

CITY OF MARIBYRNONG
ADVERTISED PLAN

IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5

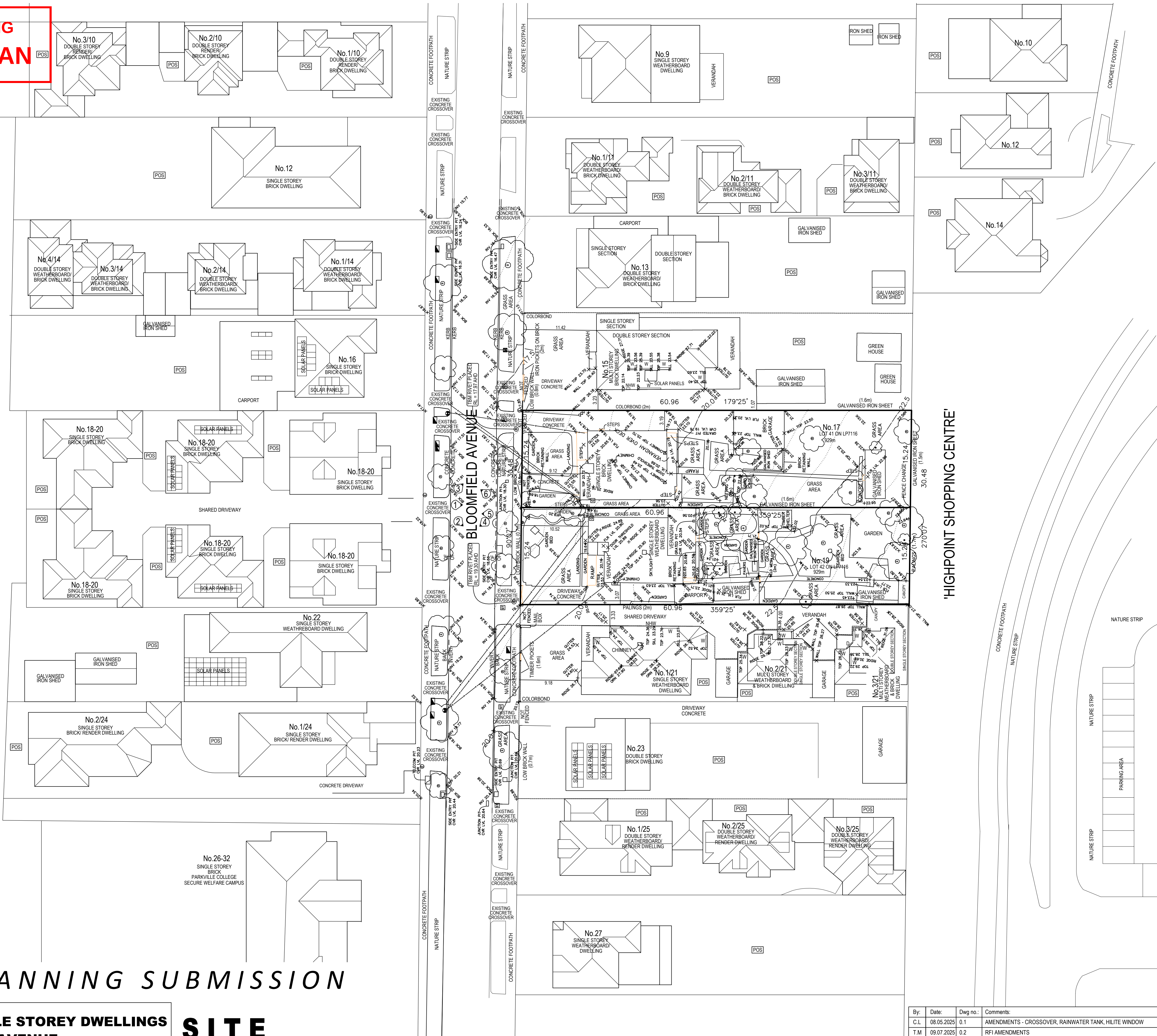


IMAGE 6

TOWN PLANNING SUBMISSION

PROPOSED 12 DOUBLE STOREY DWELLINGS
17 - 19 BLOOMFIELD AVENUE
MARIBYRNONG

SITE
SITE ANALYSIS



LOCAL AMENITIES:

EDUCATIONAL FACILITIES

MARIBYRNONG KINDERGARTEN 200m

ST MARGARETS PRIMARY SCHOOL

RECREATIONAL FACILITIES

MARIBYRNONG RIVER 900m

MEDICAL / EMERGENCY FACILITIES

FOOTSCRAY HOSPITAL 3.2km

SHOPPING CENTRES

HIGHPOINT SHOPPING CENTER 50m

PUBLIC TRANSPORT

TRAM STOP 300m

MAJOR ROADS

CITY LINK 4.1Km

PROPERTY INFORMATION

ADDRESS LOT & PLAN NUMBER

17-19 BLOOMFIELD AVE LOT 41 & 42 LP7116

MARIBYRNONG

COUNCIL/LOCAL GOV.N.T. PLANNING ZONE

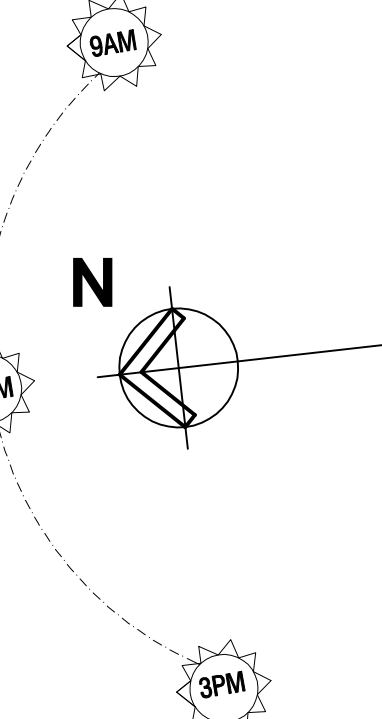
MARIBYRNONG GRZ1

EASEMENTS BUSHFIRE ZONE

NO NO

DIRECTORY REFERENCE

28 A8



LEGEND

- HABITABLE ROOM WINDOW
- WINDOW
- NHW
- PRIVATE OPEN SPACE
- EXISTING TREE
- PROPOSED TREE
- EXISTING TREE TO BE REMOVED
- POWER POLE

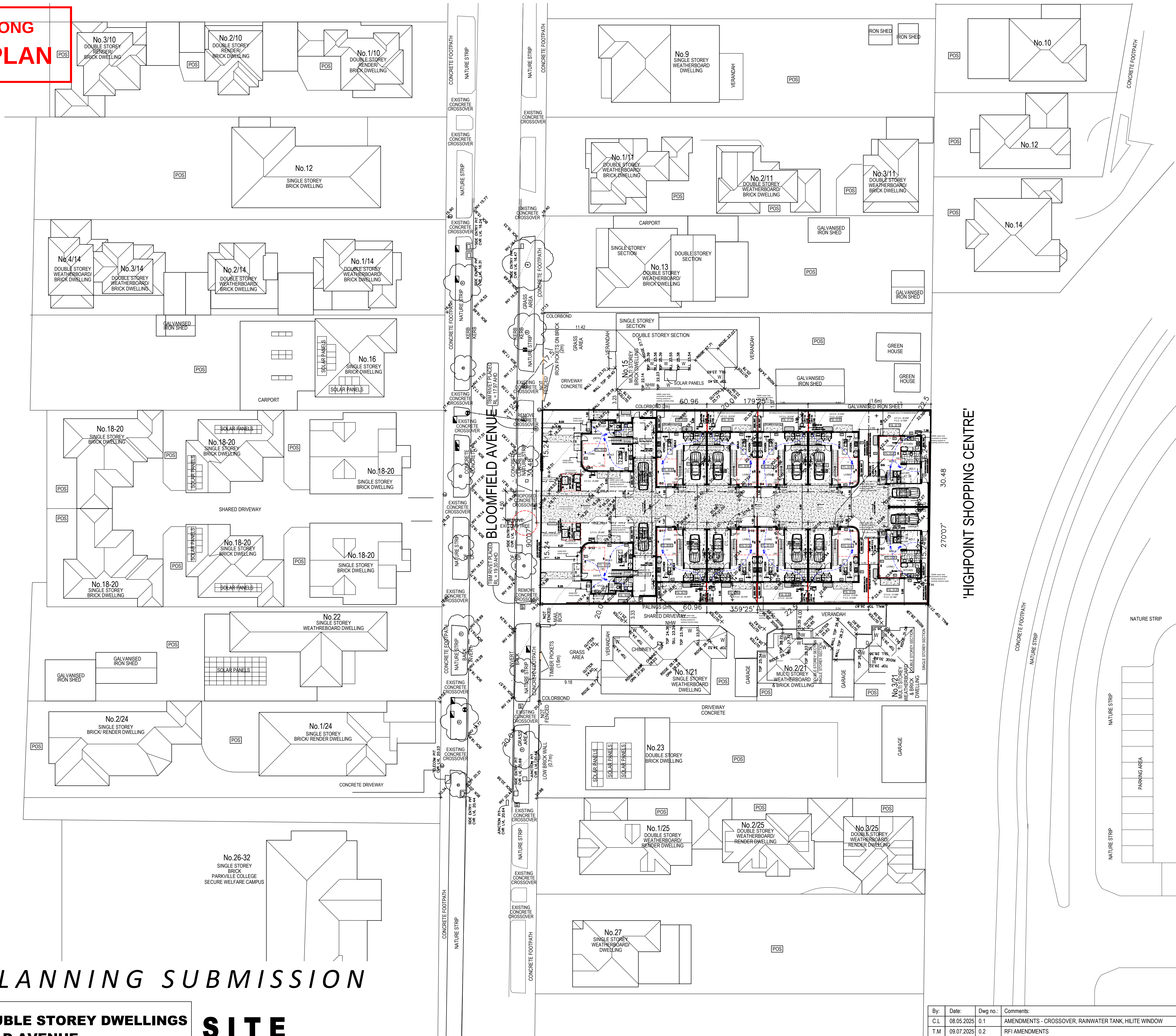


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By:	Date:	Dwg no.:	Comments:
C.L.	08.05.2025	0.1	AMENDMENTS - CROSSOVER, RAINWATER TANK, HILITE WINDOW
T.M.	09.07.2025	0.2	RFI AMENDMENTS



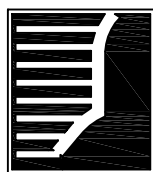
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17 - 19 BLOOMFIELD AVENUE
MARIBYRNONG

SITE
SITE ANALYSIS

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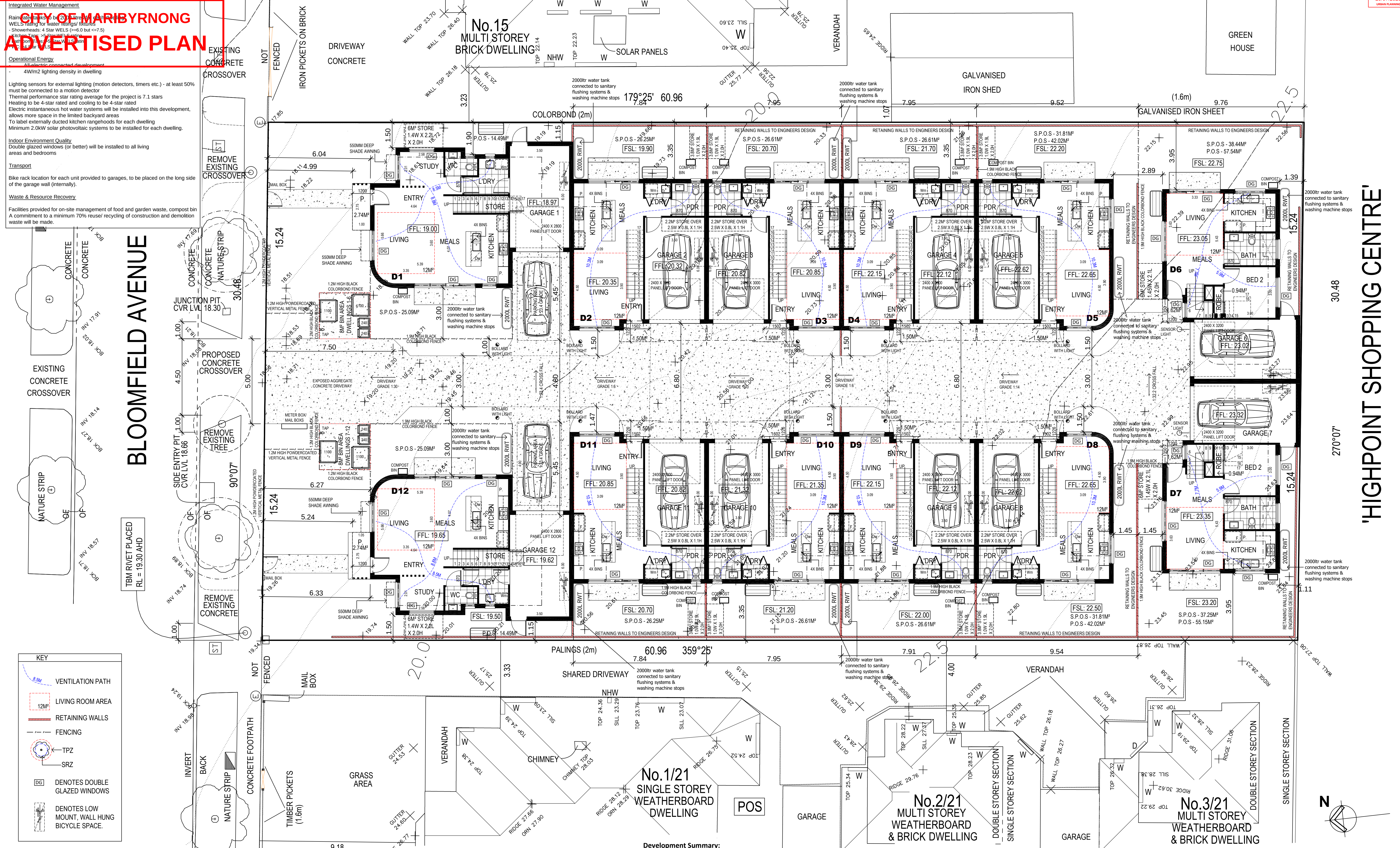
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Integrated Water Management
Rainwater Harvesting: 1.0m² of rainwater harvesting area per dwelling.
WELS rating for water fittings/ fixtures:
- Showerheads: 4 Star WELS (>=6.0 but <=7.5)
- Kitchen taps: >= 5 Star WELS (>=7.5 but <=8.5)
- Dishwashers: >= 5 Star WELS (>=7.5 but <=8.5)
Operational Energy
All electric connected development
- 4W/m² lighting density in dwelling
Lighting sensors for external lighting (motion detectors, timers etc.) - at least 50% must be connected to a motion detector
Thermal performance star rating average for the project is 7.1 stars
Heating to be 4-star rated and cooling to be 4-star rated
Electric instantaneous hot water systems will be installed into this development, allows more space in the limited backyard areas
To label externally ducted kitchen rangehoods for each dwelling
Minimum 2.0kW solar photovoltaic systems to be installed for each dwelling.
Indoor Environment Quality
Double glazed windows (or better) will be installed to all living areas and bedrooms
Transport
Bike rack location for each unit provided to garages, to be placed on the long side of the garage wall (internally).
Waste & Resource Recovery
Facilities provided for on-site management of food and garden waste, compost bin
A commitment to a minimum 70% reuse/ recycling of construction and demolition waste will be made.

ADVERTISED PLAN



TOWN PLANNING SUBMISSION

**PROPOSED 12 DOUBLE STOREY DWELLINGS
17 - 19 BLOOMFIELD AVENUE
MARIBYRNONG**

SITE GROUND FLOOR PLANS

Development Summary:

Site Area: 1857.92m² approx
Site Coverage: 933.12m² = 50.22%
Site Permeable: 582.38m² = 31.34%

Dwelling 1 & 12:

Ground Floor: 63.23m²
Garage: 23.37m²
First Floor: 72.74m²
Porch: 2.74m²
Total: 162.08m²

Dwelling 2 - 5 & 8 - 11:

Ground Floor: 46.03m²
Garage: 22.63m²
First Floor: 68.05m²
Total: 136.71m²

Dwelling 6 - 7:

Ground Floor: 51.48m²
Garage: 23.75m²
First Floor: 55.15m²
Total: 130.38m²

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CITY OF MARIBYRNONG
ADVERTISED PLAN

BLOOMFIELD AVENUE

No.15
MULTI STOREY
BRICK DWELLING

No.1/21
SINGLE STOREY
WEATHERBOARD
DWELLING

No.2/21
MULTI STOREY
WEATHERBOARD
& BRICK DWELLING

No.3/21
MULTI STOREY
WEATHERBOARD
& BRICK DWELLING

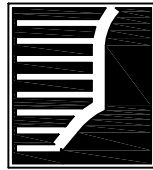
TOWN PLANNING SUBMISSION

PROPOSED 12 DOUBLE STOREY DWELLINGS
17 - 19 BLOOMFIELD AVENUE
MARIBYRNONG

SITE
FIRST FLOOR PLANS

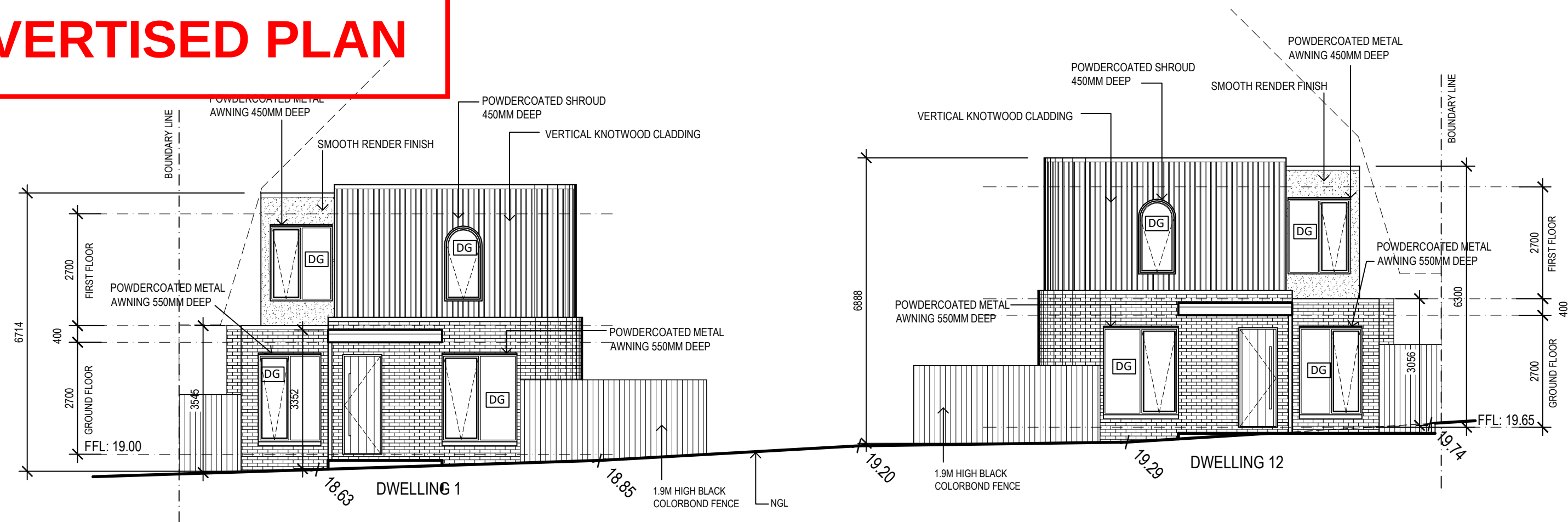
'HIGHPOINT SHOPPING CENTRE'

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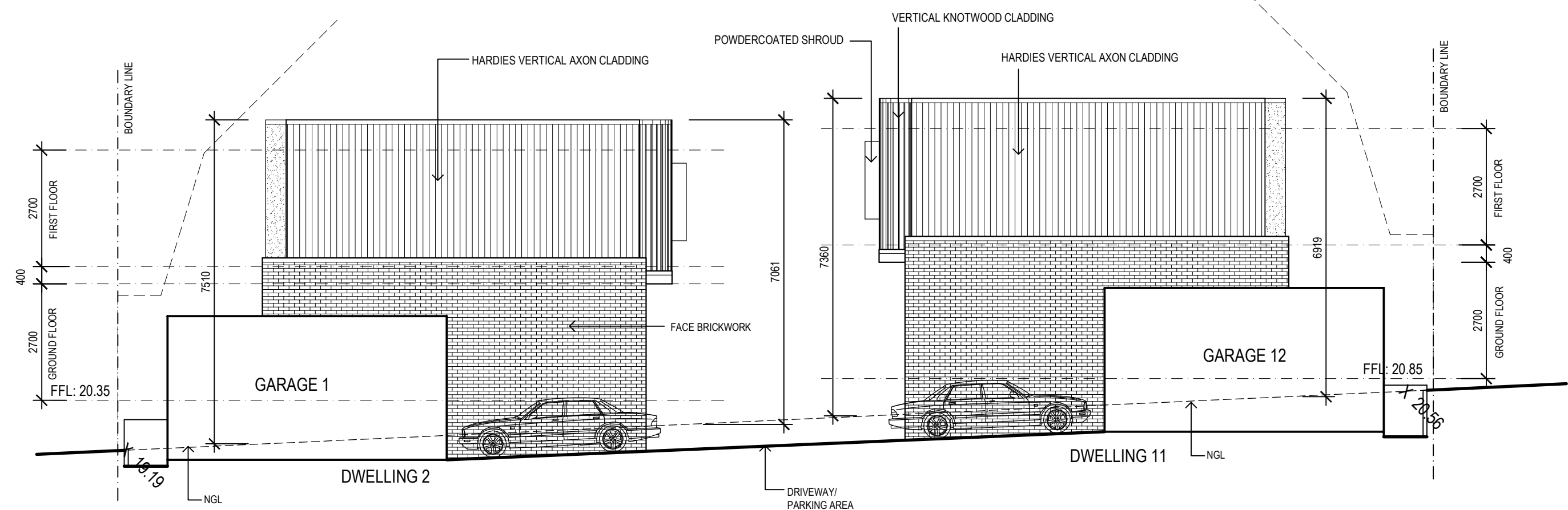


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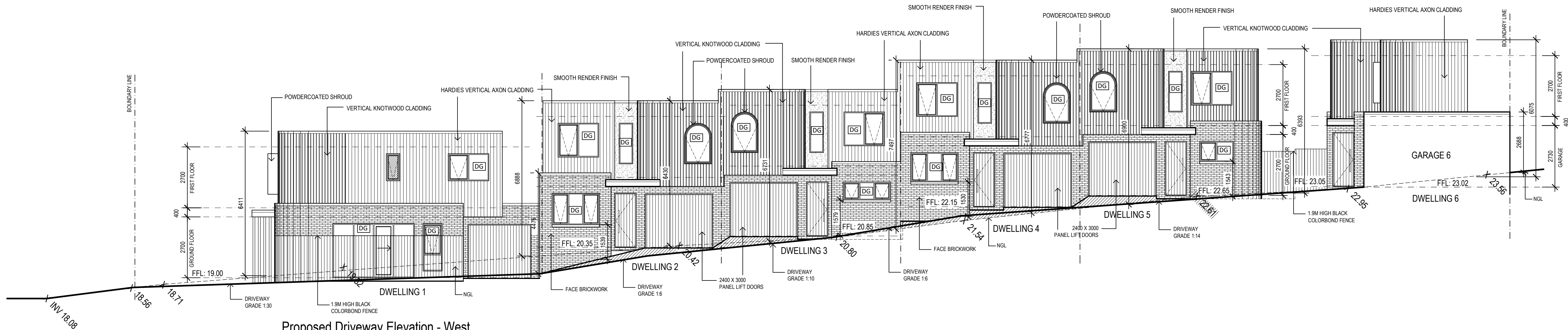
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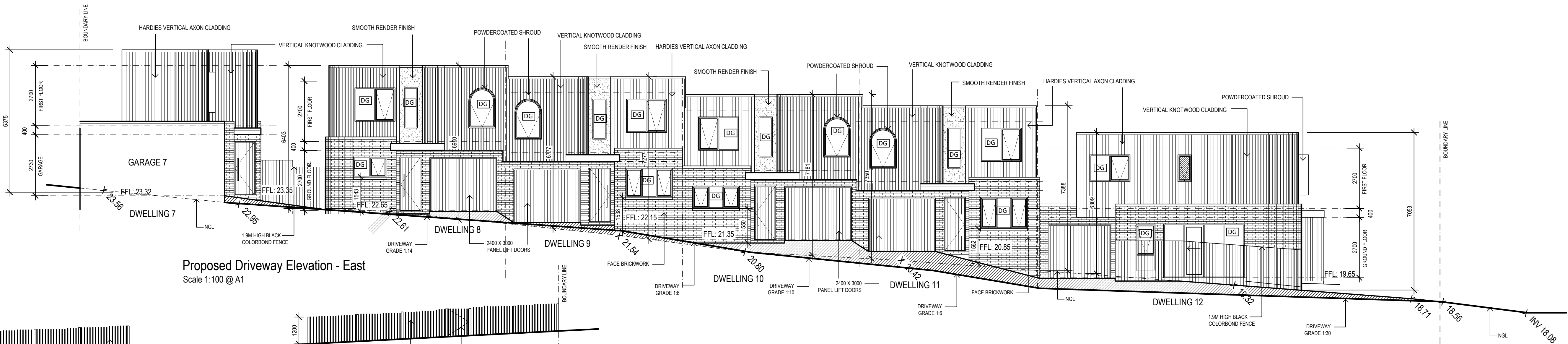
Proposed Front Elevation - North
Scale 1:100 @ A1



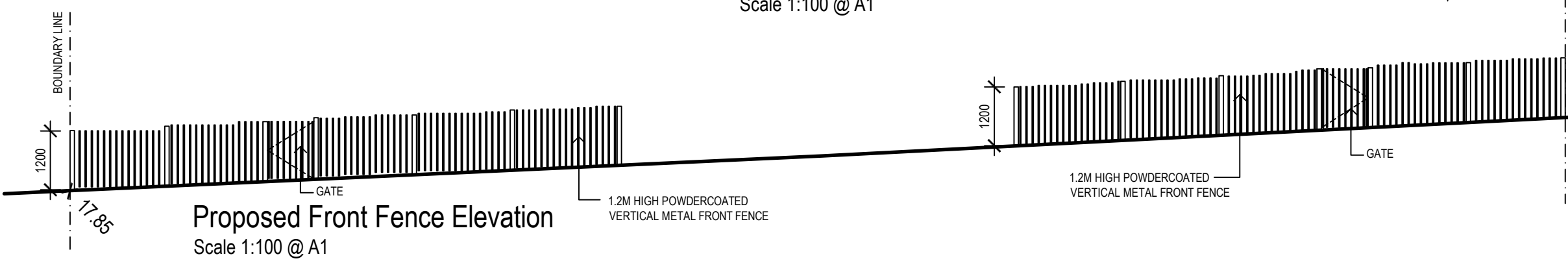
Proposed Internal Elevation - North
Scale 1:100 @ A1



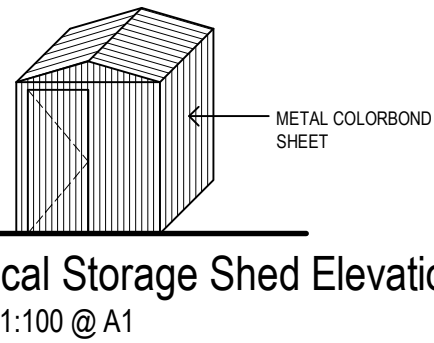
Proposed Driveway Elevation - West
Scale 1:100 @ A1



Proposed Driveway Elevation - East
Scale 1:100 @ A1



Proposed Front Fence Elevation
Scale 1:100 @ A1



Typical Storage Shed Elevation
Scale 1:100 @ A1

TOWN PLANNING SUBMISSION

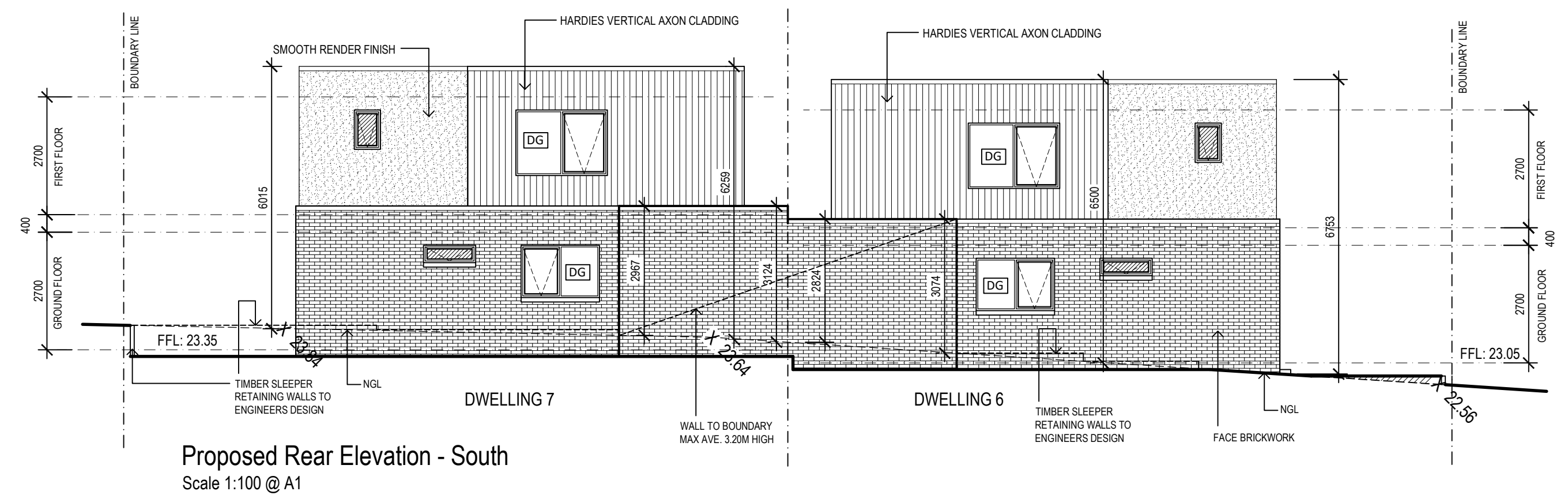
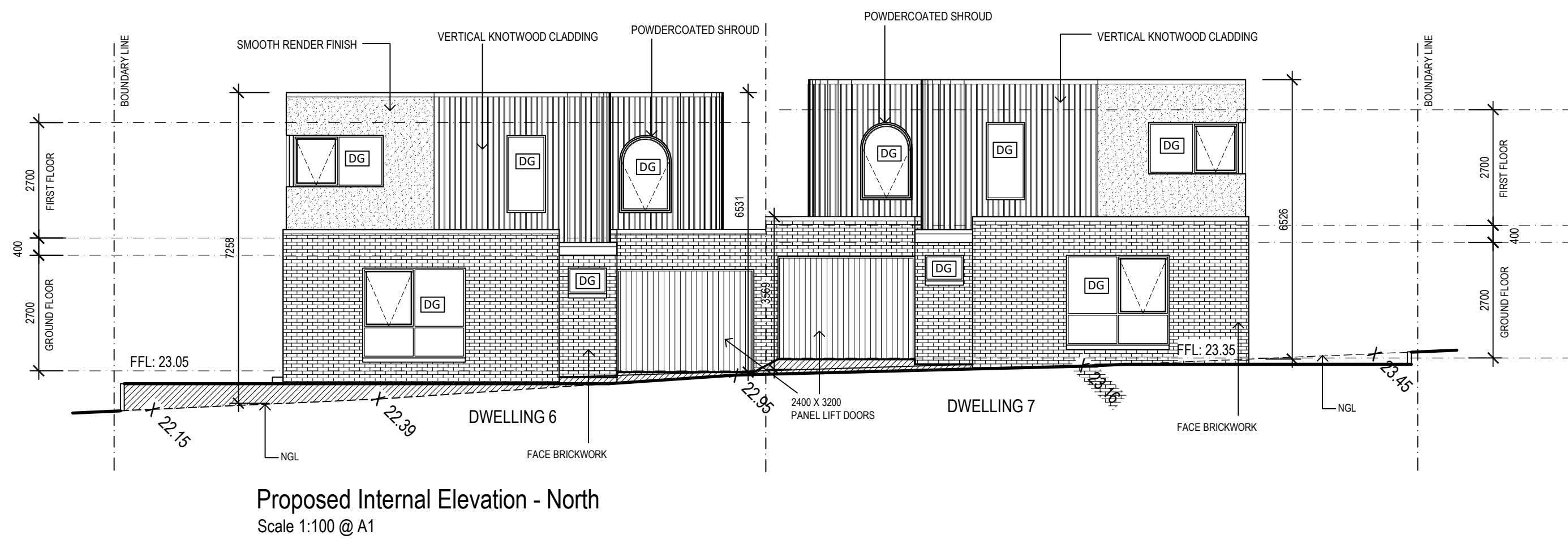
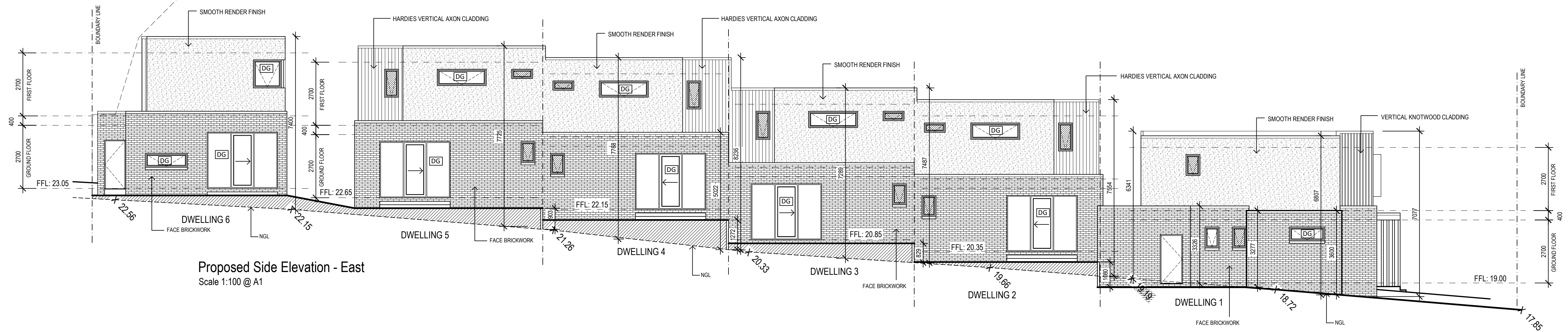
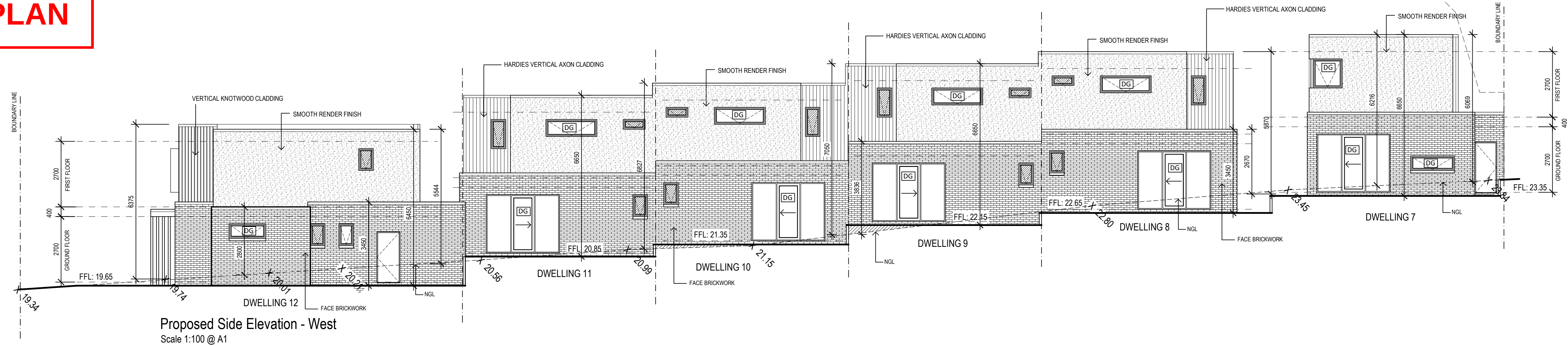
**PROPOSED 12 DOUBLE STOREY DWELLINGS
17 - 19 BLOOMFIELD AVENUE
MARIBYRNONG**

SITE ELEVATIONS

By:	Date:	Dwg no.:	Comments:
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TOWN PLANNING SUBMISSION

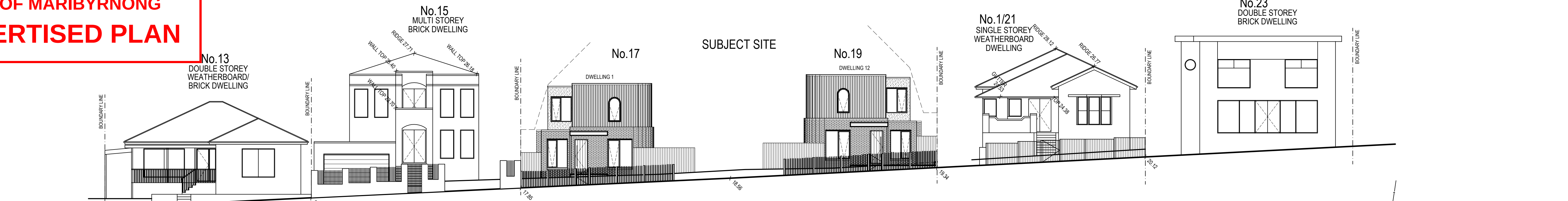
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SITE
ELEVATIONS

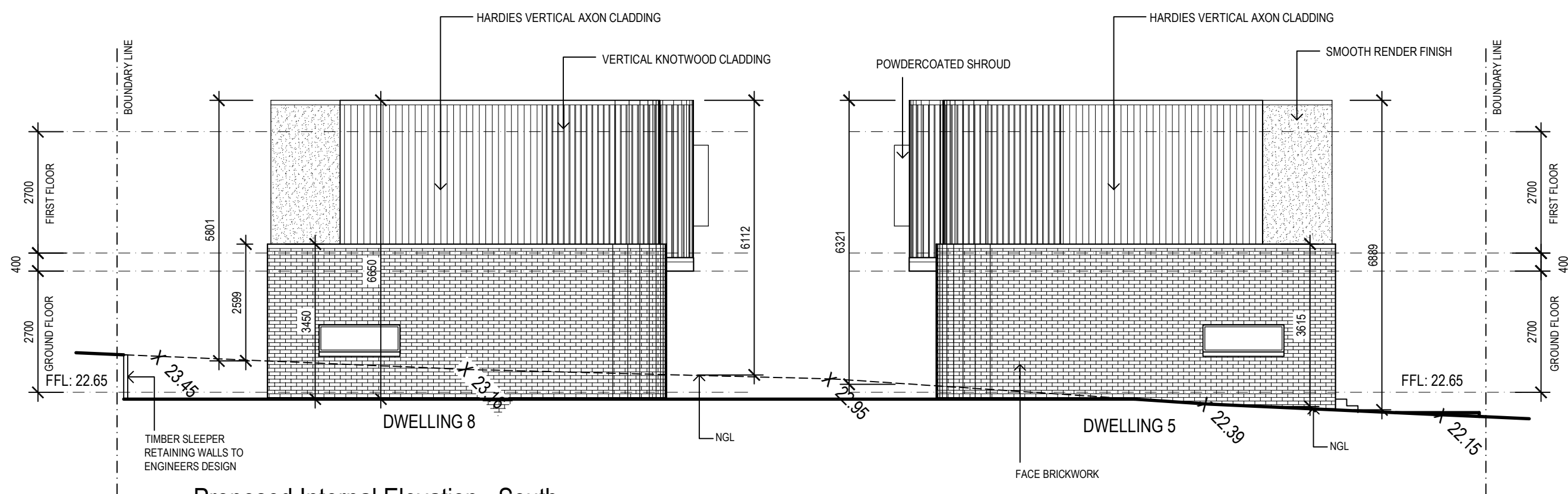
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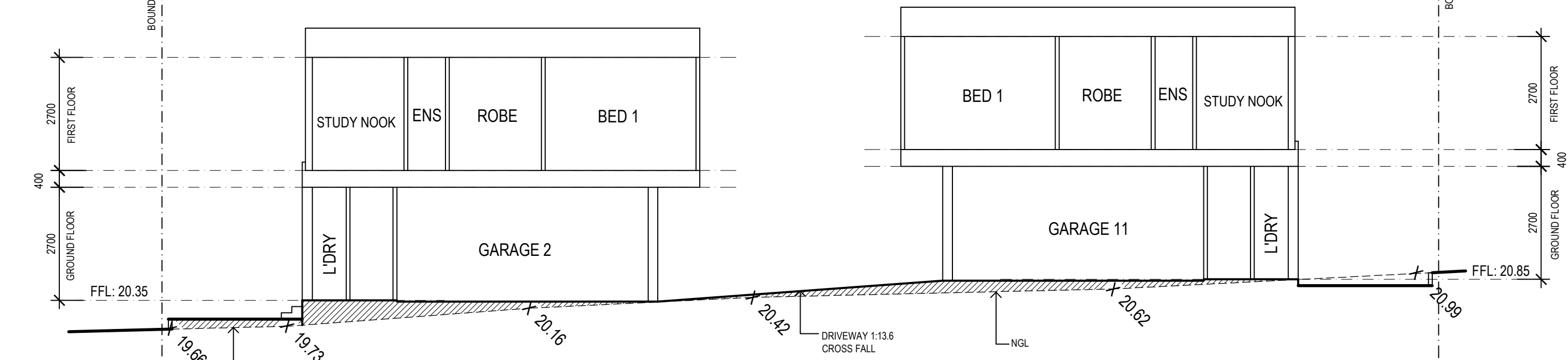
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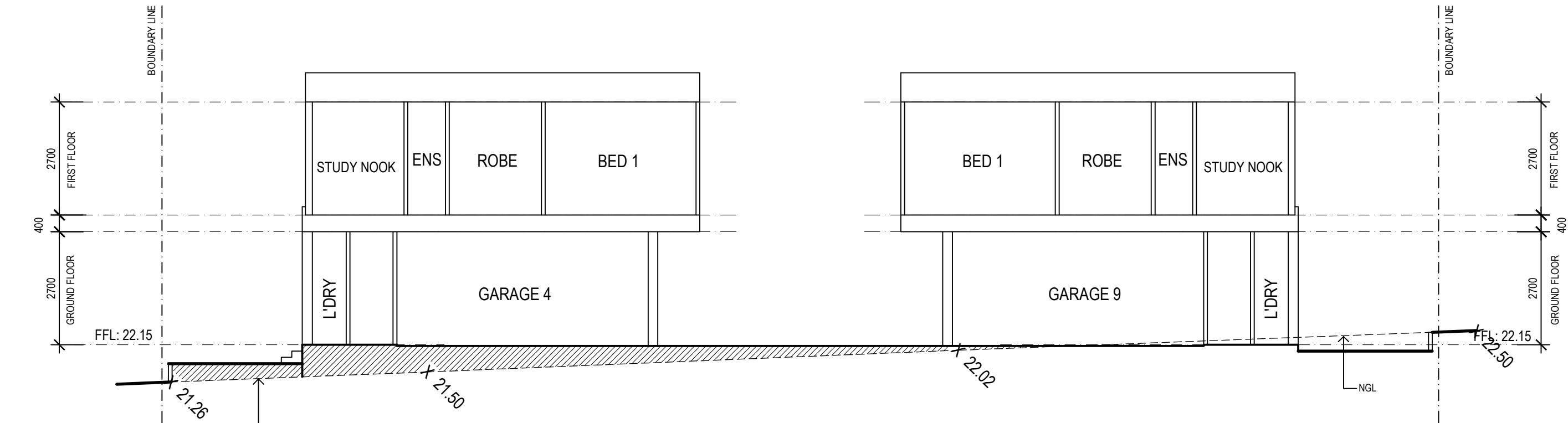
Proposed Streetscape Elevation
Scale 1:100 @ A1



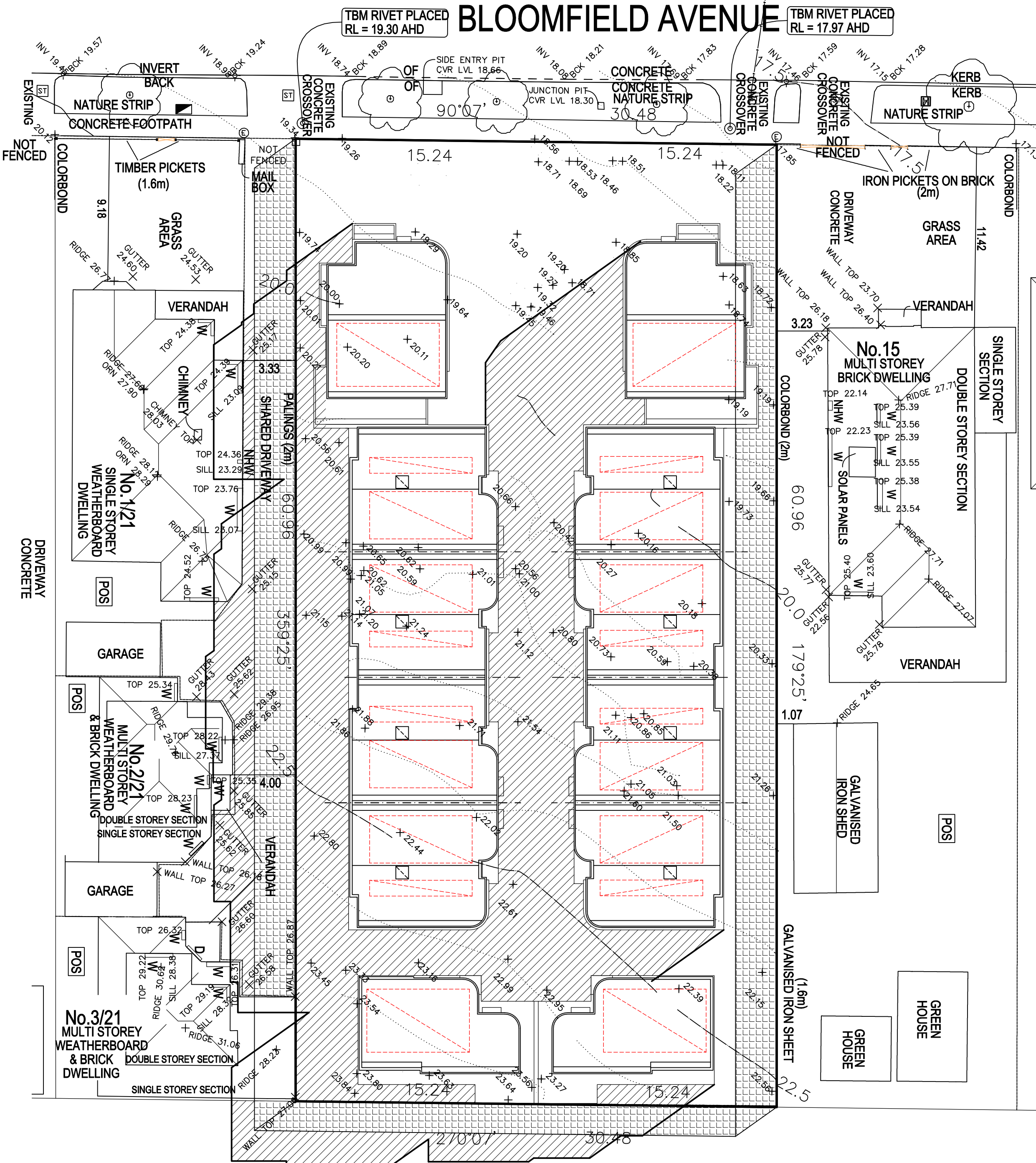
Proposed Internal Elevation - South
Scale 1:100 @ A1



Proposed Section - 1
Scale 1:100 @ A1



Proposed Section - 2
Scale 1:100 @ A1



Proposed Shadow Diagram
September Equinox 9am
Scale 1:200

'HIGHPOINT SHOPPING CENTRE'

TOWN PLANNING SUBMISSION

PROPOSED 12 DOUBLE STOREY DWELLINGS
17 - 19 BLOOMFIELD AVENUE
MARIBYRNONG

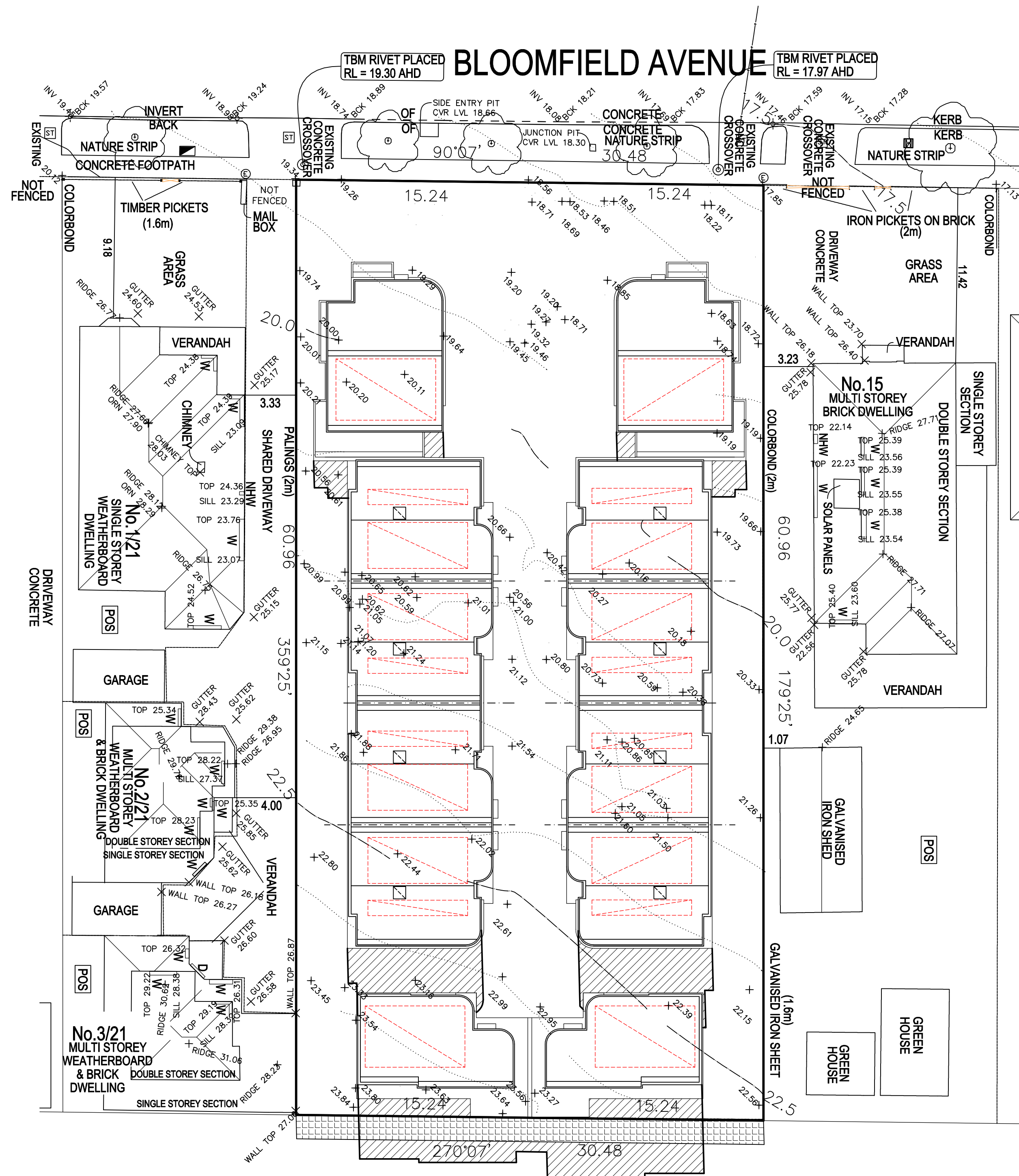
SITE
ELEVATIONS & SHADOW DIAGRAM

EXISTING SHADOWS
PROPOSED SHADOWS

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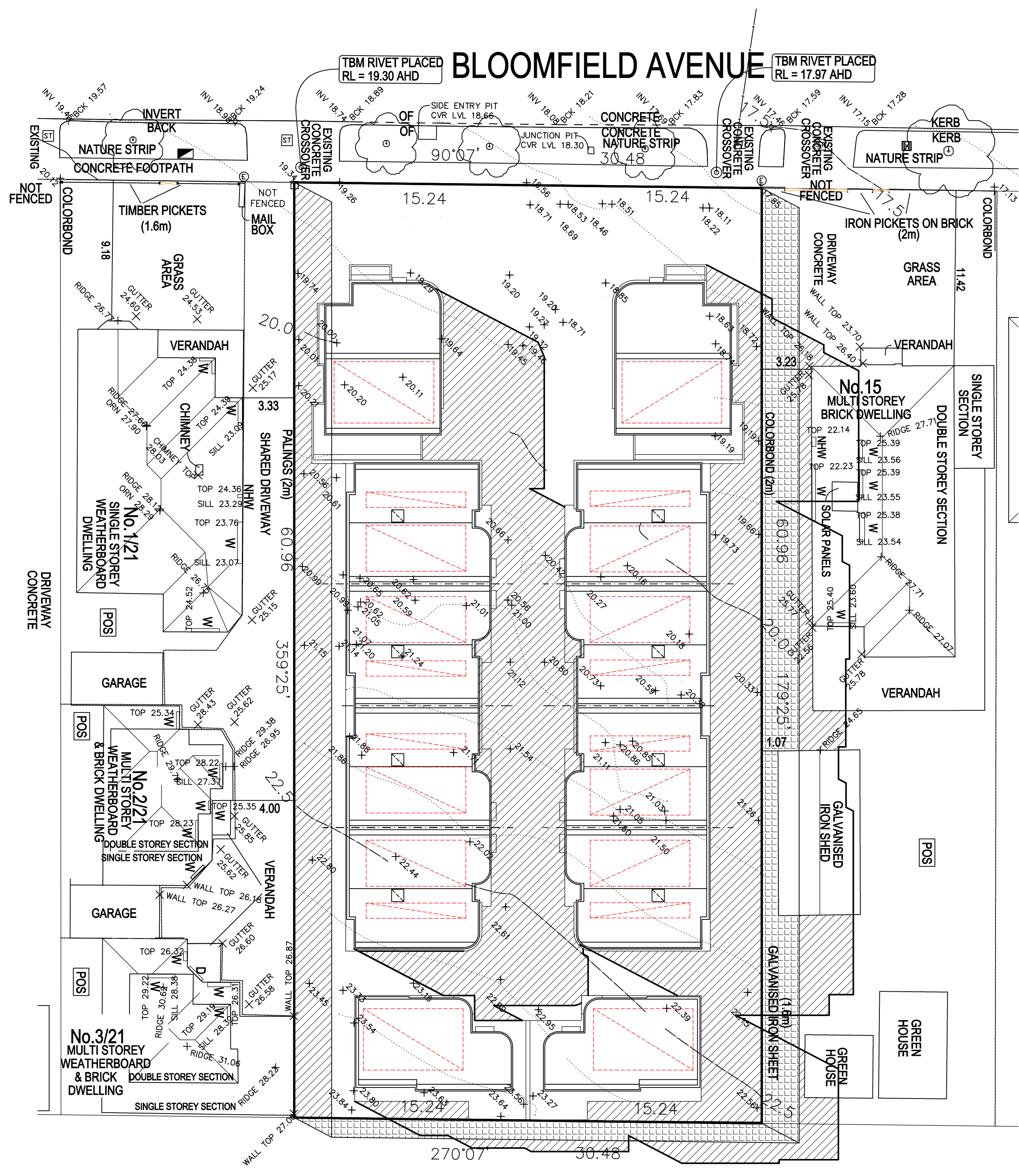
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'HIGHPOINT SHOPPING CENTRE'

Proposed Shadow Diagram
September Equinox 12pm
Scale 1:200



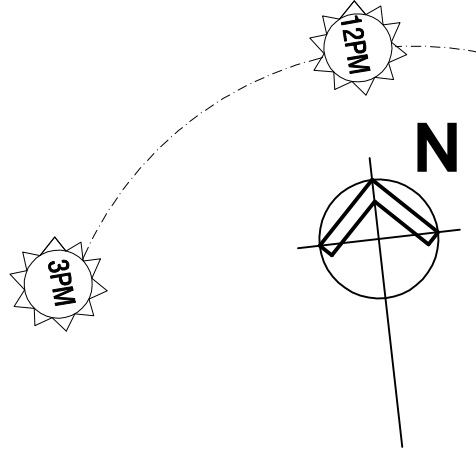
'HIGHPOINT SHOPPING CENTRE'

Proposed Shadow Diagram
September Equinox 3pm
Scale 1:200

TOWN PLANNING SUBMISSION

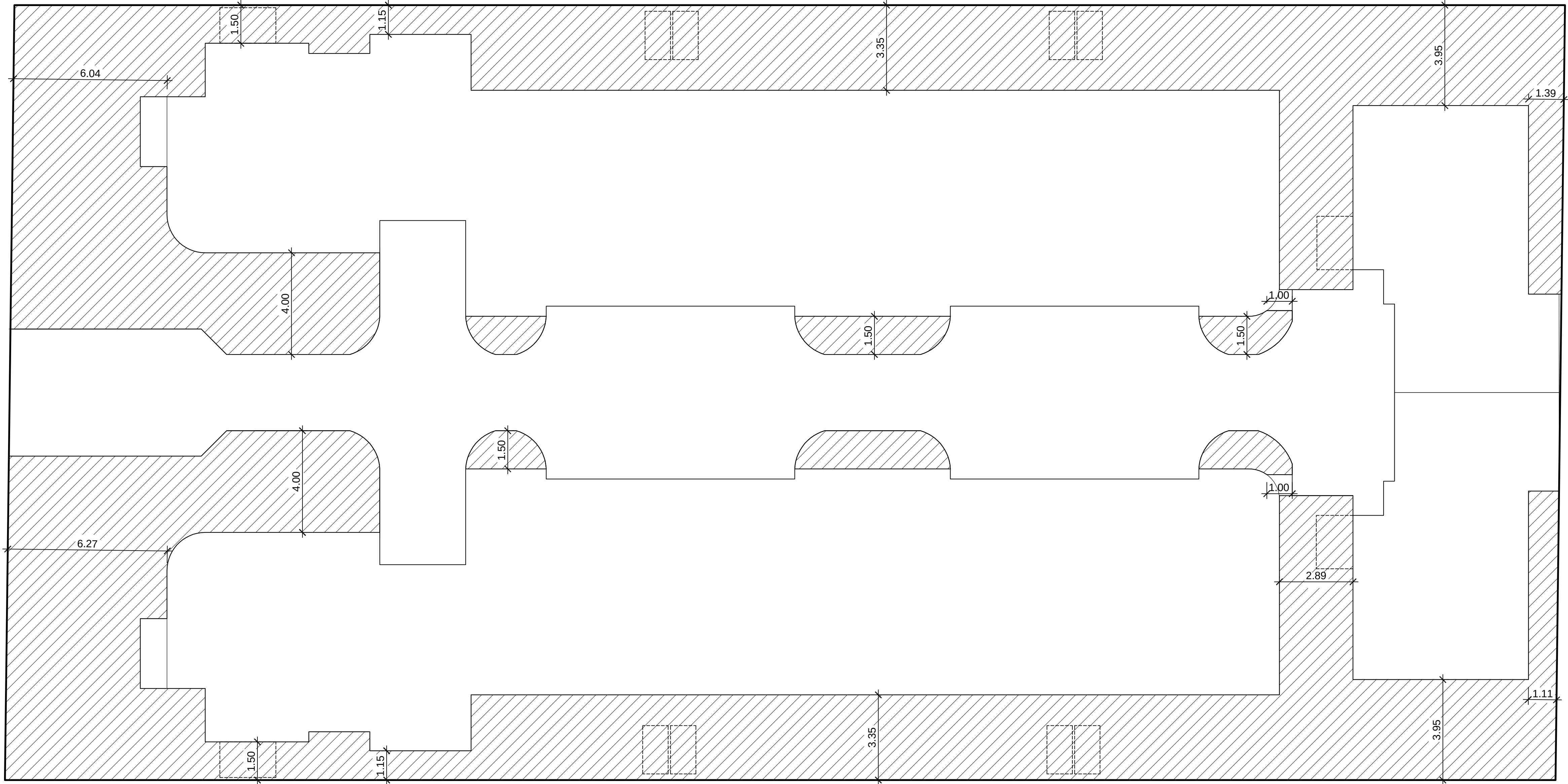
PROPOSED 12 DOUBLE STOREY DWELLINGS
17 - 19 BLOOMFIELD AVENUE
MARIBYRNONG

SITE
SHADOW DIAGRAMS



EXISTING SHADOWS
PROPOSED SHADOWS

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Proposed Garden Area Plan
Scale 1:100

Garden Area Requirement:

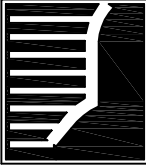
Allotment size	= 1857.92m ²
Garden area percentage required	= 35%
Minimum garden area	= 650.28m ²
Proposed garden area	= 650.47m ²
	= 35.01%

TOWN PLANNING SUBMISSION

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17 - 19 BLOOMFIELD AVENUE
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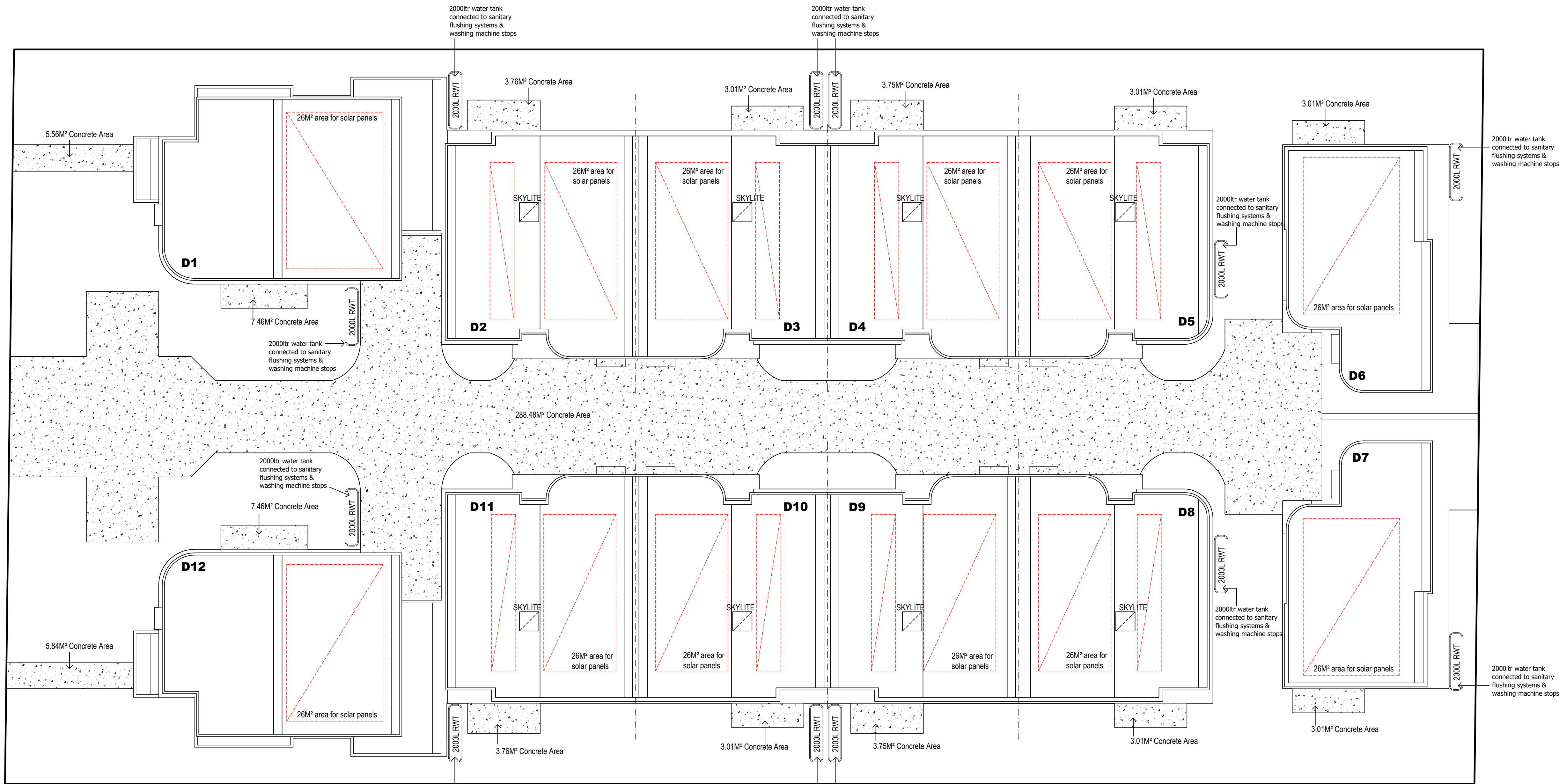
SITE
GARDEN AREA

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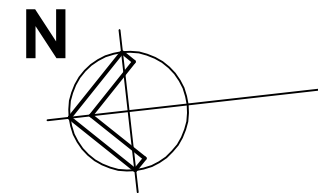
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Proposed Storm/ Roof Plan
Scale 1:100

Site Permeable: 582.38m² = 31.34%



TOWN PLANNING SUBMISSION

PROPOSED 12 DOUBLE STOREY DWELLINGS
17 - 19 BLOOMFIELD AVENUE
MARIBYRNONG

SITE
STORM/ ROOF PLAN

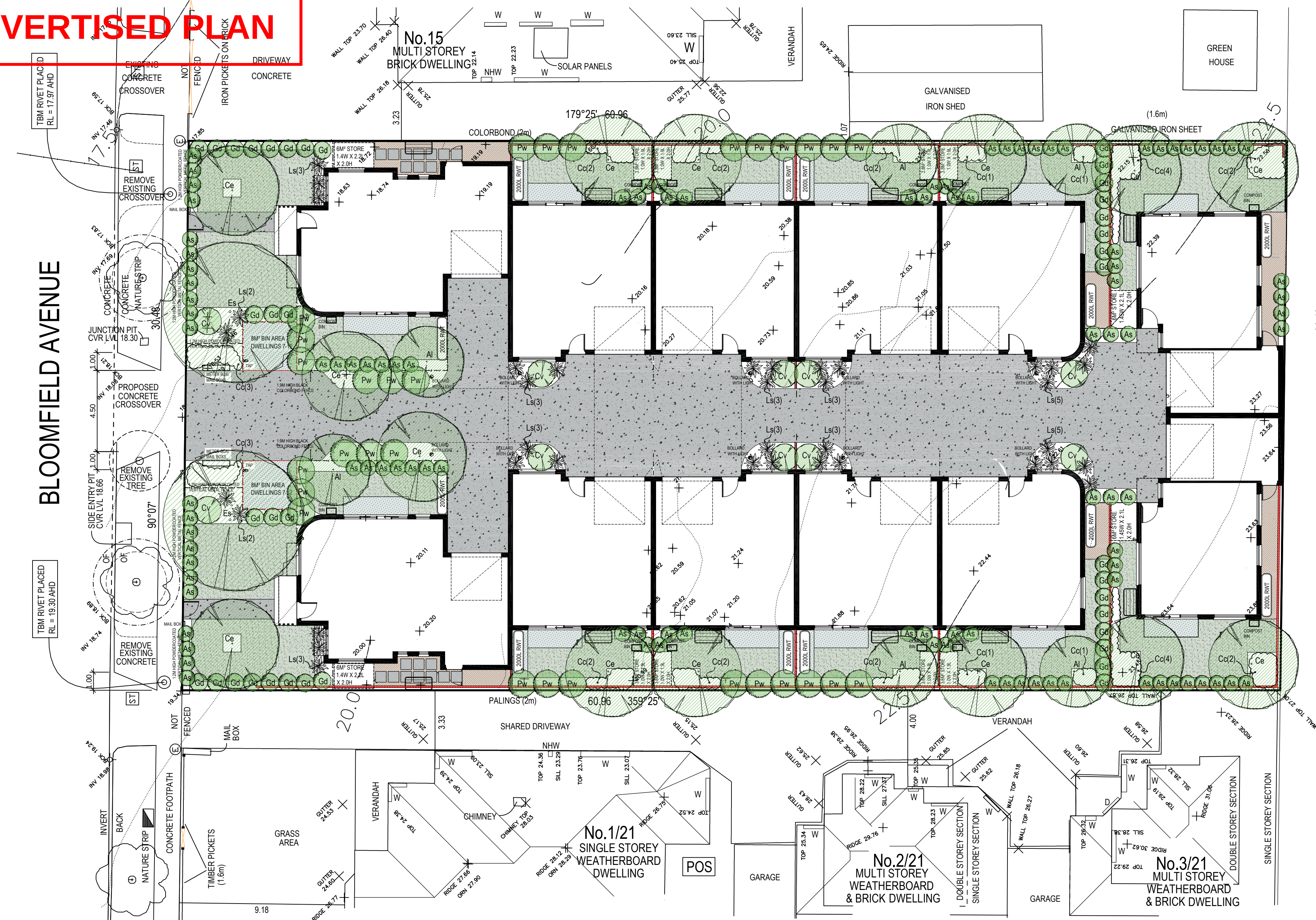
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CITY OF MARIBYRNONG
ADVERTISED PLAN



LEGEND			
EXPOSED AGGREGATE CONCRETE		PROPOSED TREES	
CONCRETE		PROPOSED SHRUBS	
SELECTED PAVING		PROPOSED TUSsocks	
PERMEABLE CRUSH ROCK TOPPING		PROPOSED GROUND COVER/ CLIMBERS	
LAWN AREA		PROPOSED RETAINING WALLS	
CONCRETE PAVERS		PROPOSED COLORBOND FENCE 1.9(M) HIGH	
EXISTING TREES TO REMAIN		CLOTHES HOIST	
TREES TO BE REMOVED			

PLANTING SCHEDULE						
CODE:	BOTANICAL NAME:	COMMON NAME:	MATURE HEIGHT X WIDTH:	POT SIZE:	QUANTITY:	TREE TYPE:
TREES:						
Ce	Corymbia eximia	Yellow Bloodwood	8.0m 5.0m	300mm	14	A
Es	Eucalyptus scoparia	Wallangarra White Gum	12.0m 8.0m	300mm	2	B
Al	Allocasuarina littoralis	Black Sheoak	8.0m 4.0m	300mm	6	A
SHRUBS:						
Pw	Pittosporum	Wonder Screen	3.0m 1.5m	200mm	24	
Gd	Abelia	Grandiflora Dwarf	1.0m 1.0m	200mm	38	
AS	Adenanthos sericea 'Compact'	Dwarf Woolly Bush	0.9m 0.9m	200mm	104	
Cv	Callistemon viminalis 'Captain Cook'	Weeping Bottlebrush	1.5m 1.5m	200mm	10	
GROUND COVERS:						
Cc	Convolvulus cheurum	Silver Leaved Convolvulus	0.6m 0.9m	200mm	34	
TUSsocks:						
Ls	Lomandra longifolia	Spiny-headed Mat-rush	0.6m 1m	100mm	38	

LANDSCAPE SPECIFICATIONS

Garden Bed Establishment - Where indicated on the drawings the contractor shall provide for the establishment of garden beds. All works are to be carried out in accordance with standard horticultural practices. All works shall only be carried out under suitable soil conditions and the use of machinery or hand tools under adverse conditions that would damage the soil structure will not be permitted.

Finished surface level - After final settlement the finished surface level shall match the top of adjoining bedding edge. Place topsoil to within 75mm below finished level to allow for the replacement of mulch.

Grades - All grades are to be shaped to assist drainage.

Preparation of Sub-grade - Excavate as required to establish sub-grade level to allow for addition of topsoil and mulch. All garden areas that are heavily compacted from construction work shall be broken up by an initial cultivation prior to the placement of the topsoil. This shall be carried out by cultivating to a depth of 300mm and shall be along the contours to prevent erosion. This shall leave the ground in a loose and friable condition.

Gypsum - spread gypsum at the rate of 1 - 2 kilograms per square metre depending upon the manufacturers recommendations for the type of topsoil. Mix the gypsum into the sub-grade by raking in lightly to a depth of 50mm.

Topsoil - Imported topsoil from an approved supplier will confirm the following:

Texture - light to medium clay loam, ie; capable of being compressed into a ball by hand when moist yet can be broken apart immediately after.

Top-soiling - Spread topsoil to an even depth of 250mm and do not deliver or spread in a muddy condition. Where access is required over established or proposed garden areas keep the vehicular routes in the smallest possible area.

Garden Bed Preparation - Before laying mulch in all large garden beds and where thick screen planting (eg, border planting) occurs cultivate to a depth of 300mm minimum. In small garden areas dig to spade depth (250mm).

Mulch - Supply and place selected mulch in all garden beds to a minimum thickness of 75mm.

Planting - Refer to the Tree and Shrub planting details.

Completion - Refill any depression caused by settlement and reform any areas which prevent water run-off.

Planting Generally - Ensure all plants are healthy, disease free, not root bound and true to name.

Fertilizer - Use 8-9 month osmocote fertilizer at the rate specified by the manufacturer.

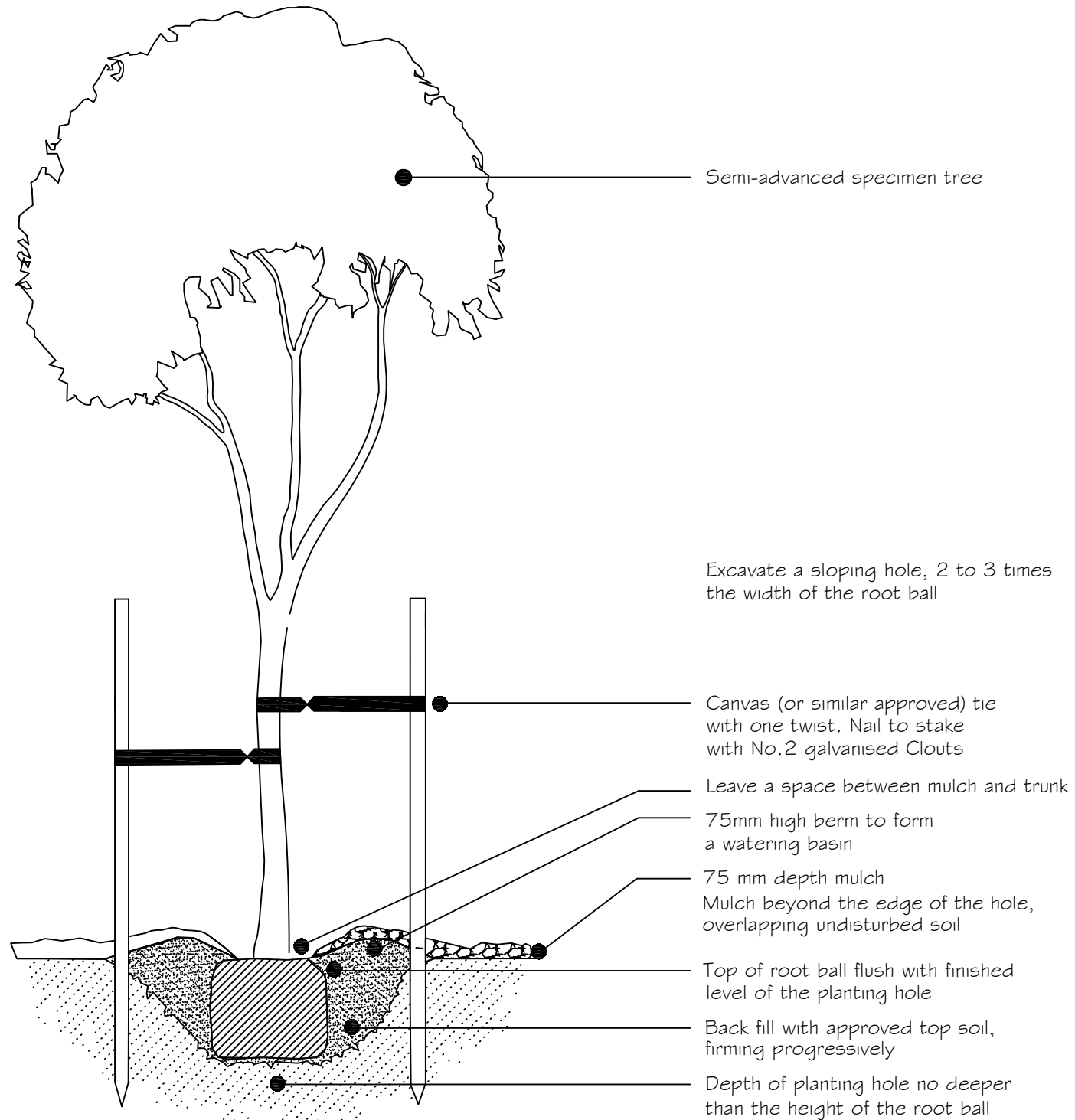
Planting Procedure - After the planting bed has been prepared satisfactorily, the procedure shall be as follows:

1. Thoroughly soak before planting.
2. Clear mulch for 500-1000mm around hole for replacement after planting.
3. Dig hole 300 - 450 mm diameter and just over the depth of the plant container. Break away any lumpy soil, which is to be used in refilling the hole.
4. If the soil is very dry, fill with water and allow to drain completely.
5. At this stage the hole shall be deep enough to accept the height of the soil in the plant container and the plant can be placed so that the final level will be no higher than that in the pot.
6. Staking - two stakes per plant are to be used. Place stakes before planting to ensure that the stakes will not damage the rootball, ie; Stakes should be a minimum of the containers diameter apart. The stakes shall be placed in a north - south orientation.
7. Remove the plant from the pot or plastic bag by inverting plant and easing off gently. Alternatively plastic bags may be cut. Do not disturb the roots unless they are matted around the outside of the soil mass.
8. Place the plant into the hole and fill in soil firmly without distorting the general shape of the plants roots system. A bowl shall be formed around the plant to hold at least 10 litres of water. Any trees that are not planted in a garden bed are to be planted in a mounded mulched area above the lawn.
9. The plant label should be removed from the trunk of the plant and where stakes are available it should be tied to a stake.
10. Apply osmocote following manufacturers instructions.
11. Mulch - In garden bed areas the mulch is to be returned to the disturbed area. Keep mulch away from tree trunk to avoid rotting.
12. Water several times after planting to ensure that the water penetrates into the soil.

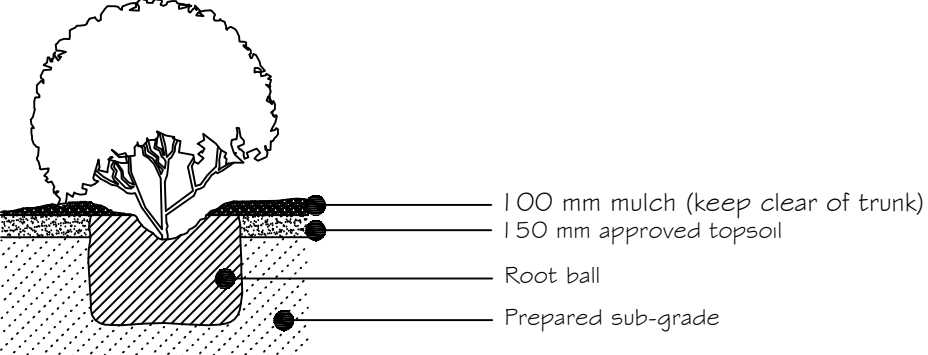
Timber edging installed to separate all lawn areas and garden beds.

In-ground dripper system installed to water garden beds

TREE PLANTING DETAIL (not to scale)



SHRUB PLANTING DETAIL (not to scale)



TOWN PLANNING SUBMISSION

PROPOSED 12 DOUBLE STOREY DWELLINGS
17 - 19 BLOOMFIELD AVENUE
MARIBYRNONG

SITE
LANDSCAPE PLAN

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BLOOMFIELD AVENUE

'HIGHPOINT SHOPPING CENTRE'

PROPOSED 12 DOUBLE STOREY DWELLINGS
17 - 19 BLOOMFIELD AVENUE
MARIBYRNONG

SITE
CANOPY COVER / DEEP SOIL PLAN

Canopy Cover Requirement:

Allotment size	= 1857.92m ²
Canopy Cover required = 20%	
Minimum Canopy Cover	= 382m ²
Proposed Canopy Cover	= 384.07m ²
	= 20.67%

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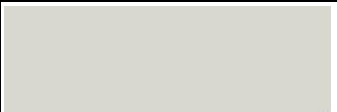
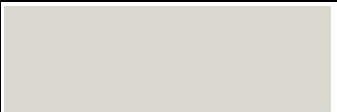
CITY OF MARIBYRNONG

ADVERTISED PLAN



Material & Finishes Schedule

Job Address:
17-19 BLOOMFIELD AVENUE MARIBYRNONG

External	Product	Supplier	Colour	Image
External Façade	Brickwork		San Selmo Smoked	
External Façade	First floor		Oak	
External Façade	First floor smooth render	Optional	Surfmist	
Roof	Colorbond sheet metal roofing		Surfmist	
Window Frames	Aluminium Window Frames		Black	
Garage Door	Colorbond sectional / panel lift garage door		White	
Driveways & Paths	Exposed Aggregate	Optional	Dawn	

NOTE: ALL COLOURS AND FINISHES SHOWN ARE AN INDICATION ONLY
COLOURS MAY VARY DUE TO VARIATIONS OF SCREEN RESOLUTIONS AND/OR DIFFERENT PRINTING PROCESSES