

DEVELOPMENT SUMMARY

AREA

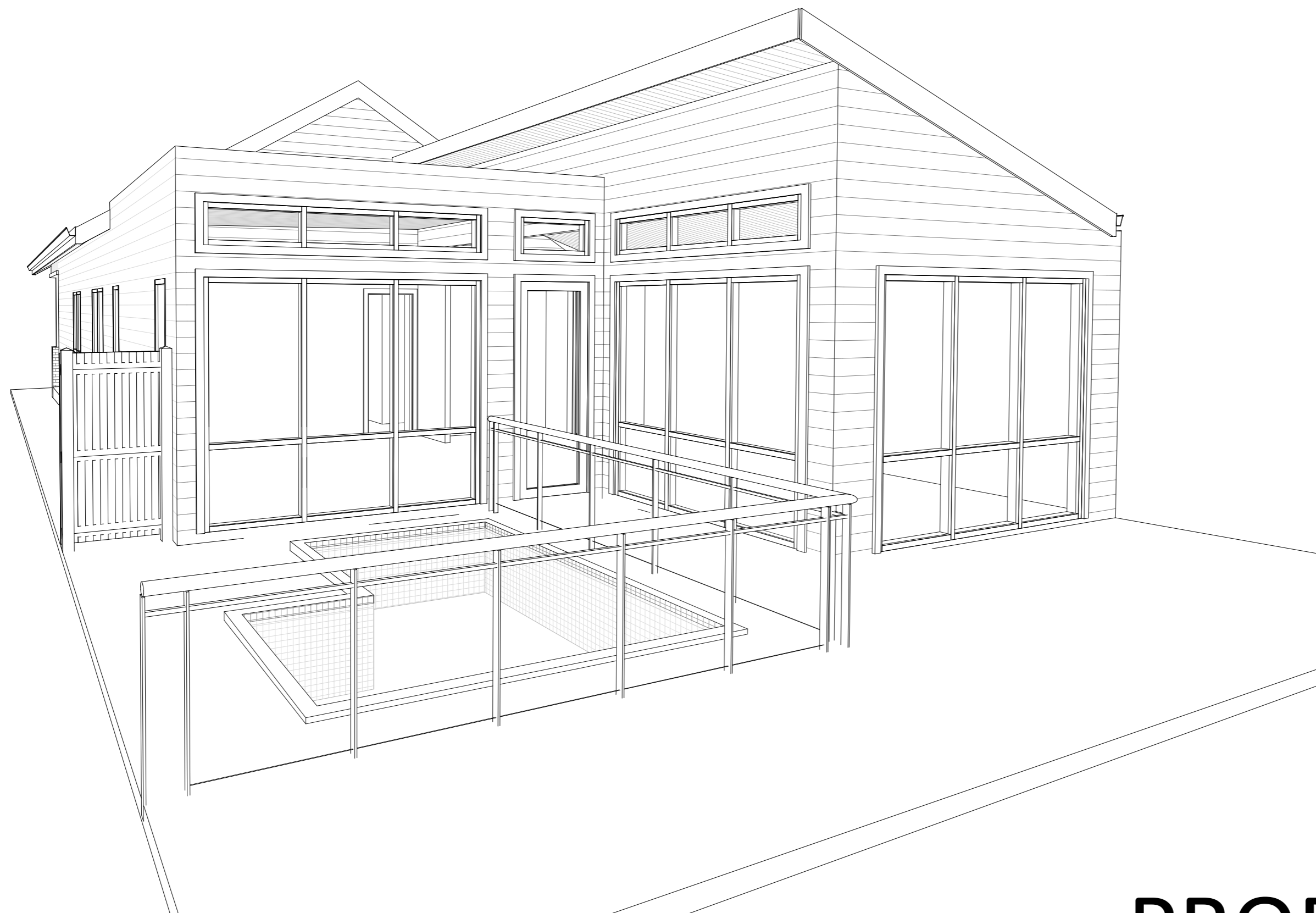
TOTAL FLOOR	150.79sqm
SITE COVERAGE	57.33%
CAR PARKING SPACES	- spaces
TOTAL PRIVATE OPEN SPACE (POS)	111.75sqm
SECLUDED POS	32.81sqm

TOTAL SITE AREA : 263sqm

PERMEABLE PERC : 90.75sqm (34.51%)

BUILDING AREA

EXISTING FLOOR AREA	103.65sqm	11.2sq
EXISTING PORCH AREA	5.77sqm	0.6sq
PROPOSED EXTENSION	41.37sqm	4.5sq
TOTAL AREA	150.79sqm	16.2sq



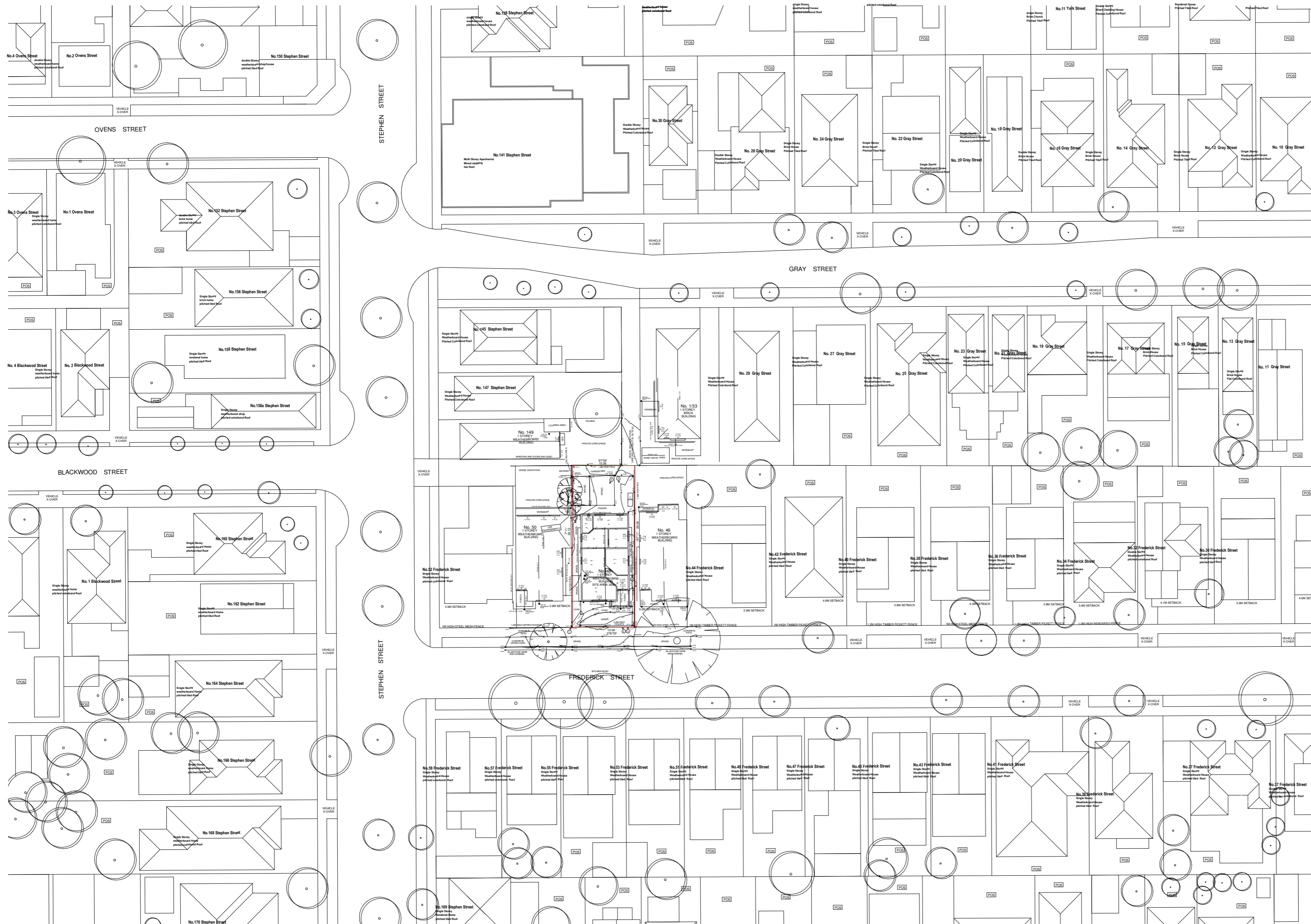
PROPOSED EXTENSION

48 FREDERICK STREET YARRAVILLE VIC 3013

Project: PROPOSED EXTENSION	Client: CLIENT	Important Notes: These drawings must not be scaled. Figure dimensions take precedence. It is the builders and all sub-contractors responsibility to verify all dimensions, levels and existing conditions on site prior to commencement to any works and ordering of materials. Any discrepancies are to be reported to this office immediatly. This drawings shall not be altered in any form without the written permission from 2 Form Consulting.	Copyright on these drawings and associated documentation is own by 2 Form Consulting. Reproduction in part or in whole of these drawings and associated documentation without the permission of 2 Form Consulting, will constitute an infringement of copyright. Remedies of infringement of copyright will be taken in accordance with the provision of the Copyright Act 1968. All windows and door sizes to be verify on site prior to ordering.	Issue:	Revision Description	Date:	Building Area	Drawn: TS	Checked: RT
Address: 48 FREDERICK STREET YARRAVILLE VIC 3013	Drawing: TOWN PLANNING								Scale: 1:100
								Job Number:	- / 2024



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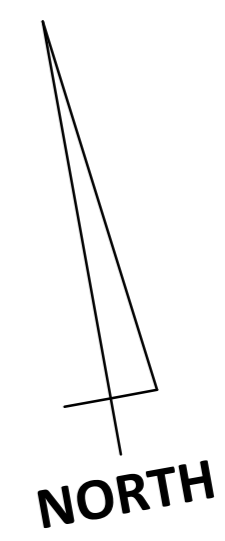
- TBM
- Reduced Level
- Elevation
- Significant Tree
- Street Sign
- Stay
- Power Pole
- Power Point
- Power Pit
- Utility Pit/Meter Unclassified
- Tele. Comm Pit
- Gas Pit/Valve
- Gas Meter
- Grated Pit
- Drainage Pit
- Side Entry Pit
- Sewer Pit
- Sewer Vent / Access Point
- Water Meter
- Water Tap
- Water Stop Valve
- Fire Hydrant/Plug
- Fence Post
- Fence Pillar - Brick
- Private Open Space
- Habitable Window
- Non Habitable Window
- H5.00 Window Head RL
- S5.00 Window Sill RL
- R5.00 Ridge Level RL
- E5.00 Eave Level RL
- USG5.00 Underside Gutter RL
- TOP5.00 Top of Wall
- 10.00T Top of Retaining Wall RL
- 9.90B Base (Toe) Wall RL
- 20.00TK Top of Kerb
- 19.90IK Invert of Kerb

CITY OF MARIBYRNONG
ADVERTISED PLAN

LEGEND

- 1.5KM TO YARRAVILLE WEST PIMRARY SCHOOL
- 500M TO YARRAVILLE VILLAGE
- 1.1KM TO YARRAVILLE GARDENS
- 1KM TO VICTORIA UNIVERSITY
- 700M TO YARRAVILLE TRAIN STATION
- 2KMS TO M1 WESTGATE FREEWAY
- 7KM APPROX. TO MELBOURNE CBD

- denotes Private Open Space

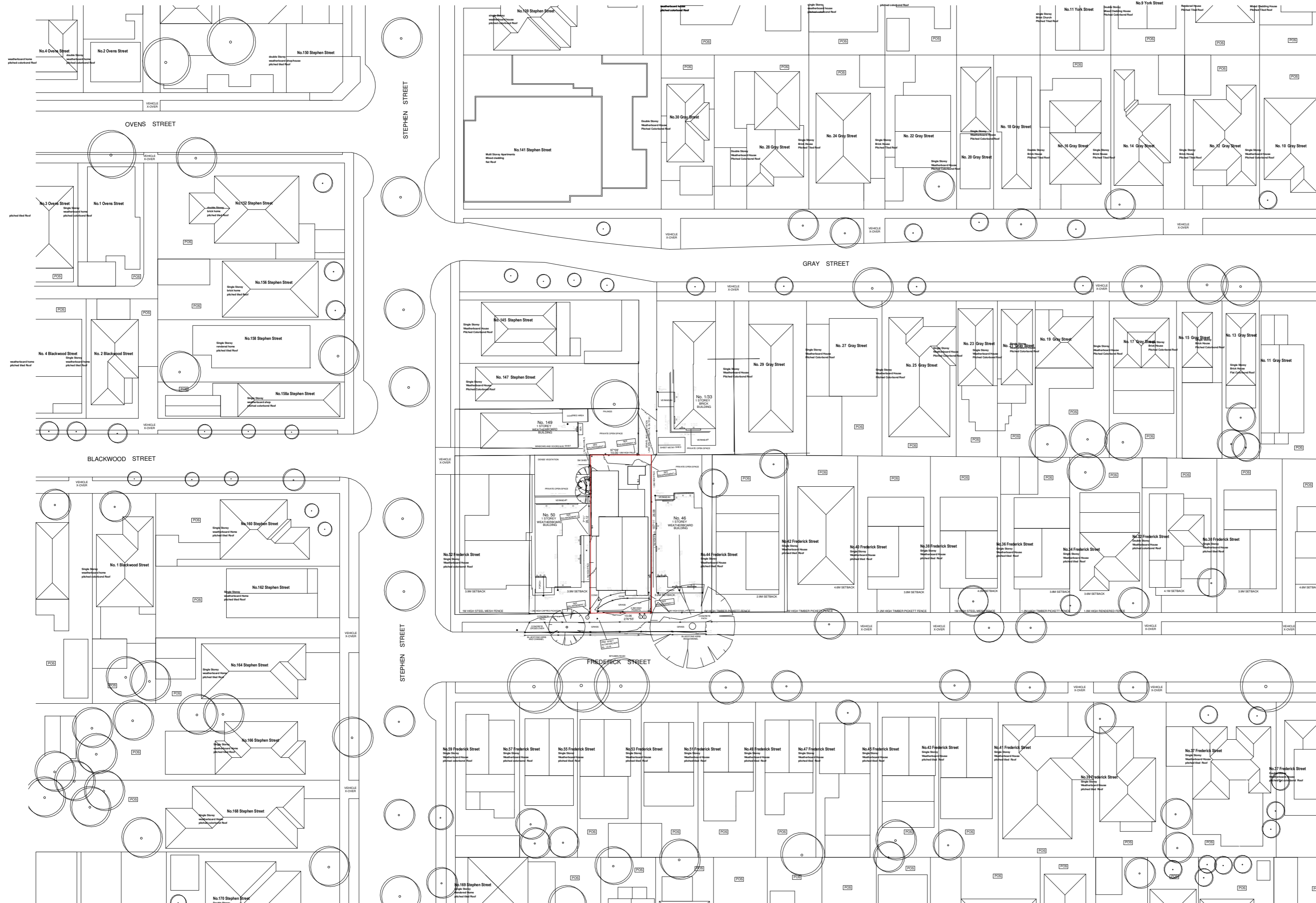


NEIGHBORHOOD & SITE DESCRIPTION PLAN

SCALE 1:500

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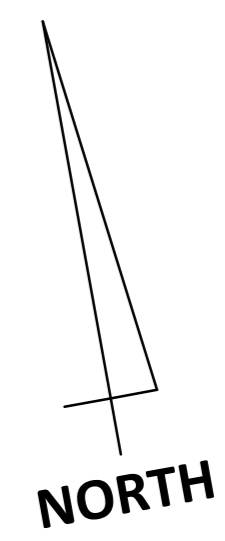
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[POS] - denotes Private Open Space



DESIGN RESPONSE PLAN

SCALE 1:500

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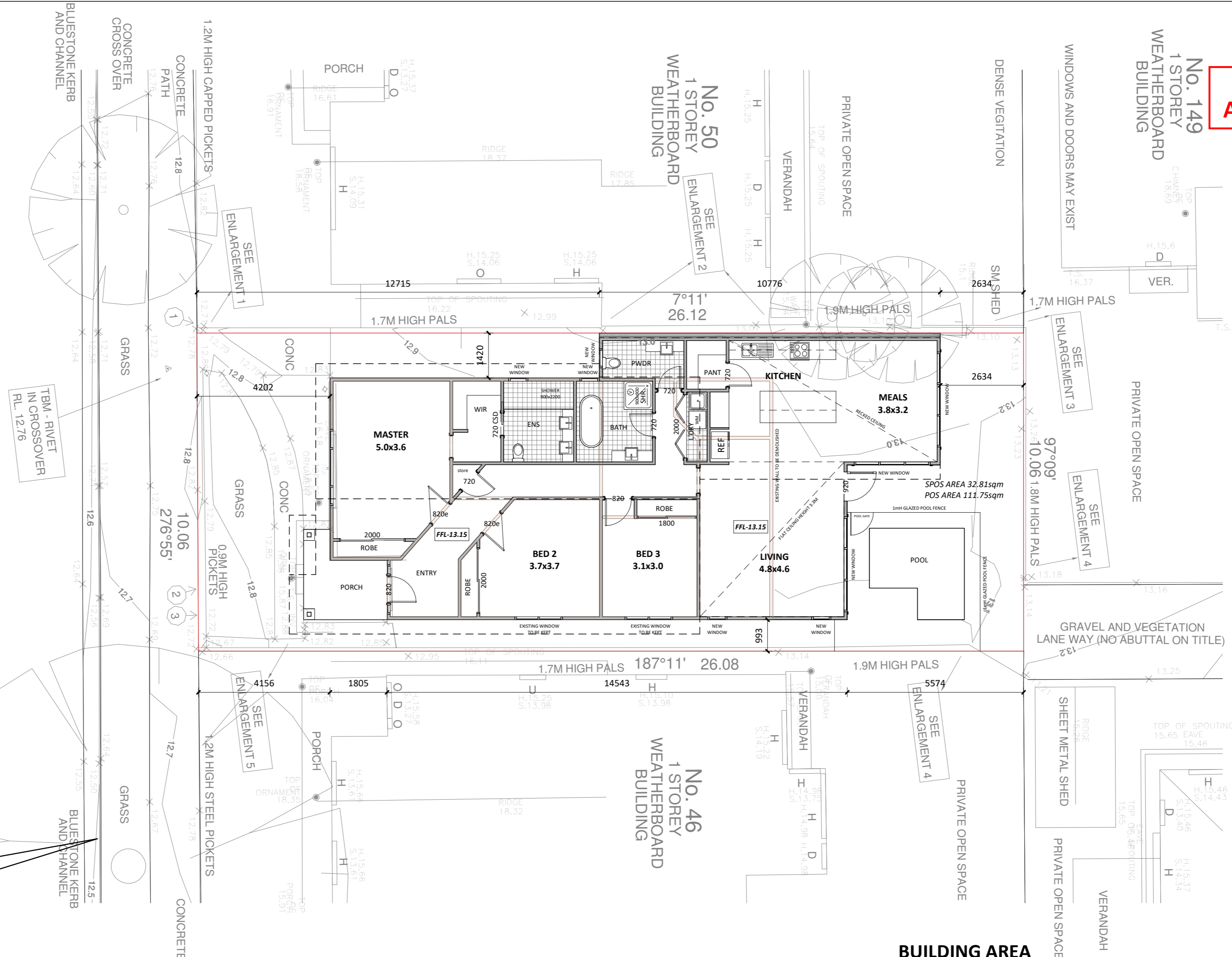
**CITY OF MARIBYRNONG
ADVERTISED PLAN**

NOTE
DEVELOPMENT WILL NOT
INCLUDE ANY WORKS 3
METRES BELOW SURFACE
LEVEL

FREDERICK STREET

NORTH

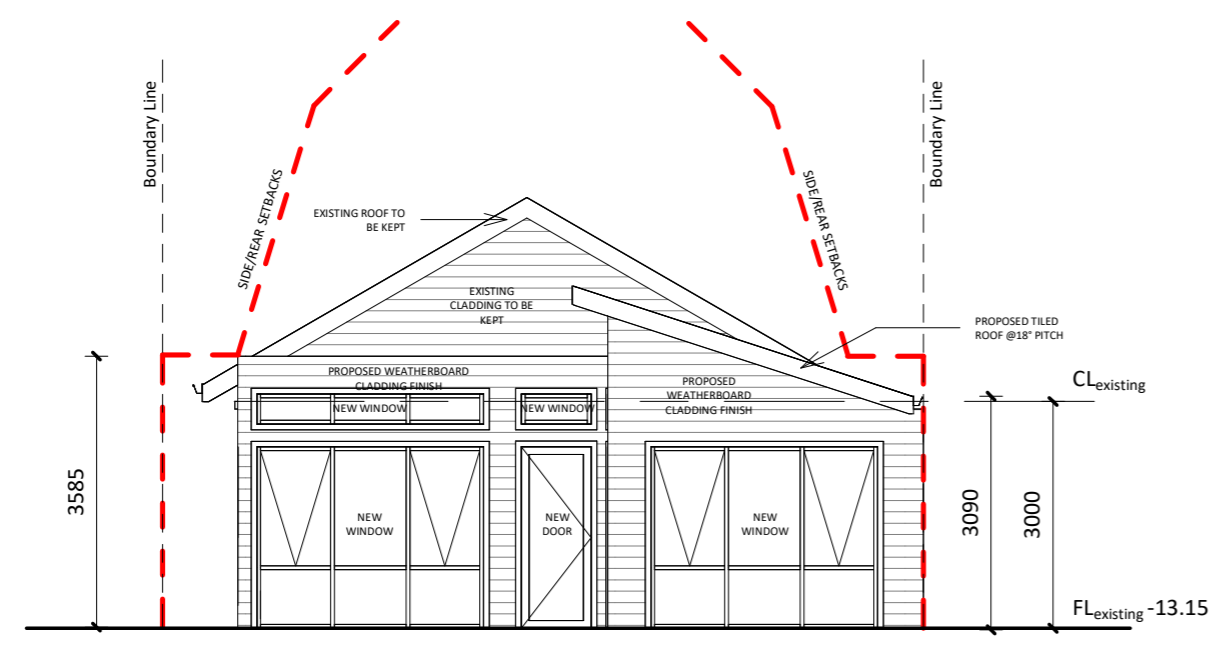
SITE & FLOOR PLAN
SCALE 1:100



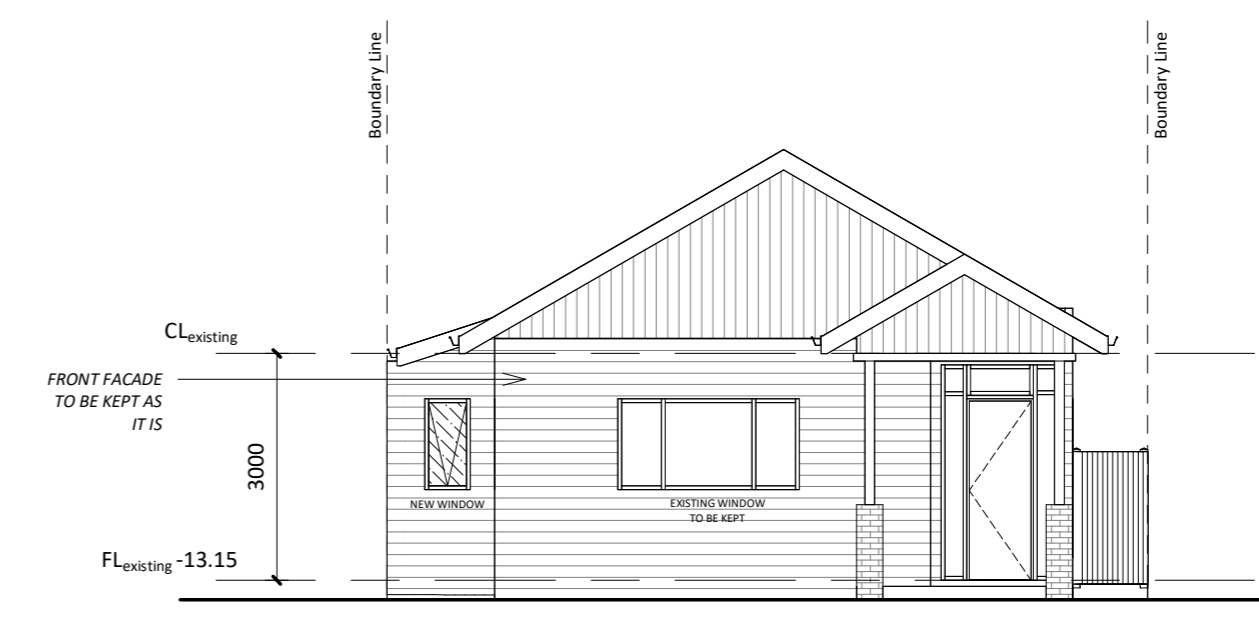
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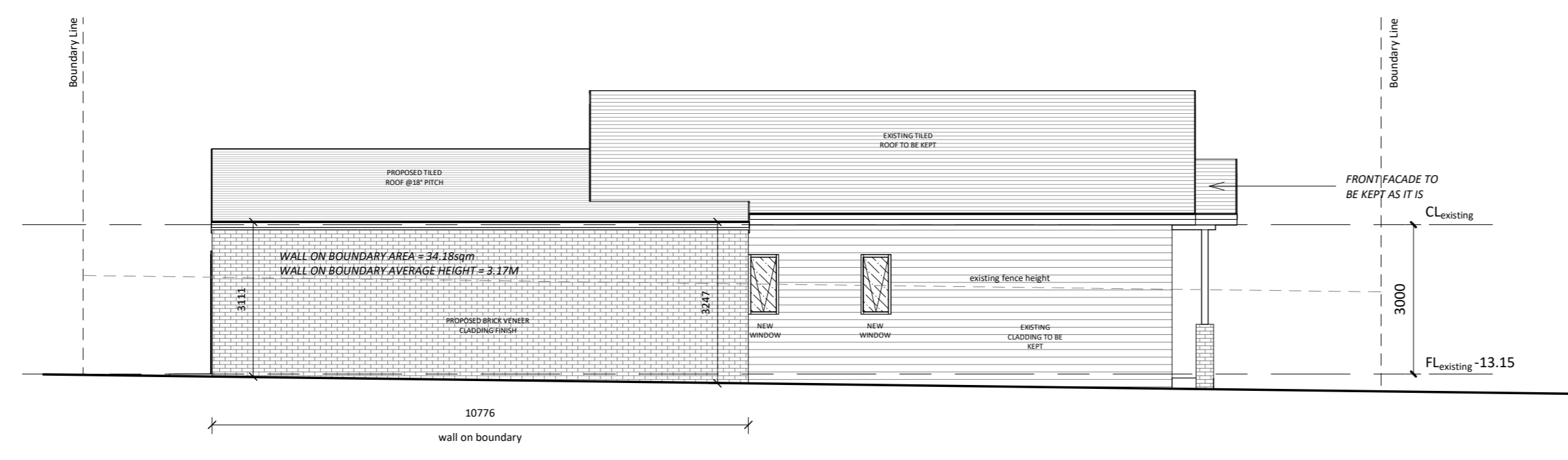
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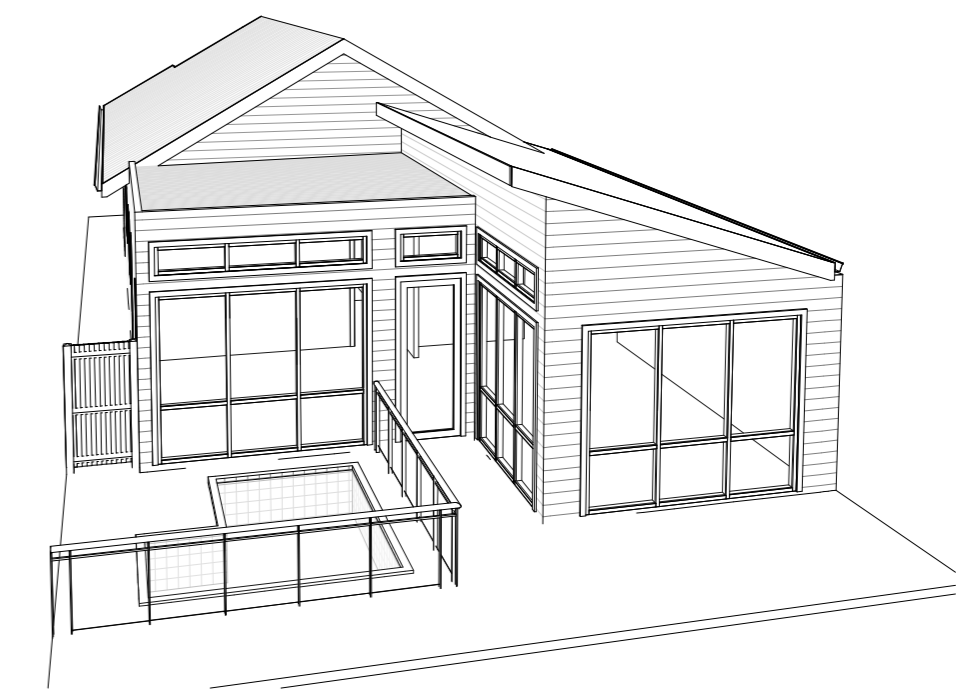
1 North Elevation
1 : 100



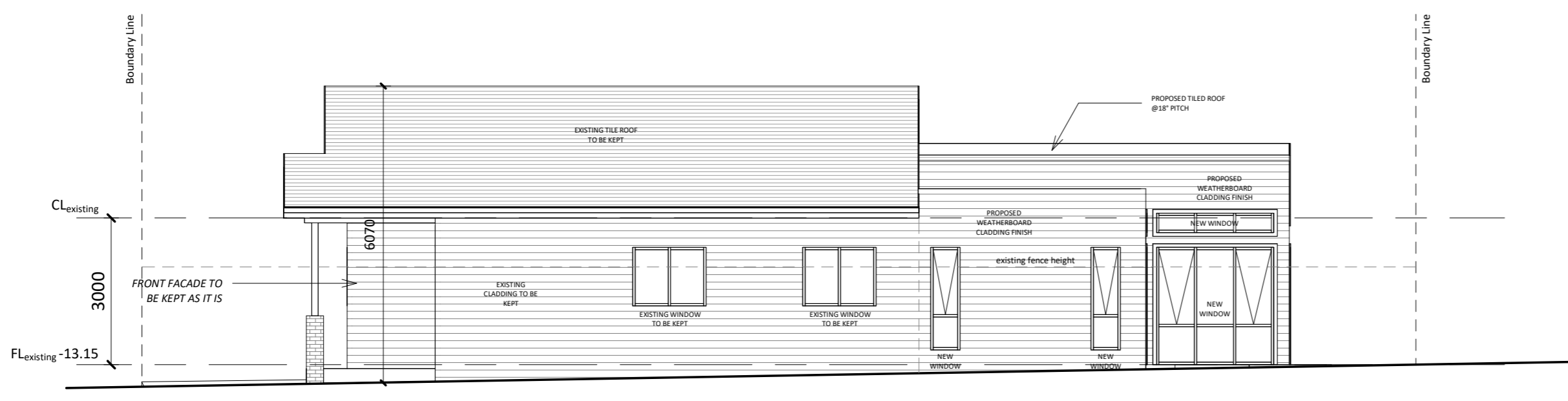
2 South Elevation
1 : 100



3 West Elevation
1 : 100



5 Rear View



4 East Elevation
1 : 100

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PROPOSED EXTENSION

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**48 FREDERICK STREET
YARRAVILLE VIC 3013**

Client:
CLIENT

Drawing:
TOWN PLANNING

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TS	RT
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Paper Size: A2	Page: 5 / 10
Job Number:	- / 2024





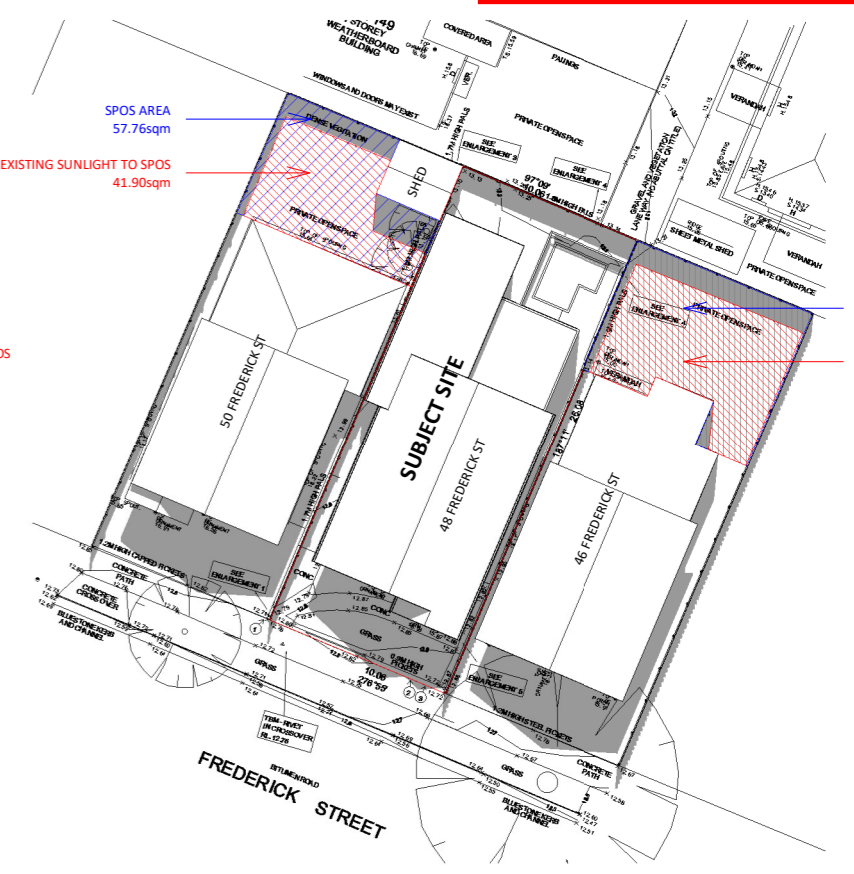
1 Shadow 9am
1 : 400



2 Shadow 10am
1 : 400



3 Shadow 11am
1 : 400



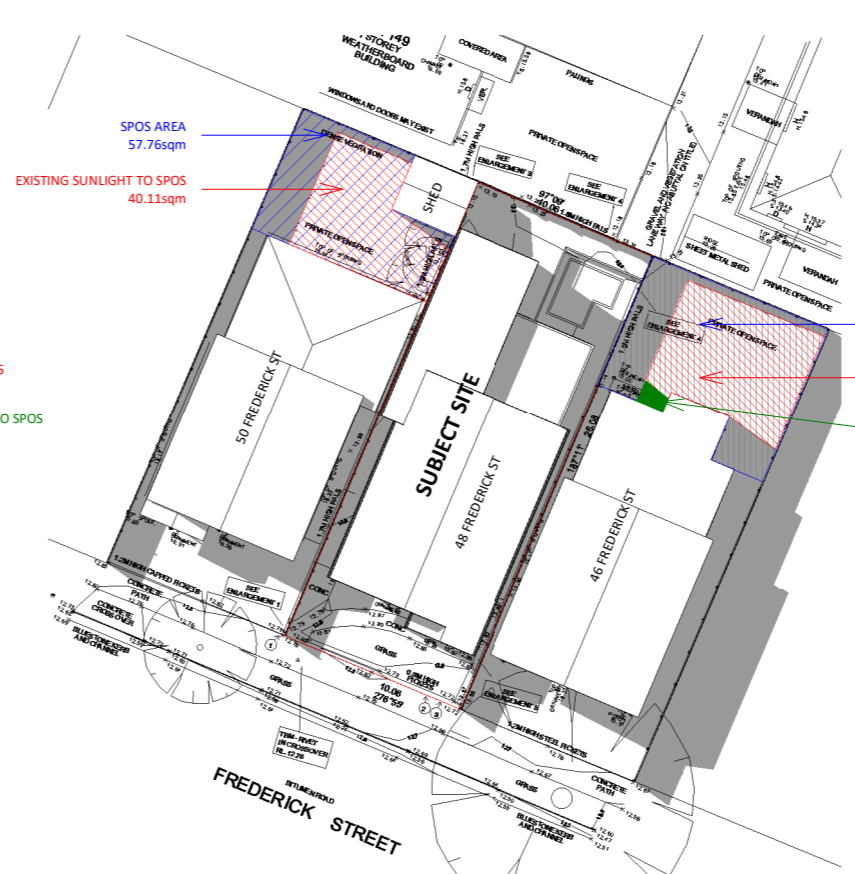
4 Shadow 12pm
1 : 400



5 Shadow 1pm
1 : 400



6 Shadow 2pm
1 : 400



7 Shadow 3pm
1 : 400



OVERSHADOWING CALCULATION - STANDARD 21

50 FREDERICK STREET YARRAVILLE
SPOS area (sqm) 57.76
Min 75% sunlight area (sqm) 43.32

HOUR	EXISTING SUNLIGHT TO SPOS (sqm)	PROPOSED OVERSHADOWING TO SPOS (sqm)	PROPOSED SUNLIGHT TO SPOS (sqm)	OVERALL CHANGE (sqm)	CHANGE YES/NO
9am	20.06	0.00	20.06	0.00	NO
10am	31.20	0.00	31.20	0.00	NO
11am	39.77	0.00	39.77	0.00	NO
12pm	41.90	0.00	41.90	0.00	NO
1pm	42.18	0.00	42.18	0.00	NO
2pm	41.60	0.00	41.60	0.00	NO
3pm	40.11	0.00	40.11	0.00	NO

46 FREDERICK STREET YARRAVILLE
SPOS area (sqm) 74.41
Min 75% sunlight area (sqm) 55.81

HOUR	EXISTING SUNLIGHT TO SPOS (sqm)	PROPOSED OVERSHADOWING TO SPOS (sqm)	PROPOSED SUNLIGHT TO SPOS (sqm)	OVERALL CHANGE (sqm)	CHANGE YES/NO
9am	20.06	0.00	20.06	0.00	NO
10am	53.15	0.00	53.15	0.00	NO
11am	61.12	0.00	61.12	0.00	NO
12pm	58.78	0.00	58.78	0.00	NO
1pm	55.73	0.00	55.73	0.00	NO
2pm	52.08	0.25	51.83	-0.25	YES
3pm	47.88	1.48	46.40	-1.48	YES

NOTE
GREY HATCH - THE SHADOW CAST BY ALL EXISTING STRUCTURE INCLUDING ADJOINING PROPERTIES AND THEIR EXISTING FENCES
GREEN HATCH - PROPOSED OVERSHADOW TO SPOS
RED HATCH - SUNLIGHT AREA TO SPOS
BLUE HATCH - SPOS AREA

SHADOW DIAGRAMS
22 SEPTEMBER EQUINOX
SCALE 1:400

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Drawing:
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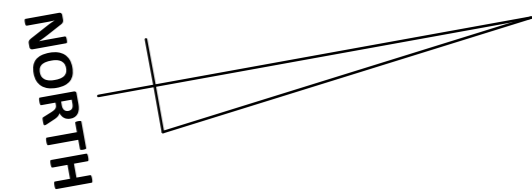
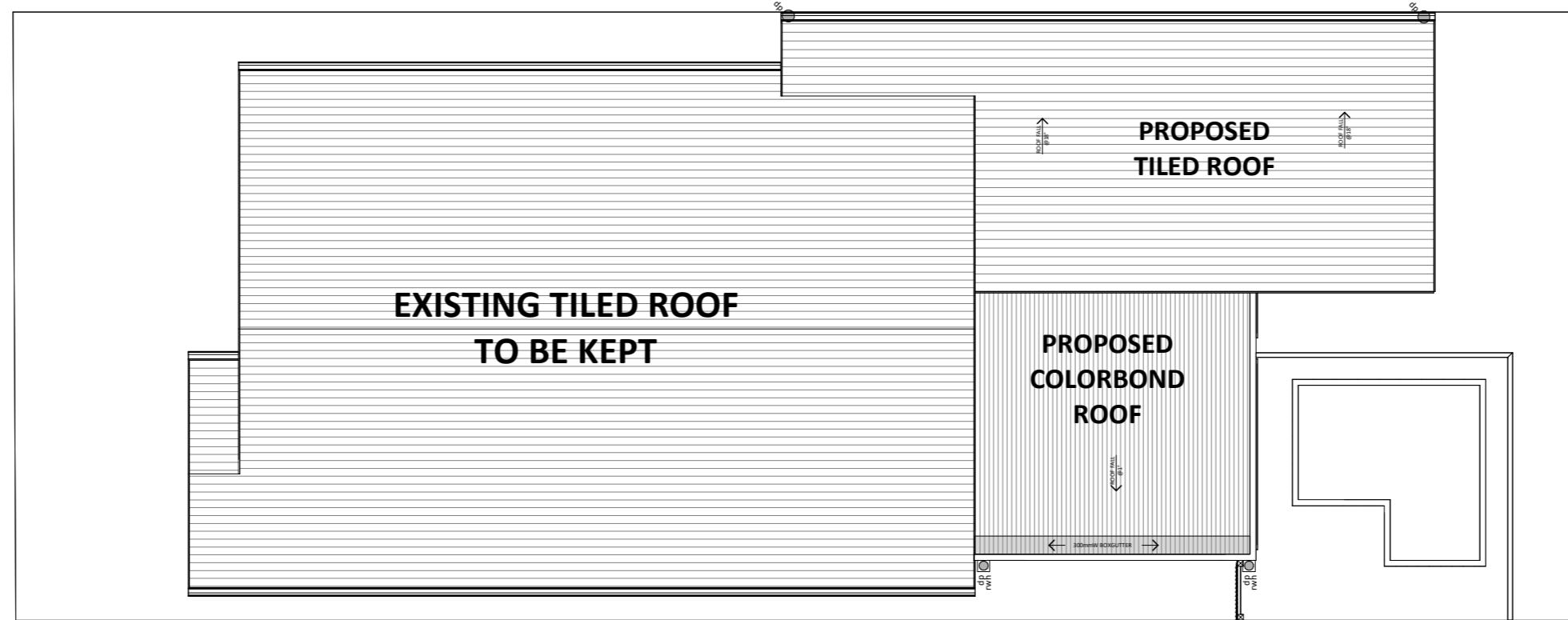
Scale: **1:200** Date: **09/09/2024**

Paper Size: **A2** Page: **6 / 10**

Job Number: **- / 2024**






FREDERICK STREET



ROOF PLAN
SCALE 1:100

LEGEND

-  RAINHEAD DOWNPIPE
-  CIRCLE OR SQUARE DOWNPIPE
-  SPREADER DOWNPIPE
-  ROOF FALL @ GIVEN DEGREE
-  GUTTER FALL @ MIN 1:100
-  300mm WIDE BOXGUTTER

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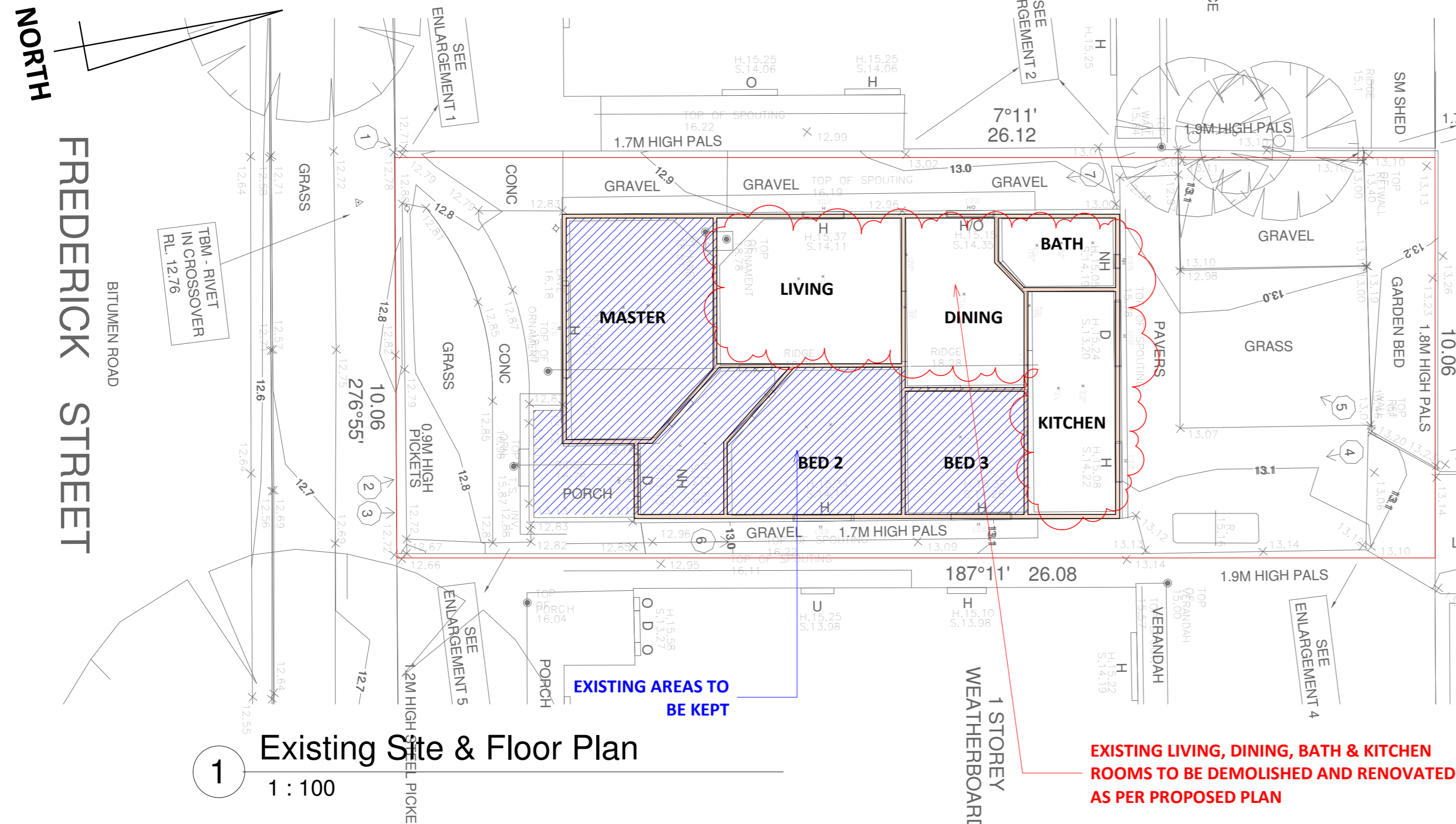
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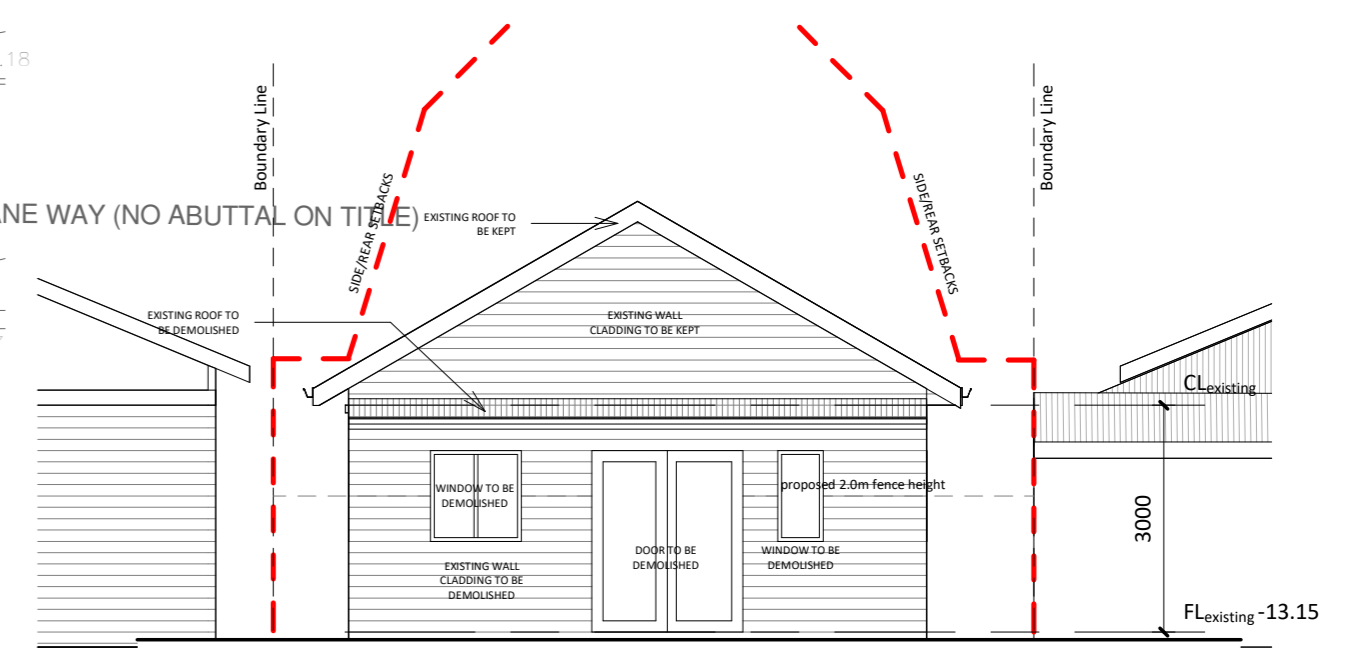


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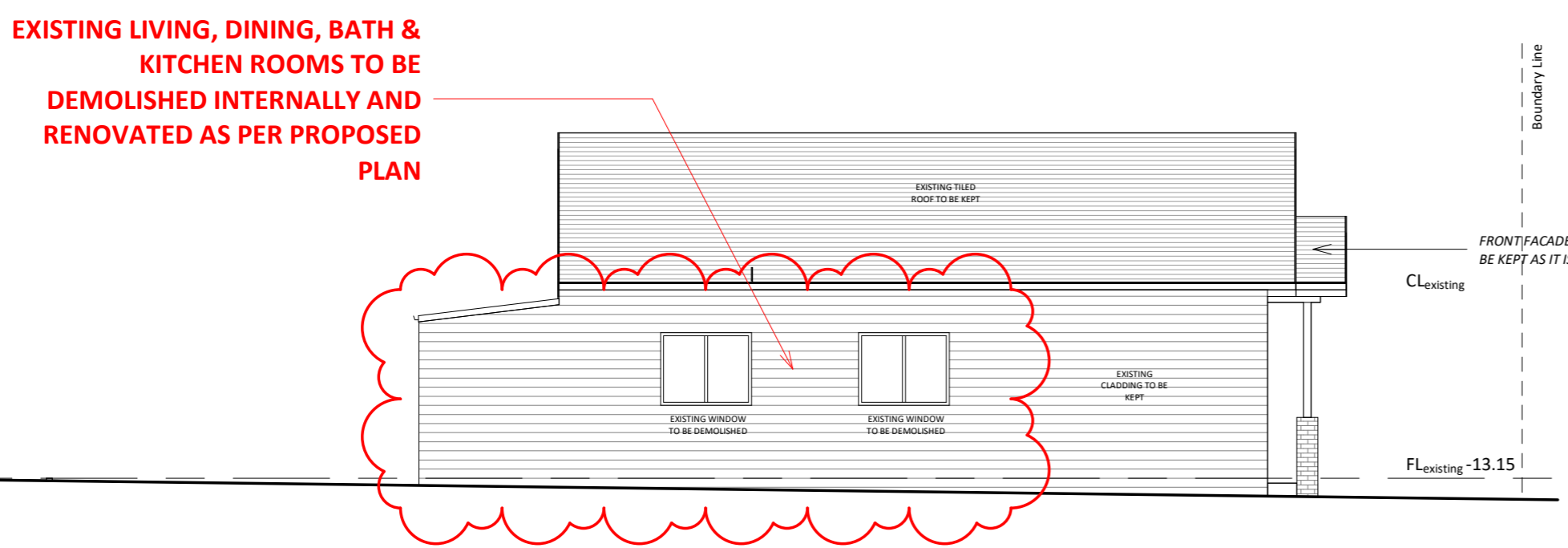


1 Existing Site & Floor Plan
1 : 100

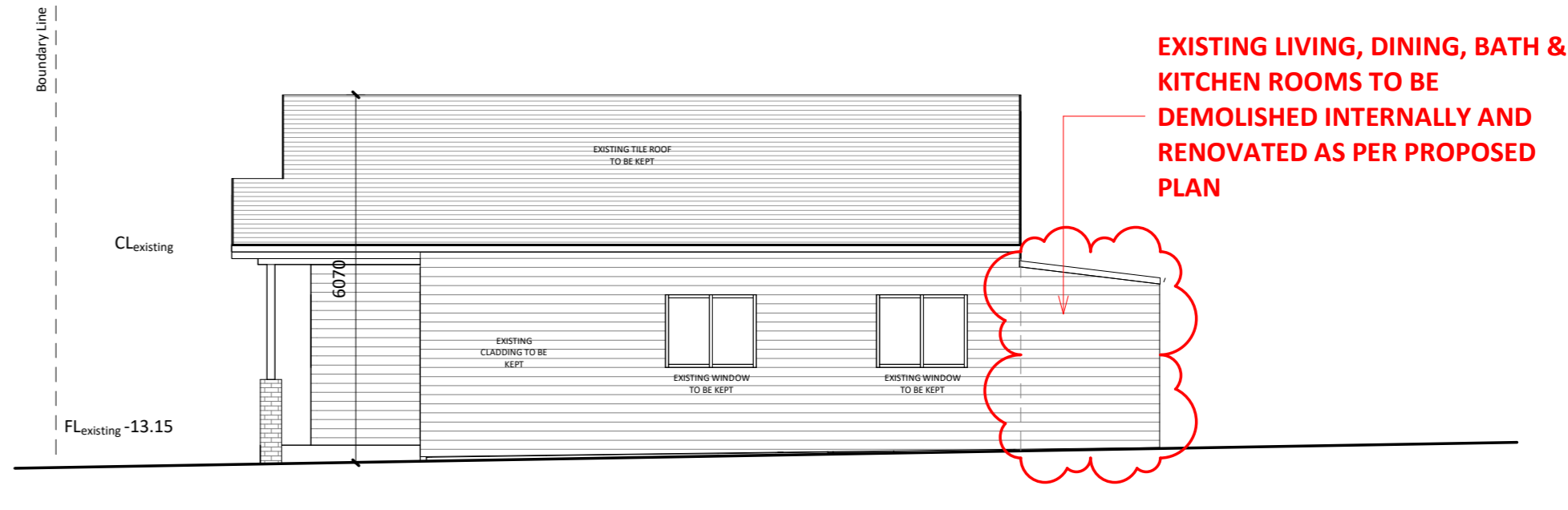
- NOTE: DEMOLITION PROCEDURES**
- Demolition will not commence until the precautionary measures have been inspected and approved by the relevant Building Surveyor.
 - Security fencing shall be provided around the perimeter of the demolition site and any additional precautionary measures taken, as may be necessary to prevent unauthorised entry to the site at all times during the demolition period.
 - Notices lettered "Danger! Demolition in Progress" or a similar message shall be fixed to the ending at appropriate places to warn the public.
 - The erection of hoardings, outriggers and scaffolding shall be constructed, if needed in accordance with the requirements of the relevant authorities and the applicable Australian Standards.
 - All electrical, gas, water, sewer, steam and other service lines not required in the demolition process shall be shut off, capped or disconnected at or outside the building line, before the demolition works commence.
 - The relevant statutory authorities shall be notified in advance and their approvals or services, if necessary shall be obtained.
 - Any service retained for demolition will be adequately protected and if necessary, arrangements shall be made with the relevant authority to fully protect any over-head wires.
 - The necessary permits and consents will be obtained from the appropriate authorities before demolition works begin for any building that is classified as a Historic Building, Heritage Building, listed in the National Trust or a building that is significant or of special interest, or a building that requires a Town Planning Permit from the relevant Council.
 - All protection works to the adjoining properties (as required) will be in place before demolition works.
 - An approved asbestos removalist will be appointed to determine as far as practicable, whether asbestos is present in the workplace, prior to the demolition works taking place.
 - The handling of materials containing asbestos shall be in accordance with the O.H & S. - (Asbestos) Regulations - 2003.
 - Prior to the commencement of demolition, the building site shall be examined by the principal contractor and a competent specialist, to determine as far as practicable, the presence of any noxious, toxic or explosive material or other conditions that could become dangerous or disturbed during the demolition. The nature and location of each hazard shall be recorded and noted to the relevant Building Surveyor.
 - Due care must be exercised when demolishing building/s that contain hazardous materials. Adequate fire extinguishing equipment will be available on site at all times and the principal contractor and his or her employees shall be trained in its use in combating class A, B and C type fires.



2 Existing North
1 : 100



3 Existing West
1 : 100



4 Existing East
1 : 100

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1 Existing Streetscape
1 : 200



2 Proposed Streetscape
1 : 200

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MATERIALS, COLOURS AND FINISHES SCHEDULE



ROOF
SELECTED TILED ROOF TO
MATCH THE EXISTING ROOF



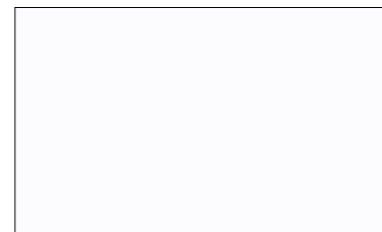
FASCIA/GUTTER
SELECTED COLORBOND
VIVID WHITE - DULUX



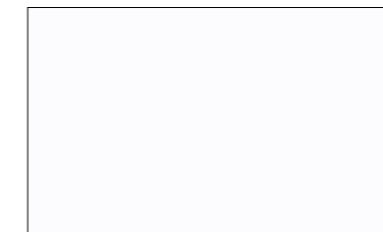
DOWNPIPES
SELECTED COLORBOND
VIVID WHITE - DULUX



BRICK WALL
SELECTED BRICK WALL
ZINC - AUSTRALBRICK



WEATHERBOARD WALL
PAINTED TIMBER
VIVID WHITE - DULUX



WINDOW/DOOR FRAME
PAINTED TIMBER
VIVID WHITE

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