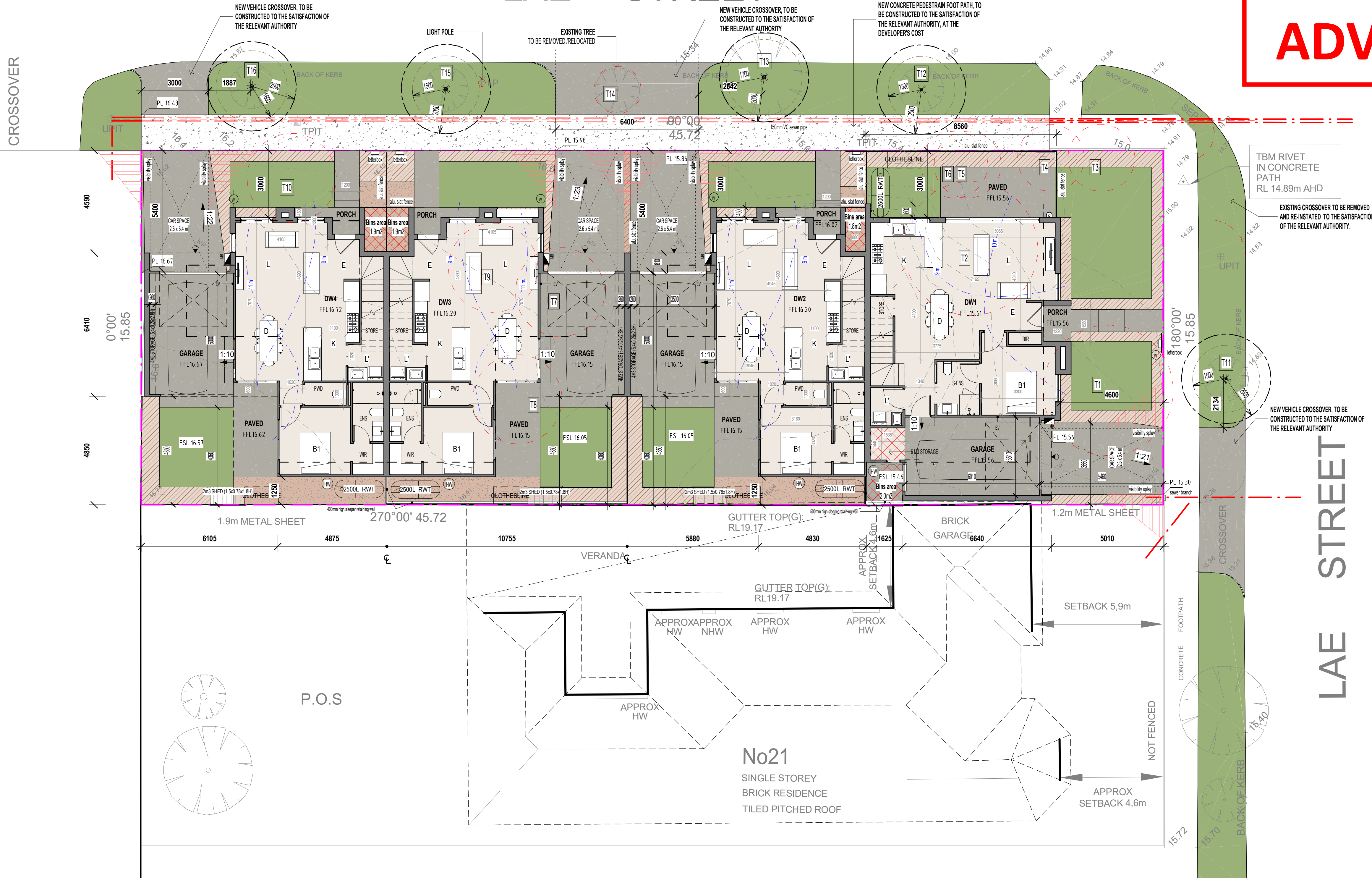


# CITY OF MARIBYRNONG ADVERTISED PLAN

CROSSOVER

LAE STREET



## DEVELOPMENT ANALYSIS

SITE AREA	725.0 m <sup>2</sup>
BUILT ON AREA/SITE COVERAGE	412.0 m <sup>2</sup> (57%)
PAVED AREA	80.0 m <sup>2</sup>
TOTAL IMPERVIOUS AREAS	492.0 m <sup>2</sup>
% SITE PERMEABILITY	32.1%
REQUIRED GARDEN AREA	253.8 m <sup>2</sup> (35%)
PROVIDED GARDEN AREA	254.7 m <sup>2</sup>
TOTAL CAR SPACES REQUIRED	8
TOTAL CAR SPACES PROVIDED	8

## VISIBILITY SPLAY (VPP 52.06-9)

HAVE A CORNER SPLAY OR AREA AT LEAST 50 PER CENT CLEAR OF VISUAL OBSTRUCTIONS EXTENDING AT LEAST 2 METRES ALONG THE FRONTAGE ROAD FROM THE EDGE OF AN EXIT LANE AND 2.5 METRES ALONG THE EXIT LANE FROM THE FRONTAGE. TO PROVIDE A CLEAR VIEW OF PEDESTRIANS ON THE FOOTPATH OF THE FRONTAGE ROAD. THE AREA CLEAR OF VISUAL OBSTRUCTIONS MAY INCLUDE AN ADJACENT ENTRY OR EXIT LANE WHERE MORE THAN ONE LANE IS PROVIDED, OR ADJACENT LANDSCAPED AREAS, PROVIDED THE LANDSCAPING IN THOSE AREAS IS LESS THAN 900MM IN HEIGHT.

## NOTES

- THE HEADROOM CLEARANCE (INCLUDING AT THE ENTRY POINT WITH THE GARAGE DOOR OPEN) TO BE A MINIMUM OF 2.1M.
- A MINIMUM GRADE OF 1:200 FOR INDOOR AND 1:100 FOR OUTDOOR PARKING AREAS IS REQUIRED FOR DRAINAGE PURPOSES.
- THE MAXIMUM GRADE ALONG THE PARKING AREAS ALLOWED IS 1:20.
- GRADE CHANGE AT THE PROPERTY BOUNDARY MUST NOT EXCEED THE MAXIMUM OF 1:8 (12.5%) WITH THE OPPOSING FOOTPATH GRADE.
- ELECTRIC VEHICLE CHARGING PROVISION  
A. DEDICATED 32AMP (3 PHASE) TO PROVIDED TO EACH DWELLING IN THE GARAGE

## LEGEND

	PROPOSED PLANTING		PAVING AREA - IMPERVIOUS
	EXISTING TREE TO BE RETAINED		COLOURED CONCRETE DRIVEWAY - IMPERVIOUS
	EXISTING TREE TO BE REMOVED		LANDSCAPE AREAS - PERMEABLE
	GAS AND WATER METERS		RAINWATER TANK
	EASEMENT		CLOTHES LINE
			WASTE BINS
			GARDEN SHED

Dwelling 1 BLDG Area Schedule	
DW 01 FIRST	83.3 m <sup>2</sup>
DW 01 GARAGE	27.8 m <sup>2</sup>
DW 01 GROUND	75.7 m <sup>2</sup>
DW 01 PORCH	2.0 m <sup>2</sup>
Grand total	188.9 m <sup>2</sup>

Dwelling 1 Open Space Area Schedule	
POS 1	3.1 m <sup>2</sup>
POS 1	55.0 m <sup>2</sup>
SPOS 1	25.8 m <sup>2</sup>
Grand total	83.9 m <sup>2</sup>

Dwelling 2 BLDG Area Schedule	
DW 02 FIRST	65.2 m <sup>2</sup>
DW 02 GARAGE	23.3 m <sup>2</sup>
DW 02 GROUND	69.3 m <sup>2</sup>
DW 02 PORCH	1.7 m <sup>2</sup>
Grand total	159.6 m <sup>2</sup>

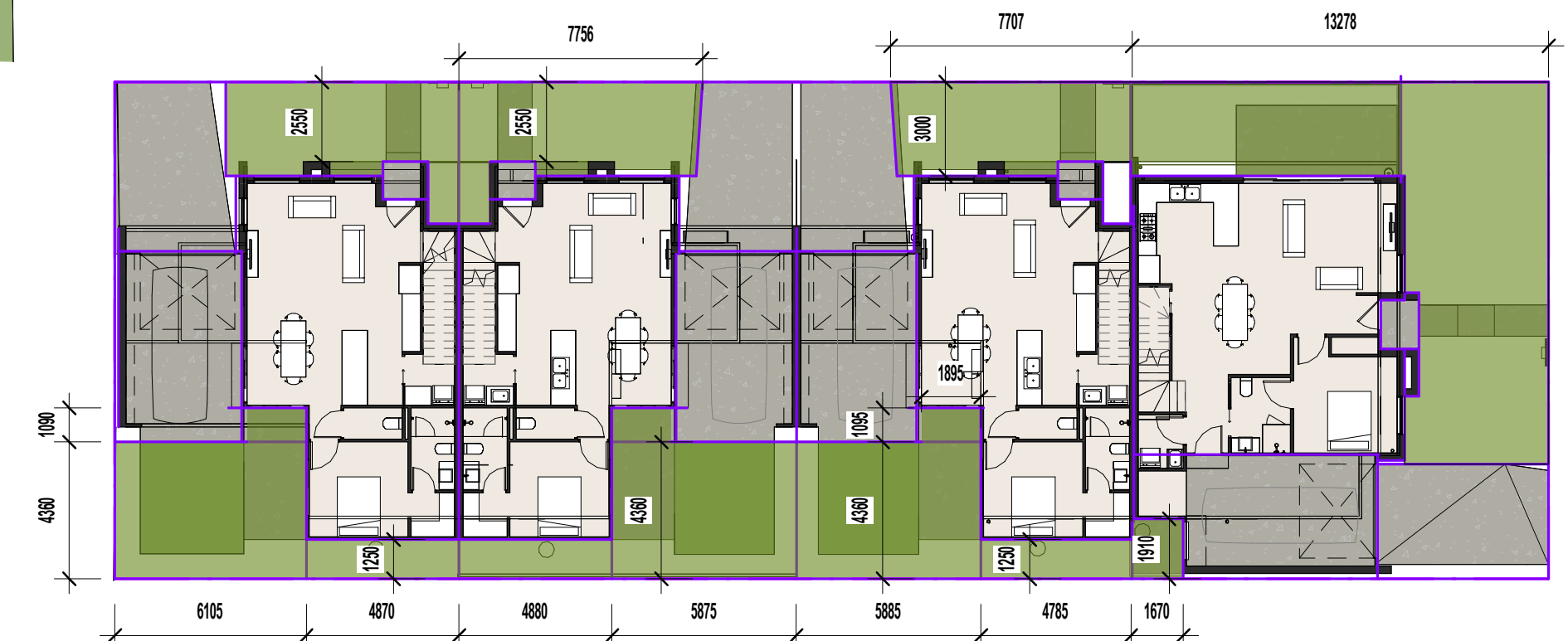
Dwelling 2 Open Space Area Schedule	
POS 2	6.0 m <sup>2</sup>
POS 2	23.3 m <sup>2</sup>
POS 2	2.2 m <sup>2</sup>
SPOS 2	25.6 m <sup>2</sup>
Grand total	57.2 m <sup>2</sup>

Dwelling 3 BLDG Area Schedule	
DW 03 FIRST	65.7 m <sup>2</sup>
DW 03 GARAGE	23.3 m <sup>2</sup>
DW 03 GROUND	69.4 m <sup>2</sup>
DW 03 PORCH	1.7 m <sup>2</sup>
Grand total	160.1 m <sup>2</sup>

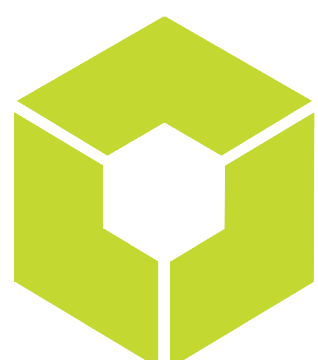
Dwelling 3 Open Space Area Schedule	
POS 3	23.8 m <sup>2</sup>
POS 3	2.2 m <sup>2</sup>
POS 3	6.1 m <sup>2</sup>
SPOS 3	25.6 m <sup>2</sup>
Grand total	57.8 m <sup>2</sup>

Dwelling 4 BLDG Area Schedule	
DW 04 FIRST	65.7 m <sup>2</sup>
DW 04 GARAGE	24.0 m <sup>2</sup>
DW 04 GROUND	69.6 m <sup>2</sup>
DW 04 PORCH	1.7 m <sup>2</sup>
Grand total	161.0 m <sup>2</sup>

Dwelling 4 Open Space Area Schedule	
POS 4	23.2 m <sup>2</sup>
POS 4	6.1 m <sup>2</sup>
POS 4	2.2 m <sup>2</sup>
SPOS 4	26.6 m <sup>2</sup>
Grand total	58.1 m <sup>2</sup>



2 GARDEN AREA PLAN  
1 : 200



ARC ZERO PTY LTD

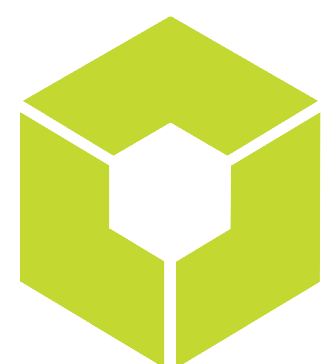
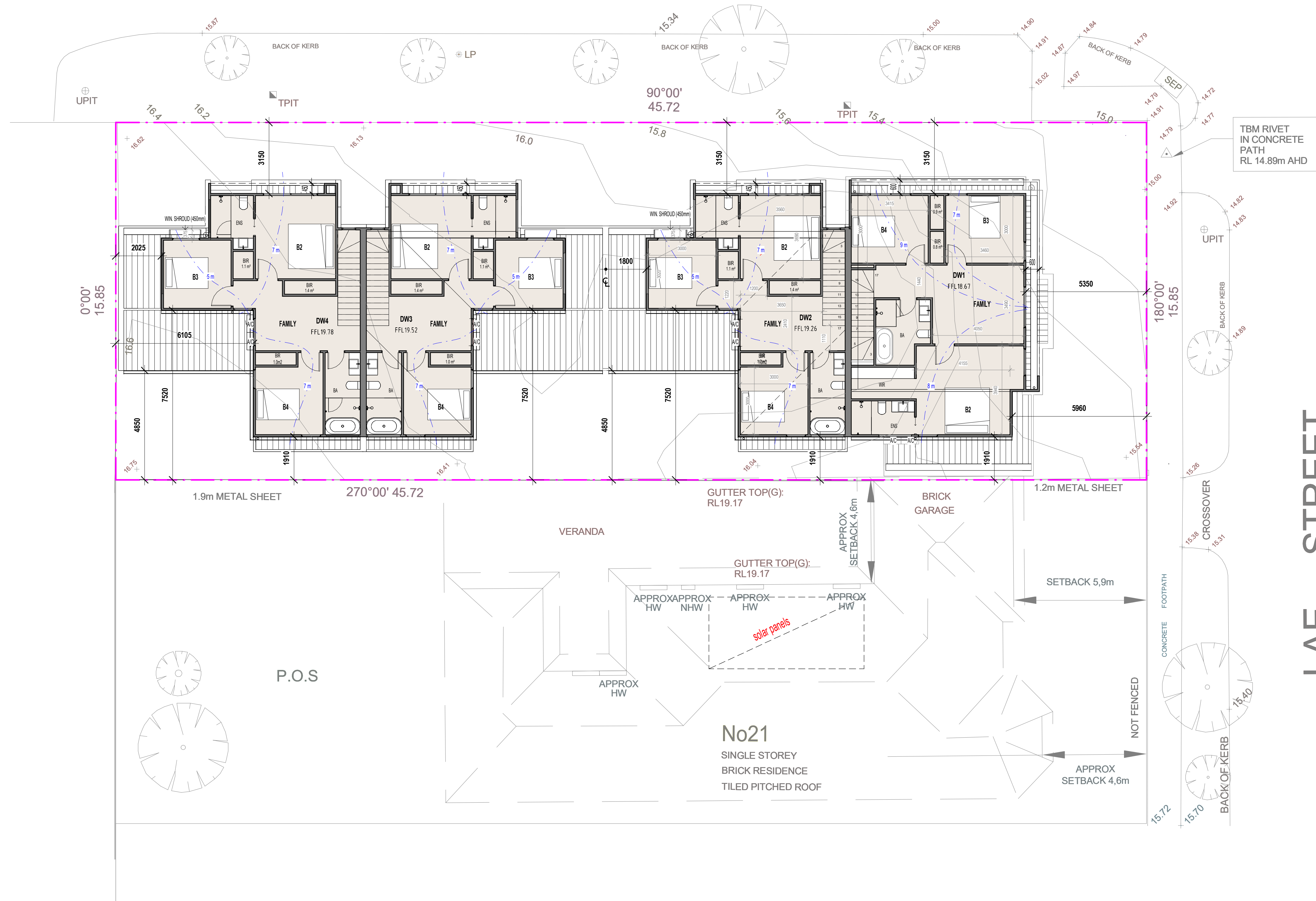
PROJECT: 23 LAE STREET, WEST FOOTSCRAY, VIC, 3012

Ground Floor Plan

A 2.01



# LAE STREET



ARC ZERO PTY LTD

PROJECT: 23 LAE STREET, WEST FOOTSCRAY, VIC, 3012

First Floor Plan

A 2.02

A: 179-185 Peel street, North Melbourne, VIC 3051

T: 0490 931 074

E: info@arczero.com.au

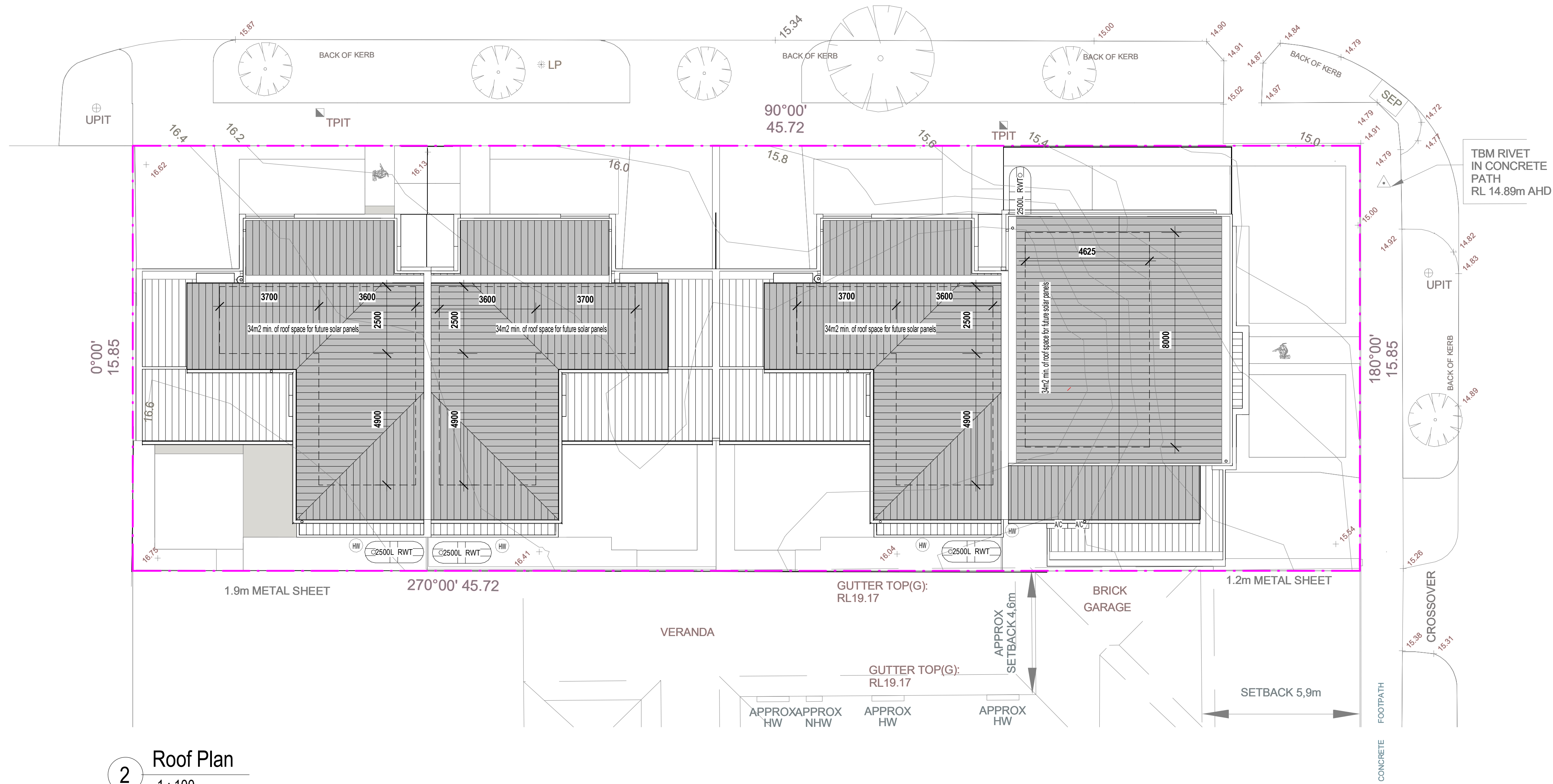
W: www.arczero.com.au

ACN: 139 748 128

ISSUE: TOWN PLANNING APPLICATION

DATE: 16 JULY 2025

1 : 100 @ A1



**STORM Rating Report**

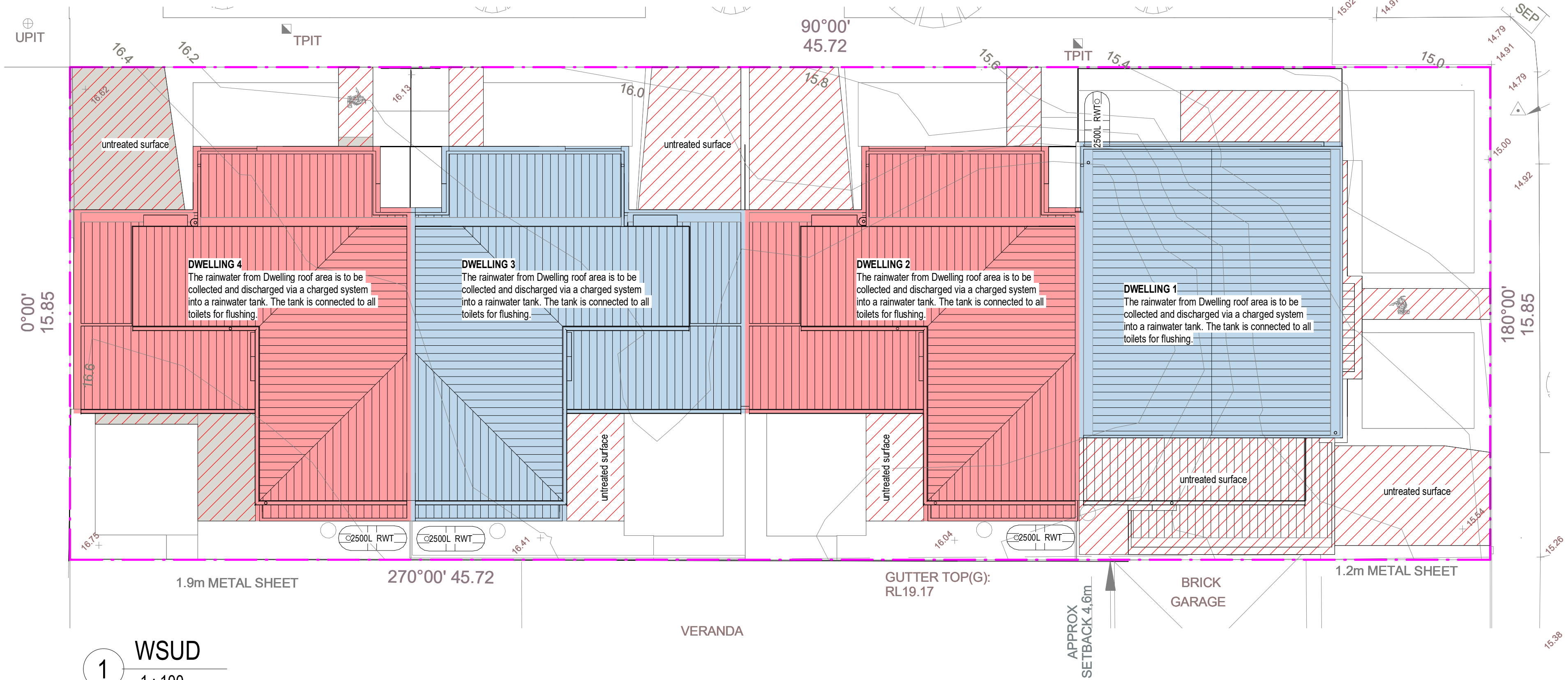
TransactionID: 0  
Municipality: MARIBYRNONG  
Rainfall Station: MARIBYRNONG  
Address: 23 LAE STREET

west footscray  
VIC 3012  
Assessor: ARCZERO  
Development Type: Residential - Multiunit  
Allotment Site (m2): 725.00  
STORM Rating %: 102

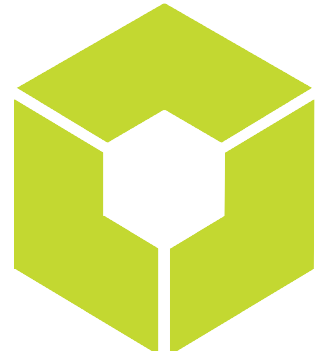
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
DWELLING 1 ROOF	80.00	Rainwater Tank	1,200.00	4	148.10	70.00
DWELLING 2 ROOF	97.00	Rainwater Tank	1,200.00	4	131.10	66.40
DWELLING 3 ROOF	97.00	Rainwater Tank	1,200.00	4	131.10	66.40
DWELLING 4 ROOF	97.00	Rainwater Tank	1,200.00	4	131.10	66.40
NON TREATED SURFACES	120.00	None	0.00	0	0.00	0.00

Date Generated: 21-Mar-2025  
Program Version: 1.0.0

2 Roof Plan  
1: 100



1 WSUD  
1: 100



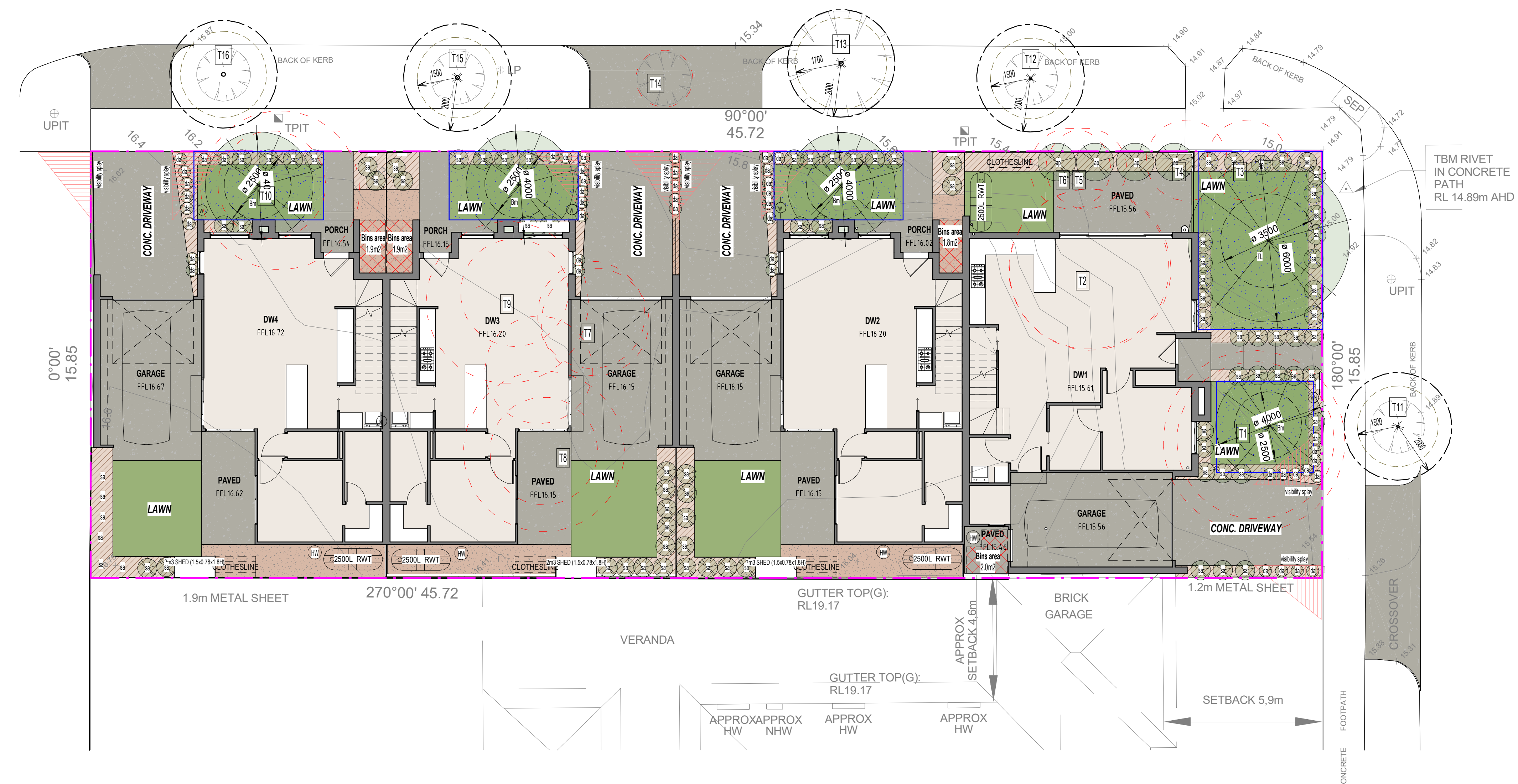
ARC ZERO PTY LTD

PROJECT: 23 LAE STREET, WEST FOOTSCRAY, VIC, 3012

Roof Plan

A 2.04





TREE CANOPY AREA					
Tree type	Mature canopy diameter	Mature canopy cover area	Minimum deep soil	Quantity	Total canopy cover area
Type A	6m	28.3m <sup>2</sup>	3.5m	1	28.3m <sup>2</sup>
Type A	4m	12.6m <sup>2</sup>	2.5m	4	50.4m <sup>2</sup>
Grand total					78.7m <sup>2</sup>

Total tree canopy cover area for the entire development is: 10 % \* 724m<sup>2</sup> = 73m<sup>2</sup>

MATERIAL SCHEDULE	
Name	Specifications
Paving	Light coloured pavers, concrete, or similar. Size and style are as selected.
Mulch	10mm pine bark mulch to a depth of 75mm.
Garden edging	75mm x 19mm treated pine.
Driveway	Weatherproofing coloured concrete driveway as selected.
Clothesline	Ground mounted folding clothesline as selected.
Pebbles	Tuscan natural stone (20-80mm)
Lawn areas	Sir Walter buffalo instant lawn on 50mm topsoil

PLANTING SCHEDULE					
ID	Qty	Botanical Name	Common Name	Mature Size (H x W)	Pot Size
01. Grasses/Ground Covers					
DA	46	<i>Dianella admixta</i>	Spreading Flax-lily	0.4m x 0.4m	0.1m
02. Small to Medium shrubs					
SA	87	<i>Syzygium australe</i> 'SANDY'	Lillypilly 'Straight and Narrow'	2.5m x 1.0m	0.2m
03. Large Shrubs					
AP	4	<i>Acacia paradoxa</i>	Hedge Wattle	2.5m x 3.0m	0.2m
03. Trees					
Bm	4	<i>Banksia marginata</i>	Silver banksia	5 x 4 m	0.4 m
TL	1	<i>Tristanopsis laurina</i>	Kanooka Gum	8m x 6 m	0.4 m

PAVING

CRUSHED ROCK

GARDEN EDGING, 70x19 TREATED PINE

PEBBLES

MULCH

LAWN

EXISTING TREE TO REMAIN

EXISTING TREE TO BE DEMOLISHED

PROPOSED PLANTS

TREE PROTECTION ZONE

SERVICES METERS

**VISIBILITY SPLAY (Clause 52.06-9)**

Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

**LANDSCAPE CONSTRUCTION SPECIFICATIONS**

**SUBGRADE PREPARATION:**  
Site preparation to be carried out under suitable conditions and in accordance with standard horticultural practice. The use of machinery and tools that may damage soil structure is not acceptable. Garden bed and lawn sub-grade is to be cultivated to a depth of 150mm and shaped to achieve drainage falls prior to adding topsoil. If gypsum is required, this is to be distributed and cultivated into the sub-grade as per the manufacturer's instructions.

Weeds are to be removed prior to sub-grade preparation, top-soiling and planting.

**SOIL PREPARATION:**  
Imported topsoil is to be supplied by an approved supplier to a depth of approximately 150-300mm (as required) for garden beds. Do not spread in muddy conditions. The topsoil is to be light to medium friable loam (capable of being compressed into a ball by hand when moist yet can be broken apart immediately after). It's PH will be 6.0 - 7.0 and free from perennial weeds and building rubble. The finished top level after settlement should be 75mm below the edging level to allow for mulch. Imported topsoil for lawn areas is to be supplied to a depth of approximately 100mm (or as required).

**TIMBER EDGING:**  
Timber edging is to be installed to separate all lawn, planting areas and lilydale topping / pebble areas. The treated pine timber (or similar) is to be 75mm x 25mm in size, secured with 300mm long stakes at 1000mm spacings.

**PLANTS AND PLANTING:**  
Trees and plants supplied are to be healthy and free from insects, diseases and weeds. The pot sizes indicated in the plant schedule are the minimum size to be supplied and installed. When each planting area is prepared, if soil is dry, fill with water and allow to drain away completely. Plant roots are to be teased outwards if roots are matted in pot. Place plant in centre of hole and ensure that the top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Soil is to be backfilled firmly into the hole and thoroughly watered in.

Trees are to be staked with two hardwood stakes driven firmly into the ground but not through the rootball. Trees are to be secured to the stakes with strong but flexible tree ties that are tight enough to support the trees in windy conditions but loose enough to stimulate good tree growth and development. The tree ties must not injure tree bark or restrict tree growth for at least the first three years of tree growth.

A slow release fertiliser (e.g. Osmocote or similar) is to be applied to all garden beds as specified by the manufacturer and be kept away from the plant trunks and then watered immediately.

A layer of aged organic mulch to a minimum depth of 75mm is to be applied to all planting areas after planting is completed.

**IRRIGATION:**  
An in-ground automatic drip irrigation system is to be installed to water all planting areas.

**DRAINAGE:**  
Surface and sub-surface drainage is to be specified by a certified consulting engineer.

**1) TREE PROTECTION ZONE (TPZ):**  
The TPZ is designed to protect the roots, the trunk, and the canopy of each tree. The area of the TPZ is a circle with a radius calculated by multiplying the trunk diameter at 1400mm above ground level, by 12.

The TPZs are marked on the accompanying plan, to scale, by circles. The TPZ circle is the larger circle in each case.

The minimum allowance for a TPZ is a circle with a radius of two metres, regardless of trunk diameter.

Except in specific circumstances, for the duration of the development, the TPZ should be enclosed by fencing and activity inside the enclosure should be restricted.

**There should be:**

- No building materials, rubbish or filling of any kind stored inside the fencing.
- No soil disturbance. **This includes no trenching for connection of services.**
- No fixings attached to the trees themselves, in particular no bolts, screws, wires or ropes.
- No preparation of paint, cement or plaster products, or washing of tools used with these products.
- No parking of vehicles or refuelling of vehicles or appliances.
- No change in soil surface levels.

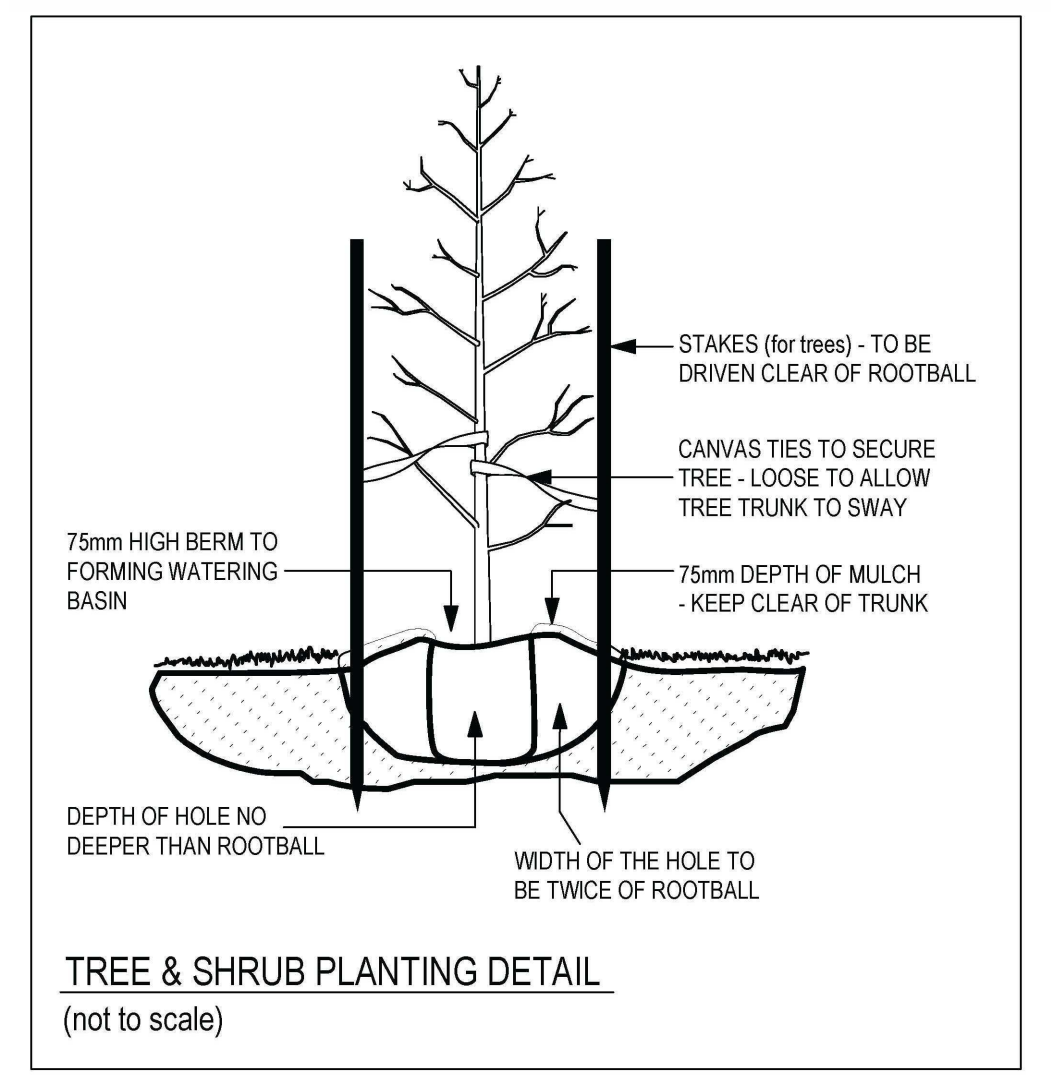
See discussion below.

**2) STRUCTURAL ROOT ZONE (SRZ):**  
The SRZ is the area required for tree stability, or the area where the structural (anchor) roots can be expected to be found.

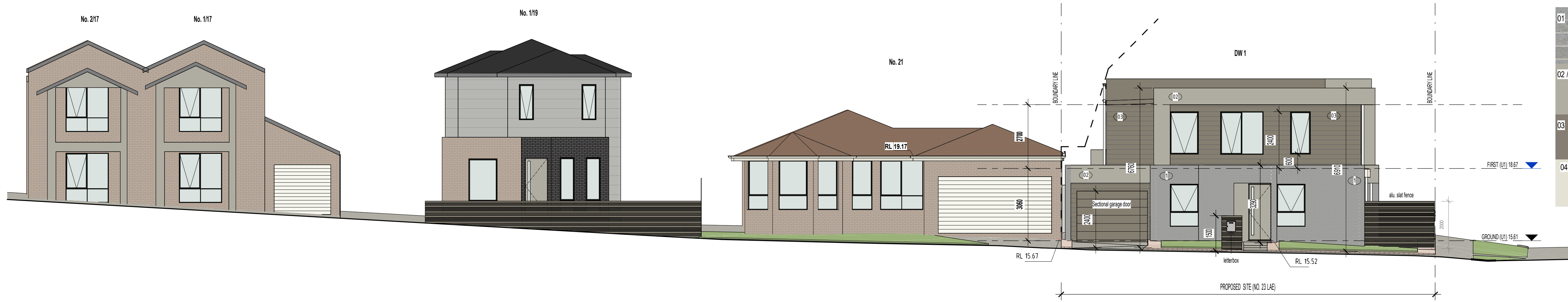
The radius of the SRZ is calculated according to the formula  $R_{SRZ} = (D \times 50)^{0.42} \times 0.64$ , where D is the trunk diameter (in metres) measured immediately above the root buttress. (Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*). There should be **no soil disturbance** within the SRZ without prior investigation to ascertain the location of roots.

The SRZ is required to be calculated when there is encroachment into the TPZ. It is then marked on the plan, to scale, by a circle. In most cases the SRZ has been calculated for trees which are to be retained, but may not be shown on the plan.

The minimum allowance for an SRZ is a circle with a radius of 1.5 metres regardless of trunk diameter (T4).







4 Elevation\_EAST\_LAE STREETSCAPE  
1 : 100

01

02 / 05

03

04

**MATERIAL SCHEDULE**

01 BRICK TYPE, "*Industrial steel*" by Austral Bricks or similar

02 PAINT FINISH, "*dune*" by Dulux or similar  
External wall, JH Fine texture  
Downpipes

03 PAINT FINISH, "*Gully*" by Dulux or similar  
External wall, JH stria 325 smooth  
Garage panels

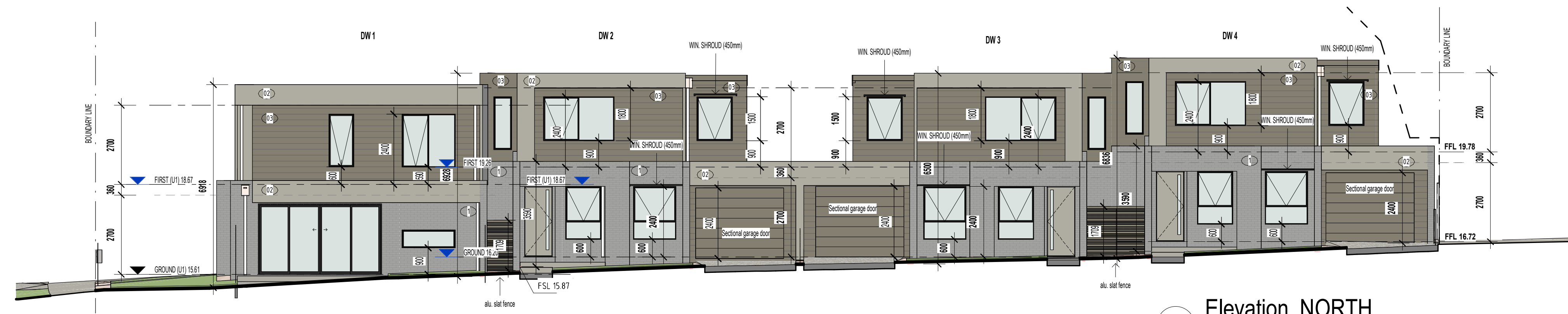
04 POWDER COATED FINISH, "*Surfmist*" by Colorbond or similar  
Window frame/Facia/Gutter/Capping

05 COLORBOND FINISH, "*dune*" by Colorbond or similar  
Roof

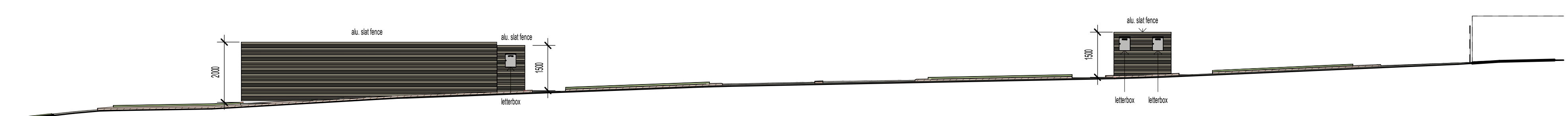
**WINDOW NOTE**

ob. Fixed obscure glazing at 1700mm above finish floor level (film is not allowed)

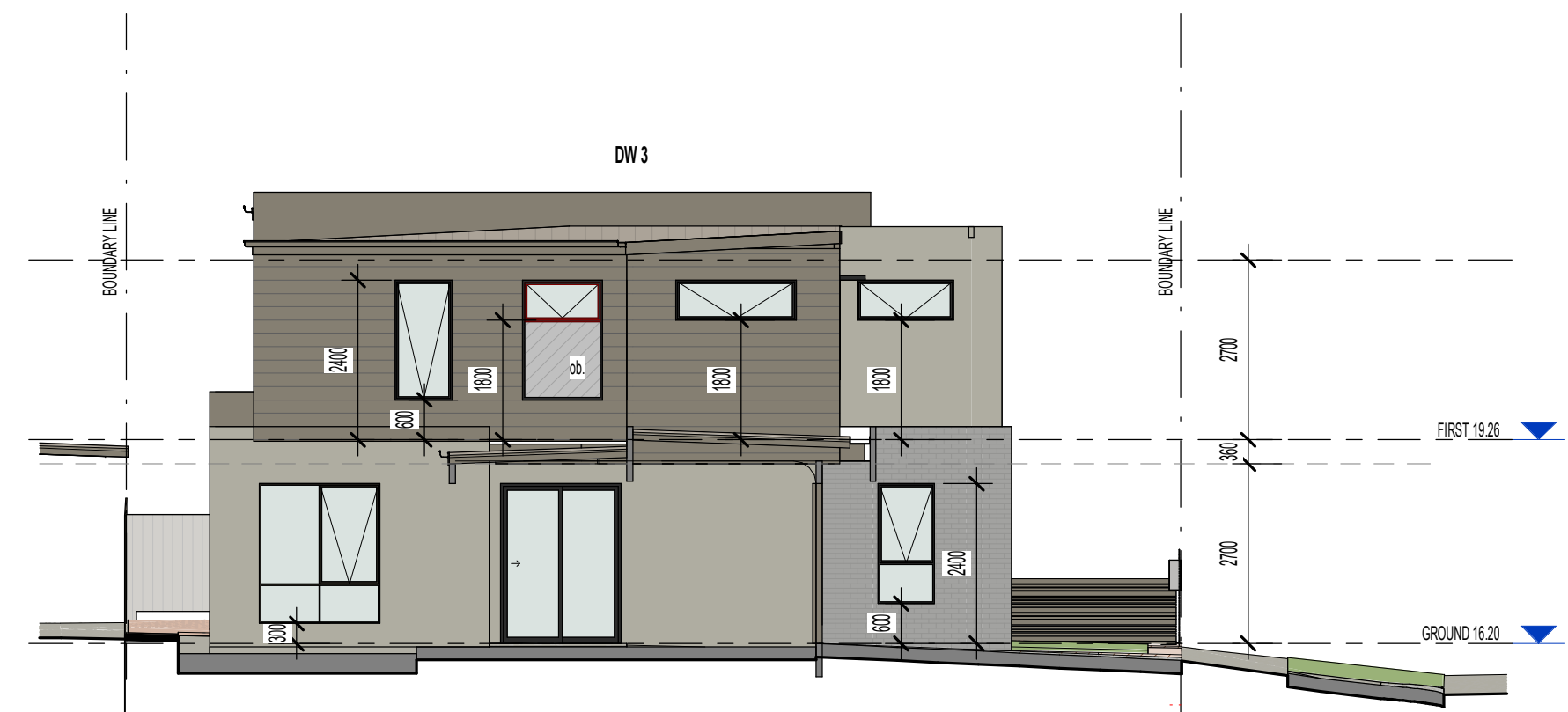
window shroud, horizontal fixed alum. extrusion. Depth of the shroud to be 0.25 x window height



3 Elevation\_NORTH  
1 : 100



5 Elevation\_NORTH\_front fence  
1 : 100



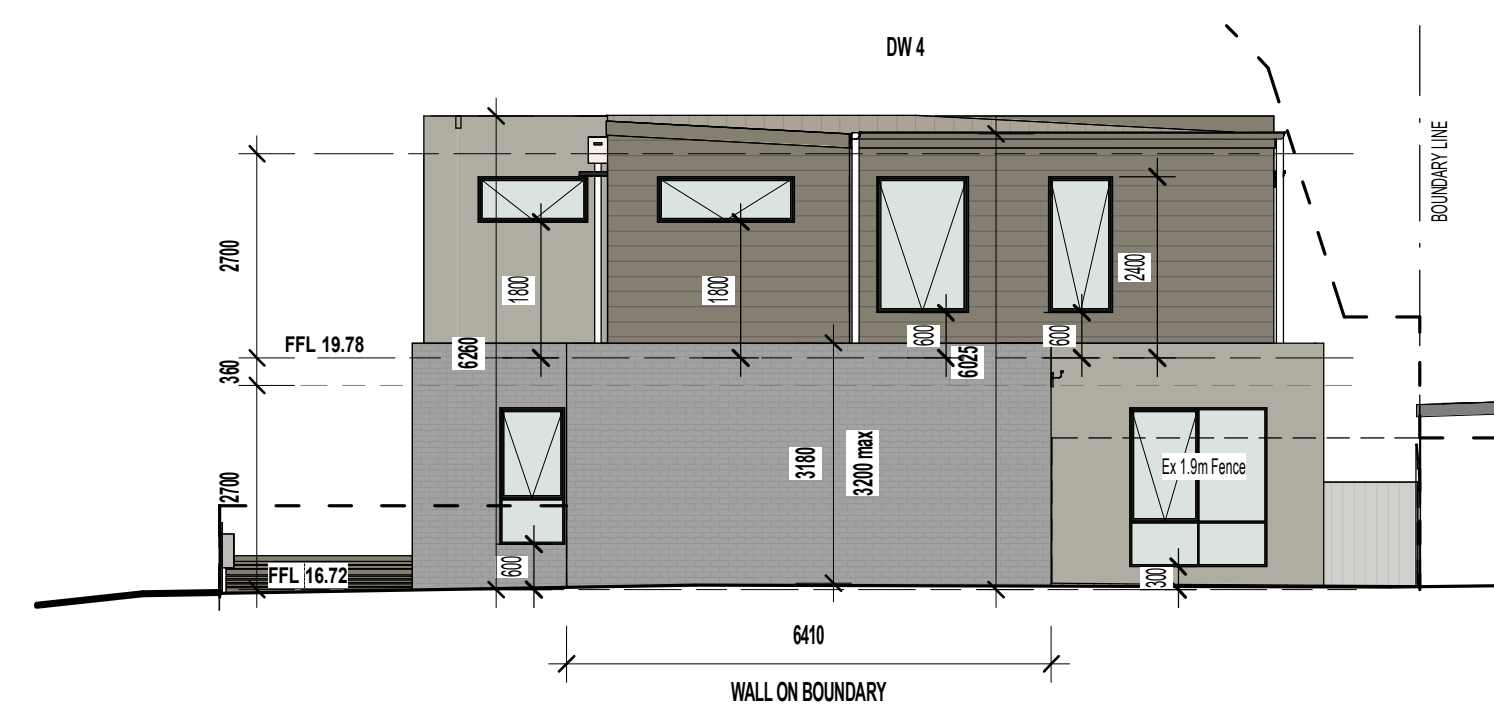
7 Elevation\_EAST\_internal  
1 : 100



6 Elevation\_WEST\_internal  
1 : 100

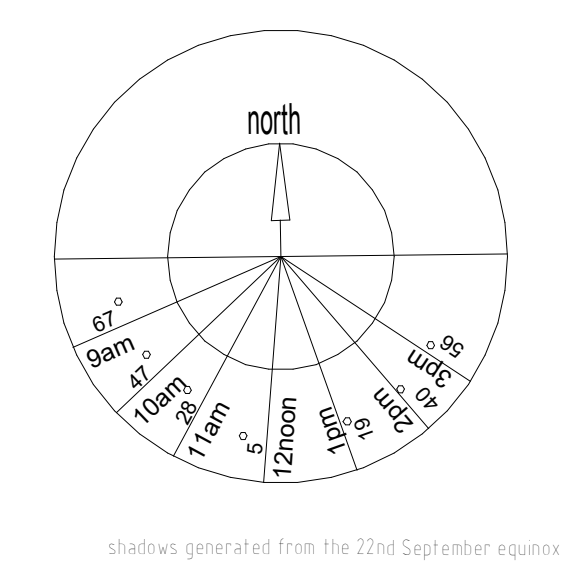
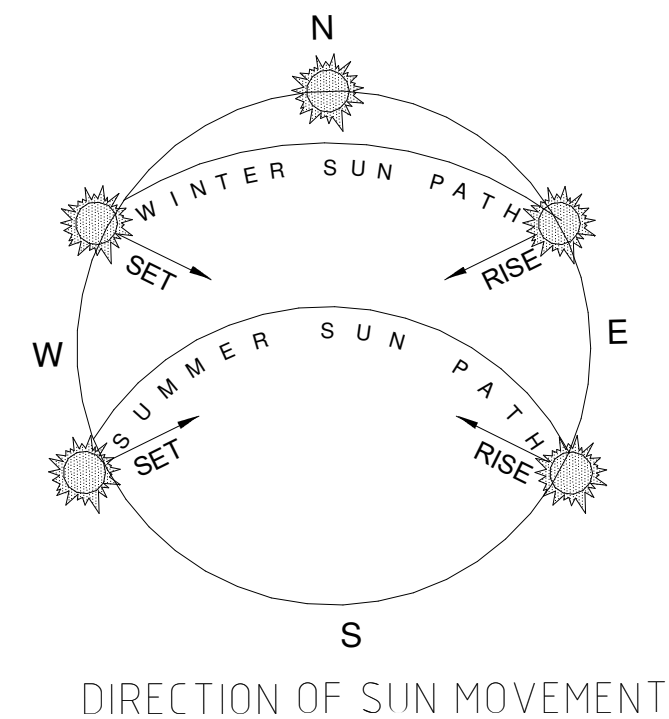


1 Elevation\_SOUTH  
1 : 100



2 Elevation\_WEST  
1 : 100



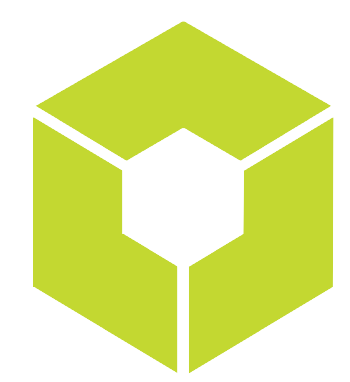


Time sun altitude		Shadow length per meter high	
9am	32°	1.60m	
10am	41°	1.15m	
11am	49°	0.87m	
12 Noon	52°	0.84m	0.78m
1pm	50°	0.84m	
2pm	45°	1.00m	
3pm	36°	1.30m	

EXISTING FENCE SHADOW
 PROPOSED SHADOW to adjoining POS



1 9am\_22 September  
1:100



ARC ZERO PTY LTD

PROJECT: 23 LAE STREET, WEST FOOTSCRAY, VIC, 3012

Shadow Diagram\_9am

A 4.01

A: 179-185 Peel street, North Melbourne, VIC 3051

T: 0490 931 074

E: info@arczero.com.au

W: www.arczero.com.au

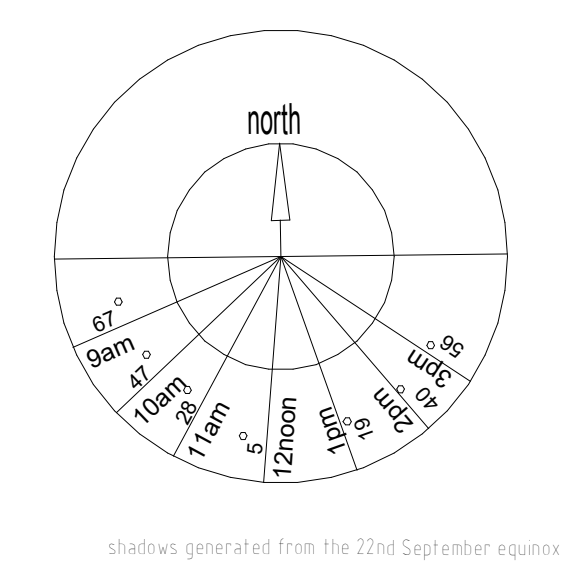
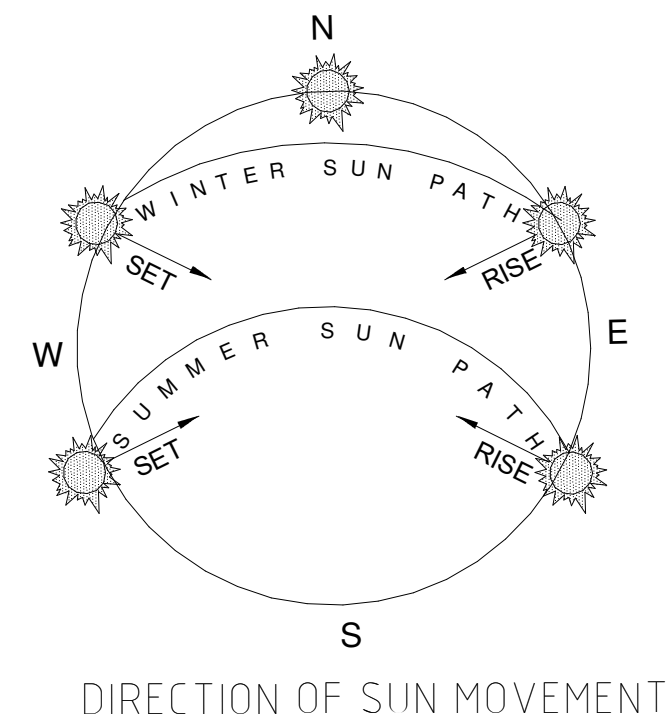
ACN: 139 748 128

ISSUE: TOWN PLANNING APPLICATION

DATE: 16 JULY 2025

1:100 @ A1





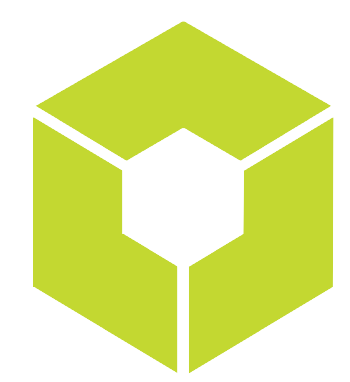
Time sun altitude		Shadow length per meter high	
9am	32°	1.60m	
10am	41°	1.15m	
11am	49°	0.87m	
12 Noon	52°	0.84m	0.78m
1pm	50°	0.84m	
2pm	45°	1.00m	
3pm	36°	1.30m	

EXISTING FENCE SHADOW

PROPOSED SHADOW to adjoining POS



1 10am\_22 September  
1:100



ARC ZERO PTY LTD

PROJECT: 23 LAE STREET, WEST FOOTSCRAY, VIC, 3012

Shadow Diagram\_10am

A 4.02

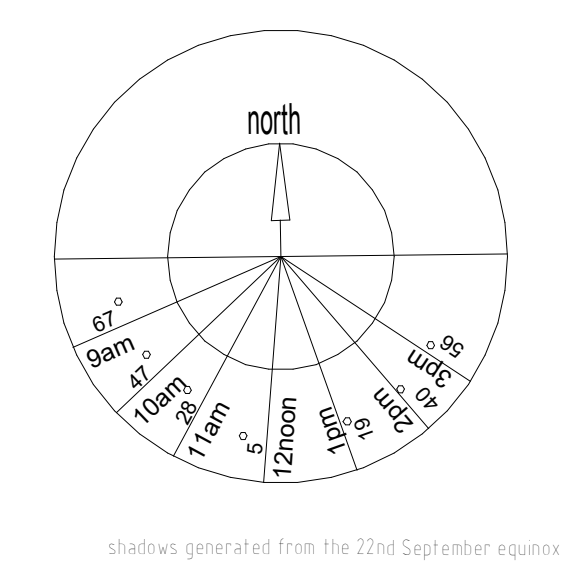
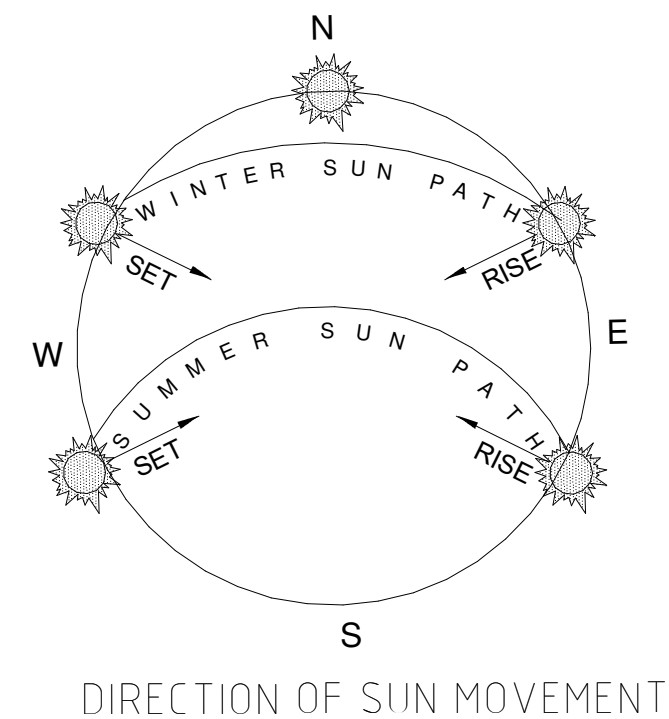












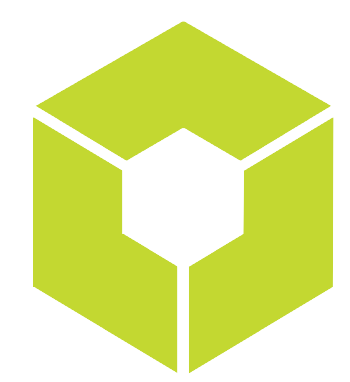
Time sun altitude		Shadow length per meter high	
9am	32°	1.60m	
10am	41°	1.15m	
11am	49°	0.87m	
12 Noon	52°	0.84m	0.78m
1pm	50°	0.84m	
2pm	45°	1.00m	
3pm	36°	1.30m	

EXISTING FENCE SHADOW

PROPOSED SHADOW to adjoining POS



1 1pm\_22 September  
1:100



ARC ZERO PTY LTD

PROJECT: 23 LAE STREET, WEST FOOTSCRAY, VIC, 3012

Shadow Diagram\_1pm

A 4.05











