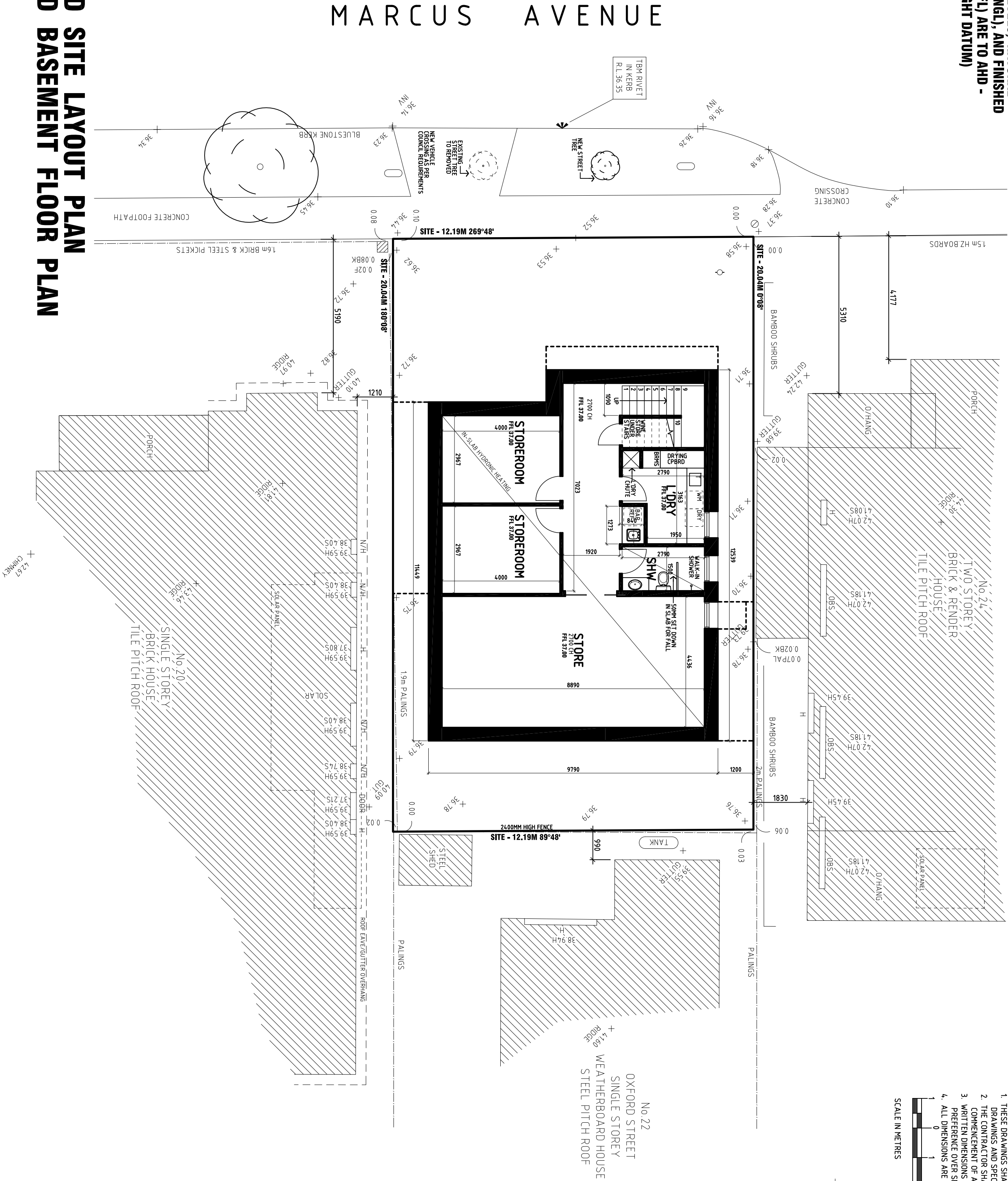


NOTE - ALL SITE LEVELS, NATURAL GROUND LEVELS (NGL), AND FINISHED FLOOR LEVELS (FFL) ARE TO AHD - (AUSTRALIAN HEIGHT DATUM)



- ### GENERAL NOTES
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 3. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALING AND LARGE DIMENSIONS SHALL TAKE PREFERENCE OVER SMALLER ONES.
 4. ALL DIMENSIONS ARE IN METRES AND / OR MILLIMETRES.
- SCALE IN METRES

APPROX. TRUE NORTH

ENDORSEMENT
PLANNING AND ENVIRONMENT ACT 1987
MARIBYRONNG PLANNING SCHEME

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SIGNED FOR AND ON BEHALF OF THE RESPONSIBLE AUTHORITY

22/03/2024 DATE

PROPOSED SITE LAYOUT PLAN PROPOSED BASEMENT FLOOR PLAN

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| C | 01/02/2024 | PLANNING PERMIT - SECONDARY CONSENT APPLICATION ISSUE |
| | | |
| | | |
| | | |

Project: **PROPOSED RESIDENCE**
22 MARCUS AVENUE
WEST FOOTSCRAY 3012

Title: **PROPOSED SITE/BASEMENT FLOOR PLAN**

Job no.: **21072**

Scale: **1:100 @ A2**

Date: **FEBRUARY 2023**

Drawn: **S.M.**

Checked: **S.M.**

Sheet no.: **TP02**

new dimension
DRAFTING

members of the building designers association of victoria inc.
building designers & drafters

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NOTE - ALL SITE LEVELS, NATURAL GROUND LEVELS (NGL), AND FINISHED FLOOR LEVELS (FFL) ARE TO AHD - (AUSTRALIAN HEIGHT DATUM)

NOTE - BEFORE THE DEVELOPMENT STARTS A FEE MUST BE PAID TO THE RESPONSIBLE AUTHORITY FOR THE REMOVAL OF THE EXISTING STREET TREES. ALL REMOVED TREES MUST BE REPLANTED AT THE SAME OR BETTER STANDARD AS THE EXISTING TREES AND UNDER TAKEN BY THE RESPONSIBLE AUTHORITY

NOTE - THE SITE MUST BE DRAINED TO THE RESPONSIBLE AUTHORITY. THE RESPONSIBLE AUTHORITY MUST BE ADVISED OF ANY STORM WATER RUNOFF FROM THE SITE MUST NOT CAUSE ANY ADVERSE IMPACT TO THE PUBLIC, ANY ADJOINING SITE OR COUNCIL ASSET. STORMWATER FROM ALL PAVED AREA HAS TO BE DRAINED TO THE RESPONSIBLE AUTHORITY. ALL STORMWATER MUST BE COLLECTED AND DISCHARGED INTO THE NATURAL STORM WATER RUNOFF FROM AND TO ADJOINING PROPERTIES.

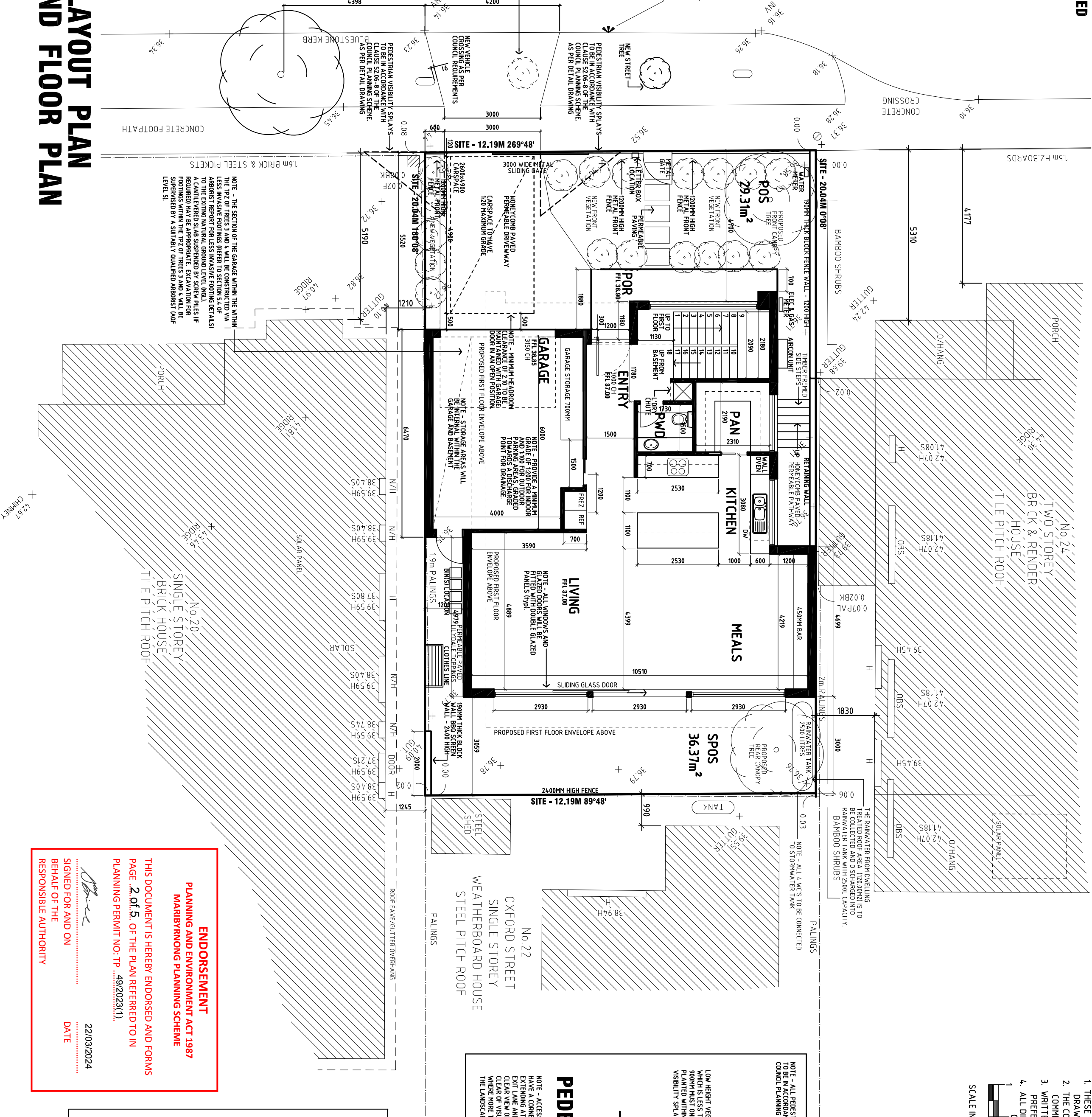
NOTE - NO POLLUTED AND/OR SEDIMENT LOAM RUNOFF IS TO BE DISCHARGED DIRECTLY OR INDIRECTLY INTO COUNCIL'S DRAINS OR WATERCOURSES DURING AND AFTER DEVELOPMENT.

NOTE - ANY POLES, SERVICE DITS OR OTHER STRUCTURES/FEATURES ON THE FOOTPATH REQUIRED TO BE RELOCATED TO FACILITATE THE DEVELOPMENT MUST BE DONE SO AT THE COST OF THE APPLICANT AND SUBJECT TO THE RELEVANT AUTHORITY'S CONSENT.

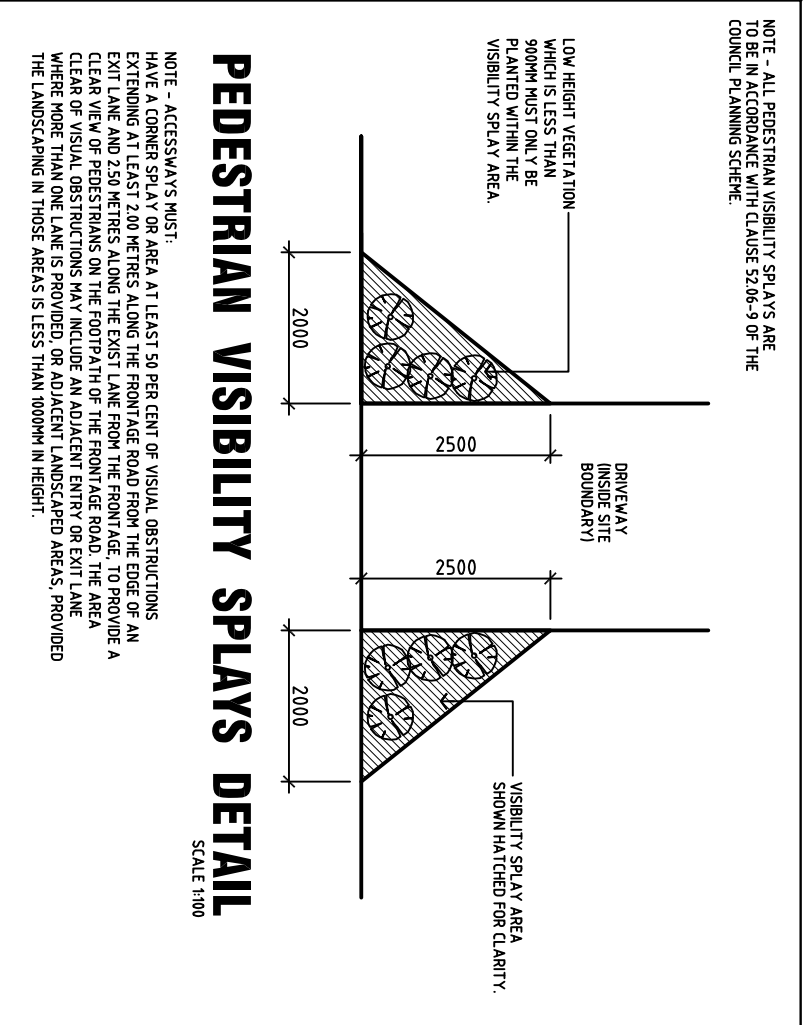
NOTE - VEHICULAR CROSSINGS MUST BE CONSTRUCTED AND/OR MODIFIED TO THE ROAD TO SUIT THE PROPOSED DRIVEWAYS) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

MARCUS AVENUE

PROPOSED SITE LAYOUT PLAN
PROPOSED GROUND FLOOR PLAN



- GENERAL NOTES**
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 4. ALL DIMENSIONS ARE IN METRES AND / OR MILLIMETRES.
- SCALE IN METRES
- 0 1 2 3 4 5 6 7 8 9 10



| AREA ANALYSIS | | | |
|-------------------------|-------------------------------|-----------|--|
| PROPOSED GROUND FLOOR | 99.09m ² | 10.67sqsq | |
| PROPOSED FIRST FLOOR | 113.14m ² | 12.18sqsq | |
| PROPOSED BASEMENT | 118.42m ² | 12.75sqsq | |
| PROPOSED GARAGE | 30.25m ² | 3.26sqsq | |
| PROPOSED PORCH | 7.04m ² | 0.76sqsq | |
| TOTAL | 367.94m ² | 39.61sqsq | |
| POS (FRONT & REAR YARD) | 65.77m ² | | |
| SPOS (REAR YARD) | 36.37m ² | | |
| O/ALL SITE AREA | 244.00m ² | | |
| SITE COVERAGE | 14.183m ² (58.12%) | | |
| SITE PERMEABLE AREA | 102.67m ² (42.08%) | | |

ENDORSEMENT
PLANNING AND ENVIRONMENT ACT 1987
MARIBYRNONG PLANNING SCHEME

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project: **PROPOSED RESIDENCE
22 MARCUS AVENUE
WEST FOOTSCRAY 3012**

title: **PROPOSED SITE/GROUND FLOOR PLAN**

scale: **1:100 @ A2**

date: **FEBRUARY 2023**

drawn: **S.M.**

checked: **S.M.**

job no.: **21072**

sheet no.: **TP03**

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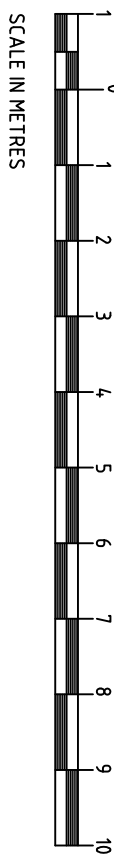
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NOTE - ALL SITE LEVELS, NATURAL GROUND LEVELS (NGL), AND FINISHED FLOOR LEVELS (FFL) ARE TO AHD - (AUSTRALIAN HEIGHT DATUM)

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SCALE IN METRES



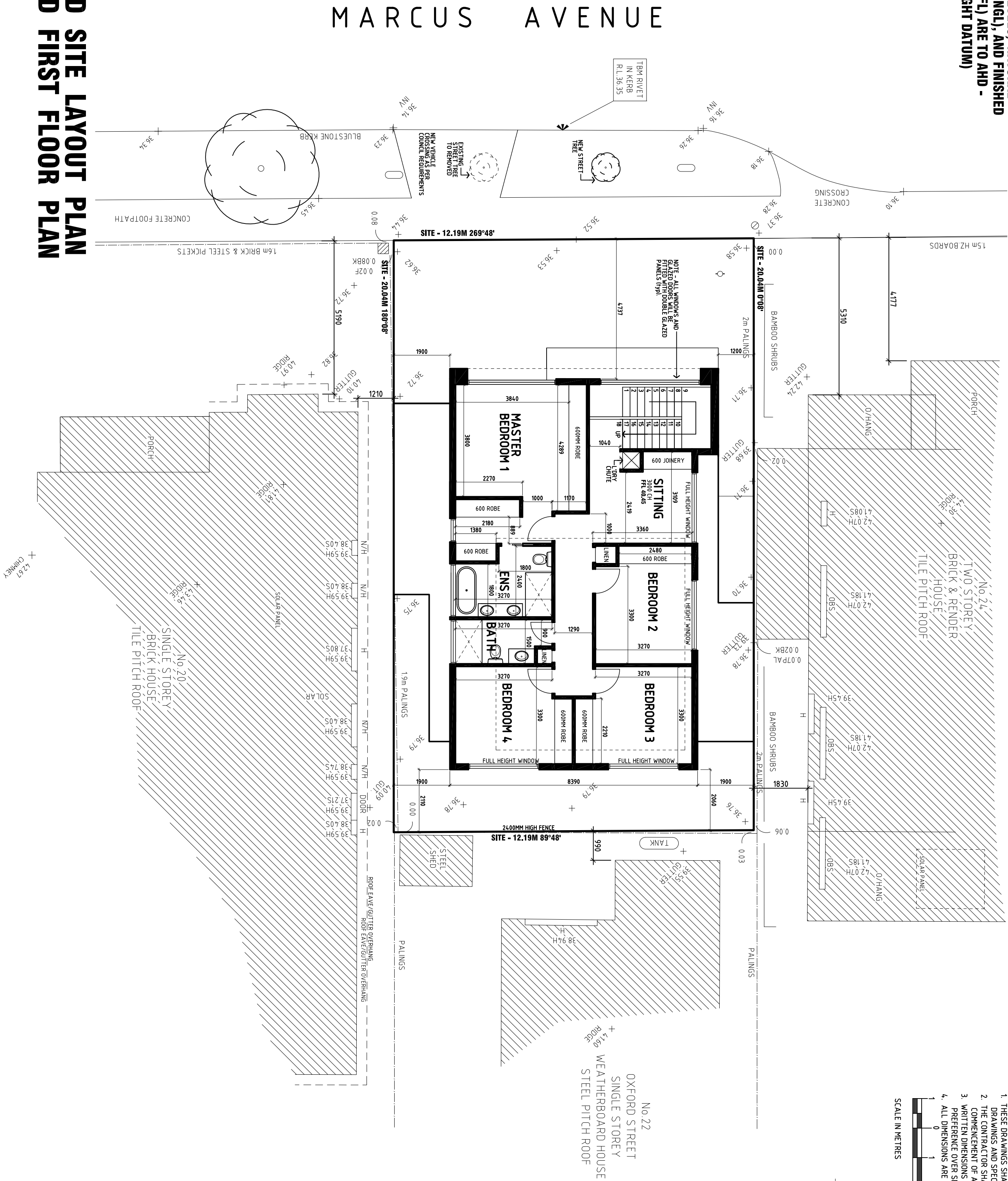
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 BEHALF OF THE
 RESPONSIBLE AUTHORITY

22/03/2024

 DATE



PROPOSED SITE LAYOUT PLAN
PROPOSED FIRST FLOOR PLAN

drawing type:

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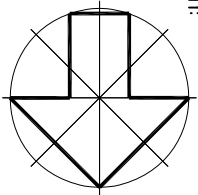
project:

**PROPOSED RESIDENCE
222 MARCUS AVENUE
WEST FOOTSCRAY 3012**

title:

PROPOSED SITE/FIRST FLOOR PLAN

north:



job no.:

21072

scale :
1:100 @ A2

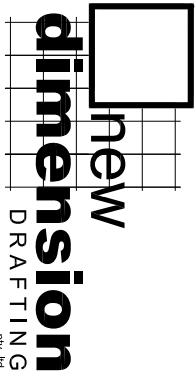
date: **FEBRUARY 2023**

drawn:

checked: **S.M.**

sheet no.

TP04



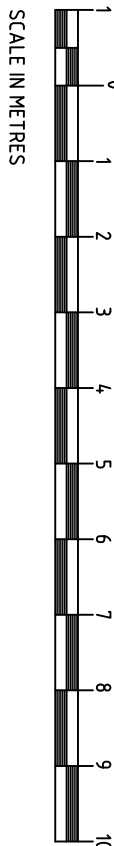
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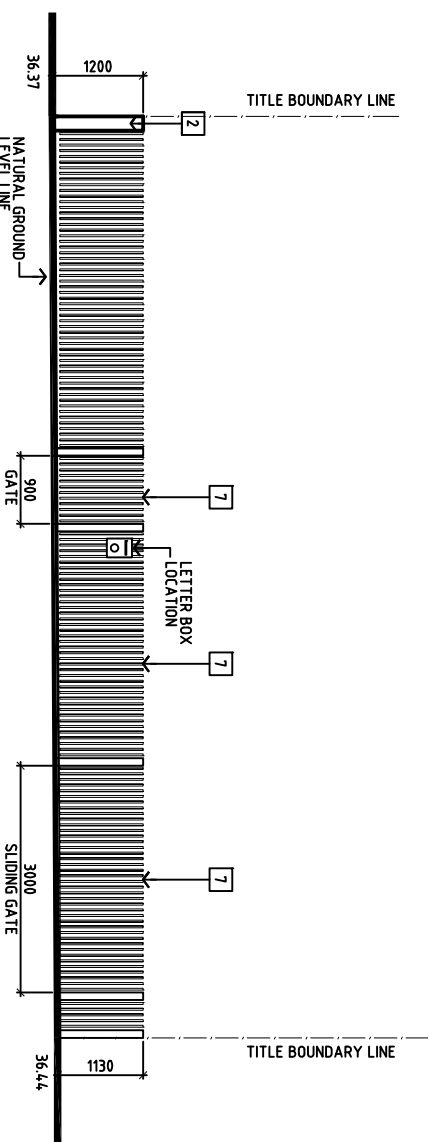
EXTERNAL MATERIAL & FINISHES SCHEDULE

- 1 EXTERNAL FACERICKWORK- GREY BRICK - FLUSH MORTAR FINISH
- 2 EXTERNAL RENDER- CONCRETE RENDER FINISH COLOUR
- 2A CONCRETE TILE FACADE CLADDING CONCRETE COLOUR
- 3 ROOF BECKING- 0.22MM THICK GALV / KLP LOK
- 4 POWDER COATED WINDOWS/DOORS- BLACK COLOUR
- 5 VERTICAL CLADDING- METAL CLADDING- DARK GREY COLOUR
- 6 WINDOW FACADE ELECTRICAL LOUVERES- BLACK COLOUR
- 7 FRONT FENCE BALUSTRADES- 50MM BLACK METAL BARS- MATT FINISH

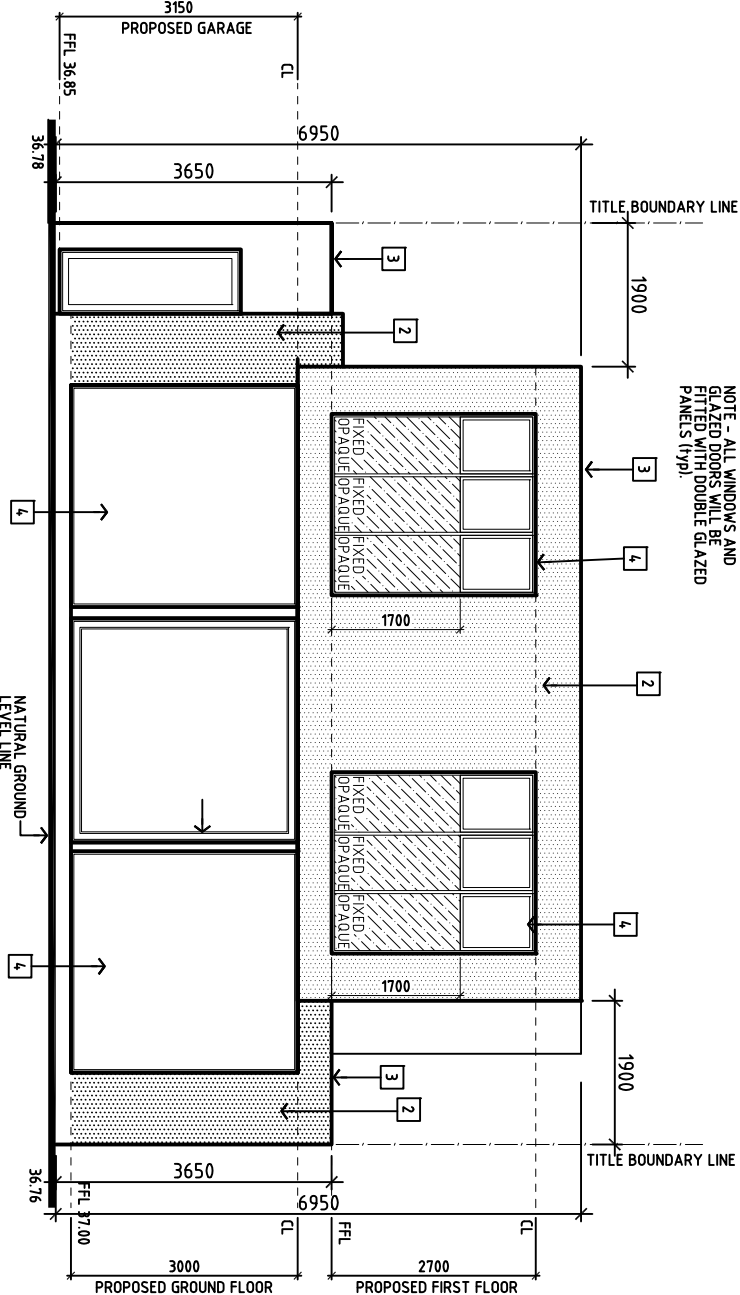


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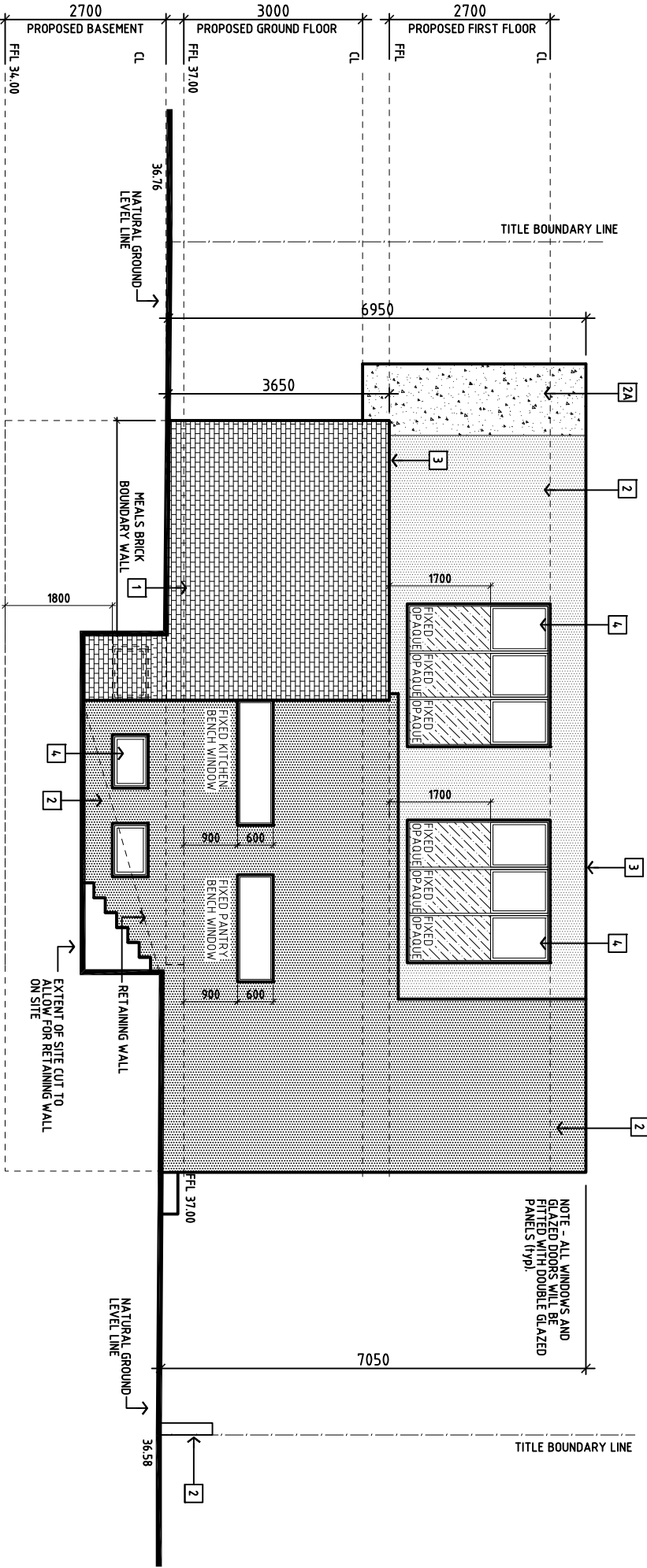
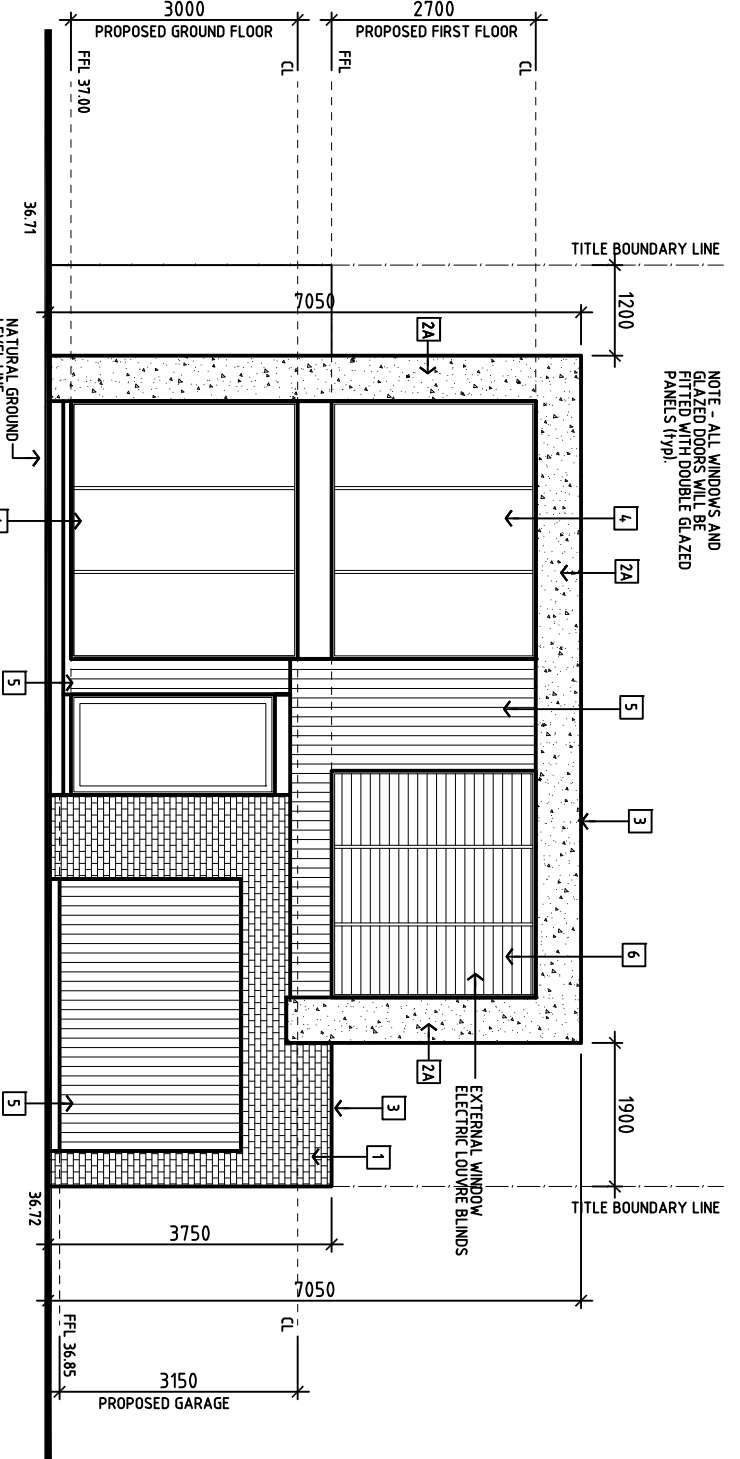
PROPOSED FRONT FENCE ELEVATION



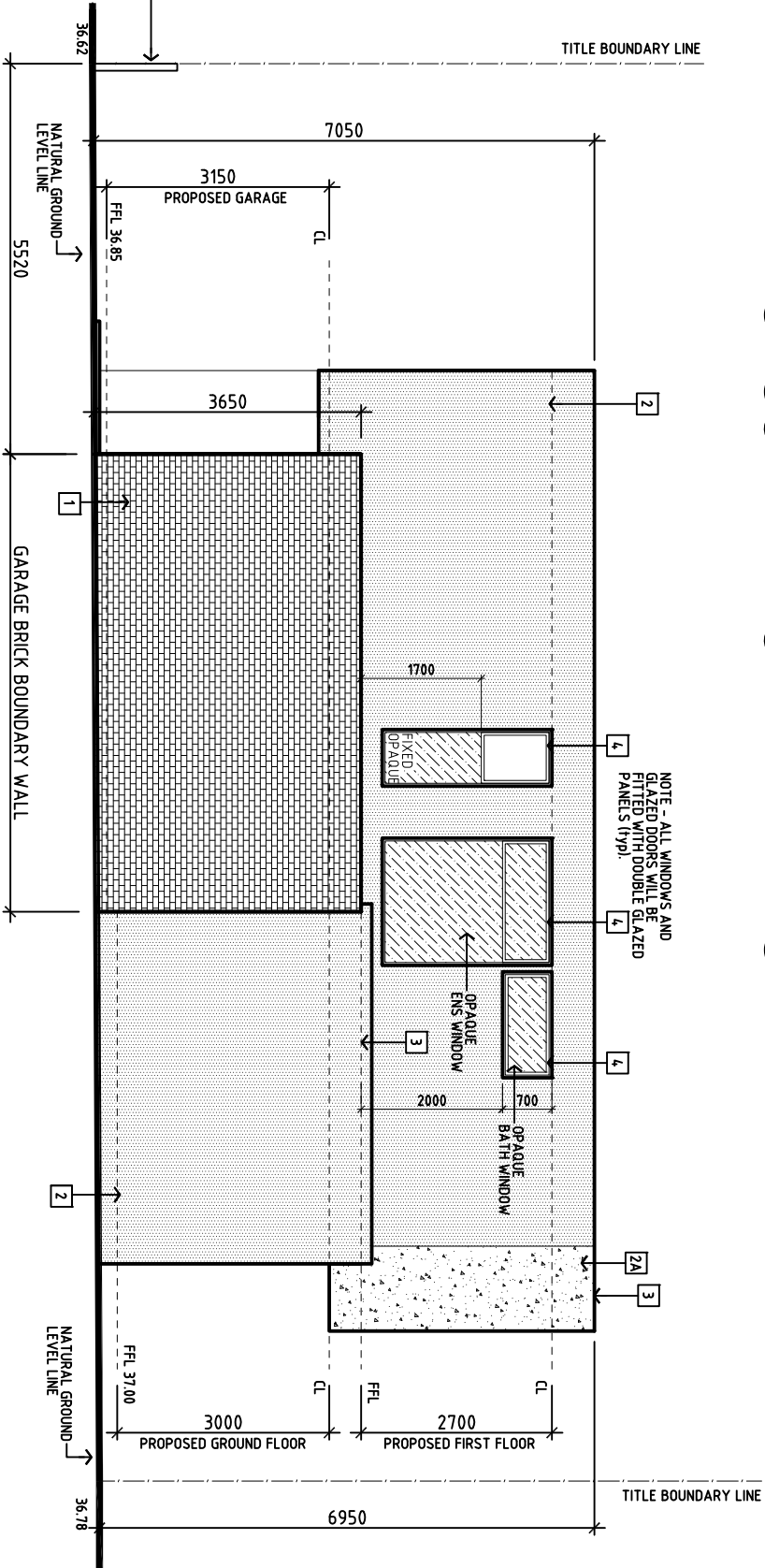
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

drawing type:

P L A N N I N G

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Project: **PROPOSED RESIDENCE**
22 MARCUS AVENUE
WEST FOOTSCRAY 3012
Title: **PROPOSED SOUTH ELEVATIONS OPTIONS**

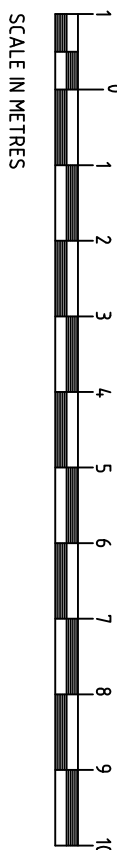
Job no.: **21072**

Scale: **1:100 @ A2**
date: **FEBRUARY 2023**
drawn: **S.M.**
checked: **S.M.**
Sheet no.: **TP05**

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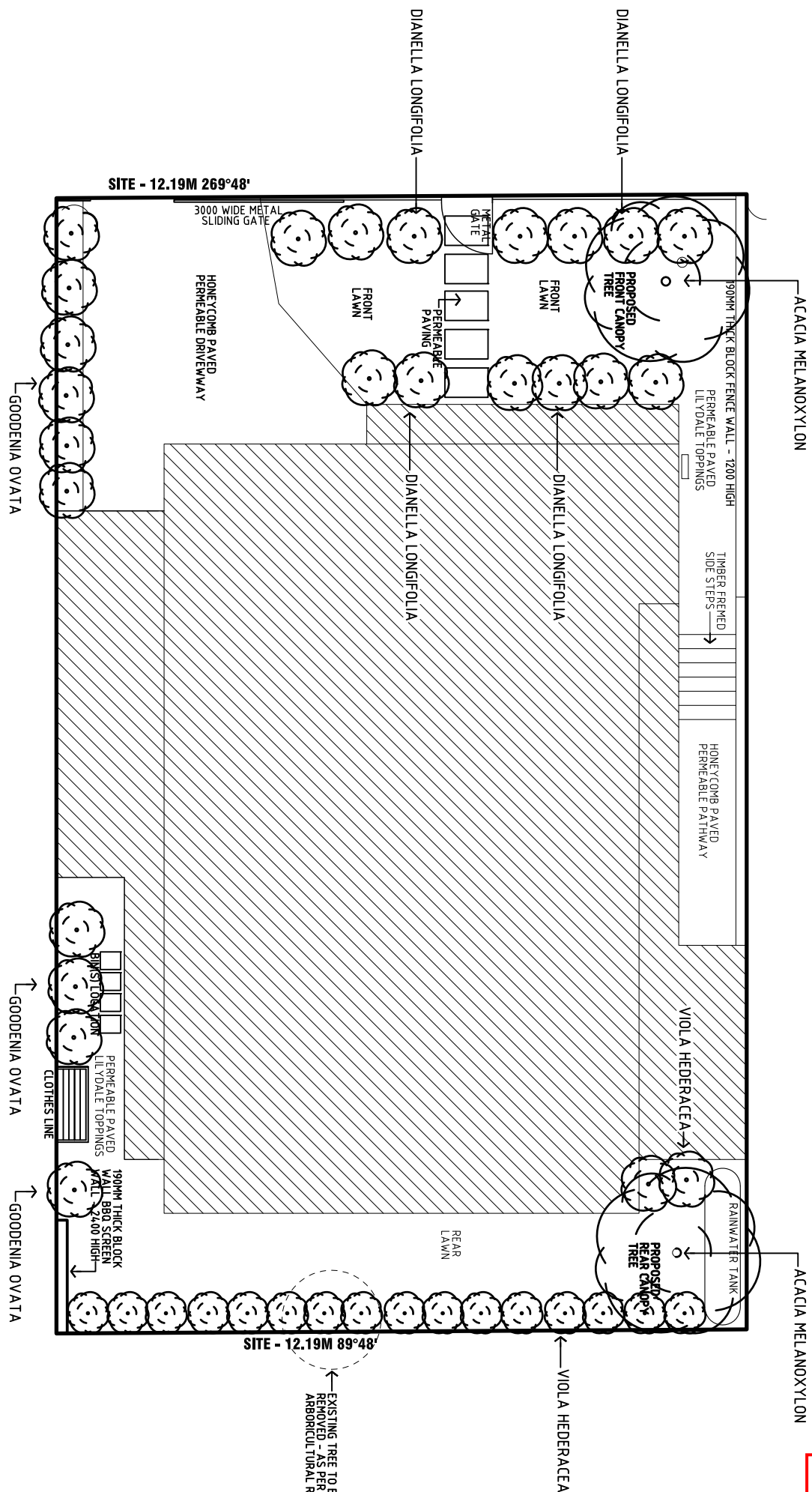


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AUSTRALIAN NATIVE PLANTING SCHEDULE

| SYM | BOTANIC NAME | COMMON NAME | POT SIZE (MM) | MATURE SIZE HEIGHT (M) |
|------------|-----------------------|-----------------|---------------|------------------------|
| TREES | | | | |
| AM | ACACIA MELANOXYLON | BLACKWOOD | 300 | 4.0-6.0 |
| SHRUBS | | | | |
| GO | GOODENIA OVATA | HOP GOODENIA | 150 | 2.5 |
| DL | DIANELLA LONGIFOLIA | BLUEBERRY LILLY | 150 | 2.0 |
| PL | POLY LABILLARDIERI | TUSSOCK-GRASS | 150 | 1.5 |
| WJ | WESTRINGIA JERVIS GEM | JERVIS GEM | 150 | 1.5 |
| LOW PLANTS | | | | |

NOTE: ALL PLANTS TO BE LABELED PRIOR TO DELIVERY ON SITE



PROPOSED LANDSCAPE CONCEPT PLAN

IT IS EXPECTED THAT THE PROPOSED LANDSCAPE DESIGN WILL NOT AFFECT TREES ON THE ADJOINING PROPERTIES.

PLANNING

drawing type:

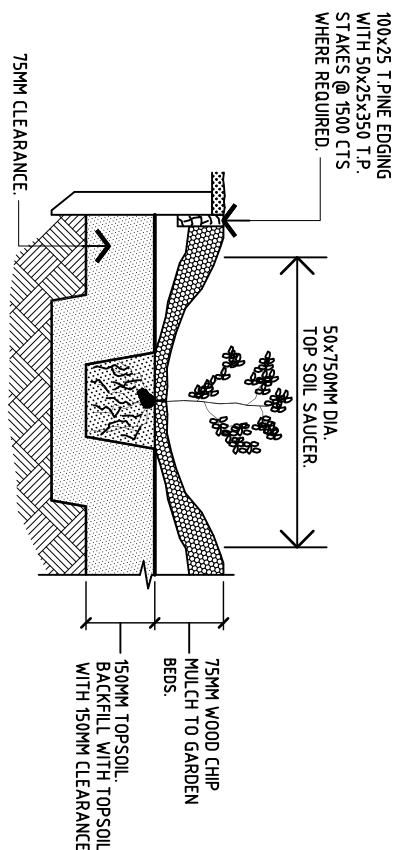
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project:

**PROPOSED RESIDENCE
22 MARCUS AVENUE
WEST FOOTSCRAY 3012**

title

PROPOSED LANDSCAPE CONCEPT PLAN



PLANTING DETAILS

ENDORSEMENT

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PAGE 5 of 5 OF THE PLAN REFERRED TO IN
PLANNING PERMIT NO: TP 49/2023(1)

SIGNED FOR AND ON BEHALF OF THE RESPONSIBLE AUTHORITY

22/03

PLANTING NOTES

1. ALL DESIQUISHED MATERIALS, VEGETATION, EXCAVATED SOIL, AND RUBBISH ARE TO BE REMOVED FROM SITE.
2. GARDEN BEDS ARE TO HAVE A MINIMUM 300MM APPROVED TOP SOIL PLACED OVER PREPARED SUB-FACE.
3. ALL GARDEN AREAS TO BE EVENLY GRADED AND FREE DRAINING AT ALL TIMES.
4. GARDEN BEDS TO BE SLIGHTLY CROWNED IN CENTRE WITH FINISHED LEVELS MATCHING ADJACENT FINISHED LEVELS OF PAVEMENTS AND BOTTOM ALIGNMENT OF FENCES. ALL SERVICE INSPECTION POINTS ARE TO REMAIN VISIBLE.
5. ALL CUTS TO BE PINE POND TO APPROVAL, PLACED TO A MINIMUM DEPTH OF 300ML.
6. PROVIDE 75MM x 25MM TREATED PINE TIMBER BLOCK TO INTERFACE OF ALL LAMN AND GARDEN BEDS.
7. LAMN AREAS TO BE EVENLY GRADED AND TO HAVE 100MM TOP SOIL PLACED OVER PREPARED SUBGRADE.
8. GRASS SEED TO BE COMMERCIALLY AVAILABLE CENTRAL PURPOSE MIX.
9. THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY, AND THEREFORE LOCATION SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY WORK. ALL SERVICES ARE SHOWN, REFER TO EXISTING PLANS AND SURVEY PLANS FOR THE LOCATION OF UNDERGROUND SERVICES, PAYMENT AND DRAINAGE DESIGN.

PLANTING PROCEDURE

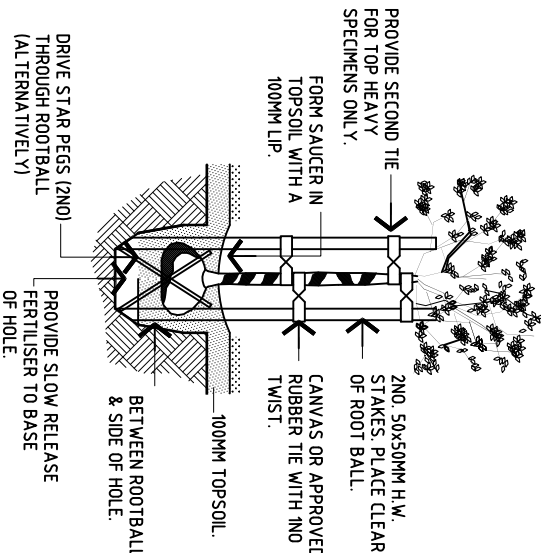
MULCH SHRUBS BEFORE TO BE 90 x 75 TREATED PINE, STAKED, SHRUBS TO BE RANDOM PLANTED TO APPROVAL.

MULCH SHRUBS WITH CRUSHED PINE BARK.

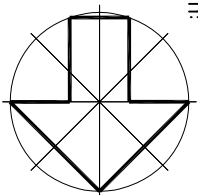
LAWN TO BE AN APPROVED COMBINED SEED/MULCH MIX SPRAYED TO ENSURE AN EVEN DISTRIBUTION OF GRASSES IN MINIMUM 50MM THICK APPROVED TOP SOIL (PROPERLY PREPARED).

WATER, FILL AND COMPACT, LEAVING WATERING DEPRESSION, STAKE AND TIE TREES TO GOOD PRACTICE.

HOLD FOR THE TREES AND SHRUBS TO BE 150 CLEAR OF ROOT BALL



north:



scale :
1:100 @ A2

date: **FEBRUARY 2023**

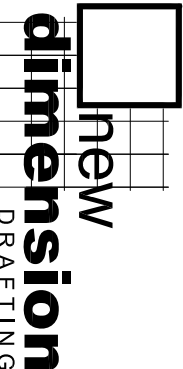
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job no.:

21072

sheet no.: _____

TP06



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