

CITY OF MARIBYRNONG
ADVERTISED PLAN



REMMUS ARCHITECTURE
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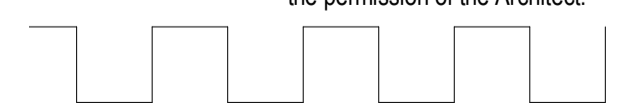
DRAWING REGISTER

- TP-00 COVERPAGE
- TP-01 PHOTOS OF EXISTING CONDITIONS
- TP-02 SITE ANALYSIS
- TP-03 DESIGN RESPONSE - SITE PLAN
- TP-04 DESIGN RESPONSE - STREETSCAPE
- TP-05 PROPOSED GROUND FLOOR PLAN
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- TP-13 SOUTH & WEST ELEVATION
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- TP-15 SHADOW DIAGRAM 22 SEPT 9AM
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- TP-18 PERSPECTIVES & MATERIAL PALETTE
- TP-19 LANDSCAPE PLAN

53 SOUTH ROAD BRAYBROOK

PROPOSED TOWNHOUSES

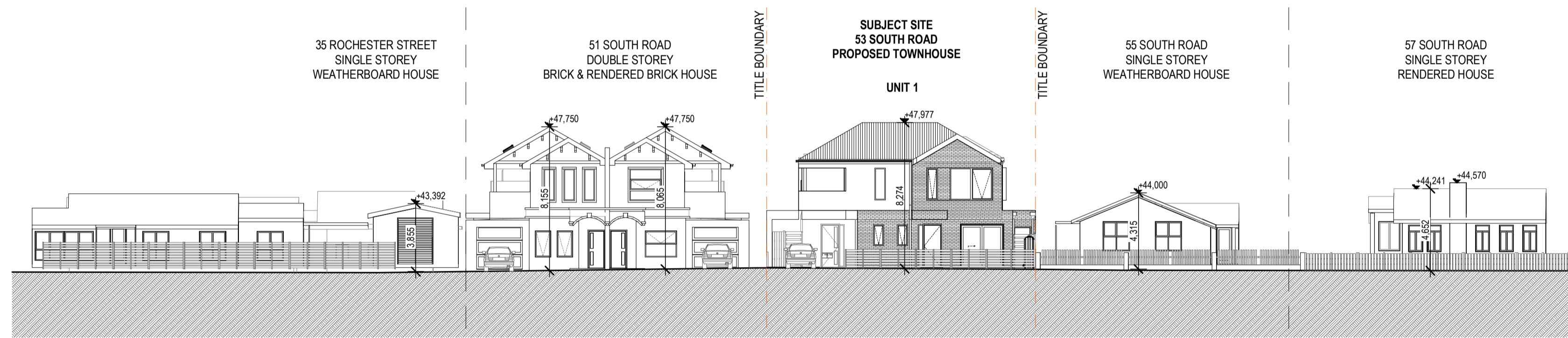
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NOTE: ALL LEVELS SHOWN TO AUSTRALIAN HEIGHT DATUM (AHD)



EXISTING STREETScape - SOUTH ROAD



PROPOSED STREETScape - SOUTH ROAD

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PROJECT	PROPOSED TOWNHOUSES 53 SOUTH ROAD BRAYBROOK VIC 3019
CLIENT	----

A	19/12/2025	TOWN PLANNING SUBMISSION	EL
B	14/04/2026	RESPONSE TO COUNCIL RFI	JZ
REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN


DRAWING	DESIGN RESPONSE - STREETScape
SCALE	1:200 @ A1; 1:400 @ A3
DRAWN	CHECKED
PN	TL
PROJECT STATUS	TOWN PLANNING

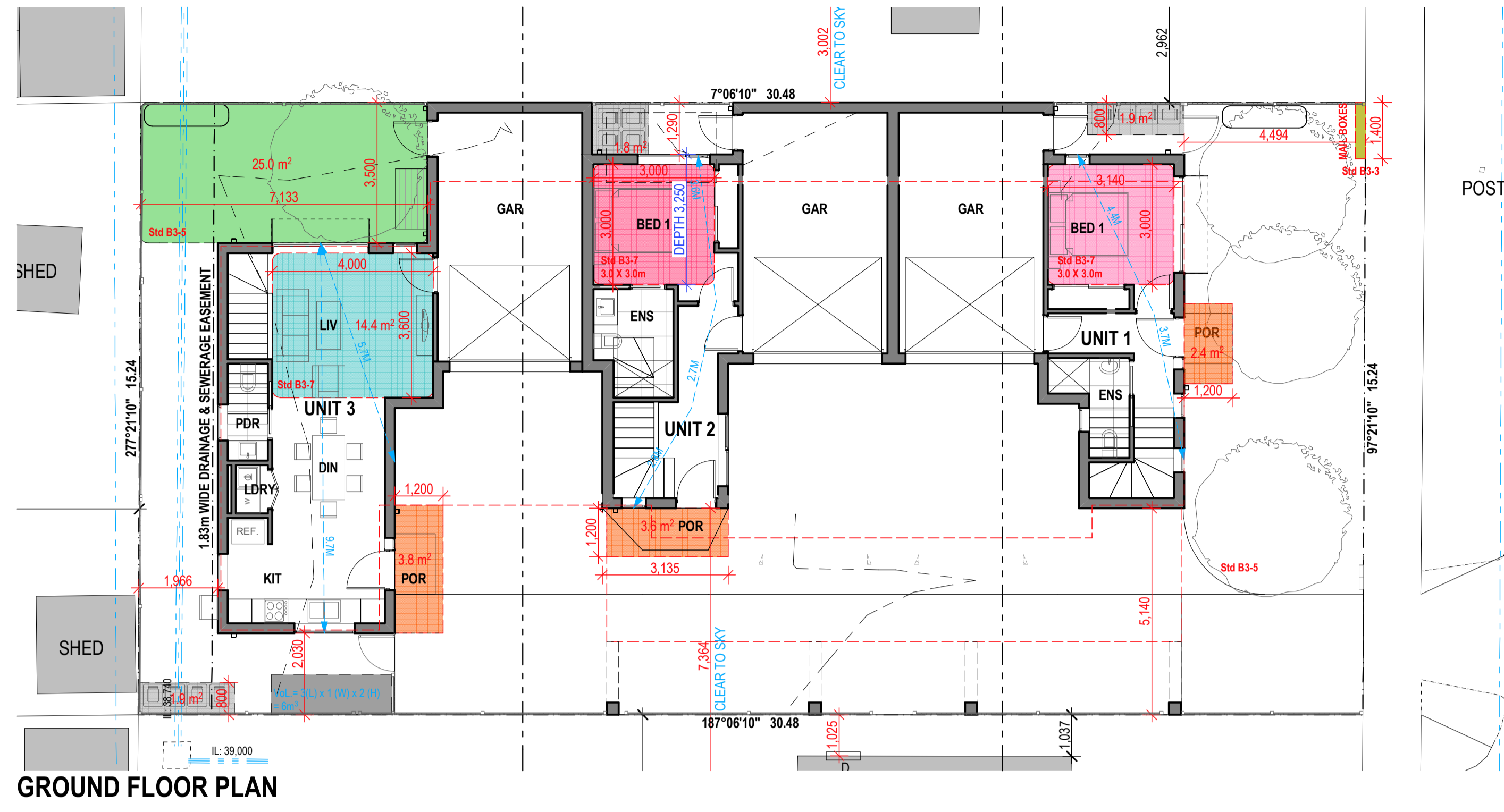
DATE	MAR 2026
JOB NO.	25032
DRAWING NO.	TP-04
REV. NO.	A

**CLAUSE 55
TOWNHOUSE AND LOW-RISE STANDARDS**

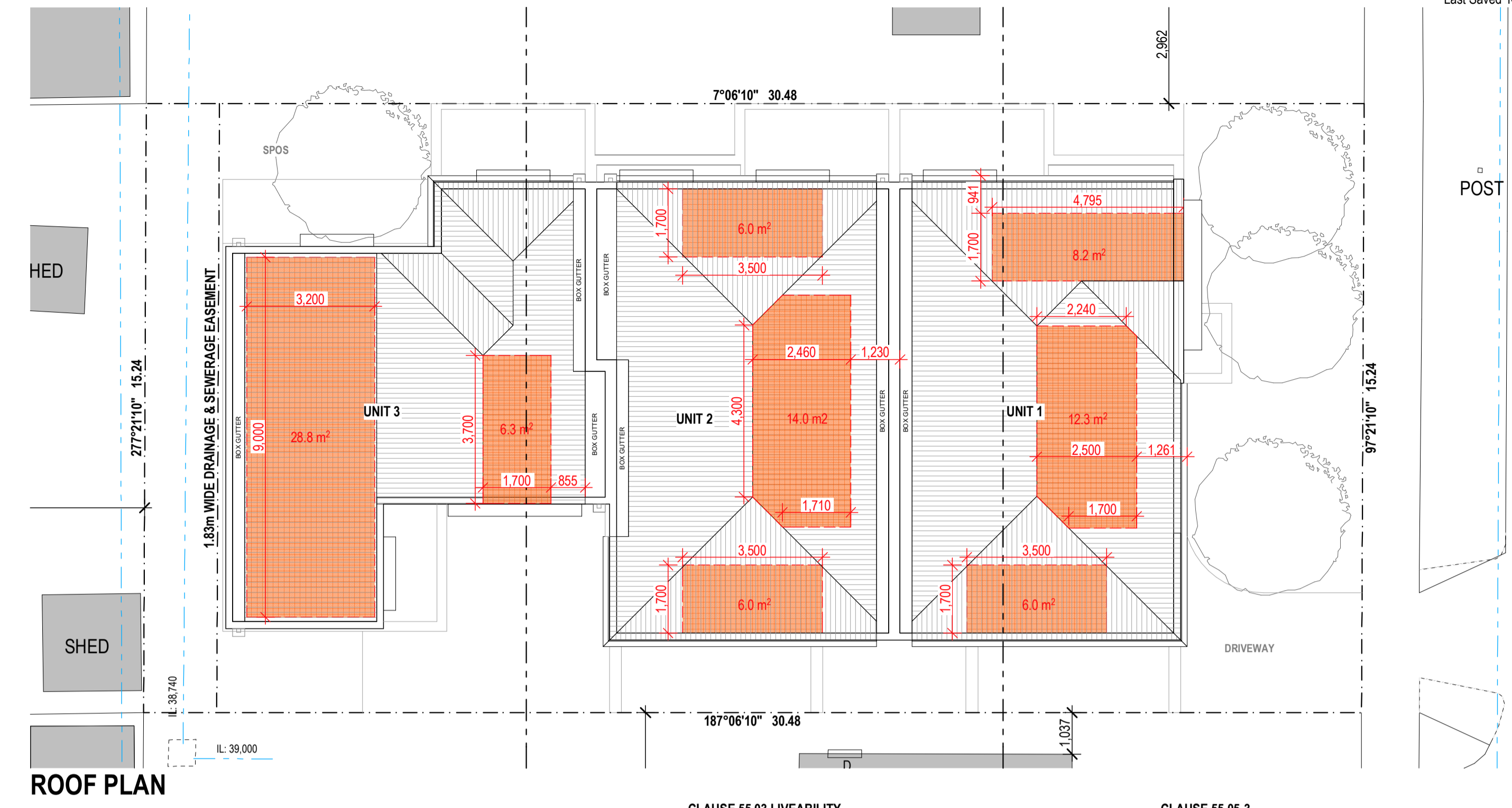
STATUS	STANDARDS	NOTE
	CLAUSE 55.02 NEIGHBOURHOOD CHARACTER	
COMPLIES	B2-1 STREET SETBACK	REFER TP-05 & TP-06 GROUND AND FIRST FLOOR PLAN
COMPLIES	B2-2 BUILDING HEIGHT	REFER TP-04, TP-13 & TP-14 ELEVATIONS
COMPLIES	B2-3 SIDE AND REAR SETBACKS	REFER TP-13 & TP-14 ELEVATIONS
COMPLIES	B2-4 WALLS ON BOUNDARIES	REFER TP-12 NORTH ELEVATION
COMPLIES	B2-5 SITE COVERAGE	REFER TP-10 CLAUSE 55.02-5 SITE COVERAGE
COMPLIES	B2-6 ACCESS	PROPOSED DRIVEWAY OCCUPIES 19.7% OF TOTAL SITE FRONTAGE.
COMPLIES	B2-7 TREE CANOPY	REFER TP-10 CLAUSE 55.02-7 TREE CANOPY
COMPLIES	B2-8 FRONT FENCES	NO FRONT FENCE IS PROPOSED
	CLAUSE 55.03 LIVEABILITY	
NOT APPLICABLE	B3-1 DWELLING DIVERSITY	THE DEVELOPMENT HAS LESS THAN TEN DWELLINGS.
COMPLIES	B3-2 PARKING LOCATION	NO HABITABLE ROOM WINDOWS FACING THE ACCESSWAY
COMPLIES	B3-3 STREET INTEGRATION	REFER TP-11 CLAUSE 55.03-3 STREET INTEGRATION
COMPLIES	B3-4 ENTRY	REFER TP-11 CLAUSE 55.03-4 ENTRY
COMPLIES	B3-5 PRIVATE OPEN SPACE	REFER TP-11 CLAUSE 55.03-5 PRIVATE OPEN SPACE
COMPLIES	B3-6 SOLAR ACCESS TO OPEN SPACE	NO SOUTH-FACING OPEN SPACE IS PROPOSED.
COMPLIES	B3-7 FUNCTIONAL LAYOUT	REFER TP-11 CLAUSE 55.03-7 FUNCTIONAL LAYOUT
COMPLIES	B3-8 ROOM DEPTH	REFER TP-11 CLAUSE 55.03-8 ROOM DEPTH
COMPLIES	B3-9 DAYLIGHT TO NEW WINDOWS	ALL PROPOSED HABITABLE ROOMS HAVE AT LEAST ONE WINDOW ON AN EXTERNAL WALL THAT MEETS B3-9 REQUIREMENTS, REFER TP-05 & TP-06 GROUND AND FIRST FLOOR PLAN
COMPLIES	B3-10 NATURAL VENTILATION	REFER TP-11 CLAUSE 55.03-10 NATURAL VENTILATION
COMPLIES	B3-11 STORAGE	REFER TP-11 CLAUSE 55.03-11 STORAGE
	CLAUSE 55.04 EXTERNAL AMENITY	
COMPLIES	B4-1 DAYLIGHT TO EXISTING WINDOWS	ALL EXISTING HABITABLE WINDOWS ALONG WESTERN FACADE AT 55&51 SOUTH ROAD WILL RECEIVE ADEQUATE DAYLIGHT, REFER TP-05 & TP-06 GROUND AND FIRST FLOOR PLAN
COMPLIES	B4-2 EXISTING NORTH-FACING WINDOWS	NO EXISTING NORTH-FACING WINDOW WITHIN 3M OF THE TITLE BOUNDARY
NOT APPLICABLE	B4-3 OVERSHADOWING SECLUDED OPEN SPACE OBJECTIVE	REFER TP-14, TP-15, TP-16 SHADOW DIAGRAMS
COMPLIES	B4-4 OVERLOOKING	NO POTENTIAL OVERLOOKING INTO EXISTING SPOS OR HABITABLE ROOM WINDOWS (IN CLAUSE 55.04-4, A HABITABLE ROOM DOES NOT INCLUDE A BEDROOM.)
COMPLIES	B4-5 INTERNAL VIEWS	NO POTENTIAL OVERLOOKING INTO PROPOSED SPOS OR HABITABLE ROOM WINDOWS WITHIN THE DEVELOPMENT (IN CLAUSE 55.04-5, A HABITABLE ROOM DOES NOT INCLUDE A BEDROOM.)
	CLAUSE 55.05 SUSTAINABILITY	
COMPLIES	B5-1 PERMEABILITY AND STORMWATER MANAGEMENT	REFER TP-12 CLAUSE 55.05-1 PERMEABILITY AND STORMWATER MANAGEMENT
COMPLIES	B5-2 OVERSHADOWING DOMESTIC SOLAR ENERGY SYSTEMS	NO POTENTIAL OVERSHADOWING TO EXISTING SOLAR PANELS ON ADJOINING PROPERTIES
NOT APPLICABLE	B5-3 ROOFTOP SOLAR ENERGY GENERATION AREA	REFER TP-10 CLAUSE 55.05-3 ROOFTOP SOLAR ENERGY GENERATION AREA
COMPLIES	B5-4 SOLAR PROTECTION TO NEW NORTH-FACING WINDOWS	REFER TP-05, TP-06 GROUND AND FIRST FLOOR PLANS, TP-11 CLAUSE 55.05-4 SOLAR PROTECTION TO NEW NORTH-FACING WINDOWS
COMPLIES	B5-5 WASTE AND RECYCLING	REFER TP-10 CLAUSE 55.05-5 WASTE AND RECYCLING
COMPLIES	B5-6 NOISE IMPACTS	NO MECHANICAL PLANT IS PROPOSED IN THE DEVELOPMENT.
NOT APPLICABLE	B5-7 ENERGY EFFICIENCY FOR APARTMENT DEVELOPMENTS	THE DEVELOPMENT IS NOT AN APARTMENT DEVELOPMENT

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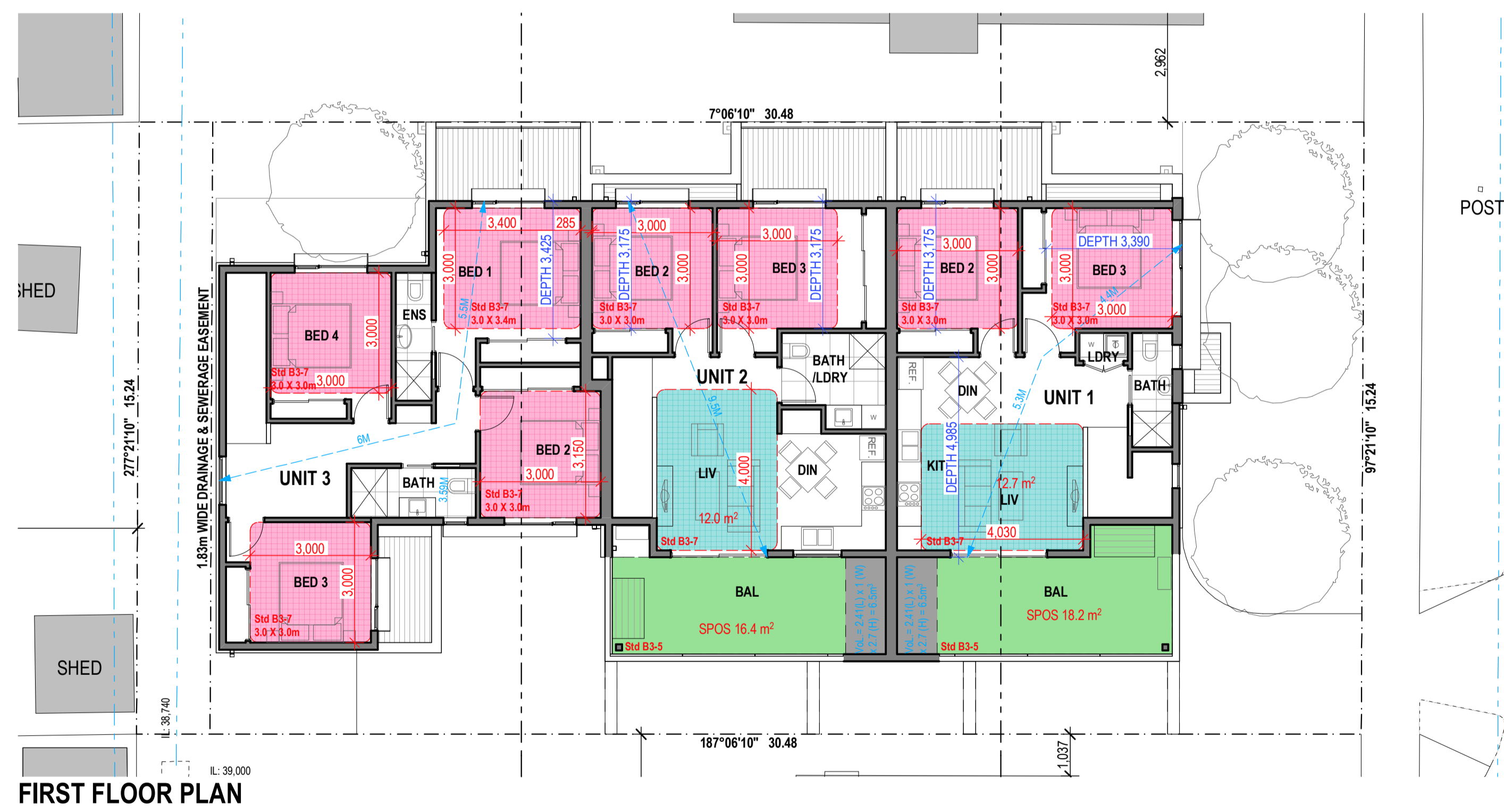
 <p>REMMUS ARCHITECTURE ABN: 96 603 071 993 A: L2/ 365 Lonsdale Street, Melbourne VIC 3000 T: + 613 7042 7578 E: projects@remmusarchitecture.com</p>	<p>PROJECT PROPOSED TOWNHOUSES 53 SOUTH ROAD BRAYBROOK VIC 3019</p> <p>CLIENT ----</p>	<p>A 19/12/2025 TOWN PLANNING SUBMISSION EL B 14/04/2026 RESPONSE TO COUNCIL RFI JZ</p>	<p>DRAWING CLAUSE 55 SUMMARY</p>	<p>SCALE</p> <p>DRAWN PN CHECKED TL</p> <p>PROJECT STATUS</p> <p>TOWN PLANNING</p>	<p>DATE MAR 2026</p> <p>JOB NO. 25032</p> <p>DRAWING NO. REV. NO. TP-09 A</p>
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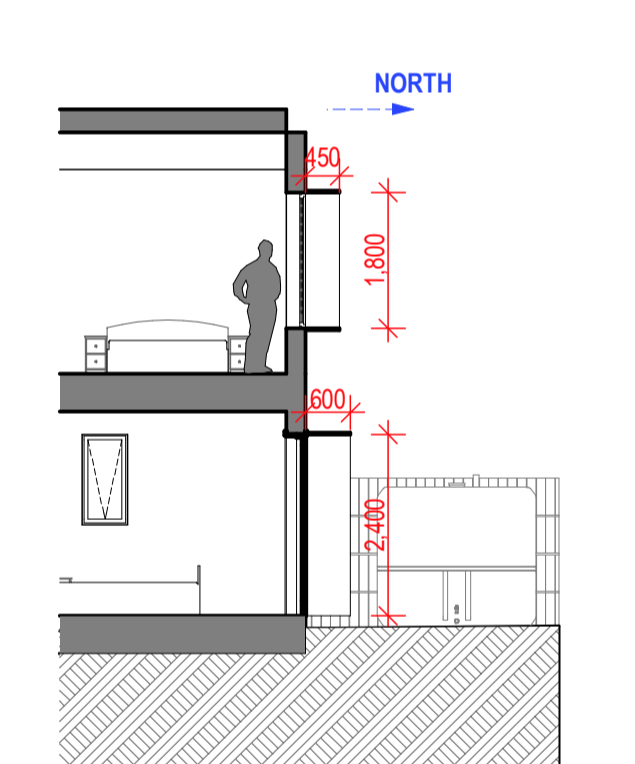
GROUND FLOOR PLAN



ROOF PLAN



FIRST FLOOR PLAN



CLAUSE 55.05-4
STANDARD B5-4 SOLAR PROTECTION TO NEW NORTH-FACING WINDOWS

BEDROOM WINDOW
WINDOW HEIGHT: 1.8m
MIN. HORIZONTAL DEPTH REQUIRED: 1.8 x 0.25 = 0.45m
HORIZONTAL PROTECTION PROVIDED: 0.45m

SLIDING DOOR
DOOR HEIGHT: 2.4m
MIN. HORIZONTAL DEPTH REQUIRED: 2.4 x 0.25 = 0.6m
HORIZONTAL PROTECTION PROVIDED: 0.6m

COMPLIANCE: YES

- CLAUSE 55.03 LIVEABILITY**
- STANDARD B3-3 STREET INTEGRATION**
PASSIVE SURVEILLANCE
DIRECT VIEWS ARE PROVIDED FROM UNIT 1 BOTH GROUND AND FIRST LEVELS TO FRANK STREET.
DIRECT VIEWS ARE PROVIDED FROM UNIT 2-5 ENTRY TO THE SHARED ACCESSWAY.
SITE SERVICES
LIGHTING BOLLARDS ARE PROPOSED ALONG THE SHARED ACCESSWAY.
MAIL BOXES ARE PROPOSED WITHIN 3M OF THE FRONTAGE, TAKING UP 8.9% OF THE WIDTH OF THE SITE FRONTAGE.
COMPLIANCE: YES
 - STANDARD B3-4 ENTRY**
EACH DWELLING HAS A GROUND LEVEL ENTRY DOOR THAT HAS A DIRECT LINE OF SIGHT FROM FRANK STREET OR SHARED ACCESSWAY.
IS NOT ACCESSED THROUGH A GARAGE.
HAS AN EXTERNAL COVERED AREA OF AT LEAST 1.44m² WITH A MIN. DIMENSION OF AT LEAST 1.2m OVER THE ENTRY DOOR.
COMPLIANCE: YES
 - STANDARD B3-5 PRIVATE OPEN SPACE**
MIN. AREA REQUIRED: 25m²
MIN. DIMENSION REQUIRED: 3m
MIN. DIMENSION REQUIRED FOR BALCONY: 2.4m
COMPLIANCE: YES
 - STANDARD B3-7 FUNCTIONAL LAYOUT**
MIN. BEDROOM DIMENSIONS
MAIN BEDROOM: 3.0m x 3.4m
ALL OTHER BEDROOMS: 3.0m x 3.0m
MIN. LIVING AREA DIMENSIONS (2 OR MORE-BEDROOM DWELLING)
MIN. AREA 12m² WITH A MIN. WIDTH 3.6m
COMPLIANCE: YES
 - STANDARD B3-8 ROOM DEPTH**
PROPOSED CEILING HEIGHT: 2.7m
MIN. ROOM DEPTH REQUIRED: 2.7 x 2.5 = 6.75m
COMPLIANCE: YES
 - STANDARD B3-10 NATURAL VENTILATION**
MAX. BREEZE PATH THROUGH THE DWELLING: 18m
MIN. BREEZE PATH THROUGH THE DWELLING: 5m
COMPLIANCE: YES
 - STANDARD B3-11 STORAGE**
MIN. VOLUME OF EXTERNALLY ACCESSIBLE STORAGE REQUIRED: 6m³
VOLUME OF EXTERNALLY ACCESSIBLE STORAGE PROVIDED: 6m³
COMPLIANCE: YES
- CLAUSE 55.05-3 STANDARD B5-3 ROOFTOP SOLAR ENERGY GENERATION AREA**
- MIN. ROOF AREA REQUIRED: 26.0 m² (2 OR 3 BEDROOM DWELLING)
MIN. ROOF AREA REQUIRED: 34.0 m² (4 OR MORE BEDROOM DWELLING)
COMPLIANCE: YES
- ROOF AREA**
- | ROOFTOP SOLAR ENERGY GENERATION AREA | | | | |
|--------------------------------------|--------------------|---------------------|--------------------|---------------------|
| DWELLING | ROOF AREA 1 | ROOF AREA 2 | ROOF AREA 3 | TOTAL |
| 1 | 8.2 m ² | 12.3 m ² | 6.0 m ² | 26.5 m ² |
| 2 | 6.0 m ² | 14.0 m ² | 6.0 m ² | 26.0 m ² |
| 3 | 6.3 m ² | 28.8 m ² | - | 35.1 m ² |

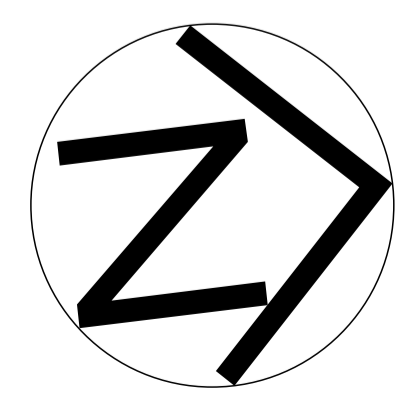
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PROJECT
PROPOSED TOWNHOUSES
53 SOUTH ROAD
BRAYBROOK VIC 3019

CLIENT

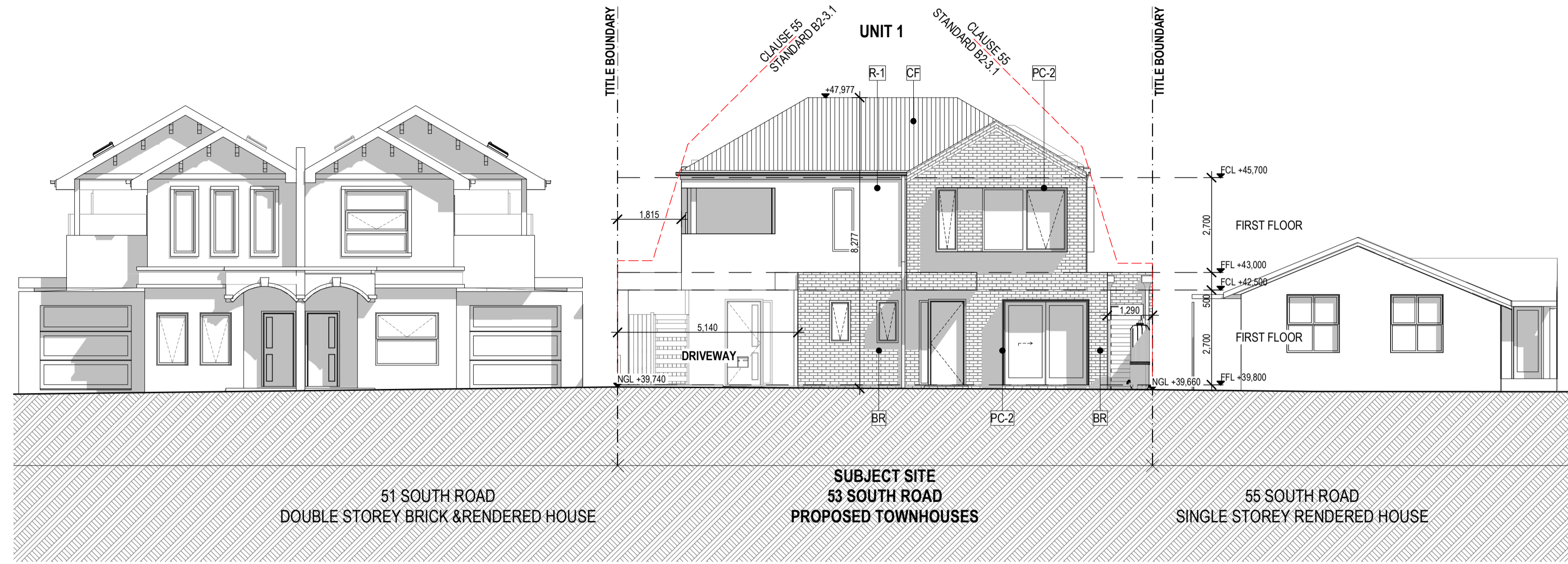


REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	19/12/2025	TOWN PLANNING SUBMISSION	EL
B	14/04/2026	RESPONSE TO COUNCIL RFI	JZ

DRAWING
CLAUSE 55

SCALE	DATE
1:100 @ A1; 1:200 @ A3	MAR 2026
DRAWN: PN CHECKED: TL	JOB NO.: 25032
PROJECT STATUS	DRAWING NO.: TP-11 REV. NO.: A

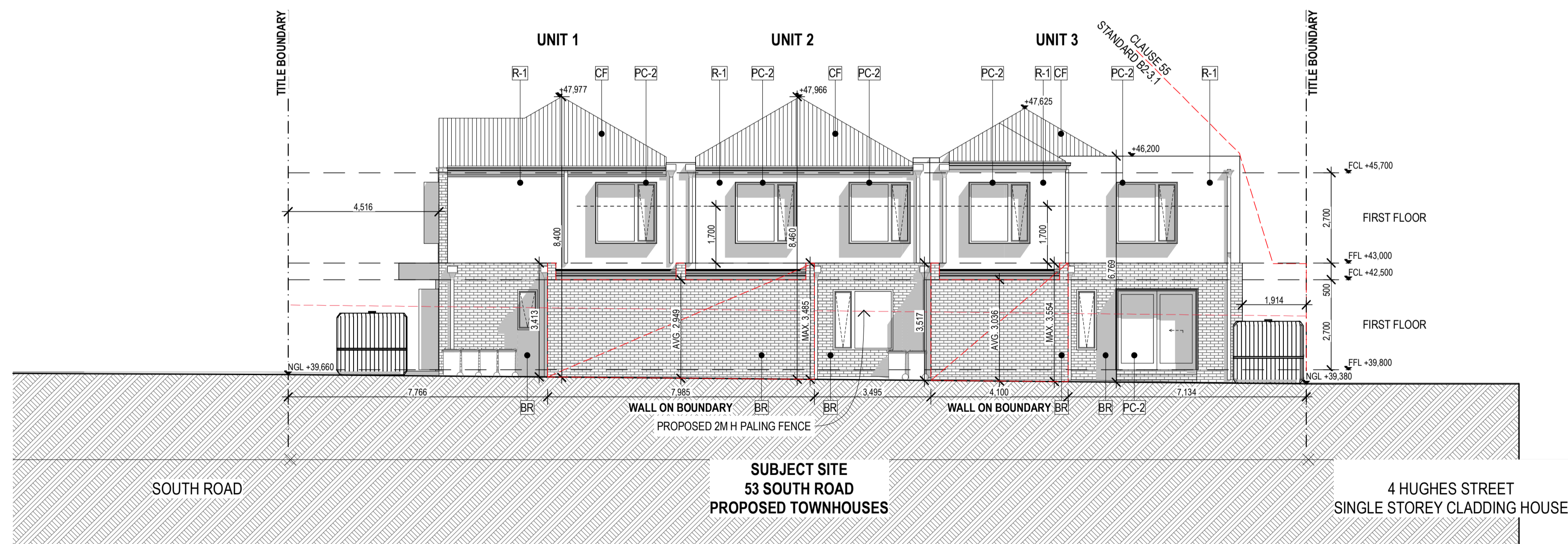
NOTE: ALL LEVELS SHOWN TO AUSTRALIAN HEIGHT DATUM (AHD)



NORTH ELEVATION

FINISHES LEGEND	
—	BUILDING SUBSTRATE & FINISH
R-1	COLOUR (WHERE APPLICABLE)
R	RENDER FINISH
CF	COLORBOND ROOF SHEET (SURFMIST)
BR	FACE BRICK (CREAM)
PC	POWDER COATED METAL
F	FIXED GLASS
OG	FIX OPAQUE GLASS
OA	OPAQUE AWNING WINDOW WITH RESTRICTED OPENING OF NO MORE THAN 125mm

1. COLOUR 1 - OFF WHITE
2. COLOUR 2 - DARK GREY



WEST ELEVATION

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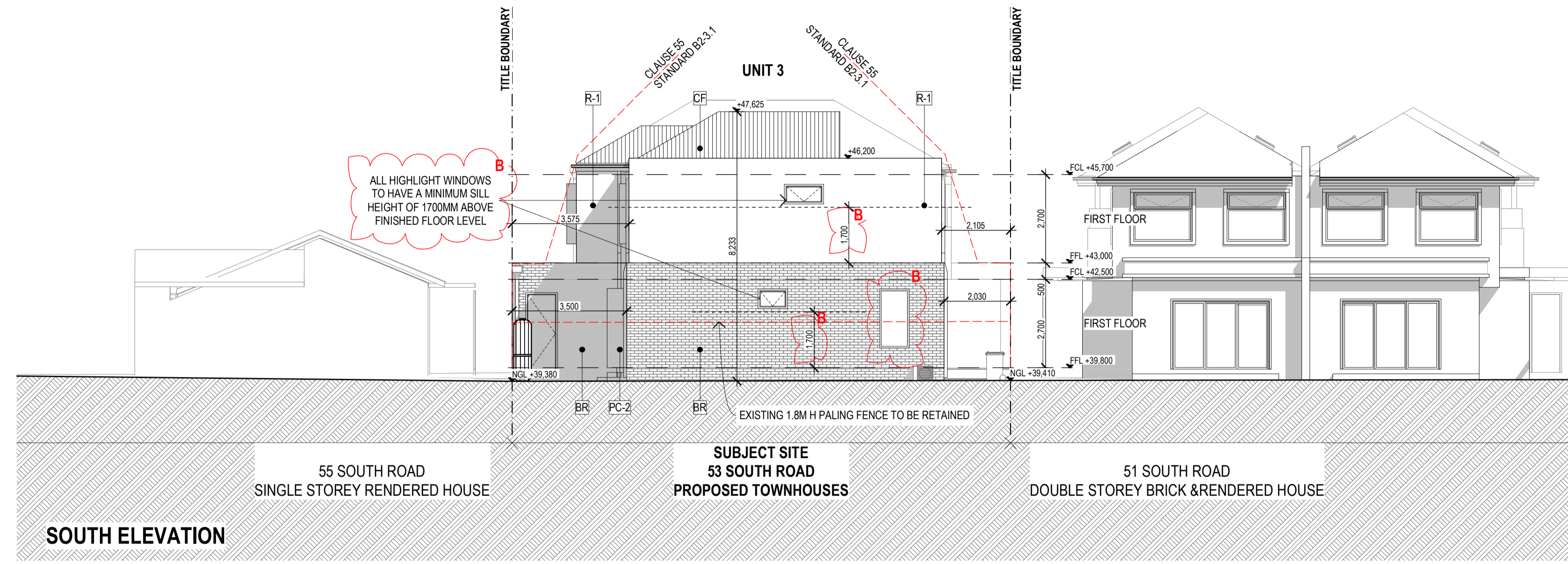
DRAWING	NORTH & WEST ELEVATION
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SCALE	1:100 @ A1; 1:200 @ A3	DATE	MAR 2026
DRAWN	PN	CHECKED	TL
PROJECT STATUS	TOWN PLANNING	JOB NO.	25032
		DRAWING NO.	TP-12
		REV. NO.	A

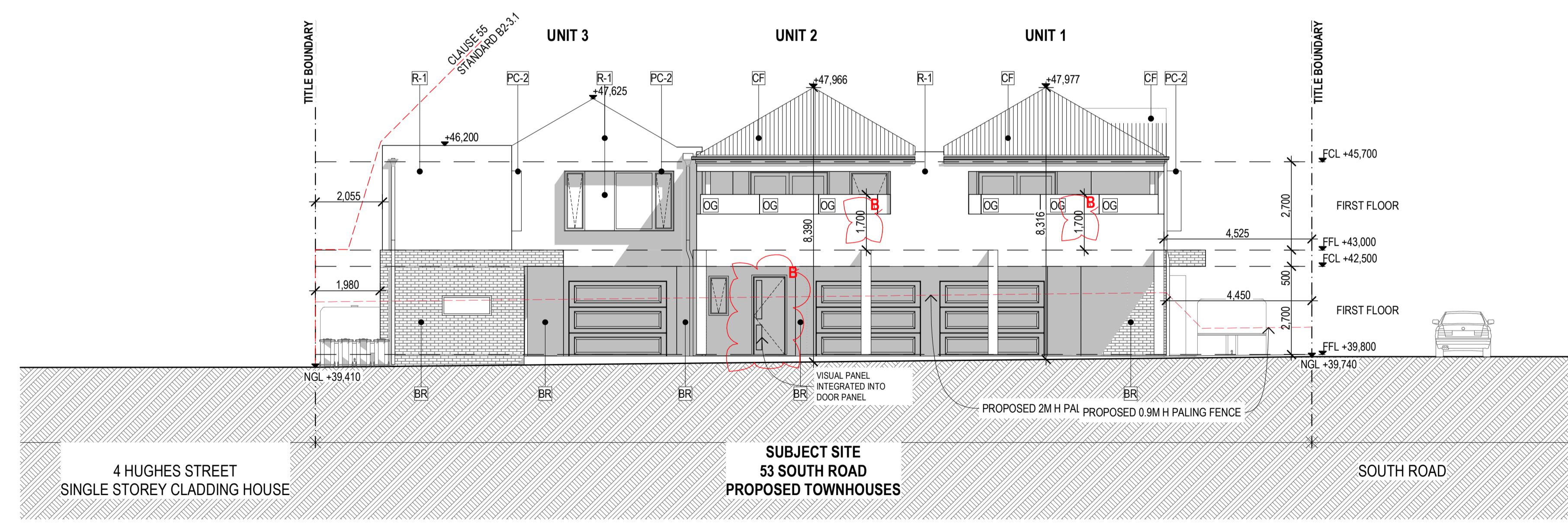
NOTE: ALL LEVELS SHOWN TO AUSTRALIAN HEIGHT DATUM (AHD)

FINISHES LEGEND	
—	BUILDING SUBSTRATE & FINISH
R-1	COLOUR (WHERE APPLICABLE)
R	RENDER FINISH
CF	COLORBOND ROOF SHEET (SURFMIST)
BR	FACE BRICK (CREAM)
PC	POWDER COATED METAL
F	FIXED GLASS
OG	FIX OPAQUE GLASS
OA	OPAQUE AWNING WINDOW WITH RESTRICTED OPENING OF NO MORE THAN 125mm

1. COLOUR 1 - OFF WHITE
2. COLOUR 2 - DARK GREY



SOUTH ELEVATION



EAST ELEVATION

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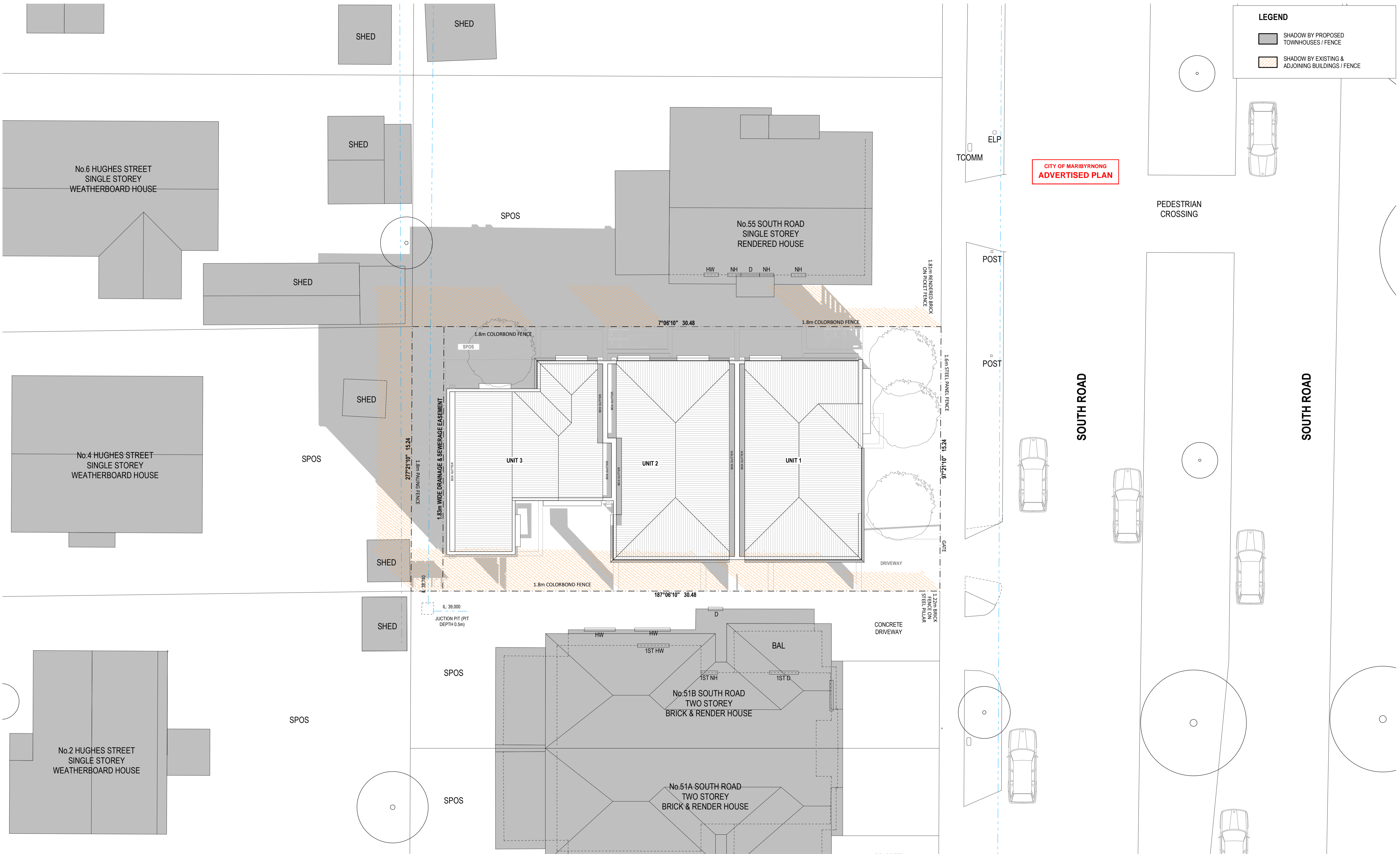
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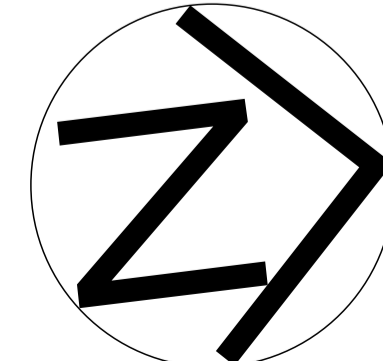
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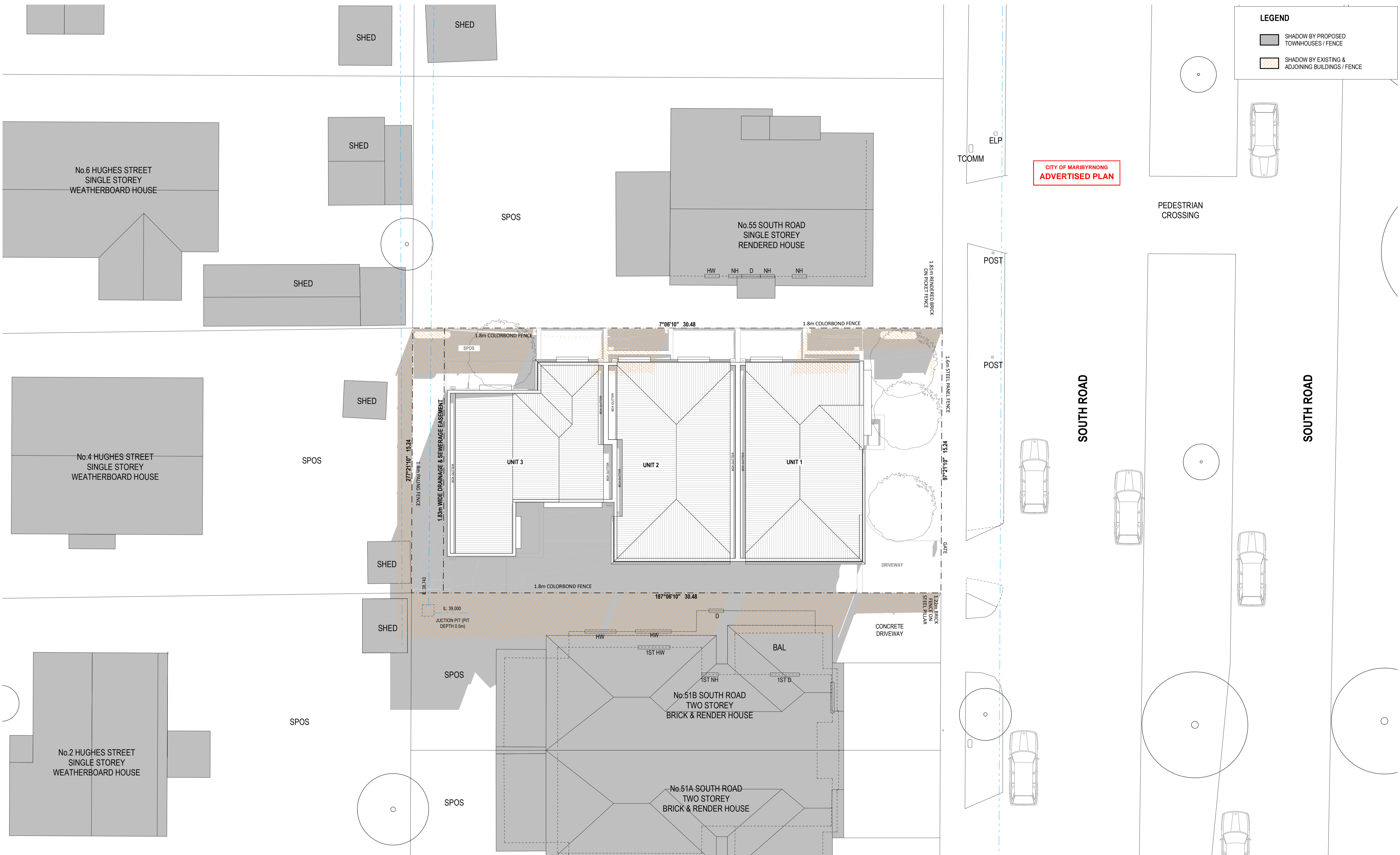
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REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN

DRAWING	SOUTH & EAST ELEVATION
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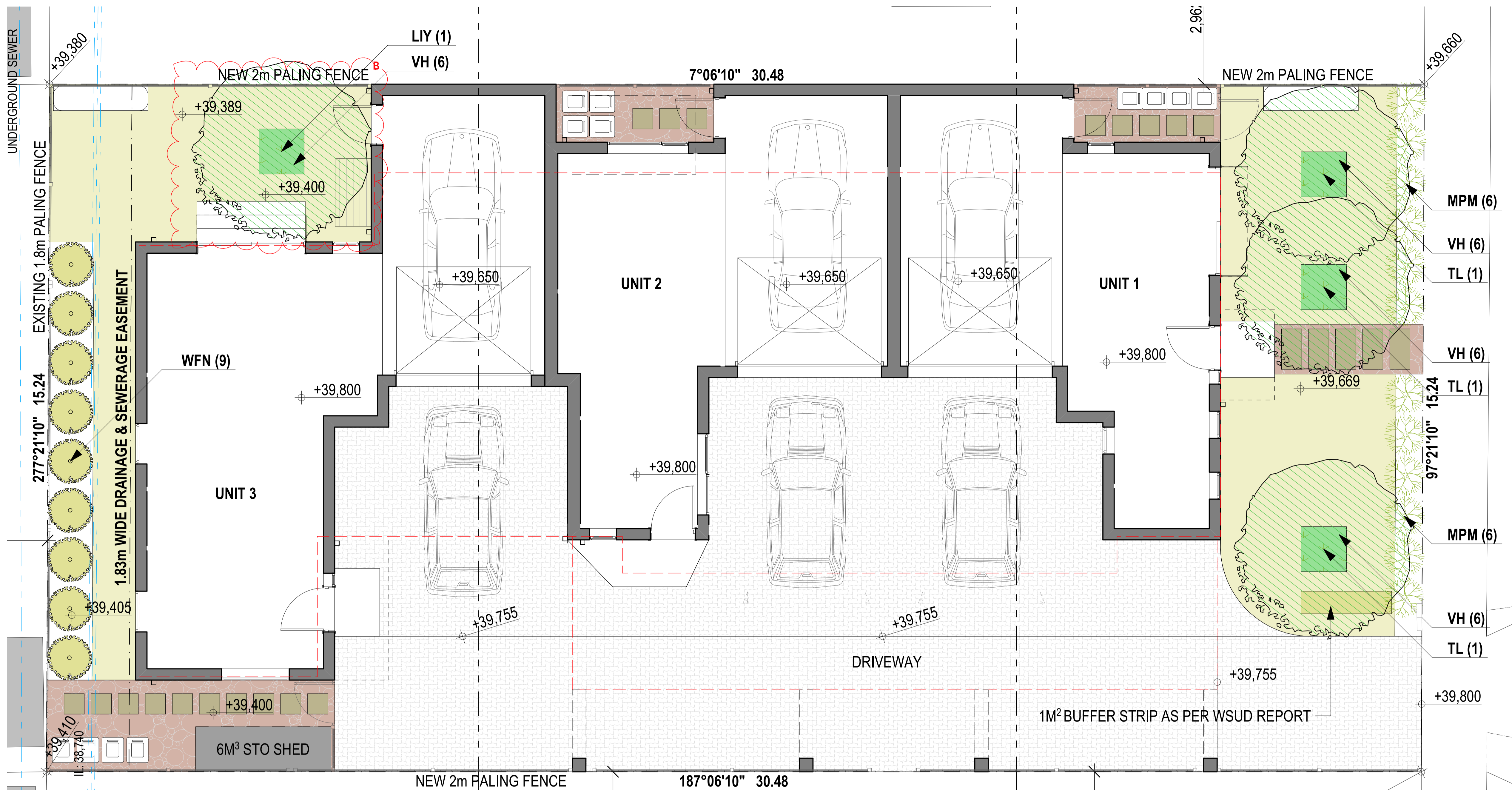
SCALE	1:100 @ A1; 1:200 @ A3	DATE	MAR 2026
DRAWN	PN	CHECKED	TL
PROJECT STATUS	TOWN PLANNING	JOB NO.	25032
		DRAWING NO.	TP-13
		REV. NO.	A



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	<p>CLIENT ---</p>		<p>REV. NO. DATE AMENDMENTS / ISSUE DRAWN</p>	<p>DRAWN PN</p>	<p>CHECKED TL</p>	<p>JOB NO. 25032</p>
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	<p>TP-15 A</p>					



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	<p>CLIENT ---</p>		<p>REV. NO. DATE AMENDMENTS / ISSUE DRAWN</p>	<p>PROJECT STATUS TOWN PLANNING</p>	<p>JOB NO. 25032</p>	
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Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine pH, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturer's recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topping areas to be graded/drainaged to prevent water discharge into neighbouring properties.

Weed control
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it assortments with 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 s.a.s. 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 6.0 - 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 compacted to minimum 100mm depth.

Mulch
The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm.

Planting Procedure
If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outward 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 loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 25x5mm x 700mm hardwood stakes driven firmly into the ground - stakes must not be placed 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 - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure 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 manufacturer's 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/excess 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 - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical means, fertilising - 3/6 month slow release fertiliser in accordance with manufacturer's 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
An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (if applicable) 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.

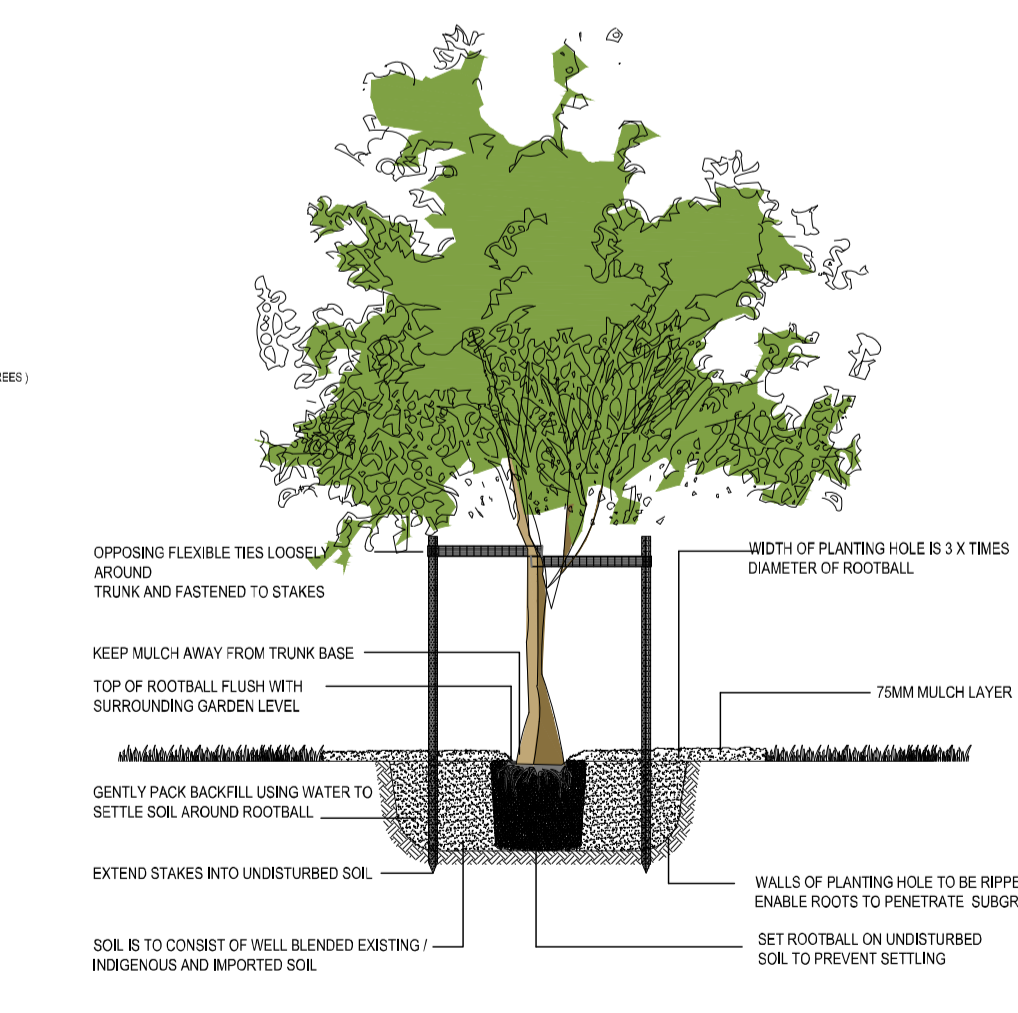
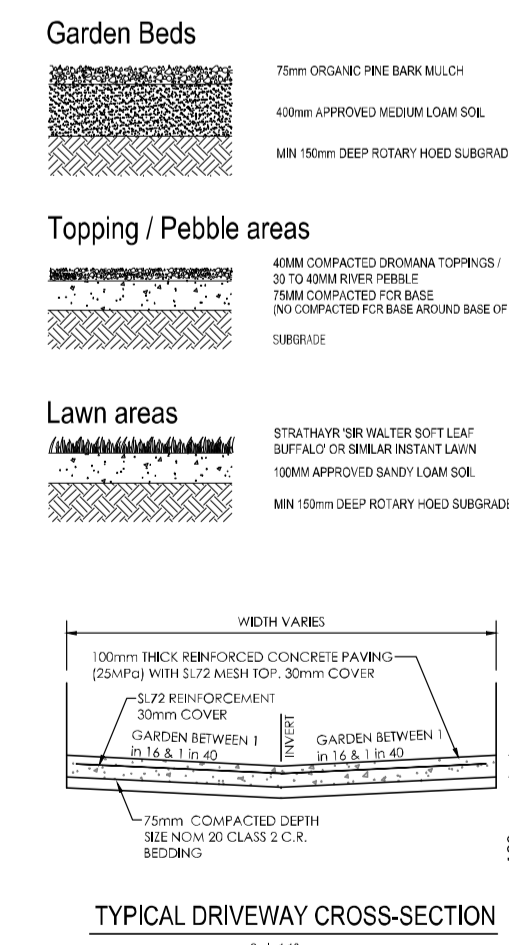
Plants - Quality of Trees and Shrubs
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk caliper 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
This plan is to be read in conjunction with the arboricultural report prepared by Bluegum (24/06/2022). Denoted tree numbers - refer to arboricultural report prepared by Bluegum for further information.

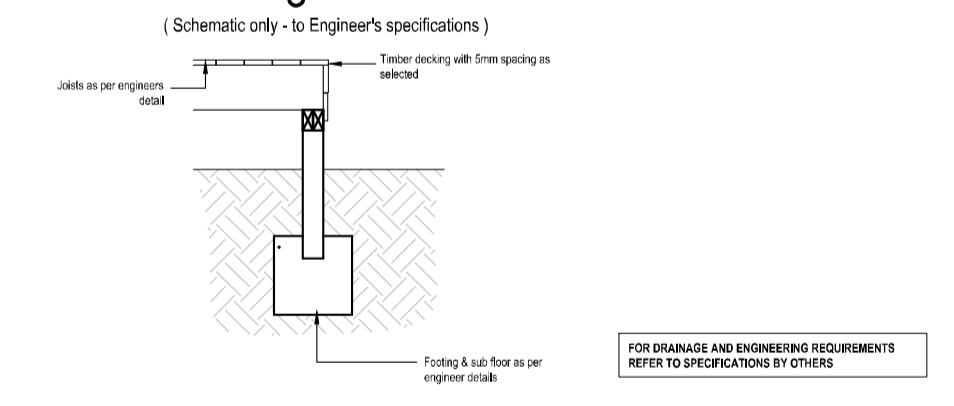
All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must not be removed, destroyed or lopped without the written consent of the responsible authority, before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4373-2007 (Tree protection in development sites) and to the satisfaction of the responsible authority.

Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 (Pruning of amenity trees). All tree protection practices must be adhered to in accordance with the arboricultural report and to the satisfaction of the responsible authority.

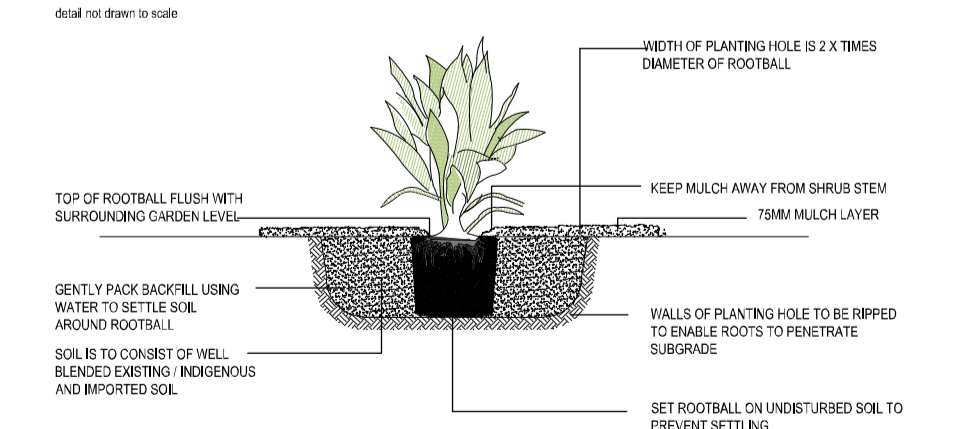
Surface Finishes Detail



Decking Detail



Shrub Planting



**CITY OF MARIBYRNONG
ADVERTISED PLAN**

LEGEND

- EXISTING TREES TO BE RETAINED (REFER ARBORIST REPORT)
- EXISTING TREES TO BE REMOVED (REFER ARBORIST REPORT)
- PROPOSED CANOPY TREE
- PROPOSED SHRUBS
- PROPOSED LOW PLANTING
- PROPOSED GROUND COVER
- PROPOSED LAWN
- PROPOSED PEBBLE AREA
- DECKING
- TERRACE
- STEPPING STONES

PLANT SCHEDULE

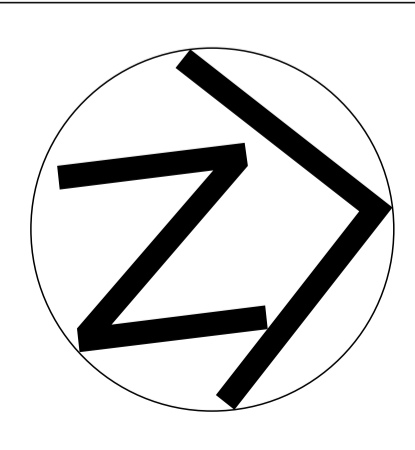
CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
LIY	<i>Lagerstroemia indica</i> 'Yuma'	Yuma Crepe Myrtle	1	Min. 1.8m high	4m x 4m
TL	<i>Tristanopsis laurina</i>	Kanooka	3	Min. 1.8m high	7m x 4m
SHRUBS					
WFN	<i>Westringia fruticosa</i> 'Naringa'	Coast Rosemary	9	20cm pot	2m x 1m
LOW PLANTING					
MPM	<i>Murraya paniculata</i> 'Min-A-Min'	Dwarf Orange Jessamine	12	20cm pot	.9m x .9m
GROUND COVER					
VH	<i>Viola hederacea</i>	Native Violet	24	14cm pot	Prostrate x 2m

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PROJECT
PROPOSED TOWNHOUSES
53 SOUTH ROAD
BRAYBROOK VIC 3019

CLIENT



REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN
A	19/12/2025	TOWN PLANNING SUBMISSION	EL
B	14/04/2026	RESPONSE TO COUNCIL RFI	JZ

DRAWING
LANDSCAPE PLAN

SCALE
1:50 @ A1; 1:100 @ A3

DRAWN
PN

CHECKED
TL

PROJECT STATUS
TOWN PLANNING

DATE
MAR 2026

JOB NO.
25032

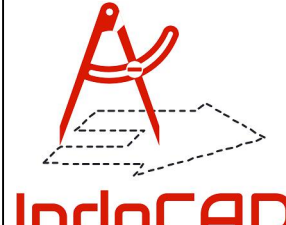
DRAWING NO.
TP-21

REV. NO.
A

PROPOSED TOWNHOUSES AT NO.53, SOUTH ROAD , BRAYBROOK, VIC 3019

DWG No.	DESCRIPTION
S00	COVER
S01	GENERAL NOTES
S02	GROUND FLOOR SLAB PLAN
S03	FOOTING DETAILS SHEET - 1
S04	FOOTING DETAILS SHEET - 2
S05	FOOTING DETAILS SHEET - 3
S06	FOOTING DETAILS SHEET - 4
S07	FOOTING DETAILS SHEET - 5
S08	FOOTING DETAILS SHEET - 6

**CITY OF MARIBYRNONG
ADVERTISED PLAN**



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OWNER:
REMMUS ARCHITECTURE

PROJECT:
PROPOSED TOWNHOUSES AT
NO.53, SOUTH ROAD
BRAYBROOK, VIC 3019

AMENDMENTS		
No.	DESCRIPTIONS	DATE
A	PRELIMINARY ISSUE	13/04/2026

DRAWING TYPE: COVER			
DRAWN BY: MP	DESIGNED BY: RP	CHECKED BY: ANR	DATE DRAWN: APR 2026
JOB No. ID26-0019	DWG No. S00		REV NO: A
STATUS PRELIMINARY			

GENERAL NOTES

A: GENERAL

- A1. ENGINEERING DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BODIES:
- ALL ARCHITECTURAL DRAWINGS;
 - ALL RELEVANT CONSULTANTS' DRAWINGS;
 - ALL SPECIFICATIONS;
 - ALL WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE WORKS.
- A2. DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS OTHERWISE FOR CONSTRUCTION ISSUE STAMPED.
- A3. ENGINEERING DRAWING SHOULD NOT BE SCALED FOR DIMENSIONING WHICH MUST BE OBTAINED FROM ARCHITECTURAL DRAWINGS AND SITE MEASUREMENTS.
- A4. ALL DIMENSIONS SHOWN IN MILLIMETRES AND LEVELS ARE IN METERS, UNLESS OTHERWISE NOTED.
- A5. WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE DRAWING SPECIFICATIONS AND CURRENT RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND OTHER STATUTORY REQUIREMENTS.
- A6. DURING CONSTRUCTION THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING ALL STRUCTURE (INCLUDING ADJOINING NEIGHBOURHOOD BUILDING) IN A STABLE CONDITION, NO PART IS OVER STRESSED DURING STRUCTURE ACTIVITIES.
- A7. THE PROJECT BUILDING SURVEYOR IS TO UNDERTAKE ALL MANDATORY SITE INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. ANY SITE INSPECTIONS UNDERTAKEN BY THE ENGINEER ARE IN ADDITION TO THE BUILDING SURVEYOR'S INSPECTIONS AND ARE FOR THE PURPOSE OF PERIODICALLY REVIEWING CONSTRUCTION WORKS TO ENSURE COMPLIANCE BY THE BUILDING WITH THE ENGINEER'S DESIGN INTENT AND NOT FOR THE COMPLIANCE WITH THE CERTIFICATION REQUIREMENTS OF THE BUILDING SURVEYOR.
(MINIMUM 48 HRS. NOTICE REQUIRED).
- A8. ALL STATED ASSUMPTIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION BY BUILDING CONTRACTOR AT THIS OFFICE.
- A9. ALL STRUCTURAL ELEMENTS HAS BEEN DESIGNED FOR THE FOLLOWING SUPERIMPOSED LIVE LOADS:

Area	Live Load
Floor	1.5 kPa
Roof	0.25 kPa 'OR' (1.8/A + 0.12) WHICHEVER IS GREATER
Garage	2.5 kPa
Balcony (if applicable)	2.0 kPa

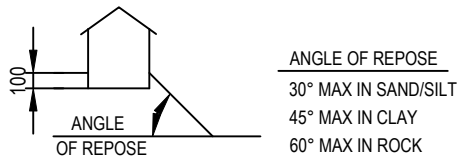
- A10. THE SAFE BEARING CAPACITY OF FOUNDATION MATERIAL MUST BE APPROVED PRIOR POURING CONCRETE.
- RAFT SLAB - 80KPA
 - STRIP FOOTING - 100KPA

B: SITE DRAINAGE

- B1. AT THE TIME OF THE PREPARATION OF THIS DOCUMENT, IF THE DRAINAGE DESIGN WAS NOT PREPARED OR CERTIFIED BY THIS OFFICE THEN THE DRAINAGE SYSTEM MAY NEED TO BE DOCUMENTED BY A SUITABLY QUALIFIED PERSON TO COMPLY WITH AS2870-2011. THE DRAINAGE DESIGNER SHOULD ENSURE THAT THE ELEMENTS OF THE DRAINAGE SYSTEM DESIGN ARE CONSIDERED WITH RESPECT TO THE PROPOSED FOOTING SYSTEM. WE RECOMMEND THAT THIS OFFICE OR AN EQUIVALENT CERTIFIED PRACTITIONER, REVIEW ALL THE DOCUMENTATION TO ENSURE COMPLIANCE.
- B2. SITES SHOULD BE DRAINED SO THAT WATER CANNOT POND AGAINST OR NEAR THE HOUSE. THE GROUND IMMEDIATELY ADJACENT TO THE HOUSE SHOULD BE GRADED TO FALL 50MM OVER THE FIRST METRE. WHERE THIS IS IMPRACTICABLE (IE: ON SEVERAL SLOPING SITES) USE A.G. DRAINS ADJACENT TO FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

C: FOOTING: ANGLE OF REPOSE

- C1. FOOTING MUST NOT UNDERMINE EXISTING FOOTING OR BE UNDERMINED BY PROPOSED EXCAVATION.
- C2. ENSURE ADEQUATE ANGLE OF REPOSE AT ALL TIMES (REFER DETAILS BELOW).
- C3. NOTIFY THIS OFFICE IF FOOTING UNDERMINE OCCURS.
- C4. PIPE DEPTH & LOCATION MUST BE CONFIRMED PRIOR TO CONSTRUCTION.



D. CONCRETE

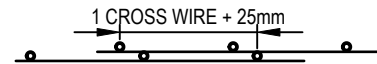
- D1. ALL WORK AND MATERIALS SHALL COMPLY WITH AS3600.
D2. CONCRETE SHALL HAVE A CHARACTERISTIC COMPRESSIVE STRENGTH AS FOLLOWS (U.N.O):

Element	f _c (Mpa)	Slump (mm)
Footings	20	100
Slab on Ground	20	100

- D3. CONCRETE SHALL BE MOIST CURED BY AN APPROVED METHOD FOR AT LEAST SEVEN DAYS AFTER PLACEMENT.
- D4. CONCRETE SHALL BE COMPACTED USING MECHANICAL COMPACTION.
- D5. CONCRETE SECTION SHOWN ARE MINIMUM SIZES AND DO NOT INCLUDE FINISHES. SIZES SHALL NOT BE REDUCED IN ANY WAY OR HOLES FORMED OR MADE IN ANY MEMBER WITHOUT APPROVAL OF THE ENGINEER.
- D6. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- D7. DEPTHS OF BEAMS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS.
- D8. SLABS AND BEAMS ARE TO BE POURED TOGETHER U.N.O.
- D9. MINIMUM COVER TO ALL REINFORCEMENT INCLUDING FITMENTS SHALL BE AS FOLLOWS (FINISHES NOT INCLUDED) (U.N.O):

Element	Formed & Exposed	Formed & Sheltered	Without form work
Slab and Walls	30mm	20mm	65mm
Beams	40mm	25mm	65mm
columns	50mm	40mm	75mm
Footings	65mm		75mm

- D10. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT IN TRUE PROJECTION.
- D11. ALL REINFORCEMENT SHALL BE SUPPORTED IN ITS CORRECT POSITION DURING CONCRETING BY APPROVED BAR CHAIRS, SPACERS OR SUPPORT BARS.
- D12. WELDING AND THREADING OF THE REINFORCEMENT IS NOT PERMITTED WITHOUT APPROVAL FROM THE ENGINEER.
- D13. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE APPROVED OR PERMITTED BY THE ENGINEER.
- D14. SPLICES IN REINFORCEMENT SHALL BE MADE IN THE POSITIONS SHOWN ON THE DRAWINGS OR AS OTHERWISE APPROVED BY THE ENGINEER.
- D15. ALL PROPS AND FORMWORK SHALL BE REMOVED BEFORE ANY MASONRY IS CONSTRUCTED ON THAT BEAM OR SLAB.
- D16. CONCRETE SHALL BE SEPARATED FROM SUPPORTING MASONRY BY TWO LAYERS OF SUITABLE DEBONDING MEMBRANE.
- D17. THE CONTRACTOR SHALL ARRANGE FOR THE ENGINEER TO INSPECT THE REINFORCEMENT AND OBTAIN HIS APPROVAL PRIOR TO POURING CONCRETE. (MINIMUM 48 HRS. NOTICE REQUIRED).
- D18. MINIMUM LAP TO FABRIC TO BE AS THE DIAGRAM BELOW:



- D19. SPLICE OF REINFORCEMENT SHALL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF TABLE 13.1.2.2A OF AS3600 OR AS FOLLOWING TABLE (U.N.O):

Bar size	concrete below bar <300mm	concrete below bar >300mm
N12	650	500
N16	900	700
N20	1200	900
N24	1650	1300

E. STRUCTURAL STEELWORK

- E1. ALL MATERIALS, WORKMANSHIP, FABRICATION AND ERECTION SHALL COMPLY WITH AS1250 AND AS4100.
- E2. ALL WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR AND COMPLY WITH AS1554 AND AS4100.
- E3. ALL WELDS SHALL BE, CONTINUOUS FILLET WELD, SIZE 6MM AND GP CATEGORY USING E48XX/W50X CONSUMABLES U.N.O.
- E4. ALL BUTT WELDS SHALL BE FULLY PREPARED, FULL PENETRATION, QUALIFIED WELDS AND DEVELOP THE FULL STRENGTH OF THE MEMBERS CONNECTED.
- E5. EXCEPT WHERE OTHERWISE SHOWN CONNECTIONS SHALL HAVE 6MM CONTINUOUS FILLET WELDS, 2-M16 8.8/S BOLTS IN 1.5MM HOLES AND 10MM THICK CLEAT PLATE.
- E6. HIGH STRENGTH FRICTION GRIP BOLTING SHALL BE IN ACCORDANCE WITH AS1511.
- E7. ALL STATED ASSUMPTIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION BY BUILDING CONTRACTOR AT THIS OFFICE.
- E8. PURLINS AND GIRTS SHALL BE IN ACCORDANCE WITH AS4600, GALVANISED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS AND DETAILS.
- E9. BEFORE COMMENCING FABRICATION THREE COPIES OF THE SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. THIS REVIEW DOES NOT REMOVE THE RESPONSIBILITY FOR THE INTERPRETATION OF THE DRAWINGS, DIMENSIONAL ACCURACY AND THE STEEL FABRICATION FROM THE STEEL FABRICATOR/BUILDER.
- E10. THE CONTRACTOR SHALL PROVIDE AND LEAVE IN PLACE UNTIL PERMANENT BRACING ELEMENTS ARE CONSTRUCTED SUCH TEMPORARY BRACING AS IS NECESSARY TO STABILIZE THE STRUCTURE DURING ERECTION.
- E11. CAMBER TO STRUCTURAL STEEL ROOF BEAMS, TRUSSES, PORTALS, ETC., TO BE 2MM FOR EVERY 1M OR SPAN UNLESS OTHERWISE NOTED. ETC.
- E12. ALL CLEAT AND DRILLING FOR FIXING OF TIMBER MEMBERS, ETC., TO BE PROVIDED BY FABRICATOR.
- E13. CONCRETE ENCASED STEELWORK SHALL BE WRAPPED WITH SLAB FABRIC, UNLESS OTHERWISE SHOWN.
- E14. STEELWORK SHALL BE THOROUGHLY WIRE BRUSHED AND GIVEN ONE SHOP COAT OF APPROVED PRIMER EXCEPT THAT NONE SHALL BE APPLIED AT CONTACT SURFACES WHERE H.S. BOLTS USED.
- E15. STEEL BEAMS AND LINTELS ARE TO HAVE 100MM MIN. END BEARING UP TO 1.0M & 150MM MIN. END BEARING OVER 1.0M, UNLESS OTHERWISE NOTED.
- E16. STEEL FRAMING MUST BE PROTECTED FROM CORROSION WHERE REQUIRED IN ACCORDANCE WITH BCA 2016 3.4.2.2.

F. TIMBER

- F1. ALL WORK AND MATERIALS SHALL COMPLY WITH AS1720 AND AS1684.
- F2. TIMBER SIZES NOT CALLED UP SHALL BE IN ACCORDANCE WITH AS1684 OR ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT.
- F3. ALL BOLTED CONNECTIONS SHALL USE WASHERS UNDER BOLT HEAD AND NUT. ALL EXTERNAL BOLTS, NUTS AND WASHERS SHALL BE HOT DIP GALVANISED. NO KNOTS OR DEFECTS SHALL OCCUR WITHIN 150MM OF BOLT GROUP OR CONNECTORS.
- F4. MAKE GOOD PRESERVATIVE TREATMENT WHERE CHECKOUTS, HOLES AND CUTS EXPOSE UNTREATED TIMBER.
- F5. ALL EXTERNAL TIMBERS SHALL BE DURABLE, SUITABLE FOR EXTERNAL USE AND COMPLY WITH THE APPROPRIATE HAZARD LEVEL FOR SPECIFIC SERVICE CONDITIONS IN ACCORDANCE WITH AS1684.
- F6. ALL PROPRIETARY FIXINGS SHALL BE INSTALLED TO DEVELOP THEIR MAXIMUM CAPACITY AND IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS AND DETAILS.
- F7. ALL FRAMING IS TO BE BRACED AND TIED DOWN IN ACCORDANCE WITH AS1684.
- F8. ROOF TRUSSES TO MANUFACTURES DESIGN AND SPECIFICATION.
- F9. THE BUILDER SHALL SUBMIT ONE COPY OF TRUSS MANUFACTURES LAYOUT DRAWING AND COMPUTATIONS PRIOR TO COMMENCEMENT OF ANY WORKS.
- F10. NO PENETRATIONS OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN TIMBER MEMBERS WITHOUT PRIOR APPROVAL FROM AN ENGINEER FROM THIS OFFICE.
- F11. ALL NOMINATED SUPPORTS ARE TO CONTINUE TO FOOTINGS WITH SOLID SEASONED END GRAIN BLOCKING/ENGAGED PIERS WHERE APPLICABLE.
- F12. PROVIDE 2/90 X 45 MGP10 NAIL LAMINATED DOUBLE STUDS TO ALL BEAMS/LINTELS, AN GIRDER TRUSS SUPPORTS, WHERE APPLICABLE (TYPICAL U.N.O.), SUPPORTS ARE TO CONTINUE TO GROUND FLOOR WITH SOLID SEASONED END GRAIN BLOCKING WHERE APPLICABLE.
- F13. FLOOR JOISTS TO MANUFACTURES DESIGN AND SPECIFICATION.
- F14. CAMBER SHALL BE AS NOTED ON THE DRAWINGS AND ALL BEAMS SHALL BE PLACED WITH CAMBER UPWARDS.

G. MASONRY

- G1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3700 & AS4773.
- G2. CLAY BRICK SHALL HAVE A CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF F_{UC} = 30MPA U.N.O.
- G3. CONCRETE BLOCKS SHALL HAVE A CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF F_{UC} = 15MPA U.N.O.
- G4. MORTAR SHALL CONSIST OF 1:1:6 (CEMENT:HYDRATED LIME:WELL GRADED SAND).
- G5. LOAD BEARING MASONRY SHALL HAVE FULL BED JOINTS, U.N.O.
- G6. MASONRY TIES FOR CAVITY WALLS SHALL BE MEDIUM DUTY CLASSIFICATION AND SPACED AT NOT MORE THAN 600MM CENTRES VERTICALLY & HORIZONTALLY. ADDITIONAL TIES SHALL BE PLACED ADJACENT TO LATERAL SUPPORTS, CONTROL JOINTS AND AROUND OPENINGS AT A SPACING OF NO MORE THAN 300MM, AND LOCATED NOT MORE THAN 300MM FROM THE LINE OF SUPPORT, CONTROL JOINT OR PERIMETER OF OPENING.
- G7. MASONRY SHALL BE TIED TO COLUMNS AT 400MM MAXIMUM VERTICAL CENTRES.
- G8. NEW MASONRY TIES SHALL BE TIED TO EXISTING USING MEDIUM DUTY TIES AT 400 MAXIMUM VERTICAL CENTRES ALONG ALL VERTICAL EDGES AND AT 600MM HORIZONTAL CENTRES U.N.O.
- G9. ALL CAVITIES BELOW GROUND LEVEL SHALL BE MORTAR OR GROUT FILLED.
- G10. VERTICAL CONTROL JOINTS SHALL COMPLY WITH TN61 PUBLISHED BY THE CEMENT CONCRETE & AGGREGATES ASSOCIATION AUSTRALIA & AS4773.2.
- G11. CONCRETE BEAMS & SLABS SHALL BE SEPARATED FROM SUPPORTING BRICKWORK BY 2 LAYERS OF MALTHOID OR SIMILAR APPROVED MEMBRANE ON TOP OF MORTAR LEVELING SCREED.
- G12. ALL BLOCKWORK OR BRICKWORK SUPPORTED BY SUSPENDED REINFORCED CONCRETE ELEMENTS, CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL FORMWORK AND PROPS HAVE BEEN REMOVED.
- G13. FLOOR JOISTS TO MANUFACTURES DESIGN AND SPECIFICATION.
- G14. PROVIDE 2/90 X 45 MGP10 PINE NAIL LAMINATED STUDS TO ALL TRUSS GIRDER SUPPORTS WHERE APPLICABLE (TYPICAL U.N.O.), SUPPORTS ARE TO CONTINUE TO GROUND FLOOR WITH SOLID SEASONED END GRAIN BLOCKING WHERE APPLICABLE.
- G15. CAMBER SHALL BE AS NOTED ON THE DRAWINGS AND ALL BEAMS SHALL BE PLACED WITH CAMBER UPWARD.

H. OH & SAFETY

- H1. ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE WORK COVER AND THE OH & S ACT.

ABBREVIATIONS

ALT	ALTERNATIVE
ADD	ADDITIONAL
BTM	BOTTOM
B/C	BRICK OR BLOCK COURSE
CTS	CENTER
DIA	DIAMETER
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED STRUCTURAL LEVEL
FGL	FINISHED GROUND FLOOR LEVEL
GALV	HOT DIP GALVANISED
MAX	MAXIMUM
MIN	MINIMUM
TYP	TYPICAL
U.N.O	UNLESS NOTED OTHERWISE
U/S	UNDER SIDE

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

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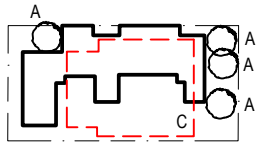
OWNER:
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PROJECT:
**PROPOSED TOWNHOUSES AT
NO.53, SOUTH ROAD
BRAYBROOK, VIC 3019**

AMENDMENTS		
No.	DESCRIPTIONS	DATE
A	PRELIMINARY ISSUE	13/04/2026

DRAWING TYPE:
GENERAL NOTES

DRAWN BY: MP	DESIGNED BY: RP	CHECKED BY: ANR	DATE DRAWN: APR 2026
JOB No. ID26-0019		DWG No. S01	
STATUS PRELIMINARY			REV NO: A



⊙ B

TREE EFFECT SITE KEY PLAN
SCALE N.T.S.

NOTES:
LOCATION OF TREES SHOWN INDICATIVE ONLY
A - DENOTES FUTURE LANDSCAPE TREE WITH ASSUMED MAX. MATURE HEIGHT 10m.
B - DENOTES EXISTING SINGLE TREE ON NATURE STRIP WITH ASSUMED MAX MATURE HEIGHT 15m.
C - DENOTES EXISTING DWELLING TO BE REMOVED PRIOR TO CONSTRUCTION.

TREE EFFECT NOTE:

- THIS SLAB DESIGN HAS TAKEN TREE EFFECT (IDENTIFIED AT THE TIME OF SOIL INVESTIGATION) INTO CONSIDERATION;
- BUILDER TO REMOVE ALL TREES AND TREE ROOTS/MATERIAL OVER THE PROPOSED BUILDING AREA;
- ANY SOFT OR LOOSE MATERIAL THAT DOES NOT RESPOND TO COMPACTION SHOULD BE EXCAVATED TO ACHIEVE A FIRM BASE, BACKFILL HOLES WITH NON POROUS MATERIAL, COMPACTED IN 150mm MAXIMUM LAYERS.
- THERE ARE SIGNIFICANT TREES IN THE VICINITY OF THE PROPOSED WORKS. WE HAVE ATTEMPTED TO ACCOUNT FOR THEIR EFFECTS BY DESIGNING FOR A GREATER SOIL MOVEMENT THAN WOULD OTHERWISE OCCUR. HOWEVER, DUE TO THE COMPLEX TREE ROOT GEOMETRY, VARIABLE MOISTURE EXTRACTION BY THE TREE AND THE DIFFICULTY IN PREDICTING FUTURE TREE GROWTH, A PRECISE DESIGN FOR THE EFFECTS OF TREES IS OUTSIDE CURRENT KNOWLEDGE. THE OWNER MUST BE AWARE THAT ALTHOUGH PRECAUTIONS HAVE BEEN TAKEN FOR THE EFFECTS OF TREES IN OUR DESIGN, SOME DISTORTION MUST BE ACCEPTED. ENGINEERS ARE NOT EXPERTS IN TREE GROWTH AND CANNOT BE EXPECTED TO KNOW THE ANTICIPATED GROWTH AND MATURE HEIGHT OF TREES.

DEEPEMED REBATE NOTES:
BUILDER TO DETERMINE EXTENT OF DEEPEMED REBATE ON SITE AND TO FOLLOW THE CONCRETE AND REINFORCEMENT UPGRADES AS PER THE TYPICAL DEEPEMED REBATE DETAILS PROVIDED

NOTE:
AT THE TIME OF DESIGN, NO SOIL REPORT WAS PROVIDED.
THE ENGINEER HAS REFERRED TO A SOIL REPORT FROM E2E DESIGN GROUP (REF NO: 5319, DATED 20/06/2022, CLASSIFIED AS P/H2 IN ACCORDANCE WITH AS2870-2011) FORM AN ADJACENT PROPERTY (LOT 51) AS THE BASIS FOR DESIGN ASSUMPTIONS.
IF A SOIL REPORT IS PROVIDED, THIS OFFICE SHOULD BE CONTACTED FOR ADVICE TO UPDATE THE ENGINEERING DESIGN ACCORDINGLY.

NO EASEMENT INFORMATION NOTES:
EASEMENT INFORMATION WAS NOT PROVIDED DURING THIS DESIGN;
THIS OFFICE SHOULD BE CONTACTED WHEN EASEMENT INFORMATION IS AVAILABLE FOR FURTHER ADVICE.

ARCHITECTURAL WORKING DRAWING:
COMPANY : REMMUS ARCHITECTURE
REF No : 25032
DATED : MARCH 2026

SITE INVESTIGATIONS REPORT:
COMPANY :-
REF No :-
DATED :-
CLASS :-

DRAINAGE WORKING DRAWING:
COMPANY :-
REF No :-
DATED :-

NOTES:

- THIS DESIGN SHOULD BE READ IN CONJUNCTION WITH THE DOCUMENTATION AND DRAWINGS REFERENCED ABOVE;
- SITE BOUNDARY RETAINING WALLS TO BE DESIGNED BY OTHERS AS REQUIRED U.N.O.
- (a) USE APPROPRIATE FLEXIBLE BEDDING MORTAR FOR BRITTLE FLOOR COVERING WHERE BRITTLE AREA IS GREATER THAN 16m² (eg. CERAMIC TILES);
(b) ALTERNATIVELY IF FLEXIBLE ADHESIVE TO BE USED FOR LAYING OF TILES, MINIMUM 90 DAYS WAITING PERIOD IS REQUIRED AFTER SLAB HAS BEEN POURED;
- TWO LAYERS OF POLYETHYLENE MEMBRANE ARE REQUIRED FOR STRIP FOOTINGS AND BEAMS BELOW FINISHED GROUND LEVEL GREATER THAN 700mm DEEP TYPICAL U.N.O.
- IF THE NEW FOOTING CONSTRUCTED TO ADJACENT EXISTING FOOTING IS LESS OR EQUAL TO 1000mm, THIS OFFICE SHOULD BE CONTACTED FOR FURTHER ADVICE
- PERCHED GROUND WATER MAY OCCUR DURING HIGH PERIODS OF RAINFALL WHICH CAN LEAD TO CONSTRUCTION DIFFICULTIES. IF THIS SITUATION IS ENCOUNTERED ONSITE THIS OFFICE IS TO BE CONTACTED TO PROVIDE CONFIRMATION OF FOOTING DESIGN AND ALTERNATIVE CONSTRUCTION METHODS THAT MAY BE REQUIRED

- WAFFLE CONSTRUCTION NOTES**
- ALL LOOSE SURFACE FILL, ROOTS AND ORGANIC MATERIAL ARE TO BE REMOVED FROM THE BUILDING PLATFORM.
 - PERFORM THE SITE CUT TO REQUIRED BENCH LEVEL.
 - FOLLOWING THE SITE CUT, WHERE THE DEPTH OF THE REMAINING FILL IS GREATER THAN 150mm:
 - REMOVE ALL FILL DOWN TO 150mm.
 - COMPACT THE REMAINING 150mm LAYER OF FILL IN ACCORDANCE WITH AS2870-2011 SECTION 6.4.
 - ANY ADDITIONAL REQUIRED FILL IS TO BE COMPACTED IN ACCORDANCE WITH NOTE 5 (BELOW)
 - WHERE THE DEPTH OF FILL IS LESS THAN 150mm, THEN THE FILL IS TO BE COMPACTED IN ACCORDANCE WITH NOTE 5 (BELOW)
 - ANY ADDED FILL FORMING PART OF THE CUT/FILL OPERATIONS SHALL BE COMPACTED IN 150mm MAXIMUM PER LAYER (OR 300mm MAXIMUM LAYER FOR SAND FILL) AT OPTIMUM MOISTURE CONTENT. THE LAYERS TO BE COMPACTED IN ACCORDANCE WITH AS2870-2011 SECTION 6.4 EXTEND 1000mm PAST THE WAFFLE EDGE.
 - IF THE FILL ON THE SITE IS NOT COMPACTED AS PER THE ABOVE SPECIFICATIONS, THIS OFFICE SHOULD BE CONTACTED FOR FURTHER ADVICE. (EDGE BEAMS TO BE DEEPEMED TO NATURAL OR CONTROLLED FILL MAY BE ACCEPTABLE)
 - IN AREAS WHERE THE SLAB IS SUSPENDED OVER BORED OR BULK PIERS, FILL IS NOT REQUIRED TO BE REMOVED OR COMPACTED AS ABOVE.
 - A MAXIMUM OF 50mm LAYER OF BEDDING MATERIAL IS RECOMMENDED TO BE PLACED OVER THE BUILDING AREA (EXTENDING 1000mm OUTSIDE THE BUILDING EDGE LINE), WHICH IS WELL GRADED CRUSHED ROCK EQUIVALENT TO CLASS 3 QUARRY PRODUCT OR SIMILAR. IT IS ACCEPTABLE TO EXCEED 50mm IN DEPTH FOR SMALL DEPRESSIONS LOCALLY IN SUB BASE, PROVIDED THESE AREAS ARE WELL COMPACTED IN ACCORDANCE WITH FOOTING CODE AS2870-2011.
 - PLUMBER IS TO LAY DRAINAGE PIPES BELOW THE GROUND SURFACE. ALL RISERS ARE TO BE FIRMLY STAKED.
 - PREPARE THE FORMWORK IN ACCORDANCE WITH THE FOOTING PLAN AND DETAILS. WAFFLE PODS TO BE CONSTRUCTED WITH THE START LOCATION SHOWN ON THE SLAB LAYOUT PLAN; AROUND PLUMBING PIPES, WAFFLE PODS REQUIRED TO BE CUT AND TAPED.
 - ALL SLAB REINFORCEMENT TO BE PLACED CORRECTLY AS INDICATED ON THE SLAB LAYOUT PLAN.
 - ALL EXTERNAL & INTERNAL RIBS WIDER THAN 300mm SHALL BE REINFORCED WITH AN ADDITIONAL N12 BAR TOP & N16 BAR BOTTOM FOR EVERY 110mm IN ADDITIONAL WIDTH (TYPICAL).

FOOTING SCHEDULE				
MARK	FOOTING SIZE	REINFORCEMENT		COMMENT
		TOP	BOTTOM	
EB1	300 (W) x 385 (D)	-	3-N16 BARS OR 2x3-L11TM	ALL EXTERNAL EDGE BEAM TO BE EB1 (NOT CALL UP ON PLAN FOR CLARITY) TYPICAL U.N.O.
EB2	350 (W) x 600 MAX (D)	3-L11TM	3-N16 BARS OR 2x3-L11TM	DEEPEMED EDGE BEAM WITH LOWERED REBATE WITH ADDITIONAL TOP BAR
IB1	110 (W) x 385 (D)	-	1-N16 BAR	ALL INTERNAL RIB TO BE IB1 (NOT CALL UP ON PLAN FOR CLARITY) TYPICAL U.N.O.
IB2	450 (W) x 385 (D)	-	4-N16 BARS OR 2x4-L11TM	INTERNAL PARTY WALL
SB1	300 (W) x 385 (D)	-	3-N16 BARS OR 2x3-L11TM	ALL STEP DOWN BEAM TO BE SB1 (NOT CALL UP ON PLAN FOR CLARITY) TYPICAL U.N.O.
SB2	450 (W) x 385 (D)	-	4-N16 BARS OR 2x4-L11TM	STEPDOWN AT INTERNAL PARTY WALL

NOTE:
ALL EXTERNAL BEAM AND LOAD BEARING BEAM MUST BE FOUNDED 100mm INTO NATURAL CLAY & ACHIEVED MIN 100 Kpa ALTERNATIVELY USING 15 MPa BLINDING CONCRETE TO ACHIEVED FOUNDING REQUIREMENT (IF REQUIRED).

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BORED PIER SCHEDULE			
PIER TYPE	PIER DIA Ø	FOUNDING MATERIAL	BORED PIER BASE INTO FOUNDING MATERIAL (mm)
BP1	450mm	NATURAL STIFF CLAY OR TO SOLID WEATHERED ROCK	900mm MIN. INTO NATURAL CLAY OR 200mm BELOW EASEMENT PIPE DUE TO AOR

NOTES:
1: ALL MASS CONCRETE BORED PIERS TO BE BP1 (REFER PLAN) TYPICAL (U.N.O.)
2: MIN f_c = 20 MPA FOR ALL CONCRETE PIERS (U.N.O.)
3: PROVIDE 1-N12 BARS CENTRAL FOR PIERS DEPTH >3m.
4: PROVIDE CASING IF REQUIRED.
5: ALTERNATIVE 1200(L) x 300(W) BULK PIER FOUNDED ONTO SOLID CONTINUOUS ROCK. MIN. F_c = 15 MPA

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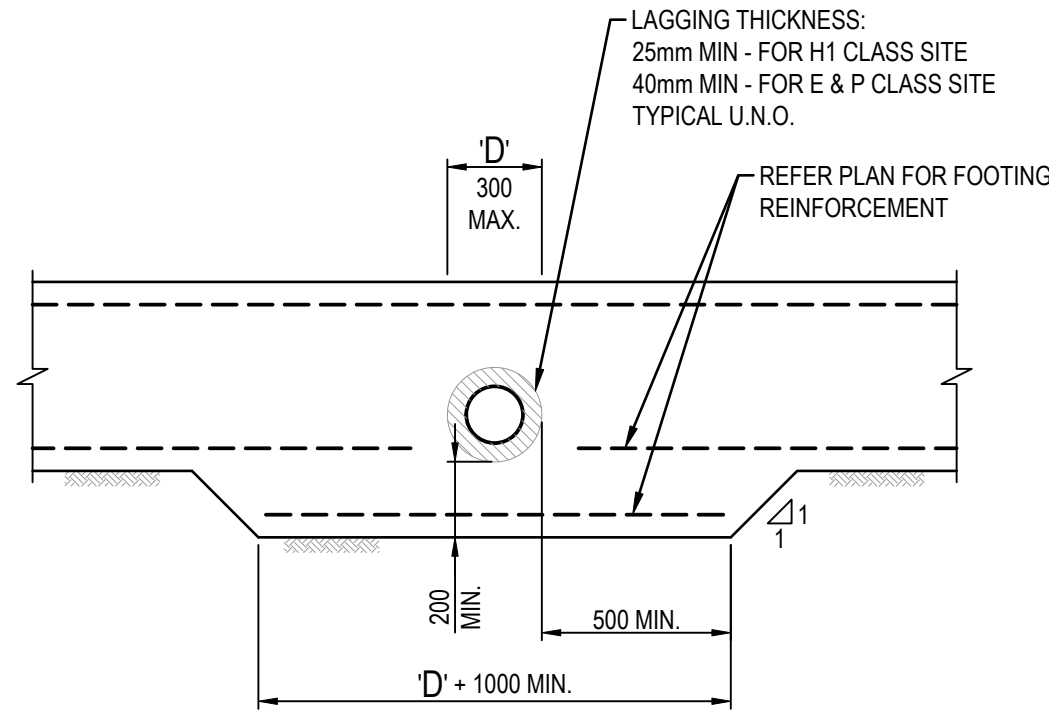
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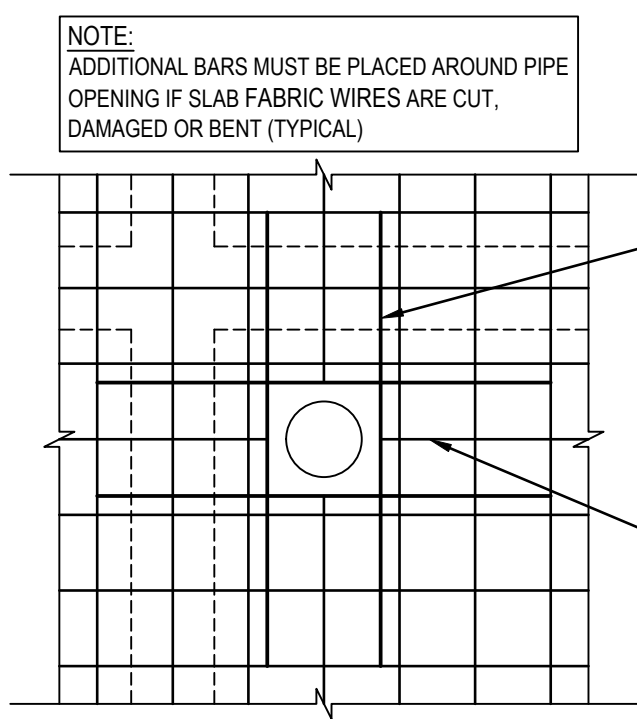
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FOOTING DETAILS SHEET - 1

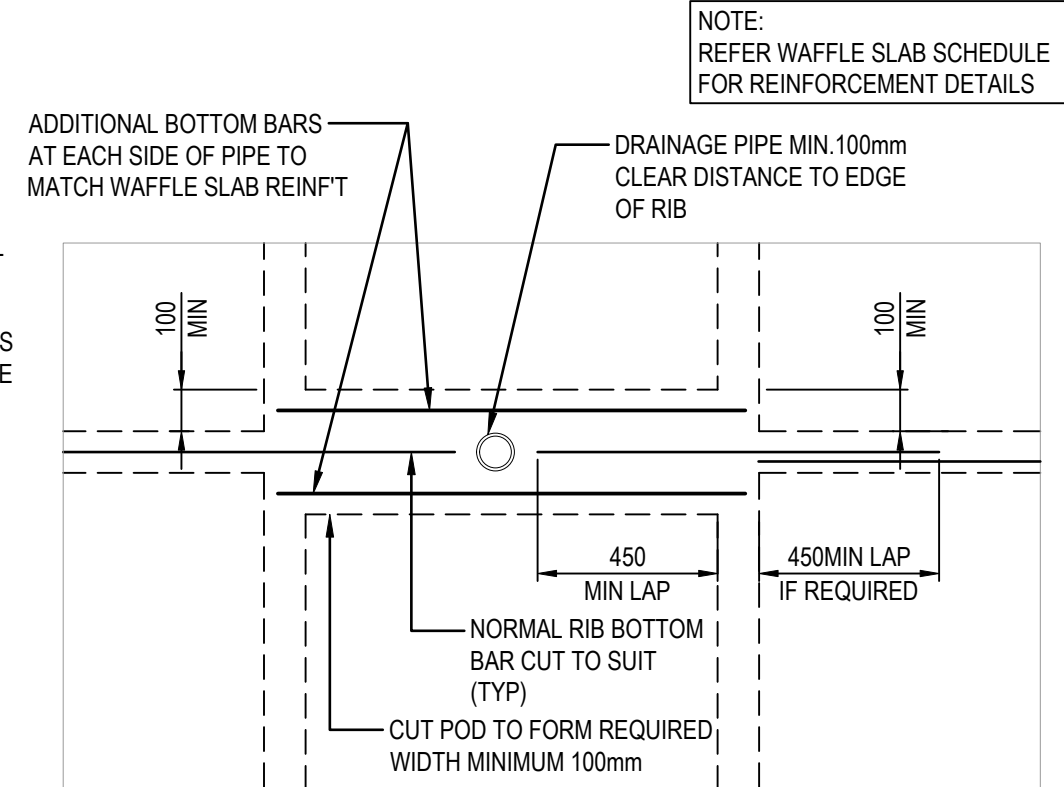
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TYPICAL PENETRATION THROUGH FOOTING DETAIL
SCALE = 1:20



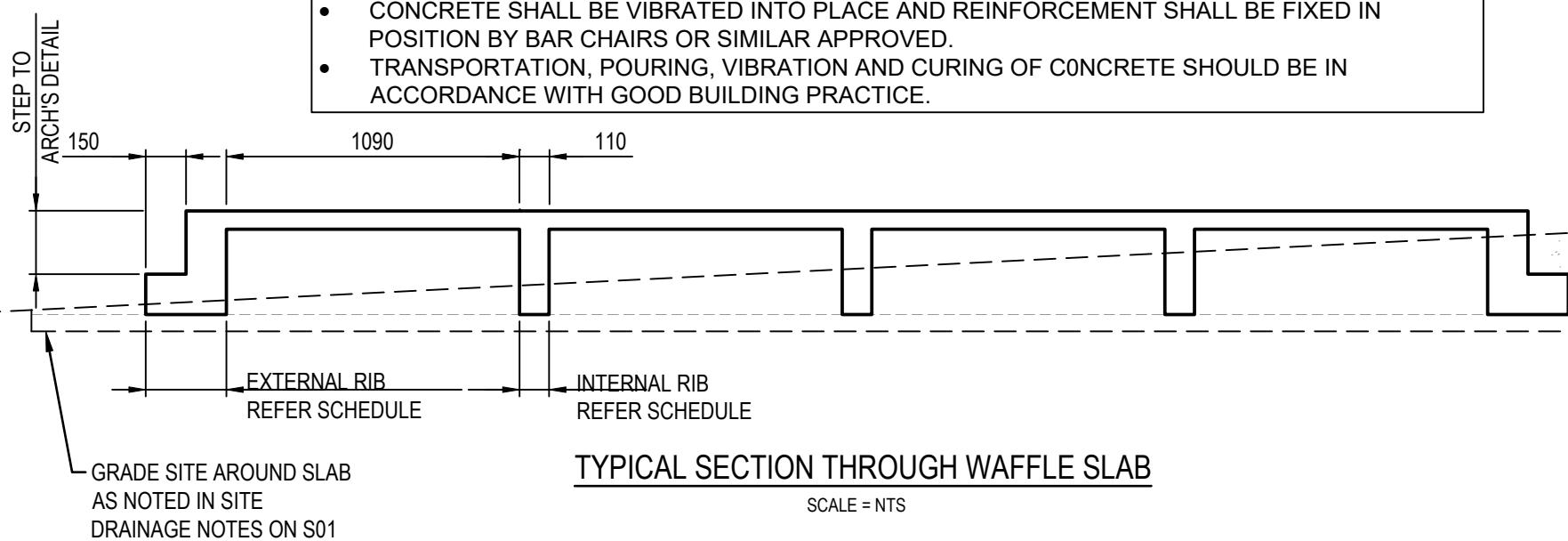
TYPICAL SLAB PENETRATION DETAIL
SCALE = 1:20



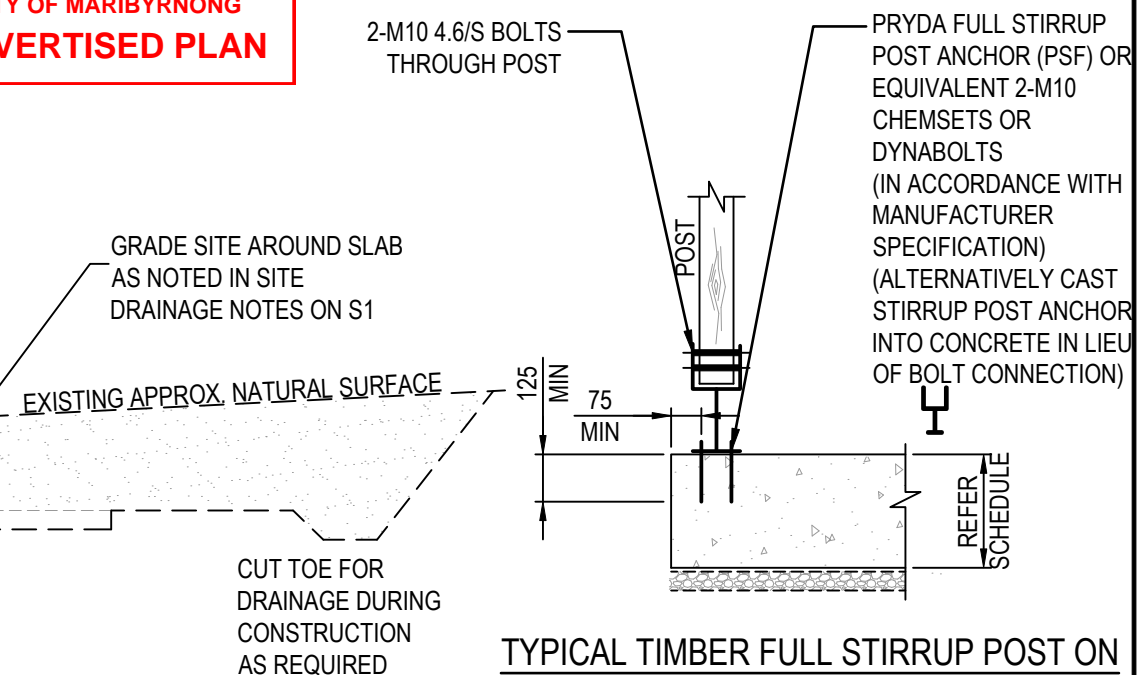
TYPICAL PIPE THROUGH WAFFLE RIB PLAN VIEW
SCALE = 1:20

- NOTE:**
- 0.2mm THICK POLYETHYLENE MEMBRANE, TAPED AROUND PIPES AND LAPPED A MINIMUM OF 200mm.
 - MINOR PENETRATION IS ACCEPTABLE AS PER AS2870 C5.3.3.
 - 30mm COVER FOR BEAM REINFORCEMENT, AT SPLICES (500mm LAP FOR N12 BARS, 700mm LAP FOR N16 BARS) AND
 - FULL BEAM WIDTH AT INTERSECTIONS.
 - SLAB REINFORCEMENT COVER TO HAVE 20mm MINIMUM, LAP LENGTH TO BE MINIMUM 225mm OR 2 CROSS WIRES AND SHOULD BE SUPPORTED ON BAR CHAIRS, SPACE OF BAR CHAIRS SHOULD NOT EXCEED 1000mm CRS BOTH WAYS.
 - CONCRETE SHALL BE VIBRATED INTO PLACE AND REINFORCEMENT SHALL BE FIXED IN POSITION BY BAR CHAIRS OR SIMILAR APPROVED.
 - TRANSPORTATION, POURING, VIBRATION AND CURING OF CONCRETE SHOULD BE IN ACCORDANCE WITH GOOD BUILDING PRACTICE.

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TYPICAL SECTION THROUGH WAFFLE SLAB
SCALE = NTS



TYPICAL TIMBER FULL STIRRUP POST ON CONCRETE SLAB/FOOTING DETAIL
SCALE = 1:20

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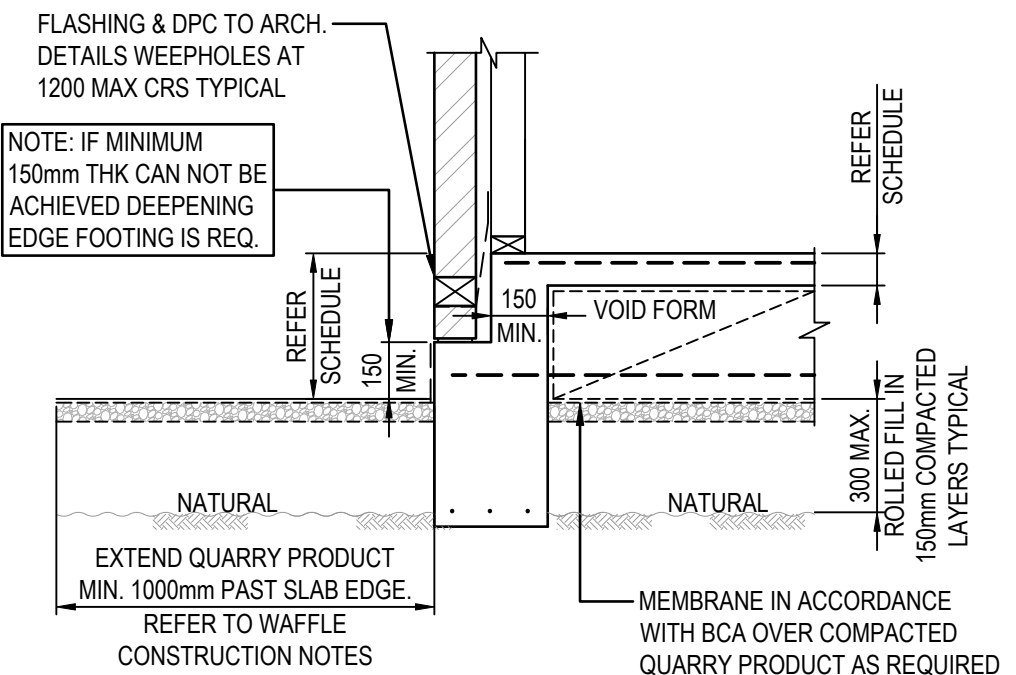
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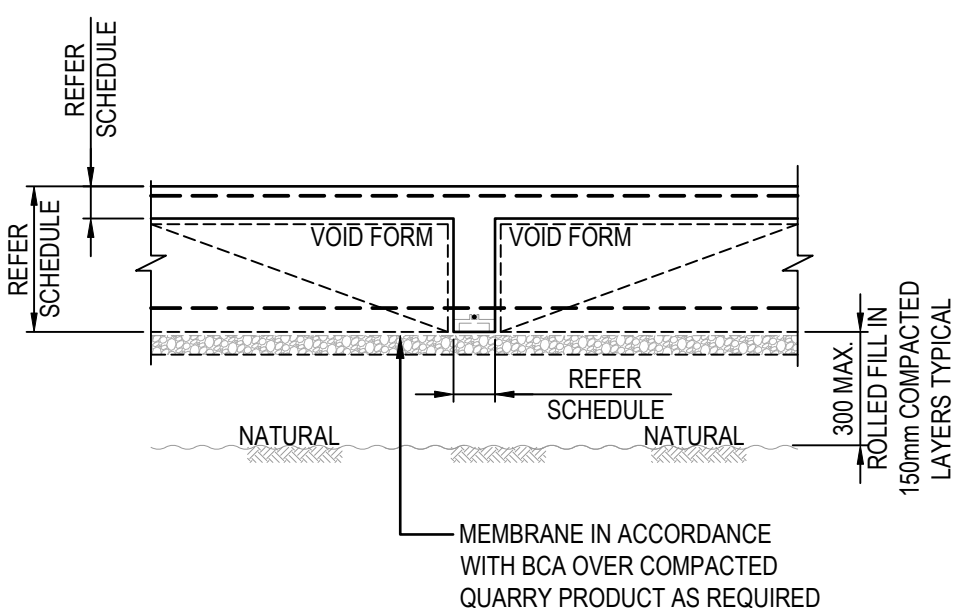
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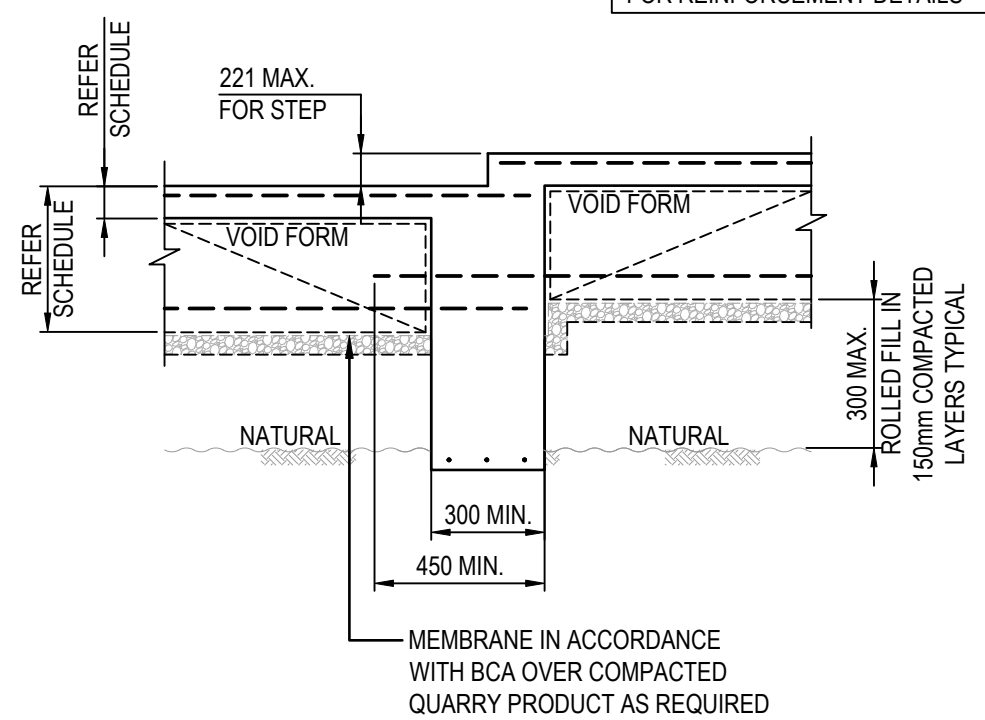
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TYPICAL EXTERNAL RIB DETAIL
SCALE = 1:20
TYPICAL EB1

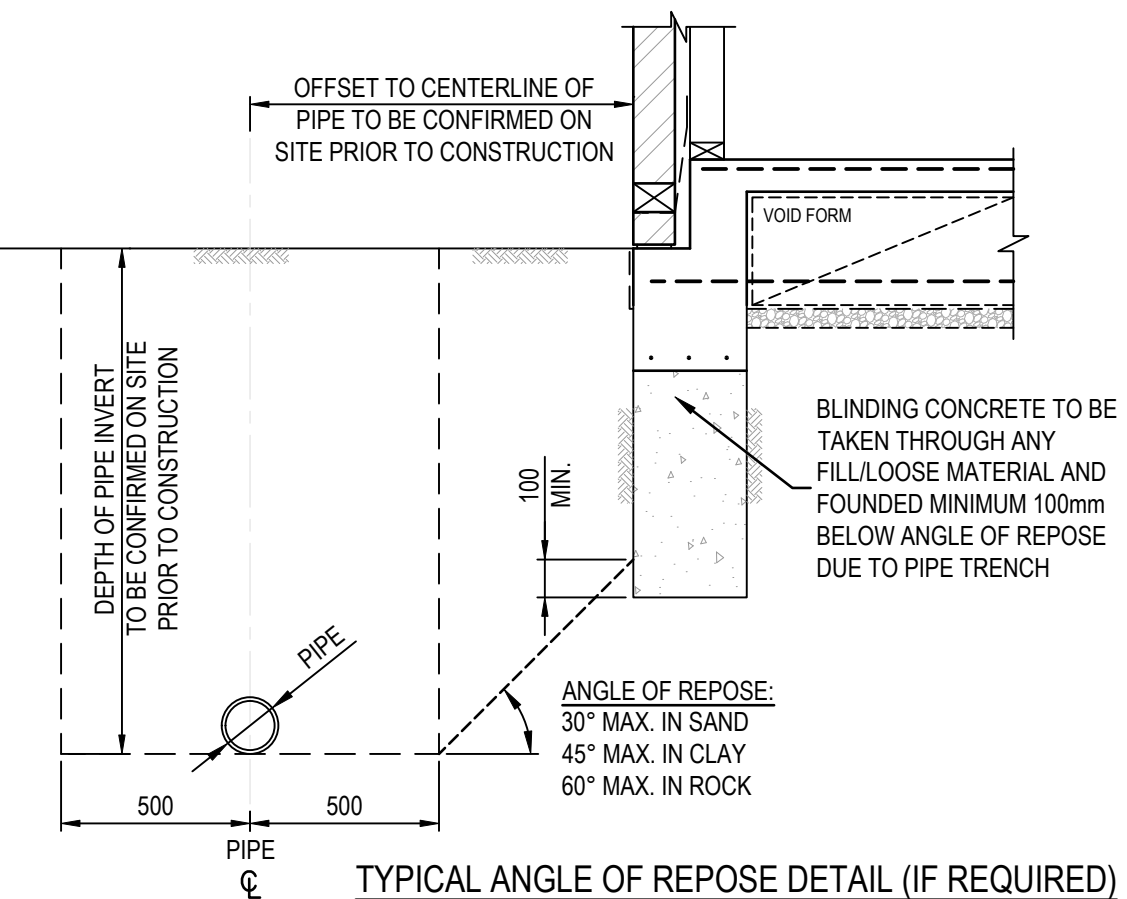


TYPICAL INTERNAL RIB DETAIL
SCALE = 1:20
TYPICAL IB1



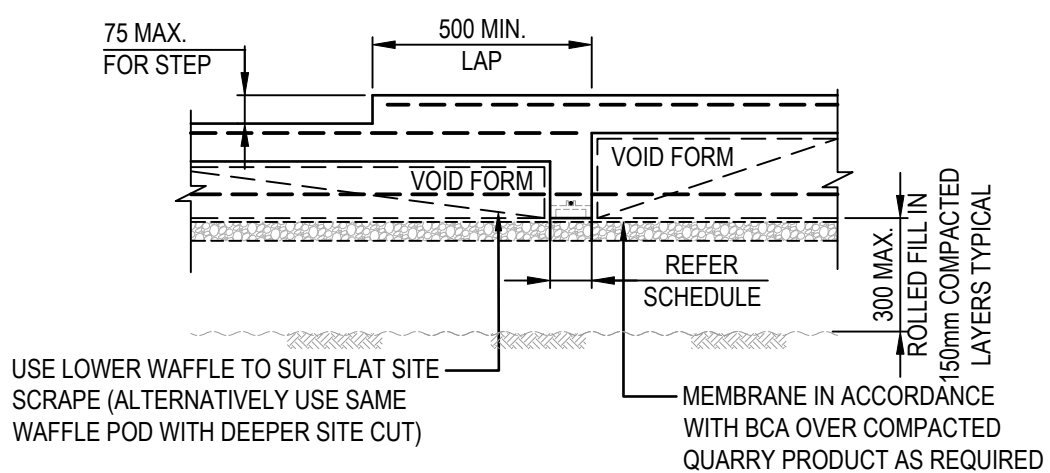
TYPICAL STEPDOWN DETAIL
SCALE = 1:20
TYPICAL SB1

NOTE:
REFER WAFFLE SLAB SCHEDULE
FOR REINFORCEMENT DETAILS

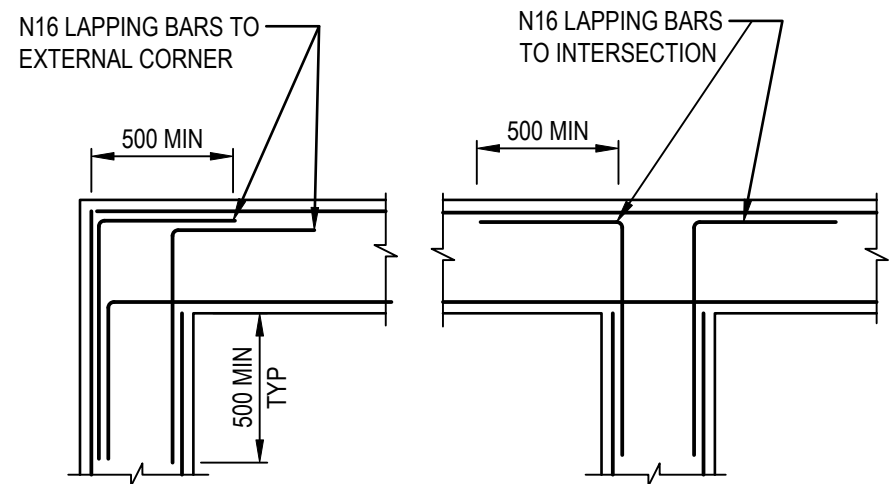


TYPICAL ANGLE OF REPOSE DETAIL (IF REQUIRED)
SCALE = 1:20

**CITY OF MARIBYRNONG
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TYPICAL SLAB RECESS (SHOWER) DETAIL
SCALE = 1:20



**PLAN VIEW
CORNER BAR DETAIL**
SCALE = 1:20

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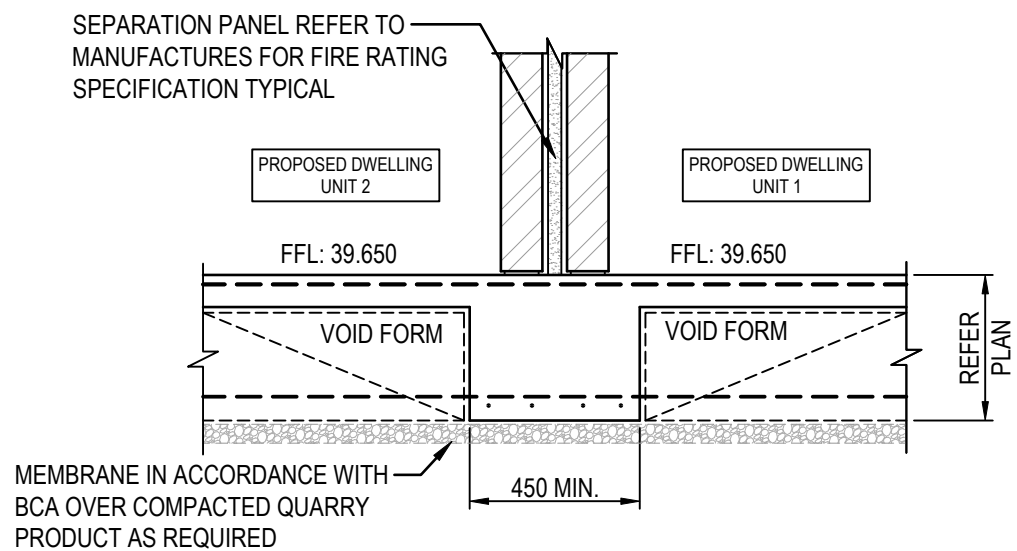
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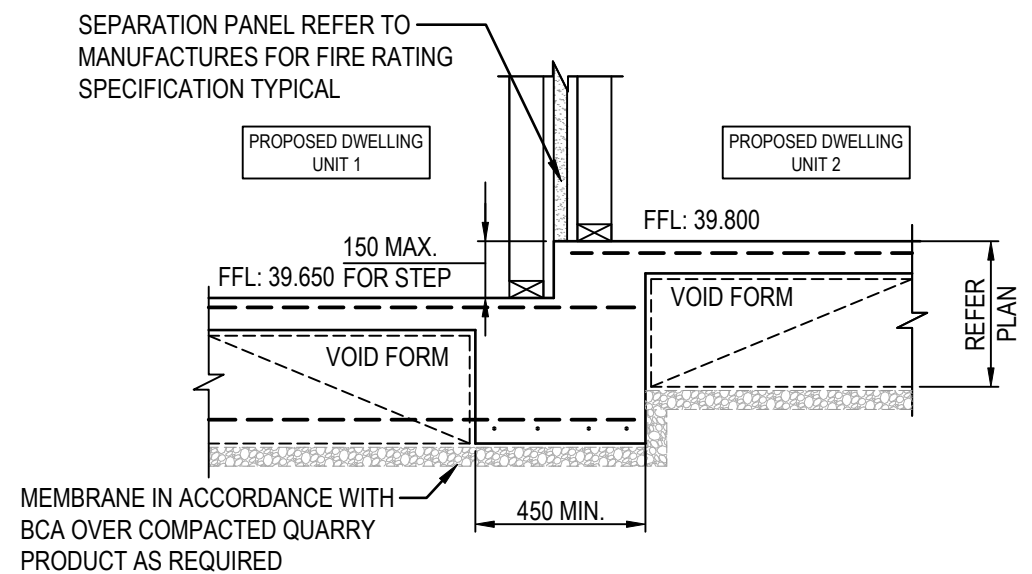
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NOTE:
REFER WAFFLE SLAB SCHEDULE
FOR REINFORCEMENT DETAILS

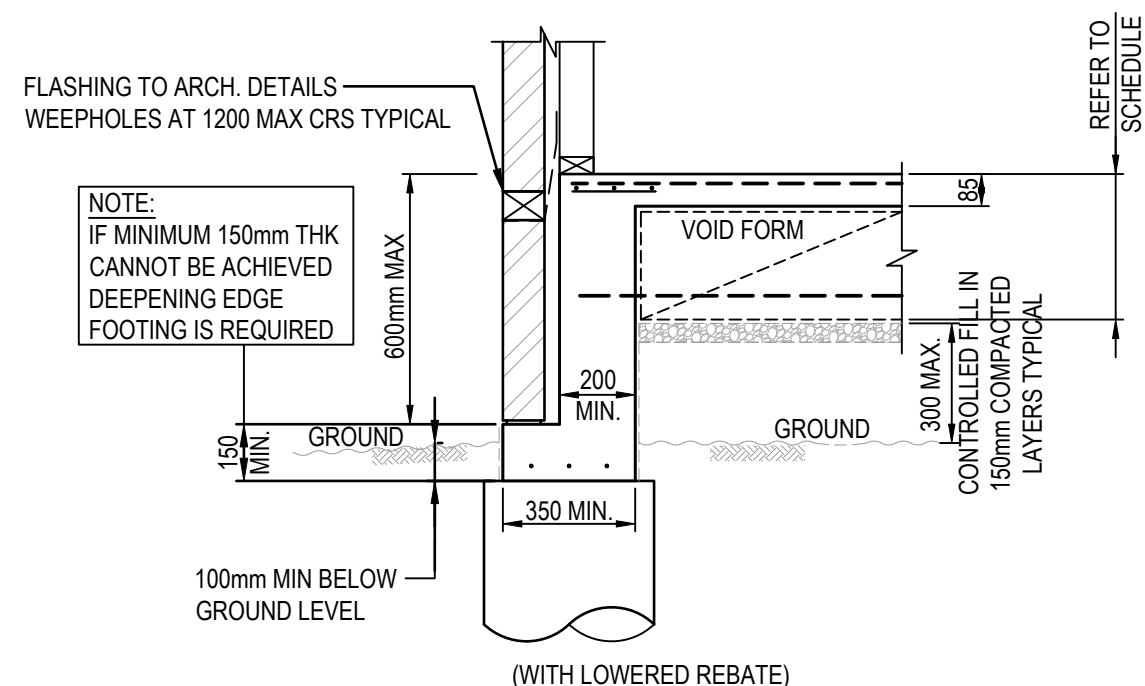


SECTION G.02
SCALE = 1:20
S02

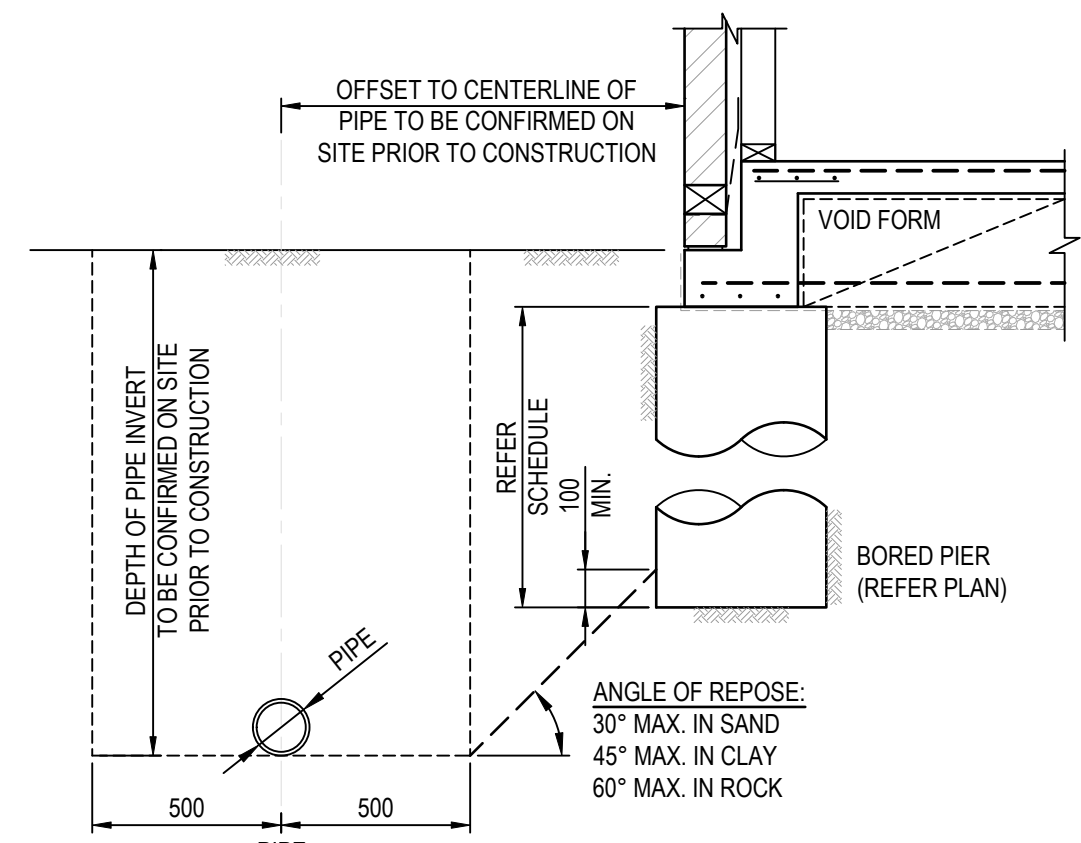


SECTION G.03
SCALE = 1:20
S02

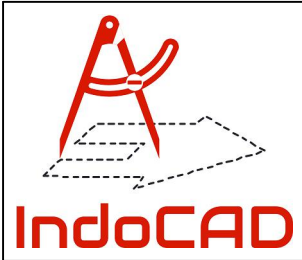
**CITY OF MARIBYRNONG
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**TYPICAL EXTERNAL RIB WITH DEEPEDED
EDGE BEAM DETAIL (UP TO 600mm MAX)**
SCALE = 1:20
TYPICAL EB2



**TYPICAL ANGLE OF REPOSE DETAIL
(IF REQUIRED)**
SCALE = 1:20



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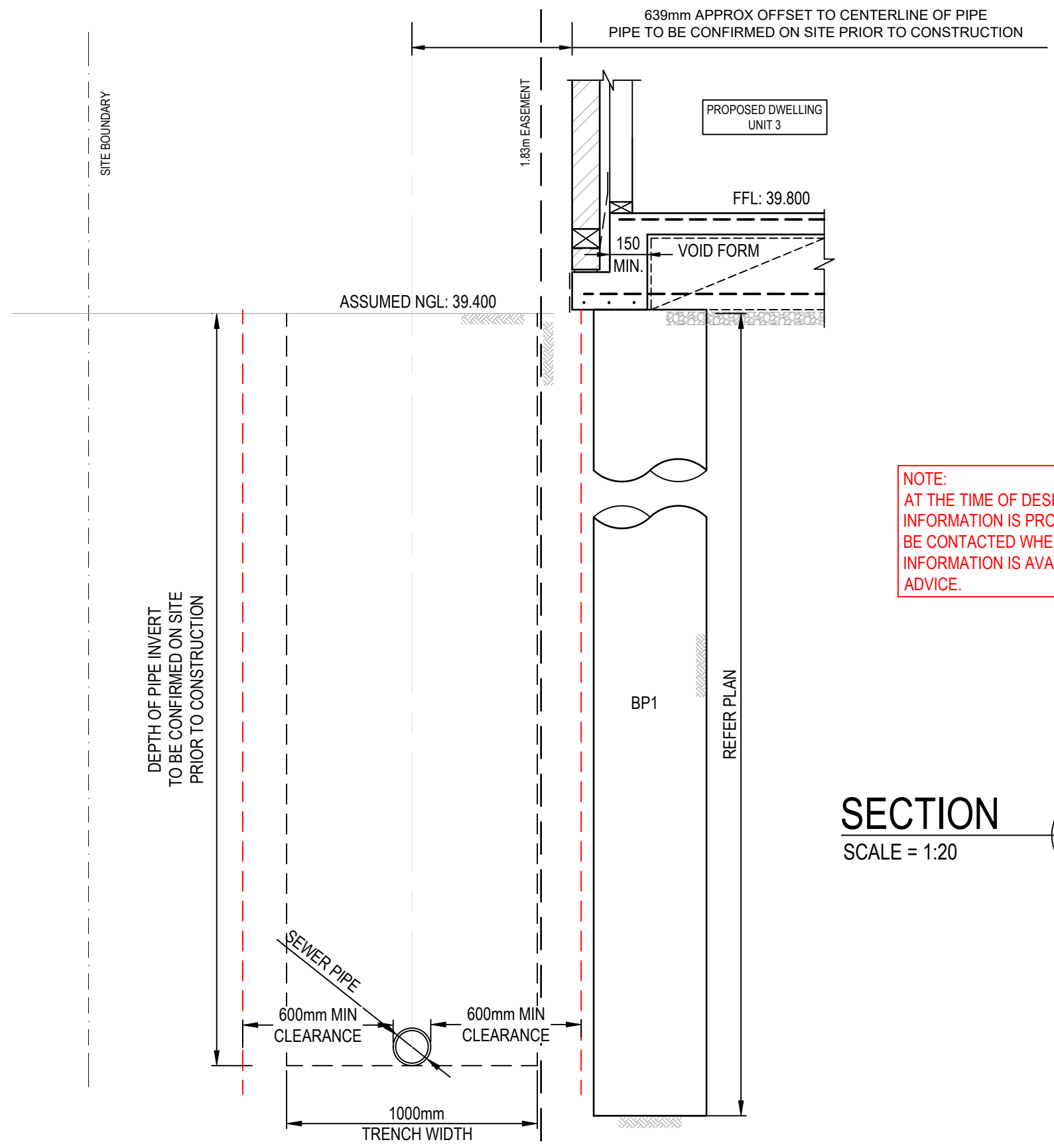
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STATUS PRELIMINARY			

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SECTION G.01
S02
SCALE = 1:20



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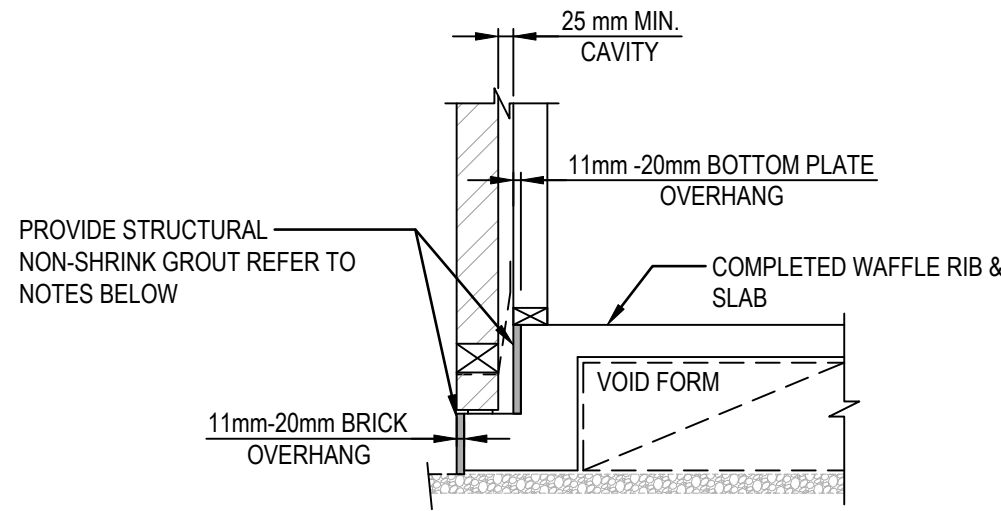
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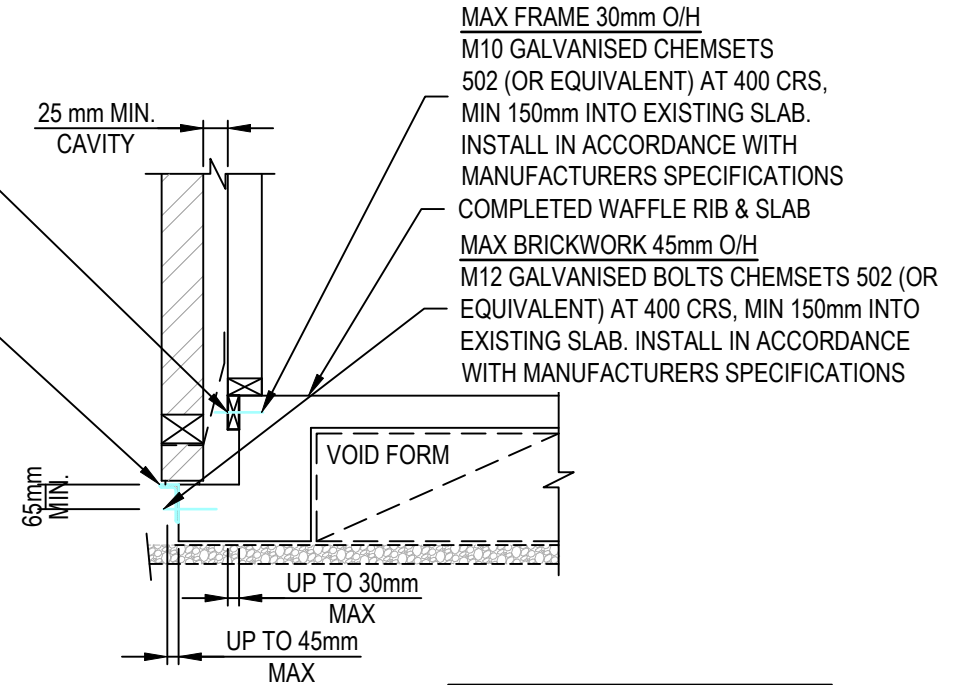
**TYPICAL FRAME OVERHANG RECTIFICATION DETAIL
TO EXTERNAL RIB (O/H ≤ 20mm)**
SCALE = NTS

**CITY OF MARIBYRNONG
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- NOTES:**
1. THE EDGES OF THE EXISTING CONCRETE SLAB ARE TO BE SCABBLED OR ACID WASHED AND THEN RINSED TO PROVIDE A COARSE SURFACE TO ACCEPT THE NON-SHRINK GROUT.
 2. APPLY A BONDCRETE OR BONDIT PRODUCT TO THE EDGES OF THE CONCRETE SLAB TO RECEIVE THE NON-SHRINK GROUT, IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 3. WHILE THE SLURRY MIX IS STILL WET, PROVIDE HIGH-STRENGTH NON-SHRINK GROUT TO BENEATH OF THE OVERHANG. (SUCH AS LANKO 702 DURABED OR SIMILAR APPROVED) INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. BENEATH THE OVERHANG THE THICKNESS OF THE GROUT MUST BE CONSISTENT WITH THE OVERHANG & GROUT MUST BE AT LEAST 150mm DEEP.
 4. THE ABOVE DETAIL IS ONLY APPLICABLE FOR BRICK VENEER, (UP TO TWO STORIES RESIDENTIAL BUILDING) WITH NOMINAL FIXINGS TO THE SLAB, MAXIMUM OVERHANG LENGTH NOT TO EXCEEDING 20mm.
 5. BOTTOM WALL PLATE TO BE FIXED TO CONCRETE SLAB IN ACCORDANCE WITH TIMBER FRAMING MANUAL.
 6. IF ONE OF THE FOLLOWING CONDITION ARE MET TO THE OVERHANG, BUILDER SHOULD SUBMIT DETAILS TO THIS OFFICE, PRIOR COMMENCE ANY CONSTRUCTION WORKS.
 - BRACED WALL WITH SPECIFIED FIXING, OTHER THAN NOMINAL FIXING;
 - UNDER CONCENTRATED LOADS (DOUBLE/TRIPLE STUDS OR STEEL COLUMNS);
 - VOIDS ON SURFACE OF EXTERNAL RIBS (DUE TO POOR COMPACTION/VIBRATION);
 - LENGTH OF OVERHANG EXCEEDS 2000mm
 - TIMBER FRAMING WALL IS LESS THAN 90mm WIDE
 - TIMBER FRAMING WALL IS GREATER THAN 2700mm HIGH
 - WIND CLASSIFICATION OF N3 OR ABOVE

MAX FRAME 30mm O/H
90x35mm MGP10 H3 TREATED PINE
TIMBER BEAM FIXED TO FACE OF SLAB
BEAM

MAX BRICKWORK 45mm O/H
75 x 100 x 8 GALVANISED ANGLE FIXED
TO FACE OF SLAB EDGE. GRIND ANGLE
FLUSH WITH BRICK FACE. COLD
GALVANISED GROUND EDGE



**PROVISIONAL ALTERNATIVE EDGE RIB DETAIL FOR BRICK & FRAME
OVERHANG (MAX O/H 30mm FRAME) & (MAX O/H 45mm BRICKWORK ONLY)**
SCALE = NTS

- NOTE:**
BOTTOM WALL PLATE TO BE FIXED TO CONCRETE SLAB IN ACCORDANCE WITH TIMBER FRAMING MANUAL
- NOTE:**
REFER TO ENGINEERING DRAWINGS FOR EXISTING FOOTING SPECIFICATIONS. EXTERNAL RIB TO ACHIEVE MIN DIMENSIONS SPECIFIED . IF NOT, THIS OFFICE IS TO BE CONTACTED
- NOTE:**
BRICK VENEER CAVITY WIDTH/WALL TIES TO BE AS PER BCA REQUIREMENTS
- NOTE:**
IF ONE OF THE FOLLOWING CONDITION ARE MET TO THE OVERHANG, BUILDER SHOULD SUBMIT DETAILS TO THIS OFFICE, PRIOR COMMENCE ANY CONSTRUCTION WORKS
- BRACED WALL WITH SPECIFIED FIXING, OTHER THAN NOMINAL FIXING
 - UNDER CONCENTRATED LOADS (DOUBLE/TRIPLES STUDS OR STEEL COLUMN)
 - VOIDS ON SURFACE OF EXTERNAL RIBS (DUE TO POOR COMPACT/VIBRATION)
 - LENGTH OF OVERHANG EXCEEDS 2000mm
 - TIMBER FRAMING WALL IS LESS THAN 90mm WIDE
 - TIMBER FRAMING WALL IS GREATER THAN 2700mm HIGH
 - WIND CLASSIFICATION OF N3 OR ABOVE

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