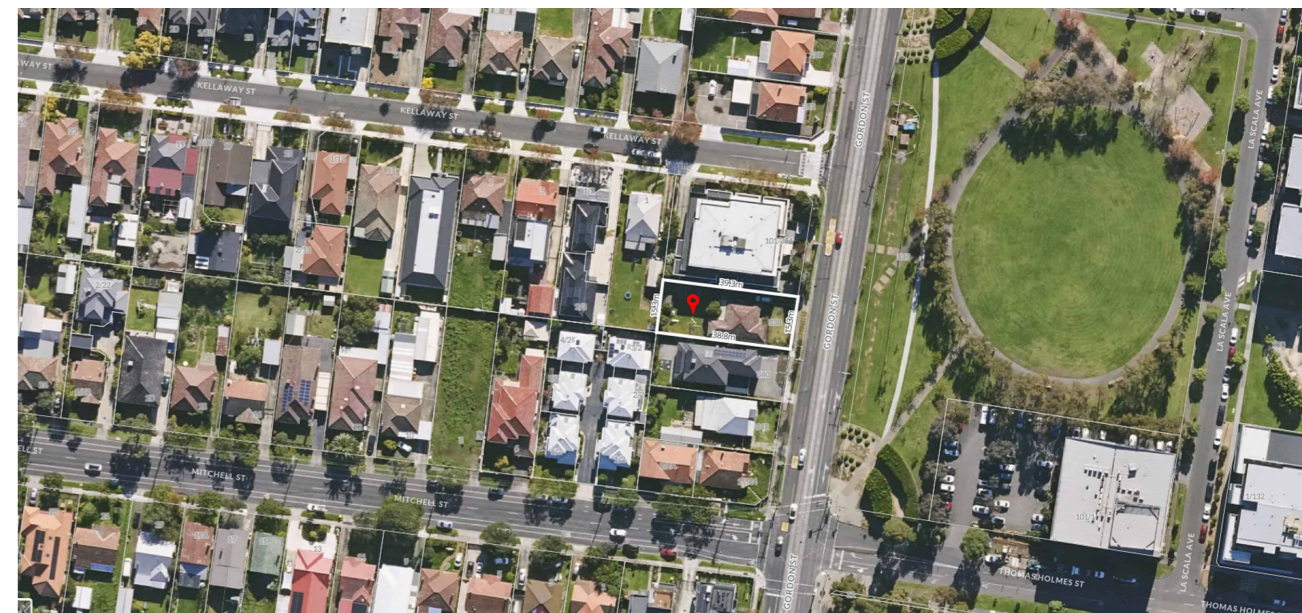


**CITY OF MARIBYRNONG
ADVERTISED PLAN**

**CONSTRUCTION OF THREE DOUBLE STOREY DWELLINGS ON A LOT
AT 338 GORDON ST, MARIBYRNONG VIC 3032**



ARIEL MAP



AT 338 GORDON ST, MARIBYRNONG VIC 3032



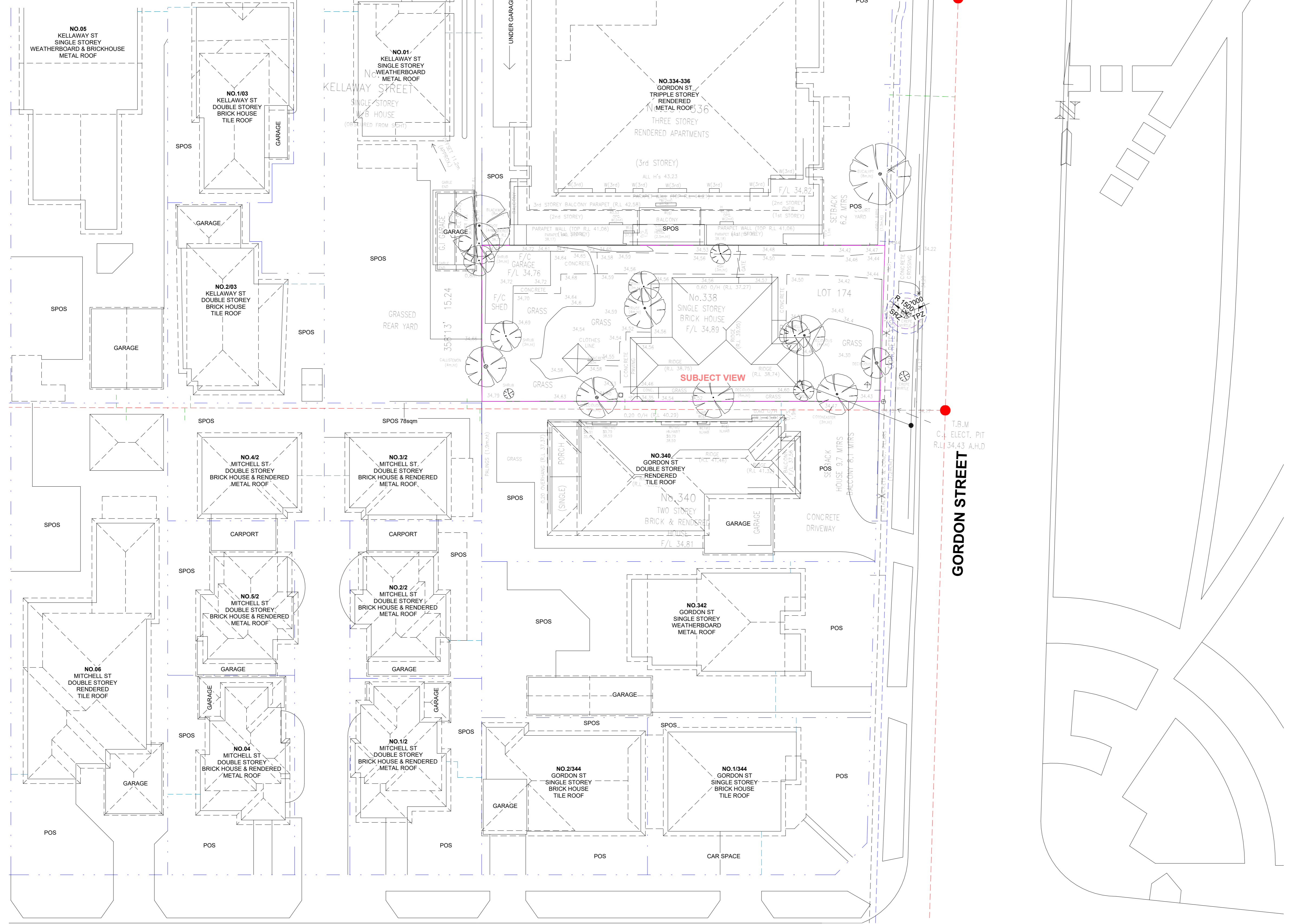
AT 334-336 GORDON ST, MARIBYRNONG VIC 3032



AT 340 GORDON ST, MARIBYRNONG VIC 3032

DRAWING LIST

TP.01	NEIGHBOURHOOD & SITE DESCRIPTION
TP.02	DESIGN RESPONSE
TP.03	STREET ELEVATIONS
TP.04	GROUND FLOOR PLAN
TP.05	FIRST FLOOR PLAN
TP.06	ELEVATIONS / COLOUR & MATERIALS SCHEDULE / FRONT FENCE ELEVATION
TP.07	SHADOW DIAGRAMS
TP.08	SHADOW DIAGRAMS
TP.09	SHADOW DIAGRAMS FOR SOLAR PANEL
TP.10	SWEPT PATHS
TP.11	LANDSCAPE PLAN
TP.12	WATER SENSITIVE URBAN DESIGN



LEGEND:

- POS PRIVATE OPEN SPACE
- SPOS SECLUDED PRIVATE OPEN SPACE
- CANOPY TREES
- 8.0m BUILDING SETBACKS TO BOUNDARY FENCE LINE
- POWER POLE
- PIT

MITCHELL STREET

Better DESIGN
 U303 - 47 NELSON PL, WILLIAMSTOWN, VIC 3016
 T: 03 91019856 - E: info@betterdesign.au

B RFI SUBMISSION
 REV DESCRIPTION

02.09.2024 DATE

NORTH

PROJECT:
MULTI-UNIT DEVELOPMENT

338 GORDON ST, MARIBYRNONG VIC 3032

CLIENT: KHOA NGUYEN

DRW. TITLE:
 NEIGHBOURHOOD & SITE DESCRIPTION

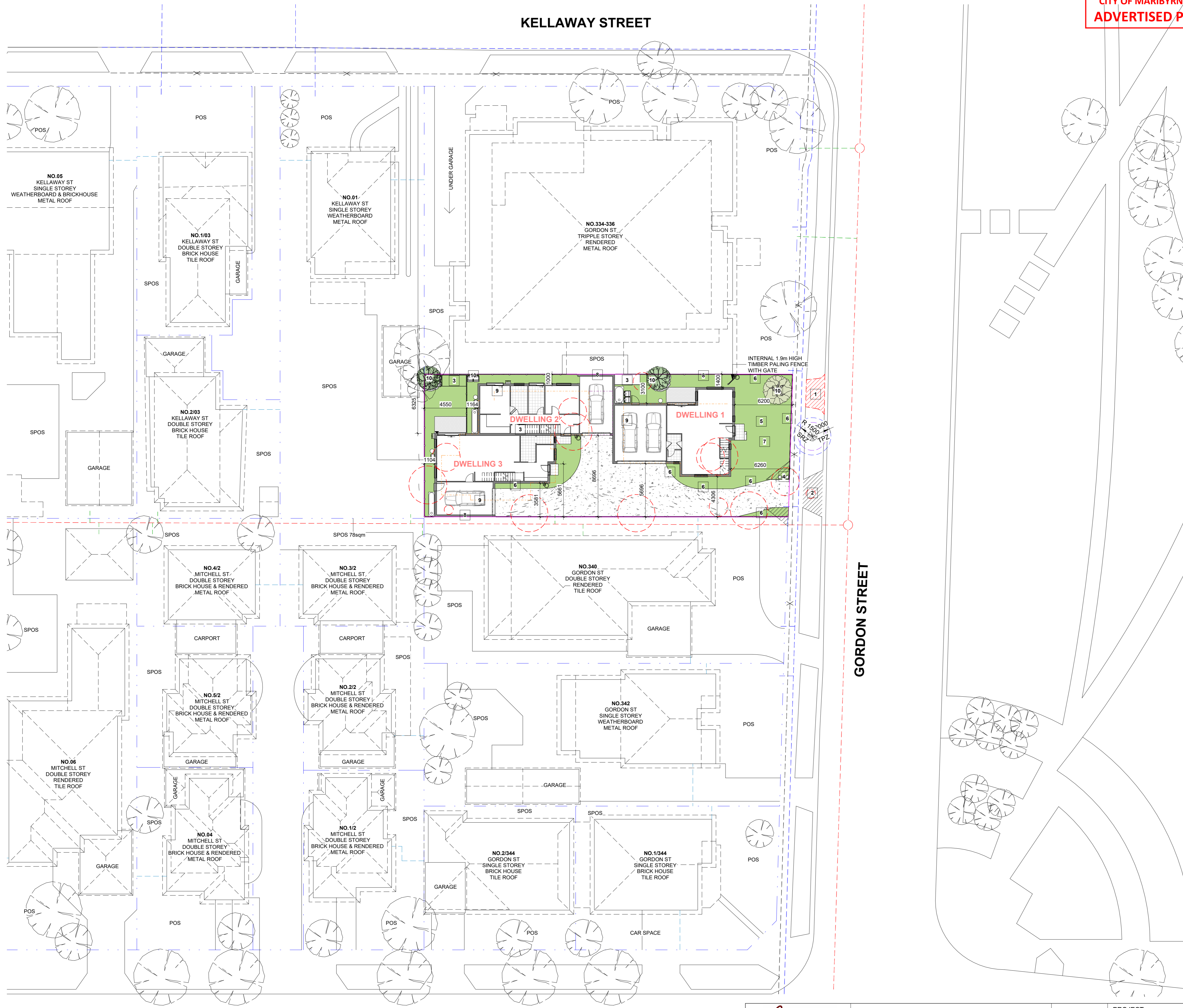
DRW: DH

CHK: LD

TOWN PLANNING ISSUE

DRW. No: TP.01
 SCALE: AS INDICATED @ A1
 REV. No: B
 DATE: 02.09.2024
 PRJ. No: RF1338GOR.M

KELLOWAY STREET

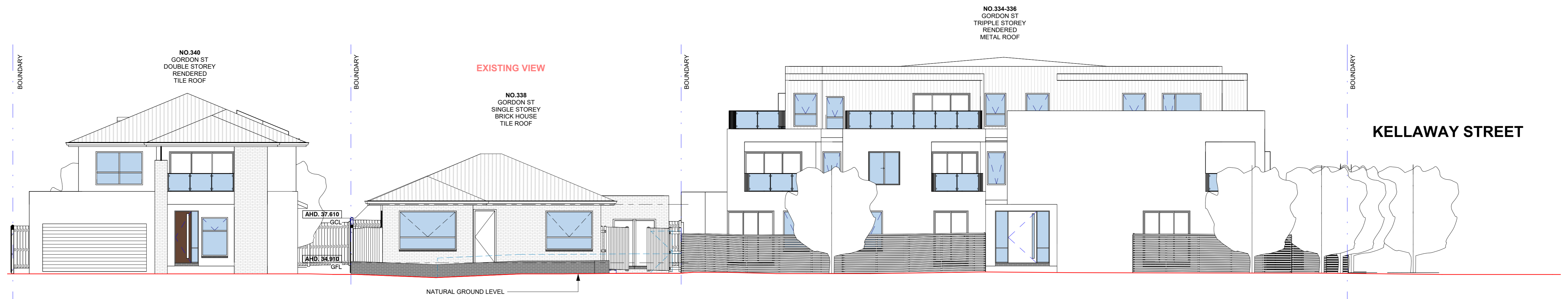


DESIGN RESPONSE

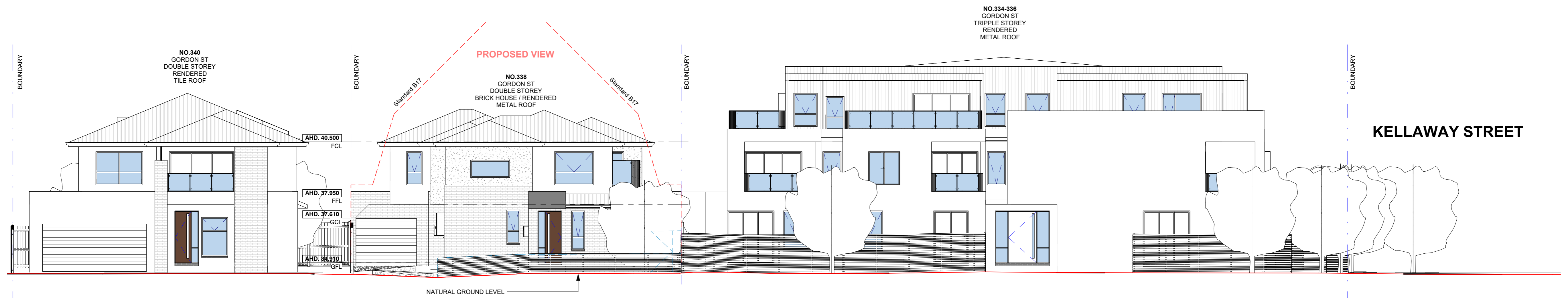
- 1 EXISTING CROSSOVER (TO BE REMOVED)
- 2 PROPOSED CROSSOVER
- 3 PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE
- 4 NEW MAILBOXES/METERS FOR ALL UNITS
- 5 PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC WITH THE NEIGHBOURHOOD CHARACTER
- 6 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING ALONG DRIVEWAY AND BOUNDARY
- 7 PRIVATE OPEN SPACE MIN 35sqm WITH MIN 5m WIDE LOCATED WITH EASY ACCESS FROM LIVING SPACE TO PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION.
- 8 PROPOSED WALLS TO BE BUILT TO THE BOUNDARY AREA LOCATED AWAY FROM EXISTING HABITABLE ROOM WINDOWS AND OPEN SPACES
- 9 UPPER FLOOR LEVELS OF DWELLINGS SETBACK FROM SIDE AND REAR BOUNDARIES TO REDUCE OVERSHADOWING AND VISUAL BULK TO ADJOINING PROPERTIES. THE UPPER FLOOR EXTERIOR WALLS ALSO BE DESIGNED WITH DIFFERENT SETBACKS TO CREATE INTERESTING SIDE AND REAR ELEVATIONS
- 10 MEDIUM CANOPY TREES PROVIDED IN REAR PRIVATE OPEN SPACES AND IN FRONT SETBACK

MITCHELL STREET

GORDON STREET



EXISTING - STREET ELEVATION
SCALE 1:100



PROPOSED - STREET ELEVATION
SCALE 1:100

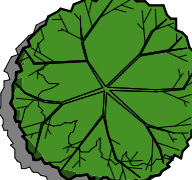
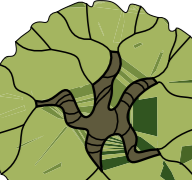


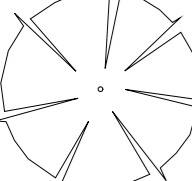
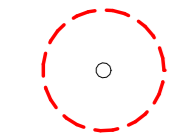






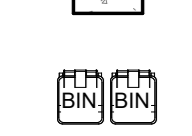




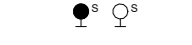


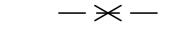
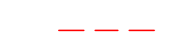
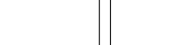
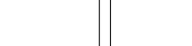

AREA SCHEDULE						
SITE AREA	SITE COVERAGE		SITE PERMEABILITY		GARDEN AREA	
	AREA	%	AREA	%	AREA	%
602 m ²	281 m ²	46.7%	183 m ²	30.3%	181 m ²	30.1%

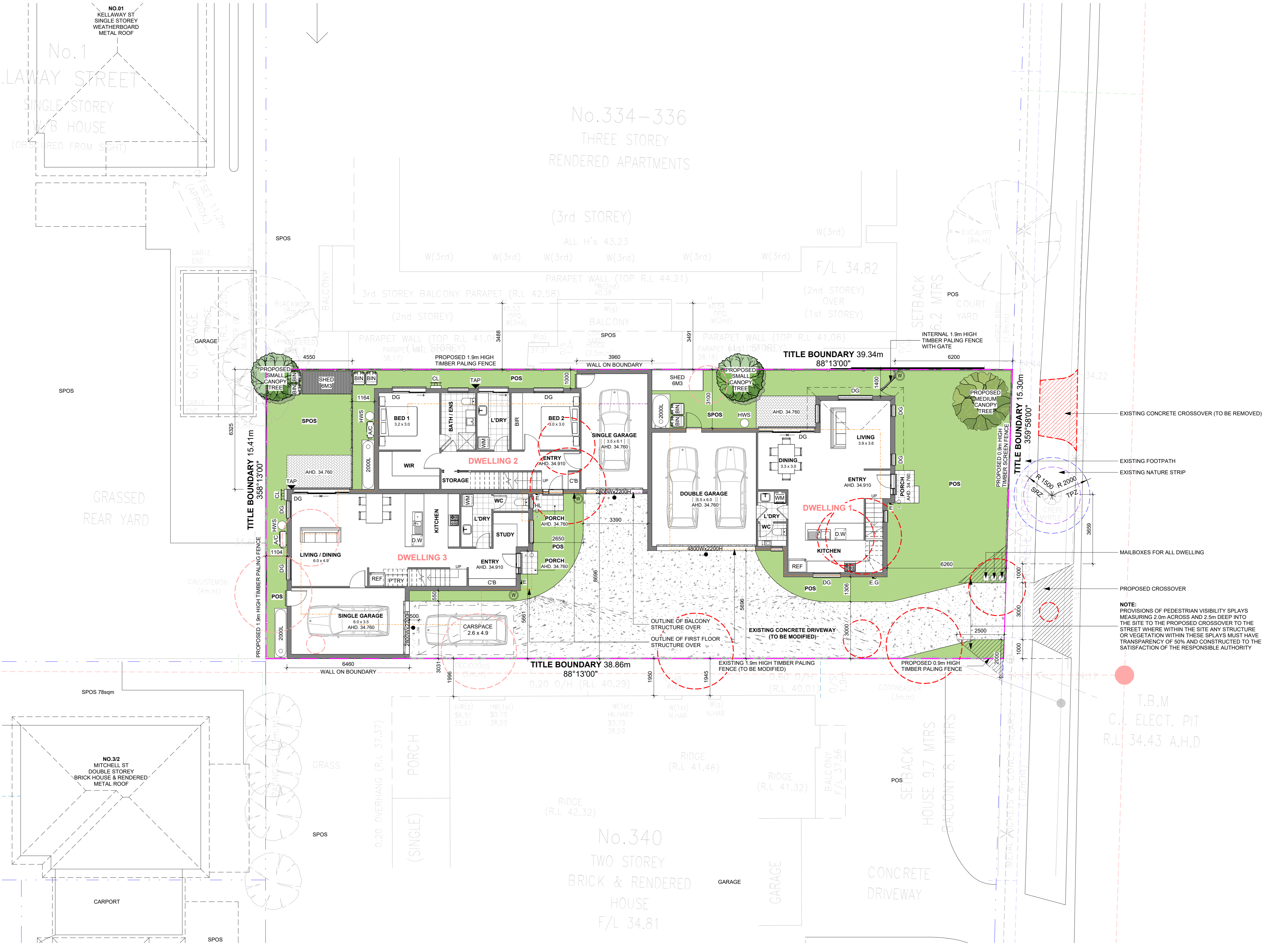
DWELLING 1		
1. GROUND FLOOR	60.4 m ²	6.5 SQ
2. FIRST FLOOR	78.2 m ²	8.4 SQ
3. PORCH	1.7 m ²	0.2 SQ
4. GARAGE	37.6 m ²	4.0 SQ
177.9 m ² 19.1		
POS	81.2 m ²	
SPOS	32.6 m ²	
113.8 m ²		

DWELLING 2		
1. GROUND FLOOR	58.5 m ²	6.3 SQ
2. FIRST FLOOR	52.9 m ²	5.7 SQ
3. PORCH	1.4 m ²	0.2 SQ
4. GARAGE	24.4 m ²	2.6 SQ
5. BALCONY	12.4 m ²	1.3 SQ
149.7 m ² 16.1		
POS	11.0 m ²	
SPOS	18.4 m ²	
29.3 m ²		


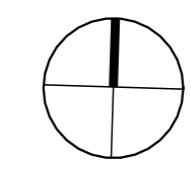
DWELLING 3		
1. GROUND FLOOR	68.8 m ²	7.2 SQ
2. FIRST FLOOR	73.5 m ²	7.9 SQ
3. PORCH	1.1 m ²	0.1 SQ
4. GARAGE	24.1 m ²	2.6 SQ
167.5 m ² 17.8		
POS	9.9 m ²	
SPOS	28.5 m ²	
38.3 m ²		

LEGENDS:

-  PROPOSED DECIDUOUS TREES
-  PROPOSED EVERGREEN TREES
-  PROPOSED EVERGREEN SHRUBS
-  PROPOSED CLIMBERS
-  EXISTING TREE TO BE RETAINED AND PROTECTED
-  EXISTING TREE TO BE REMOVED
-  PROPOSED LAWN AREAS
-  PROPOSED CONCRETE DRIVEWAY
-  PROPOSED TOPPING AREAS
-  PROPOSED GARDEN BED
-  PROPOSED PERMEABLE PAVING
-  PROPOSED PAVER STEP STONES
-  PROPOSED BIN STORAGE AREA
-  PROPOSED CLOTHES LINE
-  R.W.T. 2000L WATER TANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
-  A/C TO BE ON GROUND FLOOR AWAY FROM PUBLIC VIEW (NO SCREEN REQUIRED)
-  PROPOSED HOT WATER SYSTEM
-  PROPOSED LIGHTING SENSOR
-  PROPOSED GAS & WATER METER
-  ELECTRIC METER BOX FOR DWELLING
-  THE GROUP ELECTRICITY METER BOX FOR TANDEM DWELLING
-  ABANDONED WATER MAIN
-  WATER MAIN
-  SEWER MAIN
-  SHADING DEVICE

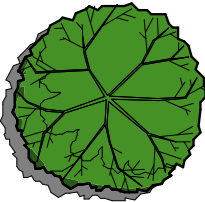
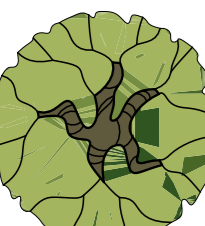

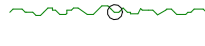
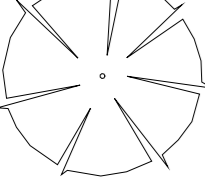
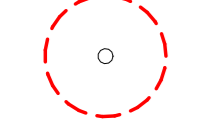

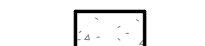





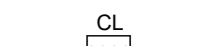




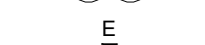
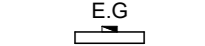



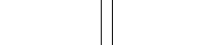



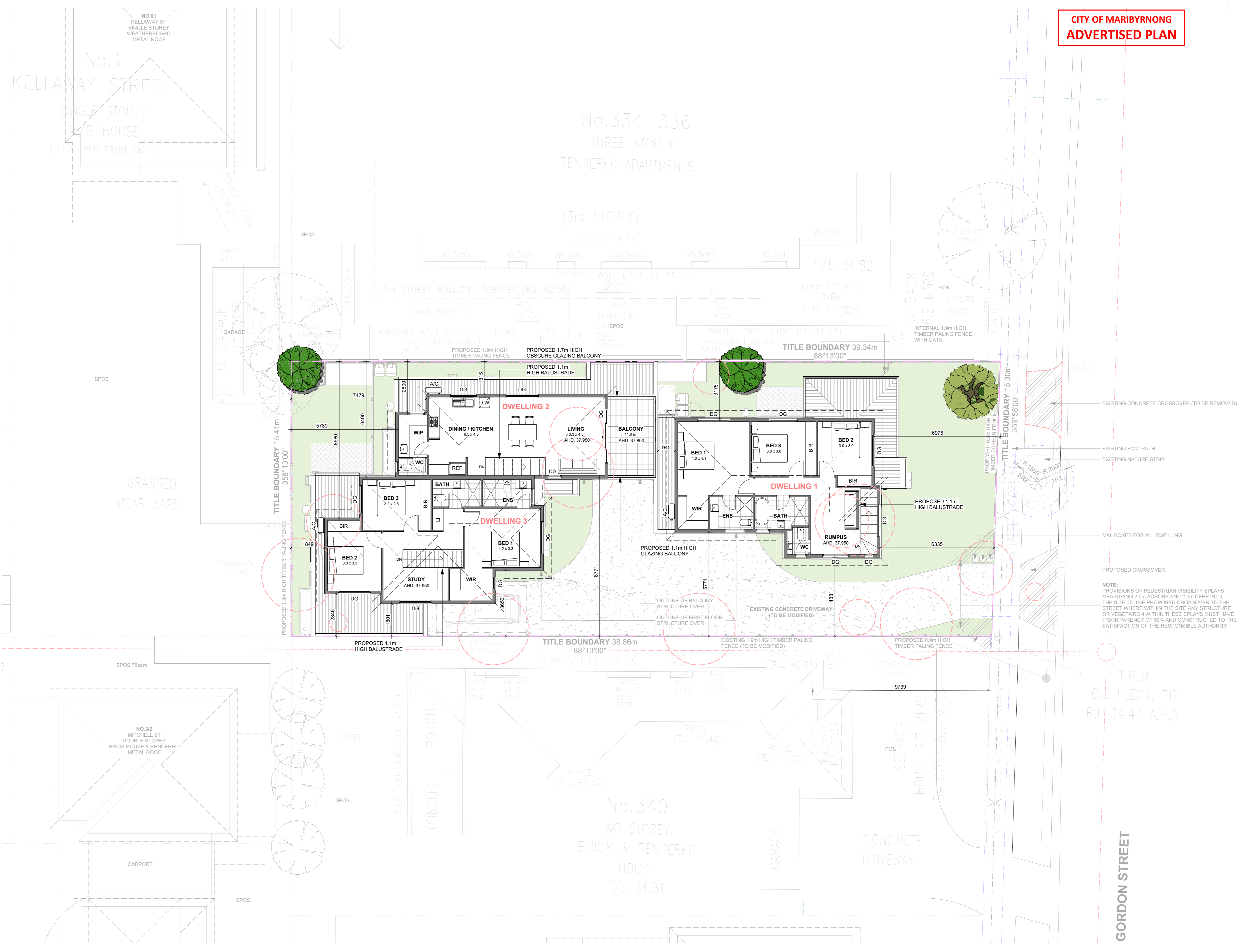
NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO THE STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST HAVE TRANSPARENCY OF 50% AND CONSTRUCTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY


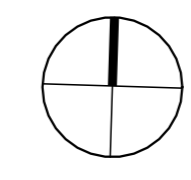
 U303 - 47 NELSON PL, WILLIAMSTOWN, VIC 3016 T: 03 91019856 - E: info@betterdesign.au	B RFI SUBMISSION REV DESCRIPTION	02.09.2024 DATE	 NORTH	PROJECT: MULTI-UNIT DEVELOPMENT 338 GORDON ST, MARIBYRNONG VIC 3032	DRW. TITLE: GROUND FLOOR PLAN	DRW. No: TP_04 SCALE: AS INDICATED@A1 REV. No: B DATE: 02.09.2024 PRJ. No: RFI338GOR.M
	CLIENT: KHOA NGUYEN			DRW: DH CHK: LD	TOWN PLANNING ISSUE	

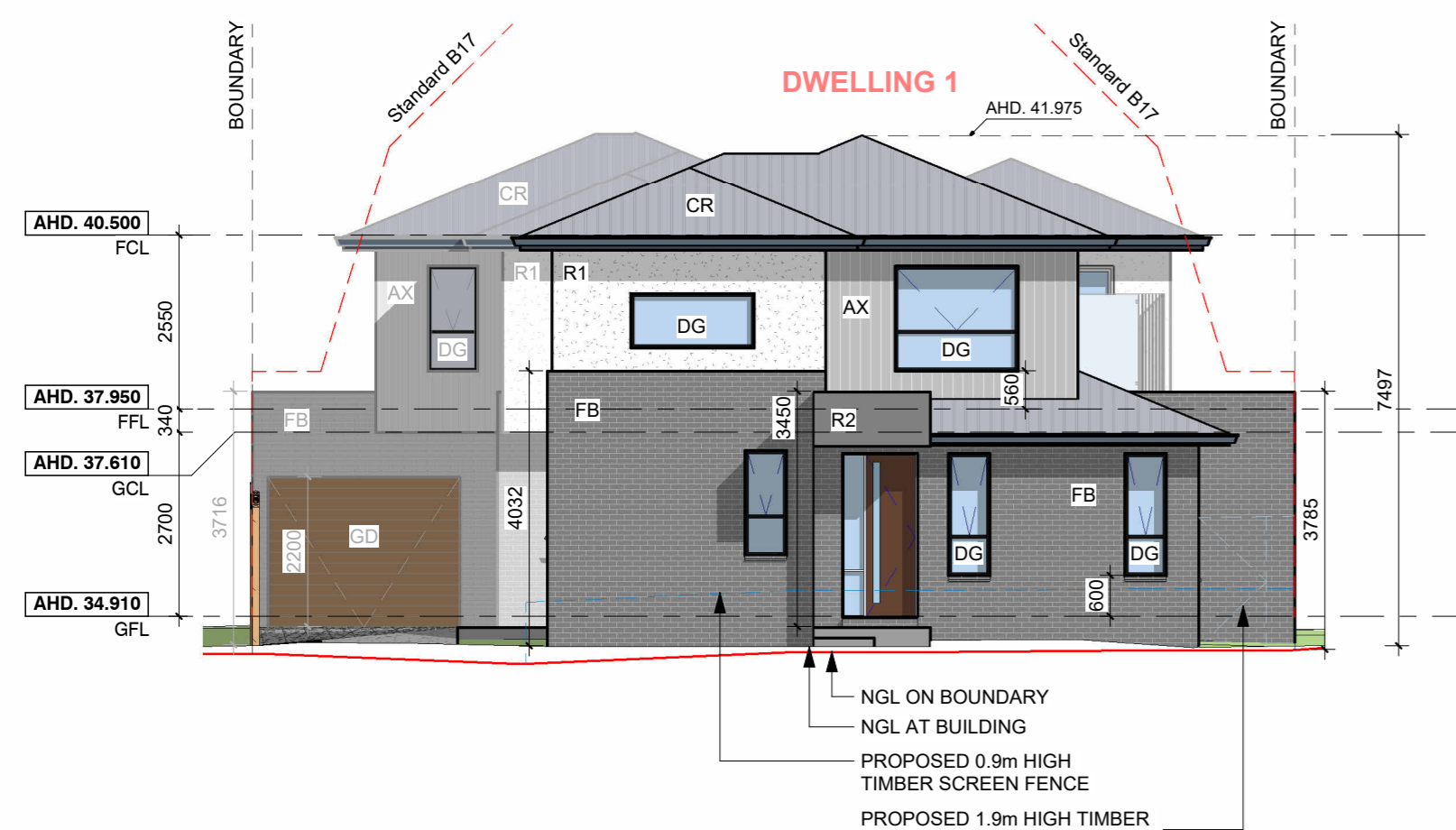
AREA SCHEDULE					
SITE AREA	SITE COVERAGE	SITE PERMEABILITY	GARDEN AREA		
602 m ²	281 m ²	46.7%	183 m ²	30.3%	181 m ²
DWELLING 1					
1. GROUND FLOOR	60.4 m ²	6.5 SQ			
2. FIRST FLOOR	78.2 m ²	8.4 SQ			
3. PORCH	1.7 m ²	0.2 SQ			
4. GARAGE	37.6 m ²	4.0 SQ			
	177.9 m ²	19.1			
POS	81.2 m ²				
SPOS	32.6 m ²				
	113.8 m ²				
DWELLING 2					
1. GROUND FLOOR	58.5 m ²	6.3 SQ			
2. FIRST FLOOR	52.9 m ²	5.7 SQ			
3. PORCH	1.4 m ²	0.2 SQ			
4. GARAGE	24.4 m ²	2.6 SQ			
5. BALCONY	12.4 m ²	1.3 SQ			
	149.7 m ²	16.1			
POS	11.0 m ²				
SPOS	18.4 m ²				
	29.3 m ²				
DWELLING 3					
1. GROUND FLOOR	66.8 m ²	7.2 SQ			
2. FIRST FLOOR	73.5 m ²	7.9 SQ			
3. PORCH	1.1 m ²	0.1 SQ			
4. GARAGE	24.1 m ²	2.6 SQ			
	165.5 m ²	17.8			
POS	9.9 m ²				
SPOS	28.5 m ²				
	38.3 m ²				

LEGENDS:

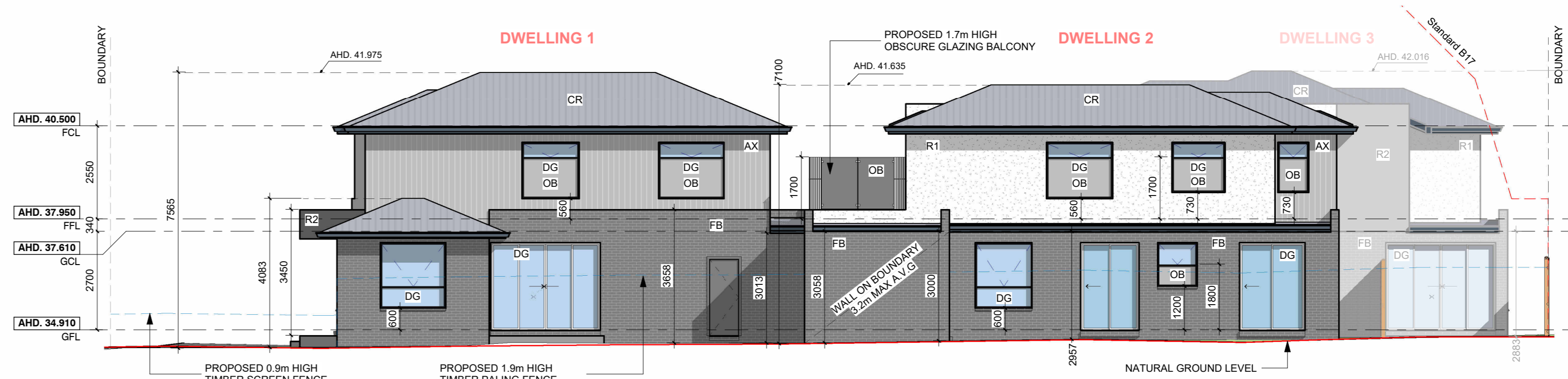
-  PROPOSED DECIDUOUS TREES
-  PROPOSED EVERGREEN TREES
-  PROPOSED EVERGREEN SHRUBS
-  PROPOSED CLIMBERS
-  EXISTING TREE TO BE RETAINED AND PROTECTED
-  EXISTING TREE TO BE REMOVED
-  PROPOSED LAWN AREAS
-  PROPOSED CONCRETE DRIVEWAY
-  PROPOSED TOPPING AREAS
-  PROPOSED GARDEN BED
-  PROPOSED PERMEABLE PAVING
-  PROPOSED PAVER STEP STONES
-  PROPOSED BIN STORAGE AREA
-  PROPOSED CLOTHES LINE
-  2000L WATER TANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
-  A/C TO BE ON GROUND FLOOR AWAY FROM PUBLIC VIEW (NO SCREEN REQUIRED)
-  PROPOSED HOT WATER SYSTEM
-  PROPOSED LIGHTING SENSOR
-  PROPOSED GAS & WATER METER
-  ELECTRIC METER BOX FOR DWELLING
-  THE GROUP ELECTRICITY METER BOX FOR TANDEM DWELLING
-  ABANDONED WATER MAIN
-  WATER MAIN
-  SEWER MAIN
-  SHADING DEVICE



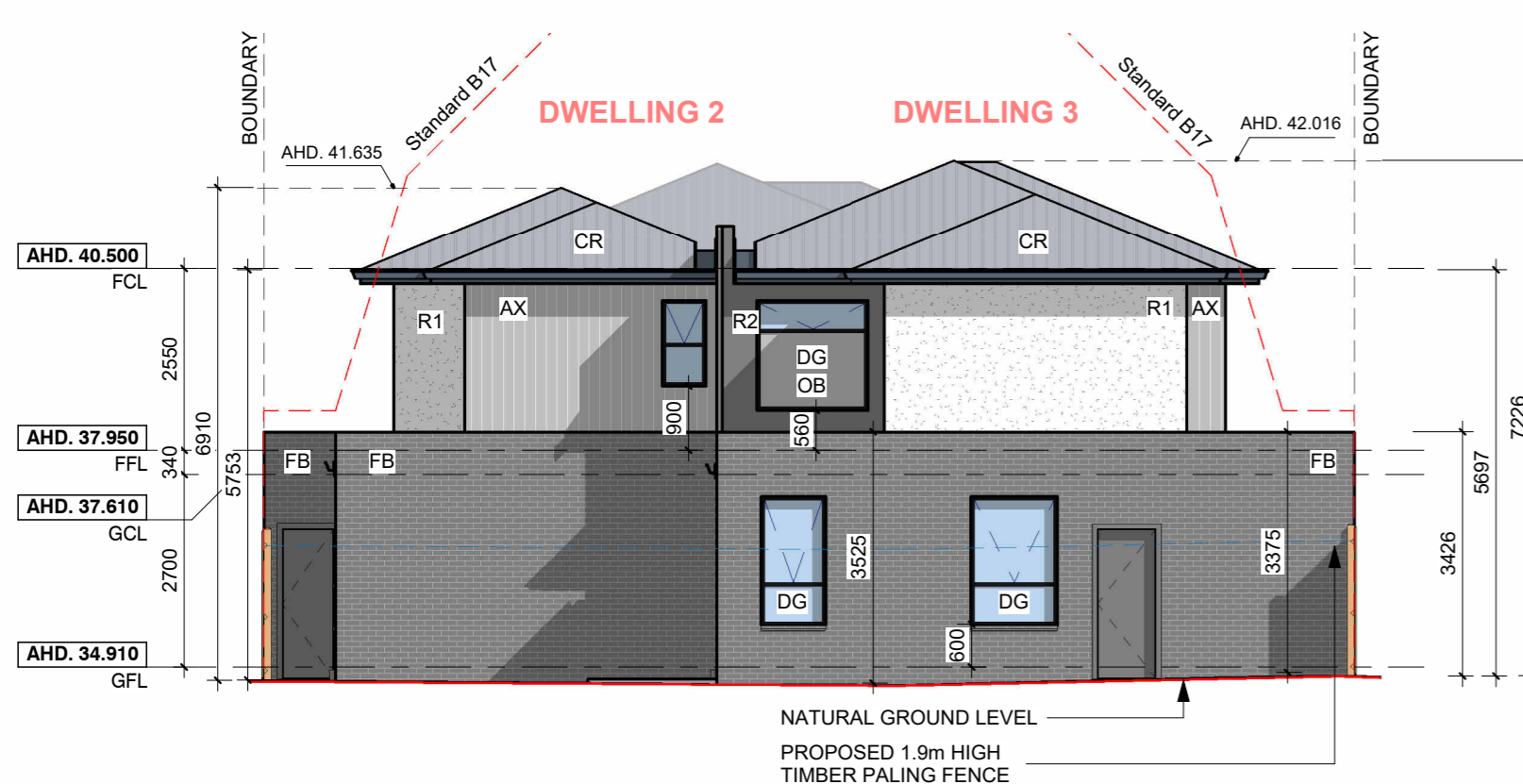
 U303 - 47 NELSON PL, WILLIAMSTOWN, VIC 3016 T: 03 91019856 - E: info@betterdesign.au	B RFI SUBMISSION REV DESCRIPTION	02.09.2024 DATE	 NORTH	PROJECT: MULTI-UNIT DEVELOPMENT 338 GORDON ST, MARIBYRNONG VIC 3032	DRW. TITLE: FIRST FLOOR PLAN	DRW. No: TP_05 SCALE: AS INDICATED@A1 REV. No: B DATE: 02.09.2024 PRJ. No: RFI338GOR.M
	CLIENT: KHOA NGUYEN		DRW: DH	CHK: LD	TOWN PLANNING ISSUE	



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

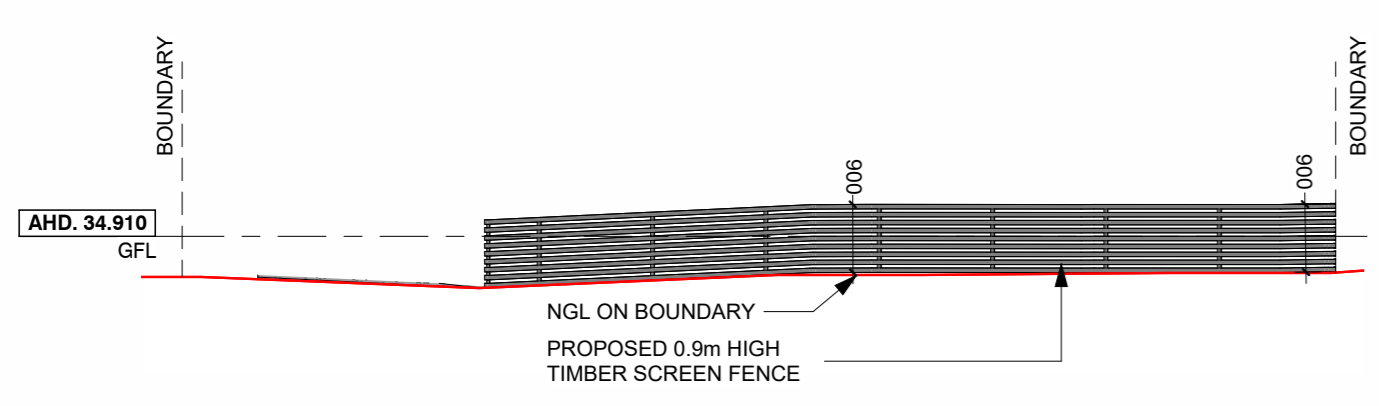


SOUTH ELEVATION
SCALE 1:100

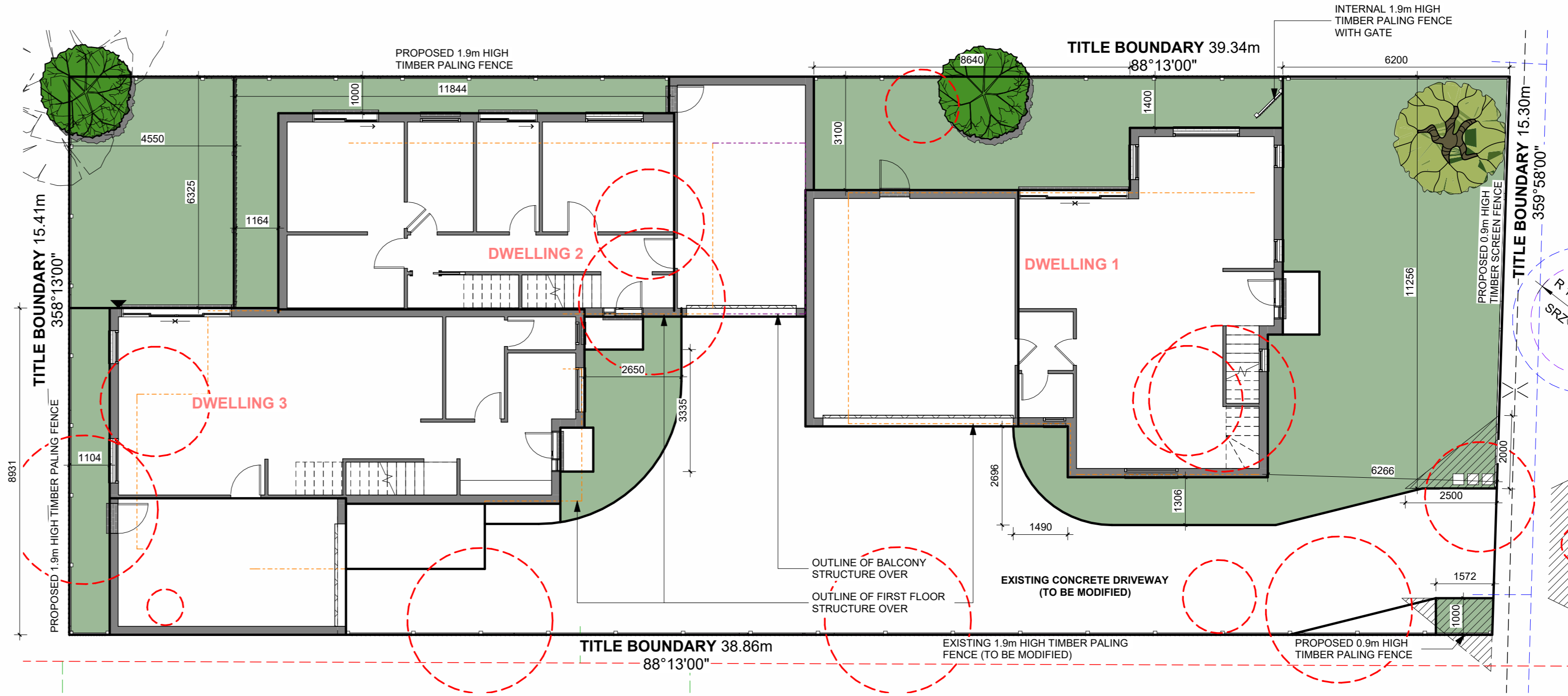
COLOUR & MATERIAL SCHEDULE

MATERIAL	REF.	
RENDER FINISH - DULUX VIVID WHITE (OR SIMILAR)	R1	FACE BRICK - PGH BRICK ASPIRE STORM (OR SIMILAR)
RENDER FINISH - DULUX SHALE GREY (OR SIMILAR)	R2	STEEL COLORBOND ROOF - LIGHT GREY (OR SIMILAR)
AXON CLADDING GROOVED JAMESHAR DIE 133SMOOTH SURFMIST (OR SIMILAR)	AX	WINDOW FRAME - MONUMENT COLOR (OR SIMILAR)
FASCIA, GUTTER, METAL CAPPING & DOWNPIPE - COLOURBOND MONUMENT (OR SIMILAR)		ENTRANCE DOOR - TIMBER DOOR WITH TRANSLUCENT GLASS - STAINED WALLNUT (OR SIMILAR)
GARAGE DOOR - COLOURBOND TIMBER LOOK		
DRIVEWAY - GREY CONCRETE		

NOTE:
 - ALL WINDOWS CAN BE LOCKED IN OPEN POSITION
 - ALL HABITABLE WINDOWS ARE DOUBLE GLAZING
 OB: OBSCURE GLASS
 DG: DOUBLE GLAZING
 HL: HIGHLIGHT WINDOW



PROPOSED FENCE ELEVATION
SCALE 1:100



GARDEN AREA PLAN
SCALE 1:100

AREA SCHEDULE						
SITE AREA	SITE COVERAGE		SITE PERMEABILITY		GARDEN AREA	
	AREA	%	AREA	%	AREA	%
602 m ²	281 m ²	46.7%	183 m ²	30.3%	181 m ²	30.1%



B	RFI SUBMISSION	02.09.2024	DATE
REV	DESCRIPTION		

PROJECT:
MULTI-UNIT DEVELOPMENT
338 GORDON ST, MARIBYRNONG VIC 3032

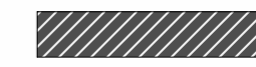

CLIENT: KHOA NGUYEN

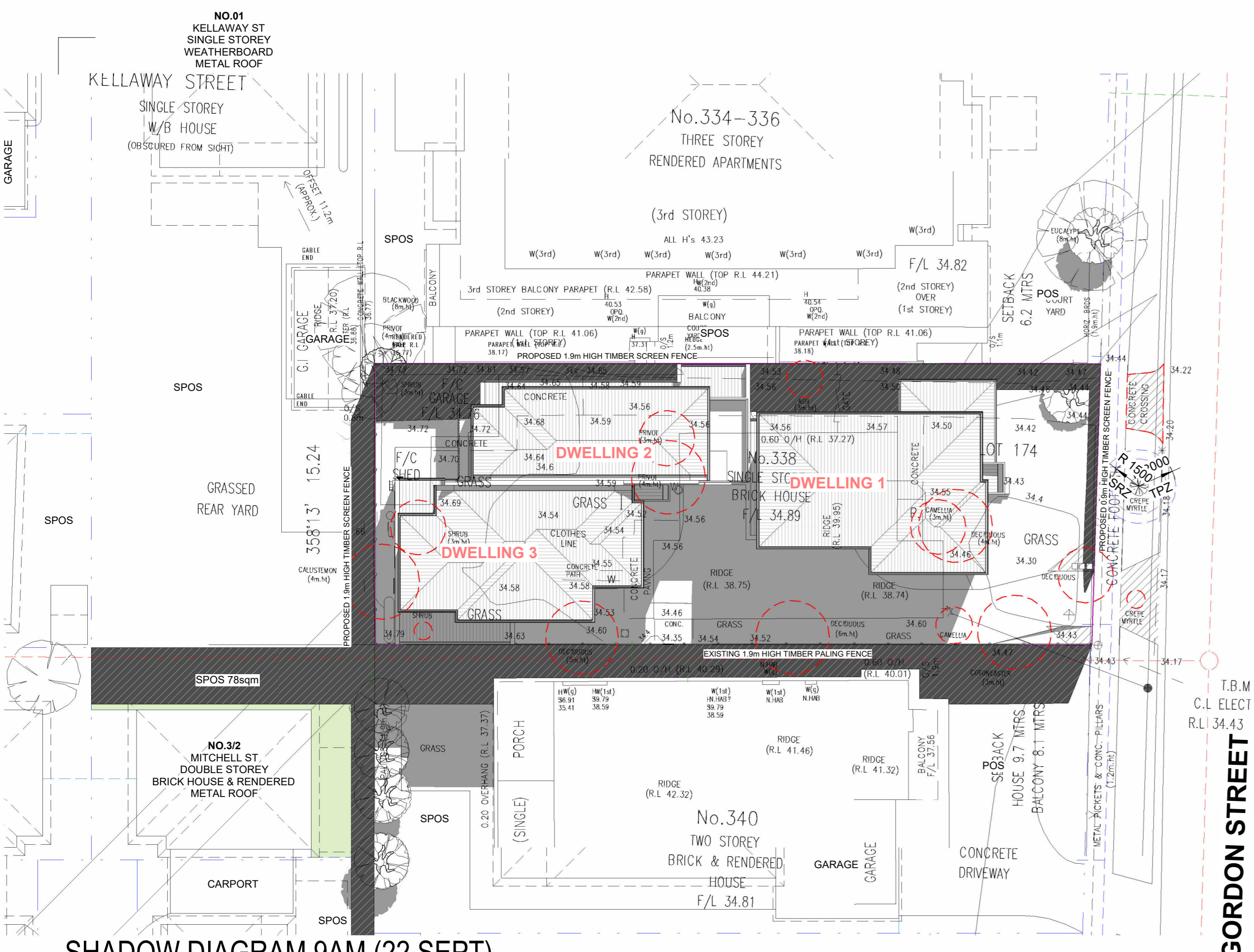
DRW. TITLE:
ELEVATIONS / COLOUR & MATERIALS SCHEDULE / FRONT FENCE ELEVATION

DRW: DH CHK: LD

TOWN PLANNING ISSUE

DRW. No: TP_06
SCALE: AS INDICATED@A1
REV. No: B
DATE: 02.09.2024
PRJ. No: RF1338GOR.M

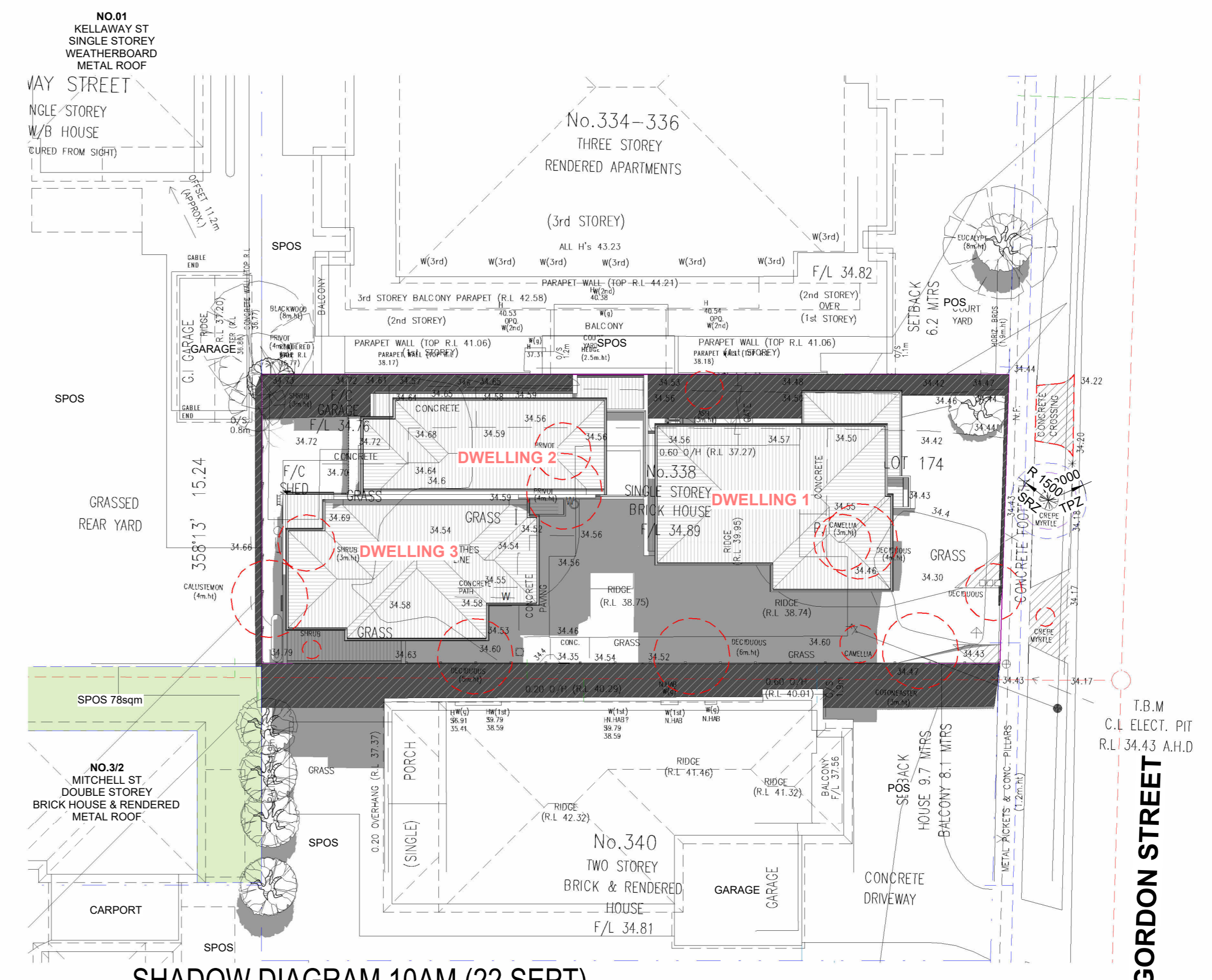
LEGENDS:
 SHADOW CAUSED BY EXISTING FENCE
 SHADOW CAUSED BY PROPOSED DWELLINGS



SHADOW DIAGRAM 9AM (22 SEPT)
SCALE 1 : 200

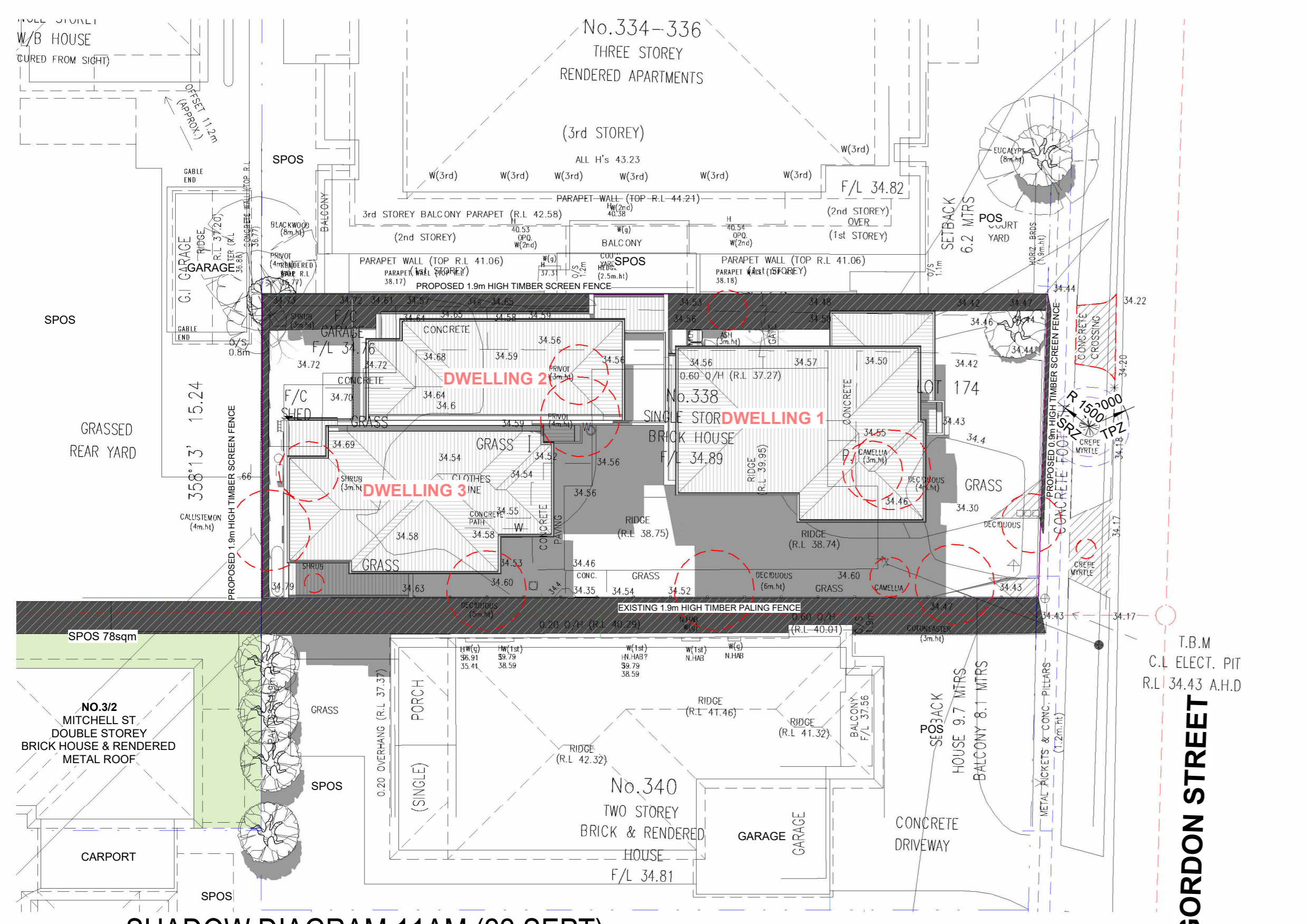
22 SEPT 2022
9AM SHADOW FIGURES

ADJOINING PROPERTIES	SPOS AREA (APPROX.)	EXISTING OVERSHADOW	ADDITIONAL OVERSHADOW	EXISTING SUN FILLED AREA	SUN FILLED AREA
NO.340	107.5 m ²	22.0 m ² (20.5%)	33.3 m ² (31.0%)	85.5 m ² (79.5%)	52.2 m ² (48.6%)
UNIT 3/2 MITCHELL ST.	78 m ²	55.0 m ² (70.5%)	3.9 m ² (5.0%)	23 m ² (29.5%)	18.1 m ² (24.5%)



SHADOW DIAGRAM 10AM (22 SEPT)
SCALE 1 : 200

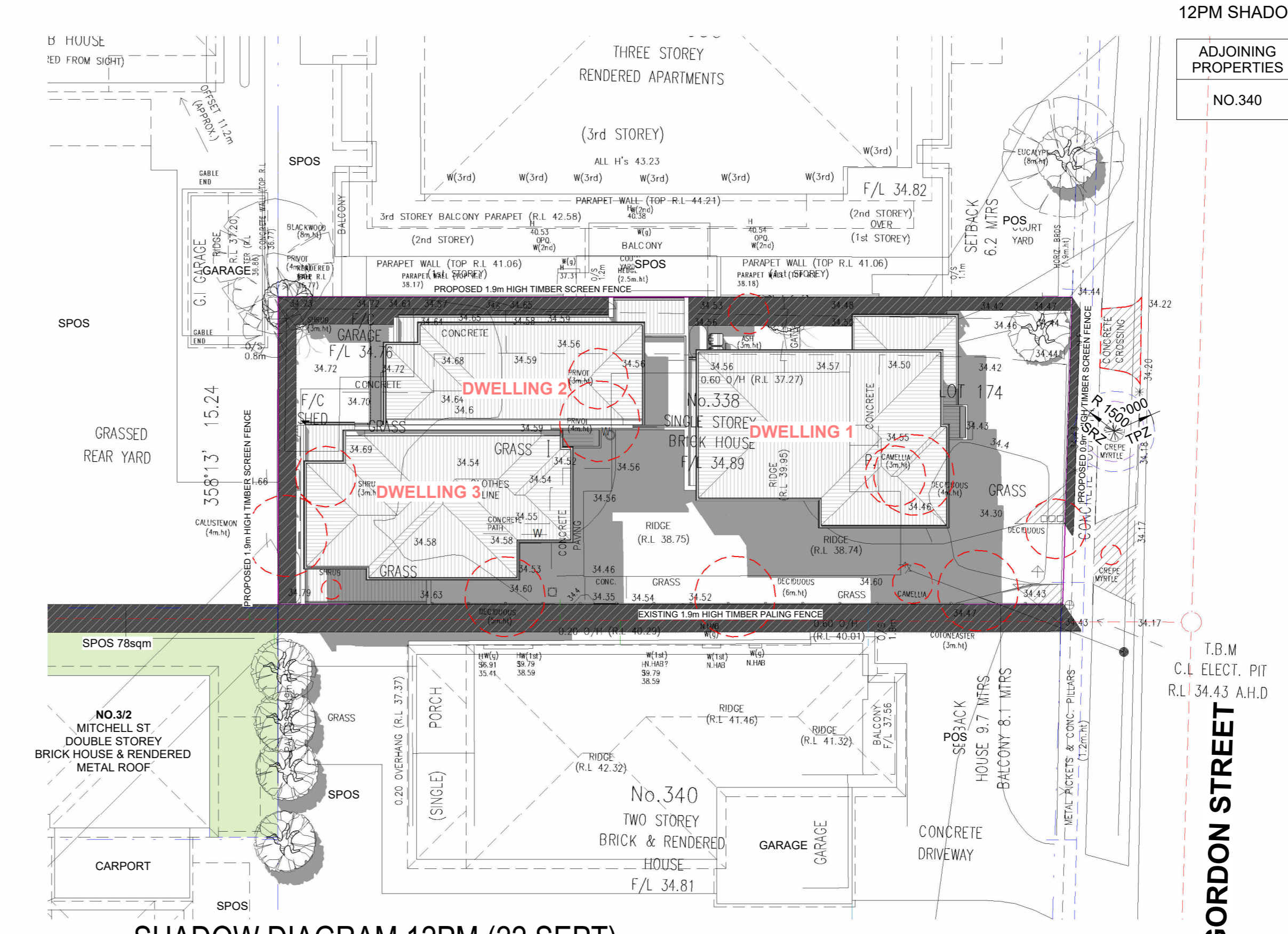
ADJOINING PROPERTIES	SPOS AREA (APPROX.)	EXISTING OVERSHADOW	ADDITIONAL OVERSHADOW	EXISTING SUN FILLED AREA	SUN FILLED AREA
NO.340	107.5 m ²	15.7 m ² (14.6%)	20.4 m ² (19.0%)	91.8 m ² (85.4%)	71.4 m ² (66.4%)



SHADOW DIAGRAM 11AM (22 SEPT)
SCALE 1 : 200

T.B.M
C.L ELECT. PIT
R.L 34.43 A.H.D

ADJOINING PROPERTIES	SPOS AREA (APPROX.)	EXISTING OVERSHADOW	ADDITIONAL OVERSHADOW	EXISTING SUN FILLED AREA	SUN FILLED AREA
NO.340	107.5 m ²	12.3 m ² (11.4%)	9.9 m ² (9.2%)	95.2 m ² (88.6%)	85.3 m ² (79.3%)



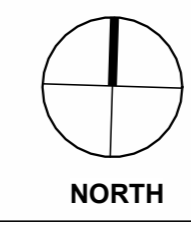
SHADOW DIAGRAM 12PM (22 SEPT)
SCALE 1 : 200

22 SEPT 2022
12PM SHADOW FIGURES

ADJOINING PROPERTIES	SPOS AREA (APPROX.)	EXISTING OVERSHADOW	ADDITIONAL OVERSHADOW	EXISTING SUN FILLED AREA	SUN FILLED AREA
NO.340	107.5 m ²	8.8 m ² (8.2%)	4.1 m ² (3.8%)	98.7 m ² (91.8%)	94.6 m ² (88.0%)



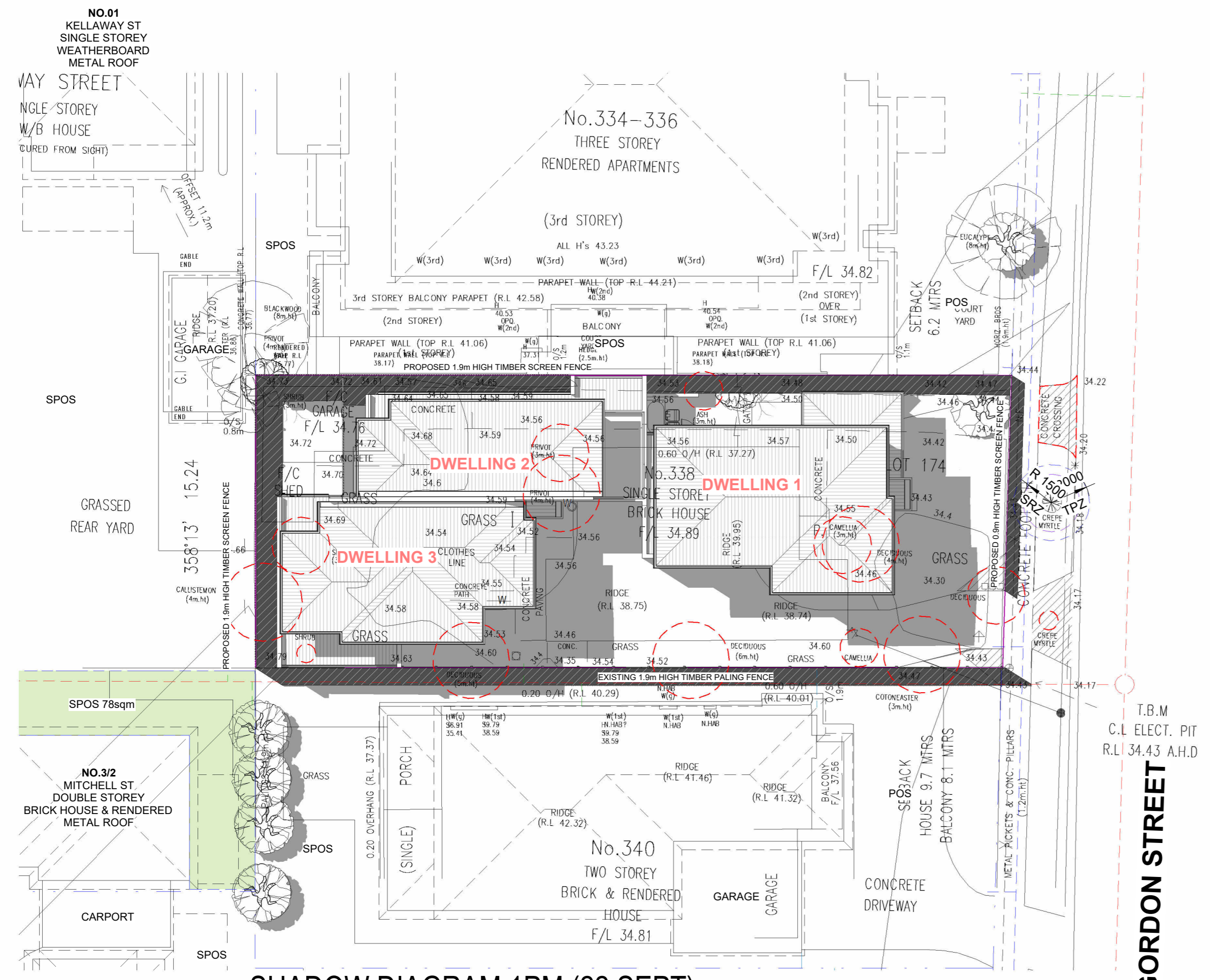
B RFI SUBMISSION
REV DESCRIPTION
02.09.2024 DATE



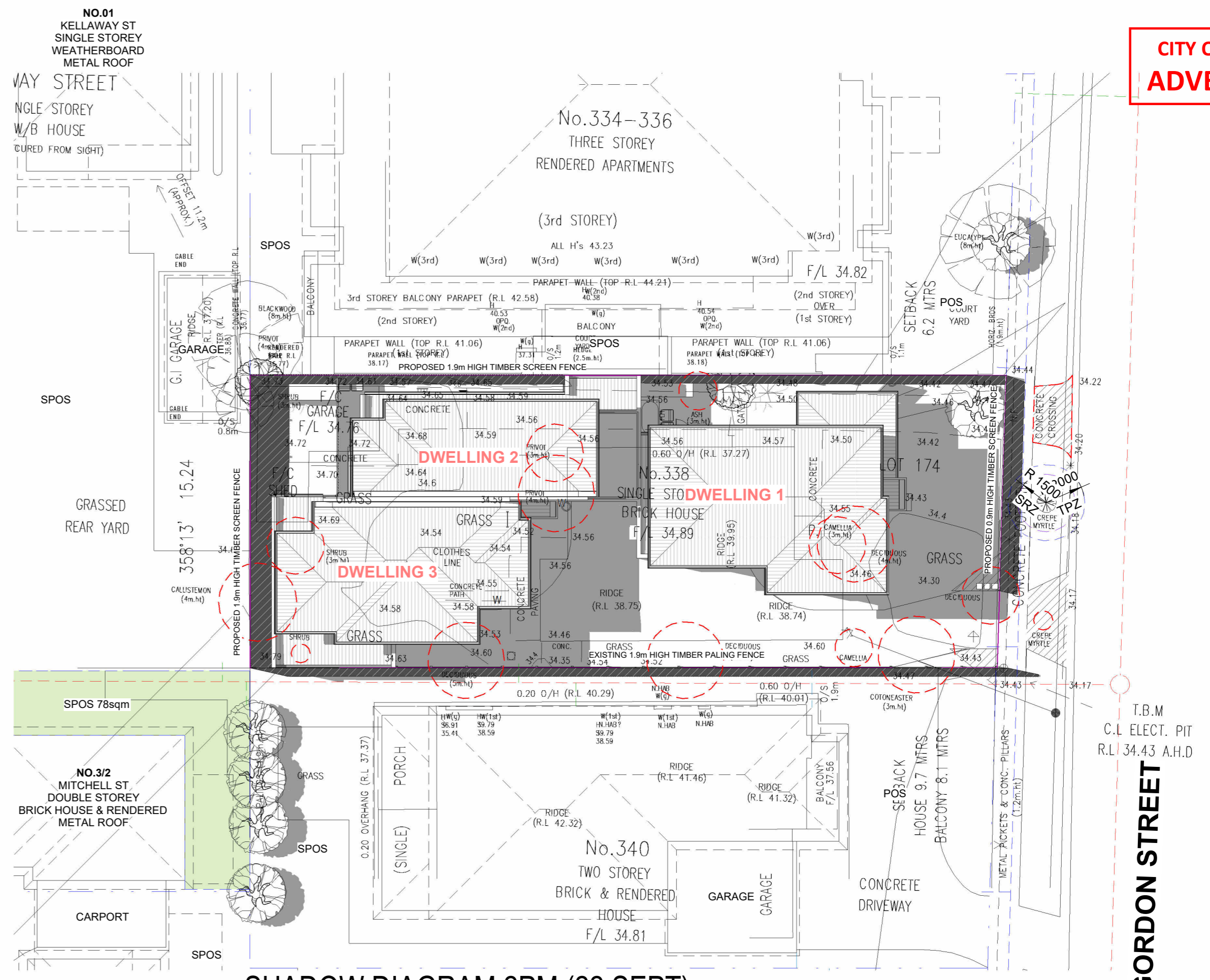
PROJECT:
MULTI-UNIT DEVELOPMENT
338 GORDON ST, MARIBYRNONG VIC 3032
CLIENT: KHOA NGUYEN

DRW. TITLE:
SHADOW DIAGRAMS
DRW: DH
CHK: LD

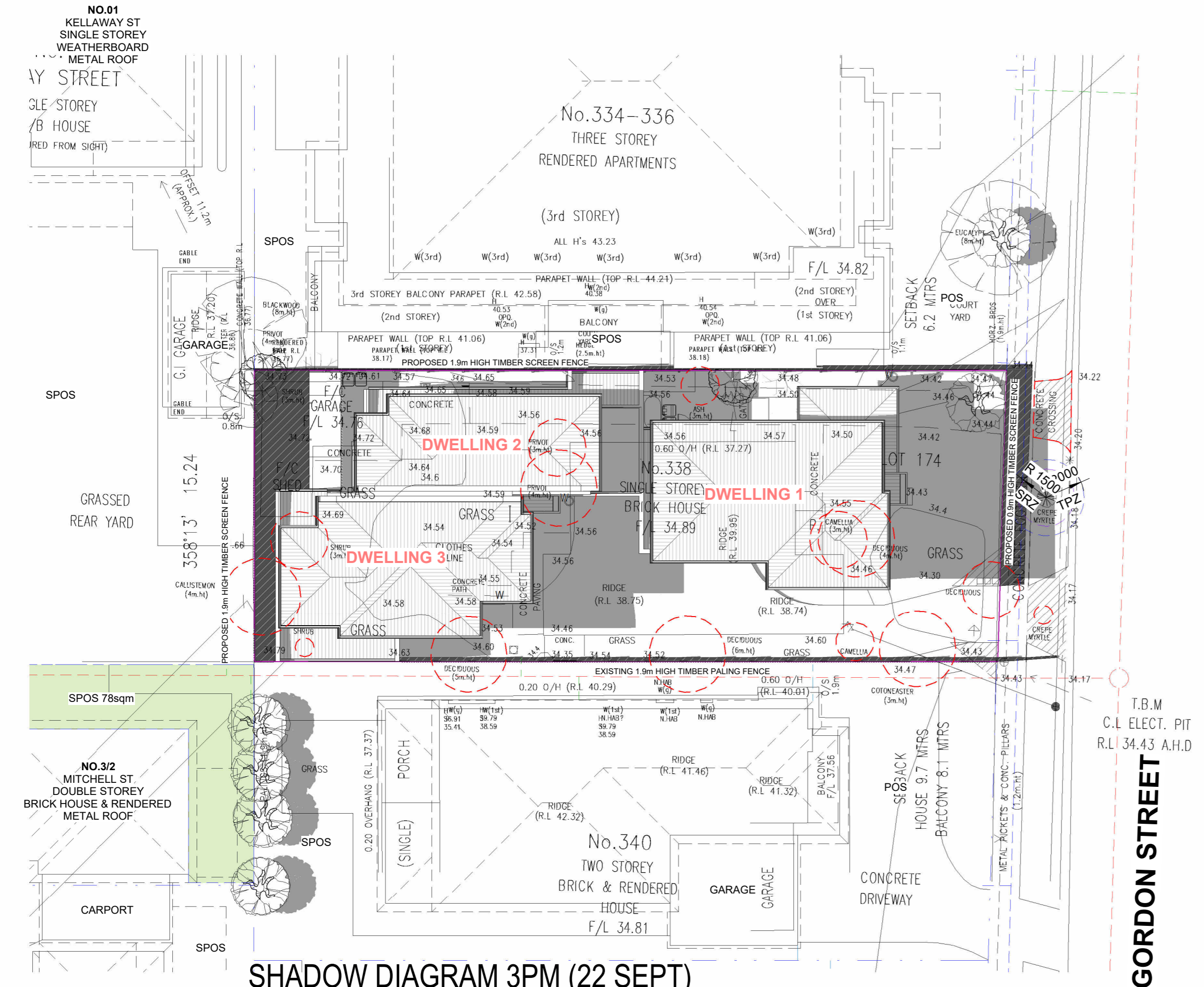
TOWN PLANNING ISSUE
DRW. No: TP.07
SCALE: AS INDICATED @A1
REV. No: B
DATE: 02.09.2024
PRJ. No: RFI338GORM



SHADOW DIAGRAM 1PM (22 SEPT)
SCALE 1:200



SHADOW DIAGRAM 2PM (22 SEPT)
SCALE 1:200



SHADOW DIAGRAM 3PM (22 SEPT)
SCALE 1:200

22 SEPT 2022
1PM SHADOW FIGURES

ADJOINING PROPERTIES	SPOS AREA (APPROX.)	EXISTING OVERSHADOW	ADDITIONAL OVERSHADOW	EXISTING SUN FILLED AREA	SUN FILLED AREA
NO.340	107.5 m ²	5.6 m ² (5.2%)	2.0 m ² (1.9%)	101.9 m ² (94.8%)	99.9 m ² (92.9%)

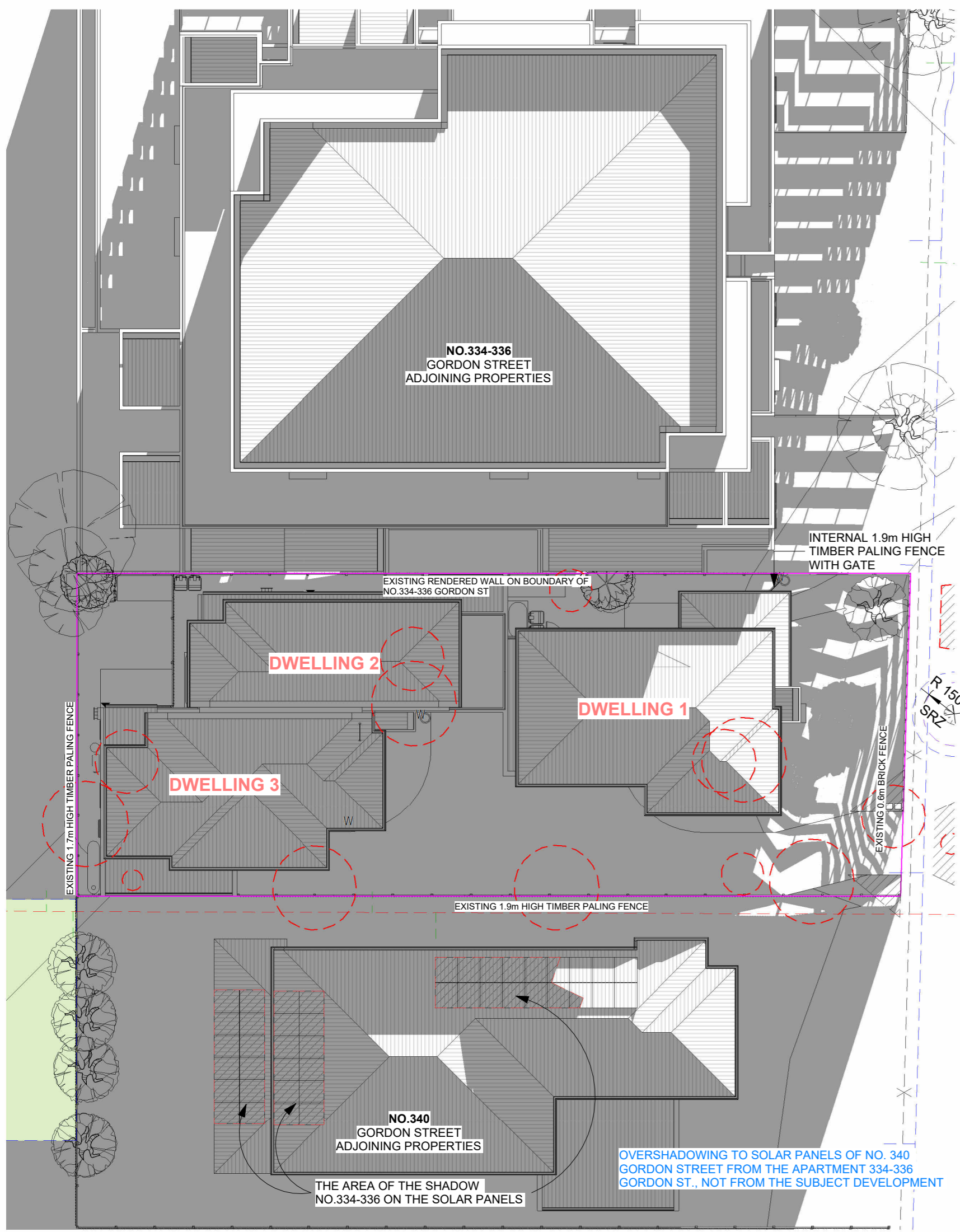
22 SEPT 2022
2PM SHADOW FIGURES

ADJOINING PROPERTIES	SPOS AREA (APPROX.)	EXISTING OVERSHADOW	ADDITIONAL OVERSHADOW	EXISTING SUN FILLED AREA	SUN FILLED AREA
NO.340	107.5 m ²	2.7 m ² (2.5%)	0.6 m ² (0.6%)	104.8 m ² (97.5%)	104.2 m ² (96.9%)

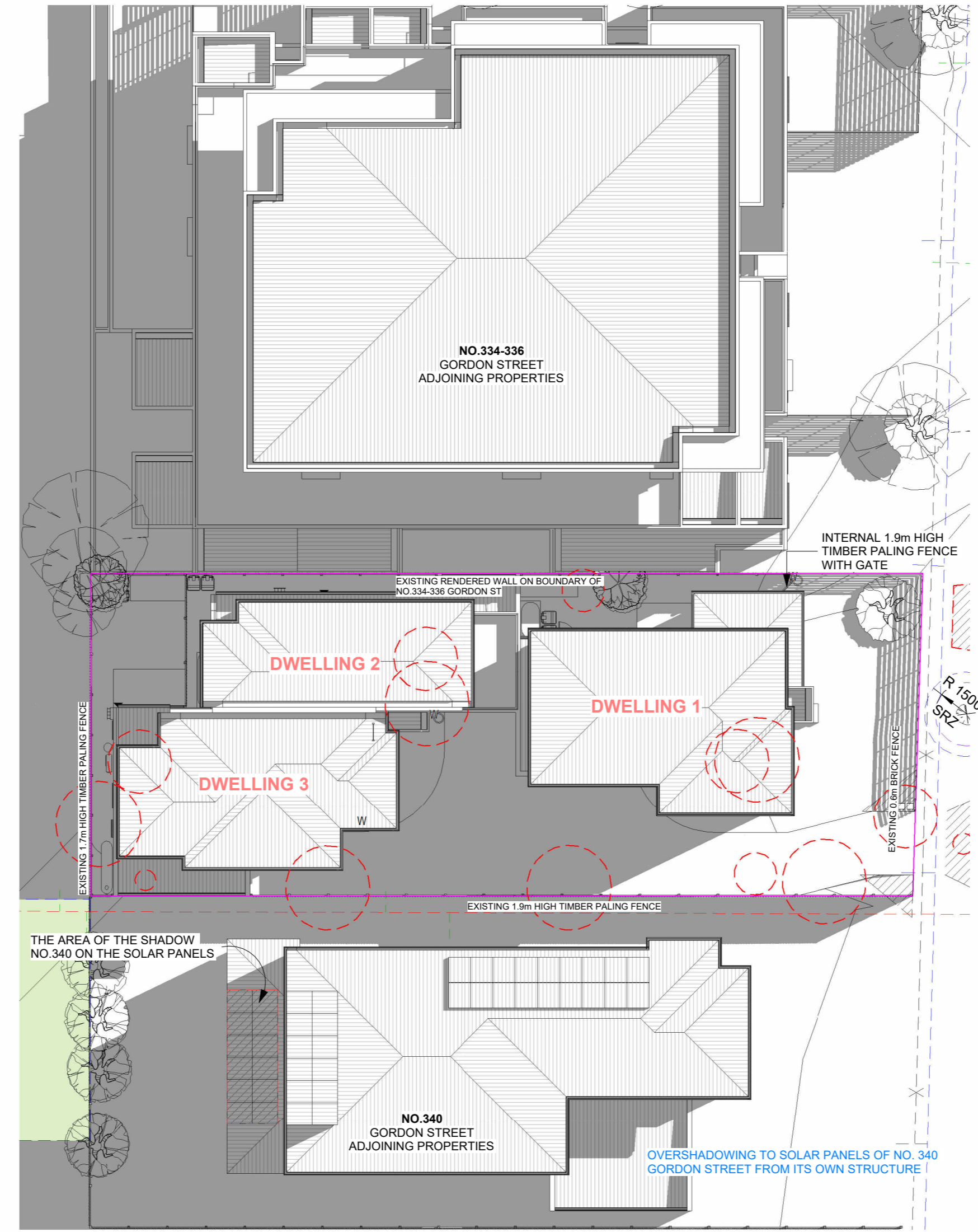
22 SEPT 2022
3PM SHADOW FIGURES

ADJOINING PROPERTIES	SPOS AREA (APPROX.)	EXISTING OVERSHADOW	ADDITIONAL OVERSHADOW	EXISTING SUN FILLED AREA	SUN FILLED AREA
NO.340	107.5 m ²	0.0 m ² (11.4%)	0.0 m ² (0.0%)	107.5 m ² (100%)	107.5 m ² (100%)

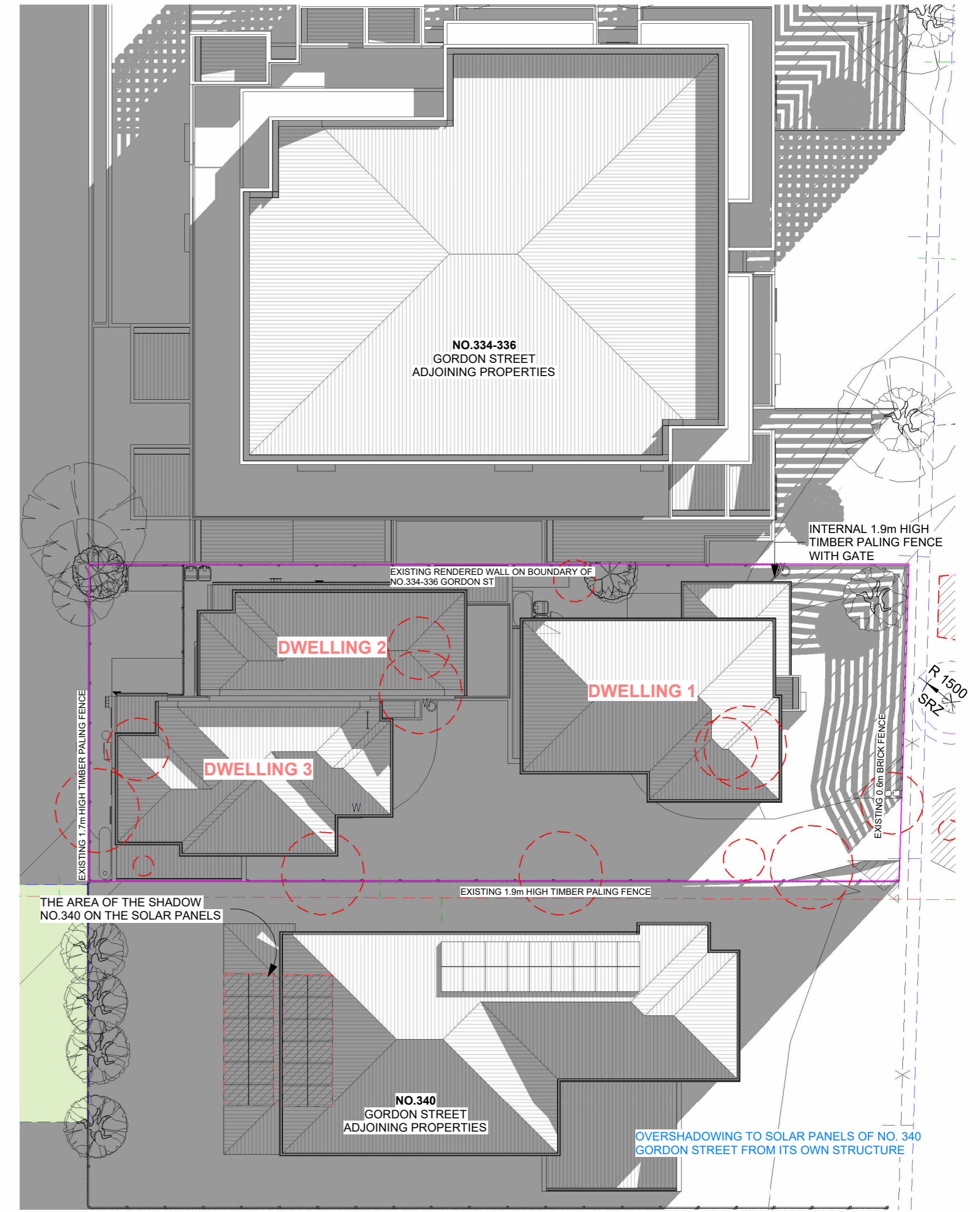
- LEGENDS:**
- SHADOW CAUSED BY EXISTING FENCE
 - SHADOW CAUSED BY PROPOSED DWELLINGS



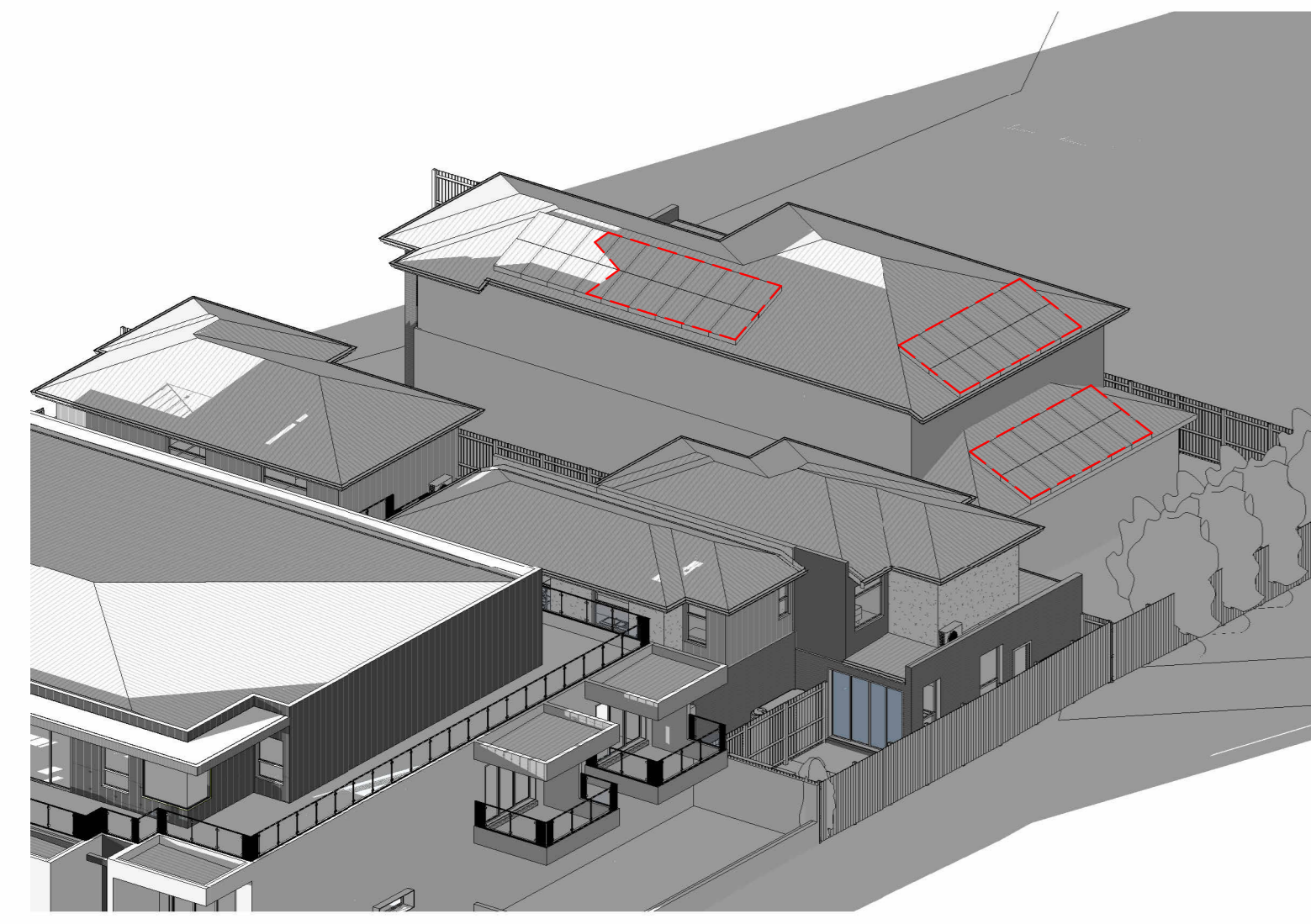
SHADOW DIAGRAM 22 JUNE - WINTER SOLSTICE - 8AM TO 5PM
SCALE 1 : 200



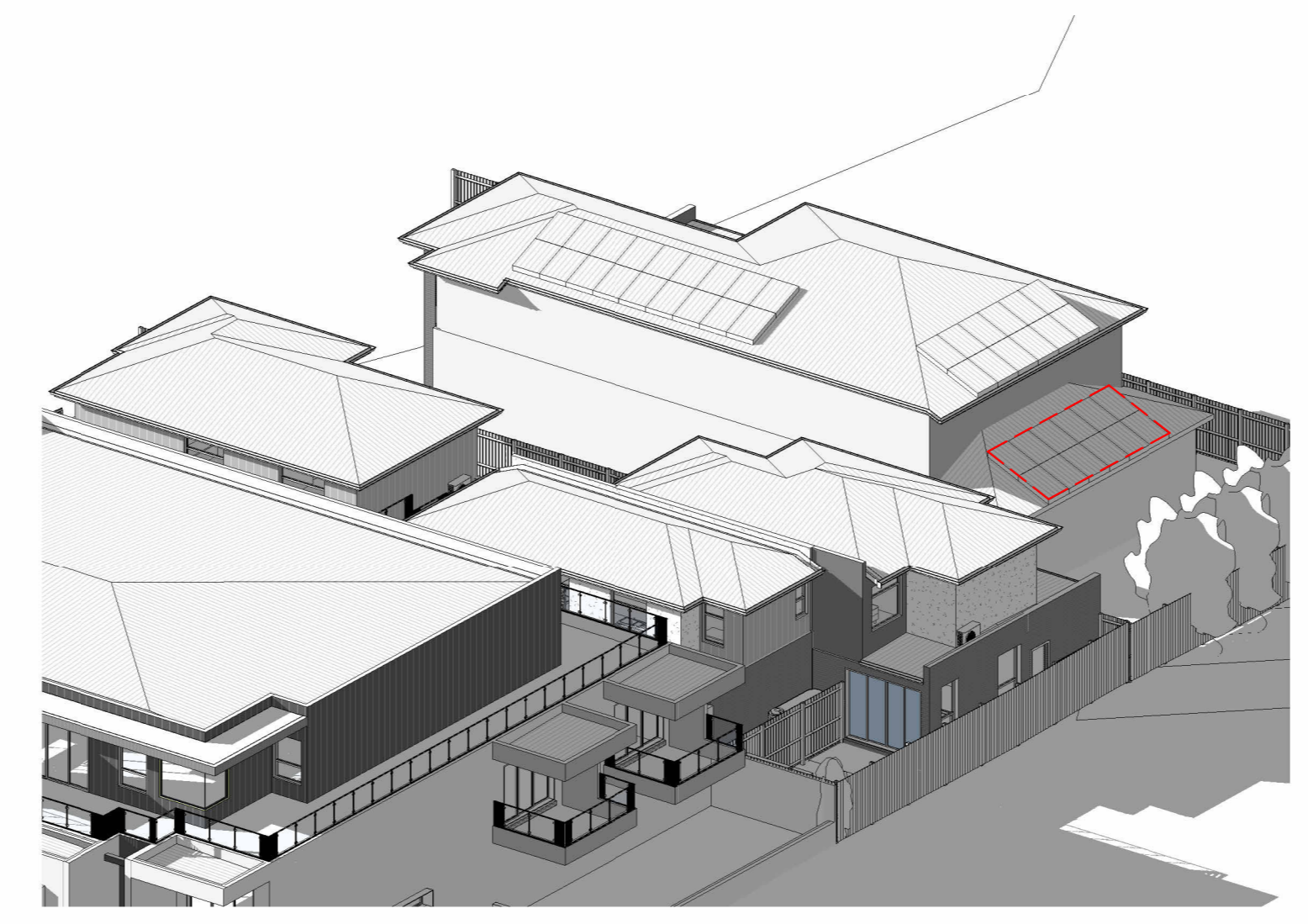
SHADOW DIAGRAM 22 DEC - SUMMER SOLSTICE - 7AM TO 7PM
SCALE 1 : 200



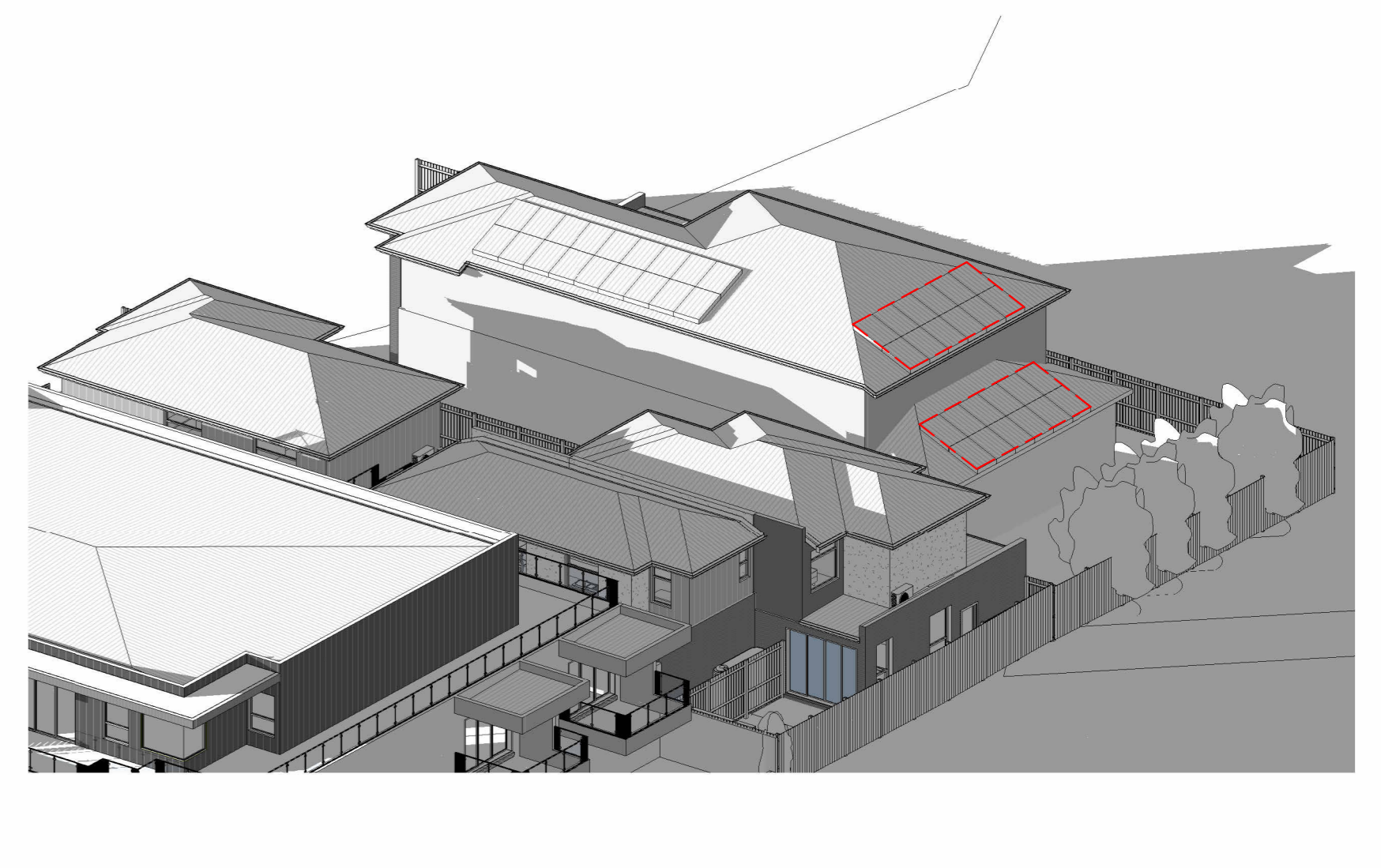
SHADOW DIAGRAM 22 SEPT - EQUINOX - 7AM TO 5PM
SCALE 1 : 200



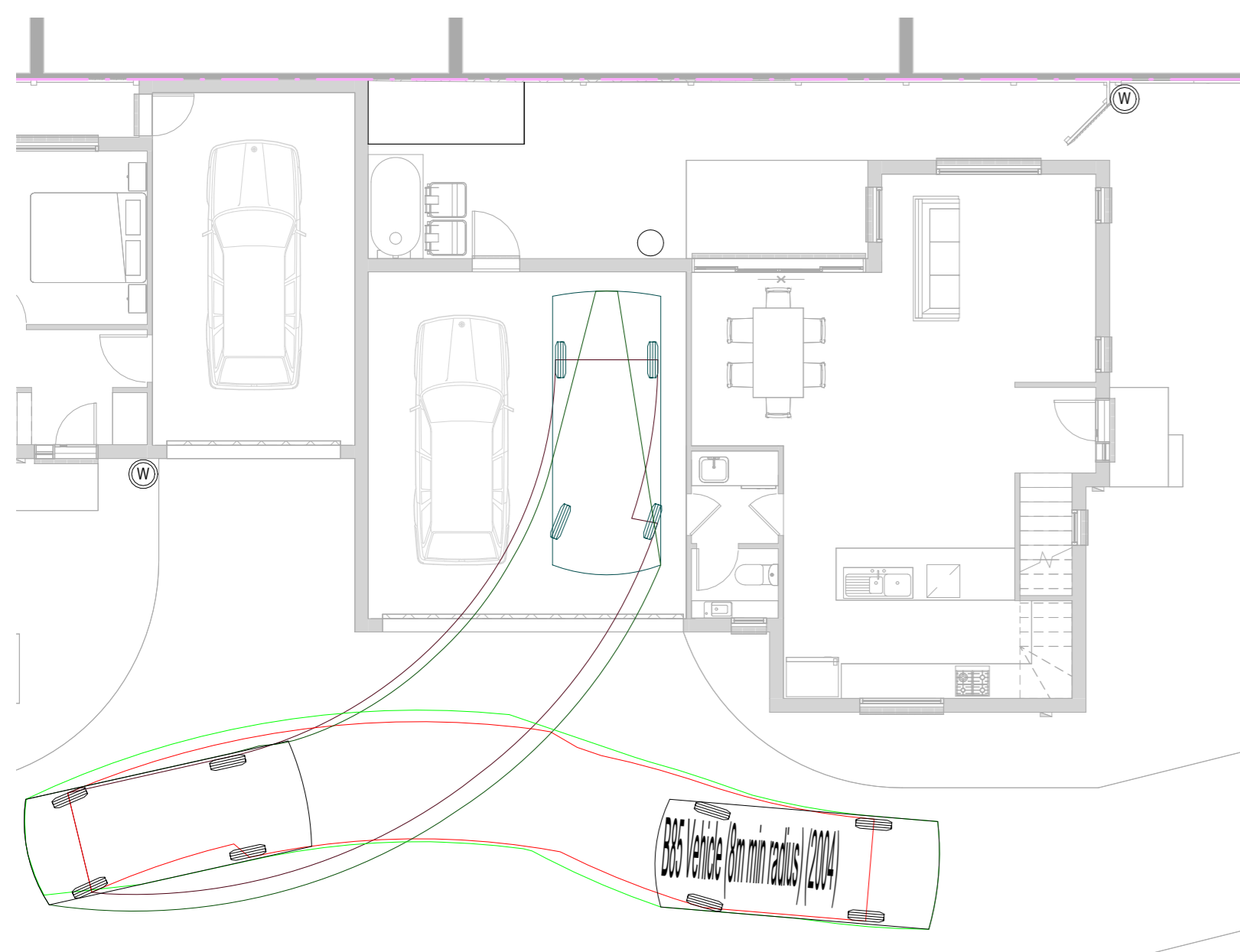
3D VIEW SHADOW DIAGRAM 22 JUNE - WINTER SOLSTICE - 8AM TO 5PM
SCALE



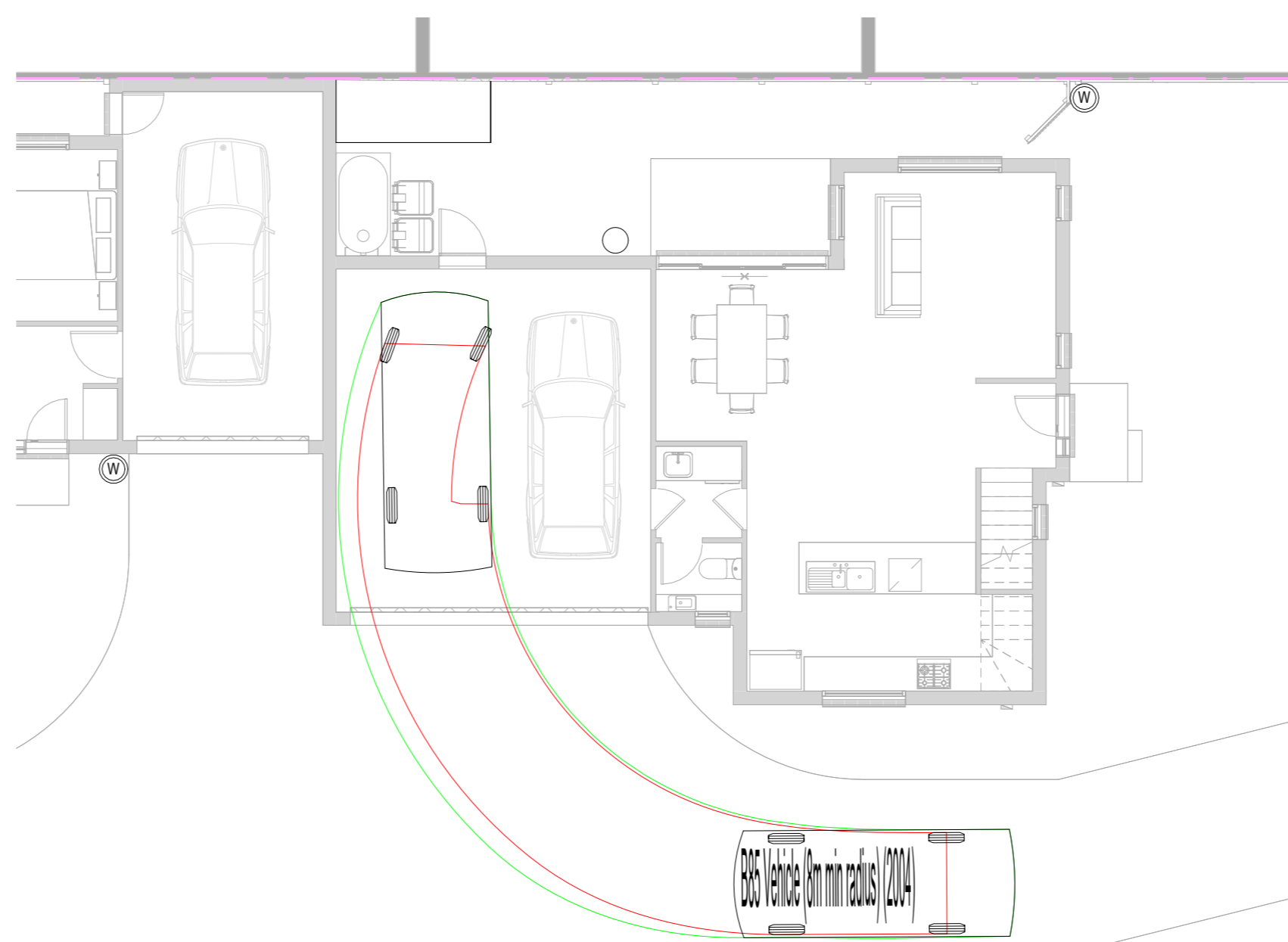
3D VIEW SHADOW DIAGRAM 22 DEC - SUMMER SOLSTICE - 7AM TO 7PM
SCALE



3D VIEW SHADOW DIAGRAM 22 SEPT - EQUINOX - 7AM TO 5PM
SCALE



DW1 CAR 1 IN
SCALE 1 : 100



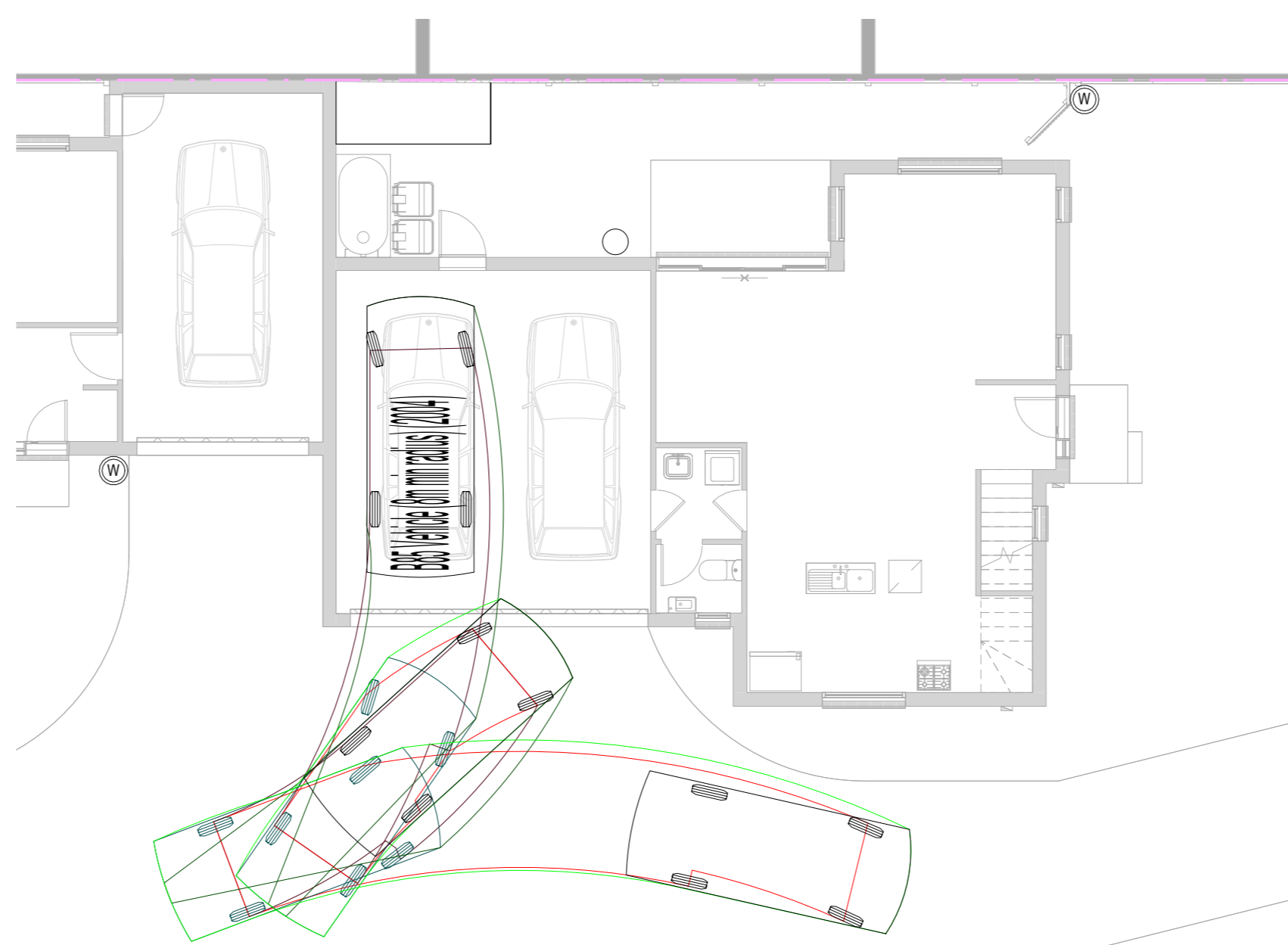
DW1 CAR 2 IN
SCALE 1 : 100



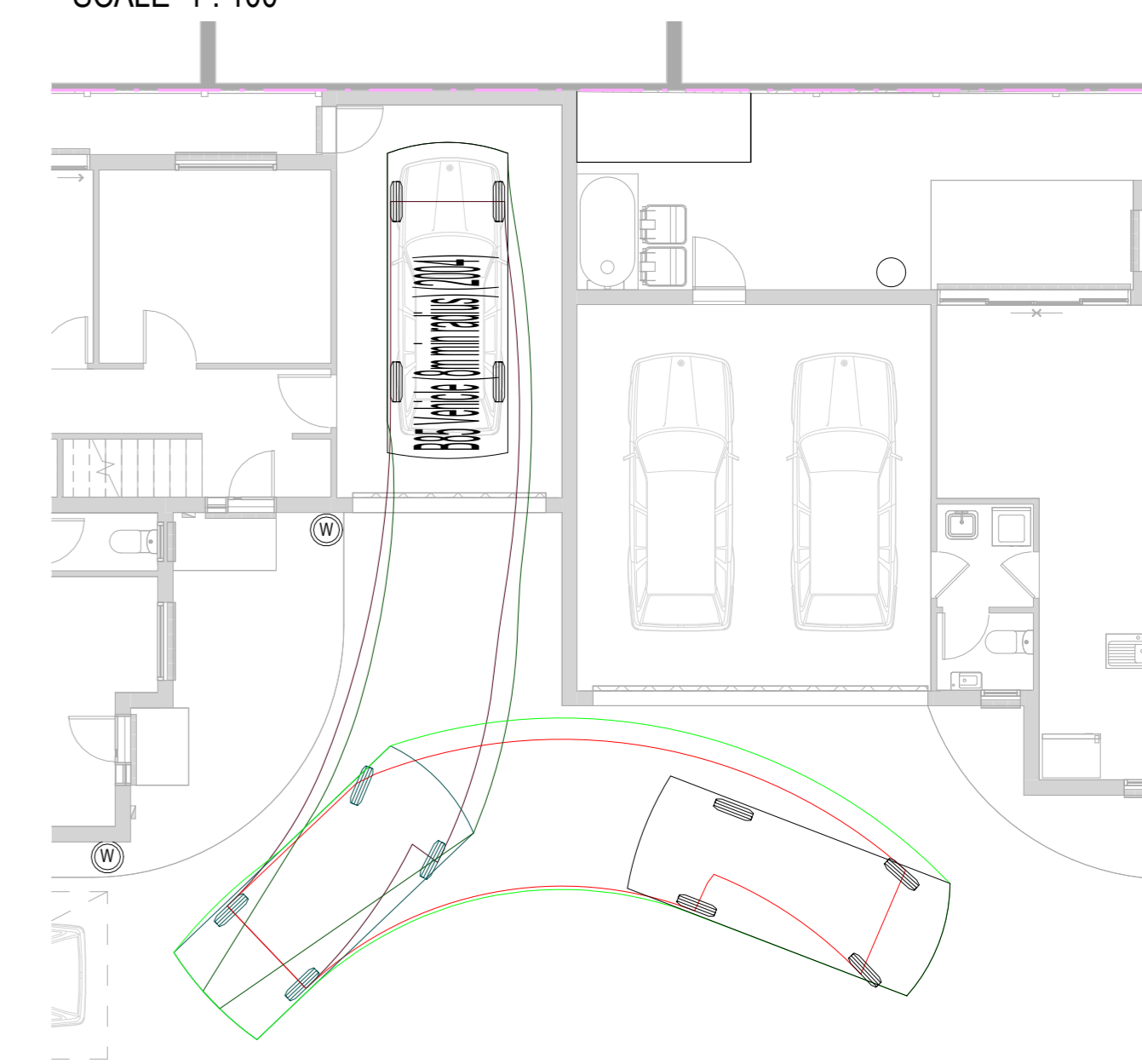
DW2 CAR IN
SCALE 1 : 100



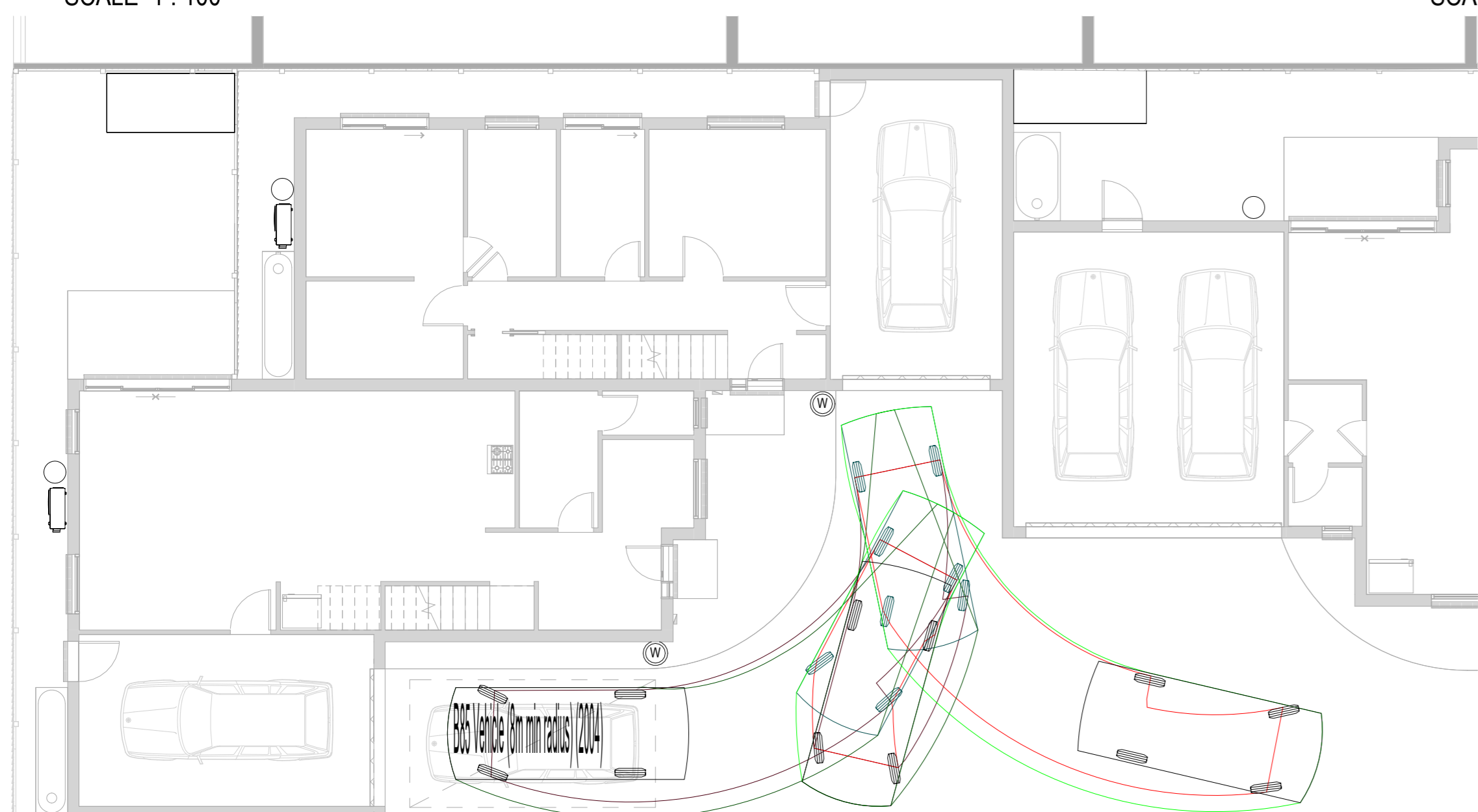
DW1 CAR 1 OUT
SCALE 1 : 100



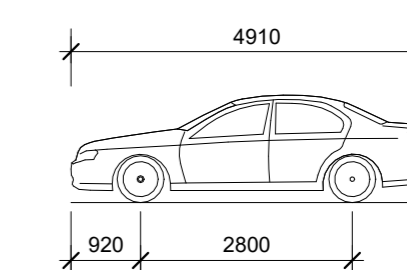
DW1 CAR 2 OUT
SCALE 1 : 100



DW2 CAR OUT
SCALE 1 : 100



DW3 CAR OUT
SCALE 1 : 100



B85 VEHICLE (REALISTIC MIN RADIUS) (2004)

- OVERALL LENGTH 4.910 m
- OVERALL WIDTH 1.870 m
- OVERALL BODY HEIGHT 1.421 m
- MIN BODY GROUND CLEARANCE 0.159 m
- TRACK WIDTH 1.770 m
- LOCK TO LOCK TIME 4.00 s
- CURB TO CURB TURNING RADIUS 5.750 m

- 300mm CLEARANCE
- VEHICLE OVERHANG
- WHEEL PATH

SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE TO IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB GRADE TO BE TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.

WEED CONTROL
ENVIRONMENTAL WEEDS TO BE REMOVED AND DISPOSED OFF OF SITE PRIOR TO SUB GRADE PREPARATION, TOPSOILING AND PLANTING WORKS.

SOIL PREPARATION
SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED KERB LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH. IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL AND LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. SOIL IS TO COMPLY WITH AS 2223-1978, AND AS FOLLOWS:
-FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES
-FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH
-PH TO BE 6.0-7.0
-TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM
-FREE FROM SILT MATERIAL
IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM, LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM.

MULCH
MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINNING, ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL - IF SUFFICIENT MATERIAL IS NOT AVAILABLE FORM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2250MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND, DO NOT BE PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE STAKED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE TIE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (3/6 MONTH FORMULATION) SUCH AS 'OSMOCOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING, MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD, WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS, MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING, FERTILISING - 3/6 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD.

IRRIGATION
IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS

TIMBER EDGING
TIMBER EDGING TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JOINTS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS

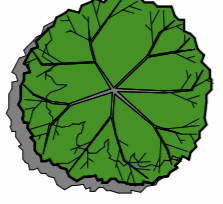
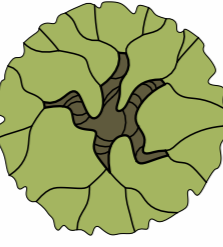

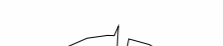
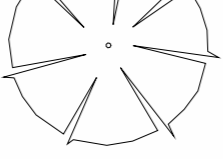







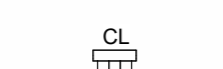




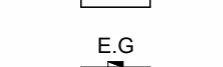
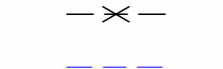
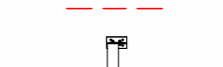
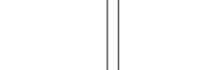




DRAINAGE
LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS

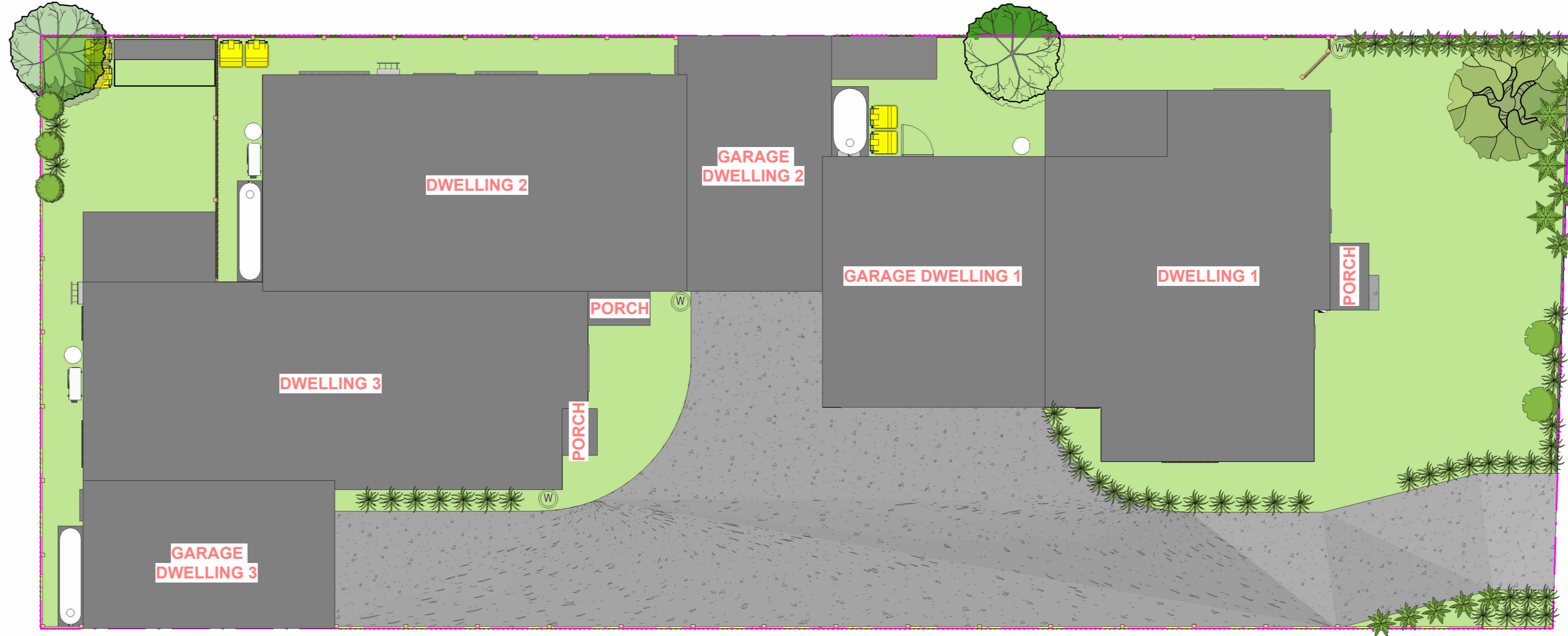
GENERAL
WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES
CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP
DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

PLANTS - QUALITY OF TREES AND SHRUBS
PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES. AT MINIMUM, PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZES AS INDICATED IN THE PLANT SCHEDULE, HAVE A MINIMUM TRUNK CALLIPER OF 50MM AT GROUND LEVEL, BE UNDAMAGED AND FREE OF DISEASES AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF - THE CONTAINER, SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY, SHOW HEALTHY, VIGOROUS GROWTH

PROTECTION OF EXISTING TREES
ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION. VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERRECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4970-2009. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4373-2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

LEGENDS:

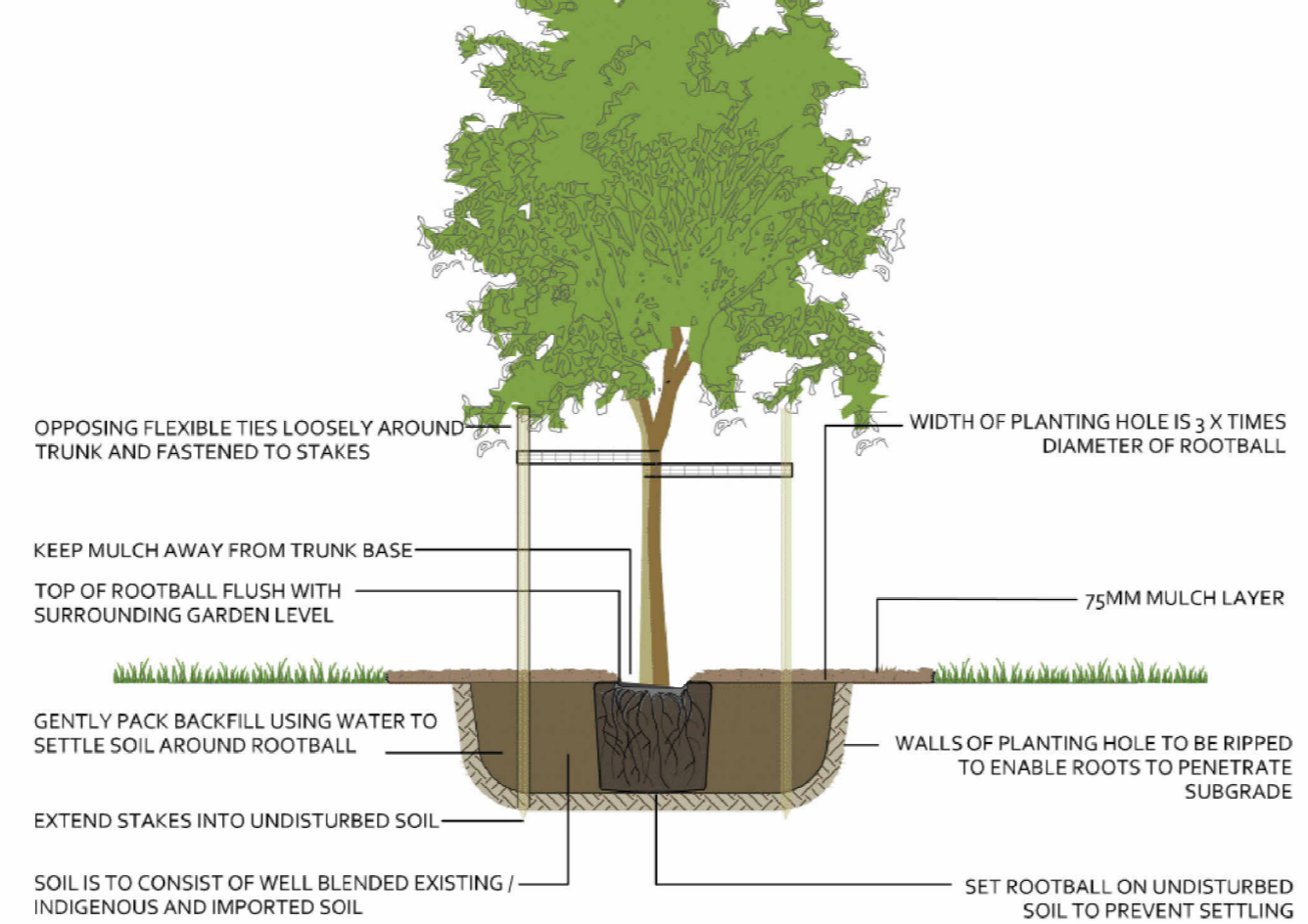
-  PROPOSED DICIDUOUS TREES
-  PROPOSED EVERGREEN TREES
-  PROPOSED EVERGREEN SHRUBS
-  PROPOSED CLIMBERS
-  EXISTING TREE TO BE RETAINED AND PROTECTED
-  EXISTING TREE TO BE REMOVED
-  PROPOSED LAWN AREAS
-  PROPOSED CONCRETE DRIVEWAY
-  PROPOSED TOPPING AREAS
-  PROPOSED GARDEN BED
-  PROPOSED PERMEABLE PAVING
-  PROPOSED PAVER STEP STONES
-  PROPOSED BIN STORAGE AREA
-  PROPOSED CLOTHES LINE
-  2000L WATER TANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
-  A/C TO BE ON GROUND FLOOR AWAY FROM PUBLIC VIEW (NO SCREEN REQUIRED)
-  PROPOSED HOT WATER SYSTEM
-  PROPOSED LIGHTING SENSOR
-  PROPOSED GAS & WATER METER
-  ELECTRIC METER BOX FOR DWELLING
-  THE GROUP ELECTRICITY METER BOX FOR TANDEM DWELLING
-  ABANDONED WATER MAIN
-  WATER MAIN
-  SEWER MAIN
-  SHADING DEVICE



LANDSCAPE VIEW
SCALE 1 : 100

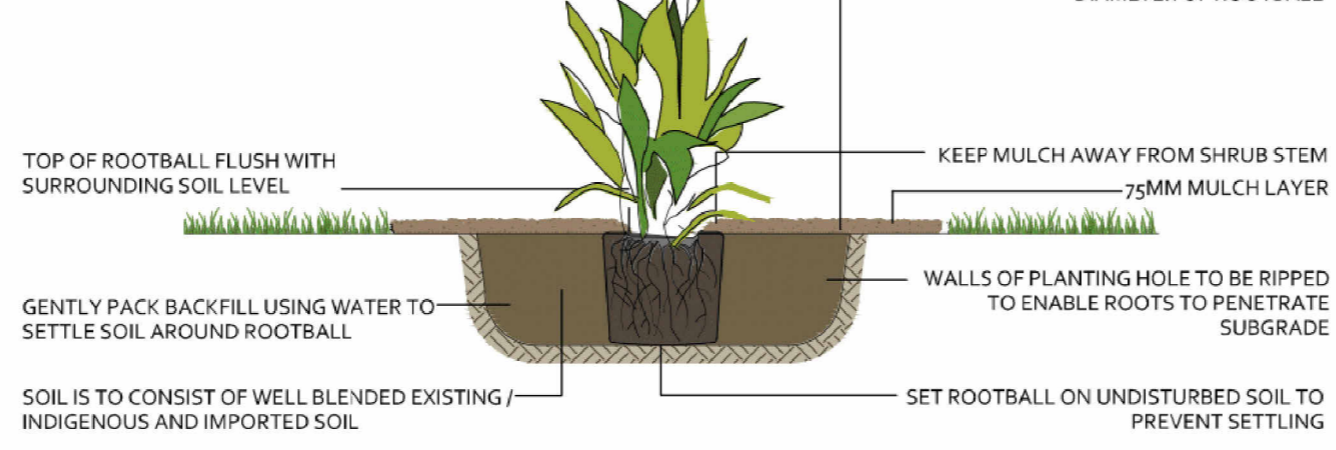
Advanced Tree Planting

detail not drawn to scale



Shrub Planting

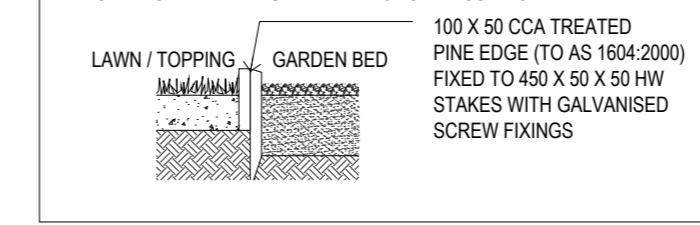
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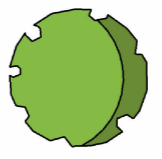
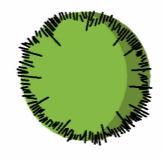

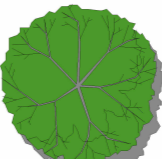


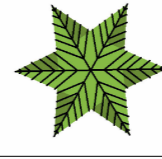
Surface Finishes Detail

- Garden Beds**
75mm Organic Pine Bark Mulch
150mm Approved Medium Loam Soil
Min 100mm Deep Rotary Hoed Subgrade
- Topping / Pebble Areas**
Lawn Compacted Decomana Topping
Granitic Sand / 3/4" to 1/4" in River Pebble
150mm Compacted Fibre Base
100mm Approved Sandy Loam Soil
Min 100mm Deep Rotary Hoed Subgrade
- Lawn areas**
Strathvale 500 Water Soft Leaf
80/20 Field or Bark (Not for Lawn)
150mm Approved Sandy Loam Soil
Min 100mm Deep Rotary Hoed Subgrade

TYPICAL TIMBER EDGE DETAIL
TO ALL GARDEN BEDS AND LAWN / TOPPING EDGE



PLANT SCHEDULE 2D

SYMBOL	CODE	BOTANICA NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
SHRUBS						
	DP	DODONAEA VICOSA SUBSP	PURPLE HOP BUSH	2	20cm POT	1m x 1m
	SAB	SYZIGIUM 'TINY TREV'	TINY TREV LILLY PILLY	3	20cm POT	1.5m x 1m
TREES						
	AI	ACACIA IMPLEXA	LIGHT WOOD	1	40ltr / MIN 2.0m HIGH	15m x 7m
	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	3	40ltr / MIN 2.0m HIGH	6m x 3m
TUSSOKS/ GRASSES/ EVERGREEN PERENNIALS						
	DCB	DIANELLA CAERULA BREEZE	BREEZY FLAX LILLY	57	14cm POT	0.7m x 0.65m
	DL	DIANELLA LONGIFOLIA	SMOOTH FLAX LILLY	16	14cm POT	0.8m x 0.6m
	TJ	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	4	14cm POT	0.6m x 0.6m




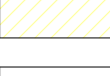


AREA SCHEDULE					
SITE AREA	SITE COVERAGE AREA	%	SITE PERMEABILITY AREA	%	GARDEN AREA
	AREA	%	AREA	%	AREA
602 m ²	281 m ²	46.7%	183 m ²	30.3%	181 m ²
					30.1%

DWELLING 1			
1. GROUND FLOOR	60.4 m ²	6.5 SQ	
2. FIRST FLOOR	78.2 m ²	8.4 SQ	
3. PORCH	1.7 m ²	0.2 SQ	
4. GARAGE	37.6 m ²	4.0 SQ	
	177.9 m ²	19.1	
POS	81.2 m ²		
SPOS	32.6 m ²		
	113.8 m ²		

DWELLING 2			
1. GROUND FLOOR	58.5 m ²	6.3 SQ	
2. FIRST FLOOR	52.9 m ²	5.7 SQ	
3. PORCH	1.4 m ²	0.2 SQ	
4. GARAGE	24.4 m ²	2.6 SQ	
5. BALCONY	12.4 m ²	1.3 SQ	
	149.7 m ²	16.1	
POS	11.0 m ²		
SPOS	18.4 m ²		
	29.3 m ²		

DWELLING 3			
1. GROUND FLOOR	66.8 m ²	7.2 SQ	
2. FIRST FLOOR	73.5 m ²	7.9 SQ	
3. PORCH	1.1 m ²	0.1 SQ	
4. GARAGE	24.1 m ²	2.6 SQ	
	165.5 m ²	17.8	
POS	9.9 m ²		
SPOS	28.5 m ²		
	38.3 m ²		

LEGENDS:

-  DRIVEWAY SURFACE
-  PERMEABLE AREA
-  PERMEABLE DRIVEWAY
-  ROOF AREA TO RAINWATER TANK
-  ROOF AREA UNTREATED
-  SELECTED RAINWATER TANK TO TREAT SELECTED ROOF AREA, CONNECT WATER TANK TO ALL SANITARY FLUSHING

WATER SENSITIVE URBAN DESIGN NOTES

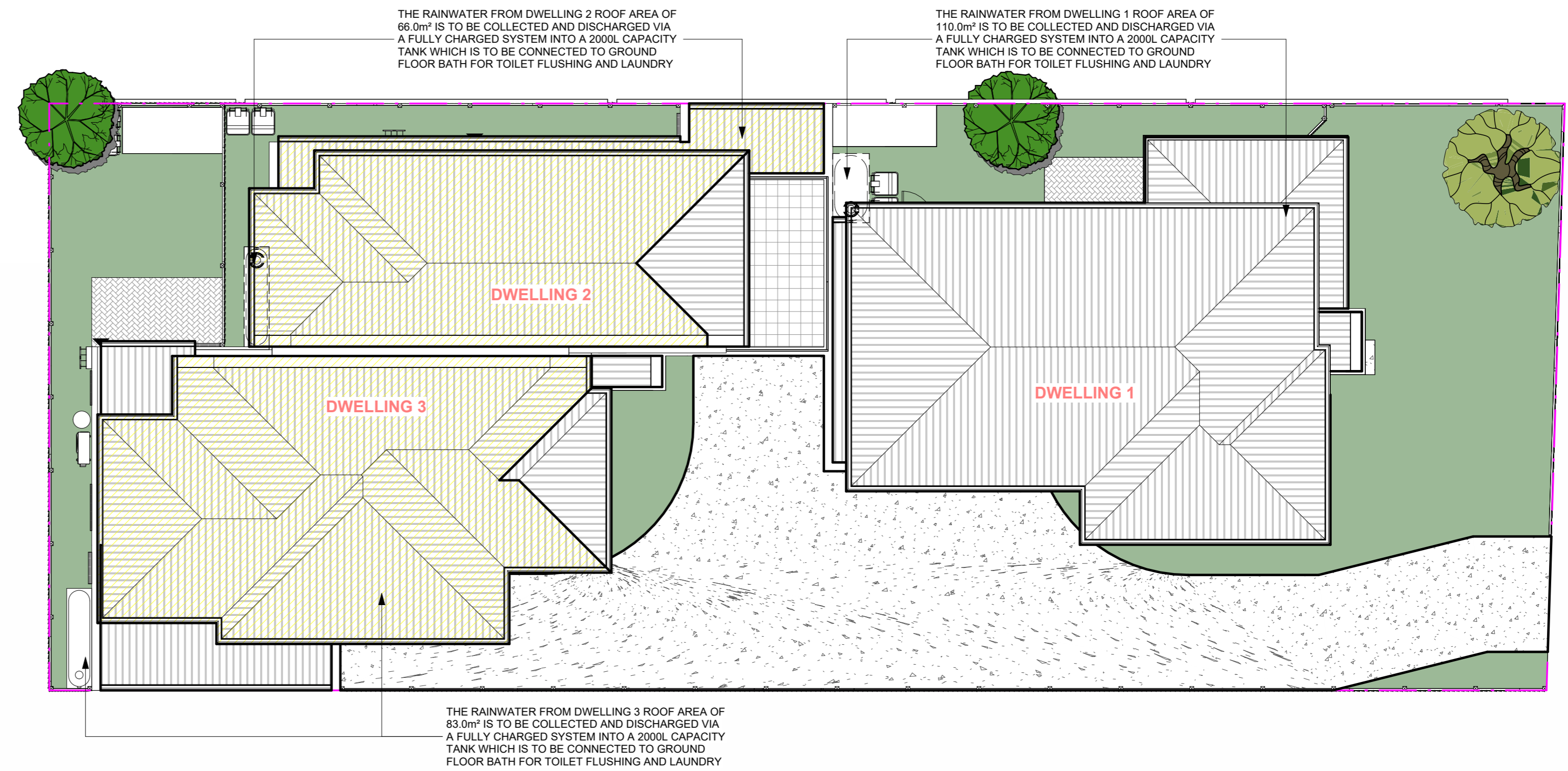
- ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER
- RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS + LAUNDRY IN DWELLING
- GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.
- TANK OVERFLOW MUST BE TAKEN TO L.P.D.
- THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)
- MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.
- THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

SDA NOTES:
REFER TO THE BESS REPORT

- ALL DWELLINGS TO ACHIEVE NATHERS STAR RATINGS IN EXCESS OF 6 STAR AS NOMINATED IN THE REPORT
- ALL EXTERNAL LIGHTING TO BE CONTROLLED BY A MOTION DETECTOR
- INTERNAL LIGHTING IS NOT TO EXCEED A MAX. ILLUMINATION POWER DENSITY OF 4W/SQM.
- DOUBLE GLAZED WINDOWS NOMINATED TO ALL LIVING AREAS AND BEDROOMS (DG DENOTES WINDOWS TO BE DOUBLE GLAZED)
- PROVIDE RETRACTABLE CLOTHES DRYING LINES / RACKS TO ALL DWELLINGS. REFERENCE TO FLOOR PLANS SHOWING CLOTHES DRYING LINES / RACKS DEVICES.
- PROVIDE 2000L RWT PER NEW DWELLING, AND ACHIEVE APPROXIMATELY 80% RELIABILITY IN STORM (REFER TO VISUD LAYOUT).
- RAINWATER TANK LOCATIONS AS SHOWN ON PLAN. CONNECT SUPPLY TO RAINWATER GUTTERS. CONNECT OUTLET TO TOILETS & LAUNDRIES
- WATER EFFICIENT LANDSCAPING TO BE INSTALLED.
- GPO (15 Amp circuits) FOR ELECTRIC VEHICLES PROPOSED TO ALL UNITS WITHIN GARAGE
- 35% OF THE SITE IS GARDEN AREA USED FOR VEGETATION AND LANDSCAPING
- ACHIEVE AT LEAST 4 STAR AVERAGE FOR SPACE COOLING EFFICIENCY.

MAINTENANCE GUIDELINES

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANK MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED.
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.



WATER SENSITIVE URBAN DESIGN
SCALE 1 : 100

 **STORM Rating Report**

TransactionID: 0
Municipality: MARIBYRNONG
Rainfall Station: MARIBYRNONG
Address: 338 Gordon St
Maribyrnong VIC 3032
Assessor: DAT HUYNH
Development Type: Residential - Multiunit
Allotment Site (m2): 602.00
STORM Rating %: 101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
D1 - ROOF - TREATED	110.00	Rainwater Tank	2,000.00	4	151.20	78.90
D1 - ROOF - UNTREATED	6.00	None	0.00	0	0.00	0.00
D2 - ROOF - TREATED	66.00	Rainwater Tank	2,000.00	3	172.00	82.00
D2 - ROOF - UNTREATED	9.00	None	0.00	0	0.00	0.00
D3 - ROOF - TREATED	83.00	Rainwater Tank	2,000.00	4	165.60	79.00
D3 - ROOF - UNTREATED	13.00	None	0.00	0	0.00	0.00
UNTREATED DRIVEWAY	125.00	None	0.00	0	0.00	0.00

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