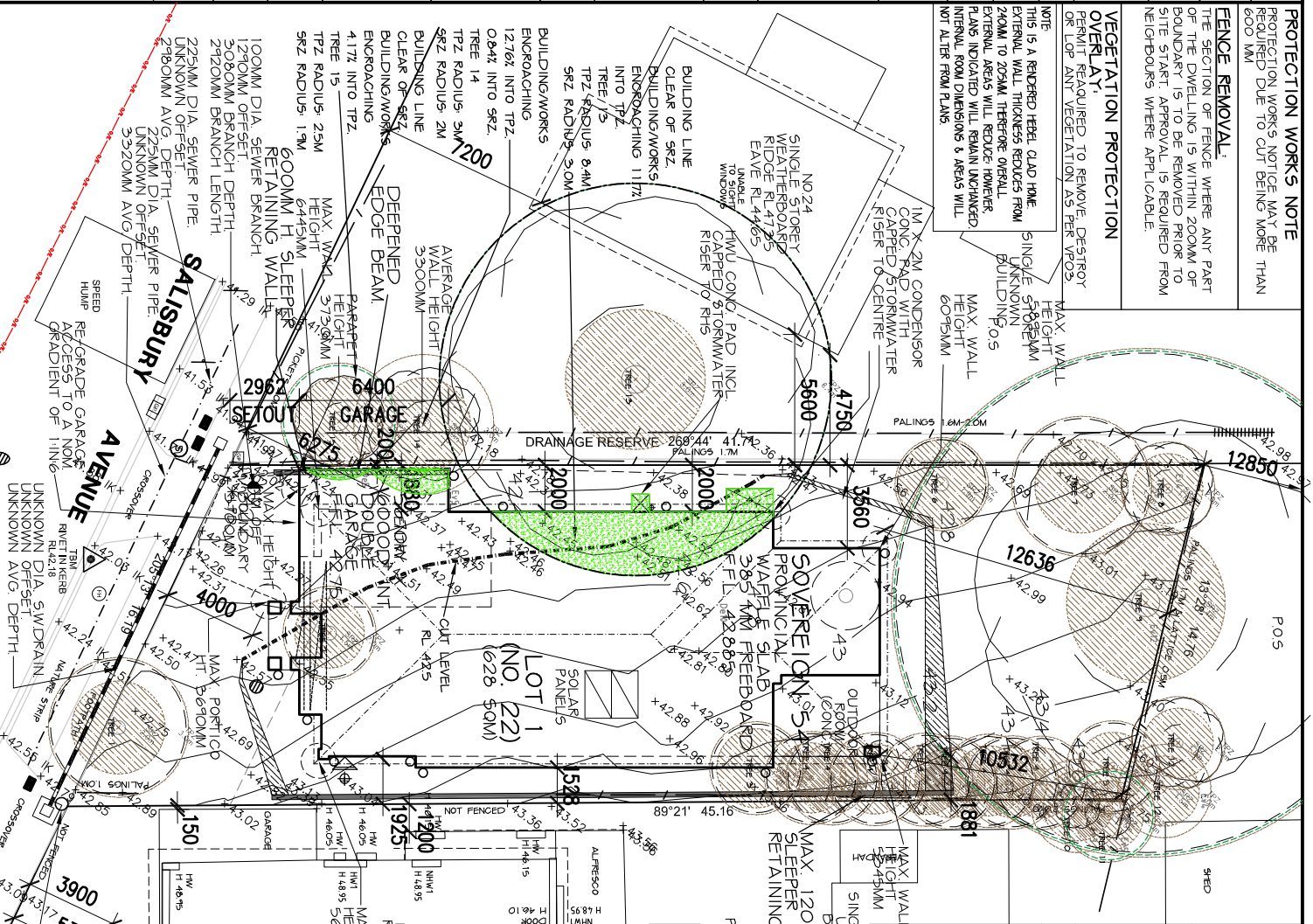


RECODE REPORT & CONSENT RAC REQUIRED REGULATION 76 NON-COMPLIANT MAXIMUM SITE COVERAGE EXCEEDS 40%	PROTECTION WORKS NOTE PROTECTION WORKS NOTICE MAY BE MORE THAN 600 MM
RE-SCODE REPORT & CONSENT RAC REQUIRED REGULATION 80 NON-COMPLIANT AVERAGE WALL HEIGHT ON BOUNDARY	FENCE REMOVAL: THE SECTION OF FENCE WHERE ANY PART OF THE DWELLING IS WITHIN 200MM OF BOUNDARY IS TO BE REMOVED PRIOR TO SITE START APPROVAL IS REQUIRED FROM NEIGHBOURS WHERE APPLICABLE.
RECODE REPORT & CONSENT RAC REQUIRED REGULATION 80 NON-COMPLIANT MAXIMUM BUILDING HEIGHT EXCEEDS 3.6M @ 1M FROM BOUNDARY	VEGETATION PROTECTION OVERLAY: PERMIT REQUIRED TO REMOVE, DESTROY OR LOP ANY VEGETATION AS PER VPO3.
ASSET PROTECTION ASSET PROTECTION PERMIT REQUIRED TRAFFIC MANAGEMENT REQUIRED - STREET INTERSECTION NEARBY.	NOTE: THIS IS A RENDERED HEBEL CLAD HOME EXTERNAL WALL THICKNESS REDUCES FROM 200MM TO 205MM THROUGH OVERALL PLANS INDICATED WILL REMAIN UNCHANGED INTERNAL ROOM DIMENSIONS & AREAS WILL NOT ALTER FROM PLANS.
WORK ZONE PARKING PERMITS REQUIRED - RESTRICTED PARKING ON STREET	PROPOSED POOL A POOL HAS BEEN PROPOSED FOR THIS SITE POOL SIZE, DEPTH AND LOCATION TO BE CONFIRMED
SLAB STEPDOWNS: THE FOL LOWING STEP DOWNS ARE TAKEN FROM F.F.L. OF HOUSE SLAB: GARAGE: 135MM PORTICO: 135MM OUTDOOR ROOM: 135MM	TEMPORARY FENCING: PERMIT REQUIRED TO FENCE TO ANY UNFENCED BOUNDARIES (LOCAL AUTHORITY DTLAW)
PRELIMINARY SITE LEVELS: SITE LEVELS ARE APPROXIMATE ONLY & DUE TO EXISTING SITE CONDITIONS (EXISTING STRUCTURES)	BUSHFIRE PROTECTION: SITE LEVELS WILL BE RE-ASSESSED ON COMPLETION OF CLEARING SITE PRIOR TO AUTHORITY TO COMMENCE CONSTRUCTION (LACO)
DEMOLITION REQUIREMENTS: SITE TO BE CLEARED OF ALL EXISTING STRUCTURES, LEVELLED AND ALL EXISTING SERVICES RELOCATED BY THE OWNER TO THE SATISFACTION OF METRICON HOMES P/L	TREE REMOVAL REQUIREMENTS: SITE TO BE CLEARED BY OWNER OF ANY EXISTING TREES AND ALL REMAINING TREES WILL BE MAINTAINED PRIOR TO AUTHORITY TO COMMENCE CONSTRUCTION (LACO)
OWNER TO OBTAIN APPROVAL FROM RELEVANT AUTHORITIES (LACO) REQUIRED	TERMITE PROTECTION PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.5.3.660.1
SUSTAINABLE ENERGY: DWELLING TO COMPLY W/ RELEVANT SUSTAINABLE ENERGY REQUIREMENTS	RESCODE NOTES: SITING WILL BE SUBJECT TO FILL RESPONSE WHICH WILL BE FOR BUILDING APPROVAL AND CONSULTANT SITINGS MAY DIFFER FROM OWNERS ORIGINAL REQUEST TO ACCOMMODATE RESCODE REQUIREMENTS.
OWNER TO PROVIDE 1.8M H SCREENING FENCE TO ADJACENT LOT TO COMPLY WITH LOCAL GOVT REQUIREMENTS UPON COMPLETION THIS IS TO COMPLY WITH REG. 4.19 (OVERLOOKING REQUIREMENTS)	



DESIGN DISCLAIMER: THIS PROPOSAL IS SUBJECT TO APPROVAL BY LOCAL COUNCIL & ASSOCIATED SERVICES AUTHORITY. OWNER TO ACCEPT FULL RESPONSIBILITY AND INDEMNITIES TO THE BUILDER AGAINST ANY LIABILITY WITH RESPECT TO LOCAL AND/ OR REQUESTED CHANGES.	TREE RETENTION REQUIREMENTS: METRICON ASSUMES RESPONSIBILITY FOR TREE PROTECTION MEASURES (TPZ FENCING) ONLY ON TREES MAINTAINED TO BE RETAINED & PROTECTED WITHIN ARBORICULTURAL REPORT. REFER TO CONTRACT ARBORICULTURAL REPORT & SITE PLAN FOR FURTHER DETAILS.
ARBORIST'S REPORT ARBORIST REPORT HAS BEEN PROVIDED	SITE ZONING & OVERLAYS: GENERAL RESIDENTIAL ZONE 3 & SCHEDULE 2 GARDEN AREA - 30% MIN. SITE COVERAGE - 40% MAX. BUILDING HEIGHT - 12M MAX.
RECODE REPORT & CONSENT RAC REQUIRED REGULATION 74 NON-COMPLIANT MINIMUM FRONT SETBACK REDUCED	DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY & SCHEDULE 1: VEGETATION PROTECTION OVERLAY & SCHEDULE 3 PERMIT REQUIRED TO REMOVE, DESTROY OR LOP ANY VEGETATION WITH SOME EXCEPTIONS LISTED IN SCHEDULE 1
GARDEN AREA = 351 SQM = 56%	VEGETATION PROTECTION OVERLAY & SCHEDULE 3: PERMIT REQUIRED TO REMOVE, DESTROY OR LOP ANY VEGETATION WITH SOME EXCEPTIONS LISTED IN SCHEDULE 1

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

DRAINAGE NOTES:
PROVIDE MIN 100MM DIA UPVC STORM DRAINS WITH FALL IN ACCORDANCE WITH REQUIREMENTS, CONNECTED TO LEGAL DISCHARGE

REFER TO ENGINEERS DRAINAGE PLAN FOR FULL STORMWATER DRAINAGE LAYOUT AND DRAINAGE NOTES

EXCAVATION NOTES:
EXCAVATE APPROX 1200 MM ON N.F. AREA TO LEVEL

EXCAVATIONS TO START: 1500MM DEEP AT SINGLE STOREY BUILDING (WHERE POSSIBLE) AND TO BE FILL BACK AT 45 DEG RETAINING W/ REQUIRED SUBJECT TO SITE CONDITIONS.

LEGEND:

- THICKENED POST
- DATE
- KIND/VERTICAL
- TRUNK/BR
- PSAM
- BENCH MARK
- SURVEY STATION
- SEWER LINES
- GAS WATER
- DOWN PIPE LOC
- METER BOX LOC

INTRAAX SURVEY DATE: 05/10/20

CONTOUR INTERVALS: 200 MM

LEVELS TO ADJUST HEIGHT DATUM

SITE PLAN

metric

501 Blackburn Road, Mount Waverley
P.O. Box 857, Mount Waverley
Telephone 03 9915 5555 Fax 03

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OWNER:
THE CROWLE RESID

LOT 1 (NO 22) SALISBURY AVENUE

JOB: 710616 **DRAWN:**

DATE: 24/06/2020 **CHECKED:**

SCALE: 1:200 **SHEET:** 1A

MELWAY REF: 51 E4

P.C. NO.: