

NOTE: THIS PACKAGE IS PRELIMINARY
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CITY OF MARIBYRNONG
ADVERTISED PLAN



MATERIALS LEGEND:

NOTE: PLEASE REFER TO TP007 FOR THE COMPLETE PROPOSED MATERIALS SCHEDULE.

TERRACOTTA ROOF TILE
BRISTLE
PLANUM WALLAROO

1

CONCRETE EXPOSED AGGREGATE
MADERIA EXPOSED

12

BRICK VENEER
AUSTRAL BRICK
PRALINE INDULGENCE

2

CONTRAST BRICK VENEER
SELKIRK
LONSDALE SCALED

3

COMPOSITE WALL CLADDING
INNOWOOD COMPOSITE
WC20435 - DARK OAK

4

COMPOSITE DECKING
INNOWOOD COMPOSITE
WC20025 - GOLDEN TEAK

5

METAL
COLORBOND GARAGE DOOR
GULLY

11

TIMBER LOOK ALUMINIUM
EUROWOOD
LIGHT OAK

13

Town Planing Sheet Schedule

Sheet Nubmer	Sheet Name	Scale @ A3
TP000	COVER SHEET	NA
TP001	EXISTING SITE PLAN	1:200
TP002	SITE PICTURE 01	NA
TP003	SITE PICTURE 02	NA
TP004	DEMOLITION PLAN	1:200
TP005	PROPOSED FLOOR PLAN	1:100
TP006	PROPOSED ROOF PLAN	1:200
TP007	MATERIALS SCHEDULE	NA
TP008	NORTH ELEVATION	1:100
TP009	SOUTH ELEVATION	1:100
TP010	WEST ELEVATION	1:100
TP011	EAST ELEAVATON	1:100
TP012	SHADOW DIAGRAM 1	1:300
TP013	SHADOW DIAGRAM 2	1:300
TP014	SHADOW DIAGRAM 3	1:300
TP015	SHADOW DIAGRAM 4	1:300

LEGEND:

PROJECT: 5 CHATHAM STREET
FOOTSCRAY VIC 3011
LOT: 94 LP665 (SPI: 94\LP665)
COUNCIL: MARIBYRNONG
PROPERTY NUBMER: 112946

TYPE: EXISTING DEMOLITION AND
SINGLE STOREY REBUILD
BUILDING CLASS: CLASS 1a
TYPE OF BUILDING: RESIDENTIAL BUILDING
BAL : LOW

TOTAL SITE AREA: 279m²
PROPOSED BUILD AREA:167 m²
RESIDENTIAL AREA: 133.2m²
PORCH: 3.6m²
GARAGE: 22.2m²
OPEN TANDEM CAR SPACE 39.8m²
TOTAL COVERAGE: 59.9%
PERMEABILITY: 58.7m² (21%)
POS: 74.8m² (31.4%)

BUILDING MATERIALS:

- GROUND FLOOR: CONCRETE SLAB
- FLOORING: CARPET, TIMBER, TILE TO ALL WET AREAS
- FRAMING: TIMBER
- EXTERNAL WALLS: BRICK VENEER
- EXTERNAL FACADE: BRICK VENEER AND RENDER FINISH
- EXTERNAL WALL CLADDING: COMPOSITE DECK
- INTERNAL WALL: 10MM PLASTERBOARD
- WINDOWS: ALUMINUM
- GLASS: LOW E DOUBLE GLAZING

TIN BUILDING
DESIGN

BUILDERS/CONTRACTORS SHALL VERIFY DIMENSIONS BEFORE ANY WORK COMMENCES.
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Client: Tai De Au
Address: 5 CHATHAM STREET
FOOTSCRAY 3011

Project Title: TAI'S HOUSE
Date: 10 SEP 2024

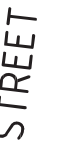
Drawn by: CHAU TIN LAM
Checked by:
Scale: NA @ A3

Sheet Title: COVER SHEET
Sheet no. TP000

EXISTING SITE PLAN | TP001

CITY OF MARIBYRNONG ADVERTISED PLAN

ZONE 55



- GRATE
- WATER METER
- TELSTRA PIT
- POWER POLE
- SIGN
- GAS METER
- PHOTO POSITION & DIRECTION
- DENOTES FIRST FLOOR BUILDING LINE
- DENOTES FIRST FLOOR HABITABLE WINDOWS
- DENOTES GROUND FLOOR HABITABLE WINDOWS



1



2



3



4



5



6



7



8



9



10



11



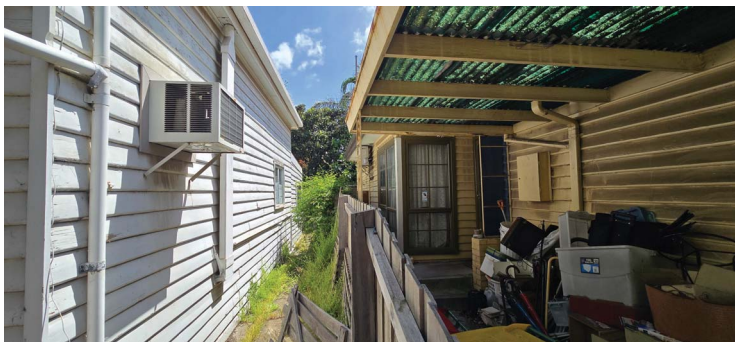
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13



14



15



16

CITY OF MARIBYRNONG
ADVERTISED PLAN



17



18



19



20



21



22



23



24



25



26



27



28



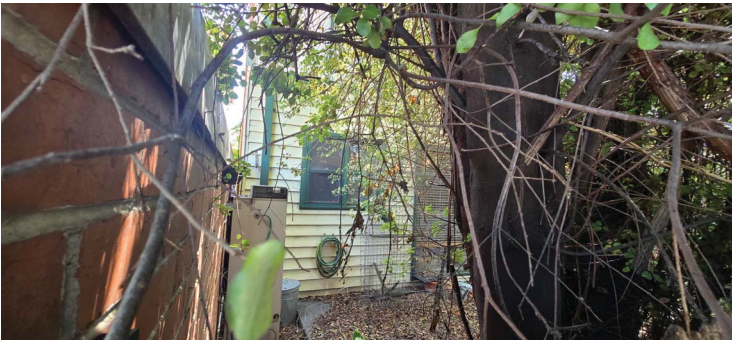
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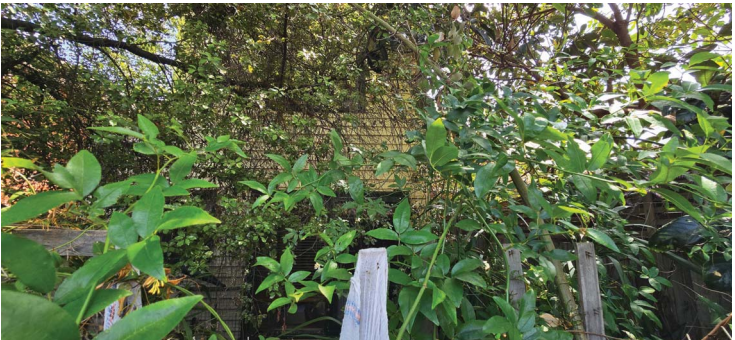
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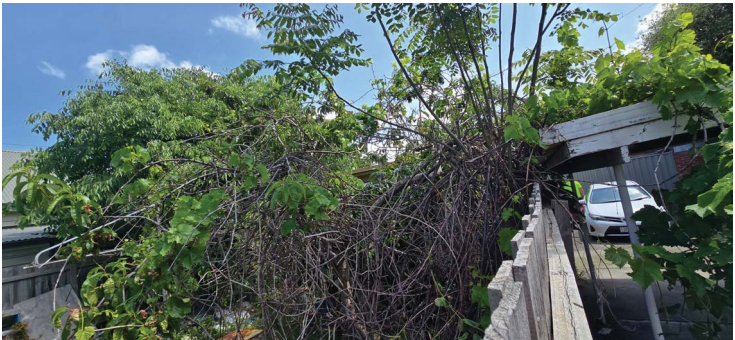
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32



33



34

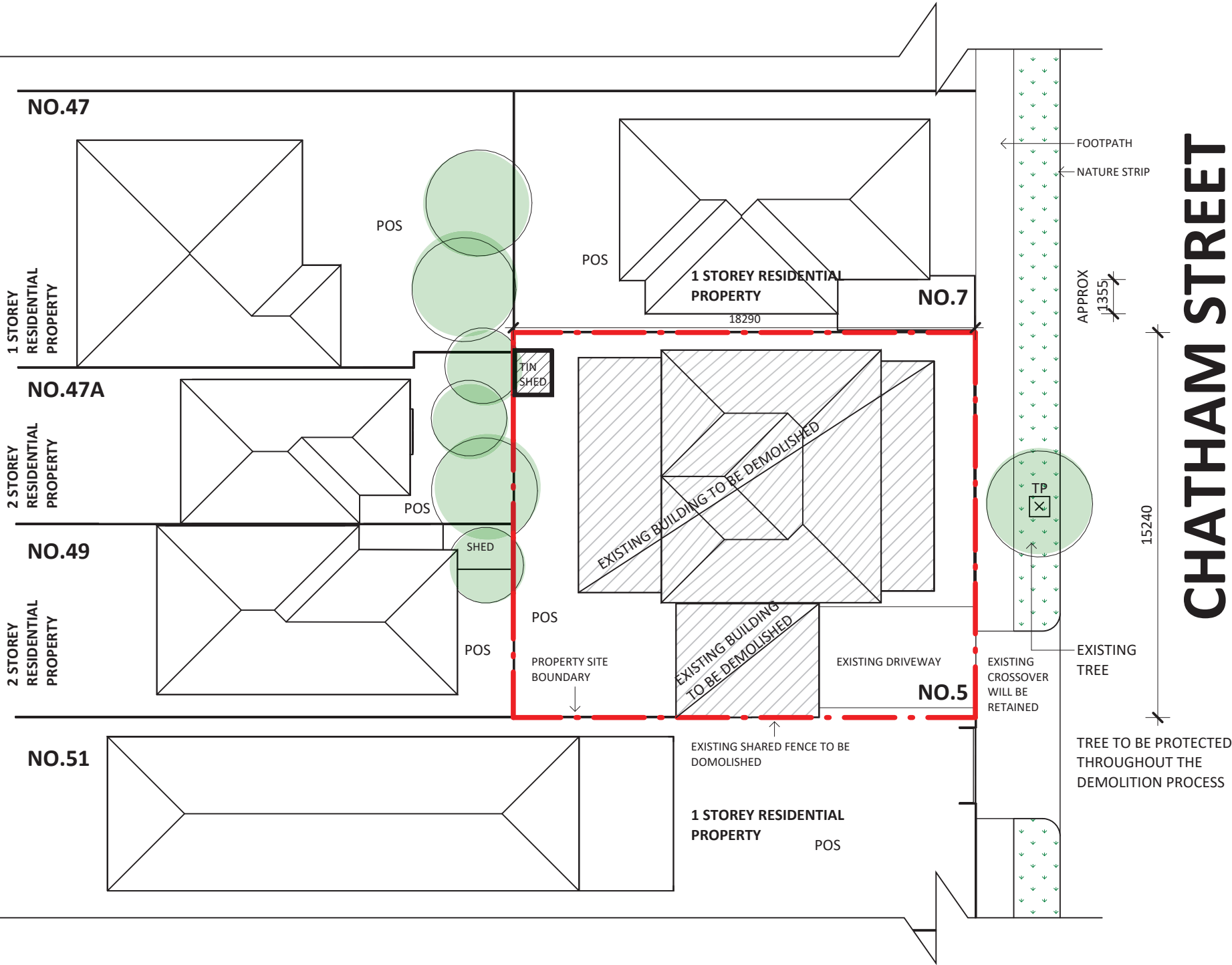


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CITY OF MARIBYRNONG
ADVERTISED PLAN

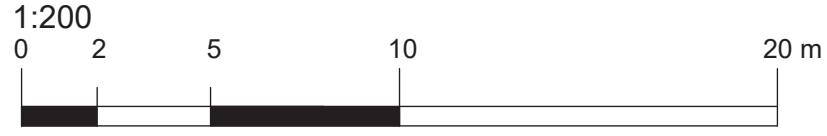
MACPHERSON STREET



LEGEND

- EXISTING TO BE DEMOLISHED
- TP TREE PROTECTION
- EXISTING TREE

1 DEMOLITION PLAN
TP008 SCALE 1 : 200



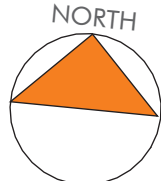
TIN BUILDING
DESIGN

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FOOTSCRAY 3011

Project Title: TAI'S HOUSE
Date: 10 SEP 2024

Drawn by: CHAU TIN LAM
Checked by:
Scale: 1 : 200 @ A3



Sheet Title: DEMOLITION
PLAN
Sheet no. TP004

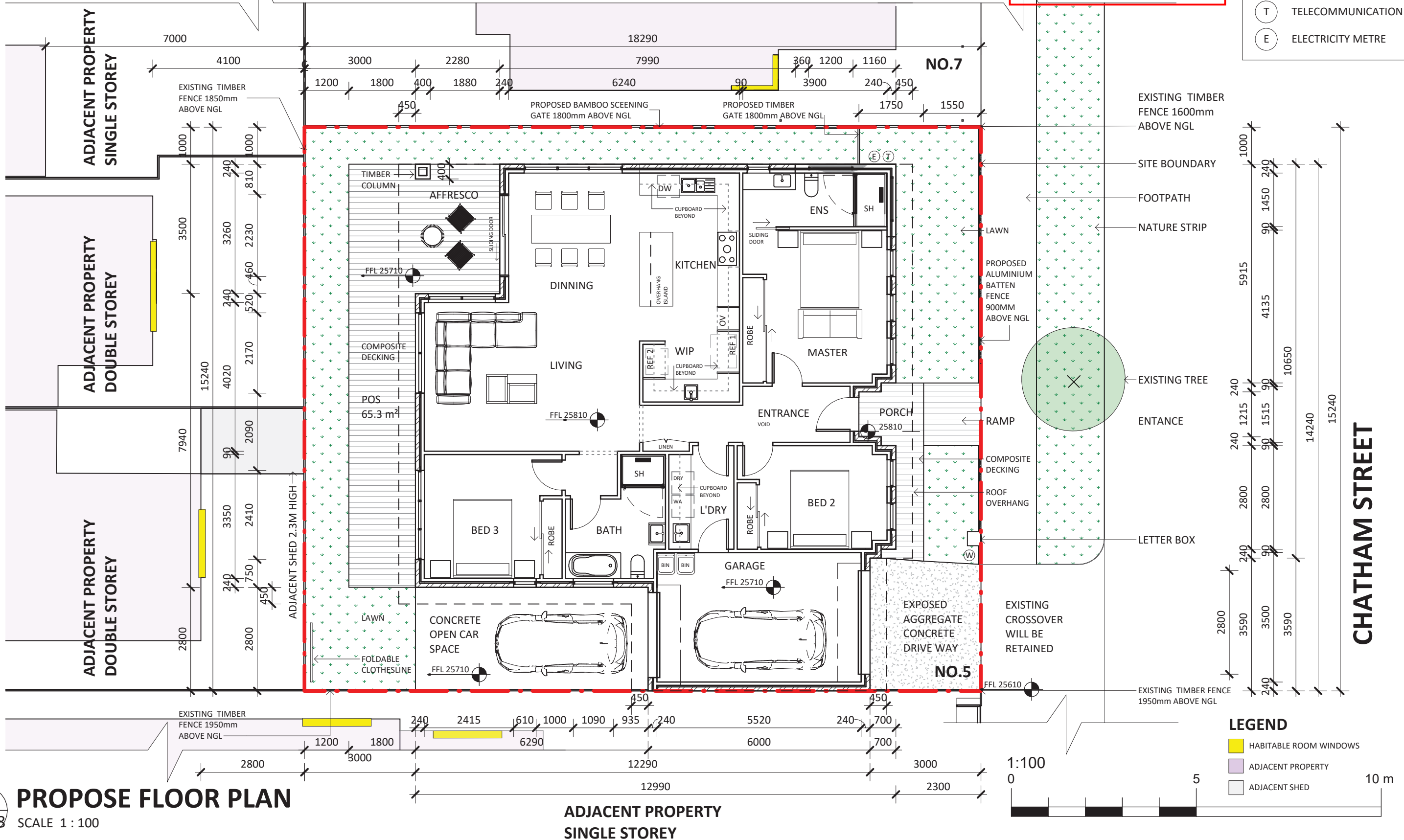
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ADJACENT PROPERTY
SINGLE STOREY

CITY OF MARIBYRNONG
ADVERTISED PLAN

LEGEND

- W WATER METRE
- T TELECOMMUNICATION
- E ELECTRICITY METRE



1 PROPOSE FLOOR PLAN
TP008 SCALE 1 : 100

ADJACENT PROPERTY
SINGLE STOREY

TIN BUILDING
DESIGN

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Address: 5 CHATHAM STREET
FOOTSCRAY 3011

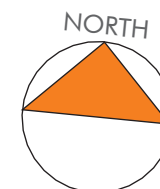
Project Title: TAI'S HOUSE

Date: 10 SEP 2024

Drawn by: CHAU TIN LAM

Checked by:

Scale: 1 : 100 @ A3



Sheet Title:

PROPOSED
FLOOR PLAN

Sheet no.

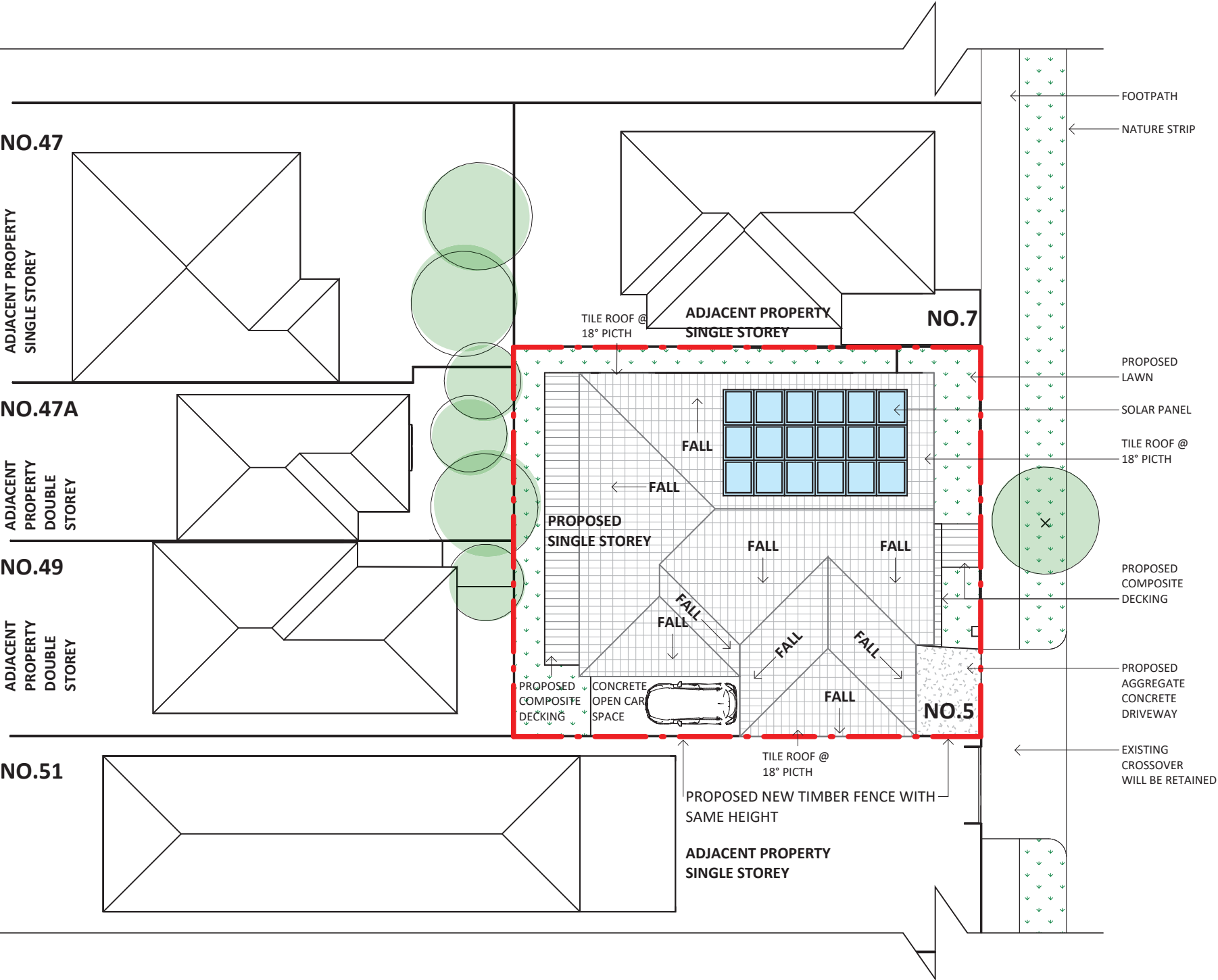
TP005

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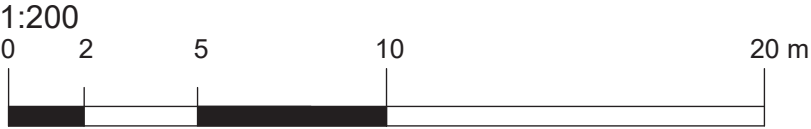
CITY OF MARIBYRNONG
ADVERTISED PLAN

MACPHERSON STREET

CHATHAM STREET



1 ROOF PLAN
TP008 SCALE 1 : 200



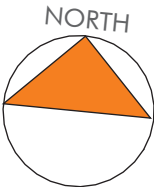
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DESIGN

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Date: 10 SEP 2024

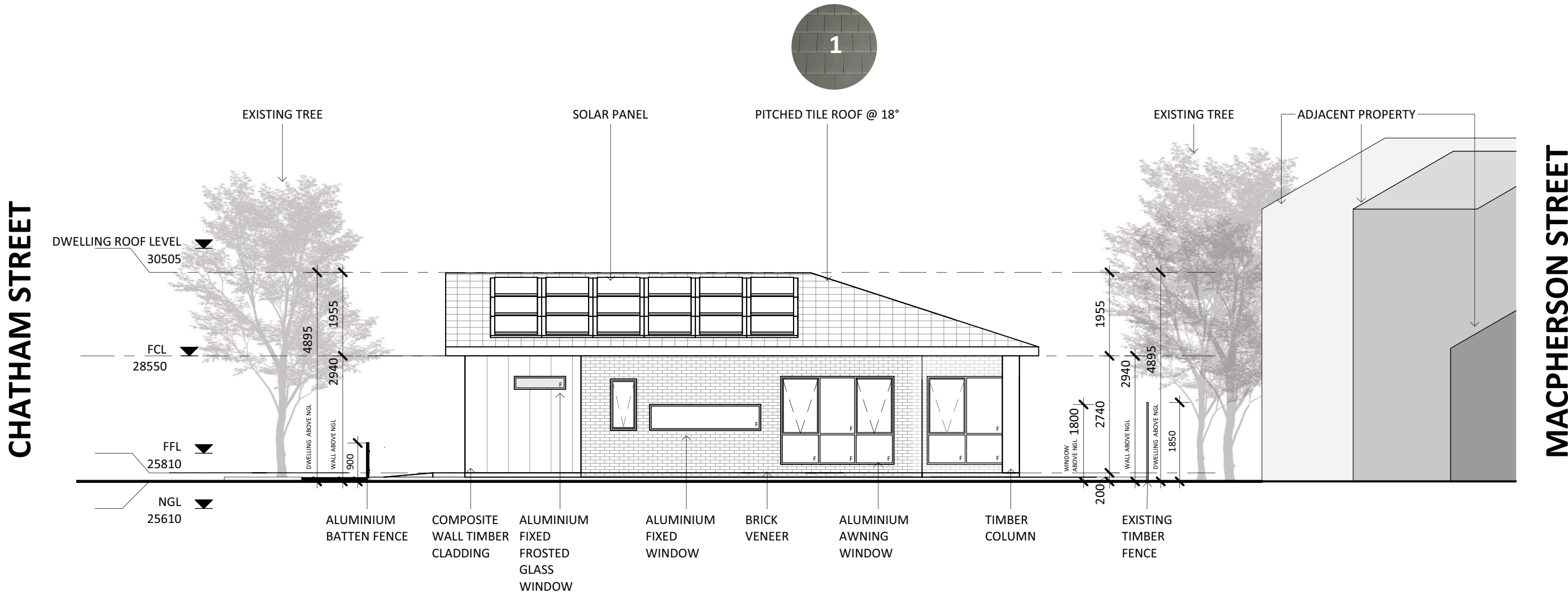
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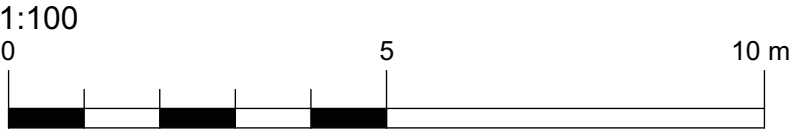
Sheet Title: PROPOSED
ROOF PLAN
Sheet no. TP006

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CITY OF MARIBYRNONG
ADVERTISED PLAN



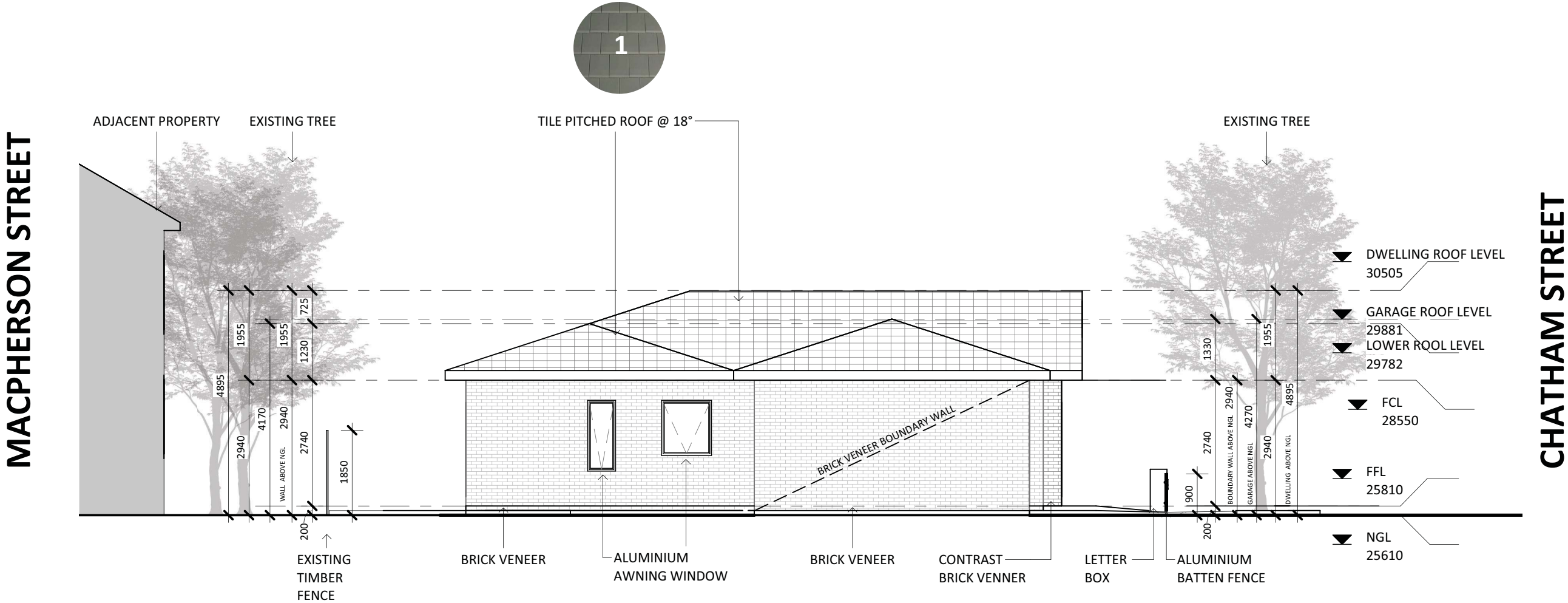
1 NORTH ELEVATION
SCALE 1 : 100



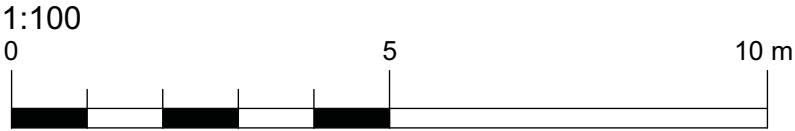
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CITY OF MARIBYRNONG
ADVERTISED PLAN



1 SOUTH ELEVATION
SCALE 1 : 100



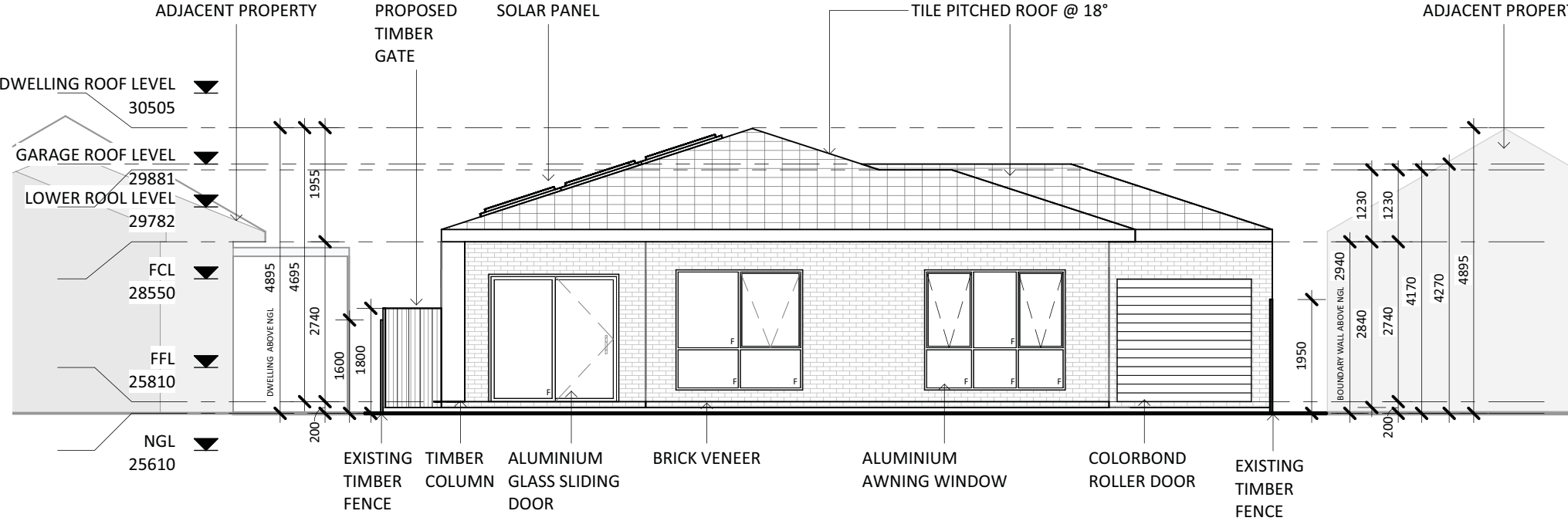
TIN BUILDING DESIGN	<small>BUILDERS/CONTRACTORS SHALL VERIFY DIMENSIONS BEFORE ANY WORK COMMENCES. ALL SHOP DRAWINGS WILL BE SUBMITTED FOR APPROVAL AND SIGN OFF BY THE ARCHITECT / DESIGNER BY THE MANUFACTURER, CONSULTANTS AND OR SUPPLIER PRIOR TO THE COMMENCEMENT OF ANY WORKS AND OR PREFABRICATION WORKS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED. THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED, REPRODUCED OR COPIED IN THEN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR</small>	Client: Tai De Au Address: 5 CHATHAM STREET FOOTSCRAY 3011	Project Title: TAI'S HOUSE Date: 10 SEP 2024	Drawn by: CHAU TIN LAM Checked by: Scale: 1 : 100 @ A3	Sheet Title: SOUTH ELEVATION Sheet no. TP009
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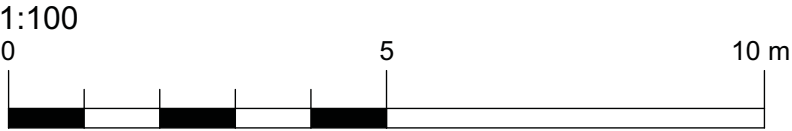
CITY OF MARIBYRNONG
ADVERTISED PLAN

JERROLD STREET

SHEPHERD STREET



1 WEST ELEVATION
SCALE 1 : 100

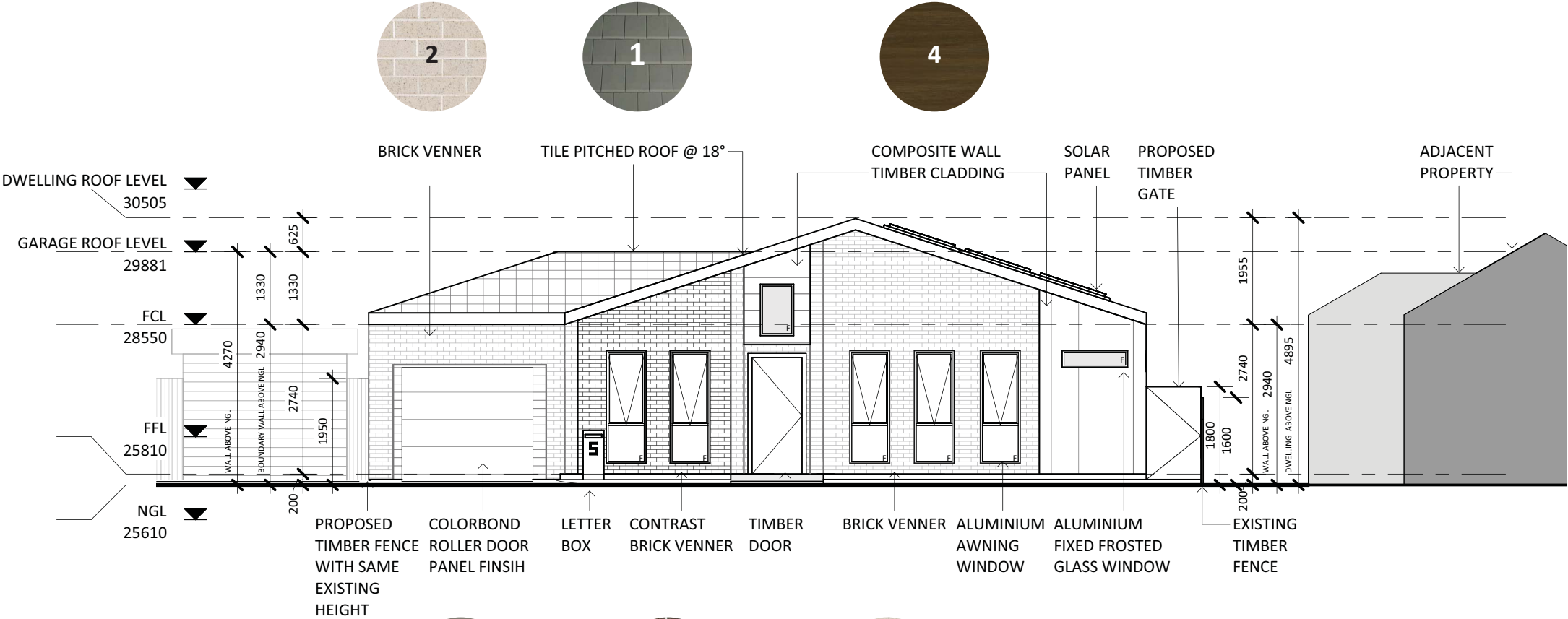


	<p>BUILDERS/CONTRACTORS SHALL VERIFY DIMENSIONS BEFORE ANY WORK COMMENCES. ALL SHOP DRAWINGS WILL BE SUBMITTED FOR APPROVAL AND SIGN OFF BY THE ARCHITECT / DESIGNER BY THE MANUFACTURER, CONSULTANTS AND OR SUPPLIER PRIOR TO THE COMMENCEMENT OF ANY WORKS AND OR PREFABRICATION WORKS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVERSCALED. THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED, REPRODUCED OR COPIED IN THEN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR</p>	<p>Client: Tai De Au</p> <p>Address: 5 CHATHAM STREET FOOTSCRAY 3011</p>	<p>Project Title: TAI'S HOUSE</p> <p>Date: 10 SEP 2024</p>	<p>Drawn by: CHAU TIN LAM</p> <p>Checked by:</p> <p>Scale: 1 : 100 @ A3</p>		<p>Sheet Title: WEST ELEVATION</p> <p>Sheet no. TP010</p>
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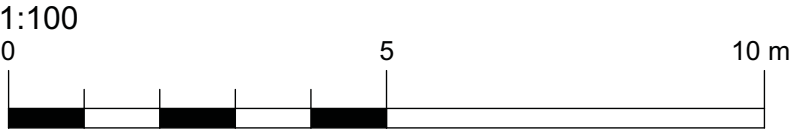
CITY OF MARIBYRNONG
ADVERTISED PLAN

SHEPHERD STREET



JERROLD STREET

1 EAST ELEVATION
SCALE 1 : 100



TIN BUILDING
DESIGN

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FOOTSCRAY 3011

Project Title: TAI'S HOUSE
Date: 10 SEP 2024

Drawn by: CHAU TIN LAM
Checked by:
Scale: 1 : 100 @ A3

Sheet Title: EAST
ELEAVATON
Sheet no. TP011

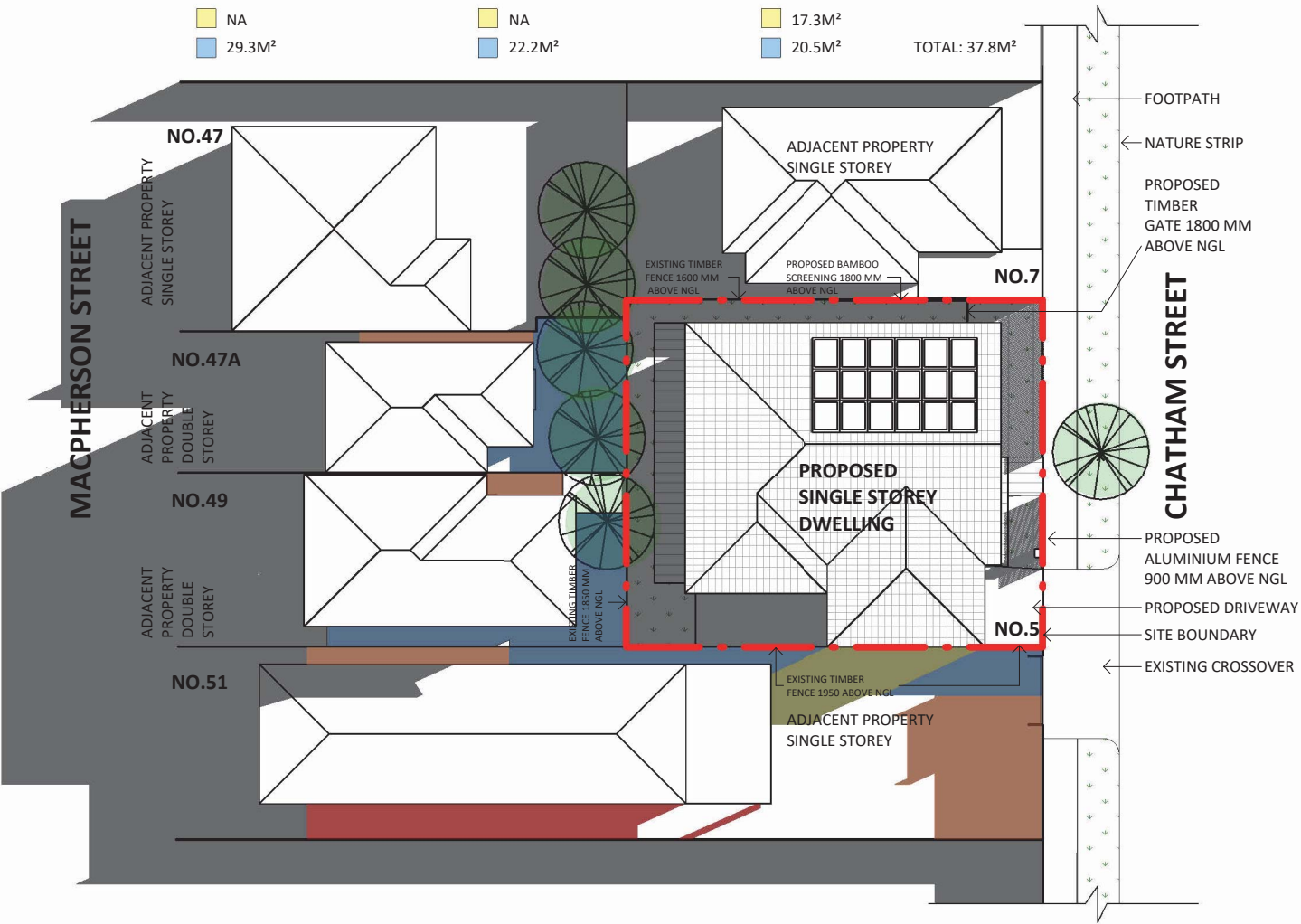
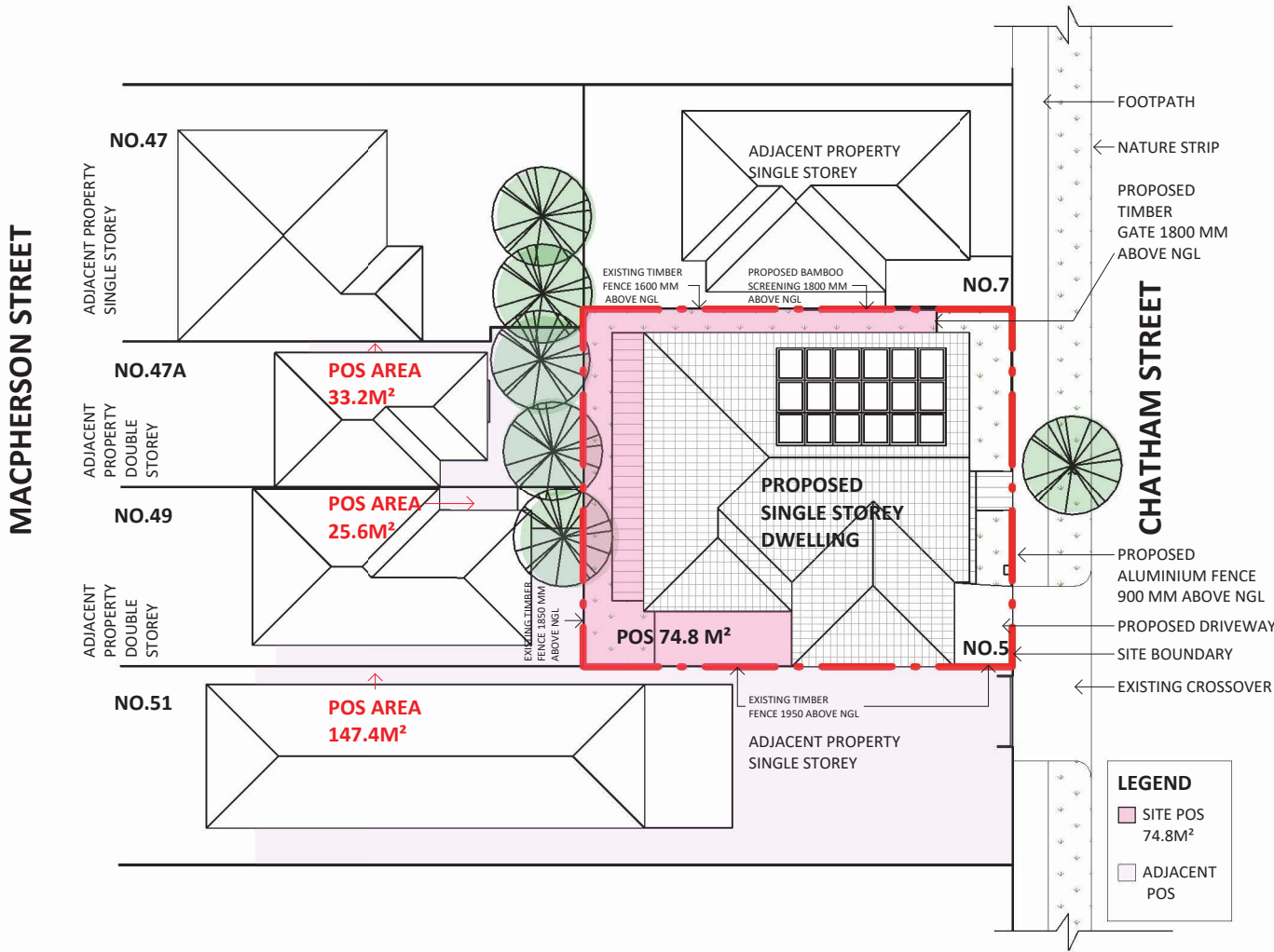
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CITY OF MARIBYRNONG
ADVERTISED PLAN

LEGEND
OVERSHADOW BY:

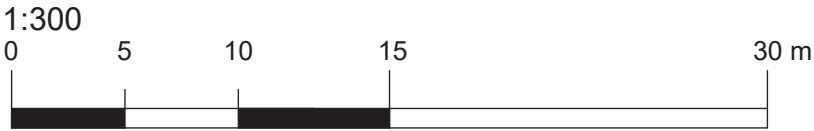
- ADJACENT BUILDING
- ADJACENT FENCE
- SITE BUILDING AND FENCE
- SITE FENCE ONLY

NO.47A POS: 33.2M² TOTAL OVERSHADOW: 98.8% TOTAL AREA: 32.8M ² BY ADJACENT: 10.5% BY SUBJECT SITE: 88.3%	NO.49 POS: 25.6M² TOTAL OVERSHADOW: 99.5% TOTAL AREA: 25.5M ² BY ADJACENT: 12.9% BY SUBJECT SITE: 86.7%	NO.51 POS: 147.4M² TOTAL OVERSHADOW: 69.6% TOTAL AREA: 102.6M ² BY ADJACENT: 44% BY SUBJECT SITE: 25.6%
NA 3.5M ²	NA 3.3M ²	24.4M ² 40.4M ² TOTAL: 64.8M ²
NA 29.3M ²	NA 22.2M ²	17.3M ² 20.5M ² TOTAL: 37.8M ²



1 SHADOW DIAGRAM - POS AREA
TP008 SCALE 1 : 300

2 SHADOW DIAGRAM SEPT 22 - 09AM
TP008 SCALE 1 : 300



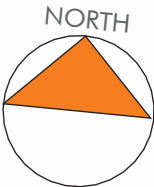
TIN BUILDING
DESIGN

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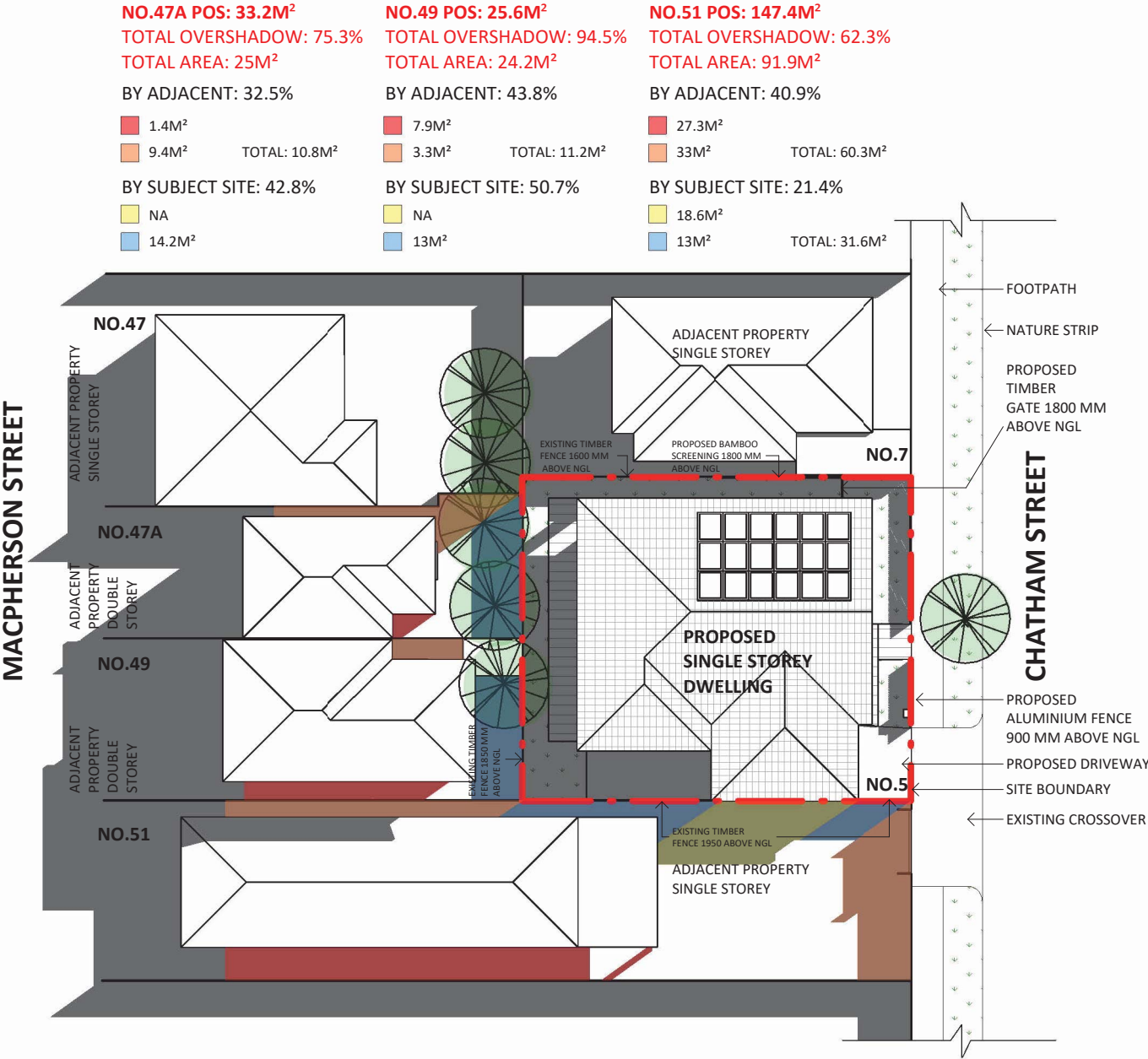
Drawn by: CHAU TIN LAM
Checked by:
Scale: 1 : 300 @ A3



Sheet Title: SHADOW
DIAGRAM 1
Sheet no. TP012

NOTE: THIS PACKAGE IS PRELIMINARY DRAWING ONLY.

CITY OF MARIBYRNONG
ADVERTISED PLAN



1
TP008

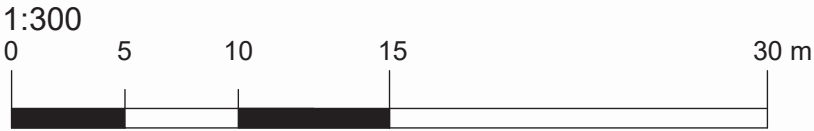
SHADOW DIAGRAM SEPT 22 - 10AM

SCALE 1 : 300

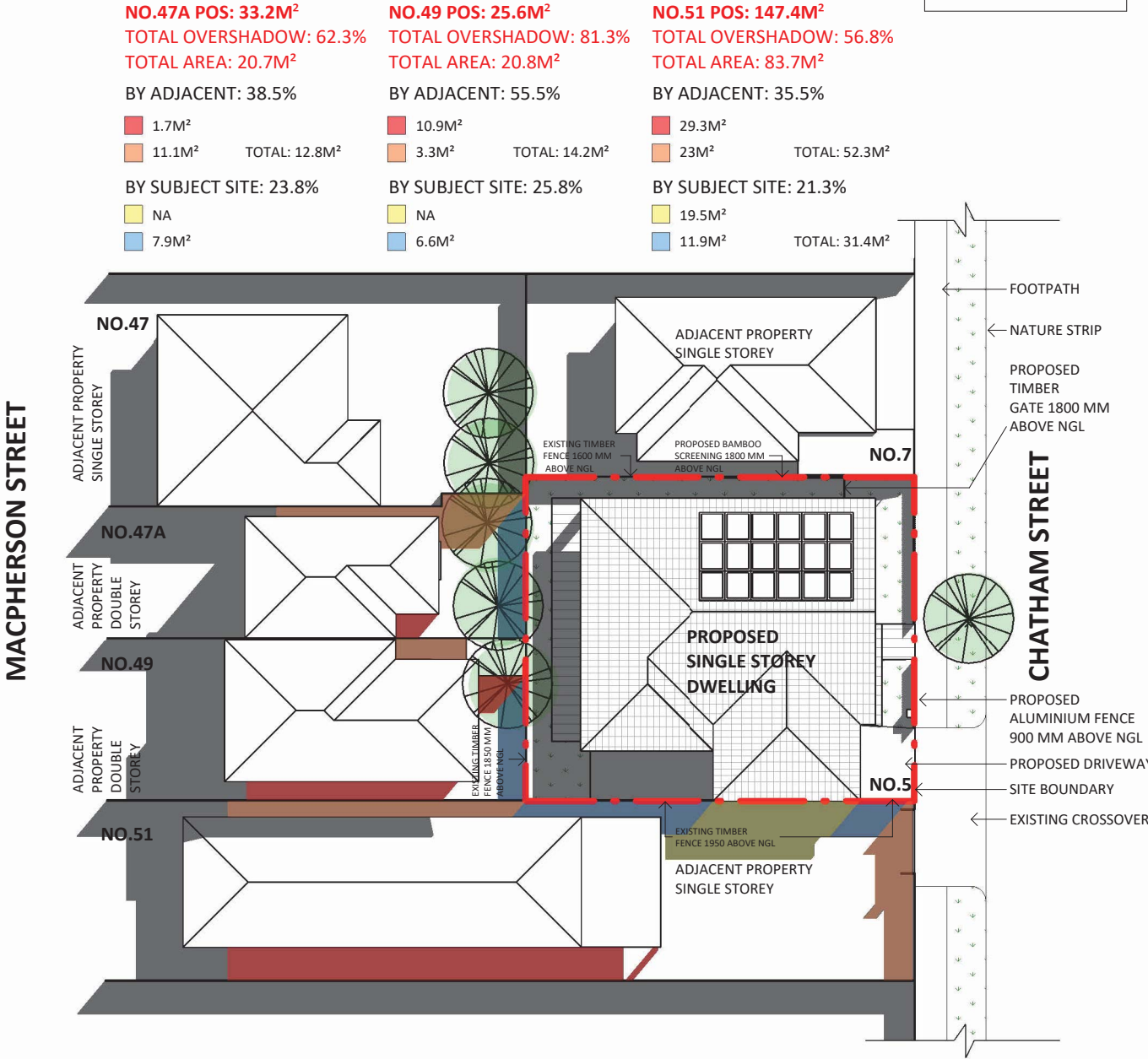
2
TP008

SHADOW DIAGRAM SEPT 22 - 11AM

SCALE 1 : 300



- LEGEND
OVERSHADOW BY:
- ADJACENT BUILDING
 - ADJACENT FENCE
 - SITE BUILDING AND FENCE
 - SITE FENCE ONLY



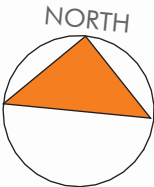
TIN BUILDING DESIGN

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Date: 10 SEP 2024

Drawn by: CHAU TIN LAM
Checked by:
Scale: 1 : 300 @ A3

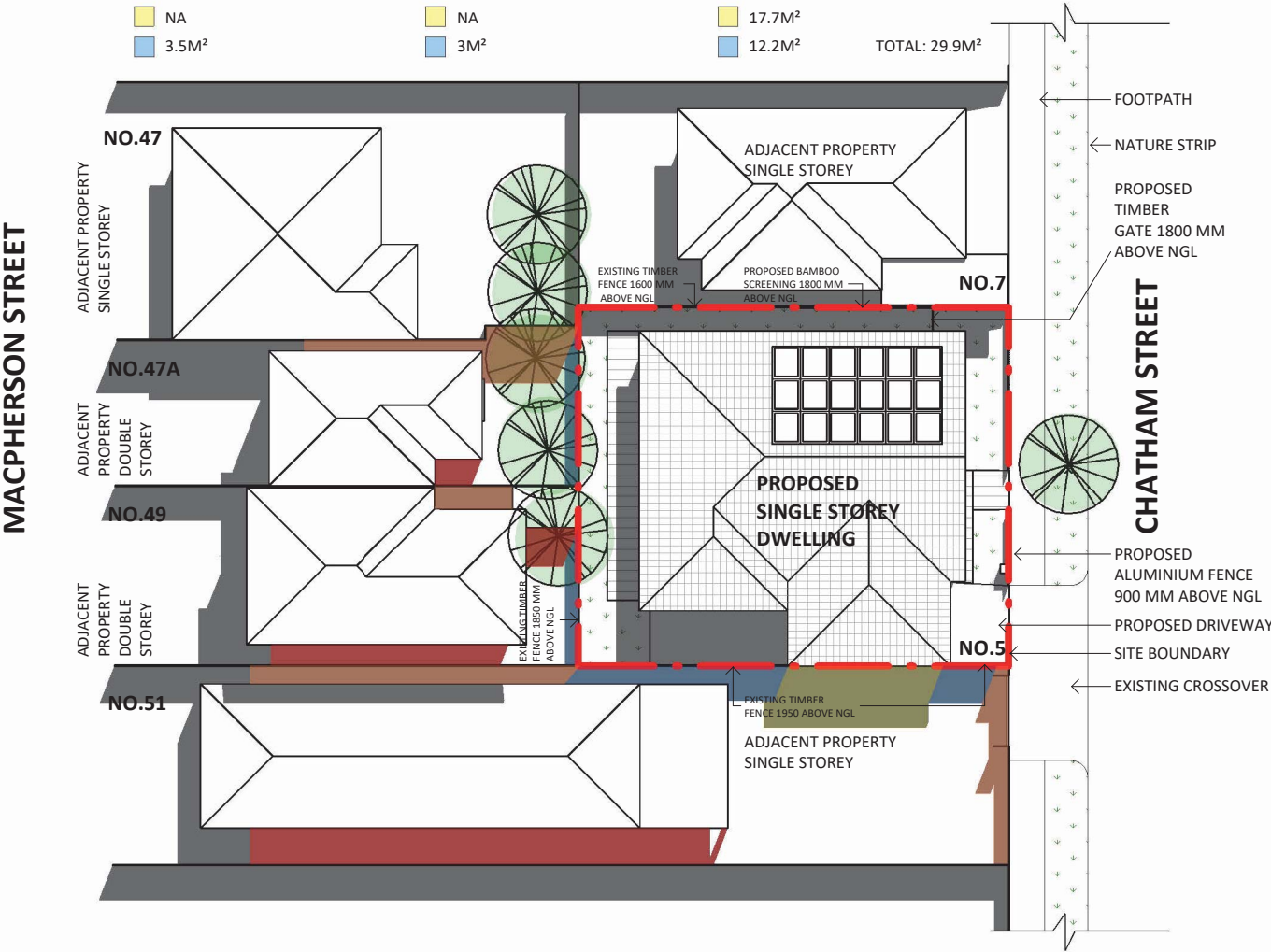


Sheet Title: SHADOW DIAGRAM 2
Sheet no. TP013

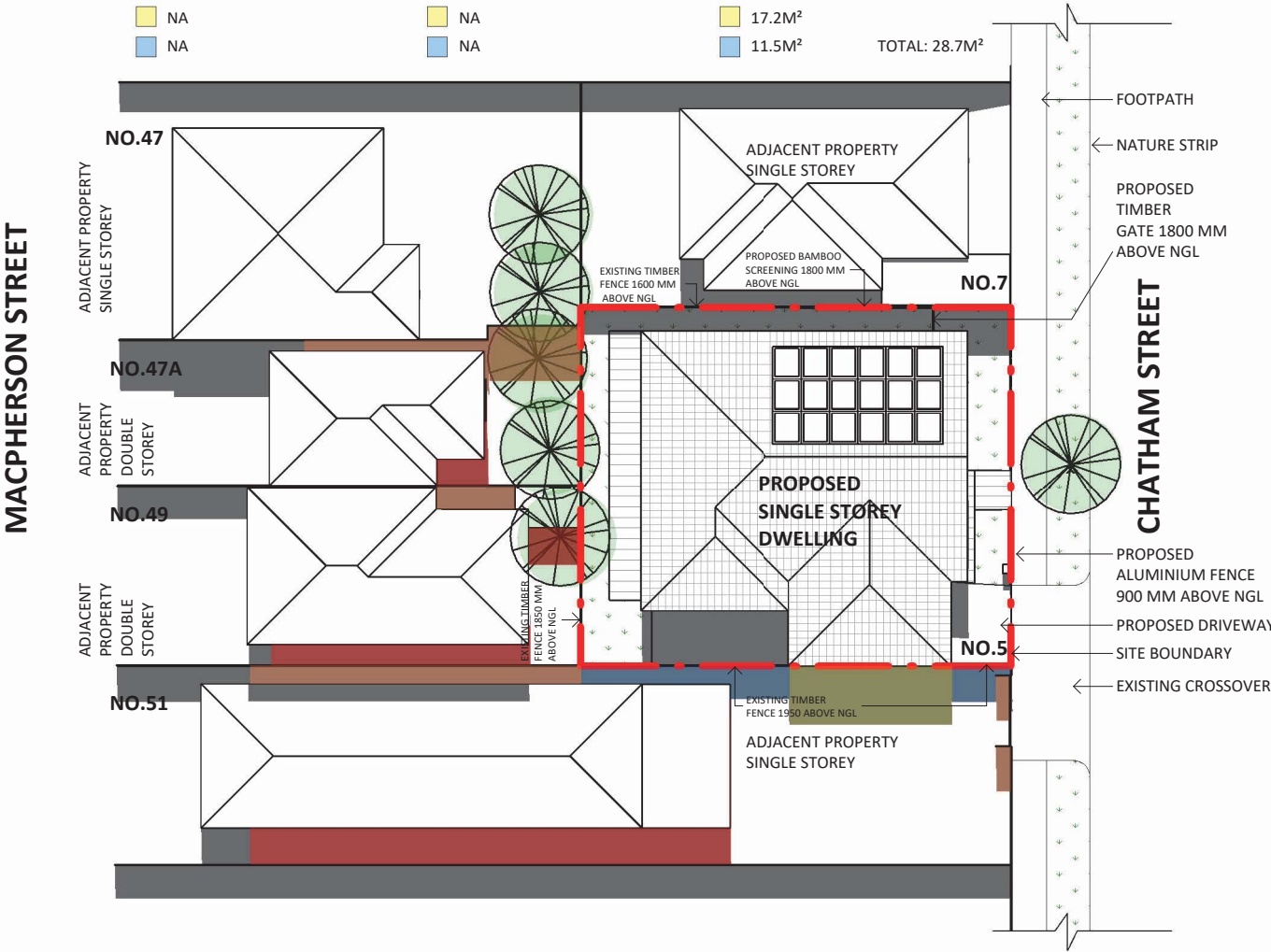
NOTE: THIS PACKAGE IS PRELIMINARY
DRAWING ONLY.

CITY OF MARIBYRNONG
ADVERTISED PLAN

NO.47A POS: 33.2M² TOTAL OVERSHADOW: 54.2% TOTAL AREA: 18M ² BY ADJACENT: 43.7% 2M ² 12.5M ² TOTAL: 14.5M ² BY SUBJECT SITE: 10.5% NA 3.5M ²	NO.49 POS: 25.6M² TOTAL OVERSHADOW: 70.7% TOTAL AREA: 18.1M ² BY ADJACENT: 59% 11.8M ² 3.3M ² TOTAL: 15.1M ² BY SUBJECT SITE: 11.7% NA 3M ²	NO.51 POS: 147.4M² TOTAL OVERSHADOW: 53.5% TOTAL AREA: 78.8M ² BY ADJACENT: 33.2% 30.7M ² 18.2M ² TOTAL: 48.9M ² BY SUBJECT SITE: 20.3% 17.7M ² 12.2M ² TOTAL: 29.9M ²
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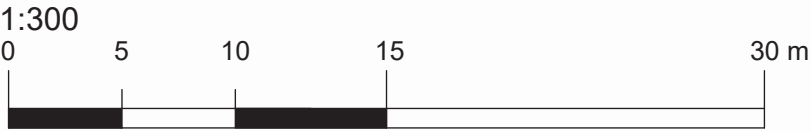
NO.47A POS: 33.2M² TOTAL OVERSHADOW: 47% TOTAL AREA: 15.6M ² BY ADJACENT: 47% 2.7M ² 12.9M ² TOTAL: 15.6M ² BY SUBJECT SITE: NA NA NA	NO.49 POS: 25.6M² TOTAL OVERSHADOW: 64% TOTAL AREA: 16.4M ² BY ADJACENT: 64% 13.1M ² 3.3M ² TOTAL: 16.4M ² BY SUBJECT SITE: NA NA NA	NO.51 POS: 147.4M² TOTAL OVERSHADOW: 50.1% TOTAL AREA: 73.9M ² BY ADJACENT: 30.7% 31.8M ² 13.4M ² TOTAL: 45.2M ² BY SUBJECT SITE: 19.4% 17.2M ² 11.5M ² TOTAL: 28.7M ²
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- LEGEND
OVERSHADOW BY:
- ADJACENT BUILDING
 - ADJACENT FENCE
 - SITE BUILDING AND FENCE
 - SITE FENCE ONLY

1 SHADOW DIAGRAM SEPT 22 - 12PM
TP008 SCALE 1 : 300

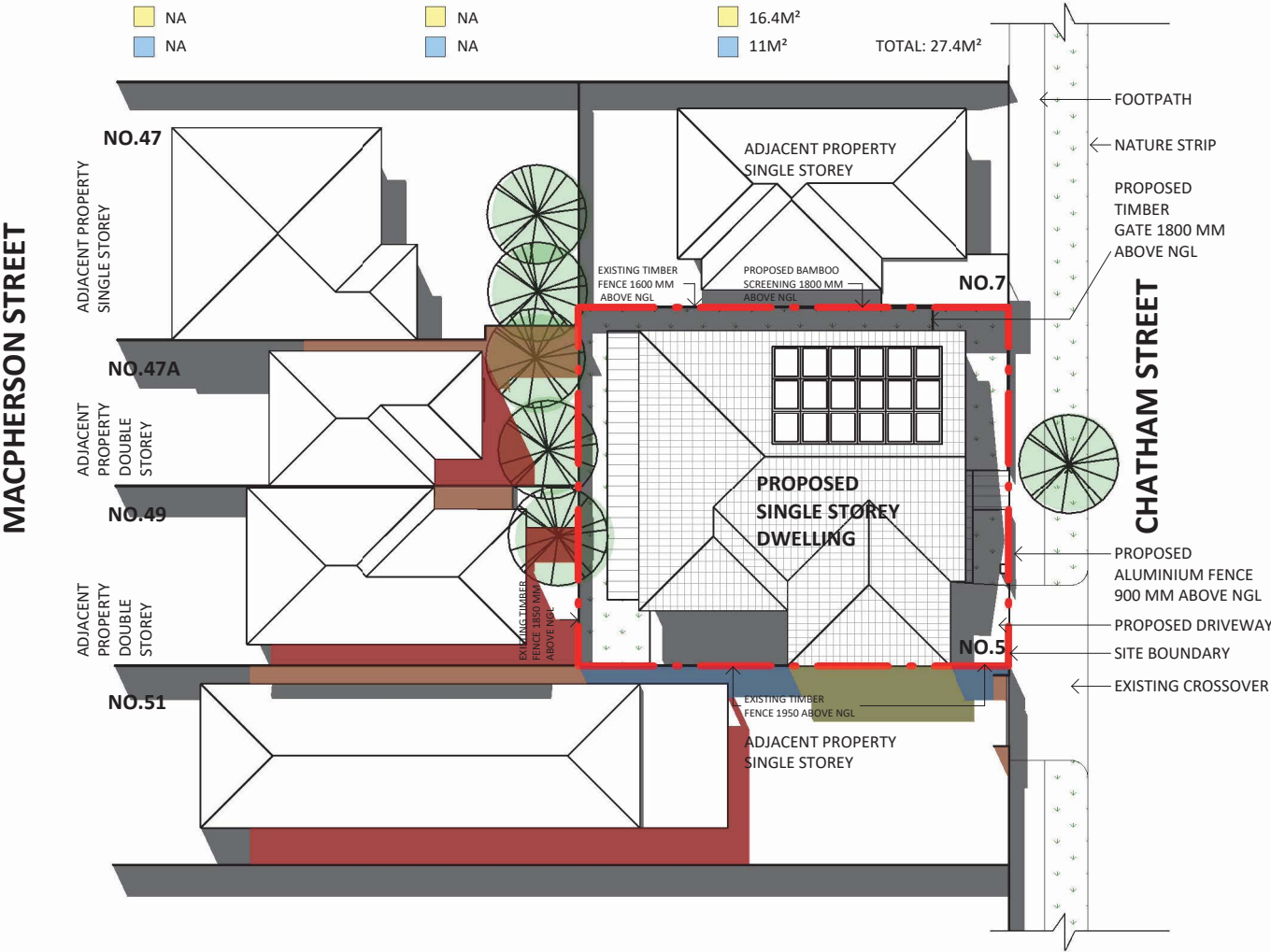
2 SHADOW DIAGRAM SEPT 22 - 01PM
TP008 SCALE 1 : 300



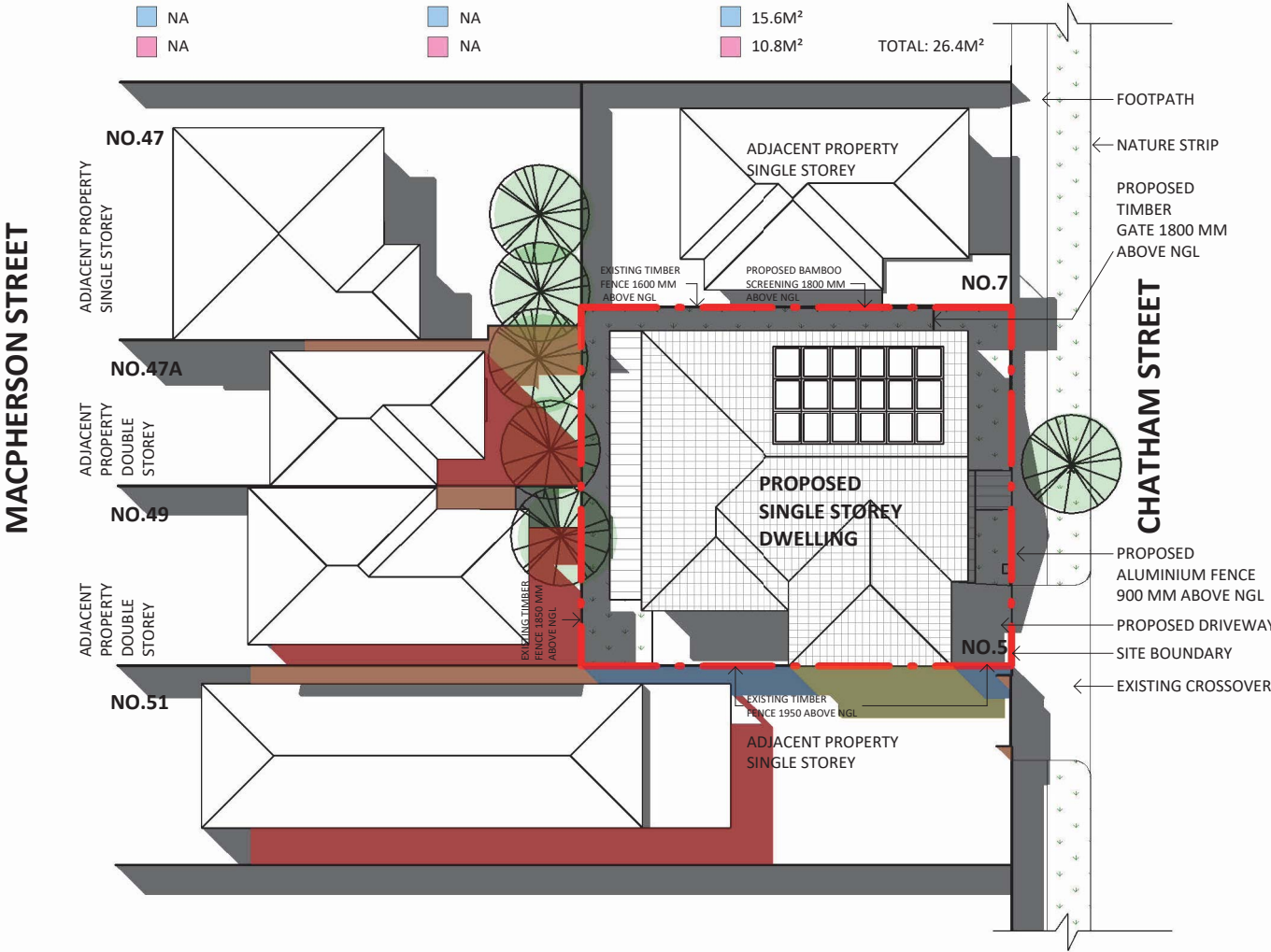
NOTE: THIS PACKAGE IS PRELIMINARY
DRAWING ONLY.

CITY OF MARIBYRNONG
ADVERTISED PLAN

NO.47A POS: 33.2M² TOTAL OVERSHADOW: 65.9% TOTAL AREA: 21.9M ² BY ADJACENT: 65.9% 9.6M ² 12.3M ² TOTAL: 21.9M ² BY SUBJECT SITE: NA NA NA	NO.49 POS: 25.6M² TOTAL OVERSHADOW: 84.4% TOTAL AREA: 21.6M ² BY ADJACENT: 84.4% 18.8M ² 3.3M ² TOTAL: 21.6M ² BY SUBJECT SITE: NA NA NA	NO.51 POS: 147.4M² TOTAL OVERSHADOW: 51.8% TOTAL AREA: 76.4M ² BY ADJACENT: 33.2% 37.2M ² 11.8M ² TOTAL: 49M ² BY SUBJECT SITE: 18.6% 16.4M ² 11M ² TOTAL: 27.4M ²
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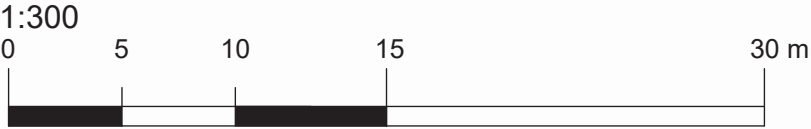
NO.47A POS: 33.2M² TOTAL OVERSHADOW: 87.7% TOTAL AREA: 29.1M ² BY ADJACENT: 87.7% 17.2M ² 11.9M ² TOTAL: 29.1M ² BY SUBJECT SITE: NA NA NA	NO.49 POS: 25.6M² TOTAL OVERSHADOW: 96.9% TOTAL AREA: 24.8M ² BY ADJACENT: 96.9% 21.5M ² 3.3M ² TOTAL: 24.8M ² BY SUBJECT SITE: NA NA NA	NO.51 POS: 147.4M² TOTAL OVERSHADOW: 54.9% TOTAL AREA: 80.9M ² BY ADJACENT: 37% 43.2M ² 11.3M ² TOTAL: 54.5M ² BY SUBJECT SITE: 17.9% 15.6M ² 10.8M ² TOTAL: 26.4M ²
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- LEGEND
OVERSHADOW BY:
- ADJACENT BUILDING
 - ADJACENT FENCE
 - SITE BUILDING AND FENCE
 - SITE FENCE ONLY

1 SHADOW DIAGRAM SEPT 22 - 02PM
TP008 SCALE 1 : 300

2 SHADOW DIAGRAM SEPT 22 - 03PM
TP008 SCALE 1 : 300



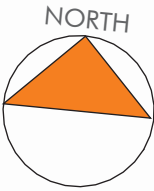
TIN BUILDING
DESIGN

BUILDERS/CONTRACTORS SHALL VERIFY DIMENSIONS BEFORE ANY WORK COMMENCES.
ALL SHOP DRAWINGS WILL BE SUBMITTED FOR APPROVAL AND SIGN OFF BY THE ARCHITECT / DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORKS AND OR PREFABRICATION WORKS.
FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVERSCALED.
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Client: Tai De Au
Address: 5 CHATHAM STREET
FOOTSCRAY 3011

Project Title: TAI'S HOUSE
Date: 10 SEP 2024

Drawn by: CHAU TIN LAM
Checked by:
Scale: 1 : 300 @ A3



Sheet Title: SHADOW
DIAGRAM 4
Sheet no. TP015