

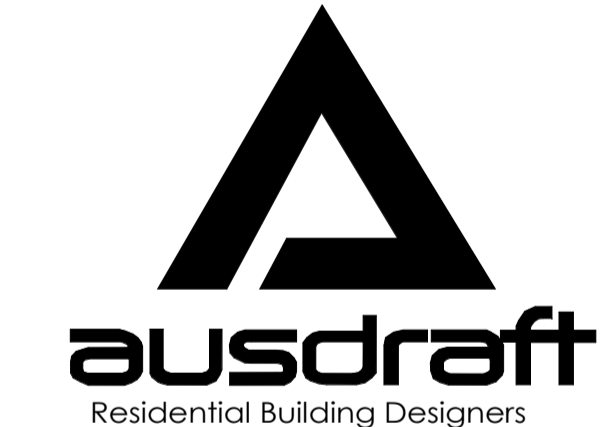
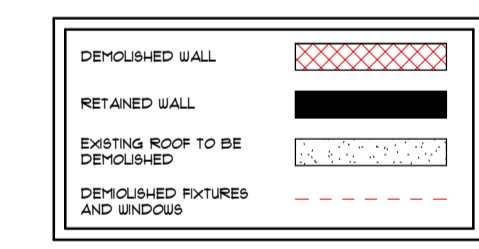


EXISTING / DEMOLITION FLOOR PLAN  
SCALE 1:100

**DEVELOPMENT SUMMARY**

SITE AREA:	355 SQM
NUMBER OF DWELLING:	ONE
NUMBER OF CAR SPACES:	ONE
<b>EXISTING DWELLING</b>	
GROUND FLOOR AREA:	120.5 SQM
PORCH AREA:	0.9 SQM
GARAGE AREA:	19.1 SQM
WORKSHED AREA:	0.9 SQM
TOTAL AREA: 163.7 SQM	
BUILDING SITE COVERAGE:	163.7 SQM (46.1%)
TOTAL PERMEABLE SURFACE:	151.3 SQM (42.6%)
PRIVATE OPEN SPACE:	191.3 SQM
SECLUDED PRIVATE OPEN SPACE:	92.6 SQM
GARDEN AREA:	200.2 SQM (56.4%)

60 WALES STREET, KINGSVILLE, 3012		24001
<b>EXTERIOR MATERIALS &amp; COLOUR SCHEDULE</b>		
STRUCTURE	COLOUR/PRODUCT	SAMPLE
EXISTING/RETAINED WALLS FOR THE DWELLING	WEATHERBOARD IN WHITE	
EXISTING/RETAINED WINDOW/DOOR FRAMES	TIMBER WINDOWS FRAME FINISHED IN "LIGHT BLUE"	
EXISTING/RETAINED ROOF	METAL ROOFING TO BE REPLACED WITH ZINC ROOF DUE TO POOR CONDITIONS	 EXISTING  PROPOSED
EXISTING/RETAINED GUTTER & FASCIA	COLORBOND GUTTER & TIMBER FASCIA IN "LIGHT BLUE" (TO BE REPLACED LIKE FOR LIKE DUE TO POOR CONDITIONS)	
EXISTING/RETAINED GABLE END FEATURE	LIGHTWEIGHT CLADDING WITH RENDERED IN "LIGHT BLUE"	

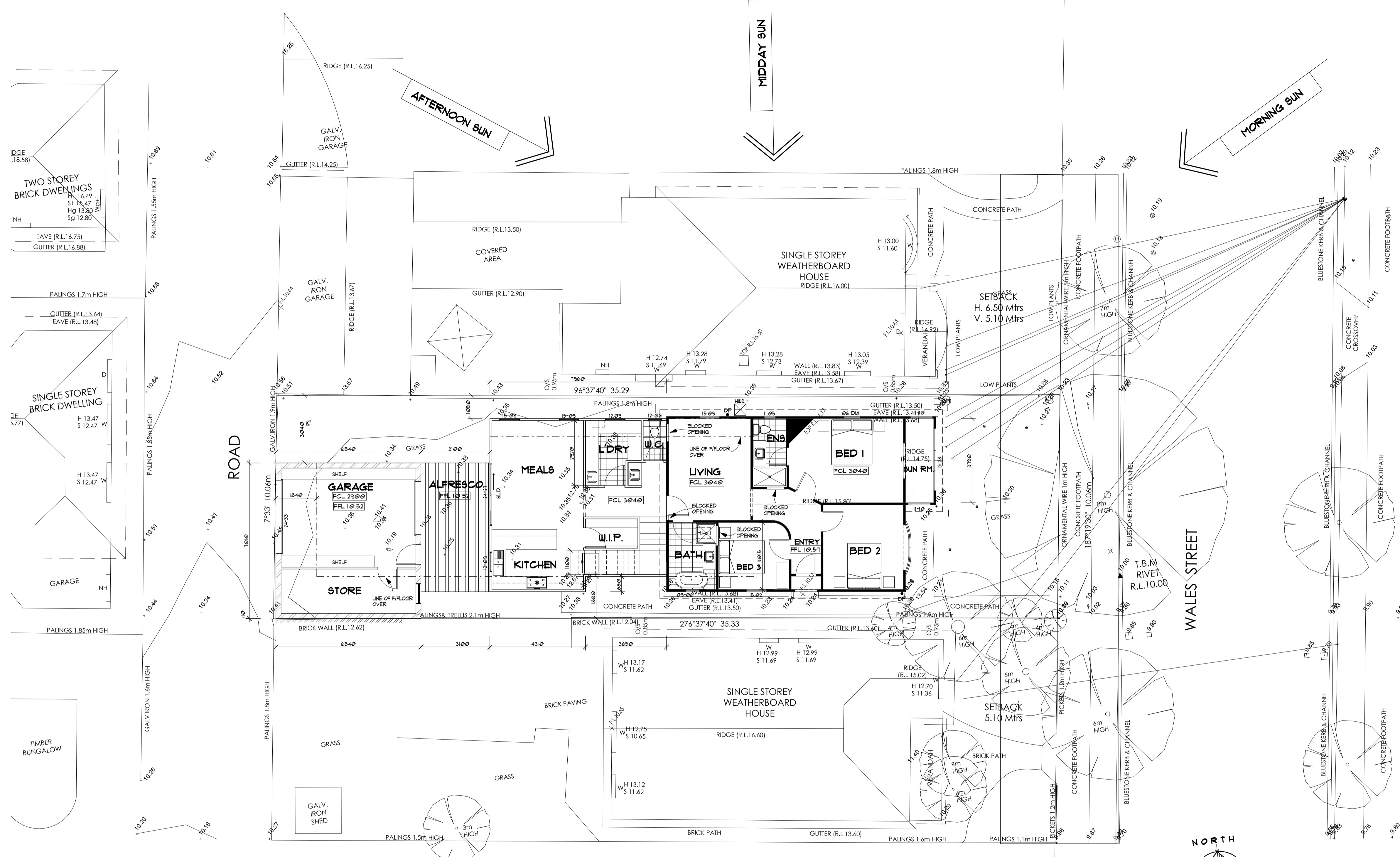


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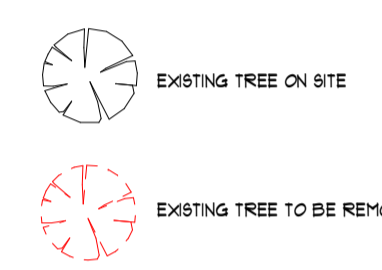
REVISION:	DATE:
- Respond to RFI	03.10.24
PROJECT:	
ADDITION AND RENOVATION	
FOR:	
IVAN & LINDA JAKSIC	
AT:	
60 WALES STREET, KINGSVILLE, 3012	
CONTRACT No. 24001TP	FILE NAME: 24001TP
DRAWN: M.L.	SCALE: 1:100
DATE: 12.06.24	PAGE No. 1
REVISED: 03.10.24	

# EXISTING SITE PLAN



**DEVELOPMENT SUMMARY**

SITE AREA:	355 SQM
NUMBER OF DWELLING:	ONE
NUMBER OF CAR SPACES:	ONE
<b>PROPOSED DWELLING</b>	
GROUND FLOOR AREA:	149.1 SQM
FIRST FLOOR AREA:	114.9 SQM
PORCH AREA:	0.9 SQM
ALFRESCO AREA:	18.0 SQM
GARAGE/STORE AREA:	49.0 SQM
<b>TOTAL AREA:</b>	<b>329.3 SQM</b>
BUILDING SITE COVERAGE:	212.3 SQM (59.8%)
TOTAL PERMEABLE SURFACE:	112.1 SQM (31.7%)
PRIVATE OPEN SPACE:	142.1 SQM
SECLUDED PRIVATE OPEN SPACE:	41.3 SQM
GARDEN AREA:	142.1 SQM (40.2%)



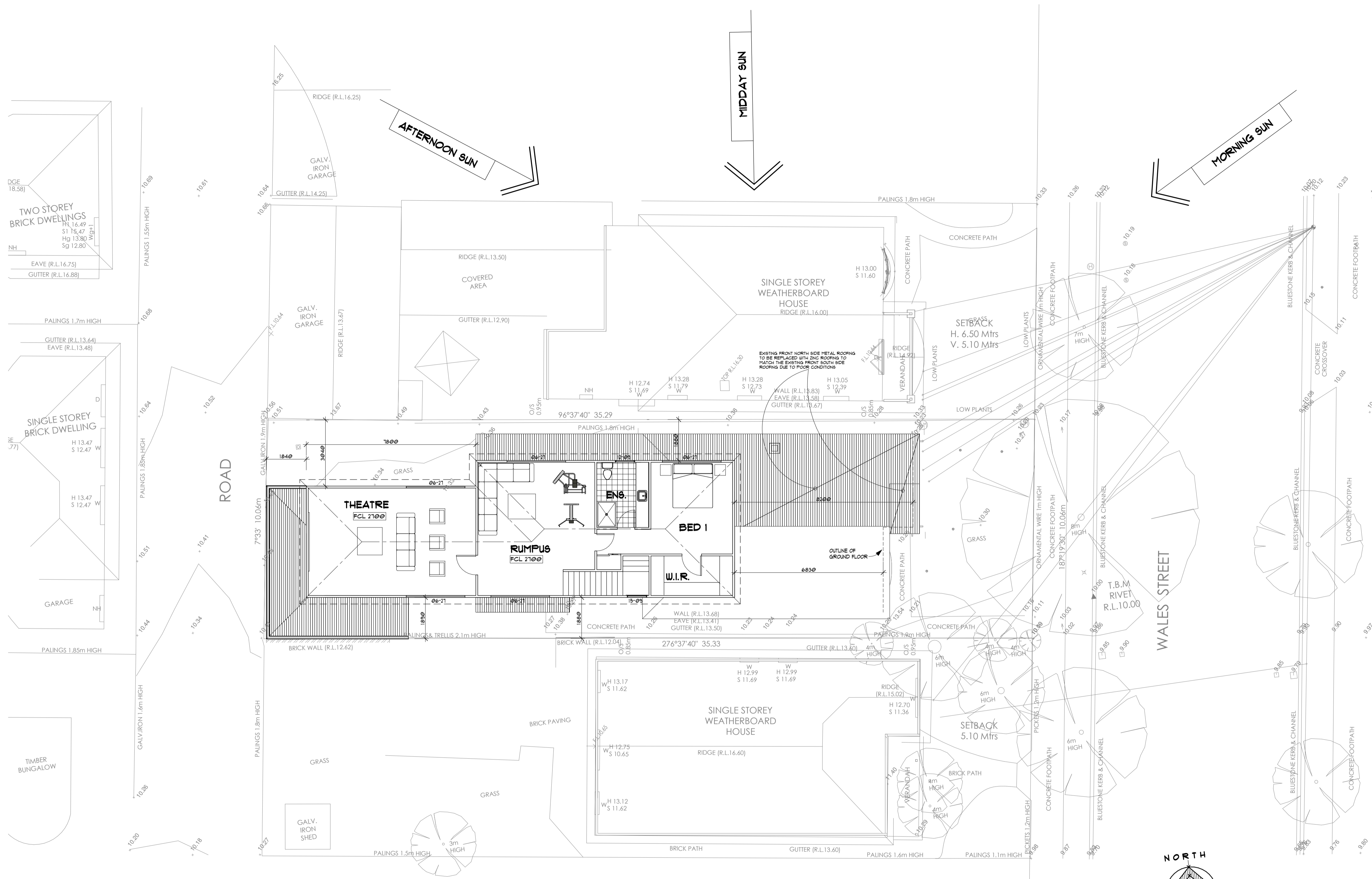
EXISTING FRONT FASCIA/GUTTER ETC. TO BE REPLACED LIKE FOR LIKE DUE TO POOR CONDITIONS  
EXISTING FRONT NORTH SIDE METAL ROOFING TO BE REPLACED WITH ZINC ROOFING TO MATCH THE EXISTING FRONT SOUTH SIDE ROOFING DUE TO POOR CONDITIONS



PROPOSED GROUND FLOOR PLAN  
SCALE 1 : 100

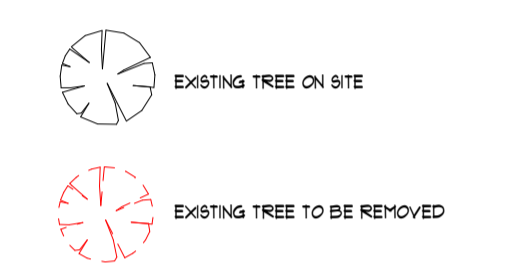
PROPOSED SITE PLAN

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**PROPOSED FIRST FLOOR PLAN**  
SCALE 1 : 100

DEVELOPMENT SUMMARY	
SITE AREA	355 SQM
NUMBER OF DWELLING	ONE
NUMBER OF CAR SPACES	ONE
<b>PROPOSED DWELLING</b>	
GROUND FLOOR	AREA 149.1 SQM
FIRST FLOOR	AREA 114.9 SQM
PORCH	AREA 9.9 SQM
ALFRESCO	AREA 18.0 SQM
GARAGE/STORE	AREA 45.8 SQM
<b>TOTAL AREA</b>	<b>329.3 SQM</b>
BUILDING SITE COVERAGE	212.9 SQM (69.8%)
TOTAL PERMEABLE SURFACE	112.1 SQM (31.7%)
<b>PRIVATE OPEN SPACE</b>	<b>142.1 SQM</b>
<b>SECLUDED PRIVATE OPEN SPACE</b>	<b>41.3 SQM</b>
GARDEN AREA	142.1 SQM (40.2%)



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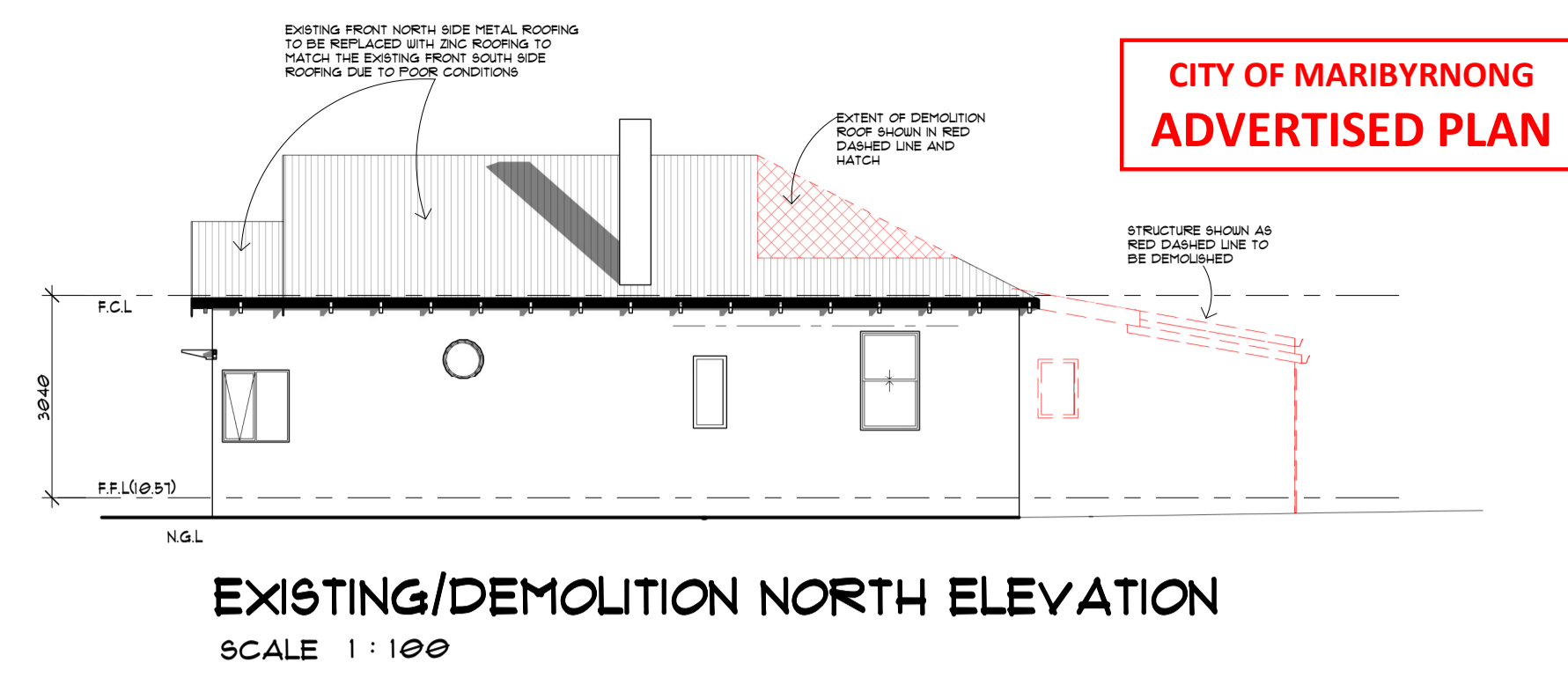
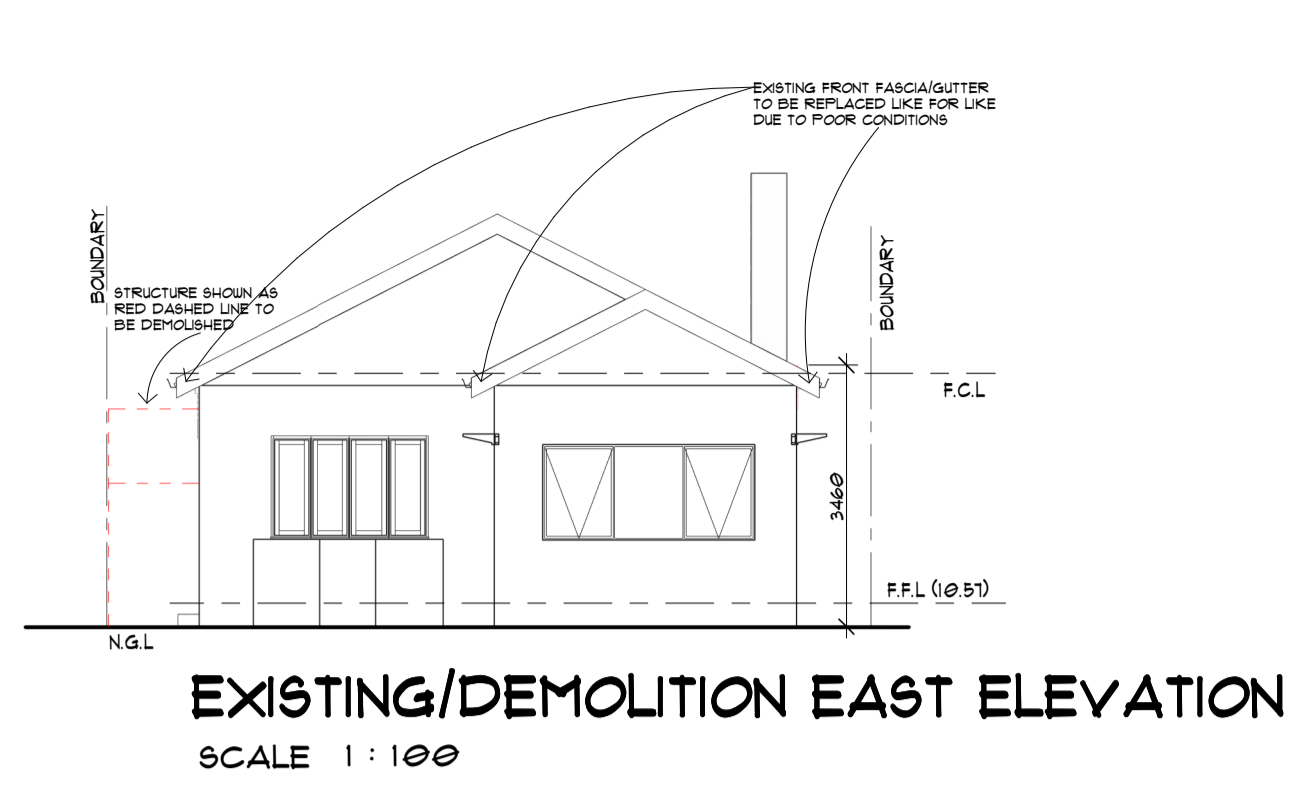
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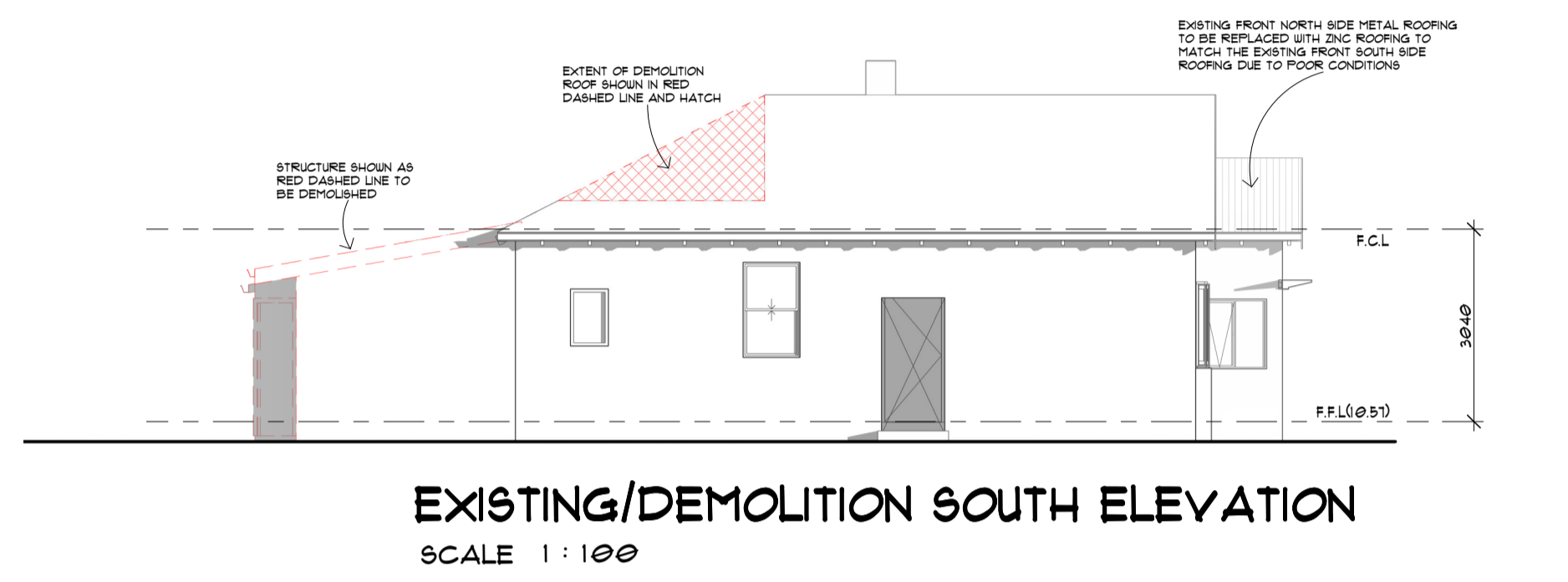
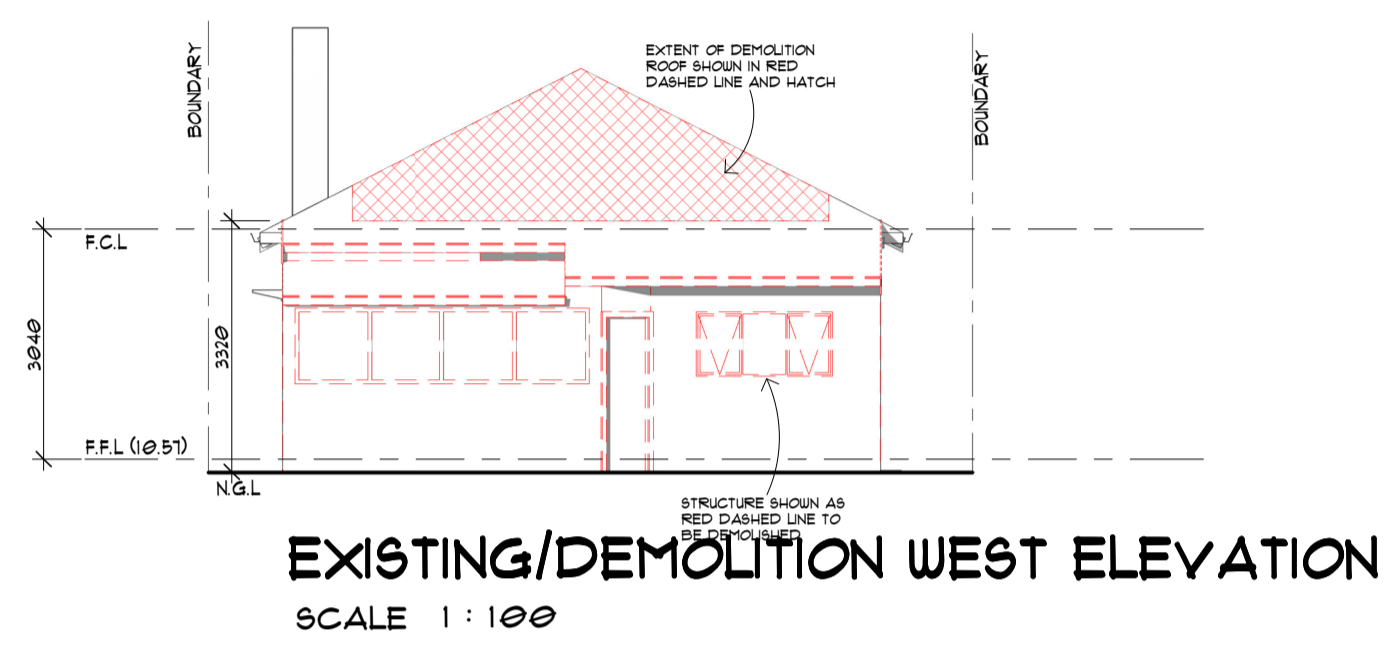
<b>PROJECT:</b>	ADDITION AND RENOVATION
<b>FOR:</b>	IVAN & LINDA JAKSIC
<b>AT:</b>	60 WALES STREET, KINGSVILLE. 3012
<b>CONTRACT No.</b>	24001TP
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<b>DRAWN:</b>	M.L.
<b>SCALE:</b>	1 : 100
<b>DATE:</b>	12.06.24
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**PROPOSED SITE PLAN**

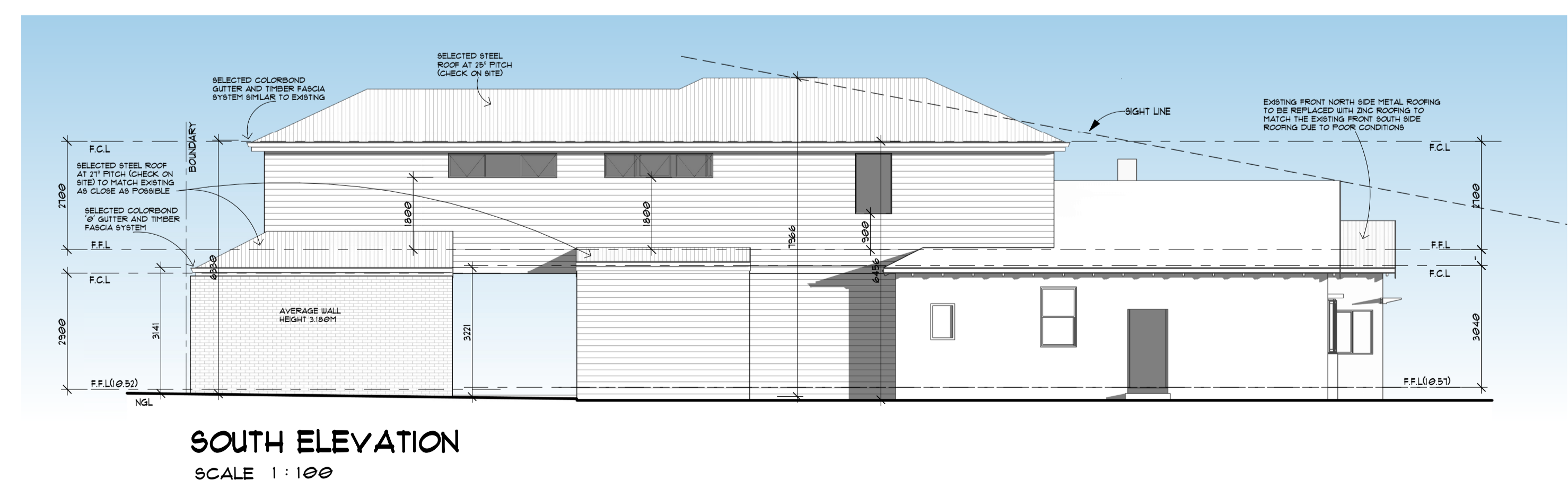
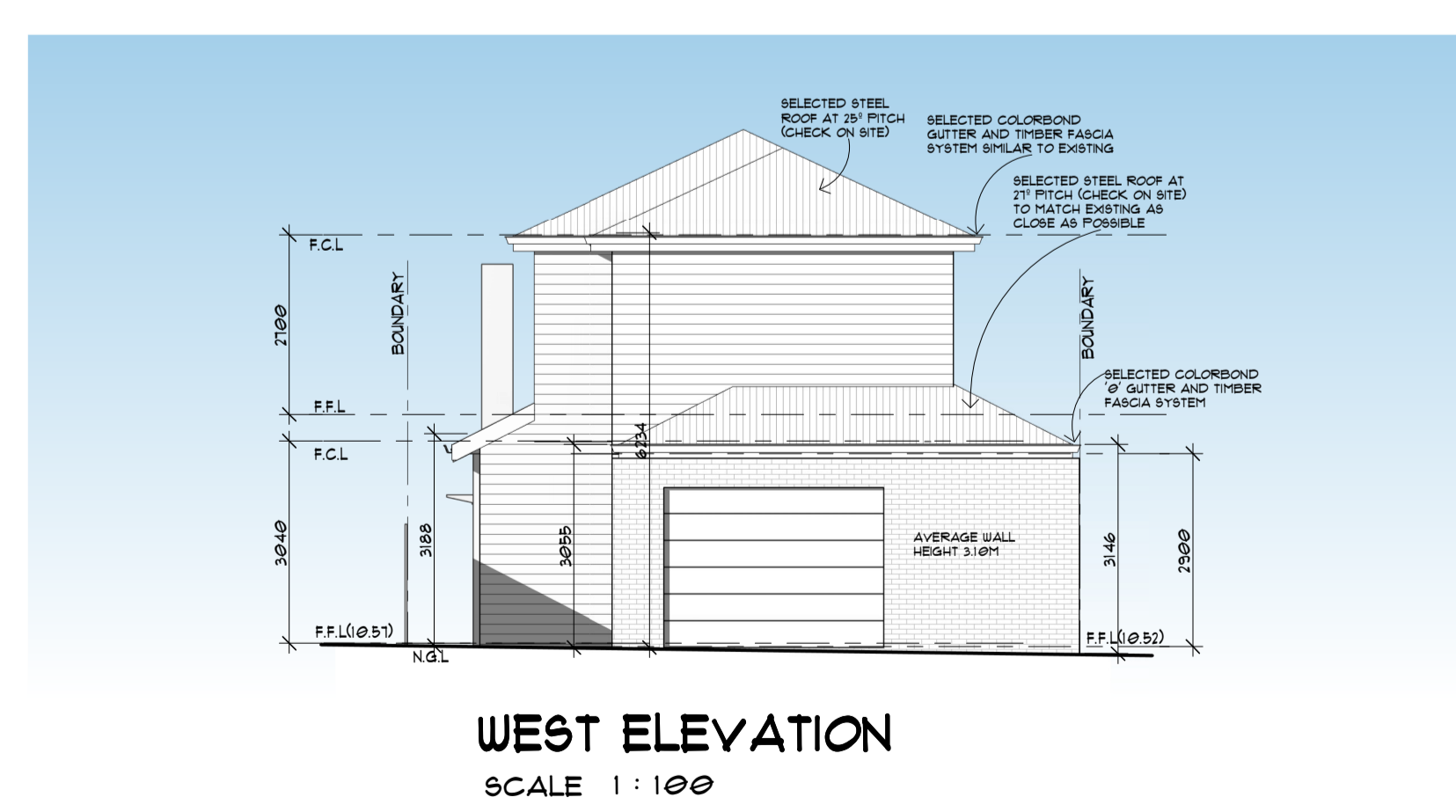
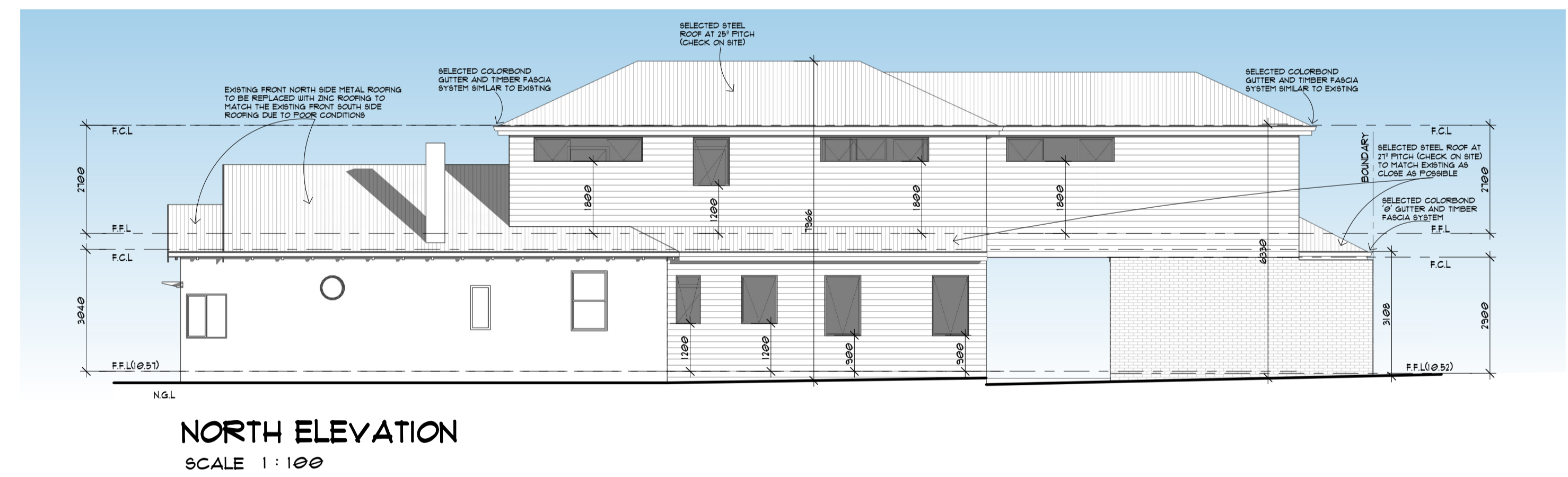
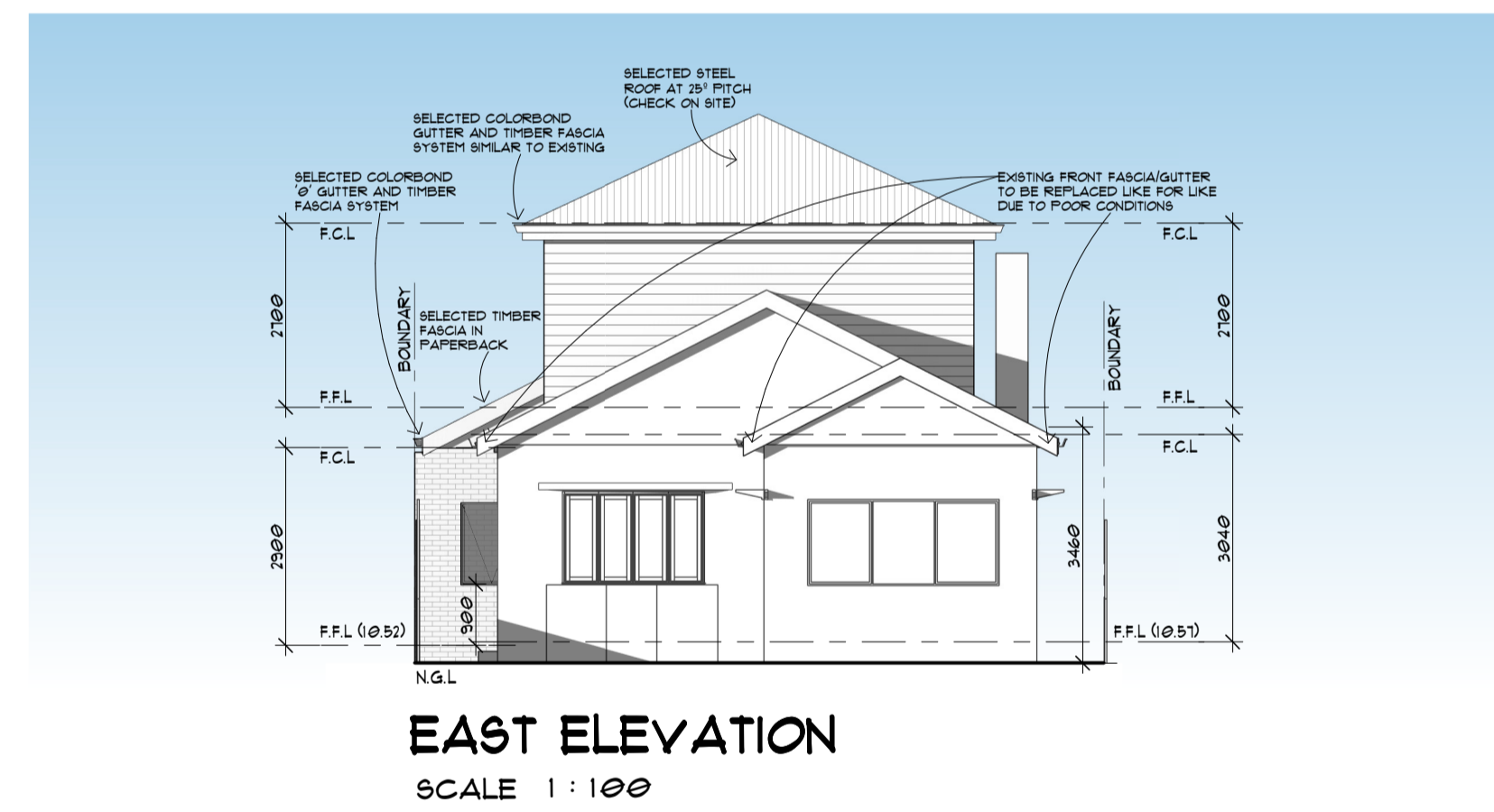


**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

60 WALES STREET, KINGSVILLE, 3012		24001
EXTERIOR MATERIALS & COLOUR SCHEDULE		
STRUCTURE	COLOUR/PRODUCT	SAMPLE
EXTENSION WALLS FOR THE DWELLING	SELECTED WEATHERBOARD IN DULUX HOG BRISTLE®	
EXTENSION WALLS FOR PROPOSED GARAGE AND STORE	SELECTED FACE BRICK	
WINDOW/DOOR FRAMES FOR EXTENSION	TIMBER WINDOWS FRAME FINISHED IN "PEARL WHITE GLOSS"	
ROOF FOR EXTENSION	SELECTED ZINC ROOF SHEET IN 'GREY'	
GUTTER & FASCIA FOR EXTENSION	SELECTED COLORBOND GUTTER & TIMBER FASCIA IN 'PAPERBARK'	
PROPOSED GARAGE DOOR	SELECTED COLORBOND ROLLER DOOR IN 'PAPERBARK'	



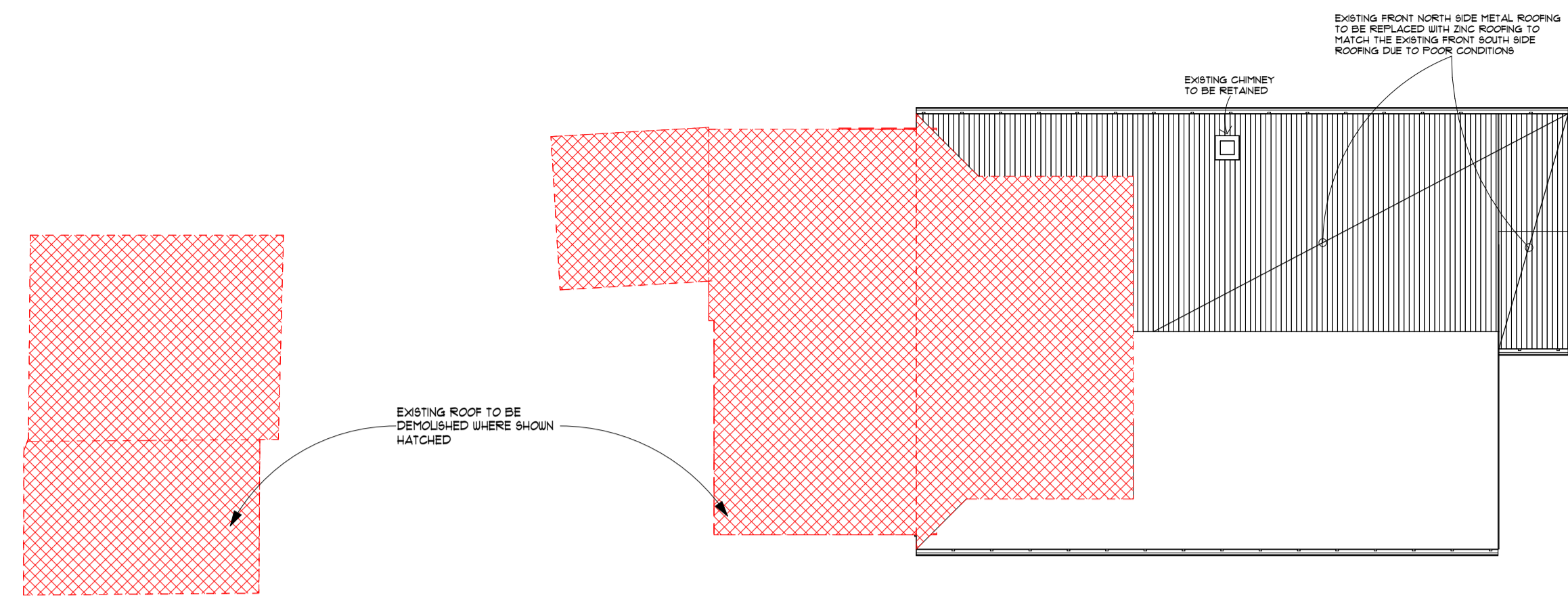
# EXISTING/DEMOLITION ELEVATIONS



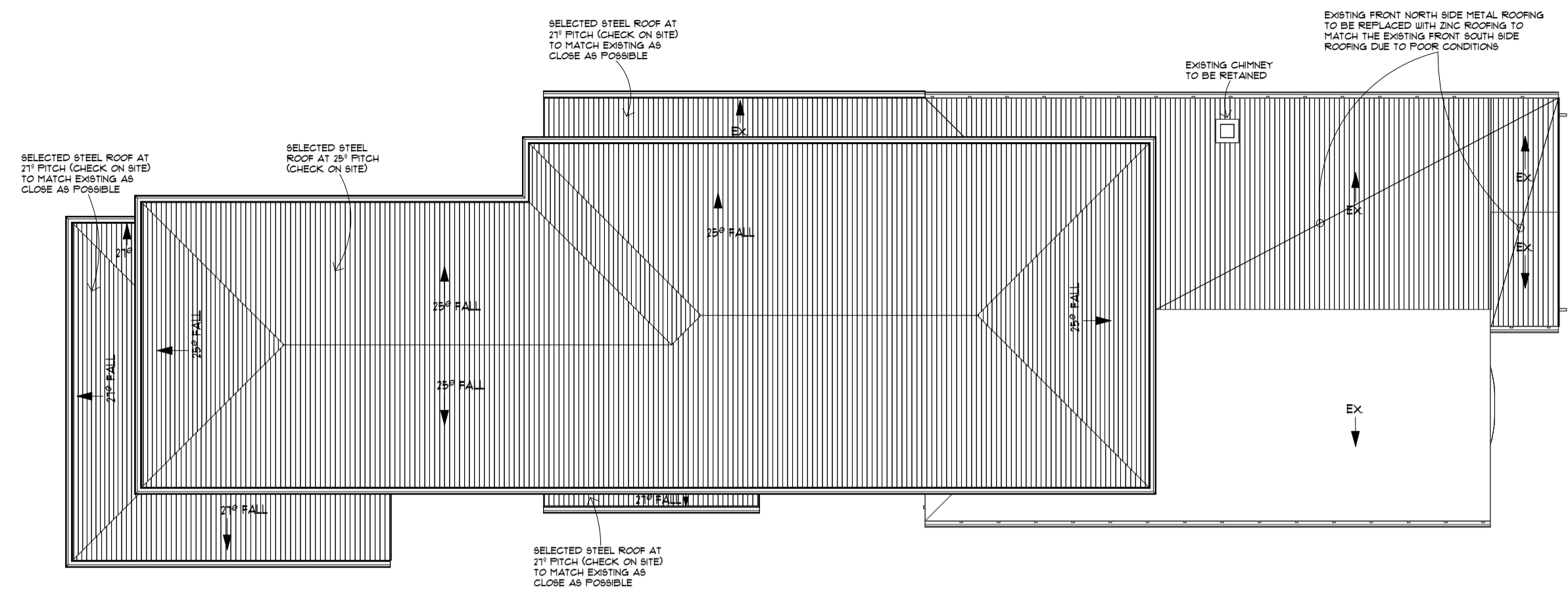
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# PROPOSED ELEVATIONS

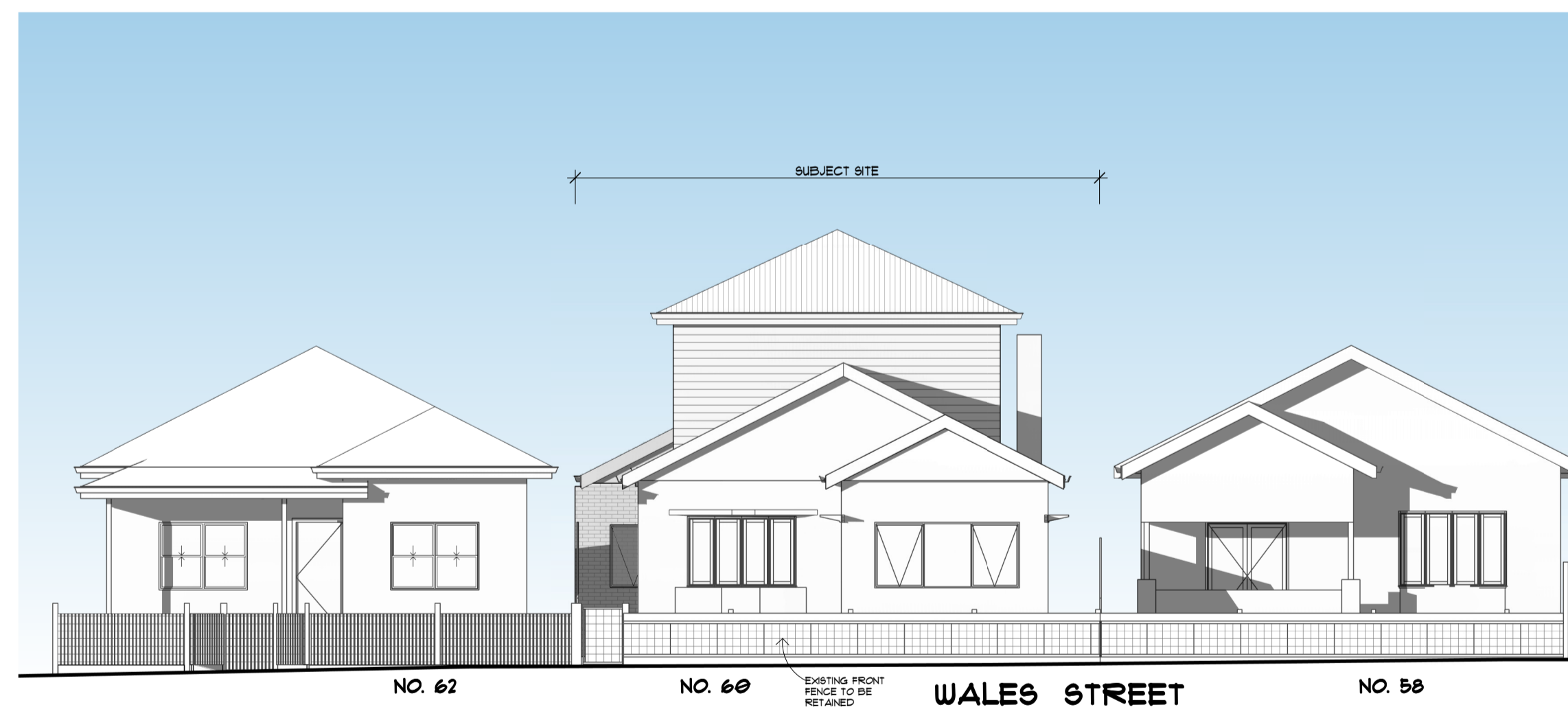


EXISTING/DEMOLITION ROOF PLAN  
SCALE 1:100

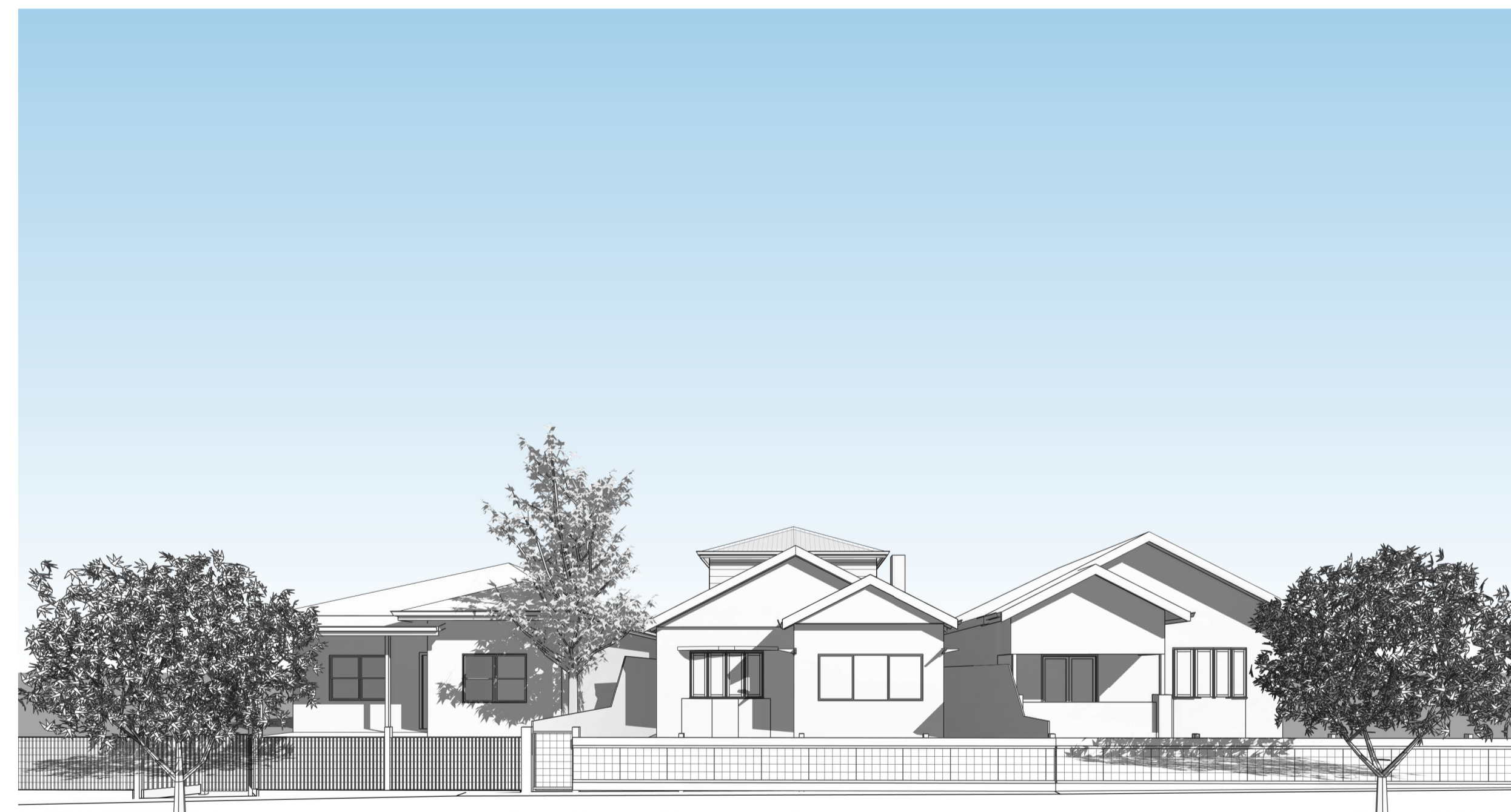


PROPOSED ROOF PLAN  
SCALE 1:100

# EXISTING/DEMOLITION ROOF PLAN AND PROPOSED ROOF PLAN

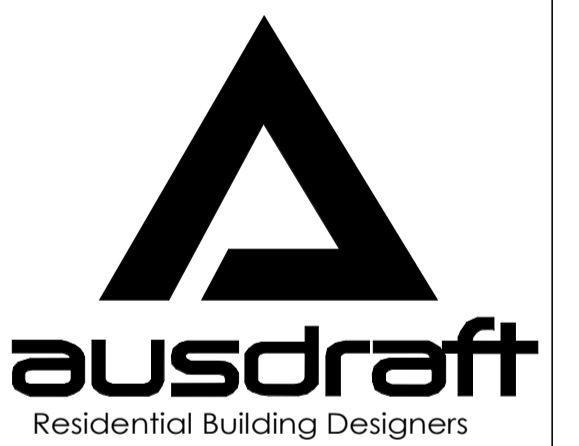


STREETSCAPE ELEVATION  
SCALE 1:100



SIGN LINE VIEW FROM STREET  
SCALE

# STREETSCAPE



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FOR:  
IVAN & LINDA JAKSIC

AT:  
60 WALES STREET,  
KINGSVILLE. 3012

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