

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

LEGEND

	PROPOSED TREE		PAVED AREA		U Upper Storey
	PROPOSED SHRUB		TIMBER DECKING		L Lower Storey
	EXISTING TREE TO REMAIN		RECTANGULAR CLAY PAVER		NH Non Habitable Window
	EXISTING TREE TO BE REMOVED		METER BOX		H Habitable Room
			WATER METER		D Door
			EXTERNAL AIR CONDITIONING UNIT		

DWELLING 1 AREA SCHEDULE (30)

DW 01 GROUND	100.5 m ²
DW 01 GARAGE	26.1 m ²
DW 01 FIRST	67.6 m ²
DW 01 PORCH	3.7 m ²
Grand total	217.9 m ²

DWELLING 1 OPEN SPACE AREA SCHEDULE (30)

POS 1	19.4 m ²
SPOS 1	35.9 m ²
POS 1	46.3 m ²
Grand total	101.5 m ²

DWELLING 2 AREA SCHEDULE (30)

DW 02 PORCH	6.0 m ²
DW 02 GROUND	105.4 m ²
DW 02 GARAGE	27.0 m ²
DW 02 FIRST	90.3 m ²
Grand total	228.7 m ²

DWELLING 2 OPEN SPACE AREA SCHEDULE (30)

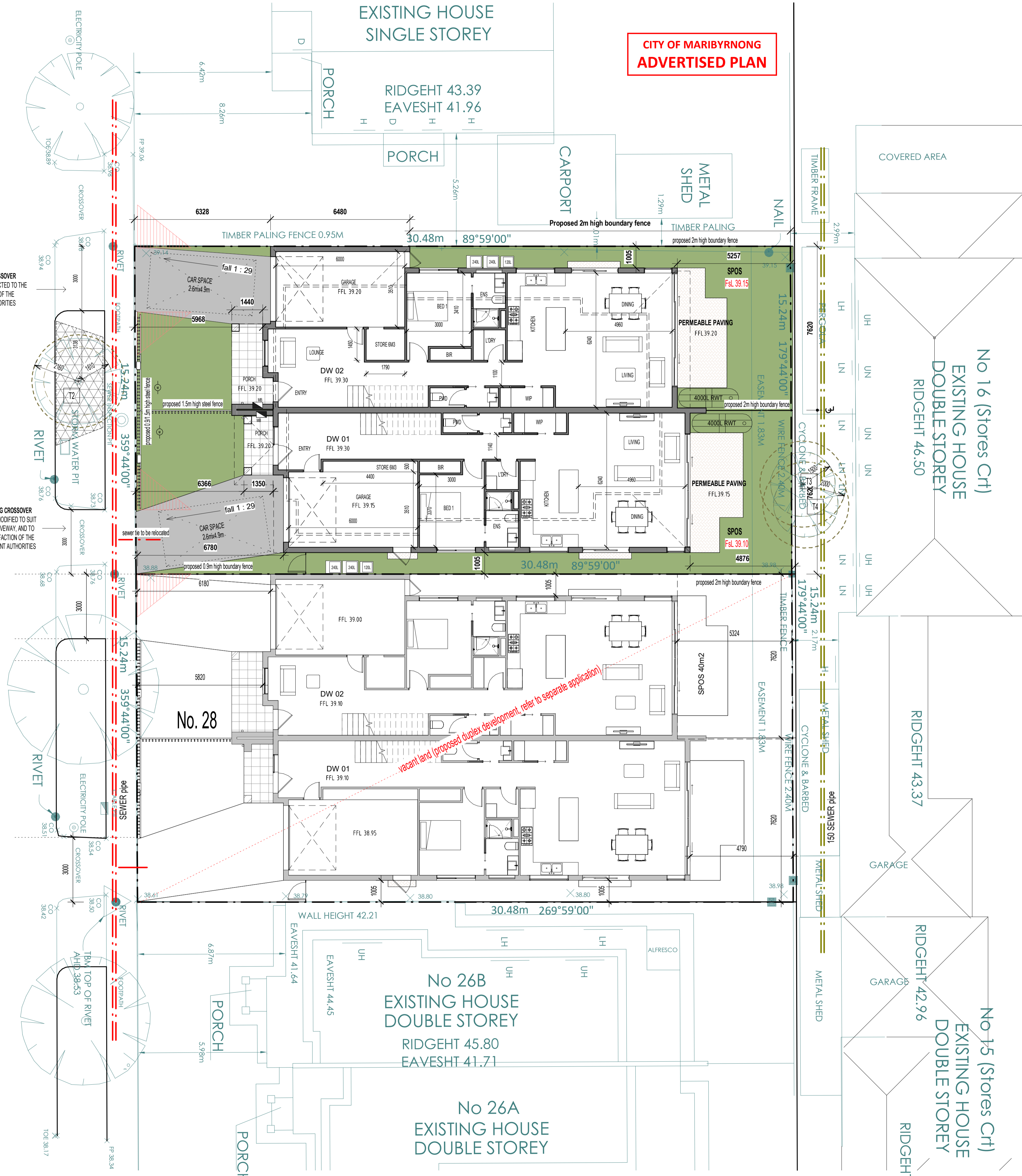
POS 2	19.3 m ²
SPOS 2	40.2 m ²
POS 2	12.5 m ²
Grand total	72.0 m ²

SITE COVERAGE

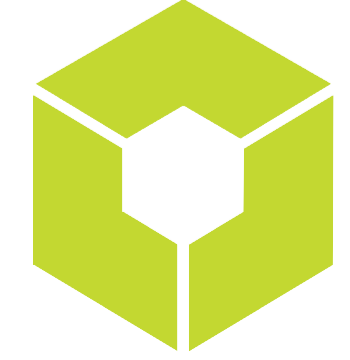
SITE AREA	465m ²
BUILT ON AREA/SITE COVERAGE	270m ² (58%)
PAVED AREA	55m ²
TOTAL PERVIOUS AREAS	164m ² (35%)
REQUIRED GARDEN AREA	116m ² (25%)
PROVIDED GARDEN AREA	146m ²
TOTAL CAR SPACES REQUIRED	4
TOTAL CAR SPACES PROVIDED	4

VISIBILITY SPLAY (VPP 52.06-9)
 Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

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URBAN PLANNING**



ROCHESTER STREET



ARC ZERO PTY LTD

PROJECT: 30 ROCHESTER STREET, BRAYBROOK

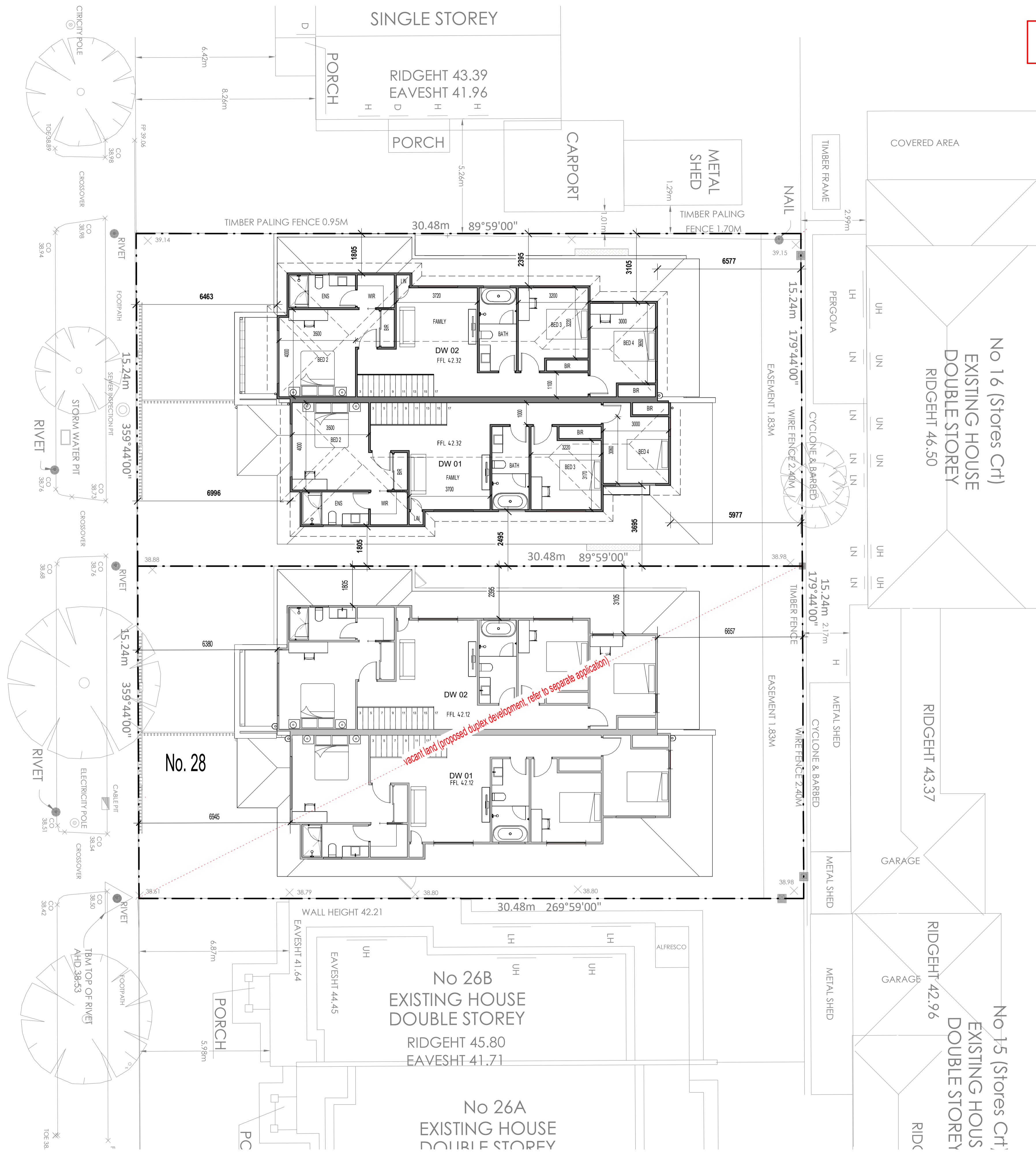
Ground Floor Plan (30)

B 200

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ROCHESTER STREET



No. 28

No 26B
EXISTING HOUSE
DOUBLE STOREY

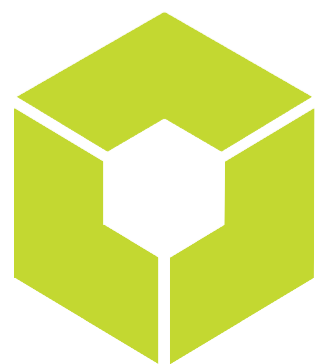
RIDGEHT 45.80
EAVESHT 41.71

No 26A
EXISTING HOUSE
DOUBLE STOREY

No 16 (Stores Cr.)
EXISTING HOUSE
DOUBLE STOREY
RIDGEHT 46.50

RIDGEHT 43.37

No 15 (Stores Cr.)
EXISTING HOUSE
DOUBLE STOREY
RIDGEHT 42.96



TransactionID: 0
Municipality: MARIBYRNONG
Rainfall Station: MARIBYRNONG
Address: 28 ROCHESTER STREET

BRAYBROOK VIC 3011
Assessor: ARCZERO
Development Type: Residential - Multiunit
Allotment Site (m2): 465.00
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
DWELLING 1 ROOF	117.00	Rainwater Tank	2,500.00	4	139.70	84.30
DWELLING 2 ROOF	118.00	Rainwater Tank	2,500.00	4	136.00	85.90
UNTREATED SURFACE	90.00	None	0.00	0	0.00	0.00

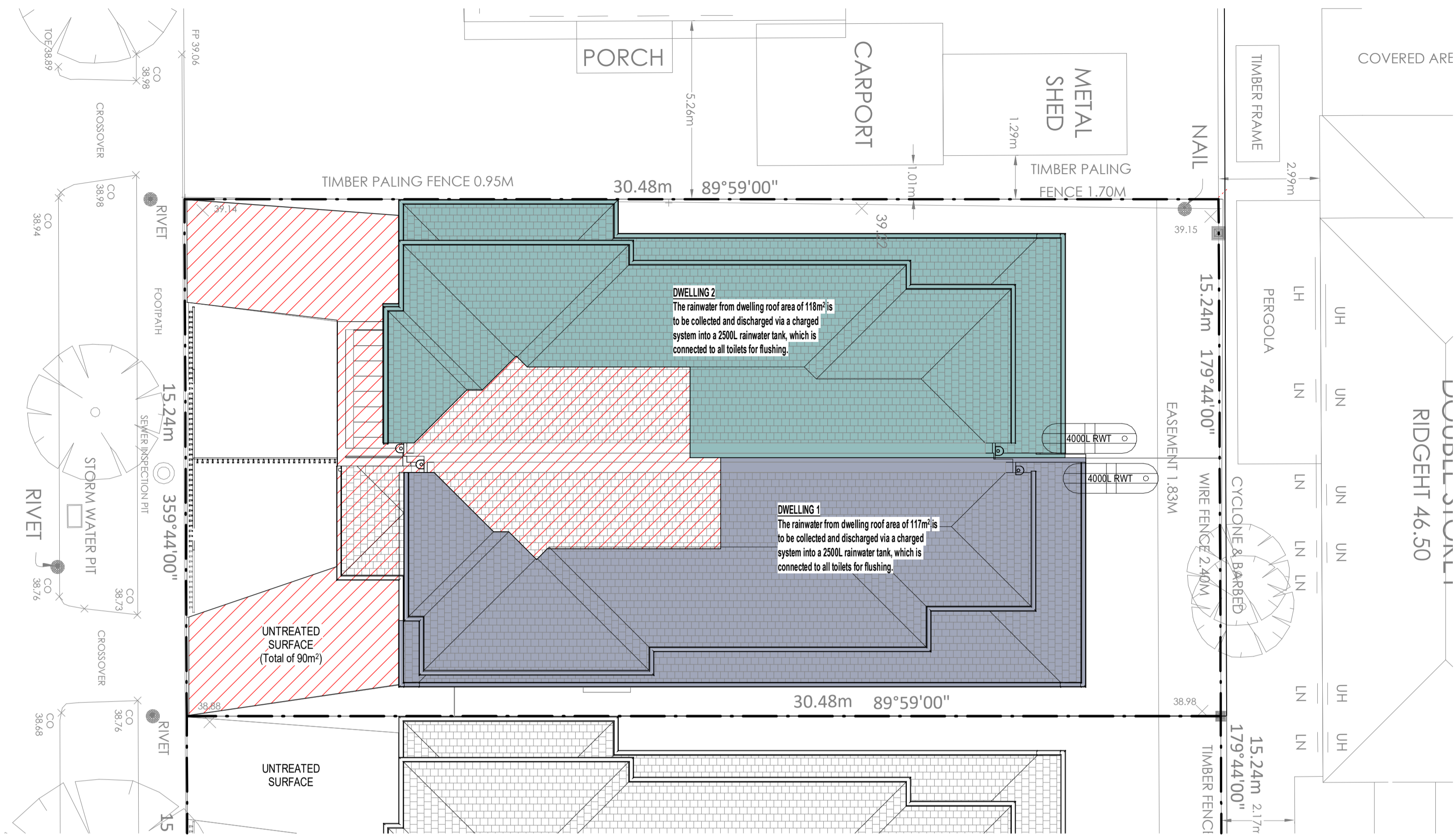
Date Generated: 24-Sep-2024

Program Version: 1.0.0

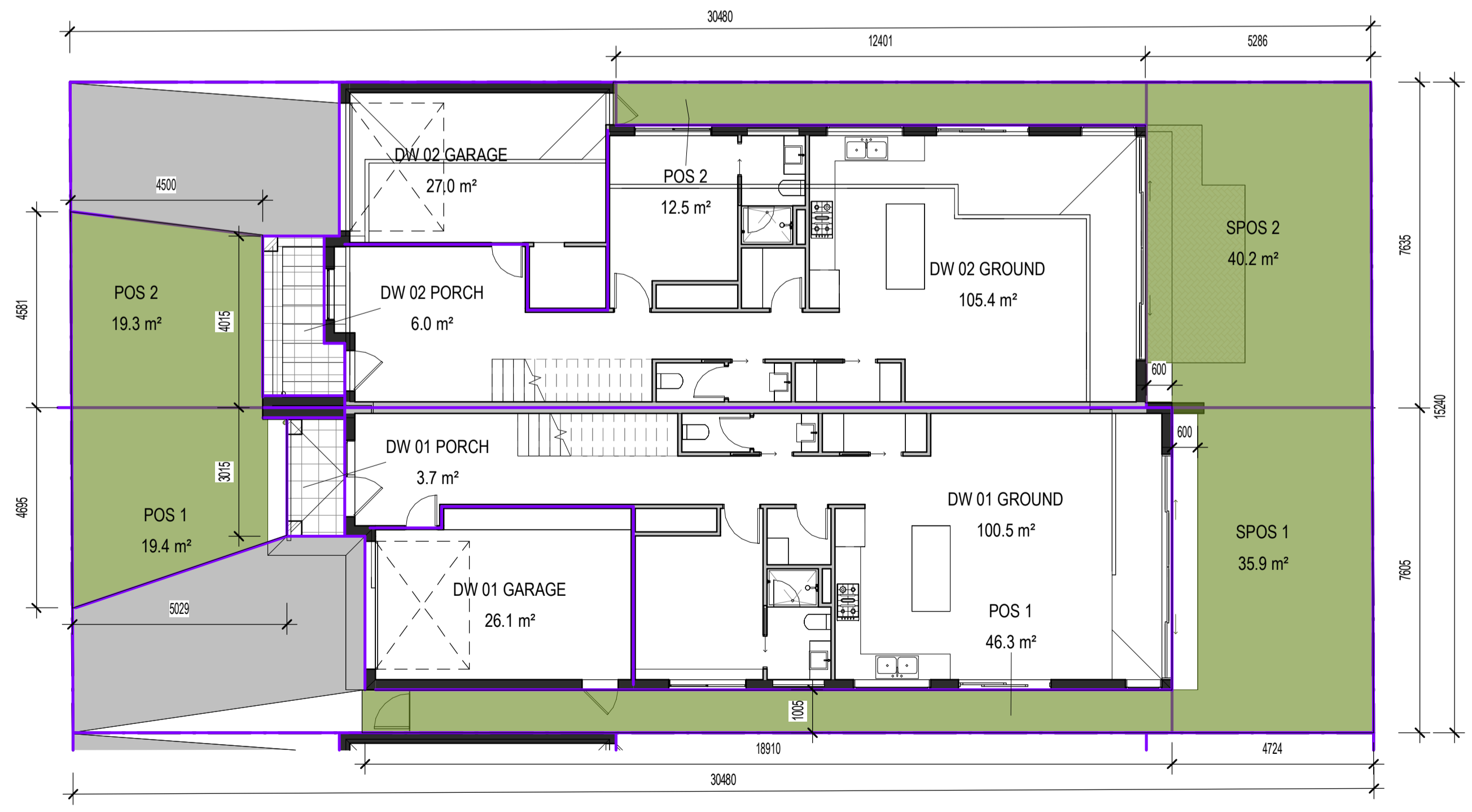
STORM NOTE

4000L RAINWATER TANK is for
 • 2500L tank volume for reuse
 • 1500L tank volume for detention.
 STORM report **only reflects the reuse capacity** under the treatment volume.

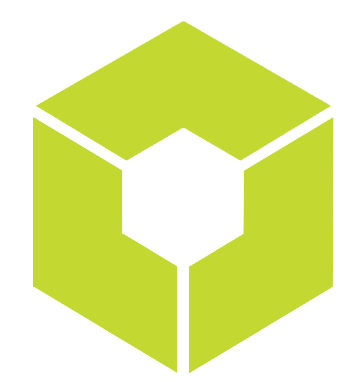
ROCHESTER

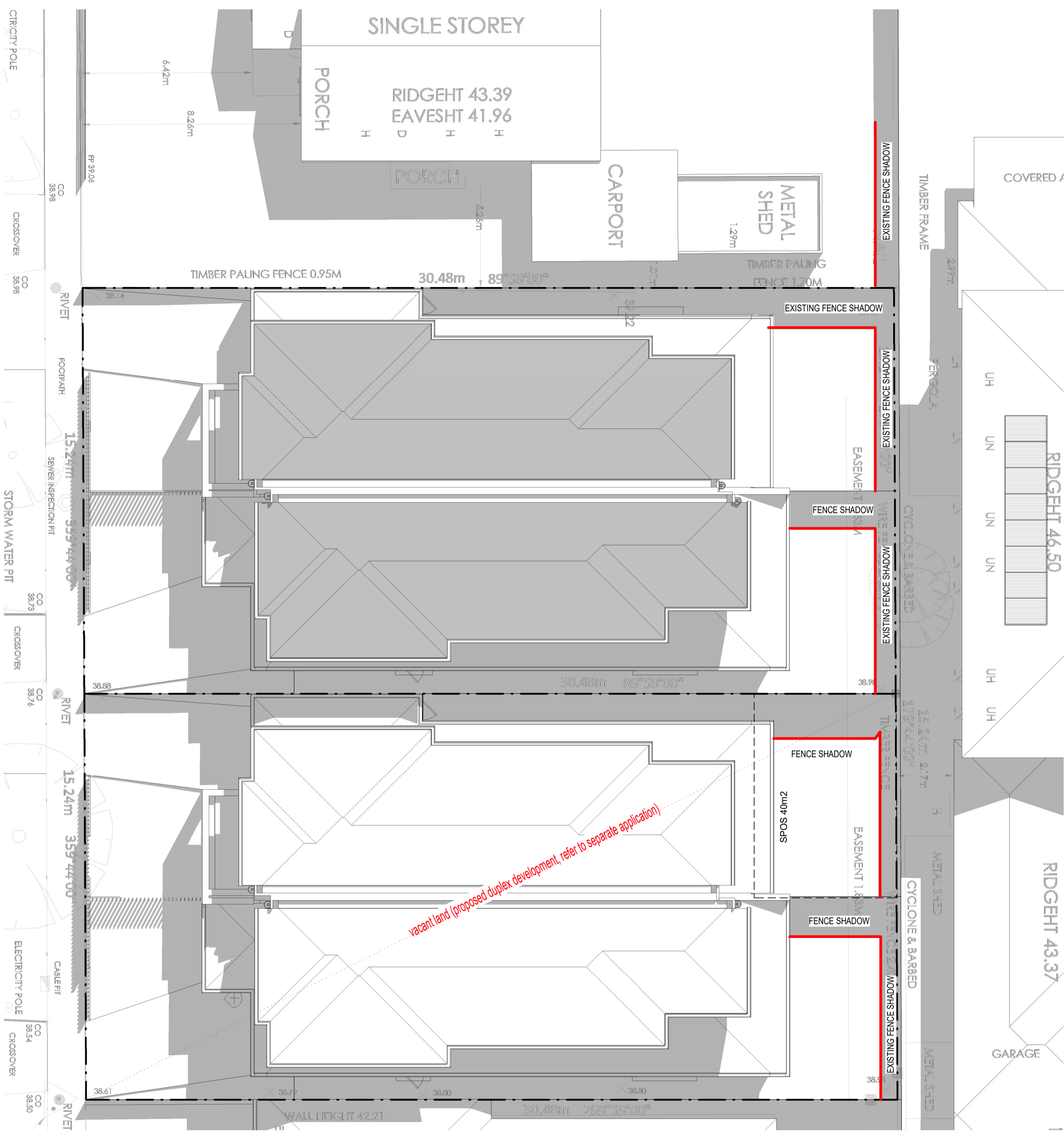


1 Roof Plan (30)
1:100

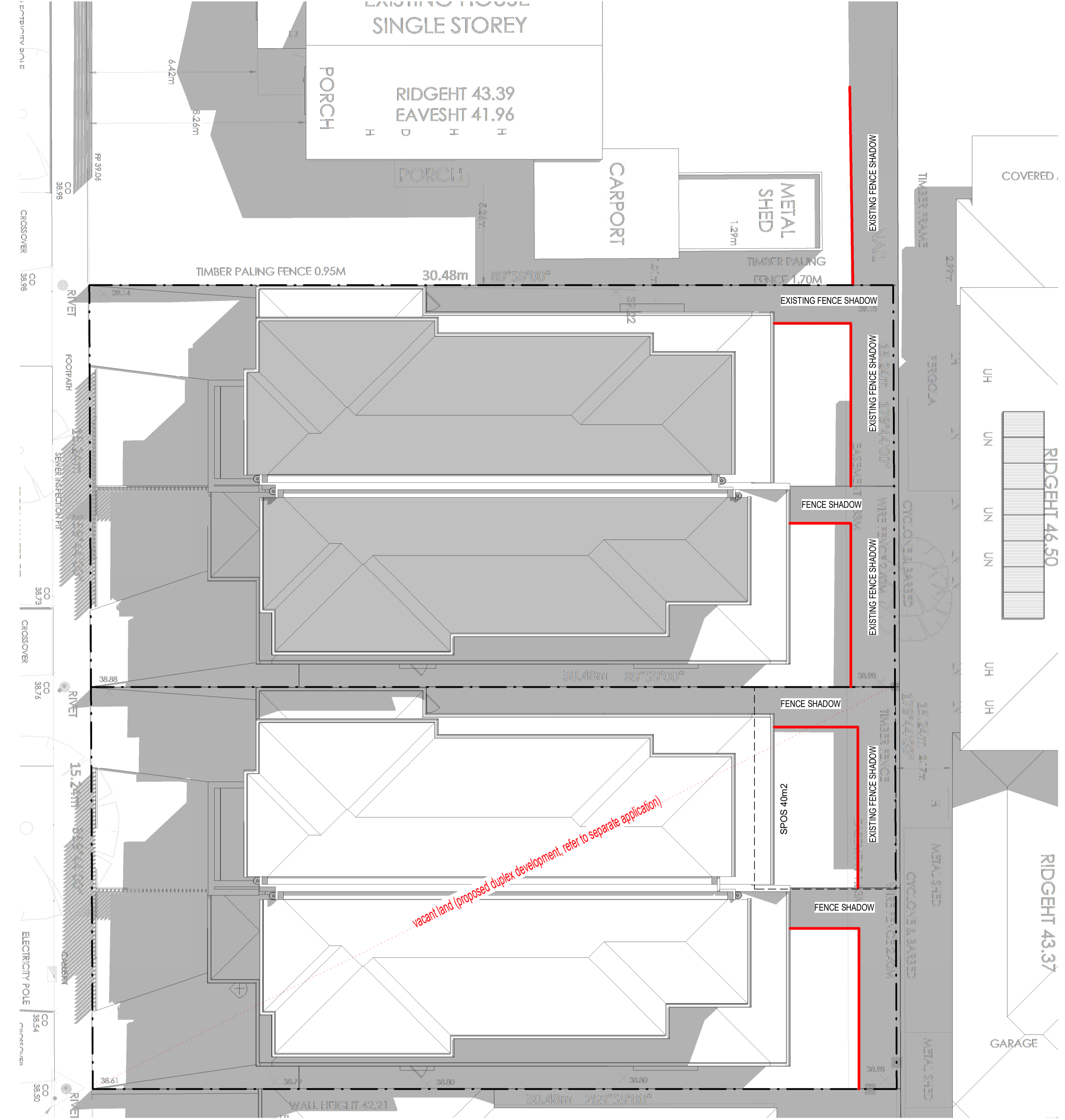


2 GARDEN AREA PLAN (30)
1:100





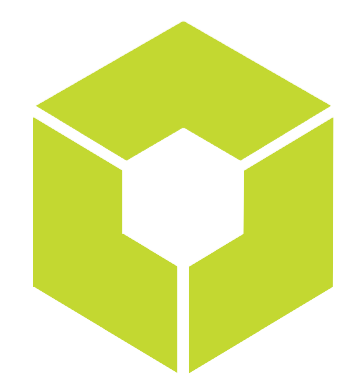
2 11 am Shadow Diagram (30)
1:100



1 10 am Shadow Diagram (30)
1:100

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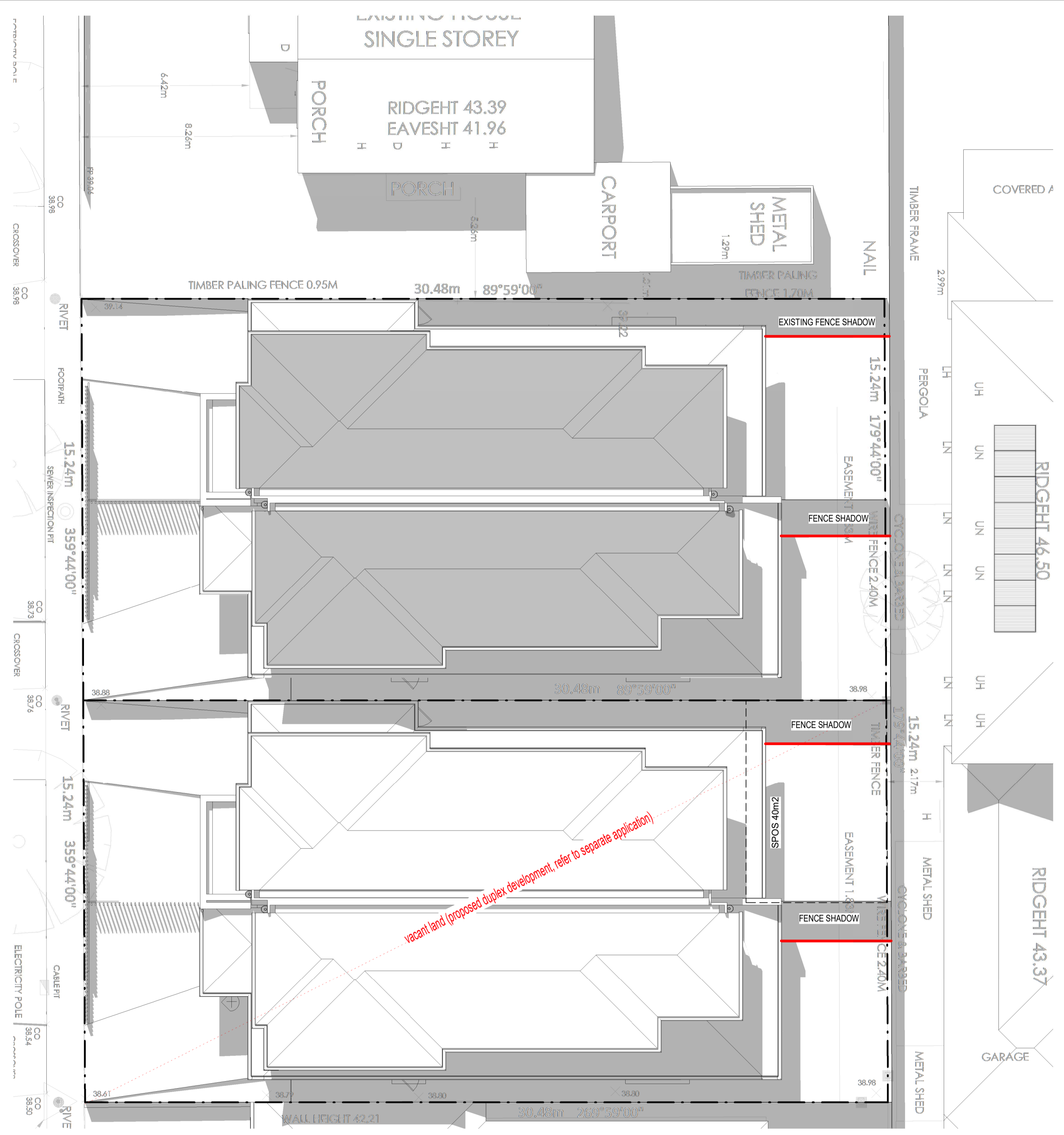


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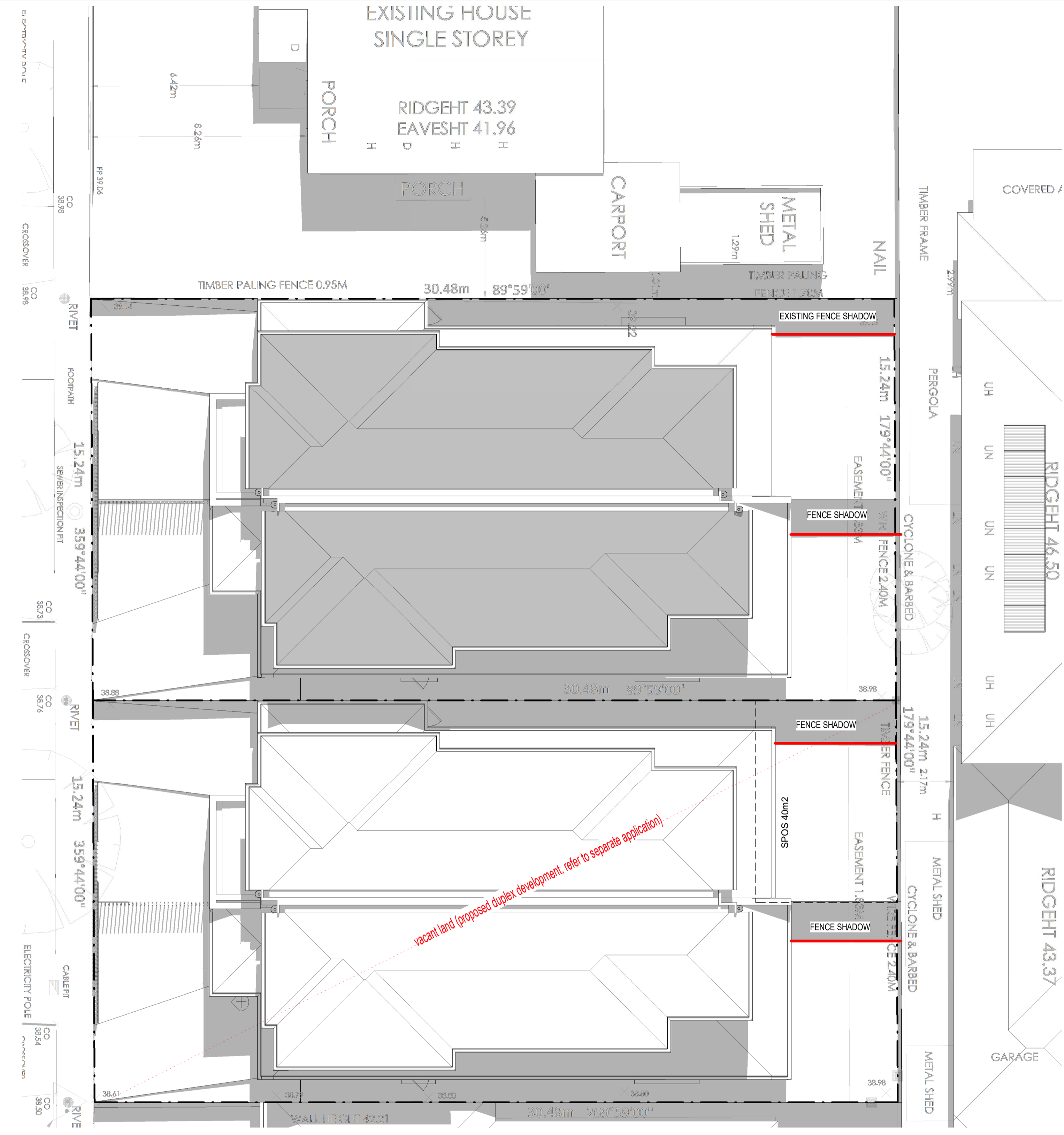
PROJECT: 30 ROCHESTER STREET, BRAYBROOK

Shadow Diagram_10&11AM (30)

B 501



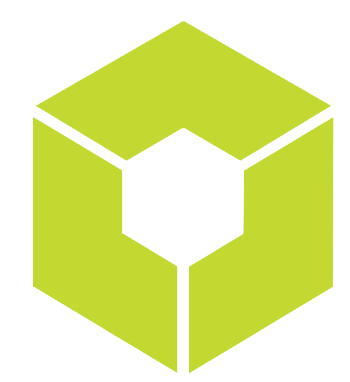
1 1 pm Shadow Diagram (30)
1 : 100



2 12 pm Shadow Diagram (30)
1 : 100

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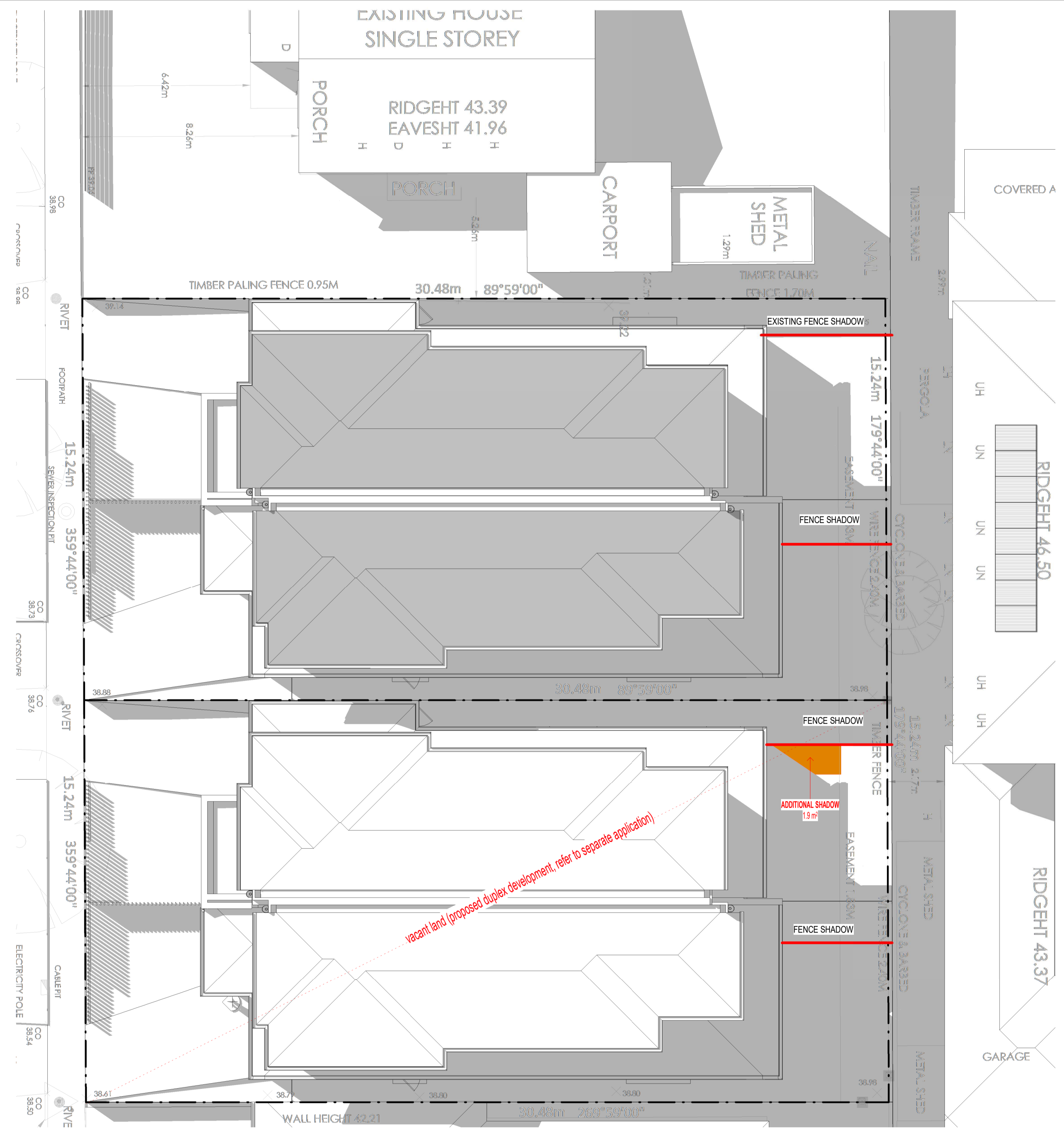


ARC ZERO PTY LTD

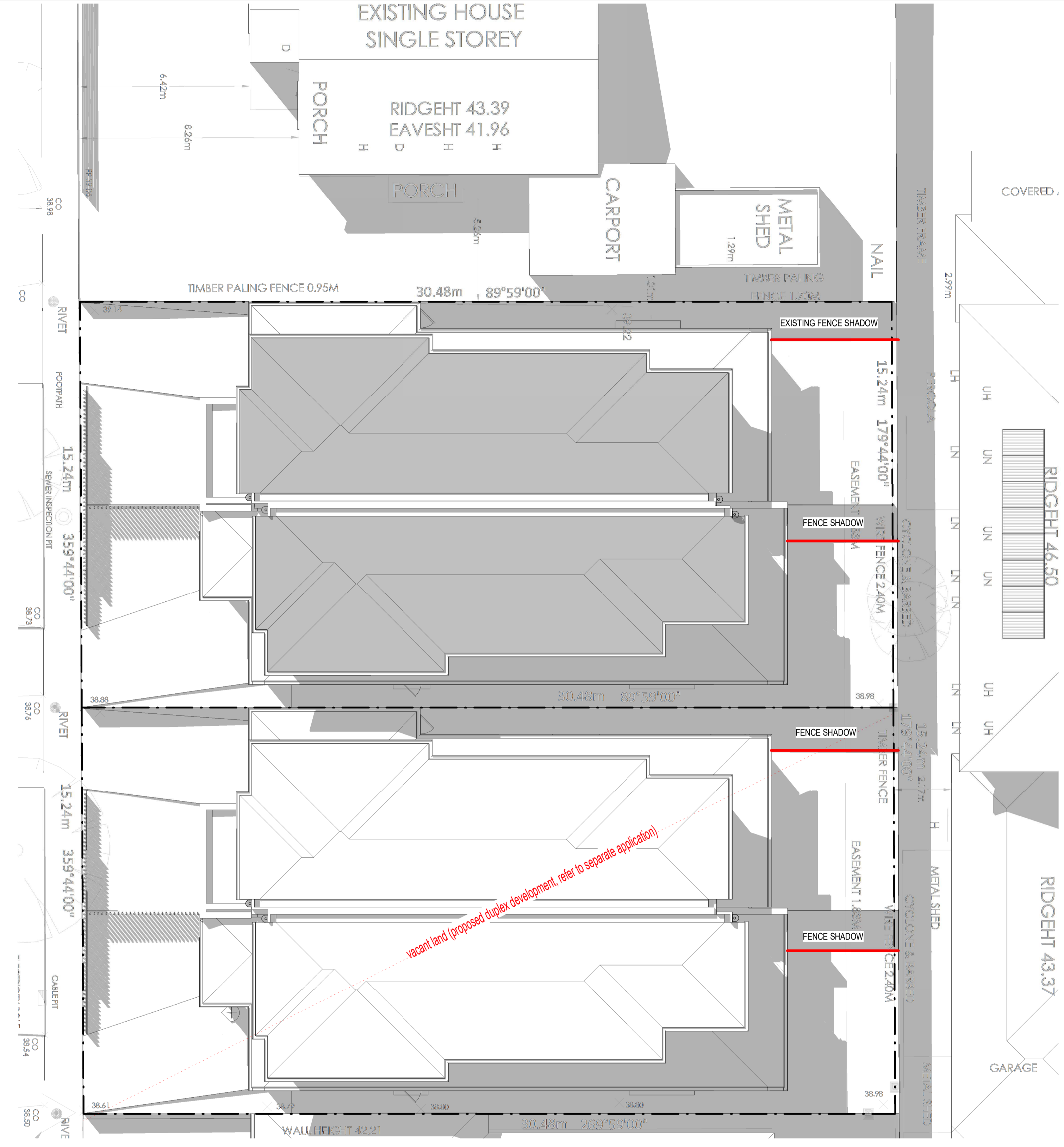
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Shadow Diagram_12&1PM

B 502



1 3 pm Shadow Diagram (30)
1:100



2 2 pm Shadow Diagram (30)
1:100

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ADVERTISED PLAN

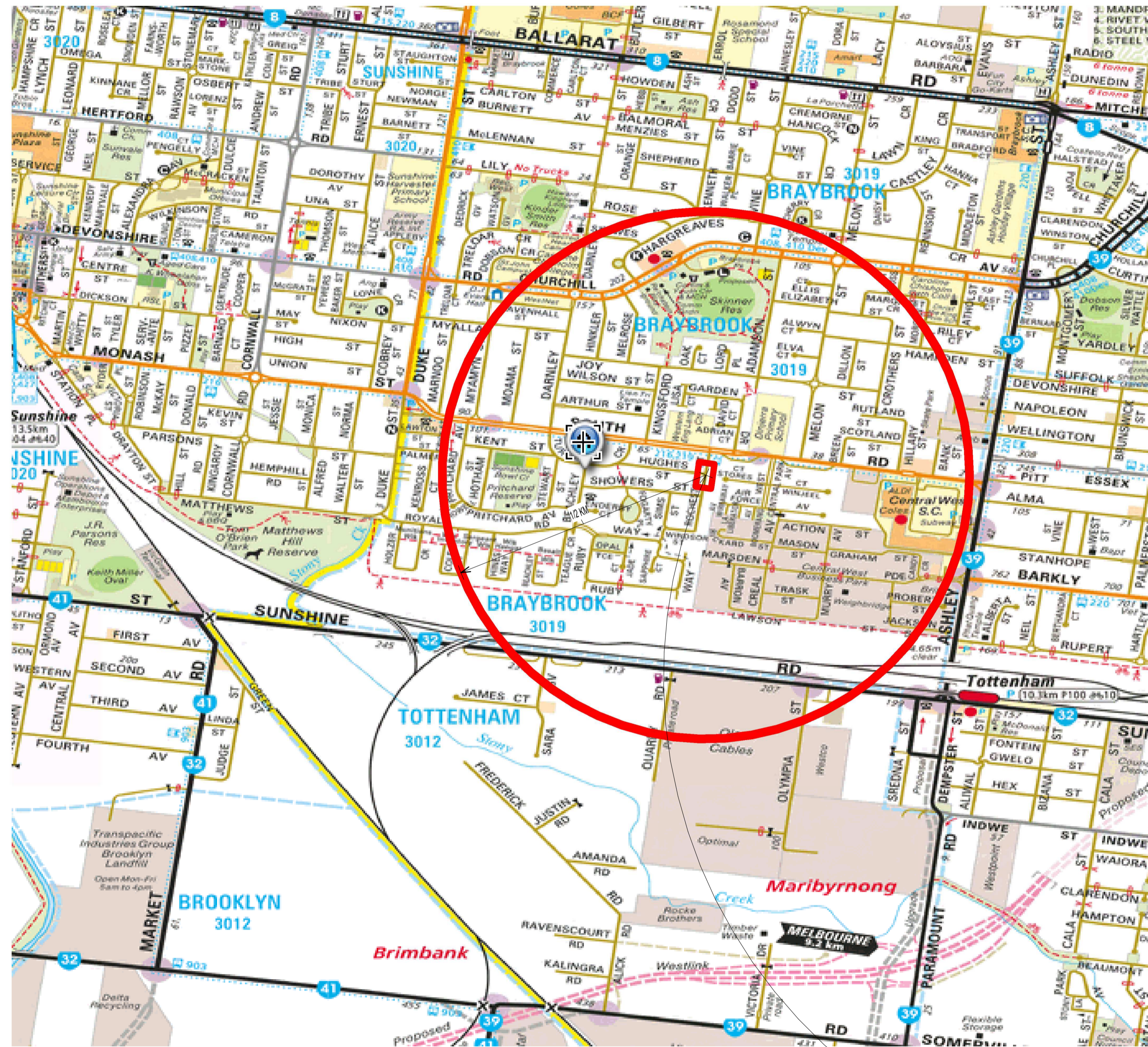
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PROPOSED DWELLING DEVELOPMENT AT

30 ROCHESTER STREET, BRAYBROOK VIC 3019

CITY OF MARIBYRNONG
ADVERTISED PLAN

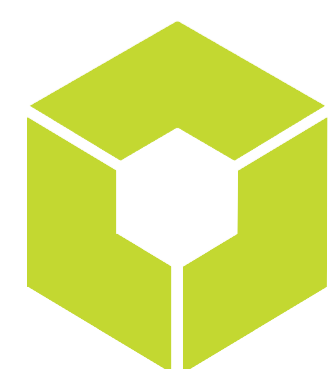
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SUBJECT SITE



3D IMPRESSIONS

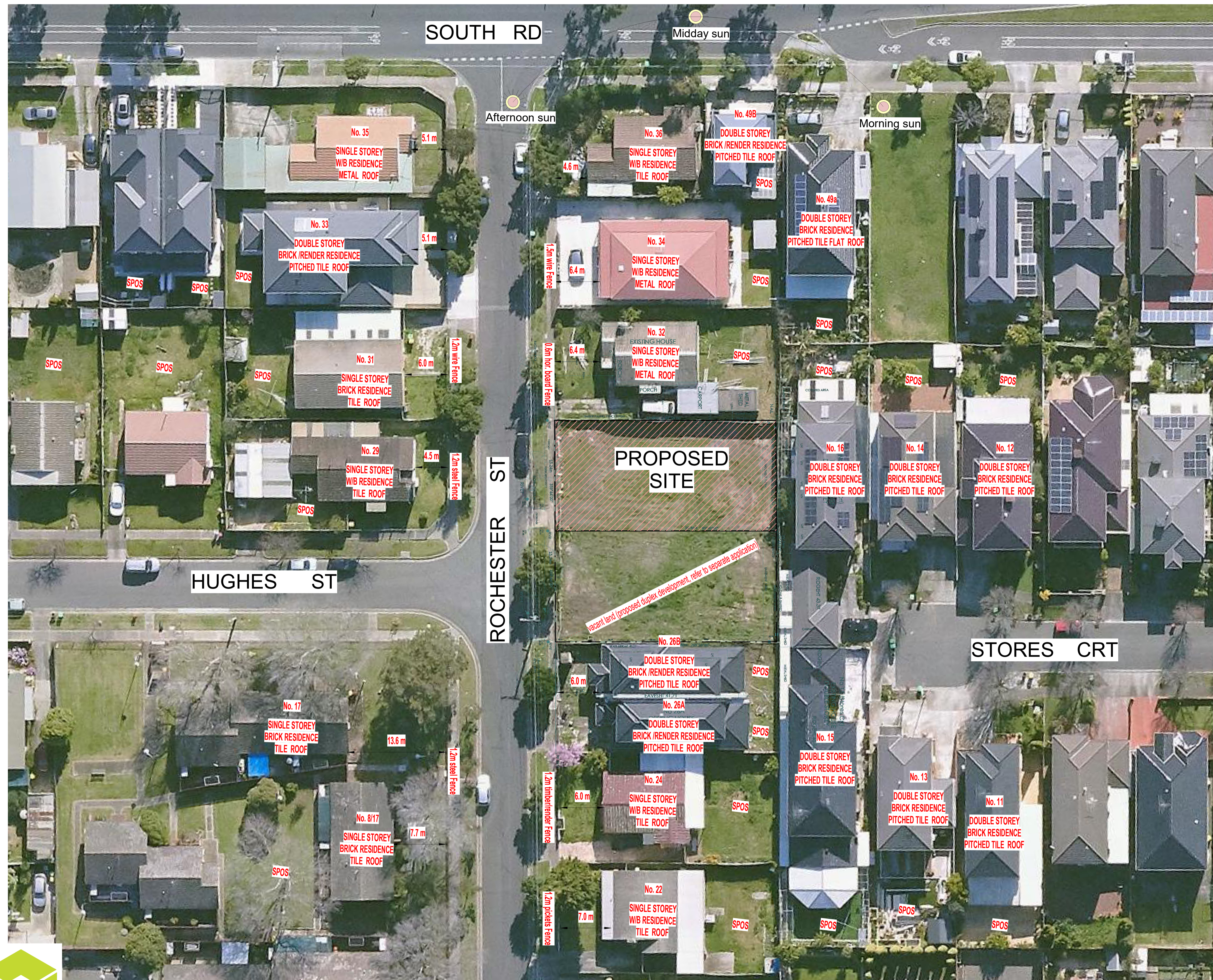


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PROJECT: 30 ROCHESTER STREET, BRAYBROOK

Cover Sheet (30)

B 100



SITE DESCRIPTION

- Existing houses in the area vary from a mix of single vertical, horizontal board houses and double brick veneer houses from different periods. Some examples of dual occupancies also exist in the area.
- There are NO vegetation on site.
- Fencing in the area consist of weld wire, pailing, iron fence between 1m - 1.8m high, with a few properties have no fence.
- The site is also close to major road access and bus routes servicing the surrounding area.
- Existing crossover of the site is close to the South west corner of the site.
- The site has east west orientation.

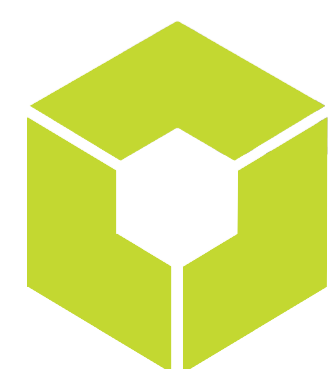
OPPORTUNITIES

- Site consists of land approximately 465 sqm.
- Great access to nearby amenities including primary and secondary schools, local neighbourhood shops, supermarkets and reserves.
- Ease of access to primary arterial roads.
- Existing traffic calming measures help ease the traffic flow throughout the area.
- Adding diverse dwelling types to the area - catering for the large range of market segments.

CONSTRAINTS

- Potential overlooking into neighbouring properties.
- Potential internal overlooking needs to be considered.
- Potential overshadowing into adjacent property to the east and west of the subject site.
- Northern orientated open spaces to receive maximum amount of daylight.
- Any proposed double storey building forms to be sympathetic to the area and try not to dominate the existing dwellings in the area.
- Access to be considered with vehicle maneuverability in and out of the site.

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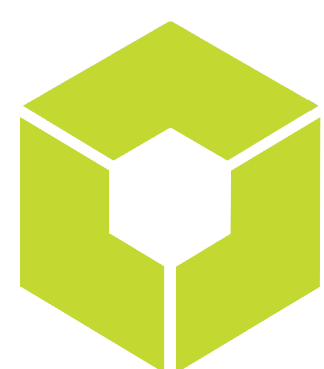
DESIGN RESPONSE

- The proposed development is situated at number 10 Beachley Street in Braybrook. The site area is 465 sqm and currently there is one single storey vertical board house currently on site.
- The proposal is to build two (2) double storey dwellings with two (2) associated garages.
- The proposed design is to sit comfortably with the surrounding environment, by pushing and pulling the elements at the front facade thus keeping the overall bulk of the building relatively small. Materials and colour selection also attempt to compliment the local palette.
- Street network permeability allows the ease of access for local traffic onto major arterial and freeway road networks.
- Existing traffic calming infrastructure ensures safe access in and out of the site.
- The proposed double storey form is compliant with Rescode's setback requirements.
- Required screening and window positioning has been considered. Refer Elevations.
- Windows have been minimized where there is potential for occupants to face directly onto neighbouring yards. Where this cannot be avoided, window sill heights are positioned at least 1.7m above the finished floor levels or has obscured glass fitted.
- Extensive tree planting near the eastern, western and southern boundary to provide buffer between the new structure and existing houses.
- Please refer to Shadow diagrams. This has been carefully designed to minimize the extent of overshadowing onto neighbouring private open space.

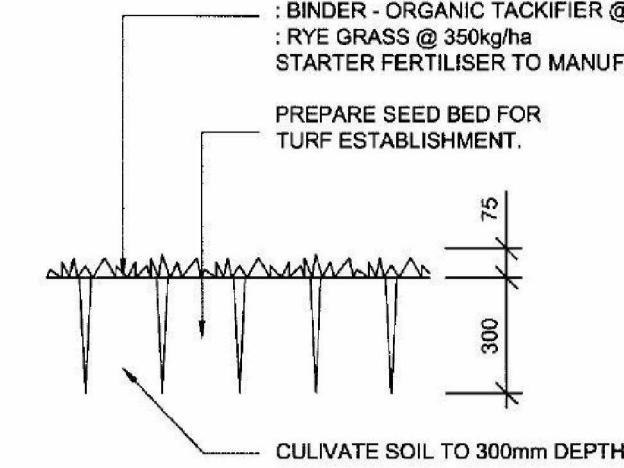
LEGEND

- ① Adjoining existing neighbouring private open spaces to be protected from unreasonable overlooking and overshadowing.
- ② Articulated forms to reduce building mass and bulk.
- ③ Appropriate setbacks.
- ④ Opportunity for landscaping and screening
- ⑤ Front and back garden open space provide for landscape opportunities.
- ⑥ Existing crossover to be retained and modified to suit
- ⑦ New proposed crossover.

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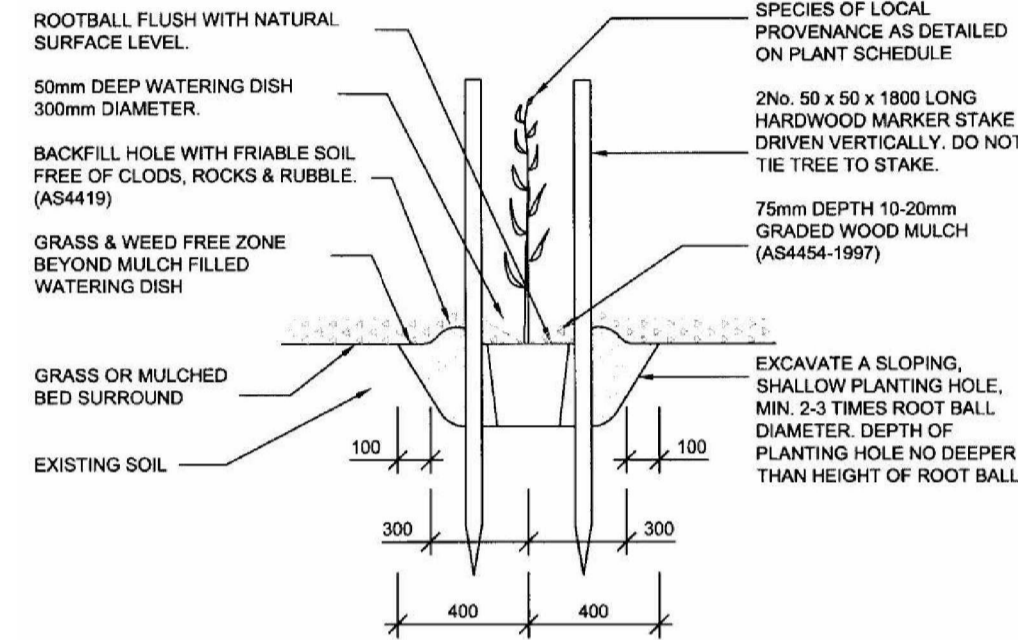


HYDROMULCH MIX:
: CELLULOSE MULCH @ 1500kg/ha
: BINDER - ORGANIC TACKIFIER @ 60kg/ha
: RYE GRASS @ 350kg/ha
: STARTER FERTILISER TO MANUFACTURERS INSTRUCTIONS.

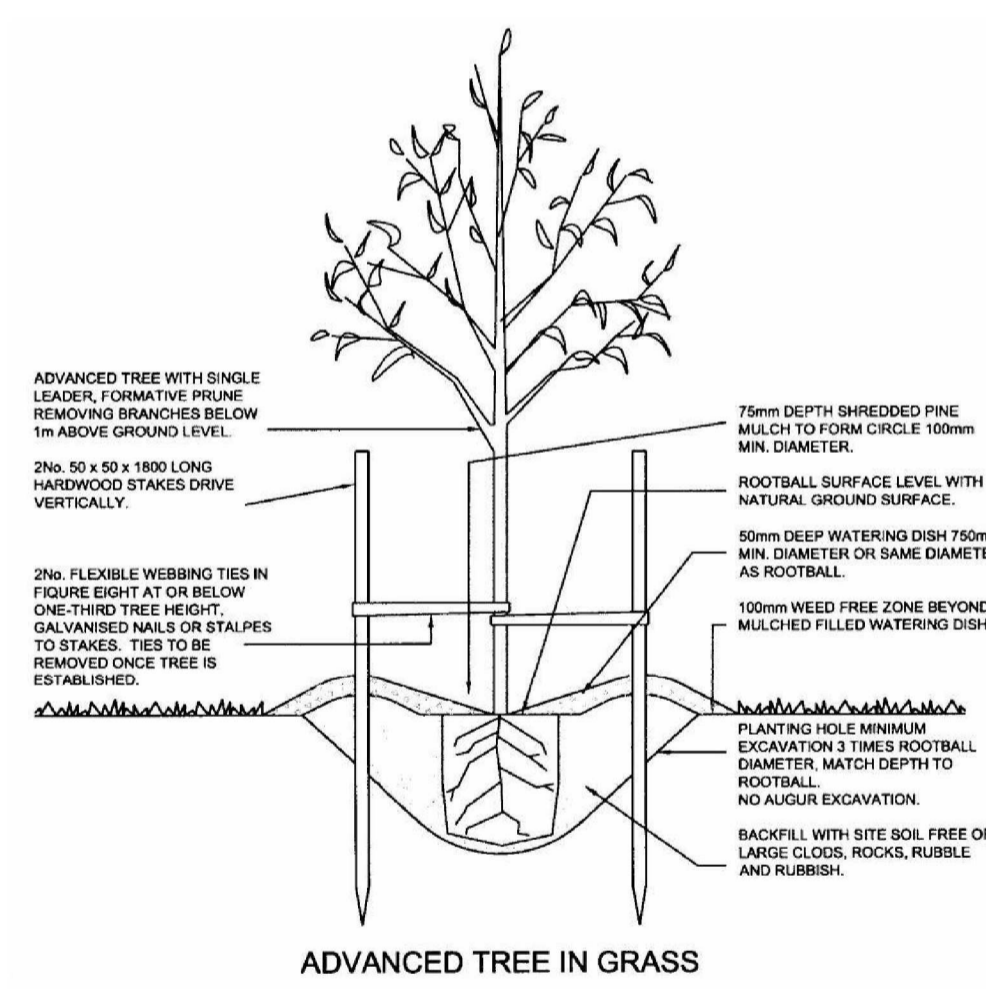


- GRASSING WORKS SEQUENCE:
- CONTROL WEEDS (APPLY GLYPHOSATE HERBICIDE, 2 APPLICATIONS)
 - CULTIVATE TO 300mm DEEP. CULTIVATE ACROSS SLOPE.
 - GRADE SURFACE TO OBTAIN SMOOTH FINISH TO FINAL LEVEL.
 - PREPARE SEED BED CULTIVATE TO FINE TILT 50mm DEEP.
 - REMOVE SURFACE RUBBLE, ROCK ETC. WITH DIAM. GREATER THAN 25mm
 - HYROSEED.

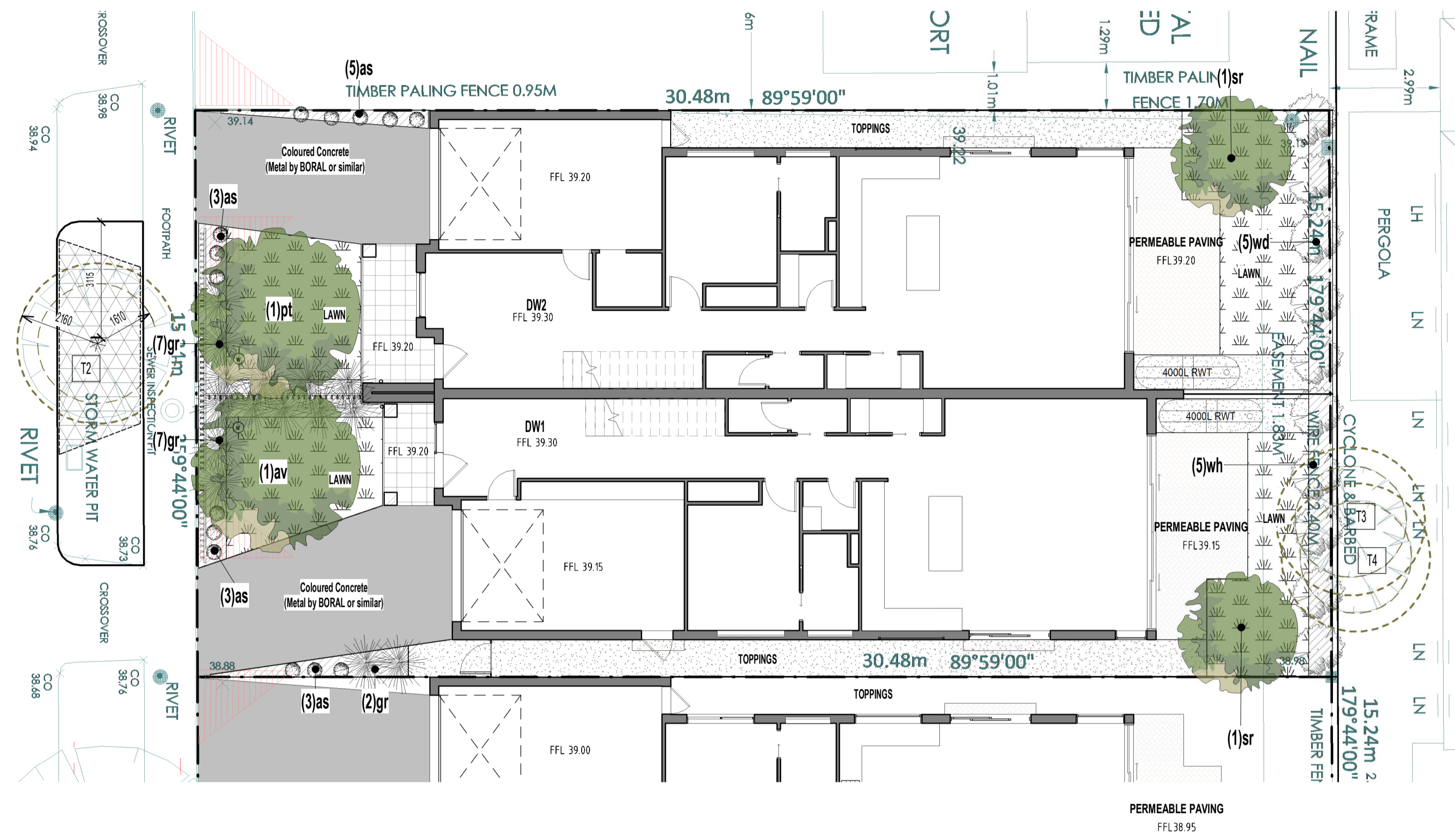
GRASSING (HYDROMULCHING)



- NOTES:
- DEEPER EXCAVATION NOT PERMITTED.
 - SPRAY PLANTING SITE WITH GLYPHOSATE BASED HERBICIDE MIN. 2 WEEKS PRIOR TO CULTIVATION. REPEAT SPRAY TO ACHIEVE COMPLETE WEED KILL.
 - PLANTS TO CONFORM TO REQUIREMENTS OF NATPSIC #2 GUIDE "PURCHASING LANDSCAPE TREES - A FIELD GUIDE TO ASSESSING TREE QUALITY".
 - EACH PLANT TO RECEIVE 10 LITRES OF WATER IMMEDIATELY AFTER PLANTING.



- KEY
- PAVING
 - COMPACTABLE TOPPING
 - COLORADO CONCRETE DRIVEWAY
 - GARDEN BED
 - LAWN AREA
 - GARDEN EDGING
 - GAS WATER METERS
 - EXISTING TREE TO BE RETAINED
 - PROPOSED PLANTS
 - EXISTING TREE TO BE DEMOLISHED
 - VISIBILITY SLAY



PREPARING A GARDEN BED FROM A BUILDING SITE

- Cleaning:
- Clean the site of debris and environmental weeds.
 - If soil is contaminated by paint or concrete wash - which shall be avoided - it must be dug out and removed. If in a tree protection zone (TPZ) - more reason to prevent - it shall be hand excavated to avoid cutting roots. The topsoil shall be replaced with site soil or imported topsoil that complies with AS 4419 - 2003 Soils for landscaping and garden use.
- Grading and Drainage:
- In areas with existing topsoil that will be paved the topsoil can be excavated (Unless in TPZs) and stockpiled - to be later used on garden beds.
 - Grade the area into garden beds (slightly higher) and lawn or gravel areas. Garden beds shall be edged with sustainable sourced materials eg treated pine. The treated pine timber (or similar) is to be 75mm x 25mm in size, secured with 300mm long stakes at 1000mm spacings.
 - Check the drainage of the area by running a sprinkler for 5-10 minutes (check water restrictions) and look where the water flows, noting any water tracks or ponding in areas. Adjust grading accordingly. Garden beds, paths and lawn or gravel areas shall all drain towards a drainage grate, pit or raingarden.
 - Drainage issues may be addressed by the creation of a swale, which can be covered with rock pieces or a sump pit filled with crushed rock wrapped in porous geotextile and covered with lawn or stones.
- Improving soils:
- Existing garden beds can be prepared with added organic material such as well rotted manures or materials from plant and animal sources such as soil improvers or compost and prepared to AS 4454 - 2003. These can just be top dressed (placed over the top of the soil) and then covered with mulch. If there is no existing topsoil then imported topsoil that complies with AS 4419 - 2003 shall be used with organic mulch on top.

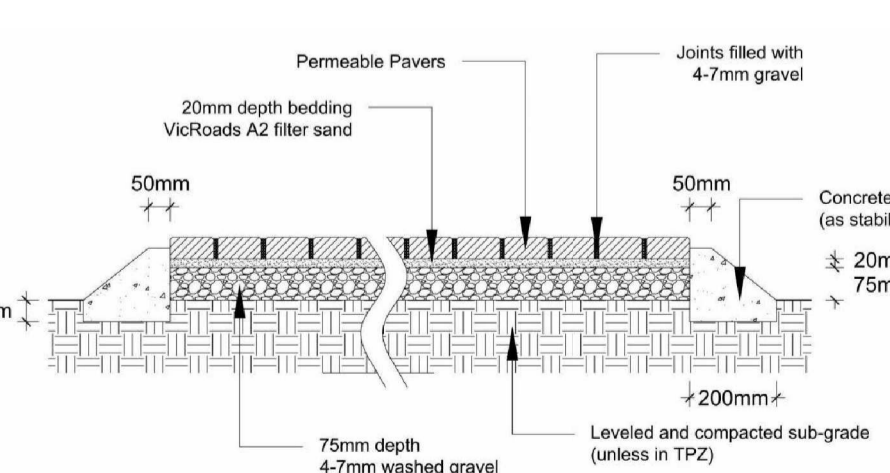
- Plants and Planting:
- Trees and plants supplied are to be healthy and free from insects, diseases and weeds. The pot sizes indicated in the plant schedule are the minimum size to be supplied and installed.
 - When each planting area is prepared, if soil is dry, fill with water and allow to drain away completely. Plant roots are to be teased outwards if roots are matted in pot. Place plant in centre of hole and ensure that the top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Soil is to be backfilled firmly into the hole and thoroughly watered in.
 - Trees are to be staked with two hardwood stakes driven firmly into the ground but not through the rootball. Trees are to be secured to the stakes with strong but flexible tree ties that are tight enough to support the trees in windy conditions but loose enough to stimulate good tree growth and development. The tree ties must not injure tree bark or restrict tree growth for at least the first three years of tree growth.
 - A slow release fertiliser (e.g. Osmocote or similar) is to be applied to all garden beds as specified by the manufacturer and be kept away from the plant trunks and then watered immediately.
 - Plants of the Proteaceae family (Grevilleas, Banksias, Hakeas and Leucadendrons) shall only be fertilised with a low phosphorus preparation (often sold as native preparations).
 - Plants of the Legume (eg wattle or pea) or Casuarina (eg She Oak) families shall be fertilised with a low nitrogen preparation or not fertilised at all.
 - Hard clay sub soils can be fractured or ripped to break them up without destroying their structure. This can be done in small areas with vertical action by a garden fork or spade and subsequent placement of organic matter into the vertical spaces. This shall be top dressed with organic material and then mulch added over the top.

- Others:
- Soil excavation shall not be carried out in the Tree Protection Zone.
 - Clay soils shall never be cultivated in any way when they are wet.
 - Use of plastic weed mats, solid or woven are inappropriate as they deprive soil of oxygen.
 - Garden beds shall be mulched to a depth of 75 - 100mm with a minimum of 50mm in lawns with average particle size of 10mm.
 - Drop irrigation to be provided for all new plantings.

- Watering:
- Plants shall be watered immediately after planting, then weekly for the first month, then fortnightly for the first 3 months. Watering is unnecessary if there has been enough recent rain. Additional watering is required on days over 30°C or high wind or when plants are newly selected but all plants will look better if given fortnightly irrigation over hot dry periods. Drop irrigation to be provided to all new plantings.
- Weeding:
- Removal of weeds by hand and/or by a weedicide preparation once a month or as required. Take care to avoid spray drift and follow manufacturers instructions.
- Pruning:
- Shrubs and young trees shall be pruned at 3 months, 6 months and then yearly for: dead, diseased, misshaped or crossed branches and general shaping. Young trees shall be formatively pruned of competing stems to ensure a single main trunk. Stakes shall be removed after one year.
- Pest and disease control:
- Check plants for damage once a month and use relevant sprays to manufacturer's recommendations.
- Fertilisers:
- A general organic low phosphorus fertiliser shall be placed under mulch or incorporated into the lawn with a vertical spade cut once every 6 months.
- Lawns:
- Mowing every 3 to 6 weeks, depending on time of year, rainfall and growth to 50mm height.
 - Pest, weed control and fertilising with a liquid preparation once every 6 months.
- General:
- Remove rubbish and replace dead plants with the same species. Maintain mulch levels.

TREE PROTECTION GUIDELINES

- The Tree Protection Zone (TPZ) radius shall be determined by measuring the trunk diameter (DBH) at 1.4m above the ground in metres and multiplying it by 12. The TPZ is an area isolated from construction disturbance - which includes excavation, compacted fill and machine trenching - so that the tree remains viable. Any root excavation within the TPZ shall be avoided and this is to be done during the design and planning stage. If it is unavoidable, then Council's Arborist shall be contacted on Ph. 9298 8125.
- The Tree Protection Zone is to be fenced and clearly marked at all times. The fence shall be chain wire mesh panels (2.4m wide x 2.1m high) attached to concrete feet/bases or similar.
- If temporary access is required through a TPZ area then a geotextile shall be laid down within the TPZ, with a 100mm depth of no fines mulch/woodchip with a rumble board strapped together laid on top and reinstated immediately after works.
- Any underground service installations shall be bored within the TPZ.
- No fuel, oil drums, chemicals, materials, equipment, vehicles or temporary buildings shall be allowed in the TPZ. Nothing whatsoever shall be attached to any tree including wires, nails, screws or other devices.
- Supplementary watering shall be provided to all trees throughout any dry or windy periods during and after the construction process.
- Any pruning required must be carried out by a trained and competent Arborist to comply with Australian Standard AS 4373 - 1996 Pruning of Amenity Trees.
- Activities to be restricted within the TPZ and other notes are outlined in the Australian Standard AS 4970 - 2009 "Protection of Trees on Development Sites".



TYPICAL PERMEABLE PAVING ABOVE GRADE

PLANTING SCHEDULE

ID	Qty	Type	Common Name	Botanical Name	Mature Size (H x W)	Pot Size
01. Grasses/Ground Covers						
as	14	Perennial shrub	Creeping Saltbush	<i>Atriplex semibaccata</i>	0.3m x 0.4m	0.1m
02. Shrubs						
gr	15	Perennial shrub	Crimson Villea	<i>Grevillea roosemarinifolia 'H16'</i>	0.8m x 0.8m	0.15m
wh	10	Evergreen shrub	Blue Gem	<i>Westringia hybrid WES03</i>	1.5m x 1.3m	0.5m
03. Small to Medium Trees						
sr	2	Evergreen tree	Psyllid Resistant Lilly Pilly	<i>Syzygium australe resilience</i>	6.0m x 3.0m	1.5m
04. Small to Medium Tree						
av	2	Evergreen tree	Drooping She-oak	<i>Allocasuarina verticillata</i>	5m-10m	2.0m

EXISTING PLANT SCHEDULE

Key	Botanical Name	Common Name	Height x Width	Description
T2	<i>Prunus x bileana</i>	Flowering Cherry Plum	4.0m x 5.0m	Retained (S)
T3	<i>Magnolia Little Gem</i>	Magnolia	3.5m x 1.0m	Retained (N)
T4	<i>Magnolia Little Gem</i>	Magnolia	3.5m x 1.0m	Retained (N)

(O) = On-site Tree (S) = Street Tree
(N) = Neighbouring Tree (W) = Weed

MATERIAL SCHEDULE

Name	Specifications
Paving	Light coloured pavers, concrete, or similar. Size and style are as selected.
Garden beds	10mm pine bark mulch to a depth of 75mm.
Garden edging	75mm x 19mm treated pine.
Driveway	Weatherproofing coloured concrete driveway as selected.
Clothesline	Ground-mounted folding clothesline as selected.
Toppings	50mm compacted or 60mm loose layer of selected pebbles or tuscan toppings as path.
Lawn areas	Low maintenance, drought tolerant, non-invasive species turf on 50mm topsoil or use mulch as substitute during drought periods.

