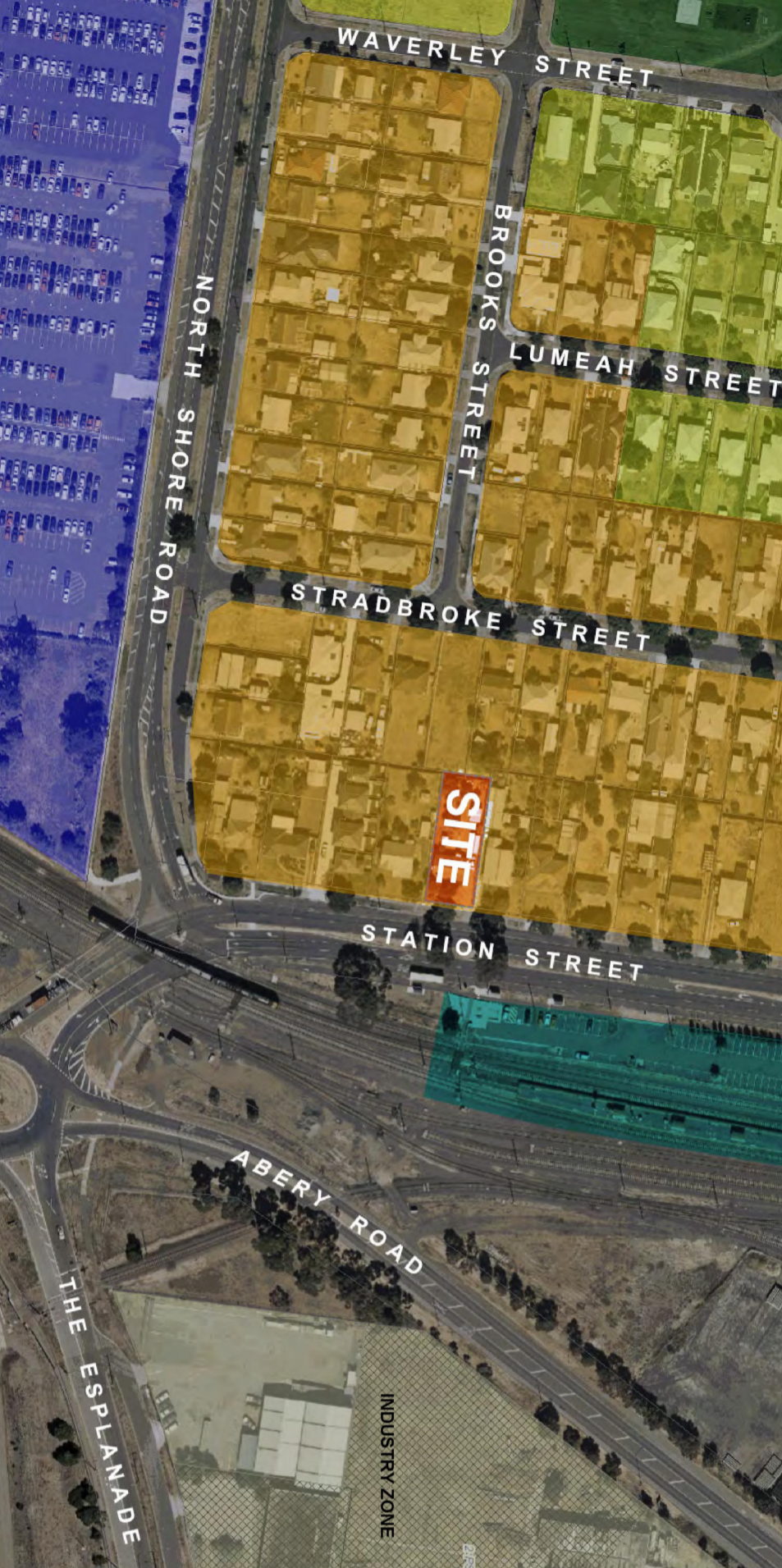
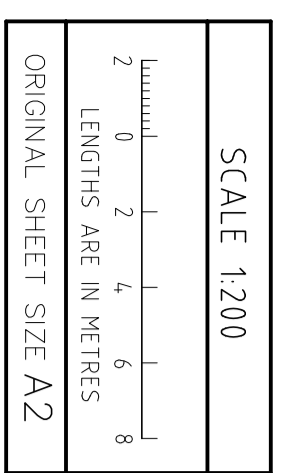




location plan



site analysis plan



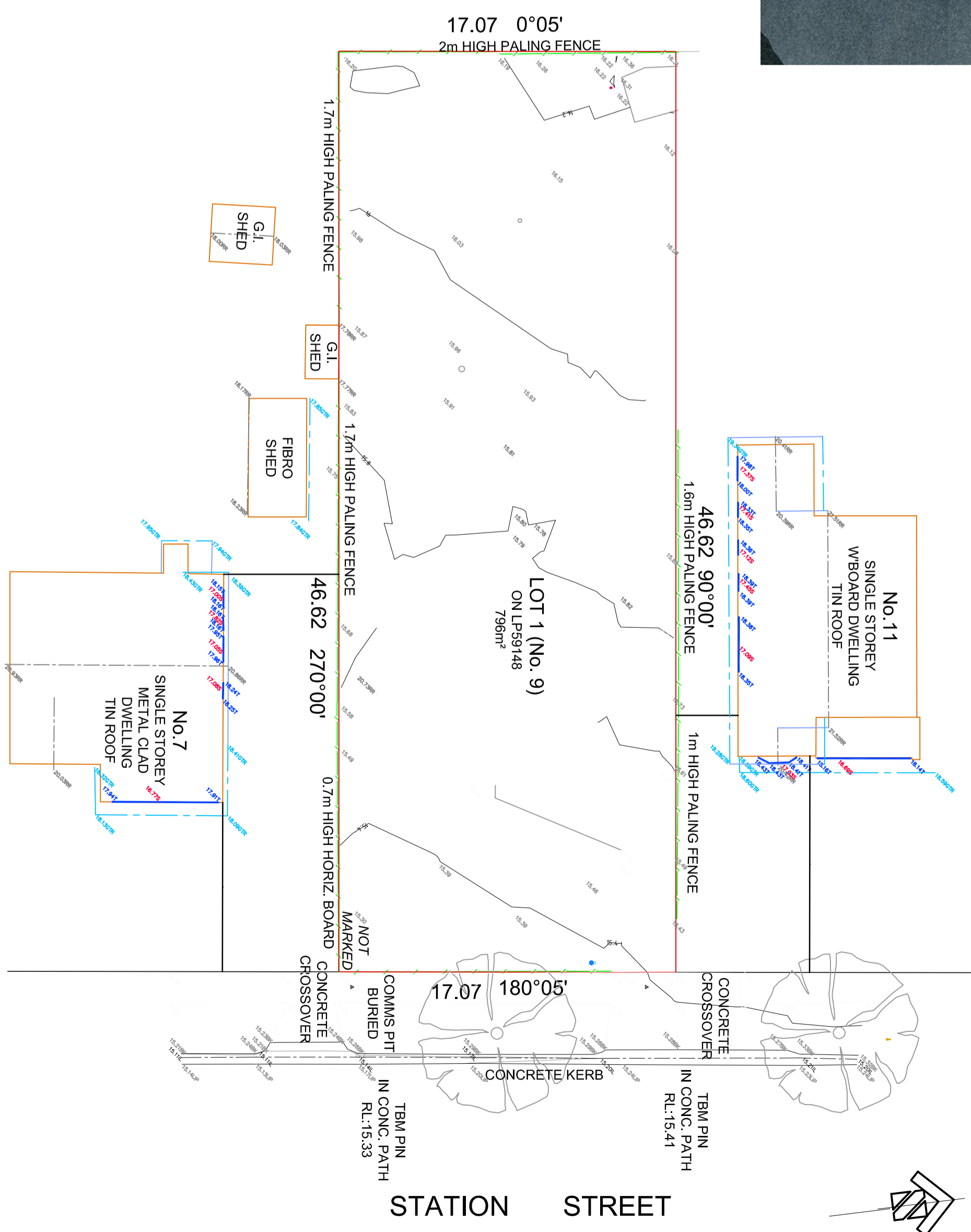
DESIGN STATEMENT

The proposal seeks to construct five, double storey dwellings on the site, 9 Station Street, Norlane; they have been sited to activate housing diversity of the local area, rejuvenate streetscape with incorporating the neighbourhood context, and offer good access to services and transport.

The dwellings are of a high architectural merit and provide for a contemporary design response to the eclectic built form that makes up this portion of Station Street of Norlane. The design reveals an active language by using double pitched roofs, render finish and lightweight cladding these common architectural elements that you can easily find on the street.

The proposal contains two types of spatial arrangements, 'living on ground' unit 1 and unit 4) and 'reverse living' (unit 2-3). This combination maximised neighborhoods amenity in the limited footprint for 4, houses.

In general, what the development proposed is considered to have been carefully conceived regarding the opportunities and constraints exhibited by the site; it is aiming at creating a modern, sustainable urban living for future local residences with better amenities/facilities

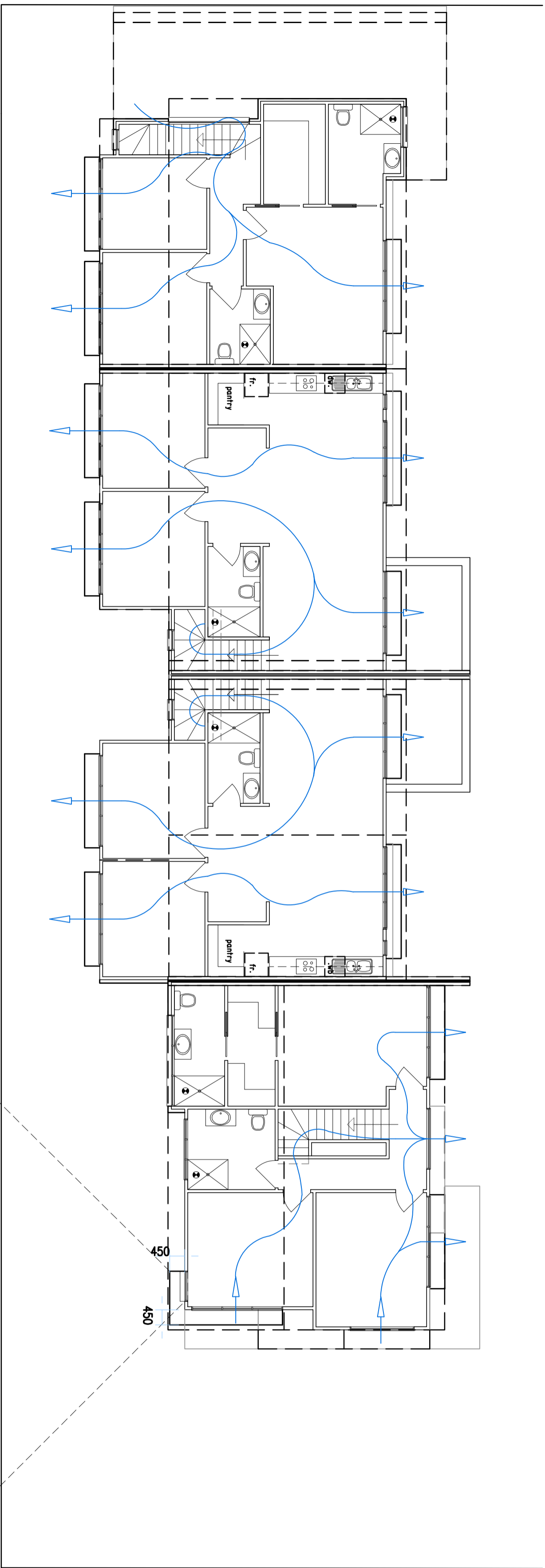


existing/demo plan

Proposed Unit Development at lot 1 (9) Station Str., Norlane 3214

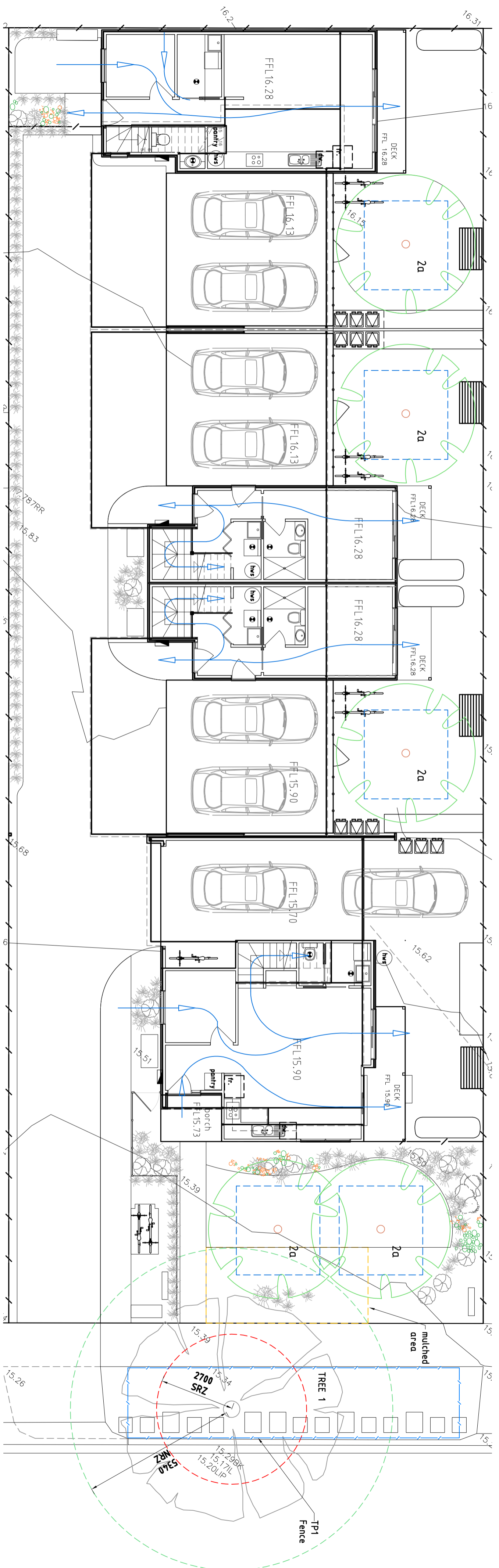
David Calleja B.E.(Civ) M.L.E.Aust
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drawn: D.Calleja
 date: 17/02/2024
SA1
 Job No. 45012



↔ DENOTES CROSS FLOW DIRECTIONS

upper floor plan scale 1:100



ground floor plan scale 1:100

**Proposed Unit Development
at lot 1 (9) Station Str., Norlane 3214**

Cross Flow Ventilation Plan

SCALE 1:100

1 0 1 2 3 4

LENGTHS ARE IN METRES

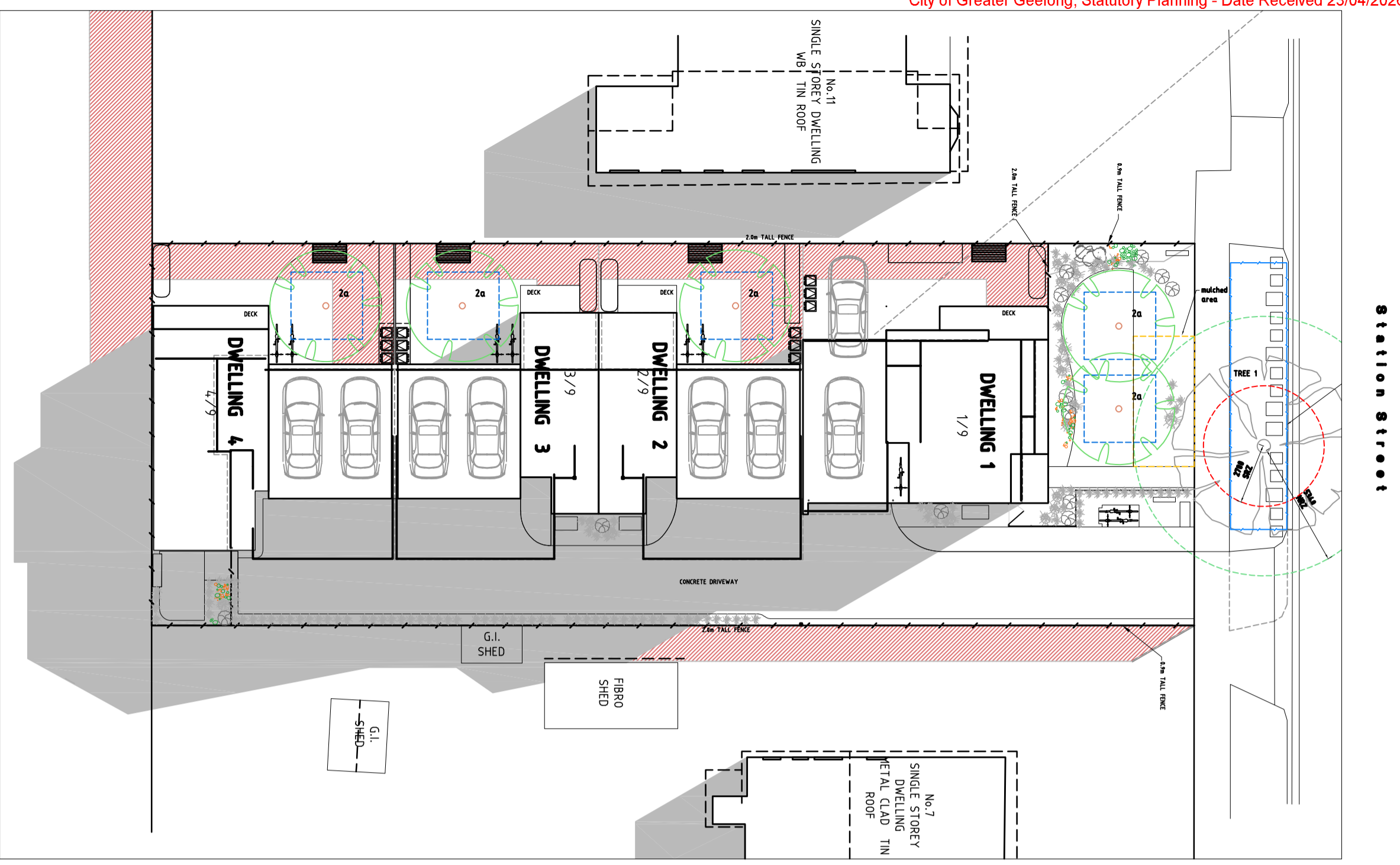
ORIGINAL SHEET SIZE A2

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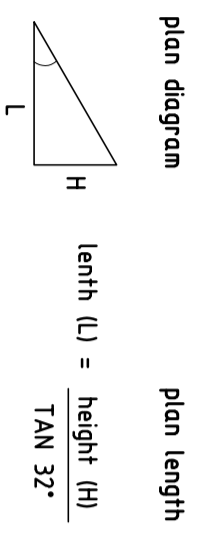
SA2
Job No. 45012

C:\Users\david\Documents\Projects\Station Str\SA2_13 Rev_A.dwg, 23/04/2026 7:43:22 AM, David Calleja

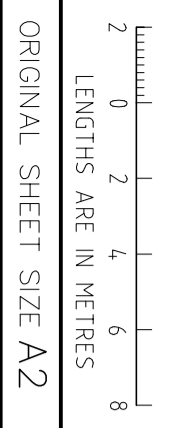


Shadow diagram scale 1:200
September 22nd - 9.00am

Shadow calculation method
September 22nd - 9.00am
latitude 37.5° south

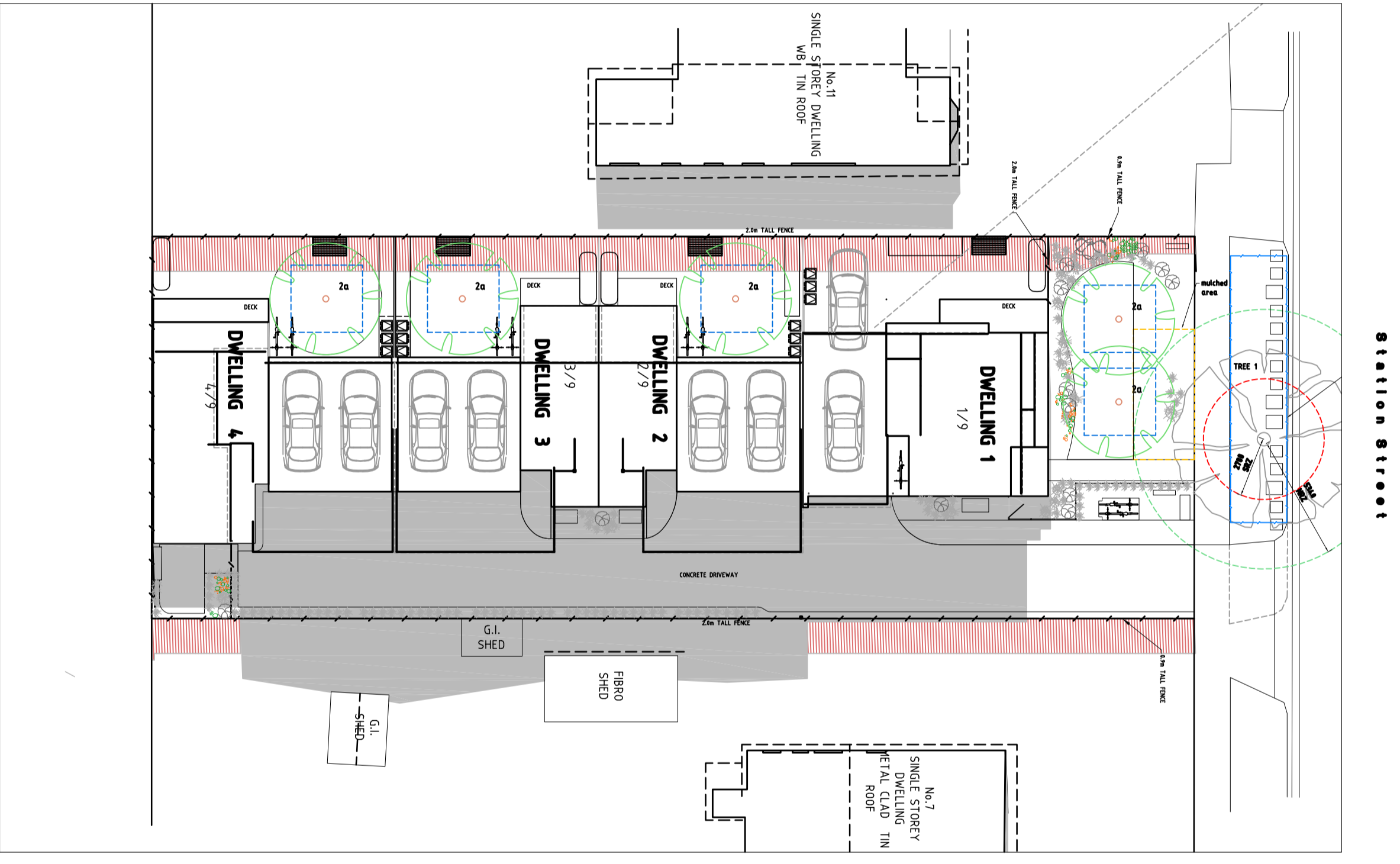


SCALE 1:200



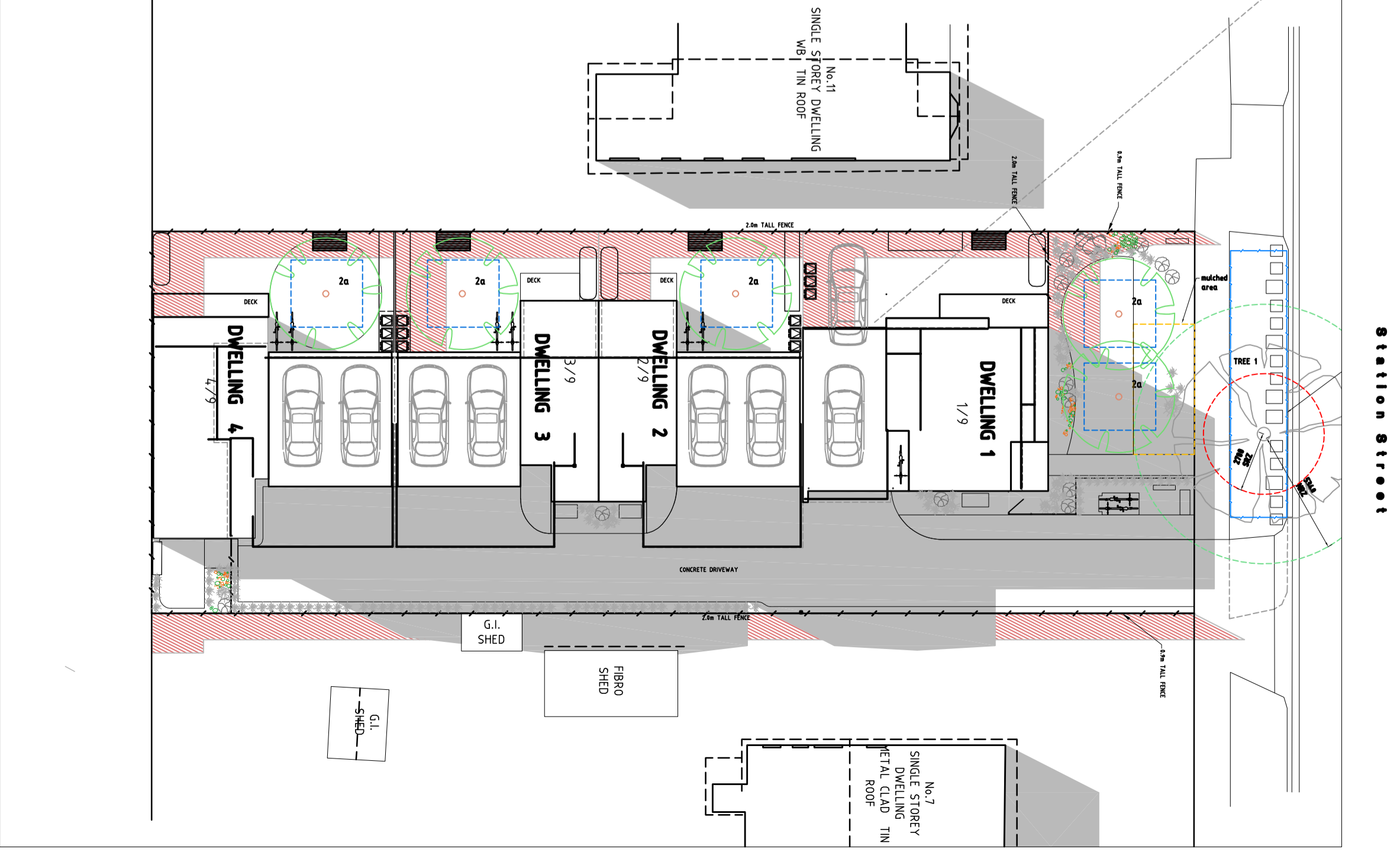
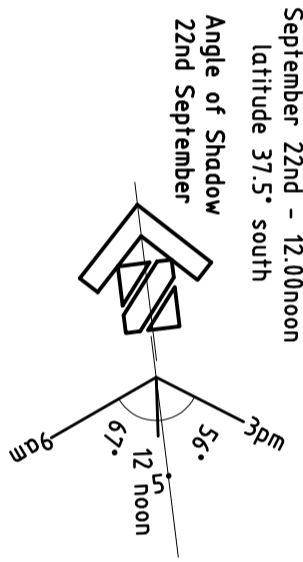
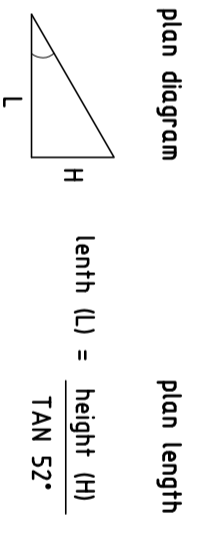
Shadow Diagrams

scale 1:200



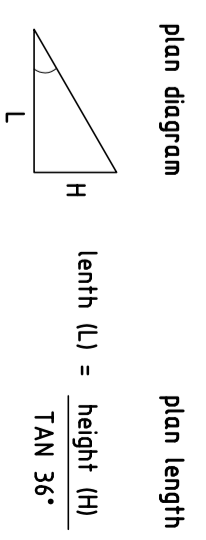
Shadow diagram scale 1:200
September 22nd - 12.00noon

Shadow calculation method
September 22nd - 12.00noon
latitude 37.5° south



Shadow diagram scale 1:200
September 22nd - 3.00pm

Shadow calculation method
September 22nd - 3.00pm
latitude 37.5° south



Proposed Unit Development at lot 1 (9) Station Str., Norlane 3214

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SCALE 1:100

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A2

PERMEABLE CONCRETE (FOR VEHICULAR LOADS)

TOP SURFACE LAYER
3mm FINE & 8mm COURSE SELECTED AGGREGATE BONDED TOGETHER WITH APPROVED WATERPAVE RESIN (OR SIMILAR)

SUB SURFACE LAYER
A MIX OF 10mm RECYCLED RUBBER BONDED TOGETHER WITH APPROVED WATERPAVE RESIN (OR SIMILAR)

BASE LAYER
20mm - 40mm COMPACTED CLEAN STONE (UNBONDED)

PROVIDE A STABLE POROUS SUB-BASE WITH 20% VOIDES

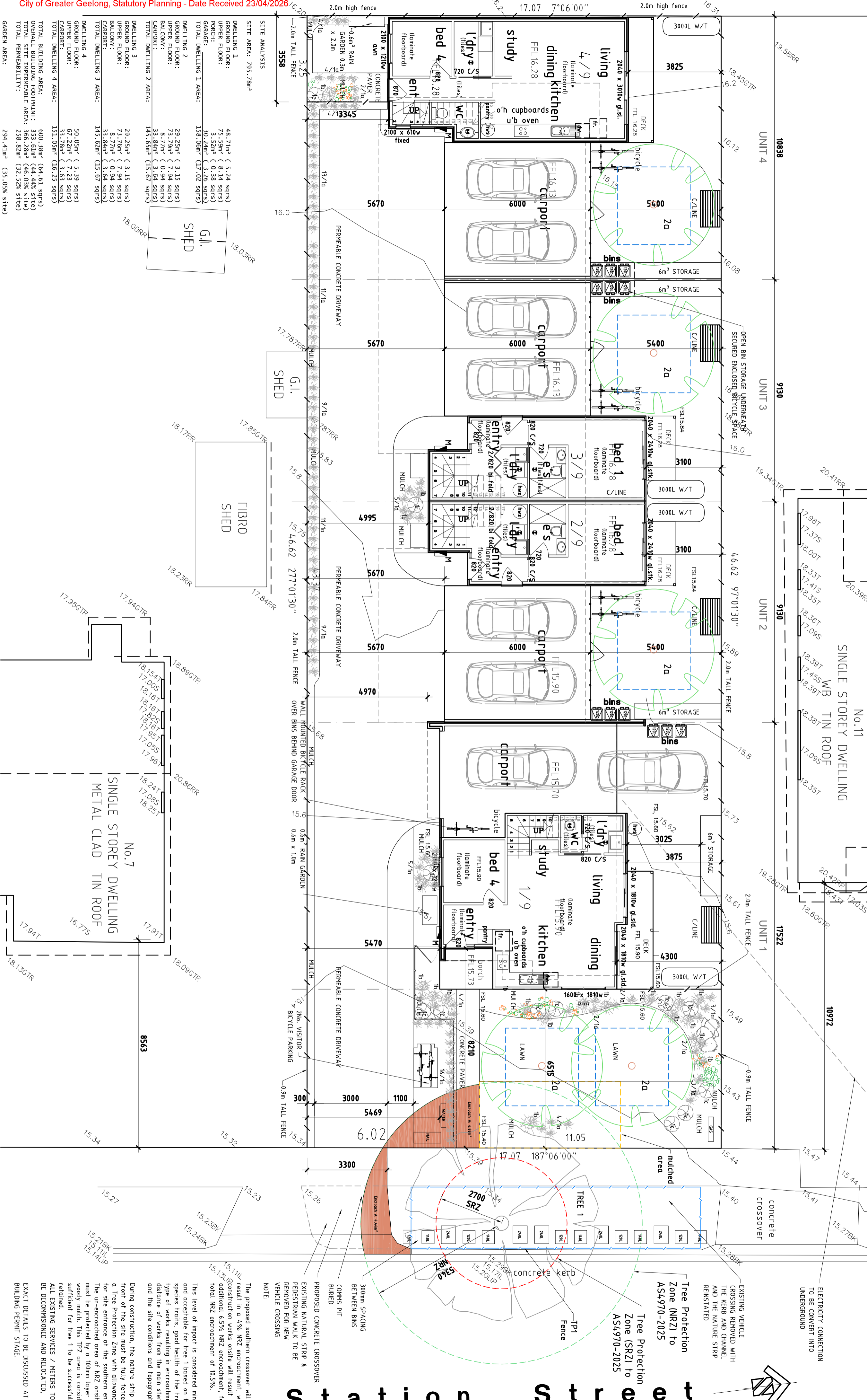
Proposed site and ground floor plan scale 1:100

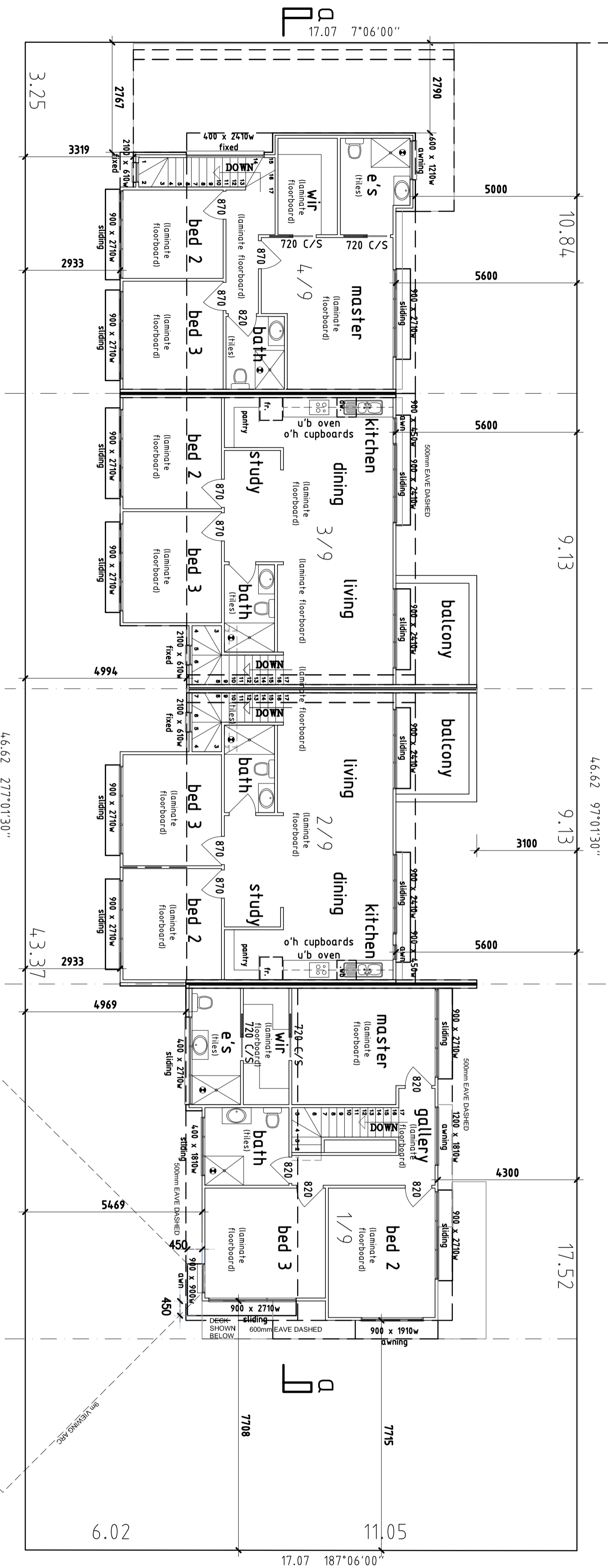
Proposed Unit Development at lot 1 (9) Station Str., Norlane 3214

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drawn: D.Calleja
date: 17/02/2024

TP1
Job No. 45012





Proposed site and upper floor plan scale 1:100

SITE ANALYSIS

SITE AREA: 795.78m²

DWELLING 1
 GROUND FLOOR: 48.71m² (5.24 sqrs)
 UPPER FLOOR: 75.59m² (8.14 sqrs)
 PORCH: 3.52m² (0.38 sqrs)
 GARAGE: 30.24m² (3.26 sqrs)
 TOTAL DWELLING 1 AREA: 158.06m² (17.02 sqrs)

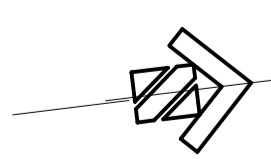
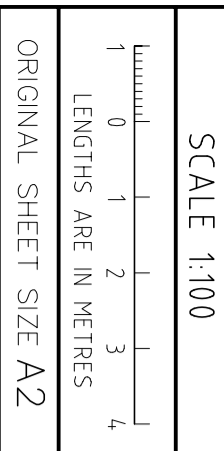
DWELLING 2
 GROUND FLOOR: 29.25m² (3.15 sqrs)
 UPPER FLOOR: 73.79m² (7.94 sqrs)
 BALCONY: 8.77m² (0.94 sqrs)
 CARPORT: 33.84m² (3.64 sqrs)
 TOTAL DWELLING 2 AREA: 145.65m² (15.67 sqrs)

DWELLING 3
 GROUND FLOOR: 29.25m² (3.15 sqrs)
 UPPER FLOOR: 73.79m² (7.94 sqrs)
 BALCONY: 8.77m² (0.94 sqrs)
 CARPORT: 33.84m² (3.64 sqrs)
 TOTAL DWELLING 3 AREA: 145.62m² (15.67 sqrs)

DWELLING 4
 GROUND FLOOR: 50.05m² (5.39 sqrs)
 UPPER FLOOR: 67.22m² (7.23 sqrs)
 CARPORT: 33.78m² (3.63 sqrs)
 TOTAL DWELLING 4 AREA: 151.05m² (16.25 sqrs)

TOTAL BUILDING AREA: 600.38m² (64.61 sqrs)
 OVERALL BUILDING FOOTPRINT: 353.61m² (44.44% site)
 TOTAL SITE IMPERMEABLE AREA: 366.28m² (46.03% site)
 TOTAL PERMEABILITY: 258.82m² (32.52% site)

GARDEN AREA: 294.41m² (35.05% site)
 PRIVATE OPEN SPACE SCHEDULE 1/9: 1/9
 SECURED OPEN SPACE (3.0m min width): 25.00m² 34.84m² 35.42m² 43.45m²
 BALCONY: 8.42m² 8.42m² 8.42m² 12.81m²
 OTHER OPEN SPACE (including front yard): 77.36m² 43.26m² 43.84m² 56.26m²
 TOTAL OPEN SPACE: 97.36m²



LEGEND

- WATER YANK
- W/C
- TOILET
- LAUNDRY
- HMS
- HOT WATER SYSTEM
- GAS METERS
- WATER METER
- MAIL BOX
- SMITH BOX



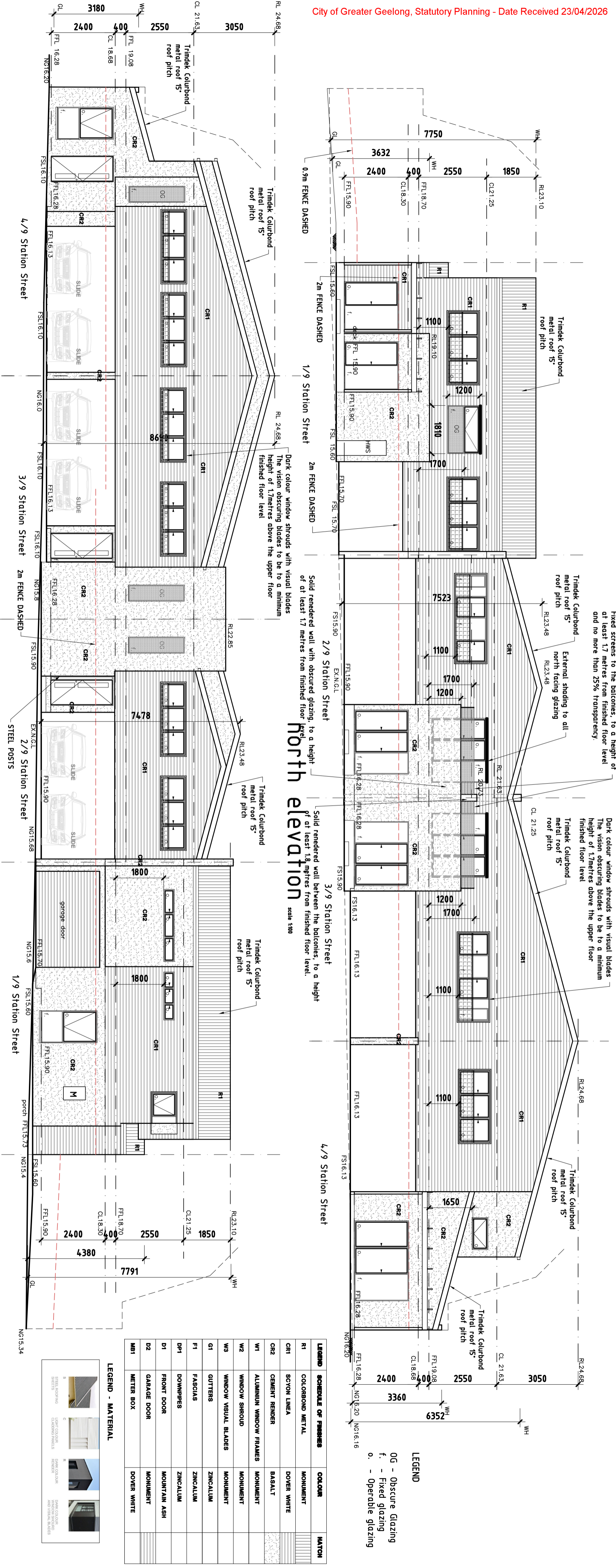
NOTE:
 1. THIS DEVELOPMENT TO ACHIEVE ENERGY EFFICIENCY, THE DESIGNER HAS INCORPORATED SOLAR OR SHADING DEVICES WITH DIMMING CAPABILITY TO REDUCE PEAK ENERGY DEMAND.
 2. ALL EXTERNAL LIGHTING WILL BE CONTROLLED BY MOTION DETECTORS.
 3. THE MAXIMUM ILLUMINATION POWER PROVIDED BY MOTION DETECTORS IS 1.5W.
 4. A MINIMUM POWER OF 4.5W WILL BE PROVIDED TO ALL LIVING AREAS AND BEDROOMS.
 5. EXTERNAL SHADING WILL BE USED FOR ALL NORTH FACING GLAZING.
 6. PROUFGIT TOLERANT SPECIES OR EQUIVALENTS WILL BE USED FOR ALL PLANTING.
 7. DETAILS OF ALL PLANTING TO BE PROVIDED TO LANDSCAPE DESIGNER.
 8. DETAILS OF ALL PLANTING TO BE PROVIDED TO LANDSCAPE DESIGNER.

THE ENCROACHMENT
 PAVEMENT AREAS: 4.67m² - 4.8%
 CROSSOVER: 3.38m² - 0.4%
 TOTAL ENCROACHMENT: 8.05m² - 1.0%
 TOTAL PERMEABLE AREA: 258.82m² - 32.5%
 TOTAL IMPERMEABLE AREA: 366.28m² - 46.0%
 TOTAL SITE AREA: 795.78m² - 100%

Proposed Unit Development
 at lot 1 (9) Station Str., Norlane 3214

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drawn: D.Calleja
 date: 17/02/2024
TP2
 Job No. 45012



Fixed screens to the balconies, to a height of at least 1.7 metres from finished floor level and no more than 25% transparency.

Dark colour window shutters with visual blades. The vision obscuring blades to be to a minimum height of 1.7metres above the upper floor finished floor level.

Solid rendered wall with obscured glazing, to a height of at least 1.7 metres from finished floor level.

Solid rendered wall between the balconies, to a height of at least 1.9 metres from finished floor level.

North elevation scale 1:100

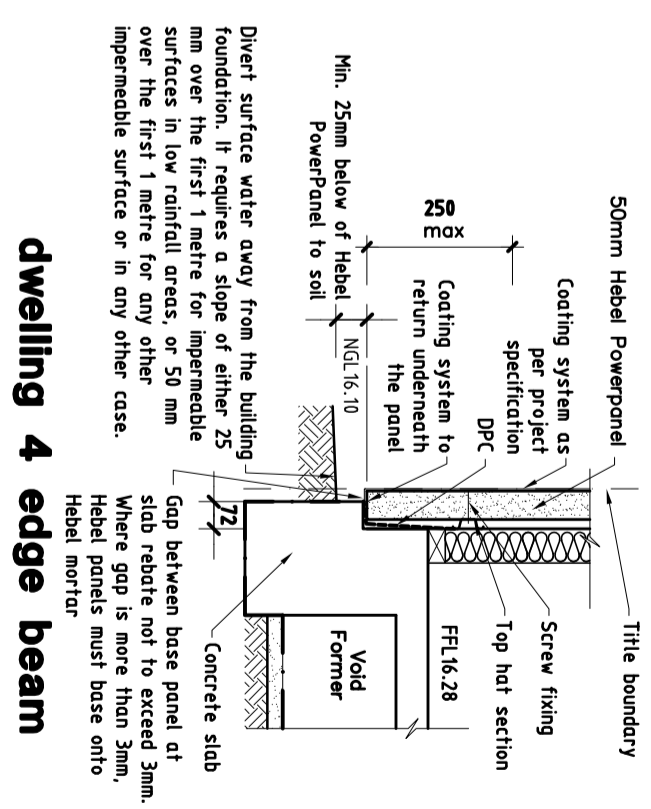
South elevation scale 1:100

east streetscape elevation scale 1:300

LEGEND	SCHEDULE OF FINISHES	COLOR	MATCH
R1	COLORBOND METAL	MONUMENT	
CR1	SOYON LINEA	DOVER WHITE	
CR2	CEMENT RENDER	BASALT	
W1	ALUMINIUM WINDOW FRAMES	MONUMENT	
W2	WINDOW SHROUD	MONUMENT	
W3	WINDOW VISUAL BLADES	MONUMENT	
G1	GUTTERS	ZINCALUM	
F1	FASCIAS	ZINCALUM	
DP1	DOWNPYPES	ZINCALUM	
D1	FRONT DOOR	MOUNTAIN ASH	
D2	GARAGE DOOR	MONUMENT	
MB1	METER BOX	DOVER WHITE	

LEGEND - MATERIAL

	STEEL CLADDING
	LIGHT COLOR RENDER
	DARK COLOR RENDER
	DARK COLOR RENDER



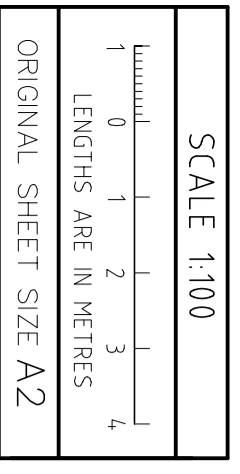
dwelling 4 edge beam

Proposed Unit Development at lot 1 (9) Station Str., Norlane 3214

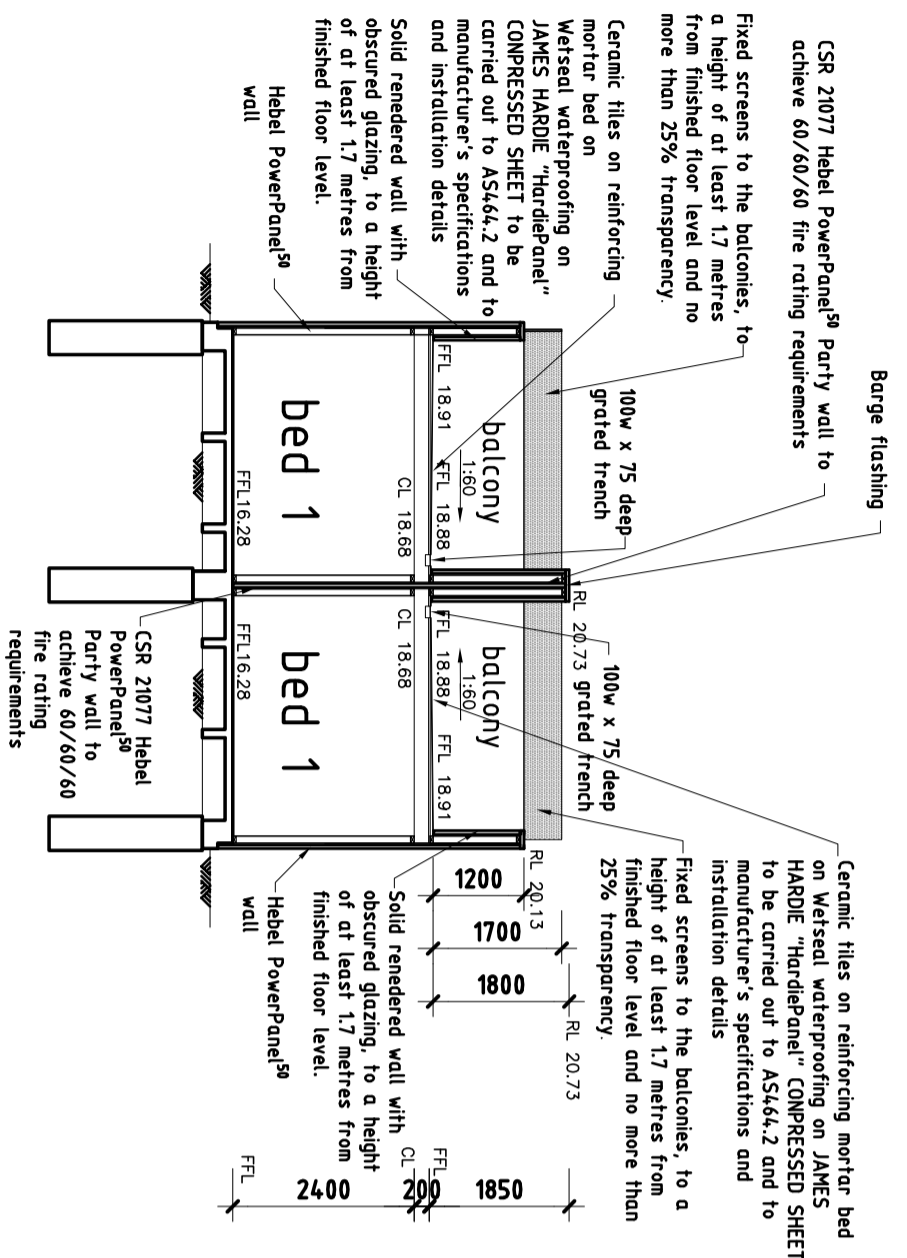
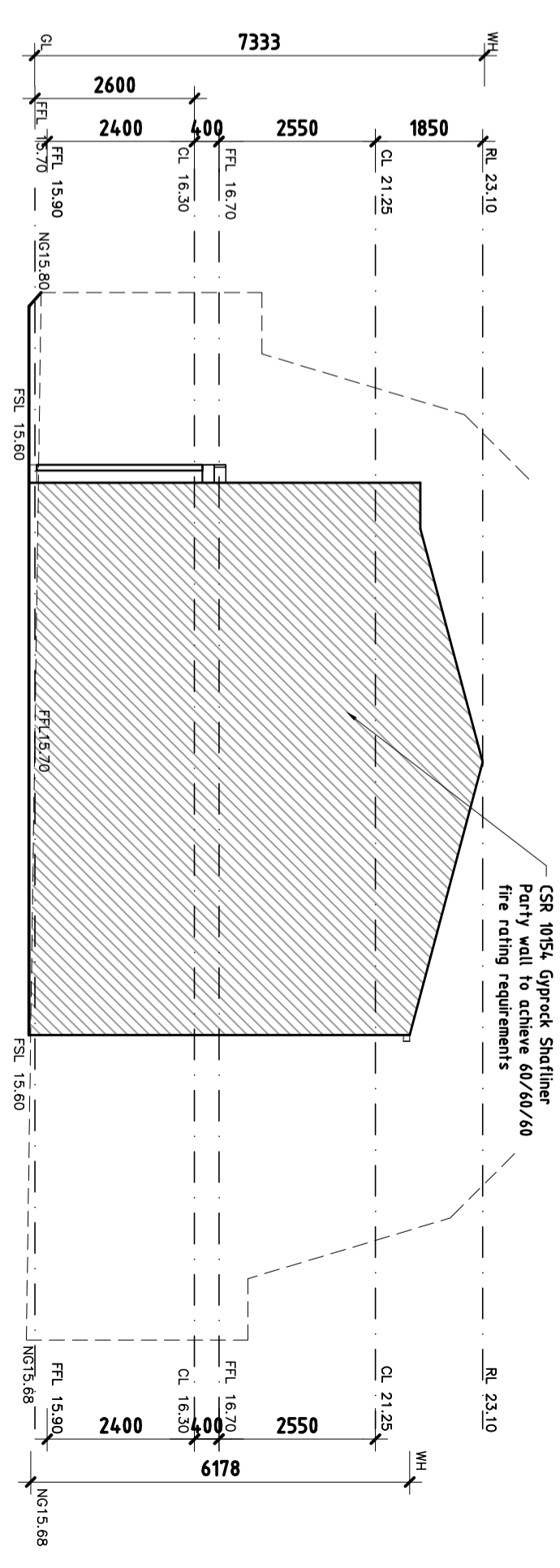
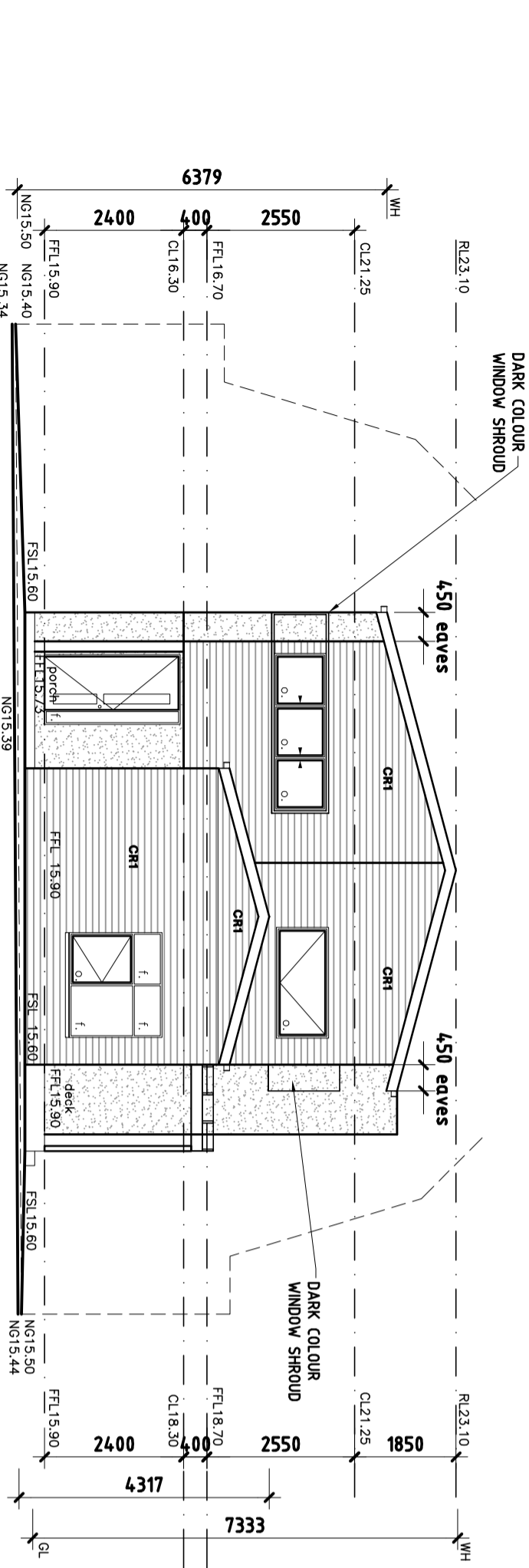
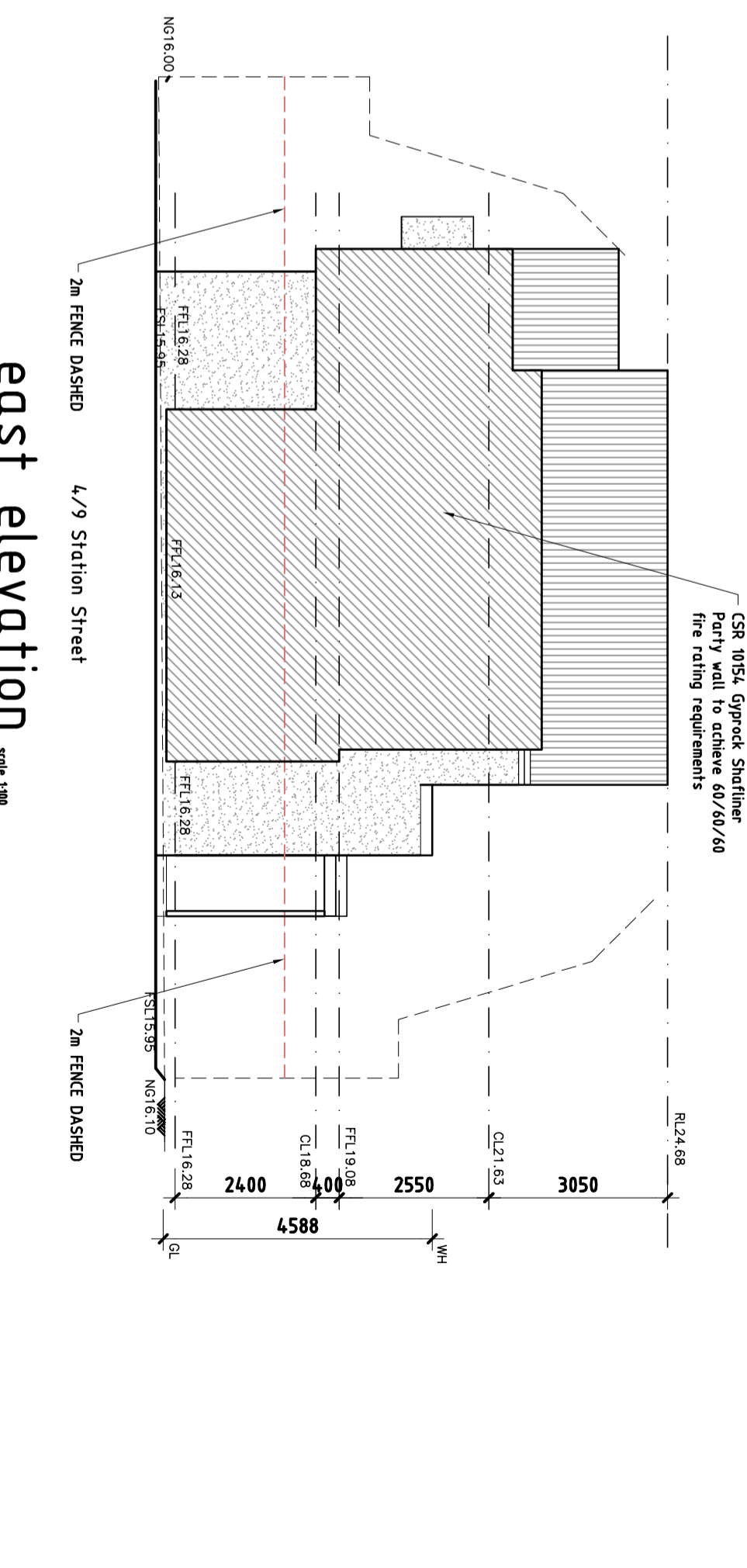
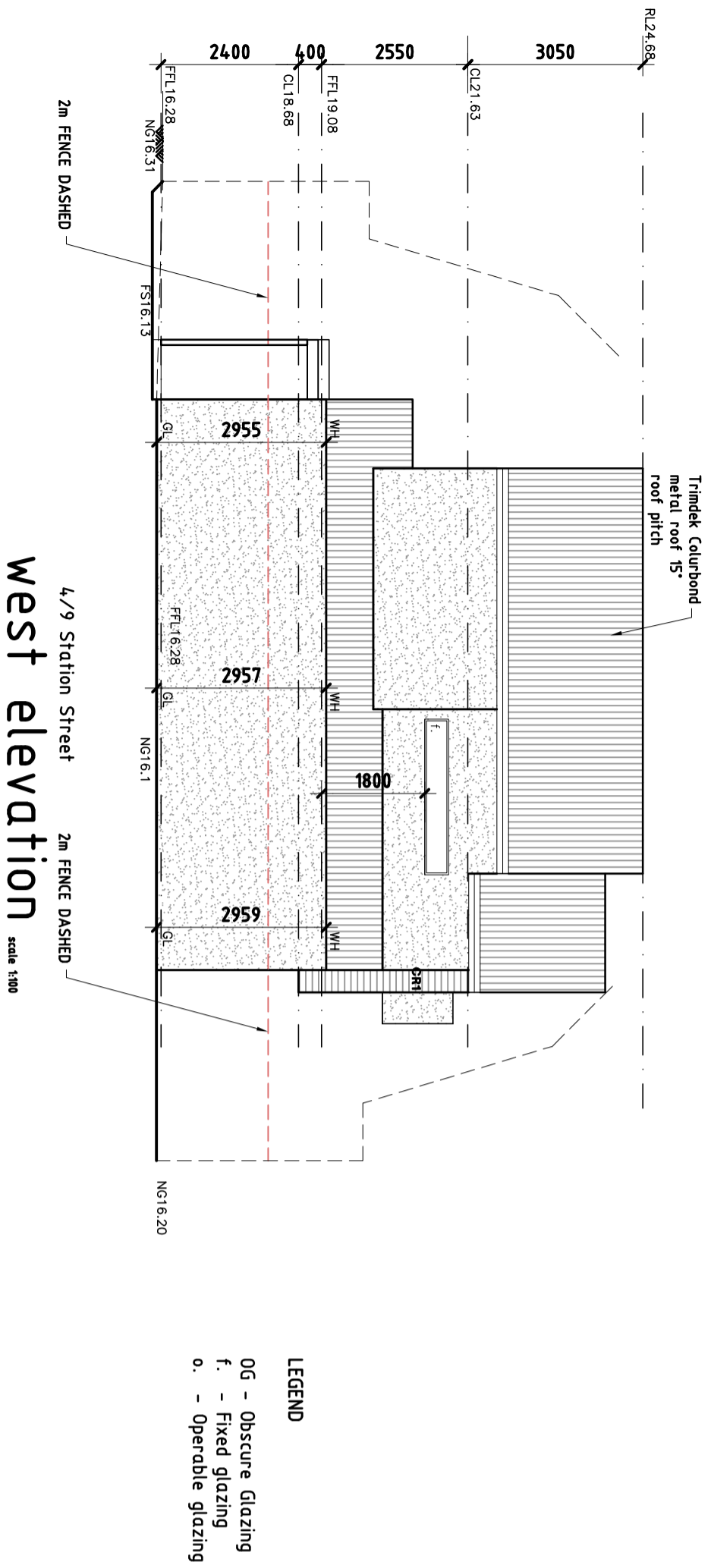
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 date: 17/02/2024

TP3
 Job No. 45012



SCALE 1:100
 ORIGINAL SHEET SIZE A2

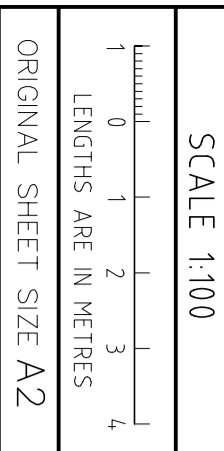


east elevation scale 1:100

west elevation scale 1:100

east elevation scale 1:100

west elevation scale 1:100

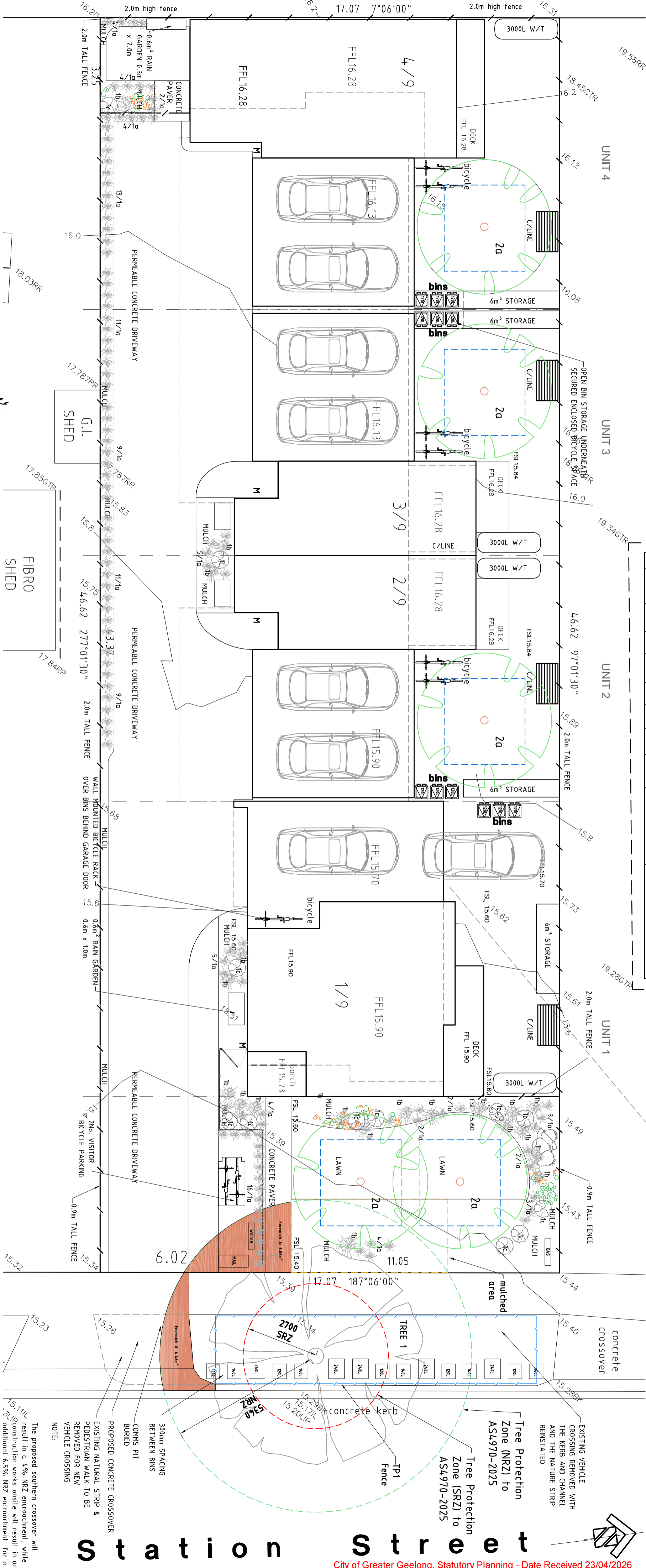


section through balconies scale 1:100

Proposed Unit Development
at lot 1 (9) Station Str., Norlane 3214

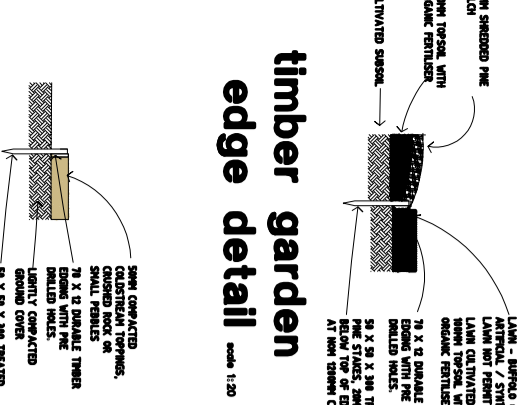
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TP4
 Job No. 45012

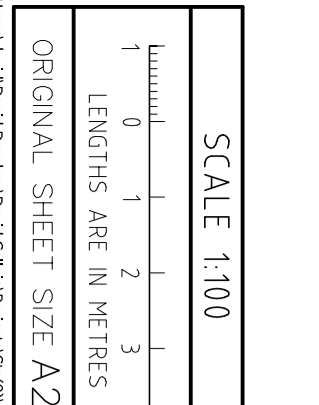


landscaping plan scale 1:100

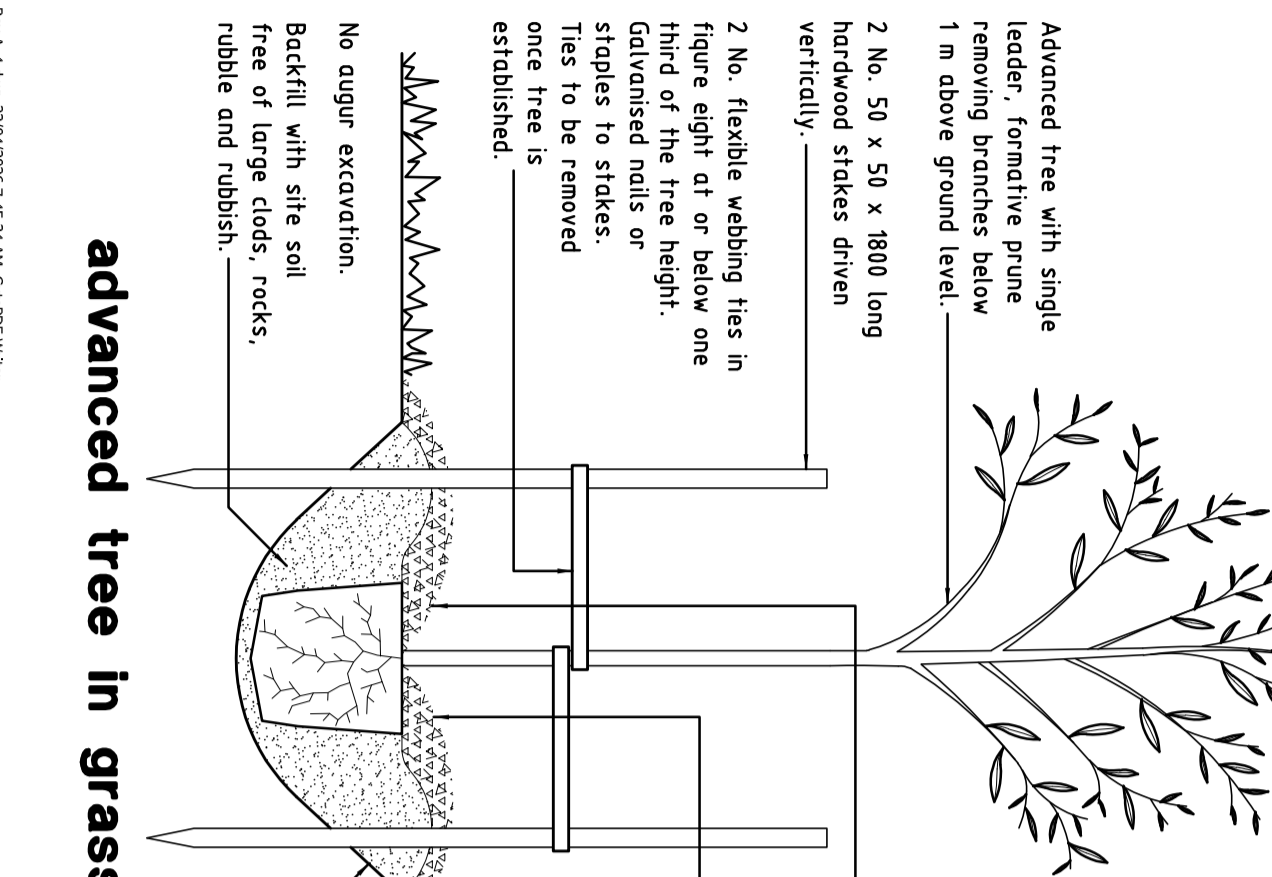
CODE	SCIENTIFIC NAME	COMMON NAME	MATURE HEIGHT (M)	MATURE WIDTH (M)	QUANTITY	POZ SIZE
1a	<i>Chrysanthemum amplexicaule</i>	Clustered Everlasting	0.5	0.5	13	140mm
1b	<i>Dianella 'Little Rav'</i>	Flax Lily	0.4	0.4	20	140mm
1c	<i>Lomatium longifolia</i>	'Tankie'	0.6	0.6	12	140mm
2a	<i>Lagerströmia indica</i> x <i>foural 'Whitchee'</i>	Cape Myrtle	6.0	5.0	5	400 pot



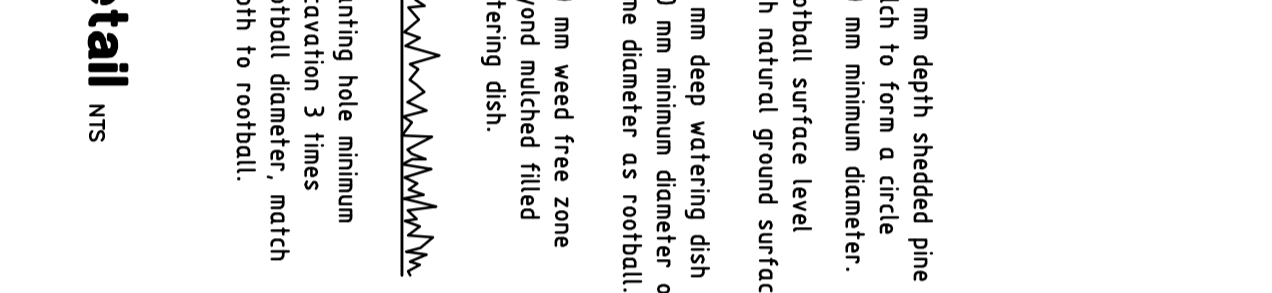
timber garden edge detail scale 1:20



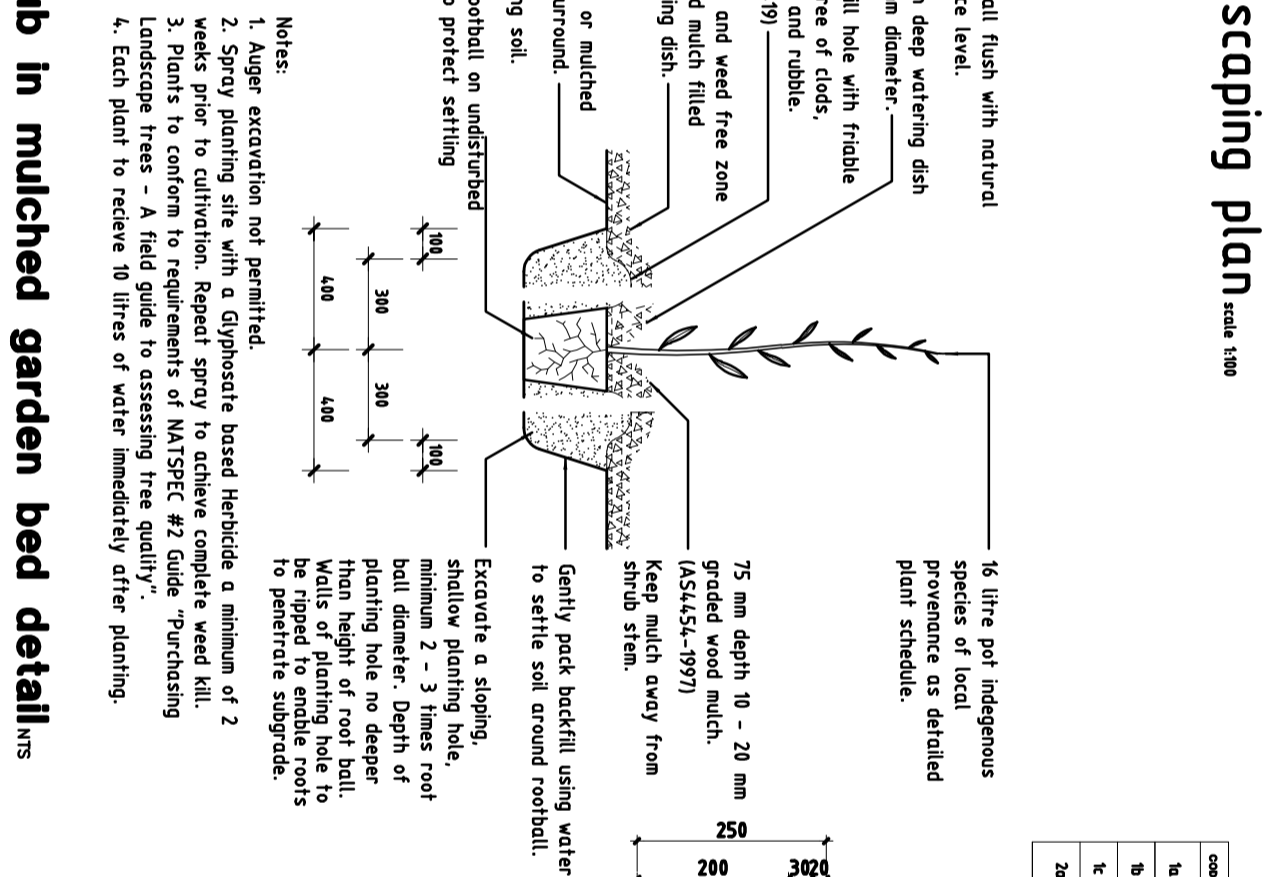
permeable ground cover detail scale 1:20



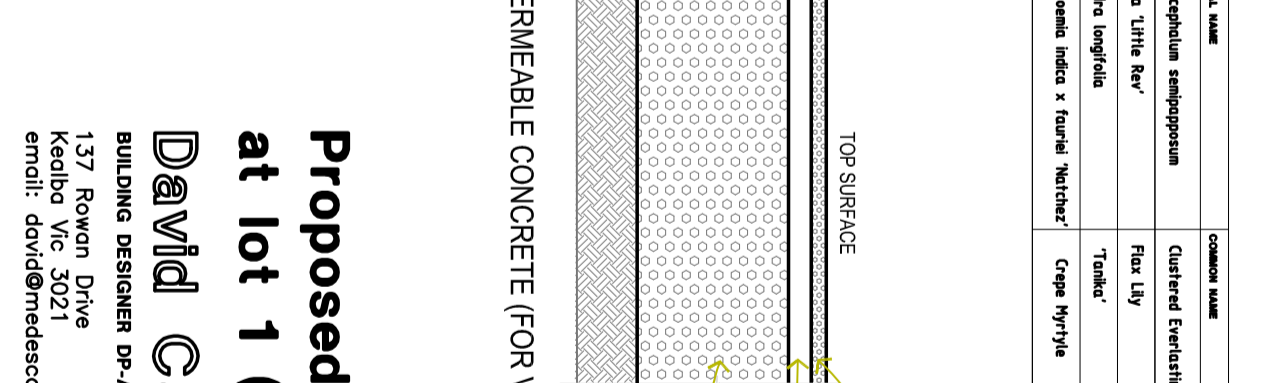
advanced tree in grass detail NTS



shrub in mulched garden bed details NTS



landscaping plan scale 1:100



PERMEABLE CONCRETE (FOR VEHICULAR LOADS)

Notes:

1. Auger excavation not permitted.
2. Sprayer planting site with a glyphosate based herbicide a minimum of 2 weeks prior to cultivation. Repeat spray to achieve complete weed kill.
3. Plants to conform to requirements of NAITSPFC #2 Guide "purchasing Landscape Trees - A field guide to assessing tree quality".
4. Each plant to receive 10 litres of water immediately after planting.

NO EXCAVATION WORKS TO BE CARRIED OUT WITHIN 1.8m OF THE BASE OF THE TRUNK. A FENCE TREE PROTECTION ZONE MUST BE ESTABLISHED AND MAINTAINED USING METHODS SET OUT IN AS4970-2025 PROTECTION OF TREES ON A DEVELOPMENT SITE FOR THE ENTIRE DURATION OF WORKS.

NO CROSSOVER SHALL BE CLOSER THAN 1.8M METRES TO THE BASE FLARING OF THE TRUNK OF THE EXISTING STREET TREE.

NO PRUNING OF THE EXISTING STREET TREE LOCATED WITHIN THE NATURESTRIP SHALL BE UNDERTAKEN BY ANY PARTY OTHER THAN GEELONG TREE SERVICES.

THE NATURESTRIP AND STREET TREE TO BE BARRICADED OUT USING PORTABLE CYCLONE FENCING FOR THE DURATION OF THE DEVELOPMENT.

NO BUILDING MATERIALS ARE TO BE STACKED AND/OR DUMPED ON THE NATURESTRIP DURING CONSTRUCTION.

THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED BY ANY MEANS INCLUDING PARKING OF VEHICLES OR STORAGE OF PLANT AND EQUIPMENT MATERIALS, SOIL OR WASTE.

Proposed Unit Development
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