

GROUND FLOOR PLAN

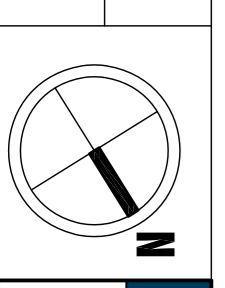
PROPOSED FLOOR PLAN

Town Planning General Notes:
 This drawing has been released for Town Planning purposes only, this drawing is not to be used for construction. Unless stamped by council this drawing is in preliminary format and isn't appropriate for building purposes. This drawing is to be read in conjunction with Clause 55 report and any other associated documents submitted for town planning approval. This drawing is not to be altered without written consent from our office.

Rev:	Date:	Issue:

CONDITION PLANS

Drawing Title: FLOOR PLANS
Date: 27th Feb 2019
Scale: 1:100 @ A1

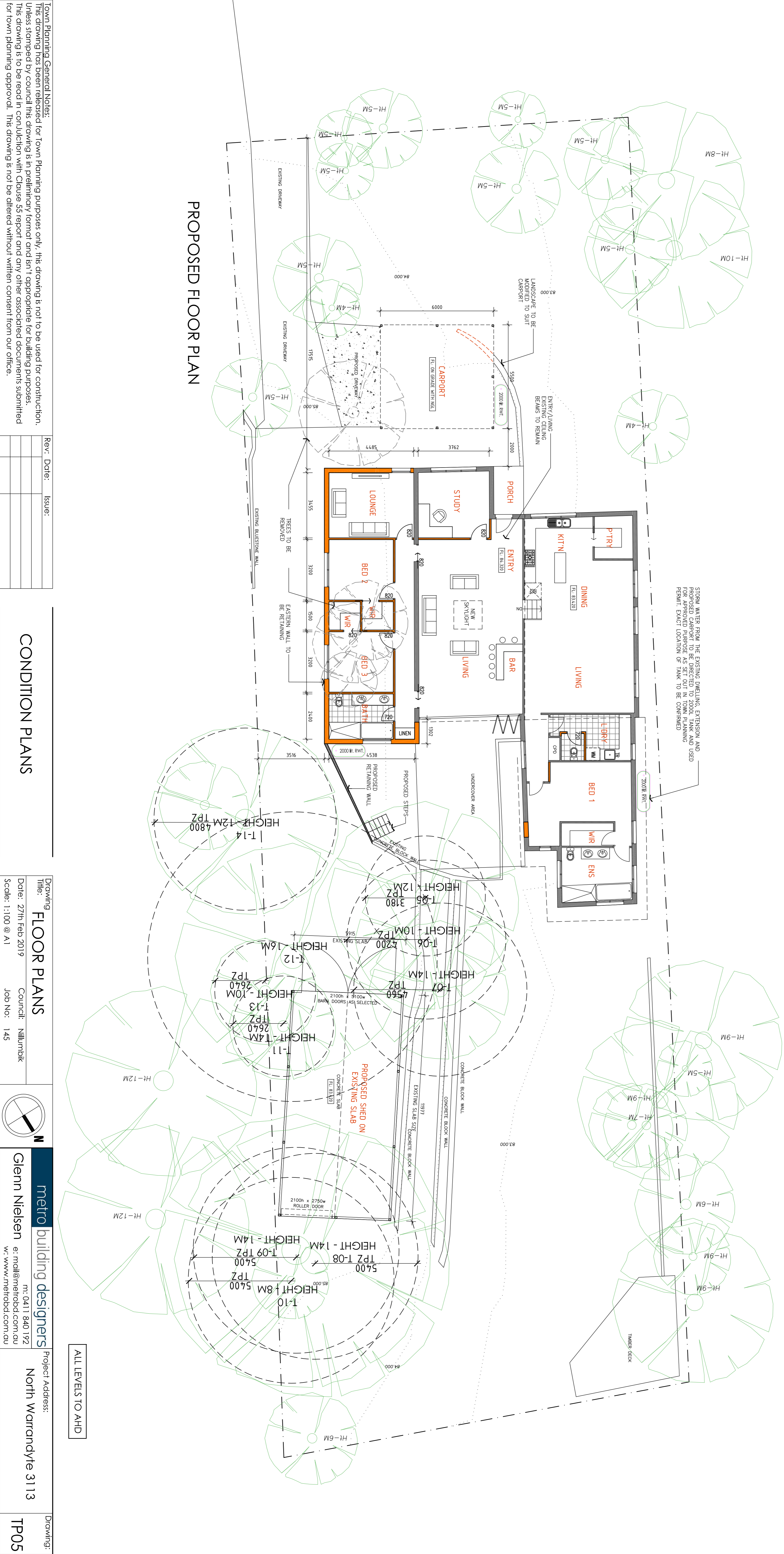


Project Address: North Warrandyte 31113
Client: Glenn Nielsen
Job No.: 145
Project Address: North Warrandyte 31113
Client: Glenn Nielsen
Job No.: 145

Drawing: TP05

metro building designers
 r: 0411 840 192
 e: mtd@metrobd.com.au
 w: www.metrobd.com.au

ALL LEVELS TO AHD



TOWN PLANNING NOTES

- TRUNK AND GROUND PROTECTION MEASURES TO BE INSTALLED IN THE PROTECTION ZONE OF TREES NOS. 7, 8, 9, 11 AND 12 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONSTRUCTION PROTECTION MAY CONSIST OF FADDING SURROUNDING THE TRUNK, HELD IN PLACE WITH BAYON STRAPPED TOGETHER OF SIMILAR BOARDS ARE TO BE THE REMAINDER OF THE TREE PROTECTION ZONE FOR TREE NOS. 7, 8, 9, 11 AND 12 TO BE MULCHED TO A DEPTH OF 100MM PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL ROOTS ENCOUNTERED IN ALL TREE PROTECTION ZONES DURING CONSTRUCTION WORKS ARE TO BE CLEANLY PRUNED BY THE PROJECT WORKER AT RIGHT ANGLES, USING SHARP, CLEAN TOOL.

LEGEND

	EXISTING TREE
	PROPOSED TREE
	PROPOSED SHRUB
	PROPOSED CLOTHESLINE
	EXISTING BOUNDARY FENCE
	REDUCED LEVEL
	FLOOR LEVEL
	PROVISION FOR RERINGERATOR
	PROVISION FOR WASHING MACHINE
	WATER METER
	PROPOSED BIN AREA

DEVELOPMENT SUMMARY

SITE ANALYSIS:

SITE AREA:	1455.1M ²
EXISTING DWELLING AREA, INC. PORCH:	198.1M ²
EXISTING UNDERCOVER AREA:	43.6M ²
EXISTING CONCRETE SLAB AREA:	71.0M ²
TOTAL AREA:	312.7M ²

PROPOSED DWELLING AREA ANALYSIS:

PROPOSED DWELLING GP AREA:	69.6M ²
PROPOSED CARPORT AREA:	33.0M ²
TOTAL PROPOSED AREA:	102.6M ²
TOTAL DWELLING AREA:	344.3M ²

SITE COVERAGE:

SITE AREA:	1455.1M ²
TOTAL SITE COVERAGE:	28%