

# Drawing List

A01	Content Page	A
A02	3D Images	A
A03	3D Images	A
A06	Existing & Demo Site Plan & Neighbourhood	None
A07	Existing & Demolition Floor Plan	A
A08	Existing & Demolition Elevation	A
A09	Existing & Demolition Elevation	A
A10	Propose Site Plan	A
A11	Propose Storm Water	A
A12	Shadown Analysis - 9 am	A
A13	Shadown Analysis - 10 am	A
A14	Shadown Analysis - 11 am	A
A15	Shadown Analysis - 12 noon	A
A16	Shadown Analysis - 1 pm	A
A17	Shadown Analysis - 2 pm	A
A18	Shadown Analysis - 3pm	A
A20	Propose Ground Floor Plan	A
A21	Propose Roof Plan	None

A30	Propose Elevations	A
A31	Propose Elevations	A

## PROPERTY DETAILS

Address: **5 BROOKS PLACE YARRAVILLE 3013**  
 Lot and Plan Number: **Lot 43 LP556**  
 Standard Parcel Identifier (SPI): **43\LP556**  
 Local Government Area (Council): **MARIBYRNONG**  
 Council Property Number: **120475**  
 Directory Reference: **Melway 42 A8**

[www.maribyrnong.vic.gov.au](http://www.maribyrnong.vic.gov.au)

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.

**Area:** 264 sq. m  
**Perimeter:** 79 m  
 For this property:  
 Site boundaries  
 Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

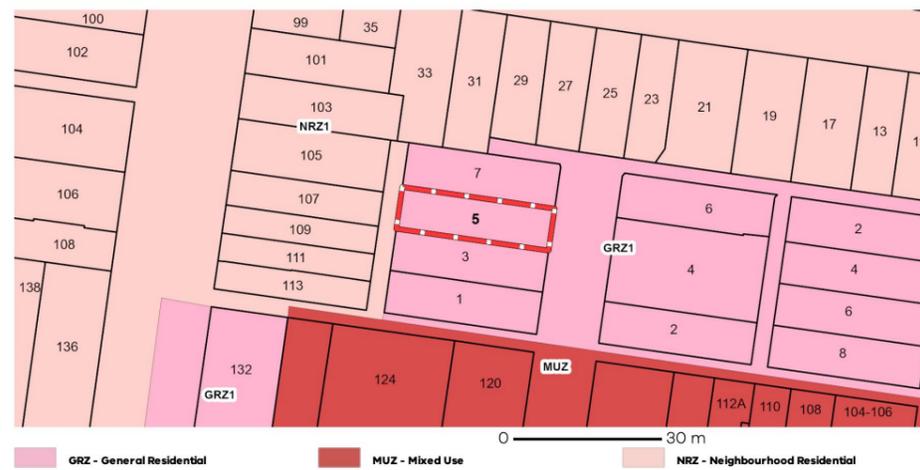
For more accurate dimensions get copy of plan at [Title and Property Certificates](#)



**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

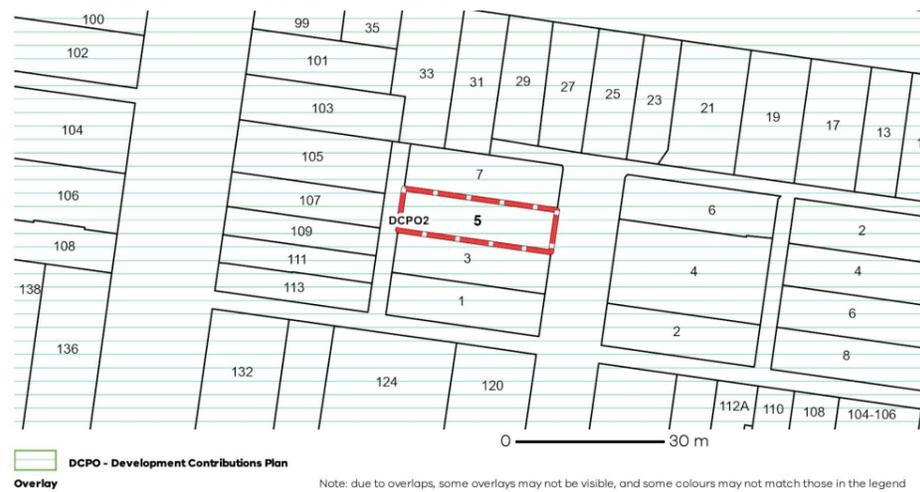
## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)  
 GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



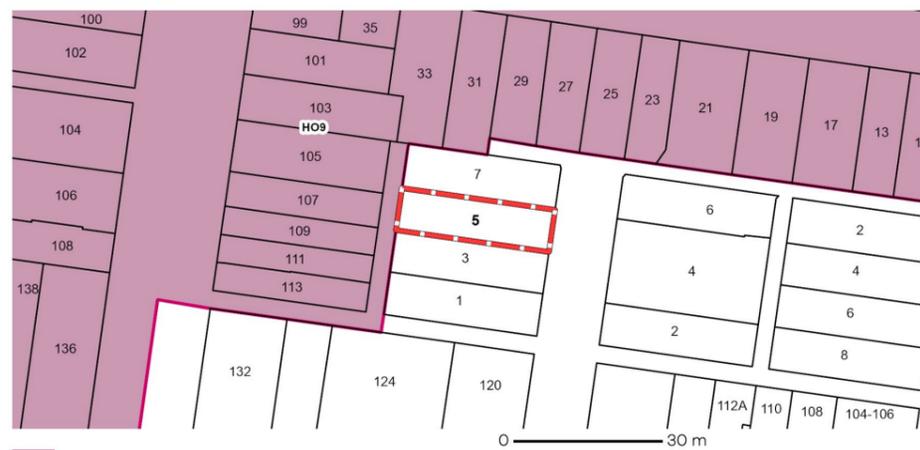
## Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)  
 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



The proposal does not trigger any Development Contributions Plan Overlay (DCPO) controls. (Above)  
 The site is not affected by a Heritage Overlay (HO). (Below)

## HERITAGE OVERLAY (HO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Permit Trigger:

**32.08-5**  
 08/09/2025  
 VC282

## Construction and extension of one dwelling on a lot

### Permit requirement

A permit is required to construct or extend one dwelling on a lot less than 300 square metres.

A permit is required to construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling on a lot less than 300 square metres and the fence exceeds the maximum height specified in clause 54.02-7.

## MARIBYRNONG PLANNING SCHEME

A development must meet the requirements of Clause 54.

## VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Provision
----------------------	-----------

Construct or extend a dwelling on a lot less than 300 square metres if the development meets the following standards of Clause 54: **Clause 54**

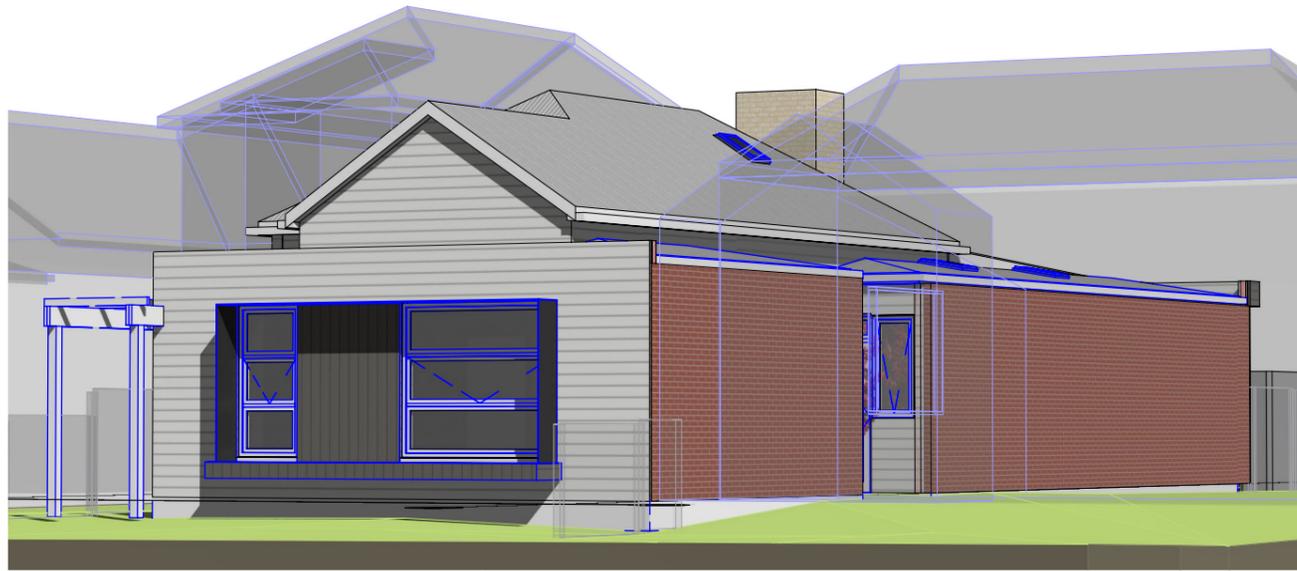
- clause 54.02-1 Street setback.
- clause 54.02-2 Building height.
- clause 54.02-3 Side and rear setbacks.
- clause 54.02-4 Walls on boundaries.
- clause 54.02-5 Site coverage
- clause 54.02-6 Tree canopy.
- clause 54.02-7 Front fences.
- clause 54.04-1 Daylight to existing windows.
- clause 54.04-2 Existing north-facing windows.
- clause 54.04-3 Overshadowing secluded open space.
- clause 54.04-4 Overlooking.
- clause 54.05-2 Overshadowing domestic solar energy systems.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.

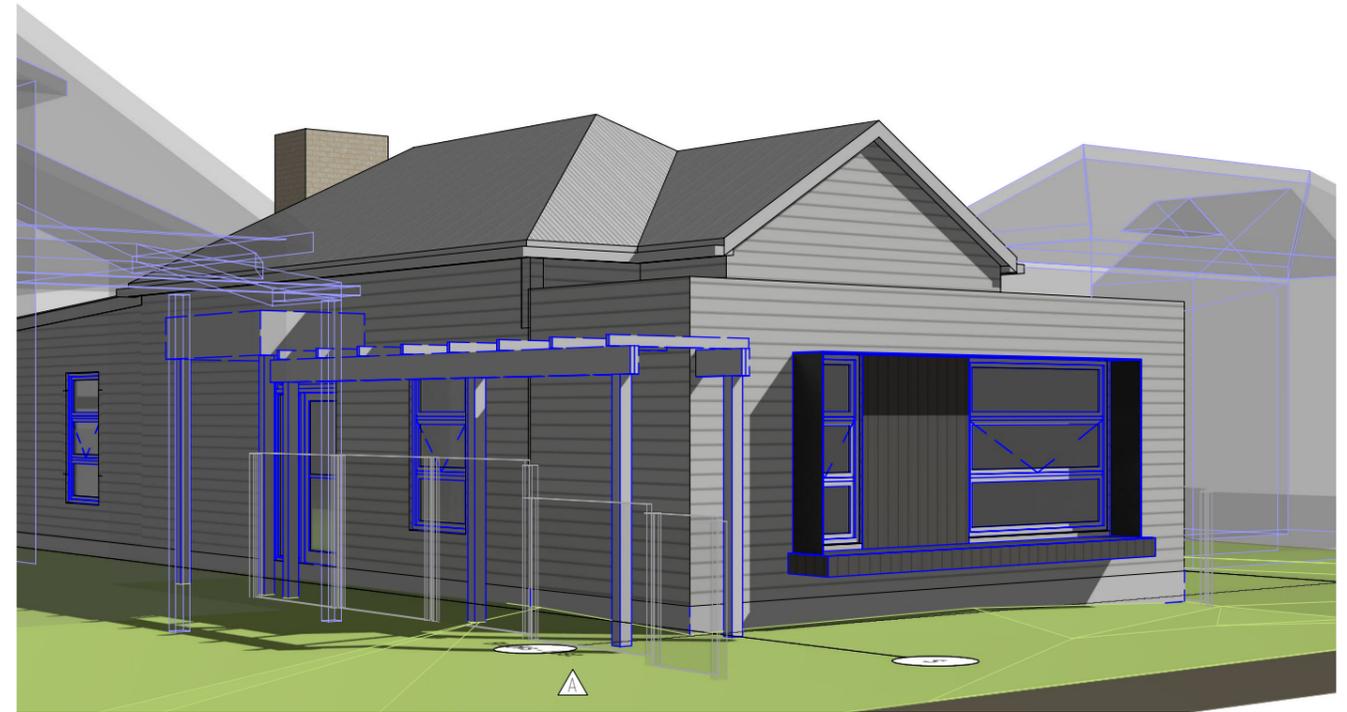
A	3/1/2026	Add new pages and amend the existing page numbering accordingly.
ISSUE	DATE	REVISION
PROJECT	Sumner Resident Makeover	
PROJECT #	2509P1	
ADDRESS	5 Brooks Place, Yarraville	DATE # 17/11/2025
DWG	Content Page	SCALE @ A3 1:1
DWG	Content Page	DRAWN TT
DWG	Content Page	CHKD TT
DWG	Content Page	REVISION A

# Planning Permit

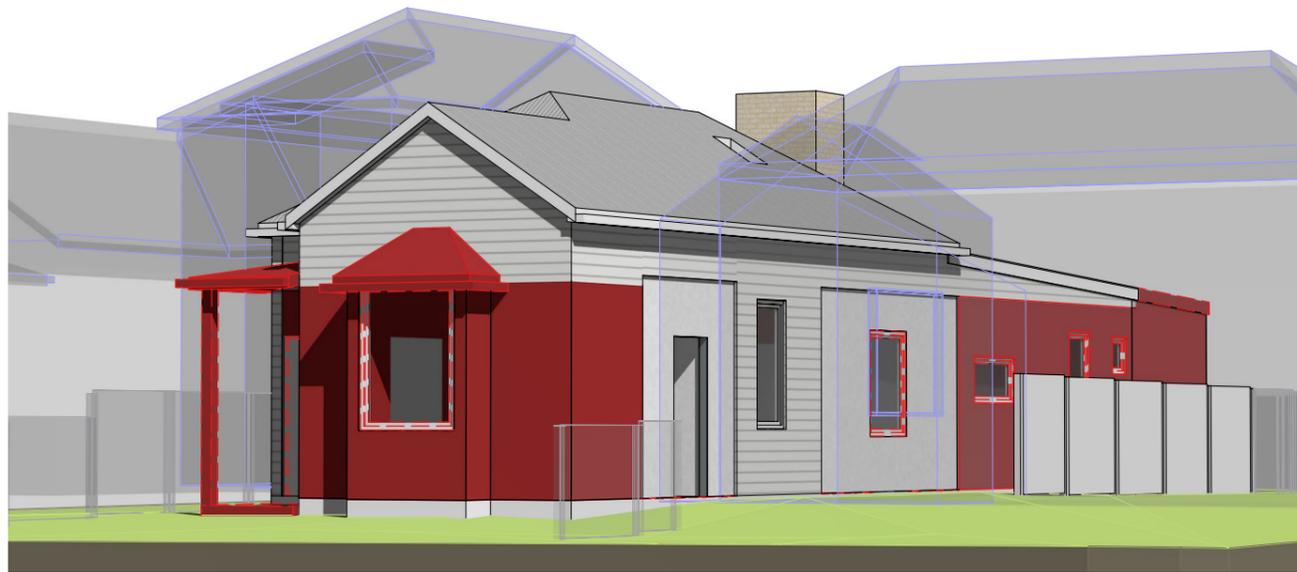




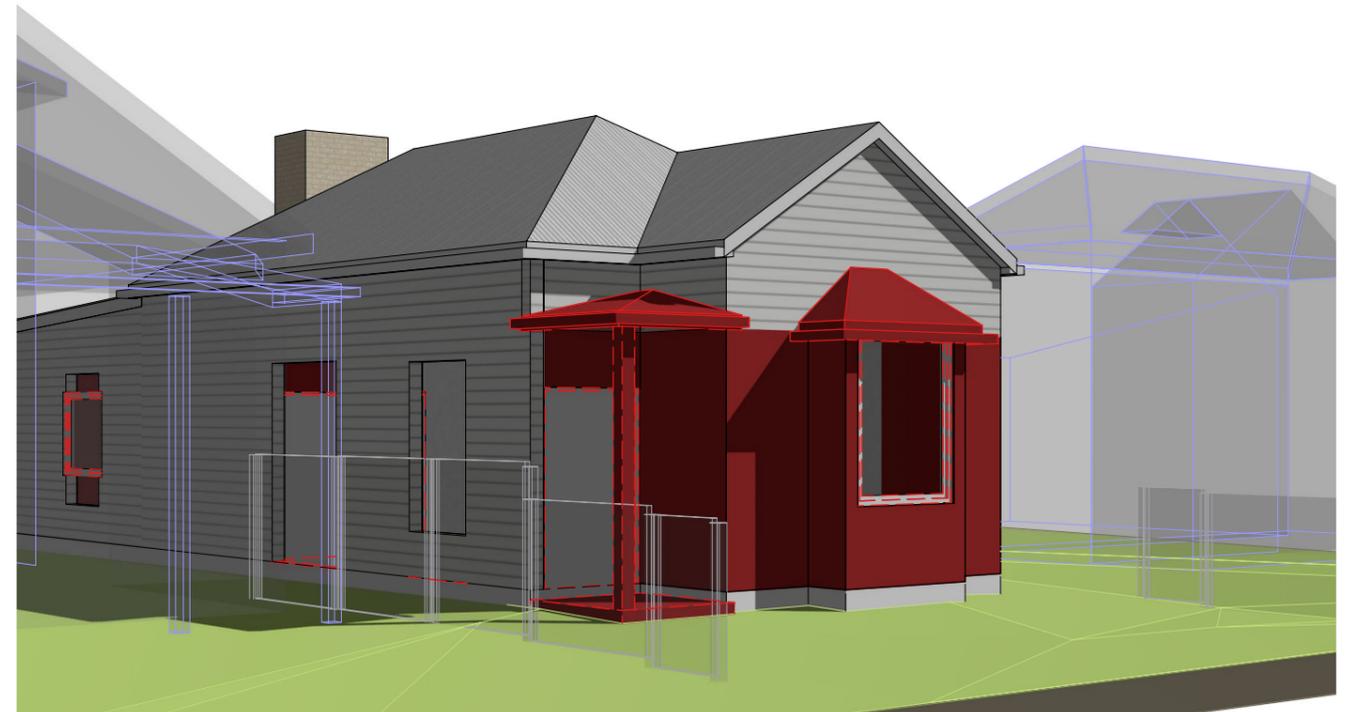
Propose 5 Brook Place view  
From Northeast



Propose 5 Brook Place view  
From Southeast



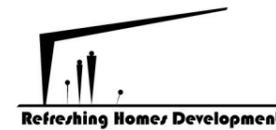
Existing & Demolition 5 Brook Place view  
From Northeast



Existing & Demolition 5 Brook Place view  
From Southeast

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

## Planning Permit



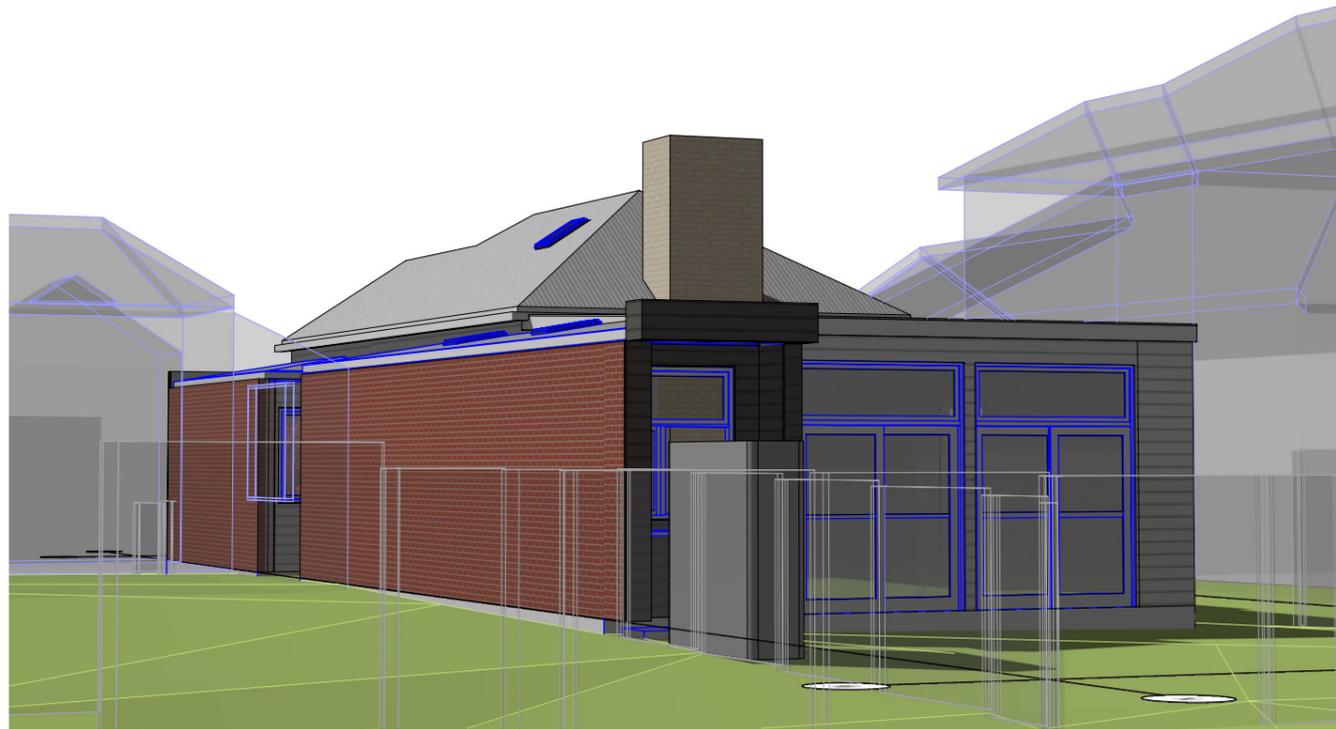
A	2/1/2026	Amend the front façade and relocate the main entry to the side of the dwelling.	PROJECT #	2509P1
ISSUE	DATE	REVISION	DATE #	17/11/2025
PROJECT	Sumner Resident Makeover		DWG #	A02 A
ADDRESS	5 Brooks Place, Yarraville		SCALE @ A3	AS NOTED
DWG	3D Images		DRAWN	TT
			CHKD	TT
			REVISION	A

26a Osney Avenue, Ivanhoe, VIC 3079

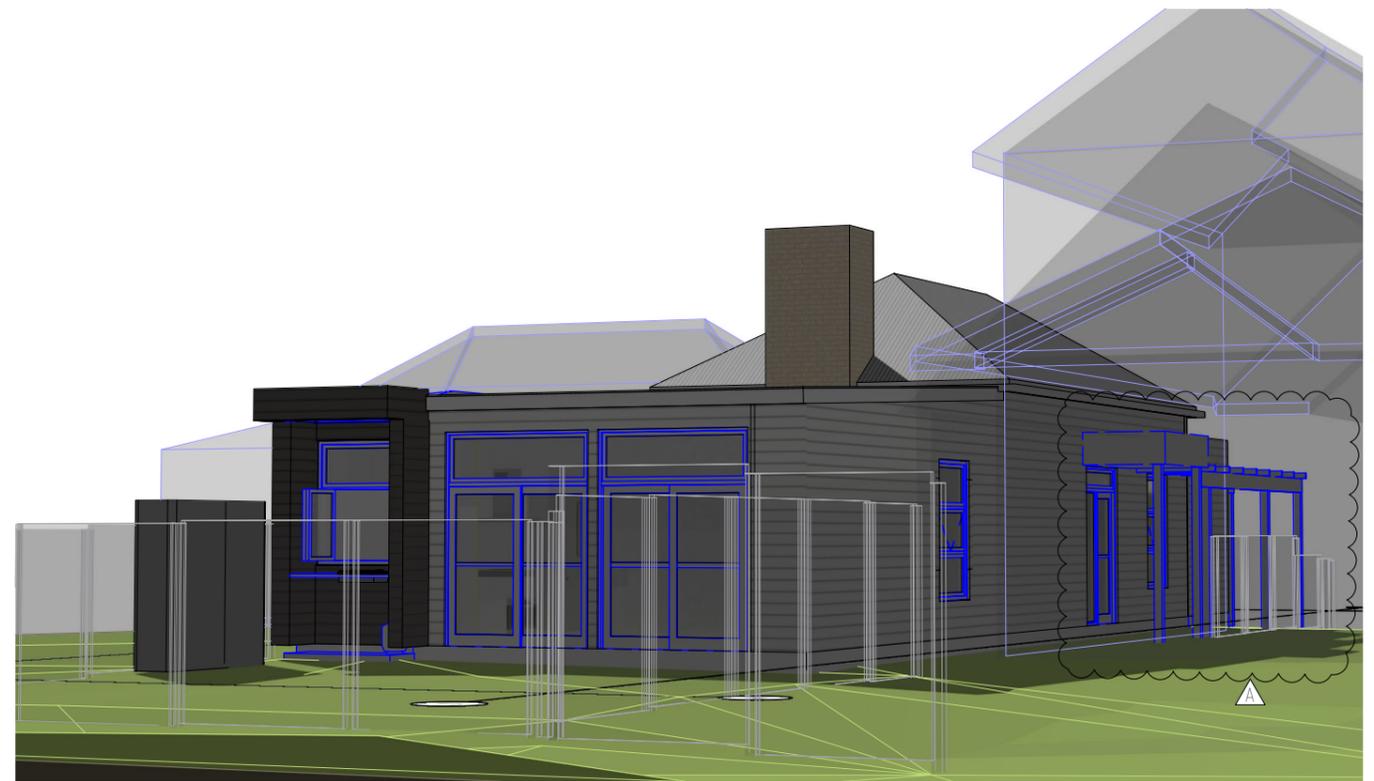
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T: 613 8820 6540

E: information@refreshinghomes.com.au



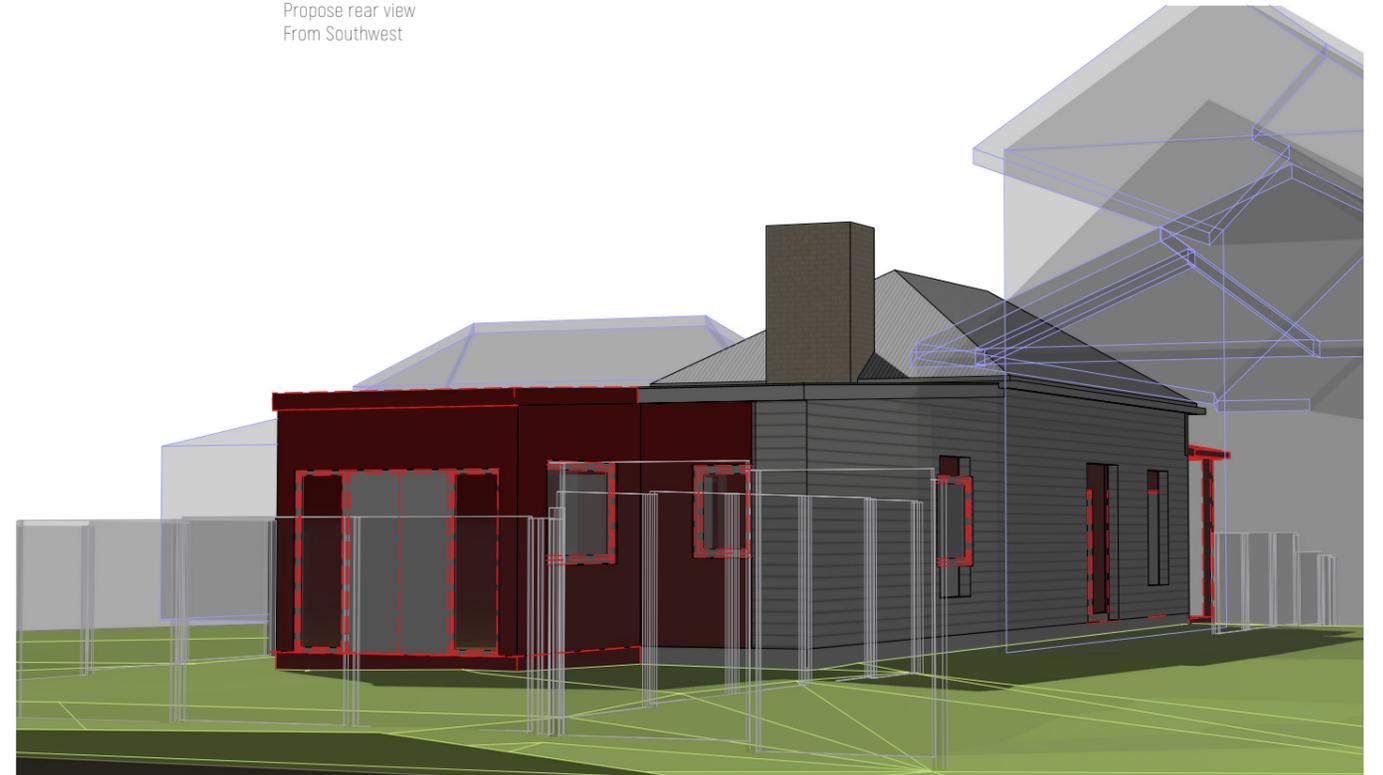
Propose rear view  
From Northwest



Propose rear view  
From Southwest



Existing & Demolition rear view  
From Northwest



Existing & Demolition rear view  
From Southwest

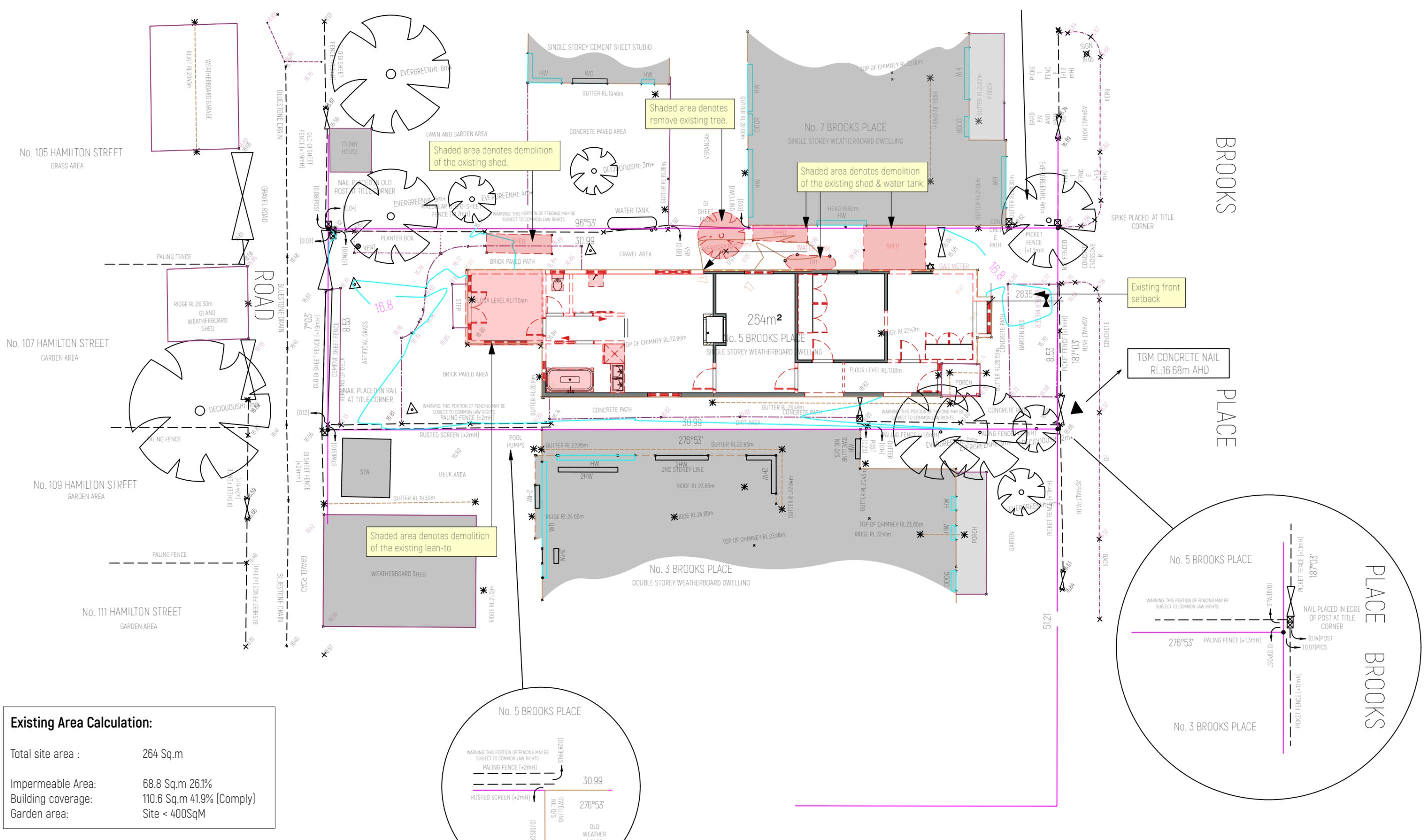
**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

## Planning Permit



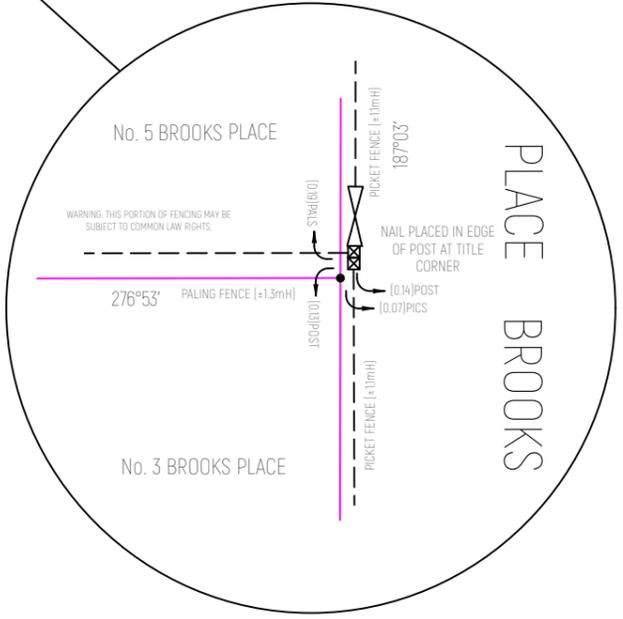
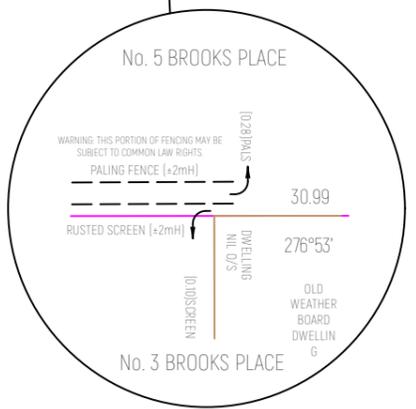
<b>A</b>	<b>2/1/2026</b>	<b>Amend the front façade and relocate the main entry to the side of the dwelling.</b>	<b>PROJECT #</b>	<b>2509P1</b>
<b>ISSUE</b>	<b>DATE</b>	<b>REVISION</b>	<b>DATE #</b>	<b>DWG #</b>
<b>PROJECT</b>	<b>Sumner Resident Makeover</b>		<b>17/11/2025</b>	<b>A03 A</b>
<b>ADDRESS</b>	<b>5 Brooks Place, Yarraville</b>		<b>SCALE @ A3</b>	<b>AS NOTED</b>
<b>DWG</b>	<b>3D Images</b>		<b>DRAWN</b>	<b>TT</b>
			<b>CHKD</b>	<b>TT</b>
			<b>REVISION</b>	<b>A</b>

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**Existing Area Calculation:**

Total site area :	264 Sq.m
Impermeable Area:	68.8 Sq.m 26.1%
Building coverage:	110.6 Sq.m 41.9% [Comply]
Garden area:	Site < 400SqM



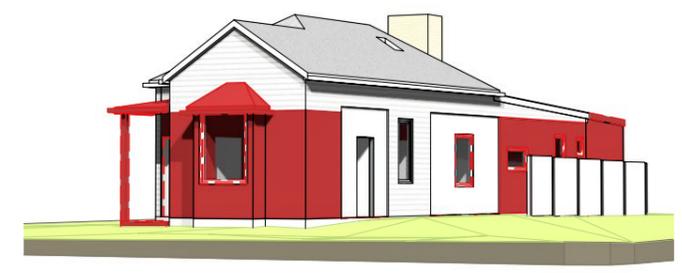
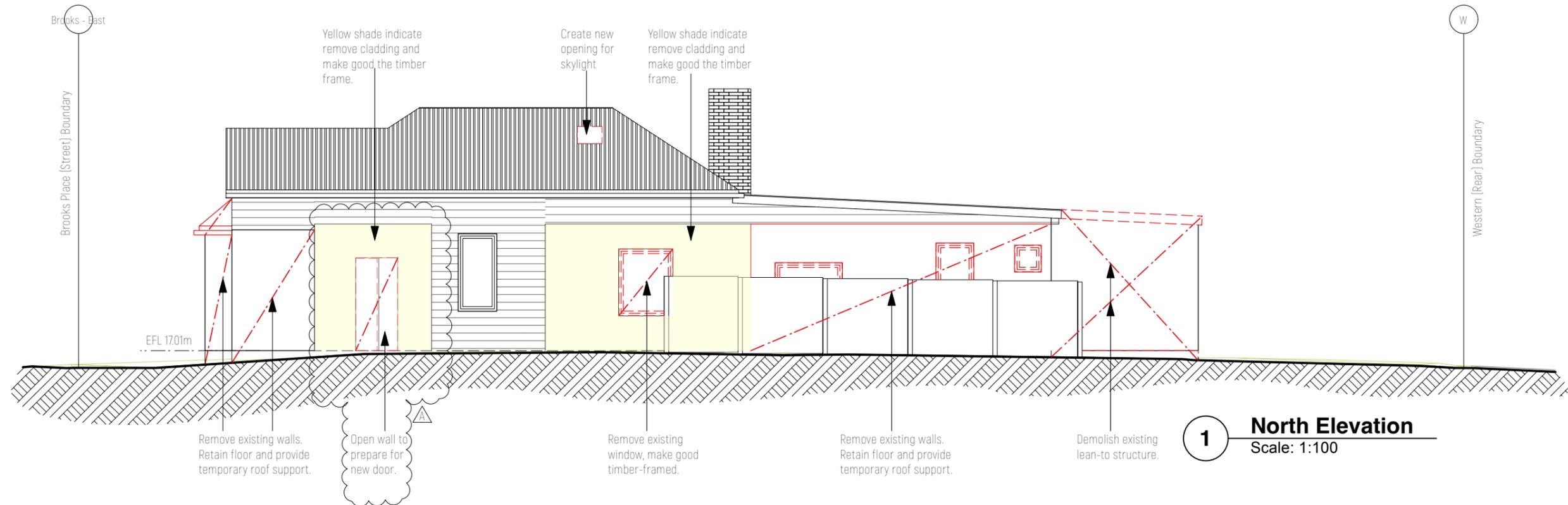
# Planning Permit



ISSUE	DATE	REVISION	PROJECT #
PROJECT			<b>2509P1</b>
ADDRESS		DATE #	DWG #
<b>5 Brooks Place, Yarraville</b>		<b>17/11/2025</b>	<b>A06</b>
DWG		SCALE @ A3	
<b>Existing &amp; Demo Site Plan &amp; Neighbourhood</b>		1:150	
		DRAWN	
		TT	
		CHKD	
		TT	
		REVISION	

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Demolition View A

**2 Brooks St Elevation**  
Scale: 1:100

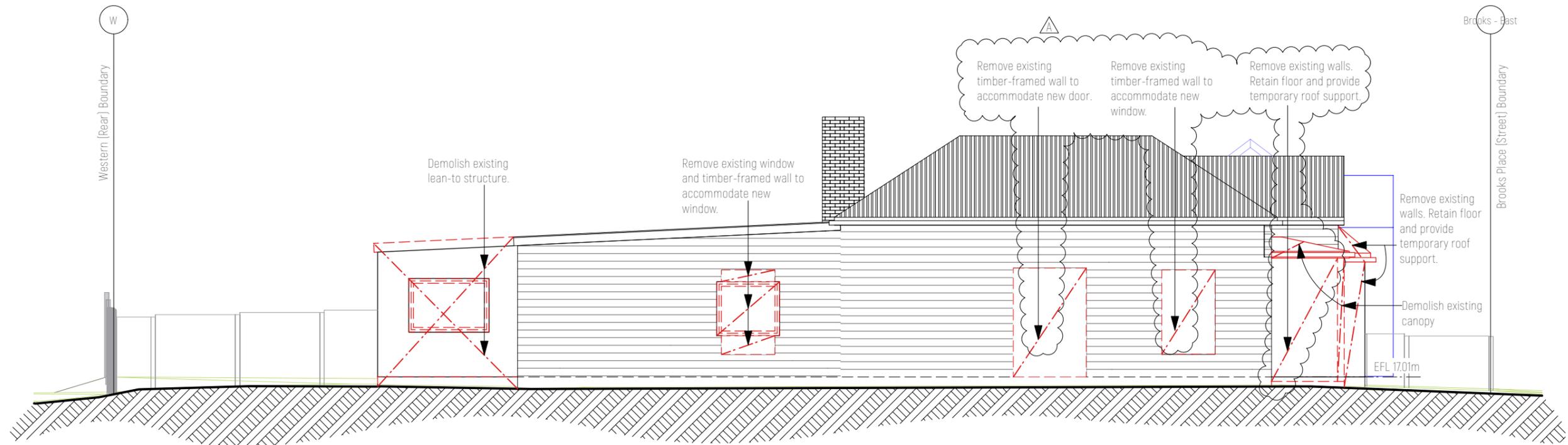
**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

**Planning Permit**

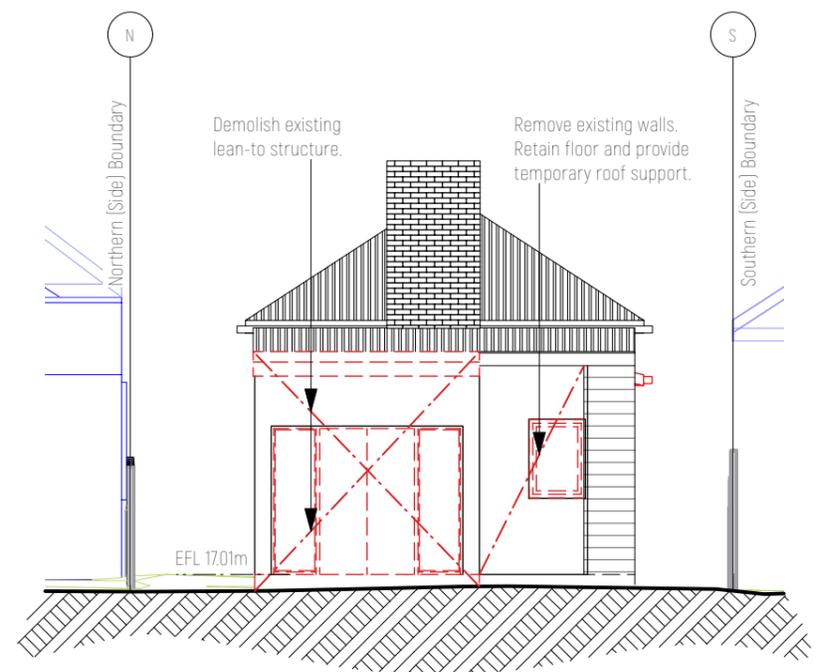


A		2/1/2026	Amend the demolition plan to reflect the relevant proposed works.	
ISSUE	DATE	REVISION		PROJECT #
PROJECT	Sumner Resident Makeover			2509P1
ADDRESS	5 Brooks Place, Yarraville			DATE # 17/11/2025
DWG	Existing & Demolition Elevation			SCALE @ A3 1:100
				DWG # A08 A
				DRAWN TT
				CHKD TT
				REVISION A

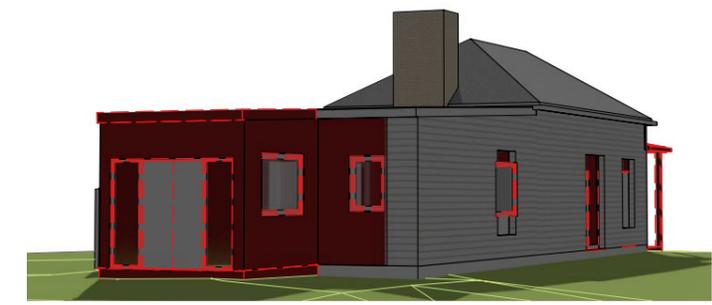
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**2 South Elevation**  
Scale: 1:100



**3 West Elevation**  
Scale: 1:100



Demolition View B

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

**Planning Permit**



ISSUE	DATE	REVISION	PROJECT #
PROJECT			<b>2509P1</b>
ADDRESS	DATE #	SCALE @ A3	DWG #
<b>5 Brooks Place, Yarraville</b>	<b>17/11/2025</b>	<b>1:100</b>	<b>A09 A</b>
DWG	DRAWN	CHKD	REVISION
<b>Existing &amp; Demolition Elevation</b>	<b>TT</b>	<b>TT</b>	<b>A</b>

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**Propose Area Calculation:**

Total site area :	264 Sq.m
Impermeable Area:	62.1 Sq.m 23.5%
Building coverage:	140.9 Sq.m 53.4% [Comply]
Garden area:	Site < 400SqM
Secluded Private Open Space	76.3 Sq.M 28.9% [Comply]
Private Open Space	46.7 Sq.M 17.7%
Existing Dwelling	75.0 Sq.M
Renovate Existing Dwelling	22.8 Sq.M
Propose New Dwelling Area	43.1 Sq.M

**Legend**

- Existing Dwelling
- Renovated Existing Dwelling
- Propose New Dwelling Area
- Impermeable Site Area
- Secluded Private Open Space
- Private Open Space

**Propose Canopy Tree:**

Tree AD



Queenland Silver Wattle

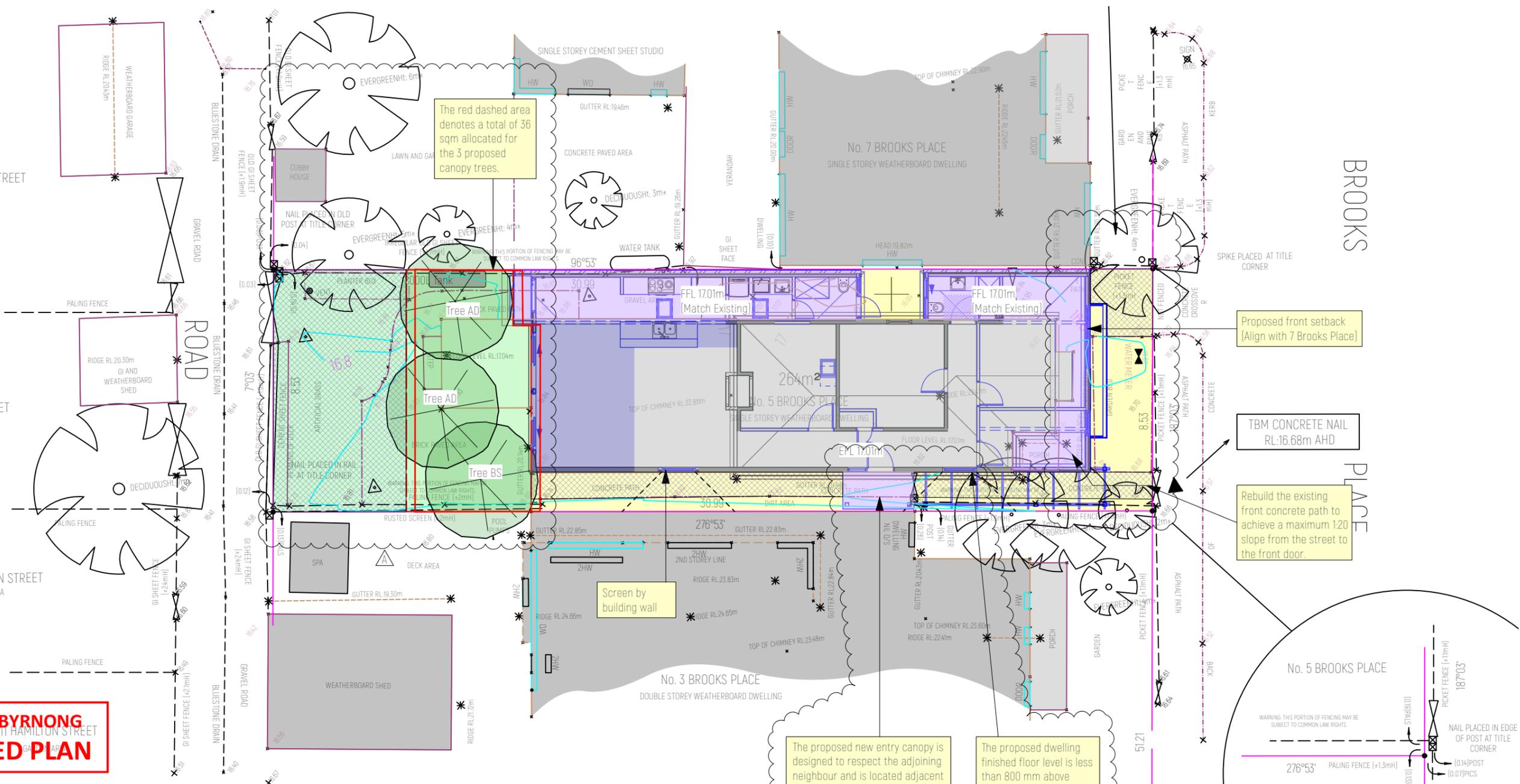
Botanical Name: *Acacia Dealibata*  
Common Name: Sweet Wattle

Tree BS



aria spinosa - Sweet Bursaria | Gardening With

Botanical Name: *Bursaria Spinosa*  
Common Name: Sweet Bursaria



The proposed new entry canopy is designed to respect the adjoining neighbour and is located adjacent to the neighbour's boundary wall only. The canopy will therefore not overwhelm the neighbour, as it is screened by the existing boundary wall and is not visible from the neighbouring dwelling.

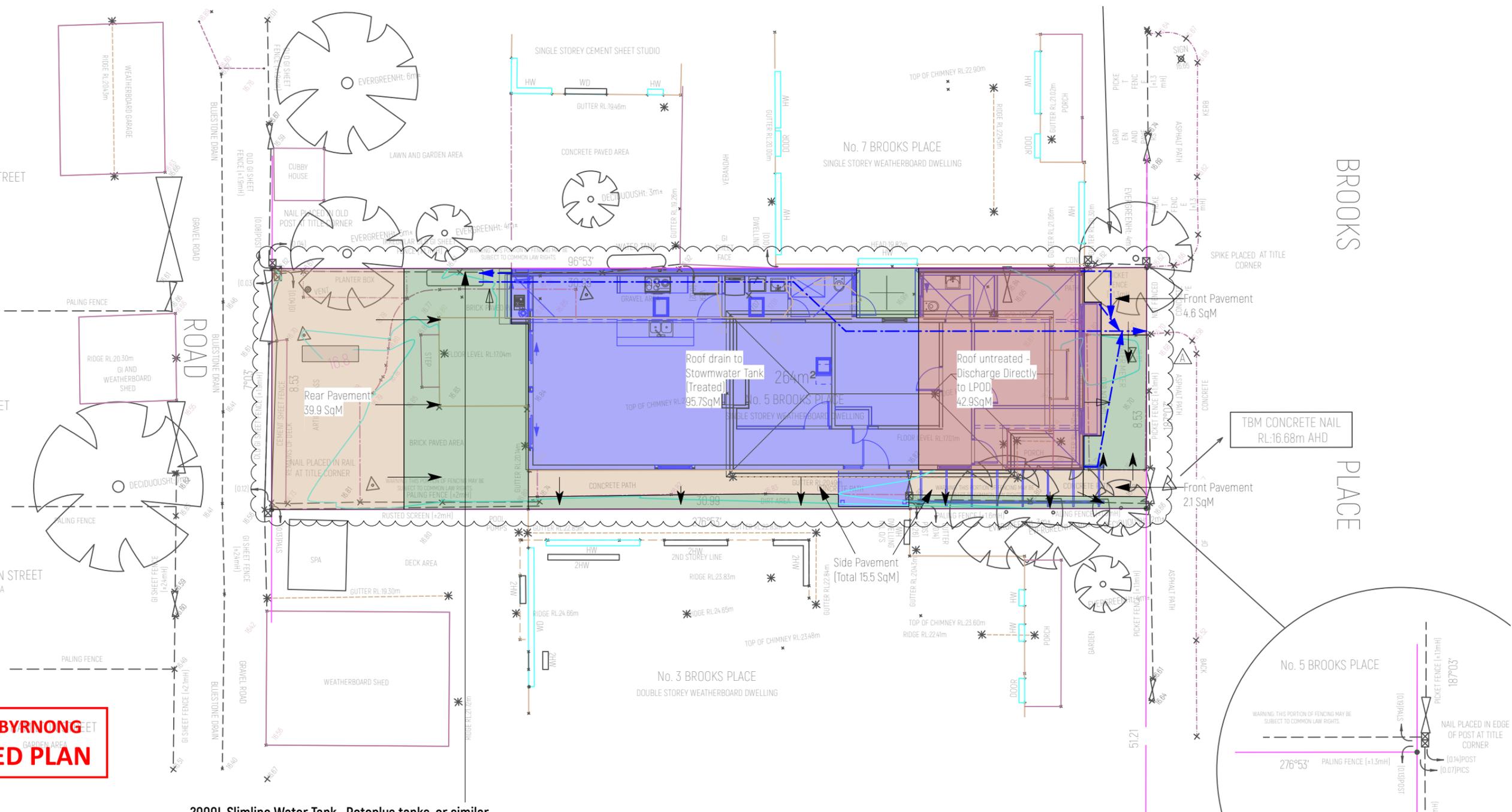
The proposed dwelling finished floor level is less than 800 mm above natural ground level; therefore, overlooking controls do not apply.

**Planning Permit**



A		2/1/2026	Amend the design to align the frontage with the neighbour, adjust the front layout, revise the entry, and add canopy trees and show deep-soil areas.	
ISSUE	DATE	REVISION		
PROJECT	Sumner Resident Makeover		PROJECT #	2509P1
ADDRESS	5 Brooks Place, Yarraville		DATE #	17/11/2025
DWG	Propose Site Plan		SCALE @ A3	1:150
			DRAWN	TT
			CHKD	TT
			REVISION	A
26a Osney Avenue, Ivanhoe, VIC 3079				
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**2000L Slimline Water Tank. Rotoplus tanks, or similar**

**Propose Area Calculation:**

Total site area :	264 Sq.m
Impermeable Area:	62.1 Sq.m 25.6%
Building Roof:	143.7 Sq.m 50.9%
Permeable Area*	58.2 Sq.m

**Legend**

	Dwelling roof water treated
	Dwelling roof water untreated
	Impermeable Site Area
	Permeable Garden



**2000 Litre Slimline Water Tank**  
 SKU: SL2000SX

The 2000 Litre Super Slimline by Rotoplus is designed for courtyards and granny flats. With a narrow width of only 56cm – the 2000 Litre Rotoplus Super Slimline is great if you want to save water but don't need or have the space for a large capacity tank.

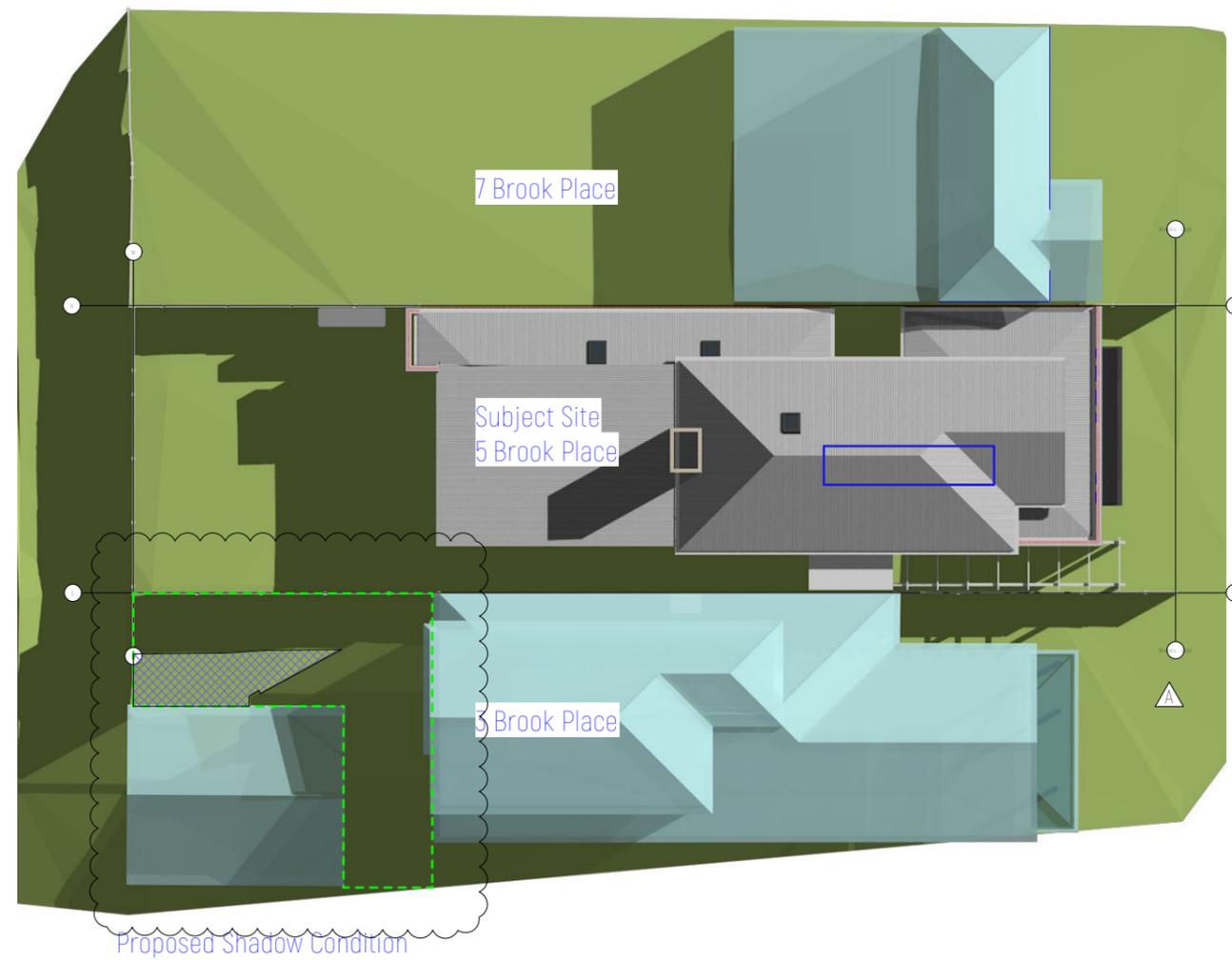
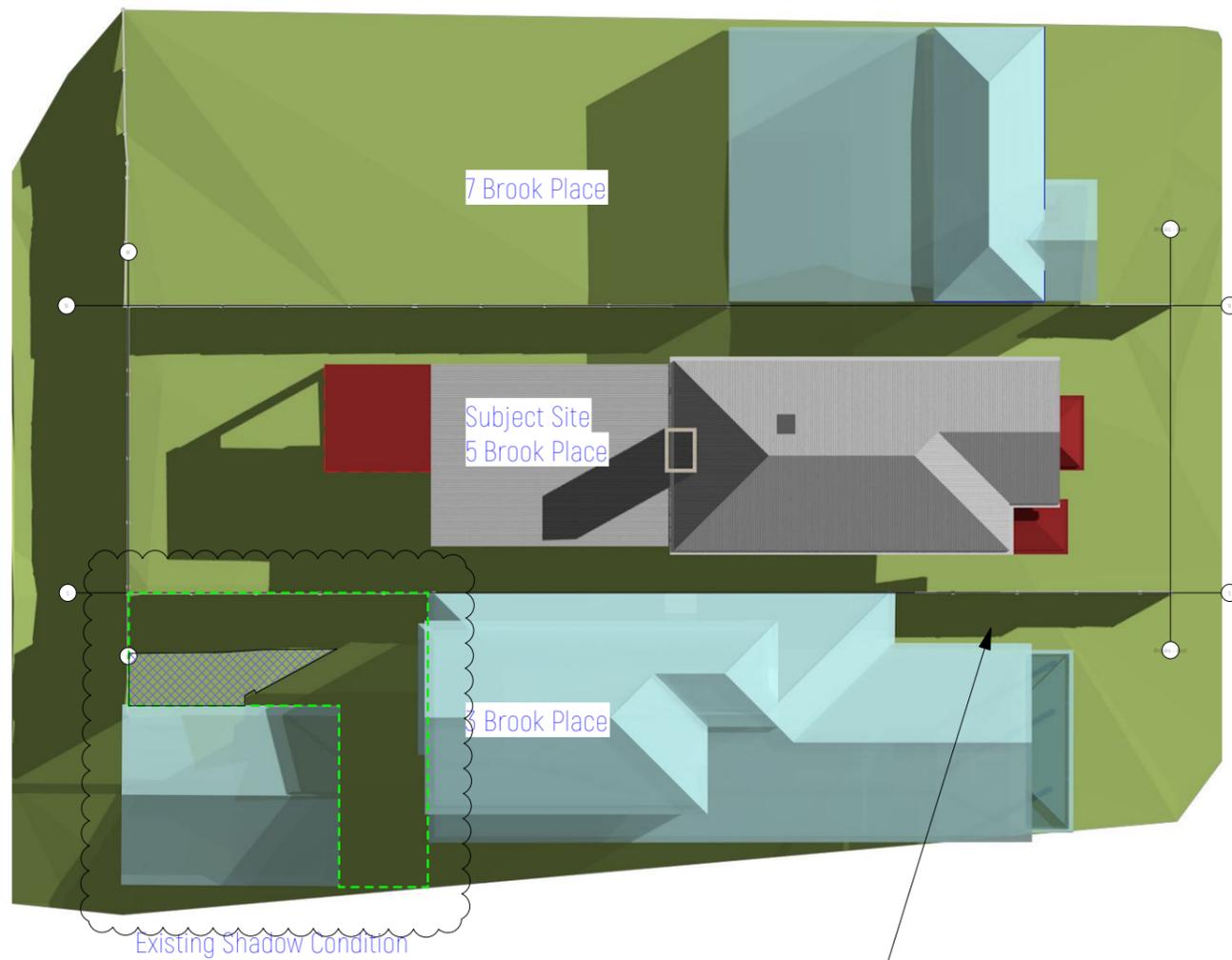
Length: 2400mm  
 Height: 2000mm  
 Width: 565mm  
**\$800.00**  
 Tank Colour \*

Select an option...

**Planning Permit**

A		2/1/2026	Update the stormwater calculations to reflect the revised design and update the hatching to improve presentation.	
ISSUE	DATE	REVISION		PROJECT #
PROJECT		Sumner Resident Makeover		2509P1
ADDRESS		5 Brooks Place, Yarraville		DATE #
DWG		Propose Storm Water		17/11/2025
		SCALE @ A3		1:150
		DRAWN		TT
		CHKD		TT
		REVISION		A

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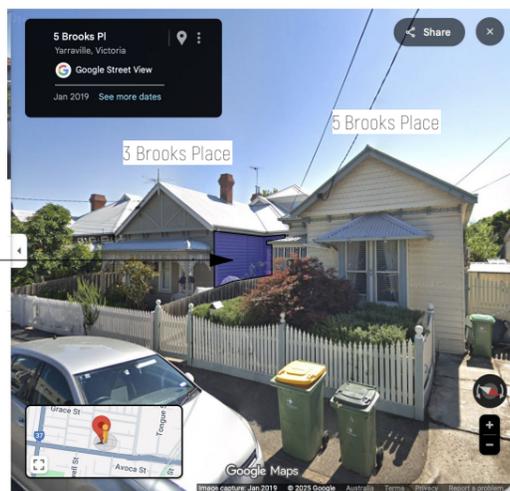


**Front yard (Not SPOS)**

**Definition of Secluded Private Open Space (SPOS)**

In accordance with the Planning Scheme, SPOS is defined as the portion of private open space that is:

- Primarily used for outdoor living: Generally located behind the building line or to the side of the dwelling.
- Directly accessible: Located immediately adjacent to a main living room (e.g., lounge, kitchen, or dining area).
- Minimum Dimensions: Having a minimum dimension of at least 3 meters.
- Screened from Public View: Positioned or fenced so it is not exposed to the street or public realm.



**Legend**

- Area of SPOS
- Area of Sunlight

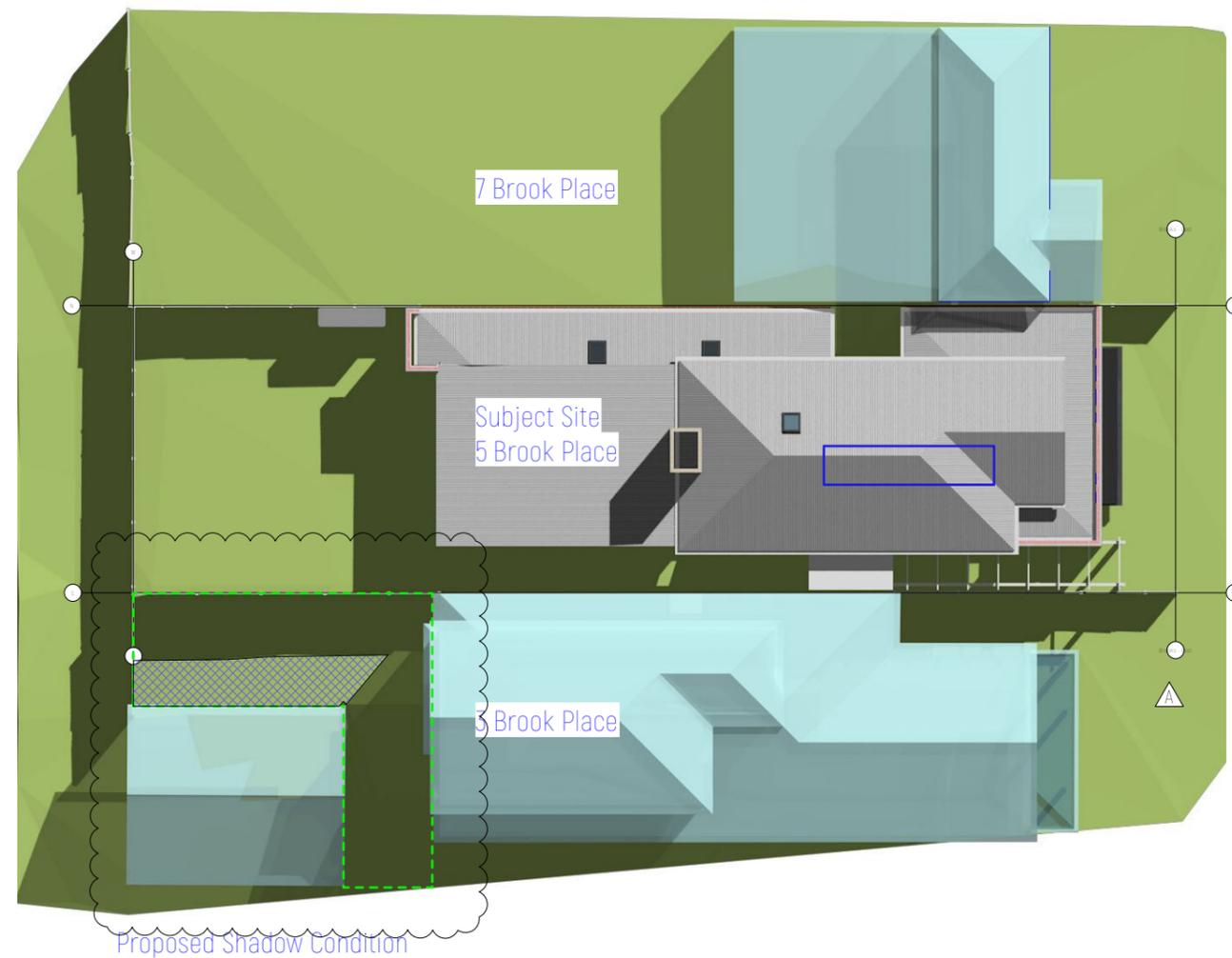
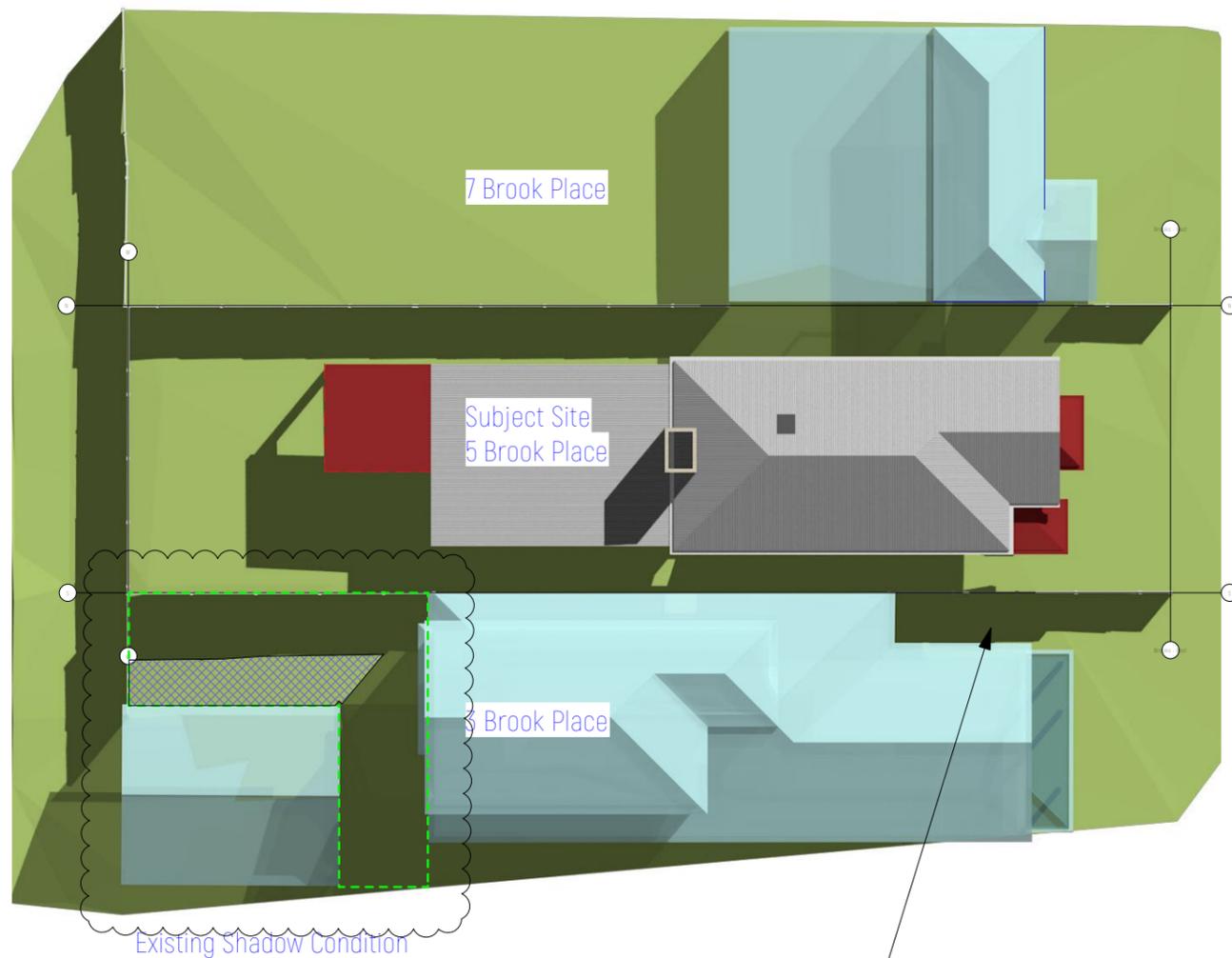
Table	9am	
		SPOS SqM    Sunlight Penetration
Existing	44.0 SqM	7.39 SqM
Propose	44.0 SqM	7.39 SqM

CITY OF MARIBYRNONG  
ADVERTISED PLAN



A		2/1/2026	Update the shadow study to reflect the revised dwelling design. Amend the accompanying explanatory notes accordingly and provide a comparative table.	
PROJECT		Sumner Resident Makeover		PROJECT #
ADDRESS		5 Brooks Place, Yarraville		2509P1
DWG		Shadown Analysis - 9 am		DWG #
				A12 A
				REVISION
				A

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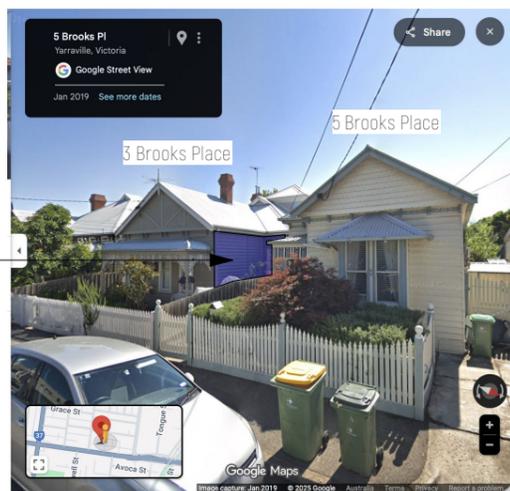


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**Legend**

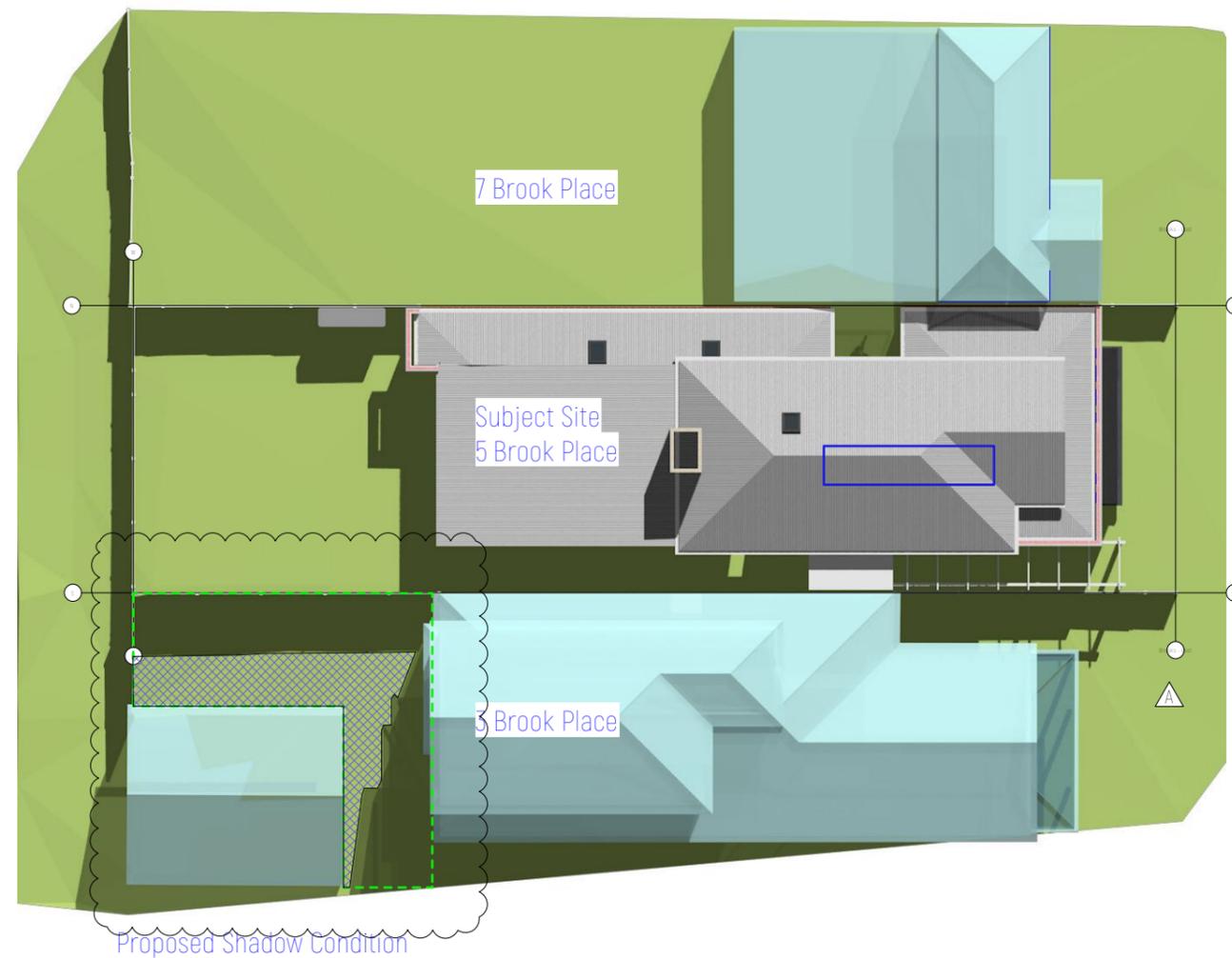
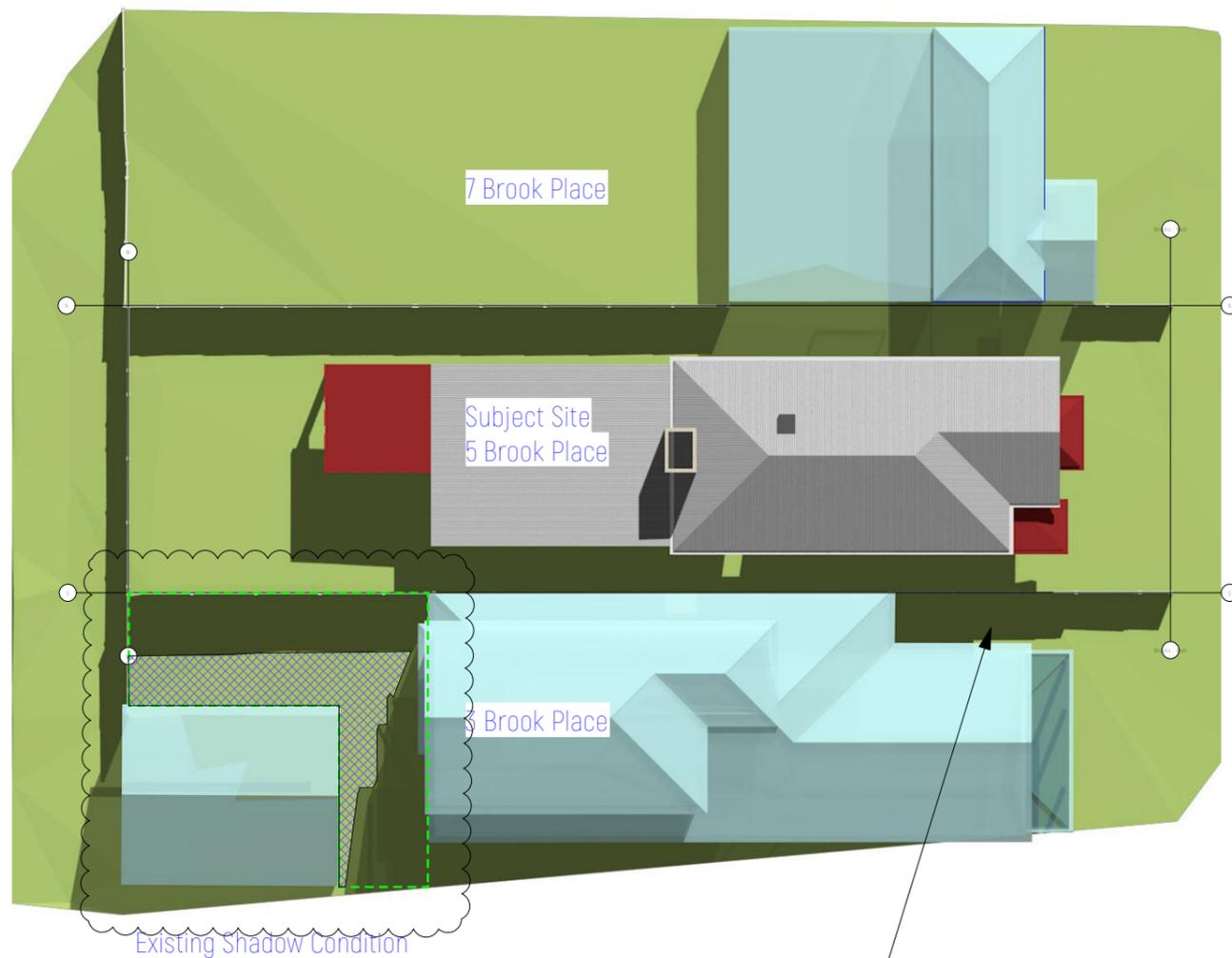
- Area of SPOS (dashed green line)
- Area of Sunlight (hatched pattern)

Table	10am		
		SPOS SqM	Sunlight Penetration
Existing	44.0 SqM	9.90 SqM	
Propose	44.0 SqM	9.90 SqM	

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**



A		2/1/2026	Update the shadow study to reflect the revised dwelling design. Amend the accompanying explanatory notes accordingly and provide a comparative table.	
ISSUE	DATE	REVISION		
PROJECT	Sumner Resident Makeover		PROJECT #	2509P1
ADDRESS	5 Brooks Place, Yarraville		DATE #	17/11/2025
DWG	Shadown Analysis - 10 am		SCALE @ A3	1:200
	DRAWN	TT	DWG #	A13 A
	CHKD	TT	REVISION	A
26a Osney Avenue, Ivanhoe, VIC 3079				
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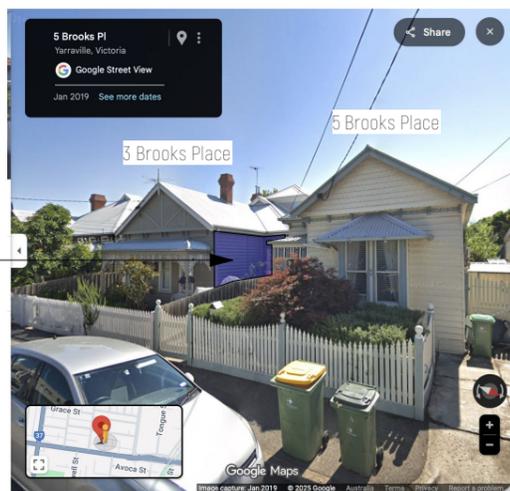


**Front yard (Not SPOS)**

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**Legend**

- Area of SPOS (dashed green line)
- Area of Sunlight (hatched pattern)

Table	11am	
	SPOS SqM	Sunlight Penetration
Existing	44.0 SqM	16.5 SqM
Propose	44.0 SqM	16.5 SqM

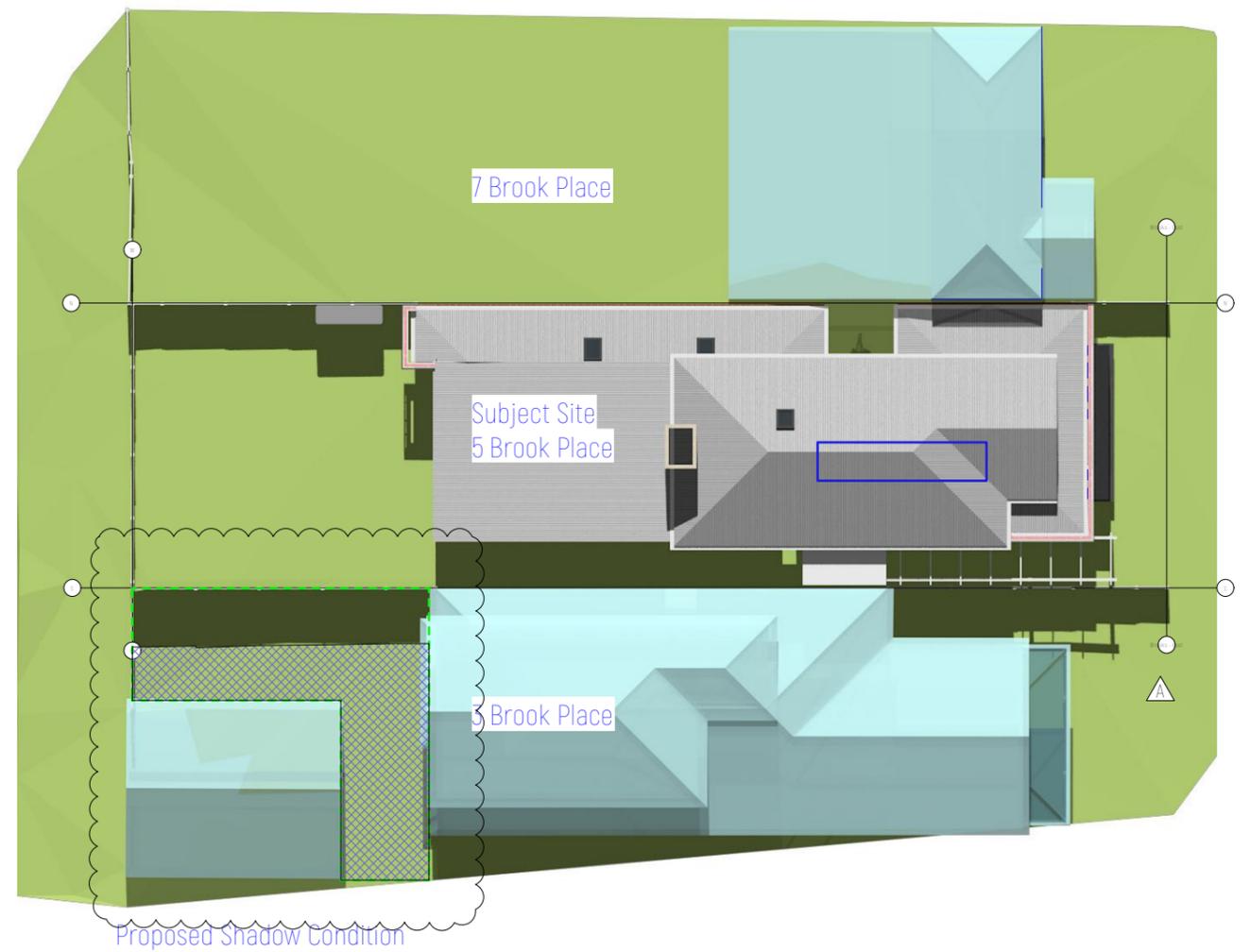
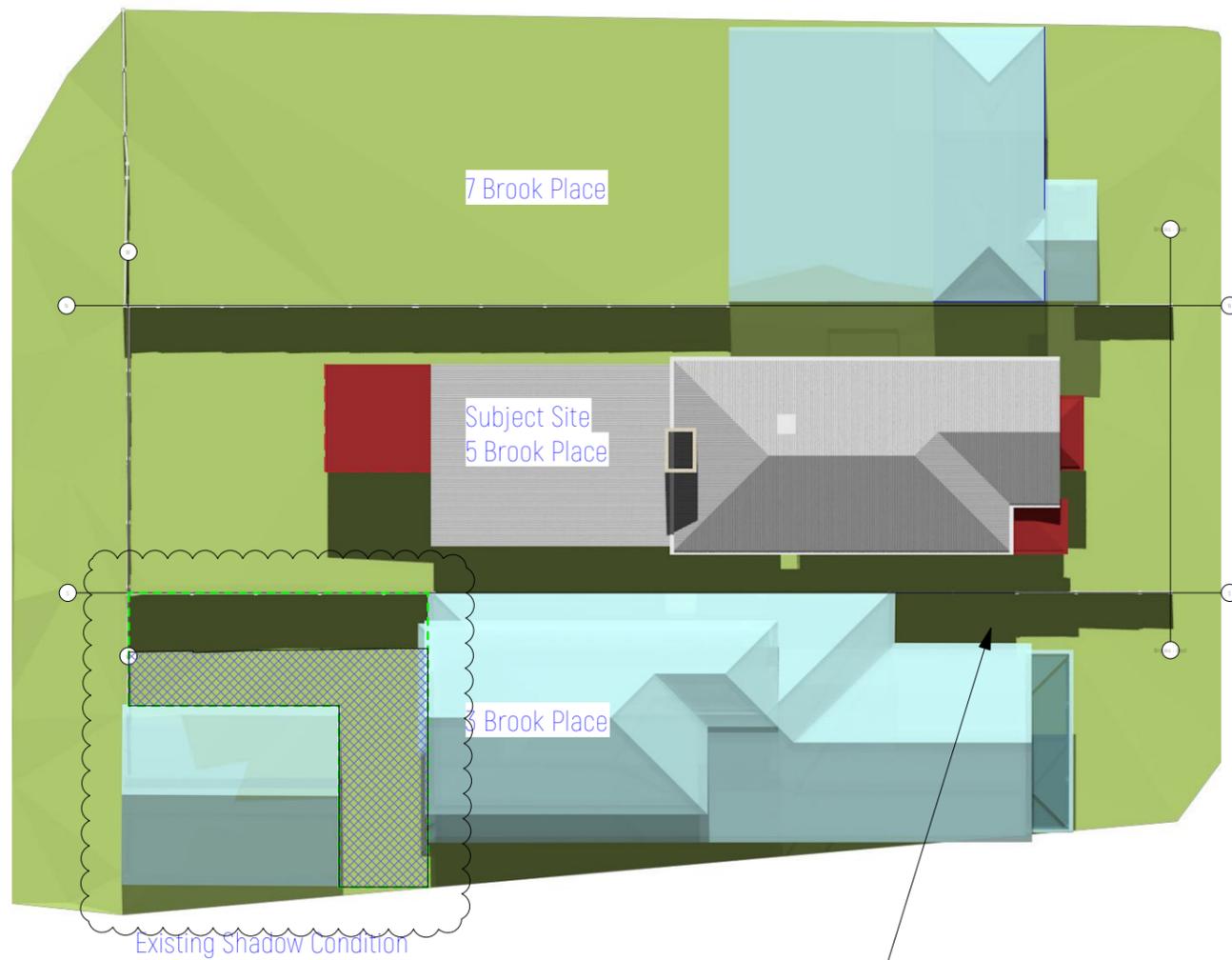
**CITY OF MARIBYRNONG  
ADVERTISED PLAN**



Update the shadow study to reflect the revised dwelling design. Amend the accompanying explanatory notes accordingly and provide a comparative table.

ISSUE	DATE	REVISION	PROJECT #
A	2/1/2026		2509P1
PROJECT			PROJECT #
Sumner Resident Makeover			2509P1
ADDRESS			DATE #
5 Brooks Place, Yarraville			17/11/2025
DWG			DWG #
Shadown Analysis - 11 am			A14 A
DRAWN			TT
CHKD			TT
REVISION			A

26a Osney Avenue, Ivanhoe, VIC 3079  
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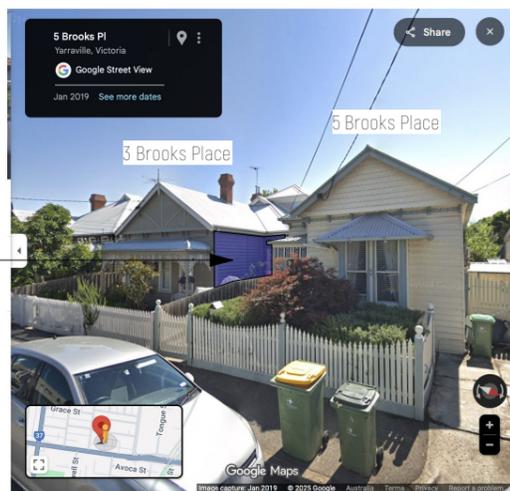


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**Definition of Secluded Private Open Space (SPOS)**

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- Primarily used for outdoor living: Generally located behind the building line or to the side of the dwelling.
- Directly accessible: Located immediately adjacent to a main living room (e.g., lounge, kitchen, or dining area).
- Minimum Dimensions: Having a minimum dimension of at least 3 meters.
- Screened from Public View: Positioned or fenced so it is not exposed to the street or public realm.



**Legend**

- Area of SPOS (dashed green line)
- Area of Sunlight (blue hatched area)

Table	12 noon	
	SPOS SqM	Sunlight Penetration
Existing	44.0 SqM	28.9 SqM
Propose	44.0 SqM	28.9 SqM

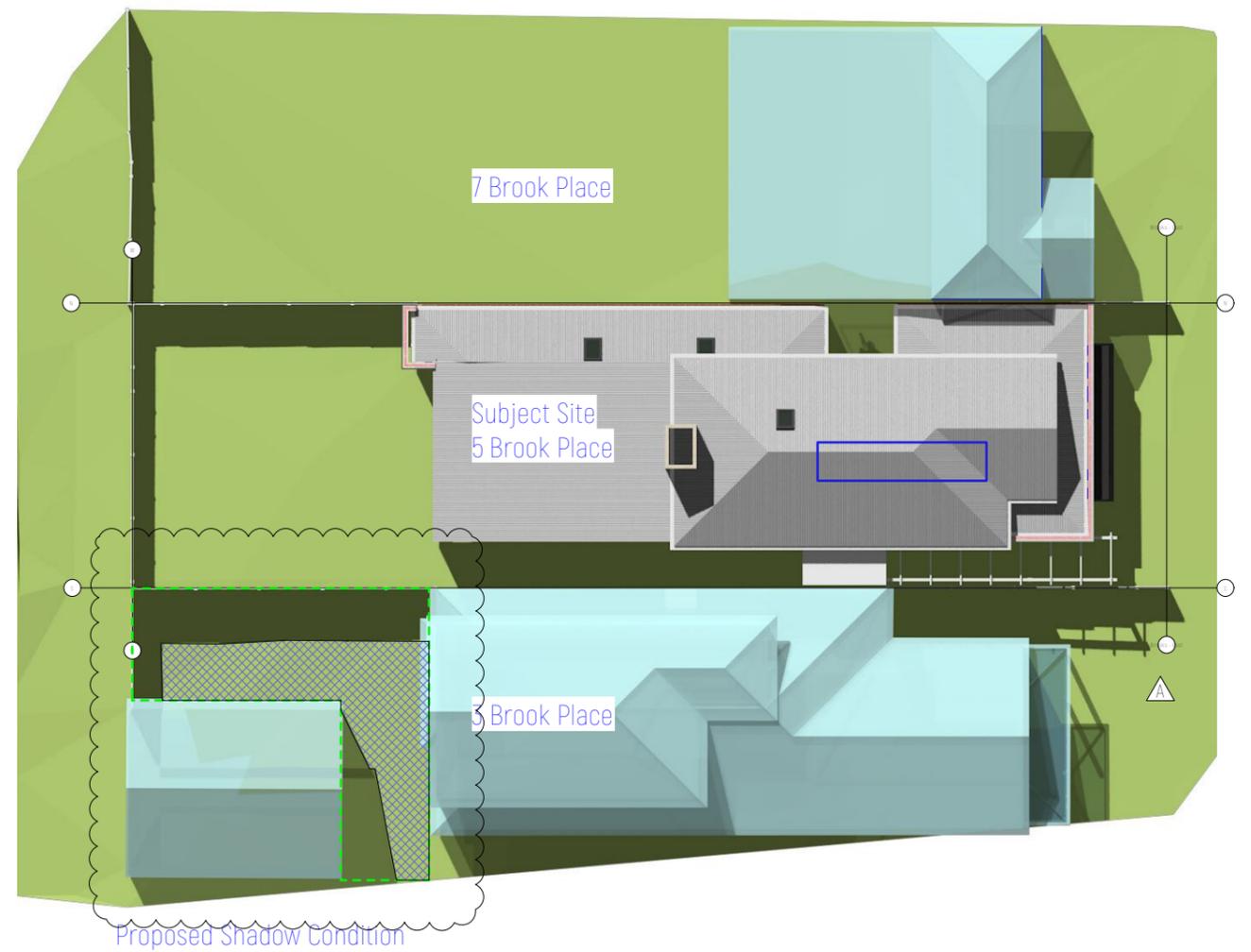
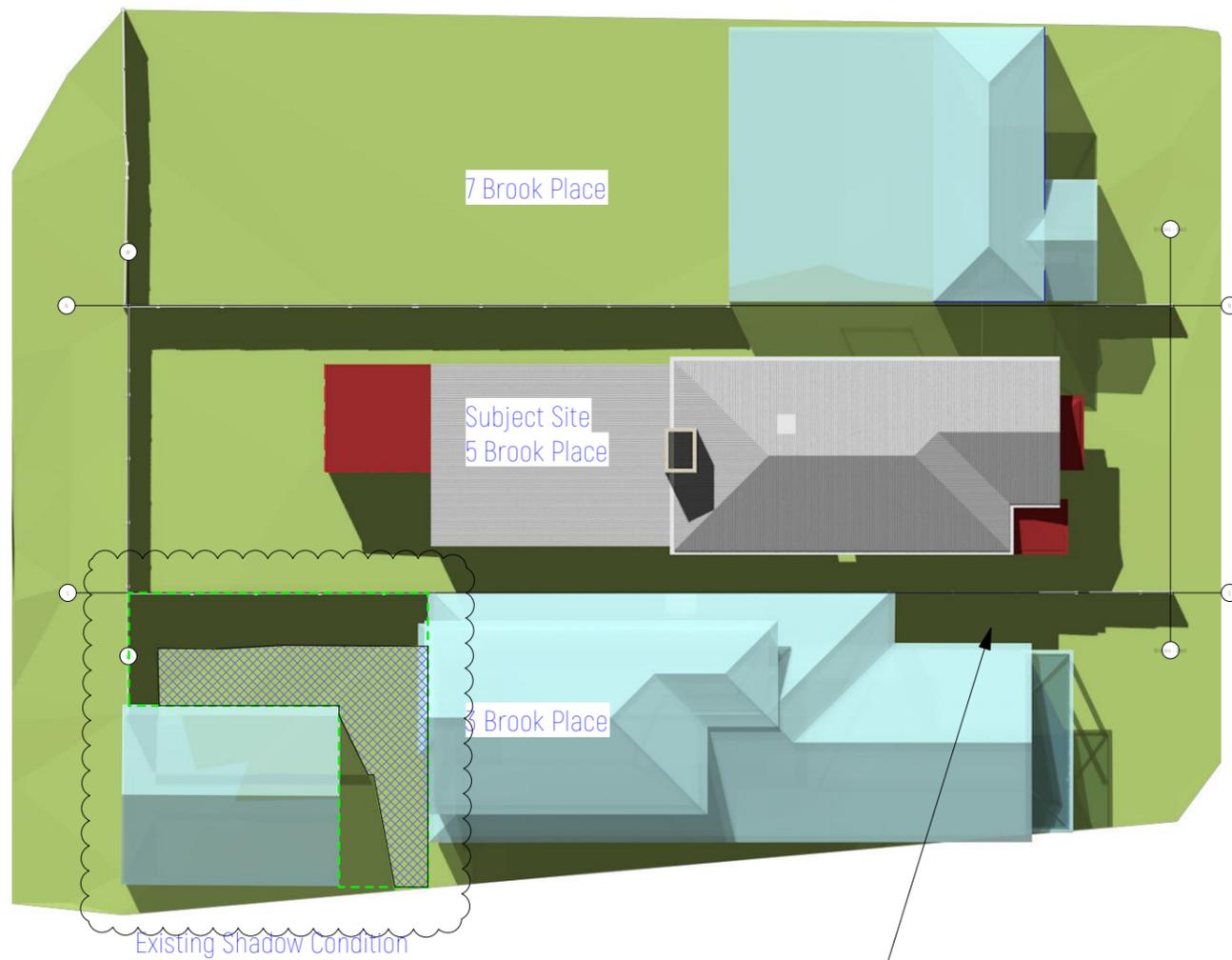
**CITY OF MARIBYRNONG  
ADVERTISED PLAN**



Update the shadow study to reflect the revised dwelling design. Amend the accompanying explanatory notes accordingly and provide a comparative table.

ISSUE	DATE	REVISION	PROJECT #
PROJECT			<b>2509P1</b>
ADDRESS	DATE #	DWG #	
<b>5 Brooks Place, Yarraville</b>	<b>17/11/2025</b>	<b>A15 A</b>	
DWG	SCALE @ A3	TT	
<b>Shadown Analysis - 12 noon</b>	1:200	TT	
	DRAWN	TT	
	CHKD	TT	REVISION
			<b>A</b>

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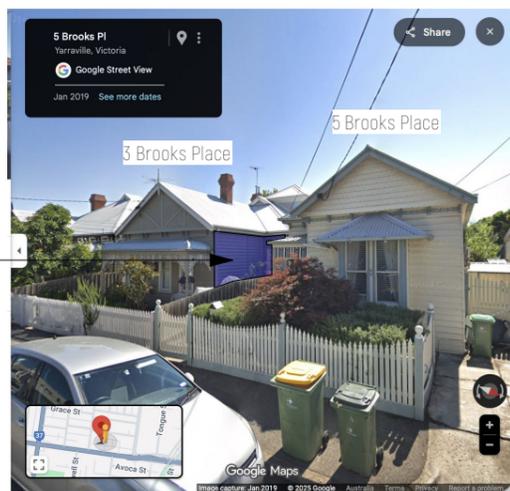


**Front yard (Not SPOS)**

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**Legend**

- Area of SPOS
- Area of Sunlight

Table	1pm	
	<b>SPOS SqM</b>	<b>Sunlight Penetration</b>
<b>Existing</b>	<b>44.0 SqM</b>	<b>23.0 SqM</b>
<b>Propose</b>	<b>44.0 SqM</b>	<b>23.0 SqM</b>

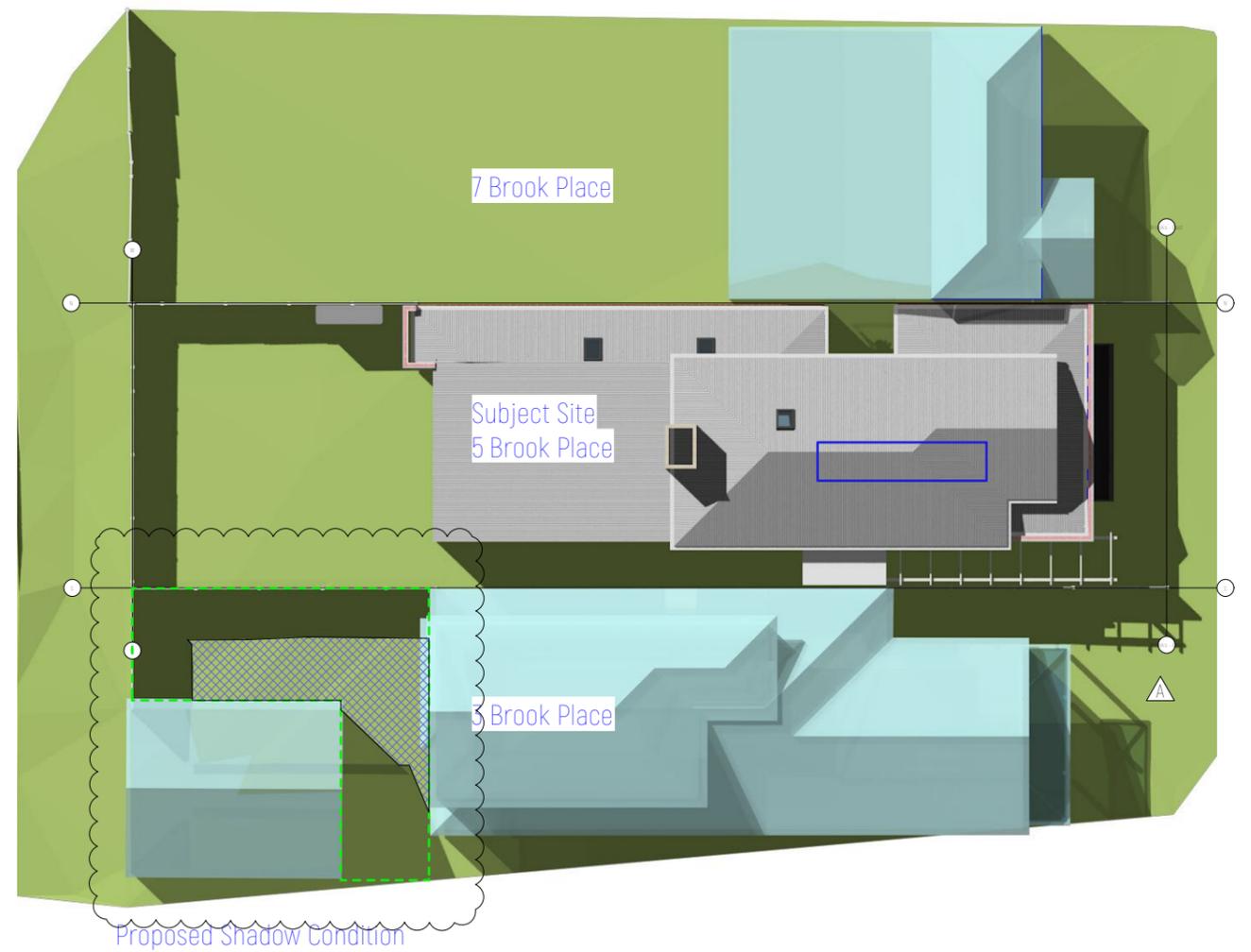
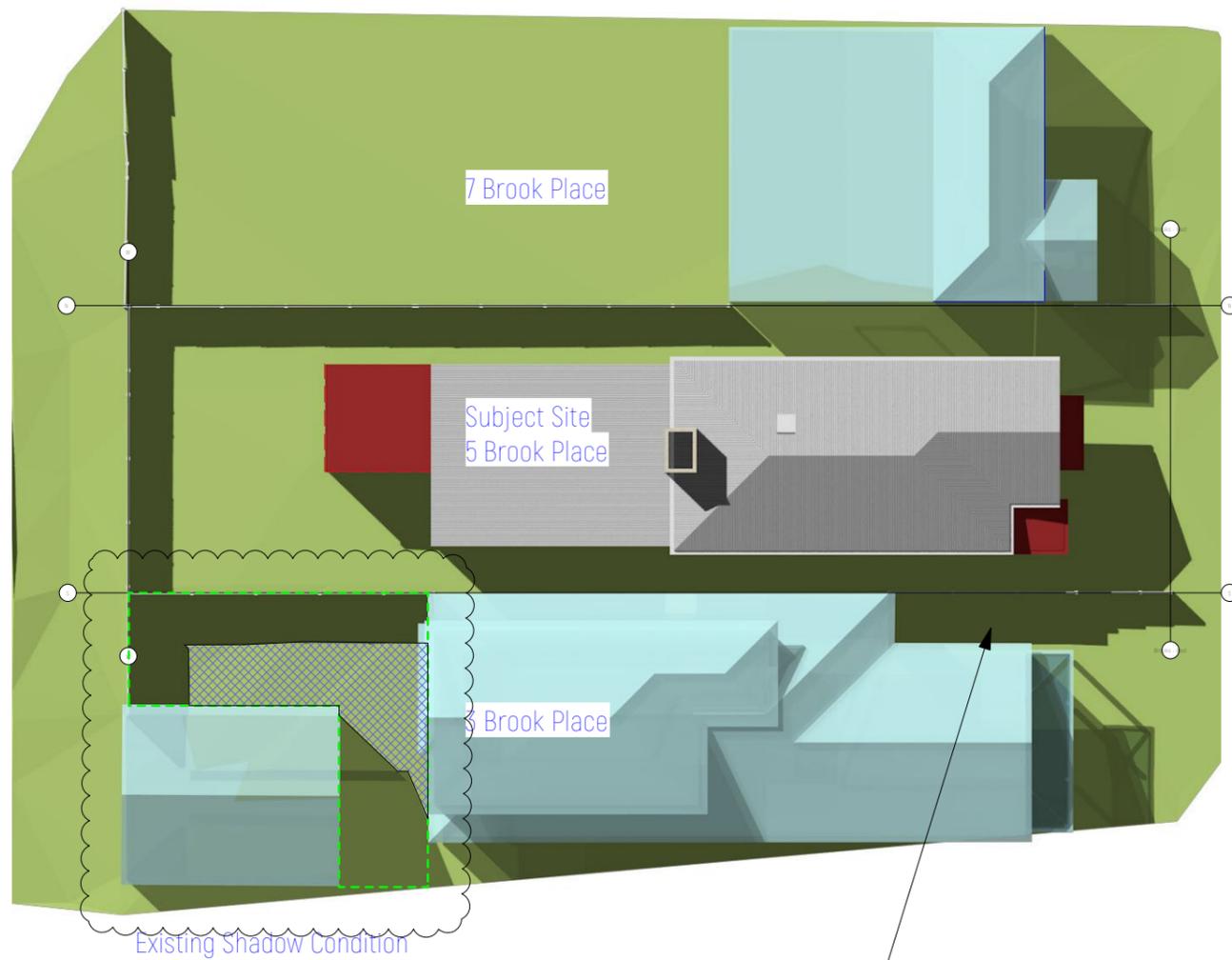
CITY OF MARIBYRNONG  
ADVERTISED PLAN



Update the shadow study to reflect the revised dwelling design. Amend the accompanying explanatory notes accordingly and provide a comparative table.

A	2/1/2026		PROJECT #
PROJECT			<b>2509P1</b>
ADDRESS			DATE #
<b>5 Brooks Place, Yarraville</b>			<b>17/11/2025</b>
DWG			SCALE @ A3
<b>Shadown Analysis - 1 pm</b>			<b>1:200</b>
			DRAWN
			<b>TT</b>
			CHKD
			<b>TT</b>
			REVISION
			<b>A</b>

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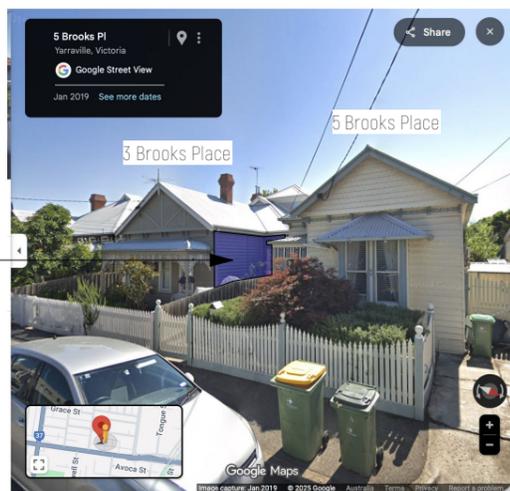


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**Legend**

- Area of SPOS (Green dashed border)
- Area of Sunlight (Blue hatched pattern)

Table	2pm	
	<b>SPOS SqM</b>	<b>Sunlight Penetration</b>
<b>Existing</b>	<b>44.0 SqM</b>	<b>17.3 SqM</b>
<b>Propose</b>	<b>44.0 SqM</b>	<b>17.3 SqM</b>

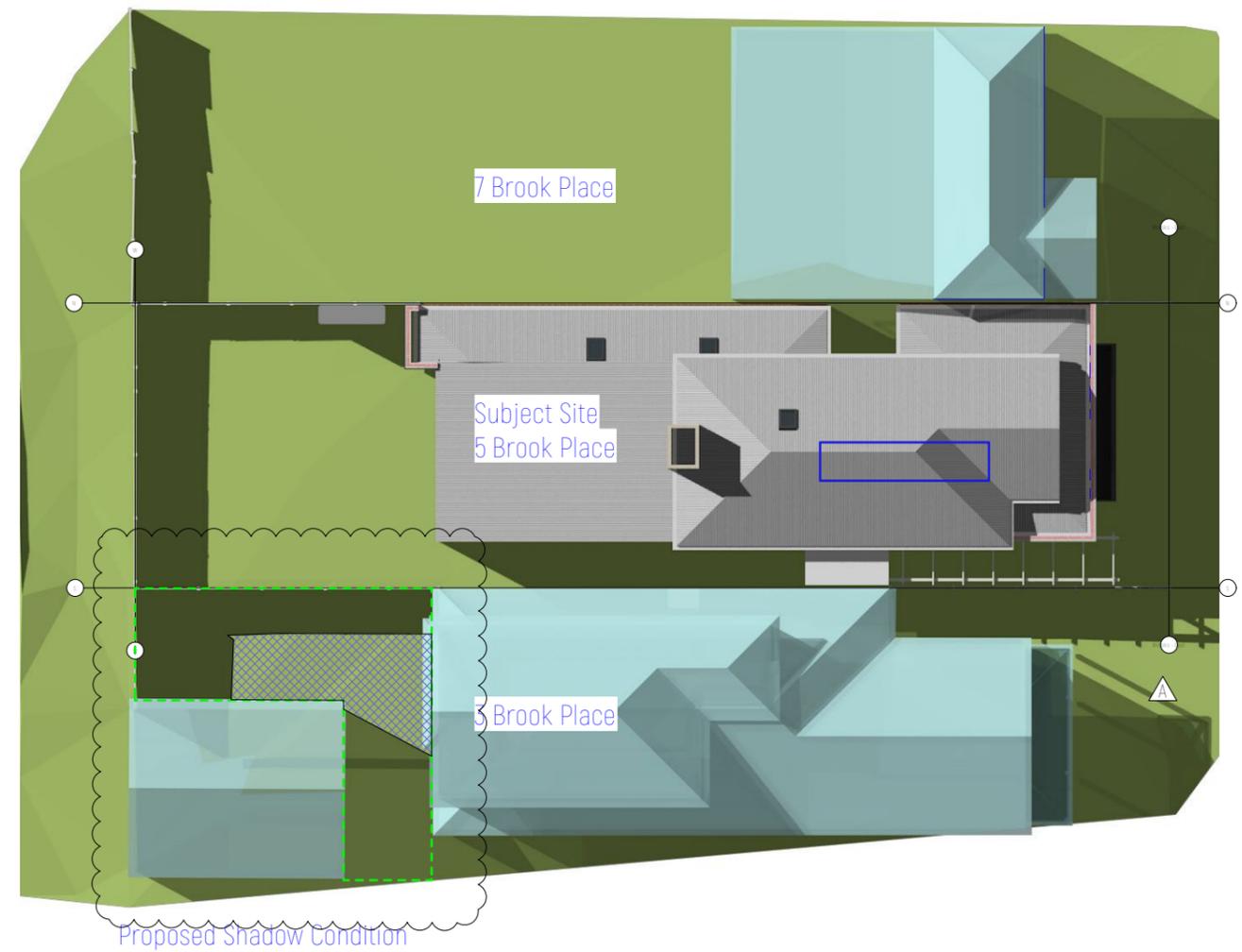
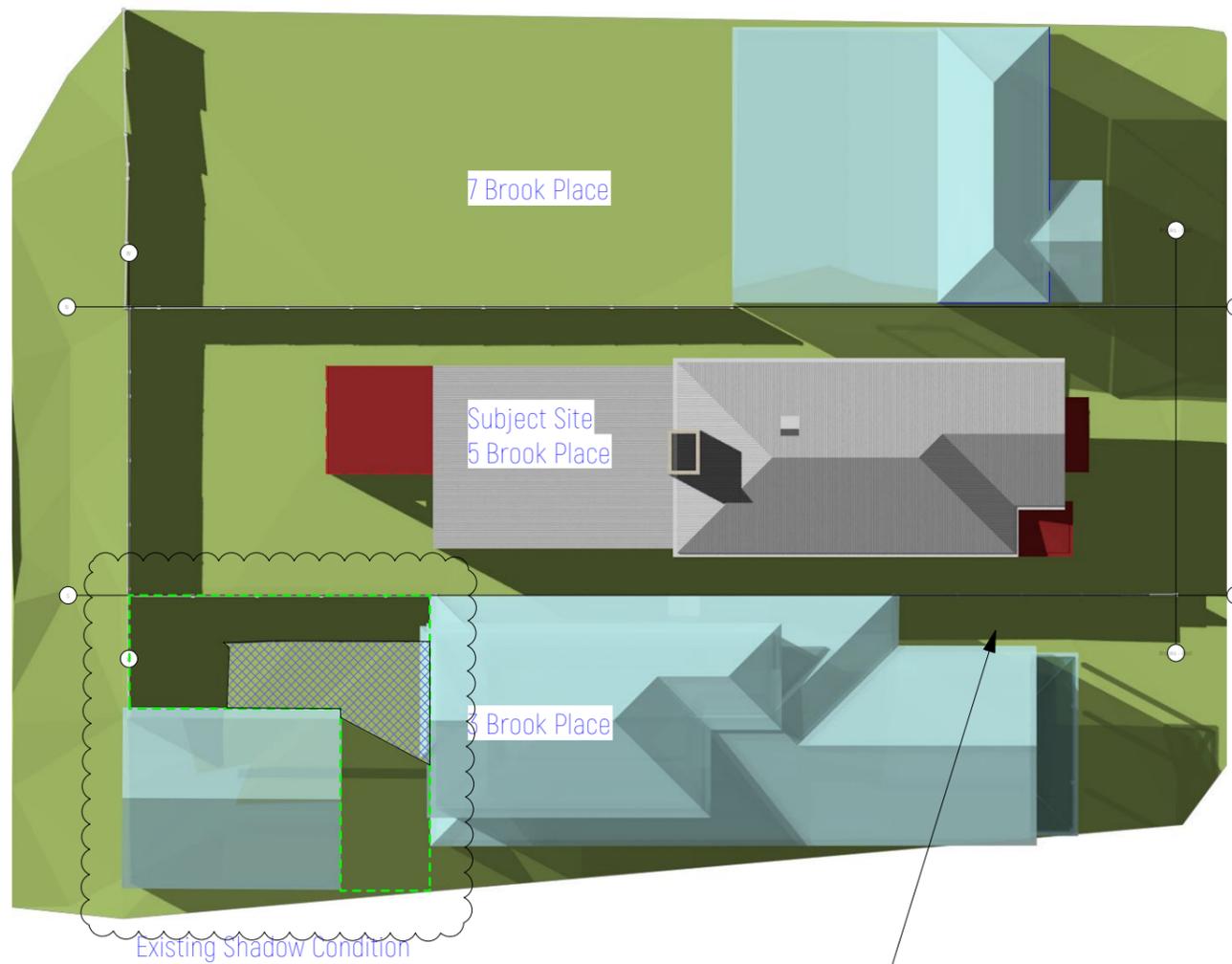
**CITY OF MARIBYRNONG  
ADVERTISED PLAN**



Update the shadow study to reflect the revised dwelling design. Amend the accompanying explanatory notes accordingly and provide a comparative table.

ISSUE	DATE	REVISION	PROJECT #
PROJECT			<b>2509P1</b>
ADDRESS	DATE #	DWG #	
<b>5 Brooks Place, Yarraville</b>	<b>17/11/2025</b>	<b>A17 A</b>	
DWG	SCALE @ A3	TT	
<b>Shadown Analysis - 2 pm</b>	<b>1:200</b>	<b>TT</b>	
	DRAWN	TT	
	CHKD	TT	REVISION
			<b>A</b>

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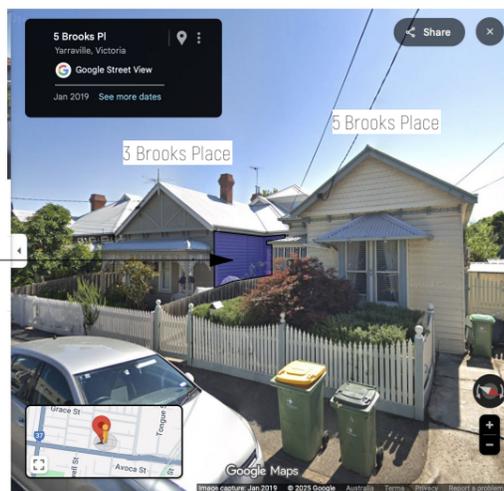


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- Minimum Dimensions: Having a minimum dimension of at least 3 meters.
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**Legend**

- Area of SPOS
- Area of Sunlight

Table	3pm	
		SPOS SqM Sunlight Penetration
Existing	44.0 SqM	14.4 SqM
Propose	44.0 SqM	14.4 SqM

CITY OF MARIBYRNONG  
ADVERTISED PLAN



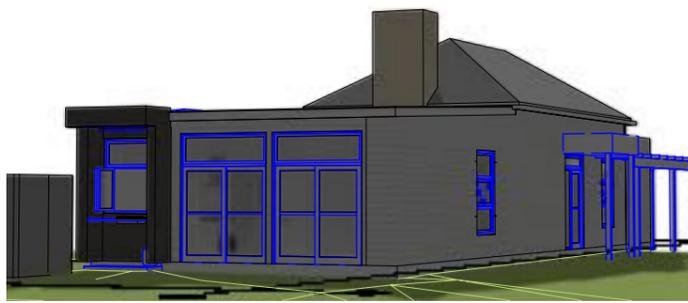
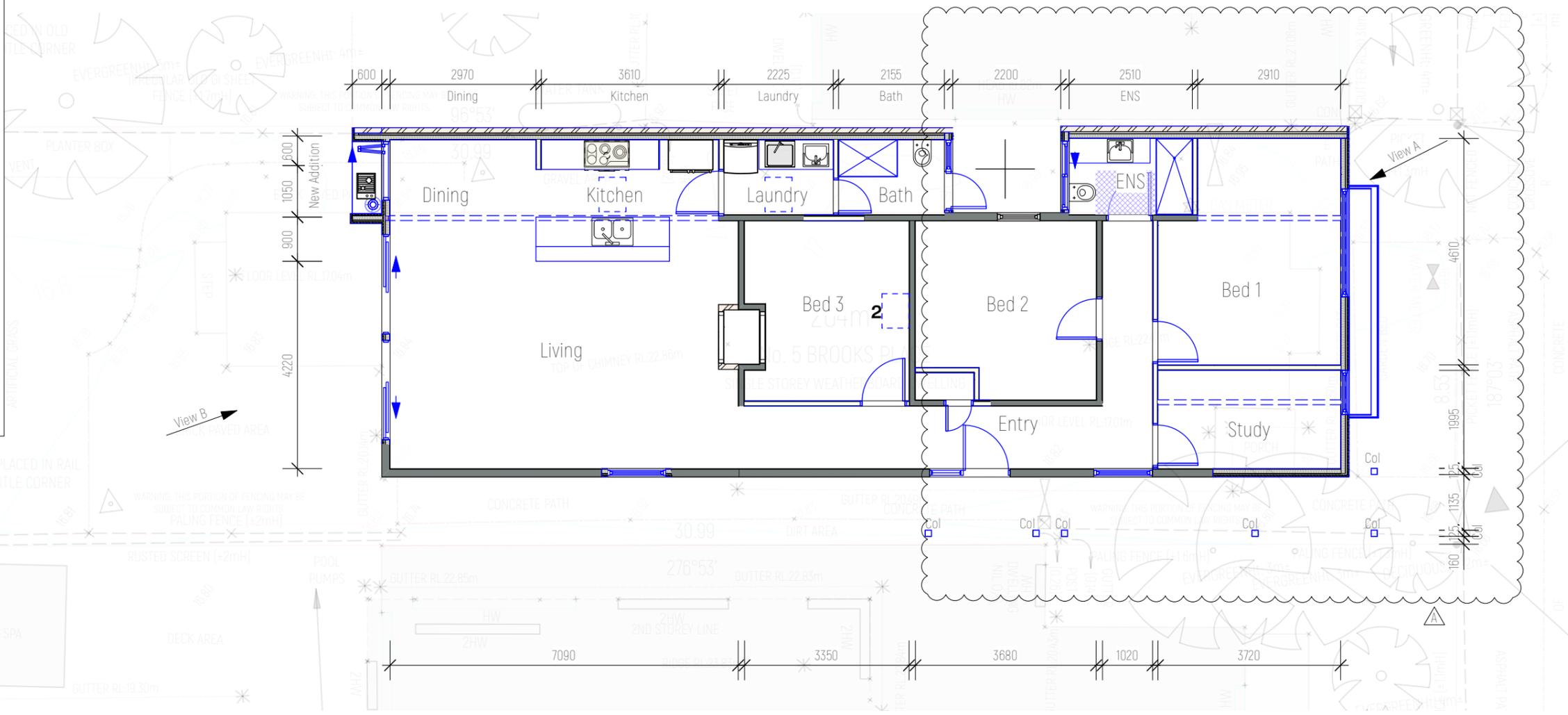
Update the shadow study to reflect the revised dwelling design. Amend the accompanying explanatory notes accordingly and provide a comparative table.

A	2/1/2026	REVISION	
PROJECT			PROJECT #
Sumner Resident Makeover			2509P1
ADDRESS		DATE #	DWG #
5 Brooks Place, Yarraville		17/11/2025	A18 A
DWG		SCALE @ A3	TT
Shadown Analysis - 3pm		DRAWN	TT
		CHKD	TT
		REVISION	A

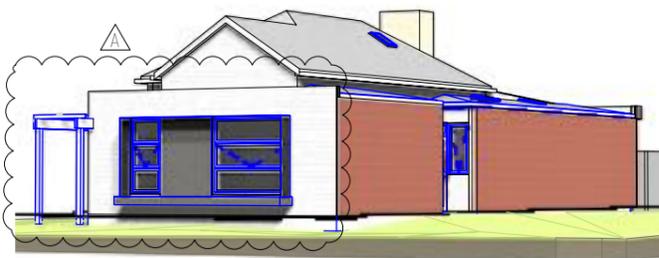
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**Wall Legend**

-  Brick Veneer External Wall
  - A. External: Selected 230x110x76 brick veneer
  - B. 40mm air cavity
  - C. Sisalation or vapour barrier fixed to the external face of the stud complying with AS/NZS 4200.1
  - D. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684. Brick ties connected to the external brick skin at 600mm crs max horizontally and vertically.
  - Batt insulation as per energy rating report. Do NOT compress insulation. Increase stud depth if required.
  - E. Internal: 10mm plasterboard.
  
-  Weatherboard Cladding (Hardies Linea or similar)
  - A. External: Hardies Linea
  - B. 20mm air cavity
  - C. Sisalation or vapour barrier fixed to the external face of the stud complying with AS/NZS 4200.1
  - D. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684.
  - Batt insulation as per energy rating report. Do NOT compress insulation. Increase stud depth if required.
  - E. Internal: 10mm plasterboard.
  
-  Interior Timber Frame Wall. Provide Gyprock Aquachek to bathrooms, ensuite and other wet areas.
  - A. Internal: 10mm plasterboard.
  - B. Timber stud minimum size 90x45 with noggings. Spaced in complying with AS1684.
  - C. Internal: 10mm plasterboard.



Propose View B



Propose View A

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

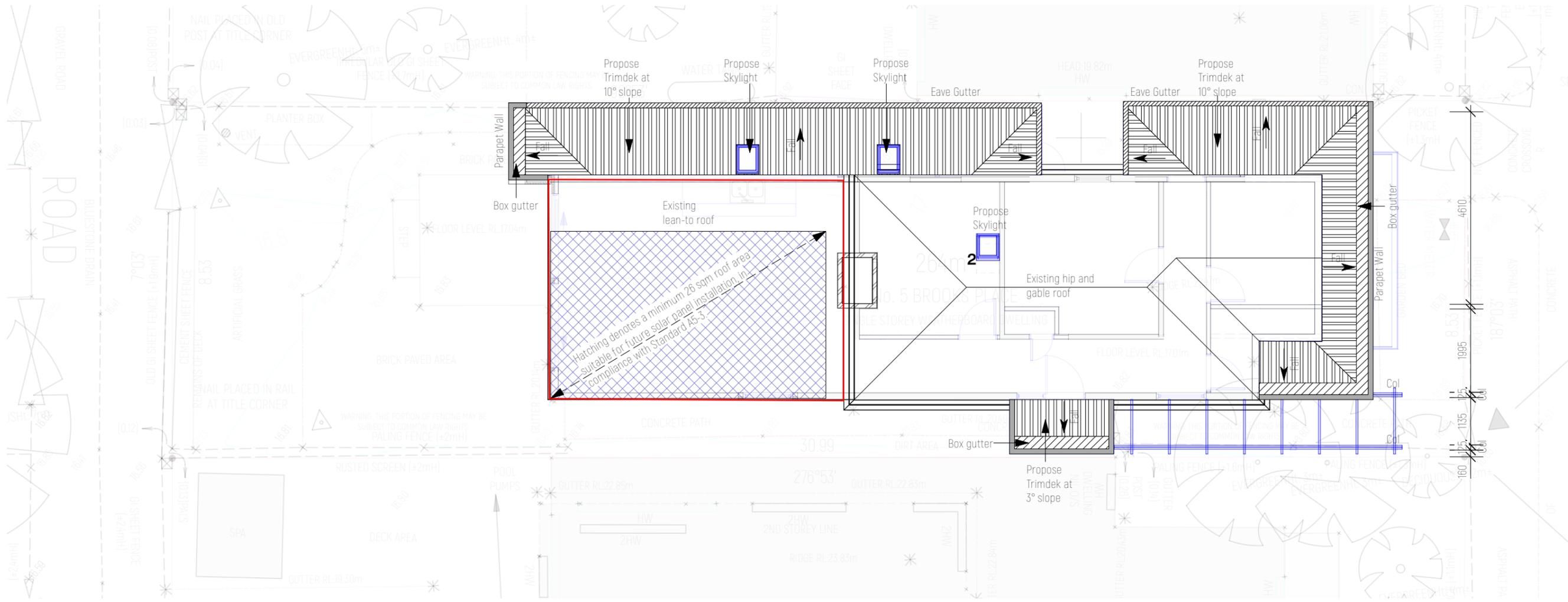


**Planning Permit**



ISSUE	DATE	REVISION	PROJECT #
A	2/1/2026	Amend the design to align the frontage with the neighbour, adjust the front layout and revise the entry.	2509P1
PROJECT	Sumner Resident Makeover		DWG #
ADDRESS	5 Brooks Place, Yarraville		A20 A
DWG	Propose Ground Floor Plan		REVISION
			A

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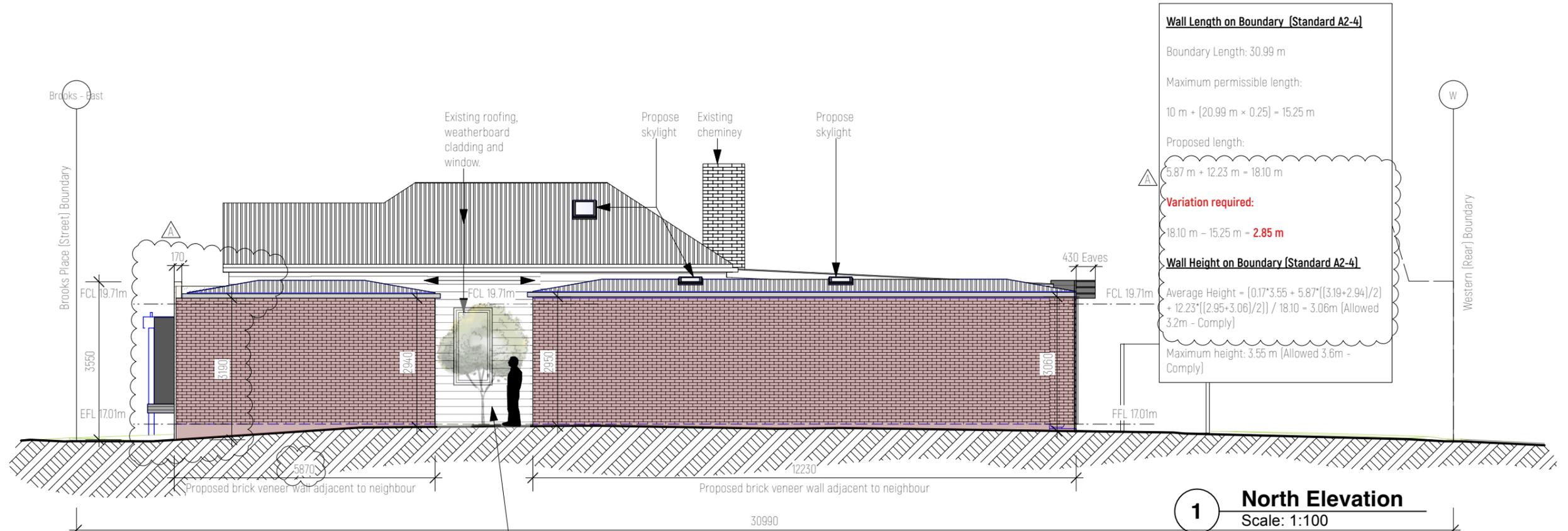


ISSUE	DATE	REVISION	PROJECT #
PROJECT	<b>Sumner Resident Makeover</b>		<b>2509P1</b>
ADDRESS	<b>5 Brooks Place, Yarraville</b>		DATE # <b>3/1/2026</b> SCALE @ A3 <b>1:100</b>
DWG	<b>Propose Roof Plan</b>		DWG # <b>A21</b>
			DRAWN <b>TT</b> CHKD <b>TT</b> REVISION

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**Legend**

- EFL Existing Floor Level
- FFL Finished Floor Level
- FCL Finished Ceiling Level



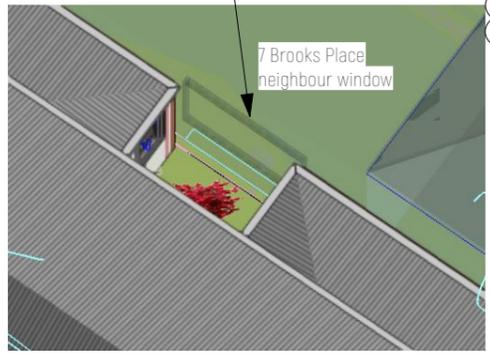
**1 North Elevation**  
Scale: 1:100

**Standard A2-3 - Side Setback:** The proposal complies with side setback.

**Standard A4-2 - North-Facing Windows:** Standard A4-2 does not apply, as the addition does not face or adjoin the southern neighbour's north-facing habitable room window.

**Standard A2-3 - Side Setback:** The proposal complies with side setback.

**Standard A4-1 - Daylight to Existing Window (Comply)**

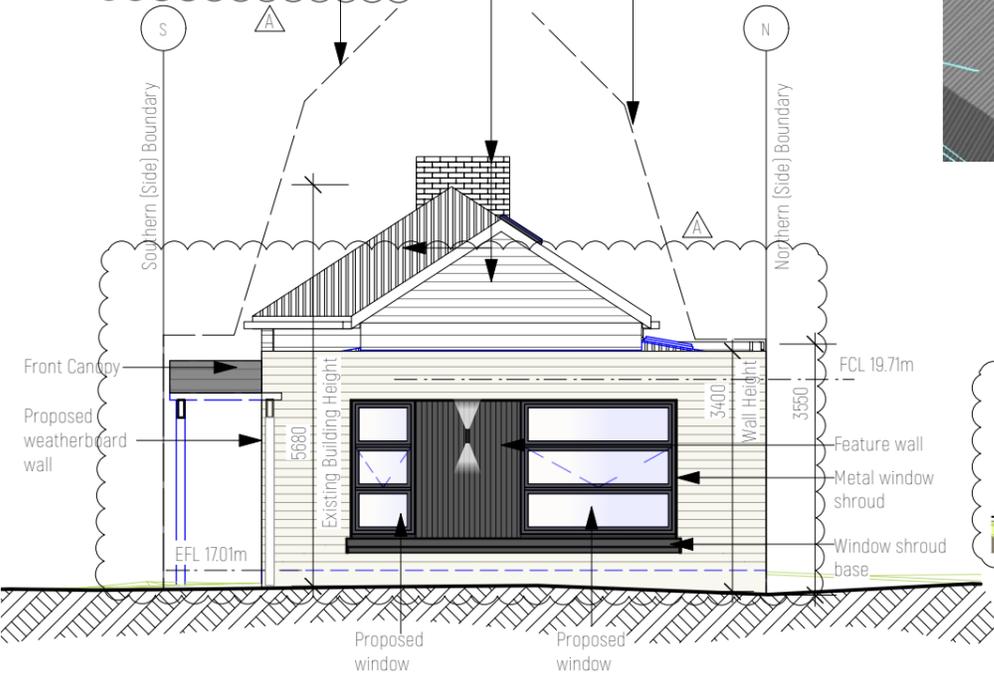


Existing habitable room window on the adjoining lot is built on the common boundary.

Proposed new boundary walls on this side terminate either side of the window and do not extend opposite or in front of the opening, leaving the window unobstructed. A light court is maintained between the neighbour's window and the existing opposite wall on this site, with a setback of 1.8 m and clear width 2.2 m, providing 3.96 m<sup>2</sup> with a minimum dimension of 1.0 m clear to the sky, in accordance with Clause 54.04-3 - Standard A12 (Daylight to Existing Windows).

The opposite wall remains existing, with height  $\leq 3.6\text{ m}$  and setback  $1.8\text{ m} \geq 0.5 \times \text{wall height}$ , satisfying the setback requirement for walls over 3 m within the 55° arc from the centre of the existing window.

Building materials, finishes and colours				
	Material	Colour	Note	
Boundary wall	Brick Veneer	Red		
Weather board wall	Hardie Plank or similar	White - Match Existing		
Feature weather board wall	Hardie Plank or similar	Charcoal		
Downpipe	Colorbond	Southerly	Non-combustible	
Gutter	Colorbond	Southerly	Non-combustible	
Roof Sheets	Trimdek Colorbond	Southerly	Non-combustible	
Window, Door, Skylight Frame	Aluminium Powder-coated	Monument		
Metal Window Shroud	Aluminium Powder-coated	Monument		
Window Shroud Base	Varnished Merbau	Black Japan		
Front Canopy	Hardies brushed concrete or similar	Monument		



**2 Brooks St Elevation**  
Scale: 1:100



Propose View A

**Planning Permit**



A		2/1/2026	Amend the design to align the frontage with the adjoining neighbour, adjust the front layout, revise the entry, and revise the wall on the boundary to seek variation approval.	
ISSUE	DATE	REVISION		
PROJECT	Sumner Resident Makeover		PROJECT #	2509P1
ADDRESS	5 Brooks Place, Yarraville		DATE #	17/11/2025
DWG	Propose Elevations		SCALE @ A3	1:100
			DRAWN	TT
			CHKD	TT
			REVISION	A

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

**Legend**

EFL Existing Floor Level  
 FFL Finished Floor Level  
 FCL Finished Ceiling Level

**Wall Length on Boundary (Standard A2-4)**

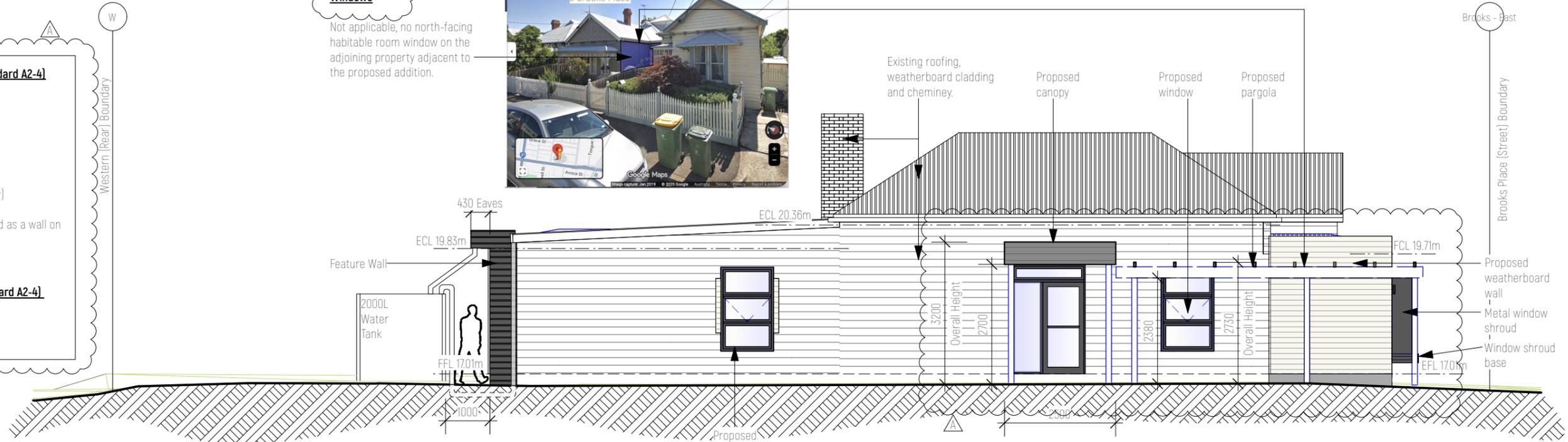
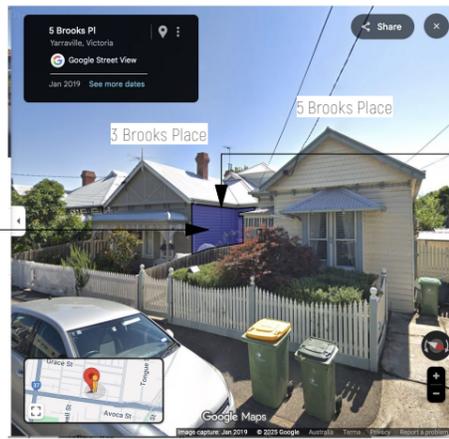
Boundary Length: 30.99 m  
 Maximum permissible length:  
 $10\text{ m} + (20.99\text{ m} \times 0.25) = 15.25\text{ m}$   
 Proposed length = 2.5 m [Comply]  
 Note: Open pergola is not defined as a wall on the boundary.

**Wall Height on Boundary (Standard A2-4)**

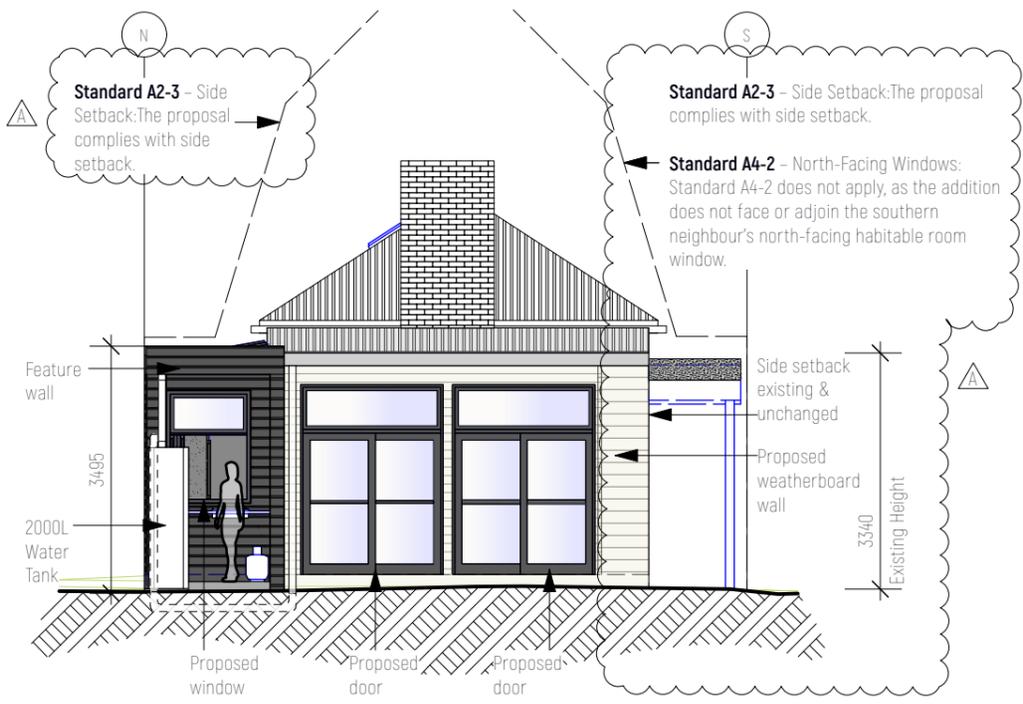
Average Height = 3.2m [Comply]  
 Maximum height = 3.2m [Comply]

**Standard A4-2 - North-Facing Windows**

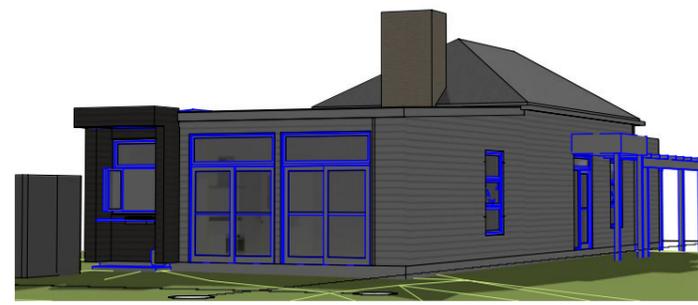
Not applicable, no north-facing habitable room window on the adjoining property adjacent to the proposed addition.



**2 South Elevation**  
 Scale: 1:100



**3 West Elevation**  
 Scale: 1:100



Propose View B

Building materials, finishes and colours				
	Material	Colour	Note	
Boundary wall	Brick Veneer	Red		
Weather board wall	Hardie Plank or similar	White - Match Existing		
Feature weather board wall	Hardie Plank or similar	Charcoal		
Downpipe	Colorbond	Southerly	Non-combustible	
Gutter	Colorbond	Southerly	Non-combustible	
Roof Sheets	Trimdek Colorbond	Southerly	Non-combustible	
Window, Door, Skylight Frame	Aluminium Powder-coated	Monument		
Metal Window Shroud	Aluminium Powder-coated	Monument		
Window Shroud Base	Varnished Merbau	Black Japan		
Front Canopy	Hardies brushed concrete or similar	Monument		

**CITY OF MARIBYRNONG  
 ADVERTISED PLAN**

**Planning Permit**



A		2/1/2026	Amend the design to align the frontage with the adjoining neighbour, adjust the front layout, revise the entry, and provide the wall on the boundary calculation.	
ISSUE	DATE	REVISION		
PROJECT	Sumner Resident Makeover			PROJECT # <b>2509P1</b>
ADDRESS	5 Brooks Place, Yarraville			DATE # 17/11/2025
DWG	Propose Elevations			SCALE @ A3 1:100
				DWG # <b>A31 A</b>
				DRAWN TT
				CHKD TT
				REVISION A

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