

# **Planning Committee Meeting**

**24 January 2012**

## **Item 4.2**

**10 Landcox Street Brighton East  
(Application No. 2011/0407/1 – Ward: Northern)**

**Pages: 8**

**SITE ANALYSIS: SHOWING EXISTING CONDITIONS**  
SCALE: 1:200 @ A3

- 1. SUBJECT SITE EXISTING SINGLE STOREY PITCH ROOF WEATHERBOARD RESIDENCE AT 10 LANDCOX ST, BRIGHTON EAST VIC 3187
- 2. ADJOINING PROPERTY TO THE NORTH, DOUBLE STOREY WEATHERBOARD RESIDENCE AT 12 LANDCOX ST, BRIGHTON EAST VIC 3187
- 3. ADJOINING PROPERTY TO THE SOUTH, SINGLE STOREY BRICK TOWNHOUSES AT 8 LANDCOX ST, BRIGHTON EAST VIC 3187
- 4. ADJOINING PROPERTIES TO THE EAST, 5 (DOUBLE STOREY BRICK) & 6 (SINGLE STOREY BRICK) SHIRLEY CT BRIGHTON EAST VIC 3187

**ADJACENT DEVELOPER PLAN**

- 5. SURROUNDING AREAS
- 6. LANDCOX PARK, 160m
- 7. HURLINGHAM PARK, 300m
- 8. GARDENVALE PRIMARY SCHOOL, 300m
- 9. NEPEAN HWY, 400m
- 10. HAYTICORR RD AND TRAMS (ROUTES 67, 64, 65, 66, 67), 300m
- 11. VASEY RSL AGED CARE, 450m
- 12. MONTESSORI SCHOOL, 700m
- 13. UNITING CHURCH, 700m
- 14. 630 BUS STOP ON NORTH RD, 700m
- 15. ST. FINBAR'S SCHOOL, 1.2km
- 16. NORTH BRIGHTON RAIL STATION (SANDRINGHAM LINE), BUS TERMINAL (ROUTES 823, 219, 703) AND SHOPS, 1.2km
- 17. CALVARY HEALTH CARE, 1.2km
- 18. BRIGHTON PRIMARY SCHOOL, 1.2km
- 19. GARDENVALE RAIL STATION AND SHOPS, 1.5km
- 20. FIRBANK GRAMMAR SCHOOL, 1.7km
- 21. BRIGHTON GRAMMAR SCHOOL, 2.1km
- 22. BRIGHTON BEACH, 2.5km
- 23. MELBOURNE CBD VIA ST NILDIA RD, 12.3km

**BAYSIDE**  
20 SEP 2011

**PLANNING DEPT.**  
PETER PONTIFEX

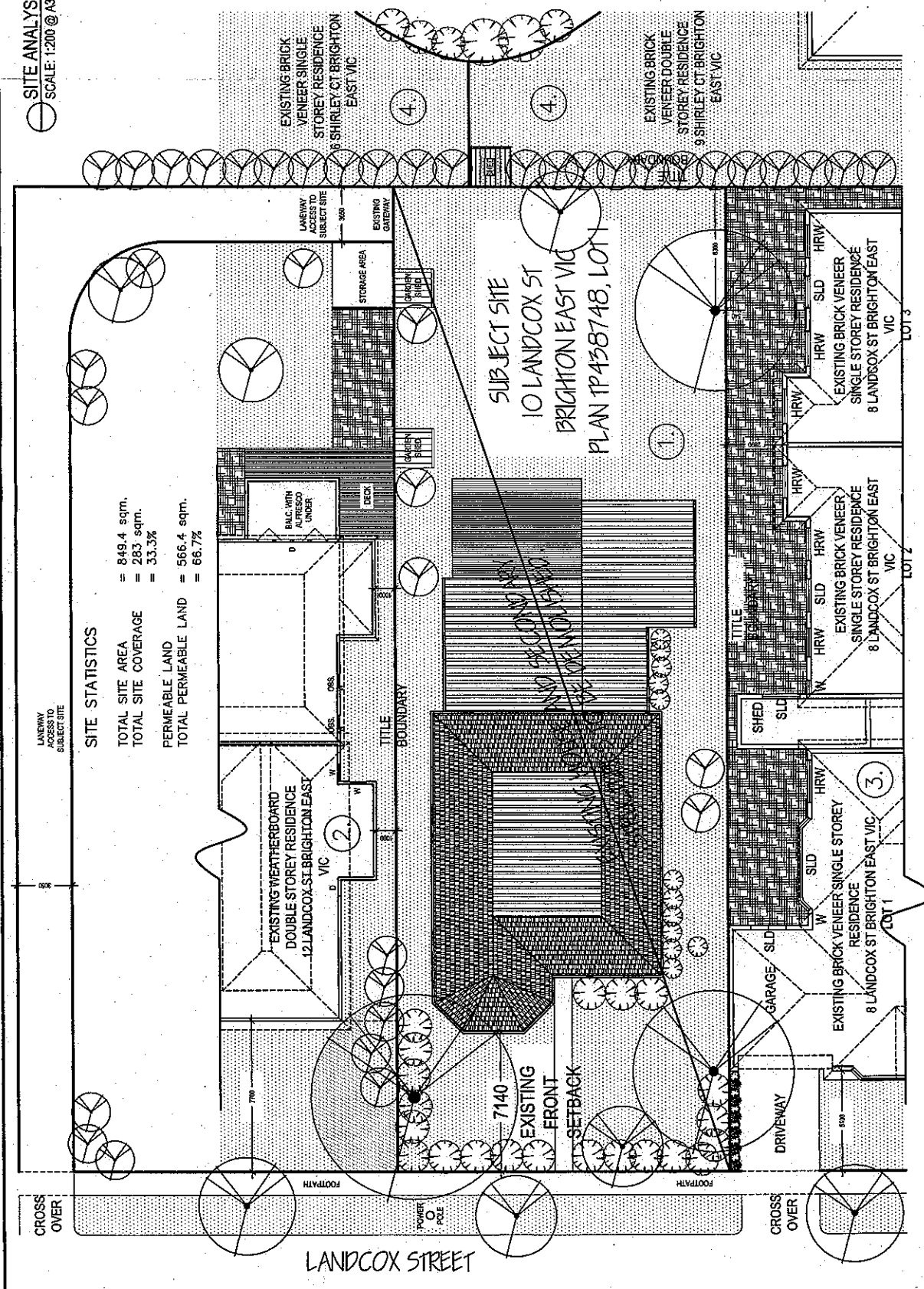
10 LANDCOX STREET  
BRIGHTON VIC 3187

DRN P.P.  
CSD  
APPD  
ISSUED AUGUST 2011  
DRAFTING STANDARD AS 1100

A3 DRG INC SCALE 1:200 REF. REV A SHEET 001

**SITE STATISTICS**

TOTAL SITE AREA	= 849.4 sqm.
TOTAL SITE COVERAGE	= 283 sqm.
PERMEABLE LAND	= 566.4 sqm.
TOTAL PERMEABLE LAND	= 66.7%



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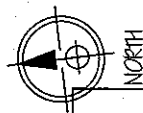
UNLESS OTHERWISE STATED ALL DIMENSIONS IN mm

BY	REVISION DETAILS	APPROVED

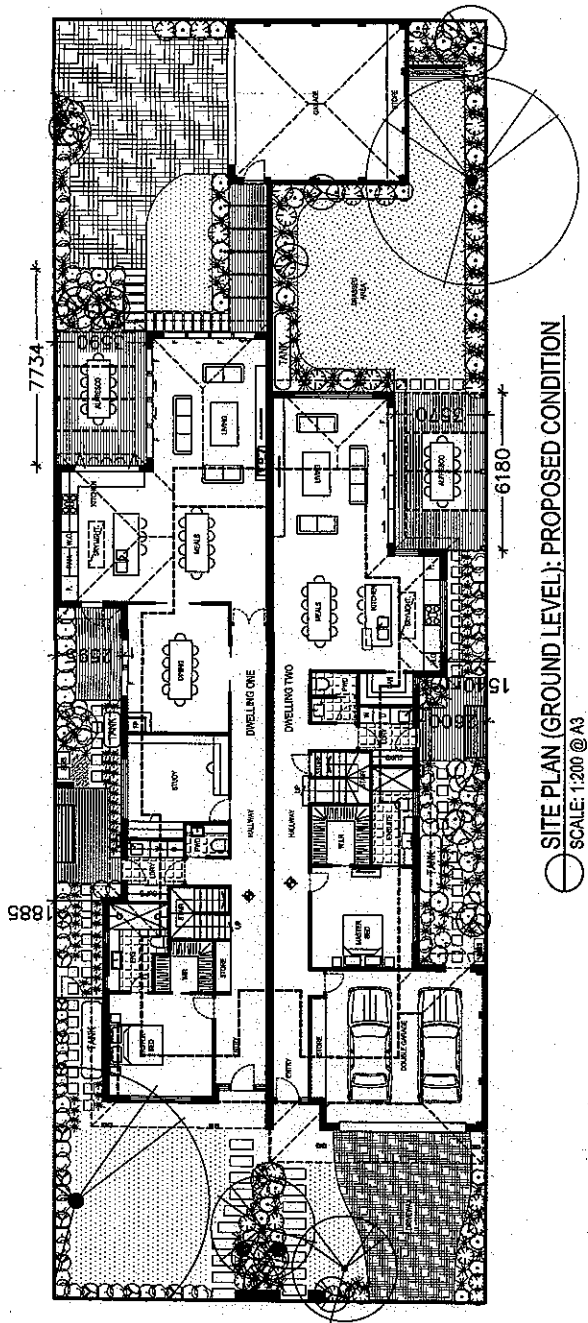




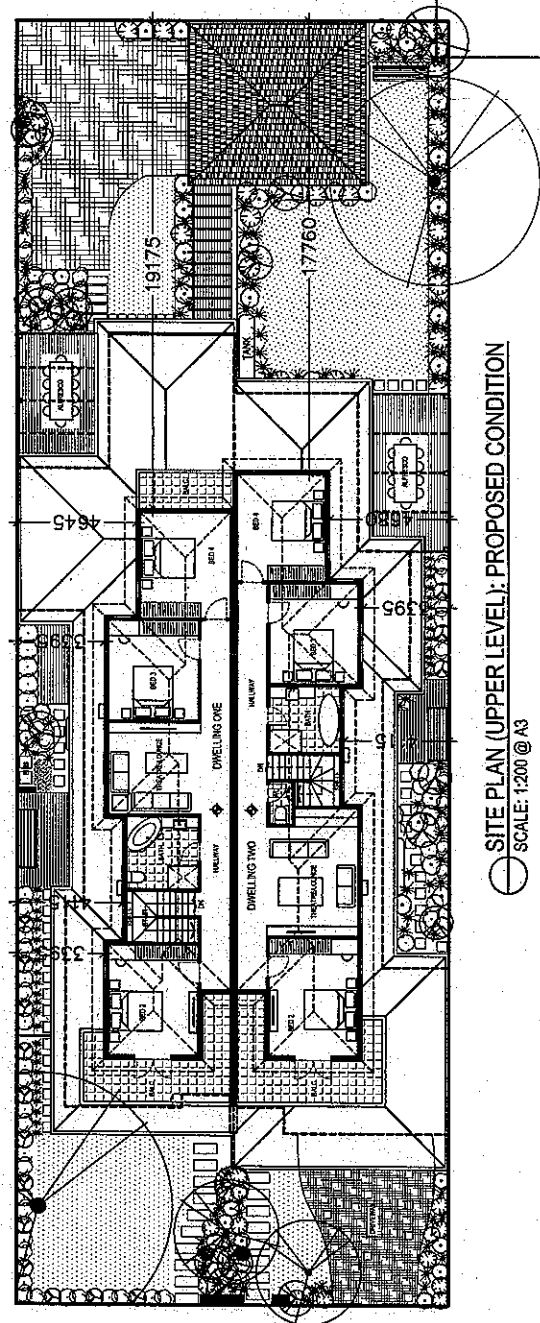
ADVERTISED  
PLAN



BAYSIDE  
20 SEP 2011  
PLANNING DEPT.



○ SITE PLAN (GROUND LEVEL); PROPOSED CONDITION  
SCALE: 1:200 @ A3



○ SITE PLAN (UPPER LEVEL); PROPOSED CONDITION  
SCALE: 1:200 @ A3

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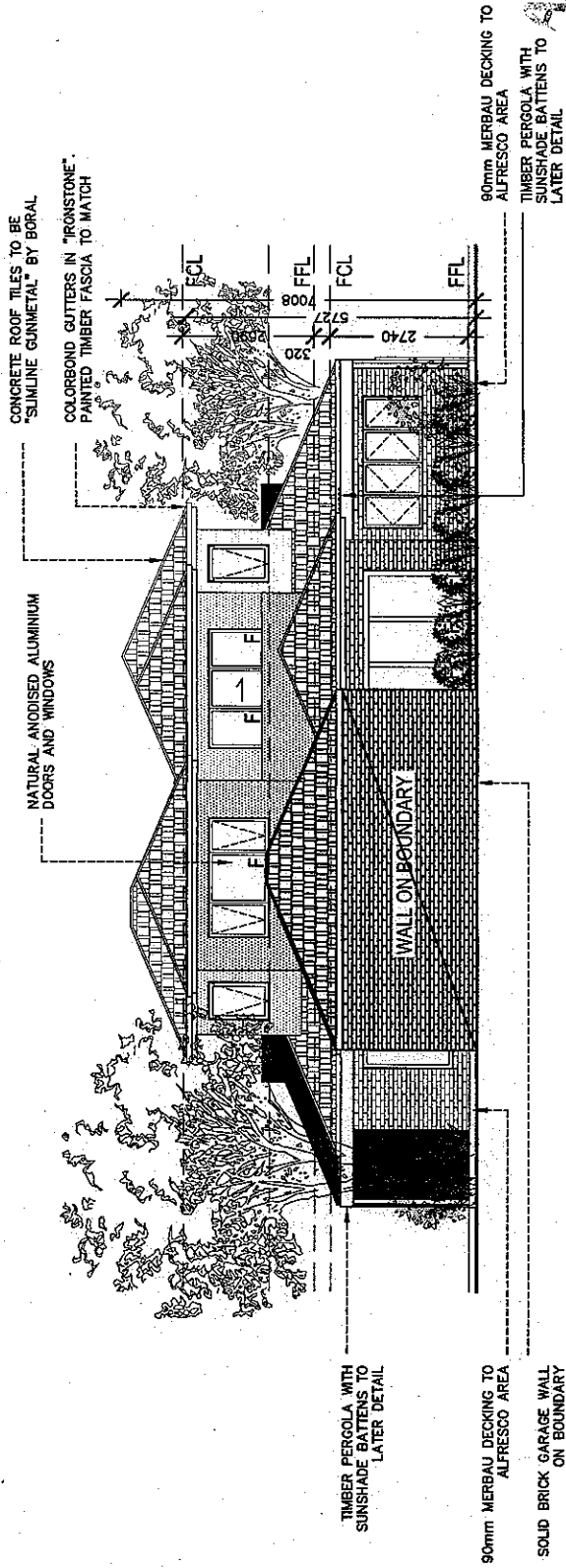
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DRN_PP	PETER PONTIFEX
CKD	
APPD	
ISSUED	AUGUST 2011
DRAFTING	STANDARD AS 1100
SCALE	1:200
REF.	
DRG No	HAMMER-01
REV	B
SHEET	AP04

REV.	DATE	BY	REVISION DETAILS	APPROVED



ADVERTISEMENT PLAN



## EAST (REAR) ELEVATION (WITH GARAGE)

SCALE: 1:100 @ A3



### MATERIALS & FINISHES SCHEDULE

GROUND FLOOR WALL -	BRICK VENEER CONSTRUCTION TO EXTERNAL GROUND FLOOR WALLS. BRICK COLOUR TO BE 'TELAN LABASSA' STANDARD 70mm BRICKS BY BORAL.
FIRST FLOOR WALL -	75mm POLYSTYRENE. RESENE - THE RANGE 'WHITES & NATURALS' - 'DOUBLE NAPA'.
GARAGE DOOR -	TIMBER CLADDING. RENDER TO AUTOMATIC TILT PANEL GARAGE DOOR.
FRONT FENCE -	MASONRY FENCE. RESENE - THE RANGE 'WHITES & NATURAL' 'DOUBLE NAPA'.
DOORS & WINDOWS -	400 SERIES NATURAL ANODISED ALUMINIUM.
ROOFING, GUTTER AND FASCIA -	CONCRETE ROOF TILES TO BE 'SLIMLINE GUNMETAL' BY BORAL. COLORBOND QUAD GUTTERS IN 'IRONSTONE'. PAINTED TIMBER FASCIA TO MATCH.

BAYSIDE  
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PLANNING DEPT.

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	DRN	P.P.	PETER PONTIFEX
	CKD		
	APPD		TITLE
	ISSUED	AUGUST 2011	10 LANDCOX STREET
	DRAWING STANDARD	AS 1100	BRIGHTON EAST VIC 3187
REV.	DATE	BY.	REV. B
			SCALE: 1:100 REF.
			A3 DRG No HAMMER-01 SHEET 4/03



