

UNIT 1 AND 2	
BUILDING AREA: [UNIT 1]	
Ground Floor Area	58.93 sqm / 6.34 sq
Garage	32.41 sqm / 3.49 sq
First Floor Area	53.30 sqm / 5.74 sq
Porch Area	0.65 sqm / 0.07 sq
Loft Area	22.71 sqm / 2.44 sq
Total Floor Area	168.00 sqm / 18.08 sq
BUILDING AREA: [UNIT 2]	
Ground Floor Area	60.91 sqm / 6.56 sq
Garage	32.41 sqm / 3.49 sq
First Floor Area	53.90 sqm / 5.80 sq
Porch Area	0.59 sqm / 0.06 sq
Loft Area	22.71 sqm / 2.44 sq
Total Floor Area	170.45 sqm / 18.35 sq

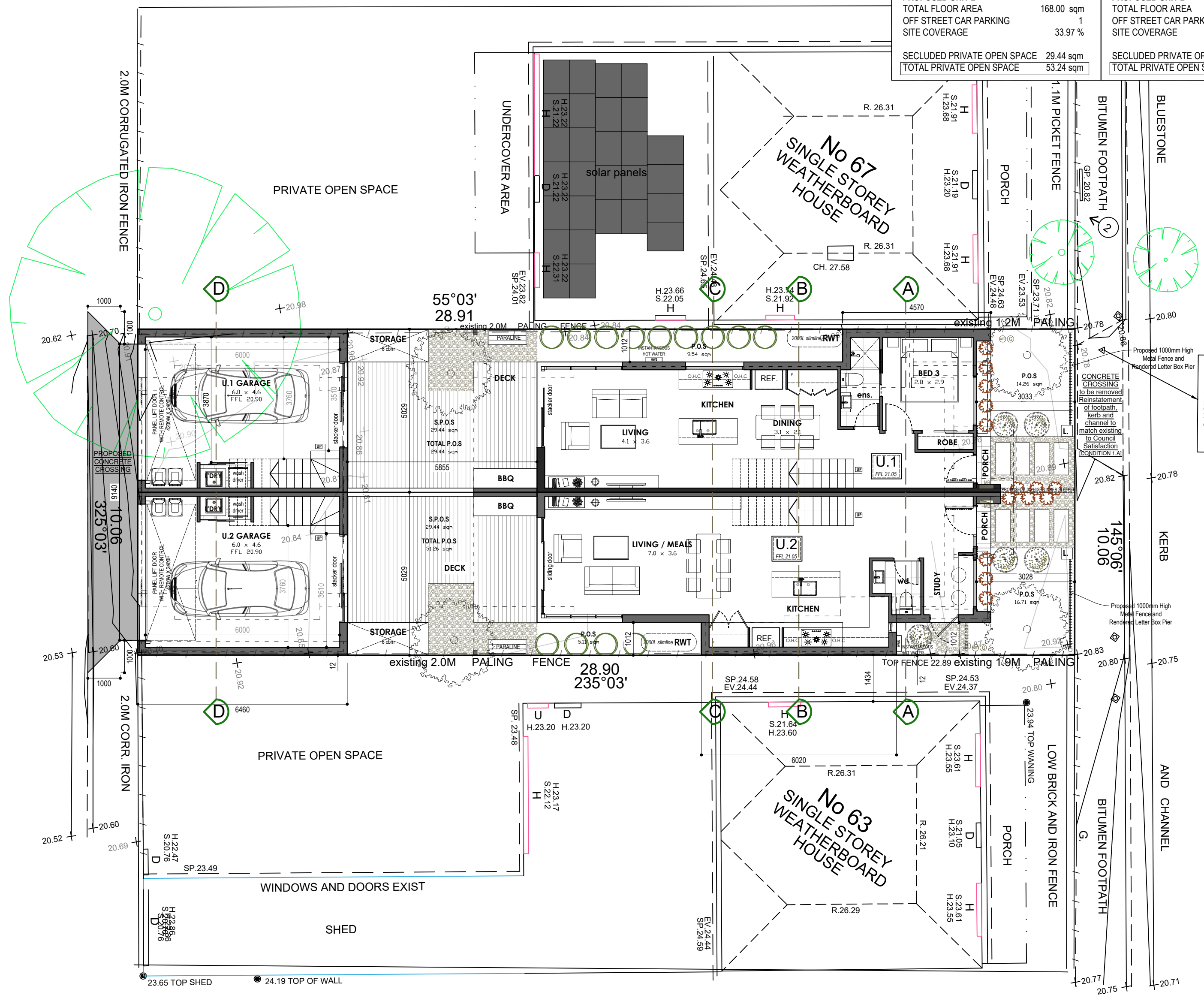
DEVELOPMENT SUMMARY

PROPOSED UNIT 2	168.00 sqm	PROPOSED UNIT 2	170.52 sqm
TOTAL FLOOR AREA	168.00 sqm	TOTAL FLOOR AREA	170.52 sqm
OFF STREET CAR PARKING	1	OFF STREET CAR PARKING	1
SITE COVERAGE	33.97 %	SITE COVERAGE	34.63 %
SECLUDED PRIVATE OPEN SPACE	29.44 sqm	SECLUDED PRIVATE OPEN SPACE	29.44 sqm
TOTAL PRIVATE OPEN SPACE	53.24 sqm	TOTAL PRIVATE OPEN SPACE	51.26 sqm

TOTAL	
ALLOTMENT SIZE	291 sqm
GROUND AREA	185.90 sqm
OFF STREET CAR PARKING	2
SITE COVERAGE inc 1st Floor Car Cover	199.64sqm / 68.60 %
PERMEABLE AREA	105.10 sqm
PERMEABLE AREA	36.11 %

SCOTT STREET

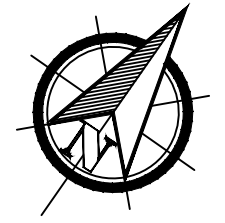
ALEXANDER STREET



NOTE :
THE ENTIRE SCOTT STREET FRONTAGE TO BE CONSTRUCTED AS A NEW RESIDENTIAL DOUBLE CROSSOVER WITH 1m WIDE SPLAYS. [CONDITION 1.B]
ALL PROPOSED OPERABLE VELUX SKYLIGHT WILL BE ELECTRICALLY OPERATED WITH WALL-MOUNTED KEYPAD.

LEGEND:

	METER BOX
	WATER METER
	GAS METER



GROUND FLOOR PLAN

SCALE 1:100 ON A2

UNIT 1 AND 2

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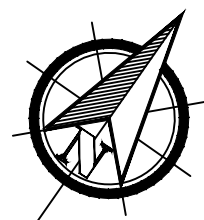
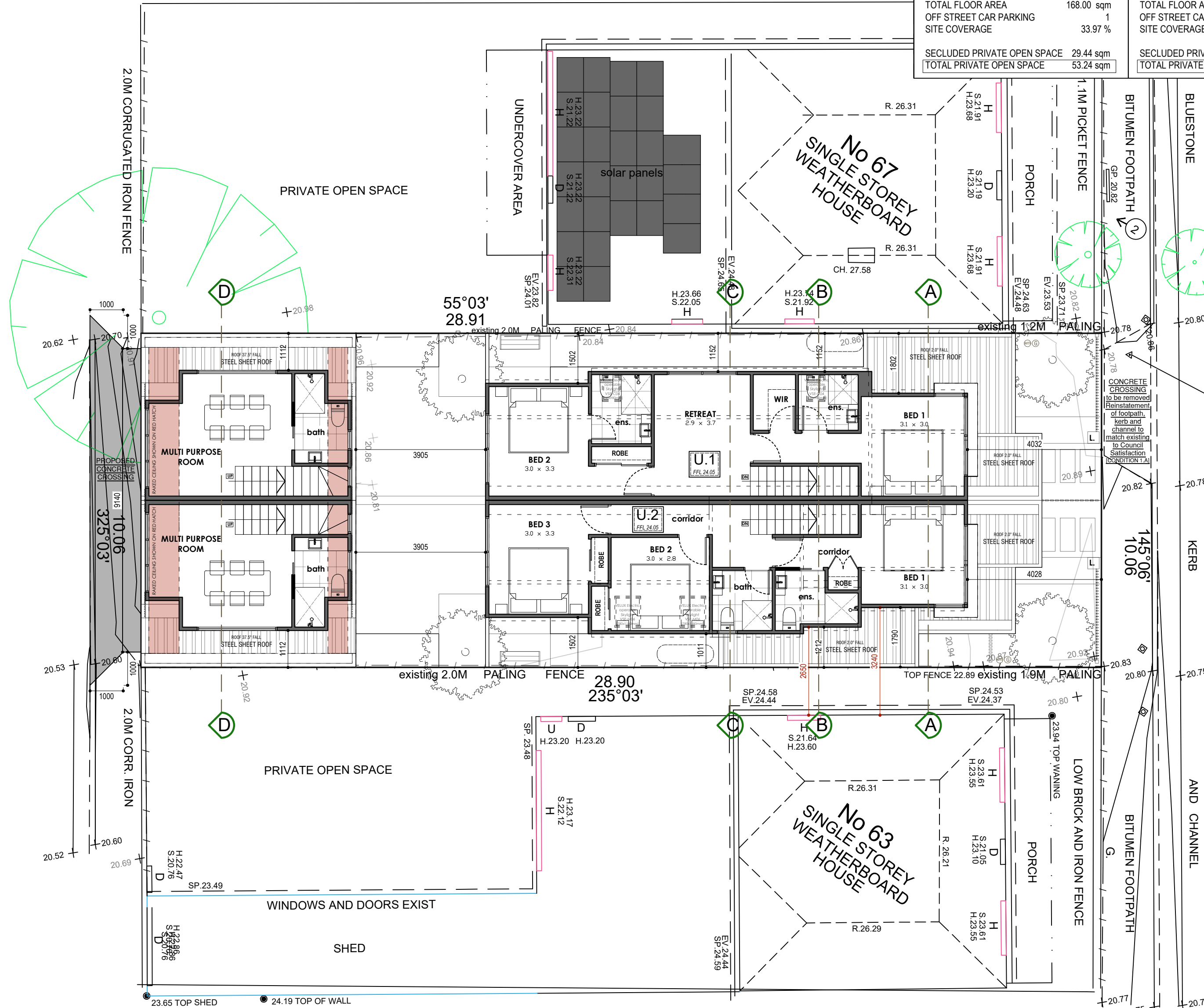
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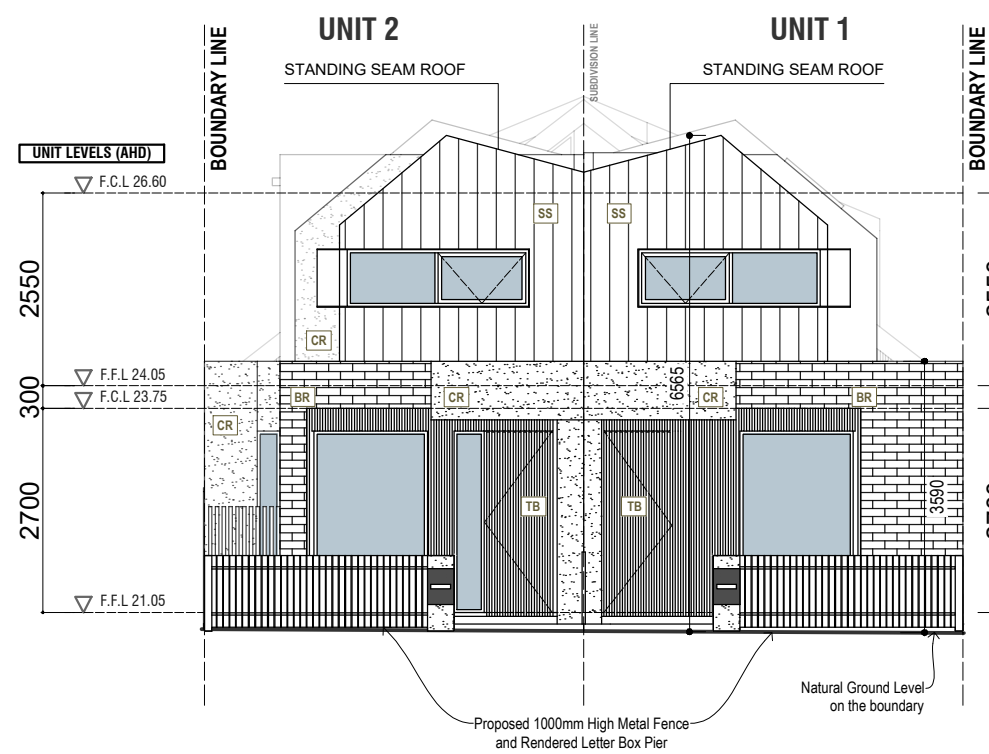
FIRST FLOOR PLAN

SCALE 1:100 ON A2

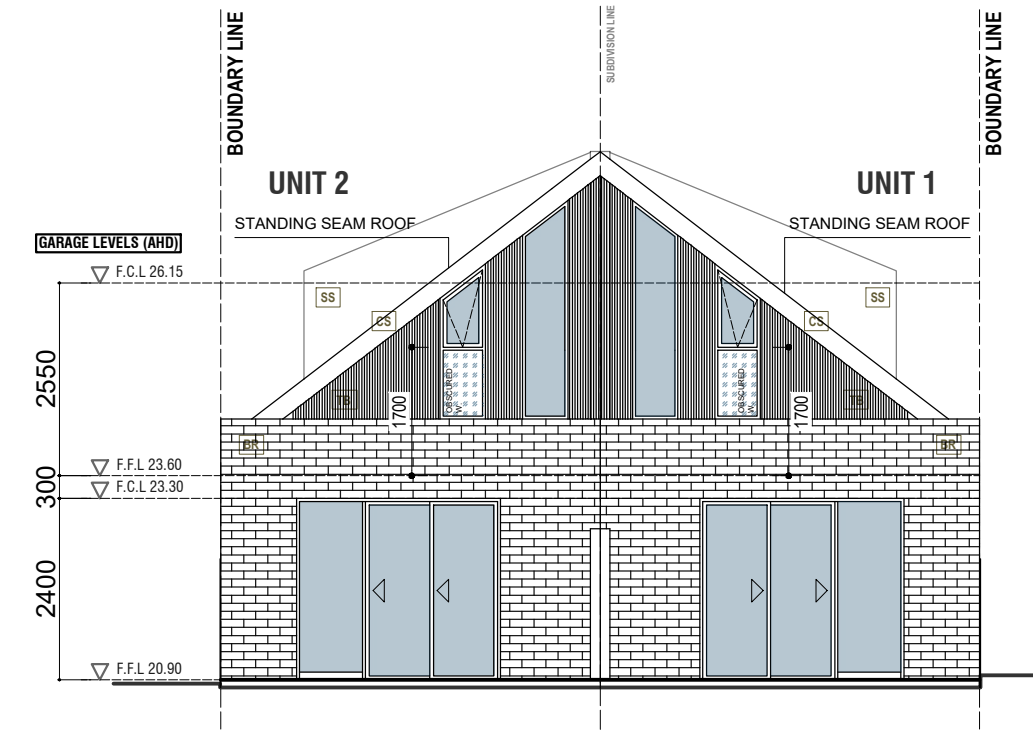
Town Planning of Proposed 2 Double Storey Development
65 Alexander Street, Seddon 3011

Drawn: JW Checked: []
Page: 2 of 8
Scale: 1:100 Date: 21/08/24
Job Number: ET_002_2021

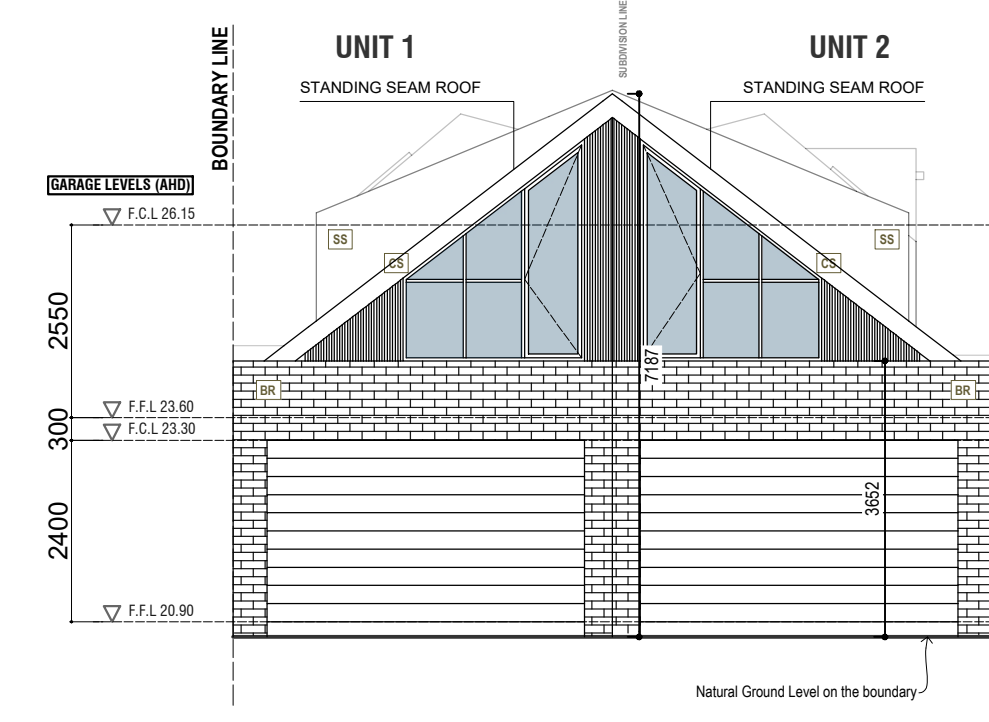
2FORM
PO Box 430
Yarraville vic 3013
Ph: 9687 2565
Mob: 0419 565 604



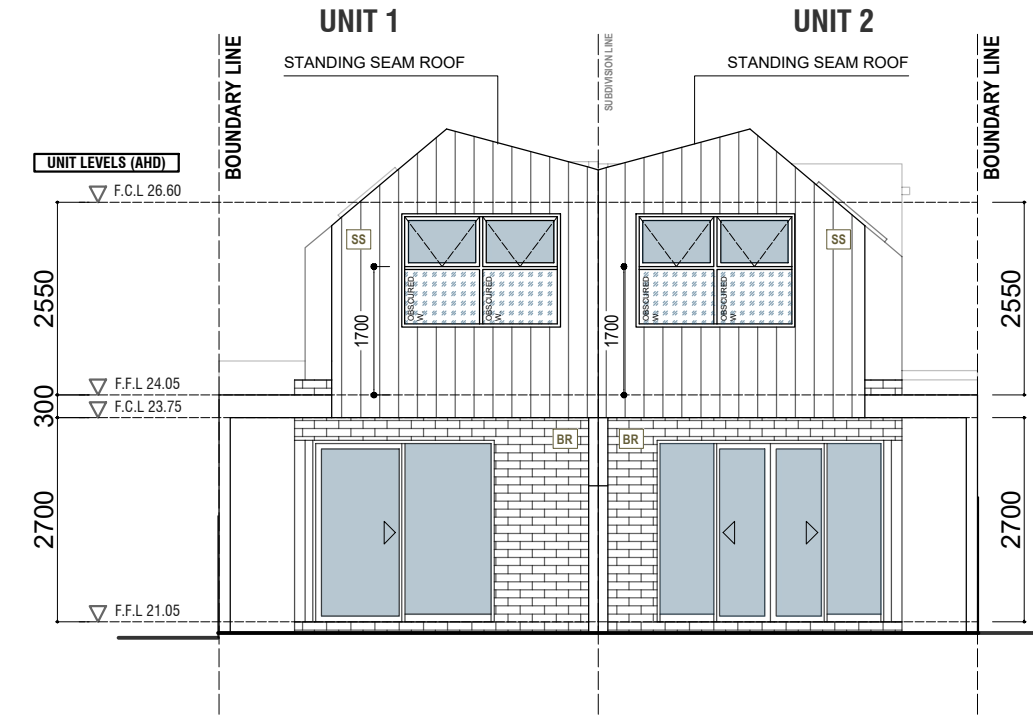
A. NORTHEAST ELEVATION



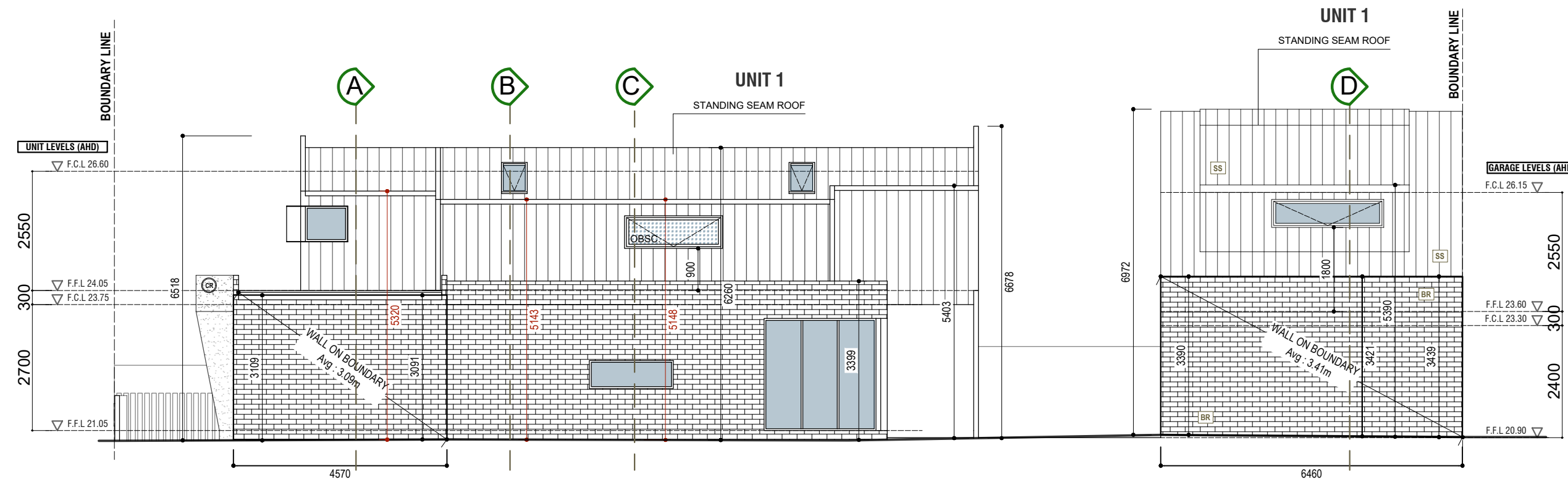
A. NORTHEAST ELEVATION



C. SOUTHWEST ELEVATION

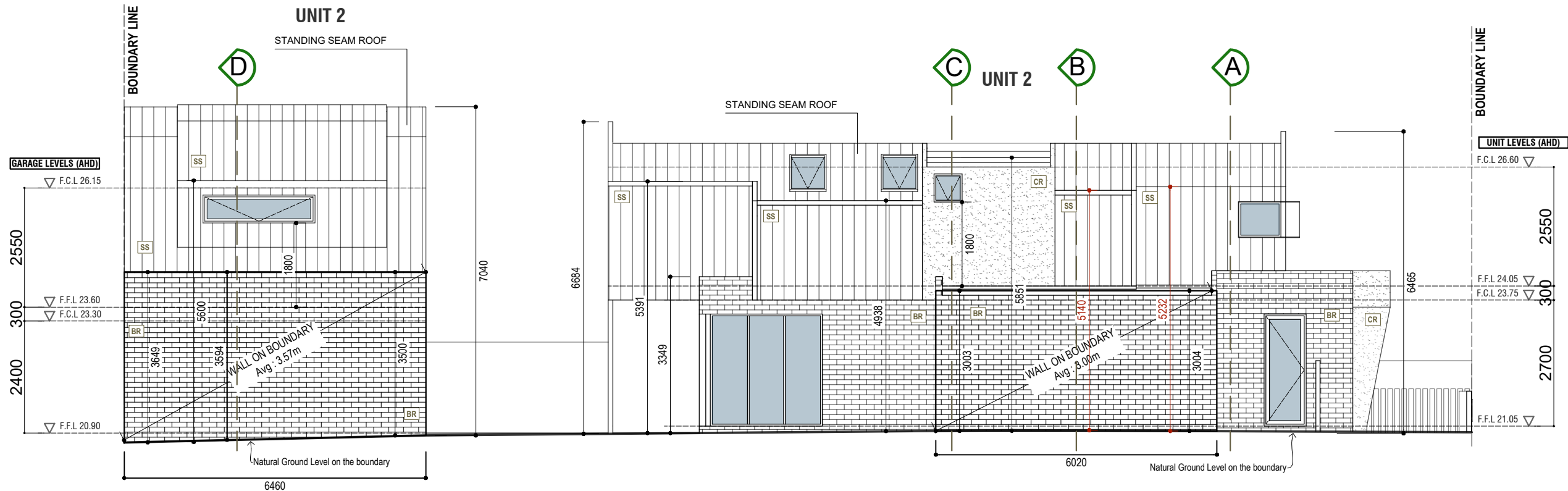


C. SOUTHWEST ELEVATION



C. NORTHWEST ELEVATION

CODE	MATERIAL	NOTE
SS	STANDING SEAM CLADDING	SHALE GREY
CR	CEMENT RENDER	SHALE GREY
BR	SELECTED BRICKWORK	RECYCLE BRICK
TB	TIMBER BATTEN	LIMEWASH NATURAL
CS	CEMENT SHEET	SHALE GREY
	METAL SHROUD	SHALE GREY
Pd	PANEL LIFT DOOR	SHALE GREY
	DOOR - WINDOW	SHALE GREY
	FASCIA - GUTTER	SHALE GREY



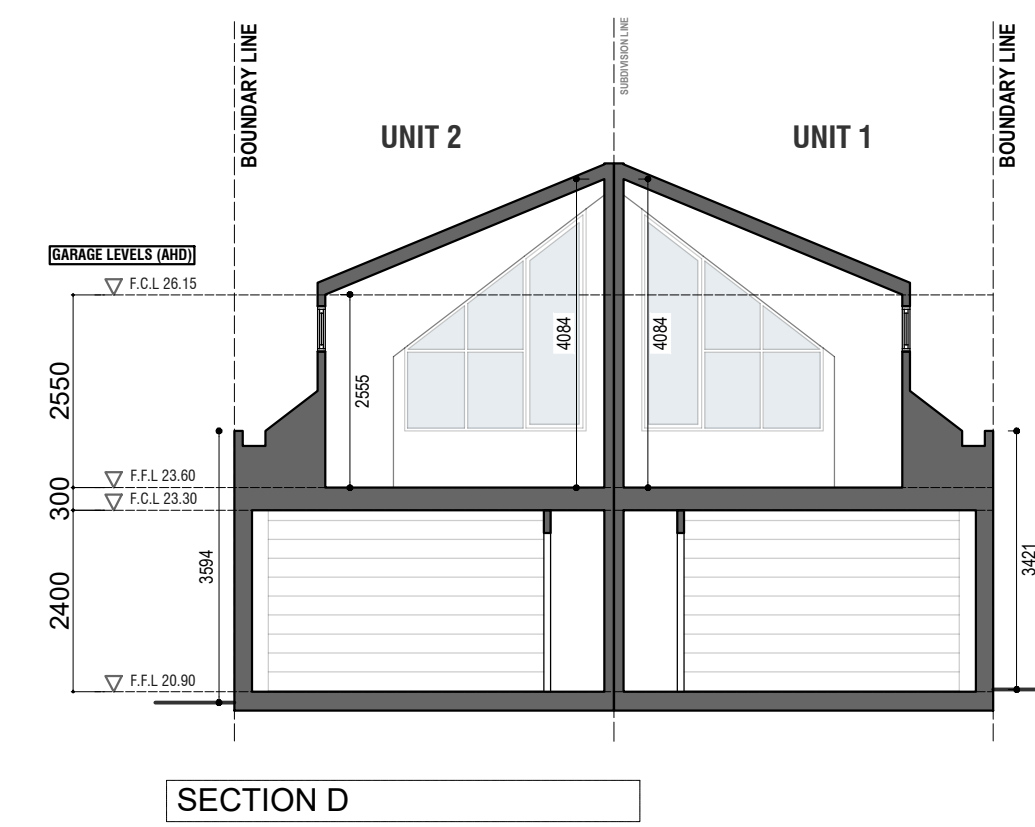
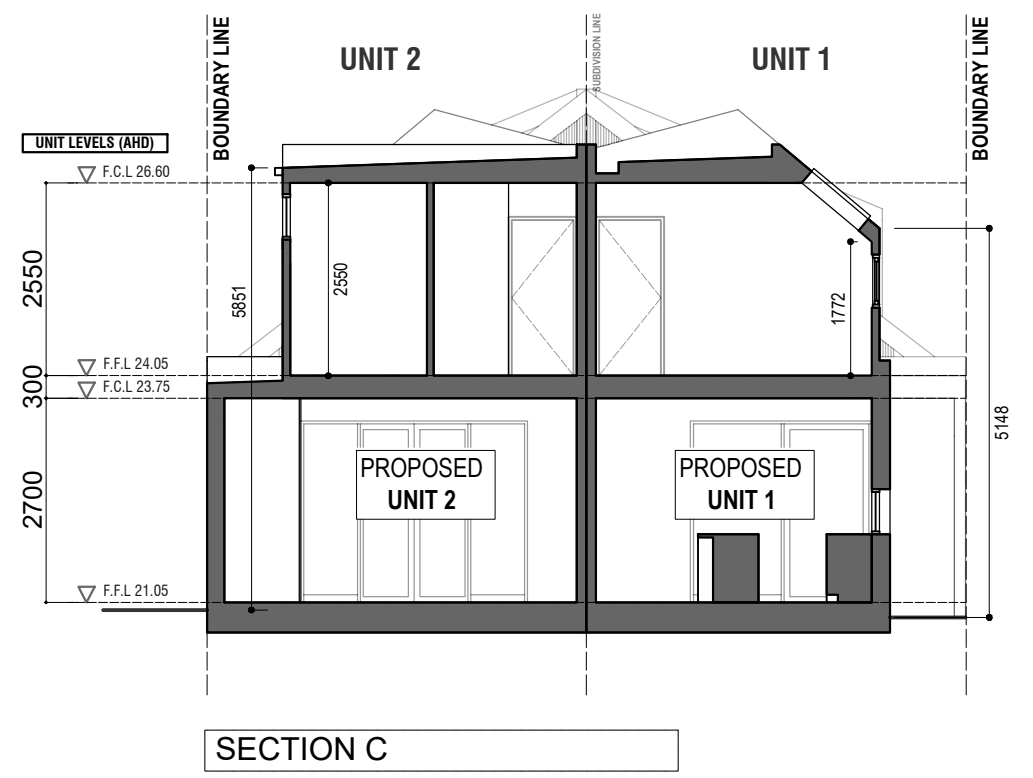
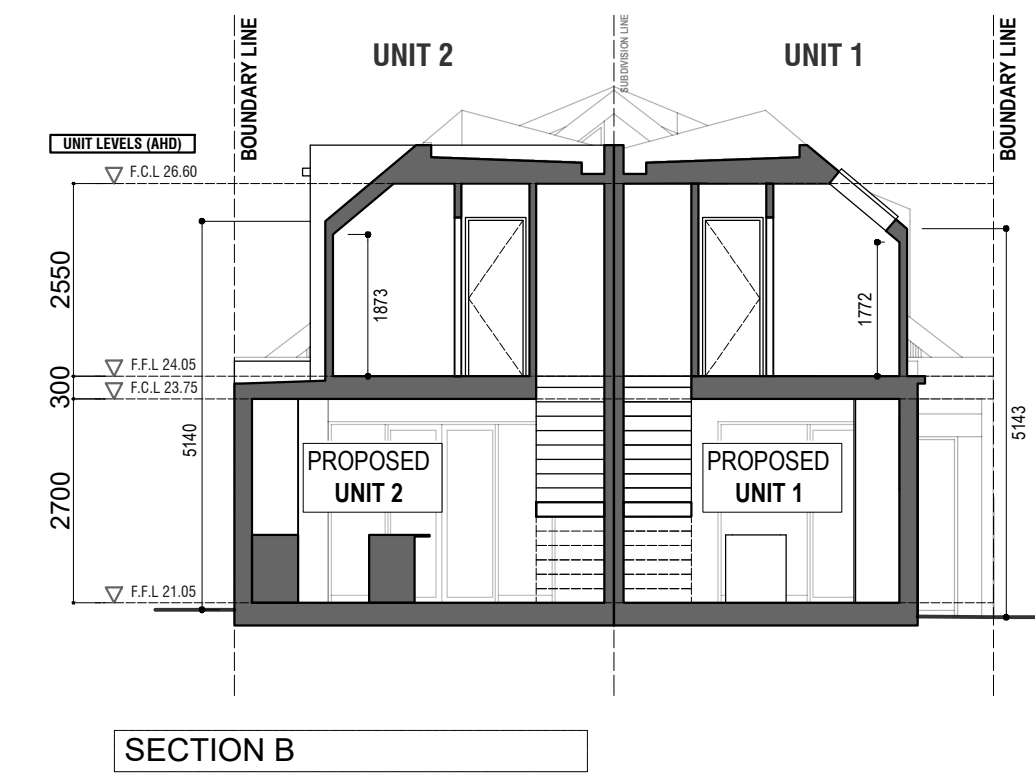
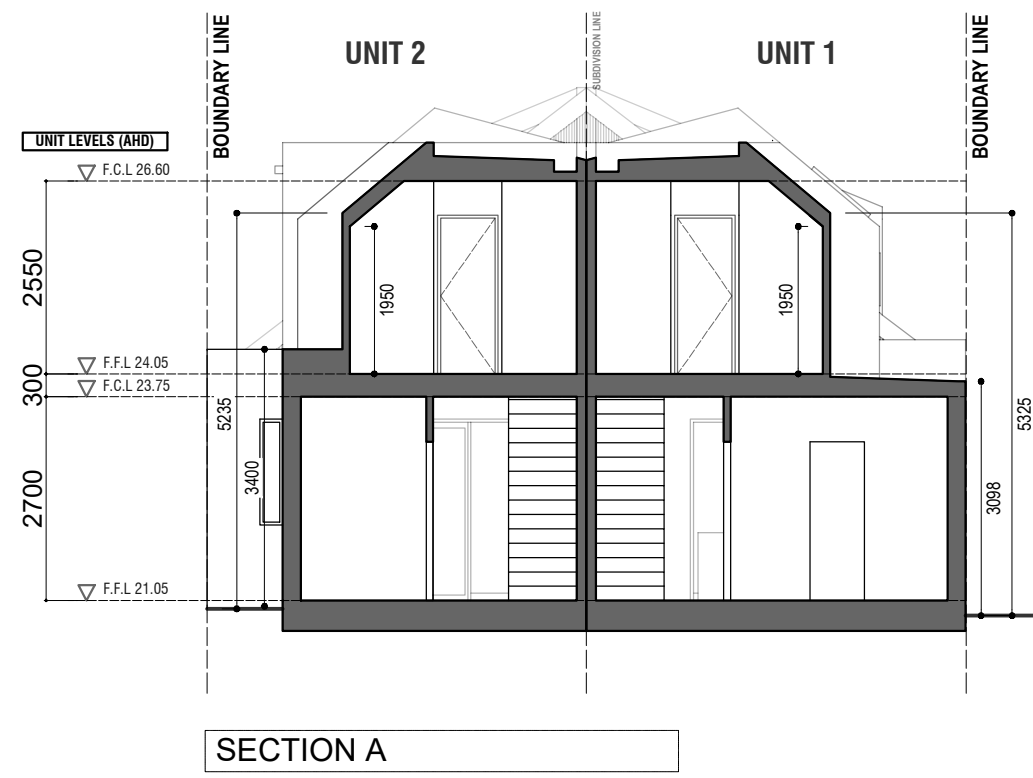
D. SOUTHEAST ELEVATION

NOTE:
LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM (AHD).

NOTE:
ALL FIRST FLOOR BEDROOM WINDOWS WITH OPENINGS AT A HEIGHT OF LESS THAN 1.7 METERS ABOVE FINISHED FLOOR LEVEL, MUST BE PERMANENTLY RESTRICTED TO A MAXIMUM OPENING OF 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2015 VOL. 2

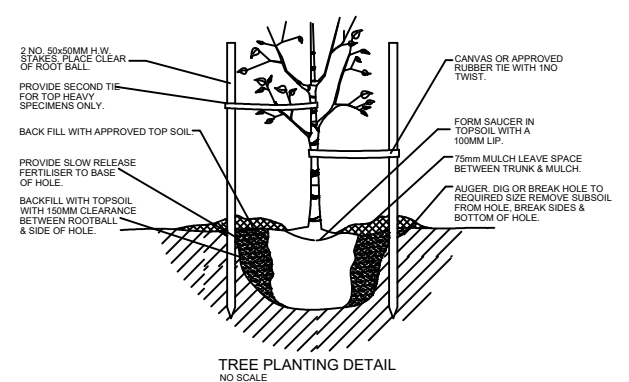
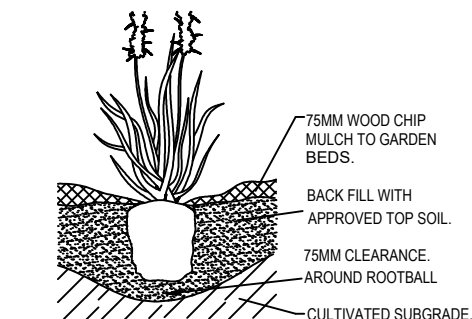
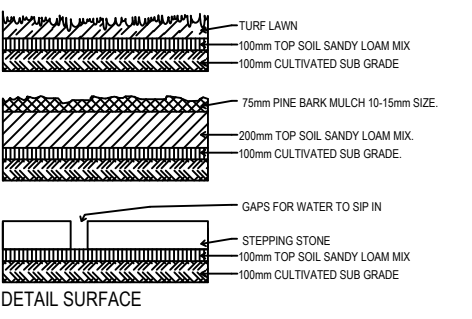
FIRST FLOOR PLAN

SCALE 1:100 ON A2



LEGEND:

- PROPOSED EXPOSED AGGREGATE CONCRETE
- PROPOSED LAWN / TURF: TIFTUP or other similar drought tolerant lawn / turf
- PROPOSED MULCH
- PROPOSED TOPPINGS: Lysite or granite
- PROPOSED PEBBLES
- EDGE - CONSTRUCTED GARDEN EDGE
- TREES / SHRUBS TO BE REMOVED

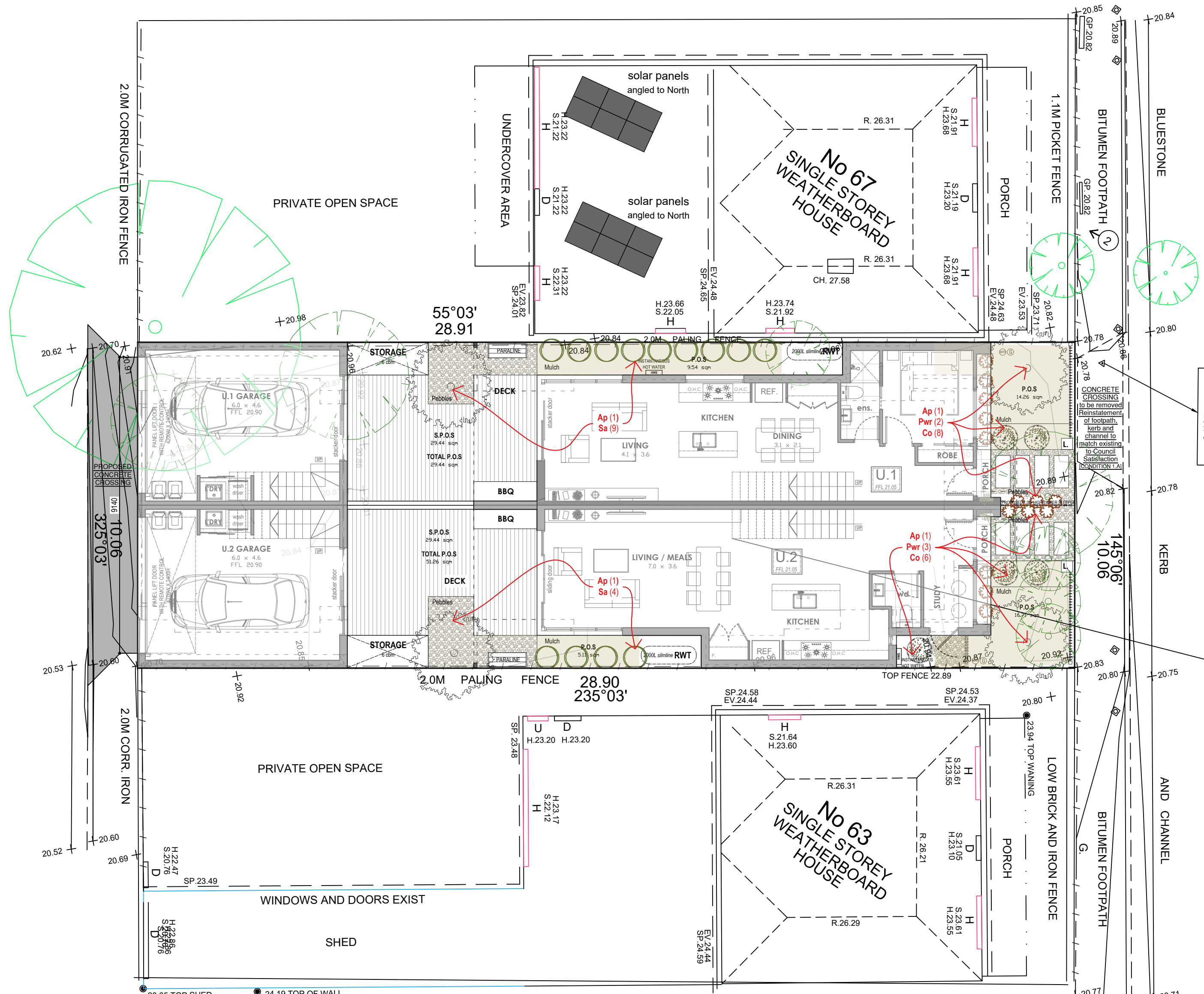


CONTRACTOR TO CHECK LOCATION & DEPTH OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS.
GARDEN BEDS AND LAWNS TO BE CULTIVATED TO A MINIMUM DEPTH OF 250MM.
SOIL TYPE: 50% MOUNTAIN SOIL
50% SANDY LOAM
1 KG GYPSUM / SQM.
MULCHING: WOOD CHIP 100MM HIGH
PLANTING: TREES IN GRASSED AREAS TO HAVE 500 x 500 MULCH AROUND BASE AND TO BE STAKED. TREES TO BE PLANTED AT LEAST 2.0M FROM STORMWATER AND SEWER PIPE AND AT A DISTANCE OF AT LEAST 1 TIMES THE MATURE HEIGHT AWAY FROM THE BUILDING.

NOTE:
CANOPY TREES TO BE PLANTED AT 1.5M MINIMUM HEIGHT AT THE TIME OF PLANTING to all landscaping areas.

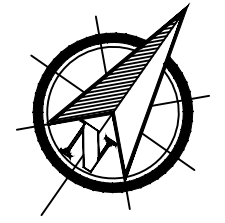
SCOTT STREET

ALEXANDER STREET



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT AT MATURITY		POT SIZE Ø	QTY
			HEIGHT	WIDTH		
Ap	Acer Palmaatum Senkaki	Coral Bark Maple	4.5m	2	40ltr*	4
Co	Cordylines		1000	500	250	14
Pwr	Philotheca Myropoides	Philotheca Winter Rogue	0.8m	0.5m	150	5
Sa	Syzygium Australe	Brush Cherry	3m	1-2m	140	13



LANDSCAPE PLAN

SCALE 1:100 ON A2

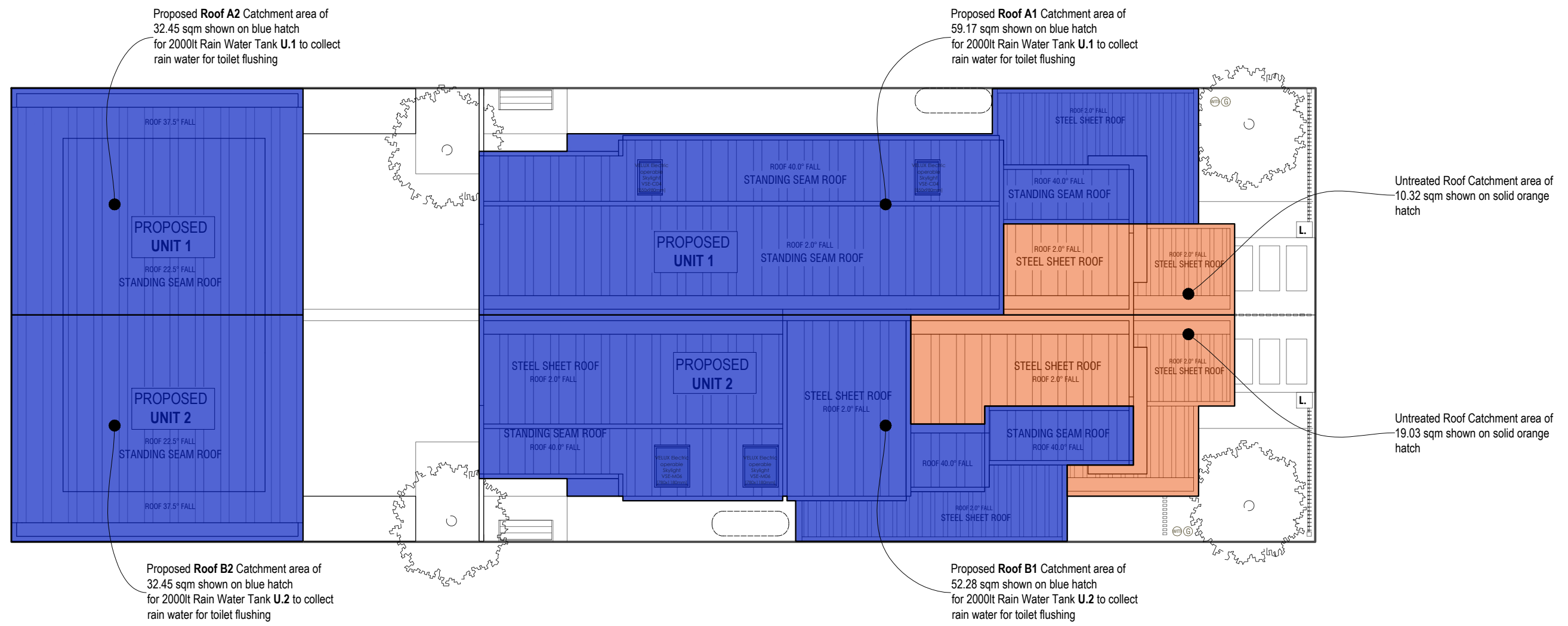
Town Planning of Proposed 2 Double Storey Development
65 Alexander Street, Seddon 3011

These drawings must not be scaled. Figure dimensions are preferred.
It is the client's and all contractors responsibility to verify all dimensions, levels and existing conditions on site prior to commencement of any work and to obtain all necessary permits.
Any discrepancies are to be reported to this office immediately.
These drawings shall not be altered in any form without the written permission from 2FORM Consulting Pty Ltd.

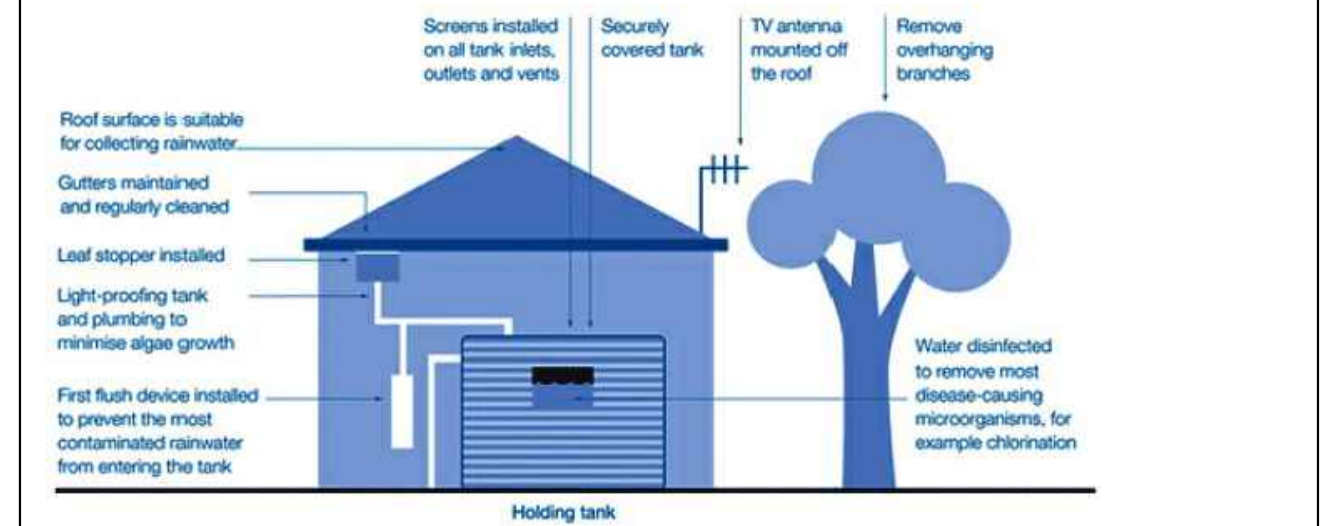
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All drawings and store sizes to be verified on site prior to tender.

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Page: 5 of 8
Scale: 1:100 Date: 21/08/24
Job Number: ET_002_2021

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PO Box 430
Yarraville VIC 3013
Ph: 9687 2565
Mob: 0419 565 604



Design and maintenance tips for rainwater tanks - Victorian Department of Health



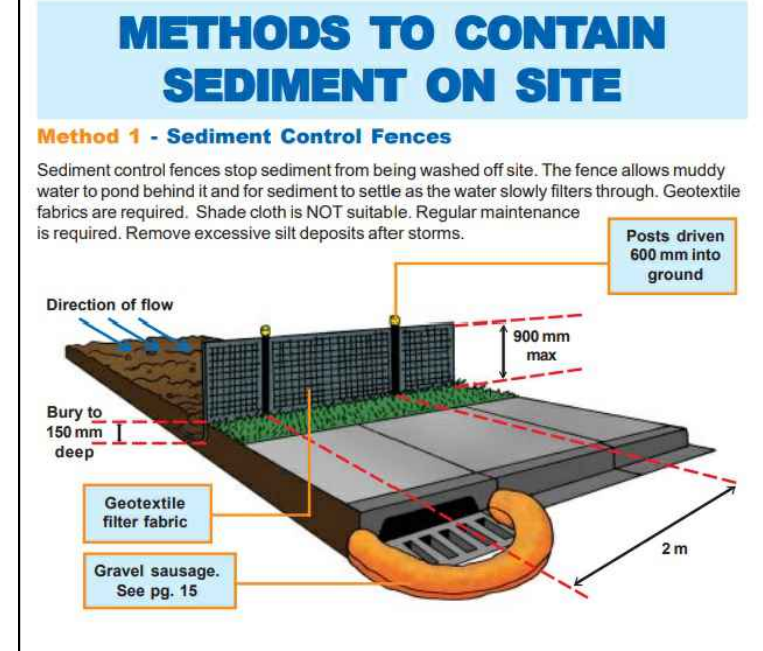
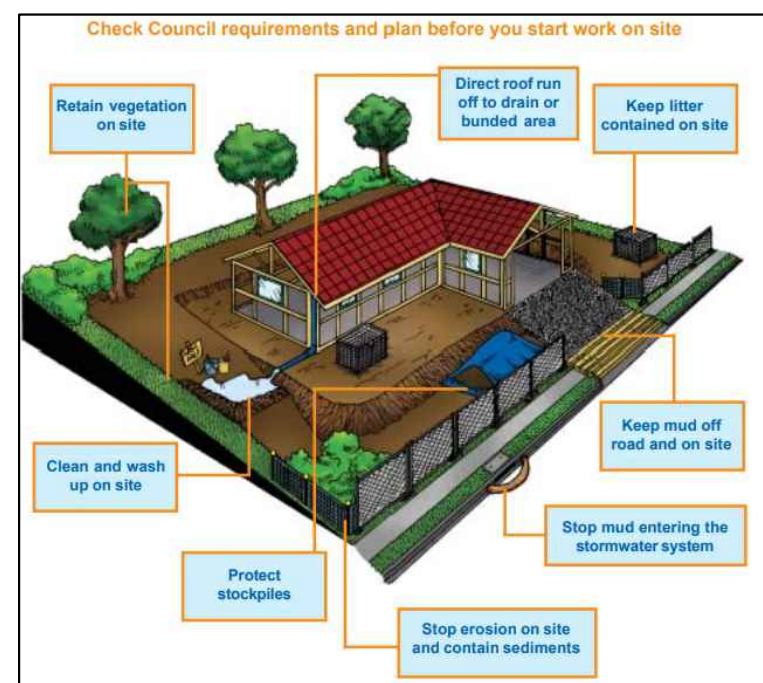
More details can be found here:
<https://www.melbournwater.com.au/building-and-works/stormwater-management/options-treating-stormwater/rainwater-tanks>

STORMWATER MANAGEMENT DURING CONSTRUCTION:

This project is required to be constructed in line with "Keeping Our Stormwater Clean- A Builder's Guide (Melbourne Water, 2002)" by implementing the WSUD maintenance practices described in appendices A and B. Construction practices will aim to: mitigate erosion, protect stockpiles, keep mud off the road and on site, keep litter contained on site and clean and wash up on site.

Practices must adhere to:

- SITE RULE 1:**
- Check Council requirements and plan before you start work on site.
 - Crossover away from lowest point
 - Sediment control fence on lowest side
 - Stockpiles away from lowest point
 - Marked trees and vegetation to keep on site
- SITE RULE 2:**
- Stop erosion on site and contain sediments
 - Sediment control fence in place
 - Catch drains on high side of site
 - Vegetation areas kept at boundary
 - Downpipes set up as early as possible
- SITE RULE 3:**
- Protect stockpiles
 - Base and cover for stockpiles
 - Gravel sausage at stormwater pit
- SITE RULE 4:**
- Keep mud off road and on site
 - Crushed rock access point
 - Vehicles keep to crushed rock areas
 - Mud removed from tyres before leaving site
 - Clean road if muddy
- SITE RULE 5:**
- Keep litter contained on site. Site fencing in place
 - Litter bins in place with lid closed
- SITE RULE 6:**
- Clean and wash up on site
 - Cutting and clean up area on site
 - Clean equipment off before washing
 - Sediment filter downslope
 - Contain all washing on site



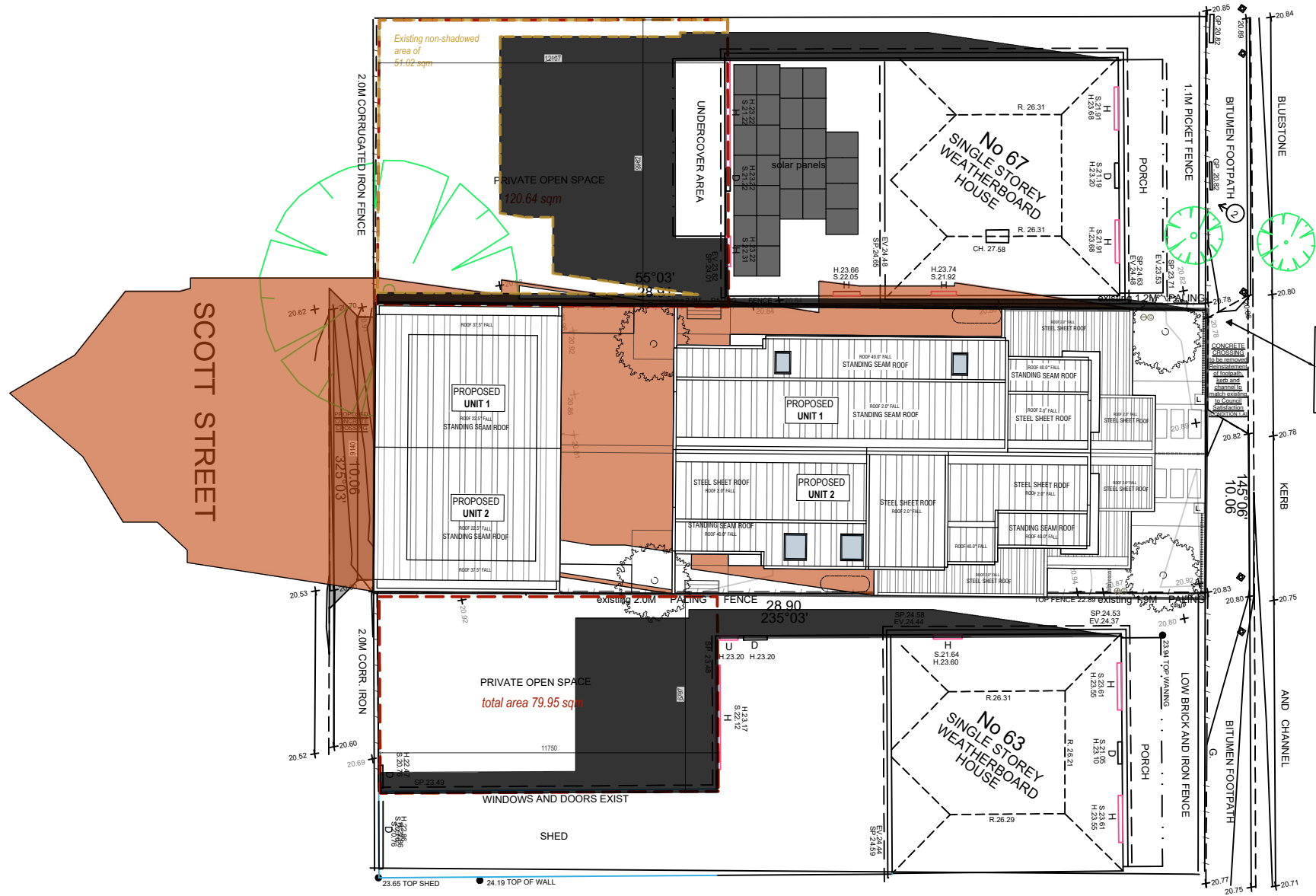
Melbourne Water STORM Rating Report

Transaction ID: 1850951
Municipality: MARIBYRNONG
Rainfall Station: MARIBYRNONG
Address: 65 Alexander Street
Seddon VIC 3011
Assessor: JW
Development Type: Residential - Dwelling
Allotment Site (m2): 291.00
STORM Rating %: 120

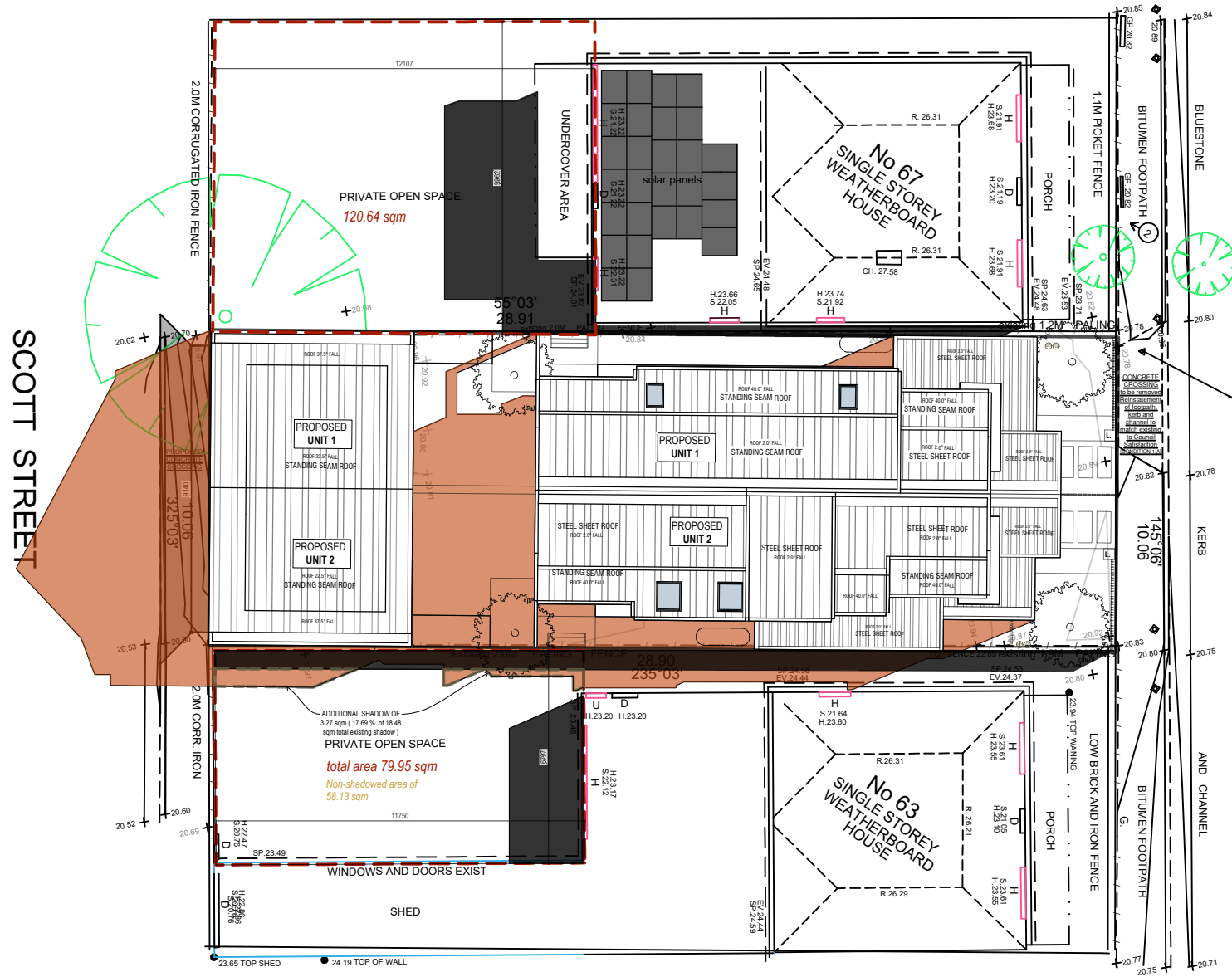
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof A1 and A2	91.62	Rainwater Tank	2,000.00	3	136.60	85.90
Roof B1 and B2	84.73	Rainwater Tank	2,000.00	3	143.20	86.20
All Untreated Roof	29.35	None	0.00	0	0.00	0.00

Date Generated: 21-Sep-2023 Program Version: 1.0.0

WSUD PLAN
SCALE 1:100 ON A2



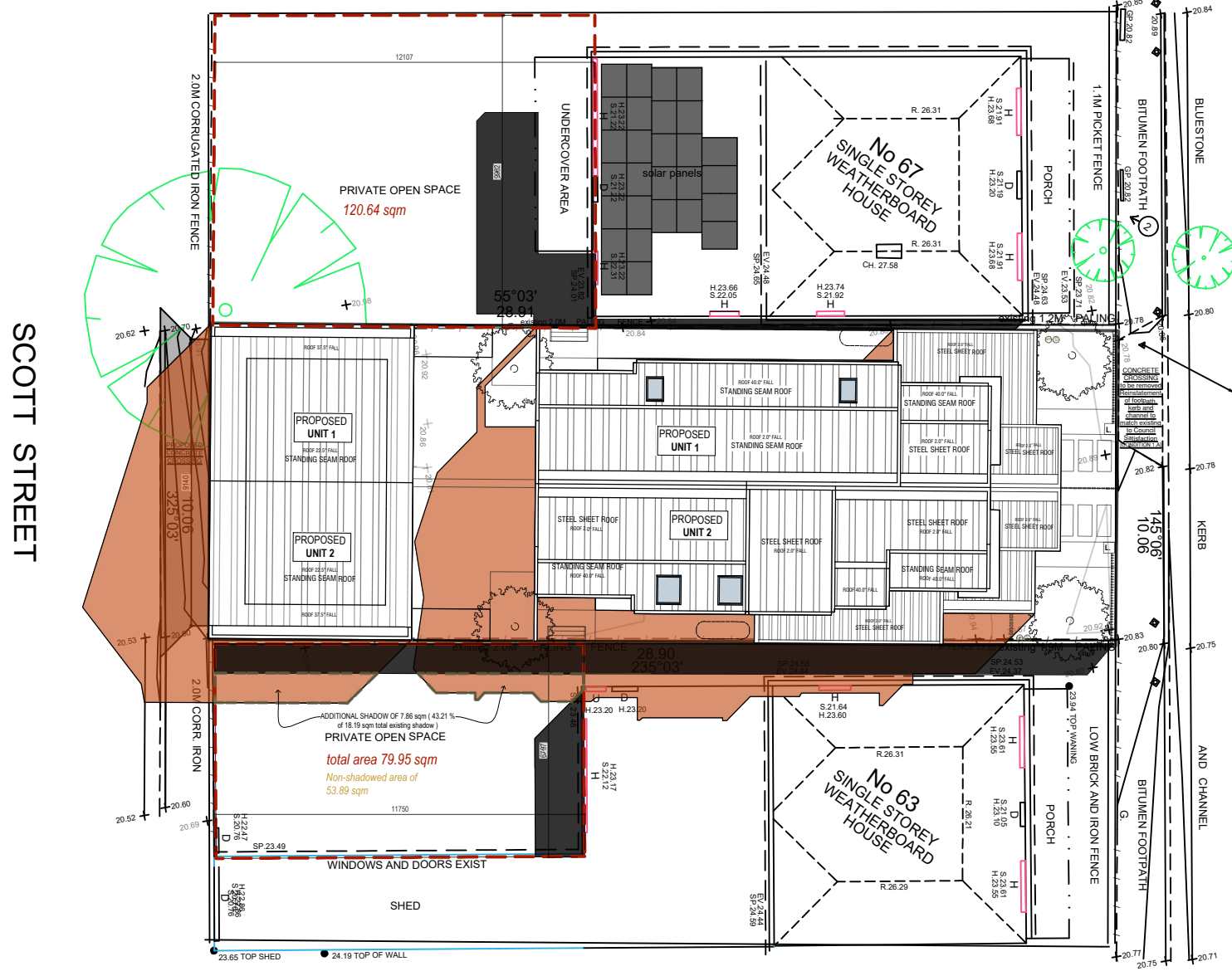
ALEXANDER STREET



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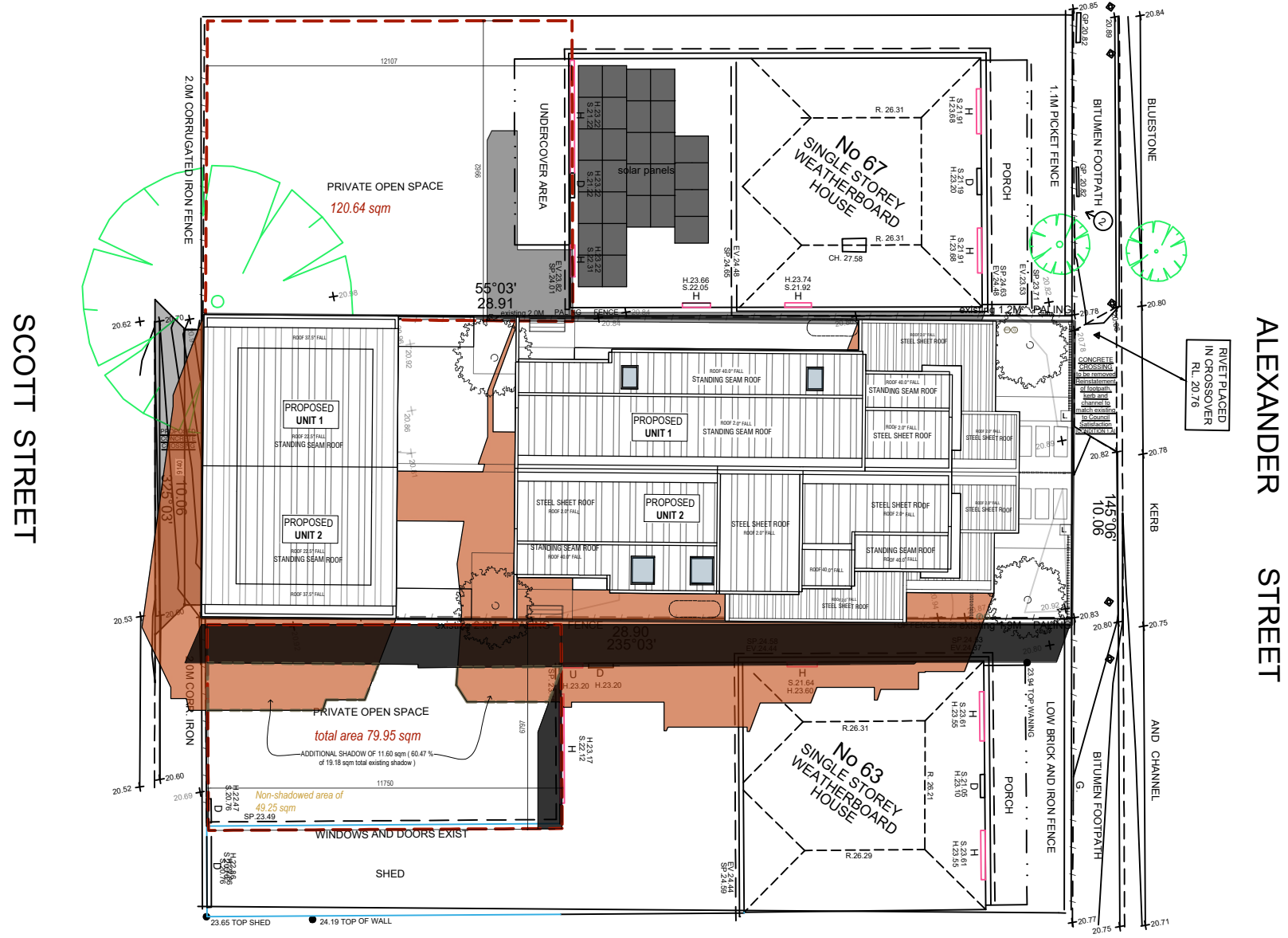


ALEXANDER STREET

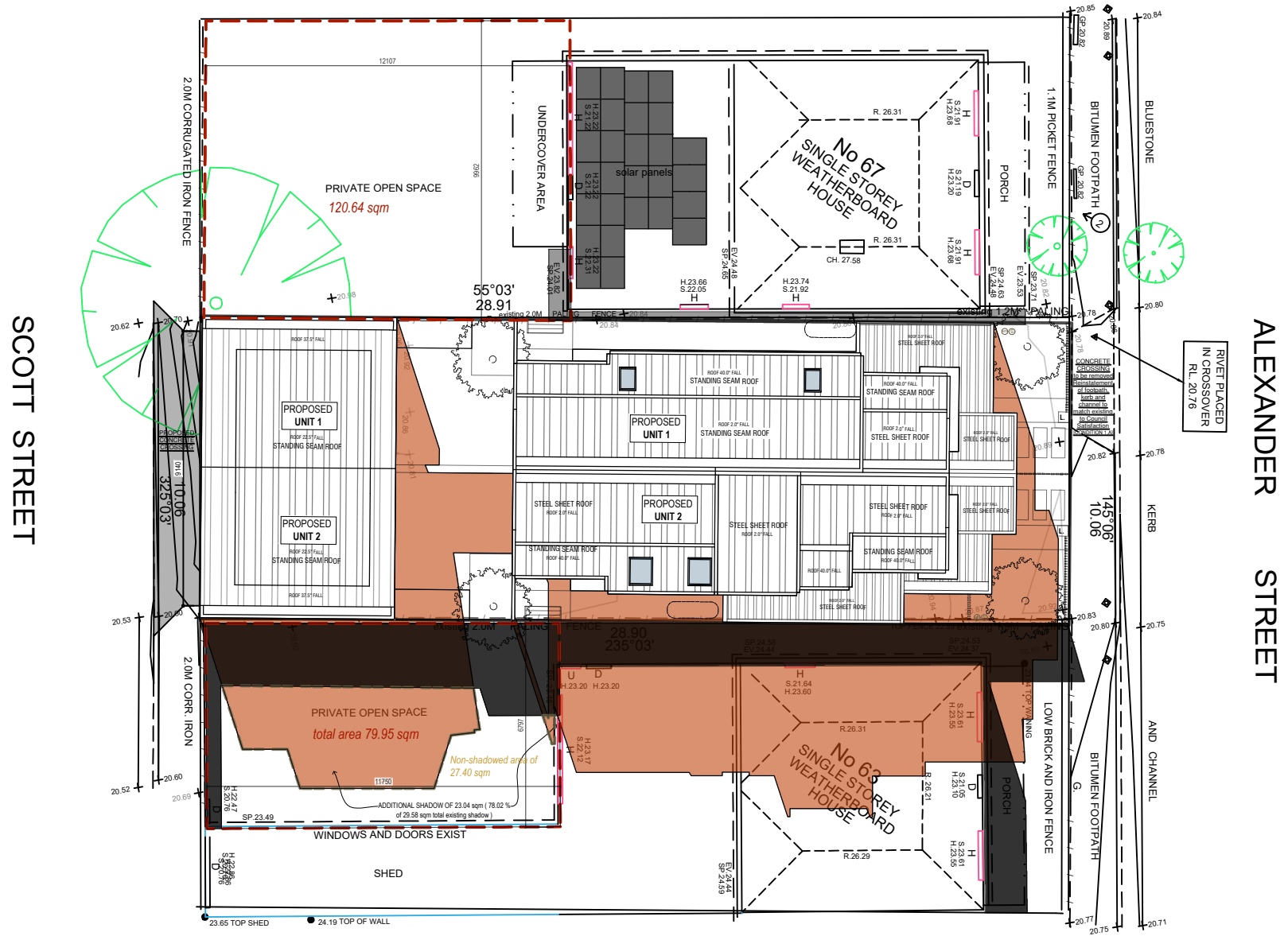


ALEXANDER STREET

PROPOSED SHADOW CAST
EXISTING SHADOW CAST



SHADOW DIAGRAM @ 1.00pm (equinox)
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)



SHADOW DIAGRAM @ 3.00pm (equinox)
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)



SHADOW DIAGRAM @ 2.00pm (equinox)
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)

PROPOSED SHADOW CAST
EXISTING SHADOW CAST