

# MEETING OF COUNCIL

Item 12.15 Planning Application PA 2020/7160 - Development of three double storey dwellings At 17 Canterbury Circuit, Melton South  
Appendix 2 Plans for the proposal - dated 4 February 2021

12 APRIL 2021



NEIGHBOURHOOD AND SITE DESCRIPTION PLAN 1:500

<p>DESIGN ARCHITECTURAL DESIGN &amp; BUILDING CONSULTANTS First Floor, 199-201, William Street, St Albans VIC 3021 Ph: 03 9384 6326 e: info@designandbuild.com.au www.designandbuild.com.au</p>	PROPOSED:	MULTI-UNIT DEVELOPMENT	DO NOT SCALE DRAWINGS	rev_01: TP SUBMISSION	DATE:	DRAWING NAME:	JOB NUMBER:	
	AT:	No. 17 CANTERBURY CIRCUIT, MELTON SOUTH VIC 3338	ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS.	rev_02: FURTHER INFO	04 FEB 2021	NSD	20 045	
	FOR:	RASEL AHAMAD	THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF CUSTODIC DESIGN AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUSTODIC DESIGN.	rev_03:	SCALE:	SHEET NUMBER:		
					rev_04:	1:500	01 OF 07	
					rev_05:	SHEET SIZE:	DRAWN BY:	CHECKED BY:
					rev_06:	A3	M.D.	S.C.



**LEGEND**

<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span>	SUBJECT SITE
S/S	SINGLE STOREY
D/S	DOUBLE STOREY
T/S	TRIPLE STOREY
M/R	METAL ROOF
T/R	TILED ROOF
B/V	BRICK VENEER
W/B	WEATHERBOARDS
L/C	LIGHTWEIGHT CLADDING
1	MELTON SOUTH PRIMARY SCHOOL APPROX. 1.27km
2	MELTON PRIMARY SCHOOL APPROX. 1.3km
3	AL IMAN COLLEGE CAMPUS APPROX. 400m
4	STAUGHTON COLLEGE APPROX. 750m
5	BILL CAHILL RESERVE APPROX. 700m
6	VIC UNI SKATE PARK APPROX. 600m
7	MELTON STH COMMUNITY CENTRE 1.2km
8	LOCAL SHOPS APPROX. 1.3km
9	WOODGROVE SHOPPING APPROX 2km
10	MELTON STATION RAILWAY STATION APPROX. 1.17km
11	MELBOURNE CBD APPROX. 35.00km

Melway Ref. 25 K9

DESIGN RESPONSE PLAN 1:500

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				rev_06:	A3	M.D.	S.C.	





- NOTABLE ISSUES**
- THE SITE HAS A SUFFICIENT SPACE WHICH ALLOWS FOR MORE THAN 1 DWELLING TO BE LOCATED ON THE SITE.
  - THE PROPOSED SETBACK WILL BE AT A 50% AND WILL BE OPEN POSITELY TO THE EXISTING NEIGHBOURHOOD AND SITE.
  - THE SUFFICIENT SETBACK DISTANCE TO THE FRONT ALLOWS FOR EXTENSIVE LANDSCAPING.
  - NEW PRIVATE OPEN SPACES EXCEED 400<sup>2</sup>.
  - NORTH-FACING OPEN SPACE PROVIDING GOOD NATURAL LIGHT.
  - EASY ACCESS TO PRIVATE OPEN SPACE.
  - CONVENIENT LOCATION OF STORAGE & BIN.
  - NEW TAMBER-FENCING TO THE BOUNDARY WILL BE 1.8mTS.
  - LANDSCAPING ALONG DRIVEWAY TO ELIMINATE TOWN BARREL EFFECT DRIVEWAY.

- LEGEND:**
- PROPOSED PAVING
  - PROPOSED LANDSCAPING
  - PROPOSED CONCRETING
  - LETTER BOX
  - RECYCLE BIN
  - RUBBISH BIN
  - 1.8m TAMBER FENCING FENCE
  - WALL MOUNTED CLOTHES LINE
  - 60<sup>2</sup> STORAGE
  - EXISTING TREE
  - PROPOSED TREE
  - DESIGNATED CAR SPACE

**SITE SUMMARY**

<b>SITE AREA:</b>	833.36 m <sup>2</sup>
<b>GROUND CONSTRUCTED AREA:</b>	344.47 m <sup>2</sup> - 41.34%
<b>HARD SURFACE:</b>	169.91 m <sup>2</sup> - 20.39%
<b>PERMEABLE GROUND:</b>	318.98 m <sup>2</sup> - 38.27%
<b>GARDEN AREA:</b>	293.16 m <sup>2</sup> - 35.18%

**UNIT 1 - PROPOSED**

G. FLOOR:	53.81m <sup>2</sup>	0.11sq
PORCH:	4.53m <sup>2</sup>	0.49sq
GARAGE:	24.51m <sup>2</sup>	2.64sq
F. FLOOR:	71.36m <sup>2</sup>	7.66sq
<b>TOTAL AREA:</b>	154.24m <sup>2</sup>	20.91sq
<b>TOTAL P.O.S.:</b>	44.19m <sup>2</sup>	

**UNIT 2 - PROPOSED**

G. FLOOR:	72.83m <sup>2</sup>	7.84sq
PORCH:	3.58m <sup>2</sup>	0.39sq
GARAGE:	30.47m <sup>2</sup>	3.33sq
F. FLOOR:	52.87m <sup>2</sup>	5.69sq
<b>TOTAL AREA:</b>	165.74m <sup>2</sup>	17.84sq
<b>TOTAL P.O.S.:</b>	56.77m <sup>2</sup>	

**UNIT 3 - PROPOSED**

G. FLOOR:	81.45m <sup>2</sup>	8.77sq
PORCH:	3.76m <sup>2</sup>	0.40sq
GARAGE:	23.54m <sup>2</sup>	2.53sq
F. FLOOR:	57.94m <sup>2</sup>	6.24sq
<b>TOTAL AREA:</b>	166.69m <sup>2</sup>	17.94sq
<b>TOTAL P.O.S.:</b>	77.47m <sup>2</sup>	

DESIGN RESPONSE  
FIRST FLOOR PLAN  
SCALE 1 : 100

	PROJECT: THREE UNIT DEVELOPMENT No. 17 CANTERBURY CCT, MELTON SOUTH VIC 3337	ALL DIMENSIONS AND LEVELS IN MM UNLESS OTHERWISE SPECIFIED. THIS PROJECT HAS BEEN APPROVED BY THE LOCAL GOVERNMENT AND THE STATE GOVERNMENT. THE CLIENT HAS ACCEPTED THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE CLIENT HAS ACCEPTED THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT.	PROJECT: 20/045 DATE: 04 FEB 2021 SCALE: 1:100 / 1:200 SHEET: 20/045 DRAWN BY: K.M. CHECKED BY: S.C.	DRAWING NAME: FIRST FLOOR PLAN SHEET NUMBER: 20/045	DATE NUMBER: 20/045
	RASEL AHAMAD	DRAWN BY: K.M. CHECKED BY: S.C.	DRAWING NAME: FIRST FLOOR PLAN SHEET NUMBER: 20/045	DATE NUMBER: 20/045	DATE NUMBER: 20/045





