PLAN OF PROPOSED SUBDIVISION

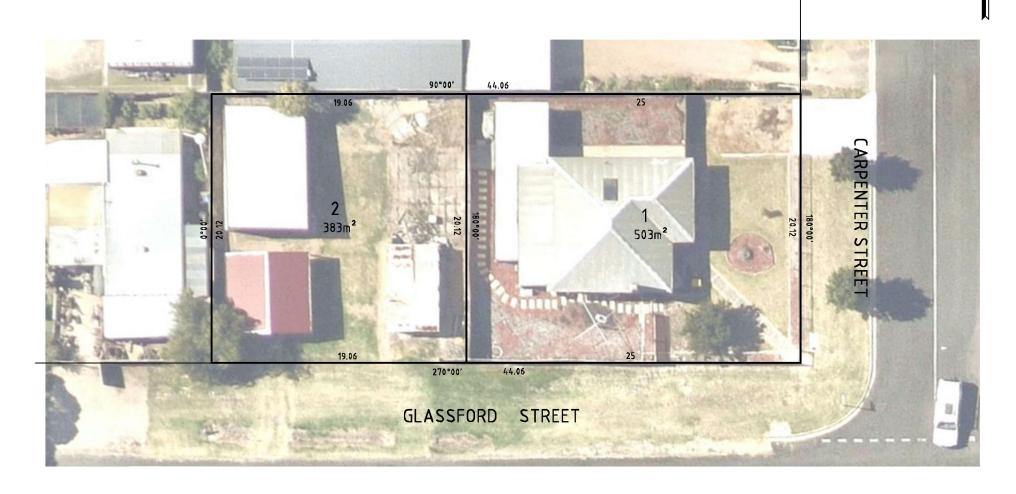
PARISH OF WA-DE-LOCK CROWN ALLOTMENT 1A (PART) LAST PLAN REF: TP 447580 W

TITLE REF: VOL. 7563 FOL. 091

ADDRESS: 29 CARPENTER STREET, MAFFRA. VIC. 3860

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SURVEYORS REFERENCE 2403034

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 1

SITE PLAN NOTE:

BUILDER TO VERIFY ALL BOUNDARY DIMENSIONS PRIOR TO SETTING OUT.

NO BUILDING WORKS ARE TO ENCROACH OVER THE TITLE BOUNDARY INCLUSIVE OF ANY EQUIPMENT USED ON, OVER, UNDER OR IN AIR SPACE OF THE ADJOINING PROPERTIES WITHOUT OBTAINING ADJOINING OWNERS CONSENT VIA PROTECTION WORKS NOTICES PURSUANT TO PART 7 OF THE BUILDING ACT 1993 & BUILDING REGULATION 602.

DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION.

SEWERAGE AND SULLAGE TO CONNECT TO SEWERAGE MAIN AS DIRECTED BY LOCAL AUTHORITIES.

SITE TO BE SCRAPED LEVEL OVER PROPOSED BUILDING AREA WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING.

BEFORE & DURING CARRYING OUT OF BUILDING WORK & EXCAVATIONS, THE ALLOTMENT SHOULD BE FENCED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR PROPERTY.

THE MAXIMUM GRADIENT OF THE DRIVEWAY SHALL NOT EXCEED 1:5.

STORMWATER DRAIN NOTE:

PROVIDE 90mm DIAMETER P.V.C STORMWATER PIPE WITH MINIMUM FALL OF 1:100.

STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY & WILL BE LAID AT THE DRAINERS' DISCRETION.

PROVIDE SELECTED DOWNPIPES AT 12.0m MAXIMUM CENTRES.

DISCHARGE TO LEGAL POINT OF DISCHARGE (LPOD), UNABLE TO VERIFY EXACT LOCATION OF LPOD. ASSUMED LOCATION ? CORNER. TO BE ADVISED.

CUT TO RL ?

CUT TO BE 1.0m MINIMUM FROM EDGE OF BUILDING AND BATTERED BACK AT 45' MAX. UNLESS OTHERWISE INDICATED CUT OUTSIDE HOUSE LINE TO FALL AWAY FROM

HOUSE TO TOE OF BATTER BY 75mm MIN. AG DRAIN TO BASE OF CUT AND CONNECTED TO

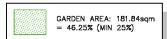
SILT PIT =
SILT PIT TO BE CONNECTED TO STORMWATER.

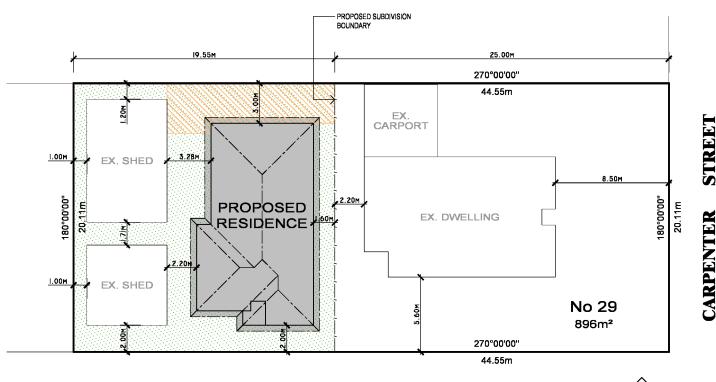
NOTE:

BUILDER TO CHECK EXCAVATION LEVELS ON SITE PRIOR TO COMMENCEMENT.









GLASSFORD STREET

JOB ADDRESS:

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> EXISTING DWELLING SITE ANALYSIS:

SITE AREA: 502.75 sam. 117.00 sam. RESIDENCE: CARPORT: 30.00 sqm.

SITE COVERAGE 147.00 sqm. 29.24% PERMEABILITY 355.75 sgm, 70.76%

SITE ANALYSIS:

SITE AREAS 393.15 sqm. RESIDENCE: 117.69 sqm. PORCH: 2.62 sqm. 91.00 sam EXISTING SHEDS: SITE COVERAGE 211.31 sqm. 53.75% PERMEABILITY 181.84 sgm, 46.25%

PROPOSED DWELLING

EXISTING DWELLING RESIDENCE: 117.00 sam. 30.00 sqm. CARPORT: PROPOSED DWELLING: RESIDENCE: 117,69 sqm. PORCH: 2.62 sqm. EXISTING SHEDS: 91.00 sqm. SITE COVERAGE 358.31 sqm. 39.99% PERMEABILITY 537.69 sgm, 60.01%

TOTAL SITE ANALYSIS:

SITE AREA:

PLANS APPROVED:

896 sqm.

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BUILDER

BEDGGOOD & CLARK BUILDERS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS. No.29 CARPENTER STREET MAFFRA VIC 3860 DATE: DRAWN: JD SHEET: 01 CODE: HO DESIGN TYPE: MARLEY 120 CHECKED DPAD 10:00 AM TYPE: NH REVISION: JOB No. DATE: 25/03/2022 SCALE: 1:200 DRAFT No: D-02

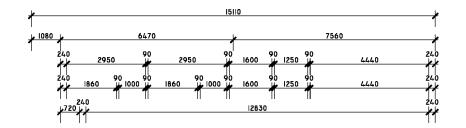


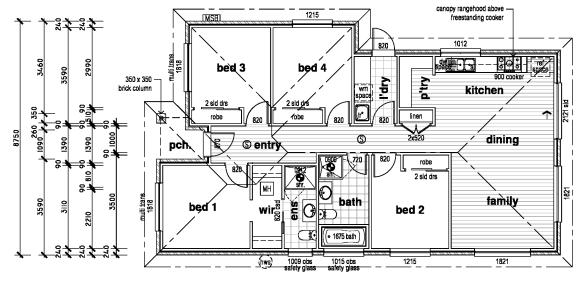
SCALE 1:100

Residence Porch 117.69 sqm 2.62 sqm

TOTAL

120.31 sqm

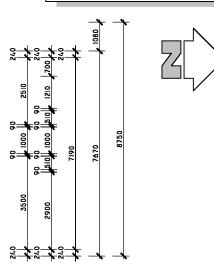




NOTE:

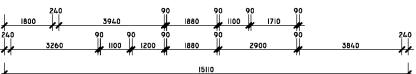
2340 HEAD HEIGHT TO ENTRY EXTERNAL DOOR AND BED 1, BED 2, BED 3, BED 4, LAUNDRY, LINEN AND BATHROOM INTERNAL DOORS.

VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700 & AS4733. ENGINEER'S PLACEMENT OVERRIDES CONSTRUCTION JOINTS ON THIS PLAN.



FLOOR PLAN LEGEND:

- EXHAUST FAN
- S SMOKE DETECTOR (INTERCONNECTED)
- DP DOWNPIPE LOCATION
- MH MANHOLE (CEILING ACCESS)
- MSB ELECTRICAL METERBOARD (TBD)
- (hws) SOLAR HOT WATER SERVICE
- BEAMS TO BE DESIGNED BY ENGINEER, BUT NOT LIMITED TO, AS DETERMINED BY ENGINEERS STRUCTURAL ASSESSMENT.



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WINDOW SIZE NOTE:

WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

TIMBER FRAMING NOTE:

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH THE CURRENT NCC & COMPLY WITH AS1684 - 2010.

DI ANS ADDROVED

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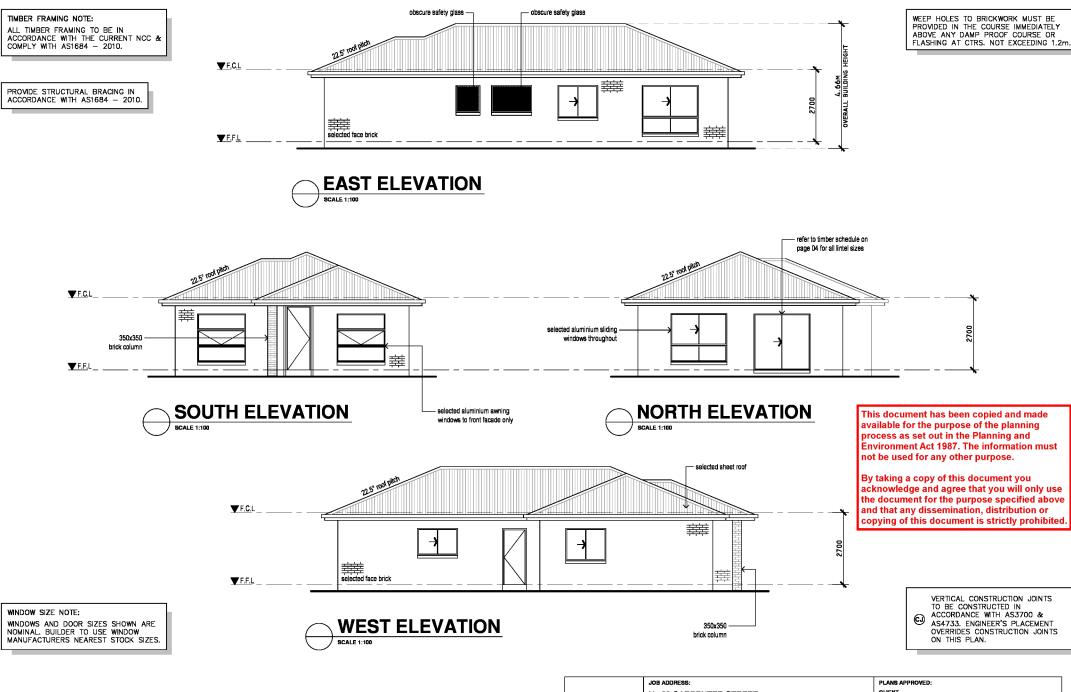
BEDGGOOD & CLARK BUILDERS

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DO NOT SCALE DRAWINGS.

ALWAYS USE WRITTEN DIMENSIONS.

OOD ADDRESS.	PEARS APPROVED.					
No.29 CARPENTER STREET MAFFRA VIC 3860			CLIENT SIGNATURE:			
141/41/10/410 0000			DATE:/			
DRAWN:	JD	SHEET: 02	CODE: HO	DESIGN TYP	PE: MARLEY 120	
CHECKED:	DPAD	TIME: 10:00 AM	TYPE: NH	REVISION:	JOB No: 22159	
DATE: 25/03/2022 SCALE:	1:100	DRAFT No: D-02	ISSUE: BI		22135	



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