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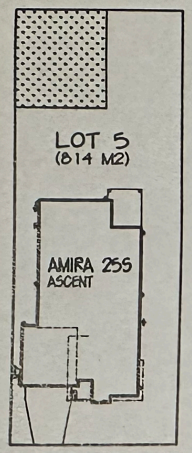


LANDSCAPE LEGEND

FORMAL IRRIGATED GARDEN AREA (MAX 100M2)

LOW WATER PLANTS (MIN 0M2)

GARDEN & PLANT LOCATIONS SHOWN ARE INDICATIVE ONLY (CUSTOMER TO PROVIDE AFTER HANDOVER), HOWEVER THE SQUARE METERAGE OF FORMAL & INDIGENOUS LANDSCAPING SHALL BE ABIDED BY.

BASIX ENERGY RATING: DWELLING TO COMPLY W/- THE REQUIREMENTS OF THE BUILDING SUSTAINABILITY INDEX (BASIX)

NSW REQUIREMENTS
SITING SUBJECT TO NSW BUILDING REGULATIONS & REQUIREMENTS

LAND TITLE DP NUMBER
LAND TITLE DEPOSITED PLAN NO. 1296962

BUSHFIRE ATTACK LEVEL
THIS PROPERTY HAS BEEN ASSESSED FOR A BUSHFIRE ATTACK LEVEL AND HAS BEEN RATED BAL-LOW

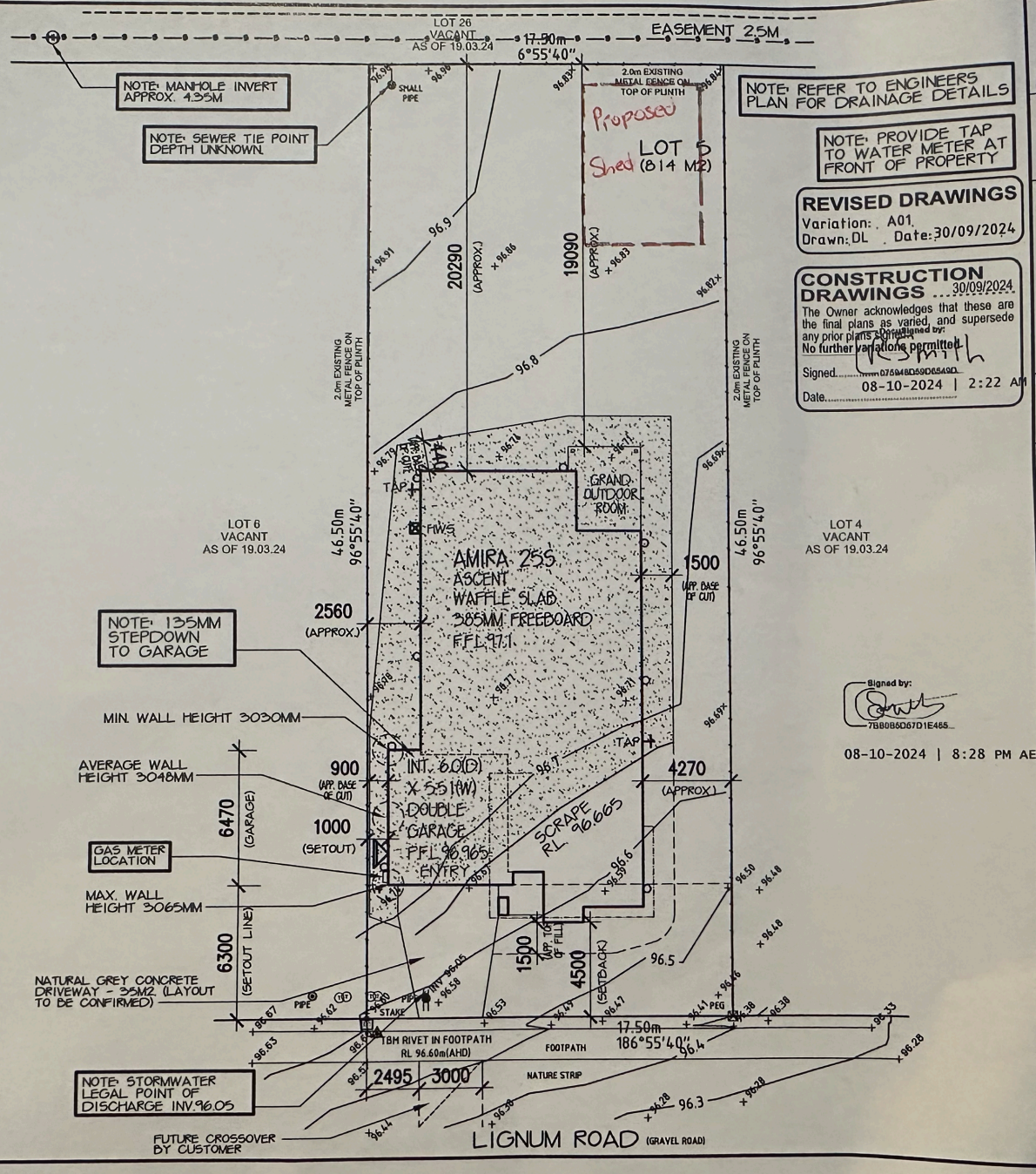
ALL CONSTRUCTION IS REQUIRED TO COMPLY WITH AS 3959-2018

TERMITE PROTECTION:
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1

NSW HOUSING CODE:

SITING WILL BE SUBJECT TO FULL NSW HOUSING CODE GUIDELINES FOR BUILDING APPROVAL AND CONSQUENTLY SITINGS MAY DIFFER FROM OWNERS ORIGINAL REQUEST TO ACCOMODATE NSW HOUSING CODE REQUIREMENTS.

CUSTOMER TO PROVIDE SCREENING TO 1.7M HIGH ABOVE PROPOSED FLOOR LEVEL TO SIDE AND REAR BOUNDARIES PRIOR TO CERTIFICATE OF OCCUPANCY TO COMPLY WITH REG. 33.B SHIRE OF MURRAY DEVELOPMENT CONTROL PLAN. ('C OF O' MAY BE ISSUED CONDITIONAL)



NOTE: REFER TO ENGINEERS PLAN FOR DRAINAGE DETAILS

NOTE: PROVIDE TAP TO WATER METER AT FRONT OF PROPERTY

REVISED DRAWINGS
Variation: A01
Drawn: DL Date: 30/09/2024

CONSTRUCTION DRAWINGS ... 30/09/2024
The Owner acknowledges that these are the final plans as varied, and supersede any prior plans. Once signed, No further variations permitted.
Signed.....
Date.....
Docusigned by: 075948D59D65490...
08-10-2024 | 2:22 AM PDT

Signed by: 7BB0B6D67D1E465...
08-10-2024 | 8:28 PM AEDT

SITE AREA:	814 SQM
BUILDING AREA:	297 SQM
SITE COVERAGE:	29 %
PERMEABILITY:	66 %
WIND SPEED:	N2

NORTH

SCRAPE NOTES:
SCRAPE APPROX. 125 MM ON RL96.665 & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL.

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

DRAINAGE NOTES:
STORMWATER DRAIN AND DOWN PIPE LAYOUT SHOWN IS INDICATIVE ONLY.

PROVIDE MIN. 100MM DIA. U.P.V.C. STORMWATER DRAINS WITH MIN. 1:100 FALL, CONNECTED TO LEGAL POINT OF DISCHARGE.

LEGEND :-

- TREES
- SEWER MANHOLE
- SEWER TIE POINT
- GRATED PIT
- SIDE ENTRY PIT
- TELSTRA PIT
- CROSSOVER
- LIGHT POLE
- STORMWATER CONNECTION POINT
- ELECTRICITY PIT (LO)
- WATER CONNECTION POINT
- VALVES
- GATE
- CULVERT
- OPEN DRAIN
- TAP AND METER
- FENCE
- STORMWATER RUN
- SEWER MAIN
- WATER MAIN
- METER BOX LOC.
- SEALED DP LOC.
- DOWN PIPE LOC.
- H - HABITABLE RM
- NH - NON HABITABLE RM
- SD - SLIDING DOOR

CIVIL SURVEY DATE:	19/03/2024
CONTOUR INTERVALS:	100 MM
LEVELS TO:	AHD. DATUM

SITE PLAN

metricon building practitioner Reg. No. CDB-U52967 A.C.N. 005108752
Rd. Mount Waverley VIC 3149,
7, Mount Waverley VIC 3149
5555 Fax: 03 9222 5144
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MR R & MR C SMITH
LOT 5 LIGNUM ROAD
MOAMA

F.C. DATE: 30/09/24 PERMIT NO.: XXXXXX/X	
JOB: 748176	DRAWN: MT/DLN
DATE: 06/05/2024	CHECKED: DLN
SCALE: 1:200	SHEET: 1 OF 9
VICROADS REF: XXX	FINAL PLANS