

DRAWING SCHEDULE

TPA01	SITE PLAN, AREA ANALYSIS	1200
TPA02	GROUND FLOOR PLAN	1100
TPA03	ELEVATIONS, MATERIALS AND COLOUR SCHEDULE	1100
TPA04	DETAILED SITE ANALYSIS - NEIGHBOURHOOD AND SITE DESCRIPTION	1300
TPA05	DETAILED SITE ANALYSIS - DESIGN RESPONSE	1300
TPA06	DETAILED SHADOW ANALYSIS - 9.00AM, 12 NOON AND 3.00PM SEPTEMBER 22	1200

AREA ANALYSIS

SITE AREA	913.5M ²
TENANCY 1	
GROUND FLOOR	79.4M ²
TENANCY 2	
GROUND FLOOR	73.5M ²
TENANCY 3	
GROUND FLOOR	73.4M ²
TENANCY 4	
GROUND FLOOR	74.6M ²
OVERALL BUILDING AREA	300.9M ²
BUILDING/SITE COVERAGE	300.9M ² 32.9%
IMPERVIOUS PAVING AREA	358.2M ²
IMPERVIOUS PAVING/SITE COVERAGE	39.2%
PERMEABLE SITE COVERAGE (I.E. PERMEABLE TO RAIN)	23.5%



ADVERTISED PLAN

Application No: 86/2024/06P

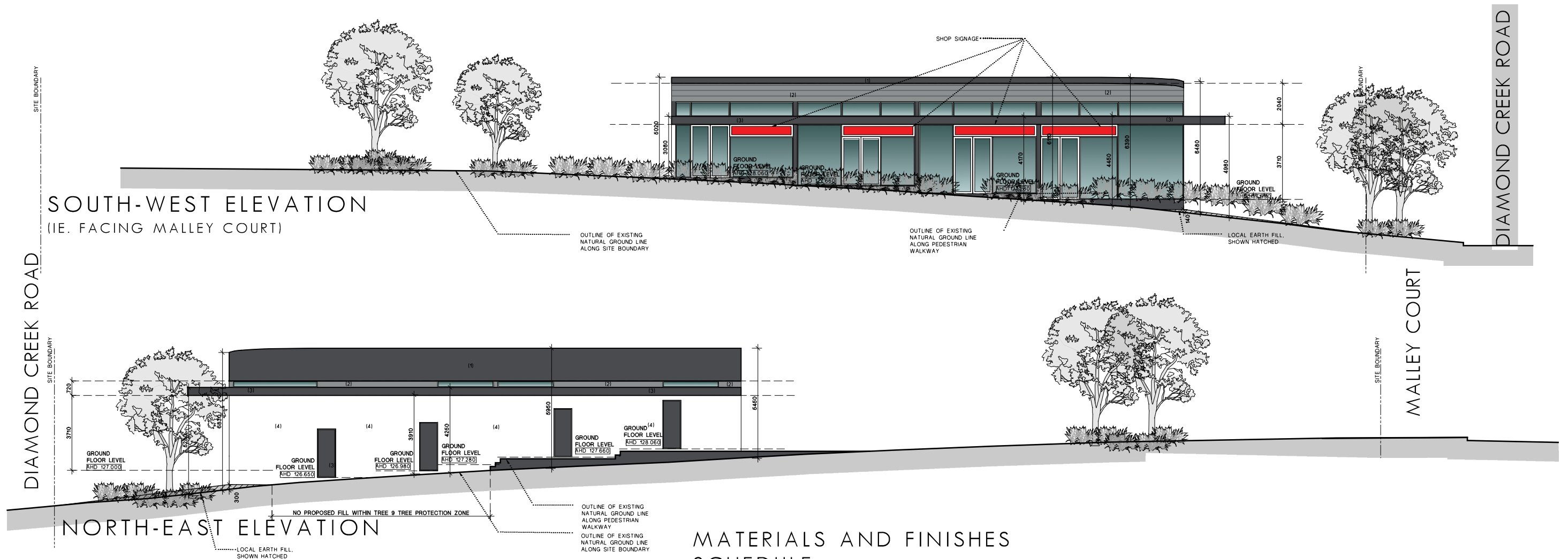
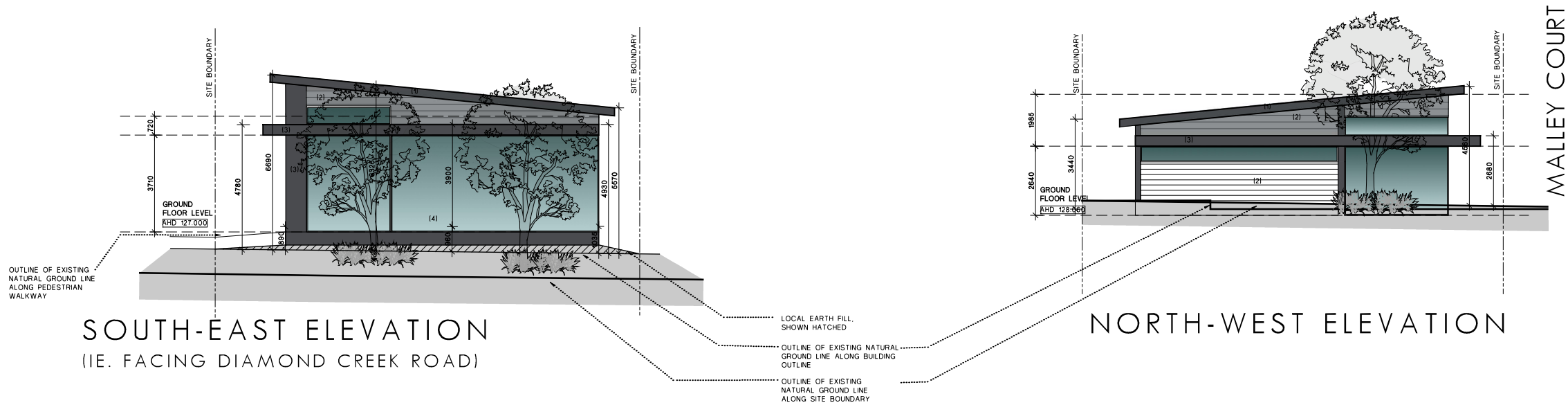
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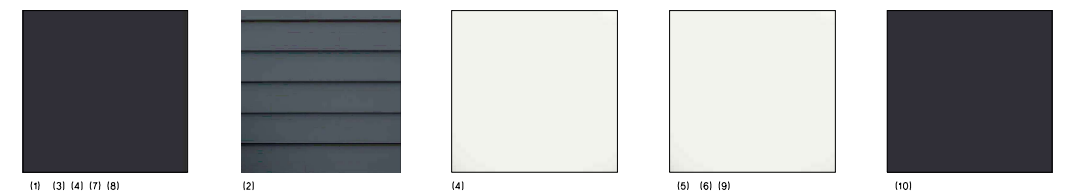
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MATERIALS AND FINISHES SCHEDULE

ROOF	(1) SELECT PITCHED SHEET CORRUGATED IRON ROOF, COLORBOND "MONUMENT" OR SIMILAR
WALLS	(2) SELECT COLORBOND CLADDING "ASH GREY" OR SIMILAR (3) SELECT RENDER, SELECT DULUX COLOUR "MONUMENT" OR SIMILAR (4) SELECT RENDER, SELECT DULUX COLOUR "NATURAL WHITE" OR SIMILAR
WINDOWS	(5) ALUMINIUM, SELECT "WHITE" FRAME AND CLEAR GLAZING OR SIMILAR
ENTRANCE DOORS	(6) ALUMINIUM, SELECT "WHITE" FRAME AND CLEAR GLAZING OR SIMILAR
GUTTERS/FASCIAE	(8) SELECT COLORBOND, SHEET METAL, "MONUMENT" OR SIMILAR
DOWNPIPES	(9) SELECT SHEET METAL, COLORBOND, "WHITE" OR SIMILAR
DRIVEWAY	(10) REINFORCED CONCRETE "CHARCOAL"



- A GREENHILLS PRIMARY SCHOOL (APPROX. 154 SOUTH)
- B APOLLO PARKWAYS PRIMARY SCHOOL (APPROX. 163M SOUTH WEST)
- C GLEN KATHERINE PRIMARY SCHOOL (APPROX. 192KM SOUTH EAST)
- D DIAMOND CREEK PRIMARY SCHOOL (APPROX. 266KM NORTH EAST)
- E ST HELENA SECONDARY COLLEGE (APPROX. 172M SOUTH-EAST)
- F ST HELENA TRAINING TRACK (APPROX. 129M SOUTH-EAST)
- G ST HELENA MARKET SQUARE (APPROX. 12KM SOUTH-EAST)
- H ST HELENA MARKETPLACE (APPROX. 122KM SOUTH-EAST)
- I APOLLO PARKWAYS (APPROX. 163KM SOUTH WEST)
- J NO DISCERNIBLE DIFFERENCE IN SITE LEVELS BETWEEN SUBJECT SITE AND ADJOINING ALLOTMENTS
- K EXISTING BOUNDARY WALL CONSTRUCTION
- L SIGNIFICANT ON STREET CAR PARKING AVAILABLE IN FRONT OF SUBJECT SITE

SUBJECT SITE

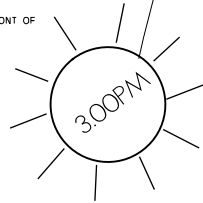
- LARGE SITE AREA - 912.0 m²
- RELATIVE SITE FALLS, FROM NORTH TO NORTH EAST (3340MM SLOPE OVER 66.57m APPROX. LENGTH)
- WIDE STREET FRONTAGE - APPROX. 87.57m OVERALL LENGTH
- SIGNIFICANT NORTHERN EXPOSURE - 81.01m ALONG FRONT
- SUPERIOR LOCATION IN RISING MIDDLE SUBURBAN PRECINCT
- SUBJECT SITE IS "RIPE" FOR RE-DEVELOPMENT



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SUBJECT SITE
2 MALLEY STREET



LEVEL 1 / 173 UPPER HEIDELBERG ROAD
IVANHOE 3079

PETRIDIS
ARCHITECTS

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2 MALLEY COURT, PLENTY

DRAWING TITLE:
DETAILED SITE ANALYSIS - NEIGHBOURHOOD SITE DESCRIPTION
TPA04 - 4 OF 6
JOB No: 22-20
DATE: 7TH JULY 2024
SCALE: 1: 300
DRAWN BY: [Redacted]
RESPONSE TO COUNCIL QUERIES
ALL LEVELS ARE TO
AUSTRALIAN HEIGHT DATUM



A

17 BASEMENT CARPARKING TO BE PROVIDED. CONCRETE CROSSOVERS DISCHARGING ONTO MALLEY COURT

B

DESIGN OF INTERIORS OF NEW SHOPS UNDERTAKEN IN MODERN CONTEMPORARY MANNER. PLENTY OF LIGHT AND OPEN SPACE. FEW WALLS AND FEW VISIBLE DOORS.

C

GOOD SURVEILLANCE OF MALLEY COURT AVAILABLE FROM FRONT FACADES OF DWELLING.

D

DESIGN OF INTERIOR OF NEW DWELLING UNDERTAKEN IN MODERN CONTEMPORARY MANNER. PLENTY OF LIGHT AND OPEN SPACE.

E

LAYOUT OF DESIGN, ORIENTATION OF SUN, RELATIONSHIP OF DEVELOPMENT SITE WITH ADJOINING PROPERTIES. MAINTENANCE OF MODEST BUILDING HEIGHTS WILL LIMIT OVERSHADOWING AND OVERLOOKING OF ADJOINING PROPERTIES.

F

OVERLOOKING OF ADJOINING PROPERTIES MINIMISED THROUGH USE OF PRIVACY SCREENS AND FROSTED GLASS AND HIGHLIGHT GLAZING, AND EXACT LOCATION OF WINDOWS.

DESIGN RESPONSE

HOW PROPOSAL RESPECTS, ACKNOWLEDGES AND ENHANCES THE EXISTING NEIGHBOURHOOD CHARACTER:

DWELLINGS HAVE DISTINCT STYLE AND "FEEL" FROM FRONT, AN ARTICULATED MODERN APPEARANCE NOT TOTALLY OUT OF CHARACTER WITH THE PREVAILING ECLECTIC STREETSCAPE AND VERY MUCH IN KEEPING WITH A NEWLY EMERGING TOWNHOUSE AESTHETIC.

DWELLINGS ARE PHYSICALLY ATTACHED AND HAVE INDIVIDUAL CHARACTER AND IDENTITY.

GENERAL NOTES

DENSITY IS APPROPRIATE AND RESPONDS TO SITE LOCATION IN AN ESTABLISHED RESIDENTIAL PRECINCT. ALL INFRASTRUCTURE AVAILABLE, PROXIMITY TO PUBLIC TRANSPORT, PARKS, SCHOOLS, SHOPS ETC.

EXISTING AND PROPOSED ESTABLISHED LANDSCAPING WILL INTEGRATE DEVELOPMENT FURTHER INTO NEIGHBOURHOOD.

MATERIALS AND EXTERNAL FINISHES
(1)CEMENT RENDER FINISH.
(2)ALUMINIUM WINDOWS
(3)BRICK
(4)PITCHED STEEL ROOFING, ALL RESPONDING TO MATERIALS COMMONLY FOUND IN THE RESERVOIR LOCALITY.

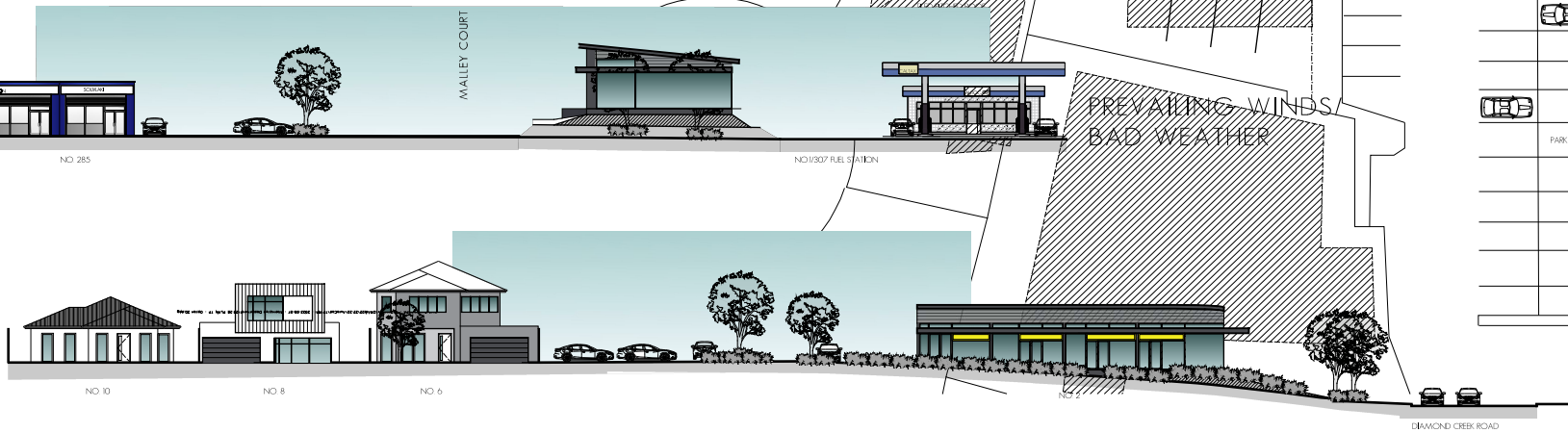
BUILDING FORM IS ARTICULATED, DWELLINGS ARE BROKEN UP AS AND IDENTIFIABLE, INDEPENDENT FORMS.


ADVERTISED PLAN

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STREETSCAPE



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2 MALLEY COURT, PLENTY

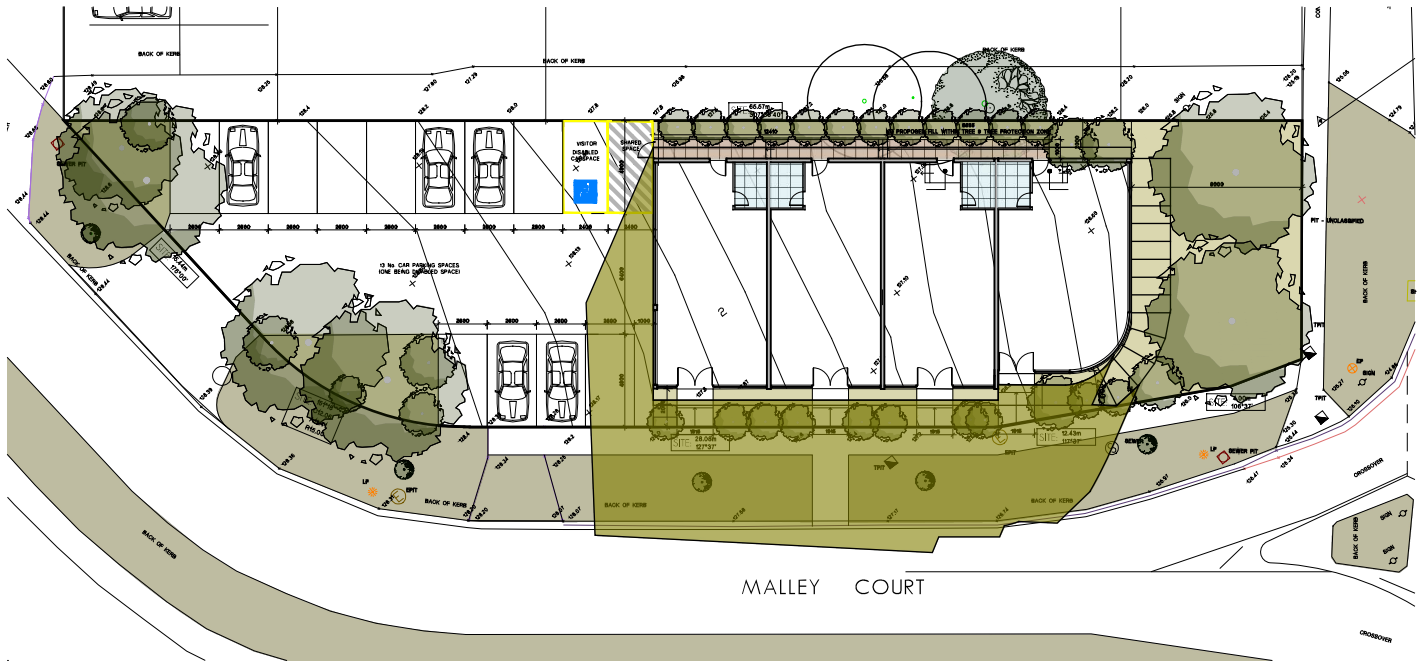
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TPA05 - 5 OF 6
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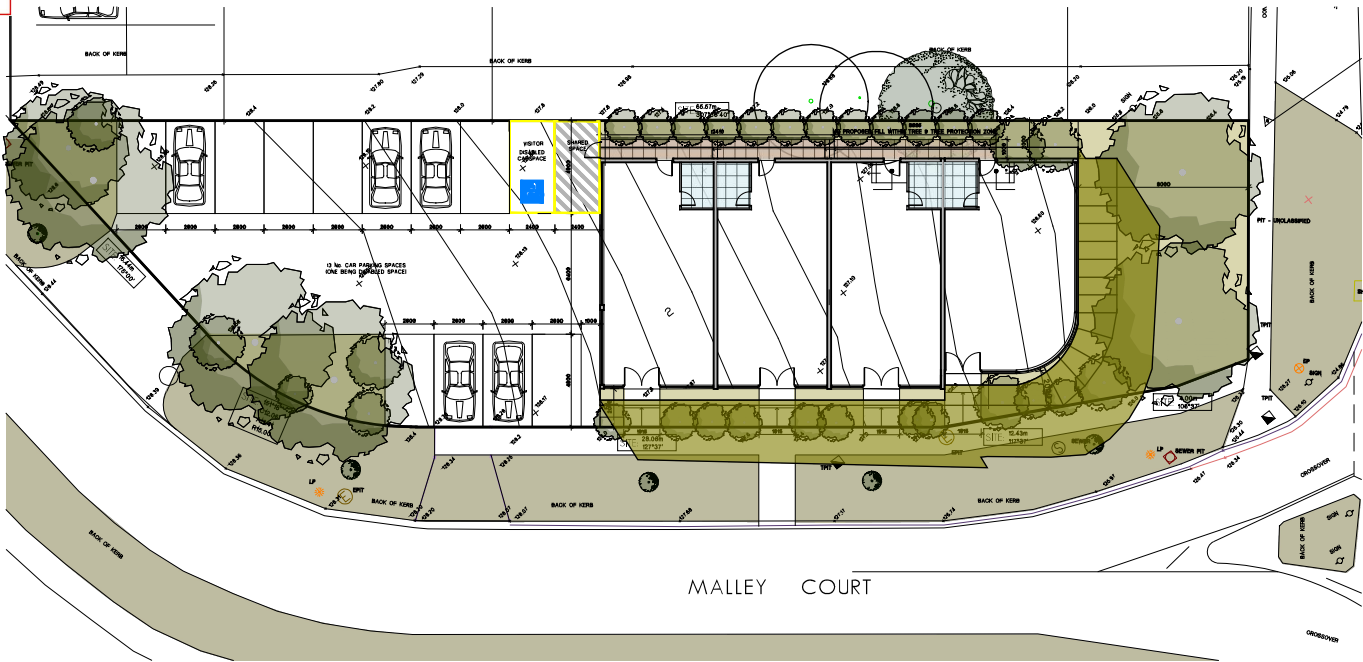
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RESPONSE TO COUNCIL QUERIES

ALL LEVELS ARE TO
AUSTRALIAN HEIGHT DATUM

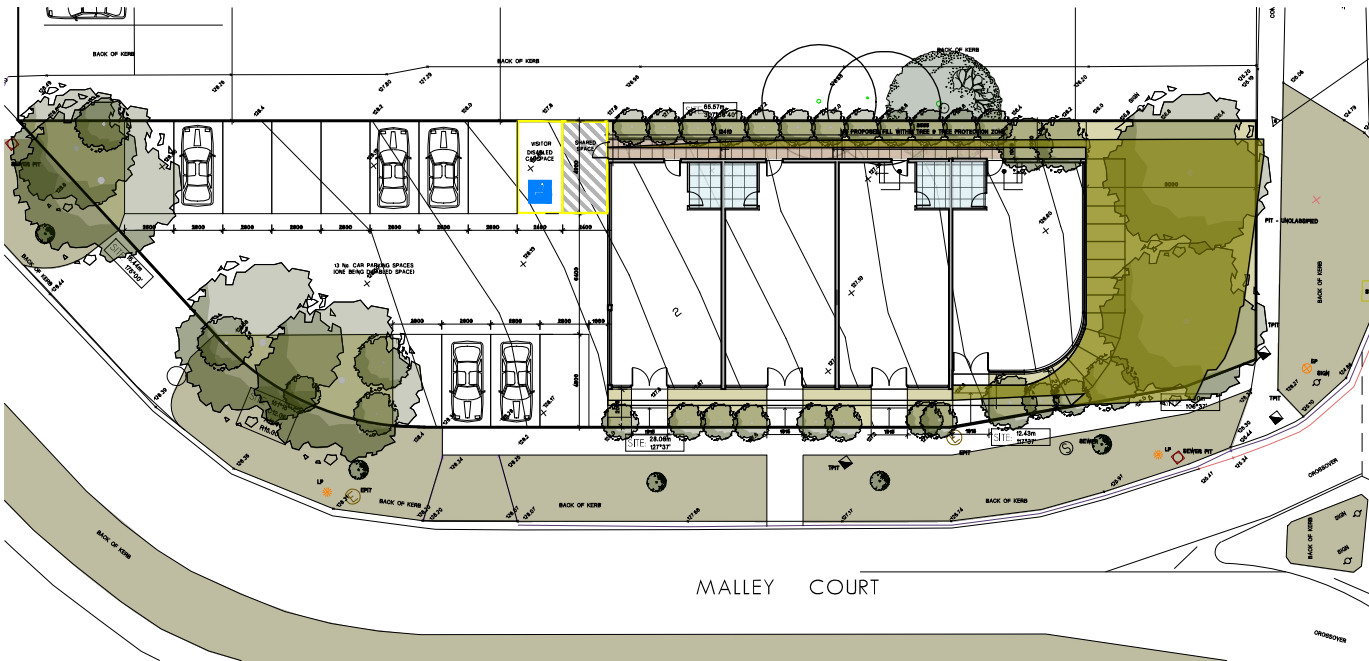




SHADOWS - 9AM



SHADOWS - 12 NOON



SHADOWS - 3PM

SHADOWS - PROPOSED DEVELOPMENT

