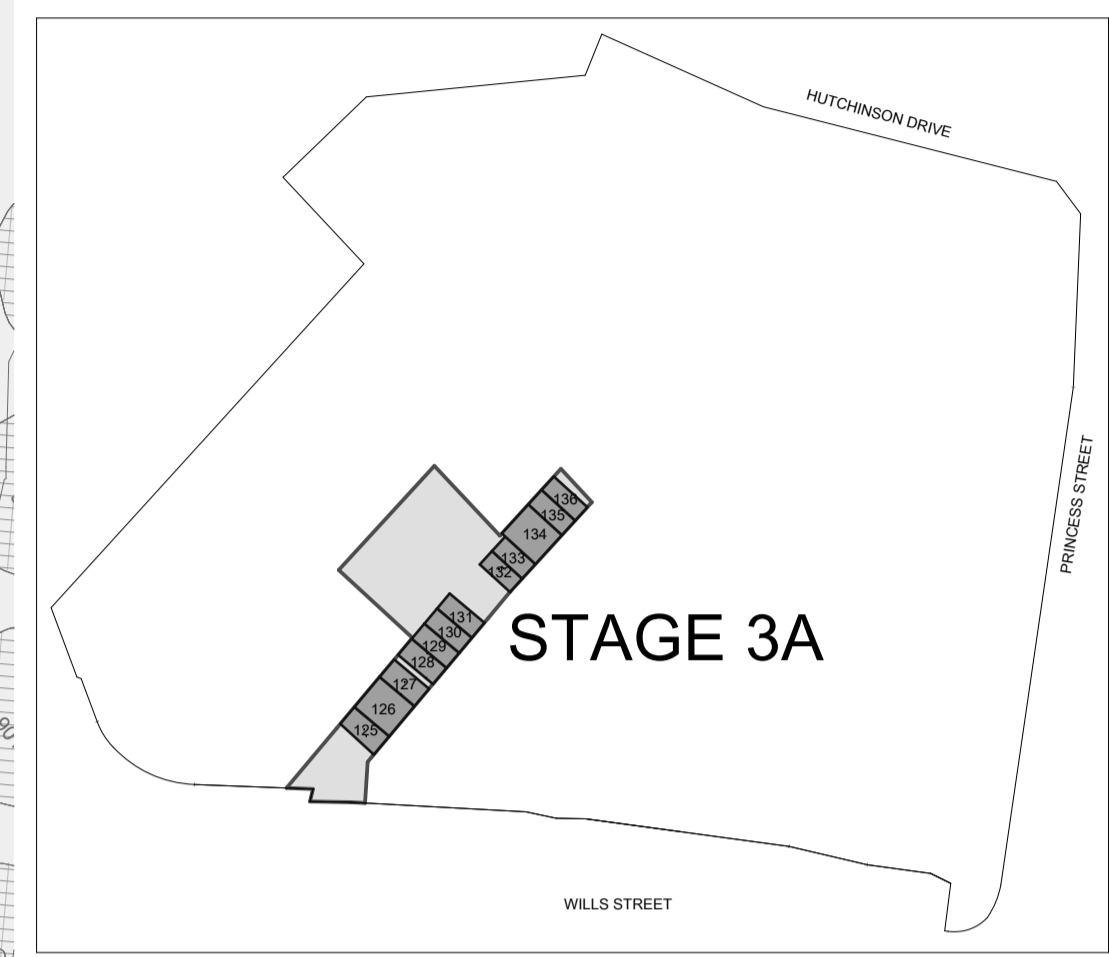


NOTES
 For all paving, landscaping, fencing, retaining wall detail, location and sizes, refer to Future Landscape Plans to be submitted as a Condition of Consent.
 Permeability – Final Detail will be provided on Future Landscape Plan, however a minimum of 20% of the site will be impervious.
 House Floor Levels indicate Maximum Height.



**FUTURE DEVELOPMENT GENERALLY
 IN ACCORDANCE WITH WALKER
 DEVELOPMENT PLAN**

**NOT PART OF
 PERMIT
 APPLICATION**

THE DESIGN RESPONSE (stage 3A)

- 1 Stage 3A is bounded by Park Avenue on the south with park reserve space and a Lifestyle Centre to the north. Stage 3A consists of twelve residential lots, ten being less than 500m² in area. A range of dwelling types are proposed for these lots (as detailed in the plans prepared by dko Architecture Pty Ltd).
 Lot 125 - Type H Lot 128 - Type G2 Lot 131 - Type GL Lot 134 - OS 22
 Lot 126 - OS 21 Lot 129 - Type GK Lot 132 - Custom 10 Lot 135 - Type GK
 Lot 127 - Type G1 Lot 130 - Type GK Lot 133 - Type GK Lot 136 - Type GL
- 2 The proposed dwellings on lots under 500m² are two storeys in height. The height of the proposed dwellings responds to the character of the surrounding neighbourhood that consists of one to five storey developments.
- 3 The contemporary design of the dwellings responds to the site context and site fall. Simple clean lines allow a more seamless connection between the various housing designs and variety of dwelling levels. Low maintenance, modern materials are used.
- 4 Lots 125, 126, 127, 128, 129, 132, 133, 134, 135, 136 are located on a slope down towards the northern part of the site. Pedestrian and vehicle access is at ground level, with living areas and secluded open space also located at ground level. Living areas and secluded open space are all orientated to have a northern aspect. With the slope of the land each adjacent site is higher than the neighbour to increase the northern light aspect.
- 5 Lots 130, 131 are located on an existing benched site. Pedestrian and vehicle access is at ground level, with living areas and secluded open space located at first level. Living areas and secluded open space are all orientated to have a northern aspect. With the slope of the land each adjacent site is higher than the neighbour to increase the northern light aspect.
- 6 Lots are orientated to maximise solar access and open space.
- 7 The development enhances the natural environment, by retaining vegetation identified under the vegetation protection overlay. Existing street tree planting will be enhanced with additional planting along proposed streets.
- 8 The proposed dwellings are setback sufficiently from boundaries to allow for good solar access to neighbouring secluded private open space and habitable room windows.
- 9 The design has incorporated measures to ensure that secluded open space and habitable room windows are protected from unreasonable overlooking / loss of privacy.
- 10 The proposed development has been designed in a manner that provides generous areas of secluded open space with access to northern light. All secluded open space is accessible from living areas within dwellings and is expected to provide adequately for the needs of future residents.
- 11 Facade treatments use a variety of materials and finishes creating architectural interest in the streetscape. Natural materials, such as stained timber, contrast with rendered walls and glass balustrades to create visual interest.
- 12 All dwellings will be constructed to a six star energy rating, including a rainwater tank.

ISSUED FOR TOWN PLANNING

Rev	Description	By	Date	Client Details
3	Town Planning Issue	NK	10/02/2010	Walker Corporation

Project	Project Number	Drawing
KEW STAGE 3A HOUSING	00010409	Stage 3A Town Planning Design Response
KEW MELBOURNE VIC, 3084		TOWN PLANNING Scale: 1:500 (B+A)
		Drawn: RM Checked: ML
		Drawing Number
		AR03A.21.01

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