


SITE ANALYSIS:			
SITE AREA:	460 sqm.		
RESIDENCE:	146.20 sqm.		
GARAGE:	39.20 sqm.		
ALFRESCO:	12.20 sqm.		
PORCH:	3.34 sqm.		
HARD PAVING:	53.01 sqm.	approx.	
SITE COVERAGE	200.94 sqm.	43.68%	
PERMEABILITY	206.05 sqm.	44.79%	

 GARDEN AREA: 204.20sqm
= 44.39% (MIN 25%)

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.

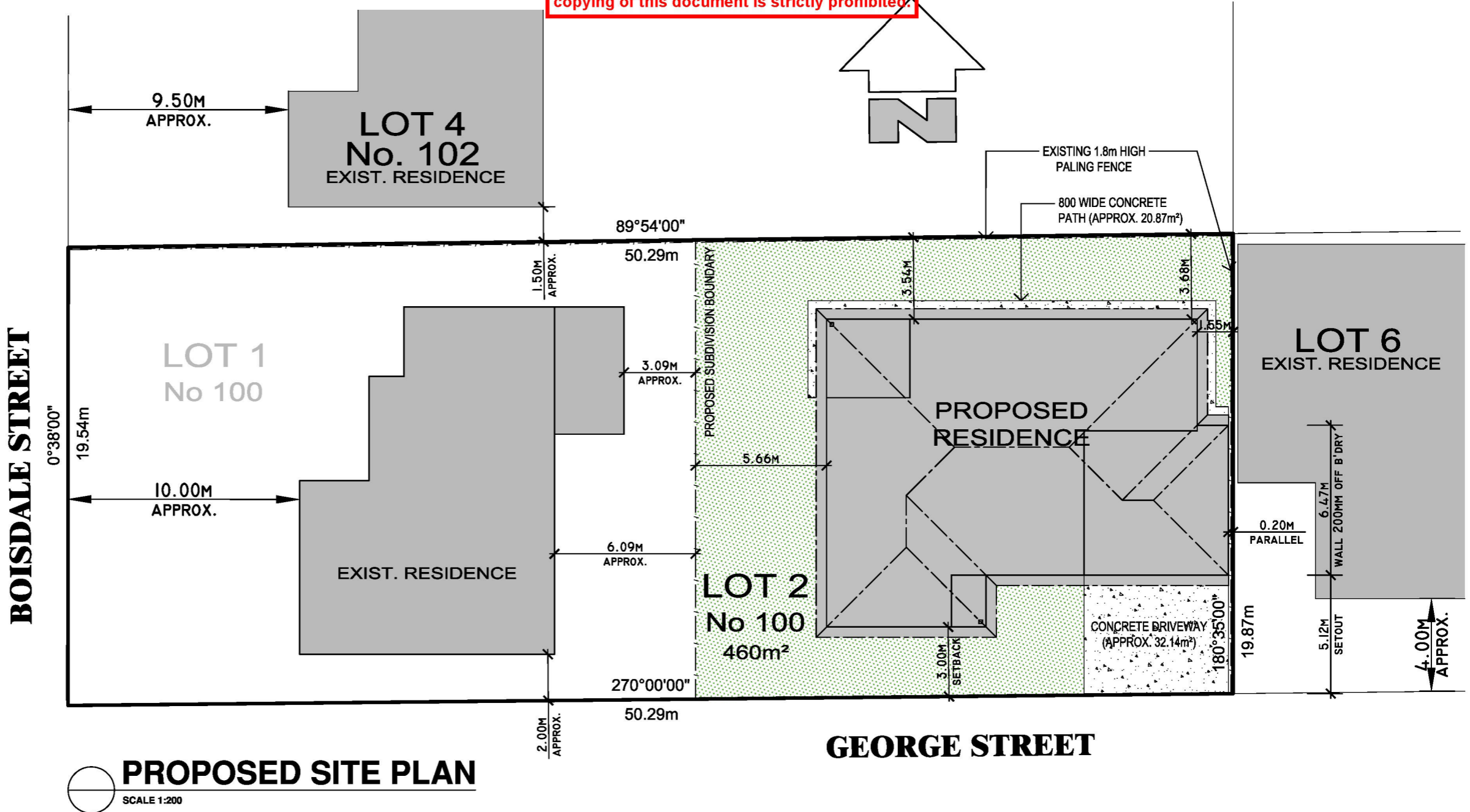
STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY & WILL BE LAID AT THE DRAINERS' DISCRETION.

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.

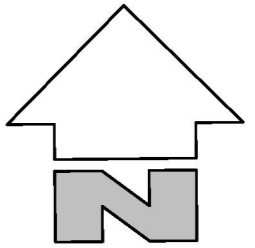
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02	BUILDER:	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	CLIENT:	<div><div></div><div>Garron Homes</div><div>Bedgood and Clark</div></div>	MAFFRA VIC 3860			DATE:		
	DRAWN: JRT				SHEET: 02	CODE: PB	DESIGN TYPE: CUSTOM			
	CHECKED: DA - DPAD				TIME: 5:27 PM	TYPE: NH	REVISION:	JOB No: 2462		
	DATE: 18/01/2024				SCALE: 1:200	DRAFT No: D-05	ISSUE: BI			



FLOOR PLAN

SCALE 1:100

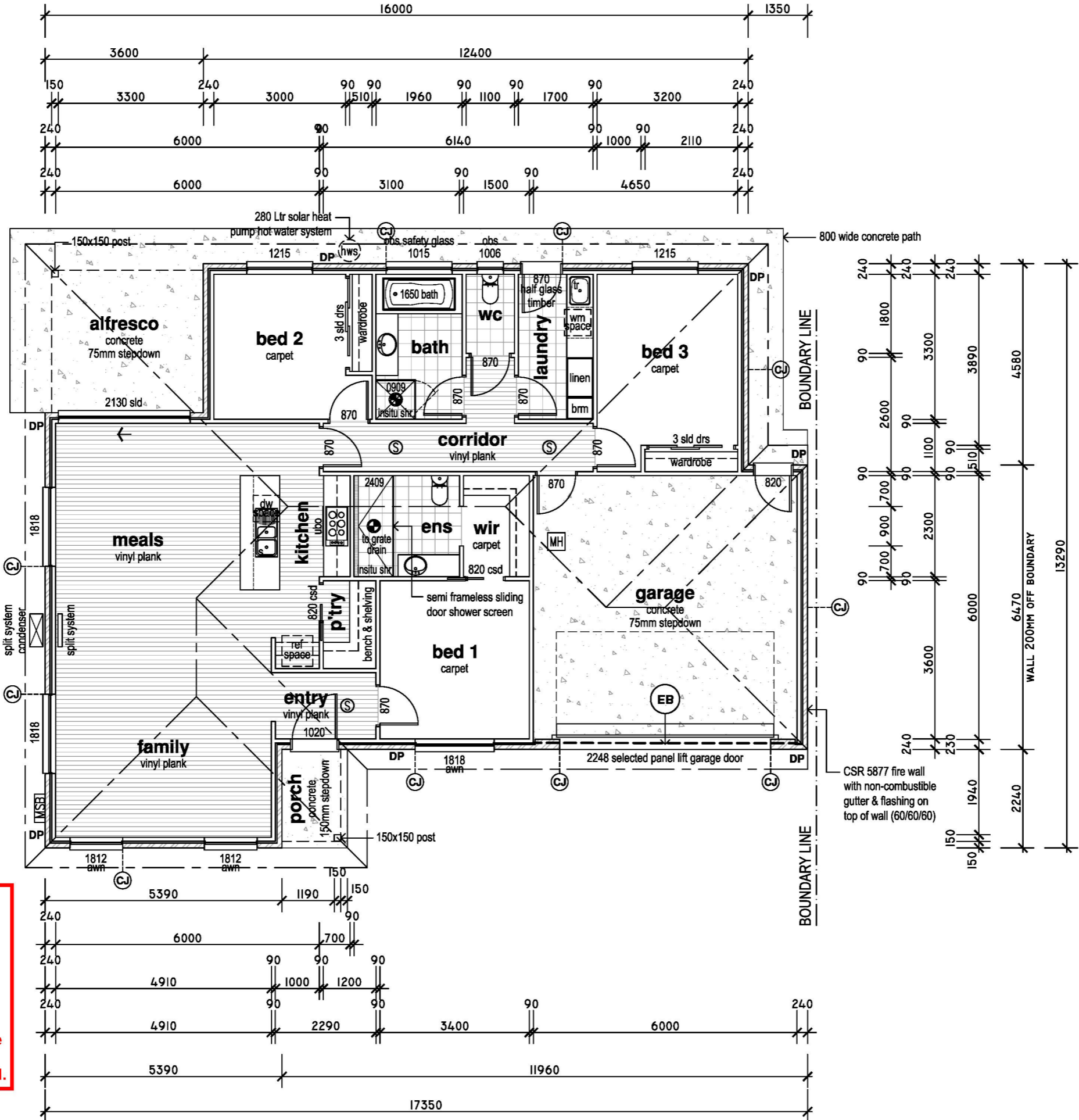
Residence	146.20 sqm
Garage	39.20 sqm
Alfresco	12.20 sqm
Porch	3.34 sqm
TOTAL	200.94 sqm

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

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

VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700 & AS4773. ENGINEER'S PLACEMENT OVERRIDES CONSTRUCTION JOINTS ON THIS PLAN.

FLOOR PLAN LEGEND:	
	EXHAUST FAN (DISCHARGE TO OUTSIDE AIR)
	SMOKE DETECTOR (INTERCONNECTED)
	DOWNPIPE LOCATION
	MANHOLE (CEILING ACCESS)
	ELECTRICAL METERBOARD (TBD)
	SOLAR HOT WATER SERVICE
	BEAMS TO BE DESIGNED BY ENGINEER, BUT NOT LIMITED TO, AS DETERMINED BY ENGINEERS STRUCTURAL ASSESSMENT.



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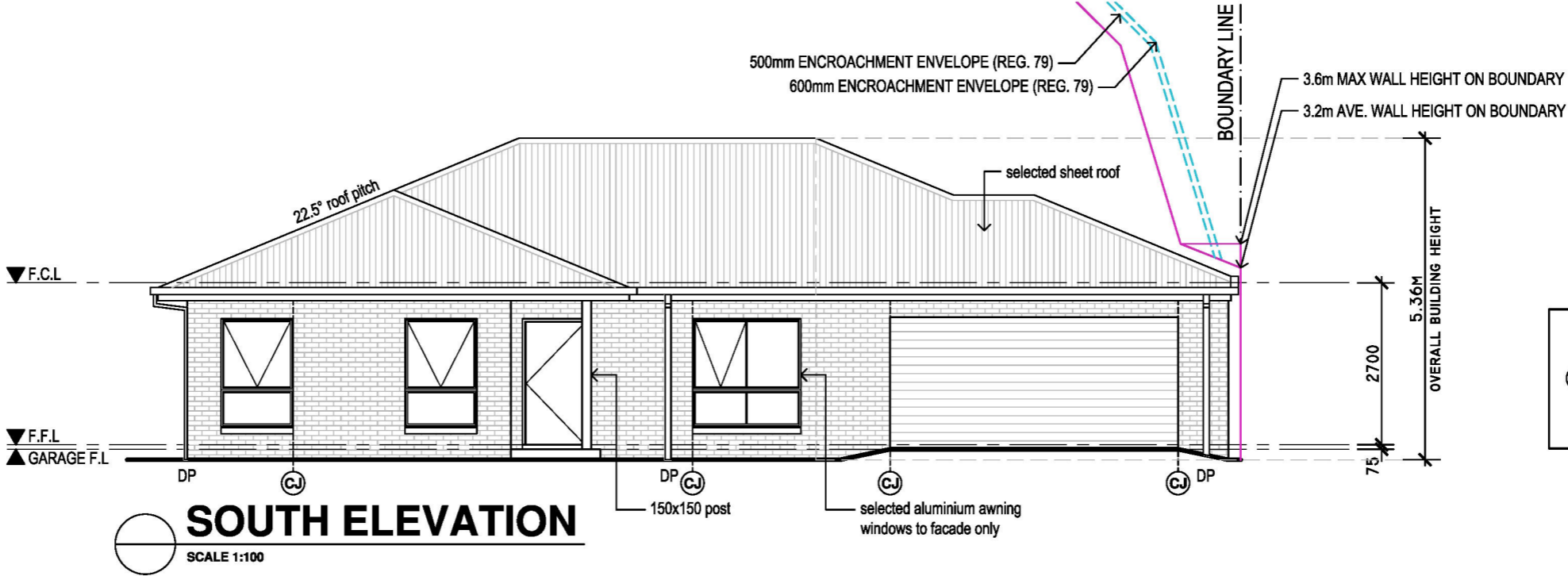
03	BUILDER: GARRON HOMES	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	CLIENT: <div></div>	<div>Garron Homes</div> <div>Bedggood and Clark</div>	MAFFRA VIC 3860			DATE: <div></div>		
					DRAWN: JRT	SHEET: 03	CODE: PB	DESIGN TYPE: CUSTOM		
					CHECKED: DA - DPAD	TIME: 5:27 PM	TYPE: NH	REVISION:	JOB No: 2462	
					DATE: 18/01/2024	SCALE: 1:100	DRAFT No: D-05	ISSUE: BI		

PROVIDE STRUCTURAL BRACING IN ACCORDANCE WITH AS1684 – 2010.

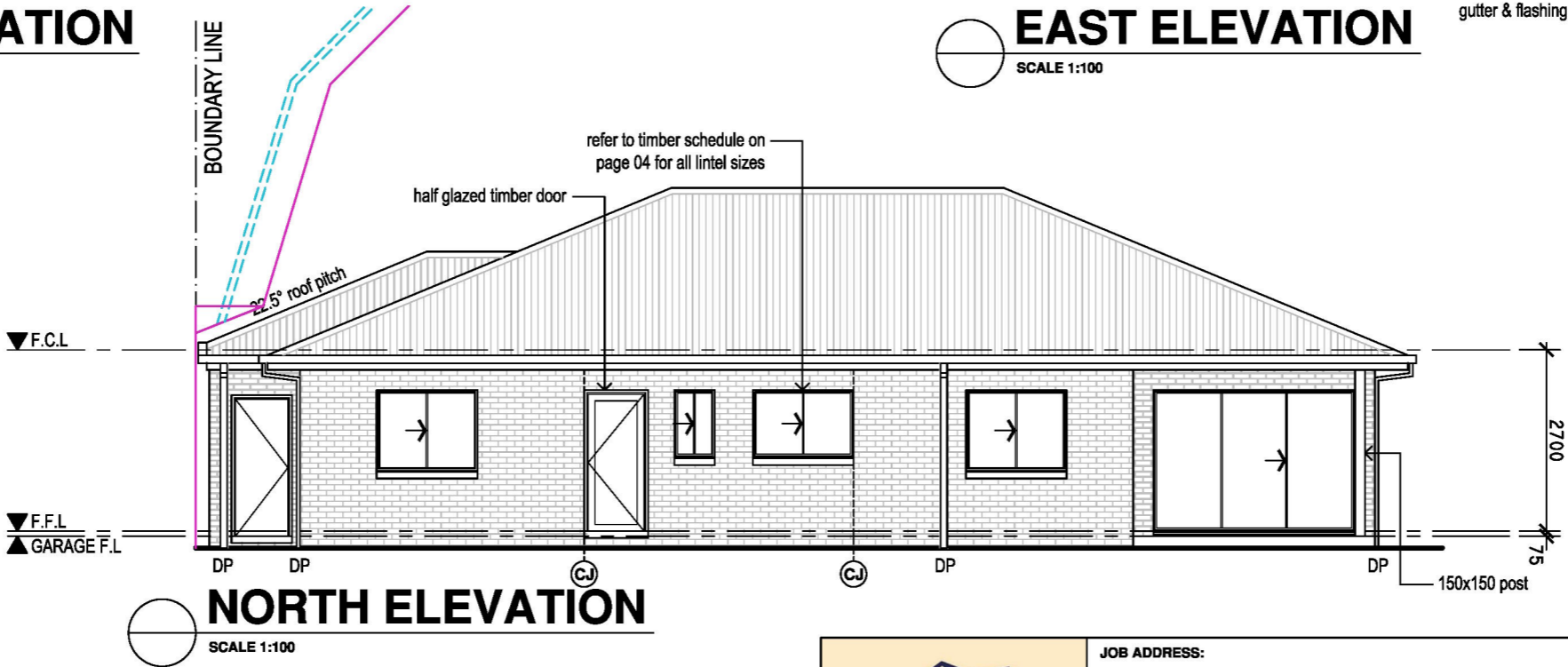
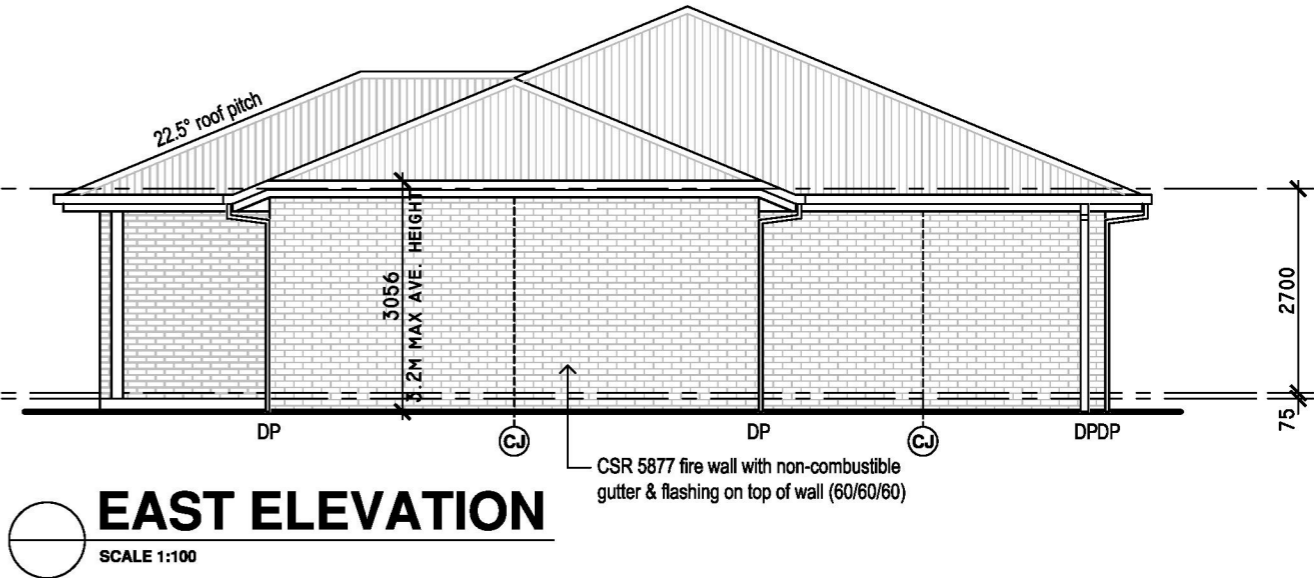
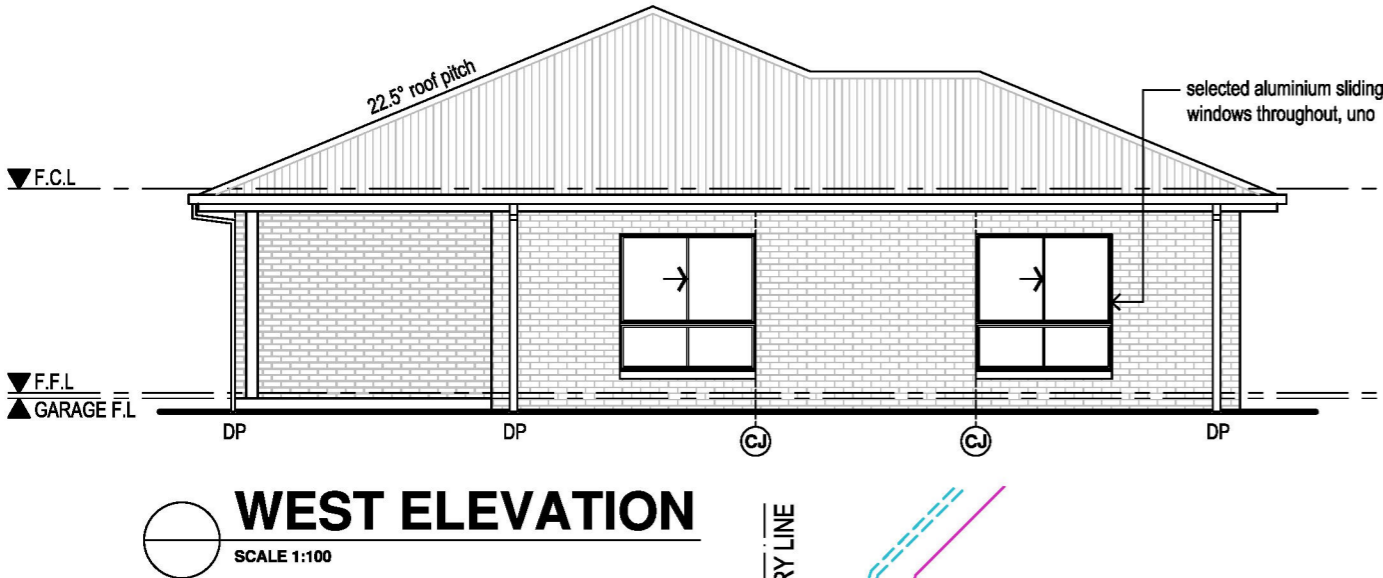
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WINDOW SIZE NOTE:
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.



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



WEEP HOLES TO BRICKWORK MUST BE PROVIDED IN THE COURSE IMMEDIATELY ABOVE ANY DAMP PROOF COURSE OR FLASHING AT CTRS. NOT EXCEEDING 1.2m.

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

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04

BUILDER:
GARRON HOMES

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.

CLIENT:

Garron Homes
Bedgood and Clark

JOB ADDRESS:
LOT 2 (NO. 100) BOISDALE STREET
MAFFRA VIC 3860

DRAWN: JRT
CHECKED: DA - DPAD
DATE: 18/01/2024

SHEET: 04
TIME: 5:27 PM
DRAFT No: D-05

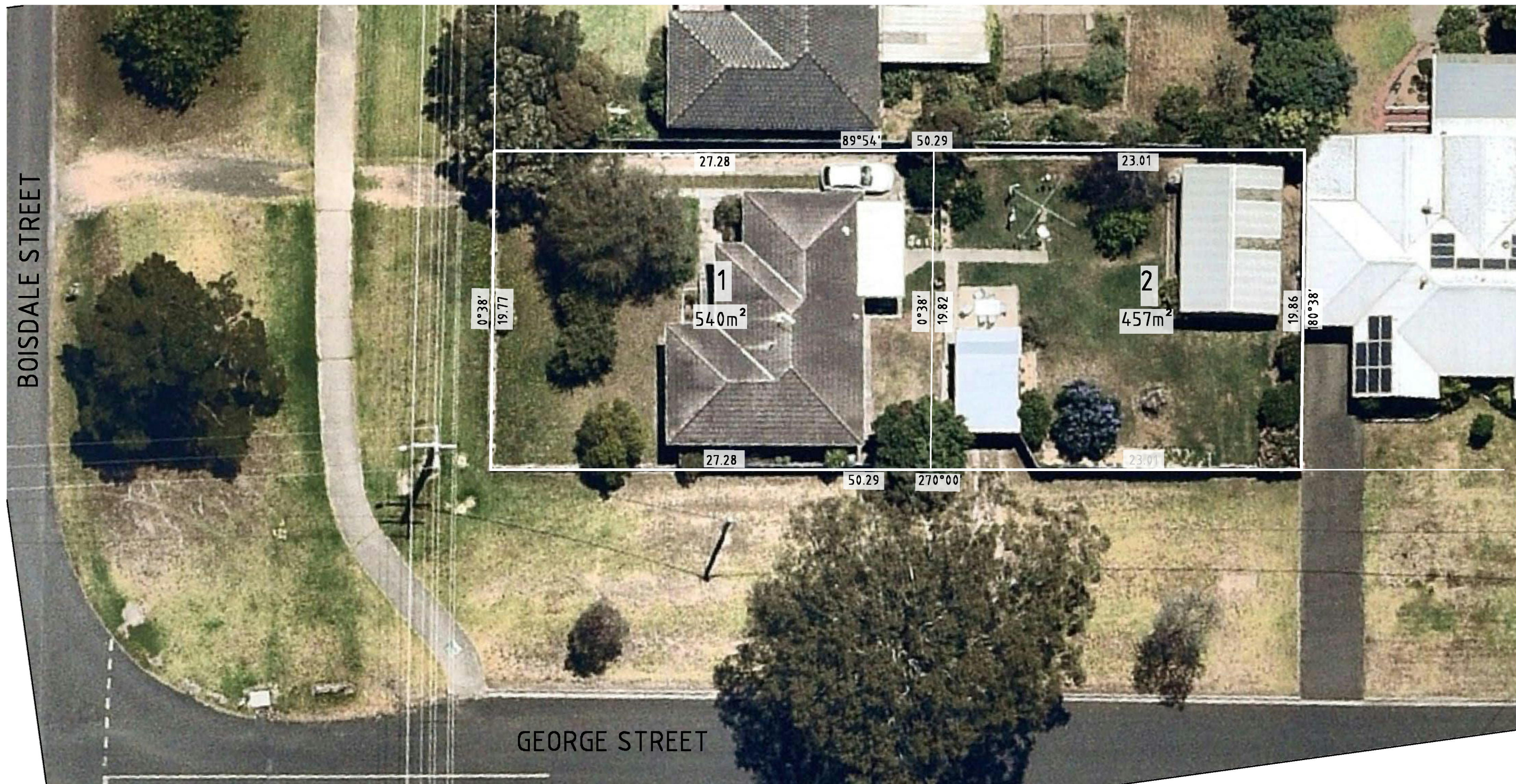
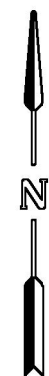
PLANS APPROVED:
CLIENT SIGNATURE: _____
DATE: _____
CODE: PB
DESIGN TYPE: CUSTOM
TYPE: NH
REVISION: _____
JOB No: 2462
ISSUE: BI

PARISH OF MAFFRA
CROWN ALLOTMENT 77 (PART)
LAST PLAN REF: LP 25103 (LOT 5)
TITLE REF: 7838 FOL. 155
ADDRESS: 100 BOISDALE STREET, MAFFRA, VIC. 3860

PLAN OF PROPOSED SUBDIVISION

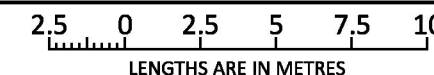
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SURVEYORS
REFERENCE
2302251

SCALE
1 : 250



ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 1