

**ORIENTATION AND SLOPE**

- A** SITE HAS A NORTH TO SOUTH ORIENTATION  
-EXCELLENT ACCESS TO NORTH SUNLIGHT
- B** THE SITE HAS A SLOPE OF APPROXIMATELY 400mm FROM THE FRONT TO THE REAR  
-THE SLOPE RELATIVELY FLAT

**VEGETATION**

- C** NO VEGETATION ON THE LAND
- D1** PEDESTRIAN ACCESS IS AVAILABLE FROM BOTH HUTTON STREET AND CLAPHAM STREET
- D2** VEHICULAR ACCESS IS AVAILABLE FROM BOTH HUTTON STREET AND CLAPHAM STREET
- E** EXISTING STREET CROSSOVER

**DRAINAGE AND SERVICES**

- F** DRAINAGE POINT LOCATED AT THE REAR OF THE SITE
- G** SITE HAS ACCESS TO INFRASTRUCTURE (SEWER, WATER SUPPLY, ELECTRICITY, GAS AND TELEPHONE)

**FENCE, BOUNDARIES AND EASEMENTS**

- H1** TIMBER PALING FENCE
- H2** TIMBER PICKET FENCE
- H3** BRICK FENCE
- H4** RENDER FENCE
- H5** WIRE MESH FENCE
- H6** NOT FENCED

**LOCATION/USE OF SURROUNDING BUILDINGS**

- J1** SINGLE STOREY WEATHERBOARD HOUSE
- J2** SINGLE STOREY BRICK HOUSE
- J3** SINGLE STOREY BRICK & RENDER HOUSE
- J4** SINGLE STOREY RENDER HOUSE
- J5** TWO STOREY BRICK HOUSE
- J6** TWO STOREY BRICK & WEATHERBOARD HOUSE
- J7** TWO STOREY BRICK & RENDER HOUSE
- J8** THORNBURY PRIMARY SCHOOL
- J9** OUTBUILDING

**TOPOGRAPHY OF LAND**

- K** LEVELS AT SITE BOUNDARIES GENERALLY FOLLOW THE TOPOGRAPHY OF THE LAND

**SECLUDED OPEN SPACE & HABITABLE ROOM WINDOWS**

- L** SECLUDED OPEN SPACE ON ADJOINING OR NEARBY PROPERTIES
- M** HABITABLE ROOM WINDOWS WITHIN 9.0m OF THE SITE
- N** SHADOWS CAST TO ADJOINING PROPERTIES TO THE SOUTH AND WEST  
-CONSIDER POTENTIAL FOR OVERSHADOWING

**NEARBY PUBLIC OPEN SPACE**

- P1** HENDERSON PARK (0.21km NORTH-WEST)  
-INCLUDES A PLAYGROUND FACILITY  
-INCLUDES A WALKING TRACK
- P2** SIR DOUGLAS NICHOLLS RESERVE (0.38km NORTH-WEST)  
-INCLUDES A PLAYGROUND FACILITY  
-INCLUDES AN OVAL
- P3** JONES RESERVE (0.43km SOUTH-EAST)  
-INCLUDES A PLAYGROUND FACILITY
- P4** MAYER PARK (1.09km SOUTH-WEST)  
-INCLUDES A PLAYGROUND FACILITY  
-INCLUDES AN OVAL  
-INCLUDES A SOCCER FIELD

- P5** ALLARD PARK (1.82km SOUTH-WEST)  
-INCLUDES A PLAYGROUND FACILITY  
-INCLUDES A WALKING TRACK  
-INCLUDES A BICYCLE TRACK  
-INCLUDES A LAKE  
-OFFERS OPPORTUNITIES FOR ACTIVE AND PASSIVE RECREATION

**LOCAL SHOPS**

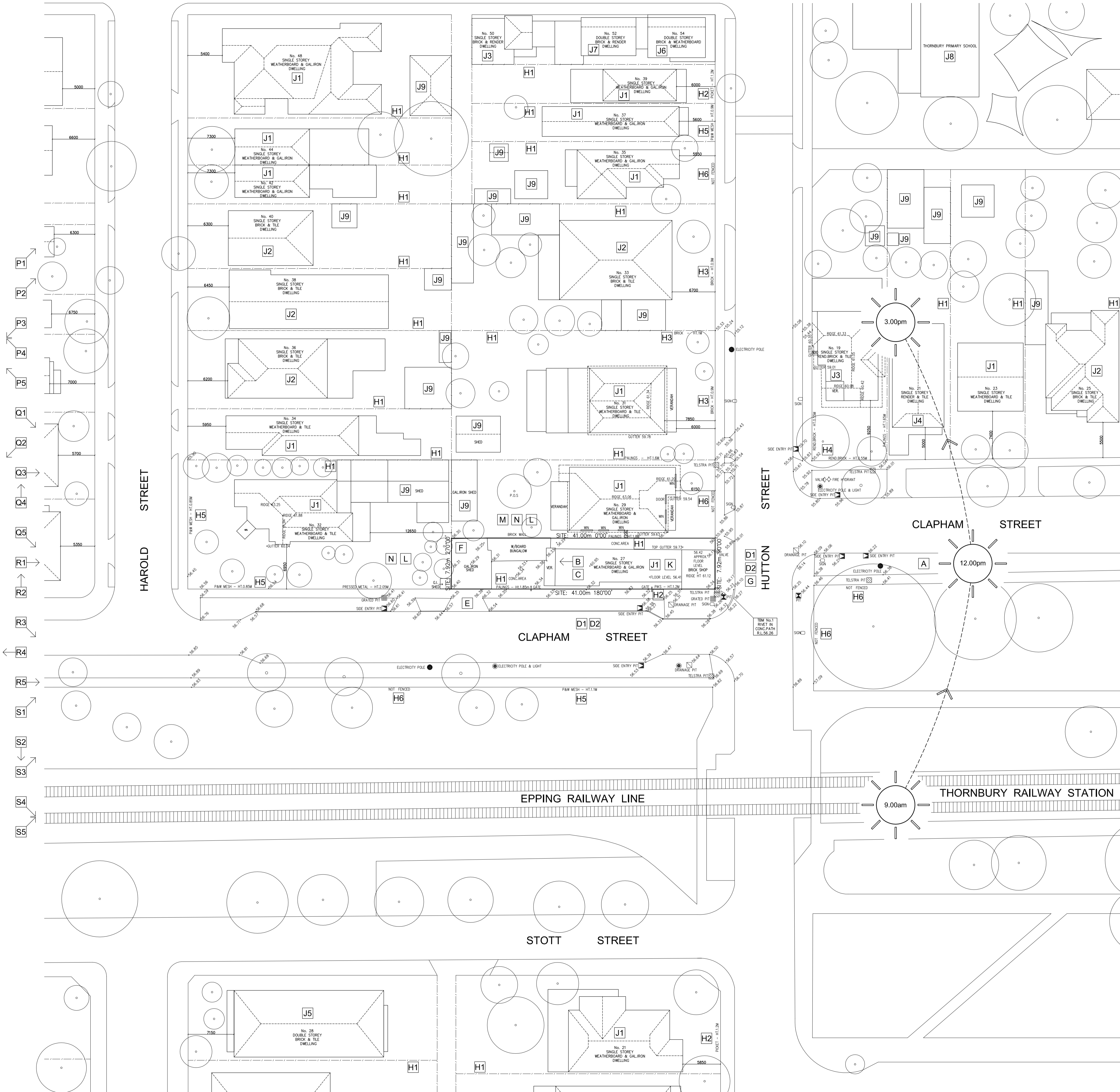
- Q1** PRESTON SOUTH SHOPPING CENTRE (0.67km NORTH-EAST)
- Q2** NORTHCOLE PLAZA (1.38km SOUTH-EAST)
- Q3** PRESTON MARKET (1.99km NORTH-I)
- Q4** BRUNSWICK MARKET (3.21km WEST)
- Q5** NORTHLAND SHOPPING CENTRE (3.42km NORTH-EAST)

**PUBLIC TRANSPORT**

- R1** THORNBURY STATION (0.11km NORTH-I)
- R2** TRAM ROUTE 112 ON ST GEORGES ROAD (0.40km WEST)
- R3** BUS ROUTE 552 & 553 ON HIGH ST (0.96km NORTH-EAST)
- R4** CROXTON STATION (0.92km SOUTH-I)
- R5** BELL STATION (1.13km NORTH-I)

**SCHOOLS**

- S1** THORNBURY PRIMARY SCHOOL (0.13km NORTH-WEST)
- S2** ST MARY'S SCHOOL (0.33km EAST)
- S3** BELL PRIMARY SCHOOL (1.06km NORTH-WEST)
- S4** SACRED HEART SCHOOL (1.34km NORTH-EAST)
- S5** ANTONINE COLLEGE (2.03km NORTH-WEST)



REVISION



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PROJECT  
**RESIDENTIAL DEVELOPMENT  
27 HUTTON STREET  
THORNBURY**

CLIENT

DRAWING TITLE  
**NEIGHBOURHOOD & SITE DESCRIPTION  
PLAN**

SCALE  
1:300 @ A1 1:600 @ A3 15-15

DATE  
15 SEPTEMBER 2015

ISSUE  
TOWN PLANNING APPLICATION

DRAWN  
L.K.

DRAWING No. **TPA01** OF 6 REVISION

# DESIGN RESPONSE PLAN

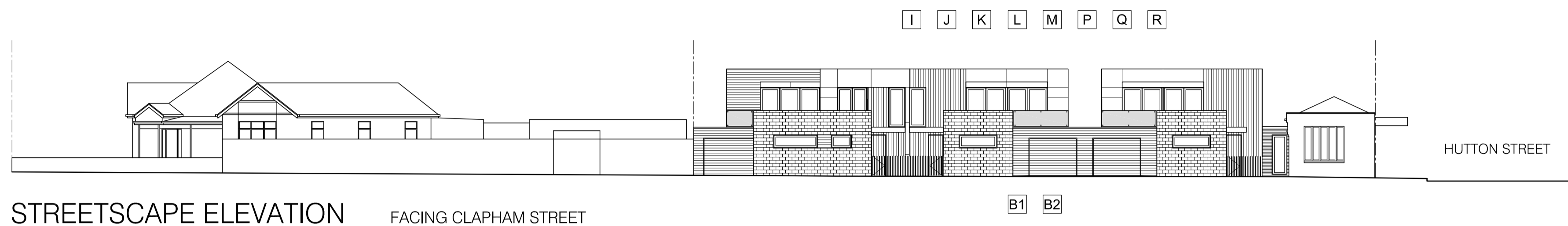
## THE PROPOSAL

THE SITE AT 27 HUTTON STREET THORNBUARY HAS AN AREA OF 324.72m<sup>2</sup> WITH A HUTTON STREET FRONTAGE OF 7.92m AND A CLAPHAM STREET ABUTAL OF 41.00m.

THE PROPOSED DEVELOPMENT CONSISTS OF 3 TWO STOREY DWELLINGS & THE RETENSION OF AN EXISTING BRICK BUILDING. ALL DWELLINGS HAVE STREET FRONTAGE. THE PROPOSED DWELLINGS CONSIST OF A SINGLE GARAGE. VEHICULAR AND PEDESTRIAN ACCESS IS AVAILABLE VIA CLAPHAM STREET.

THE GROUND FLOOR OF DWELLINGS 1 & 2 CONSIST OF 2 BEDROOMS, ENSUITE, BATHROOM AND LAUNDRY. THE UPPER LEVEL CONSISTS OF OPEN PLAN LIVING AND BALCONY. THE GROUND FLOOR OF DWELLING 3 CONSISTS OF 3 BEDROOMS, ENSUITE, BATHROOM AND LAUNDRY. THE UPPER LEVEL CONSISTS OF OPEN PLAN LIVING AND BALCONY.

THE PROPOSED DEVELOPMENT INCORPORATES MATERIALS AND FINISHES THAT CREATE A WELL ARTICULATED DEVELOPMENT AND MAKES A POSITIVE CONTRIBUTION TO THE STREETScape.



## LEGEND

### DESIGN RESPONSE

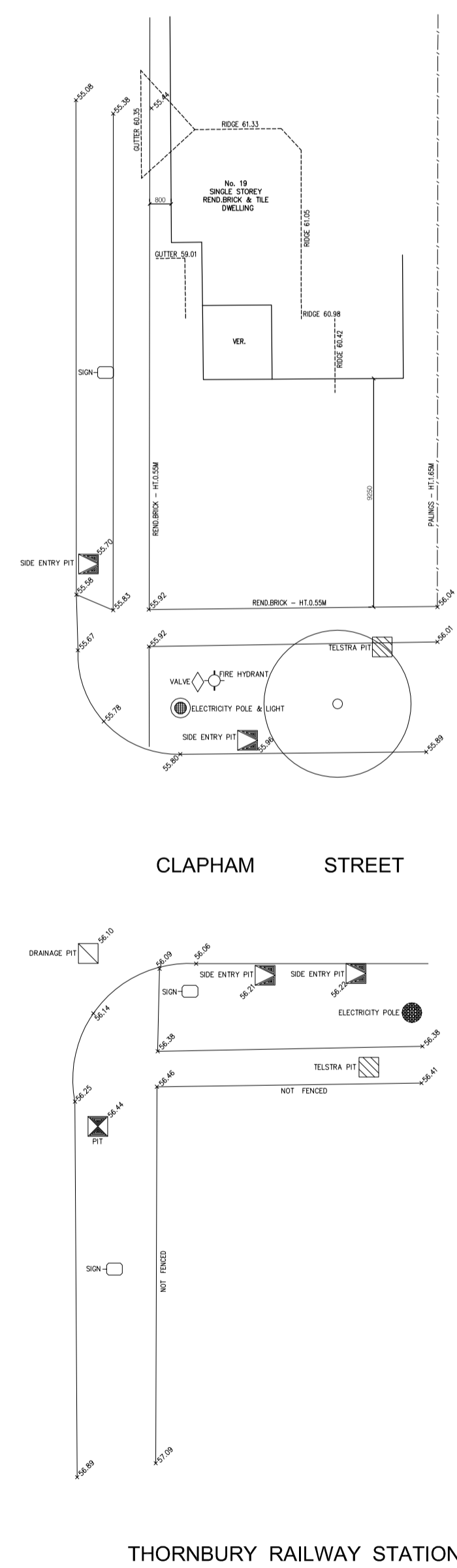
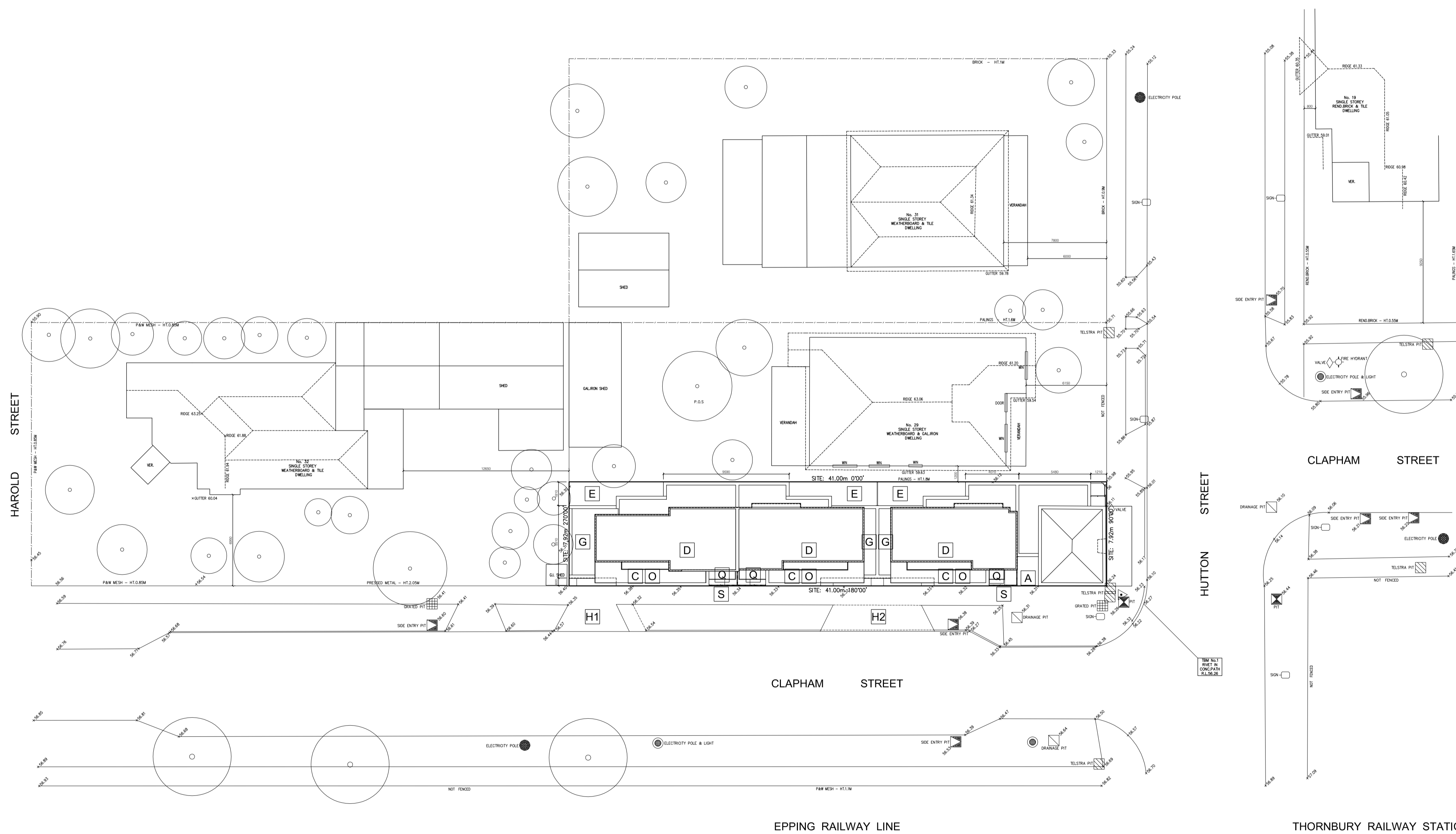
- A** LAND USE AND DENSITY RESPONDS TO:  
-LOCATION WITHIN ESTABLISHED RESIDENTIAL AREA  
-OVERALL AREA OF 324.72sqm WITH A FRONTAGE OF 9.72m  
-NO INFRASTRUCTURE CONSTRAINTS  
-ACCESSIBILITY TO PUBLIC TRANSPORT, OPEN SPACE AND LOCAL SHOPPING
- B1** MINIMAL CUT IS REQUIRED
- B2** NOT LOCATING GROUND FLOOR A SUBSTANTIAL DISTANCE ABOVE NATURAL GROUND
- C** LOCATING SECLUDED OPEN SPACES TO ENSURE THEY HAVE SUFFICIENT NATURAL DAYLIGHT
- D** PROVIDING LIVING AREAS WITH DIRECT CONNECTION TO PRIVATE OPEN SPACE
- E** PROVIDING SUFFICIENT SETBACKS TO ALLOW GOOD DAYLIGHT ACCESS TO HABITABLE ROOM WINDOWS
- F** THERE IS NO COMMON PROPERTY
- G** PROVIDING CAR PARKING AT A RATIO OF ONE CARSPACE PER 2 & 3 BEDROOM DWELLINGS
- H1** EXISTING CROSSOVER TO BE MODIFIED
- H2** PROPOSED NEW CROSSOVER

### THE PROPOSAL MINIMISES THE IMPACT ON THE ADJOINING PROPERTIES BY:

- I** LIMITING POTENTIAL FOR OVERSHADOWING TO ADJOINING PROPERTY TO THE SOUTH & WEST THROUGH CAREFUL LOCATION OF UPPER LEVELS
- J** ELIMINATING THE POTENTIAL FOR OVERLOOKING BY CAREFULLY LOCATED UPPER LEVEL HABITABLE ROOM WINDOWS AND SCREENING TO 1.7m ABOVE FINISHED FLOOR LEVEL
- K** PROVIDING A BUILDING FORM WHICH IS HEAVILY ARTICULATED TO REDUCE BULK
- L** PROVIDING A BUILDING IN THE HUTTON STREET AND CLAPHAM STREET STREETSAPES THAT ARE COMPLIMENTARY TO THE PREVAILING CHARACTER OF THE AREA AND INVOLVES MATERIALS AND FORMS WHICH ARE NOT DOMINANT
- M** DESIGNING THE UPPER LEVEL SO THAT IS A RECESSIVE ELEMENT IN THE COMPOSITION
- N** NO COMMON AREAS
- O** ENSURING THAT PRIVATE AREAS AND SPACES ARE MAXIMISED

### THE PROPOSAL RESPECTS, ACKNOWLEDGES AND IMPROVES THE NEIGHBOURHOOD CHARACTER BY:

- P** PROVIDING A TRADITIONAL BUILDING STYLE COMMONLY FOUND IN THE AREA
- Q** PROVIDING ENTRIES INTO THE DWELLINGS WHICH DIRECTLY ADDRESS THE STREET
- R** INCORPORATING MODERN MATERIALS AND FINISHES THAT CREATE A WELL ARTICULATED DEVELOPMENT WHICH MAKES A POSITIVE CONTRIBUTION TO THE STREETScape
- S** PROVIDING A 1.2m HIGH VERTICAL STEEL BLADES FENCE



REVISION



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PROJECT  
**RESIDENTIAL DEVELOPMENT**  
**27 HUTTON STREET**  
**THORNBUARY**

CLIENT  
-

DRAWING TITLE  
**DESIGN RESPONSE PLAN**

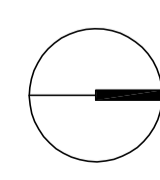
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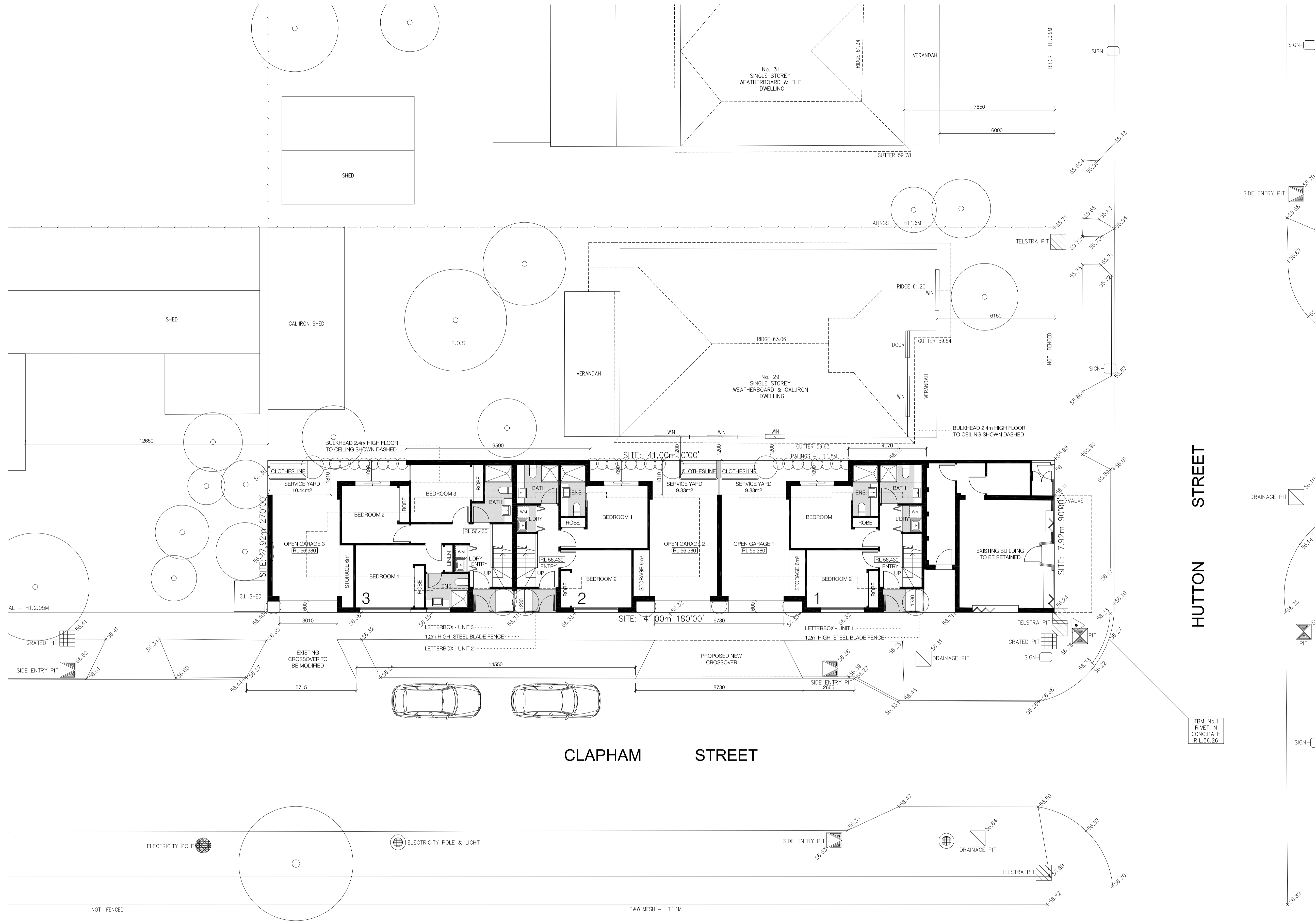
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TOWN PLANNING APPLICATION

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DRAWING No. **TPA02** OF 6 REVISION





REVISION		
REVISION A:	30.10.15	MODIFICATIONS TO RESPOND TO COUNCIL RFI DATED 13.10.15



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PROJECT  
**RESIDENTIAL DEVELOPMENT**  
 27 HUTTON STREET  
 THORNBURY

CLIENT  
 -

DRAWING TITLE  
**GROUND FLOOR PLAN**

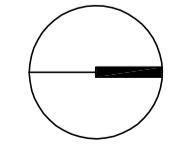
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 15-15

DATE  
 30 OCTOBER 2015

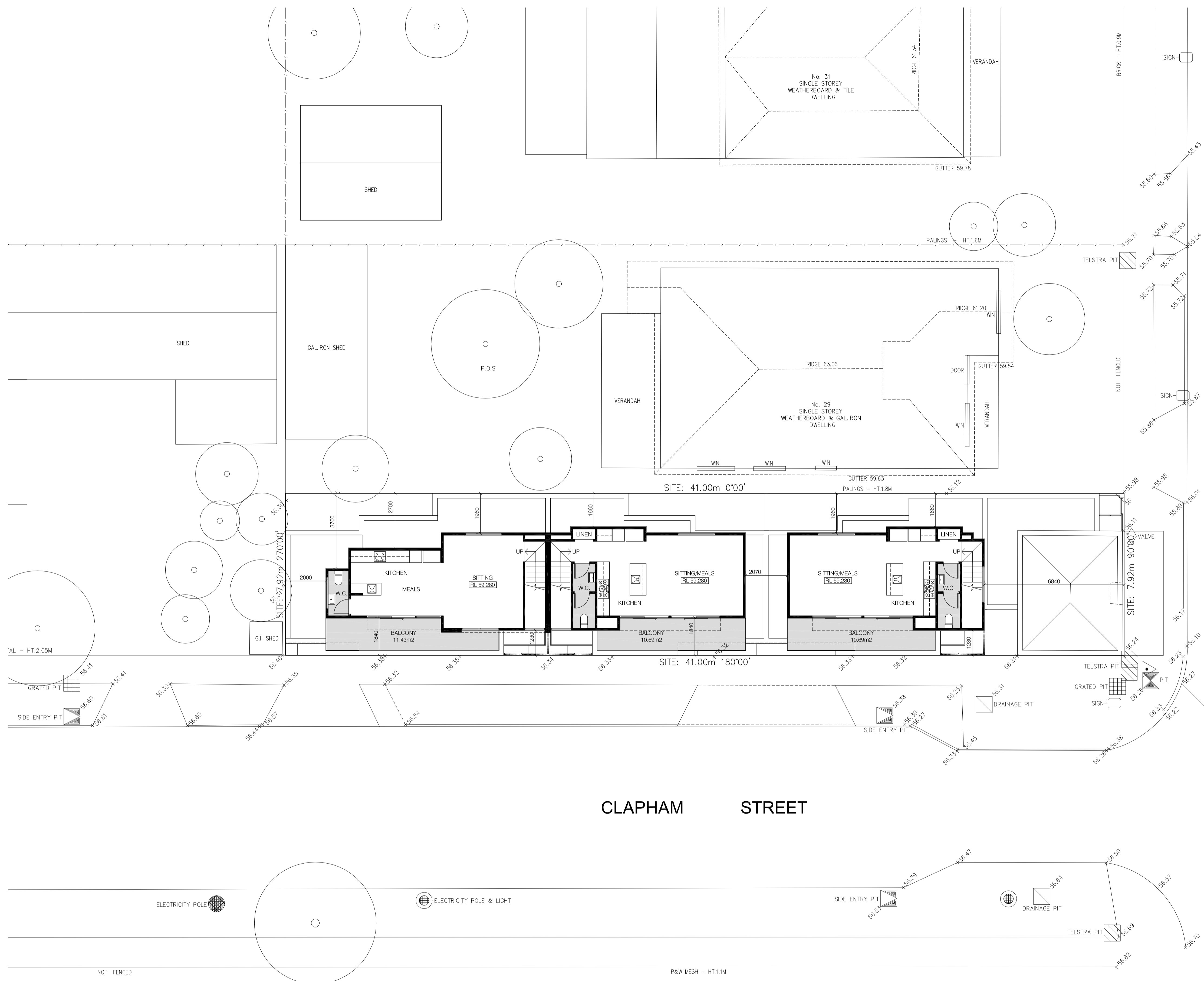
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DRAWING No.  
**TPA03** OF 6 REVISION  
**A**



AREA ANALYSIS			
	UNIT 1	UNIT 2	UNIT 3
GROUND FLOOR	47.89 m <sup>2</sup>	47.32 m <sup>2</sup>	63.37 m <sup>2</sup>
GARAGE	22.21 m <sup>2</sup>	22.17 m <sup>2</sup>	23.02 m <sup>2</sup>
PORCH	1.47 m <sup>2</sup>	1.47 m <sup>2</sup>	1.47 m <sup>2</sup>
FIRST FLOOR	42.64 m <sup>2</sup>	42.98 m <sup>2</sup>	42.66 m <sup>2</sup>
SERVICE YARD	9.83 m <sup>2</sup>	9.83 m <sup>2</sup>	10.44 m <sup>2</sup>
BALCONY	10.69 m <sup>2</sup>	10.69 m <sup>2</sup>	11.43 m <sup>2</sup>
SITE AREA	324.72 m <sup>2</sup>		
OVERALL BUILDING AREA ON GROUND	276.85 m <sup>2</sup>		
SITE COVERAGE	85.25%		
PERMEABLE AREA	13.11%		
EXISTING SITE COVERAGE	69.52%		
EXISTING PERMEABLE AREA	10.40%		



HUTTON STREET

REVISION  
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 27 HUTTON STREET  
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DRAWING TITLE  
**FIRST FLOOR PLAN**

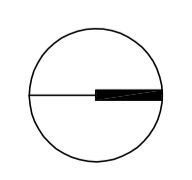
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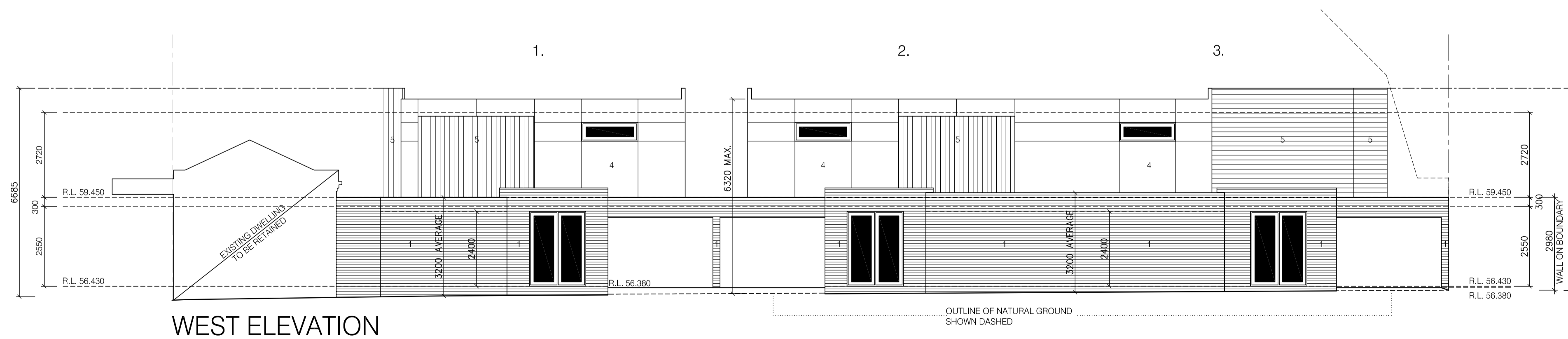
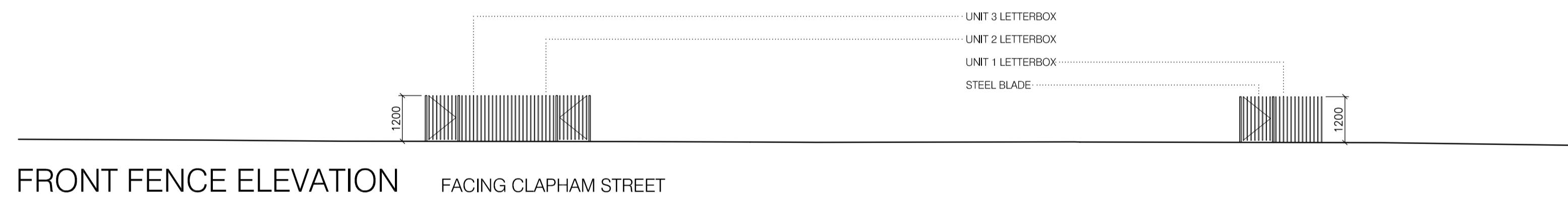
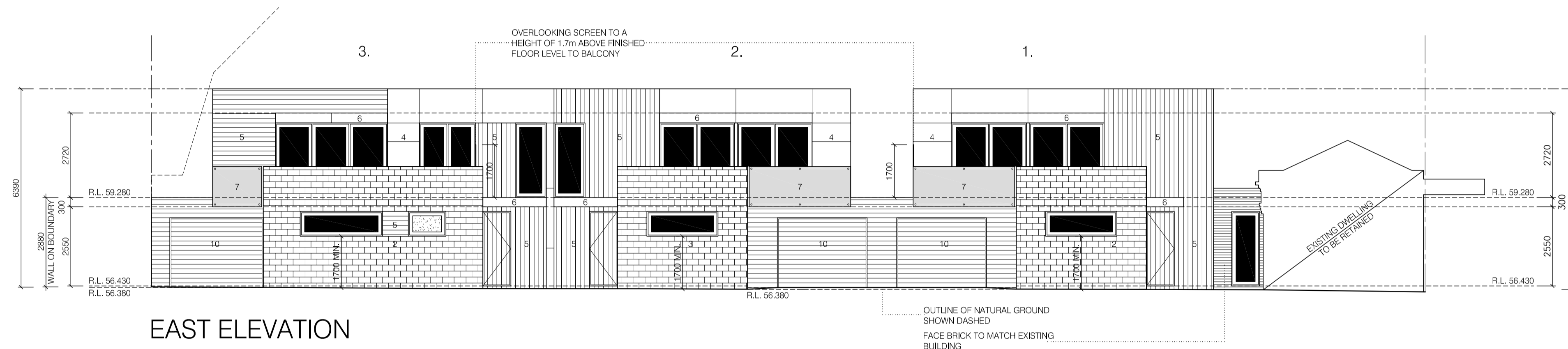
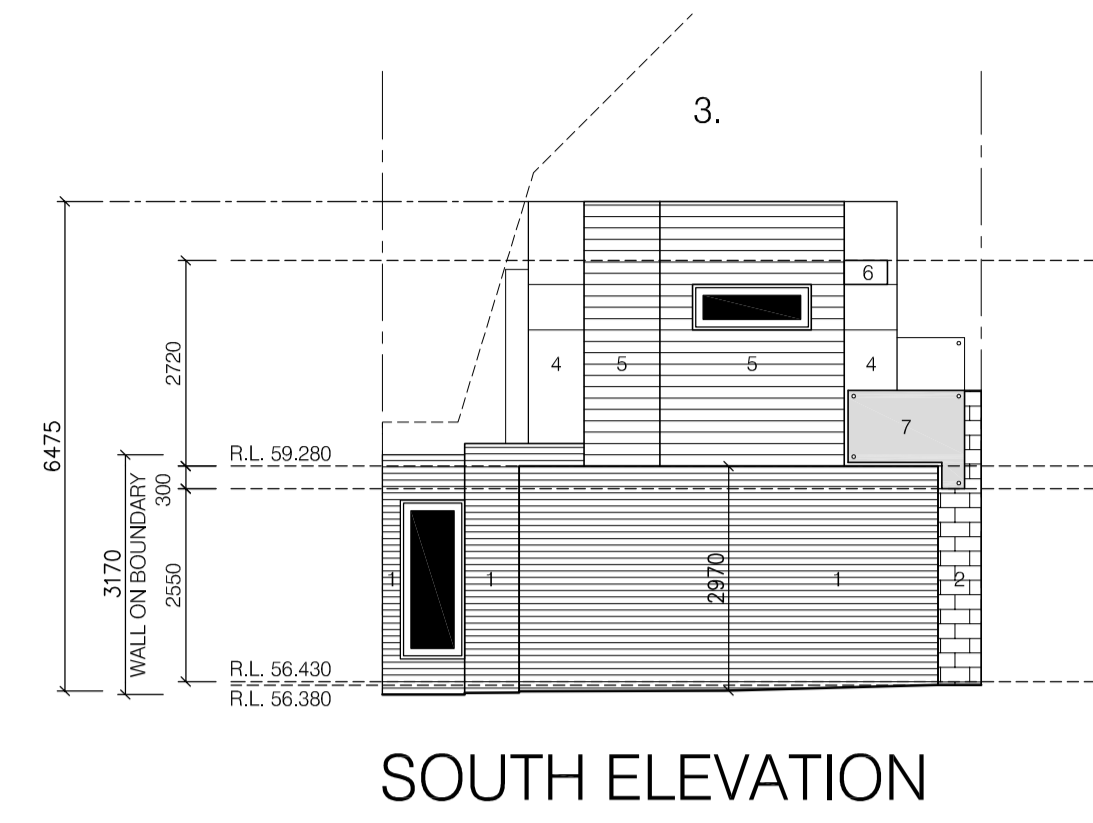
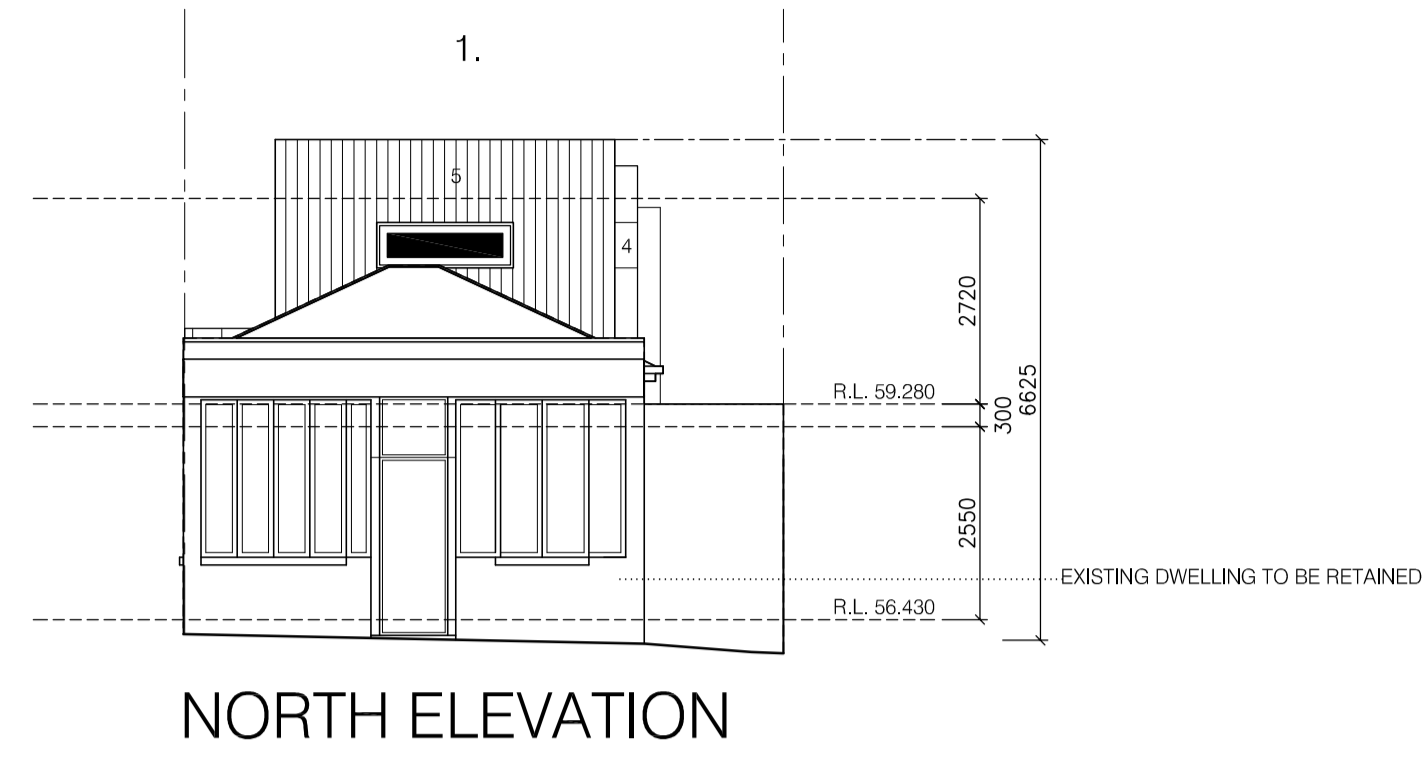
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MATERIALS AND FINISHES SCHEDULE	
1. GROUND FLOOR FEATURE BRICK:	PGH BRICK - 'BLUE STEEL FLASH'
2. GROUND FLOOR FEATURE BLOCKS:	ADBRI MASONRY BLOCKS - DESIGNER MASONRY - 'EBONY'
3. GROUND FLOOR FEATURE BLOCKS:	ADBRI MASONRY BLOCKS - DESIGNER MASONRY - 'STEEL'
4. FIRST FLOOR FEATURE CLADDING:	ALUCOBOND 'PLUS' CLADDING - 'WHITE 16-101'
5. FIRST FLOOR CLADDING:	TIMBER CLADDING - SPOTTED GLUM - NATURAL STAIN FINISH
6. FEATURE AWNINGS:	ALUCOBOND 'PLUS' CLADDING - 'BLACK 326'
7. BALCONY BALUSTRADES:	OPAQUE GLASS
8. WINDOW FRAMES:	ALUMINIUM FRAMING - DULUX POWDERCOATINGS - 'WHITE SATIN'
9. GUTTERS, FASCIAS & DOWNPIPES:	COLORBOND STEEL - 'WHITE HAVEN'
10. GARAGE DOORS:	TLT PANEL GARAGE DOOR - HORIZONTAL CEDAR BATTENS



REVISION		
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27 HUTTON STREET  
THORNBURY

CLIENT  
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DRAWING TITLE  
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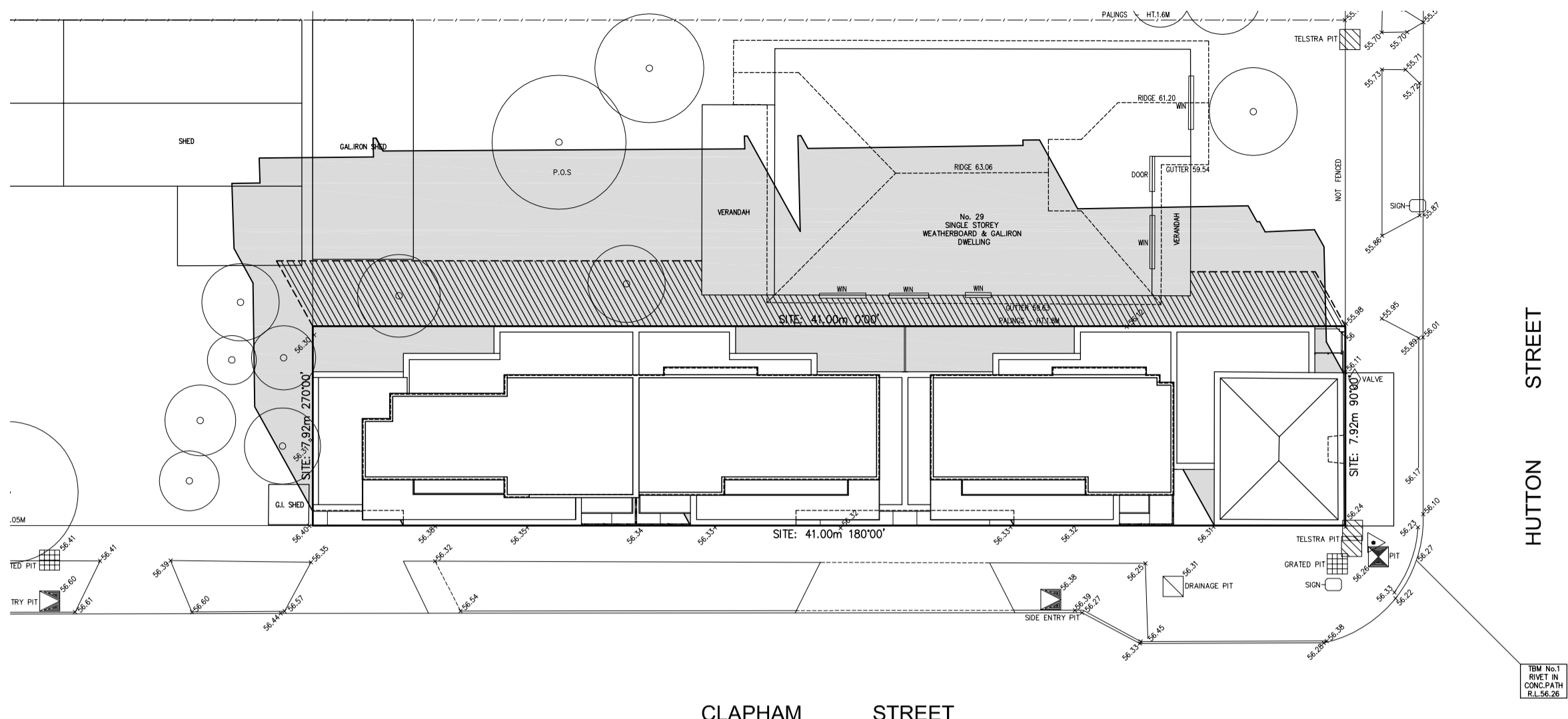
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DATE  
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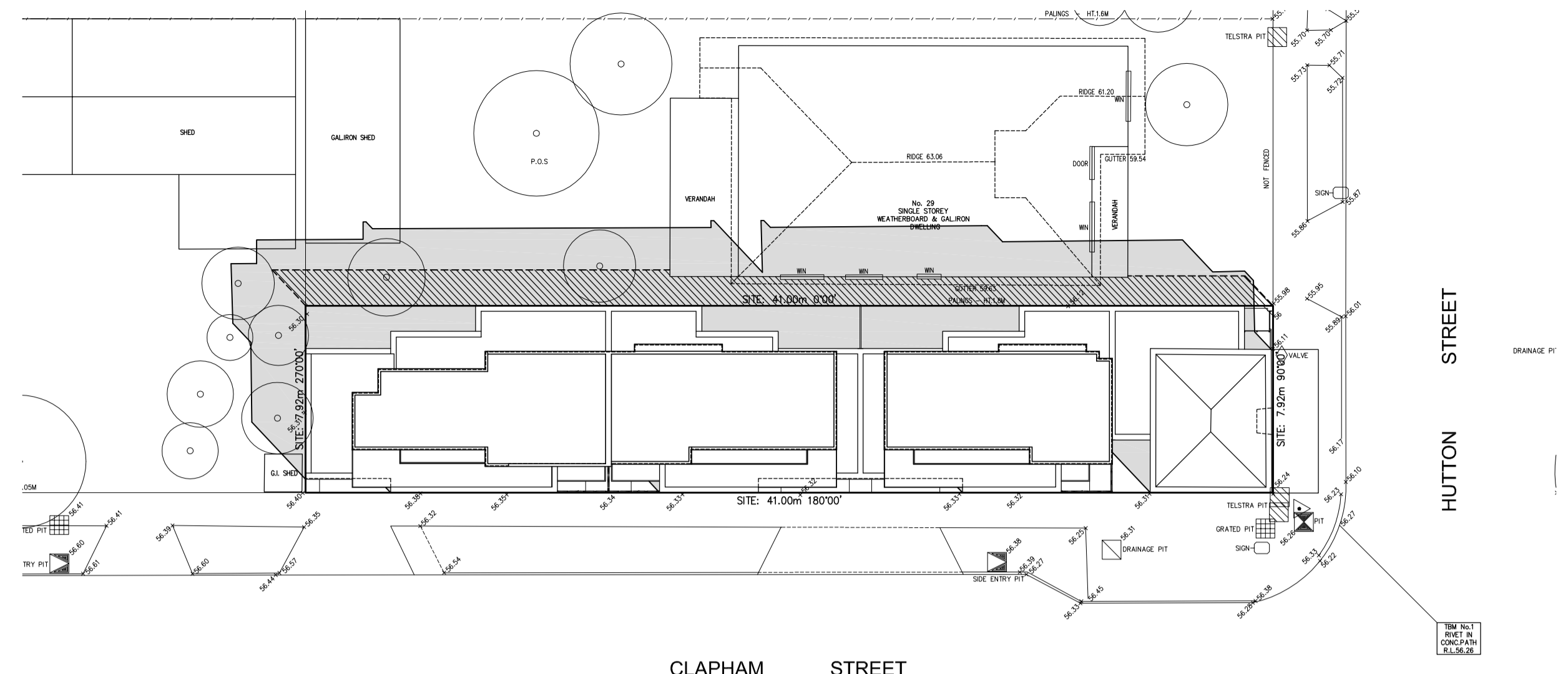
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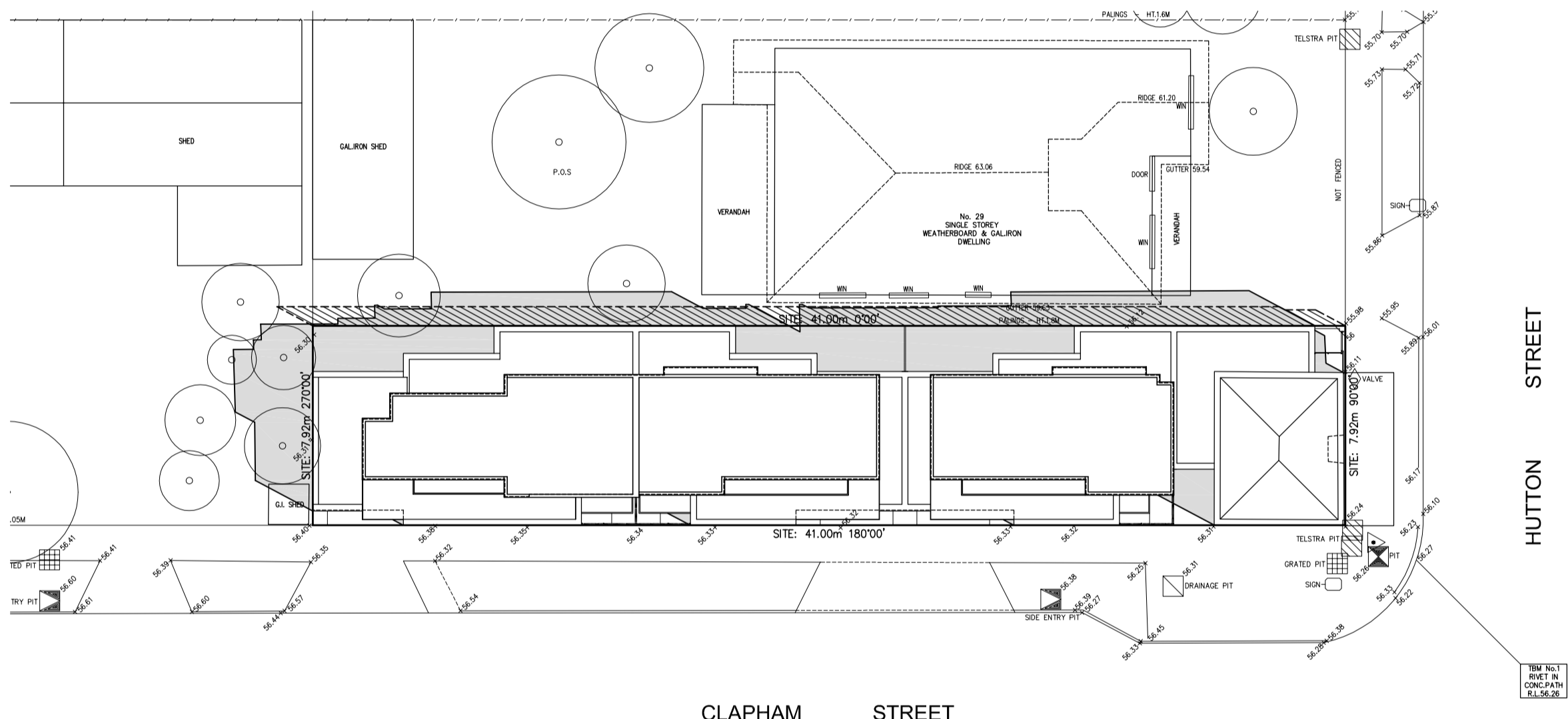
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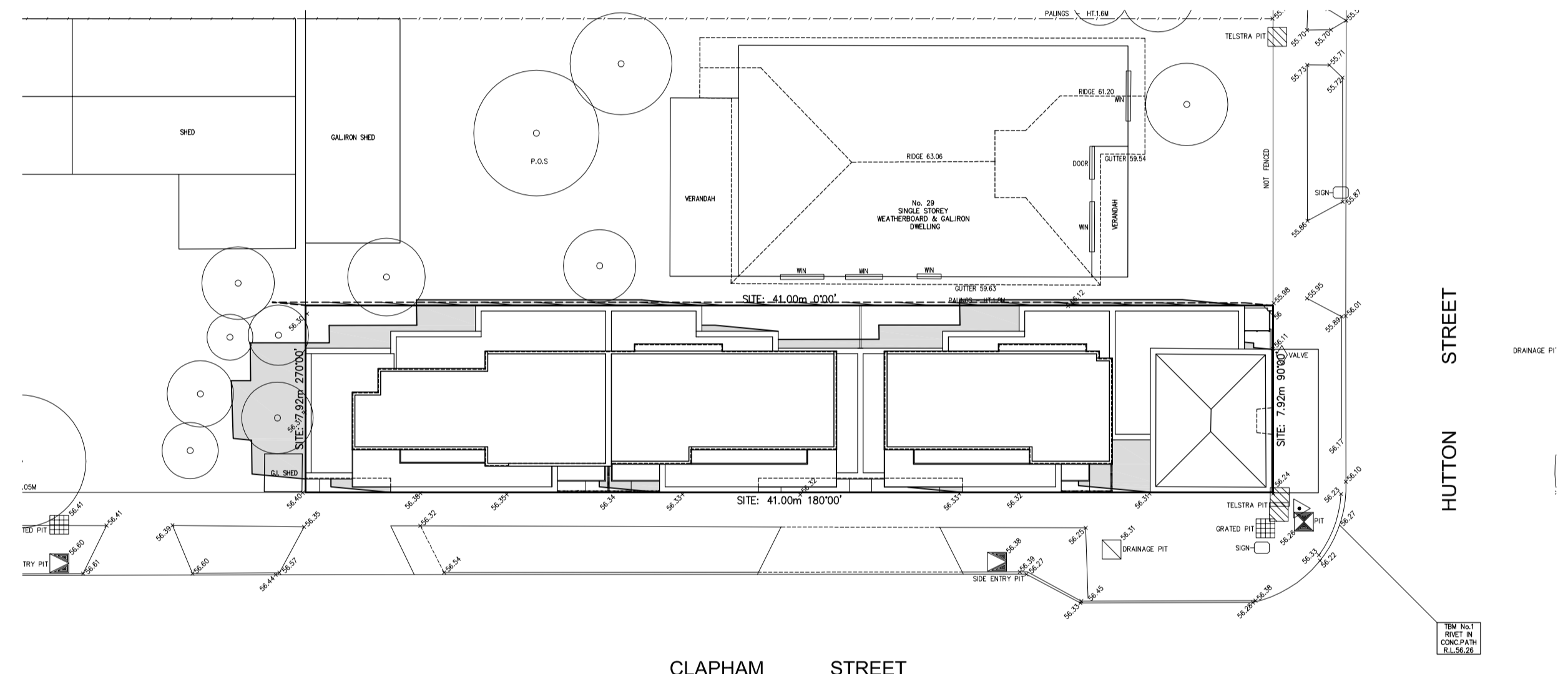
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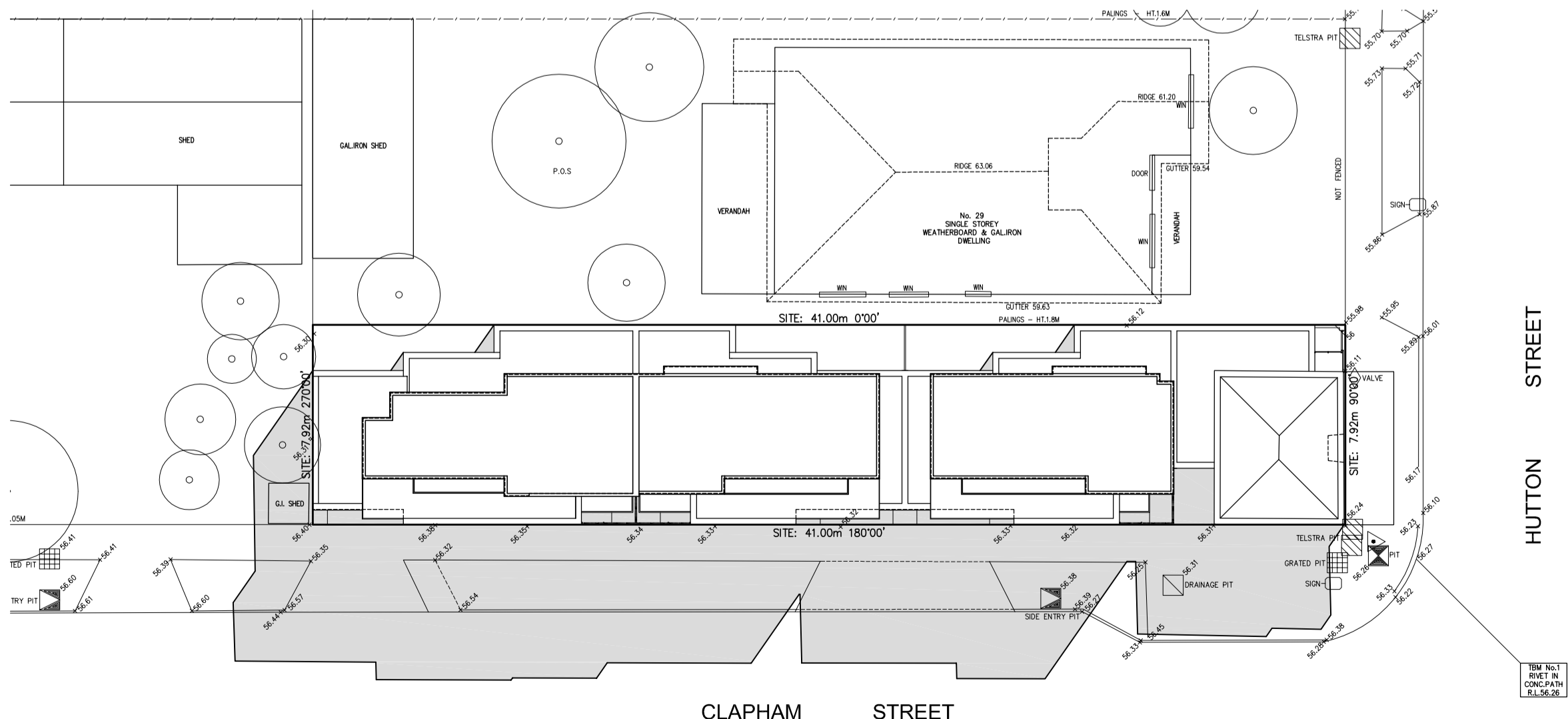
SHADOW DIAGRAM - 10:00am 22nd SEPTEMBER



SHADOW DIAGRAM - 11:00am 22nd SEPTEMBER



SHADOW DIAGRAM - 12:00pm 22nd SEPTEMBER



SHADOW DIAGRAM - 3:00pm 22nd SEPTEMBER

REVISION		
REVISION A:	30.10.15	MODIFICATIONS TO RESPOND TO COUNCIL RF1 DATED 13.10.15



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27 HUTTON STREET  
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DRAWING TITLE  
SHADOW DIAGRAMS

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1:200 @ A1 1:400 @ A3

DATE  
30 OCTOBER 2015

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TOWN PLANNING APPLICATION

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DRAWING No. TPA06 OF 6 REVISION A

**LEGEND**

- PROJECTED SHADOWS FROM PROPOSED DEVELOPMENT.
- PROJECTED SHADOWS FROM EXISTING FENCE.

