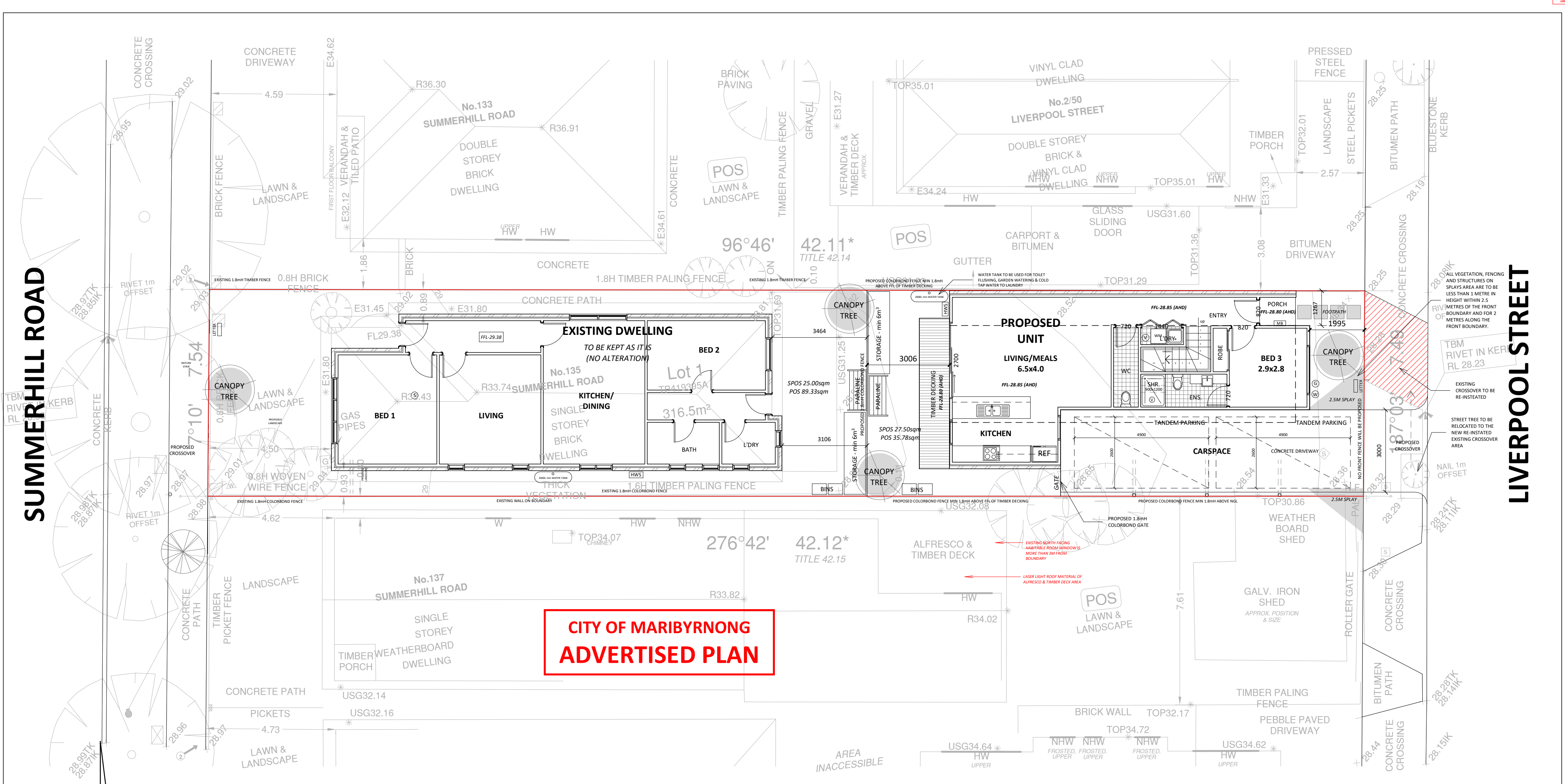




SITE & GROUND FLOOR PLAN

SCALE 1:100

DEVELOPMENT SUMMARY

AREA	EXISTING DWELLING	PROPOSED UNIT	TOTAL
TOTAL GROUND FLOOR	92.42sqm	58.45sqm	150.87sqm
SITE COVERAGE	29.20%	18.47%	47.67%
CAR PARKING SPACES	- spaces	2 space	2 space
TOTAL PRIVATE OPEN SPACE (POS)	89.33sqm	35.78sqm	125.11sqm
SECLUDED POS	25.00qm	27.50sqm	52.50sqm
TOTAL SITE AREA : 316.5sqm PERMEABLE AREA : 103.35sqm (32.65%) GARDEN AREA : 93.95sqm (29.68%)			

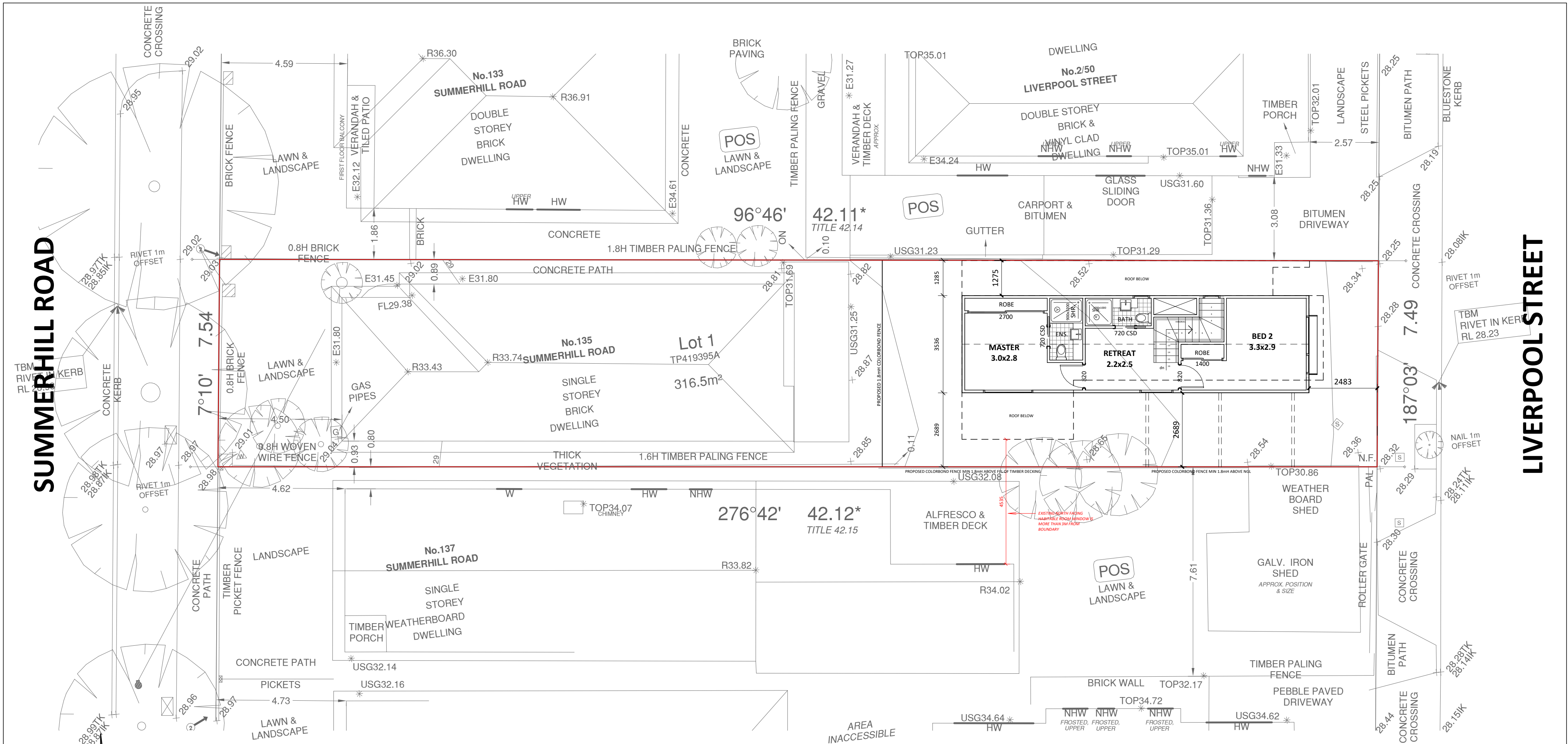
BUILDING AREA	EXISTING DWELLING		PROPOSED UNIT	
GROUND FLOOR	89.35sqm	9.6sq	56.49sqm	6.1sq
FIRST FLOOR	-	-	43.49sqm	4.7sq
PORCH	3.07sqm	0.3sq	1.96sqm	0.2sq
TOTAL AREA	92.42sqm	9.9sq	101.94sqm	11.0sq

NOTE
GROUND AND FINISHED FLOOR LEVELS ARE SHOWN TO THE AUSTRALIAN HEIGHT DATUM (AHD)

NOTE
SOUTHERN AND NORTHERN BOUNDARY COLORBOND FENCE TO HAVE A MINIMUM HEIGHT OF 1.8 METRES ABOVE THE FINISHED FLOOR LEVEL OF THE TIMBER DECKING AREA

NOTE
FINISHED FLOOR LEVEL OF PROPOSED TIMBER DECKING AREA CONSISTENT WITH MELBOURNE WATER REQUIREMENTS BUT BELOW 800MM ABOVE NATURAL GROUND LEVEL

Project: PROPOSED REAR UNIT	Client: CLIENT	Important Notes: These drawings must not be scaled. Figure dimensions take precedence. It is the builders and all sub-contractors responsibility to verify all dimensions, levels and existing conditions on site prior to commencement to any works and ordering of materials. Any discrepancies are to be reported to this office immediately. This drawings shall not be altered in any form without the written permission from 2 Form Consulting.	Copyright on these drawings and associated documentation is own by 2 Form Consulting. Reproduction in part or in whole of these drawings and associated documentation without the permission of 2 Form Consulting, will constitute an infringement of copyright. Remedies of infringement of copyright will be taken in accordance with the provision of the Copyright Act 1968. All windows and door sizes to be verify on site prior to ordering.	Issue: <table><tr><th>Revision Description</th><th>Date:</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	Revision Description	Date:																			Building Area <table><tr><th> </th><th> </th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>																					Drawn: TS Scale: 1:100 Paper Size: A2 Job Number: - / 2023	Checked: RT Date: 15/09/2025 Page: 1 / 06	2Form Consulting Pty Ltd PO Box 430 Yarraville vic 3013 Ph: 9687 2585 Mob: 0419 585 604 E-mail: rob@2form.com.au
Revision Description	Date:																																															



SITE & FIRST FLOOR PLAN

SCALE 1:100

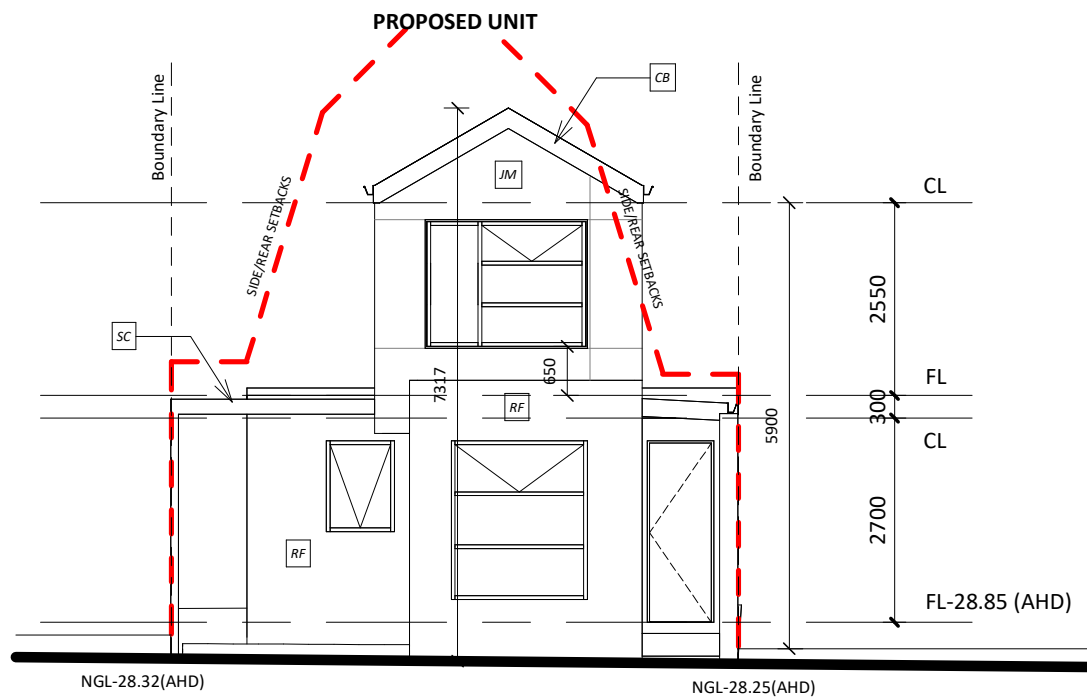
CITY OF MARIBYRNONG
ADVERTISED PLAN

DEVELOPMENT SUMMARY

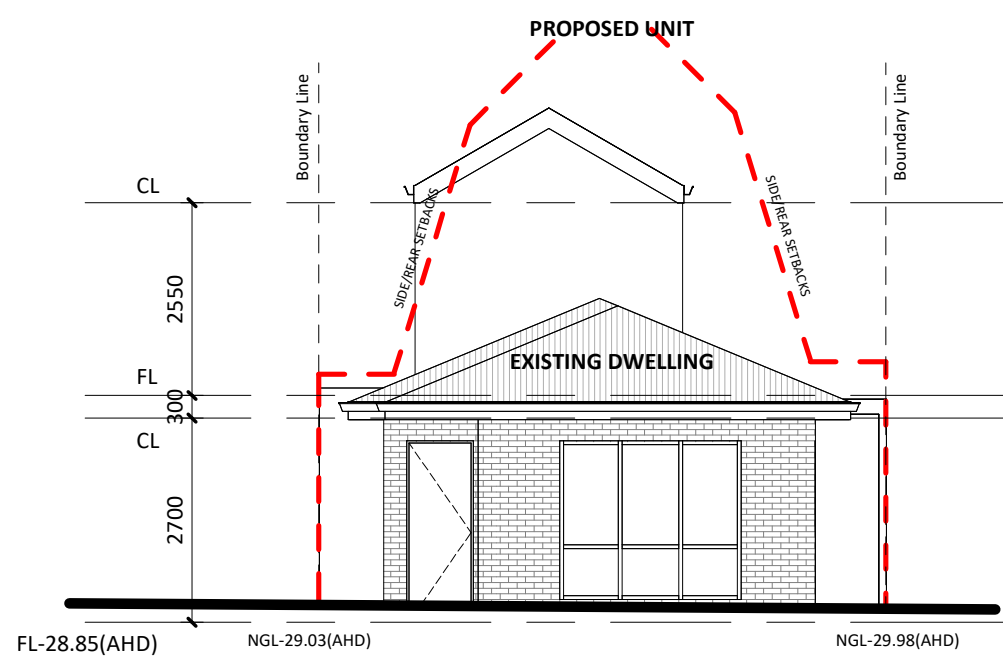
AREA	EXISTING DWELLING	PROPOSED UNIT	TOTAL
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TOTAL AREA	92.42sqm	9.9sq	101.94sqm	11.0sq

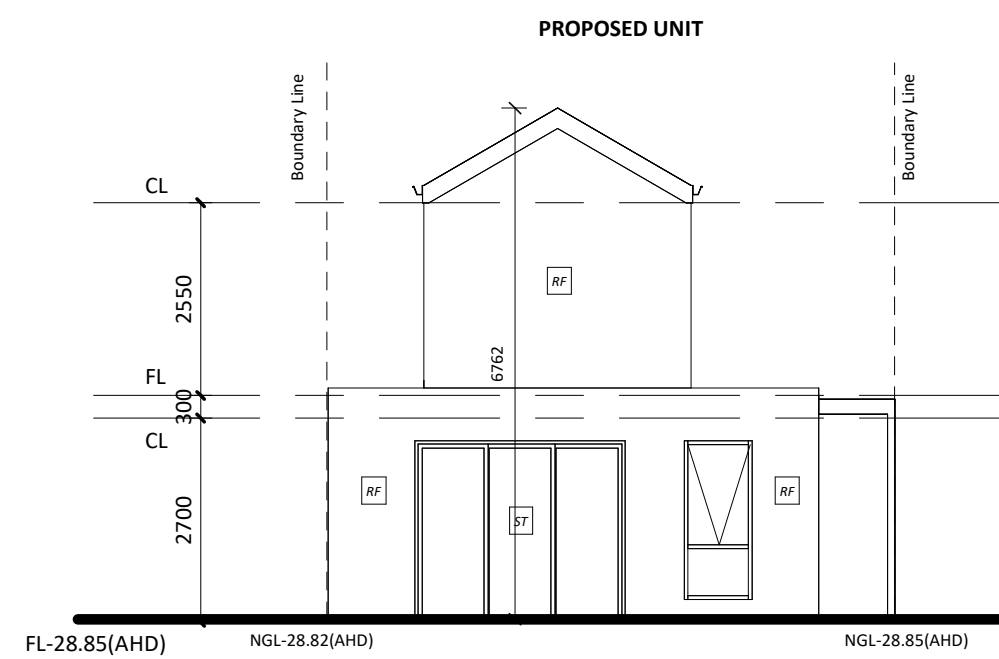
Project: PROPOSED REAR UNIT	Client: CLIENT	Important Notes: These drawings must not be scaled. Figure dimensions take precedence. It is the builders and all sub-contractors responsibility to verify all dimensions, levels and existing conditions on site prior to commencement to any works and ordering of materials. Any discrepancies are to be reported to this office immediately. This drawings shall not be altered in any form without the written permission from 2 Form Consulting.	Copyright on these drawings and associated documentation is own by 2 Form Consulting. Reproduction in part or in whole of these drawings and associated documentation without the permission of 2 Form Consulting, will constitute an infringement of copyright. Remedies of infringement of copyright will be taken in accordance with the provision of the Copyright Act 1968. All windows and door sizes to be verify on site prior to ordering.	Issue: Revision Description Date:	Building Area	Drawn: TS Scale: 1:100 Paper Size: A2 Job Number:	Checked: RT Date: 15/09/2025 Page: 2 / 06 - / 2023	2Form Consulting Pty Ltd PO Box 430 Yarraville vic 3013 Ph: 9687 2585 Mob: 0419 585 604 E-mail: rob@2form.com.au
Address: 135 SUMMERHILL ROAD FOOTSCRAY VIC 3011	Drawing: TOWN PLANNING							



1 West
1 : 100

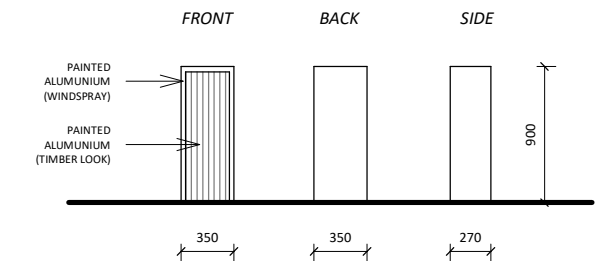


2 East
1 : 100



3 Internal East
1 : 100

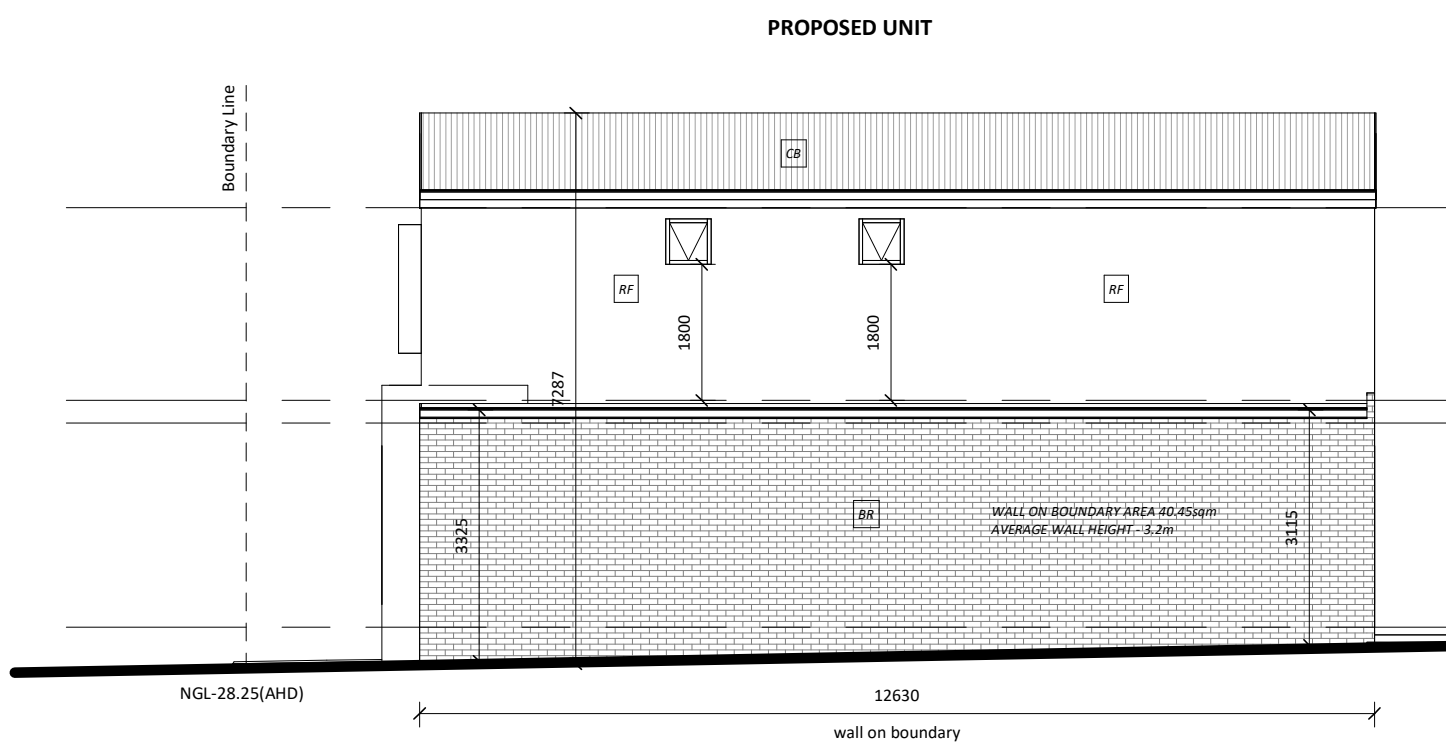
- LEGEND**
- RF JAMES HARDIE FINE TEXTURE RENDERED CLADDING
 - BR BRICKWORK FINISH
 - JM JAMES HARDIE MATRIX CLADDING
 - O OBSCURED GLASS
 - ST STACKER DOOR
 - SC STEEL COLUMNS
 - CB COLORBOND ROOF AT 30°



LETTERBOX ELEVATION
SCALE 1:100

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

NOTE:
ALL UPPER STOREY BEDROOM
WINDOW TO BE RESTRICTED TO
MAXIMUM 125MM OPENING



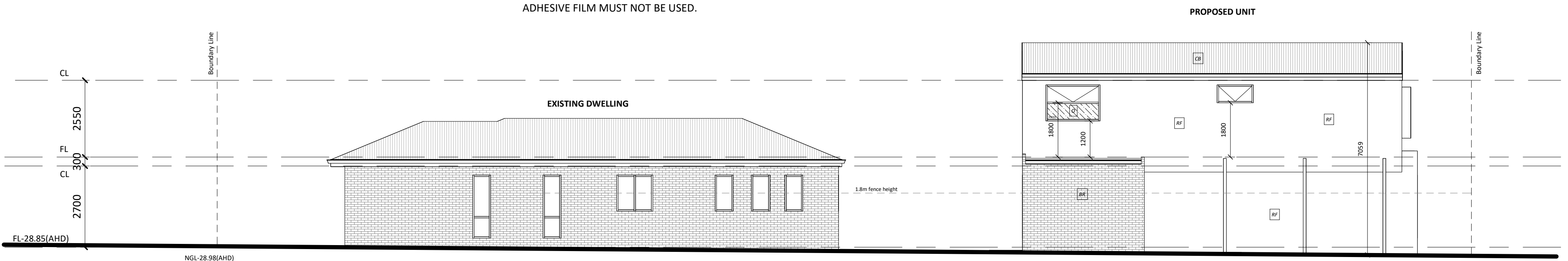
4 North Elevation
1 : 100

NOTE:
WINDOWS TO BE SCREENED WILL HAVE FIXED OBSCURE GLAZING (NON-OPENABLE) TO A HEIGHT OF 1.7 METRES ABOVE FINISHED FLOOR LEVEL. THE WINDOWS MAY BE CLEAR AND OPENABLE ABOVE 1.7 METRES. ADHESIVE FILM MUST NOT BE USED.

NOTE
GROUND AND FINISHED
FLOOR LEVELS ARE
SHOWN TO THE
AUSTRALIAN HEIGHT
DATUM (AHD)

NOTE
SOUTHERN AND NORTHERN
BOUNDARY COLORBOND FENCE TO
HAVE A MINIMUM HEIGHT OF 1.8
METRES ABOVE THE FINISHED
FLOOR LEVEL OF THE TIMBER
DECKING AREA

NOTE
FINISHED FLOOR LEVEL OF
PROPOSED TIMBER DECKING AREA
CONSISTENT WITH MELBOURNE
WATER REQUIREMENTS BUT
BELOW 800MM ABOVE NATURAL
GROUND LEVEL



5 South Elevation
1 : 100

Project:
PROPOSED REAR UNIT

Address:
135 SUMMERHILL ROAD
FOOTSCRAY VIC 3011

Client:

CLIENT

Drawing:

TOWN PLANNING

Important Notes:

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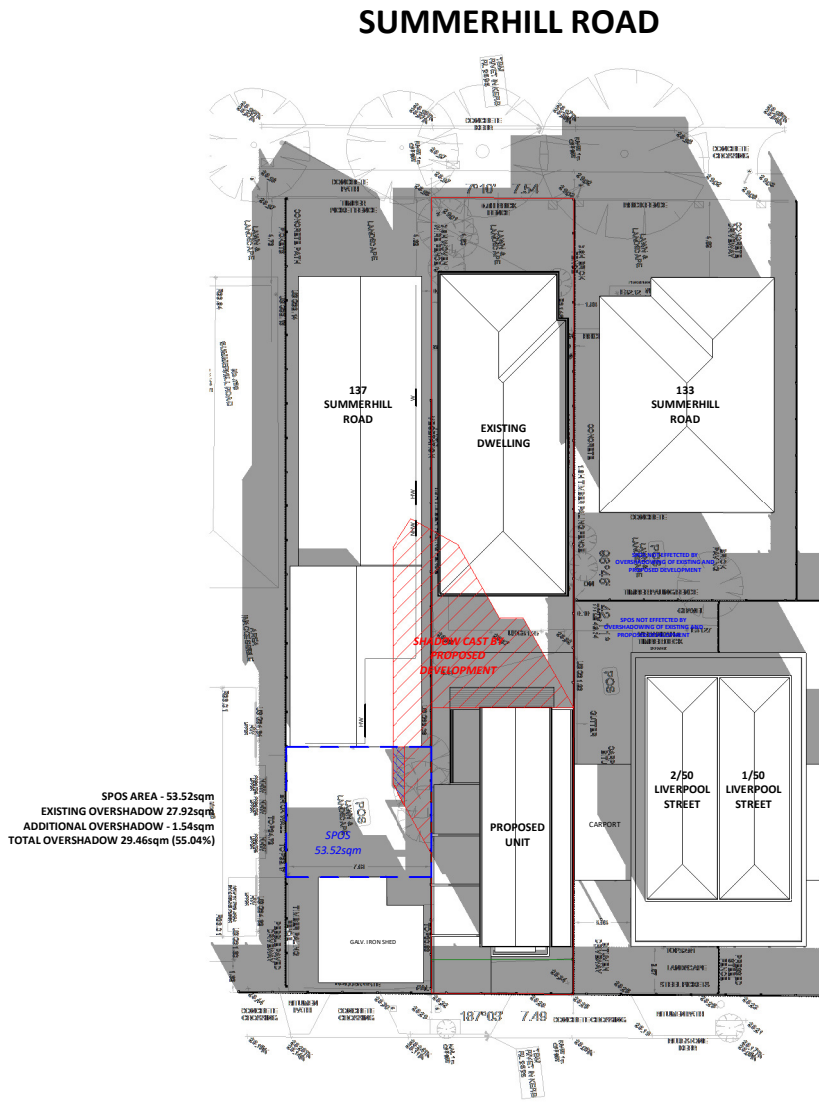
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				A2	3 / 06
				Job Number:	- / 2023



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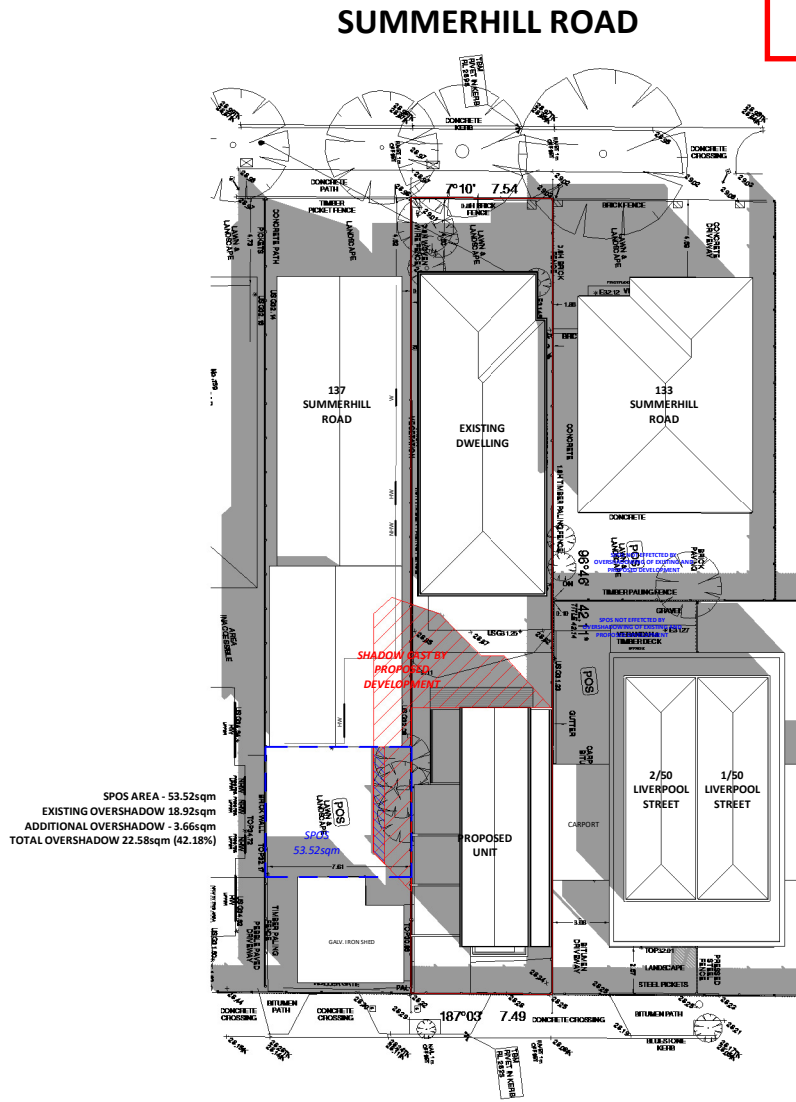
CITY OF MARIBYRNONG
ADVERTISED PLAN



LIVERPOOL STREET

SHADOW DIAGRAM @9am

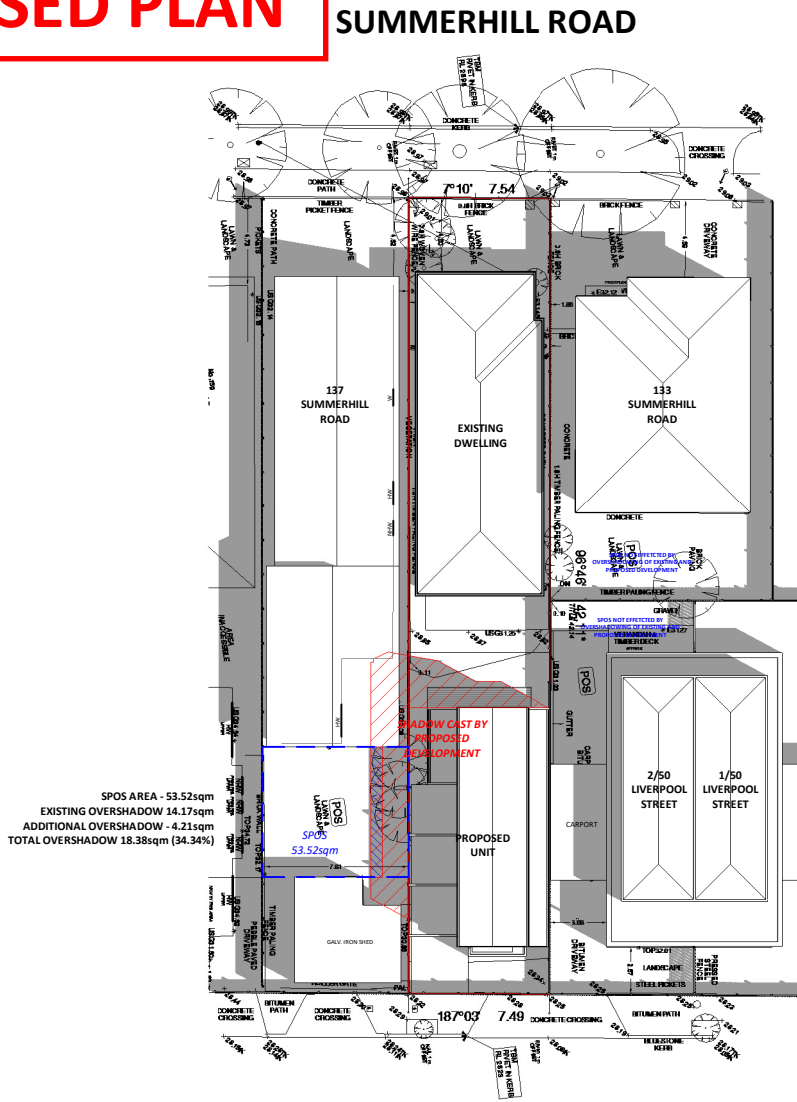
SEPTEMBER EQUINOX - SCALE 1:400
SUMMERHILL ROAD



LIVERPOOL STREET

SHADOW DIAGRAM @10am

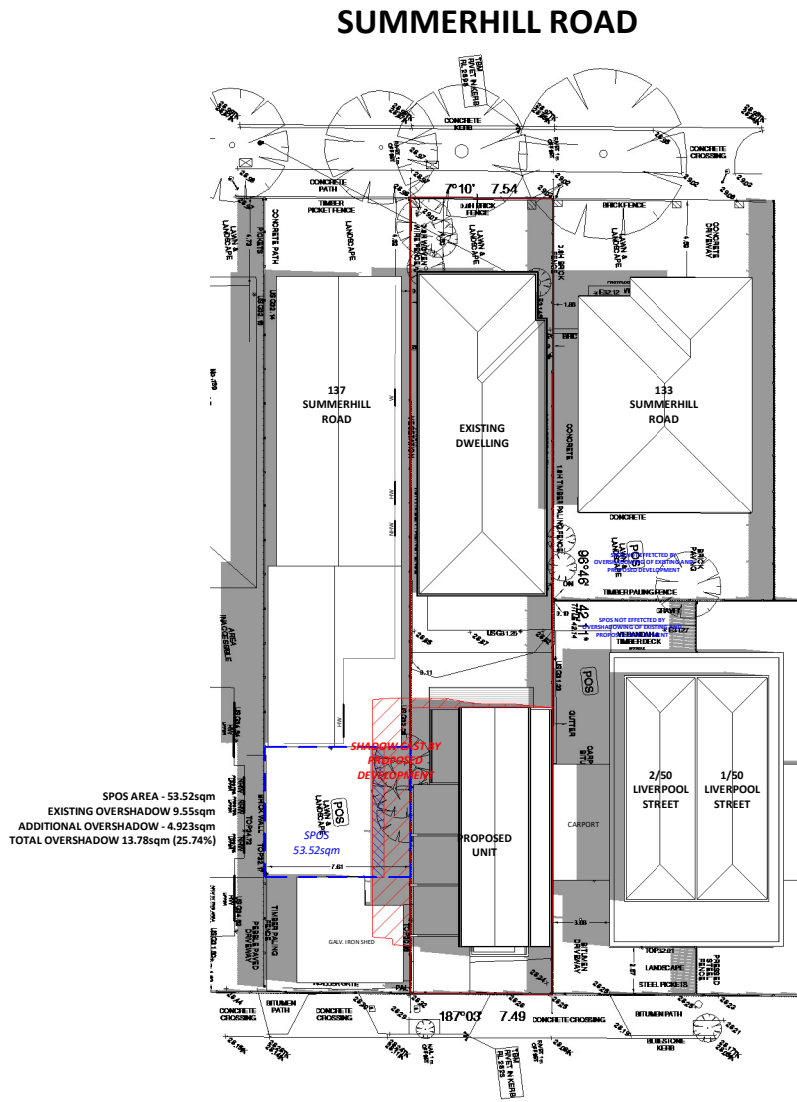
SEPTEMBER EQUINOX - SCALE 1:400
SUMMERHILL ROAD



LIVERPOOL STREET

SHADOW DIAGRAM @11am

SEPTEMBER EQUINOX - SCALE 1:400
SUMMERHILL ROAD



LIVERPOOL STREET

SHADOW DIAGRAM @12pm

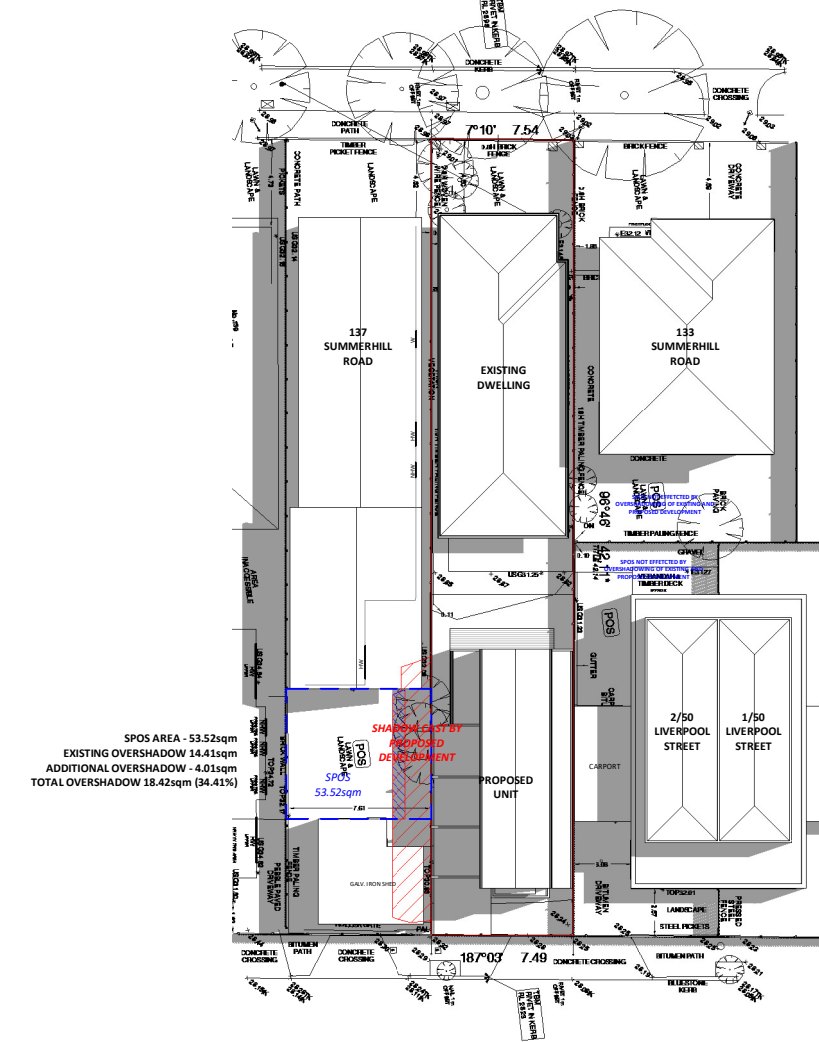
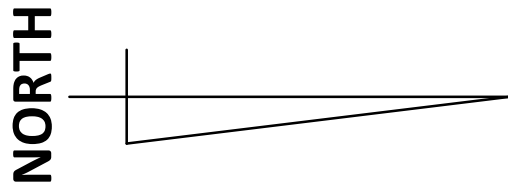
SEPTEMBER EQUINOX - SCALE 1:400

NOTE
GREY HATCH - THE SHADOW CAST BY ALL EXISTING STRUCTURE INCLUDING ADJOINING PROPERTIES AND THEIR EXISTING FENCES
BLUE DASHED LINE - NEIGHBOURS SPOS AREAS
RED LINE HATCH - SHADOW CAST BY PROPOSED DEVELOPMENT
BLUE LINE HATCH - ADDITIONAL OVERSHADOW TO SPOS BY PROPOSED DEVELOPMENT

OVERSHADOWING CALCULATION - STANDARD 21
Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the

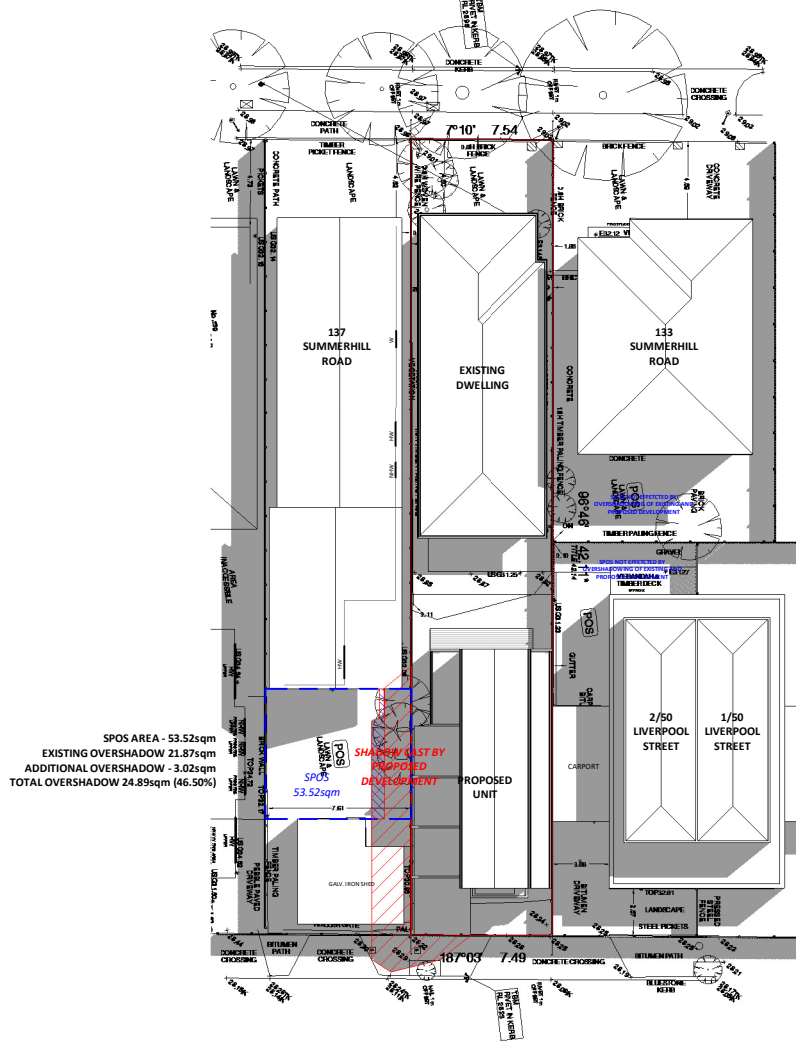
137 SUMMERHILL ROAD					
SPOS area (sqm)		53.52			
Min 75% sunlight area (sqm)		40.14			
HOUR	EXISTING SUNLIGHT TO SPOS (sqm)	EXISTING OVERSHADWING TO SPOS (sqm)	ADDITIONAL OVERSHADOW BY DEVELOPMENT (sqm)	TOTAL SUNLIGHT AREA (sqm)	TOTAL OVERSHADOW AREA (sqm)
9am	25.60	27.92	1.54	24.06	29.46
10am	34.60	18.92	3.66	30.94	22.58
11am	39.35	14.17	4.21	35.14	18.38
12pm	43.97	9.55	4.23	39.74	13.78
1pm	39.11	14.41	4.79	34.32	19.20
2pm	31.65	21.87	4.00	27.65	25.87
3pm	21.32	32.20	1.78	19.54	33.98



LIVERPOOL STREET

SHADOW DIAGRAM @1pm

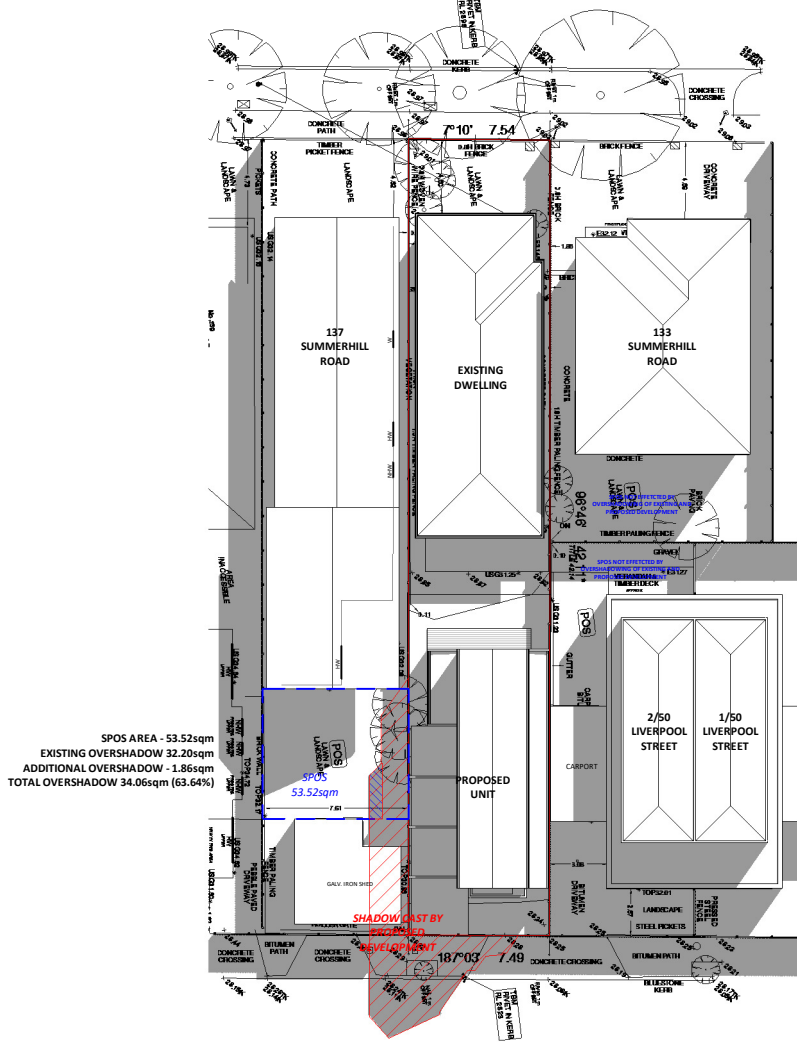
SEPTEMBER EQUINOX - SCALE 1:400



LIVERPOOL STREET

SHADOW DIAGRAM @2pm

SEPTEMBER EQUINOX - SCALE 1:400



LIVERPOOL STREET

SHADOW DIAGRAM @3pm

SEPTEMBER EQUINOX - SCALE 1:400

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PROPOSED REAR UNIT

Address:
135 SUMMERHILL ROAD
FOOTSCRAY VIC 3011

Client:

CLIENT

Drawing:

TOWN PLANNING

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