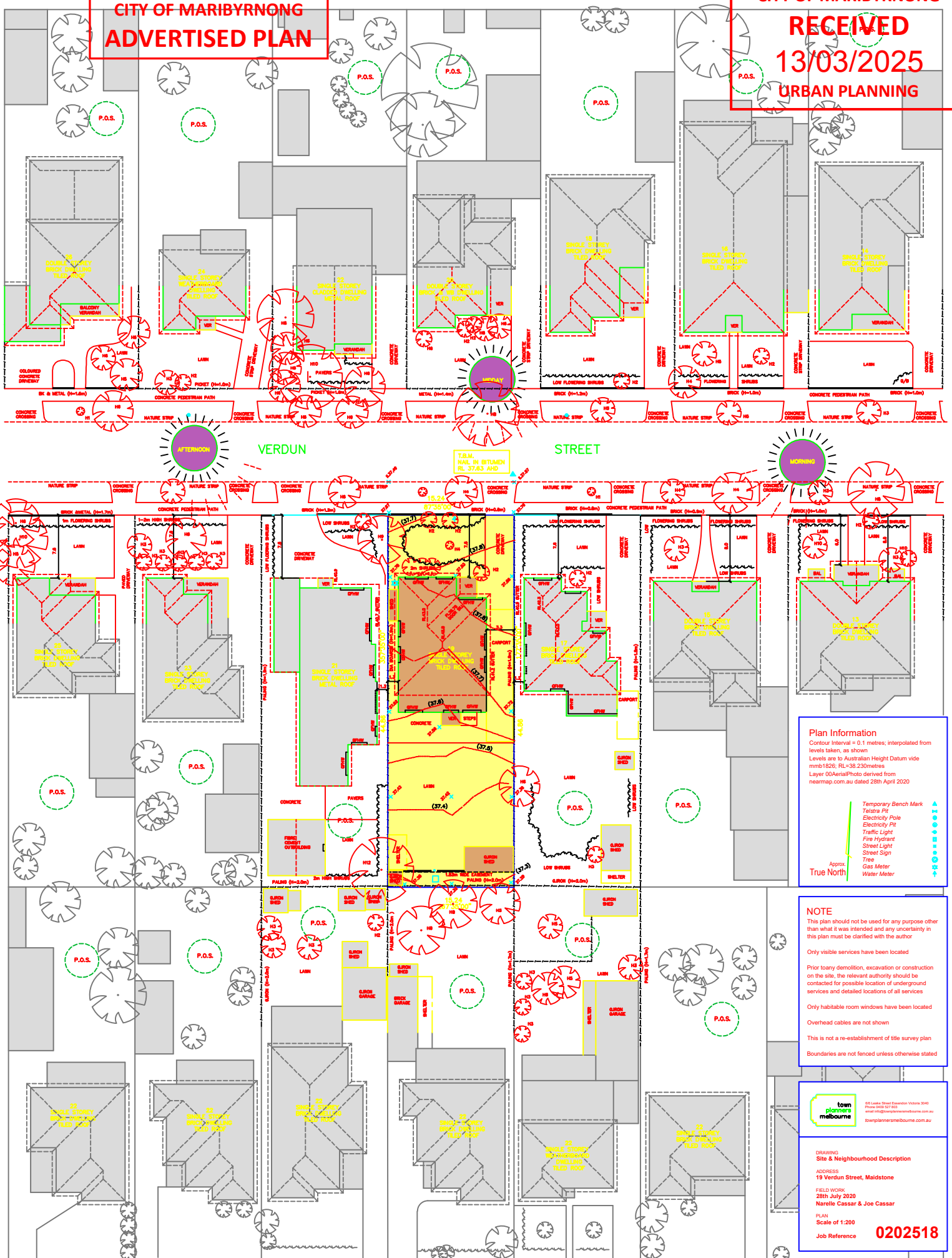


CITY OF MARIBYRNONG
ADVERTISED PLAN

CITY OF MARIBYRNONG

RECEIVED
13/03/2025
URBAN PLANNING



Plan Information
Contour Interval = 0.1 metres, interpolated from levels taken, as shown
Levels are to Australian Height Datum vide mmb1626; RL=35.230metres
Layer 00Aerial/Photo derived from newmap.com.au dated 28th April 2020

Temporary Bench Mark
Telstra Pit
Electricity Pole
Electricity Pit
Traffic Light
Fire Hydrant
Street Light
Street Sign
Tree
Gas Meter
Water Meter

Approx
True North

NOTE
This plan should not be used for any purpose other than what it was intended and any uncertainty in this plan must be clarified with the author

Only visible services have been located

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of underground services and detailed locations of all services

Only habitable room windows have been located

Overhead cables are not shown

This is not a re-establishment of title survey plan

Boundaries are not fenced unless otherwise stated

town planners melbourne

90 Lakes Street Essendon Victoria 3040
Phone 0433 527 822
www.townplannersmelbourne.com.au
townplannersmelbourne.com.au

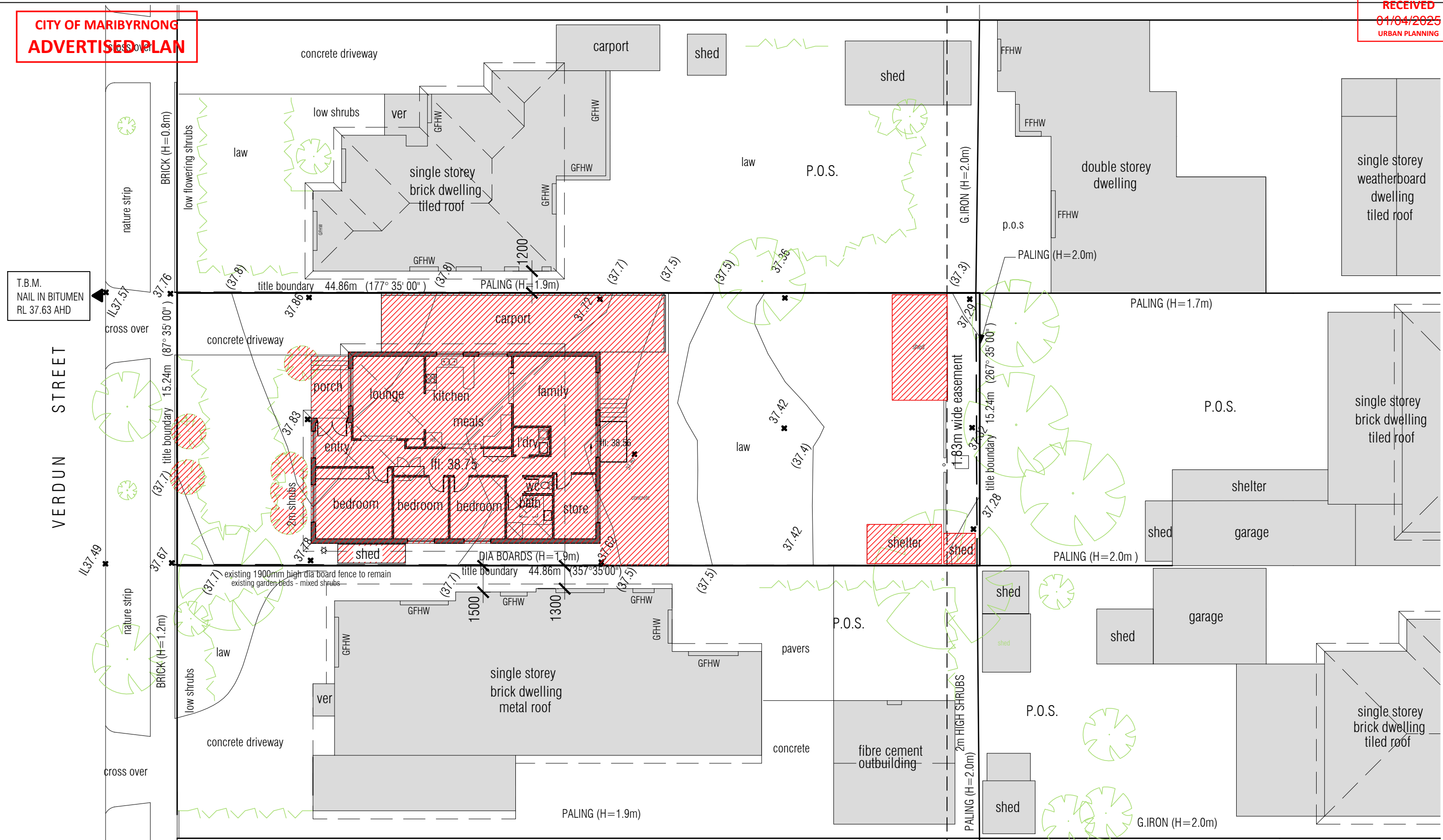
DRAWING
Site & Neighbourhood Description

ADDRESS
19 Verduin Street, Melbourne

FIELD WORK
28th July 2020
Narelle Cassar & Joe Cassar

PLAN
Scale of 1:200

Job Reference
0202518



EXISTING GROUND FLOOR & SITE PLAN 1:200

HATCHED AREA DENOTES EXISTING DWELLING, SHEDS, TO BE DEMOLISHED
HATCHED AREA DENOTES EXISTING TRESS TO BE REMOVED (FRUIT TREES)

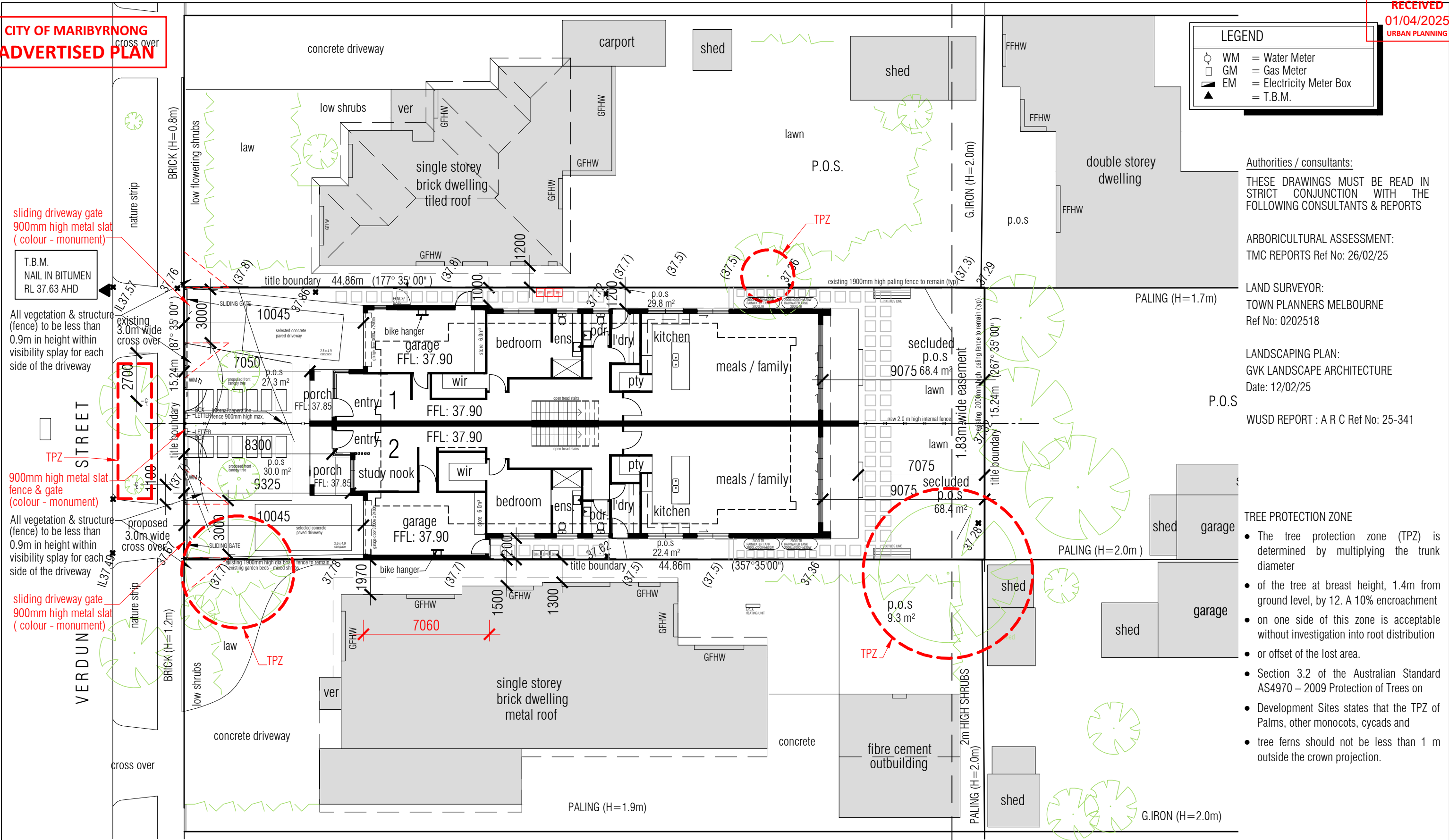
TAMVAKIS GROUP
Building Design

Suite 4 / 48 Edgewater Blvd
Maribyrnong Vic 3032
Ph: (03) 9427 9696
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Project: Proposed Unit Development				ISSUE	REVISION DESCRIPTION	DATE
Address: 19 Verdun Street, Maidstone				A	AS PER COUNCIL'S R.F.I DATED 26-11-24	12/24
				B	AS PER COUNCIL'S R.F.I DATED 1/04/25	04/25
Drawing: Planning						
Job No: 1635P B						
Drawn: M.G	Scale: As Shown @ A3	Date: Aug - 2024	Sheet: 1 of 16			



Authorities / consultants:
THESE DRAWINGS MUST BE READ IN STRICT CONJUNCTION WITH THE FOLLOWING CONSULTANTS & REPORTS
ARBORICULTURAL ASSESSMENT:
TMC REPORTS Ref No: 26/02/25
LAND SURVEYOR:
TOWN PLANNERS MELBOURNE
Ref No: 0202518
LANDSCAPING PLAN:
GVK LANDSCAPE ARCHITECTURE
Date: 12/02/25
WUSD REPORT : A R C Ref No: 25-341


- TREE PROTECTION ZONE
- The tree protection zone (TPZ) is determined by multiplying the trunk diameter
 - of the tree at breast height, 1.4m from ground level, by 12. A 10% encroachment
 - on one side of this zone is acceptable without investigation into root distribution
 - or offset of the lost area.
 - Section 3.2 of the Australian Standard AS4970 – 2009 Protection of Trees on
 - Development Sites states that the TPZ of Palms, other monocots, cycads and
 - tree ferns should not be less than 1 m outside the crown projection.

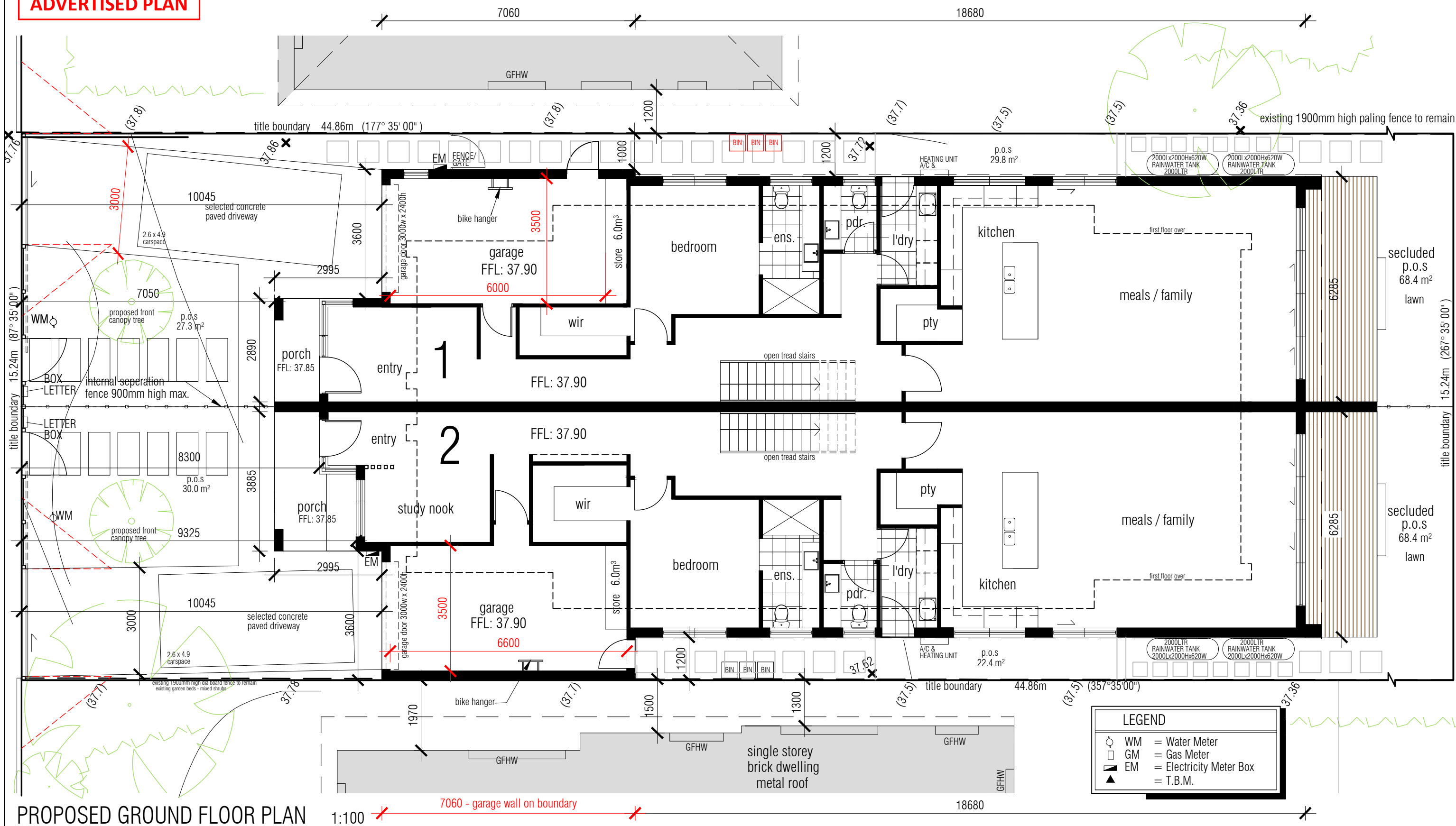
PROPOSED GROUND FLOOR & SITE PLAN 1:200

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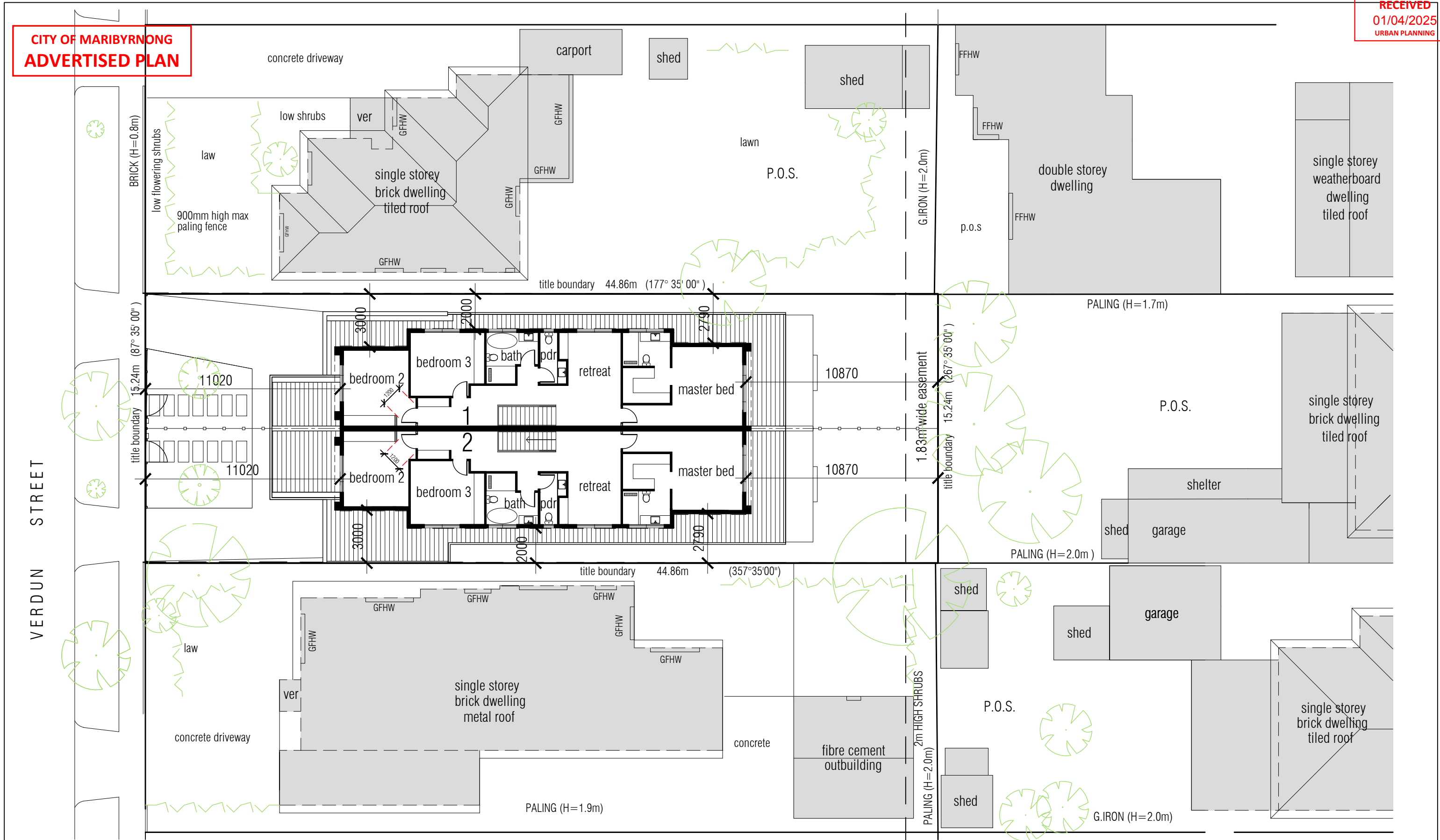
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	Address:			Drawing:					
	19 Verdun Street, Maidstone			Planning					
	Drawn:			Scale:		Date:		Sheet:	
	M.G			As Shown @ A3		Aug - 2024		2 of 16	
						Job No:		1635P B	



CITY OF MARIBYRNONG
ADVERTISED PLAN

CITY OF MARIBYRNONG
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PROPOSED FIRST FLOOR & SITE PLAN 1:200

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M.G

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Sheet:

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Job No:

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ISSUE

A

B

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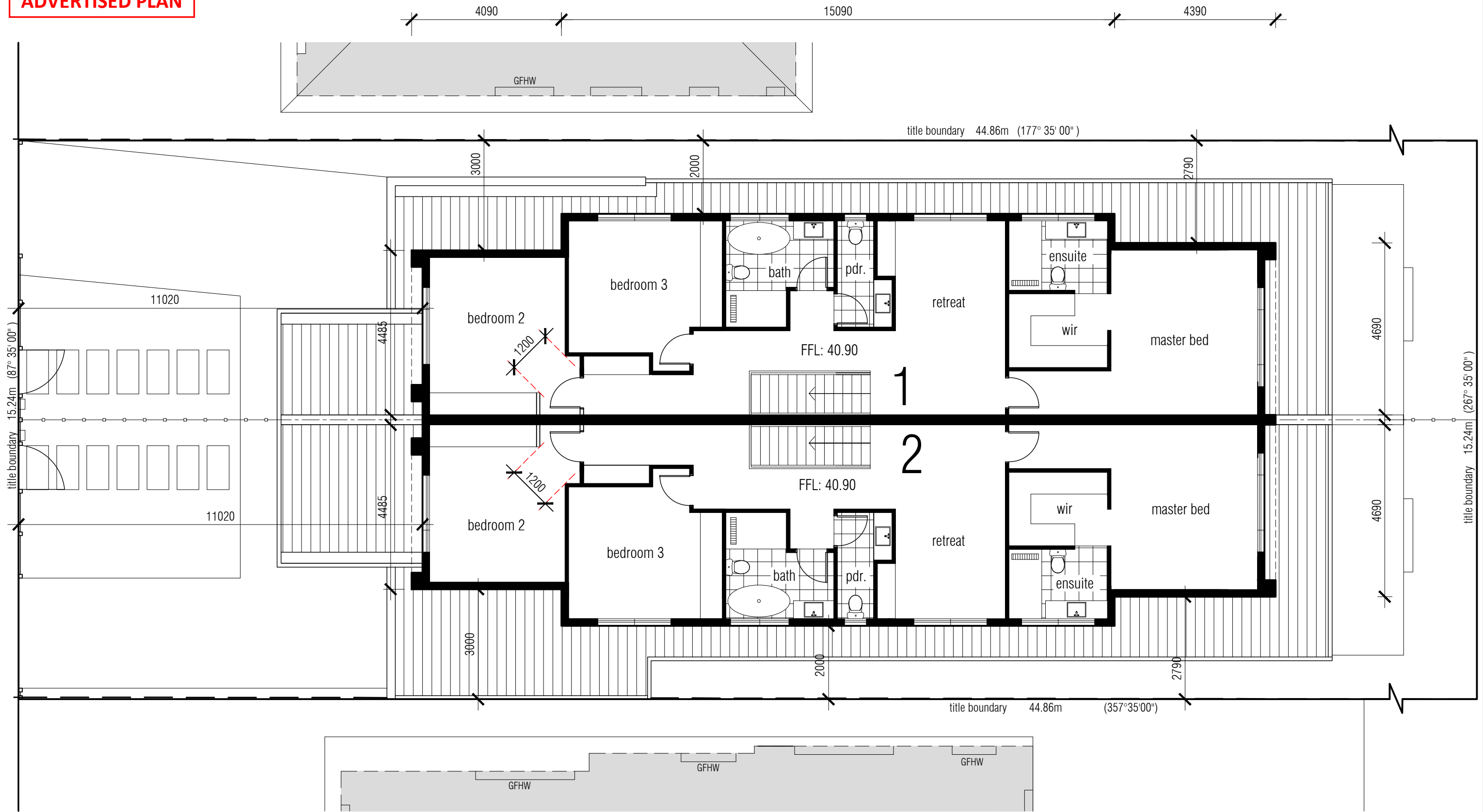
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DATE

12/24

04/25

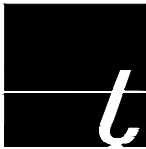
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PROPOSED FIRST FLOOR PLAN

1:100

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A

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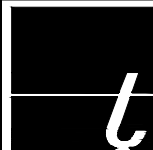
12/24

04/25

STREET
VERDUN

GARDEN AREA PLAN 1:200

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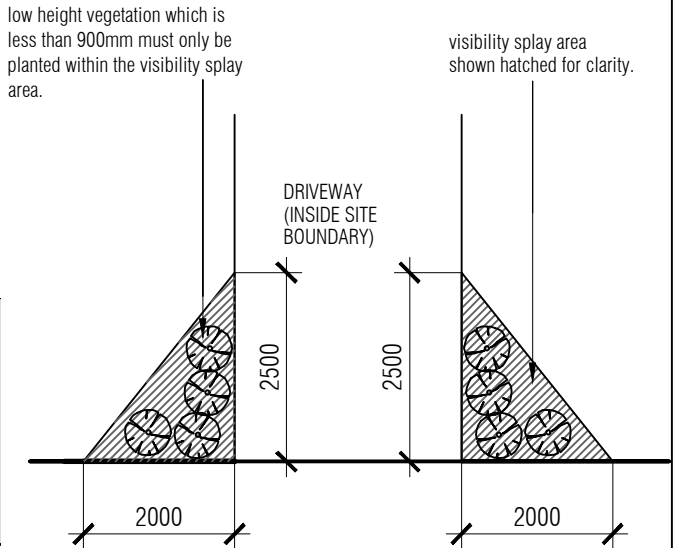
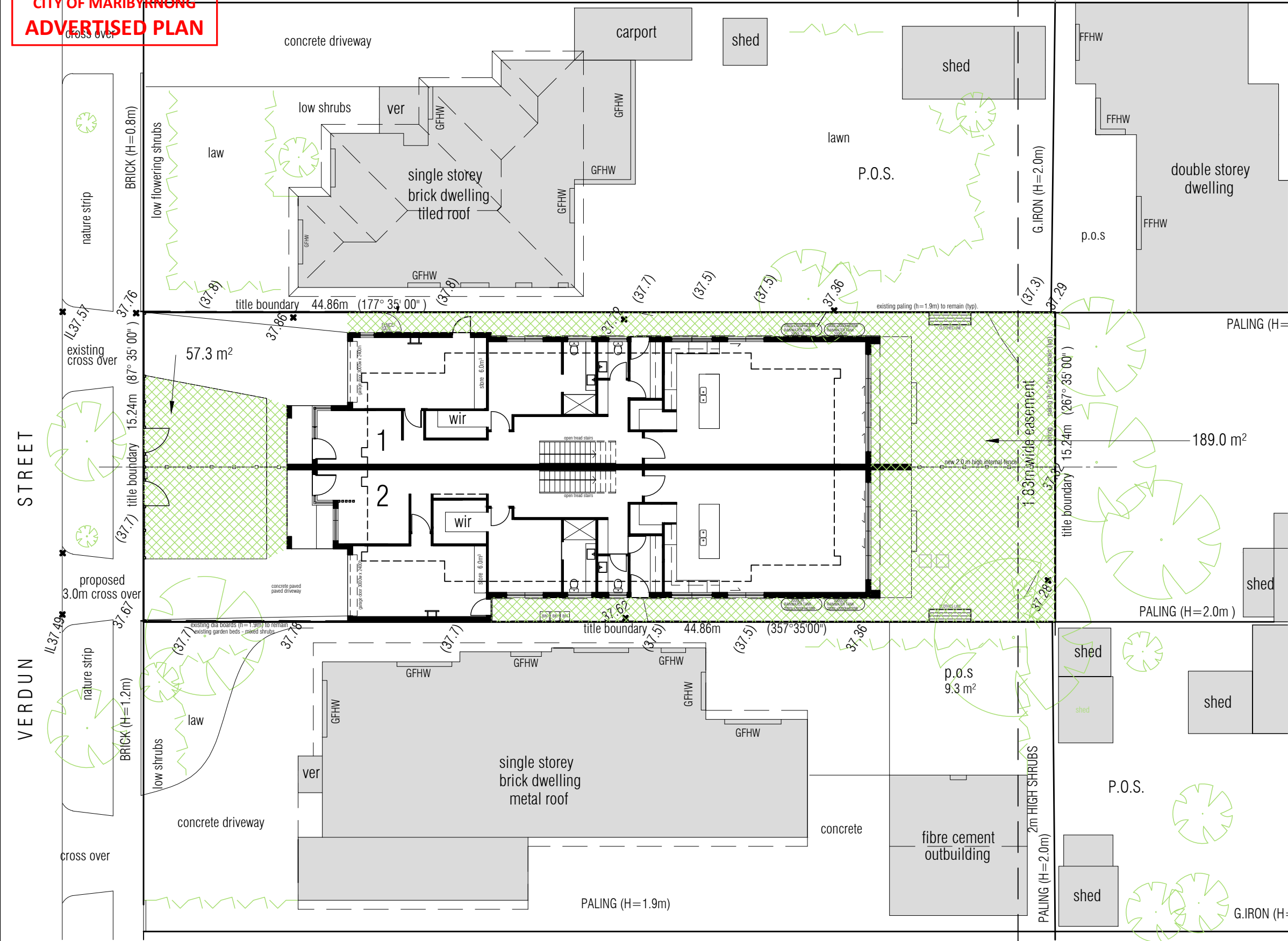
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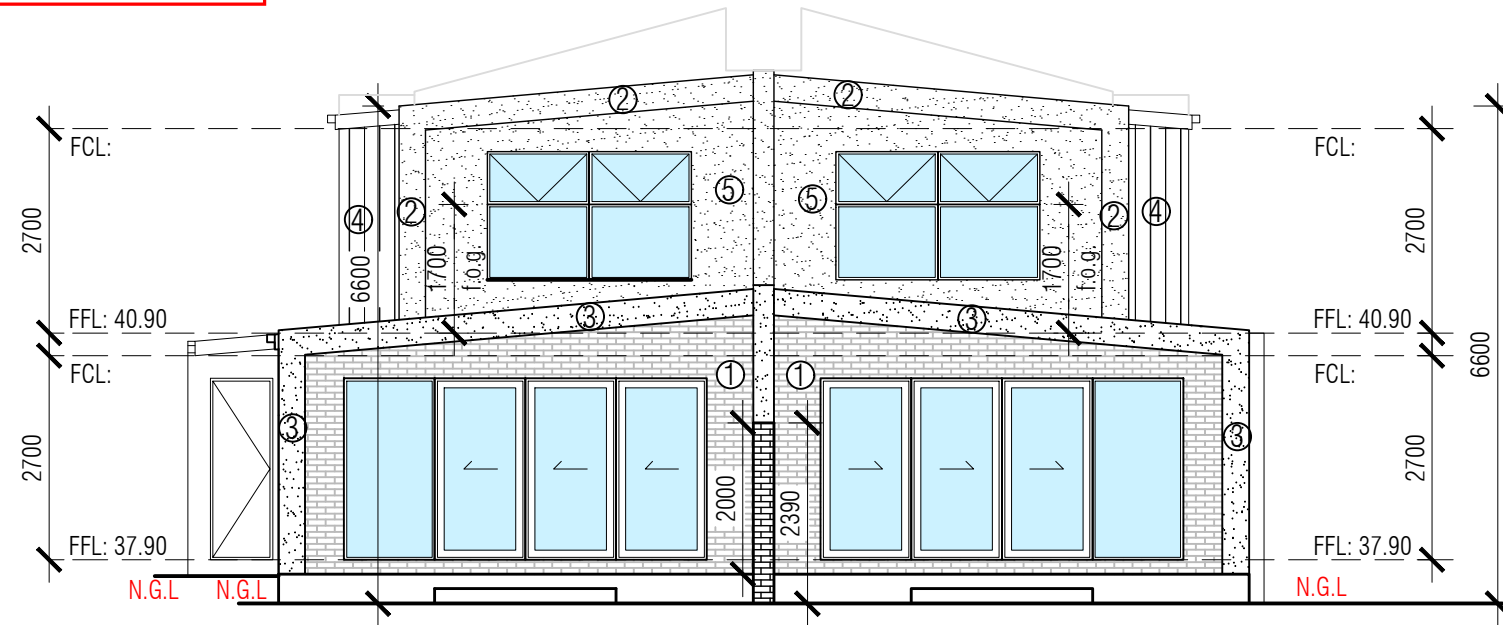
PEDESTRIAN VISIBILITY SPLAYS DETAIL SCALE 1:100

NOTE - ACCESSWAYS MUST:
HAVE A CORNER SPLAY OR AREA AT LEAST 50 PER CENT OF VISUAL OBSTRUCTIONS EXTENDING AT LEAST 2.00 METRES ALONG THE FRONTAGE ROAD FROM THE EDGE OF AN EXIT LANE AND 2.50 METRES ALONG THE EXIST 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.

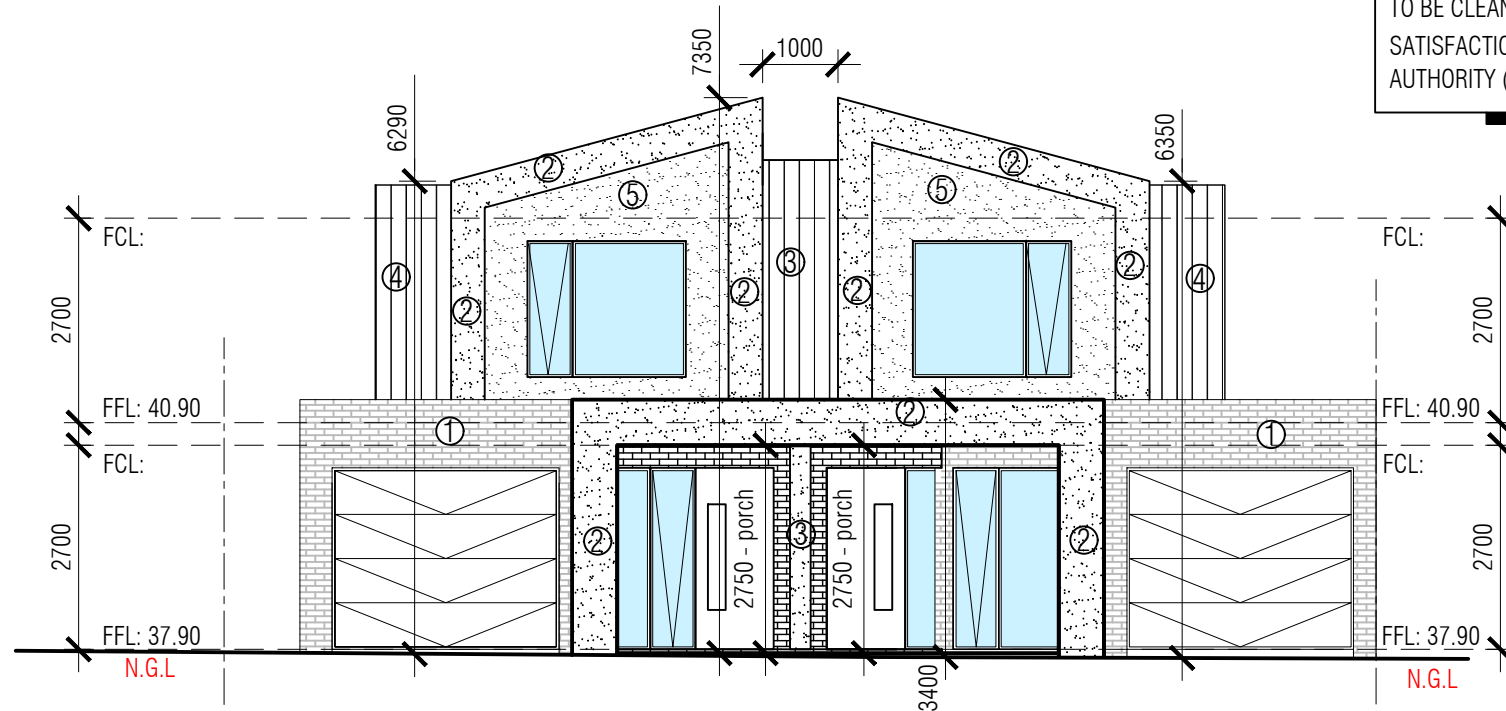
NOTE - ALL PEDESTRIAN VISIBILITY SPLAYS ARE TO BE IN ACCORDANCE WITH CLAUSE 52.06-9 (CAR PARKING) OF THE MOONEE VALLEY PLANNING SCHEME.

Schedule Of Areas

Site Area	684.0 m ²
Dwelling 1 Residence	
Ground Floor	146.2 m ²
Porch	4.0 m ²
Garage	26.0 m ²
First Floor	122.5 m ²
Total	298.7 m ²
Dwelling 2 Residence	
Ground Floor	153.2 m ²
Porch	7.2 m ²
Garage	26.5 m ²
First Floor	122.5 m ²
Total	309.4 m ²
Site Coverage	53.1 %
Site Permeability	35.4 %
Garden Area Required 35%	239.4 m ²
Garden Area Provided	246.3 m ²



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100

ROOFS - COLOURBOND ROOF AT 5° PITCH
- FACEBRICK WORK TO BOUNDARY WALLS
TO BE CLEANED & FINISHED TO THE
SATISFACTION OF THE RESPONSIBLE
AUTHORITY (TYP).

Materials Schedule

Proposed material to be high quality &
to the satisfaction of the responsible authority

Description	Colour
1. Ground Floor Walls Brick - Metallix Gunmetal Blue Colour - Gunmetal Blue	
2. Porch Piers & Canopies Foam Panel Cladding - Rendered Colour - Tranquil Retreat By Dulux	
3. Front Party Wall - Brick - Rendered Ground Floor Rear Canopy DecoClad Aluminium V-Groove Cladding Colour - Monument By Dulux	
4. First Floor Walls DecoClad Aluminium V-Groove Cladding Colour - Surfmist	
5. First Floor Walls Foam Panel Cladding - Rendered Colour - Surfmist By Dulux	
6. Roof - Colourbond Flashing, Capping & Gutters Colour - Surfmist	
7. Windows & Doors Aluminum - Powder coated Monument	
8. Garage Doors - Sectional Colorbond - Powder coated Steel Line Garage Door - flatline Colour - Monument	
9. Entry Door - Solid Timber Painted - Monument	
10. Driveway, Path, & Porch Exposed Aggregate Zaniti - Beach by Economix	

F.O.G. - DENOTES FIXED OBSCURE GLASS

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Address:

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Drawn:

M.G

Scale:

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Date:

Aug - 2024

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Job No:

1635P B

ISSUE

A

B

REVISION DESCRIPTION

AS PER COUNCIL'S R.F.I DATED 26-11-24

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DATE

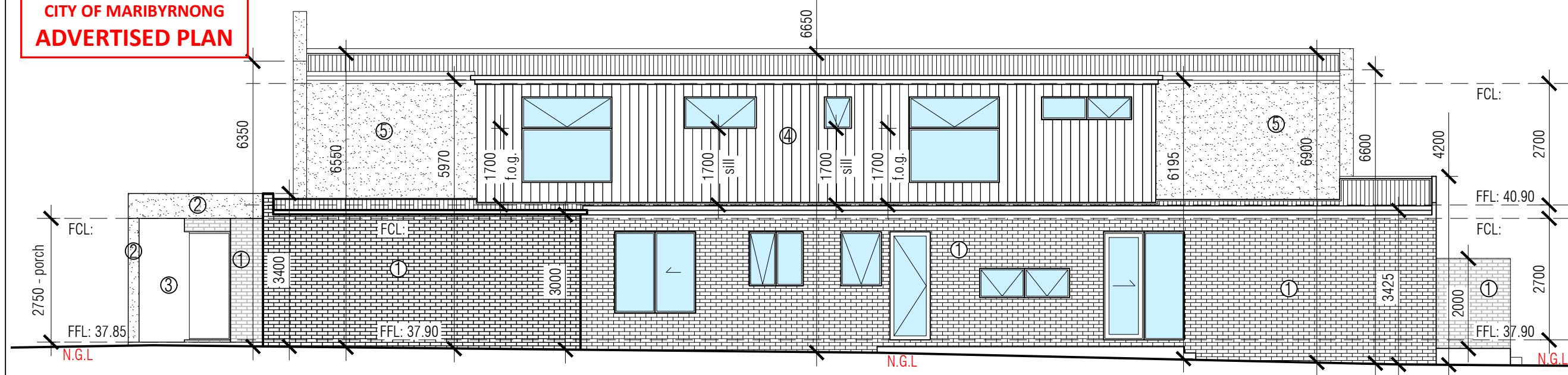
12/24

04/25

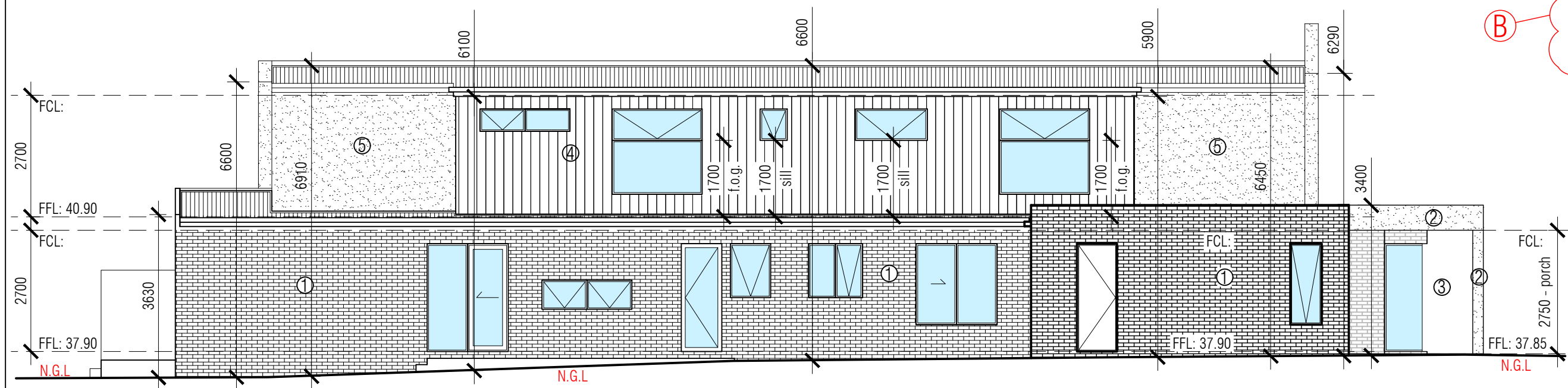
ROOFS - COLOURBOND ROOF AT 5° PITCH
- FACEBRICK WORK TO BOUNDARY WALLS
TO BE CLEANED & FINISHED TO THE
SATISFACTION OF THE RESPONSIBLE
AUTHORITY (TYP).

CITY OF MARIBYRNONG
ADVERTISED PLAN

F.O.G. - DENOTES FIXED OBSCURE GLASS



WEST ELEVATION 1:100



EAST ELEVATION 1:100

Materials Schedule	
Proposed material to be high quality & to the satisfaction of the responsible authority	
Description	Colour
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2. Porch Piers & Canopies Foam Panel Cladding - Rendered Colour - Tranquil Retreat By Dulux	
3. Front Party Wall - Brick - Rendered Ground Floor Rear Canopy DecoClad Aluminium V-Groove Cladding Colour - Monument By Dulux	
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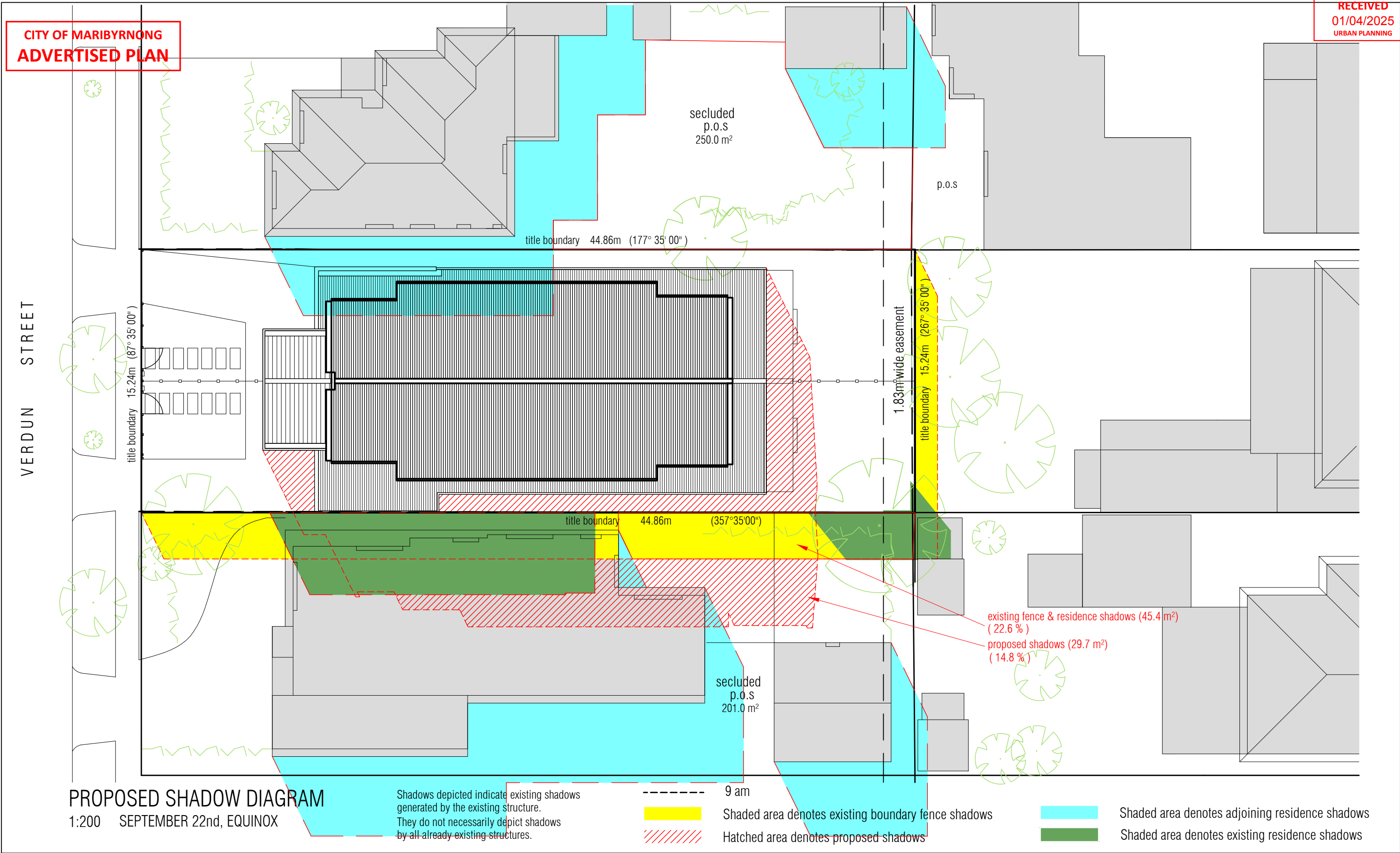


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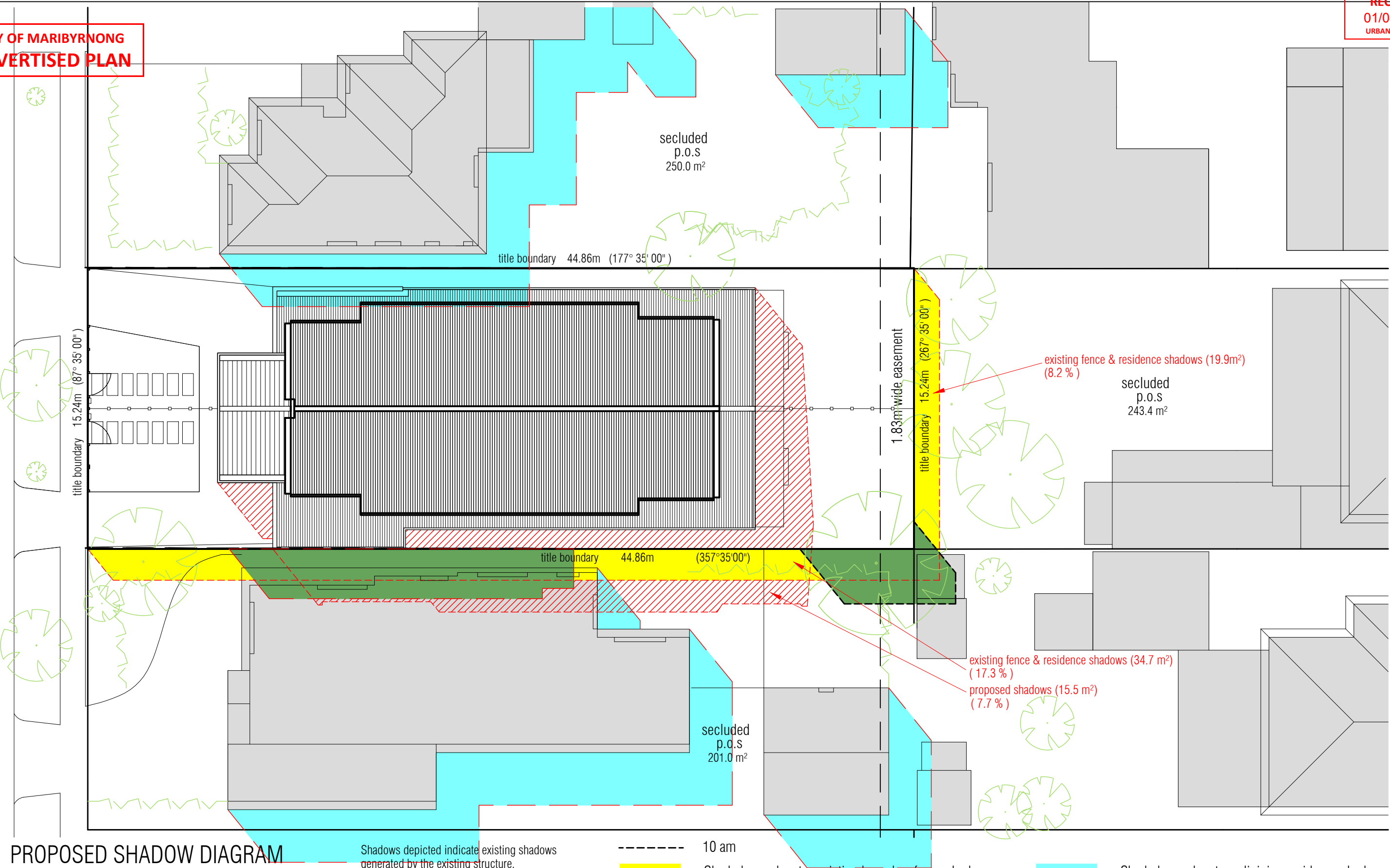
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<div><div></div><div>Suite 4 / 48 Edgewater Blvd Maribyrnong Vic 3032 Ph: (03) 9427 9696 info@tamvakisgroup.com.au</div></div>		Address:		Drawing:	<div><div></div></div>	B	AS PER COUNCIL'S R.F.I DATED 1/04/25	04/25		
		19 Verdun Street, Maidstone		Planning						
		Drawn:	Scale:	Date:		Sheet:	Job No:			
		M.G	As Shown @ A3	Aug - 2024		9 of 16	1635P B			

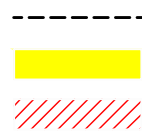
VERDUN STREET



PROPOSED SHADOW DIAGRAM

1:200 SEPTEMBER 22nd, EQUINOX

Shadows depicted indicate existing shadows generated by the existing structure. They do not necessarily depict shadows by all already existing structures.



10 am

Shaded area denotes existing boundary fence shadows

Hatched area denotes proposed shadows



Shaded area denotes adjoining residence shadows

Shaded area denotes existing residence shadows

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Building Design



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ISSUE

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AS PER COUNCIL'S R.F.I DATED 1/04/25

DATE

12/24

04/25

VERDUN STREET

title boundary 15.24m (87° 35' 00")

boundary 44.86m (177° 35' 00")

secluded
p.o.s
250.0 m²

1.83m wide easement

title boundary 13.24m (201° 33' 00")

existing fence & residence shadows (20.8m²)
(8.5 %)

secluded
p.o.s
243.4 m²

title boundary 44.86m (357° 35' 00")

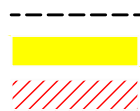
existing fence & residence shadows (17.7m²)
(8.8 %)

secluded
p.o.s
201.0 m²

PROPOSED SHADOW DIAGRAM

1:200 SEPTEMBER 22nd, EQUINOX

Shadows depicted indicate existing shadows
generated by the existing structure.
They do not necessarily depict shadows
by all already existing structures



11 am

Shaded area denotes existing boundary fence shadows

Hatched area denotes proposed shadows



Shaded area denotes adjoining residence shadows

Shaded area denotes existing residence shadows

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M.G

Scale:

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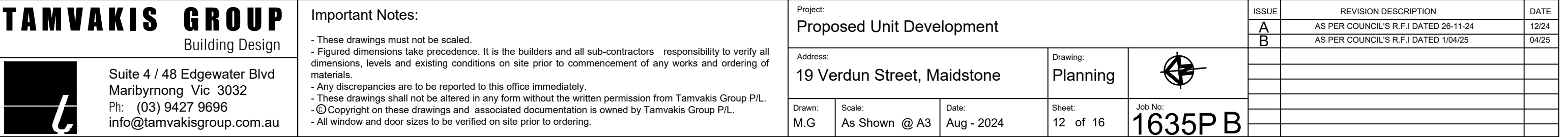
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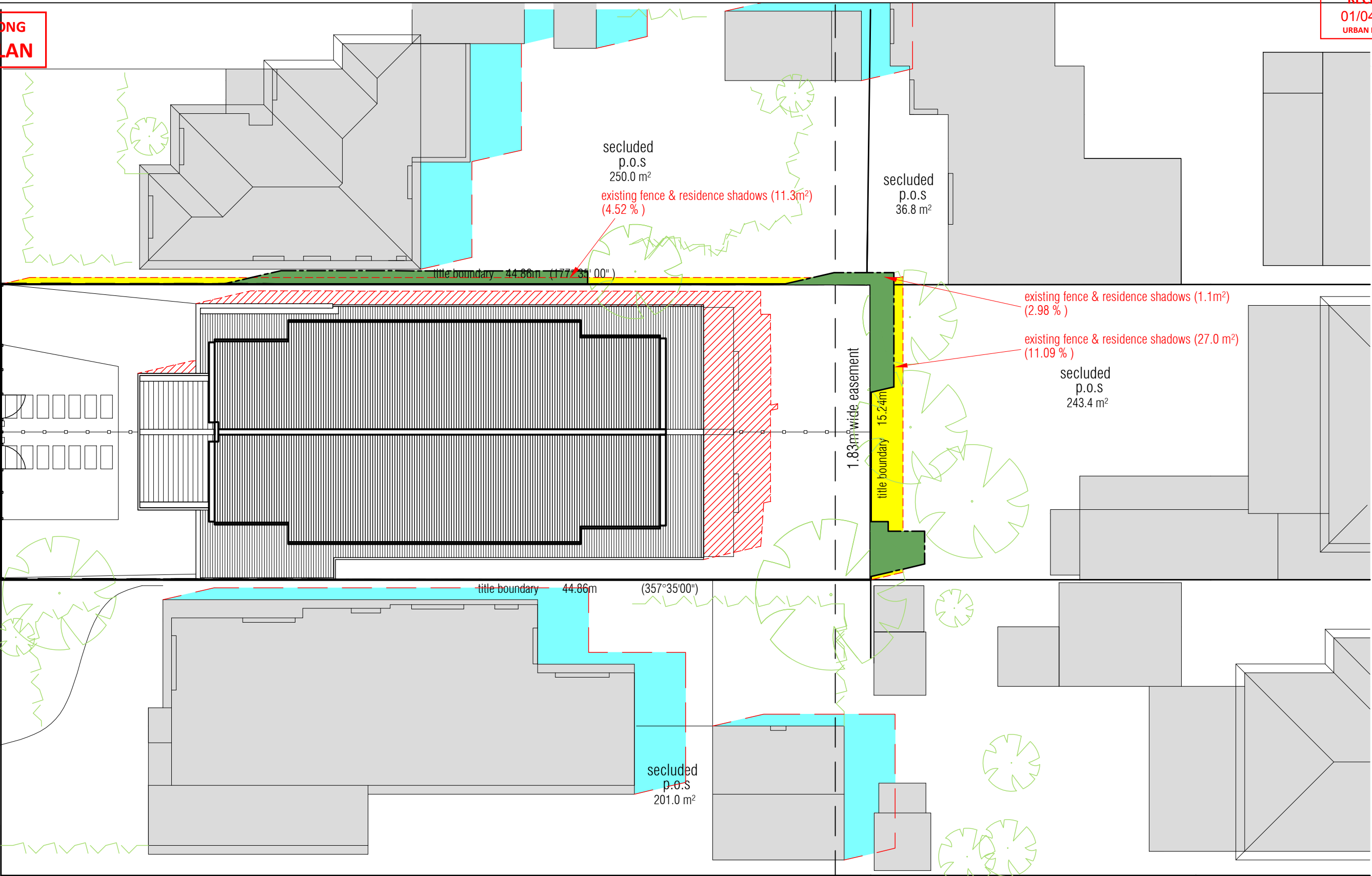
12/24

04/25



VERDUN STREET

title boundary 15.24m (87°35'00")



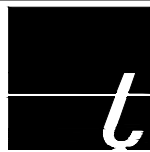
PROPOSED SHADOW DIAGRAM
1:200 SEPTEMBER 22nd, EQUINOX

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----- 1 pm
Shaded area denotes existing boundary fence shadows
Hatched area denotes proposed shadows

Shaded area denotes adjoining residence shadows
Shaded area denotes existing residence shadows

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1635P B

ISSUE	REVISION DESCRIPTION	DATE
A	AS PER COUNCIL'S R.F.I DATED 26-11-24	12/24
B	AS PER COUNCIL'S R.F.I DATED 1/04/25	04/25

VERDUN STREET

title boundary 15.24m (87° 35' 00")

title boundary 44.86m (177° 35' 00")

title boundary 44.86m (357° 35' 00")

1.83m wide easement

title boundary 15.24m (287° 35' 00")

existing fence & residence shadows (33.5m²)
(13.4 %)

secluded
p.o.s
250.0 m²

proposed shadows (2.2 m²)
(0.88 %)

secluded
p.o.s
36.8 m²

existing fence & residence shadows (2.5m²)
(1.03 %)

existing fence & residence shadows (25.5 m²)
(10.47 %)

secluded
p.o.s
243.4 m²

secluded
p.o.s
201.0 m²

PROPOSED SHADOW DIAGRAM

1:200 SEPTEMBER 22nd, EQUINOX

Shadows depicted indicate existing shadows
generated by the existing structure.
They do not necessarily depict shadows
by all already existing structures.

----- 2 pm

Shaded area denotes existing boundary fence shadows

Hatched area denotes proposed shadows

Shaded area denotes adjoining residence shadows

Shaded area denotes existing residence shadows

TAMVAKIS GROUP
Building Design

Important Notes:

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- © Copyright on these drawings and associated documentation is owned by Tamvakis Group P/L.
- All window and door sizes to be verified on site prior to ordering.

Project:

Proposed Unit Development

Address:

19 Verdun Street, Maidstone

Drawing:

Planning

Drawn:

M.G

Scale:

As Shown @ A3

Date:

Aug - 2024

Sheet:

14 of 16

Job No:

1635P B

ISSUE

REVISION DESCRIPTION

DATE

A

AS PER COUNCIL'S R.F.I DATED 26-11-24

12/24

B

AS PER COUNCIL'S R.F.I DATED 1/04/25

04/25

Suite 4 / 48 Edgewater Blvd
Maribyrnong Vic 3032
Ph: (03) 9427 9696
info@tamvakisgroup.com.au

VERDUN STREET

title boundary 15.24m (87°35'00")

title boundary 44.86m (177°35'00")

title boundary 44.86m (357°35'00")

existing fence & residence shadows (60.9m²)
(13.4 %)

secluded
p.o.s
250.0 m²

proposed shadows (23.5 m²)
(0.88 %)

secluded
p.o.s
36.8 m²

existing fence & residence shadows (4.5m²)
(1.84 %)

existing fence & residence shadows (24.2 m²)
(9.94 %)

secluded
p.o.s
243.4 m²

1.83m wide easement

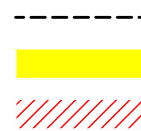
boundary 15.24m (267°35'00")

secluded
p.o.s
201.0 m²

PROPOSED SHADOW DIAGRAM

1:200 SEPTEMBER 22nd, EQUINOX

Shadows depicted indicate existing shadows
generated by the existing structure.
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by all already existing structures.



3 pm

Shaded area denotes existing boundary fence shadows

Hatched area denotes proposed shadows



Shaded area denotes adjoining residence shadows

Shaded area denotes existing residence shadows

TAMVAKIS GROUP
Building Design

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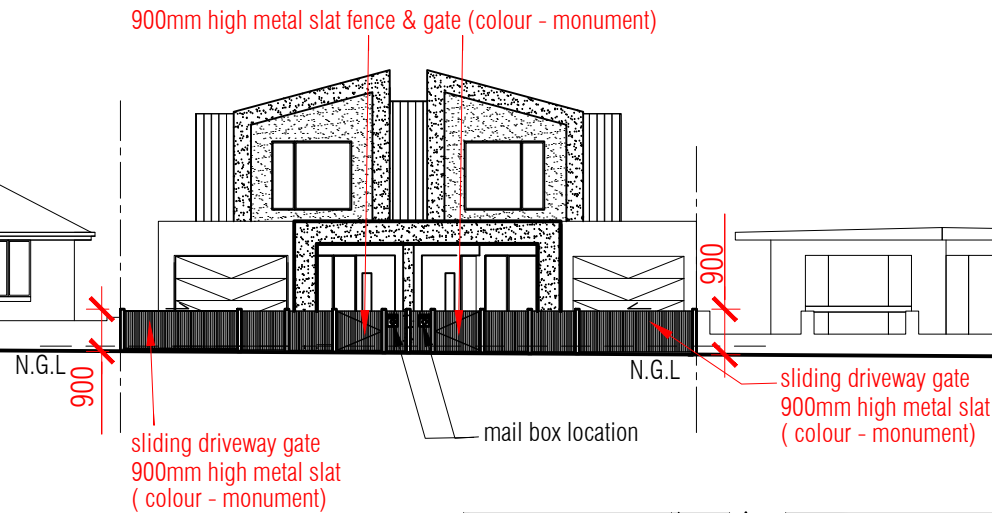
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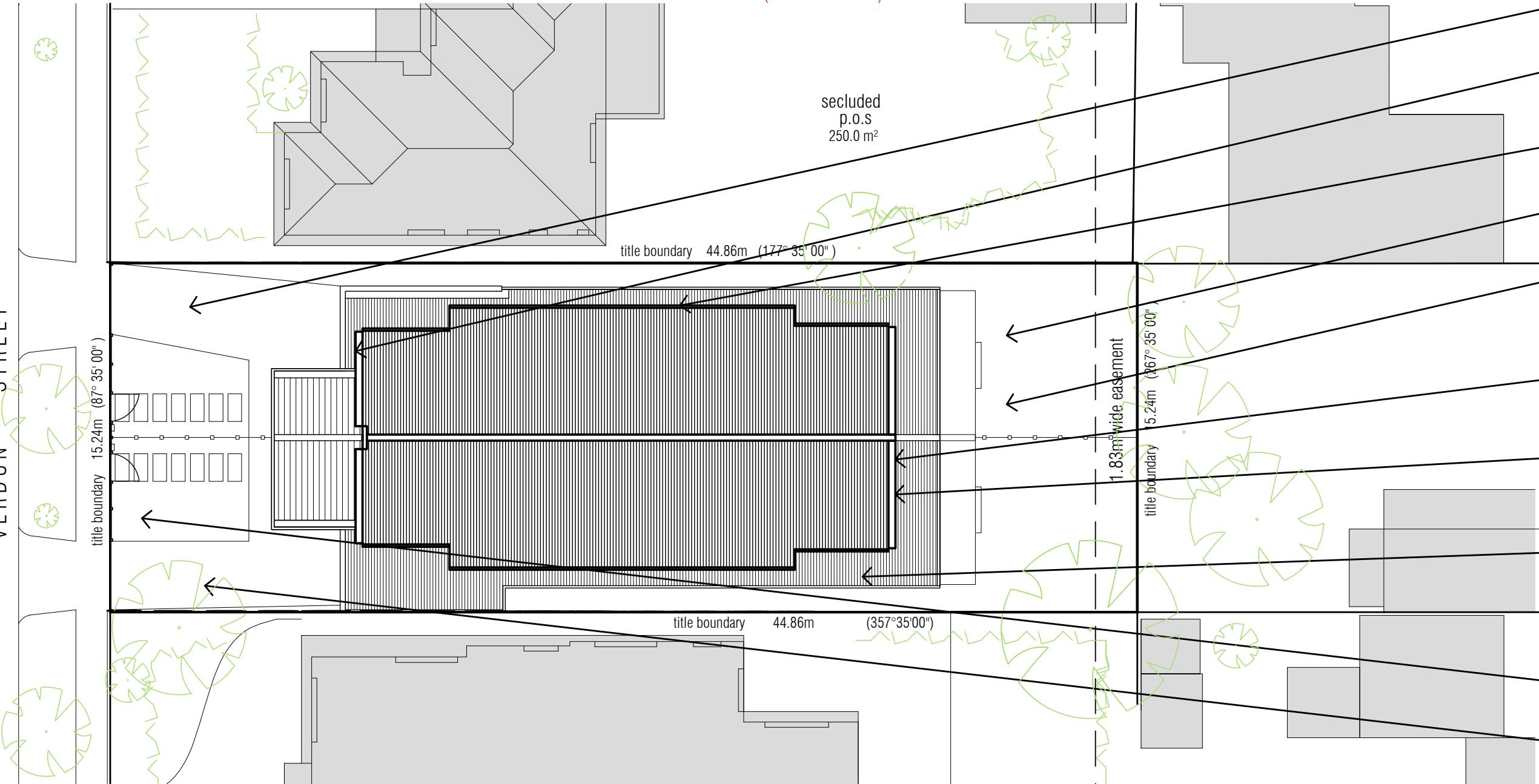
CITY OF MARIBYRNONG
ADVERTISED PLAN

STREETSCAPE

1:200



VERDUN STREET



DESIGN RESPONSE

1:200

- 2 CAR SPACE PROVIDED TO EACH DWELLING
- EACH DWELLING PROVIDES ITS OWN IDENTITY
- ALL WINDOWS TO FIRST FLOOR TO HAVE 1700mm SILL HEIGHT OR SCREENING TO 1700mm ABOVE FINISHED FLOOR LEVEL
- OPEN SPACE ORIENTED TO REAR
- LIVING AREAS WILL RECEIVE ADEQUATE LIGHT THROUGH A COMBINATION OF LARGE & SMALL WINDOWS
- DIFFERENT USE OF MATERIALS INCORPORATED THROUGHOUT TO CREATE INTEREST
- ARTICULATION PROVIDED TO EACH DWELLING REDUCES BULKINESS & PROVIDES A WELL GRADUATED DEVELOPMENT
- SUFFICIENT SETBACKS HAVE BEEN IMPLEMENTED TO MIN. IMPACT ON ADJOINING SITES
- ADEQUATE LANDSCAPING AREA WILL ENCOURAGE THE DEVELOPMENT OF PLANTS ON THE SITE
- FRONT SETBACKS CONSISTENT WITH NEIGHBOURHOOD

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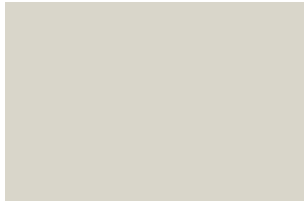
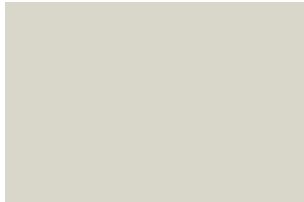

DATE

12/24

04/25

Materials Schedule – 19 Verdun Street, Maidstone

**CITY OF MARIBYRNONG
 ADVERTISED PLAN**

Description	Colour
1 – Ground Floor Walls Brick - Metallix Gunmetal Blue Colour - Gunmetal Blue	
2 - Porch Piers & Canopies Foam Panel Cladding – Rendered Colour - Tranquil Retreat By Dulux	
3 - Front Party Wall - Brick - Rendered Ground Floor Rear Canopy DecoClad Aluminium V-Groove Cladding Colour - Monument By Dulux	
4 - First Floor Walls DecoClad Aluminium V-Groove Cladding Colour - Surfmist	
5 - First Floor Walls Foam Panel Cladding - Rendered Colour - Surfmist By Dulux	
7 - Roof - Colourbond Flashing, Capping & Gutters Colour - Surfmist	
8 - Garage Doors - Sectional Colorbond - Powder coated Steel Line Garage Door – flatline. Colour – Monument	

<p>9- Entry Door Solid Timber Painted - Colour – Monument</p>	
<p>10- Driveway, Path, & Porch Exposed Aggregate Zaniti - Beach by Economix</p>	

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

