



DESIGN RESPONSE PLAN 1:500

 <p><b>CUSTOVIC DESIGN</b> ARCHITECTURAL DESIGN BUILDING CONSULTANTS First Floor, 199-201 William Street, St Albans VIC 3021 ph: 03 8944 6336 e: info@custovicdesign.com.au www.custovicdesign.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	DESIGN RESPONSE	20 045
	FOR:	RASEL AHAMAD	THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF CUSTOVIC DESIGN AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUSTOVIC DESIGN.	rev_03:	SCALE:	SHEET NUMBER:	
				rev_04:	1:500	02 OF 07	
			rev_05:	SHEET SIZE:	DRAWN BY:	CHECKED BY:	
				rev_06:	A3	M.D.	S.C.



NEIGHBOURHOOD AND SITE DESCRIPTION PLAN 1:500

<p>1111 MEMBER ARCHITECTURAL DESIGN BUILDING CONSULTANTS First Floor, 139-141 William Street, St Albans VIC 3022 ph: 03 9564 6336 e: rto@custovicdesign.com.au www.custovicdesign.com.au</p>	PROPOSED:	MULTI-UNIT DEVELOPMENT	<p>DO NOT SCALE DRAWINGS</p> <p>ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS.</p> <p>THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF CUSTOVIC DESIGN AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUSTOVIC DESIGN.</p>	rev_01: TP SUBMISSION	DATE:	DRAWING NAME:	JOB NUMBER:  <b>20 045</b>	
	AT:	No. 17 CANTEBURY CIRCUIT, MELTON SOUTH VIC 3338		rev_02: FURTHER INFO	04 FEB 2021	NSD		
	FOR:	RASEL AHAMAD		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.





**NOTABLE ISSUES**

- A) THE SITE HAS A SUFFICIENT SPACE WHICH ALLOWED FOR MORE THAN 1 DWELLING TO BE LOCATED ON THE SITE
- B) THE PROPOSED SETBACK WILL BE AT 4.0m AND WILL RESPOND POSITIVELY TO THE EXISTING NEIGHBOURHOOD AND SITE
- C) THE SUFFICIENT SETBACK DISTANCE TO THE FRONT ALLOWED FOR EXTENSIVE LANDSCAPING
- D) NEW PRIVATE OPEN SPACES EXCEED 40m<sup>2</sup>
- E) NORTH FACING OPEN SPACE PROVIDING GOOD NATURAL LIGHT
- F) EASY ACCESS TO PRIVATE OPEN SPACE
- G) CONVENIENT LOCATION OF STORAGE & BINS
- H) NEW TIMBER FENCING FENCE TO THE BOUNDARY WILL BE BUILT
- I) LANDSCAPING ALONG DRIVEWAY TO ELIMINATE UNDESIRABLE EFFECT DRIVEWAY

**LEGEND:**

- PROPOSED PAVING
- PROPOSED LANDSCAPING
- PROPOSED CONCRETING
- LETTER BOX
- RECYCLE BIN
- BUSHES BIN
- 1.8m x TIMBER FENCING FENCE
- WALL MOUNTED CLOTHES LINE
- SWAP 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:	93.81m <sup>2</sup>	10.10sq
PORCH:	4.53m <sup>2</sup>	0.49sq
GARAGE:	24.51m <sup>2</sup>	2.64sq
F. FLOOR:	71.38m <sup>2</sup>	7.68sq
<b>TOTAL AREA:</b>	<b>194.24m<sup>2</sup></b>	<b>20.91sq</b>
<b>TOTAL P.O.S.:</b>	<b>44.19m<sup>2</sup></b>	

**UNIT 2 - PROPOSED**

G. FLOOR:	72.83m <sup>2</sup>	7.84sq
PORCH:	3.58m <sup>2</sup>	0.39sq
GARAGE:	36.47m <sup>2</sup>	3.93sq
F. FLOOR:	52.87m <sup>2</sup>	5.69sq
<b>TOTAL AREA:</b>	<b>165.74m<sup>2</sup></b>	<b>17.84sq</b>
<b>TOTAL P.O.S.:</b>	<b>56.77m<sup>2</sup></b>	

**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>	<b>166.69m<sup>2</sup></b>	<b>17.94sq</b>
<b>TOTAL P.O.S.:</b>	<b>77.47m<sup>2</sup></b>	

DESIGN RESPONSE  
FIRST FLOOR PLAN  
SCALE 1 : 100

	PROPOSED	THREE UNIT DEVELOPMENT	NO PART SCALE DIMENSIONS	REV. 02	TOP SUBMISSION	DATE	04 FEB 2021	DRAWING NAME	FIRST FLOOR PLAN	JOB NUMBER	20 045
	NO.	No. 17 CANTERBURY CCT, MELTON SOUTH VIC 3337	ALL DIMENSIONS AND AREAS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND WORK TO BE COMPLETED IN ACCORDANCE WITH THE PERMITS AND APPROVALS AND THE CONTRACT CONDITIONS AND THE PERMITS BY THE CONTRACTOR AND MUST NOT BE SUPERSEDED OR COMPLETED WITHOUT THE NECESSARY APPROVALS OF THE CONTRACTING OFFICER.	REV. 01	FURTHER INFO	S.C.A.	1:100 / 1:200	SHEET NUMBER	04 OF 07		
	DR.	RASEL AHAMAD		REV. 03				DRAWN BY	K.M.	CHECKED BY	S.C.





GARDEN AREA PLAN  
SCALE 1 : 100

	PROPOSED	THREE UNIT DEVELOPMENT	<small>NO PART SCALE DIMENSIONS ALL DIMENSIONS AND ANGLES TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND WORK TO BE COMPLETED IN ACCORDANCE WITH THE PERMITS AND APPROVALS AND THE CONTRACT DOCUMENTS AND THE PERMITS AND APPROVALS AND MUST NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE CONTRACTOR.</small>	REV. 01	TOP SUBMISSION	DATE	04 FEB 2021	DRAWING NAME	GARDEN AREA PLAN	JOB NUMBER	20 045	
	NO.	17		17 CANTEBURY CCT, MELTON SOUTH VIC 3337	REV. 02	FURTHER INFO	SCALE	1:100 / 1:200	SHEET NUMBER	06 OF 07	DRAWN BY	R.M.
	DR.	RASEL AHAMAD		REV. 03		SHEET SIZE	A1,743					



SHADOW DIAGRAMS  
SCALE 1: 200

	PROPOSED	THREE UNIT DEVELOPMENT	NO. 17 CANTERBURY CCT., MELTON SOUTH VIC 3337	<small>NO PART SHALL BE REMOVED</small> <small>ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND WORKER BY ROOF FINISHES</small> <small>THESE GENERAL PLANS AND SPECIFICATIONS ARE THE CONTRACT DOCUMENTS AND THE PROVISIONS OF ALL APPLICABLE CODES AND REGULATIONS SHALL APPLY TO THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED.</small>	<small>REV. NO. OF SUBMISSION</small> NO. 02	<small>DATE</small> 04 FEB 2021	<small>DRAWING NAME</small> SHADOW DIAGRAMS	<small>JOB NUMBER</small> 20 045
	<small>DATE</small> 07 OF 07	<small>SCALE</small> 1:300 / 1:400	<small>SHEET SIZE</small> A1:7 A3	<small>DRAWN BY</small> K.M.	<small>CHECKED BY</small> S.C.			