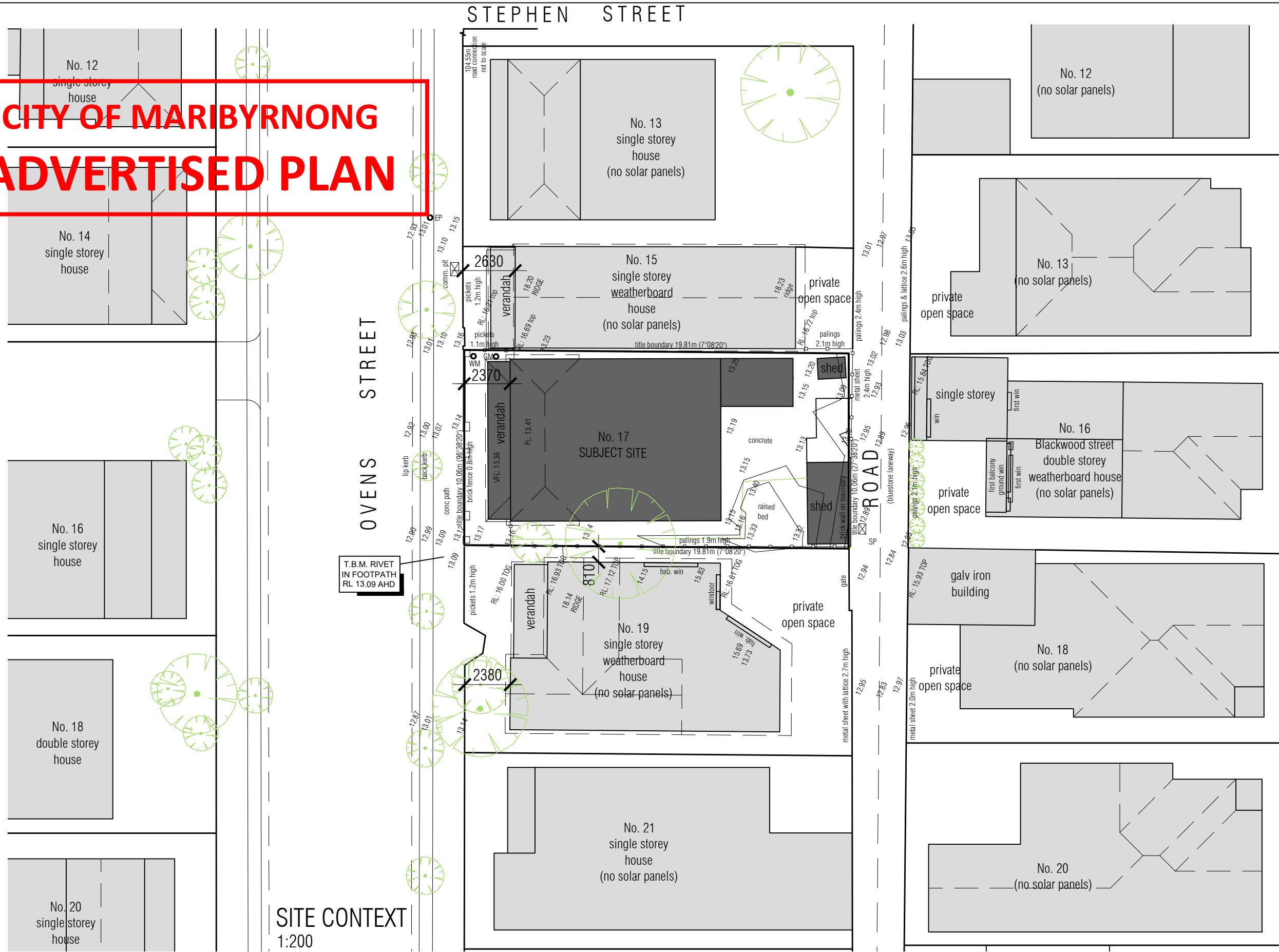


# CITY OF MARIBYRNONG ADVERTISED PLAN



**SITE CONTEXT**  
1:200

**TAMVAKIS GROUP**  
Building Design

Suite 4 / 48 Edgewater Blvd  
Maribyrnong Vic 3032  
Ph: (03) 9427 9696  
info@tamvakisgroup.com.au

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Project:  
**Proposed Part Demolition ,  
Alterations/Additions**

Address:  
**17 Ovens Street, Yarraville**

Drawn:  
M.G

Scale:  
As Shown @ A3

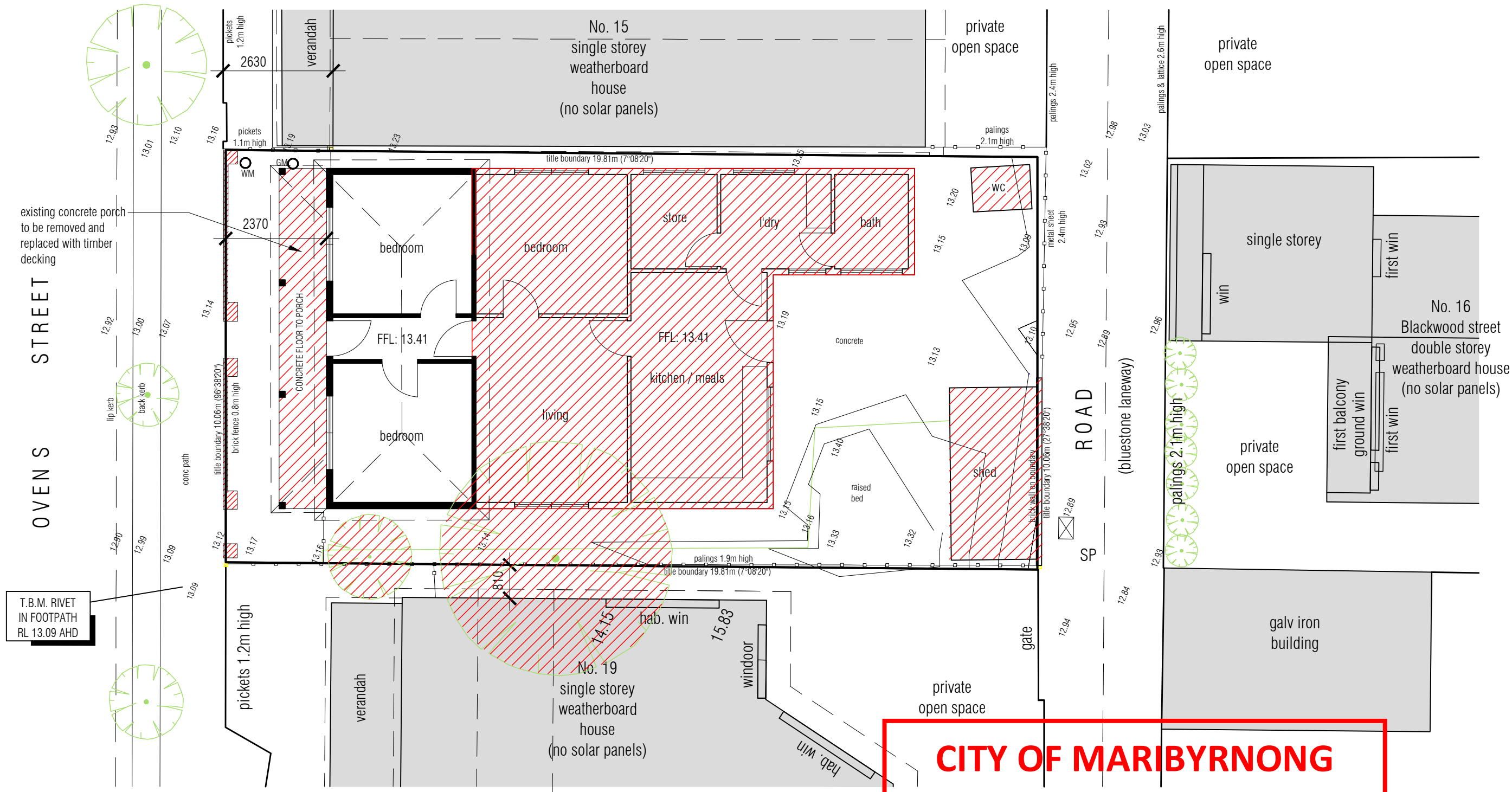
Date:  
October - 2025

Drawing:  
**Planning**

Sheet:  
1 of 16

Job No:  
**1658 C**

ISSUE	REVISION DESCRIPTION	DATE
A	CONSULTANT ISSUE	Dec-25
B	PLANNING CONSULTANT R.F.I DATED 10/02/26	12/02/26
C	AS PER COUNCIL HERITAGE CONSULTANT SITE MEETING 26/03/26	Mar-26



EXISTING GROUND FLOOR & SITE PLAN 1:100

HATCHED AREA DENOTES WORKS TO BE DEMOLISHED & EXISTING TREES TO BE REMOVED

CITY OF MARIBYRNONG  
ADVERTISED PLAN

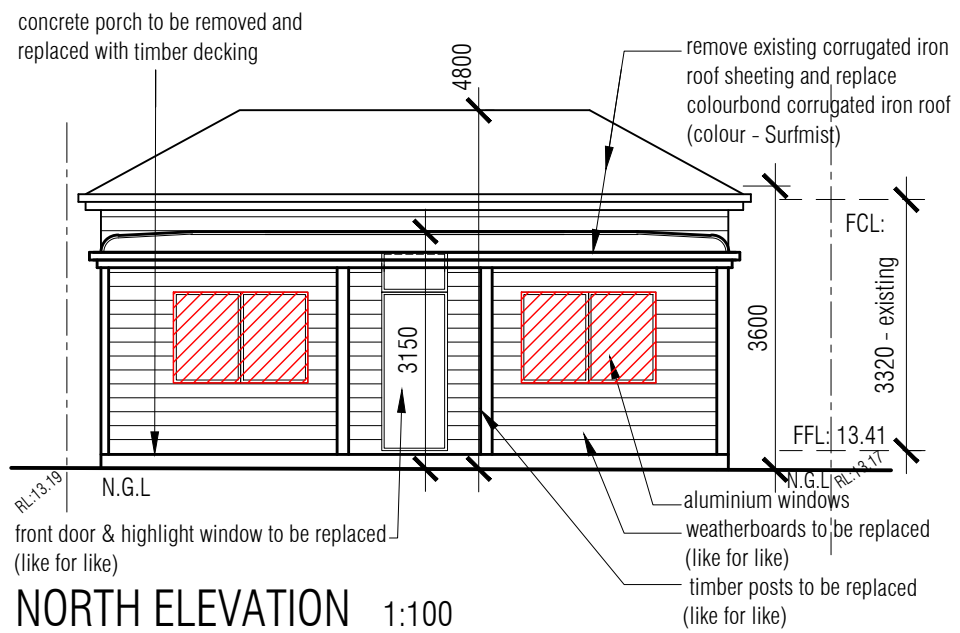
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Maribyrnong Vic 3032  
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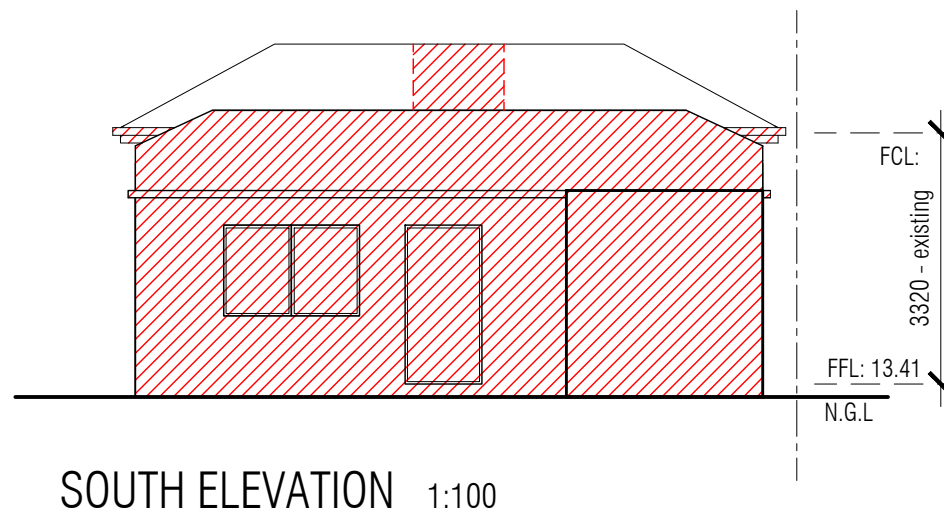
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Address: <b>17 Ovens Street, Yarraville</b>		A		CONSULTANT ISSUE	Dec-25
Drawing: <b>Planning</b>		B		PLANNING CONSULTANT R.F.I DATED 10/02/26	12/02/26
Drawn: M.G		C		AS PER COUNCIL HERITAGE CONSULTANT SITE MEETING 26/03/26	Mar-26
Scale: As Shown @ A3	Date: October - 2025	Sheet: 2 of 16		Job No: <b>1658 C</b>	

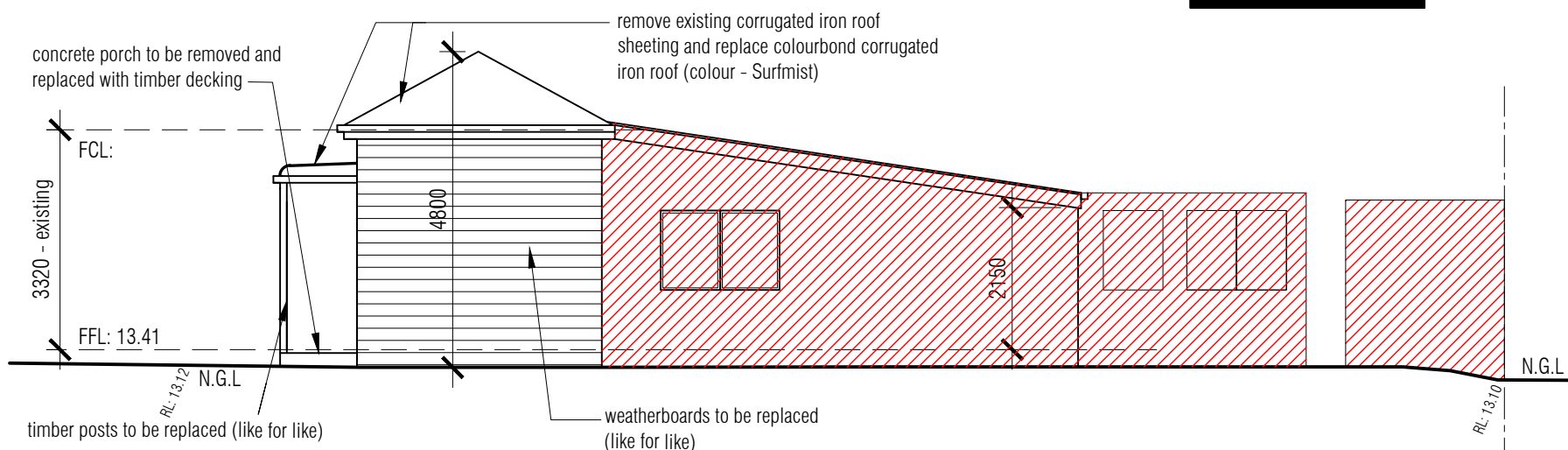


**NORTH ELEVATION 1:100**



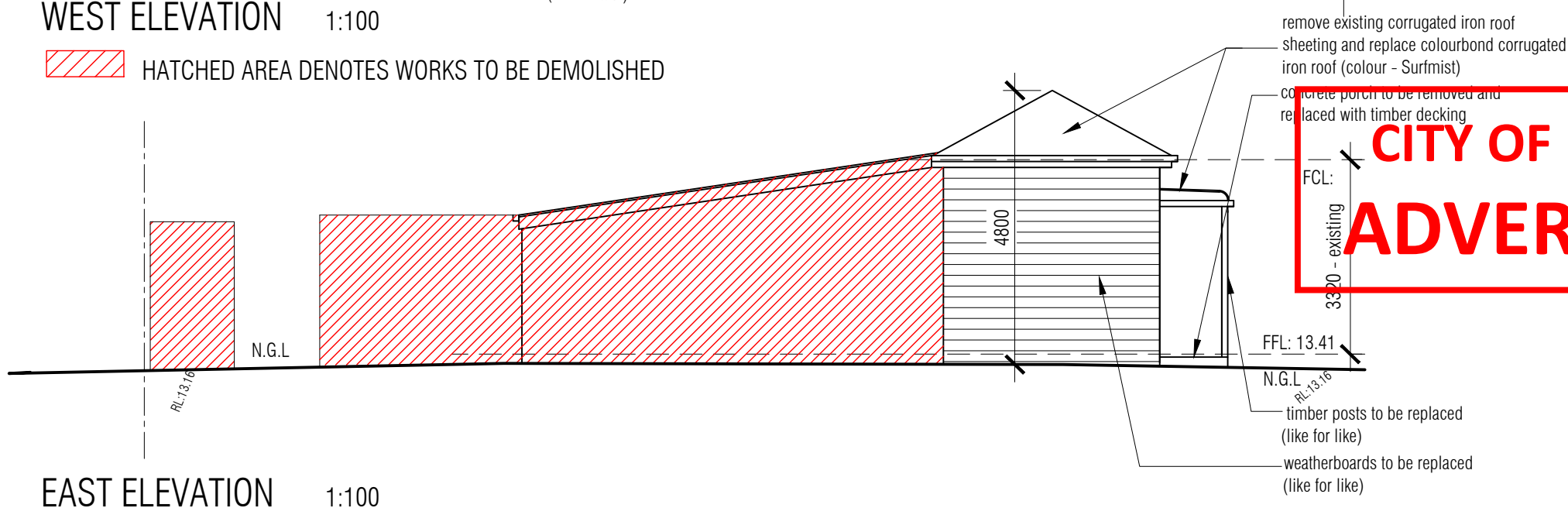
**SOUTH ELEVATION 1:100**

LIKE FOR LIKE REPLACEMENTS EXEMPT FROM PLANNING AS PER CLAUSE 43.1

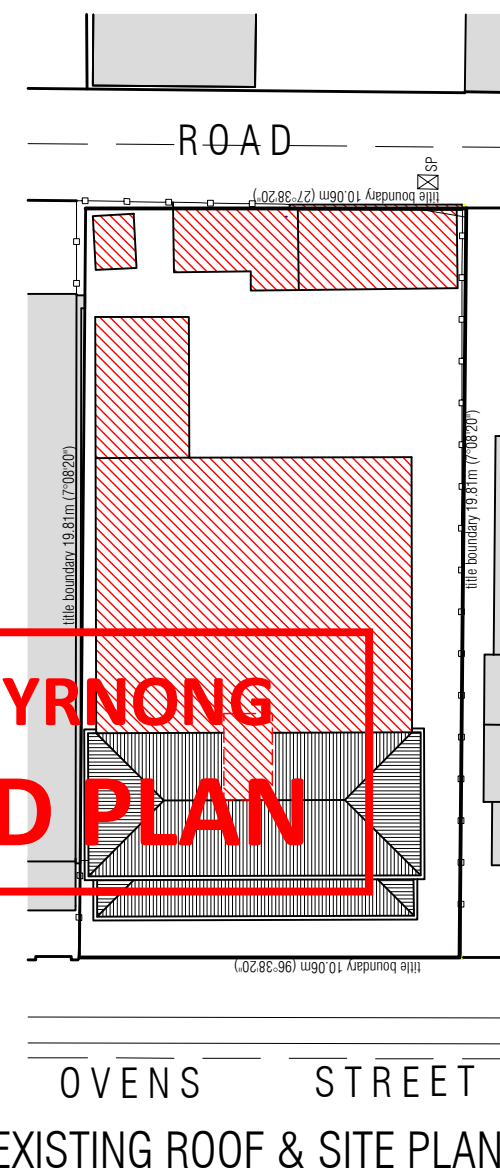


**WEST ELEVATION 1:100**

HATCHED AREA DENOTES WORKS TO BE DEMOLISHED



**EAST ELEVATION 1:100**



**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

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Building Design



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Address:  
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Drawn:  
M.G

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Date:  
October - 2025

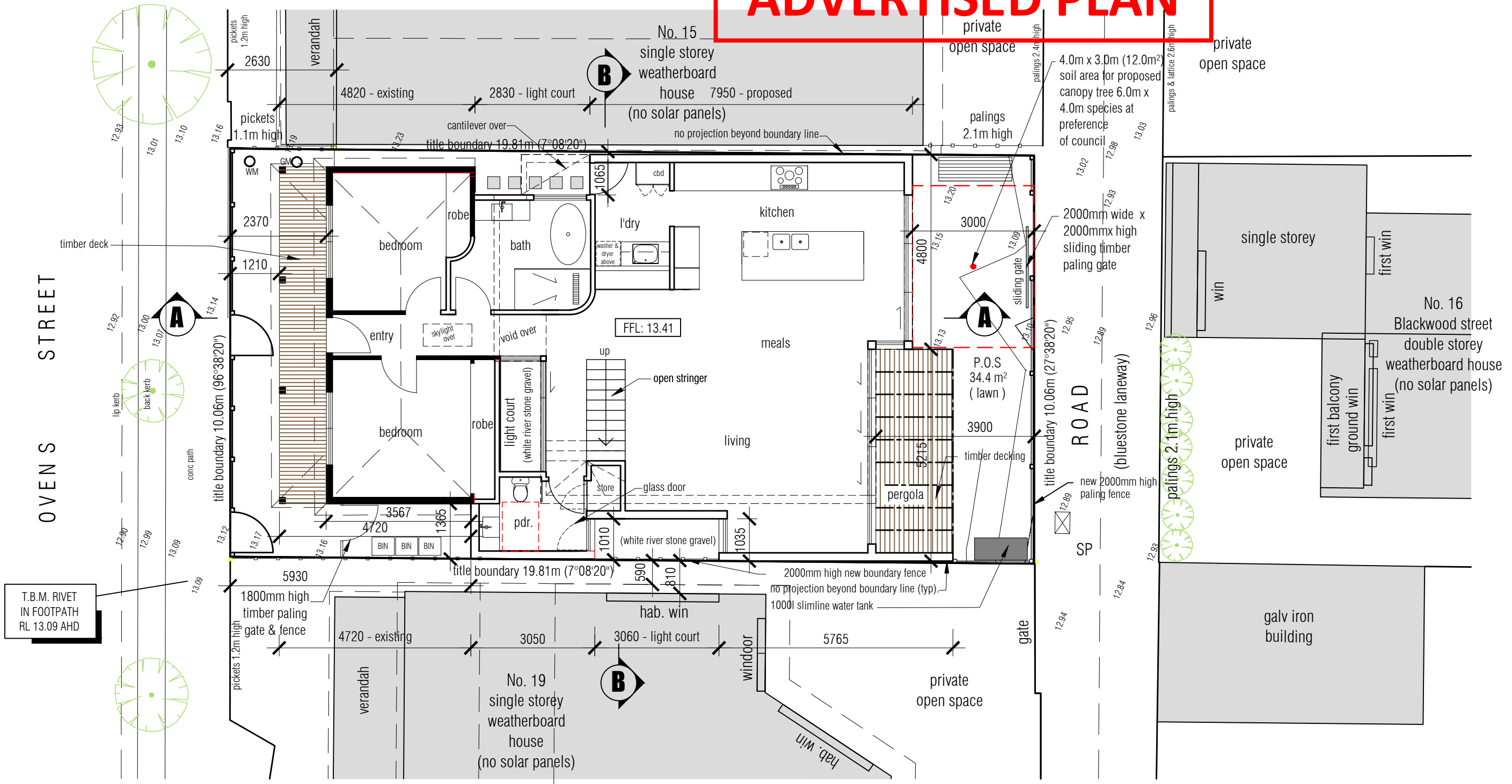
Drawing:  
**Planning**

Sheet:  
3 of 16

Job No:  
**1658 C**

ISSUE	REVISION DESCRIPTION	DATE
A	CONSULTANT ISSUE	Dec-25
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# CITY OF MARIBYRNONG ADVERTISED PLAN



PROPOSED GROUND FLOOR & SITE PLAN 1:100

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**Proposed Part Demolition ,  
Alterations/Additions**

Address:  
**17 Ovens Street, Yarraville**

Drawn:  
M.G

Scale:  
As Shown @ A3

Date:  
October - 2025

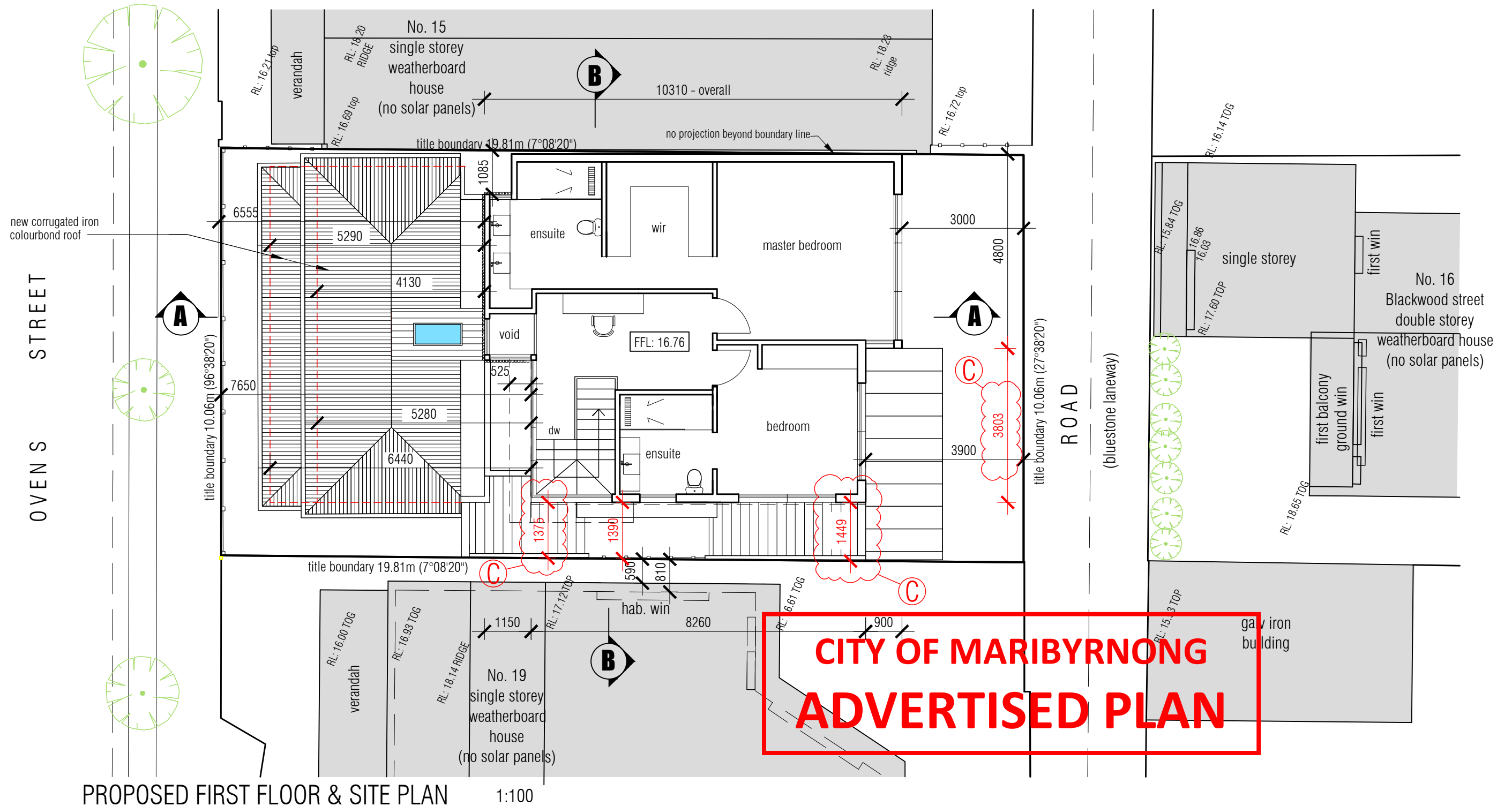
Drawing:  
**Planning**



Sheet:  
4 of 16

Job No:  
**1658 C**

ISSUE	REVISION DESCRIPTION	DATE
A	CONSULTANT ISSUE	Dec-25
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C	AS PER COUNCIL HERITAGE CONSULTANT SITE MEETING 26/03/26	Mar-26



PROPOSED FIRST FLOOR & SITE PLAN 1:100

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Building Design

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Maribyrnong Vic 3032  
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Project:  
Proposed Part Demolition ,  
Alterations/Additions

Address:  
17 Ovens Street, Yarrville

Drawn:  
M.G

Scale:  
As Shown @ A3

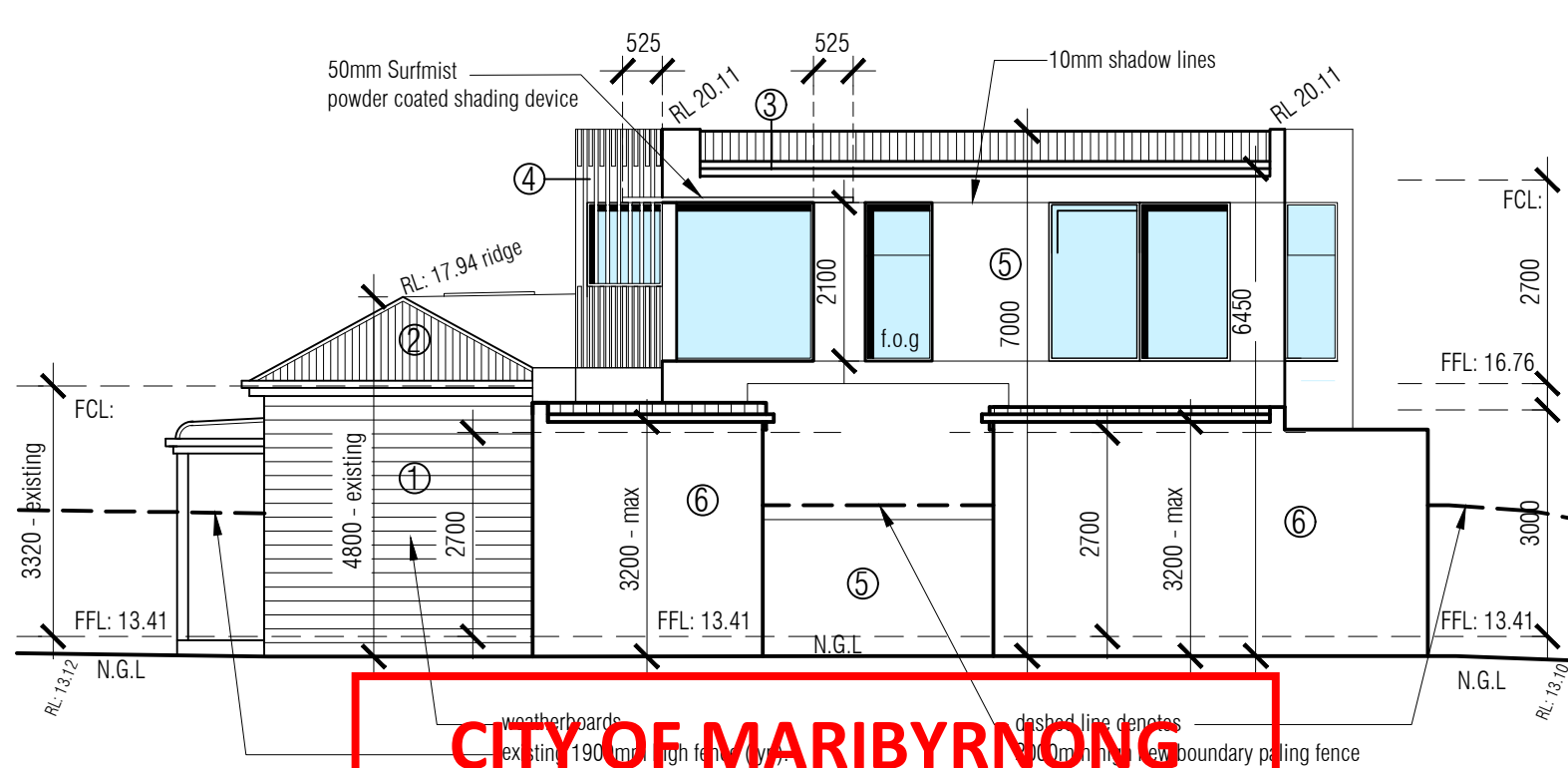
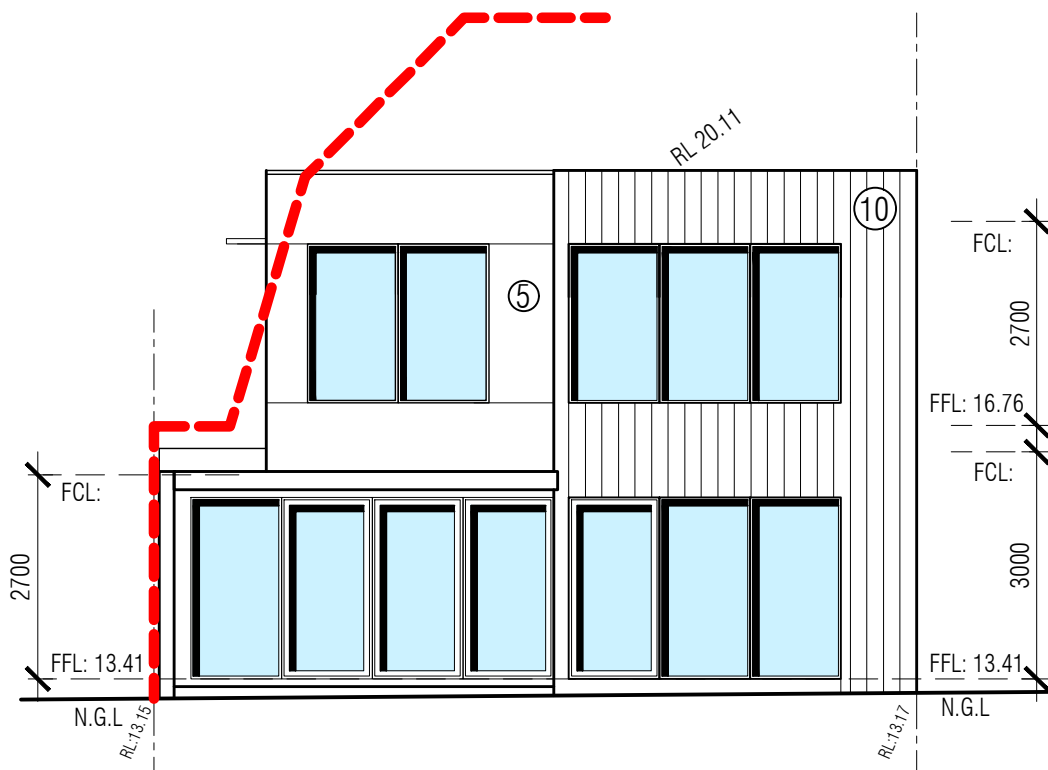
Date:  
October - 2025

Drawing:  
Planning

Sheet:  
5 of 16

Job No:  
1658 C

ISSUE	REVISION DESCRIPTION	DATE
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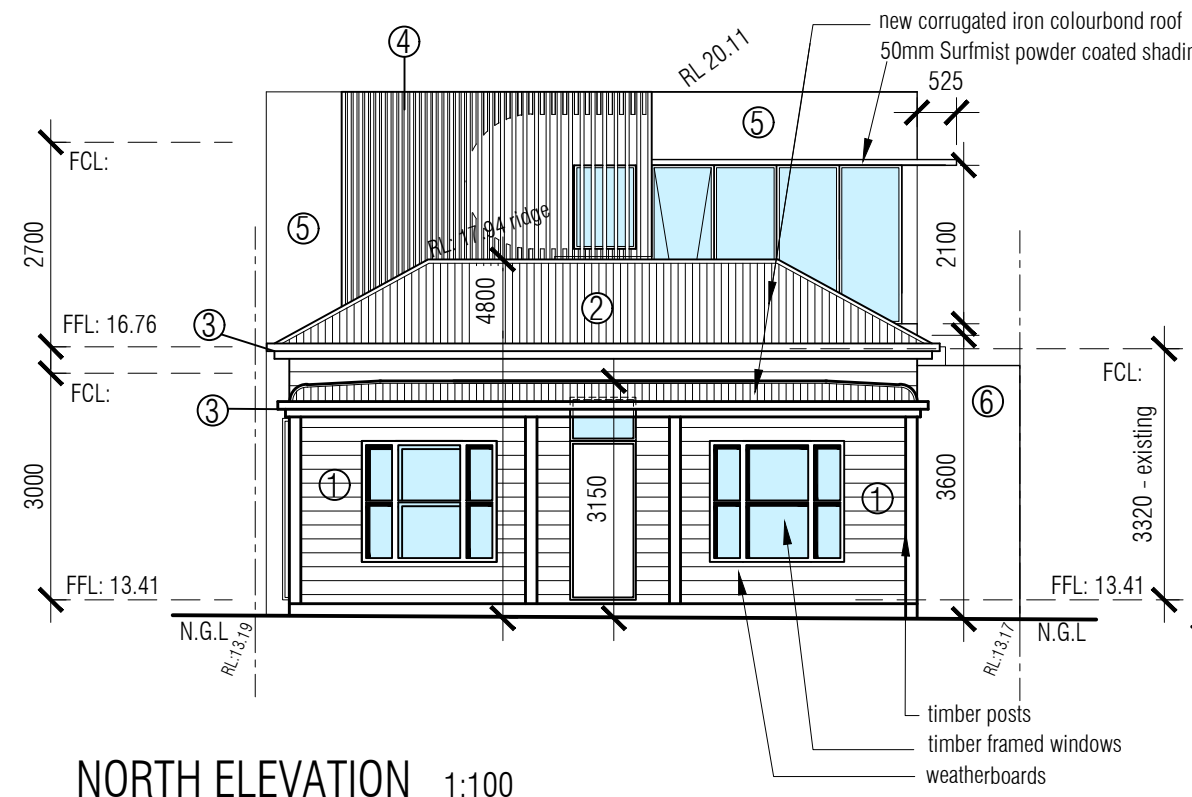


Materials Schedule	
Description	Colour
1. Front Walls Weatherboards - Painted Colour - Surfist	
2. Front Roofs Colourbond corrugated iron roof Colour - Surfist	
3. Gutter & Fascia Flashing & Capping Colourbond Colour - Surfist	
4. Feature Walls Aluminium Vertical Battens Colour - Covet Global Kurashikku	
5. Walls James Hardie - Matrix™ Cladding Colour - Concrete Finish	
6. Boundary Walls Hebel Panel - Rendered Colour - Surfist	
7. Front Windows & Entry door Timber - Painted Colour - Surfist	
8. Windows & Doors Aluminum - Powder coated Colour - Surfist	
9. Roofs - Metal deck Colour - Zinc	
10. Rear Walls James Hardie™ Oblique™ Cladding Colour - Surfist	
11. Front Fence - timber picket Painted - Colour - Surfist	

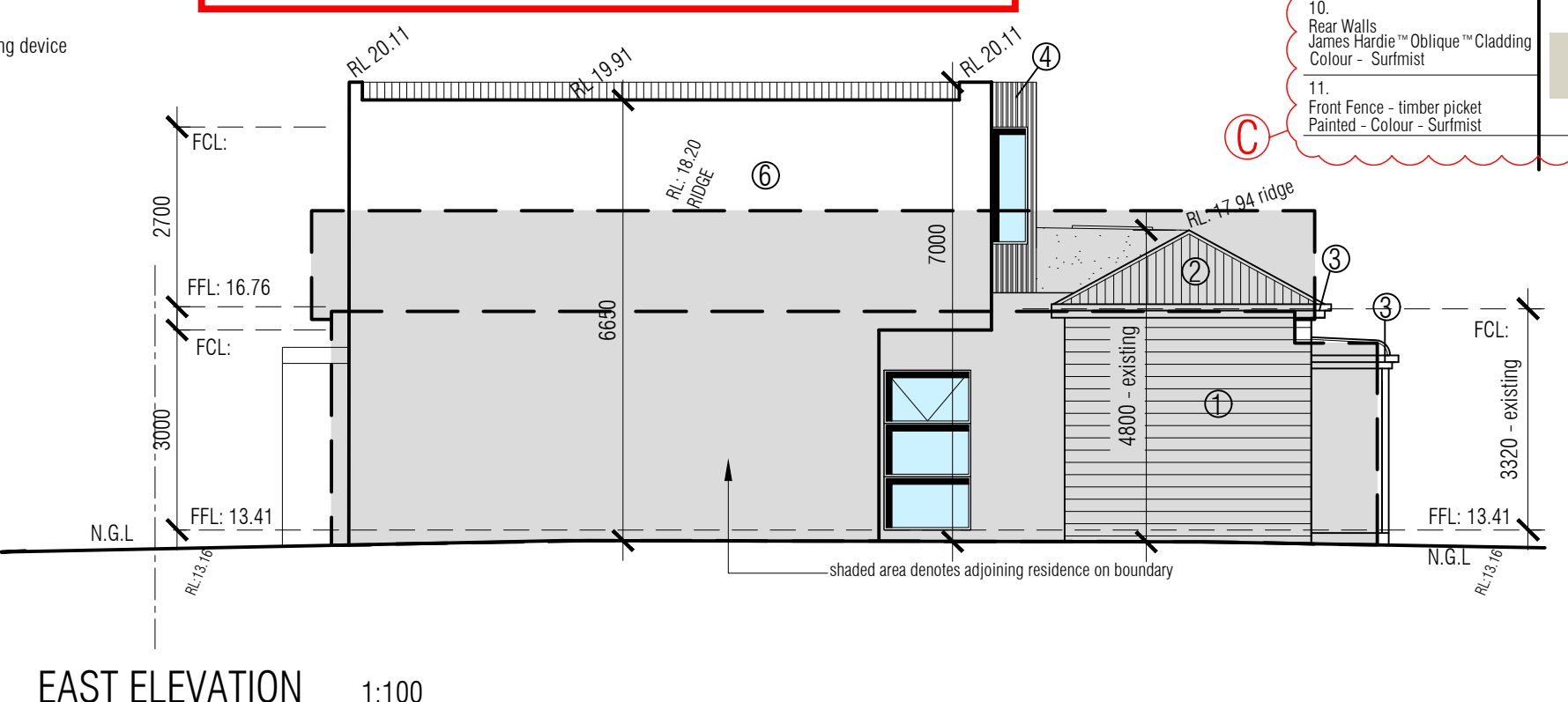
SOUTH ELEVATION 1:100

WEST ELEVATION 1:100

CITY OF MARIBYRNONG  
ADVERTISED PLAN



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

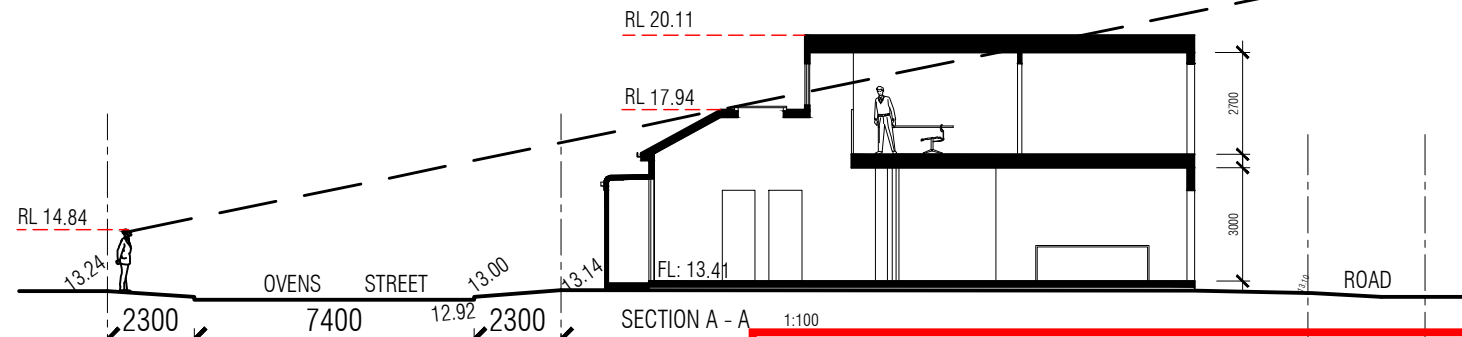
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Address: 17 Ovens Street, Yarraville		Scale: As Shown @ A3		A	CONSULTANT ISSUE	Dec-25
Date: October - 2025		Job No: 1658 C		B	PLANNING CONSULTANT R.F.I DATED 10/02/26	12/02/26
Drawn: M.G	Scale: As Shown @ A3	Date: October - 2025	Sheet: 6 of 16	C	AS PER COUNCIL HERITAGE CONSULTANT SITE MEETING 26/03/26	Mar-26

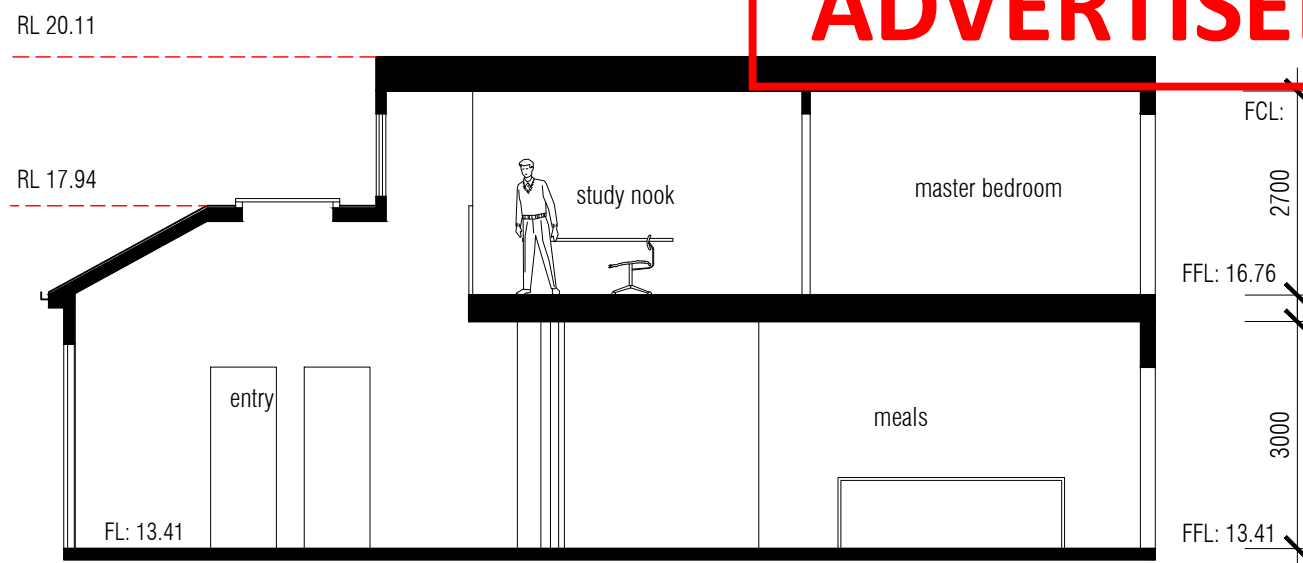


PROPOSED SIGHT LINE 1:200

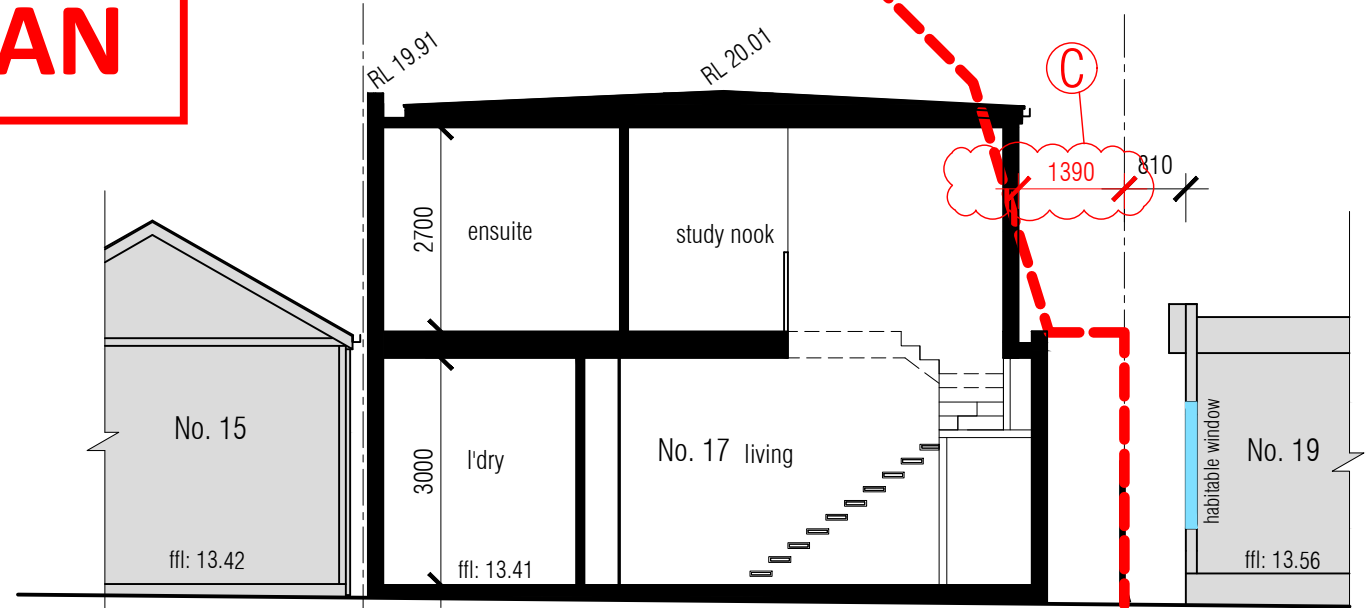
**CITY OF MARIBYRNONG  
ADVERTISED PLAN**



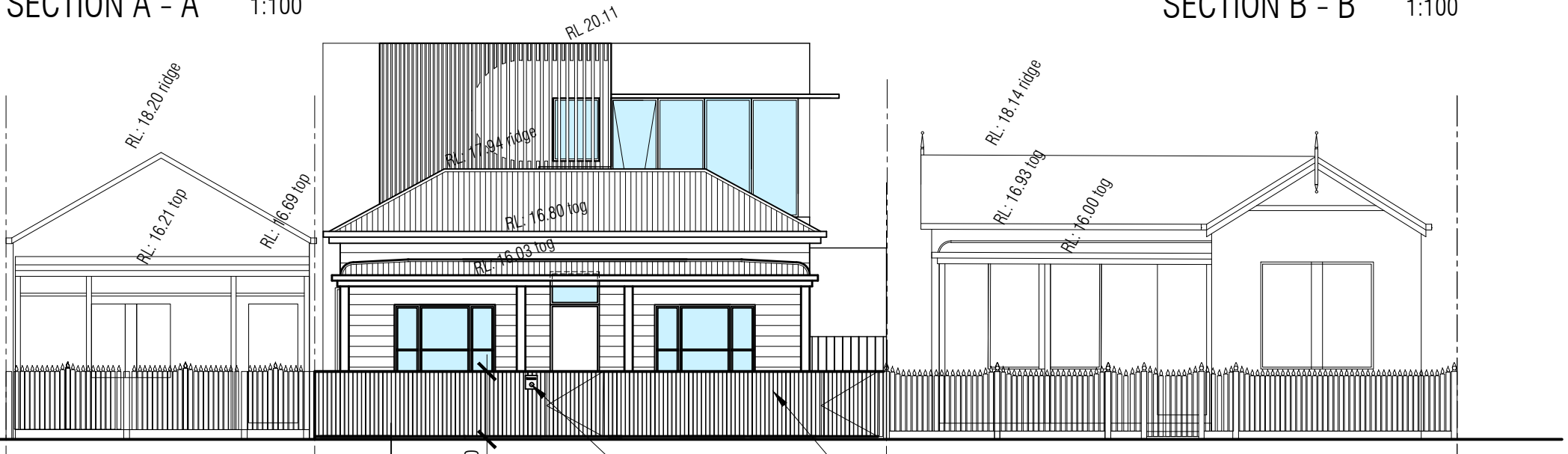
SOUTH ELEVATION (RIGHT OF WAY) 1:200



SECTION A - A 1:100



SECTION B - B 1:100



PROPOSED STREETSCAPE 1:100 - (Ovens Street)

**Schedule Of Areas**

Site Area	199.3 m <sup>2</sup>
Existing Residence	
Ground Floor	99.4 m <sup>2</sup>
Porch	9.6 m <sup>2</sup>
Wc	1.5 m <sup>2</sup>
Shed	9.0 m <sup>2</sup>
Total Existing	119.5 m <sup>2</sup>
Site Coverage	60.0 %
Site Permeability	33.0 %
Proposed Residence	
Ground Floor	127.7 m <sup>2</sup>
Porch	9.6 m <sup>2</sup>
First Floor	87.1 m <sup>2</sup>
Total Proposed	224.7 m <sup>2</sup>
Site Coverage	68.9 %
Site Permeability	30.0 %

2000mm high new boundary fence

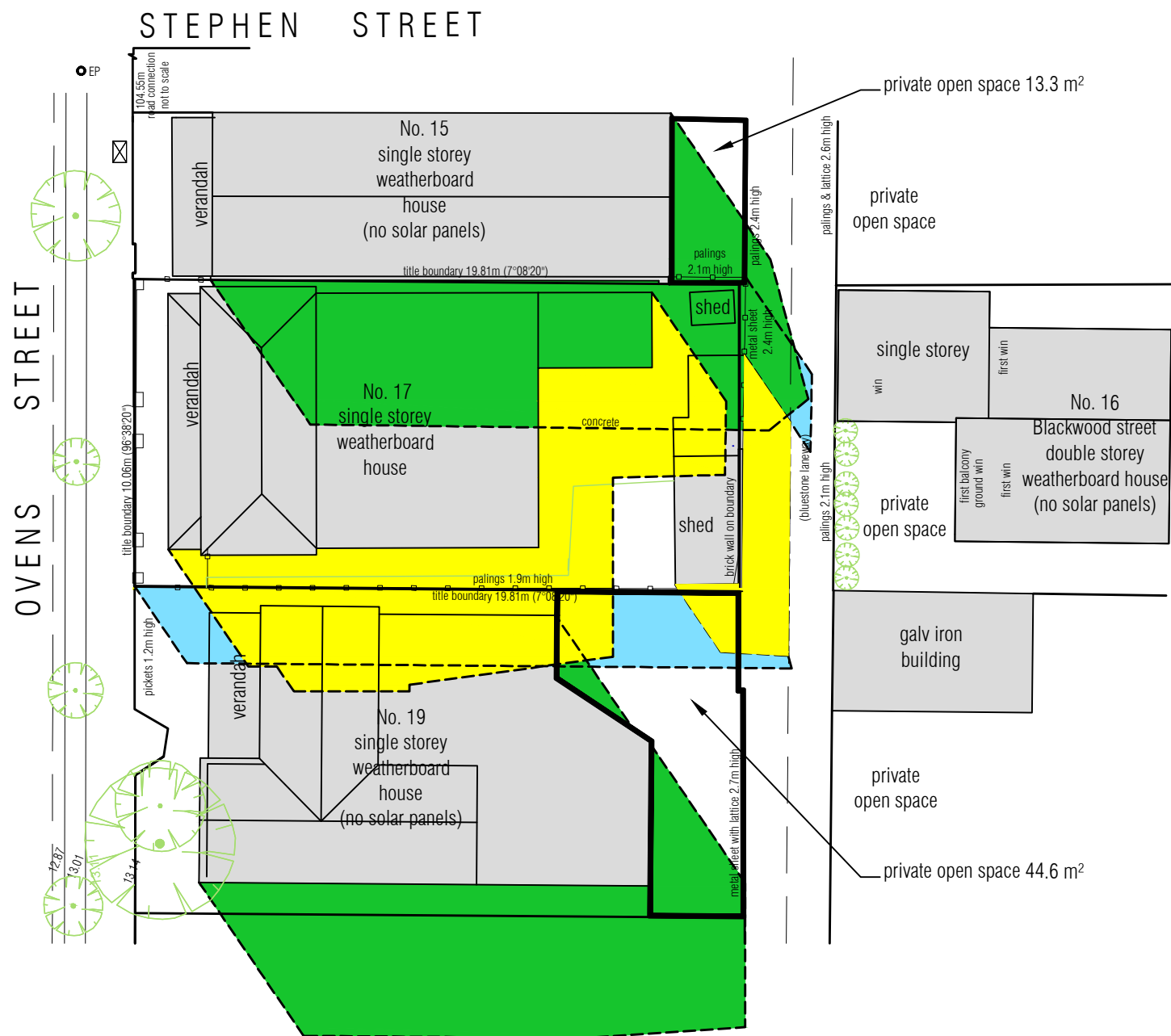
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Scale: As Shown @ A3	Date: October - 2025	Sheet: 7 of 16	Job No: <b>1658 C</b>		



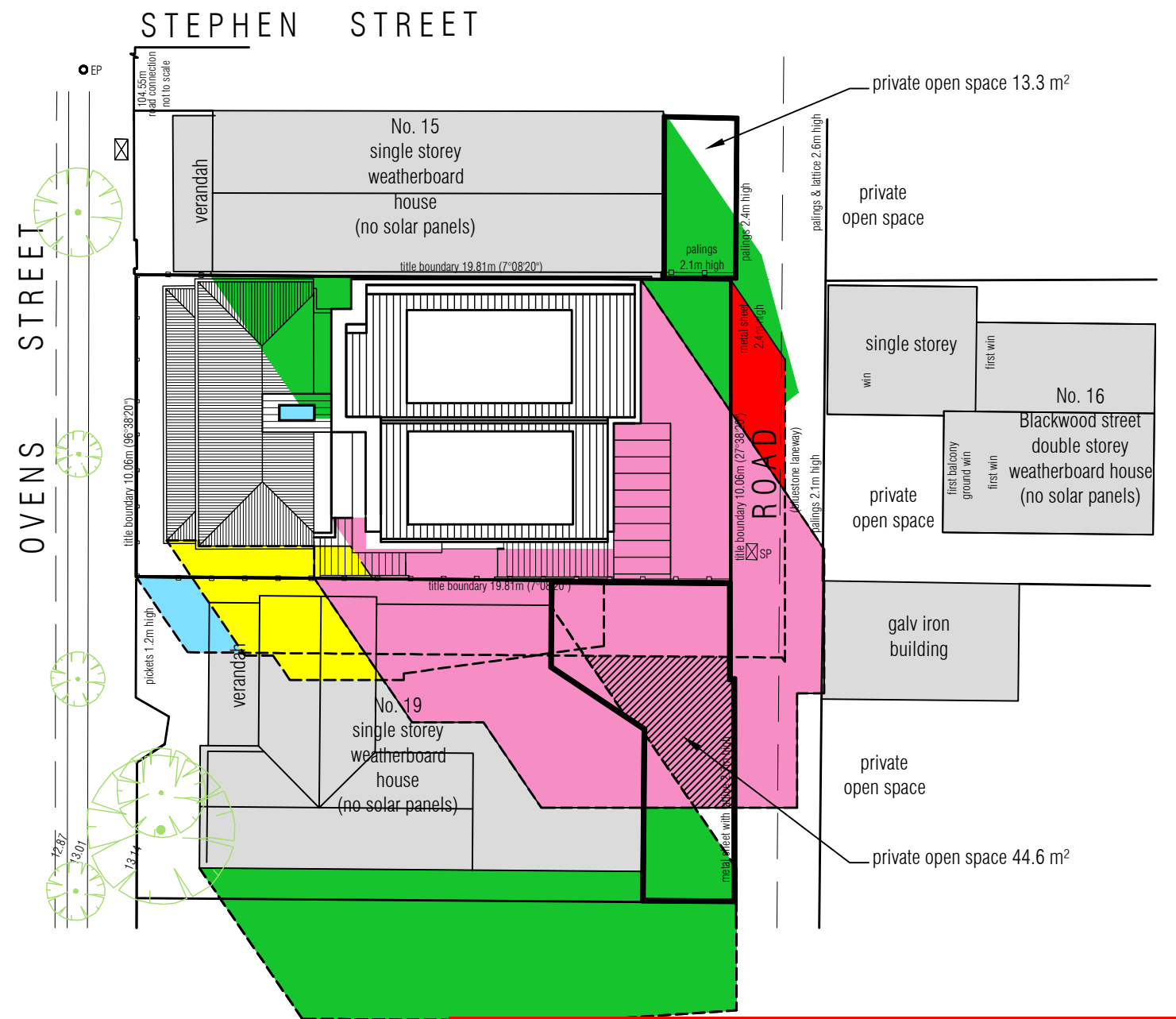
**EXISTING SHADOW DIAGRAM**

SEPTEMBER 22nd, EQUINOX ----- 9 am

- shaded yellow area denotes existing shadows
- shaded blue area denotes existing boundary fence shadows
- shaded green area denotes adjoining residence shadows

SHADOW IMPACT TABLE - (No 19 OVEN STREET)

TIME	EXISTING SOLAR ACCESS	ADDITIONAL SHADOW CAUSED	PROPOSED SOLAR ACCESS
9am	17.2 m <sup>2</sup>	16.0 m <sup>2</sup>	1.4 m <sup>2</sup>
10am	18.1 m <sup>2</sup>	9.6 m <sup>2</sup>	8.5 m <sup>2</sup>
11am	19.6 m <sup>2</sup>	4.3 m <sup>2</sup>	18.2 m <sup>2</sup>
12pm	20.9 m <sup>2</sup>	0.0 m <sup>2</sup>	20.9 m <sup>2</sup>
1pm	19.2 m <sup>2</sup>	0.0 m <sup>2</sup>	19.2 m <sup>2</sup>
2pm	18.7 m <sup>2</sup>	0.0 m <sup>2</sup>	18.7 m <sup>2</sup>
3pm	16.1 m <sup>2</sup>	0.0 m <sup>2</sup>	16.1 m <sup>2</sup>



**PROPOSED SHADOW DIAGRAM**

SEPTEMBER 22nd, EQUINOX ----- 9 am

- shaded pink area denotes proposed shadows
- shaded yellow area denotes existing shadows
- shaded blue area denotes existing boundary fence shadows
- shaded green area denotes adjoining residence shadows
- shaded red area denotes boundary fence shadows

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

**TAMVAKIS GROUP**  
Building Design

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Address:  
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Drawn:  
**M.G**

Scale:  
**As Shown @ A3**

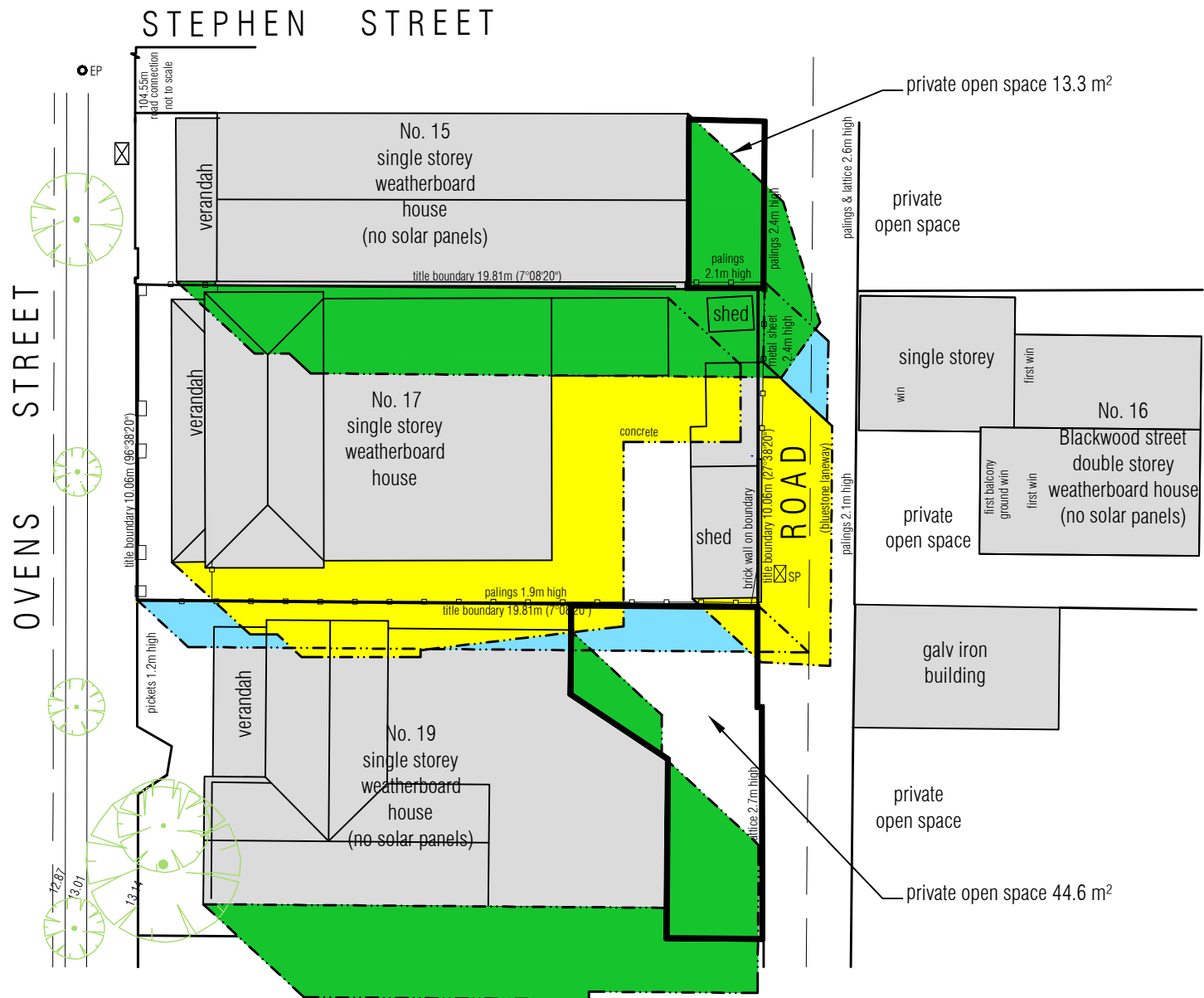
Date:  
**October - 2025**

Drawing:  
**Planning**

Sheet:  
**8 of 16**

Job No:  
**1658 C**

ISSUE	REVISION DESCRIPTION	DATE
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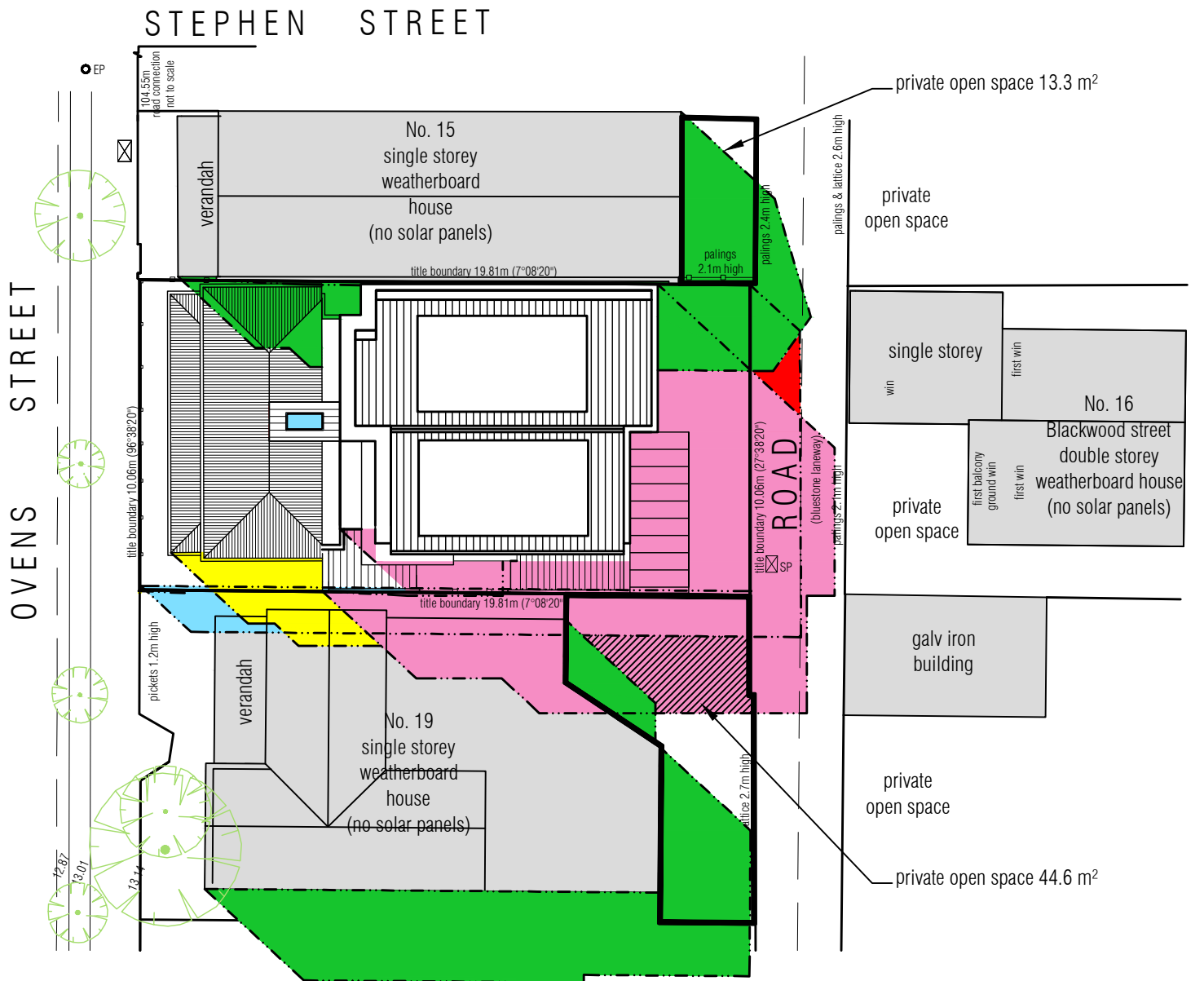
**EXISTING SHADOW DIAGRAM**

SEPTEMBER 22nd, EQUINOX 10 am

- shaded yellow area denotes existing shadows
- shaded blue area denotes existing boundary fence shadows
- shaded green area denotes adjoining residence shadows

**SHADOW IMPACT TABLE - (No 19 OVEN STREET)**

TIME	EXISTING SOLAR ACCESS	ADDITIONAL SHADOW CAUSED	PROPOSED SOLAR ACCESS
9am	17.2 m <sup>2</sup>	16.0 m <sup>2</sup>	1.4 m <sup>2</sup>
10am	18.1 m <sup>2</sup>	9.6 m <sup>2</sup>	8.5 m <sup>2</sup>
11am	19.6 m <sup>2</sup>	4.3 m <sup>2</sup>	18.2 m <sup>2</sup>
12pm	20.9 m <sup>2</sup>	0.0 m <sup>2</sup>	20.9 m <sup>2</sup>
1pm	19.2 m <sup>2</sup>	0.0 m <sup>2</sup>	19.2 m <sup>2</sup>
2pm	18.7 m <sup>2</sup>	0.0 m <sup>2</sup>	18.7 m <sup>2</sup>
3pm	16.1 m <sup>2</sup>	0.0 m <sup>2</sup>	16.1 m <sup>2</sup>



**PROPOSED SHADOW DIAGRAM**

SEPTEMBER 22nd, EQUINOX 10 am

- shaded pink area denotes proposed shadows
- shaded yellow area denotes existing shadows
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- shaded green area denotes adjoining residence shadows
- shaded red area denotes boundary fence shadows

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

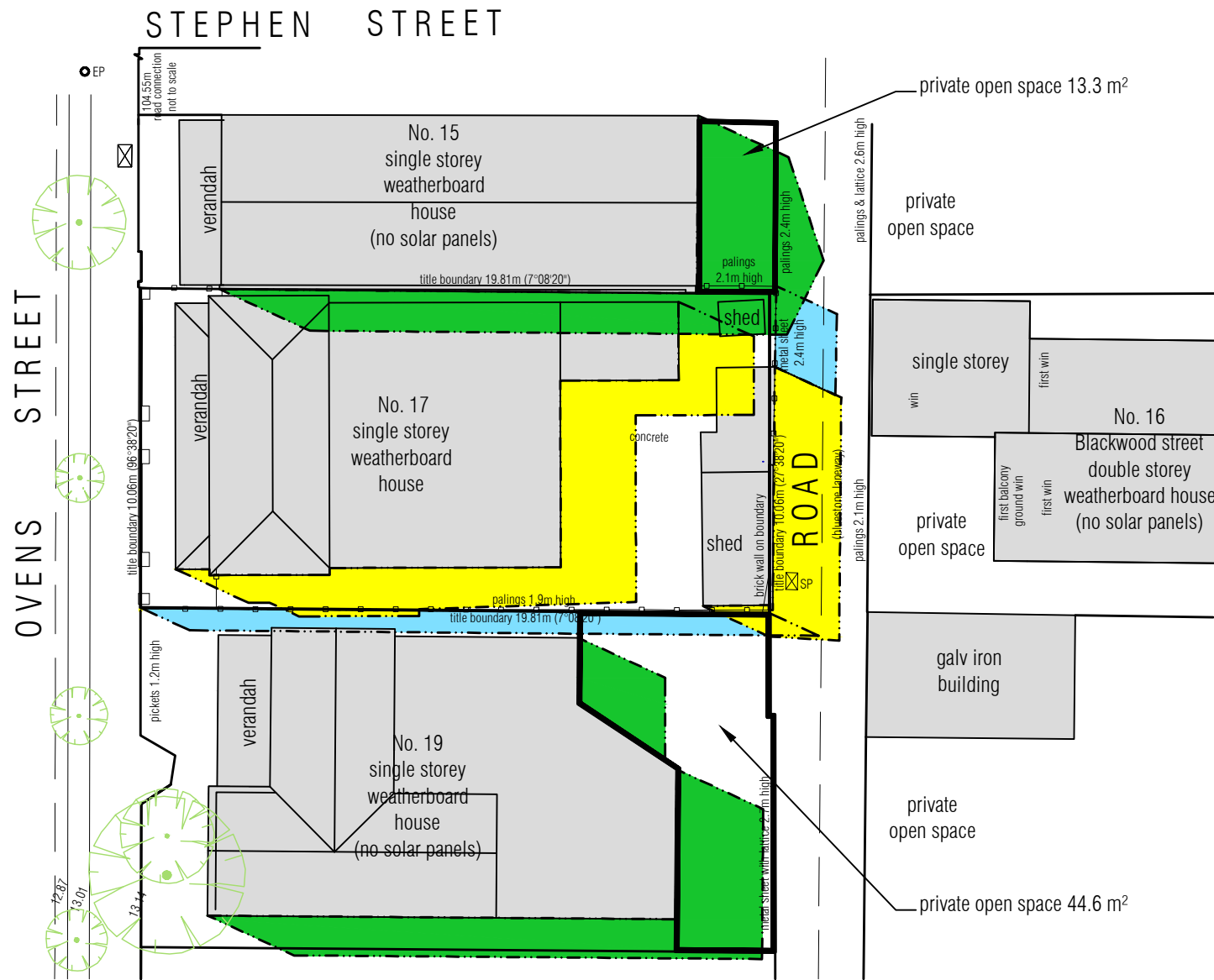
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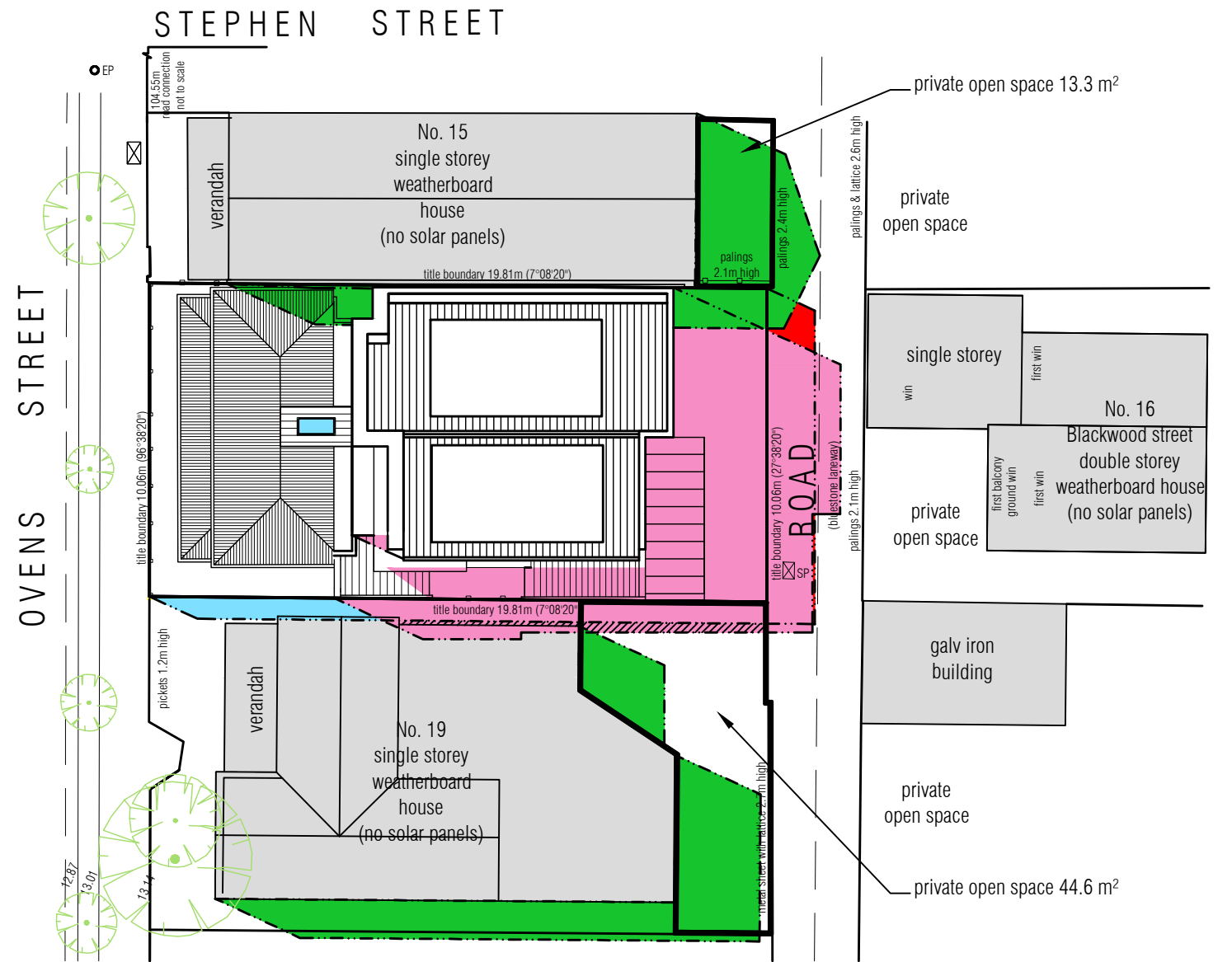
Project: <b>Proposed Part Demolition , Alterations/Additions</b>		Drawing: <b>Planning</b>		ISSUE		REVISION DESCRIPTION		DATE			
Address: <b>17 Ovens Street, Yarraville</b>		Scale: <b>As Shown @ A3</b>		Date: <b>October - 2025</b>		A		CONSULTANT ISSUE		Dec-25	
Drawn: <b>M.G</b>		Sheet: <b>9 of 16</b>		Job No: <b>1658 C</b>		B		PLANNING CONSULTANT R.F.I DATED 10/02/26		12/02/26	
						C		AS PER COUNCIL HERITAGE CONSULTANT SITE MEETING 26/03/26		Mar-26	



**EXISTING SHADOW DIAGRAM**  
 SEPTEMBER 22nd, EQUINOX 11 am  
 ■ shaded yellow area denotes existing shadows  
 ■ shaded blue area denotes existing boundary fence shadows  
 ■ shaded green area denotes adjoining residence shadows

**SHADOW IMPACT TABLE - (No 19 OVEN STREET)**

TIME	EXISTING SOLAR ACCESS	ADDITIONAL SHADOW CAUSED	PROPOSED SOLAR ACCESS
9am	17.2 m <sup>2</sup>	16.0 m <sup>2</sup>	1.4 m <sup>2</sup>
10am	18.1 m <sup>2</sup>	9.6 m <sup>2</sup>	8.5 m <sup>2</sup>
11am	19.6 m <sup>2</sup>	4.3 m <sup>2</sup>	18.2 m <sup>2</sup>
12pm	20.9 m <sup>2</sup>	0.0 m <sup>2</sup>	20.9 m <sup>2</sup>
1pm	19.2 m <sup>2</sup>	0.0 m <sup>2</sup>	19.2 m <sup>2</sup>
2pm	18.7 m <sup>2</sup>	0.0 m <sup>2</sup>	18.7 m <sup>2</sup>
3pm	16.1 m <sup>2</sup>	0.0 m <sup>2</sup>	16.1 m <sup>2</sup>



**PROPOSED SHADOW DIAGRAM**  
 SEPTEMBER 22nd, EQUINOX 11 am  
 ■ shaded pink area denotes proposed shadows  
 ■ shaded yellow area denotes existing shadows  
 ■ shaded blue area denotes existing boundary fence shadows  
 ■ shaded green area denotes adjoining residence shadows  
 ■ shaded red area denotes boundary fence shadows

**CITY OF MARIBYRNONG  
 ADVERTISED PLAN**

**TAMVAKIS GROUP**  
 Building Design

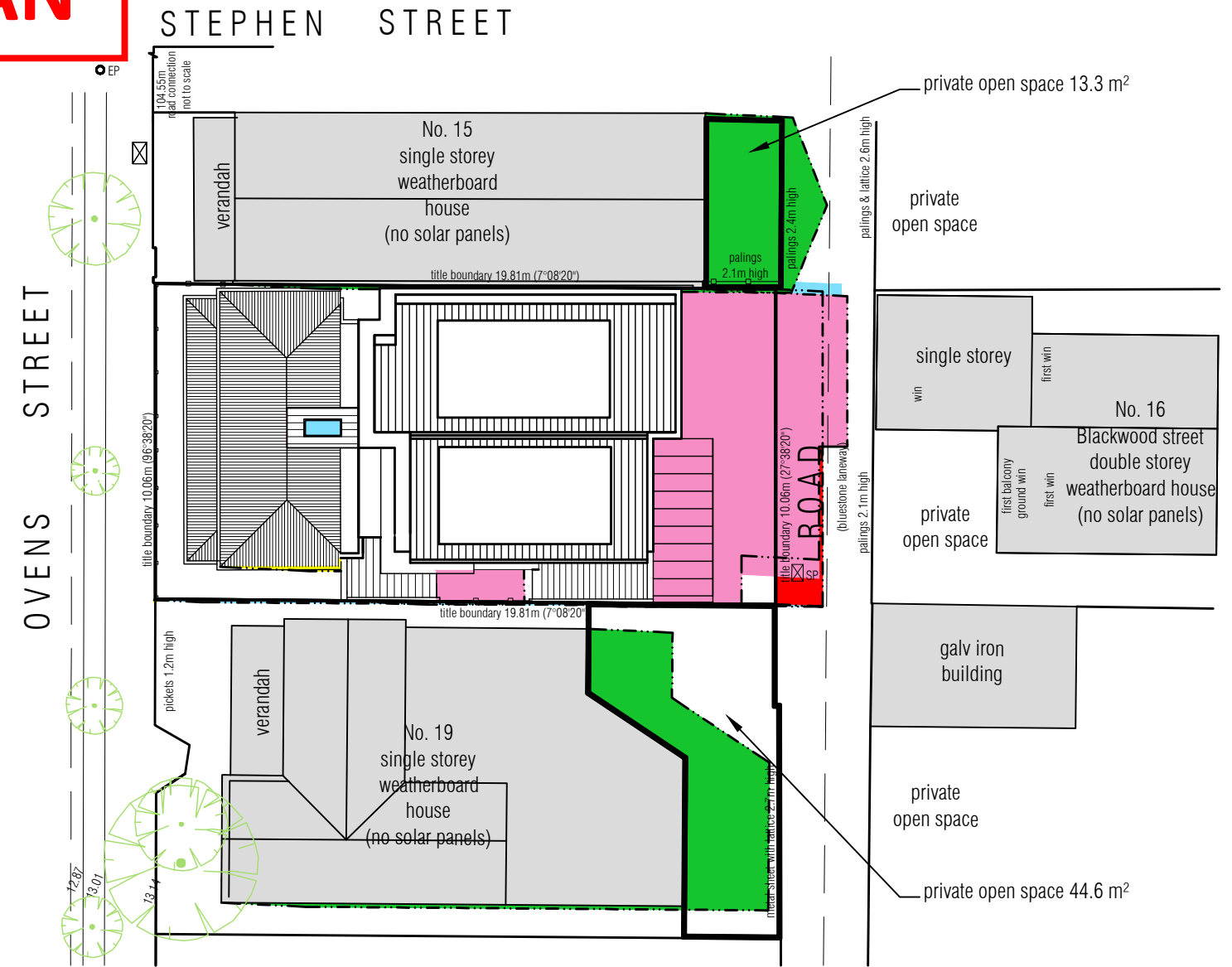
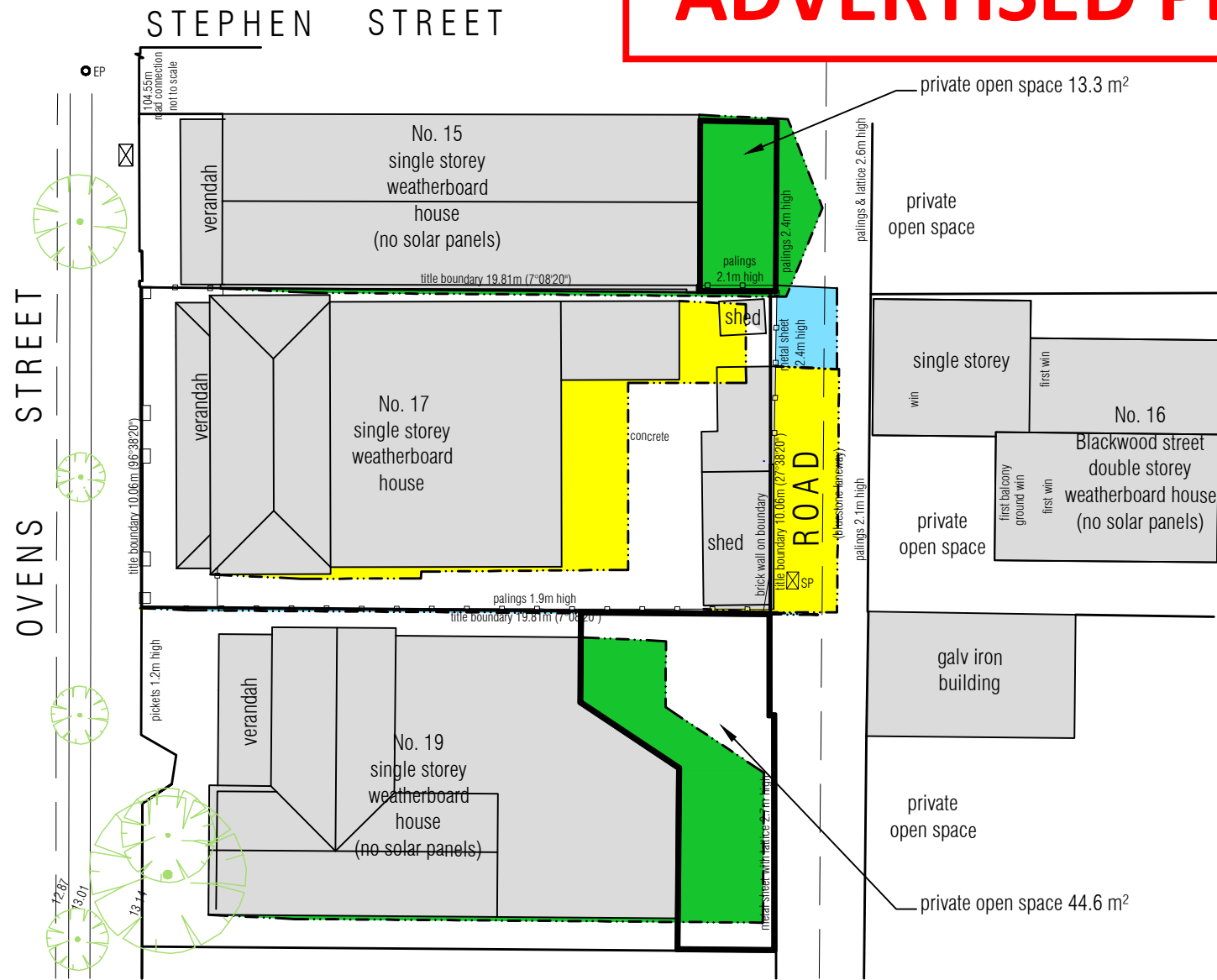
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Project: <b>Proposed Part Demolition , Alterations/Additions</b>		ISSUE		REVISION DESCRIPTION	DATE
Address: <b>17 Ovens Street, Yarraville</b>		A	CONSULTANT ISSUE		Dec-25
Drawing: <b>Planning</b>		B	PLANNING CONSULTANT R.F.I DATED 10/02/26		12/02/26
Drawn: M.G		C	AS PER COUNCIL HERITAGE CONSULTANT SITE MEETING 26/03/26		Mar-26
Scale: As Shown @ A3	Date: October - 2025	Sheet: 10 of 16	Job No: <b>1658 C</b>		

# CITY OF MARIBYRNONG ADVERTISED PLAN



## EXISTING SHADOW DIAGRAM

SEPTEMBER 22nd, EQUINOX      12 pm

- shaded yellow area denotes existing shadows
- shaded blue area denotes existing boundary fence shadows
- shaded green area denotes adjoining residence shadows

SHADOW IMPACT TABLE - (No 19 OVEN STREET)

TIME	EXISTING SOLAR ACCESS	ADDITIONAL SHADOW CAUSED	PROPOSED SOLAR ACCESS
9am	17.2 m <sup>2</sup>	16.0 m <sup>2</sup>	1.4 m <sup>2</sup>
10am	18.1 m <sup>2</sup>	9.6 m <sup>2</sup>	8.5 m <sup>2</sup>
11am	19.6 m <sup>2</sup>	4.3 m <sup>2</sup>	18.2 m <sup>2</sup>
12pm	20.9 m <sup>2</sup>	0.0 m <sup>2</sup>	20.9 m <sup>2</sup>
1pm	19.2 m <sup>2</sup>	0.0 m <sup>2</sup>	19.2 m <sup>2</sup>
2pm	18.7 m <sup>2</sup>	0.0 m <sup>2</sup>	18.7 m <sup>2</sup>
3pm	16.1 m <sup>2</sup>	0.0 m <sup>2</sup>	16.1 m <sup>2</sup>

## PROPOSED SHADOW DIAGRAM

SEPTEMBER 22nd, EQUINOX      12 pm

- shaded pink area denotes proposed shadows
- shaded yellow area denotes existing shadows
- shaded blue area denotes existing boundary fence shadows
- shaded green area denotes adjoining residence shadows
- shaded red area denotes boundary fence shadows

**TAMVAKIS GROUP**  
Building Design

Suite 4 / 48 Edgewater Blvd  
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Ph: (03) 9427 9696  
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Project:  
**Proposed Part Demolition ,  
Alterations/Additions**

Address:  
**17 Ovens Street, Yarraville**

Drawn:  
M.G

Scale:  
As Shown @ A3

Date:  
October - 2025

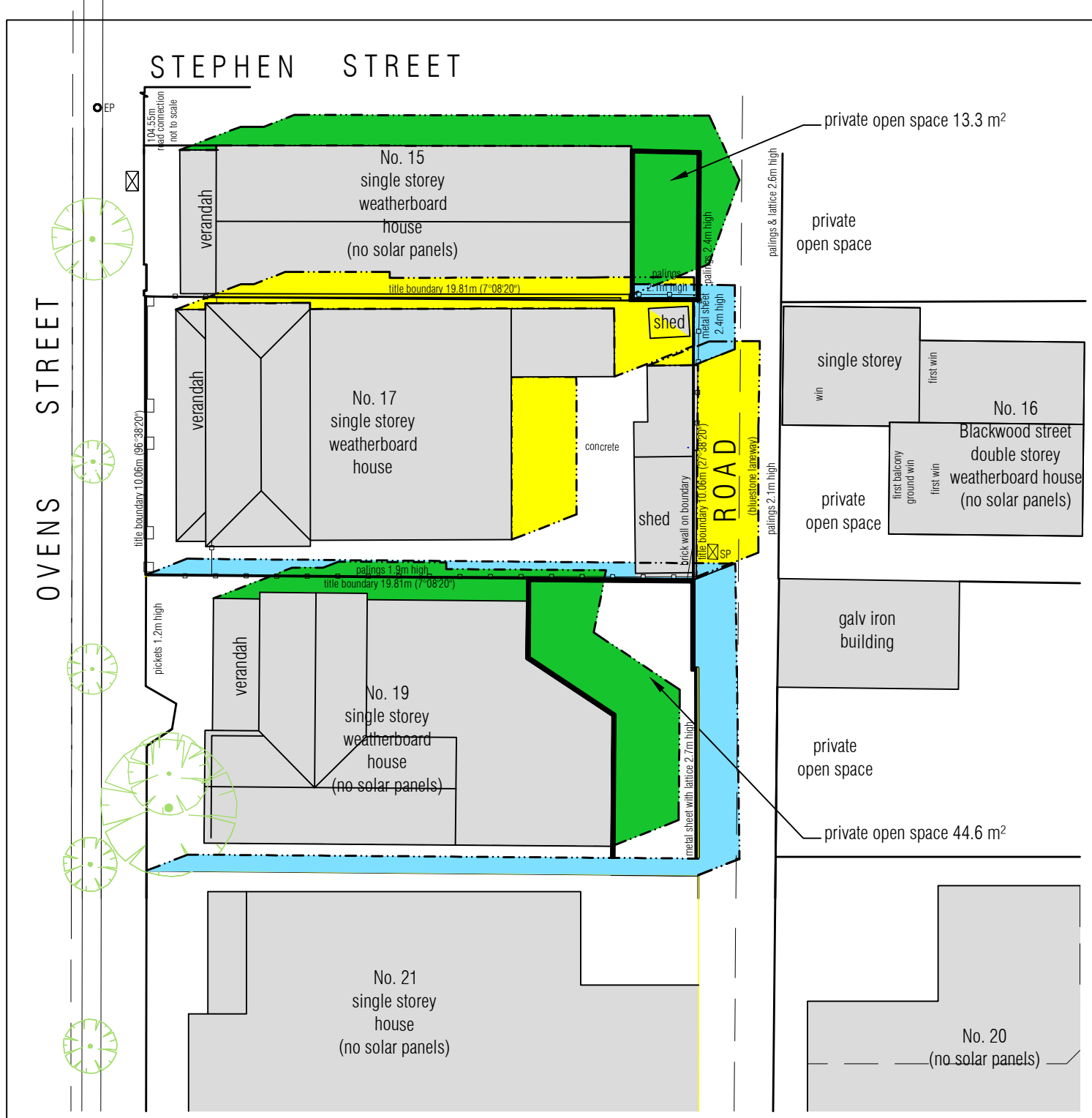
Drawing:  
**Planning**



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Job No:  
**1658 C**

ISSUE	REVISION DESCRIPTION	DATE
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B	PLANNING CONSULTANT R.F.I DATED 10/02/26	12/02/26
C	AS PER COUNCIL HERITAGE CONSULTANT SITE MEETING 26/03/26	Mar-26

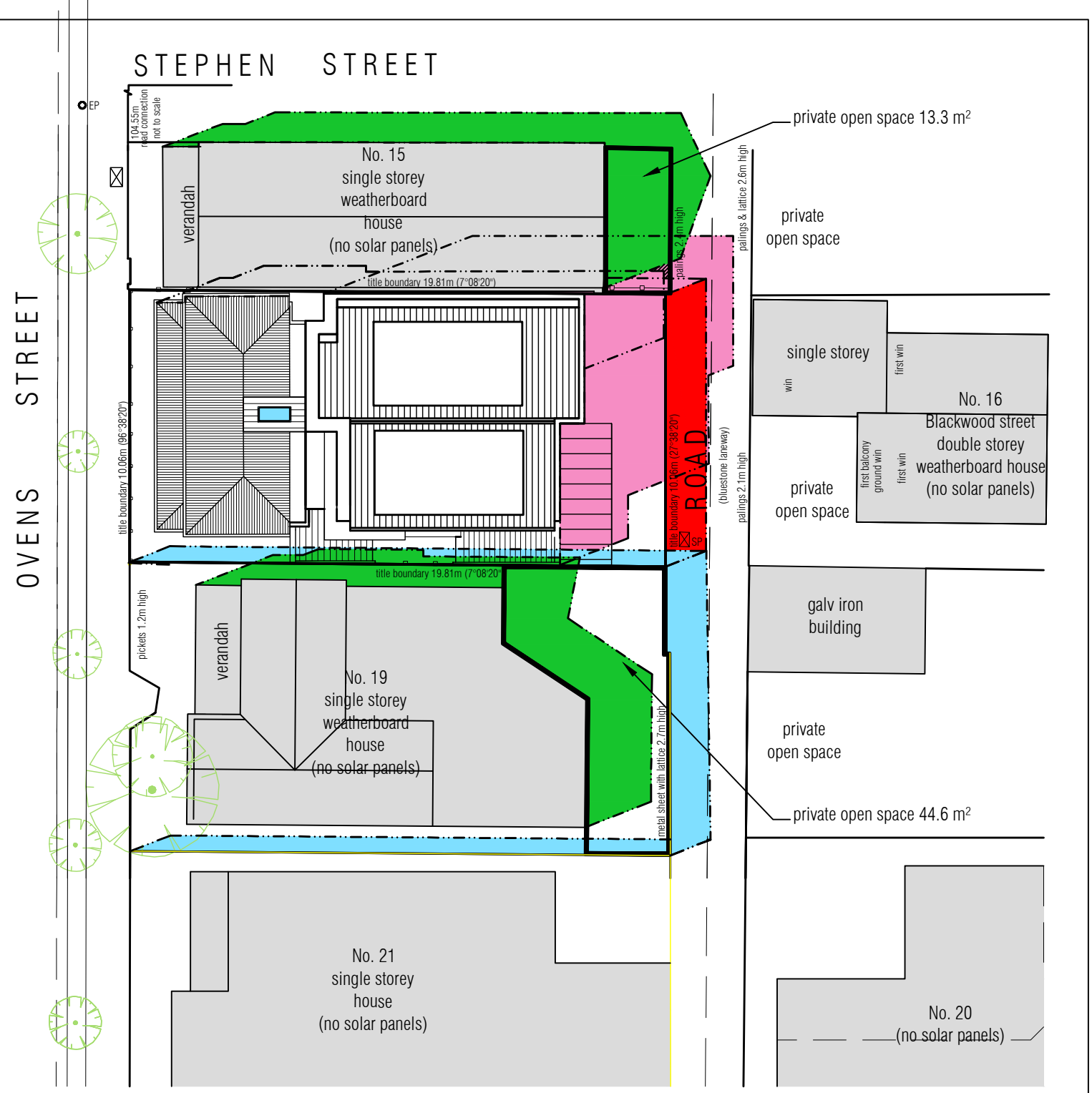


**EXISTING SHADOW DIAGRAM**

SEPTEMBER 22nd, EQUINOX 1 pm  
 ■ shaded yellow area denotes existing shadows  
 ■ shaded blue area denotes existing boundary fence shadows  
 ■ shaded green area denotes adjoining residence shadows

**SHADOW IMPACT TABLE - (No 15 OVEN STREET)**

TIME	EXISTING SOLAR ACCESS	ADDITIONAL SHADOW CAUSED	PROPOSED SOLAR ACCESS
9am	4.1 m <sup>2</sup>	0.0 m <sup>2</sup>	4.1 m <sup>2</sup>
10am	2.4 m <sup>2</sup>	0.0 m <sup>2</sup>	2.4 m <sup>2</sup>
11am	1.0 m <sup>2</sup>	0.0 m <sup>2</sup>	1.0 m <sup>2</sup>
12pm	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>
1pm	0.2 m <sup>2</sup>	0.2 m <sup>2</sup>	0.0 m <sup>2</sup>
2pm	0.5 m <sup>2</sup>	0.5 m <sup>2</sup>	0.0 m <sup>2</sup>
3pm	1.1 m <sup>2</sup>	1.1 m <sup>2</sup>	0.0 m <sup>2</sup>



**PROPOSED SHADOW DIAGRAM**

SEPTEMBER 22nd, EQUINOX 1 pm  
 ■ shaded pink area denotes proposed shadows  
 ■ shaded yellow area denotes existing shadows  
 ■ shaded blue area denotes existing boundary fence shadows  
 ■ shaded green area denotes adjoining residence shadows  
 ■ shaded red area denotes boundary fence shadows

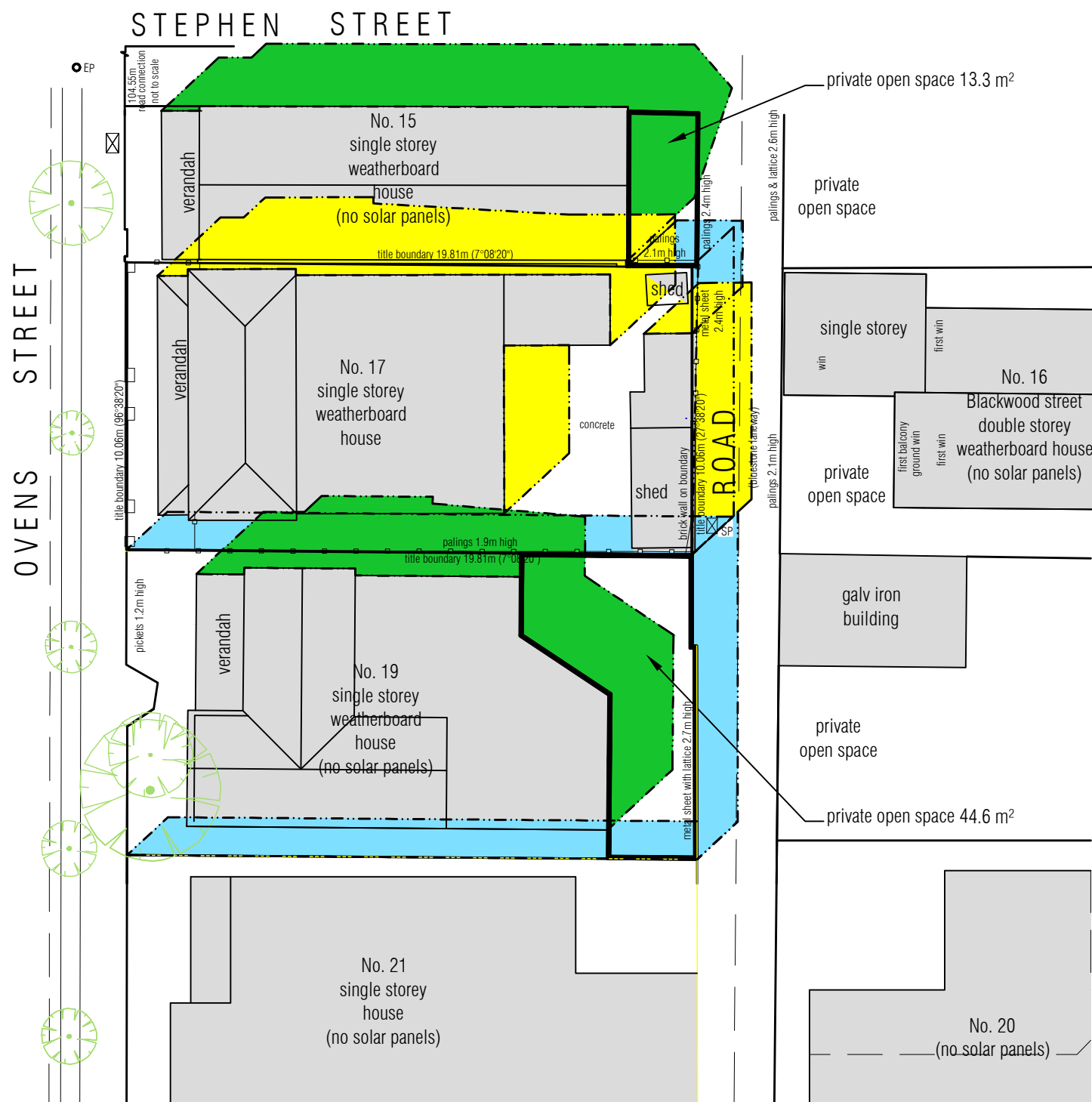
**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

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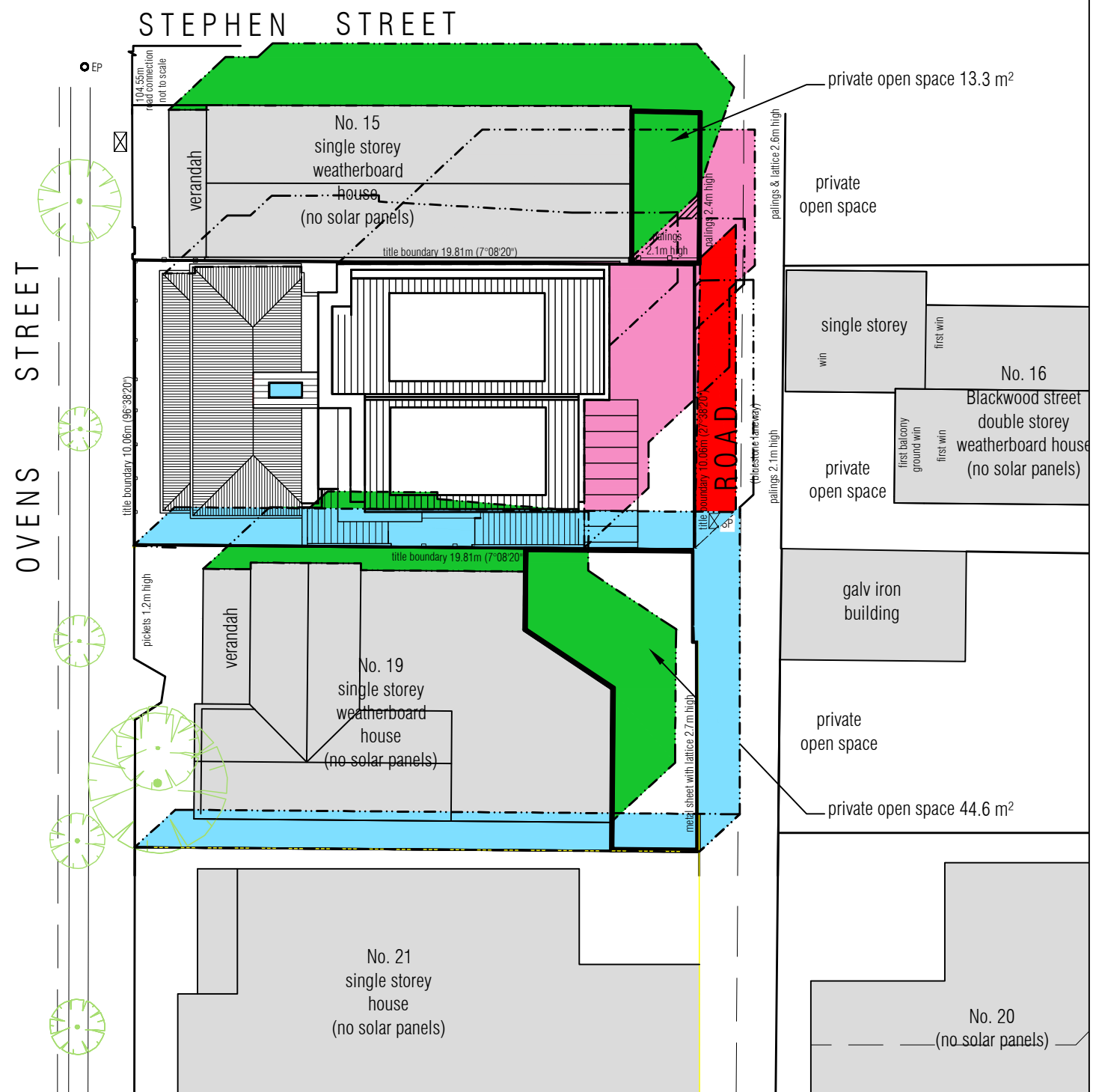
**EXISTING SHADOW DIAGRAM**

SEPTEMBER 22nd, EQUINOX 2 pm

- shaded yellow area denotes existing shadows
- shaded blue area denotes existing boundary fence shadows
- shaded green area denotes adjoining residence shadows

**SHADOW IMPACT TABLE - (No 15 OVEN STREET)**

TIME	EXISTING SOLAR ACCESS	ADDITIONAL SHADOW CAUSED	PROPOSED SOLAR ACCESS
9am	4.1 m <sup>2</sup>	0.0 m <sup>2</sup>	4.1 m <sup>2</sup>
10am	2.4 m <sup>2</sup>	0.0 m <sup>2</sup>	2.4 m <sup>2</sup>
11am	1.0 m <sup>2</sup>	0.0 m <sup>2</sup>	1.0 m <sup>2</sup>
12pm	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>
1pm	0.2 m <sup>2</sup>	0.2 m <sup>2</sup>	0.0 m <sup>2</sup>
2pm	0.5 m <sup>2</sup>	0.5 m <sup>2</sup>	0.0 m <sup>2</sup>
3pm	1.1 m <sup>2</sup>	1.1 m <sup>2</sup>	0.0 m <sup>2</sup>



**PROPOSED SHADOW DIAGRAM**

SEPTEMBER 22nd, EQUINOX 2 pm

- shaded pink area denotes proposed shadows
- shaded yellow area denotes existing shadows
- shaded blue area denotes existing boundary fence shadows
- shaded green area denotes adjoining residence shadows
- shaded red area denotes boundary fence shadows

CITY OF MARIBYRNONG  
ADVERTISED PLAN

**TAMVAKIS GROUP**  
Building Design

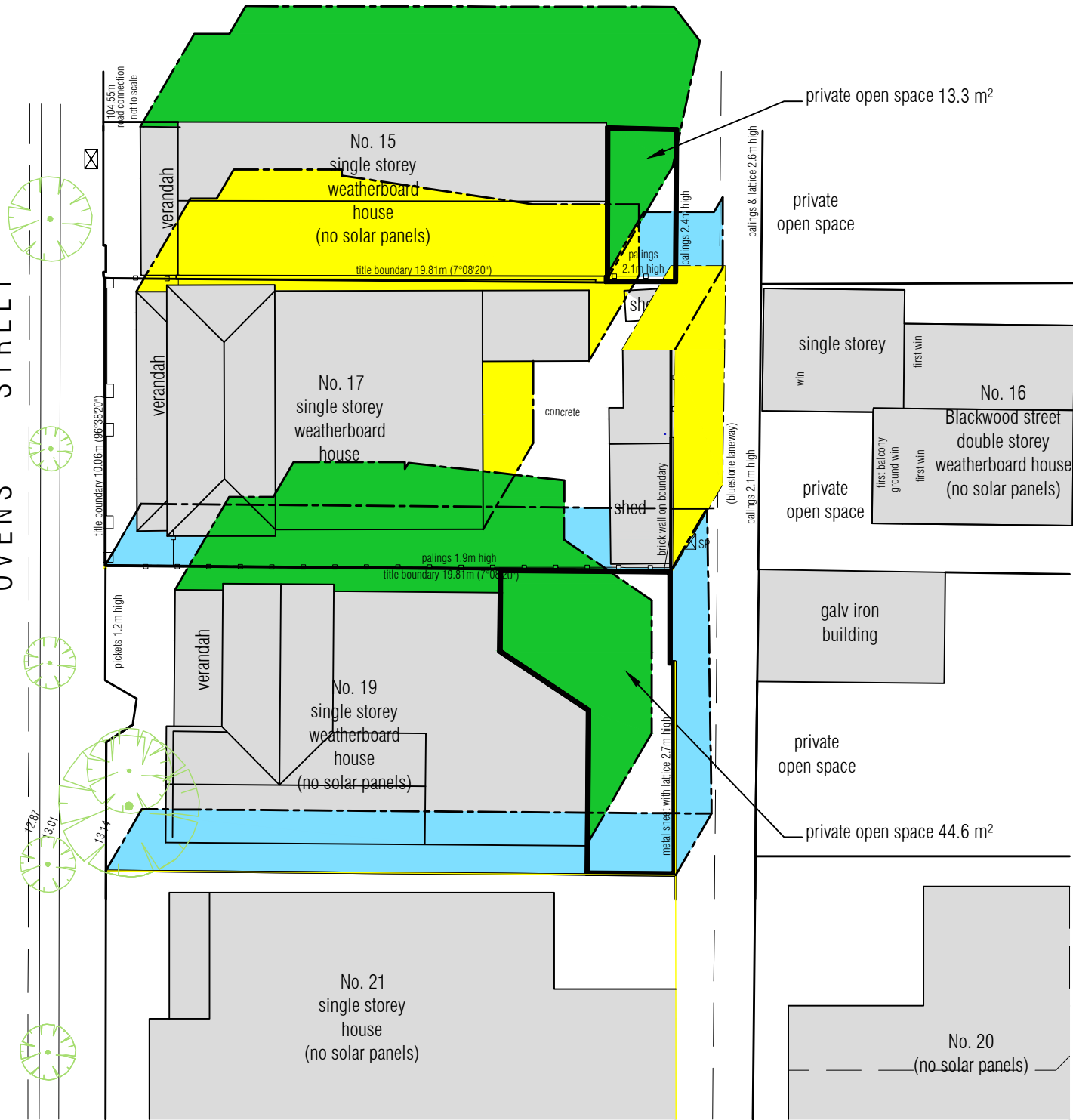
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Maribyrnong Vic 3032  
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OVENS STREET



**EXISTING SHADOW DIAGRAM**

SEPTEMBER 22nd, EQUINOX ----- 3 pm

- shaded yellow area denotes existing shadows
- shaded blue area denotes existing boundary fence shadows
- shaded green area denotes adjoining residence shadows

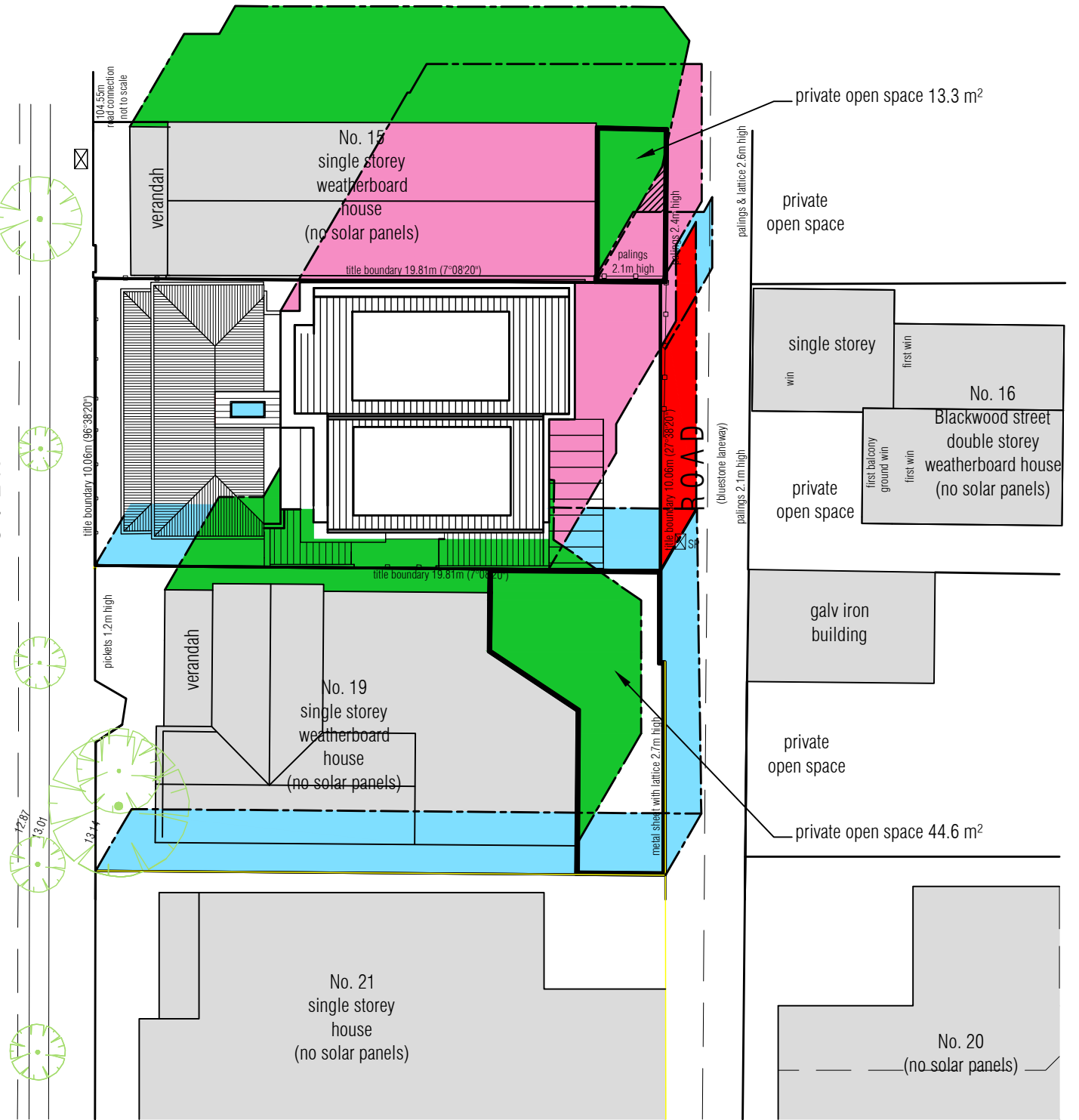
**SHADOW IMPACT TABLE - (No 15 OVEN STREET)**

TIME	EXISTING SOLAR ACCESS	ADDITIONAL SHADOW CAUSED	PROPOSED SOLAR ACCESS
9am	4.1 m <sup>2</sup>	0.0 m <sup>2</sup>	4.1 m <sup>2</sup>
10am	2.4 m <sup>2</sup>	0.0 m <sup>2</sup>	2.4 m <sup>2</sup>
11am	1.0 m <sup>2</sup>	0.0 m <sup>2</sup>	1.0 m <sup>2</sup>
12pm	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>
1pm	0.2 m <sup>2</sup>	0.2 m <sup>2</sup>	0.0 m <sup>2</sup>
2pm	0.5 m <sup>2</sup>	0.5 m <sup>2</sup>	0.0 m <sup>2</sup>
3pm	1.1 m <sup>2</sup>	1.1 m <sup>2</sup>	0.0 m <sup>2</sup>

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OVENS STREET



**PROPOSED SHADOW DIAGRAM**

SEPTEMBER 22nd, EQUINOX ----- 3 pm

- shaded pink area denotes proposed shadows
- shaded yellow area denotes existing shadows
- shaded blue area denotes existing boundary fence shadows
- shaded green area denotes adjoining residence shadows
- shaded red area denotes proposed boundary fence shadows

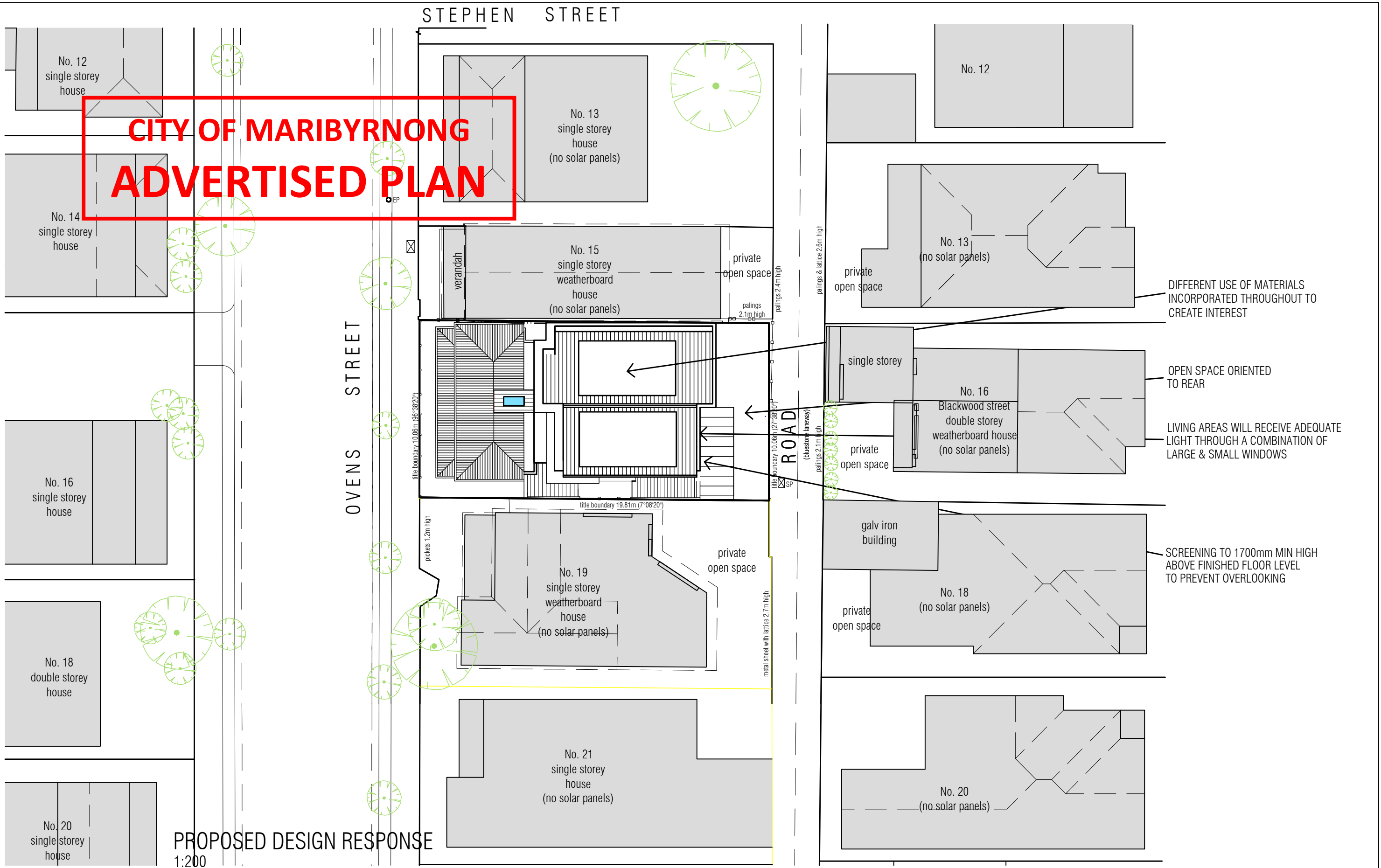
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Building Design

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# CITY OF MARIBYRNONG ADVERTISED PLAN



PROPOSED DESIGN RESPONSE  
1:200

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Project:  
**Proposed Part Demolition ,  
Alterations/Additions**

Address:  
**17 Ovens Street, Yarraville**

Drawn:  
M.G

Scale:  
As Shown @ A3

Date:  
October - 2025

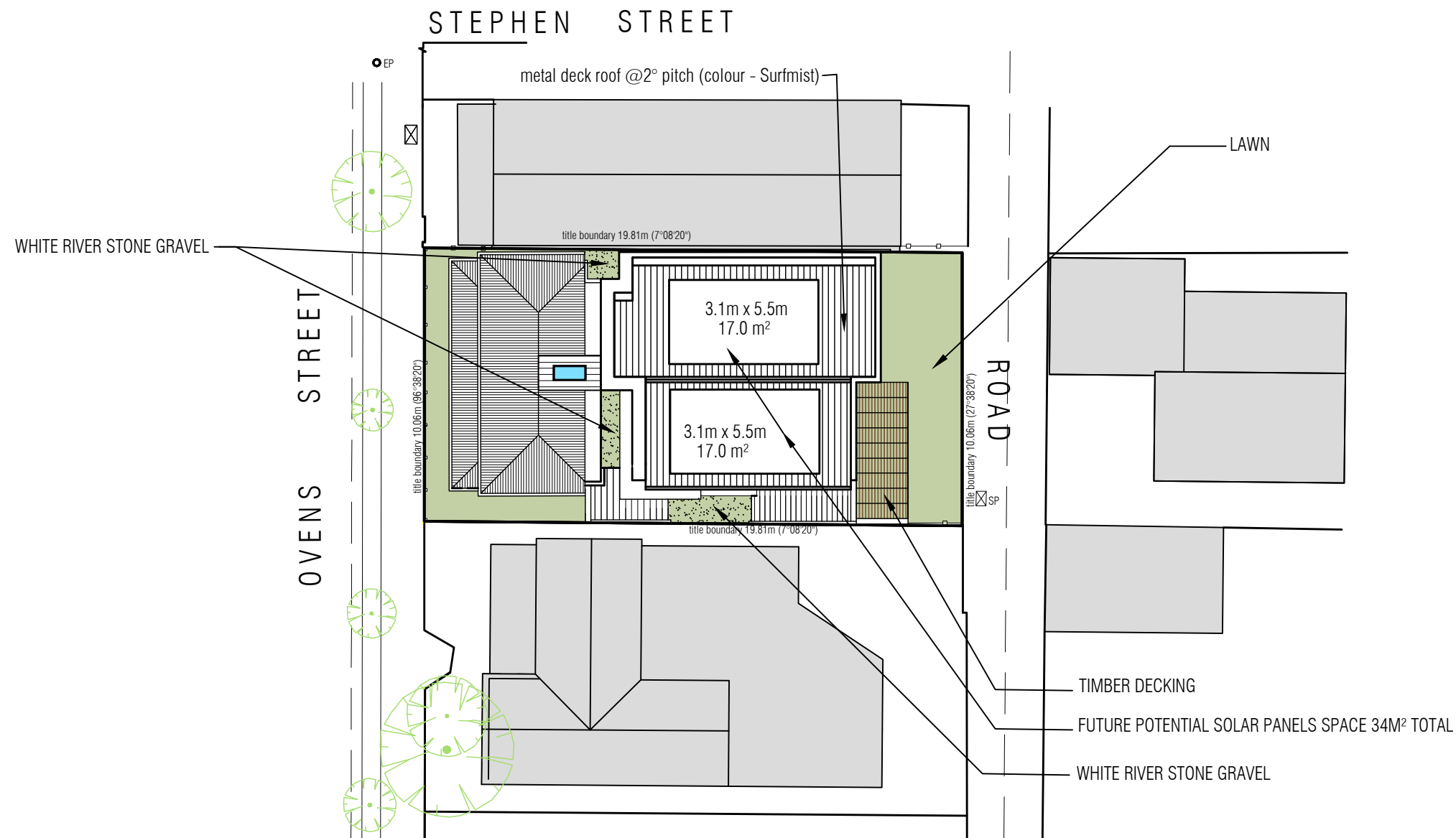
Drawing:  
**Planning**



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**1658 C**

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PROPOSED ROOF & SITE PLAN  
1:200

shaded green denotes permeable area

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

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Project:  
Proposed Part Demolition ,  
Alterations/Additions

Address:  
17 Ovens Street, Yarraville

Drawn:  
M.G

Scale:  
As Shown @ A3

Date:  
October - 2025

Drawing:  
Planning



Sheet:  
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Job No:  
1658 C

ISSUE	REVISION DESCRIPTION	DATE
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