

- TPO1

TPO2

TPO3

TPO4

TPO5

TPO6

TPO7

TPO8

TPO9
- TITLE & STREET-SCAPE ELEVATION

NEIGHBOURHOOD & SITE DESCRIPTION PLAN

DESIGN RESPONSE PLAN

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED ROOF PLAN

PROPOSED GARDEN AREA PLAN

PROPOSED ELEVATIONS

SHADOW DIAGRAMS

PROPOSED DEVELOPMENT

for CARTER GRANGE

No. 12 SERVICE STREET CAULFIELD NORTH

TOWN PLANNING DOCUMENTATION



STREETSCAPE ELEVATIONS

1:100

EXTERNAL COLOURS & FINISHES SCHEDULE

UNIT 1 + 2

A

ROOF TILES - MONIER - BARRAMUNDI or similar

B

RENDER 1 - COLORBOND BASALT or similar

C

RENDER 2 - COLORBOND - SHALE GREY or similar

D

CLADDING - COLORBOND - SHALE GREY or similar

E

CLADDING - COLORBOND - BASALT or similar

WINDOWS COLOUR - BLACK

FASCIA & GUTTER - COLORBOND - MONUMENT

DOWNPIPE - COLORBOND BASALT + SHALE GREY or similar

GARAGE DOOR - SLIMLINE WOODGRAIN MONUMENT

Job:

Proposed townhouse development

Client:

CARTER GRANGE HOMES

Address:

12 SERVICE STREET, CAULFIELD NORTH

Drawing:

COVER PAGE & STREETSCAPE ELEVATIONS

Date:

AUG 2022

Scale:

1:100 @ A1 - 1:200 @ A3

Job no.

22-035

Drawn by:

GK

Sheet

01 of 09

Issue no.

TP - 11G

No.

ISSUE/AMENDMENT

DATE

TP-11d

TREE MANAGEMENT UPDATES

18.11.2023

TP-11e

TREE MANAGEMENT UPDATES

05.12.2023

TP-11f

AC POSITIONING

19.01.2025

TP-011 G

MODULAR WALL

18.02.2025

TP-09

GROUND FLOOR CHANGES

25.01.2023

TP-10

DESIGN UPDATES

31.01.2023

TP-11A

VCAT HEARING UPDATES

07.09.2023

TP-11B

AC UNIT MOVED

19.09.2023

TP-11C

TREE MANAGEMENT UPDATES

02.10.2023

LEVEL 1 232 BOUNDARY ROAD
BRAESIDE VIC 3195
PH : 9553 4000
JAMES ROBERTS
DP-AD-14115
GARRY KEOGH
DP-AD-12316

Roke

DESIGN STUDIOS

REGISTERED

Building Practitioner

bday

Building Designers
Association Victoria

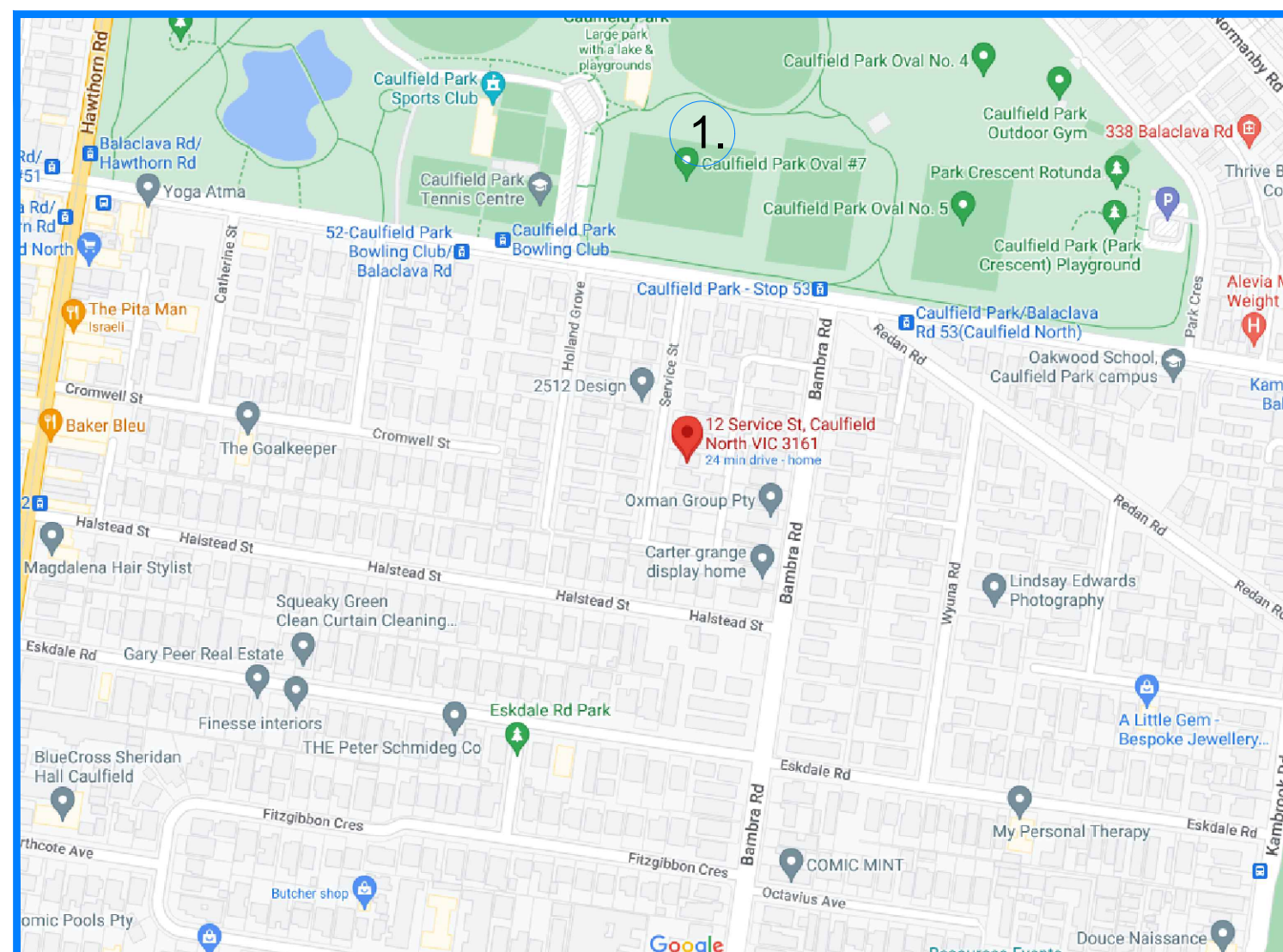
OPPORTUNITIES

1. THE SITE IS WITHIN CLOSE PROXIMITY TO A NUMBER OF PUBLIC OPEN SPACE RESERVES WITH SPORTING FACILITIES EDUCATIONAL INSTITUTES AND SHOPPING CENTRES.
2. THE EXISTING SITE HAS AN OLD SINGLE STOREY BRICK & WEATHERBOARD RESIDENCE IN GOOD CONDITION.
3. THE SUBJECT SITE HAS FENCING ALONG THE NORTH , EAST AND SOUTH BOUNDARIES IN FAIR CONDITION.
4. THE SITE IS WITHIN CLOSE ACCESS TO MAJOR ARTERIAL ROUTES AND PUBLIC TRANSPORT.
5. SITE HAS AN AREA OF 722.00m2 WHICH PROVIDES OPPORTUNITY FOR DEVELOPMENTS
6. EXISTING TREES ARE NOT SIGNIFICANT
7. THERE IS A MIXTURE ARCHITECTURAL STYLES AND VISUAL BULK TO STREET-SCAPE IN DOUBLE STOREY DWELLINGS WITH HIGH AND LOW FRONT FENCES SOLID AND OPEN IN STYLE

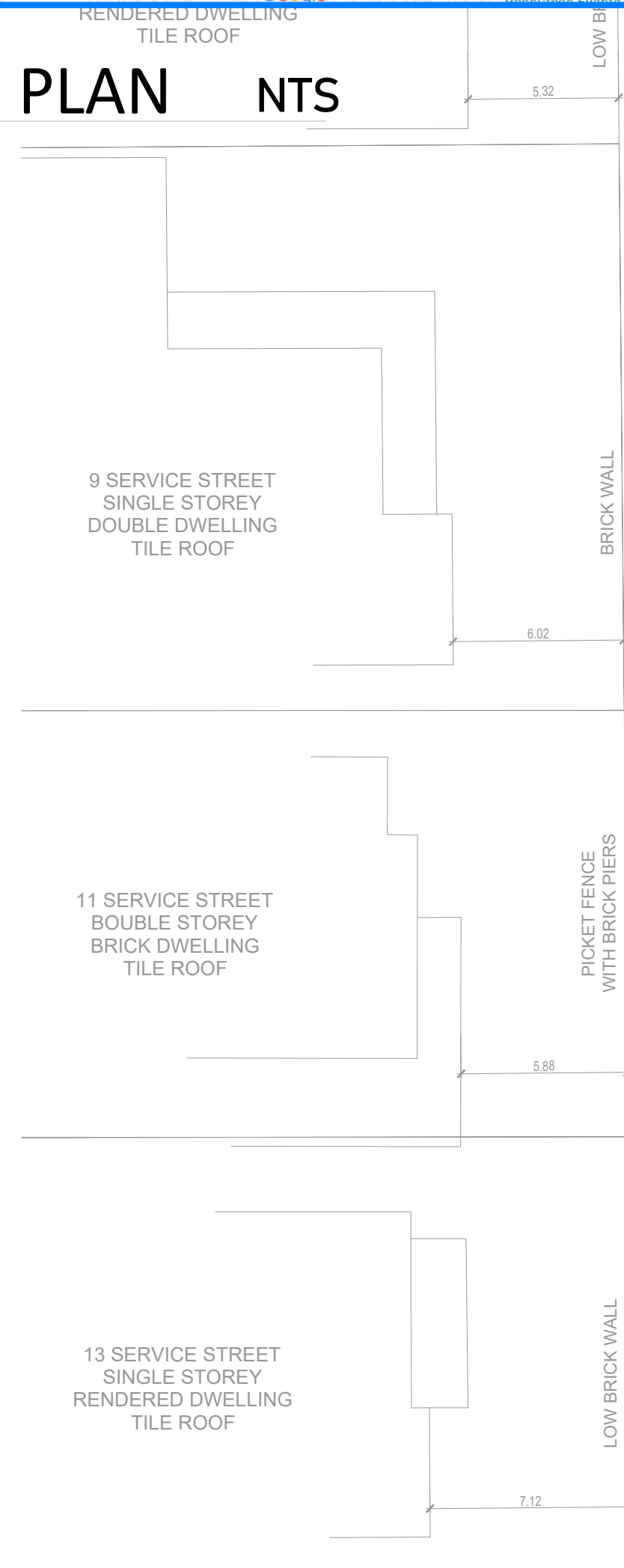
CONSTRAINTS

THE ADJOINING HABITABLE ROOM WINDOWS AND SECLUDED PRIVATE OPEN SPACES NEED TO BE PROTECTED FROM OVERLOOKING AND OVERSHADOWING.

Job:	Proposed townhouse development		
Client:	CARTER GRANGE HOMES		
Address:	12 SERVICE STREET, CAULFIELD NORTH		
Drawing:	NEIGHBOURHOOD AND SITE DESCRIPTION PLAN		
Date:	AUG 2022		
Scale:	1:100 @ A1 - 1:200 @ A3		
Job no.	22-035		
Drawn by:	GK		
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Issue no.	TP - 11G		
No.	ISSUE/AMENDMENT	DATE	
TP-11d	TREE MANAGEMENT UPDATES	16.11.2023	
TP-11e	TREE MANAGEMENT UPDATES	05.12.2023	
TP-11f	AC POSITIONING	16.01.2025	
TP-011g	MODULAR WALL	16.02.2025	
TP-09	GROUND FLOOR CHANGES	25.01.2023	
TP-10	DESIGN UPDATES	31.01.2023	
TP-11A	VCAT HEARING UPDATES	07.09.2023	
TP-11B	AC UNIT MOVED	19.09.2023	
TP-11C	TREE MANAGEMENT UPDATES	02.10.2023	
LEVEL 1 232 BOUNDARY ROAD BRAESIDE VIC. 3195 PH : 9553 4000 JAMES ROBERTS DP/AD: 1415 GARRY KEDDH DP/AD: 20218			

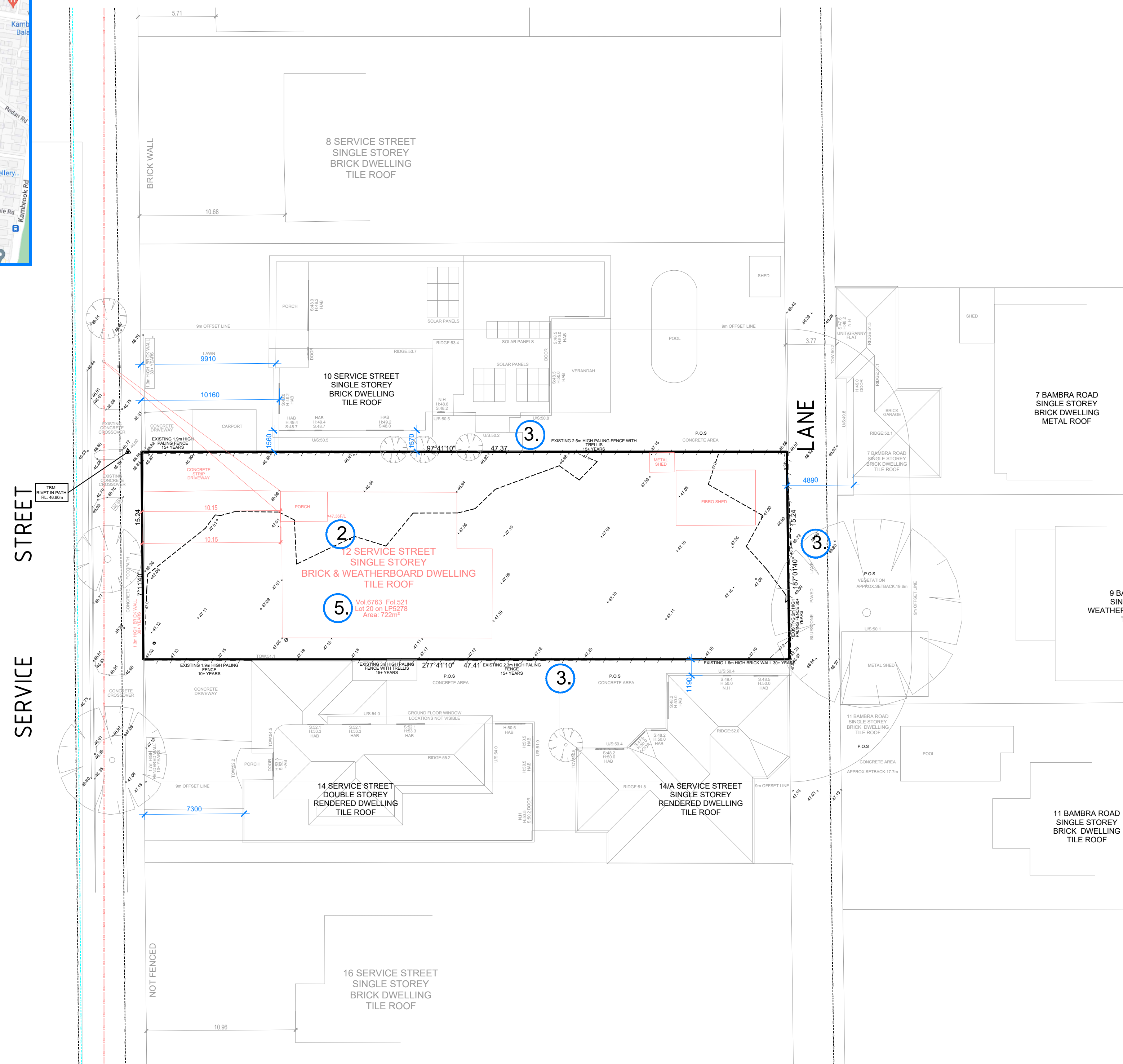


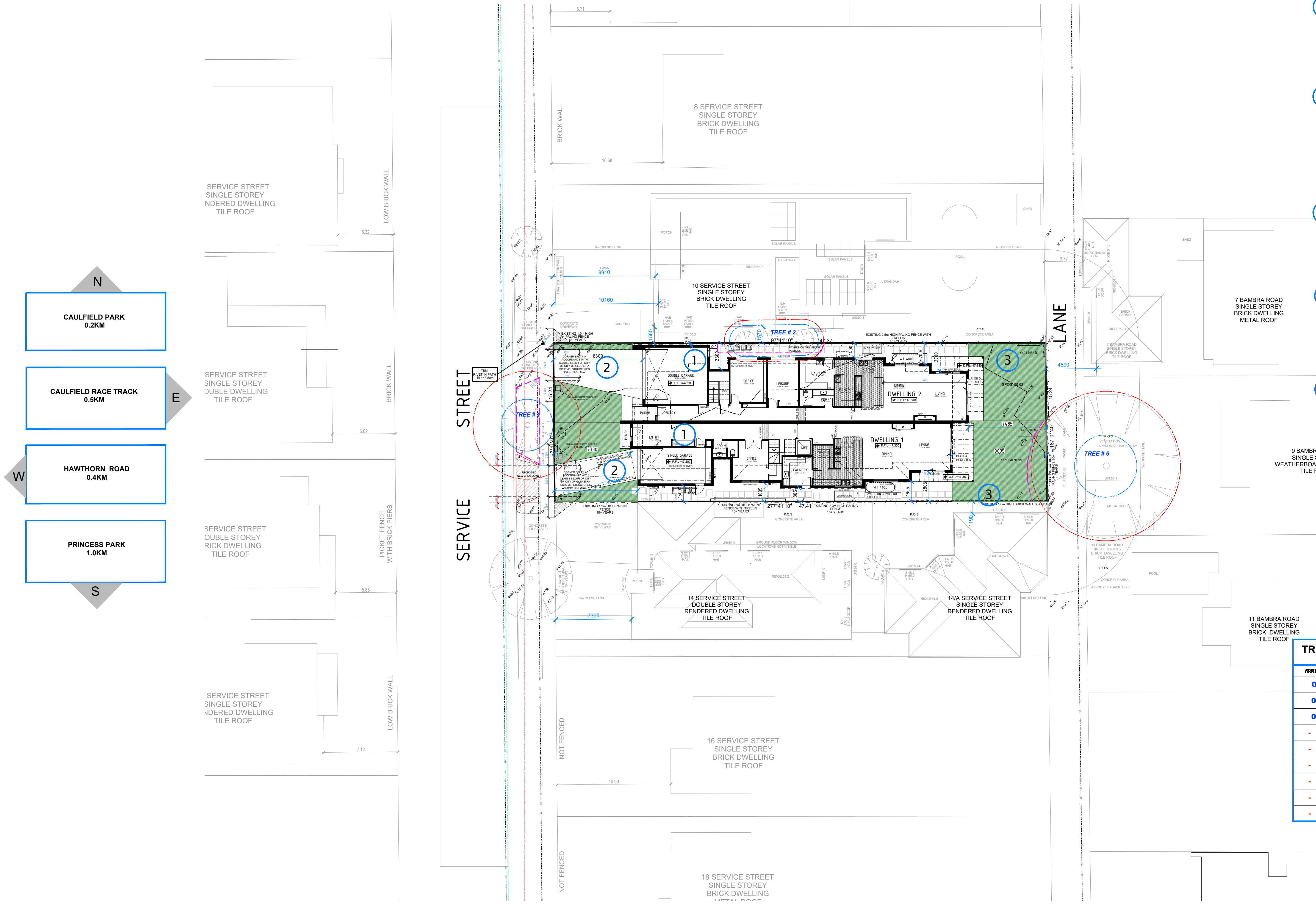
LOCATION PLAN



NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

1:100





car parking

- 1 BOTH DWELLINGS HAVE BEEN PROVIDED WITH DOUBLE LOCK UP GARAGES ACCESSED VIA DRIVEWAYS WITH INTERNAL SECURITY ENTRANCES, WITH ONE EXISTING CONCRETE CROSSOVER AND PROPOSED CONC. CROSSOVER.

street setbacks

- 2 THE PROPOSED MINIMUM SETBACK TO DWELLING 1 IS 7.330m WITH 8.000m SETBACK TO THE GARAGE. THE MINIMUM SIDE SETBACK TO DWELLING 1 IS 1.50m. THE PROPOSED MINIMUM SETBACK TO DWELLING 2 IS 8.600m WITH 8.600m SETBACK TO THE GARAGE. THE MINIMUM SIDE SETBACK TO DWELLING 2 BEING 0.200M.

private open space

- 3 BOTH DWELLINGS HAVE BEEN PROVIDED WITH EAST FACING SECLUDED PRIVATE OPEN SPACE AREAS, TO THE REAR OF THE DWELLINGS

fencing

- 4 EXISTING SIDE AND REAR TIMBER FENCES TO BE RETAINED, EXISTING ADJOINING WALLS ON THE BOUNDARY & TIMBER PALING FENCE WILL PROVIDE PROTECTION TO THE S.P.O.S AREAS TO PREVENT OVERLOOKING INTO ADJOINING S.P.O.S

design

- 5 THE DOUBLE STOREY OF DWELLING 1 AND 2, IS IN KEEPING WITH A NUMBER OF HOUSES IN THE IMMEDIATE AREA WITH PITCHED ROOFS AND EAVES, MATERIALS INCLUDING FACE BRICKWORK, RENDER FINISHES AND FEATURE ENTRANCE PORCHES

LEGEND

TREE PROTECTION ZONE

STRUCTURAL ROOT ZONE

TEMP. PROTECTION FENCE

GROUND PROTECTION AREA

REMOVED TREE

TREE DATA	
TREE #	TPZ SRZ
01	COUNCIL TREE TPZ=5.2M SRZ = 2.5M
03	NEIGHBOUR TREE TPZ=2.0 SRZ=1.5
07	NEIGHBOUR TREE TPZ=7.2 SRZ=3.0
-	
-	
-	
-	
-	
-	

Job:	Proposed townhouse development		
Client:	CARTER GRANGE HOMES		
Address:	12 SERVICE STREET, CAULFIELD NORTH		
Drawing:	DESIGN RESPONSE PLAN		
Date:	AUG 2022		
Scale:	1:100 @ A1 - 1:200 @ A3		
Job no.	22-035		
Drawn by:	GK		
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LEVEL 1 232 BOUNDARY ROAD
BRAESIDE VIC. 3195
PH : 9653 4000
JAMES ROBERTS
DP-AD-1415
GARRY ACOGH
DP-AD-12116

Roke

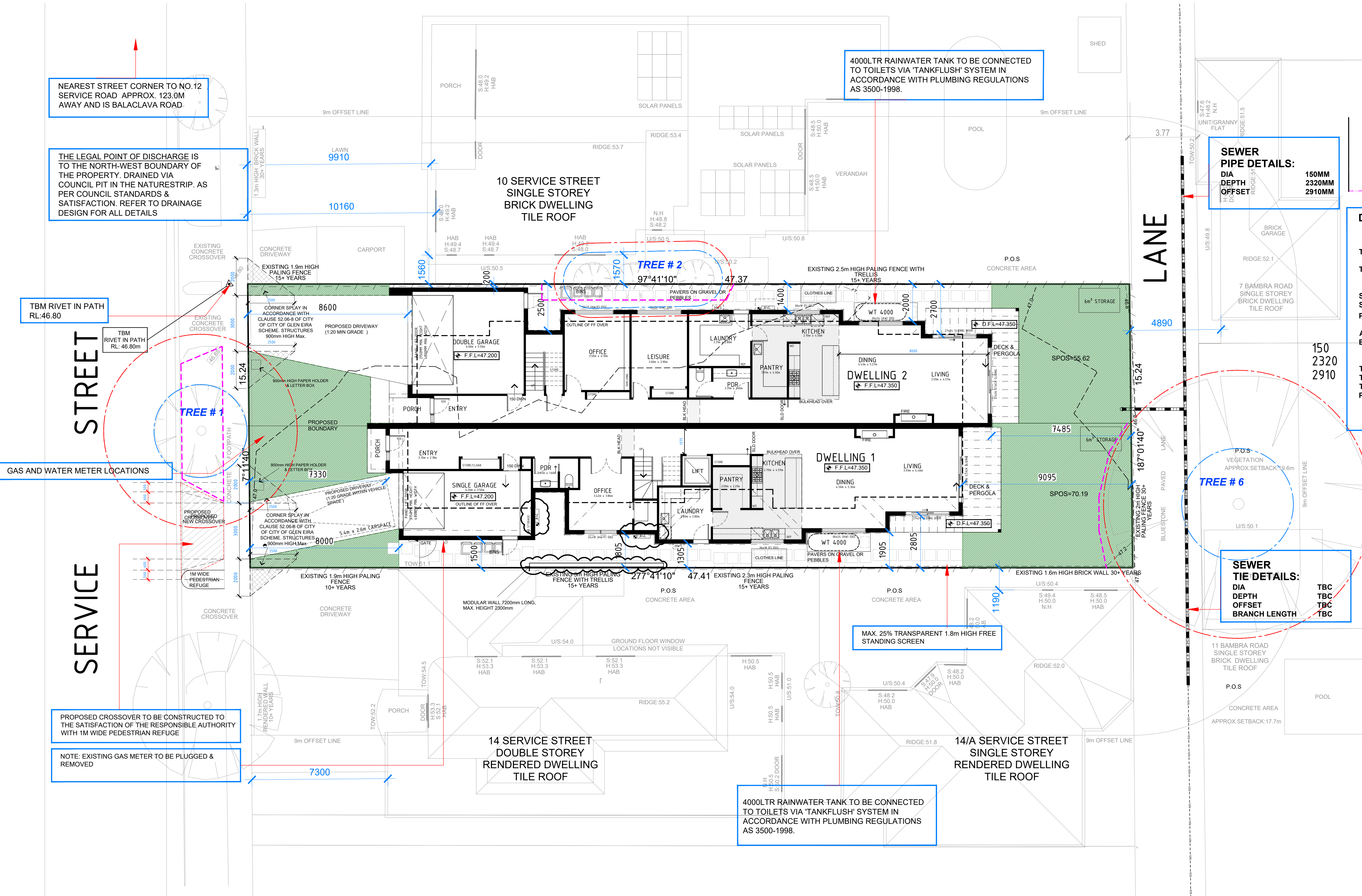
DESIGN STUDIOS

REGISTERED

Building Practitioner

bday

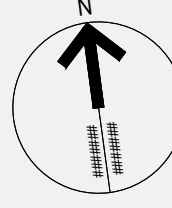
Building Designers
Association of Victoria



DWELLING 1:		DWELLING 2:	
15.943	16.99	15.64	16.80
120.25	12.94	157.64	16.97
269.68	29.03	313.68	33.77
25.93	2.99	26.48	2.93
0.00	0.00	0.00	0.00
2.38	0.26	3.45	0.37
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
298.89	32.17	353.61	38.06

DEVELOPMENT SUMMARY:	
TOTAL SITE AREA:	722.23m ²
TOTAL BUILT OVER AREA:	375.53m ²
	51.99%
S.P.O.S. DWELLING 1	70.19m ²
S.P.O.S. DWELLING 2	55.62m ²
PERMEABILITY PERCENTAGES:	
APPROX. CONCRETE AREA:	57.80m ²
BUILDING FOOTPRINT:	375.53m ²
TOTAL IMPERMEABLE AREA:	433.33m ²
TOTAL PERMEABLE AREA:	288.90m ²
TOTAL SITE AREA:	722.23m ²
PERMEABLE PERCENTAGE	40.00%

TREE DATA	
TREE #	TPZ SRZ
01	COUNCIL TREE TPZ=5.2M SRZ=2.5M
02	NEIGHBOUR TREE TPZ=2.0 SRZ=1.5
06	NEIGHBOUR TREE TPZ=7.2 SRZ=3.0

Job:	Proposed townhouse development		
Client:	CARTER GRANGE HOMES		
Address:	12 SERVICE STREET, CAULFIELD NORTH		
Drawing:	PROPOSED GROUND FLOOR PLAN		
Date:	AUG 2022		
Scale:	1:100 @ A1 - 1:200 @ A3		
Job no.	22-035		
Drawn by:	GK		
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TP-011 G	MODULAR WALL		18.02.2025
TP-09	GROUND FLOOR CHANGES		25.01.2023
TP-10	DESIGN UPDATES		31.01.2023
TP-11A	VCAT HEARING UPDATES		07.09.2023
TP-11B	AC UNIT MOVED		19.09.2023
TP-11C	TREE MANAGEMENT UPDATES		02.10.2023

GROUND FLOOR PLAN 1:100

LEGEND

TREE PROTECTION ZONE

STRUCTURAL ROOT ZONE

TEMP. PROTECTION FENCE

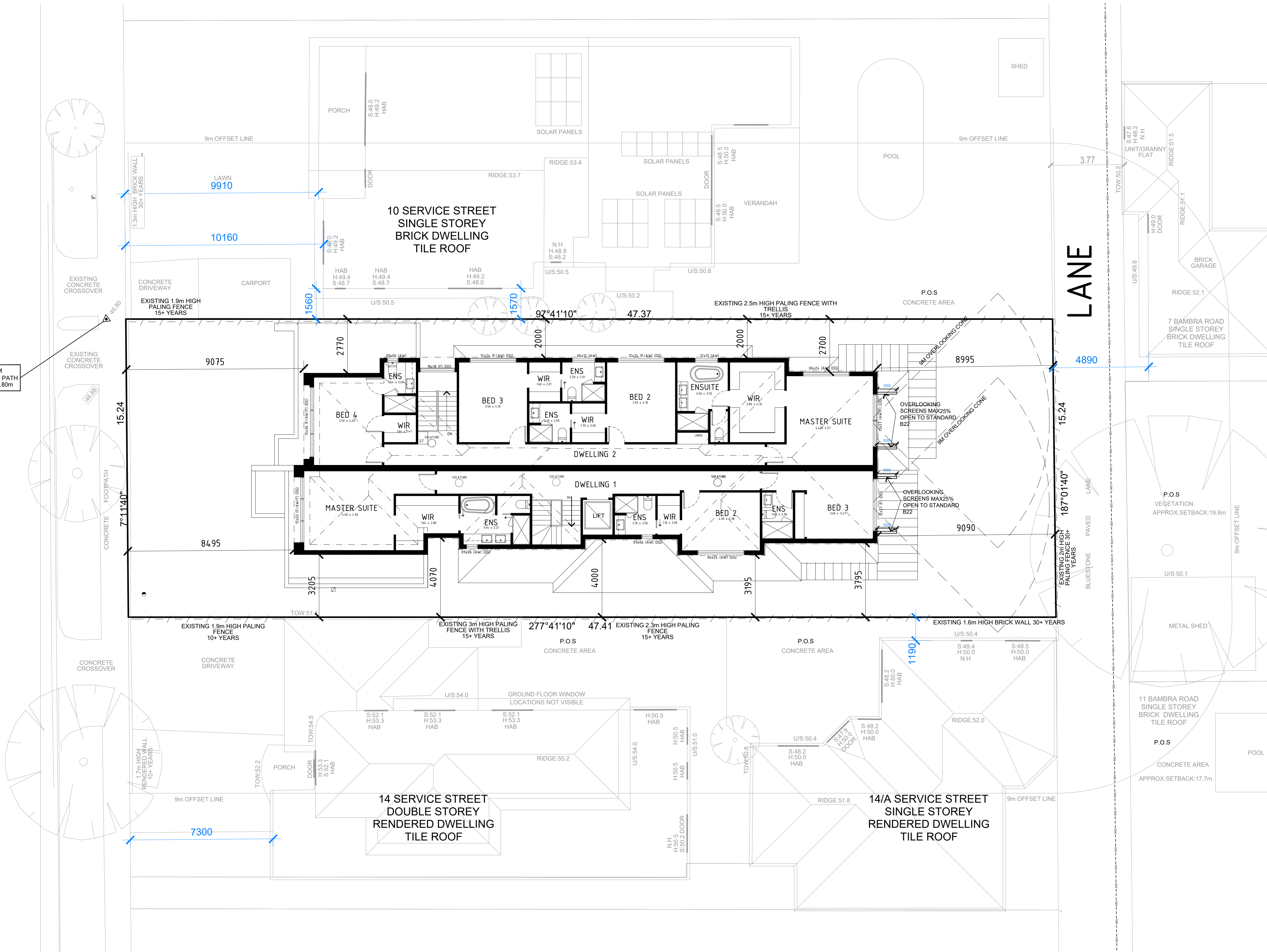
GROUND PROTECTION AREA

REMOVED TREE

SERVICE STREET

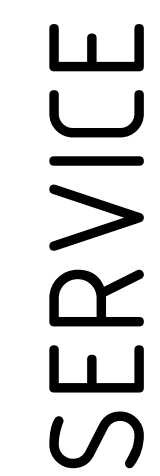
FIRST FLOOR PLAN

1:100

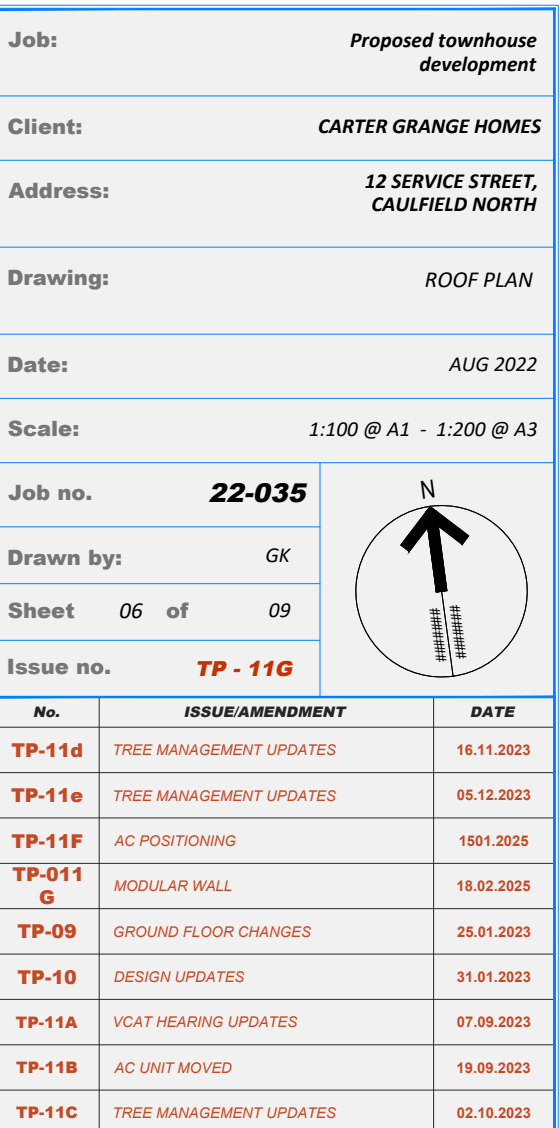


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Address:	12 SERVICE STREET, CAULFIELD NORTH	
Drawing:	PROPOSED FIRST FLOOR PLAN	
Date:	AUG 2022	
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ROKÉ
DESIGN STUDIOS

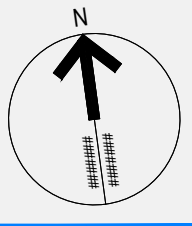
GARRY KEOGH
GP-460-29218

SERVICE STREET

GARDEN AREA PLAN

1:100

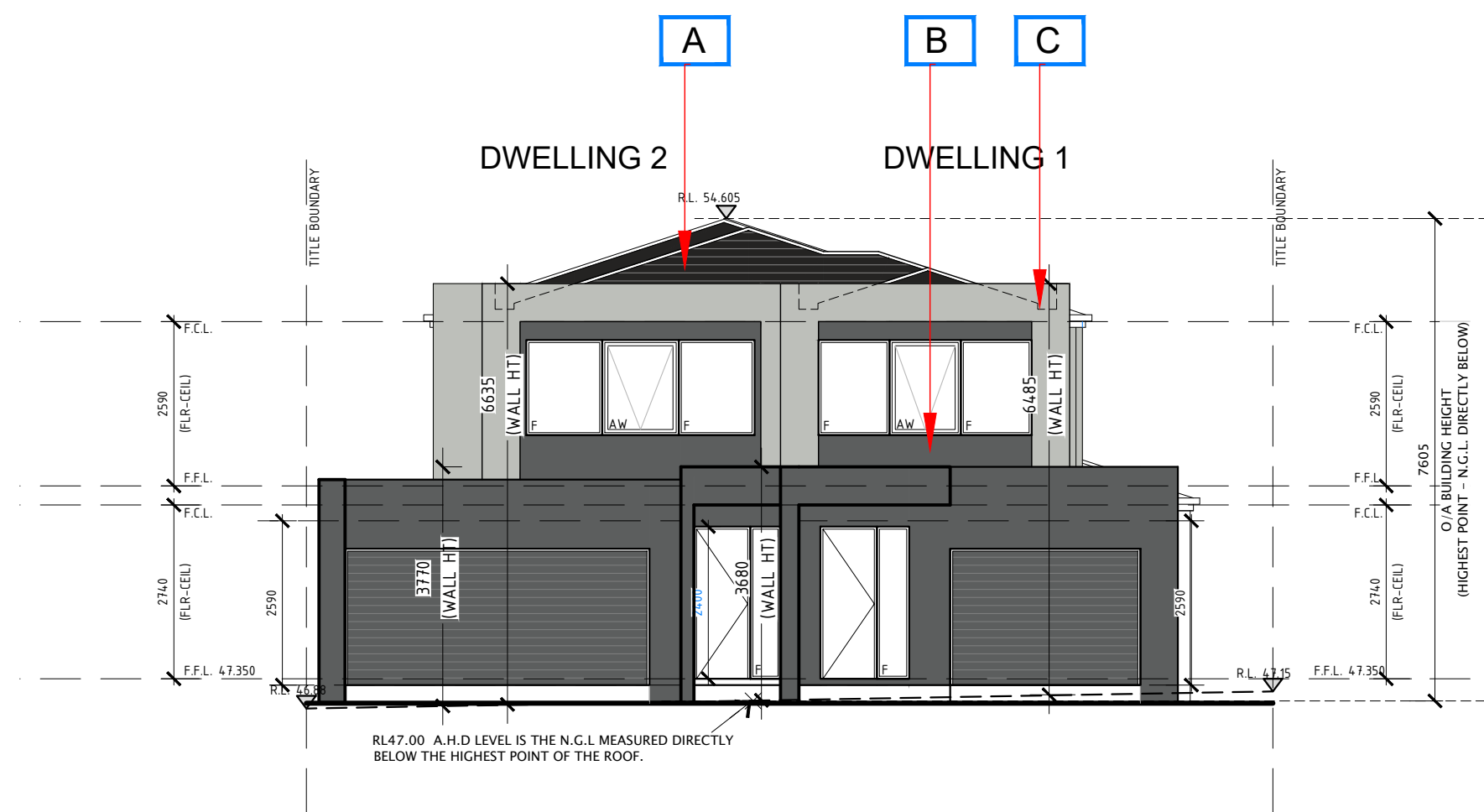
GARDEN AREA: 280.73m² = 38.86% (REQ. 35%)

Job:	Proposed townhouse development	
Client:	CARTER GRANGE HOMES	
Address:	12 SERVICE STREET, CAULFIELD NORTH	
Drawing:	GARDEN AREA CALCULATION PLAN	
Date:	AUG 2022	
Scale:	1:100 @ A1 - 1:200 @ A3	
Job no.	22-035	
Drawn by:	GK	
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TP-11d	TREE MANAGEMENT UPDATES	16.11.2023
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TP-011G	MODULAR WALL	18.02.2025
TP-09	GROUND FLOOR CHANGES	28.01.2023
TP-10	DESIGN UPDATES	31.01.2023
TP-11A	VCAT HEARING UPDATES	07.09.2023
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TP-11C	TREE MANAGEMENT UPDATES	02.10.2023

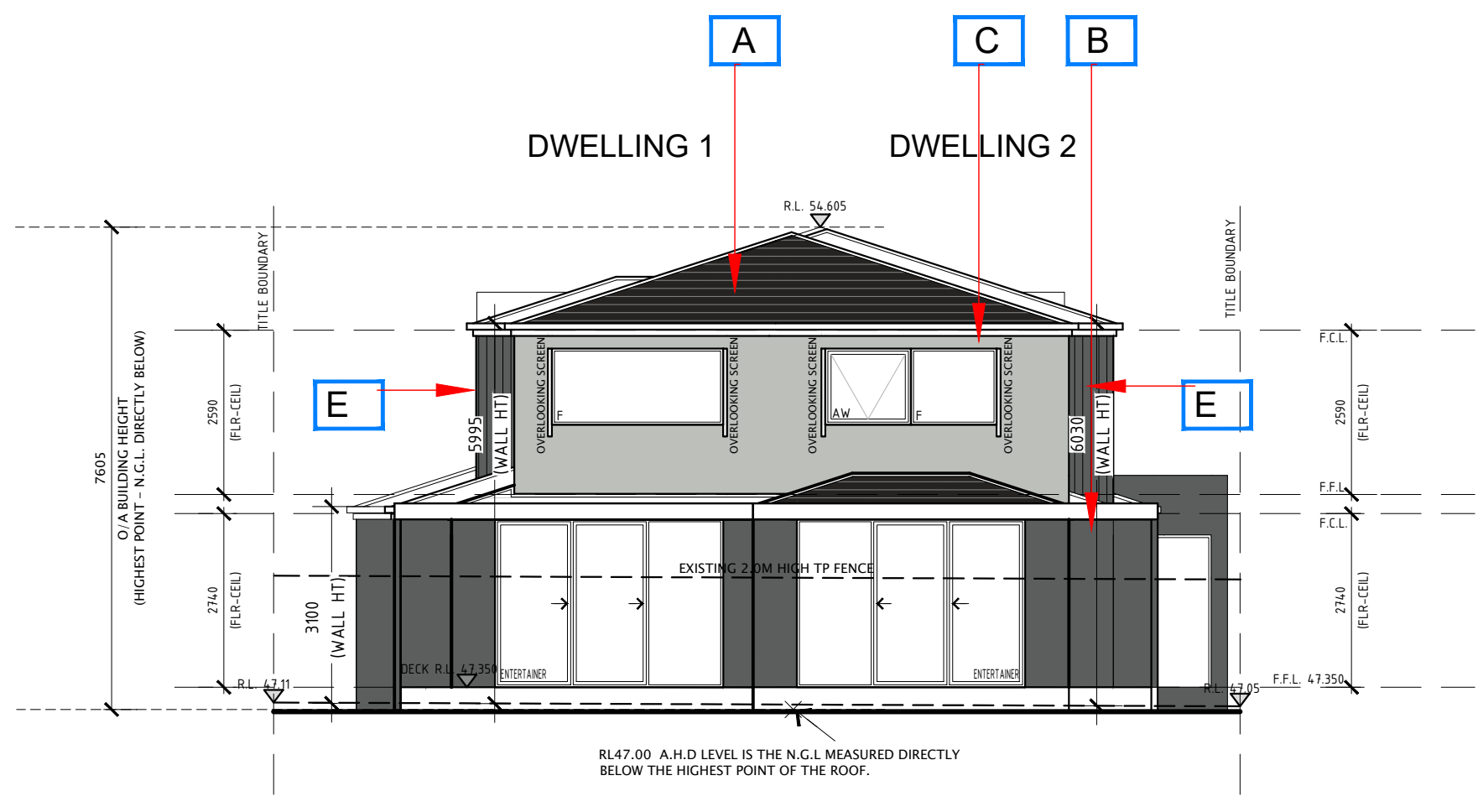
LEVEL 1 232 BOUNDARY ROAD
BRASSIE VIC 3195
PH : 9553 4000

JAMES ROBERTS
DP-AD-1415

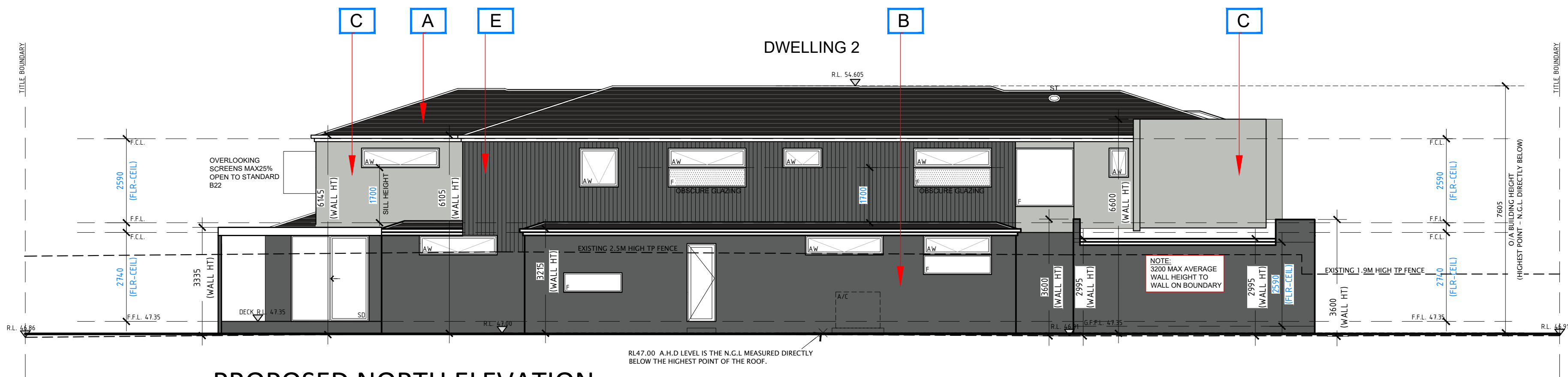
GARRY KEOGH
DP-AD-0216



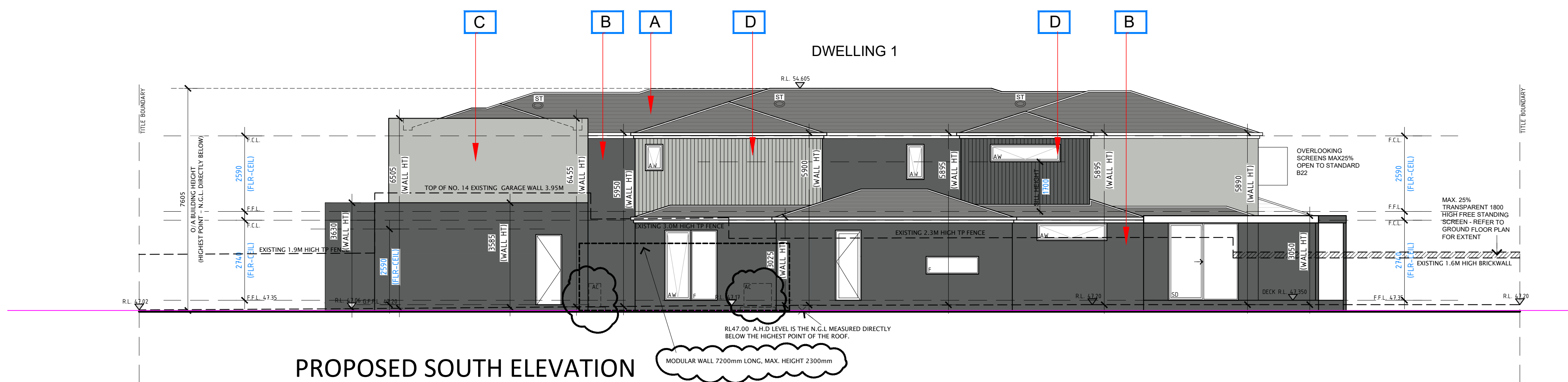
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

ELEVATIONS

1:100

EXTERNAL COLOURS & FINISHES SCHEDULE
UNIT 1 + 2

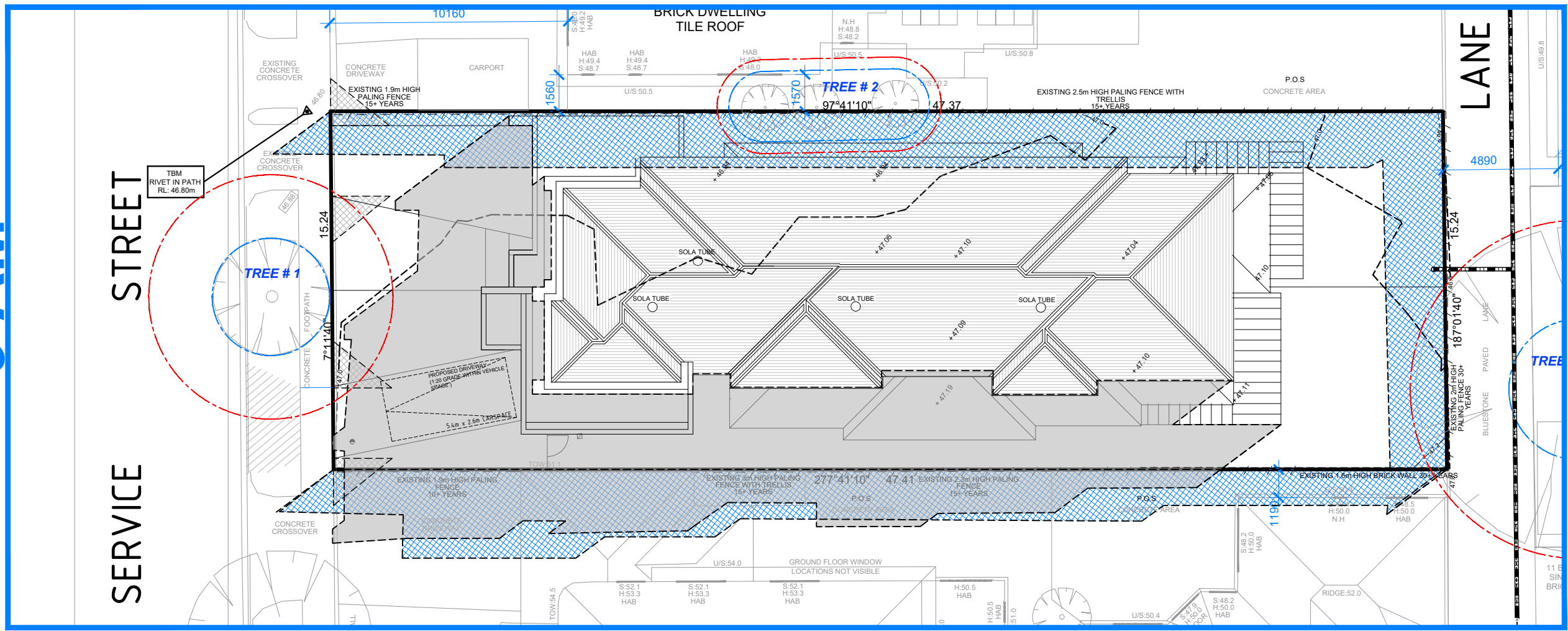
- A** ROOF TILES - MONIER - BARRAMUNDI or similar
 - B** RENDER 1 - COLORBOND BASALT or similar
 - C** RENDER 2 - COLORBOND - SHALE GREY or similar
 - D** CLADDING - COLORBOND - SHALE GREY or similar
 - E** CLADDING - COLORBOND - BASALT or similar
- WINDOWS COLOUR - BLACK
- FASCIA & GUTTER - COLORBOND - MONUMENT
- DOWNPIPE - COLORBOND BASALT + SHALE GREY or similar
- GARAGE DOOR - SLIMLINE WOODGRAIN MONUMENT

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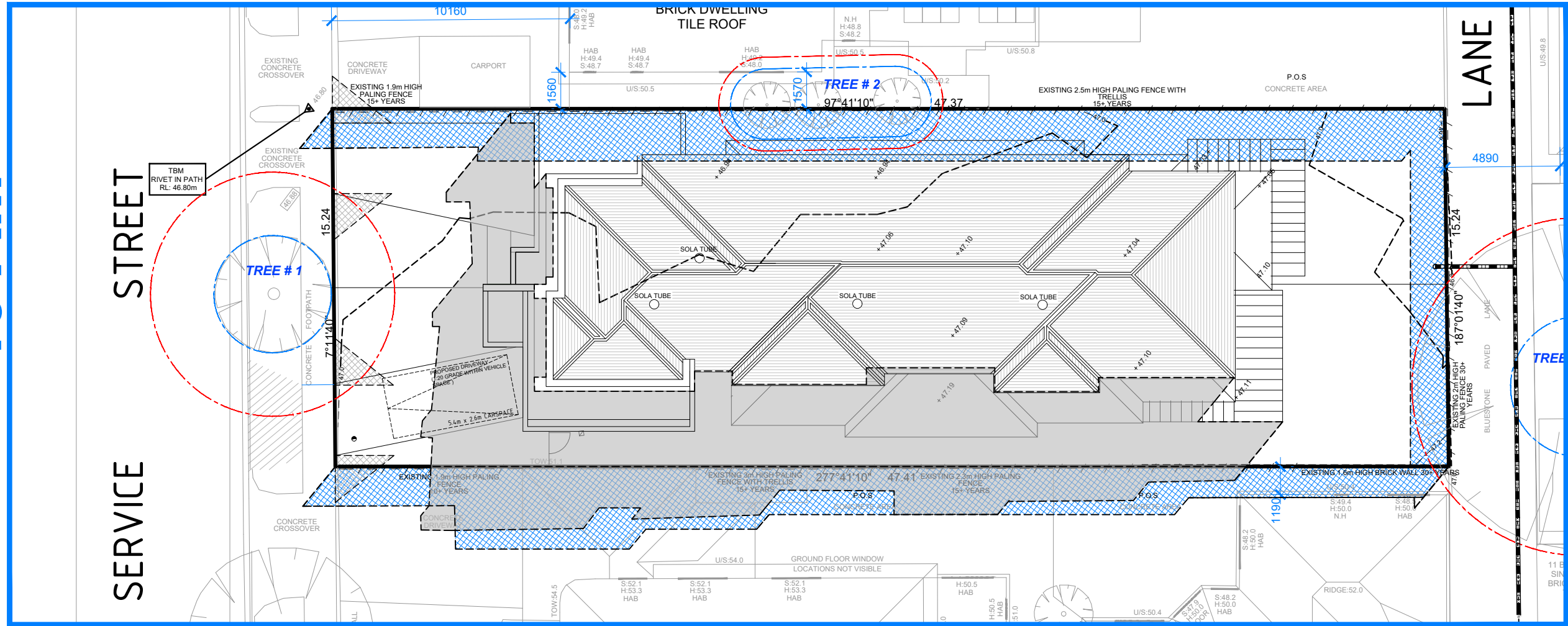
LEVEL 1 232 BOUNDARY ROAD
BRAESIDE VIC 3195
PH: 8555 4000
JAMES ROBERTS
DPAD-1418
GARY PEECH
DPAD-22219



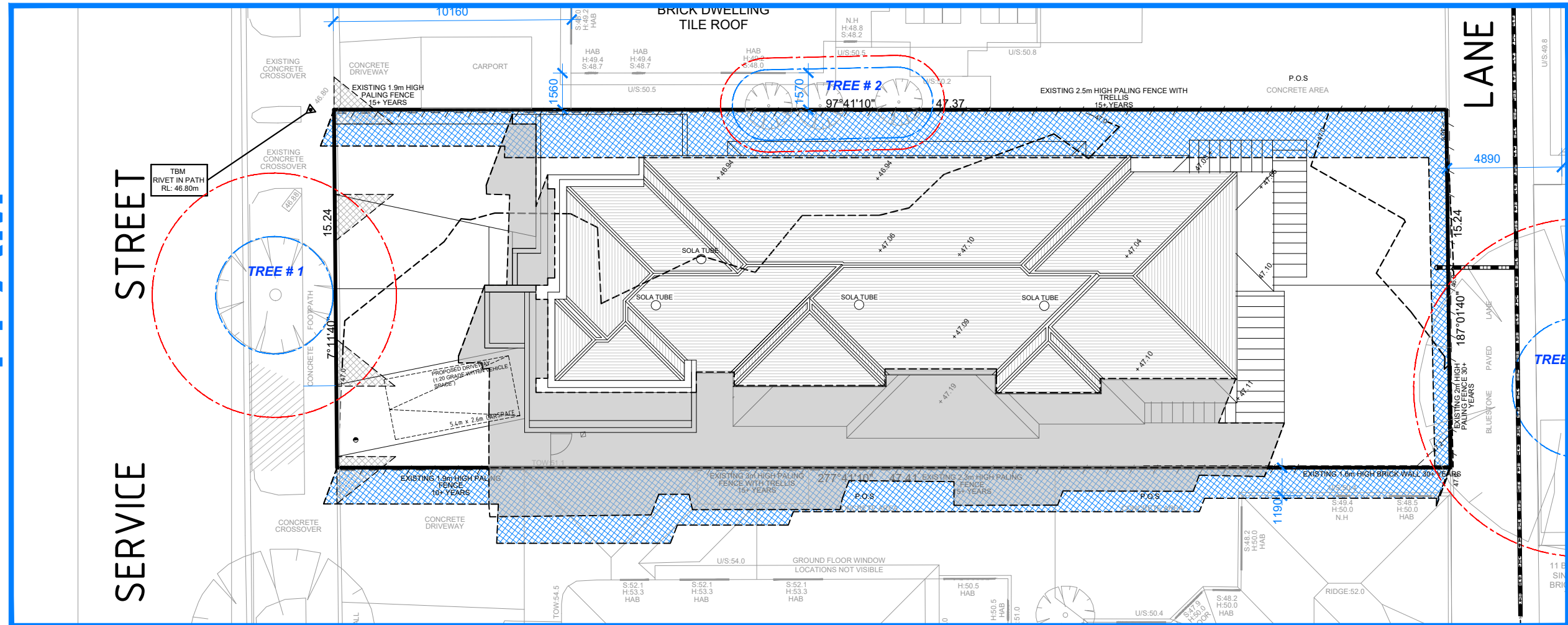
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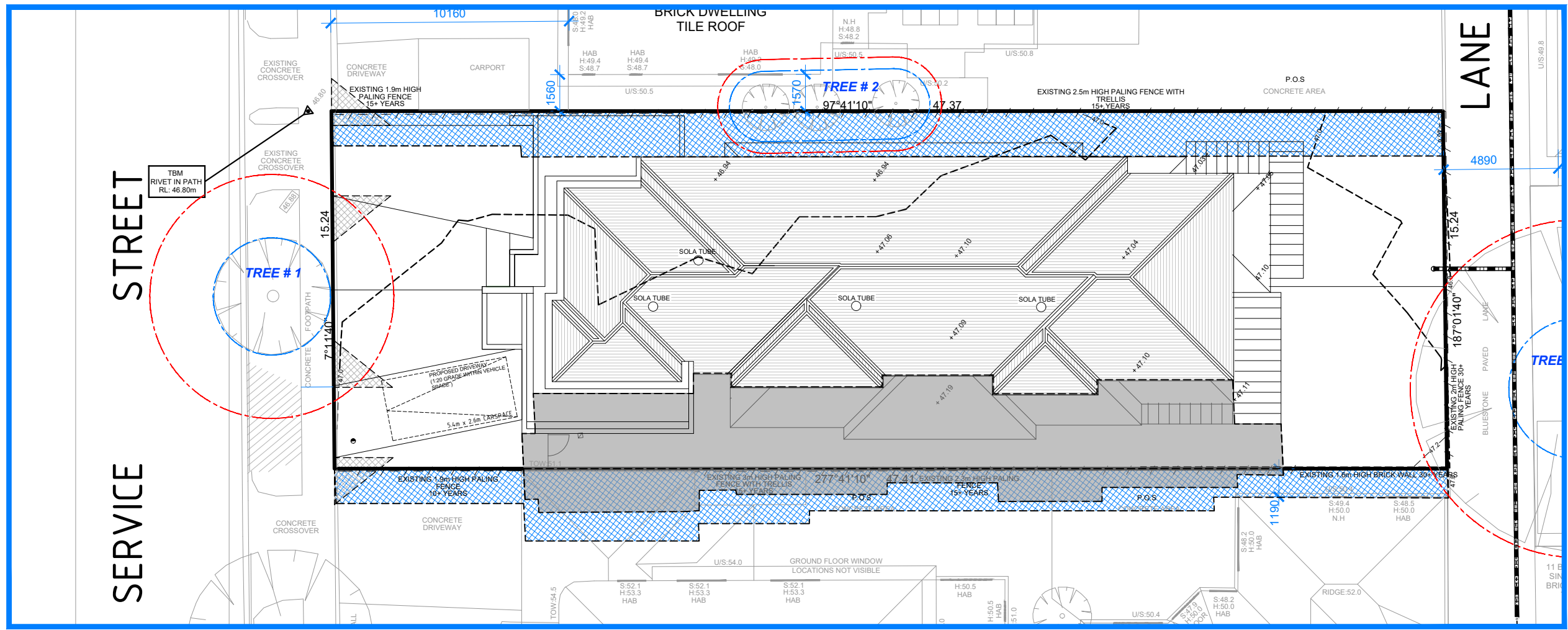
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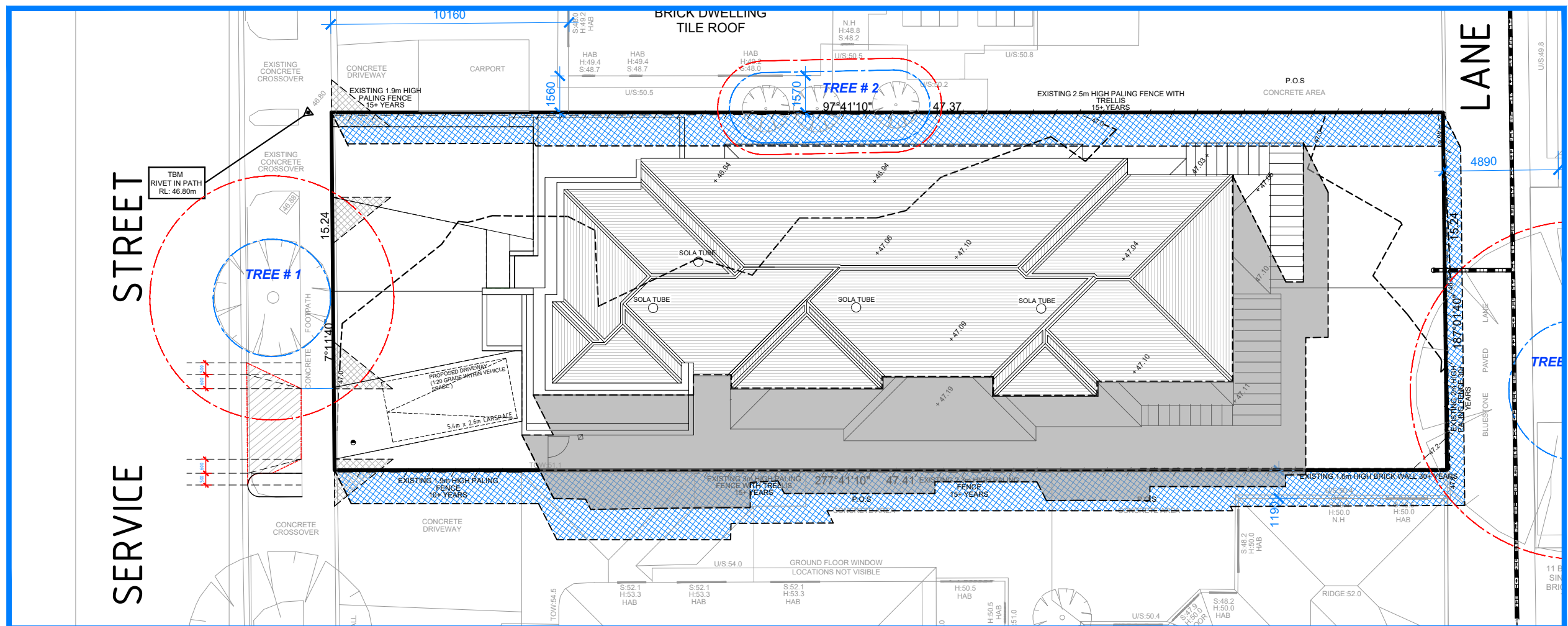
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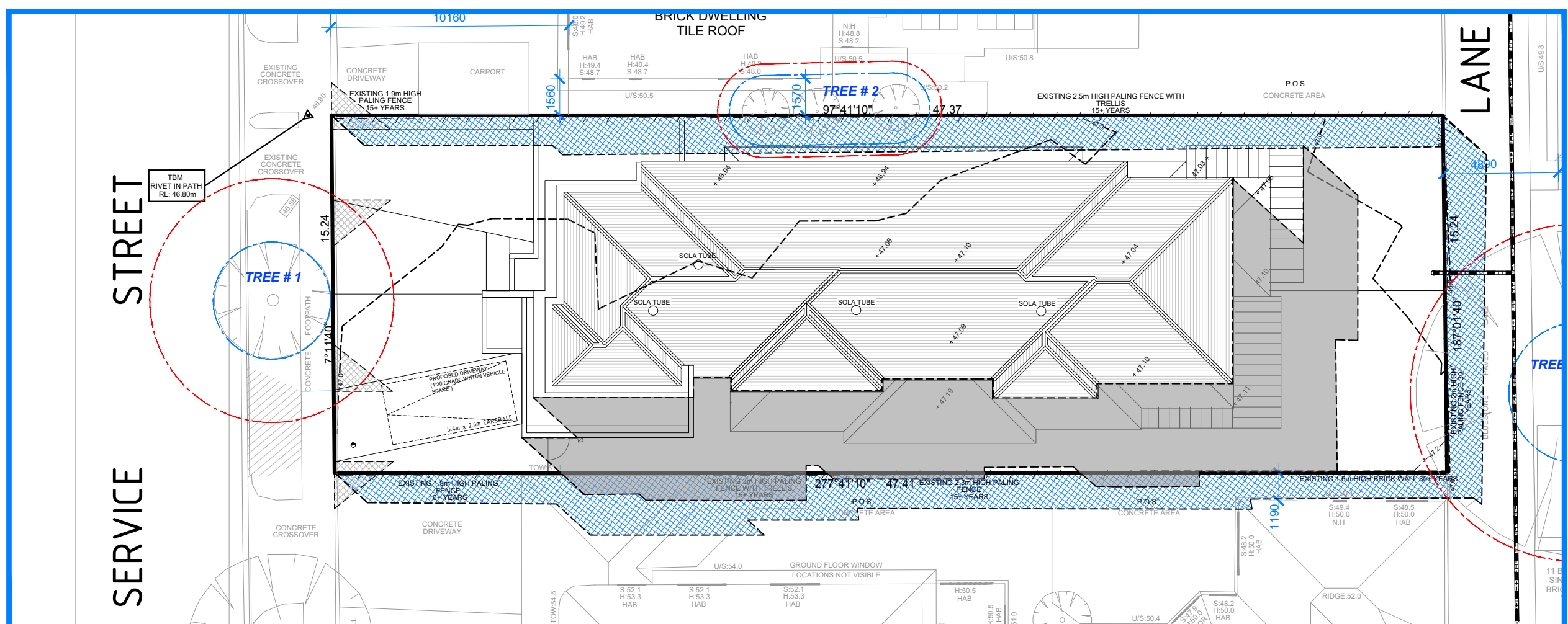
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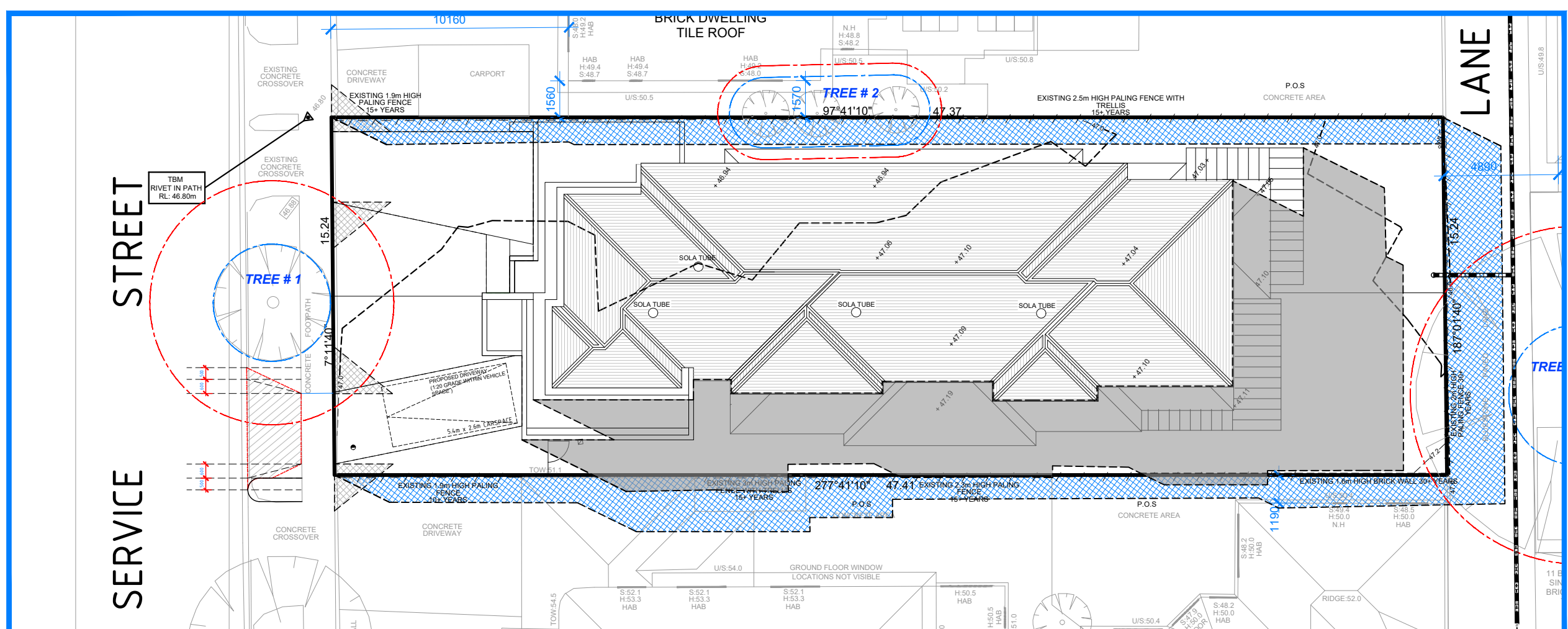
1 PM



2 PM



3 PM



LEGEND

- DENOTES EXISTING FENCE OVERSHADOWING
- DENOTES PROPOSED OVERSHADOWING

PROPOSED SHADOW DIAGRAMS -
22 SEPT EQUINOX

1:100

Job:

Client:

Address:

Drawing:

Date:

Scale:

Job no.

Drawn by:

Sheet

Issue no.

Proposed townhouse development

CARTER GRANGE HOMES

12 SERVICE STREET, CAULFIELD NORTH

SHADOW DIAGRAMS

AUG 2022

1:100 @ A1 - 1:200 @ A3

22-035

GK

09 of 09

TP - 11G

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PH : 9553 4000
JAMES ROBERTS
DP405-9410
GARRY KEOGH
DP404-0216

Roke

DESIGN STUDIOS

REGISTERED

Building Practitioner

bdcv

Building Design Centre Victoria