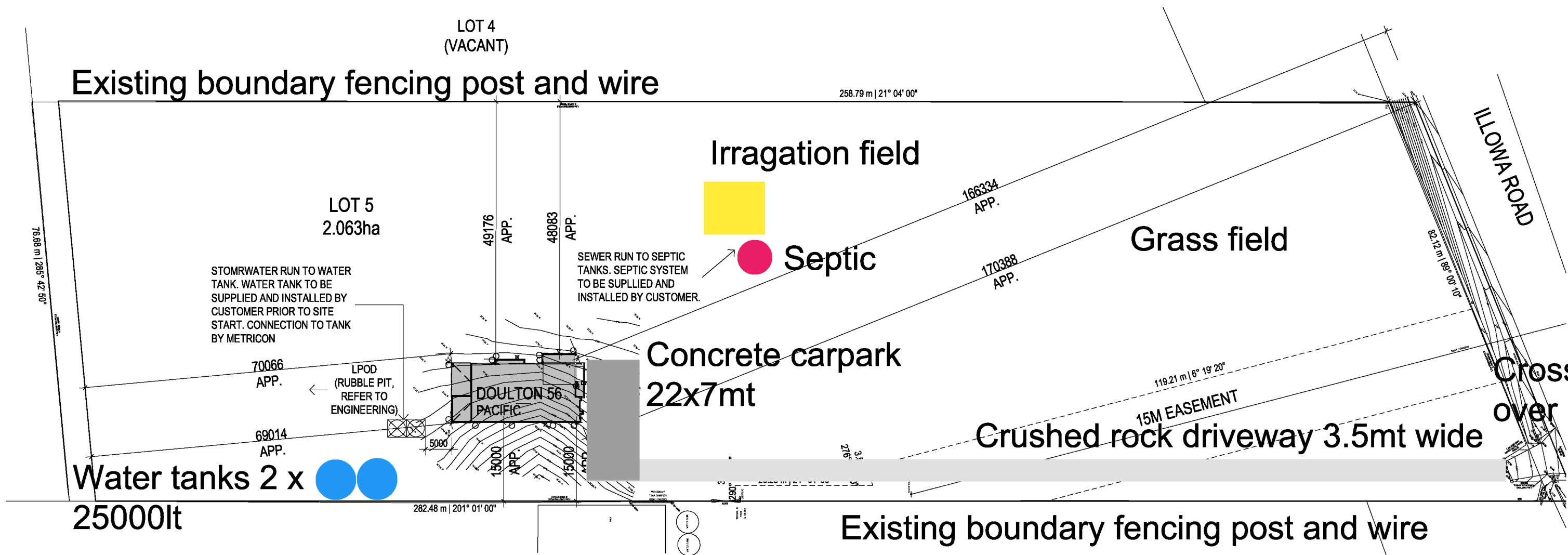


NOTE:
REFER TO SHEET 2A FOR
REDUCED SURVEY AREA
INCLUDING SITE FALL,
EXCAVATIONS, METER
BOX, TAPS ETC.



SEPTIC:

SEPTIC TANK SYSTEM TO BE PROVIDED BY OWNER IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

RESCODE NOTES:

SITING WILL BE SUBJECT TO FULL RESCODE GUIDELINES FOR BUILDING APPROVAL & CONSEQUENTLY, SITINGS MAY DIFFER FROM OWNERS ORIGINAL REQUEST IN ORDER TO ACCOMMODATE RESCODE REQUIREMENTS.

OWNER TO PROVIDE 1.8M H SCREENING PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ACHIEVE CERTIFICATE OF OCCUPANCY UPON COMPLETION THIS IS TO COMPLY WITH REG. 84 (OVERLOOKING REQUIREMENTS.)

TOWN PLANNING

TOWN PLANNING APPROVAL REQUIRED.

TEMPORARY FENCING:

BUILDER TO PROVIDE TEMPORARY FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTHORITY BYLAW)

SUSTAINABLE ENERGY:

DWELLING TO COMPLY W/ RELEVANT SUSTAINABLE ENERGY REQUIREMENTS.

TERMITE PROTECTION:

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1.

SLAB STEP DOWNS:

THE FOLLOWING STEP DOWNS ARE TAKEN FROM F.F.L. OF HOUSE SLAB:-

GARAGE: 135 MM
PORTICO: 135 MM
OUTDOOR ROOM: 135 MM

DRAINAGE NOTES:

PROVIDE MIN. 100MM DIA. U.P.V.C. SEALED STORMWATER SYSTEM CONNECTED TO RAIN WATER TANK. OVERFLOW TO FALL TO PIC REQUIREMENTS TO RUBBLE PIT.

REFER TO ENGINEERS DRAINAGE PLAN FOR FULL STORMWATER & DRAINAGE LAYOUT AND DETAILS.

EXCAVATION NOTES:

EXCAVATE APPROX. 1460 MMON R.L. 99.64 & SPREAD FILL OVER REMAINING FRONT HOUSE AREA TO LEVEL.

EXCAVATIONS TO START 1500MM FROM EDGE OF SINGLE STOREY BUILDING OR 2000MM FROM DOUBLE STOREY BUILDING (WHERE POSSIBLE) AND TO BE BATTERED BACK AT 30 DEG. RETAINING WALLS MAY BE REQUIRED SUBJECT TO SITE CONDITIONS.

IMPORTANT NOTE:

SITE CUTS ARE SUBJECT TO PERMIT APPROVAL & NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES P/L

WITHIN 1KM OF A BAY OR 10KM FROM BREAKING SURF:

ALL BUILDING COMPONENTS ARE IN ACCORDANCE WITH SECTION 5 OF AS3700-2011 DUE TO BEING WITHIN 10KM OF A SURF COAST OR 1KM OF A BAY

CONSTRUCTION DRAWINGS

The owner acknowledges that these are final plans as varied and supercede any prior plans

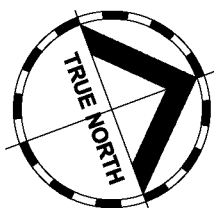
Signed Builder

Signed Purchased

BUSHFIRE PROTECTION (BAL 12.5):

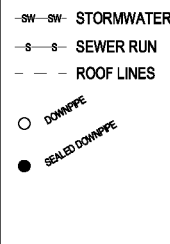
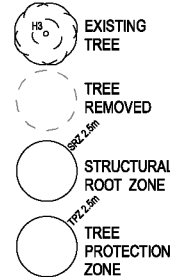
PROPOSED DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH BUSHFIRE REQUIREMENTS (BAL 12.5) AS PER A.S. 3959

NOTES:



SITE AREA	
20630.00 m ²	
O/ALL SITE COVERAGE	
296.31 m ²	
IMPERMEABLE AREA	
296.31 m ²	1.44%
PERMEABLE AREA	
20333.70 m ²	98.56%
GARDEN AREA	
20333.69 m ²	98.56%

LEGEND:



SURVEY DATE:
COUNTOUR LEVELS:
LEVELS TO:

18/06/2024
200MM
ARBITRARY

SITE CLASSIFICATION:
INTRAX SITE NUMBER:

P
227019

DRAWING TITLE:
LANDSCAPING PLAN

SCALE 1 : 750 (A3)

Do NOT scale this drawing.
All written dimensions take precedence
over scaled dimension. If in doubt, ASK.

DESIGN:
DOULTON 56
FACADE:
PACIFIC

PRODUCT CODE:
VD5DOU56PACD1
CEILING:
25G, 24F RH

OWNER:

LOT 5 ILLOWA ROAD
DENNINGTON VIC 3280

JOB N°: 748045

PERMIT N°: 000000

WIND SPEED: 40

MASTER ISSUED: DD/MM/YYYY

DRAWN: 1MC

CHECKED: B2M

SHEET:

PRELIMINARY PLAN
DATE: 10/06/24

02/19