

FEATURE & LEVEL PLAN

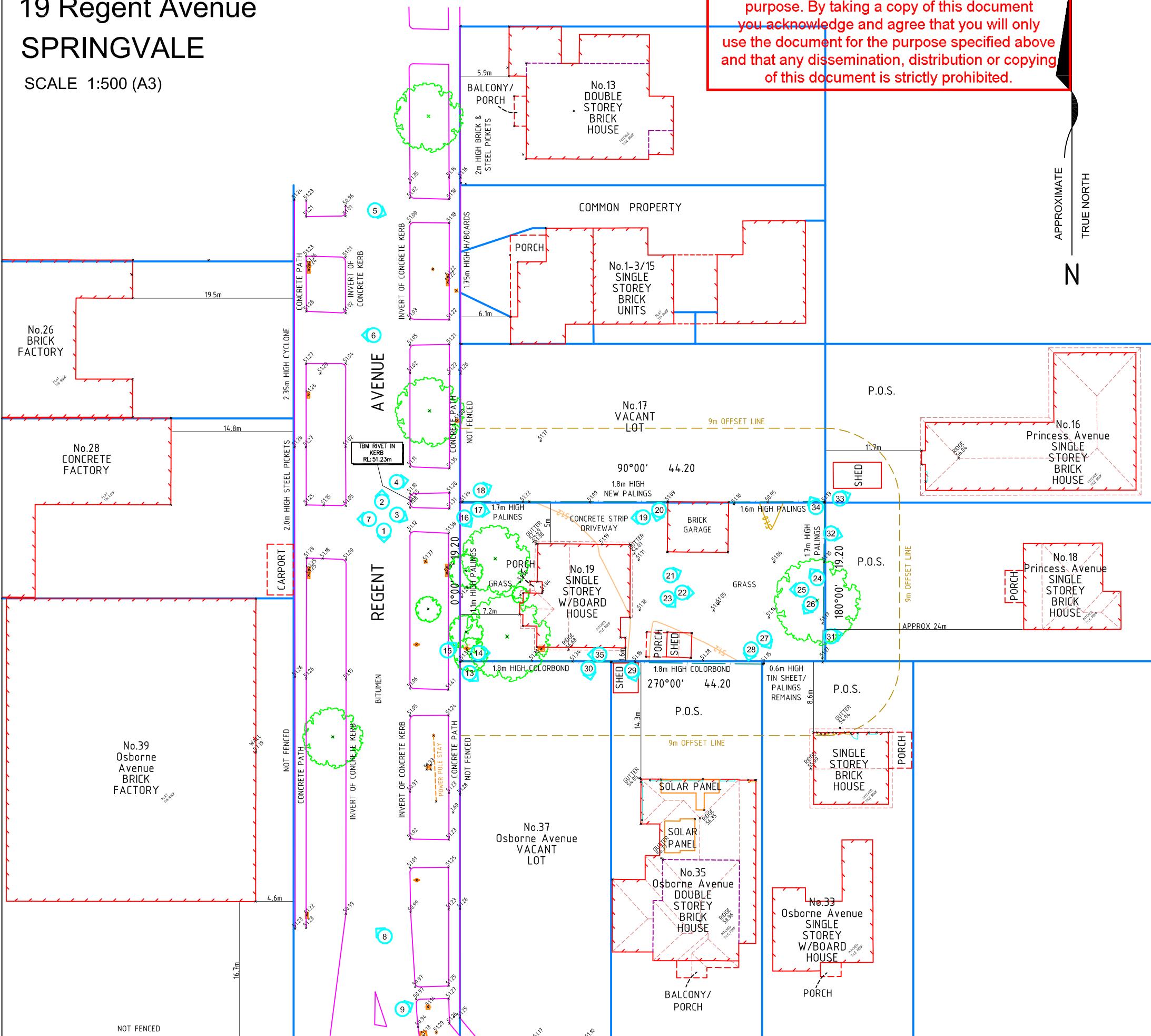
19 Regent Avenue

SPRINGVALE

SCALE 1:500 (A3)

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APPROXIMATE
TRUE NORTH
N



LEGEND

- SIDE ENTRY PIT
- VALVE
- LIGHT POLE
- WATER METER
- PIT
- TELSTRA PIT
- POWER POLE
- SIGN
- HYDRANT
- DRAINAGE PIT
- ELEC. PIT
- GAS METER
- PHOTO POSITION & DIRECTION

NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON MORDIALLOC PM 583 (R.L. 35.404)
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS ONLY
- P.O.S DENOTES PRIVATE OPEN SPACE

LEGEND

- DENOTES FIRST FLOOR BUILDING LINE
- DENOTES GROUND FLOOR HABITABLE WINDOWS
- DENOTES GROUND FLOOR NON-HABITABLE WINDOWS

NOTE:

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE 'RECORD OF HAVING RE-ESTABLISHED A PARCEL'. INFORMATION REGARDING TITLE BOUNDARIES AND/OR EASEMENTS SHOULD BE TAKEN FROM RE-ESTABLISHMENT PLAN.
- THIS IS A CADASTRAL PLAN PREPARED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.

NOBELIUS LAND SURVEYORS

P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
mail@nobelius.com.au



DRAWN BY : DUSTIN NGUYEN

CHECKED : L.N

DATE OF SURVEY : 1/11/2023

SURV. REF. NO. 21660

RECORD OF HAVING RE-ESTABLISHED A PARCEL

Surveying (Cadastral Surveys) Regulations 2005 - Schedule 4, Regulation 16

LOCATION OF LAND

Property Address: 19 Regent Avenue, Springvale, 3171

Last Plan Reference: Lot 21, Block G on LP 1306

Survey Information:

Datum: PS 307974V

MGA2020 Co-ordinates
(of approx. centre
of land in plan)

E 337 000
N 5 798 570

ZONE: 55
GDA 2020

SURVEYOR
REFERENCE NUMBER: 21660

SHEET SIZE A3

SCALE 1:200

Sheet 1 of 1 Sheets

NOBELIUS LAND SURVEYORS

P.O. BOX 461
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QUEENS AVENUE
REGENT AVENUE

235.75

0°00' 19.20

90°00' 44.20

0.25

0.13

0.11

0.11

0.06

0.14

0.07

0.07

0.13

0.30

0.10

0.03

0.11

0.34CB

0.31P/S

180°00'

270°00' 44.20

LOT 21 BLOCK G

849m²

LOW PALINGS (30+)

PALINGS (30)

NEW PALINGS

BRICK SHED

PALINGS (30)

PALINGS (30+)

COLORBOND (15)

REMAINS OF PALINGS

DRAWN : D.N

CHECKED : L.N

CERTIFICATION BY LICENSED SURVEYOR

Surveying (Cadastral Surveys) Regulations 2005 - Schedule 2. Regulation 14(1)

I, Ben S.Nobelius of 20 HENRY STREET, PAKENHAM certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 1/11/2023 that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required for level land as defined in regulation 7(2) of the Surveying (Cadastral Surveys) Regulations 2005.

Date: 17/11/2023

Licensed Surveyor
Surveying Act 2004

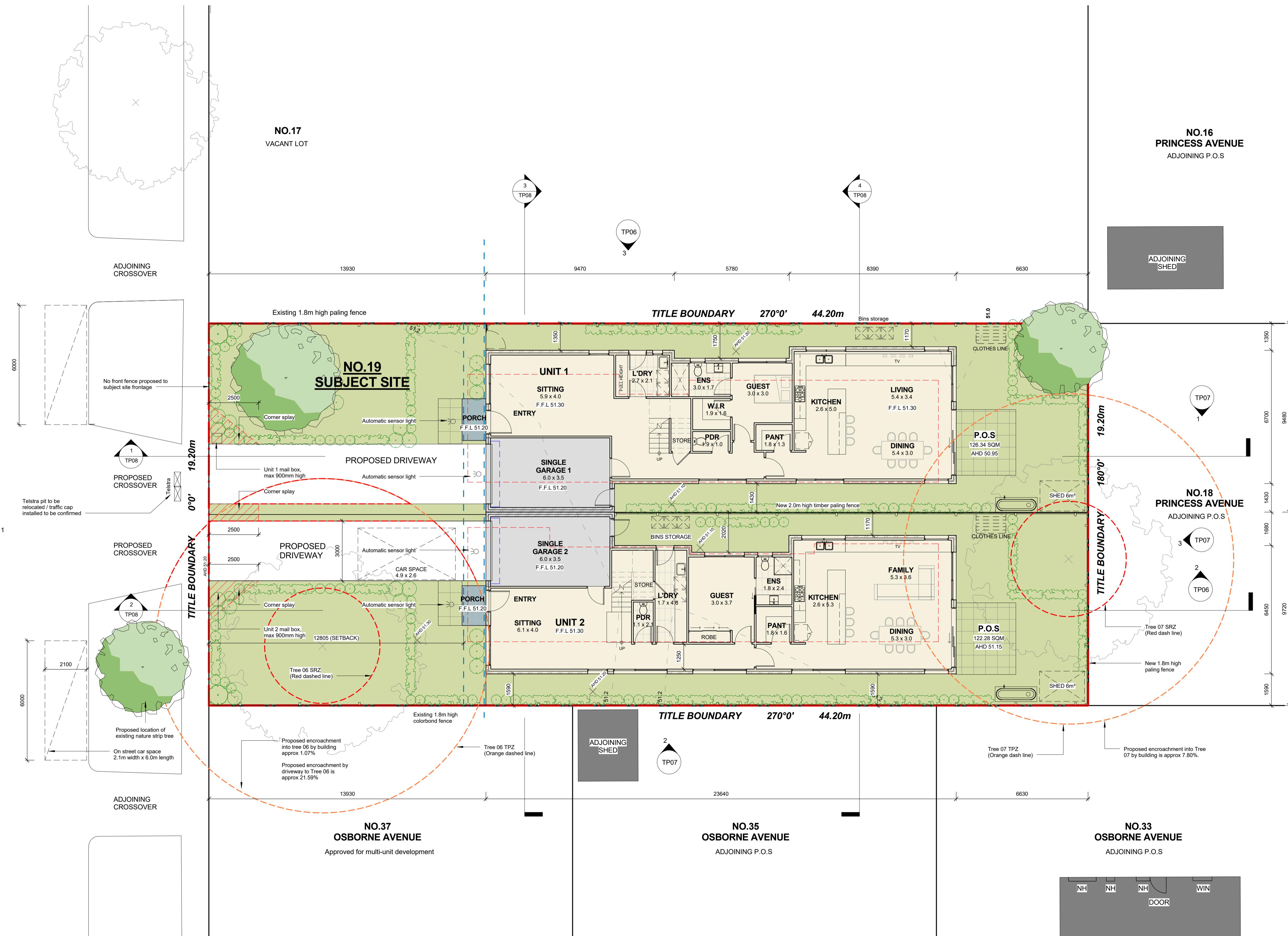
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APPROX
TRUE NORTH

LEGEND

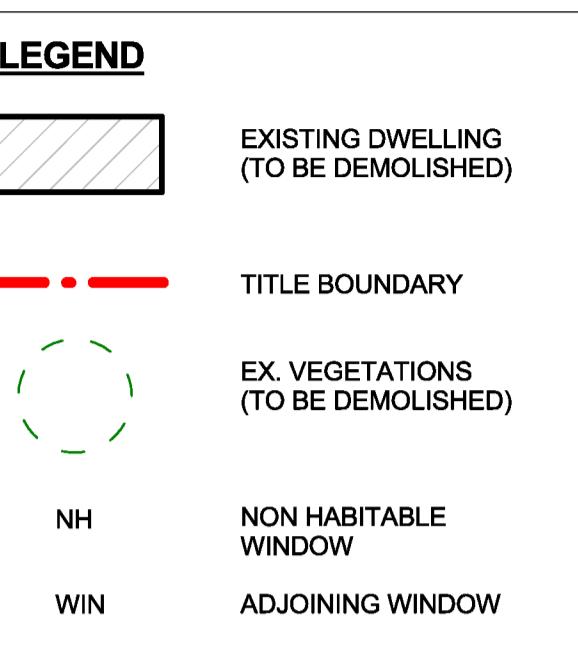
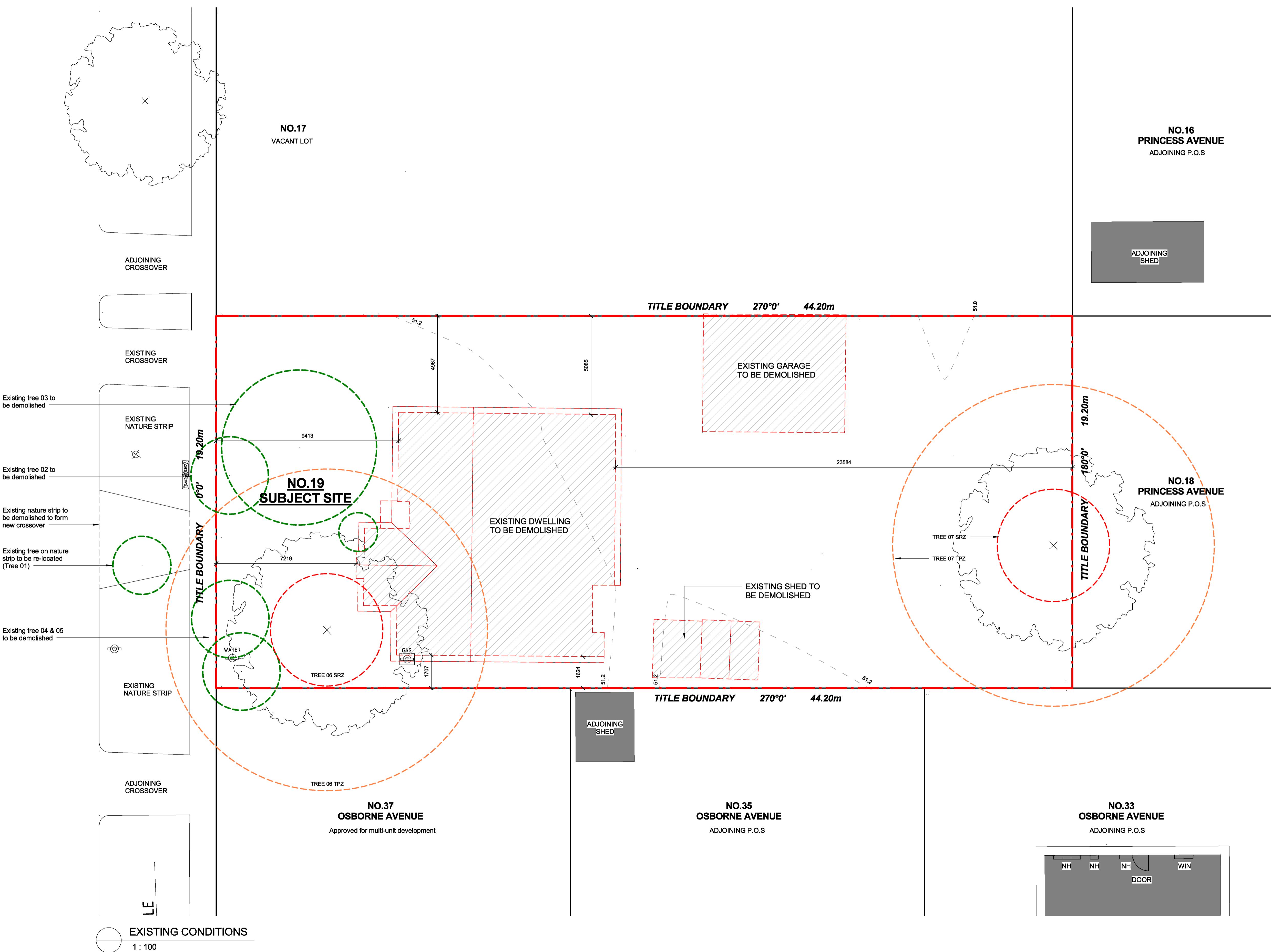
- TITLE BOUNDARY
- ✓ - PERPENDICULAR DISTANCE BETWEEN FENCE & TITLE BOUNDARY IN METRES
- 270°00' - BEARING & DISTANCE OF TITLE BOUNDARY IN METRES
- 15.24
- FENCE POST
- ▨ - BRICK PILLAR
- FENCE LINE (PALINGS, POST & WIRE ETC.)
- PALINGS (15) - FENCE TYPE + INDICATIVE AGE IN YEARS

REGENT AVENUE

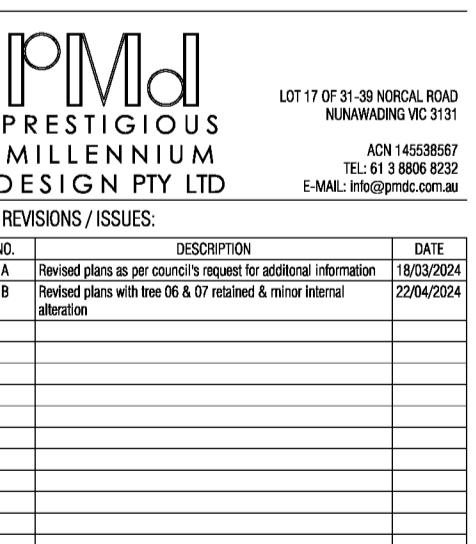


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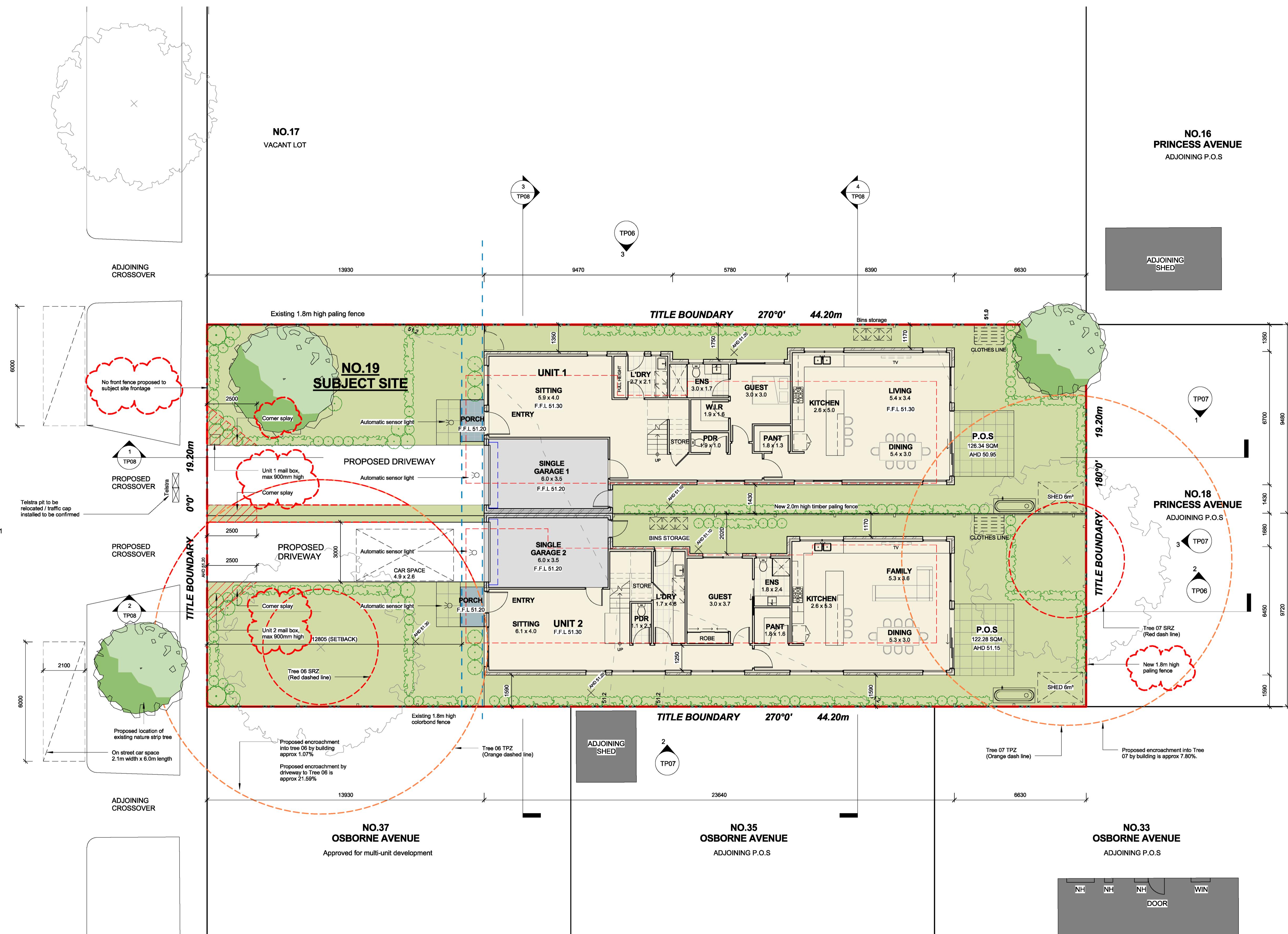
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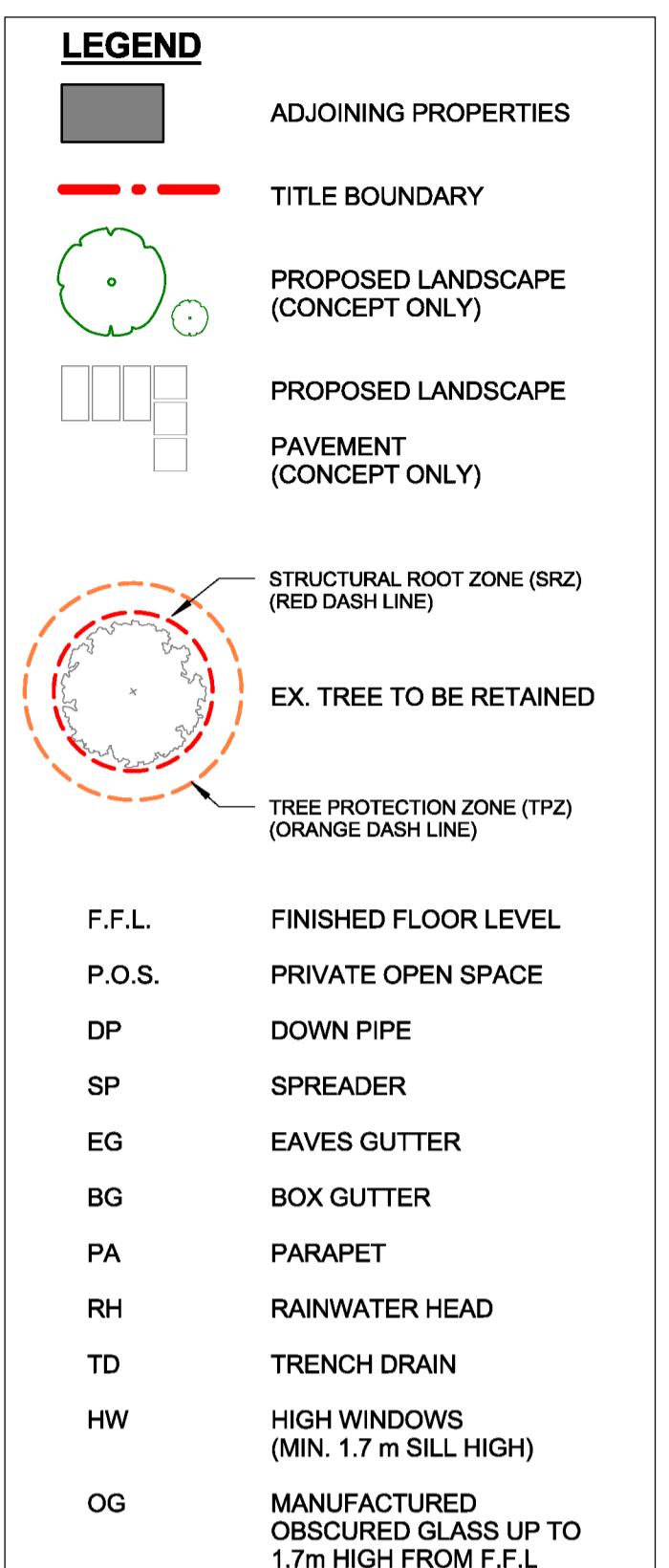
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DEVELOPMENT SUMMARY:		AREA 488.64 m ² (100%)
SITE:	NUMBER OF DWELLINGS	AREA 488.64 m ² (100%)
UNIT 1:	GROUND FLOOR	AREA 143.57 m ²
	GARAGE	AREA 23.55 m ²
	PORCH	AREA 2.52 m ²
	FIRST FLOOR	AREA 218.69 m ²
	TOTAL FLOOR AREA	AREA 289.33 m ²
UNIT 2:	GROUND FLOOR	AREA 142.43 m ²
	GARAGE	AREA 23.64 m ²
	PORCH	AREA 2.40 m ²
	FIRST FLOOR	AREA 119.98 m ²
	TOTAL FLOOR AREA	AREA 287.43 m ²
BUILDING SITE COVERAGE (TOTAL OF UNITS GROUND FLOOR, PORCH & GARAGE):		338.11m ² (3984 %)
PRIVATE OPEN SPACE:		
UNIT 1 OPEN SPACE:	AREA 89.73 m ²	
UNIT 1 OPEN SPACE:	AREA 119.98 m ²	
UNIT 2 OPEN SPACE:	AREA 89.58 m ²	
UNIT 2 OPEN SPACE:	AREA 119.98 m ²	
UNIT 1 DRIVEWAY:		AREA 43.32 m ²
UNIT 2 DRIVEWAY:		AREA 41.52 m ²
TOTAL IMPERVIOUS AREAS (SITE COVERAGE & DRIVEWAY):		AREA 423.22m ² (49.87 %)
50.12 % (PERCENTAGE) OF THE SITE AREA IS NOT COVERED BY BULIDINGS OR HARD SURFACING.		

NO.	DESCRIPTION	DATE
A	Revised plans as per council request for additional information	10/03/2024
B	Revised plans as per council request for additional information	23/04/2024
C	Revised plans to retain trees & C & D	25/06/2024
D	Revised plans as per council request for additional information	03/09/2024
E	Revised plans as per council request for additional info	19/11/2024
F	Revised plans as per council email	28/11/2024
G	Unit 1 revised floor plan updated. Unit 2 revised floor plan updated. Unit 1 FFL L raised by 200mm	28/11/2024
H	Revised plans as per council request for additional information	16/12/2024

NOTE:

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LOT 17 OF S1-39 NORCAL ROAD
MUNAWA VIC 3109
TEL: 03 8586 8222
E-MAIL: info@pmnd.com.au

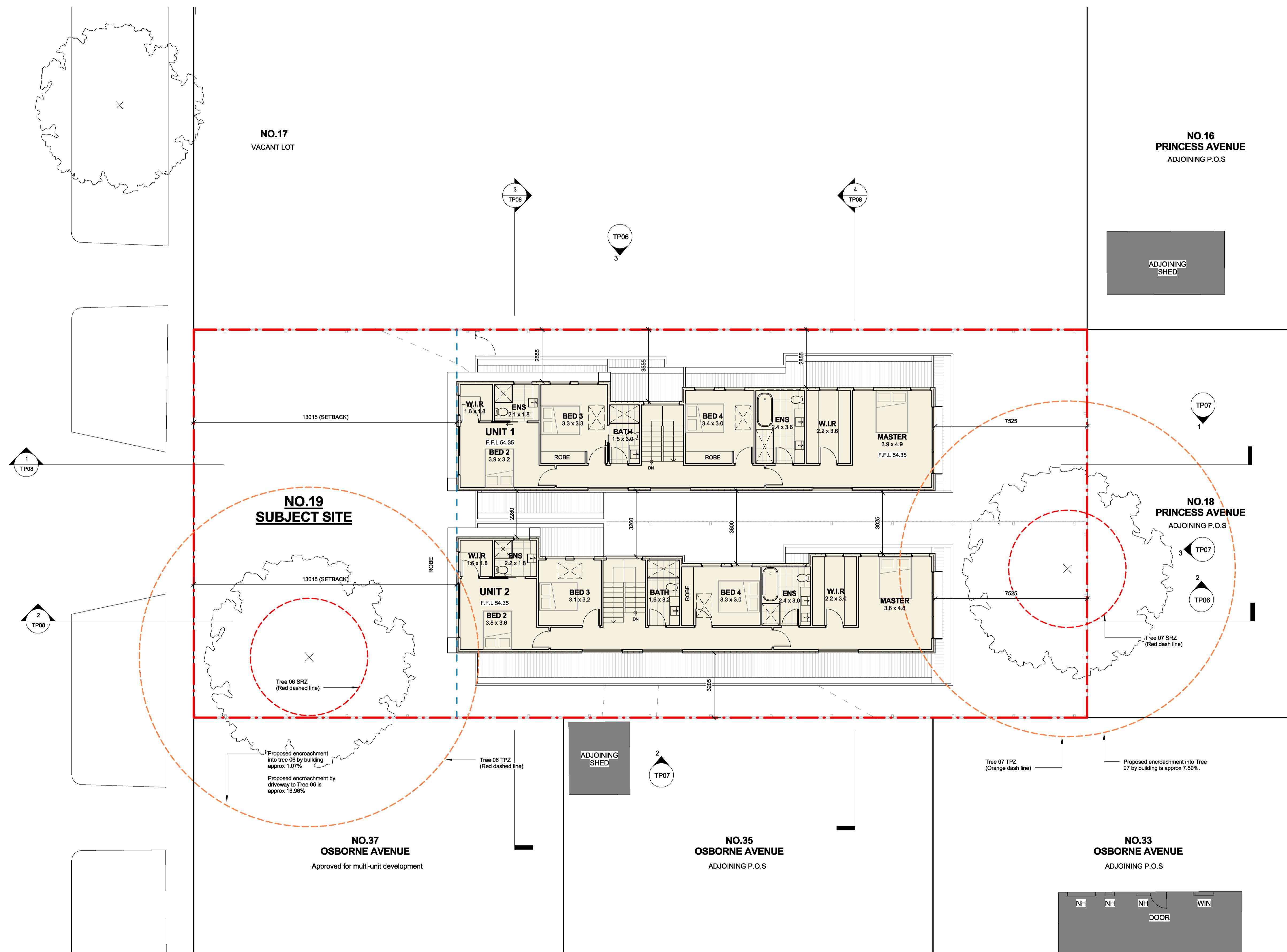
REVISIONS / ISSUES:	NO.	DESCRIPTION	DATE
A	Revised plans as per council request for additional information	10/03/2024	
B	Revised plans as per council request for additional information	23/04/2024	
C	Revised plans to retain trees & C & D	25/06/2024	
D	Revised plans as per council request for additional information	03/09/2024	
E	Revised plans as per council request for additional info	19/11/2024	
F	Revised plans as per council email	28/11/2024	
G	Unit 1 revised floor plan updated. Unit 2 revised floor plan updated. Unit 1 FFL L raised by 200mm	28/11/2024	
H	Revised plans as per council request for additional information	16/12/2024	

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DRAWING TITLE:	DATE:	REVISION:
Proposed Ground Floor Plan	16/12/2024	23079

REGENT AVENUE



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LEGEND	
	ADJOINING PROPERTIES
	TITLE BOUNDARY
FFL	FINISH FLOOR LEVEL
DP	DOWN PIPE
SP	SPREADER
RH	RAINWATER HEAD WITH OVER FLOW SLOT
BG	BOX GUTTER
EG	EAVES GUTTER
RH	RAINWATER HEAD
HW	HIGH WINDOWS (MIN. 1.7 m SILL HIGH)
OG	MANUFACTURED OBSCURED GLASS UP TO 1.7m HIGH FROM F.F.L
PA	PARAPET WALL
	STRUCTURAL ROOT ZONE (SRZ) (RED DASH LINE)
	EX TREE TO BE RETAINED
	TREE PROTECTION ZONE (TPZ) (ORANGE DASH LINE)

PMd
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MILLENNIUM
DESIGN PTY LTD

LOT 17 OF S1-38 NORCAL ROAD
NUMURRAY VIC 3531
TEL: 03 8565 8222
E-MAIL: info@pmcd.com.au

REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE
A	Revised plans as per council request for additional information	20/04/2024
B	Revised plans with tree 06 removed & minor layout alteration	20/04/2024
C	Revised plans to remove trees 08 & 07	25/06/2024
D	Revised plans to remove trees 08 & 07	25/06/2024
E	Revised plans as per council request for additional info	03/09/2024
F	Revised plans as per council email	19/11/2024
G	Unit 1 driveway to design & ground plan updated. Unit 2 front footpath to be designed. Unit 1 F.F.L raised by 200mm	28/11/2024

NOTE:
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MR. SAMWY SUK & SUWAT NUGRAHA

PROJECT ADDRESS:
NO.19 REGENT AVENUE SPRINGVALE, VIC, 3109

DRAWING TITLE:
Proposed First Floor Plan

JOB NUMBER:
23079

DATE:
16/12/2024

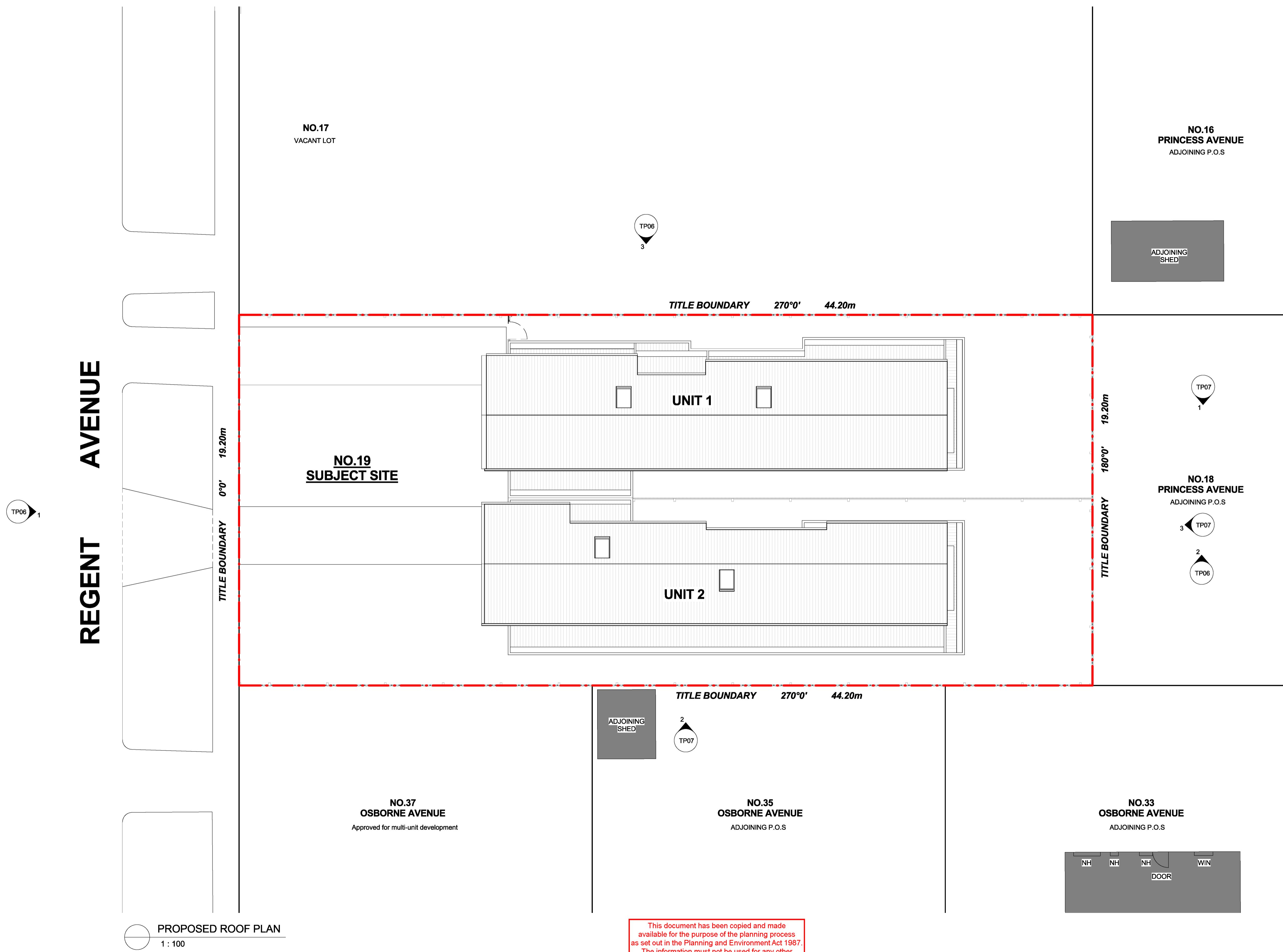
SCALE:
1:100

DRAWN:
TP04

REVISION:
G

CHEKED:
Checker

TOWN PLANNING



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ALE_VIC_3100

ALE, VIC, 3109

JOB NUMBER: 23079

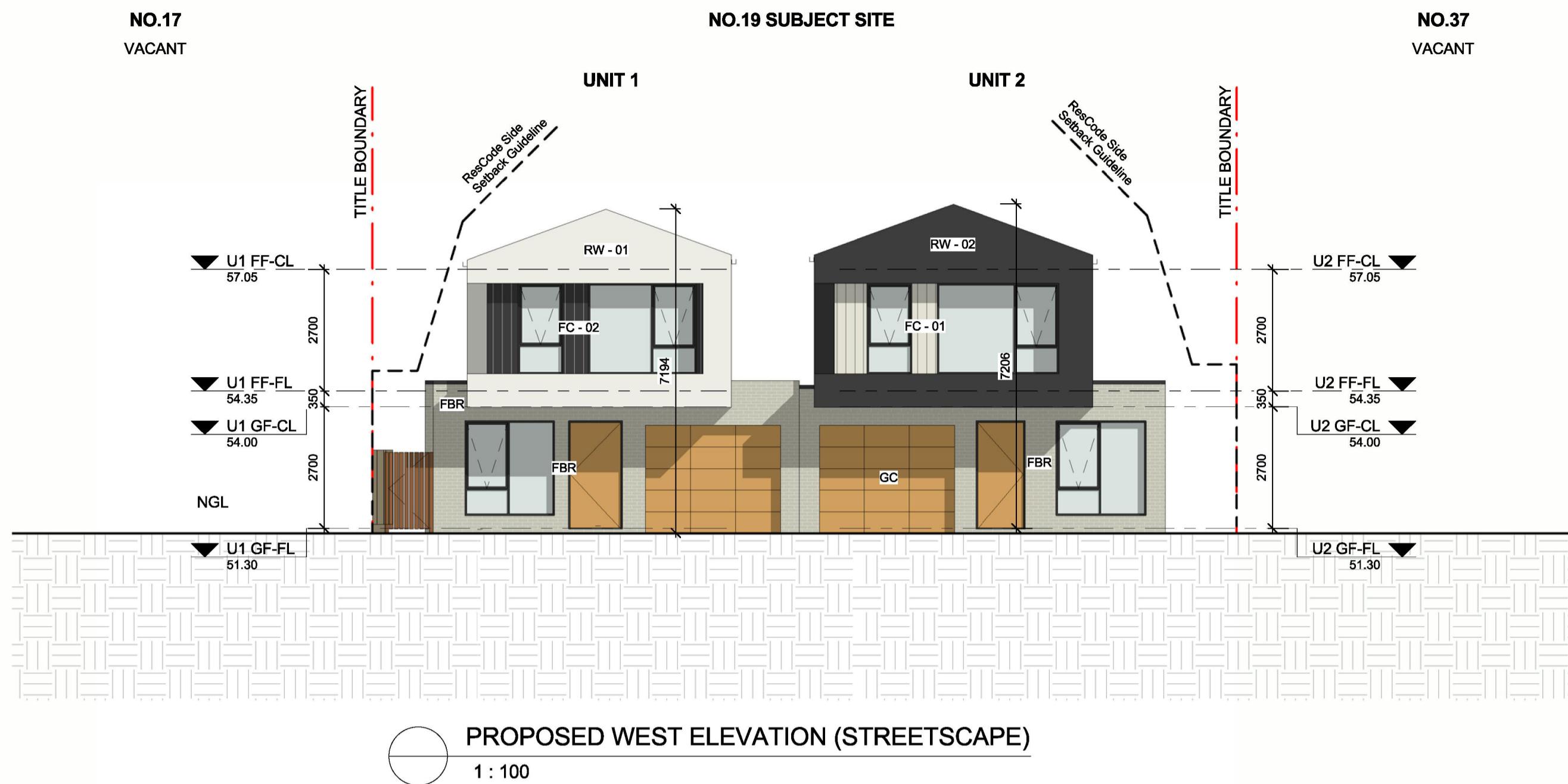
20075

RECEIVED **CHECKED:** **TOWN PLANNING**

2/2024	Checker	TOWN PLANNING	
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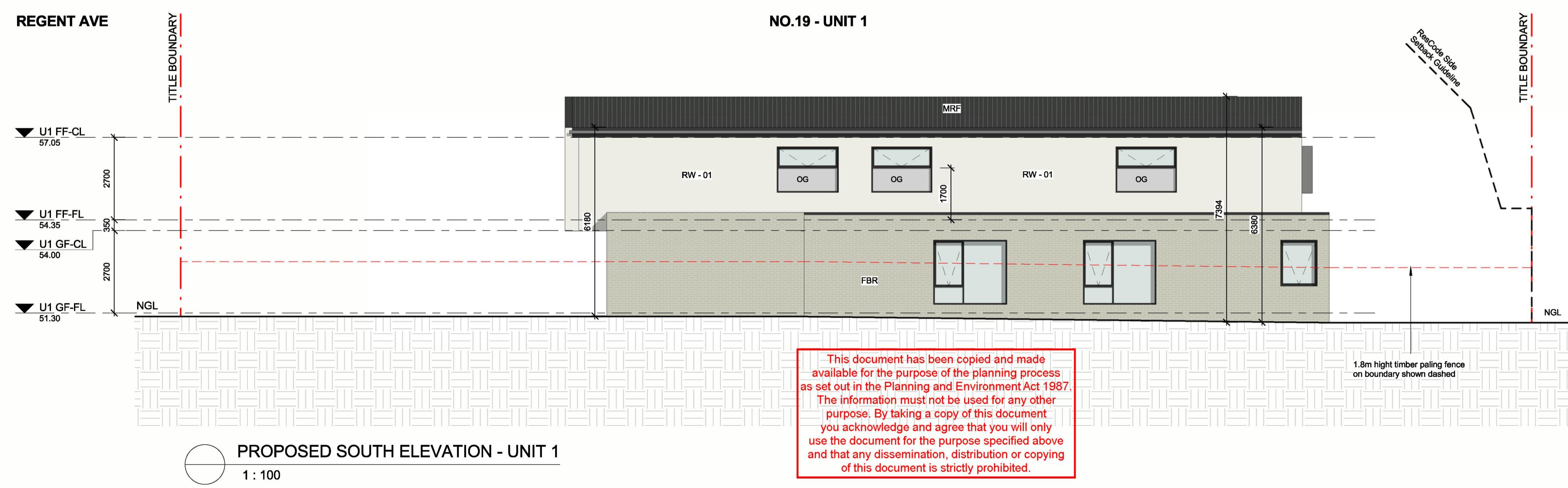
100 @ A1 DRAWN: Author DRAWING: TP05 REVISION:

Digitized by srujanika@gmail.com



SCHEDULE OF FINISHES:

	DESCRIPTION		
MRF	COLORBOND METAL DECK ROOF IN "MONUMENT" COLOUR	FC - 01	FIBRE CEMENT SHEET WITH PAINT FINISH IN COLORBOND "SURFMIST" COLOUR
EG	COLORBOND RAINWATER FIXTURES IN "MONUMENT" COLOUR	FC - 02	FIBRE CEMENT SHEET WITH PAINT FINISH IN COLORBOND "MONUMENT" COLOUR
GC	GARAGE DOOR WITH TIMBER PANEL COLOUR & FINISHES	RW - 01	WALL RENDERED WITH DULUX RANGE "NATURAL WHITE" COLOUR
FBR	FACE BRICKWORK PGH BRICKWORK IN METALLIC RANGE "MATTERHORN" COLOUR	RW - 02	WALL RENDERED WITH DULUX RANGE "WAYWARD GREY" COLOUR



PMd
MILLENNIUM
DESIGN PTY LTD
REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE
A	Revised plan as per council request for additional information	10/03/2024
B	Revised plan as per council request for additional information	26/03/2024
C	Revised plan as per council request for additional information	19/11/2024
D	Revised plan as per council request for additional information	26/11/2024
E	Revised plan as per council request for additional information	26/11/2024
F	Revised plans as per council email	19/11/2024
G	Unit 1 driveway re-design & ground floor plan updated. Unit 2 first floor bed 03 re-designed. Unit 1 F.F.L. raised by 200mm	26/11/2024

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DESIGN PTY LTD

REGISTRATION NO. 1234567890

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E-MAIL: info@pmnd.com.au

WEBSITE: www.pmd.com.au

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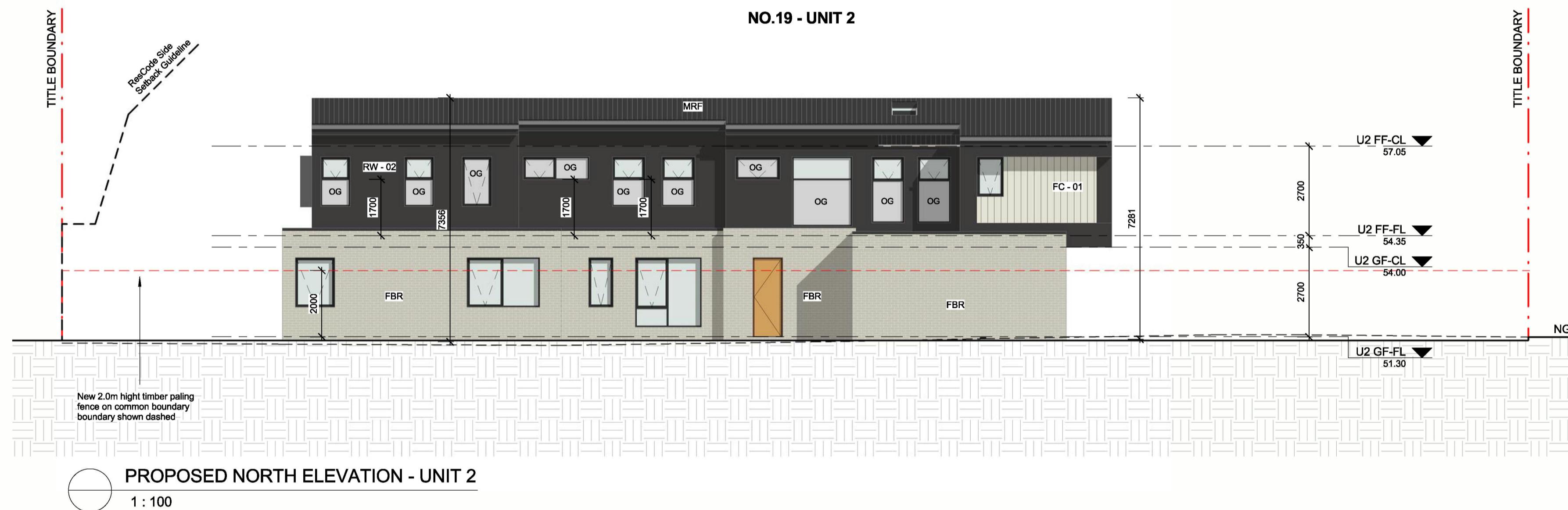
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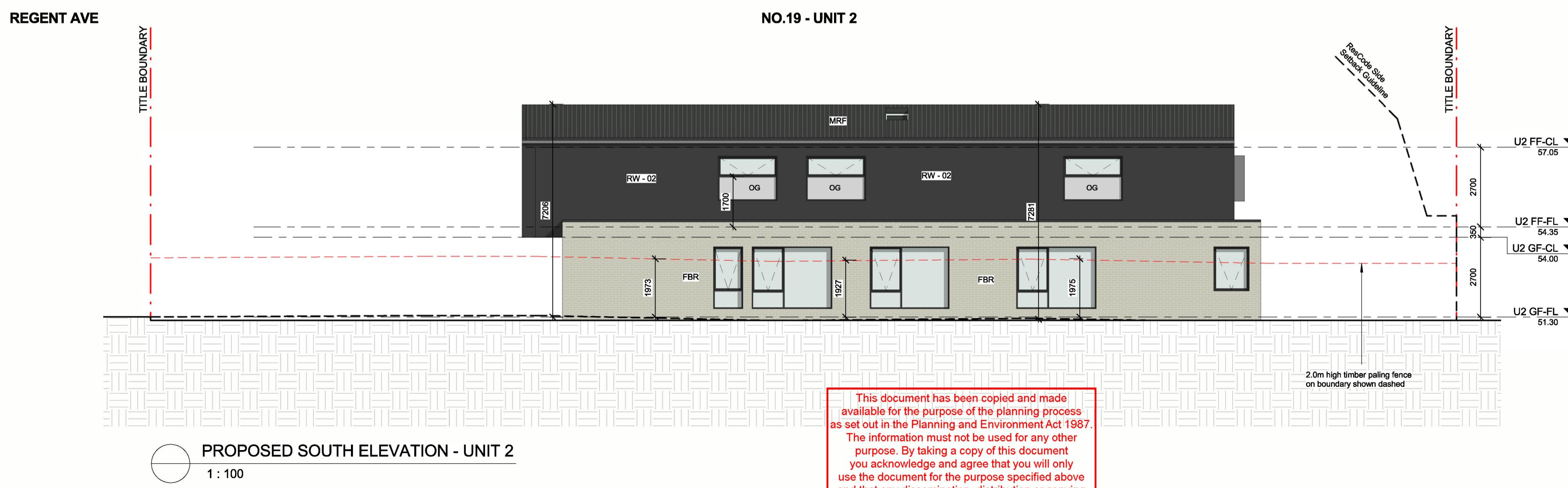
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PROPOSED EAST ELEVATION - UNIT 1 & 2
1:100



PROPOSED NORTH ELEVATION - UNIT 2
1:100



PROPOSED SOUTH ELEVATION - UNIT 2
1:100

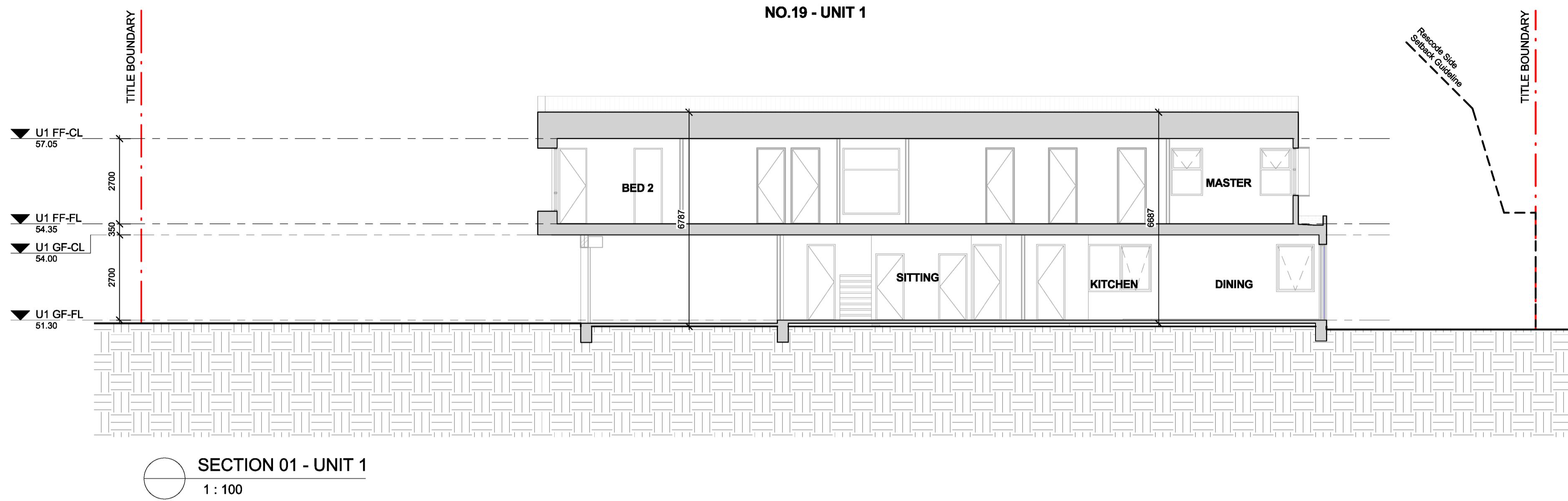
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DESIGN PTY LTD
REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE
A	Revised plan as per council request for additional information	16/02/2024
B	Revised plan to accommodate the new boundary line	26/02/2024
C	Revised plans as per council request for additional information	29/02/2024
D	Revised plans as per council request for additional information	29/02/2024
E	Unit 1 driveway re-design & ground floor plan updated. Unit 2 front footpath re-designed. Unit 1/2, levelled by 200mm	29/02/2024
F	Revised plans as per council request for additional information	16/02/2024

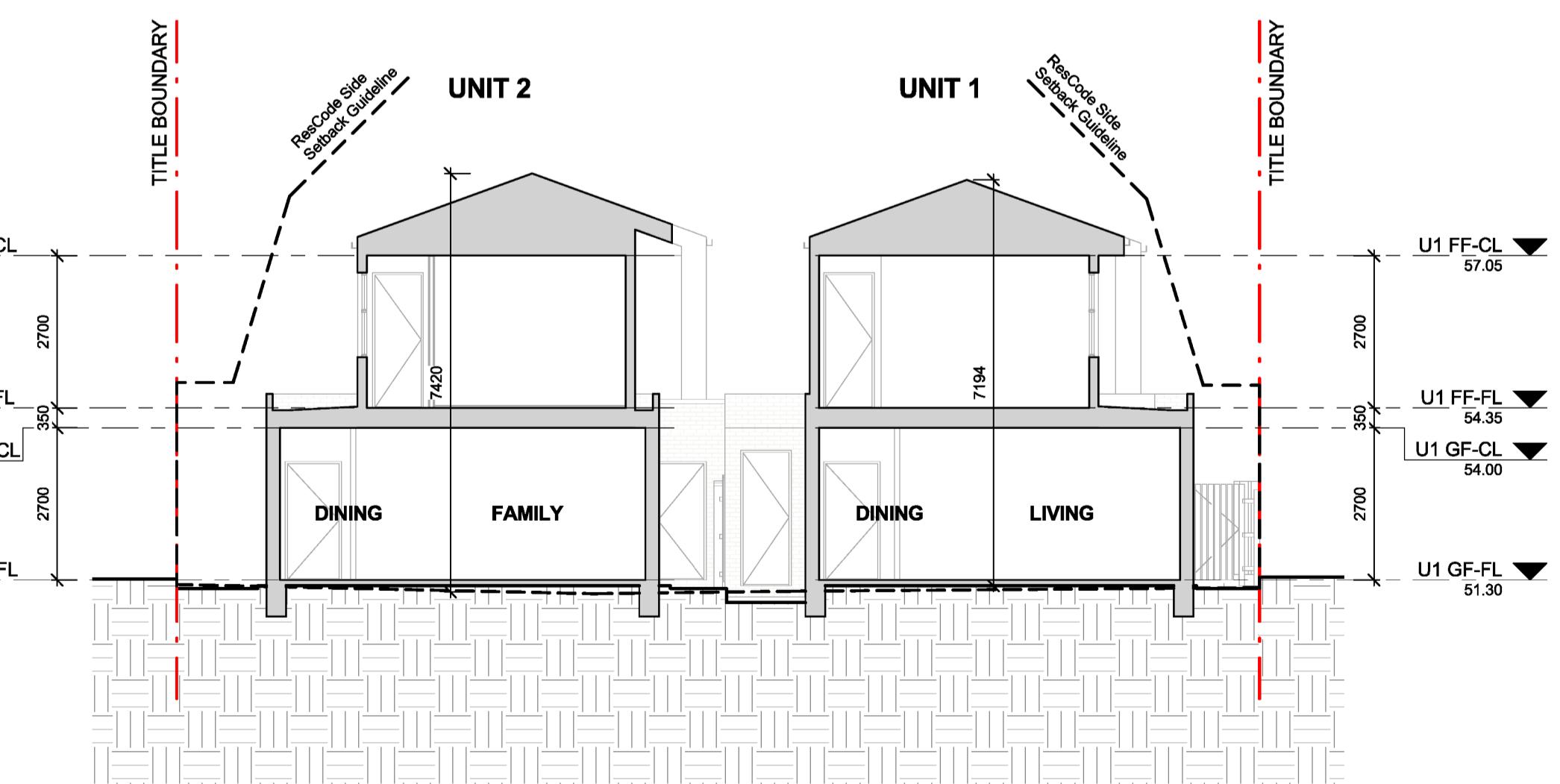
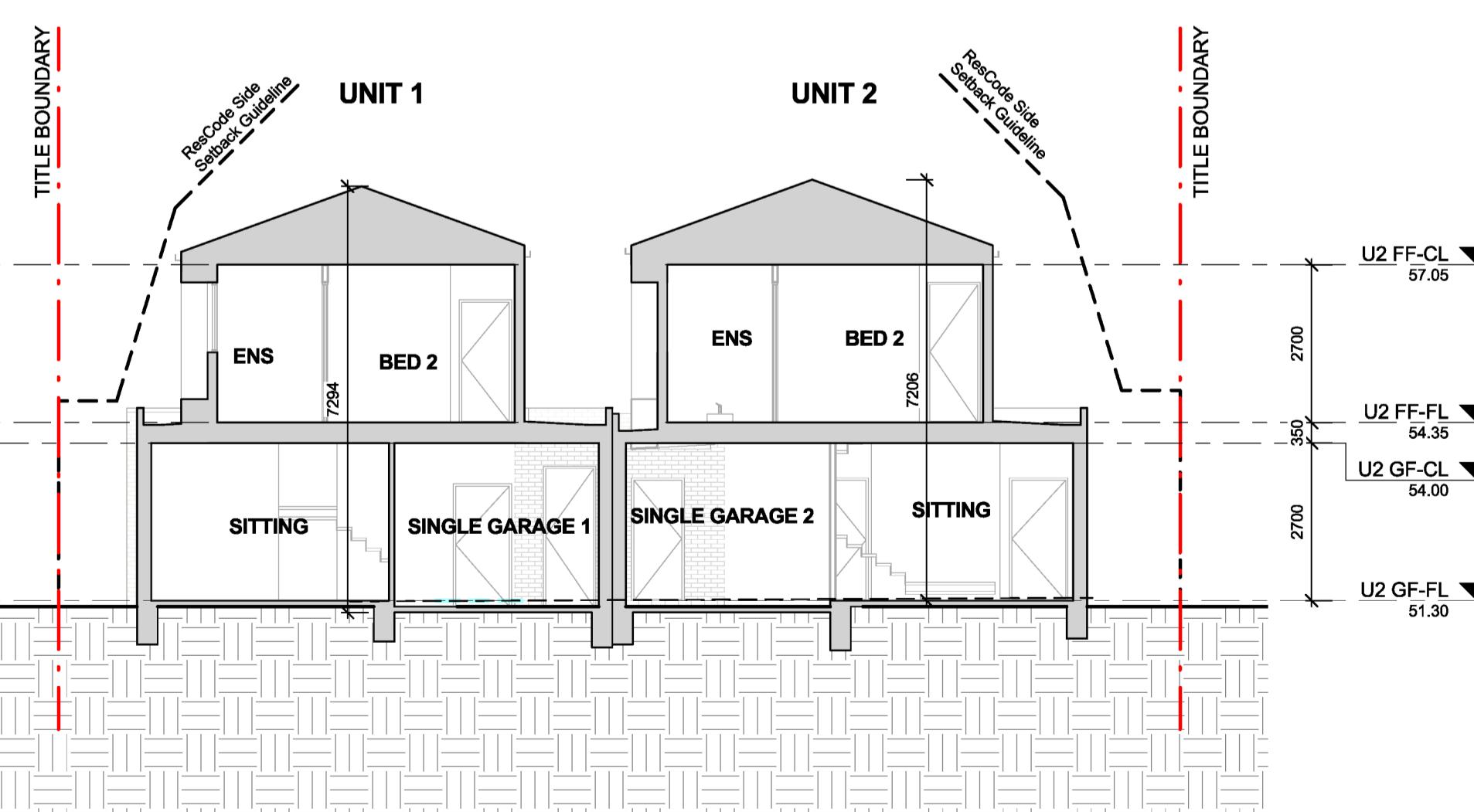
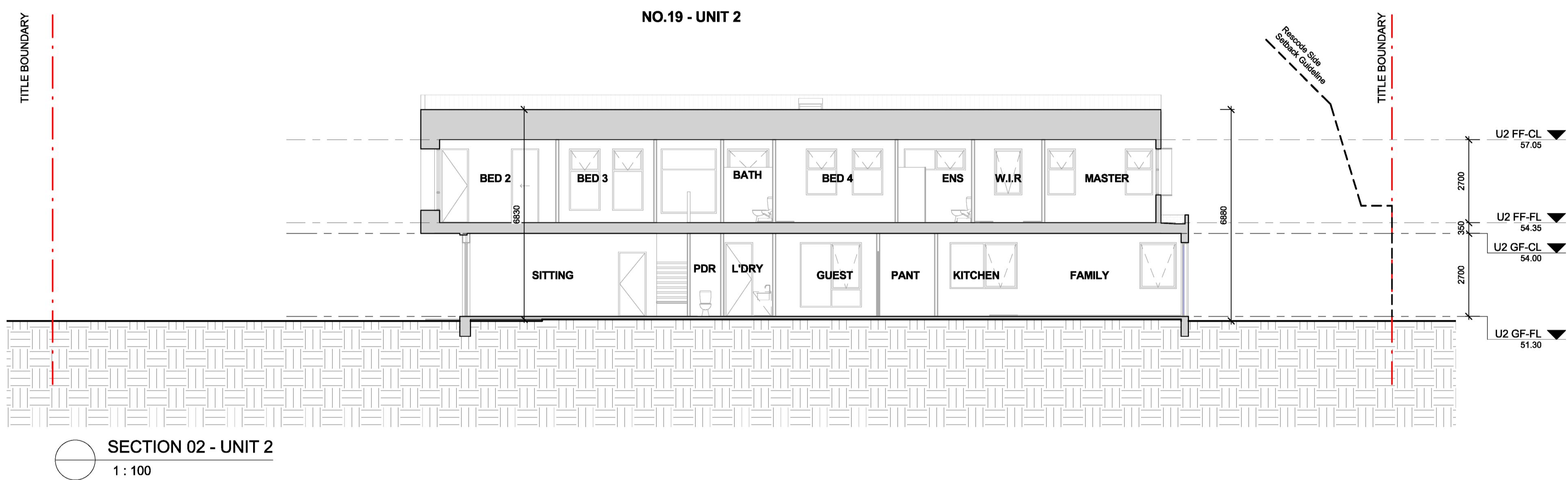
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DRAWING TITLE: Proposed Elevation 02
JOB NUMBER: 23079
DATE: 16/02/2024
CHECKED: Checker
TOWN PLANNING
SCALE: 1:100 @ A1
DRAWN: Author
DRAWING: TP07
REVISION: H

NO.19 - UNIT 1



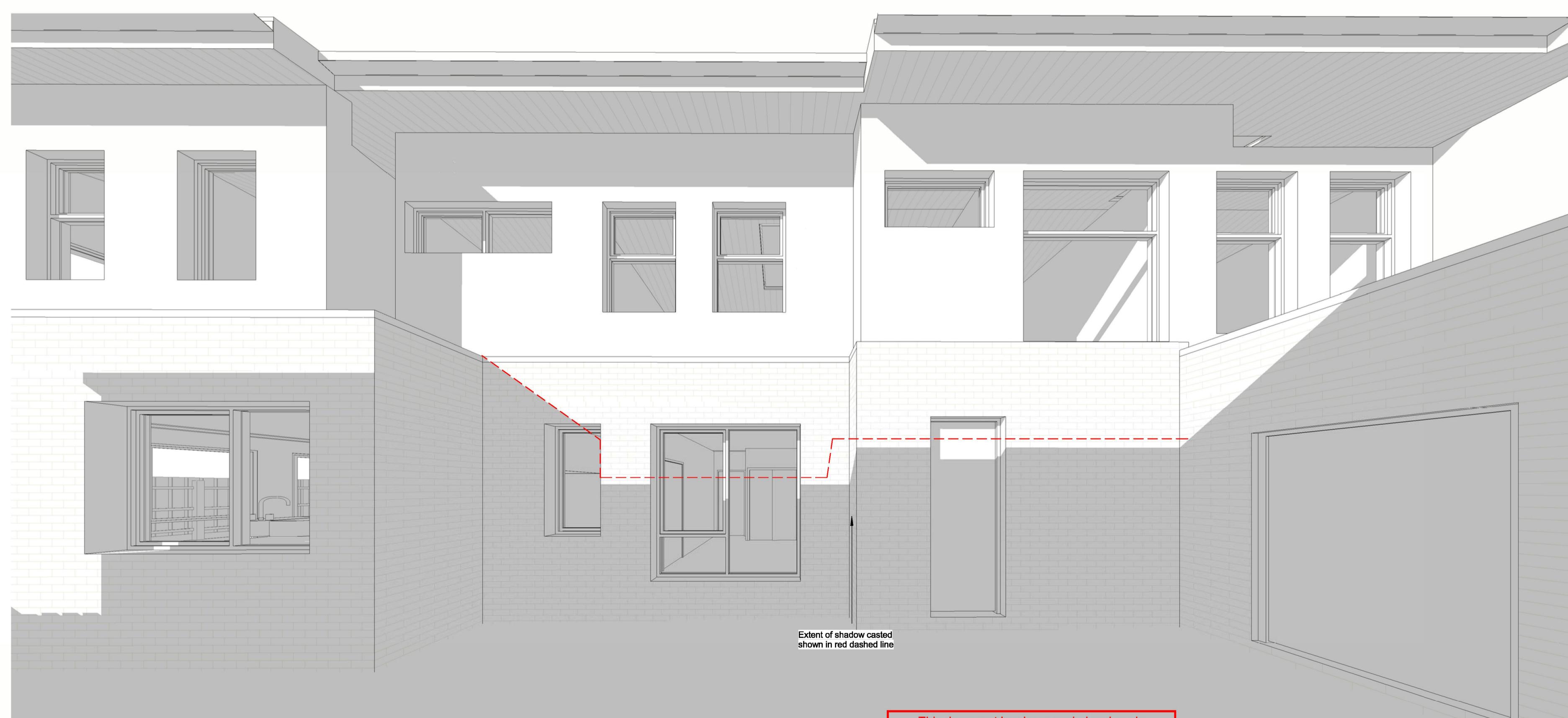
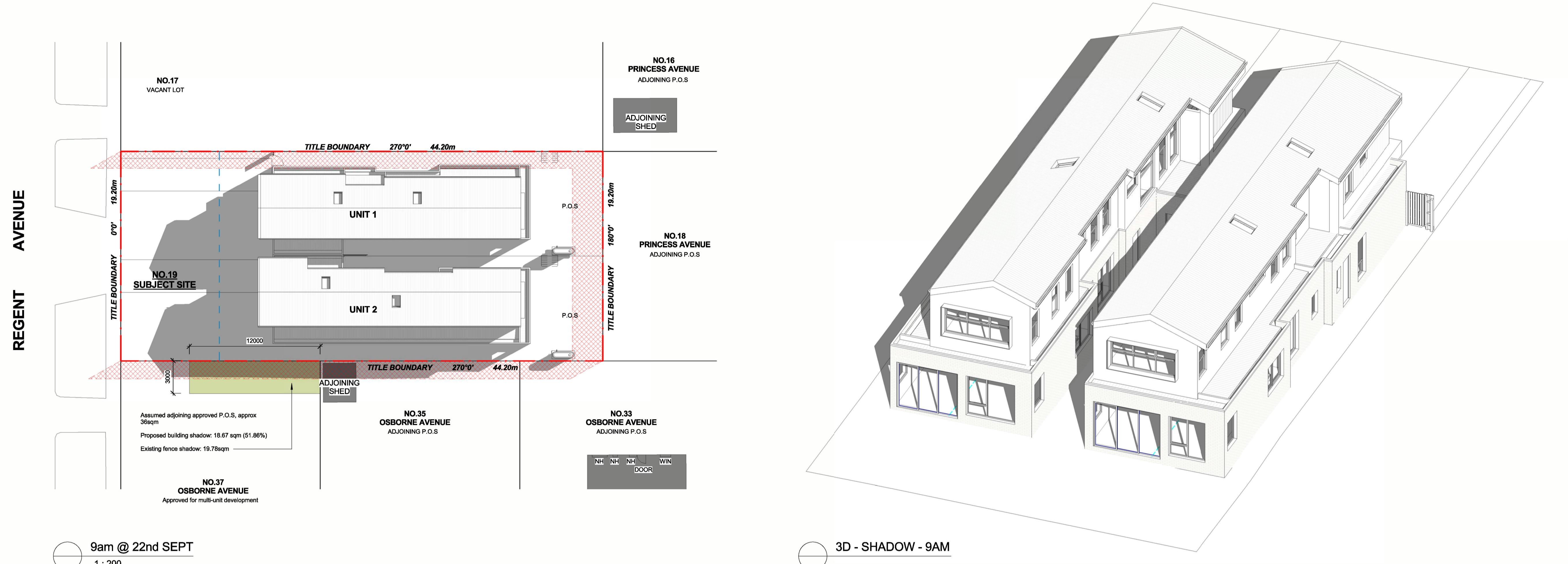
NO.19 - UNIT 2



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REVISIONS / ISSUES:
NO. DESCRIPTION DATE
6 Unit 1 Dwelling re-configuration plan updated. U1.2 26/11/2024
1. Unit 1 Dwelling re-configuration plan updated. U1.1 26/11/2024
2. All dimensions noted are in METRES. UNLESS STATED OTHERWISE.
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DRAWING TITLE: Proposed Sections
DRAWING NUMBER: 23079
DATE: 16/12/2024
CHECKED: Checker
TOWN PLANNING
SCALE: 1:100
DRAWN: Author
DRAWING: TP08
REVISION: G



3D - SHADOW - ELEVATION - 9AM

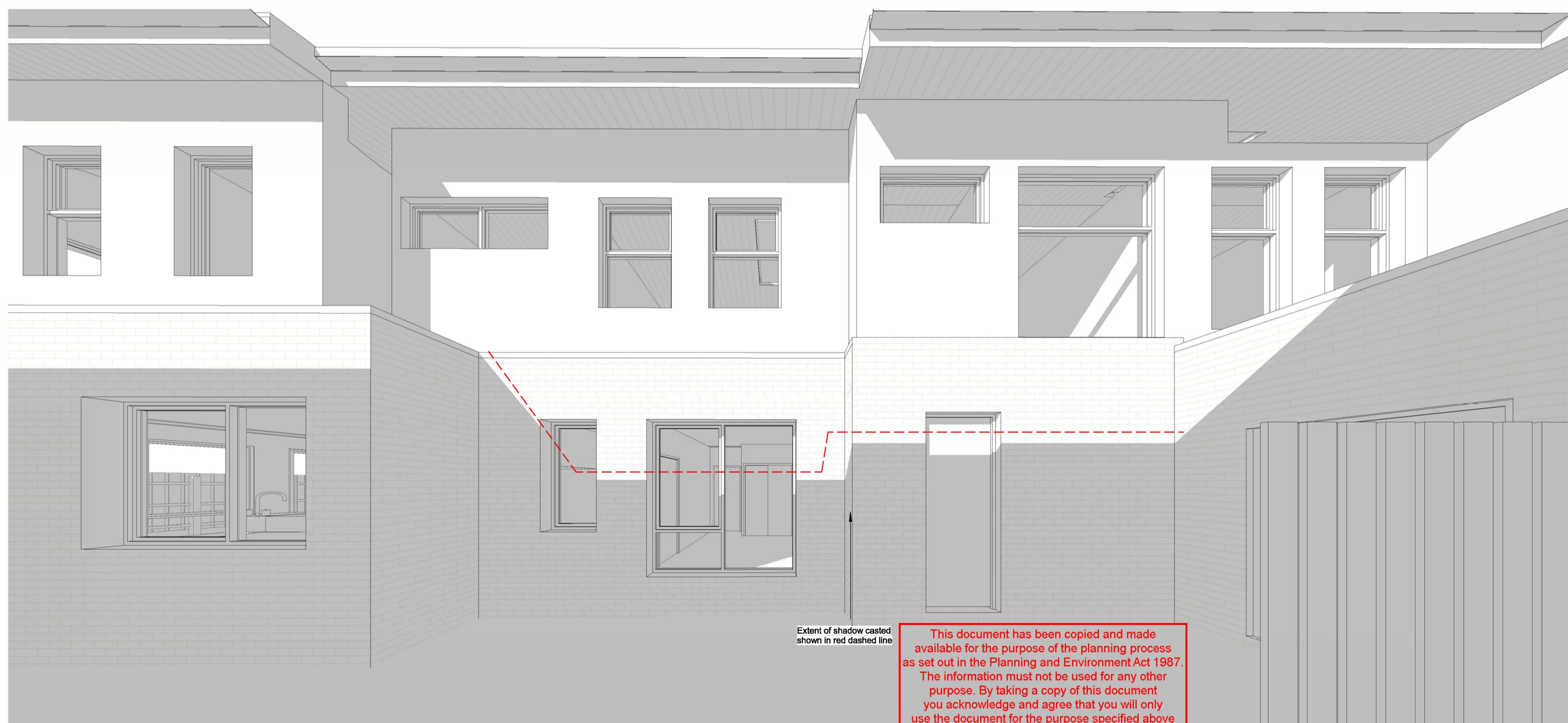
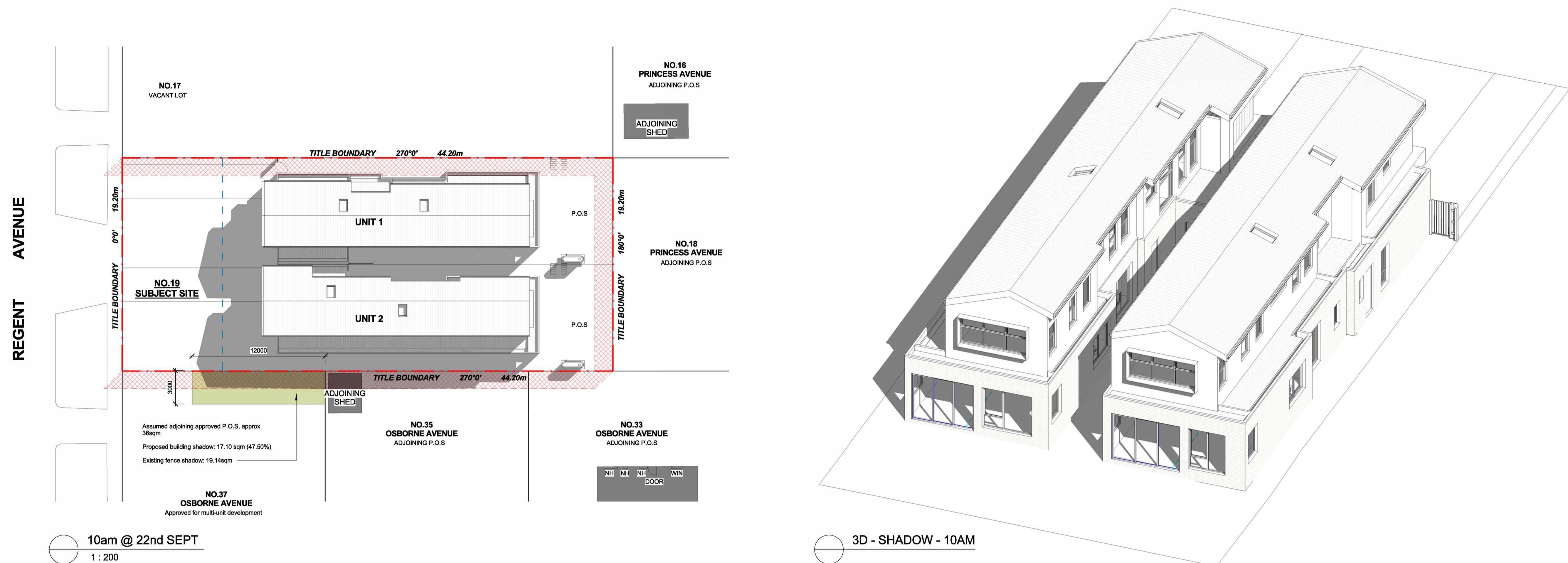
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No. Description Date
D Revised plans as per council request for additional information 19/08/2024

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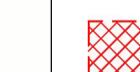
DRAWING TITLE: Shadow Diagram - 9am
DRAWING NUMBER: 23079
DATE: 16/12/2024
SCALE: As indicated @ A1
DRAWN: Author
REVISION: D
TOWN PLANNING
DRAWING: TP09a



Extent of shadow casted

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SHADOW LEGEND



SHADOW CASTED BY BOUNDARY FENCE



SHADOW CASTED BY PROPOSED BUILDING

NOTE:
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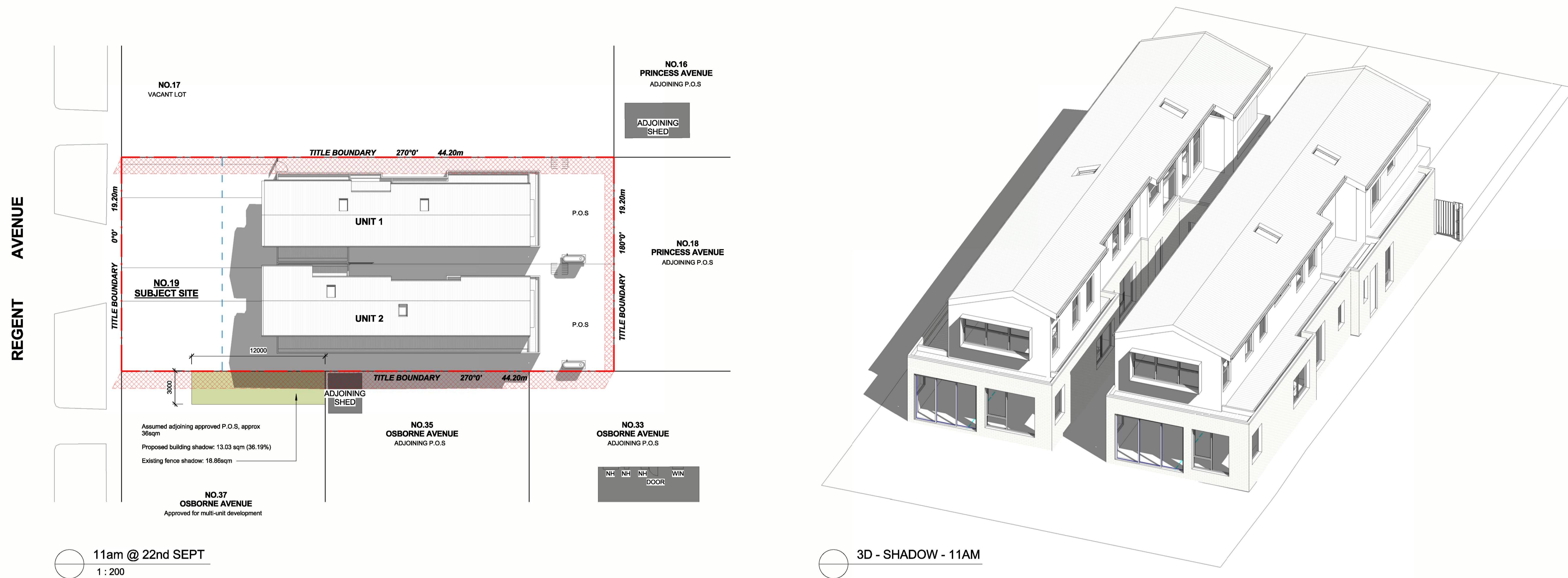
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adow Diagram - 10am

2/2024	CHECKED: Checker	TOWN PLANNING		
	DRAWN: Drafter	DRAWING: Drawing No.	REVISION: Rev. No.	DATE: Date

3D - SHADOW - ELEVATION - 10AM



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SHADOW LEGEND

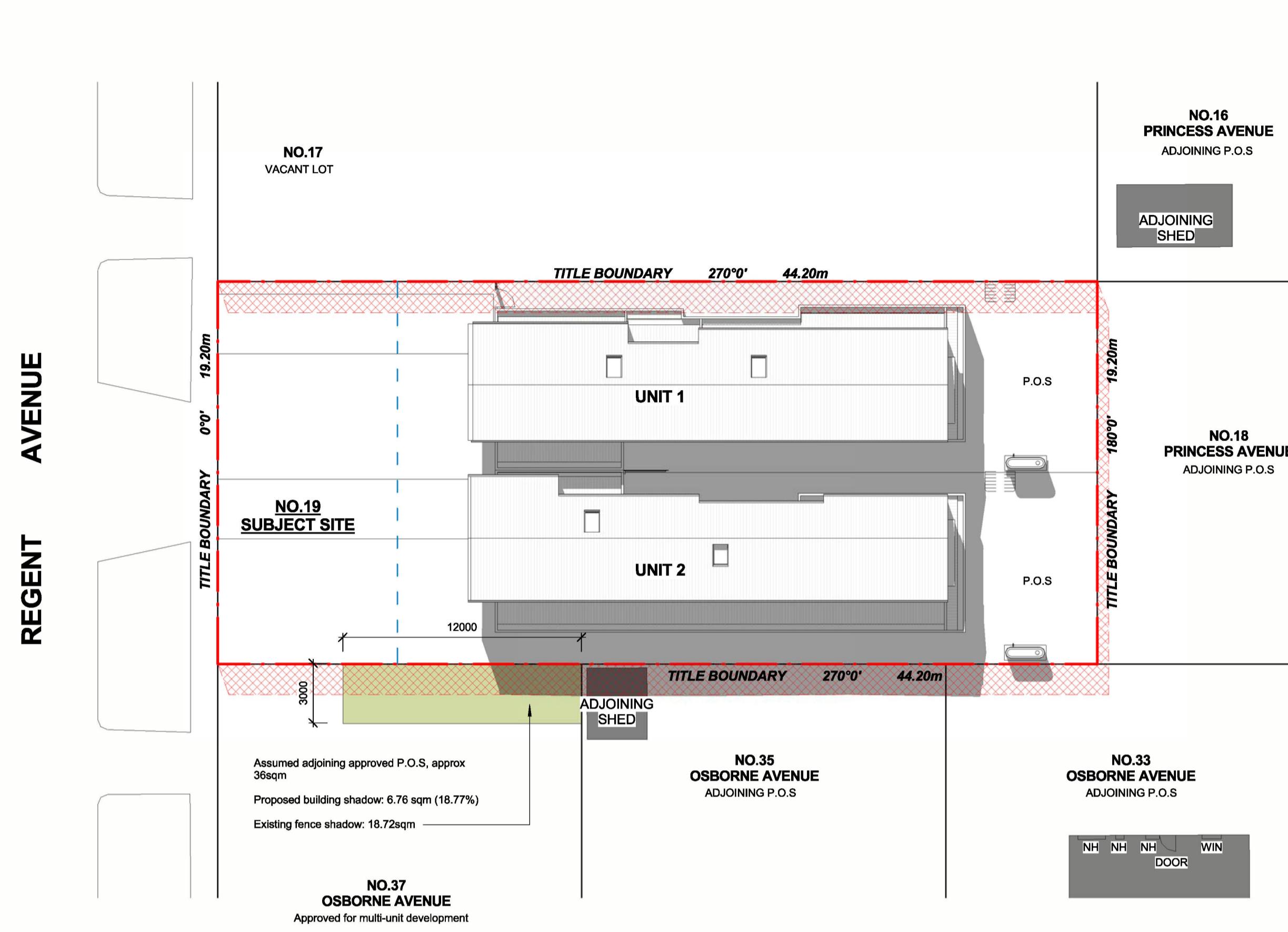
SHADOW CASTED BY BOUNDARY FENCE

SHADOW CASTED BY PROPOSED BUILDING

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3D - SHADOW - ELEVATION - 11AM

DRAWING TITLE: Shadow Diagram - 11am		JOB NUMBER: 23079	
DATE: 16/12/2024	CHECKED: Checker	TOWN PLANNING	
SCALE: As indicated @ A1	DRAWN: Author	DRAWING: TP09C	REVISION: D



Extent of shadow

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SHADOW LEGEND:

SHADOW CASTED BY BOUNDARY FENCE

SHADOW CASTED BY PROPOSED BUILDING

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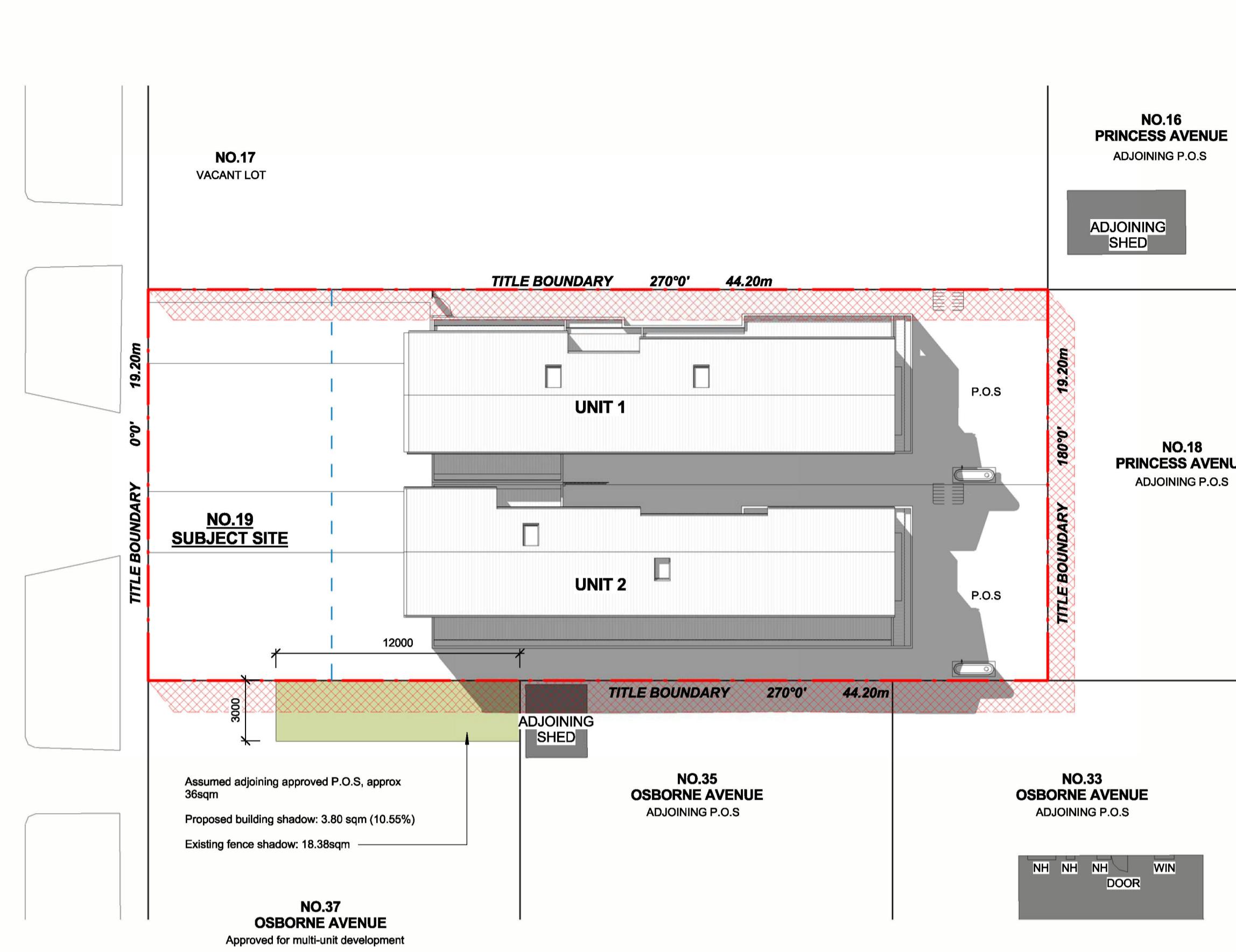
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 3D - SHADOW - ELEVATION - 1PM

DRAWING TITLE: Shadow Diagram - 1pm		JOB NUMBER: 23079	
DATE: 16/12/2024	CHECKED: Checker	TOWN PLANNING	
SCALE: As indicated @ A1	DRAWN: Author	DRAWING: TP10a	REVISION: D

REGENT AVENUE



2pm @ 22nd SEPT

1 : 200



3D - SHADOW - ELEVATION - 2PM

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LOT 17 OF S1-S8 NORCAL ROAD
NUMURRAY VIC 3109
TEL: 03 9586 8222
E-MAIL: info@pmcd.com.au

REVISIONS / ISSUES:
No. Description Date
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PROJECT ADDRESS: NO.19 REGENT AVENUE SPRINGVALE, VIC, 3109

DRAWING TITLE: Shadow Diagram - 2pm

JOB NUMBER: 23079

DATE: 16/12/2024

SCALE: As indicated @ A1

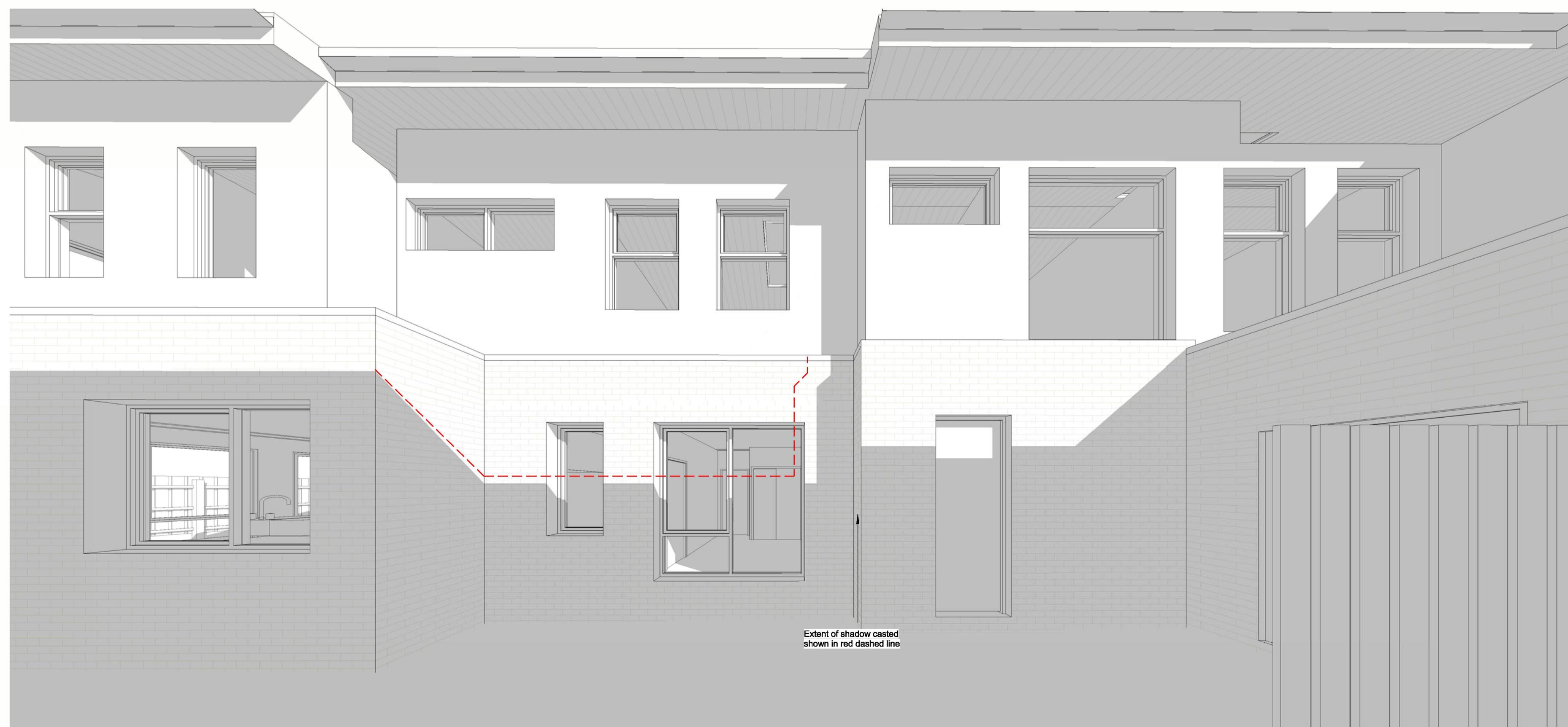
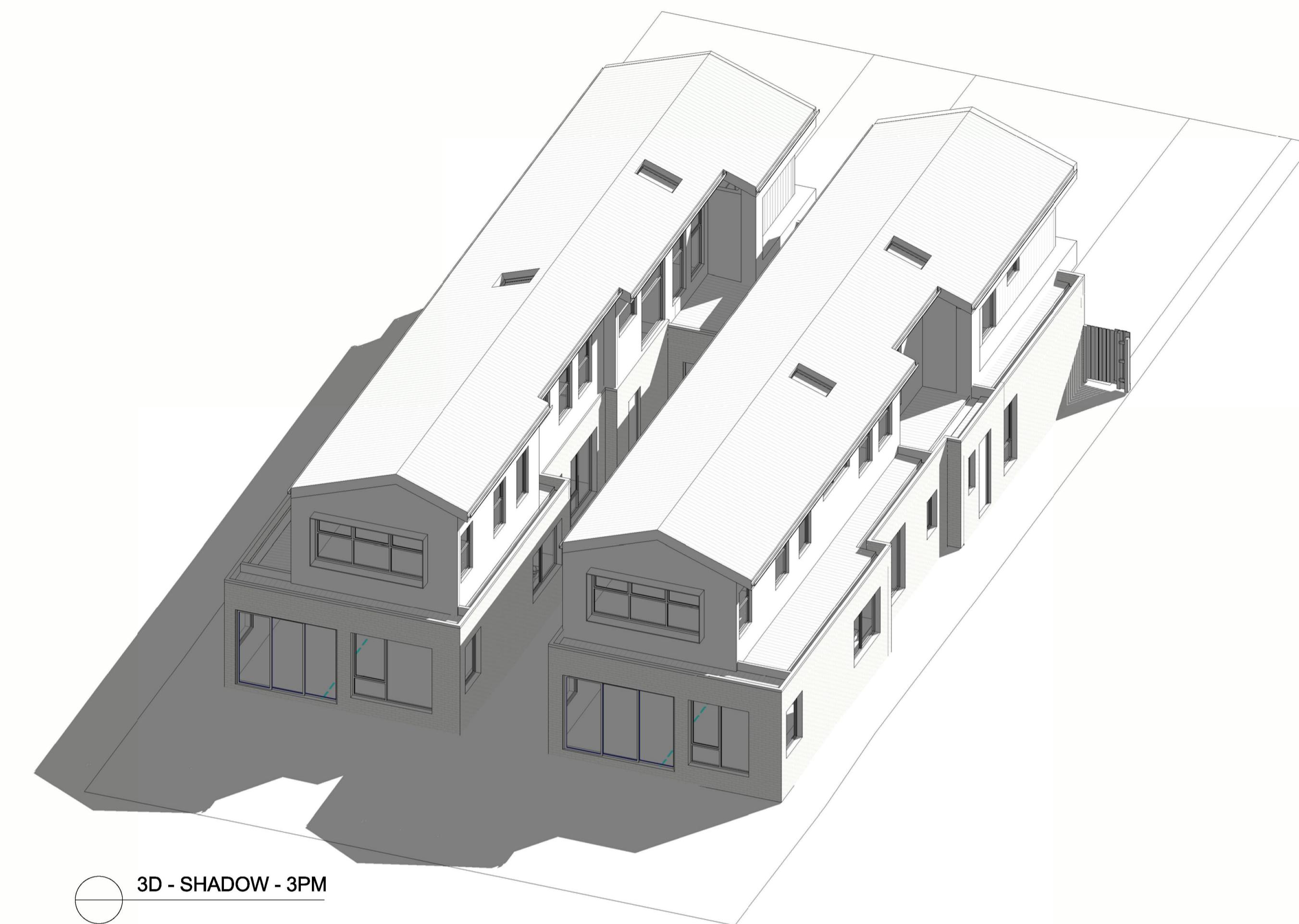
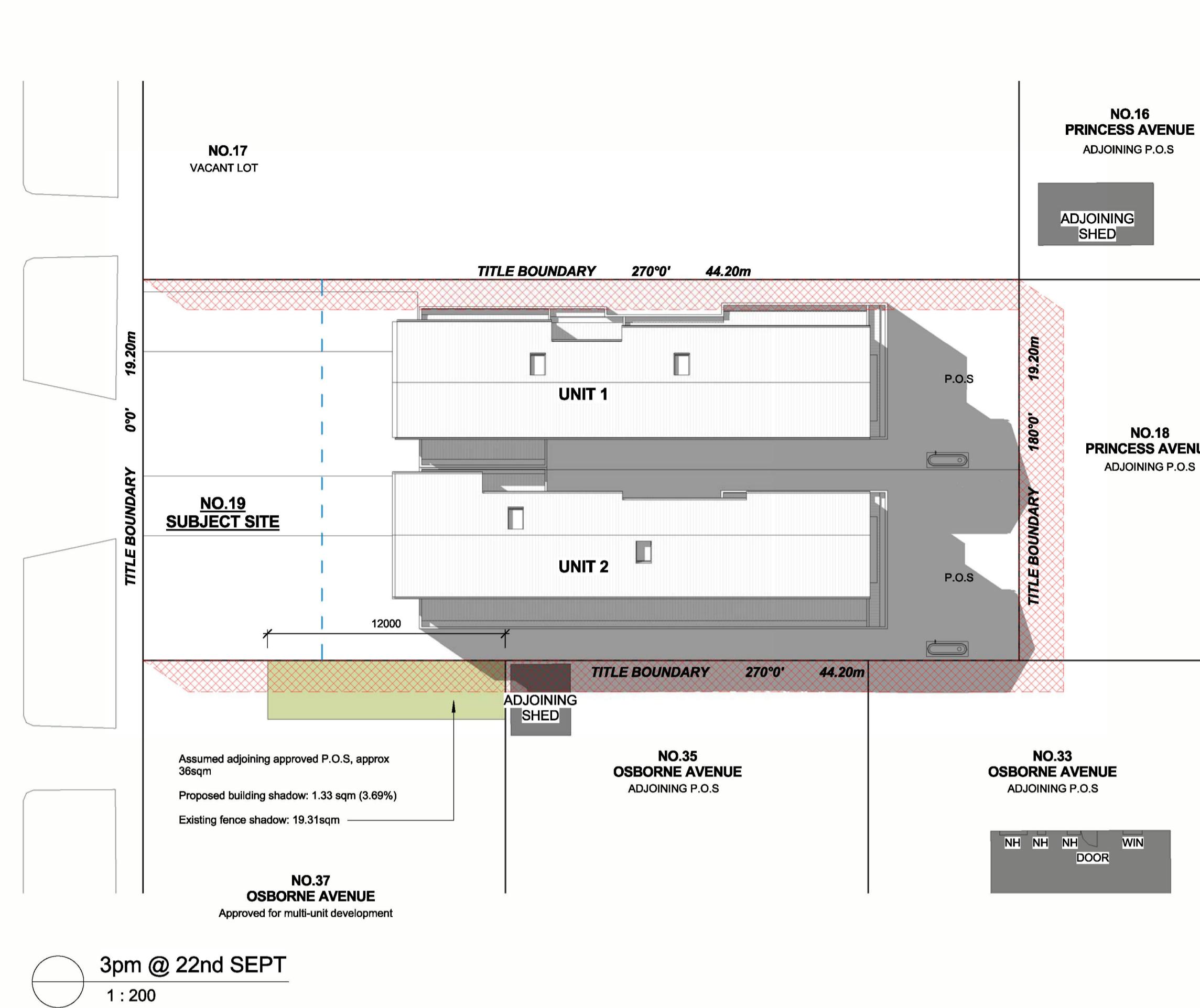
DRAWN: Author

DRAWING: TP10b

REVISION: D

TOWN PLANNING

REGENT AVENUE



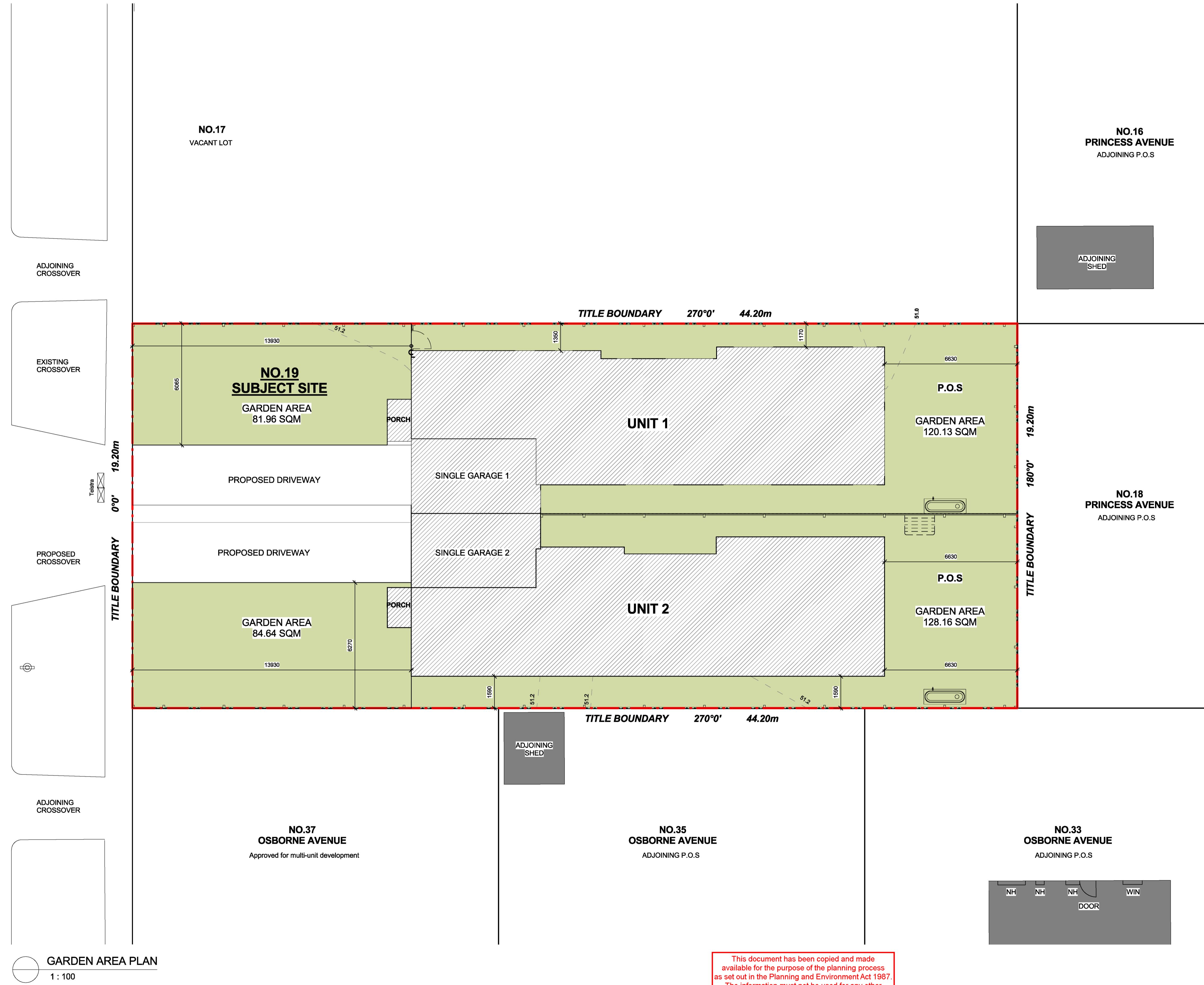
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TEL: 03 9366 8222
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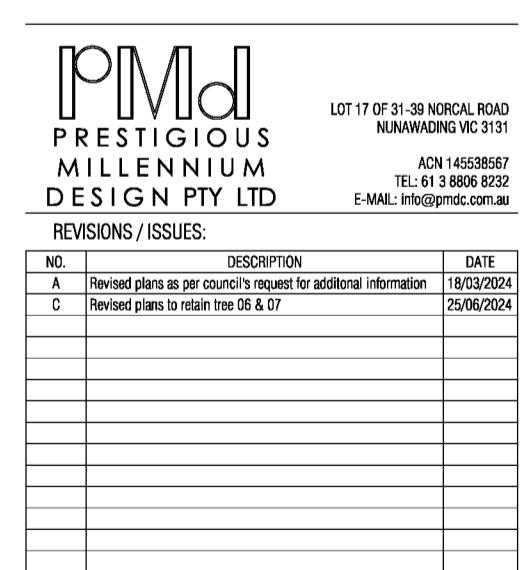
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DRAWING TITLE: Shadow Diagram - 3pm
DRAWING NUMBER: 23079
DATE: 16/12/2024
SCALE: As indicated @ A1
DRAWN: Author
CHECKED: Checker
TOWN PLANNING
DRAWING: TP10c
REVISION: D

REGENT AVENUE



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DRAWING TITLE: Garden Area Plan

JOB NUMBER: 23079

DATE: 16/12/2024

SCALE: 1:100

DRAWN: Author

DRAWING: TP12

REVISION: C