

LEGEND:

SYM	LAYER NAME
△	Control
○	Tree
□	Sign
▬	Parapet
⊙	Gas Meter
⊕	Water Meter
H	Habitable Window
N	Non-Habitable Window
O	Opaque Window
U	Unknown Window
○	Structural Root Zone
○	Notional Root Zone

CITY OF MARIBYRNONG
ADVERTISED PLAN

LEGEND

- 30M TO THE NEAREST BUS STOP
ON DREW STREET / BROMYARD RD
- 240M TO ANGLISS RESERVE - PLAYGROUND
- 250M TO CRUICKSHANK PARK
- 700M TO YARRAVILLE WEST FOOD STRIP - AUSTRALIAN POST
- 750M TO WEMBLEY PRIMARY SCHOOL
- 1.1KM TO COLES YARRAVILLE
- 1.5KM TO YARRAVILLE PHYSIOTHERAPY, PATHOLOGY, CLINIC
- 1.9KM TO YARRAVILLE TRAIN STATION
- 7.5KM APPROX TO MELBOURNE CBD.



NEIGHBOURHOOD SITE DESCRIPTION

SCALE 1:500

Town Planning of Proposed Development

31 Gent Street
Yarraville

Client: _____

Important Notes:

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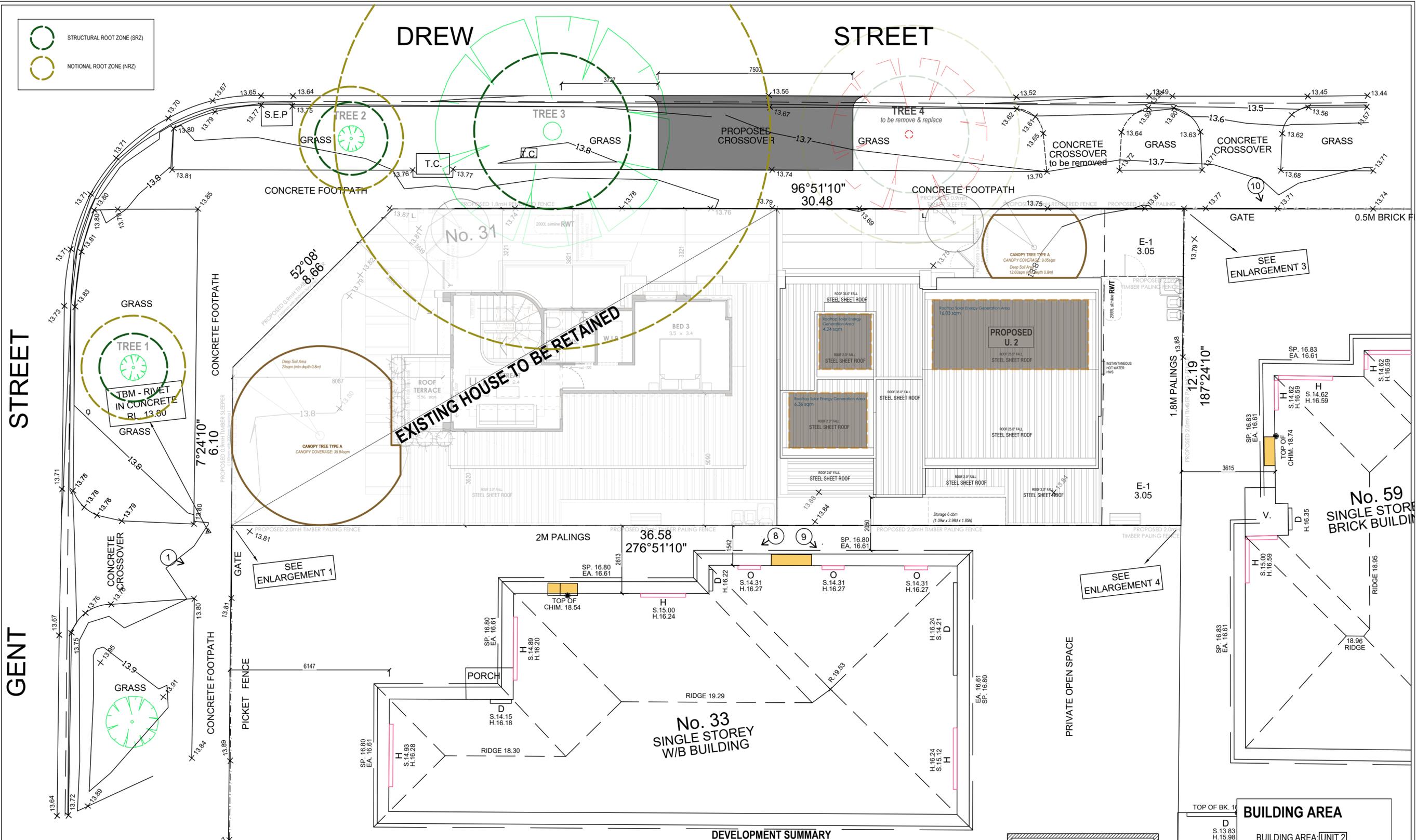
Drawn: ET	Checked: 1
Page: 1	of 17
Scale: 1:500	Date: 20/01/23
Job Number: ETJ_002_2023	

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GENT STREET

DREW STREET



EXISTING HOUSE TO BE RETAINED

DEVELOPMENT SUMMARY

PROPOSED UNIT 1	PROPOSED UNIT 2	TOTAL
TOTAL FLOOR AREA	271.71 sqm	427 sqm
PRIVATE OPEN SPACE	12.92 sqm	231.62 sqm
OFF STREET CAR PARKING	2	4
SITE COVERAGE	30.03 %	54.24 %
		PERMEABLE AREA
		134.78 sqm
		PERMEABLE AREA
		31.56 %

BUILDING AREA

Area	Value
Ground Floor Area	72.67 sqm / 7.82 sq
Garage Area	24.70 sqm / 2.66 sq
First Floor Area	73.97 sqm / 7.96 sq
Porch Area	2.65 sqm / 0.29 sq
Balcony	3.36 sqm / 0.36 sq
Total Floor Area	177.35 sqm / 19.09 sq



ROOF PLAN
SCALE 1:100 ON A2

Town Planning of Proposed Development

31 Gent Street
Yarraville

Client: _____

Drawn: ET | Checked: _____

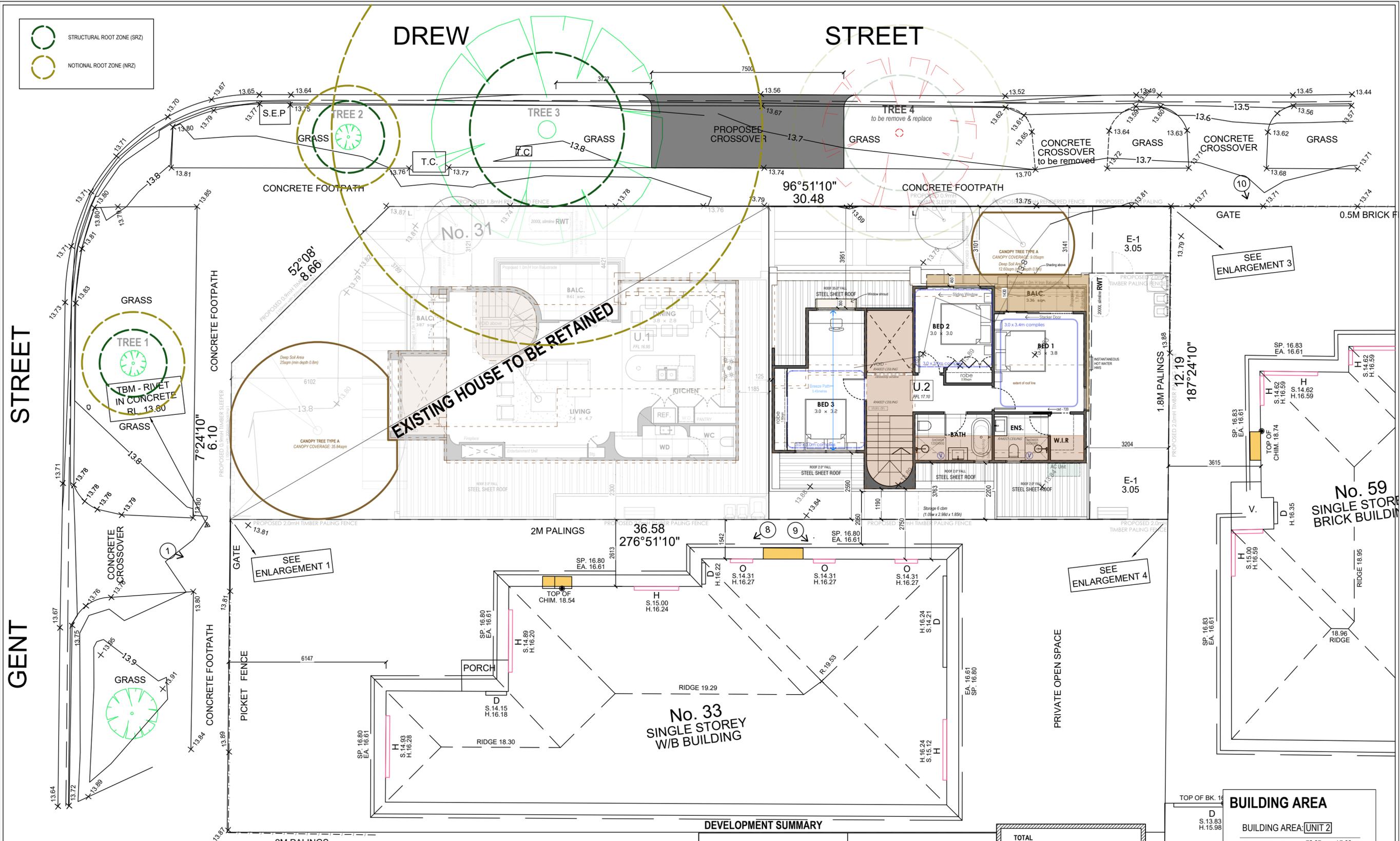
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FIRST FLOOR PLAN
SCALE 1:100 ON A2

DEVELOPMENT SUMMARY

PROPOSED UNIT 1	PROPOSED UNIT 2	TOTAL
TOTAL FLOOR AREA	TOTAL FLOOR AREA	ALLOTMENT SIZE
PRIVATE OPEN SPACE	PRIVATE OPEN SPACE	GROUND AREA
OFF STREET CAR PARKING	OFF STREET CAR PARKING	OFF STREET CAR PARKING
SITE COVERAGE	SITE COVERAGE	SITE COVERAGE
		PERMEABLE AREA
		PERMEABLE AREA

BUILDING AREA

BUILDING AREA: [UNIT 2]
Ground Floor Area
Garage Area
First Floor Area
Porch Area
Balcony
Total Floor Area



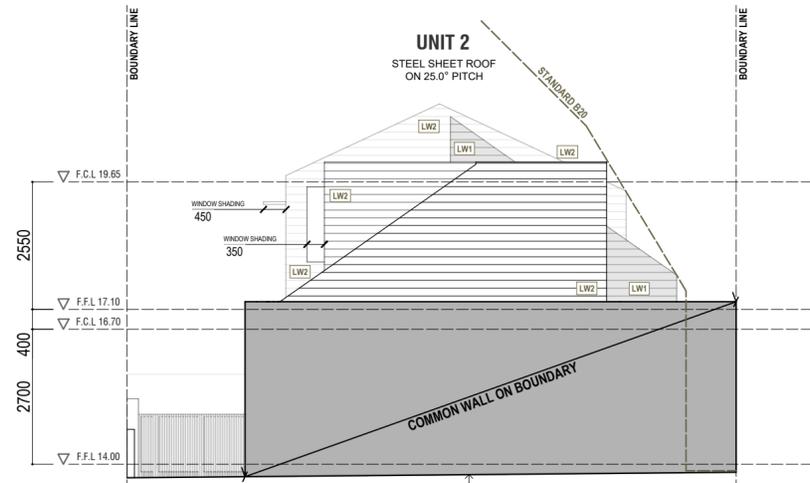
Town Planning of Proposed Development

31 Gent Street, Yarrawille

Client: []

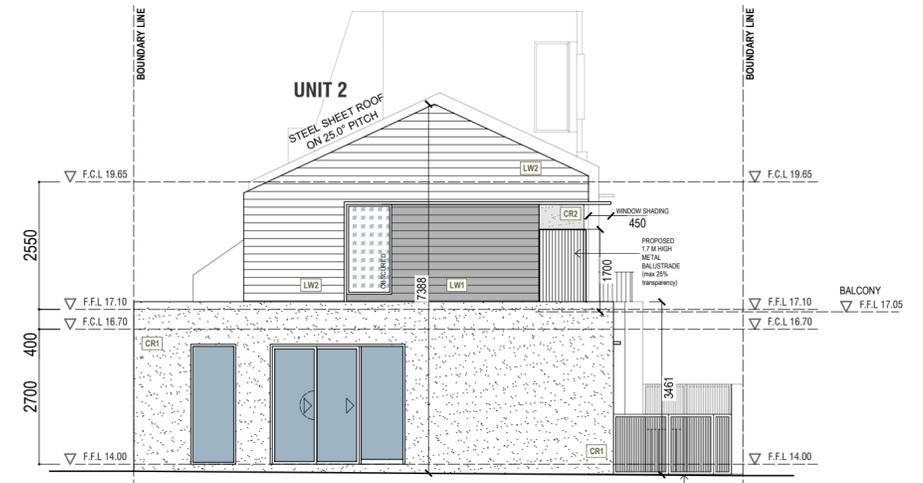
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 Page: 5 of 17
 Scale: 1:100 (A2) Date: 20/01/23
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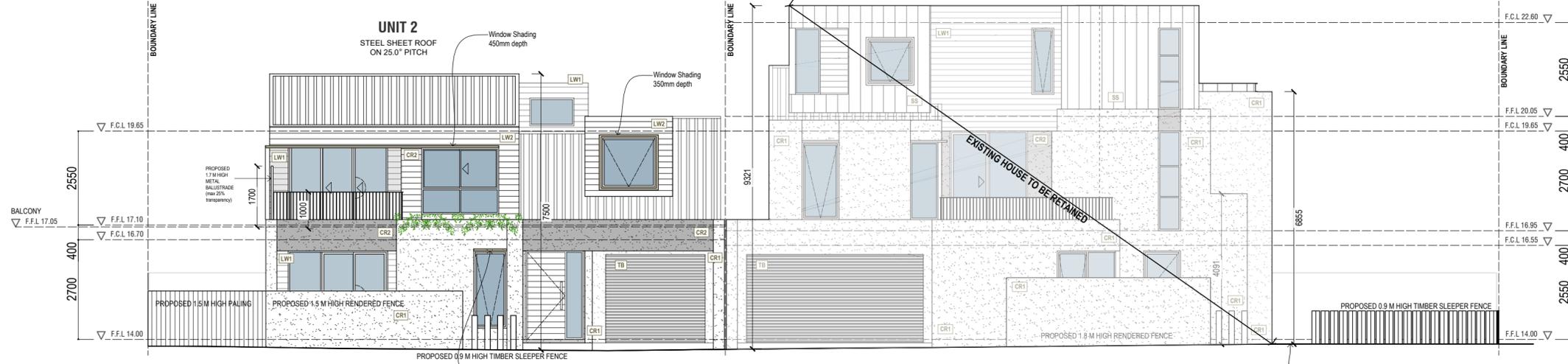


A. WEST ELEVATION

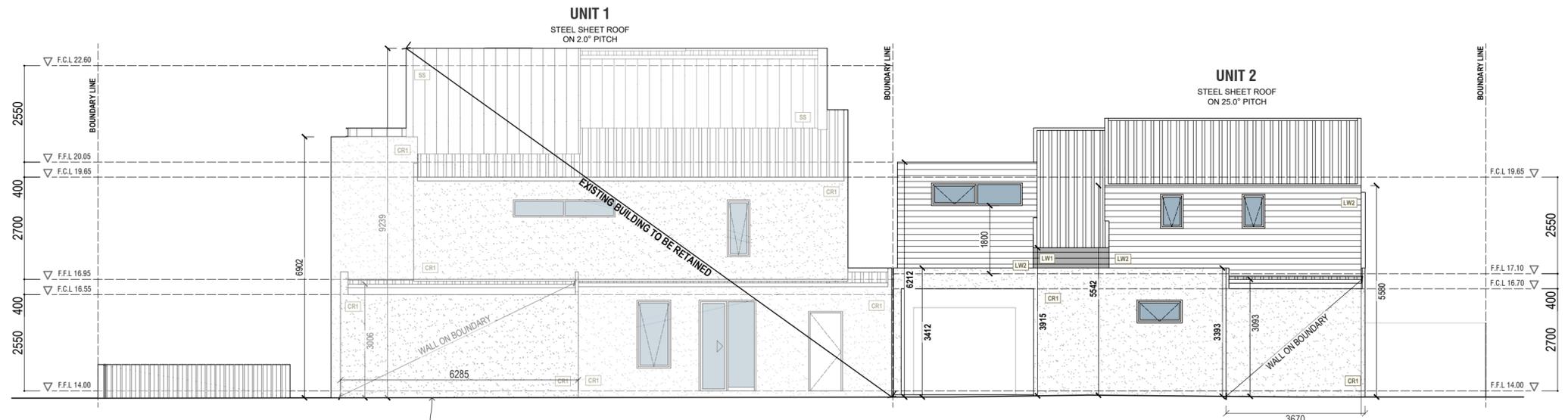
CODE	MATERIAL	NOTE
CR1	CEMENT RENDER 1	SURFMIST
CR2	CEMENT RENDER 2	WOODLAND GREY
SS	STANDING SEAM	SHALE GREY
LW1	LINEA WEATHERBOARD 1	WOODLAND GREY
LW2	LINEA WEATHERBOARD 2	SHALE GREY
TB	TIMBER BATTEN / CASTELLATED CLADDING	WOODLAND GREY
	DOOR - WINDOW - SHROUD	WOODLAND GREY
	FASCIA - GUTTER	SHALE GREY
	STEEL SHEET ROOFING	SHALE GREY
	EXPOSED AGGREGATE DRIVEWAY	SMOKE GREY or similar



C. EAST ELEVATION



B. NORTH ELEVATION



D. SOUTH ELEVATION

ELEVATIONS

SCALE 1:100 ON A2

Town Planning of Proposed Development

31 Gent Street
Yarraville

Client: _____

Drawn: ET | Checked: _____

Page: 6 of 17

Scale: 1:100 (A2) | Date: 2001/20

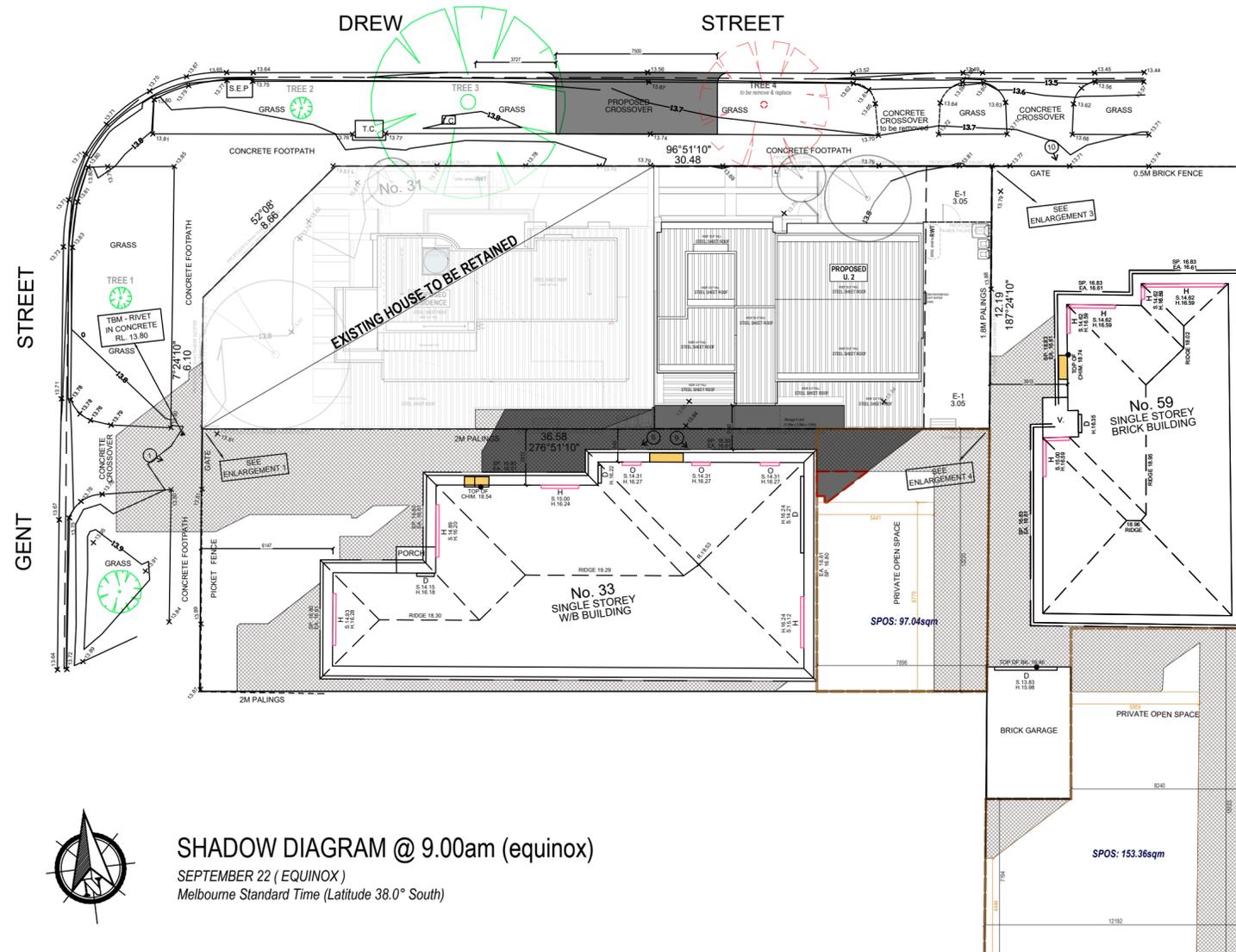
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-  PROPOSED SHADOW CAST
-  EXISTING SHADOW CAST
-  EXTEND OF SPOS
-  ADDITIONAL SHADOW CAST TO SPOS



33 GENT ST
 EXISTING UNSHADED OPEN SPACE: 55.61sqm (57.30%)
 ADDITIONAL SHADOW: 1.94sqm (3.48%)
 PROPOSED UNSHADED OPEN SPACE (min width 3m) : 47.77sqm (49.22%)

59 DREW ST
 EXISTING UNSHADED OPEN SPACE: 94.51sqm (61.62%)
 ADDITIONAL SHADOW: 0sqm (0%)

SHADOW DIAGRAM

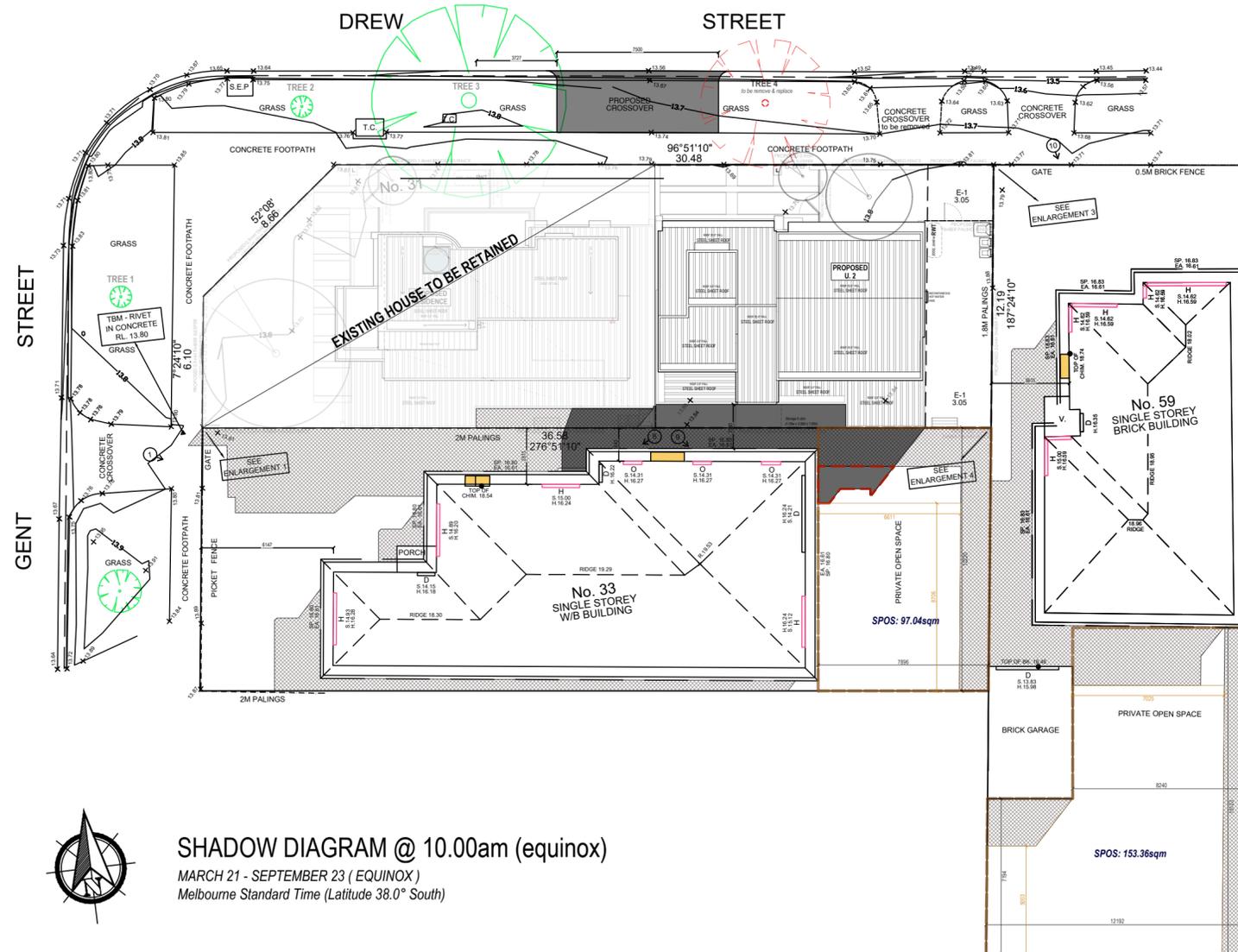
SCALE 1:100 ON A2

Town Planning of Proposed Development		Important Notes: These drawings must not be scaled. Figure Dimensions take precedence. It is the submitter and design contractor's responsibility to verify all dimensions, levels and existing conditions on site prior to commencement of any works and obtaining of materials. Any discrepancies are to be reported to this office immediately. These drawings shall not be altered in any form without the written permission from 2FORM Consulting Pty Ltd.	Drawn: ET Checked:
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- PROPOSED SHADOW CAST
- EXISTING SHADOW CAST
- EXTEND OF SPOS
- ADDITIONAL SHADOW CAST TO SPOS



33 GENT ST
 EXISTING UNSHADED OPEN SPACE: 67.98sqm (70.05%)
 ADDITIONAL SHADOW: 3.28sqm (4.82%)
 PROPOSED UNSHADED OPEN SPACE (min width 3m) : 57.26sqm (59.00%)

59 DREW ST
 EXISTING UNSHADED OPEN SPACE: 108.62sqm (70.82%)
 ADDITIONAL SHADOW: 0sqm (0%)



SHADOW DIAGRAM @ 10.00am (equinox)
 MARCH 21 - SEPTEMBER 23 (EQUINOX)
 Melbourne Standard Time (Latitude 38.0° South)

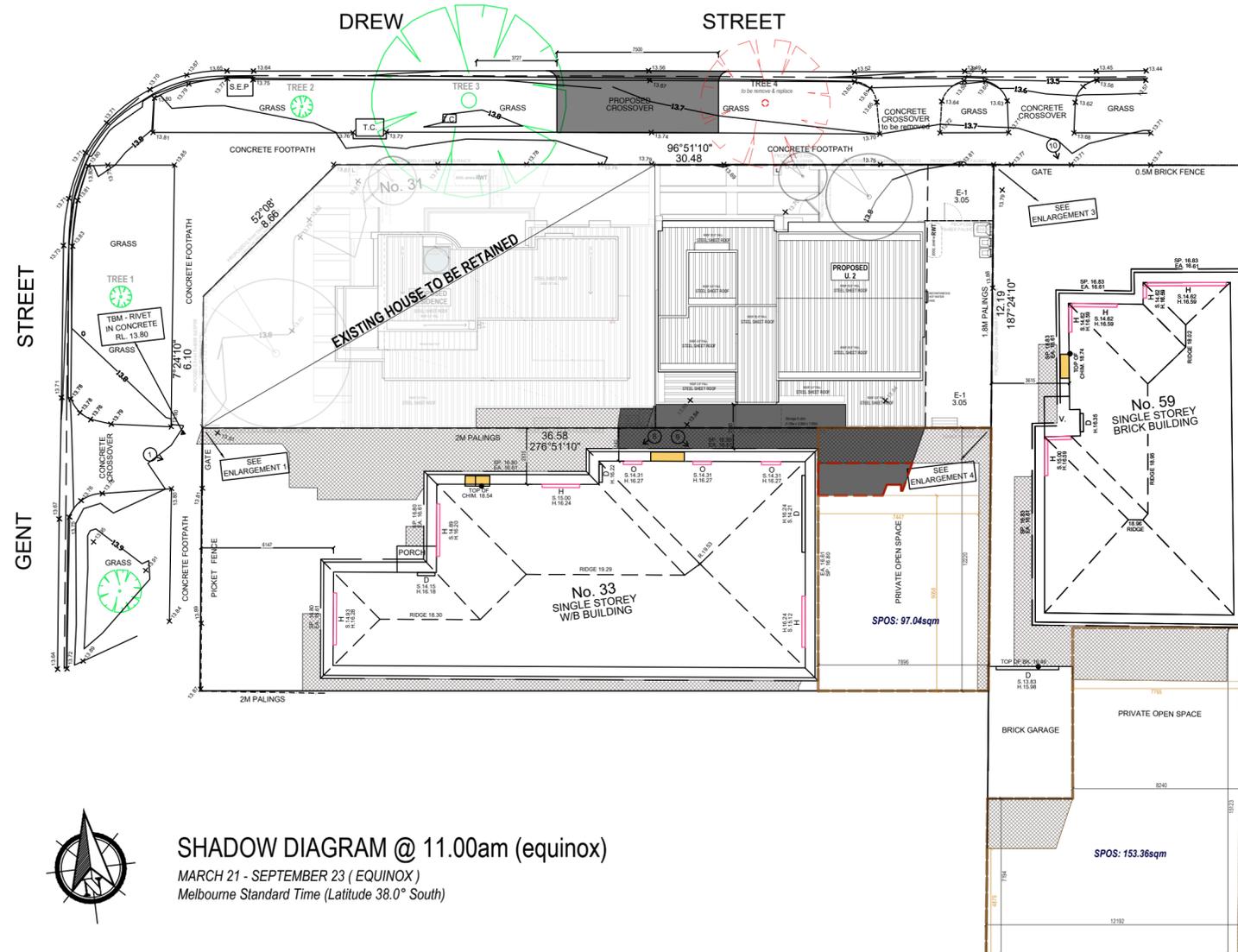
SHADOW DIAGRAM

SCALE 1:100 ON A2

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- PROPOSED SHADOW CAST
- EXISTING SHADOW CAST
- EXTEND OF SPOS
- ADDITIONAL SHADOW CAST TO SPOS



33 GENT ST
 EXISTING UNSHADED OPEN SPACE: 78.39sqm (80.78%)
 ADDITIONAL SHADOW: 5.73sqm (7.30%)
 PROPOSED UNSHADED OPEN SPACE (min width 3m) : 67.24sqm (69.29%)

59 DREW ST
 EXISTING UNSHADED OPEN SPACE: 118.02sqm (76.95%)
 ADDITIONAL SHADOW: 0sqm (0%)



SHADOW DIAGRAM @ 11.00am (equinox)
 MARCH 21 - SEPTEMBER 23 (EQUINOX)
 Melbourne Standard Time (Latitude 38.0° South)

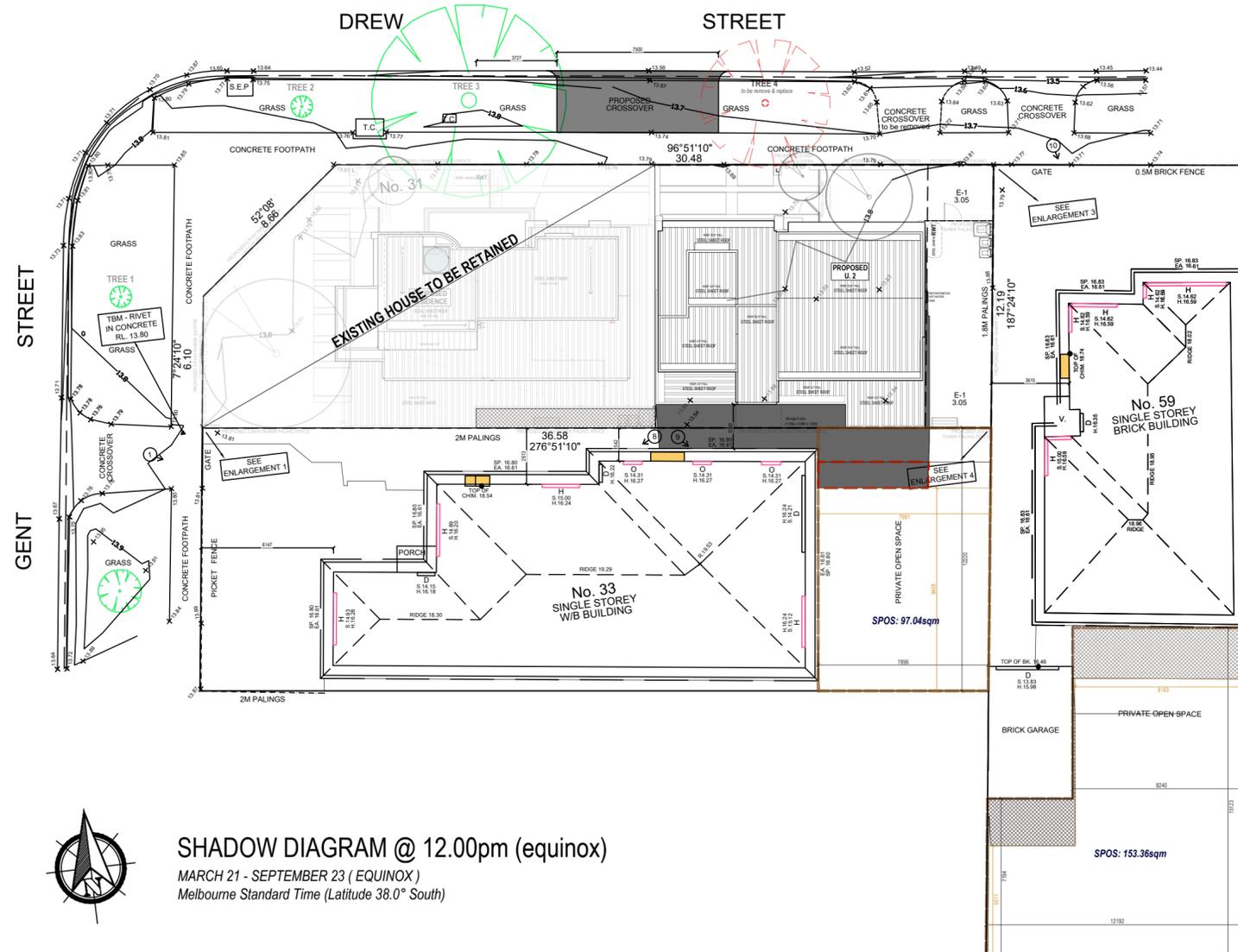
SHADOW DIAGRAM

SCALE 1:100 ON A2

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- PROPOSED SHADOW CAST
- EXISTING SHADOW CAST
- EXTEND OF SPOS
- ADDITIONAL SHADOW CAST TO SPOS



33 GENT ST
 EXISTING UNSHADED OPEN SPACE: 84.27sqm (86.84%)
 ADDITIONAL SHADOW: 6.10sqm (7.23%)
 PROPOSED UNSHADED OPEN SPACE (min width 3m): 74.67sqm (76.94%)

59 DREW ST
 EXISTING UNSHADED OPEN SPACE: 123.75sqm (80.69%)
 ADDITIONAL SHADOW: 0sqm (0%)



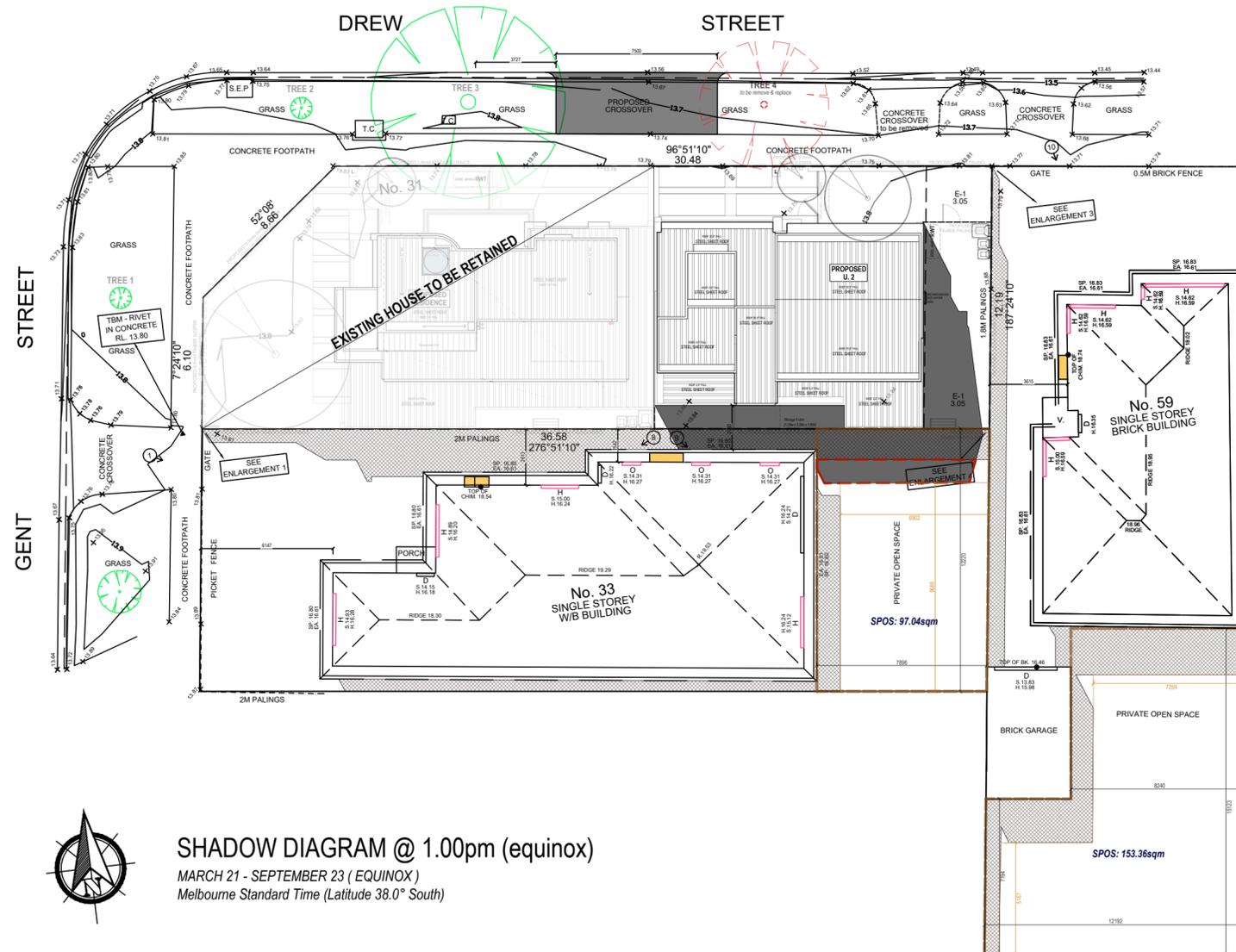
SHADOW DIAGRAM @ 12.00pm (equinox)
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SHADOW DIAGRAM

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- PROPOSED SHADOW CAST
- EXISTING SHADOW CAST
- EXTEND OF SPOS
- ADDITIONAL SHADOW CAST TO SPOS



33 GENT ST
 EXISTING UNSHADED OPEN SPACE: 75.66sqm (77.96%)
 ADDITIONAL SHADOW: 5.52sqm (8.41%)
 PROPOSED UNSHADED OPEN SPACE (min width 3m) : 65.43sqm (67.42%)

59 DREW ST
 EXISTING UNSHADED OPEN SPACE: 115.81sqm (75.51%)
 PROPOSED UNSHADED OPEN SPACE: 0sqm



SHADOW DIAGRAM @ 1.00pm (equinox)
 MARCH 21 - SEPTEMBER 23 (EQUINOX)
 Melbourne Standard Time (Latitude 38.0° South)

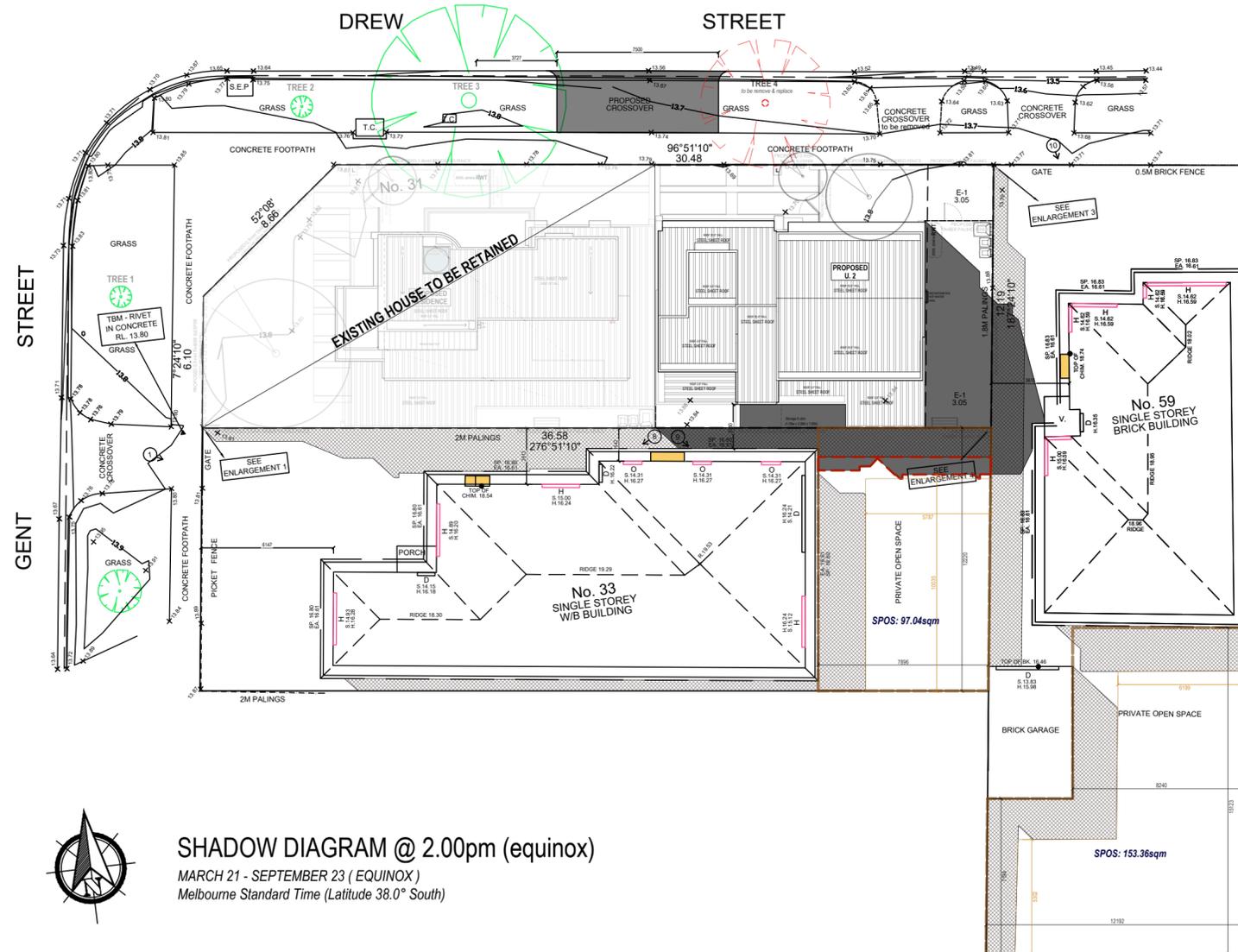
SHADOW DIAGRAM

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31 Gent Street Yarraville	Client: 									
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Drawn: ET	Checked:									
Page: 11 of 17	Date: 20/01/23									
Scale 1:200 (A2)										
Job Number: ETJ_002_2023										



- PROPOSED SHADOW CAST
- EXISTING SHADOW CAST
- EXTEND OF SPOS
- ADDITIONAL SHADOW CAST TO SPOS



33 GENT ST
 EXISTING UNSHADED OPEN SPACE: 65.58sqm (67.58%)
 ADDITIONAL SHADOW: 5.52sqm (8.41%)
 PROPOSED UNSHADED OPEN SPACE (min width 3m) : 56.49sqm (58.21%)

59 DREW ST
 EXISTING UNSHADED OPEN SPACE (min width 3m) : 105.66sqm (68.89%)
 PROPOSED UNSHADED OPEN SPACE: 0sqm



SHADOW DIAGRAM @ 2.00pm (equinox)
 MARCH 21 - SEPTEMBER 23 (EQUINOX)
 Melbourne Standard Time (Latitude 38.0° South)

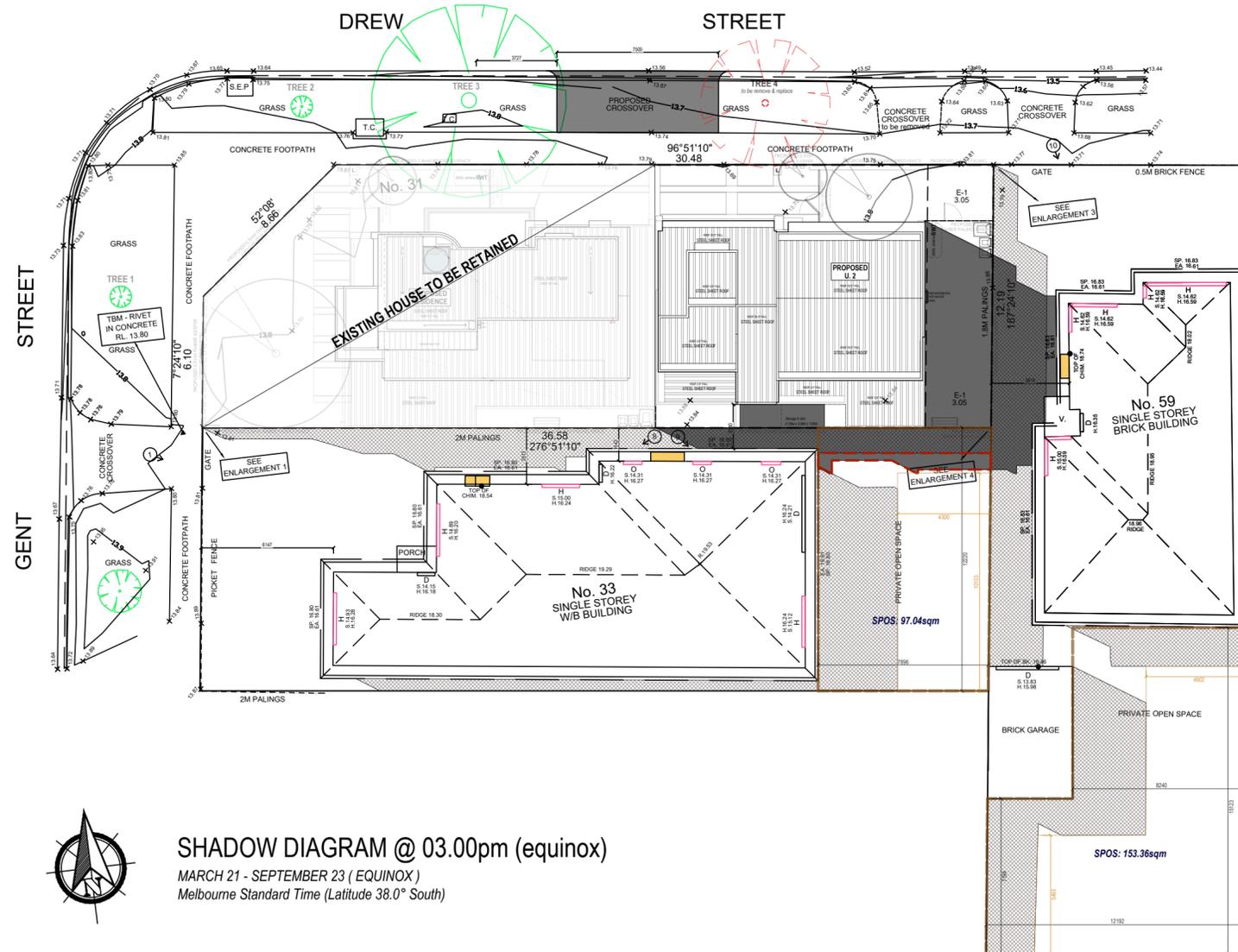
SHADOW DIAGRAM

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- PROPOSED SHADOW CAST
- EXISTING SHADOW CAST
- EXTEND OF SPOS
- ADDITIONAL SHADOW CAST TO SPOS



33 GENT ST
 EXISTING UNSHADED OPEN SPACE : 52.02sqm (53.60%)
 ADDITIONAL SHADOW: 4.81sqm (9.24%)
 PROPOSED UNSHADED OPEN SPACE (min width 3m) : 43.10sqm (44.41%)

59 DREW ST
 EXISTING UNSHADED OPEN SPACE: 92.59sqm (60.37%)
 ADDITIONAL SHADOW: 0sqm (0%)



SHADOW DIAGRAM @ 03.00pm (equinox)
 MARCH 21 - SEPTEMBER 23 (EQUINOX)
 Melbourne Standard Time (Latitude 38.0° South)

SHADOW DIAGRAM

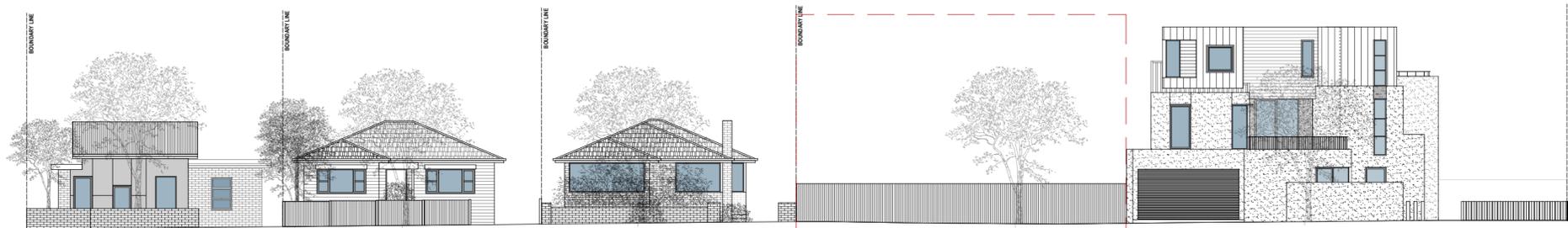
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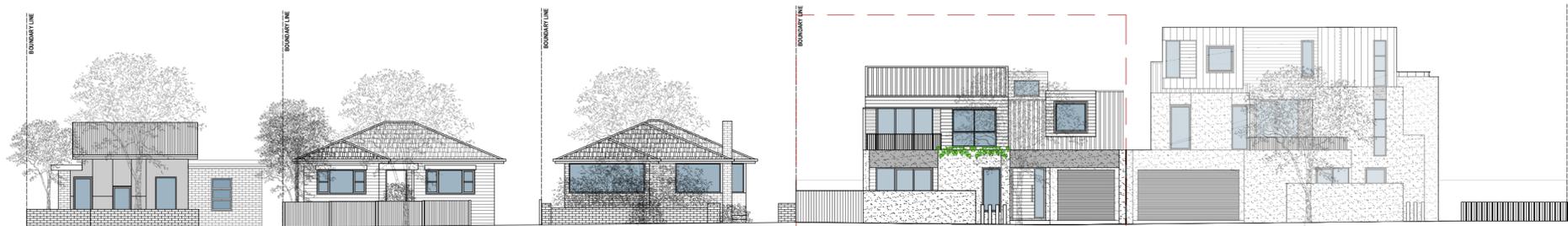


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EXISTING STREETScape

SCALE 1:200



PROPOSED STREETScape

SCALE 1:200



Town Planning of Proposed Development

31 Gent Street
Yarraville

Client:

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101%
SCORE

31 Gent Street

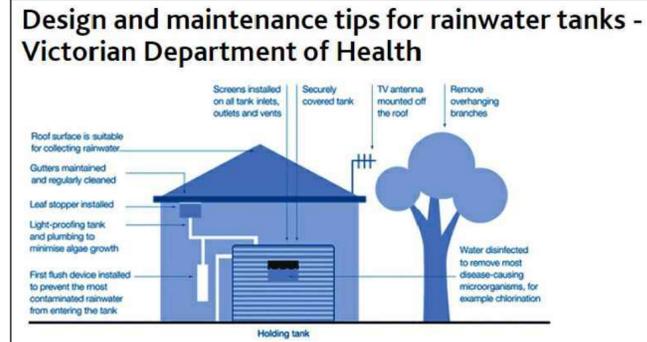
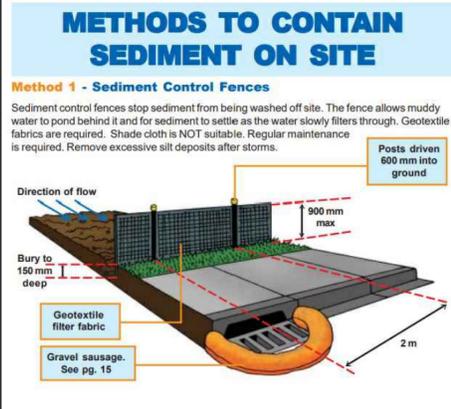
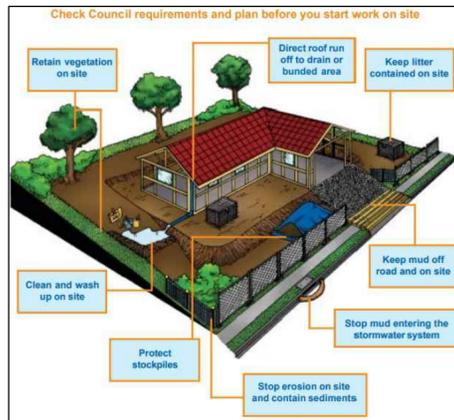
The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

Project details

Name	31 Gent Street
Street address	31 Gent St, Yarraville VIC 3013, Australia
Municipality	Maribyrnong
Site area	427 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	42%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	58%	>80%
Total phosphorus (%)	53%	>45%
Total nitrogen (%)	45%	>45%
Total gross pollutants (%)	75%	>70%



More details can be found here:
<https://www.melbournwater.com.au/building-and-works/stormwater-management/options-treating-stormwater/rainwater-tanks>

STORMWATER MANAGEMENT DURING CONSTRUCTION:

This project is required to be constructed in line with "Keeping Our Stormwater Clean- A Builder's Guide (Melbourne Water, 2002)" by implementing the WSUD maintenance practices described in appendices A and B. Construction practices will aim to: mitigate erosion, protect stockpiles, keep mud off the road and on site, keep litter contained on site and clean and wash up on site.

Practices must adhere to:

SITE RULE 1:

- Check Council requirements and plan before you start work on site.
- Crossover away from lowest point
- Sediment control fence on lowest side
- Stockpiles away from lowest point
- Marked trees and vegetation to keep on site

SITE RULE 2:

- Stop erosion on site and contain sediments
- Sediment control fence in place
- Catch drains on high side of site
- Vegetation areas kept at boundary
- Downpipes set up as early as possible

SITE RULE 3:

- Protect stockpiles
- Base and cover for stockpiles
- Gravel sausage at stormwater pit

SITE RULE 4:

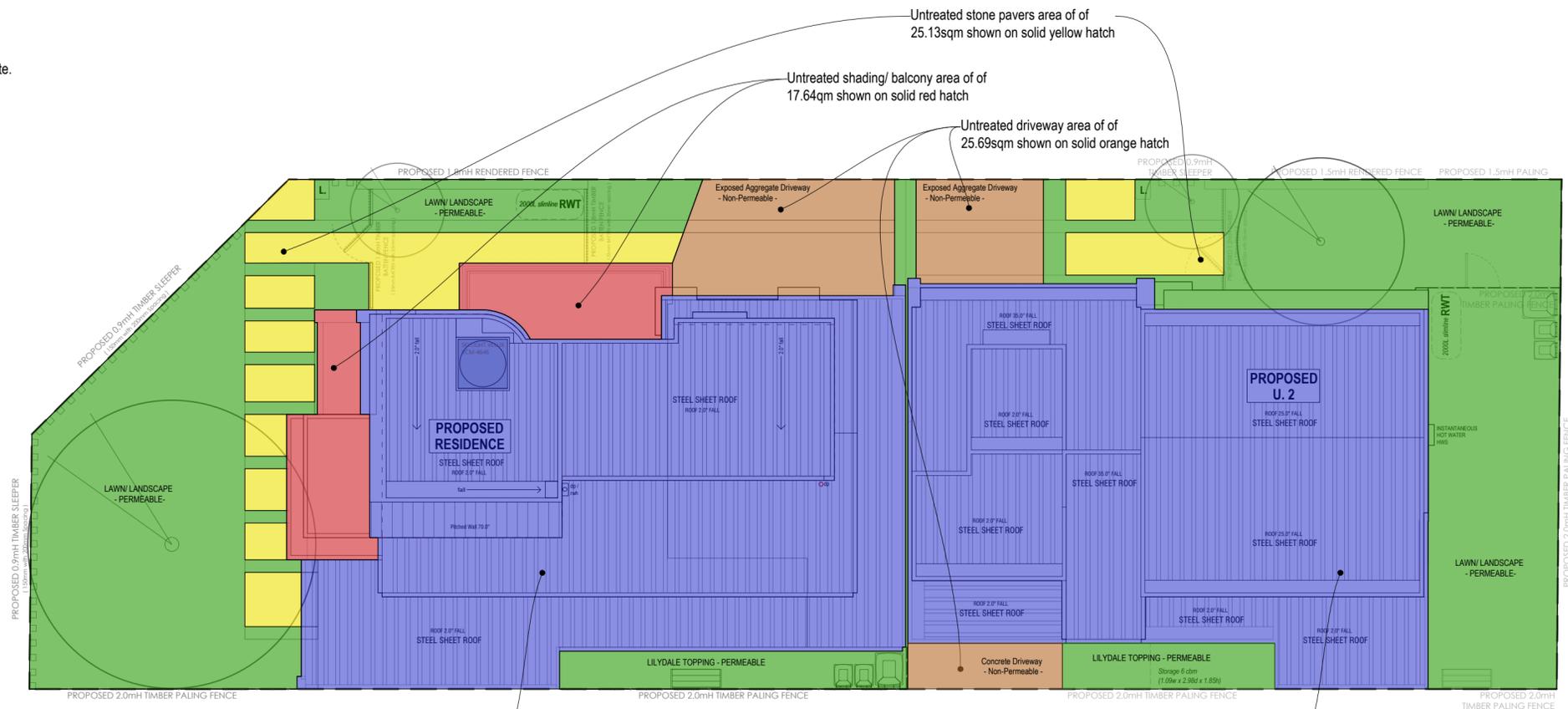
- Keep mud off road and on site
- Crushed rock access point
- Vehicles keep to crushed rock areas
- Mud removed from tyres before leaving site
- Clean road if muddy

SITE RULE 5:

- Keep litter contained on site. Site fencing in place
- Litter bins in place with lid closed

SITE RULE 6:

- Clean and wash up on site
- Cutting and clean up area on site
- Clean equipment off before washing
- Sediment filter downslope
- Contain all washing on site



Roof A - Catchment area of 114.17sqm shown on blue solid hatch for 2000l Rainwater tank (RWT1) for toilet flushing

Roof B - Catchment area of 107.43sqm shown on blue solid hatch for 2000l Rainwater tank (RWT2) for toilet flushing and laundry



WSUD PLAN

SCALE 1:100 ON A2

Town Planning of Proposed Development

31 Gent Street
Yarraville

Client: _____

Job Number: ETJ_002_2023

Scale 1:100 (A2) Date: 2001/29

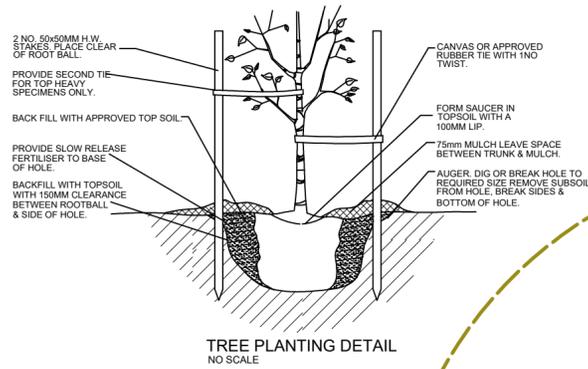
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LEGEND:

- PROPOSED COLOURED MULCH (Black or Red)
- PROPOSED EXPOSED AGGREGATE CONCRETE
- PROPOSED LAWN Tall Fescue or Kentucky Blue grass
- LILYDALE TOPPING
- GRAVEL
- DEEP SOIL AREA
- STRUCTURAL ROOT ZONE (SRZ)
- NOTIONAL ROOT ZONE (NRZ)

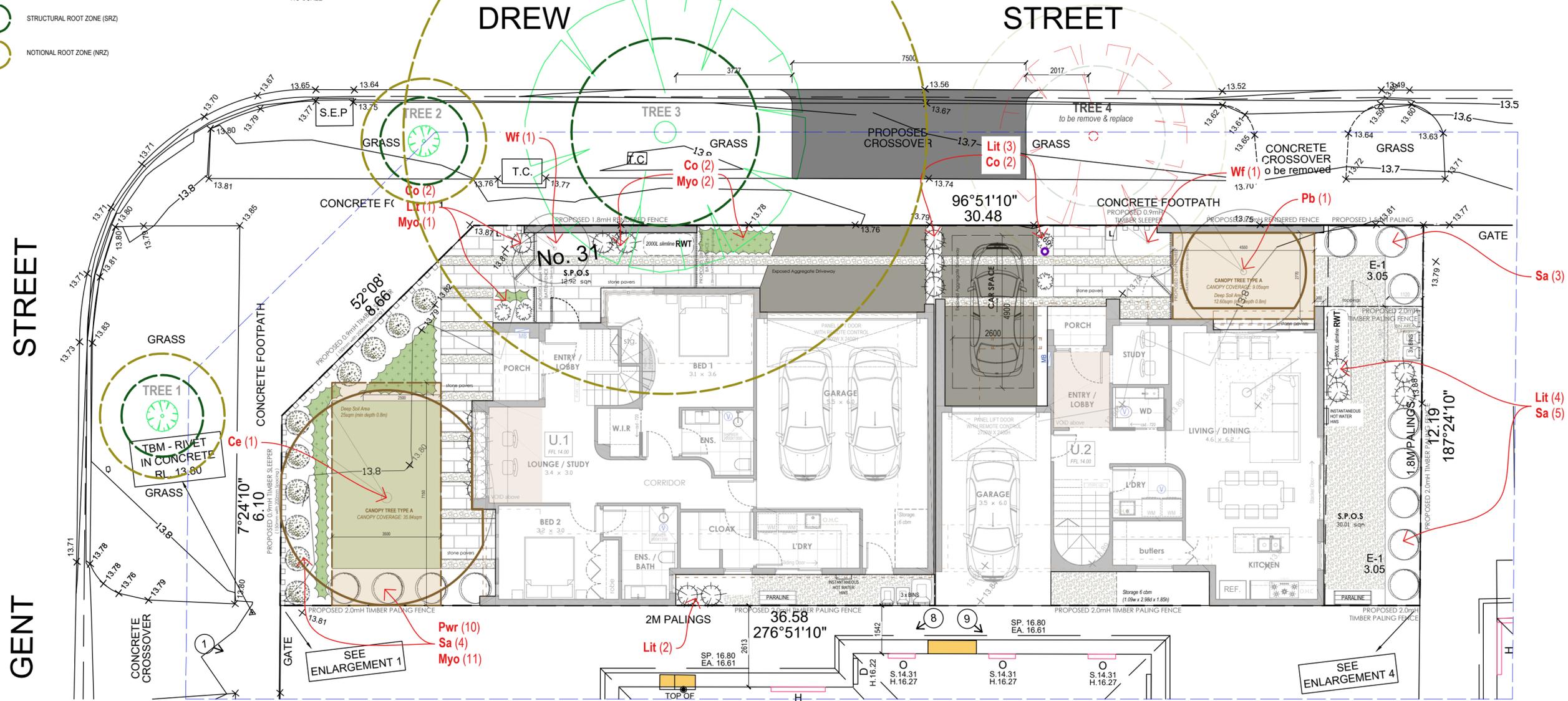


PLANT SCHEDULE

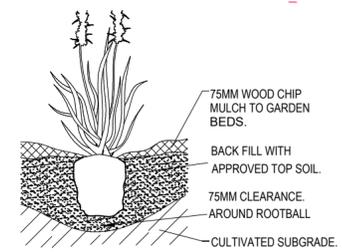
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT AT MATURITY	WIDTH	TYPE	POT SIZE Ø	QTY
Ce	Corymbia Eximia Nana	Dwarf Yellow Bloodwood	7.0m	6.5m	A	40ltr*	1
Pb	Pyrus Betulifolia	Southworth Dancer	7.0m	5.0m	A	40ltr*	1
Wf	Westringia Fruticosa	Native Rosemary	2m	3m		150	2
Lit	Lomandra "Lime Tuff"	Dwarf Mat Rush	0.6m	0.65m		150	10
Pwr	Philoteca Winter Rogue	Winter Rogue	0.8m	0.8m		140	10
Sa	Syzygium Australe	Bush Cherry	3.0m	1-2m		150	12
Co	Cordylines	-	1m	0.5m		140	6
Myo	Myoporum Parvifolium	Yareena	0.1 m	1.0m		140	14

TOTAL CANOPY TREE COVER - 44.89sqm / 10.51%

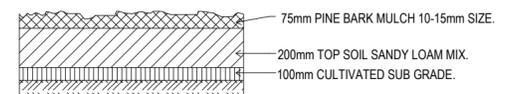
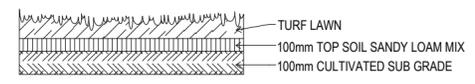
CONTRACTOR TO CHECK LOCATION & DEPTH OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS.
GARDEN BEDS AND LAWNS TO BE CULTIVATED TO A MINIMUM DEPTH OF 250MM.
SOIL TYPE : 50% MOUNTAIN SOIL
50% SANDY LOAM
1 KG GYPSUM / SQM.
MULCHING : WOOD CHIP 100MM HIGH
PLANTING : TREES IN GRASSED AREAS TO HAVE 500 x 500 MULCH AROUND BASE AND TO BE STAKED. TREES TO BE PLANTED AT LEAST 2.0M FROM STORMWATER AND SEWER PIPE AND AT A DISTANCE OF AT LEAST 1 TIMES THE MATURE HEIGHT AWAY FROM THE BUILDING.



LANDSCAPE PLAN
SCALE 1:100 ON A2



SHRUB PLANTATION DETAIL
NO SCALE



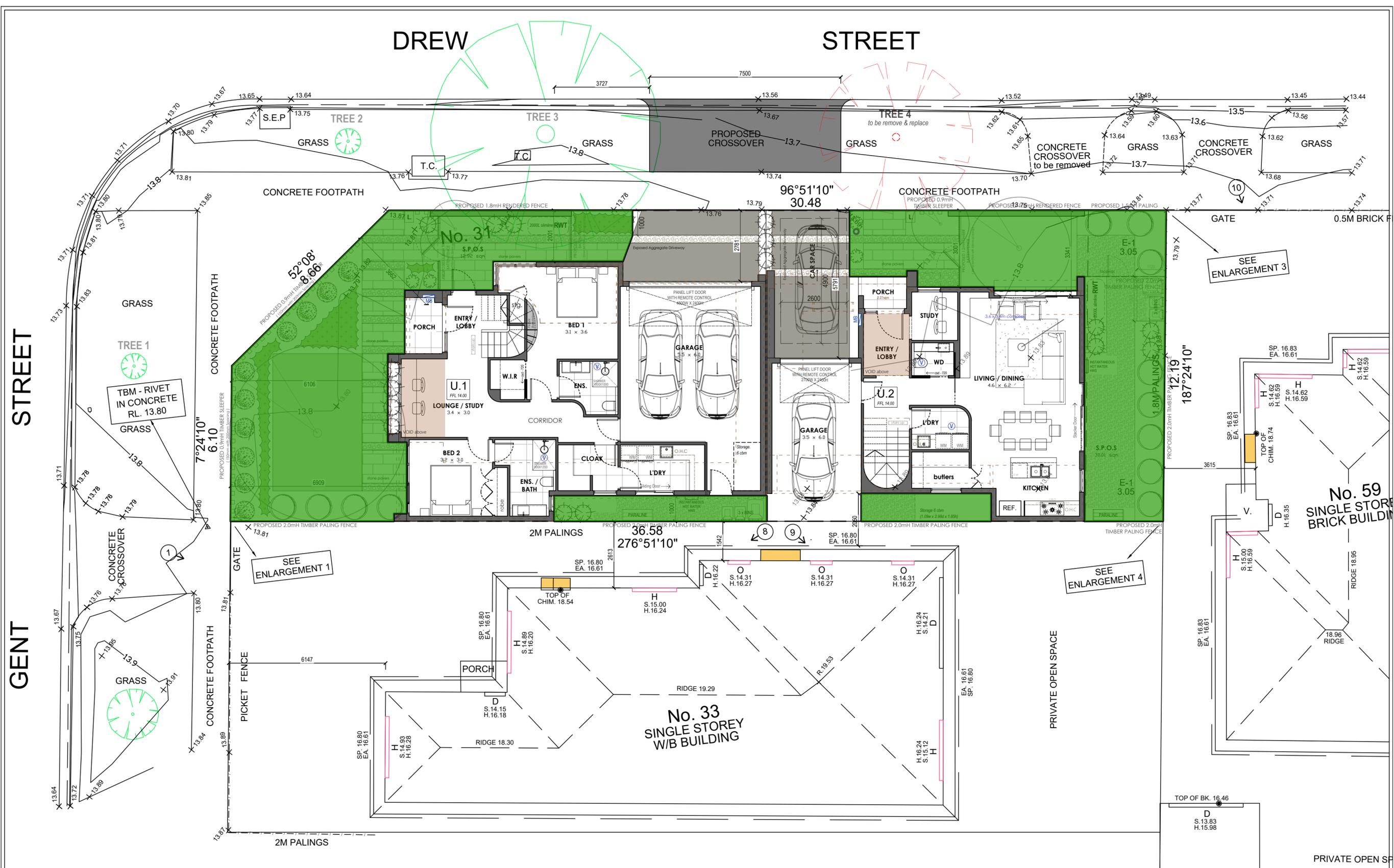
DETAIL SURFACE

Town Planning of Proposed Development
31 Gent Street
Yarraville

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Drawn: ET
Checked: ET
Page: 16 of 17
Scale: 1:100 (A2)
Date: 20/01/23
Job Number: ETJ_002_2023

2FORM
PO Box 430
Yarraville vic 3013
Ph: 9687 2585
Mob: 0419 585 604



GENT STREET

DREW STREET

GARDEN AREA
SCALE 1:100 ON A2

GARDEN AREA
162.24sqm (37.99%)



Town Planning of Proposed Development		<small>These drawings must not be scaled. Figure Dimensions take precedence. It is the submitter and its professional's responsibility to verify all dimensions, levels and existing conditions on site prior to commencement of any works and entering of materials. Any discrepancies are to be reported to this office immediately. These drawings shall not be altered in any form without the written permission from 2FORM Consulting Pty Ltd.</small>																	
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