



Drawing Schedule

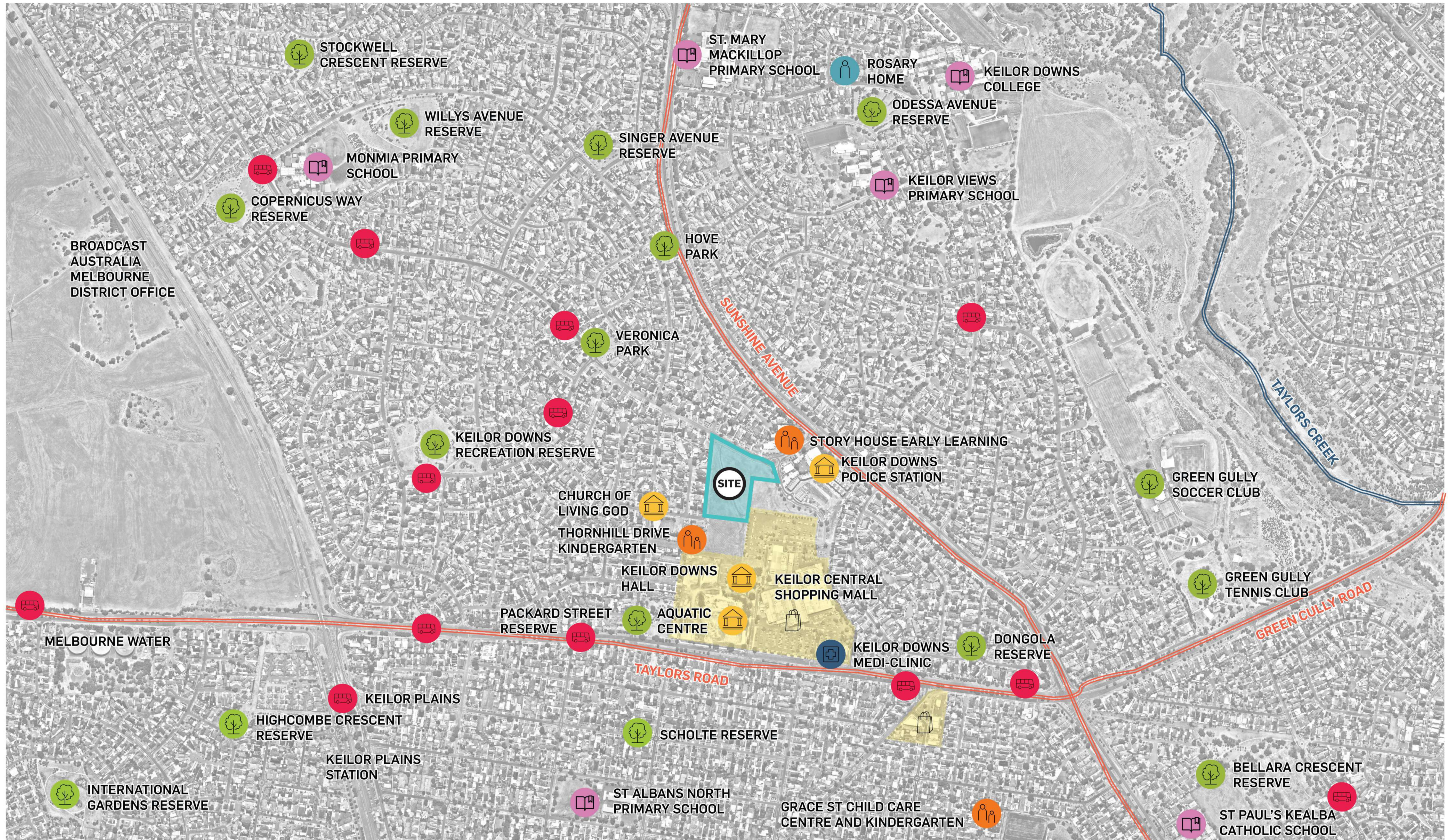
Architectural

Town Planning

TP00	Cover Sheet
TP01	Site Context
TP02	Existing Conditions
TP03	Design Response Plan
TP04	Site Plan
TP05	Overall Floor Plan Ground
TP06	Overall Floor Plan First Floor
TP07	Existing Street Elevations & Sections
TP08	Proposed Street Elevations & Sections
TP09	Single Storey Unit Type A
TP10	Single Storey Unit Type B
TP11	Single Storey Unit Type C
TP12	Walk Up Unit Type D
TP13	Shadow Diagrams - Sheet 1 of 2
TP14	Shadow Diagrams - Sheet 2 of 2
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TP16	Artist Impression 1 - Single Storey Units
TP17	Artist Impression 2 - Single Storey Units
TP18	Artist Impression 3 - Walk Up Units

Baptcare Housing Development - Keilor Downs Copernicus Way, Keilor Downs VIC 3038

210016



-  EARLY LEARNING
-  EDUCATION
-  GREEN SPACE
-  COMMUNITY
-  HEALTH
-  AGED CARE
-  TRANSPORT
-  CENTRE OF ACTIVITY ZONE



Site and Context Description

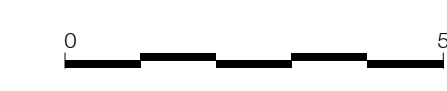
- 1** THE SUBJECT SITE IS LOCATED AT 21 COPERNICUS WAY, KEILOR DOWNS VIC 3038 AND HAS A TOTAL SITE AREA OF 9565 SQM
- 2** THE SITE FALLS CONSISTENTLY FROM SOUTH TO NORTH
- 3** EXISTING KEILOR DOWNS CENTRAL SHOPPING CENTRE & CARPARK
- 4** VACANT SITE
- 5** EXISTING SEWER EASEMENT
- 6** EXISTING SEWER & DRAINAGE EASEMENT
- 7** ENTRY TO SITE FROM THORN HILL DRIVE
- 8** EXISTING ENTRY TO THORN HILL DRIVE KINDERGARTEN AND CHILDRENS CENTRE
- 9** EXISTING SINGLE STOREY DWELLING
- 10** EXISTING DOUBLE STOREY DWELLING
- 11** RETAIL STRIP
- 12** PEDESTRIAN MADE DIRT TRACK TO SHOPPING CENTRE CARPARK
- 13** EXISTING TREES TO BE REMOVED IN ACCORDANCE WITH NATIVE VEGETATION REMOVAL PERMIT

Site Context Information

SUBJECT SITE AREA 9,565m²

Legend

- TITLE BOUNDARY
- ELECTRICAL POLE
- GAS VALVE
- TELCOM PIT
- STORM DRAIN
- SEWER PIT
- UNCLASSIFIED SERVICE
- HYDRANT
- TRAFFIC DIRECTION
- TRAFFIC DIRECTION



Design Response

SITE AREA	9665 SQM
OPEN AREAS	5167.20 SQM
ROAD	2320 SQM
CURBS & CROSSOVERS	290 SQM
DWELLINGS	2600 SQM
SITE COVERAGE	5210 SQM (54%)
TOTAL OF DWELLINGS, ROADS, CURBS & CROSSOVERS	
GARDEN AREA	2698 SQM (28%)
TOTAL OF POS AND OPEN AREAS	
PERMEABILITY	4355 SQM (45%)

- 1** EXISTING KEILOR DOWNS SHOPPING CENTRE CARPARK.
- A** PROPOSED SINGLE STOREY HOUSE, COMPRISING OF 1 BEDROOM (TYPE A).
- B** PROPOSED SINGLE STOREY HOUSE, COMPRISING OF 2 BEDROOMS (TYPE B).
- C** PROPOSED VOLUME BUILD SINGLE STOREY HOUSE, COMPRISING OF 3 BEDROOMS (TYPE C).
- D** PROPOSED TWO STOREY UNIT, COMPRISING OF 2 UNITS (1 BEDROOM EACH TYPE D).
- 2** VISUAL LINK AND PEDESTRIAN ACCESS TO KEILOR DOWNS SHOPPING CENTRE.
- 3** EXISTING RESIDENTIAL.
- 4** PROPOSED DWELLING SETBACK APPROX. 5.0m FROM BOUNDARY.
- 5** PROPOSED DWELLING SETBACK MINIMUM 2.7m FROM NEIGHBOURING BOUNDARY.
- 6** PROPOSED DWELLING SETBACK 3.3m FROM NEIGHBOURING BOUNDARY.
- 7** PROPOSED NEW CONCRETE CROSSOVER TO SUBJECT SITE FROM THORNHILL DRIVE. ASSOCIATED PATHS AS PER TRAFFIC ENGINEER'S DOCUMENTATION.
- 8** EXISTING ENTRY TO THORNHILL DRIVE KINDERGARTEN AND CHILDRENS CENTRE.
- 9** PEDESTRIAN CROSSING AND SPEED HUMPS
- 10** UPPER FLOOR WINDOWS AND BALCONIES WILL BE SCREENED TO 1.7M WHERE WITHIN 9M OF ADJOINING POS OR HABITABLE SPACE TO PREVENT OVERLOOKING OF THE PRIVATE OPEN SPACE OF NEIGHBOURING PROPERTIES.

Legend

--- TITLE BOUNDARY





Development Summary

SITE AREA		
9565 SQM		
SITE COVERAGE		
5210 SQM (54%)		
SINGLE STOREY HOUSES		
A	TYPE A 1 BED, 1 BATH, SINGLE GARAGE	13 UNITS (28%)
B	TYPE B 2 BED, 2 BATH, SINGLE GARAGE	6 UNITS (12%)
C	TYPE C (VOLUME BUILDER) 3 BED, 2 BATH, SINGLE GARAGE	4 UNITS (8%)
TWO STOREY HOUSES		
D	TYPE D 1 BED, 1 BATH, SINGLE GARAGE	24 UNITS (52%)
		TOTAL 47 UNITS
		1 BEDROOM (80%)
		2 BEDROOM (12%)
		3 BEDROOM (8%)

Legend

- NEW TREES
NOTE: SUFFICIENT OPEN AREAS TO MEET DEEP SOIL PLANTING REQUIREMENTS.
- TITLE BOUNDARY

Development Summary

SITE AREA

9565 SQM

SITE COVERAGE

5210 SQM (54%)

SINGLE STOREY HOUSES

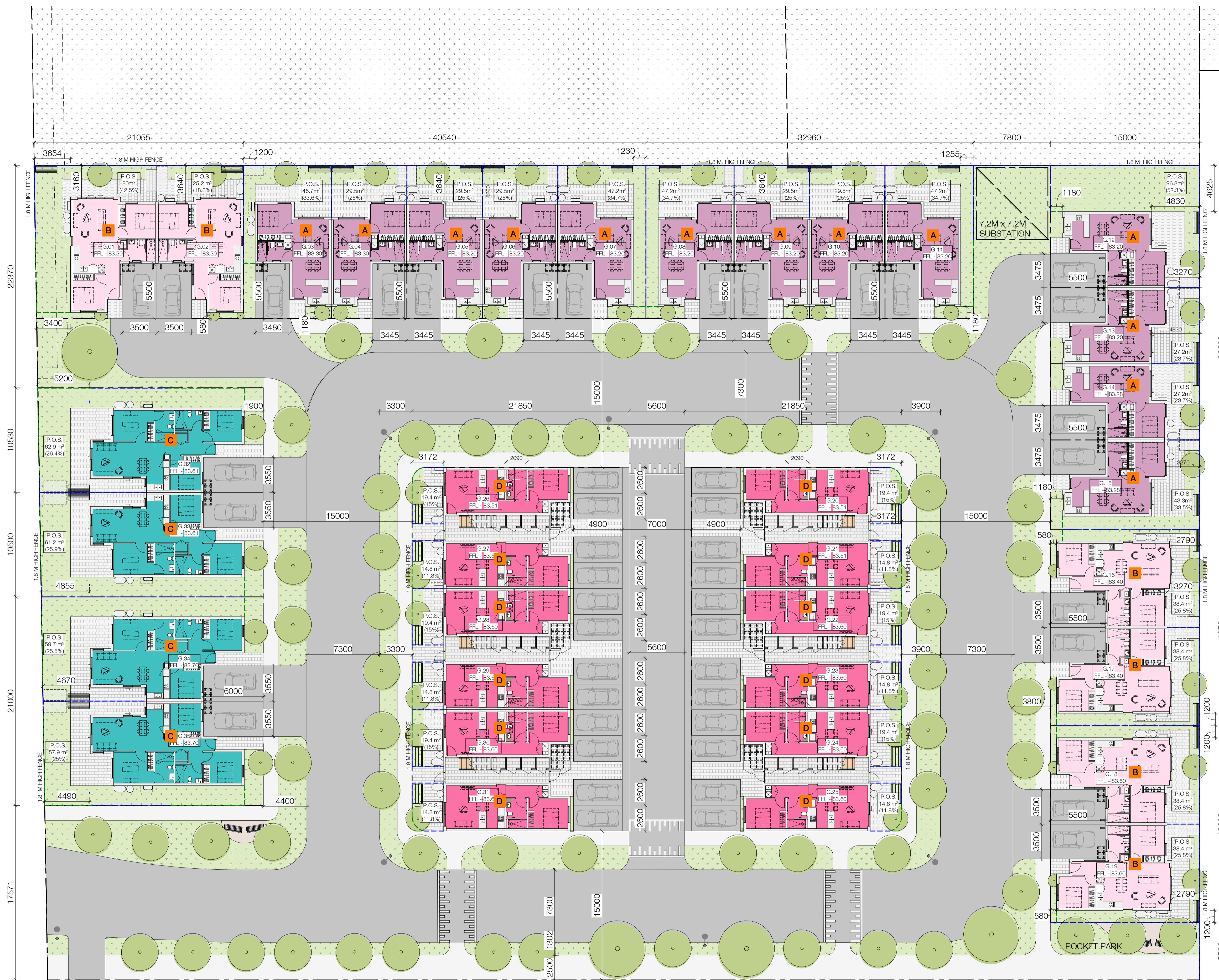
- A** TYPE A
1 BED, 1 BATH, SINGLE GARAGE 13 UNITS (28%)
- B** TYPE B
2 BED, 2 BATH, SINGLE GARAGE 6 UNITS (12%)
- C** TYPE C (VOLUME BUILDER)
3 BED, 2 BATH, SINGLE GARAGE 4 UNITS (8%)

TWO STOREY HOUSES

- D** TYPE D
1 BED, 1 BATH, SINGLE GARAGE 24 UNITS (52%)
- TOTAL 47 UNITS
- 1 BEDROOM (80%)
 - 2 BEDROOM (12%)
 - 3 BEDROOM (8%)

Legend

- EXISTING TREES TO BE RETAINED
- NEW TREES
- NOTE: SUFFICIENT OPEN AREAS TO MEET DEEP SOIL PLANTING REQUIREMENTS.
- TITLE BOUNDARY
- 1800 HIGH SEMI-PERMEABLE VERTICAL SLAT FENCE
- 1800 HIGH SOLID VERTICAL SLAT FENCE



Development Summary

SITE AREA
9565 SQM
SITE COVERAGE
5210 SQM (54%)






SINGLE STOREY HOUSES

A TYPE A 1 BED, 1 BATH, SINGLE GARAGE	13 UNITS (28%)
B TYPE B 2 BED, 2 BATH, SINGLE GARAGE	6 UNITS (12%)
C TYPE C (VOLUME BUILDER) 3 BED, 2 BATH, SINGLE GARAGE	4 UNITS (8%)

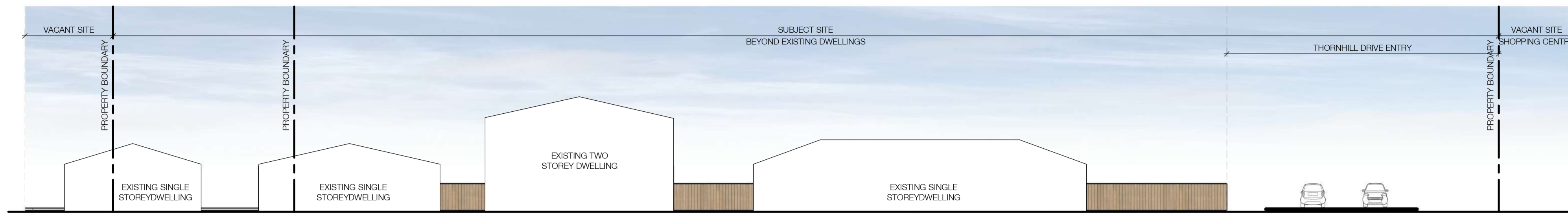
TWO STOREY HOUSES

D TYPE D 1 BED, 1 BATH, SINGLE GARAGE	24 UNITS (52%)
TOTAL 47 UNITS	
1 BEDROOM (80%)	
2 BEDROOM (12%)	
3 BEDROOM (8%)	

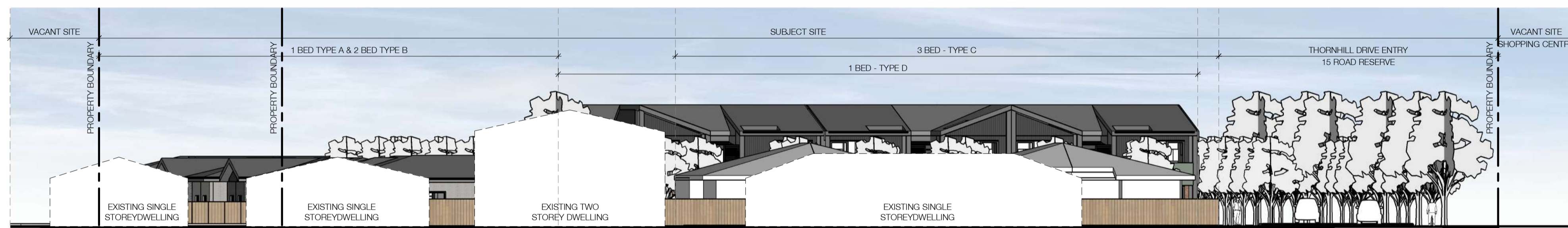
Legend

-  EXISTING TREES TO BE RETAINED
-  NEW TREES
NOTE: SUFFICIENT OPEN AREAS TO MEET DEEP SOIL PLANTING REQUIREMENTS.
-  TITLE BOUNDARY
-  1800 HIGH SEMI-PERMEABLE VERTICAL SLAT FENCE
-  1800 HIGH SOLID VERTICAL SLAT FENCE





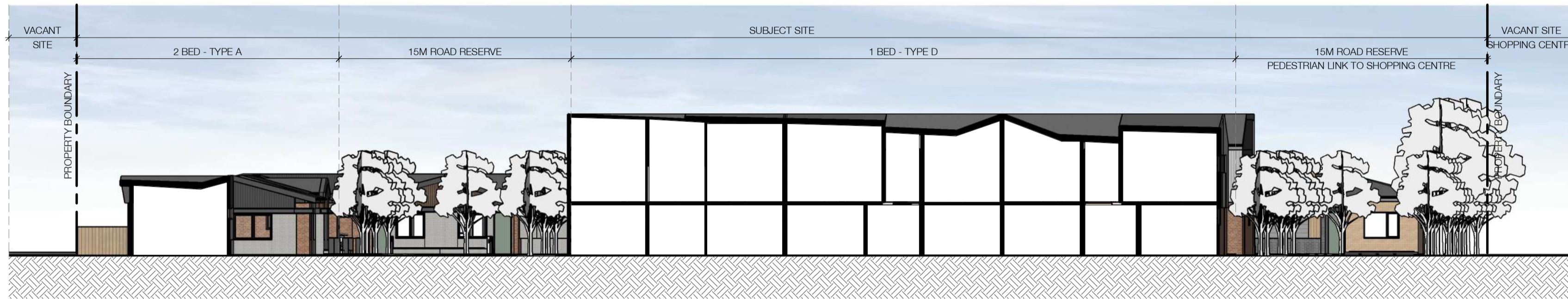
1 Existing Streetscape Elevation - Thornhill Drive
Scale Scale 1 : 200



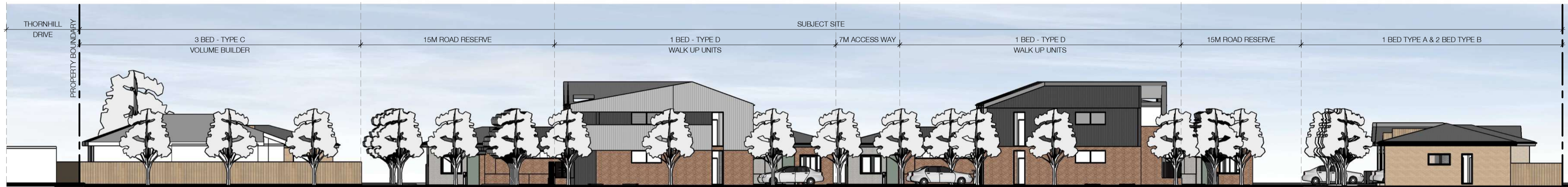
2 Proposed Streetscape Elevation - Thornhill Drive
Scale Scale 1 : 200



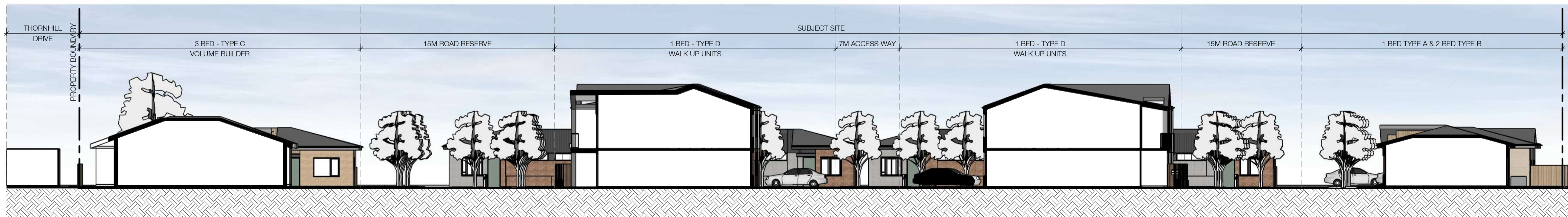
1 Proposed Streetscape - East Elevation
Scale Scale 1 : 200



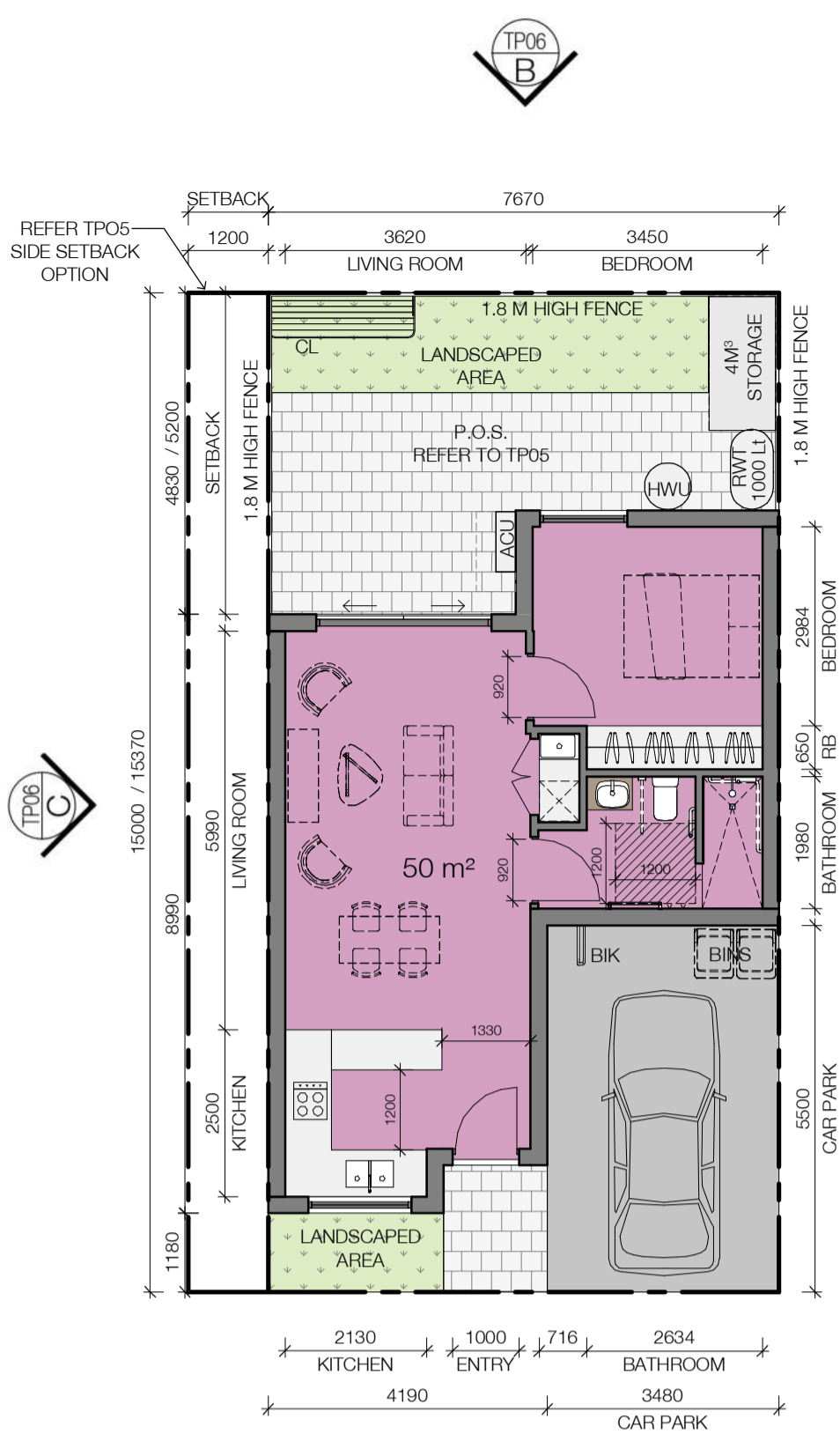
2 Internal Laneway Streetscape - Section Looking Towards East
Scale Scale 1 : 200



3 Proposed Streetscape - North Elevation
Scale Scale 1 : 200



4 Internal Laneway Streetscape - Section Looking Towards Copernicus Way
Scale Scale 1 : 200



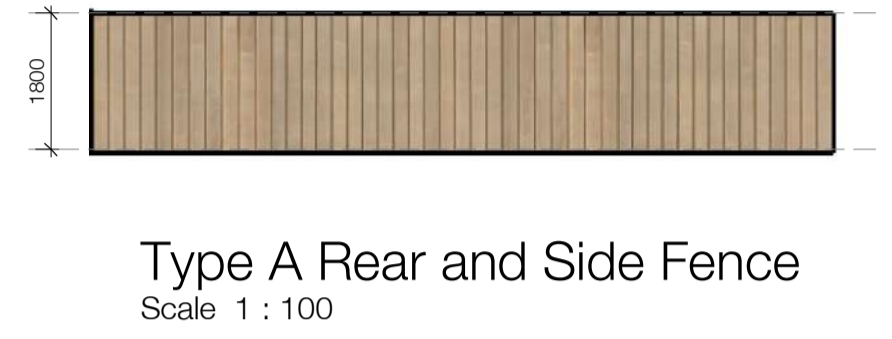
1 Unit Type A (1 Bed)
Scale 1 : 100

Materials Legend

	BR-1 GREY TONE BRICK
	BR-2 BROWN TONE BRICK
	CL-1 TIMBER-LOOK CLADDING
	CL-2 EUCALYPT GREEN FEATURES
	CFC-1 FC SHEET CLADDING
	PM-1 PROFILE METAL CLADDING

TYPE A - 1 BED

DWELLINGS	13
LOT AREA	117 SQM - 136 SQM
BUILDING SIZE	50 SQM
P.O.S.	VARIES REFER TO TPO5
CARSPACE	5.50 X 3.44 (18.9 SQM)
STORAGE	6 m ² INTERNAL 4 m ² EXTERNAL



Unit Type A Elevation A Facade 1
Scale 1 : 100

Unit Type A Elevation A Facade 2
Scale 1 : 100

Unit Type A Elevation A Facade 3
Scale 1 : 100

Unit Type A Elevation A Facade 4
Scale 1 : 100

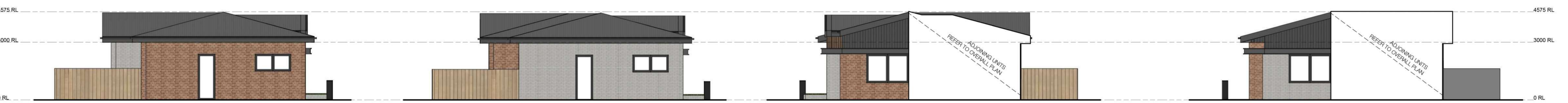


Unit Type A Elevation B Facade 1
Scale 1 : 100

Unit Type A Elevation B Facade 2
Scale 1 : 100

Unit Type A Elevation B Facade 3
Scale 1 : 100

Unit Type A Elevation B Facade 4
Scale 1 : 100

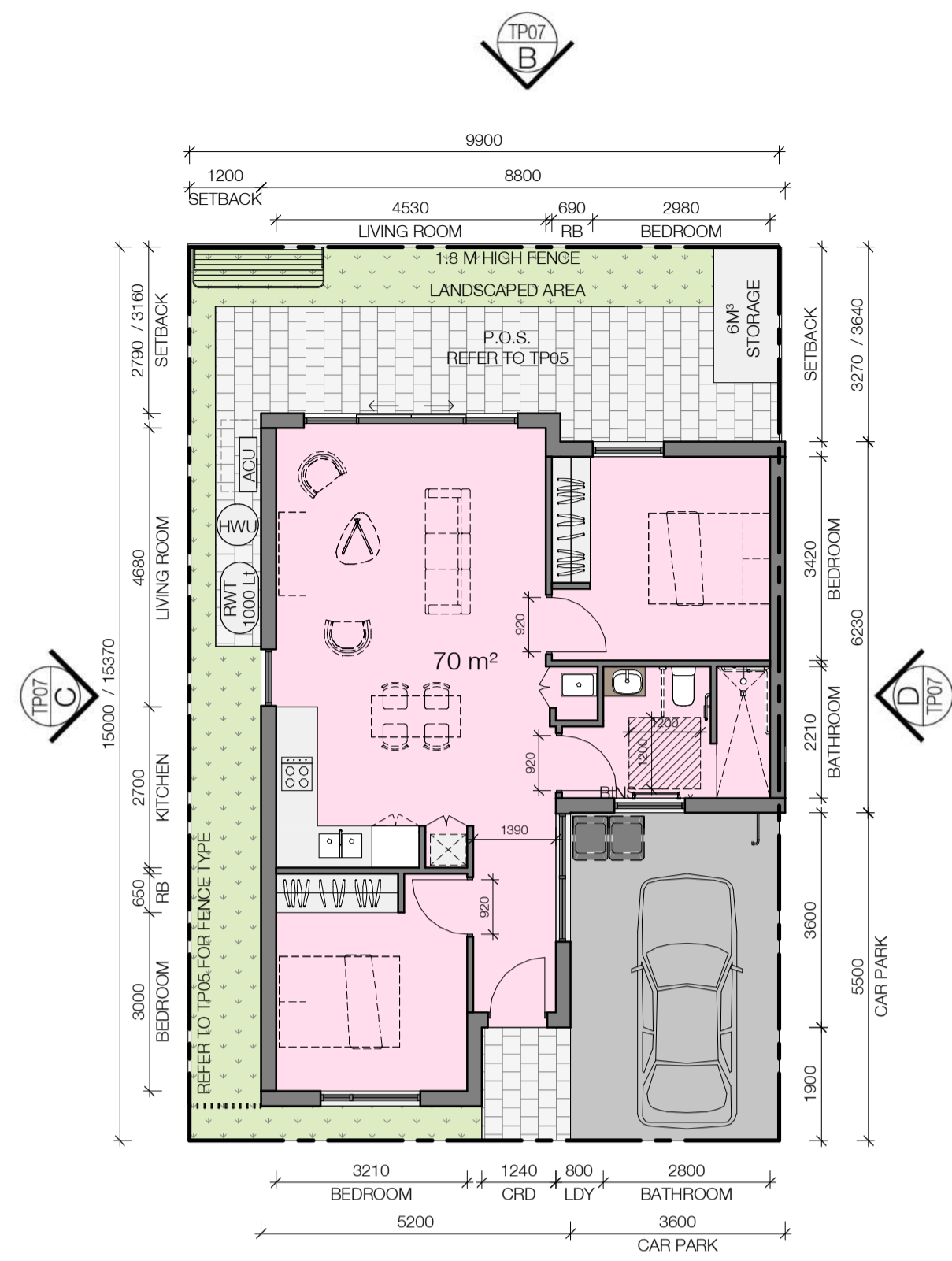


Unit Type A Elevation C Facade 1
Scale 1 : 100

Unit Type A Elevation C Facade 2
Scale 1 : 100

Unit Type A Elevation D Facade 1
Scale 1 : 100

Unit Type A Elevation D Facade 2
Scale 1 : 100



Unit Type B Elevation A Facade 1
Scale 1 : 100



Unit Type B Elevation A Facade 2
Scale 1 : 100



Unit Type B Elevation A Facade 3
Scale 1 : 100



Unit Type B Elevation B Facade 1
Scale 1 : 100



Unit Type B Elevation B Facade 2
Scale 1 : 100

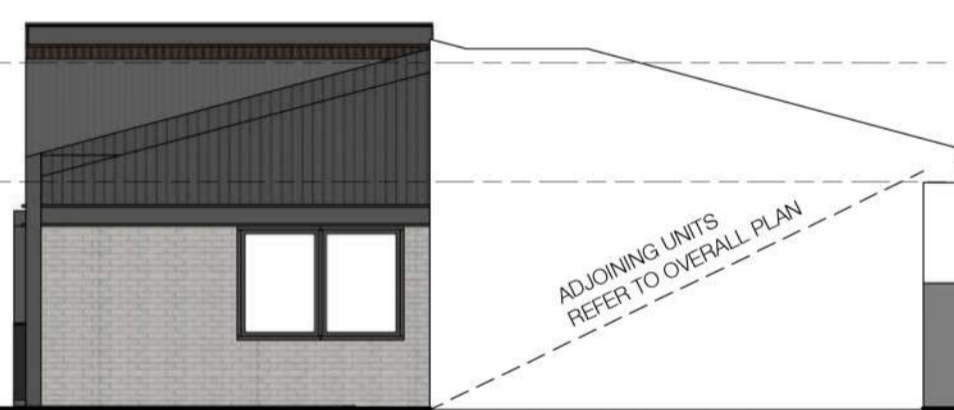
1 Unit Type B (2 Bed)
Scale 1 : 100



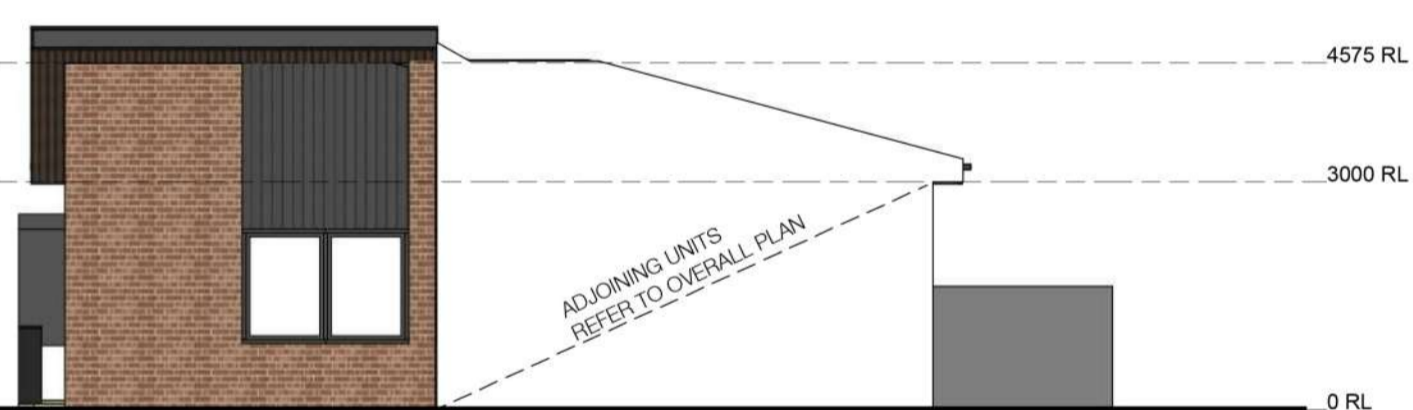
Unit Type B Elevation C Facade 1
Scale 1 : 100



Unit Type B Elevation C Facade 2
Scale 1 : 100



Unit Type B Elevation D Facade 1
Scale 1 : 100



Unit Type B Elevation D Facade 2
Scale 1 : 100



Type B Rear and Side Fence
Scale 1 : 100

Materials Legend

- BR-1 GREY TONE BRICK
- BR-2 BROWN TONE BRICK
- CL-1 TIMBER-LOOK CLADDING
- CL-2 EUCALYPT GREEN FEATURES
- CFC-1 FC SHEET CLADDING
- PM-1 PROFILE METAL CLADDING

TYPE B - 2 BED DWELLINGS
 LOT AREA SIZE 1 134 SQM
 LOT AREA SIZE 2 DV148 SQM
 LOT AREA SIZE 3 188 SQM
 BUILDING SIZE 70 SQM
 P.O.S. VARIES REFER TO TP05
 CARSPACE 5.5 X 3.5 (19.25 SQM)
 STORAGE 9 m³ INTERNAL
 5 m³ EXTERNAL

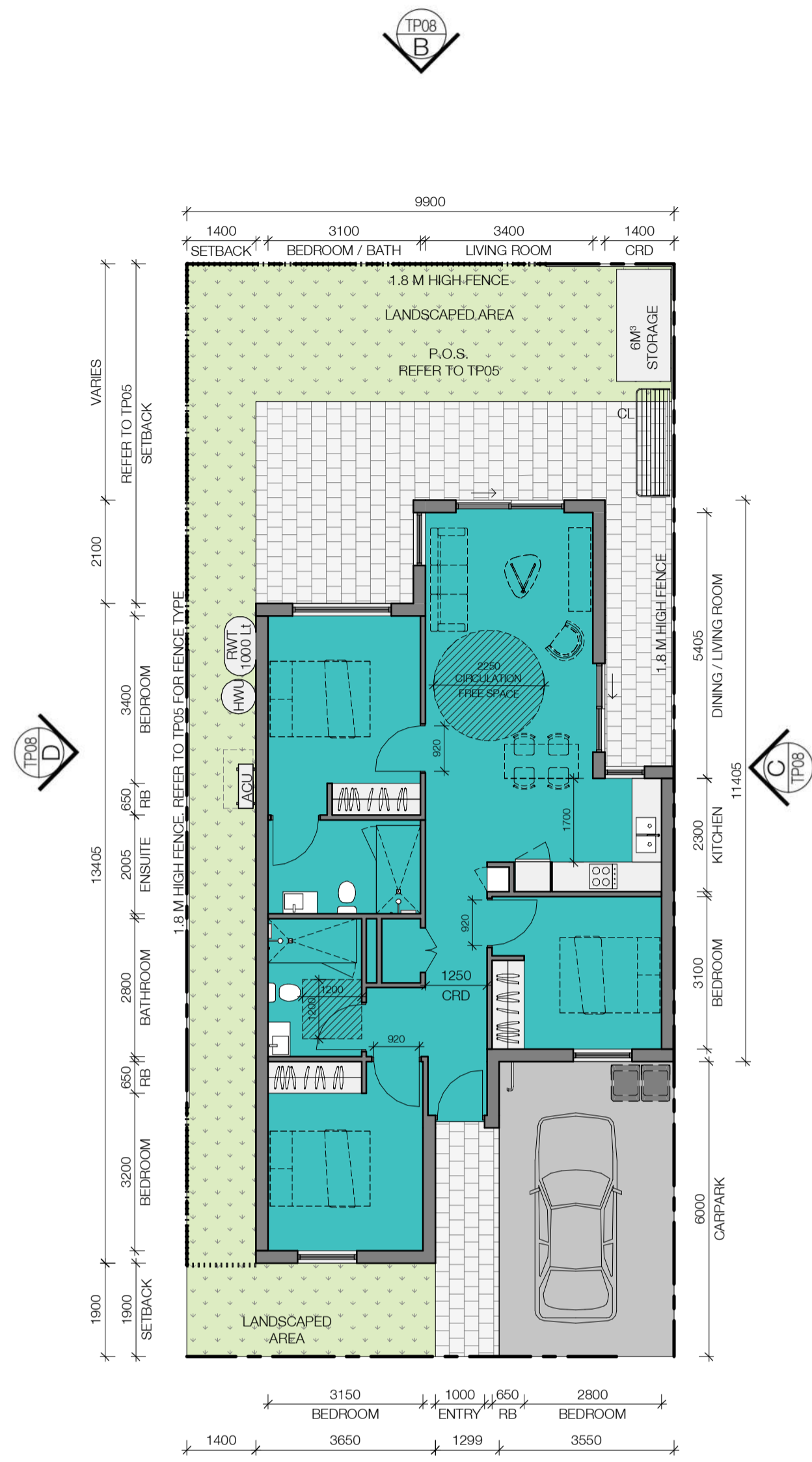
1:100 @ A1
1:200 @ A3



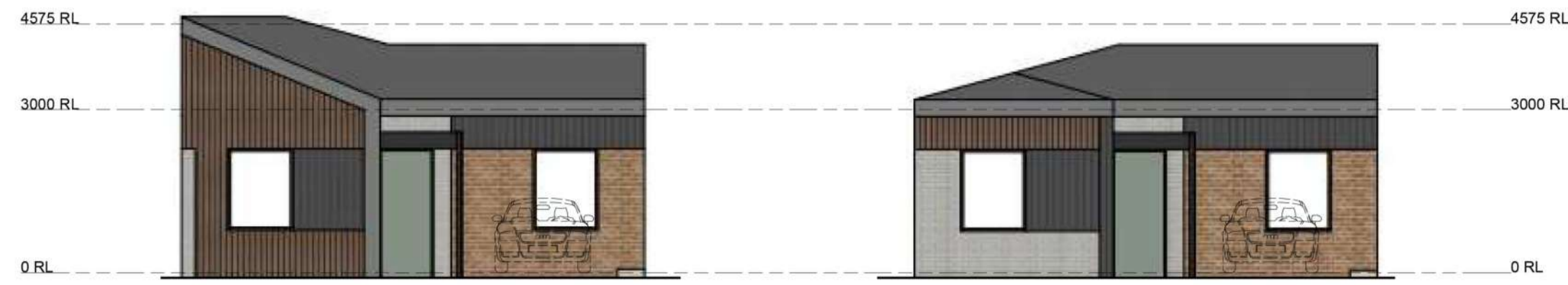
Materials Legend

-  BR-1 GREY TONE BRICK
-  BR-2 BROWN TONE BRICK
-  CL-1 TIMBER-LOOK CLADDING
-  CL-2 EUCALYPT GREEN FEATURES
-  CFC-1 FC SHEET CLADDING
-  PM-1 PROFILE METAL CLADDING

TYPE C - 3 BED (VOLUME BUILDER)
 DWELLINGS 4
 LOT AREA 232 - 238 SQM
 BUILDING SIZE 90 SQM
 P.O.S. VARIES REFER TO TP05
 CARSPACE 6 X 3.5 (21 SQM)
 STORAGE 12 m³ INTERNAL
 6 m³ EXTERNAL



1 Unit Type C (3 Bed)
Scale 1 : 100



Unit Type C Elevation A Facade 1
Scale 1 : 100

Unit Type C Elevation A Facade 2
Scale 1 : 100

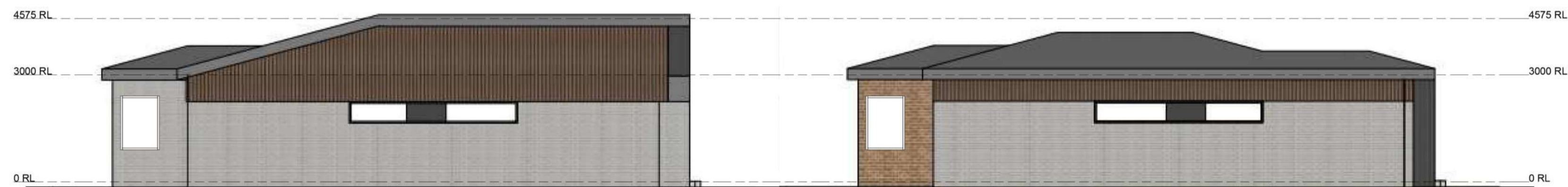


Unit Type C Elevation B Facade 1
Scale 1 : 100

Unit Type C Elevation B Facade 2
Scale 1 : 100

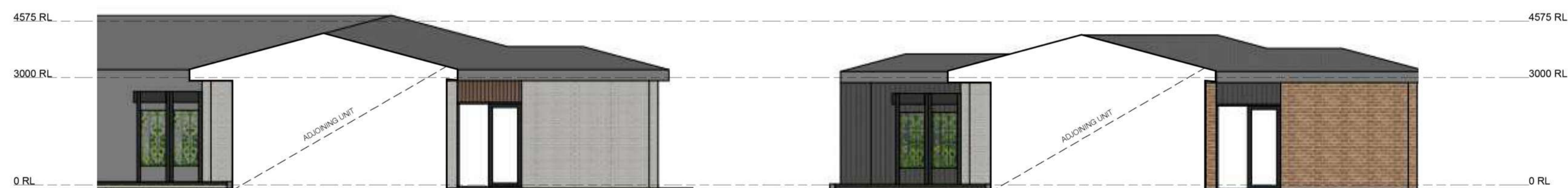


Type C Rear and Side Fence
Scale 1 : 100



Unit Type C Elevation C Facade 1
Scale 1 : 100

Unit Type C Elevation C Facade 2
Scale 1 : 100



Unit Type C Elevation D Facade 1
Scale 1 : 100

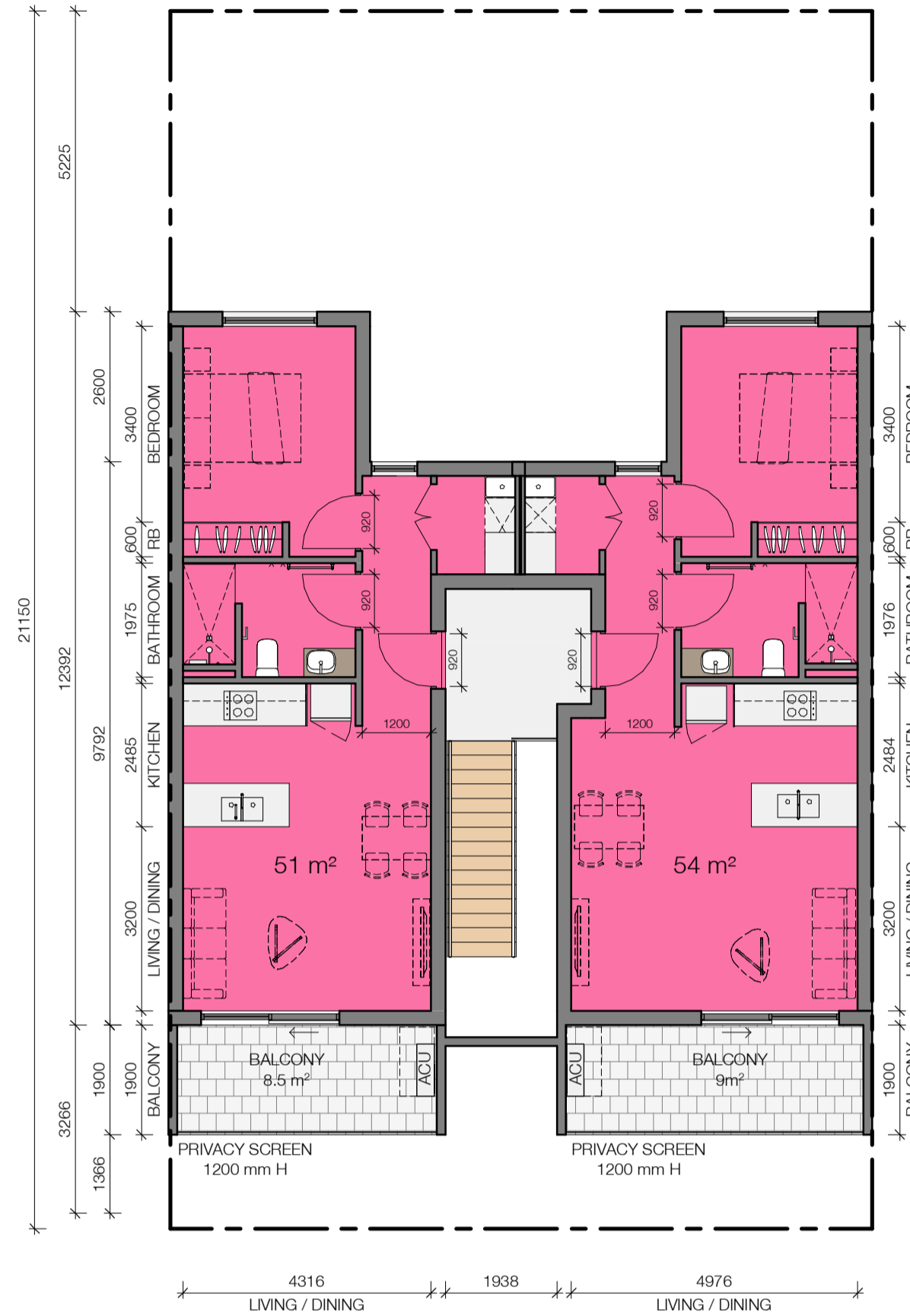
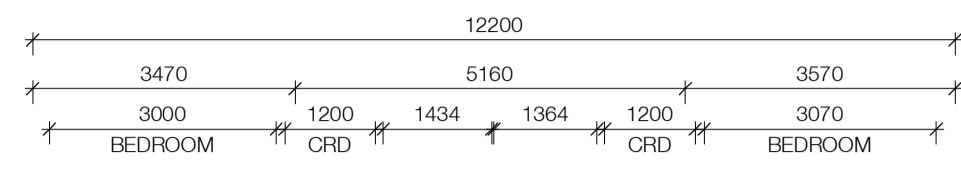
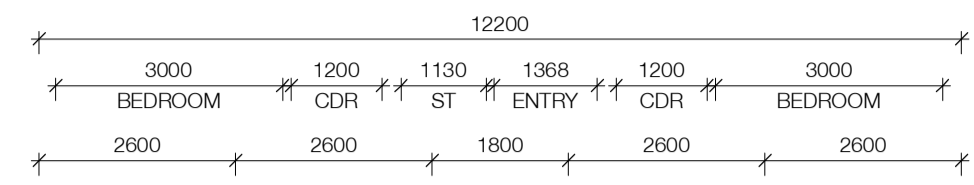
Unit Type C Elevation D Facade 2
Scale 1 : 100

Materials Legend

- BR-1 GREY TONE BRICK
- BR-2 BROWN TONE BRICK
- CL-1 TIMBER-LOOK CLADDING
- CL-2 EUCALYPT GREEN FEATURES
- CFC-1 FC SHEET CLADDING
- PM-1 PROFILE METAL CLADDING

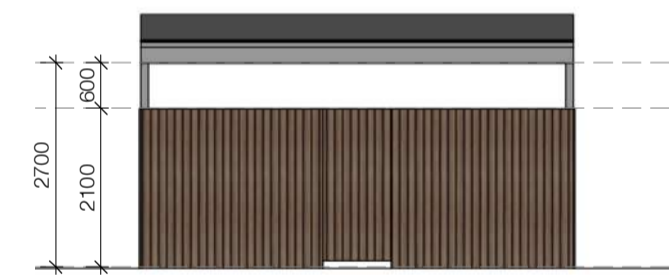
TYPE D - 1 BED DWELLINGS

LOT AREA	131.15 SQM (PER 2 UNITS)
BUILDING SIZE	50 SQM (EACH UNIT)
P.O.S. (GF)	VARIES REFER TO TP05
P.O.S. (FF)	8 SQM (11.7%)
BUILDING SIZE	50 SQM (EACH UNIT)
CARSPACE	4.9 X 2.6 (12.7 SQM NOM)
STORAGE	6 m ³ INTERNAL 4 m ³ EXTERNAL

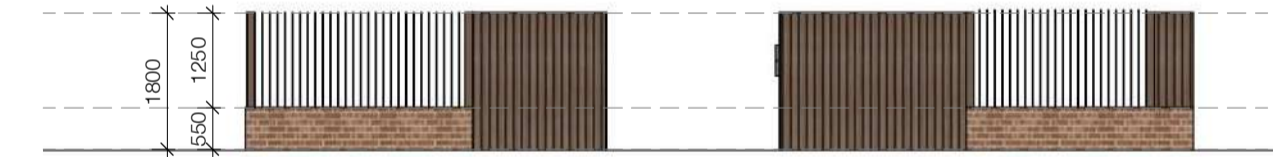


1 Unit Type D Ground Floor (1 Bed Walk-Up)
Scale 1 : 100

2 Unit Type D Level 1 (1 Bed Walk-Up)
Scale 1 : 100



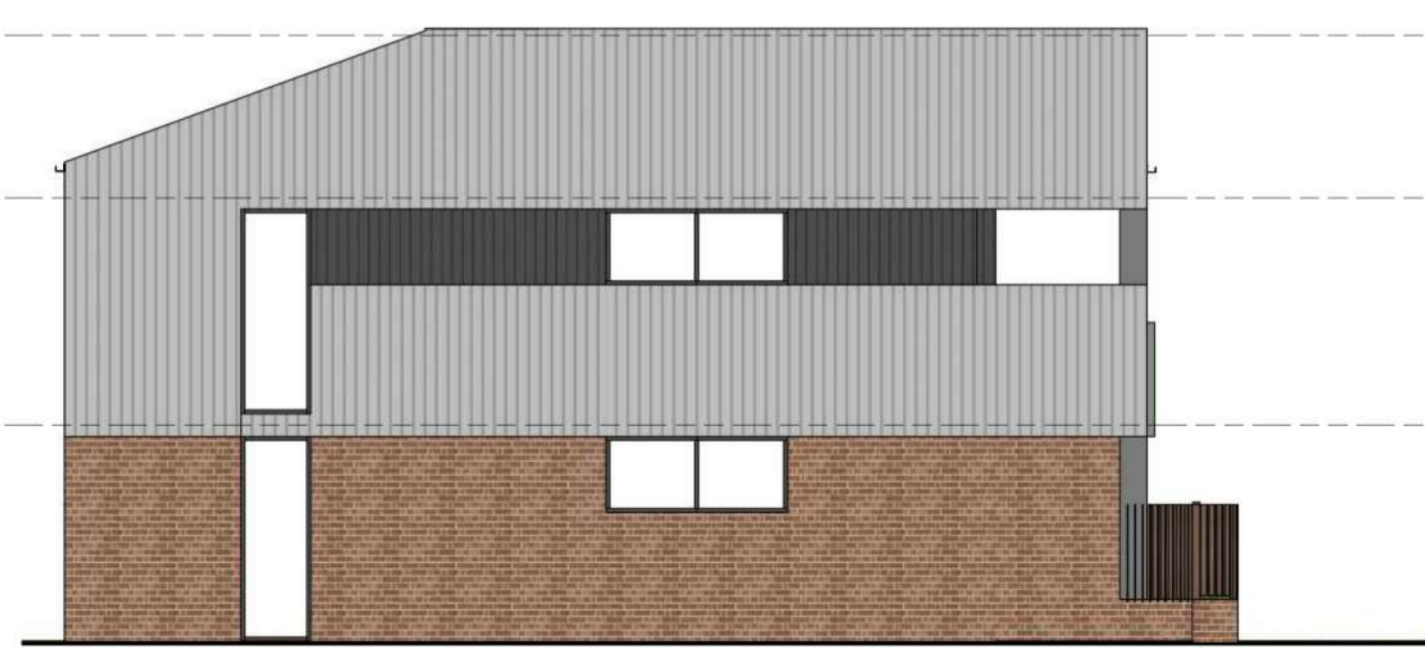
Unit Type D Bin Enclosure
Scale 1 : 100



Unit Type D Fence
Scale 1 : 100



Unit Type D Elevation A Facade 1
Scale 1 : 100



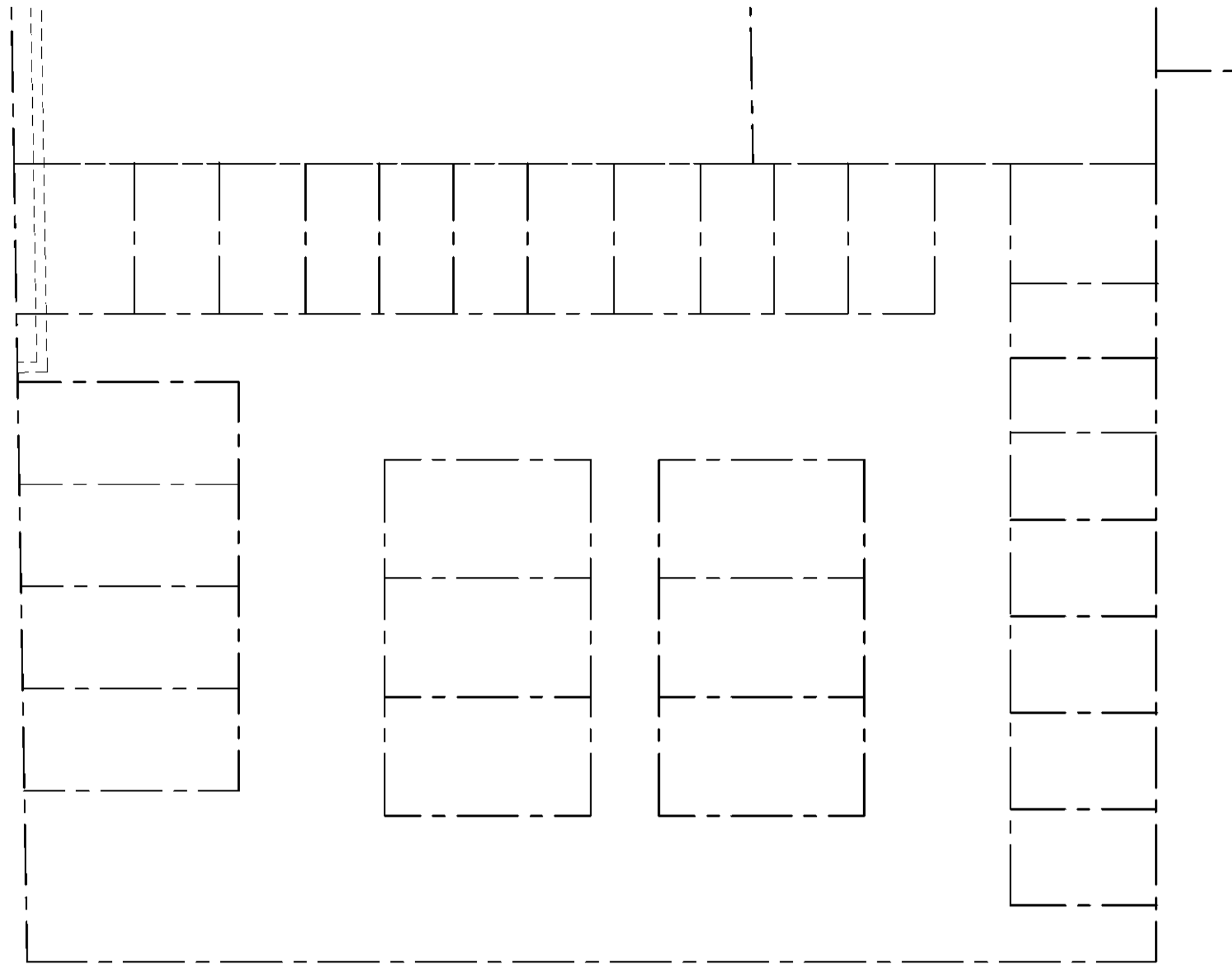
Unit Type D Elevation B Facade 1
Scale 1 : 100



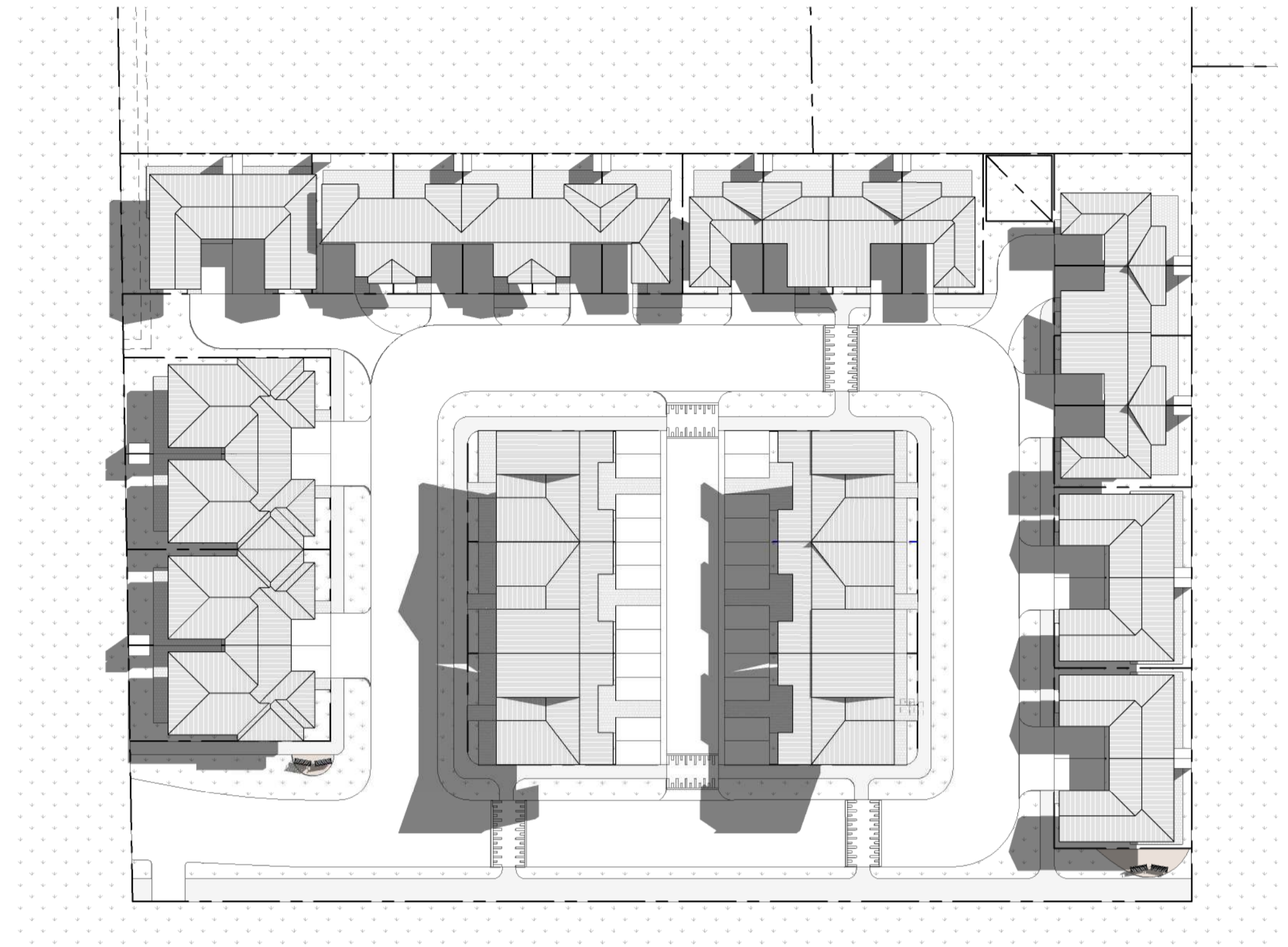
Unit Type D Elevation C Facade 1
Scale 1 : 100



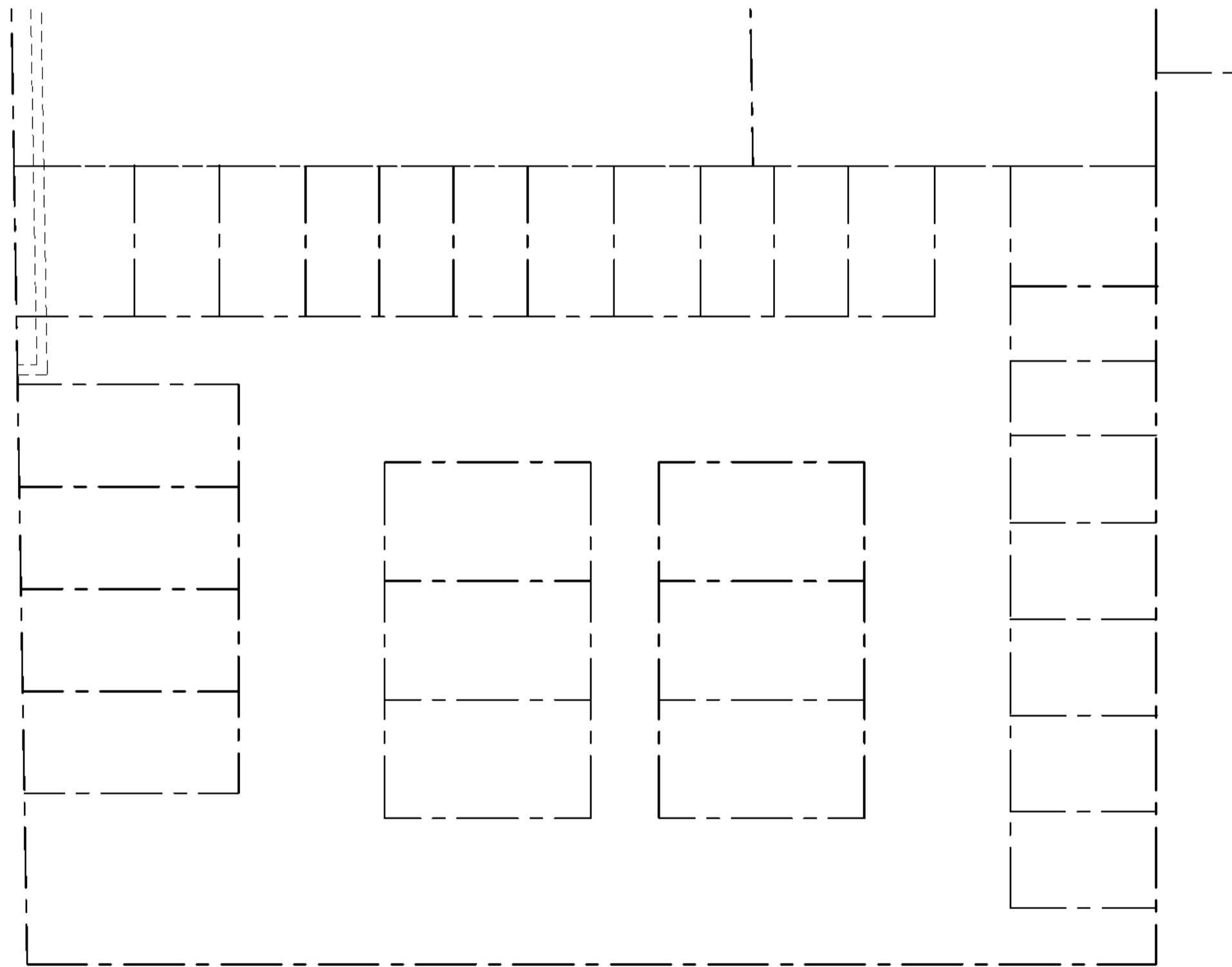
Unit Type D Elevation D Facade 1
Scale 1 : 100



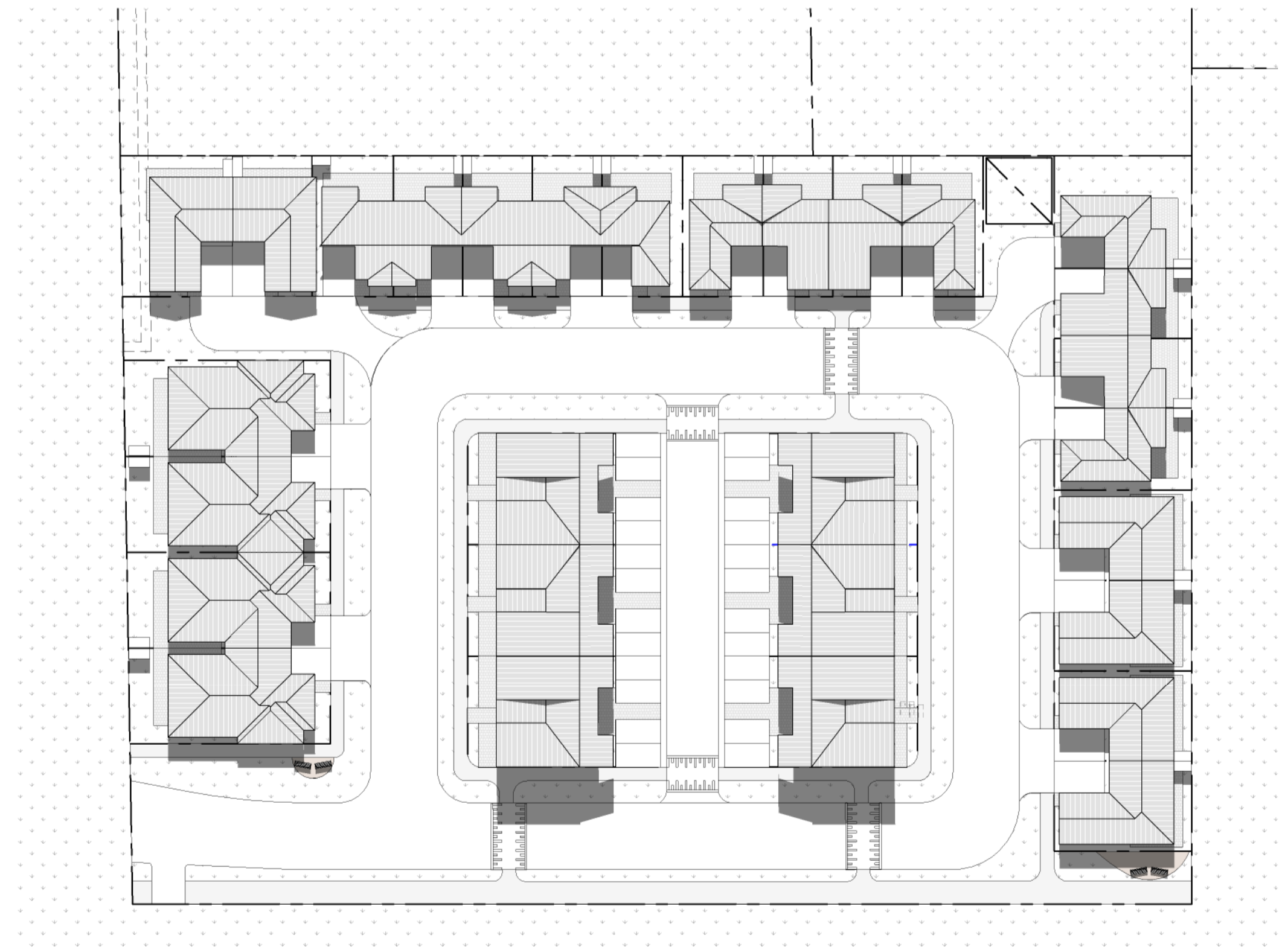
1 Shadows for Sept 22 at 9am_Existing
Scale 1 : 500



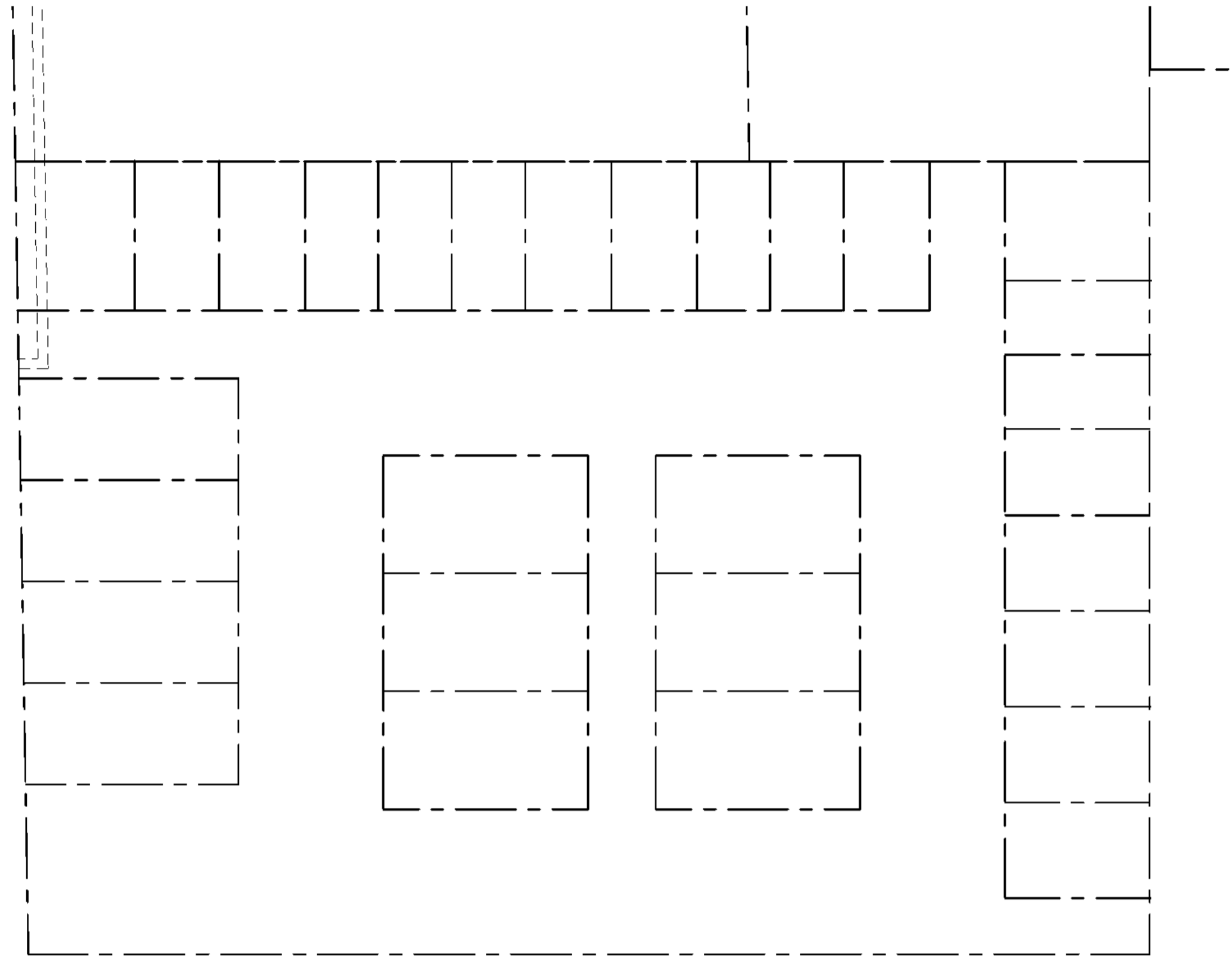
3 Shadows for Sept 22 at 9am
Scale 1 : 500



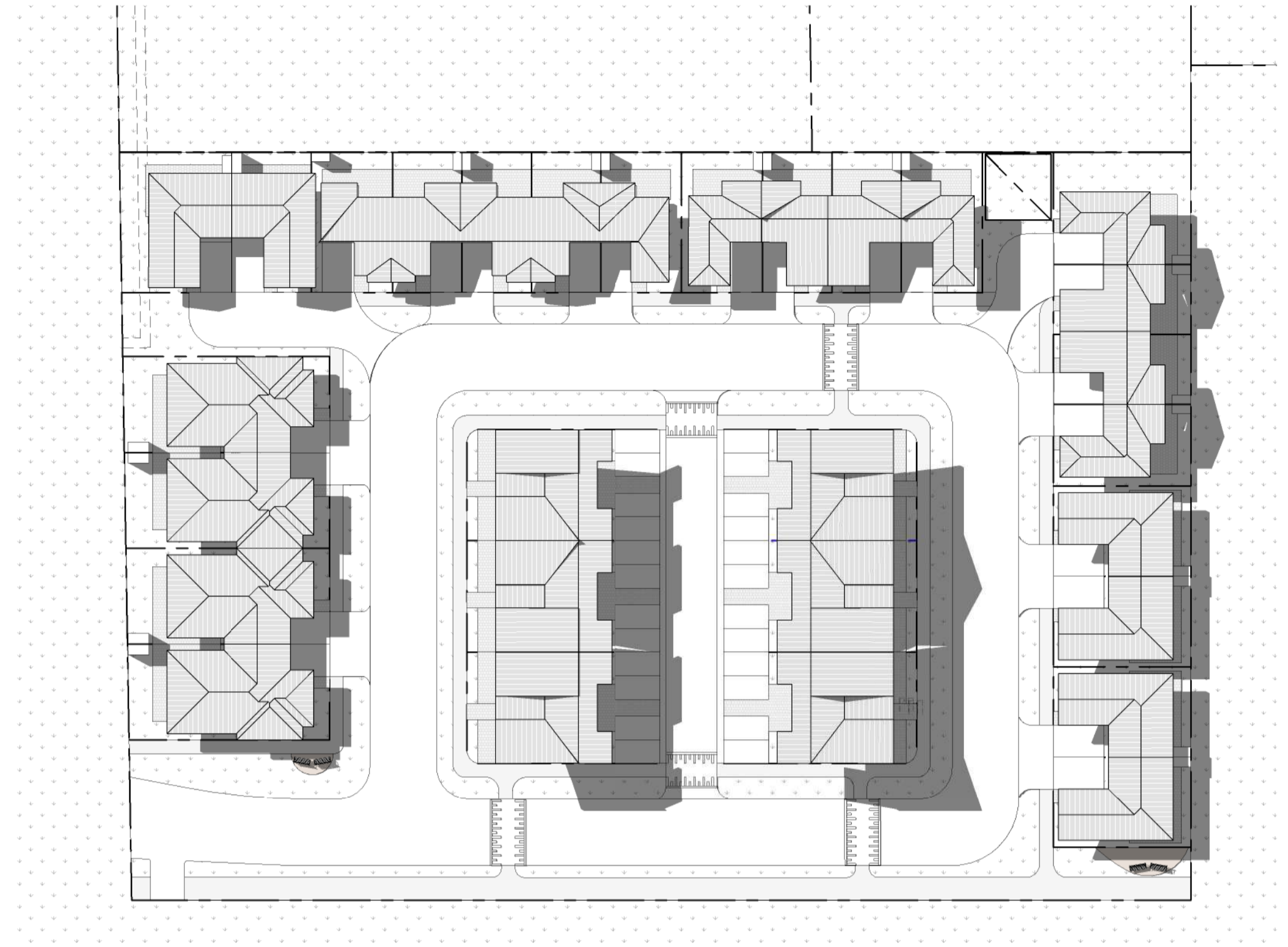
2 Shadows for Sept 22 at 12 noon_Existing
Scale 1 : 500



4 Shadows for Sept 22 at 12 noon
Scale 1 : 500



1 Shadows for Sept 22 at 3pm_Existing
Scale 1 : 500



2 Shadows for Sept 22 at 3pm
Scale 1 : 500



Varied Streetscapes



Proportion and Rhythm



Fine, Simple Detailing



Textural Elements



BR-1

Grey Tone Brick



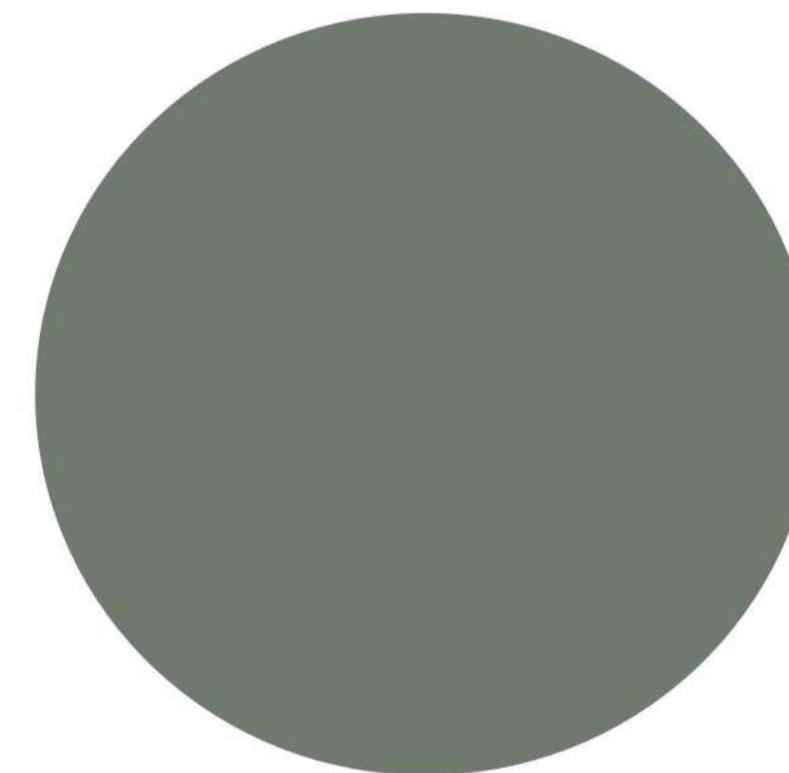
BR-2

Brown Tone Brick



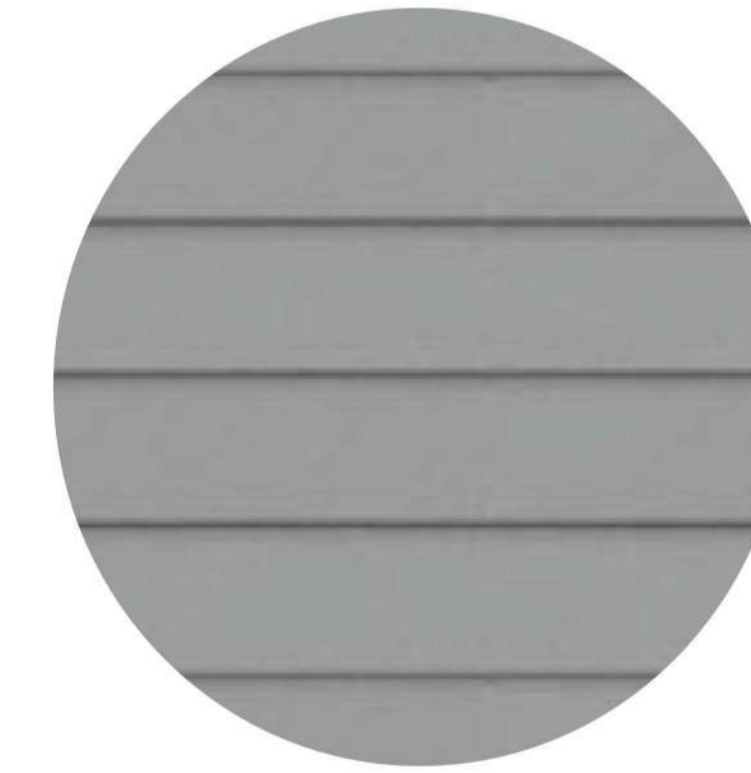
CL-1

Timber-Look Cladding



CL-2

Eucalypt Green Features



CFC-1

FC Sheet Cladding



PM-1

Profile Metal Cladding





