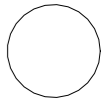


**DRAWING REGISTER (TP)**

- TP01 COVER SHEET
- TP02 3D VIEW
- TP03 SITE ANALYSIS
- TP04 DESIGN RESPONSE
- TP05 DEMOLITION PLAN
- TP06 CONTEXT PLAN
- TP07 PROPOSED SITE PLAN
- TP08 PROPOSED GROUND FLOOR
- TP09 PROPOSED FIRST FLOOR
- TP10 PROPOSED ROOF PLAN
- TP11 PROPOSED ELEVATIONS
- TP12 PROPOSED ELEVATIONS
- TP13 STREETScape ELEVATION
- TP14 LANDSCAPE PLAN
- TP15 LANDSCAPE PLAN
- TP16 WSUD
- TP17 SEPT 22 9AM PROPOSED SHADOW
- TP18 SEPT 22 10AM PROPOSED SHADOW
- TP19 SEPT 22 11AM PROPOSED SHADOW
- TP20 SEPT 22 12PM PROPOSED SHADOW
- TP21 SEPT 22 1PM PROPOSED SHADOW
- TP22 SEPT 22 2PM PROPOSED SHADOW
- TP23 SEPT 22 3PM PROPOSED SHADOW

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**







420 Melbourne Road,  
Newport, VIC 3015

03 9391 8558

alikaddour.com

ARBV REG. NO: 19534  
ABN 78 743 403 649

PROJECT  
24 CASTLEMAINE STREET, YARRAVILLE

TITLE  
3D VIEW

JOB NO.  
2218

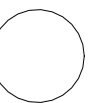
DWG ISSUE  
TP

DWG SCALE

DATE  
26.09.2024

DRAWN  
RE

DWG. NO.  
TP02







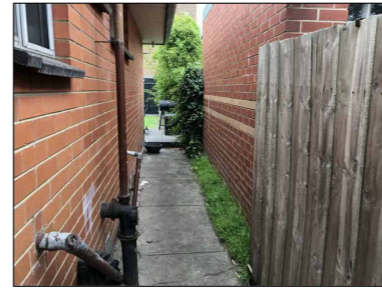
VIEW 1



VIEW 5



VIEW 2



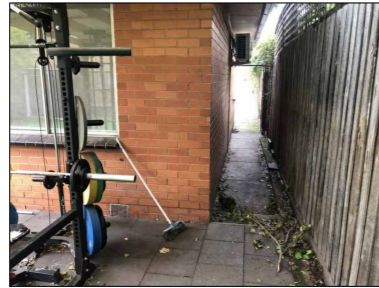
VIEW 6



VIEW 3



VIEW 7



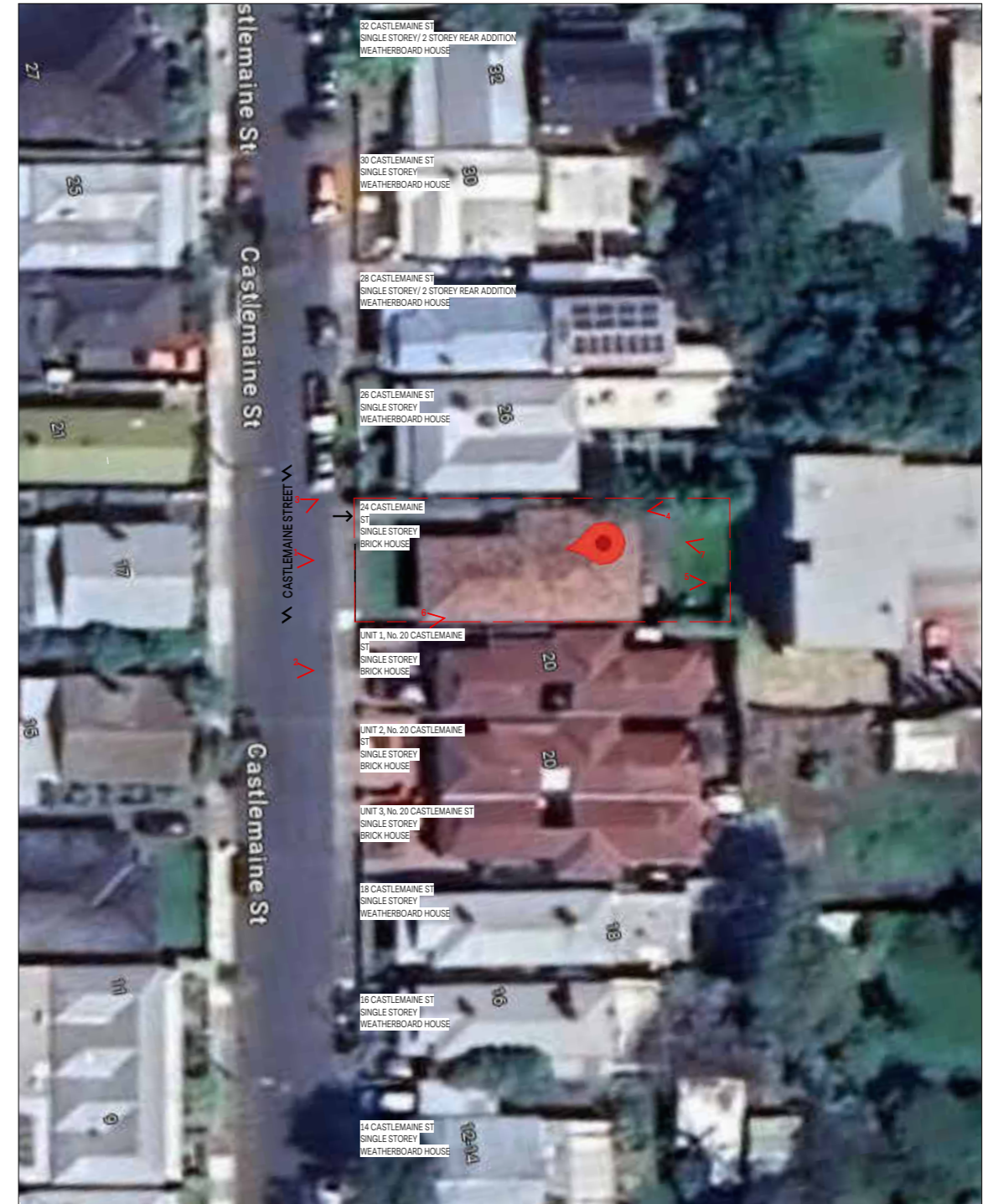
VIEW 4

**GENERAL NOTES**

- OPENABLE WINDOWS THAT ARE LESS THAN 1700MM ABOVE THE FFL OF THE FIRST FLOOR ARE TO BE RESTRICTED TO 120MM OPENING.
- PROPOSED CROSSOVERS TO BE CONSTRUCTED ACCORDING TO COUNCIL REQUIREMENTS.
- ELECTRICITY COMPANY CONNECTIONS TO THE PROPOSED DWELLINGS TO BE PROVIDED UNDERGROUND.
- REMOTE OPENING DOOR IS TO BE PROVIDED TO THE GARAGE OF EACH DWELLING.
- ALL STORMWATER INFRASTRUCTURE IS TO BE LOCATED WITHIN THE DRIVEWAYS AND NOT IN THE AREAS SET ASIDE FOR LANDSCAPING.
- TOP OF BOUNDARY FENCE ARE 2000MM ABOVE THE FFL OF THE PROPOSED DWELLINGS AND DECKS.
- THE LOCATION AND DESIGN OF MAIL BOXES IS TO FACE THE STREET; STREET NUMBER IS TO BE DISPLAYED IN ACCORDANCE WITH REQUIREMENTS OF AUSTRALIA POST.

**LEGEND**

- ← VEHICLE ENTRY
- ∨ PRIMARY NOISE SOURCES
- TITLE BOUNDARY
- POS PRIVATE OPEN SPACES
- HW HABITABLE WINDOW
- NW NON-HABITABLE WINDOW
- < VIEW



**EXISTING SITE PLAN**

1 : 500

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Newport, VIC 3015

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ARBV REG. NO: 19534  
ABN 78 743 403 649

**PROJECT**  
24 CASTLEMAINE STREET, YARRAVILLE **TITLE**  
SITE ANALYSIS

**JOB NO.**  
2218 **DWG ISSUE**  
TP **DWG SCALE**  
As indicated

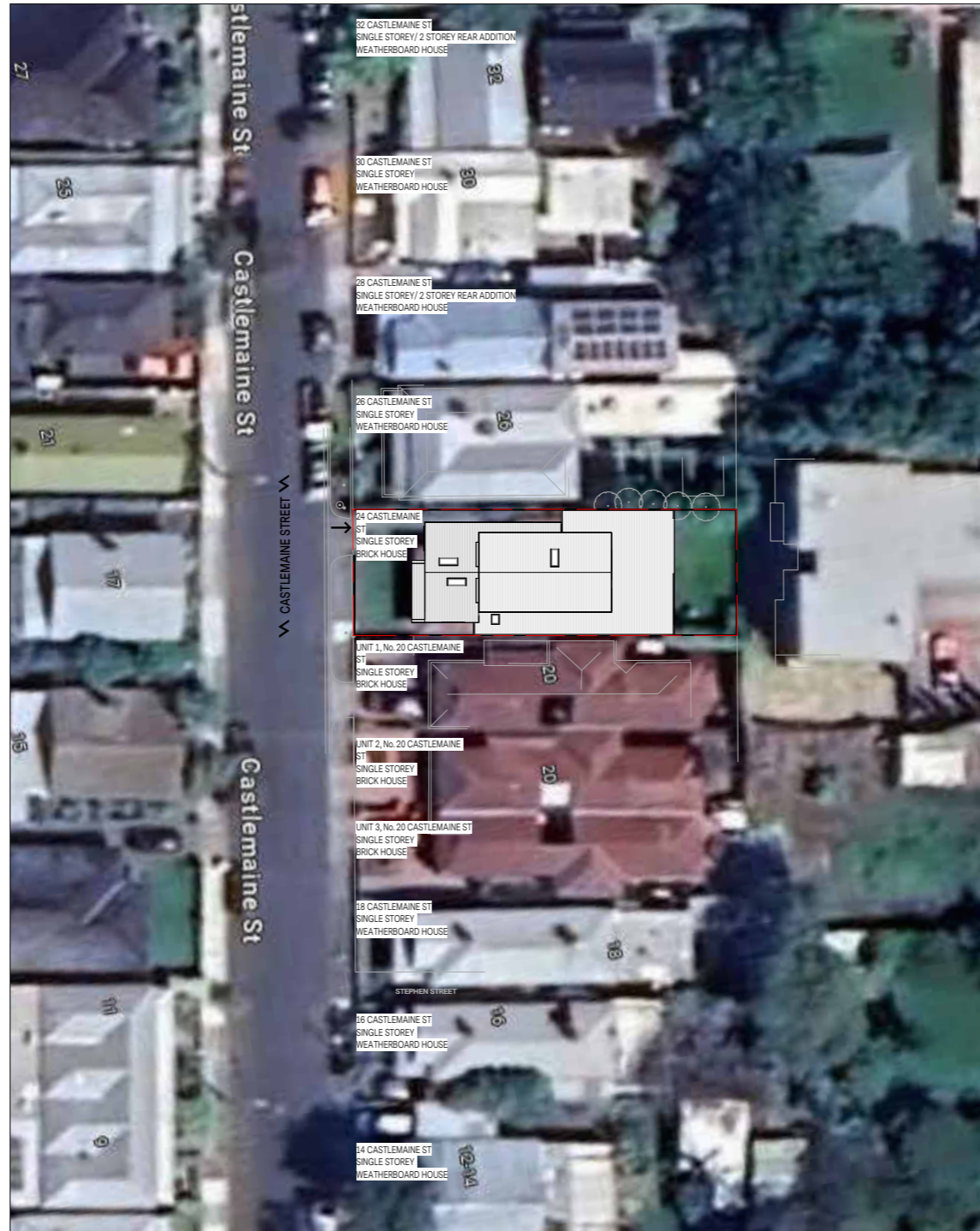
**DATE**  
26.09.2024 **DRAWN**  
RE **DWG. NO.**  
TP03





**LEGEND**

- ← VEHICLE ENTRY
- ∩ PRIMARY NOISE SOURCES
- TITLE BOUNDARY
- POS PRIVATE OPEN SPACES
- H HABITABLE WINDOW
- W NON-HABITABLE WINDOW
- N VIEW



**DESIGN RESPONSE**

1 : 500

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ABN 78 743 403 649

**PROJECT**  
24 CASTLEMAINE STREET, YARRAVILLE

**TITLE**  
DESIGN RESPONSE

**JOB NO.**  
2218

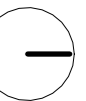
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**DWG SCALE**  
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**DATE**  
26.09.2024

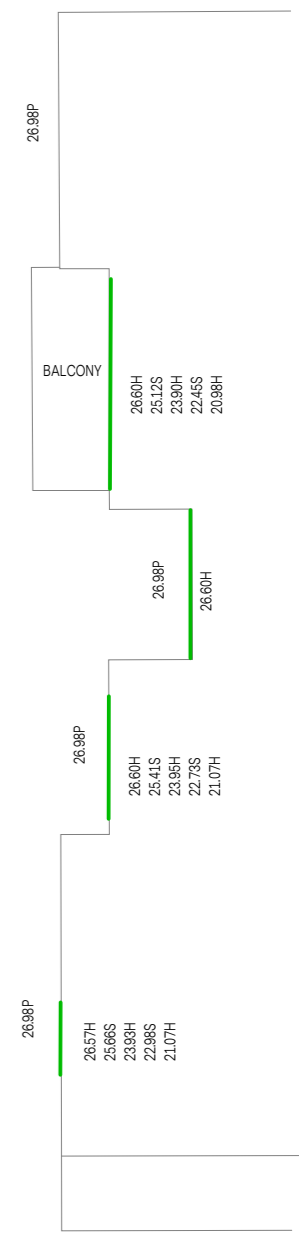
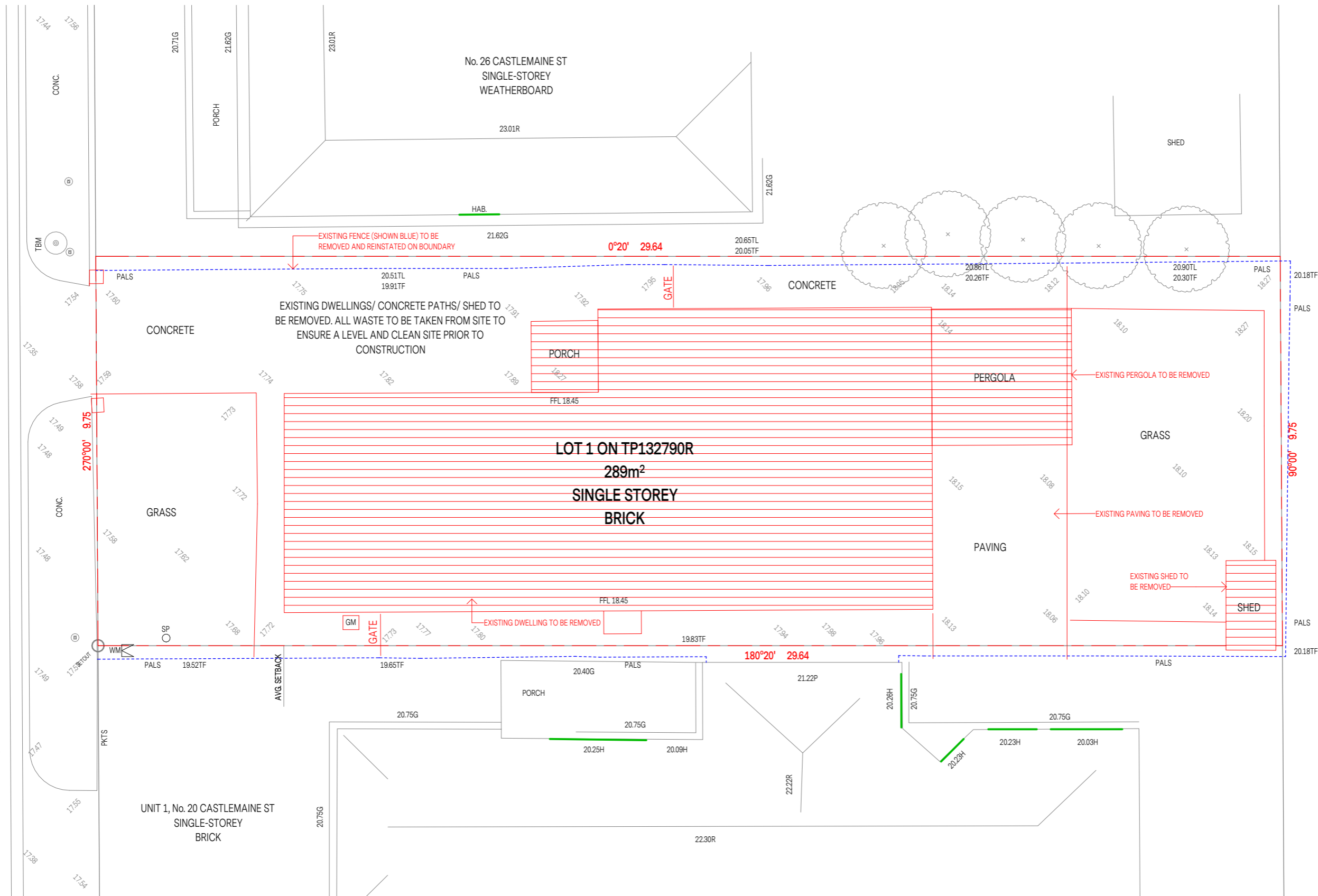
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RE

**DWG. NO.**  
TP04



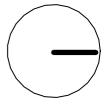


**CASTLEMAINE STREET**



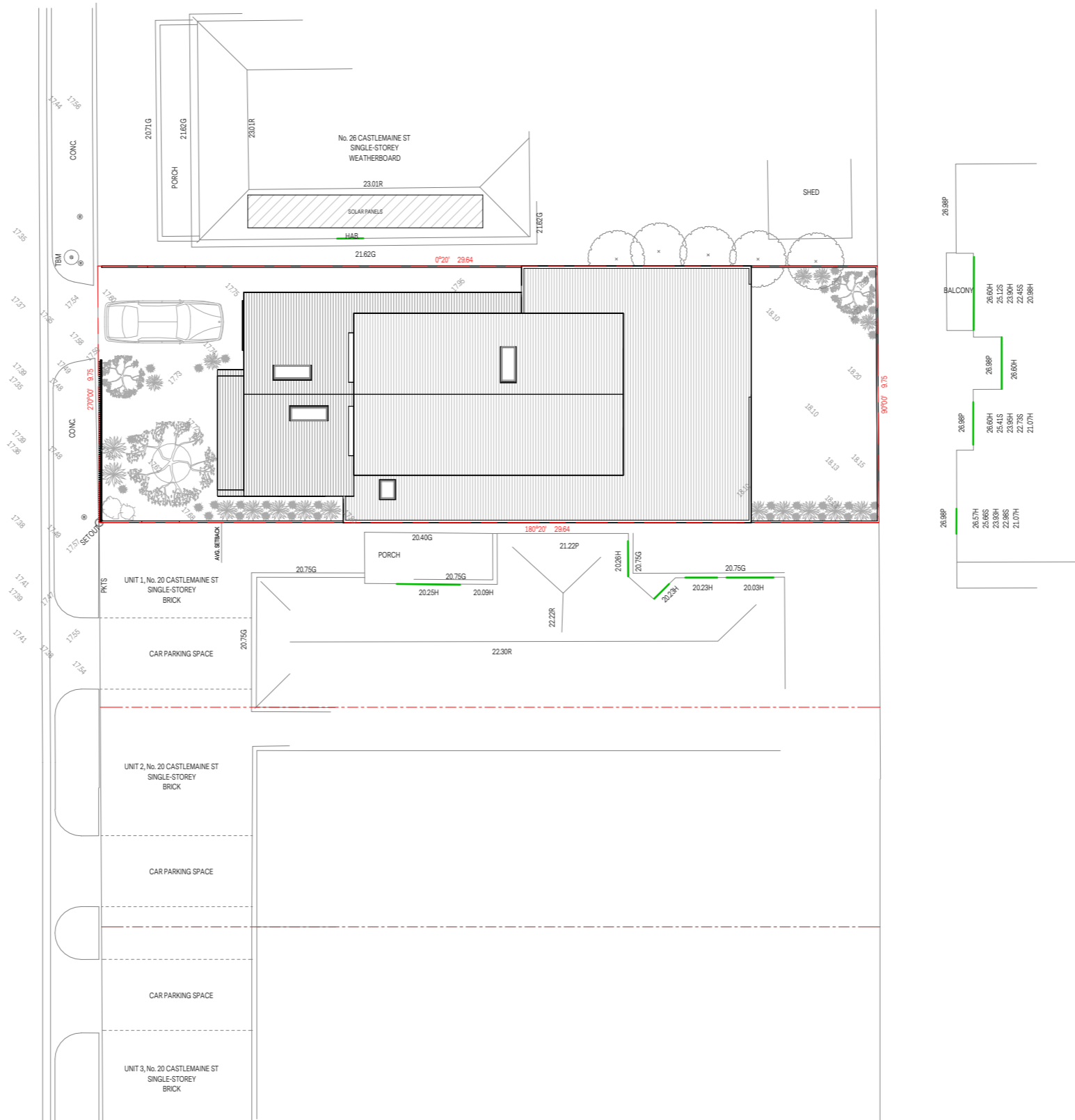
**LEGEND**

	EXISTING TO BE DEMOLISHED
TF	TOP OF FENCE
TL	TOP OF LATTICE
P	PARAPET LEVEL
GM	GAS METER
W	WATER METER
H	HABITABLE WINDOW
SP	SEWER PIT





CASTLEMAINE STREET



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Newport, VIC 3015

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ARBV REG. NO: 19534  
ABN 78 743 403 649

PROJECT  
24 CASTLEMAINE STREET, YARRAVILLE

TITLE  
CONTEXT PLAN

JOB NO.  
2218

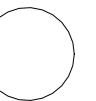
DWG ISSUE  
TP

DWG SCALE  
1 : 200

DATE  
26.09.2024

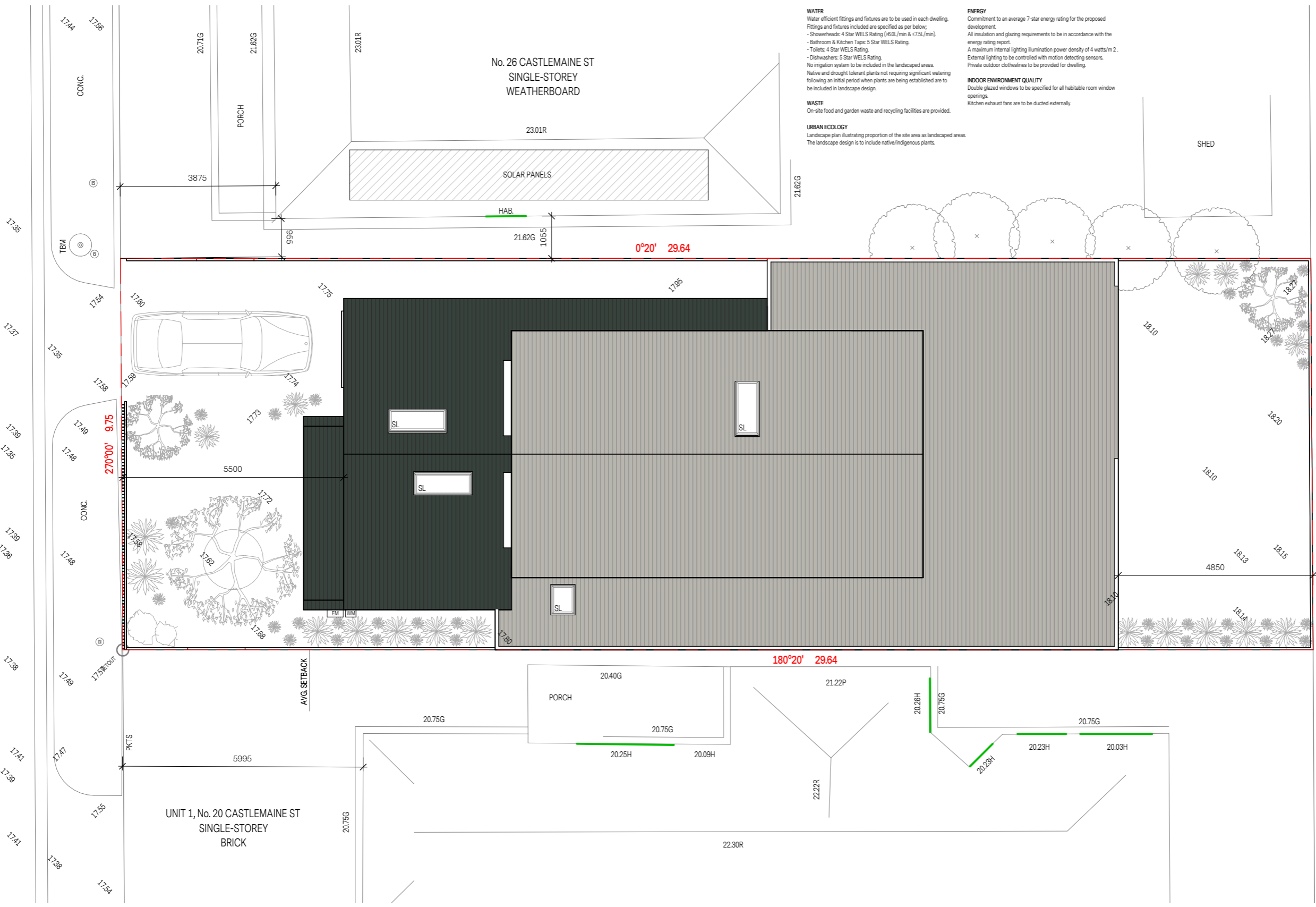
DRAWN  
RE

DWG. NO.  
TP06





CASTLEMAINE STREET



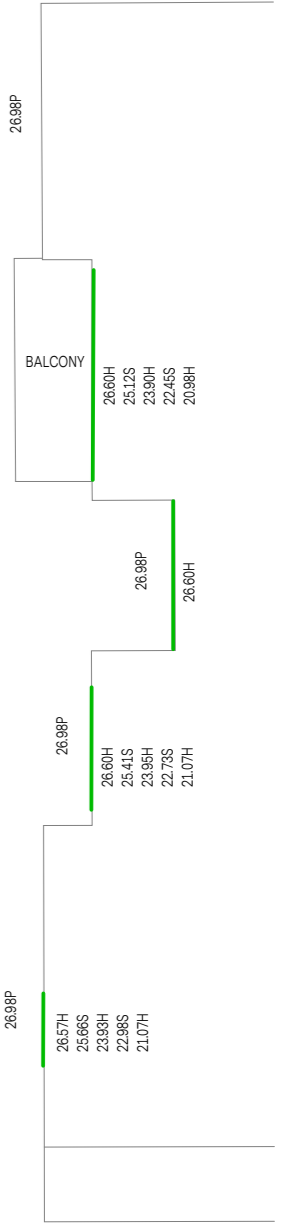
**WATER**  
Water efficient fittings and fixtures are to be used in each dwelling. Fittings and fixtures included are specified as per below;  
- Showerheads: 4 Star WELS Rating (6.0L/min & 7.5L/min).  
- Bathroom & Kitchen Taps: 5 Star WELS Rating.  
- Toilets: 4 Star WELS Rating.  
- Dishwashers: 5 Star WELS Rating.  
No irrigation system to be included in the landscaped areas.  
Native and drought tolerant plants not requiring significant watering following an initial period when plants are being established are to be included in landscape design.

**WASTE**  
On-site food and garden waste and recycling facilities are provided.

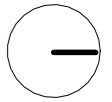
**URBAN ECOLOGY**  
Landscape plan illustrating proportion of the site area as landscaped areas. The landscape design is to include native/indigenous plants.

**ENERGY**  
Commitment to an average 7-star energy rating for the proposed development.  
All insulation and glazing requirements to be in accordance with the energy rating report.  
A maximum internal lighting illumination power density of 4 watts/m<sup>2</sup>.  
External lighting to be controlled with motion detecting sensors.  
Private outdoor clotheslines to be provided for dwelling.

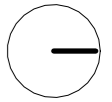
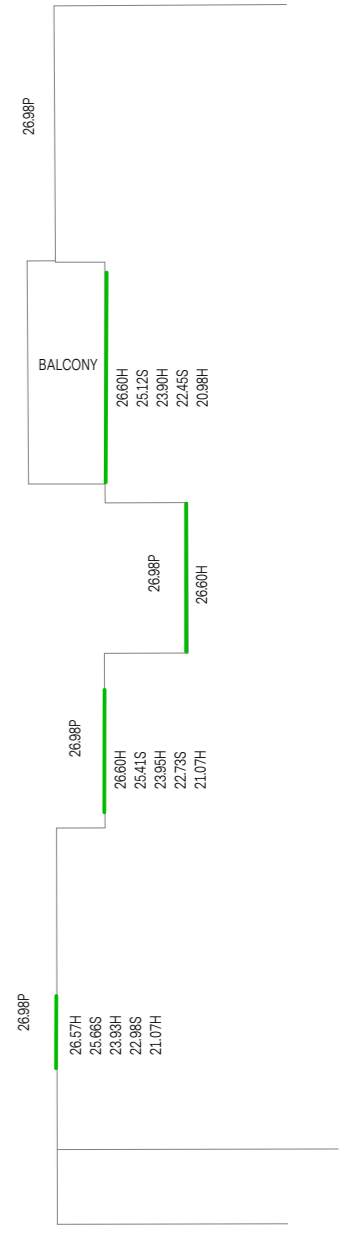
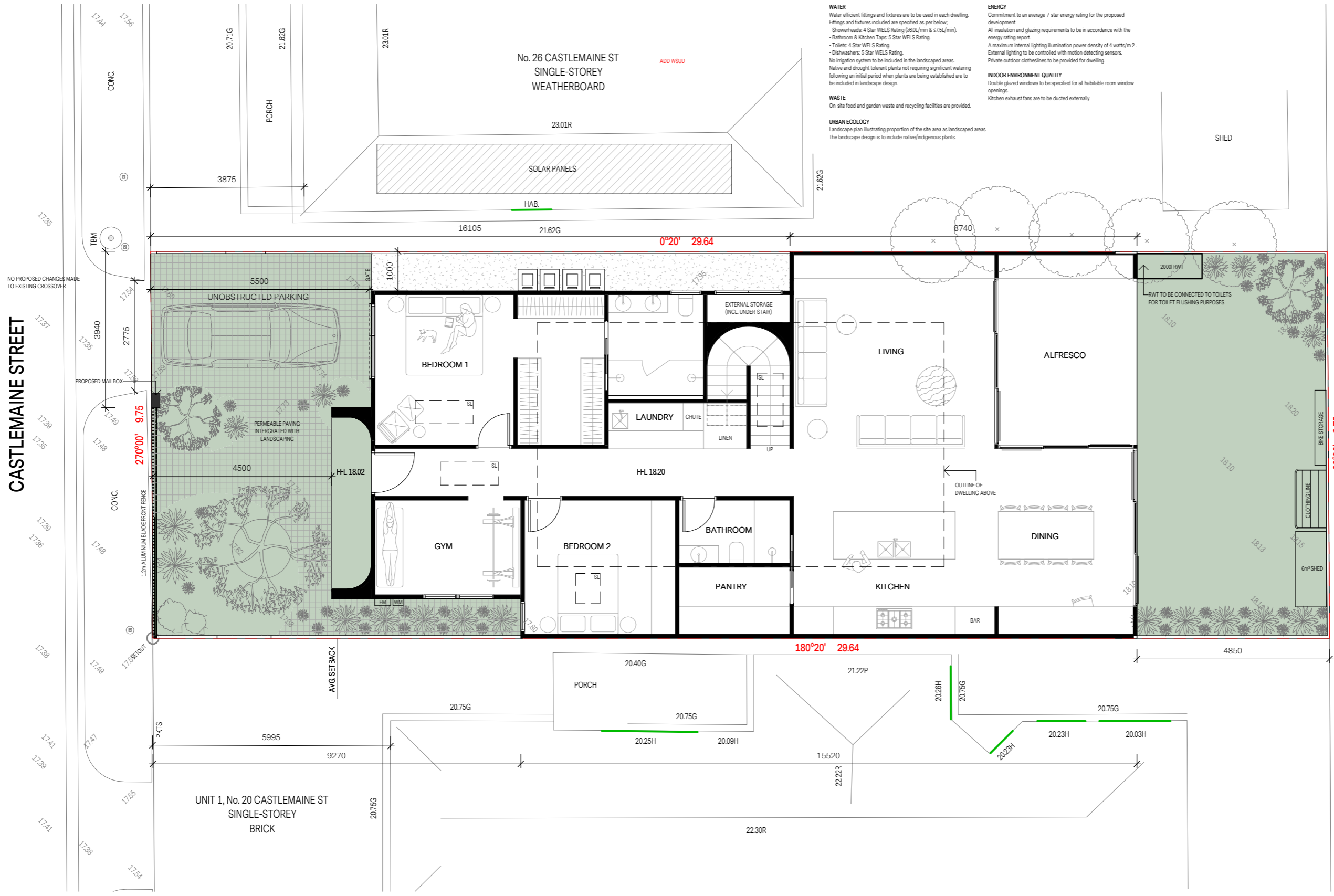
**INDOOR ENVIRONMENT QUALITY**  
Double glazed windows to be specified for all habitable room window openings.  
Kitchen exhaust fans are to be ducted externally.



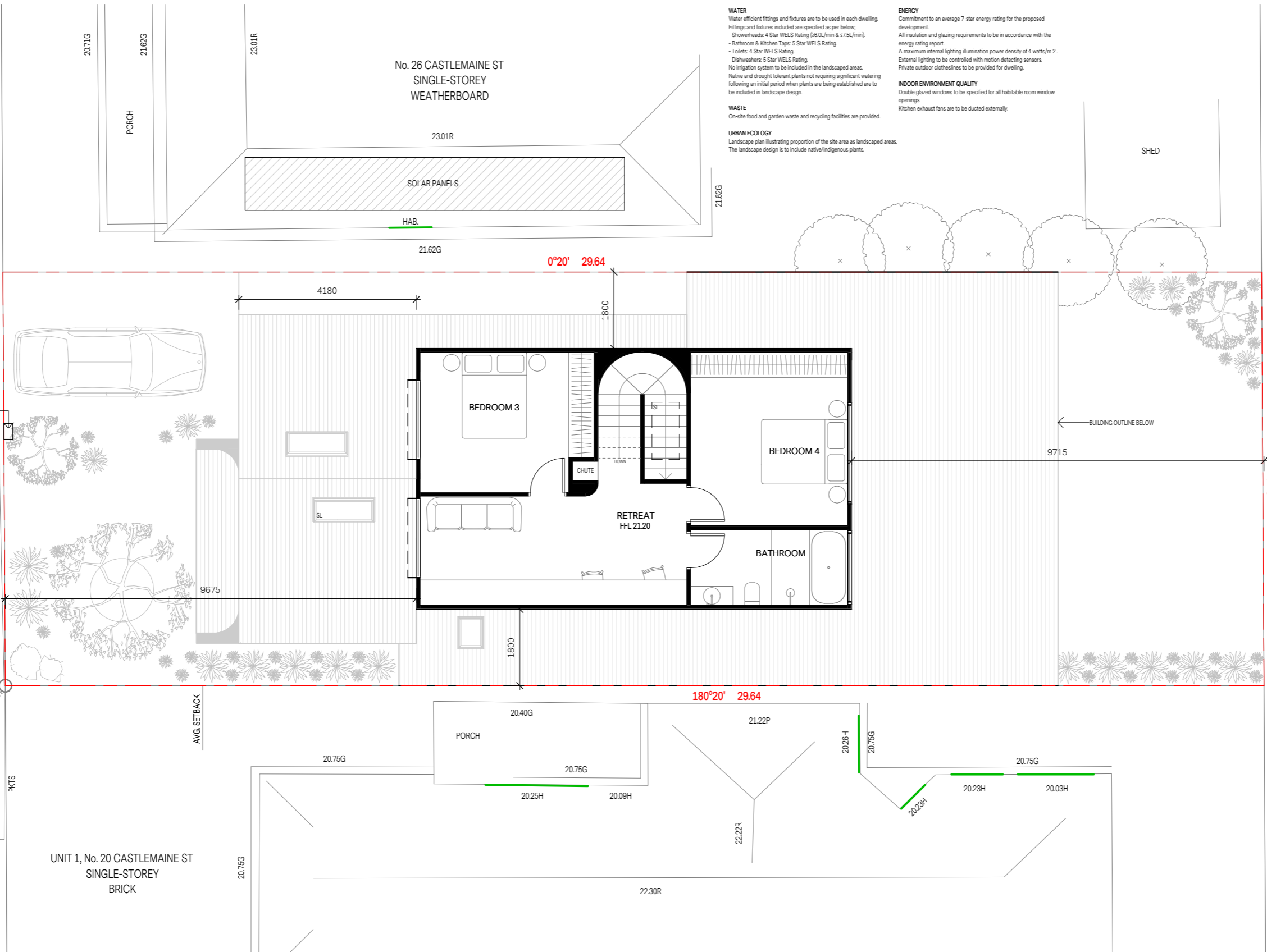
- LEGEND**
- EXISTING TO BE DEMOLISHED
  - TF TOP OF FENCE
  - TL TOP OF LATTICE
  - P PARAPET LEVEL
  - GM GAS METER
  - W WATER METER
  - H HABITABLE WINDOW
  - SP SEWER PIT







CASTLEMAINE STREET



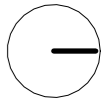
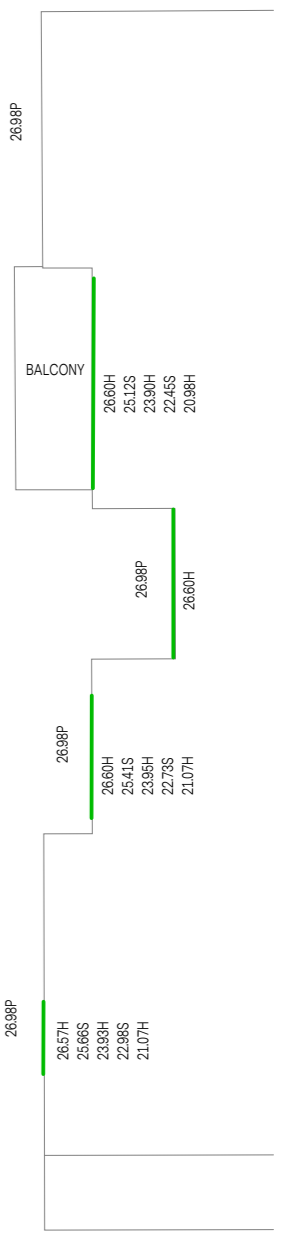
**WATER**  
Water efficient fittings and fixtures are to be used in each dwelling. Fittings and fixtures included are specified as per below;  
- Showersheads: 4 Star WELS Rating (5.0L/min & 7.5L/min).  
- Bathroom & Kitchen Taps: 5 Star WELS Rating.  
- Toilets: 4 Star WELS Rating.  
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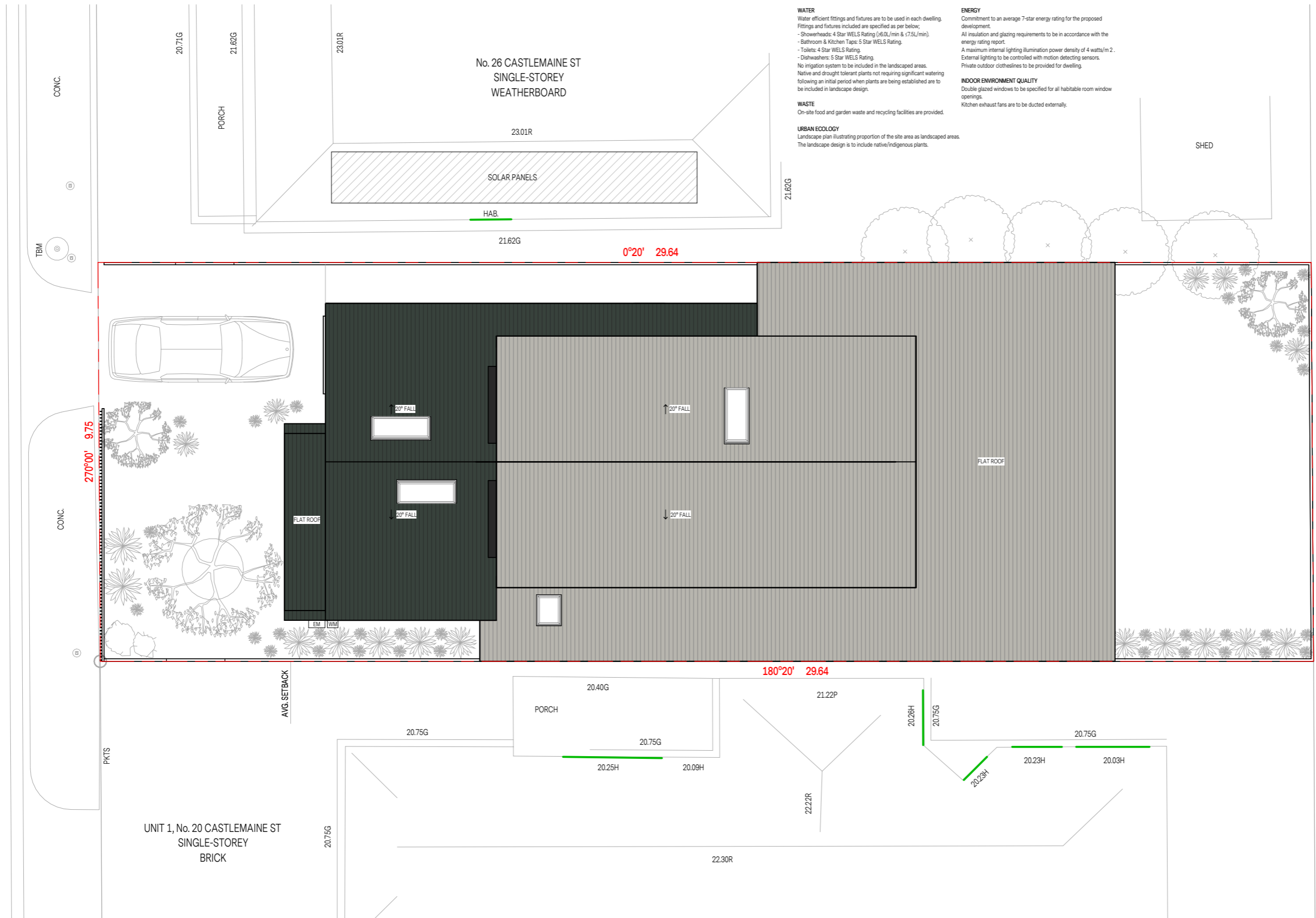
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The landscape design is to include native/indigenous plants.





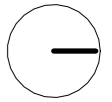
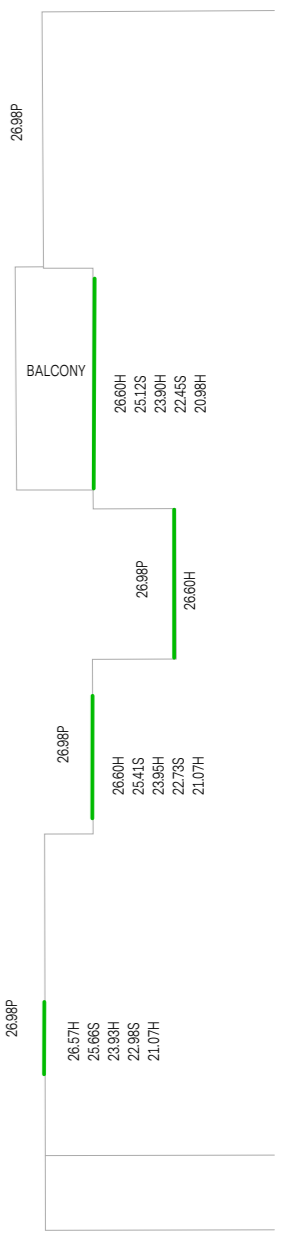


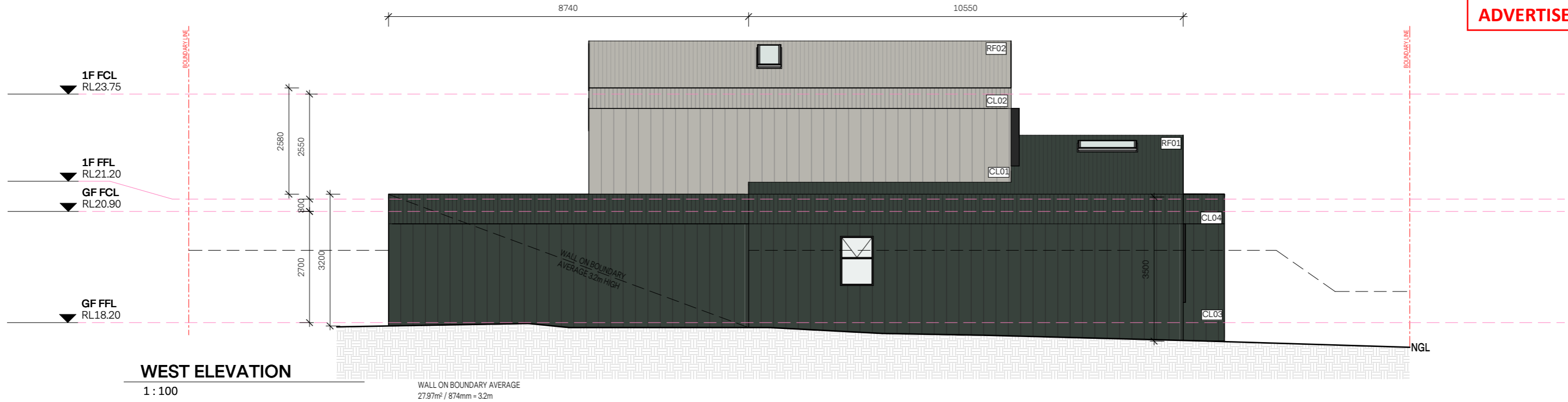
**WATER**  
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- Showerheads: 4 Star WELS Rating (<math>6.0L/min</math> & <math>7.5L/min</math>).  
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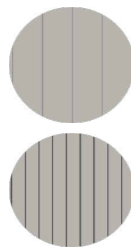
**EXTERNAL FINISHES SCHEDULE**

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Newport, VIC 3015

03 9391 8558

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ARBV REG. NO: 19534  
ABN 78 743 403 649



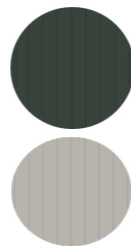
CL01 SCYON AXON 300mm CLADDING  
IN DULUX SOUTHERLY

CL02 SCYON AXON 100mm CLADDING  
IN DULUX SOUTHERLY



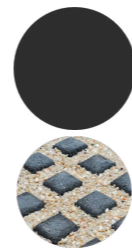
CL03 SCYON AXON 300mm CLADDING IN DULUX  
DEEP BRUNSWICK GREEN

CL04 SCYON AXON 100mm CLADDING IN DULUX  
DEEP BRUNSWICK GREEN



RF01 CORRUGATED METAL ROOF IN COLORBOND  
COTTAGE GREEN

RF02 CORRUGATED METAL ROOF IN  
COLORBOND SOUTHERLY



GENERALLY:  
ALL WINDOWS AND DOORS IN DULUX  
NIGHTSKY

PERMEABLE PAVING - ADBRI TURFGRID IN  
CHARCOAL

**PROJECT**  
24 CASTLEMAINE STREET, YARRAVILLE

**TITLE**  
PROPOSED ELEVATIONS

**JOB NO.**  
2218

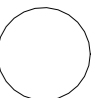
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TP

**DWG SCALE**  
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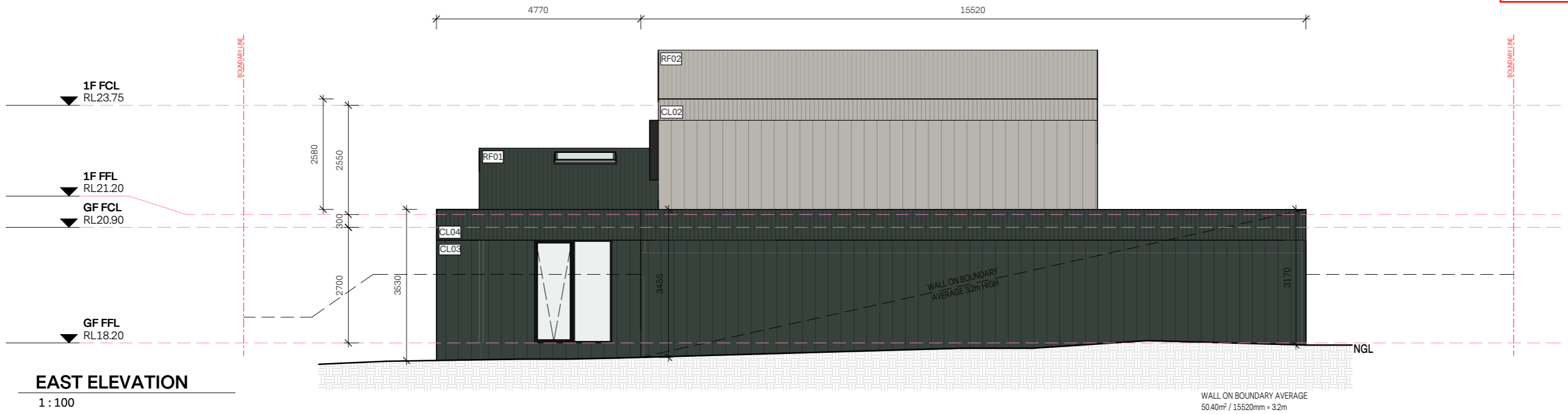
**DATE**  
26.09.2024

**DRAWN**  
RE

**DWG. NO.**  
TP11



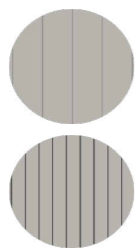




**SOUTH ELEVATION**  
1 : 100

**EXTERNAL FINISHES SCHEDULE**

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Newport, VIC 3015  
  
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ARBV REG. NO: 19534  
ABN 78 743 403 649



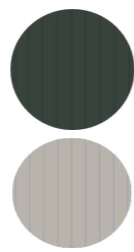
**CL01** SCYON AXON 300mm CLADDING  
IN DULUX SOUTHERLY

**CL02** SCYON AXON 100mm CLADDING  
IN DULUX SOUTHERLY



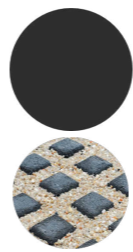
**CL03** SCYON AXON 300mm CLADDING IN DULUX  
DEEP BRUNSWICK GREEN

**CL04** SCYON AXON 100mm CLADDING IN DULUX  
DEEP BRUNSWICK GREEN



**RF01** CORRUGATED METAL ROOF IN COLORBOND  
COTTAGE GREEN

**RF02** CORRUGATED METAL ROOF IN  
COLORBOND SOUTHERLY



**GENERALLY:**  
ALL WINDOWS AND DOORS IN DULUX  
NIGHTSKY

**PERMEABLE PAVING - ADBRI TURFGRID IN  
CHARCOAL**

**PROJECT**  
24 CASTLEMAINE STREET, YARRAVILLE

**TITLE**  
PROPOSED ELEVATIONS

**JOB NO.**  
2218

**DWG ISSUE**  
TP

**DWG SCALE**  
1 : 100

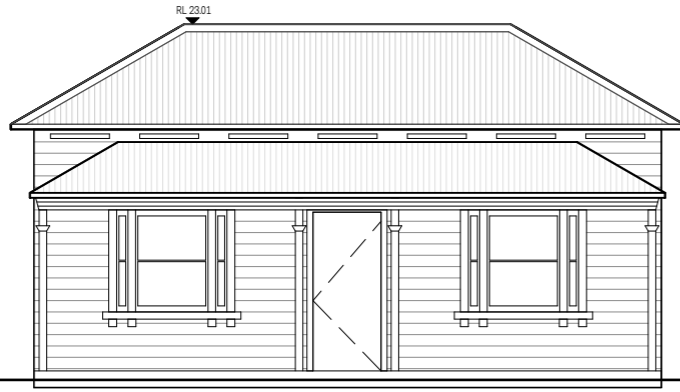
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26.09.2024

**DRAWN**  
RE

**DWG. NO.**  
TP12



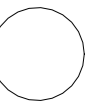
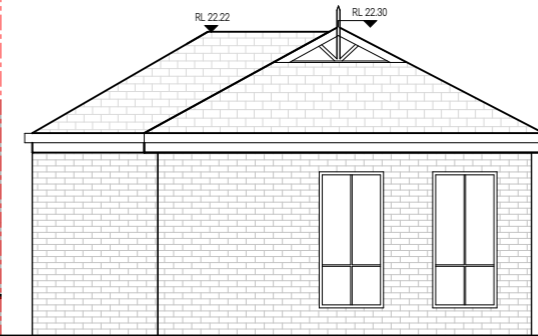
26 CASTLEMAINE STREET



24 CASTLEMAINE STREET  
(PROPOSED DWELLING)



UNIT 1, No. 20 CASTLEMAINE STREET





**WATER**  
Water efficient fittings and fixtures are to be used in each dwelling.  
Fittings and fixtures included are specified as per below:  
- Showerheads: 4 Star WELS Rating (6.0L/min & 7.5L/min)  
- Bathroom & Kitchen Taps: 5 Star WELS Rating  
- Toilets: 4 Star WELS Rating  
- Dishwashers: 5 Star WELS Rating  
No irrigation system to be included in the landscaped areas.  
Native and drought tolerant plants not requiring significant watering following an initial period when plants are being established are to be included in landscape design.

**ENERGY**  
Commitment to an average 7-star energy rating for the proposed development.  
All insulation and glazing requirements to be in accordance with the energy rating report.  
A maximum internal lighting illumination power density of 4 watts/m<sup>2</sup>.  
External lighting to be controlled with motion detecting sensors.  
Private outdoor clotheslines to be provided for dwelling.  
Kitchen exhaust fans are to be ducted externally.

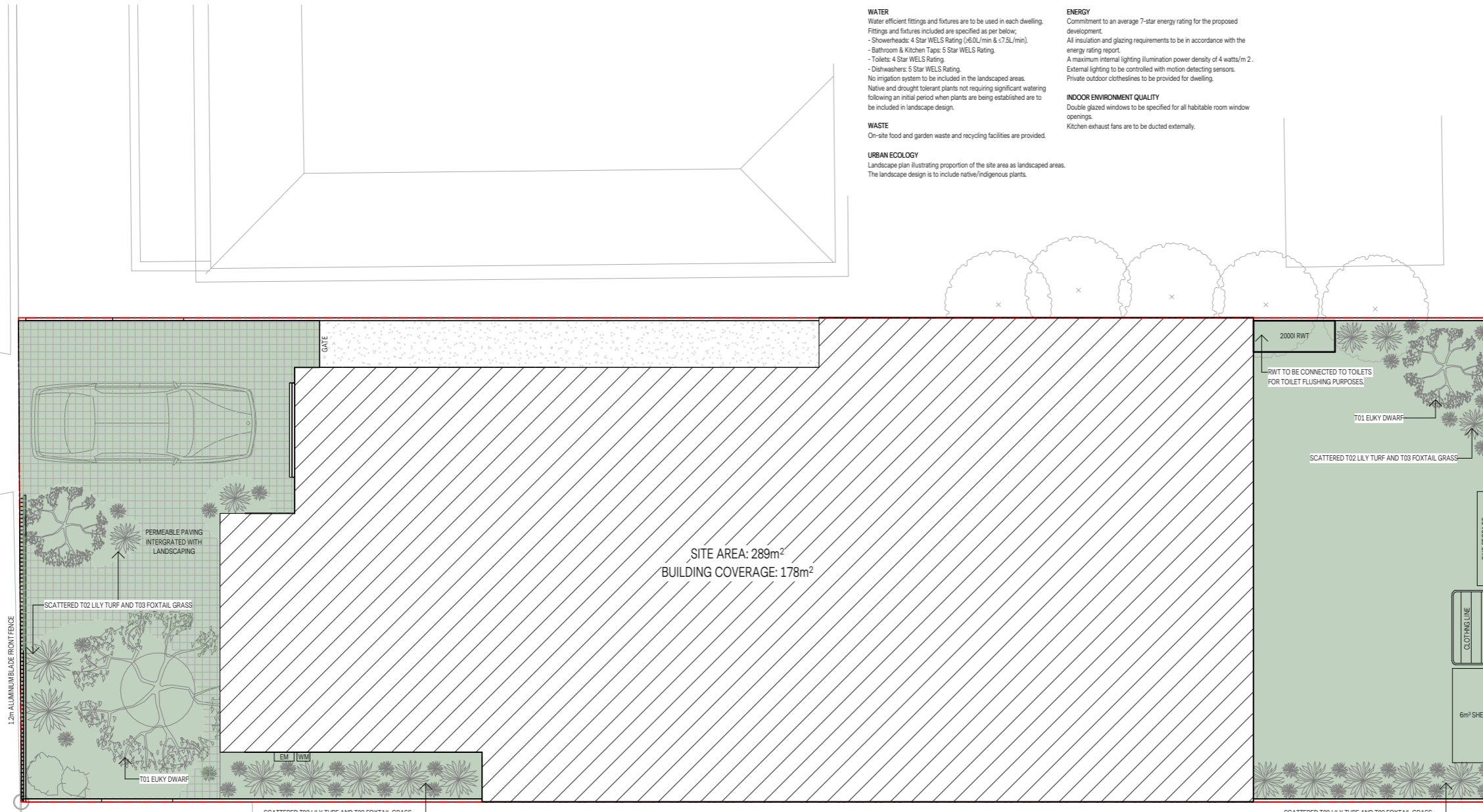
**INDOOR ENVIRONMENT QUALITY**  
Double glazed windows to be specified for all habitable room window openings.

**WASTE**  
On-site food and garden waste and recycling facilities are provided.

**URBAN ECOLOGY**  
Landscape plan illustrating proportion of the site area as landscaped areas.  
The landscape design is to include native/indigenous plants.

**OVERALL DEVELOPMENT SUMMARY**

SITE AREA	289m <sup>2</sup>	
BUILDING COVERAGE	178m <sup>2</sup>	(61%)
PERMEABILITY	105m <sup>2</sup>	(36%)
SECLUDED P.O.S	51m <sup>2</sup>	(17%)



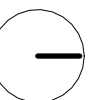
**T01 EUKY DWARF**  
EUCALYPTUS LEUCOXYLON

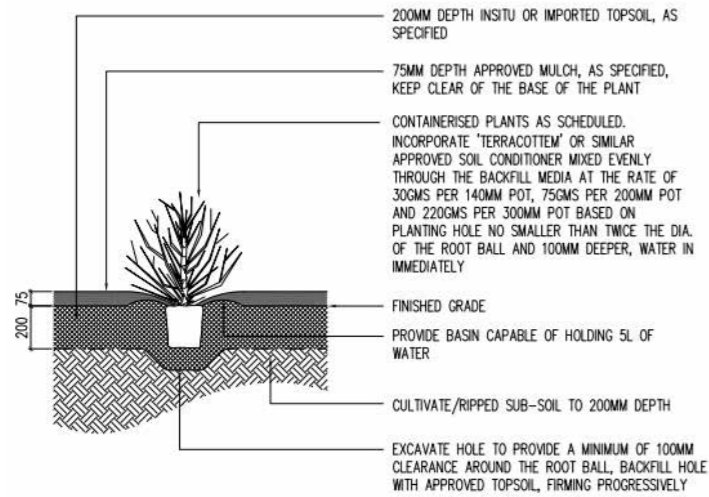


**T02 LILY TURF**  
LIRIOPE MUSCARI MONROE WHITE



**T03 PENNISETUM 'PURPLE FOUNTAIN/FOXTAIL GRASS'**  
PENNISETUM SETACEUM

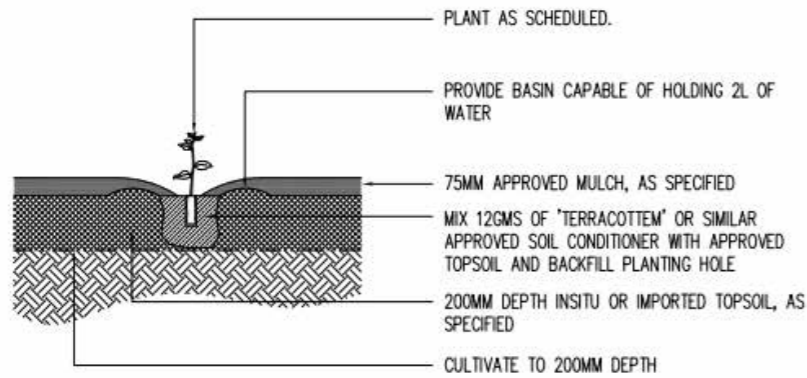




**TYPICAL CROSS SECTION  
FOR SHRUB PLANTING**

**NOTES**

1. SPRAY ALL WEEDS AND UNWANTED PLANT MATERIAL WITH A SUITABLE HERBICIDE TWO WEEKS PRIOR TO WORKS. REPEAT SPRAY MAY BE NECESSARY.
2. CULTIVATE TO A DEPTH OF 200MM.
3. REMOVE ALL RUBBISH AND DELETERIOUS MATERIALS.
4. FOR LARGE BEDS OR AREAS OF HIGH DENSITY PLANTING 'TERRACOTTEM' OR SIMILAR CAN BE APPLIED TO THE SURFACE AT THE RATE OF 150GMS PER SQ.M AND CULTIVATED EVENLY TO A DEPTH OF 200MM.

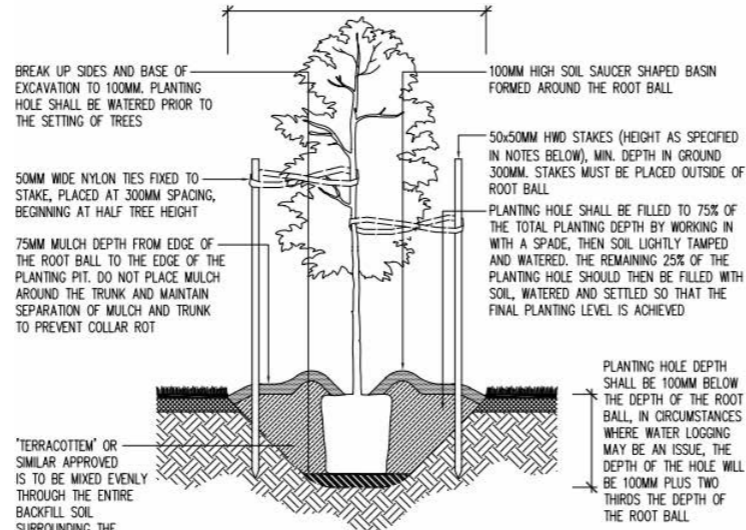


**TYPICAL CROSS SECTION  
FOR TUBESTOCK PLANTING**

**NOTES**

1. EXCAVATE A PLANTING HOLE NO SMALLER THAN 200x200x200MM.

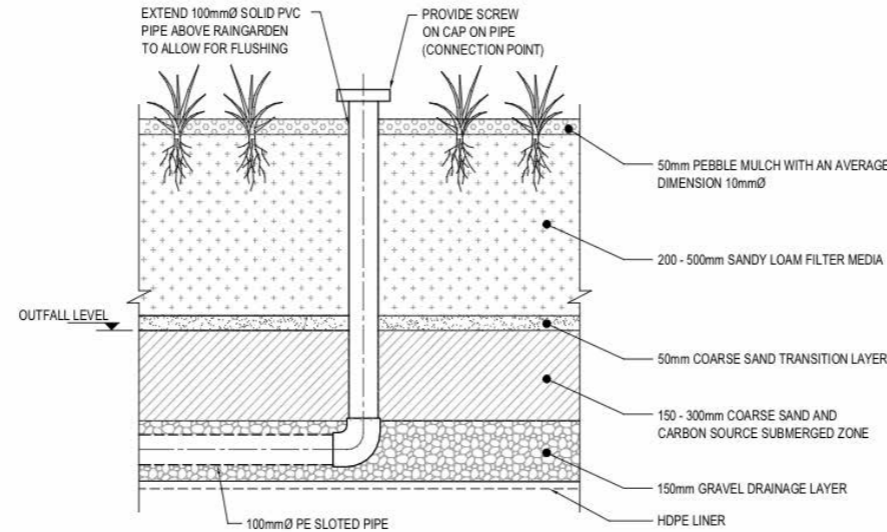
TO PROMOTE LATERAL ROOT GROWTH THE PLANTING HOLE SHALL BE NO LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AND ONLY ACCEPTABLE IF DUE TO SPACE RESTRICTIONS, OTHERWISE ALLOW FOR NO LESS THAN THREE TIMES THE DIAMETER OF THE ROOT BALL. SLOPE ALL SIDES AT 45 DEGREES



**TYPICAL CROSS SECTION FOR  
ADVANCED TREE PLANTING**

**NOTES**

1. ENSURE ALL LABELS, WIRES, TWINE AND OTHER BINDING MATERIALS ARE REMOVED FROM PLANTING MATERIAL, INCLUDING ROOT BALLS PRIOR TO BACKFILLING.
2. WATER IMMEDIATELY FOLLOWING PLANTING, SAUCER TO BE FILLED TWICE.
3. SITE TO BE LEFT CLEAN AND TIDY ON COMPLETION OF PLANTING, REMOVE WEEDS AND BUILDING SPOIL FROM TREE PLANTING ZONE.
4. FOR TREES BETWEEN 1.5-2.5M HIGH SUPPLY STAKES AT 1800MM HEIGHT, TREES BETWEEN 2.5-3.5M HIGH SUPPLY STAKES AT 2100MM HEIGHT, TREES ABOVE 3.5M SUPPLY STAKES AT 2400MM HEIGHT.
5. ANY VARIATIONS TO THIS DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO ANY PLANTING.



**FLUSHING POINT DETAIL  
SCALE 1:10**

**OVERALL DEVELOPMENT SUMMARY**

SITE AREA	289m <sup>2</sup>	
BUILDING COVERAGE	178m <sup>2</sup>	(61%)
PERMEABILITY	105m <sup>2</sup>	(36%)
SECLUDED P.O.S	51m <sup>2</sup>	(17%)

SITE AREA	: 289m <sup>2</sup>
MINIMUM GARDEN AREA REQUIREMENT (25%)	: 119.5m <sup>2</sup>
GARDEN AREA ACHIEVED	: m <sup>2</sup>

**GENERAL NOTES ON LANDSCAPING**

- ALL STORMWATER INFRASTRUCTURE IS TO BE LOCATED WITHIN THE DRIVEWAYS AND NOT IN THE AREAS SET ASIDE FOR LANDSCAPING.
- THE PROVISION OF ADVANCED NATIVE NON-DECIDUOUS CANOPY TREES WITHIN THE FRONT SETBACK OF EACH DWELLING MUST HAVE A MATURE HEIGHT OF AT LEAST SIX METRES.
- THE PROVISION OF ONE ADVANCED MEDIUM CANOPY TREE WITHIN THE REAR YARD OF EACH DWELLING.
- ALL TREES MUST BE A MINIMUM 1.5M HIGH AT THE TIME OF PLANTING
- ALL PLANTS WITHIN THE DEVELOPMENT ARE NEW PLANTS - NO EXISTING PLANTS WITHIN THE DEVELOPMENT IS RETAINED

**SOIL PREPARATION:**

- PRIOR TO PLANTING, REMOVE ALL BUILDER'S RUBBLE FROM SITE, PAYING PARTICULAR ATTENTION TO MORTAR REMNANTS.
- REMOVE ALL EXISTING PLANT MATERIAL. STOLONIFEROUS GRASS TO BE ERADICATED BY SPRAYING IF NECESSARY.
- CULTIVATE SOIL TO A DEPTH OF 300 MM BY MEANS OTHER THAN ROTARY HOE. (THE BLADES CAN CAUSE A HARD PAN BASE TO FORM IN CLAY SOILS).
- AMEND CLAY WITH GYPSUM AT RECOMMENDED RATE, AND COMPOST OR OTHER ORGANIC MATTER.
- USE IMPORTED SOIL WITH DISCRETION. WHERE EXISTING SOIL INSUFFICIENT, AN IMPORTED ORGANIC BLENDED SOIL SHOULD BE USED.

**PLANTS & PLANTING**

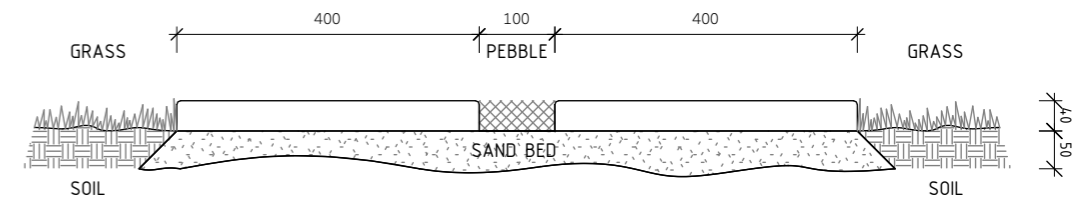
- ALL PLANTS TO BE HEALTHY AND DISEASE -FREE SPECIMENS.
- OVER EXCAVATE HOLES BY AT LEAST TWICE POT VOLUME. SPREAD OSMOCOTE FERTILISER TO EACH PLANTHOLE AT THE RATES SPECIFIED.
- STAKE AND THE TREES WITH TWO 1800x25x25 H.W. STAKES.
- ALL TIES TO BE FLEXIBLE RUBBER OR CANVAS TIES IN FIGURE '8' CONFIGURATION.
- IMMEDIATELY AFTER PLANTING WATER ALL PLANTS AND MAINTAIN REGULAR FOLLOW UP WATERING DURING ESTABLISHMENT PERIOD.

**MULCH**

- AFTER PLANTING, SPREAD FINE PINE BARK TO A DEPTH OF 50 MM OVER ALL GARDEN BED AREAS.

**MAINTENANCE**

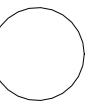
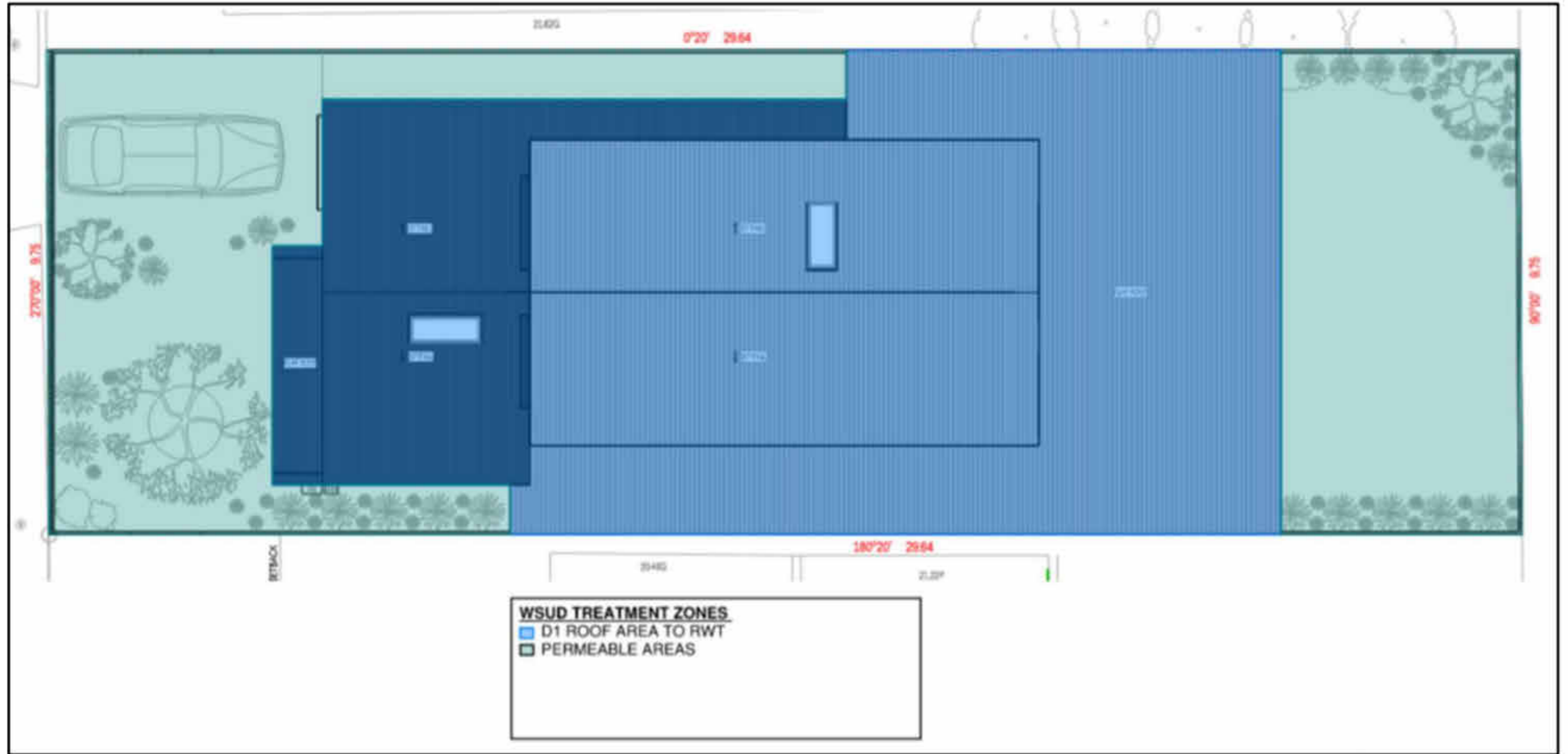
- MAINTAIN ALL GARDEN BEDS IN A NEAT AND TIDY CONDITION.
- REGULARLY WATER GARDEN BEDS AND LAWN DURING ESTABLISHMENT PERIOD AND DRY PERIODS. ERADICATE WEED GROWTH.

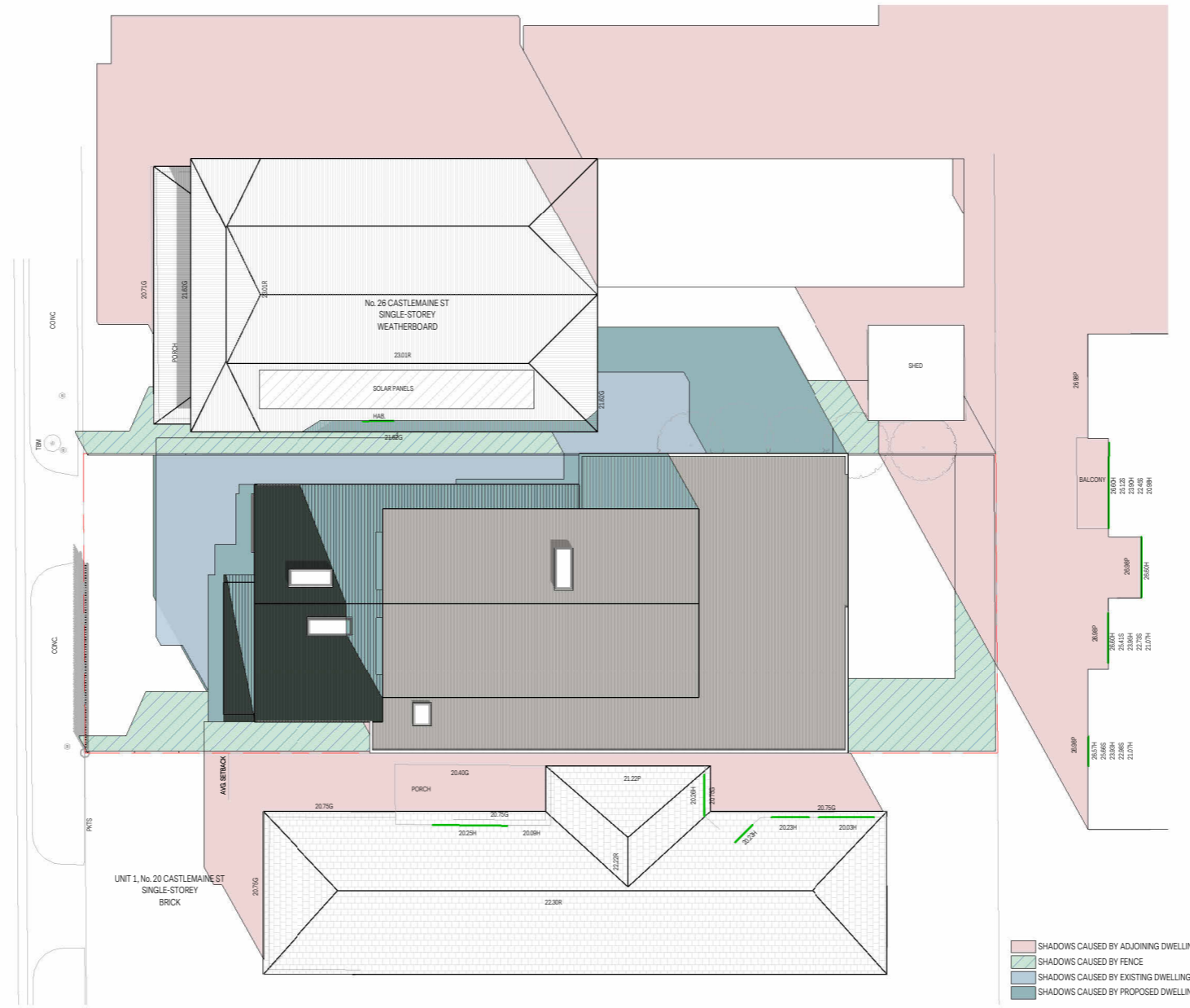


**PEDESTRIAN PAVEMENT DETAIL**









**SEPT 22 9AM PROPOSED SHADOW**

1 : 200

420 Melbourne Road,  
Newport, VIC 3015

03 9391 8558

alikkaddour.com

ARBV REG. NO: 19534  
ABN 78 743 403 649

**PROJECT**  
24 CASTLEMAINE STREET, YARRAVILLE

**TITLE**  
SEPT 22 9AM PROPOSED  
SHADOW

**JOB NO.**  
2218

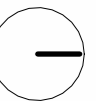
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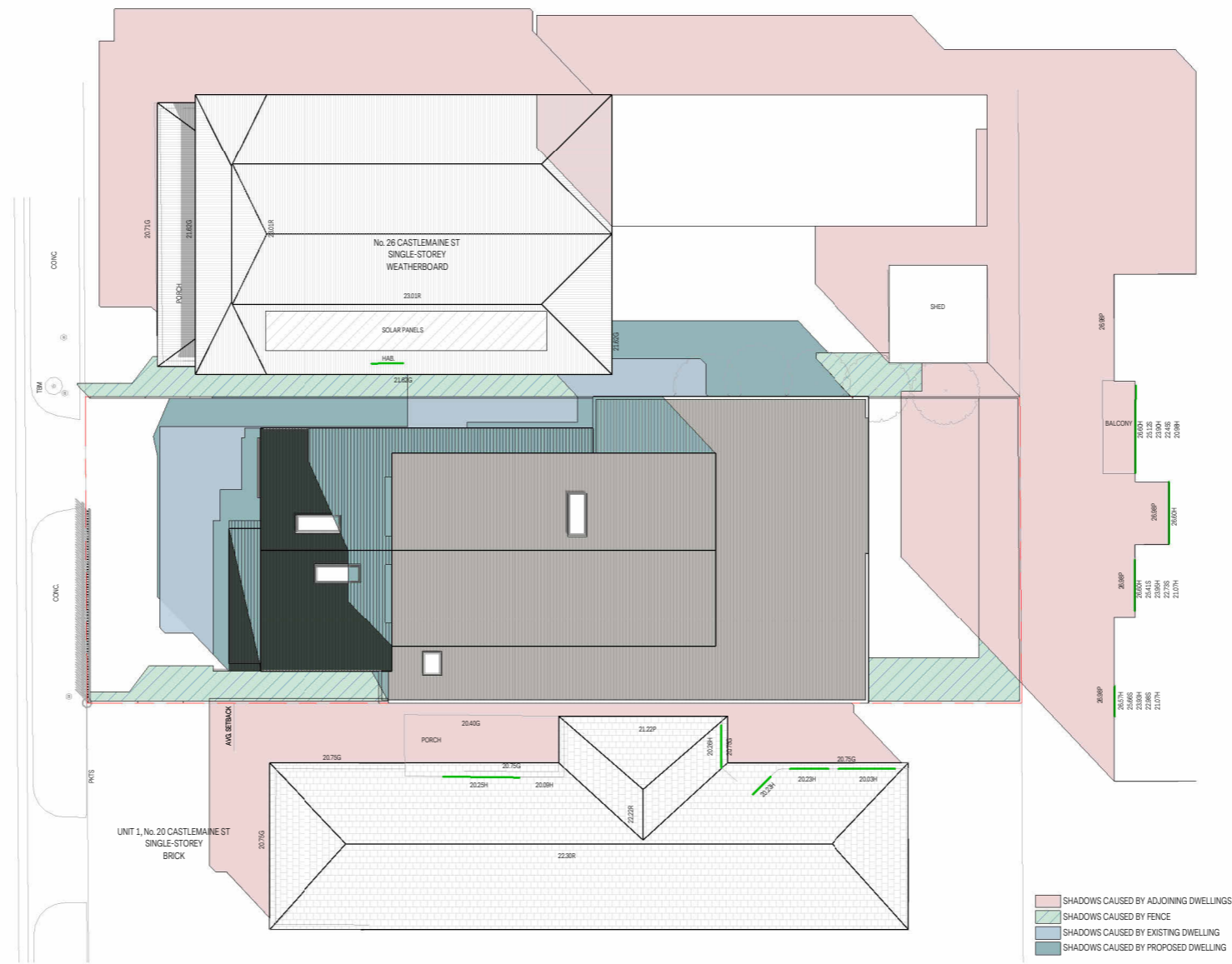
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**DATE**  
26.09.2024

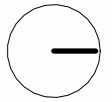
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**DWG. NO.**  
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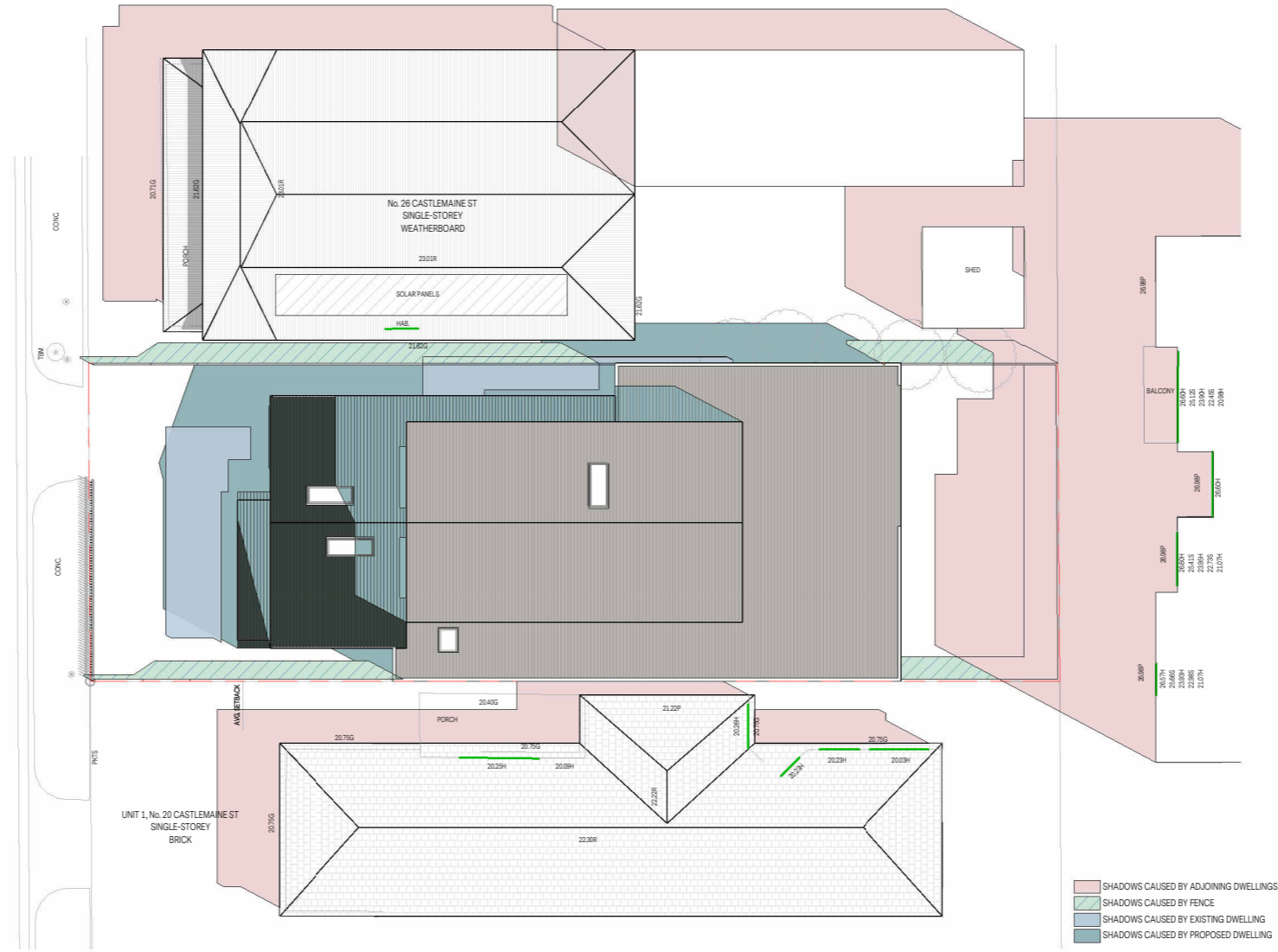




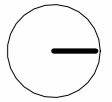
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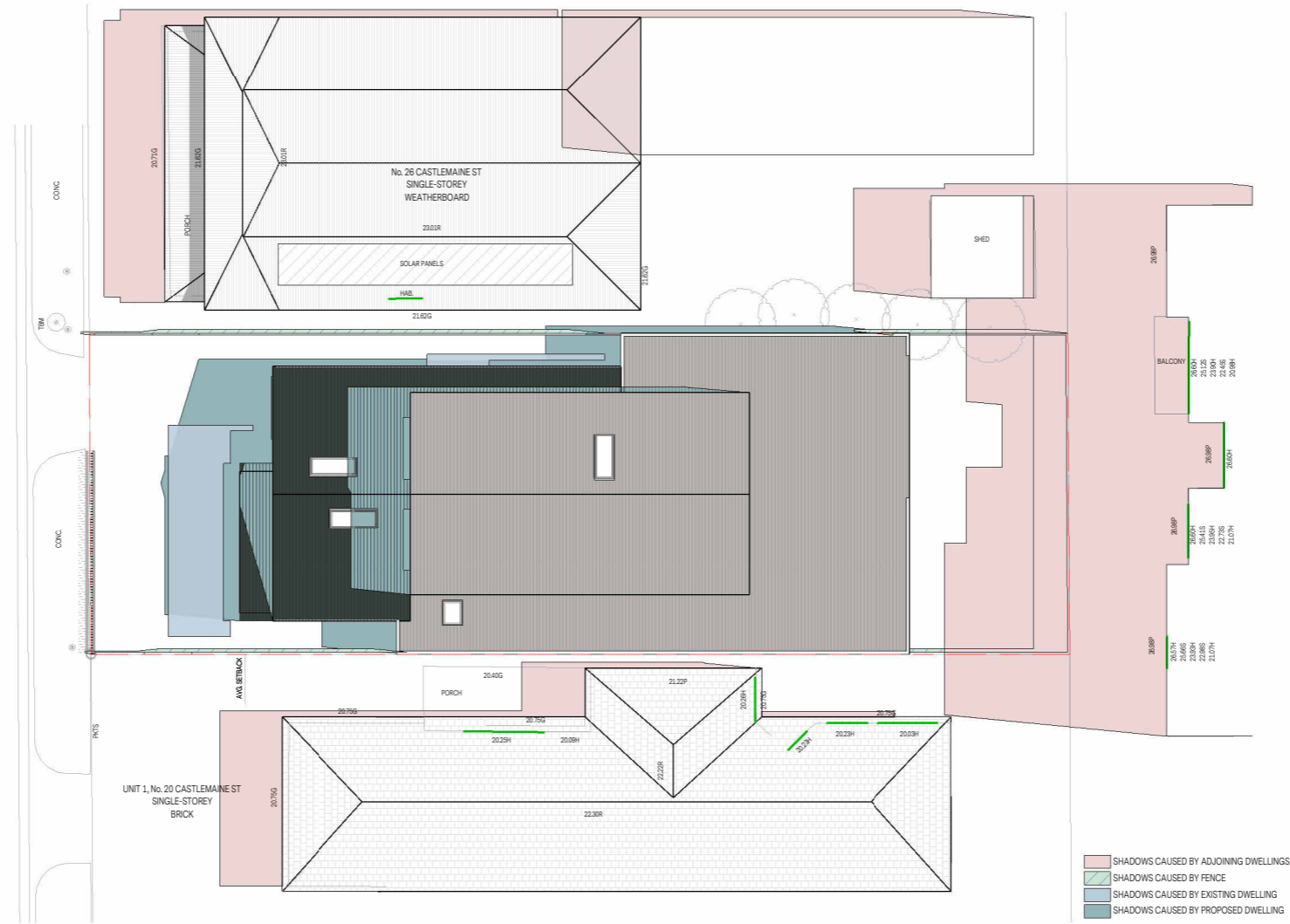






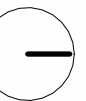
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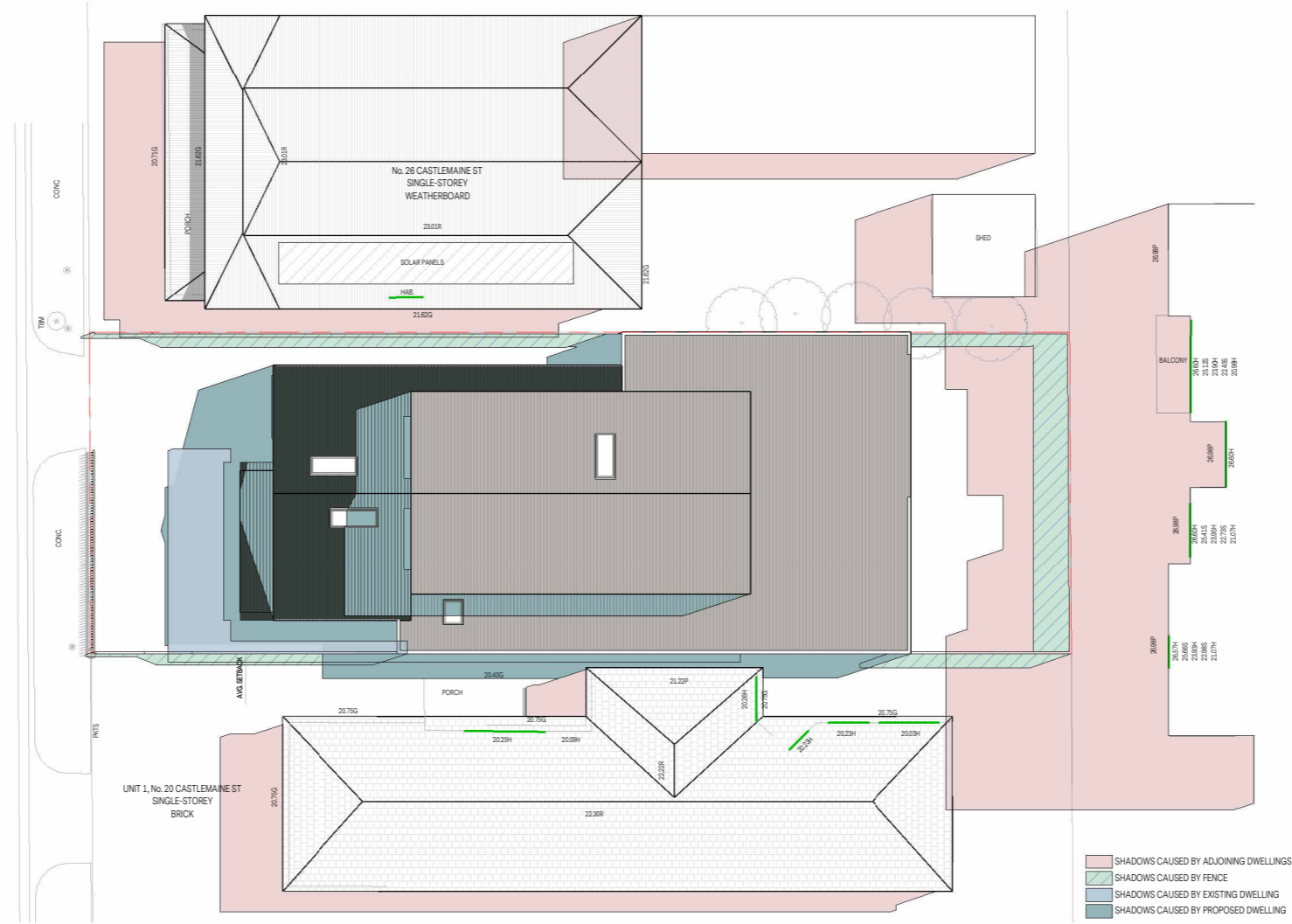




**SEPT 22 12PM PROPOSED SHADOW**

1 : 200





**SEPT 22 1PM PROPOSED SHADOW**

1 : 200

420 Melbourne Road,  
Newport, VIC 3015

03 9391 8558

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ARBV REG. NO: 19534  
ABN 78 743 403 649

**PROJECT**  
24 CASTLEMAINE STREET, YARRAVILLE

**TITLE**  
SEPT 22 1PM PROPOSED  
SHADOW

**JOB NO.**  
2218

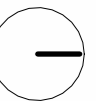
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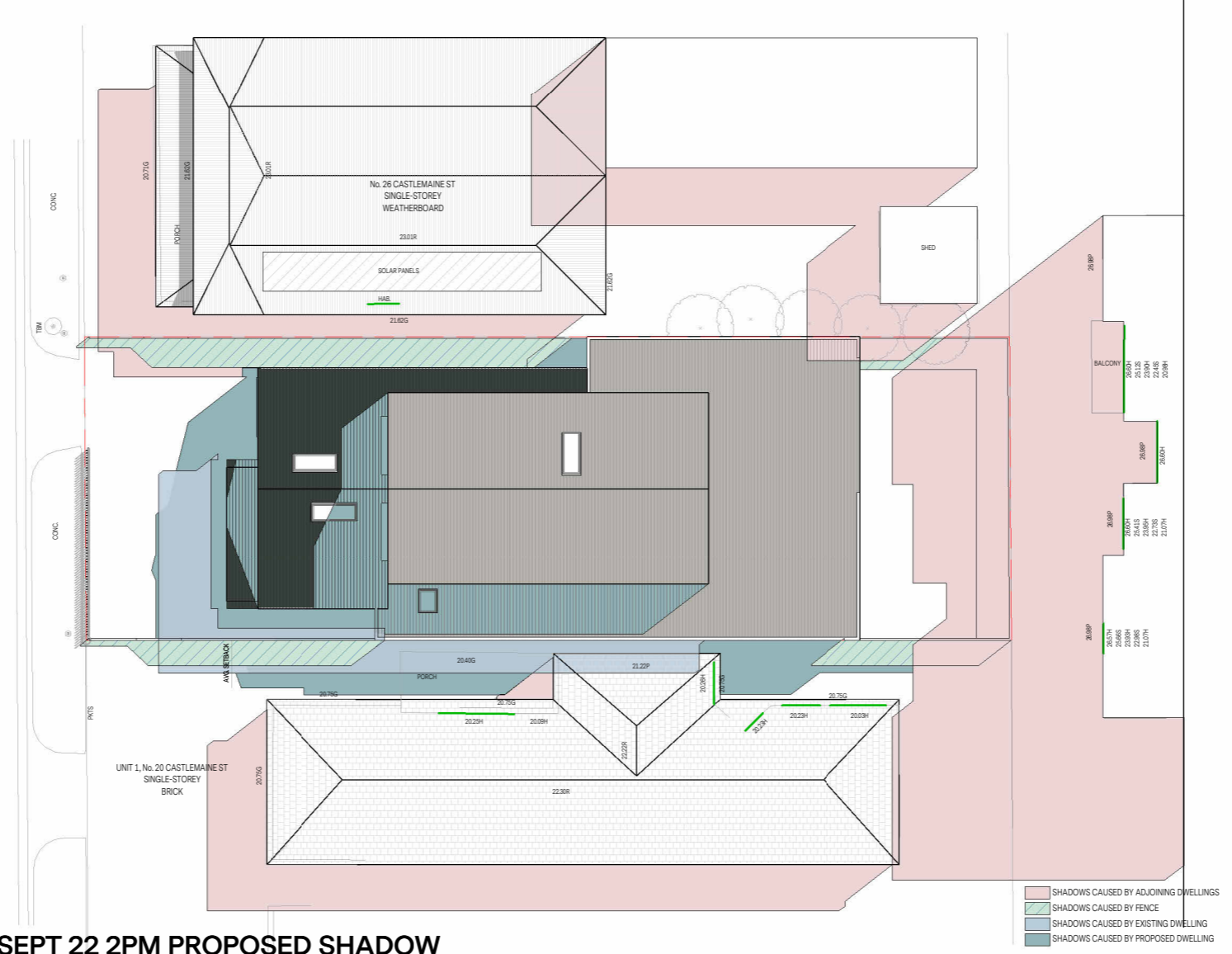
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26.09.2024

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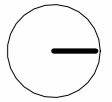
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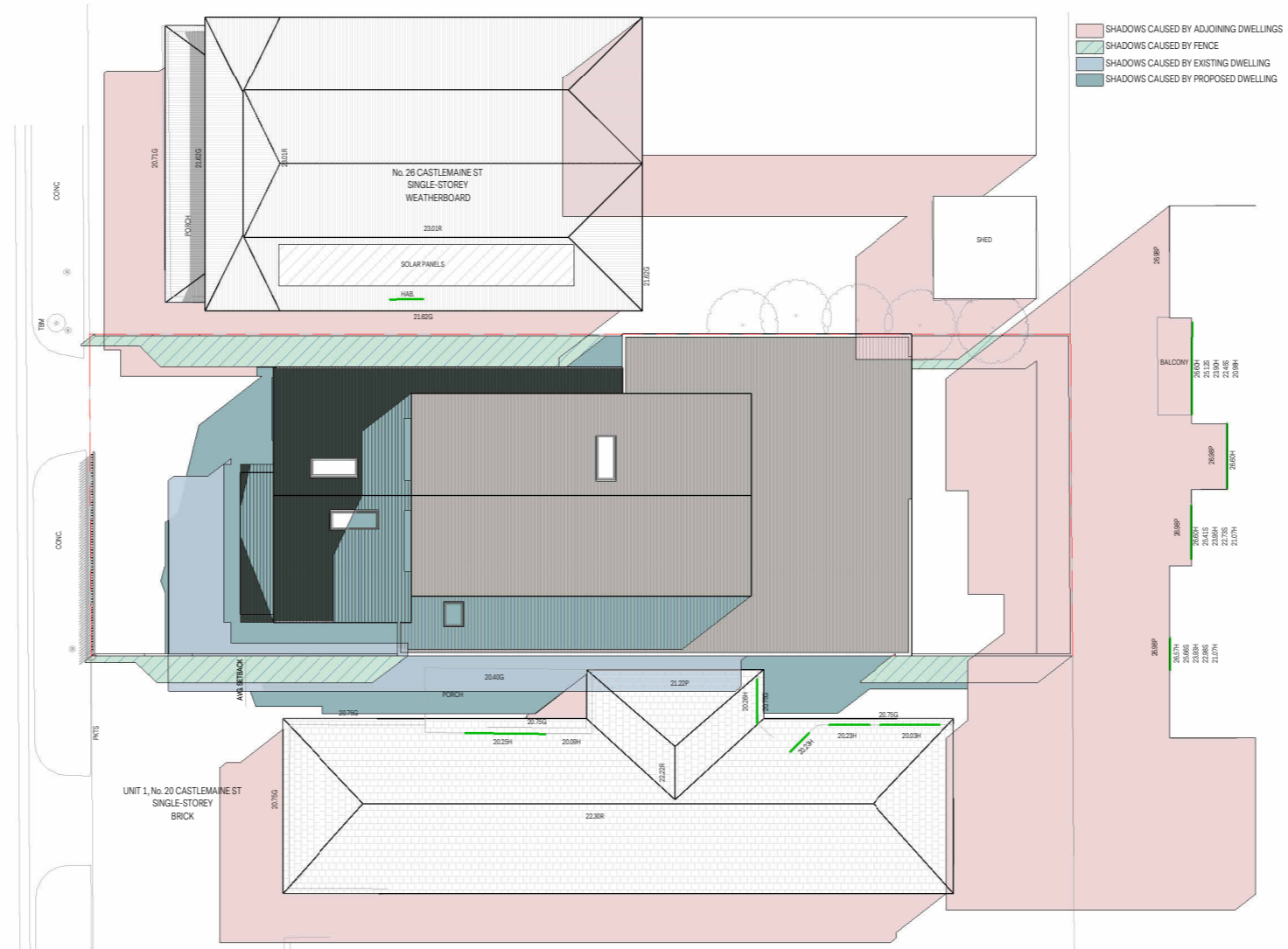






**SEPT 22 2PM PROPOSED SHADOW**  
1 : 200





**SEPT 22 3PM PROPOSED SHADOW**

1 : 200

