

55 Emo Road, Malvern East – Objector Map



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★ = 1 Objection

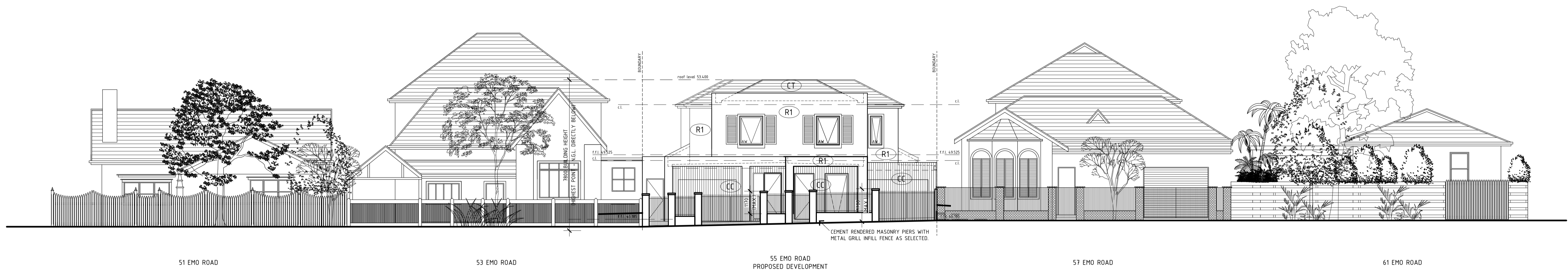
4/10/2017

1:1250



PROPOSED DEVELOPMENT for CARTER GRANGE No. 55 EMO ROAD, MALVERN EAST TOWN PLANNING DOCUMENTATION

TPO1	TITLE & STREET-SCAPE ELEVATION
TPO2	NEIGHBOURHOOD & SITE DESCRIPTION PLAN
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TPO8	1 2PM SHADOW DIAGRAM
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STREETSCAPE ELEVATION
SCALE 1:100

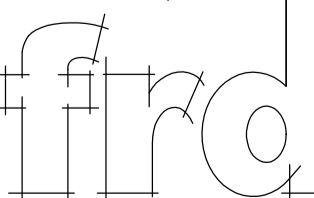
COLOURS AND FINISHES SCHEDULE

- CT SELECTED CONCRETE ROOF TILES
CAMBRIDGE SOHO NIGHT
 - CC CEDAR CLADDING - STAINED -
HOT CHOCOLATE
 - R1 WHITE - RENDER FINISH -
DULUX 'NATURAL WHITE'
- WINDOWS - ALUMINIUM - BLACK
- GUTTERS/FASCIAS & DOWNPIPES -
COLORBOND 'SURFMIST'

FINLEY ROBERTS DESIGN

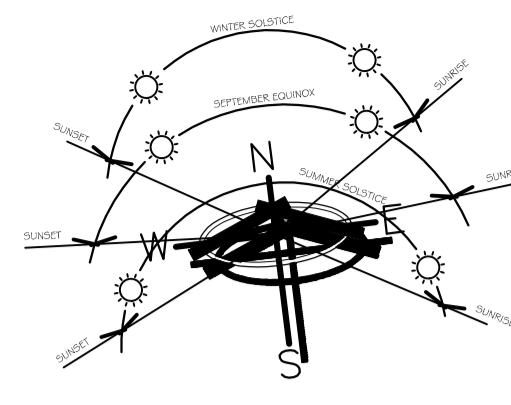
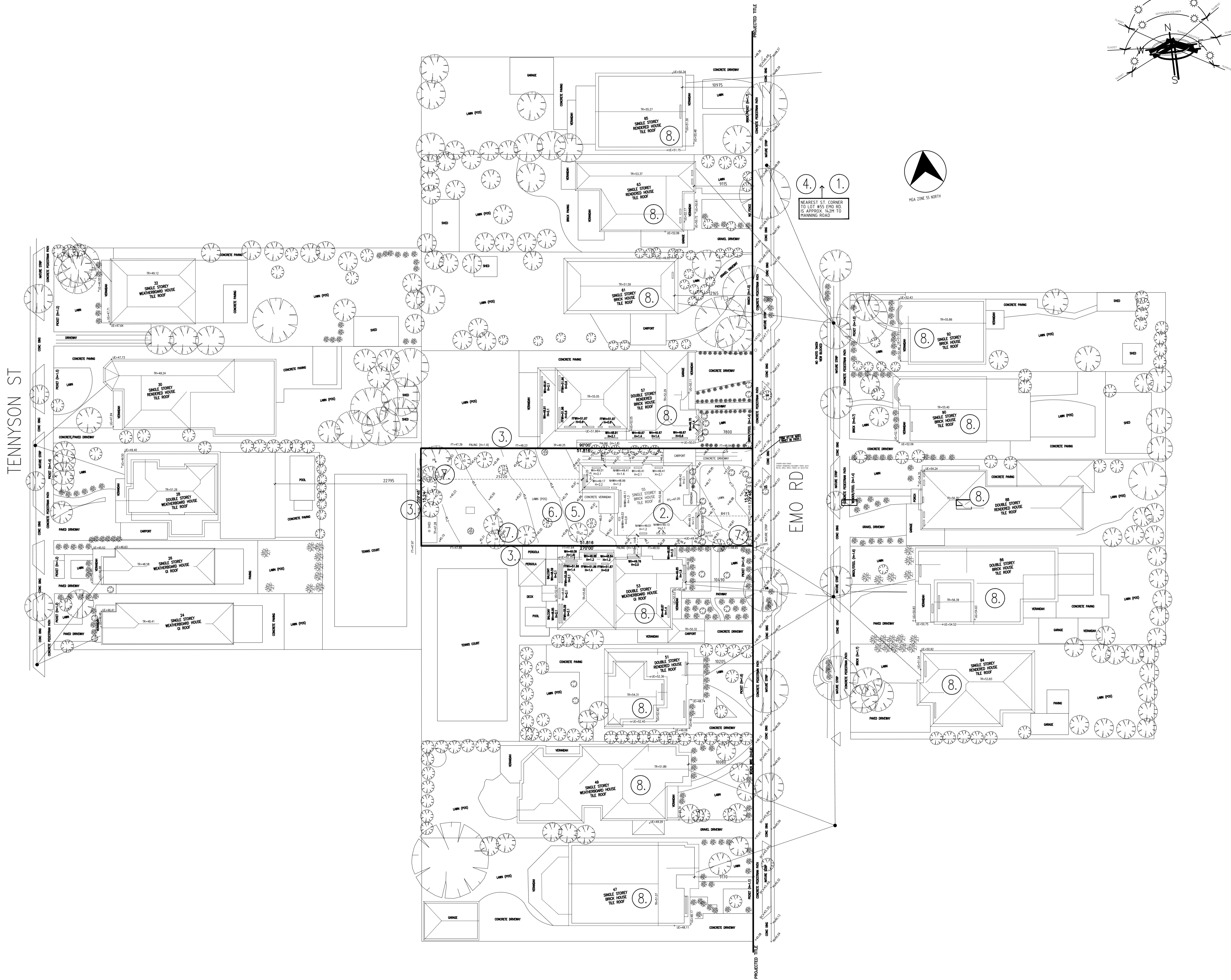
Client
CARTER GRANGE
Project
PROPOSED
DEVELOPMENT
Address
55 EMO ROAD,
MALVERN EAST
Drawing title
TITLE AND
STREETSCAPE ELEVATION
Date
DECEMBER 2016
Scale
AS SHOWN
Drawn by
FR
Job #
16-154
Drawing #
TP-01
Revision
A
A - COUNCIL #1 - 2017.05.15

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OPPORTUNITIES

1. THE SITE IS WITHIN CLOSE PROXIMITY TO A NUMBER OF PUBLIC OPEN SPACE RESERVES WITH SPORTING FACILITIES EDUCATIONAL INSTITUTES AND SHOPPING CENTRES.
2. THE EXISTING SITE HAS AN OLD SINGLE STOREY BRICK RESIDENCE IN GOOD CONDITION.
3. THE SUBJECT SITE HAS FENCING ON ALL BOUNDARIES IN GOOD CONDITION.
4. THE SITE IS WITHIN CLOSE ACCESS TO MAJOR ARTERIAL ROUTES AND PUBLIC TRANSPORT.
5. SITE HAS AN AREA OF 789.67m2 WHICH PROVIDES OPPORTUNITY FOR DEVELOPMENTS
6. THE SITE HAS A 1900mm FALL FROM FRONT TO THE REAR
7. EXISTING TREES ARE NOT SIGNIFICANT
8. THERE IS A MIXTURE ARCHITECTURAL STYLES AND VISUAL BULK TO STREET-SCAPE IN DOUBLE STOREY DWELLINGS WITH HIGH AND LOW FRONT FENCES SOLID AND OPEN IN STYLE

CONSTRAINTS

THE ADJOINING HABITABLE ROOM WINDOWS AND SECLUDED PRIVATE OPEN SPACES NEED TO BE PROTECTED FROM OVERLOOKING AND OVERSHADOWING.

TENNYSON ST

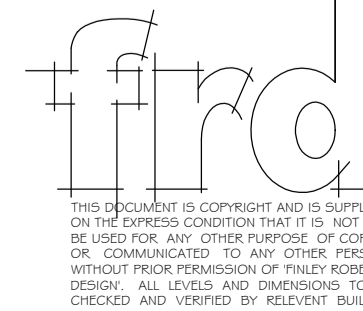
EMO RD

NEIGHBOURHOOD AND SITE DESCRIPTION PLAN
SCALE 1:300

FINLEY ROBERTS DESIGN

Client
CARTER GRANGE
Project
PROPOSED DEVELOPMENT
Address
55 EMO ROAD,
MALVERN EAST
Drawing title
NEIGHBOURHOOD AND SITE DESCRIPTION PLAN
Date
DECEMBER 2016
Scale
1:200
Drawn by
FR
Job #
16-154
Drawing #
TP-02
Revision
A

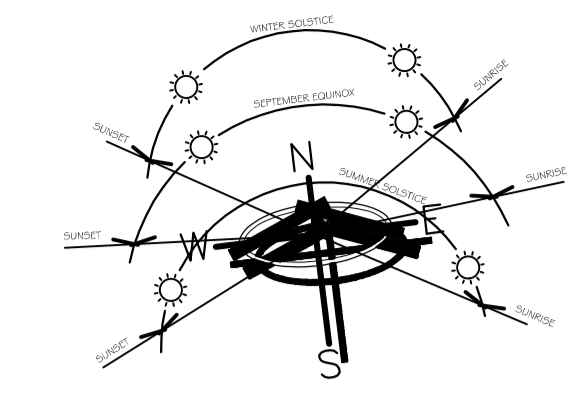
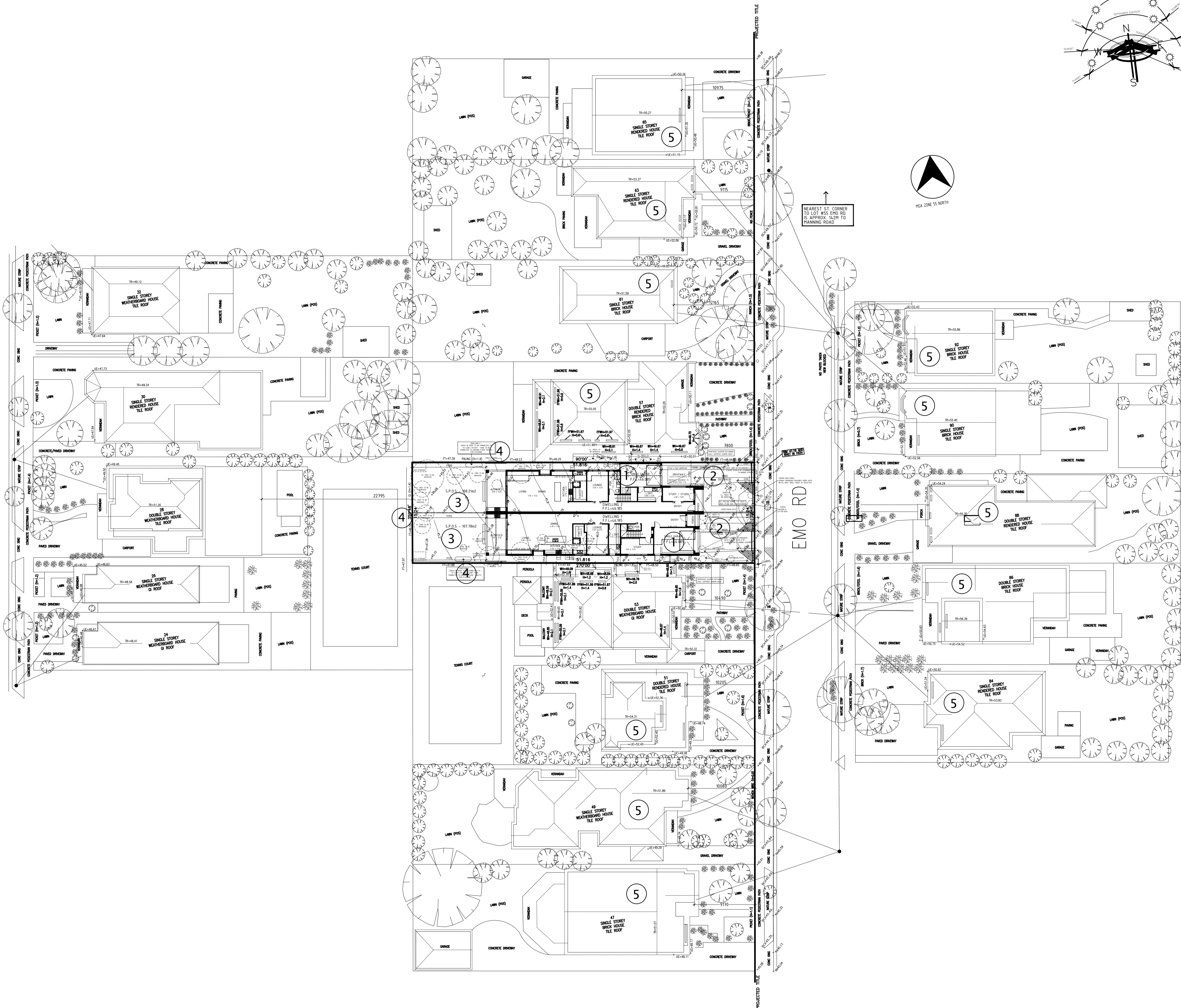
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TENNYSON ST



car parking

- ① ALL DWELLINGS HAVE BEEN PROVIDED WITH LOCK-UP SINGLE GARAGES ACCESSED VIA DRIVEWAYS WITH INTERNAL SECURITY ENTRANCES, WITH ONE EXISTING CONCRETE CROSSOVER AND ONE PROPOSED CONCRETE DRIVEWAY. ADDITIONAL 6m³ STORAGE HAS BEEN PROVIDED IN P.O.S.

street setbacks

- ② THE PROPOSED MINIMUM SETBACK TO DWELLING 1 IS 9.025m WITH 14.040m SETBACK TO THE GARAGE. THE MINIMUM SIDE SETBACK TO DWELLING 1 IS 0.250m. THE PROPOSED MINIMUM SETBACK TO DWELLING 2 IS 9.000m WITH 13.905m SETBACK TO THE GARAGE. THE MINIMUM SIDE SETBACK TO THE GARAGE BEING ZERO ALLOTMENT.

private open space

- ③ ALL DWELLINGS HAVE BEEN PROVIDED WITH NORTH FACING SECULDED PRIVATE OPEN SPACE AREAS, TO THE REAR OF THE DWELLINGS

fencing

- ④ EXISTING SIDE AND REAR TIMBER FENCES TO BE RETAINED, EXISTING ADJOINING WALLS ON THE BOUNDARY & TIMBER PALING FENCE WILL PROVIDE PROTECTION TO THE S.P.O.S AREAS TO PREVENT OVERLOOKING INTO ADJOINING S.P.O.S

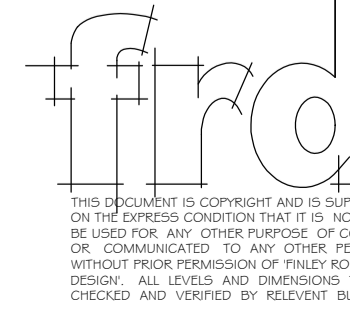
design

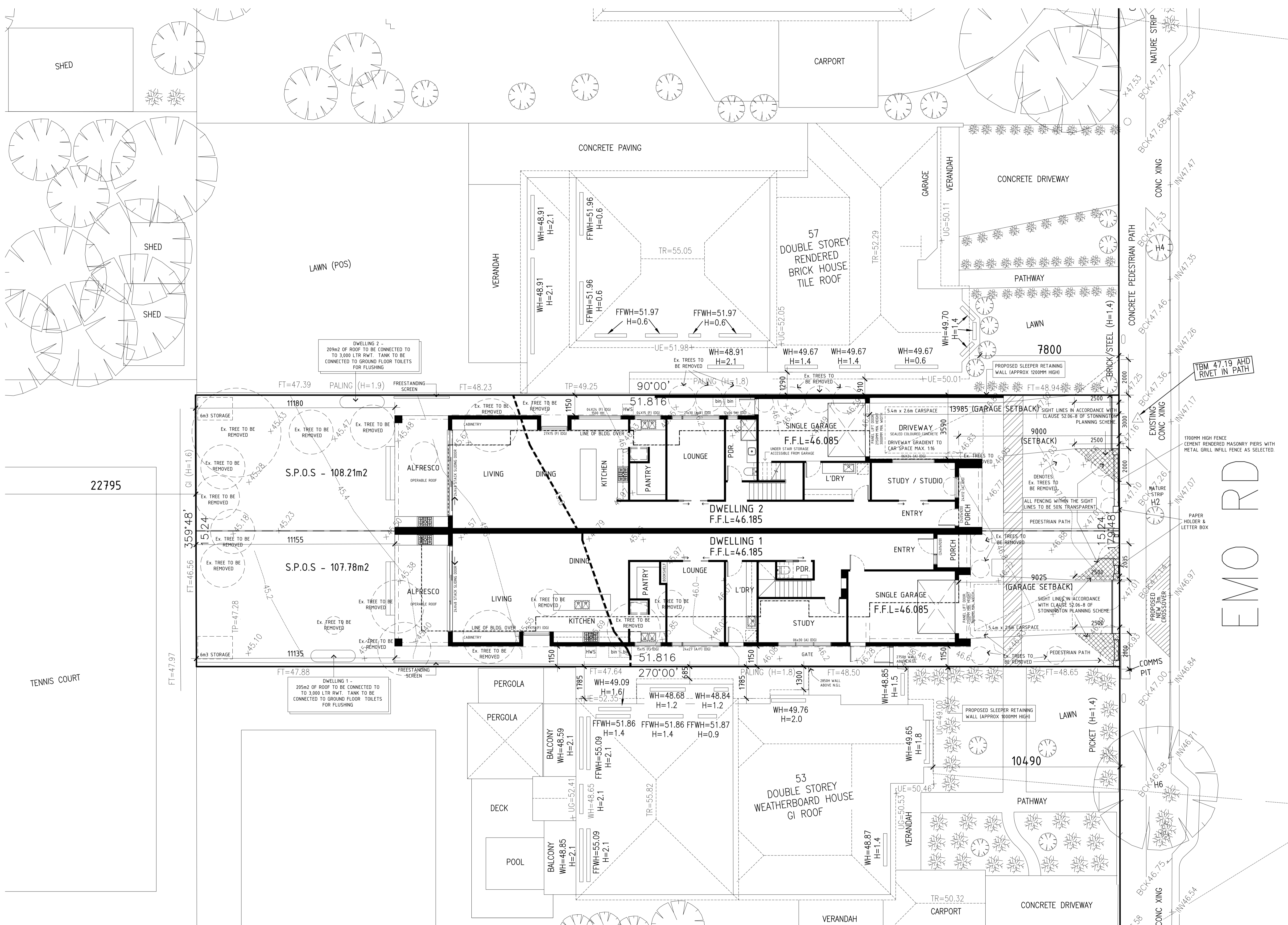
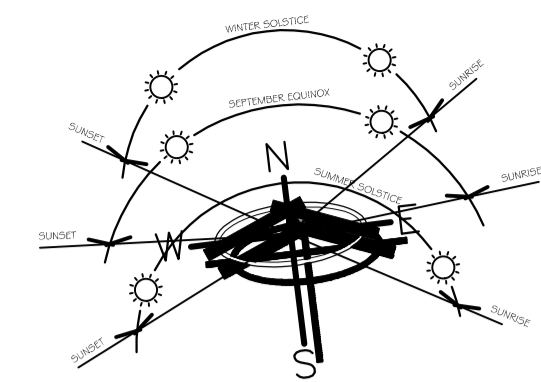
- ⑤ THE DOUBLE STOREY OF DWELLING 1 AND 2, IS IN KEEPING WITH A NUMBER OF HOUSES IN THE IMMEDIATE AREA WITH PITCHED ROOFS AND EAVES, MATERIALS INCLUDING FACE BRICKWORK, RENDER FINISHES AND FEATURE ENTRANCE PORCHES

FINLEY ROBERTS DESIGN

Client
CARTER GRANGE
Project
PROPOSED DEVELOPMENT
Address
55 EMO ROAD,
MALVERN EAST
Drawing title
DESIGN RESPONSE PLAN
Date
DECEMBER 2016
Scale
1:200
Drawn by
FR
Job #
16-154
Drawing #
TP-03
Revision
A

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PROPOSED GROUND FLOOR PLAN
SCALE 1:100

DEVELOPMENT SUMMARY:

TOTAL SITE AREA:	789.67m ²
TOTAL BUILT OVER AREA:	414.34m ² 52.47%
P.O.S. DWELLING 1	107.78m ²
P.O.S. DWELLING 2	108.21m ²

PERMEABILITY PERCENTAGES:

APPROX. CONCRETE AREA:	76.45m ²
BUILDING FOOTPRINT:	414.34m ²
TOTAL IMPERMEABLE AREA:	490.79m ²
TOTAL PERMEABLE AREA:	298.88m ²
TOTAL SITE AREA:	789.67m ²
PERMEABLE PERCENTAGE	37.85%

DWELLING 1:

areas table	
ground floor:	95.67 m ² 16.76 sqft
first floor:	16.16 m ² 15.52 sqft
sub total:	299.83 m ² 32.27 sqft
garage:	29.68 m ² 31.91 sqft
outdoor living:	19.11 m ² 2.09 sqft
porch:	3.65 m ² 0.37 sqft
balcony:	0.00 m ² 0.00 sqft
total:	382.37 m ² 37.93 sqft

DWELLING 2:

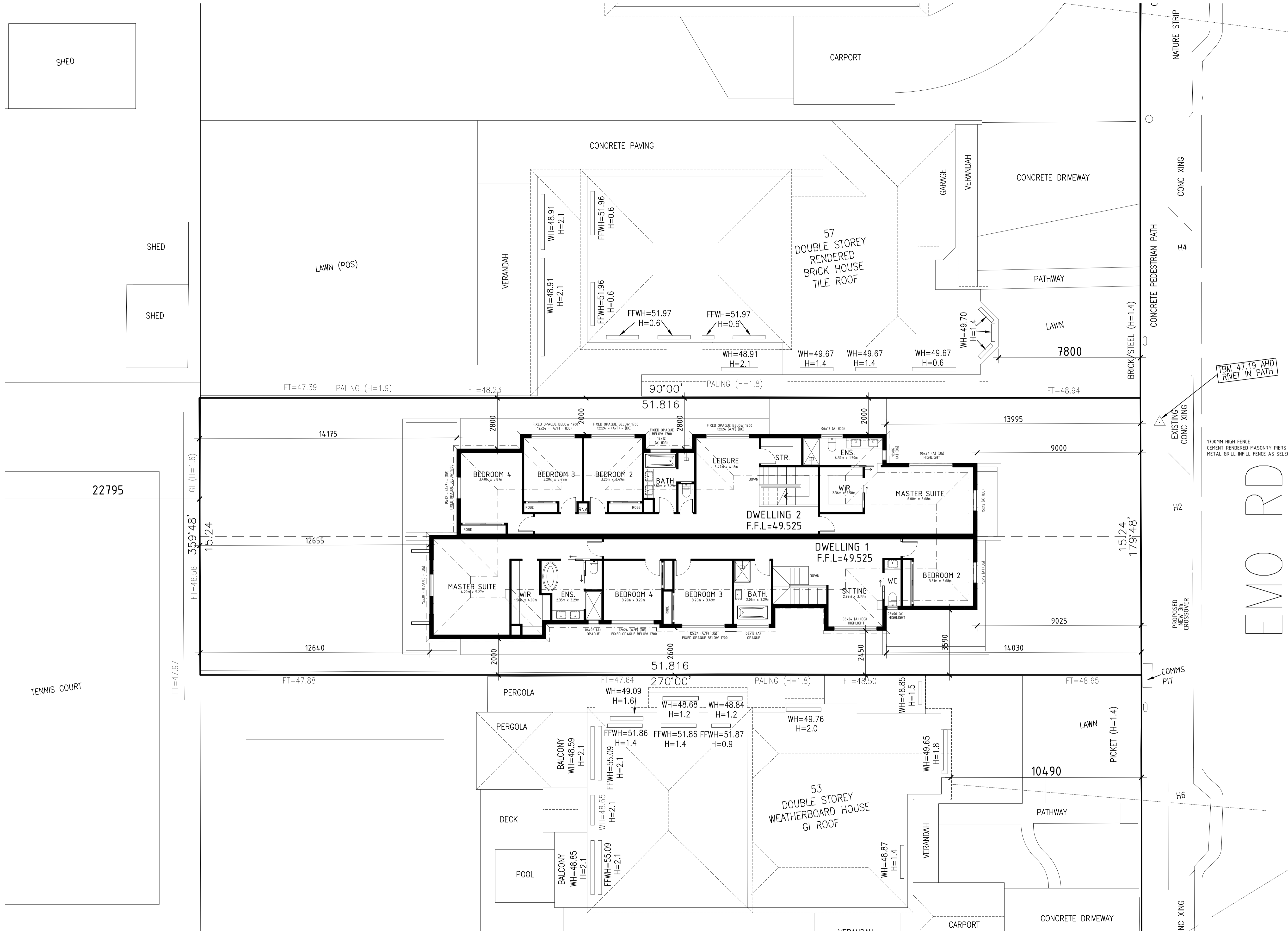
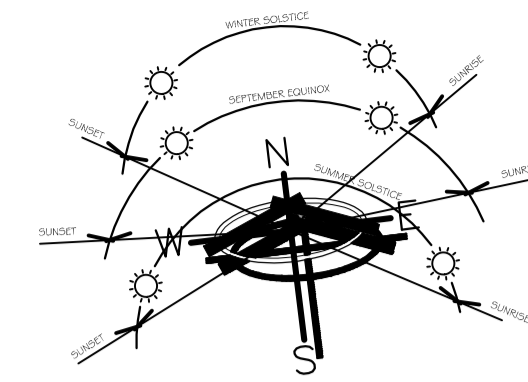
areas table	
ground floor:	156.65 m ² 16.80 sqft
first floor:	16.89 m ² 15.95 sqft
sub total:	304.84 m ² 32.81 sqft
garage:	23.90 m ² 2.57 sqft
outdoor living:	19.11 m ² 2.09 sqft
porch:	4.36 m ² 0.47 sqft
balcony:	0.00 m ² 0.00 sqft
total:	382.81 m ² 37.96 sqft

Client
CARTER GRANGE
Project
PROPOSED
DEVELOPMENT
Address
55 EMO ROAD,
MALVERN EAST
Drawing title
PROPOSED
GROUND FLOOR PLAN
Date
DECEMBER 2016
Scale
1:100
Drawn by
FR
Job #
16-154
Drawing #
TP-04
Revision
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PROPOSED FIRST FLOOR PLAN
SCALE 1:100

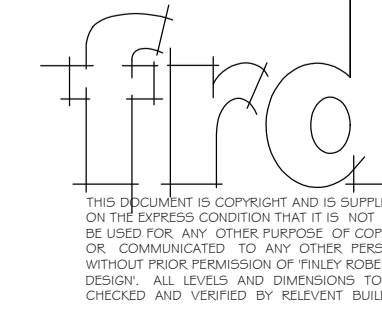
TBM 47.19 AHD
RIVET IN PATH

1700MM HIGH FENCE
CEMENT RENDERED MASONRY PIERS WITH
METAL GRILL INFILL FENCE AS SELECTED

EMO RD

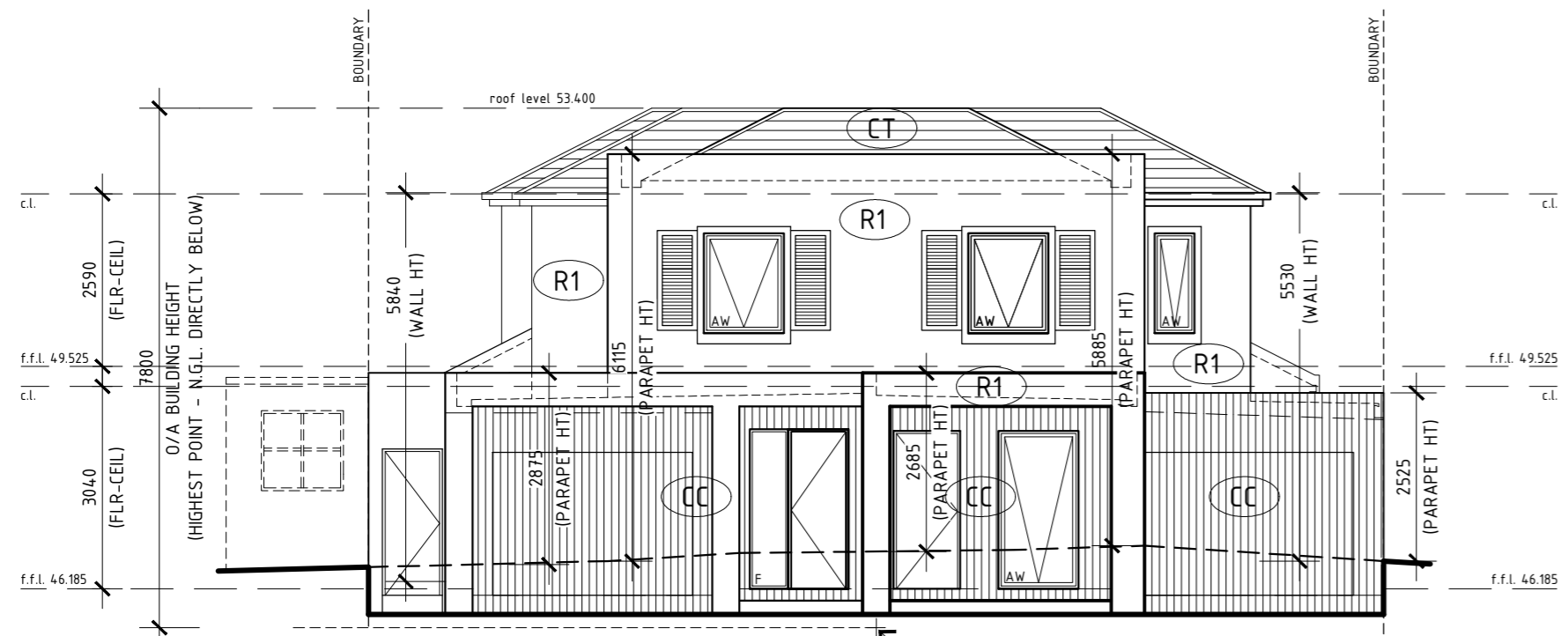
Client
CARTER GRANGE
Project
PROPOSED
DEVELOPMENT
Address
55 EMO ROAD,
MALVERN EAST
Drawing title
PROPOSED
FIRST FLOOR PLAN
Date
DECEMBER 2016
Scale
1:100
Drawn by
FR
Job #
16-154
Drawing #
TP-05
Revision
A

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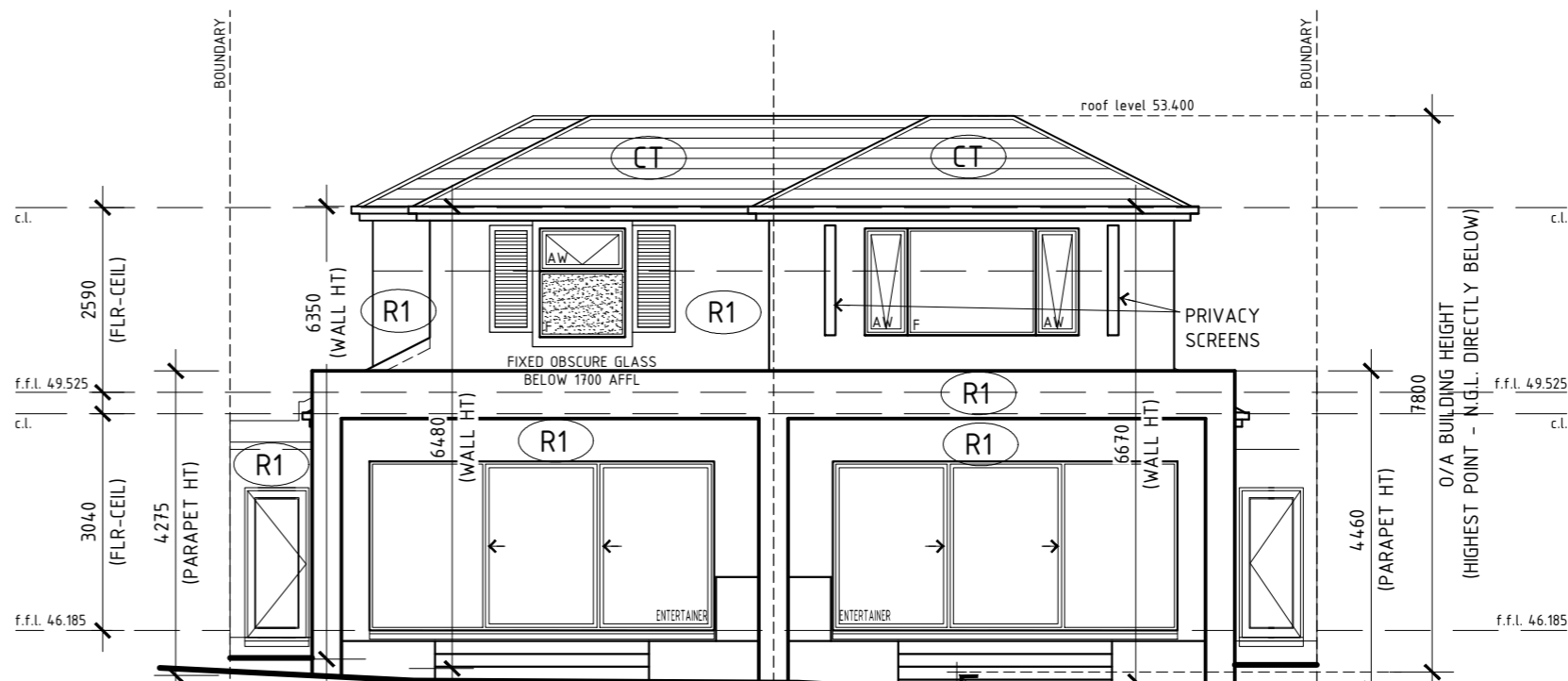


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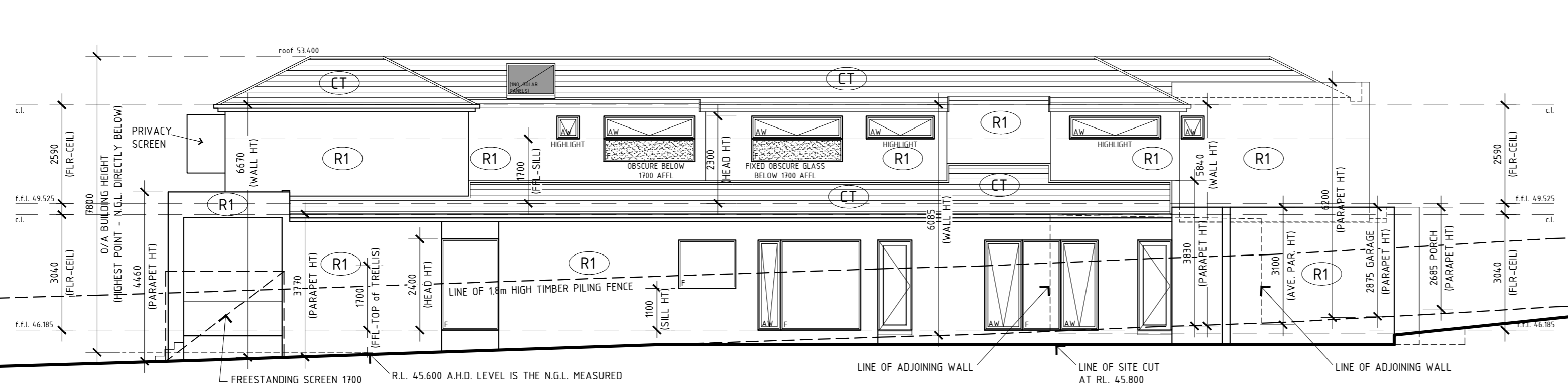
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PROPOSED EAST ELEVATION
SCALE 1:100



PROPOSED WEST ELEVATION
SCALE 1:100



PROPOSED SOUTH ELEVATION
SCALE 1:100

COLOURS AND FINISHES SCHEDULE

- (CT) SELECTED CONCRETE ROOF TILES
CAMBRIDGE SOHO NIGHT
 - (CC) CEDAR CLADDING - STAINED -
HOT CHOCOLATE
 - (R1) WHITE - RENDER FINISH -
DULUX 'NATURAL WHITE'
- WINDOWS - ALUMINIUM - BLACK
- GUTTERS/FASCIAS & DOWNPIPES -
COLORBOND 'SURFMIST'

Client
CARTER GRANGE

Project
PROPOSED DEVELOPMENT

Address
55 EMO ROAD, MALVERN EAST

Drawing title
PROPOSED ELEVATIONS

Date
DECEMBER 2016

Scale
1:100

Drawn by
FR

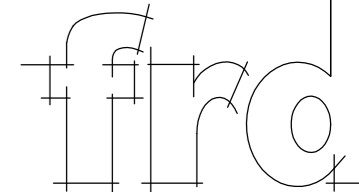
Job #
16-154

Drawing #
TP-06

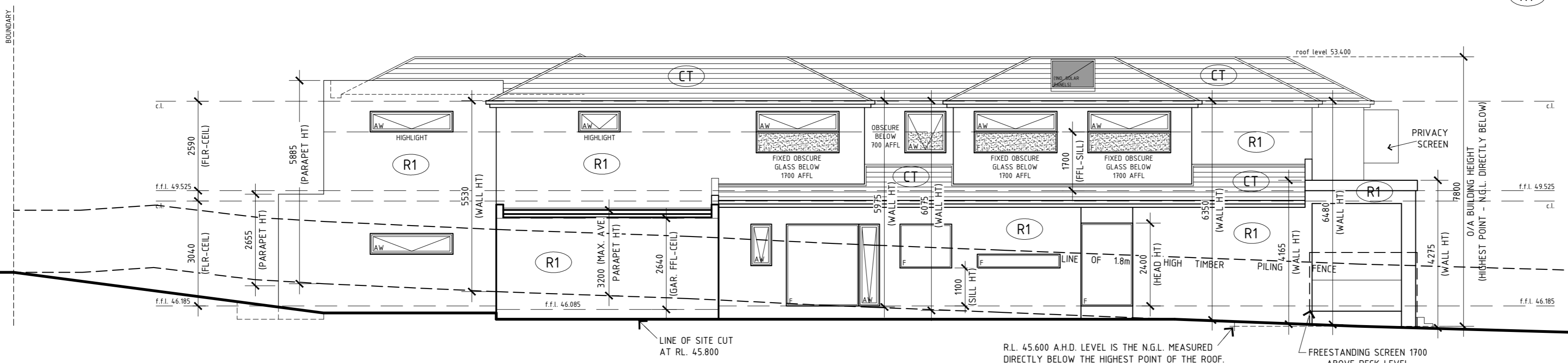
Revision
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sales@frd.net.au
ph: 9553 4000
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James Roberts DP-AD-1415
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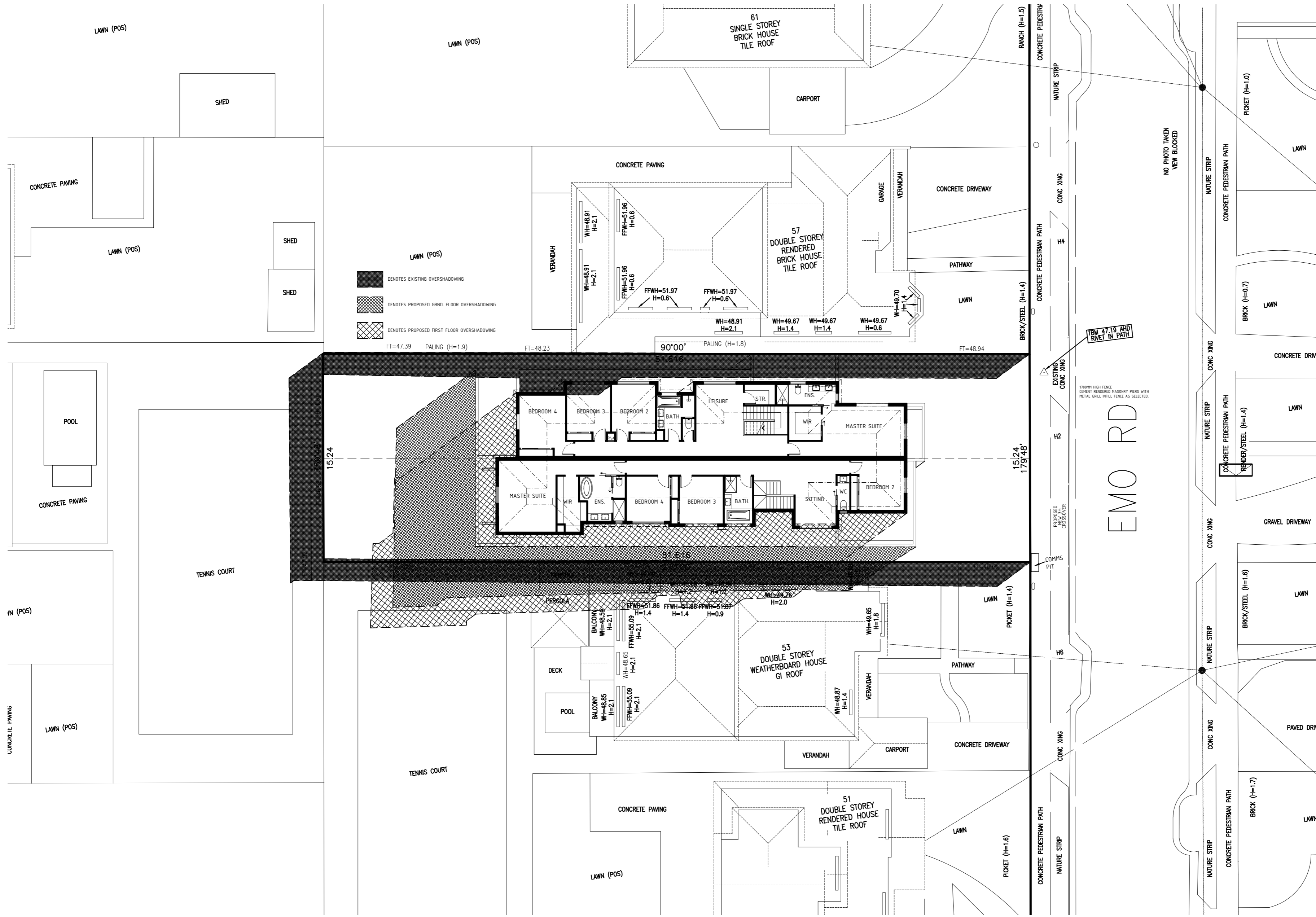
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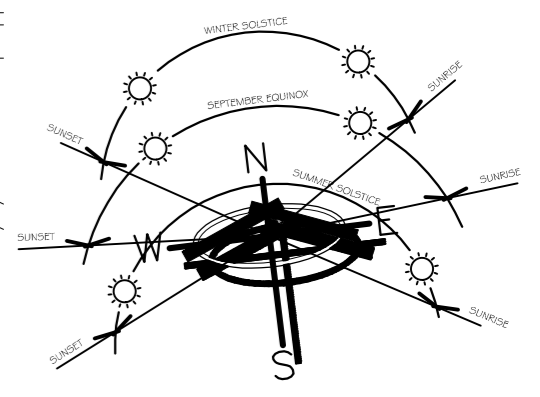
PROPOSED NORTH ELEVATION
SCALE 1:100

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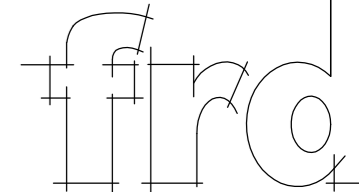
PROPOSED 9 AM SHADOW DIAGRAM – 22 SEPTEMBER EQUINOX
SCALE 1:200



Client
CARTER GRANGE
Project
PROPOSED
DEVELOPMENT
Address
55 EMO ROAD,
MALVERN EAST
Drawing title
9AM SHADOW
DIAGRAM
Date
DECEMBER 2016
Scale
1:100
Drawn by
FR
Job #
16-154
Drawing #
TP-07
Revision
A

A – COUNCIL RFI – 2017.05.15

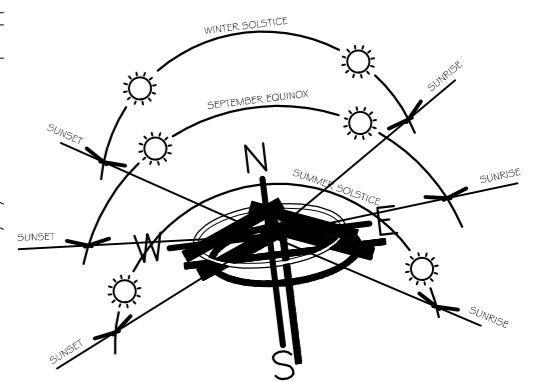
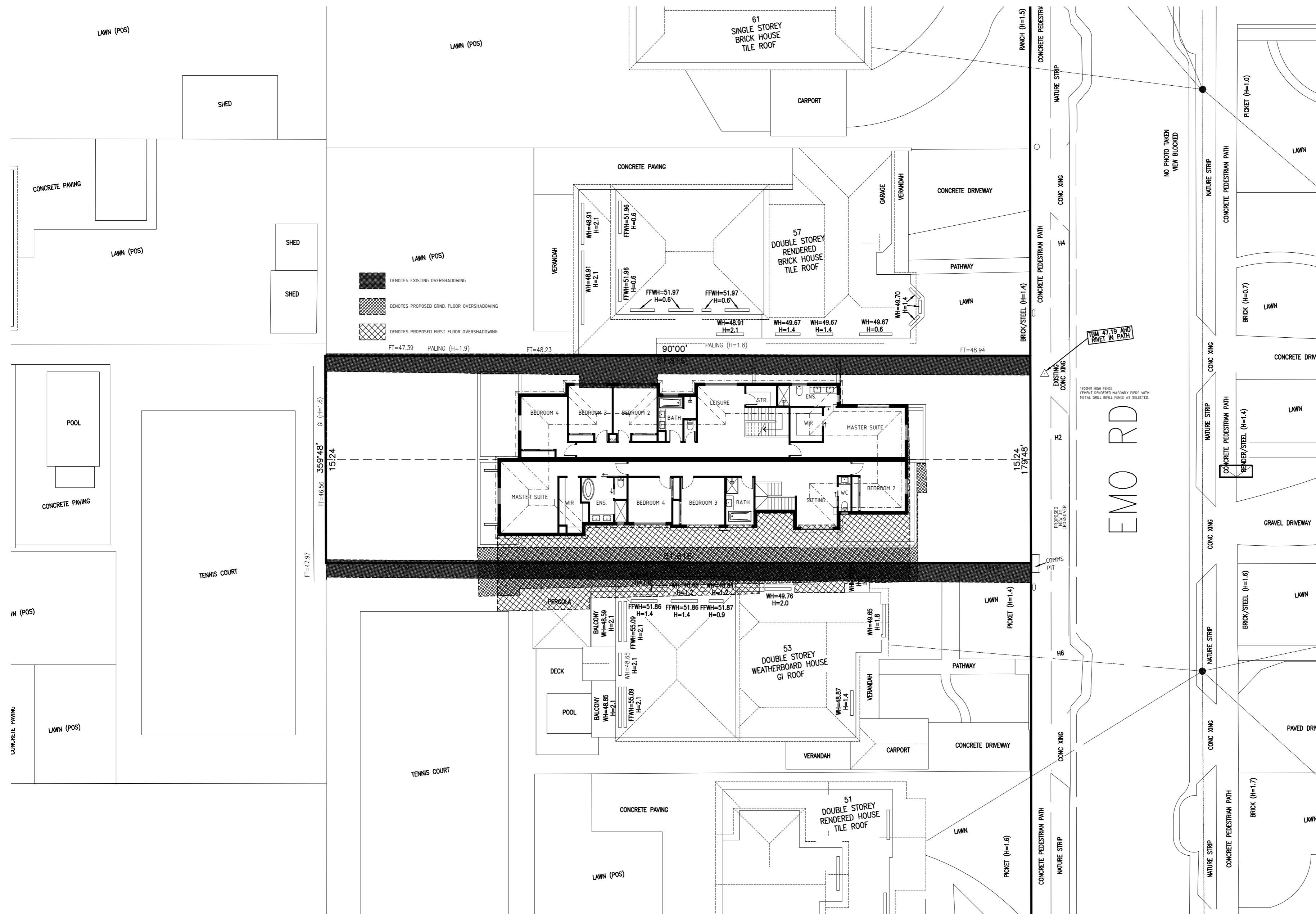
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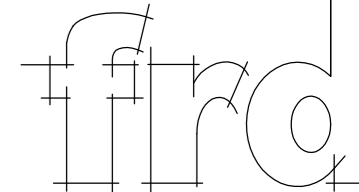


PROPOSED 12 NOON SHADOW DIAGRAM - 22 SEPTEMBER EQUINOX
SCALE 1:200

Client
CARTER GRANGE
Project
PROPOSED DEVELOPMENT
Address
55 EMO ROAD,
MALVERN EAST
Drawing title
12 NOON SHADOW DIAGRAM
Date
DECEMBER 2016
Scale
1:100
Drawn by
FR
Job #
16-154
Drawing #
TP-08
Revision
A

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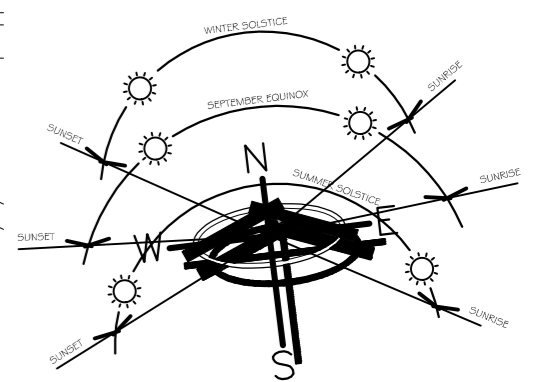
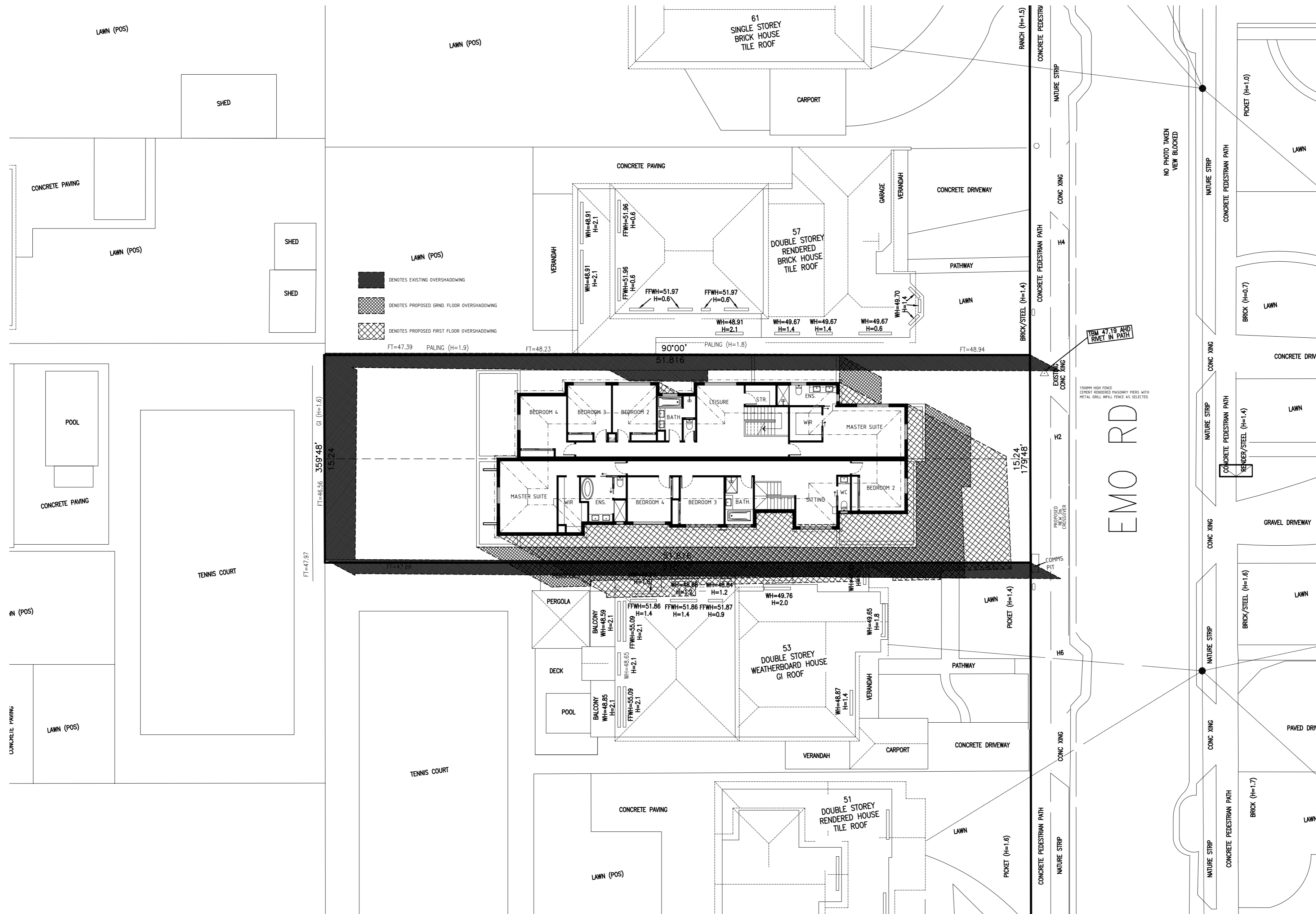
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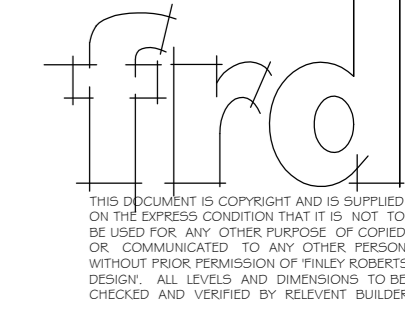


PROPOSED 3PM SHADOW DIAGRAM - 22 SEPTEMBER EQUINOX
SCALE 1:200

FINLEY ROBERTS DESIGN

Client
CARTER GRANGE
Project
PROPOSED DEVELOPMENT
Address
55 EMO ROAD,
MALVERN EAST
Drawing title
3PM SHADOW DIAGRAM
Date
DECEMBER 2016
Scale
1:100
Drawn by
FR
Job #
16-154
Drawing #
TP-09
Revision
A

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