIGNS PTY. LTD.	



SUITE 6 / 1016 DONCASTER ROAD, DONCASTER EAST, VICTORIA, 3109. (03) 9842 6650 info@archestraldesigns.com.au RBP NO: DP AD 15443 (STEPHEN J QUON)			MEMBER bdav Building Designers Association Victoria		Project THREE DWELLING DEVELOPMENT Address 12 MILNE STREET, MITCHAM Client GDC DEVELOPMENTS PTY LTD & WIRJO FAMILY SUPERFUND	Drawing Number TP02 of 7 Job Number 17-040 Issue B
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ARBORIST:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL REPORT PREPARED BY:
ALL TREES CONSULTING SERVICES P/L
DATED: 15.06.2017

THESE DRAWINGS ARE ALSO TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL IMPACT ASSESSMENT & TREE PROTECTION PLAN PREPARED BY:
ALL TREES CONSULTING SERVICES P/L
DATED: 27.11.2017

LEGEND

- DENOTES TREE IDENTIFICATION NUMBER MENTIONED IN ARBORIST'S REPORT
- DENOTES EXISTING TREES TO BE RETAINED.
- DENOTES STRUCTURAL ROOT ZONE
- DENOTES TREE PROTECTION ZONE.
- DENOTES PROPOSED TREES WITH 250MM PLANTING ZONES.
- DENOTES EXISTING TREES TO BE REMOVED.
- DENOTES LAWN, GARDEN BED AND EXTERNAL PERVIOUSLY SOFTSCAPED AREAS.
- SELECTED PAVED AREA TO BE LAID ON POROUS COMPACTED SAND BASE.
- DENOTES SELECTED DECKING.
- DENOTES SELECTED CONCRETE DRIVEWAY
- SELECTED PERMEABLE DRIVEWAY SURFACE CONSTRUCTED ABOVE NATURAL GRADE.
- DENOTES 2000 X 2500 SIGHT TRIANGLES AS REQUIRED BY AS2890.1-2004
- DENOTES CLOTHESLINE AS SELECTED
- DENOTES 2000 LITRE RAINWATER TANKS.
- DENOTES POSSIBLE LOCATION OF INSTANTANEOUS WATER UNIT.
- DENOTES 6 CUBIC METRES OF STORAGE AREA OR SHED. REFER TO PLAN FOR LOCATION.
- DENOTES NEW 1950MM HIGH TIMBER PALING FENCE. (UNLESS NOTED OTHERWISE)
- DENOTES LOCATION OF PROPOSED RETAINING WALLS.
- DENOTES LOCATION OF LETTERBOX (WITH DWELLING NUMBER REFERENCE). MAX. 900MM HIGH.
- DENOTES WINDOWS WHICH HAVE FIXED OBSCURE GLAZING TO A HEIGHT OF 1700MM ABOVE FLOOR LEVEL.

LICENSED SURVEYORS:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE RE-ESTABLISHMENT, FEATURE AND LEVEL SURVEY PREPARED BY:
B.R. SMITH SURVEYORS P/L
JOB REF: 6953

ESD REPORT:

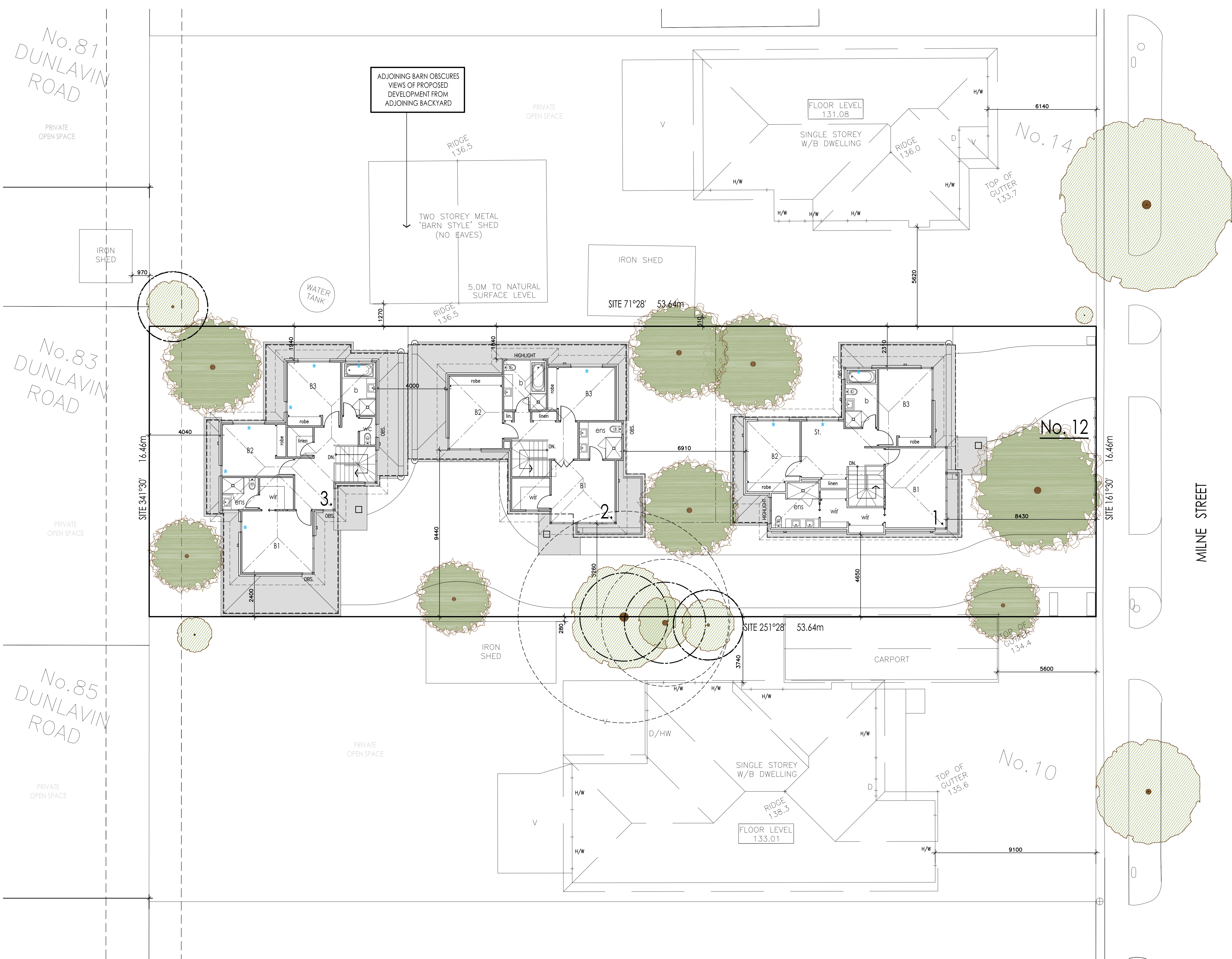
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SUSTAINABLE DESIGN ASSESSMENT PREPARED BY:
ARC ENVIROCONCEPTS P/L
JOB REF: 17-304

Date	Issue	Amendment	Prints	For	Date
03.10.17	P	PRELIMINARY ISSUE - G.S	1 X P	CLIENT SIGN-OFF	13 DECEMBER 2017
13.10.17	A	ORIGINAL ISSUE - G.S	3 X A	CLIENT SIGN-OFF	Scale: 1:100 @ A1
13.12.17	B	RFI AMENDMENTS ISSUE B - G.S	3 X B	COUNCIL SUBMISSION	Designer: M.W.

Drawing Title		Date
GROUND FLOOR PLAN		13 DECEMBER 2017
Scale: 1:100 @ A1		Designer: M.W.
Written Dimensions	THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARCHESTRAL DESIGNS PTY. LTD. AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM ARCHESTRAL DESIGNS PTY. LTD.	
Take Precedence Over Scaled Dimensions	Drawn: G.S.	Checked: G.S.



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RBP NO: DP AD 15443 (STEPHEN J QUON)		Address: 12 MILNE STREET, MITCHAM		Drawing Number: TP03 of 7	
		Client: GDC DEVELOPMENTS PTY LTD & WIRJO FAMILY SUPERFUND		Job Number: 17-040	
				Issue: B	



DWELLING 1			
GROUND FLOOR	75.2 m ²	8.1	SQUARES
FIRST FLOOR	82.8 m ²	8.9	SQUARES
TOTAL FLOOR AREA	158.0 m ²	17.0	SQUARES
GARAGE	36.8 m ²	4.0	SQUARES
PORCH	1.5 m ²	0.2	SQUARES
SECLUDED PRIVATE OPEN SPACE > 5m	36.6 m ²		
SECLUDED PRIVATE OPEN SPACE < 5m	12.8 m ²		
PRIVATE OPEN SPACE	47.7 m ²		
TOTAL OPEN SPACE	97.1 m ²		

DWELLING 2			
GROUND FLOOR	71.2 m ²	7.7	SQUARES
FIRST FLOOR	69.6 m ²	7.5	SQUARES
TOTAL FLOOR AREA	140.8 m ²	15.2	SQUARES
GARAGE	37.5 m ²	4.0	SQUARES
PORCH	2.2 m ²	0.2	SQUARES
SECLUDED PRIVATE OPEN SPACE > 5m	42.5 m ²		
SECLUDED PRIVATE OPEN SPACE < 5m	24.0 m ²		
PRIVATE OPEN SPACE	14.7 m ²		
TOTAL OPEN SPACE	81.2 m ²		

DWELLING 3			
GROUND FLOOR	85.0 m ²	9.1	SQUARES
FIRST FLOOR	73.8 m ²	7.9	SQUARES
TOTAL FLOOR AREA	158.8 m ²	17.1	SQUARES
GARAGE	37.5 m ²	4.0	SQUARES
PORCH	2.0 m ²	0.2	SQUARES
SECLUDED PRIVATE OPEN SPACE > 5m	35.2 m ²		
SECLUDED PRIVATE OPEN SPACE < 5m	51.9 m ²		
TOTAL OPEN SPACE	87.1 m ²		

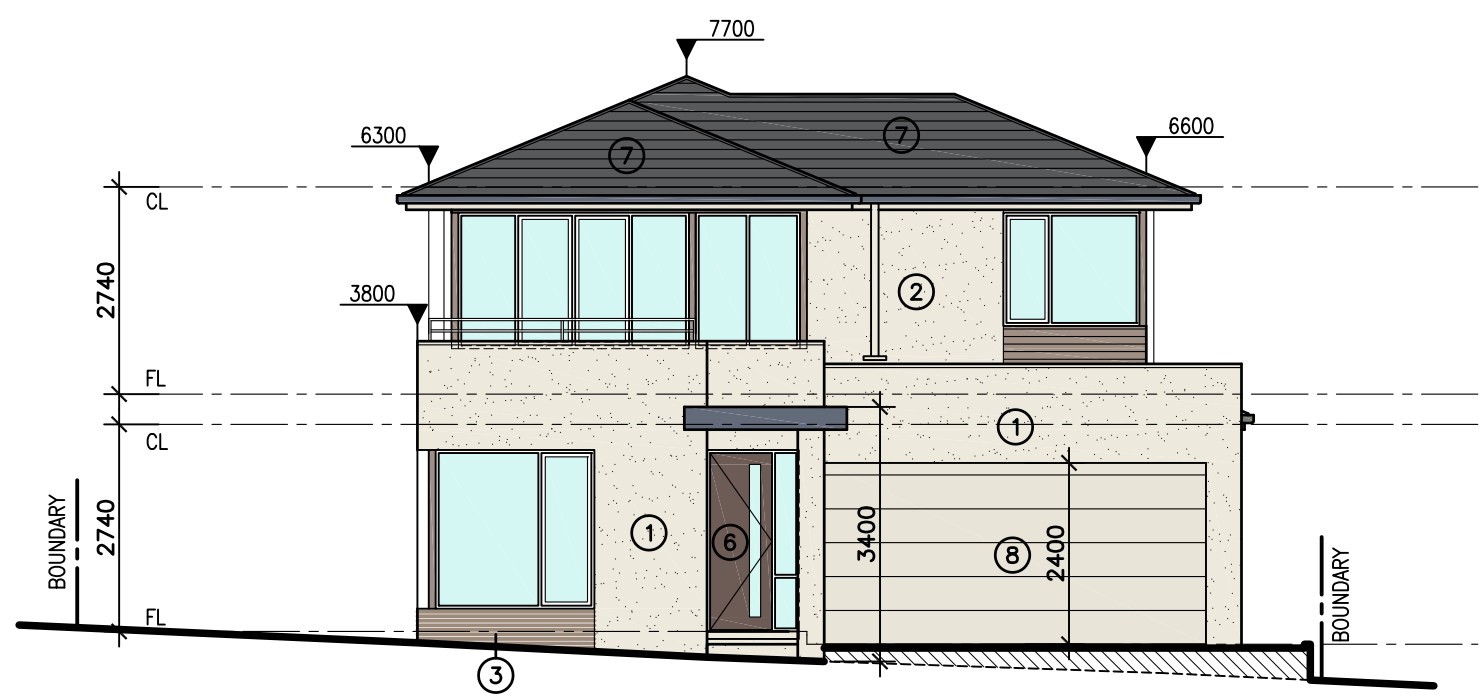
SITE AREAS		
SITE AREA	883 m ²	
SITE COVERAGE (BUILDING FOOTPRINT)	348.9 m ²	39.5 %
HARD PAVED AREA (DRIVEWAYS & PATHS)	123.7 m ²	
IMPERVIOUS COVERAGE (BUILDING FOOTPRINT & HARD PAVED AREA)	472.6 m ²	53.5 %

Date 03.10.17 19.10.17	Issue P A	Amendment PRELIMINARY ISSUE - G.S ORIGINAL ISSUE - G.S	Prints 1 X P 3 X A	For CLIENT SIGN-OFF CLIENT SIGN-OFF	Drawing Title FIRST FLOOR PLAN	Date 19 OCTOBER 2017	Scale 1:100 @ A1	Designer M.W.	Drawn G.S.	Checked G.S.
								WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.		
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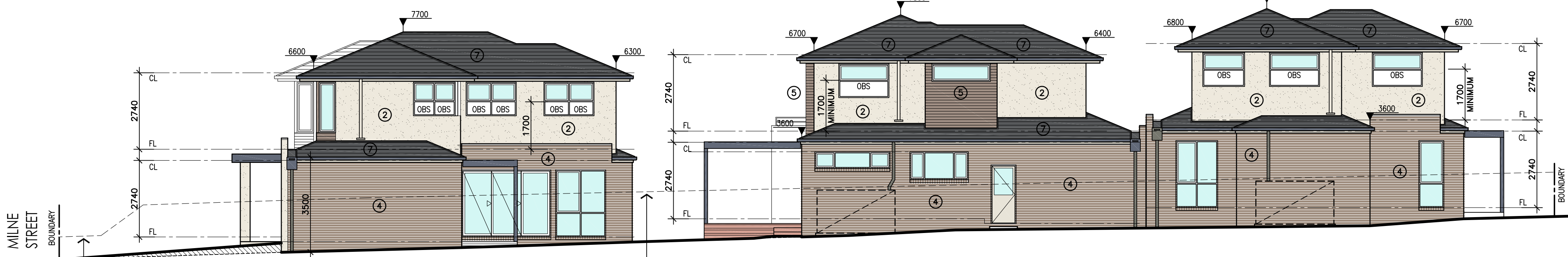


SUITE 6 / 1016 DONCASTER ROAD, DONCASTER EAST, VICTORIA, 3109. (03) 9842 6650 info@archestraldesigns.com.au		MEMBER Building Designers Association Victoria		Project THREE DWELLING DEVELOPMENT	Drawing Number TP04 of 7	
RBP NO: DP AD 15443 (STEPHEN J QUON)		Address 12 MILNE STREET, MITCHAM		Client GDC DEVELOPMENTS PTY LTD & WIRJO FAMILY SUPERFUND	Job Number 17-040	Issue A

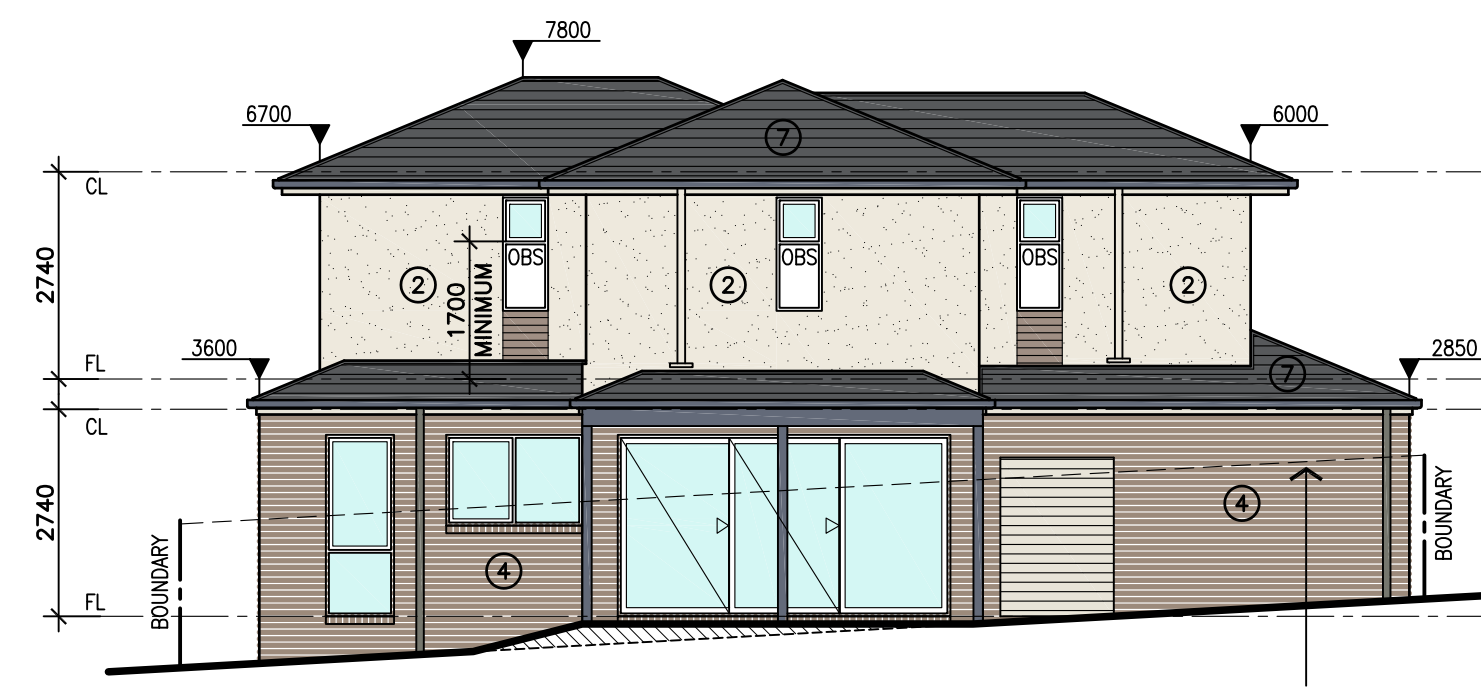
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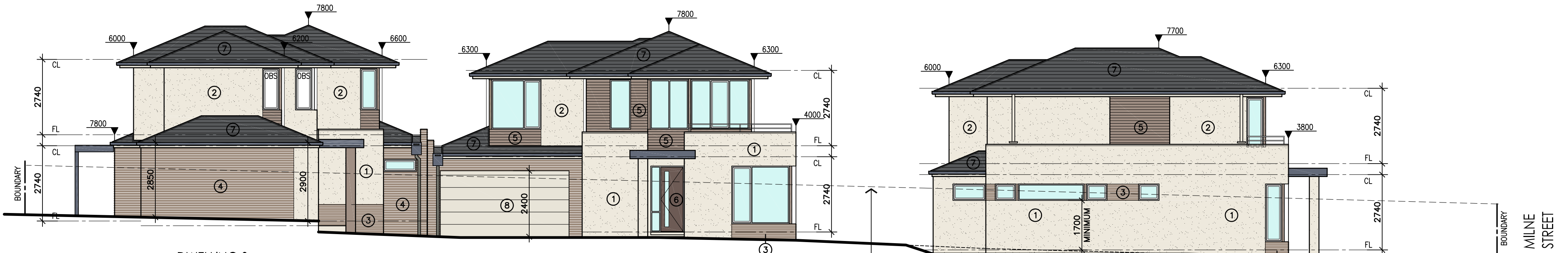
EAST ELEVATION - MILNE STREET VIEW
SCALE 1:100



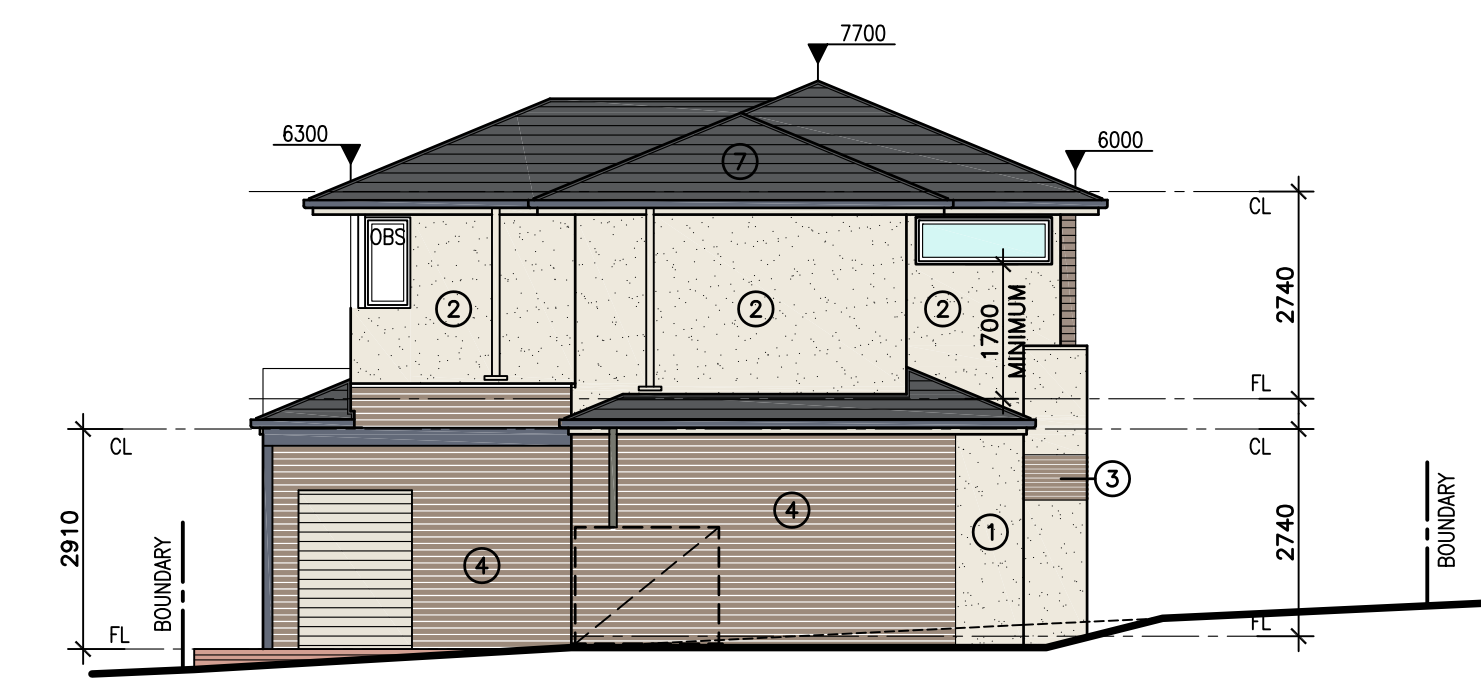
NORTH ELEVATION
SCALE 1:100



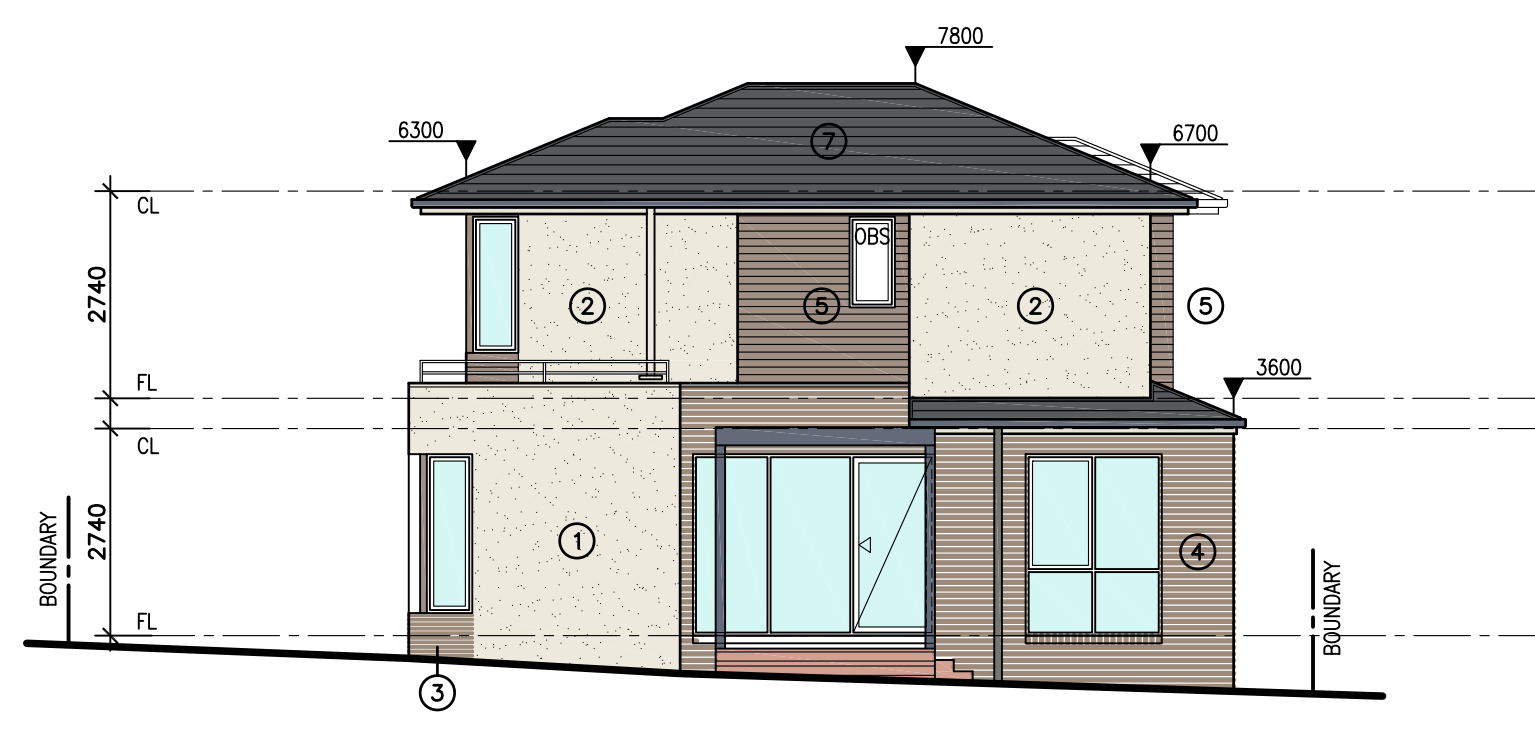
WEST ELEVATION
SCALE 1:100



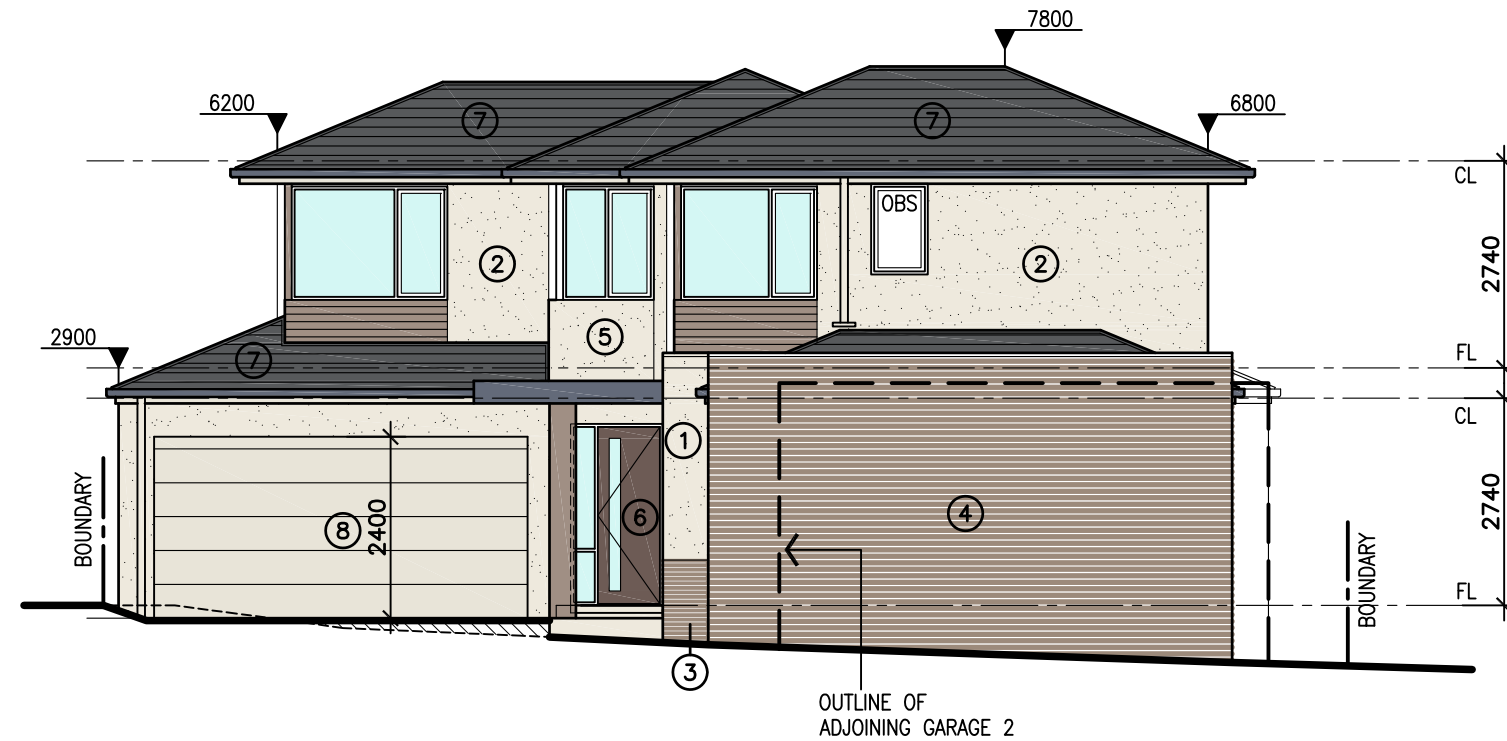
SOUTH ELEVATION
SCALE 1:100



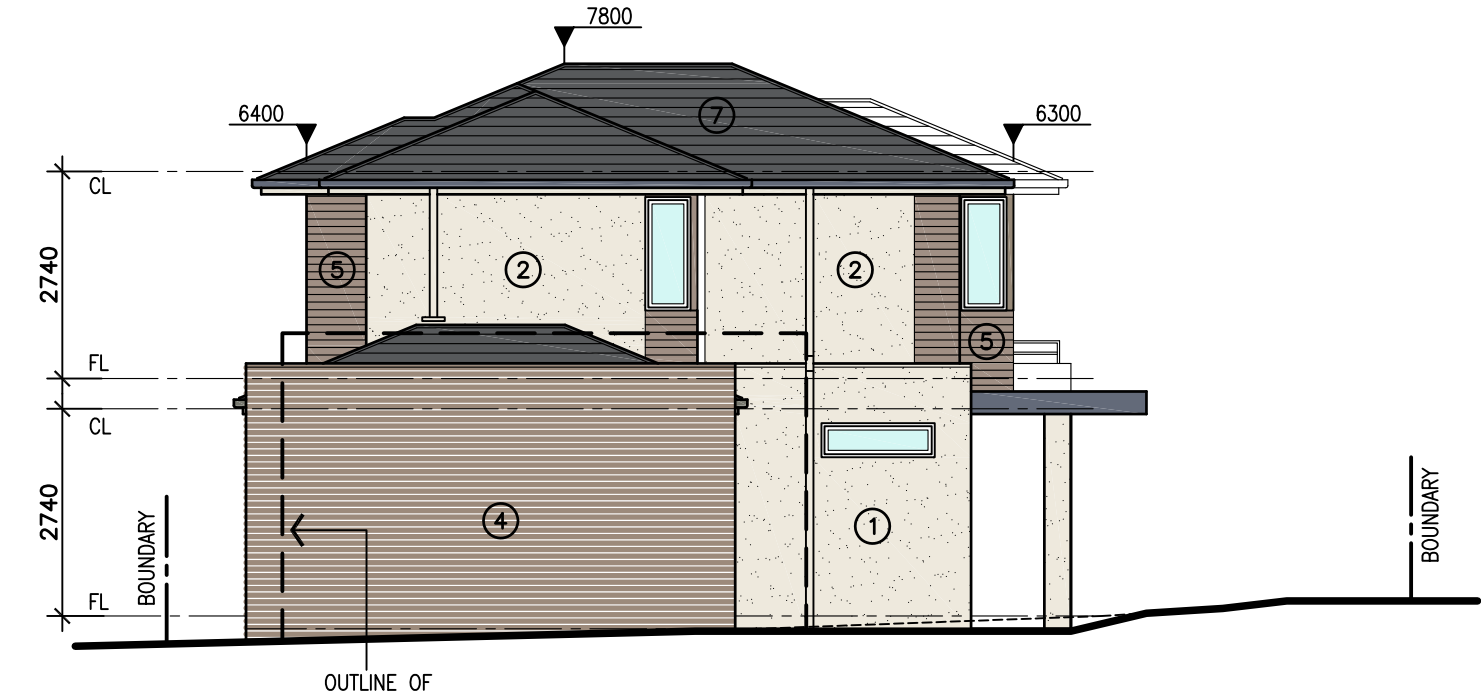
WEST ELEVATION
SCALE 1:100



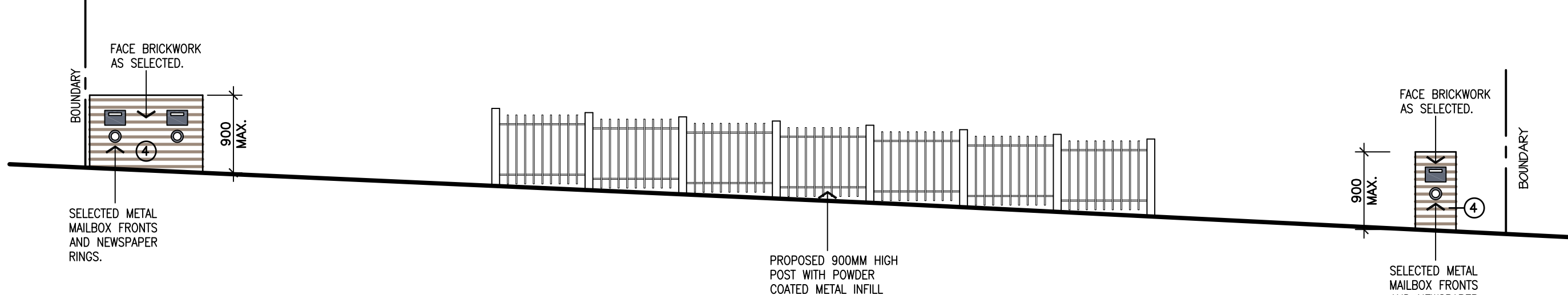
EAST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



FRONT FENCE ELEVATION - MILNE STREET
SCALE 1:50

WALL & RIDGE HEIGHTS

10500
DENOTES WALL HEIGHT AT WALL AND ROOF JUNCTION ABOVE NATURAL SURFACE LEVEL.
RIDGE HEIGHTS ARE TAKEN ABOVE NATURAL SURFACE LEVEL DIRECTLY BELOW THAT RIDGE LEVEL.

COLOUR SCHEDULE

SPECIFIED COLOURS OR SIMILAR ALTERNATIVES ARE TO BE USED

EXTERNAL CLADDING

RENDERED BRICKWORK	①	DULUX 'ECRU' HALF STRENGTH	
RENDERED POLY	②	DULUX 'ECRU' HALF STRENGTH	
FACE BRICKWORK 50MM	③	AUSTRAL, MELBOURNE RANGE 'HAWTHORN' WITH OFF WHITE ROLLED MORTAR JOINTS.	
FACE BRICKWORK 76MM	④	AUSTRAL, MELBOURNE RANGE 'HAWTHORN' WITH OFF WHITE ROLLED MORTAR JOINTS.	
16MM HORIZONTAL GROOVED SHEET	⑤	BCG 'STRATUM' DULUX 'SEA ELEPHANT'	

WINDOWS & DOORS

ALUMINIUM FRAMED WINDOWS		COLORBOND 'PAPERBARK'	
TIMBER ENTRY DOORS	⑥	CABOTS 'BLACKBURN STAIN'	

ROOF

CONCRETE TILED ROOF	⑦	MONIER HORIZON 'SAMBUCA'	
COLORBOND GUTTERS		COLORBOND 'IRONSTONE'	
COLORBOND FASCIAS		COLORBOND 'PAPERBARK'	
DOWNPIPES AND RAINWATER HEADS		TO MATCH BACKGROUND	

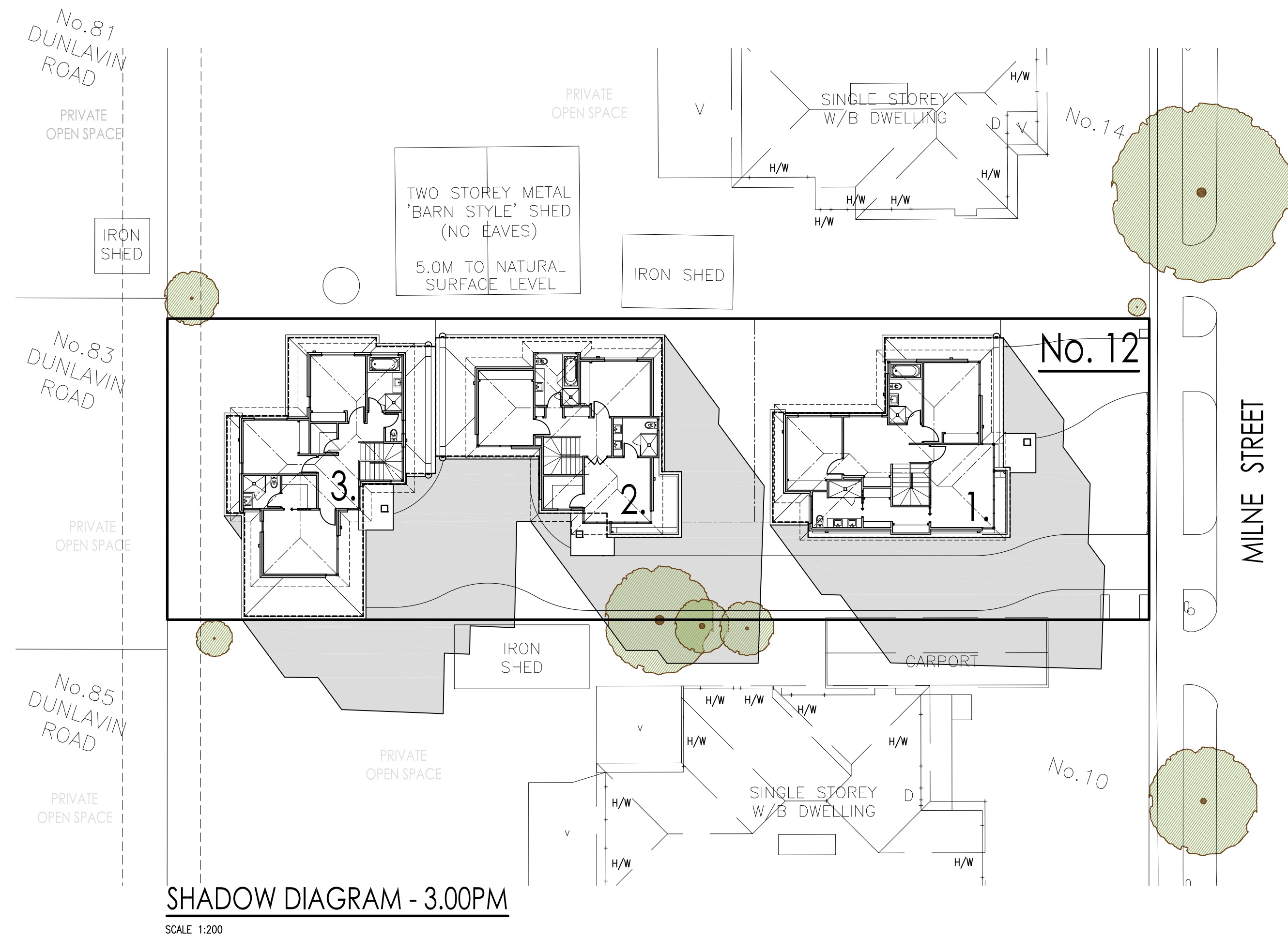
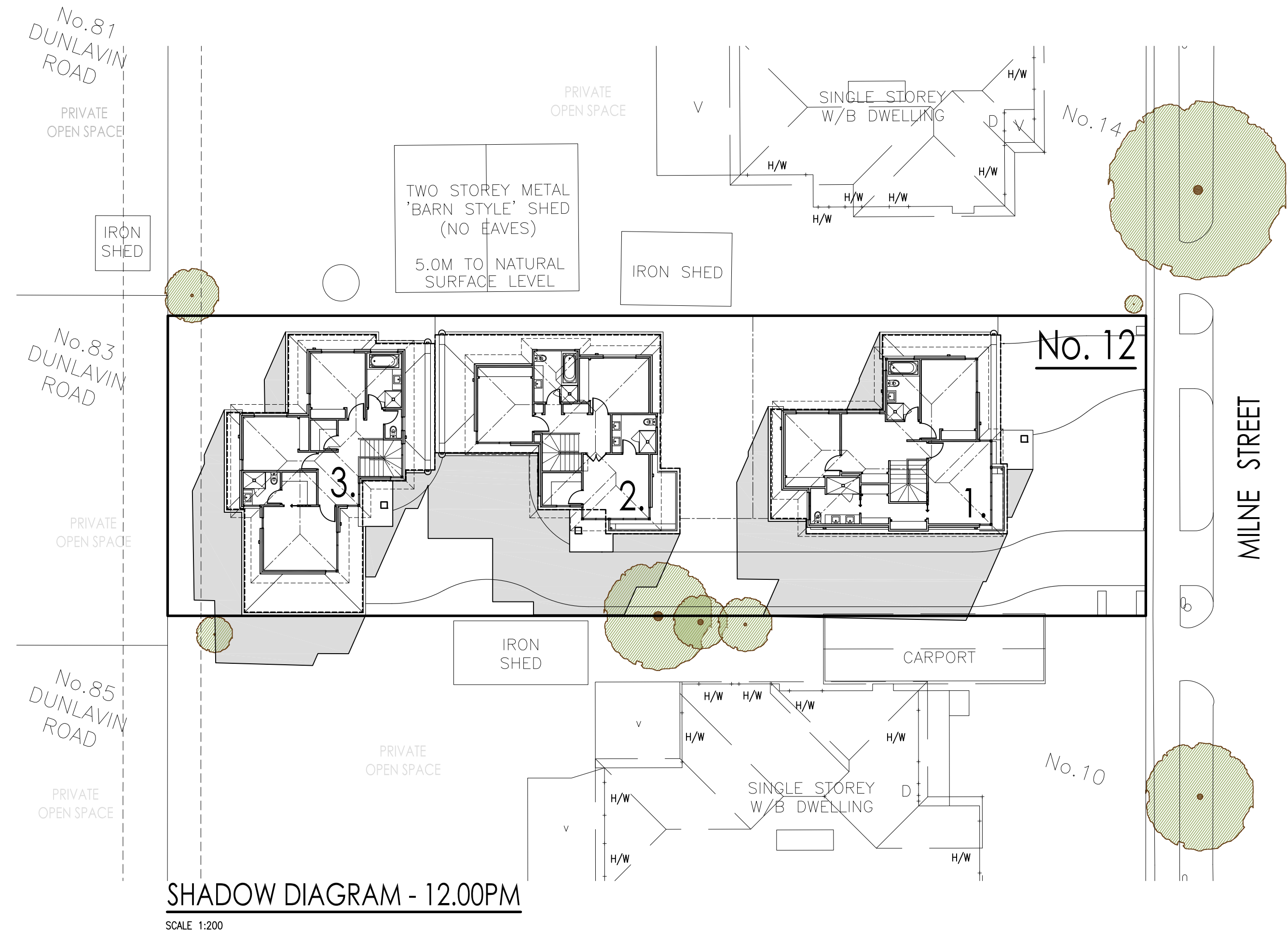
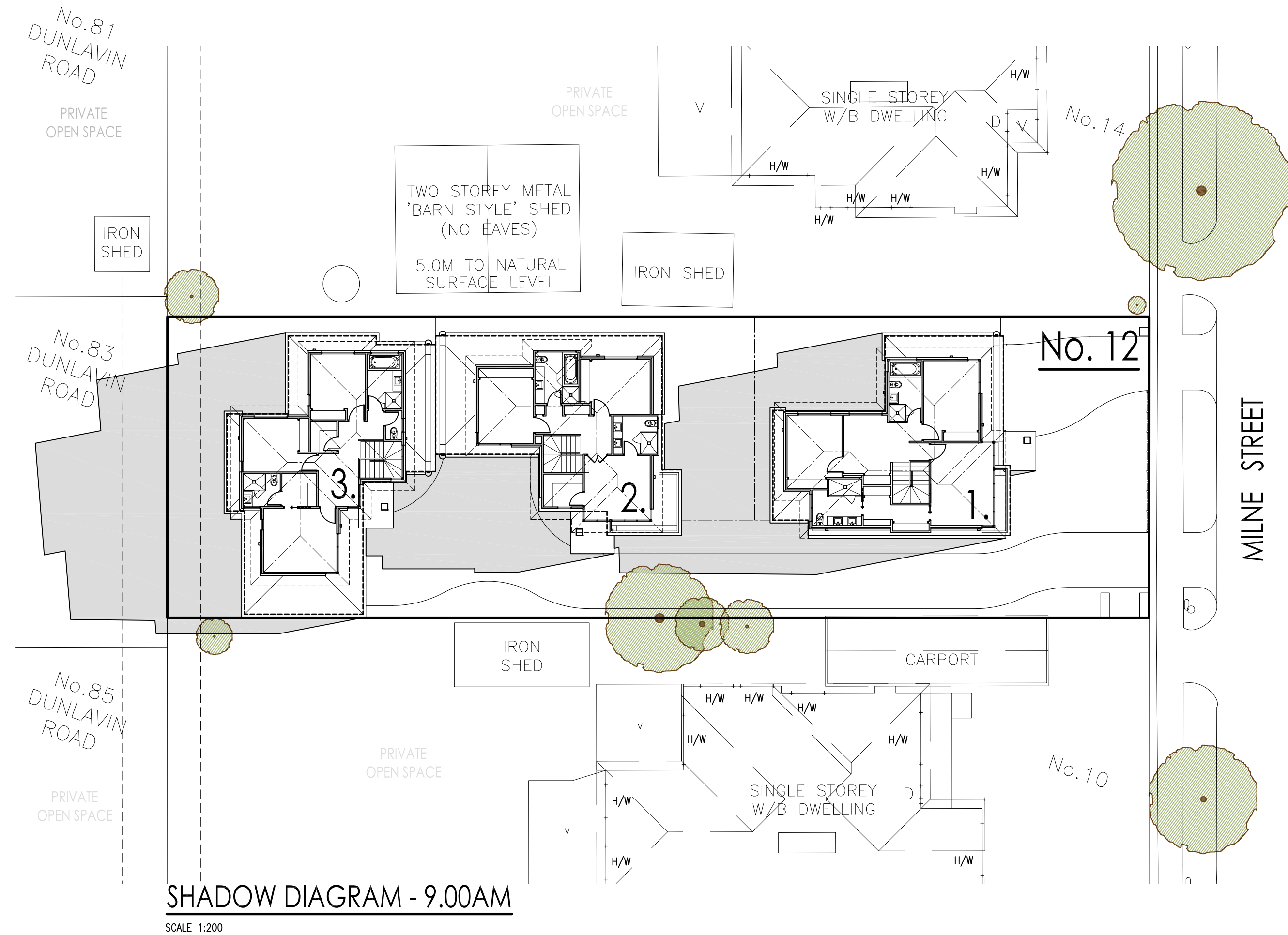
GARAGE

SECTIONAL DOOR	⑧	COLORBOND 'PAPERBARK'	
HINGED DOOR		COLORBOND 'PAPERBARK'	

Date	Issue	Amendment	Prints	For	Drawing Title	Date
03.10.17	P	PRELIMINARY ISSUE - G.S	1 X P	CLIENT SIGN-OFF	PROPOSED ELEVATIONS, COLOUR & MATERIALS SCHEDULE	13 DECEMBER 2017
19.10.17	A	ORIGINAL ISSUE - G.S	3 X A	CLIENT SIGN-OFF		Scale 1:100 @ A1
13.12.17	B	RFI AMENDMENTS ISSUE B - G.S	3 X B	COUNCIL SUBMISSION		Designer M.W.
				WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.		Drawn G.S.
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RBP NO: DP AD 15443 (STEPHEN J QUON)		Address 12 MILNE STREET, MITCHAM.		Client GDC DEVELOPMENTS PTY. LTD. & WIRJO FAMILY SUPERFUND	Job Number 17-040
					Issue B



SHADOW LEGEND:

9:00AM - NORTH, 61° EAST
AZIMUTH 33° ALTITUDE.

12:00PM - NORTH, 5° EAST
AZIMUTH 52° ALTITUDE.

3:00PM - NORTH, 56° WEST
AZIMUTH 36° ALTITUDE.

■ DENOTES AREA
AFFECTED BY SHADOW
AT GROUND LEVEL.

NOTES:

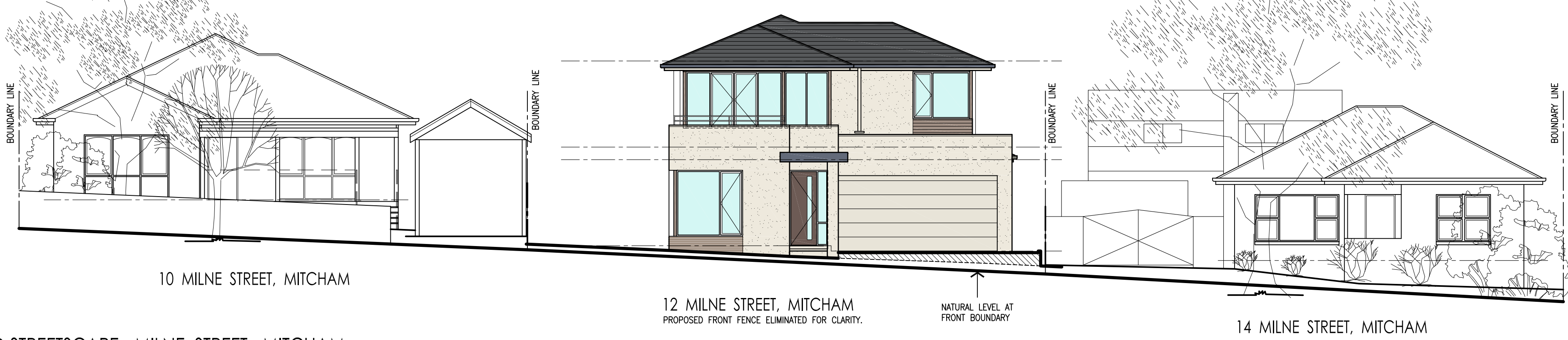
SHADOWS ARE CAST ON SEPTEMBER
22ND. (EQUINOX)

PERIMETER SHADOWS SHOWN ARE
AS IF THERE WERE NO FENCES OR
BUILDINGS ADJOINING THE
BOUNDARIES OF THE ALLOTMENT.

Date 03.10.17 19.10.17	Issue P A	Amendment PRELIMINARY ISSUE - G.S ORIGINAL ISSUE - G.S	Prints 1 X P 3 X A	For CLIENT SIGN-OFF CLIENT SIGN-OFF	Drawing Title SHADOW DIAGRAMS	Date 19 OCTOBER 2017	Scale 1:100 @ A1	Designer M.W.	Drawn G.S	Checked G.S.	
				WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.		THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARCHESTRAL DESIGNS PTY. LTD. AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM ARCHESTRAL DESIGNS PTY. LTD.					

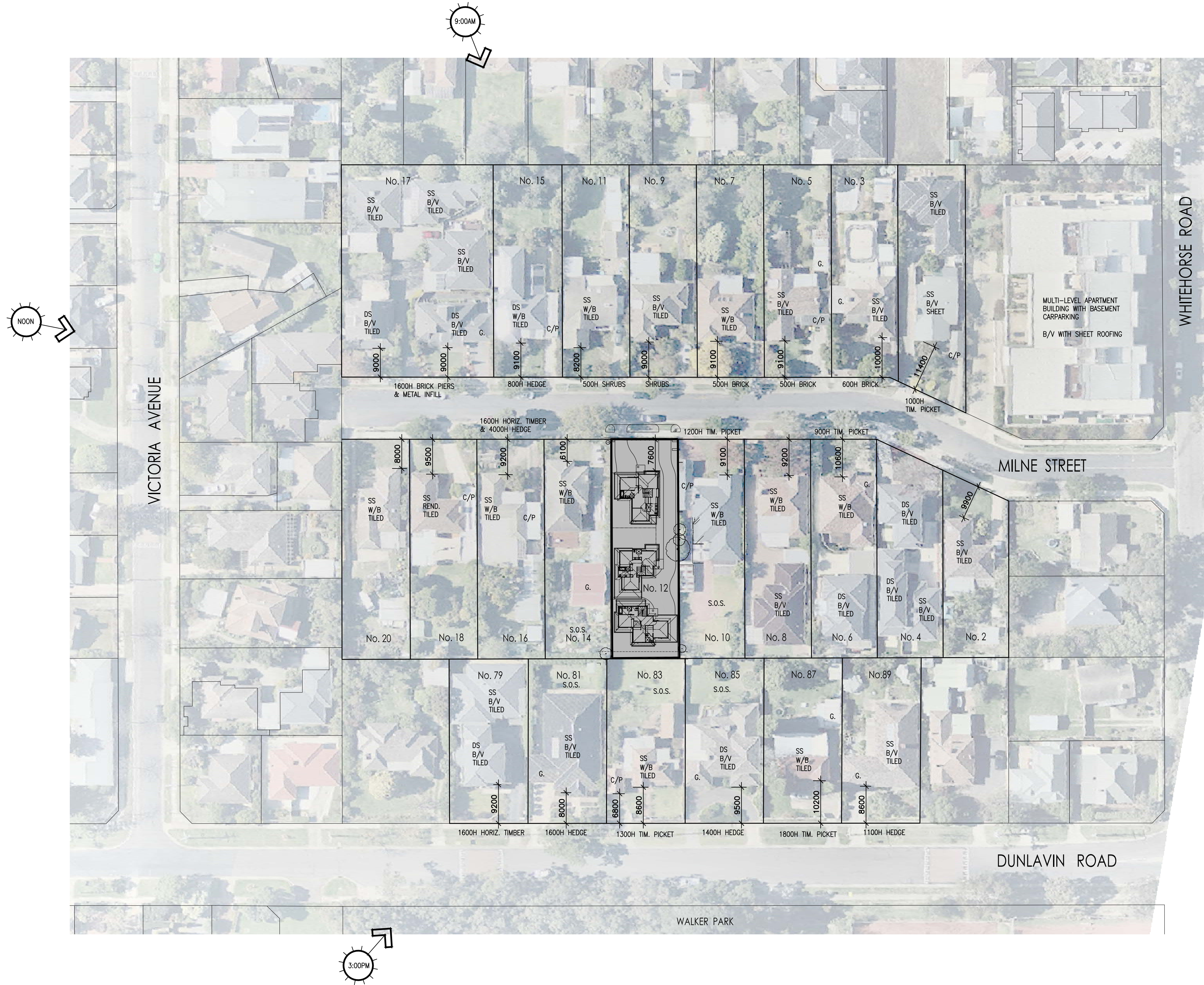
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RBP NO: DP AD 15443 (STEPHEN J QUON)		Address 12 MILNE STREET, MITCHAM		Client GDC DEVELOPMENTS PTY LTD & WIRJO FAMILY SUPERFUND	Job Number 17-040
				Issue A	



PROPOSED STREETSCAPE - MILNE STREET, MITCHAM

SCALE APPROX 1:100



DESIGN RESPONSE PLAN LEGEND

- TIME → DIRECTION OF SUNSHINE.
- S.O.S LOCATION OF ADJOINING SECLUDED OPEN SPACE AREAS.
- R/W RETAINING WALL.
- SS SINGLE STOREY DWELLING.
- SPL SPLIT LEVEL DWELLING.
- DS DOUBLE STOREY DWELLING.
- TS TRIPLE STOREY DWELLING.
- B/V BRICK VENEER CLADDING.
- W/B WEATHERBOARD CLADDING.
- REND. RENDERED FINISH.
- TILED TILED ROOFS.
- SHEET SHEET ROOFS.
- SHING SHINGLE ROOFS.
- SLATE SLATE ROOFS.

NOTE: WHERE NO FENCING STYLES HAVE BEEN SHOWN THIS INDICATES THE PROPERTY DOES NOT CONTAIN A FRONT FENCE.

DESIGN RESPONSE

THE CITY OF WHITEHORSE NEIGHBOURHOOD CHARACTER STUDY REQUIRES CERTAIN CHARACTER ELEMENTS AND OBJECTIVES TO BE MET. FOLLOWING ARE THE CHARACTER ELEMENTS FOR THE GARDEN SUBURBAN PRECINCT 12 GUIDELINES OF THE WHITEHORSE NEIGHBOURHOOD CHARACTER STUDY, AND OUR RESPONSE TO THEM.

GARDENS & LANDSCAPING
THE PROPOSED SITE CURRENTLY CONTAINS ONE (1) TREE WHICH HAS A MEDIUM RETENTION VALUE WHICH IS TO BE REMOVED. ALL OTHER VEGETATION ON THE SITE IS TO ALSO BE REMOVED.

WHERE EXISTING VEGETATION CURRENTLY ADJOINS THE SOUTHERN BOUNDARY ON THE ADJACENT SITE, ALL WORKS ARE SEEN TO BE ADEQUATELY SETBACK AND THE DRIVEWAY WHERE WITHIN THE TP2 HAS BEEN PROVIDED WITH A PERMEABLE SURFACE. THIS FEATURE SHOULD HELP THE DEVELOPMENT TO NOT IMPACT THE HEALTH OR LONGEVITY OF THE ADJOINING TREES.

LARGE AREAS THRU-OUT THE OPEN SPACE AREAS OF EACH DWELLING HAVE BEEN PROVIDED FOR THE PLANTING OF FUTURE INDIGENOUS CANOPY TREES.
AS REQUIRED THE CANOPY TREES PROVIDED ARE CAPABLE OF GROWING TO A HEIGHT OF 8000MM.

PLEASE REFER TO TP03 FOR THE LOCATION OF THESE INDIGENOUS CANOPY TREES AND THEIR DESIGNATED 25 SQ. METRE PLANTING AREAS.

MINIMUM LOT SIZE
THE PROPOSED SITE IS GREATER THAN 500 SQ. METRES.

WE BELIEVE THAT THE PROPOSED DEVELOPMENT COMPLEMENTS OTHER DEVELOPMENTS CURRENTLY LOCATED THRU-OUT THE AREA AND COMPLIES WITH ALL RELEVANT COUNCIL STANDARDS AND GUIDELINES.

SITING.
THE PROPOSED SITE IS ADJOINED BY RESIDENTIAL BUILDINGS TO ALL SIDES.
THE SITING OF THE PROPOSED DWELLINGS PROVIDES FOR ONE (1) GARAGE WALL TO BE LOCATED 200MM OFF THE SOUTHERN BOUNDARY, WHILE ALL OTHER PROPOSED WALLS ARE SETBACK GREATER THAN 1000MM FROM THE BOUNDARY.
THIS SITING WILL ALLOW THE DEVELOPMENT TO RESPECT THE PREVAILING BUILT FORM AND SETBACKS THRU-OUT THE CHARACTER AREA.
PARK INTERFERENCE.
THE PROPOSED SITE IS NOT ADJOINING OR ADJACENT TO ANY RESERVES OR PARKS.

BUILDING HEIGHT & FORM.
THE PROPOSED DEVELOPMENT IS TO CONSIST OF THREE (3) NEW DOUBLE STOREY DWELLINGS.

ROOF FORMS THRU-OUT THE DEVELOPMENT ARE TO CONSIST OF A MIXTURE OF FLAT ROOFS WITH PARAPETS AND PITCHED TILED ROOFS WITH VARYING WIDTH EAVE OVERHANGS, WHICH ARE COMMON THRU-OUT THE AREA.

MATERIALS & DESIGN DETAIL.
THE PROPOSED DEVELOPMENT IS TO CONSIST OF A CONTEMPORARY DESIGN WHICH FEATURES FACE BRICK, RENDER AND HORIZONTAL CLADDING WITH BOTH FLAT ROOF AND PARAPETS AND PITCHED TILED ROOFS AND ARTICULATED FACADES.

THE PROPOSED DOUBLE STOREY DWELLINGS ARE ADEQUATELY SETBACK FROM ALL BOUNDARIES AND HAVE BEEN SITED AS TO CAUSE NO DETRIMENT TO ANY ADJOINING HABITABLE ROOM WINDOWS OR SECLUDED OPEN SPACE AREAS.

ALL PROPOSED ENTRY AREAS ARE HIGHLIGHTED BY COVERED PORCH AREAS AND ARE ACCESSED VIA THE RELEVANT DRIVEWAY AREA WHICH PROVIDES EACH DWELLING WITH ITS OWN SENSE OF ADDRESS.

THESE PORCH AREAS WILL NOT ONLY HIGHLIGHT THE ENTRIES OF THESE DWELLINGS TO VISITORS, BUT PROVIDE SOME PROTECTION FROM THE ELEMENTS.

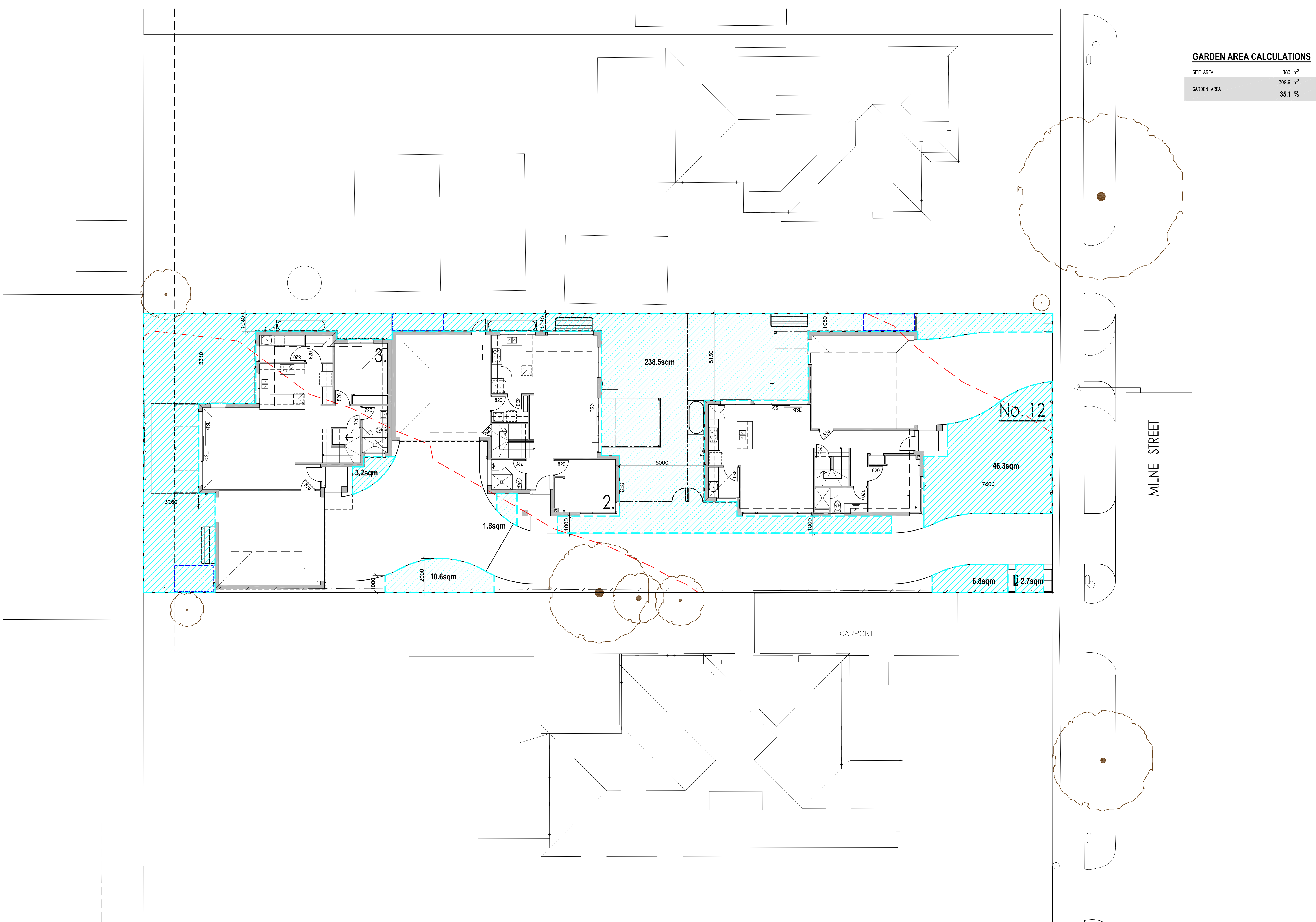
FRONT FENCING.
A NEW 900MM HIGH POST WITH POWDER COATED METAL INFILL PANEL FENCE IS PROPOSED TO THE SITES MILNE STREET FRONTAGE.

Date	Issue	Amendment	Prints	For	Drawing Title	Date
03.10.17	P	PRELIMINARY ISSUE - G.S	1 X P	CLIENT SIGN-OFF	DESIGN RESPONSE PLAN	19 OCTOBER 2017
19.10.17	A	ORIGINAL ISSUE - G.S	3 X A	CLIENT SIGN-OFF		
					WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.	
					THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARCHESTRAL DESIGNS PTY. LTD. AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM ARCHESTRAL DESIGNS PTY. LTD.	
					Scale 1:100, 1:600 @ A1	
					Designer M.W.	
					Drawn G.S	
					Checked G.S.	



SUITE 6 / 1016 DONCASTER ROAD, DONCASTER EAST, VICTORIA, 3109. (03) 9842 6650 info@archestrалdesigns.com.au RBP NO: DP AD 15443 (STEPHEN J QUON)	MEMBER bdav Building Designers Association Victoria	Project THREE DWELLING DEVELOPMENT Address 12 MILNE STREET, MITCHAM Client GDC DEVELOPMENTS P/L & WIRJO FAMILY SUPERFUND	Drawing Number TP07 of 7 Job Number 17-040 Issue A
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GARDEN AREA CALCULATIONS

SITE AREA	883 m ²
GARDEN AREA	309.9 m ²
	35.1 %

Date 03.10.17 19.10.17	Issue P A	Amendment PRELIMINARY ISSUE - G.S. ORIGINAL ISSUE - G.S.	Prints 1 X P 3 X A	For CLIENT SIGN-OFF CLIENT SIGN-OFF	Drawing Title GARDEN AREA CALCULATION	Date 19 OCTOBER 2017	Scale 1:100 @ A1	Designer M.W.	Drawn G.S.	Checked G.S.	
		WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.			THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF ARCHESTRAL DESIGNS PTY. LTD. AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM ARCHESTRAL DESIGNS PTY. LTD.						



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