

CITY OF MARIBYRNONG
ADVERTISED PLAN

LEGEND:

2.500
2.000

Visibility plays for each driveway:
All vegetation and structures are
to be less than 1m in height within
2.5 metres of the front boundary
and for 2 metres along the front
boundary.

GROUND FLOOR PLAN
SCALE 1:200

MITCHELL STREET

SCALE
1 0 1 2 3 4
LENGTHS ARE IN METRES

© COPYRIGHT:
This design and drawing are the property of
Nguyen Architecture PL t/as DNA
Architects, and may not be copied in whole
or part without their written consent. These
drawings are copyright and may not be
altered in any way.

PROJECT DETAILS
62 Mitchell Street Maidstone
Proposed three unit development with the
associated car parking areas

CLIENT DETAILS
Hung Nguyen
DRAWING TITLE
GROUND FLOOR PLAN

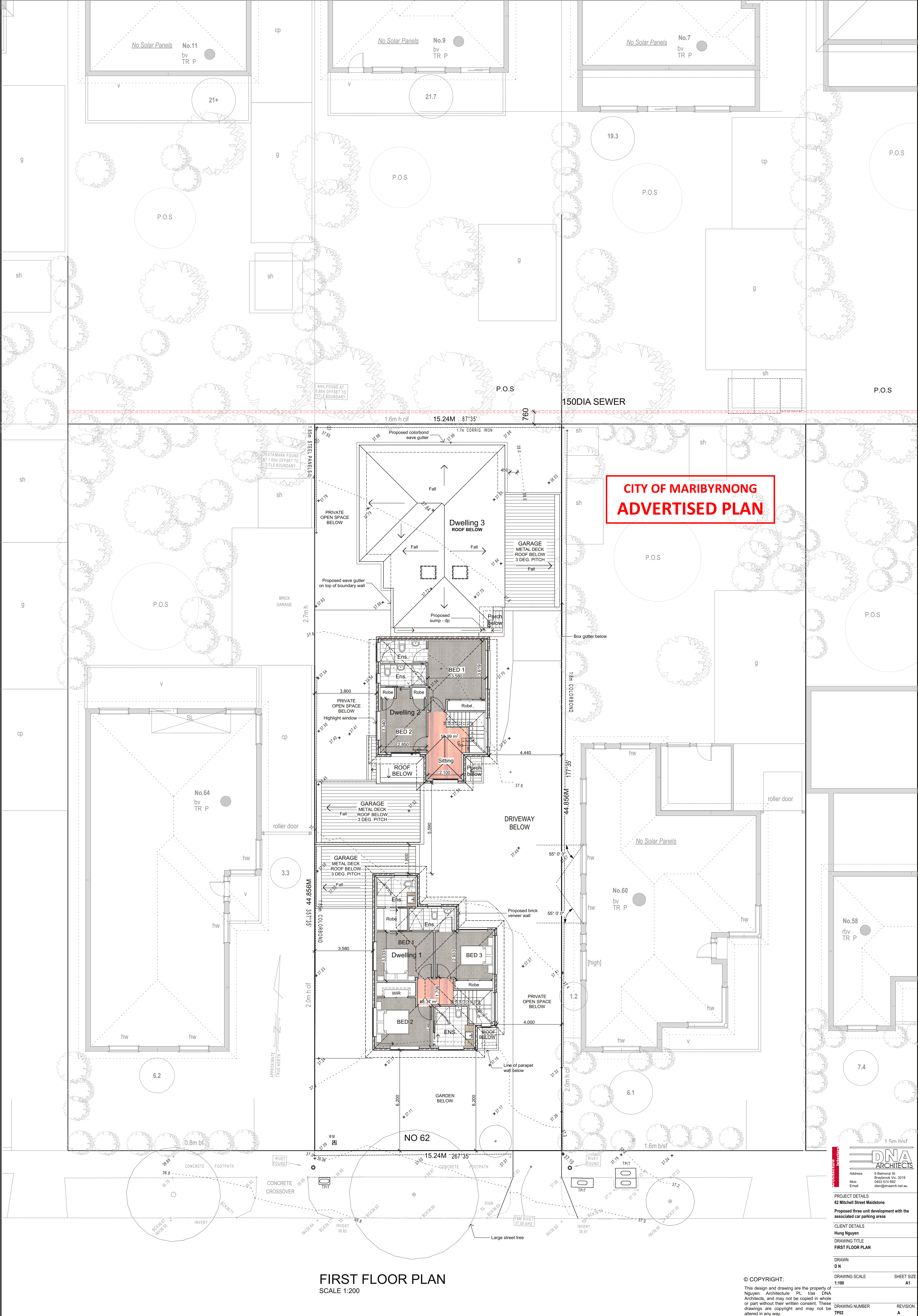
DRAWN
D N

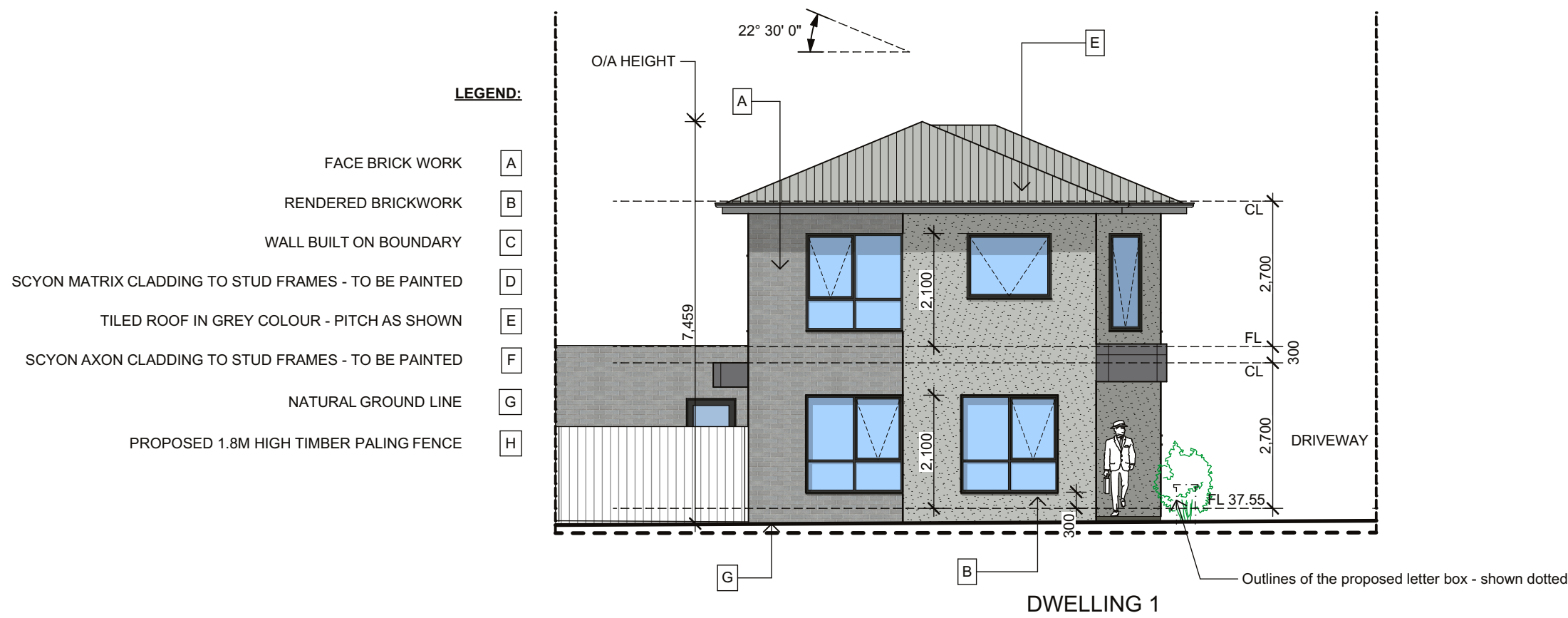
DRAWING SCALE
1:100

SHEET SIZE
A1

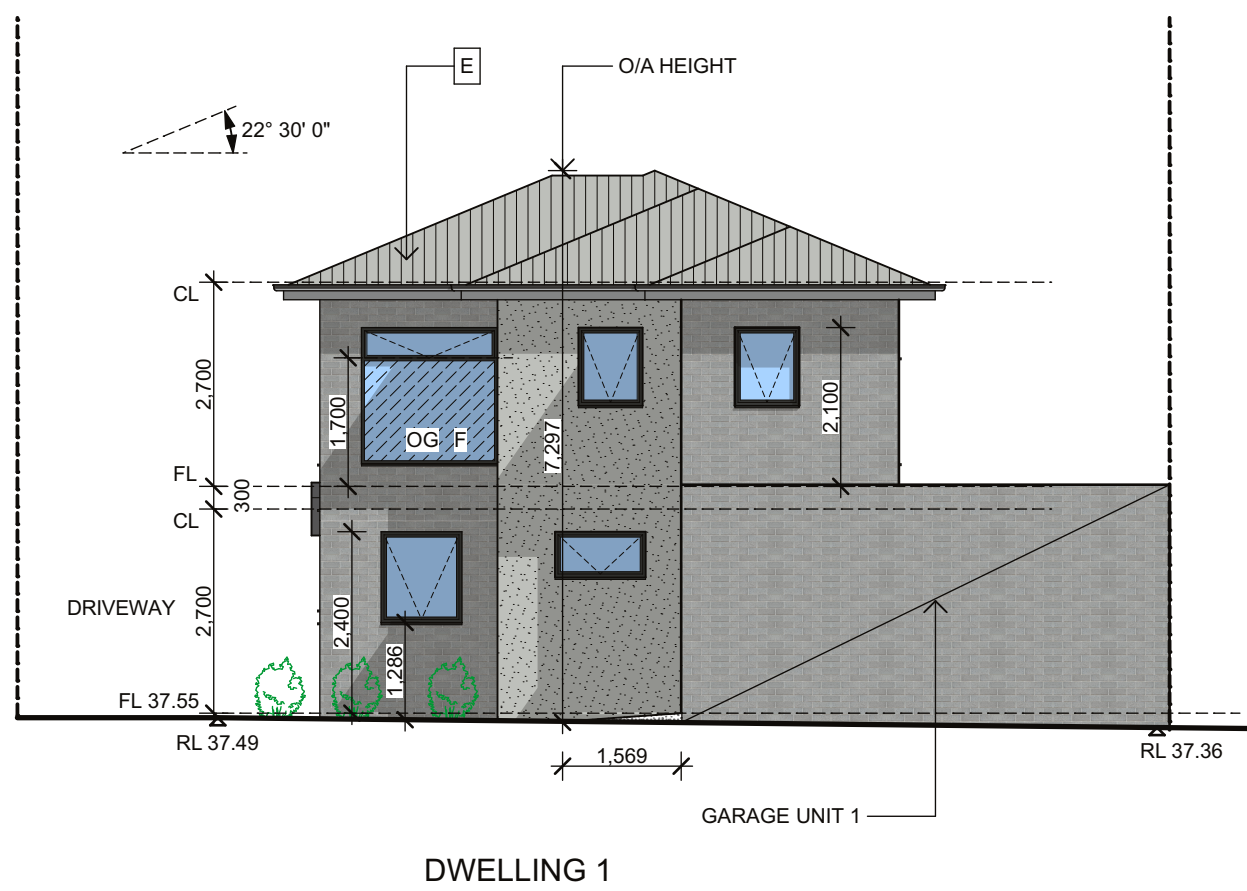
DRAWING NUMBER
TP01

REVISION
A

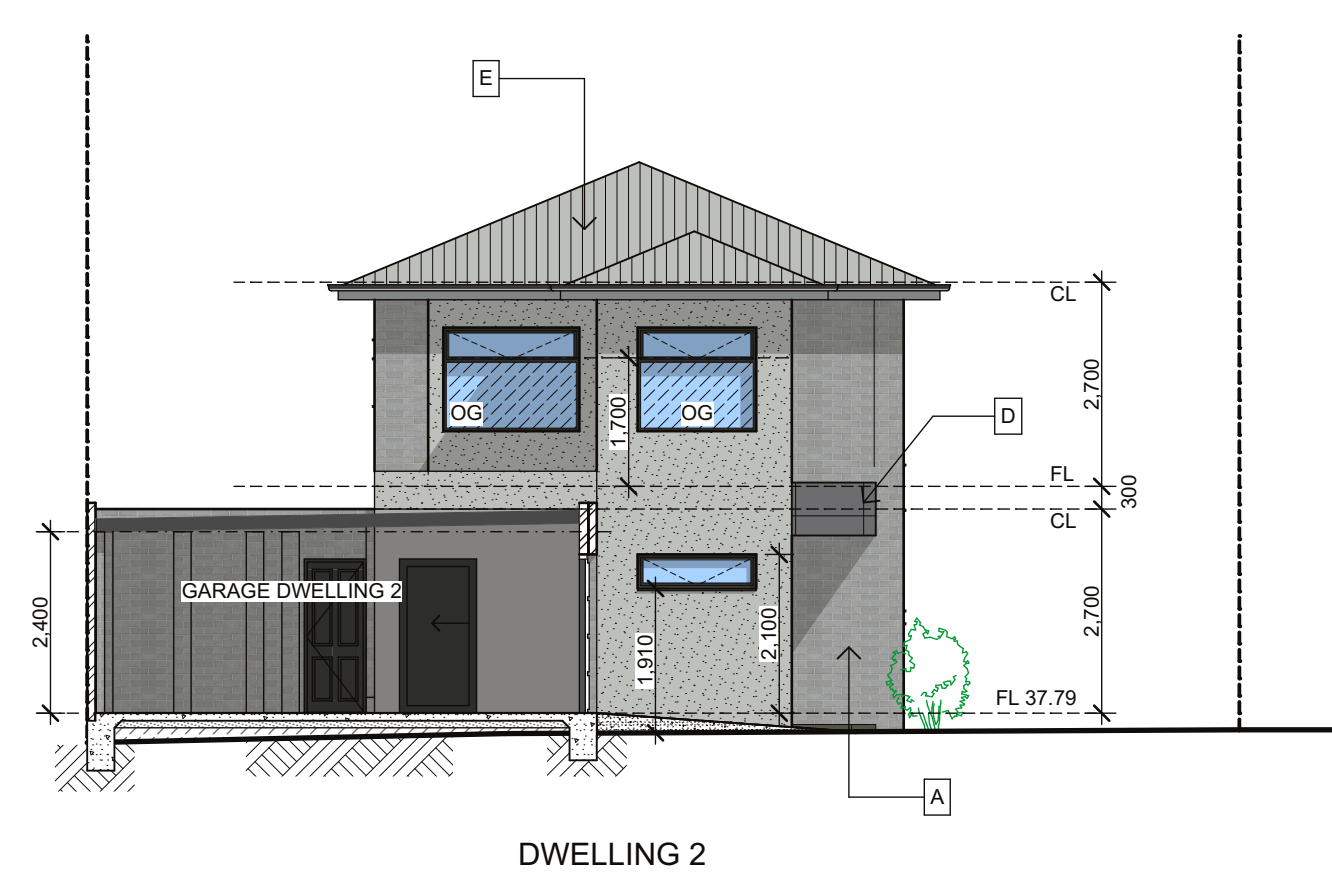




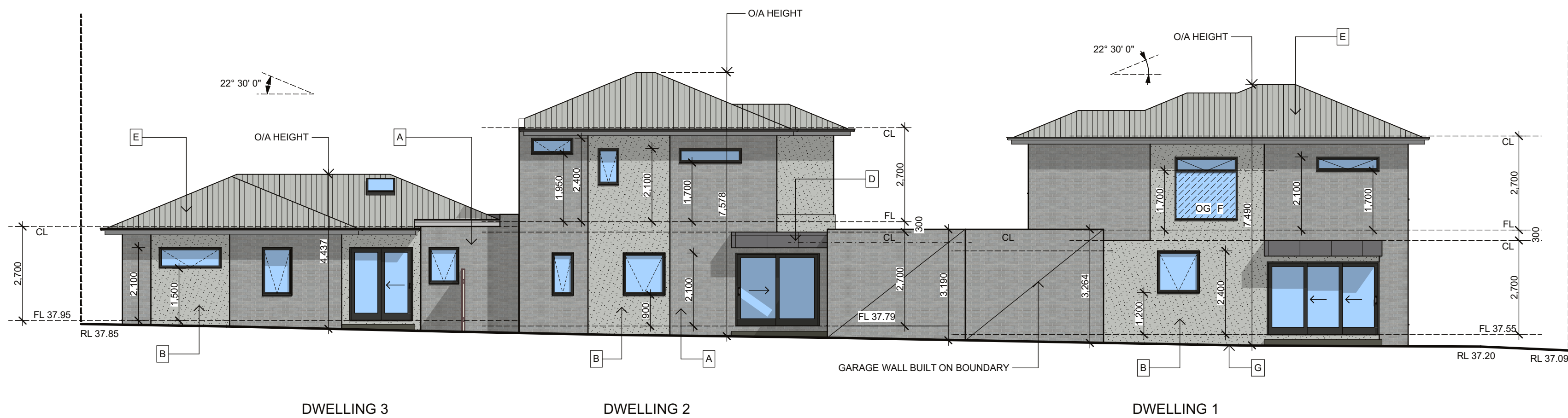
PROPOSED SOUTH ELEVATION
SCALE 1:100



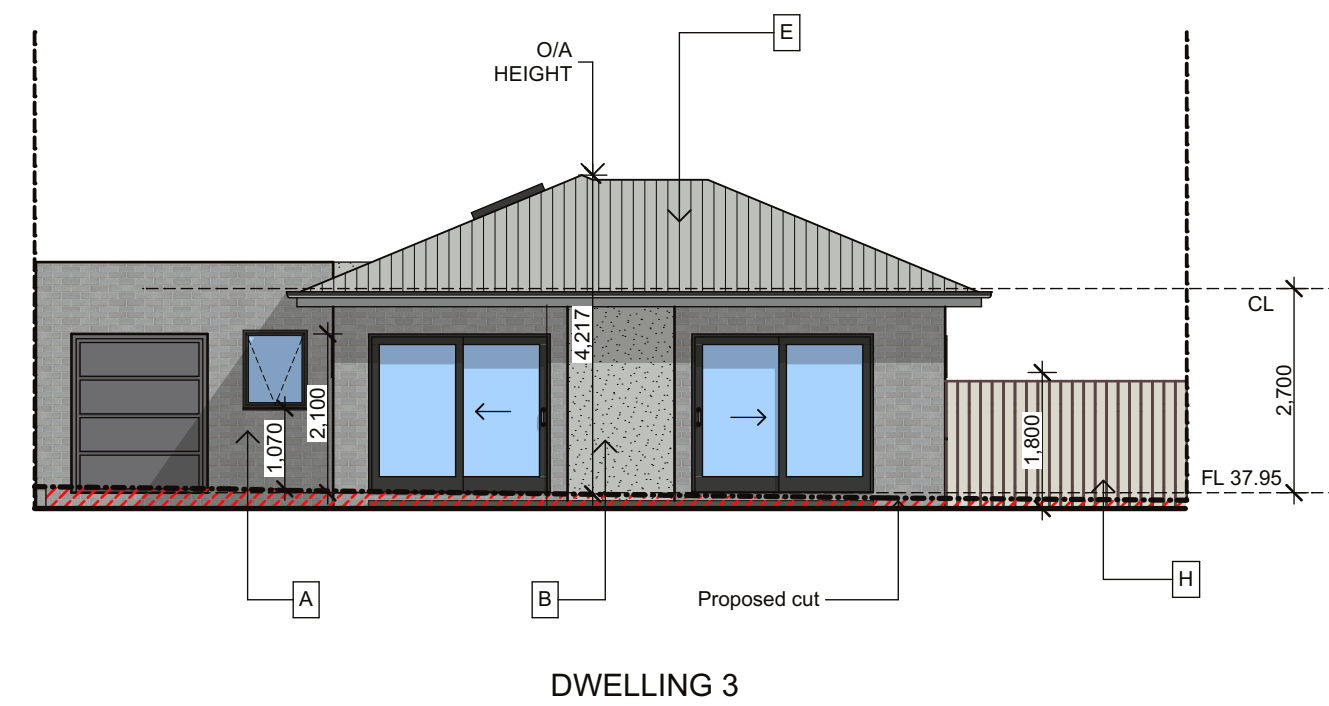
PROPOSED NORTH ELEVATION
SCALE 1:100



PROPOSED SOUTH ELEVATION
SCALE 1:100



PROPOSED WEST ELEVATION
SCALE 1:100

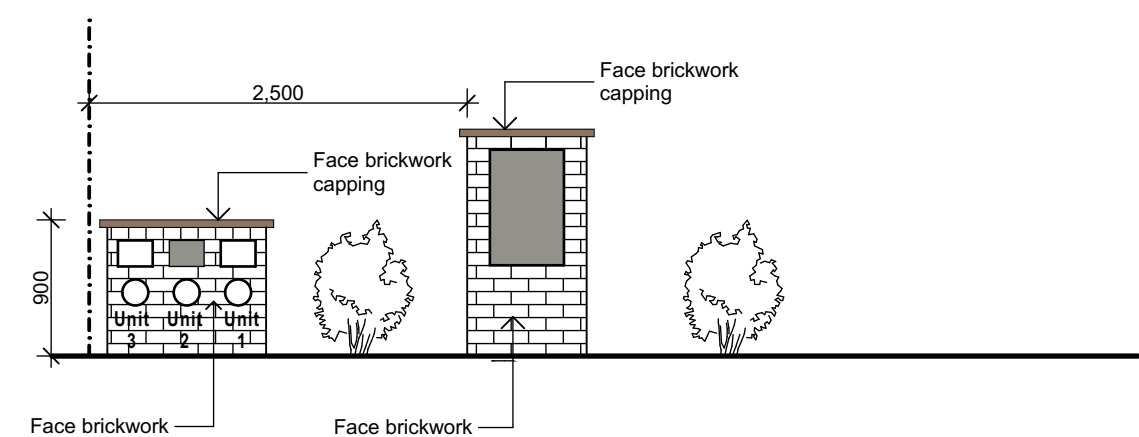


PROPOSED NORTH ELEVATION
SCALE 1:100

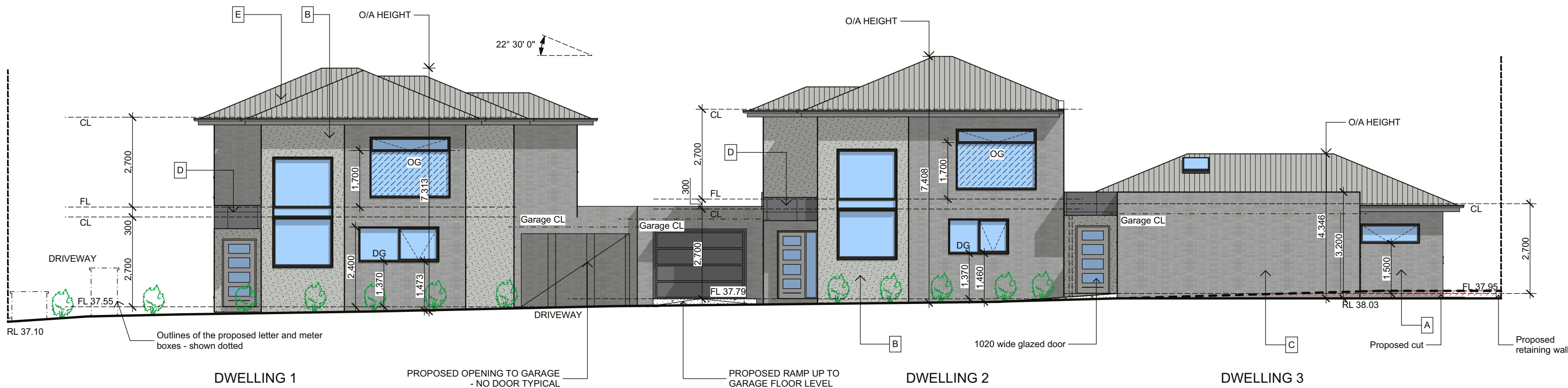
ABBREVIATIONS	
O	OPENABLE SASH.
	SASH CAN BE LOCKED OPEN.
DG	DOUBLE GLAZING
F	FIXED GLAZING
FOG	FIXED OBSCURE GLAZING
HLW	HIGHLIGHT WINDOW
O1250.	OPENING LIMITED TO 125mmØ.
OAO1250.	OBSCURE AWNING OPENING 125mmØ TO 1.7m
OG	OBSCURE GLAZING
SD	SLIDING DOOR

AREA ANALYSIS		
Unit	Area (m2)	
1	SITE AREA	683.61
	U1 First floor	68.37
	U1 Garage	25.26
	U1 Ground Floor	63.43
	U1 Porch	1.69
	U1 Private Open Space	33.09
	U2 First Floor	55.99
	U2 Garage	26.03
	U2 Ground Floor	60.92
	U2 Private Open Space	41.38
3	U3 Floor Plan	84.27
	U3 Garage	27.49
	U3 Porch	1.86
	U3 Private Open Space	72.72

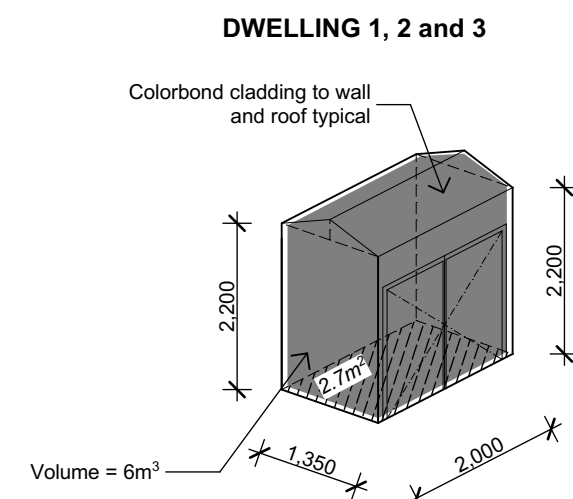
CITY OF MARIBYRNONG
ADVERTISED PLAN



PROPOSED EAST ELEVATION
- LETTER AND METER BOXES
SCALE 1:100



PROPOSED EAST ELEVATION
SCALE 1:100



STORAGE SHED / EXTERNAL STORAGE DIAGRAMS
Do not scale

CITY OF MARIBYRNONG
ADVERTISED PLAN

IMPERVIOUS AREAS

UNIT 3
TREATMENT AREAS

	LEGEND	CATCHMENT AREAS
ROOF TO RAIN TANK		111.80M²
TOTAL ROOF CATCHMENT AREA		111.80M²
THIS TOTAL ROOF AREAS WERE TREATED BY 3000L RAIN WATER TANK AS PER THE STORM REPORT		

UNIT 3
UN-TREATMENT AREAS

	LEGEND	
CONCRETE PATH & DRIVEWAY RAMP		14.6M²
UNTREATED ROOF		15.3M²
TOTAL UN-TREATMENT AREA		29.9M²

UNIT 2
TREATMENT AREAS

	LEGEND	CATCHMENT AREAS
ROOF TO RAIN TANK		81.0M²
TOTAL ROOF CATCHMENT AREA		81.0M²
THIS TOTAL ROOF AREAS WERE TREATED BY 2500L RAIN WATER TANK AS PER THE STORM REPORT		

UNIT 2
UN-TREATMENT AREAS

	LEGEND	
CONCRETE PATH & DRIVEWAY RAMP		12.4M²
UNTREATED ROOF		19.1M²
TOTAL UN-TREATMENT AREA		31.5M²

UNIT 1
TREATMENT AREAS

	LEGEND	CATCHMENT AREAS
ROOF TO RAIN TANK		108.8M²
TOTAL ROOF CATCHMENT AREA		108.8M²
THIS TOTAL ROOF AREAS WERE TREATED BY 3000L RAIN WATER TANK AS PER THE STORM REPORT		

UNIT 1
UN-TREATMENT AREAS

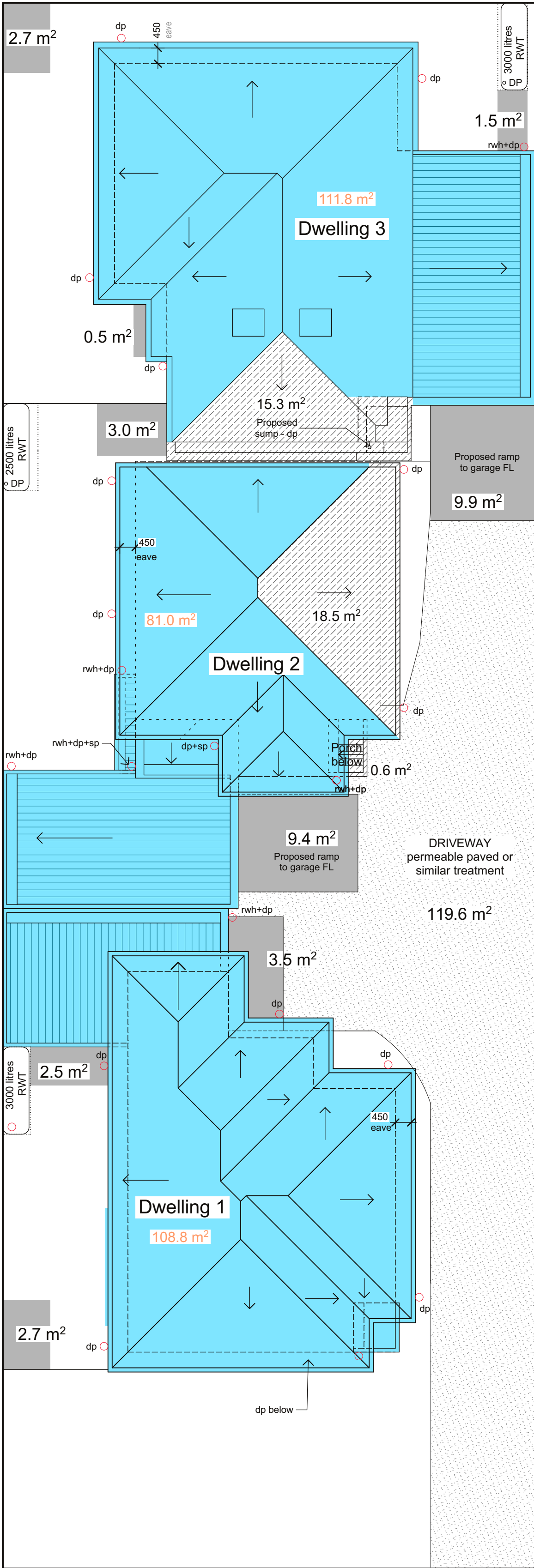
	LEGEND	
CONCRETE PATH & DRIVEWAY RAMP		8.7M²
TOTAL UN-TREATMENT AREA		8.7M²

Collected water by the fully charged system

Schedule of ESD Commitments

Following is a summary of information to be shown/annotated on the plans:

SDAPP Category	Sustainable Design Commitments
Operational Energy	- This is an all-electric development. Natural gas will not be supplied to the proposed units. - Each dwelling will achieve a minimum of 7.0-star NatHERS energy rating and a whole-of-home rating not less than 60 out of 100. 4-star reverse cycle space heating and cooling systems. - Energy-efficient heat pump hot water system. - Induction cooktop. - Private outdoor clothesline. - The development will achieve a maximum illumination power density of 4W/sqm or less and a minimum colour rendering index of 80. - Motion detectors with daylight sensors will control external lighting.
Embodied Carbon	- Timber that is certified through an accredited forest certification scheme such as the Forest Stewardship Council (FSC), or the Programme for the Endorsement of Forest Certification (PEFC). - All concrete will use recycled aggregate where appropriate and recycled water in its manufacture. - All fabricated structural steelwork will be supplied by a steel fabricator/contractor accredited to the Environmental Sustainability Charter of the Australian Steel Institute.
Transport	- A bicycle parking space will be installed for each of the new units to promote cycling and reduce car dependency. - Provision of an electrical wall socket with at least 32-amp Level 2 charging capability on a dedicated circuit will be installed in the garage of each unit to enable a future electric car charging point. This will encourage the use of low-emission vehicle technologies.
Integrated Water Management	- Rainwater tanks with a capacity of 3,000L will be installed for Unit 1 and Unit 3. A rainwater tank with a capacity of 2,500L will be installed for Unit 2. The tanks will be connected to the toilets where collected rainwater will be used for flushing. 5-star WELS rating tapware throughout. 4-star WELS rating dishwasher. 4-star WELS rating showerhead. 4-star WELS rating WC. - Water-efficient landscaping will be installed for the proposed development. - The water efficiency measures proposed are expected to achieve a 29% reduction in potable water consumption. - The proposed WSUD approach has achieved a Melbourne Water STORM score of 100% and tank water supply reliability greater than 80%, which meets best practice. - Rainwater collected from 108.8m² of roof space from Unit 1 and 111.8m² from Unit 3 will be discharged via a charged system to a rainwater tanks with a capacity of 3,000L. - Rainwater collected from 81m² of roof space from Unit 2 will be discharged via a charged system to a rainwater tank with a capacity of 2,500L. - Rainwater tank systems will include gutter guards, first flush diverters, and water tank filters. - Permeable paving will be installed for 119.6m² of driveway area. 8.7m² of Unit 1 paving and driveway ramp, 19.1m² of Unit 2 roof space, 12.4m² of Unit 2 paving and driveway ramp, 15.3m² of Unit 3 roof space, and 14.6m² of Unit 3 paving and driveway ramp will not be treated and will discharge directly into the stormwater system. - See Appendix A for the STORM assessment.
Urban Ecology	- The development will have approximately 7% of the site covered with vegetation and landscaping. Environmentally sustainable landscaping will be provided for this development. - Planting indigenous plants will be encouraged for this development.
Indoor Environment Quality	- All habitable rooms are designed to achieve natural cross flow ventilation. See Appendix B for effective natural breeze path illustrations. - Double glazing or better will be used to all habitable areas. - Openable windows will be used in all habitable rooms to promote natural cross ventilation. Windows that can be locked open will be installed. - All bathrooms and ensuites are to have an openable window, operable skylight or exhaust fans with humidity sensors to prevent condensation and future mould issues. - Where possible, light colours will be considered to minimise the urban heat island effect. - This development commits to the use of low VOC paints, sealants, adhesives, wall, ceiling, and floor coverings, and E1 or E0-grade engineered wood products (e.g. MDF, plywood, engineered-wood flooring).
Waste and Resource Recovery	- The development will not reuse materials from the existing building as it is unsuitable for the proposed new buildings. - This development commits to recycling/reusing at least 70% of construction and demolition waste. - The development will provide enough space for a future waste management system where 4 bins will be required for general garbage, recycling, glass, and organic waste. Each unit will also have separate receptacles integrated with the kitchen cabinetry for sorting recyclables from general waste.



ROOF CATCHMENT PLAN
SCALE 1:100



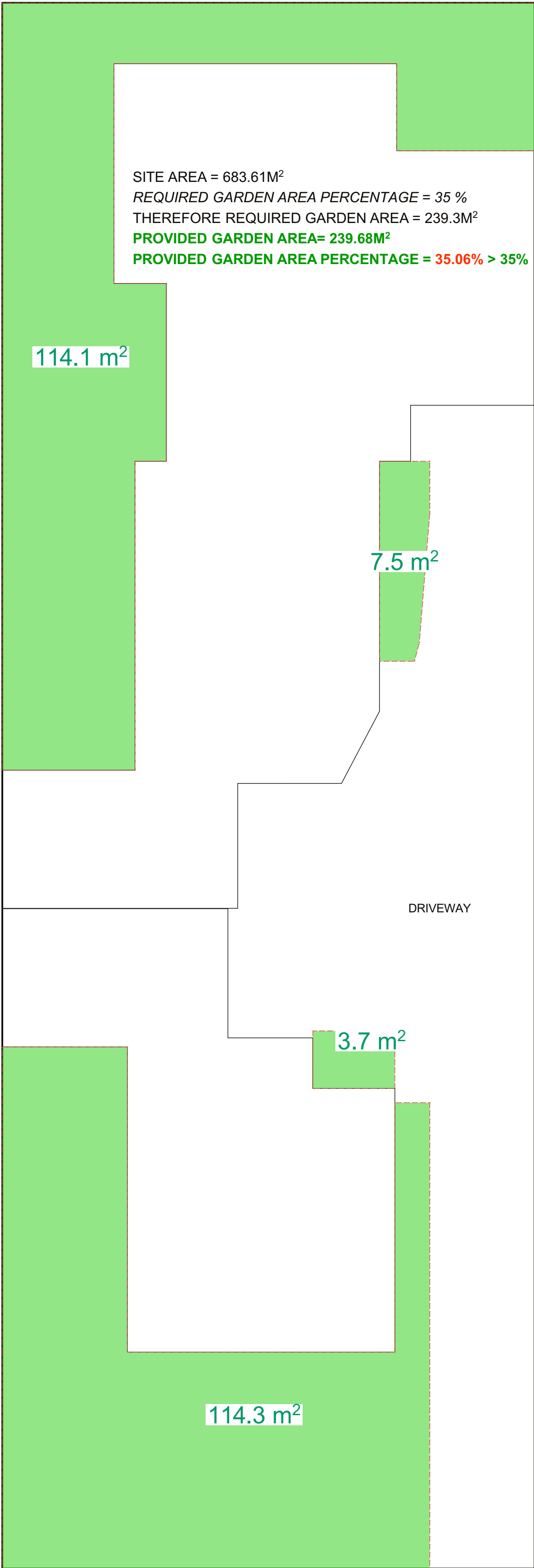
STORM Rating Report

TransactionID: 0
Municipality: MARIBYRNONG
Rainfall Station: MARIBYRNONG
Address: 62 Mitchell St

Assessor: Maidstone VIC 3020
Dien Nguyen
Development Type: Residential - Multiunit
Allotment Site (m2): 683.61
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 roof to rain water tank	108.80	Rainwater Tank	3,000.00	3	131.00	94.60
Unit 1 concrete path & driveway ramp untreated	8.70	None	0.00	0	0.00	0.00
Unit 2 roof to rain water tank	81.00	Rainwater Tank	2,500.00	2	128.00	96.30
Unit 2 roof, path and driveway ramp untreated	31.50	None	0.00	0	0.00	0.00
Unit 3 roof to rain water tank	111.80	Rainwater Tank	3,000.00	2	110.80	99.10
Unit 3 roof, path & driveway ramp untreated	29.90	None	0.00	0	0.00	0.00
Date Generated:	14-Apr-2025	Program Version:	1.0.0			

NOTE:
REFER TO THE SDA REPORT AND BESS REPORT PREPARED BY OUR SDA CONSULTANTS FOR FURTHER DETAILS

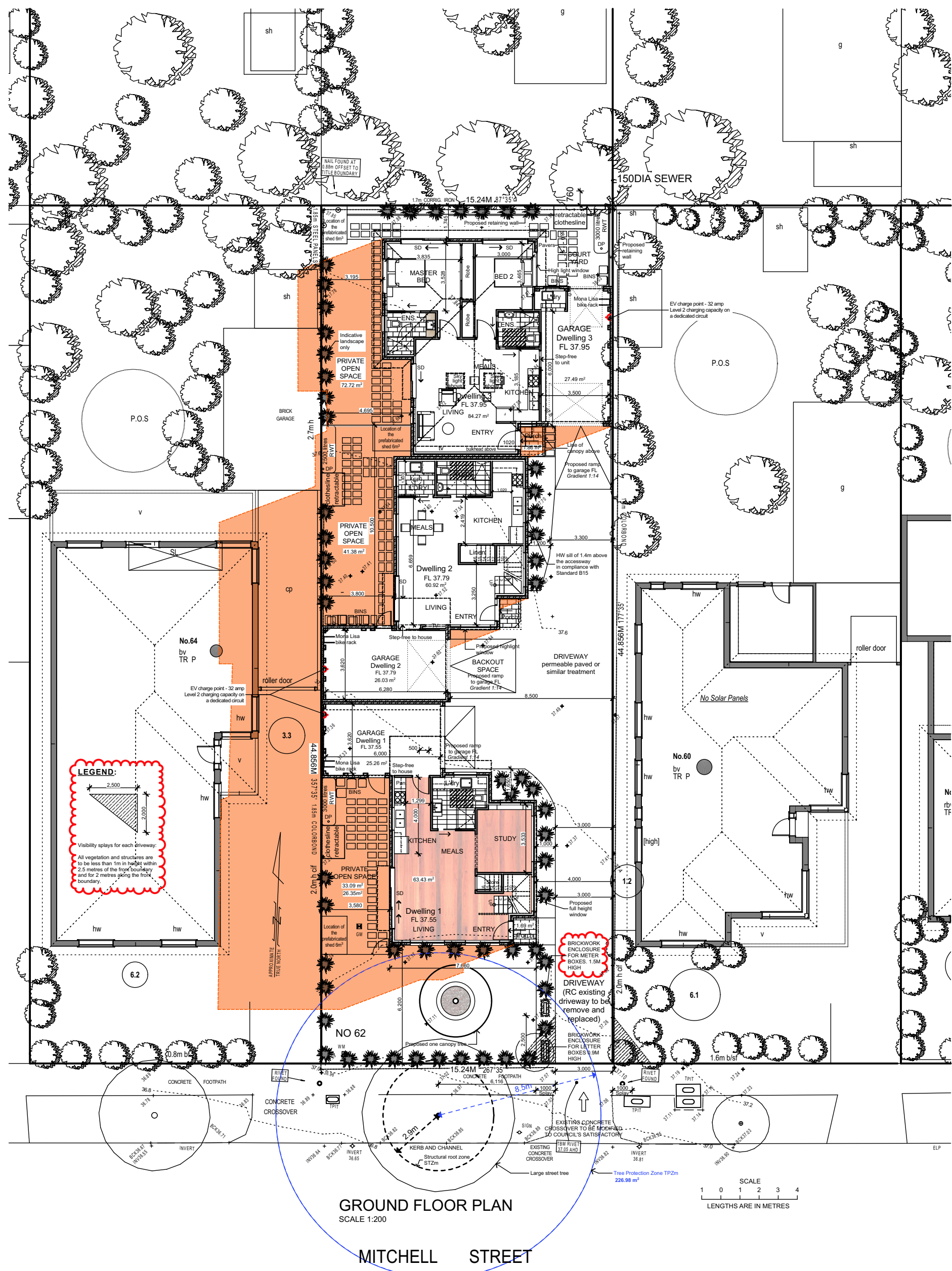


PROPOSED GARDEN AREA PLAN
SCALE 1:200

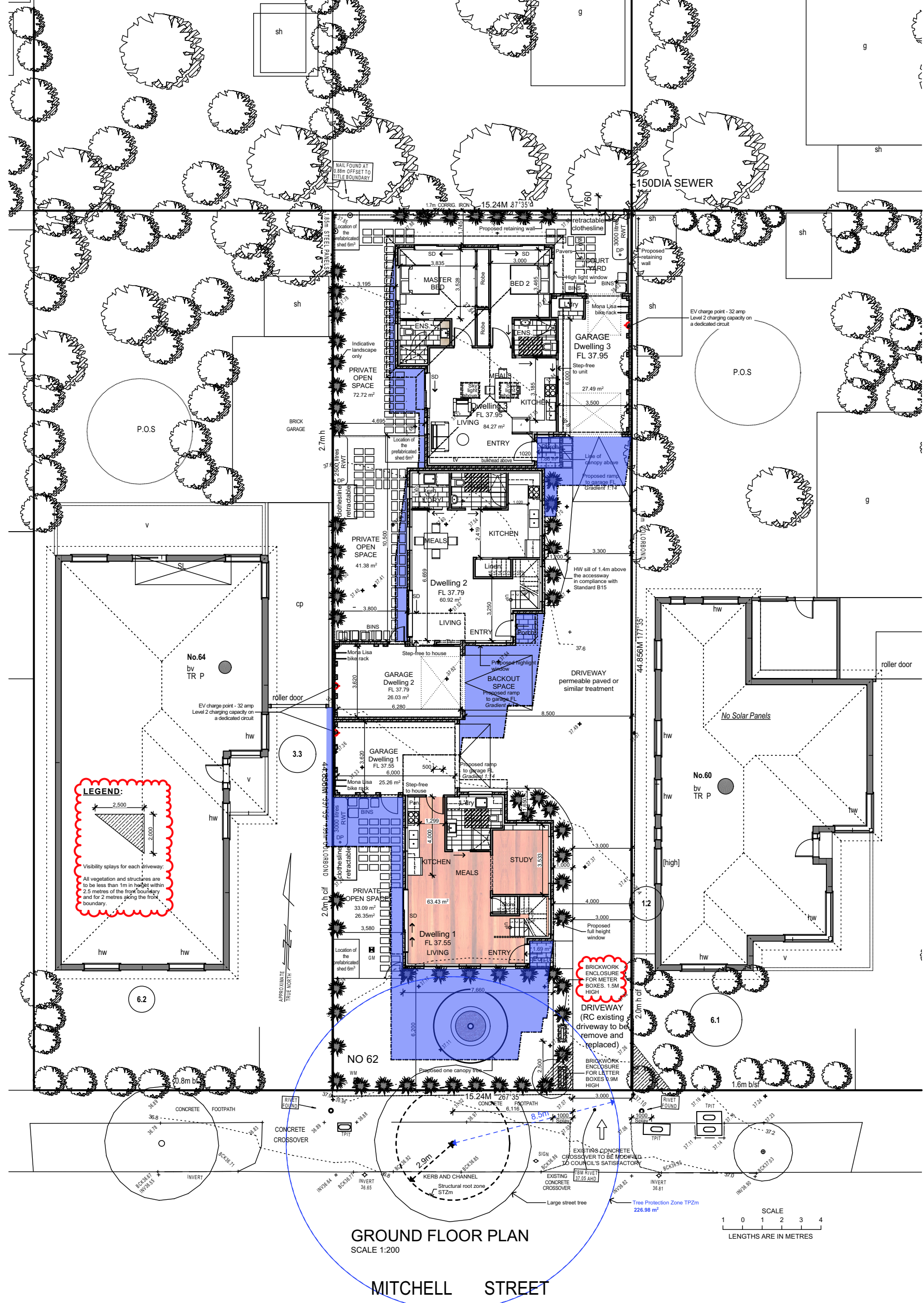
© COPYRIGHT:

This design and drawing are the property of Nguyen Architecture PL t/as DNA Architects, and may not be copied in whole or part without their written consent. These drawings are copyright and may not be altered in any way.

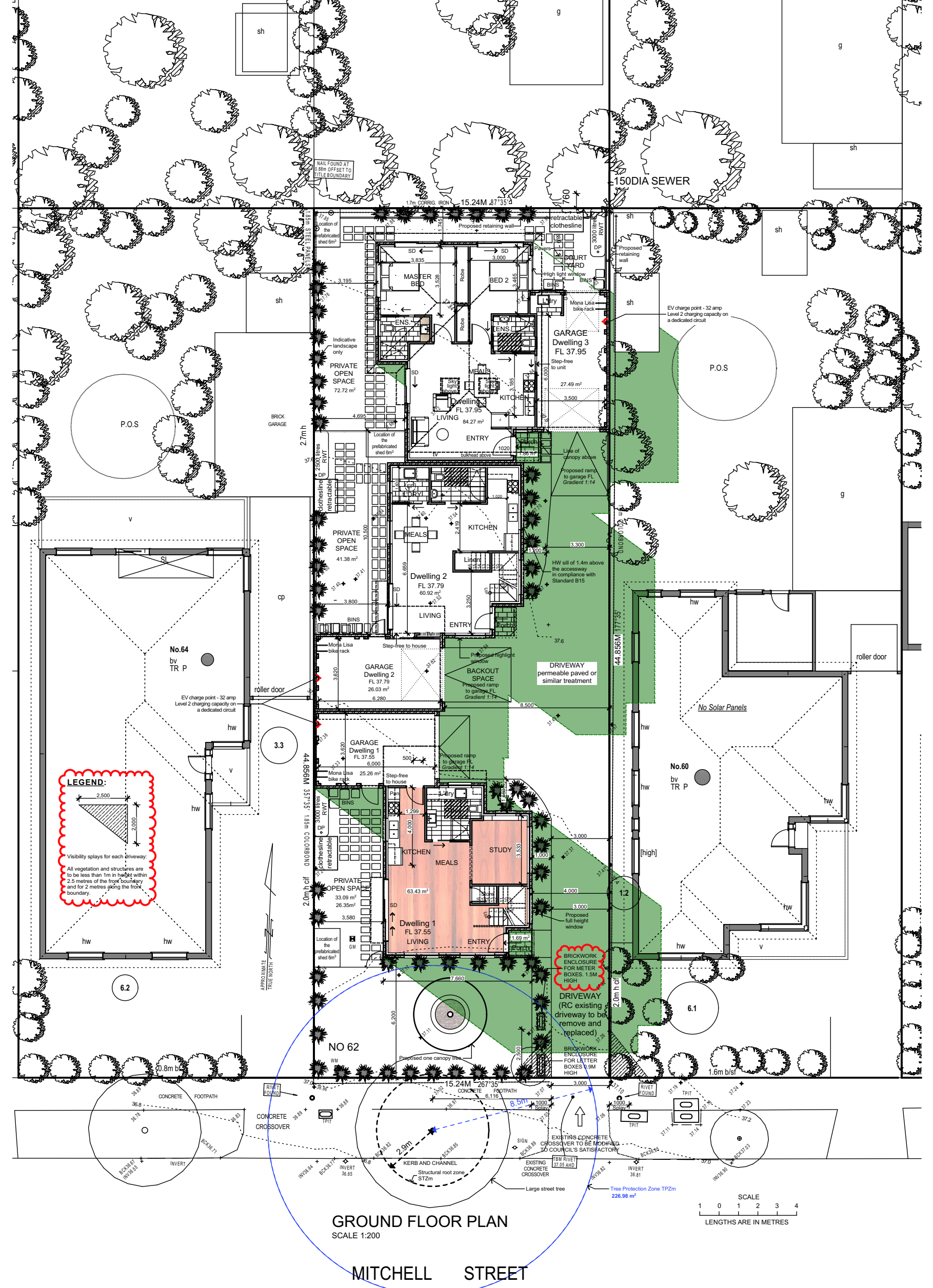
DNA ARCHITECTS Address: 6 Balmoral St, Braybrook VIC 3019 Mob: 0403 574 692 Email: dien@dnaresearch.net.au	
PROJECT DETAILS 62 Mitchell Street Maidstone Proposed three unit development with the associated car parking areas	
CLIENT DETAILS Hung Nguyen DRAWING TITLE ROOF CATCHMENT PLAN - GARDEN AREA	
DRAWN D N	
DRAWING SCALE 1:100	SHEET SIZE A1
DRAWING NUMBER TP04	REVISION A



0. Shadow diagram @ 9am 22nd September at the Equinox 1:200



0. Shadow diagram @ 12pm 22nd September at the Equinox 1:200



0. Shadow diagram @ 3pm 22nd September at the Equinox 1:200

CITY OF MARIBYRNONG
ADVERTISED PLAN