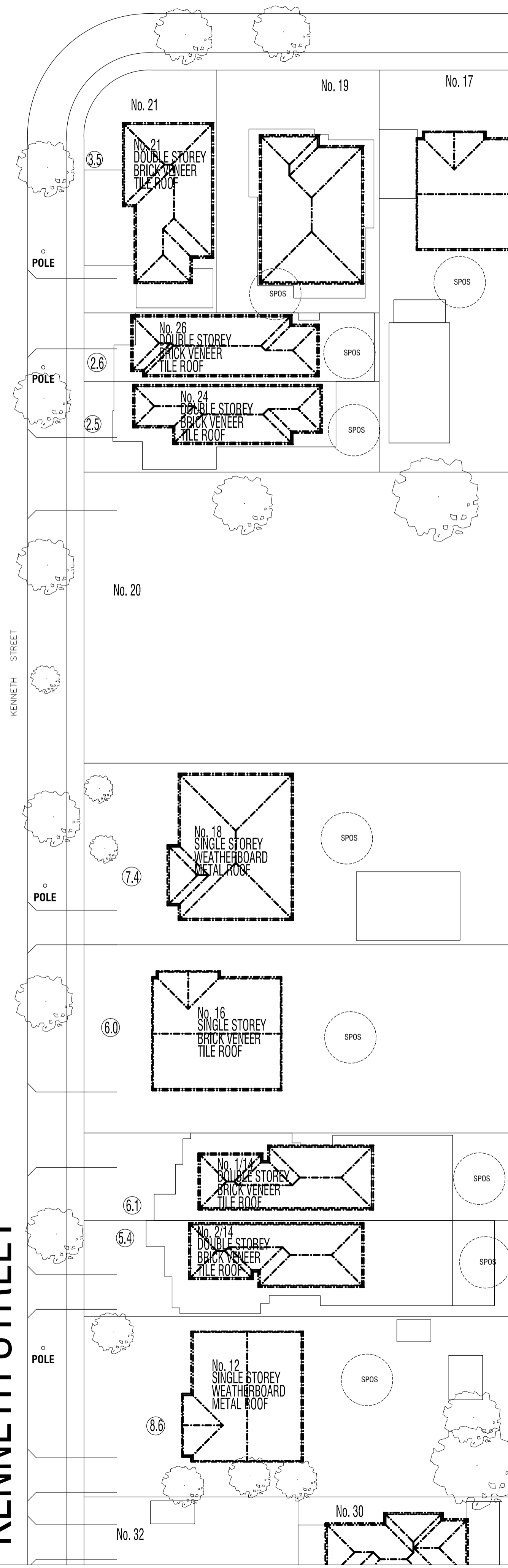
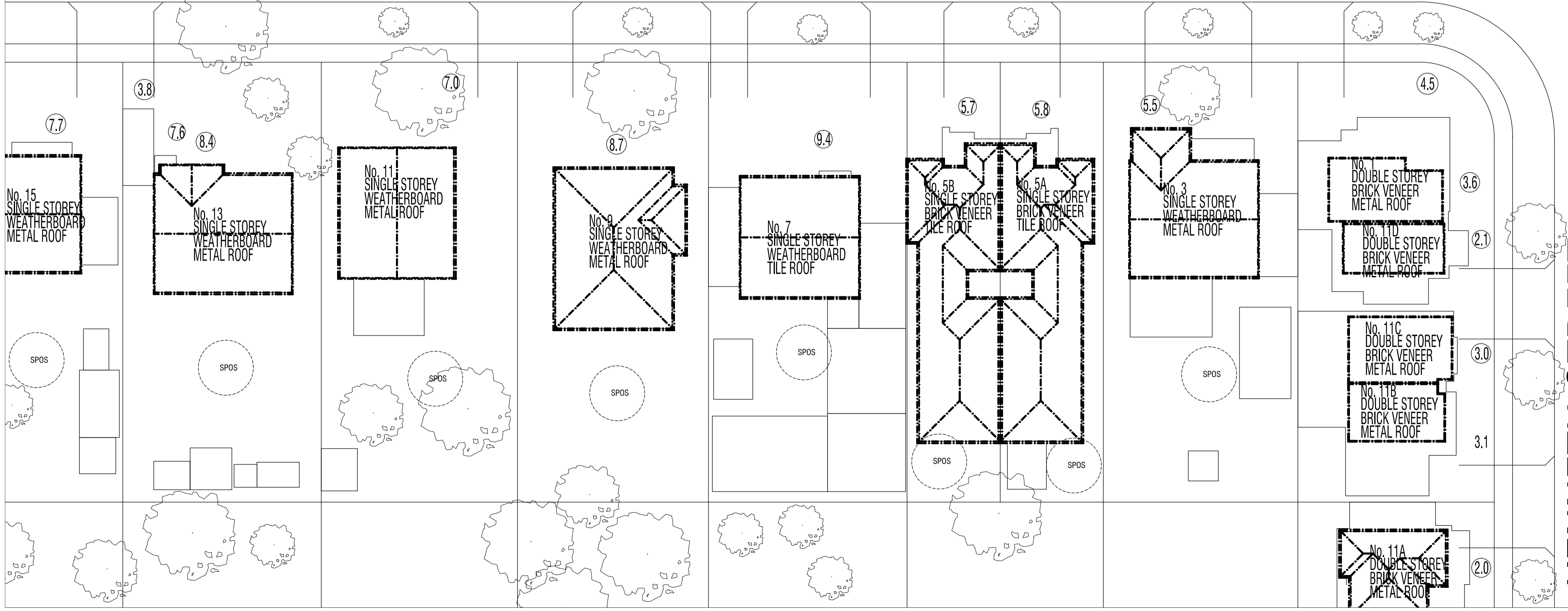


BALMORAL STREET



MENZIES STREET



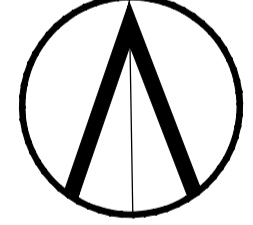
DESIGN RESPONSE

- 1 EXISTING CROSSOVER TO BE RELOCATED AND MODIFIED TO SERVICE UNIT 3.
- 2 PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.
- 3 NEW MAILBOXES FOR ALL UNITS.
- 4 PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.
- 5 LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 6 OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.
- 7 LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
- 8 ANY PROPOSED WALLS TO BE BUILT TO THE BOUNDARY ARE LOCATED AWAY FROM EXISTING HABITABLE ROOM WINDOWS AND OPEN SPACES.
- 9 PROPOSED CROSSOVER ALONG MENZIES STREET TO PROVIDE VEHICLE ACCESS TO UNIT 2.
- 10 PROPOSED CROSSOVER ALONG KENNETH STREET TO PROVIDE VEHICLE ACCESS TO UNIT 1.
- 11 UPPER FLOOR LEVEL OF DWELLINGS SETBACK FROM SIDE BOUNDARIES TO REDUCE OVERSHADOWING AND VISUAL BULK TO ADJOINING PROPERTIES. UPPER LEVEL FOOTPRINT IS OFFSET WITHIN THE GROUND FLOOR ENVELOPE TO REDUCE VISUAL BULK AND CREATE A MORE GRADUAL TRANSITION BETWEEN THE SINGLE STOREY AND TWO-STOREY BUILDING FORM.

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Revisions

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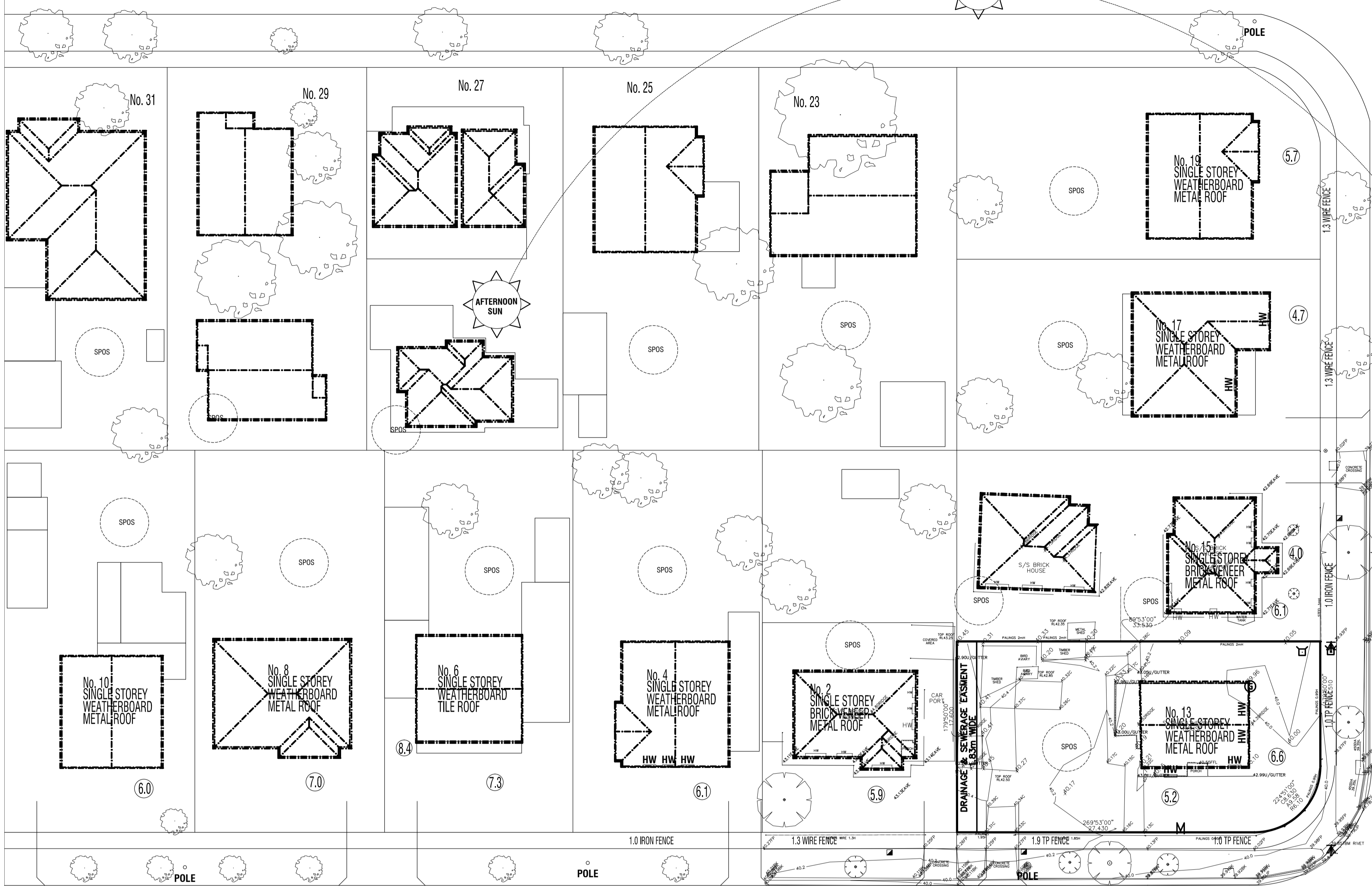
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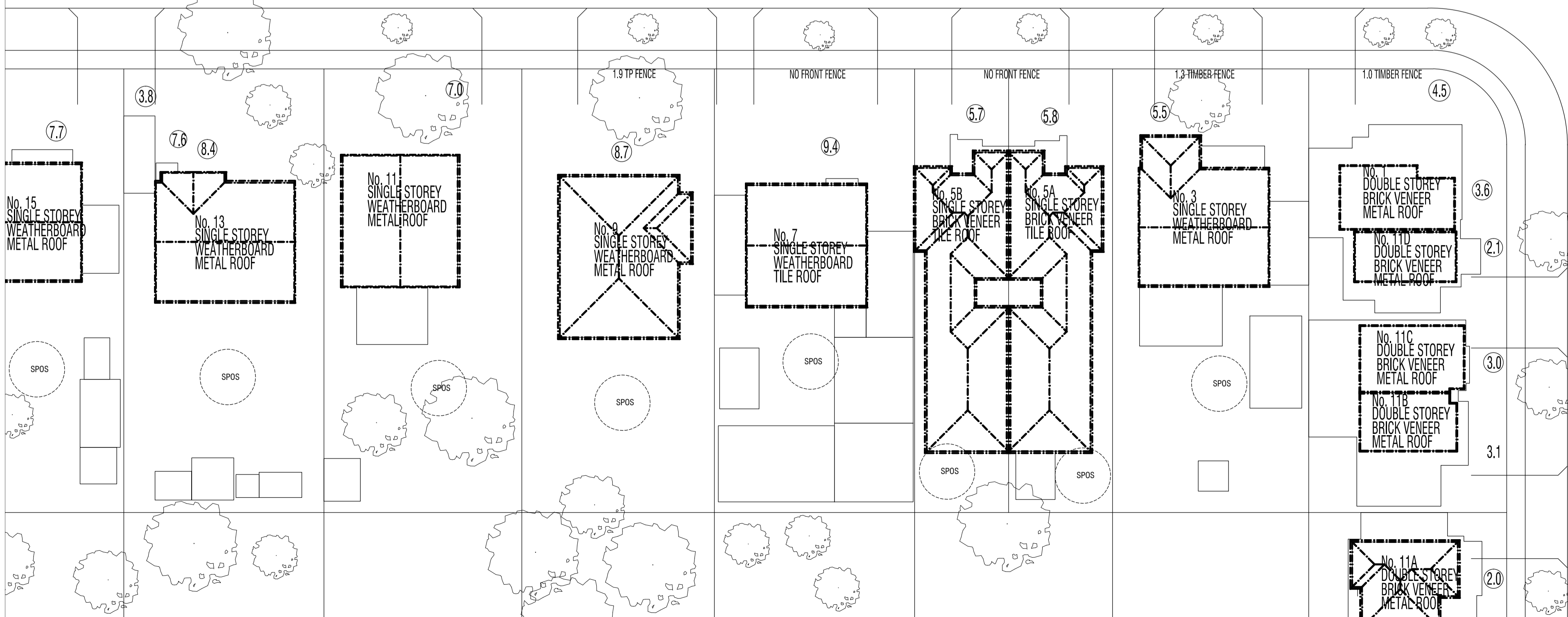
DESIGN RESPONSE

UNIT DEVELOPMENT
13 KENNETH STREET, BRAYBROOK

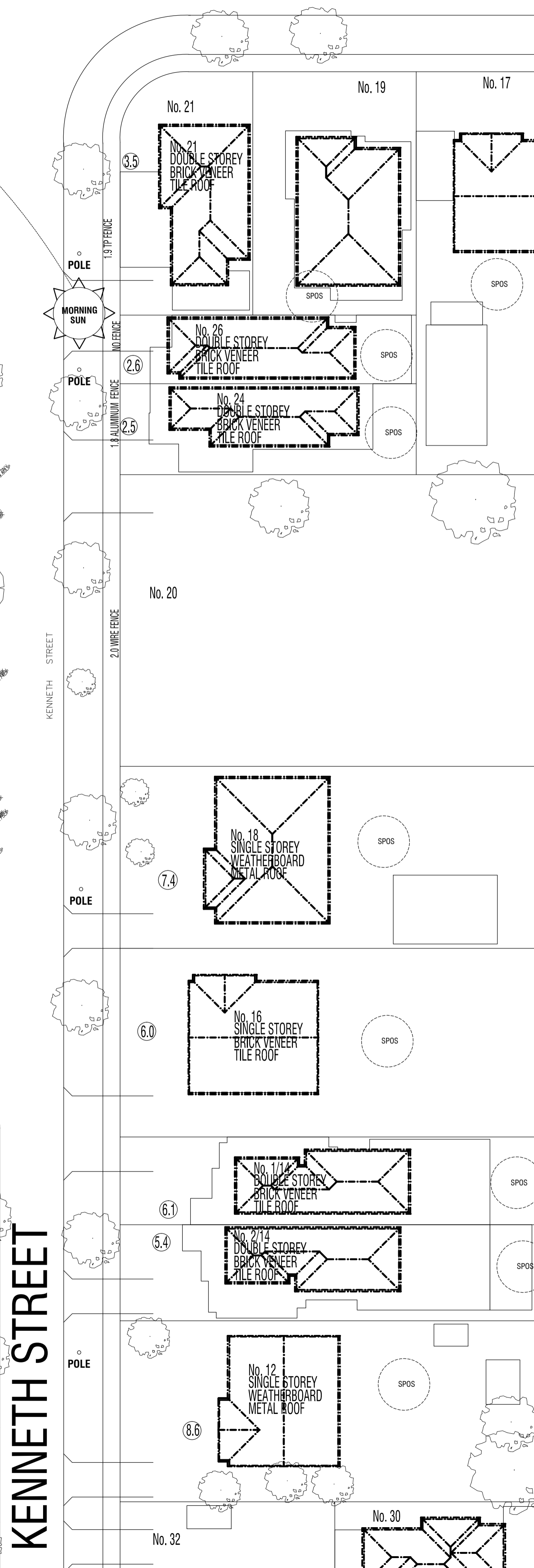
BALMORAL STREET



MENZIES STREET



KENNETH STREET



KEY

- P.O.S PRIVATE OPEN SPACE
- S.P.O.S SECLUDED PRIVATE OPEN SPACE
- HW HABITABLE WINDOWS
- CANOPY TREES
- 8.2 BUILDING SETBACKS TO BOUNDARY FENCE LINE
- V1 PHOTO VIEW ANGLE
- POLE POWER POLE
- PIT PHONE PIT

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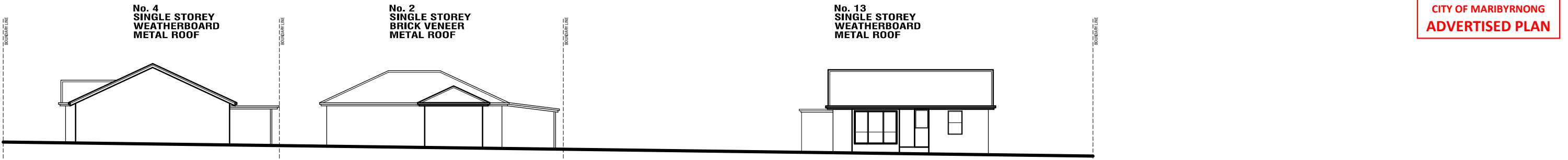
Rev	Description

PLANNING & DESIGN

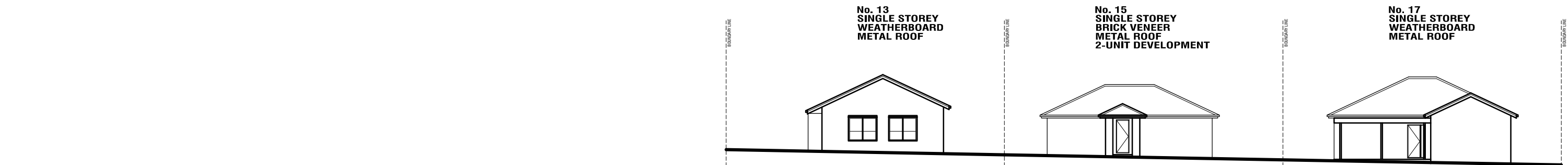
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NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

UNIT DEVELOPMENT
 13 KENNETH STREET, BRAYBROOK

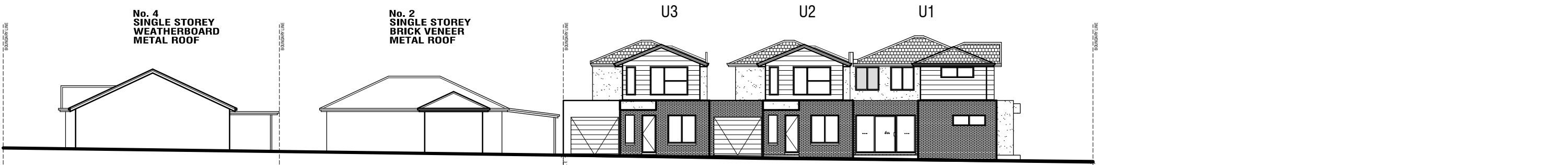


SOUTH ELEVATION (MENZIES STREET)

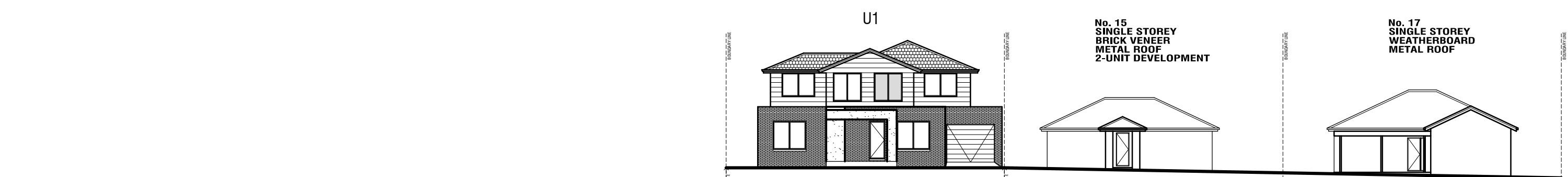


EAST ELEVATION (KENNETH STREET)

EXISTING ELEVATIONS



SOUTH ELEVATION (MENZIES STREET)





EAST ELEVATION (KENNETH STREET)

PROPOSED ELEVATIONS

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			STREET ELEVATIONS			
			UNIT DEVELOPMENT 13 KENNETH STREET, BRAYBROOK			
			SE REV-			

LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



NORTH
SHADOW DIAGRAM 9AM
22nd OF SEPTEMBER

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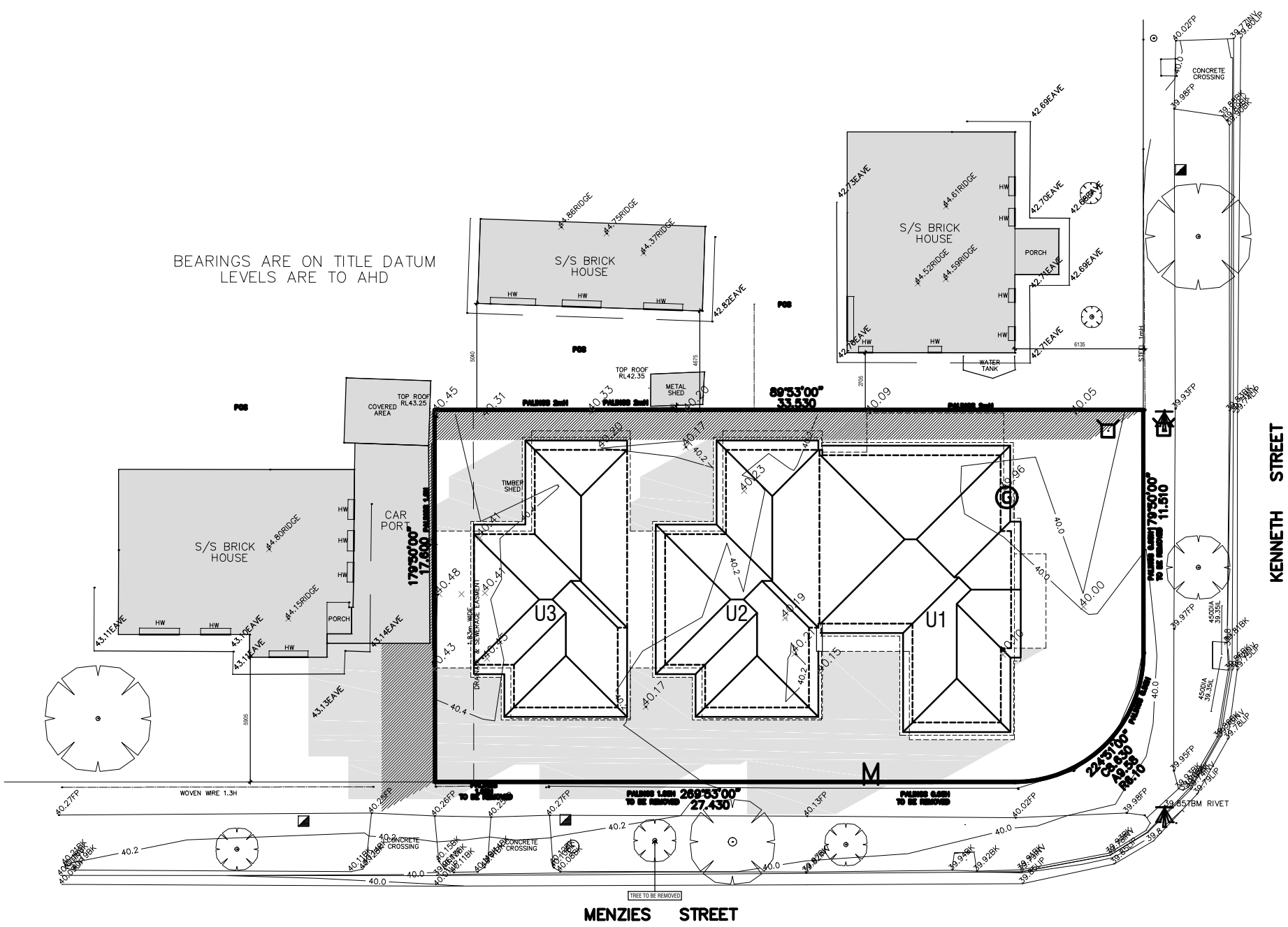


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PROPOSED SHADOW DIAGRAM



UNIT DEVELOPMENT
13 KENNETH STREET, BRAYBROOK

SD01
REV-



BEARINGS ARE ON TITLE DATUM
LEVELS ARE TO AHD

LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



SHADOW DIAGRAM 12PM
22nd OF SEPTEMBER

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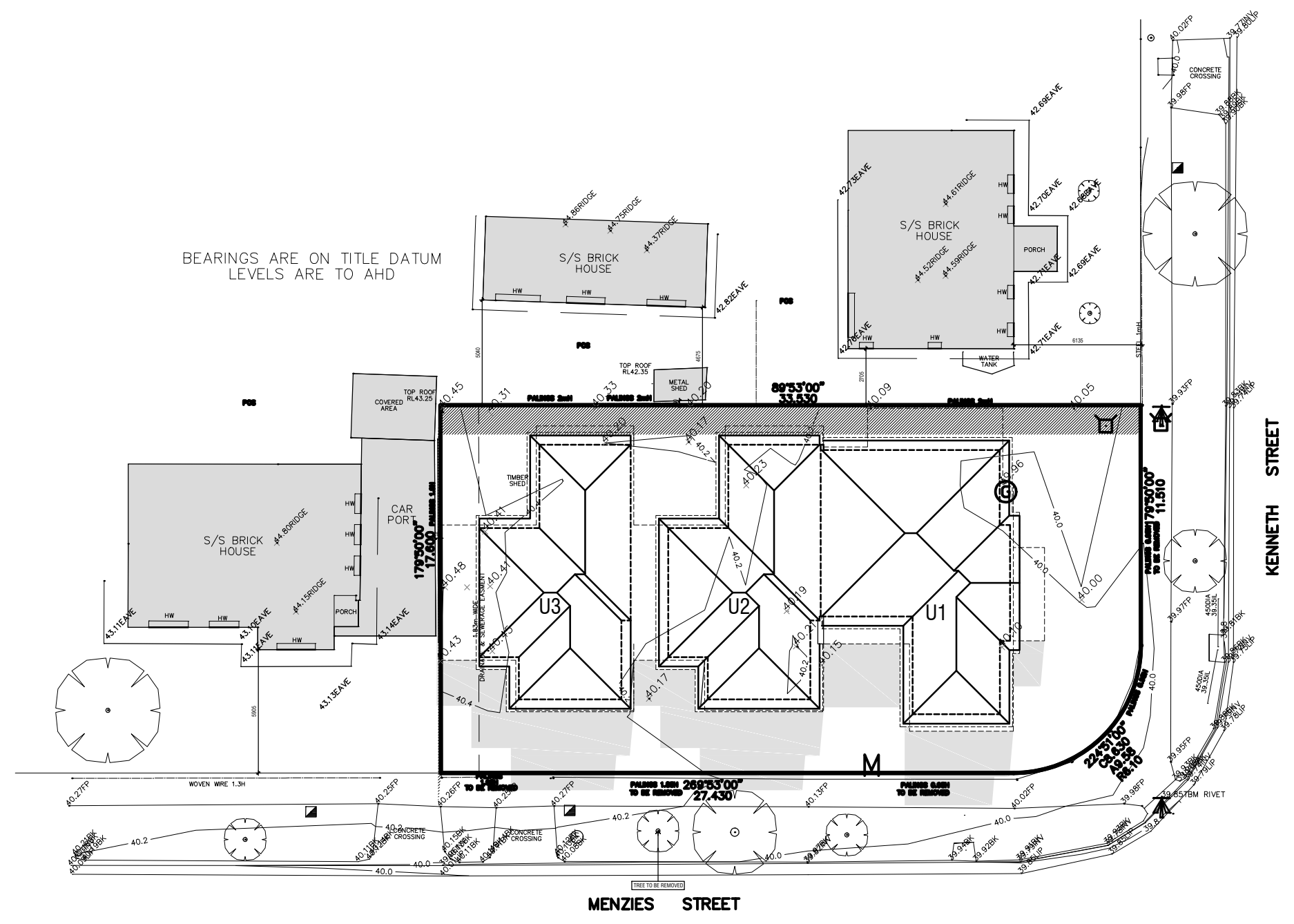
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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
13 KENNETH STREET, BRAYBROOK

SD02
REV-



LEGEND

-  PROPOSED SHADOWS
-  EXISTING SHADOWS



NORTH

SHADOW DIAGRAM 3PM
22nd OF SEPTEMBER

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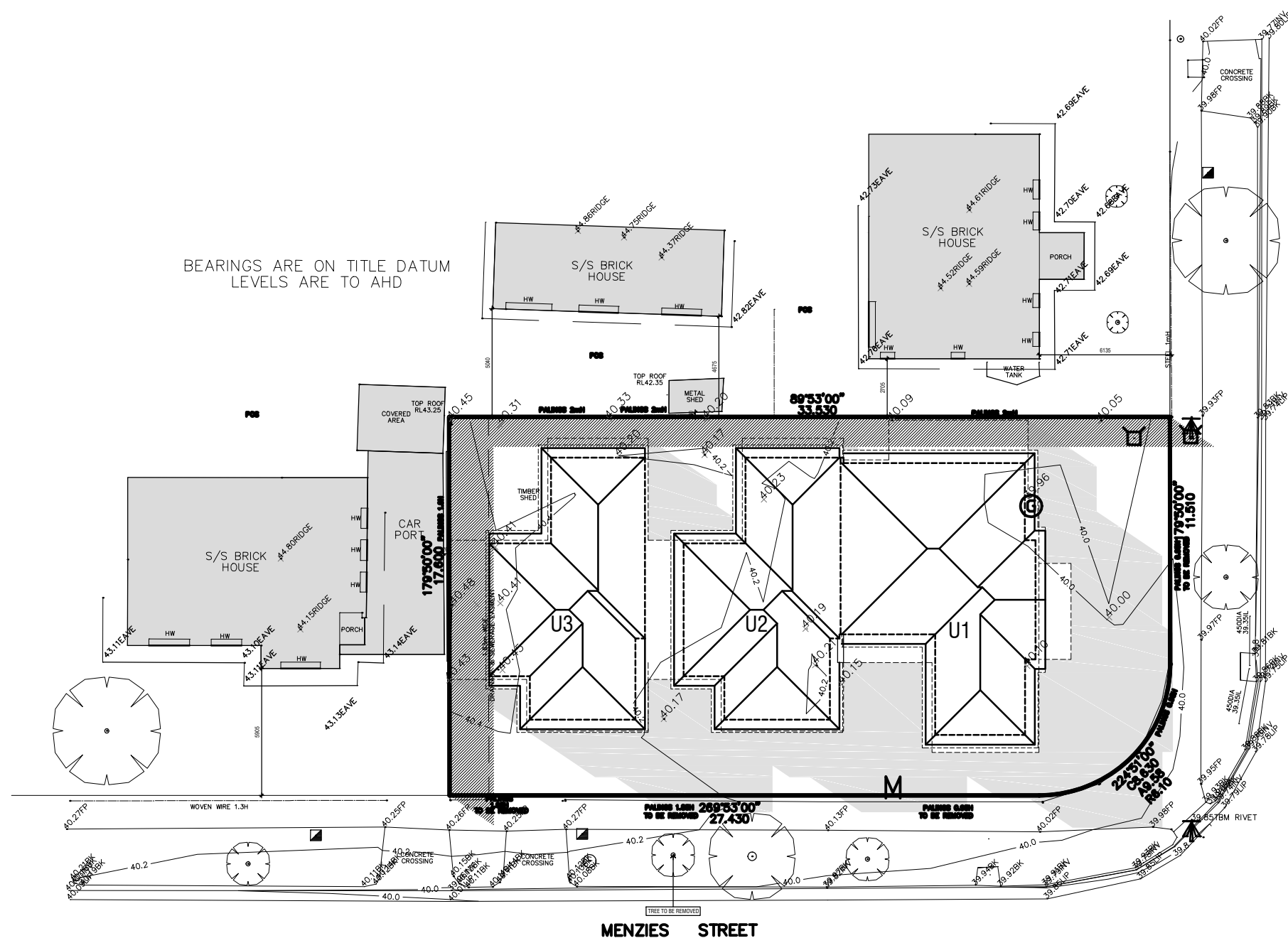
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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
13 KENNETH STREET, BRAYBROOK

SD03
REV-



AREA SCHEDULE:

UNIT 1

GROUND FLOOR AREA:	94.3 m ²
FIRST FLOOR AREA:	91.0 m ²
GARAGE:	25.0 m ²
PORCH:	5.5 m ²
TOTAL AREA:	23.2 SQ 215.8 m²
TOTAL POS:	105.0 m²

UNIT 2

GROUND FLOOR AREA:	70.9 m ²
FIRST FLOOR AREA:	73.0 m ²
GARAGE:	24.2 m ²
PORCH:	2.9 m ²
TOTAL AREA:	18.4 SQ 171.0 m²
TOTAL POS:	43.6 m²

UNIT 3

GROUND FLOOR AREA:	70.9 m ²
FIRST FLOOR AREA:	70.3 m ²
GARAGE:	24.8 m ²
PORCH:	2.9 m ²
TOTAL AREA:	18.2 SQ 168.9 m²
TOTAL POS:	44.6 m²

SITE

SITE AREA:	582.7 m ²
SITE COVERAGE:	54.9% 320.0 m ²
SITE PERMEABILITY:	34.6% 201.8 m ²
GARDEN AREA REQ:	34.5% 200.9 m ²

NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS
MEASURING 2.0m ACROSS AND 2.5m DEEP INTO
THE SITE TO THE PROPOSED CROSSOVER TO
KENNETH STREET WHERE WITHIN THE SITE ANY
STRUCTURE OR VEGETATION WITHIN THESE
SPLAYS MUST NOT BE MORE THAN 0.9m IN HEIGHT



BEARINGS ARE ON TITLE DATUM
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NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS
MEASURING 2.0m ACROSS AND 2.5m DEEP INTO
THE SITE TO THE PROPOSED CROSSOVER TO
KENNETH STREET WHERE WITHIN THE SITE ANY
STRUCTURE OR VEGETATION WITHIN THESE
SPLAYS MUST NOT BE MORE THAN 0.9
m IN HEIGHT

ROOF CATCHMENT FROM UNIT 1
AREA OF 22.0m² TO BE HARVESTED
INTO A MIN. 0.5m² ABOVE GROUND
PLANTERBOX TYPE RAINGARDEN,
WHICH IS TO BE FULLY LINED AND
OVERFLOW PLUMBED TO THE
STORMWATER SYSTEM



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Revisions
Rev. A 27.03.2024 TOWN PLANNING SUBMISSION
Rev. B 07.05.2024 RESPONSE TO COUNCIL RFI LETTER
Rev. C 05.06.2024 RESPONSE TO COUNCIL RFI LETTER

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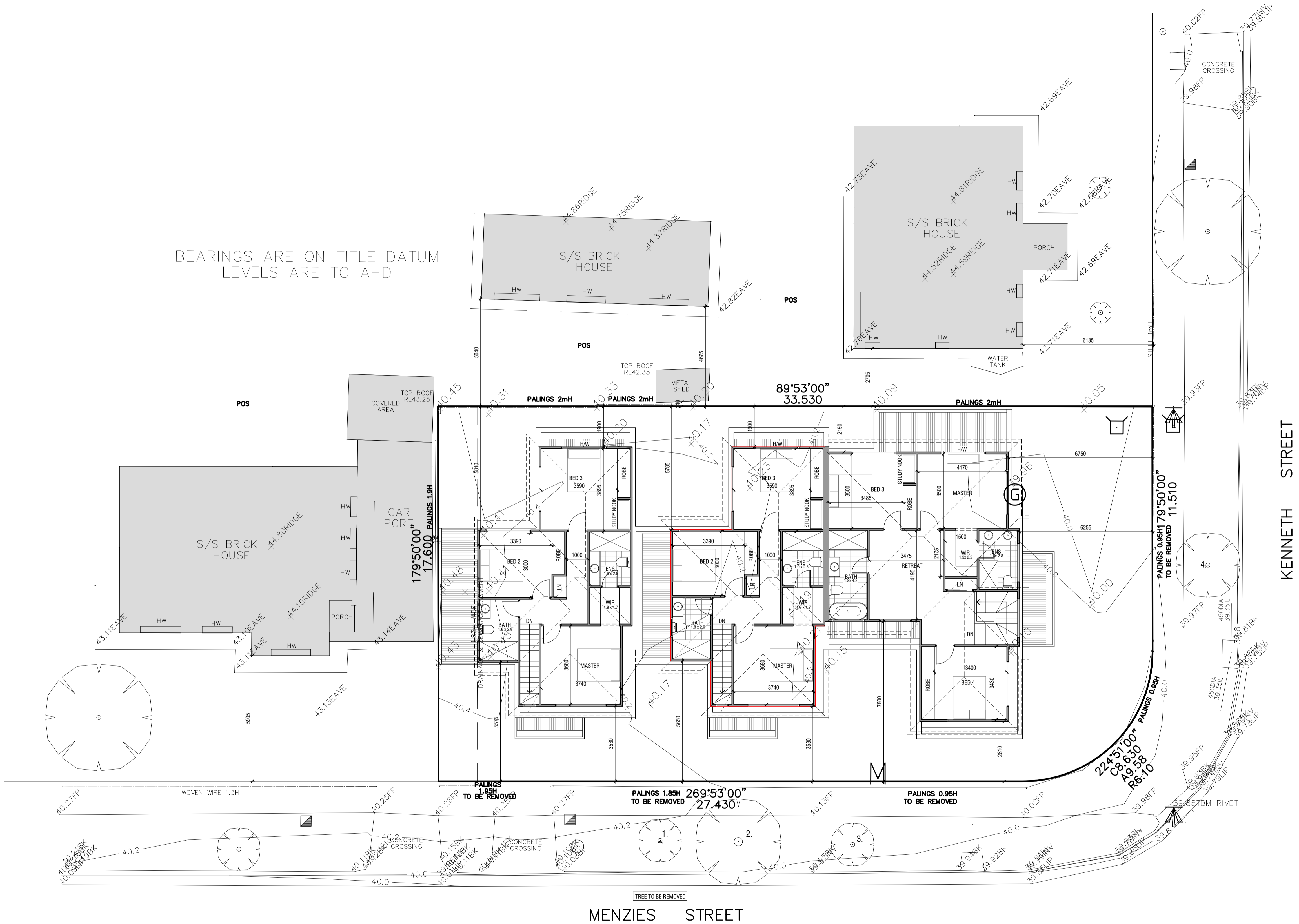


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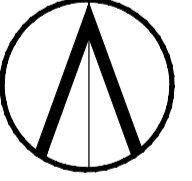
GROUND FLOOR PLAN
UNIT DEVELOPMENT
13 KENNETH STREET, BRAYBOOK
TP01
REV. B

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LEVELS ARE TO AHD



KENNETH STREET

MENZIES STREET



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Revisions

Rev. A	27.03.2024	TOWN PLANNING SUBMISSION
Rev. B	07.05.2024	RESPONSE TO COUNCIL RFI LETTER
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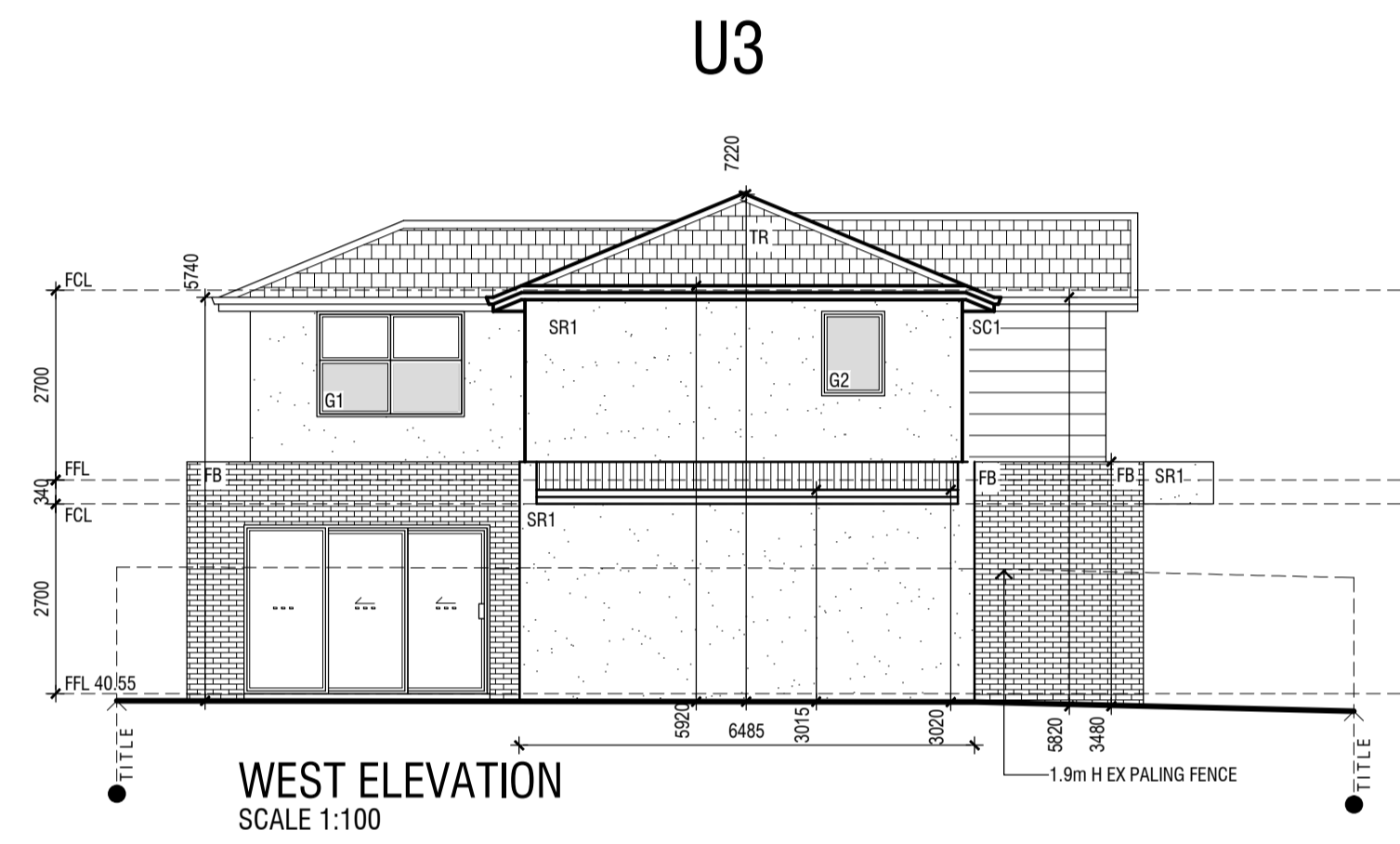
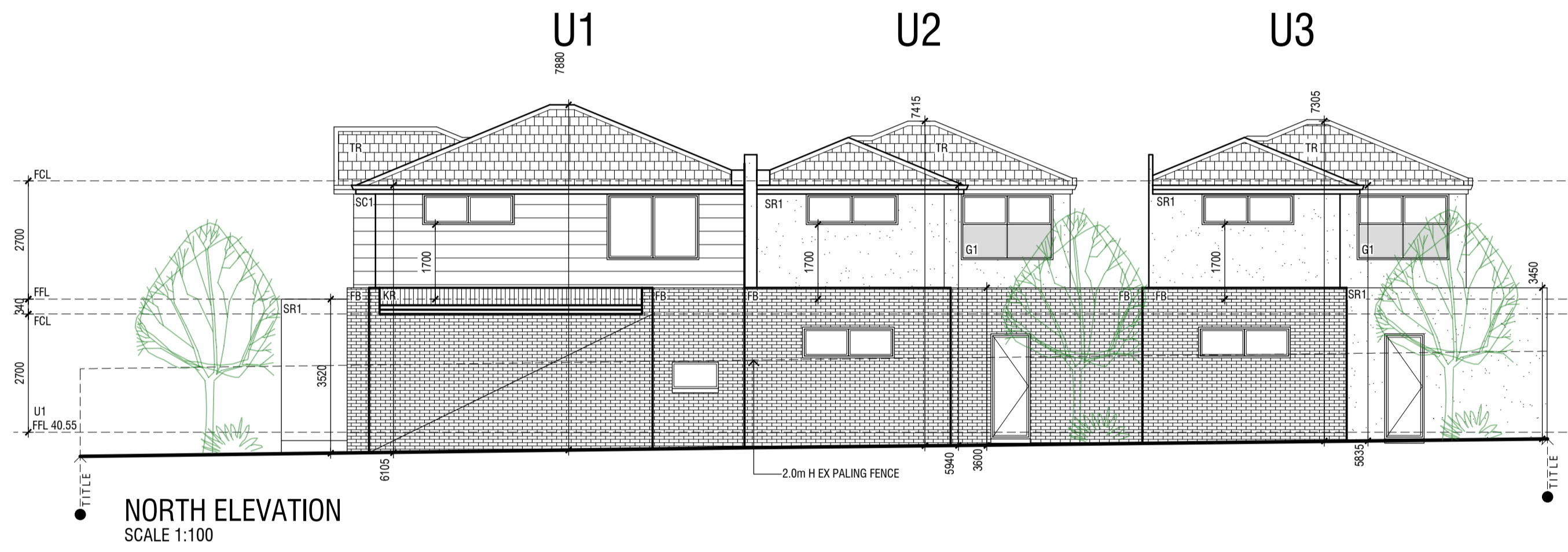
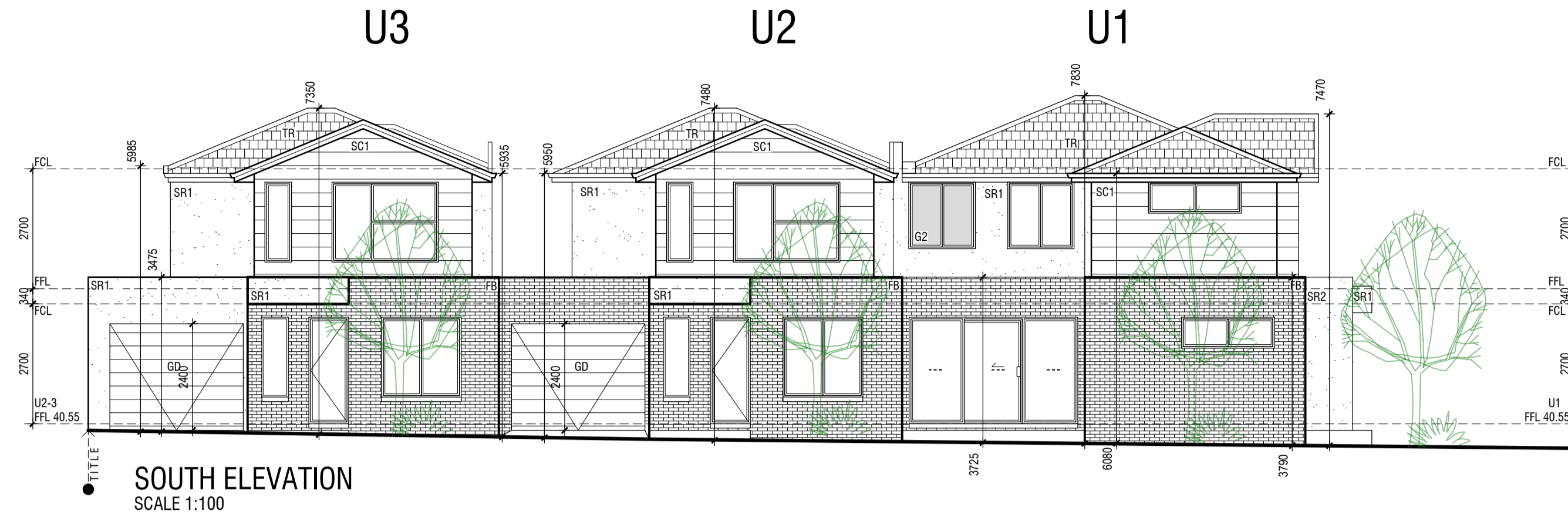
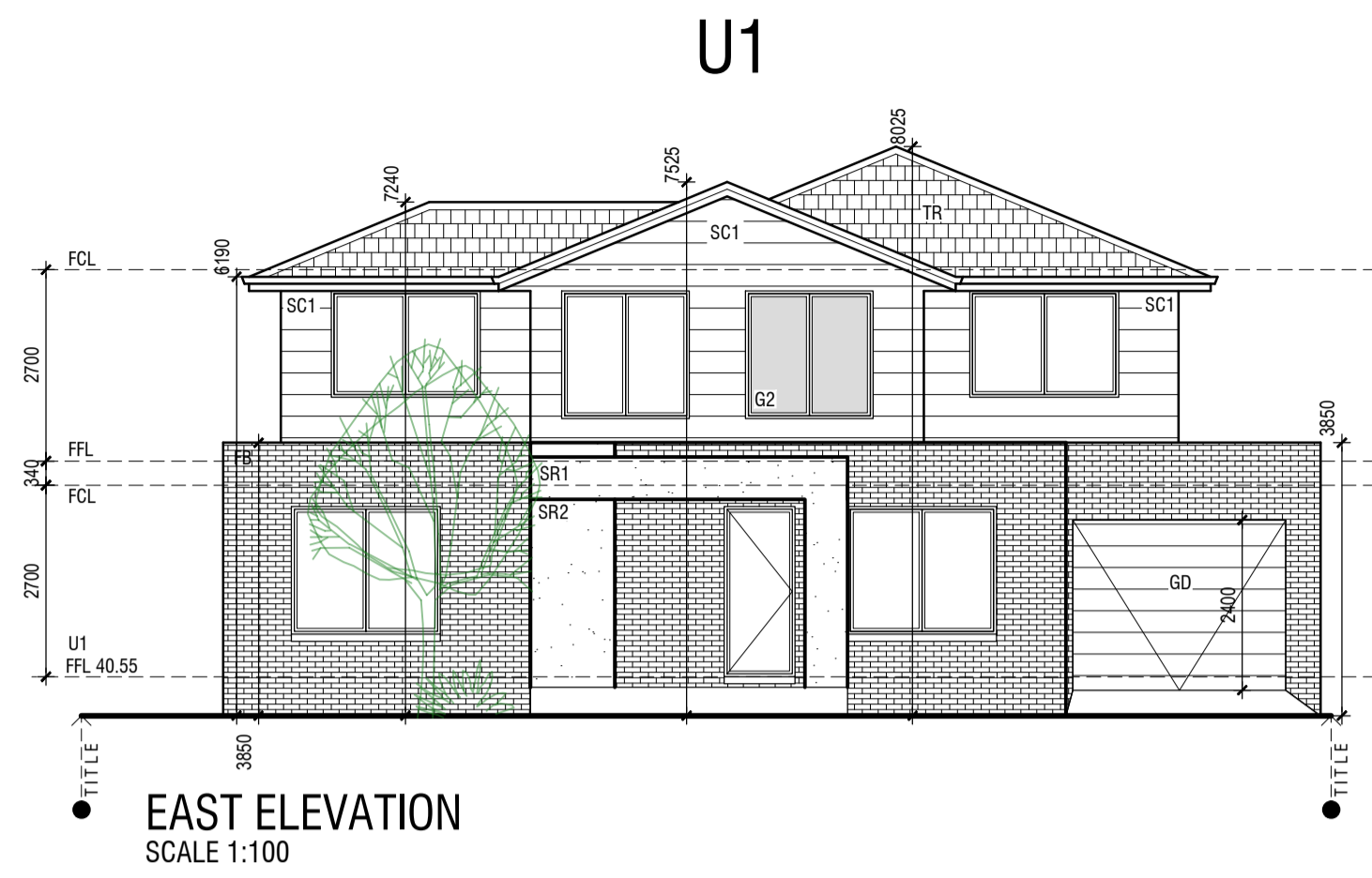
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FIRST FLOOR PLAN

UNIT DEVELOPMENT **TP02**
13 KENNETH STREET, BRAYBOK REV_B

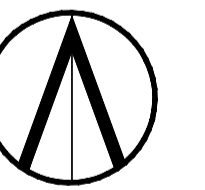


MATERIAL SCHEDULE:

- SR1 SMOOTH RENDER FINISH
- SC1 JAMES HARDIE WEATHERBOARD CLADDING
- FB FACEBRICK WALL
- GD SELECTED GARAGE DOOR
- G1 FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE THE FINISHED FLOOR LEVEL
- G2 OBSCURE GLAZING-125MM REST OPENING
- TP 1.8m HIGH TIMBER PAILING FENCE
- KR KLIP-LOK ROOF AT 2 DEGREE PITCH

ALUMINIUM WINDOWS THROUGH-OUT

COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES



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Revisions

Rev.	27.02.2024	TOWN PLANNING SUBMISSION
Rev. A	07.05.2024	RESPONSE TO COUNCIL RFI LETTER
Rev. B	05.06.2024	RESPONSE TO COUNCIL RFI LETTER

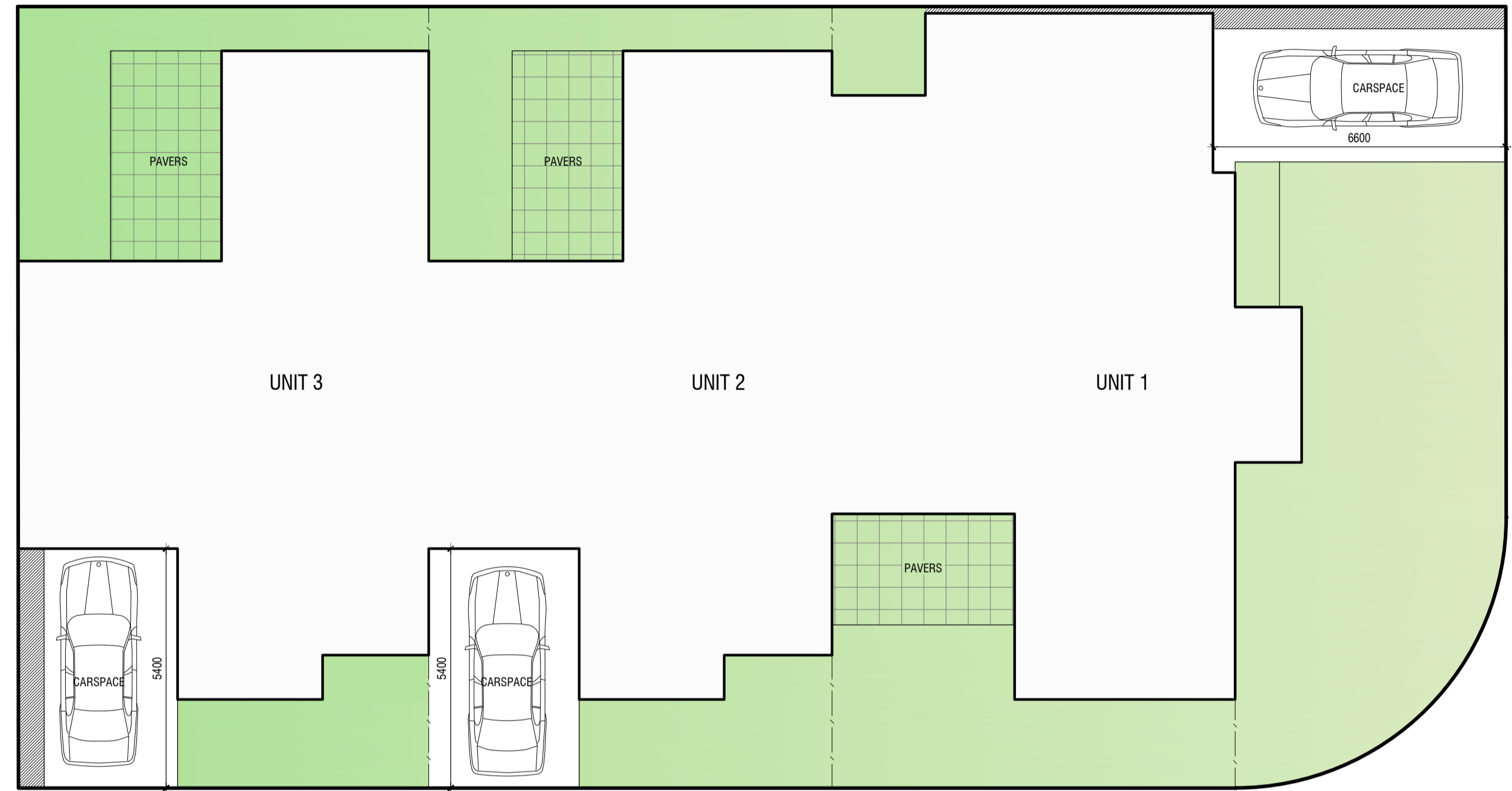
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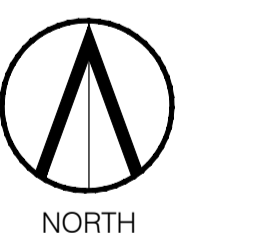
ELEVATIONS
UNIT DEVELOPMENT **TP03**
13 KENNETH STREET, BRAYBOOK REV_B



SITE

SITE AREA:	582.7 m ²
SITE COVERAGE:	54.9% 320.0 m ²
SITE PERMEABILITY:	34.6% 201.8 m ²
GARDEN AREA REQ:	34.5% 200.9 m ²

- GARDEN AREA INCLUDED
- GARDEN AREA NOT INCLUDED



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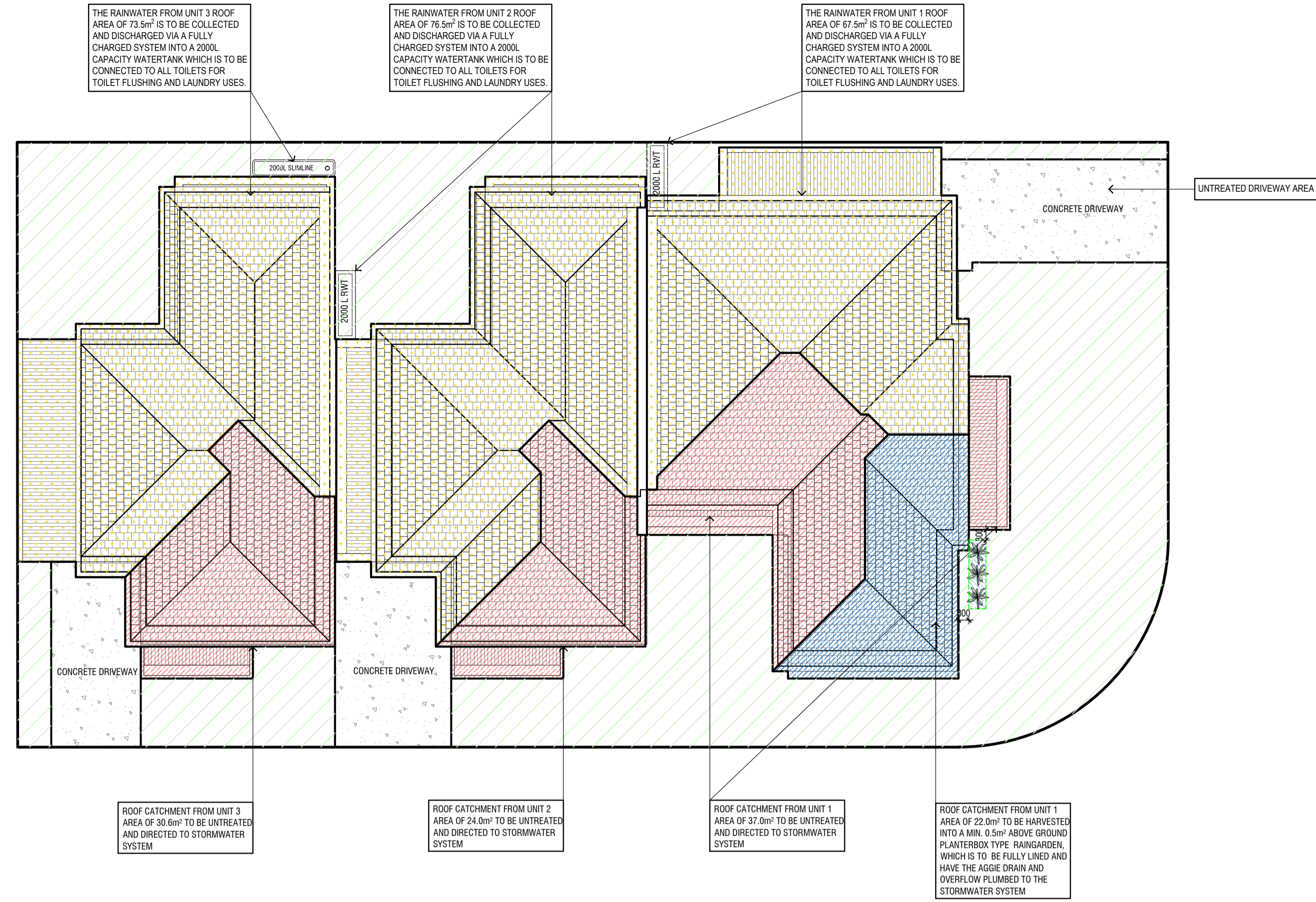
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GARDEN AREA PLAN

UNIT DEVELOPMENT
13 KENNETH STREET, BRAYBOOK

TP04
REV_B



LEGEND

- CONCRETE SURFACE - UNTREATED
- ROOF AREA TO RAINGARDEN
- PLANTERBOX RAINGARDEN AREA
- UNTREATED ROOF AREA TO LPOD
- ROOF AREA TO RAINWATER TANK
- WATERTANK TO TREAT SELECTED ROOF AREA. CAPACITY AS STATED ON PLAN
- VEGETATED AREA
- PHOTOVOLTAIC POWER (1.6X 1.0)

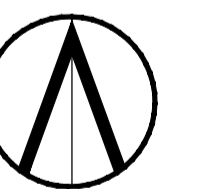
Melbourne Water STORM Rating Report

TransactionID: 0
Municipality: MARIBYRNONG
Rainfall Station: MARIBYRNONG
Address: 13 KENNETH ST

BRAYBROOK
VIC

Assessor: P&L
Development Type: Residential - Multiunit
Allotment Site (m2): 582.70
STORM Rating %: 105

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
UNIT 1 ROOF TO RWT	67.50	Rainwater Tank	2,000.00	4	170.00	82.00
UNIT 1 UNTREATED ROOF	37.00	None	0.00	0	0.00	0.00
UNIT 1 ROOF TO RAINGARDEN	25.00	Raingarden 100mm	1.00	0	133.00	0.00
UNIT 2 ROOF TO RWT	76.50	Rainwater Tank	2,000.00	4	168.00	80.00
UNIT 2 UNTREATED ROOF	24.00	None	0.00	0	0.00	0.00
UNIT 3 ROOF TO RWT	73.50	Rainwater Tank	2,000.00	4	170.00	81.00
UNIT 3 UNTREATED ROOF	30.60	None	0.00	0	0.00	0.00
UNTREATED DRIVEWAY AREA	47.80	None	0.00	0	0.00	0.00



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Revisions

Rev. A 07.05.2024 RESPONSE TO COUNCIL RFI LETTER

Rev. B 05.06.2024 RESPONSE TO COUNCIL RFI LETTER

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WSUD

UNIT DEVELOPMENT
13 KENNETH STREET, BRAYBROOK

TP05
REV_B

SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE TO IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB GRADE TO BE TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.

WEED CONTROL
ENVIRONMENTAL WEEDS TO BE REMOVED AND DISPOSED OFF OF SITE PRIOR TO SUB GRADE PREPARATION, TOPSOILING AND PLANTING WORKS.

SOIL PREPARATION
SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED KERB LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH. IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL AND LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. SOIL IS TO COMPLY WITH AS 2223:1978, AND AS FOLLOWS:
• FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES
• FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH
• PH TO BE 6.7-7.0
• TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM
• FREE FROM SILT MATERIAL
IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM. LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM.

MULCH
MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT WOOD CHIPS PARTICLES IN A SIZE RANGE OF 25 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING, ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL. IF SURFICING MATERIAL IS NOT AVAILABLE FROM THE ORIGINAL HOLE, BACKFILL A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 225MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE TIE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (3/6 MONTH FORMULATION) SUCH AS 'OSMOCOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING, MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD, WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS, MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING, FERTILISING - 3/6 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD

IRRIGATION
IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS

TIMBER EDGING
TIMBER EDGING TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS

DRAINAGE
LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS

GENERAL
WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES, CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

PLANTS - QUALITY OF TREES AND SHRUBS
PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES, AT MINIMUM. PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZES AS INDICATED IN THE PLANT SCHEDULE, HAVE A MINIMUM TRUNK CALLIPER OF 50MM AT GROUND LEVEL, BE UNDAMAGED AND FREE OF DISEASES AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF THE CONTAINER, SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY, SHOW HEALTHY, VIGOROUS GROWTH

PROTECTION OF EXISTING TREES
ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO BE RETAINED MUST BE SATISFACILY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION. VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERRECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4379:2009. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4373:2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

LEGEND

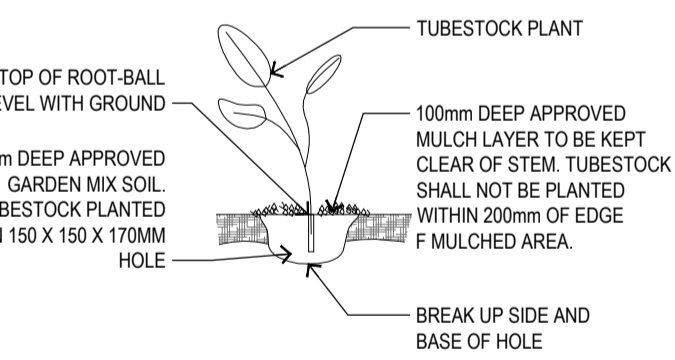
- PROPOSED TREES
- PROPOSED SHRUBS
- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING TREES TO BE REMOVED
- PROPOSED LAWN AREAS
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED TOPPING AREAS
- PROPOSED GARDEN BEDS
- PROPOSED PERMEABLE PAVERS
- PROPOSED WASHING LINE
- PROPOSED PAVER STEP-STONES
- PROPOSED 6m² STORAGE SHED
- PROPOSED BIN STORAGE AREA
- FENCE WITH HEIGHTS AND MATERIALS AS NOMINATED

SURFACE FINISH DETAIL

- GARDEN BEDS**
- 75mm ORGANIC PINE BARK MULCH
 - 400mm APPROVED MEDIUM LOAM SOIL
 - MIN 150mm DEEP ROTARY HOED SUBGRADE
- TOPPING AREAS**
- 40mm COMPACTED SELECTED TOPPING
 - 75mm COMPACTED FOR BASE (NO COMPACTED BASE AROUND BASE OF EXISTING TREES)
 - SUBGRADE
- LAWN AREAS**
- STRATHAY WALTER SOFT LEAF BUFFALO OR SIMILAR INSTANT LAWN
 - 100mm APPROVED SANDY LOAM SOIL
 - MIN 150mm DEEP ROTARY HOED SUBGRADE

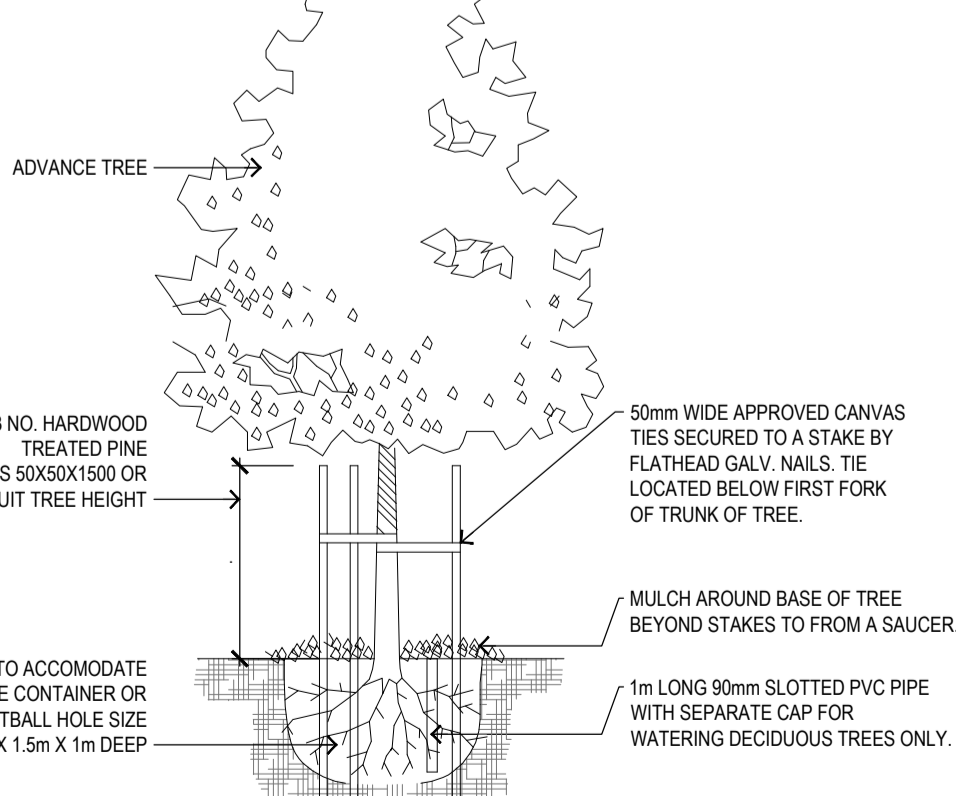
SHRUB PLANTING

DETAIL NOT DRAWN TO SCALE



ADVANCE TREE PLANTING

DETAIL NOT DRAWN TO SCALE



EARINGS ARE ON TITLE DATUM LEVELS ARE TO AHD



CITY OF MARIYBNONG
ADVERTISED PLAN

NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO KENNETH STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 1.15m IN HEIGHT

KENNETH STREET

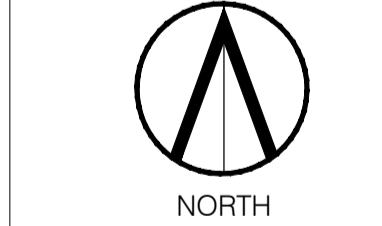
MENZIES STREET

EXISTING TREE SCHEDULE

No	Species	Common Name	DBH (cm)	TPZ (m)	SIZ (m)	HW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
1	Ulmus parvifolia	Chinese Elm	7	2.00	1.50	3.5x3	Young	Fair	Fair	Minor asymmetry		Exotic deciduous	Low	Street tree
2	Prunus cerasifera	Cherry-plum	16,12 (20)	2.40	1.75	4.5x5	Semi-mature	Poor	Poor	Minor asymmetry	Woody weed	Exotic	None	Street tree
3	Ulmus parvifolia	Chinese Elm	6	2.00	1.50	3.5x2	Young	Fair	Fair	Minor asymmetry		Exotic deciduous	Low	Street tree
4	Melia azadirach	White Cedar	12	2.00	1.50	3.5x3	Semi-mature	Fair	Fair	Minor asymmetry		Australian native	Low	Street tree

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
AL	ACACIA IMPLEXA	LIGHTWOOD	2	450 / MIN 2.0m HIGH	10m X 5m
TL	TRISTANOPSIS LAURINA	KANNOKA	2	400 / MIN 1.8m HIGH	5m X 5m
SHRUBS					
MW	ACACIA MYRTIFOLIA	MYRTLE WATTLE	6	20cm POT	1.5m X 1.0m
AB	WESTRINGIA 'AUSSIE BOX'	AUSSIE BOX	6	14cm POT	0.9m X 0.9m
EG	HIBERTIA RIPARIA	ERECT GUINEA FLOWER	10	20cm POT	0.5m X 0.5m
AS	ACICMENA 'ALYLYN MAGIC'	ALYLYN MAGIC	7	20cm POT	0.6m X 0.6m
CR	CORREA REFLEXA	COMMON CORREA	7	20cm POT	1.5m X 1m
TUSSOCKS/ GRASSES/ EVERGREEN PERENNIALS					
DL	DIANELLA LONGIFOLIA	SMOOTH FLAX LILY	22	14cm POT	7m X 75m
DCC	DIANELLA CAERULA 'CASSA BLUE'	CASSA BLUE FLAX LILY	18	14cm POT	0.4m X 0.4m



ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev A	07.05.2024	RESPONSE TO COUNCIL #01 LETTER
Rev B	05.06.2024	RESPONSE TO COUNCIL #01 LETTER

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LANDSCAPE PLAN

UNIT DEVELOPMENT
13 KENNETH STREET, BRAYBOK

TP06
REV_B

1 INTRODUCTION AND SCOPE

PROPOSED WASTE MANAGEMENT PLAN IS PROPOSED FOR THE RESIDENTIAL DEVELOPMENT AT 13 KENNETH STREET, BRAYBROOK
THE SUBJECT SITE HAS AN AREA OF APPROXIMATELY 582.7m²

EXISTING CONDITION - SINGLE STOREY DWELLING WITH GARAGE TO REAR OF THE SITE.

THE PROPOSED APPLICATION TO DEVELOPE
- 3 X 4 BEDROOM DWELLING

ALL DWELLINGS ARE DOUBLE STOREY.

2 BIN STORAGE AND COLLECTION COLLECTION FROM SITE

THE BIN LIDS SHALL BE COLOUR-CODED IN ACCORDANCE WITH COUNCIL PRACTICE AND INFORMATION OUTLINING WHAT CAN AND CANNOT BE PLACED IN EACH BIN PROVIDED ON EACH OF THE BINS

THE OWNERS CORPORATION WILL NEED TO ENSURE THAT ALL RESIDENTS ARE PROVIDED WITH INFORMATION REGARDING THE BEST PRACTISES FOR THE REDUCTION/MINIMISATION OF WASTE SENT TO LANDFILL, AS SET OUT IN THE VICTORIAN GOVERNMENT'S 'STATEWIDE AND RESOURCE RECOVERY INFRASTRUCTURE PLAN' WASTE HIERARCHY,

THE BINS ARE TO BE TRANSPORTED BY THE OCCUPANTS OF EACH DWELLING TO THE KERBSIDE PRIOR TO THE DESIGNATE TIME AND DAY OF BIN COLLECTION. IT IS MEASURED THAT THERE IS MORE THAN ADEQUATE KERB ALONG ACCESSWAY FOR BINS BASED ON A REQUIRED 1000mm PER BIN. THE DEVELOPMENT PLANS SHOW AVAILABLE LENGTH OF KERB FOR BINS.

BEARINGS ARE ON TITLE DATUM
LEVELS ARE TO AHD



CITY OF MARIBYRNONG
ADVERTISED PLAN

NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY S MEASURING 2.0m ACROSS AND 2.5m DE THE SITE TO THE PROPOSED CROSSOVER KENNETH STREET WHERE WITHIN THE SI STRUCTURE OR VEGETATION WITHIN THE SPLAYS MUST NOT BE MORE THAN 1.15m HEIGHT

NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO MENZIES STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 1.15m IN HEIGHT

ROOF CATCHMENT FROM UNIT 1 AREA OF 22.0m² TO BE HARVESTED INTO A MIN. 0.5m² ABOVE GROUND PLANTERBOX TYPE RAINGARDEN, WHICH IS TO BE FULLY LINED AND HAVE THE AGGIE DRAIN AND OVERFLOW PLUMBED TO THE STORMWATER SYSTEM

WASTE GENERATION RATES:

TABLE BELOW EXTRACTED FROM THE CITY OF MELBOURNE WASTE GENERATION RATES

3 BINS REQUIRED EACH WEEK TO BE ON KERBSIDE.

BASE ON SHOWN ABOVE, THE GENERATION OF WASTE FOR EACH PROPOSED RESIDENTIAL DWELLING IS SHOWN BELOW:

NO. OF DWELLINGS AND BEDROOMS	GARBAGE LITRES/WEEK	RECYCLING LITRES/WEEK	FOOD/ORGANIC LITRES/WEEK
1 x 4 BEDROOMS	120L/WEEK	120L/WEEK	90L/2 WEEKS
BINS REQUIRED	1 X 120L BIN	1 X 240L BIN	1 X 120L BIN
COLLECTION FREQ.	WEEKLY	FORTNIGHTLY	FORTNIGHTLY

Food and green waste

What goes into your food and green waste bin. How to use your kitchen caddy, and reducing food waste at home.



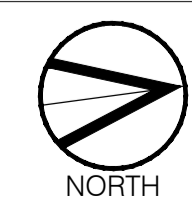
Recycling

See what can be put into your recycle bin - and other options if it can't.



General rubbish

What goes into your general rubbish bin - and other options if it can't.



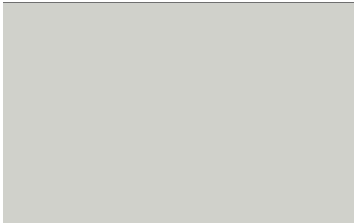
Revisions
Rev. A 07.05.2024 RESPONSE TO COUNCIL RFL LETTER
Rev. B 05.06.2024 RESPONSE TO COUNCIL RFL LETTER

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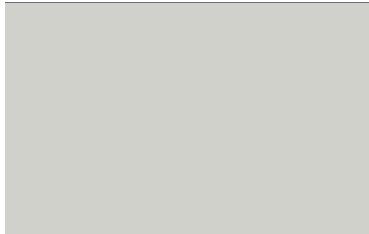
UNIT DEVELOPMENT
13 KENNETH STREET, BRAYBROOK
WMP REV_B



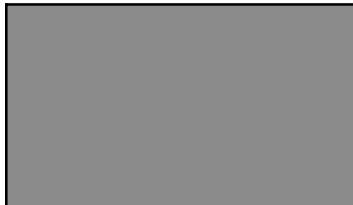
**SMOOTH RENDER FINISH
(SR1):**
DULUX: SOUTHERLY OR SIMILAR



WINDOWS:
ALUMINIUM: MONUMENT FRAME
WITH CLEAR GLASS OR SIMILAR



**GARAGE DOOR:
(SR1):**
DULUX: SOUTHERLY OR SIMILAR



FASCIA:
ALUMINIUM: WINDSPRAY GUTTER
& DOWNPIPES OR SIMILAR



**SHINGLE ROOF TILE
(TR):**
GREY OR SIMILAR



DRIVEWAY:
EXPOSED AGGREGATE DRIVEWAY

Lexicon® Half
SW1G2

STRIA CLADDING:
DULUX LEXICON HALF



FACEBRICK:
INDUSTRIAL IRON

MATERIAL SCHEDULE:

FB	FACEBRICK WALL
SC	STRIA CLADDING
TI	FEATURE TILE CLADDING
SR1	SMOOTH RENDER FINISH
SR2	SMOOTH RENDER FINISH
GD	SELECTED GARAGE DOOR
G1	OBS GLASS FIXED
G2	OBS GLASS - 150mm RESTRICTED AWNING
G3	FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL
TP	1.8m HIGH TIMBER PALING FENCE
KR	KLIP-LOK ROOF AT 2 DEGREE PITCH
TR	SELECTED TILED ROOF AT 22.5 DEGREE PITCH

ALUMINIUM WINDOWS THROUGH-OUT
COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES

Revisions	
Rev A 07.05.2024	RESPONSE TO COUNCIL RFI LETTER
Rev A 05.06.2024	RESPONSE TO COUNCIL RFI LETTER

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MATERIAL COLOUR SCHEDULE

UNIT DEVELOPMENT
13 KENNETH STREET, BRAYBROOK

CS
REV_B