



# Drawing Schedule

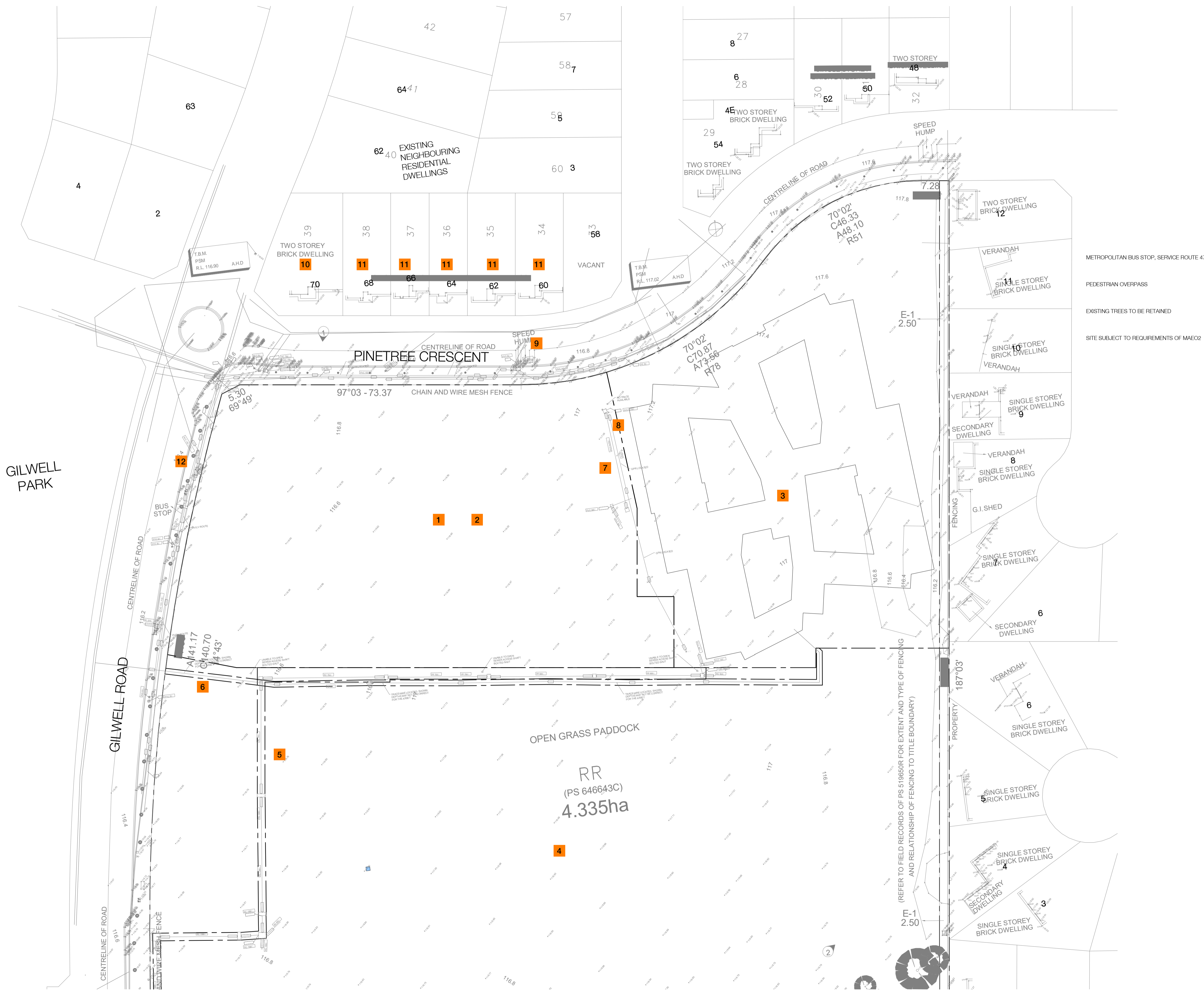
Architectural

## Town Planning

TP01	Existing Conditions
TP02	Site Context
TP03	Design Response Plan
TP04	Site Plan
TP05	Overall Floor Plan Ground
TP06	Overall Floor Plan First Floor
TP07	External Streetscape Elevations & Sections
TP09	Single Storey Unit Type A & B
TP10	Single Storey Unit Type C
TP11	Two Storey Units Type D
TP12	Two Storey Units Type E
TP13	Shadow Diagram - Sheet 1 of 2
TP14	Shadow Diagram - Sheet 2 of 2
TP15	Materials Boards & Precedence
TP16	Artist Impression 1 - Single Level Units
TP17	Artist Impression 2 - Single Level Units
TP18	Artist Impression 3 - Two Storey Units

## Baptcare Housing Development - Lalor 50s Gilwell Road, Lalor, VIC 3075

# 210014



### Site and Context Description

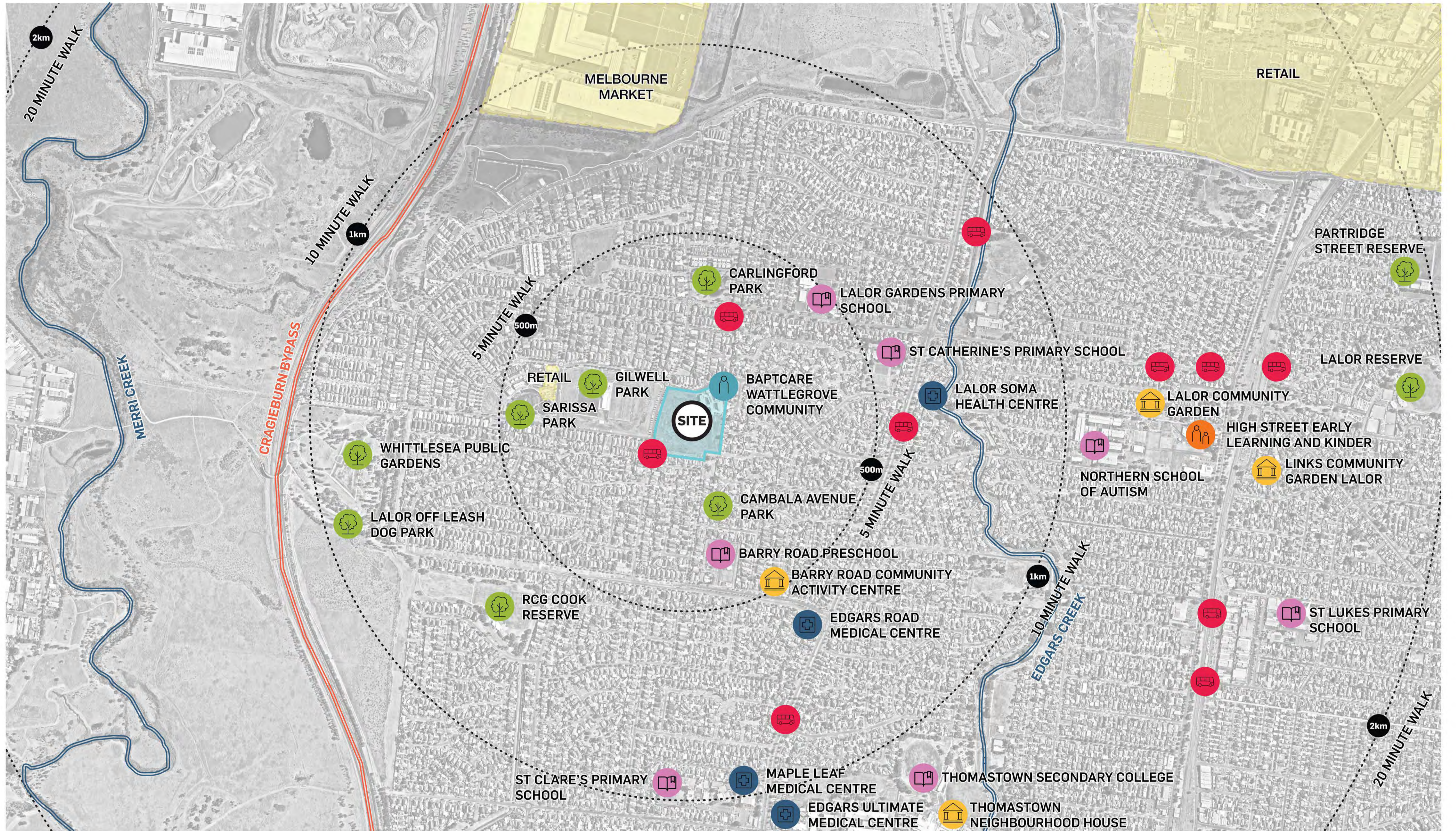
- 1** THE SUBJECT SITE IS LOCATED AT NO. 505 GILWELL ROAD, LALOR, AND HAS A TOTAL SITE AREA OF 8632 SQM.
- 2** SITE IS RELATIVELY FLAT AND GENTLY SLOPES DOWN TOWARDS THE NORTH WEST AND SOUTHWEST CORNERS
- 3** EXISTING WATTLEGROVE COMMUNITY RESIDENTIAL AGED CARE FACILITY
- 4** VACANT LAND
- 5** EXISTING STORMWATER DRAIN
- 6** EXISTING GAS MAIN
- 7** EXISTING ELECTRICAL CONDUITS (REDUNDANT)
- 8** EXISTING WATER SERVICE LINE
- 9** EXISTING SPEED HUMPS
- 10** EXISTING DOUBLE STOREY DWELLING
- 11** EXISTING SINGLE STOREY DWELLING
- 12** METROPOLITAN BUS STOP, SERVICE ROUTE 554 & 557

### Site Context Information

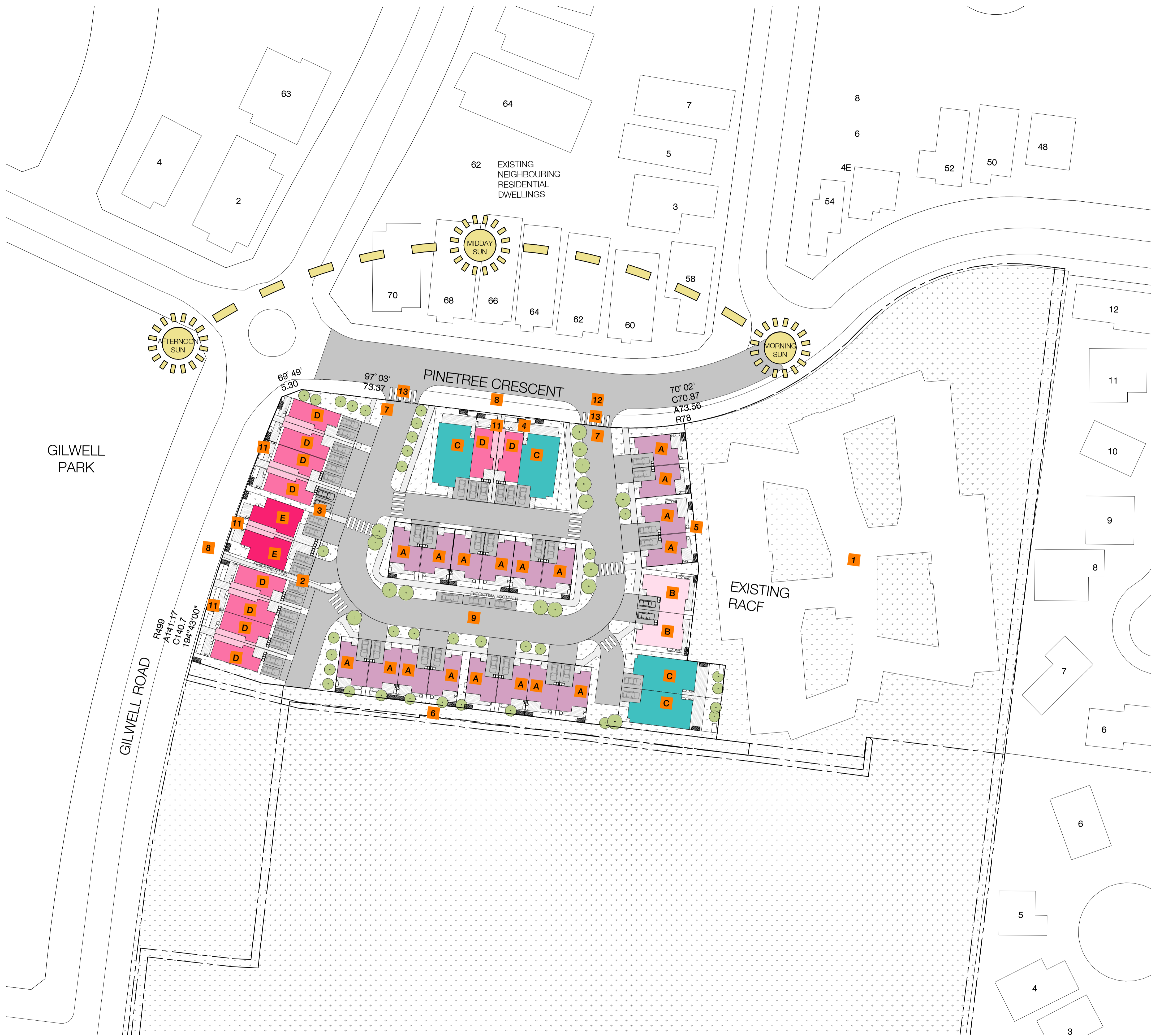
SUBJECT SITE AREA 8,632m<sup>2</sup>

### Symbols

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



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



## Design Response

SITE AREA	8633 SQM
OPEN AREAS	1915 SQM
ROAD	1620 SQM
CURBS & CROSSOVERS	985 SQM
DWELLINGS	2700 SQM
SITE COVERAGE	5205 SQM (60%)
TOTAL OF DWELLINGS, ROADS, CURBS & CROSSOVERS	
GARDEN AREA	2737 SQM (32%)
TOTAL OF POS AND OPEN AREAS	
PERMEABILITY	3008 SQM (35%)

- 1** EXISTING BAPTICARE WATTLE GROVE AGED CARE COMMUNITY FACILITY.
- A** PROPOSED SINGLE STOREY HOUSE, COMPRISING OF 1 BEDROOM (TYPE A).
- B** PROPOSED SINGLE STOREY HOUSE, COMPRISING OF 2 BEDROOMS (TYPE B).
- C** PROPOSED SINGLE STOREY HOUSE, COMPRISING OF 3 BEDROOMS (TYPE C).
- D** PROPOSED TWO STOREY UNIT, COMPRISING OF 2 UNITS (1 BEDROOM EACH TYPE D).
- E** PROPOSED TWO STOREY UNIT, COMPRISING OF 2 UNITS (2 BEDROOMS EACH TYPE E).
- 2** VISUAL LINK AND PEDESTRIAN ACCESS TO GILWELL PARK.
- 3** SEMI-PERMEABLE FENCE TO ALLOW VISUAL LINK TO GILWELL PARK.
- 4** PROPOSED DWELLING SETBACK 3.7m FROM BOUNDARY.
- 5** PROPOSED DWELLING SETBACK 2.25m FROM NEIGHBOURING BOUNDARY.
- 6** PROPOSED DWELLING SETBACK 2.25m FROM NEIGHBOURING BOUNDARY.
- 7** PROPOSED NEW CONCRETE CROSSOVER TO SUBJECT SITE FROM PINETREE CRESCENT. ASSOCIATED PATHS AS PER TRAFFIC ENGINEER'S DOCUMENTATION.
- 8** RETAIN EXISTING FOOTPATH ALONG GILWELL ROAD AND PINETREE CRESCENT.
- 9** PROPOSED PARALLEL PARKING ALONG ACCESS WAY.
- 10** PEDESTRIAN CROSSING.
- 11** 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.
- 12** EXISTING SPEED HUMP AND LIGHT POLE TO BE RELOCATED.
- 13** EXISTING TREE TO BE REMOVED

## Legend

--- TITLE BOUNDARY





### Development Summary

**SITE AREA**  
0.86 Ha (Approx)  
**SITE COVERAGE**  
60% (Approx)

**SINGLE STOREY HOUSES**

- A** TYPE A  
1 BED, 1 BATH, SINGLE GARAGE 18 UNITS (38%)
- B** TYPE B  
2 BED, 2 BATH, SINGLE GARAGE 2 UNITS (4%)
- C** TYPE C  
3 BED, 2 BATH 4 UNITS (8.5%)

**TWO STOREY HOUSES**

- D** TYPE D  
1 BED, 1 BATH, SINGLE GARAGE 20 UNITS (41%)
- E** TYPE E  
2 BED, 1 BATH, SINGLE GARAGE 4 UNITS (8.5%)

TOTAL 48 UNITS  
1 BEDROOM (79%)  
2 BEDROOM (12.5%)  
3 BEDROOM (8.5%)

### Legend

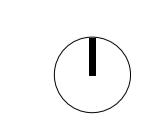
- EXISTING TREES TO BE RETAINED
- NEW TREES  
NOTE: SUFFICIENT OPEN AREAS TO MEET DEEP SOIL PLANTING REQUIREMENTS.
- TITLE BOUNDARY

## Development Summary

<b>SITE AREA</b>	
0.88 Ha (Approx)	
<b>SITE COVERAGE</b>	
60% (Approx)	
<b>DEEP SOIL AREA</b>	
60% (Approx)	
<b>SINGLE STOREY HOUSES</b>	
<b>A</b> TYPE A 1 BED, 1 BATH, SINGLE GARAGE	18 UNITS (38%)
<b>B</b> TYPE B 2 BED, 2 BATH, SINGLE GARAGE	2 UNITS (4%)
<b>C</b> TYPE C - VOLUME BUILDER 3 BED, 2 BATH	4 UNITS (8.5%)
<b>TWO STOREY HOUSES</b>	
<b>D</b> TYPE D 1 BED, 1 BATH, SINGLE GARAGE	20 UNITS (41%)
<b>E</b> TYPE E 2 BED, 1 BATH, SINGLE GARAGE	4 UNITS (8.5%)
<b>TOTAL 48 UNITS</b>	
1 BEDROOM (79%)	
2 BEDROOM (12.5%)	
3 BEDROOM (8.5%)	

## Legend

- NEW TREES  
NOTE: SUFFICIENT OPEN AREAS TO MEET DEEP SOIL PLANTING REQUIREMENTS.
- TITLE BOUNDARY
- 1500 HIGH SEMI-PERMEABLE VERTICAL SLAT FENCE
- 1500 HIGH SOLID VERTICAL SLAT FENCE
- 1800 HIGH SOLID VERTICAL SLAT FENCE
- 1** EXISTING LIGHT POLE AND SIGN POST TO BE RELOCATED
- 2** EXISTING SPEED HUMP TO BE DEMOLISHED AND ROAD MADE GOOD
- 3** PROPOSED NEW LOCATION OF SPEED HUMP
- 4** EXISTING STREET TREES TO BE REMOVED



## Development Summary

### SITE AREA

0.86 Ha (Approx)

### SITE COVERAGE

60% (Approx)

### SINGLE STOREY HOUSES

<b>A</b>	TYPE A 1 BED, 1 BATH, SINGLE GARAGE	18 UNITS (38%)
<b>B</b>	TYPE B 2 BED, 2 BATH, SINGLE GARAGE	2 UNITS (4%)
<b>C</b>	TYPE C 3 BED, 2 BATH	4 UNITS (8.5%)

### TWO STOREY HOUSES

<b>D</b>	TYPE D 1 BED, 1 BATH, SINGLE GARAGE	20 UNITS (41%)
<b>E</b>	TYPE E 2 BED, 1 BATH, SINGLE GARAGE	4 UNITS (8.5%)

TOTAL 48 UNITS

1 BEDROOM (79%)  
2 BEDROOM (12.5%)  
3 BEDROOM (8.5%)

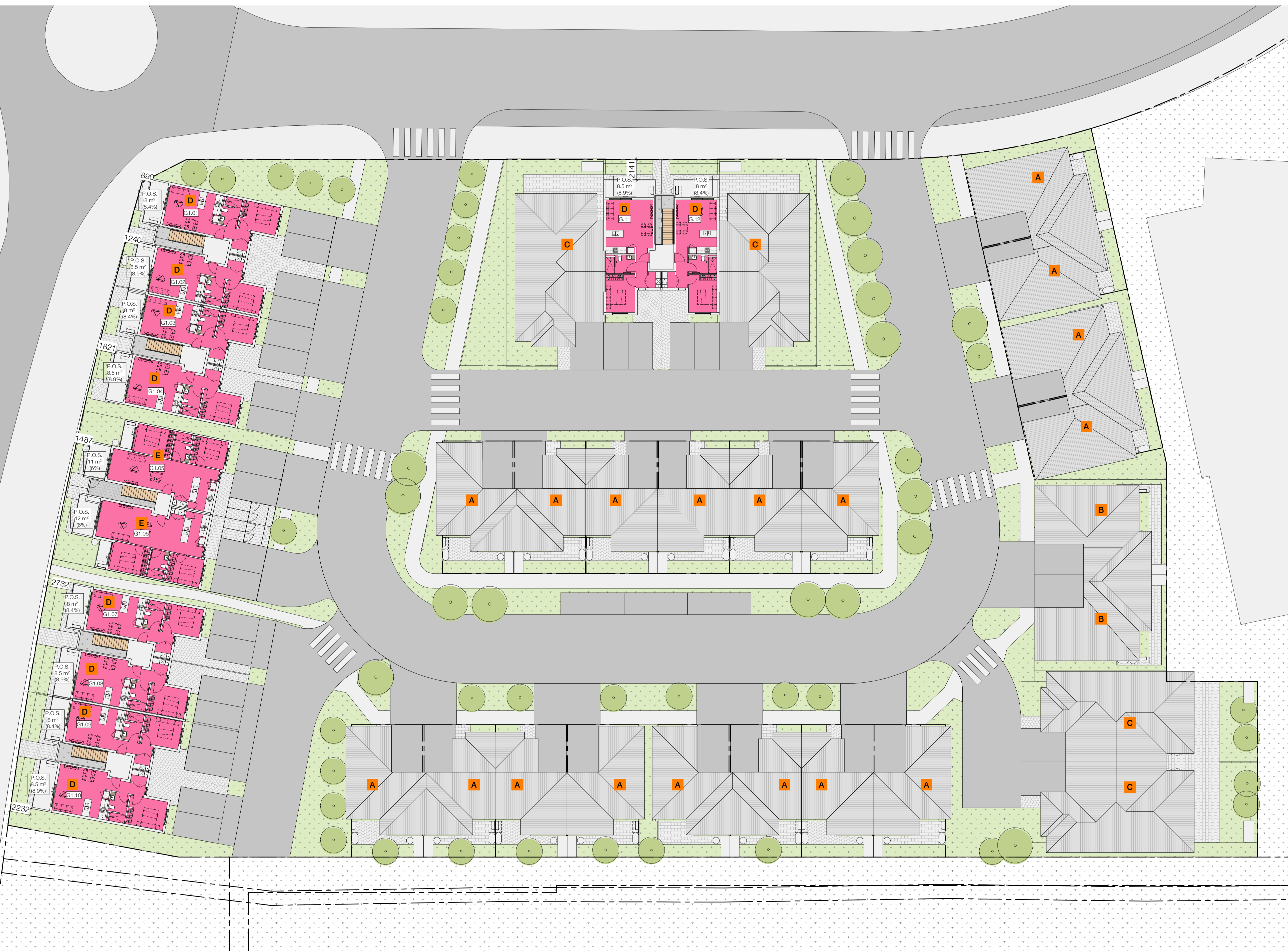
## Legend

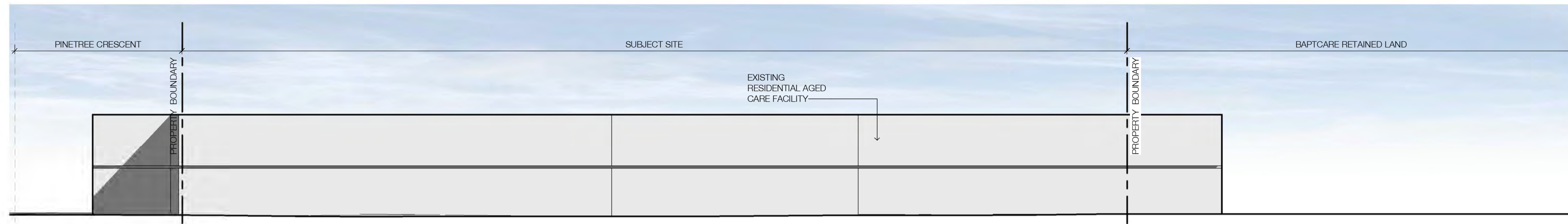
○ EXISTING TREES TO BE RETAINED

○ NEW TREES

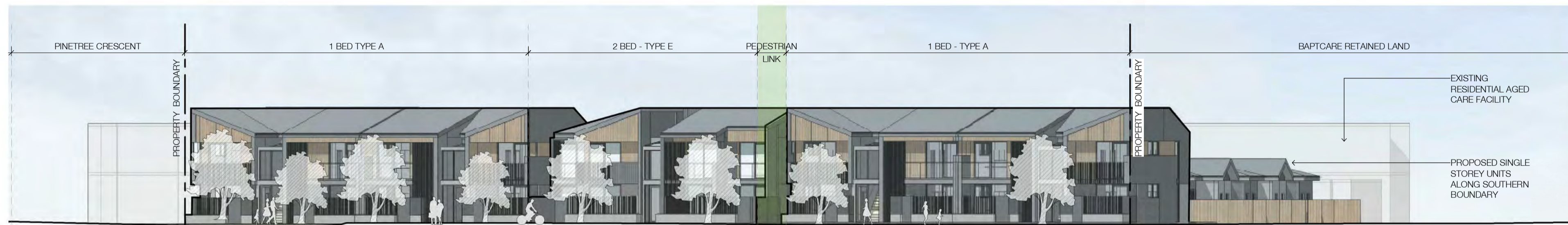
NOTE: SUFFICIENT OPEN AREAS TO MEET DEEP SOIL PLANTING REQUIREMENTS.

--- TITLE BOUNDARY

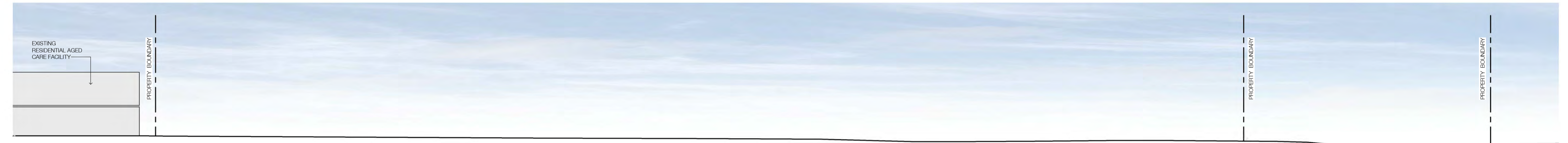




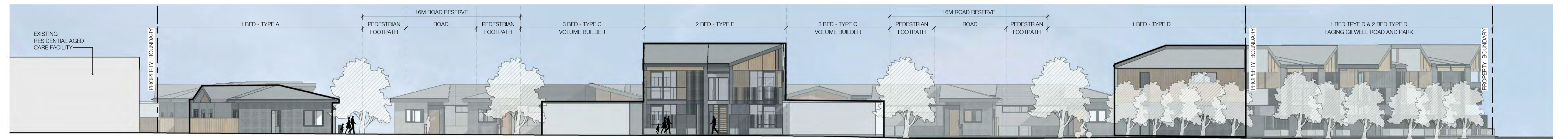
1 Existing Streetscape Elevation - Gilwell Road  
Scale 1 : 200



2 Proposed Streetscape Elevation - Gilwell Road  
Scale 1 : 200

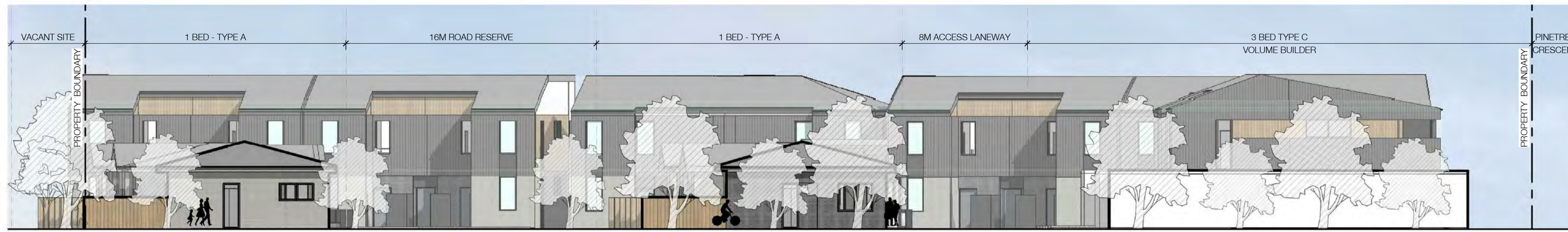


3 Existing Streetscape Elevation - Pinetree Crescent  
Scale 1 : 200



4 Proposed Streetscape Elevation - Pinetree Crescent  
Scale 1 : 200





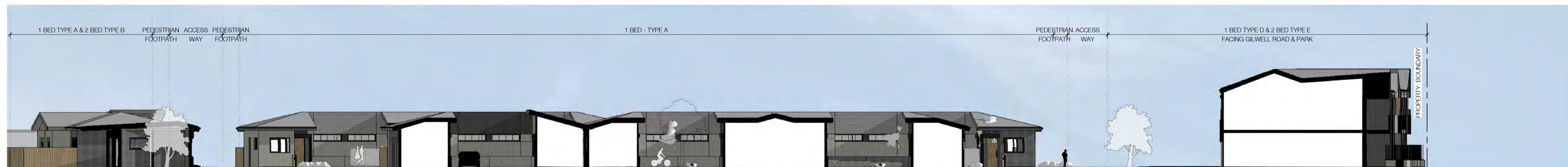
1 Internal Streetscape - Looking Towards Gilwell Park  
Scale 1 : 200



2 Internal Section- Looking Towards Gilwell Park  
Scale 1 : 200



3 Internal Laneway Streetscape - Elevation  
Scale 1 : 200

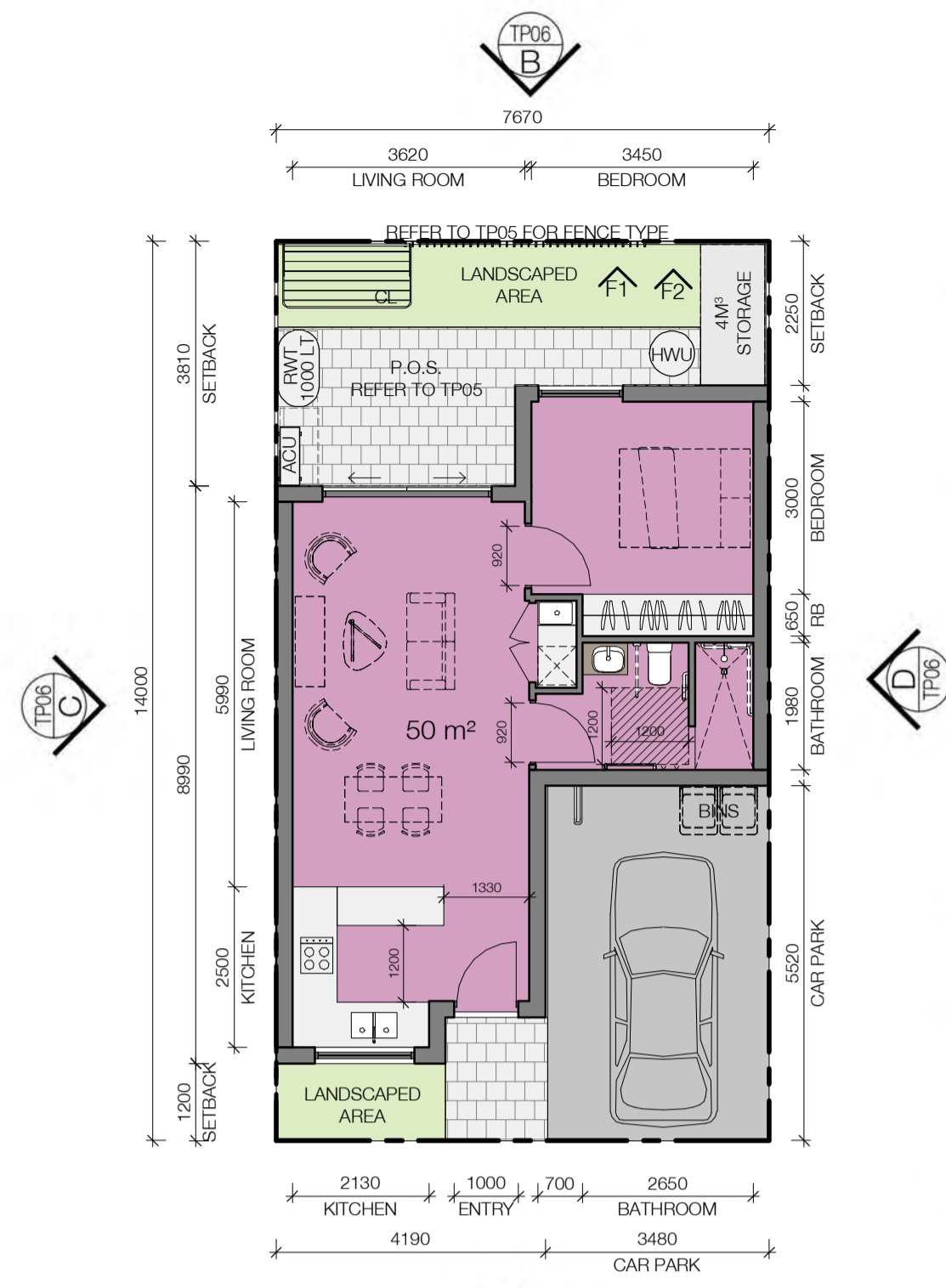


4 Internal Laneway Streetscape - Section  
Scale 1 : 200

**Materials Legend**

- BR-1 GREY TONE BRICK
- BR-2 BLACK TONE BRICK
- CL-1 TIMBER-LOOK CLADDING
- CL-2 GUNMETAL GREY FEATURES
- CFC-1 FC SHEET CLADDING
- PM-1 PROFILE METAL CLADDING

TYPE A - 1 BED	
DWELLINGS	18
LOT AREA	107.38 SQM
BUILDING SIZE	50 SQM
P.O.S.	VARIES REFER TO TP05
CARSPACE	5.50 X 3.48 (19.14 SQM)
STORAGE	6 m <sup>3</sup> INTERNAL 4 m <sup>3</sup> EXTERNAL
TYPE B - 2 BED	
DWELLINGS	2
LOT AREA	158.2 SQM
BUILDING SIZE	70 SQM
P.O.S.	VARIES REFER TO TP05
CARSPACE	5.50 X 3.6 (19.8 SQM)
STORAGE	9 m <sup>3</sup> INTERNAL 5 m <sup>3</sup> EXTERNAL

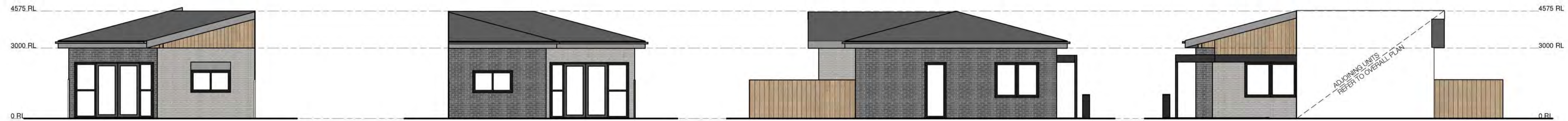


Unit Type A Elevation A Facade 1  
Scale 1 : 100



Unit Type A Elevation A Facade 2  
Scale 1 : 100

Unit Type A Elevation A Facade 3  
Scale 1 : 100



Unit Type A Elevation B Facade 1  
Scale 1 : 100

Unit Type A Elevation B Facade 2  
Scale 1 : 100

Unit Type A Elevation C Facade 1  
Scale 1 : 100

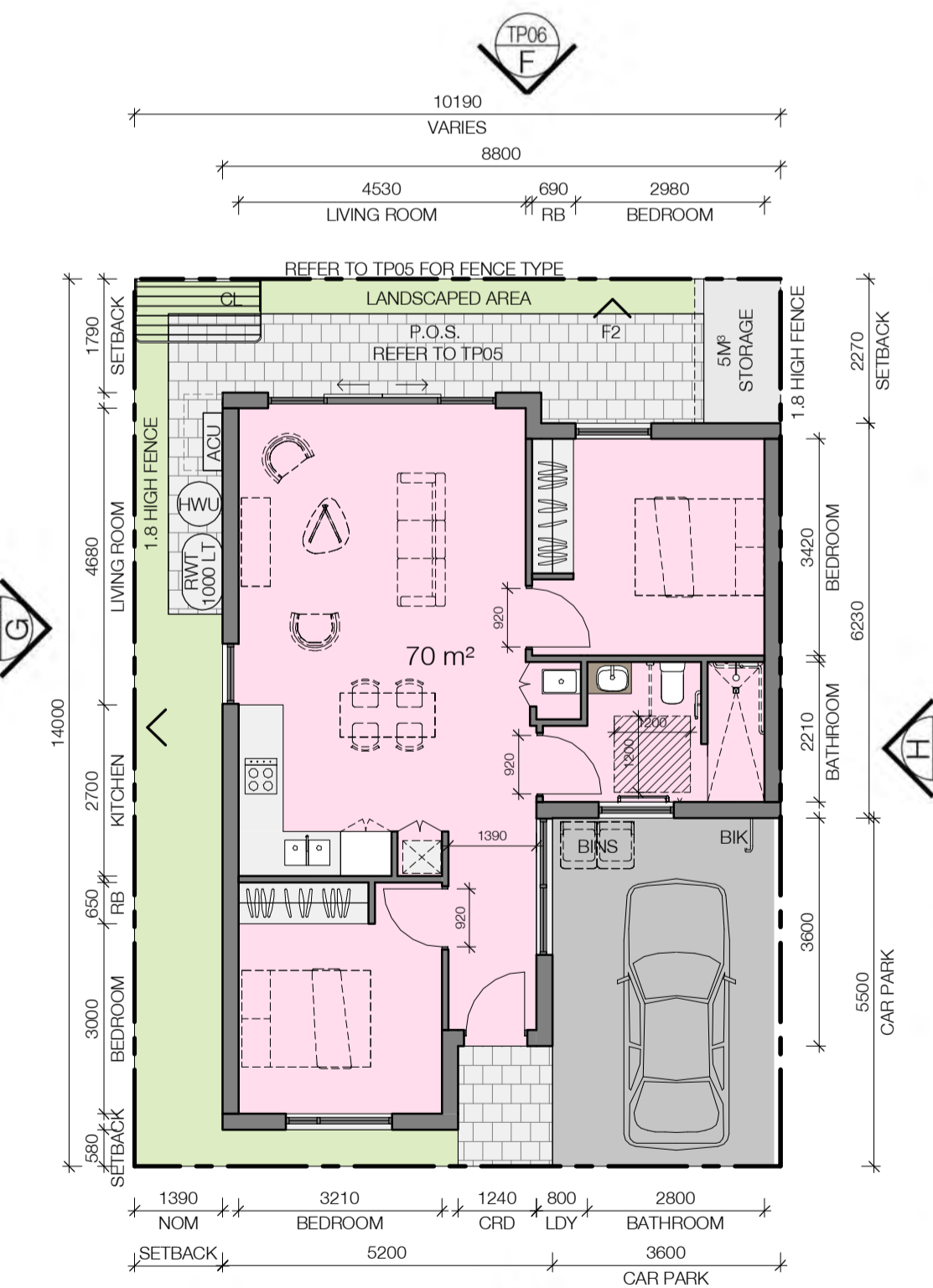
Unit Type A Elevation D Facade 1  
Scale 1 : 100

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



F1 - U. Type A Back Fence  
Scale 1 : 100

F2 - U. Type A & B - Back Fence  
Scale 1 : 100



Unit Type B Elevation E Facade 1  
Scale 1 : 100



Unit Type B Elevation E Facade 2  
Scale 1 : 100

Unit Type B Elevation G Facade 1  
Scale 1 : 100

Unit Type B Elevation G Facade 2  
Scale 1 : 100



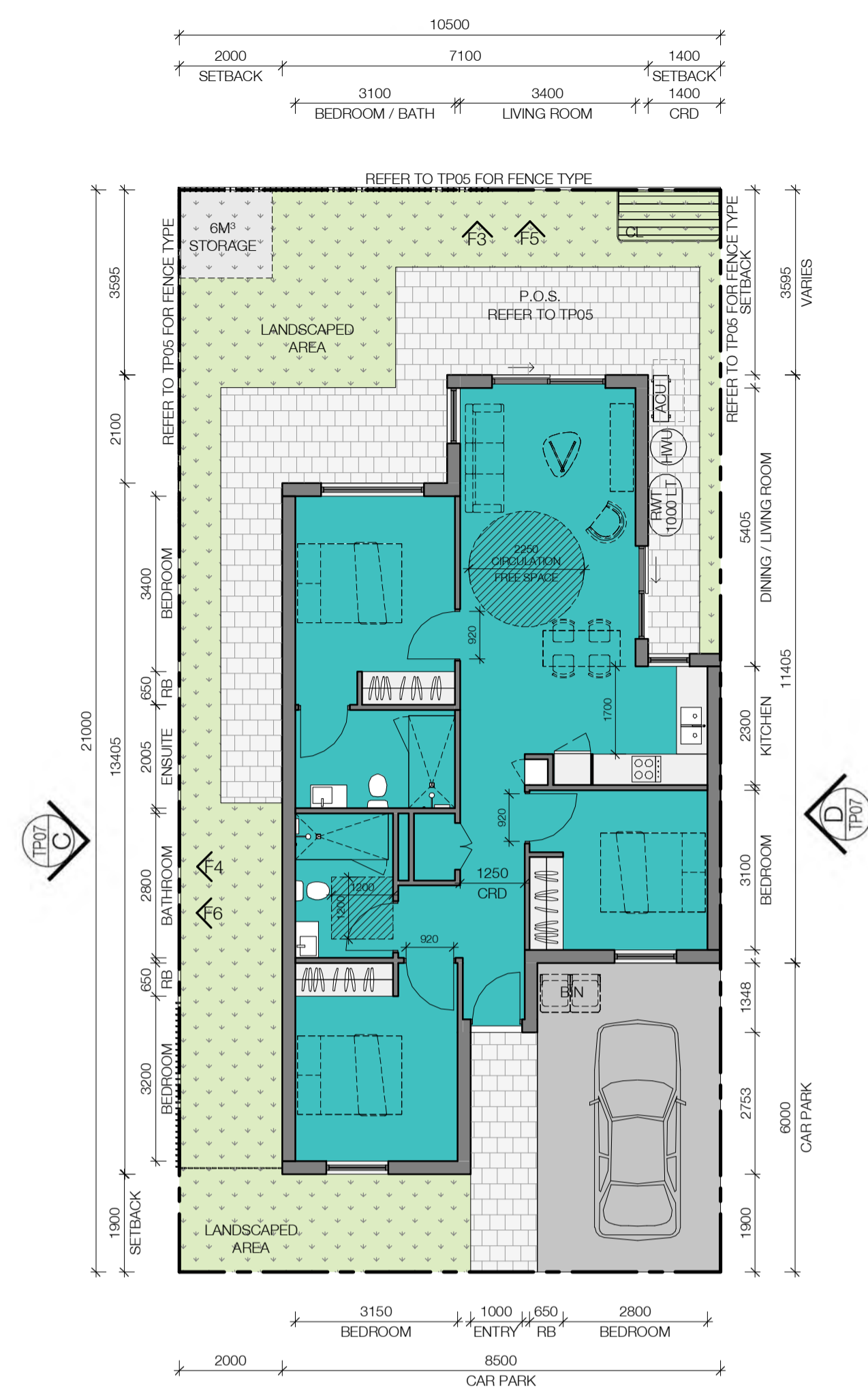
Unit Type B Elevation F Facade 1  
Scale 1 : 100

Unit Type B Elevation F Facade 2  
Scale 1 : 100

Unit Type B Elevation H Facade 1  
Scale 1 : 100

Unit Type B Elevation H Facade 2  
Scale 1 : 100

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



Unit Type C Elevation A Facade 1  
Scale 1 : 100



Unit Type C Elevation A Facade 2  
Scale 1 : 100

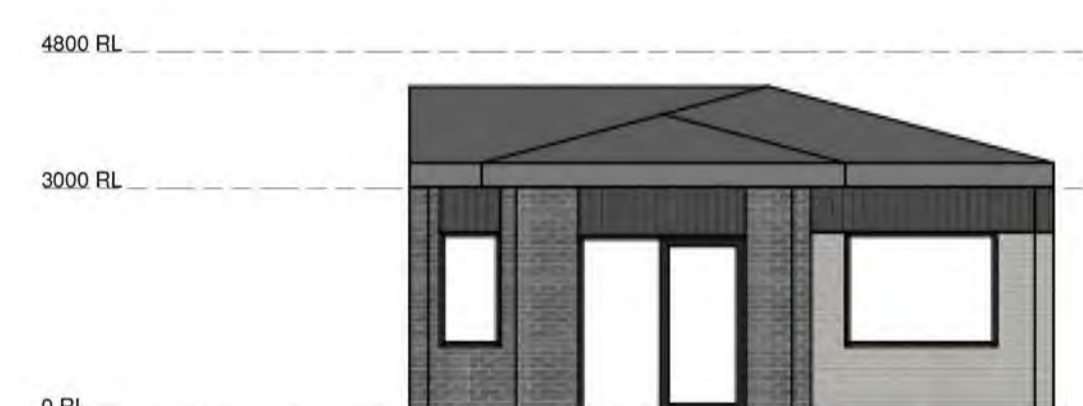


Unit Type C Elevation B Facade 1  
Scale 1 : 100

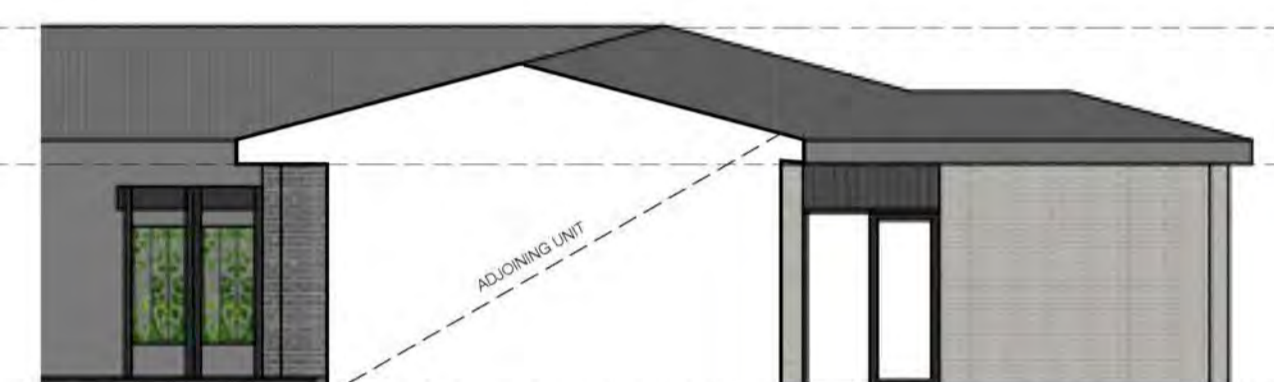
**Materials Legend**

- BR-1 GREY TONE BRICK
- BR-2 BLACK TONE BRICK
- CL-1 TIMBER-LOOK CLADDING
- CL-2 GUNMETAL GREY FEATURES
- CFC-1 FC SHEET CLADDING
- PM-1 PROFILE METAL CLADDING

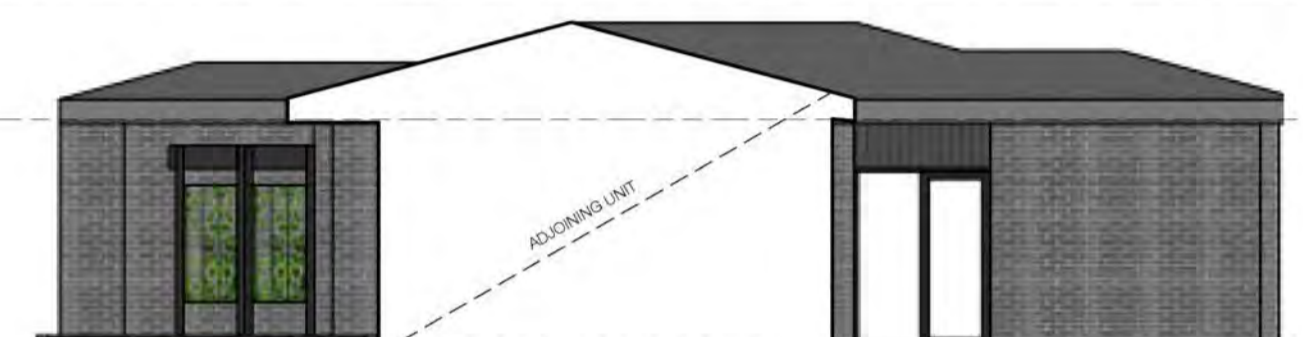
**TYPE C - 3 BED (VOLUME BUILDER)**  
 DWELLINGS 4  
 LOT AREA 308 SQM  
 BUILDING SIZE 90 SQM  
 P.O.S. VARIES REFER TO TP05  
 CARSPACE 6 X 3.5 (21 SQM)  
 STORAGE 12 m² INTERNAL  
 6 m² EXTERNAL



Unit Type C Rear Elevation 2  
Scale 1 : 100



Unit Type C Right Elevation 1  
Scale 1 : 100

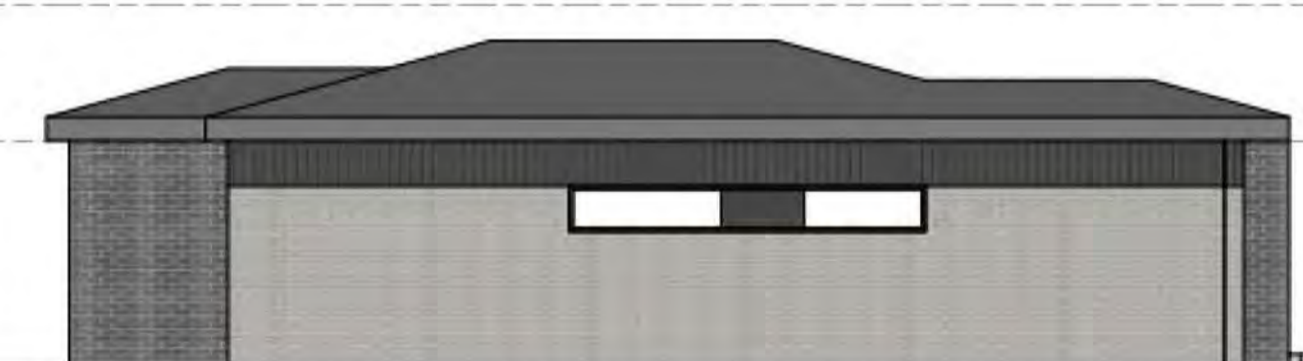


Unit Type C Right Elevation 2  
Scale 1 : 100

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



Unit Type C Left Elevation 1  
Scale 1 : 100



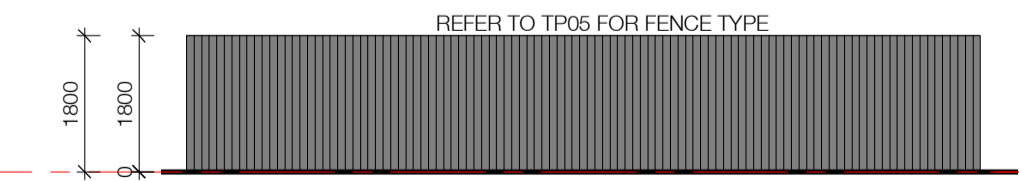
Unit Type C Left Elevation 2  
Scale 1 : 100



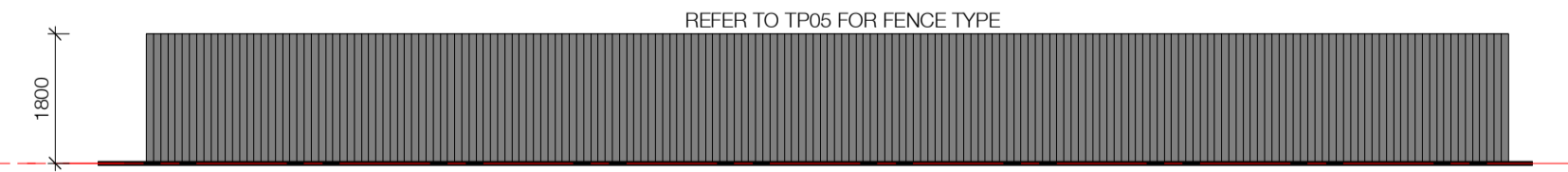
F3 - U. Type C Back Fence  
Scale 1 : 100



F4 - U. Type C Side Fence  
Scale 1 : 100



F5 - U. Type C Back Fence  
Scale 1 : 100



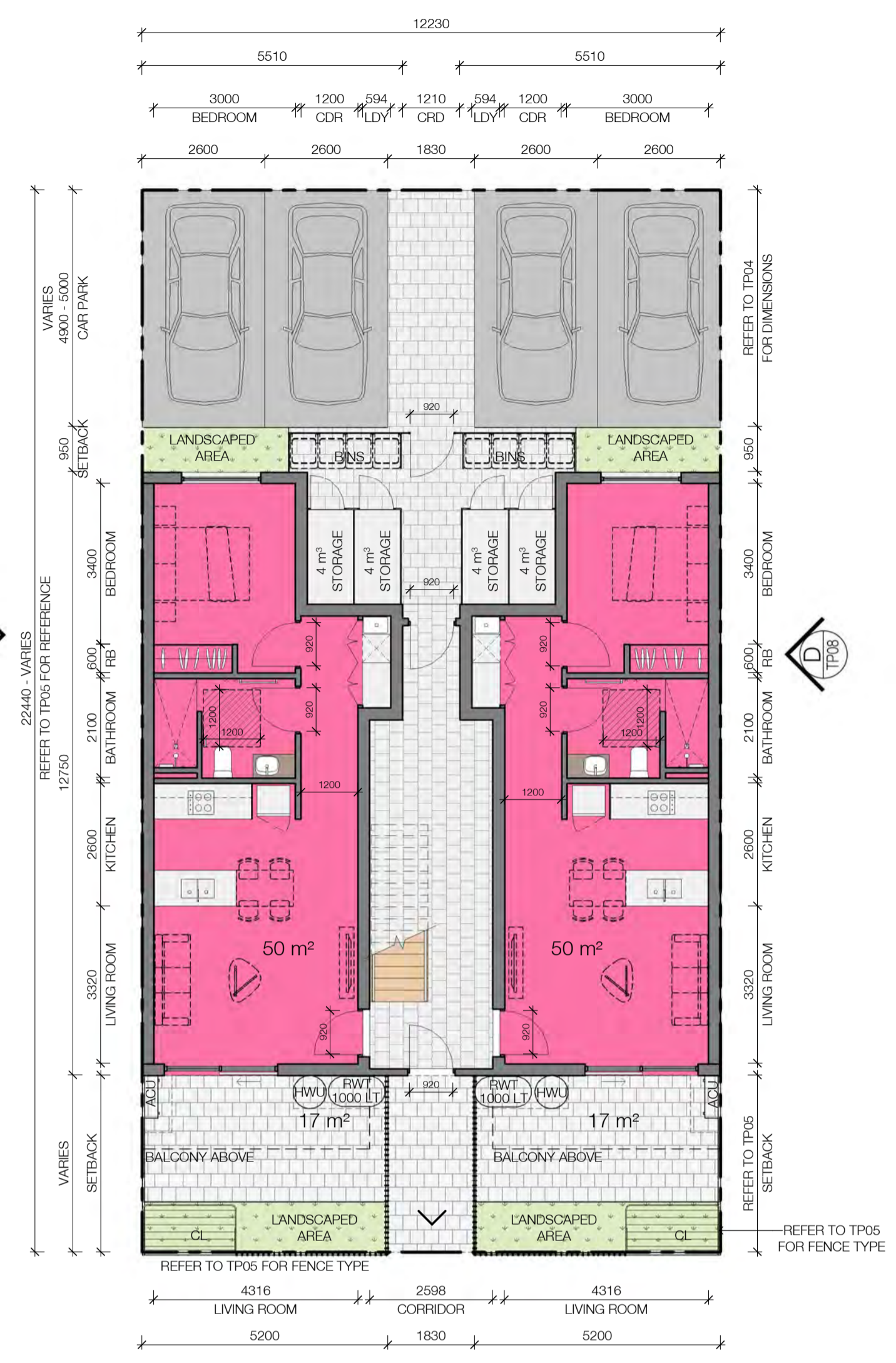
F6 - U. Type C Side Fence  
Scale 1 : 100

### Materials Legend

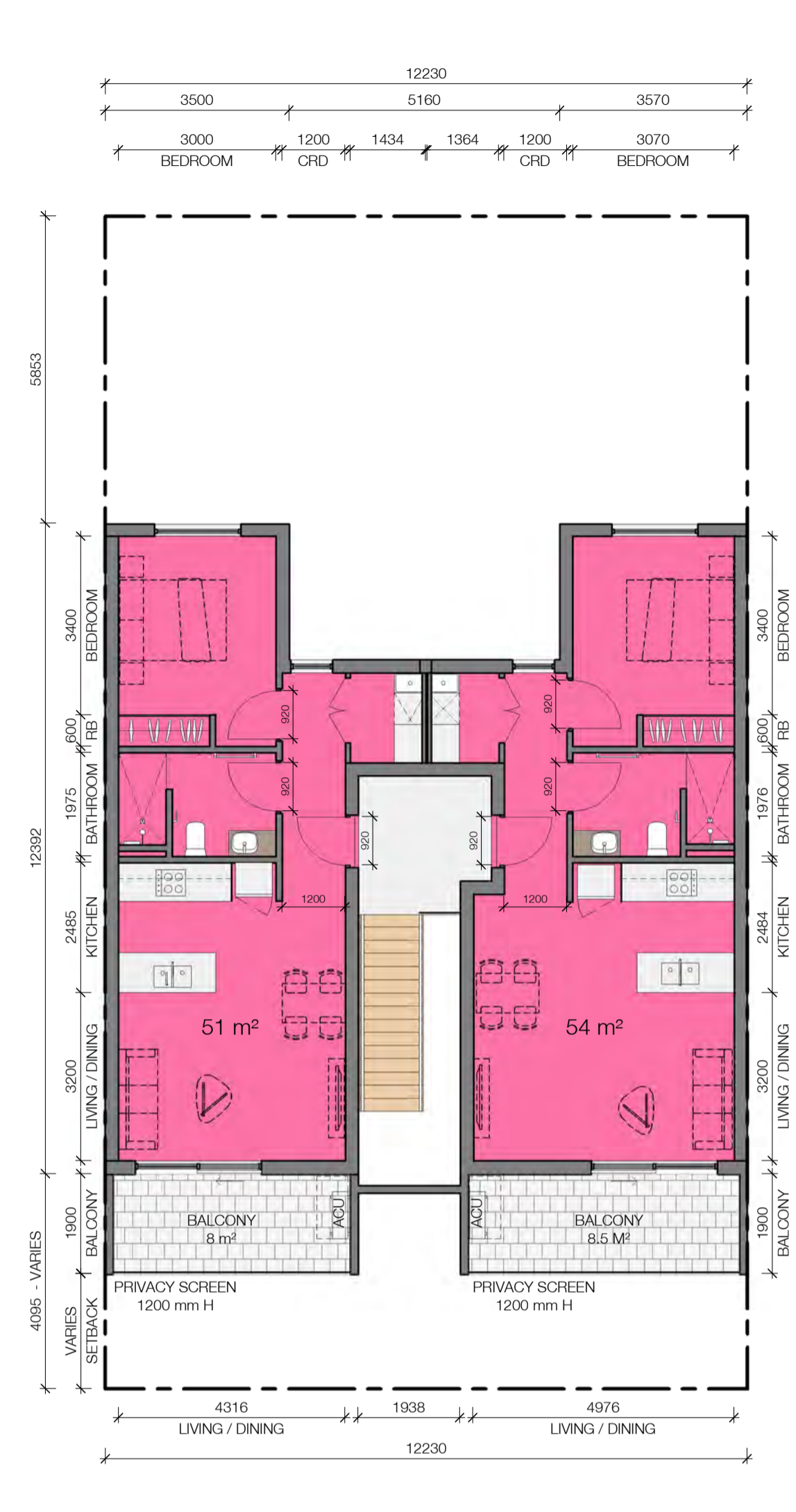
- BR-1 GREY TONE BRICK
- BR-2 BLACK TONE BRICK
- CL-1 TIMBER-LOOK CLADDING
- CL-2 GUNMETAL GREY FEATURES
- CFC-1 FG SHEET CLADDING
- PM-1 PROFILE METAL CLADDING

**TYPE D - 1 BED DWELLINGS**

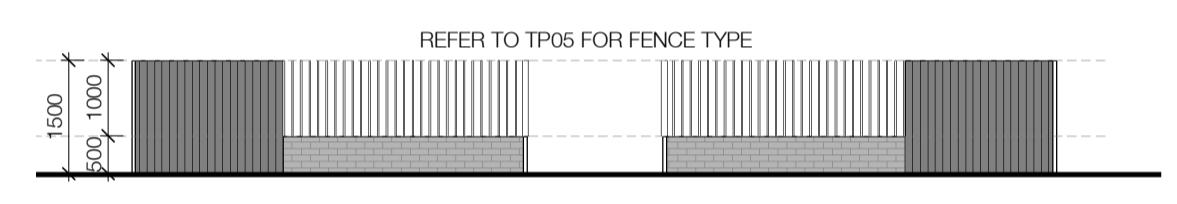
LOT AREA	20
P.O.S. (GF)	137.2 SQM (PER 2 UNITS)
P.O.S. (FF)	VARIES REFER TO TP05
BUILDING SIZE	8 SQM (11.7%)
CARSPACE	50 SQM (EACH UNIT)
STORAGE	4.9 X 2.6 (12.7 SQM NOM)
	6 m <sup>2</sup> INTERNAL
	4 m <sup>2</sup> EXTERNAL



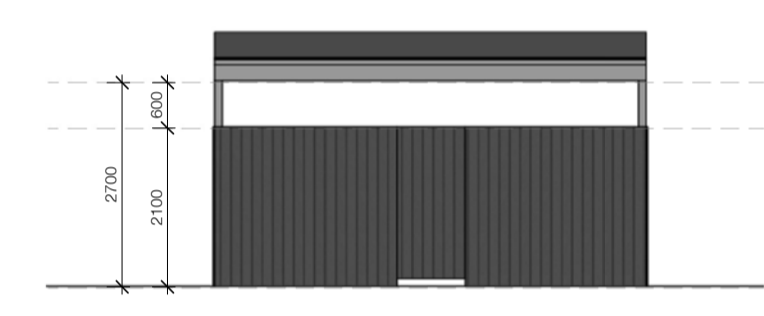
**1 Unit Type D Ground Floor (1 Bed Walk-Up)**  
Scale 1 : 100



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



**4 Unit Type D Front Fence**  
Scale 1 : 100



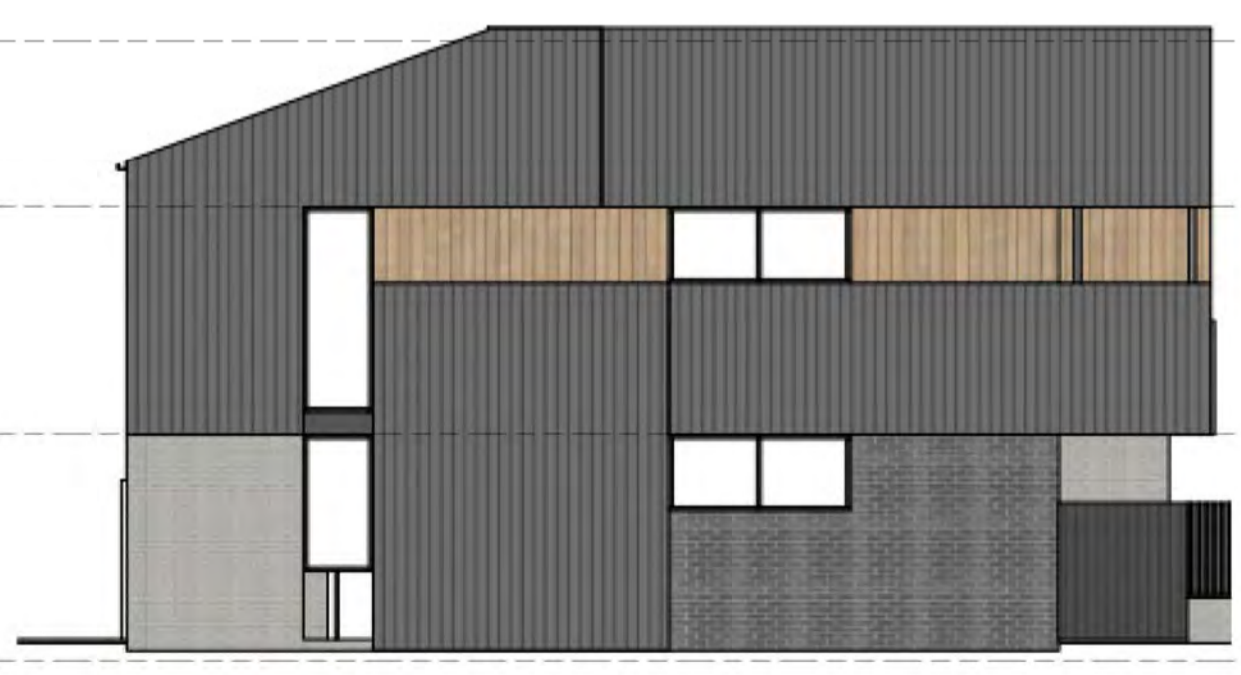
**5 Unit Type D Rear Bin Enclosure**  
Scale 1 : 100



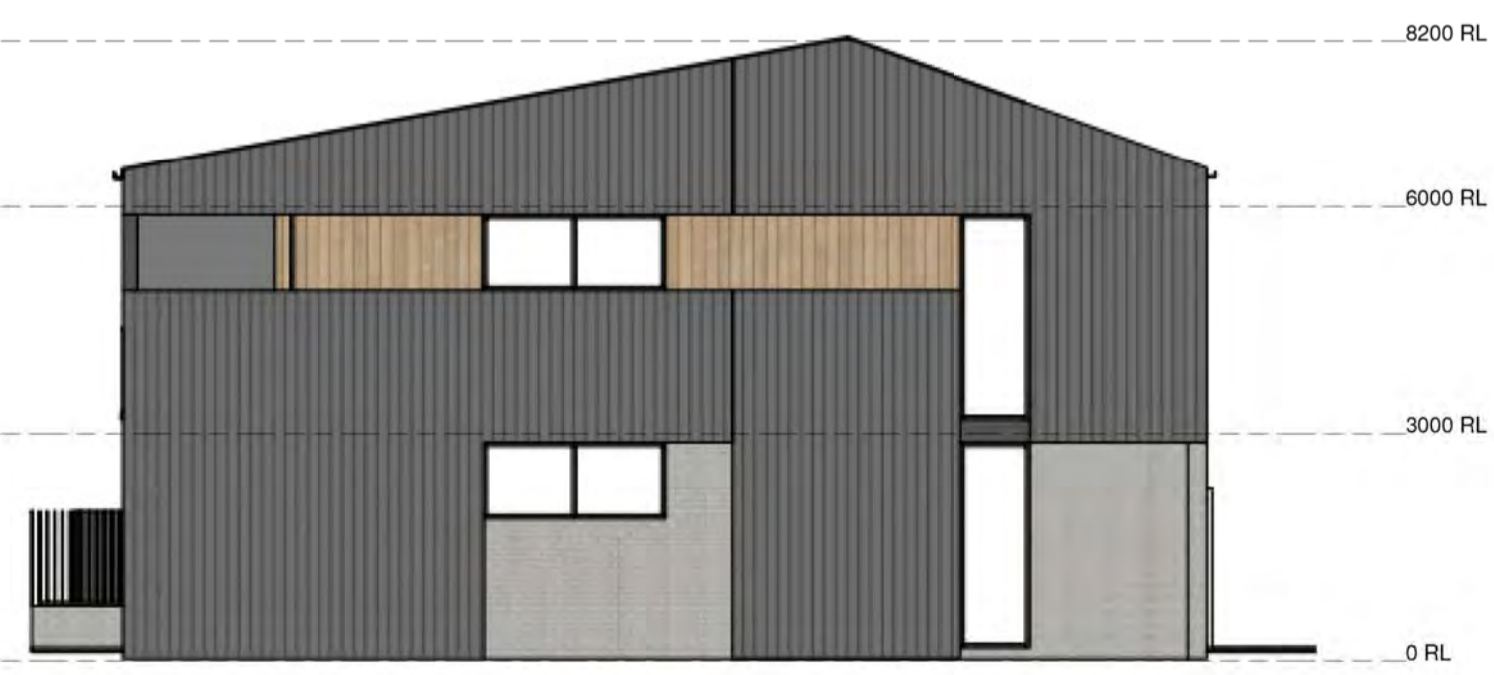
**Unit Type D Elevation A Facade 1**  
Scale 1 : 100



**Unit Type D Elevation B Facade 1**  
Scale 1 : 100



**Unit Type D Elevation C Facade 1**  
Scale 1 : 100

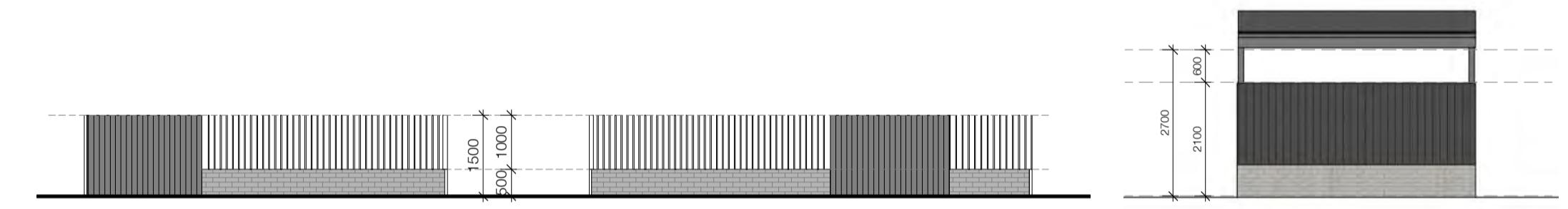
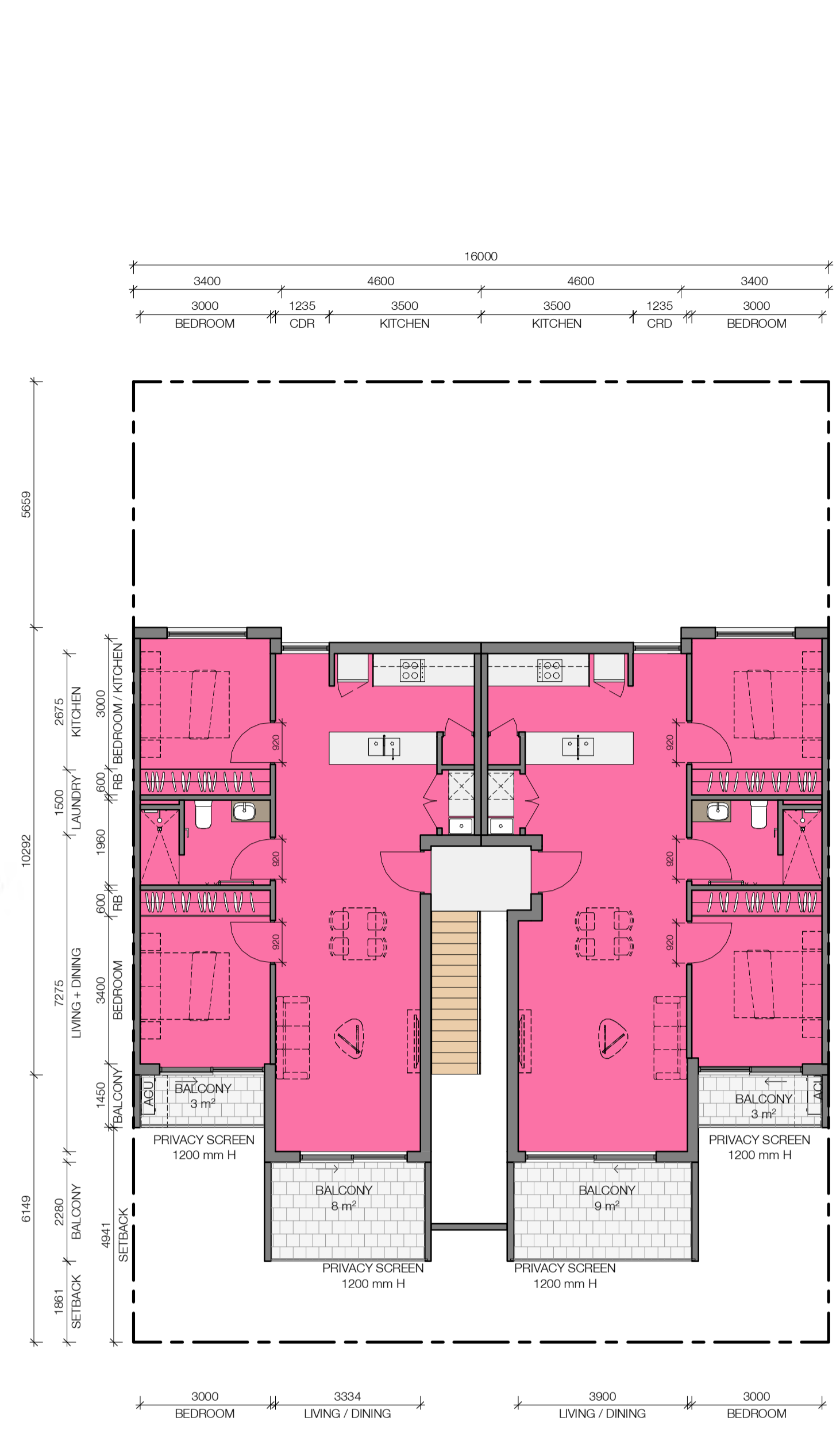
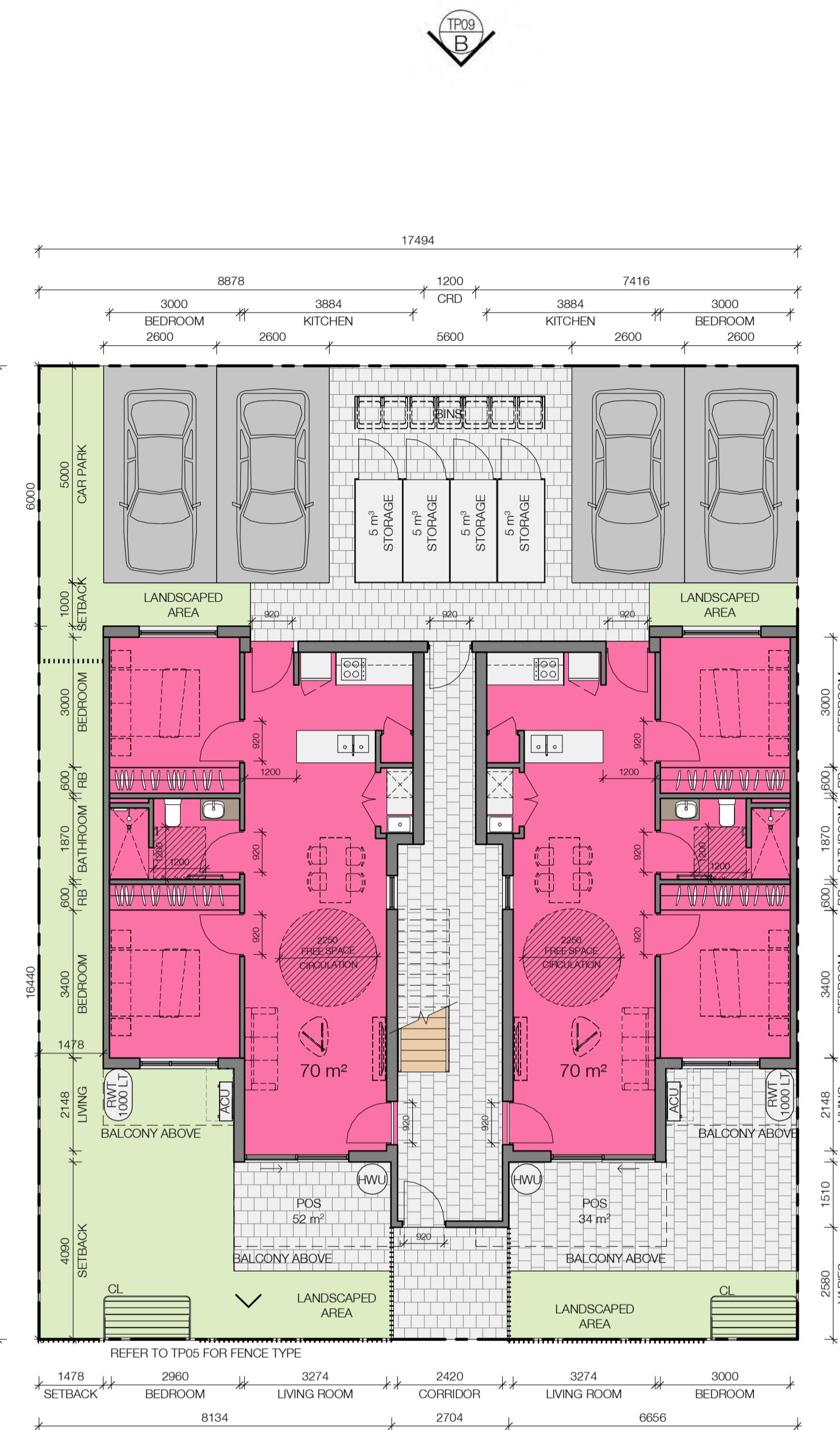


**Unit Type D Elevation D Facade 1**  
Scale 1 : 100

**Materials Legend**

- BR-1 GREY TONE BRICK
- BR-2 BLACK TONE BRICK
- CL-1 TIMBER-LOOK CLADDING
- CL-2 GUNMETAL GREY FEATURES
- CFC-1 FC SHEET CLADDING
- PM-1 PROFILE METAL CLADDING

**TYPE E - 2 BED DWELLINGS**  
 LOT AREA: 4  
 BUILDING SIZE: 178 SQM (PER 2 UNITS)  
 P.O.S. (GF): 70 SQM (EACH UNIT)  
 P.O.S. (FF): VARIES REFER TO TP05  
 CARSPACE: 11 SQM (10.1%)  
 STORAGE: 9 m<sup>2</sup> INTERNAL  
 5 m<sup>2</sup> EXTERNAL



**1 Unit Type E Ground Floor (2 Bed Walk-Up)**  
 Scale 1 : 100

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

**4 Unit Type E Front Fence**  
 Scale 1 : 100

**5 Unit Type E Rear Bin Enclosure**  
 Scale 1 : 100



**Unit Type E Elevation A Facade 1**  
 Scale 1 : 100

**Unit Type E Elevation B Facade 1**  
 Scale 1 : 100

**Unit Type E Elevation C Facade 1**  
 Scale 1 : 100

**Unit Type E Elevation D Facade 1**  
 Scale 1 : 100



1 Shadows for Sept 22 at 9am\_Existing  
Scale 1 : 500



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



3 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



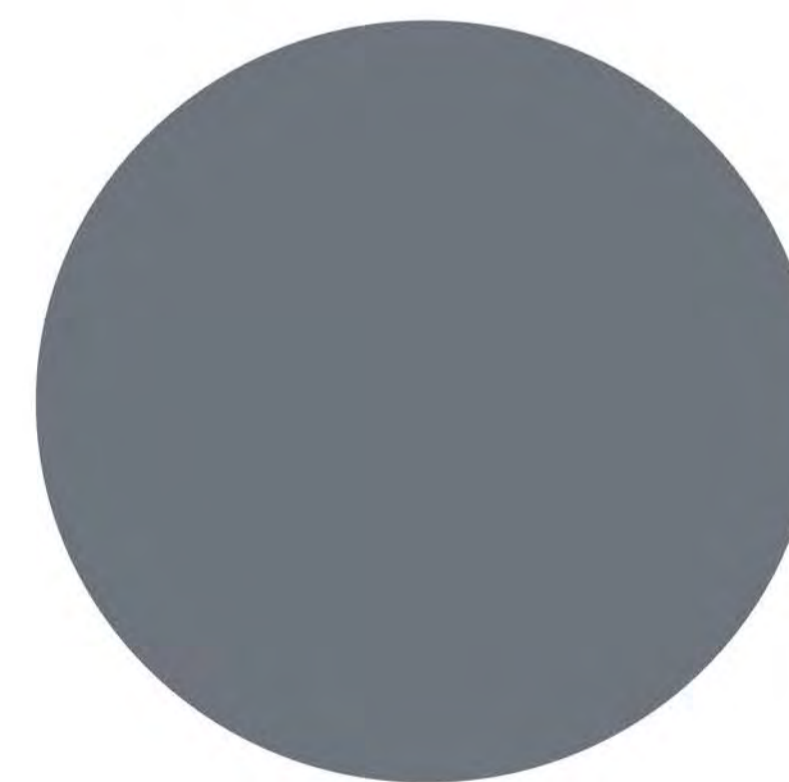
BR-1  
Grey Tone Brick



BR-2  
Black Tone Brick



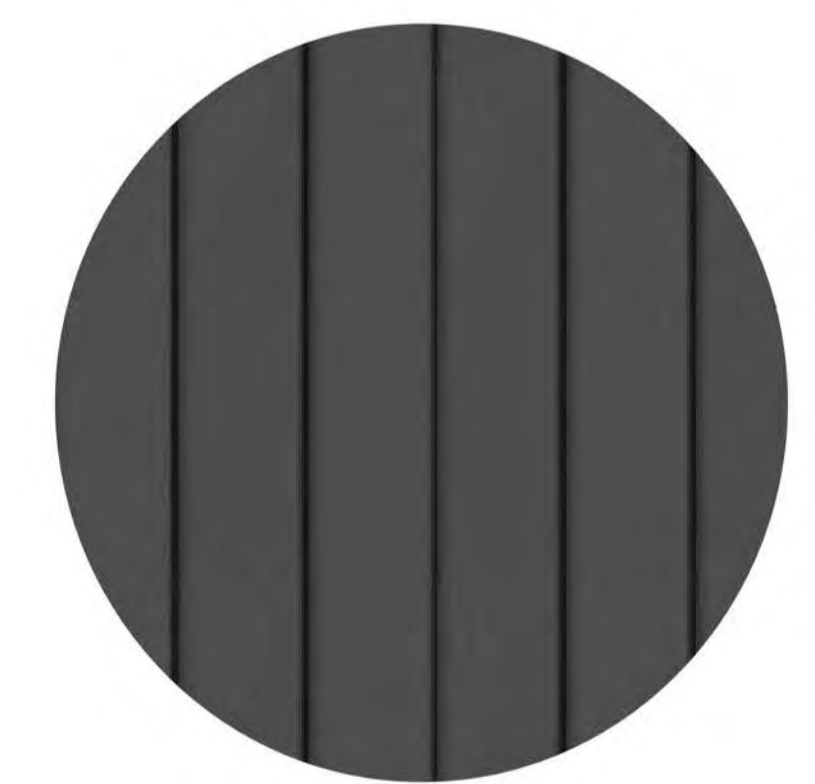
CL-1  
Timber-Look Cladding



CL-2  
Gunmetal Grey Features



CFC-1  
FC Sheet Cladding



PM-1  
Profile Metal Cladding







