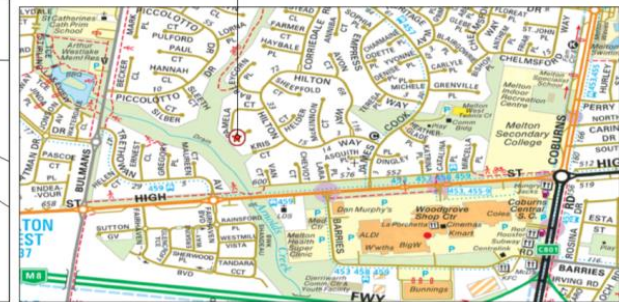


LEGEND: Site features

- SUBJECT SITE AREA: 1624.0 M²**
- SUBJECT SITE PRIMARY FRONTAGE**
- DIRECT ADJOINING NEIGHBOURS**
- SECLUDED PRIVATE OPEN SPACES TO BE PROTECTED**
- ACCESS TO PUBLIC TRANSPORT**
Access to public transport is readily available within relative immediate proximity of the site to the local bus services (Route 459) that runs directly along nearby James Cook and High Street. This connects the residents to the local Woodgrove shopping centre as well as into the main hub of the town of Melton. Further bus routes can be accessed from this shopping centre (Routes 493, 457, 456, 453, etc.) Located within a short bus distance of the site is also the main railway station ("Melton Railway Station") that connects the residents through to greater Melbourne as well as the Melbourne CBD.
- ACCESS TO SHOPS**
Access to shops - Local shops are located throughout the area in the form of small milk-bar type businesses and village type shopping centres as well as the main shopping centres located along High Street. Located nearby is the "Woodgrove" shopping centre as well as a health centre. There is also the "Central Walk" shopping centre further up Main Street.
- ACCESS TO SCHOOLS**
Access to schools - There are a large number of primary and secondary institution accessible to residents of the site within walking distance and short bus or car trips. These are: "Melton Secondary College", "Wedge Park Primary school", "Melton West Primary School", "St. Dominics School", "Heathdale Christian School", "Kurumunga Secondary School" as well as many others.
- ACCESS TO PARKLANDS / RESERVES**
Access to parklands/schools - There are a large number of small and large parklands accessible to residents of the site within walking distance and public transport and short drive. Some of these are: "Arnold's Creek Reserve", "Cambrian Way reserve", "Arthur Westlake Memorial Reserve", the "Melton Tennis Club", "Navan Reserve", and many others with public facilities available.

ROAD NOISE

NOTE:
No contaminated soil on site



DRAFTSMAN

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| | | | |
|-----|------------------|------|----------|
| NO. | CONCEPT DRAW | DATE | 13/10/20 |
| REV | REVISION DETAILS | BY | DATE |

PROJECT STAGE
Planning application

PROJECT DETAILS
Proposed multi unit (4) development

13 Pamela Court
Melton West, VIC.

CLIENT DETAILS
Indra Devi Prasad

DRAWING TITLE
Neighbourhood and Site Desc.

DRAWN
BJS

DESIGNED
BJS

CHECK
tba

DATE DRAWN
OCTOBER 2020

DRAWING SCALE
1 : 400

SHEET SIZE
A1

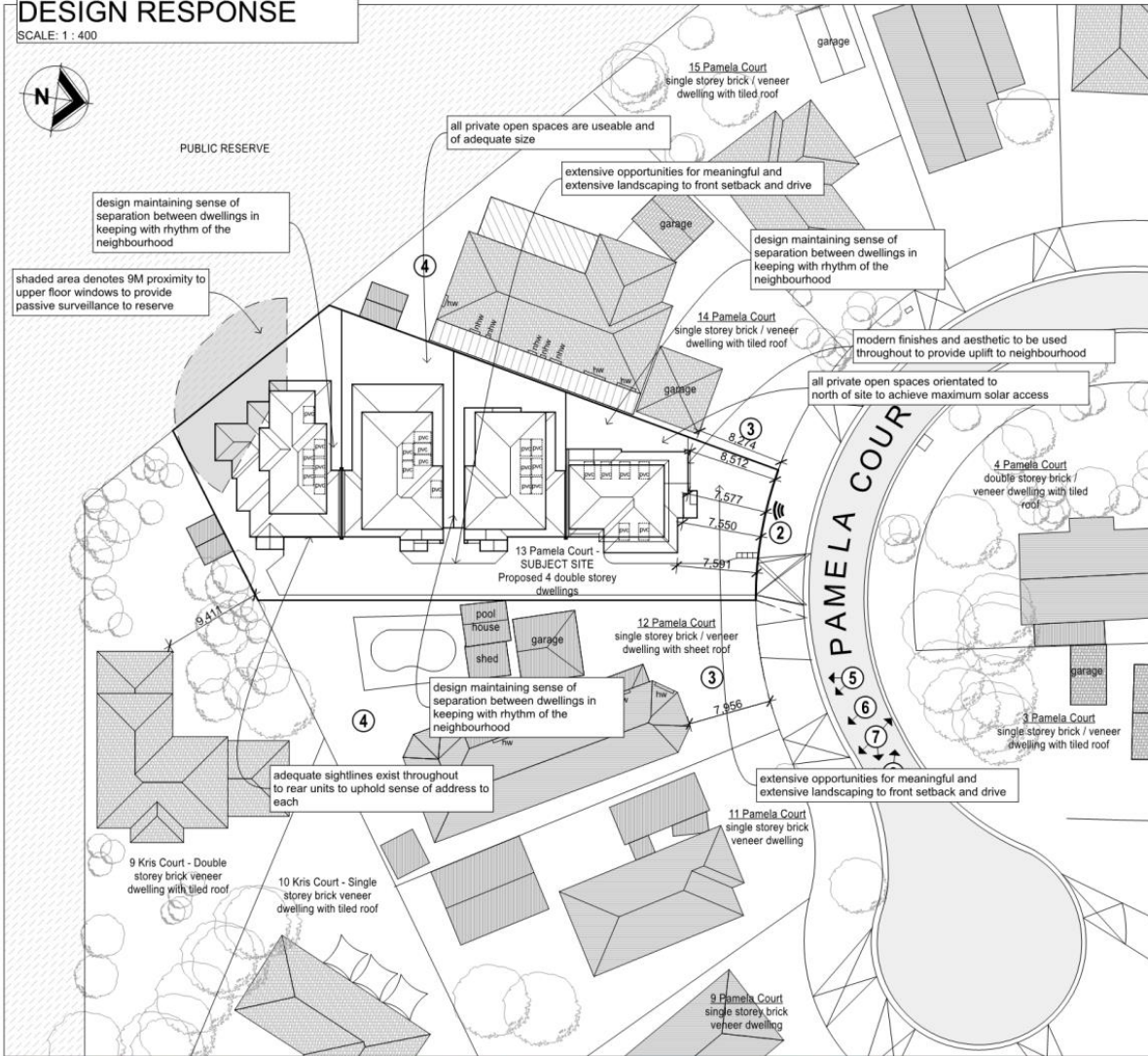
PLOTTED NUMBER
tba

DRAWING NUMBER
1

DESIGN NUMBER
00

DESIGN RESPONSE

SCALE: 1 : 400



- The site comprises an irregular shaped site to be used as a multiple occupancy development. The total site area is approximately 1102.35² with appropriate dimensions to allow for a multi unit development.

- The proposed development is to be orientated such that it is situated along the length of the site with one driveway in order to reduce visual hard surface presentation from the street. At present, there are existing single storey dwellings to both side adjoining properties with double storey dwellings and units in the immediate vicinity (directly across the road) with double storey unit dwellings in the surrounding area. At present the site has a large double storey dwelling which will be demolished as part of the development.

- The proposal is for four separate dwellings, all double storey in built form, to be built on the site. The dwellings are to be constructed of varied materials of patterned and rendered surfaces, as well as weatherboard type materials, chosen for their modern pleasing aesthetic. In this way, it is felt that the development will raise the standard of future developments in this growing area.

- The positioning of the proposed development is designed in order to take advantage of the outlook of the site to it's front and rear boundaries and the solar orientation throughout the year. It's articulated facades and modern finishes provide uplift to this established and aged area. Generous setbacks to the sides and rear of the dwellings ensure a sense of spacing is still provided between the dwellings and nearby properties.

- Based on the March 21 - September 23 equinox, and the aspect of the land, the proposed development will have little to no effect on the properties on it's boundaries. Within the site, the dwellings have been spaced appropriately in order to maintain higher higher than adequate solar access to each individual dwellings Northern facing glazing and private open space.

- There is to be no private open space connecting the dwellings and all landscaping and fencing will be chosen in order to maximise privacy, or minimise overlooking or overshadowing.

- The site will be appropriately landscaped to reflect the open characteristics of the area whilst also keeping visual and acoustic privacy between the development and it's existing neighbouring dwellings (landscape plan to be submitted at later date).

- The proposal will not cause any excessive pressure on the infrastructure currently in existence.

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| | | | |
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| NO | | | |
| NO | CONCEPT ISSUE | NO | 12/18/20 |
| NO | MEMORANDUM DETAILS | NO | 04/18 |

PROJECT STAGE
Planning application

PROJECT DETAILS
Proposed multi unit (4) development

13 Pamela Court
Melton West, VIC.

CLIENT DETAILS
Indra Devi Prasad

DRAWING TITLE
Design Response

DRAWN
BJS

DESIGNED
BJS

CHECK
ba

DATE DRAWN
OCTOBER 2020

DRAWING SCALE
1 : 400

SHEET SIZE
A1

PLOTTED NUMBER
tba

DRAWING NUMBER
2

REVISION
00



11 Pamela Ct.



12 Pamela Ct.



13 Pamela Ct. (subject site)



14 Pamela Ct.



15 Pamela Ct.

site & ground floor plan

scale: 1:100

| | |
|---------------------|-----------------|
| DATE: 13/08/20 | BY: [Signature] |
| PERMITTED: 11/09/20 | BY: [Signature] |
| DATE: 11/09/20 | BY: [Signature] |



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| NO. 1001 | 10/10/20 |
| NO. 1002 | 10/10/20 |
| NO. 1003 | 10/10/20 |
| NO. 1004 | 10/10/20 |
| NO. 1005 | 10/10/20 |
| NO. 1006 | 10/10/20 |
| NO. 1007 | 10/10/20 |
| NO. 1008 | 10/10/20 |
| NO. 1009 | 10/10/20 |
| NO. 1010 | 10/10/20 |

| Planning application | |
|--|-------|
| 13 Pamela Court Melton West, VIC Indra Devi Prasad Site & Ground Floor / Elevations | |
| SUB | AT |
| SUB | AT |
| DATE | DATE |
| OCTOBER 2020 | 1:100 |
| DATE | DATE |
| BY | BY |
| BY | BY |

elevations

scale: 1:100

