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PROPOSED TRADING AREA**VINCE JOHNSON****8 CLIVE ST, SPRINGVALE
VIC 3171**

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GENERAL NOTES:

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING INTERIM REGULATIONS 2017, THE NATIONAL CONSTRUCTION CODE SERIES 2016 BUILDING CODE OF AUSTRALIA VOLUME 1 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

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.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER 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 SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS

ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL SPECIFICATIONS, RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND SPECIFICATIONS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

LIGHT SWITCHES, DOOR HANDLES ETC. TO ALL DOORS/WALLS TO BE LOCATED BETWEEN 800MM AND 1100MM ABOVE F.F.L.

SARKING-TYPE MATERIALS USED FOR WEATHERPROOFING OF ROOFS AND WALLS TO COMPLY WITH AS/NZS 4200 PARTS 1 AND 2.

ALL WET AREAS, FLOOR, WALLS ETC., TO BE IN ACCORDANCE WITH F1.7 OF B.C.A. AND AS 3740.

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. 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 BUILDING CODE OF AUSTRALIA.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

REFER TO CIVIL ENGINEERS DESIGN AND DETAILS FOR ALL STORM WATER, CAR PARKING AND DRIVEWAY CONSTRUCTION REQUIREMENTS.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OR BB DESIGN GROUP FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE WRITTEN CONSENT OF BB DESIGN GROUP DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY BB DESIGN GROUP FOR SUCH USE AND/OR RELIANCE.

THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF BB DESIGN GROUP EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO BB DESIGN GROUP.

**DRAWING LIST**

DRAWING No.	DRAWING TITLE	ISSUE DATE	REV.
1	COVER SHEET	12/02/24	A
2	SITE PLAN	12/02/24	A
3	GROUND FLOOR PLA - EXISTING	12/02/24	A
4	GROUND FLOOR PLAN - PROPOSED TRADING AREA	12/02/24	A
5	SECTIONS AND ELEVATION	12/02/24	C

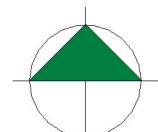
PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION

No.	Description	Date	CLIENT. VINCE JOHNSON PROJECT. PROPOSED TRADING LAYOUT LOTS 130, 131, & 132 LP10063 8 CLIVE ST, SPRINGVALE VIC 3171	DRAWING TITLE. COVER SHEET	PROJECT NUMBER.	TDH-175	DRAWING NUMEBR. TH-01	REVISION. B
					DATE.	DEC. 23		
A	Issued For DA Approval	12/02/24			DRAWN BY.	MS		
					CHECKED BY.	VJ	SCALE	SHEET. 1 OF 4

METER BOX
HOTWATER SYSTEM
CLOTHES LINE
LETTERBOX

WATER TANK
RETAINING WALLS
FENCES - GATES
DRIVEWAY - PATH

CONTOURS AND DETAIL INFORMATION SHOWN IS DERIVED FROM SUPPLIED DISCLOSURE PLANS & MAY NOT BE COMPLETE OR ACCURATELY REPRESENT CURRENT SITE CONDITIONS. BUILDER MUST ADJUST SITE PREPARATIONS IN ACCORDANCE WITH ACTUAL FINISHED SITE LEVELS AND TO ENSURE COMPLIANCE WITH ACCESS DRIVEWAY REQUIREMENTS.



TRUE NORTH



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SITE PLAN

1:400

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION

5 0 5 10 15 20 25
SCALE 1:500
m

SITE CONSIDER FLAT. SITE WORKS TO BE CONFIRMED WITH DETAILED SURVEY.

REAL PROPERTY DESCRIPTION

LOT / PLAN NO: 131 / LP 010063
PARISH: MORDIALLOC
LOCAL AUTHORITY: CITY OF BOURKE

SITE AREA: 882 m²
SITE COVER: 81.17%

AREA SCHEDULE (GFA)

NAME	AREA(m ²)
AREA OF BUILDING	716.4
COVERAGE	81.1%

LANDSCAPING

AREA(m ²)	SITE AREA(m ²)	LANDSCAPE % COVER
n/a	n/a	n/a % (10% REQUIRED)

IMPERVIOUS AREA

NAME	AREA(m ²)
IMPERVIOUS	

PARKING BAY	REQUIRED	PROVIDED
CAR PARKS	-	-

NOTE:
MECHANICAL PLANT
EQUIPMENT TO BE SCREENED

No.	Description	Date	CLIENT. VINCE JOHNSON PROJECT. PROPOSED TRADING LAYOUT LOTS 130, 131, & 132 LP10063 8 CLIVE ST, SPRINGVALE VIC 3171	DRAWING TITLE. SITE PLAN	PROJECT NUMBER.	TDH-175	DRAWING NUMBER.	REVISION.
					DATE.	DEC. 23		
A	Issued For DA Approval	12/02/24			DRAWN BY.	MS	TH-2	A
					CHECKED BY.	VJ	SCALE As indicated	2 OF 3

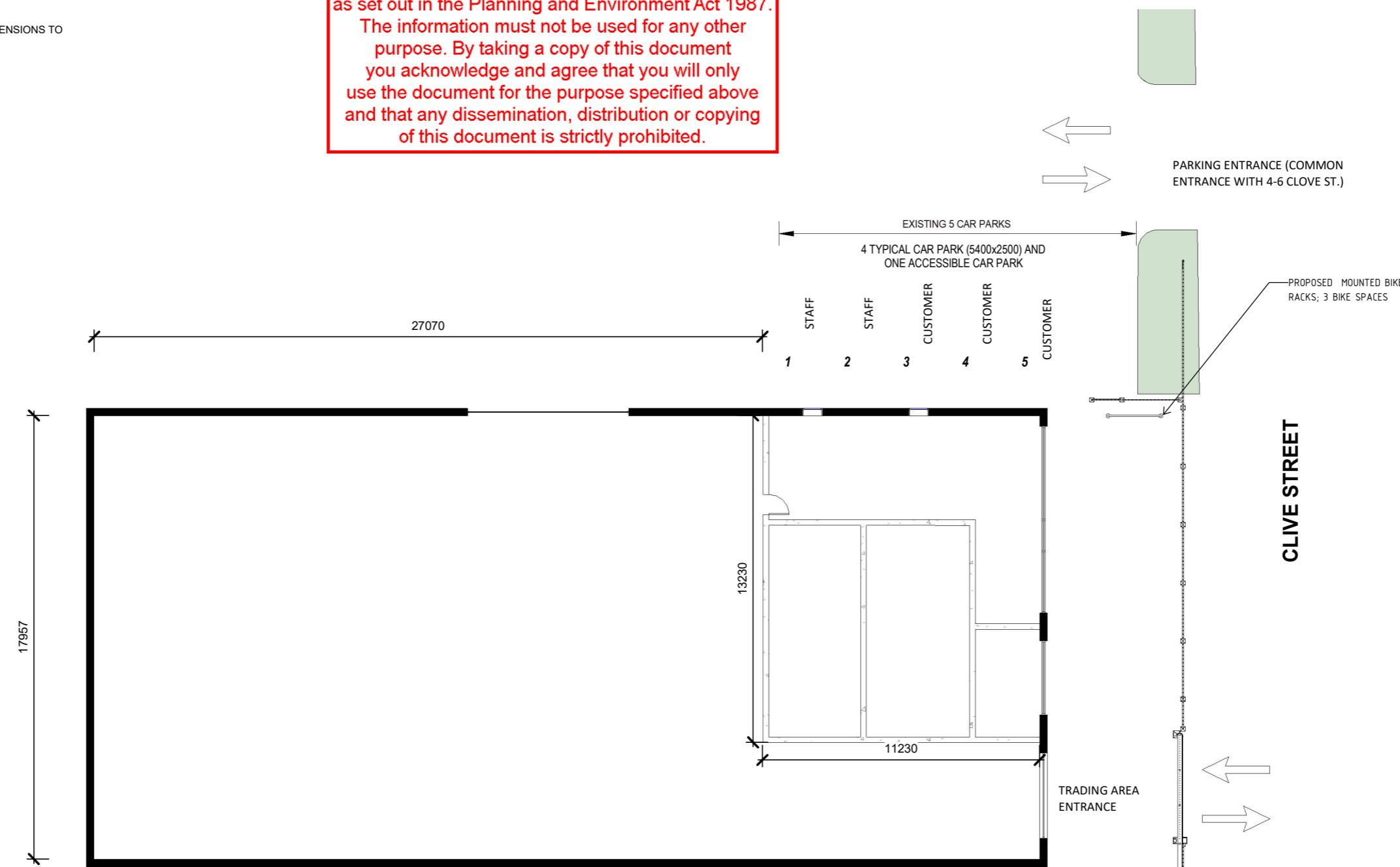
NOTES:

1. PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES.

2. CHECK ALL BOUNDARY LOCATIONS, DIMENSIONS & LEVELS BEFORE ANY WORK COMMENCES.

3. DO NOTE SCALE DIRECTLY FROM DRAWINGS FIGURED OR ON-SITE DIMENSIONS TO ALWAYS TAKE PREFERENCE.

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1 EXISTING TRADING AREA
1 : 200

2 0 2 4 6 8 10
SCALE 1:250 m

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION

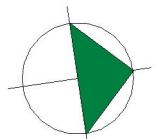
No.	Description	Date	CLIENT. VINCE JOHNSON PROJECT. PROPOSED TRADING LAYOUT LOTS 130, 131, & 132 LP10063 8 CLIVE ST, SPRINGVALE VIC 3171	DRAWING TITLE. GROUND FLOOR PLA - EXISTING	PROJECT NUMBER.	TDH-175	DRAWING NUMBER.	REVISION.
					DATE.	DEC. 23		
					DRAWN BY.	MS		
					CHECKED BY.	VJ	SCALE 1 : 200	SHEET. 3 OF 4

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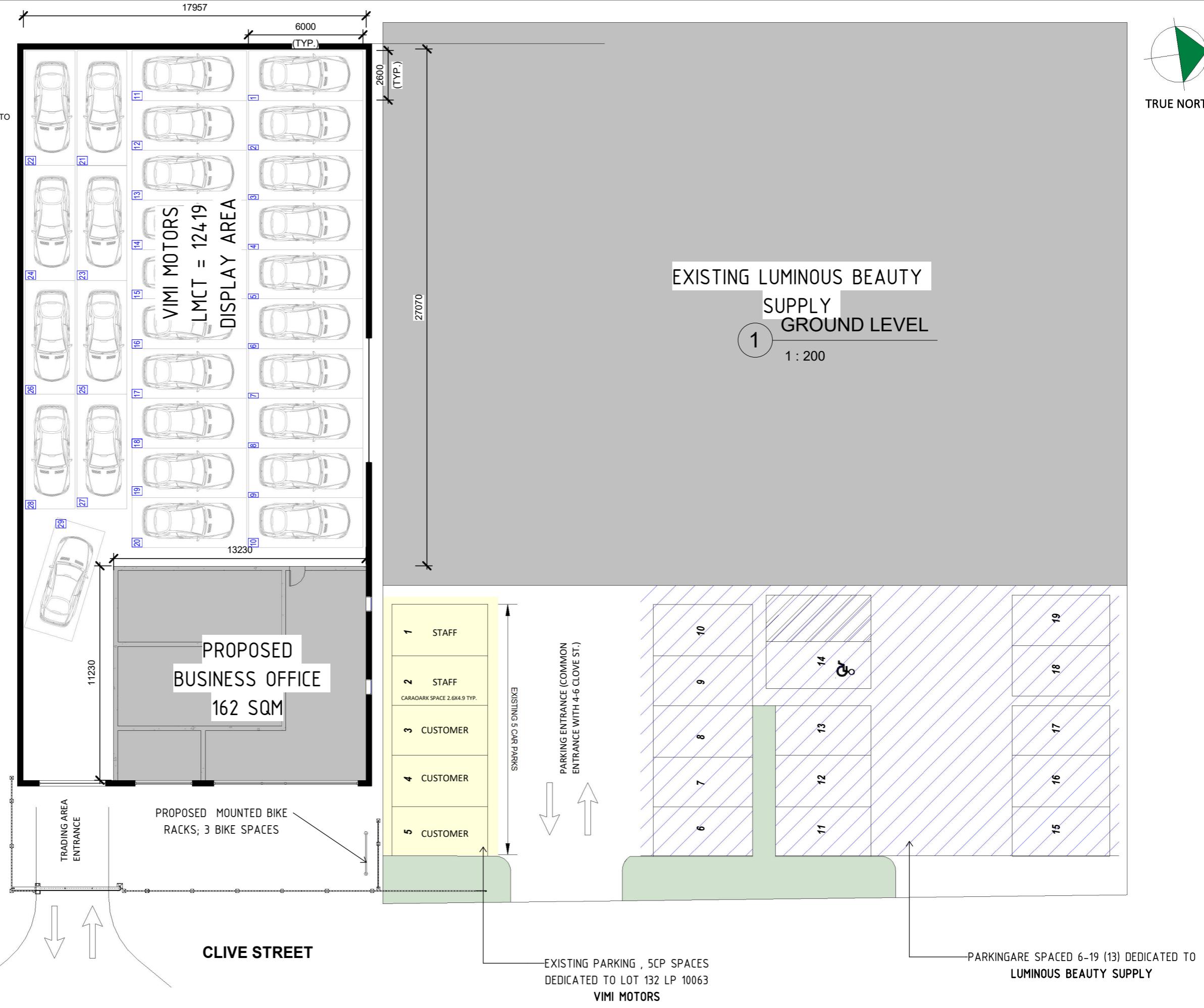
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2 0 2 4 6 8 10
SCALE 1:250 m

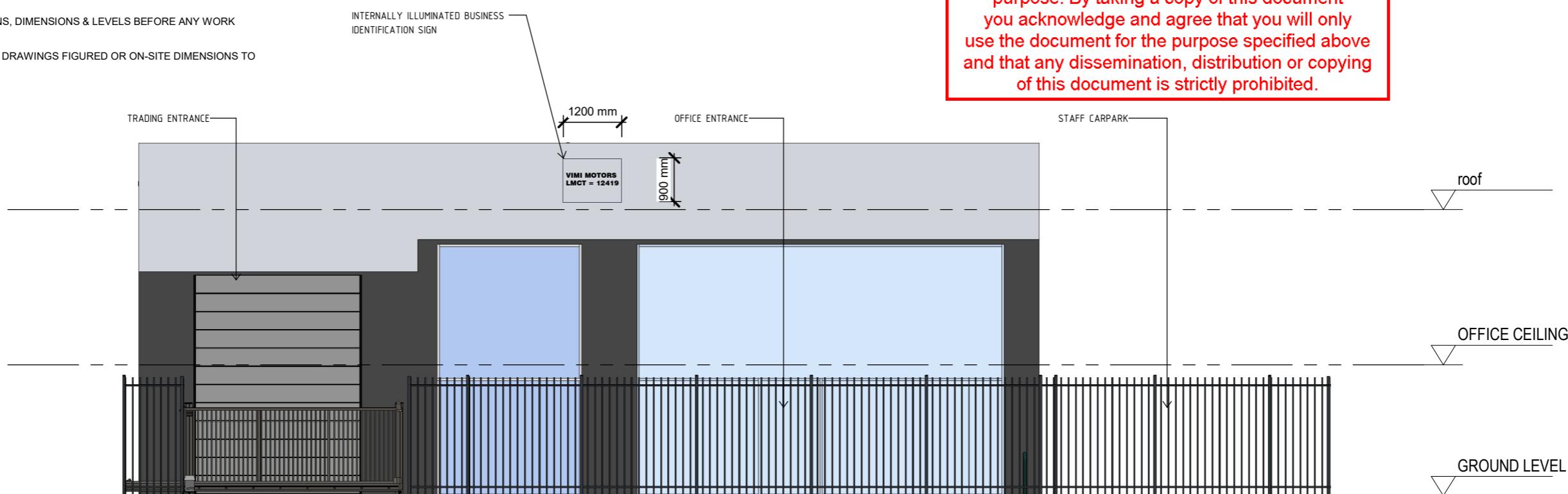


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					DATE.	DEC. 23		
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					CHECKED BY.	VJ	SCAs indicated	SHEET. 4 OF 4

NOTES:

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WEST ELEVATION TO CLIVE ST.

1 : 100



EAST ELEVATION TO CLIVE ST.

1 : 100

2 0 2 4 6 8 10
SCALE 1:200 m

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					DATE.	DEC. 23		
B	Re-Issued for Approval	03/06/24			DRAWN BY.	Author		
C	Re-Issued for Approval	20/09/24			CHECKED BY.	Checker	TH-5	A
					SCALE	1 : 100		5 OF 3