

PROPERTY DETAILS

Address:

133 GOWER STREET PRESTON 3072

Lot and Plan Number:

Lot 9 LP12521

Standard Parcel Identifier (SPI):

9\LP12521

Local Government Area (Council):

DAREBIN

Council Property Number:

185853

Directory Reference:

Melway 18 K12

THE SITE

Lot 9, 133 Gower Street , is a total area of 481 m² land.

The site is at present is a single-storey dwelling in a well-established residential area.

The design proposal allows for parking on site. There are no significant topographical features that affect the site.

Adjacent to the proposed site there are maintenance and street furniture such as sewer inspection pits, light posts, etc. that will have little to no effect from the proposed development.

THE STREET

The site is situated on Gower Street, in the suburb of Preston. Gower Street is approximately 13 metres wide connecting to Plenty Road and Plenty Valley Highway (Albert Street) , also within proximity to Bell Street.

Gower Street allows for kerbside parking along its length however this won't be necessary for the future residents of the development as adequate parking spaces have been provided for the proposal.

At present, there are a few existing trees and/ or vegetation planted along the sections of the streets align with the subject site

Preston Station Train station 1.5km	←
Northland Shopping Centre 1.4km	↗
Preston South Shopping Centre 2km	↘
Heidelberg Repatriation Hospital, Ivanhoe 4km	↙
Formerly PANCH Hospital Preston 1.4km	↘
Preston South Primary School 1.5km	↘
Preston High School 1.1km	←
527, 903 Bus Route Sapphire St/Murray Rd 350m (5 min walking distance)	↗
86 Tram Route Gower St/Plenty Rd,48 700m (10 min walking distance)	←
Lahinch Street Playground 400m (5 min walking distance)	↘
T W Blake Park Preston 600m (9 min walking distance)	↗

VIRTUE
 PROPERTY GROUP

PROPOSED 4 UNITS DEVELOPMENT AT
 133 GOWER ST, PRESTON VIC 3072

CLIENT- VIRTUE PROPERTY GROUP

PROJECT ID - VPG_R2334

FOR APPROVAL			
DATE- 27/06/2024	ISSUE- B		
RevID	Rev Date	Description	Notes
B	27/06/2024	RFI UPDATE	

NEIGHBOURHOOD & SITE DESCRIPTION

SHEET NO - 01

@ A1

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Darebin City Council Received 8/07/2024

DESIGN RESPONSE

-The site is comprised of a rectangular -shaped block to be used as a dual occupancy development. The total site area is approx. 481 m² with appropriate dimensions to allow for the proposed development. The site is situated on Gower Street.

- The proposed development is to be orientated towards Gower Street. There are several newly constructed single and double storeys and multi dwellings in the surrounding neighbourhood.

- The proposal is for two double-storey dwellings to be built side by side on the site. The proposed dwellings is to be constructed of a combination of materials chosen for its pleasing aesthetic.

- The positioning of the proposed development has been designed to take advantage of the outlook of the site to its boundaries and the solar orientation throughout the year. Its articulated facades and modern finishes will add to the pleasant character of the existing and future neighbourhood.

LEGEND

- SITE FALL
- SITE ACCESS - VEHICLE
- SITE ACCESS - PEDESTRIAN
- TRAFFIC & NOISE SOURCE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED

Landscape elements are indicative only refer to submitted landscape plan for further details

SITE STATS	
	Sqm
BUILDING AREA	260
DRIVEWAY	45
	305 m ²



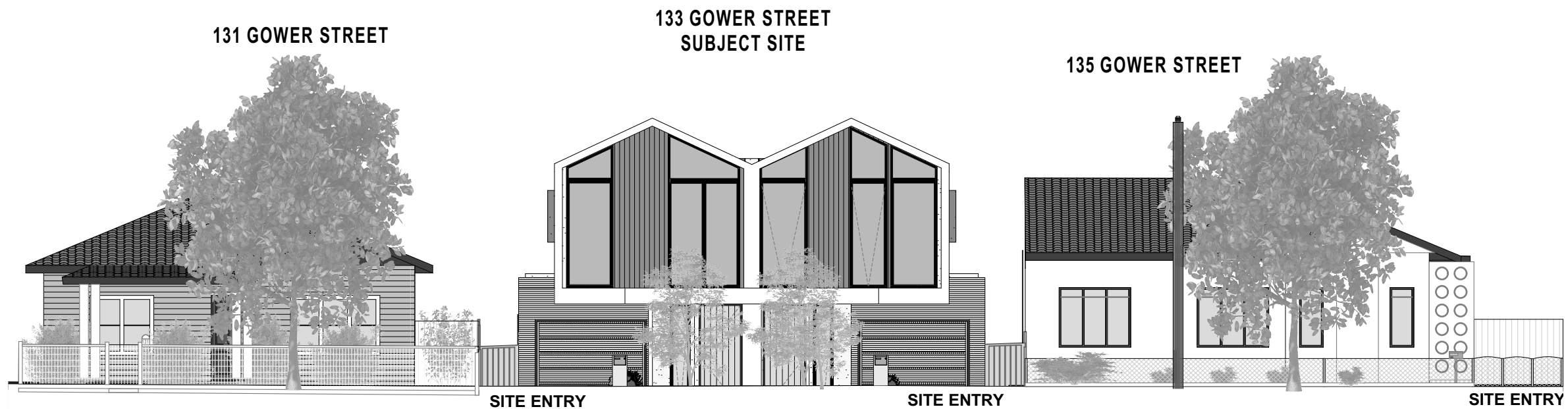
(1) 112A & 112B GOWER STREET



SIMILAR DEVELOPMENT IN NEIGHBOURHOOD



(2) 2C & 2D KENNETH ST



STREETSCAPE

PROPOSED 4 UNITS DEVELOPMENT AT 133 GOWER ST, PRESTON VIC 3072

CLIENT- VIRTUE PROPERTY GROUP

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DATE- 27/06/2024 ISSUE- B
RevID Rev Date Description
B 27/06/2024 RFI UPDATE

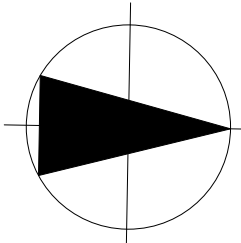
Notes

DESIGN RESPONSE SITE PLAN

SHEET NO - 02
DRAWN - FM

SCALE - 1:100 @ A1

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DEVELOPMENT SUMMARY	
SITE AREA - 481m ²	
TOTAL NO OF DWELLINGS - 2	
SITE STATS	
	Sqm
BUILDING AREA	260 54%
DRIVEWAY	45
TOTAL HARD COVER	305 m ²

PERMEABILITY	171 m ² 35%
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GARDEN AREA	162 m ² 33%
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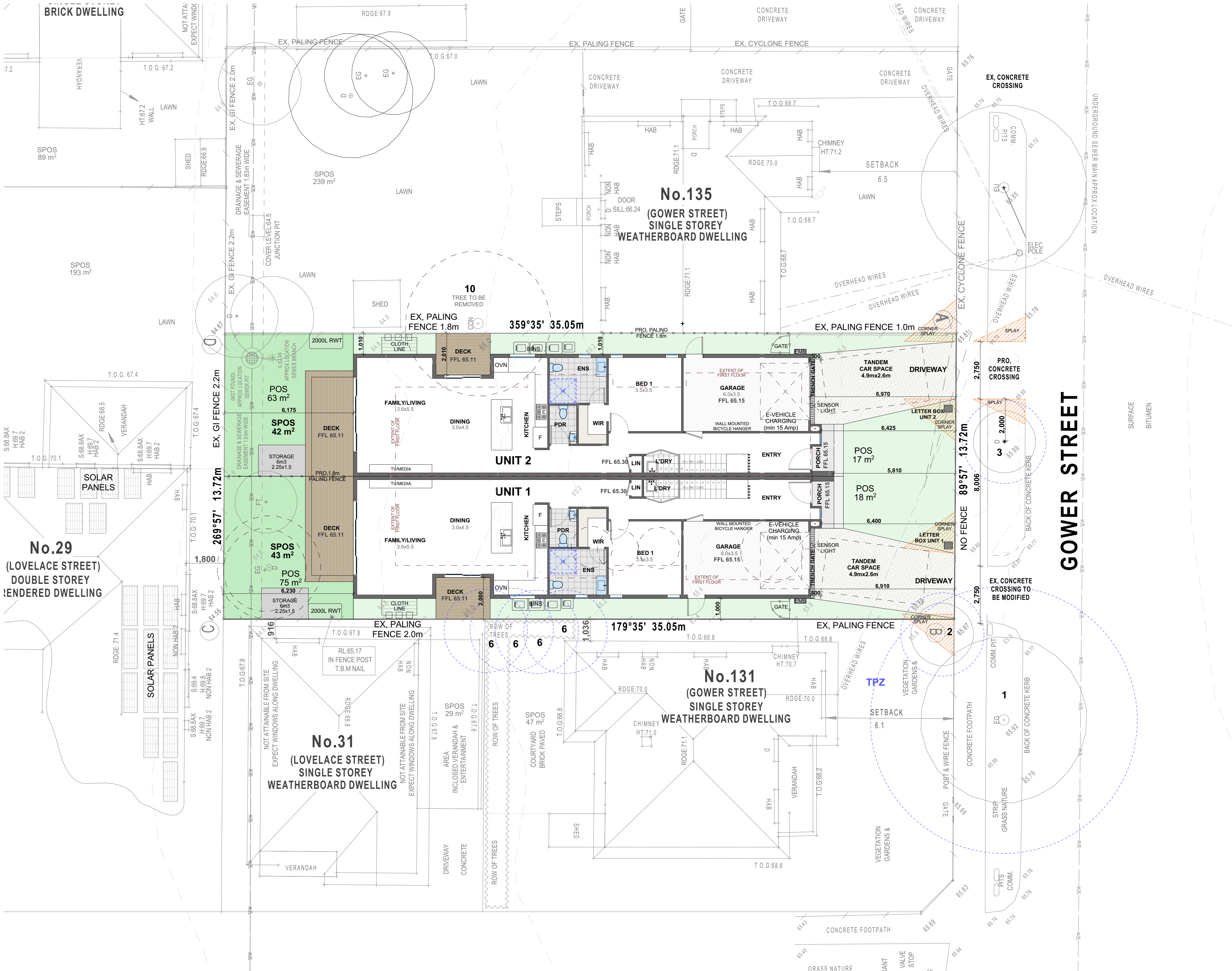
BUILDING STATS - UNIT 1	
	Sqm
1 GROUND FLOOR	103
2 FIRST FLOOR	91
3 GARAGE	23
4 PORCH	2
5 DECK	17
	236 m ²

BUILDING STATS - UNIT 2	
	Sqm
1 GROUND FLOOR	103
2 FIRST FLOOR	91
3 GARAGE	23
4 PORCH	2
5 DECK	17
	236 m ²

PRIVATE OPEN SPACE	
	Sqm
UNIT 1 POS	93
UNIT 1 SPOS	43
UNIT 2 POS	80
UNIT 2 SPOS	42

LEGEND	
PRIVET OPEN SPACE	POS (Area)
SECLUDED PRIVET OPEN SPACE	SPOS (Area)
EX. TREE TO BE REMOVED	
EX. TREE & SHRUBSS SRZ - Structural Root Zone TPZ - Tree Protection Zone	
PROPOSED CANOPY TREE (Landscape elements are indicative only refer to submitted landscape plan for further details)	
CORNER SPLAY (50% clear of visual obstructions & any planting or structure max. 0.9 High)	
PROPOSED FENCE	
RAINWATER TANK (CONNECTED TO TOILETS WASHING MACHINE AND GARDENING)	RWT 2000L
RETAINING WALL	RTW

HWU	- HOT WATER UNIT
GM	- GAS METRE
WM	- WATER METER
EMB	- ELECTRICAL METRE
HVAC	- HEATING AND COOLING UNITS
OBS	- FIXED OBSCURE GLASS UP TO 1.7M FROM FFL
HLITE	- 1.7M - MIN WINDOW SILL HEIGHT



ESD - Note

- All Dwellings are to achieve a minimum NatHERS 6.5-star energy rating.
- Cooling system - Min to be 4-star energy rated appliance to be used.
- Dishwasher and washing machine Min to be 4-star energy-rated appliance to be used.
- All roof drains connecting to the rainwater tank. (Refer to WSUD plan)
- All driveway water is to be diverted to the selected treatment option if specified. (Refer to WSUD plan)
- Clothes Dryer - Outdoor cloth line as a part of the built contract
- landscaping - water-efficient landscaping methods and plants to be used
- Vegetation area to be provided for each dwelling.
- Garden taps are to be provided in each dwelling.
- All Toilet, Bath, Shower and Kitchen taps to be minimum 4 Star WELS rating.
- Rainwater tank to be concerted to each dwelling toilet flushing, laundry and garden taps.
- Electric outlets in each garage for electric vehicle charging (15 Amp minimum).
- All external lighting is to be controlled by a motion detector.
- Bicycle parking is to be provided within or in proximity to each dwelling.
- All windows to be locked open and all habitable room window to be double glazed.

FOR APPROVAL

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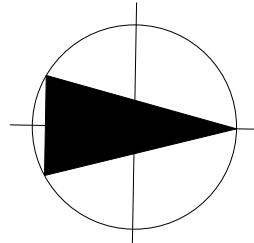
DESIGN RESPONSE GROUND FLOOR PLAN

SHEET NO - 03

DRAWN - FM

SCALE - 1:100 @ A1

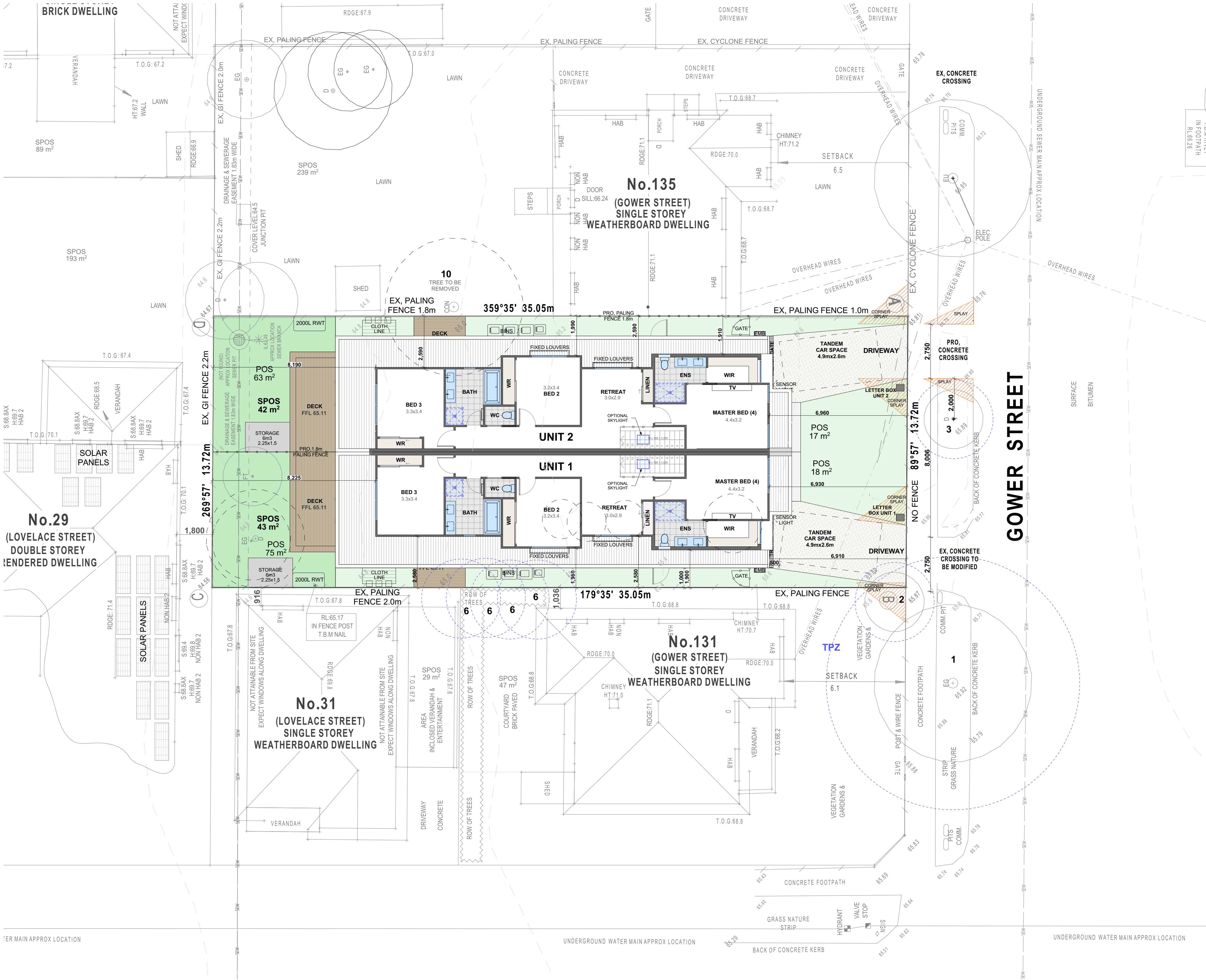
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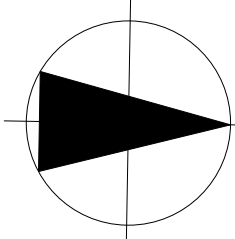
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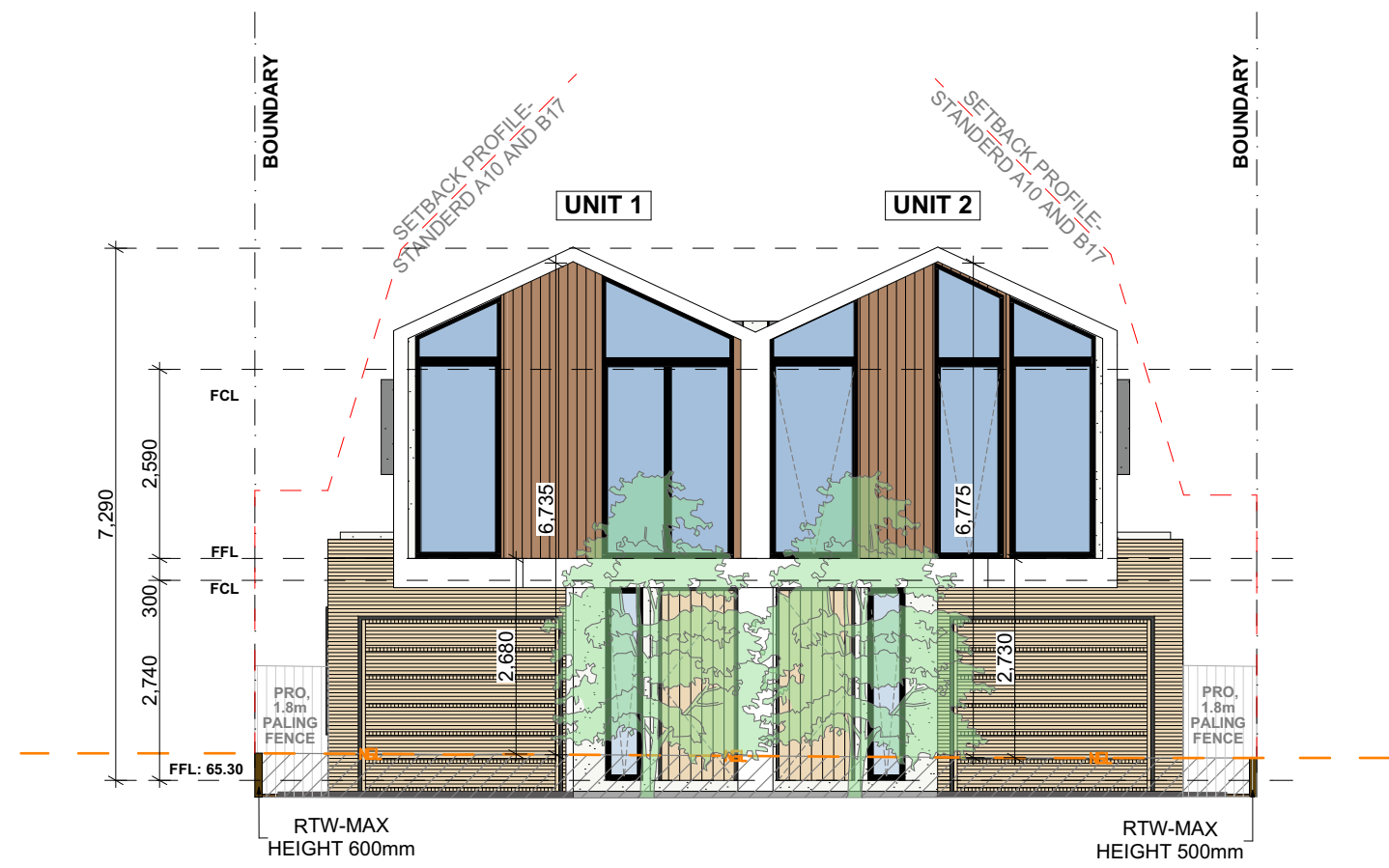
LEGEND

PRIVET OPEN SPACE	POS (Area)
SECLUDED PRIVET OPEN SPACE	SPOS (Area)
EX. TREE TO BE REMOVED	
EX. TREE & SHRUBSS SRZ - Structural Root Zone TPZ - Tree Protection Zone	
PROPOSED CANOPY TREE (Landscape elements are indicative only refer to submitted landscape plan for further details)	
CORNER SPLAY (50% clear of visual obstructions & any planting or structure max. 0.9 High)	
PROPOSED FENCE	
RAINWATER TANK (CONNECTED TO TOILETS WASHING MACHINE AND GARDENING)	RWT 2000L
RETAINING WALL	RTW
HWU GM WM EBM HVAC OBS HLUTE	- HOT WATER UNIT - GAS METRE - WATER METER - ELECTRICAL METRE - HEATING AND COOLING UNITS - FIXED OBSCURE GLASS UP TO 1.7M FROM FFL - 1.7M - MIN WINDOW SILL HEIGHT

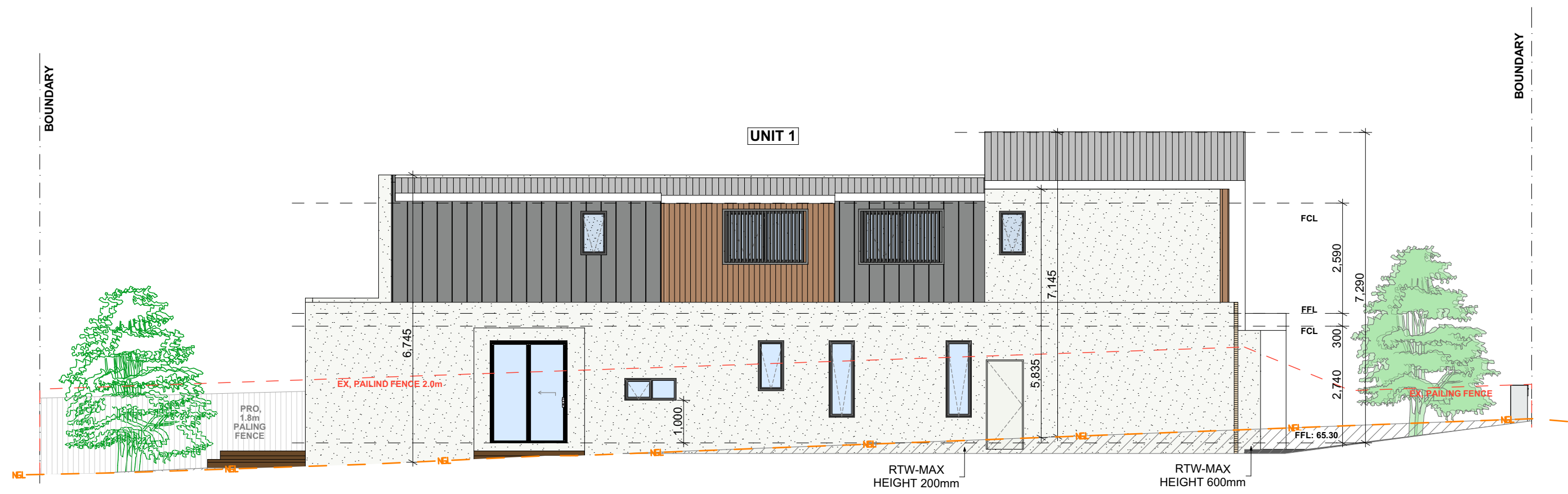


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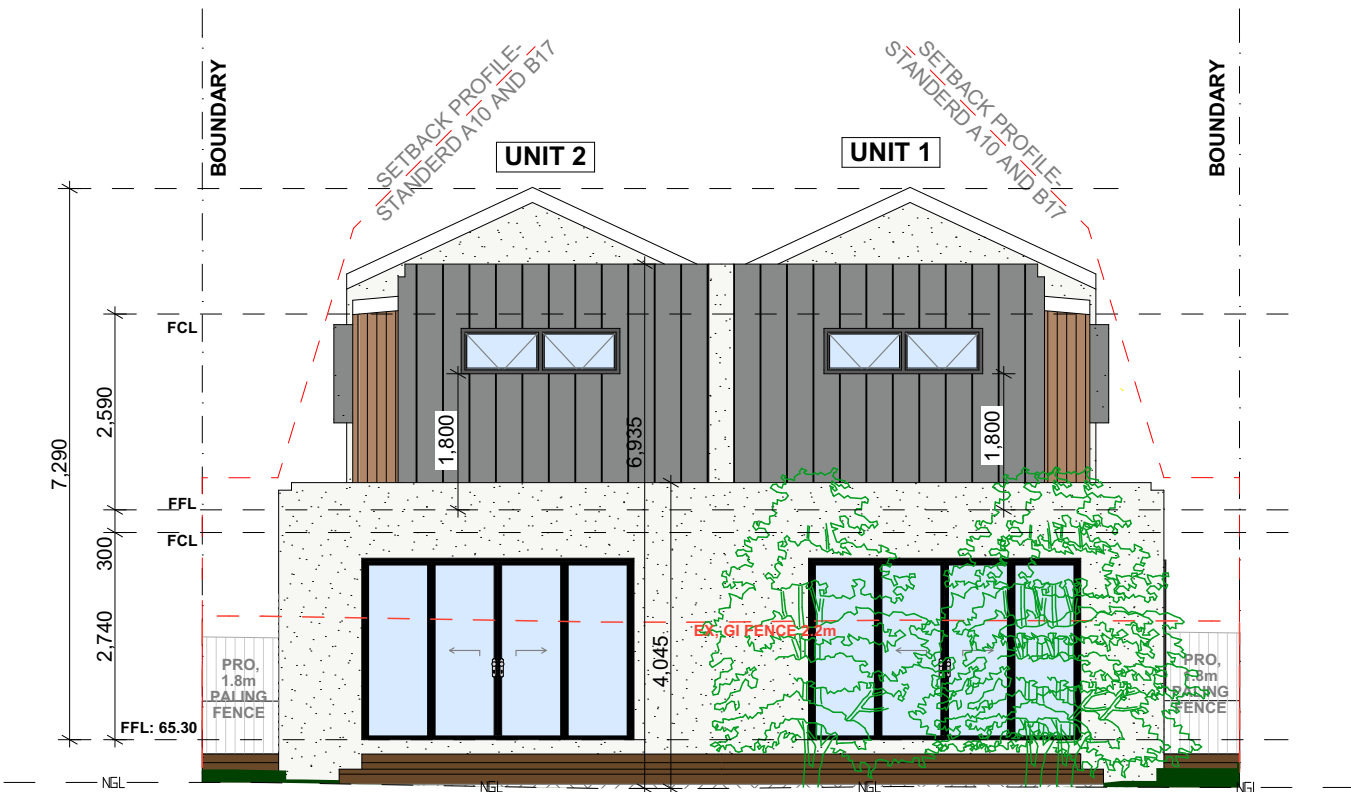




NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MATERIAL AND FINISHES SCHEDULE

- Dulux 1W Vivid White™** RENDER FINISH (HebelPowerPanel) "DULUX" OR SIMILAR
- Timeless Grey** MATRIX CLADDING "JAMES HARDIE'S" OR SIMILAR
- TIMBER** SELECTED HORIZONTAL / VERTICAL AXON CLADDING "JAMES HARDIE'S" OR SIMILAR
- Shale Grey™** METAL ROOF COLORBOND
- Garage Door** COLORBOND OR SIMILAR WOOD - BROWN
- MONUMENT®** WINDOW FRAME COLORBOND OR SIMILAR
- Dulux 1W Vivid White™** GUTTERS, FACIA & DOWNPIPES COLORBOND OR SIMILAR

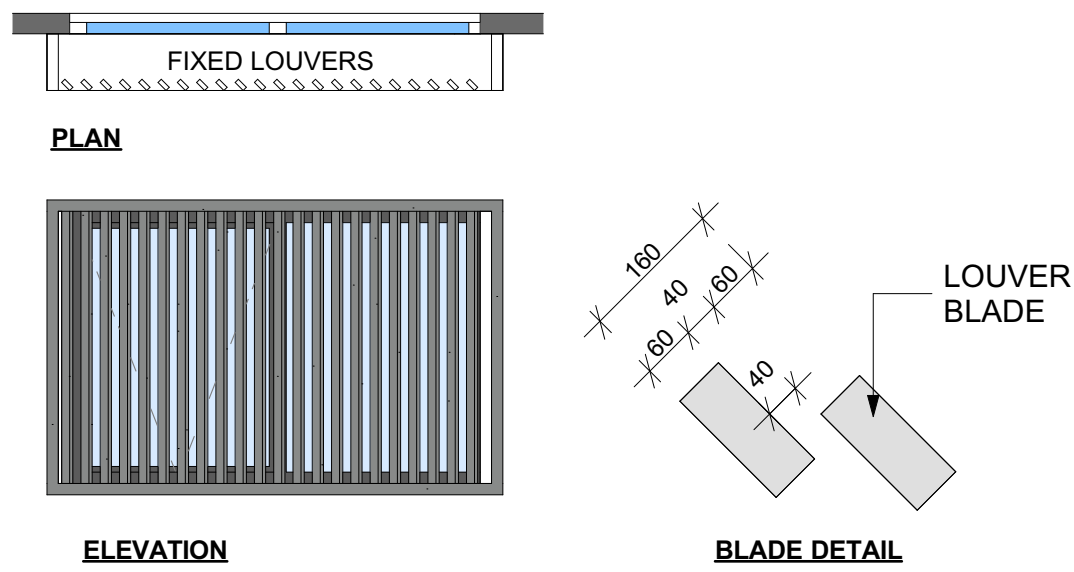
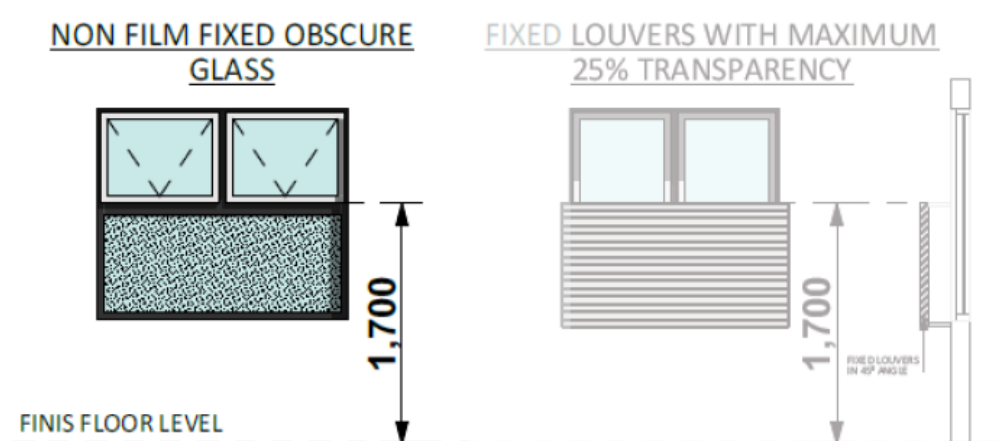


3D VIEW 1

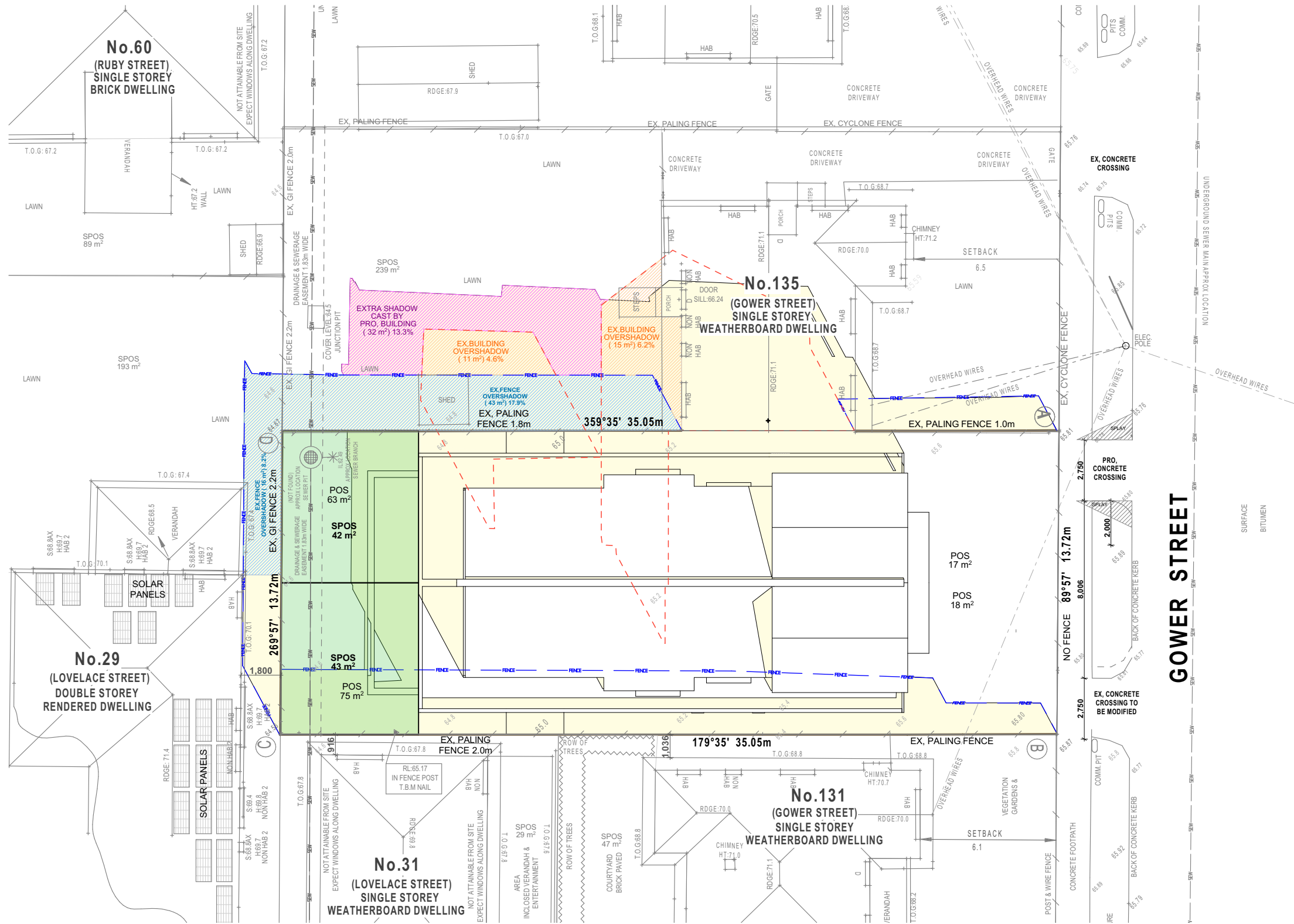


3D VIEW 2

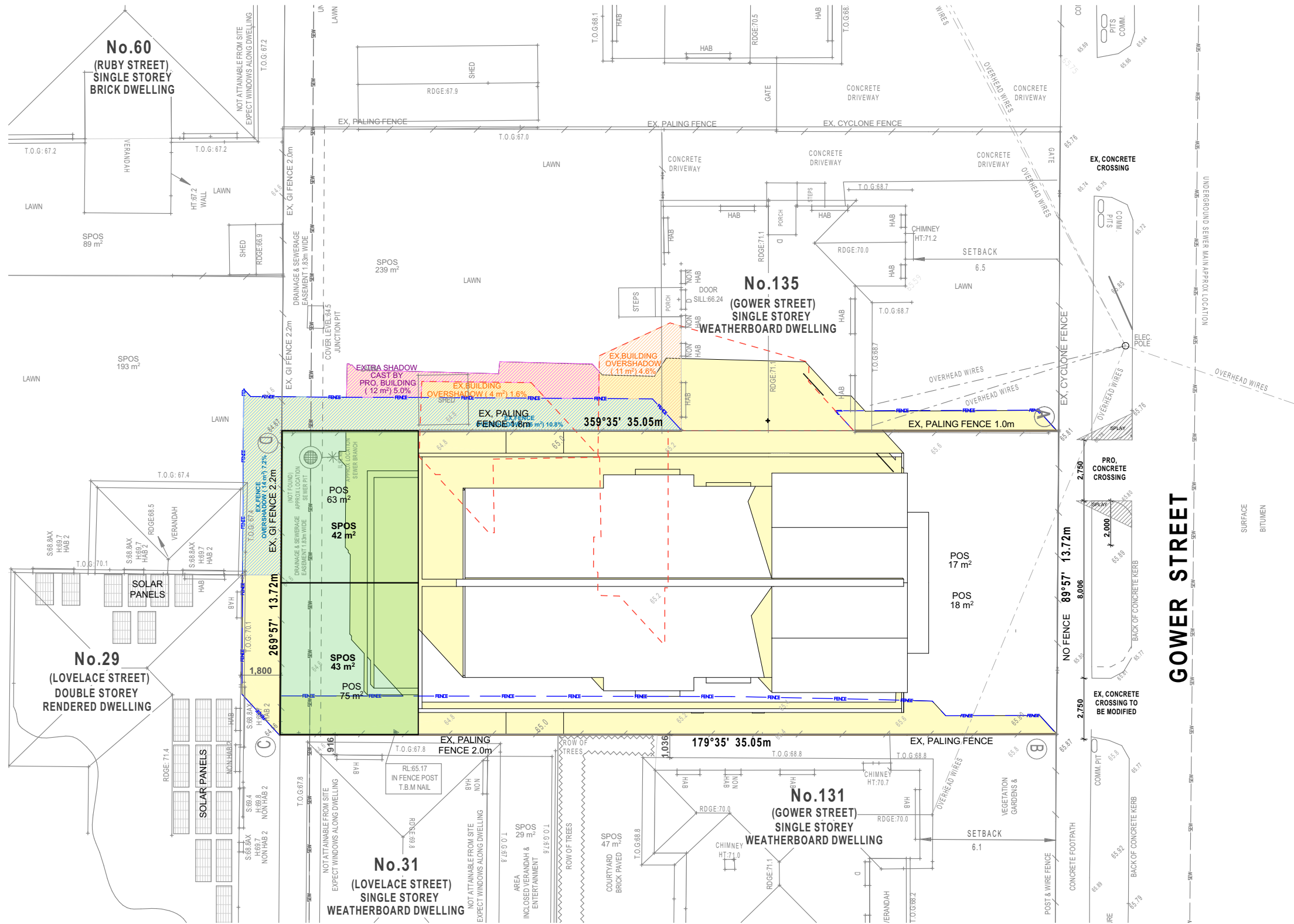
SCREENING OPTION TO PREVENT OVERLOOKING



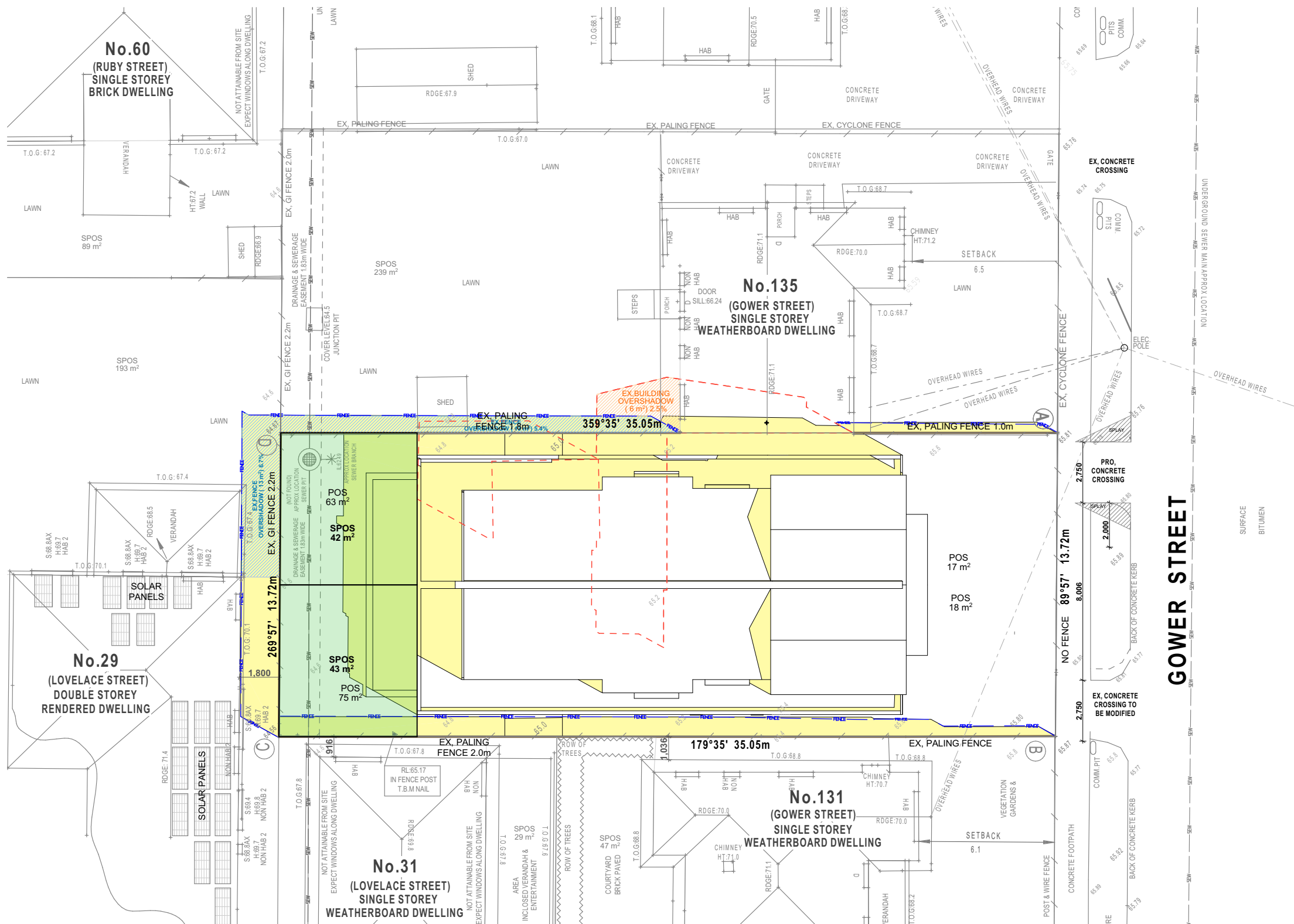
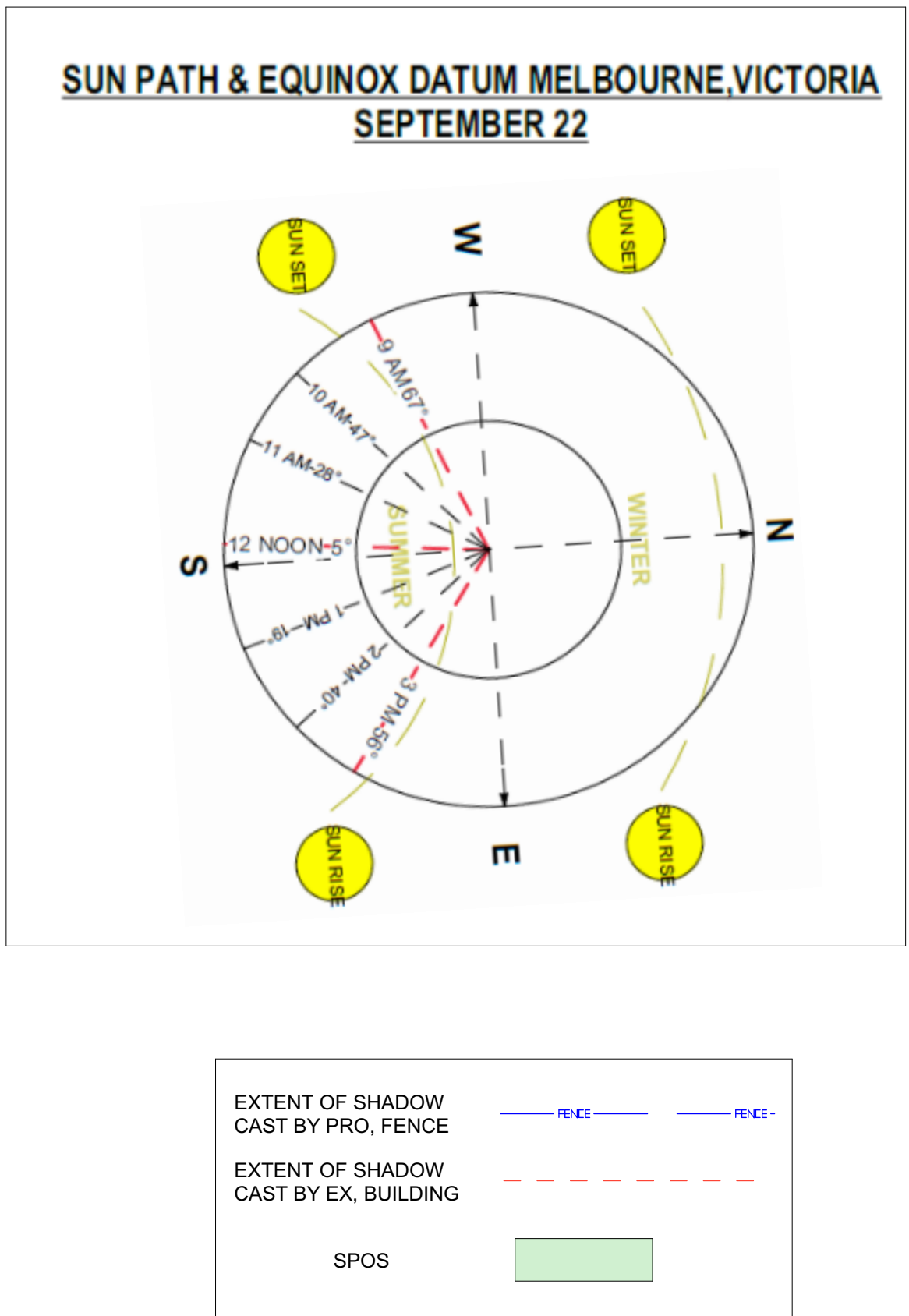
FIXED VERTICAL LOUVERS DETAILS (MAX 25% TRANSPARENT)
NTS-TYPICAL DETAIL ONLY



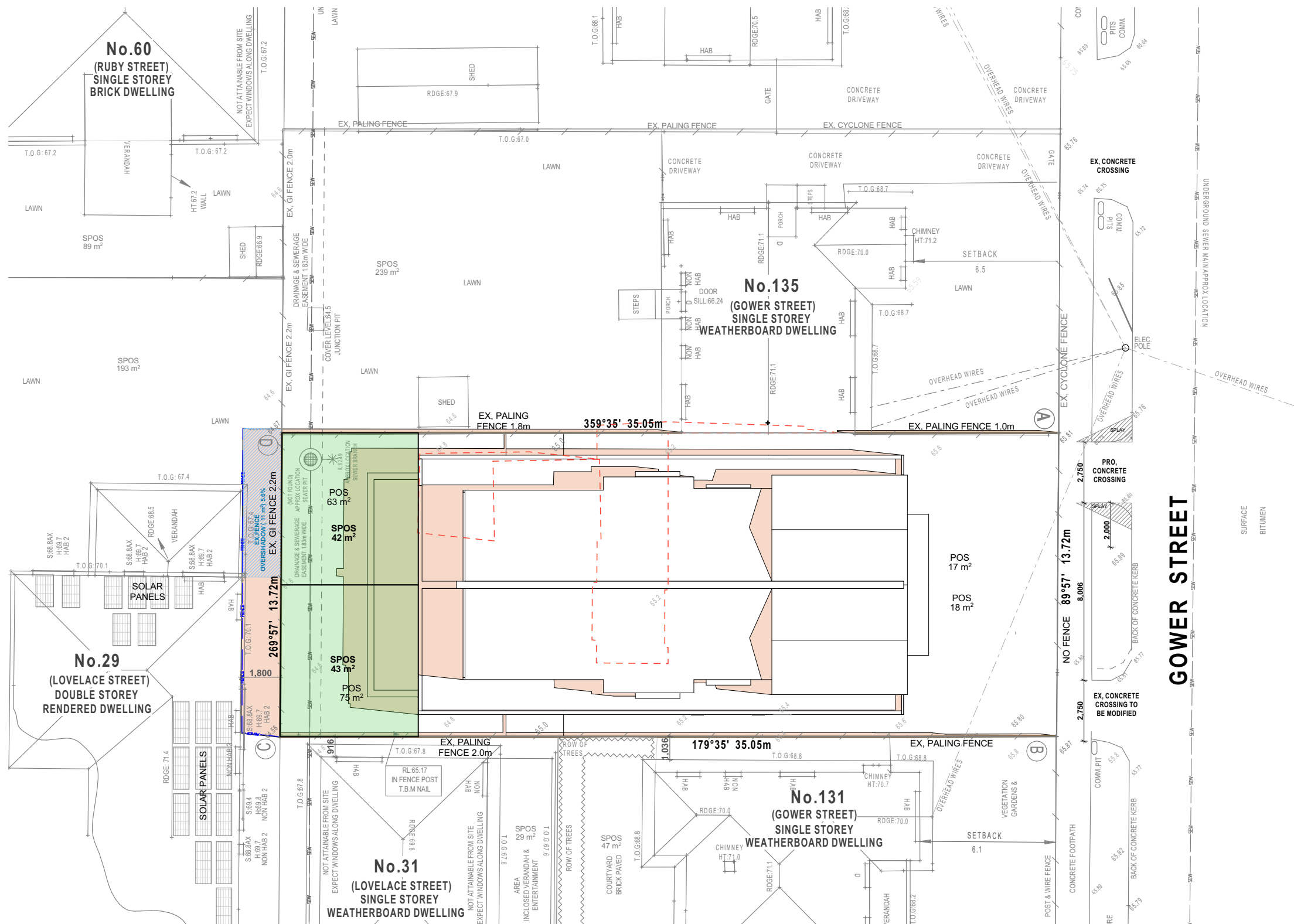
SHADOW AT 9.00 AM 1:200



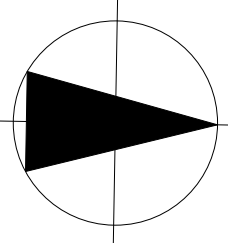
SHADOW AT 10.00 AM 1:200

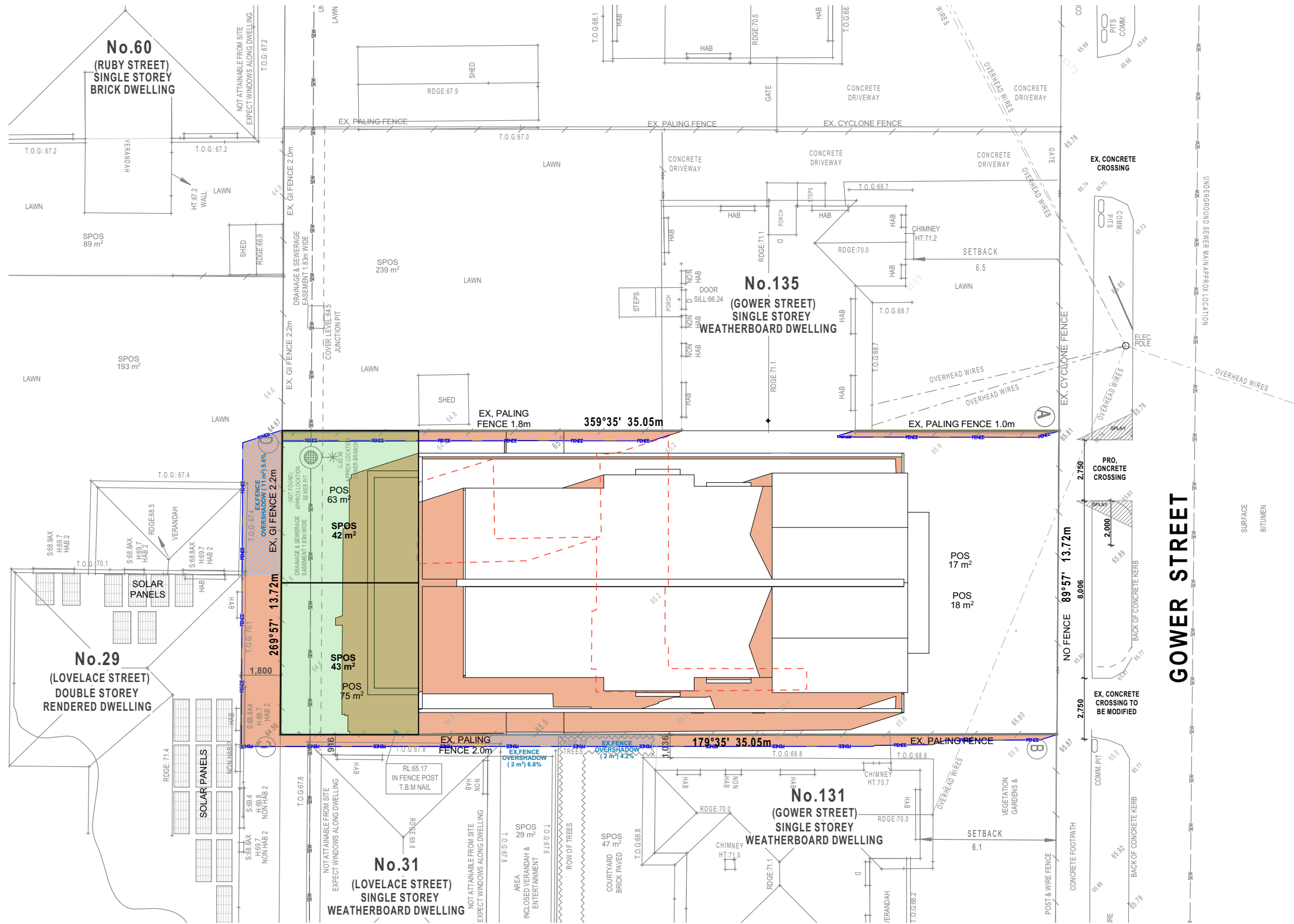


SHADOW AT 11.00 AM 1:200

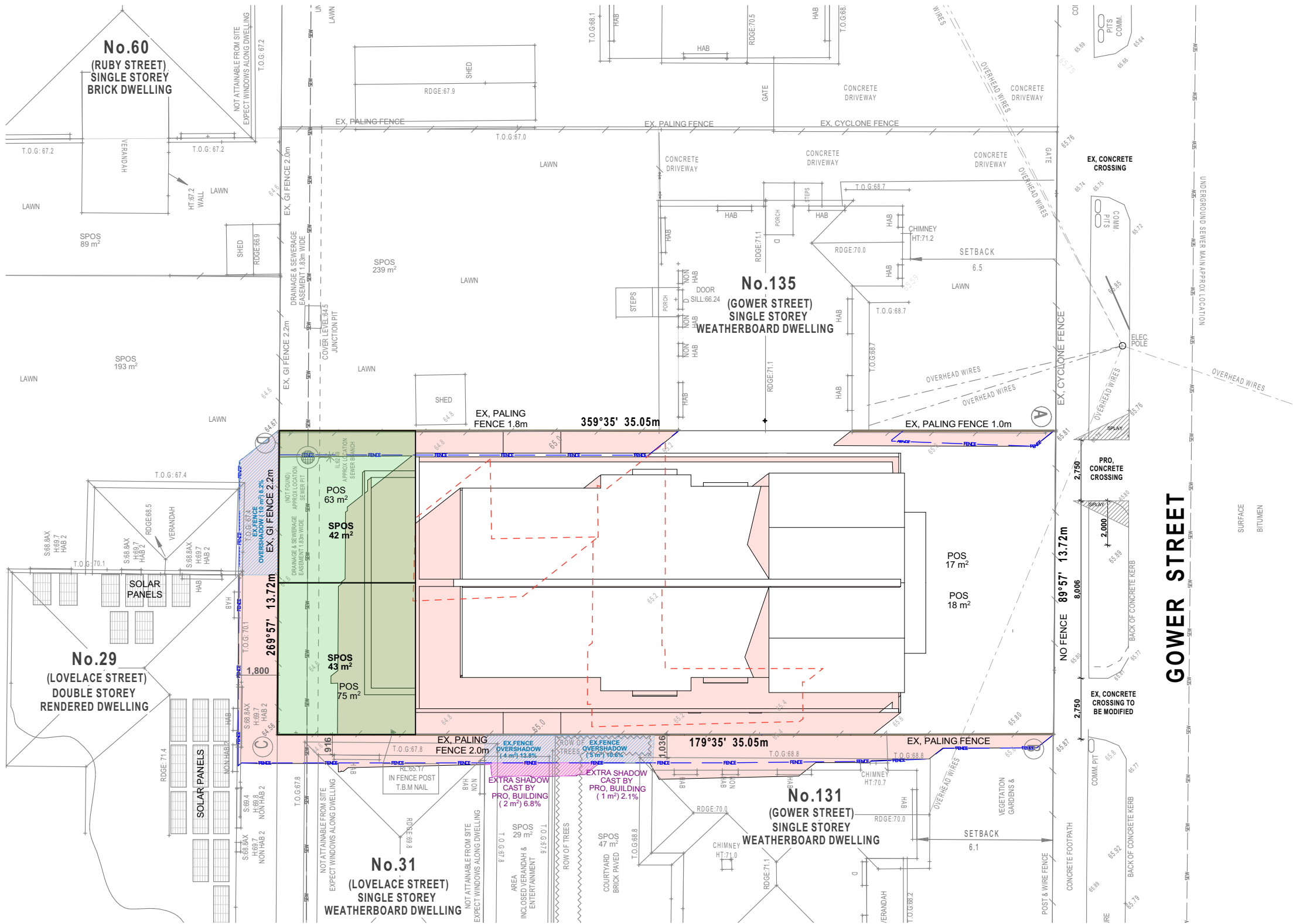


SHADOW AT 12.00 NOON 1:200

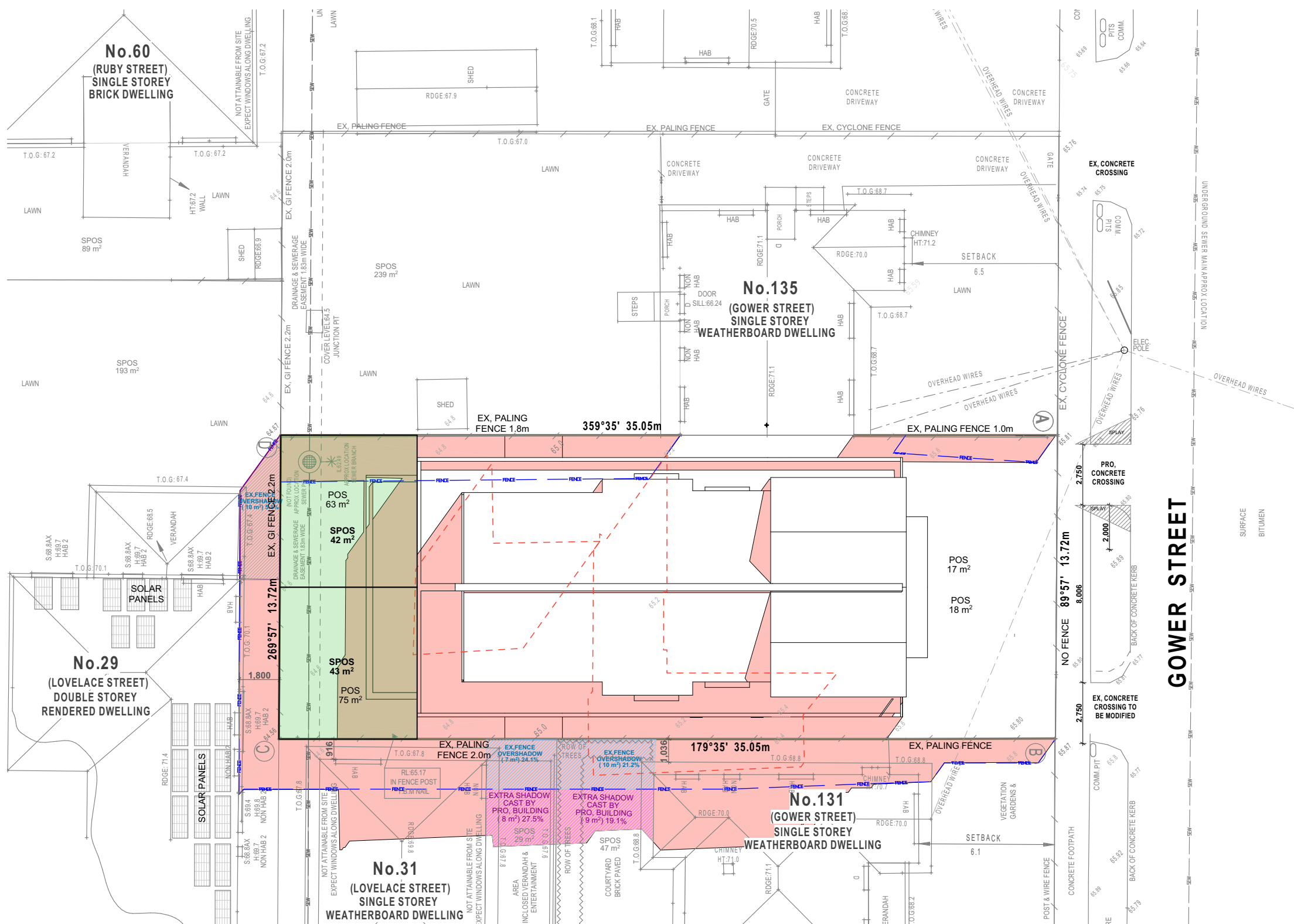
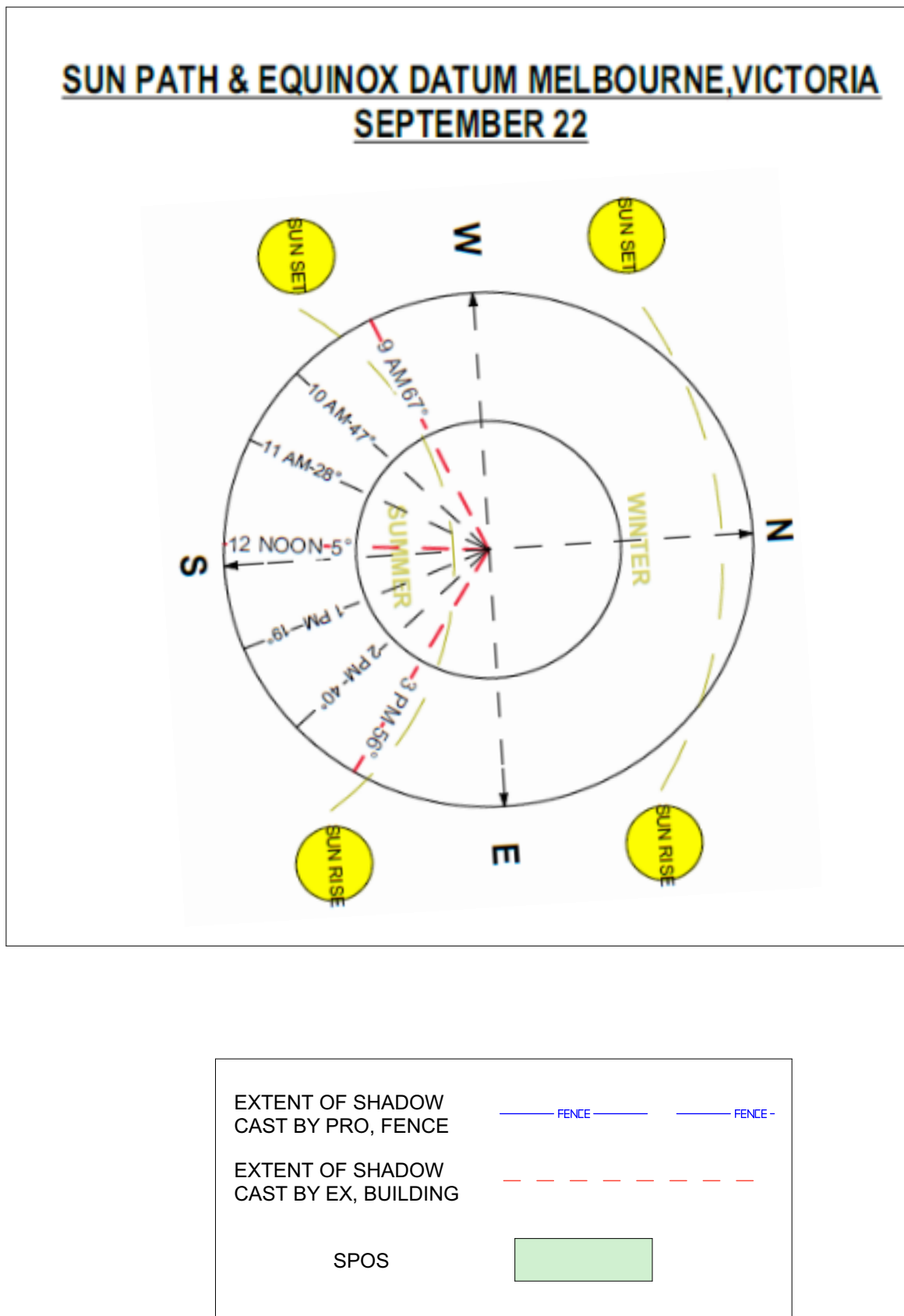




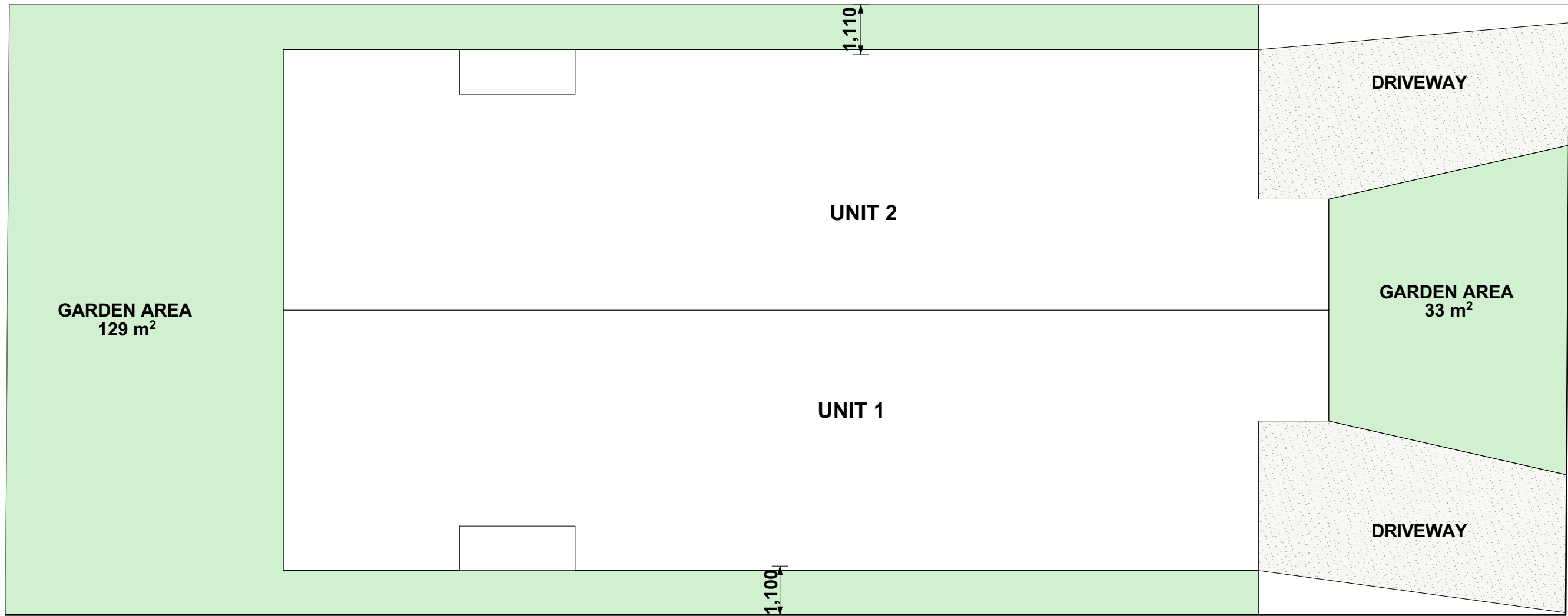
SHADOW AT 1.00 PM 1:200



SHADOW AT 2.00 PM 1:200



SHADOW AT 3.00 PM 1:200

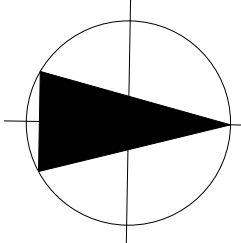


GARDEN AREA 1:100

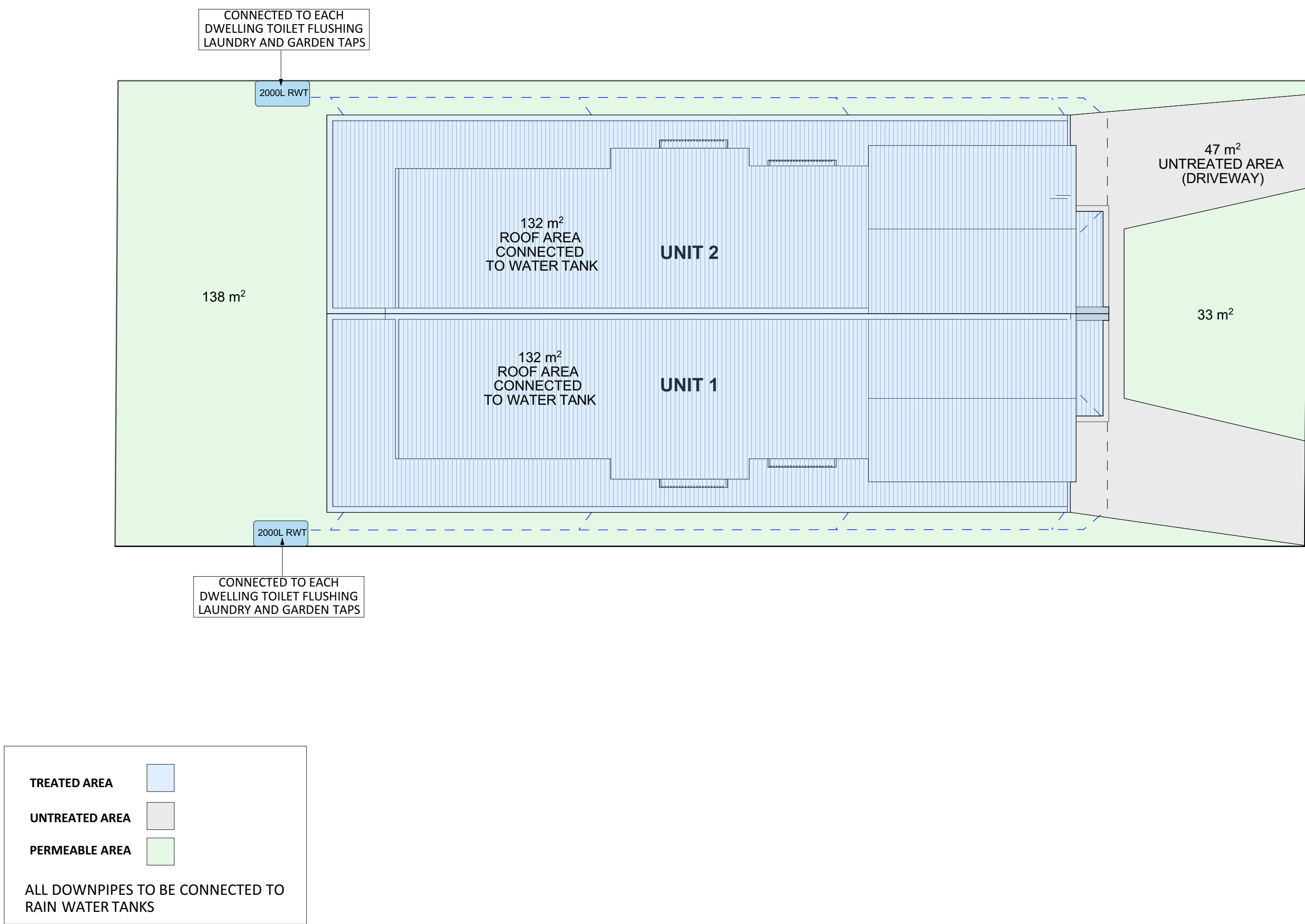
Minimum garden area requirement

Lot size	Minimum percentage of a lot set aside as garden area
400 – 500 square metres	25%
501 – 650 square metres	30%
Above 650 square metres	35%

GARDEN AREA SCHEDULE	
SITE AREA -481SqM - req 121	Sqm
GARDEN AREA	162 33%



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STORM Rating Report

TransactionID: 0
Municipality: DAREBIN
Rainfall Station: DAREBIN
Address: 133 GOWER SREET

Assessor: PRESTON
VIC 3072

Development Type: Residential - Multiunit
Allotment Site (m2): 481.00
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
UNIT 1	132.00	Rainwater Tank	2,000.00	4	117.60	83.00
UNIT 2	132.00	Rainwater Tank	2,000.00	4	117.60	83.00
DRIVEWAY - Concrete	47.00	None	0.00	0	0.00	0.00

Date Generated: 03-Jun-2024

Program Version: 1.0.0

PLAN OF FEATURE, LEVEL AND RE-ESTABLISHMENT SURVEY
PART OF CROWN PORTION 145
PARISH OF JIKA JIKA
COUNTY OF BOURKE
No.133 GOWER STREET, PRESTON

TITLE PARTICULARS : C/T VOL.6076 FOL.160
LOT 9, LP. 12521
AREA OF TITLE :481m²

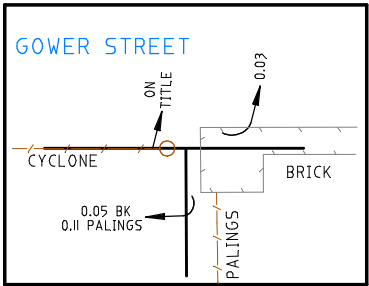
SCALE: 2 0 2 4 6 8 10
LENGTHS ARE IN METRES

CERTIFICATION BY SURVEYOR

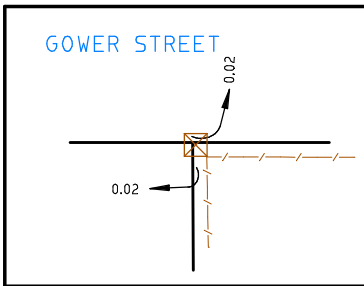
I, DEAN PAUL EDDY
of 5/14 Longford Road, Epping, 3076
certify that this plan has been prepared from a survey made under my
direction and supervision in accordance with the Surveying Act 2004
and completed on 12/7/2023 that this plan is accurate and
correctly represents the adopted boundaries and that the survey
accuracy accords with that required by regulation 7(1) of
the Surveying (Cadastral Surveys) Regulations 2015.

Dean Eddy

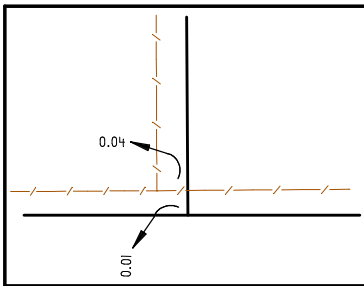
AMENDMENTS AND ADDITIONS		
DATE	VER.	AMENDMENT/ADDITION
28/9/23	2	AMEND CONTOUR INTERVAL
27/5/24	3	AMEND WINDOW DETAILS



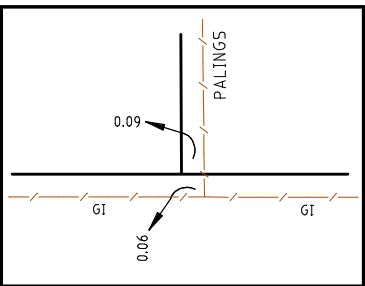
ENLARGEMENT A



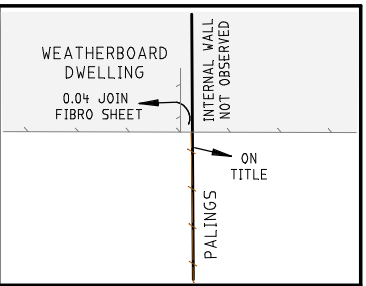
ENLARGEMENT B



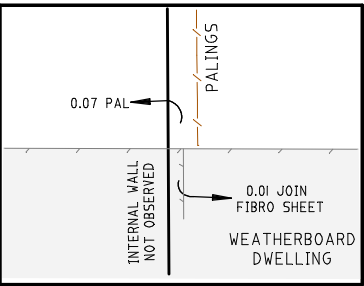
ENLARGEMENT C



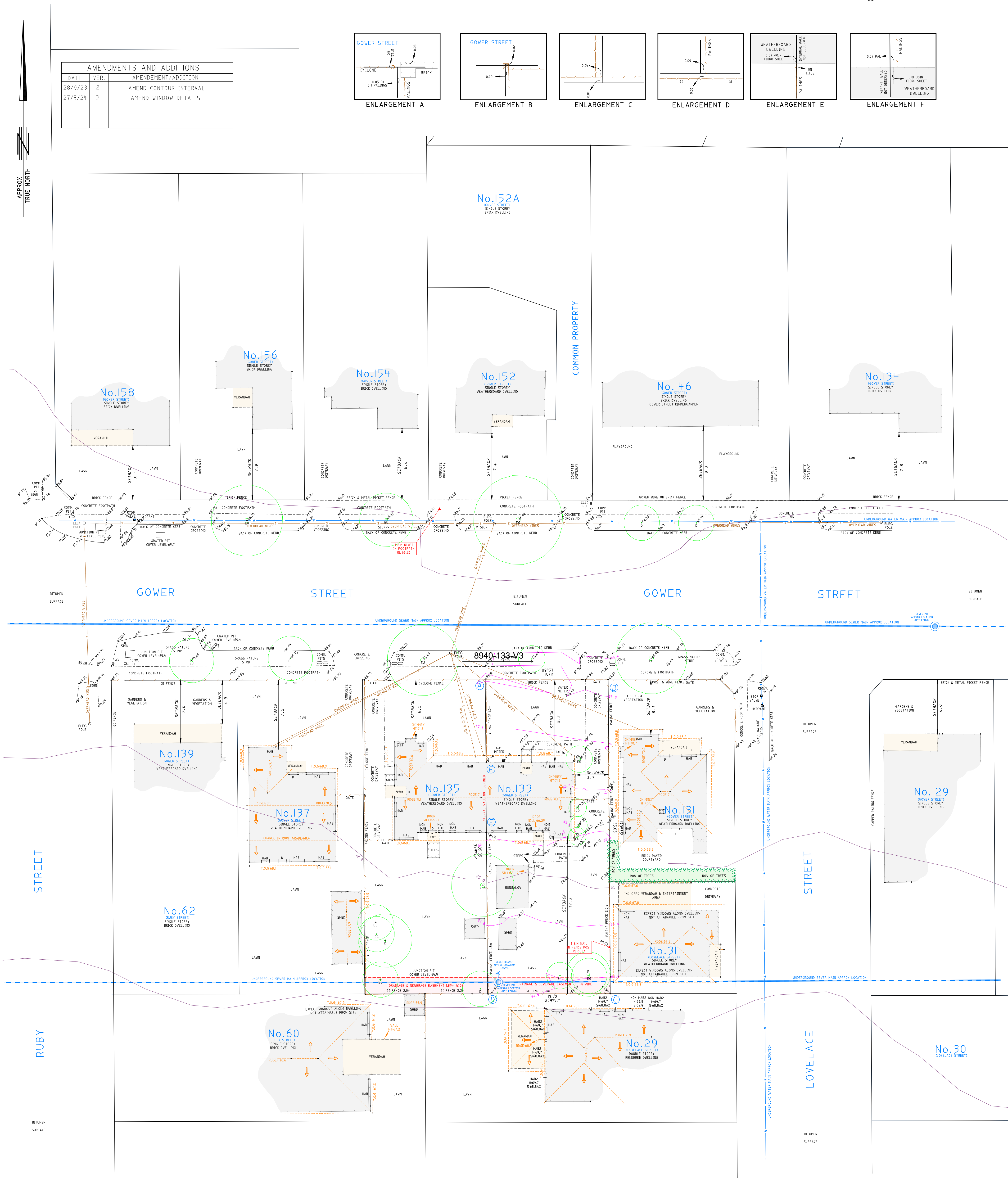
ENLARGEMENT D



ENLARGEMENT E



ENLARGEMENT F



- NOTES:
- LEVELS SHOWN THUS ARE IN METRES TO A.H.D.
 - CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.2m INTERVALS TO A.H.D. AND HAVE BEEN DERIVED FROM SURVEY. CONTOURS SHOWN ACROSS ADJOINING LAND ARE AT 1m INTERVALS TO A.H.D. AND HAVE BEEN DERIVED FROM DIGITAL INFORMATION.
 - CONNECTION SHOWN TO RUBY STREET & LOVELACE STREET IS TO SCALE PLOTTED LOCATION OF FENCING ON THIS PLAN IS APPROXIMATE ONLY. REFER TO OFFSET DISTANCES FROM TITLE BOUNDARY FOR ACTUAL POSITION OF FENCING.
 - SMALL TREES AND SHRUBS HAVE NOT NECESSARILY BEEN LOCATED IN THIS SURVEY. FOR DESCRIPTIONS OF TREES LOCATED REFER TO TREE DESCRIPTION TABLE.
 - UNDERGROUND SEWER DETAILS DERIVED FROM INFORMATION SUPPLIED BY YARRA VALLEY WATER LIMITED.

- BUILDINGS AND WORKS SHOULD NOT EXTEND PAST EXISTING FENCING WITHOUT THE EXPRESS PERMISSION OF THE ADJOINING LAND OWNERS. LAND BEYOND EXISTING FENCING MAY BE SUBJECT TO POSSESSORY RIGHTS. THE CONSENT OF ADJOINING OWNERS SHOULD BE OBTAINED BEFORE REMOVING OR REPLACING EXISTING FENCING.
- UNDERGROUND DRAINAGE DETAILS DERIVED HAVE NOT BEEN INVESTIGATED CONTACT RELEVANT AUTHORITY FOR FURTHER INFORMATION.
- WINDOW DETAILS:
HAB : DENOTES HABITABLE GROUND STOREY WINDOW
HAB2 : DENOTES HABITABLE FIRST STOREY WINDOW
NON HAB : DENOTES NON HABITABLE GROUND STOREY WINDOW
NON HAB2 : DENOTES NON HABITABLE FIRST STOREY WINDOW
- LOCATION OF BUILDINGS ON ADJOINING PROPERTIES ARE APPROXIMATE ONLY AND HAVE BEEN OBTAINED BY INDIRECT SURVEY METHODS.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CORRESPONDENCE RELATING TO THIS PLAN PREPARED BY LAWLOR AND LOY PTY. LTD.

TREE DESCRIPTIONS	
EG	EVERGREEN
EU	EUCALYPT
D	DECIDUOUS
P	PINE
PB	PAPER BARK
WA	WATTLE
BB	BOTTLEBRUSH
WIL	WILLOW
PI	PITTOSPORUM
S	SHRUB
N	NATIVE
O	OAK
E	ELM
PO	POPLAR
CY	CYPRESS

DISCLAIMER:

1. INFORMATION SHOWN ON THIS PLAN REPRESENTS SITE CONDITIONS ON THE DATE OF SURVEY. ANY CHANGES THAT HAVE OCCURRED TO THE SITE SINCE THIS DATE ARE NOT REPRESENTED ON THIS PLAN. LAWLOR AND LOY PTY LTD ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR CHANGES THAT HAVE OCCURRED SINCE THE DATE OF SURVEY.

2. ALL INFORMATION CONTAINED WITHIN THIS PLAN REMAINS THE INTELLECTUAL PROPERTY OF LAWLOR AND LOY PTY LTD.

3. ALL NOTATIONS SHOWN MUST REMAIN AS PART OF THIS PLAN. NOTATIONS SHOWN ARE AN INTEGRAL PART OF THE PLAN AND SHOULD BE READ IN CONJUNCTION WITH THE PLAN DIAGRAM.

SURVEYORS REFERENCE: 8940-133-V3
DATE OF SURVEY: 12/7/2023



LISCAD FILE: 8940-133.lcd
AUTOCAD FILE: 8940-133.dwg