

PROJECT DESCRIPTION

THE EXISTING DWELLING AT 8 BIRDWOOD STREET, MARIBYRNONG IS SINGLE LEVEL WEATHERBOARD EDWARDIAN DWELLING WITH A PITCHED, TILED ROOF. THE ORIGINAL DWELLING HAS BEEN ALTERED PREVIOUSLY TO ADD A SMALL FLAT ROOF EXTENSION TO THE REAR AND THE ORIGINAL STREET FACING WINDOWS HAVE ALSO BEEN REPLACED. THE SITE HAS EXISTING OFF STREET PARKING VIA BIRDWOOD STREET BOTH IN THE DRIVEWAY & IN THE FRONT SETBACK.

THE HOUSE IS REFERRED TO AS LOT 78 LP10486 AND HAS A MARIBYRNONG COUNCIL PROPERTY NUMBER OF 108679. IT IS WITHIN THE FOLLOWING ZONES:

- NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
- NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 (NRZ1)
- DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
- DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)
- HERITAGE OVERLAY (HO)
- HERITAGE OVERLAY - SCHEDULE (HO12)

THE PROPOSED WORKS INCLUDE A REAR EXTENSION SET WELL BACK FROM THE EXISTING FACADE AND BEYOND THE LINE OF THE EXISTING DWELLING.

THE RESIDENCE IS TO BE UTILIZED AS A ROOMING HOUSE CONSISTING OF 9 GUESTROOMS, EACH HAVING ITS OWN BATHROOM, WHILST A COMMUNAL KITCHEN, LAUNDRY AND DINING ZONE IS ALSO INCLUDED TO THE REAR.

OUT OF THE 9 GUESTROOMS, 2 ARE DDA COMPLIANT AND 5 INCORPORATE A MEZZANINE LEVEL WHICH IS SET WITHIN THE EXTENDED ROOF SPACE AND SERVICED VIA DORMER WINDOWS.

THE EXISTING FRONT FACADE IS TO BE MAINTAINED AND MADE GOOD, INCLUDING THE EXISTING CHIMNEY, WHILE THE NON-ORIGINAL COLONIAL STYLE WINDOWS (ESTIMATED TO BE INSTALLED IN OR AROUND THE 1980'S) WOULD BE REMOVED AND REPLACED WITH NEW PAINTED TIMBER AWNING WINDOWS INCLUDING THE BAY WINDOW.

THE EXTENDED SECTION FEATURES A PITCHED ROOF WITH A GABLE END AND RENDERED FACADE TO ENSURE IT READS SEPARATELY TO THE ORIGINAL BUILDING, WHILST REFERENCING EXISTING ELEMENTS SUCH AS THE PITCH ROOF FORM.

OVERLOOKING AND OVERSHADOWING HAS BEEN MINIMIZED VIA THE WALL HEIGHTS ON BOUNDARY. VEHICLE PARKING HAS BEEN INCLUDED TO THE SIDE WAY AND FRONT GARDEN SPACE OF THE PROPERTY AND WILL ENSURE PERMEABILITY REQUIREMENTS VIA THE USE OF PERMEABLE PAVING.

THE SURROUNDING NEIGHBORHOOD HAS MANY AND VARIED EXAMPLES OF HERITAGE OVERLAY DEVELOPMENTS, BOTH SYMPATHETIC TOO, AND IN STARK CONTRAST TO THE PERIOD NATURE OF THE TYPICAL DWELLINGS.

FINISHES LEGEND

PAV PAVING	RSHT ROOF SHEETING (COLORBOND)
PTTR1 PAINT TRIM TYPE 1 (LIGHT)	SHDG SHINGLES (TIMBER)
PTTR2 PAINT TRIM TYPE 2 (DARK)	TDBK TIMBER DECKING
REN RENDER	WB WEATHERBOARDS

SITE DETAILS . EXISTING

SITE AREA	460m ²
FLOOR AREA	97m ²
VERANDAH	6m ²
SHEDS	42m ²
SITE COVERAGE (m ²)	145m ²
SITE COVERAGE (%)	32%
PERMEABILITY (m ²)	227m ²
PERMEABILITY (%)	49%

SITE DETAILS . PROPOSED

SITE AREA	460m ²
FLOOR AREA - LOWER	226m ²
FLOOR AREA - MEZZANINE	52m ²
TOTAL FLOOR AREA	278m ²
VERANDAH	6m ²
SITE COVERAGE (m ²)	232m ²
SITE COVERAGE (%)	50%
PERMEABILITY (m ²)	228m ²
PERMEABILITY (%)	50%



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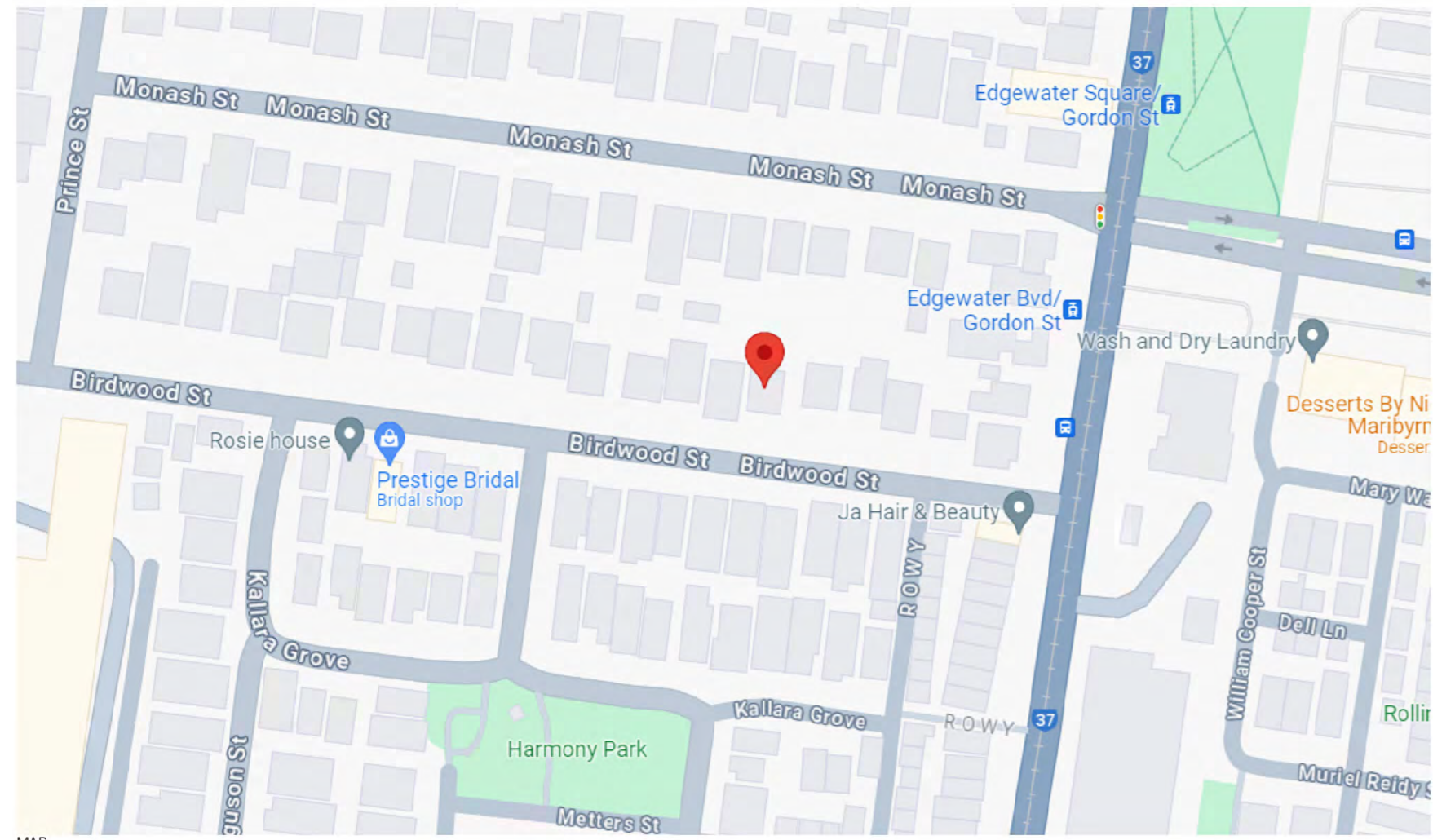
8 BIRDWOOD ST
MARIBYRNONG
PROPOSED ROOMING HOUSE

TPO.00

TITLE SHEET
PROJECT INFORMATION

PROJECT STAGE.	TOWN PLANNING
PROJECT NO.	BIRD-0224
SCALE.	1:100@A2
REVISION.	C
DESIGN DATE.	23.07.2024
PLOT DATE.	23.07.2024

SITE SURROUNDS INFORMATION



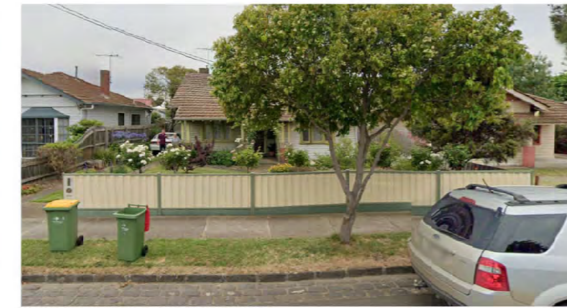
MAP



2 BIRDWOOD ST, MARIBYRNONG



4 BIRDWOOD ST, MARIBYRNONG



6 BIRDWOOD ST, MARIBYRNONG



8 BIRDWOOD ST, MARIBYRNONG . SUBJECT SITE



10 BIRDWOOD ST, MARIBYRNONG



12 BIRDWOOD ST, MARIBYRNONG



14 BIRDWOOD ST, MARIBYRNONG



3 BIRDWOOD ST, MARIBYRNONG



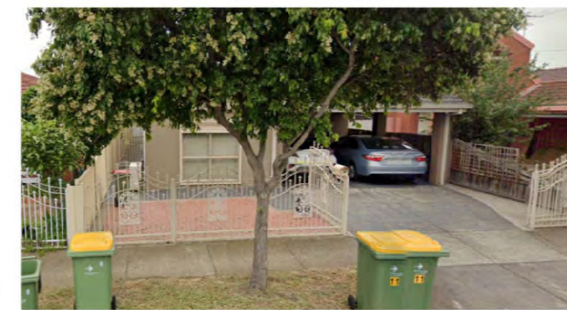
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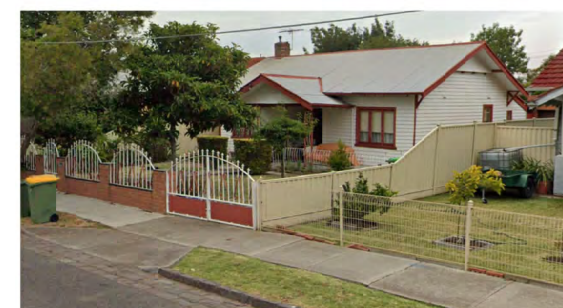
7 BIRDWOOD ST, MARIBYRNONG



9 BIRDWOOD ST, MARIBYRNONG



11 BIRDWOOD ST, MARIBYRNONG



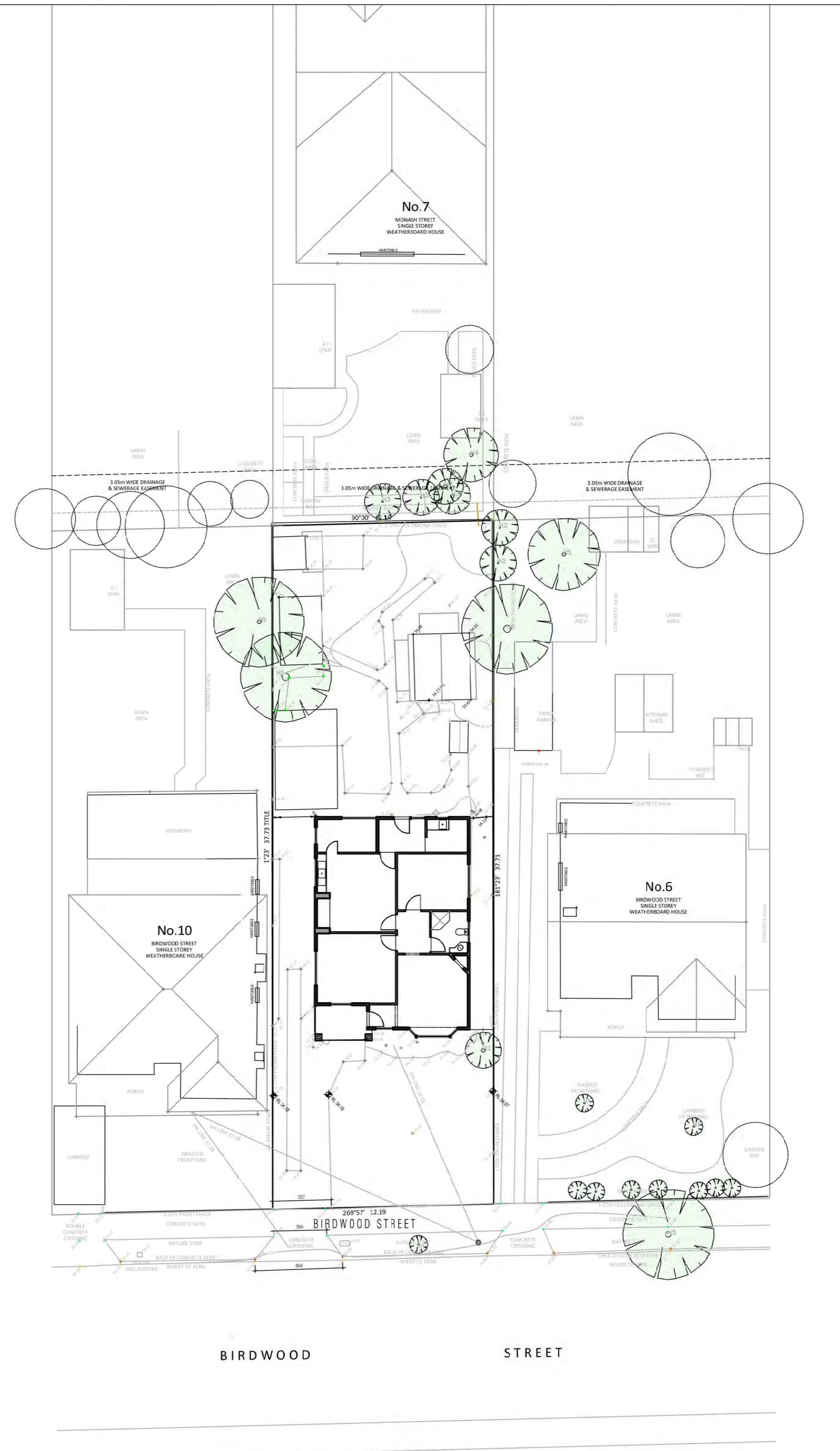
3 MONASH ST, MARIBYRNONG



5 MONASH ST, MARIBYRNONG



7 MONASH ST, MARIBYRNONG



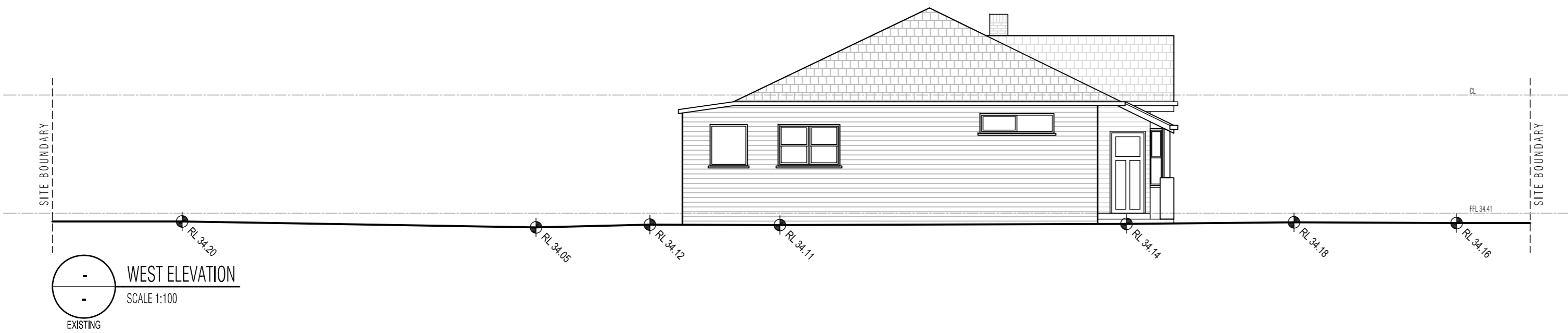
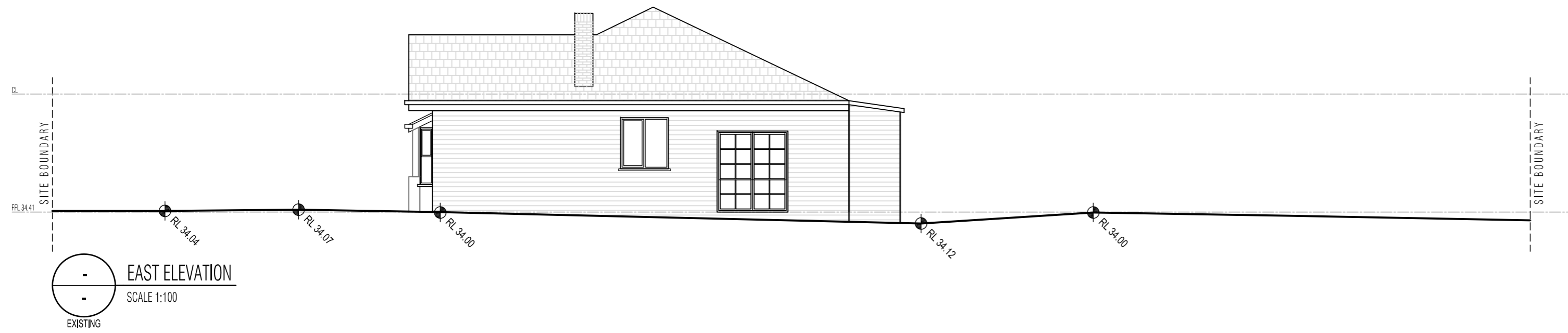
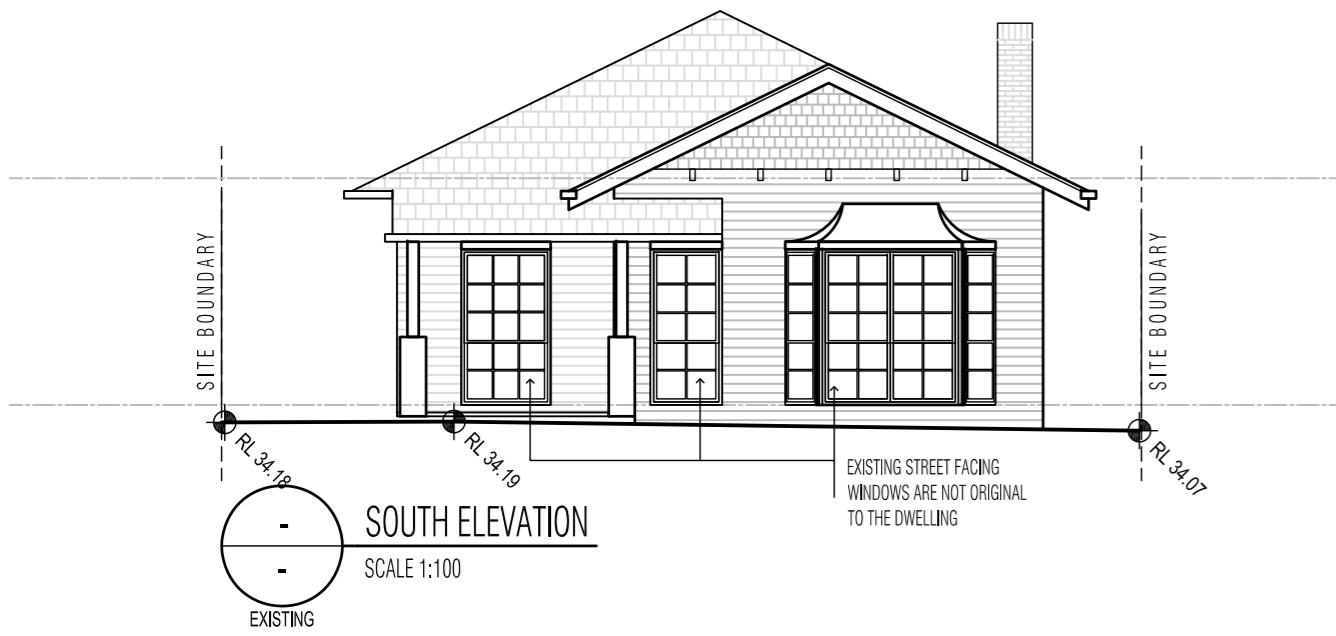
CITY OF MARIBYRNONG
ADVERTISED PLAN

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8 BIRDWOOD ST
 MARIBYRNONG
 PROPOSED ROOMING HOUSE

TP0.01
 EXISTING
 NEIGHBOURHOOD CHARACTER DETAILS

PROJECT STAGE: TOWN PLANNING
 PROJECT NO. BIRD-0224
 SCALE: 1:200@A2
 REVISION: C
 DESIGN DATE: 23.07.2024
 PLOT DATE: 23.07.2024



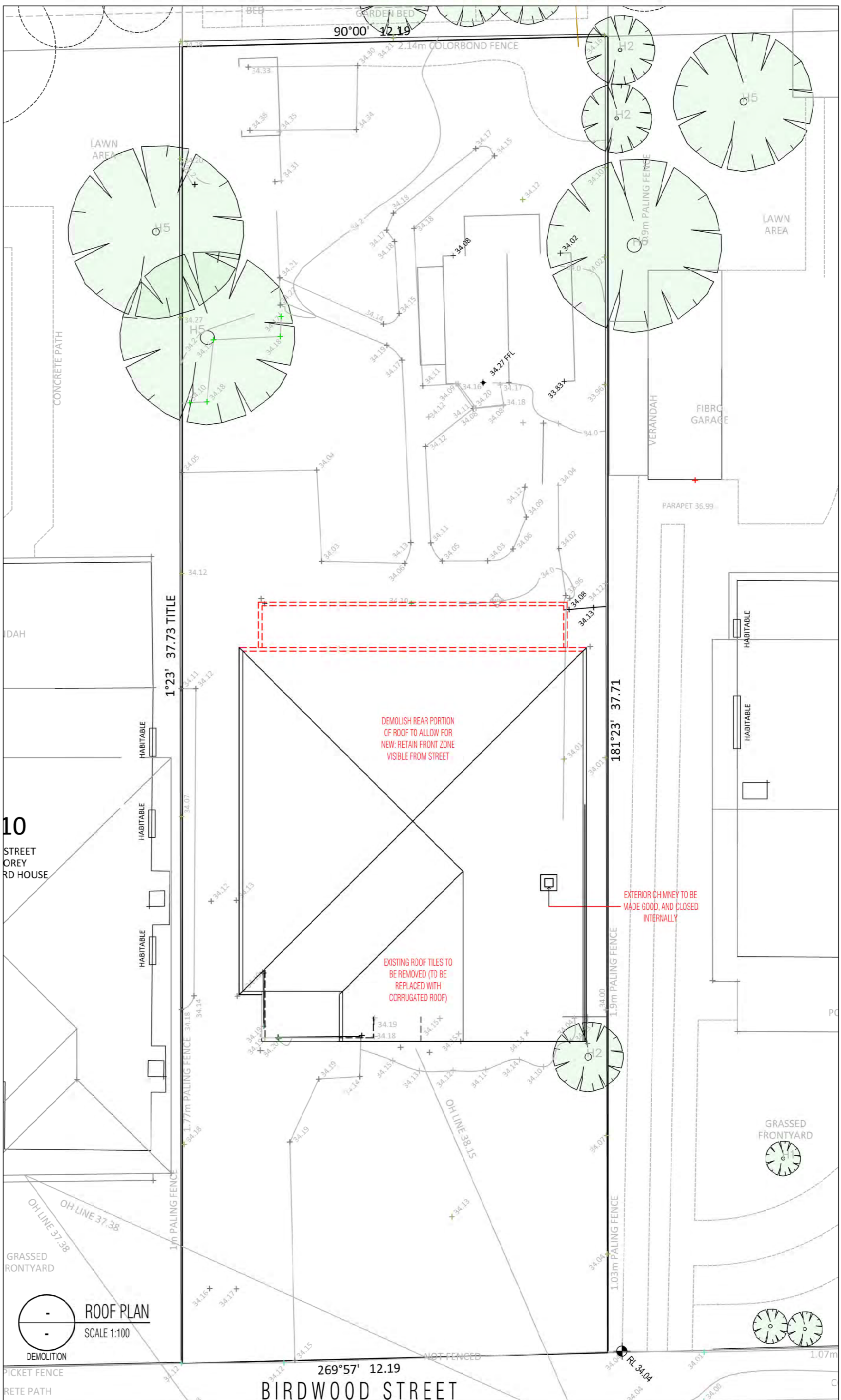
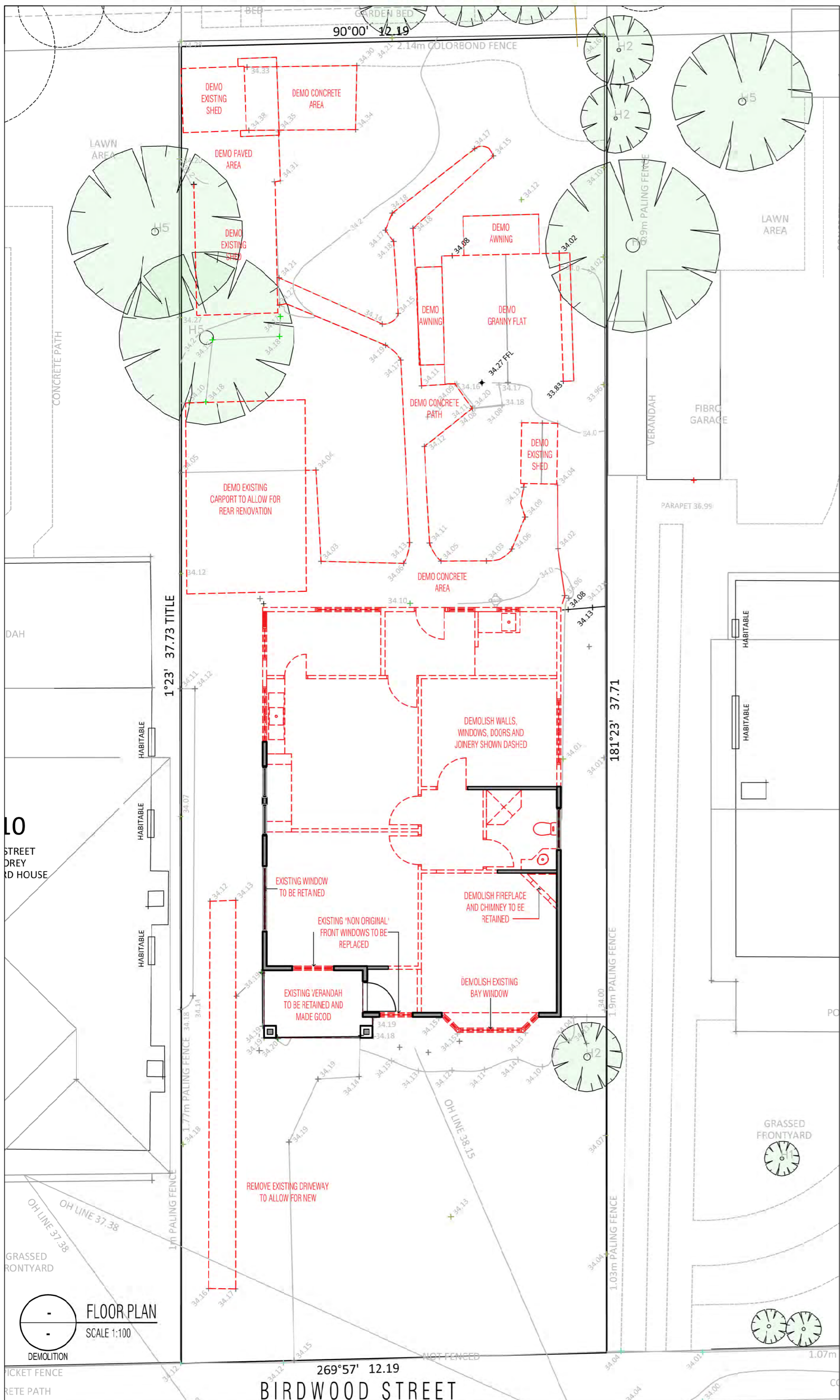
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8 BIRDWOOD ST
MARIBYRNONG
PROPOSED ROOMING HOUSE

TP1.10
EXISTING
ELEVATIONS

PROJECT STAGE. TOWN PLANNING
PROJECT NO. BIRD-0224
SCALE. 1:100@A2
REVISION. C
DESIGN DATE. 23.07.2024
PLOT DATE. 23.07.2024



LEGEND

	ELEMENTS TO BE RETAINED
	ELEMENTS TO BE DEMOLISHED

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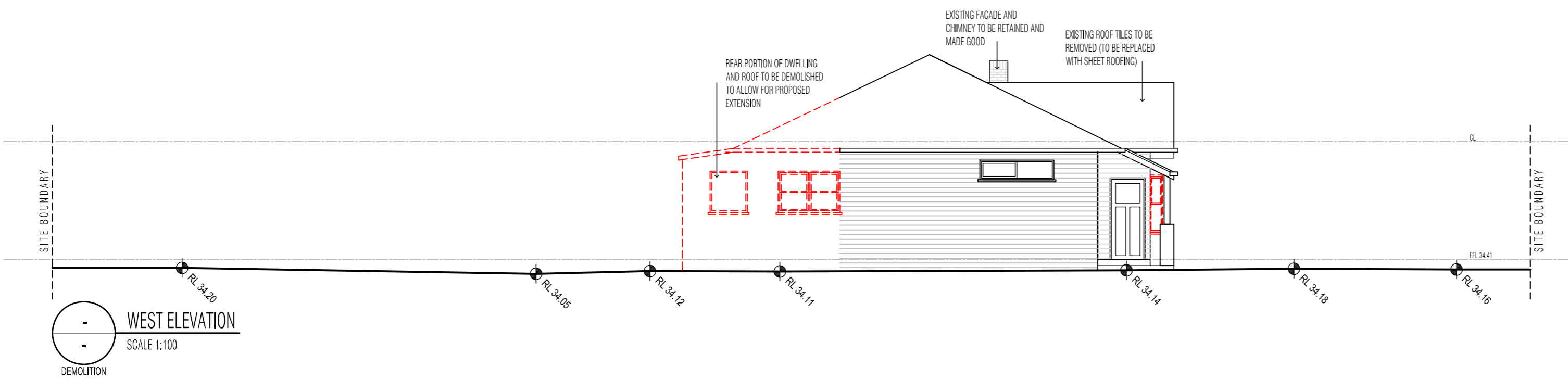
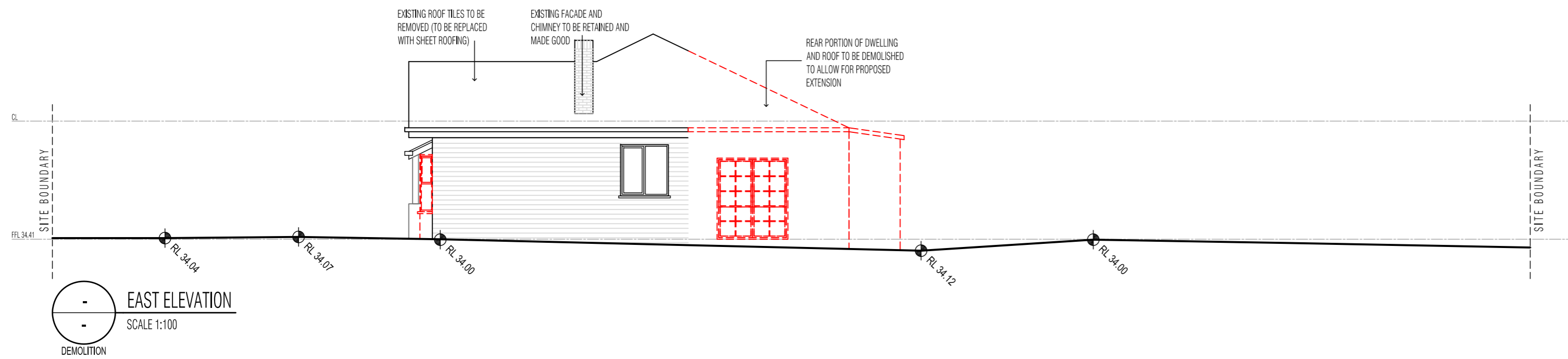
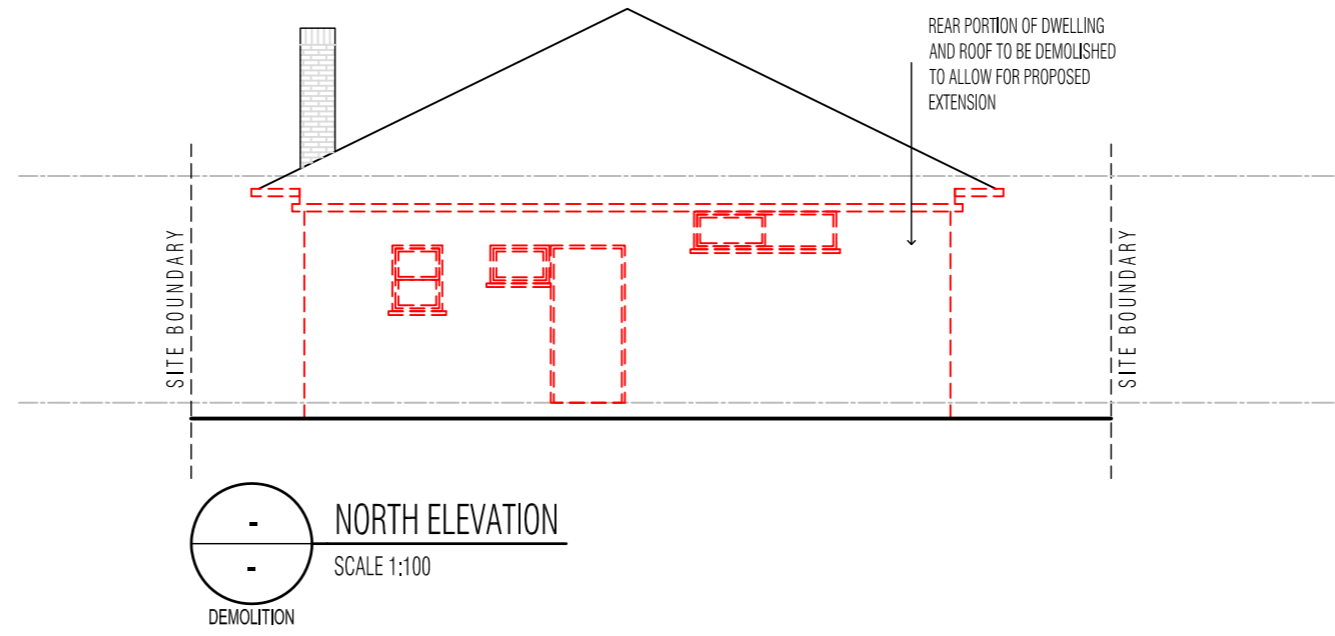
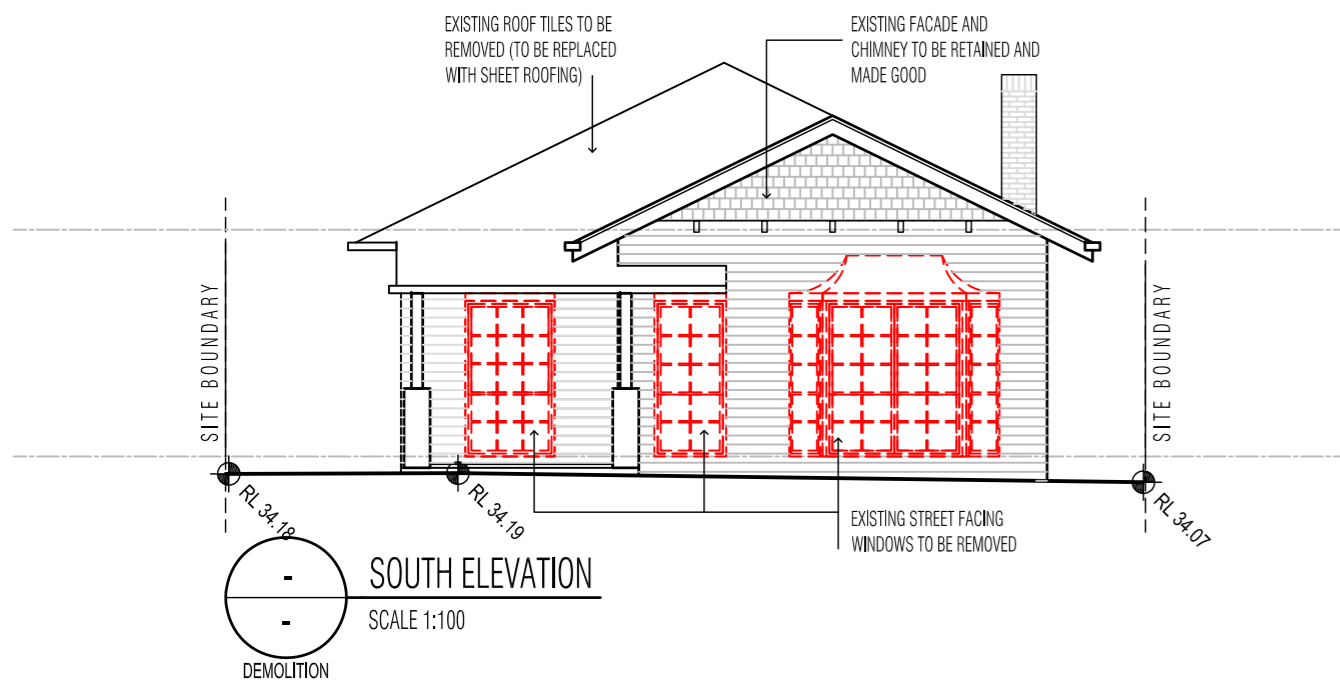
8 BIRDWOOD ST
 MARIBYRNONG
 PROPOSED ROOMING HOUSE

TP2.00
 DEMOLITION
 FLOOR & ROOF PLANS

PROJECT STAGE:	TOWN PLANNING
PROJECT NO.:	BIRD-0224
SCALE:	1:100@A2
REVISION:	C
DESIGN DATE:	23.07.2024
PLOT DATE:	23.07.2024

FLOOR PLAN
SCALE 1:100
DEMOLITION

ROOF PLAN
SCALE 1:100
DEMOLITION



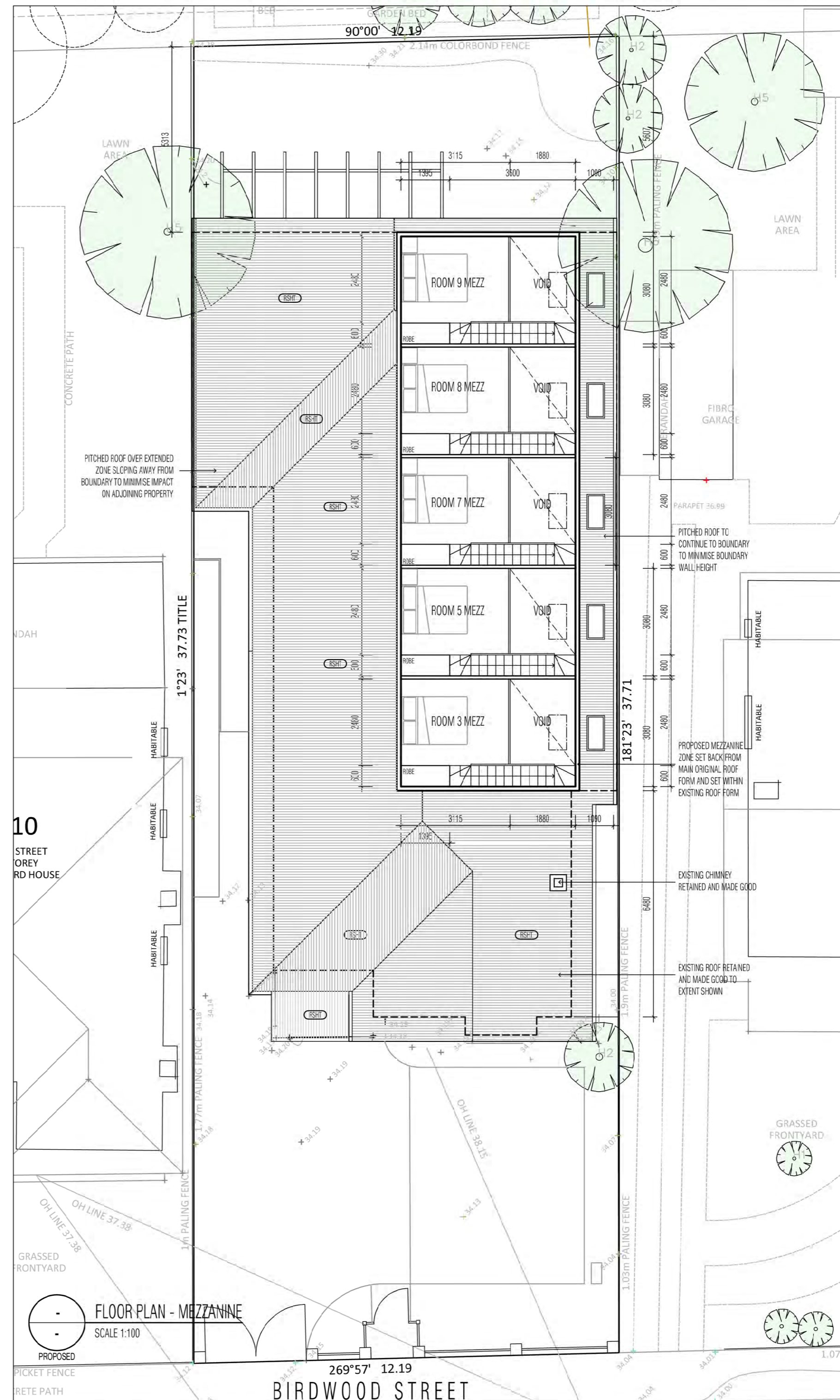
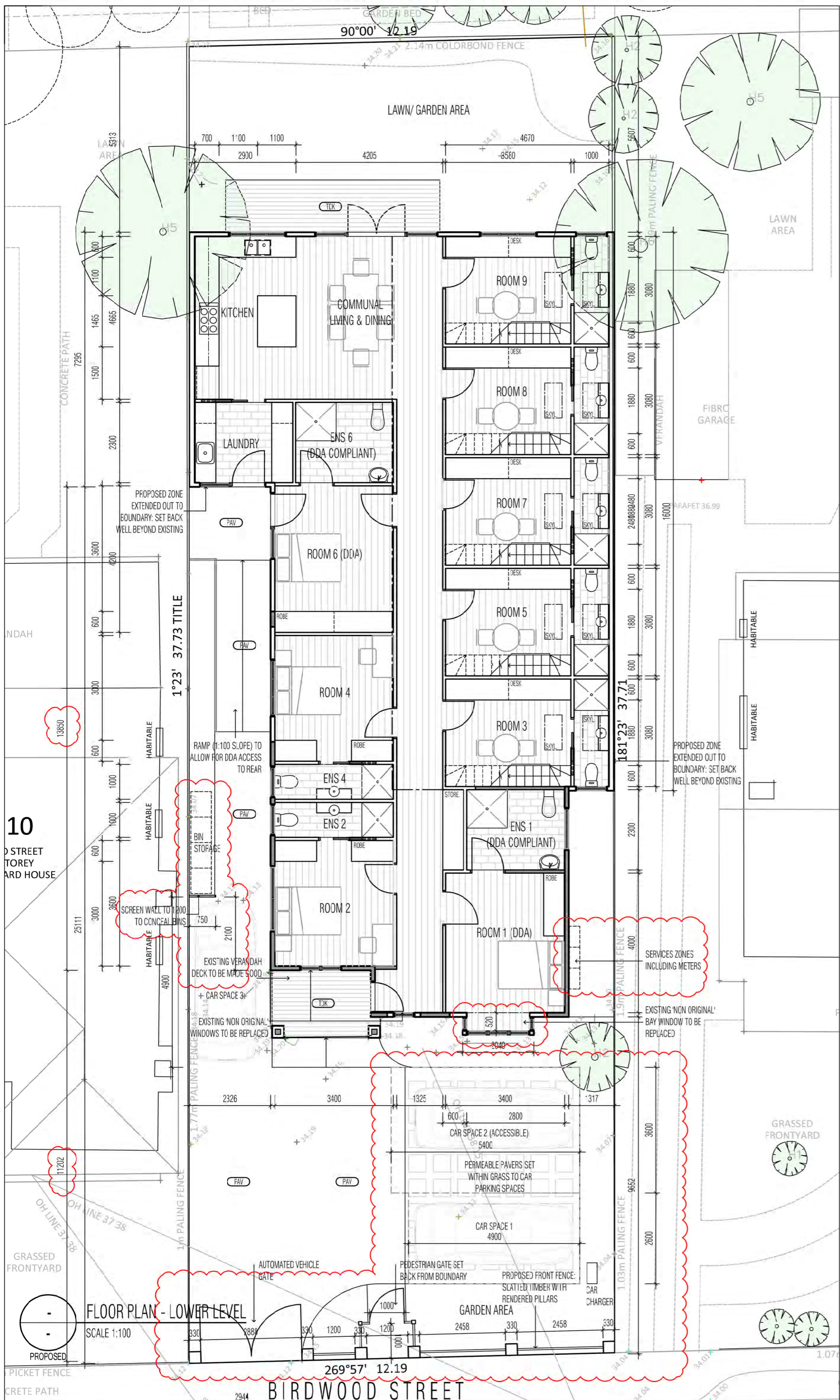
LEGEND	
	ELEMENTS TO BE RETAINED
	ELEMENTS TO BE DEMOLISHED

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8 BIRDWOOD ST
 MARIBYRNONG
 PROPOSED ROOMING HOUSE

TP2.10
 DEMOLITION
 ELEVATIONS

PROJECT STAGE.	TOWN PLANNING
PROJECT NO.	BIRD-0224
SCALE.	1:100@A2
REVISION.	C
DESIGN DATE.	23.07.2024
PLOT DATE.	23.07.2024



FINISHES SCHEDULE

PAV PAVING DRIVE/ON PERMEABLE PAVING COLOUR: NATURAL	PTR1 PAINTED TRIM TYPE 1 EXTERIOR SEMI GLOSS PAINT FINISH COLOUR: DULUX LEXICON QUARTER
PTR2 PAINTED TRIM TYPE 2 EXTERIOR SEMI GLOSS PAINT FINISH COLOUR: DULUX MONUMENT	REN RENDERED FINISH ROCKOTE SMOOTH RENDER COLOUR: DULUX TERRACE WHITE
RSHT ROOF SHEETING COLORBOND CORRUGATED SHEET ROOFING. COLOUR: MONUMENT	SHG SHINGLES PAINTED TIMBER SHINGLES TO MATCH EXISTING. COLOUR: TERRACE WHITE
TDK TIMBER DECKING SPOTTED GUM TIMBER BOARDS NCM, 120mm WIDE	WBD WEATHERBOARDS JAMES HARDIE LINEA WEATHERBOARDS COLOUR: DULUX TERRACE WHITE
REPLACEMENT WINDOWS (TO ORIGINAL FACADE) PAINTED TIMBER FRAMED WINDOWS TREND WINDOWS: BOTANICA SERIES AWNING (SINGLE PANE)	NEW WINDOWS (TO REAR ZONE) TREND WINDOWS: QUANTUM ALUMINIUM FRAMED AWNING WINDOWS. COLOUR: MONUMENT

FINISHES LEGEND

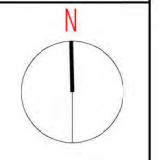
PAVING	ROOF SHEETING (COLORBOND)
PAINT TRIM TYPE 1 (LIGHT)	SHINGLES (TIMBER)
PAINT TRIM TYPE 2 (DARK)	TIMBER DECKING
RENDER	WEATHERBOARDS

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8 BIRDWOOD ST
MARIBYRNONG
PROPOSED ROOMING HOUSE

TP3.00
PROPOSED
FLOOR PLANS









PROJECT STAGE: TOWN PLANNING
PROJECT NO. BIRD-0224
SCALE: 1:100@A2
REVISION: C
DESIGN DATE: 01.08.2024
PLOT DATE: 14.08.2024



FINISHES SCHEDULE

	
PAV PAVING DRIVEWAY/ PERMEABLE PAVING COLOUR: NATURAL	PTR1 PAINTED TRIM TYPE 1 EXTERIOR SEMI GLOSS PAINT FINISH COLOUR: DULUX LEXICON QUARTER
	
PTR2 PAINTED TRIM TYPE 2 EXTERIOR SEMI GLOSS PAINT FINISH COLOUR: DULUX MONUMENT	REN RENDERED FINISH ROCKOTE SMOOTH RENDER COLOUR: DULUX TERRACE WHITE
	
RSHT ROOF SHEETING COLORBOND CORRUGATED SHEET ROOFING. COLOUR: MONUMENT	SHG SHINGLES PAINTED TIMBER SHINGLES TO MATCH EXISTING. COLOUR: TERRACE WHITE
	
TDK TIMBER DECKING SPOTTED GUM TIMBER BOARDS NCM, 120mm WIDE	WBD WEATHERBOARDS JAMES HARDIE LINEA WEATHERBOARDS COLOUR: DULUX TERRACE WHITE
	
REPLACEMENT WINDOWS (TO ORIGINAL FACADE) PAINTED TIMBER FRAMED WINDOWS FRAMED WINDOWS: BOTANICA SERIES AWNING (SINGLE PANE)	NEW WINDOWS (TO REAR ZONE) TRENID WINDOWS QUANTUM ALUMINIUM FRAMED AWNING WINDOWS. COLOUR: MONUMENT

FINISHES LEGEND

	PAVING		ROOF SHEETING (COLORBOND)
	PAINT TRIM TYPE 1 (LIGHT)		SHINGLES (TIMBER)
	PAINT TRIM TYPE 2 (DARK)		TIMBER DECKING
	RENDER		WEATHERBOARDS

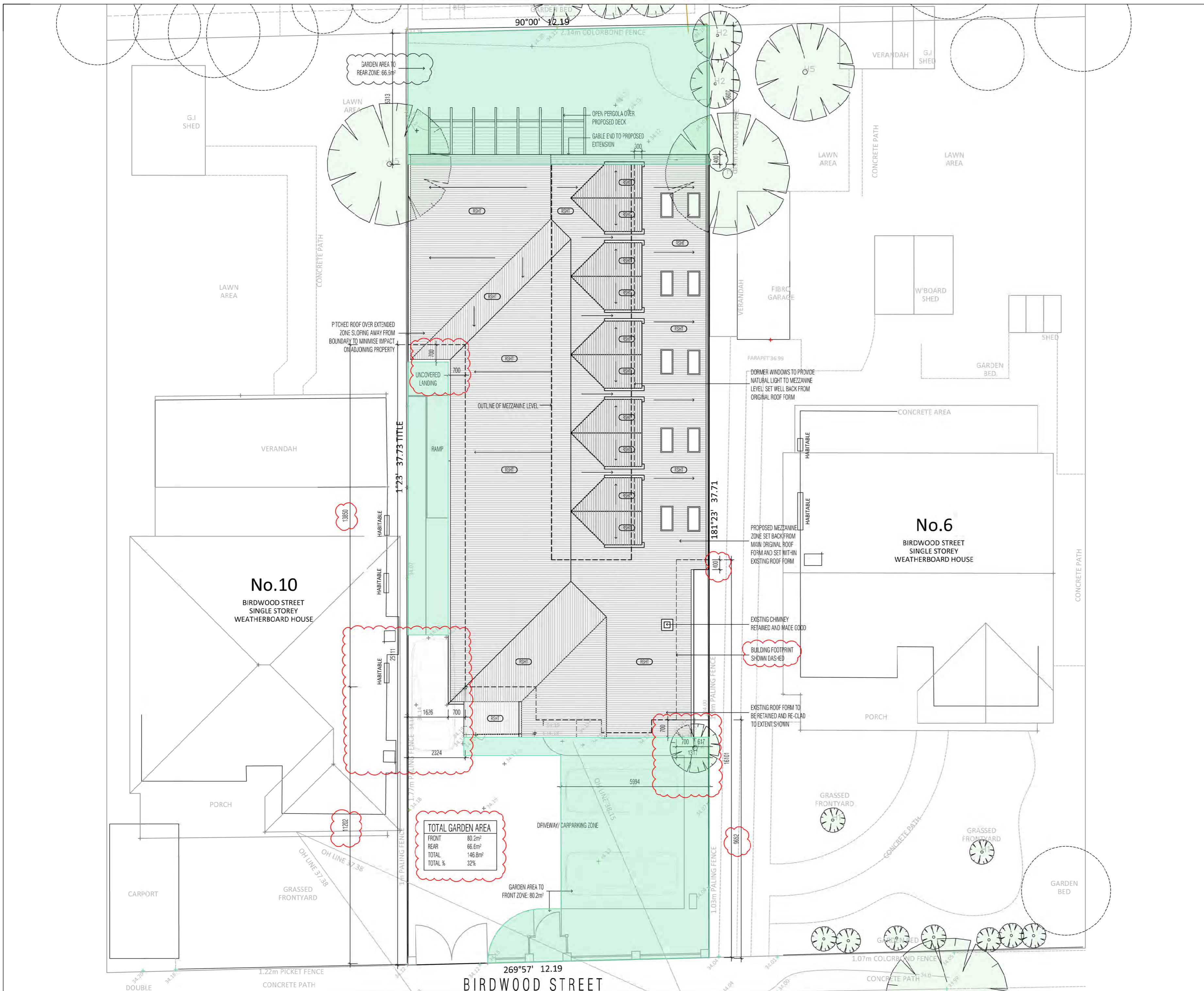
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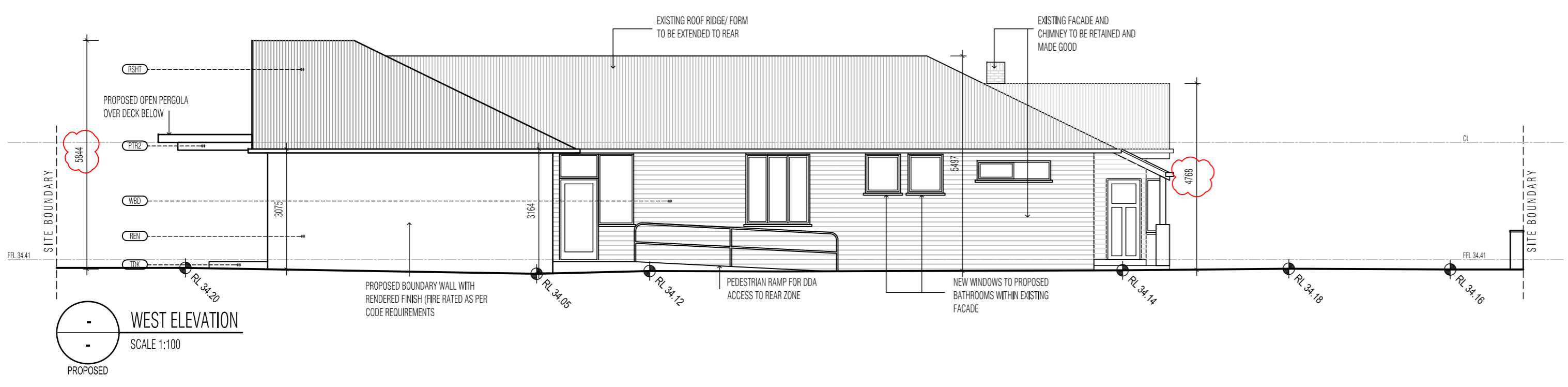
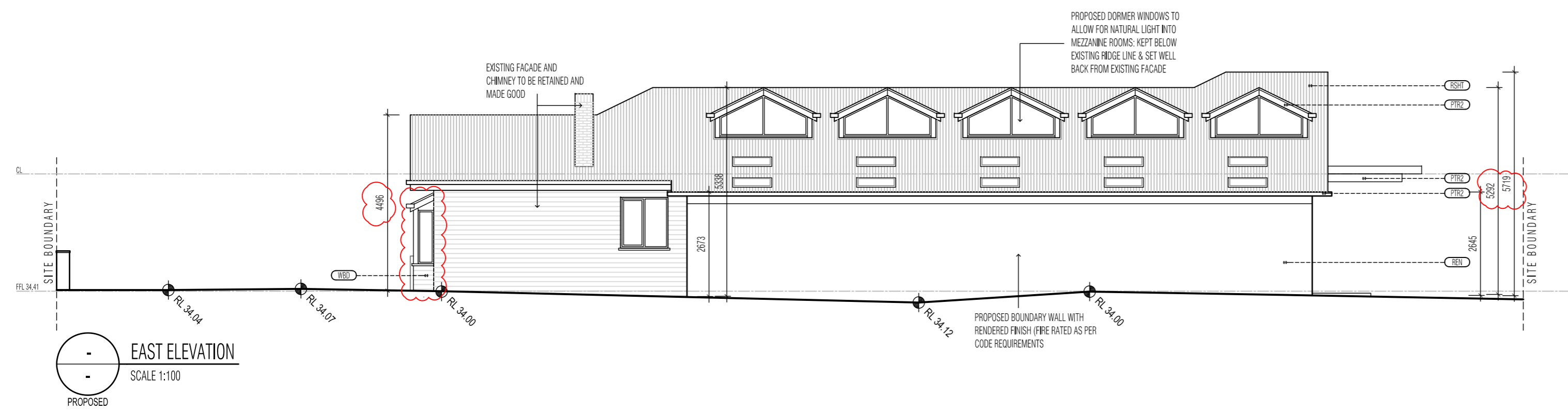
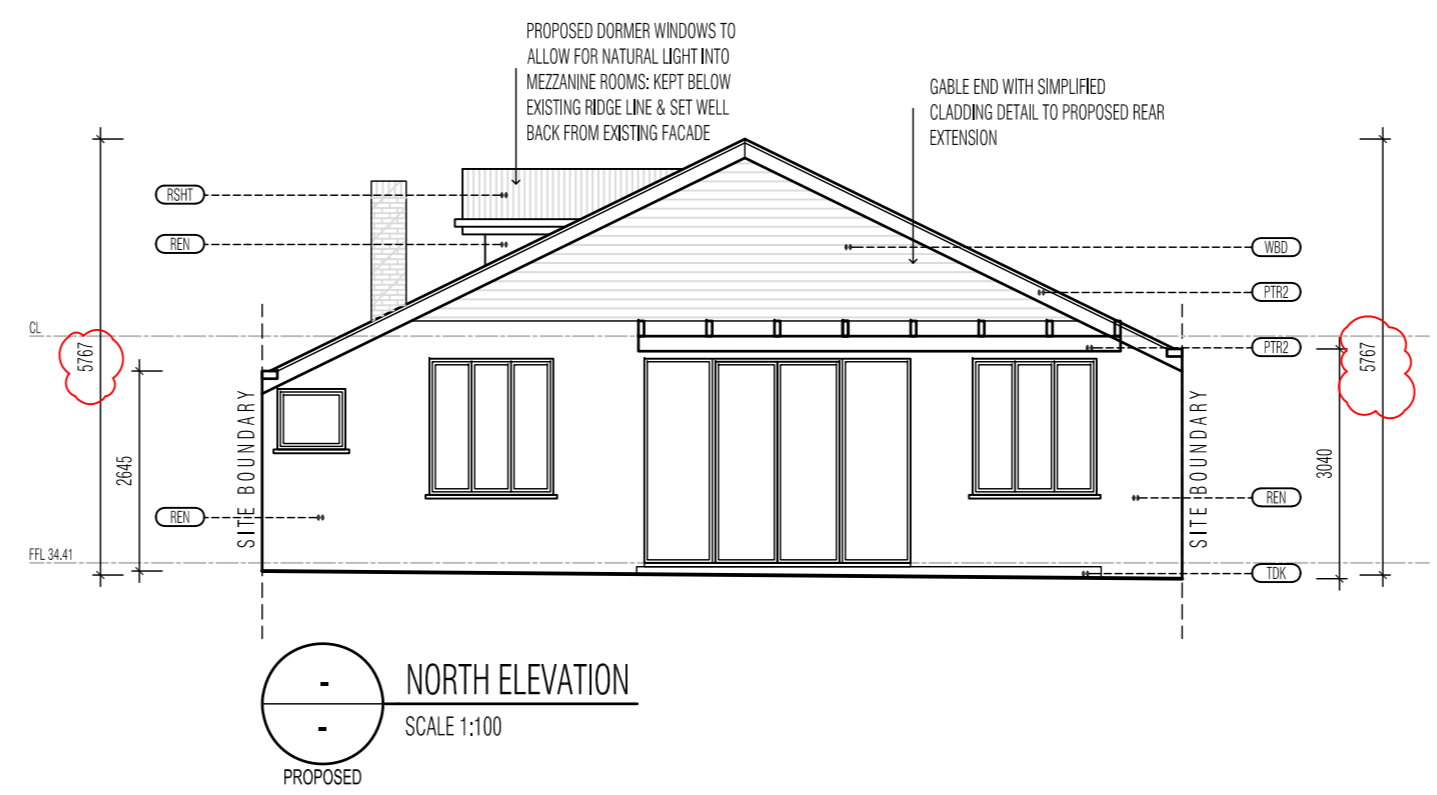
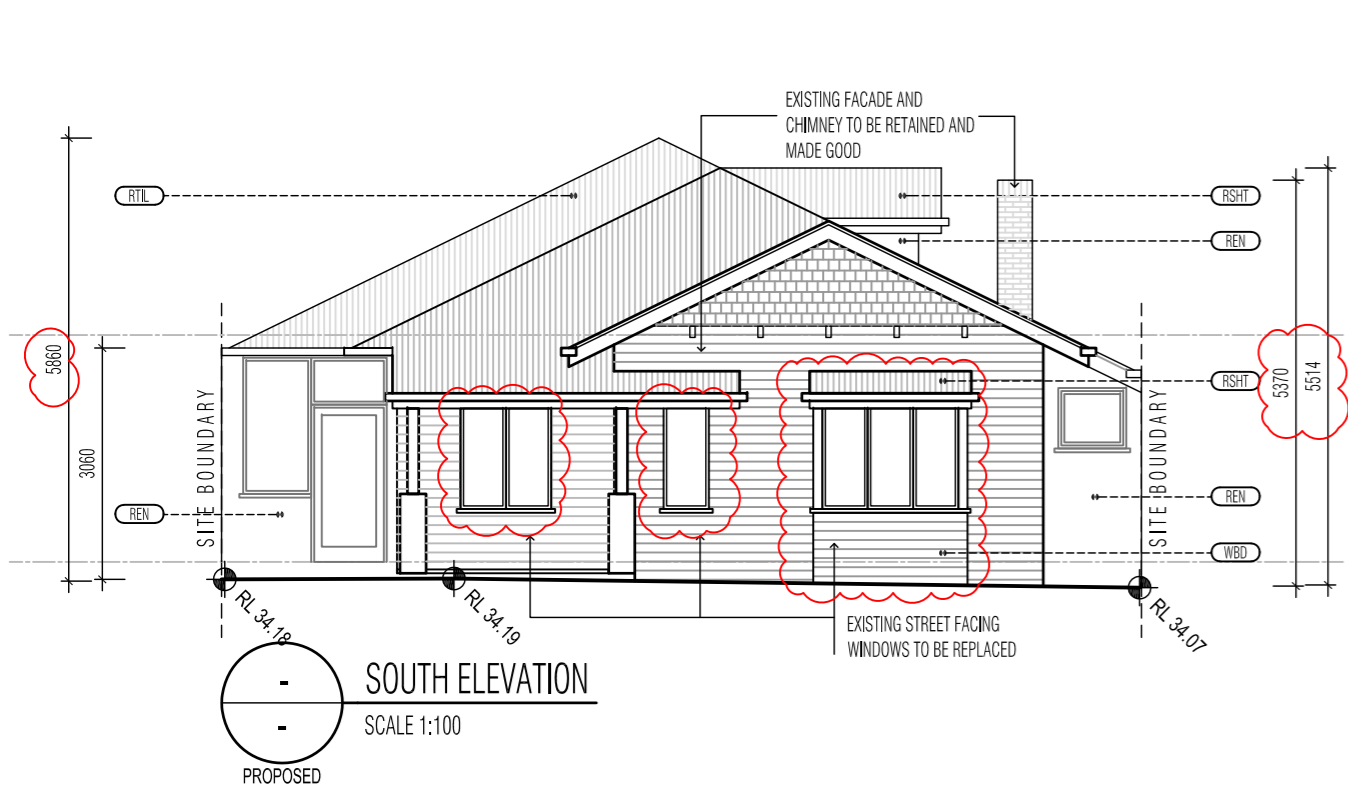
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8 BIRDWOOD ST
MARIBYRNONG
PROPOSED ROOMING HOUSE


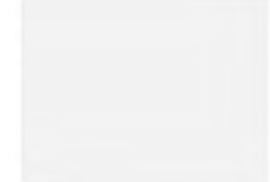

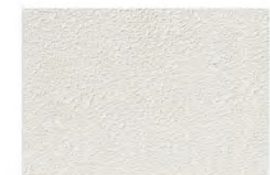

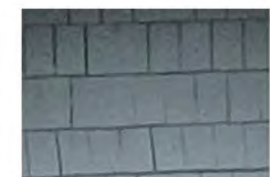
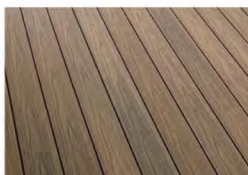
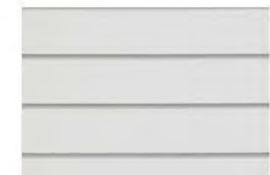


TP3.01
PROPOSED
ROOF/ SITE PLAN

PROJECT STAGE: TOWN PLANNING
PROJECT NO.: BIRD-0224
SCALE: 1:100@A2
REVISION: C
DESIGN DATE: 01.08.2024
PLOT DATE: 14.08.2024













FINISHES SCHEDULE

	
PAV PAVING DRIVECON PERMEABLE PAVING COLOUR: NATURAL	PTR1 PAINTED TRIM TYPE 1 EXTERIOR SEMI GLOSS PAINT FINISH COLOUR: DULUX LEGION QUARTER
	
PTR2 PAINTED TRIM TYPE 2 EXTERIOR SEMI GLOSS PAINT FINISH COLOUR: DULUX MONUMENT	REN RENDERED FINISH ROCKOTE SMOOTH RENDER COLOUR: DULUX TERRACE WHITE
	
RSHT ROOF SHEETING COLORBOND CORRUGATED SHEET ROOFING. COLOUR: MONUMENT	SHG SHINGLES PAINTED TIMBER SHINGLES TO MATCH EXISTING. COLOUR: TERRACE WHITE
	
TDK TIMBER DECKING SPOTTED GUM TIMBER BOARDS NOM. 120mm WIDE	WBD WEATHERBOARDS JAMES HARDIE LINEA WEATHERBOARDS COLOUR: DULUX TERRACE WHITE
	
REPLACEMENT WINDOWS (TO ORIGINAL FACADE) PAINTED TIMBER FRAMED WINDOWS TREND WINDOWS: BOTANICA SERIES AWNING (SINGLE PANE)	NEW WINDOWS (TO REAR ZONE) TREND WINDOWS QUANTUM ALUMINIUM FRAMED AWNING WINDOWS. COLOUR: MONUMENT

FINISHES LEGEND

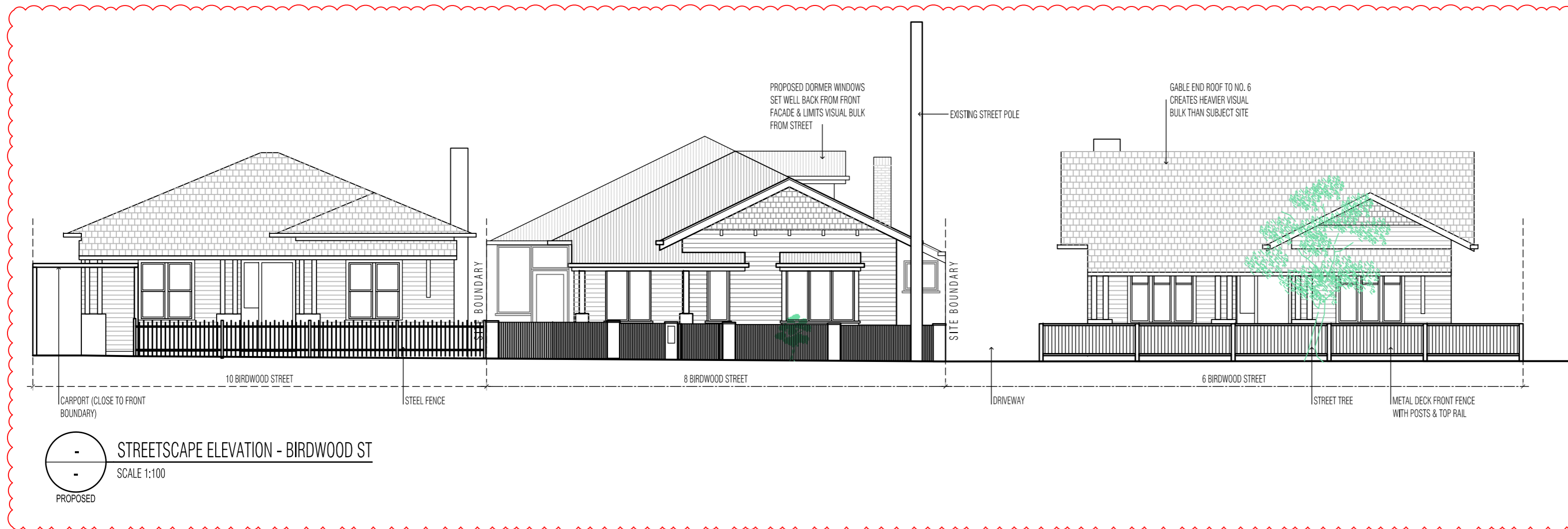
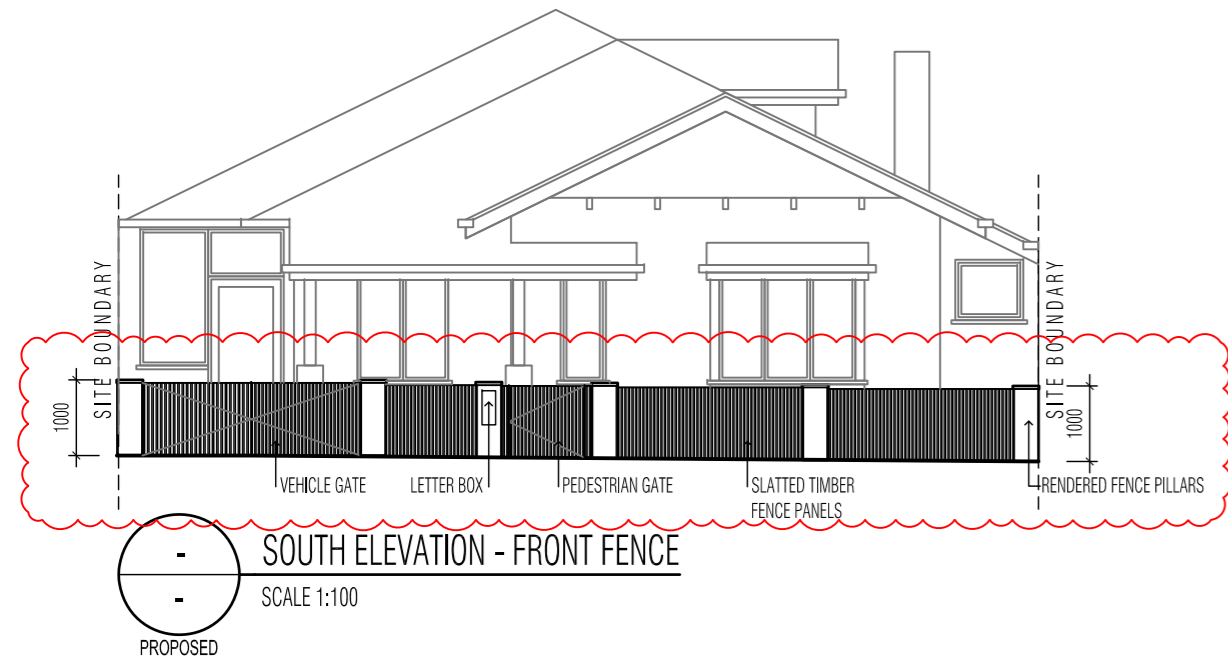
	PAVING		ROOF SHEETING (COLORBOND)
	PAINT TRIM TYPE 1 (LIGHT)		SHINGLES (TIMBER)
	PAINT TRIM TYPE 2 (DARK)		TIMBER DECKING
	RENDER		WEATHERBOARDS

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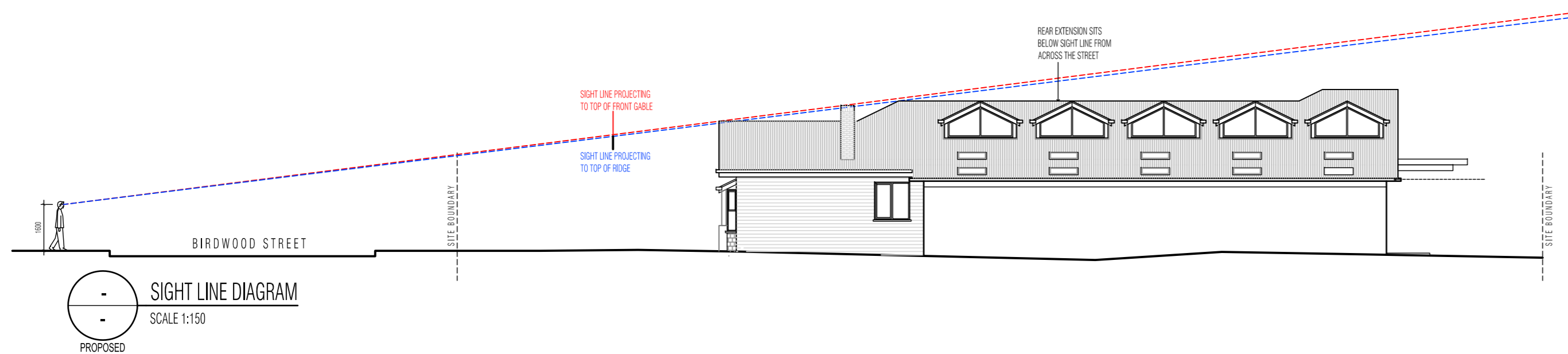
8 BIRDWOOD ST
 MARIBYRNONG
 PROPOSED ROOMING HOUSE

TP3.10
 PROPOSED
 ELEVATIONS

PROJECT STAGE.	TOWN PLANNING
PROJECT NO.	BIRD-0224
SCALE.	1:100@A2
REVISION.	C
DESIGN DATE.	23.07.2024
PLOT DATE.	23.07.2024



FINISHES LEGEND			
	PAVING		ROOF SHEETING (COLORBOND)
	PAINT TRIM TYPE 1 (LIGHT)		SHINGLES (TIMBER)
	PAINT TRIM TYPE 2 (DARK)		TIMBER DECKING
	RENDER		WEATHERBOARDS



Architest

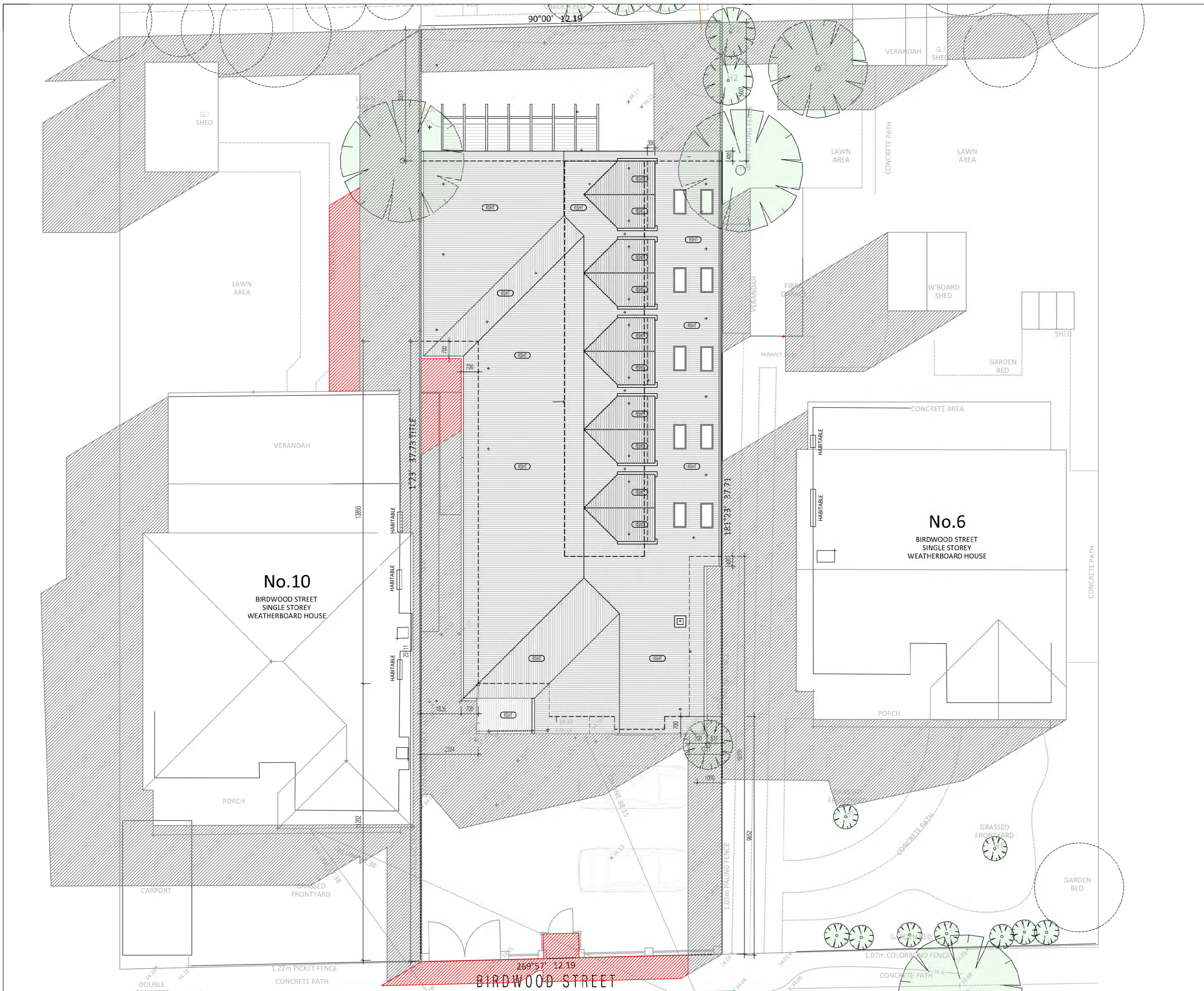
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8 BIRDWOOD ST MARIBYRNONG PROPOSED ROOMING HOUSE

TP3.11

PROPOSED
STREETSCAPE & SIGHT LINE DIAGRAM

PROJECT STAGE.	TOWN PLANNING
PROJECT NO.	BIRD-0224
SCALE.	1:150 & 1:100 @A2
REVISION.	C
DESIGN DATE.	23.07.2024
PLOT DATE.	11.06.2024



FINISHES LEGEND

	EXISTING SHADOWS
	ADDITIONAL SHADOWS

Architest

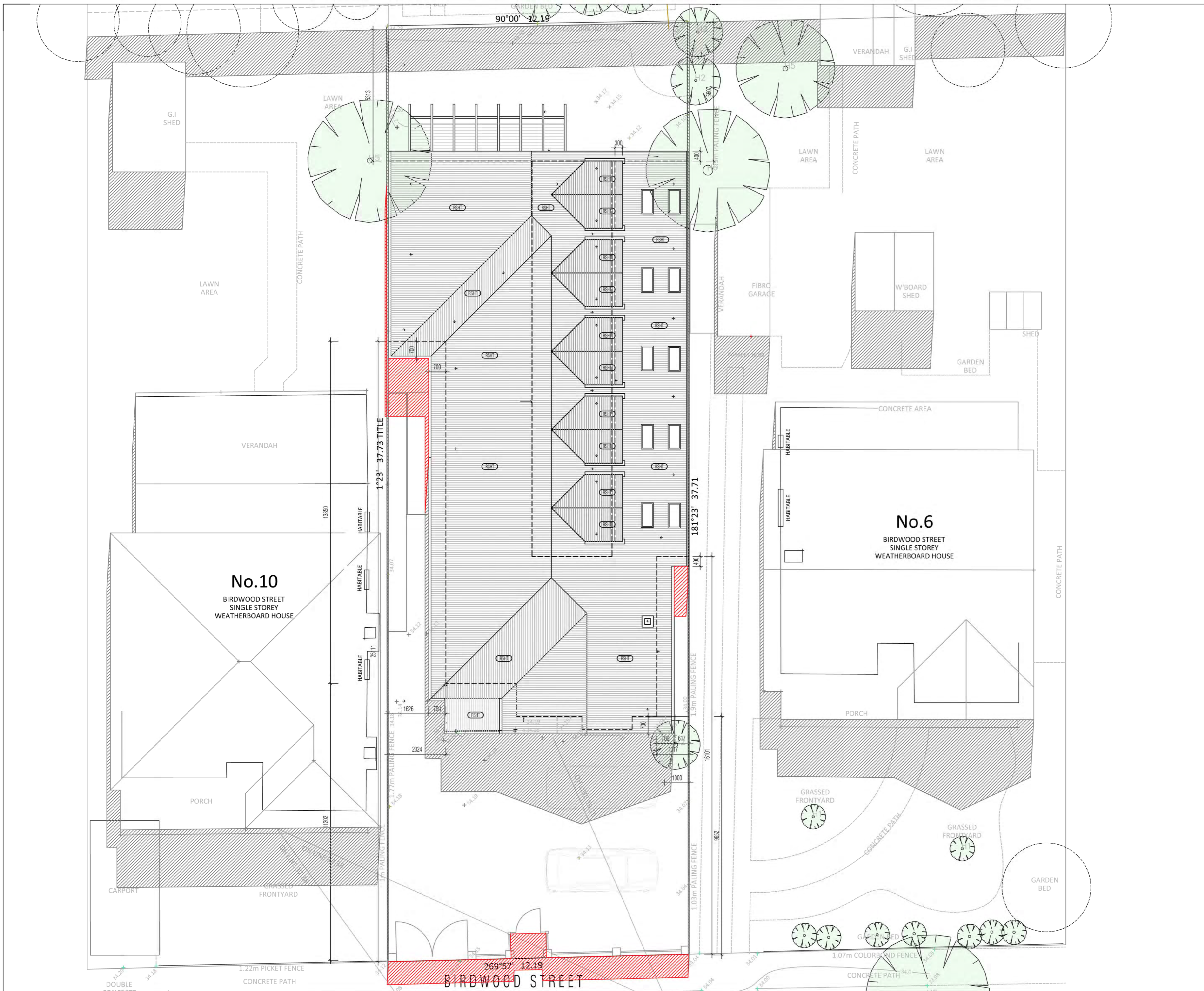
SUITE 1003, 418 WHITEHORSE RD, SURREY HILLS 3127, T03 9429 2711, WWW.ARCHITEST.COM.AU



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8 BIRDWOOD ST
MARIBYRNONG
PROPOSED ROOMING HOUSE

TP4.00
PROPOSED
SHADOW DIAGRAM - 9AM SEPT 22

PROJECT STAGE.	TOWN PLANNING
PROJECT NO.	BIRD-0224
SCALE.	1:100@A2
REVISION.	C
DESIGN DATE.	11.06.2024
PLOT DATE.	23.07.2024



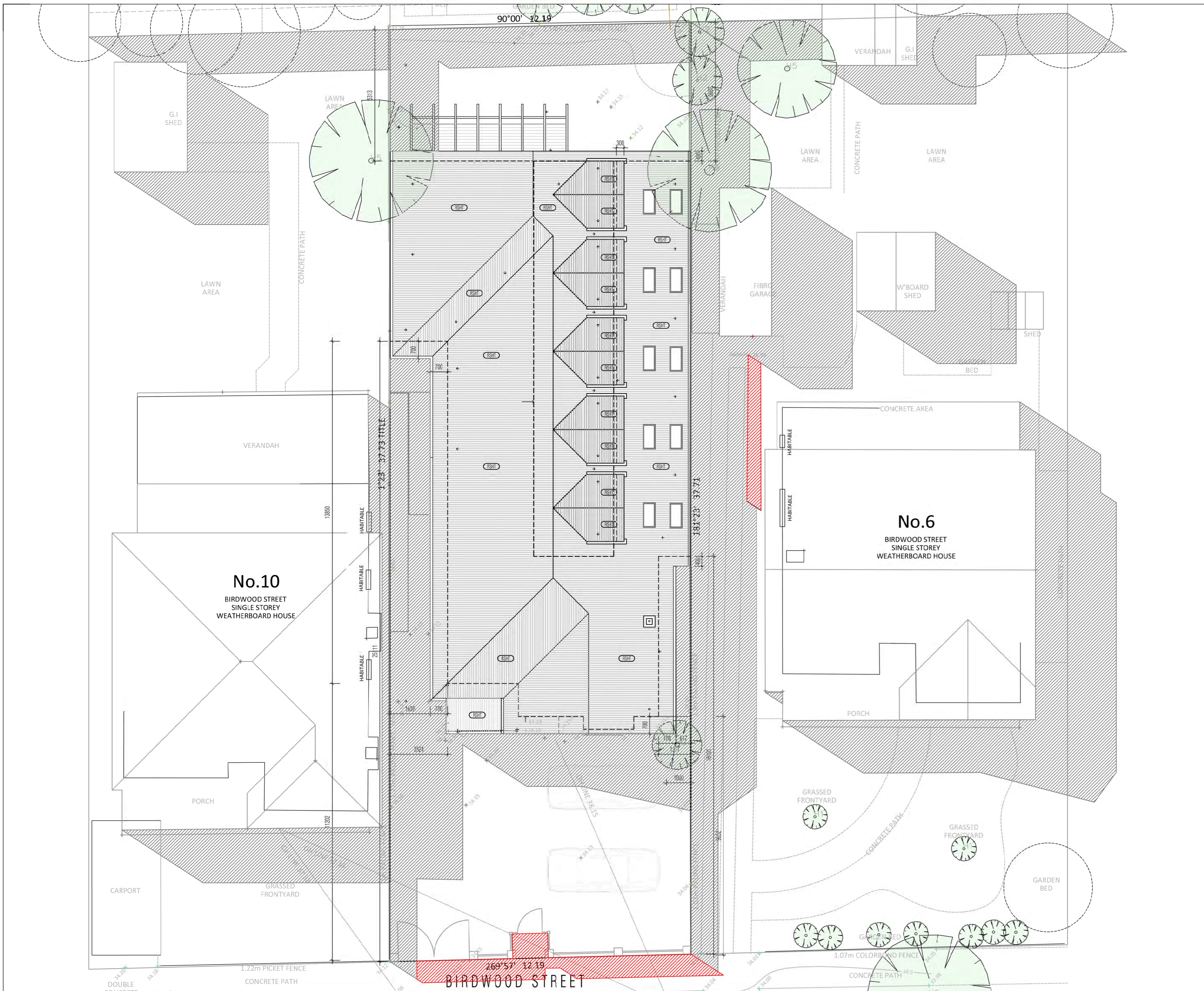
FINISHES LEGEND	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

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8 BIRDWOOD ST
 MARIBYRNONG
 PROPOSED ROOMING HOUSE

TP4.01
 PROPOSED
 SHADOW DIAGRAM - 12PM SEPT 22

PROJECT STAGE.	TOWN PLANNING
PROJECT NO.	BIRD-0224
SCALE.	1:100@A2
REVISION.	C
DESIGN DATE.	11.06.2024
PLOT DATE.	23.07.2024



FINISHES LEGEND

	EXISTING SHADOWS
	ADDITIONAL SHADOWS

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8 BIRDWOOD ST

MARIBYRNONG
PROPOSED ROOMING HOUSE

TP4.02

PROPOSED
SHADOW DIAGRAM - 3PM SEPT 22

PROJECT STAGE:	TOWN PLANNING
PROJECT NO.:	BIRD-0224
SCALE:	1:100@A2
REVISION:	C
DESIGN DATE:	11.06.2024
PLOT DATE:	23.07.2024