

## NEIGHBOURHOOD CHARACTER AND SITE ANALYSIS PLAN

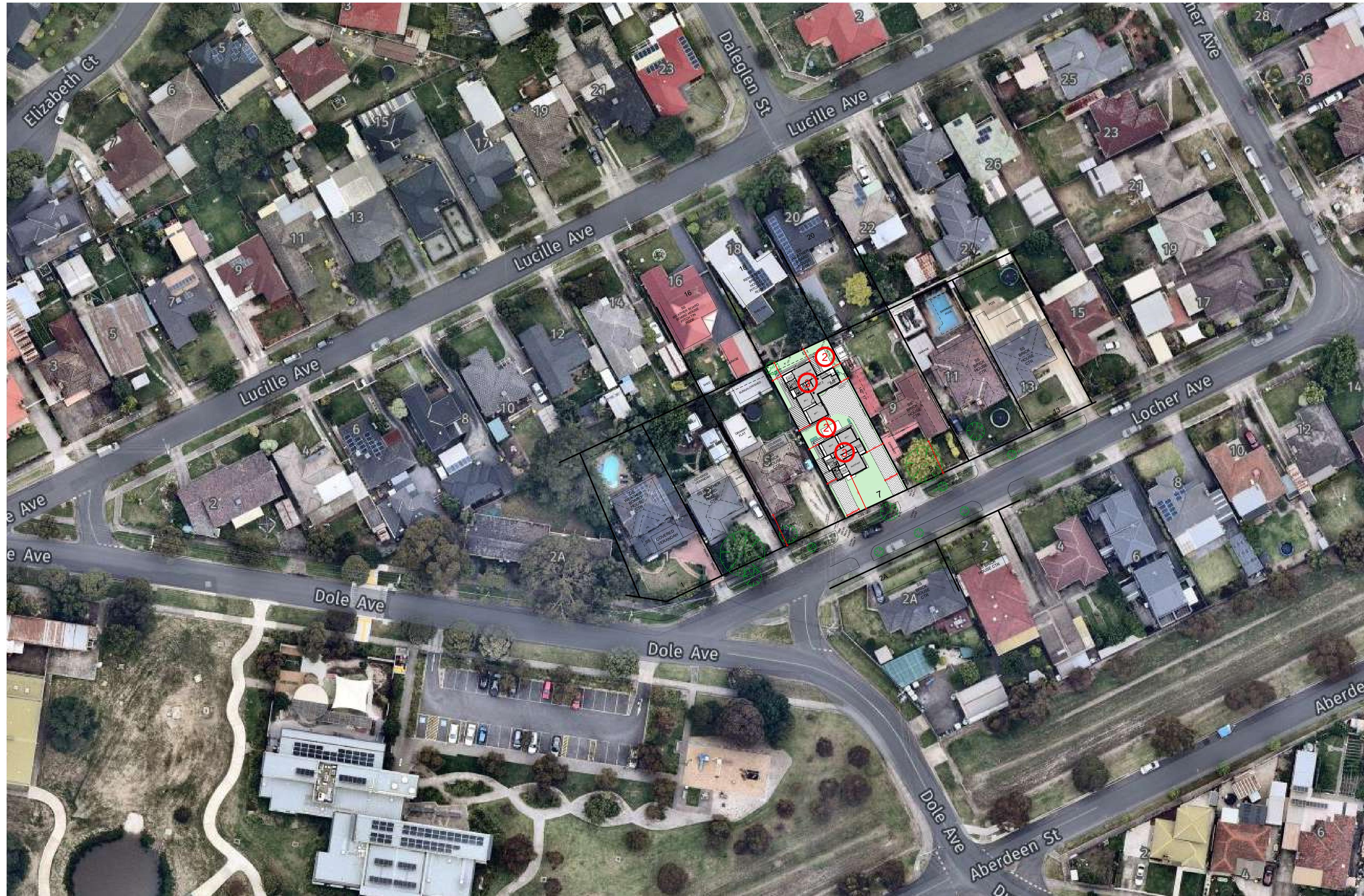
NOT TO SCALE

**A1 DRAFTING**  
 REAR 37 MACEDON ROAD, TEMPLESTOWE LOWER  
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**TOWN PLANNING**  
**PROPOSED MULTI UNIT DEVELOPMENT**  
**AT 7 LOCHER AVENUE, RESERVOIR**  
**FOR BRENT TISDALE**

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Building Practitioner No:				North
Designed	PD	Drg.No		
Drawn	PD	A111-22		
Engineering Details	Checked	TW	Date	22/08/2024
	Scale	1:100	Sheet	1 of 12



REFER TO ATTACHED REPORT FOR  
RESCODE COMPLIANCE  
**DESIGN RESPONSE**

**ROOFS**  
Upper floor - Central gable roof with flat roofs running off it  
Materials- Klip-Lok  
Eaves- None

**WALLS**  
Form- Upper floor - Weatherboard, Colorbond and Barestone  
Ground floor - Brick veneer

**WINDOWS**  
Varied forms- Awning; Fixed  
Material- Aluminium

**FENCING**  
Front  
No front fence

**Side**  
Retain existing timber palisade fences

**GARDEN**  
Generally open lawn areas and perimeter garden beds

**PROPOSED SITE TREES**  
Existing trees on site to be removed

**SETBACKS**  
As noted on plans.

**DERIVATION FROM SITE ANALYSIS**

- FITS UNASSERTIVELY INTO STREETSCAPE
- NO INVASION OF NEIGHBOUR'S PRIVATE OPEN SPACE
- MINIMAL ADDITION OVERSHADING TO NEIGHBOURS PRIVATE OPEN SPACE

- FITS UNASSERTIVELY INTO STREETSCAPE (REFER TO ELEVATION)
- PRIVATE OPEN SPACE
- PROPOSED DWELLINGS

NOTE: This Design Response has been prepared in accordance with the Darebin Planning Scheme.

**DESIGN RESPONSE PLAN**  
NOT TO SCALE

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				Engineering Details	Checked	TW
				Scale	1:100	Sheet 2 of 12

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# EXISTING SITE PLAN

## SCALE 1:200

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# **TOWN PLANNING**

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# **PROPOSED MULTI UNIT DEVELOPMENT**

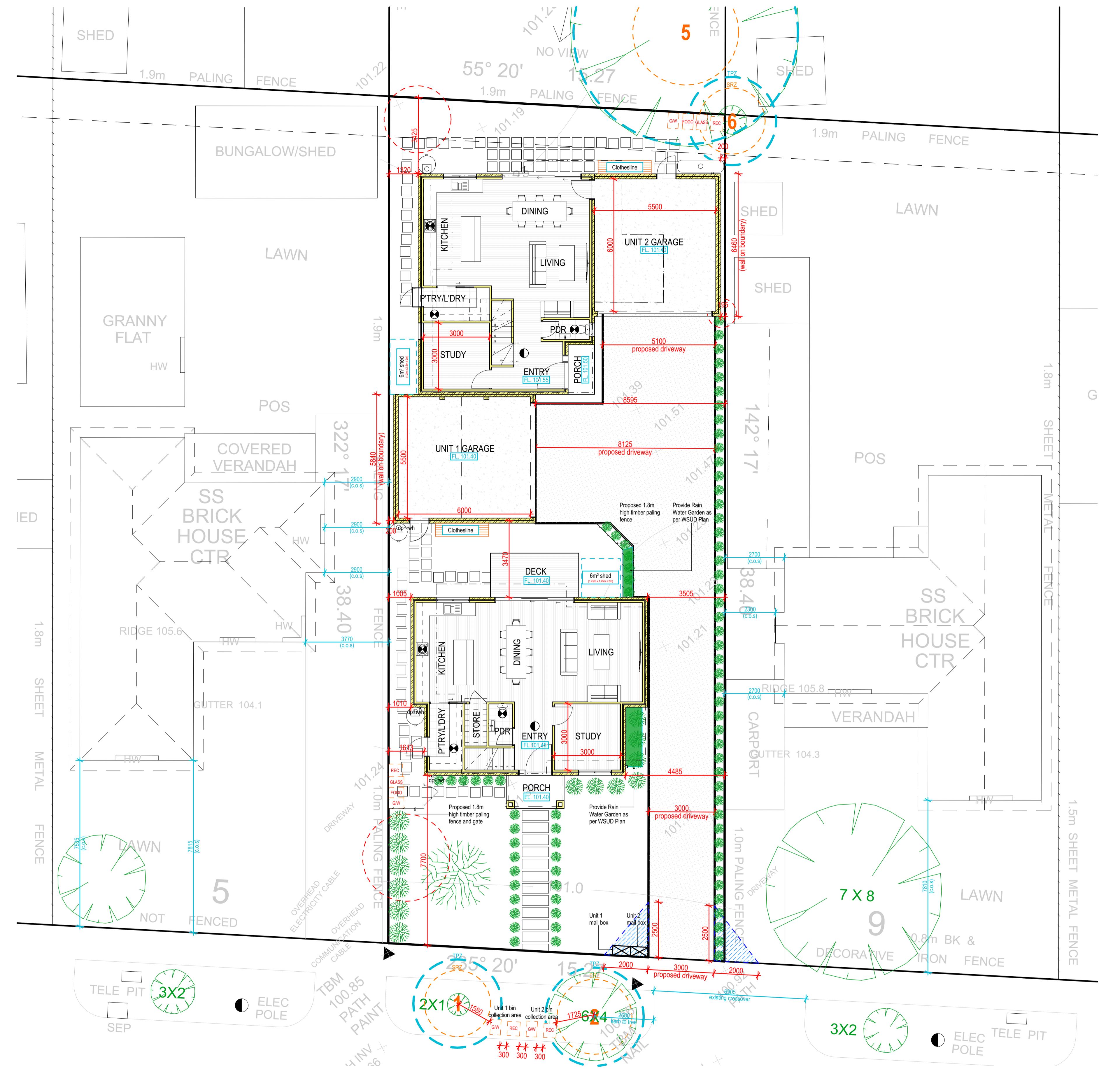
## **AT 7 LOCHER AVENUE, RESERVOIR**

## **FOR BRENT TISDALE**

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			Engineering Details	Checked	TW	Date 22/08/2024
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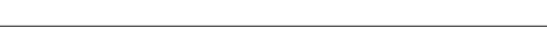


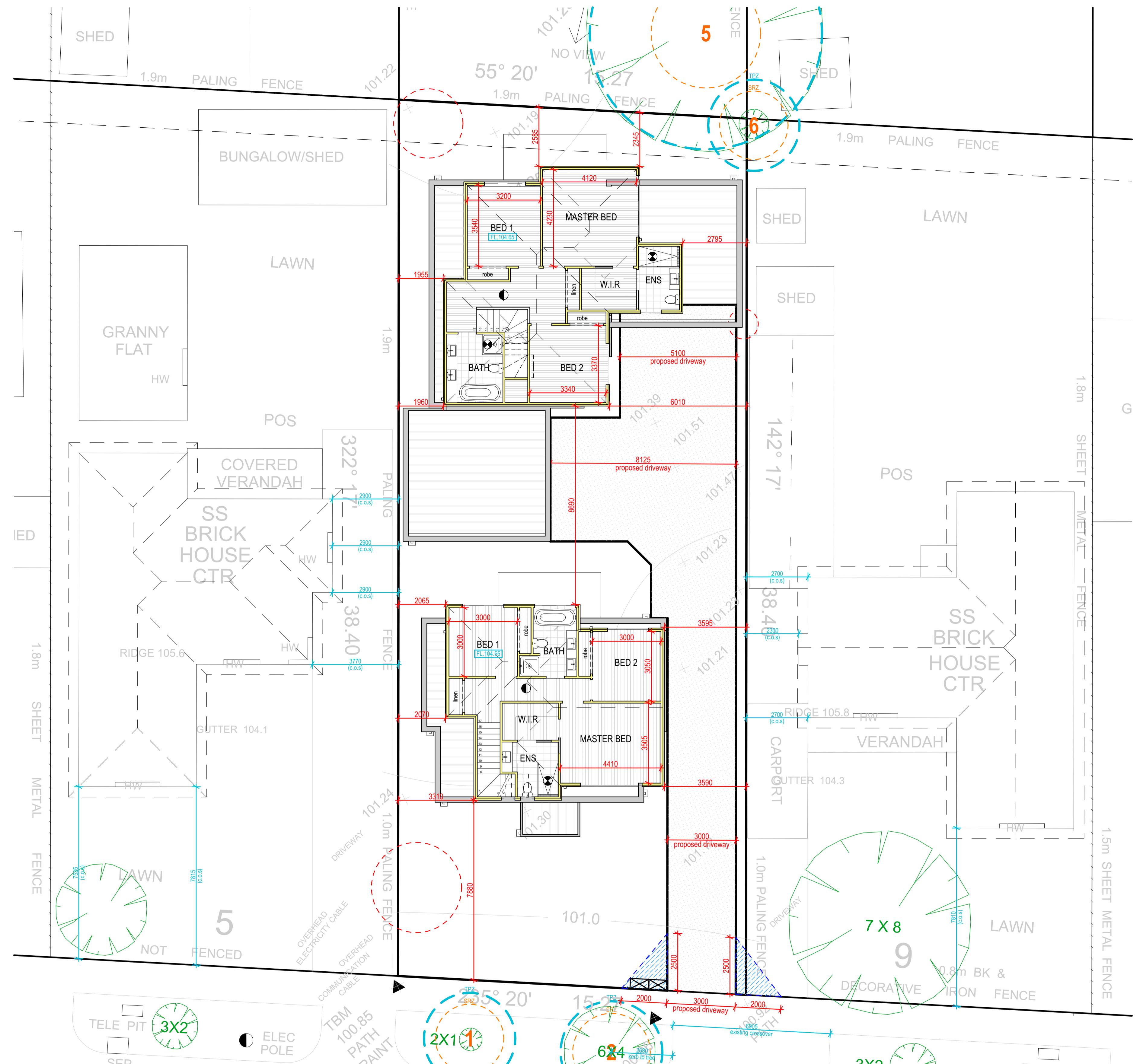
# PROPOSED SITE AND GROUND FLOOR PLAN

**SCALE 1:100**

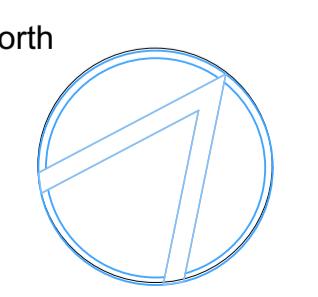
# GARDEN AREA SITE PLAN

CALE 1:200

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<p><b>Engineering Details</b></p>		Drawn		PD	A11	1-22	Date 22/08/2024
		Checked		TW			Sheet 4 of 12
		Scale	1:100				



PROPOSED SITE AND UPPER FLOOR PLAN  
SCALE 1:100

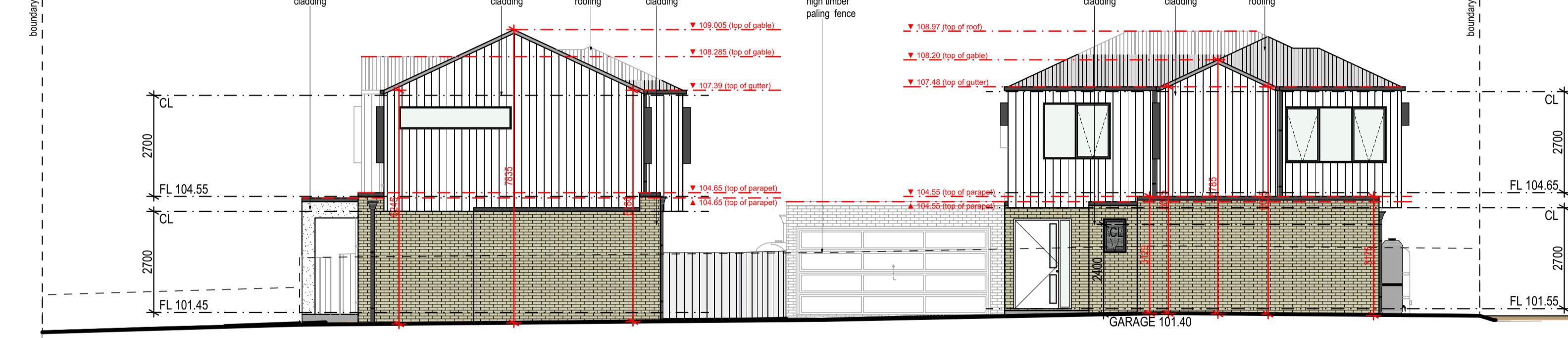




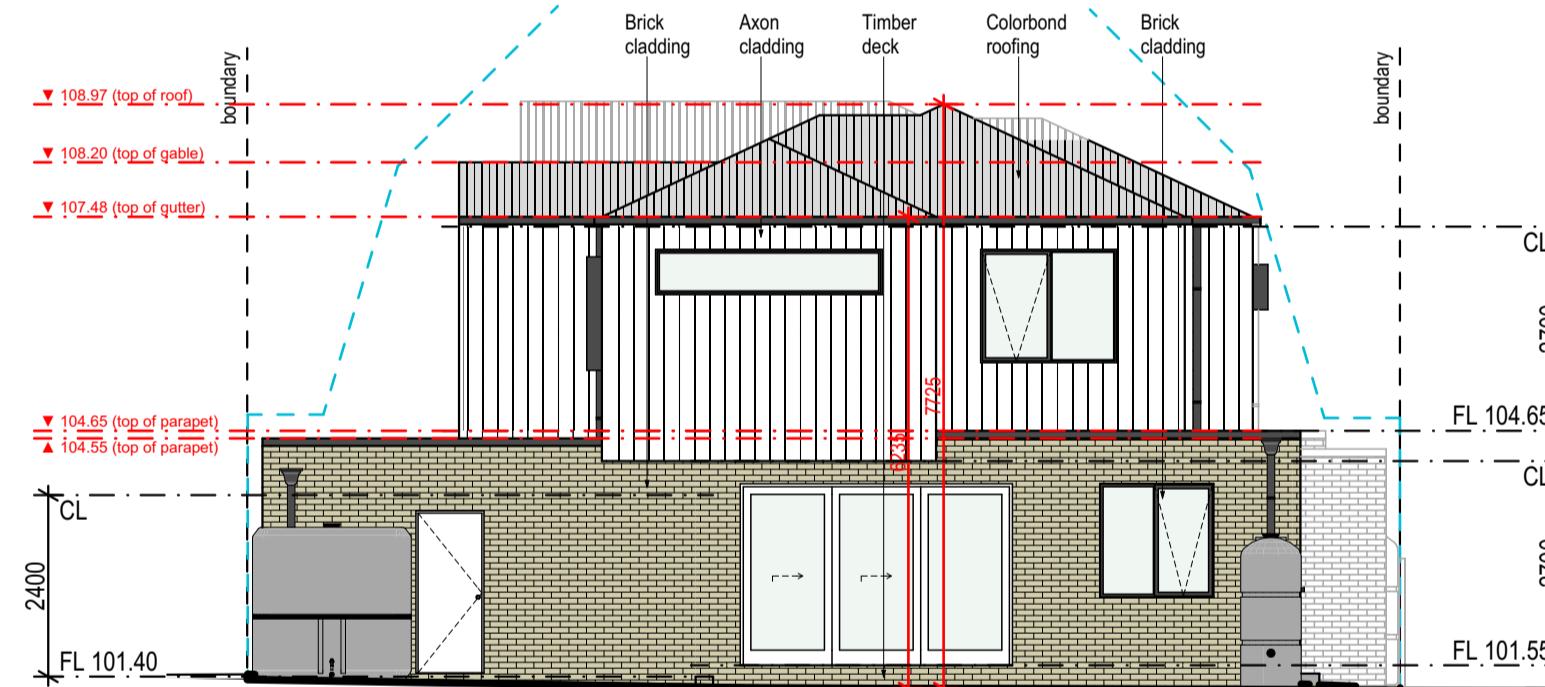
STREET SCAPE  
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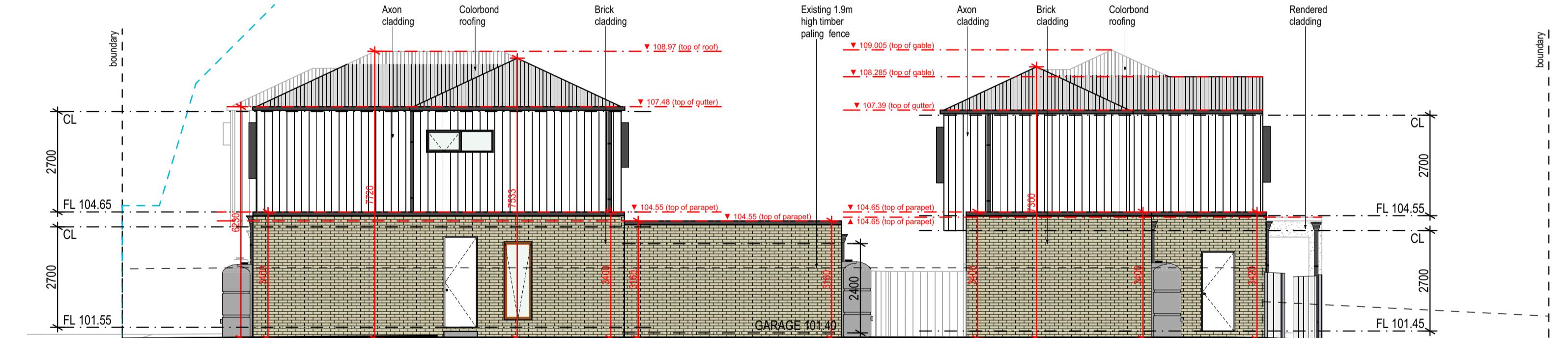
UNIT 1 SOUTH EAST ELEVATION  
SCALE 1:100



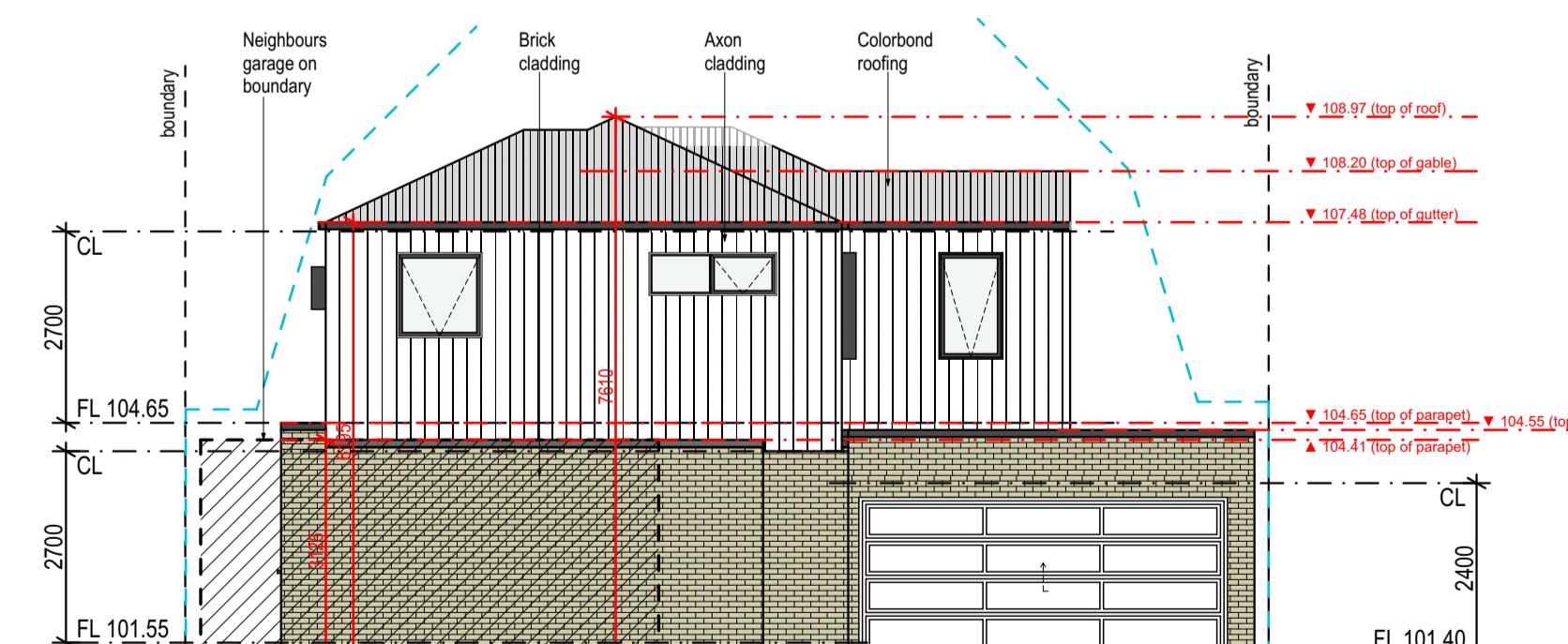
UNIT 1 & 2 NORTH EAST ELEVATION  
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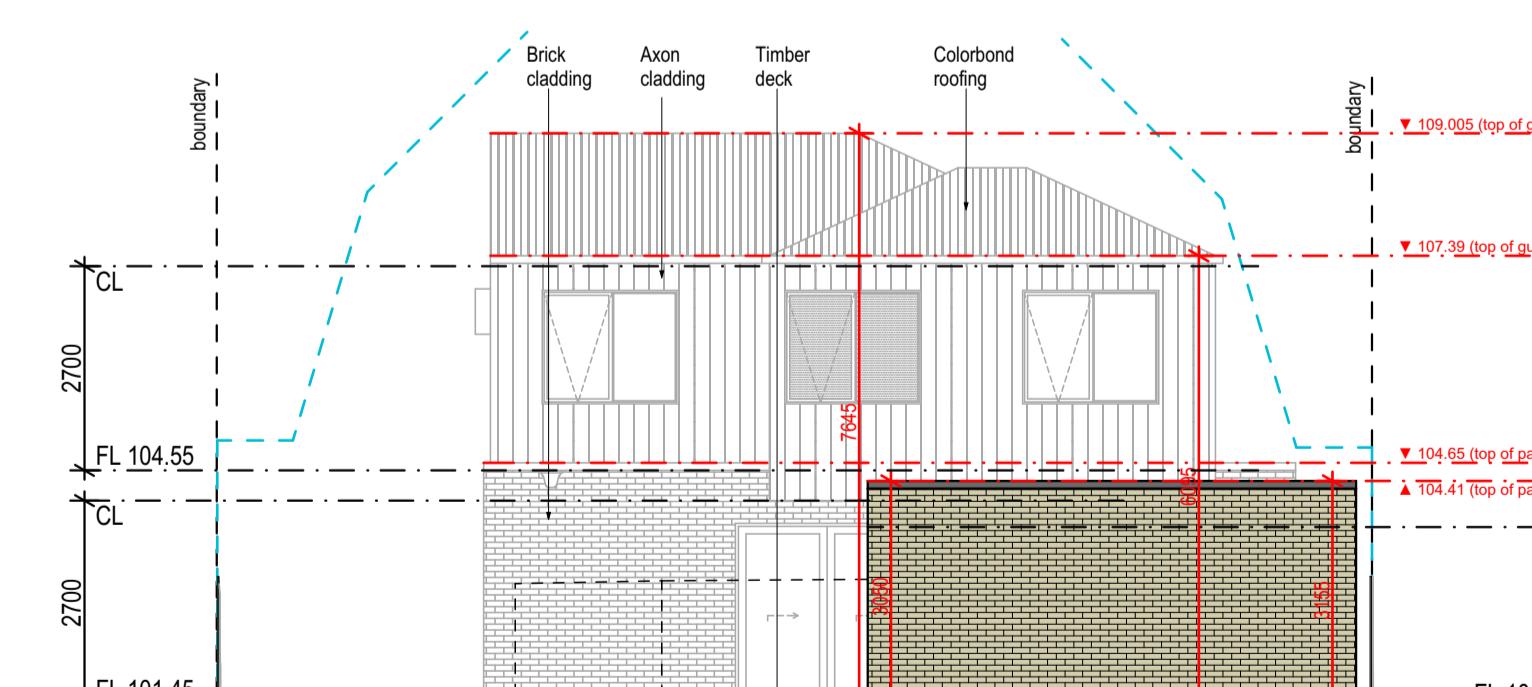
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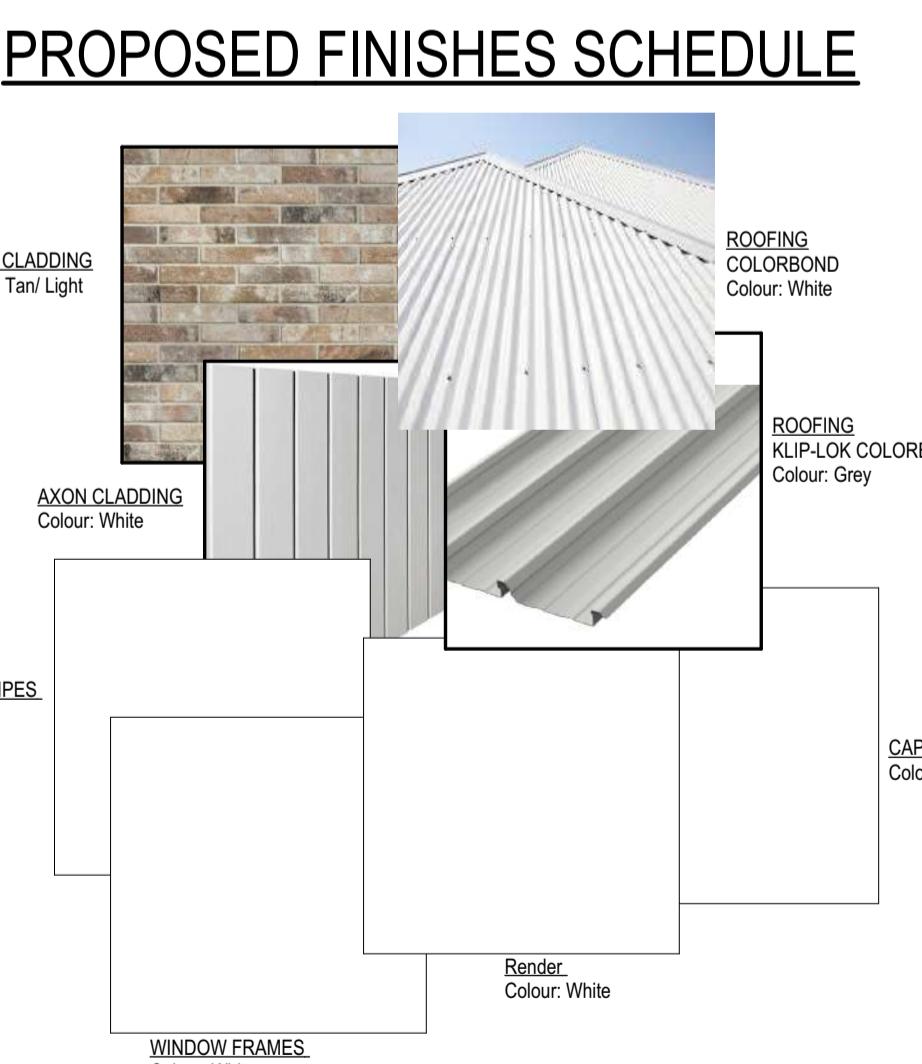
UNIT 1 & 2 SOUTH WEST ELEVATION  
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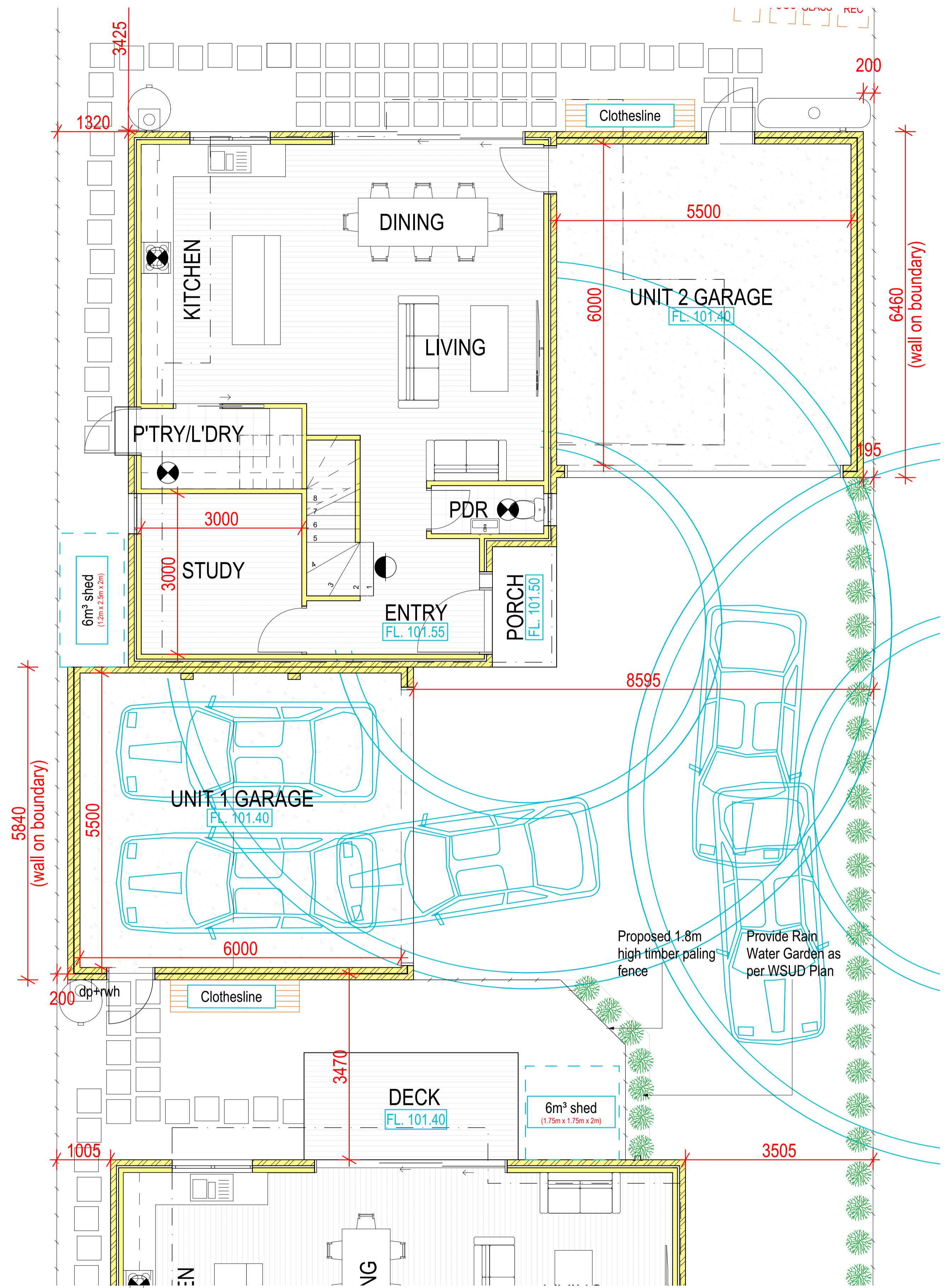


UNIT 2 SOUTH EAST ELEVATION  
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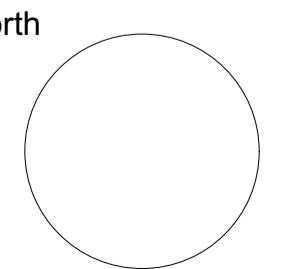
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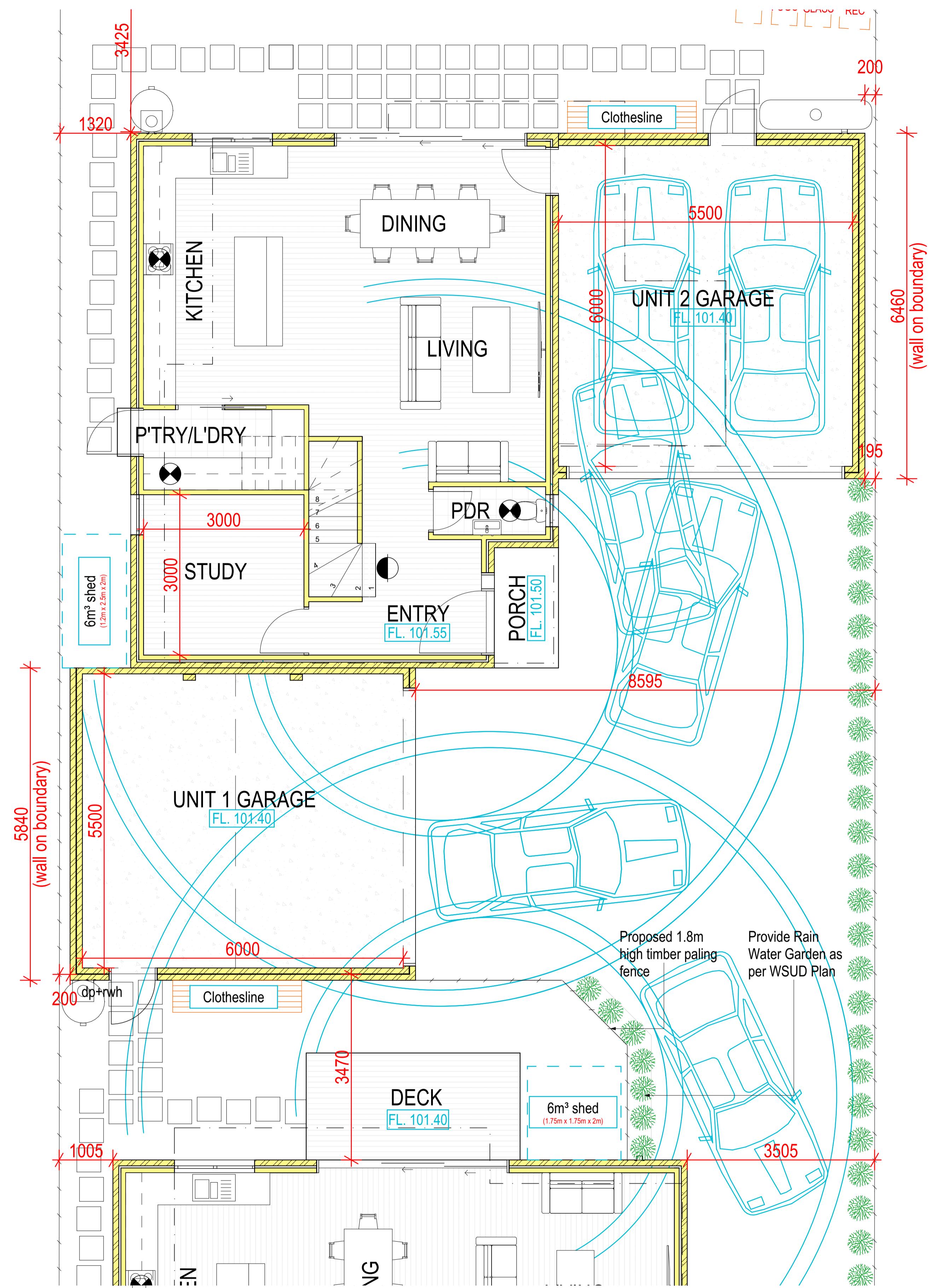




UNIT 1 SWEPT PATH ASSESSMENT (SPOT 1)

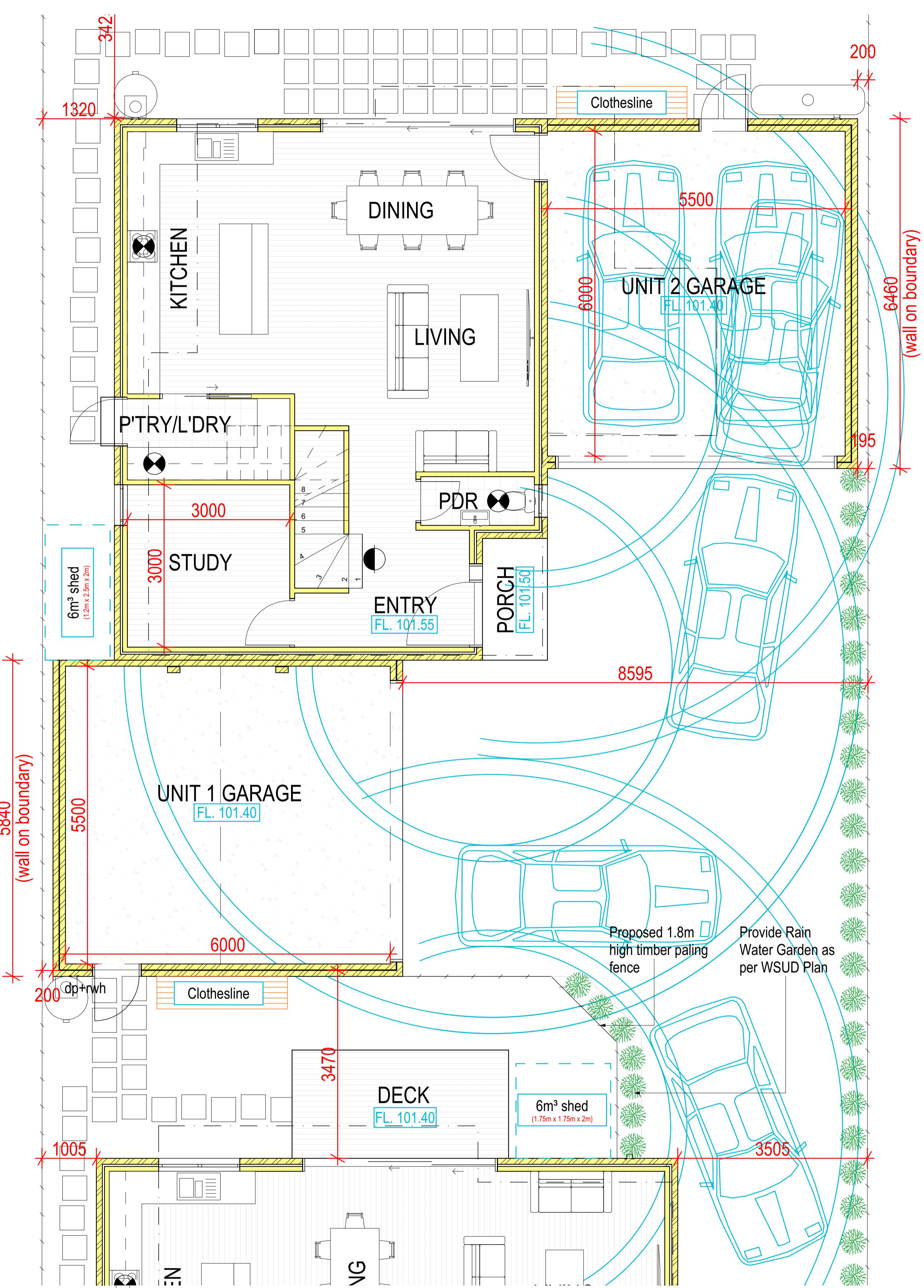
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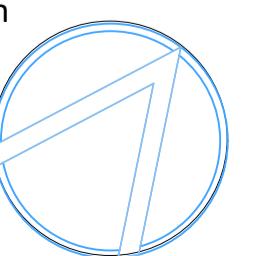
UNIT 2 SWEPT PATH ASSESSMENT (SPOT 1)

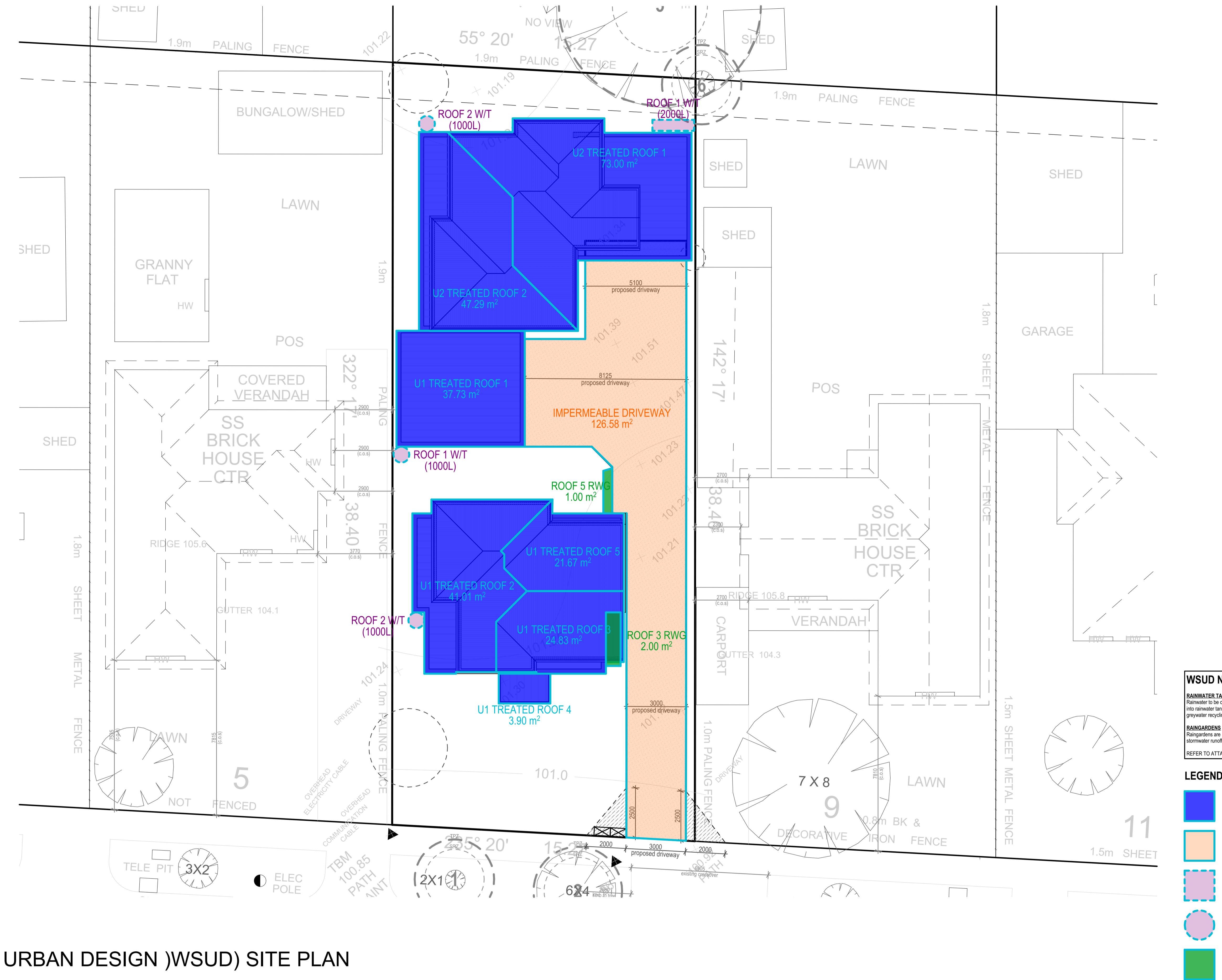
SCALE 1:50



UNIT 2 SWEPT PATH ASSESSMENT (SPOT 2)

SCALE 1:50





# WATER SENSITIVE URBAN DESIGN (WSUD) SITE PLAN

SCALE 1:200

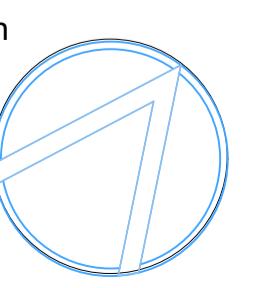
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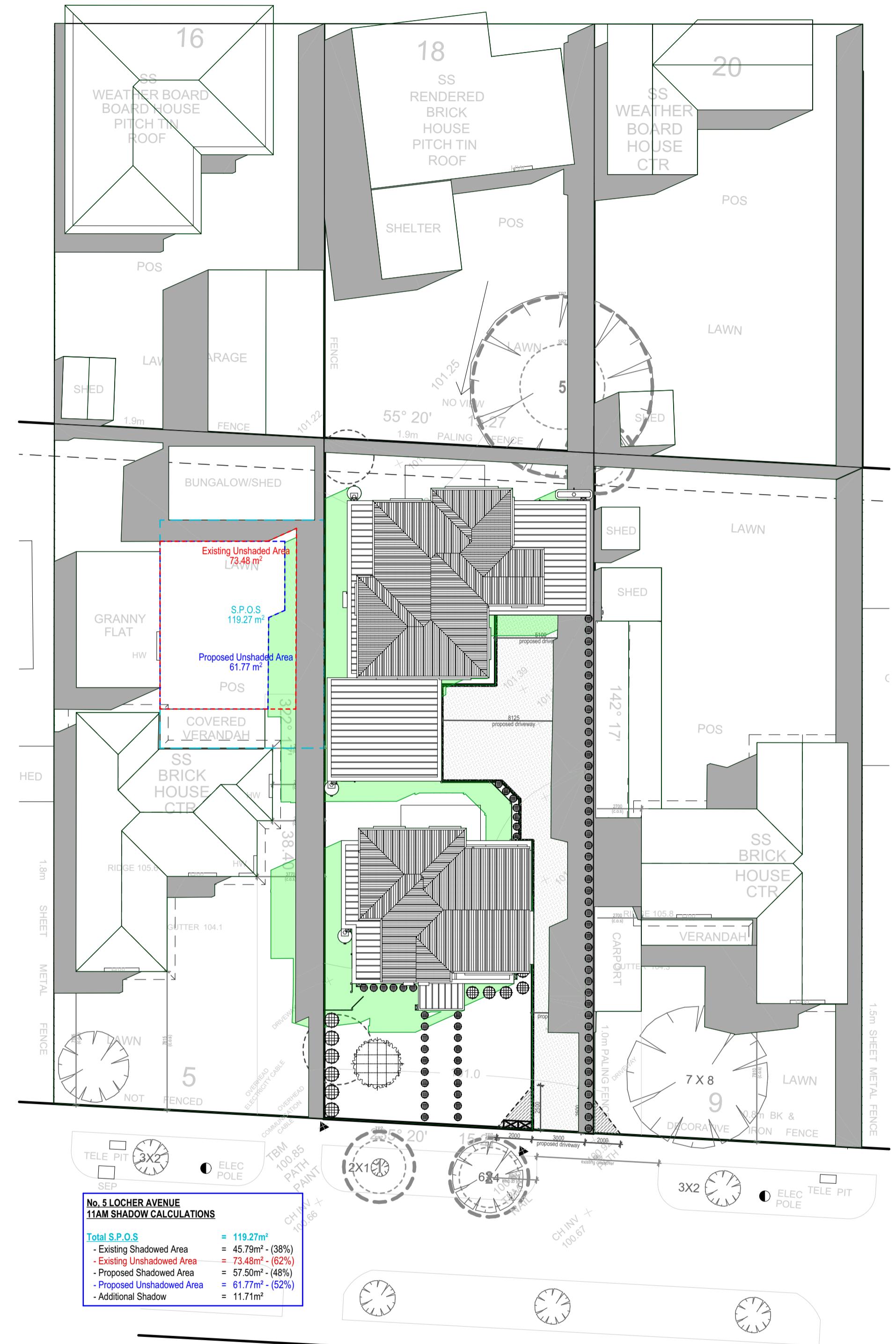
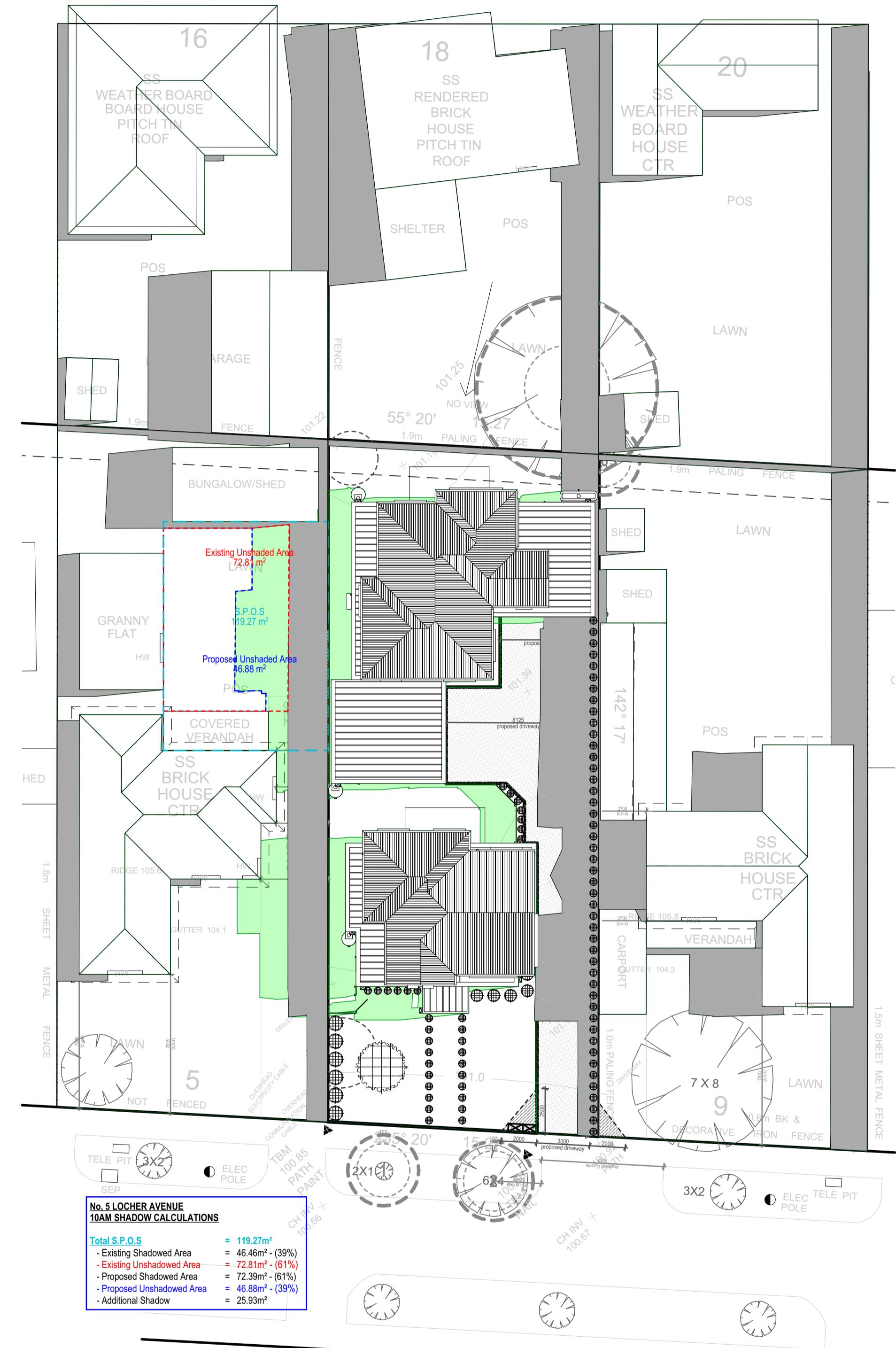
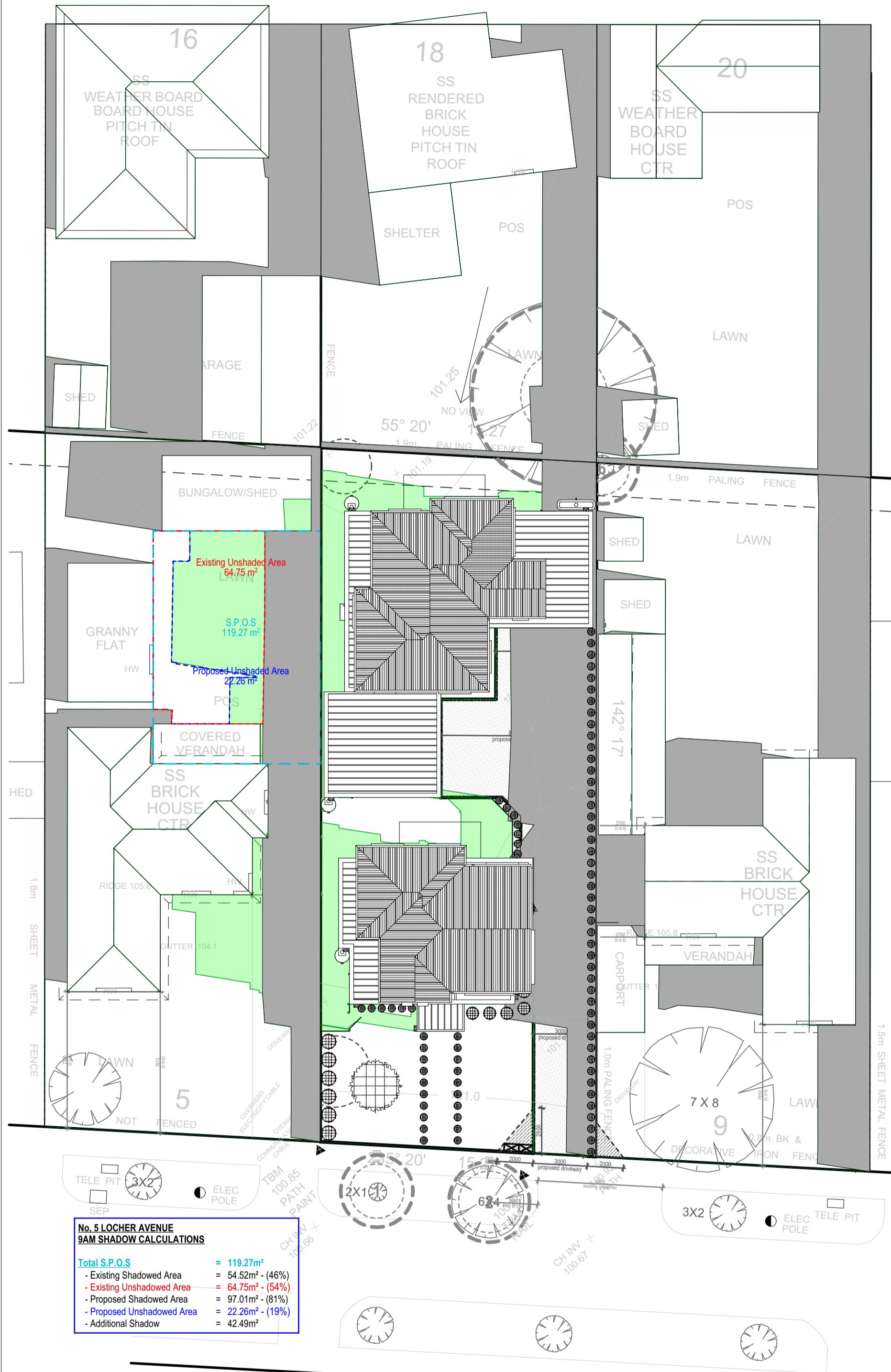
## TOWN PLANNI

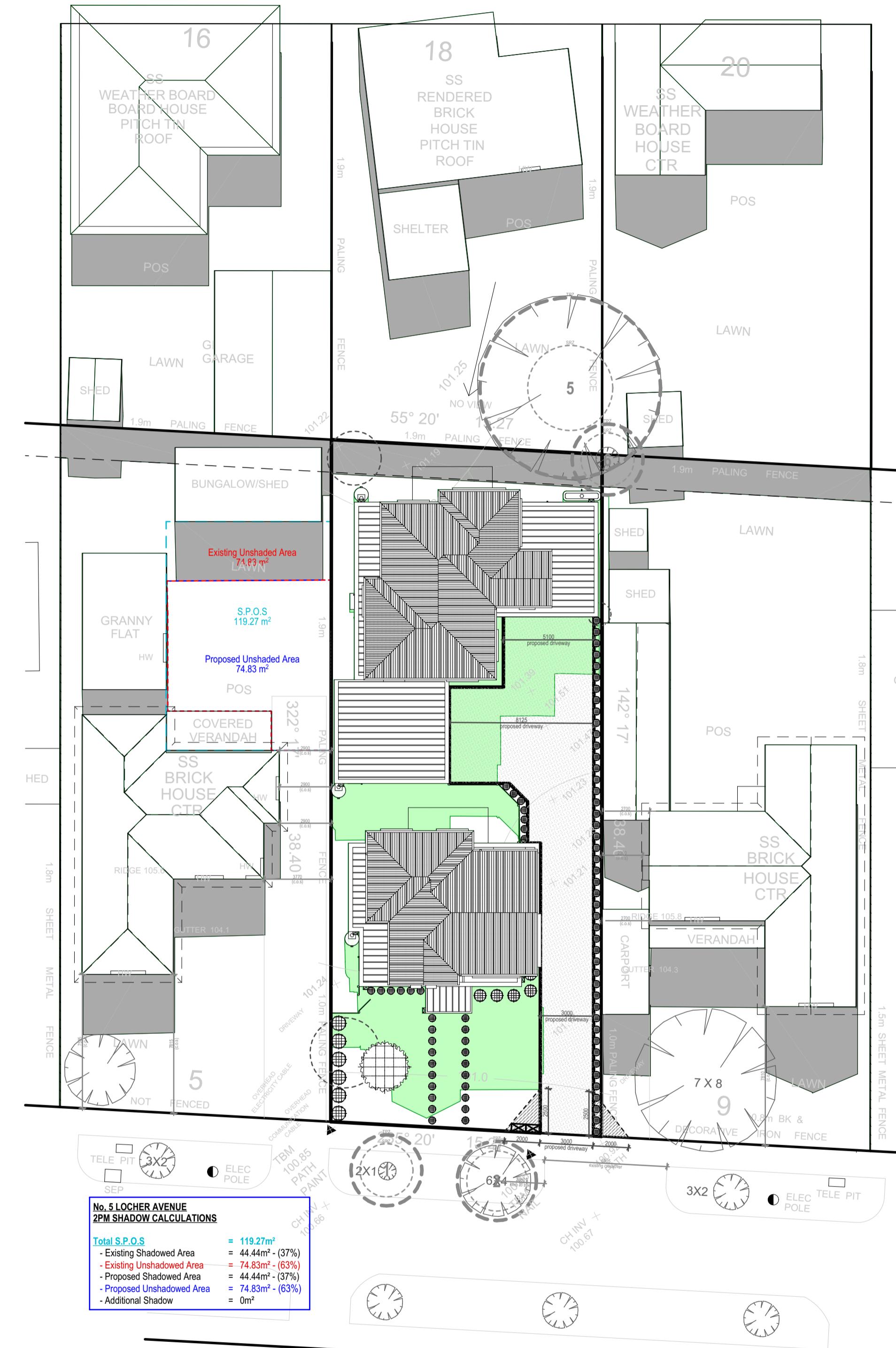
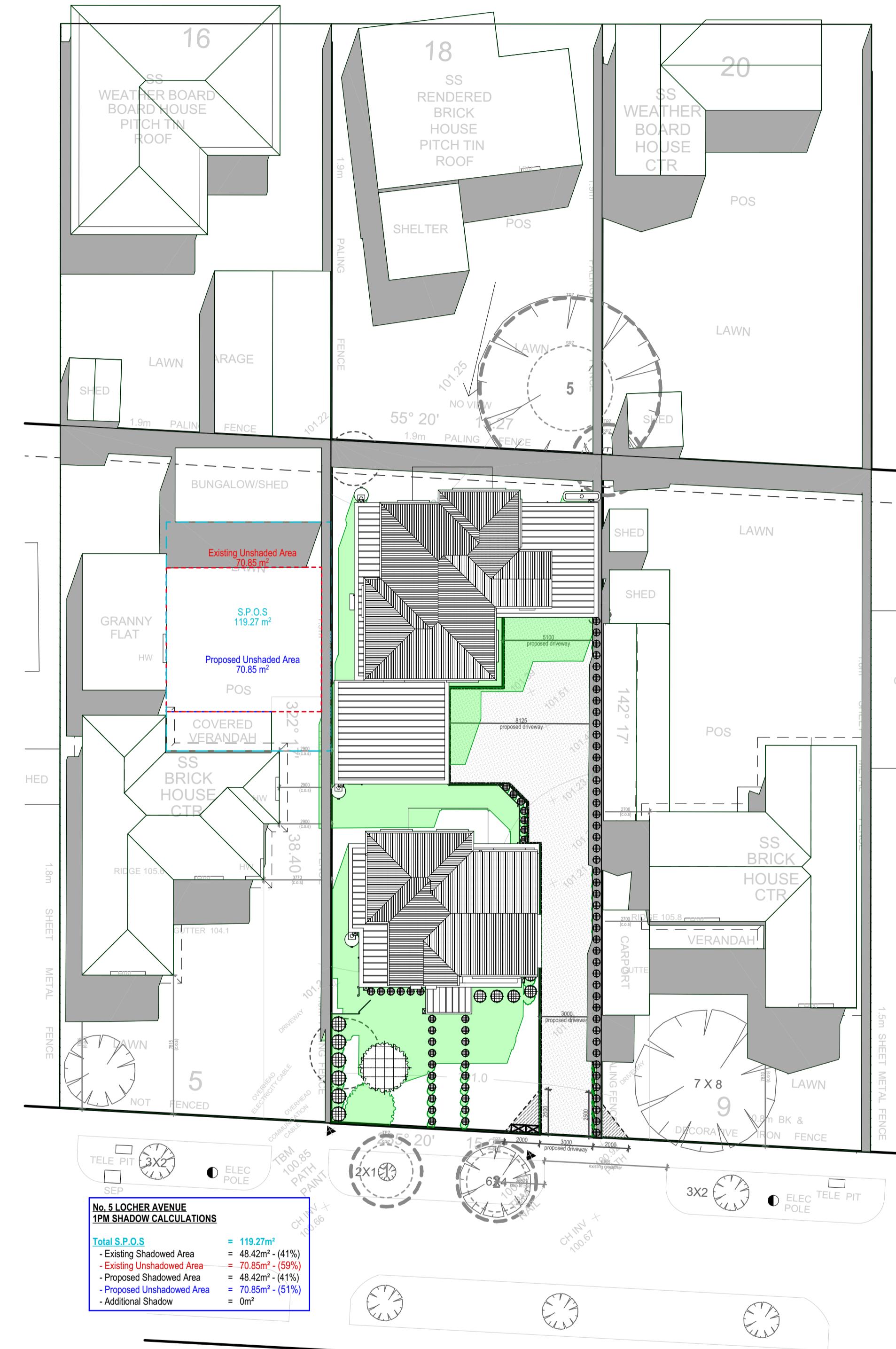
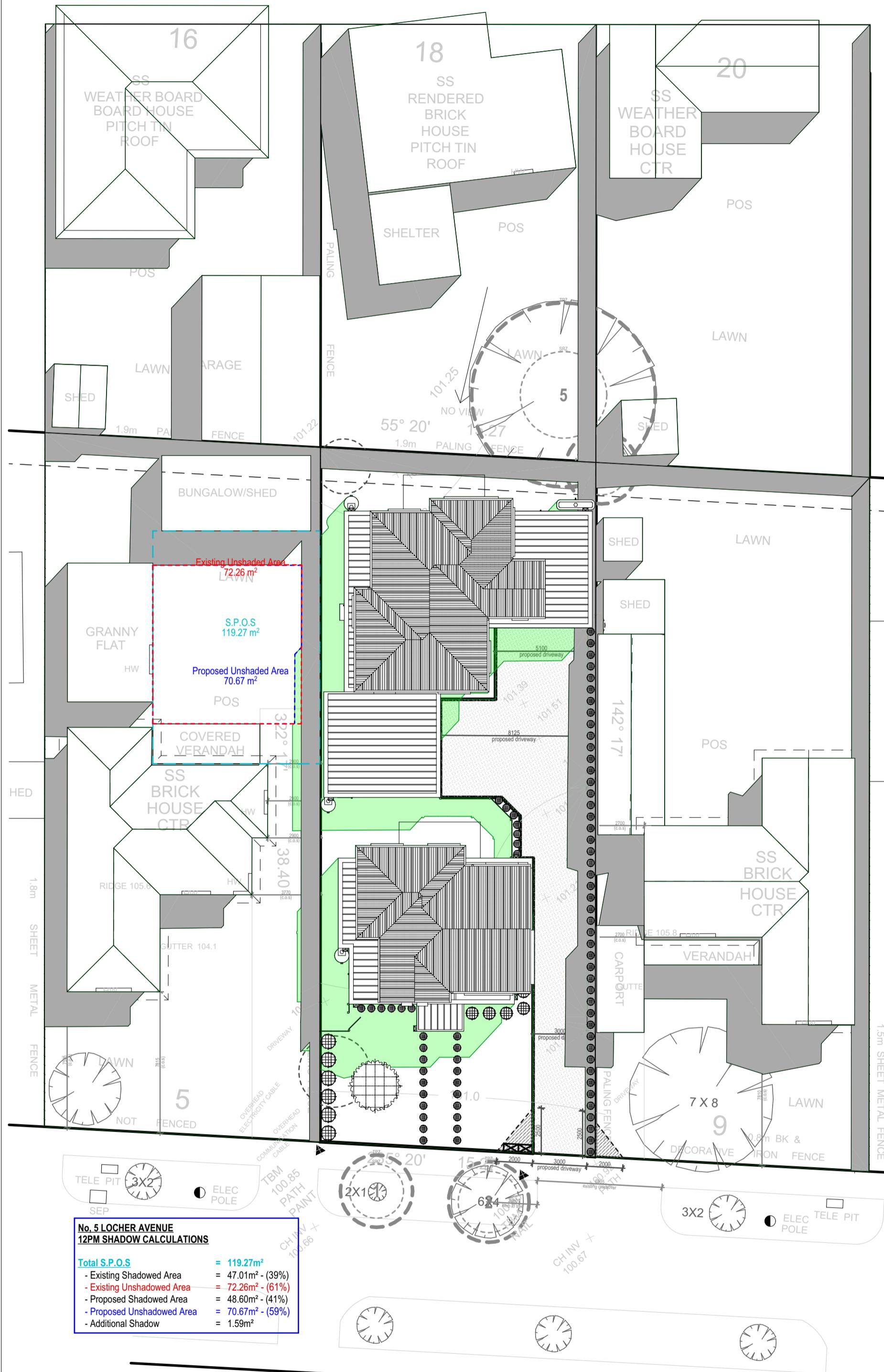
# **PROPOSED MULTI UNIT DEVELOPMENT AT 7 LOCHER AVENUE, RESERVOIR FOR BRENT TISDALE**

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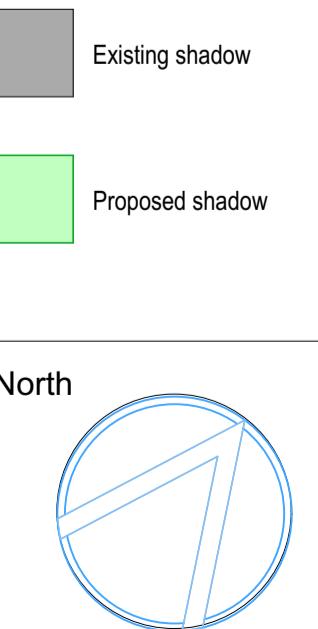


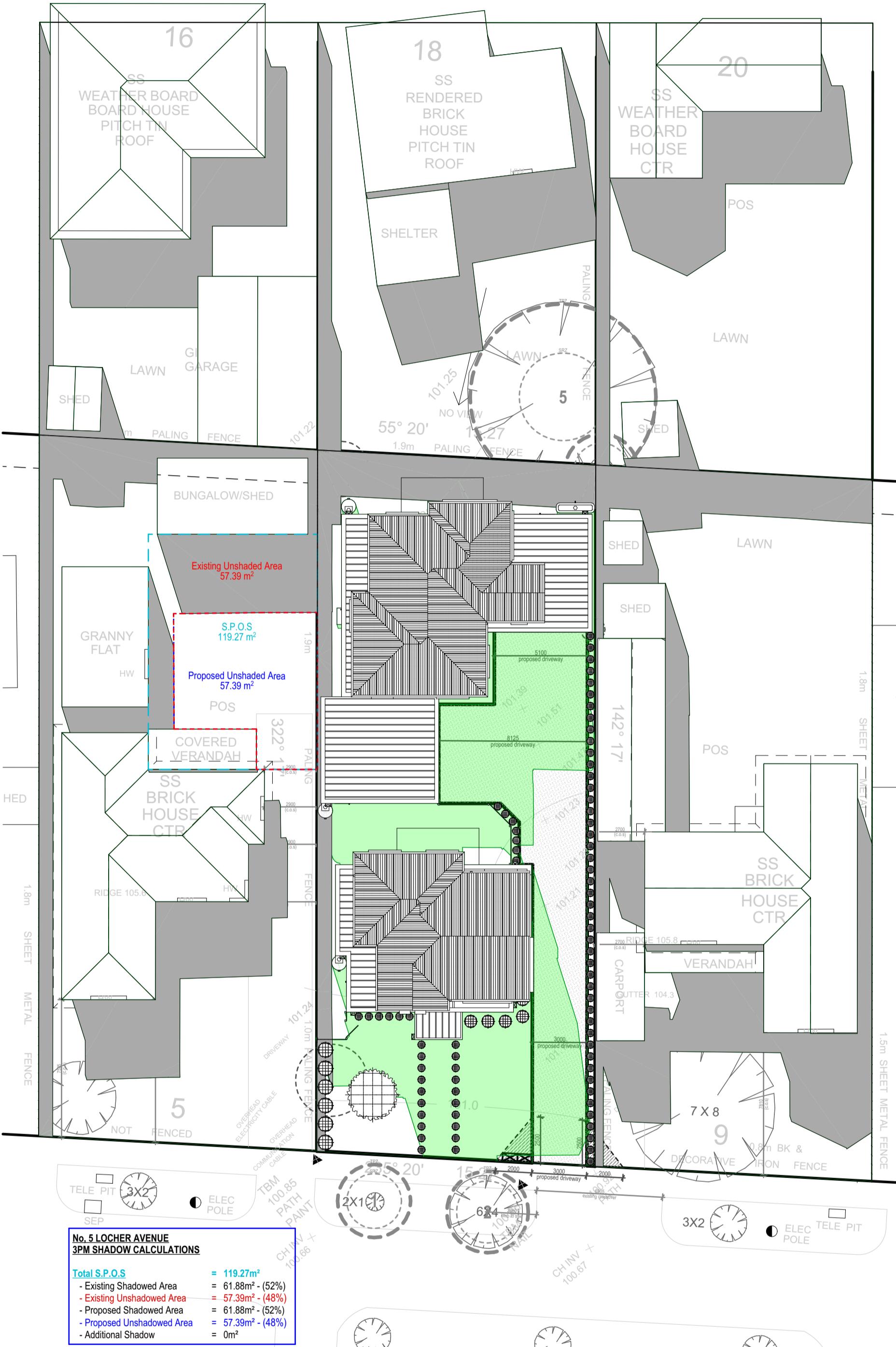


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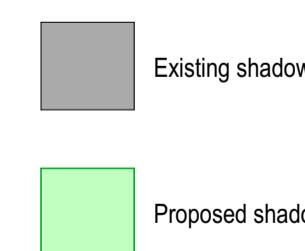
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Checked	TW	Date 22/08/2024
Scale	1:100	Sheet 11 of 12





**SHADOW DIAGRAM - 3pm**  
SCALE 1:200



**VIEW 5**  
NOT TO SCALE



**VIEW 1**  
NOT TO SCALE



**VIEW 3**  
NOT TO SCALE



**VIEW 2**  
NOT TO SCALE



**VIEW 4**  
NOT TO SCALE



**VIEW 6**  
NOT TO SCALE

Building Practitioner No:			
Designed	PD	Drg.No	<b>A111-22</b>
Drawn	PD	Date	
Engineering Details	Checked	TW	Date 22/08/2024
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DRAFTING AMENDMENTS	Checked	Date	Survey Details

