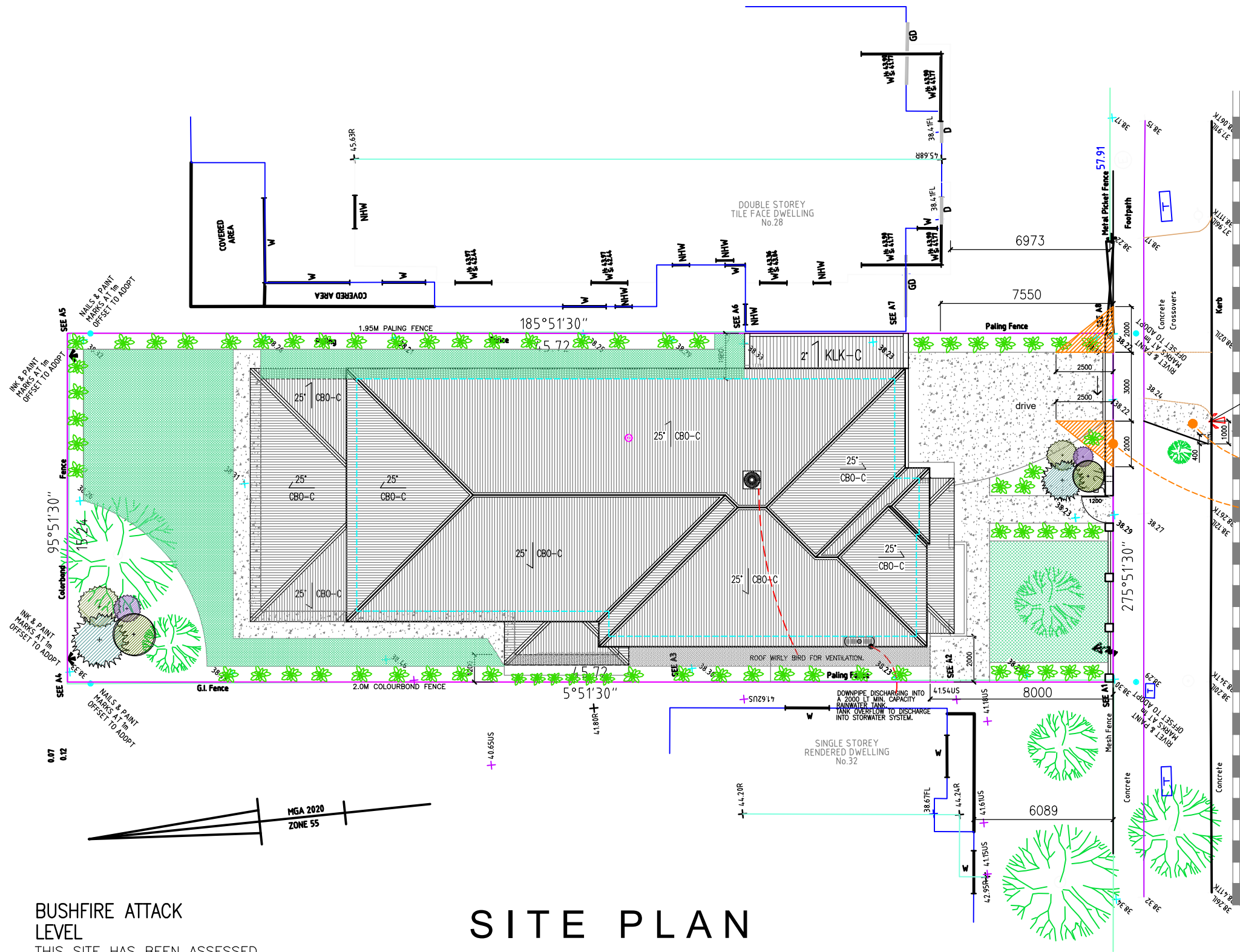


CITY OF MARIBYRNONG
ADVERTISED PLAN

PLANING APPLICATION

FOR A
PROPOSED DWELLIING
AT

30 MITCHELL STREET
MARIBYRNONG, 3032



SITE ANALYSIS:

SITE AREA: 696.77M2
% SITE COVERAGE: 49%
PROPOSED GROUND FLOOR: 242.03M2
PROPOSED GARAGE: 45.46M2
PROPOSED VERANDAH: 8.10M2
PROPOSED ALFRESCO: 42.67M2
TOTAL AREA: 338.26M2
PROPOSED FIRST FLOOR: 259.55M2

REAR OPEN SPACE: 128.70M2
FRONT OPEN SPACE: 124.98M2

PERMEABILITY:
REQUIRED 20% - 139.35M2
PROVIDED - 248.03M2 (36%)

GARDEN AREA:
REQUIRED 35% - 243.86M2
PROVIDED - 275.23M2 (40%)

NOTE:
BUILDER TO CONFIRM
SITE LEVELS PRIOR
TO CONSTRUCTION.

THIS PLAN IS TO BE READ AND
COMPLY IN ACCORDANCE WITH
THE PROVIDED ENERGY RATERS
SPECIFICATIONS.

LEGEND

- EXTENT OF NEW ROOF
- METAL
- NEW STORMWATER DRAIN 100 DIA. UPVC MINIMUM @ 1:100 FALL.
- NEW 100 DIA. UPVC DOWNPIPES.
- EXISTING DOWNPIPE
- RAINWATER HEAD PROVIDE OVERFLOW
- FLOOR WASTE
- INSPECTION OUTLET

STORMWATER:
TO BE PROVIDED TO THE SATISFACTION
OF LOCAL BUILDING SURVEYOR.

- EXISTING SITE LEVEL
- DIRECTION OF SURFACE RUN OFF
- FALL
- GRADED SILT PIT

CROSSING:
CROSSOVER SPLAY WITH A WIDTH
OF 1.0M AS PER MCC STANDARD
DRAWING S.D. X5 (REVISION E).

VISIBILITY SPLAYS:
THE SHADED AREAS WILL REMAIN
CLEAR OF OBSTRUCTIONS AND
NOT EXCEED 1.0M IN HEIGHT.

MITCHELL STREET

COUNCIL LPOD/01/11/2024/ref:10688/ 2024
SIZE 300MM DIA. IN ROAD RESERVE OF
MITCHELL STREET.
BUILDER TO CONNECT TO EXISTING POINT
TO MARIBYRNONG CITY COUNCIL
STANDARD DRAWINGS D1/A.

BUSHFIRE ATTACK
LEVEL

THIS SITE HAS BEEN ASSESSED
UNDER THE AUSTRALIAN
STANDARD 3959-2009 FOR
BUSHFIRE ATTACK LEVELS TO
COMPLY WITH BAL 12.5.

LIGHTING NOTE

LIGHTING NOT TO EXCEED 5 WATTS
PER SQUARE METRE FOR LIVING
AREAS IN ACCORDANCE WITH BCA 2022.
LIGHTING NOT TO EXCEED 3 WATTS
PER SQUARE METRE FOR GARAGE
& 4 WATTS/M2 TO REAR VERANDAH/DECK
AREAS IN ACCORDANCE WITH BCA 2012.

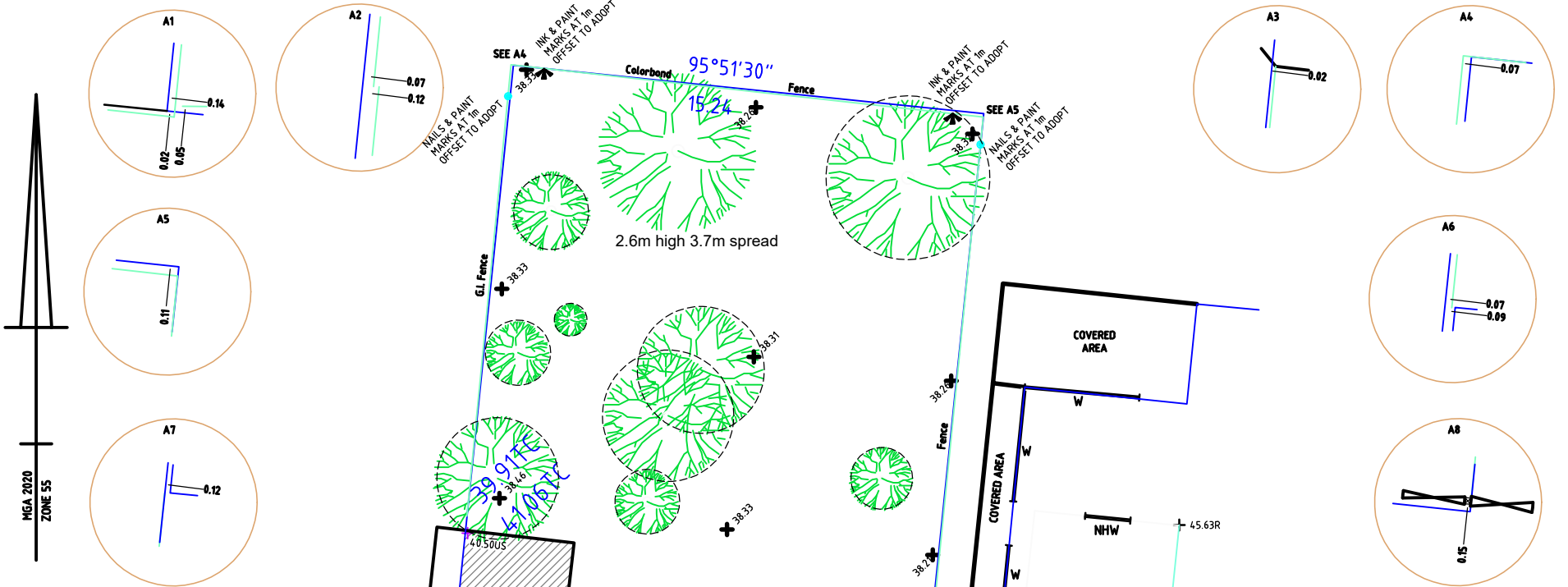
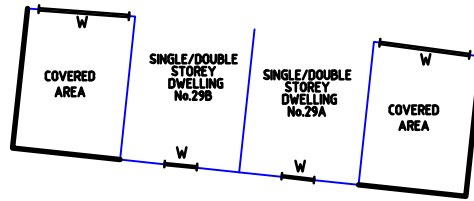
TO BE IN ACCORDANCE WITH ABCB HOUSING
PROVISIONS 2022 HEALTH & AMENITY PART 10.5.1
& ARTIFICIAL LIGHTING PART 10.5.2.

AIR TIGHTNESS OF BUILDING ENVELOPE
TO BE LESS THAN 3m² h⁻²m⁻².

SITE PLAN

No	DATE	AMENDMENTS
1		
2		
3		
4		
5		

PROPOSED DWELLING
AT 30 MITCHELL STREET
MARIBYRNONG, 3032



LEGEND

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

NOTES

DEMOLITION:

RETAIN / REUSE AS NOTED. RECYCLE ALL OTHER MATERIALS WHERE POSSIBLE.

CONDUCT ASBESTOS AUDIT & WHERE PRESENT, ENGAGE LICENSED CONTRACTOR FOR SAFE REMOVAL.

SHED AREA TO BE DEMOLISHED: 71.16M2 (7.65SQ)

ANY DEMOLITION WORK ON THE BOUNDARY TO BE REMOVED BY HAND TOOLS ONLY FROM WITHIN THE SUBJECT SITE.

- NO PRUNING OF THE NATURE STRIP & STREET TREE OTHER THAN MOONEE VALLEY C/C.
- NO BUILDING MATERIAL ARE TO BE STACKED OR DUMPED ON NATURE STRIP DURING CONSTRUCTION.

DEMOLISH & REMOVE COVERED AREAS SHOWN HATCHED.

FEATURE, LEVEL & TITLE RE-ESTABLISHMENT SURVEY EXISTING / DEMOLITION PLAN

STEEL SHED AREA TO BE DEMOLISHED: 13.33M2 (1.43SQ)

PROPOSED DWELLING
AT 30 MITCHELL STREET
MARIBYRNONG, 3032

JOB NO:

SCALE:1:100

SHEET NO: 3 OF

CONTENTS

FEATURE, LEVEL & TITLE
RE-ESTABLISHMENT
SURVEY

PROJECT
30 MITCHELL STREET,
MARIBYRNONG, 3032.

TITLE
LOT 140 LP9942
Vol. Fol.

SCALE
1:100 @ A1

DRAWN
D.S.

DATE
11/10/2024

CHECKED
S.F.

REF. No.
17720

LEVEL DATUM
AHD

CONTOUR INT.
N/A

CONTOUR INDEX
N/A

LEGEND

- SPOT HEIGHT
- INVERT OF KERB
- TOP OF KERB
- TOP OF WALL
- RIDGE
- FLOOR LEVEL
- UNDERSIDE OF GUTTER
- NON-HABITABLE WINDOW
- DOOR
- GARAGE DOOR
- WINDOW - HABITABLE
- TOP OF CHIMNEY
- ELECTRICAL POLE WITH LIGHT
- GAS METER
- WATER METER
- SEWER VENT/ACCESS POINT
- SEWER PIT
- ELECTRICAL PIT
- GAS PIT/VALVE
- FIRE HYDRANT/PLUG
- TBM
- EVERGREEN TREE
- PINE TREE
- GUM TREE
- DECIDUOUS TREE
- UNCLASSIFIED PIT/VALVE
- SIDE ENTRY PIT
- RIDGE/EAVES LINE
- ELECTRICAL OVERHEAD WIRE
- COMMUNICATIONS OVERHEAD WIRE
- BRICK
- TELECOM/COMMS PIT
- SIGN
- VEHICLE CROSSING
- GATE
- FENCE POST
- GRATED PIT
- ELECTRICAL POLE
- WATER STOP VALVE

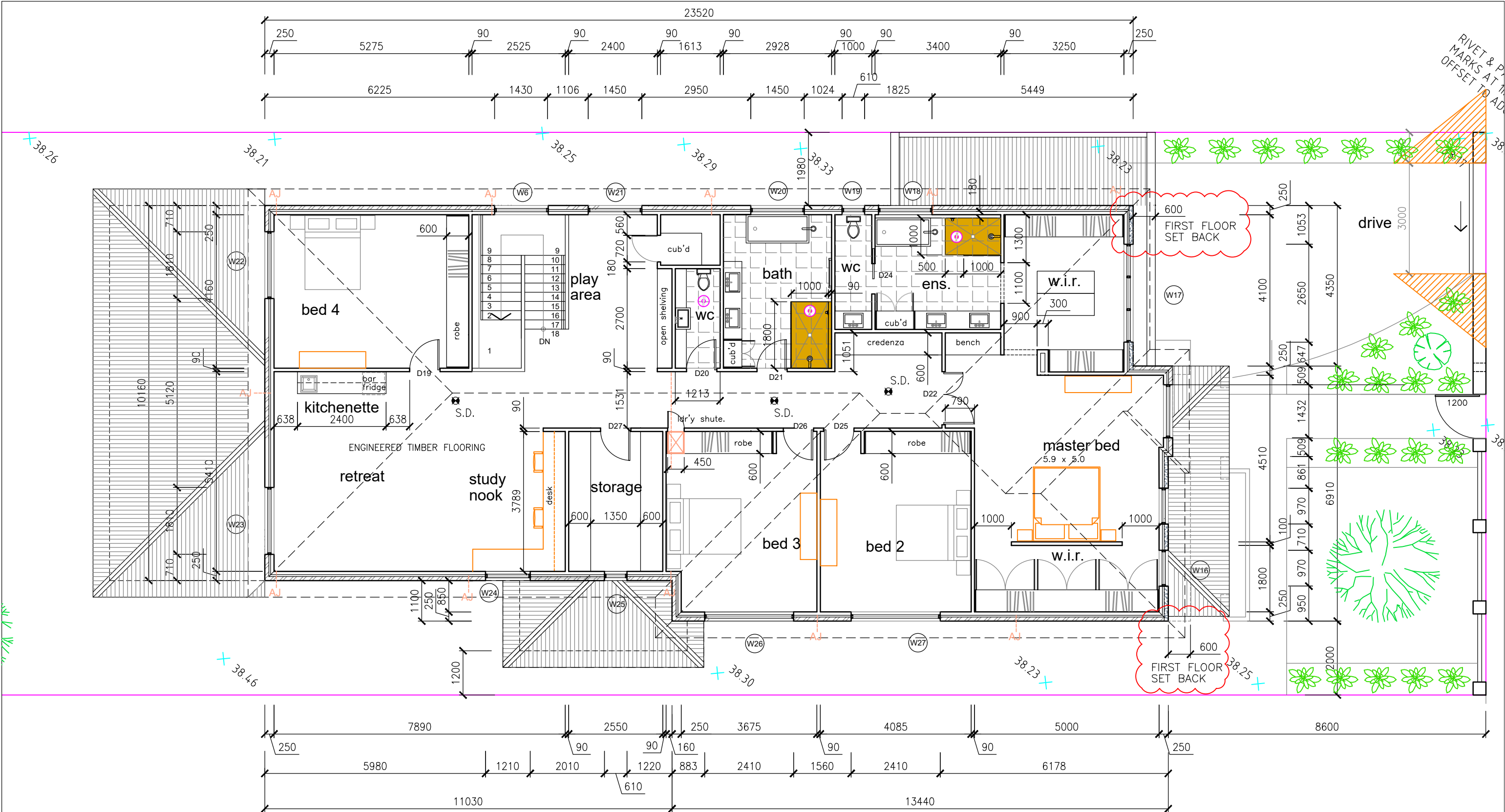
EASEMENTS ...

NOTATIONS

The position of occupation, buildings and structures along the Title Boundary shown on this plan has been exaggerated for clarification purposes. The relationship is defined by arrow offsets.

The subject property is shown by continuous thick black lines

Prior to design, planning, demolition, excavation or construction on the site shown, the relevant authorities should be contacted for locations of all underground services.



FIRST FLOOR PLAN

PROPOSED FIRST FLOOR: 259.55M2 28sq

MECHANICAL VENTILATION

TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS 2022 EXHAUST SYSTEMS 10.8.2.

(1) AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MIN. FLOW RATE OF

(a) 25 L/SEC. FOR A BATHROOM OR SANITARY COMPARTMENT AND

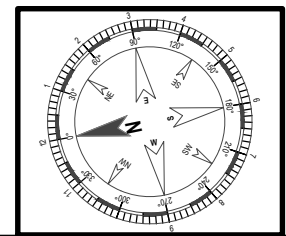
(a) 40 L/SEC. FOR A KITCHEN OR LAUNDRY

(2) EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA SHAFT OR DUCT TO OUTDOOR AIR.

SMOKE DETECTORS

S.D. Provide smoke detectors as per manufacturers type 83 RI mains smoke detector with battery backup as recommended by B.R.K ELECTRONICS located as shown on plan and installed in accordance with AS 3786-1993.

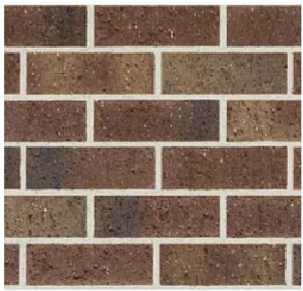
SMOKE ALARMS MUST BE INTERCONNECTED WHERE MORE THAN ONE ALARM SUPPLIED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS 2022 PART.9.5.



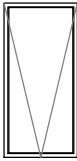
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PROJECT : PROPOSED DWELLING AT 30 MITCHELL STREET MARIBYRNONG, 3032	
DATE: JANUARY 2025	SCALE: 1:100

DRAWING NO.
A430
SHEET: 5 OF

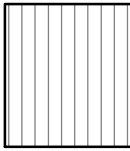
COLOURS & MATERIALS



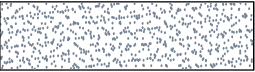
australbricks
Melbourne Hawthorn
FACE BRICKWORK



ALUMINIUM WINDOWS
(COLOR BLACK).



CORRUGATED IRON ROOF,
FASCIA & GUTTER
(COLOUR DUNE)



FEATURE RENEDER
(COLOUR DUNE)

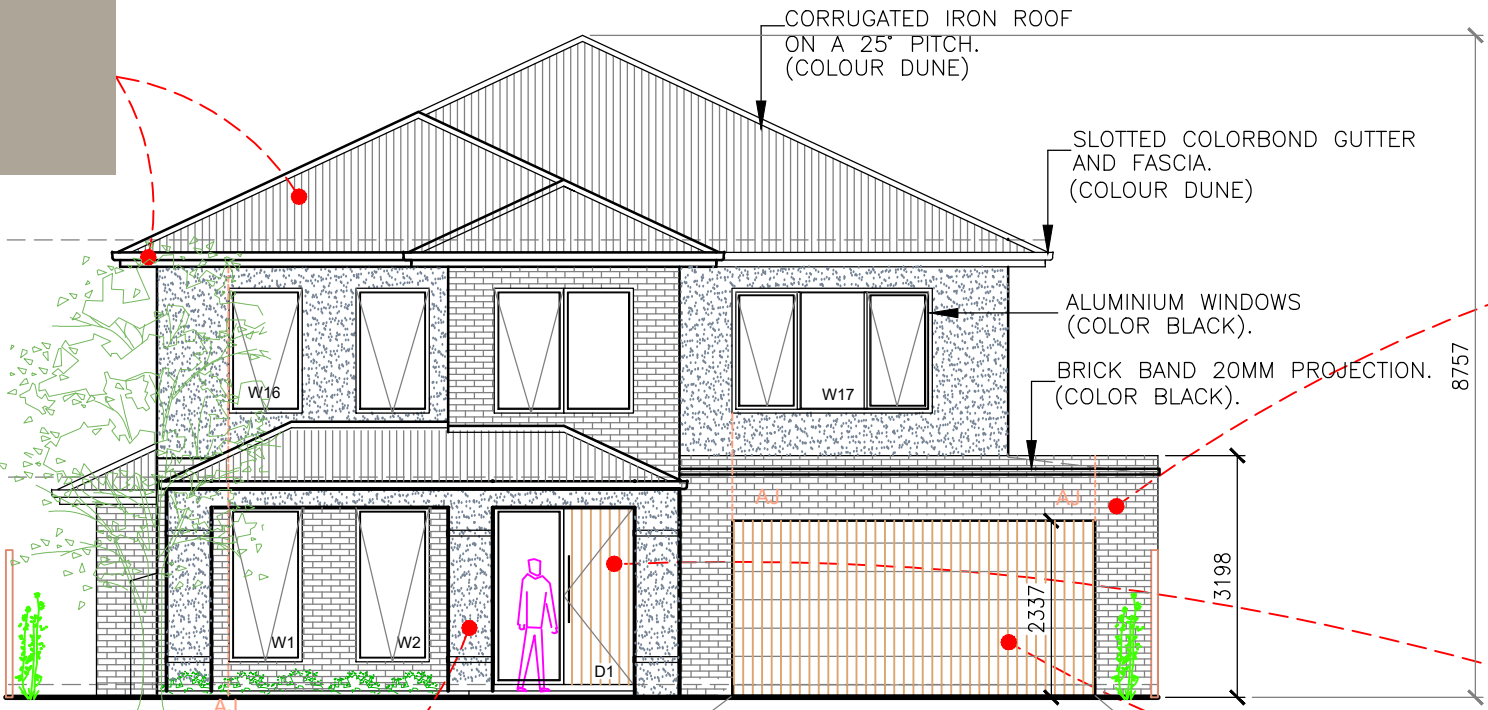


FRONT ENTRANCE DOOR
SOLID TIMBER

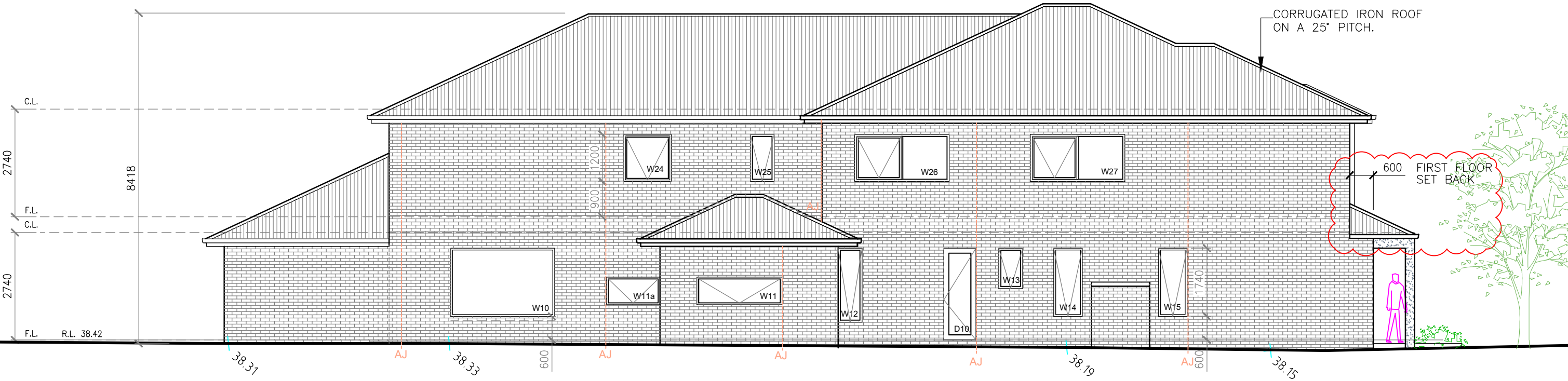


GARAGE DOOR
(ALUMINIUM TIMDER LOOK PANEL LIFT)

SOUTH ELEVATION



WEST ELEVATION



DRAWN:

PROJECT : PROPOSED DWELLING
AT 30 MITCHELL STREET
MARIBYRNONG, 3032

DATE: JANUARY 2025

SCALE: 1:100

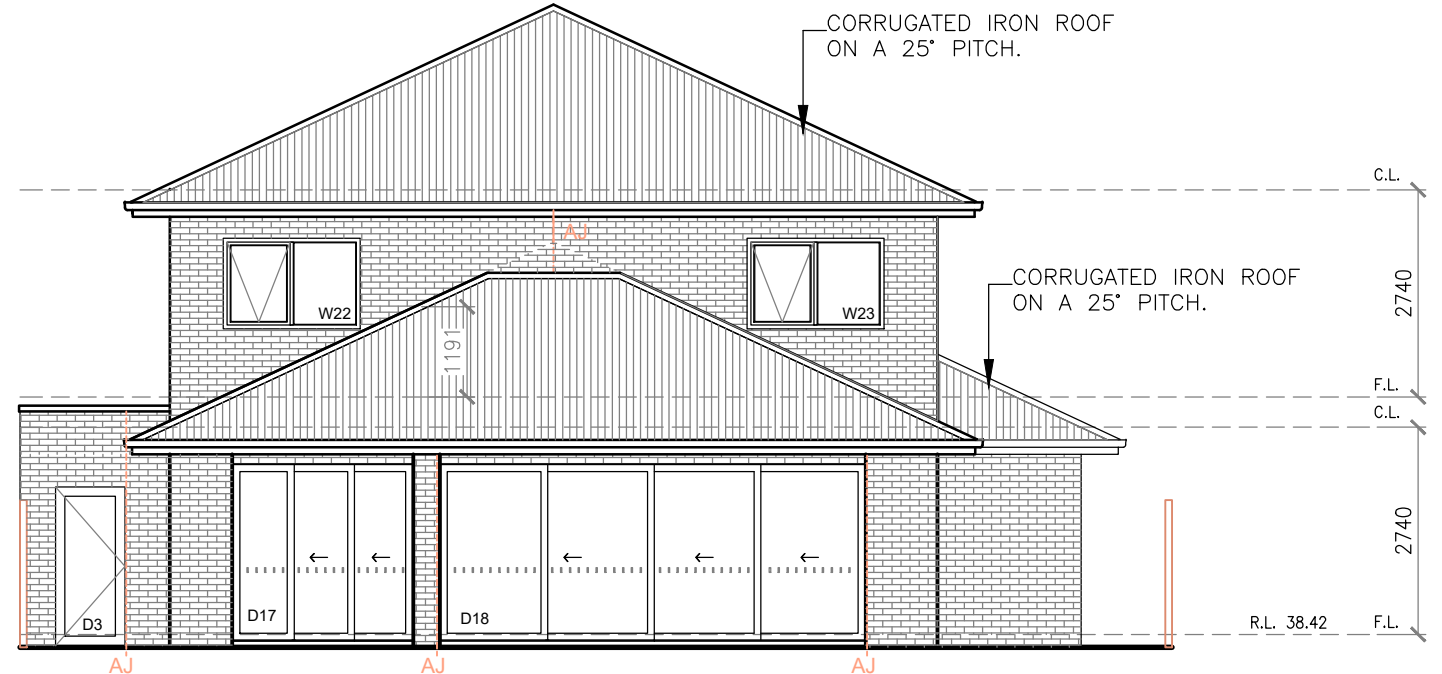
DRAWING NO.

A430

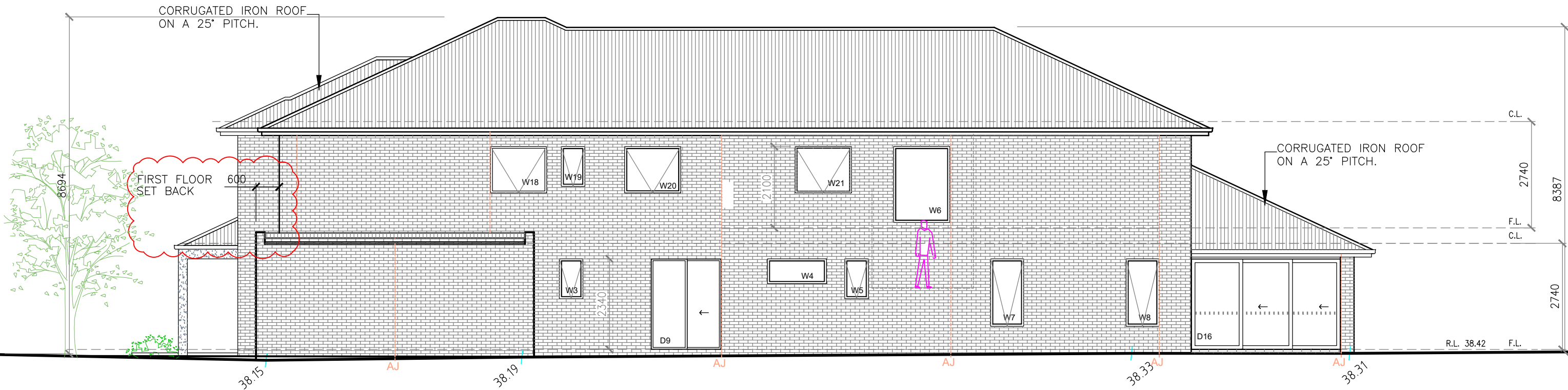
SHEET: 6 OF



NORTH ELEVATION

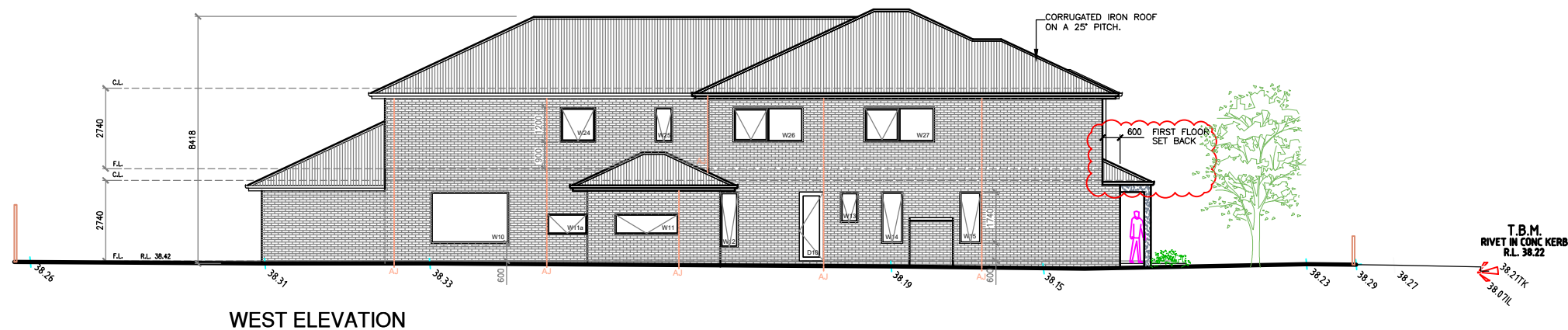


NORTH ELEVATION

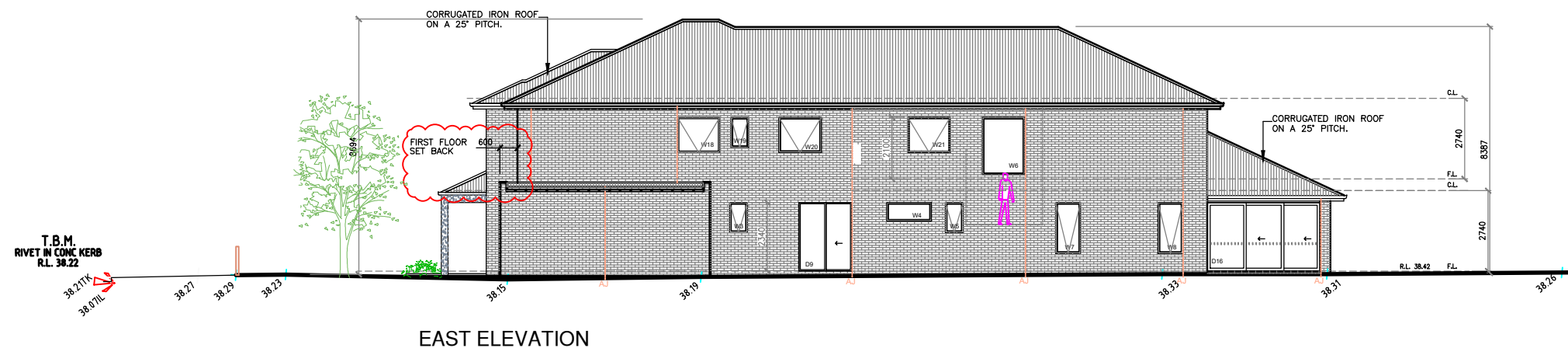


EAST ELEVATION

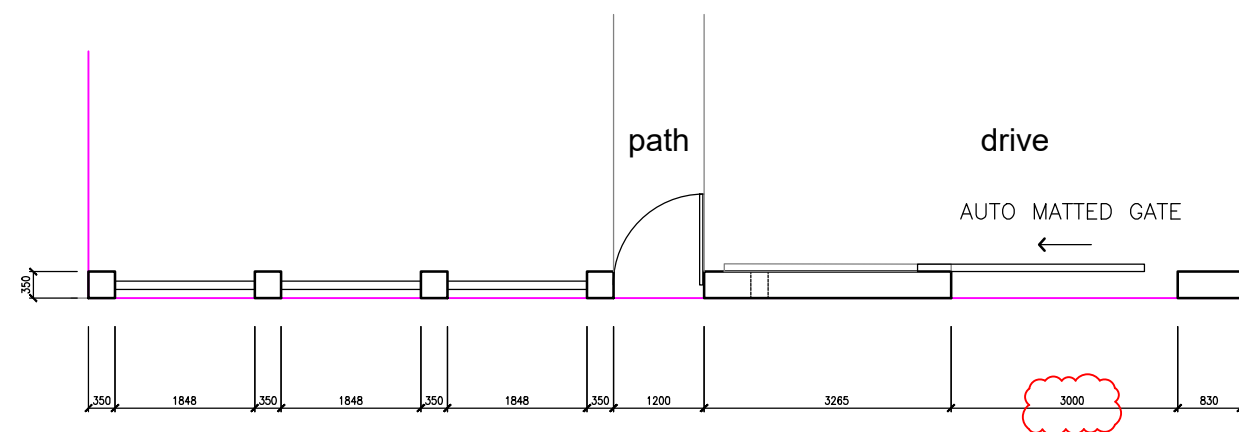
PROJECT : PROPOSED DWELLING AT 30 MITCHELL STREET MARIBYRNONG, 3032		DRAWING NO.
DATE: JANUARY 2025		A430
SCALE: 1:100		SHEET: 7 OF



WEST ELEVATION



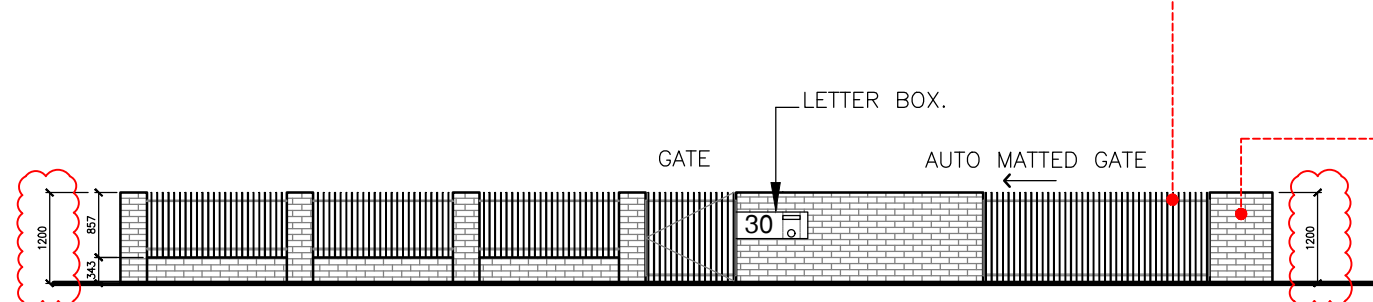
EAST ELEVATION



fence plan



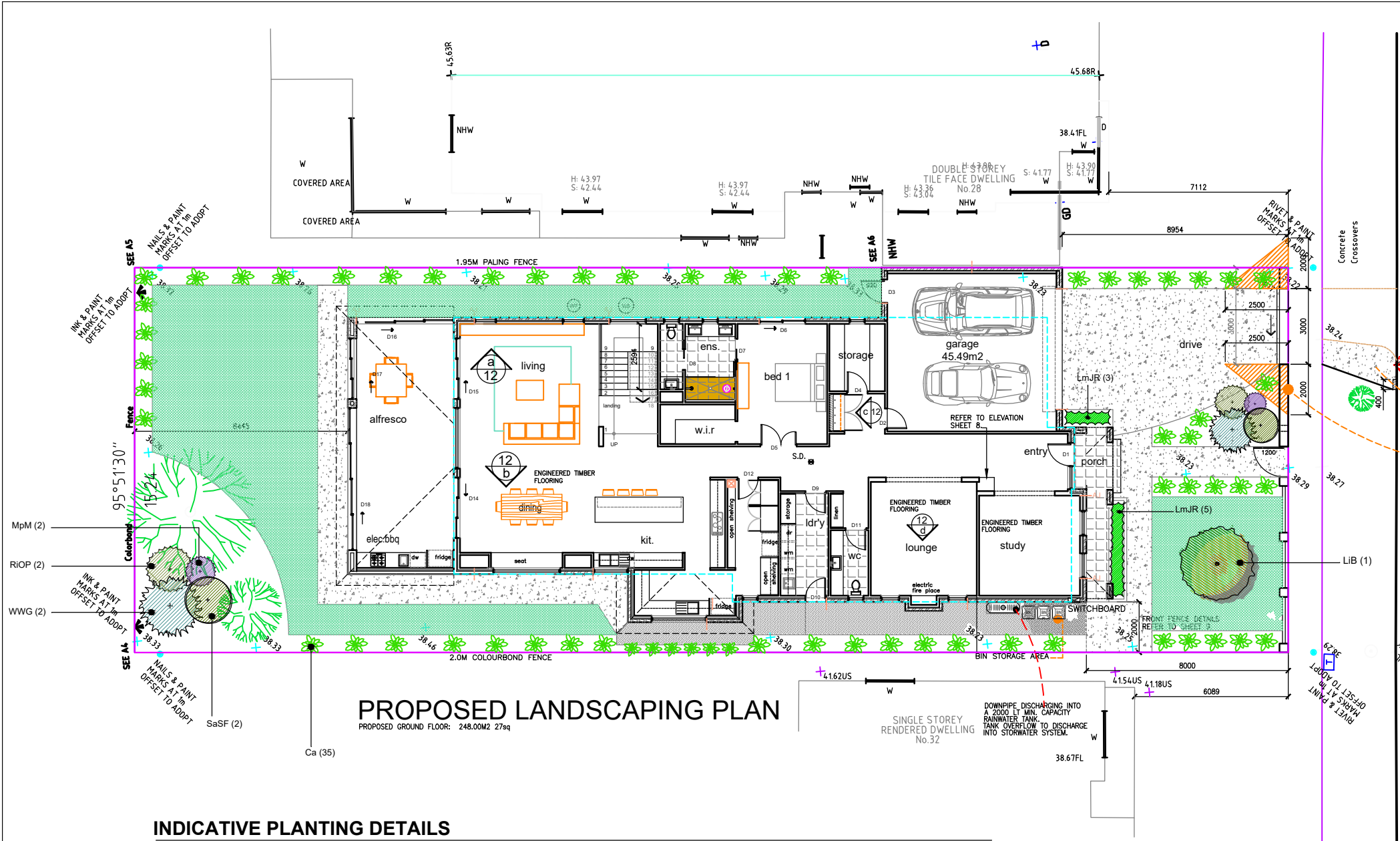
ALUMINIUM BLADE FENCING (COLOR BLACK).



fence elevation



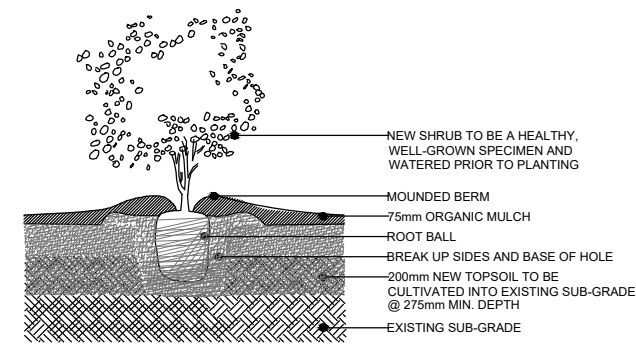
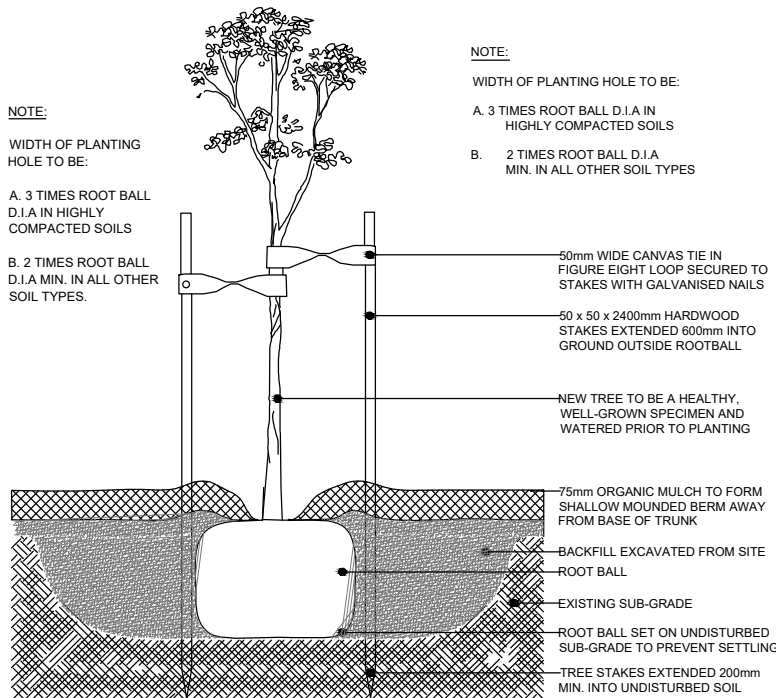
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PROJECT : PROPOSED DWELLING AT 30 MITCHELL STREET MARIBYRNONG, 3032	A430
DATE: JANUARY 2025	SHEET: 8 OF
SCALE: 1:200	



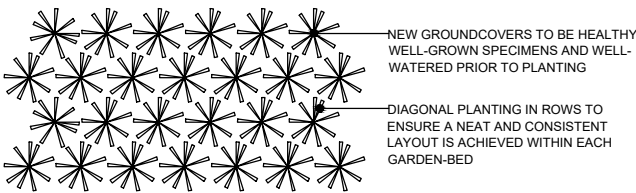
PROPOSED LANDSCAPING PLAN

PROPOSED GROUND FLOOR: 248.00m2 27sq

INDICATIVE PLANTING DETAILS



D2 TP1 TYPICAL SHRUB PLANTING DETAIL
SECTIONAL VIEW - NOT TO SCALE



D3 TP1 TYPICAL GROUNDCOVER LAYOUT
PLAN VIEW - NOT TO SCALE

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	DECIDUOUS (D) EVERGREEN (E)	HEIGHT x WIDTH	SUPPLY SIZE	DENSITY QTY
TREES						
LiB	<i>Lagerstroemia indica 'Biloxi'</i>	Biloxi Crepe Myrtle	D	7.0 x 5.0m	2.0m Height	-- 2
SHRUBS						
Ca	<i>Correa alba</i>	White Correa	E	1.2 x 1.2m	140mm Pots	-- 35
MpM	<i>Murraya paniculata 'Min-A-Min'</i>	Dwarf Orange Jessamine	E	1.0 x 1.0m	140mm Pots	-- 2
RIOP	<i>Rhaphiolepis indica 'Oriental Pearl'</i>	Oriental Pearl Indian Hawthorn	E	1.0 x 1.0m	140mm Pots	-- 2
SaSF	<i>Syzygium australe 'Select Form'</i>	Select Form Lilly Pilly	E	3.0 x 1.2m	140mm Pots	-- 2
GROUNDCOVERS						
LmJR	<i>Liriope muscari 'Just Right'</i>	Just Right Turf Lily	E	0.5 x 0.5m	140mm Pots	2.5 p/m ² 28

T.B.M.
RIVET IN CONC KERB
R.L. 38.22

CROSSING:
CROSSOVER SPLAY WITH A WIDTH
OF 1.0M AS PER MCC STANDARD
DRAWING S.D. X5 (REVISION E).

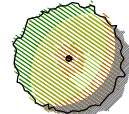
VISIBILITY SPLAYS:
THE SHADED AREAS WILL REMAIN
CLEAR OF OBSTRUCTIONS AND
NOT EXCEED 1.0M IN HEIGHT.

MITCHELL STREET

LEGEND



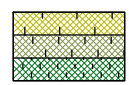
EXISTING TREE
TO BE RETAINED
2.6m high 3.7m spread



PROPOSED TREE



PROPOSED SHRUB



PROPOSED GROUNDCOVER



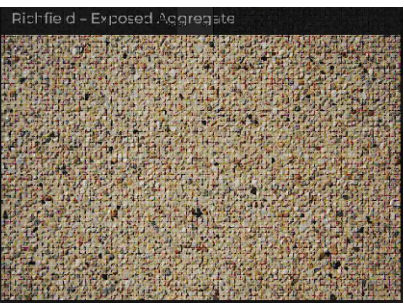
PROPOSED LAWN AREA



PROPOSED PERMEABLE
GRAVEL AREA



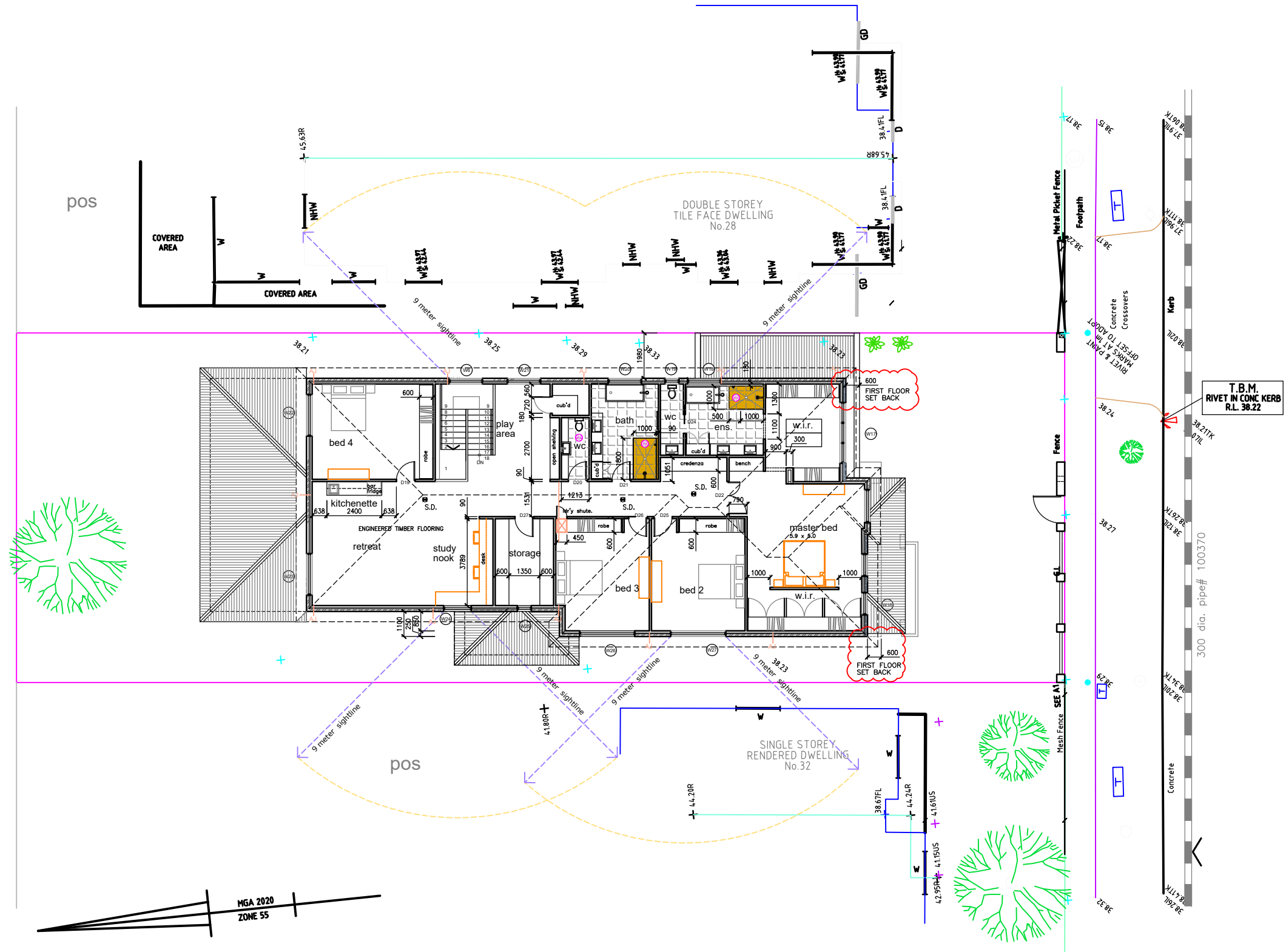
PROPOSED DRIVEWAY
SURFACE TO ARCHITECT
SPECIFICATION



LIGHT AGGREGATE COLOURS

No	DATE	AMENDMENTS
1		
2		
3		
4		
5		

PROPOSED DWELLING
AT 30 MITCHELL STREET
MARIBYRNONG, 3032

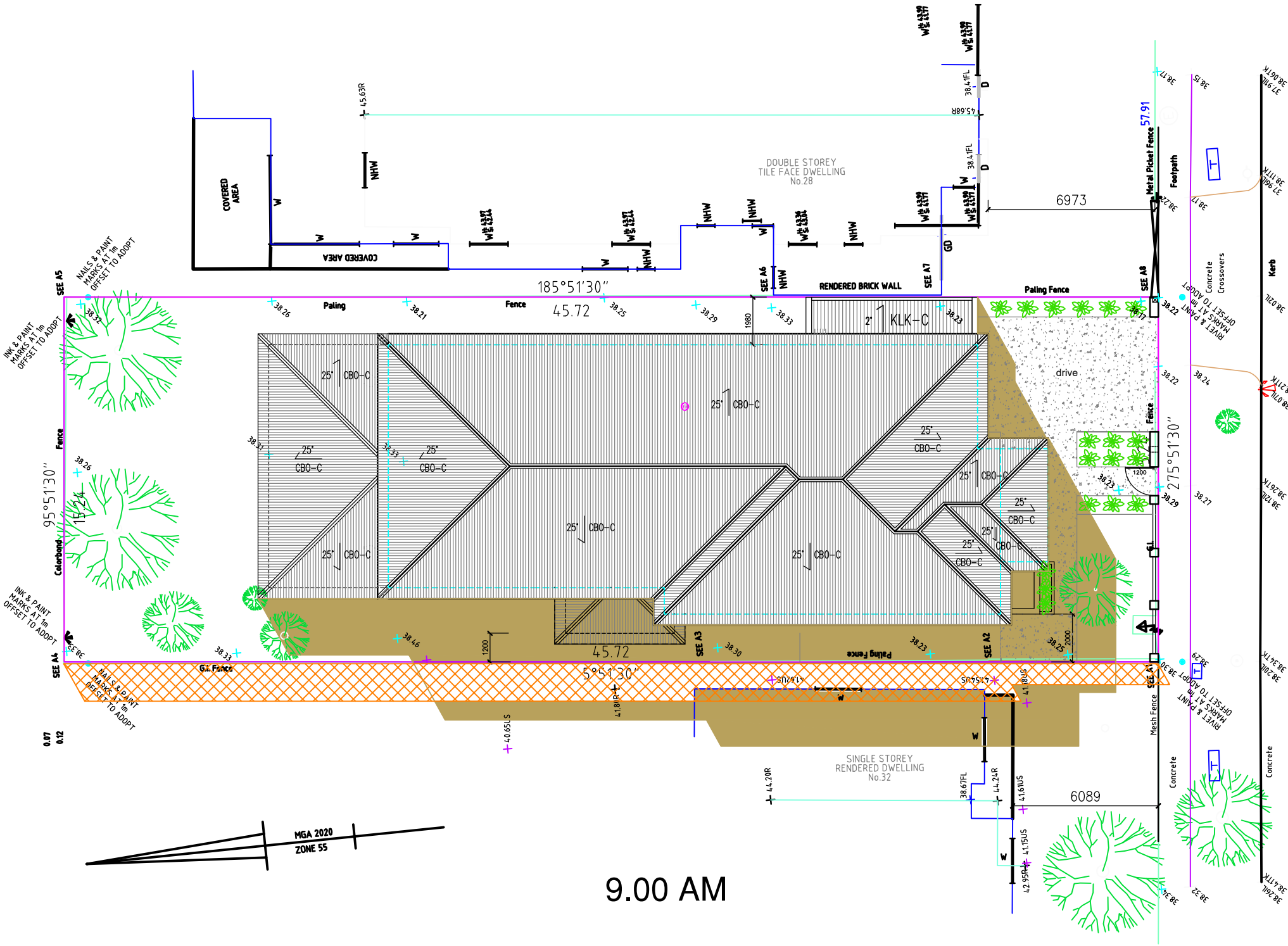


OVERLOOKING DIAGRAM

DRAWN:
PROJECT : PROPOSED DWELLING AT 30 MITCHELL STREET MARIBYRNONG, 3032
DATE: JANUARY 2025

SCALE: 1: 200

DRAWING NO.
A430
SHEET: 12 OF



9.00 AM

SHADOW DIAGRAM

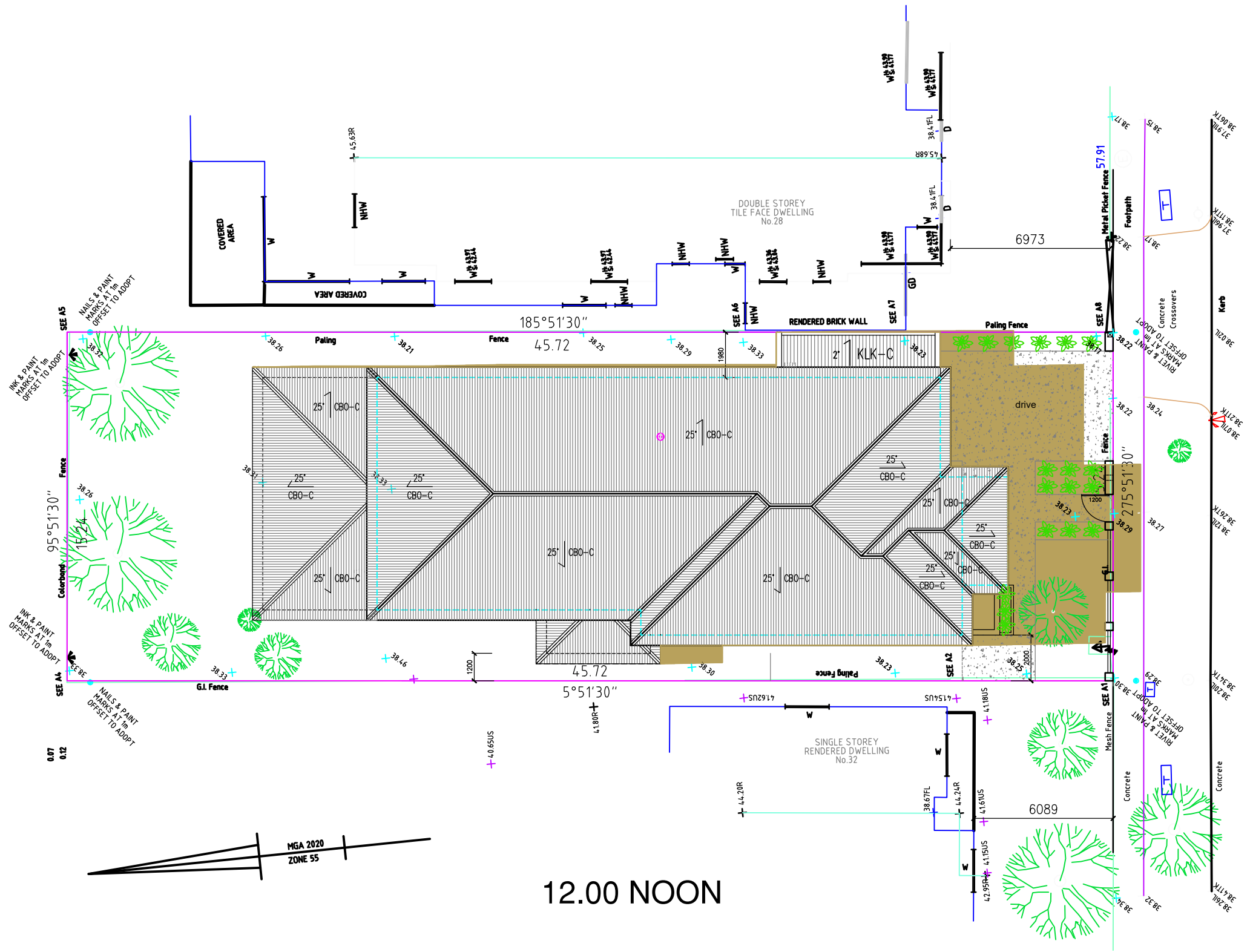
MARCH 21 – SEPTEMBER 23 (EQUINOX)

LEGEND:

-  shadow cast by subject site
-  shadow cast by fences

SHEET SIZE A3 @ 1:200

DRAWN:	DRAWING NO.
PROJECT : PROPOSED DWELLING AT 30 MITCHELL STREET MARIBYRNONG, 3032	A430
DATE: JANUARY 2025	SHEET: 9 OF
SCALE: 1:200	



SHADOW DIAGRAM

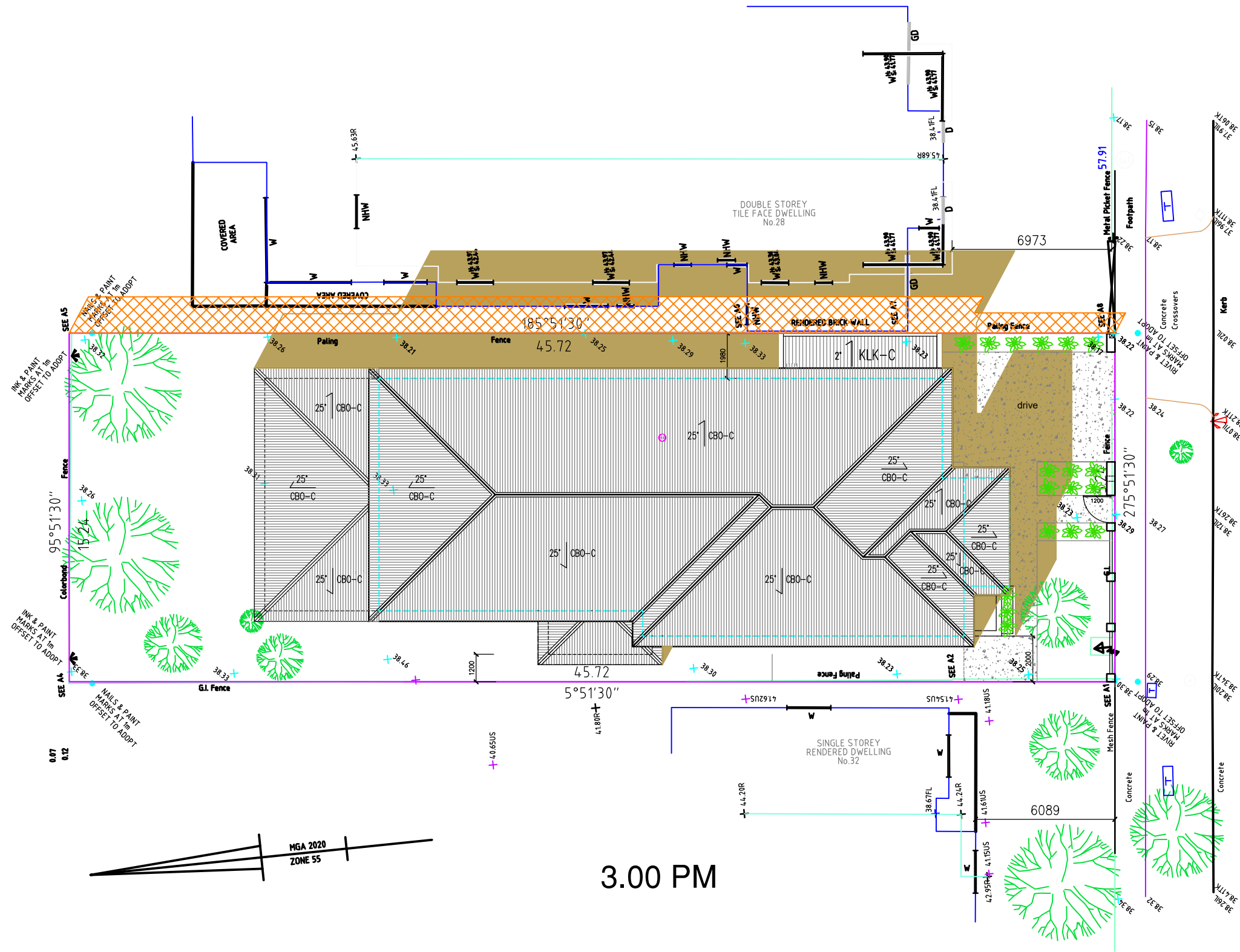
MARCH 21 – SEPTEMBER 23 (EQUINOX)

LEGEND:

- shadow cast by subject site
- shadow cast by fences

SHEET SIZE A3 @ 1:200

DRAWN:	DRAWING NO.
PROJECT : PROPOSED DWELLING AT 30 MITCHELL STREET MARIBYRNONG, 3032	A430
DATE: JANUARY 2025	SHEET: 10 OF
SCALE: 1:200	



SHADOW DIAGRAM

MARCH 21 – SEPTEMBER 23 (EQUINOX)

LEGEND:

- shadow cast by subject site
- shadow cast by fences

SHEET SIZE A3 @ 1:200

DRAWN:	DRAWING NO.
PROJECT : PROPOSED DWELLING AT 30 MITCHELL STREET MARIBYRNONG, 3032	A430
DATE: JANUARY 2025	SHEET: 11 OF
SCALE: 1:200	