

KINGSTON STREET

SEVERN ST

CITY OF MARIBYRNONG
ADVERTISED PLAN



EXISTING REAR OF DWELLING



38 Kingston St



36 Kingston St



34 Kingston St

NEIGHBOURHOOD & SITE DESCRIPTION
SCALE 1:200 on A3

hatch denotes extent
of demolition



SITE CONTEXT



SITE CONTEXT



SCALE (m) 1:200 on A3

drafting edge

drafting edge
433 North Road
Ormond 3204
T: 9518 1995
M: 0419 394 903
REG. DP-AD 22025

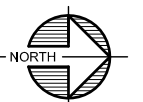
36 KINGSTON STREET
YARRAVILLE

DRAWN: GEOFF B
DATE: AUG 2024
DRAWING REF: 24.023
DRAWING NO: 1 of 9

TOWN PLANNING APPLICATION
NEIGHBOURHOOD & SITE
DESCRIPTION

REVISION:
-- ISSUED FOR TOWN PLANNING APPLICATION
A AMENDMENTS FOR COUNCIL

7/3/2025
14/3/2025



KINGSTON STREET

SEVERN ST

CITY OF MARIBYRNONG
ADVERTISED PLAN

hatch denotes extent
of proposed double
storey extension



SITE CONTEXT

DESIGN RESPONSE
SCALE 1:200 on A3

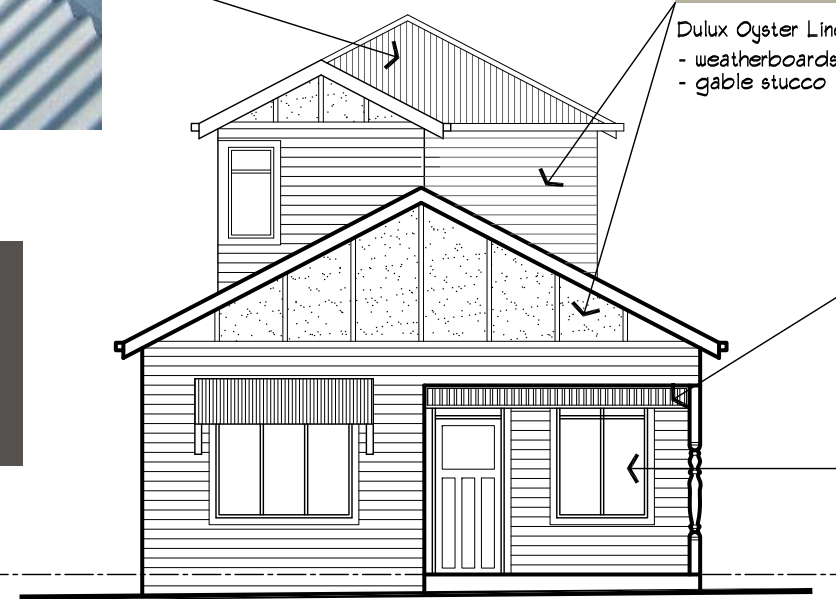
SITE CALCULATIONS (GRZ1)	
SITE AREA	195m ²
EXISTING	
GROUND FLOOR AREA	85m ²
SHED AREA	9.5m ²
TOTAL GROUND FLOOR BUILT AREA	97m ²
SITE COVERAGE	50%
PERMEABLE SURFACE AREA	61m ² (31% permeable)
POS/SPOS	13m ² /50m ²
PROPOSED	
GROUND FLOOR AREA	96.5m ²
FIRST FLOOR AREA	48.5m ²
SHED AREA	- m ²
PORCH AREA	5m ²
PERGOLA AREA	15m ²
TOTAL GROUND FLOOR BUILT AREA	101.5m ²
SITE COVERAGE	52% (max allow. 60%)
PERMEABLE SURFACE AREA	60m ² (30% permeable)
POS/SPOS	69m ² /46m ²



zincalume Custom-Orb



Dulux Woodland Grey
- front fence
- pergola



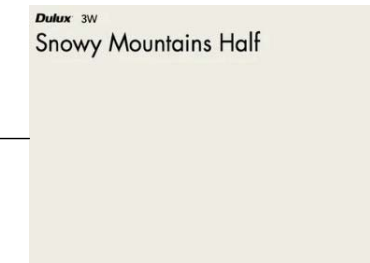
PROPOSED FACADE
SCALE 1:100 on A3



Dulux Oyster Linen
- weatherboards
- gable stucco



Dulux Bronze Fig
- dark wall trims



Dulux Snowy Mountain (half)
- light wall trims
- windows



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TOWN PLANNING APPLICATION
DESIGN RESPONSE

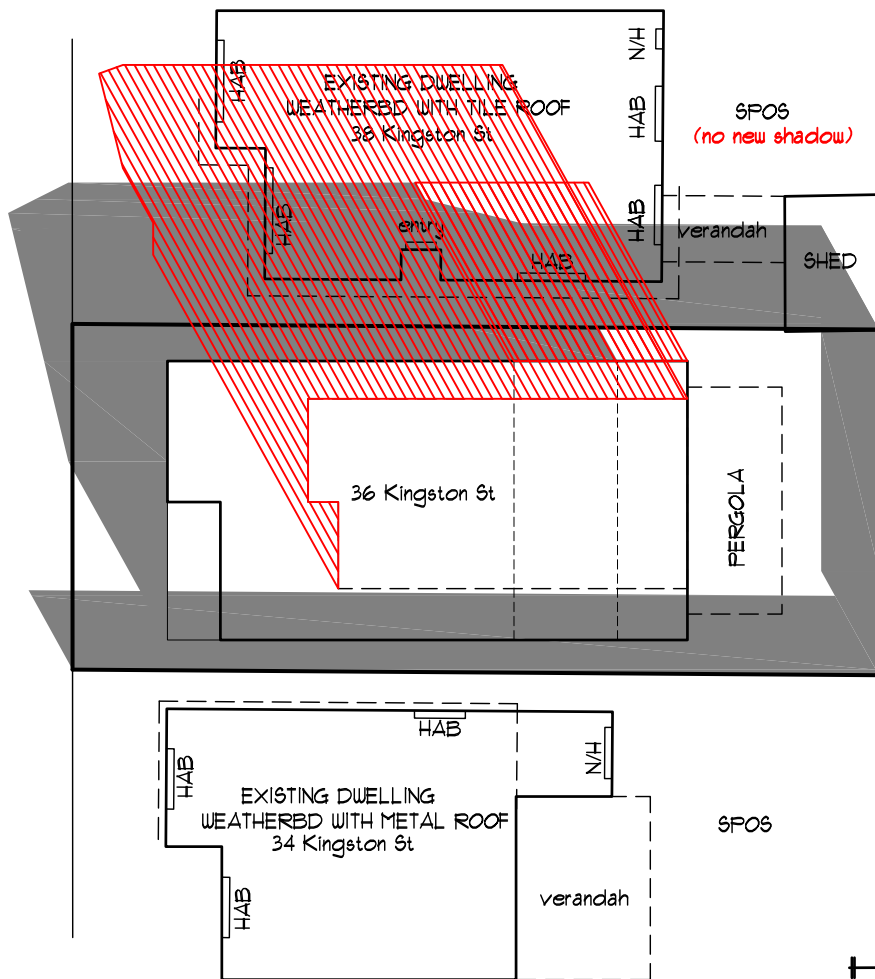
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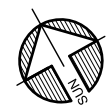


CITY OF MARIBYRNONG
ADVERTISED PLAN

KINGSTON STREET



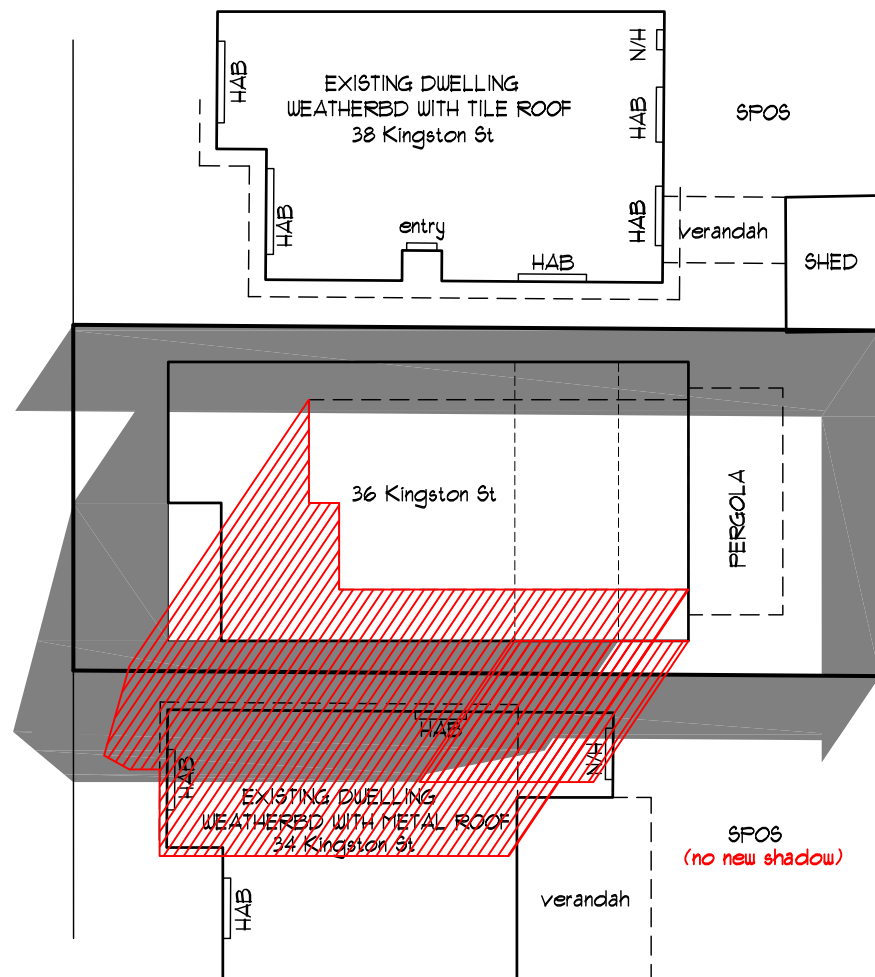
SHADOW DIAGRAM
9am Sept 22nd
SCALE 1:200 on A3



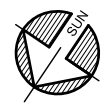
existing cast shadow (fence & building)
proposed cast shadow

LANE

KINGSTON STREET

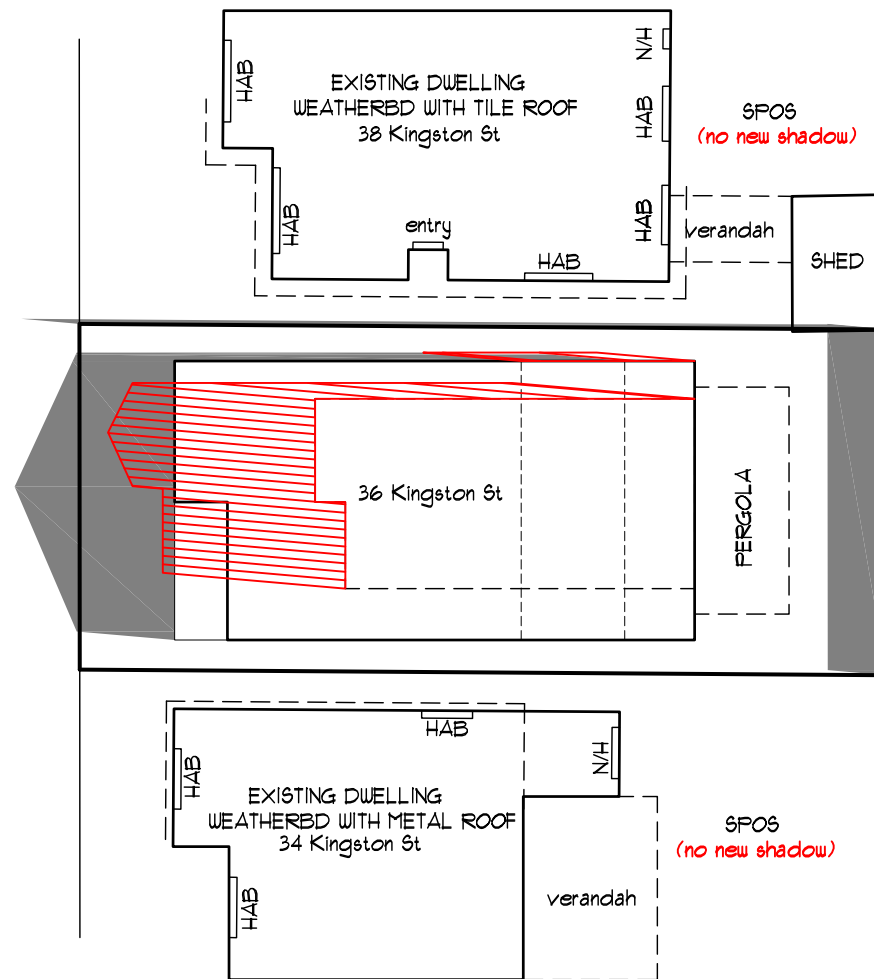


SHADOW DIAGRAM
3pm Sept 22nd
SCALE 1:200 on A3

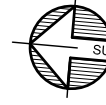


existing cast shadow (fence & building)
proposed cast shadow

KINGSTON STREET



SHADOW DIAGRAM
12pm Sept 22nd
SCALE 1:200 on A3



existing cast shadow (fence & building)
proposed cast shadow

LANE



SCALE (m) 1:200 on A3

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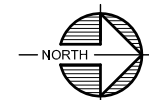
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YARRAVILLE

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TOWN PLANNING APPLICATION
SHADOW DIAGRAMS

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SEVERN ST

CITY OF MARIBYRNONG
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LANE

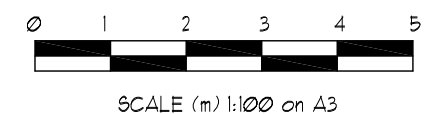
all sub-floor framing modifications
to be as per AS 1684 &/or engs design

BUILDER TO ENSURE ALL EXISTING ROOF
LOADS ARE TRANSFERRED TO GROUND
VIA APPROVED METHODS AS PER AS 1684
AND/OR ENGS DESIGN

BUILDER TO CHECK SUB-FLOOR CONDITION
ON SITE, AND IF REQUIRED APPLY TO RBS
FOR BUILDING PERMIT AMENDMENT TO INCLUDE
CHANGES TO THE EXISTING SUB-FLOOR &
FOOTING SYSTEM EG: RE-STUMPING

EXISTING FLOOR PLAN / DEMOLITION PLAN
SCALE 1:100 on A3

ALL LEVELS SHOWN ARE TO AHD
REFER TO ESTABLISHMENT SURVEY
FOR EXISTING WALL & FENCE ALIGNMENTS
WE RECOMMEND ENGAGING A LICENSED
LAND SURVEYOR TO UNDERTAKE THE
SITE SETOUT
SETBACKS SHOWN ARE FROM TITLE BDY



drafting edge

drafting edge
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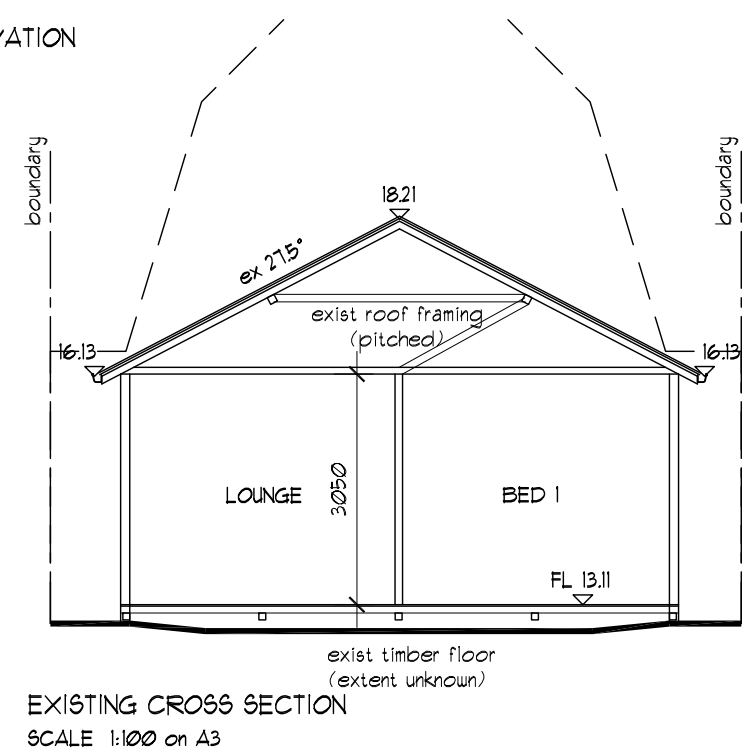
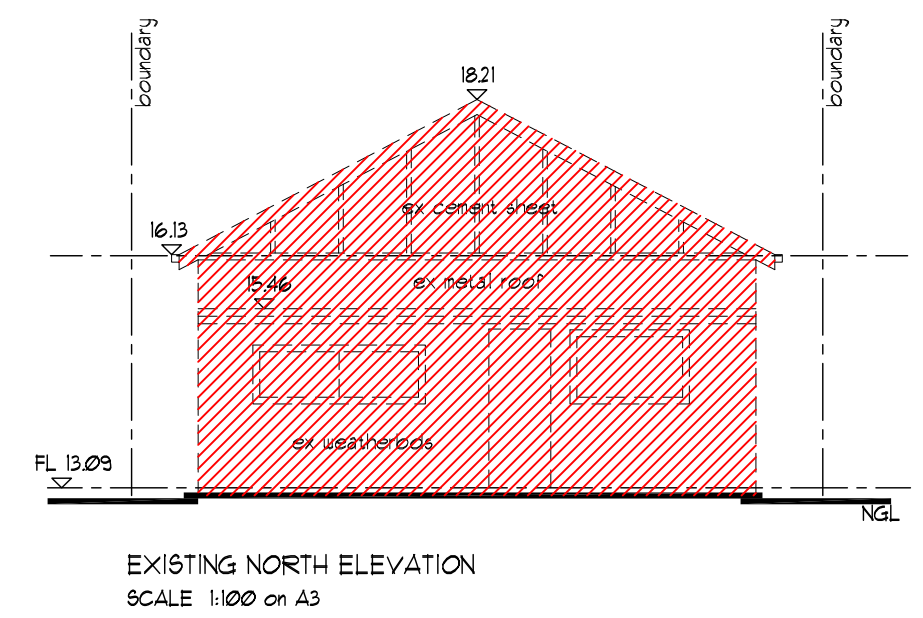
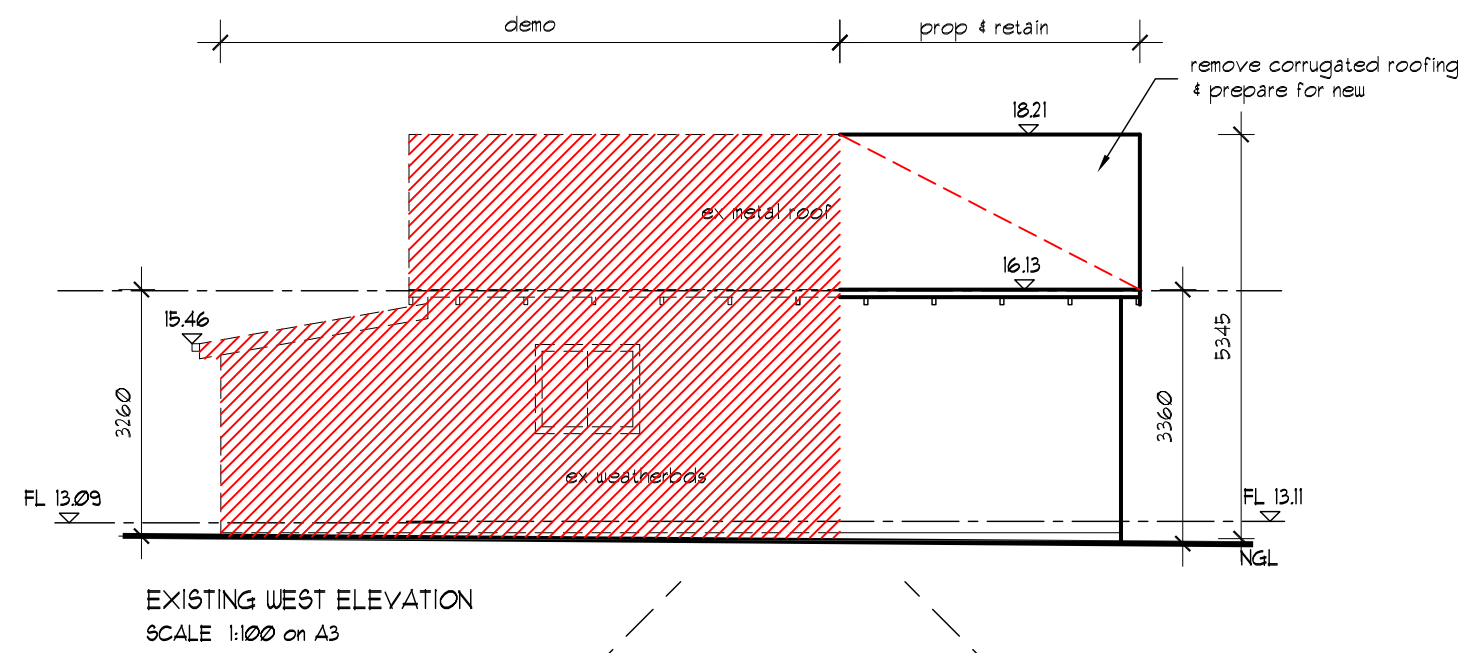
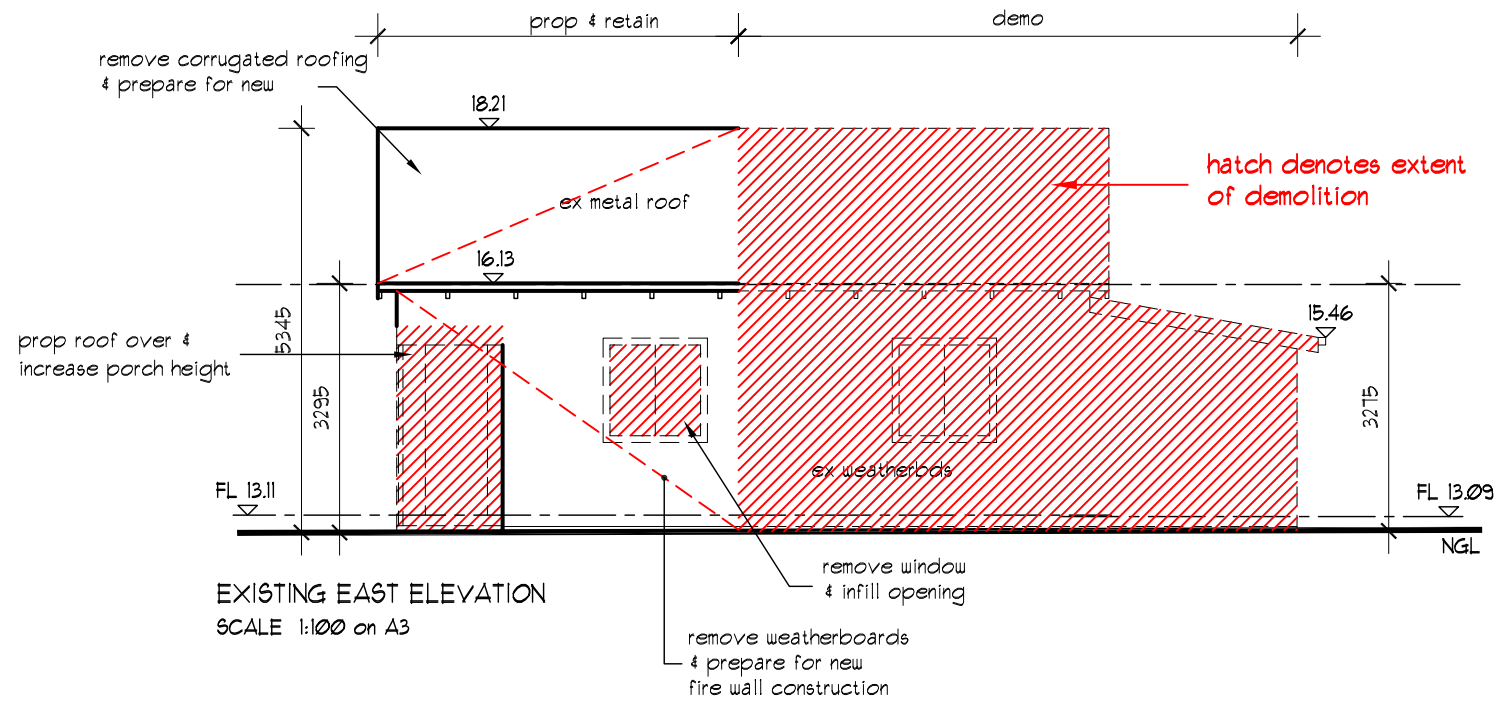
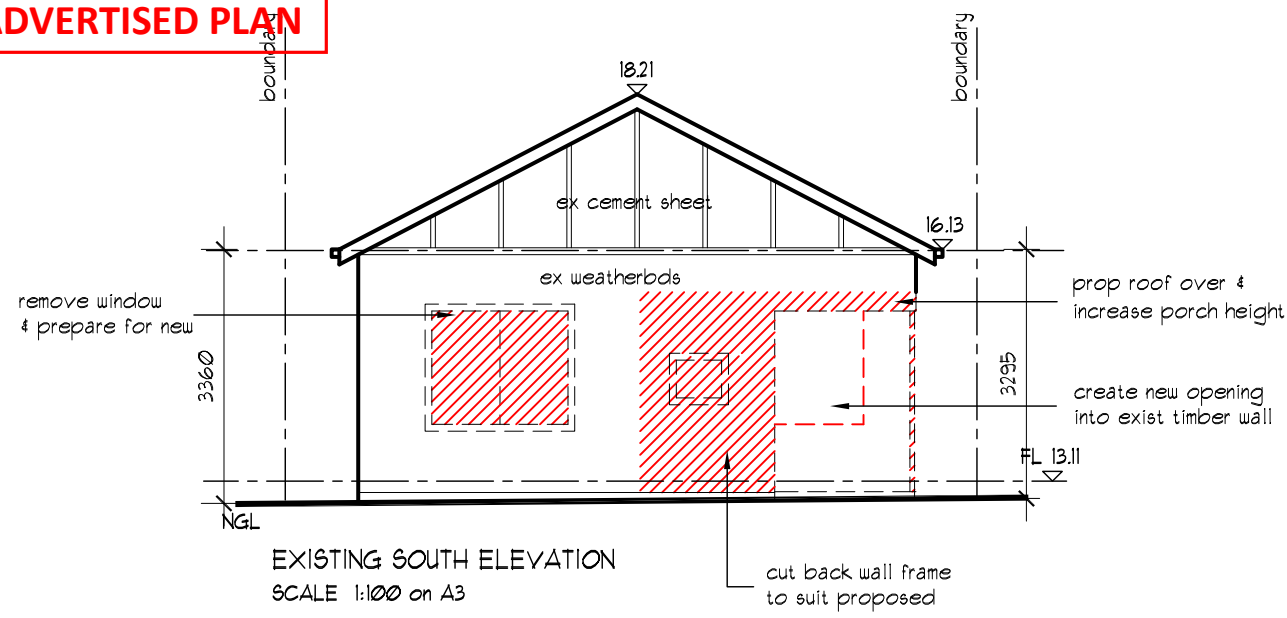
TOWN PLANNING APPLICATION
EXISTING FLOOR PLAN
DEMOLITION PLAN

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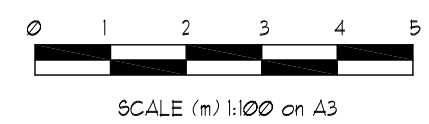
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ADVERTISED PLAN



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TOWN PLANNING APPLICATION
EXISTING ELEVATIONS

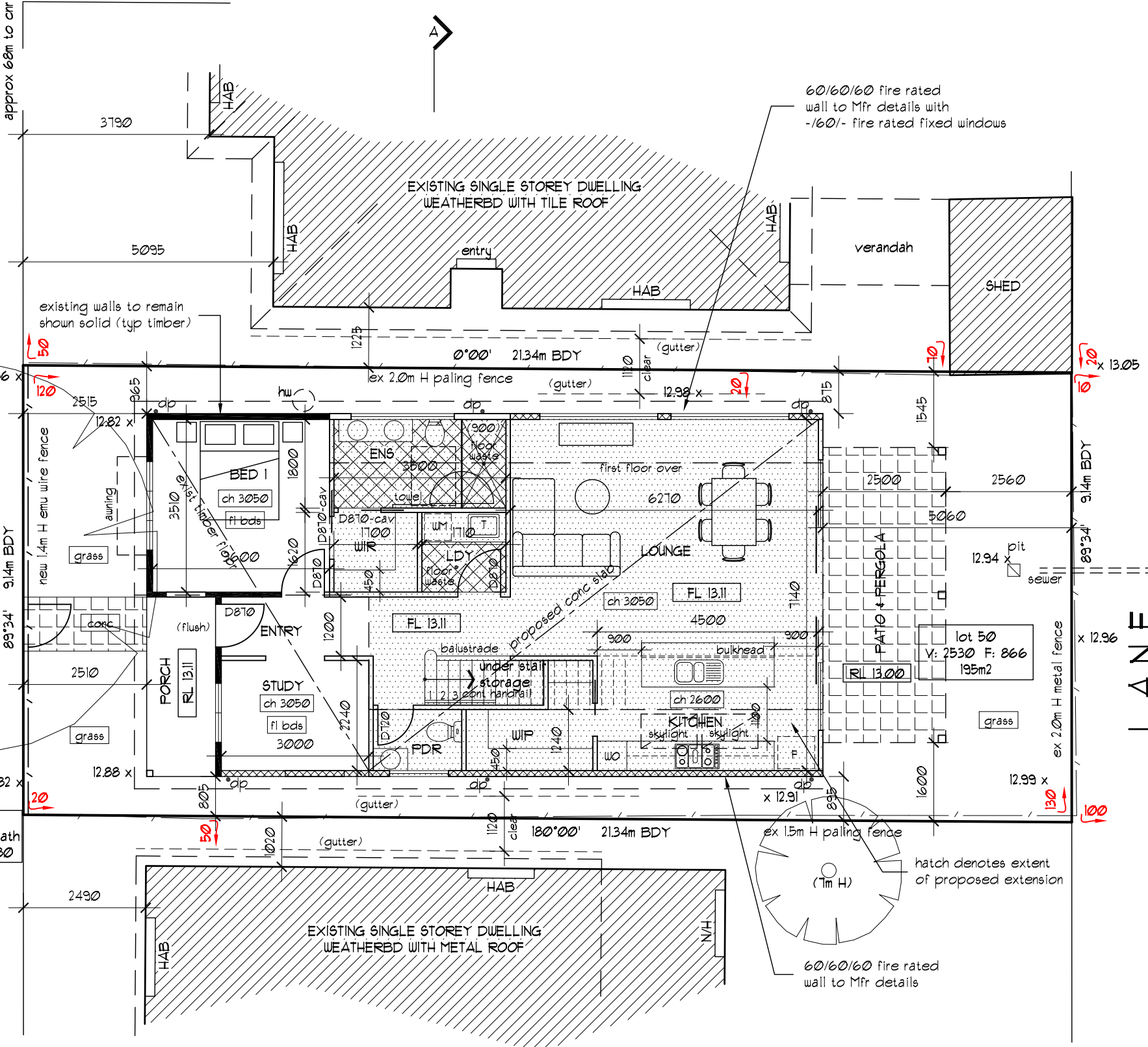
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SEVERN ST

KINGSTON STREET

LANE



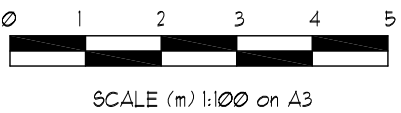
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PROPOSED GROUND FLOOR PLAN
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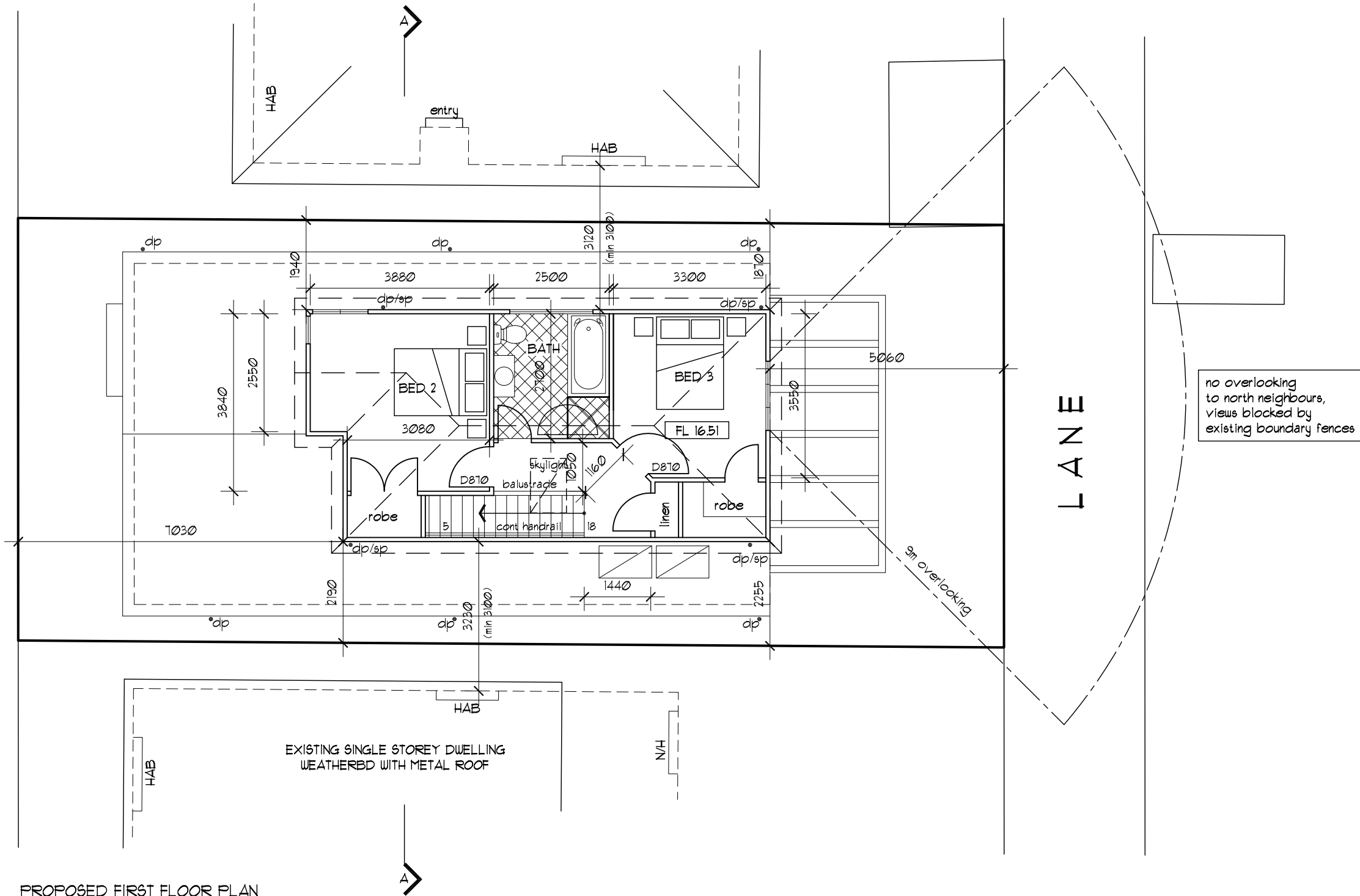
TOWN PLANNING APPLICATION
PROPOSED GROUND FLOOR PLAN

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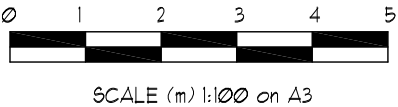
1/3/2025
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KINGSTON STREET



PROPOSED FIRST FLOOR PLAN
SCALE 1:100 on A3



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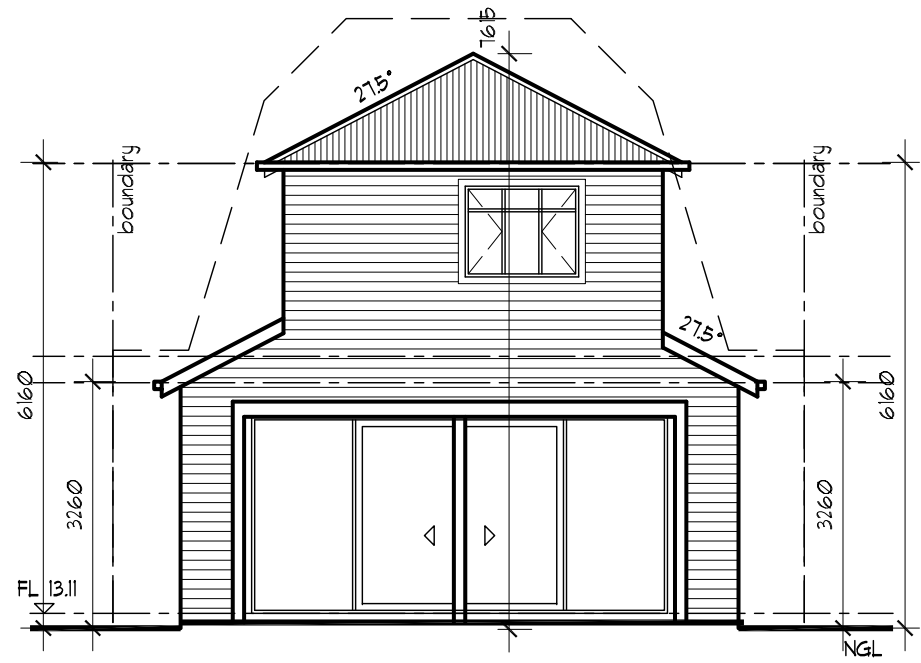
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PROPOSED FIRST FLOOR PLAN

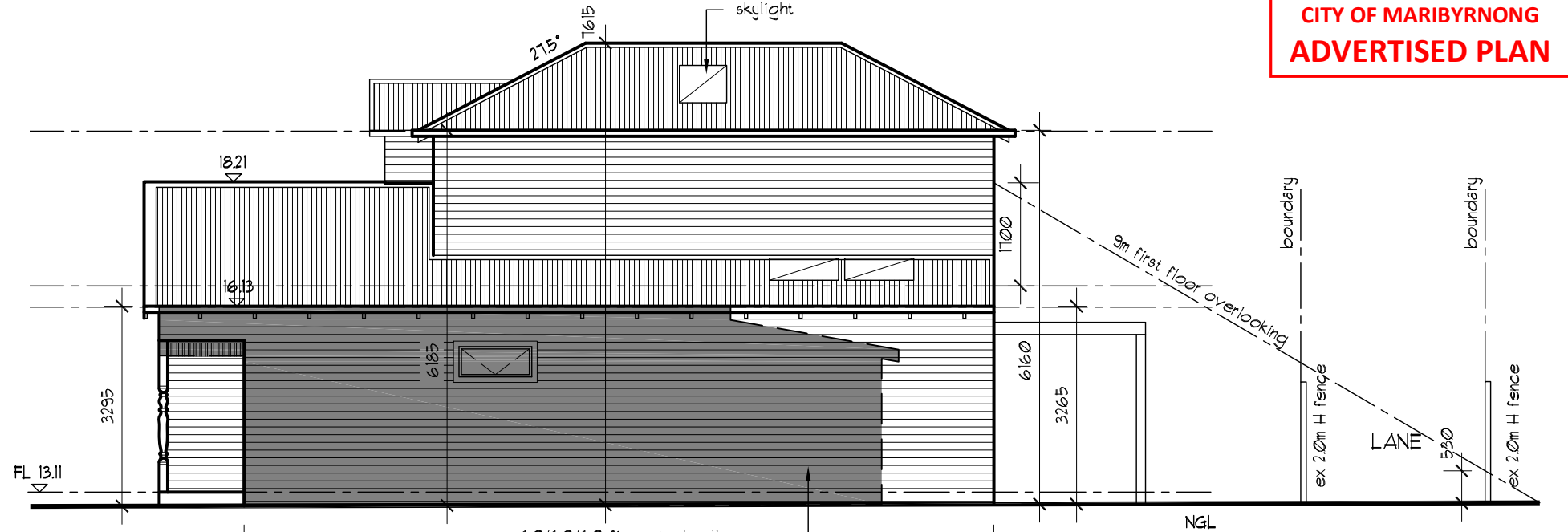
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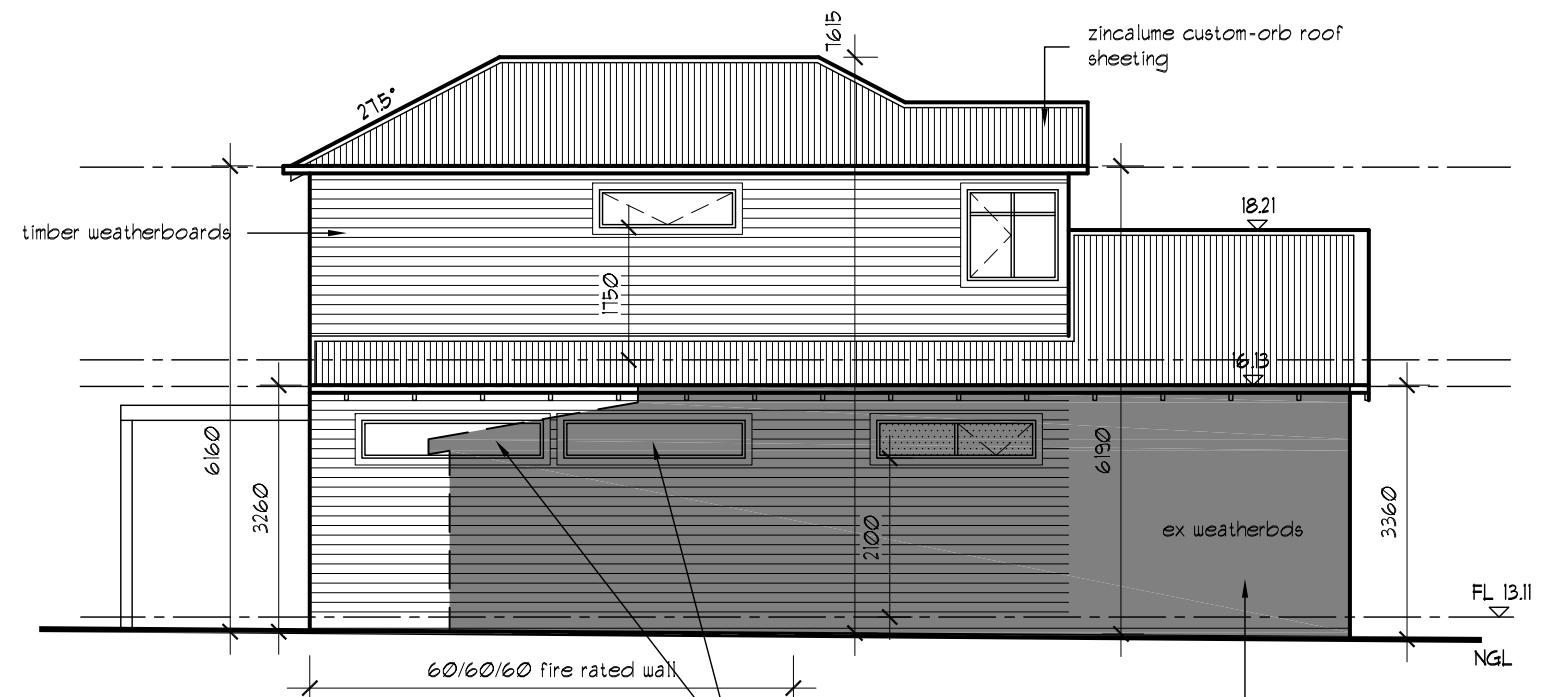


PROPOSED NORTH ELEVATION
SCALE 1:100 on A3

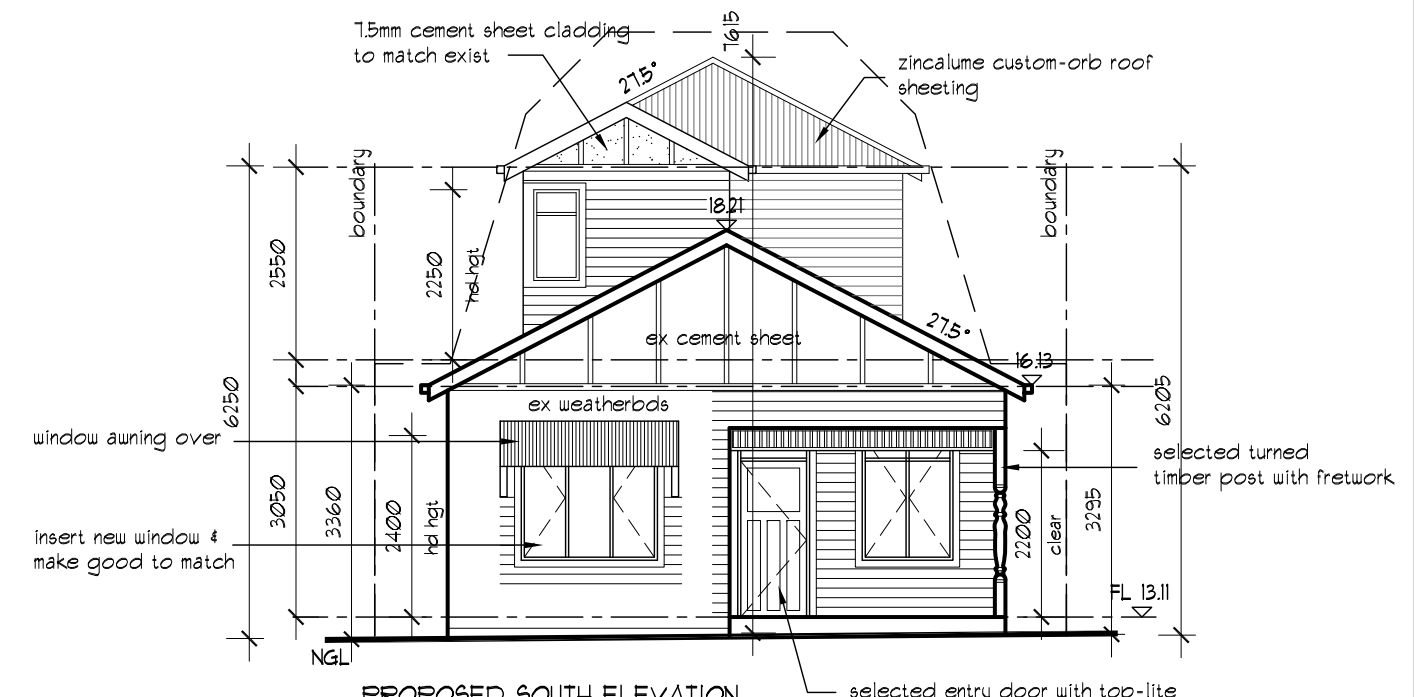


PROPOSED EAST ELEVATION
SCALE 1:100 on A3

no overlooking
to north neighbours,
views blocked by
existing boundary fences



PROPOSED WEST ELEVATION
SCALE 1:100 on A3

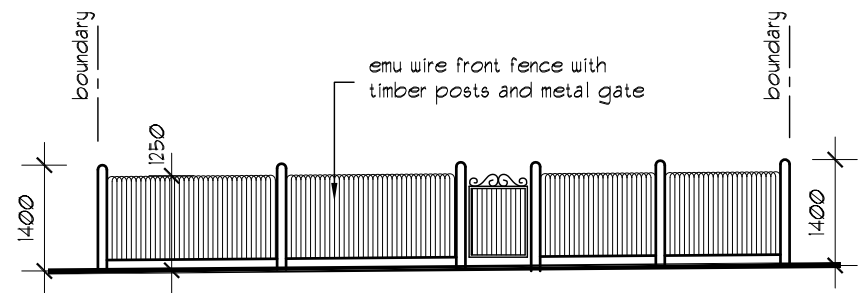


PROPOSED SOUTH ELEVATION
SCALE 1:100 on A3

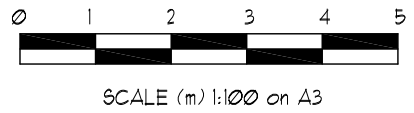
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PROPOSED FRONT FENCE
SCALE 1:100 on A3



drafting edge

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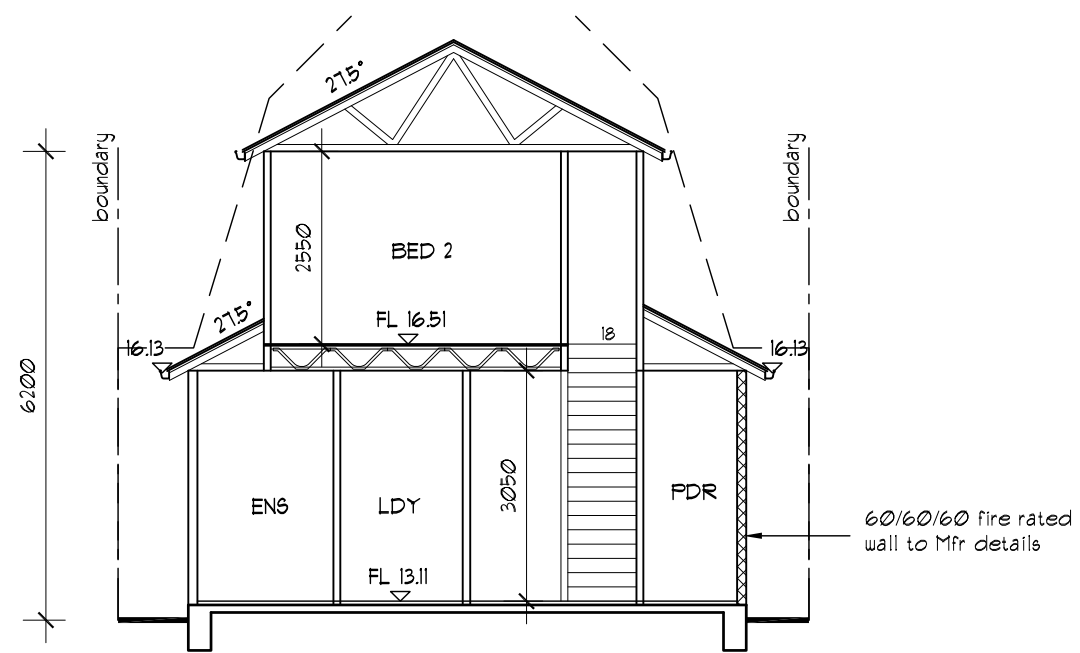
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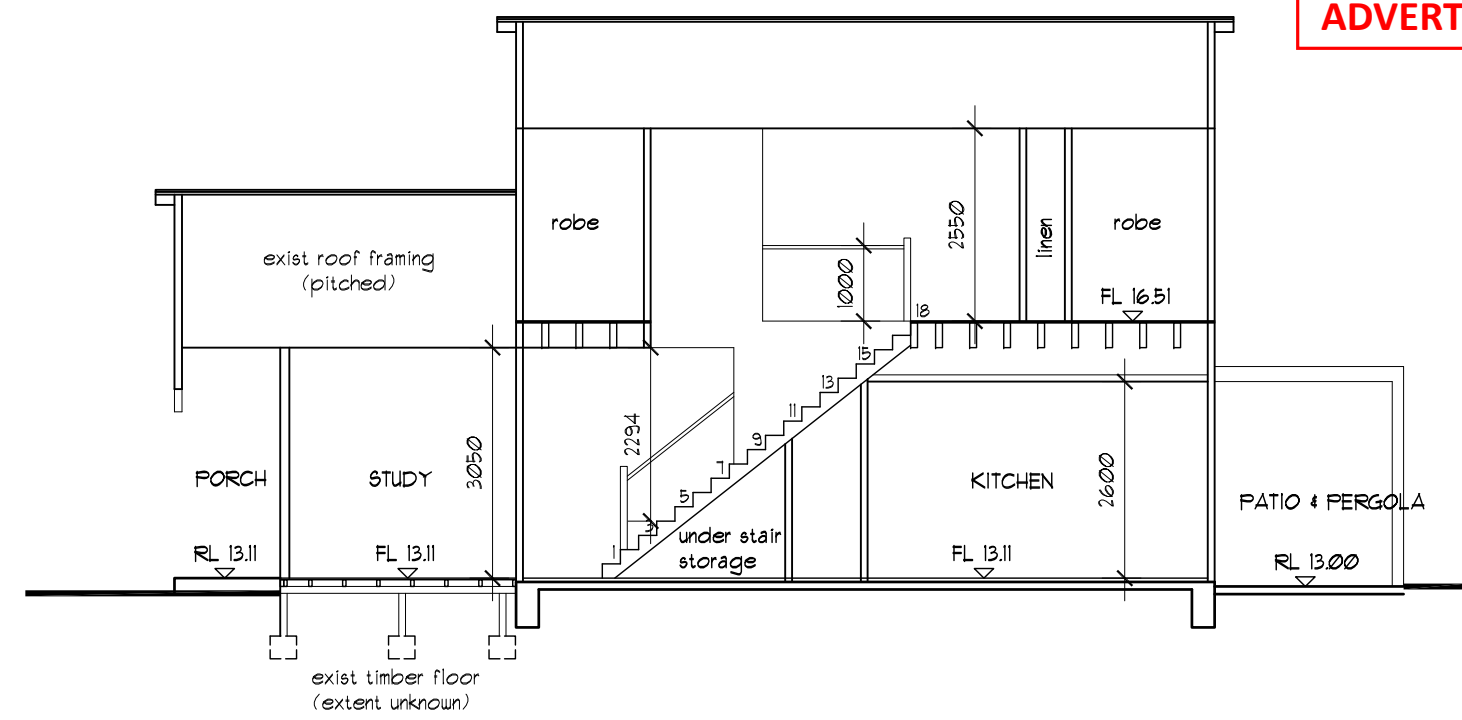
TOWN PLANNING APPLICATION
PROPOSED ELEVATIONS

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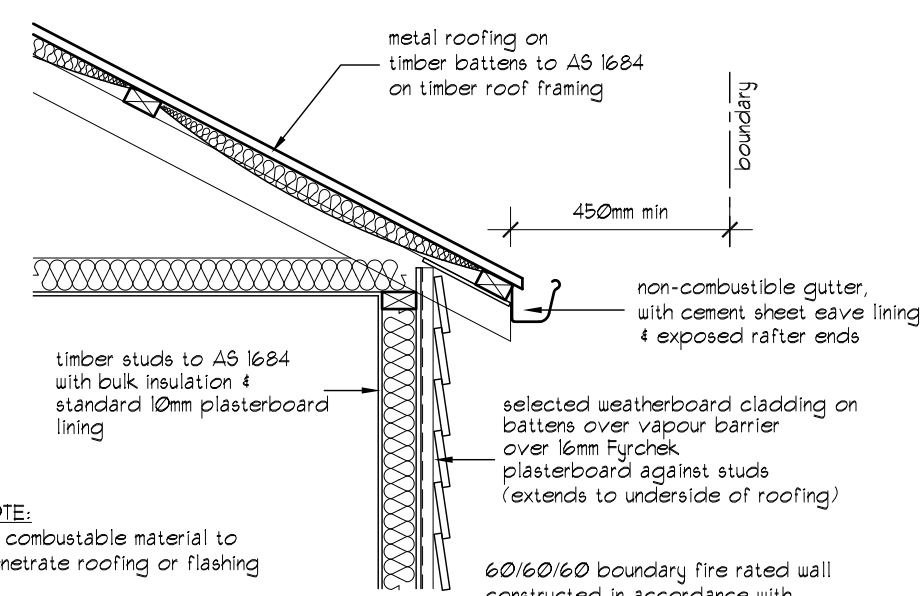
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CROSS SECTION A
SCALE 1:100 on A3



CROSS SECTION B
SCALE 1:100 on A3

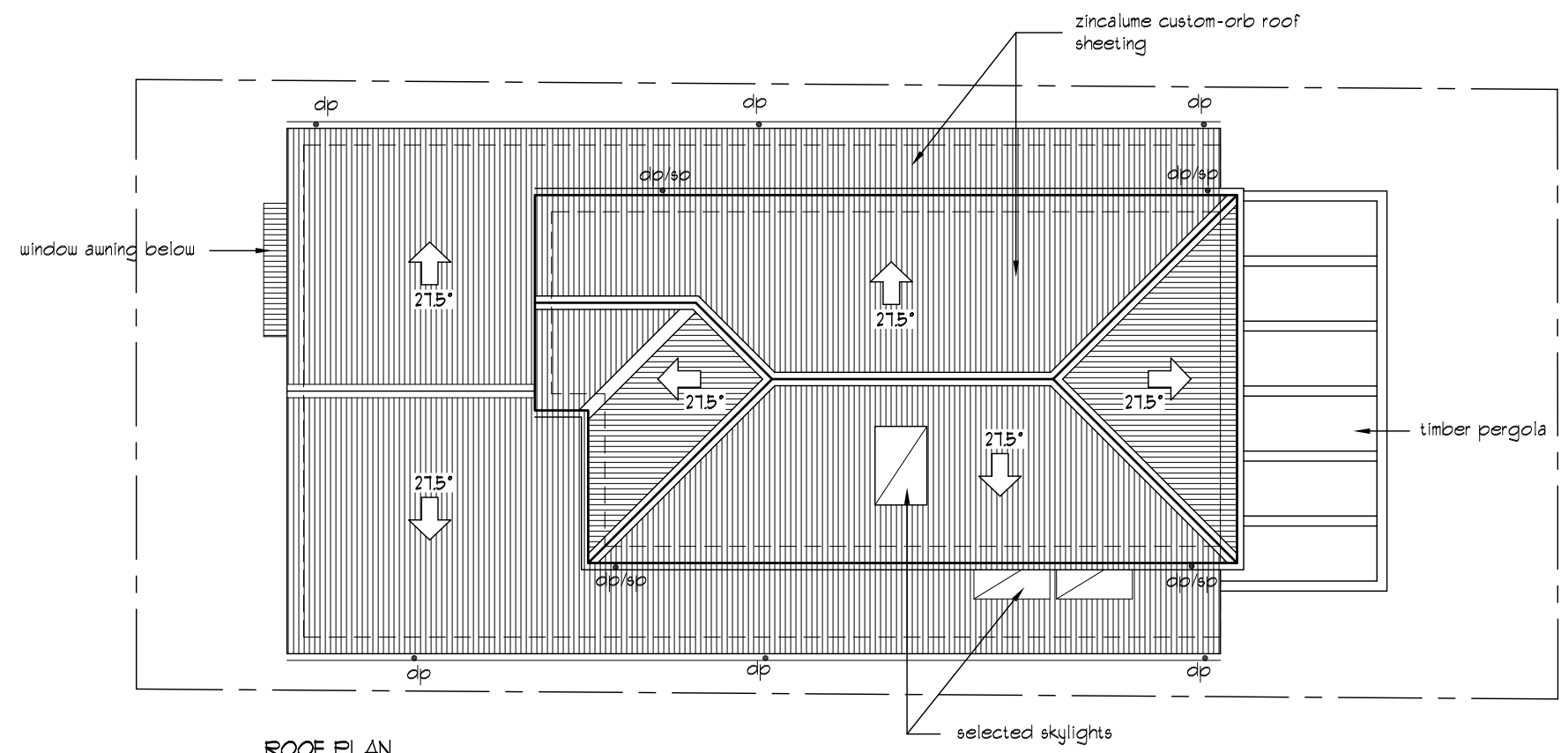


EXTERNAL 60/60/60 FIRE WALL DETAIL
SCALE 1:20

all sub-floor framing modifications
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ROOF PLAN
SCALE 1:100 on A3

