

# 13 DARNLEY STREET, BRAYBROOK

CITY OF MARIBYRNONG  
ADVERTISED PLAN

DRAWING NO.	DETAIL
TP00	COVER PAGE
TP01	NEIGHBOURHOOD SITE DESCRIPTION PLAN
TP02	DESIGN RESPONSE PLAN
TP03	GROUND FLOOR PLAN
TP04	FIRST FLOOR PLAN
TP05	ELEVATIONS
TP06	STREETSCAPE ELEVATION AND GARDEN AREA STORM ASSESMENT PLAN ANALYSIS
TP07	SHADOW DIAGRAMS

Rev	Date	Details
D	28-12-23	8m Front setback amendment
E	16-01-24	Unit 1 garage side setback 1150
F	06-03-24	Unit 1& 2 redesign
G	18-06-24	Council RFI dated 13-05-2024
H	12-07-24	WSUD report
I	31-07-24	Council RFI (31JULY24)
2	28-08-24	Council RFI - cross over location
3	11-09-24	Council RFI - unit 2 narrow cross over
4	28-10-24	Council RFI - unit 1 cross over



**RESIDENTIAL SPACE**  
DESIGN

2/321 Balwyn Road, Balwyn North VIC 3104  
T/F: (03) 9857 4368  
admin@residential-space.com.au

**TOWN PLANNING DRAWING**  
13 DARNLEY STREET, BRAYBROOK

DUAL OCCUPANCY DEVELOPMENT

**IMPORTANT**  
DO NOT SCALE ANY DRAWINGS. USE WRITTEN DIMENSIONS ONLY. BUILDER AND CONTRACTORS TO CONFIRM ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.  
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<p>Drawing Name <b>COVER SHEET</b></p>	<p>Drawn S. TRAM / D. KAKRIDAS A. PUCCIO / K.J. LEE Date 28OCT24 Scale A2 Project no. 21.020 Rev.</p>
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**TP00**

**CITY OF MARIBYRNONG**  
**ADVERTISED PLAN**



SKINNER RESERVE  
1km

VIEWS TO SKINNER RESERVE

BUS 216  
SOUTH ROAD  
140mm

BUS 408 & 410  
CHURCHILL ROAD  
350mm

VICTORIA UNIVERSITY  
FOOTSCRAY CAMPUS  
5km

DINJERRA PRIMARY SCHOOL  
750mm

BRIGHTHOUSE EARLY LEARNING BRAYBROOK  
400mm

EAST SUNSHINE KINDERGARTEN  
5km

CAROLINE CHISHOLM CATHOLIC COLLEGE  
600mm

Neighbourhood Site Description Plan  
1:100

**NOTE:**  
STREETSCAPE VIEWS TO AND FROM THE SITE SHOWN IN PHOTOGRAPHS IN CLAUSE 55 REPORT.

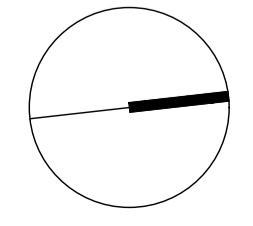
**LEGEND**

HB	Habitat Window
NHB	Non Habitat Window
D	Door
S.P.O.S.	Setback/Open Space
(Green circle)	Existing Tree
(Red circle)	Existing Tree to be removed
(Blue circle)	Proposed Canopy Tree
(Pink circle)	Tree protection zones
(Blue circle)	Structural Root Zone

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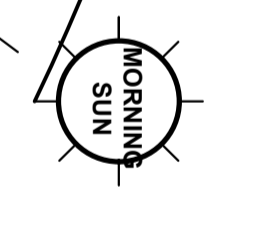
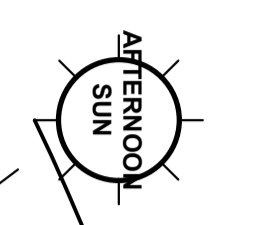
Drawing Name  
NEIGHBOURHOOD SITE DESCRIPTION PLAN

Drawn  
S. TRAM / D. KAKRIDAS  
A. PUCCIO / K.J. LEE  
Date  
28OCT24  
Scale  
1:300 @ A2  
Project no.  
21.020  
Rev.  
21.020

**TP01**



**CITY OF MARIBYRNONG  
ADVERTISED PLAN**



VIEWS TO SKINNER RESERVE

BUS 408 & 410  
CHURCHILL ROAD  
350mm

**LEGEND**

HB	Haspable Window
NWB	Non Haspable Window
D	Door
S.P.O.S.	Secured Private Open Space
(Green Tree Icon)	Existing Tree
(Green Tree Icon with X)	Existing Tree to be removed
(Green Circle)	Proposed Canopy Tree
(Pink Circle)	Tree protection zones
(Blue Circle)	Structural Root Zone

**NOTE:**  
STREETSCAPE VIEWS TO AND FROM THE SITE SHOWN IN PHOTOGRAPHS IN CLAUSE 55 REPORT.

**Design Response Plan**  
1:100

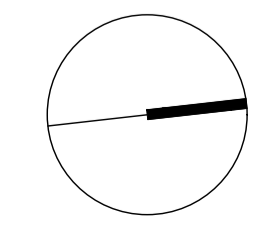
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DUAL OCCUPANCY DEVELOPMENT



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Drawing Name: **DESIGN RESPONSE PLAN**

Client: **S. TRAM / D. KAKRIDAS A. PUCCIO / K.J. LEE**

Date: **28OCT24**

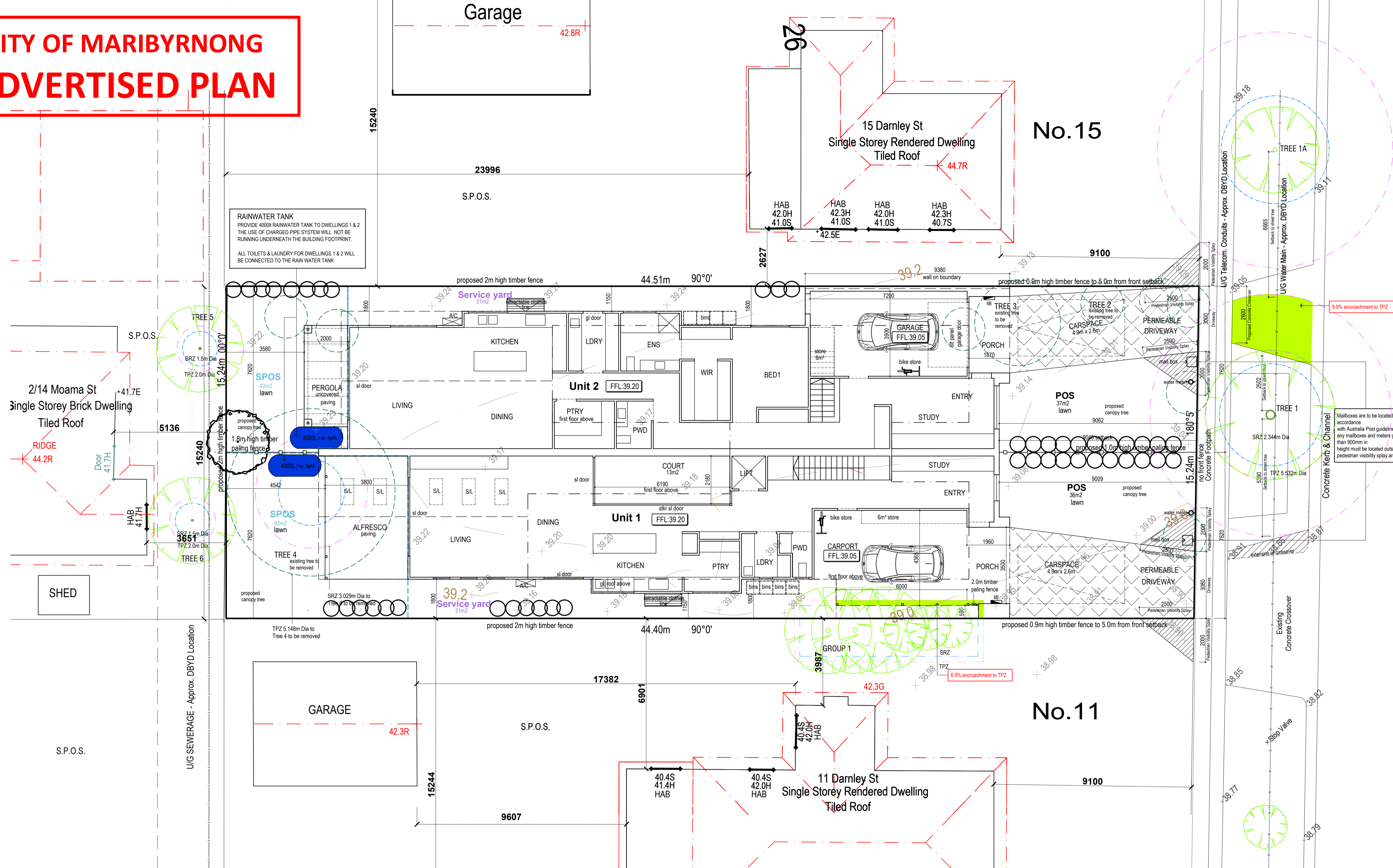
Scale: **1:300 @ A2**

Project no.: **TP02**

Rev.: **21.020**



# CITY OF MARIBYRNONG ADVERTISED PLAN



- ### SUSTAINABLE DESIGN NOTES
- WATER & STORMWATER MANAGEMENT:**
    - PROVIDE 4000L RAINWATER TANK TO DWELLINGS 1 & 2
    - THE USE OF CHARGED PIPE SYSTEM WILL NOT BE RUNNING UNDERNEATH THE BUILDING FOOTPRINT.
    - ALL TOILETS & LAUNDRY FOR DWELLINGS 1 & 2 WILL BE CONNECTED TO THE RAIN WATER TANK
  - DRIVEWAYS TO DWELLING 1 & 2: 42.5m sq WILL BE CONSTRUCTED USING PERMEABLE PAVING
  - ALL LANDSCAPED AREAS TO BOTH DWELLINGS 1 & 2 WILL UTILIZE DROUGHT-TOLERANT OR NATIVE SPECIES
  - WATERING WILL BE REQUIRED UNTIL PLANTS ARE WELL ESTABLISHED. IF IRRIGATION IS REQUIRED IT WILL BE CONNECTED TO THE RAIN WATER TANKS.
  - ENERGY EFFICIENCY**
    - PROVIDE WATER EFFICIENT FITTINGS AND FIXTURES TO REDUCE THE VOLUME OF MAINS WATER USED IN THE DEVELOPMENT. THE FOLLOWING WELS STAR RATINGS WILL BE SPECIFIED:
      - TOILETS - 4 STAR;
      - TAPS (BATHROOM AND KITCHEN) - 5 STAR; AND
      - SHOWERHEAD - 4 STAR WITH AERATION DEVICE (6.0-7.5L/MIN)
      - DISHWASHER - 5 STAR WELS RATING
    - PROVIDE 4W/2 LIGHTING STANDARD IN BOTH DWELLINGS 1 & 2
    - PROVIDE EXTERNAL RETRACTABLE CLOTHESLINES FOR BOTH DWELLINGS 1 & 2
  - PROVIDE LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS ETC.
  - COMMITMENT TO 6.5 STAR AVERAGE RATING FOR THE DEVELOPMENT
  - INDOOR ENVIRONMENT QUALITY**
    - PROVIDE DOUBLE GLAZING TO ALL HABITABLE ROOM WINDOWS
  - TRANSPORT**
    - PROVIDE BIKE SPACE LOCATION TO DWELLING 1 & 2 TO GARAGE OR POS BUT NOT OVER BONNET
  - WASTE**
    - PROVIDE THREE BINS SYSTEM INCLUDING RUBBISH, RECYCLING AND ORGANIC / GARDEN WASTE AS WELL AS FUTURE GLASS WASTE PROVISIONS
  - URBAN ECOLOGY**
    - EXTENT OF VEGETATED AREAS AROUND THE SITE (INCLUDING LAWN)

### AREA ANALYSIS

SITE INFORMATION		m <sup>2</sup>	
SITE AREA	678		
BUILDING FOOTPRINT	403		
SITE COVERAGE (60% MAX)	403	59%	
PERMEABILITY (20% MIN)	275	41%	
GARDEN AREA (35% MIN >650m <sup>2</sup> )	236	35%	

UNIT 1		m <sup>2</sup> SQ	
GROUND FLOOR PLAN	137		
FIRST FLOOR PLAN	96		
PERCENTAGE OF FIRST FLOOR OVER GROUND FLOOR	79%		
PORCH	6		
CARPOR / STORAGE	30		
ALFRESCO	22		
<b>TOTAL</b>	<b>291</b>	<b>31</b>	

UNIT 2		m <sup>2</sup> SQ	
GROUND FLOOR PLAN	160		
FIRST FLOOR PLAN	95		
PERCENTAGE OF FIRST FLOOR OVER GROUND FLOOR	59%		
PORCH	7		
GARAGE / STORAGE	32		
PERGOLA	9		
<b>TOTAL</b>	<b>303</b>	<b>34</b>	

TOTAL CAR SPACE	2
POS	36
SPOS	63
SERVICE YARD	31

POS	35
SPOS	42
SERVICE YARD	38
COURT	13

**Proposed Ground Floor Plan**

1:100

### EXISTING PLANTING TABLE

ID	Botanical Name	Common Name	Height	Canopy	Status	TPZ (dia)	SRZ (dia)
TREE 1	Fraxinus Angustifolia	Desert Ash	7.00m	1.80m	Street Tree	5.532m	2.344m
TREE 2	Fraxinus Angustifolia	Desert Ash	7.00m	4.00m	Tree on Subject Site To be removed		
TREE 3	Fraxinus Angustifolia	Desert Ash	5.00m	3.50m	Tree on Subject Site To be removed		
TREE 4	Fraxinus Angustifolia	Desert Ash	8.00m	7.00m	Tree on Subject Site To be removed	5.148m	3.029m
TREE 5	Pyrus Calleryana	Ornamental Pear	3.00m	2.00m	Neighbouring Property	2.00m	1.50m
TREE 6	Ficus Carica	Common Fig	2.50m	2.50m	Neighbouring Property	2.00m	1.50m
GROUP 1	Ficus Carica	Lilly Pilly					

FOR ALL TREE PROTECTION MEASURES REFER TO ARBORIST REPORT UNDERTAKEN BY LANDSCAPE BY DESIGN  
DATE: 11 APRIL 2023

**PEDESTRIAN VISIBILITY SPY NOTE:**  
Pedestrian visibility spy is set 2m along the front of the property and 2.5m deep into the site on either side of the crossover. This area must be kept clear of all obstruction up to 3m high within the site. These items include fencing, mailboxes, vegetation etc.

### WINDOW LEGEND

GL	GLAZING
HLW	HIGH LEVEL WINDOW - MIN SILL 1700 ABOVE FFL
NOW	NON OVERLOOKING WINDOW - FIXED AND OBTURED TO MIN 1700 ABOVE FFL
OBS	OBTURED WINDOW
HAB	HABITABLE ROOM WINDOW
NHW	NON - HABITABLE WINDOW

NOTE: OBTURED FILM OR SPRAY APPLIED TO CLEAR GLAZING IS NOT ACCEPTED AS 'OBTURED GLAZING';

### TREE LEGEND

- Trees protection zones
- Structural Root Zone
- Trees Neighbouring Protect
- Existing Tree to be removed

### LEGEND

- Sensor Flood Light
- Habitable Window
- Non Habitable Window
- Door
- Secure S.P.O.S.
- Existing Tree
- Existing Tree to be removed
- Proposed Canopy tree
- Sleeper Retaining Wall
- Electrical meter box
- Gas meter
- Water meter

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DESIGN

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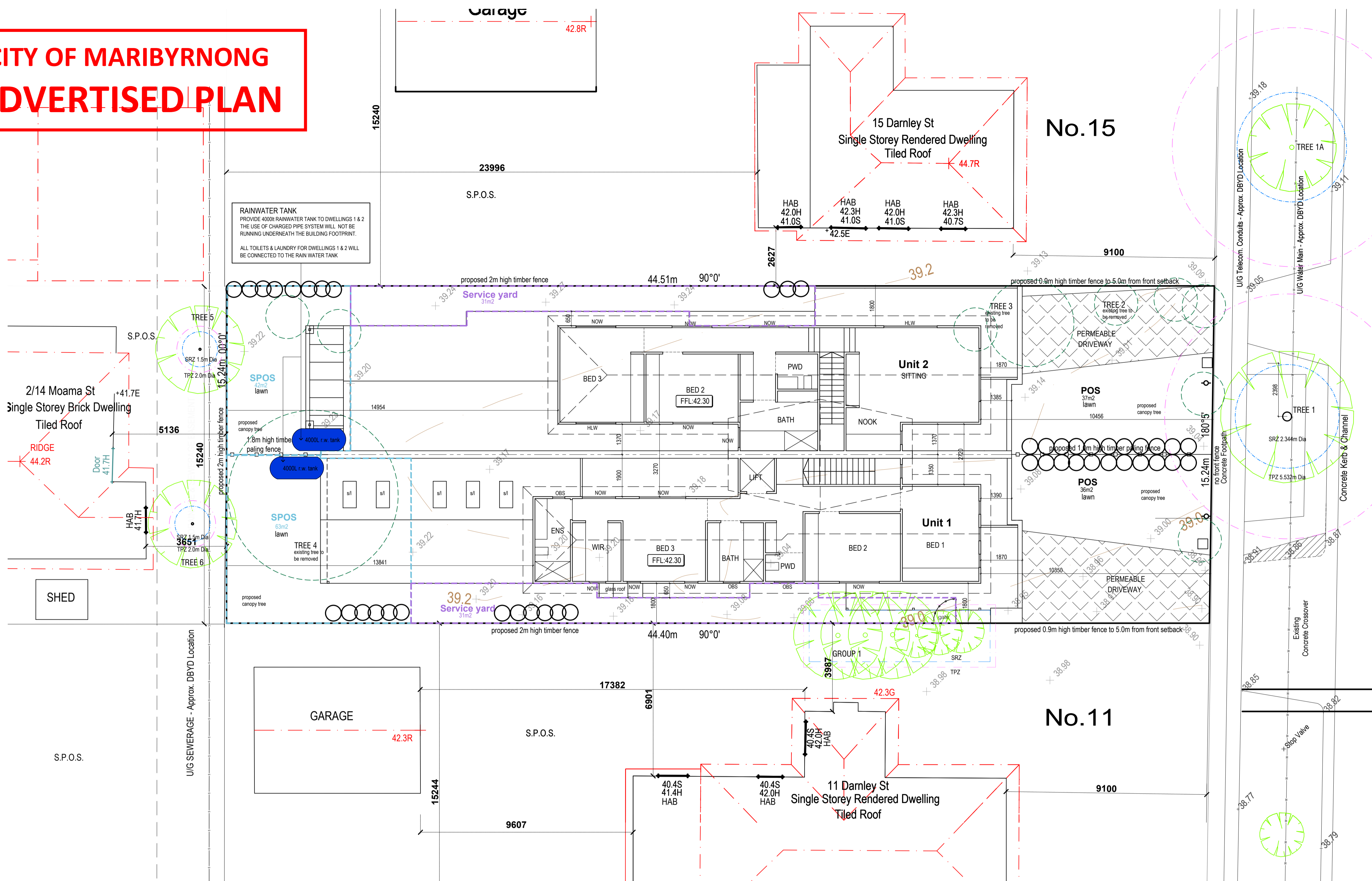
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Rev	Date	Details
1	11-09-24	Council RFI - unit 2 narrow cross over

Drawn: S. TRAM / D. KAKRIDAS  
A. PUCCO / K.J. LEE  
Date: 28/02/24  
Scale: 1:100 @ A1  
Project no.: TP03  
Rev.: 21/020



# CITY OF MARIBYRNONG ADVERTISED PLAN



**Proposed First Floor Plan**

1:100

## EXISTING PLANTING TABLE

ID	Botanical Name	Common Name	Height	Canopy	Status	TPZ (dia)	SRZ (dia)
TREE 1	Fraxinus Angustifolia	Desert Ash	7.00m	1.80m	Street Tree	5.532m	2.344m
TREE 2	Fraxinus Angustifolia	Desert Ash	7.00m	4.00m	Tree on Subject Site To be removed		
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GROUP 1	Ficus Carica	Lilly Pilly					

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DATE : 11 APRIL 2023

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WINDOW LEGEND	
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NOW	NON OVERLOOKING WINDOW - FIXED AND OBSURED TO MIN 1700 ABOVE FFL
OBS	OBSURED WINDOW
HAB	HABITABLE ROOM WINDOW
NHW	NON - HABITABLE WINDOW
NOTE: OBSURED FILM OR SPRAY APPLIED TO CLEAR GLAZING IS NOT ACCEPTED AS 'OBSURED GLAZING';	

TREE LEGEND	
(Pink circle)	Trees protection zones
(Blue circle)	Structural Root Zone
(Green circle)	Trees Neighbouring Protect
(Dashed green circle)	Existing Tree to be removed

LEGEND	
(Square with 'S')	Sensor Flood Light
HB	Habitable Window
NHB	Non Habitable Window
D	Door
S.P.O.S.	Secure S.P.O.S.
(Green circle with 'X')	Existing Tree
(Dashed green circle)	Existing Tree to be removed
(Green circle with 'X')	Proposed Canopy tree
(Hatched rectangle)	Sleeper Retaining Wall
(Square with 'M')	Electrical meter box
(Circle with 'G')	Gas meter
(Circle with 'W')	Water meter

## SUSTAINABLE DESIGN NOTES

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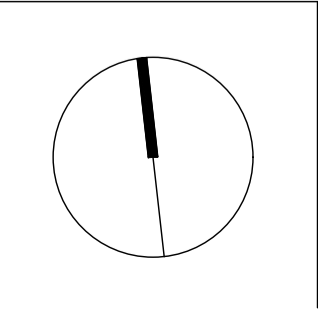
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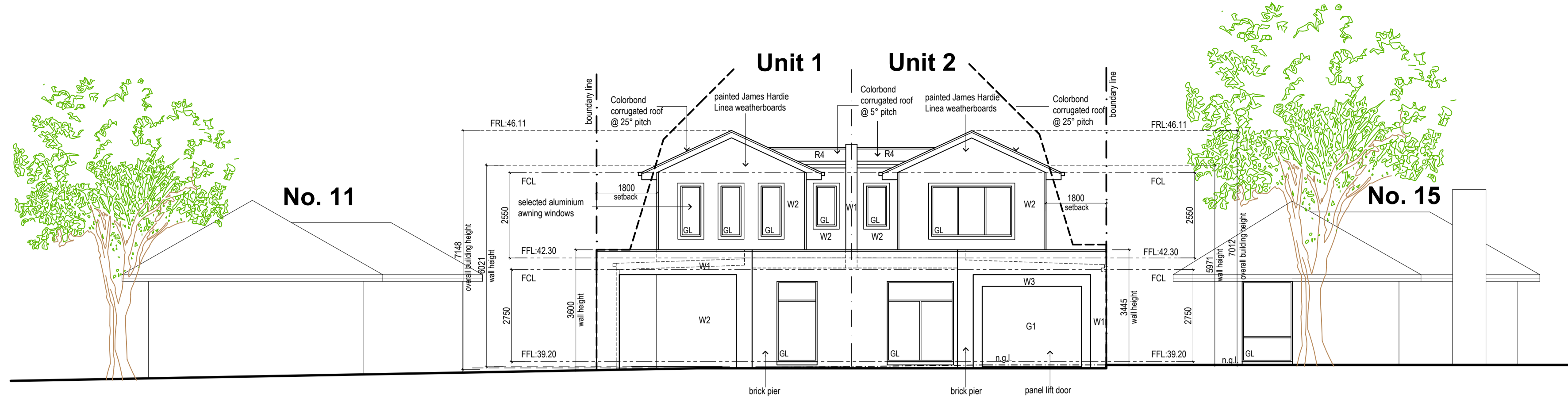
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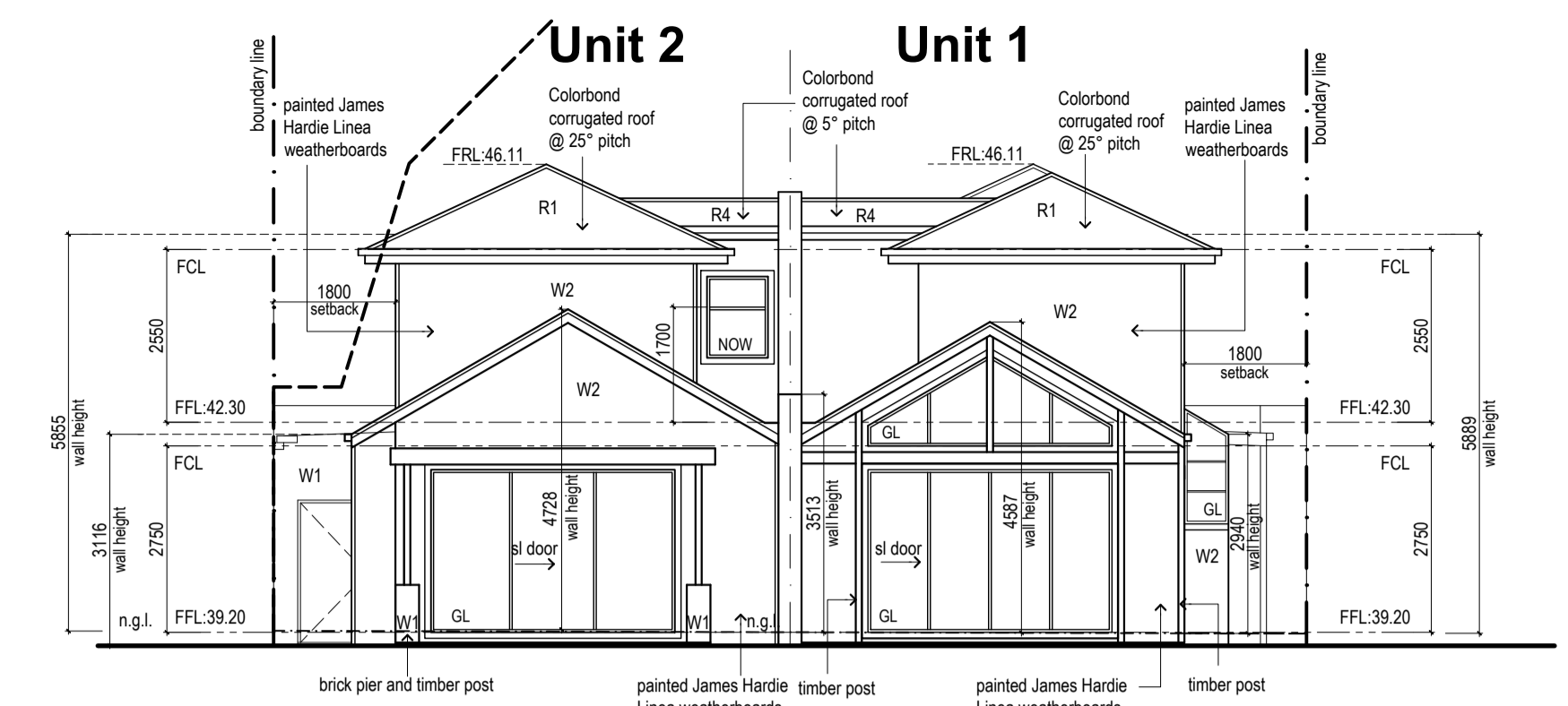
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Drawing Name	
S. TRAM / D. KAKRIDAS	Drawn
A. PUCCIO / K.J. LEE	Checked
28OCT24	Date
	Scale
	Project no.
21.020	Rev.

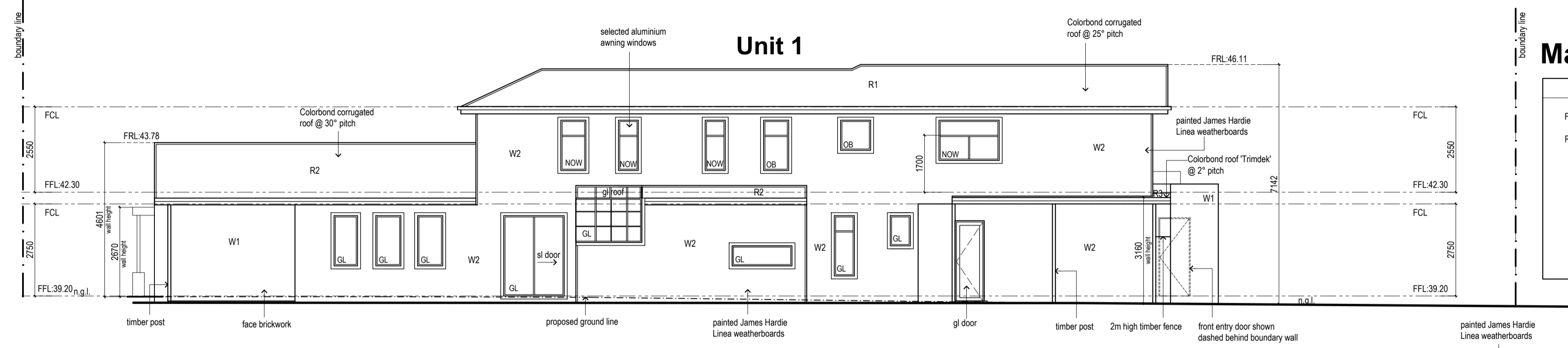




**East Elevation**  
1:100



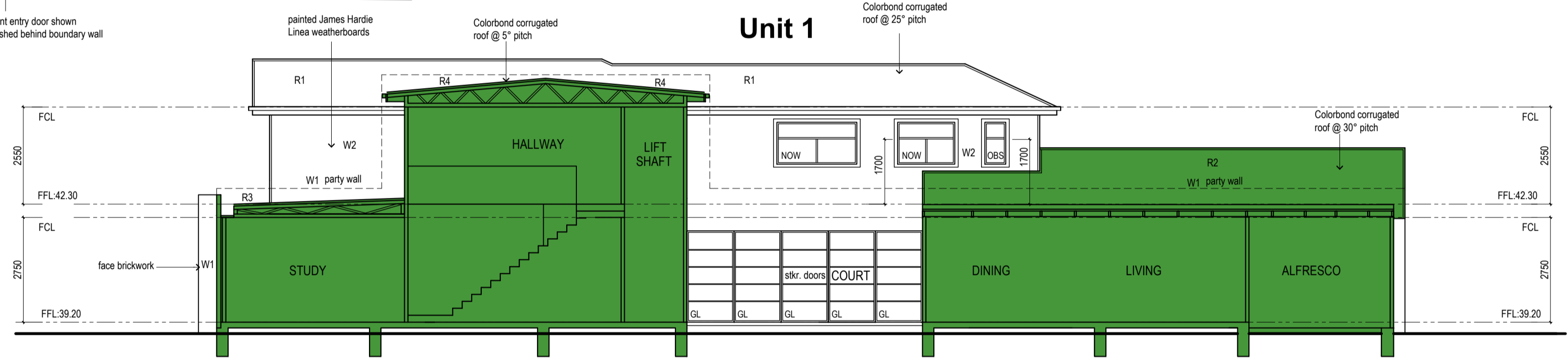
**West Elevation**  
1:100



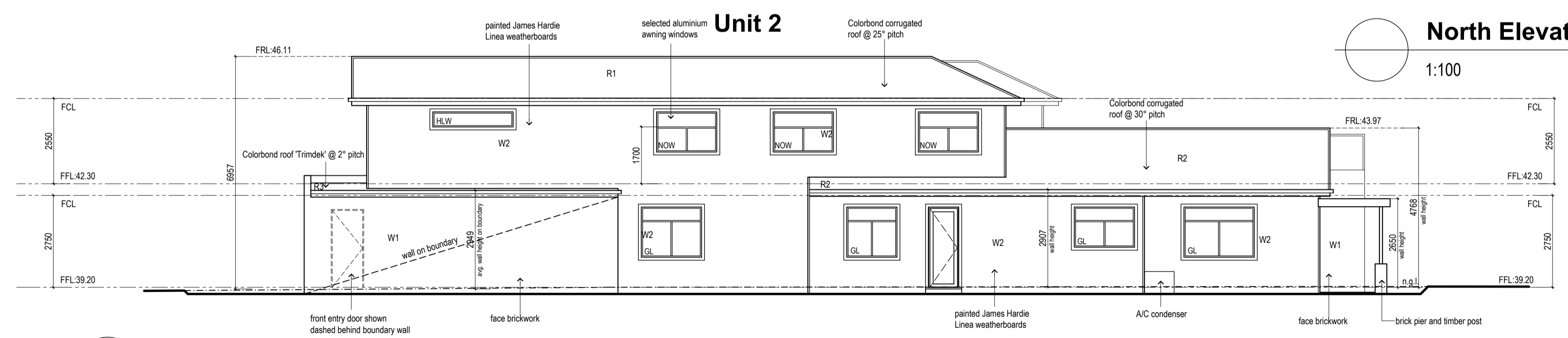
**South Elevation**  
1:100

**Materials and Colours Schedule**

W1	W2	W3	G1	R1, R2, R4	R3	GL
FACE BRICKWORK RED BRICK	JAMES HARDIE LINEA CLADDING PAINTED - DULUX (TIMELESS GREY)	FEATURE TIMBER CLADDING NATURAL STAIN	TIMBER FEATURE GARAGE DOOR NATURAL STAIN	SHEET ROOF COLORBOND CORRUGATED - (BASALT)	SHEET ROOF COLORBOND TRIMDEK - (BASALT)	ALUMINIUM WINDOWS POWDERCOAT (WHITE)



**North Elevation - Internal Section**  
1:100



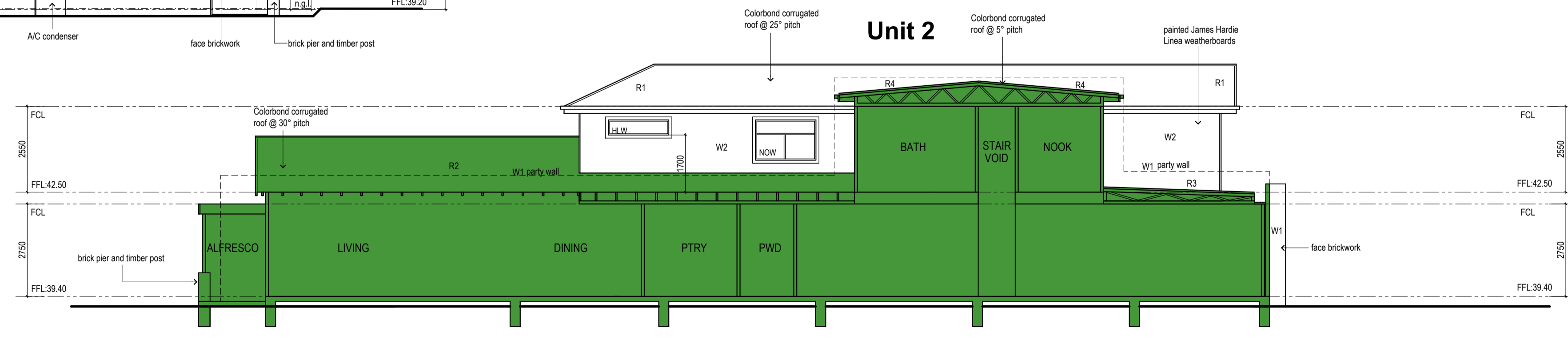
**North Elevation**  
1:100

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

**WINDOW LEGEND**

GL	GLAZING
HLW	HIGH LEVEL WINDOW - MIN SILL 1700 ABOVE FFL
NOW	NON OVERLOOKING WINDOW - FIXED AND OBSCURED TO MIN 1700 ABOVE FFL
OBS	OBSCURED WINDOW
HAB	HABITABLE ROOM WINDOW
NHW	NON - HABITABLE WINDOW

NOTE:  
OBSCURED FILM OR SPRAY APPLIED TO CLEAR GLAZING IS NOT ACCEPTED AS 'OBSCURED GLAZING'.



**South Elevation - Internal Section**  
1:100

Rev	Date	Details
D	28-12-23	8m Front setback amendment
E	16-01-24	Unit 1 garage side setback 1150
F	06-03-24	Unit 1 & 2 redesign
G	18-06-24	Council RFI - dated 13-05-2024
H	12-07-24	WSUD report
I	31-07-24	Council RFI (31JULY24)
J	28-08-24	Council RFI - cross over location
K	11-09-24	Council RFI - unit 2 narrow cross over
L	28-10-24	Council RFI - unit 1 cross over

**RS RESIDENTIAL SPACE**

2/321 Balwyn Road, Balwyn North VIC 3104  
T/F: (03) 9857 4368  
admin@residential-space.com.au

RESIDENTIAL SPACE DESIGN

**TOWN PLANNING DRAWING**  
13 DARNLEY STREET, BRAYBROOK

DUAL OCCUPANCY DEVELOPMENT

**IMPORTANT**  
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Drawing Name:  
**ELEVATIONS**

Drawn:  
S. TRAM / D. KAKRIDAS  
A. PUCCIO / K.J. LEE

Date:  
28OCT24

Scale:  
1:100 @ A1

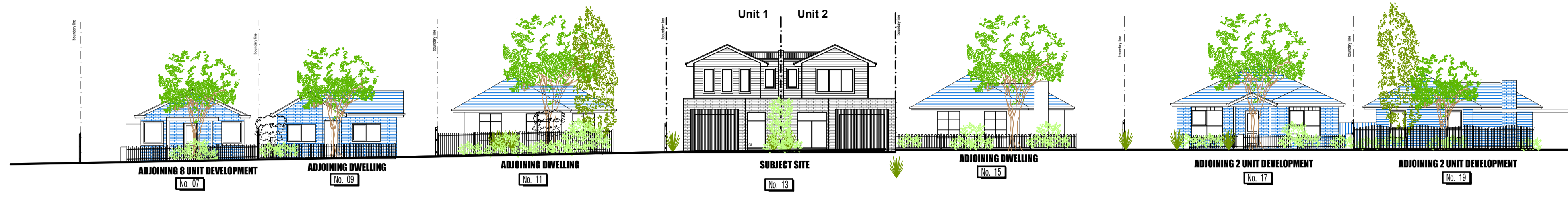
Project no.:  
21.020

Rev:  
21.020

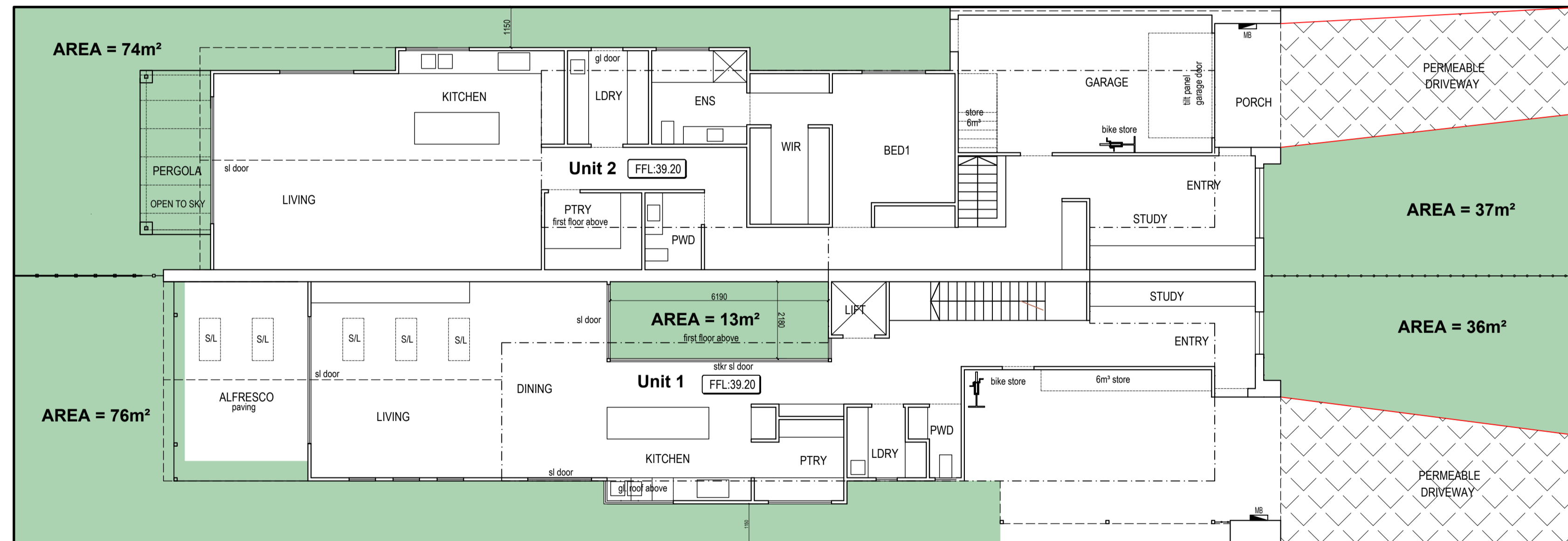
**TP05**



# CITY OF MARIBYRNONG ADVERTISED PLAN



 **Proposed Streetscape - Darnley Street**  
1:200



## AREA ANALYSIS

GARDEN AREA	m <sup>2</sup>
SITE AREA	678
GARDEN AREA (35% MIN >650m <sup>2</sup> )	236 35%

 **Garden Area Site Plan**  
1:200

Rev	Date	Details
D	28-12-23	8m Front setback amendment
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4	28-10-24	Council RFI - unit 1 cross over

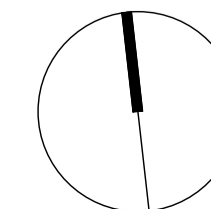


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Drawing Name  
STREETSCAPE, GARDEN AREA PLAN

Drawn  
S. TRAM / D. KARRIDAS

A. PUCCIO / KJ. LEE

Date  
28OCT24

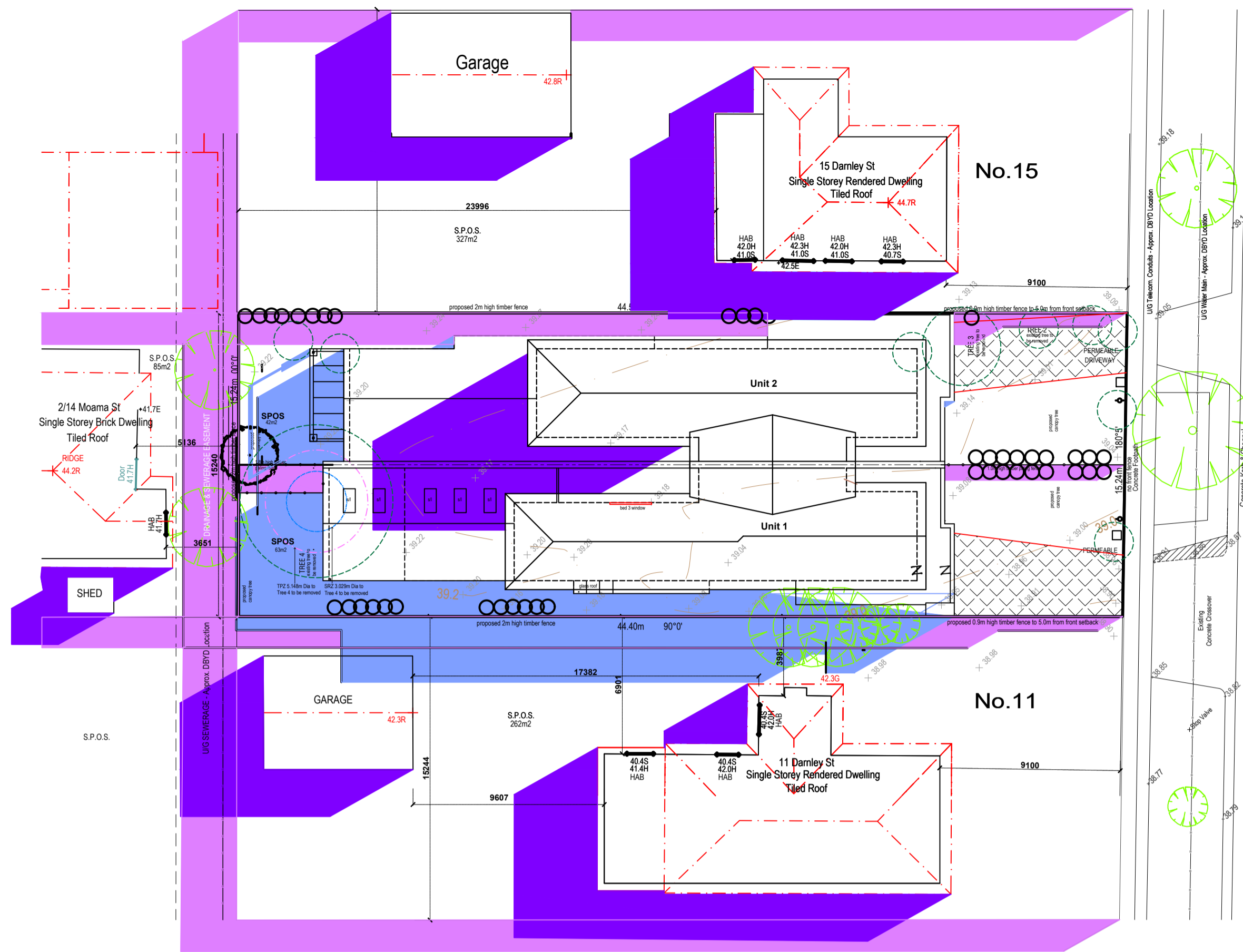
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Project no.  
21.020

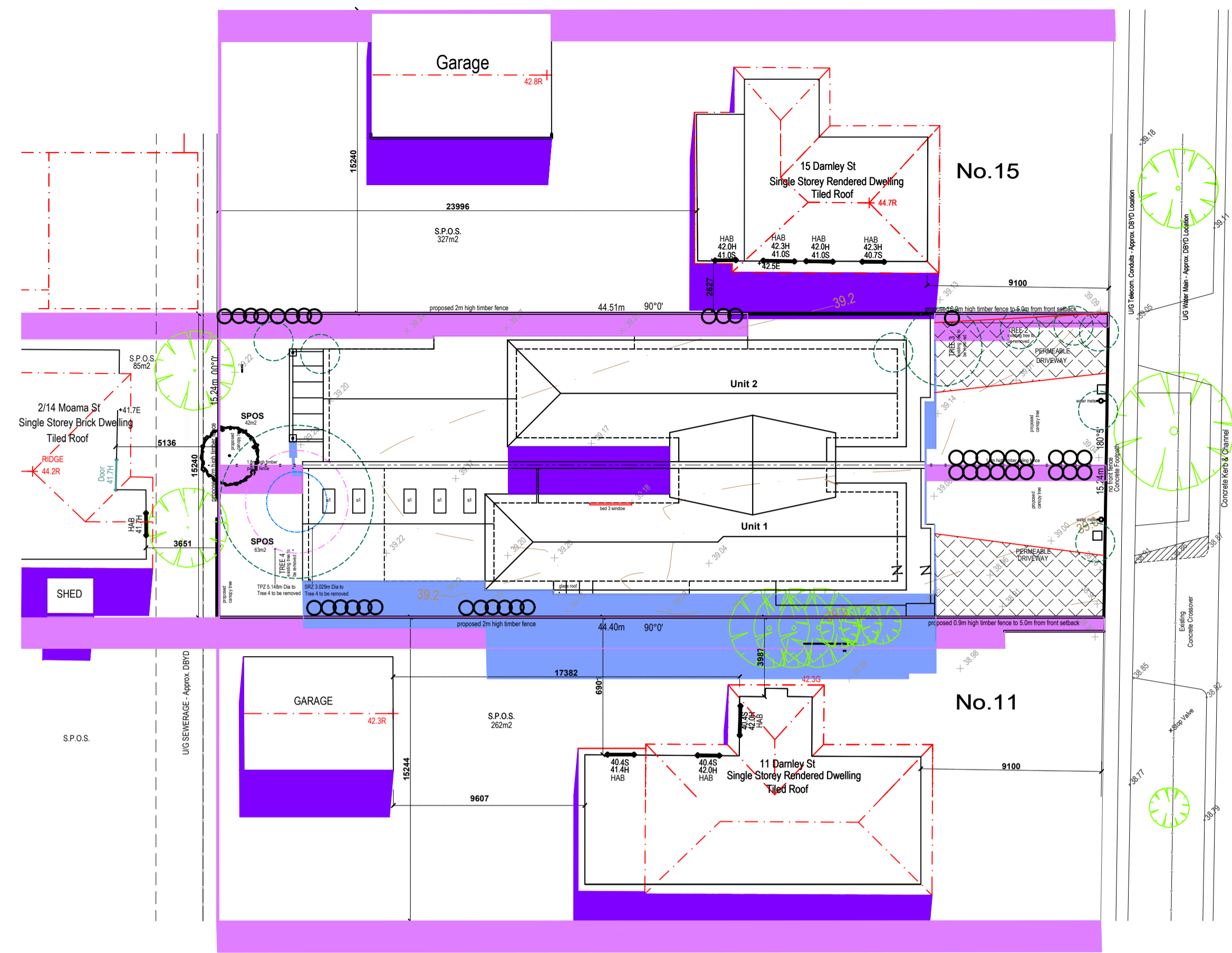
Rev.  
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**TP06**

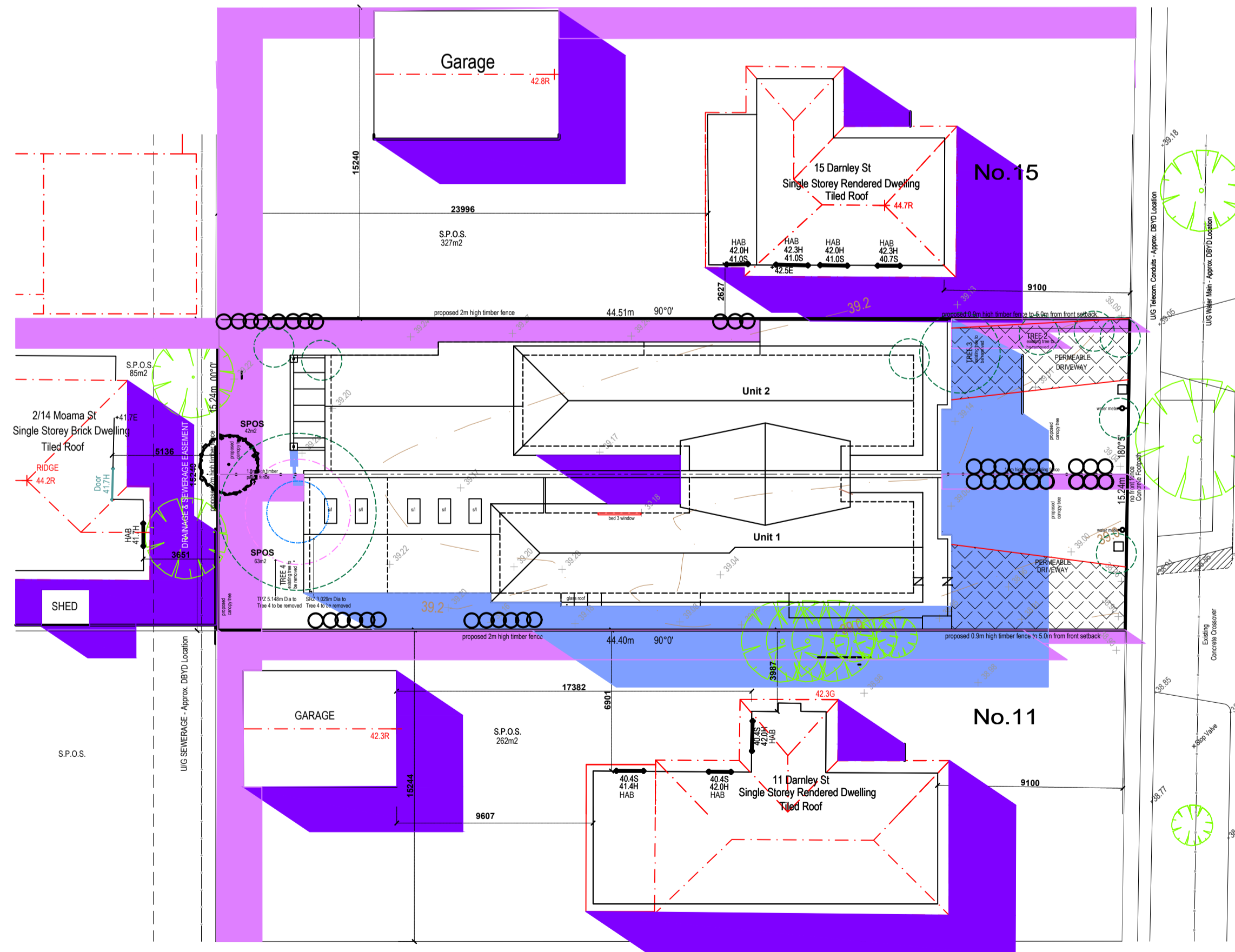




**SHADOW DIAGRAM - 9AM**  
22 SEPTEMBER (EQUINOX)



**SHADOW DIAGRAM - 12PM**  
22 SEPTEMBER (EQUINOX)



**SHADOW DIAGRAM - 3PM**  
22 SEPTEMBER (EQUINOX)

DARNLEY STREET

- LEGEND**
- PROPOSED DEVELOPMENT SHADOW
  - BOUNDARY FENCE SHADOW
  - ADJOINING EXISTING SHADOW

**CITY OF MARIBYRNONG  
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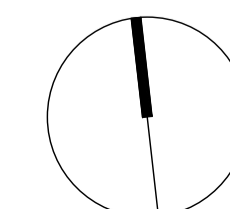


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**TOWN PLANNING DRAWING**  
13 DARNLEY STREET, BRAYBROOK

DUAL OCCUPANCY DEVELOPMENT



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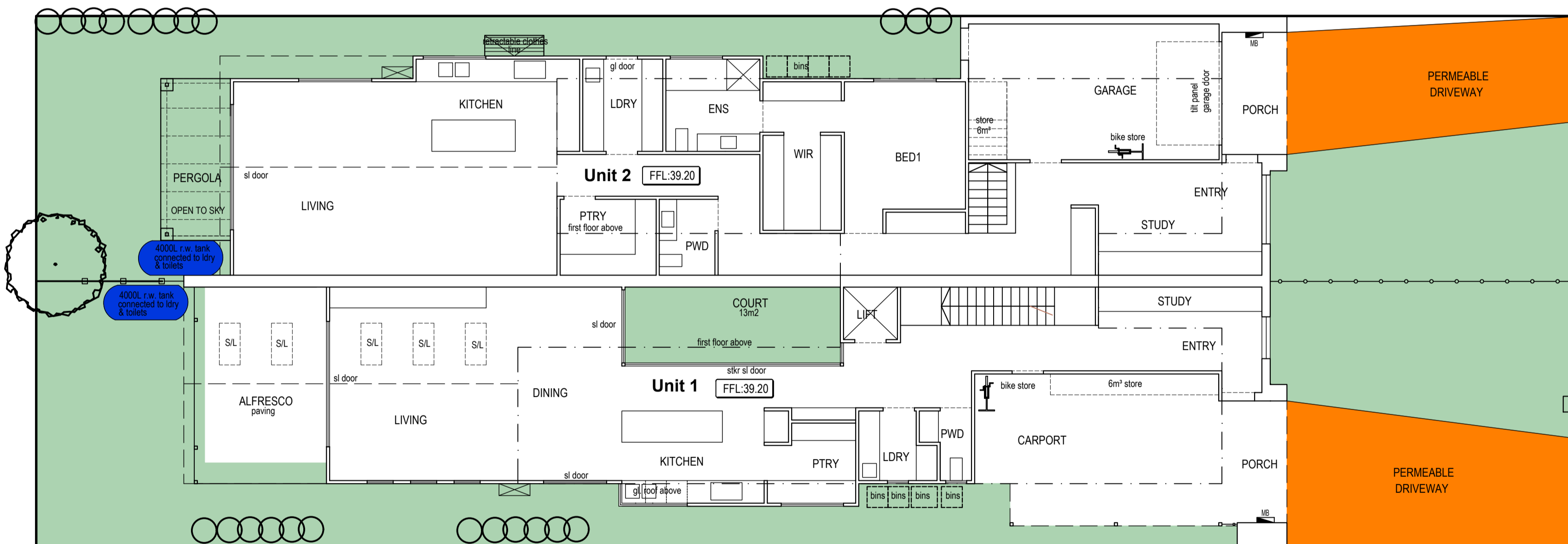
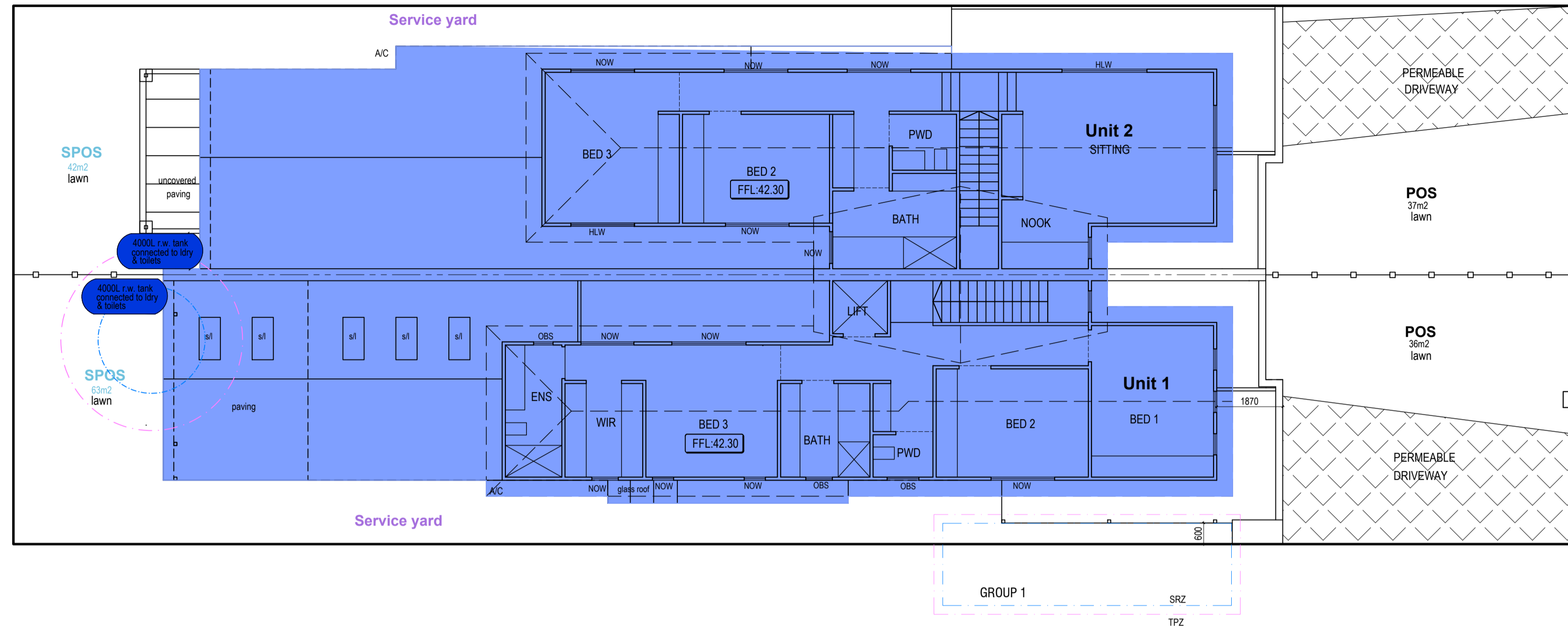
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Drawing Name  
SHADOW DIAGRAMS

Drawn:  
S. TRAM / D. KAKRIDAS  
A. PUCCIO / K.J. LEE  
Date:  
28OCT24  
Scale:  
1:200 @ A1  
Project no.:  
Rev:  
21.020

**TP07**





**Site Delineation**

For the purpose of the assessment, the development has been delineated into the following surface types:

- Site area of 678m<sup>2</sup>;
- Part of the roof area runoff of dwelling 1 of 184.5m<sup>2</sup> which will be diverted into rainwater tank(s);
- Part of the roof area runoff of dwelling 2 of 179.5m<sup>2</sup> which will be diverted into rainwater tank(s);
- Permeable area of 197m<sup>2</sup> comprised of landscaped area, permeable paving and other pervious surfaces in the backyards;
- Individual driveway of dwelling 1 and 2 of 54m<sup>2</sup> to be designed to be permeable; and
- Remainder of impervious areas of 6.3m<sup>2</sup> comprised of unconnected roof areas and other impervious areas around the site.

**Rainwater Tank**  
(Rainwater tank for toilet flushing and laundry for each dwelling)

The roof catchment area of each townhouse (as described above) will be diverted to 4,000L rainwater tanks for each townhouse. The rainwater collected will be used for toilet flushing and laundry in all townhouses.

If required, a charged pipe system or multiple tanks will be installed to collect water from part of the roof of each dwelling.

In the case of a charged pipe system, the charged pipes will not be running underneath the slab and the stakeholders (builder/developer/architect) will be required to explicitly acknowledge this solution and have the capacity to install it.

**Permeable Paving**

Both individual driveways for dwelling 1 and 2 will be designed to be permeable. This will help towards reducing the overall stormwater outflows from the site.

The remainder of impervious areas will directly be released at the legal point of discharge on site.

Permeable areas are excluded from the STORM assessment.

It should be noted that permeable areas have been maximised in the development which will reduce the overall stormwater outflows from the site. Vegetated areas are provided in the proposed development reducing the heat island effect and improving the

Roof Catchment area for each dwelling to RWT(blue), Permeable areas(green)and permeable driveway(orange)

1:100

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 admin@residential-space.com.au

**TOWN PLANNING DRAWING**  
 13 DARNLEY STREET, BRAYBROOK  
 DUAL OCCUPANCY DEVELOPMENT

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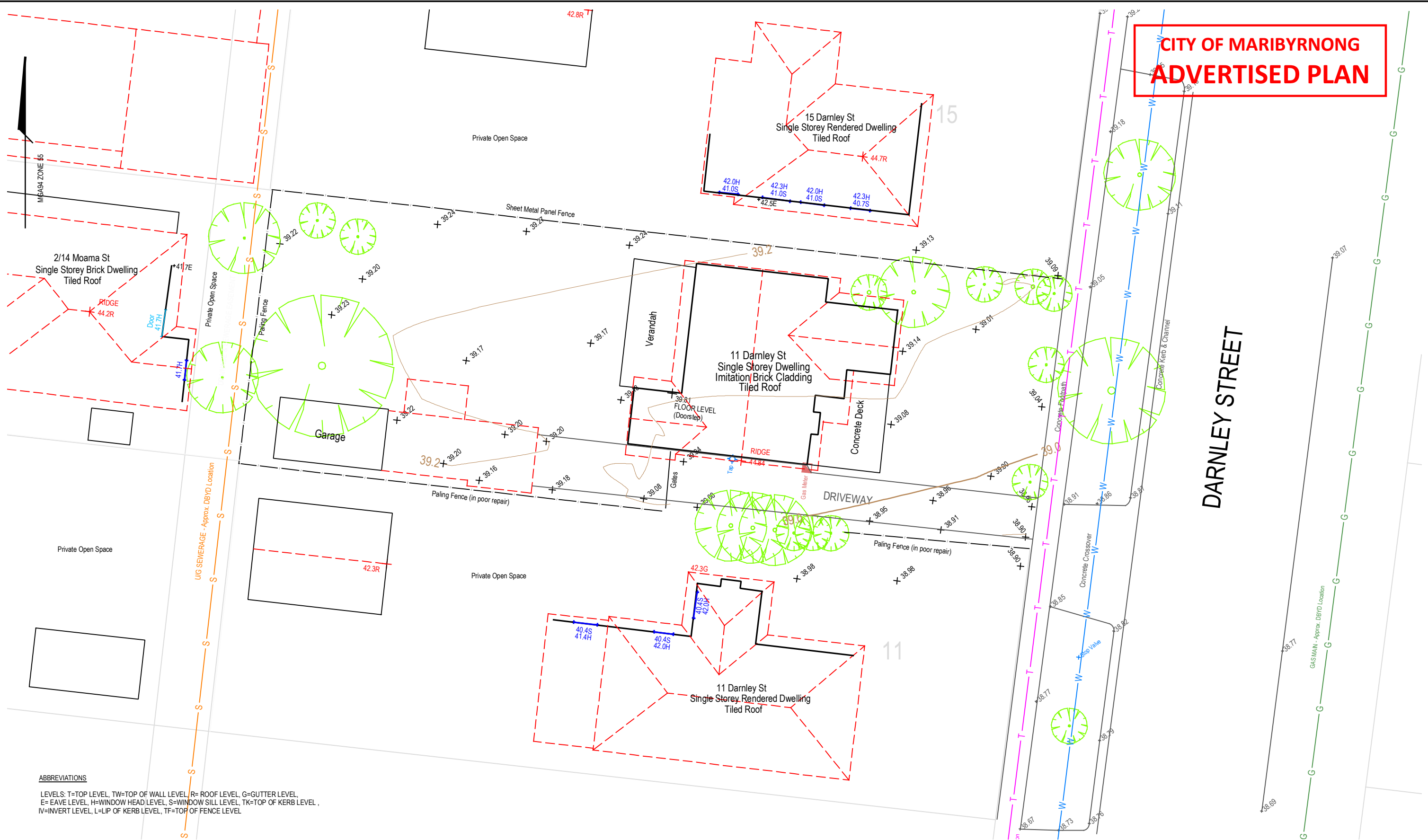
Drawing Name  
WSUD REPORT

Drawn  
S. TRAM / D. KAKRIDAS  
A. PUCCIO / KJ. LEE  
Date  
28OCT24  
Scale  
1:100 @ A1  
Project no.  
21.020

**TP08**



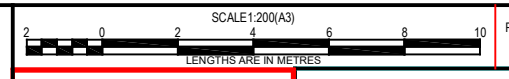
**CITY OF MARIBYRNONG  
ADVERTISED PLAN**



**ABBREVIATIONS**  
 LEVELS: T=TOP LEVEL, TW=TOP OF WALL LEVEL, R= ROOF LEVEL, G=GUTTER LEVEL,  
 E= EAVE LEVEL, H=WINDOW HEAD LEVEL, S=WINDOW SILL LEVEL, TK=TOP OF KERB LEVEL,  
 IV=INVERT LEVEL, L=LIP OF KERB LEVEL, TF=TOP OF FENCE LEVEL

**GENERAL NOTES**

1. THIS PLAN HAS BEEN ORIENTATED TO MGA2020 ZONE 55.
2. ANNOTATED BOUNDARY BEARINGS ARE SHOWN RELATIVE TO TITLE PLAN DATUM
3. LEVELS ARE TO THE AUSTRALIAN HEIGHT DATUM REFERENCED TO GNSS OBSERVATIONS.
4. BUILDING LOCATION ACCURACY IS LIMITED. DIMENSIONS REQUIRING HIGH PRECISION SHOULD BE MEASURED INDEPENDENTLY AS REQUIRED.
5. POSITION AND LEVEL OF WINDOWS AND OTHER FEATURES ON ADJOINING PROPERTIES HAVE BEEN ESTIMATED WHERE IT HAS NOT BEEN POSSIBLE TO MEASURE DIRECTLY.
6. ROOFLINES ARE DERIVED FROM NEARMAP IMAGES



**APPROVED  
PLAN**

**City Surveying  
& Subdivision**  
 Mob 0488 587 796 Office 9489 7715  
 20 GREEN STREET, NORTHCOOTE, 3070  
 citysurveying3000@gmail.com

<b>RE-ESTABLISHMENT, FEATURE &amp; LEVEL SURVEY</b>	
13 DARNLEY STREET BRAYBROOK,3019	
DRAWING APPROVED BY KJT	
Date: 11/02/2022	
DATE OF SURVEY	
Date: 31/08/2022	
REV.	REVISION
A	ORIGINAL
	31/08/22
	DATE

Municipality & Ref:  
**MARIBYRNONG CITY  
COUNCIL**

Sheet 1 of 1

Drawing No.  
**CSS1155**

Rev  
 A