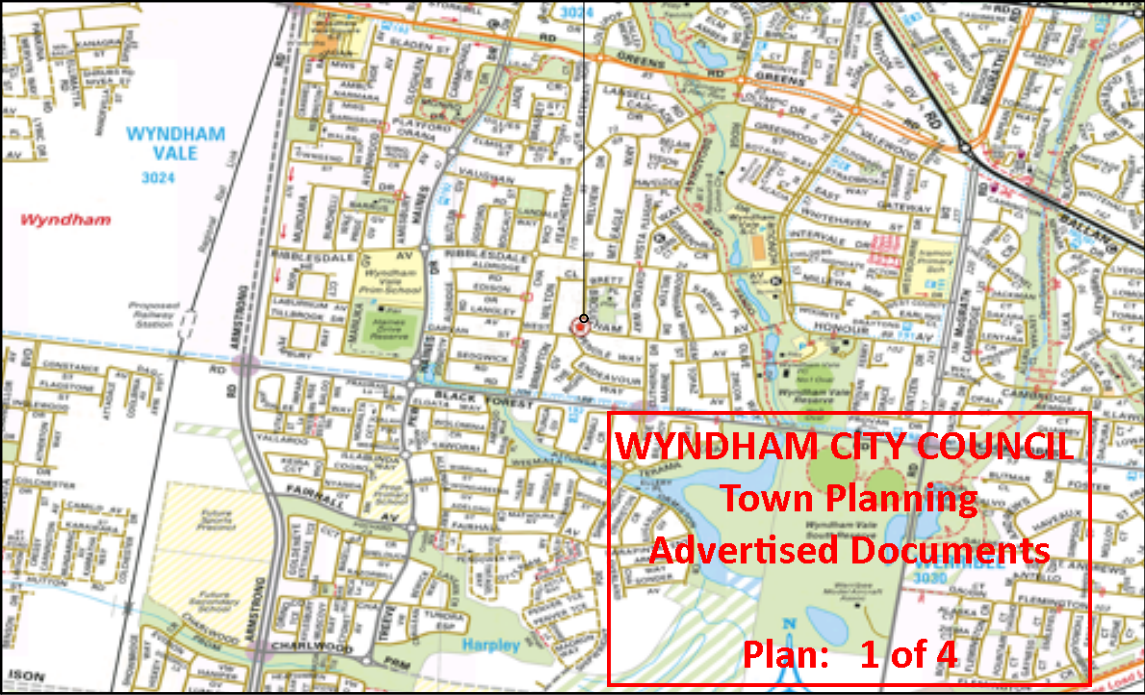


LEGEND: Site features	
1	SUBJECT SITE AREA: 769.0 M <sup>2</sup>
2	SUBJECT SITE PRIMARY FRONTAGE
3	DIRECT ADJOINING NEIGHBOURS
4	SECLUDED PRIVATE OPEN SPACES TO BE PROTECTED
5	ACCESS TO PUBLIC TRANSPORT
6	ACCESS TO SHOPS
7	ACCESS TO SCHOOLS
8	ACCESS TO PARKLANDS / RESERVES
ROAD NOISE	

6	ACCESS TO SHOPS
7	ACCESS TO SCHOOLS
8	ACCESS TO PARKLANDS / RESERVES
NOTE: No contaminated soil on site	



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Date Plans Provided: 15/05/2022

**DRAFTSMAN**

mb: 0407 096 744  
e: beau.skowronski@gmail.com

01	CONCEPT ISSUE	BJS	DATE
REV	AMENDMENT DETAILS	BY	DATE

PROJECT DETAILS

Proposed multi unit (3) development

63 Brougham Ave,  
Wyndham Vale, VIC.

CLIENT DETAILS

Daniel Kwek

DRAWING TITLE

Neighbourhood and Site Desc.

DRAWN	BJS
DESIGNED	BJS
CHECK	tba
DATE DRAWN	APRIL 2022
DRAWING SCALE	1 : 450
SHEET SIZE	A3

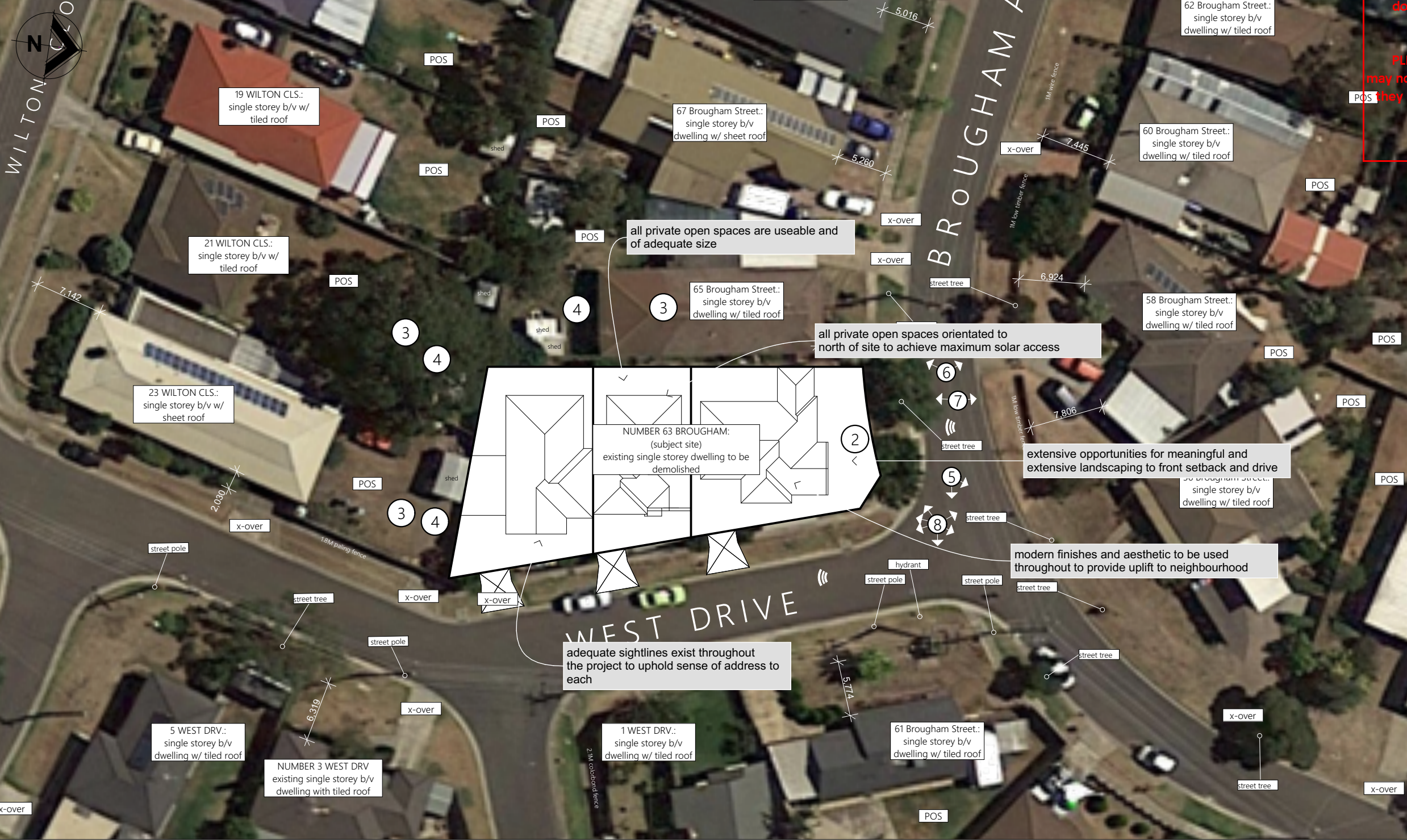
PROJECT NUMBER	DRAWING NUMBER	REVISION
tba	1	00

63 Brougham Street  
Melways ref: 204 H6



DESIGN RESPONSE

SCALE: 1 : 400



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Date Plans Provided: 15/05/2022

mb: 0407 096 744  
e: paul.skowronski@gmail.com

01  
REV  
PROJECT NAME  
CONCEPT ISSUE  
AMENDMENT DETAILS  
BY  
DATE

Planning application

PROJECT DETAILS  
Proposed multi unit (3) development

63 Brougham Ave,  
Wyndham Vale, VIC.

CLIENT DETAILS  
Daniel Kwek

DRAWING TITLE  
Design Response

DRAWN  
BJS

DESIGNED  
BJS

CHECK  
tba

DATE DRAWN  
APRIL 2022

DRAWING SCALE  
1 : 450

SHEET SIZE  
A3

PROJECT NUMBER  
tba

DRAWING NUMBER  
2

REVISION  
00

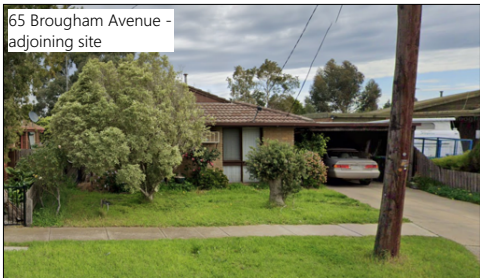
- The site comprises an irregular shaped site to be used as a multiple occupancy development. The total site area is approximately 769<sup>2</sup> with appropriate dimensions to allow for a multi unit development.
- The proposed development is to be orientated such that it is situated along the length of the site with three driveways in order to promote an individual sense of address from the street. At present, there are existing single storey dwellings to both side adjoining properties with double storey dwellings and units in the nearby vicinity. At present the site has a large single storey dwelling with a number of large sheds, etc. which will be demolished as part of the development.
- The proposal is for three separate dwellings, all single storey in built form, to be built on the site. The dwellings are to be constructed of varied materials of patterned and rendered surfaces, as well as weatherboard type materials, chosen for their modern pleasing aesthetic. In this way, it is felt that the development will raise the standard of future developments in this growing area.
- The positioning of the proposed development is designed in order to take advantage of the outlook of the site to it's front and rear boundaries and the solar orientation throughout the year. It's articulated facades and modern finishes provide uplift to this established and aged area. Generous setbacks to the rear of the dwellings ensure a sense of spacing is still largely provided between the dwellings and nearby properties.
- Based on the March 21 - September 23 equinox, and the aspect of the land, the proposed development will have little to no effect on the properties on it's boundaries. Within the site, the dwellings have been spaced appropriately in order to maintain higher higher than adequate solar access to each individual dwellings Northern facing glazing and private open space.
- There is to be no private open space connecting the dwellings and all landscaping and fencing will be chosen in order to maximise privacy, or minimise overlooking or overshadowing.
- The site will be appropriately landscaped to reflect the open characteristics of the area whilst also keeping visual and acoustic privacy between the development and it's existing neighbouring dwellings (landscape plan to be submitted at later date).
- The proposal will not cause any excessive pressure on the infrastructure currently in existence.



23 Wilton Cls. - adjoining site w/ large separating yard



63 Brougham Avenue (subject site)



65 Brougham Avenue - adjoining site



1 West Drv



61 Brougham Ave.



67 Brougham Avenue

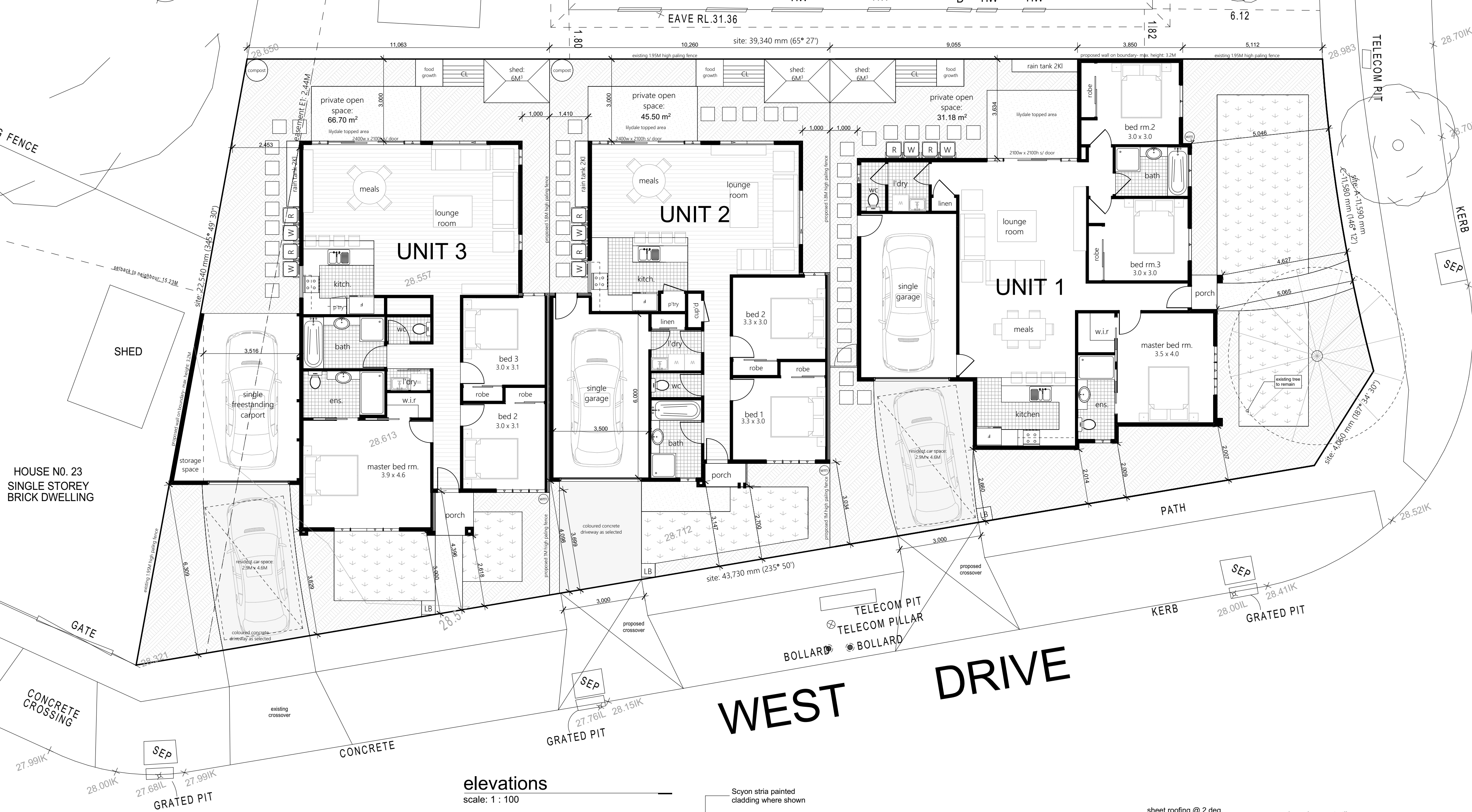


69 Brougham Avenue



site & floor plan  
scale: 1 : 100

SITE AREA: 769 M2	
Permeable:	315.02 M <sup>2</sup> 40.96 %
Built:	405.08 M <sup>2</sup> 52.68 %
Hard surface:	48.09 M <sup>2</sup> 6.36 %



garden area plan  
scale: 1 : 200

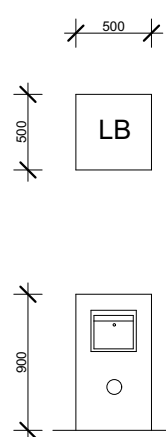
**definition:**  
"An uncovered outdoor area of a dwelling or residential building normally associated with a garden. It includes open entertaining areas, decks, lawns, garden beds, swimming pools, tennis courts and the like. It does not include a driveway, any area set aside for car parking, any building or roofed area and any area that has a dimension of less than 1 metre".

**note:**  
Site: 769M2  
Garden Area required: 35% of lot - 269.15 M2  
Garden Area provided: 41.39% of lot - 318.28M2

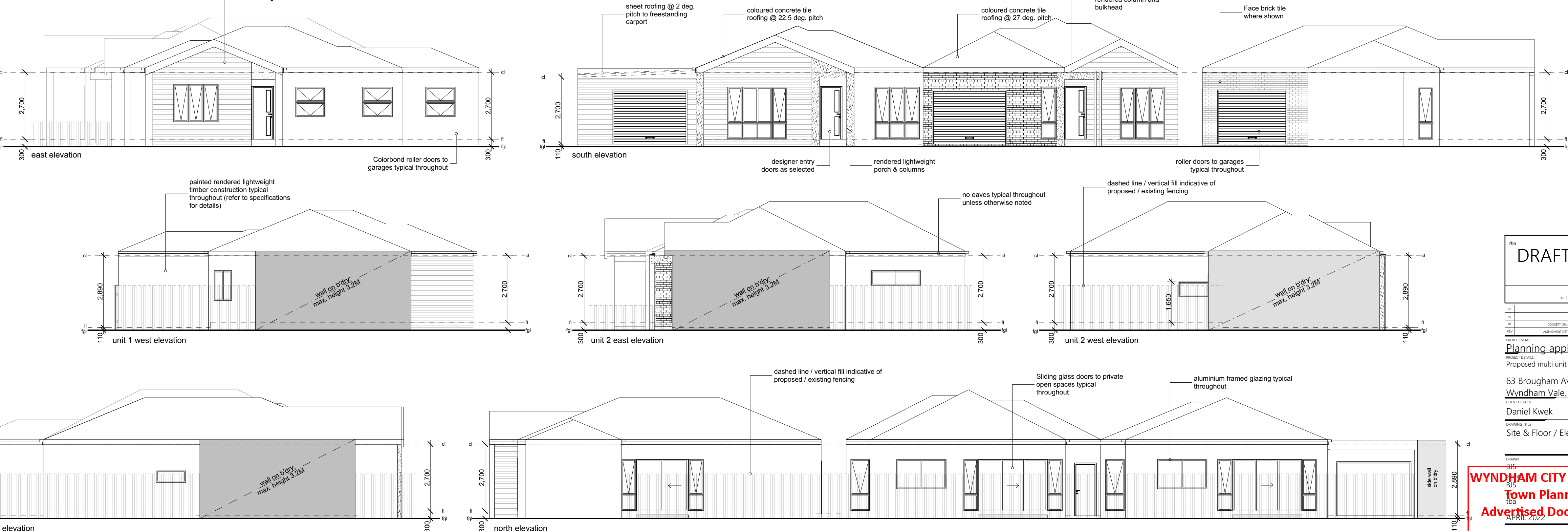


letter boxes  
scale: 1 : 20

**LETTER BOXES NOTE:**  
- Letterboxes to be provided where shown.  
- All letterboxes to be provided with lockable front loader 'box' type systems as shown.  
- MAXIMUM height of letter boxes to be 900mm from natural finished ground level (in accordance with play requirements shown above)  
- Refer to specifications for details



elevations  
scale: 1 : 100



specifications			
	Front & garage door: Colorbond- "Woodland Grey"		Windows / Gutter / Fascia / Downpipes: Colorbond- "Woodland Grey"
	Brickwork: Austral- "Buckwheat or similar"		Roof: "Sanctuary"
	Render: Colorbond- "Dune"		Painted Striya / Axon cladding: Colorbond- "Surfmist"

the DRAFTSMAN

mb: 0407 096 744  
e: beau.skown@gmail.com

101	CONCEPT	102	DATE
103	ANALYSIS	104	DATE

PROJECT NAME

Planning application

PROPOSED DEVELOPMENT

Proposed multi unit (3) development

63 Brougham Ave,  
Wyndham Vale, VIC.

DRAWN BY

Daniel Kwek

ISSUED FOR

Site & Floor / Elevations / Garden

WYNDHAM CITY COUNCIL

Town Planning

Advised Documents

APRIL 2022

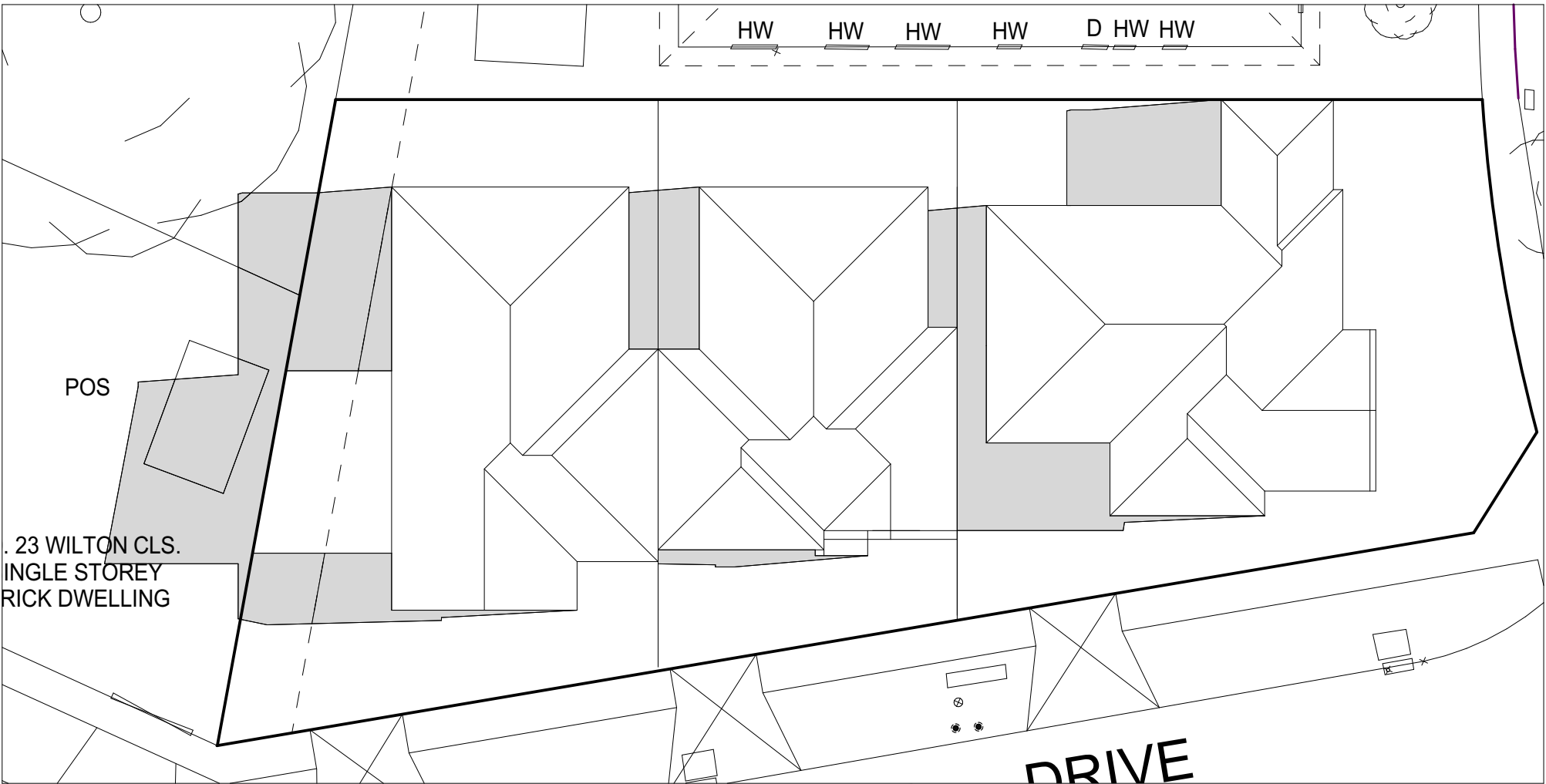
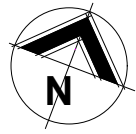
Version 1.0

Plan- 3 of 4

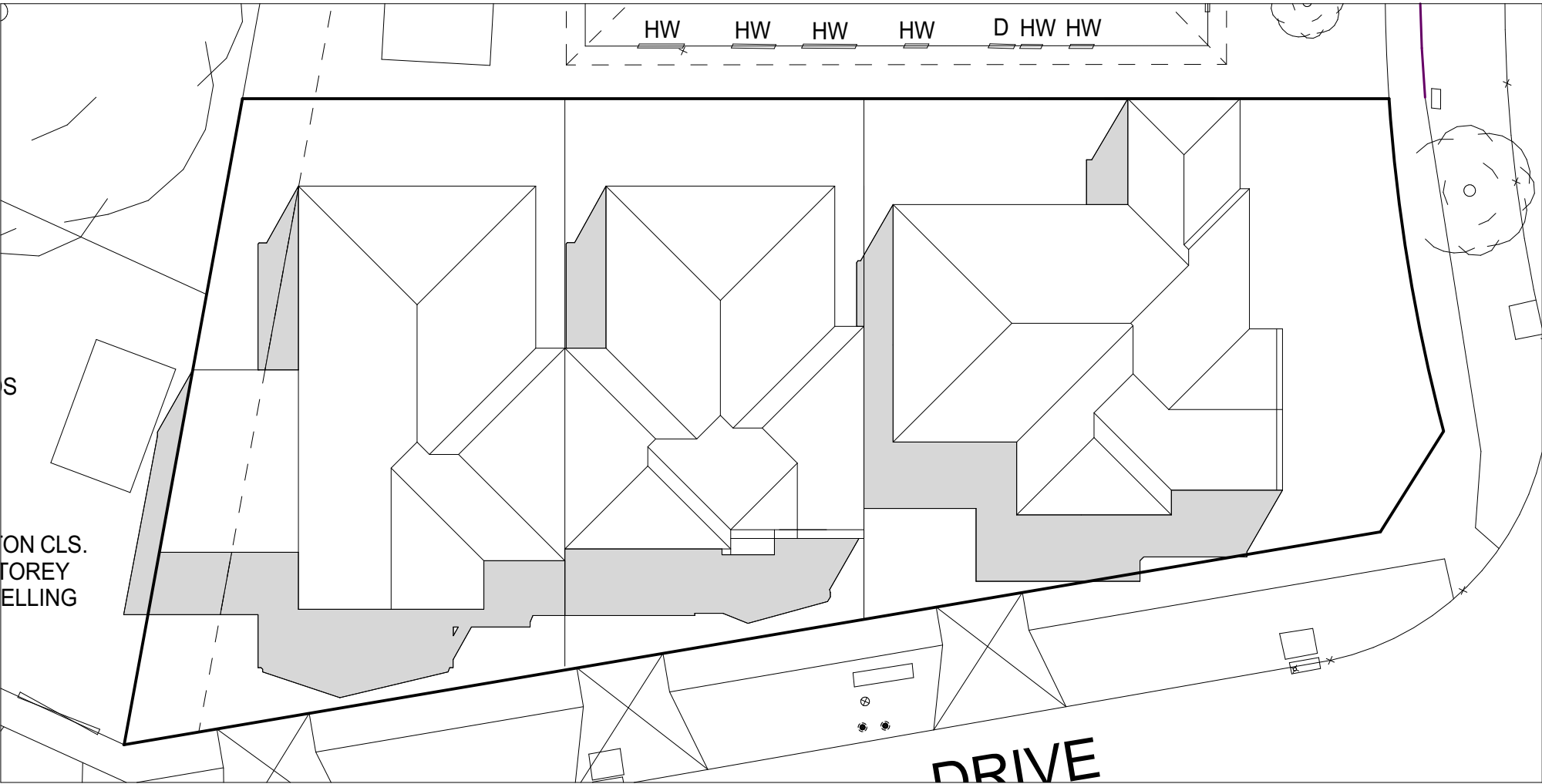


shadow diagrams

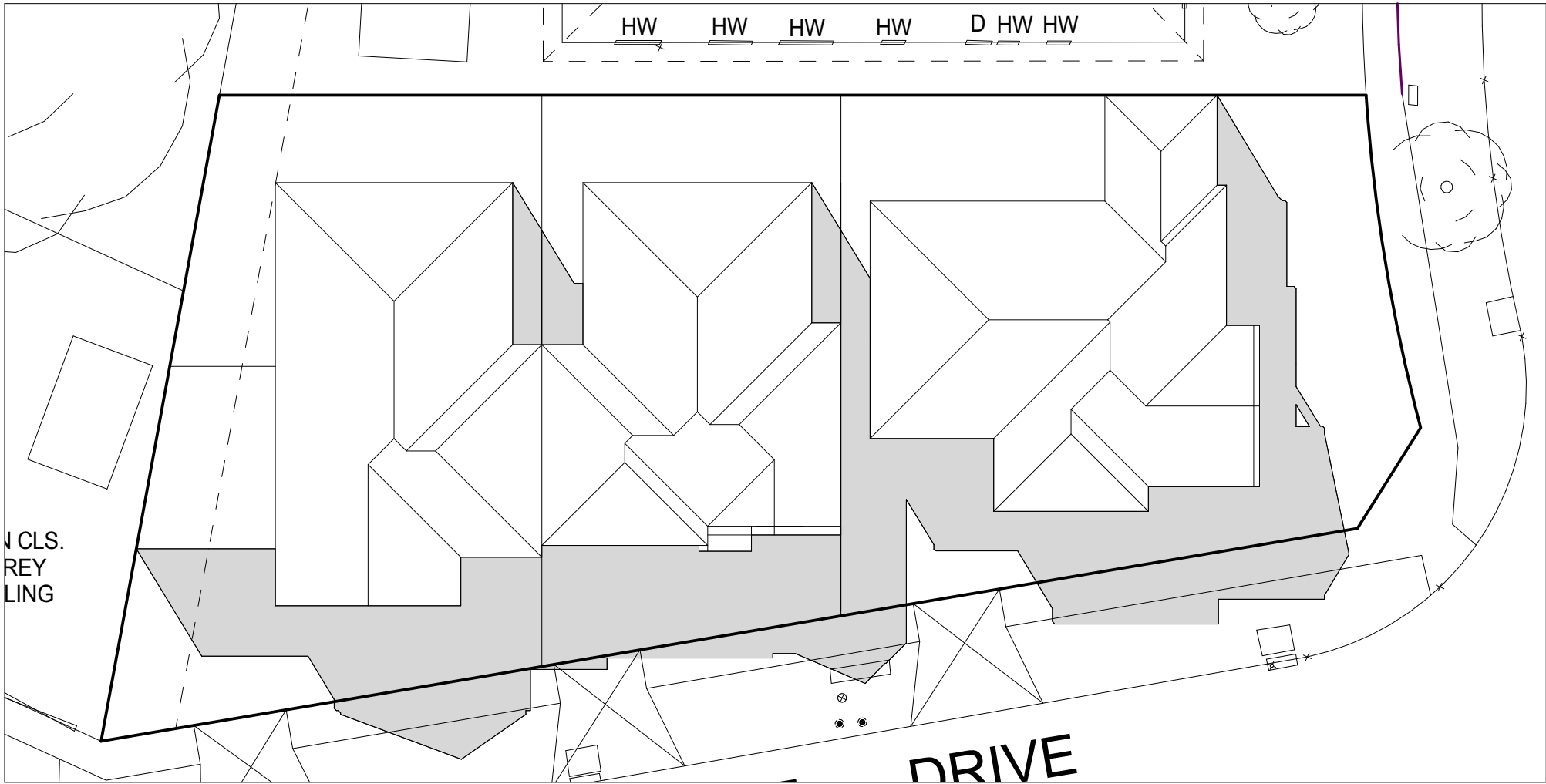
scale: 1 : 200  
Denotes shadow cast  
at given time on equinoxes  
(March 21st/ September 23rd)



9 AM



12 PM

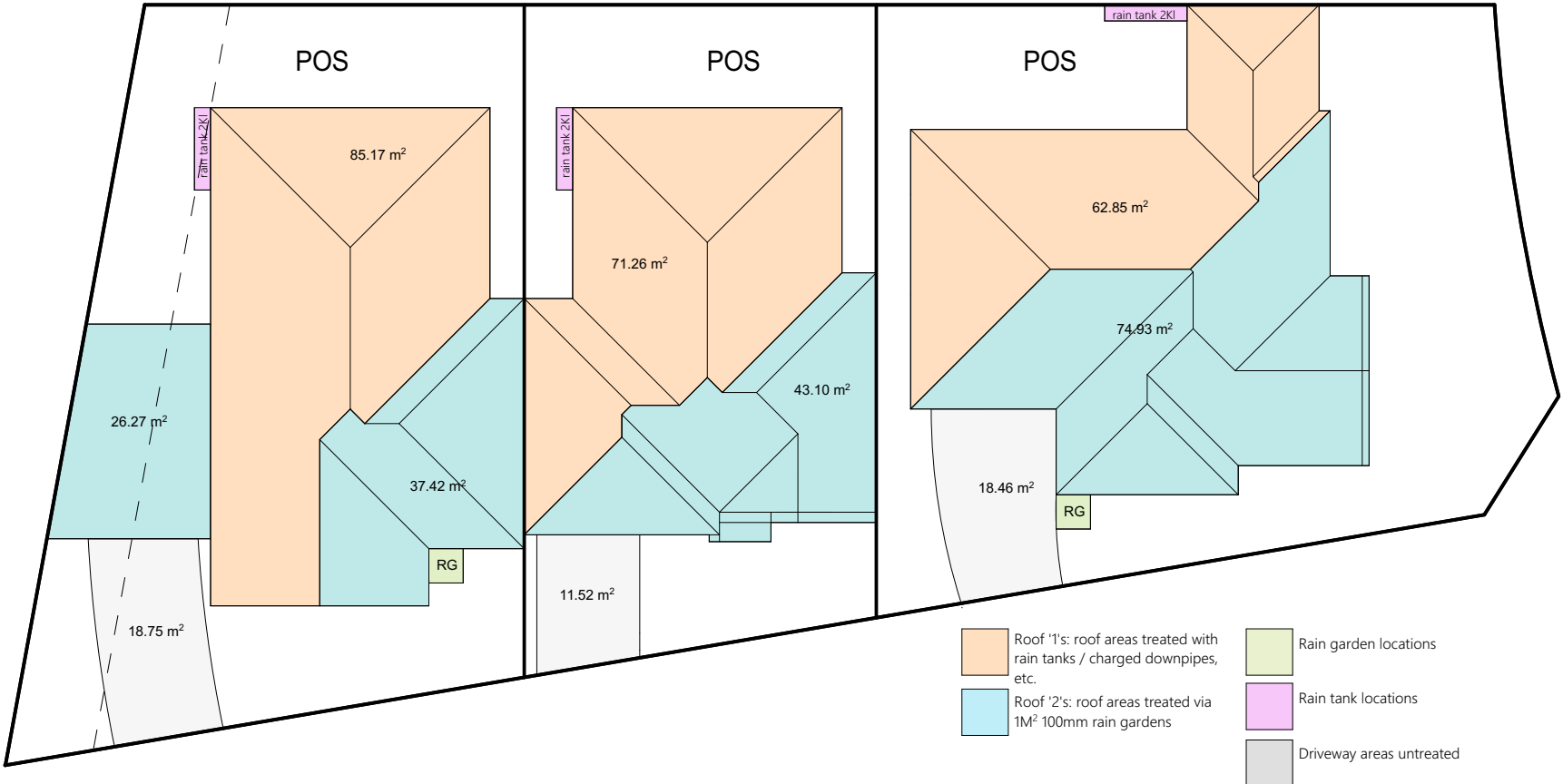


3 PM

W.S.U.D plan

scale: 1 : 200

NOTE:  
Plan to be read in conjunction STORM report provided with  
application (score: 110%).



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Date Plans Provided: 13/05/2022

DRAFTSMAN

mb: 0407 096 744  
e: beau.skowron@gmail.com

PROJECT STAGE	BY	DATE
DESIGN		
APPROVAL		

PROJECT DETAILS

Planning application

Proposed multi unit (3) development

63 Brougham Ave,  
Wyndham Vale, VIC.

Daniel Kwek

Shadow diagrams / WSUD plan

DRAWN	BJS
DESIGNED	BJS
CHECK	tba
DATE DRAWN	APRIL 2022
DRAWING SCALE	1 : 200
SHEET SIZE	A2

PROJECT NUMBER	DRAWING NUMBER	REVISION
tba	4	00

WYNDHAM CITY COUNCIL  
Town Planning  
Advertised Documents

Plan: 4 of 4