



ABN: 35718369779
162 STATION STREET
EPSOM, VICTORIA 3551
Mob: 0432 492 100
EMAIL: sajith@sdarc.com.au



DP-AD 46462

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Enable, advocate and celebrate good building design
Date Plans Provided: 23/11/2023

PROJECT;

PROPOSED SINGLE STOREY DWELLING

ADDRESS;

11 Autumn Fields Circuit
Tarneit, VIC 3029

CLIENT;

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EB

DATE;

20/11/2023 3:48:05 PM

JOB No;

SDA23 - 100

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Town Planning
Advertised Documents

Plan: 1 of 13

ISSUE FOR APPROVAL
04-08-2023

General Notes (NCC 2019 BCA Vol 2)

GENERAL NOTES (NCC 2019 BCA VOL 2)
ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOLUME 2.
ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE A PERFORMANCE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.
GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH: - BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND - BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.
WATERPROOFING AND WATER RESISTANCE OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.
STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE: - RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM - GOING (G) 355MM MAXIMUM AND 240MM MINIMUM - 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM - WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS.
ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P4 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) TO BE: - 1000MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND - 865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND - VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND ANY HORIZONTAL ELEMENT WITHIN THE BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

WIRE BARRIER CONSTRUCTION TO COMPLY WITH NCC 2019 BCA PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2019 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.
TOP OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
TOP OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE BUILDING IS TO BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM.
CONCRETE STUMPS: - UP TO 1400MM LONG TO BE 100MM X 100MM (1 NO. H.D. WIRE) - 1401MM TO 1800MM LONG TO BE 100MM X 100MM (2 NO.H.D. WIRES) - 1801MM TO 3000MM LONG TO BE 125MM X 125MM (2 NO.H.D. WIRES)
100MM X 100MM STUMPS EXCEEDING 1200MM ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.
BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS 4773.1-2015 'MASONRY IN SMALL BUILDINGS' PART 1: DESIGN.
ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
SITE PLAN MEASUREMENTS IN METRES – ALL OTHER MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF SDARC DESIGN & DRAFTING ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.
THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF SDARC DESIGN & DRAFTING . EXCEPT WHERE A REGISTEREDBUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO SDARC DESIGN & DRAFTING
THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.
THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.
(SOIL CLASSIFICATION RELOCATED)
STORMWATER 100 MM DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION. § THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN - 100MM – UNDER SOIL - 50MM – UNDER PAVED OR CONCRETE AREAS - 100MM – UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS - 75MM – UNDER REINFORCED CONCRETE DRIVEWAYS

AUTHORITIES / CONSULTANTS
MUNICIPALITY - NAME - PH -
BUILDING DESIGNER/ARCHITECT - NAME - SDARC DESIGN AND DRAFTING - PH - 0432 492 100
RELEVANT BUILDING SURVEYOR - NAME - PH
CONSULTING ENGINEER - NAME - PH
THERMAL PERFORMANCE ASSESS - NAME - PH

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ABN: 35718369779
EMAIL: sajith@sdarc.com.au
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PROJECT;

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CLIENT;
MANOJ KUMAR TU & SMITHA V
ADDRESS;
11 Autumn Fields Circuit
Tarneit, VIC 3029

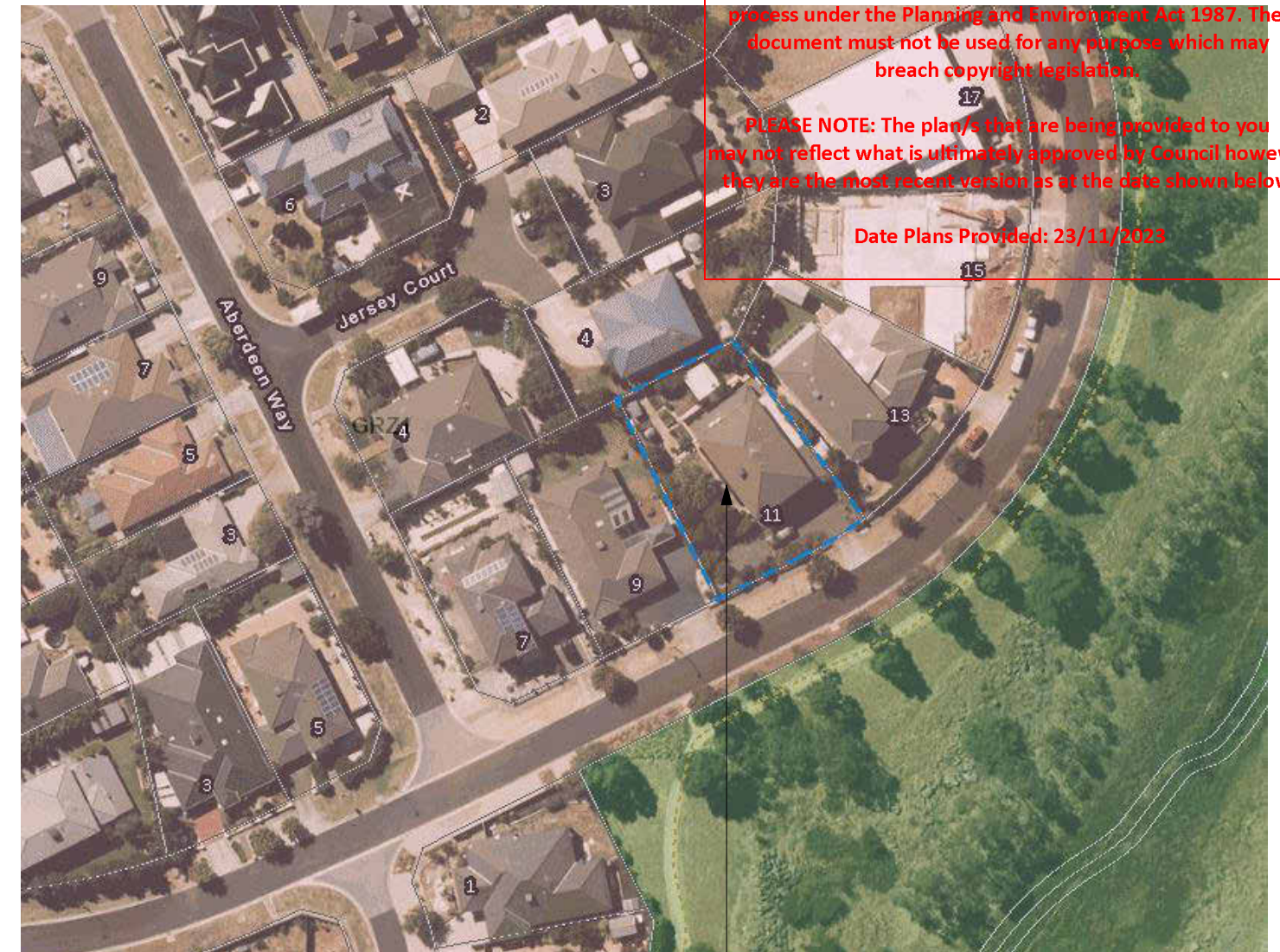
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EPSOM, VICTORIA 3551
Mob: 0432 492 100
ABN: 35718369779
EMAIL: sajith@sdark.com.au
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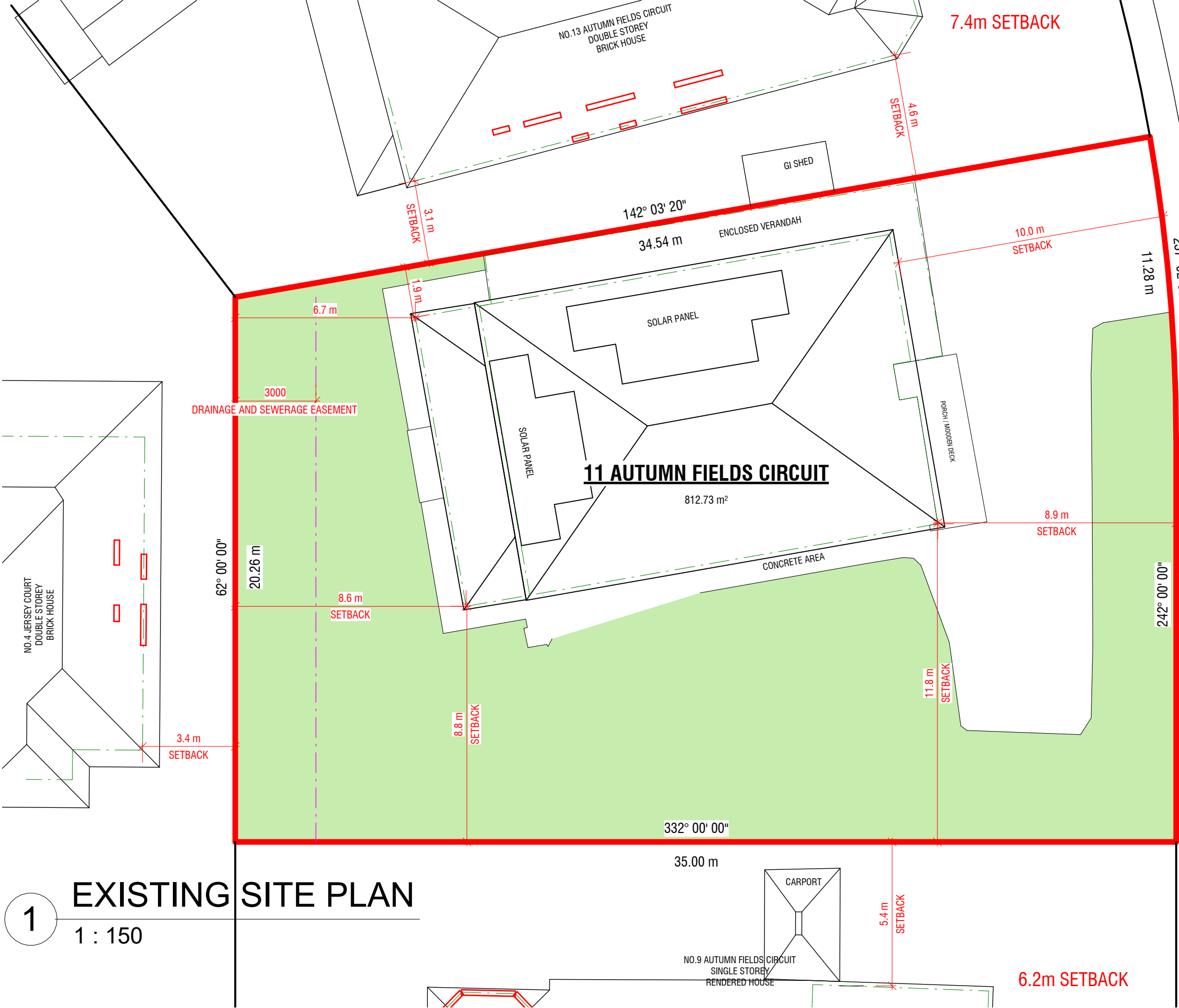
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1 EXISTING SITE PLAN
1 : 150

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EPSOM, VICTORIA 3551
Mob: 0432 492 100
ABN: 35718369779
EMAIL: sajith@sdark.com.au
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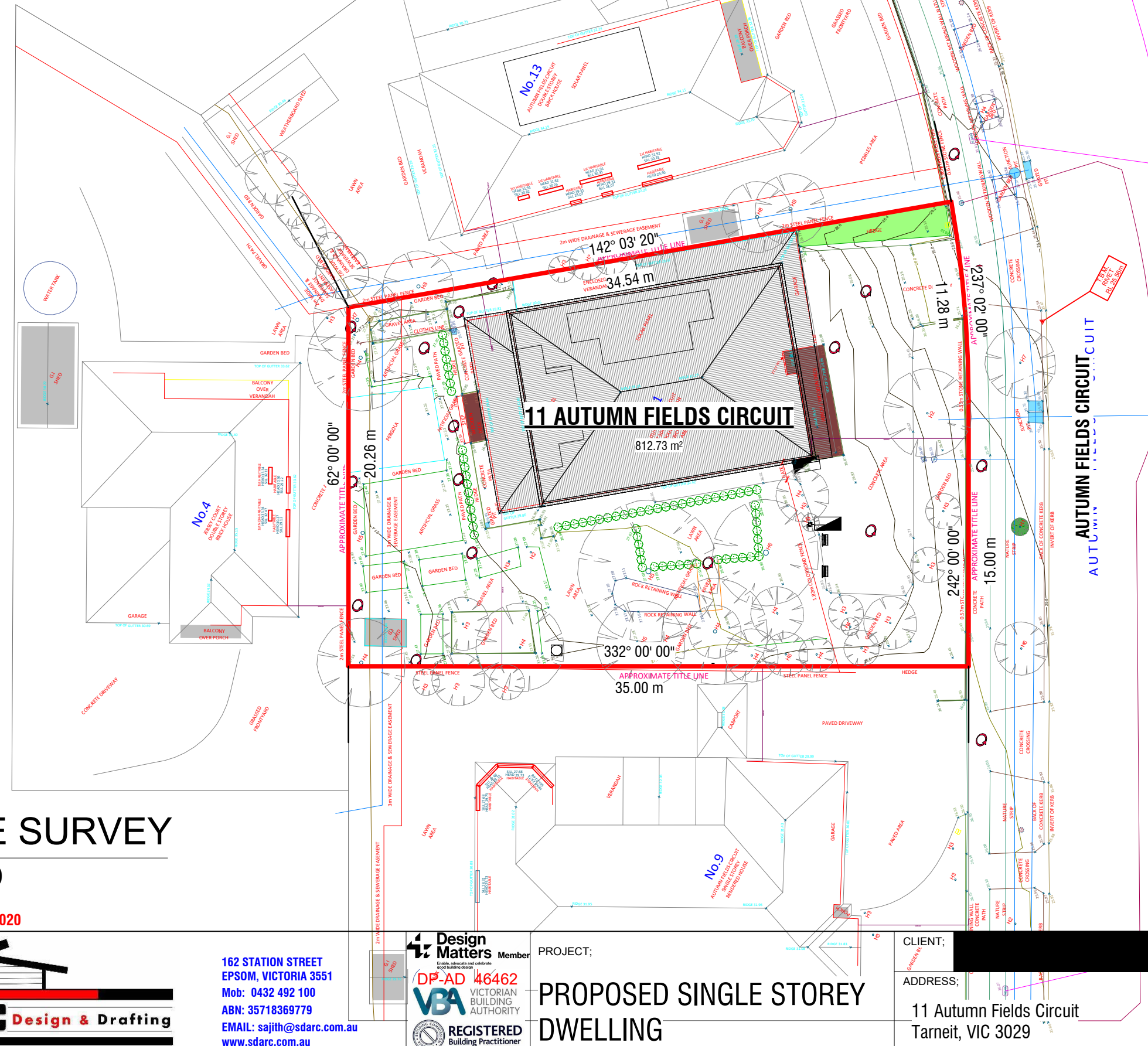
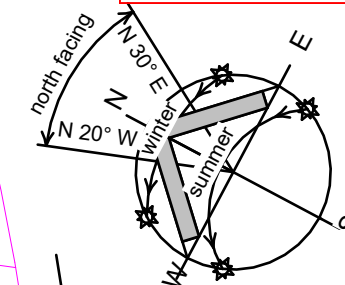
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1 SITE SURVEY

1 : 250

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EPSOM, VICTORIA 3551
Mob: 0432 492 100
ABN: 35718369779
EMAIL: sajith@sdark.com.au
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Plan: 5 of 13

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SITE PLAN NOTES

- ALL SITE DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE .
- BUILDER TO VERIFY ALL SET DETAILS ON SITE.
- REFER TO PLAN OF SUBDIVISION OR CERTIFICATE OF TITLE FOR VERIFICATION OF ALL BEARINGS, DISTANCES AND OTHER SITE INFORMATION. CONTRACTOR IS TO VERIFY BOUNDARY LOCATION ON SITE PRIOR TO THE COMMENCEMENT OF WORK
- FOR DETAILS OF ALL EASEMENTS REFER TO THE PLAN OF SUBDIVISION OR CERTIFICATE OF TITLE AND OTHER INFORMATION BY THE RESPONSIBLE AUTHORITY.
- INSTALLATION OF ALL SERVICES INCLUDING ALL STORMWATER, WASTE WATER AND SEWER DETAILS SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND / OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- CONTRACTOR TO PROVIDE UNDERGROUND POWER SUPPLY FROM EXIST ELEC. PILLAR TO NEW METER BOX IN ACCORDANCE WITH POWER SUPPLIERS REQUIREMENTS
- INSTALL NEW METER BOX IN STEEL CABINET IN STRICT ACCORDANCE WITH POWER SUPPLIERS REQUIRMENTS, BCA & ALL AUSTRALIAN STANDARDS
- INSTALL NEW WATER METER. ENSURE METER IS EQUIPPED WITH A BACKFLOW PREVENTION DEVICE & STOP TAP. CONNECT TO RESIDENCE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS
- CONNECT RESIDENCE WITH TELSTRA CABLES IN STRICT ACCORDANCE WITH TELSTRA'S REQUIREMENTS
- CONNECT WATER SUPPLY TO THE SANITARY ITEMS WITHIN THE PROPOSED BUILDING & HWS WHERE REQUIRED IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS. SUPPLY HOT & COLD
- WATER TO NEW SANITARY ITEMS AS REQUIRED
- CONNECT ALL SANITARY ITEMS WASTE PIPES WITHIN RESIDENCE WITH CLASS12 PVC-U 100mmø DWV LAID ON MIN. 1:60 FALL. CONNECT TO PROPOSED SEPTIC TANK IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS CONTRACTOR TO VERIFY CONNECTION POINT & LOCATION OF SEPTIC ON SITE
- CONNECT ALL DOWN PIPES WITH 90mmø PVC-U STORM WATER DRAIN & CONNECT TO RAIN WATERTANK IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS. TANK OVERFLOW TO BE CONNECTED TO EXIST. PADDOCK IN ACCORDANCE WITH LOCATION AUTHORITIES REQUIRMENTS

SERVICES

THE CONTRACTOR & SUBCONTRACTOS SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES & THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDING FOOTING & / OR SLAB EDGE BEAM SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING & UNDERMINING OF ANY BUILDING & ITS FOOTING SYSTEM

THE CONTRACTOR SHALL COORDINATE THE LAYING OF SERVICES TO AVOID CLASHES. LAY ALL SERVICES TO LOCATIONS. SERVICES SHALL BE LAID TO COMPLY WITH MINIMUM COVER REQUIREMENTS.

DIFFERENT PARALLEL SERVICES THAT ARE IN CLOSE PROXIMITY MAY BE LAID IN A COMMON BENCHED TRENCH SUBJECT TO APPROVAL OF RELEVANT AUTHORITIES.

BACK FILL OF ALL SERVICES TRENCHES UNDER PAVEMENTS AND 500mm BEYOND SHALL BE CLASS 2 FROM ABOVE THE SERVICE BEDDING MATERIAL TO THE UNDERSIDE OF PAVEMENT SUB-BASE.

BACK FILL OF ALL SERVICES TRENCHES IN GARDEN AND GRASS AREAS SHALL BE APPROVED FILL OF MAXIMUM PARTICLE SIZE 75mm FROM THE SERVICE BEDDING MATERIAL TO THE UNDERSIDE OF THE TOPSOIL.

STORM WATER

90mmø CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 & CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C & AT EACH CHANGE OF DIRECTION THE COVER TO UNDERGROUND STORM WATER DRAINS SHALL BE NOT LESS THAN

- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UNREINFORCED CONC. OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONC. DRIVEWAYS

AREA SCHEDULE
LOT AREA - 812.73 SQM
EXISTING DWELLING GD AREA - 231.641 SQM
PROPOSED DWELLING GD AREA - 121.534 SQM
GARDEN AREA - 291.144m2(35.82%)
SITE COVERAGE - 43.45%
PERMEABILITY - 293.611m2(36.12%)

PROPOSED SITE PLAN

1 : 200

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SDArc Design & Drafting
161 Station Street
FRSOM, VICTORIA 3551
Mob: 0432 492 100
ABN: 35718369779
EMAIL: sajit@sdarc.com.au
www.sdarc.com.au

Design Matters
Member
VBA
REGISTERED
Building Practitioner

PROJECT;

PROPOSED SINGLE STOREY DWELLING

CLIENT;

MANOJ KUMAR TU & SMITHA V

ADDRESS;

11 Autumn Fields Circuit
Tarneit, VIC 3029

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241° 57' 49"

3.71 m

AREA = 121.534 (13.08 SQ.)

1

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PROPOSED SINGLE STOREY DWELLING

11 Autumn Fields Circuit
Tarneit, VIC 3029

DATE;
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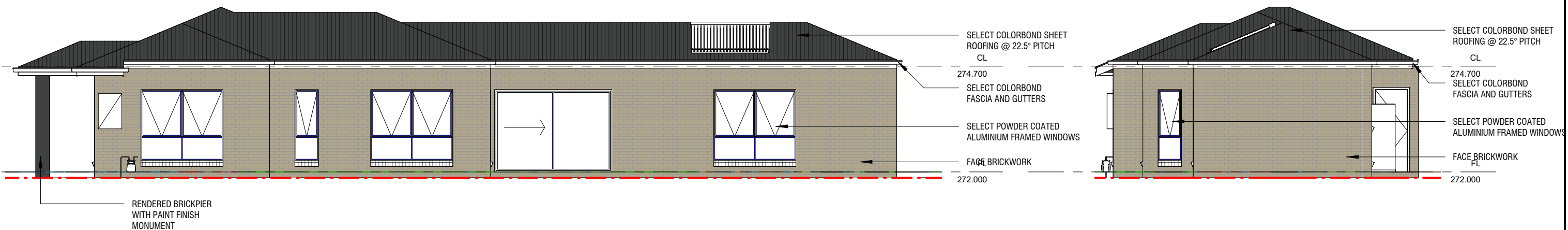


4 SOUTH ELEVATION
1 : 100

2 EAST ELEVATION
1 : 100

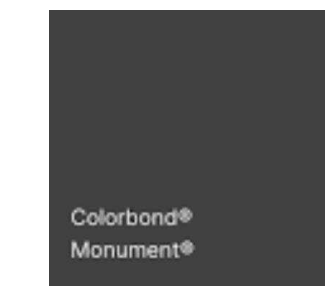
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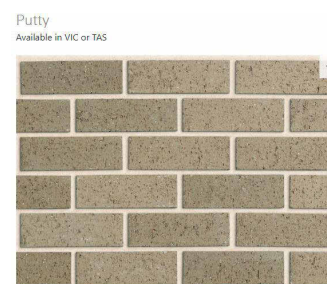


3 WEST ELEVATION
1 : 100

1 NORTH ELEVATION
1 : 100



ROOF/GUTTER/FASCIA/WINDOWS
GARAGE DOOR - MONUMENT



BRICKS - PUTTY PGH

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ABN: 35718369779
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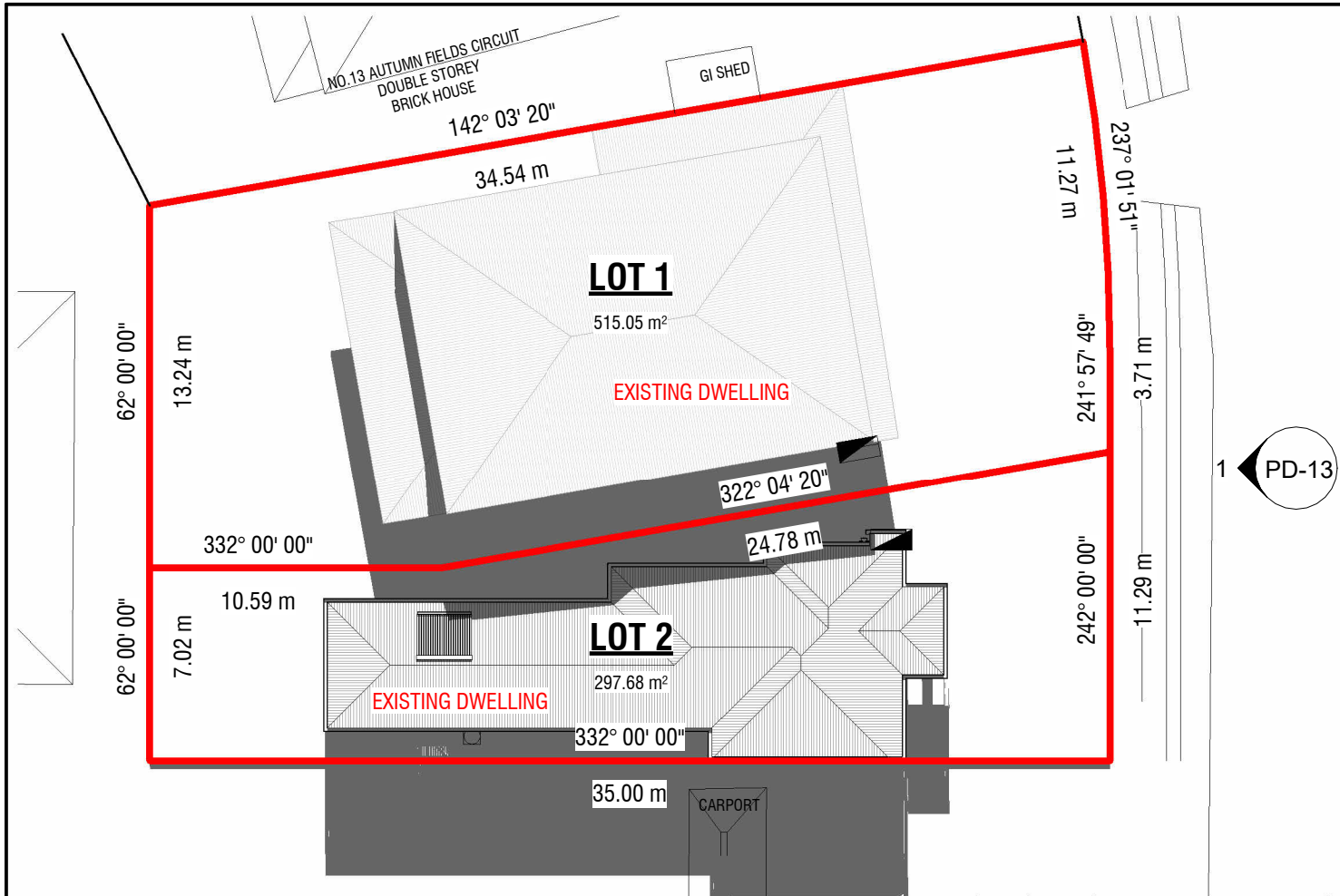
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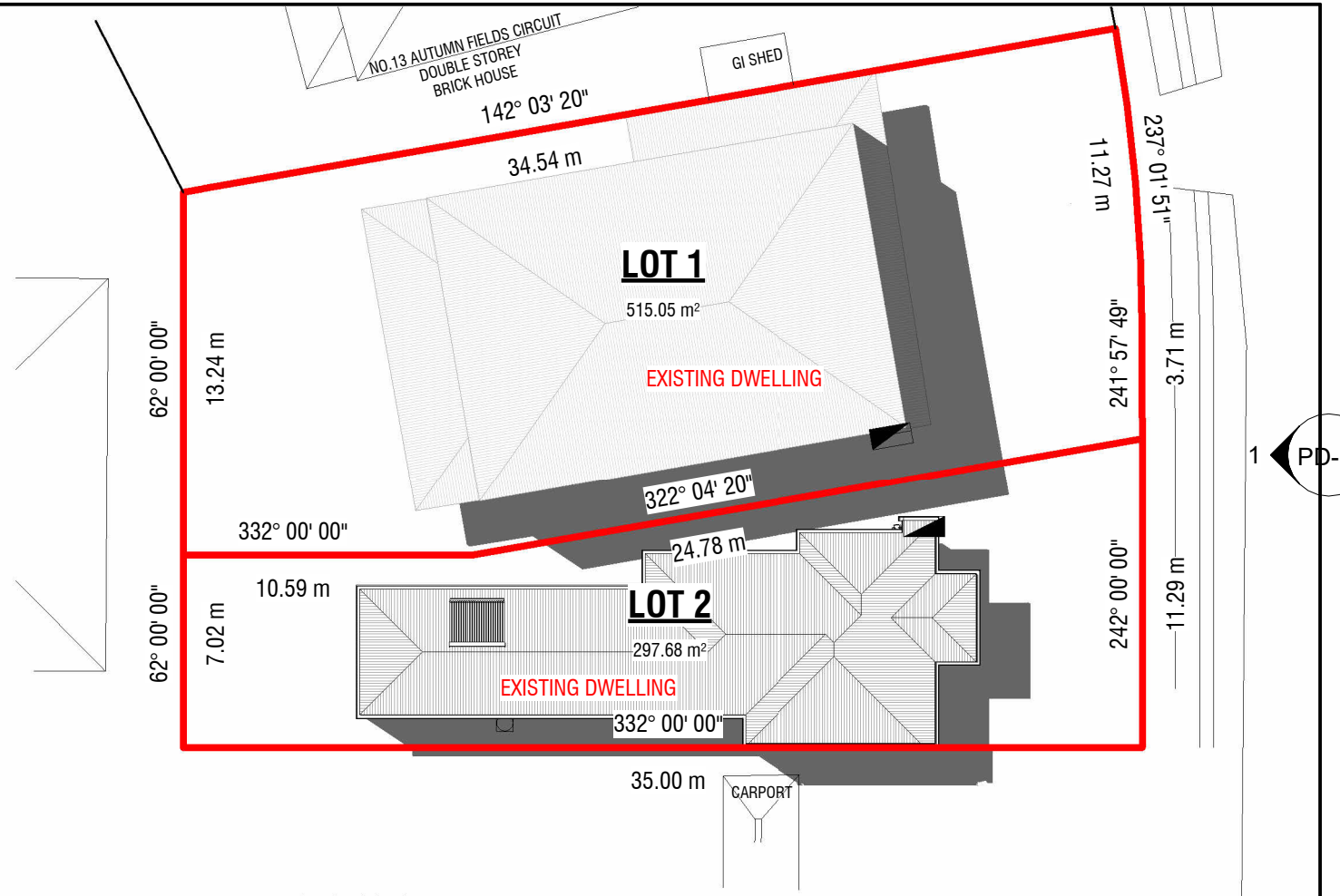
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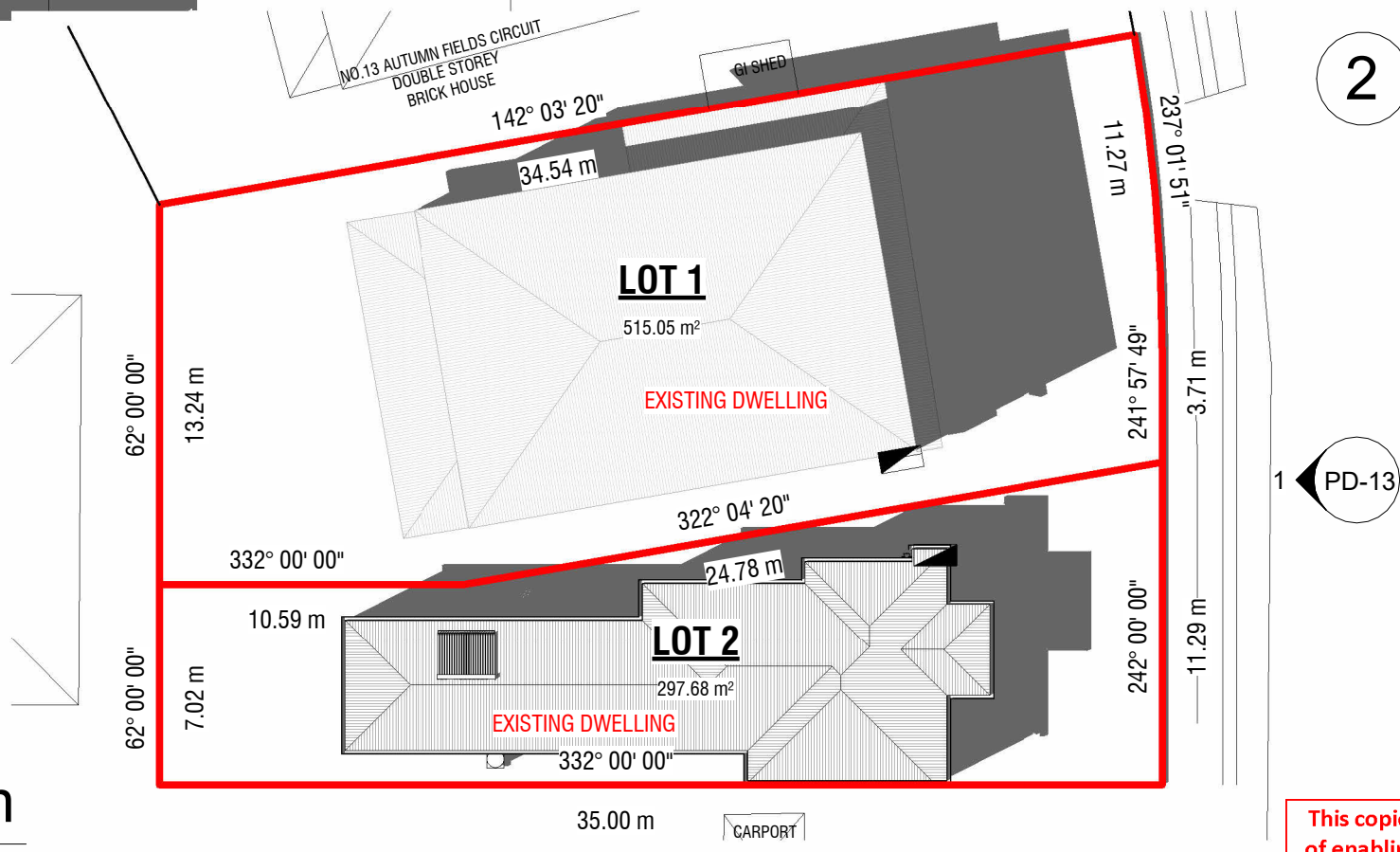
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 PD-08
 JOB No;
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1 EQUINOX 9am
1 : 250



2 EQUINOX 12noon
1 : 250



3 EQUINOX 3pm
1 : 250

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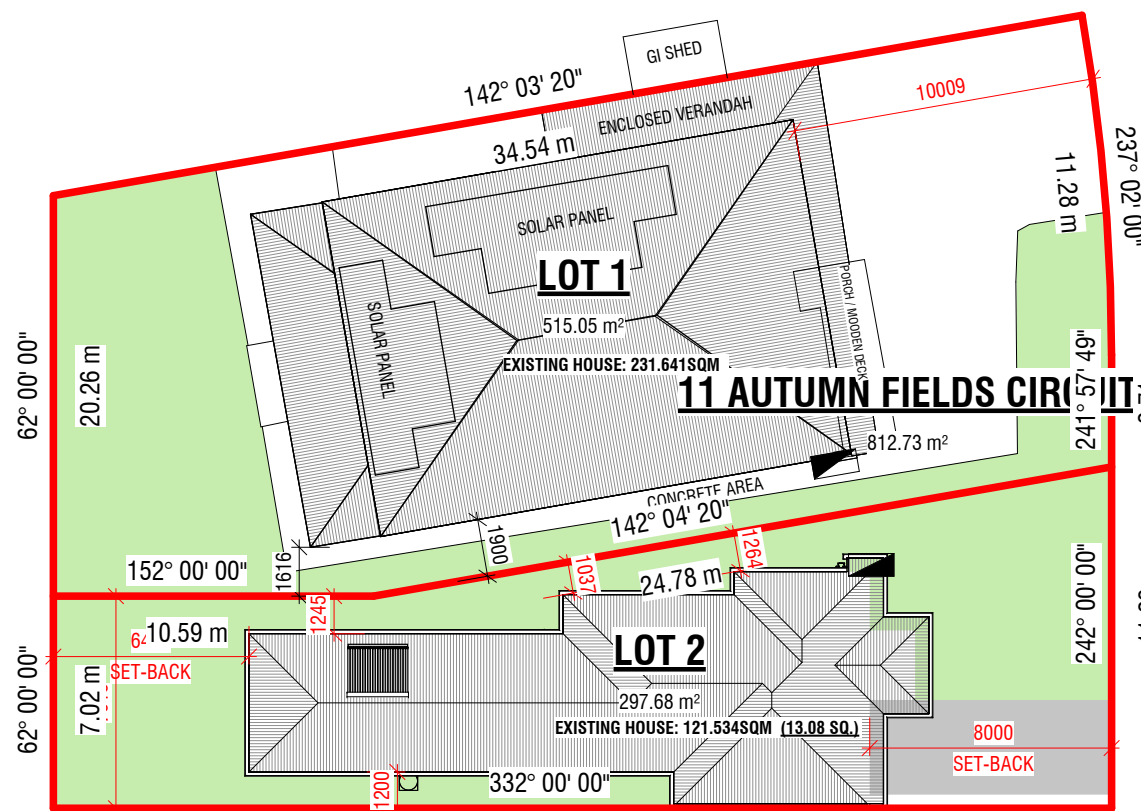
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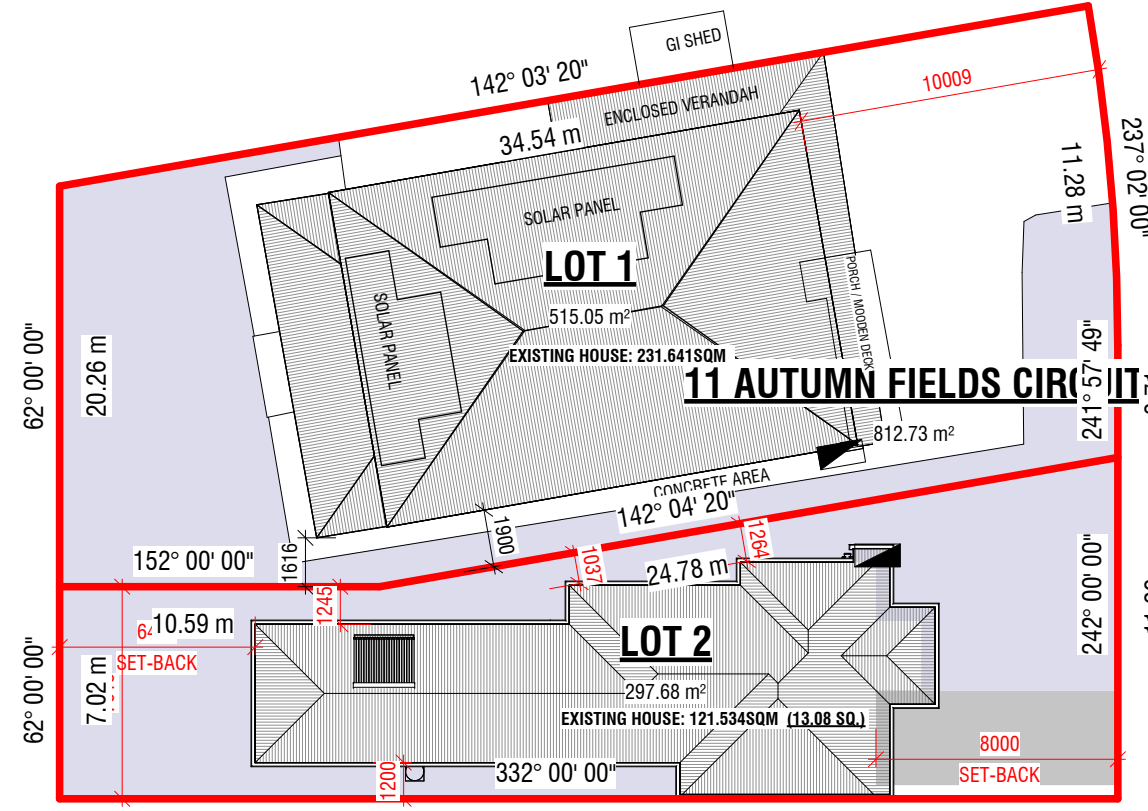
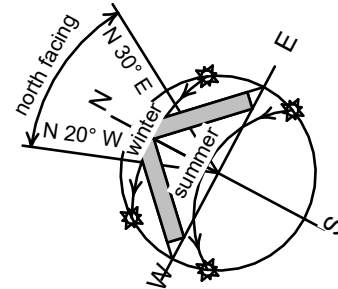
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EXISTING DWELLING
GARDEN AREA: 144.250SQM

PROPOSED DWELLING
GARDEN AREA: 146.894SQM



EXISTING DWELLING
PERMEABILITY: 146.717SQM

PROPOSED DWELLING
GARDEN AREA: 146.894SQM

1

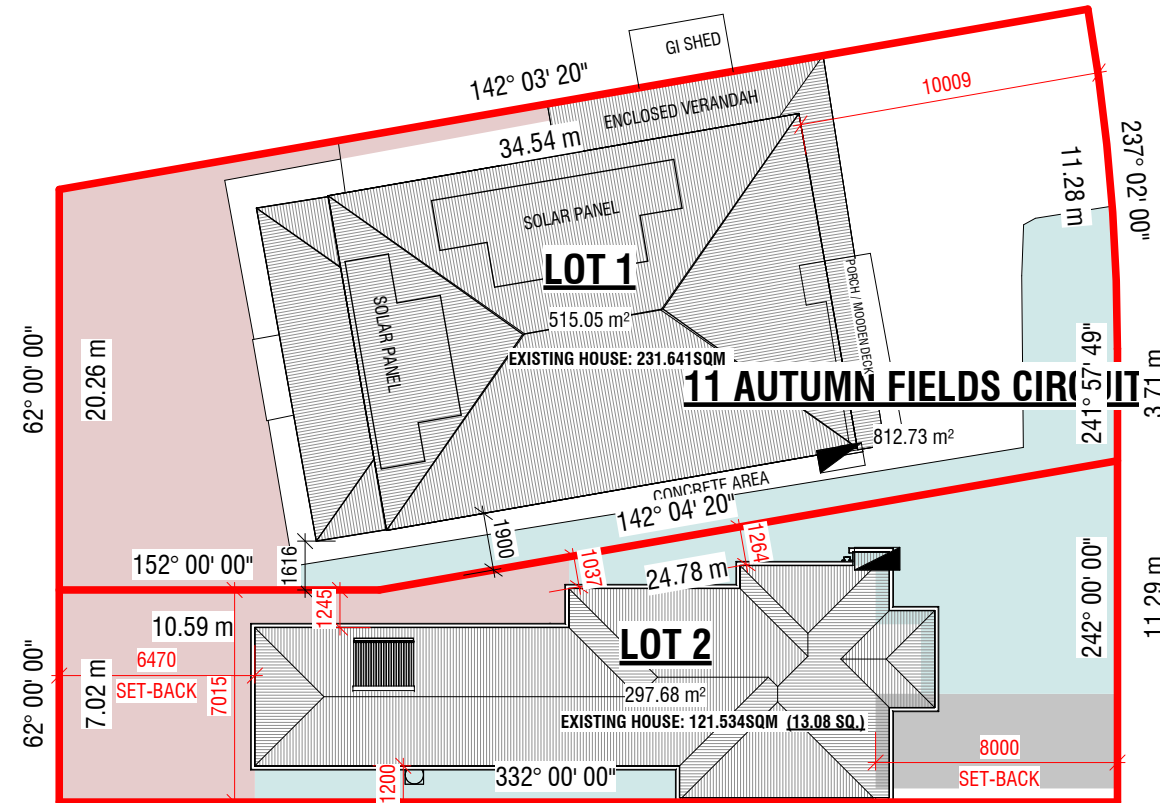
GARDEN AREA

1 : 250

2

PERMEABILITY

1 : 250



EXISTING DWELLING
POS: 52.808SQM
SPOS: 98.022SQM

PROPOSED DWELLING
POS: 85.210SQM
SPOS: 61.765SQM

3

PRIVATE OPEN SPACE

1 : 250

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ISSUE FOR APPROVAL
04-08-2023

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EPSOM, VICTORIA 3551
Mob: 0432 492 100
ABN: 35718369779
EMAIL: sajjith@sdaarc.com.au
www.sdaarc.com.au



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DWELLING**

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ADDRESS;

11 Autumn Fields Circuit
Tarneit, VIC 3029

DRAWN BY;

EB

DATE

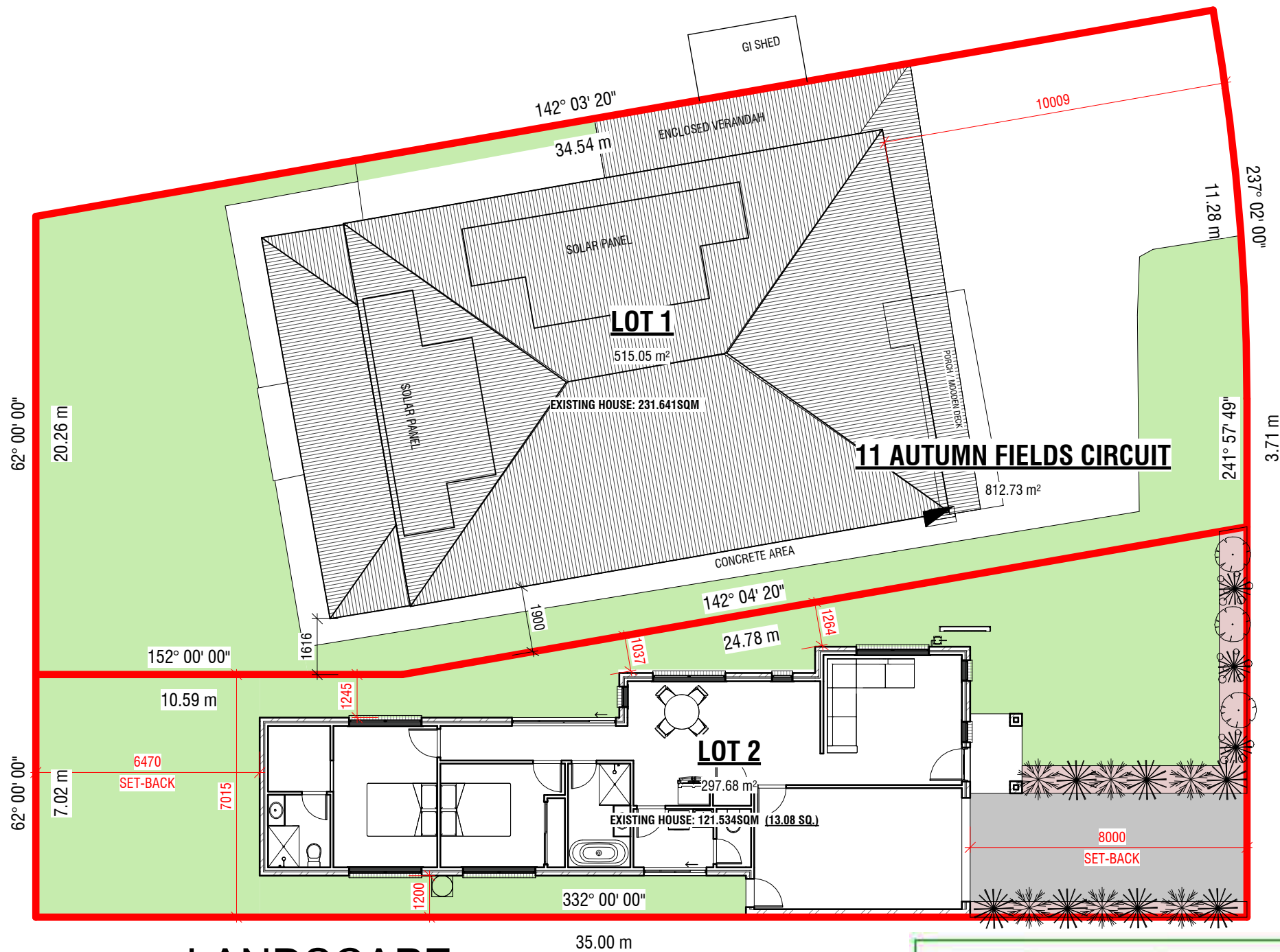
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GRAND STAR

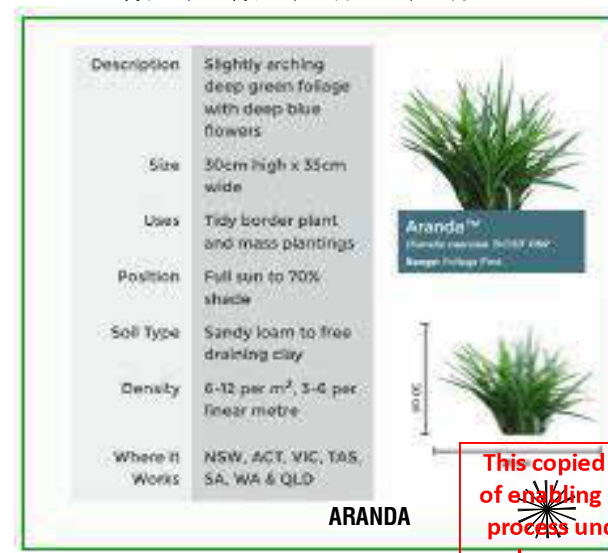


CLOUDY DAYS

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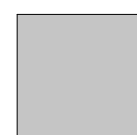
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1 LANDSCAPE

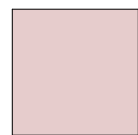
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1. CONCRETE DRIVEWAY



2. GRASS



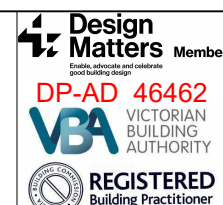
3. PINE BARK



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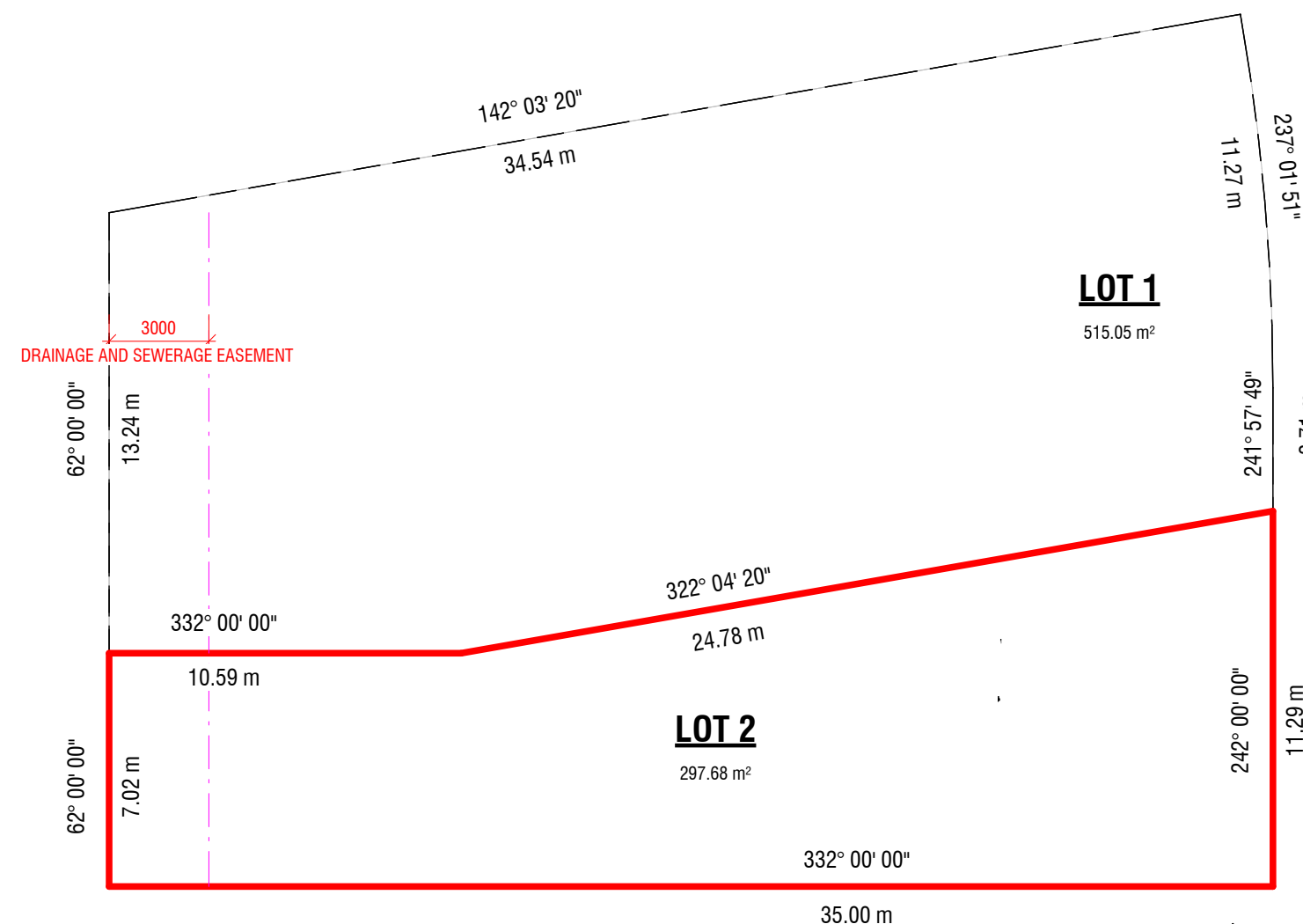
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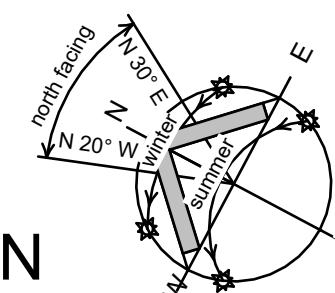
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1 PROPOSED SUB-DIVISION PLAN

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