



Meander Valley Council  
Working Together

## PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	<b>A Dykman - PA\24\0255</b>
PROPERTY ADDRESS:	<b>16 Jordan Place DELORAINE (CT: 186438/11)</b>
DEVELOPMENT:	<b>Multiple dwelling (2 units) - building envelope, parking areas.</b>

The application can be inspected until **Monday, 15 July 2024**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au). Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 29 June 2024.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

#### OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work?  Yes  No Indicate by ✓ box
- Have you already received a Planning Review for this proposal?  Yes  No
- Is a new vehicle access or crossover required?  Yes  No

#### PROPERTY DETAILS:

Address:	<input type="text" value="16 Jordan Place"/>	Certificate of Title:	<input type="text" value="Attached"/>
Suburb:	<input type="text" value="Deloraine"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="11"/>
Land area:	<input type="text" value="997m2"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Vacant residential lot"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence:  Yes  No
- Heritage Listed Property:  Yes  No

#### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- |   |  |                                      |                                     |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry                 | <input type="checkbox"/> Other         |                                      |                                     |

Total cost of development (inclusive of GST):  *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building:  *(main use of proposed building – dwelling, garage, farm building, factory, office, shop)*

New floor area:  m<sup>2</sup>      New building height:  m

Materials: External walls:  Colour:

Roof cladding:  Colour:

# CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

## TORRENS TITLE

VOLUME		FOLIO	
186438		11	
EDITION	DATE OF ISSUE		
1	11-Apr-2024		
Page 1		of 1	

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



### DESCRIPTION OF LAND

Town of DELORAINÉ  
Lot 11 on Sealed Plan 186438  
Derivation : Part of 11A-2R-22P (Sec. A7) Gtd. to John Jamieson  
Prior CT 176040/52

### SCHEDULE 1

M770520 TRANSFER to YCE HOLDINGS PTY LTD Registered  
03-Sep-2019 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP186438 FENCING COVENANT in Schedule of Easements  
SP167883, SP172820 & SP176040 FENCING PROVISION in Schedule of  
Easements  
SP145865, SP146957 & SP163497 FENCING COVENANT in Schedule of  
Easements

# TASMANIAN LAND TITLES OFFICE

## Transfer

Section 58 Land Titles Act 1980.



**N196188**

THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND		
Folio of the Register		If subject to existing mortgages - list here. If part of land - describe part. If easement created - describe easement.
Volume	Folio	
186438	11	

Estate and Interest: **in fee simple**

Transferor: **YCE HOLDINGS PTY LTD** (ACN 164 456 437) as trustee for the S & R Family Trust

Transferee: **DWELL BUILDING PTY LTD** (ACN 674 441 966) of 136 BLACKSTONE RD BLACKSTONE HEIGHTS TAS 7250

Consideration:  
**\$200,000.00**

Date: 8 May 2024

Executed by YCE HOLDINGS PTY LTD (ACN 164 456 437)  
Pursuant to section 127(1) of the Corporations Act 2001 (Cth)  
By its sole Director and sole Secretary:

LAURENCE EDWARD JOYCE

Name of Sole Director and Sole Secretary

Signature of Sole Director and Sole Secretary

Land Titles Office Use Only

Dealing Security Code: 469052

**T**  
Version 1 (TOLD)

THE BACK OF THIS FORM MUST NOT BE USED

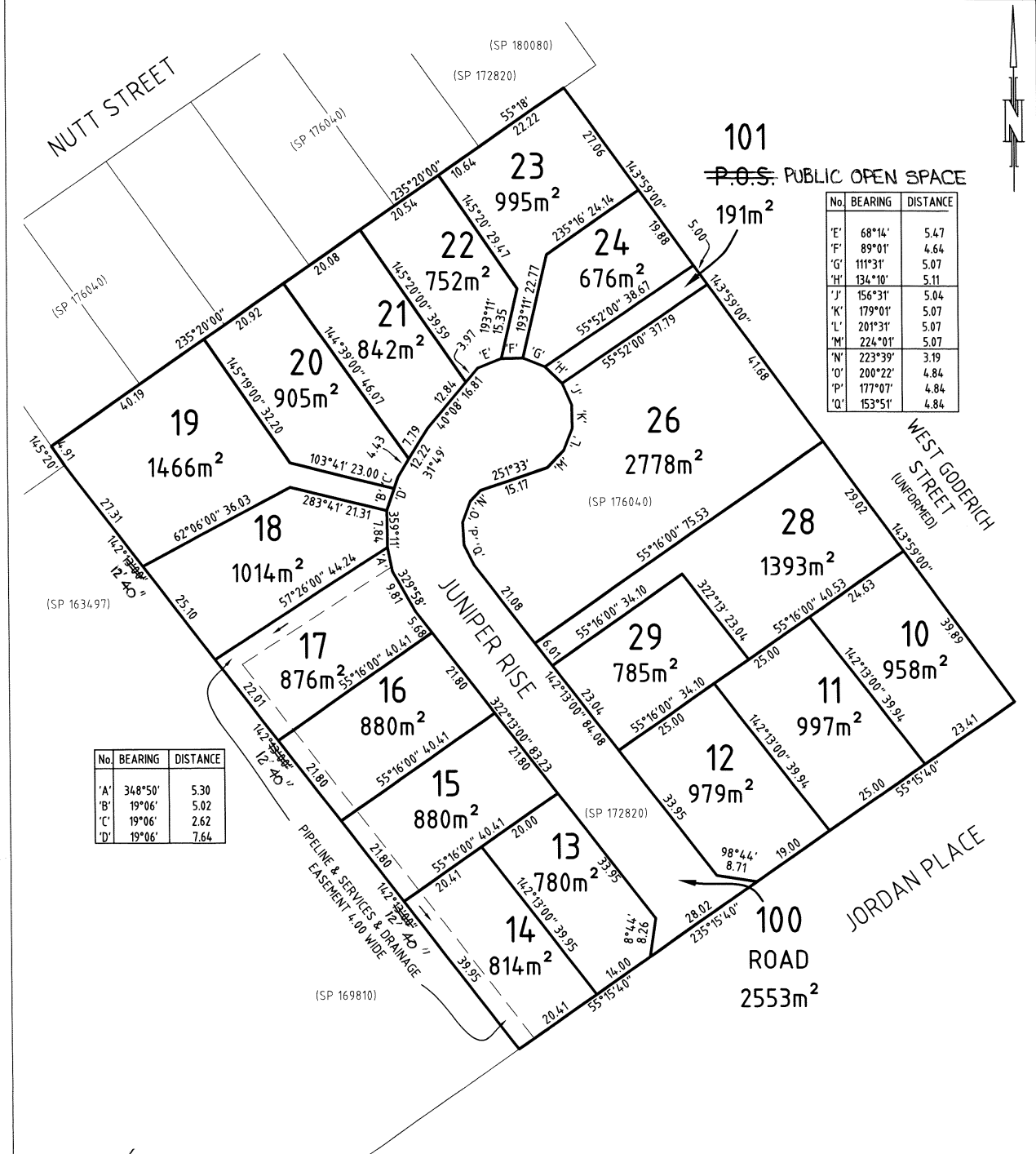
Created 01-May-2024 03:36PM

DUTIES ACT 2001-TAS LICENCE 21352	
Document Number	<u>5757516-756</u>
Document Code	.....
Lodgement Date	<u>10/5/2024</u>
Consideration	\$\$\$ <u>200,000-00</u>
Duty	\$\$\$ <u>5935-00</u>
Initials	<u>LAB 240152</u>

Duty

OWNER : YCE HOLDINGS PTY. LTD.	<b>PLAN OF SURVEY</b> BY SURVEYOR: M.R. HEATLEY of <b>OPDA</b> <small>SURVEYORS, ENGINEERS &amp; PLANNERS</small> 3/23 BRISBANE STREET, LAUNCESTON	Registered Number <b>SP 186438</b>
FOLIO REFERENCE : F.R. 176040/52		APPROVED EFFECTIVE FROM 11 APR 2024 <i>Ren</i> Recorder of Titles
GRANTEE : PART OF (SECTION A7), 11A-2R-22P Gtd TO JOHN JAMIESON	LOCATION: TOWN OF DELORAINE	
SCALE 1:800	LENGTHS IN METRES	

PRIORITY FINAL PLAN	SURVEYORS REF: 49481	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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No	BEARING	DISTANCE
E'	68°14'	5.47
F'	89°01'	4.64
G'	111°31'	5.07
H'	134°10'	5.11
J'	156°31'	5.04
K'	179°01'	5.07
L'	201°31'	5.07
M'	224°01'	5.07
N'	223°39'	3.19
O'	200°22'	4.84
P'	177°07'	4.84
Q'	153°51'	4.84

No	BEARING	DISTANCE
A'	348°50'	5.30
B'	19°06'	5.02
C'	19°06'	2.62
D'	19°06'	7.64

*M. Heatley*  
Registered Land Surveyor  
18/12/2023  
Date

*13 Bell*  
Council Delegate  
14/03/2024  
Date

THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC Vol.2) AND ALL REQUIREMENTS OF LOCAL AUTHORITIES. USE ONLY FIGURED DIMENSIONS. DO NOT SCALE. NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION OR INTERPRETATION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATES. CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUNCTION WITH RELEVANT AUTHORITIES.



## DRAWING SCHEDULE

- P01 - COVER PAGE
- P02 - SITE PLAN
- P03 - FLOOR PLAN (Unit 1 )
- P04 - FLOOR PLAN (Unit 2 )
- P05 - TYPICAL SECTION
- P06 - ELEVATIONS (Unit 1)
- P07 - ELEVATIONS (Unit 2)
- P08 - LANDSCAPE PLAN
- P09 - PRIVATE OPEN SPACE
- P10 - SHADOW DIAGRAMS 1
- P11- SHADOW DIAGRAMS 2
- P12 - CONCEPT SERVICES PLAN
- P13 - UTILITIES LAYOUT/ CUT/ FILL DETAILS

# A & C DYKMAN

## PROPOSED 2 UNIT DEVELOPMENT (Stratum Title Development)

16 (Lot 11) JORDAN PLACE

DELORAINIE 7304

### Site Information

Land Title Reference:	186438/11	Certificate folio and volume
PID No:	TBC	
Wind Classification:	TBC	Attached Site Classification to AS 4055–2006
Soil Classification:	TBC	Attached Site Classification to AS 2870–2011
Climate Zone:	7	www.abcb.gov.au map
BAL Level:	N/A	Proposed dwelling constructed in an existing built up residential area. The surrounding 100m is a combination of existing residences, non-vegetated areas including roads, footpaths and buildings and low threat vegetation including managed grassland and maintained lawns.
Alpine Area:	N/A	NCC Vol.2 2022 Schedule1 Glossary Fig. 3 and Table 2
Corrosion Environment:	N/A	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to NCC Vol.2 2022 section 6.3.9 & AS 4100. Cladding and fixings to manufacturer's specifications.
Other Hazards:	N/A	High wind, earthquake, flooding, landslide, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors
Enclosed Floor Areas:		
Unit 1	156.4 sq. m	
Unit 2	156.4 sq. m	
Block Size:	998 sq.m (approx)	

PRINT DATE:

SCALE:  
1:200  
(A3)  
Check dimensions.  
Dimensions take  
precedence over scale

DRAWING NO: **P01**

DRAWN BY: ME

SHEET NO. :1 of 13

Job Number: 24DYK1  
Issue : **P2**– For Planning Approval Only  
Meander Valley Council

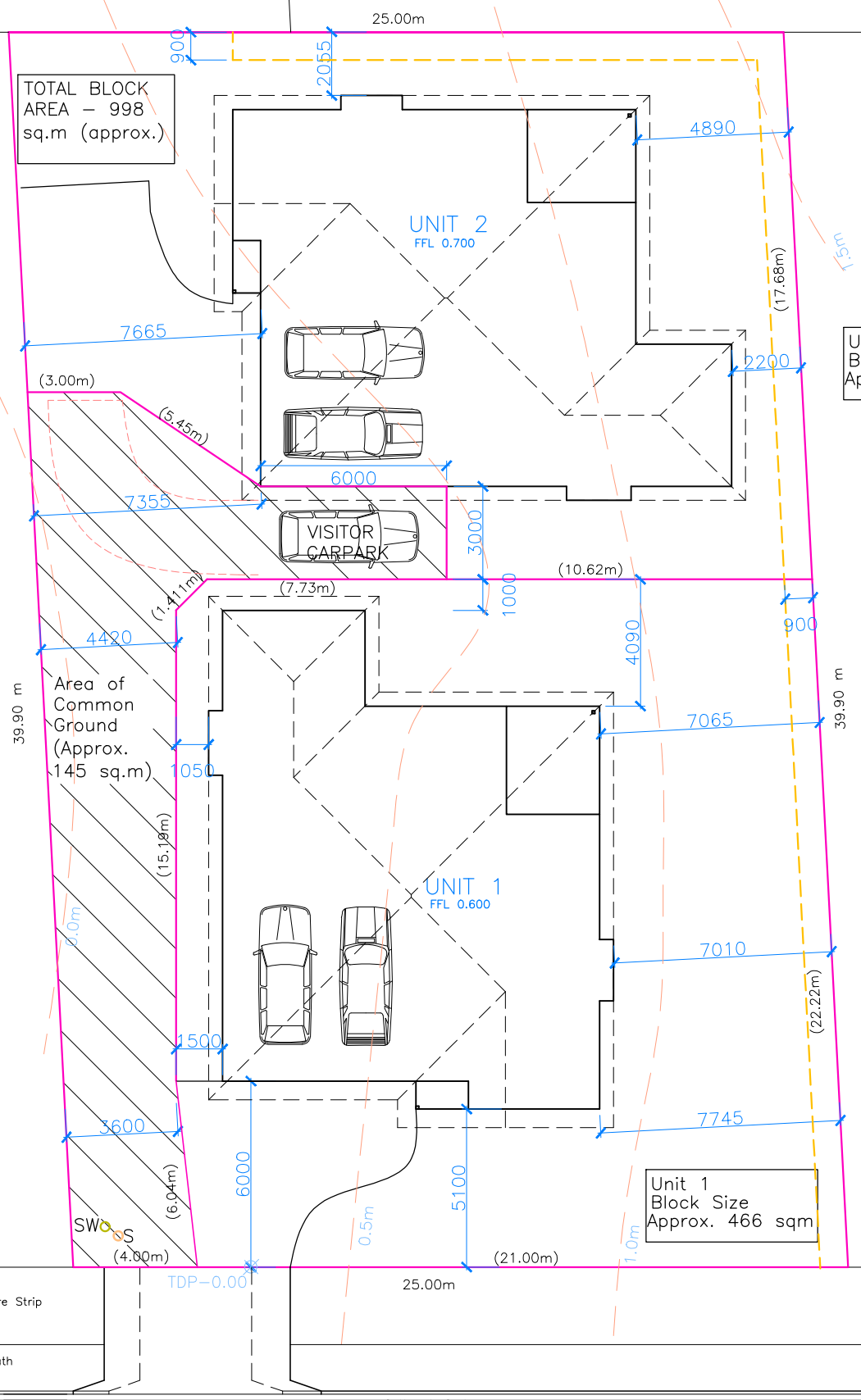
ISSUE:	DATE:	DESCRIPTION:
P1	MAY 2024	FOR PLANNING APPROVAL ONLY
P2	JUNE 2024	RAI MVC– PLANNING DEPT

VACANT BLOCK  
(Lot 29 Juniper Rise)

VACANT BLOCK  
(Lot 28 Juniper Rise)

VACANT BLOCK  
(Lot 12 Jordan Pl.)

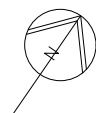
VACANT BLOCK  
(Lot 10 Jordan Pl.)



Unit 2  
Block Size  
Approx. 386 sqm

Unit 1  
Block Size  
Approx. 466 sqm

BAL- N/A  
Proposed dwelling constructed in an existing built up residential area. The surrounding 100m is a combination of existing residences, non-vegetated areas including roads, footpaths and buildings and low threat vegetation including managed grassland and maintained lawns.



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SELECTED LANDSCAPING RETAINING WALL SYSTEM < 700mm HIGH

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CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUNCTION WITH RELEVANT AUTHORITIES.

**Mark Evans**  
Building Designs & Drafting  
Trading as MDE Building Designs  
Accred No. CC1629 D  
11 Balfour Place  
Launceston 7250  
Mob. 0407071492  
mdebuildingdesigns@bigpond.com  
ABN 62650579624

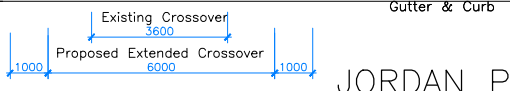
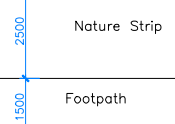
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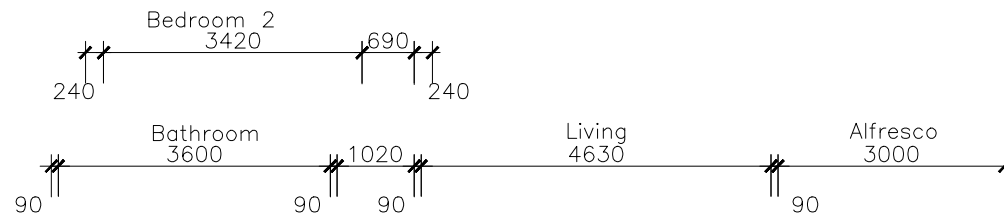
CLIENT: A & C DYKMAN  
PROJECT: STRATUM TITLE 2 UNIT DEVELOPMENT  
16 (Lot 11) JORDAN PLACE  
DELORAINE

DRAWING TITLE(S):  
SITE/ SERVICES PLAN

SCALE: 1:200 (A3) Check dimensions. Dimensions take precedence over scale	DRAWING NO: <b>P02</b> DRAWN BY: ME SHEET NO. : 2 of 13
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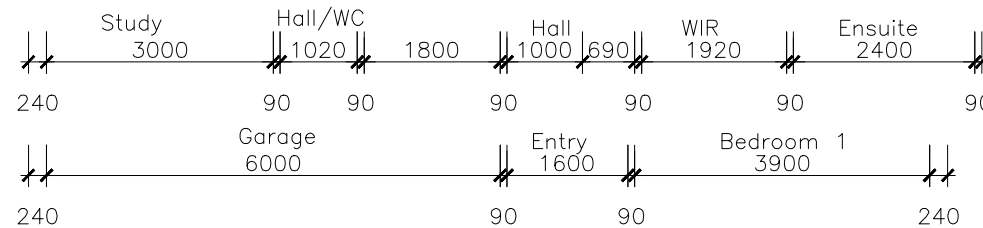
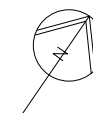
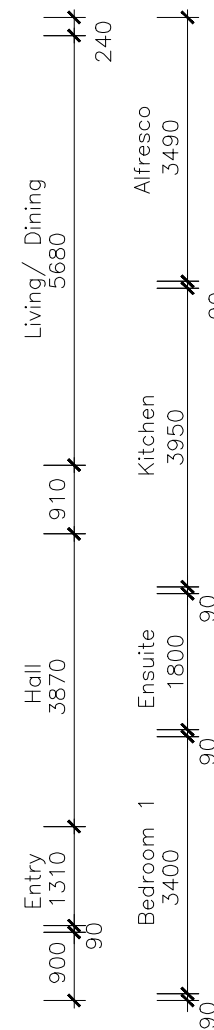
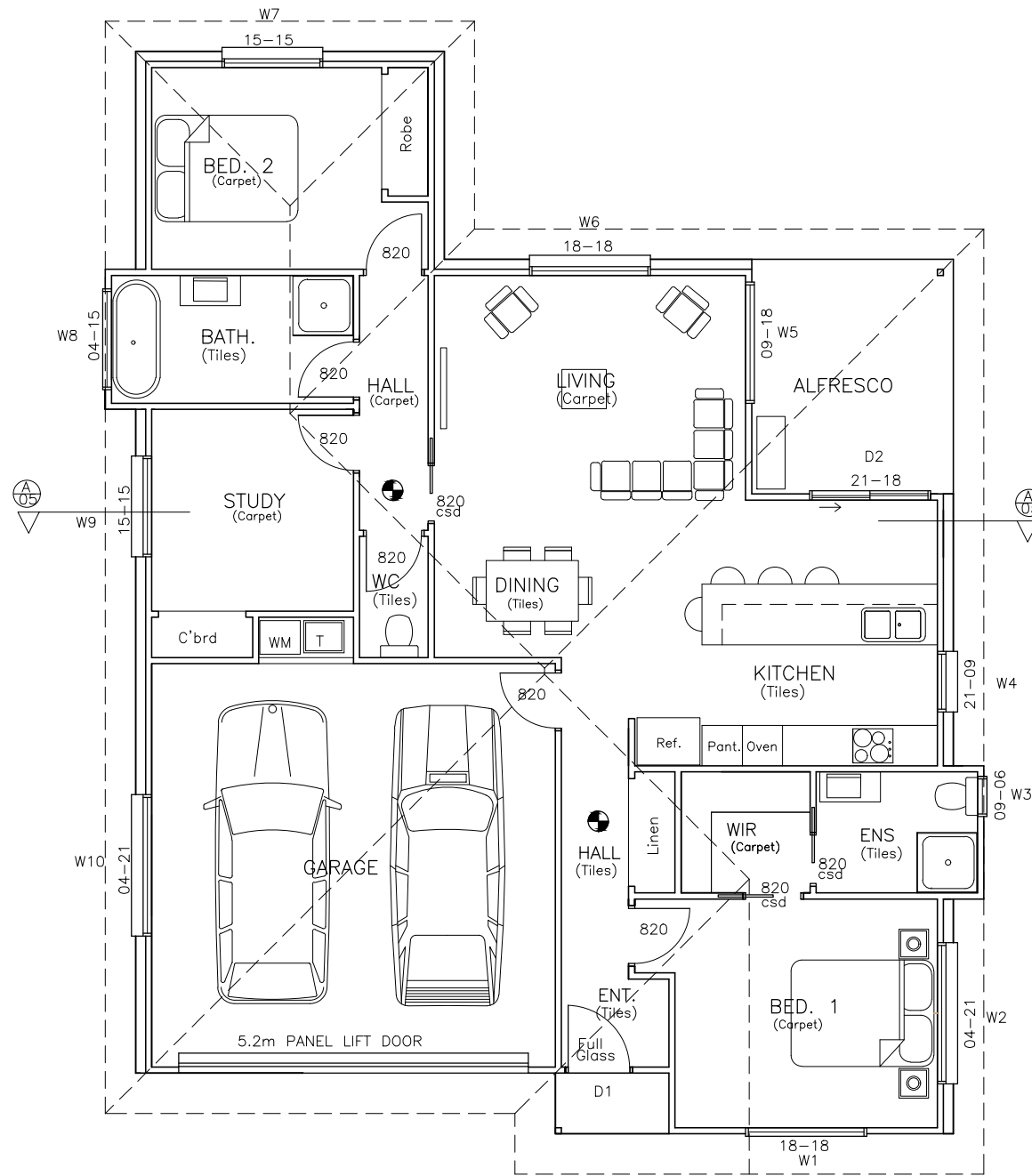
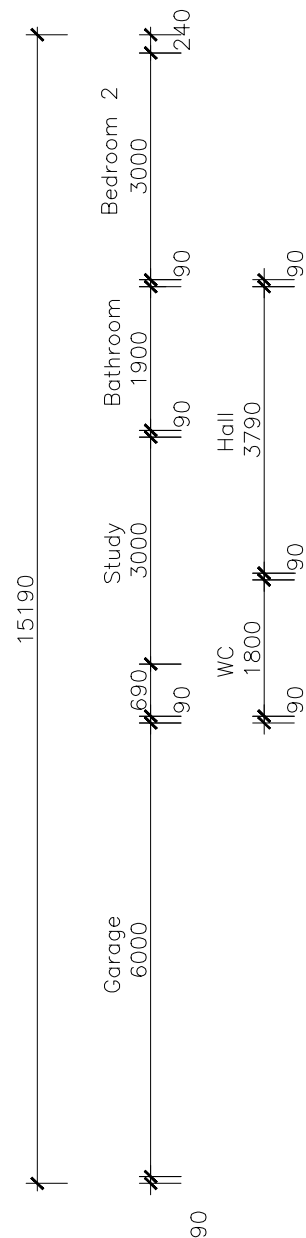
JORDAN PLACE





TOTAL ENCLOSED LIVING AREA = 117.4 sq. m (12.8 squares)  
 GARAGE/LAUNDRY = 39.0 sq. m ( 4.2 squares)  
 TOTAL ENCLOSED AREA = 156.4 sq. m (17.0 squares)

ENTRY PATIO/ ALFRESCO AREAS = 11.9 sq. m



**NOTES:**  
 -KITCHEN LAYOUT IS INDICATIVE ONLY AND SHOULD BE CONFIRMED WITH OWNERS AND RELEVANT CONTRACTORS.  
 -ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ACCOUNT FOR WALL LININGS.  
 ● 240V HARD-WIRED SMOKE DETECTORS ALL INTER-CONNECTED

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PRINT DATE:	
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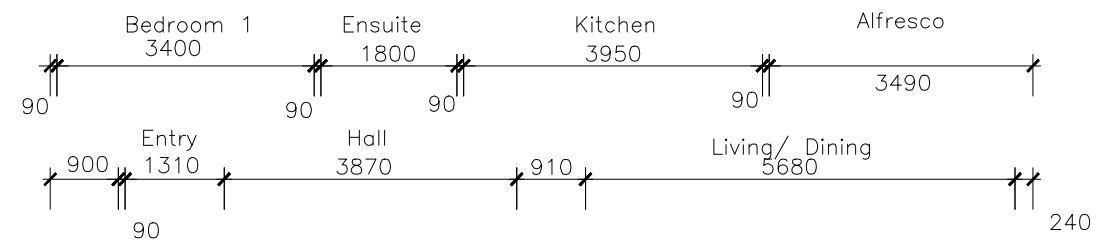
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 A/NZ Accred No. CC1629 D  
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CLIENT: A & C DYKMAN  
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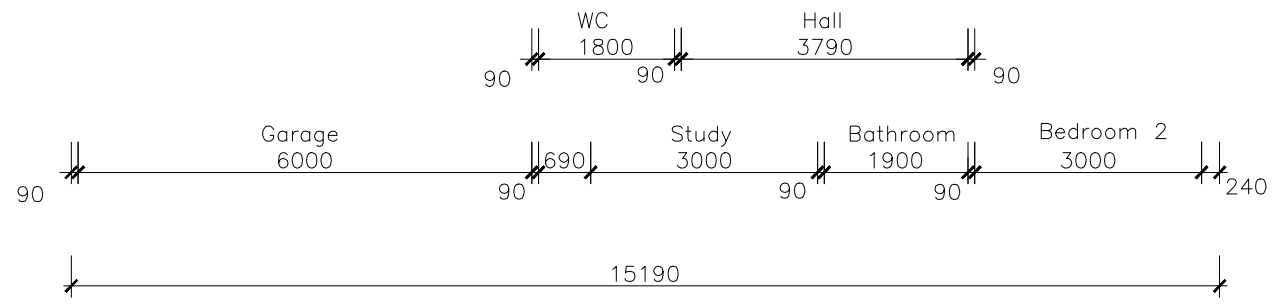
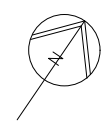
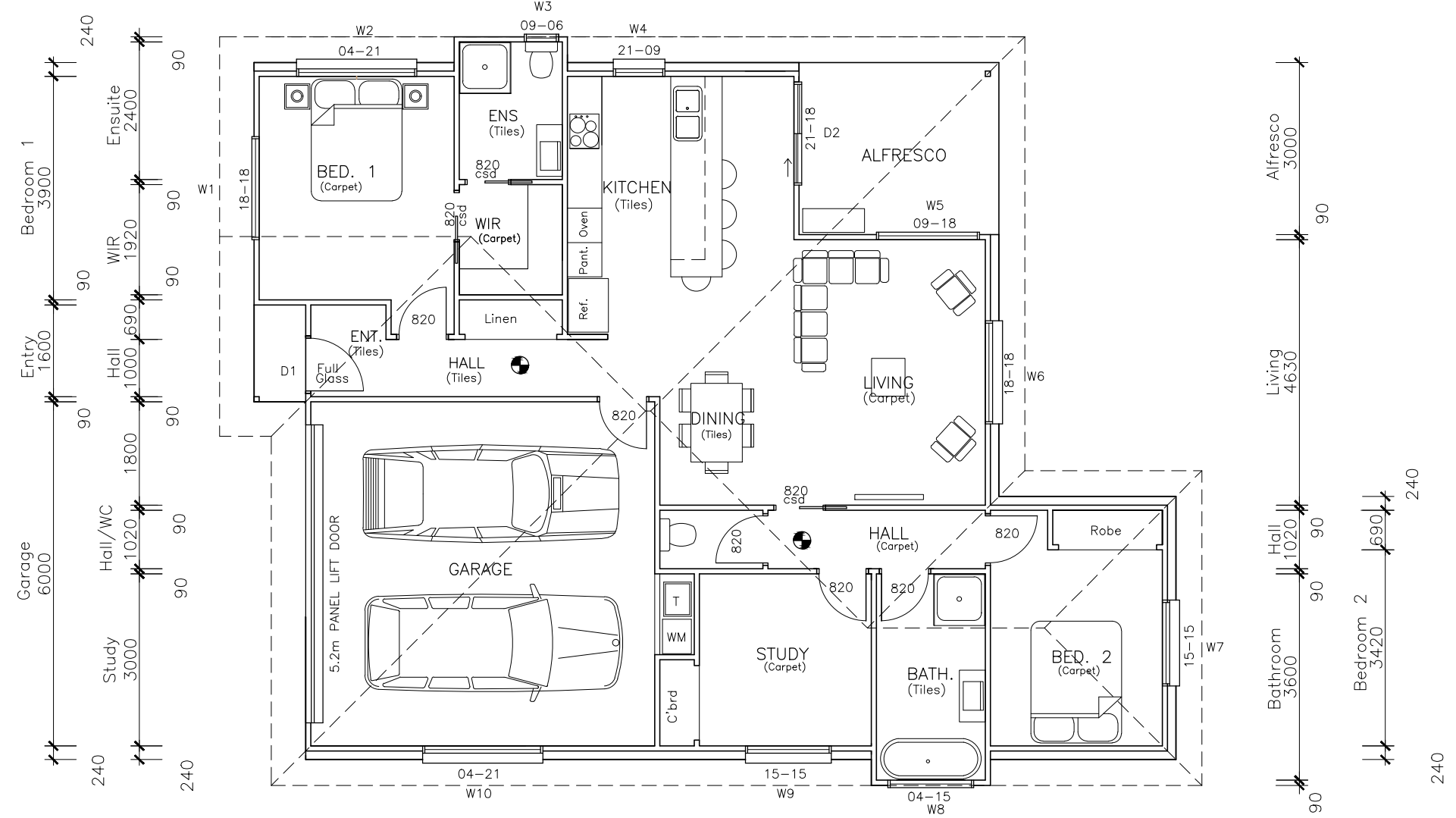
DRAWING TITLE(S):  
**FLOOR PLAN-UNIT 1**





TOTAL ENCLOSED LIVING AREA = 117.4 sq. m (12.8 squares)  
 GARAGE/LAUNDRY = 39.0 sq. m (4.2 squares)  
 TOTAL ENCLOSED AREA = 156.4 sq. m (17.0 squares)

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 16 (Lot 11) JORDAN PLACE  
 DELORAINÉ

DRAWING TITLE(S):  
**FLOOR PLAN-UNIT 2**

PRINT DATE:	
SCALE: 1:100 (A3) Check dimensions. Dimensions take precedence over scale	DRAWING NO: <b>P04</b> DRAWN BY: ME SHEET NO. : 4 of 13

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) Vol.2, COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

**DO NOT SCALE DRAWINGS—IF ANY DOUBT CONTACT DESIGNER.**  
ALL DIMENSIONS IN MILLIMETRES UNLESS SPECIFIED

CHECK ALL DIMENSIONS AND VERIFY LEVELS, PRIOR TO SETOUT OR COMMENCEMENT OF ANY BUILDING WORK.

ANY NOTED DISCREPANCIES ON ANY OF THESE DRAWINGS OR DOCUMENTS REFERRING TO THIS PROJECT SHOULD BE MADE AWARE TO THE DESIGNER BEFORE ANY FURTHER WORK CONTINUES.

ALL CONSTRUCTION TO COMPLY WITH THE LATEST NATIONAL CONSTRUCTION CODE (NCC Vol.2) AND AUSTRALIAN STANDARDS.

ENGINEER'S SPECIFICATIONS TAKE PRECEDENT OVER DRAWING NOTES.

ALL BUILDING MATERIALS USED NEED TO MEET RELEVANT CORROSION RESISTANT REQUIREMENTS FOR THE LOCAL ENVIRONMENT AND COMPATIBILITY OF MATERIALS.

ALL PLUMBING AND DRAINAGE TO COMPLY AS3500 AND LOCAL COUNCIL PLUMBING REQUIREMENTS.

**SITWORKS**

SITE TO BE PREPARED IAW ENGINEERS OR SURVEYORS REPORT IF APPLICABLE.

SITE TO BE EXCAVATED OR FILLED TO INDICATED LEVELS IAW WITH NCC Vol.2 2022 3.2 AND AS3798.

DRAINAGE WORKS TO BE IAW NCC Vol.2 2022 PART 3.3 AND AS/NZS 3500

SURFACE DRAINAGE —FINISHED GROUND TO FALL AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1m AT 1:20 MIN. AND TO A POINT WHERE PONDING WILL NOT OCCUR.

PREVENT PONDING OF WATER UNDER SUSPENDED FLOORS.

**MASONRY**  
GENERALLY MASONRY WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOL.2 2020 PART 5 & AS3700.

MASONRY VENEER TO NCC VOL.2 2020 PART 5.2, CAVITY MASONRY TO NCC VOL.2 2020 PART 5.3, UNREINFORCED LEAF MASONRY TO NCC VOL.2 2020 PART 5.4, ISOLATED PIERS TO NCC VOL.2 2020 PART 5.5 and MASONRY COMPONENTS AND ACCESSORIES TO NCC VOL.2 2020 PART 5.6

**CONCRETE**  
ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS AND PLACEMENT OF REINFORCING IS TO BE APPROVED BY ENGINEER AND/OR BUILDING SURVEYOR PRIOR TO POURING.

REFER TO ANY ENGINEERS DRAWINGS FOR DETAILS AND NOTES OF CONCRETE WORKS. (NOT APPLICABLE)

REFER TO SOIL REPORT FOR CLASSIFICATION TO AS2870

DAMP PROOF COURSE TO EXTEND 150mm ABOVE GROUND LEVEL.

**EXTERIOR WALL CLADDING**  
GENERALLY IAW NCC Vol.2 2022 PART 7

ANY EXTERNAL TIMBER CLADDING TO BE FIXED IAW MANUFACTURERS SPECIFICATIONS.

IF APPLICABLE WEATHERBOARDS AND CHAMFERBOARDS TO BE PRIMED PRIOR TO FIXING.

VAPOR PERMEABLE SARKING TO BE PROVIDED BETWEEN EXTERNAL WALL CLADDING AND FRAMING.

WALL CLADDING TO BE IAW MANUFACTURERS SPECIFICATIONS.

FLASHINGS TO WINDOW/DOOR OPENINGS ARE TO AS290

**INTERNAL LINING**  
LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING WITH SELECTED PLASTER CORNICES.

CEILING PLASTER FITTED TO METAL FURRING CHANNELS AT 450 ctrs.

PLASTERBOARD LINING TO WET AREAS TO BE 'VILLABOARD', W.R BOARD OR OTHER APPROVED WATERPROOF LINING

ALL EAVE AND SOFFIT LININGS TO BE 'VILLABOARD'. W.R BOARD OR OTHER APPROVED WATERPROOF LINING UNLESS OTHERWISE NOTED.

ALL DOORS, WINDOWS, ARCHITRAVES, SKIRTING, WALL AND FLOOR SURFACES AND ALL FITTINGS AND FIXTURES AS PRESCRIBED BY OWNER.

**FACILITIES**

THE DOOR OF A FULLY ENCLOSED SANITARY COMPARTMENT MUST OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200mm BETWEEN THE CLOSET PAN AND THE NEAREST PART OF THE DOORWAY.

PROVISION OF NATURAL LIGHT TO BE IAW NCC Vol.2 2022 PART 10.4

WINDOWS/ROOFLIGHTS TO PROVIDE LIGHT TRANSMISSION AREA EQUAL TO 10% OF FLOOR AREA OF ROOM.

VENTILATION TO BE IAW NCC Vol.2 2022 PART 10.6 OR AS 1668.2 FOR MECHANICAL VENTILATION. EXHAUST FAN FOR BATHROOM/ WC TO BE VENTED TO OUTSIDE FOR STEEL ROOF AND TO ROOF SPACE FOR TILE ROOF.

NATURAL VENTILATION TO BE PROVIDED AT A RATE OF 5% OF ROOM FLOOR AREA IAW NCC Vol.2 2022 PART 10.6

**GENERAL FIRE SAFETY**  
GENERALLY TO BE IAW NCC Vol.2 2022 PART 9

FIRE SEPARATION TO IAW NCC Vol.2 2022 PARTS 9.2, 9.3,9.4 EXTERNAL WALLS AND GABLE ENDS CONSTRUCTED WITHIN 900mm OF BOUNDARY ARE TO EXTEND TO UNDERSIDE OF NON COMBUSTIBLE ROOFING/ EAVES AND ARE TO BE CONSTRUCTED OF A MASONRY SKIN 90mm THICK AND WITH AN FRL OF 60/ 60/60.

SARKING TO HAVE A FLAMMABILITY INDEX LESS THAN 5.

ROOF LIGHTS NOT TO BE PLACED CLOSER THAN 900 FROM BOUNDARY.

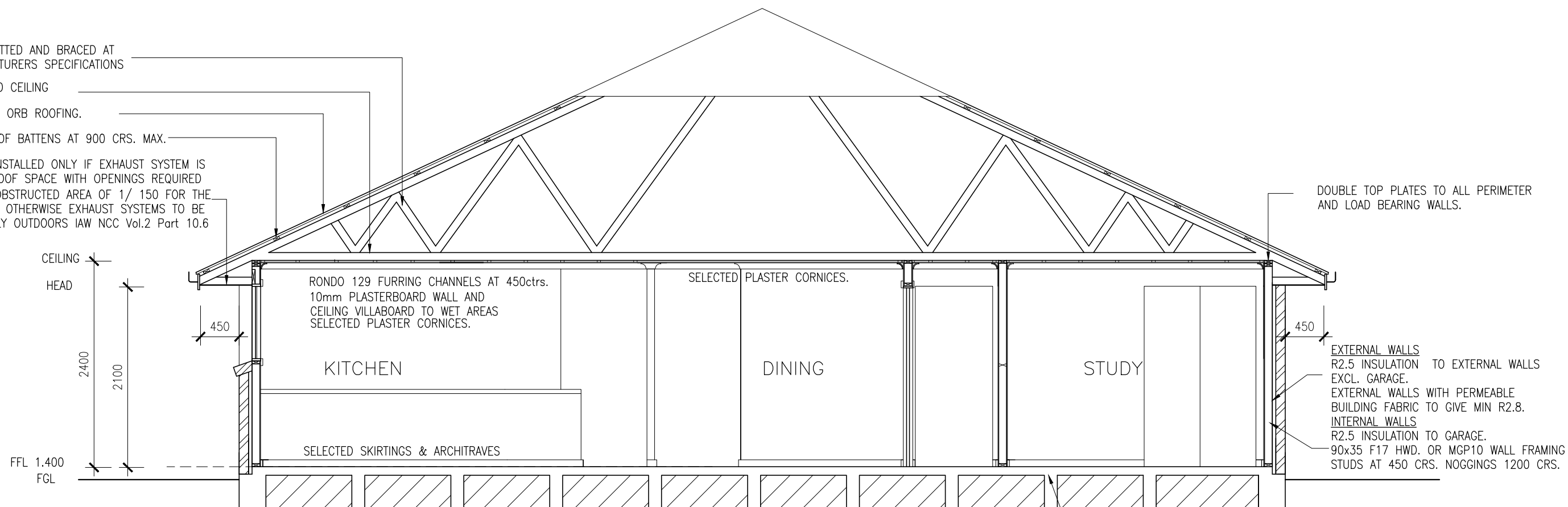
SMOKE ALARM INSTALLATION TO BE IAW NCC Vol.2 2022 PART 9.5. AND AS1670, LOCATIONS INDICATED ON FLOOR PLAN.

INSTALLATION LOCATIONS:  
-CEILINGS- 300 AWAY FROM WALL JUNCTION.  
-CATHEDRAL CEILING- 500 DOWN FROM APEX.  
-WALLS- 300 DOWN FROM CEILING JUNCTION

HEATING APPLIANCES GENERALLY TO BE IN COMPLIANCE WITH NCC Vol.2 2022 PART 9 AND AS2918 "DOMESTIC SOLID FUEL BURNING APPLIANCE INSTALLATIONS".

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC), COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS AND CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

25 deg. TRUSSES FITTED AND BRACED AT 900crs TO MANUFACTURERS SPECIFICATIONS  
R5.0 INSULATION TO CEILING  
COLORBOND CUSTOM ORB ROOFING.  
70x35 F17 HWD ROOF BATTENS AT 900 CRS. MAX.  
POLY EAVE VENTS INSTALLED ONLY IF EXHAUST SYSTEM IS DIRECTED TO THE ROOF SPACE WITH OPENINGS REQUIRED TO BE A TOTAL UNOBSTRUCTED AREA OF 1/ 150 FOR THE 27deg. ROOF PITCH. OTHERWISE EXHAUST SYSTEMS TO BE DISCHARGED DIRECTLY OUTDOORS IAW NCC Vol.2 Part 10.6



SECTION AA

RC 'WAFFLE POD' VOID FORM SLAB WITH MIN. 175mm VOID AND 85mm CONCRETE COVER IAW ENERGY ASSESSMENT. ALL OTHER DETAILS TO ENGINEERS SPECIFICATIONS.

THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC Vol.2) AND ALL REQUIREMENTS OF LOCAL AUTHORITIES. USE ONLY FIGURED DIMENSIONS. DO NOT SCALE. NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION OR INTERPRETATION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATES. CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUNCTION WITH RELEVANT AUTHORITIES.

PRINT DATE:

SCALE:  
1:50  
(A3)  
Check dimensions.  
Dimensions take  
precedence over scale

DRAWING NO: **P05**

DRAWN BY: ME

SHEET NO. : 5 of 13

**Mark Evans**  
Building Designs & Drafting  
Trading as MDE Building Designs  
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ISSUE:	DATE:	DESCRIPTION:
P1	MAY 2024	FOR PLANNING APPROVAL ONLY
P2	JUNE 2024	RAI MVC- PLANNING DEPT

CLIENT: A & C DYKMAN  
PROJECT: STRATUM TITLE 2 UNIT DEVELOPMENT  
16 (Lot 11) JORDAN PLACE  
DELORAINÉ

DRAWING TITLE(S):  
TYPICAL SECTION  
(Unit 1)

WINDOWS & DOORS  
 ALUMINIUM FRAMED DOORS AND AWNING WINDOWS  
 (See window schedule)  
 TAS OAK OR MDF REVELS AND TRIMS  
 ALL FLASHING TO MANUFACTURERS  
 SPECIFICATIONS, NCC V.2 PART 8.2 & AS1288

ROOFING  
 COLORBOND CUSTOM ORB ROOF CLADDING,  
 GUTTER AND FASCIA ALL ROUND.  
 COLOUR TO CLIENTS SPECIFICATION.  
 INSTALLED IAW MANUFACTURERS INSTRUCTIONS.

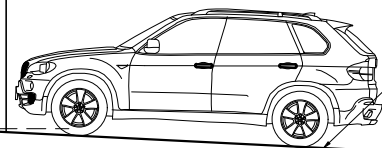
FFL 0.60m

NORTH EASTERN ELEVATION

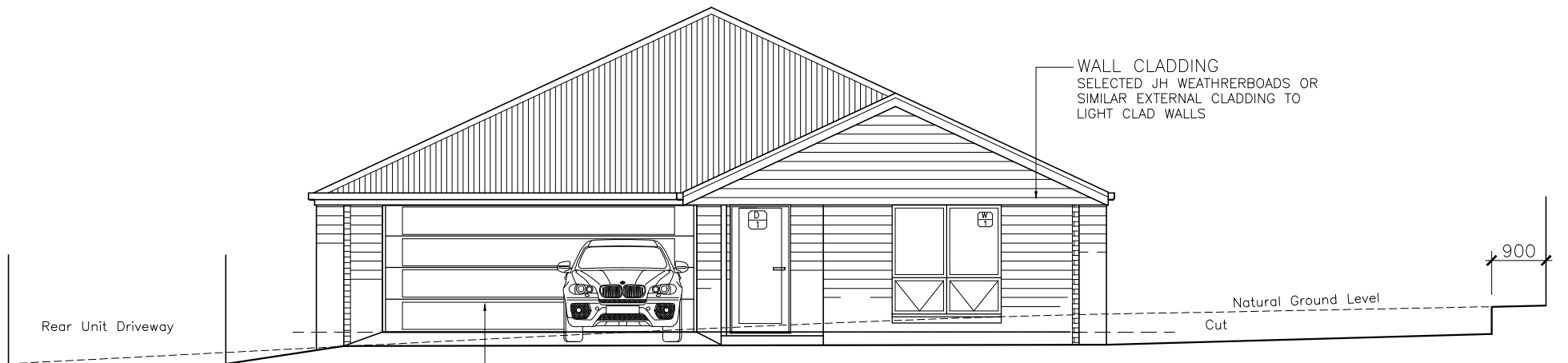


SOUTH WESTERN ELEVATION

WALL CLADDING  
 SELECTED FACE BRICK  
 REFER TO ENGINEER SPECIFICATIONS  
 FOR ARTICULATION JOINTS  
 ALL MASONRY TO COMPLY WITH PART  
 5 OF NCC V.2 AND AS1225.



UNIT 1- DRIVEWAY GRADIENT  
 3 degrees



SOUTH EASTERN ELEVATION

WALL CLADDING  
 SELECTED JH WEATHERBOARDS OR  
 SIMILAR EXTERNAL CLADDING TO  
 LIGHT CLAD WALLS

Rear Unit Driveway

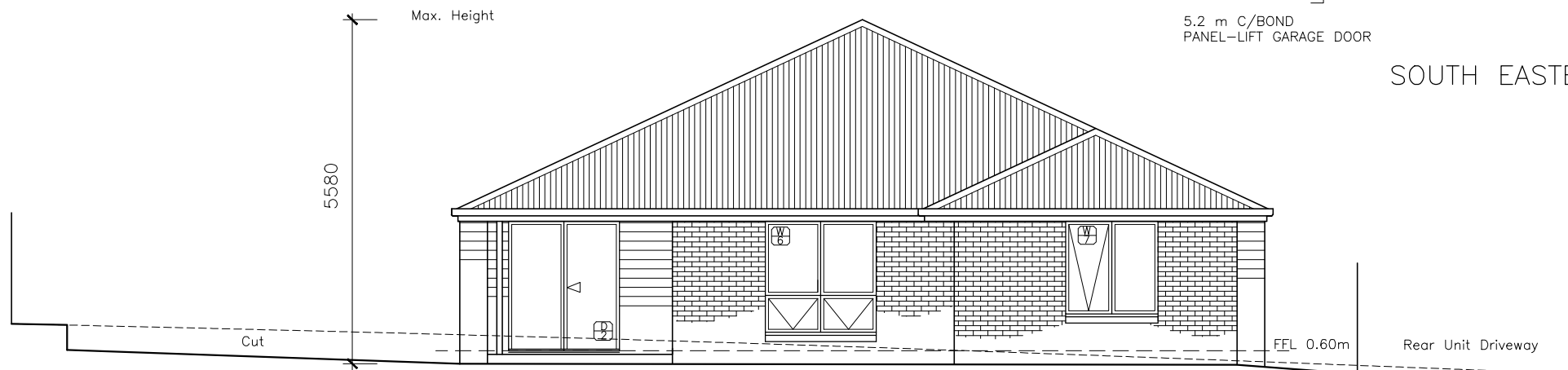
5.2 m C/BOND  
 PANEL-LIFT GARAGE DOOR

Natural Ground Level  
 Cut

900

Max. Height

5580



NORTH WESTERN ELEVATION

FFL 0.60m

Rear Unit Driveway

PRINT DATE:

SCALE:

1:100  
 (A3)

Check dimensions.  
 Dimensions take  
 precedence over scale

DRAWING NO: **P06**

DRAWN BY: ME

SHEET NO. : 6 of 13

DRAWING TITLE(S):

ELEVATIONS UNIT 1

CLIENT: A & C DYKMAN  
 PROJECT: STRATUM TITLE 2 UNIT DEVELOPMENT  
 16 (Lot 11) JORDAN PLACE  
 DELORAINÉ

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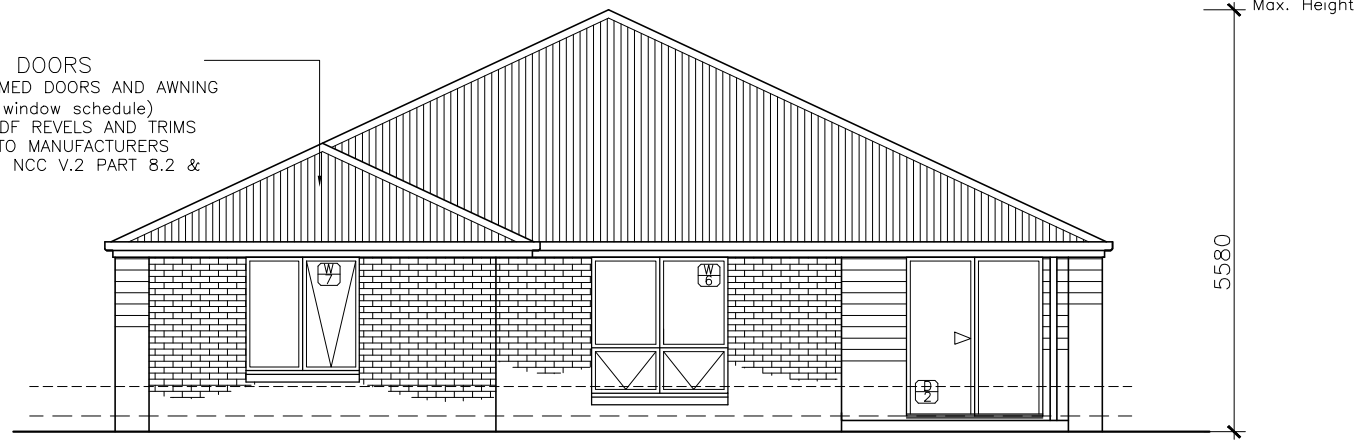
11 Balfour Place  
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**Building Designs & Drafting**

Trading as  
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 Accred No. CC1629 D

Mark  
 Evans

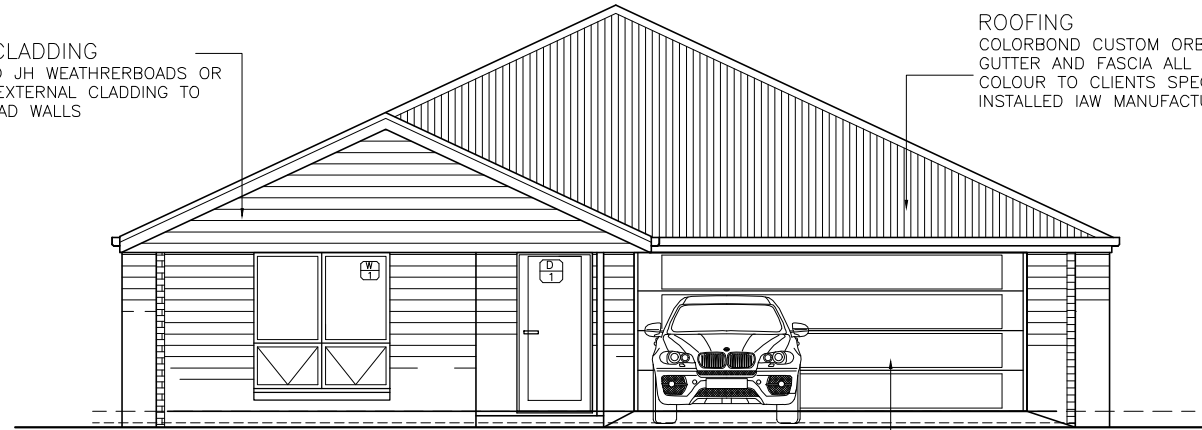
WINDOWS & DOORS  
 ALUMINIUM FRAMED DOORS AND AWNING  
 WINDOWS (See window schedule)  
 TAS OAK OR MDF REVELS AND TRIMS  
 ALL FLASHING TO MANUFACTURERS  
 SPECIFICATIONS, NCC V.2 PART 8.2 &  
 AS1288



NORTH EASTERN ELEVATION

WALL CLADDING  
 SELECTED JH WEATHERBOARDS OR  
 SIMILAR EXTERNAL CLADDING TO  
 LIGHT CLAD WALLS

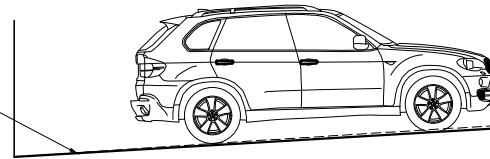
ROOFING  
 COLORBOND CUSTOM ORB ROOF CLADDING,  
 GUTTER AND FASCIA ALL ROUND.  
 COLOUR TO CLIENTS SPECIFICATION.  
 INSTALLED IAW MANUFACTURERS INSTRUCTIONS.



SOUTH WESTERN ELEVATION

5.2 m C/BOND  
 PANEL-LIFT GARAGE DOOR

UNIT 2- DRIVEWAY GRADIENT  
 3 degrees



WALL CLADDING  
 SELECTED FACE BRICK  
 REFER TO ENGINEER SPECIFICATIONS FOR  
 ARTICULATION JOINTS  
 ALL MASONRY TO COMPLY WITH PART 5 OF  
 NCC V.2 AND AS1225.



SOUTH EASTERN ELEVATION



NORTH WESTERN ELEVATION

PRINT DATE:

SCALE:  
 1:100  
 (A3)  
 Check dimensions.  
 Dimensions take  
 precedence over scale

DRAWING NO: **P07**  
 DRAWN BY: ME  
 SHEET NO. : 7 of 13

**Mark Evans**  
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CLIENT: A & C DYKMAN  
 PROJECT: STRATUM TITLE 2 UNIT DEVELOPMENT  
 16 (Lot 11) JORDAN PLACE  
 DELORAINÉ

DRAWING TITLE(S):  
 ELEVATIONS UNIT 2

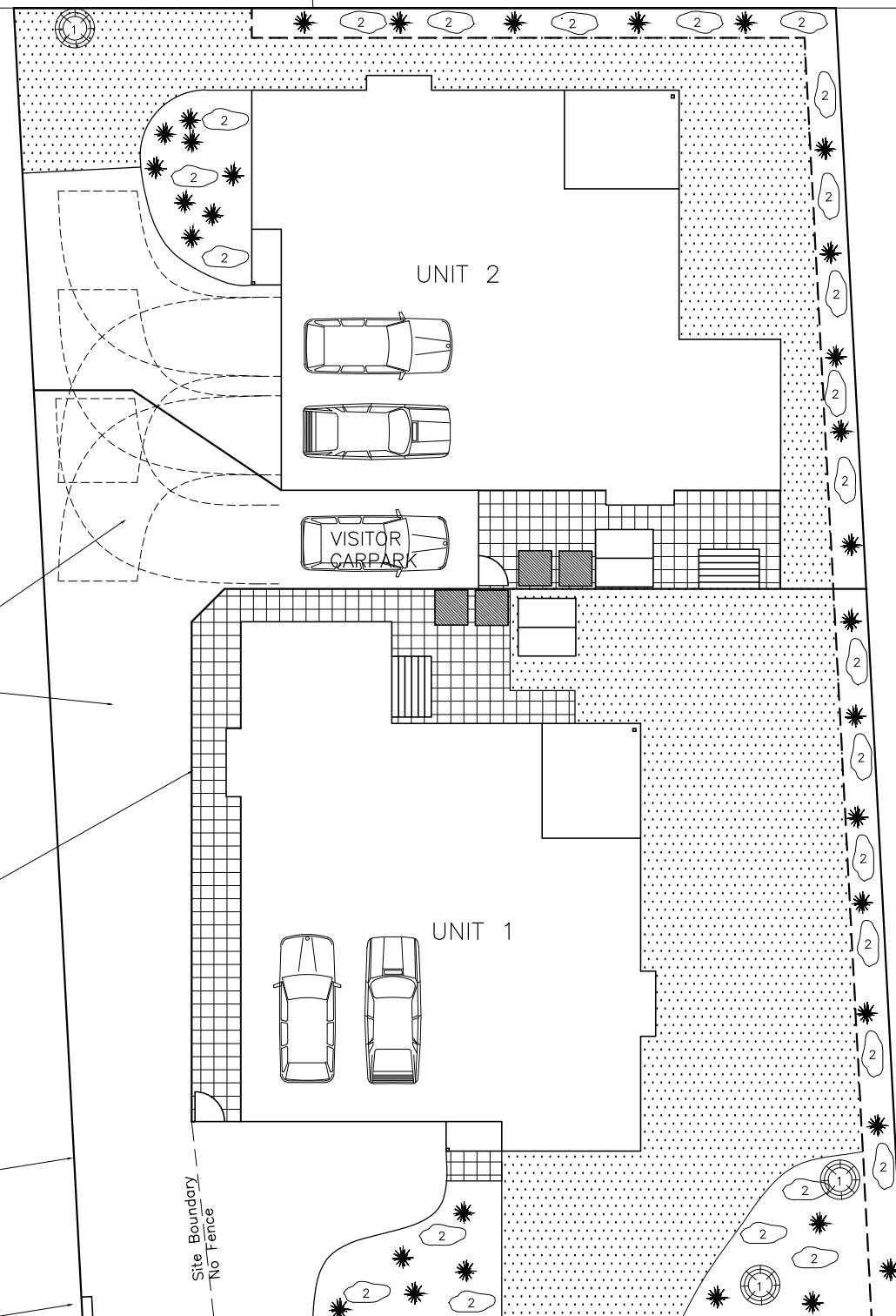
TOTAL AREA (Lot 1)	-	467 sq. m
AREA OF IMPERVIOUS SURFACE (Including all hardstand areas)	-	253 sq. m
PERCENTAGE SITE COVERAGE BY IMPERVIOUS SURFACE	-	54.2%
TOTAL AREA (Lot 2)	-	386 sq. m
AREA OF IMPERVIOUS SURFACE (Including all hardstand areas)	-	242 sq. m
PERCENTAGE SITE COVERAGE BY IMPERVIOUS SURFACE	-	62.6%
TOTAL AREA (Common Ground)	-	145 sq. m
PERCENTAGE SITE COVERAGE BY IMPERVIOUS SURFACE	-	100%

**\*HARDSTAND AREA**  
Re-Enforced Concrete driveways.  
3m wide min.  
150mm thick min.

**INTERNAL FENCING**  
1.8m High C/B  
Panel Fencing

**ALL FENCING**  
1.8m high C/B Panel  
Fencing reduced over  
the first 4.5m of the  
frontage to 0.9m high

Letterboxes



**LANDSCAPING SCHEDULE**

(Plants as prescribed by registered horticulturist and indicative of surrounding species.)

(Prescribed plants or similar)

Various Ornamental Trees to 3 m

Selection of Gardenia and Grevillea ground covers to 1m high x 2m wide

Indicative species selected shrubs to 1 metre high

TURNING CIRCLES  
B85-AS/NZ 2890.1

PAVED AREA

GRASSED AREA

SCREENED  
WASTE STORAGE AREA

CLOTHES LINE

1.75m x 1.75m PRE-FAB  
STEEL STORAGE SHED  
6 cubic m MIN.

SELECTED LANDSCAPING RETAINING  
WALL SYSTEM < 700mm HIGH

JORDAN PLACE

PRINT DATE:

SCALE:  
1:200  
(A3)  
Check dimensions.  
Dimensions take  
precedence over scale

DRAWING NO: **P08**  
DRAWN BY: ME  
SHEET NO. : 8 of 13

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PROJECT: STRATUM TITLE 2 UNIT DEVELOPMENT  
16 (Lot 11) JORDAN PLACE  
DELORAINÉ

DRAWING TITLE(S):  
LANDSCAPING PLAN

VACANT BLOCK  
(Lot 29 Juniper Rise)

VACANT BLOCK  
(Lot 28 Juniper Rise)

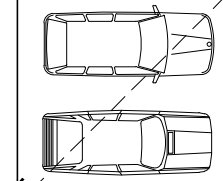
25.00m

5495

UNIT 2 -FLAT  
PRIVATE OPEN  
SPACE-  
69.8 sqm

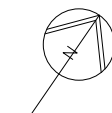
UNIT 2

5295



6000

VISITOR  
CARPARK



VACANT BLOCK  
(Lot 12 Jordan Pl.)

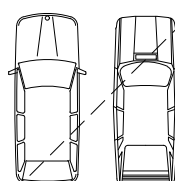
VACANT BLOCK  
(Lot 10 Jordan Pl.)

39.90 m

4090

UNIT 1 -FLAT  
PRIVATE OPEN  
SPACE-  
165.5 sqm

UNIT 1



7755

JORDAN PLACE

PRINT DATE:

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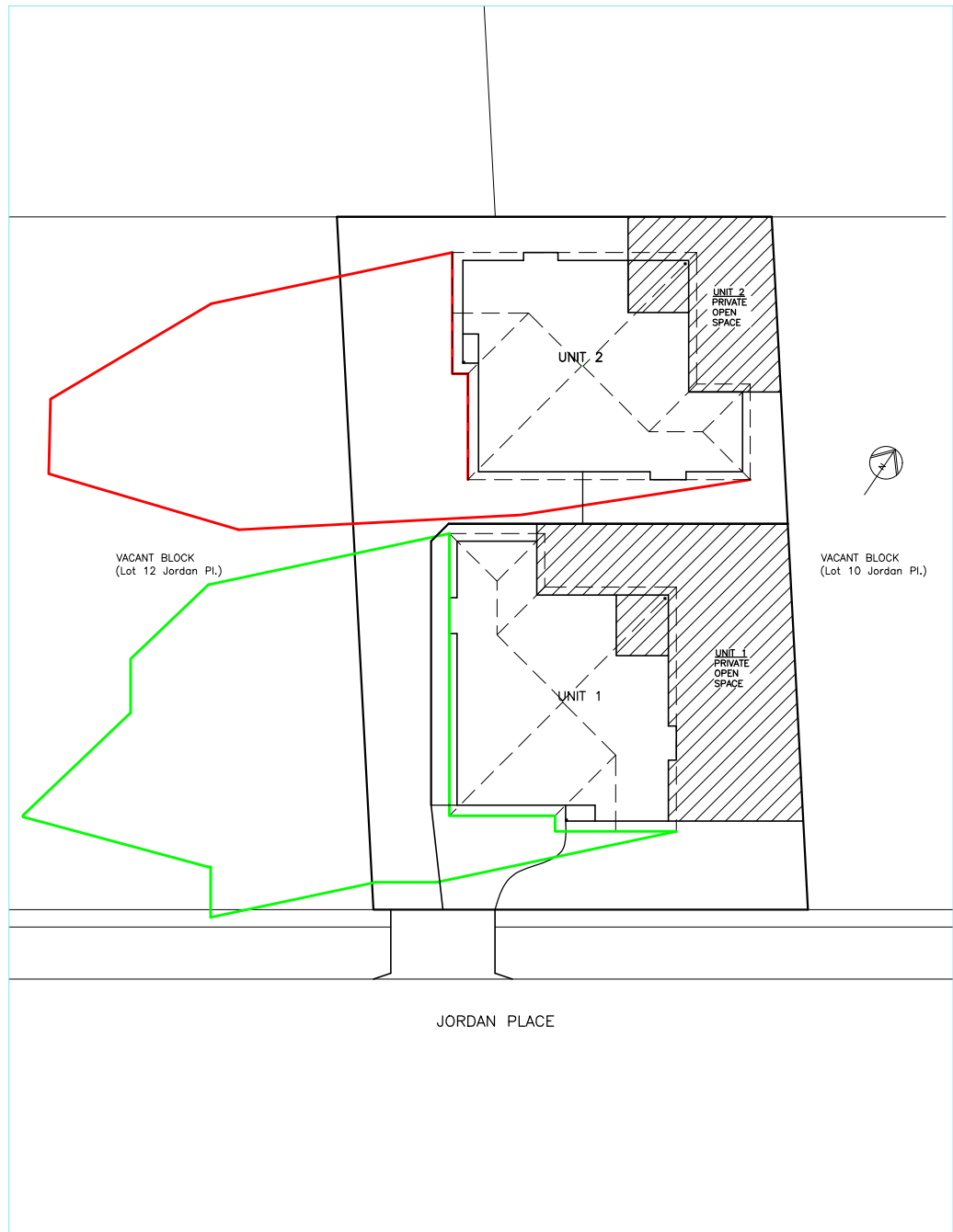
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16 (Lot 11) JORDAN PLACE  
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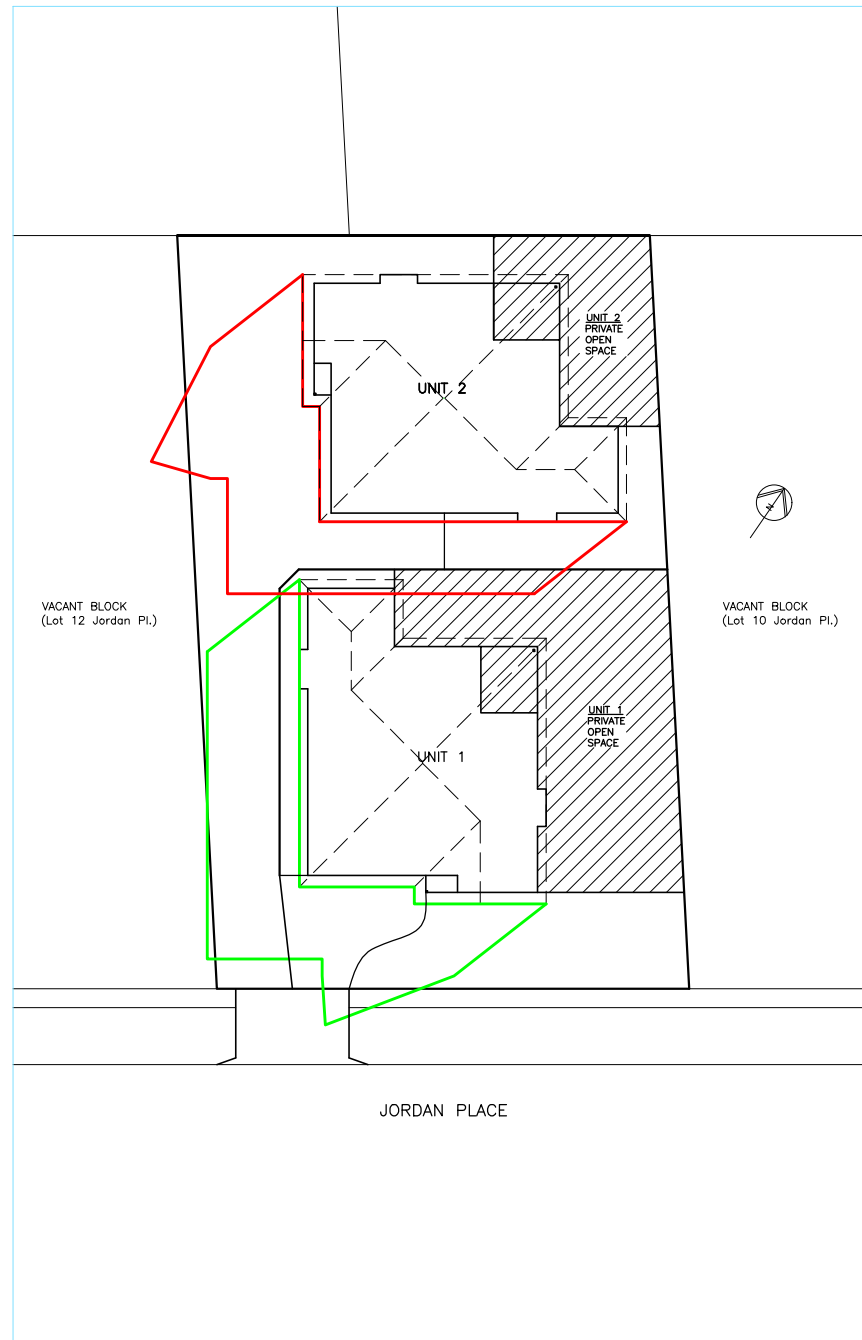
DRAWING TITLE(S):  
PRIVATE OPEN SPACE

SCALE:  
1:200  
(A3)  
Check dimensions.  
Dimensions take  
precedence over scale

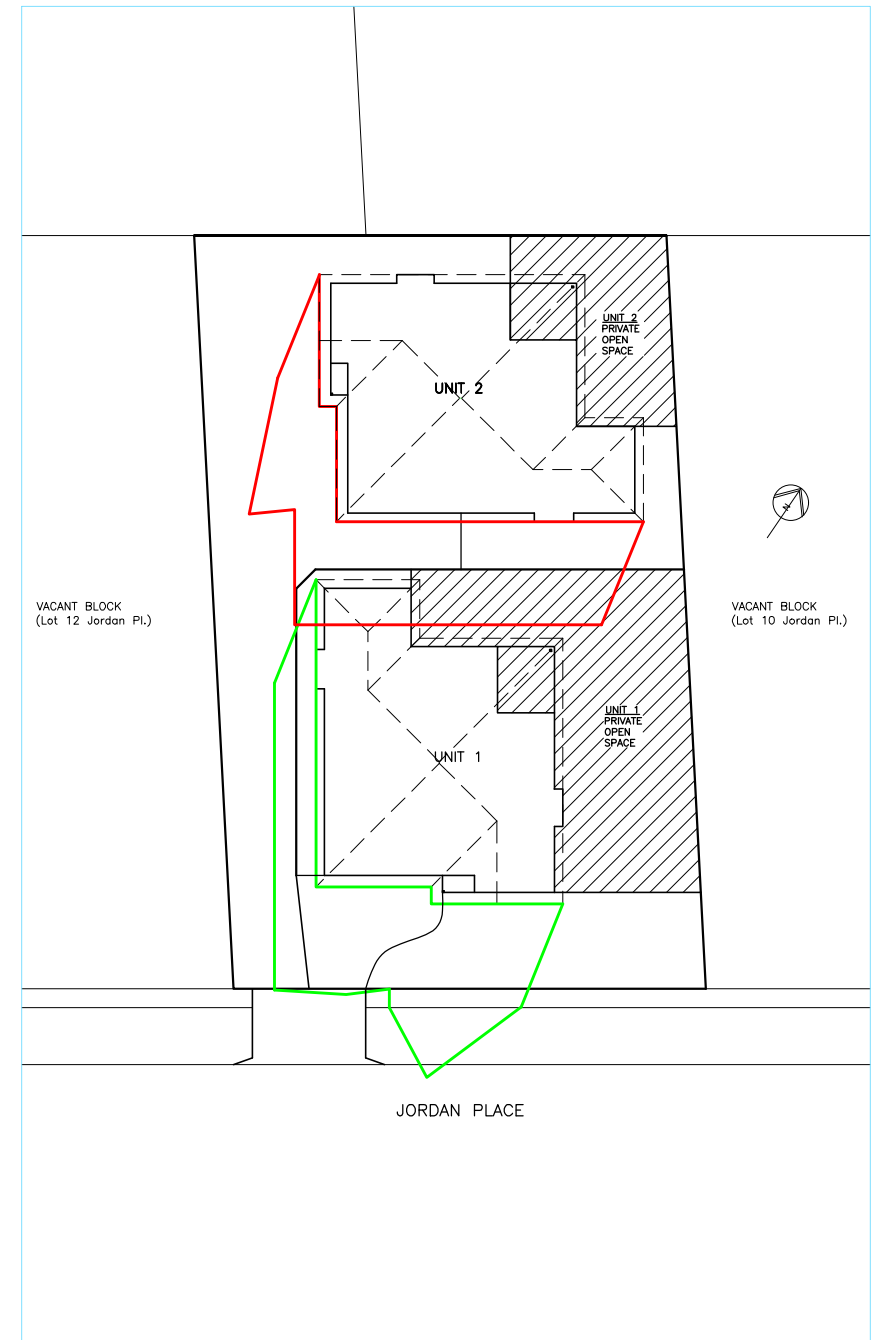
DRAWING NO: **P09**  
DRAWN BY: ME  
SHEET NO. :9 of 13



SHADOW DIAGRAM  
9am 21st JUNE.



SHADOW DIAGRAM  
11am 21st JUNE.



SHADOW DIAGRAM  
1pm 21st JUNE.

— UNIT 2  
— UNIT 1

PRINT DATE:	
SCALE: 1:400 (A3) Check dimensions. Dimensions take precedence over scale	DRAWING NO: <b>P10</b> DRAWN BY: ME SHEET NO.: 10 of 13

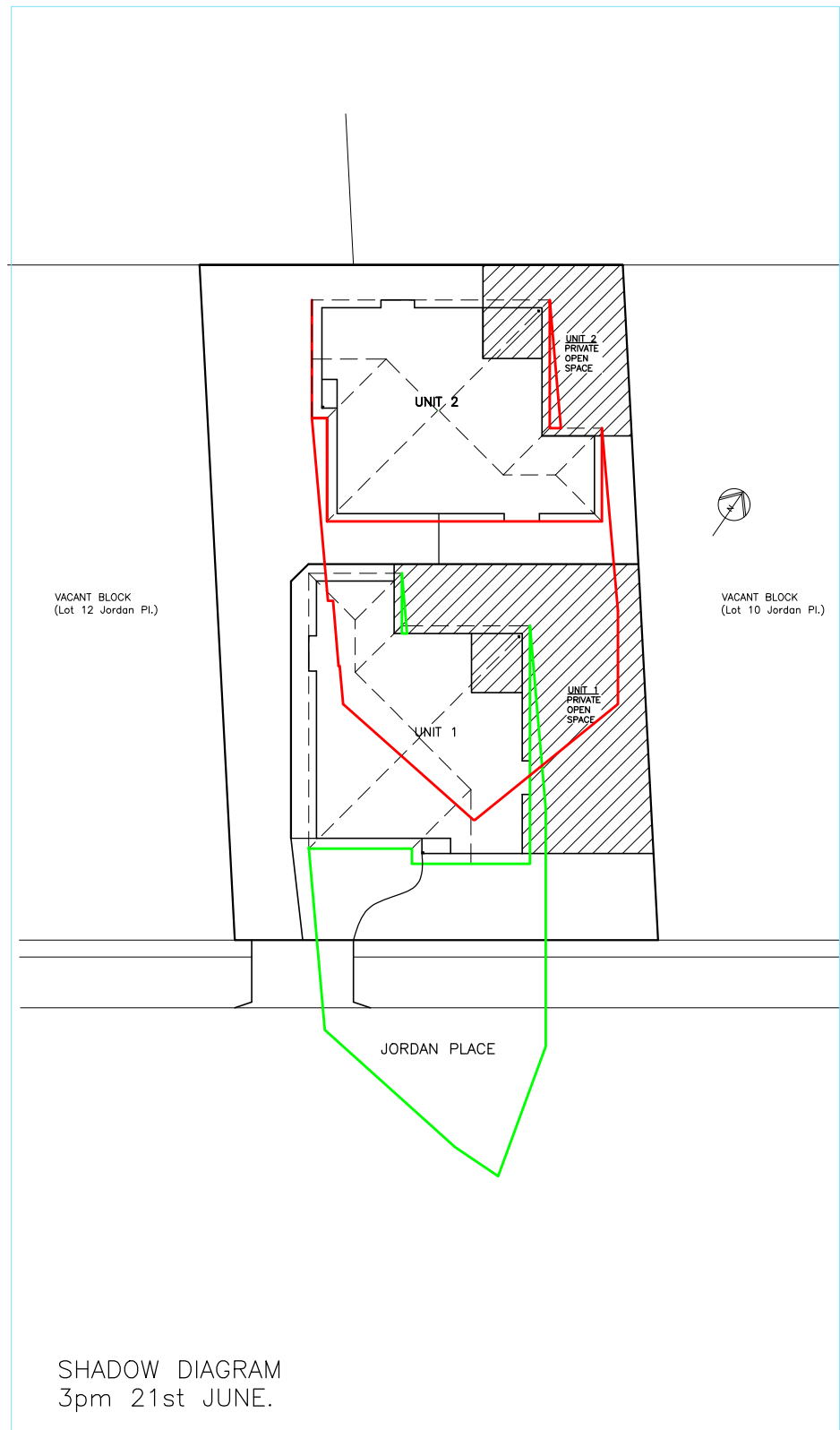
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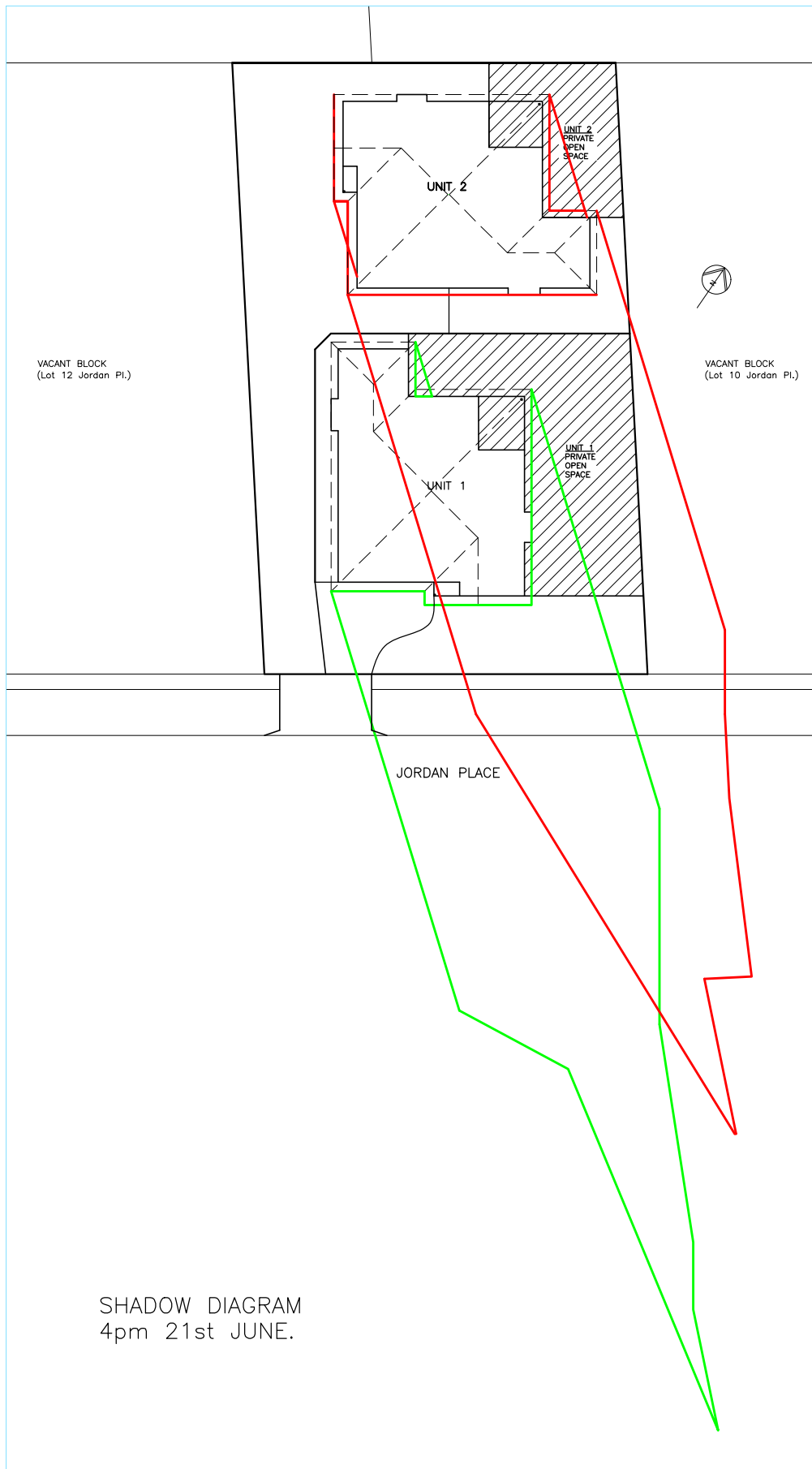
CLIENT: A & C DYKMAN  
PROJECT: STRATUM TITLE 2 UNIT DEVELOPMENT  
16 (Lot 11) JORDAN PLACE  
DELORAINÉ

DRAWING TITLE(S):  
SHADOW DIAGRAMS 1



— UNIT 2

— UNIT 1



PRINT DATE:	
SCALE: 1:400 (A3) Check dimensions. Dimensions take precedence over scale	DRAWING NO: <b>P11</b> DRAWN BY: ME SHEET NO.: 11 of 13

**Mark Evans**  
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Accred No. CC1629 D

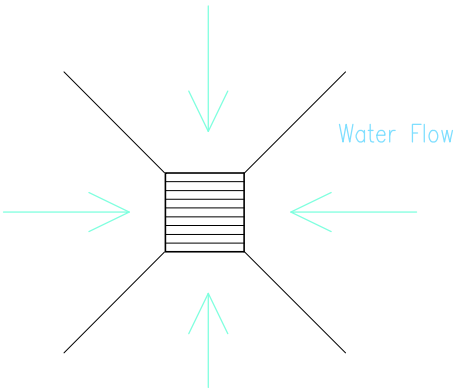
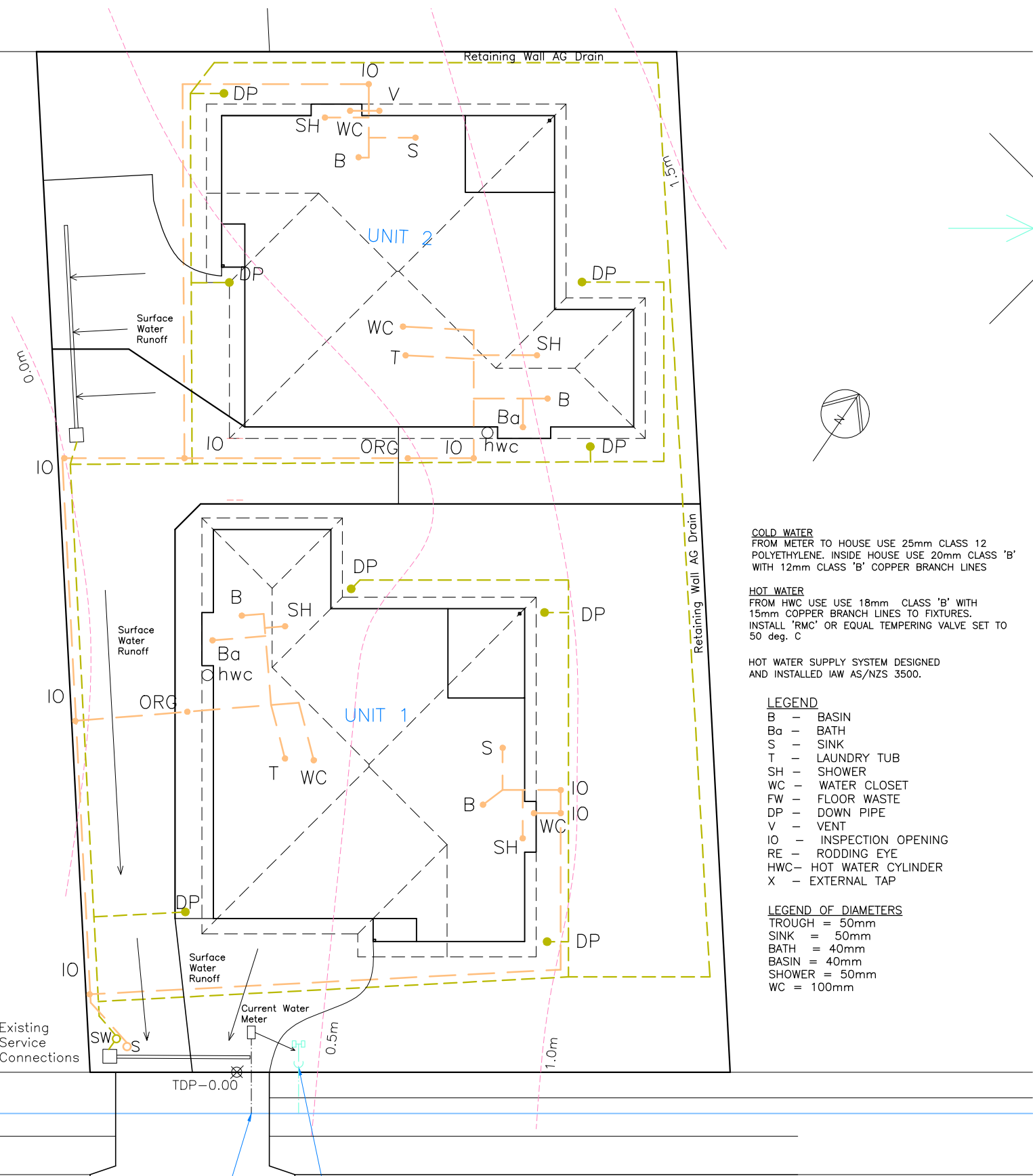
11 Balfour Place  
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DRAWING TITLE(S):  
SHADOW DIAGRAMS 2





All indicated hardstand grated trafficable pits to be at a lower height to surrounding hardstand so that all hardstand water is directed to the closest grated trafficable pit. All overflow of water from hardstand areas should be directed to trafficable, grated pits and not to neighbouring properties or units.

All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2 and TasWater's supplements to these codes.

**NOTES**  
LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF SITE WORKS. CONFIRM CONNECTION DEPTHS PRIOR TO COMMENCEMENT OF SITE WORKS. DEPTHS MAY DICTATE SLAB HEIGHT.

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES REQUIREMENTS. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND MUST BE CARRIED OUT BY A LICENCED PLUMBER.

DOWNPIPES - 90 dia.  
STORMWATER-100 dia PVC AT 1:100 GRADIENT MIN.  
SEWER - 100 dia PVC AT 1:60 GRADIENT MIN.

— SEWERAGE  
- - - STORMWATER  
- - - WATER

TasWater WATER INFRA-STRUCTURE

450x450 Grated Trafficable Pits and grated drains (if required) to collect hardstand stormwater

**COLD WATER**  
FROM METER TO HOUSE USE 25mm CLASS 12 POLYETHYLENE. INSIDE HOUSE USE 20mm CLASS 'B' WITH 12mm CLASS 'B' COPPER BRANCH LINES

**HOT WATER**  
FROM HWC USE 18mm CLASS 'B' WITH 15mm COPPER BRANCH LINES TO FIXTURES. INSTALL 'RMC' OR EQUAL TEMPERING VALVE SET TO 50 deg. C

HOT WATER SUPPLY SYSTEM DESIGNED AND INSTALLED IAW AS/NZS 3500.

**LEGEND**  
B - BASIN  
Ba - BATH  
S - SINK  
T - LAUNDRY TUB  
SH - SHOWER  
WC - WATER CLOSET  
FW - FLOOR WASTE  
DP - DOWN PIPE  
V - VENT  
IO - INSPECTION OPENING  
RE - RODDING EYE  
HWC - HOT WATER CYLINDER  
X - EXTERNAL TAP

**LEGEND OF DIAMETERS**  
TROUGH = 50mm  
SINK = 50mm  
BATH = 40mm  
BASIN = 40mm  
SHOWER = 50mm  
WC = 100mm

**NOTES:**

Install inspection openings (IO) at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

**SERVICES**  
The heated water system must be designed and installed with Part B2 of NCC Volume Three- Plumbing Code of Australia.

Thermal insulation for heated water piping must:  
a) be protected against the effects of weather and sunlight; and  
b) be able to withstand the temperatures within the piping; and  
c) use thermal insulation in accordance with AS/NZ 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal Piping
  - a) All flow and return internal piping that is -
    - i) within an unventilated wallspace
    - ii) within an internal floor between storeys; or
    - iii) between ceiling insulation and a ceiling
 Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)
2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space.
  - a) All flow and return piping
  - b) Cold water supply piping and Relieve valve piping- within 500mm of the connection to central water heating system  
Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)
3. Piping located outside the building or in an unenclosed building sub-floor or roof space
  - a) All flow and return piping
  - b) Cold water supply piping and Relieve valve piping- within 500mm of the connection to central water heating system  
Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Water connection point to be moved by TasWater under the same CCW as the meter move. Developer to pay all costs to TasWater.

Move and replace existing ID20mm dia. with new ID25mm dia. property connection and install two ID20mm meters on a manifold. If meter falls within the vehicle manoeuvring area, it must be housed in proprietary or in-situ meter boxes with trafficable lid to AS/NZ 3996. Developer to pay all costs to TasWater.

JORDAN PLACE

PRINT DATE:

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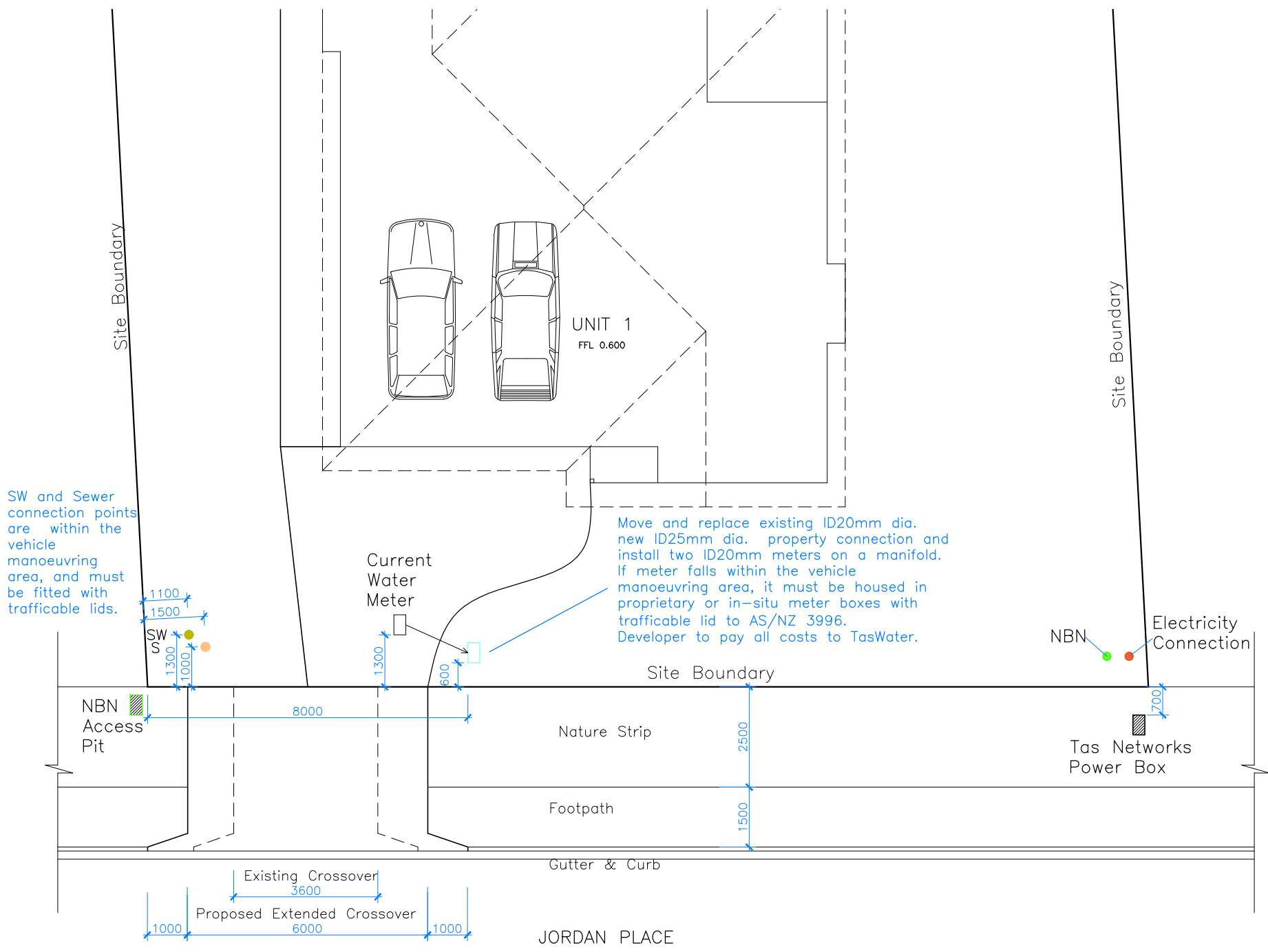
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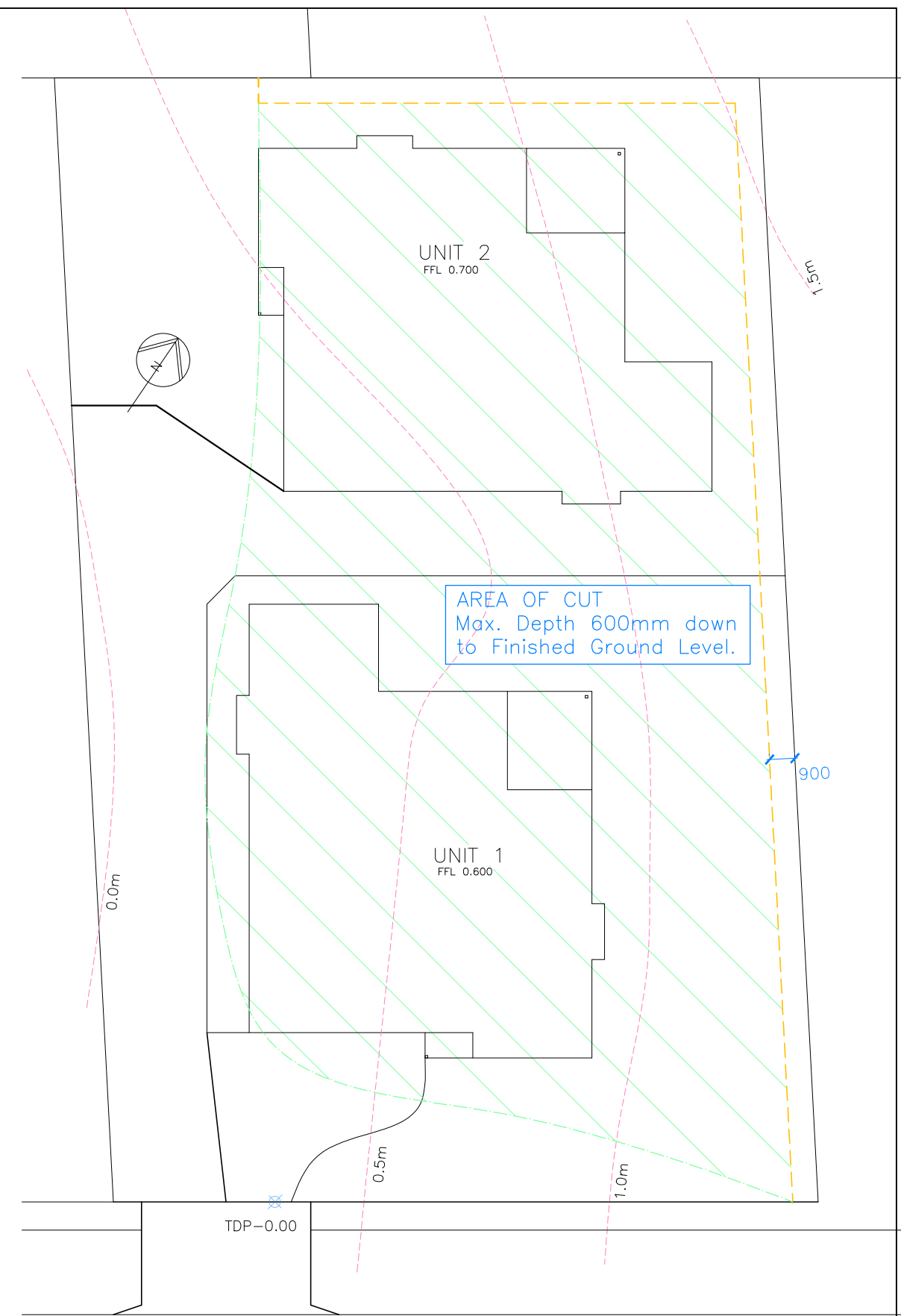
DRAWING TITLE(S):  
CONCEPT SERVICES PLAN

SCALE: 1:200 (A3)  
Check dimensions. Dimensions take precedence over scale

DRAWING NO: **P12**  
DRAWN BY: ME  
SHEET NO. 12 of 13



UTILITIES/ INFRASTRUCTURE SETOUT  
Scale 1:150



CUT/ FILL PLAN  
Scale 1:200

SELECTED LANDSCAPING RETAINING WALL SYSTEM < 700mm HIGH

THIS PLAN HAS BEEN DRAWN BY THIS DESIGNER TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC Vol.2) AND ALL REQUIREMENTS OF LOCAL AUTHORITIES. USE ONLY FIGURED DIMENSIONS. DO NOT SCALE. NO WORK SHOULD COMMENCE UNTIL LOCAL AUTHORITIES HAVE APPROVED THE BUILDING APPLICATION. THE DESIGNER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION OR INTERPRETATION. ALL WORK SHOULD BE IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS CERTIFICATES. CONTRACTORS SHOULD ENSURE ALL WORK IS CLEAR OF EXISTING SERVICES WHETHER SHOWN ON DRAWINGS OR NOT. SERVICES SHOULD BE LOCATED IN CONJUNCTION WITH RELEVANT AUTHORITIES.

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DRAWING TITLE(S):  
UTILITIES LAYOUT  
CUT/FILL PLAN

SCALE: N/A (A3) Check dimensions. Dimensions take precedence over scale	DRAWING NO: <b>P13</b> DRAWN BY: ME SHEET NO. :13 of 13
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