

DRAWING REGISTER

ARCHITECTURAL PLANS:

- TP01 - EX CONDITION - SITE PLAN & DRAWING REGISTER.
- TP02 - EX CONDITION - FLOOR PLANS.
- TP03 - EX CONDITION - EXTERNAL ELEVATIONS - SHEET 1/2.
- TP04 - EX CONDITION - EXTERNAL ELEVATIONS - SHEET 2/2.
- TP05 - PROPOSED - FLOOR PLANS.
- TP06 - PROPOSED - EXTERNAL ELEVATIONS - SHEET 1/2.
- TP07 - PROPOSED - EXTERNAL ELEVATIONS - SHEET 2/2.
- TP08 - EX & PROPOSED - 9AM SHADOW DIAGRAM.
- TP09 - EX & PROPOSED - 3PM SHADOW DIAGRAM.

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

GENERAL NOTES:

- BUILDER SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS / ENERGY RATINGS & OTHER CONSULTANTS REPORTS WHERE APPLICABLE.
- ALL WORKS SHALL COMPLY WITH NCC & OTHER CURRENT GOVERNING AUTHORITIES REQUIREMENTS.
- REFER SOIL REPORT FOR SOIL CLASSIFICATION - IF APPLICABLE.
- CONCRETE FOOTINGS TO BE CONSTRUCTED IN ACCORDANCE WITH AS2870.1-2011 & OR AS PER ENGINEER'S DETAIL/S.
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684.
- ALL GLAZING TO BE IN ACCORDANCE WITH AS1288.
- ALL NEW GLAZING TO BE DOUBLE GLAZED WITH 10MM GAP, UNLESS OTHERWISE INDICATED - IF APPLICABLE.
- ALL NEW WINDOWS & GLASS DOORS ARE ALUMINUM FRAMED UNLESS OTHERWISE NOTED. WINDOW LEGEND: F=(FIXED GLAZING) / O=(OPENABLE GLAZING).
- ALL HABITABLE ROOMS TO HAVE IN EXCESS OF 10% NATURAL LIGHT & 5% NATURAL VENTILATION AS PER NCC REQ'TS.
- ALLOW TO USE ALL COLOURBOND PRODUCTS FOR DP'S / EAVE GUTTER / SPREADERS...ETC - IF APPLICABLE.
- REFER TO ENGINEER'S DRAWINGS FOR ALL TIMBER & STEEL FRAMING DETAIL/S, CONCRETE FOOTING DESIGN & SPECIFICATION FOR FURTHER DETAIL/S - IF APPLICABLE.
- 10MM PLASTERBOARD TO ALL WALLS / WET AREAS TO HAVE 6MM VILLABOARD &/OR 10MM PLASTERBOARD FINISH.
- ALL NEW STEPS TO HAVE A MINIMUM GOING OF 240MM & A MAXIMUM RISER OF 190MM AS PER 3.9.1.2-NCC REQ'TS.
- UPON COMPLETION OF CONSTRUCTION WORKS, IT IS THE BUILDERS RESPONSIBILITY TO REMOVE ALL BUILDING MATERIALS AND EXCESS EARTH WASTE FROM SITE.
- BUILDER IS RECOMMENDED TO HAVE A REGISTERED LAND SURVEYOR TO SET OUT THE PROPOSED BUILDING OUTLINES BEFORE COMMENCING ON ANY FURTHER CONSTRUCTION WORKS - IF APPLICABLE.
- SHOULD THERE BE ANY DISCREPANCY ON DRAWINGS & ANY OTHER INFORMATION PROVIDED, PLEASE CONTACT THIS OFFICE FOR CLARIFICATION BEFORE UNDER TAKEN ANY FURTHER WORKS.

SITE STATISTIC

EXISTING DWELLING		PROPOSED NEW WORKS		
GARAGE	: 0.0m ² 0.0sq's	GARAGE / WORKSHOP	: 0.0m ² 0.0sq's	UNCHANGED
GROUND FLOOR	: 67m ² 7.2sq's	GROUND FLOOR	: 67m ² 7.2sq's	UNCHANGED
UPPER FLOOR	: 53.0m ² 5.7sq's	UPPER FLOOR	: 53.0m ² 5.7sq's	UNCHANGED
TOTAL	: 120.0m² 12.9sq's	TOTAL	: 120.0m² 12.9sq's	UNCHANGED
TOTAL SITE AREA	: 99.0m ²	TOTAL SITE AREA	: 99.0m ²	UNCHANGED
TOTAL BALCONIES	: 36.5m ²	TOTAL BALCONIES	: 36.5m ²	UNCHANGED
TOTAL GROUND COVER	: 67m ²	TOTAL GROUND COVER	: 67m ²	UNCHANGED
TOTAL SITE COVERAGE	: 67.7%	TOTAL SITE COVERAGE	: 67.7%	UNCHANGED
PERMEABLE SURFACE	: 17.7m ² 17.5m ²	PERMEABLE SURFACE	: 17.7% 17.5m ²	UNCHANGED
EXISTING - SPOS	: 57.0m ²	EXISTING - SPOS	: 57.0m ²	UNCHANGED
	INCL. BALCONIES		INCL. BALCONIES	

PLEASE NOTE:

1. THE REQUIRED GARDEN AREA FOR THIS PROJECT: 99m² - NOT APPLICABLE.
2. THE PROPOSAL HAS PROVIDED 18% OF PERMEABLE SURFACE THROUGH OUT THE SUBJECT SITE (FRONT / SIDE & REAR) IN LIEU OF 20% REQUIREMENT.
3. SPOS IS IN ACCESS OF 40M² INCLUDING ALL BALCONIES & IS LOCATED OFF THE LIVING AREA = 57.0m² (FULLY FENCED).



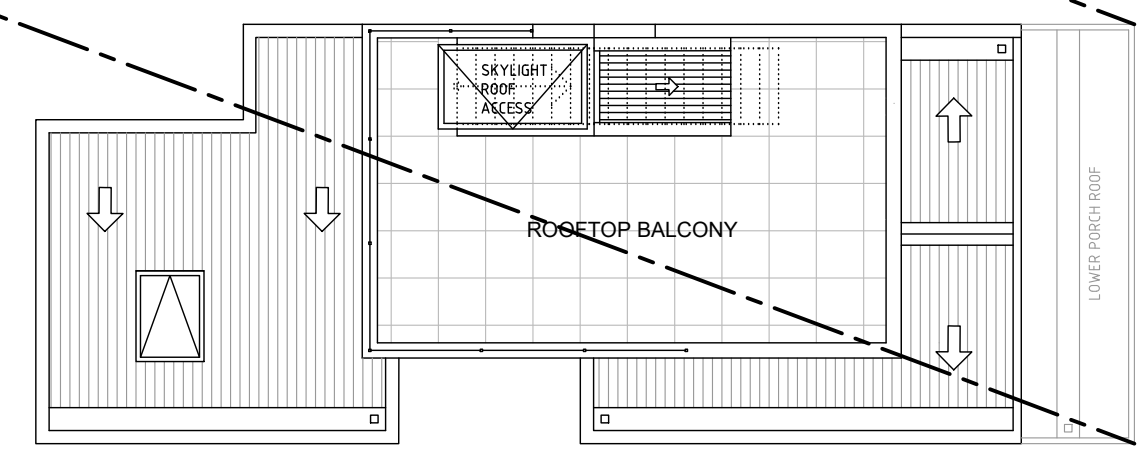
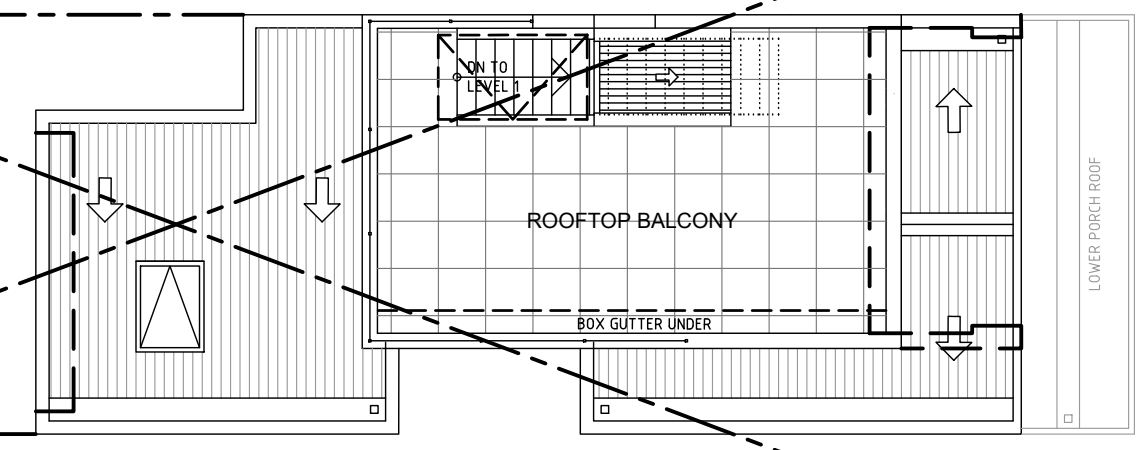
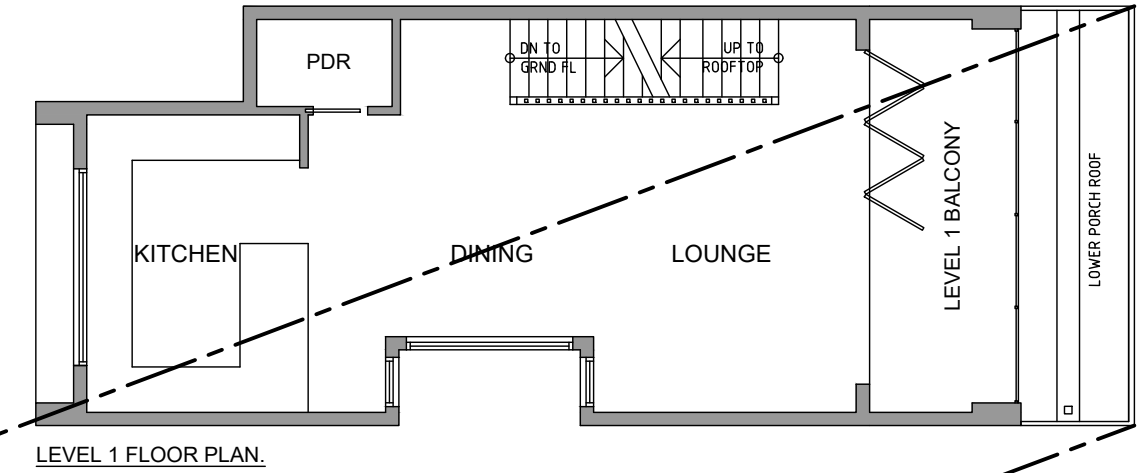
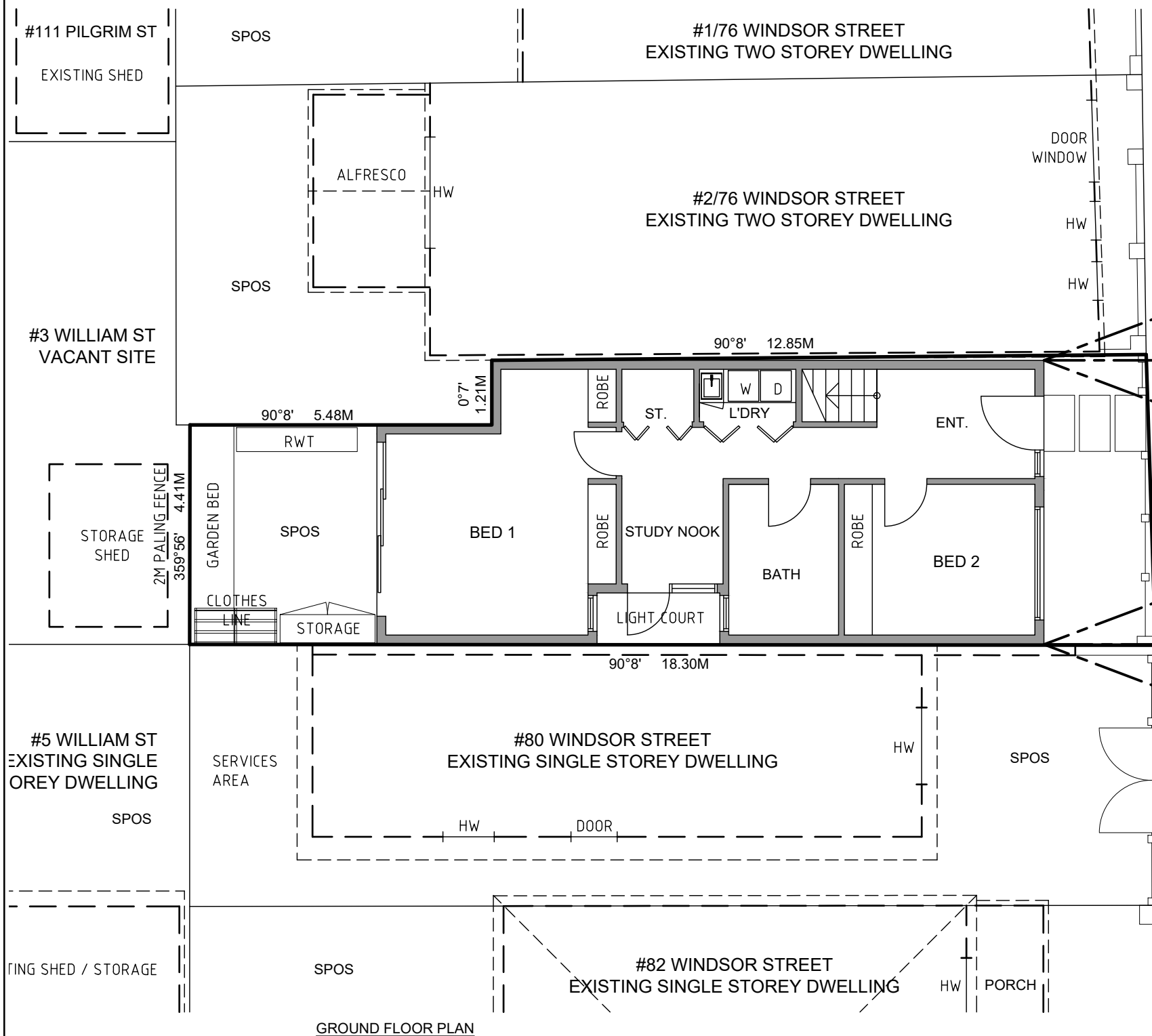
Pilgrim Street

**SUBJECT SITE
#78 WINDSOR ST, SEDDON
REFER DRAWING SHEETS (TP02 - TP09) FOR
EXISTING & PROPOSED NEW
WORKS, FOR FURTHER CLARIFICATION/S.**

78 Windsor Street

Notes	Notes	Notes	Revision	Date	Project PROPOSED NEW BUILDING & WORKS (MECHANICAL VERGOLA) @ #78 WINDSOR ST, SEDDON - 3011.	Drawing Title EXISTING CONDITION: SITE PLAN & GENERAL NOTATIONS.	Michael Mu 0412-098-287 m2bdnd@hotmail.com info@m2buildingdesign.com.au www.m2buildingdesign.com.au <ul style="list-style-type: none"> > Residential & Commercial Building Design > Extensions & Renovations > Building & Project Management > Interior Design & Decoration > 3D Rendering 	Scale: NTS on A3	File No.	North
BP ISSUED 20260107					FOR: Joel Henderson.			Date: Feb. 2026	Project No.	
								Drawn:	Drawing No.	TP01
								Checked:		

**CITY OF MARIBYRNONG
ADVERTISED PLAN**



Notes
BP ISSUED
20260107

Notes

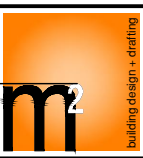
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Revision	Date

Project
PROPOSED NEW BUILDING & WORKS
(MECHANICAL VERGOLA) @ #78
WINDSOR ST, SEDDON - 3011.
FOR: Joel Henderson.

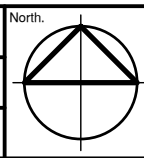
Drawing Title
EXISTING CONDITIONS:
SITE & FLOOR PLANS.

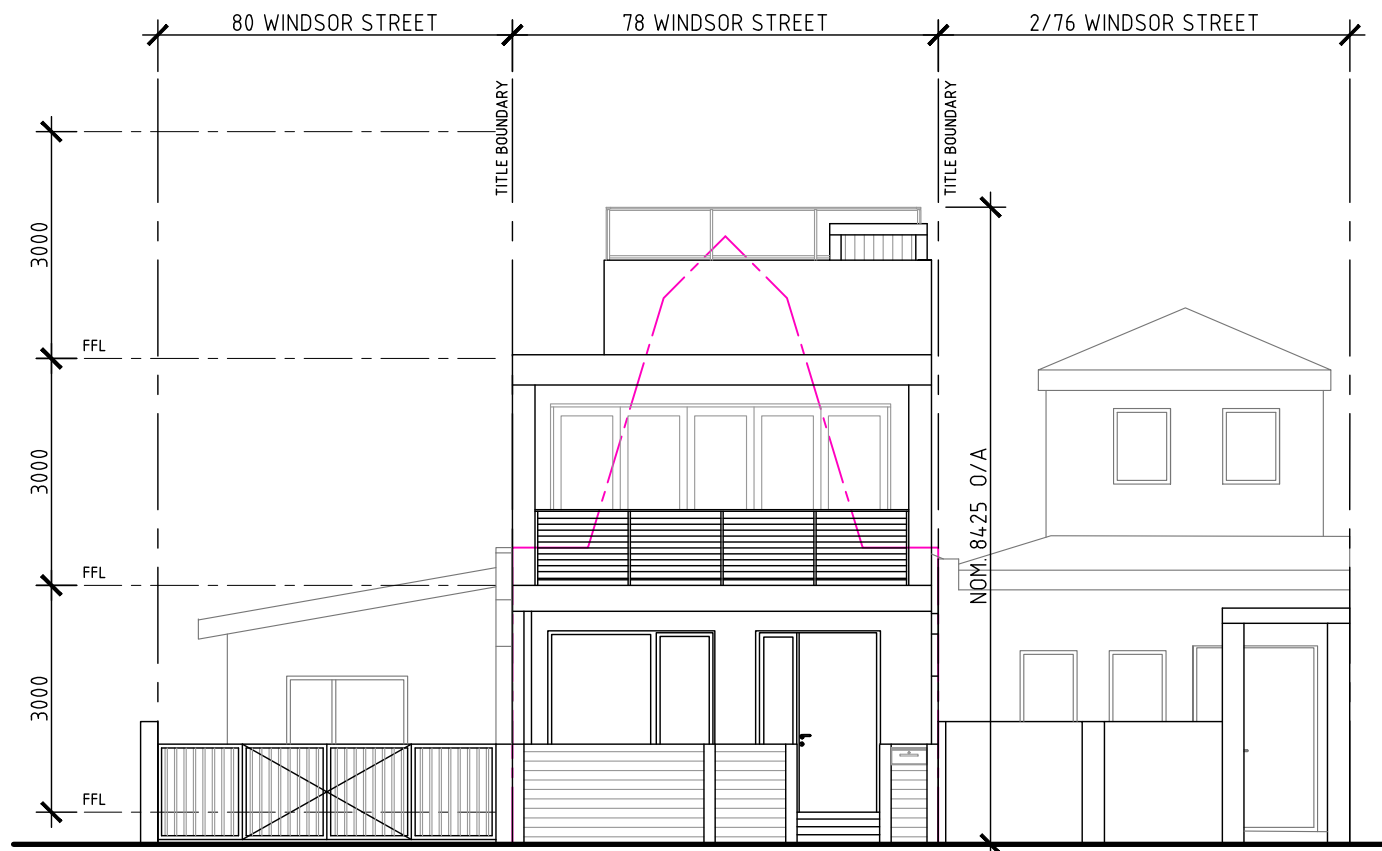
Michael Mu
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> Residential & Commercial Building Design
> Extensions & Renovations
> Building & Project Management
> Interior Design & Decoration
> 3D Rendering



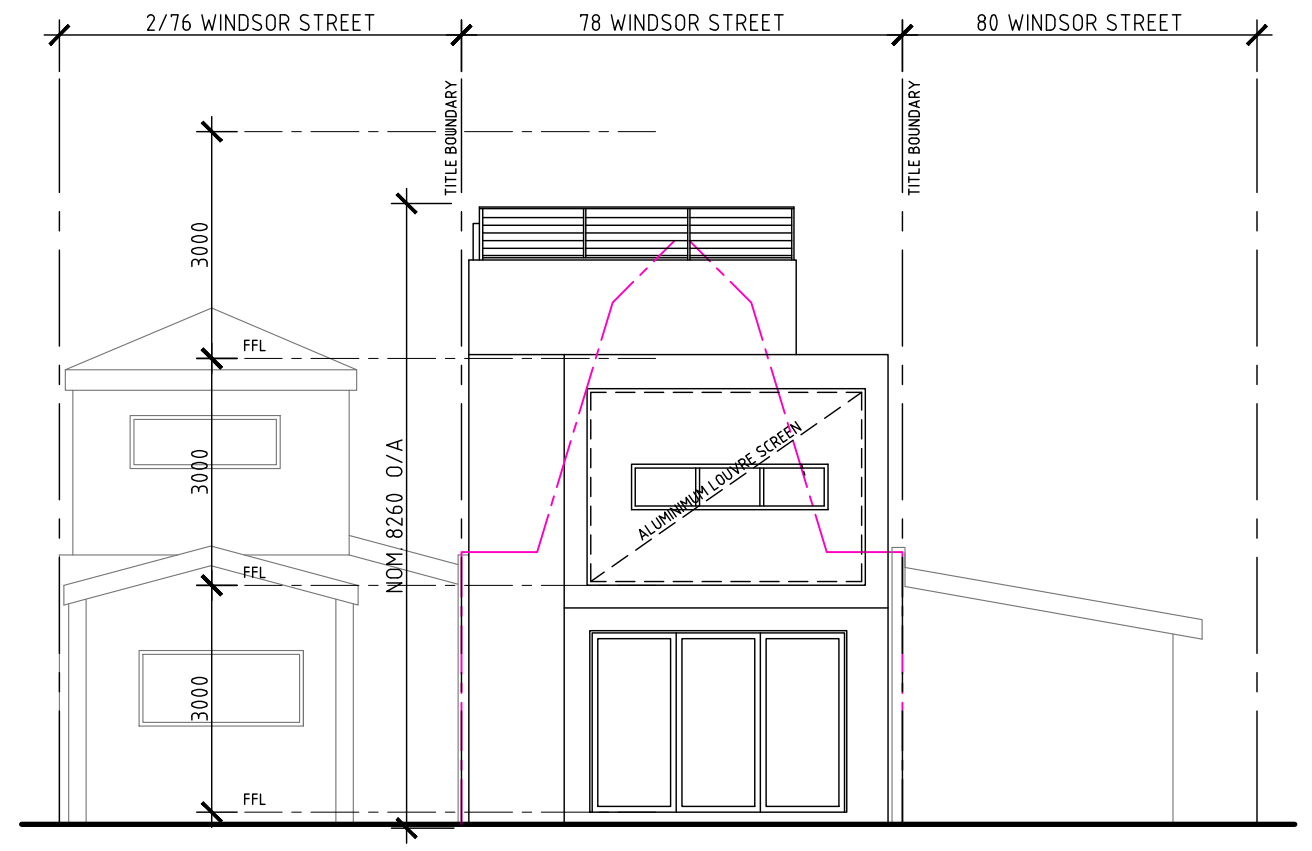
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on A3
Date: Feb. 2026
Drawn:
Checked:

File No.
Project No.
Drawing No. TP02

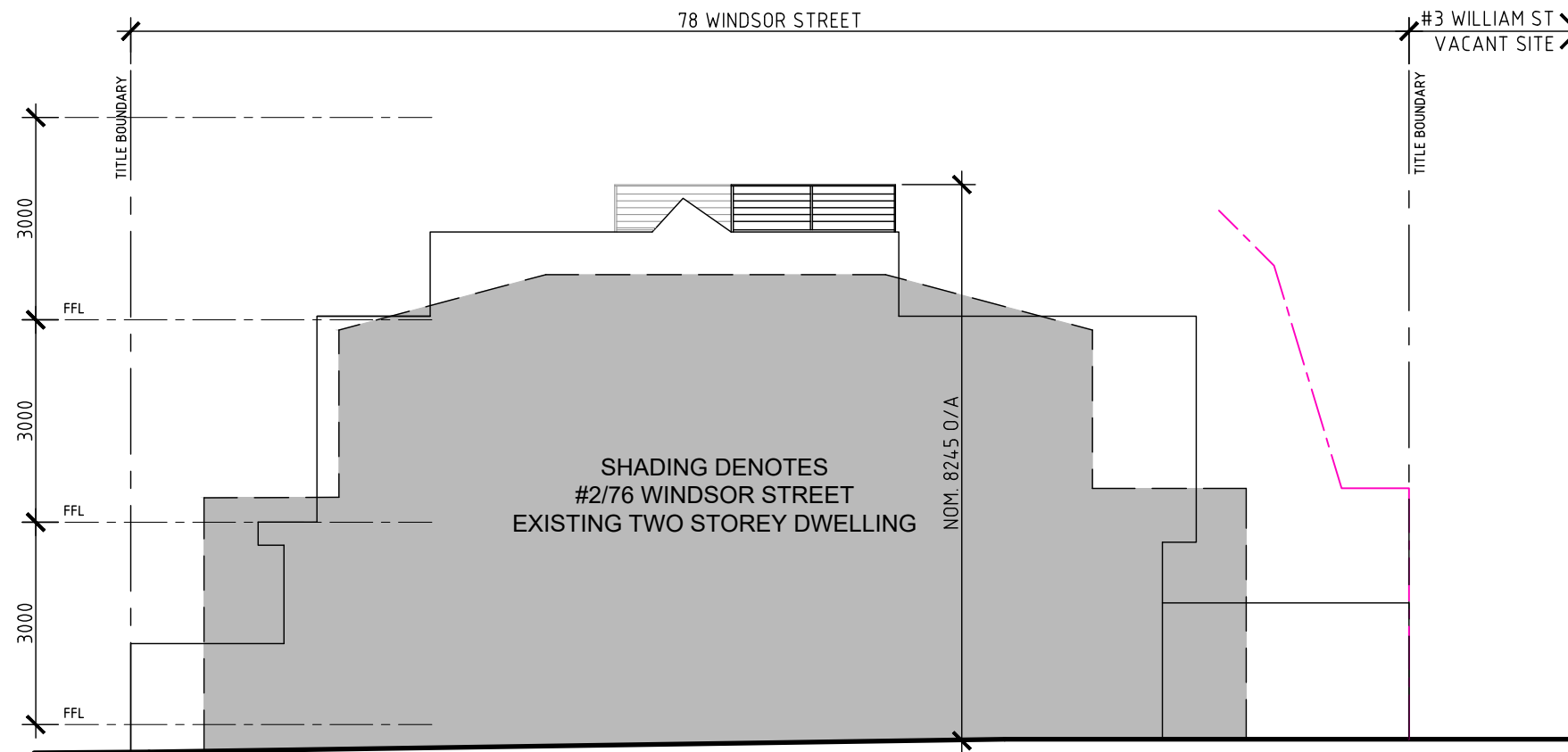




EAST ELEVATION



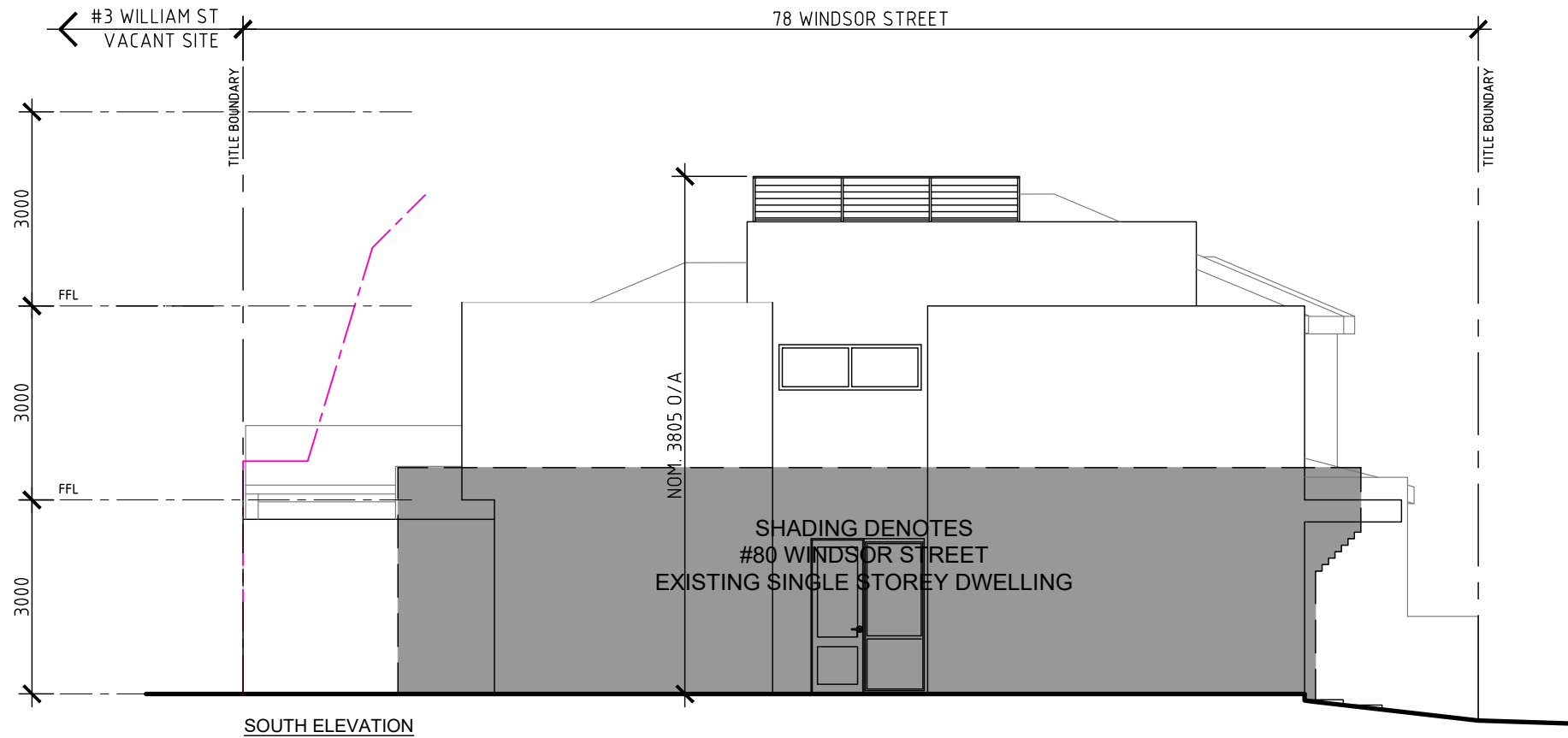
WEST ELEVATION



NORTH ELEVATION

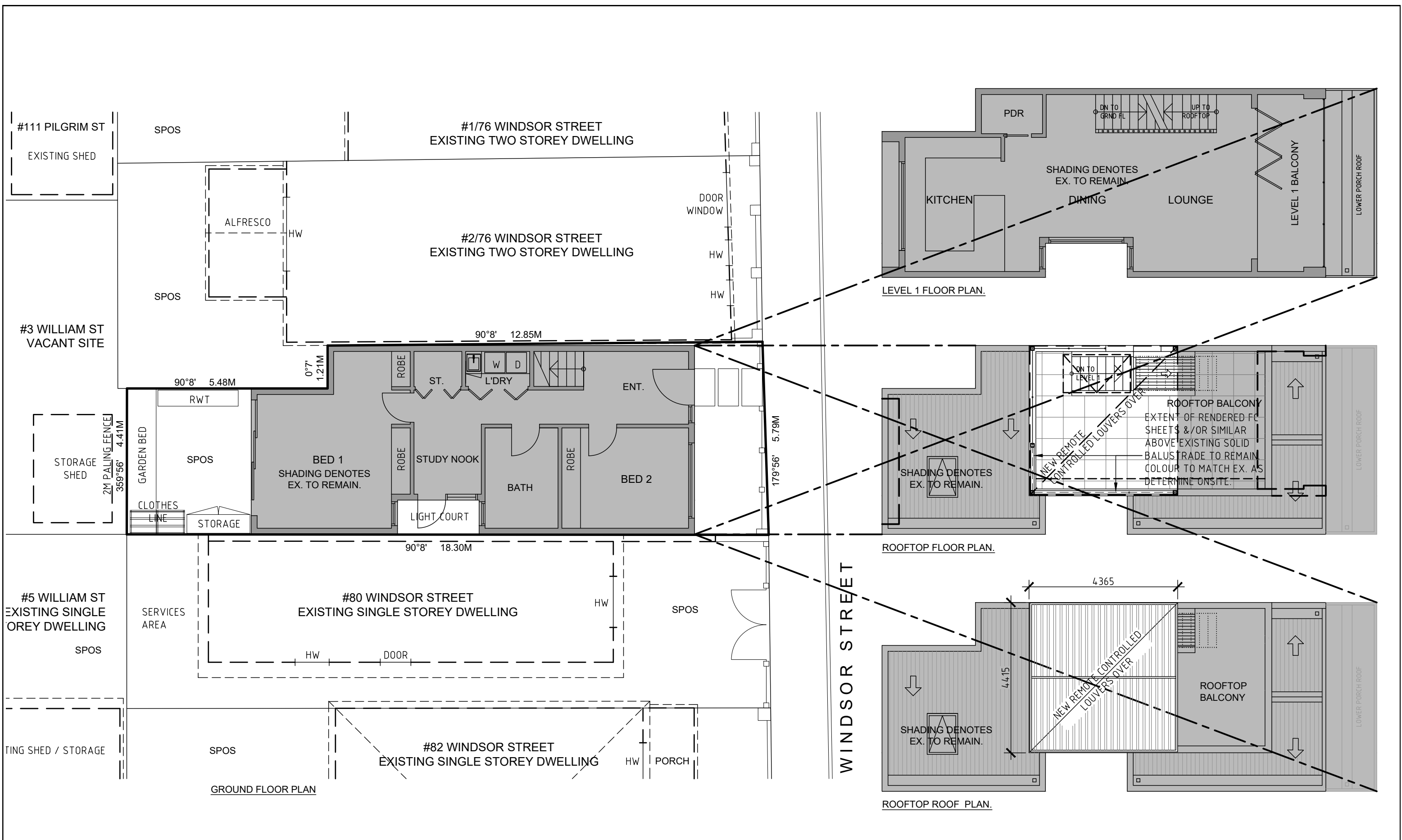
**CITY OF MARIBYRNONG
ADVERTISED PLAN**

Notes	Notes	Notes	Revision	Date	Project	Drawing Title	Michael Mu 0412-098-287 m2bnd@hotmail.com info@m2buildingdesign.com.au www.m2buildingdesign.com.au > Residential & Commercial Building Design > Extensions & Renovations > Building & Project Management > Interior Design & Decoration > 3D Rendering	Scale: 1:50 on A3	File No.	North
BP ISSUED 20260107					PROPOSED NEW BUILDING & WORKS (MECHANICAL VERGOLA) @ #78 WINDSOR ST, SEDDON - 3011.	EXISTING CONDITIONS: EXTERNAL ELEVATIONS - SHEET 1/2.		Date: Feb. 2026	Project No.	
						Drawn:		Checked	TP03	
					FOR: Joel Henderson.					



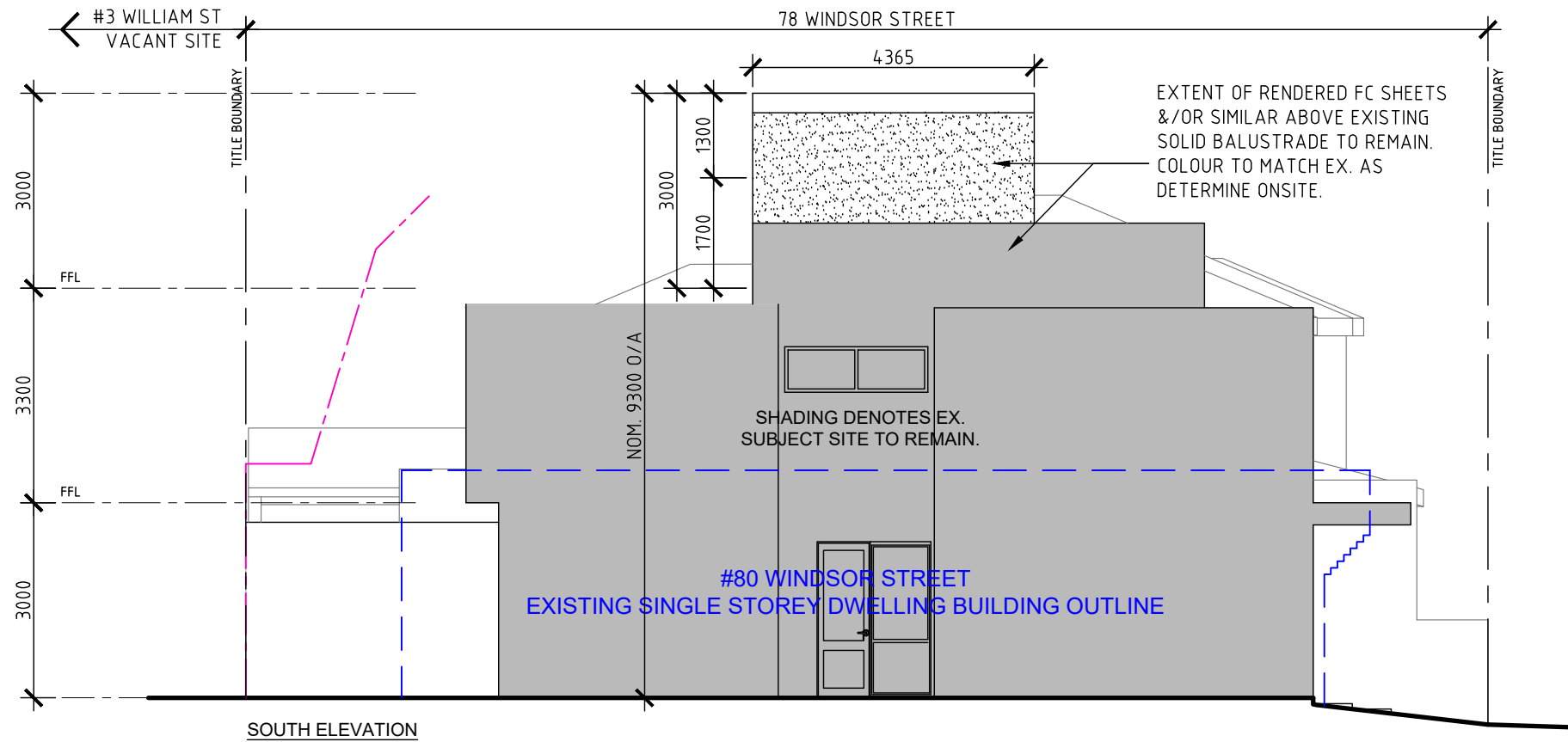
**CITY OF MARIBYRNONG
ADVERTISED PLAN**

Notes	Notes	Notes	Revision	Date	Project	Drawing Title	Michael Mu 0412-098-287 m2bdnd@hotmail.com info@m2buildingdesign.com.au www.m2buildingdesign.com.au > Residential & Commercial Building Design > Extensions & Renovations > Building & Project Management > Interior Design & Decoration > 3D Rendering	Scale: 1:50 on A3	File No.	North.
BP ISSUED 20260107					PROPOSED NEW BUILDING & WORKS (MECHANICAL VERGOLA) @ #78 WINDSOR ST, SEDDON - 3011.	EXISTING CONDITIONS: EXTERNAL ELEVATIONS - SHEET 2/2.		Date: Feb. 2026	Project No.	
						Drawn.		Checked	TP04	
					FOR: Joel Henderson.					



**CITY OF MARIBYRNONG
ADVERTISED PLAN**

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BP ISSUED 20260107					PROPOSED NEW BUILDING & WORKS (MECHANICAL VERGOLA) @ #78 WINDSOR ST, SEDDON - 3011.	PROPOSED: SITE & FLOOR PLANS.		Date: Feb. 2026	Project No.	
					FOR: Joel Henderson.			Drawn:	Project No.	
								Checked	Drawing No. TP05	



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ADVERTISED PLAN**

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BP ISSUED 20260107					PROPOSED NEW BUILDING & WORKS (MECHANICAL VERGOLA) @ #78 WINDSOR ST, SEDDON - 3011. FOR: Joel Henderson.	PROPOSED: EXTERNAL ELEVATIONS - SHEET 2/2.		Date: Feb. 2026	Project No.	
								Drawn.	Drawing No. TP07	
								Checked		



SUN ANGLE FOR 22 SEPTEMBER



REFER TO ADJACENT SHADOW DIAGRAM FOR EXTENT OF SHADOWING AFFECTING ADJOINING PROPERTIES FOR THE HOUR OF 9AM, ON 22ND OF SEPTEMBER.

THE PROPOSED SHADOW DIAGRAM/S INDICATES LITTLE TO NO MAJOR AFFECTS CAUSED BY OUR PROPOSAL AFFECTING TO ADJOINING PROPERTIES.

ALL ADJOINING PROPERTIES ENJOY MORE THAN 5 HOURS OF MINIMUM SUNLIGHT TO THEIR RESPECTIVE PRIVATE OPEN SPACES & HABITABLE ROOM WINDOWS AS PER CLAUSE 54.04-5 REQUIREMENT/S.

PLEASE NOTE:
GRAY SHADING DENOTES SHADOWING FROM EXISTING COMBINED FENCING &/OR DWELLING FROM SUBJECT SITE, CASTING INTO AFFECTED ADJOINING NEIGHBOURS SPOS.

CYAN HATCHING DENOTES EXTENT OF NEW PROPOSED SHADOWING BY PROPOSED NEW WORKS - COMPLY WITH REG.83 REQUIREMENTS.

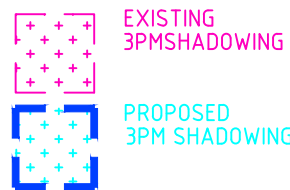
		TOTAL SPOS	TOTAL SPOS IS SHADOWED BY EXISTING	TOTAL SPOS NOT SHADOWED BY EXISTING	TOTAL SPOS SHADOWED BY NEW ADDITION	TOTAL SPOS NOT SHADOWED BY NEW ADDITION
TOTAL AREA @ 9AM	#80 WINDSOR ST	2.5x5.2=13M2	13M2 (100%)	100% SHADOW BY EXISTING	UNAFECTED	13M2 (100%) (UNAFECTED)
	#82 WINDSOR ST	6.1x8.7=53M2	17M2	36M2	UNAFECTED	36M2 (UNAFECTED)
	#5 WILLIAM ST	4.0x23.0=92M2	37M2	55M2	41M2 (AFFECTED)	51M2 (AFFECTED)

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BP ISSUED 20260107					PROPOSED NEW BUILDING & WORKS (MECHANICAL VERGOLA) @ #78 WINDSOR ST, SEDDON - 3011. FOR: Joel Henderson.	PROPOSED: 9AM SHADOWING DIAGRAM.		Date: Feb. 2026	Project No.	
								Drawn:	Drawing No. TP08	
								Checked:		



SUN ANGLE FOR 22 SEPTEMBER



REFER TO ADJACENT SHADOW DIAGRAM FOR EXTENT OF SHADOWING AFFECTING ADJOINING PROPERTIES FOR THE HOUR OF 3PM, ON 22ND OF SEPTEMBER.

THE PROPOSED SHADOW DIAGRAM/S INDICATES LITTLE TO NO MAJOR AFFECTS CAUSED BY OUR PROPOSAL AFFECTING TO ADJOINING PROPERTIES.

ALL ADJOINING PROPERTIES ENJOY MORE THAN 5 HOURS OF MINIMUM SUNLIGHT TO THEIR RESPECTIVE PRIVATE OPEN SPACES & HABITABLE ROOM WINDOWS AS PER CLAUSE 54.04-5 REQUIREMENT/S.

PLEASE NOTE:
GRAY SHADING DENOTES SHADOWING FROM EXISTING COMBINED FENCING &/OR DWELLING FROM SUBJECT SITE, CASTING INTO AFFECTED ADJOINING NEIGHBOURS SPOS.

CYAN HATCHING DENOTES EXTENT OF NEW PROPOSED SHADOWING BY PROPOSED NEW WORKS - COMPLY WITH REG.83 REQUIREMENTS.

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		TOTAL SPOS	TOTAL SPOS IS SHADOWED BY EXISTING	TOTAL SPOS NOT SHADOWED BY EXISTING	TOTAL SPOS SHADOWED BY NEW ADDITION	TOTAL SPOS NOT SHADOWED BY NEW ADDITION
TOTAL AREA @ 3PM	#80 WINDSOR ST	2.5x5.2=13M2	13M2 (100%)	100% SHADOW BY EXISTING	UNAFECTED	13M2 (100%) (UNAFECTED)
	#82 WINDSOR ST	6.1x8.7=53M2	26M2	27M2	UNAFECTED	27M2 (UNAFECTED)
	#5 WILLIAM ST	4.0x23.0=92M2	8M2	84M2	UNAFECTED	84M2 (AFFECTED)

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BP ISSUED 20260107					PROPOSED NEW BUILDING & WORKS (MECHANICAL VERGOLA) @ #78 WINDSOR ST, SEDDON - 3011. FOR: Joel Henderson.	PROPOSED: 3PM SHADOWING DIAGRAM.		Date: Feb. 2026	Project No.	
								Drawn:	Drawing No. TP09	
								Checked:		