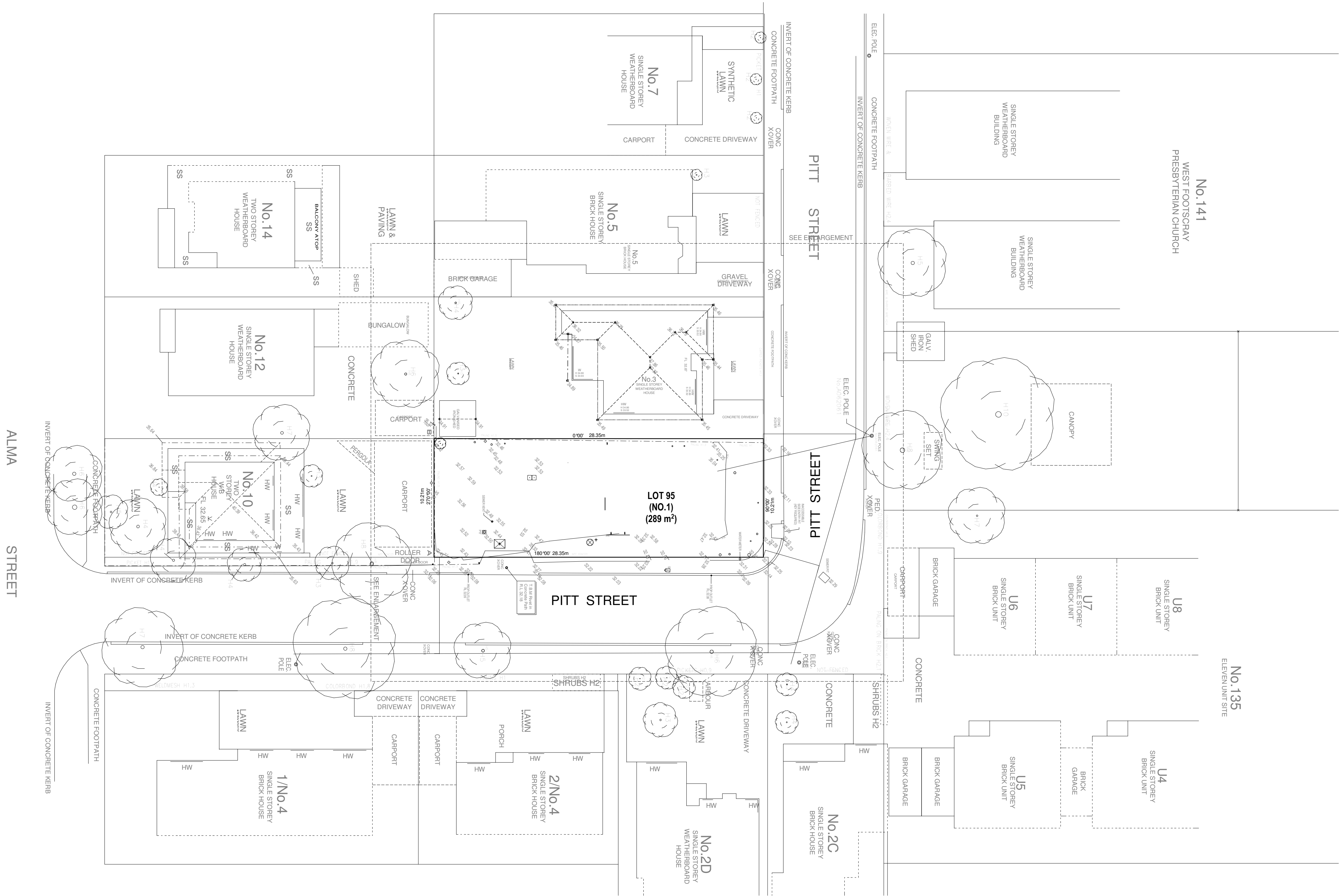


NEIGHBOURHOOD & SITE
DESCRIPTION

THE SUBJECT STREET AND THE SURROUNDING
NEIGHBOURHOOD IS GENERALLY COMPRISED OF
SINGLE & DOUBLE STOREY BRICK & WEATHERBOARD
DWELLINGS WITH PITCHED TILED ROOFS.

NEW & RECENT DEVELOPMENT IS COMMON
THROUGHOUT THE AREA WITH EVIDENCE NEARBY OF
UNIT DEVELOPMENTS. FRONT & BACKS AND DUPLEX
TYPE FORMS. BUILDING MATERIALS ARE MIXED WITH
DEVELOPMENT FOSTERING CONTEMPORARY
MATERIALS THAT COMPLIMENT NEIGHBOURHOOD
CHARACTER.

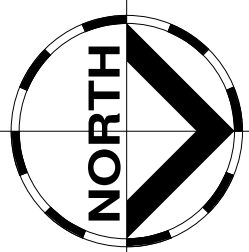
FRONT FENCES ARE UBUIQUITOUS & GENERALLY LOW
FORM WITH PREDOMINANTLY BRICK CONSTRUCTION
TYPE BUT ALSO INCLUDING TIMBER PALING, PICKET
AND RENDERED.



NOTES:

REVISIONS				
REV	DESCRIPTION	DATE	DRAWN	CHECKED

REVISIONS				



**FREEDOM**

501 Blackburn Road, Mount Waverley, VIC, 3149
P.O. Box 807, Mount Waverley, VIC, 3149
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Tel: 1300 786 773
www.metriconhomes.com.au

PROPOSAL:

CONTRACT PLANS

DRAWING:
NEIGHBOURHOOD & SITE DESCRIPTION

DATE:
DATE: 01/08/2025

DRAWN BY:
PG1

PROJECT NUMBER:
751885

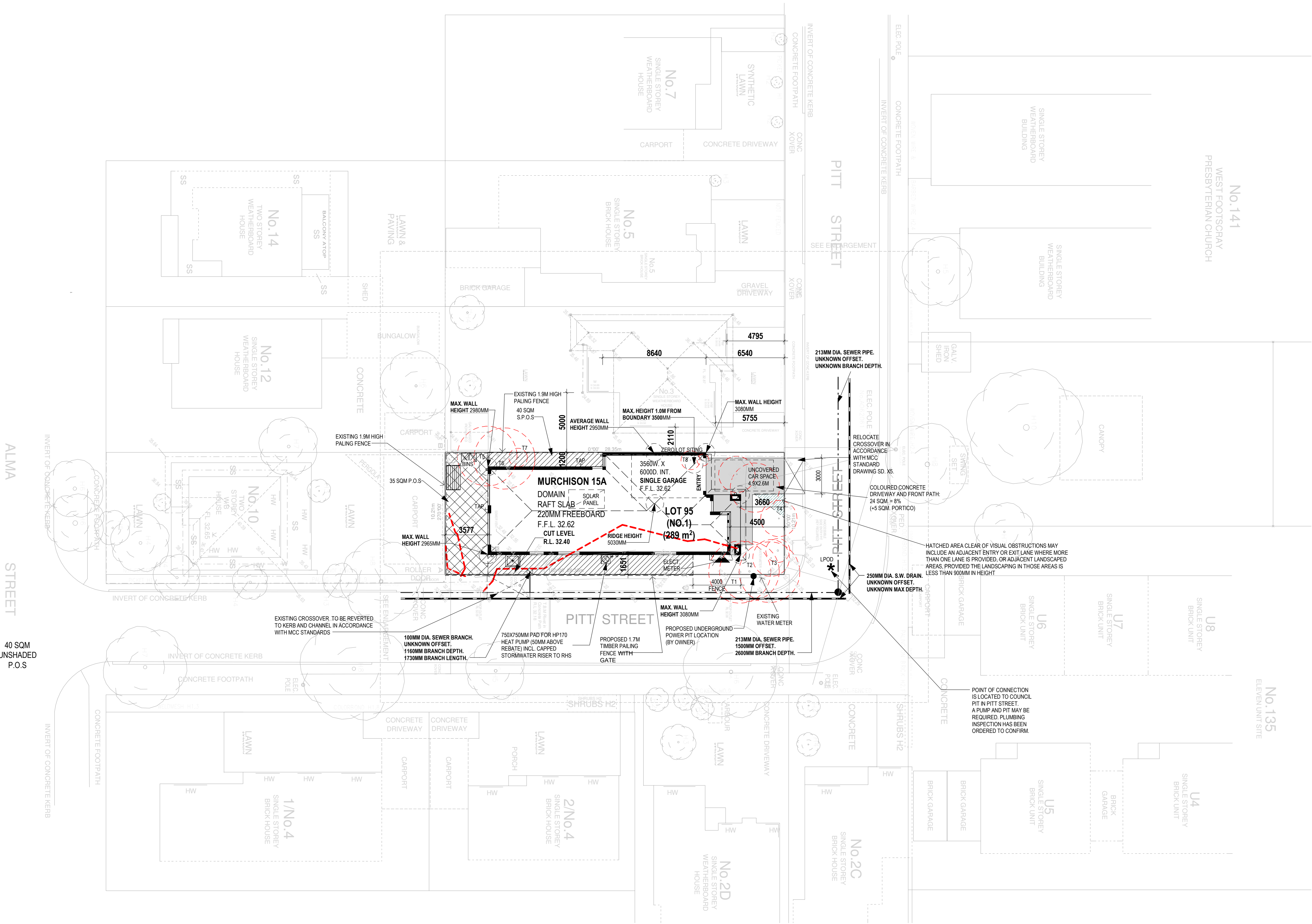
SCALE:

SCALE 1: 200 (A3)
Do NOT scale the drawing.
All written dimensions take precedence over scaled dimension. If in doubt, ASK.

PROPERTY ADDRESS:
LOT 95 (NO. 1) PITT STREET,
WEST FOOTSCRAY, VIC, 3012

APPLICANT:
THE LIM & HUYNH RESIDENCE

SHEET No:
TP01



SCHEDULE OF AREAS

Nº OF PROPOSED DWELLINGS		1
AREA ANALYSIS		
SITE AREA	289.00 m²	
SITE COVERAGE	159.00 m²	55.02%
DRIVEWAY	24.00 m²	8.30%
PERMEABILITY ANALYSIS		
PERMEABLE AREA	106.00 m²	36.68%
GARDEN AREA	106.00 m²	36.68%
DWELLING 1		
GROUND FLOOR (BUILDING FOOTPRINT)	159.00 m²	55.02%
FIRST FLOOR	0.00 m²	
BEDROOMS	3	
ALLOCATED CAR PARKING	2	
S.P.O.S & P.O.S	40.00 m²	

LEGEND:

	METER LOCATIONS.
	2.0m BY 2.5m CORNER SPLAY, 50% CLEAN OF VISUAL OBSTRUCTIONS LESS THAN 900mm HIGH.
	SOLAR HOT WATER SYSTEM.
	RUBBISH / RECYCLE BINS.
	CLOTHESLINE.
	STEPPING STONES / PAVERS.
	DRIVEWAYS / HARD PAVING.
	FINISHED SURFACE LEVELS.
	EXISTING TREE.
	TREE REMOVED.
	PROPOSED CANOPY TREE.
	GRASSES / SMALL PLANTS.
	SMALL TREE / SHRUB.
	TREE PROTECTION ZONE.
	STRUCTURAL ROOT ZONE.

IMPORTANT NOTES

- ALL NOMINATED OVERLOOKING WINDOWS WILL HAVE FIXED AND MANUFACTURED OBSCURE GLASS UP TO 1.7m ABOVE FFL IN ACCORDANCE WITH CLAUSE 55.04-6.
- ALL LEVELS ARE TO A.H.D.
- PROPOSED INTERNAL FENCING TO BE 1.8m HIGH TIMBER PALINGS UNLESS OTHERWISE NOTED.
- ALL BOUNDARY FENCES ARE EXISTING AND ARE TO REMAIN (EXCEPT WHERE WALL PROPOSED ON BOUNDARY).
- ALL LANDSCAPING SHOWN IS CONCEPTUAL AND INDICATIVE ONLY.

DESIGN RESPONSE

NEIGHBOURHOOD:

THE PROPOSED DEVELOPMENT IS CONSIDERED APPROPRIATE AND SUITABLE FOR THE SUBJECT SITE DUE TO THE AREA HAVING SIGNIFICANT SOCIAL, COMMERCIAL AND INDUSTRIAL INFRASTRUCTURE LOCATED WITHIN CLOSE PROXIMITY WITH EVIDENCE OF SIMILAR DEVELOPMENTS IN THE SUBJECT, ADJOINING AND NEARBY STREETS.

PROPOSAL:

THE PROPOSAL IS CONSISTENT WITH THE PRECEDENCE SET BY RECENT DEVELOPMENTS. THE BUILDING MATERIALS, FACADE, SCALE & AESTHETICS PROVIDE A CONTEMPORARY FEEL THAT COMPLIMENTS THE NEIGHBOURHOOD CHARACTER.

FORM:

BUILDING HEIGHTS AND SETBACKS ARE SENSITIVE TO THE EMERGING NEIGHBOURHOOD CHARACTER. RECESSIVE FIRST FLOOR & GARAGES CONTRIBUTE TO A WELL ARTICULATED FACADE & VISUALLY AESTHETIC STREET PRESENCE.

AMENITY:

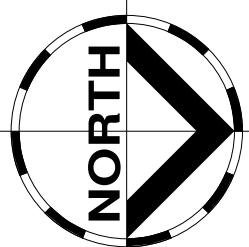
GENEROUS PRIVATE OPEN SPACE & WELL DEFINED S.P.O.S. PROVIDE ABUNDANT LANDSCAPING OPPORTUNITY, INCLUDING SPACE TO YIELD MATURING CANOPY TREES.

PRIVACY:

PRIVACY IS GAINED BY THE UTILIZATION OF OBSCURE GLAZING & SCREENING (WHERE APPLICABLE) AND APPROPRIATELY SITUATED AND SIZED WINDOWS.

NOTES:

REVISIONS					REVISIONS				
REV	DESCRIPTION	DATE	DRAWN	CHECKED	REV	DESCRIPTION	DATE	DRAWN	CHECKED



PROPOSAL:

CONTRACT PLANS	
----------------	--

DRAWING:

DESIGN RESPONSE PLAN	
DATE:	DRAWN BY:
DATE: 01/08/2025	PG1

PROJECT NUMBER:

751885

SCALE:

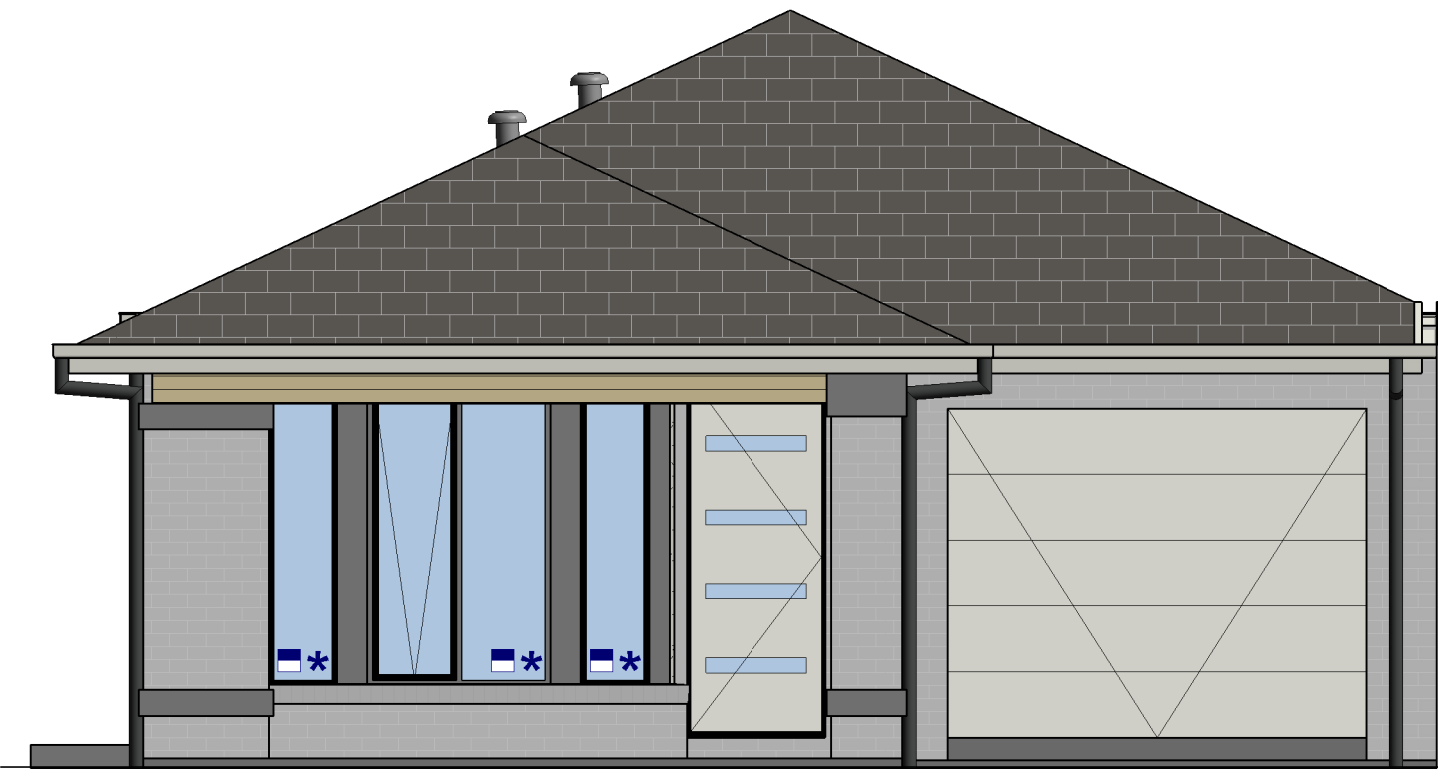
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PROPERTY ADDRESS:

LOT 95 (NO. 1) PITT STREET, WEST FOOTSCRAY, VIC, 3012	
APPLICANT:	SHEET NO:
THE LIM & HUYNH RESIDENCE	TP02

MATERIAL SCHEDULE

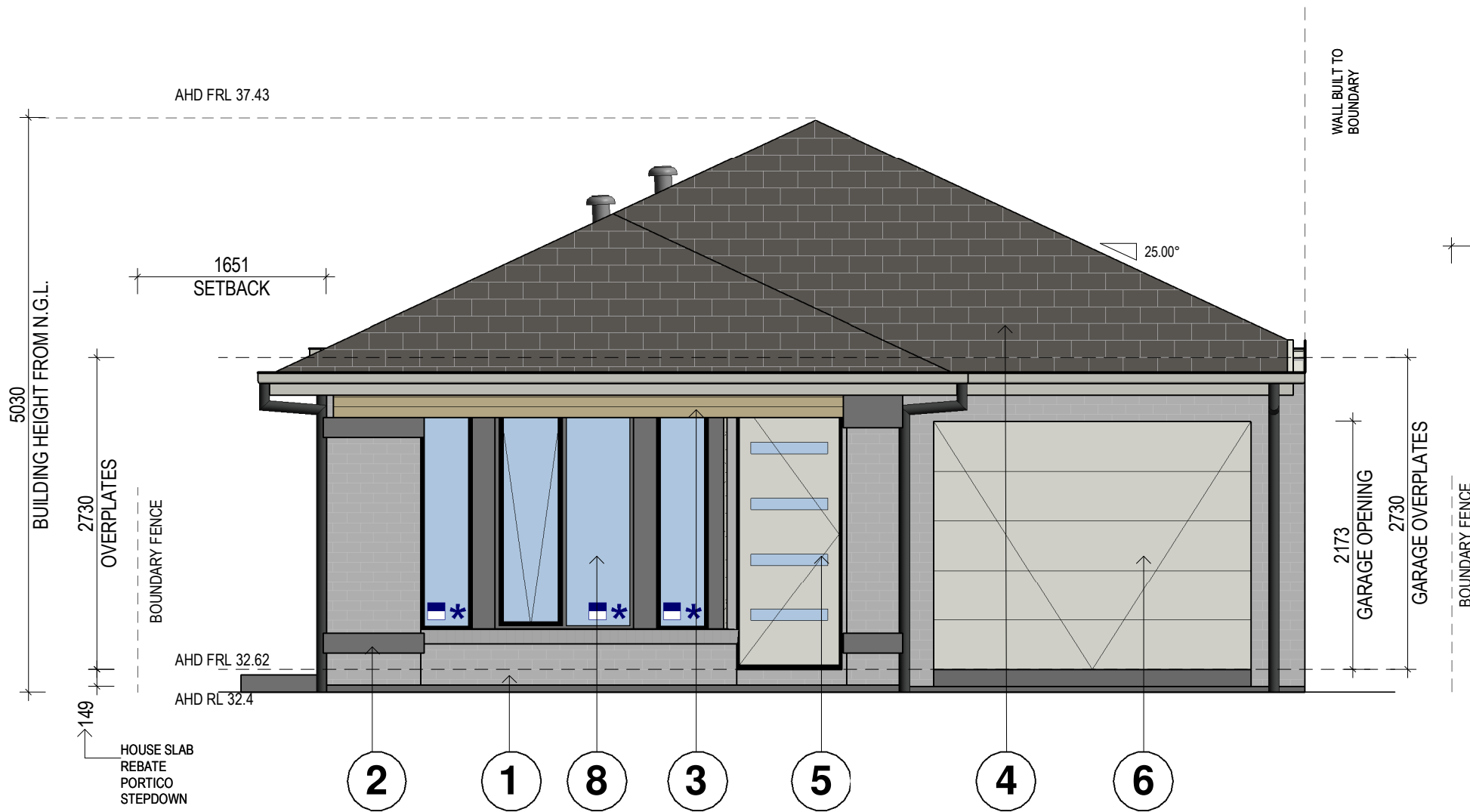
- 1
- SELECTED FACE BRICKWORK
- 2
- SELECTED MOULDING
- 3
- CEDAR LINED PORTICO BEAM
- 4
- CONCRETE ROOF TILES
- 5
- FRONT DOOR
- 6
- SELECTED GARAGE DOOR
- 7
- ALUMINIUM SLIDING DOOR FRAME
- 8
- ALUMINIUM WINDOW FRAME
- 9
- EXTERNAL DOOR



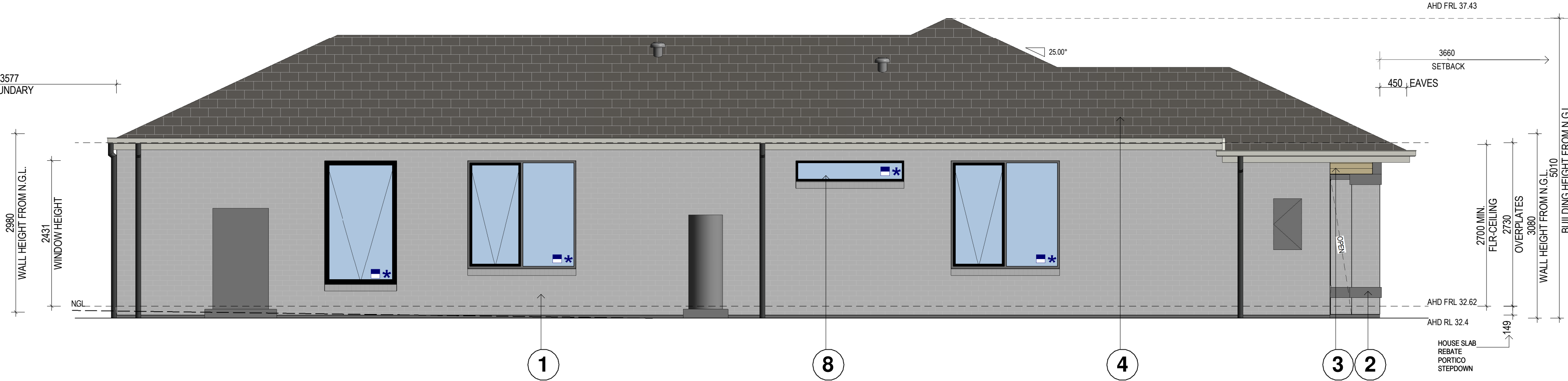
STREETSCAPE

1 PITT STREET

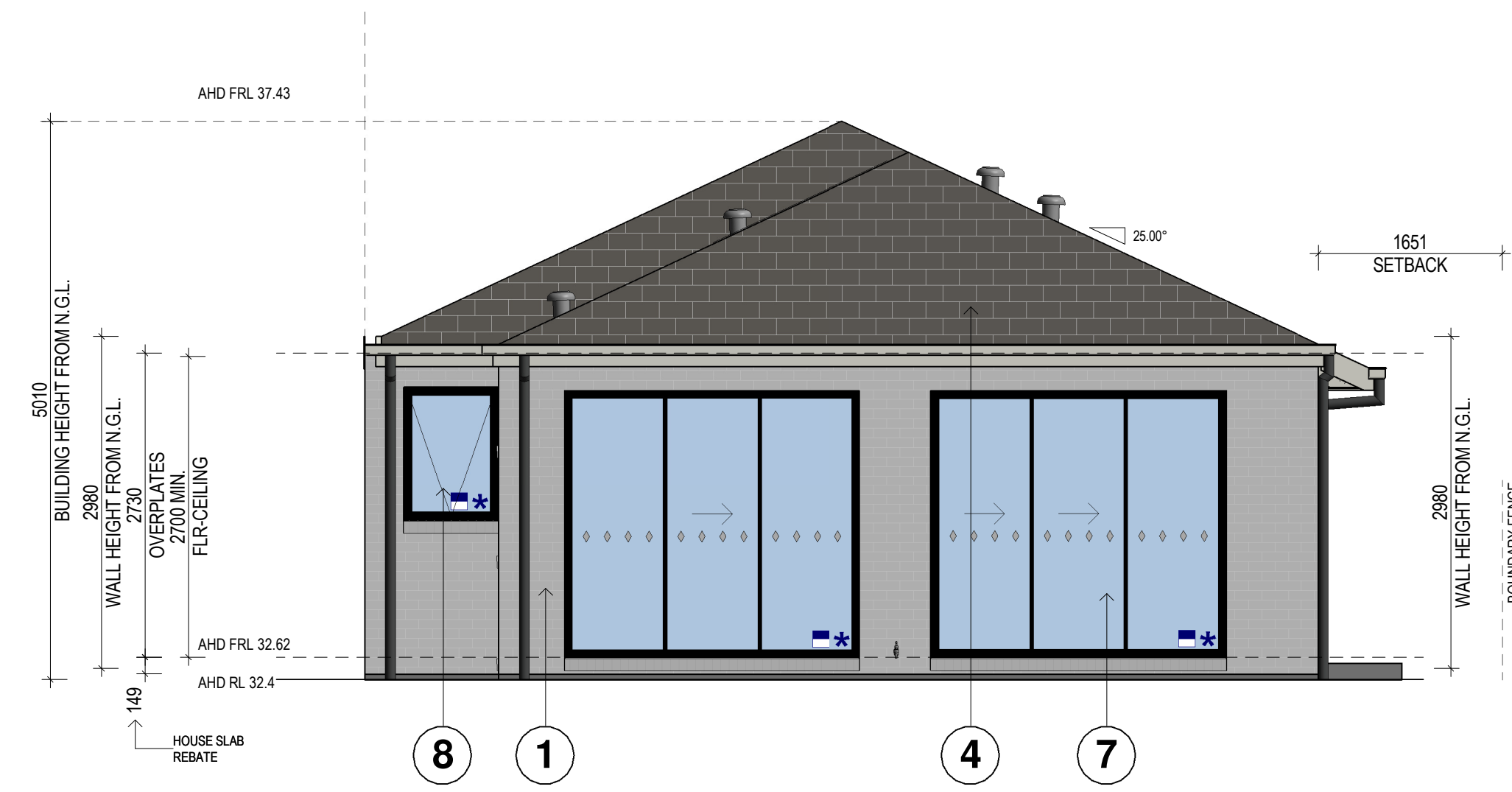
3 PITT STREET



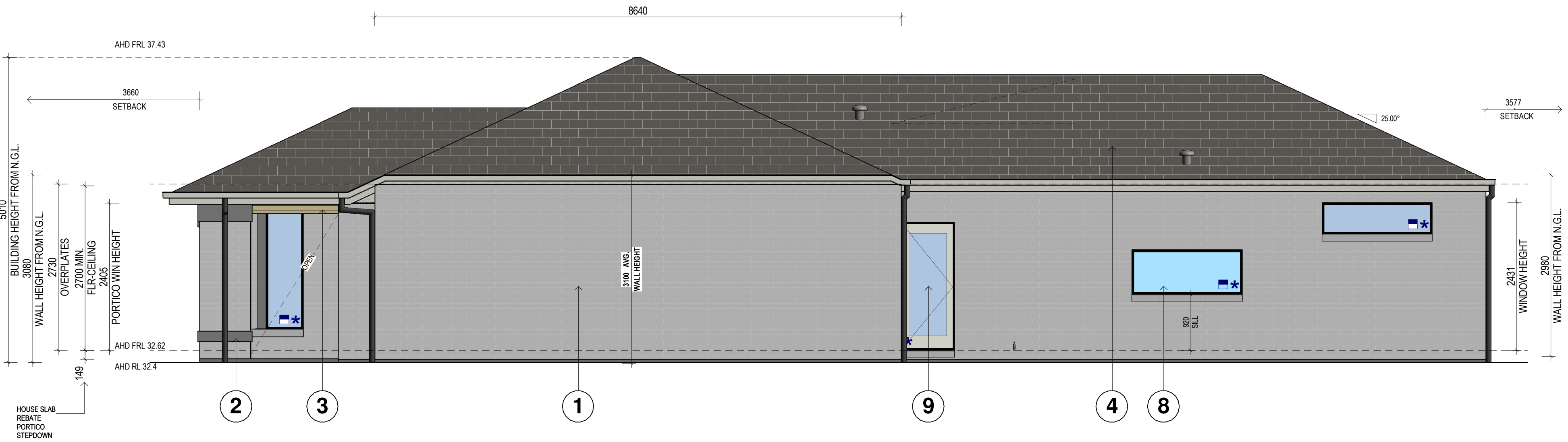
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



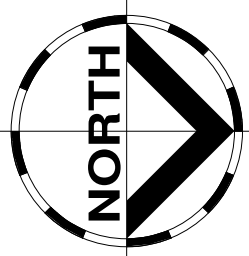
WEST ELEVATION

CITY OF MARIBYRNONG
ADVERTISED PLAN

NOTES:

REVISIONS				
REV	DESCRIPTION	DATE	DRAWN	CHECKED

REVISIONS				



PROPOSAL:

CONTRACT PLANS

DRAWING:
ELEVATIONS

DATE: 01/08/2025

DRAWN BY:
PG1

PROJECT NUMBER:

751885

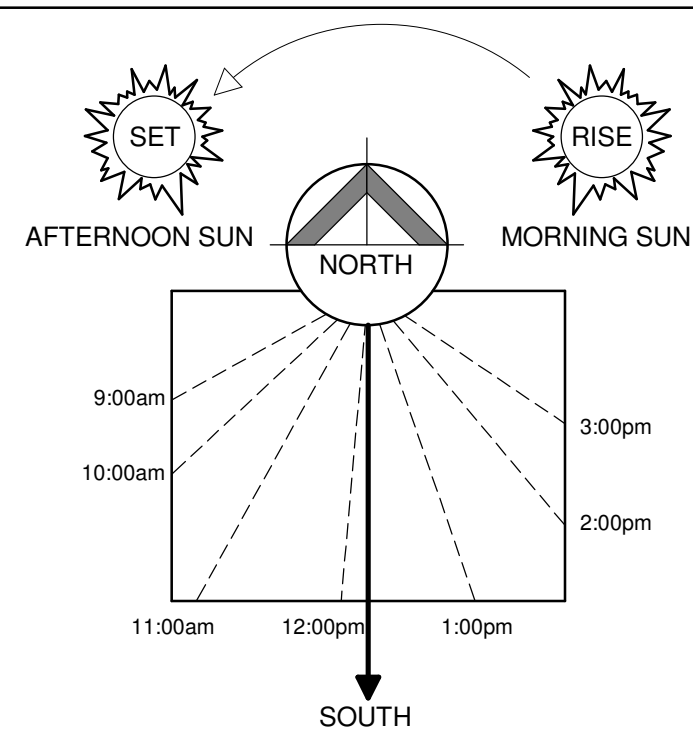
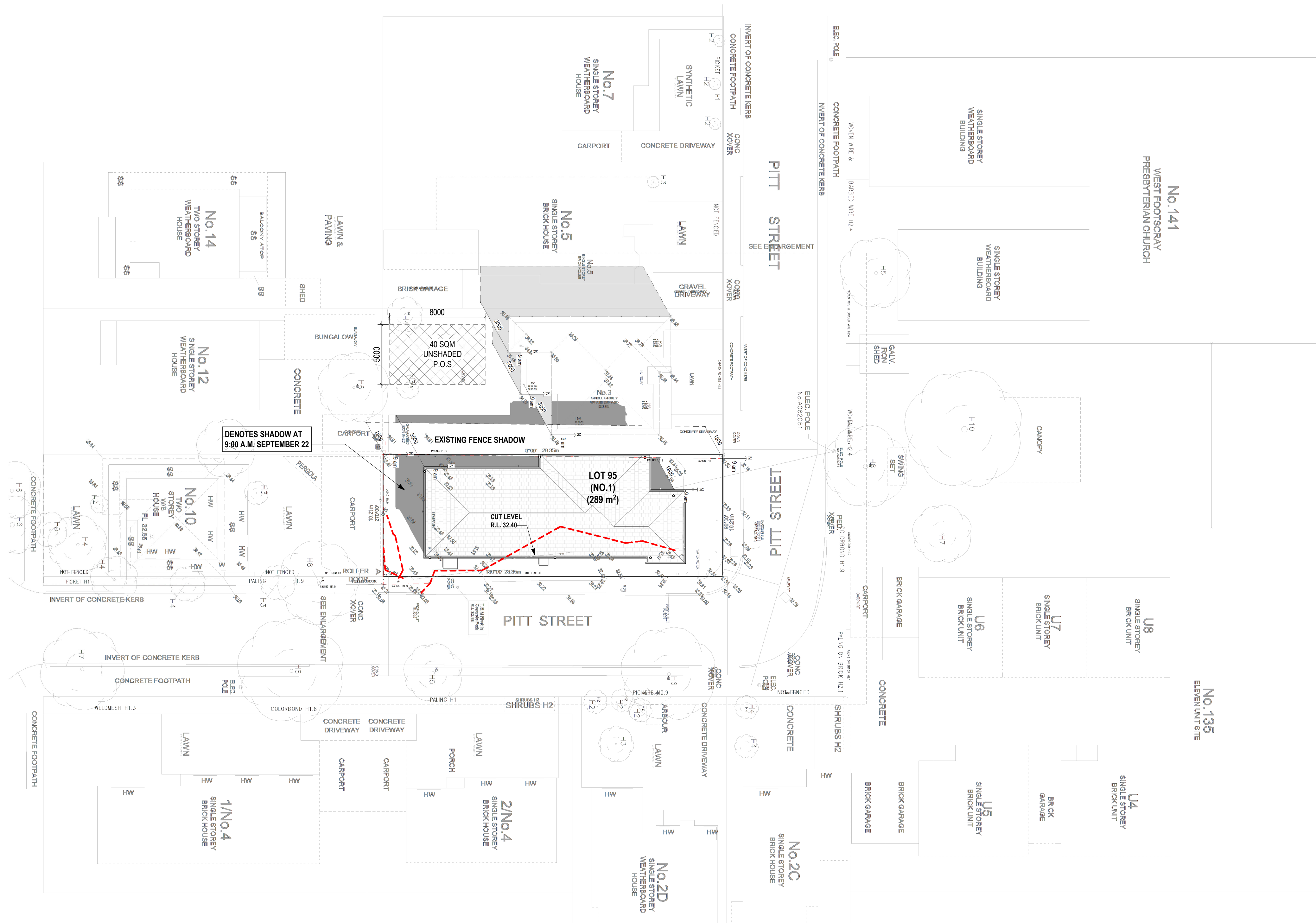
SCALE:

0 2 4 6m
SCALE 1 : 50 (A3)

PROPERTY ADDRESS:
LOT 95 (NO. 1) PITT STREET,
WEST FOOTSCRAY, VIC, 3012

APPLICANT:
THE LIM & HUYNH RESIDENCE

SHEET No:
TP04



NOTE: PICTORIA REPRESENTATION ONLY. NOT TO BE USED AS TRUE NORTH FOR THIS PROJECT.

**SHADOWS ARE SHOWN AT
THE SEPTEMBER 22ND
EQUINOX.**

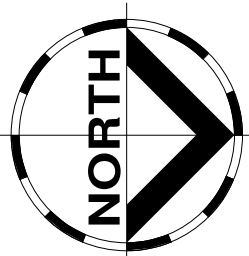
SEPTEMBER 22 ND (EQUINOX)			
TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
8:00am	2.60 metres	21°	73°
9:00am	1.60 metres	32°	61°
10:00am	1.15 metres	41°	47°
11:00am	0.87 metres	49°	28°
12:00pm	0.81 metres	52°	5°
1:00pm	0.84 metres	50°	341°
2:00pm	1.00 metres	45°	320°
3:00pm	1.37 metres	36°	304°
4:00pm	2.14 metres	25°	292°

MARCH 21 - SEPTEMBER 22 (EQUINOX).
NOTE: DIAGRAM IS FOR SEPTEMBER 22, STANDARD
TIME, MELBOURNE (LATITUDE 38°S)

NOTES:

NOTES:

REVISIONS				
REV.	DESCRIPTION	DATE	DRAWN	CHECKED



PROPOSAL:

CONTRACT PLANS

DRAWING:
SHADOWCAST_9AM_SEPTEMBER 22ND

DATE: 01/08/2025

DRAWN BY:

PROJECT NUMBER: 751885

SCALE:

Do NOT scale this drawing.
All written dimensions take precedence
over scaled dimension: if in doubt, ASK.

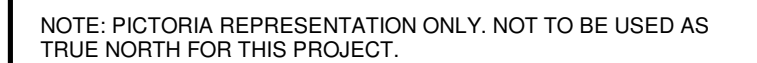


SCALE 1 : 200 (A3)

PROPERTY ADDRESS:
LOT 95 (NO. 1) PITT STREET,
WEST FOOTSCRAY, VIC, 3012

APPLICANT:
THE LIM & HUYNH RESIDENCE

SHEET No:



SEPTEMBER 22ND (EQUINOX)

MARCH 21 - SEPTEMBER 22 (EQUINOX).
NOTE: DIAGRAM IS FOR SEPTEMBER 22, STANDARD
TIME, MELBOURNE (LATITUDE 38°S)

SHEET No:
TP06

[illegible][illegible]

CONTRACT PLANS

DRAWN BY:
PG1

SCALE:

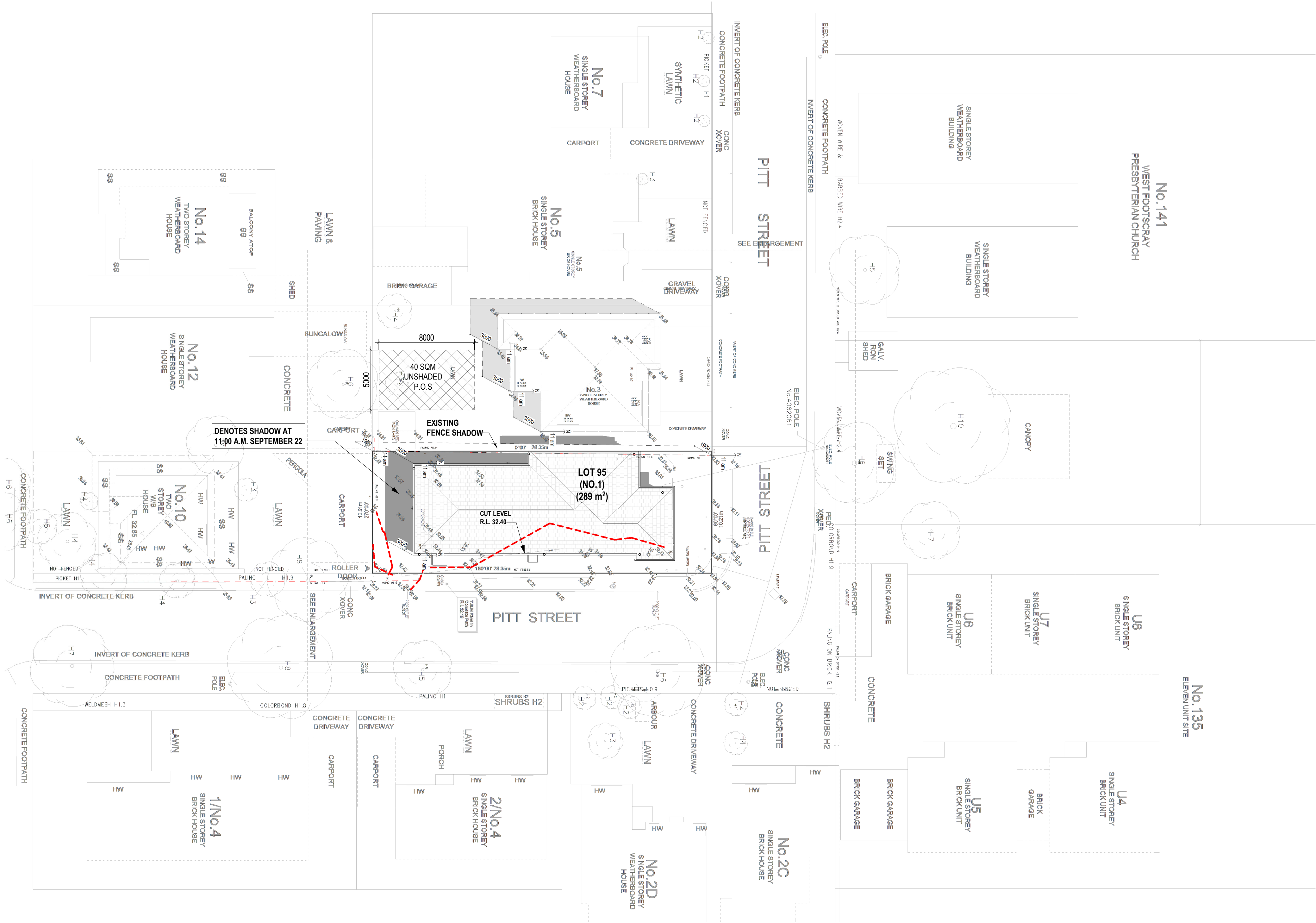
Do NOT scale this drawing.
All written dimensions take precedence
over scaled dimension: if in doubt, ASK.



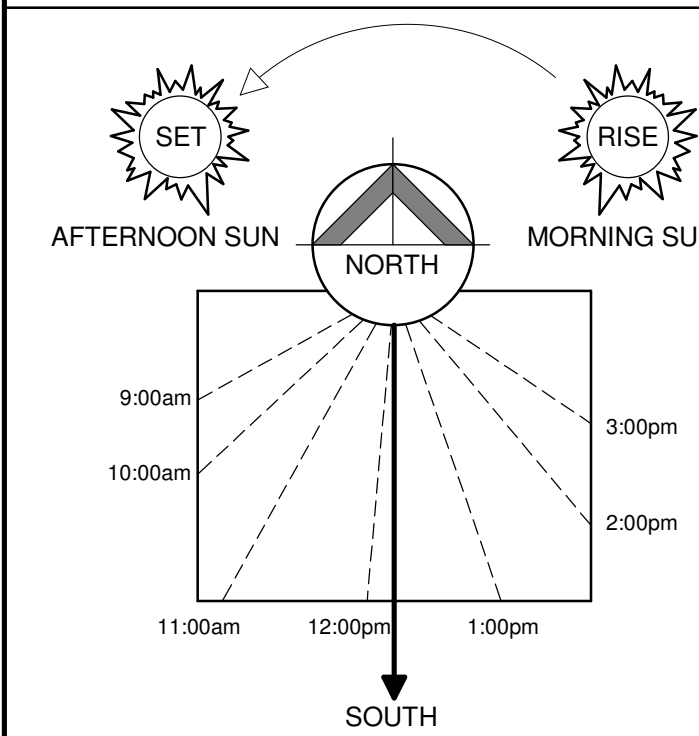
SCALE 1 : 200 (A3)

PROPERTY ADDRESS:
LOT 95 (NO. 1) PITT STREET,
WEST FOOTSCRAY, VIC, 3012

APPLICANT:
THE LIM & HUYNH RESIDENCE



SUN'S PATH OF TRAVEL



NOTE: PICTORIA REPRESENTATION ONLY. NOT TO BE USED AS TRUE NORTH FOR THIS PROJECT.

SHADOWS ARE SHOWN AT
THE SEPTEMBER 22ND
EQUINOX.

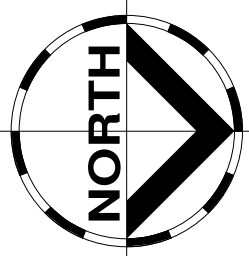
SEPTEMBER 22 ND (EQUINOX)			
TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
8:00am	2.60 metres	21°	73°
9:00am	1.60 metres	32°	61°
10:00am	1.15 metres	41°	47°
11:00am	0.87 metres	49°	28°
12:00pm	0.81 metres	52°	5°
1:00pm	0.84 metres	50°	341°
2:00pm	1.00 metres	45°	320°
3:00pm	1.37 metres	36°	304°
4:00pm	2.14 metres	25°	292°

MARCH 21 - SEPTEMBER 22 (EQUINOX).
NOTE: DIAGRAM IS FOR SEPTEMBER 22, STANDARD
TIME, MELBOURNE (LATITUDE 38°S)

NOTES:

REVISIONS				
REV	DESCRIPTION	DATE	DRAWN	CHECKED

REVISIONS				



PROPOSAL:

DRAWING:
SHADOWCAST_11AM_SEPTEMBER 22ND

DATE:
DATE: 01/08/2025

DRAWN BY:
PG1

CONTRACT PLANS

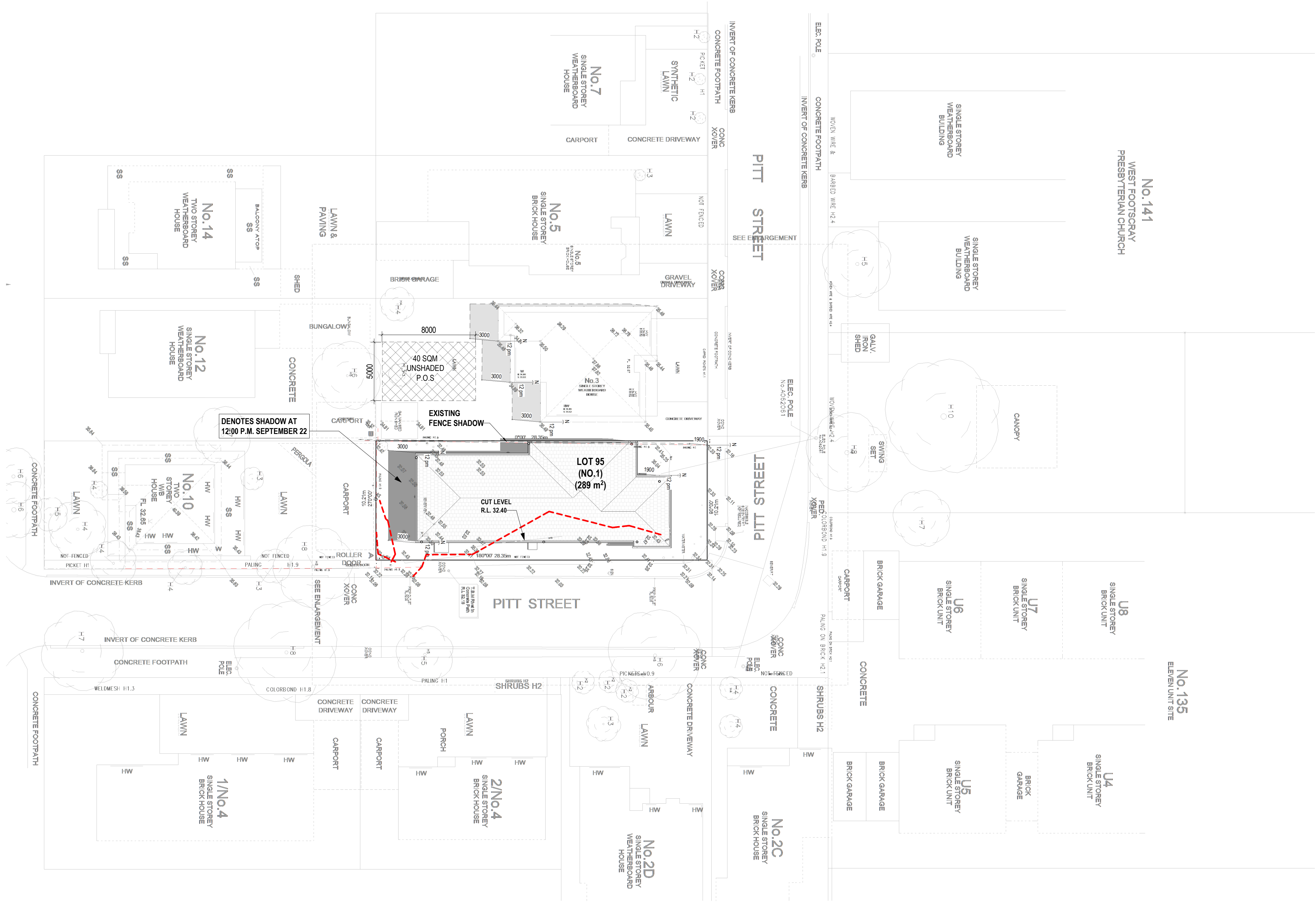
PROJECT NUMBER:
751885

SCALE:
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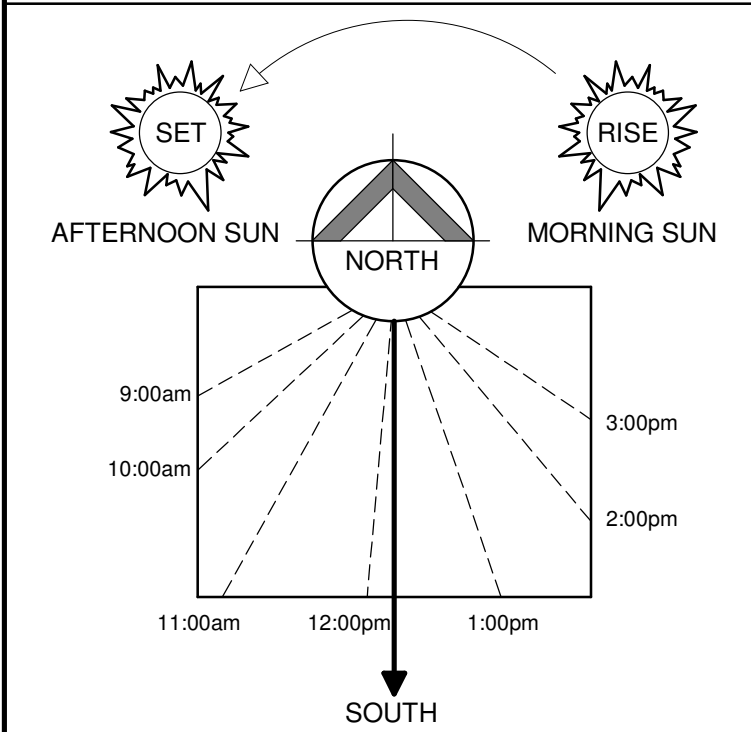
PROPERTY ADDRESS:
LOT 95 (NO. 1) PITT STREET,
WEST FOOTSCRAY, VIC, 3012

APPLICANT:
THE LIM & HUYNH RESIDENCE

SHEET No:
TP07



SUN'S PATH OF TRAVEL



SHADOWS ARE SHOWN AT
THE SEPTEMBER 22ND
EQUINOX.

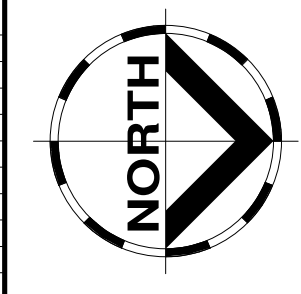
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TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
8:00am	2.60 metres	21°	73°
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4:00pm	2.14 metres	25°	292°

MARCH 21 - SEPTEMBER 22 (EQUINOX).
NOTE: DIAGRAM IS FOR SEPTEMBER 22, STANDARD
TIME, MELBOURNE (LATITUDE 38°S)

NOTES:

REVISIONS				
REV	DESCRIPTION	DATE	DRAWN	CHECKED

REVISIONS				



PROPOSAL:

CONTRACT PLANS

DRAWING:
SHADOWCAST_12PM_SEPTMBER 22ND

DATE: 01/08/2025

DRAWN BY:
PG1

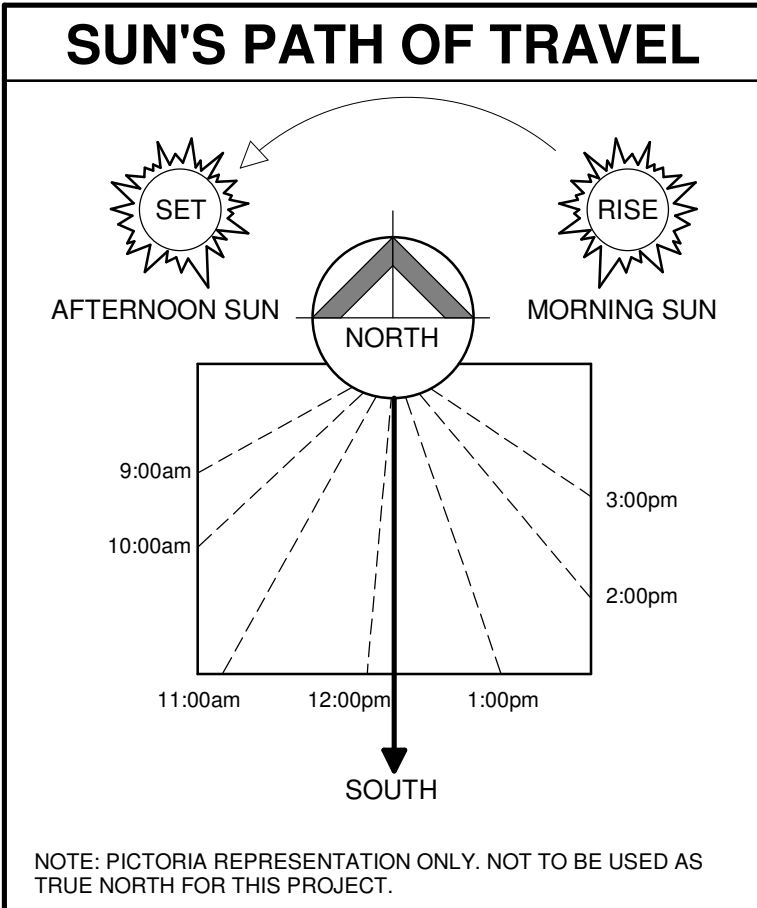
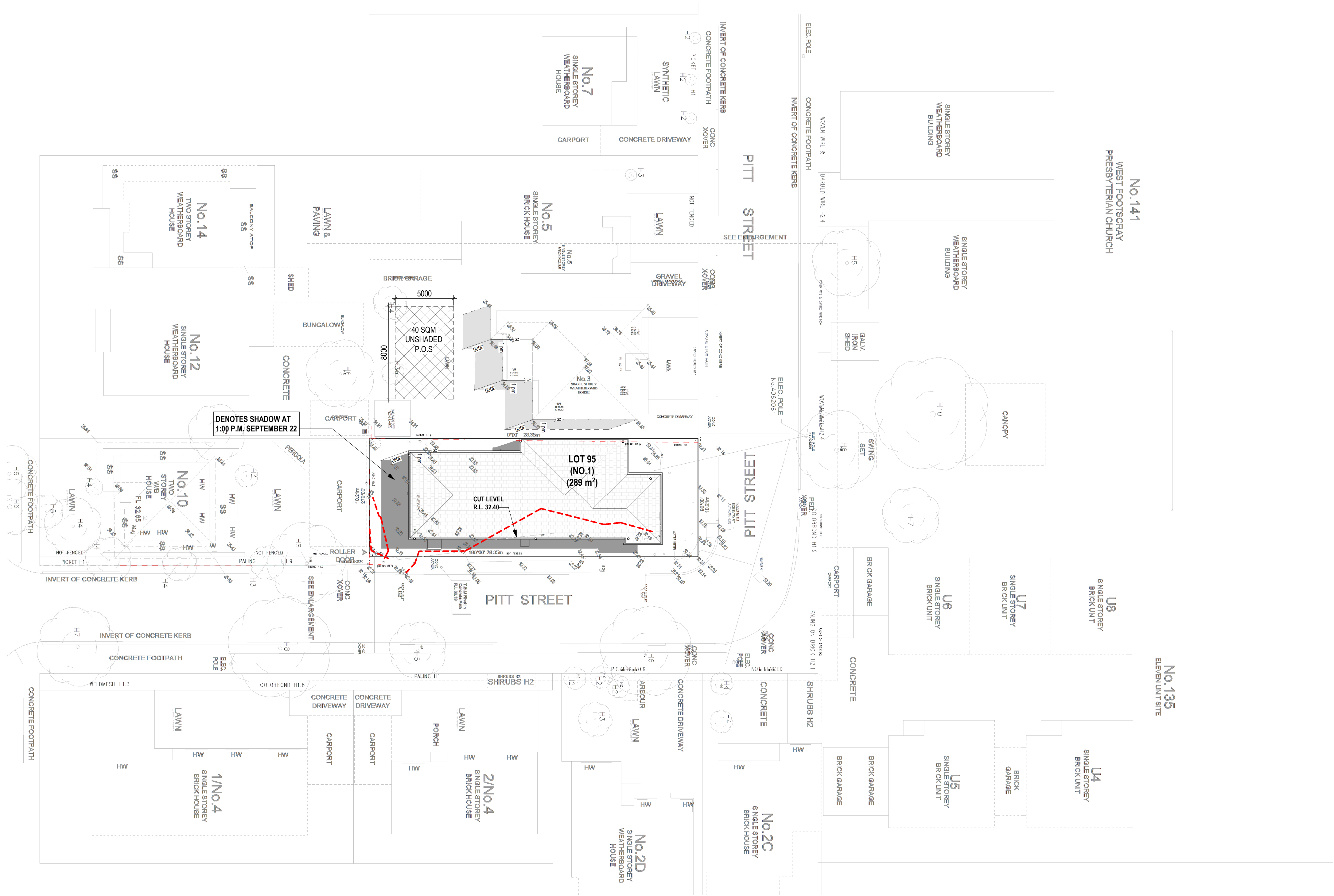
PROJECT NUMBER:
751885

SCALE:
SCALE 1: 200 (A3)

PROPERTY ADDRESS:
LOT 95 (NO. 1) PITT STREET,
WEST FOOTSCRAY, VIC, 3012

APPLICANT:
THE LIM & HUYNH RESIDENCE

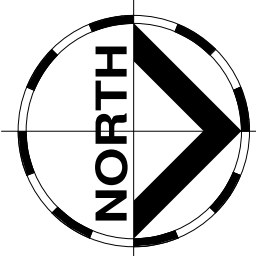
SHEET No:
TP08

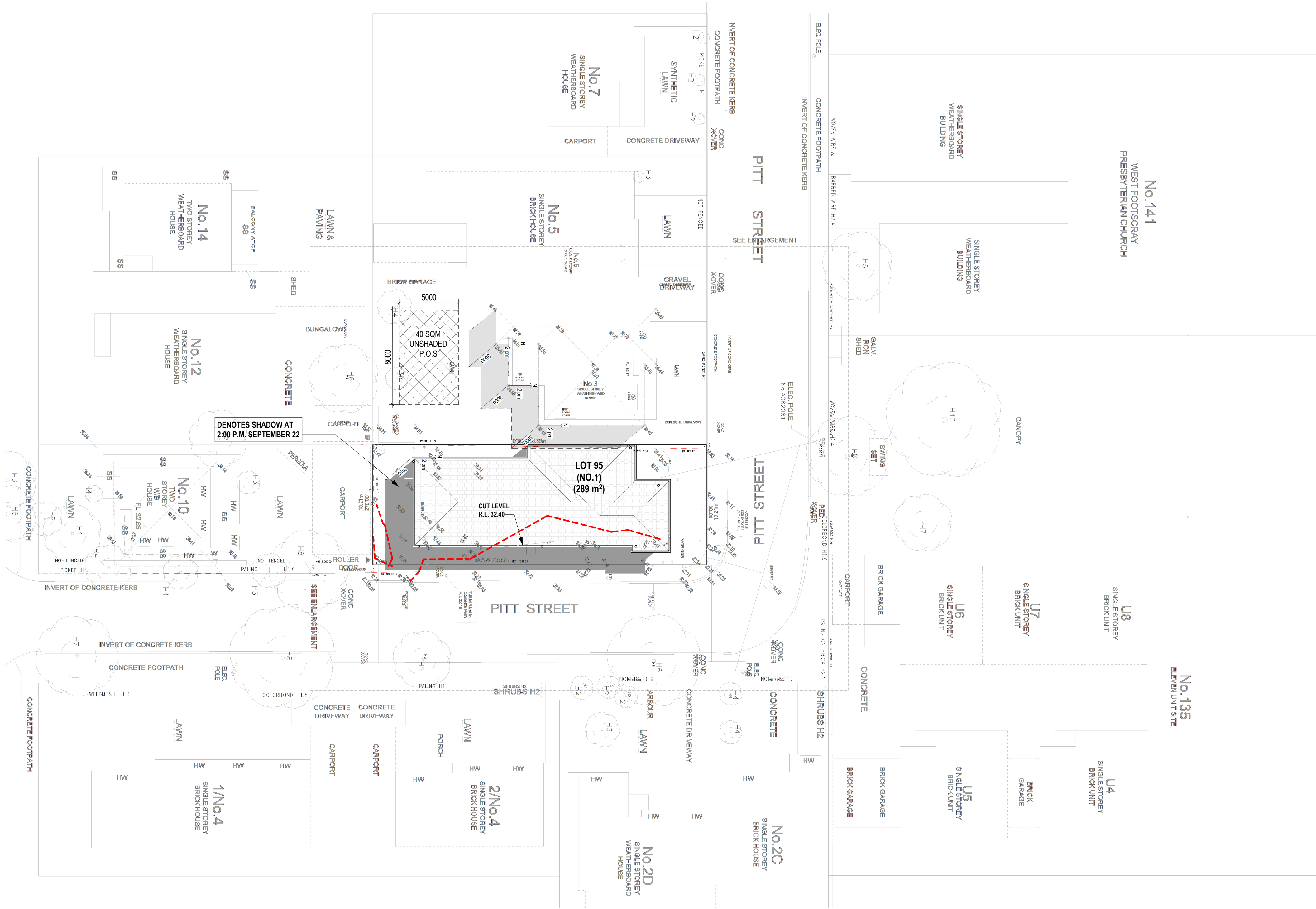


**SHADOWS ARE SHOWN AT
THE SEPTEMBER 22ND
EQUINOX.**

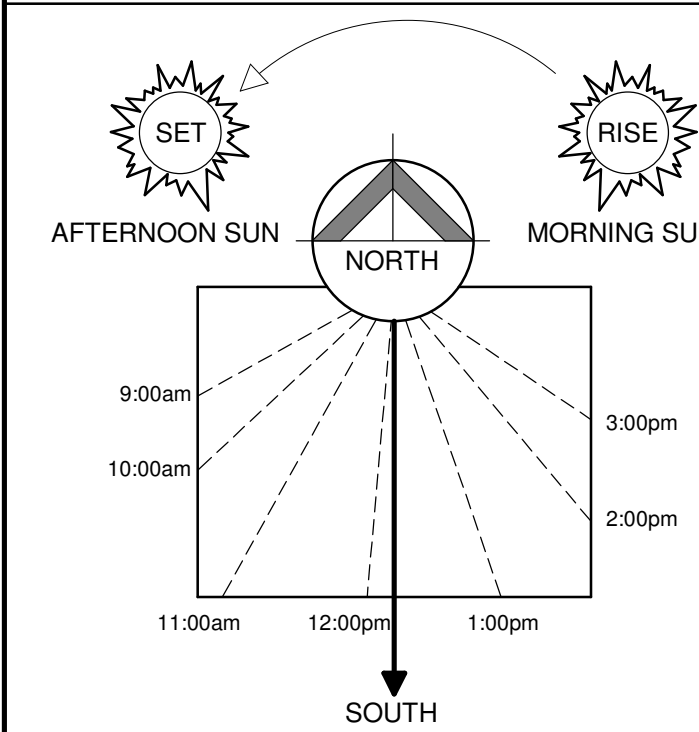
SEPTEMBER 22 ND (EQUINOX)			
TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
8:00am	2.60 metres	21°	73°
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4:00pm	2.14 metres	25°	292°

MARCH 21 - SEPTEMBER 22 (EQUINOX).
NOTE: DIAGRAM IS FOR SEPTEMBER 22, STANDARD
TIME, MELBOURNE (LATITUDE 38°S)

NOTES:	REVISIONS			REVISIONS			 	PROPOSAL: CONTRACT PLANS	DRAWING: SHADOWCAST_1PM_SEPTEMBER 22ND		PROJECT NUMBER: 751885	PROPERTY ADDRESS: LOT 95 (NO. 1) PITT STREET, WEST FOOTSCRAY, VIC, 3012	
	REV	DESCRIPTION	DATE	DRAWN	CHECKED				DATE: 01/08/2025	DRAWN BY: PG1		APPLICANT: THE LIM & HUYNH RESIDENCE	SHEET No: TP09



SUN'S PATH OF TRAVEL



NOTE: PICTORIA REPRESENTATION ONLY. NOT TO BE USED AS TRUE NORTH FOR THIS PROJECT.

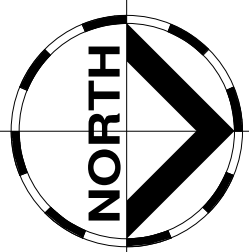
SHADOWS ARE SHOWN AT THE SEPTEMBER 22ND EQUINOX.

SEPTEMBER 22 ND (EQUINOX)			
TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
8:00am	2.60 metres	21°	73°
9:00am	1.60 metres	32°	61°
10:00am	1.15 metres	41°	47°
11:00am	0.87 metres	49°	28°
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1:00pm	0.84 metres	50°	341°
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3:00pm	1.37 metres	36°	304°
4:00pm	2.14 metres	25°	292°

MARCH 21 - SEPTEMBER 22 (EQUINOX).
NOTE: DIAGRAM IS FOR SEPTEMBER 22, STANDARD
TIME, MELBOURNE (LATITUDE 38°S)

NOTES:

REVISIONS					REVISIONS				
REV	DESCRIPTION	DATE	DRAWN	CHECKED	REV	DESCRIPTION	DATE	DRAWN	CHECKED

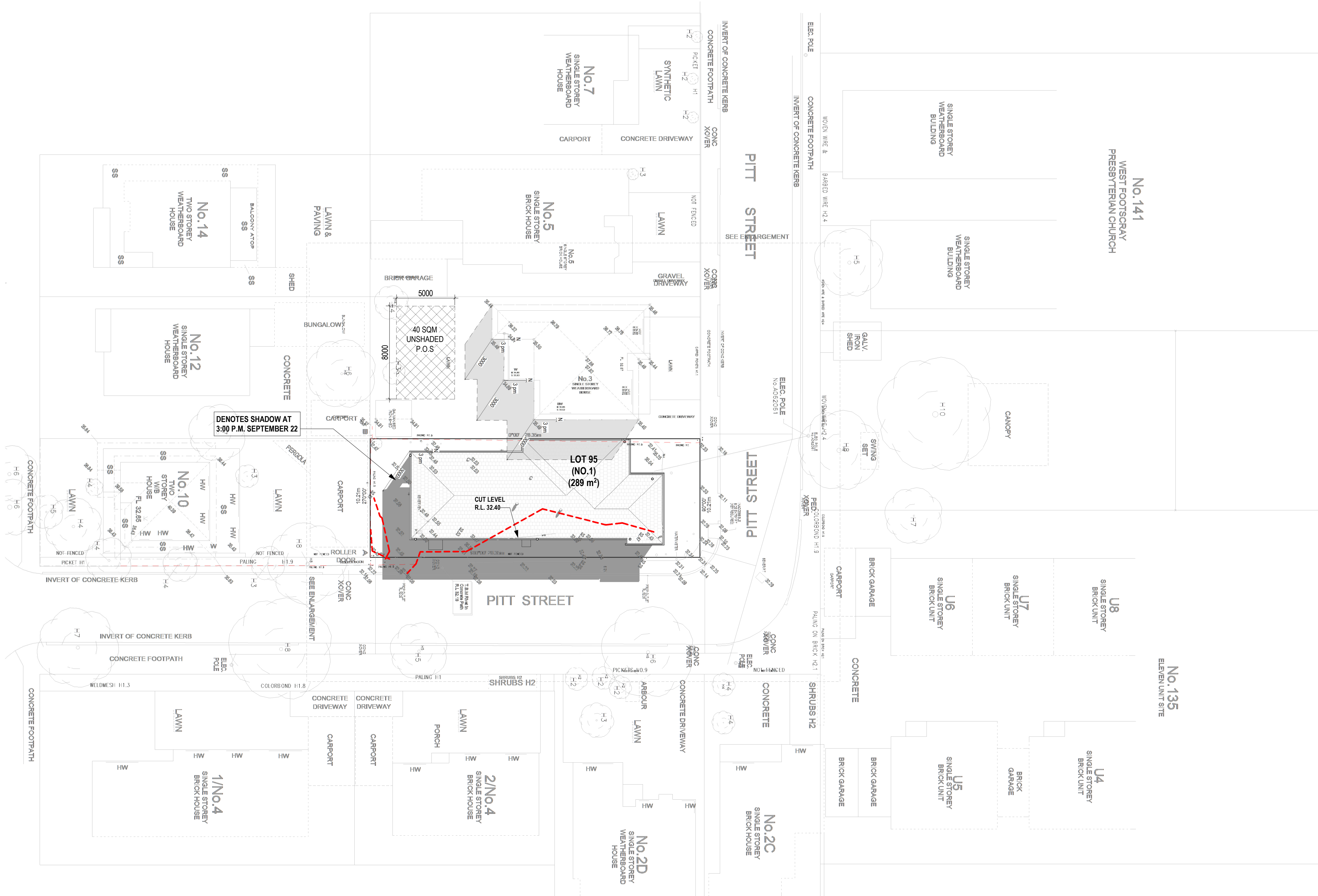


PROPOSAL:	CONTRACT PLANS
DRAWING:	SHADOWCAST_2PM_SEPTEMBER 22ND
DATE:	DATE: 01/08/2025
DRAWN BY:	PG1

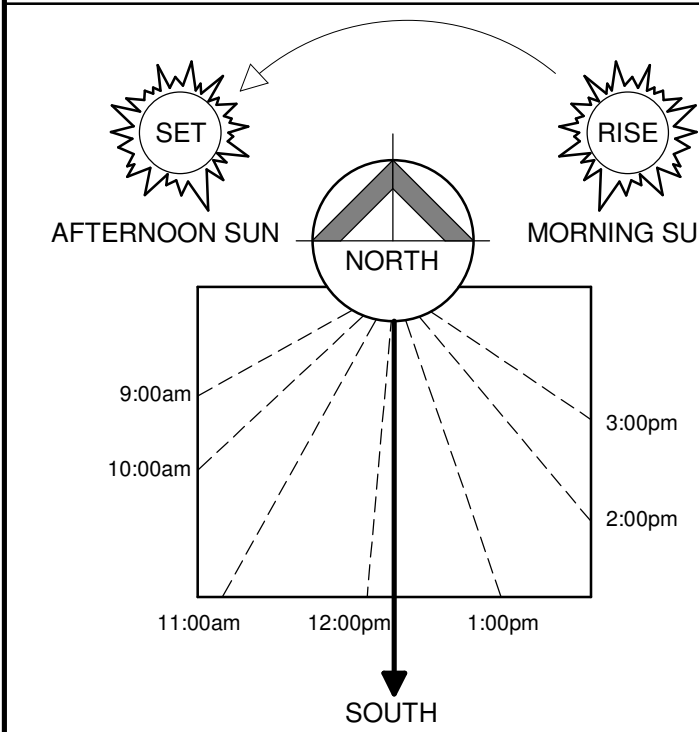
PROJECT NUMBER:	751885
SCALE:	SCALE 1: 200 (A3)

PROPERTY ADDRESS:	LOT 95 (NO. 1) PITT STREET, WEST FOOTSCRAY, VIC, 3012
APPLICANT:	THE LIM & HUYNH RESIDENCE

SHEET NO:	TP10
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SUN'S PATH OF TRAVEL



NOTE: PICTORIA REPRESENTATION ONLY. NOT TO BE USED AS TRUE NORTH FOR THIS PROJECT.

SHADOWS ARE SHOWN AT
THE SEPTEMBER 22ND
EQUINOX.

SEPTEMBER 22 ND (EQUINOX)			
TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
8:00am	2.60 metres	21°	73°
9:00am	1.60 metres	32°	61°
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MARCH 21 - SEPTEMBER 22 (EQUINOX).
NOTE: DIAGRAM IS FOR SEPTEMBER 22, STANDARD
TIME, MELBOURNE (LATITUDE 38°S)

NOTES:

REVISIONS				
REV	DESCRIPTION	DATE	DRAWN	CHECKED

REVISIONS				

PROPOSAL:

CONTRACT PLANS

DRAWING:
SHADOWCAST_3PM_SEPTEMBER 22ND

DATE: 01/08/2025

DRAWN BY:
PG1

PROJECT NUMBER:
751885

SCALE:
SCALE 1: 200 (A3)

PROPERTY ADDRESS:
LOT 95 (NO. 1) PITT STREET,
WEST FOOTSCRAY, VIC, 3012

APPLICANT:
THE LIM & HUYNH RESIDENCE

SHEET No:
TP11