

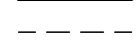

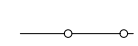


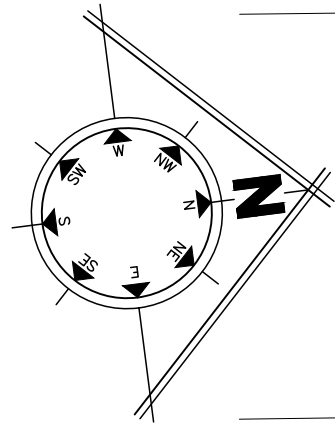


EXISTING CONDITION

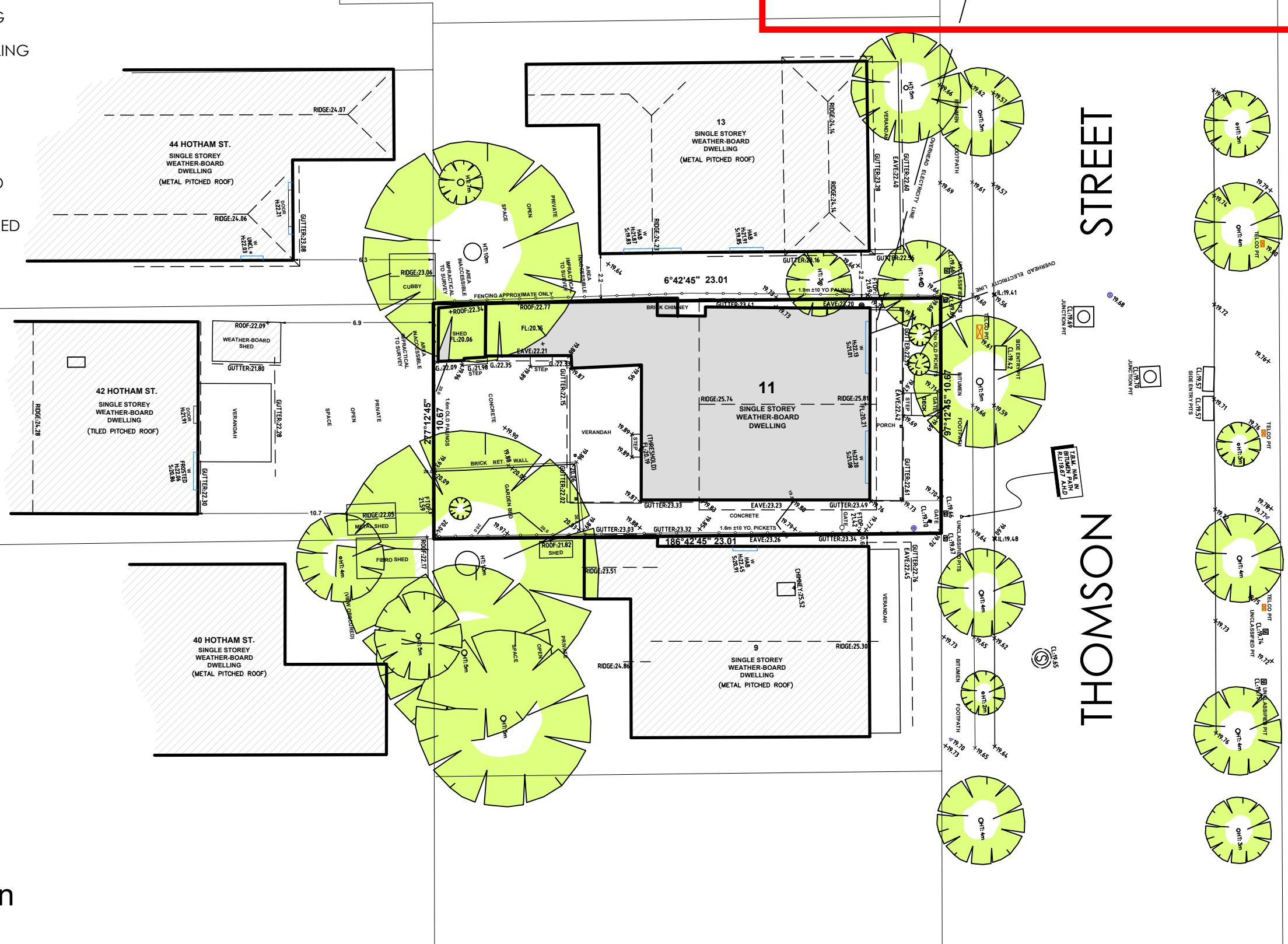
CITY OF MARIBYRNONG ADVERTISED PLAN

LEGEND


-  EXISTING DWELLING
-  ADJOINING DWELLING
-  ROOF LINE
-  TITLE BOUNDARY
-  FENCE
-  TO BE DEMOLISHED
-  TREE TO BE REMOVED



NO 11
LOT 01
VOL 11075
FOL 008
TP 385803V
AREA 245m²





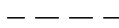
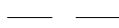
Existing Site plan
Scale - 1:200

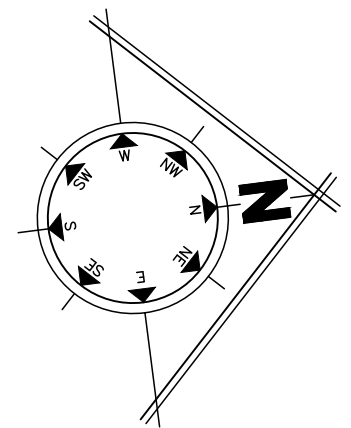
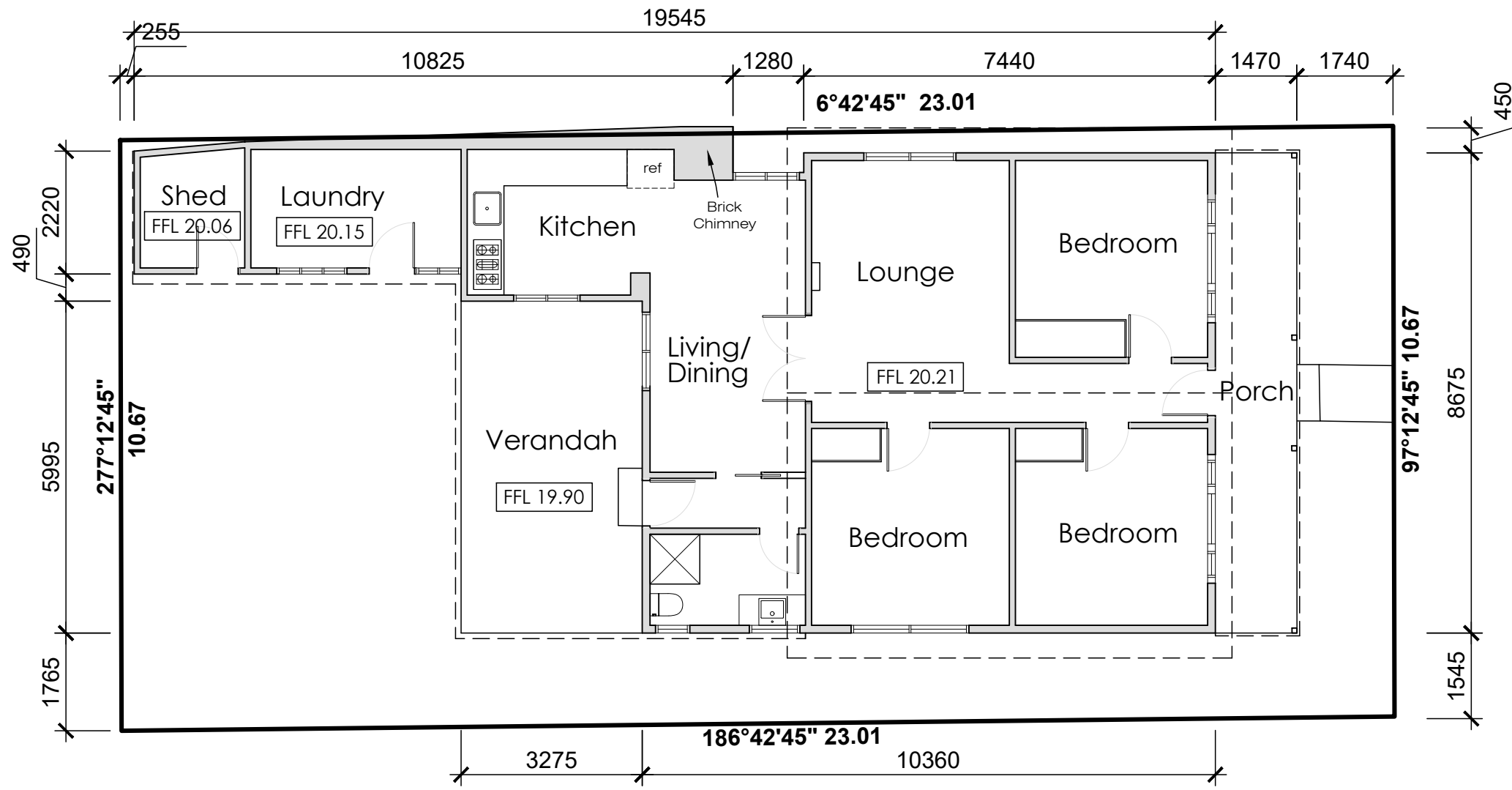
Project: Proposed Addition		Client: Nicholas Billings	Job No. 514 TP	Date: 14-06-24	Amendments: Original drawing Issue	Issue: A
Drawn By: SA	Issue: A..	Address: 11 Thomson Street Seddon, VIC 3011	To be printed at A3	<div style="display: flex; align-items: center;">  <div> <p>TRENERGY BUILDING DESIGN</p> <p>24 Insight Circuit, Carrum Downs VIC 3201</p> <p>☎ 03 9095 7599</p> <p>☎ 0466 217 998</p> <p>✉ drew@trenery.com.au</p> </div> <div style="margin-left: 20px; text-align: right;"> <p>REGISTERED</p> <p>DP-AD 32625</p> </div> </div>		
Date: MAY 2024	Sheet No: 1 of 16					

EXISTING FLOOR PLAN

CITY OF MARIBYRNONG ADVERTISED PLAN


LEGEND

-  MASONRY WALL
-  STUD WALL
-  ROOF LINE
-  OVERHEAD ELEMENT



EXISTING FLOOR AREAS	
DWELLING	108.0m ² 11.6sq
PORCH	12.8m ²
VERANDAH	19.6m ²
SHED	4.6m ²

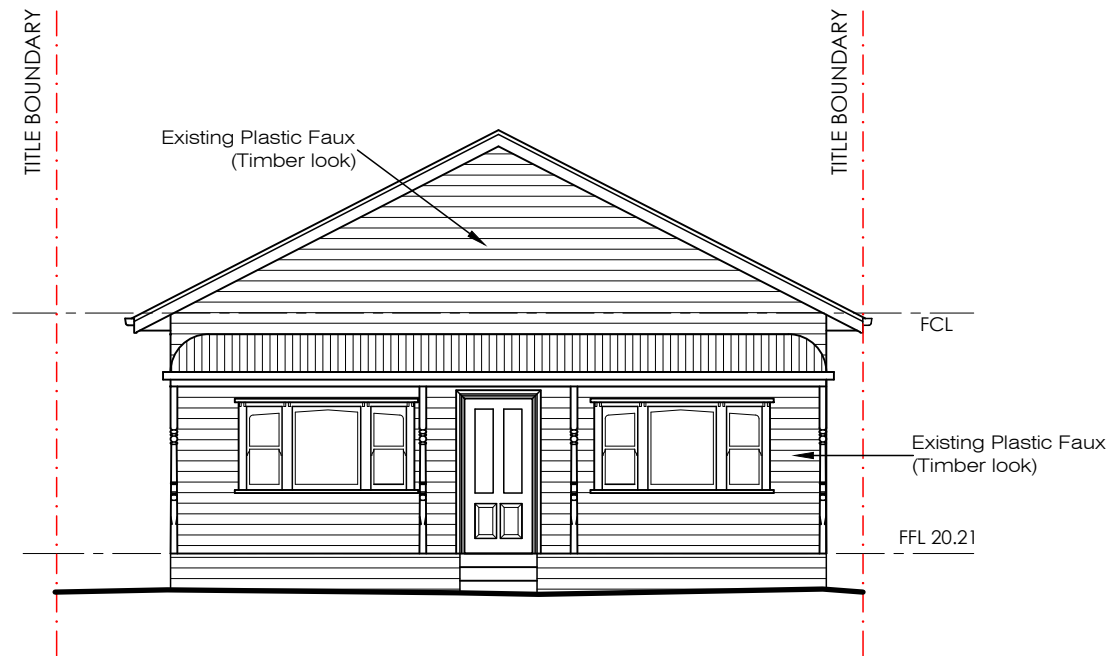
Existing Floor Plan
Scale - 1:100

Project: Proposed Addition		Client: Nicholas Billings		Job No. 514 TP		Date: 14-06-24		Amendments: Original drawing Issue		Issue: A	
Drawn By: SA		Issue: A..		Address: 11 Thomson Street Seddon, VIC 3011		Date: MAY 2024		Sheet No: 2 of 16		 TRENERGY BUILDING DESIGN 24 Insight Circuit, Carrum Downs VIC 3201 P 03 9095 7599 M 0466 217 998 E drew@trenery.com.au	
Date: MAY 2024		Sheet No: 2 of 16				To be printed at A3					

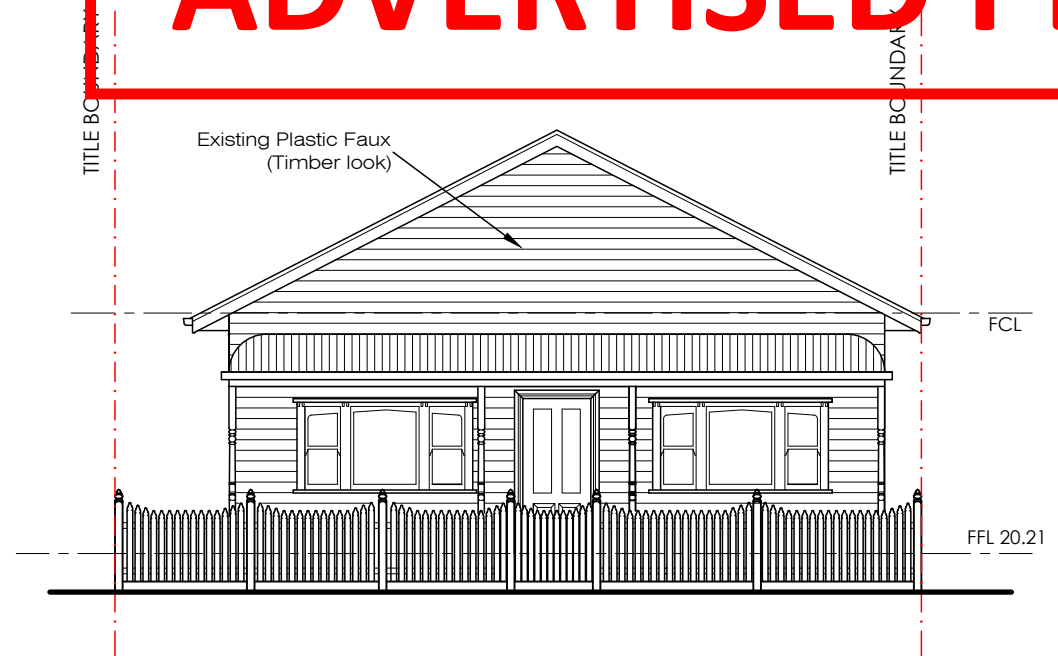


EXISTING ELEVATIONS

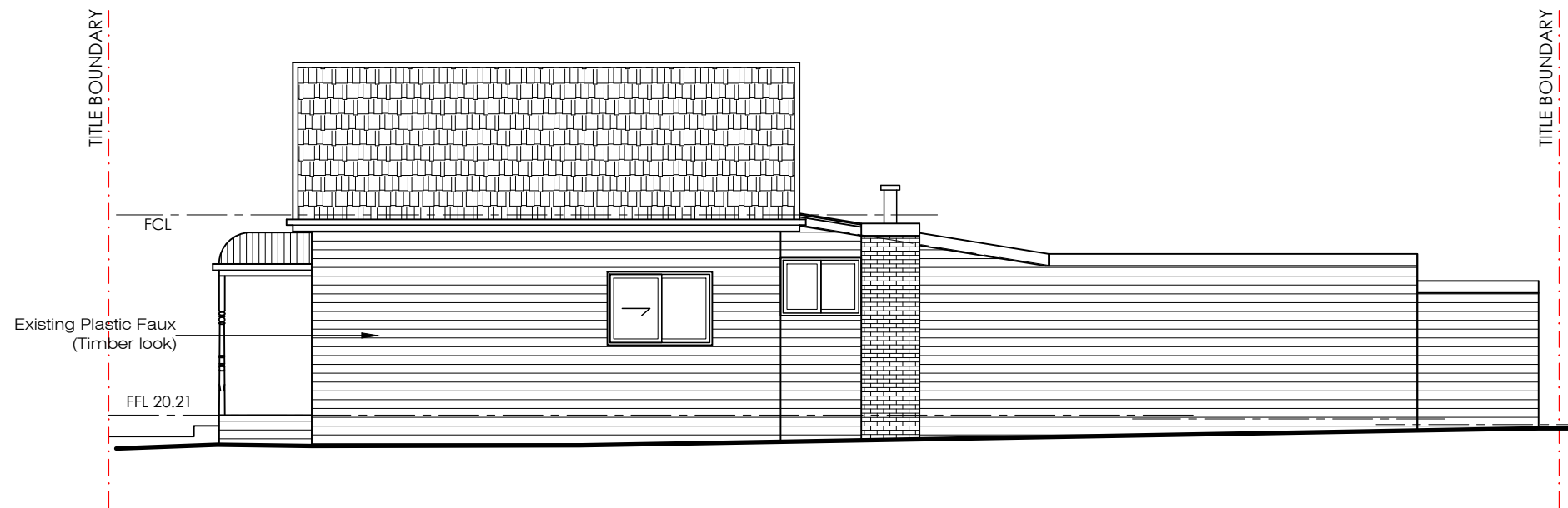
CITY OF MARIBYRNONG ADVERTISED PLAN



Existing North Elevation
Scale - 1:100



Streetscape Elevation
Scale - 1:100



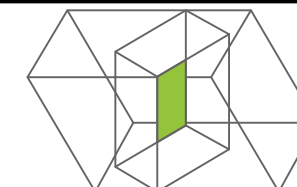
Existing West Elevation
Scale - 1:100

Project: Proposed Addition	
Drawn By: SA	Issue: A..
Date: MAY 2024	Sheet No: 3 of 16

Client: Nicholas Billings
Address: 11 Thomson Street Seddon, VIC 3011

Job No.
514 TP
To be printed at A3

Date	Amendments	Issue
14-06-24	Original drawing Issue	A

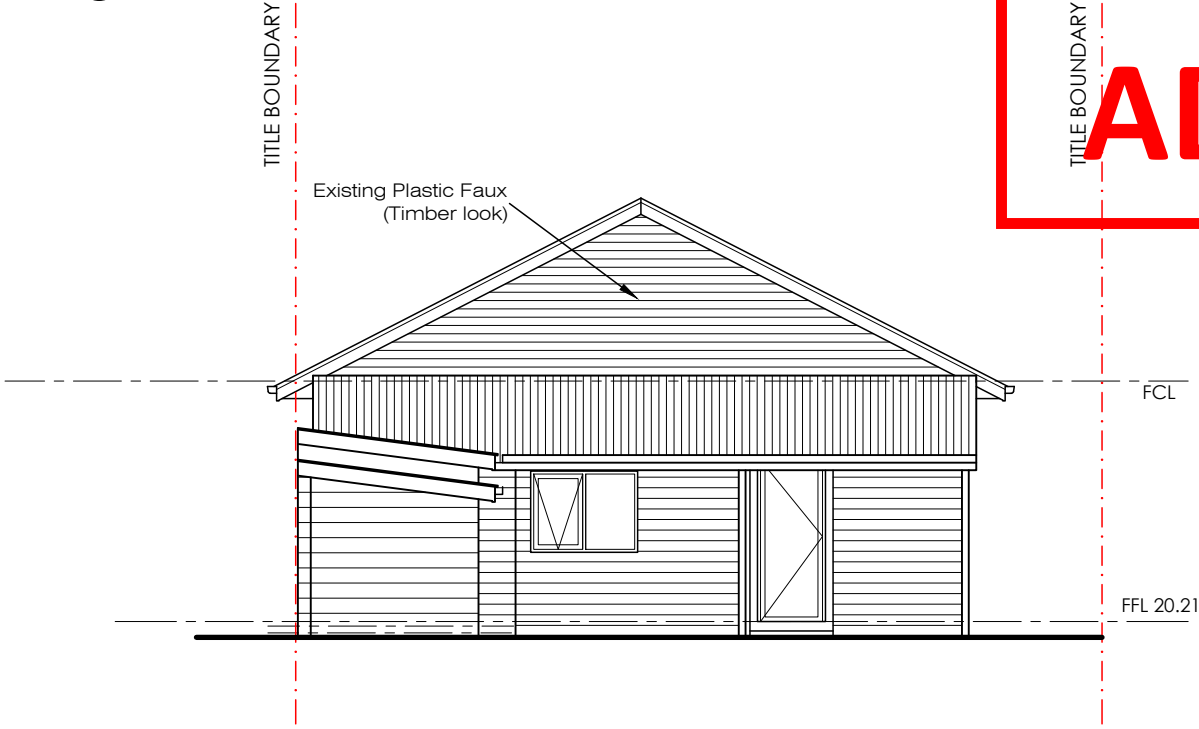


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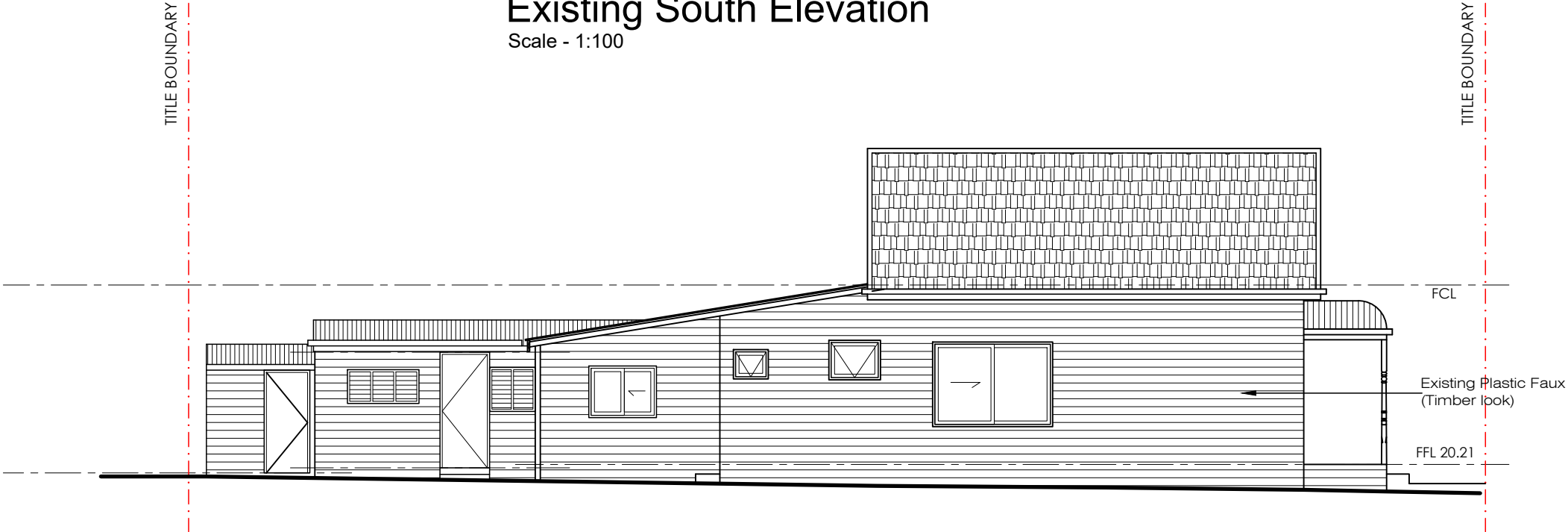


EXISTING ELEVATIONS

CITY OF MARIBYRNONG ADVERTISED PLAN



Existing South Elevation
Scale - 1:100



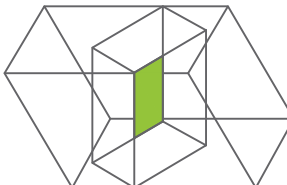
Existing East Elevation
Scale - 1:100

Project: Proposed Addition	
Drawn By: SA	Issue: A..
Date: MAY 2024	Sheet No: 4 of 16

Client: Nicholas Billings
Address: 11 Thomson Street Seddon, VIC 3011

Job No.
514 TP
To be printed at A3

Date	Amendments	Issue
14-06-24	Original drawing Issue	A





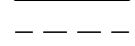

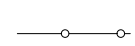



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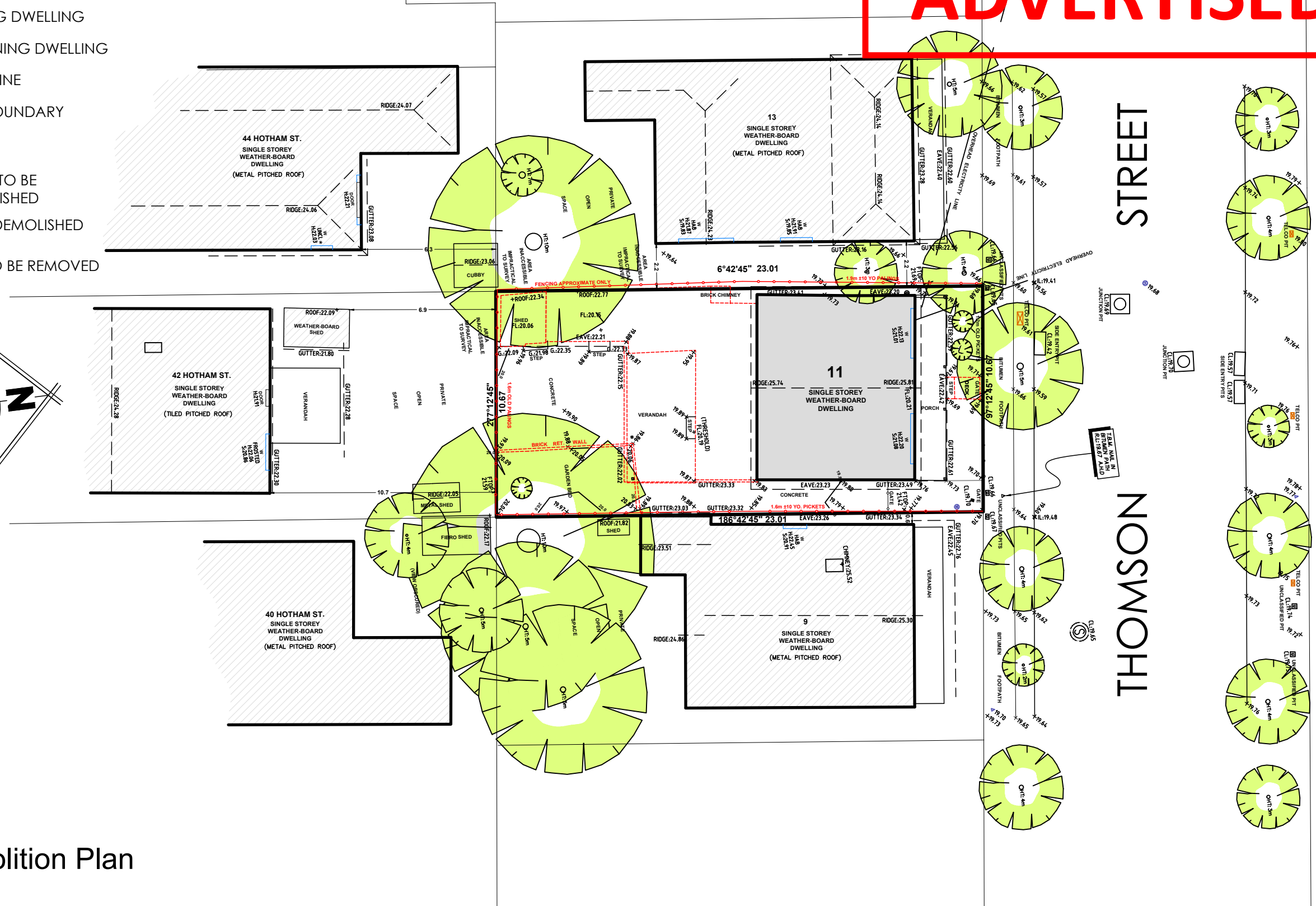
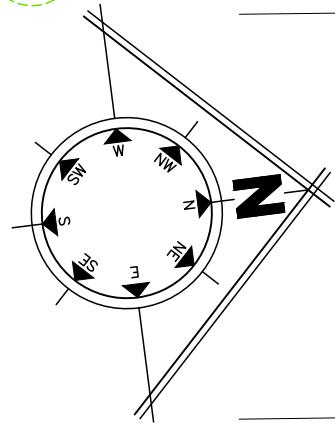


DEMOLITION PLAN

CITY OF MARIBYRNONG ADVERTISED PLAN

LEGEND

-  EXISTING DWELLING
-  ADJOINING DWELLING
-  ROOF LINE
-  TITLE BOUNDARY
-  FENCE
-  FENCE TO BE DEMOLISHED
-  TO BE DEMOLISHED
-  TREE TO BE REMOVED



Site Demolition Plan
Scale - 1:200

Project: Proposed Addition	
Drawn By: SA	Issue: A..
Date: MAY 2024	Sheet No: 5 of 16

Client: Nicholas Billings
Address: 11 Thomson Street Seddon, VIC 3011

Job No.
514 TP
To be printed at A3

Date	Amendments	Issue
14-06-24	Original drawing	Issue



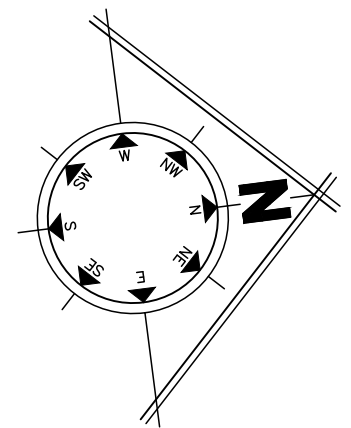
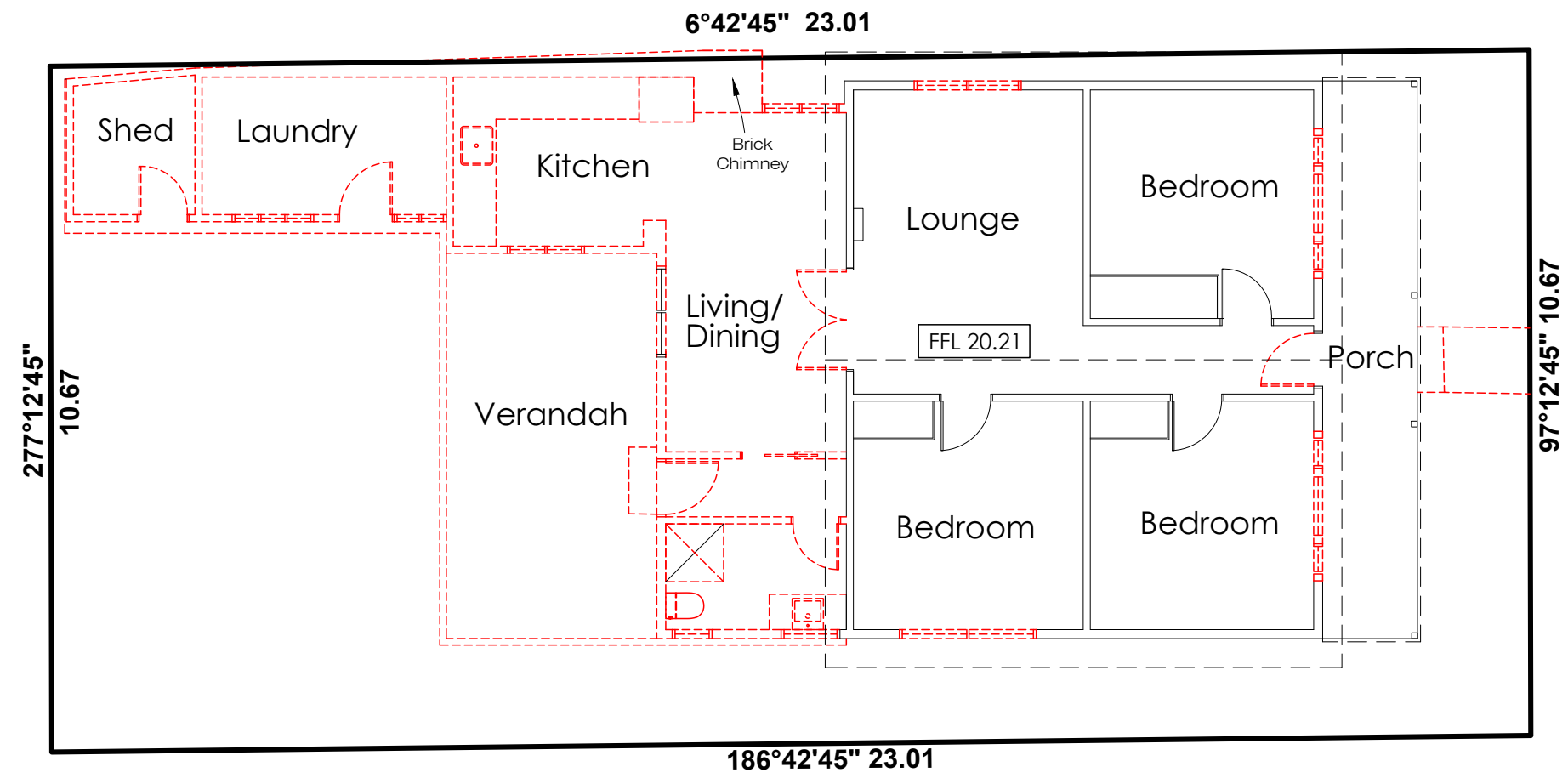
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P 03 9095 7599
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E drew@trenergy.com.au



DEMOLITION PLAN

CITY OF MARIBYRNONG ADVERTISED PLAN

All existing parts of the dwelling retained are to have plastic weatherboards, replaced by timber weatherboards



Demolition Plan
Scale - 1:100

Project: Proposed Addition		Client: Nicholas Billings		Job No. 514 TP		Date: 14-06-24		Amendments: Original drawing Issue		Issue: A	
Drawn By: SA		Issue: A..		Address: 11 Thomson Street Seddon, VIC 3011		Date: MAY 2024		Sheet No: 6 of 16		To be printed at A3	



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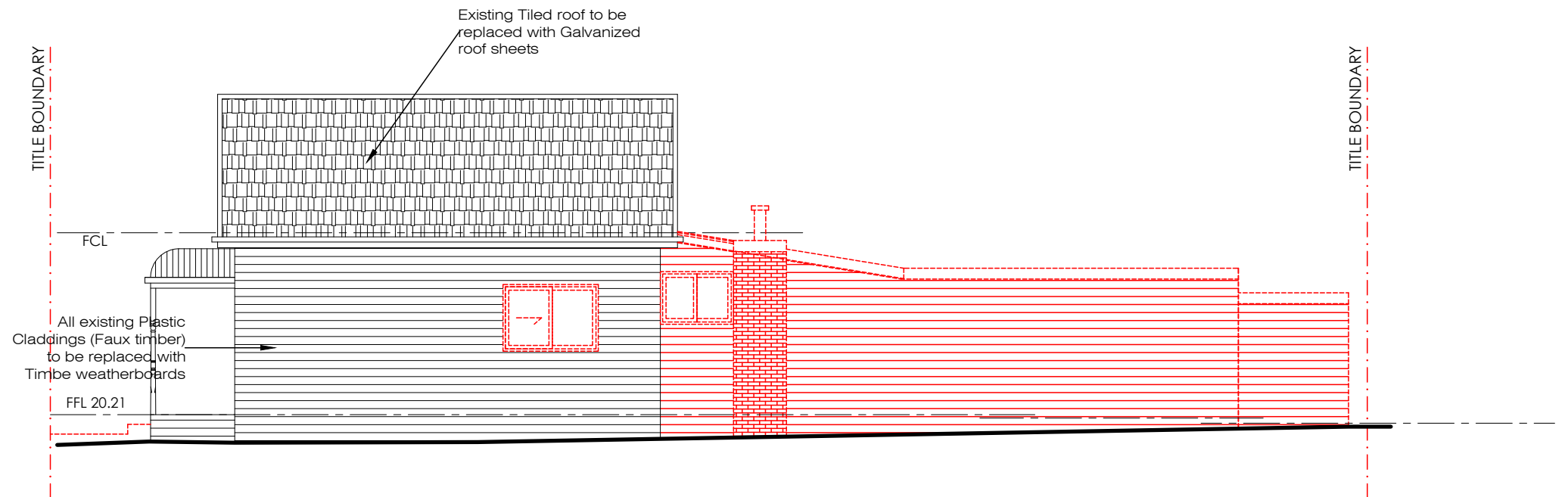
DEMOLITION PLAN

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

All existing parts of the dwelling retained are to have plastic weatherboards, replaced by timber weatherboards



North Elevation
Scale - 1:100



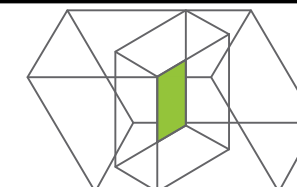
West Elevation
Scale - 1:100

Project: Proposed Addition	
Drawn By: SA	Issue: A..
Date: MAY 2024	Sheet No: 7 of 16

Client: Nicholas Billings
Address: 11 Thomson Street Seddon, VIC 3011

Job No.
514 TP
To be printed at A3

Date	Amendments	Issue
14-06-24	Original drawing Issue	A



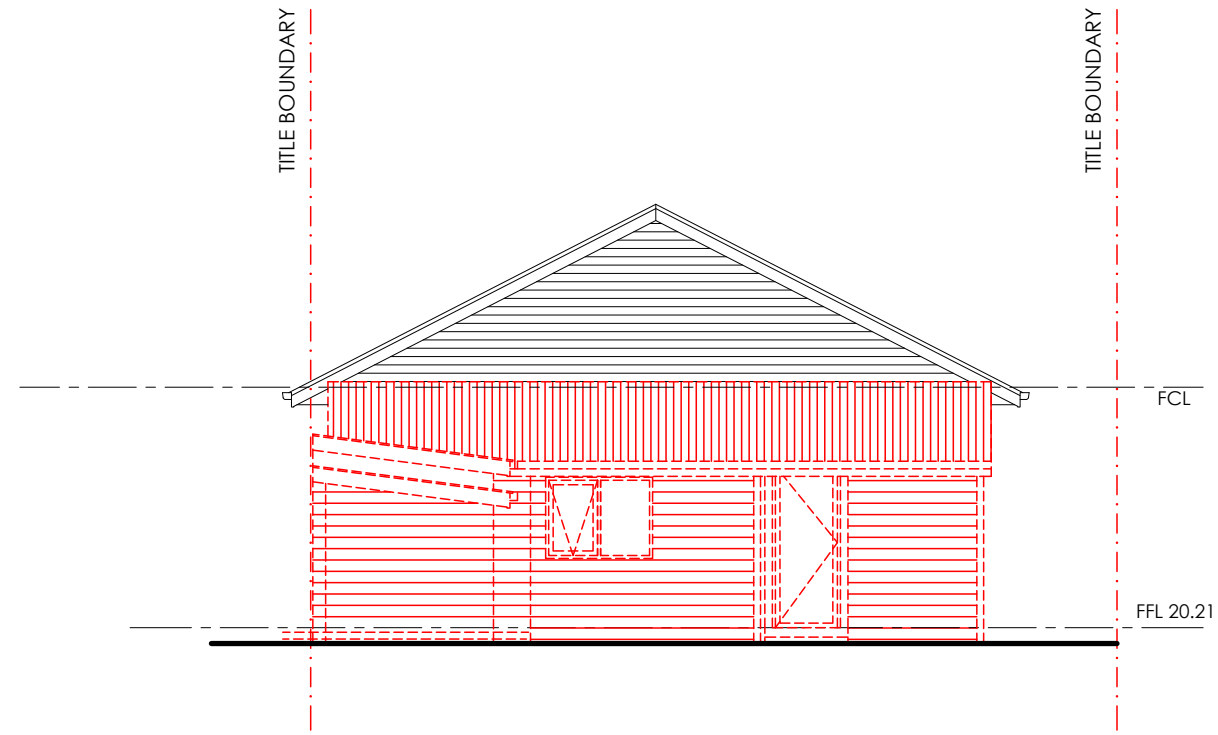
TREENERGY | BUILDING DESIGN
24 Insight Circuit, Carrum Downs VIC 3201
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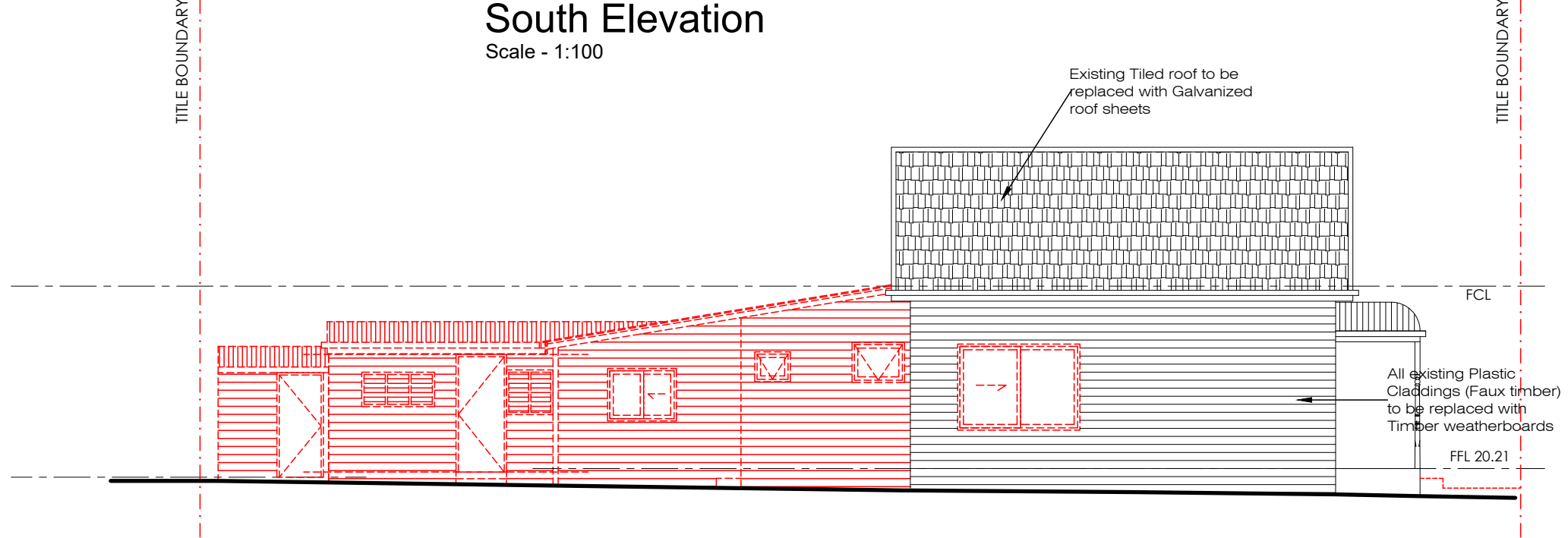
DEMOLITION PLAN

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

All existing parts of the dwelling retained are to have plastic weatherboards, replaced by timber weatherboards



South Elevation
Scale - 1:100



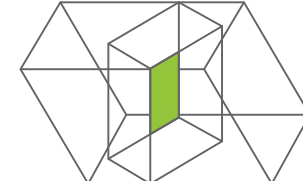
East Elevation
Scale - 1:100

Project: Proposed Addition	
Drawn By: SA	Issue: A..
Date: MAY 2024	Sheet No: 8 of 16

Client: Nicholas Billings
Address: 11 Thomson Street
Seddon, VIC 3011

Job No.
514 TP
To be printed at A3

Date	Amendments	Issue
14-06-24	Original drawing Issue	A



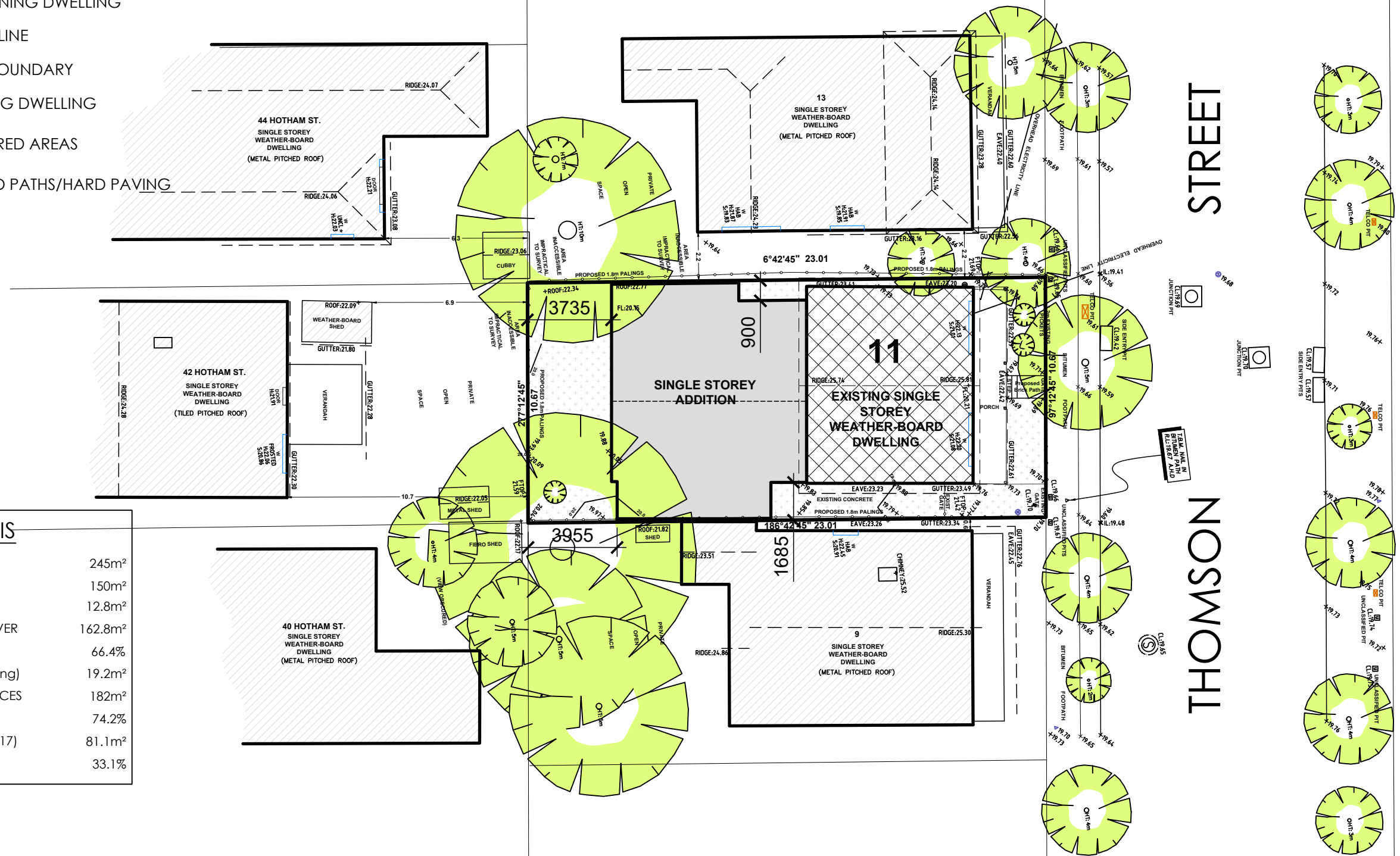
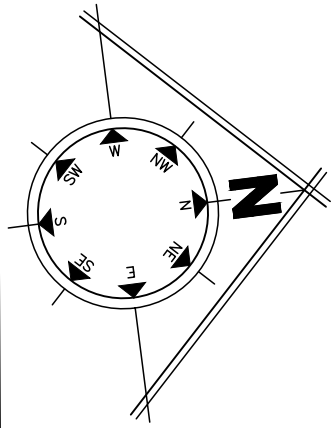
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E drew@trenery.com.au

REGISTERED
DP-AD 32625

PROPOSED SITE PLAN

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

- LEGEND**
- PROPOSED DWELLING
 - ADJOINING DWELLING
 - ROOF LINE
 - TITLE BOUNDARY
 - EXISTING DWELLING
 - COVERED AREAS
 - SEALED PATHS/HARD PAVING
 - P.O.S.



SITE ANALYSIS

SITE AREA	245m ²
BUILDING FOOTPRINT	150m ²
COVERED AREAS	12.8m ²
TOTAL BUILDING COVER	162.8m ²
% COVERAGE (A5)	66.4%
HARD PAVING (existing)	19.2m ²
TOTAL SEALED SURFACES	182m ²
% PERMEABILITY (A6)	74.2%
P.O.S. INC S.P.O.S. (A17)	81.1m ²
% P.O.S. (A17)	33.1%

Proposed Site plan
Scale - 1:200




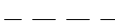



Project: Proposed Addition		Client: Nicholas Billings		Job No. 514 TP		Date: 14-06-24		Amendments: Original drawing Issue		Issue: A	
Drawn By: SA		Issue: A..		Address: 11 Thomson Street Seddon, VIC 3011		To be printed at A3		TRENERGY BUILDING DESIGN 24 Insight Circuit, Carrum Downs VIC 3201 P 03 9095 7599 M 0466 217 998 E drew@trenery.com.au			
Date: MAY 2024		Sheet No: 9 of 16									

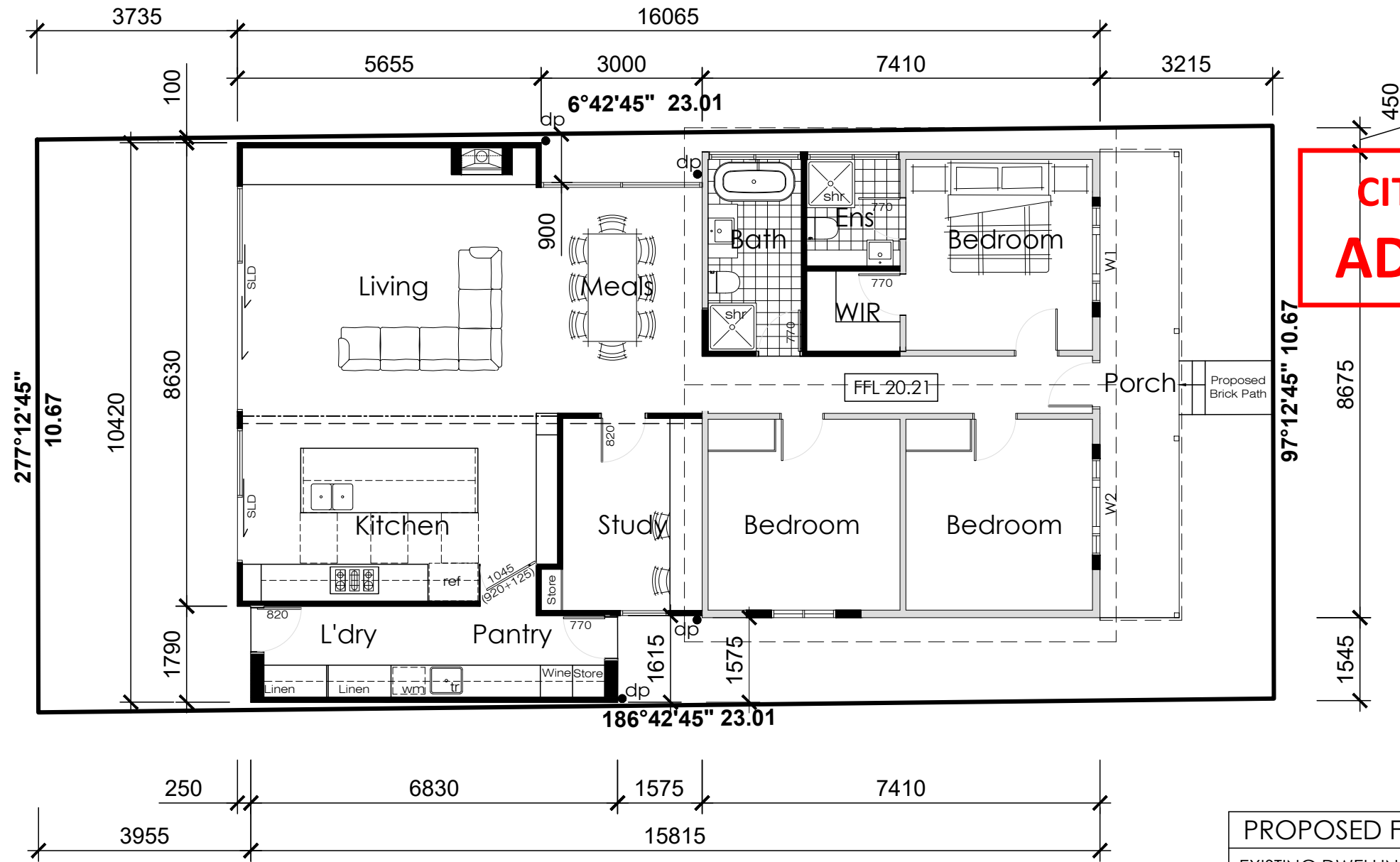


PROPOSED FLOOR PLAN

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

LEGEND

-  EXISTING WALL
-  PROPOSED STUD WALL
-  PROPOSED B/V WALL
-  EXISTING ROOF LINE
-  PROPOSED ROOF LINE
-  OVERHEAD ELEMENT
-  BEAM OVER



**CITY OF MARIBYRNONG
ADVERTISED PLAN**

PROPOSED FLOOR AREAS	
EXISTING DWELLING RETAINED	64.3m ²
PROPOSED ADDITION	85.0m ²
TOTAL	149.3m ² 16.1sq
EXISTING PORCH	12.8m ²

Proposed Floor plan

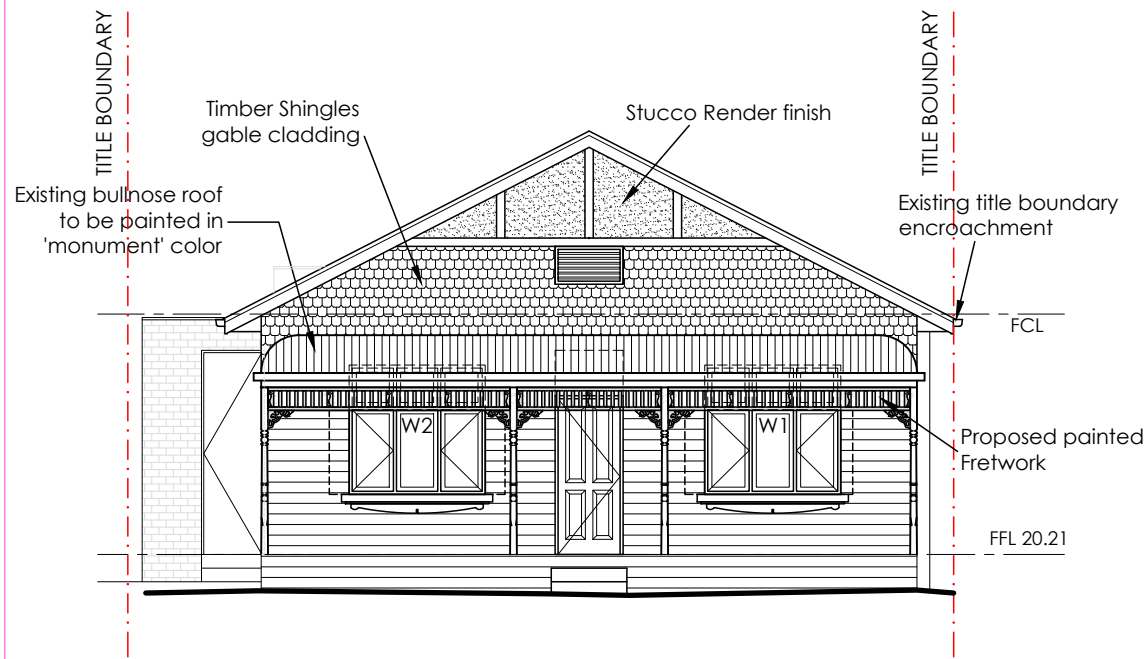
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Project: Proposed Addition		Client: Nicholas Billings		Job No. 514 TP		Date: 14-06-24		Amendments: Original drawing Issue		Issue: A	
Drawn By: SA		Issue: A..		Address: 11 Thomson Street Seddon, VIC 3011		Date: MAY 2024		Sheet No: 10 of 16		To be printed at A3	

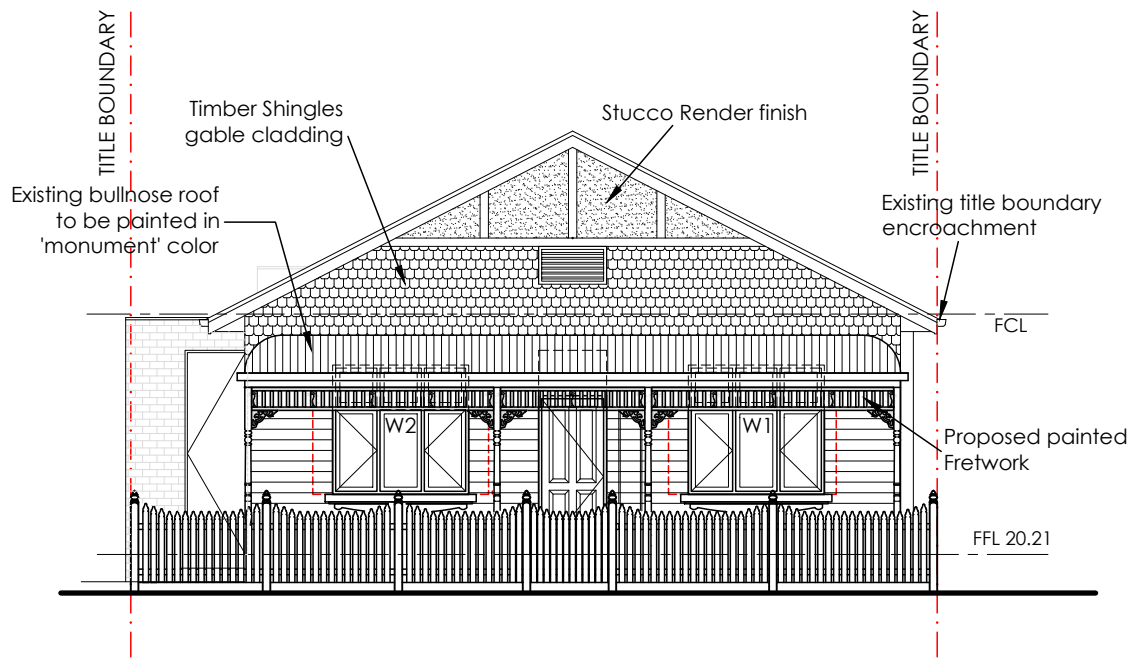


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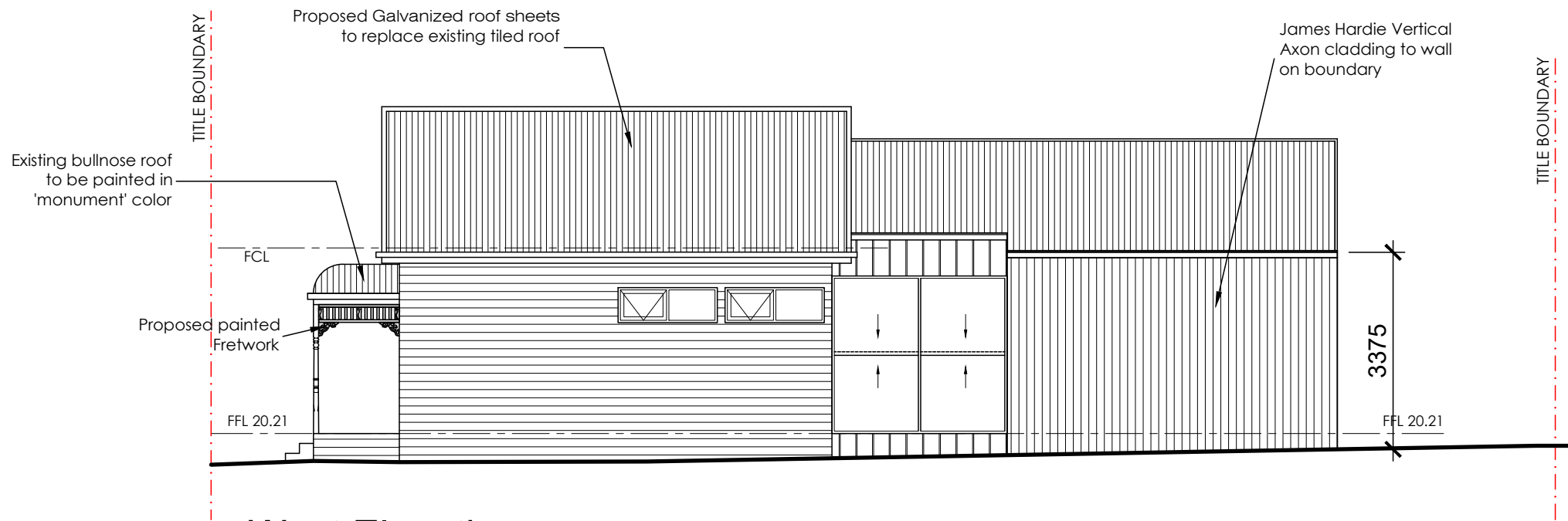


North Elevation
Scale - 1:100

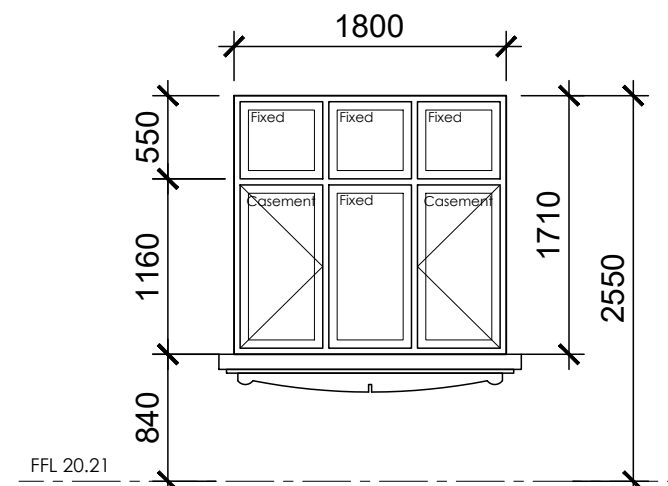


Streetscape Elevation
Scale - 1:100

FINISHES SCHEDULE	
	HORIZONTAL WEATHERBOARDS- WHITE
	STANDING SEAM CLADDING - BLACK FINISH
	RECYCLED RED BRICK
	CUSTOM ORB ROOFING - MONUMENT
	KLIP LOK ROOFING - MONUMENT
WINDOWS	WHITE
FRONT DOOR	MONUMENT
POSTS	WHITE



West Elevation
Scale - 1:100



**CITY OF MARIBYRNONG
ADVERTISED PLAN**

W1 & W2
Painted Timber Frame (White)
Casement & Fixed Window
Double glazing

Window W1 & W2 Detail
Scale - 1:50

PROPOSED ELEVATIONS

Project: Proposed Addition	
Drawn By: SA	Issue: A..
Date: MAY 2024	Sheet No: 11 of 16

Client: Nicholas Billings
Address: 11 Thomson Street Seddon, VIC 3011

Job No.
514 TP
To be printed at A3

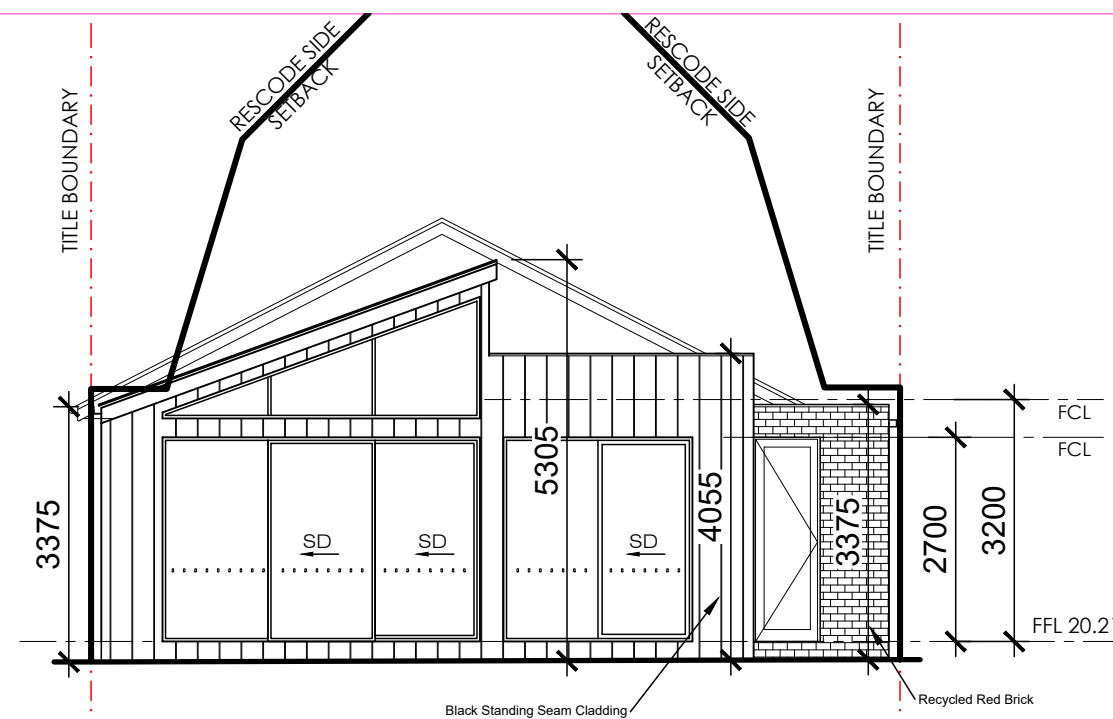
Date	Amendments	Issue
14-06-24	Original drawing Issue	A



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E drew@trenergy.com.au

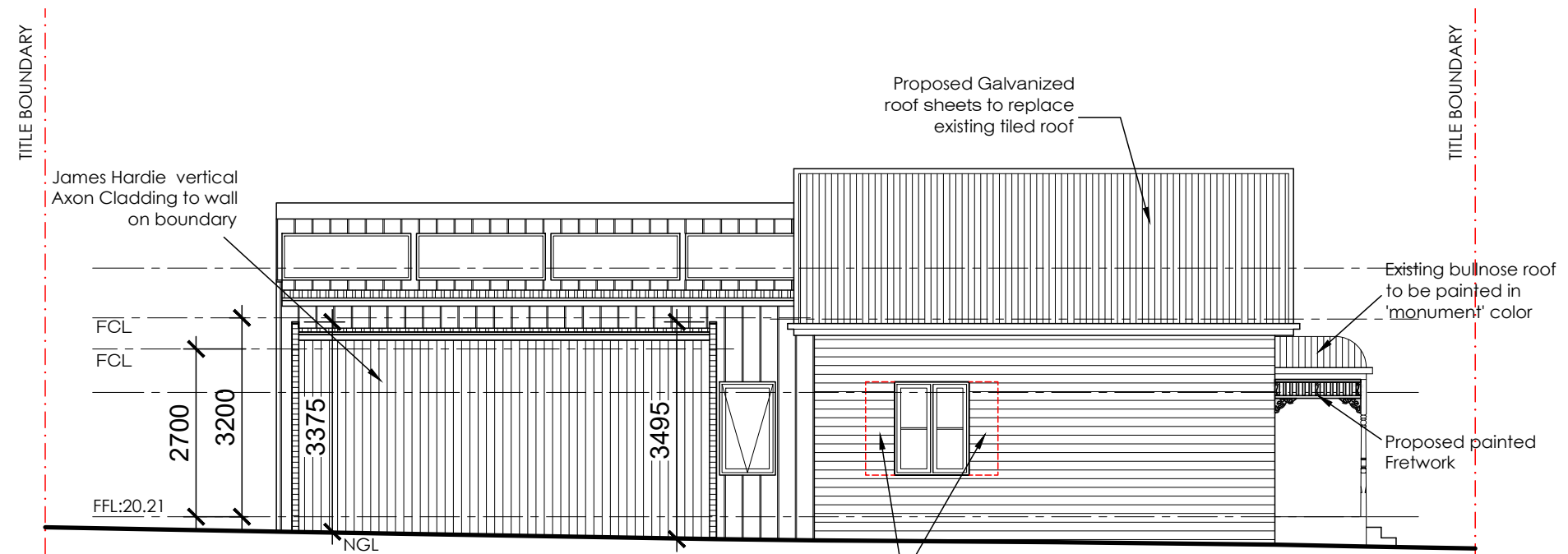


**CITY OF MARIBYRNONG
ADVERTISED PLAN**



South Elevation
Scale - 1:100

FINISHES SCHEDULE	
	HORIZONTAL WEATHERBOARDS - WHITE
	STANDING SEAM CLADDING - BLACK FINISH
	RECYCLED RED BRICK
	CUSTOM ORB ROOFING - MONUMENT
	KLIP LOK ROOFING - MONUMENT
WINDOWS	WHITE
FRONT DOOR	MONUMENT
POSTS	WHITE



East Elevation
Scale - 1:100

PROPOSED ELEVATIONS

Project: Proposed Addition	
Drawn By: SA	Issue: A..
Date: MAY 2024	Sheet No: 12 of 16

Client: Nicholas Billings
Address: 11 Thomson Street
Seddon, VIC 3011

Job No.
514 TP
To be printed at A3












Date	Amendments	Issue
14-06-24	Original drawing Issue	A

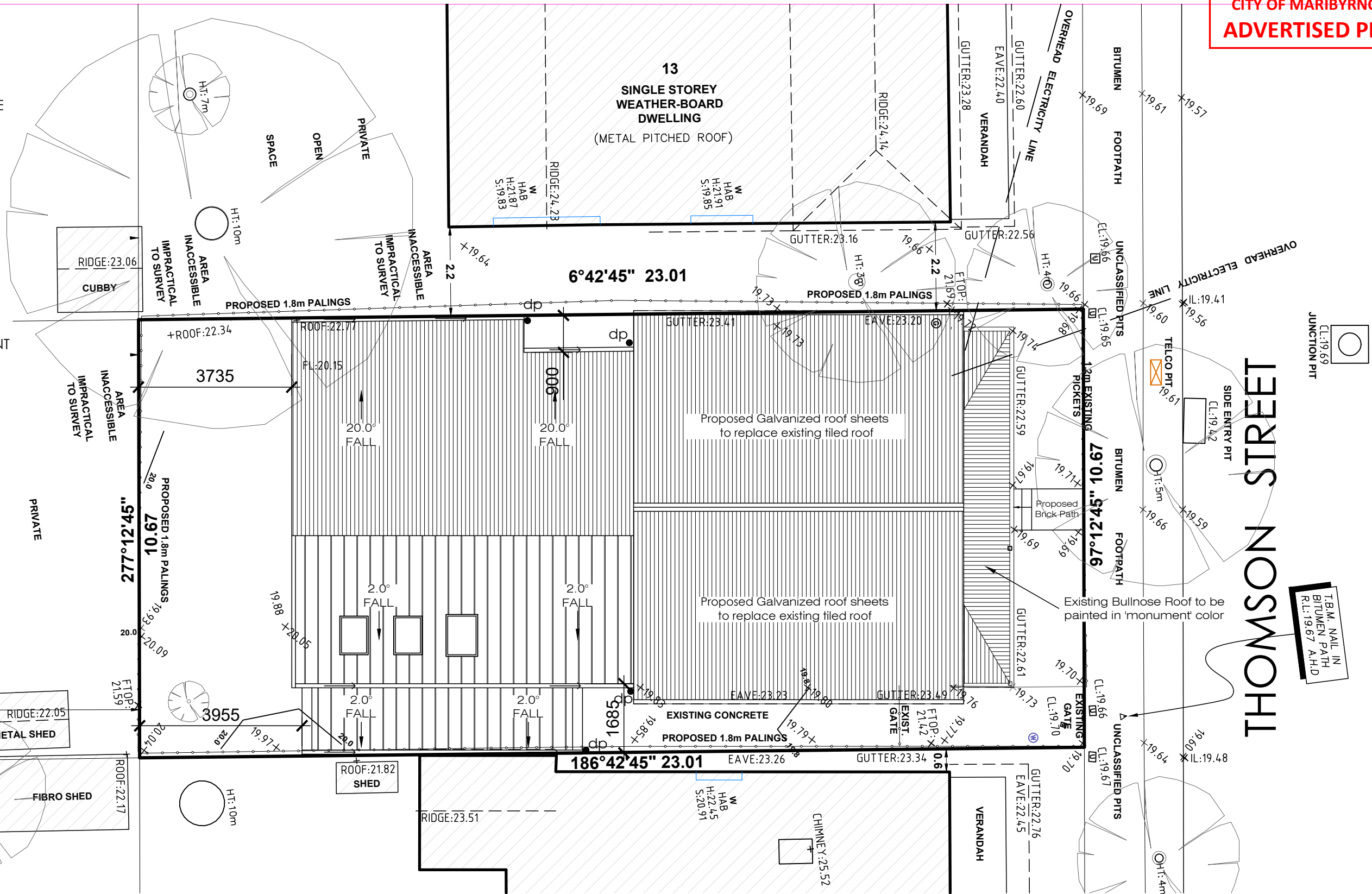
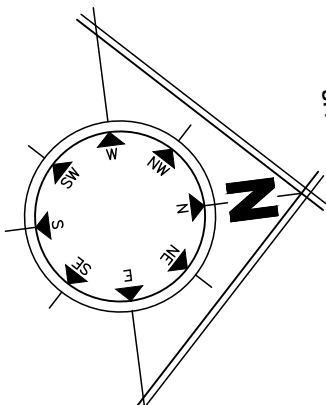


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LEGEND

-  NEW STUD WALL
-  OVERHEAD/HIDDEN
-  PROPOSED ROOF LINE
-  BEAM OVER
-  EXHAUST FAN
-  SMOKE ALARM
-  SELECT TILES
-  SELECT DECKING
-  SELECT PAVING
-  CUSTOM ORB ROOFING- MONUMENT
-  KLIP LOK ROOFING- MONUMENT



Proposed Roof Plan
Scale - 1:100

PROPOSED ROOF PLAN

Project: Proposed Addition	
Drawn By: SA	Issue: A..
Date: MAY 2024	Sheet No: 13 of 16

Client: Nicholas Billings
Address: 11 Thomson Street Seddon, VIC 3011



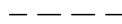



Job No. 514 TP	Date 14-06-24	Amendments Original drawing Issue	Issue A
To be printed at A3			

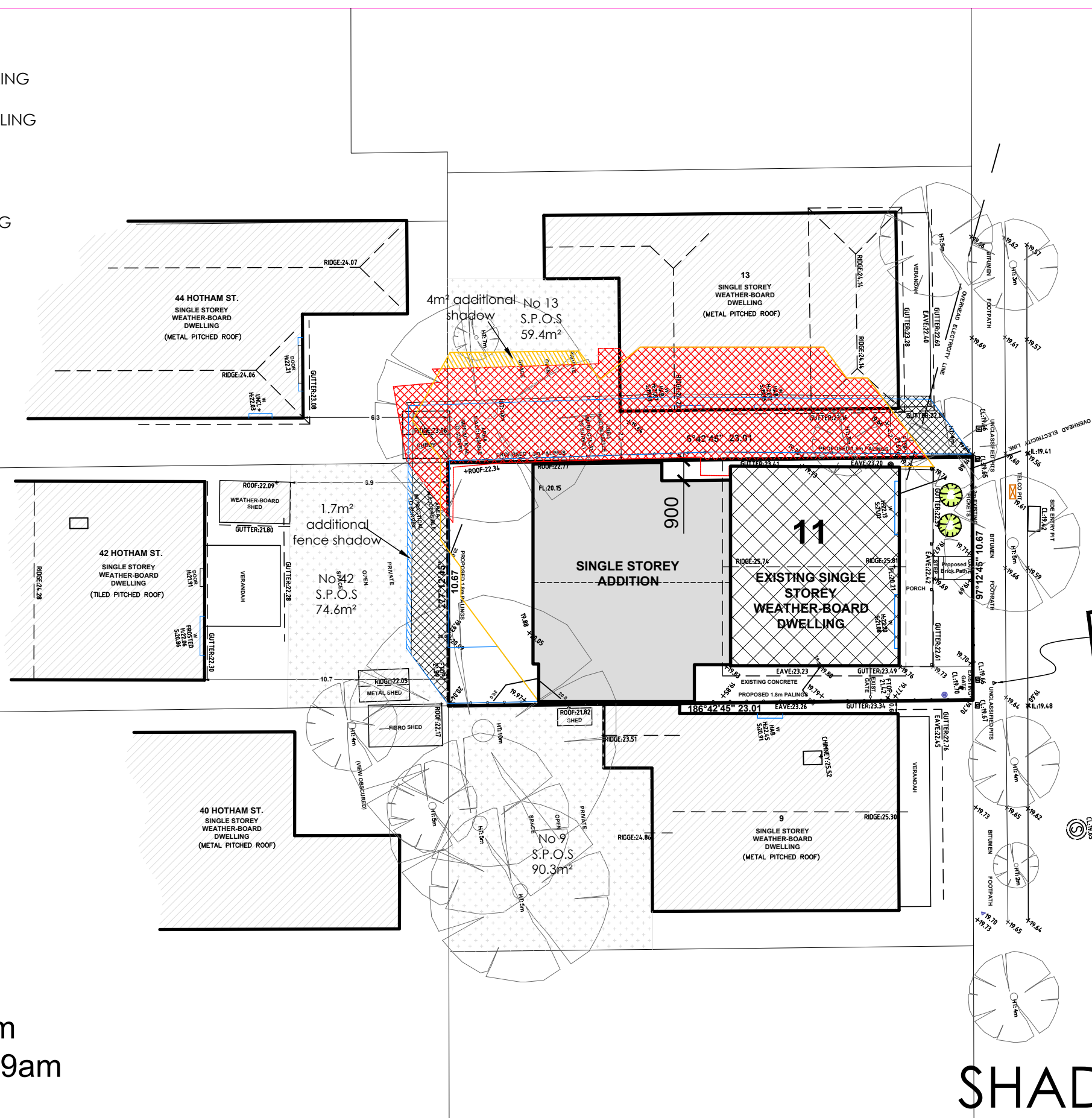


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REGISTERED DP-AD 32625

LEGEND

-  PROPOSED DWELLING
-  ADJOINING DWELLING
-  ROOF LINE
-  TITLE BOUNDARY
-  EXISTING DWELLING
-  P.O.S.



SHADOW TIME

-  EXISTING DWELLING SHADOWS
-  EXISTING FENCE SHADOWS
-  PROPOSED FENCE SHADOWS
-  9 A.M. SEPTEMBER 22
-  12 NOON SEPTEMBER 22
-  3 PM SEPTEMBER 22

SHADOWS 22 SEPTEMBER

SUNLIGHT TO PRIVATE OPEN SPACE

NORTH

SEPTEMBER 22

EQUINOX DATUM: 22 SEPTEMBER MELBOURNE, VICTORIA.

SUN DIAGRAM

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH PER METRE HIGH.
9 A.M.	32°	1.60 M
10 A.M.	41°	1.15 M
11 A.M.	49°	0.87 M
12 NOON	52°	0.78 M
1 P.M.	50°	0.84 M
2 P.M.	45°	1.00 M
3 P.M.	36°	1.38 M

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

THOMSON STREET

Shadow Diagram
September 22 - 9am
Scale - 1:200

SHADOW DIAGRAMS

Project: Proposed Addition		Client: Nicholas Billings		Job No. 514 TP		Date: 14-06-24		Amendments: Original drawing Issue		Issue: A	
Drawn By: SA		Issue: A..		Address: 11 Thomson Street Seddon, VIC 3011		Date: MAY 2024		Sheet No: 14 of 16		To be printed at A3	



TRENERGY | BUILDING DESIGN

24 Insight Circuit, Carrum Downs VIC 3201



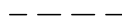



☎ 03 9095 7599

☎ 0466 217 998







✉ drew@trenery.com.au



LEGEND

-  PROPOSED DWELLING
-  ADJOINING DWELLING
-  ROOF LINE
-  TITLE BOUNDARY
-  EXISTING DWELLING
-  P.O.S.

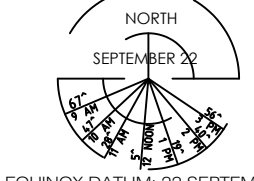
SHADOW TIME

-  EXISTING DWELLING SHADOWS
-  EXISTING FENCE SHADOWS
-  PROPOSED FENCE SHADOWS
-  9 A.M. SEPTEMBER 22
-  12 NOON SEPTEMBER 22
-  3 PM SEPTEMBER 22

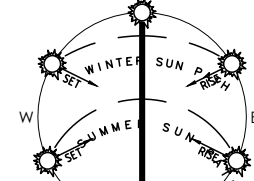
TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH PER METRE HIGH.
9 A.M.	32°	1.60 M
10 A.M.	41°	1.15 M
11 A.M.	49°	0.87 M
12 NOON	52°	0.78 M
1 P.M.	50°	0.84 M
2 P.M.	45°	1.00 M
3 P.M.	36°	1.38 M

SHADOWS 22 SEPTEMBER

SUNLIGHT TO PRIVATE OPEN SPACE

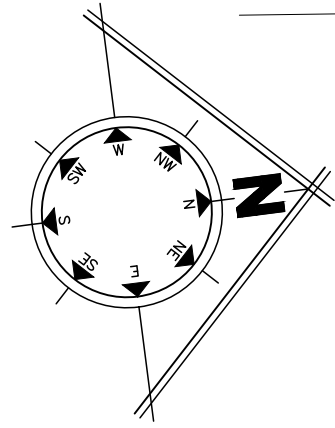
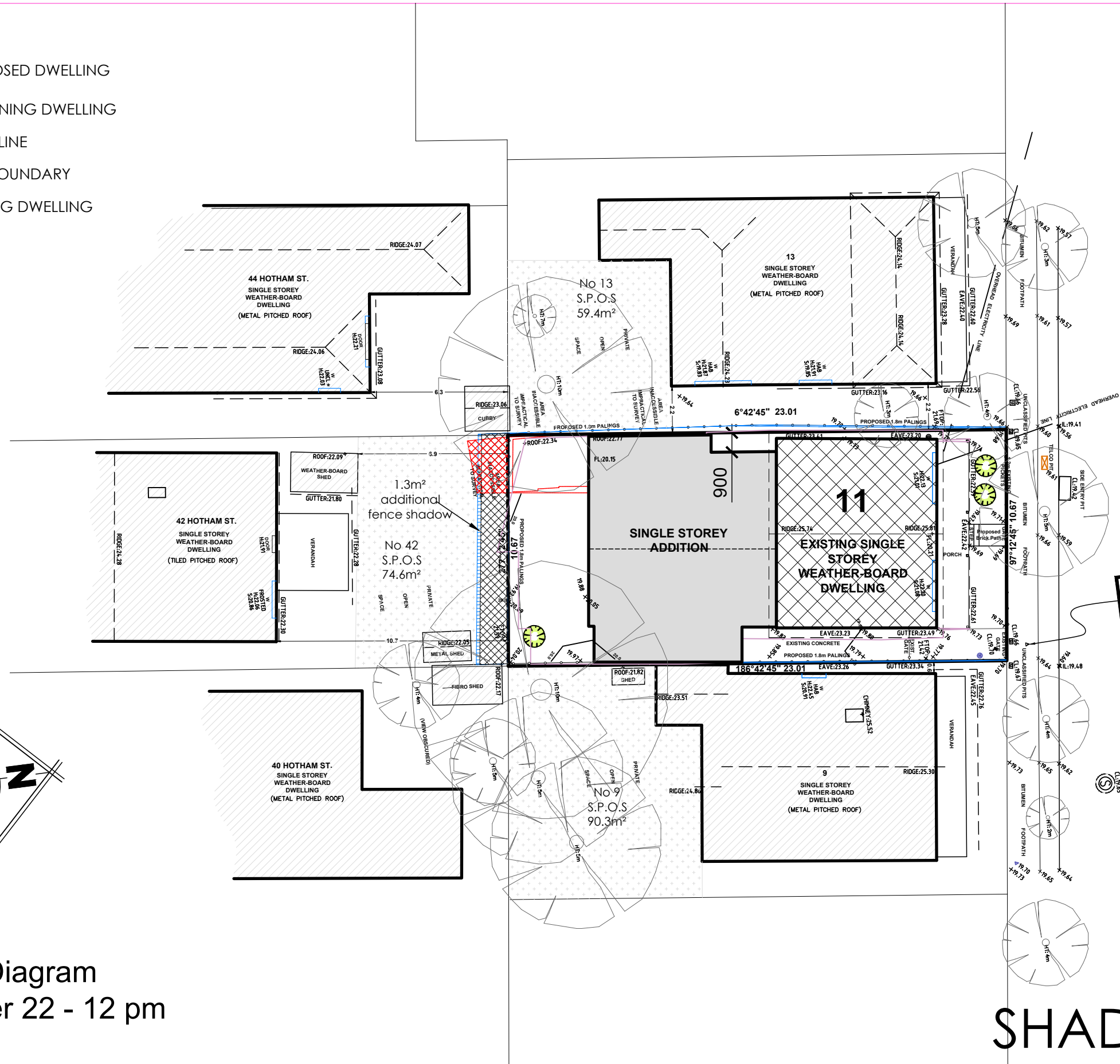


EQUINOX DATUM: 22 SEPTEMBER MELBOURNE, VICTORIA.



SUN DIAGRAM

CITY OF MARIBYRNONG
ADVERTISED PLAN



Shadow Diagram
September 22 - 12 pm
Scale - 1:200

SHADOW DIAGRAMS

Project: Proposed Addition		Client: Nicholas Billings		Job No. 514 TP		Date: 14-06-24		Amendments: Original drawing Issue		Issue: A	
Drawn By: SA		Issue: A..		Address: 11 Thomson Street Seddon, VIC 3011		Date: MAY 2024		Sheet No: 15 of 16		To be printed at A3	





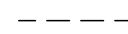



TRENERGY | BUILDING DESIGN

24 Insight Circuit, Carrum Downs VIC 3201
 P 03 9095 7599
 M 0466 217 998
 E drew@trenery.com.au

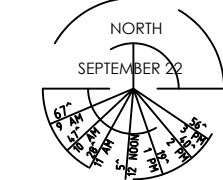


DP-AD 32625
REGISTERED

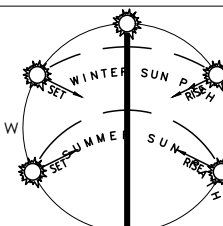
LEGEND

-  PROPOSED DWELLING
-  ADJOINING DWELLING
-  ROOF LINE
-  TITLE BOUNDARY
-  EXISTING DWELLING
-  P.O.S.

SHADOWS 22 SEPTEMBER
SUNLIGHT TO PRIVATE OPEN SPACE



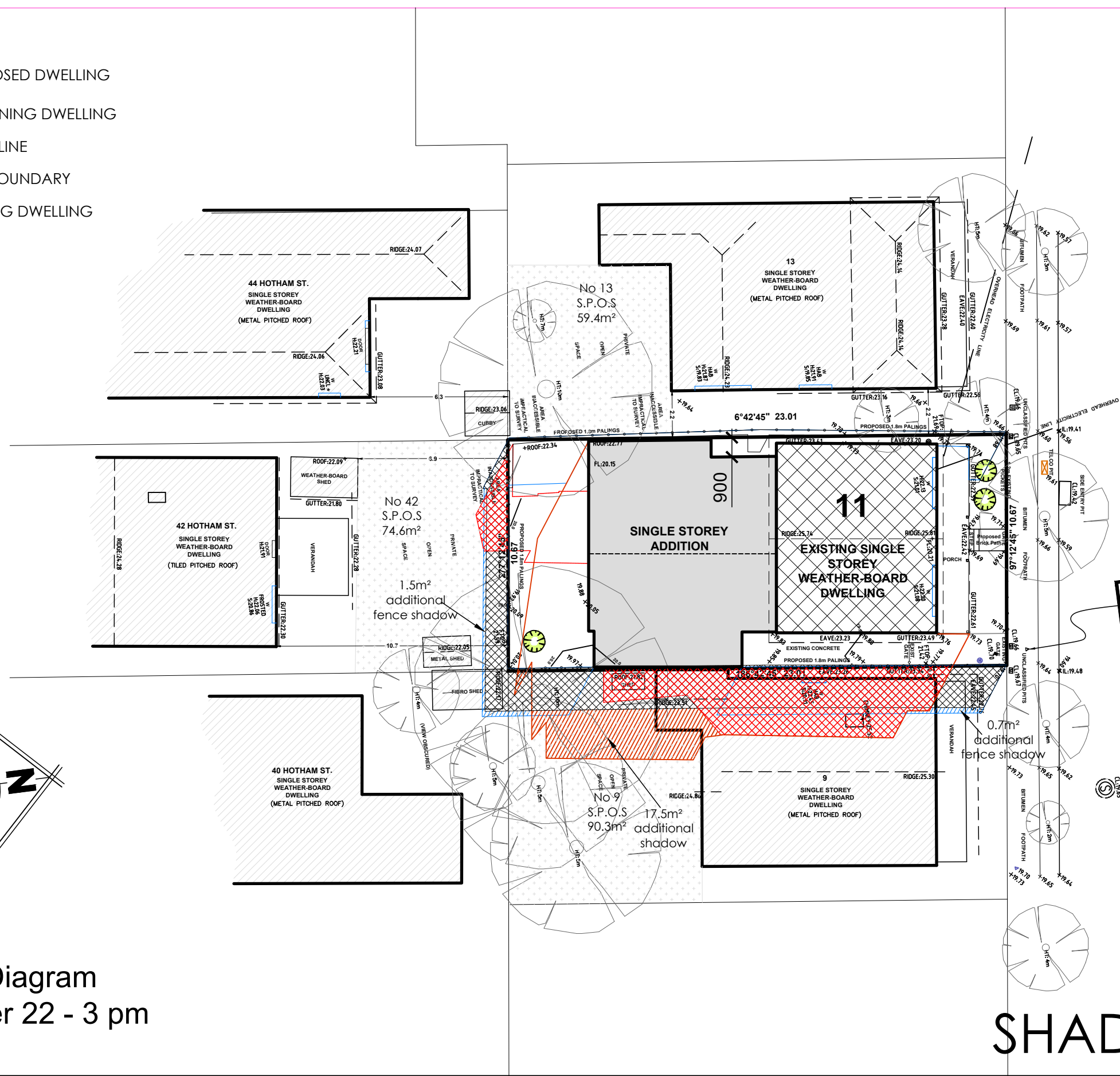
EQUINOX DATUM: 22 SEPTEMBER MELBOURNE, VICTORIA.



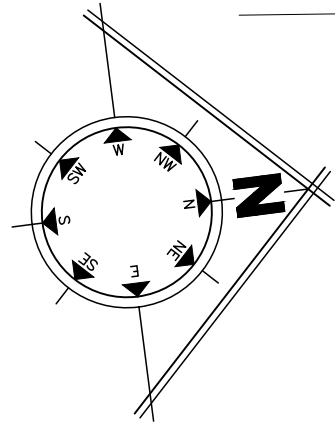
SUN DIAGRAM

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH PER METRE HIGH.
9 A.M.	32°	1.60 M
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3 P.M.	36°	1.38 M

**CITY OF MARIBYRNONG
ADVERTISED PLAN**



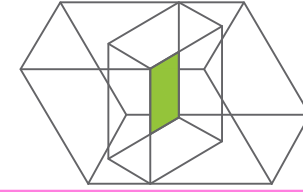
THOMSON STREET



Shadow Diagram
September 22 - 3 pm
Scale - 1:200

SHADOW DIAGRAMS

Project: Proposed Addition		Client: Nicholas Billings		Job No. 514 TP		Date: 14-06-24		Amendments: Original drawing Issue		Issue: A	
Drawn By: SA		Issue: A..		Address: 11 Thomson Street Seddon, VIC 3011		Date: MAY 2024		Sheet No: 16 of 16		To be printed at A3	



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