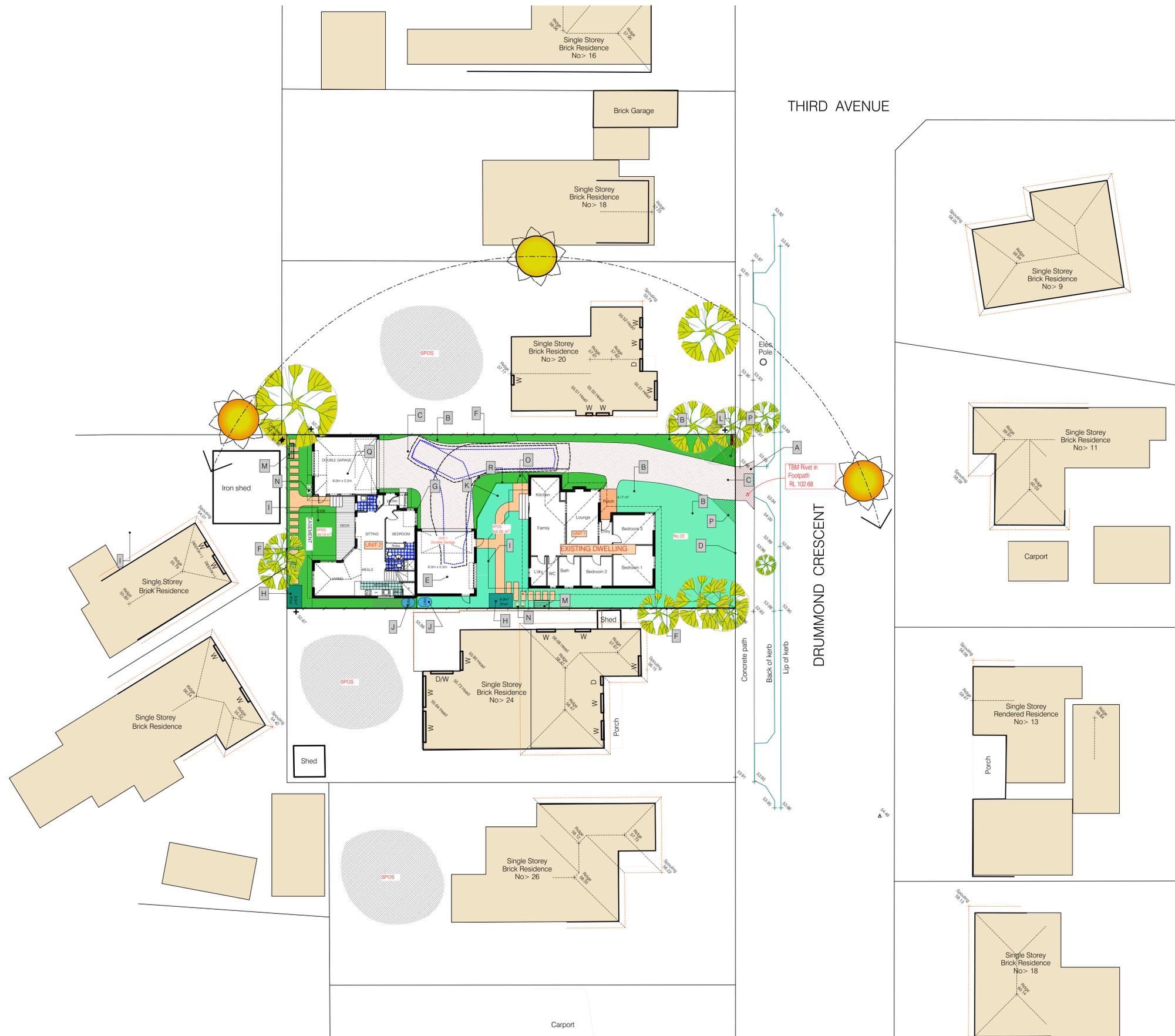




Context



NORTH POINT			
ISSUE			
B	10/02/2014	TOWN PLANNING APPLICATION	
A	06/10/2013	PRELIMINARY	
Drawing Name:			
SITE CONTEXT PLAN			
Project: DUAL OCCUPANCY			
At: No.22 DRUMMOND CRESCENT, ROWVILLE VIC 3178			
11 Redrock Road, Wollert, Victoria 3750 Mobile : 0425349797			
Date:	OCT 2013	Project No:	1387
Scale:	AS INDICATED	Project Status:	PLANNING
Drawn:	M.Cam	Scale:	As indicated at A1 sheet size
Checked:	E. CILIA	Sheet:	TP-01



1:200 DESIGN RESPONSE

DESIGN RESPONSE - 22 DRUMMOND CRESCENT, ROWVILLE	
The subject site is a typical rectangular block in Drummond Crescent Rowville, having an area of ~725m ² . It has an East-West orientation from the front to the rear. Overall the site has a slope in the westerly direction away from the street alignment towards the rear. The design responds to its surroundings with ample landscaping and on site parking. Overlooking and overlook is negated by a low profile design. Both dwellings have a sense of address and ample landscaping to integrate with the typical surroundings. The design has minimal impact on the amenities of the surrounding properties.	
A	Existing crossover remains and will access to new Parking arrangement for existing dwelling & New.
B	Landscaping to garden beds of existing garden will be re planted and rehabilitated so as to maintain integration with the street's vegetation ambience.
C	Driveway conc. paving. Modified to suit new development layout.
D	Removed existing fence. Leave open space with no fence
E	New covered parking for existing dwelling. 5.5m x6.0m double garage
F	Timber paling fence 1.8m high, replace, overhaul as required. Front porch for new dwelling, facing toward street direction, entrance door is clearly visible to give a sense of address. A sensor light is provided at a suitable location above to allow for a secure and safe environment.
G	New Storage shed, to new dwelling and existing shed, 6m ³
H	Secluded private open space for new dwelling is provided 40m ² min, 60m ² min total private open space. North orientation is maintained with integration to internal living space. Min. dimension 5.0m wide.
I	Regulation water tank. 2000m ³
J	Existing timber deck is removed to make room for 40m ² min. Secluded Private Open Space to existing and provides 60m ² min. total private open space. North orientation is maintained with integration to internal living space. Min. dimension 5.0m wide.
K	Regulation size & location Letter boxes & services enclosure each for Existing dwelling and New dwelling
L	Clothesline
M	Rubbish bins, to existing dwelling & New.
N	Lockable Gate for existing dwelling rear access
O	Splayed areas having elements with a max. height of 900mm.
P	Double garage for new dwelling 5.5mx6.0m internal dimensions.
Q	1.8m high colorbond fence to POS

NORTH POINT 

ISSUE		
B	10/02/2014	TOWN PLANNING APPLICATION
A	06/10/2013	PRELIMINARY

Drawing Name: **DESIGN RESPONSE**

Project: **DUAL OCCUPANCY**

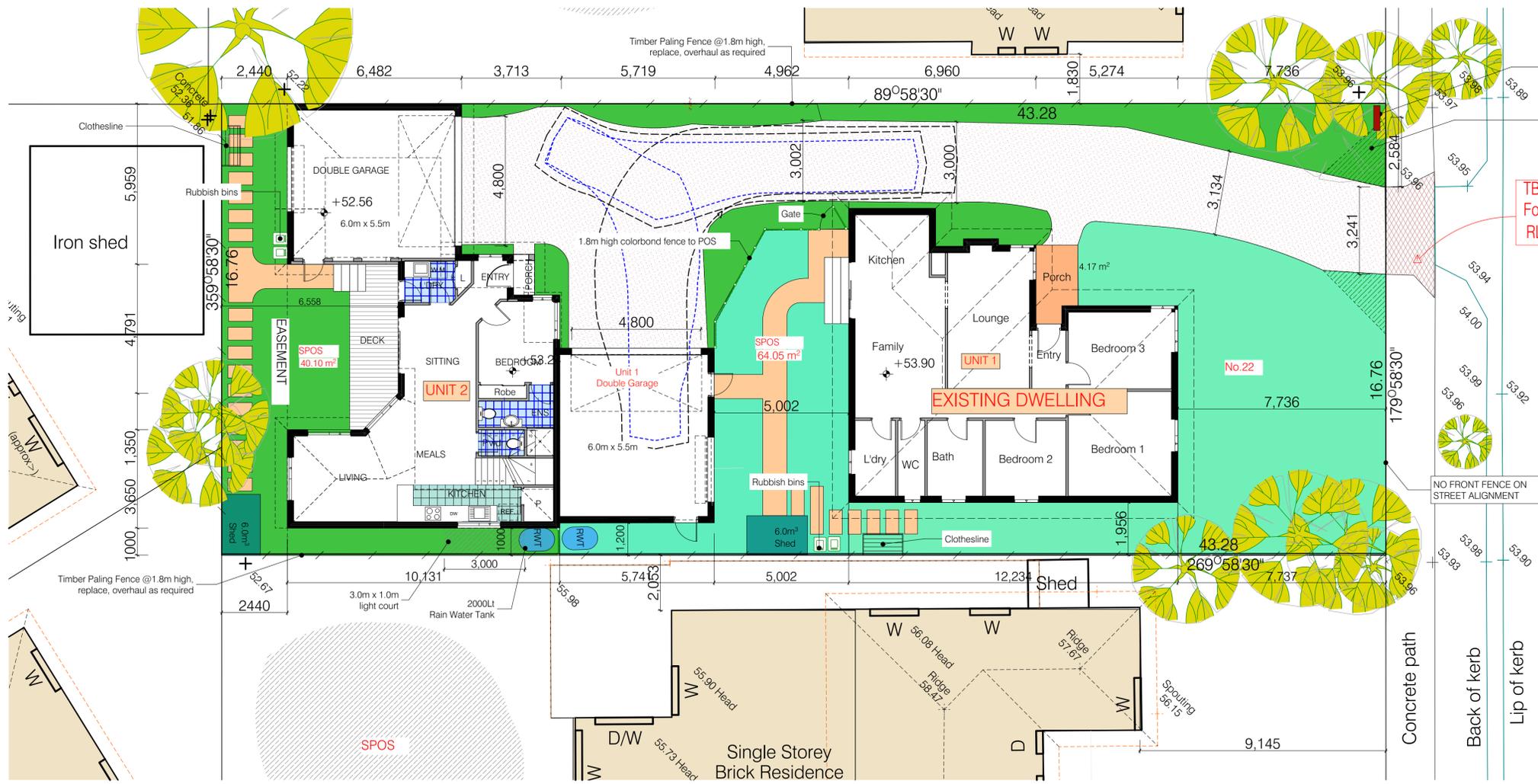
At: No.22 DRUMMOND CRESCENT, ROWVILLE VIC 3178



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Date:	OCT 2013	Project No:	1387
Scale:	AS INDICATED	Project Status:	PLANNING
Drawn:	M.Cam	Scale:	As Indicated at A1 sheet size
Checked:	E. CILIA	Sheet:	TP-02

floor plan



Letter boxes for Unit 1 & Unit 2

All structures (including fences, Letterboxes and landscaping) shall be constructed to a maximum height of 900mm. Utilities (meter boxes) should be located clear of the played area.

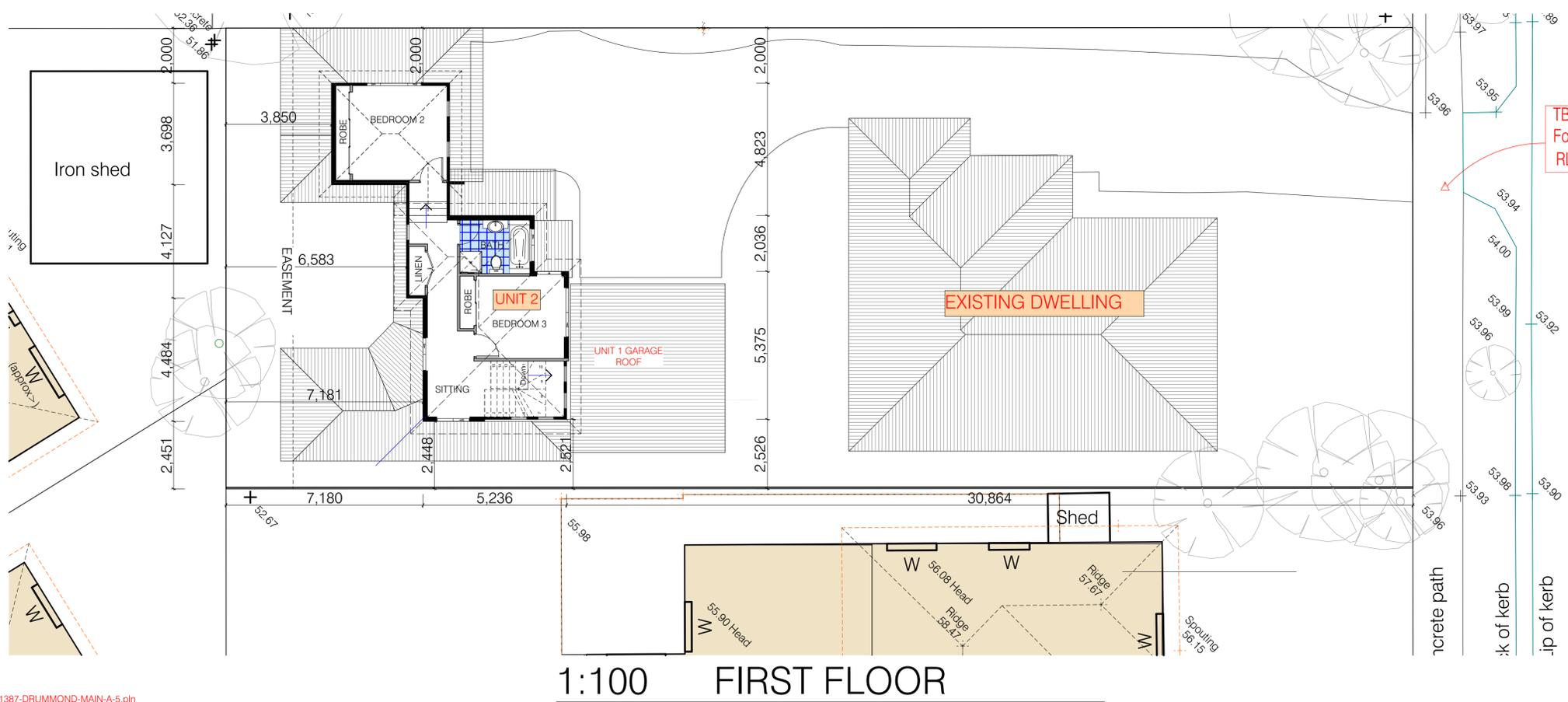
TBM Rivet in Footpath RL 102.68

NO FRONT FENCE ON STREET ALIGNMENT

Concrete path
Back of kerb
Lip of kerb

DRUMMOND CRESCENT

1387- DEVELOPMENT		
AREA ANALYSIS		
	UNIT 1	UNIT 2
SITE AREA:	814.89 m ²	
COVERAGE:	40%	
PERMEABILITY:	39%	
TOTAL POS (Secluded space):	299.43 m ²	74.08 m ²
GROUND FLOOR:	53.24 m ²	40.08 m ²
FIRST FLOOR:	105.72 m ²	127.13 m ²
GARAGE:	m ²	m ²
VERANDAH/PORCH:	35.55 m ²	23.77 m ²
TOTAL BUILD AREA:	6.85 m ²	3.86 m ²
	174.4 m ²	154.76 m ²
	18.8 Sq's	16.6 Sq's



TBM Rivet in Footpath RL 102.68

Concrete path
Back of kerb
Lip of kerb

DRUMMOND CRESCENT

NORTH POINT

ISSUE

B	10/02/2014	TOWN PLANNING APPLICATION
A	06/10/2013	PRELIMINARY

Drawing Name: **FLOOR PLAN**

Project: **DUAL OCCUPANCY**

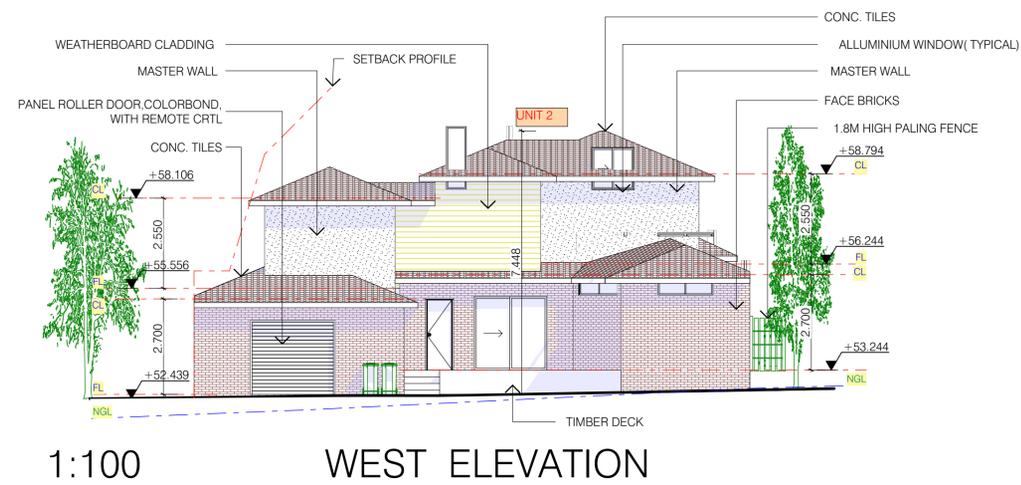
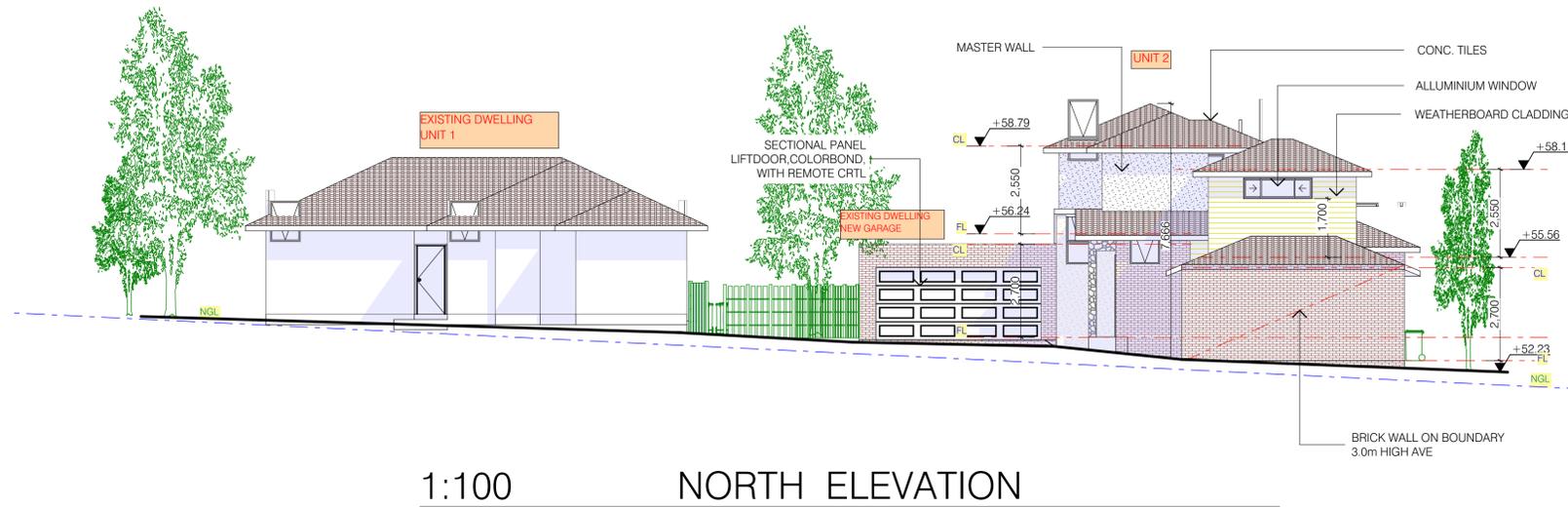
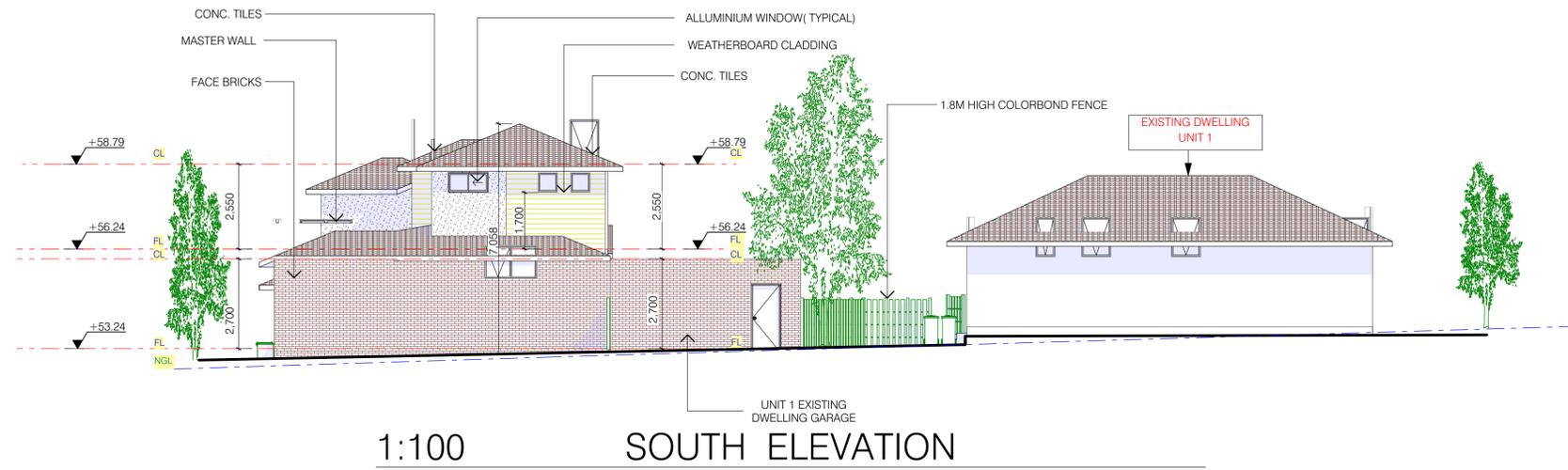
At: No.22 DRUMMOND CRESCENT, ROWVILLE VIC 3178

MCAM BUILDING DESIGN

11 Redrock Road, Wollert, Victoria 3750
Mobile : 0425349797

Date: OCT 2013
Scale: AS INDICATED
Drawn: M.Cam
Checked: E. CLIA

Project No: **1387**
Project Status: **PLANNING**
Scale: As indicated at A1 sheet size
Sheet No: **TP-03**



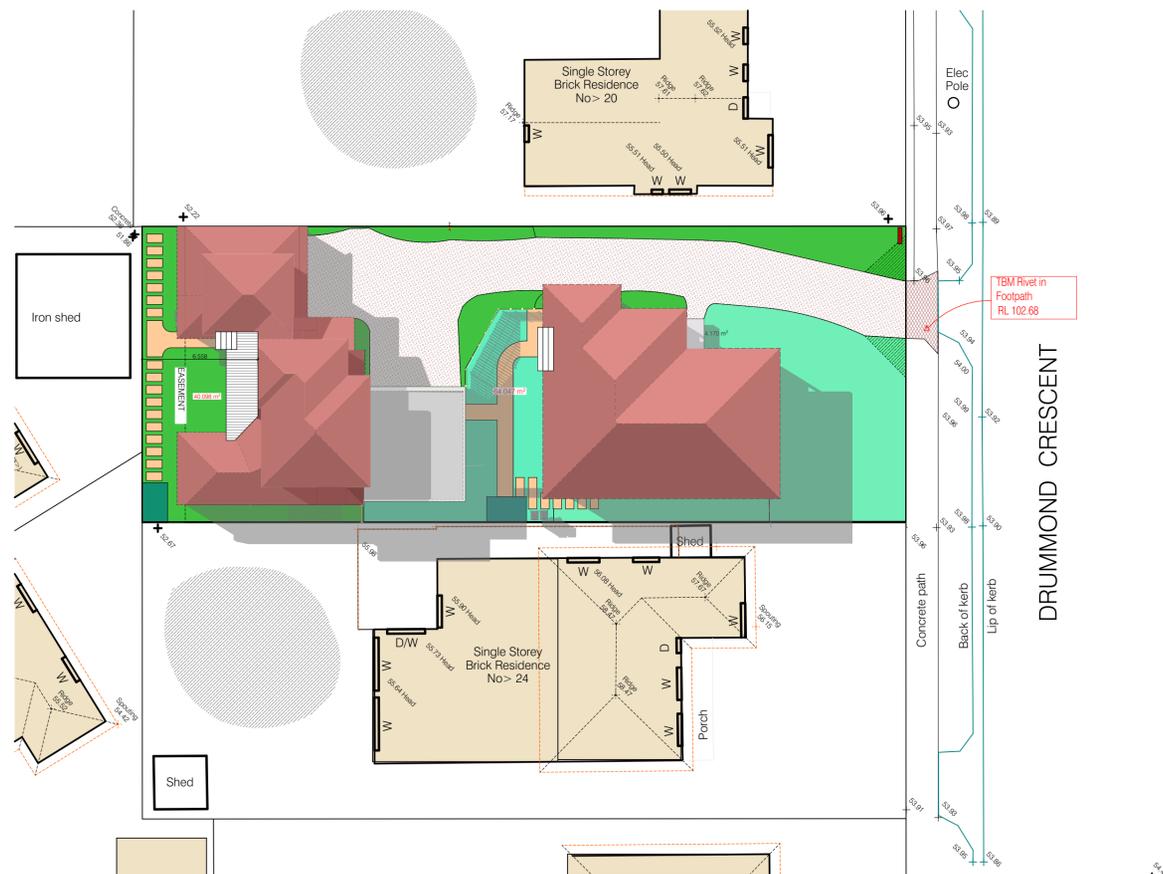
NORTH POINT		
ISSUE		
B	10/02/2014	TOWN PLANNING APPLICATION
A	06/10/2013	PRELIMINARY
Drawing Name:		
ELEVATIONS		
Project: DUAL OCCUPANCY		
At: No.22 DRUMMOND CRESCENT, ROWVILLE VIC 3178		
		
11 Redrock Road, Wollert, Victoria 3750 Mobile : 0425349797		
Date:	Project No:	1387
OCT 2013		
Scale:	Project Status:	PLANNING
AS INDICATED		
Drawn:	Scale:	TP-04
M.Cam	As indicated at A1 sheet	
Checked:	Scale:	
E. CILIA	82%	



SHADOWS 9AM-22 SEPT



SHADOWS 12PM-22-SEPT



SHADOWS 3PM-22-SEPT

NORTH POINT		N
ISSUE		
B	10/02/2014	TOWN PLANNING APPLICATION
A	06/10/2013	PRELIMINARY
Drawing Name:		
SHADOW DIAGRAMS		
Project:		
DUAL OCCUPANCY		
At: No.22 DRUMMOND CRESCENT, ROWVILLE VIC 3178		
11 Redrock Road, Wollert, Victoria 3750 Mobile : 0425349797		
Date:	OCT 2013	Project No: 1387
Scale:	AS INDICATED	Project Status: PLANNING
Drawn:	M.Cam	Scale: As indicated at A1 sheet size
Checked:	E. CILIA	TP-05

