

Extraordinary Planning and Consultation Committee Meeting

to be held at the Civic Centre, Civic Drive, Greensborough
on Tuesday 17 December 2024 commencing at 7:00 pm.

Attachments

Carl Cowie
Chief Executive Officer

Thursday 12 December 2024

Distribution: Public

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Extraordinary Planning and Consultation Committee Meeting Attachments
17 December 2024

Nillumbik Shire Council

Attachments

PCC.018/24	Building and Works to Construct four (4) shops at 2 Malley Court, Plenty - 86/2024/06P	
Attachment 1	Development plans	1
Attachment 2	Landscape plans	7

DRAWING SCHEDULE

TPA01	SITE PLAN, AREA ANALYSIS	1:200
TPA02	GROUND FLOOR PLAN	1:100
TPA03	ELEVATIONS, MATERIALS AND COLOUR SCHEDULE	1:100
TPA04	DETAILED SITE ANALYSIS - NEIGHBOURHOOD AND SITE DESCRIPTION	1:300
TPA05	DETAILED SITE ANALYSIS - DESIGN RESPONSE	1:300
TPA06	DETAILED SHADOW ANALYSIS - 9:00AM, 12 NOON AND 3:00PM, SEPTEMBER 22	1:200

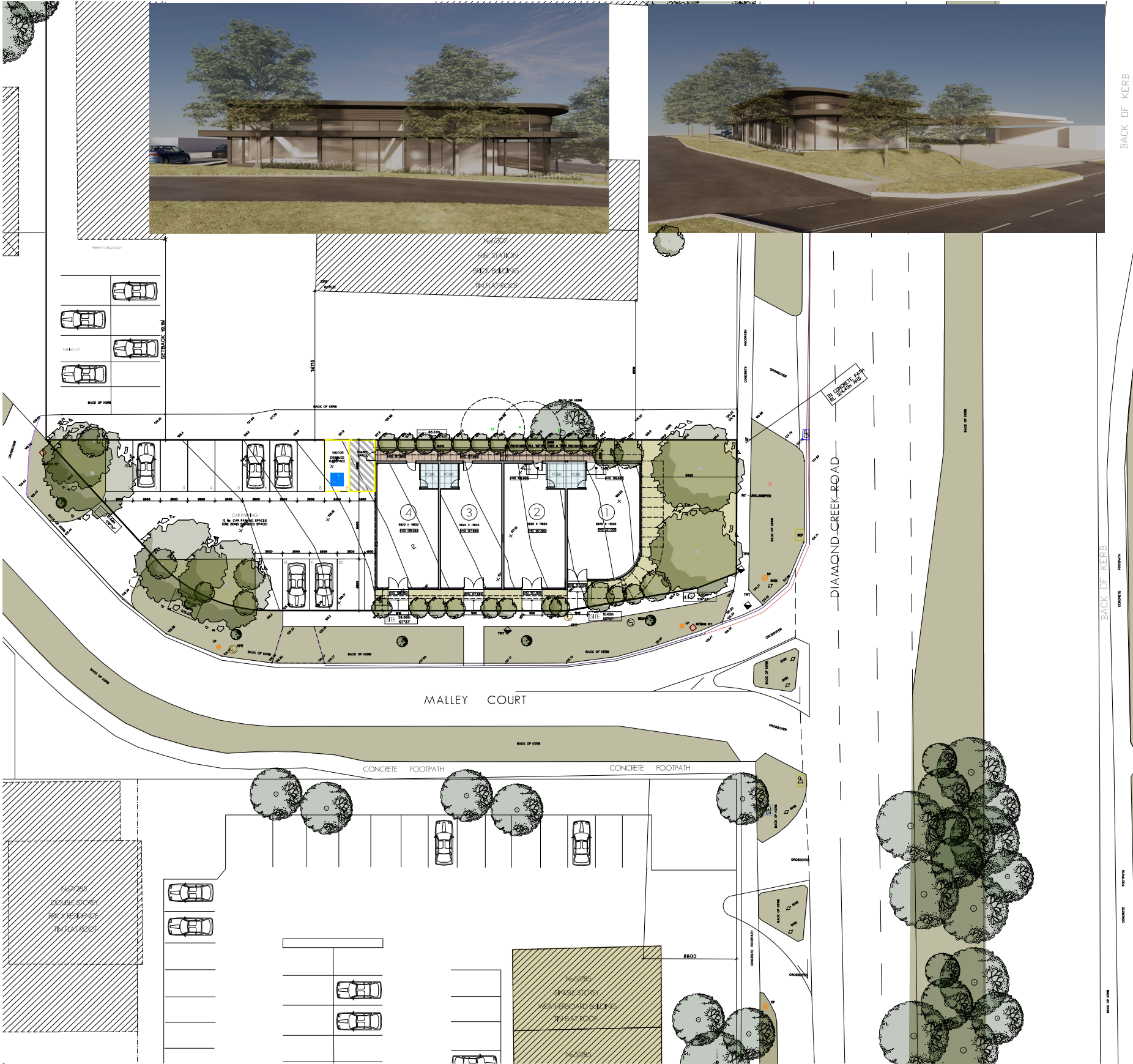
AREA ANALYSIS

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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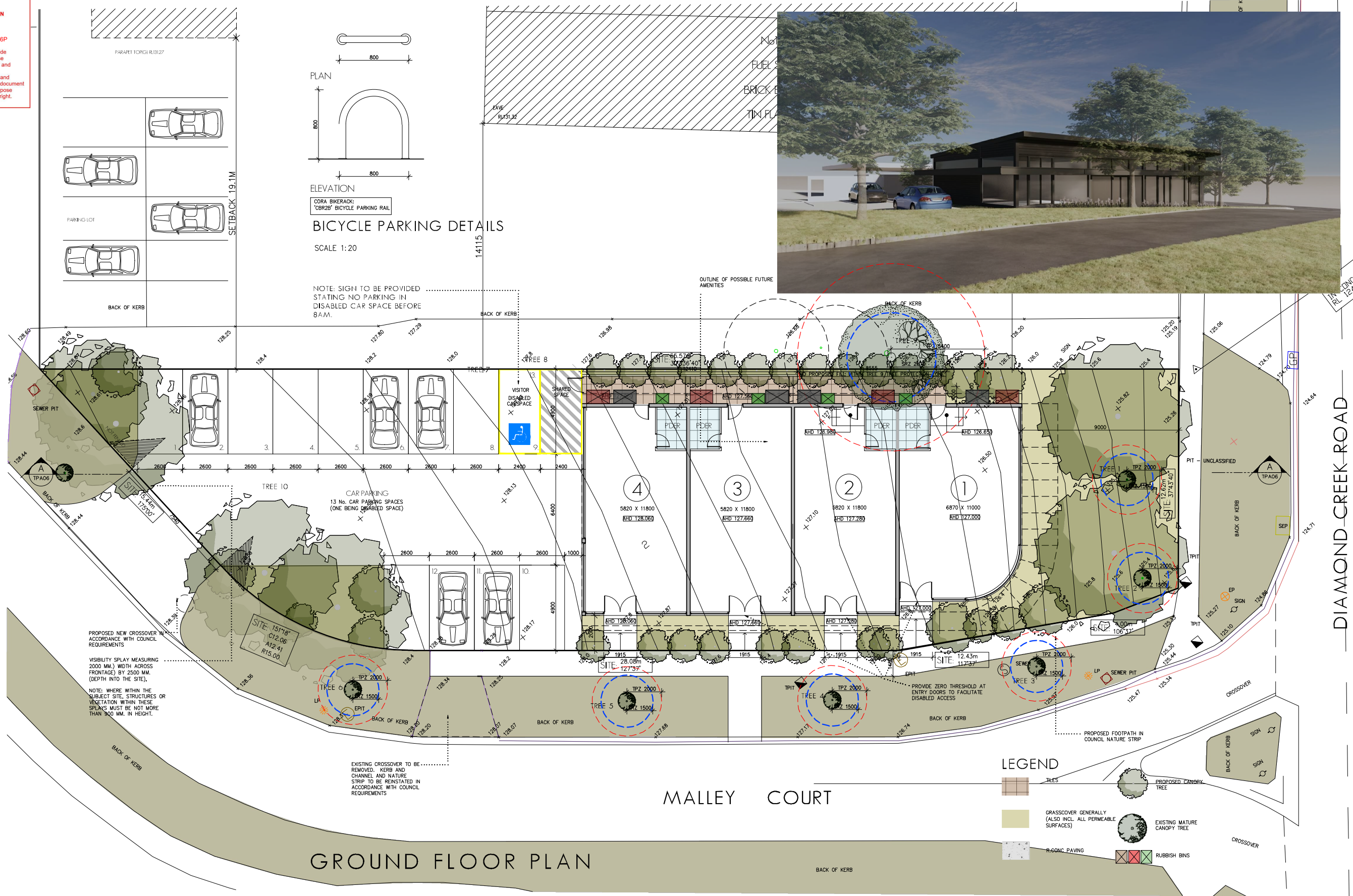




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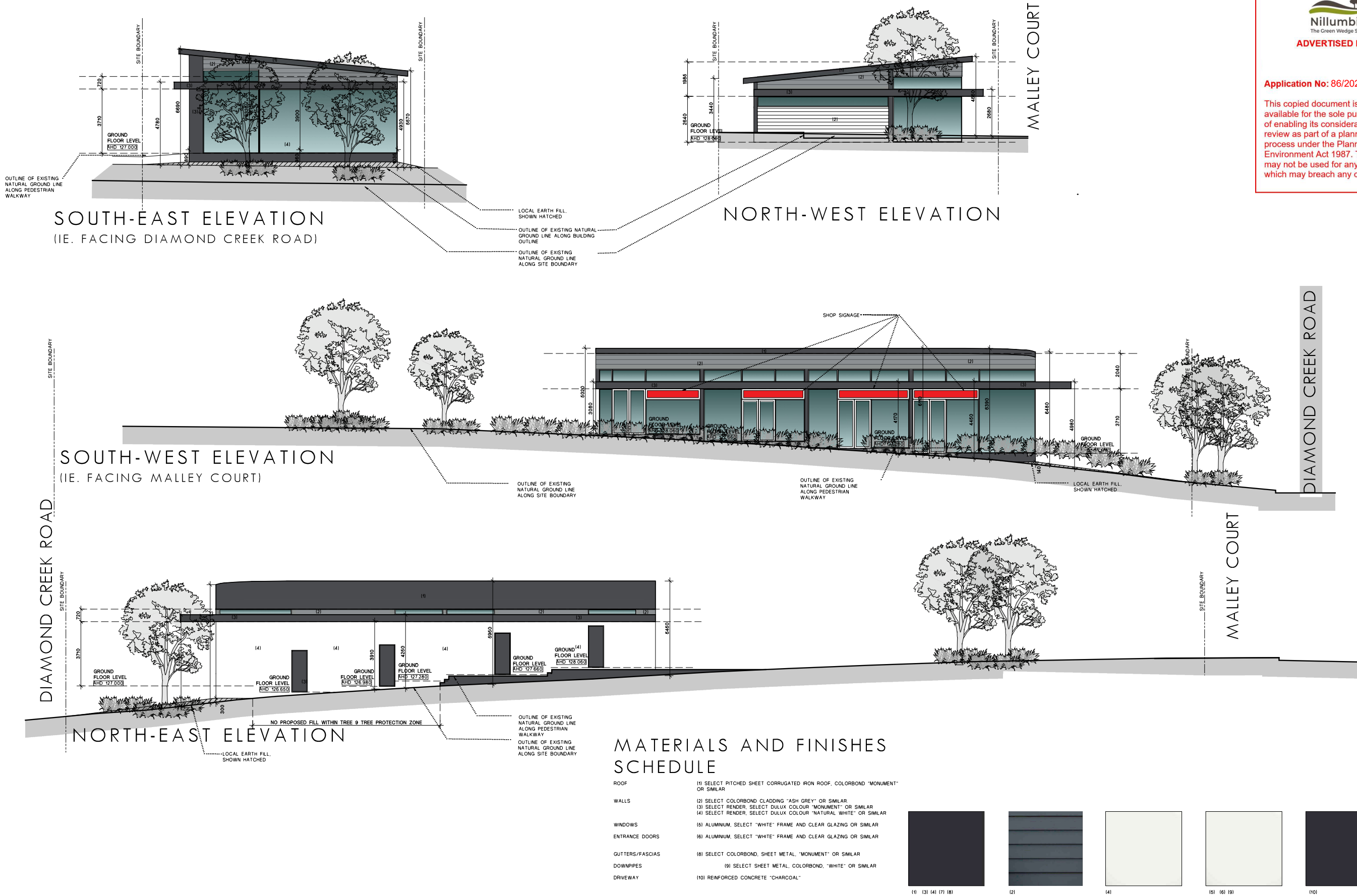




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2 MALLEY COURT, PLENTY
DRAWING TITLE:
ELEVATIONS, MATERIALS AND FINISHES SCHEDULE
TPA03 - 3 OF 6
DATE: 7TH JULY 2024
SCALE: 1: 100
DRAWN BY: [REDACTED]
RESPONSE TO COUNCIL QUERIES
ALL LEVELS ARE TO
AUSTRALIAN HEIGHT DATUM





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 RESPONDS TO 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

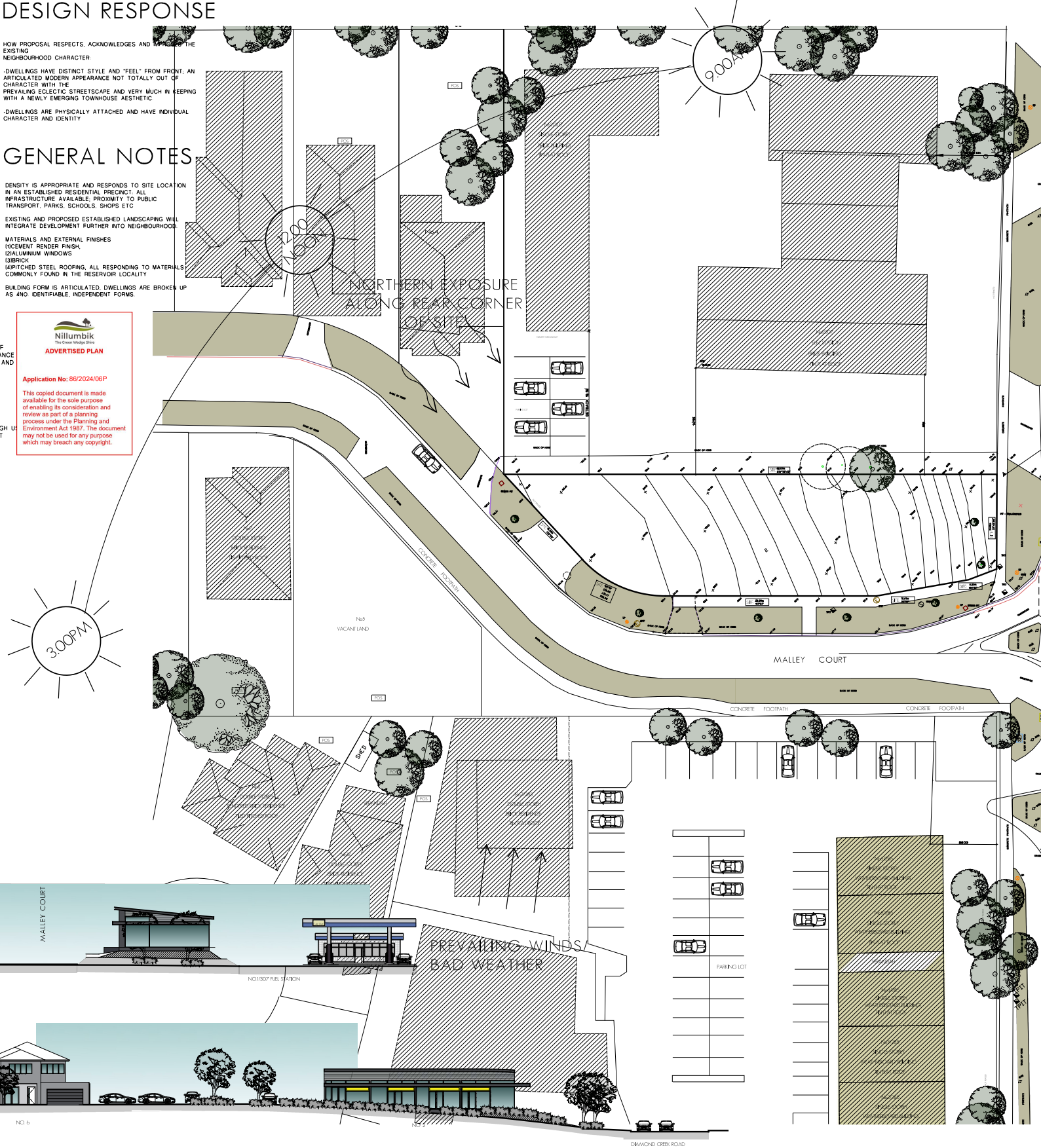
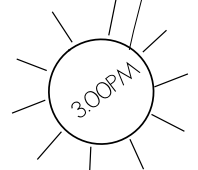
- (CEMENT RENDER FINISH)
- (ALUMINIUM WINDOWS)
- (BRICK)
- (PITCHED STEEL ROOFING, ALL RESPONDING TO MATERIALS COMMONLY FOUND IN THE RESERVOIR LOCALITY)

BUILDING FORM IS ARTICULATED. DWELLINGS ARE BROKEN UP AS 4NO. IDENTIFIABLE, INDEPENDENT FORMS.

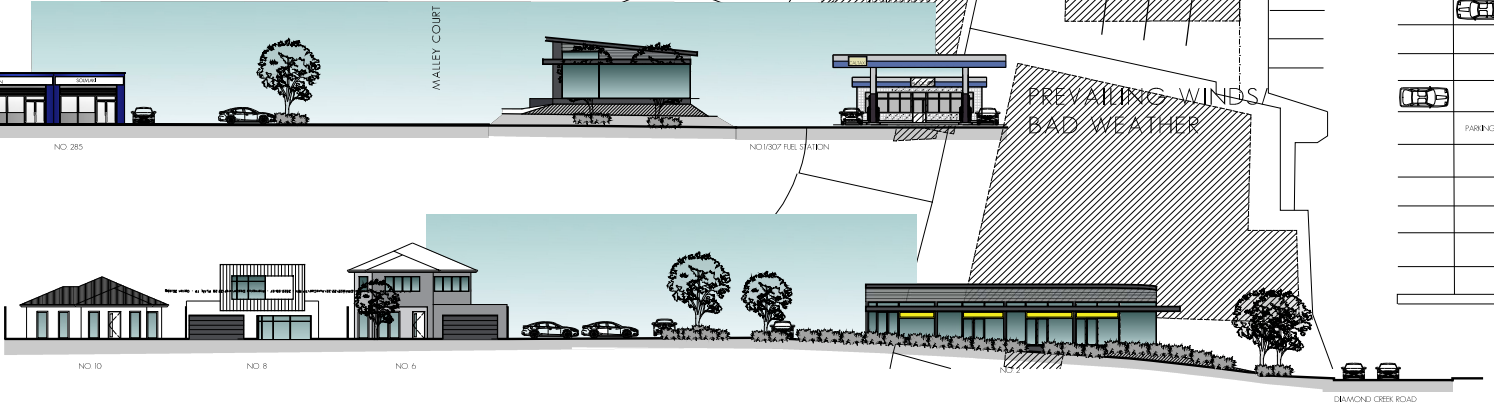
Nillumbik
The Great Western Shire
ADVERTISED PLAN

Application No: 86/2024/06P

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STREETSCAPE



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2 MALLEY COURT, PLENTY

DRAWING TITLE:
DETAILED SITE ANALYSIS - DESIGN RESPONSE
TPA05 - 5 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



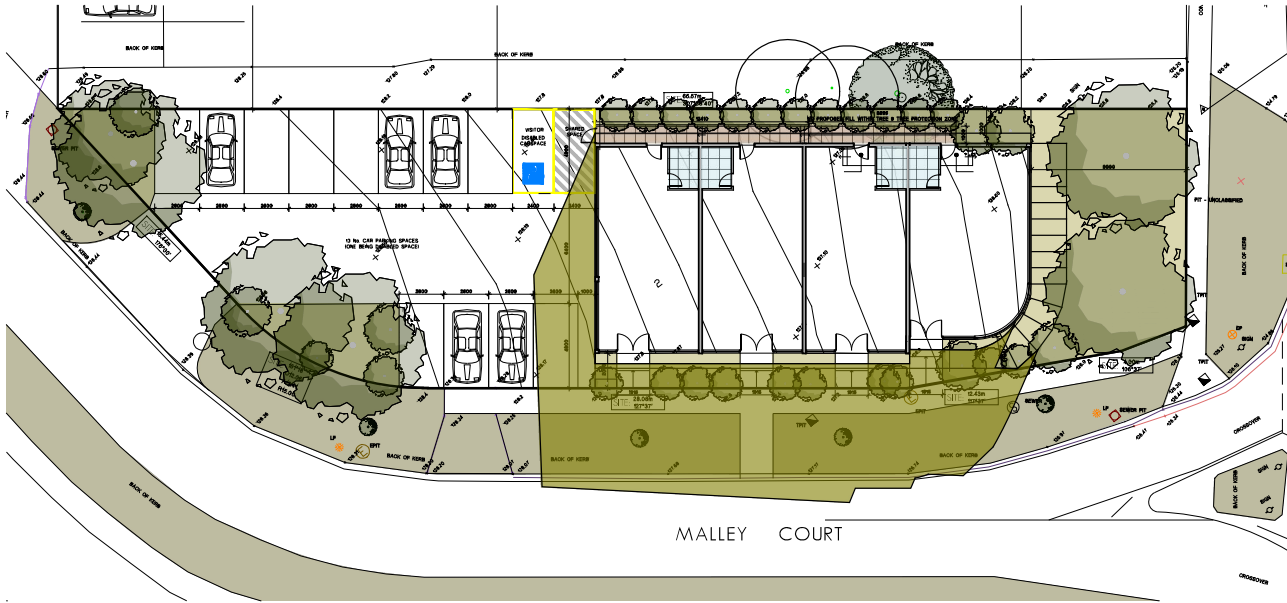


Nilumbik
The Good Neighbour

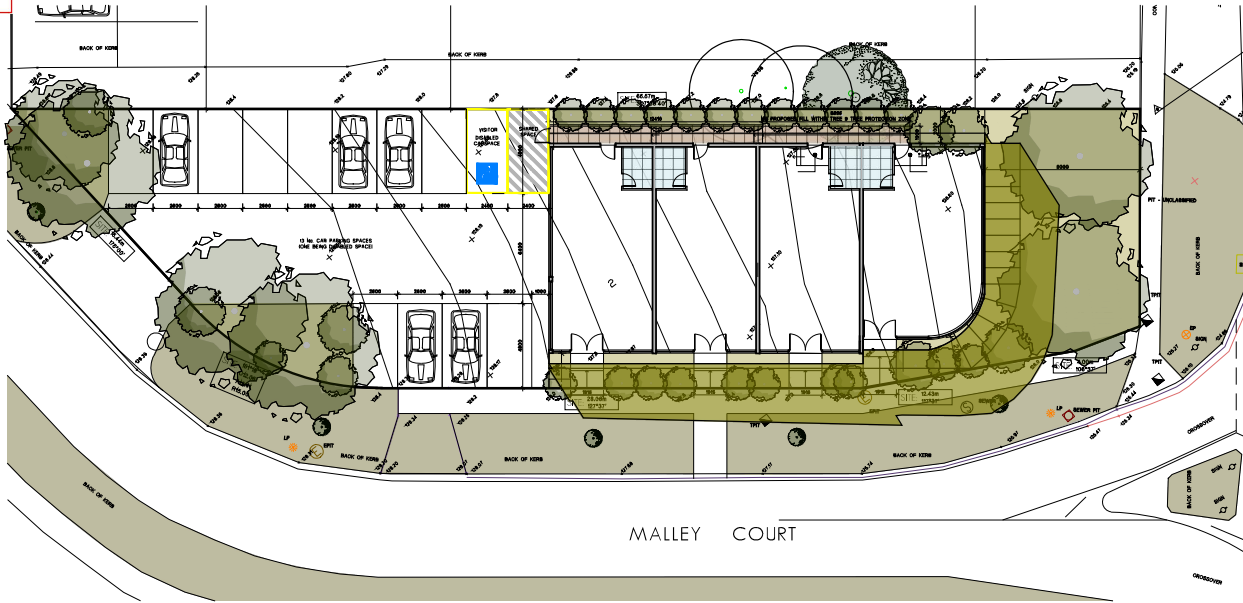
ADVERTISED PLAN

Application No: 86/2024/06P

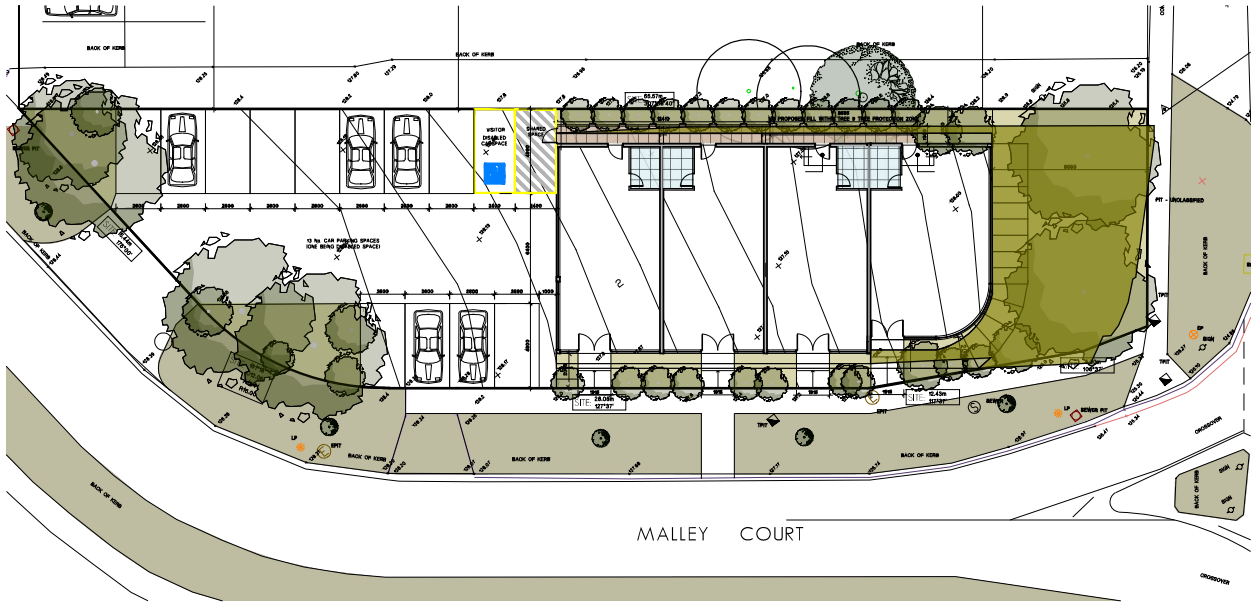
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SHADOWS - 9AM



SHADOWS - 12 NOON



SHADOWS - 3PM

SHADOWS - PROPOSED DEVELOPMENT



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2 MALLEY COURT, PLENTY

DRAWING TITLE:
SHADOW ANALYSIS - 9AM, 12 NOON, 3PM; SEPTEMBER 22

TPA 06- 6 OF 6 DATE: 7TH JULY 2024 DRAWN BY: [redacted]

JOB No: 22-20 SCALE: 1: 200 RESPONSE TO COUNCIL QUERIES

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AUSTRALIAN HEIGHT DATUM



