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TOWN PLANNING APPLICATION

proposed:

UNIT DEVELOPMENT

at:

**7 WEST ESPLANADE
ST ALBANS, VIC 3021**

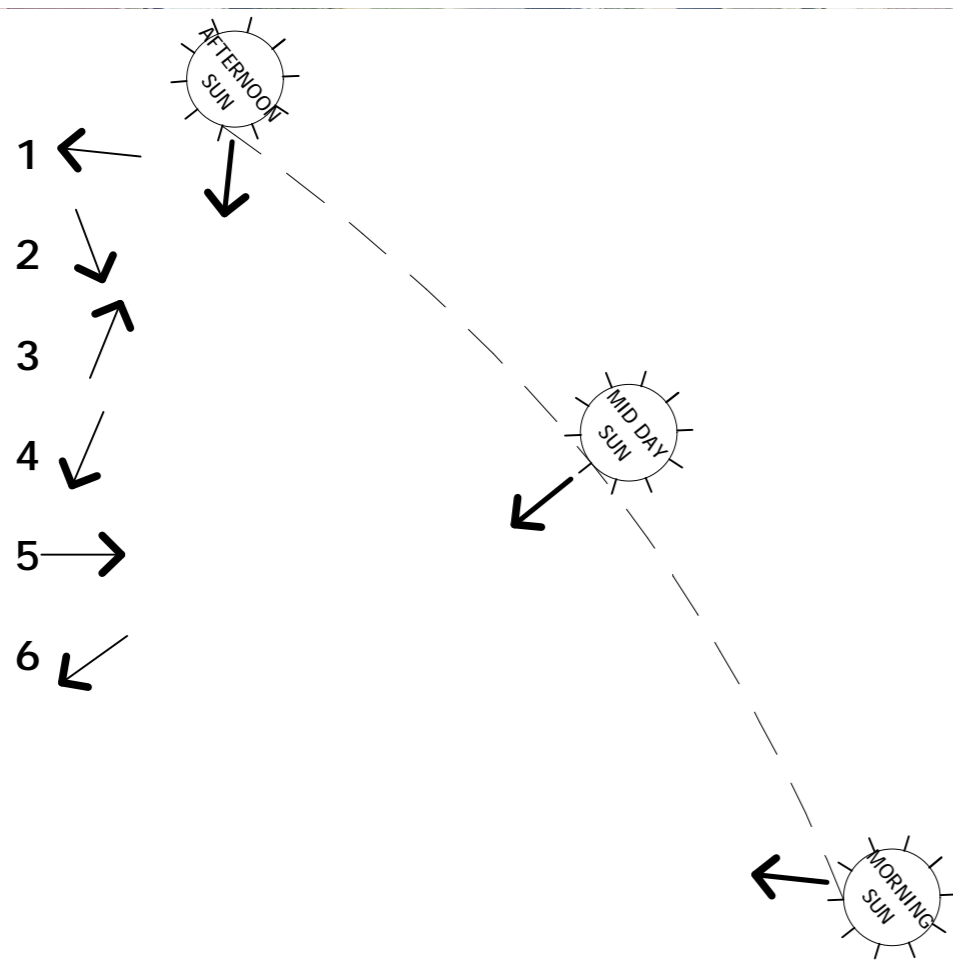


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LEGEND

- 1. NOISE DIRECTION
- 2. CBD 18.7 km
- 3. SCHOOL 350m
- 4. PUBLIC TRANSPORT 300m
- 5. PARKLAND 14m
- 6. SHOPS 240m
- 7. ADJOINING B/V RES
- 8. ADJOINING W/B RES
- 9. ADJOINING SHED
- 10. VACANT LAND
- 11. A.C.SHEETING
- CP. CARPORT
- G. GARAGE
- TPF. TIMBER PAILING FENCE
- CBF. COLOURBOND FENCE
- PW. POST & WIRE FENCE
- SF STEEL FENCE
- BF BRICK FENCE
- > EXISTING VEHICLE CROSSING
- P.O.S PRIVATE OPEN SPACE
- HABITABLE ROOM WINDOWS



NEIGHBOURHOOD & SITE DESCRIPTION
SCALE 1:500



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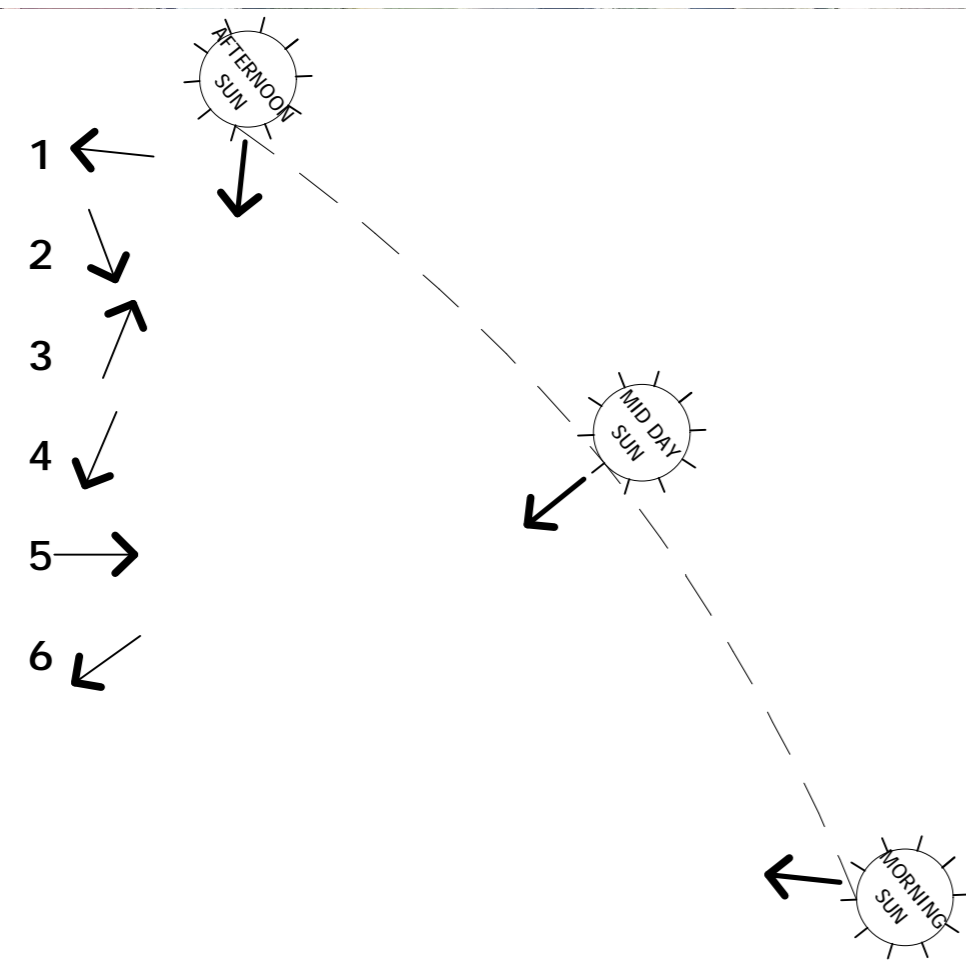
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proposed: **UNIT DEVELOPMENT**
at: **7 WEST ESPLANADE**
ST ALBANS, VIC 3021
job no: **8882336** date: **12/18/2019**

PLANS
sheet: **A02**

LEGEND

- 1. NOISE DIRECTION
- 2. CBD 18.7 km
- 3. SCHOOL 350m
- 4. PUBLIC TRANSPORT 300m
- 5. PARKLAND 14m
- 6. SHOPS 240m
- 7. ADJOINING B/V RES
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- > EXISTING VEHICLE CROSSING
- P.O.S PRIVATE OPEN SPACE
- HABITABLE ROOM WINDOWS



- * ADJACENT PRIVATE OPEN SPACES TO BE PROTECTED FROM OVER LOOKING WITH A 1.8M HIGH FENCE & OBSUCRE GLAZING TO OVERLOOKING WINDOWS
- * MATERIALS, COLOURS AND TEXTURES ARE SELECTED TO HIGHLIGHT THE ARCHITECTURAL FORMS AND REFLECT THE ADJACENT DWELLINGS & THE PREVAILING CHARACTER OF THE AREA
- * CREATE PRIVATE NORTH FACING COURTYARDS FOR ALL RESIDENCES, AND NORTH FACING LIVING AREAS
- * BREAK UP LARGE FORMS WITH ARTICULATED DIMENSIONS IN PLAN AND ELEVATIONS TO MAINTAIN A SCALE RELATIVE TO ADJOINING BUILDINGS
- * SETBACK MAINTAINED AT 4.00 METERS SIMILAR TO THE ADJOINING PROPERTIES

DESIGN RESPONSE
SCALE 1:500



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PLANS
sheet: A03



SITE LAYOUT & GROUND FLOOR PLAN
SCALE 1:100

AREA: UNIT 1	AREA: UNIT 2	AREA: UNIT 3	AREA: UNIT 4	AREA: UNIT 5	AREA: UNIT 6	AREA: UNIT 7
living 25.41m ²	living 12.56m ²	living 19.21m ²	living 23.58m ²	living 29.97m ²	living 36.37m ²	living 31.54m ²
first floor 51.80m ²	first floor 48.91m ²	first floor 54.56m ²	first floor 58.99m ²	first floor 66.92m ²	first floor 73.31m ²	first floor 60.16m ²
second floor 45.92m ²	second floor 42.35m ²	second floor 50.04m ²	second floor 53.69m ²	second floor 59.88m ²	second floor 68.82m ²	second floor 61.90m ²
balcony 17.82m ²	balcony 8.90m ²	balcony 9.63m ²	balcony 9.63m ²	balcony 10.12m ²	balcony 10.12m ²	balcony 15.59m ²
garage 27.44m ²	garage 30.16m ²	garage 30.16m ²	garage 32.18m ²	garage 32.18m ²	garage 32.18m ²	garage 31.37m ²
porch 1.73m ²	total 142.88m ²	total 163.60m ²	total 178.08m ²	total 199.07m ²	total 220.80m ²	total 200.56m ²
total 170.12m ²	18.31sq	15.38sq	17.61sq	21.43sq	23.77sq	21.59sq

SITE ANALYSIS

site area	729.88m ²
built up area	396.04m ²
site coverage	54.26%
permeability	133.56m ²
	18.30%



WEST ESPLANADE

MITCHELL STREET



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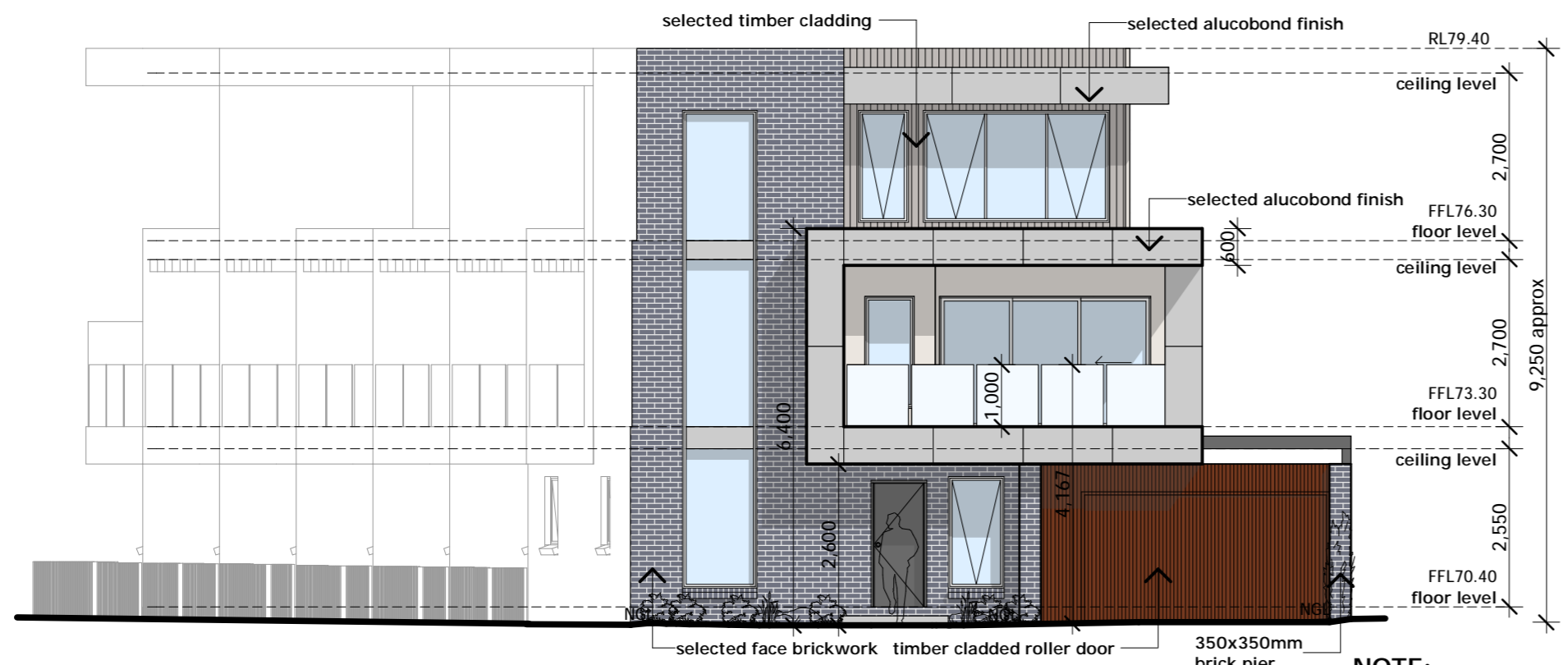
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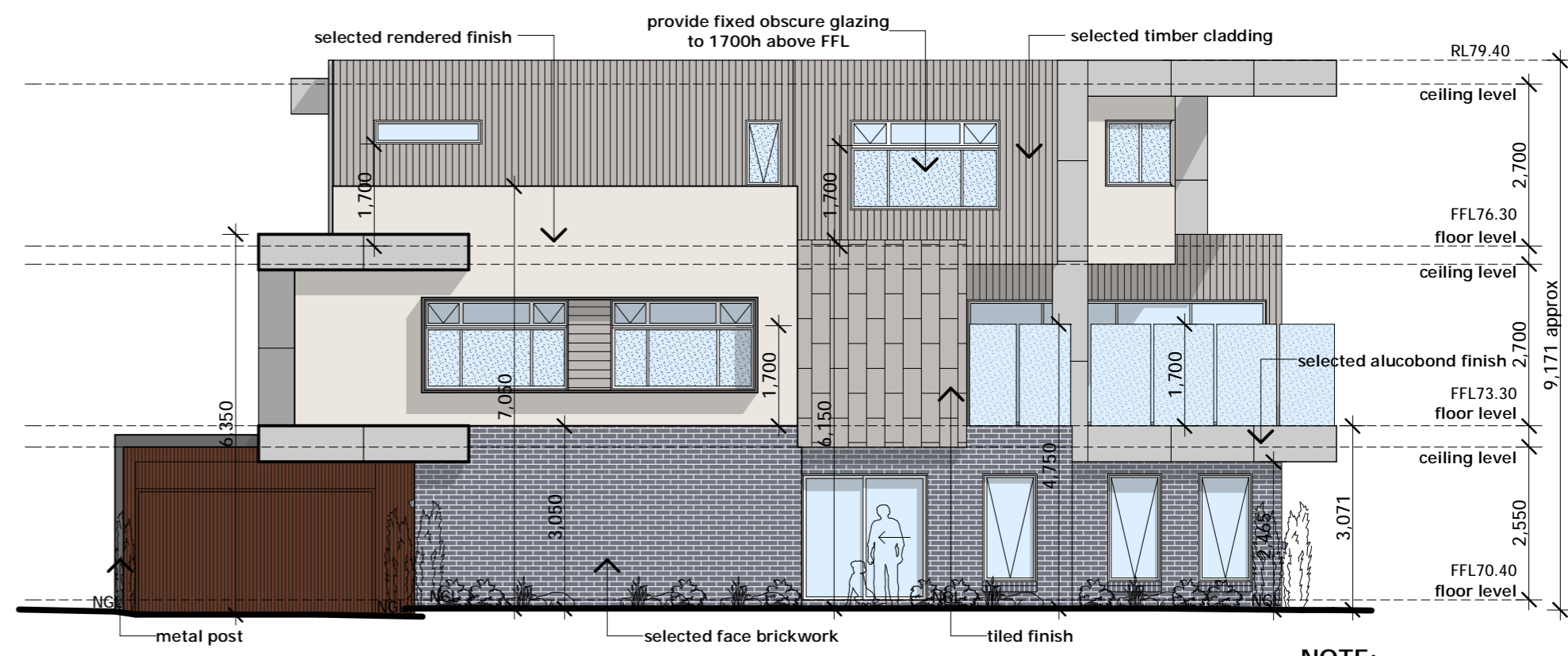
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PLANS
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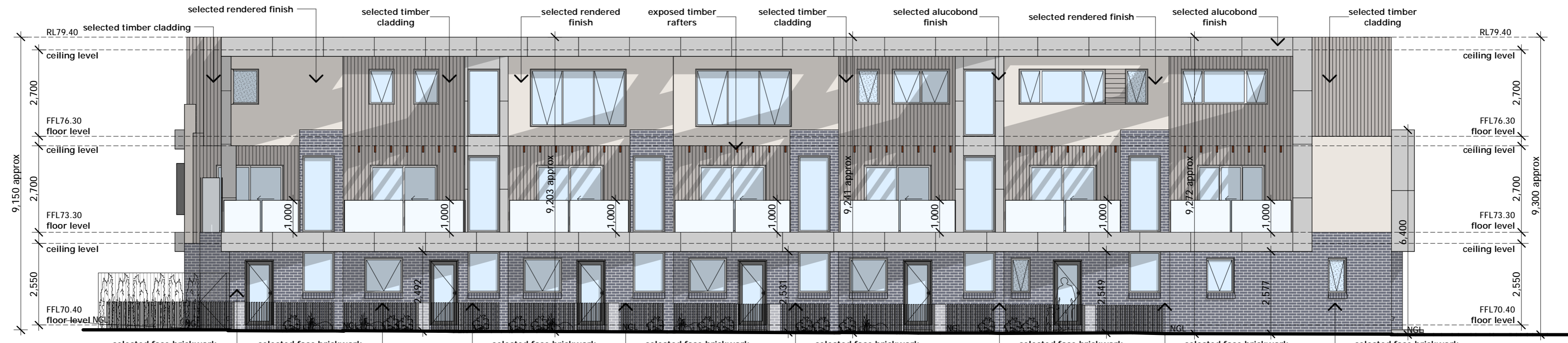
NORTH ELEVATION - UNIT 1
SCALE 1:100

NOTE:
colours are indicative only,
please refer to colour schedule
for exact colours and materials



SOUTH ELEVATION - UNIT 7
SCALE 1:100

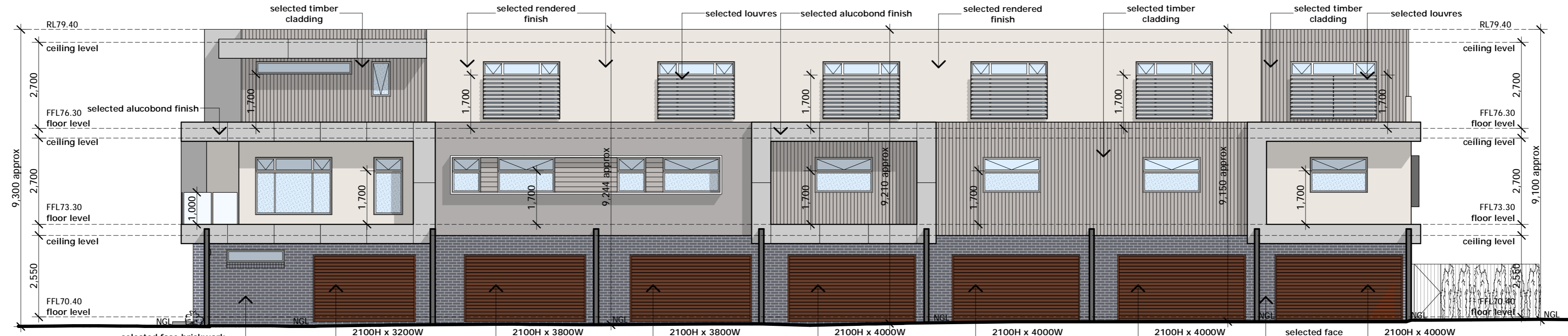
NOTE:
colours are indicative only,
please refer to colour schedule
for exact colours and materials



EAST ELEVATION
SCALE 1:100

NOTE:
colours are indicative only,
please refer to colour schedule
for exact colours and materials

NOTE:
colours are indicative only,
please refer to colour schedule
for exact colours and materials



WEST ELEVATION
SCALE 1:100

NOTE:
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please refer to colour schedule
for exact colours and materials

NOTE:
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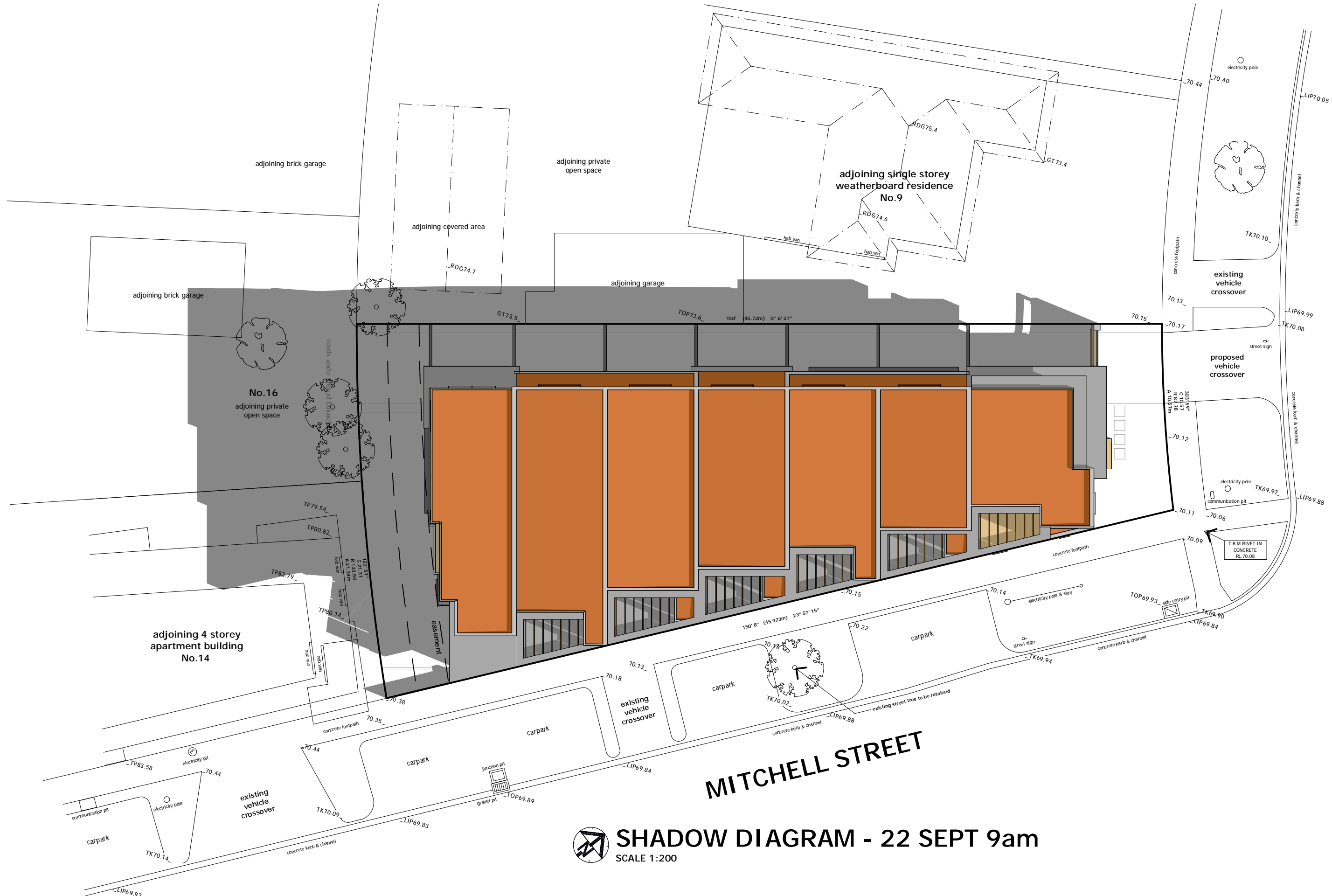
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WEST ESPLANADE

MITCHELL STREET



SHADOW DIAGRAM - 22 SEPT 9am
SCALE 1:200



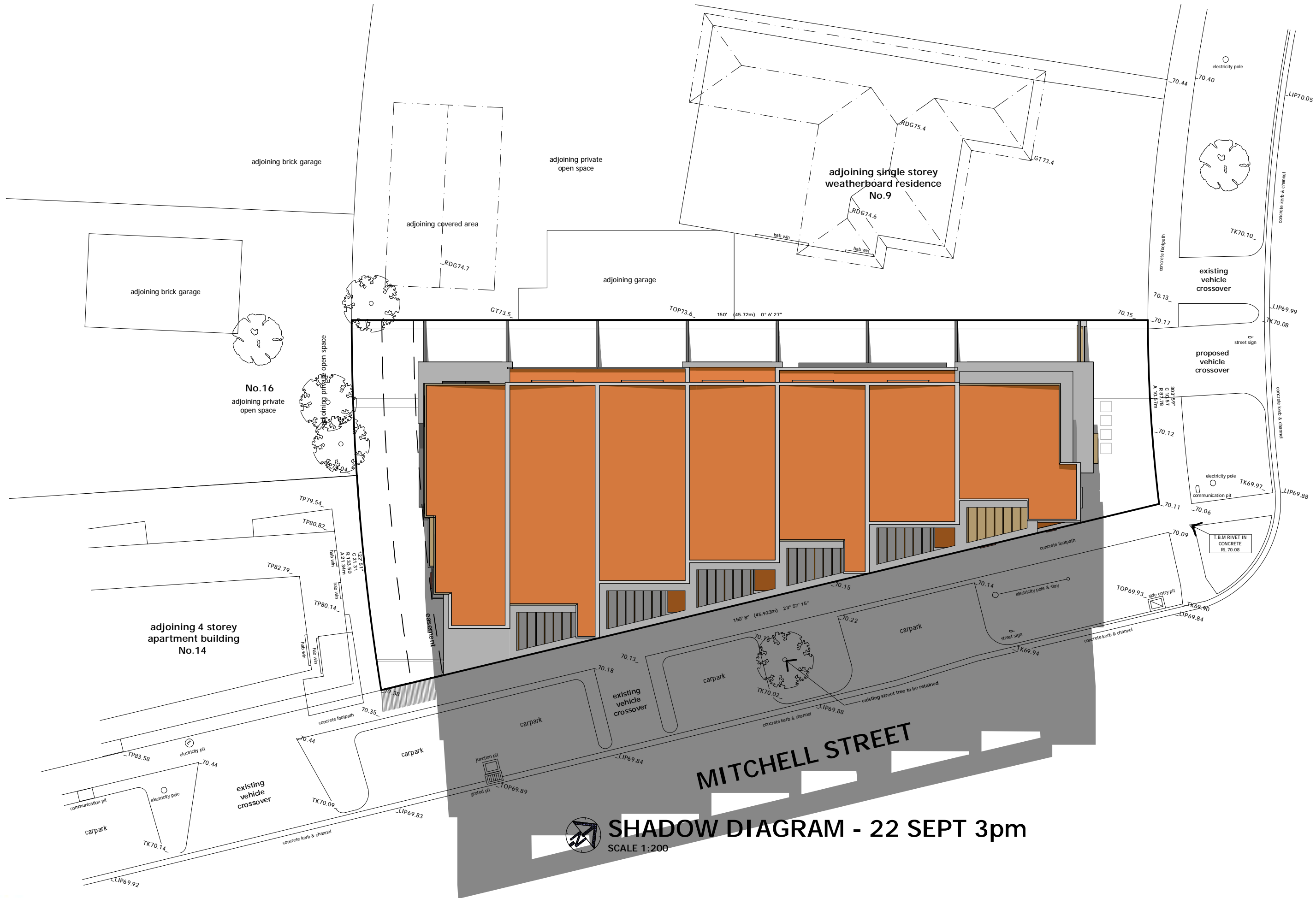
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PLANS
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SHADOW DIAGRAM - 22 SEPT 3pm
SCALE 1:200

WEST ESPLANADE

MITCHELL STREET



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PLANS
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