

SITE ANALYSIS

- 1LOCATION FROM CBD - 10 km
- 2PRIVATE OPEN SPACE
- 3EXISTING CARPORT
- 4EXISTING CONCRETE CROSSOVER
- 5EXISTING RESIDENCE (SUBJECT SITE)

NEIGHBOURHOOD FEATURES

ROOFS

Dominant forms- Hipped; flat; gable  
Materials- Concrete/Terracotta tiles  
Eaves- 450 boxed eaves

WALLS

Face brickwork- range red, tan

WINDOWS

Varied forms- Awning; Casement; Double hung  
Dominant form- Awning  
Material- Timber; Aluminium  
Dominant form- Aluminium

FENCING

Front

Varied forms- brick piers; brick  
Varied heights- 0.6m - 1.8m

Side

Timber paling fences 0.6m - 2.0m high

GARDEN

Generally large open lawn areas, perimeter garden beds, some with dense instances of large canopy trees

OTHER NOTABLE FEATURES

Front setbacks7m - 9m  
Side setbacks1m - 3m

SITE CONSTRAINTS

Relatively small allotment

SITE OPPORTUNITIES

Electricity supply overhead.  
All main services available to site.

Close to Eastern Freeway, bus routes, Macedon Square shopping centre, Westfield Shoppingtown Doncaster, parks and all amenities.

THE DIVIDED LINE

BUILDING DESIGN AND DRAFTING  
ABN 41 095 226 098

PO BOX 2082 TEMPLESTOWE  
HEIGHTS 3107 | PH 0402 050 726 | E  
TINAW1057@HOTMAIL.COM

amendments

| amendment no. | date      | description                  | checked |
|---------------|-----------|------------------------------|---------|
| A             | 23/2/2025 | AMENDED TO COUNCIL RFI       | TW      |
| B             | 12/3/2025 | AMENDED TO COUNCIL'S REQUEST | TW      |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |

general notes

Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale.

LEGEND

|      |                 |    |              |     |                 |
|------|-----------------|----|--------------|-----|-----------------|
| AC   | AIR CONDITIONER | FB | FUSE BOX     | MB  | METER BOX       |
| CHU  | CENTRAL HEATING | FG | FIXED GLAZED | OG  | OBSCURE GLASS   |
| CONC | CONCRETE        | GM | GAS METER    | SV  | SEWER VENT      |
| DP   | DOWNPIPE        | GT | GULLY TRAP   | TFB | TIMBER FLOORING |
| DW   | DISHWASTER      | LV | LOUVRE       | WM  | WASHING MACHINE |

drawing title

TOWN PLANNING

project

PROPOSED TWO NEW DWELLINGS  
17 COMMERCIAL STREET, MAIDSTONE

for

JENNY HUYNH

building practitioner no.

signature

|             |          |               |        |
|-------------|----------|---------------|--------|
| designed    | TW       | job no.       | 24-020 |
| drawn       | TW       | scale         |        |
| checked     | TW       | AS SHOWN @ A2 |        |
| date        | MAR 2025 | north         |        |
| drawing no. | A100     |               |        |





## DESIGN RESPONSE

**ROOFS**  
Form Flat roof behind parapet walls  
Materials Colorbond  
Eaves None (Parapet)

**WALLS**  
Contrasting render finish with feature timber accents

**WINDOWS**  
Varied forms Awning  
Material Aluminium

**FENCING**  
Front None  
Side Retain existing paling fences

**GARDEN**  
Generally open lawn areas and perimeter garden beds

**SETBACKS**  
Front setbacks  
Dwelling 1 9m

Side setbacks  
Dwelling 1 min 0m  
Dwelling 2 min 1m

### DERIVATION FROM SITE ANALYSIS

- A. DWELLING 1 HAS A FRONT SETBACK OF 7.2M WHICH IS IN KEEPING WITH THE SETBACK PATTERN WITHIN THE STREET.  
B. PRIVACY AND AMENITY OF ADJOINING NEIGHBOURS HAS BEEN PROTECTED.  
C. CONTEMPORARY FACADE WILL BRING DIVERSITY TO THE STREETScape.

### DESIGN DECISIONS

- A. EASILY DEFINED ALLOTMENTS WITH SEPARATE FRONTAGES TO ENHANCE THE IDENTITY OF EACH DWELLING.  
B. BOTH DWELLINGS HAVE WEST AND SOUTH FACING LIVING AREAS CONNECTED TO WEST-FACING OUTDOOR PRIVATE OPEN SPACE.

- 1 PRIVATE OPEN SPACE  
2 PROPOSED DWELLING  
3 PROPOSED GARAGE  
4 NEW CONCRETE DRIVEWAY  
5 NEW CONCRETE CROSSOVER  
6 EXISTING CROSSOVER TO BE MODIFIED

NOTE: THIS DESIGN RESPONSE HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MARIBYRNONG PLANNING SCHEME.

01 DESIGN RESPONSE PLAN  
NOT TO SCALE

### THE DIVIDED LINE

BUILDING DESIGN AND DRAFTING  
ABN 41 095 226 098

PO BOX 2082 TEMPLESTOWE  
HEIGHTS 3107 | PH 0402 050 726 | E  
TINAW1057@HOTMAIL.COM

| amendments    |           |                              |         |
|---------------|-----------|------------------------------|---------|
| amendment no. | date      | description                  | checked |
| A             | 23/2/2025 | AMENDED TO COUNCIL RFI       | TW      |
| B             | 12/3/2025 | AMENDED TO COUNCIL'S REQUEST | TW      |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |

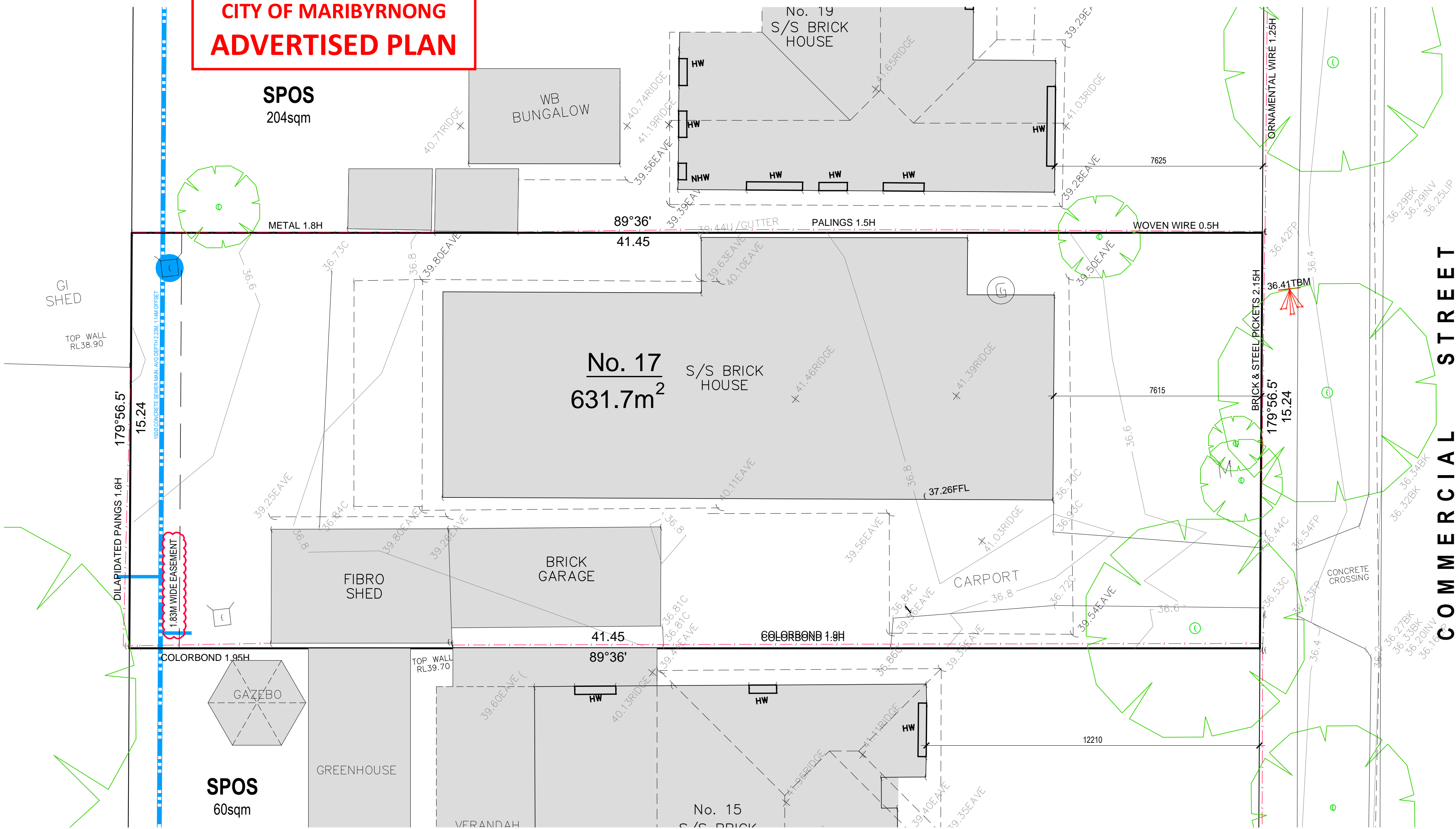
| general notes  |                 |    |              |     |                 |
|--|-----------------|----|--------------|-----|-----------------|
| Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale. |                 |    |              |     |                 |
| <b>LEGEND</b>  |                 |    |              |     |                 |
| AC   | AIR CONDITIONER | FB | FUSE BOX     | MB  | METER BOX       |
| CHU  | CENTRAL HEATING | FG | FIXED GLAZED | OG  | OBSCURE GLASS   |
| CONC   | CONCRETE        | GM | GAS METER    | SV  | SEWER VENT      |
| DP   | DOWNPIPE        | GT | GULLY TRAP   | TFB | TIMBER FLOORING |
| DW   | DISHWASHER      | LV | LOUVRE       | WM  | WASHING MACHINE |

| drawing title | TOWN PLANNING   |
|---------------|---|
| project       | PROPOSED TWO NEW DWELLINGS<br>17 COMMERCIAL STREET, MAIDSTONE |
| for           | JENNY HUYNH   |

| building practitioner no. |          |                           |
|---------------------------|----------|---------------------------|
| signature _____           |          |                           |
| designed                  | TW       | job no..<br><b>24-020</b> |
| drawn                     | TW       |                           |
| checked                   | TW       | scale AS SHOWN @ A2       |
| date                      | MAR 2025 | north<br>                 |
| drawing no.               | A101     |                           |



CITY OF MARIBYRNONG  
ADVERTISED PLAN



COMMERCIAL STREET

01 EXISTING SITE PLAN  
1:100

THE DIVIDED LINE

BUILDING DESIGN AND DRAFTING  
ABN 41 095 226 098

PO BOX 2082 TEMPLESTOWE  
HEIGHTS 3107 | PH 0402 050 726 | E  
TINAW1057@HOTMAIL.COM

amendments

| amendment no. | date      | description                  | checked |
|---------------|-----------|------------------------------|---------|
| A             | 23/2/2025 | AMENDED TO COUNCIL RFI       | TW      |
| B             | 12/3/2025 | AMENDED TO COUNCIL'S REQUEST | TW      |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |

general notes

Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale.

LEGEND

|      |                 |    |              |     |                 |
|------|-----------------|----|--------------|-----|-----------------|
| AC   | AIR CONDITIONER | FB | FUSE BOX     | MB  | METER BOX       |
| CHU  | CENTRAL HEATING | FG | FIXED GLAZED | OG  | OBSCURE GLASS   |
| CONC | CONCRETE        | GM | GAS METER    | SV  | SEWER VENT      |
| DP   | DOWNPIPE        | GT | GULLY TRAP   | TFB | TIMBER FLOORING |
| DW   | DISHWASHER      | LV | LOUVRE       | WM  | WASHING MACHINE |

drawing title

TOWN PLANNING

project

PROPOSED TWO NEW DWELLINGS  
17 COMMERCIAL STREET, MAIDSTONE

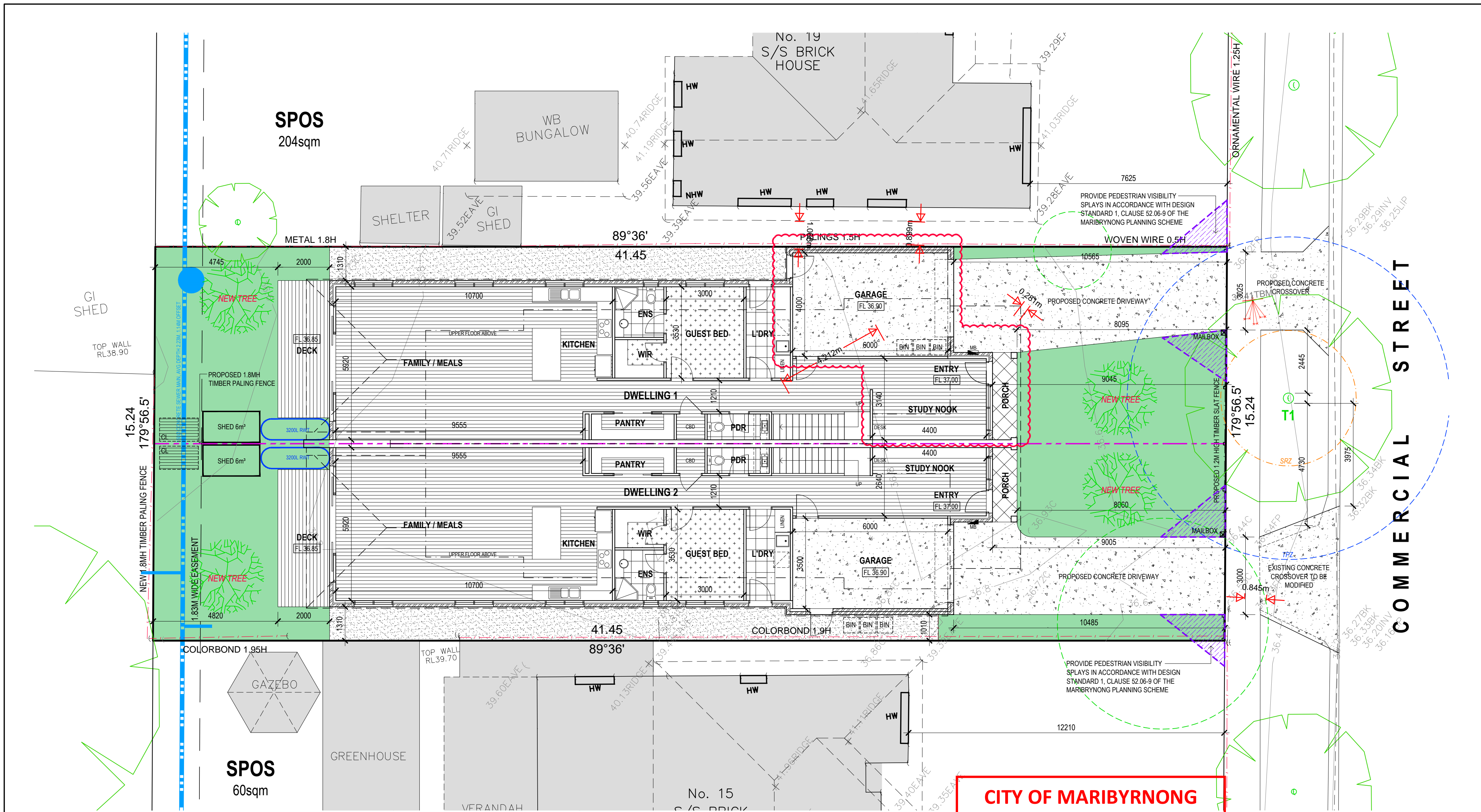
for

JENNY HUYNH

building practitioner no.

signature

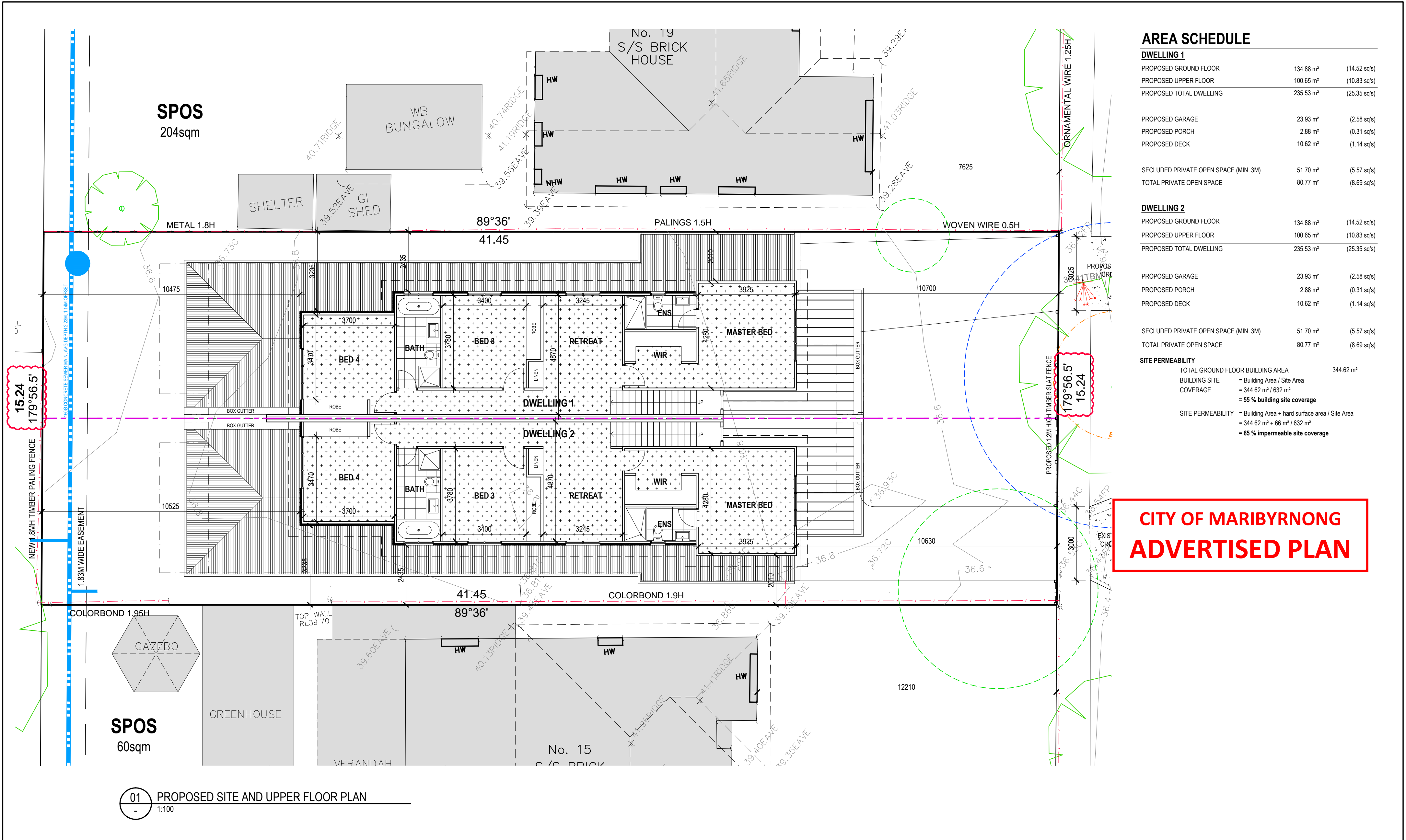
|             |          |         |               |
|-------------|----------|---------|---------------|
| designed    | TW       | job no. | 24-020        |
| drawn       | TW       | scale   | AS SHOWN @ A2 |
| checked     | TW       | north   |               |
| date        | MAR 2025 |         |               |
| drawing no. | A102     |         |               |



01 PROPOSED SITE AND GROUND FLOOR PLAN  
1:100

|   |               |  |           |                              |               |         |   |  |               |  |               |   |                           |               |             |  |
|---|---------------|--|-----------|------------------------------|---------------|---------|---|--|---------------|--|---------------|---|---------------------------|---------------|-------------|--|
| <div>THE DIVIDED LINE</div> <div>BUILDING DESIGN AND DRAFTING</div> <div>ABN 41 095 226 098</div> <div>PO BOX 2082 TEMPLESTOWE</div> <div>HEIGHTS 3107   PH 0402 050 726   E</div> <div>TINAW1057@HOTMAIL.COM</div> | amendments    |  |           |                              | general notes |         |   |  | drawing title |  | TOWN PLANNING |   | building practitioner no. |               |             |  |
|   | amendment no. |  | date      | description                  |               | checked | Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale.  |  |               |  | project       | PROPOSED TWO NEW DWELLINGS<br>17 COMMERCIAL STREET, MAIDSTONE |                           |               | signature   |  |
|   | A             |  | 23/2/2025 | AMENDED TO COUNCIL RFI       |               | TW      |   |  |               |  | for           |   |                           |               | JENNY HUYNH |  |
|   | B             |  | 12/3/2025 | AMENDED TO COUNCIL'S REQUEST |               | TW      | <div>LEGEND</div> <div>AC AIR CONDITIONER FB FUSE BOX MB METER BOX</div> <div>CHU CENTRAL HEATING FG FIXED GLAZED OG OBSCURE GLASS</div> <div>CONC CONCRETE GM GAS METER SV SEWER VENT</div> <div>DP DOWNPIPE GT GULLY TRAP TFB TIMBER FLOORING</div> <div>DW DISHWASTER LV LOUVRE WM WASHING MACHINE</div> |  |               |  | drawn         | TW  | job no.                   | 24-020        |             |  |
|   |               |  |           |                              |               |         |   |  |               |  | checked       | TW  | scale                     | AS SHOWN @ A2 |             |  |
|   |               |  |           |                              |               |         |   |  |               |  | date          | MAR 2025  | north                     |               |             |  |
|   |               |  |           |                              |               |         |   |  |               |  | drawing no.   | A103  |                           |               |             |  |





AREA SCHEDULE

|                         |                       |              |
|-------------------------|-----------------------|--------------|
| DWELLING 1              |                       |              |
| PROPOSED GROUND FLOOR   | 134.88 m <sup>2</sup> | (14.52 sq's) |
| PROPOSED UPPER FLOOR    | 100.65 m <sup>2</sup> | (10.83 sq's) |
| PROPOSED TOTAL DWELLING | 235.53 m <sup>2</sup> | (25.35 sq's) |

|                 |                      |             |
|-----------------|----------------------|-------------|
| PROPOSED GARAGE | 23.93 m <sup>2</sup> | (2.58 sq's) |
| PROPOSED PORCH  | 2.88 m <sup>2</sup>  | (0.31 sq's) |
| PROPOSED DECK   | 10.62 m <sup>2</sup> | (1.14 sq's) |

|                                       |                      |             |
|---------------------------------------|----------------------|-------------|
| SECLUDED PRIVATE OPEN SPACE (MIN. 3M) | 51.70 m <sup>2</sup> | (5.57 sq's) |
| TOTAL PRIVATE OPEN SPACE              | 80.77 m <sup>2</sup> | (8.69 sq's) |

|                         |                       |              |
|-------------------------|-----------------------|--------------|
| DWELLING 2              |                       |              |
| PROPOSED GROUND FLOOR   | 134.88 m <sup>2</sup> | (14.52 sq's) |
| PROPOSED UPPER FLOOR    | 100.65 m <sup>2</sup> | (10.83 sq's) |
| PROPOSED TOTAL DWELLING | 235.53 m <sup>2</sup> | (25.35 sq's) |

|                 |                      |             |
|-----------------|----------------------|-------------|
| PROPOSED GARAGE | 23.93 m <sup>2</sup> | (2.58 sq's) |
| PROPOSED PORCH  | 2.88 m <sup>2</sup>  | (0.31 sq's) |
| PROPOSED DECK   | 10.62 m <sup>2</sup> | (1.14 sq's) |

|                                       |                      |             |
|---------------------------------------|----------------------|-------------|
| SECLUDED PRIVATE OPEN SPACE (MIN. 3M) | 51.70 m <sup>2</sup> | (5.57 sq's) |
| TOTAL PRIVATE OPEN SPACE              | 80.77 m <sup>2</sup> | (8.69 sq's) |

|                                  |   |
|----------------------------------|---|
| SITE PERMEABILITY                |   |
| TOTAL GROUND FLOOR BUILDING AREA | 344.62 m <sup>2</sup>   |
| BUILDING SITE COVERAGE           | = Building Area / Site Area<br>= 344.62 m <sup>2</sup> / 632 m <sup>2</sup><br>= 55 % building site coverage  |
| SITE PERMEABILITY                | = Building Area + hard surface area / Site Area<br>= 344.62 m <sup>2</sup> + 66 m <sup>2</sup> / 632 m <sup>2</sup><br>= 65 % impermeable site coverage |

CITY OF MARIBYRNONG  
ADVERTISED PLAN

01 PROPOSED SITE AND UPPER FLOOR PLAN  
1:100

THE DIVIDED LINE

BUILDING DESIGN AND DRAFTING  
ABN 41 095 226 098

PO BOX 2082 TEMPLESTOWE  
HEIGHTS 3107 | PH 0402 050 726 | E  
TINAW1057@HOTMAIL.COM

amendments

| amendment no. | date      | description                  | checked |
|---------------|-----------|------------------------------|---------|
| A             | 23/2/2025 | AMENDED TO COUNCIL RFI       | TW      |
| B             | 12/3/2025 | AMENDED TO COUNCIL'S REQUEST | TW      |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |

general notes

Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale.

LEGEND

|      |                 |    |              |     |                 |
|------|-----------------|----|--------------|-----|-----------------|
| AC   | AIR CONDITIONER | FB | FUSE BOX     | MB  | METER BOX       |
| CHU  | CENTRAL HEATING | FG | FIXED GLAZED | OG  | OBSCURE GLASS   |
| CONC | CONCRETE        | GM | GAS METER    | SV  | SEWER VENT      |
| DP   | DOWNPIPE        | GT | GULLY TRAP   | TFB | TIMBER FLOORING |
| DW   | DISHWASHER      | LV | LOUVRE       | WM  | WASHING MACHINE |

drawing title

TOWN PLANNING

project

PROPOSED TWO NEW DWELLINGS  
17 COMMERCIAL STREET, MAIDSTONE

for

JENNY HUYNH

building practitioner no.

signature \_\_\_\_\_

|             |          |               |        |
|-------------|----------|---------------|--------|
| designed    | TW       | job no..      | 24-020 |
| drawn       | TW       | scale         |        |
| checked     | TW       | AS SHOWN @ A2 |        |
| date        | MAR 2025 | north         |        |
| drawing no. | A104     |               |        |

GARDEN AREA SUMMARY

MINIMUM GARDEN AREA REQUIRED 189.60 m²  
= 30% of 632 m²

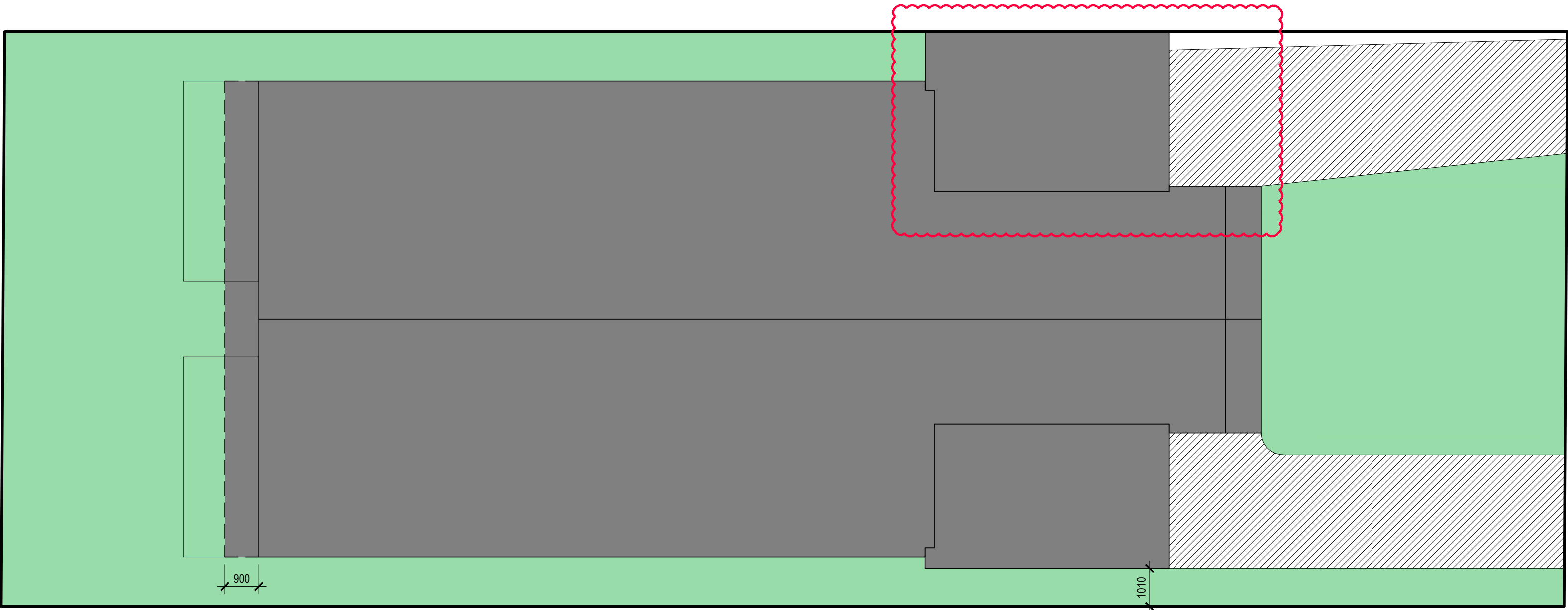
TOTAL GARDEN AREA PROVIDED 216.55 m²  
(Includes open entertaining areas, decks, lawns and garden beds. Does not include driveways, any building or roofed area and any area that has a dimension of less than 1 metre).  
= COMPLIES

LEGEND

GARDEN AREA (MIN. 1M WIDTH)


BUILDING

DRIVEWAY

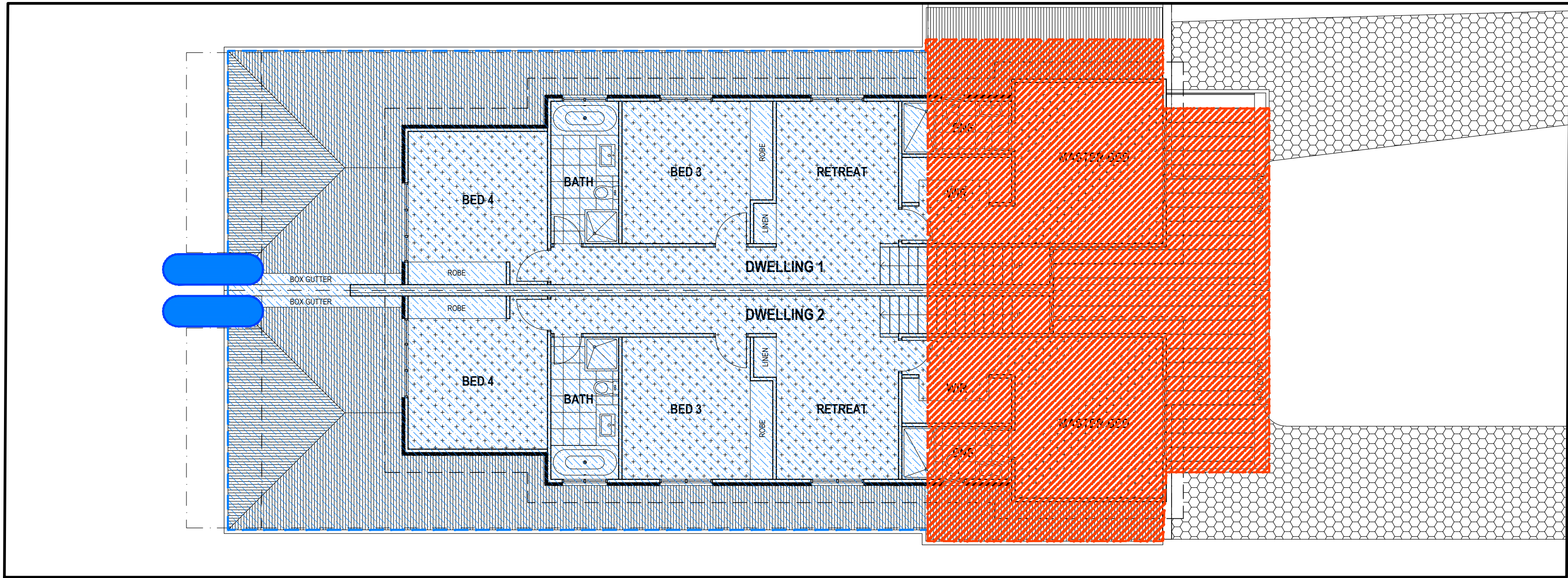


01 GARDEN AREA SITE PLAN  
- 1:100

CITY OF MARIBYRNONG  
ADVERTISED PLAN

|   |               |  |           |  |                              |  |         |  |   |  |               |  |                  |  |   |  |  |  |                 |  |
|---|---------------|--|-----------|--|------------------------------|--|---------|--|---|--|---------------|--|------------------|--|---|--|--|--|-----------------|--|
| <div>THE DIVIDED LINE</div> <div>BUILDING DESIGN AND DRAFTING</div> <div>ABN 41 095 226 098</div> <div>PO BOX 2082 TEMPLESTOWE</div> <div>HEIGHTS 3107   PH 0402 050 726   E</div> <div>TINAW1057@HOTMAIL.COM</div> | amendments    |  |           |  | general notes                |  |         |  | drawing title   |  | TOWN PLANNING |  |                  |  | building practitioner no.   |  |  |  |                 |  |
|   | amendment no. |  | date      |  | description                  |  | checked |  | Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale.  |  |               |  | project          |  | PROPOSED TWO NEW DWELLINGS<br>17 COMMERCIAL STREET, MAIDSTONE                         |  |  |  | signature _____ |  |
|   | A             |  | 23/2/2025 |  | AMENDED TO COUNCIL RFI       |  | TW      |  |   |  |               |  | for              |  |   |  |  |  | JENNY HUYNH     |  |
|   | B             |  | 12/3/2025 |  | AMENDED TO COUNCIL'S REQUEST |  | TW      |  | <div>LEGEND</div> <div>AC AIR CONDITIONER FB FUSE BOX MB METER BOX</div> <div>CHU CENTRAL HEATING FG FIXED GLAZED OG OBSCURE GLASS</div> <div>CONC CONCRETE GM GAS METER SV SEWER VENT</div> <div>DP DOWNPIPE GT GULLY TRAP TFB TIMBER FLOORING</div> <div>DW DISHWASTER LV LOUVRE WM WASHING MACHINE</div> |  |               |  | drawn TW         |  | 24-020  |  |  |  |                 |  |
|   |               |  |           |  |                              |  |         |  |   |  |               |  | checked TW       |  | scale AS SHOWN @ A2   |  |  |  |                 |  |
|   |               |  |           |  |                              |  |         |  |   |  |               |  | date MAR 2025    |  | north   |  |  |  |                 |  |
|   |               |  |           |  |                              |  |         |  |   |  |               |  | drawing no. A105 |  |  |  |  |  |                 |  |
|   |               |  |           |  |                              |  |         |  |   |  |               |  |                  |  |   |  |  |  |                 |  |





**WSUD NOTES**

**RAINGARDENS**  
RAINWATER TO BE COLLECTED AND DISCHARGED VIA GRAVITY FED SYSTEM INTO 100MM RAINGARDENS AS INDICATED ON PLANS. RAINGARDENS ARE TO BE FULLY LINED WITH IMPERVIOUS LINER AND HAVE ITS OWN OVERFLOW AND AGI DRAIN CONNECTED TO THE STORMWATER SYSTEM.

**RAINWATER TANKS**  
RAINWATER TO BE COLLECTED AND DISCHARGED VIA GRAVITY FED SYSTEM INTO RAINWATER TANKS AS INDICATED ON PLANS AND CONNECTED FOR GREYWATER RECYCLING.

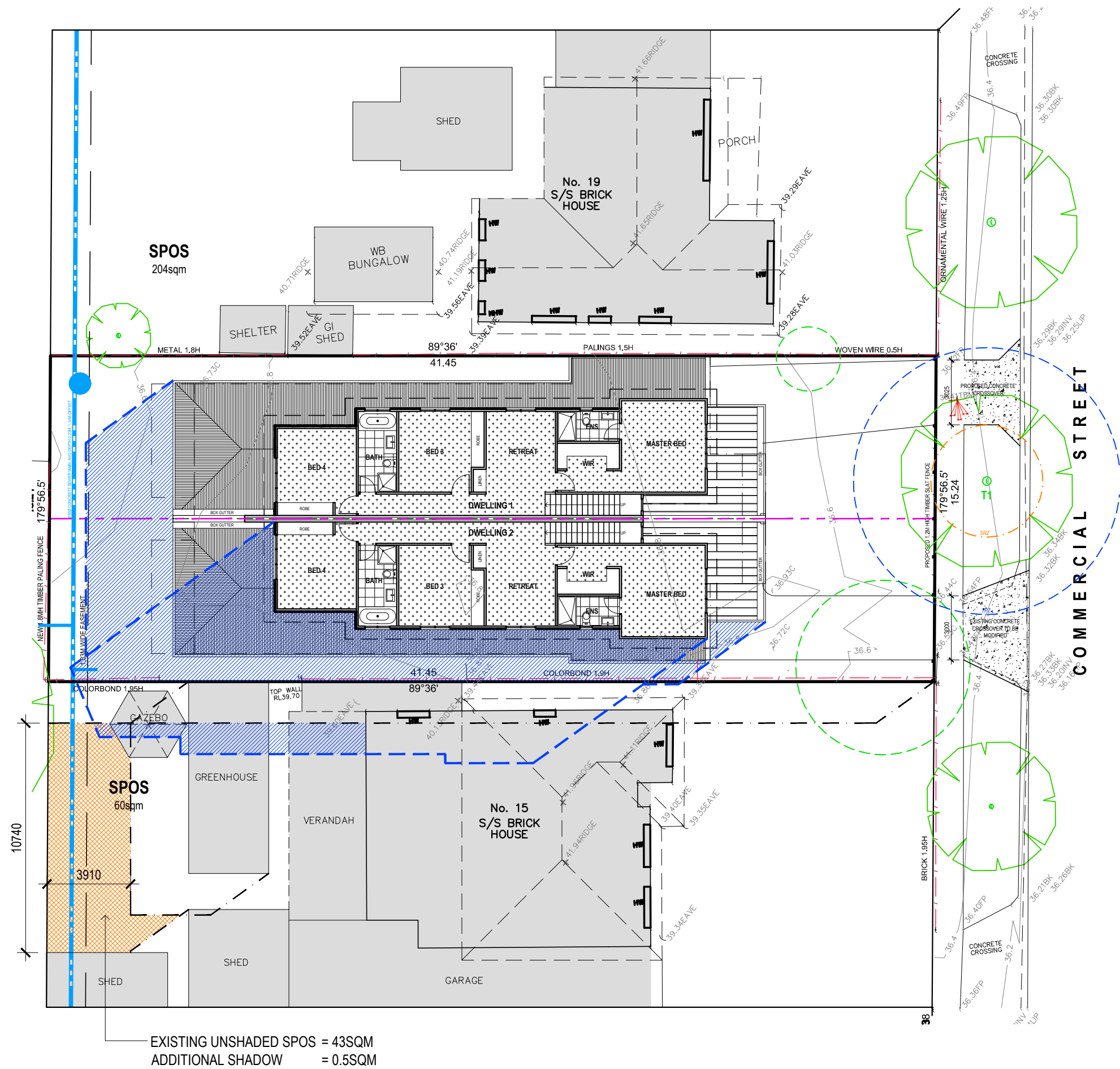
- LEGEND**
- UNTREATED DRIVEWAY / PAVING
  - ROOF AREA CONNECTED TO RAINWATER TANK
  - ROOF AREA CONNECTED TO RAINWATER TANK
  - 3200L RAINWATER TANK

01 WATER SENSITIVE URBAN DESIGN (WSUD) PLAN  
1:100

CITY OF MARIBYRNONG  
ADVERTISED PLAN

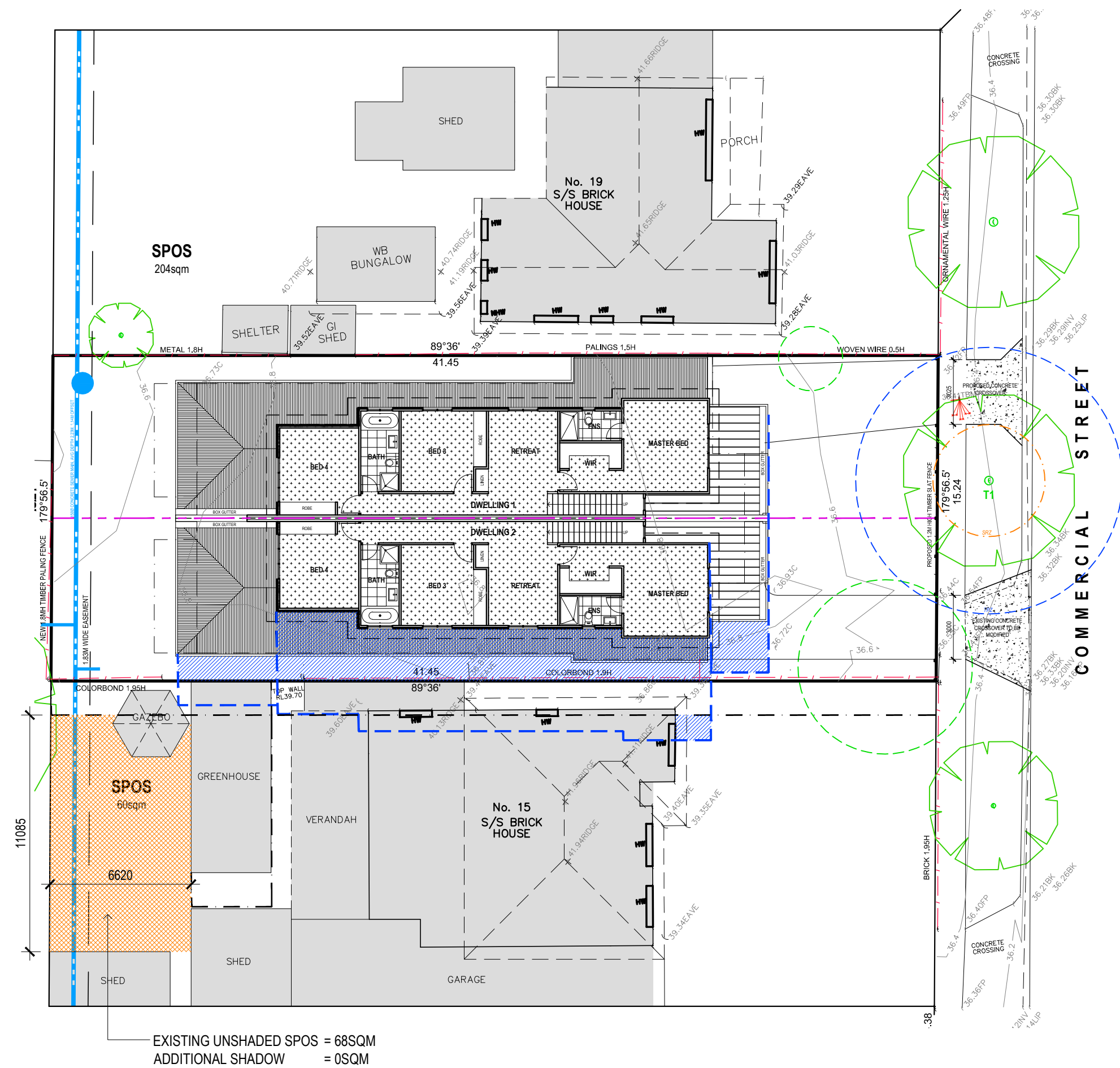
|   |               |  |           |                              |               |         |  |   |               |        |               |             |          |   |                           |  |  |                 |  |
|---|---------------|--|-----------|------------------------------|---------------|---------|--|---|---------------|--------|---------------|-------------|----------|---|---------------------------|--|--|-----------------|--|
| <div>THE DIVIDED LINE</div> <div>BUILDING DESIGN AND DRAFTING</div> <div>ABN 41 095 226 098</div> <div>PO BOX 2082 TEMPLESTOWE</div> <div>HEIGHTS 3107   PH 0402 050 726   E</div> <div>TINAW1057@HOTMAIL.COM</div> | amendments    |  |           |                              | general notes |         |  |   | drawing title |        | TOWN PLANNING |             |          |   | building practitioner no. |  |  |                 |  |
|   | amendment no. |  | date      | description                  |               | checked |  | Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale.  |               |        |               | project     |          | PROPOSED TWO NEW DWELLINGS<br>17 COMMERCIAL STREET, MAIDSTONE |                           |  |  | signature _____ |  |
|   | A             |  | 23/2/2025 | AMENDED TO COUNCIL RFI       |               | TW      |  |   |               |        |               | for         |          |   |                           |  |  | JENNY HUYNH     |  |
|   | B             |  | 12/3/2025 | AMENDED TO COUNCIL'S REQUEST |               | TW      |  | drawn   | TW            | 24-020 |               |             |          |   |                           |  |  |                 |  |
|   |               |  |           |                              |               |         |  | <div>LEGEND</div> <div>AC   AIR CONDITIONER   FB   FUSE BOX   MB   METER BOX</div> <div>CHU   CENTRAL HEATING   FG   FIXED GLAZED   OG   OBSCURE GLASS</div> <div>CONC   CONCRETE   GM   GAS METER   SV   SEWER VENT</div> <div>DP   DOWNPIPE   GT   GULLY TRAP   TFB   TIMBER FLOORING</div> <div>DW   DISHWASTER   LV   LOUVRE   WM   WASHING MACHINE</div> |               |        |               | checked     | TW       | scale   AS SHOWN @ A2   |                           |  |  |                 |  |
|   |               |  |           |                              |               |         |  |   |               |        |               | date        | MAR 2025 |   | north                     |  |  |                 |  |
|   |               |  |           |                              |               |         |  |   |               |        |               | drawing no. | A106     |   |                           |  |  |                 |  |
|   |               |  |           |                              |               |         |  |   |               |        |               |             |          |   |                           |  |  |                 |  |






01 PROPOSED SHADOW DIAGRAM - 9AM  
1:200

CITY OF MARIBYRNONG  
ADVERTISED PLAN




02 PROPOSED SHADOW DIAGRAM - 12PM  
1:200


# LEGEND



PROPOSED  
SHADOW



EXISTING FENCE  
SHADOW



EXISTING  
UNSHADED SPOS

THE DIVIDED LINE

BUILDING DESIGN AND DRAFTING  
ABN 41 095 226 098

PO BOX 2082 TEMPLESTOWE  
HEIGHTS 3107 | PH 0402 050 726 | E  
TINAW1057@HOTMAIL.COM

| amendments    |           |                              |         |
|---------------|-----------|------------------------------|---------|
| amendment no. | date      | description                  | checked |
| A             | 23/2/2025 | AMENDED TO COUNCIL RFI       | TW      |
| B             | 12/3/2025 | AMENDED TO COUNCIL'S REQUEST | TW      |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |

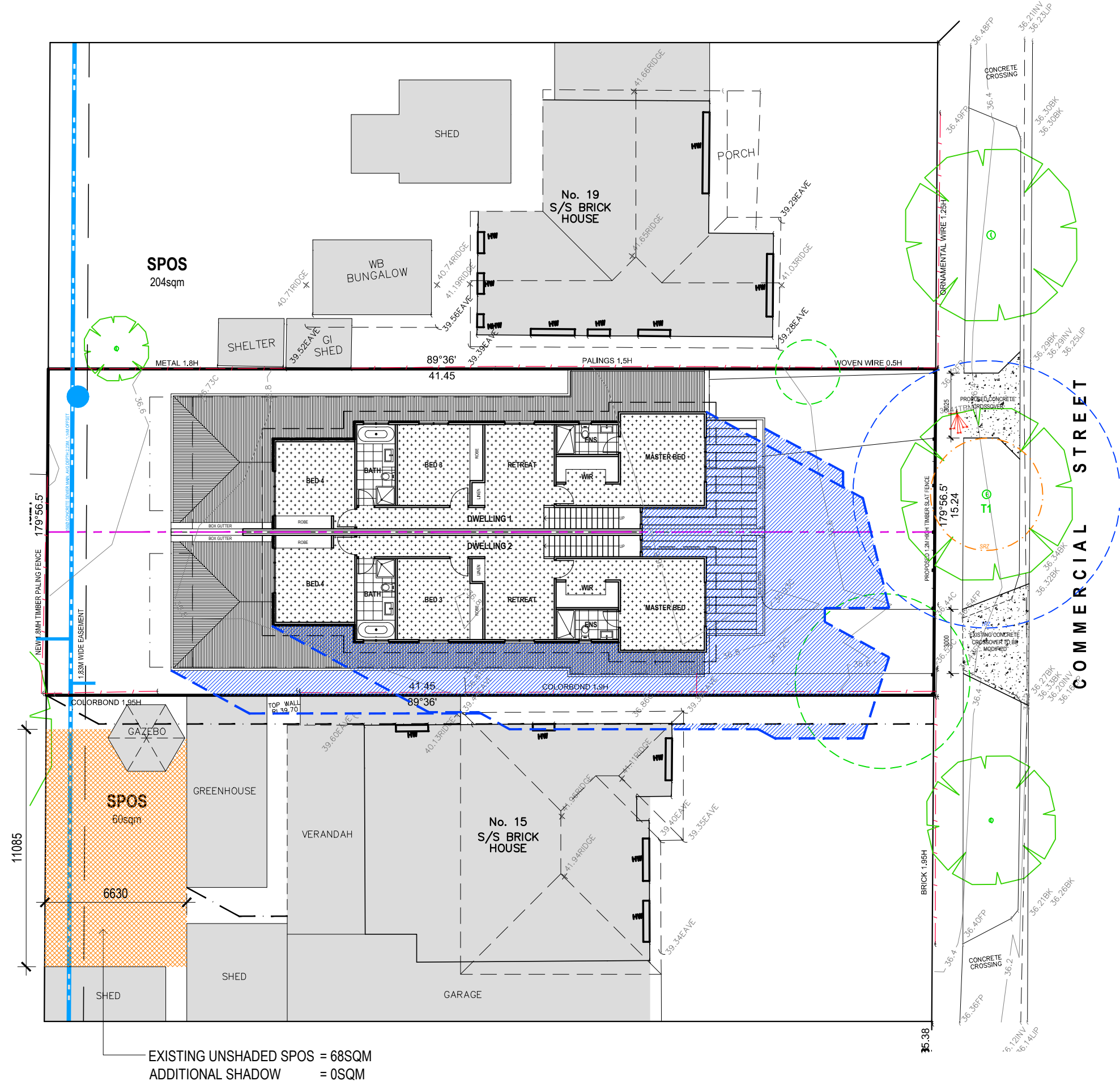
| general notes  |                 |    |              |     |                 |
|--|-----------------|----|--------------|-----|-----------------|
| Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale. |                 |    |              |     |                 |
| LEGEND   |                 |    |              |     |                 |
| AC   | AIR CONDITIONER | FB | FUSE BOX     | MB  | METER BOX       |
| CHU  | CENTRAL HEATING | FG | FIXED GLAZED | OG  | OBSCURE GLASS   |
| CONC   | CONCRETE        | GM | GAS METER    | SV  | SEWER VENT      |
| DP   | DOWNPIPE        | GT | GULLY TRAP   | TFB | TIMBER FLOORING |
| DW   | DISHWASHER      | LV | LOUVRE       | WM  | WASHING MACHINE |

| drawing title   |  | building practitioner no. |          |
|---|--|---------------------------|----------|
| TOWN PLANNING   |  | signature _____           |          |
| project   |  | designed                  | TW       |
| for   |  | drawn                     | TW       |
| PROPOSED TWO NEW DWELLINGS<br>17 COMMERCIAL STREET, MAIDSTONE |  | checked                   | TW       |
| JENNY HUYNH   |  | date                      | MAR 2025 |
|   |  | drawing no.               | A107     |

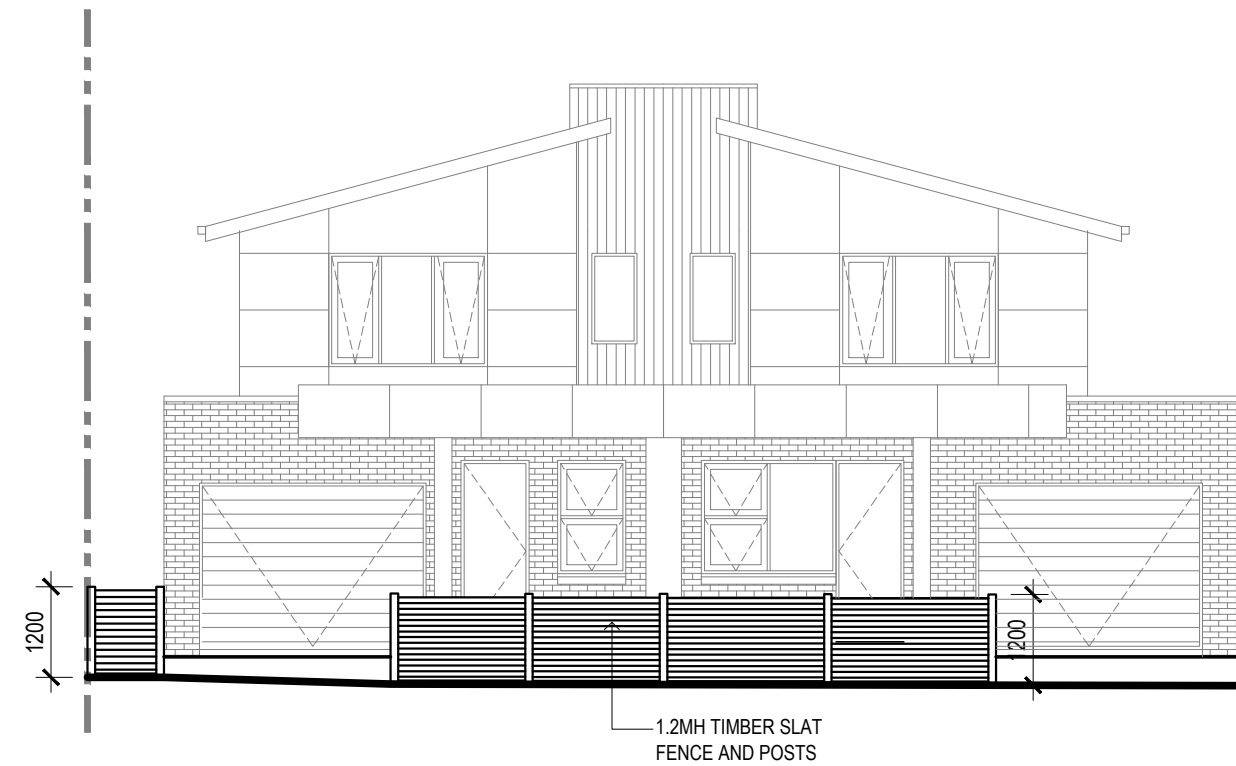
|                 |  |                     |  |
|-----------------|--|---------------------|--|
| signature _____ |  | job no..            |  |
|                 |  | 24-020              |  |
|                 |  | scale AS SHOWN @ A2 |  |
|                 |  | north               |  |
|                 |  |                     |  |



CITY OF MARIBYRNONG  
ADVERTISED PLAN



03 PROPOSED SHADOW DIAGRAM - 3PM  
1:200



01 PROPOSED FRONT FENCE ELEVATION  
1:100

FINISHES SCHEDULE

FACE BRICKWORK  
COLOUR: Dark brown (Dwelling 2)



ROOF  
COLOUR: Colorbond Monument



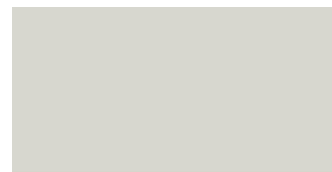
GARAGE DOORS  
COLOUR: Timber look or similar



FACE BRICKWORK  
COLOUR: Mid grey (Dwelling 1)



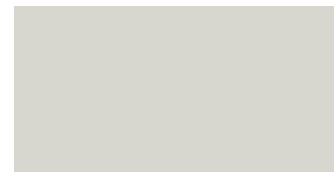
RENDER  
COLOUR: Dulux Surfist or similar



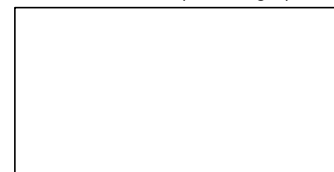
ALUMINIUM CLADDING  
COLOUR: Timber look or similar



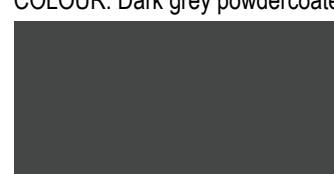
GUTTERING AND DOWNPIPES  
COLOUR: Colorbond Surfist or similar



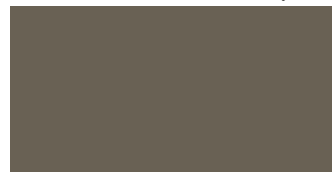
MATRIX PANEL CLADDING  
COLOUR: White (Dwelling 2)



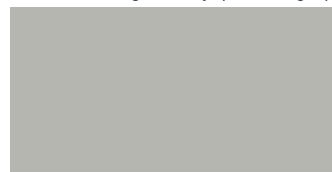
WINDOWS  
COLOUR: Dark grey powdercoated aluminium



RENDER  
COLOUR: Dulux Mocha Grey or similar



MATRIX PANEL CLADDING  
COLOUR: Light Grey (Dwelling 1)



DRIVEWAYS & PAVING  
COLOUR: Light coloured concrete



THE DIVIDED LINE

BUILDING DESIGN AND DRAFTING  
ABN 41 095 226 098

PO BOX 2082 TEMPLESTOWE  
HEIGHTS 3107 | PH 0402 050 726 | E  
TINAW1057@HOTMAIL.COM

amendments

| amendment no. | date      | description                  | checked |
|---------------|-----------|------------------------------|---------|
| A             | 23/2/2025 | AMENDED TO COUNCIL RFI       | TW      |
| B             | 12/3/2025 | AMENDED TO COUNCIL'S REQUEST | TW      |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |

general notes

Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale.

LEGEND

|      |                 |    |              |     |                 |
|------|-----------------|----|--------------|-----|-----------------|
| AC   | AIR CONDITIONER | FB | FUSE BOX     | MB  | METER BOX       |
| CHU  | CENTRAL HEATING | FG | FIXED GLAZED | OG  | OBSCURE GLASS   |
| CONC | CONCRETE        | GM | GAS METER    | SV  | SEWER VENT      |
| DP   | DOWNPIPE        | GT | GULLY TRAP   | TFB | TIMBER FLOORING |
| DW   | DISHWASHER      | LV | LOUVRE       | WM  | WASHING MACHINE |

drawing title

TOWN PLANNING

project

PROPOSED TWO NEW DWELLINGS  
17 COMMERCIAL STREET, MAIDSTONE

for

JENNY HUYNH

building practitioner no.

signature

designed TW job no. 24-020

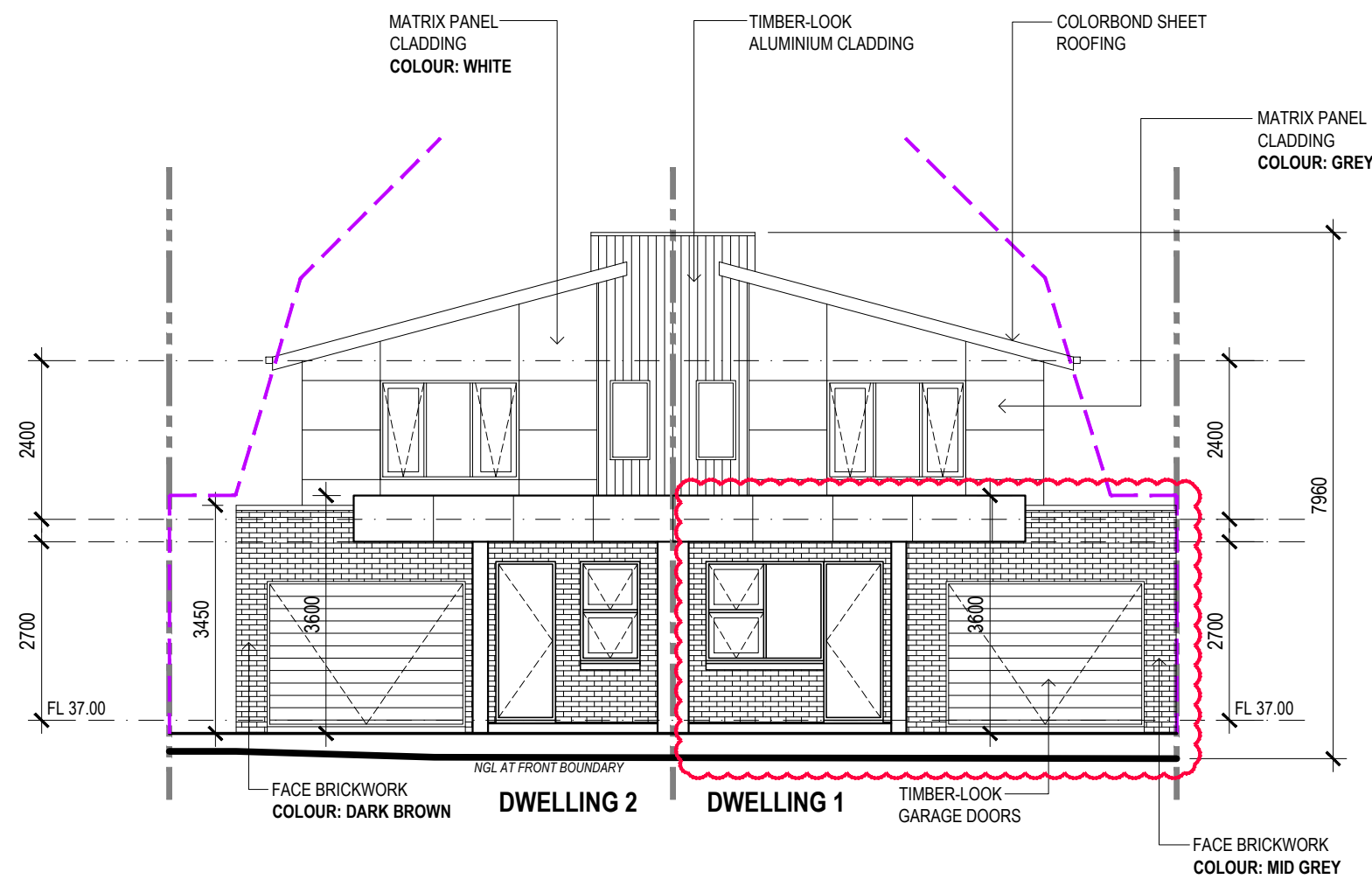
drawn TW

checked TW scale AS SHOWN @ A2

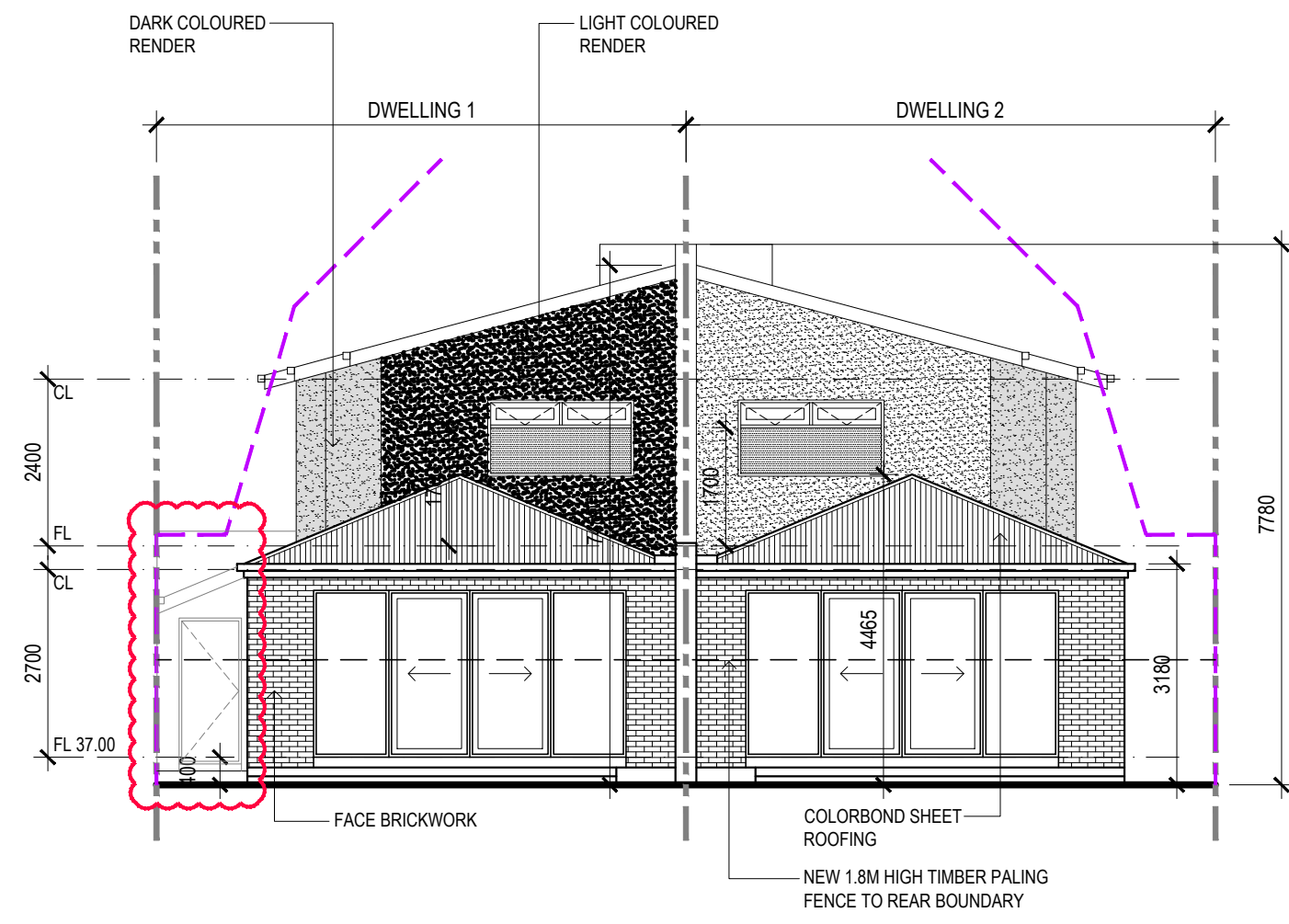
date MAR 2025 north

drawing no. A108



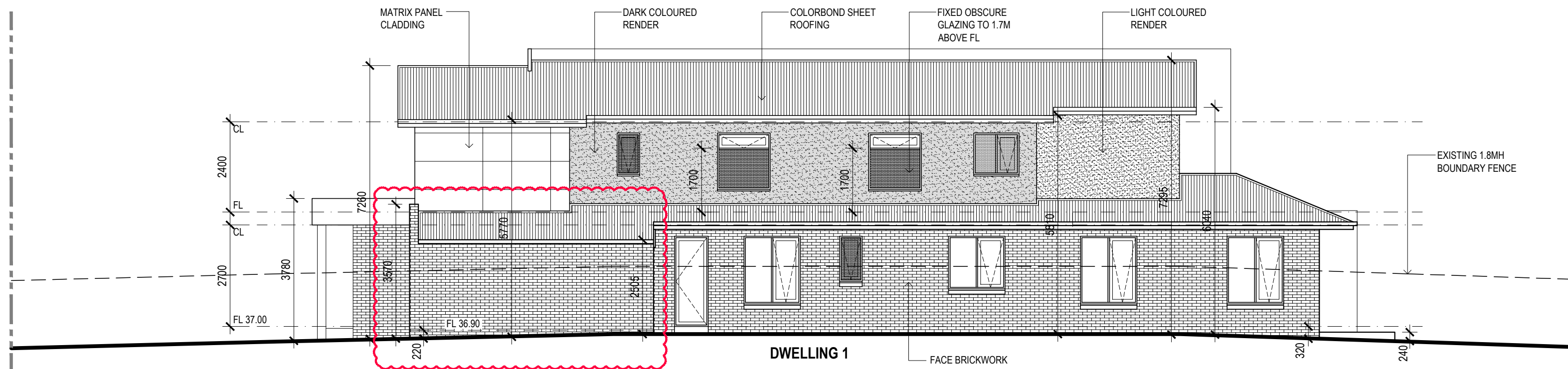


01 PROPOSED EAST ELEVATION  
1:100



02 PROPOSED WEST ELEVATION  
1:100

CITY OF MARIBYRNONG  
ADVERTISED PLAN



03 PROPOSED NORTH ELEVATION  
1:100

THE DIVIDED LINE

BUILDING DESIGN AND DRAFTING  
ABN 41 095 226 098

PO BOX 2082 TEMPLESTOWE  
HEIGHTS 3107 | PH 0402 050 726 | E  
TINAW1057@HOTMAIL.COM

amendments

| amendment no. | date      | description                  | checked |
|---------------|-----------|------------------------------|---------|
| A             | 23/2/2025 | AMENDED TO COUNCIL RFI       | TW      |
| B             | 12/3/2025 | AMENDED TO COUNCIL'S REQUEST | TW      |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |

general notes

Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale.

LEGEND

|      |                 |    |              |     |                 |
|------|-----------------|----|--------------|-----|-----------------|
| AC   | AIR CONDITIONER | FB | FUSE BOX     | MB  | METER BOX       |
| CHU  | CENTRAL HEATING | FG | FIXED GLAZED | OG  | OBSCURE GLASS   |
| CONC | CONCRETE        | GM | GAS METER    | SV  | SEWER VENT      |
| DP   | DOWNPIPE        | GT | GULLY TRAP   | TFB | TIMBER FLOORING |
| DW   | DISHWASHER      | LV | LOUVRE       | WM  | WASHING MACHINE |

drawing title

TOWN PLANNING

project

PROPOSED TWO NEW DWELLINGS  
17 COMMERCIAL STREET, MAIDSTONE

for

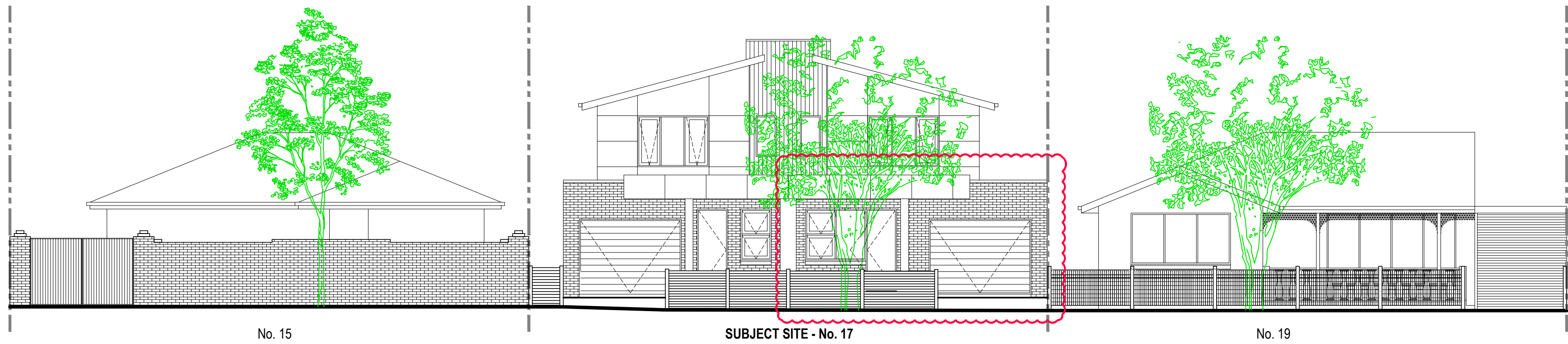
JENNY HUYNH

building practitioner no.

signature

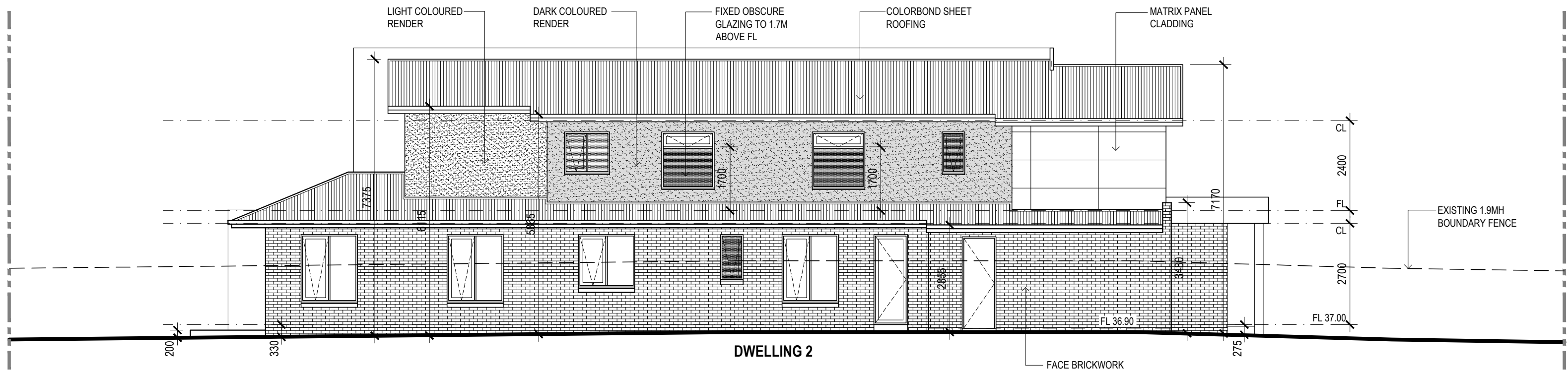
|             |          |         |               |
|-------------|----------|---------|---------------|
| designed    | TW       | job no. | 24-020        |
| drawn       | TW       | scale   | AS SHOWN @ A2 |
| checked     | TW       | north   |               |
| date        | MAR 2025 |         |               |
| drawing no. | A109     |         |               |





01 PROPOSED STREETSCAPE ELEVATION  
1:100

CITY OF MARIBYRNONG  
ADVERTISED PLAN



02 PROPOSED SOUTH ELEVATION  
1:100

THE DIVIDED LINE

BUILDING DESIGN AND DRAFTING  
ABN 41 095 226 098

PO BOX 2082 TEMPLESTOWE  
HEIGHTS 3107 | PH 0402 050 726 | E  
TINAW1057@HOTMAIL.COM

amendments

| amendment no. | date      | description                  | checked |
|---------------|-----------|------------------------------|---------|
| A             | 23/2/2025 | AMENDED TO COUNCIL RFI       | TW      |
| B             | 12/3/2025 | AMENDED TO COUNCIL'S REQUEST | TW      |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |

general notes

Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale.

LEGEND

|      |                 |    |              |     |                 |
|------|-----------------|----|--------------|-----|-----------------|
| AC   | AIR CONDITIONER | FB | FUSE BOX     | MB  | METER BOX       |
| CHU  | CENTRAL HEATING | FG | FIXED GLAZED | OG  | OBSCURE GLASS   |
| CONC | CONCRETE        | GM | GAS METER    | SV  | SEWER VENT      |
| DP   | DOWNPIPE        | GT | GULLY TRAP   | TFB | TIMBER FLOORING |
| DW   | DISHWASHER      | LV | LOUVRE       | WM  | WASHING MACHINE |

drawing title

TOWN PLANNING

project

PROPOSED TWO NEW DWELLINGS  
17 COMMERCIAL STREET, MAIDSTONE

for

JENNY HUYNH

building practitioner no.

signature \_\_\_\_\_

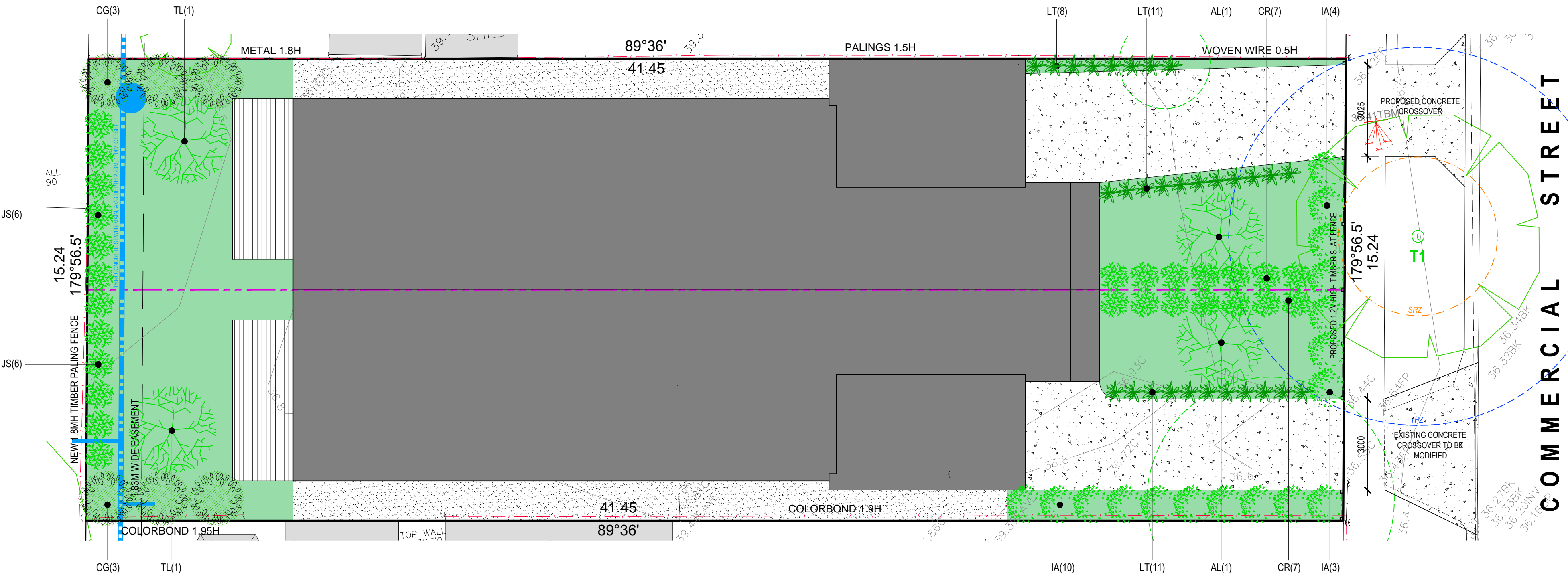
|             |          |         |               |
|-------------|----------|---------|---------------|
| designed    | TW       | job no. | 24-020        |
| drawn       | TW       | scale   | AS SHOWN @ A2 |
| checked     | TW       | north   |               |
| date        | MAR 2025 |         |               |
| drawing no. | A110     |         |               |



CITY OF MARIBYRNONG  
ADVERTISED PLAN

PLANT SCHEDULE

| CODE                                     | BOTANICAL NAME              | COMMON NAME     | QTY | SUPPLY SIZE         | MATURE H x W  |
|--|-----------------------------|-----------------|-----|---------------------|---------------|
| TREES                                    |                             |                 |     |                     |               |
| AL                                       | ACACIA IMPLEXA              | LIGHTWOOD       | 2   | 45L / MIN 2M HIGH   | 10m x 5m      |
| TL                                       | TRISTANIOPSIS LAURINA       | KANOOKA         | 2   | 40L / MIN 1.8M HIGH | 5m x 5m       |
| SHRUBS                                   |                             |                 |     |                     |               |
| JS                                       | JUNIPERS CHINESIS "SPARTAN" | SPARTAN JUNIPER | 12  | 20cm POT            | 3m x 1m       |
| CG                                       | ROCK CORREA GLABRA          | ROCK CORREA     | 6   | 20cm POT            | 2m x 2m       |
| IA                                       | INDIGOFERA AUSTRALIS        | AUSTRAL INDIGO  | 17  | 20cm POT            | 2m x 2m       |
| CR                                       | CORREA REFLEXA              | COMMON CORREA   | 14  | 20cm POT            | 1m x 1m       |
| TUSsockS/ GRASSES/ EVERGREEN/ PERENNIALS |                             |                 |     |                     |               |
| LT                                       | LOMANDAR LONIFOLIA "TANIKA" | TANIKA          | 30  | 14cm POT            | 0.75m x 0.75m |



01 PROPOSED LANDSCAPE PLAN  
1:100

THE DIVIDED LINE

BUILDING DESIGN AND DRAFTING  
ABN 41 095 226 098

PO BOX 2082 TEMPLESTOWE  
HEIGHTS 3107 | PH 0402 050 726 | E  
TINAW1057@HOTMAIL.COM

amendments

| amendment no. | date      | description                  | checked |
|---------------|-----------|------------------------------|---------|
| A             | 23/2/2025 | AMENDED TO COUNCIL RFI       | TW      |
| B             | 12/3/2025 | AMENDED TO COUNCIL'S REQUEST | TW      |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |
|               |           |                              |         |

general notes

Contractors are to verify all dimensions on site before commencing any work. Any discrepancies to be referred to Superintendent for rectification. Do not scale.

LEGEND

|      |                 |    |              |     |                 |
|------|-----------------|----|--------------|-----|-----------------|
| AC   | AIR CONDITIONER | FB | FUSE BOX     | MB  | METER BOX       |
| CHU  | CENTRAL HEATING | FG | FIXED GLAZED | OG  | OBSCURE GLASS   |
| CONC | CONCRETE        | GM | GAS METER    | SV  | SEWER VENT      |
| DP   | DOWNPIPE        | GT | GULLY TRAP   | TFB | TIMBER FLOORING |
| DW   | DISHWASTER      | LV | LOUVRE       | WM  | WASHING MACHINE |

drawing title

TOWN PLANNING

project

PROPOSED TWO NEW DWELLINGS  
17 COMMERCIAL STREET, MAIDSTONE

for

JENNY HUYNH

building practitioner no.

signature

|             |          |         |               |
|-------------|----------|---------|---------------|
| designed    | TW       | job no. | 24-020        |
| drawn       | TW       | scale   | AS SHOWN @ A2 |
| checked     | TW       | date    | MAR 2025      |
| date        | MAR 2025 | north   |               |
| drawing no. | A111     |         |               |