




The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

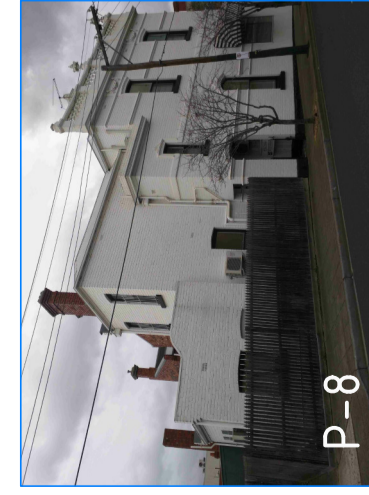
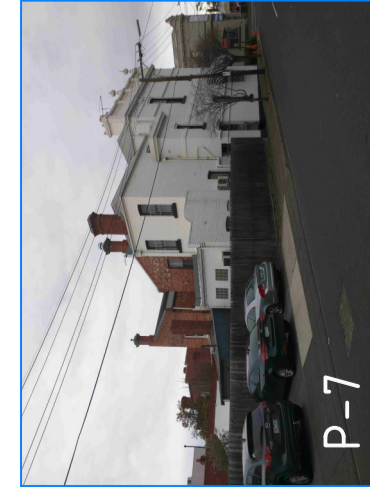
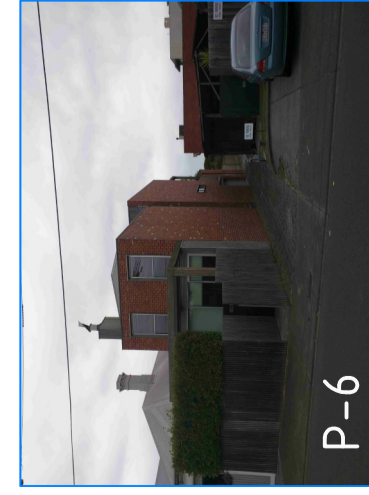
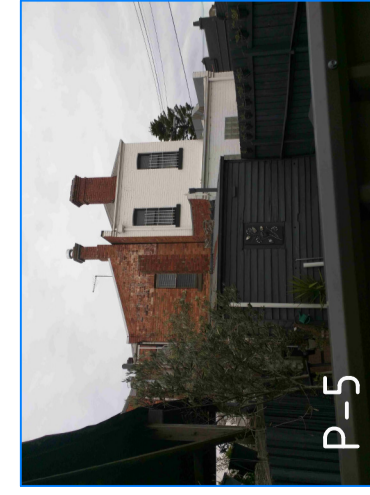
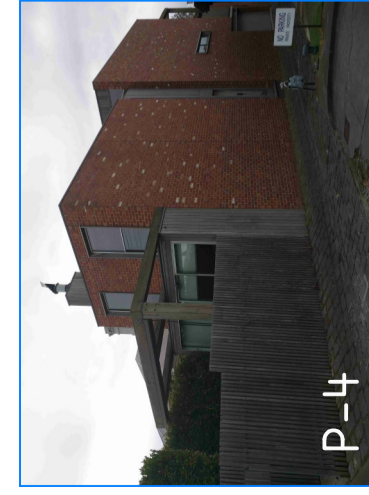
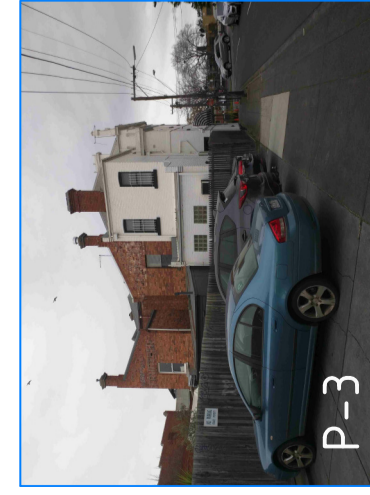
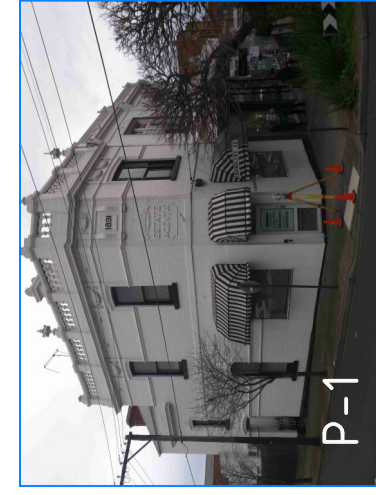
No Guarantee or warranty is given as to the accuracy or completeness of the details shown on this map. The City of Stonnington shall not be liable in any way for loss of any kind including, damages, costs, interest, loss of profits arising from error, inaccuracy, incompleteness of this information.



1 Claremont Avenue, Malvern

 Objector Properties

Date printed: 17/05/2019
Scale: 1:1250



NOTE:

This survey has been carried out for the exclusive use of Gaim & Sue Chimier for the purpose of design & development on the site and should not be used for any other purpose or by any other person or corporation.

The levels and features shown on this plan have been located by this survey. Any other services and features which may be in the area have not been shown and no attempt is made to ascertain their existence has been made.

Structures below the surface level (if any) including footings projecting into the site from adjoining properties have not been located by this survey. We have not excavated the site to determine their existence.

Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to ascertain the possible locations of further services and detailed locations of all services.

Unless shown otherwise the position of buildings is to plotting accuracy and the dimensions of buildings should NOT be determined from computer data for any final design plans or workshop details.

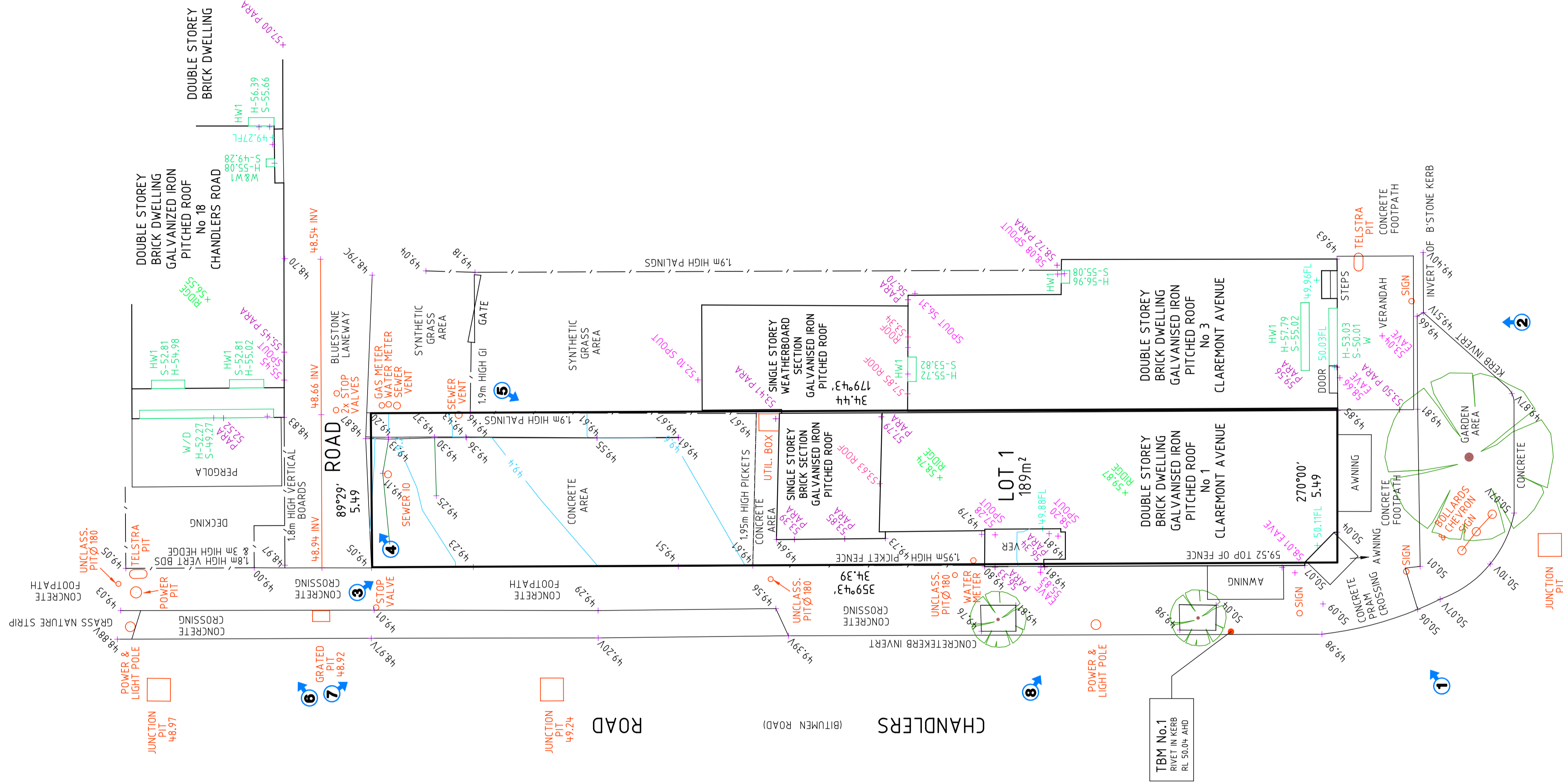
Occupation Buildings, Fences etc shown along the boundaries are for identification purposes only. Refer to the Plan of Re-establishment Survey No. 610661 for the relationship between Fences and Title boundaries.

AHD Level Datum has been derived from GPS observations at Prahran PM63 (RL51215) located at the corner of Finch Street & Warlikee Road using Leica ATX 1230- GNSS S9194600 GPS receiver and GPSnet observations.

The AHD datum has been established from GPS observations only. If a precise connection to AHD is critical a differential leveling method should be used for verification. If this is required please contact the office of CRA Survey Pty Ltd.

This plan has been provided as a hard-copy plan and also in digital format. The hard-copy takes precedence over the digital data as no guarantee can be given to transfer of data to another system.

CRA Survey Pty Ltd accepts no responsibility for any loss or damage however suffered to any person or corporation that might use or rely on this plan in contravention of this disclaimer.



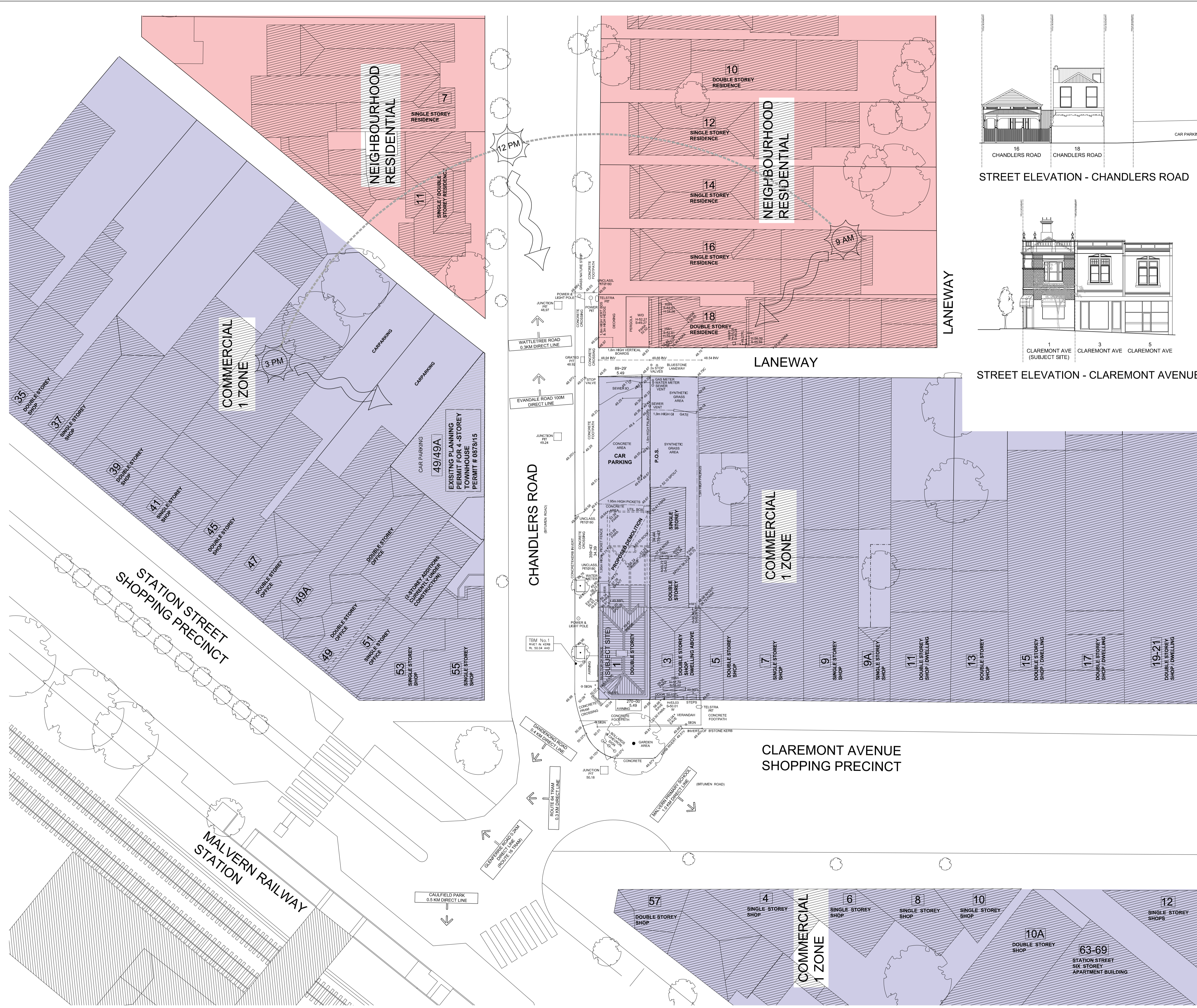
LEGEND

29.05 SPOUT	GUTTER LEVEL 29.05
29.05 RIDGE	RIDGE LEVEL 29.05
29.05 PARA	PARAPET LEVEL 29.05
19.44 FL	FLOOR LEVEL 19.44
HW1	FIRST FLOOR HABITABLE WINDOW
HW	HABITABLE WINDOW
W	WINDOW
H-86.25	HEAD HEIGHT
S-84.98	SILL HEIGHT
1	PHOTO NUMBER AND DIRECTION

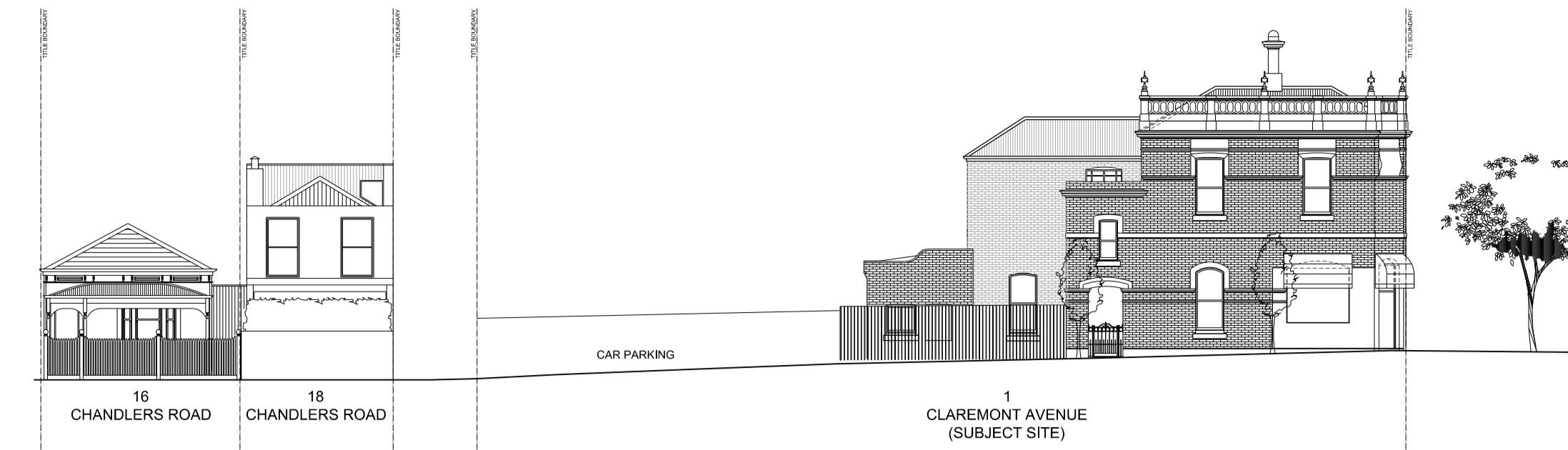
CLAREMONT AVENUE (BITUMEN ROAD)

<p>CRA SURVEY PTY LTD LAND SURVEYORS, TOWN PLANNERS DEVELOPMENT CONSULTANTS</p> <p>office@crasurvey.com.au 7A/346 Belconnen Road Belconnen, Vic 3103 Tel: 03 9860 0933</p> <p>REF: 610661</p> <p>ORIGINAL SHEET SIZE: A1</p>	<p>LEVEL DATUM: AHD CONTOUR INTERVAL: 0.20m LENGTHS ARE IN METRES DATUM: PS 609748 & LP 30176 SURVEYOR: DB DRAWN BY: JJC DATE OF SURVEY: 15/8/2017 VERSION: 2.17/09/17</p>	<p>1 CLAREMONT AVENUE MALVERN 3144 VOL. 7955. EOL 153 TP 342106M (LOT 1) COUNTY: BOURKE PARISH: PRAHRAN CROWN PORTION: 55 (PART)</p>	<p>PLAN OF FEATURE & LEVEL SURVEY</p> <p>SHEET 1 OF 1 SHEET</p> <p>ORIGINAL SCALE 1:100</p>
--	---	--	--

Received by City of Stomnington on 12/11/2018. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



NEIGHBOURHOOD CONTEXT PLAN SCALE 1:200



STREET ELEVATION - CHANDLERS ROAD



STREET ELEVATION - CLAREMONT AVENUE

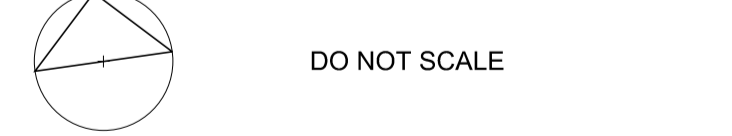
SITE CONTEXT

- LOCATION** LOCATION FROM C.B.D. APPROX. 7.5KM SOUTH EAST. MELBURY REFERENCE: MAP 59 C10.
- EXISTING PROPERTY** 1 CLAREMONT AVENUE MALVERN IS A DOUBLE-STOREY VICTORIAN 'BOOM-STYLE' BRICK COMMERCIAL/RESIDENTIAL BUILDING. SITE AREA: 189m².
- STREET SETBACKS** NO STREET SET BACKS TYPICAL TO CLAREMONT AVENUE. NO SET BACKS TO SIDE STREETS TYPICAL.
- NATURE STRIP** THERE IS NO NATURE STRIP. HOWEVER THERE IS A MEDIUM SIZED STREET STREET PLANTED IN A GARDEN BED IN FRONT OF THE SUBJECT SITE AND 2 SMALL STREET TREES PLANTED ALONG THE CHANDLERS ROAD SIDE OF THE SUBJECT SITE.
- STREETScape & ARCHITECTURAL STYLES** CLAREMONT AVENUE IS DOMINATED BY A MIXTURE OF DOUBLE & SINGLE STOREY SHOP FRONTS WITH PARAPETED FRONT FACADES IN PREDOMINANTLY VICTORIAN BUT ALSO EDWARDIAN AND CONTEMPORARY STYLES. IN SOME CASES, NEW RESIDENCES HAVE BEEN INCORPORATED AT FIRST FLOOR LEVEL, RECESSED BEHIND FACADES. THE CONTEMPORARY SIX STOREY APARTMENT BUILDING THAT FACES STATION STREET IS A VISUALLY DOMINANT FEATURE OF THE SOUTH SIDE OF CLAREMONT AVENUE.
- CHANDLERS ROAD** IS A RESIDENTIAL STREET FEATURING SINGLE AND SOME DOUBLE STOREY DWELLINGS TYPICALLY BUILT TO ONE SIDE BOUNDARY IN A MIXTURE OF VICTORIAN AND EDWARDIAN STYLES AS WELL AS SEVERAL LATE 20TH CENTURY EXAMPLES.
- 18 CHANDLERS ROAD** (ACROSS THE LANEWAY FROM THE SUBJECT SITE) IS A CONTEMPORARY DOUBLE STOREY HOME BUILT FULL-HEIGHT TO BOTH SIDE BOUNDARIES.
- THERE IS A CURRENT PLANNING PERMIT** FOR A 4-STOREY TOWNHOUSE OPPOSITE THE SUBJECT SITE ON CHANDLERS ROAD (CURRENTLY REAR CAR PARKING FOR 49A STATION STREET).
- ADJOINING PROPERTY (EAST)** Nos. 3 & 5 CLAREMONT AVE ARE A PAIR OF VICTORIAN-ERA BRICK DOUBLE STOREY SHOPS WITH PARAPETED FACADES.
- ADJOINING PROPERTY (NORTH)** No. 18 CHANDLERS ROAD IS A CONTEMPORARY 2-STOREY RESIDENCE IN BRICK WITH A PARAPETED ROOF.
- SITE LAYOUT & ORIENTATION** THE SITE RUNS SOUTH-NORTH WITH A SOUTH FACING STREET FRONTAGE AND A WEST FACING SIDE FRONTAGE. THE SITE IS 189m² AND IS APPROX. 35m DEEP, WITH A 5.0m FRONTAGE TO CLAREMONT AVENUE.
- SLOPE** THE SITE SLOPES DOWN APPROX. 1.0m FROM SOUTH TO NORTH
- VIEWS** THERE ARE POTENTIAL NORTH-WEST CITY VIEWS FROM AN UPPER LEVEL ON THE SITE.
- ACCESS & CARS** THERE IS AN EXISTING 14m WIDE CROSSOVER ACCESSING THE SUBJECT SITE FROM CHANDLERS ROAD
- STREET PARKING** THERE IS PERMIT PARKING ON THE WEST SIDE OF CHANDLERS ROAD AND TIMED PARKING ON BOTH SIDES OF CLAREMONT AVENUE.
- SITE VEGETATION** THE SUBJECT SITE HAS NO TREES
- SCHOOLS** SEVERAL NEARBY EDUCATIONAL FACILITIES ARE LOCATED CLOSE TO THE SITE SUCH AS, ST. JOSEPHS CATHOLIC PRIMARY SCHOOL, MALVERN PRIMARY SCHOOLS AND CAULFIELD JUNIOR COLLEGE.
- PUBLIC TRANSPORT** MALVERN TRAIN STATION IS LOCATED ALMOST DIRECTLY OPPOSITE THE SITE. TRAMS ON GELFERRIE ROAD, WATTLETREE ROAD AND DANDENONG ROAD ARE ALL WITHIN EASY WALKING DISTANCE.
- RECREATIONAL SPACE** CAULFIELD PARK, MALVERN PUBLIC GARDENS ARE WITHIN WALKING DISTANCE. AS WELL AS CENTRAL PARK, PERNPRAZE PARK PROVIDE PLENTY OF SPACE & FACILITIES FOR BOTH OUTDOOR & INDOOR ACTIVITIES.
- SERVICES** ALL SERVICES AVAILABLE - NO IMPACT UPON SITE CONSTRAINTS
- TITLES** THE SITE IS ONE TITLE.

DRAWING ISSUE: TOWN PLANNING APPLICATION

ISSUE DATE: 09 NOV. 2018

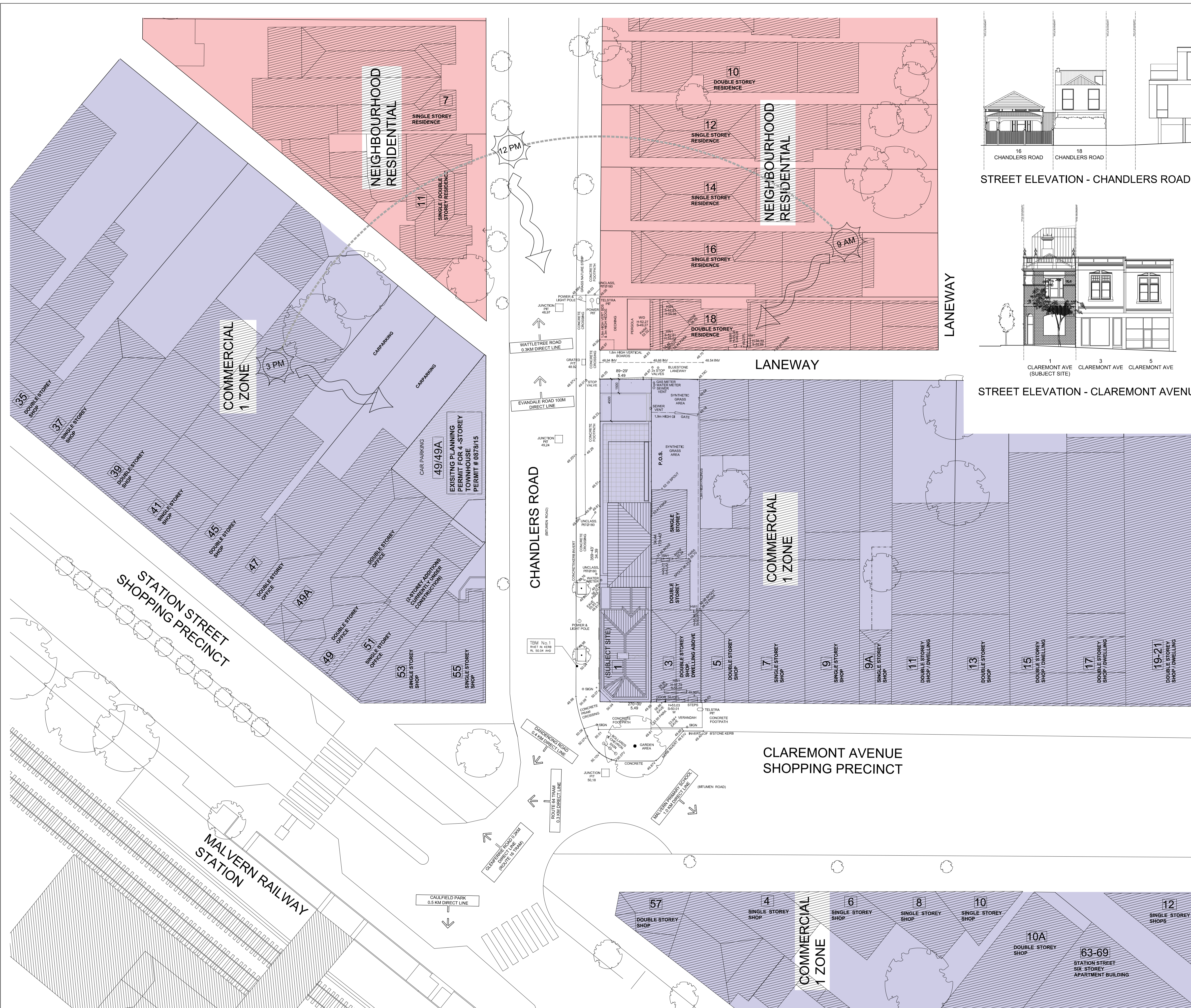
REVISION A: 3 CLAREMONT AVENUE PROPERTY DETAILS UPDATED - USAGE WINDOWS, P.O.S. (RFI ITEM 2.)		
A	09.11.18	R.F.I. RESPONSE
REV	DATE	AMENDMENT



ADDITIONS & ALTERATIONS
AT:
1 CLAREMONT AVENUE MALVERN
FOR:
COLIN & SUE CHINNER
NEIGHBOURHOOD CONTEXT PLAN

REF NO: 211841 DWG NO: REVISION:
SCALE: 1:200 **TP01 A**
DATE: JULY 17

CATT ARCHITECTS
P.O. BOX 477, MALVERN 3144 AUSTRALIA
TEL: +613 9509 4650 FAX: +613 9500 9535
office@cattarchitects.com www.cattarchitects.com



STREET ELEVATION - CHANDLERS ROAD



STREET ELEVATION - CLAREMONT AVENUE

DESIGN RESPONSE

DEMOLITION:
 THE PROPOSAL IS TO MAINTAIN THE FORMAL STREET-ABUTTING PORTION OF THE EXISTING BUILDING AND DEMOLISH THE RECESSED LOW-GRADE / INFORMAL SECTION TO THE REAR. (REFER TP03-TP04), REFER ALSO TO TP04 FOR PROPOSED MINOR ALTERATIONS & RESTORATION WORKS TO THE RETAINED BUILDING.

NEW WORKS:
 THE PROPOSAL IS FOR RESIDENTIAL ADDITIONS TO THE REAR OF THE EXISTING BUILDING (WITH NEW RESIDENTIAL ENTRANCE FROM CHANDLERS ROAD), WHILE THE EXISTING BUILDING WILL CONTAIN COMMERCIAL OFFICES, AS IT HAS IN THE PAST.

THE EXISTING PLANNING PERMIT (#0878/15) FOR A 4-STORY TOWNHOUSE TO THE REAR OF 49A STATION STREET (DIRECTLY OPPOSITE THE SUBJECT SITE) PROVIDES AN OBVIOUS PRECEDENT FOR THIS PROPOSAL.

THE PROPOSED ADDITIONS ADOPT A CLEAN, SIMPLE CONTEMPORARY AESTHETIC WHILE MAINTAINING THE STREET WALL HEIGHT OF THE RETAINED HERITAGE BUILDING AND ADOPTING A SYMPATHETIC SENSE OF PUNCHED WINDOW OPENING AND HORIZONTAL STRING COURSES.

A FOURTH STOREY IS RECESSED BEHIND THE STREET WALL ALONG CHANDLERS ROAD AND MINIMISED IN HEIGHT AND BULK WITH THE USE OF AN ATTIC-STYLE CEILING. THE FOURTH STOREY IS DISTINGUISHED BY A DARK METAL FINISH, WHICH CARRIES DOWN THE FULL HEIGHT RECESSED BREAK BETWEEN THE NEW AND OLD STREET FRONTING VOLUMES.

THE PROPOSED ADDITIONS ARE SET BACK MORE THAN 12 METRES FROM CLAREMONT AVENUE AND WILL NOT BE VISIBLE FROM CLAREMONT AVENUE.

THE REGULAR WINDOW ARRANGEMENT OF THE CHANDLERS ROAD FACADE, WHILE CONTEMPORARY IN DETAIL, NODS TO HERITAGE AND DOMESTIC ASPECTS OF THE NEIGHBOURHOOD, PROVIDING AN APPROPRIATE RESPONSE BOTH TO THE CLAREMONT AVENUE COMMERCIAL ZONE AND THE CHANDLERS ROAD RESIDENTIAL ZONE.

AREAS:

SITE AREA:	189 SQM
PROPOSED SITE COVER:	178 SQM (94%)
PROPOSED PERMEABILITY:	0% (AS EXISTING)
PROPOSED P.O.S.	44 SQM (BALCONIES)

L1

CARPOR:	81 SQM
RESIDENTIAL:	16 SQM
OFFICE:	87 SQM

L2

RESIDENTIAL:	111 SQM
OFFICE:	68 SQM

L3

RESIDENTIAL:	96 SQM
BALCONY:	16 SQM

L4

RESIDENTIAL:	42 SQM
BALCONY:	28 SQM

RESIDENTIAL TOTAL:	265 SQM
BALCONY TOTAL:	44 SQM
OFFICE TOTAL:	155 SQM

THE PROPOSED BUILDING HEIGHT, AS WELL AS THE PROPOSED BUILDING SETBACKS FROM THE LANEWAY AND RESIDENTIAL ZONE TO THE NORTH HAVE BEEN DETERMINED ACCORDING TO THE PROPOSED SCHEDULE 9 TO THE PROPOSED DESIGN & DEVELOPMENT OVERLAY (C223) THAT IS LIKELY TO AFFECT THE SITE IN THE NEAR FUTURE.

THERE WILL BE NO OVERSHADOWING OF ANY RESIDENTIAL ZONE DUE TO THE SITE'S ORIENTATION.

THE PROPOSED DESIGN INCORPORATES A COMBINATION OF SETBACKS (LEVEL 4) AND SCREENING (LEVEL 3) TO PREVENT ANY OVERLOOKING OF THE RESIDENTIAL PROPERTY AT 18 CHANDLERS ROAD

THE PROPOSED DESIGN TAKES ADVANTAGE OF THE EXISTING CROSSOVER TO PROVIDE GARAGE PARKING FOR THE RESIDENCE AS WELL AS OFF-STREET PARKING FOR THE COMMERCIAL OFFICES.

DRAWING ISSUE: TOWN PLANNING APPLICATION

ISSUE DATE: 09 NOV. 2018

REVISION A:

3 CLAREMONT AVENUE PROPERTY DETAILS UPDATED - USAGE, WINDOWS, P.O.S. (RFI ITEM 2.)
--

NEW WORKS' DESCRIPTION, ROOF PLAN & STREETSCAPE ELEVATIONS UPDATED

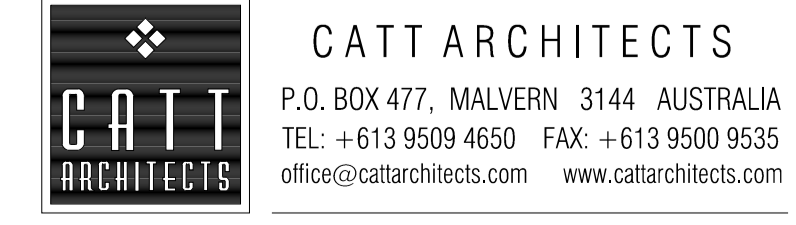
REV	DATE	R.F.I. RESPONSE	AMENDMENT
A	09.11.18	R.F.I. RESPONSE	

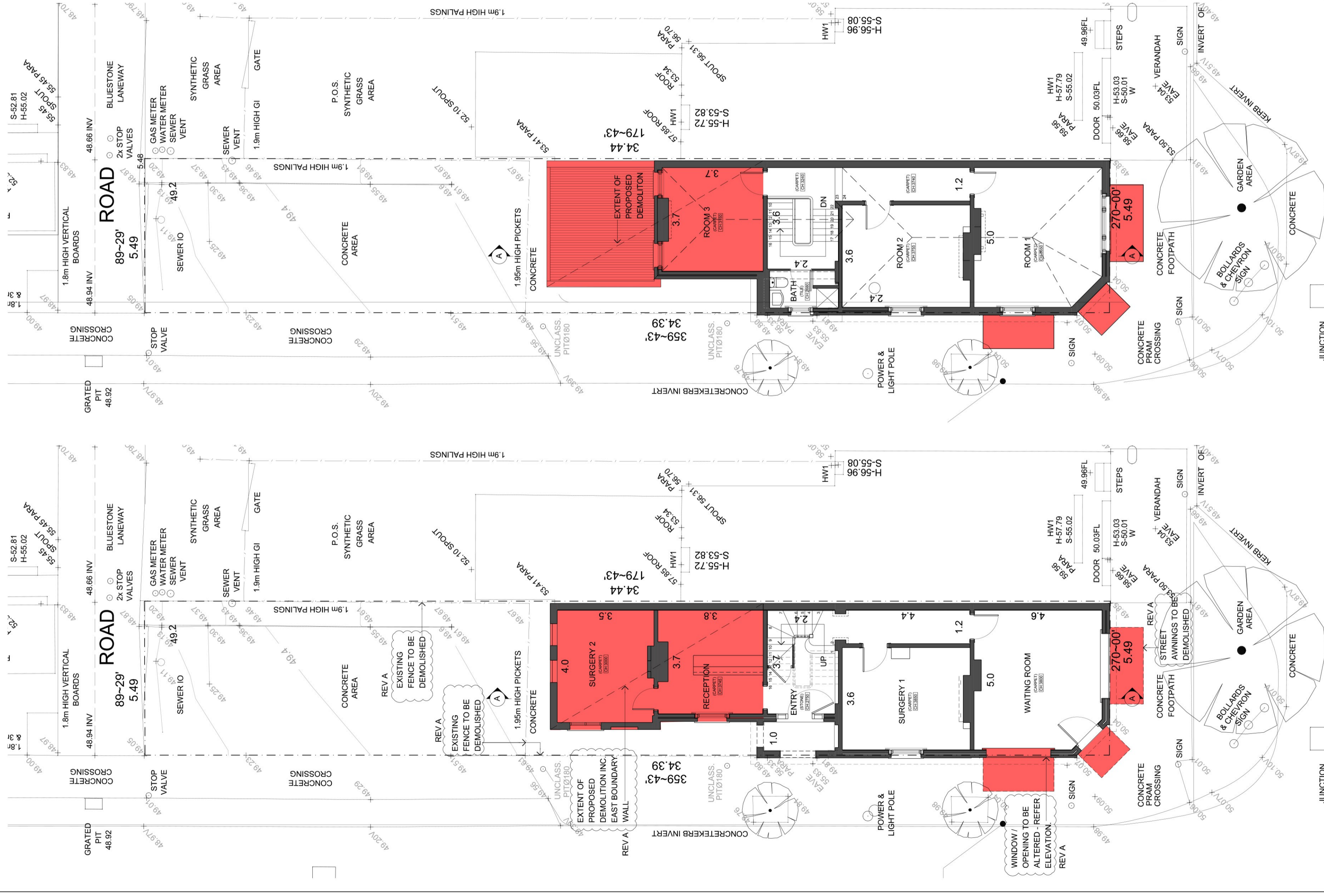
DO NOT SCALE

ADDITIONS & ALTERATIONS AT:
 1 CLAREMONT AVENUE MALVERN
 FOR:
 COLIN & SUE CHINNER

DESIGN RESPONSE PLAN

REF NO: 211841 DWG NO: REVISION:
 SCALE: 1:200 **TP02 A**
 DATE: JULY 17





CLAREMONT AVENUE (BIT)

EXISTING FLOOR PLANS

ADDITIONS & ALTERATIONS
 AT: 1 CLAREMONT AVENUE MALVERN
 FOR: COLIN & SUE CHINNER



DO NOT SCALE

REV	DATE	R.F.I. RESPONSE	AMENDMENT
A	09.11.18		

DRAWING ISSUE: TOWN PLANNING APPLICATION
 ISSUE DATE: 09 NOV, 2018

GROUND FLOOR
SCALE 1:100

FIRST FLOOR
SCALE 1:100



CATT ARCHITECTS
 P.O. BOX 477, MALVERN 3144 AUSTRALIA
 TEL: +613 9509 4650 FAX: +613 9500 9535
 office@cattarchitects.com www.cattarchitects.com

REF NO: 211841
 SCALE: 1:100
 DATE: JULY 17

DWG NO: 211841
 REVISION: TP03 A

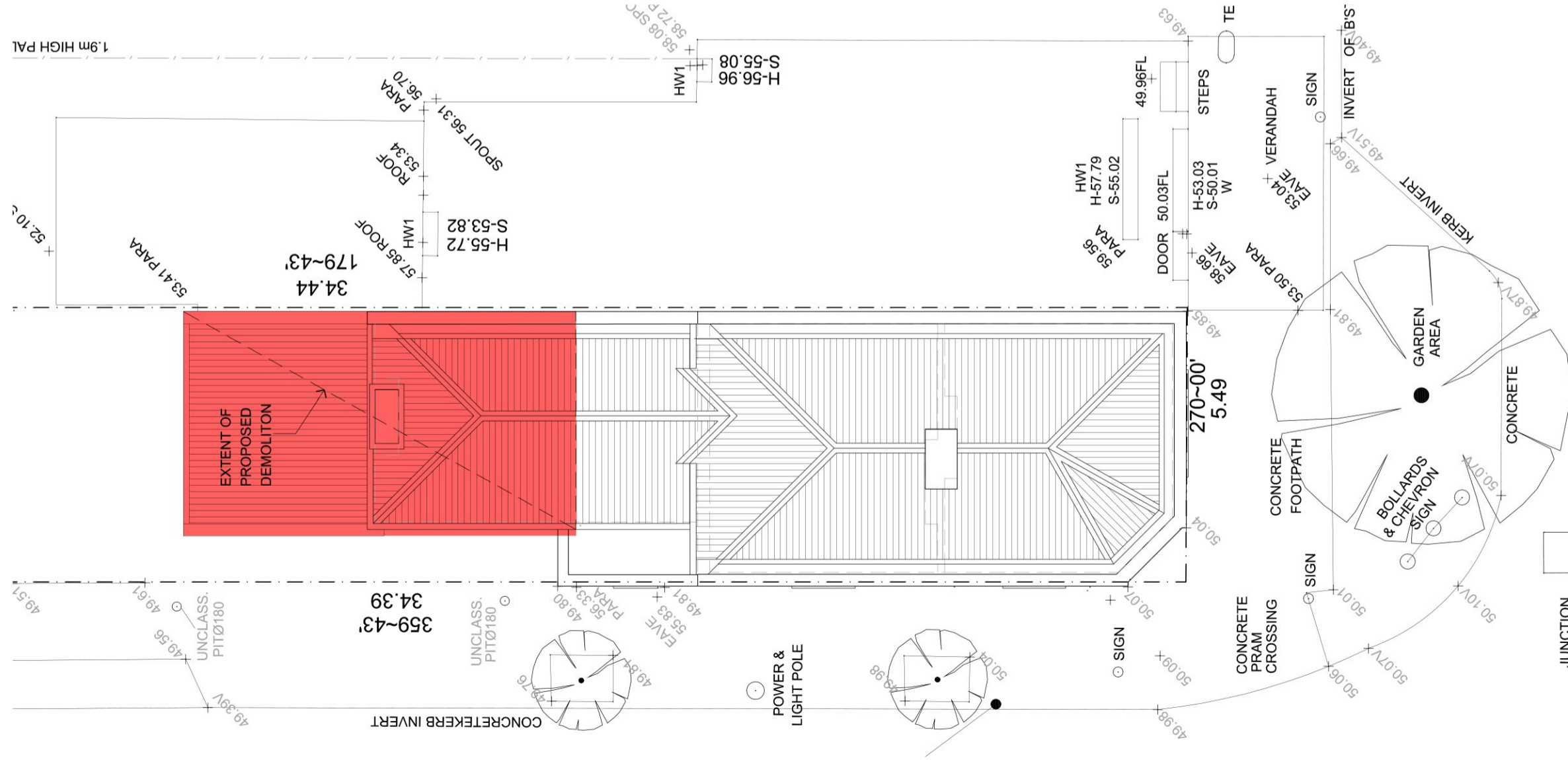
TITLE BOUNDARY

TITLE BOUNDARY

EXTENT OF PROPOSED DEMOLITION
OUTLINE OF EXISTING BUILDING ON NEIGHBOURING PROPERTY

EXISTING BOUNDARY PALING FENCE TO BE DEMOLISHED

EAST ELEVATION SCALE 1:100



EXTENT OF PROPOSED DEMOLITION

DRAWING ISSUE: TOWN PLANNING APPLICATION

ISSUE DATE: 09 NOV, 2018

REV	DATE	AMENDMENT



DO NOT SCALE

ADDITIONS & ALTERATIONS
AT:
1 CLAREMONT AVENUE MALVERN
FOR:
COLIN & SUE CHINNER

EXISTING ROOF PLAN & EAST ELEVATION

ROOF PLAN SCALE 1:100

CLAREMONT AVENUE (BITUM)

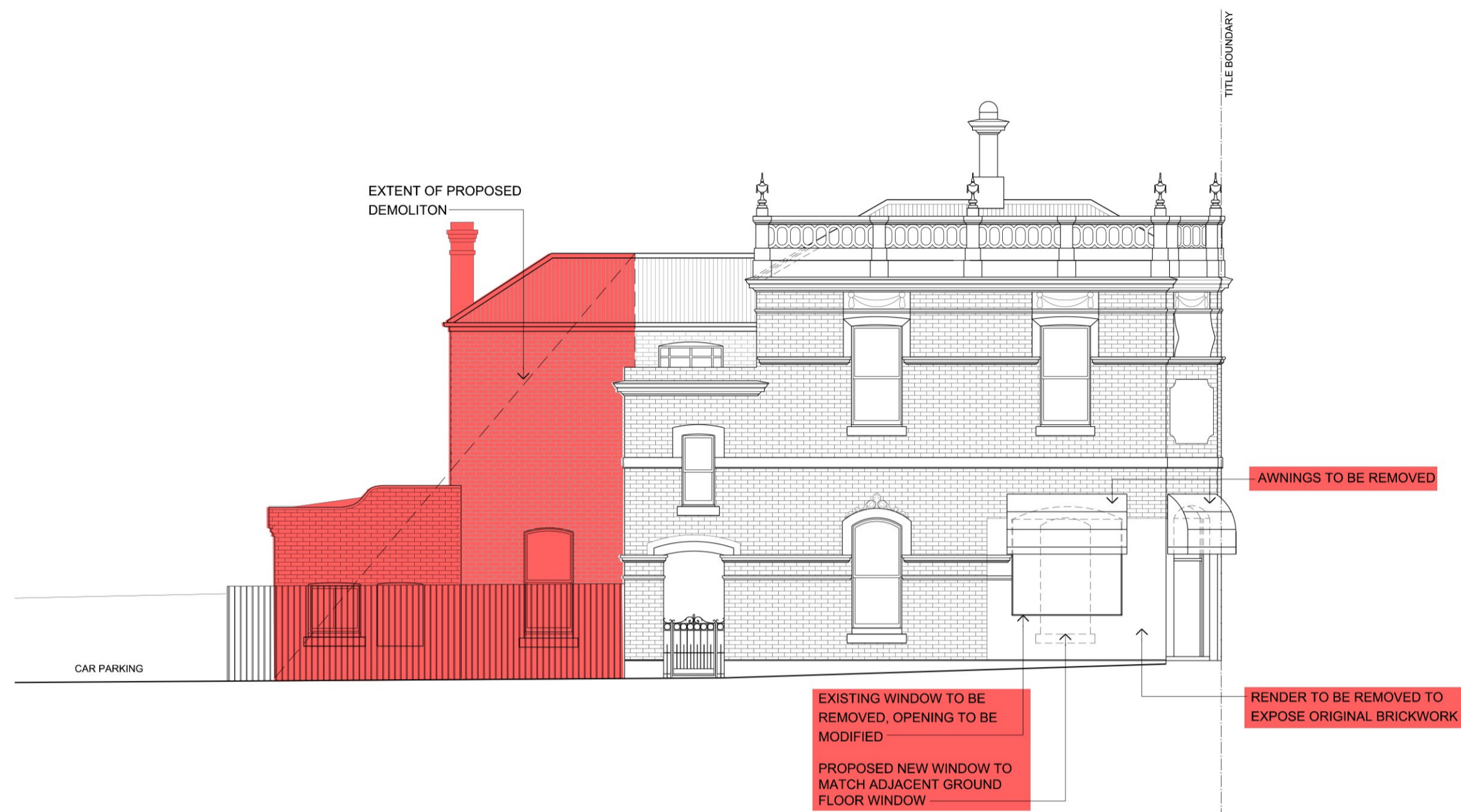
REF NO: 211841
SCALE: 1:100
DATE: JULY 17

DWG NO: REVISION:
TP03a -

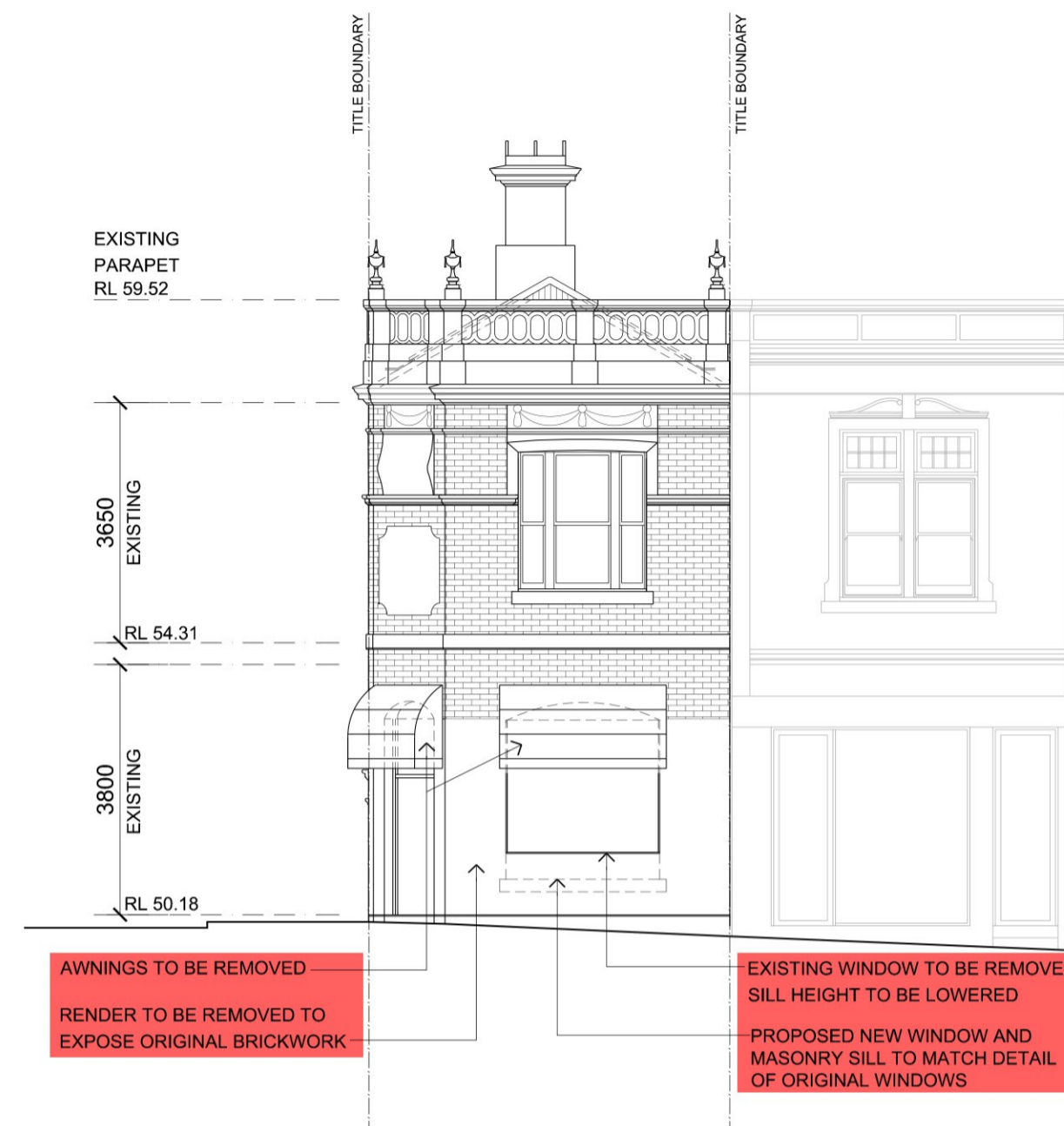


CATT ARCHITECTS
P.O. BOX 477, MALVERN 3144 AUSTRALIA
TEL: +613 9509 4650 FAX: +613 9500 9535
office@cattarchitects.com www.cattarchitects.com

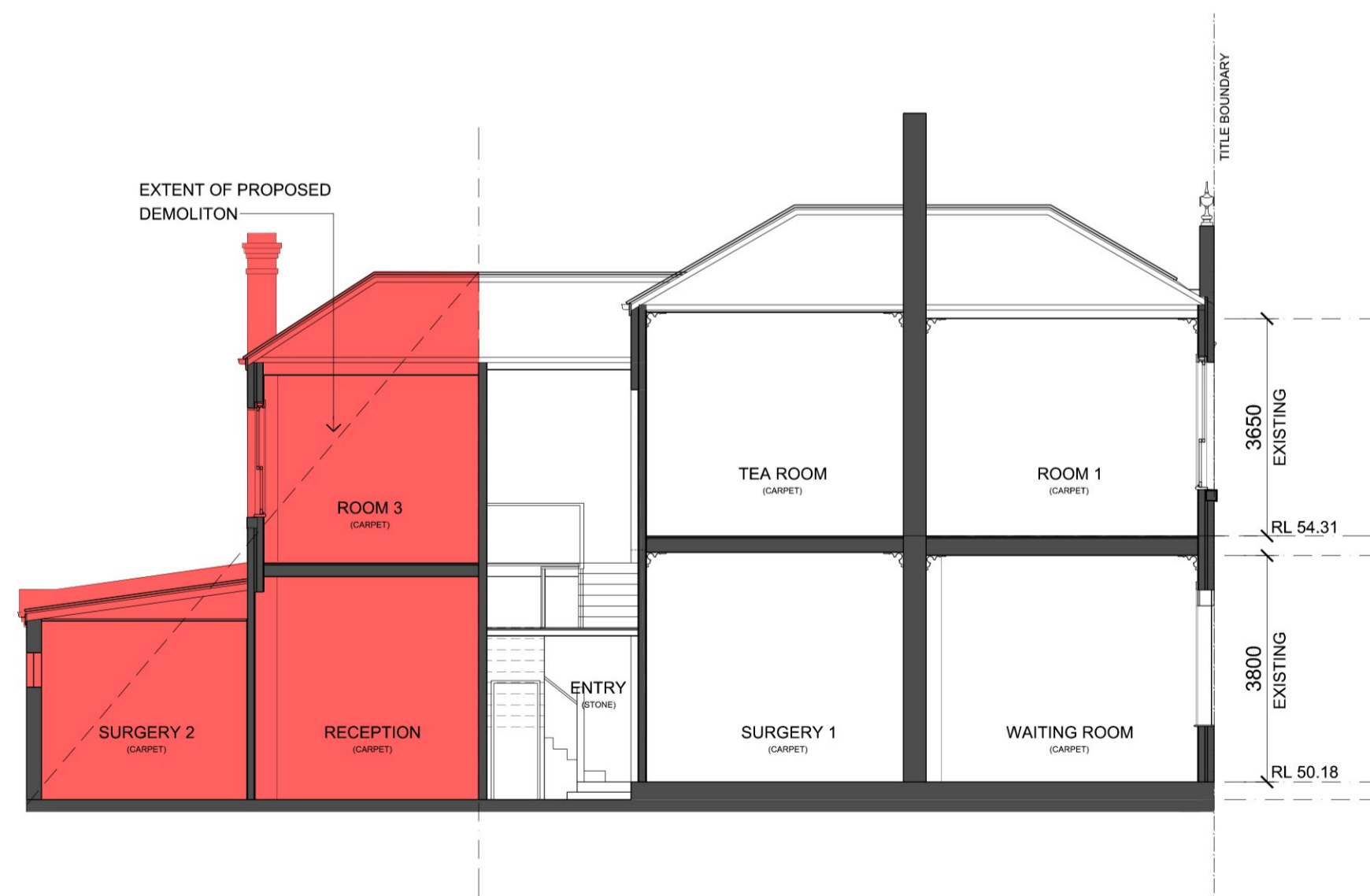
Received by City of Stonnington on 12/11/2018. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



WEST ELEVATION
SCALE 1:100



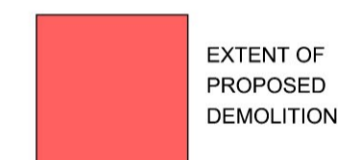
SOUTH ELEVATION
SCALE 1:100



SECTION A
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



DRAWING ISSUE: TOWN PLANNING APPLICATION

ISSUE DATE: 09 NOV. 2018

REV	DATE	AMENDMENT
A	09.11.18	R.F.I. RESPONSE - REAR CHIMNEY SHOWN



ADDITIONS & ALTERATIONS
AT:
1 CLAREMONT AVENUE MALVERN
FOR:
COLIN & SUE CHINNER

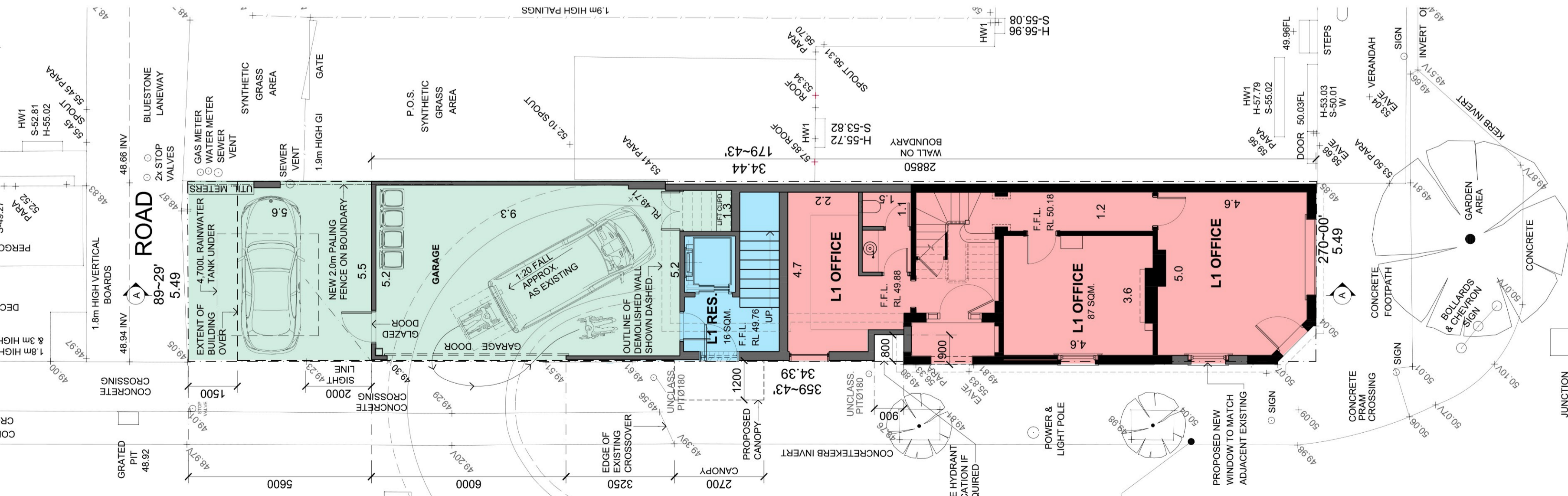
EXISTING
ELEVATIONS

REF NO: 211841 DWG NO: REVISION:
SCALE: 1:100
DATE: JULY 17

TP04 A



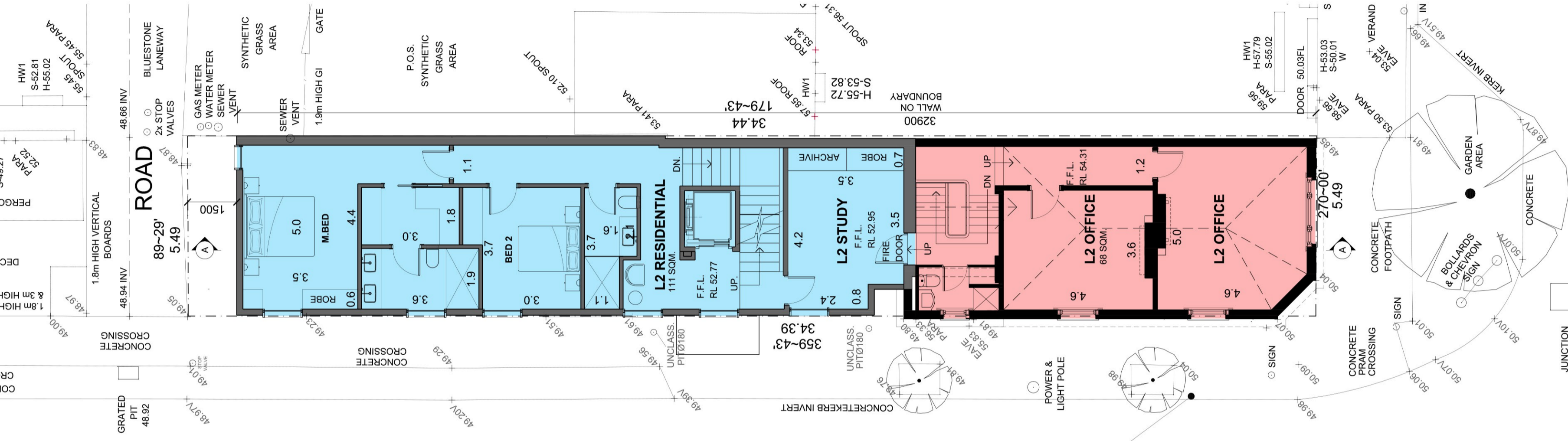
CATT ARCHITECTS
P.O. BOX 477, MALVERN 3144 AUSTRALIA
TEL: +613 9509 4650 FAX: +613 9500 9535
office@cattarchitects.com www.cattarchitects.com



LEVEL 1 SCALE 1:100

CLAREMONT

AVENUE (B)



LEVEL 2 SCALE 1:100

CLAREMONT

AVENUL

REVISION A:
 NEW PALING FENCE ON EAST BOUNDARY NOTED
 EXTENT OF EAST BOUNDARY WALL DEMOLITION CLARIFIED
 CARPORT SLAB FALLS / LEVELS NOTED
 ADDITIONAL DIMENSIONS SHOWN PER RFI ITEM 10.
 BIN STORAGE NOTED
 LIFT MACHINE CUPBOARD NOTED
 UTILITIES / METERS NOTED AND FIRE HYDRANT IF REQUIRED
 L2 RESIDENTIAL STUDY SEPARATED FROM OFFICE SPACE BY FIRE DOOR
 LOCATION OF EXISTING VEHICLE CROSSINGS CLARIFIED
 GARAGE DELETED. CARPORT EXTENDED TO ACHIEVE TRAFFIC SIGHT LINE COMPLIANCE
 GLAZED CORNER NORTH OF RESIDENTIAL ENTRY TO ACHIEVE TRAFFIC SIGHT LINE COMPLIANCE
 RAINWATER TANK UNDER CARPORT SLAB
 DESIGN REVISION: RECESSED SEPARATION BETWEEN NEW & EXISTING STREET-FRONTING BUILDING FABRIC

REVISION B:
 WALL & WINDOW ADDED TO AT NORTH END OF PARKING AREA

REVISION D:
 LEVEL 1 - REDESIGN OF GARAGE / PARKING AREA PER COUNCIL COMMENT.

AREAS:

L1
 GARAGE: 51 SQM.
 RESIDENTIAL: 16 SQM.
 OFFICE: 87 SQM.

L2
 RESIDENTIAL: 111 SQM.
 OFFICE: 68 SQM.

L3
 RESIDENTIAL: 96 SQM.
 BALCONY: 16 SQM.

L4
 RESIDENTIAL: 42 SQM.
 BALCONY: 28 SQM.

RESIDENTIAL TOTAL: 265 SQM.
 BALCONY TOTAL: 44 SQM.
 OFFICE TOTAL: 155 SQM.

SITE AREA: 189 SQM
 PROPOSED SITE COVER: 178 SQM (94%)
 PROPOSED PERMEABILITY: 0% (AS EXISTING)
 PROPOSED P.O.S.: 44 SQM (BALCONIES)

LEGEND:
 EXISTING WALLS
 PROPOSED WALLS

ADDITIONS & ALTERATIONS
 AT:
 1 CLAREMONT AVENUE MALVERN
 FOR:
 COLIN & SUE CHINNER

PROPOSED FLOOR PLANS

REF NO: 211841
 SCALE: 1:100
 DATE: JULY 17

DWG NO: REVISION:
 TP05 D

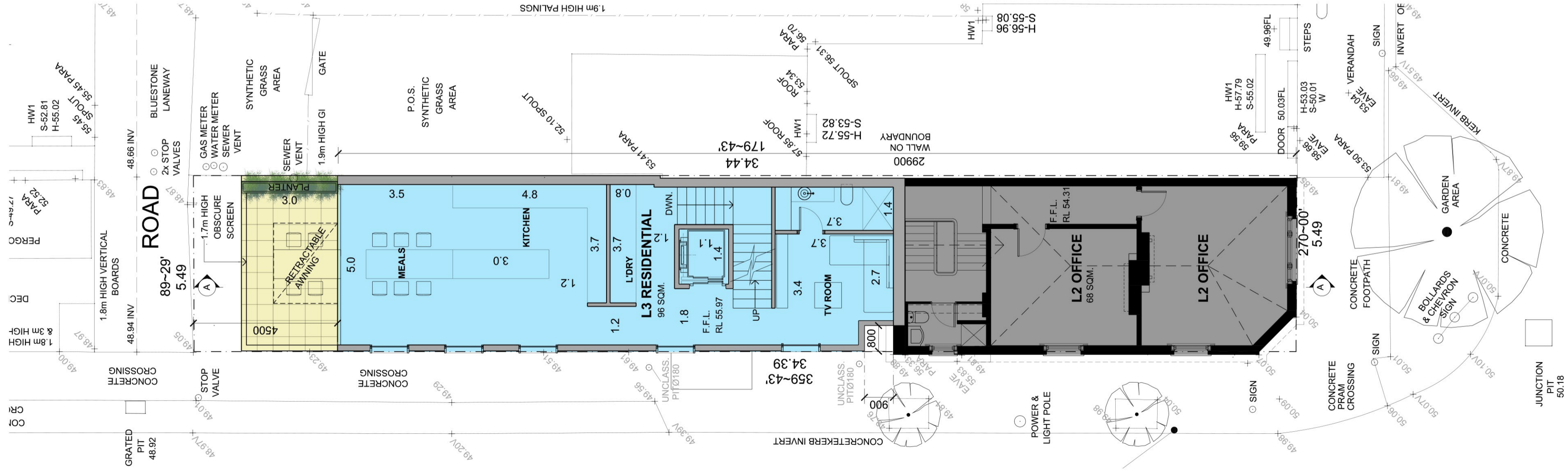


DRAWING ISSUE: TOWN PLANNING APPLICATION

ISSUE DATE: 17 MAY, 2019

REV	DATE	R.F.I. RESPONSE	AMENDMENT
D	17.05.19	REVISED PER FURTHER COUNCIL COMMENT	
C	19.03.19	REVISED PER FURTHER COUNCIL COMMENT	
B	06.03.19	REVISED CARPORT PER COUNCIL REQUEST	
A	09.11.18	R.F.I. RESPONSE	

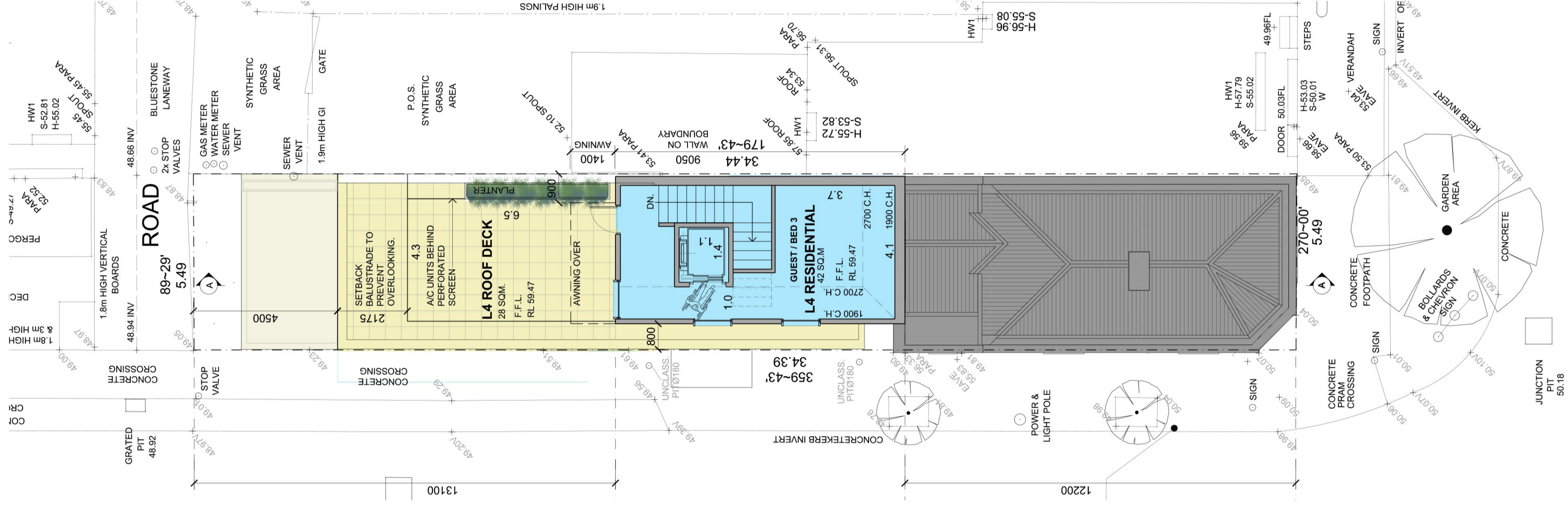
DO NOT SCALE



LEVEL 3 SCALE 1:100

CLAREMONT

AVENUE (BI)



LEVEL 4 (ROOF) SCALE 1:100

CLAREMONT

AVENUE (BI)

REVISION A:
 ADDITIONAL DIMENSIONS SHOWN PER RFI ITEM 10.
 A/C PLANT AREA NOTED ON LEVEL 4 ROOF TERRACE
 DESIGN REVISION: RECESSED SEPARATION BETWEEN NEW & EXISTING STREET-FRONTING BUILDING FABRIC
 DESIGN REVISION: LEVEL 4 REDESIGNED TO BE RECESSED BEHIND CHANDLERS ROAD STREET WALL. RAKED CEILING/ROOF EMPLOYED TO ACHIEVE LOWER LEVEL 4 WALL HEIGHTS

AREAS:
L1 CARPORT: 81 SQM.
 RESIDENTIAL: 16 SQM.
 OFFICE: 87 SQM.
L2 RESIDENTIAL: 111 SQM.
 OFFICE: 68 SQM.
L3 RESIDENTIAL: 96 SQM.
 BALCONY: 16 SQM.
L4 RESIDENTIAL: 42 SQM.
 BALCONY: 28 SQM.
 RESIDENTIAL TOTAL: 285 SQM.
 BALCONY TOTAL: 44 SQM.
 OFFICE TOTAL: 155 SQM.

SITE AREA: 189 SQM
PROPOSED SITE COVER: 178 SQM (94%)
PROPOSED PERMEABILITY: 0% (AS EXISTING)
PROPOSED P.O.S: 44 SQM (BALCONIES)

LEGEND:
 EXISTING WALLS
 PROPOSED WALLS

PRELIMINARY FOR DISCUSSION
 DRAWING ISSUE: TOWN PLANNING APPLICATION
 ISSUE DATE: 09 NOV 2018

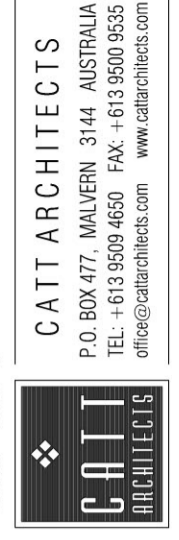
REV	DATE	R.F.I. RESPONSE	AMENDMENT
A	09.11.18		

DO NOT SCALE
 ADDITIONS & ALTERATIONS
 AT:
 1 CLAREMONT AVENUE MALVERN
 FOR:
 COLIN & SUE CHINNER

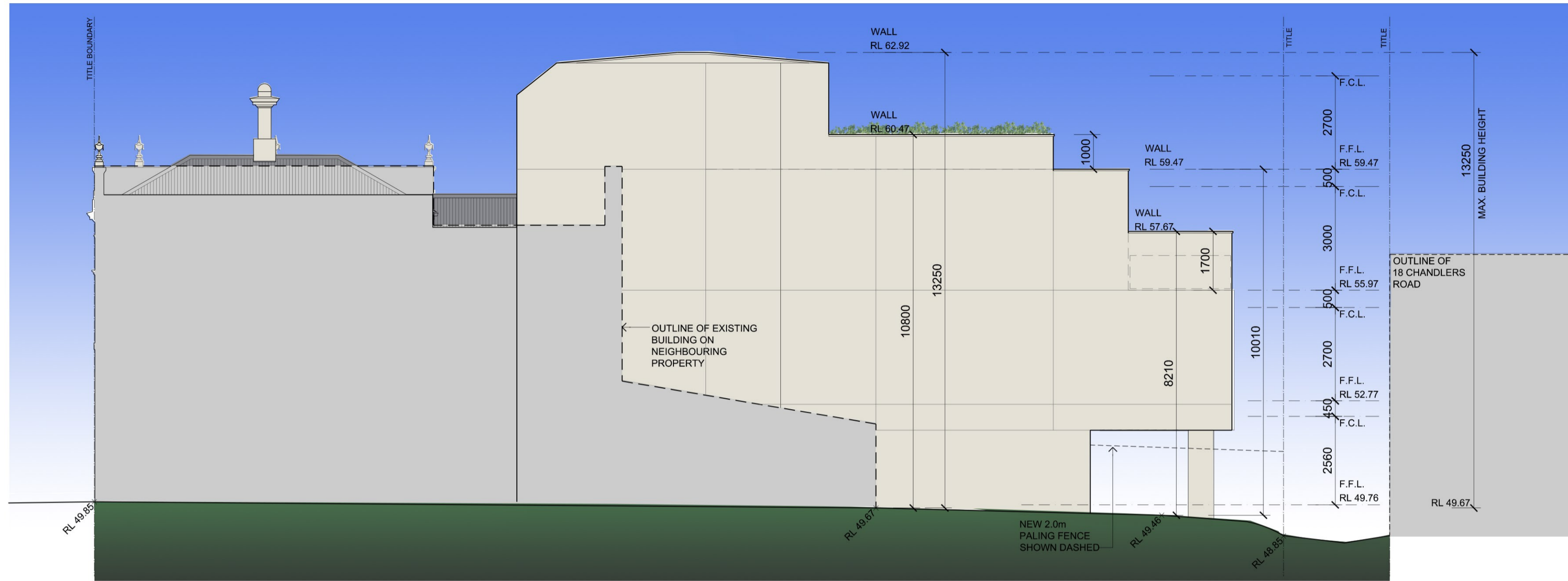
PROPOSED FLOOR PLANS

REF NO: 211841
 SCALE: 1:100
 DATE: JULY 17

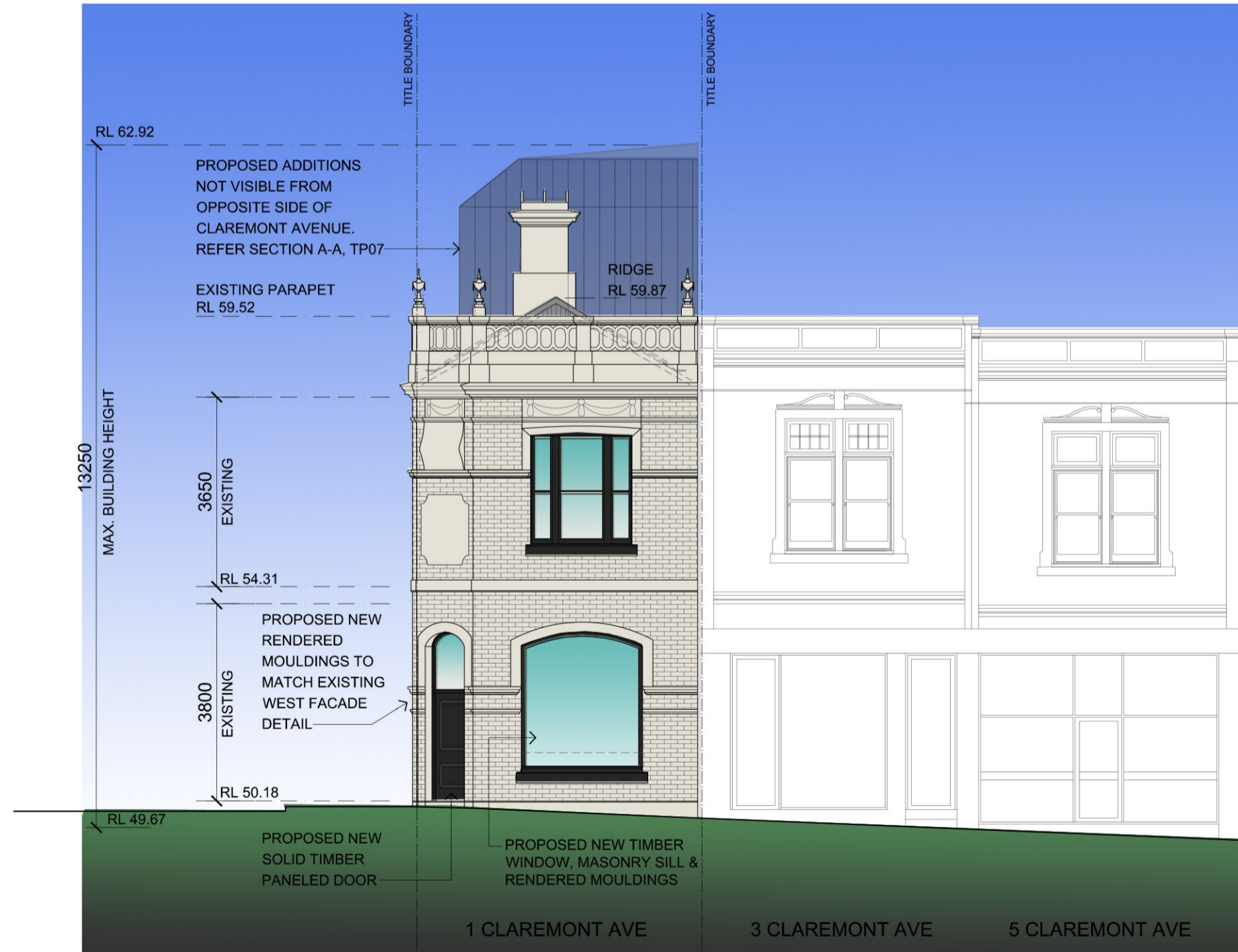
DWG NO: REVISION:
TP06 A



Received by City of Stonnington on 17/05/2019. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



EAST ELEVATION SCALE 1:100



SOUTH ELEVATION SCALE 1:100



NORTH ELEVATION SCALE 1:100

REVISION D:
LEVEL 1 - REDESIGN OF GARAGE /
PARKING AREA PER COUNCIL
COMMENT.

MATERIALS KEY:

-  RENDER FINISH.
LIGHT GREY
-  ALUMINIUM INTERLOCKING
PANEL CLADDING
DARK GREY
-  ALUMINIUM WINDOWS
DARK GREY / BLACK
-  OBSCURE GLASS
BALUSTRADE
MAX. 25% TRANSPARENT

NOTE ON COLOURS:
COLOURS TO BE LARGELY IN
ACCORDANCE WITH COLOURED
ELEVATIONS. PRECISE COLOUR
SPECIFICATION TO BE CONFIRMED.

DRAWING ISSUE: FOR DISCUSSION

ISSUE DATE:

17 MAY 2019

REV	DATE	AMENDMENT
D	17.05.19	REVISED PER FURTHER COUNCIL COMMENT
C	19.03.19	REVISED PER FURTHER COUNCIL COMMENT
B	08.03.19	REVISED CARPORT PER COUNCIL REQUEST
A	09.11.18	R.F.I. RESPONSE

DO NOT SCALE

ADDITIONS & ALTERATIONS
AT:
1 CLAREMONT AVENUE MALVERN
FOR:
COLIN & SUE CHINNER

**PROPOSED
ELEVATIONS**

REF NO: 211841 DWG NO: REVISION:

SCALE: 1:100 TP08 D

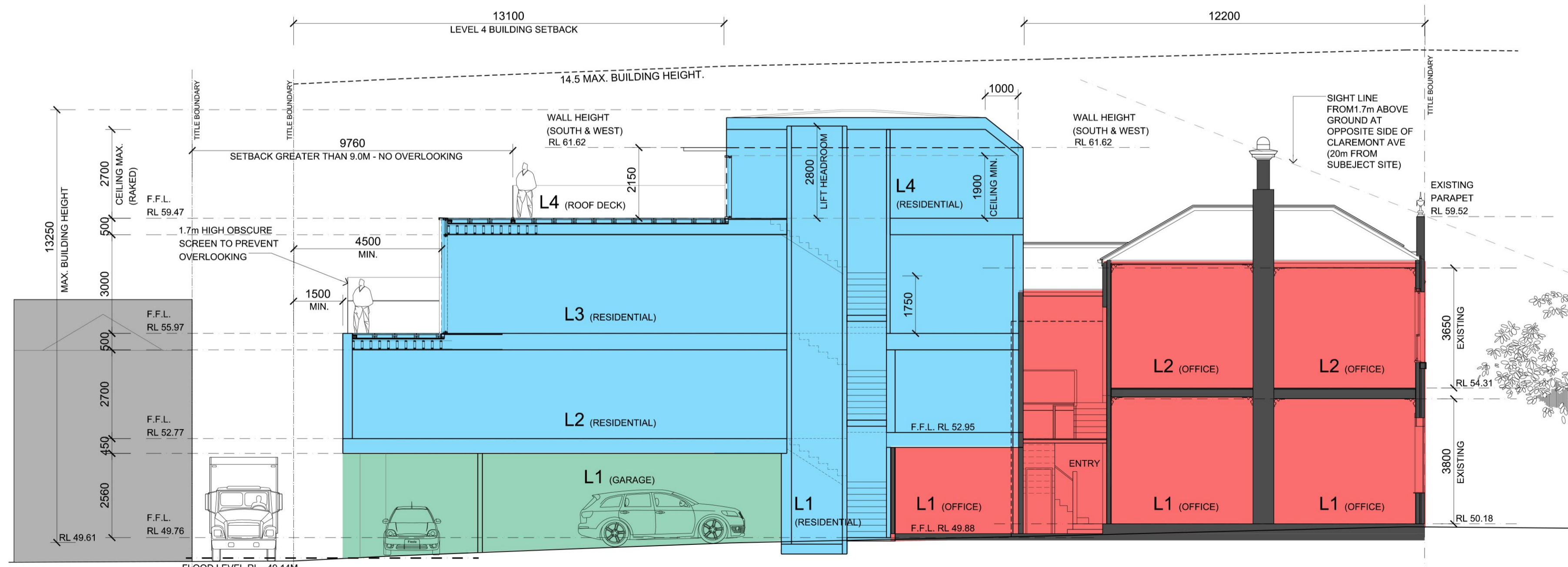
DATE: JULY 17

CATT ARCHITECTS
P.O. BOX 477, MALVERN 3144 AUSTRALIA
TEL: +613 9509 4650 FAX: +613 9500 9535
office@cattarchitects.com www.cattarchitects.com

Received by City of Stonnington on 17/05/2019. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



WEST ELEVATION SCALE 1:100



SECTION AA SCALE 1:100

MATERIALS KEY:

- RENDER FINISH. LIGHT GREY
- ALUMINIUM INTERLOCKING PANEL CLADDING DARK GREY
- ALUMINIUM WINDOWS DARK GREY / BLACK
- OBSCURE GLASS BALUSTRADE MAX. 25% TRANSPARENT

NOTE ON COLOURS:

COLOURS TO BE LARGELY IN ACCORDANCE WITH COLOURED ELEVATIONS. PRECISE COLOUR SPECIFICATION TO BE CONFIRMED.

REVISION D:
LEVEL 1 - REDESIGN OF GARAGE / PARKING AREA PER COUNCIL COMMENT.

DRAWING ISSUE: FOR DISCUSSION
ISSUE DATE: 17 MAY 2019

REV	DATE	AMENDMENT
D	17.05.19	REVISED PER FURTHER COUNCIL COMMENT
C	19.03.19	REVISED PER FURTHER COUNCIL COMMENT
B	06.03.19	REVISED CARPORT PER COUNCIL REQUEST
A	09.11.18	R.F.I. RESPONSE

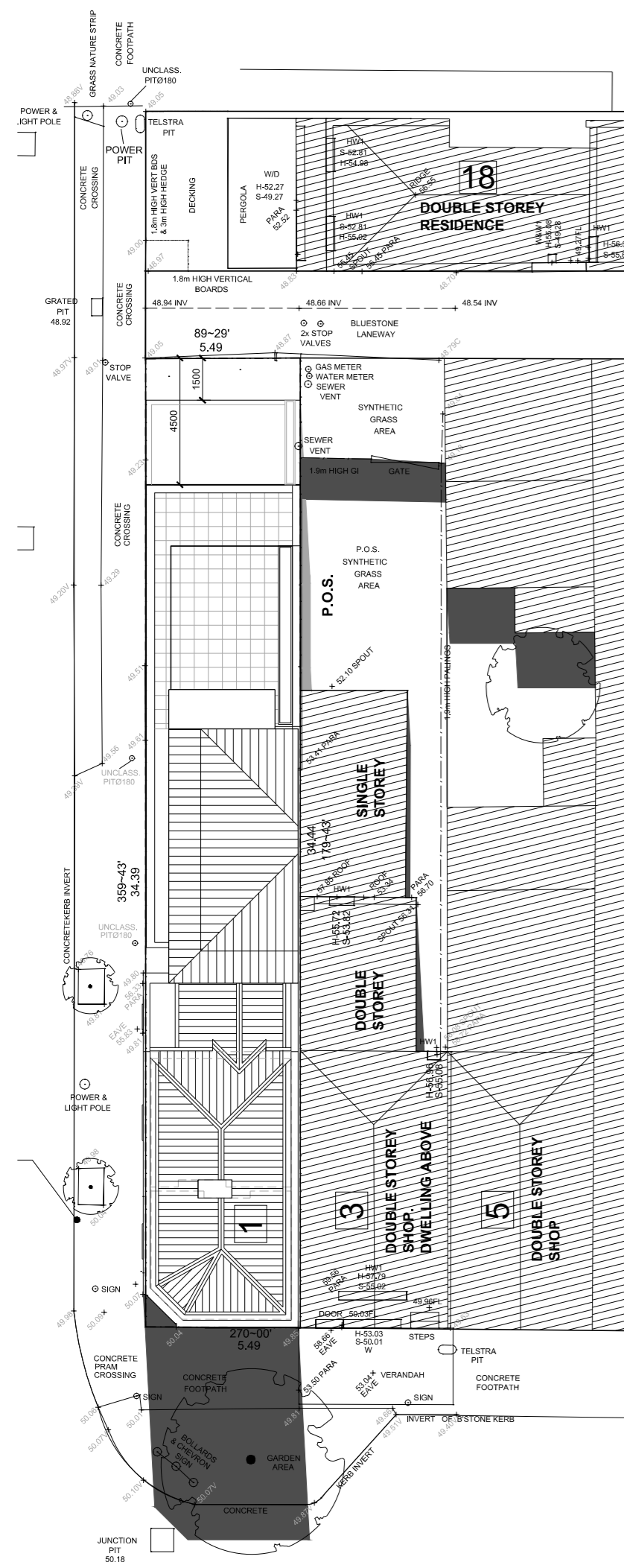
DO NOT SCALE

ADDITIONS & ALTERATIONS
AT:
1 CLAREMONT AVENUE MALVERN
FOR:
COLIN & SUE CHINNER

PROPOSED ELEVATION, SECTION

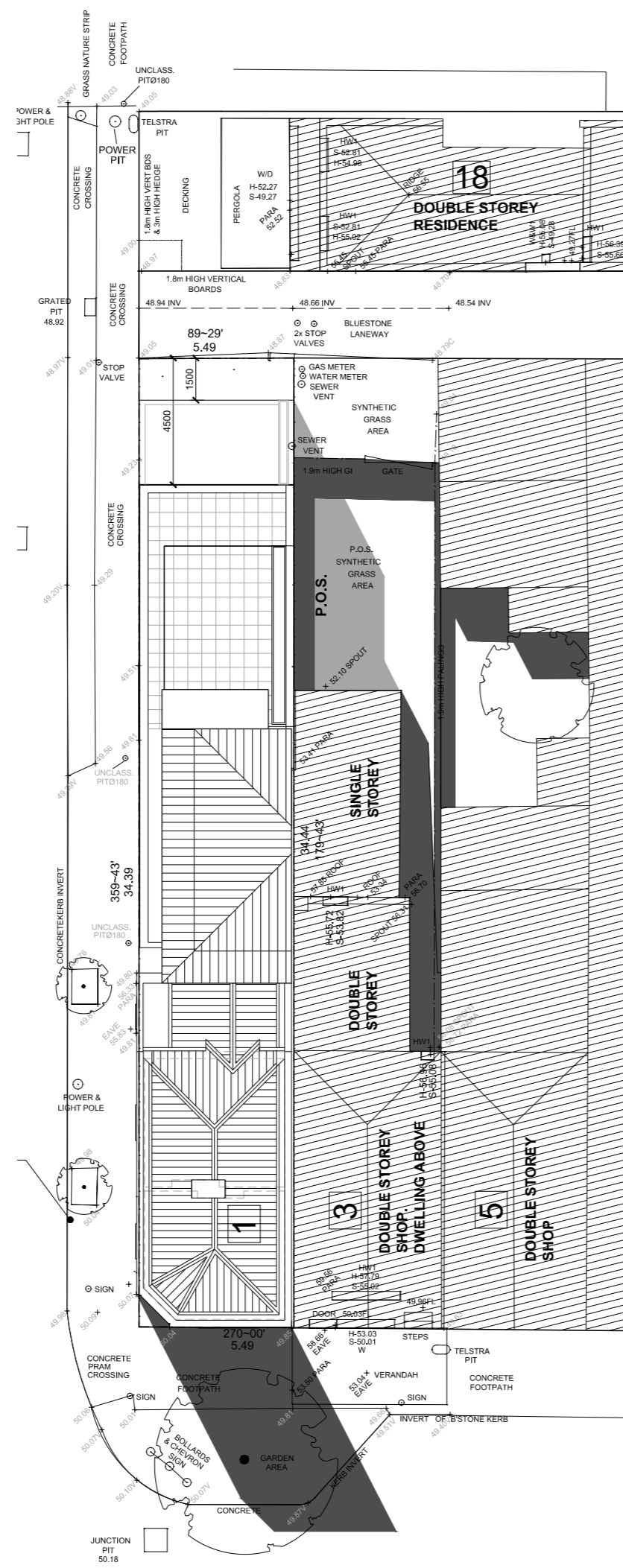
REF NO: 211841 DWG NO: REVISION:
SCALE: 1:100 **TP07 D**
DATE: JULY 17

CATT ARCHITECTS
P.O. BOX 477, MALVERN 3144 AUSTRALIA
TEL: +613 9509 4650 FAX: +613 9500 9535
office@cattarchitects.com www.cattarchitects.com



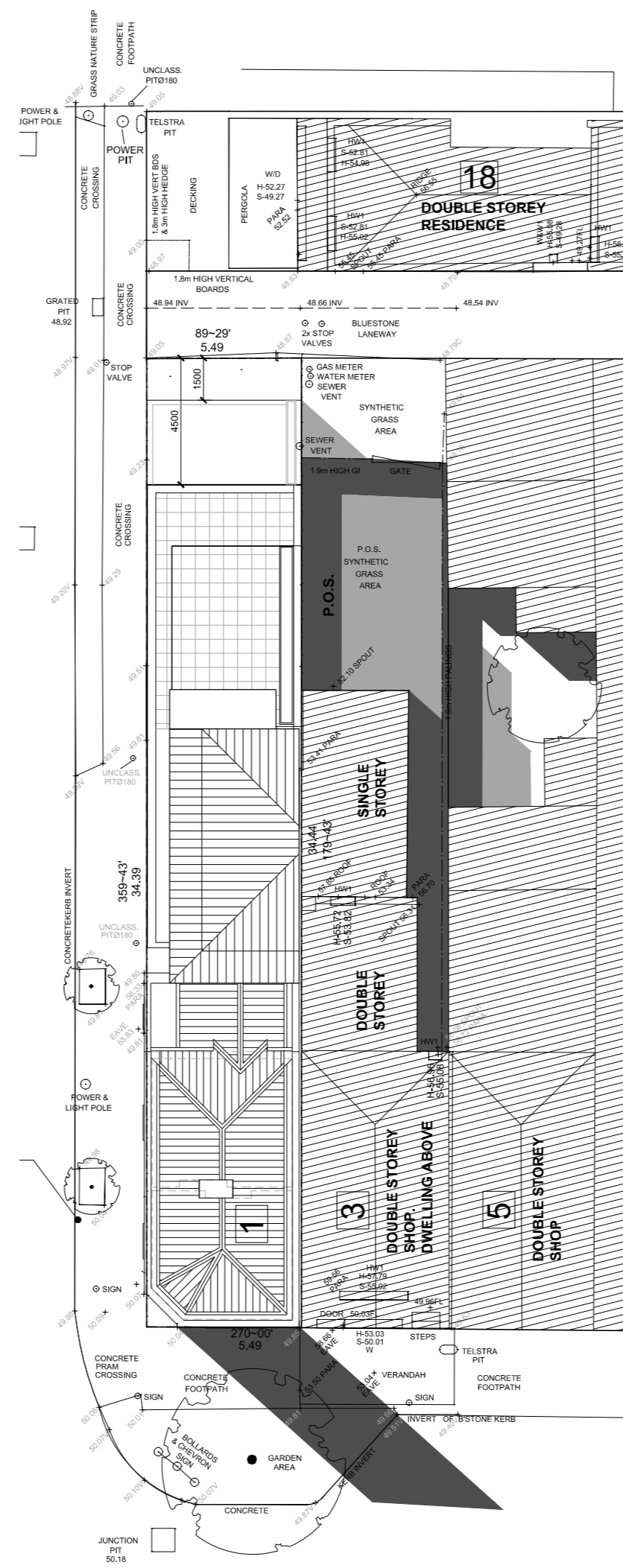
CLAREMONT AVE

SHADOW DIAGRAM - 12 NOON SEPT EQUINOX
1:200



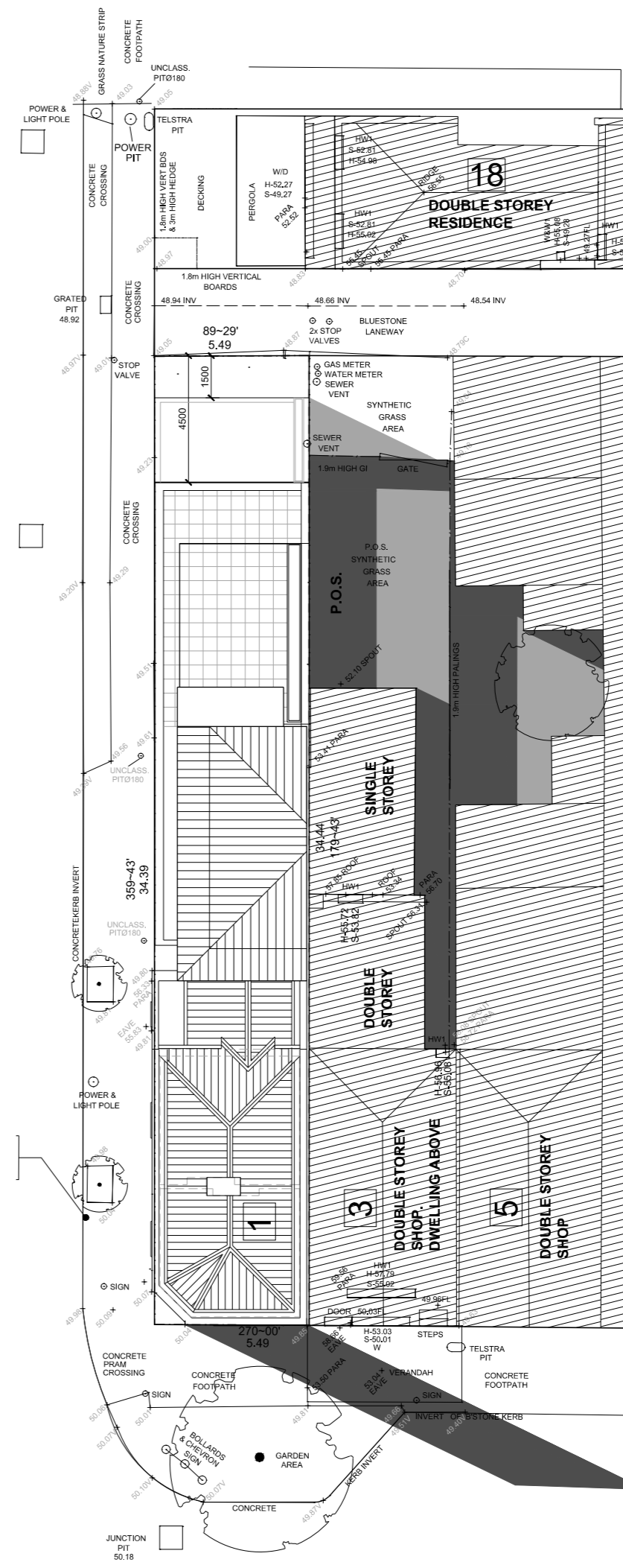
CLAREMONT AVE

SHADOW DIAGRAM - 1 PM SEPT EQUINOX
1:200



CLAREMONT AVE

SHADOW DIAGRAM - 2 PM SEPT EQUINOX
1:200



CLAREMONT AVE

SHADOW DIAGRAM - 3 PM SEPT EQUINOX
1:200

KEY:

- SHADOW CAST BY EXISTING STRUCTURES & FENCES (INC. RETAINED PORTION OF BUILDING ON SUBJECT SITE)
- ADDITIONAL SHADOW CAST BY PROPOSED ADDITIONS

DRAWING ISSUE: TOWN PLANNING APPLICATION

ISSUE DATE: 09 NOV. 2018

REV	DATE	AMENDMENT

DO NOT SCALE

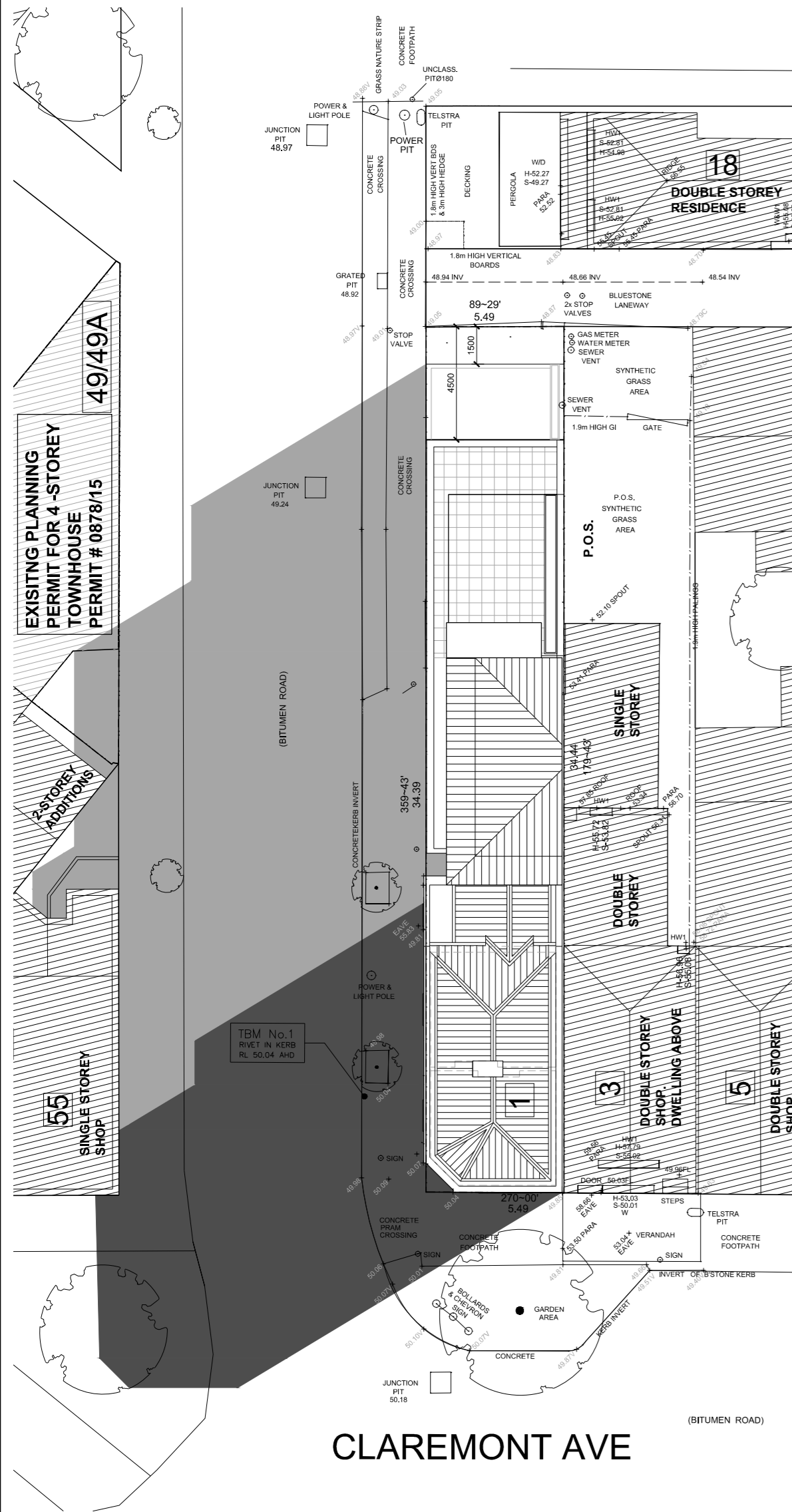
ADDITIONS & ALTERATIONS
 AT:
 1 CLAREMONT AVENUE MALVERN
 FOR:
 COLIN & SUE CHINNER

SHADOW DIAGRAMS

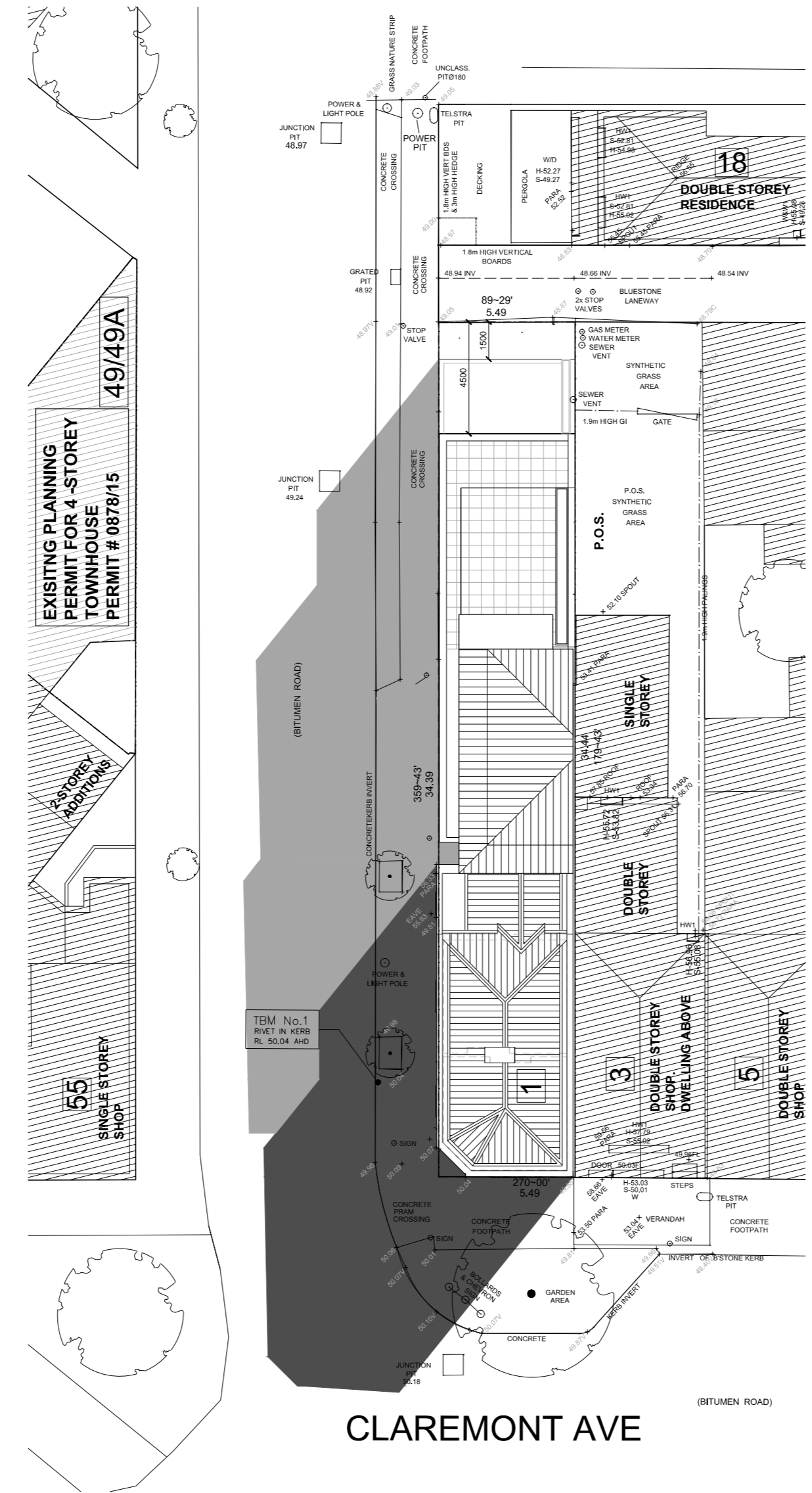
REF NO: 211841 DWG NO: REVISION:
 SCALE: 1:200 **TP10** -
 DATE: JULY 17

CATT ARCHITECTS
 P.O. BOX 477, MALVERN 3144 AUSTRALIA
 TEL: +613 9509 4650 FAX: +613 9500 9535
 office@cattarchitects.com www.cattarchitects.com

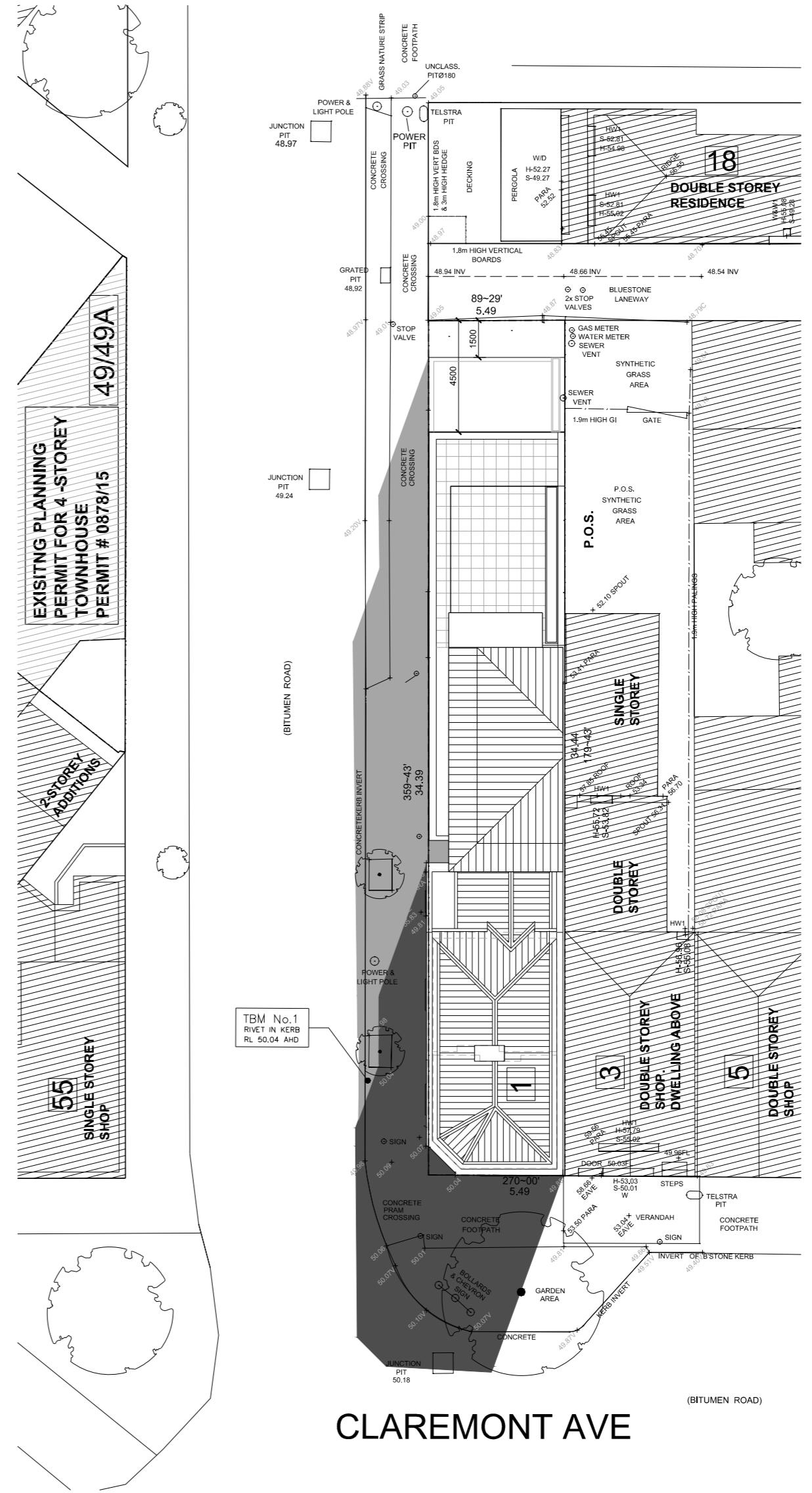
Received by City of Stonnington on 17/05/2019. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



SHADOW DIAGRAM - 9AM SEPT EQUINOX
1:200



SHADOW DIAGRAM - 10AM SEPT EQUINOX
1:200



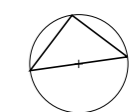
SHADOW DIAGRAM - 11AM SEPT EQUINOX
1:200

KEY:
 ■ SHADOW CAST BY EXISTING STRUCTURES & FENCES (INC. RETAINED PORTION OF BUILDING ON SUBJECT SITE)
 ■ ADDITIONAL SHADOW CAST BY PROPOSED ADDITIONS

DRAWING ISSUE: TOWN PLANNING APPLICATION

ISSUE DATE: 09 NOV. 2018

REV	DATE	AMENDMENT



DO NOT SCALE

ADDITIONS & ALTERATIONS
 AT:
 1 CLAREMONT AVENUE MALVERN
 FOR:
 COLIN & SUE CHINNER

SHADOW DIAGRAMS

REF NO: 211841 DWG NO: REVISION:
 SCALE: 1:200
 DATE: JULY 17 **TP09** -

Received by City of Stonnington on 17/05/2019. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



STORM Rating Report

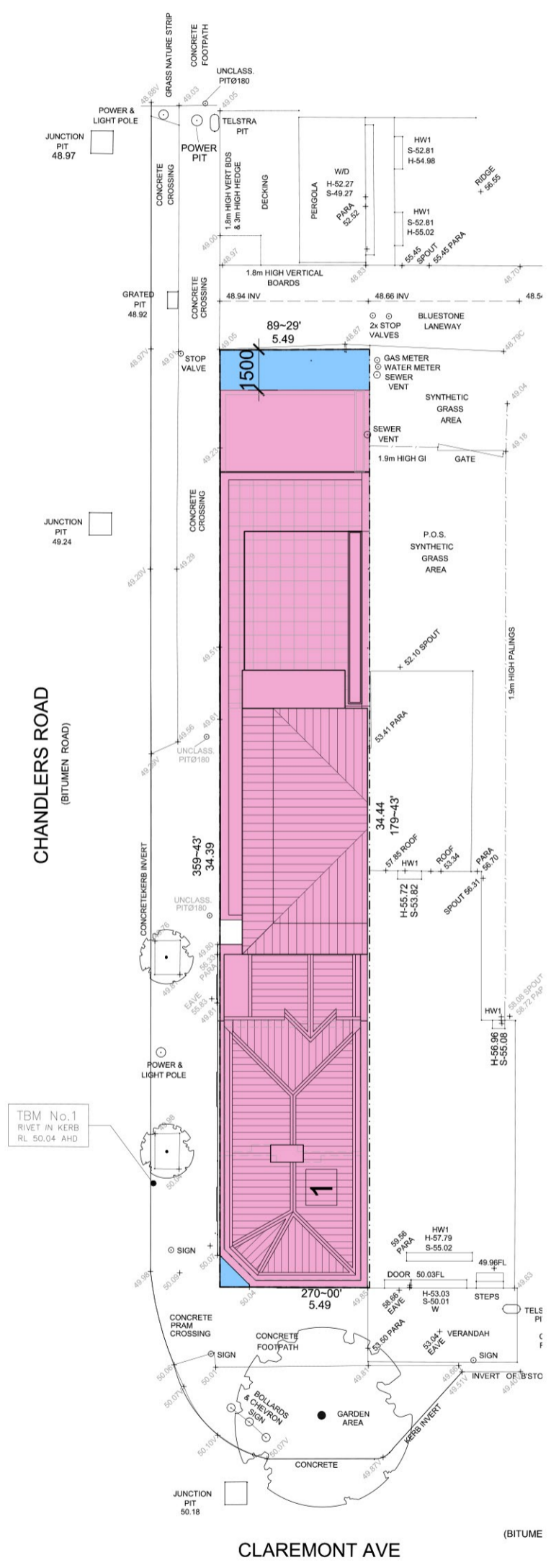
TransactionID: 686110
 Municipality: STONNINGTON
 Rainfall Station: STONNINGTON
 Address: 1 Claremont Avenue

Malvern
 VIC 3144

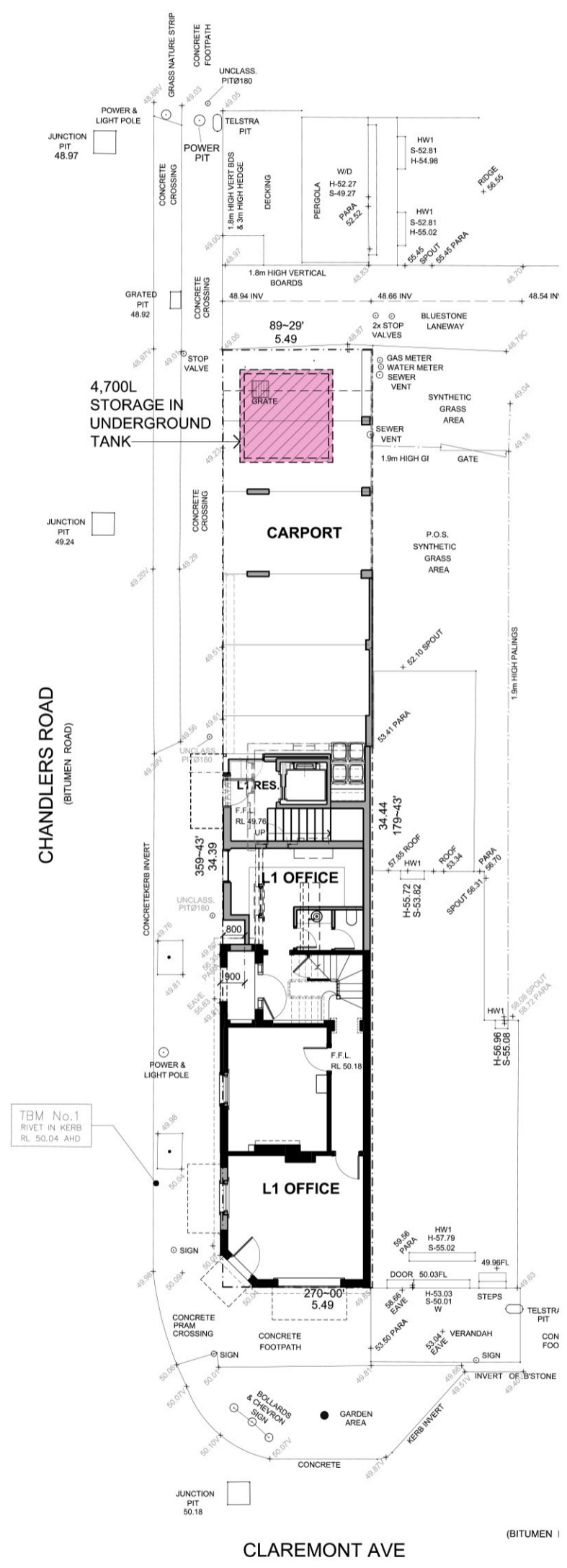
Assessor: Evan Meagher
 Development Type: Residential - Mixed Use
 Allotment Site (m2): 189.00
 STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof	178.00	Rainwater Tank	4,700.00	3	105.00	99.10
Paving	9.00	None	0.00	0	0.00	0.00

Date Generated: 08-Nov-2018
 Program Version: 1.0.0



ROOF PLAN
1:200



GROUND FLOOR PLAN
1:200

IMPERVIOUS AREAS:

- ROOF AREA 178m² :
DRAINING TO 4,700L STORAGE TANK UNDER CARPORT SLAB.
- STORAGE TANK CONNECTED VIA PUMP TO TOILETS FOR FLUSHING.
- TANK OVERFLOW CONNECTED TO LEGAL POINT OF DISCHARGE.
- PAVING 9m² :
UNTREATED

DRAWING ISSUE: TOWN PLANNING APPLICATION

ISSUE DATE: 09 NOV. 2018

REV	DATE	AMENDMENT



ADDITIONS & ALTERATIONS
 AT:
 1 CLAREMONT AVENUE MALVERN
 FOR:
 COLIN & SUE CHINNER

STORMWATER MANAGEMENT

REF NO: 211841 DWG NO: REVISION:
 SCALE: 1:200
 DATE: JULY 17 **TP11**

CATT ARCHITECTS
 P.O. BOX 477, MALVERN 3144 AUSTRALIA
 TEL: +613 9509 4650 FAX: +613 9500 9535
 office@cattarchitects.com www.cattarchitects.com

Received by City of Stonnington on 17/05/2019. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



VIEW FROM SOUTH WEST (CHANDLERS ROAD)



VIEW FROM NORTH WEST (CHANDLERS ROAD)



VIEW FROM SOUTH WEST (STATION STREET - MALVERN TRAIN STATION)

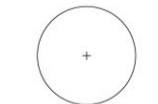


VIEW FROM SOUTH EAST (CLAREMONT AVENUE)

DRAWING ISSUE: FOR DISCUSSION
ISSUE DATE:

17 MAY 2019

REV	DATE	AMENDMENT
B	17.05.19	REVISED PER FURTHER COUNCIL COMMENT
A	22.03.19	REVISED PER COUNCIL COMMENT



DO NOT SCALE

ADDITIONS & ALTERATIONS
AT:
1 CLAREMONT AVENUE MALVERN
FOR:
COLIN & SUE CHINNER

PERSPECTIVE VIEWS

REF NO: 211841 DWG NO: REVISION:
SCALE: 1:100 TP12 B
DATE: JULY 17

CATT ARCHITECTS
P.O. BOX 477, MALVERN 3144 AUSTRALIA
TEL: +613 9509 4650 FAX: +613 9500 9535
office@cattarchitects.com www.cattarchitects.com