PORT PHILLIP PLANNING DEPARTMENT Date Received: 22/08/2018

PORT PHILLIP PLANNING DEPARTMENT Date Received: 20/08/2018

TOWN PLANNING SUBMISSION

4 TOWNHOUSE DEVELOPMENT

40 ELM GROVE , BALACLAVA

DRAWING	DESCRIPTION
TP–01	COVER SHEET
TP–02	SITE & NEIGHBORHOOD PLAN
TP–03	SITE ANALYSIS
TP–04	EXISTING GROUND FLOOR PLAN
TP–05	PROPOSED GROUND FLOOR PLAN & SITE PLAN
TP–06	PROPOSED FIRST FLOOR PLAN
TP–07	PROPOSED ROOF PLAN
TP–08	PROPOSED ELEVATIONS 1
TP–09	PROPOSED ELEVATIONS 2
TP–10	STREET ELEVATION & FRONT FENCE
TP–11	SECTION X–X
TP–12	SECTION Y–Y
TP–13	9am SEPTEMBER 22 EQUINOX SHADOW DIAGRAM
TP–14	10am SEPTEMBER 22 EQUINOX SHADOW DIAGRAM
TP–15	11am SEPTEMBER 22 EQUINOX SHADOW DIAGRAM
TP–16	12pm SEPTEMBER 22 EQUINOX SHADOW DIAGRAM
TP–17	1.0pm SEPTEMBER 22 EQUINOX SHADOW DIAGRAM
TP–18	2.0pm SEPTEMBER 22 EQUINOX SHADOW DIAGRAM
TP–19	3.0PM SEPTEMBER 22 EQUINOX SHADOW DIAGRAM
TP–20	ROOF PLAN

EXISTING TWO UNIT SITE

DRAWING No: TP–01

LES KLAJN-ARCHITECT
5 CADBY CRT. STH CAULFIELD
PH 9563-5454 MOB: 04221 222 02
E-MAIL: lesklajn_architect@iprimus.com.au

Attachment 4: 1150/2017 - S57A - Plans

PORT PHILLIP PLANNING DEPARTMENT Date Received: 20/08/2018

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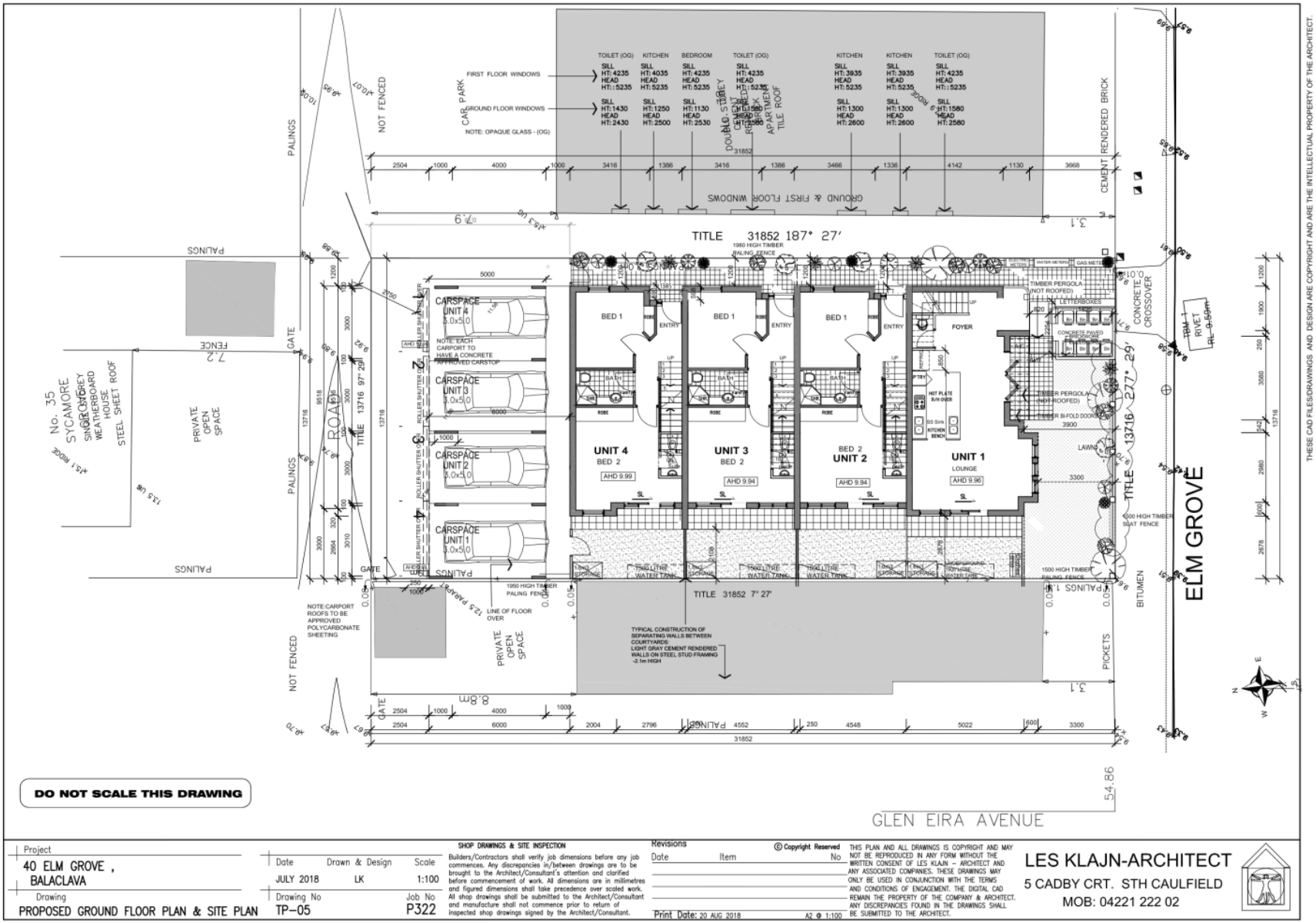

Project: 40 ELM GROVE , BALACLAVA	Date: JULY 2018	Drawn & Design: LK	Scale: 1:100
Drawing: PROPOSED GROUND FLOOR PLAN & SITE PLAN	Drawing No: TP–05		Job No: P322

SHOP DRAWINGS & SITE INSPECTION

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Revisions

Date	Item	No

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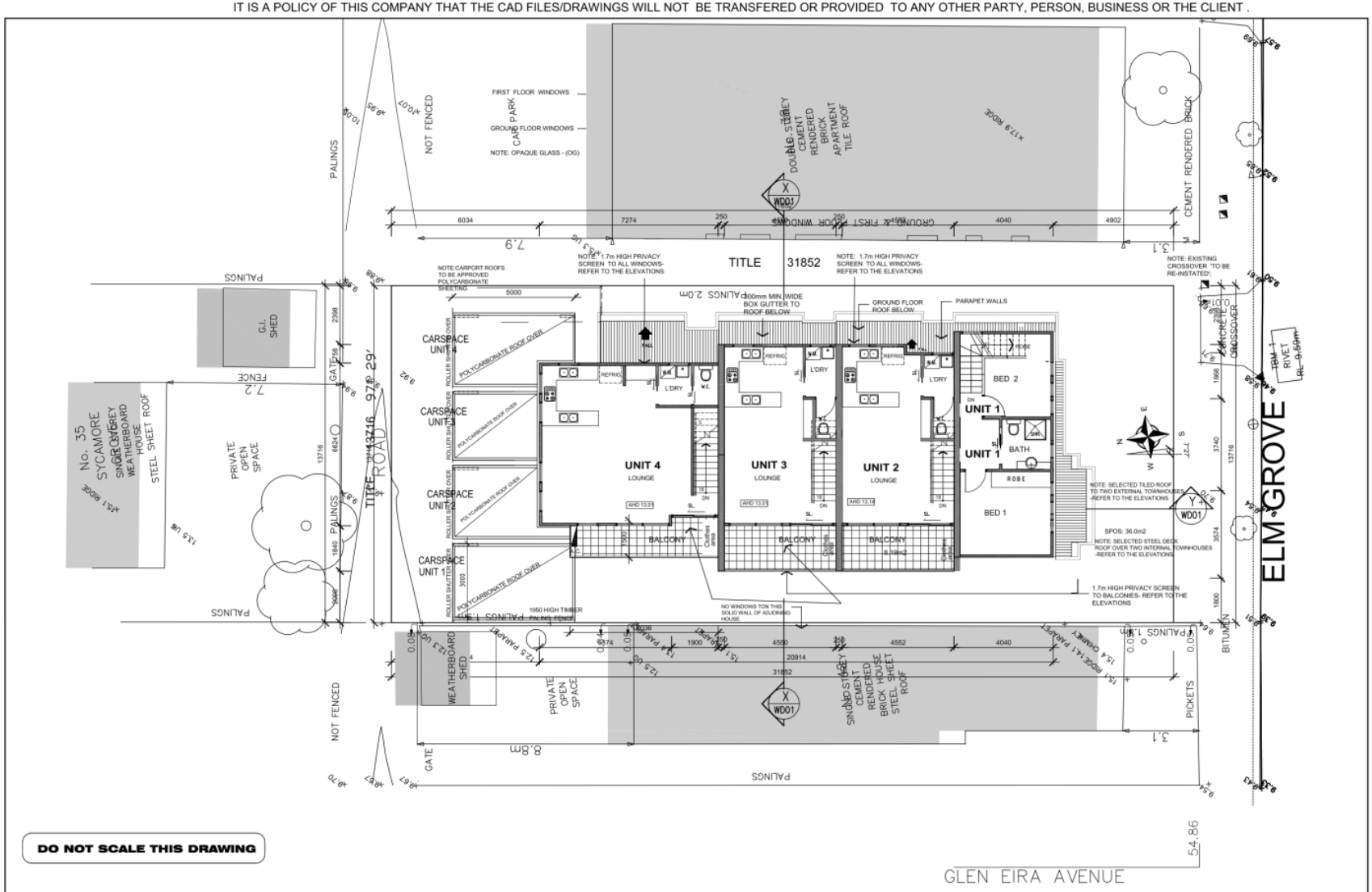

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Project: 40 ELM GROVE , BALACLAVA	Date: JULY 2018	Drawn & Design: LK	Scale: 1:100
Drawing: PROPOSED FIRST FLOOR PLAN & SITE PLAN	Drawing No: TP-06		Job No: P322

SHOP DRAWINGS & SITE INSPECTION

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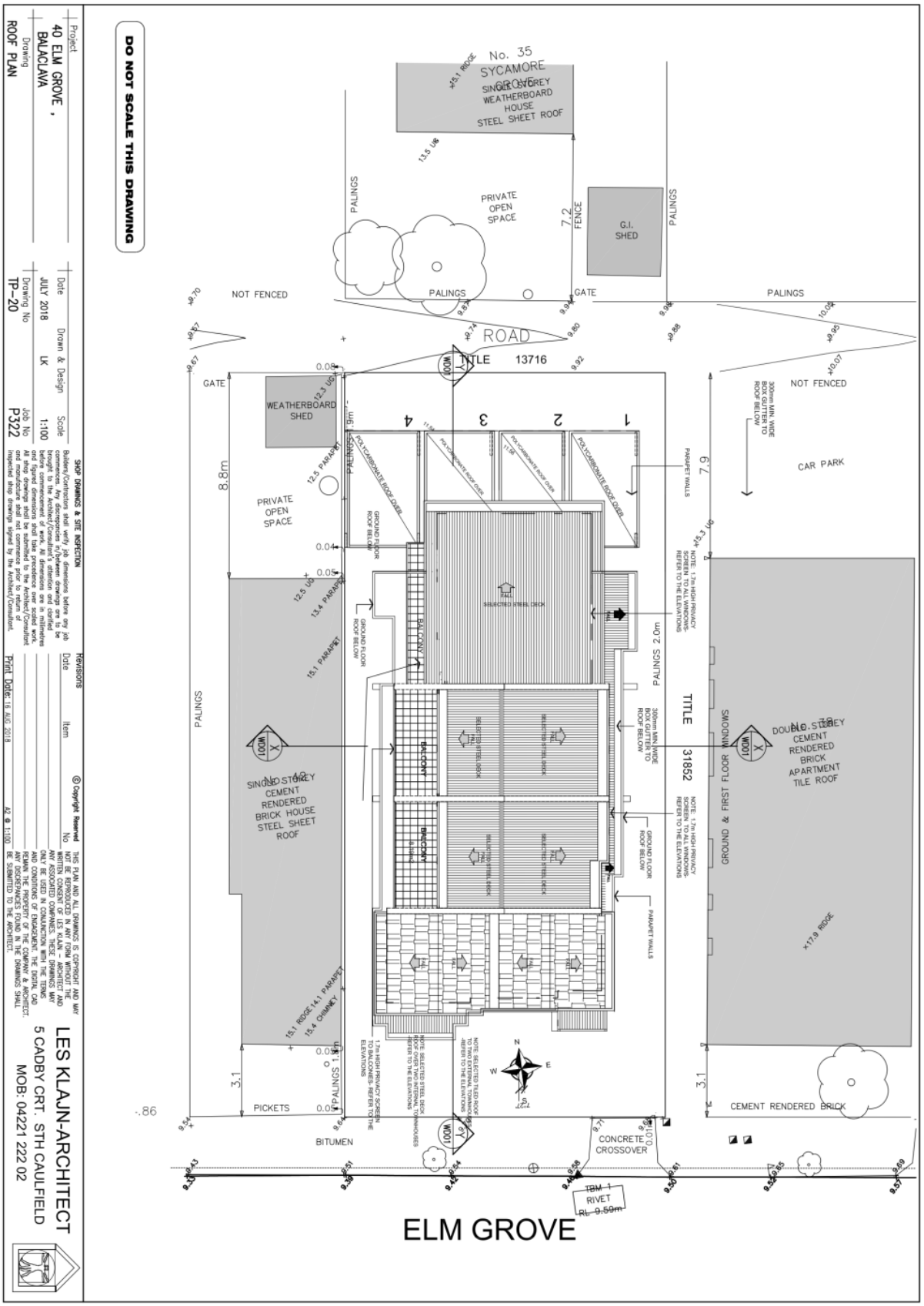
MOB: 04221 222 02



PORT PHILLIP PLANNING DEPARTMENT Date Received: 20/08/2018

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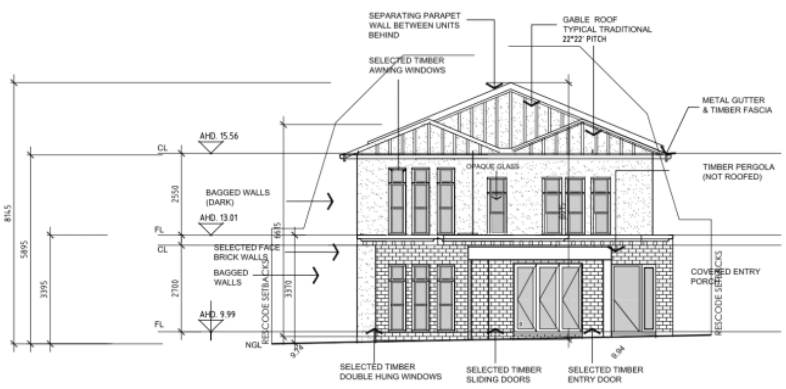
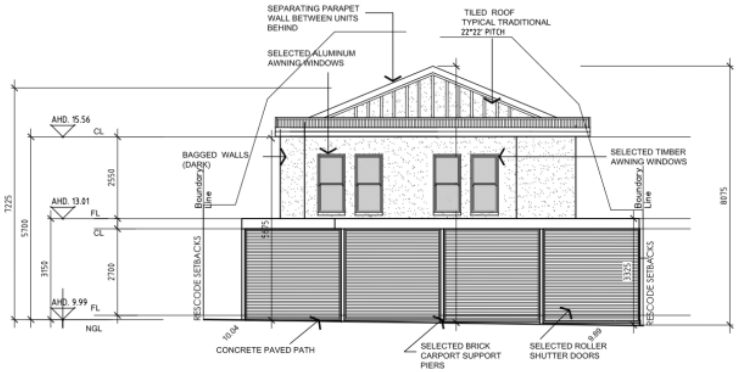
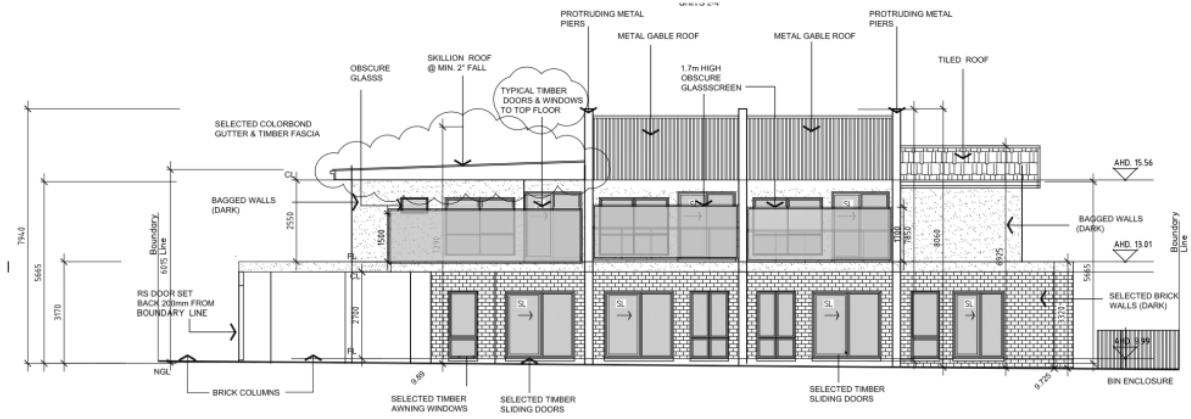


SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

SITE AREA- 40 ELM GROVE , BALACLAVA :

PROPOSED UNIT AREAS & SITE AREAS:

Unit 1

Ground Floor area	46.50m2m2
First Floor area	34.24m2
Parking Bay 1	15.00m2
Total area (Floor areas GF & FF)	80.74m2

Unit 2

Ground Floor area	49.48m2
First Floor area	35.11m2
Parking Bay 1	15.00m2
Total area (Floor areas GF & FF)	84.11m2

PROPOSED UNIT AREAS & SITE AREAS:

Unit 3

Ground Floor area	49.80m2
First Floor area	35.97m2
Parking Bay 1	15.00m2
Total area (Floor areas GF & FF)	85.77m2

Unit 4

Ground Floor area	52.32m2
First Floor area	48.31m2
Parking Bay 1	15.00m2
Total area (Floor areas GF & FF)	100.63m2

TOTAL BUILDING AREA (GROUND FLOOR FOOTPRINT) :

SITE COVERAGE = 45.74%

Project
40 ELM GROVE
BALACLAVA

Drawing
PROPOSED ELEVATIONS–1

Date	Drawn & Design	Scale
JULY 2018	LK	1:100
Drawing No		Job No
TP–08		P322

SHOP DRAWINGS & SITE INSPECTION

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Revisions

Date	Item	No
2 AUG 18	AMENDED ELEVATIONS	.

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5 CADBY CRT. STH CAULFIELD
MOB: 04221 222 02

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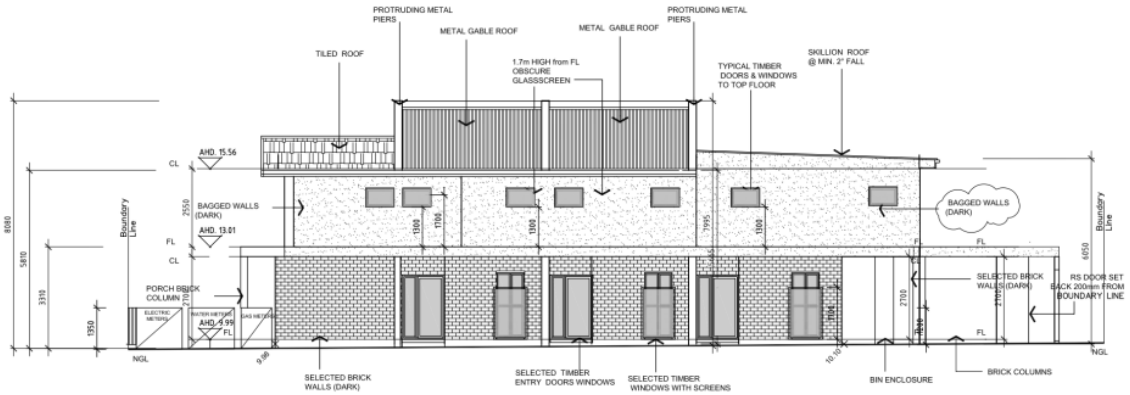
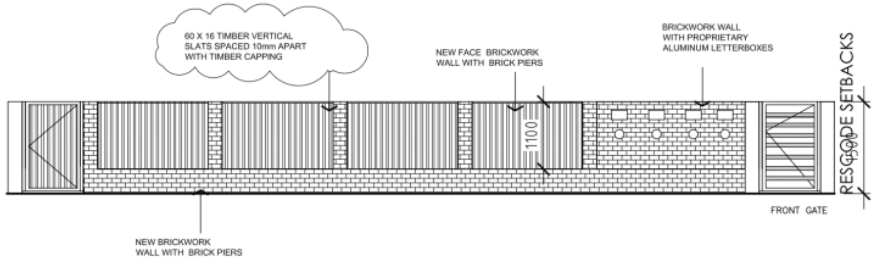


EAST ELEVATION



FRONT FENCE ELEVATION

FINISHES SCHEDULE:

1. WALL - CEMENT PANEL RENDER **FINISH**
2. WALL- FACE BRICKWORK
3. ALUMINUM GLAZED SELECTED WINDOWS
4. ALUMINUM GLAZED SELECTED DOORS
5. FRONT BRICK FENCE
6. ROOF TILES
7. FASCIA AND GUTTERS
8. METAL ROOF
9. SEPERATING WALLS BETWEEN UNITS

Project: 40 ELM GROVE BALACLAVA	Date: JULY 2018	Drawn & Design: LK
Drawing: PROPOSED ELEVATIONS-2	Drawing No: TP-09	Scale: 1:100
		Job No: P322

SHOP DRAWINGS & SITE INSPECTION

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PORT PHILLIP PLANNING DEPARTMENT Date Received: 20/04/2018

SECTION X-X (WD-01)
SCALE:1:50

Project: 40 ELM GROVE BALACLAVA	Date: JULY 2018	Drawn & Design: LK	Scale: 1:100
Drawing: SECTION X–X	Drawing No: TP–11		Job No: P322

SHOP DRAWINGS & SITE INSPECTION

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Revisions

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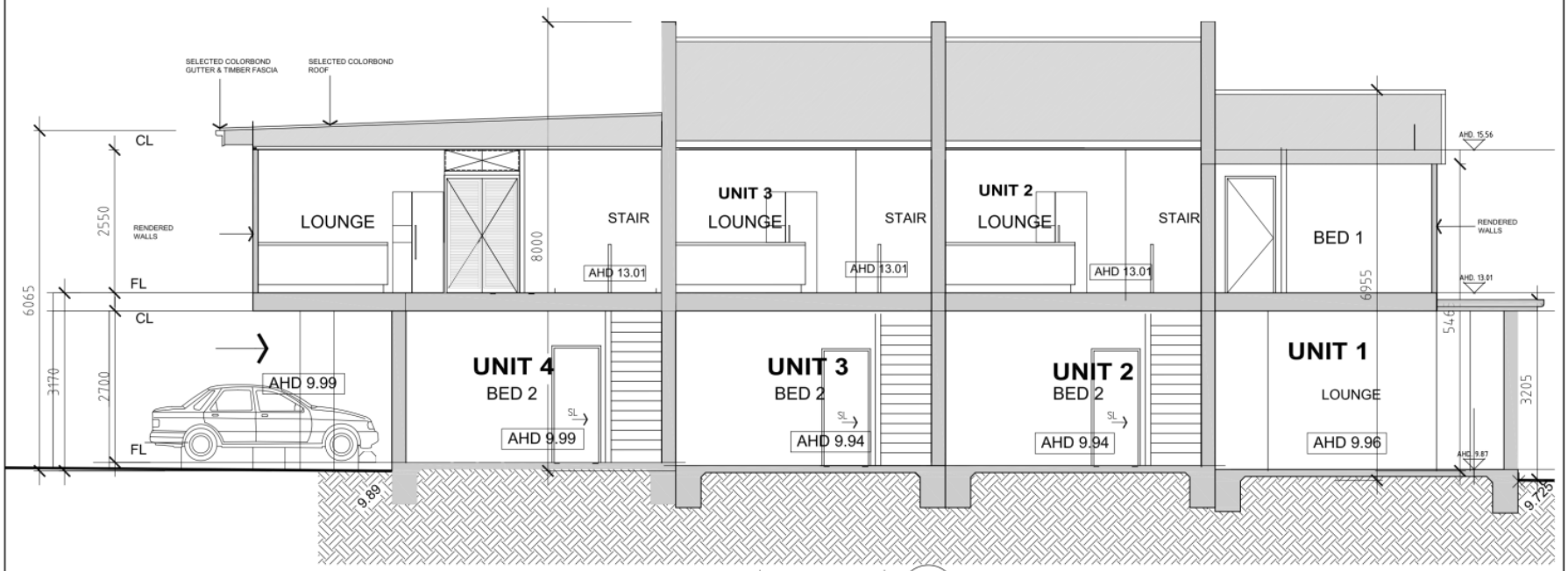

SECTION Y-Y (WD-01)
SCALE:1:50

Project: 40 ELM GROVE BALACLAVA	Date: JULY 2018	Drawn & Design: LK	Scale: 1:100
Drawing: SECTION Y–Y	Drawing No: TP–12		Job No: P322

SHOP DRAWINGS & SITE INSPECTION

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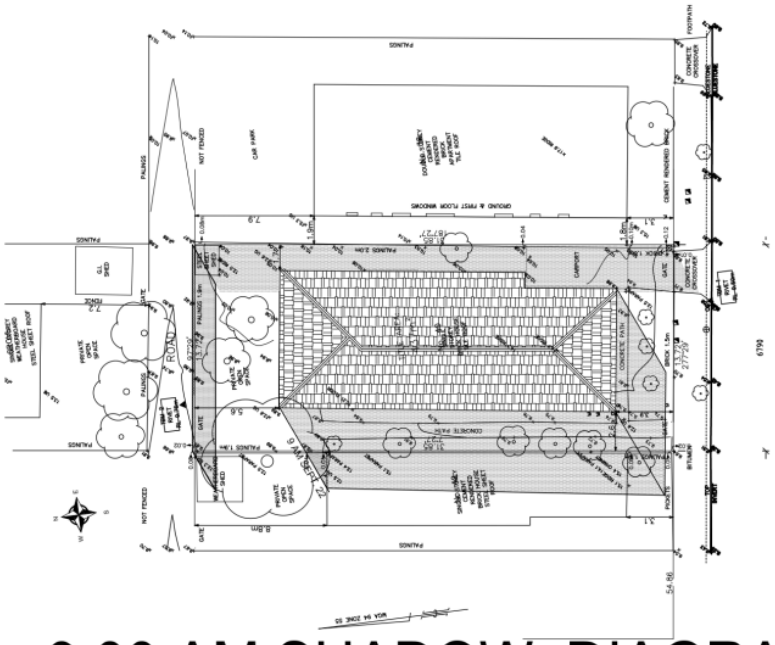

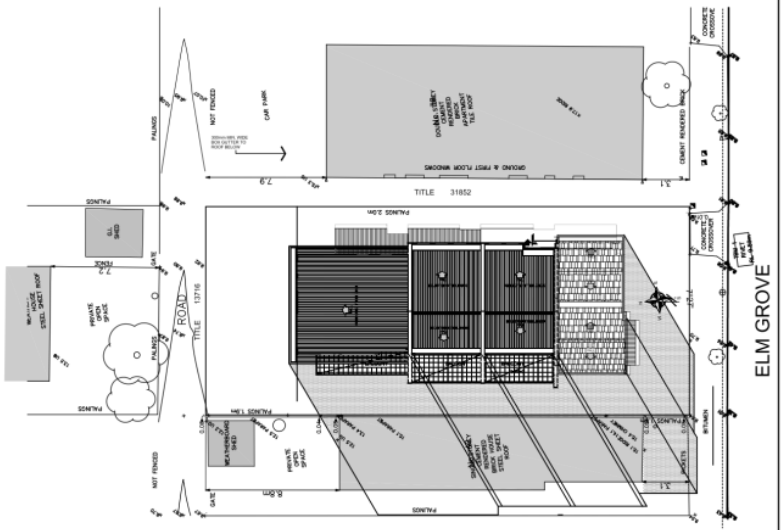

9.00 AM SHADOW DIAGRAM SEPT. 22 EQUINOX EXISTING & PROPOSED

DO NOT SCALE THIS DRAWING

Project
40 ELM GROVE, BALACLAVA

Drawing
9.00 AM SHADOW DIAGRAMS

Date	Drawn & Design	Scale
JULY 2018	LK	1: 200
Drawing No		Job No
TP-13		P322

SHOP DRAWINGS & SITE INSPECTION

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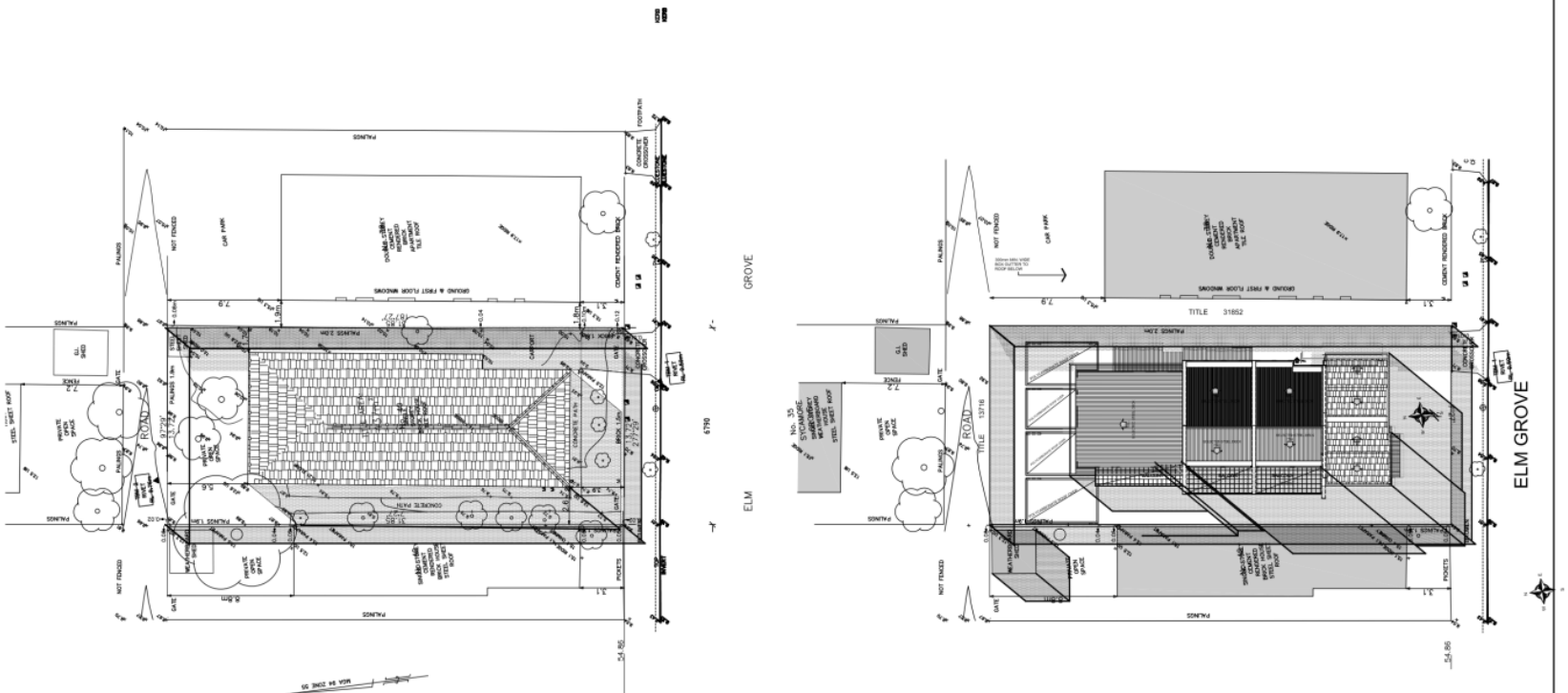

10.00 AM SHADOW DIAGRAM SEPT. 22 EQUINOX
EXISTING & PROPOSED

DO NOT SCALE THIS DRAWING

Project
40 ELM GROVE, BALACLAVA
Drawing
10.00 AM SHADOW DIAGRAMS

Date	Drawn & Design	Scale
JULY 2018	LK	1: 200
Drawing No		Job No
TP–14		P322

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Revisions
Date Item No

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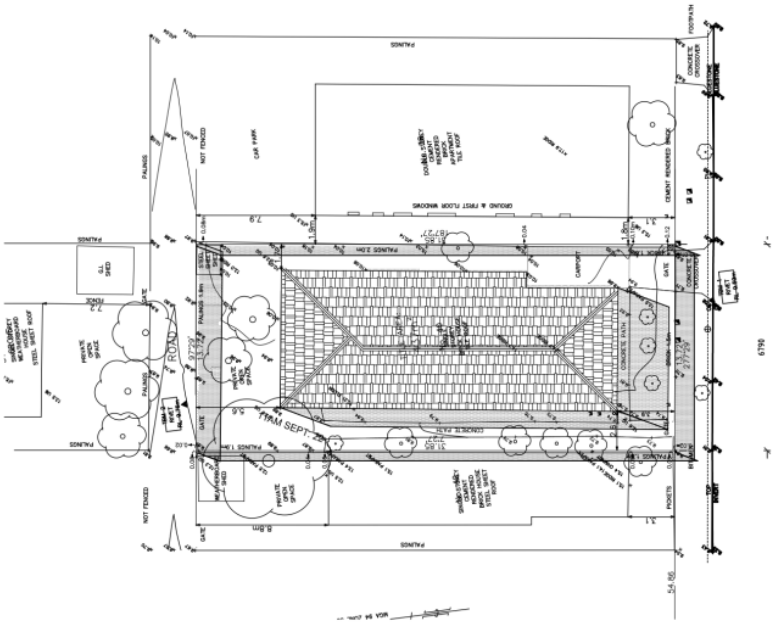

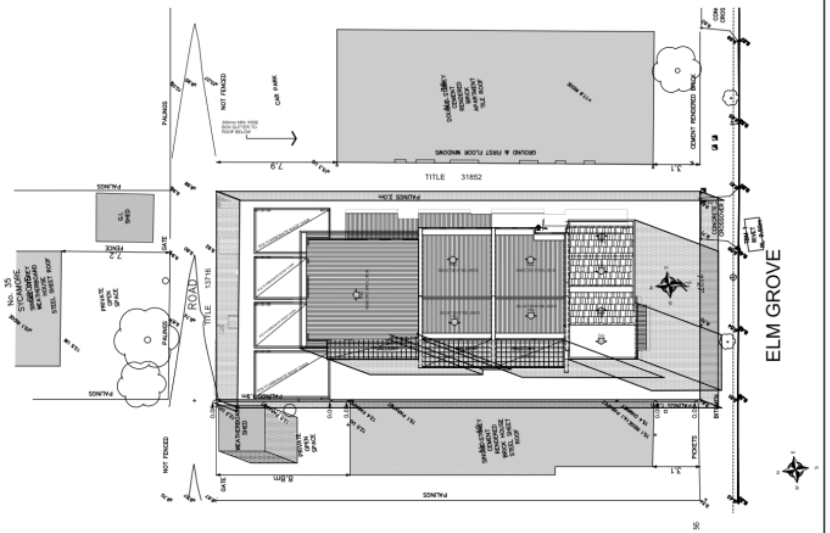

11.00 AM SHADOW DIAGRAM SEPT. 22 EQUINOX EXISTING & PROPOSED

DO NOT SCALE THIS DRAWING

Project
40 ELM GROVE, BALACLAVA

Drawing
11.00 AM SHADOW DIAGRAMS

Date	Drawn & Design	Scale
JULY 2018	LK	1: 200
Drawing No		Job No
TP–15		P322

SHOP DRAWINGS & SITE INSPECTION

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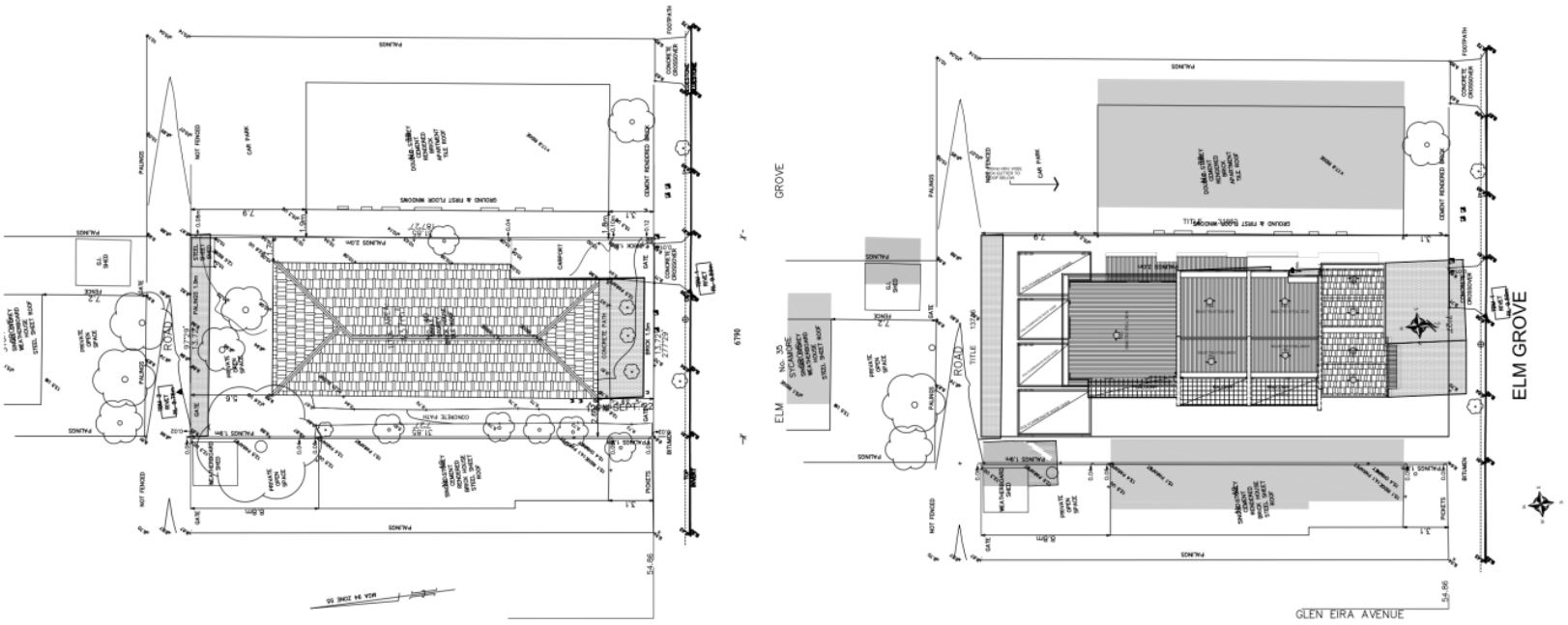

12.00 PM SHADOW DIAGRAM SEPT. 22 EQUINOX

EXISTING & PROPOSED

Project
40 ELM GROVE
BALACLAVA

Drawing
12.00 PM SHADOW DIAGRAMS

Date: JULY 2018 | Drawn & Design: LK | Scale: 1:200

Drawing No: TP-16 | Job No: P322

SHOP DRAWINGS & SITE INSPECTION

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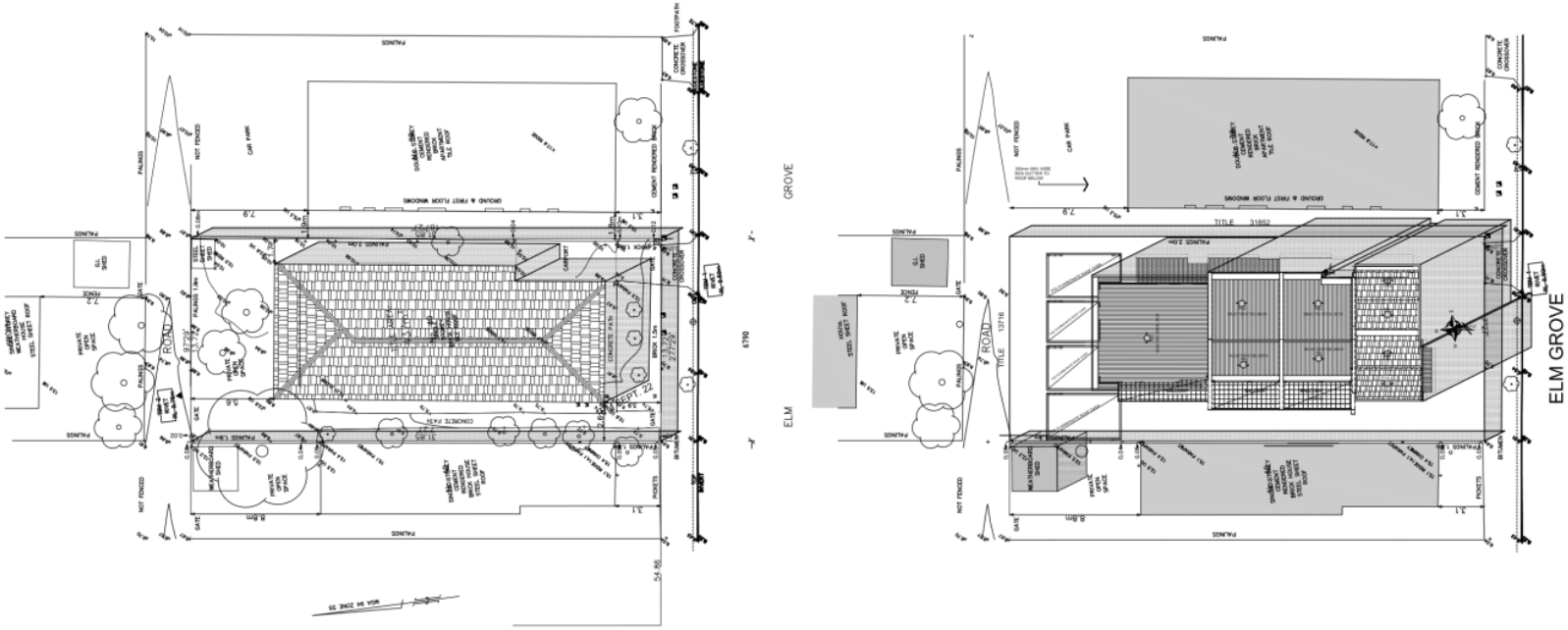

1.00 PM SHADOW DIAGRAM SEPT. 22 EQUINOX
EXISTING & PROPOSED

Project	Date	Drawn & Design	Scale
40 ELM GROVE BALACLAVA	JULY 2018	LK	1:200
Drawing	Drawing No		Job No
1.00 PM SHADOW DIAGRAMS	TP–17		P322

SHOP DRAWINGS & SITE INSPECTION

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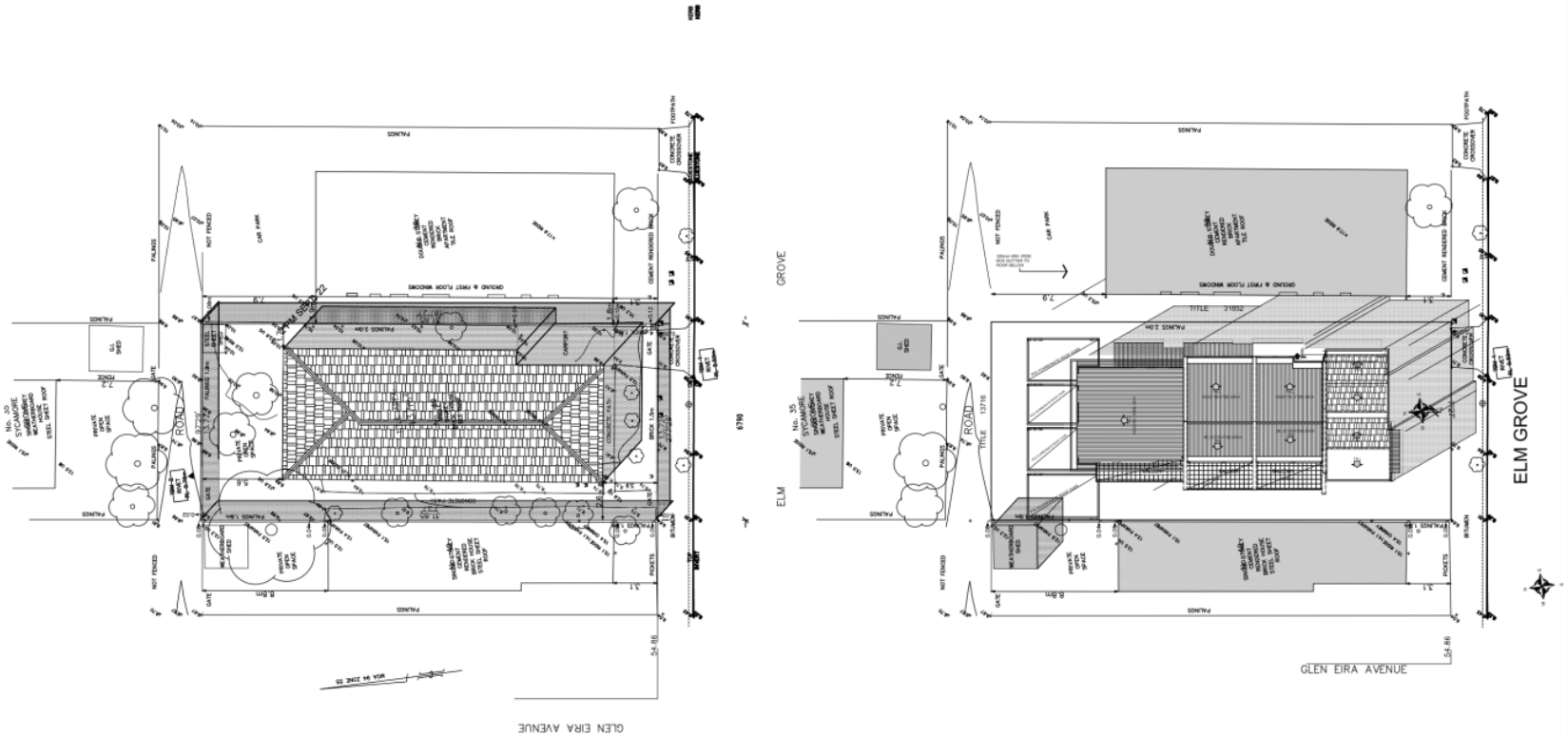

2.00 PM SHADOW DIAGRAM SEPT. 22 EQUINOX EXISTING & PROPOSED

Project
40 ELM GROVE
BALACLAVA

Drawing
2.00 PM SHADOW DIAGRAMS

Date	Drawn & Design	Scale
JULY 2018	LK	1:200
Drawing No		Job No
TP–18		P322

SHOP DRAWINGS & SITE INSPECTION

Builders/Contractors shall verify job dimensions before any job commences. Any discrepancies in/between drawings are to be brought to the Architect/Consultant's attention and clarified before commencement of work. All dimensions are in millimetres and figured dimensions shall take precedence over scaled work. All shop drawings shall be submitted to the Architect/Consultant and manufacture shall not commence prior to return of inspected shop drawings signed by the Architect/Consultant.

Revisions

Date	Item	No

Print Date: 16 AUG 2018 A2 @ 1:100

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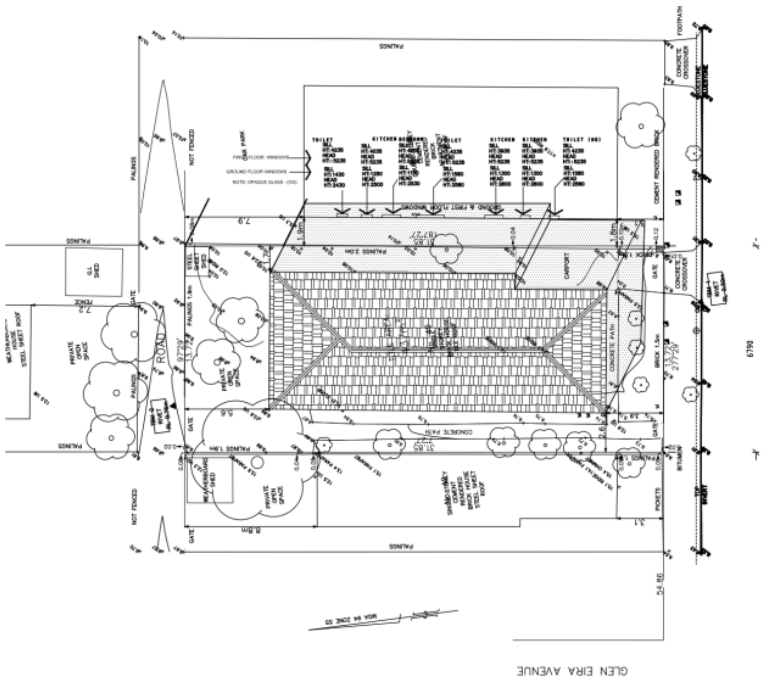
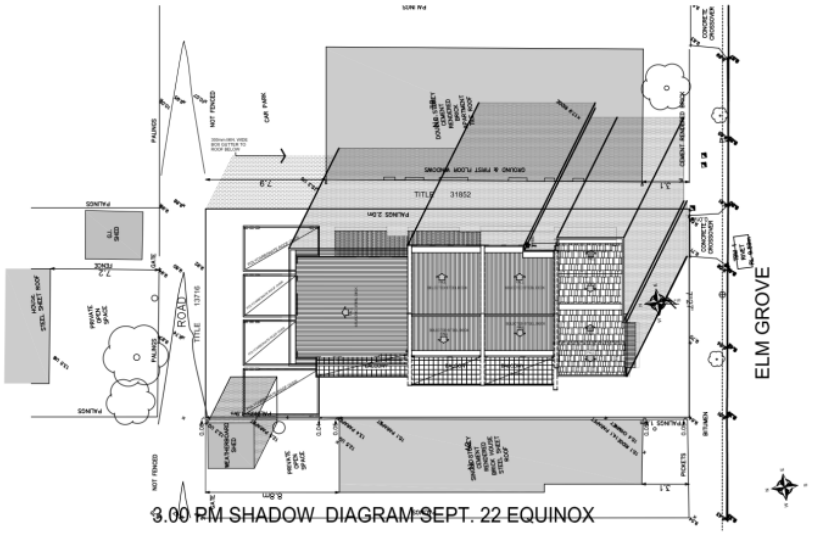
LES KLAJN-ARCHITECT
5 CADBY CRT. STH CAULFIELD
MOB: 04221 222 02

PORT PHILLIP PLANNING DEPARTMENT Date Received: 20/08/2018





3.00 PM SHADOW DIAGRAM SEPT. 22 EQUINOX EXISTING & PROPOSED

Project
40 ELM GROVE
BALACLAVA

Drawing
3.00 PM SHADOW DIAGRAMS

Date: JULY 2018 | Drawn & Design: LK | Scale: 1:200

Drawing No: TP–19 | Job No: P322

SHOP DRAWINGS & SITE INSPECTION

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