

LEGEND

1. NOISE DIRECTION
2. MELBOURNE CBD - 8.2kms
3. SCHOOL 450m
4. PUBLIC TRANSPORT 190m
5. HANSEN RESERVE 550m
6. SHOPS 1.1km
7. ADJOINING B/V RESIDENCE
8. ADJOINING W/B RESIDENCE
9. ADJOINING RENDERED B/V
10. VACANT LAND
- S. SINGLE STOREY
- D. DOUBLE STOREY
- T. TRIPPLE STOREY
- V. VERANDAH
- PER. PERGOLA
- SH. SHED
- G. GARAGE
- CP. CAR PORT
- CS. CAR SPACE
- P.F. : PAILING FENCE
- SF. : STEEL FENCE
- BF. : BRICK FENCE
- CF. : CYCLONE FENCE
- NF. : NO FENCE
- TF. : TIMBER FENCE
- FF. : FOLIAGE FENCE
- > EXISTING VEHICLE CROSSING
- 5.25m SET BACK
- P.O.S - private open space
- (HW) HABITABLE WINDOWS
- (NHW) NON HABITABLE WINDOWS
- P.P. POWER POLE
- EXISTING TREES

NEIGHBOURHOOD
& SITE DESCRIPTION
SCALE 1:500

NOTE:
SITE IS FLAT

NOTE:
ADJACENT P.O.S TO BE PROTECTED FROM
OVER VIEWING WITH A 1800H TIMBER
PAILING FENCE.

NOTE:
MATERIALS, COLOURS AND TEXTURES ARE
SELECTED TO HIGHLIGHT THE ARCHITECTURAL
FORMS AND REFLECT THE ADJACENT DWELLINGS

NOTE:
BREAK UP LARGE FORMS WITH
ARTICULATED DIMENSIONS IN PLAN AND
ELEVATION, TO MAINTAIN A SCALE RELEVANT TO
THE ADJOINING BUILDING.

Prior to commencement of works, the following provisions relating to the protection of
existing street trees must be undertaken to the satisfaction of the Responsible Authority:

- i) A suitable Tree Protection Zone of 2.0m-metre radius with barrier fence must be
established around the street tree/s on the Beaumont Pde. Street frontage.
- ii) The Protection Zone must be enclosed using a 2 metre high temporary cyclone fence or similar,
which must remain in place through all stages of the development. This fence must not enclose
the footpath, which must be kept clear for pedestrian access, and a sign must be erected on
the fence informing that the fence is a Tree Protection Zone'.
- iii) The Area within the Tree Protection Zone must not be disturbed by any means including,
parking of vehicals or storage of plant and equipment, materials, soil or waste.
- iv) No excavation is allowed within the Tree Protection Zone except with the consent of
Council's Town Planning Department and under the supervision of a qualified Arborist.

All grass and weed within the Tree Protection Zone must be removed and the area mulched and irrigated.



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8

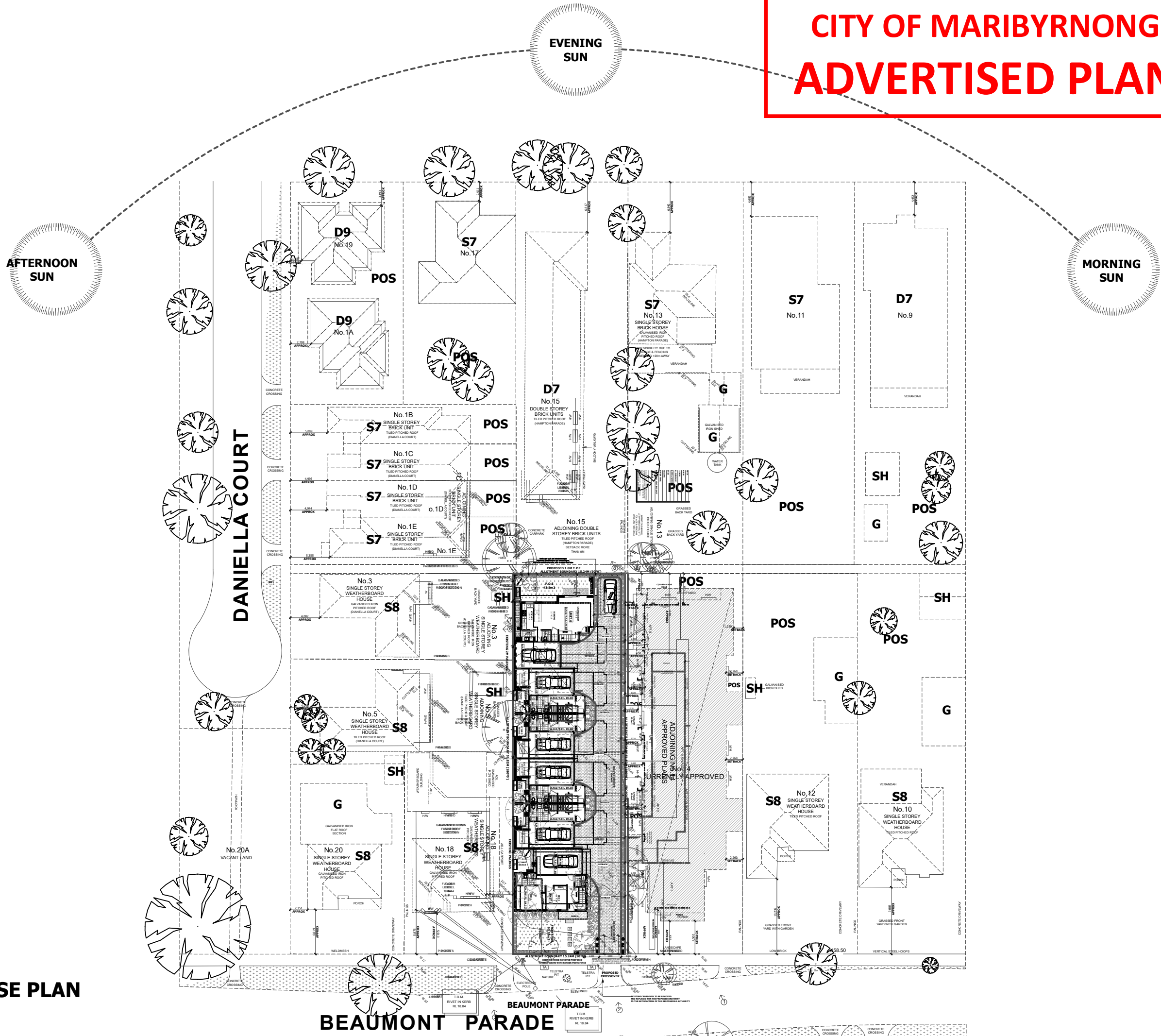


IMAGE 9

CITY OF MARIBYRNONG
ADVERTISED PLAN



DESIGN RESPONSE PLAN
SCALE 1:500



M7 Design Group Pty. Ltd. building designers registered building practitioner	Proposed: UNIT DEVELOPMENT		date	amendments
	At:	16 BEAUMONT PARADE, WEST FOOTSCRAY	20.07.17	as per council's comments
	Client:	TREVOR BACKMAN	28.08.17	as per council's comments
	Job No:	889	Date:	16.11.23
Copyright 2023. These drawings are not to be copied in part or in whole without the written consent of the author				sheet no:01

CITY OF MARIBYRNONG
ADVERTISED PLAN

NOTE: SITE IS FLAT	AREA ANALYSIS																									
NOTE: ADJACENT P.O.S TO BE PROTECTED FROM OVER VIEWING WITH A 1800H TIMBER PAILING FENCE	SITE AREA: 789.74m ² BUILT UP AREA INC. 469.47m ² OVERHANG: 622.03m ² CONCRETE AREA:(152.56m ²) 59.45% SITE COVERAGE: 21.24% PERMIBILITY: TOTAL: 862.58m² 92.85sq.																									
NOTE: MATERIALS, COLOURS AND TEXTURES ARE SELECTED TO HIGHLIGHT THE ARCHITECTURAL FORMS AND REFLECT THE ADJACENT DWELLINGS	LEDGEND																									
NOTE: BREAK UP LARGE FORMS WITH ARTICULATED DIMENSIONS IN PLAN AND ELEVATION, TO MAINTAIN A SCALE RELEVANT TO THE ADJOINING BUILDING.	<table><tr><td></td><td>LETTER BOX</td></tr><tr><td></td><td>HOT WATER SERVICE</td></tr><tr><td></td><td>METER BOX</td></tr><tr><td></td><td>RUBBISH BIN</td></tr><tr><td></td><td>RECYCLE BIN</td></tr><tr><td></td><td>HABITAT WINDOW</td></tr><tr><td></td><td>NON HABITAT WINDOW</td></tr><tr><td></td><td>GAS METER</td></tr><tr><td></td><td>CLOTHES LINE</td></tr><tr><td></td><td>RAIN WATER TANK</td></tr><tr><td></td><td>AIRCONDITION / HEATING UNIT</td></tr><tr><td></td><td>SOLAR PANELS</td></tr></table>			LETTER BOX		HOT WATER SERVICE		METER BOX		RUBBISH BIN		RECYCLE BIN		HABITAT WINDOW		NON HABITAT WINDOW		GAS METER		CLOTHES LINE		RAIN WATER TANK		AIRCONDITION / HEATING UNIT		SOLAR PANELS
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NOTE: The dwelling has been designed to achieve a 6 STAR ENERGY RATING and include a 2000 litre RAIN WATER TANK (roof catchment of 50m ²) connected to all sanitary flushing systems or SOLAR WATER HEATER system with 60% solar gain. Upon completion of the dwelling, the builder shall present to the Relevant Building Surveyor the First Rate Compliance Report.																										
AREA ANALYSIS																										
UNIT 1																										
AREA:	m ²	sq.																								
ground floor:	51.77	5.57																								
garage:	23.27	2.50																								
porch:	4.21	0.45																								
upper floor:	46.86	5.04																								
balcony:	12.94	1.39																								
TOTAL:	139.05	14.96																								
UNIT 2-5																										
AREA:	m ²	sq.																								
ground floor:	19.16	2.06																								
garage/bike stge:	27.55	2.97																								
porch:	0.4	0.04																								
upper floor:	48.26	5.19																								
balcony:	8.01	0.86																								
second floor:	38.23	4.12																								
TOTAL:	141.61	15.24																								
UNIT 6																										
AREA:	m ²	sq.																								
ground floor:	56.19	6.05																								
garage:	23.32	2.51																								
porch:	1.07	0.12																								
patio:	3.4	0.37																								
upper floor:	67.3	7.24																								
balcony:	5.81	0.63																								
TOTAL:	157.09	16.92																								

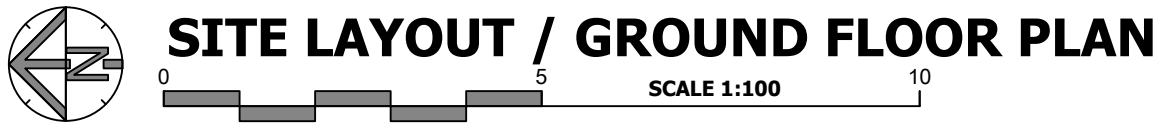
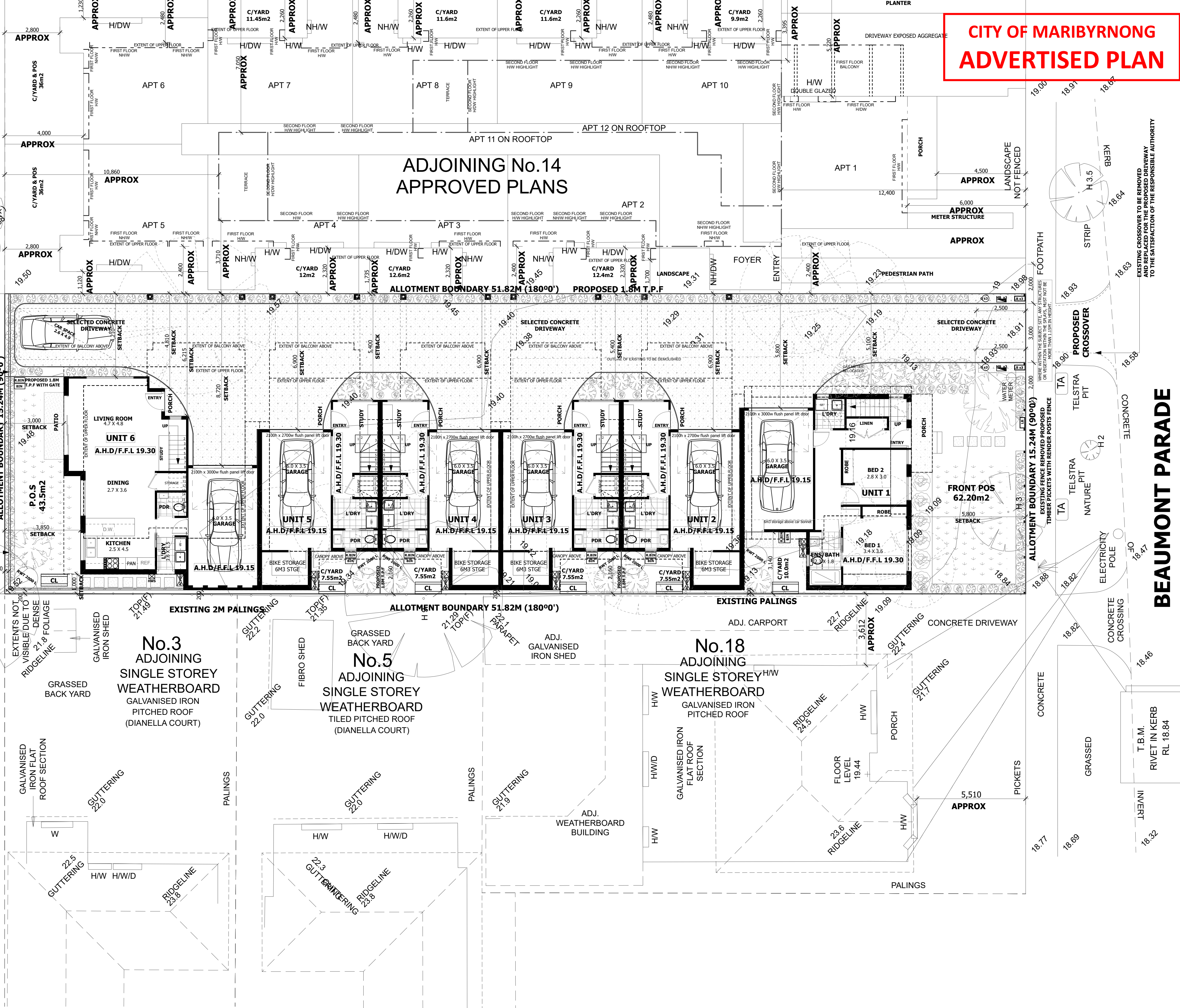
BALCONY WALKWAY

H/W

H/W

LEDGEND FOR 14 BEAUMONT APPROVED PLANS	
SECOND FLOOR PLAN	_____
FIRST FLOOR PLAN	_____
GROUND FLOOR PLAN	_____

NOTE: Prior to commencement of works, the following provisions relating to the protection of existing street trees must be undertaken to the satisfaction of the Responsible Authority:	
i) A suitable Tree Protection Zone of 2.5m-metre radius with barrier fence must be established around the street tree/s on the BEAUMONT PARADE frontage.	
ii) The Protection Zone must be enclosed using a 2.0 metre high temporary cyclone fence or similar, which must remain in place through all stages of the development. This fence must not enclose the footpath, which must be kept clear for pedestrian access, and a sign must be erected on the fence informing that the fence is a Tree Protection Zone.	
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All grass and weed within the Tree Protection Zone must be removed and the area mulched and irrigated.	



M7 Design Group Pty. Ltd. building designers registered building practitioner		1: 03 957 8111 2: 03 957 8112 M: 0438 988 363	Proposed: UNIT DEVELOPMENT At: 16 BEAUMONT PARADE, WEST FOOTSCRAY Client: TREVOR BACKMAN Job No: 889 Date: 16.11.23	<table><tr><th>date</th><th>amendments</th></tr><tr><td>20.07.17</td><td>as per council's comments</td></tr><tr><td>28.08.17</td><td>as per council's comments</td></tr><tr><td>02.03.20</td><td>as per client's request</td></tr></table> Copyright 2023. These drawings are not to be copied or put in whole or in part without the written consent of the author.  sheet no.02	date	amendments	20.07.17	as per council's comments	28.08.17	as per council's comments	02.03.20	as per client's request
date	amendments											
20.07.17	as per council's comments											
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02.03.20	as per client's request											

CITY OF MARIBYRNONG
ADVERTISED PLAN

BEAUMONT PARADE

EXISTING CROSSOVER TO BE REMOVED
AND REPLACED FOR THE PROPOSED DRIVEWAY
TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

T.B.M.
RIVET IN KERB
RL 18.84

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CITY OF MARIBYRNONG
ADVERTISED PLAN

BEAUMONT PARADE

EXISTING CROSSOVER TO BE REMOVED
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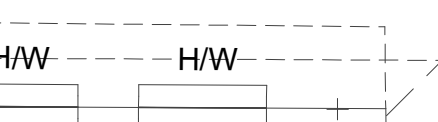
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NOTE: SITE IS FLAT NOTE: ADJACENT P.O.S TO BE PROTECTED FROM OVER VIEWING WITH A 1800MM TIMBER FENCING PALL NOTE: MATERIALS, COLOURS AND TEXTURES ARE SELECTED TO HIGHLIGHT THE ARCHITECTURAL FORMS AND REFLECT THE ADJACENT DWELLINGS NOTE: BREAK UP LARGE FORMS WITH ARTICULATED DIRECTIONS IN PLAN AND ELEVATION, TO MAINTAIN A SCALE RELEVANT TO THE ADJOINING BUILDING.	AREA ANALYSIS SITE AREA: 789.74m² BUILT UP AREA INC. OVERHANG: 469.47m² CONCRETE AREA:(152.56m²) 622.03m² SITE COVERAGE: 59.45% PERMIBILITY: 21.24% TOTAL: 862.58m² 92.85sq.
AREA ANALYSIS	
UNIT 1	
AREA: m² sq. ground floor: 51.77 5.57 garage: 23.27 2.50 porch: 4.21 0.45 upper floor: 46.86 5.04 balcony: 12.94 1.39 TOTAL: 139.05 14.96	
UNIT 2-5	
AREA: m² sq. ground floor: 19.16 2.06 garage/bike stge: 27.55 2.97 porch: 0.4 0.04 upper floor: 48.26 5.19 balcony: 8.01 0.86 second floor: 38.23 4.12 TOTAL: 141.61 15.24	
UNIT 6	
AREA: m² sq. ground floor: 56.19 6.05 garage: 23.32 2.51 porch: 1.07 0.12 patio: 3.4 0.37 upper floor: 67.3 7.24 balcony: 5.81 0.63 TOTAL: 157.09 16.92	

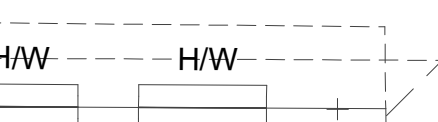
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BALCONY WALKWAY

H/W



H/W



LEDGEND FOR 14
BEAUMONT
APPROVED PLANS

SECOND FLOOR PLAN

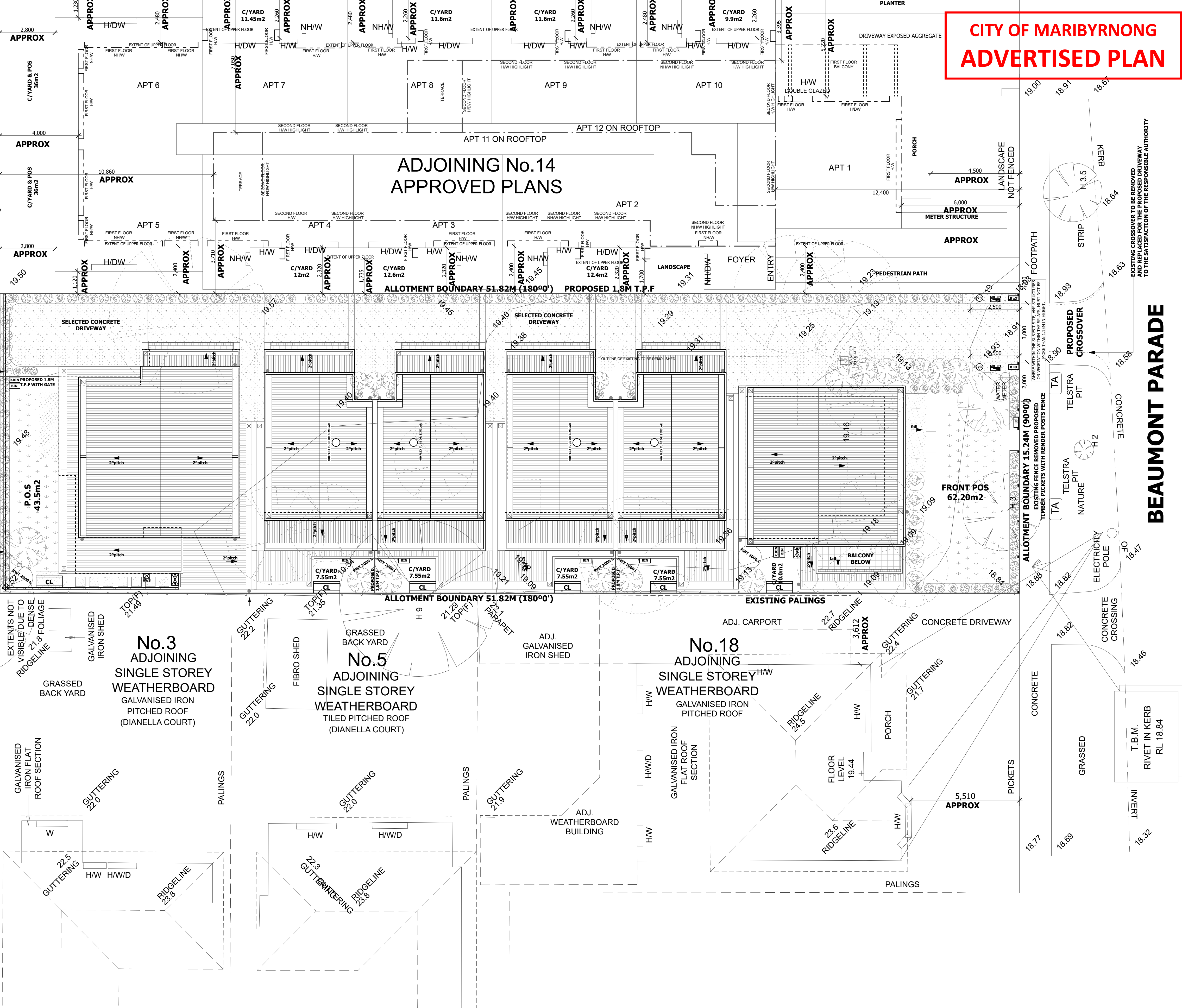
FIRST FLOOR PLAN

GROUND FLOOR PLAN

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- i) A suitable Tree Protection Zone of 2.5m-metre radius with barrier fence must be established around the street tree/s on the BEAUMONT PARADE frontage.
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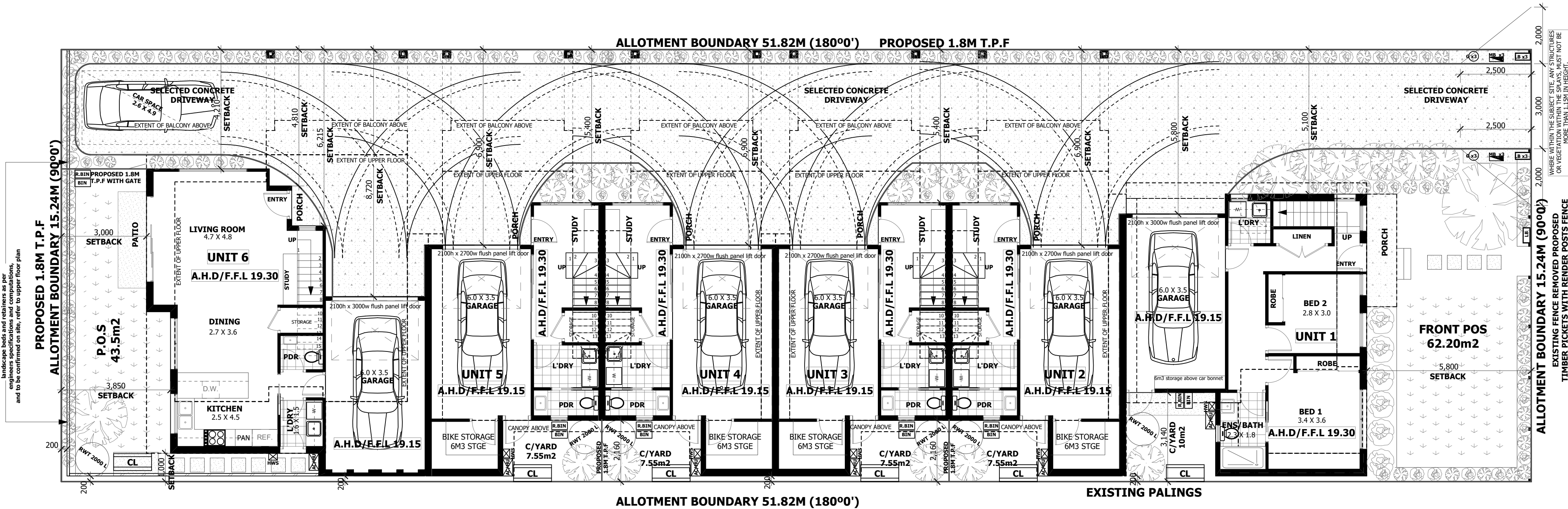
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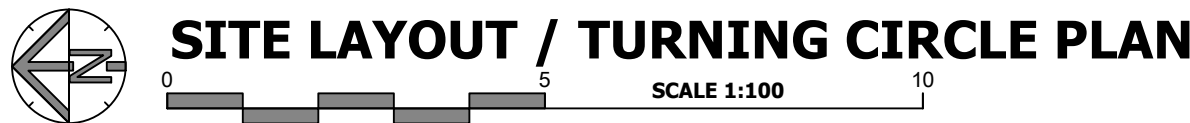
M7 Design Group Pty. Ltd. building designers registered building practitioner	T: 02 9237 9900 F: 02 9237 9900 M: 0428 090 080	Proposed: UNIT DEVELOPMENT	date amendments
		At: 16 BEAUMONT PARADE, WEST FOOTSCRAY	20.07.17 as per council's comments 26.08.17 as per council's comments 02.03.20 as per client's request
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	Job No: 889 Date: 16.11.23	(c) Copyright 2023. These drawings are not to be copied or part or in whole used without the written consent of the author	sheet no:05

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NOTE: BREAK UP LARGE FORMS WITH ARTICULATED DIMENSIONS IN PLAN AND ELEVATION, TO MAINTAIN A SCALE RELEVANT TO THE ADJOINING BUILDING.	LEDGEND
AREA ANALYSIS	UNIT 1
AREA: m ² sq.	AREA: m ² sq.
ground floor: 51.77 5.57	ground floor: 19.16 2.06
garage: 23.27 2.50	garage/bike stge: 27.55 2.97
porch: 4.21 0.45	porch: 0.4 0.04
upper floor: 46.86 5.04	upper floor: 48.26 5.19
balcony: 12.94 1.39	balcony: 8.01 0.86
TOTAL: 139.05 14.96	second floor: 38.23 4.12
UNIT 2-5	TOTAL: 141.61 15.24
AREA: m ² sq.	UNIT 6
ground floor: 19.16 2.06	AREA: m ² sq.
garage/bike stge: 27.55 2.97	ground floor: 56.19 6.05
porch: 0.4 0.04	garage: 23.32 2.51
upper floor: 48.26 5.19	porch: 1.07 0.12
balcony: 8.01 0.86	patio: 3.4 0.37
second floor: 38.23 4.12	upper floor: 67.3 7.24
TOTAL: 141.61 15.24	balcony: 5.81 0.63
UNIT 6	TOTAL: 157.09 16.92
AREA: m ² sq.	
ground floor: 56.19 6.05	
garage: 23.32 2.51	
porch: 1.07 0.12	
patio: 3.4 0.37	
upper floor: 67.3 7.24	
balcony: 5.81 0.63	
TOTAL: 157.09 16.92	

LEDGEND FOR 14 BEAUMONT APPROVED PLANS
SECOND FLOOR PLAN
FIRST FLOOR PLAN
GROUND FLOOR PLAN



NOTE: Prior to commencement of works, the following provisions relating to the protection of existing street trees must be undertaken to the satisfaction of the Responsible Authority:
i) A suitable Tree Protection Zone of 3.5m-metre radius with barrier fence must be established around the street tree/s on the BEAUMONT PARADE frontage.
ii) The Protection Zone must be enclosed using a 2.0 metre high temporary cyclone fence or similar, which must remain in place through all stages of the development. This fence must not enclose the footpath, which must be kept clear for pedestrian access, and a sign must be erected on the fence informing that the fence is a 'Tree Protection Zone'.
iii) The Area within the Tree Protection Zone must not be disturbed by any means including, parking of vehicles or storage of plant and equipment, materials, soil or waste.
iv) No excavation is allowed within the Tree Protection Zone except with the consent of Council's Town Planning Department and under the supervision of a qualified Arborist.
All grass and weed within the Tree Protection Zone must be removed and the area mulched and irrigated.



M7 Design Group Pty. Ltd. building designers registered building practitioner	UNIT DEVELOPMENT 16 BEAUMONT PARADE, WEST FOOTSCRAY TREVOR BACKMAN 889 16.11.23	DATE 20.07.17 28.08.17 02.03.20 as per council's comments as per council's comments as per client's request	REVISIONS 1. 16.11.23 2. 16.11.23 3. 16.11.23 4. 16.11.23 5. 16.11.23 6. 16.11.23 7. 16.11.23 8. 16.11.23 9. 16.11.23 10. 16.11.23 11. 16.11.23 12. 16.11.23 13. 16.11.23 14. 16.11.23 15. 16.11.23 16. 16.11.23 17. 16.11.23 18. 16.11.23 19. 16.11.23 20. 16.11.23 21. 16.11.23 22. 16.11.23 23. 16.11.23 24. 16.11.23 25. 16.11.23 26. 16.11.23 27. 16.11.23 28. 16.11.23 29. 16.11.23 30. 16.11.23 31. 16.11.23 32. 16.11.23 33. 16.11.23 34. 16.11.23 35. 16.11.23 36. 16.11.23 37. 16.11.23 38. 16.11.23 39. 16.11.23 40. 16.11.23 41. 16.11.23 42. 16.11.23 43. 16.11.23 44. 16.11.23 45. 16.11.23 46. 16.11.23 47. 16.11.23 48. 16.11.23 49. 16.11.23 50. 16.11.23 51. 16.11.23 52. 16.11.23 53. 16.11.23 54. 16.11.23 55. 16.11.23 56. 16.11.23 57. 16.11.23 58. 16.11.23 59. 16.11.23 60. 16.11.23 61. 16.11.23 62. 16.11.23 63. 16.11.23 64. 16.11.23 65. 16.11.23 66. 16.11.23 67. 16.11.23 68. 16.11.23 69. 16.11.23 70. 16.11.23 71. 16.11.23 72. 16.11.23 73. 16.11.23 74. 16.11.23 75. 16.11.23 76. 16.11.23 77. 16.11.23 78. 16.11.23 79. 16.11.23 80. 16.11.23 81. 16.11.23 82. 16.11.23 83. 16.11.23 84. 16.11.23 85. 16.11.23 86. 16.11.23 87. 16.11.23 88. 16.11.23 89. 16.11.23 90. 16.11.23 91. 16.11.23 92. 16.11.23 93. 16.11.23 94. 16.11.23 95. 16.11.23 96. 16.11.23 97. 16.11.23 98. 16.11.23 99. 16.11.23 100. 16.11.23	SHEET NO. 06
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of cladding



Non - compliance
Measured on site to be approx 3.7m - 3.8m



MATERIALS SCHEDULE



NOTE: REFER TO GROUND PLAN FOR PLAN VIEW

LAND FALL NOTE:

M7 Design Group Pty. Ltd.
building designers

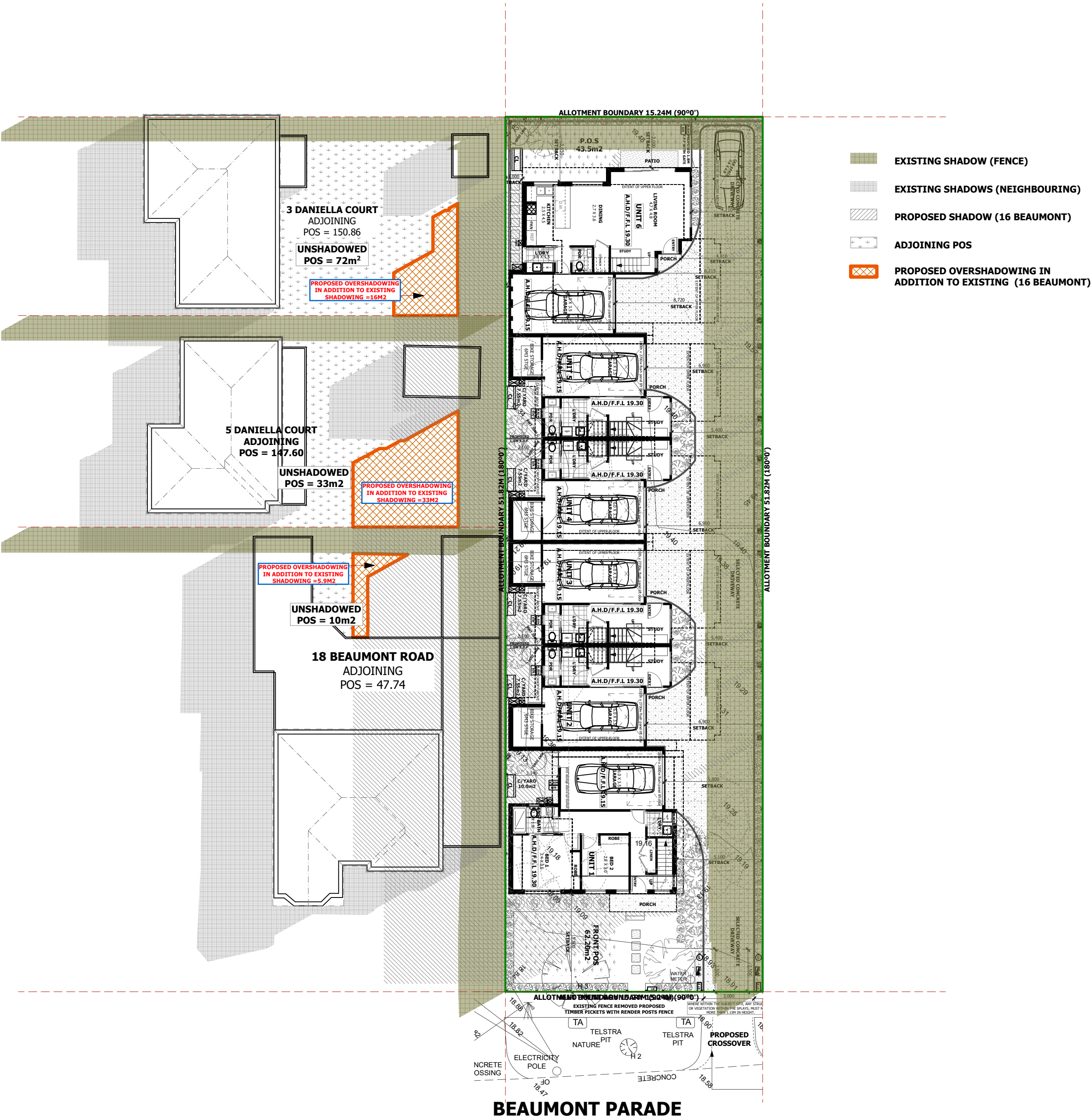
Proposed: **UNIT DEVELOPMENT**

At: **16 BEAUMONT PARADE**

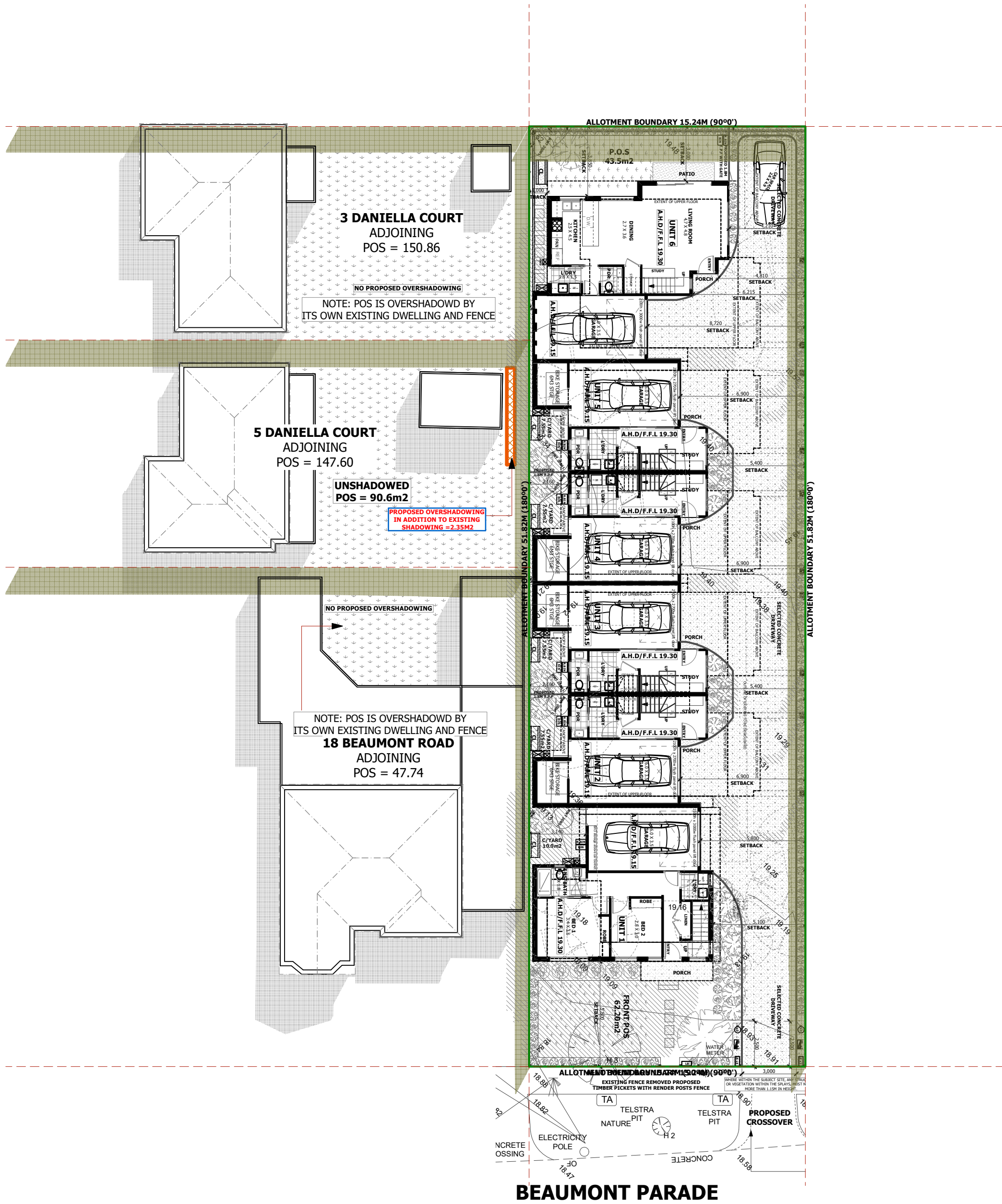
date	amendments
20.07.17	as per council's comments

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consent of the author

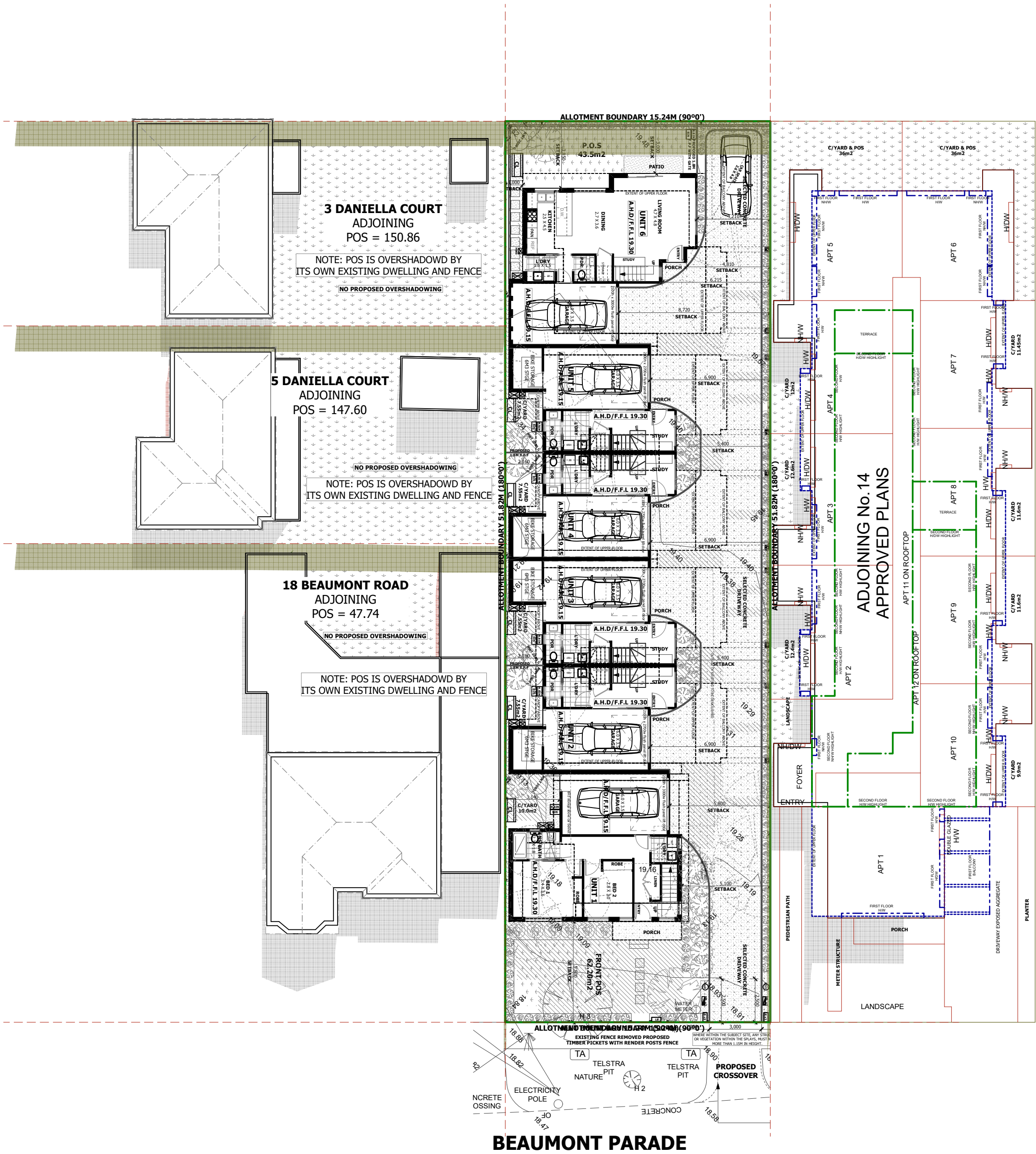
CITY OF MARIBYRNONG
ADVERTISED PLAN



M7 Design Group Pty. Ltd. building designers registered building practitioner	1: 03 937 011 F: 03 937 010 M: 0439 989 983	Proposed: UNIT DEVELOPMENT	date	amendments
		At: 16 BEAUMONT PARADE, WEST FOOTSCRAY	20.07.17	as per council's comments
		Client: TREVOR BACKMAN	28.08.17	as per council's comments
		Job No: 889	Date: 16.11.23	as per client's request
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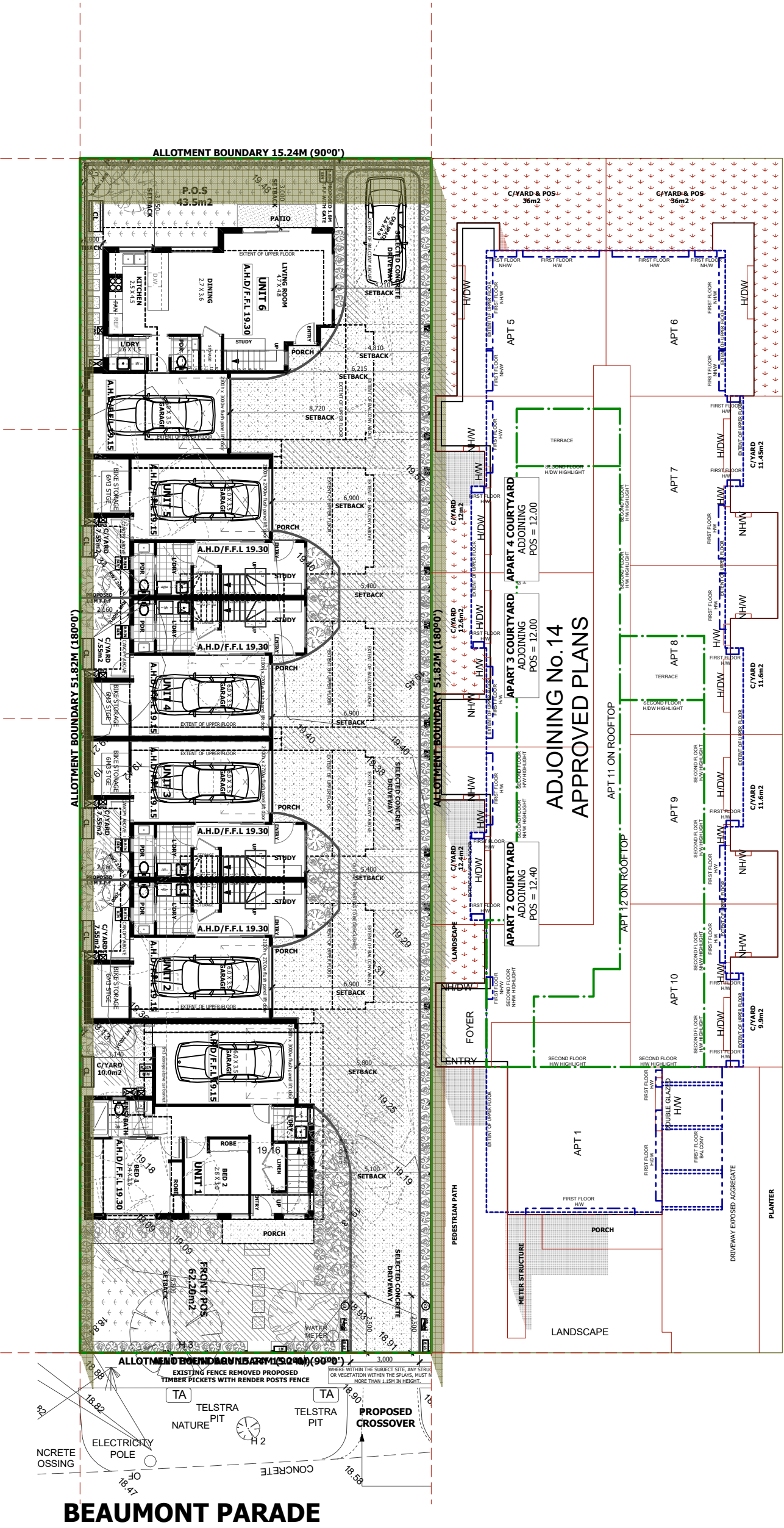
- EXISTING SHADOW (FENCE)
- EXISTING SHADOWS (NEIGHBOURING)
- PROPOSED SHADOW (16 BEAUMONT)
- ADJOINING POS
- PROPOSED OVERSHADOWING IN ADDITION TO EXISTING (16 BEAUMONT)



- EXISTING SHADOW (FENCE)
- EXISTING SHADOWS (NEIGHBOURING)
- PROPOSED SHADOW (16 BEAUMONT)
- ADJOINING POS

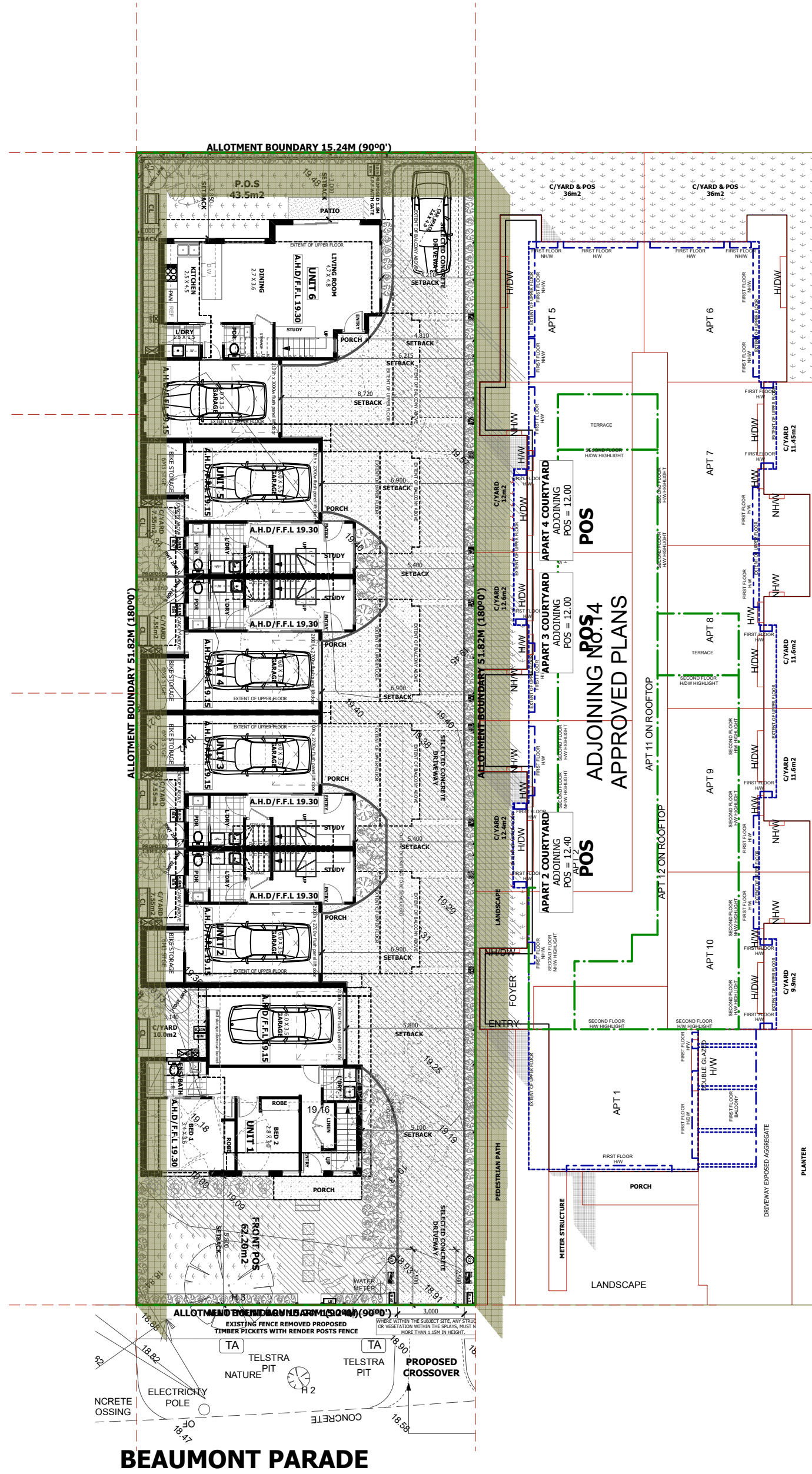
NOTE: POS IS OVERSHADOWED BY ITS OWN EXISTING DWELLING AND FENCE
PROPOSED DWELLING SHADOWING DOESN'T OVERSHADOW FURTHER THAN THE FENCE OVERSHADOWING.

M7 Design Group Pty. Ltd. building designers registered building practitioner	1: 03 957 8011 F: 03 957 8100 M: 0409 989 980 A: 8/41 41 Wells Road Maitland, VIC 3085	Proposed:		date	amendments
		At:	16 BEAUMONT PARADE, WEST FOOTSCRAY	20.07.17	as per council's comments
		Client:	TREVOR BACKMAN	28.08.17	as per council's comments
		Job No:	889	02.03.20	as per client's request
		Date:	16.11.23	Copyright 2023. These drawings are not to be copied or used in whole or in part without the written consent of the author	
					sheet no:09



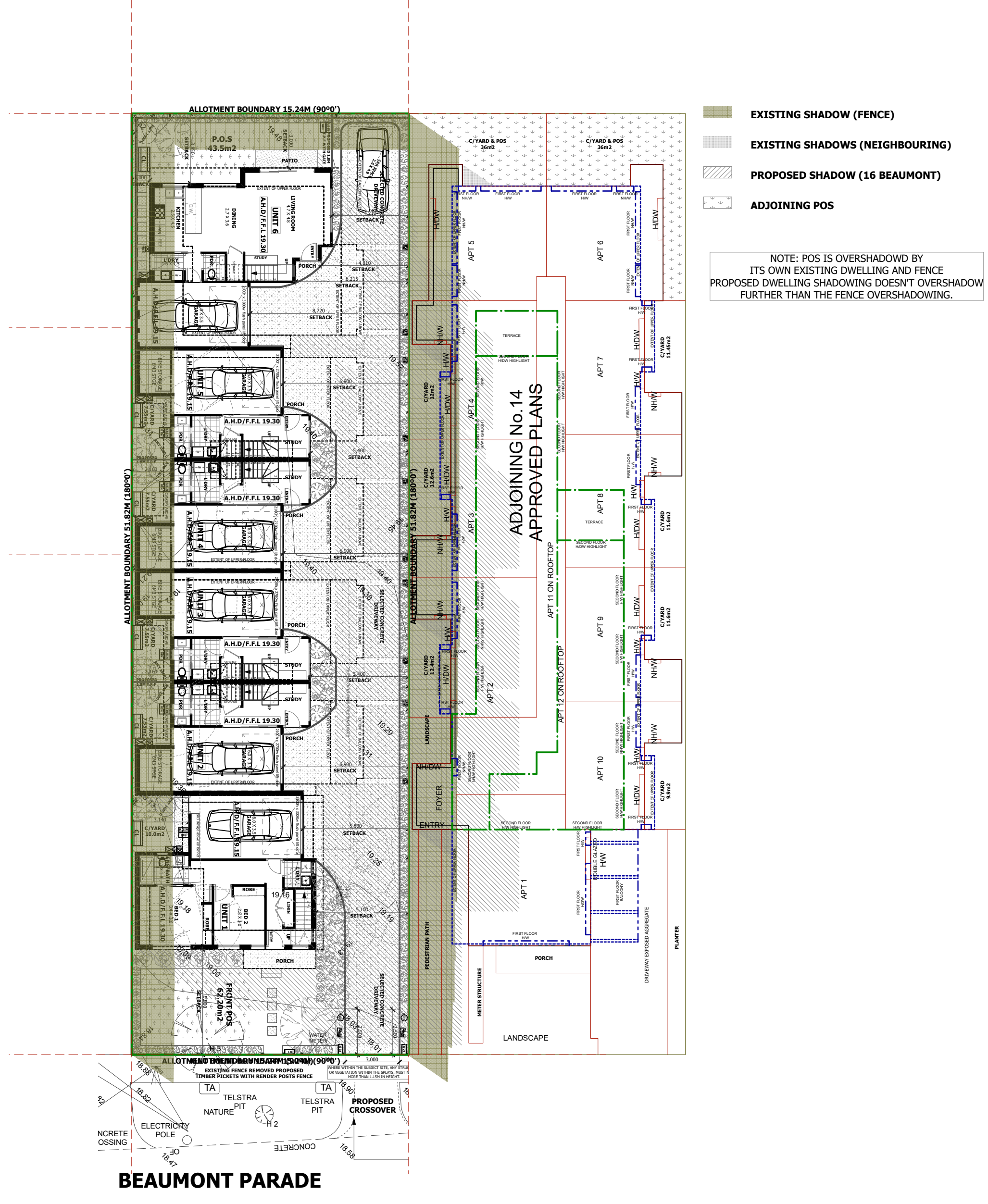
BEAUMONT PARADE

SUN SHADE DIAGRAM :
SEPTEMBER 22 - 1PM
SCALE: 1:200



BEAUMONT PARADE

SUN SHADE DIAGRAM :
SEPTEMBER 22 - 2PM
SCALE: 1:200



BEAUMONT PARADE

SUN SHADE DIAGRAM :
SEPTEMBER 22 - 3PM
SCALE: 1:200

M7 Design Group Pty. Ltd. building designers registered building practitioner	1: 03 937 8011 E: 03 937 8100 M: 0409 989 980	A: Unit 41 Wicks Road Maitland, VIC 3085	Proposed:	UNIT DEVELOPMENT	
			At:	16 BEAUMONT PARADE, WEST FOOTSCRAY	
			Client:	TREVOR BACKMAN	
			Job No:	889	Date:
			date	amendments	
			20.07.17	as per council's comments	
			28.08.17	as per council's comments	
			02.03.20	as per client's request	
			© copyright 2023. These drawings are not to be copied in part or in whole without the written consent of the author	sheet no:10	