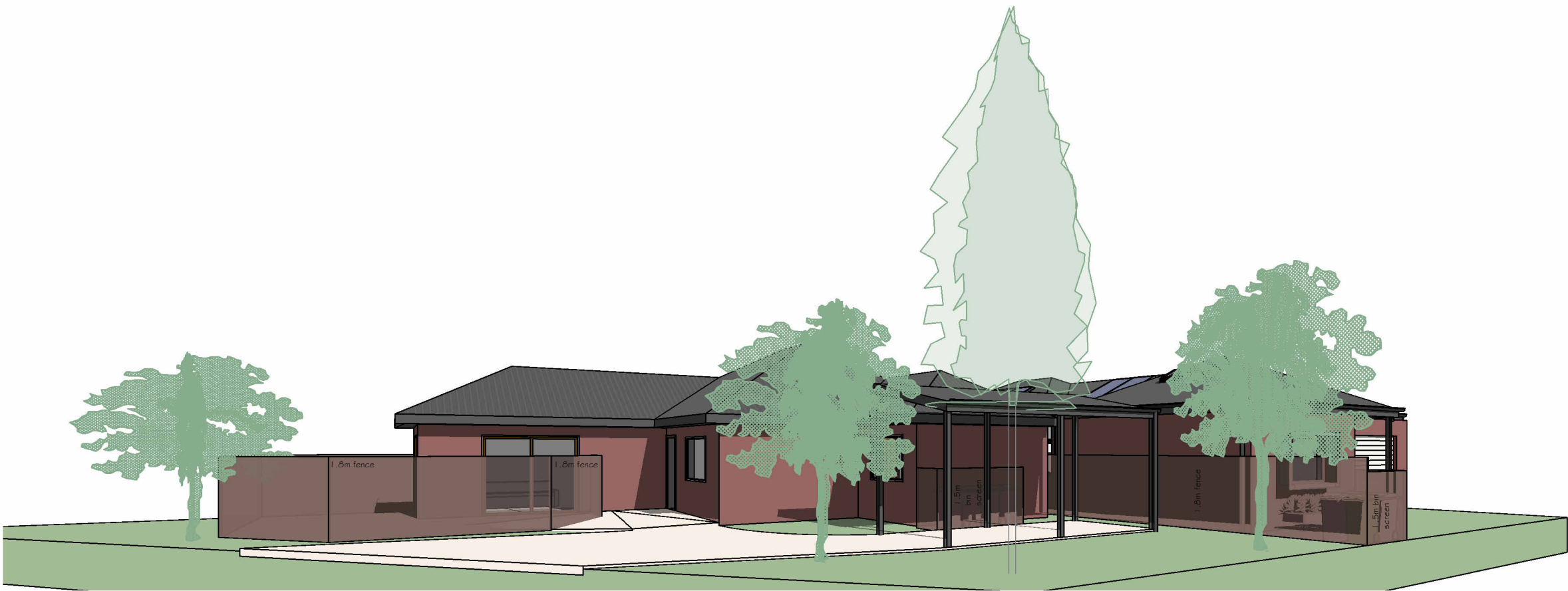
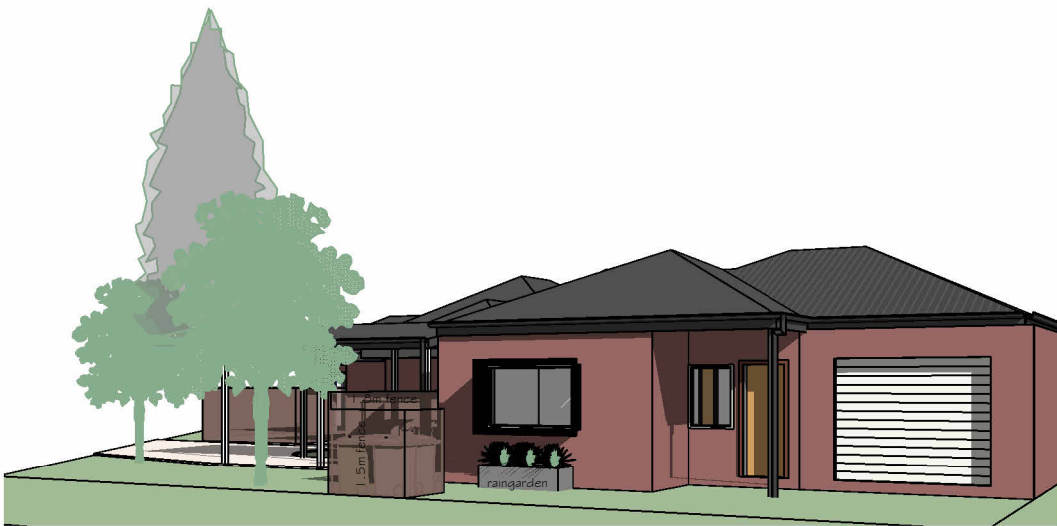




ARTIST IMPRESSION



ARTIST IMPRESSION

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Project:	CICCONI SUBDIVISION 2 MOUCHEMORE AVE, ST.LEONARDS STEFANIA CICCONI	DATE:	2026
Drawing Title:	3D VIEW	DRAWN:	AF
		CHK:	CS
		SCALE @A3:	
		JOB NUMBER:	25006
		Drawing Number:	
		Revision:	A
		3D VIEW	

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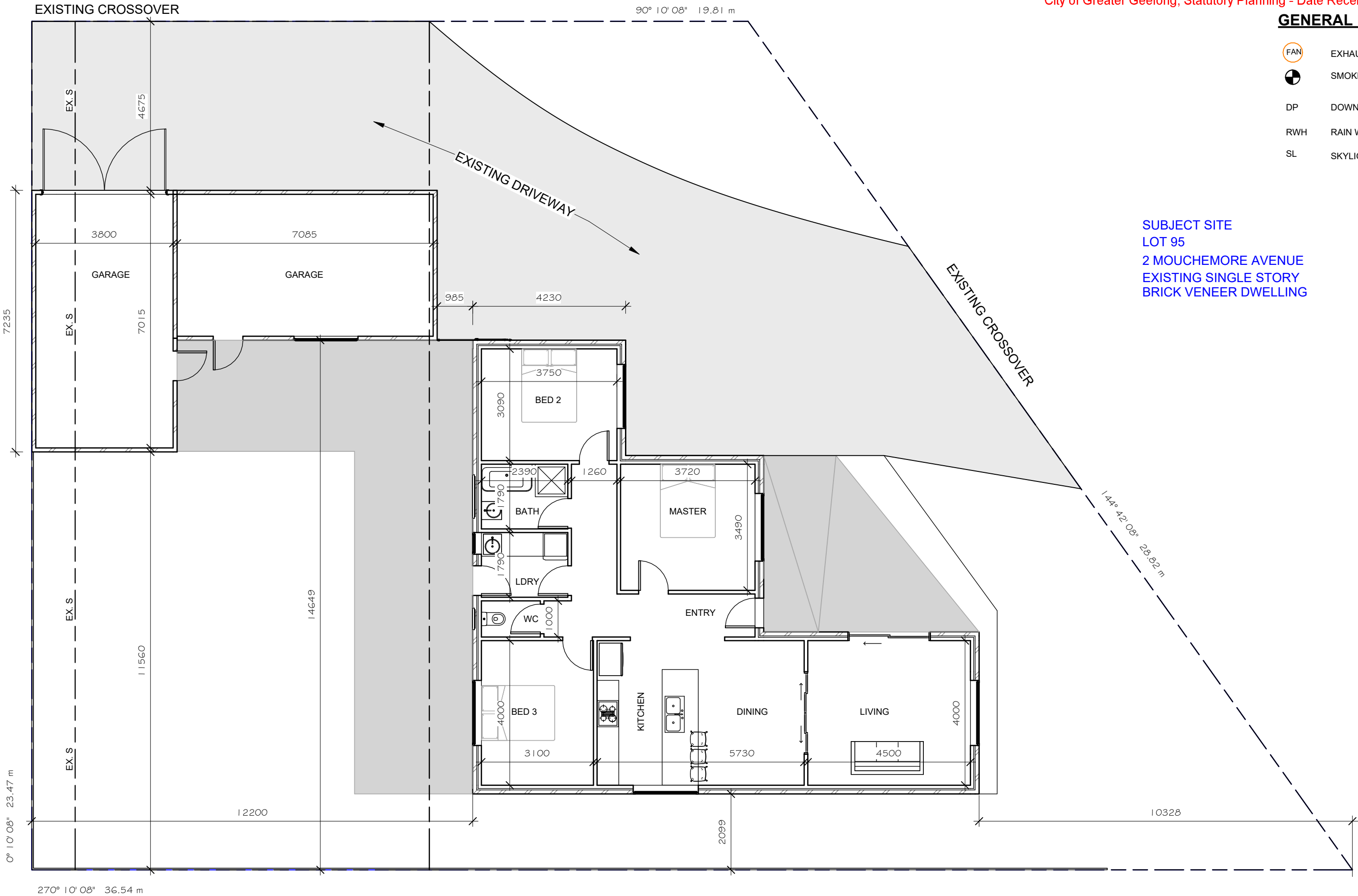
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MOB: 0400 825531
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Website: www.cesdesign.com.au

Registered Building Practitioner: DP-AD19699

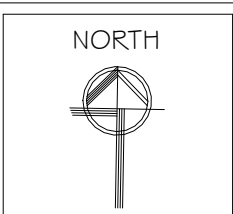
GENERAL LEGEND

- FAN EXHAUST FAN
- SMOKE DETECTOR
- DP DOWNPIPE
- RWH RAIN WATER HEAD
- SL SKYLIGHT

SUBJECT SITE
LOT 95
2 MOUCHEMORE AVENUE
EXISTING SINGLE STORY
BRICK VENEER DWELLING



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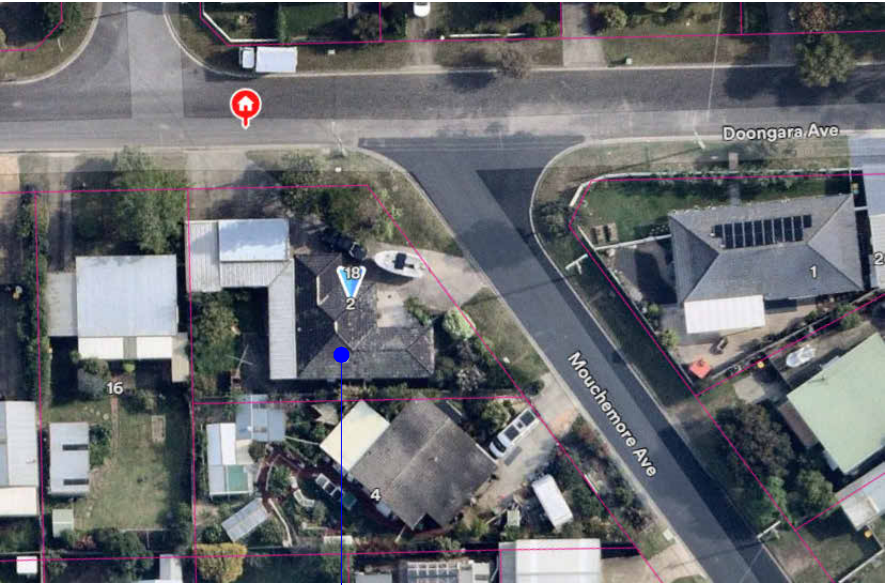
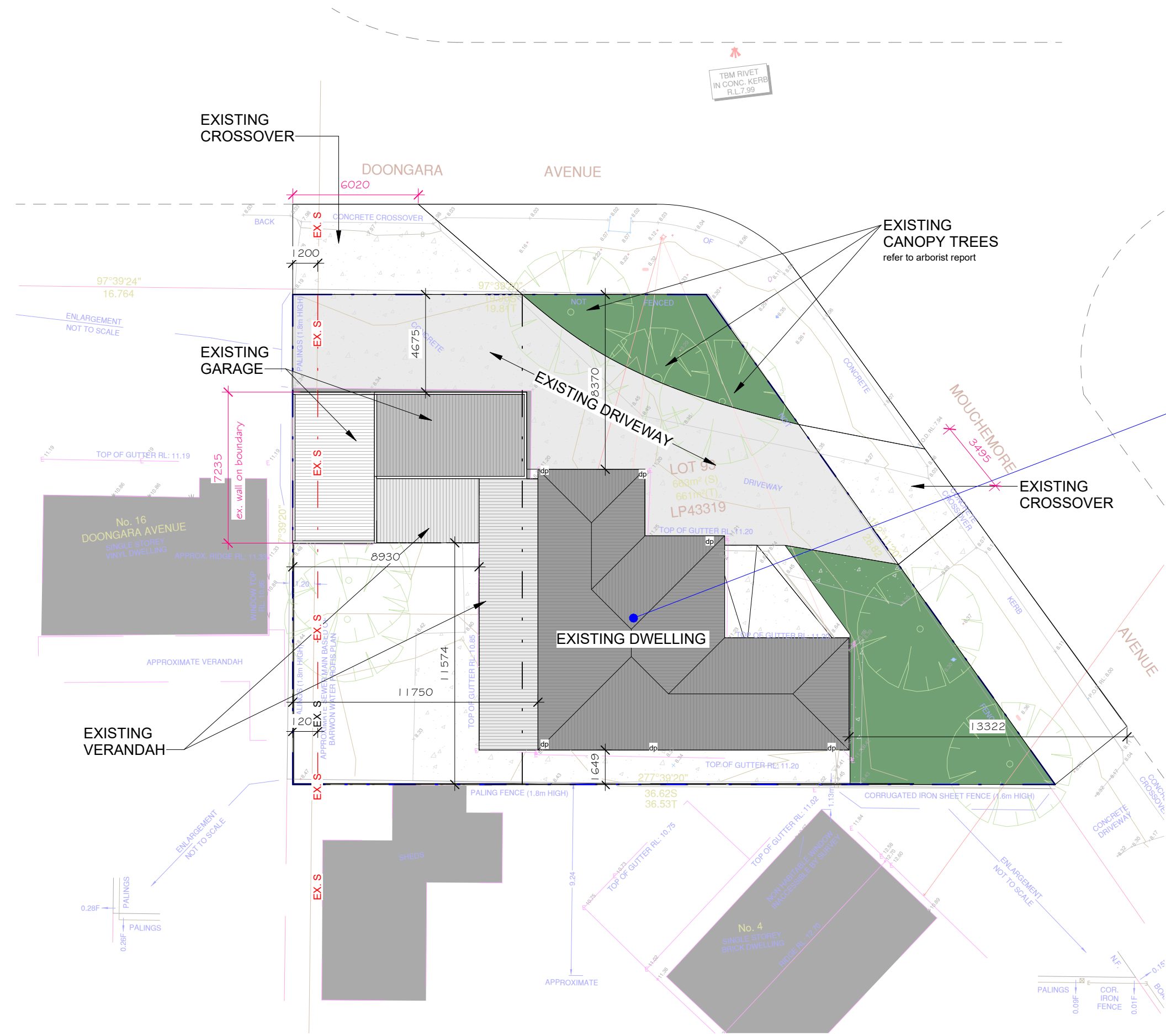
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Drawing Title:	GF EXISTING CONDITIONS PLAN	DRAWN:	AF
		CHK:	CS
		SCALE @A3:	1 : 100
		JOB NUMBER:	25006
		Drawing Number:	A005
		Revision:	A



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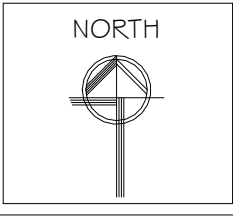
SITE LOCATION PLAN

SUBJECT SITE

2 MOUCHEMORE AVENUE

EXISTING SINGLE STORY
BRICK VENEER DWELLING
LOT 95

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Drawing Title:	EXISTING SITE PLAN
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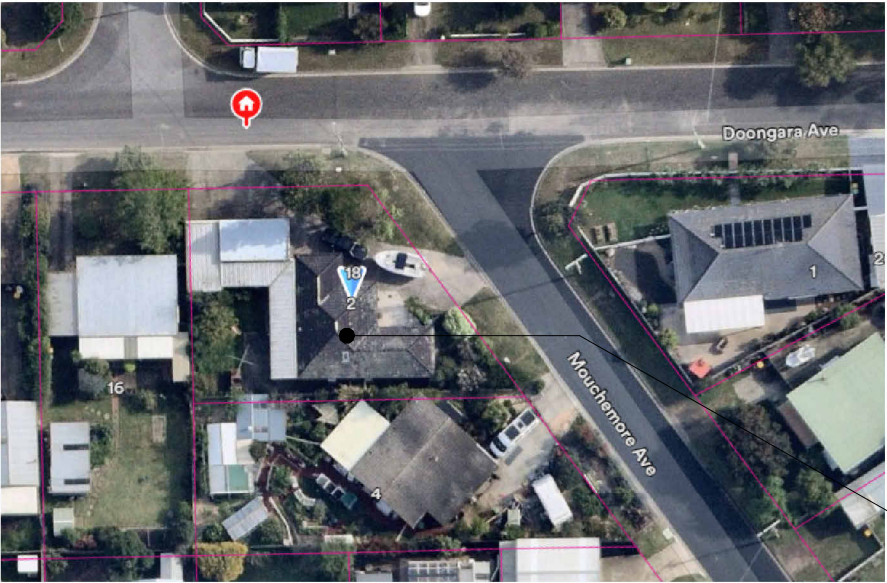
DATE:	2026
DRAWN:	AF
CHK:	CS
SCALE @A3:	1 : 200
JOB NUMBER:	25006
Drawing Number:	AO11
Revision:	A



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SITE LOCATION PLAN
2 MOUCHEMORE AVENUE
EXISTING SINGLE STORY
BRICK VENEER DWELLING
LOT 95
SUBJECT SITE



PROPOSED DWELLING



EXISTING DWELLING



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Project: CICCONI SUBDIVISION
2 MOUCHEMORE AVE, ST.LEONARDS
STEFANIA CICCONI
Drawing Title: STREETSCAPE

DATE:	2026
DRAWN: AF	CHK: CS
SCALE @A3:	
JOB NUMBER:	25006
Drawing Number:	Revision:
A012	A



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DEMOLITION NOTES:

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH BUT NOT LIMITED TO, THE BUILDING (INTERIM) REGULATIONS 2005, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THERIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS, AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.
- PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2602: DEMOLITION OF STRUCTURES.
 - DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN, AND DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARDS.
 - THE DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY RELEVANT BUILDING SURVEYOR.
 - THE DEMOLISHER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH, AS REQUIRED BY THE RELEVANT COUNCIL.
 - NO PART OF ANY EXTERNAL WALL ON OR WITHIN 3m OF A STREET ALIGNMENT MAY BE PULLED DOWN, EXCEPT DURING THE HOURS THAT THE RELEVANT BUILDING SURVEYOR DIRECTS.
 - PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDINGS, BARRICADES AND THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR.
 - DUST CREATING MATERIAL, UNLESS THOROUGHLY DAMPENED DOWN, SHALL NOT BE THROWN OR DROPPED FROM THE BUILDING BUT SHALL BE LOWERED BY HOISTING APPARATUS OR REMOVED BY MATERIAL CHUTES. ALL CHUTES SHALL BE COMPLETELY ENCLOSED AND A DANGER SIGN SHALL BE AT THE DISCHARGE END OF EVERY CHUTE.
 - ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM BUILDING COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.
 - DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS HE SAFE CARRYING CAPACITY OF THE FLOOR OR STRUCTURE, AND SUCH MATERIAL SHALL NOT BE SO PILED OR STACKED THAT IT WILL ENDANGER WORKMEN OR OTHER PERSONS, AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE.
 - NO WALL, CHIMNEY OR OTHER STRUCTURE OR PART OF A STRUCTURE SHALL BE LEFT UNATTENDED OR UNSUPPORTED IN SUCH CONDITION THAT IT MAY COLLAPSE DUE TO WIND OR VIBRATION OR OTHERWISE BECOME DANGEROUS.
 - BEFORE DEMOLITION IS COMMENCED, AND ALSO DURING THE PROGRESS OF THE SUCH WORKS, ALL ELECTRICAL CABLE OR APPARATUS WHICH ARE LIABLE TO BE A SOURCE OF DANGER - OTHER THAN THE CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.
 - ARRANGEMENTS SHALL BE MADE WITH RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PROPORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.
 - THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT AND SEAL ANY STORM WATER, SEWERPIPES, WATER SERVICES, GAS SERVICES AND THE LIKE.
 - THE POSITION OF CAPPED SEWER AND STORM WATER DRAINS, SEALED OFF WATER SUPPLY LINES, GAS SUPPLY LINES AND THE LIKE ARE TO BE CLEARLY MARKED ON THE SITE.
 - ANY SEPTIC TANK(S) ON THE DEMOLITION SITE SHALL BE EMPTIED AND FILLED WITH CLEAN SAND, OR REMOVED ENTIRELY, AND ANY SOAK WELLS, LEACH DRAINS OR SIMILAR APPARATUS SHALL BE REMOVED OR FILLED WITH CLEAN SAND.
 - ANY SWIMMING POOLS, PONDS OR THE LIKE EITHER ON THE DEMOLITION SITE OR ON THE NEIGHBOURING ALLOTMENTS WHERE AFFECTED BY THE DEMOLITION WORKS SHALL BE ADEQUATELY FENCED AND MADE SAFE, SO AS TO COMPLY WITH AS 1926.1: FENCING FOR SWIMMING POOLS PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS.
 - MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY AND, BEFORE COMMENCING, WHERE REQUIRED, SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.
 - MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.
 - REMOVAL OF BUILDINGS BY ROAD MUST BE APPROVED BY RELEVANT COUNCILS TRAFFIC ENGINEER.
 - A SITE MANAGEMENT PLAN IS TO BE IMPLEMENTED DURING A DEMOLITION WORKS TO CONTROL SEDIMENT RUN OFF IN ACCORDANCE WITH EPA VICTORIA PUBLICATION #275: CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL. PROVIDE 'PROPEX' OR EQUIVLENT SILT FENCES TO THE LOW SIDE OF ALL ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS/SUMPS AND INSTALL 'SILT STOP' FILTER BAGS OVER ALL STORM WATER ENTRY PITS DURING DEMOLITION WORKS. 'SUPERGRO' OR EQUIVALENT EROSION CONTROL FABRIC TO BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION DURING REVEGATATION PERIOD.

TREE PROTECTION NOTES:

PROVIDE TREE PROTECTION ZONE(S) (TPZ) AS INDICATED ON LANDSCAPE DRAWINGS IN ACCORDANCE WITH AS 4970-2009 & ARBORISTS REPORT. WHERE ANY DISCREPANCY OCCURS BETWEEN ARBORISTS REPORT & NOTES BELOW; ARBORISTS REPORT IS TO TAKE PRECEDENCE OVER NOTES. BEFORE DEMOLITION WORKS COMMENCE, THE TPZ'S MUST BE ENCLOSED WITH MIN 1.8M HIGH TEMPORARY CYCLONE FENCES (CONSTRUCTED USING STEEL OR TIMBER POSTS FIXED IN THE GROUND OR TO A CONCRETE PAD) OR SIMILAR APPROVED FENCING, WHICH MUST REMAIN IN PLACE THROUGHOUT ALL STAGES OF THE DEVELOPMENT. THE FENCE MUST NOT ENCLOSE THE FOOTPATH WHICH MUST BE KEPT CLEAR FOR PEDESTRIAN ACCESS. WHERE APPLICABLE TO A TREE ON A NEIGHBOURING LOT, TPZ ONLY APPLIES WHERE WITHIN THE SUBJECT SITE. SIGNS COMPLYING WITH AS 1319 MUST BE ERECTED ON THE FENCES INFORMING THAT THE FENCE IS A "TREE PROTECTION ZONE" THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED AT ANY MEANS. (INCLUDING PARKING OF VEHICLES OR STORAGE OF PLANTS AND EQUIPMENT, MATERIALS, SOIL OR WASTE.) TREE PROTECTION FENCING MUST BE MAINTAINED AT ALL TIMES AND MAY ONLY BE MOVED THE MINIMUM AMOUNT NECESSARY FOR APPROVED BUILDINGS AND WORKS TO OCCUR WITHIN TPZ'S AFTER AFTER WHICH TIME THE FULL EXTEND OF THE FENCING MUST BE REINSTATED. IF TEMPORARY ACCESS IS REQUIRED ACROSS SURFACE OF TPZ'S, GROUND PROTECTION IS REQUIRED TO LIMIT COMPACTION BY WAY OF STRAPPED RUBBLE BOARDS AS PER AS4970-2009 SECTION 4.5.3 NO EXCAVATION IS ALLOWED WITHIN THE TREE PROTECTION ZONE EXCEPT WITH THE CONSENT OF COUNCIL'S TOWN PLANNING DEPARTMENT AND UNDER THE SUPERVISION OF A QUALIFIED ARBORIST. HAND EXCAVATE ANY AREA WITHIN 1.5m OF TPZ'S. REMOVE WEEDS FROM TPZ'S APPLY 100Mmm DEPTH MULCH WITHIN TPZ'S IRRIGATE TPZ'S WEEKLY IN SUMMER: 15-20L OF WATER/ 1cm OF TRUNK DIAMETER ANY PRUNING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS 4373-2007. PRUNING OF AMENITY TREES, AND UNDERTAKEN BY A SUITABLE QUALIFIED ARBORIST.

CROSSOVER TO BE PARTIALLY REMOVED

DRIVEWAY TO BE PARTIALLY REMOVED

REMAINING DRIVEWAY TO BE REPLACED WITH PERMEABLE CONCRETE

GARAGE TO BE REMOVED

GARAGE ROOF TO BE REMOVED

FRUIT TREES TO BE REMOVED

DECK, VERANDAH TO BE REMOVED

EAVE TO BE STRIPPED BACK TO NO OVERHANG

EXISTING CANOPY TREES TO REMAIN

REMAINING DRIVEWAY TO BE REPLACED WITH PERMEABLE CONCRETE

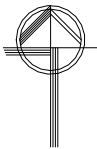
EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

GENERAL LEGEND

- FAN EXHAUST FAN
- SMOKE DETECTOR
- DP DOWNPIPE
- RWH RAIN WATER HEAD
- SL SKYLIGHT

NORTH



Project: CICCONI SUBDIVISION
2 MOUCHEMORE AVE, ST.LEONARDS
STEFANIA CICCONI
Drawing Title: DEMOLITION PLAN

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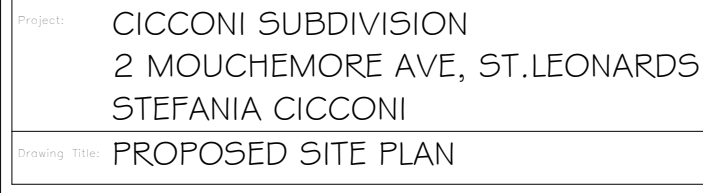
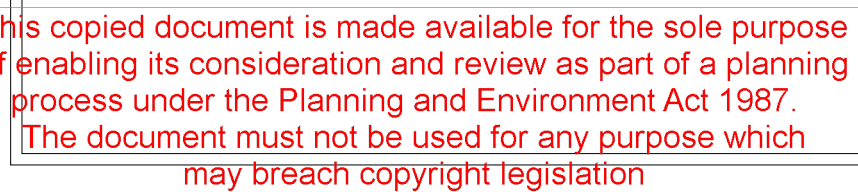
DATE: 2026
DRAWN: AF CHK: CS
SCALE @A3: As indicated
JOB NUMBER: 25006
Drawing Number: A015 Revision: A



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MOB: 0400 825531
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SCALE @A3:	1 : 200	
JOB NUMBER:	25006	
Drawing Number:	Revision:	
A030	A	



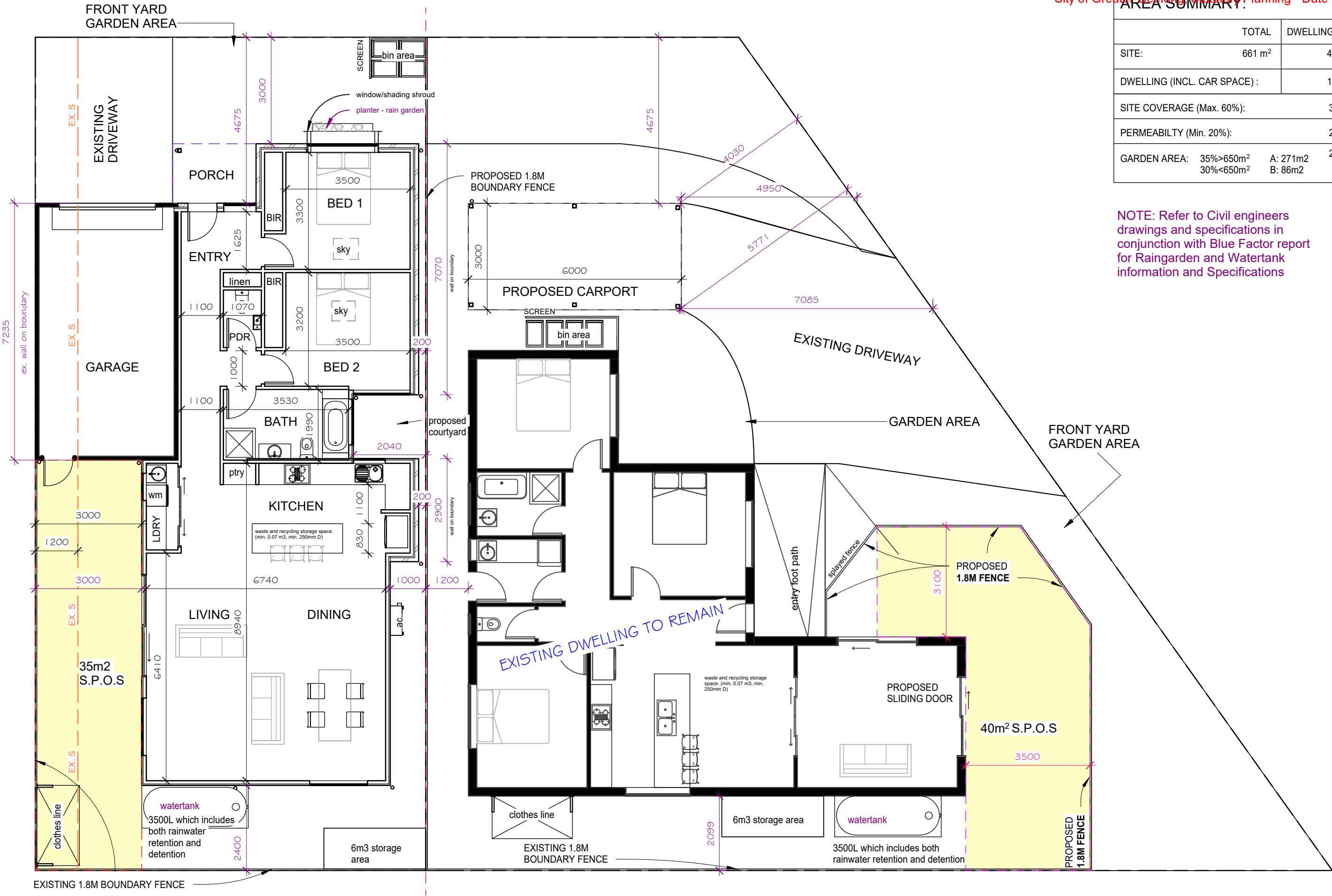
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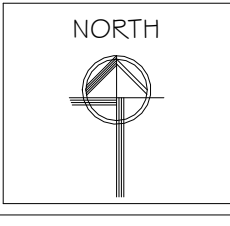
AREA SUMMARY:

	TOTAL	DWELLING A	DWELLING B
SITE:	661 m ²	403 m ²	258 m ²
DWELLING (INCL. CAR SPACE) :		184 m ²	169 m ²
SITE COVERAGE (Max. 60%):		339m2 = 51%	%/m ²
PERMEABILITY (Min. 20%):		285m2 = 43%	%/m ²
GARDEN AREA:	35%>650m ² 30%<650m ²	A: 271m2 B: 86m2	271m2 = 41% %/m ²

NOTE: Refer to Civil engineers drawings and specifications in conjunction with Blue Factor report for Raingarden and Watertank information and Specifications



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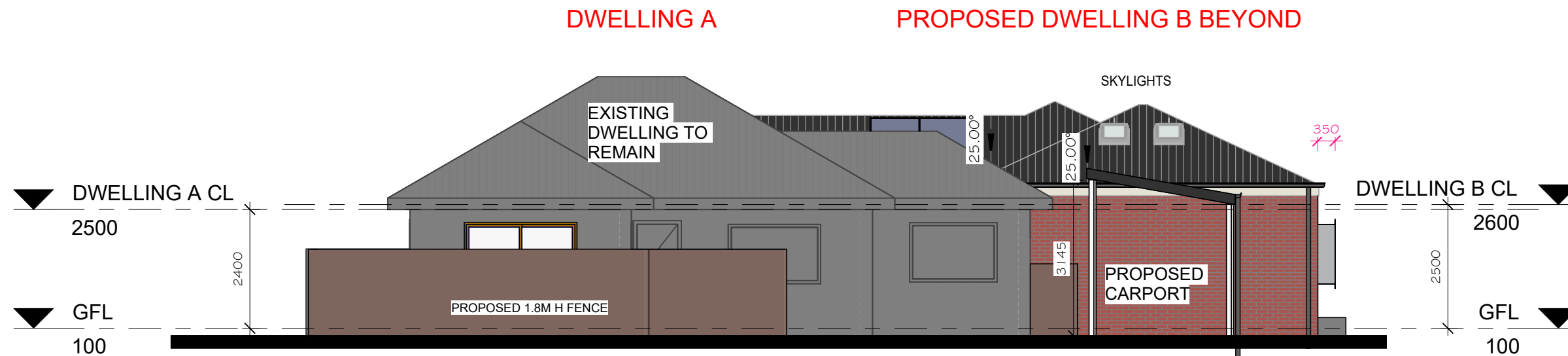
Project:	CICCONI SUBDIVISION		DATE:	2026
	2 MOUCHEMORE AVE, ST.LEONARDS		DRAWN: AF	CHK: CS
	STEFANIA CICCONI		SCALE @A3:	1 : 100
			JOB NUMBER:	25006
Drawing Title:	PROPOSED GROUND FLOOR PLAN		Drawing Number:	Revision:
			A035	A
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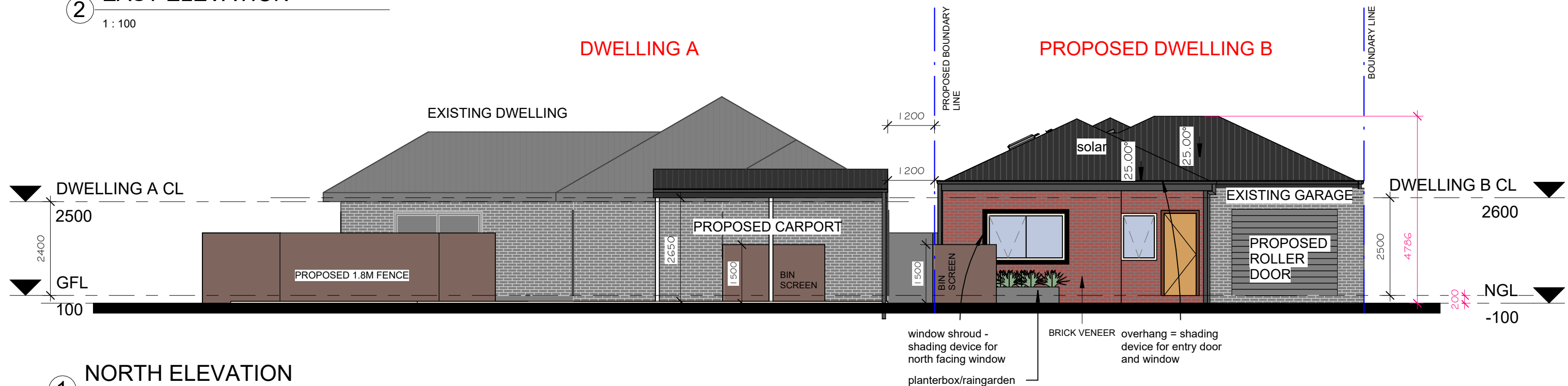
Registered Building Practitioner: DP-AD19699

GENERAL LEGEND

- | | |
|---|-----------------|
|  | EXHAUST FAN |
|  | SMOKE DETECTOR |
| DP | DOWNPIPE |
| RWH | RAIN WATER HEAD |
| SL | SKYLIGHT |



2 EAST ELEVATION
1 : 100



1 NORTH ELEVATION
1 : 100

MATERIAL LEGEND

- | | | | | | |
|---|---------------------------|--|---|-----------------------|---|
|  | ROOF MATERIAL: | COLORBOND CORRUGATED ROOF SHEETING- MONUMENT |  | LIGHTWEIGHT CLADDING: | JAMES HARDIE AXON CLADDING - PAINT FINISH - COLORBOND DUNE |
|  | GUTTERS/FACIAS/DOWNPIPES: | METAL GUTTERS: POWDER COAT FINISH - COLORBOND MONUMENT |  | BRICK VENEER: | AUSTRAL BRICK- DOMAIN HAVEN |
|  | WINDOW FRAMES: | ALUMINIUM WINDOW FRAMES: POWDER COAT FINISH - COLORBOND MONUMENT |  | GARAGE ROLLERDOOR | ECO GARAGES DOORS SLIMLINE SECTIONAL GARAGE DOORS - POWDER COAT FINISH - COLORBOND MONUMENT |

Date	No.	Description	Issued to
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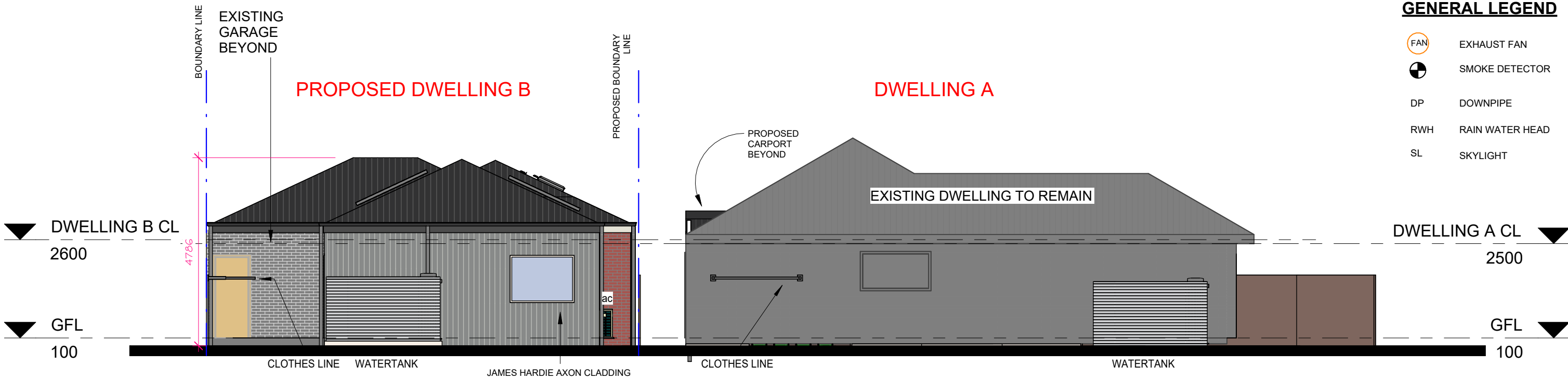
Project:	CICCONI SUBDIVISION 2 MOUCHEMORE AVE, ST.LEONARDS STEFANIA CICCONI	DATE:	2020
		DRAWN: AF	CHK: c
		SCALE @A3:	1 : 100
		JOB NUMBER:	2500
Drawing Title:	PROPOSED ELEVATIONS	Drawing Number:	Revision:
		A055	A

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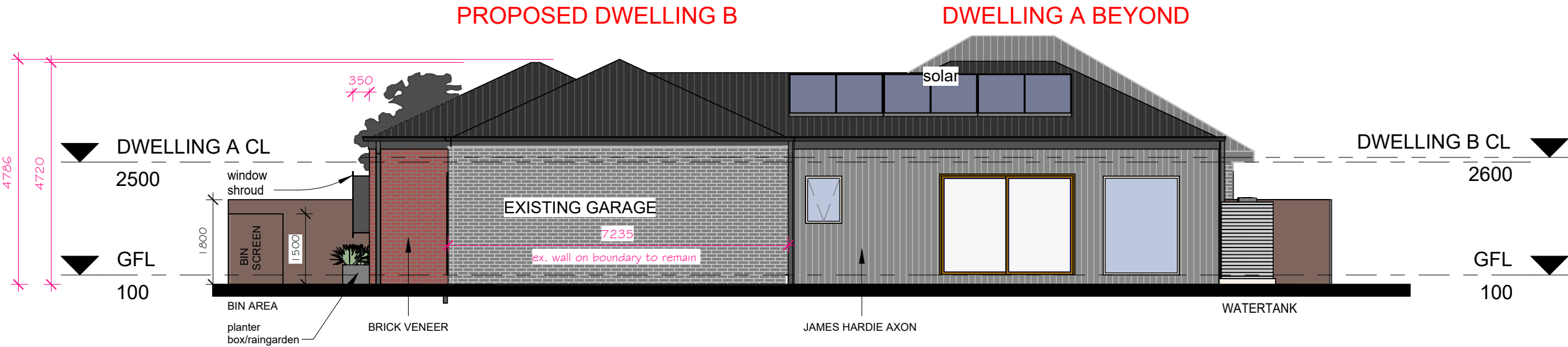


GENERAL LEGEND

- FAN EXHAUST FAN
- SMOKE DETECTOR
- DP DOWNPIPE
- RWH RAIN WATER HEAD
- SL SKYLIGHT

1 SOUTH ELEVATION

1 : 100



2 WEST ELEVATION

1 : 100

MATERIAL LEGEND

- | | | | |
|---------------------------|--|-----------------------|---|
| ROOF MATERIAL: | COLORBOND CORRUGATED ROOF SHEETING- MONUMENT | LIGHTWEIGHT CLADDING: | JAMES HARDIE AXON CLADDING - PAINT FINISH - COLORBOND DUNE |
| GUTTERS/FACIAS/DOWNPipes: | METAL GUTTERS: POWDER COAT FINISH - COLORBOND MONUMENT | BRICK VENEER: | AUSTRAL BRICK- DOMAIN HAVEN |
| WINDOW FRAMES: | ALUMINIUM WINDOW FRAMES: POWDER COAT FINISH - COLORBOND MONUMENT | GARAGE ROLLERDOOR: | ECO GARAGES DOORS SLIMLINE SECTIONAL GARAGE DOORS - POWDER COAT FINISH - COLORBOND MONUMENT |

Date	No.	Description	Issued to
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Project: CICCONI SUBDIVISION
2 MOUCHEMORE AVE, ST.LEONARDS
STEFANIA CICCONI

Drawing Title: PROPOSED ELEVATIONS

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SCALE @A3:	1 : 100
JOB NUMBER:	25006
Drawing Number:	A056
Revision:	A



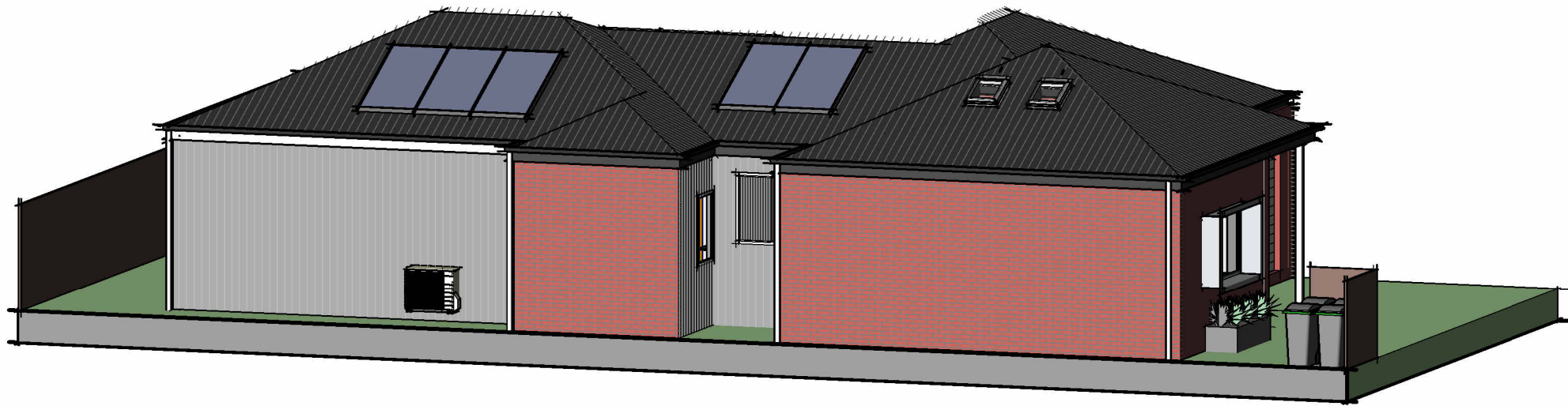
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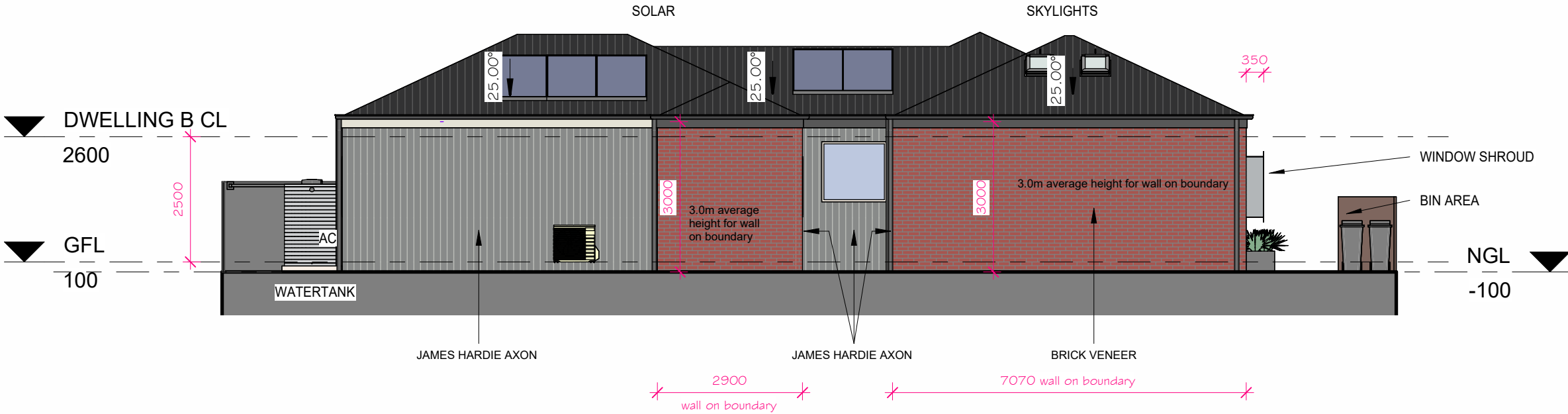
Registered Building Practitioner: DP-AD19699

GENERAL LEGEND

- FAN EXHAUST FAN
- SMOKE DETECTOR
- DP DOWNPIPE
- RWH RAIN WATER HEAD
- SL SKYLIGHT



PROPOSED DWELLING B



MATERIAL LEGEND

- | | | | |
|-----------------------------|--|-----------------------|---|
| ROOF MATERIAL: | COLORBOND CORRUGATED ROOF SHEETING- MONUMENT | LIGHTWEIGHT CLADDING: | JAMES HARDIE AXON CLADDING - PAINT FINISH - COLORBOND DUNE |
| GUTTERS/FACIA S/DOWNSPIPES: | METAL GUTTERS: POWDER COAT FINISH - COLORBOND MONUMENT | BRICK VENEER: | AUSTRAL BRICK- DOMAIN HAVEN |
| WINDOW FRAMES: | ALUMINIUM WINDOW FRAMES: POWDER COAT FINISH - COLORBOND MONUMENT | GARAGE ROLLERDOOR : | ECO GARAGES DOORS SLIMLINE SECTIONAL GARAGE DOORS - POWDER COAT FINISH - COLORBOND MONUMENT |

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Project: CICCONI SUBDIVISION
2 MOUCHEMORE AVE, ST.LEONARDS
STEFANIA CICCONI
Drawing Title: PROPOSED ELEVATIONS

DATE: 2026
DRAWN: AF CHK: CS
SCALE @A3: 1 : 100
JOB NUMBER: 25006
Drawing Number: A057 Revision: A



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Registered Building Practitioner: DP-AD19699

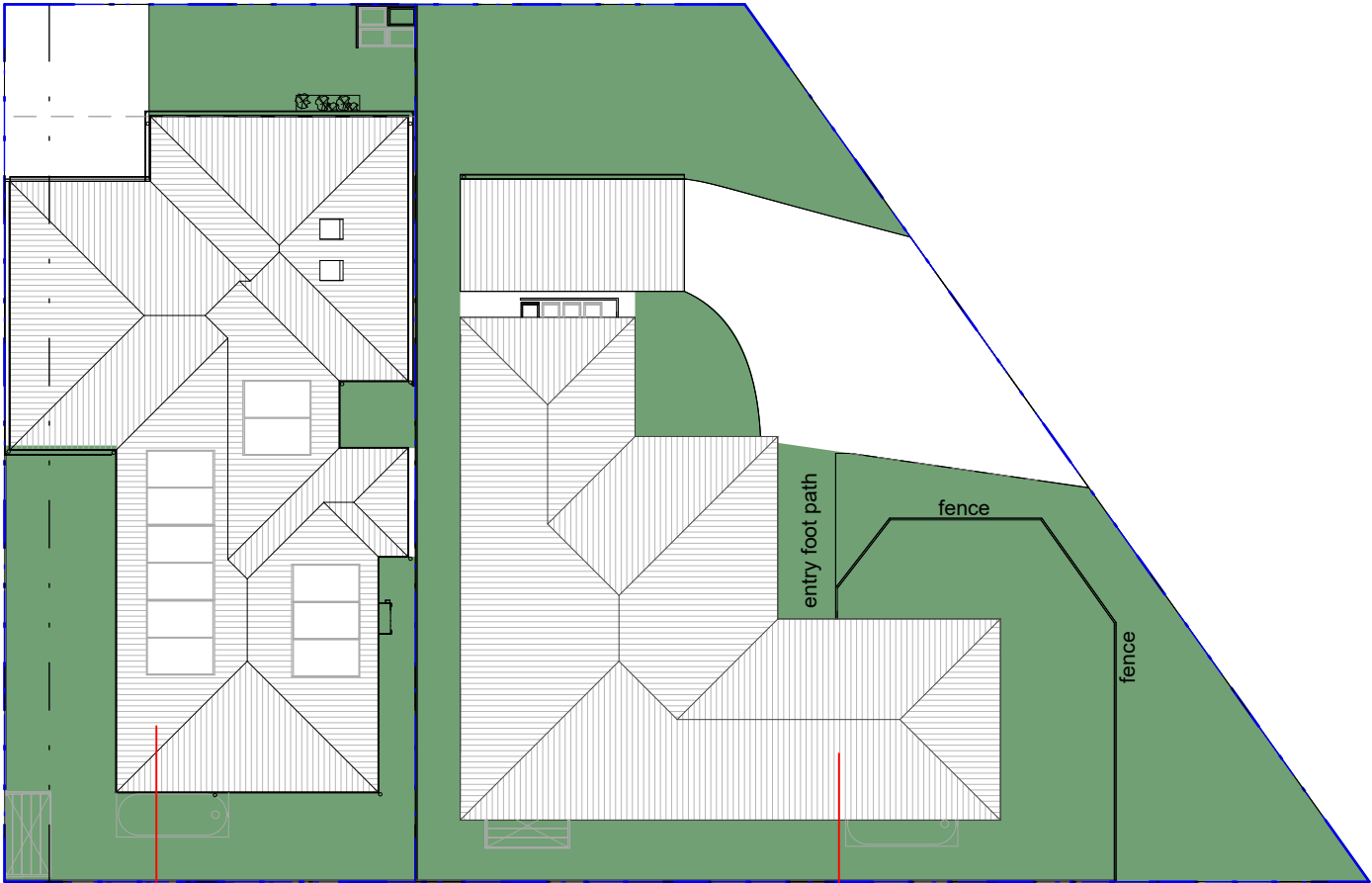
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AREA SUMMARY:

	TOTAL	DWELLING A	DWELLING B
SITE:	661 m ²	403 m ²	258 m ²
DWELLING (INCL. CAR SPACE) :		184 m ²	169 m ²
SITE COVERAGE (Max. 60%):	339m2 = 51% %/m ²		
PERMEABILITY (Min. 20%):	285m2 = 43% %/m ²		
GARDEN AREA:	35%>650m ² 30%<650m ²	A: 271m2 B: 86m2	271m2 = 41% %/m ²

LEGEND

- GARDEN AREA
- PERMEABILITY
- SITE COVERAGE
- S.P.O.S



DWELLING B

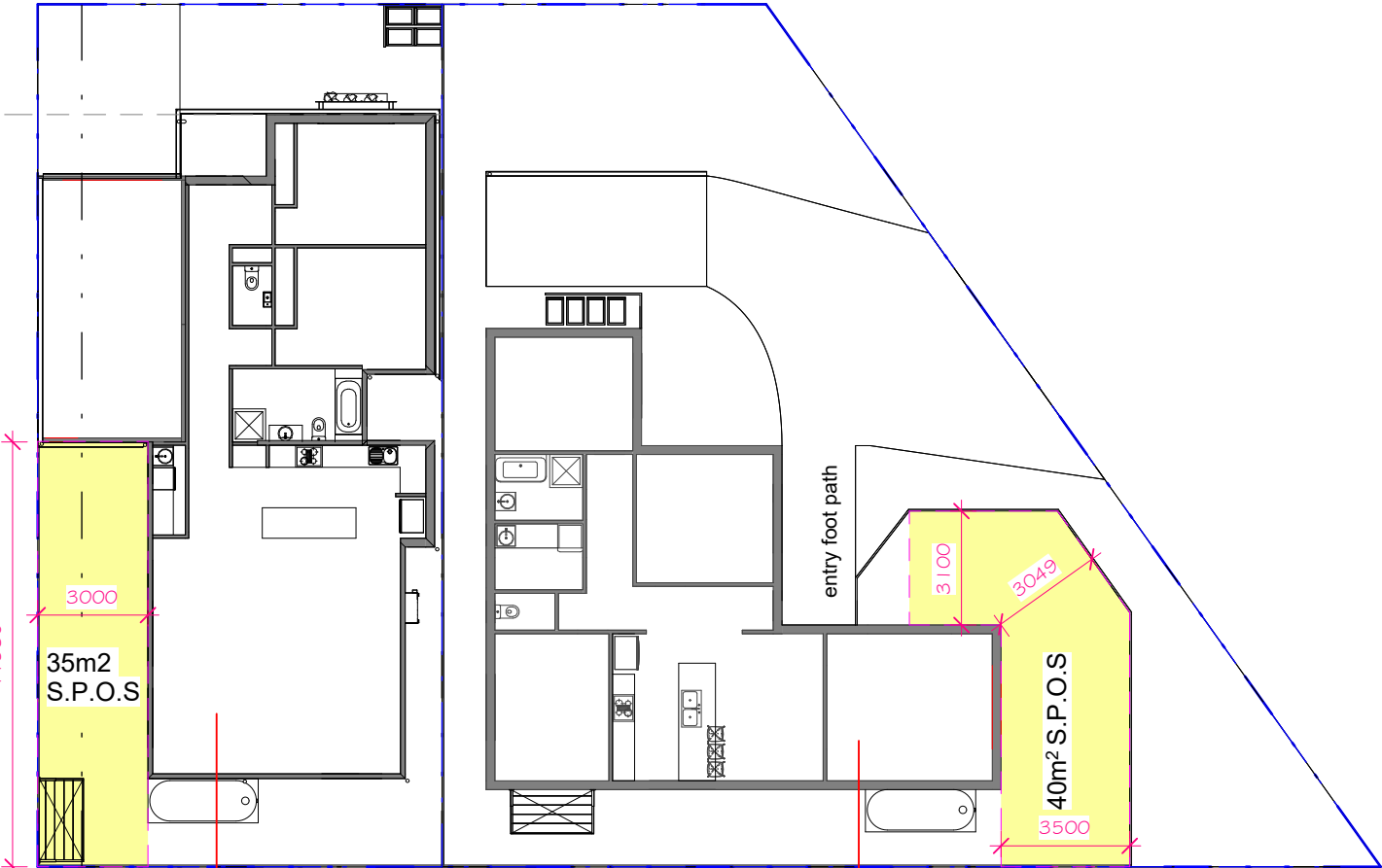
site: 258m2

DWELLING A

site: 403m2

TOTAL SITE: 661m2

2 GARDEN AREA PLAN
1 : 200



DWELLING B

site: 258m2

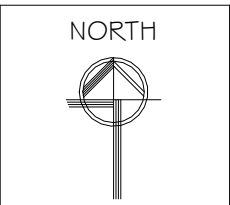
DWELLING A

site: 403m2

TOTAL SITE: 661m2

3 S.P.O.S
1 : 200

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Project:	CICCONI SUBDIVISION 2 MOUCHEMORE AVE, ST.LEONARDS STEFANIA CICCONI	DATE:	2026
Drawing Title:	AREA ANALYSIS I	DRAWN:	AF
		CHK:	CS
		SCALE @A3:	As indicated
		JOB NUMBER:	25006
		Drawing Number:	A070
		Revision:	A

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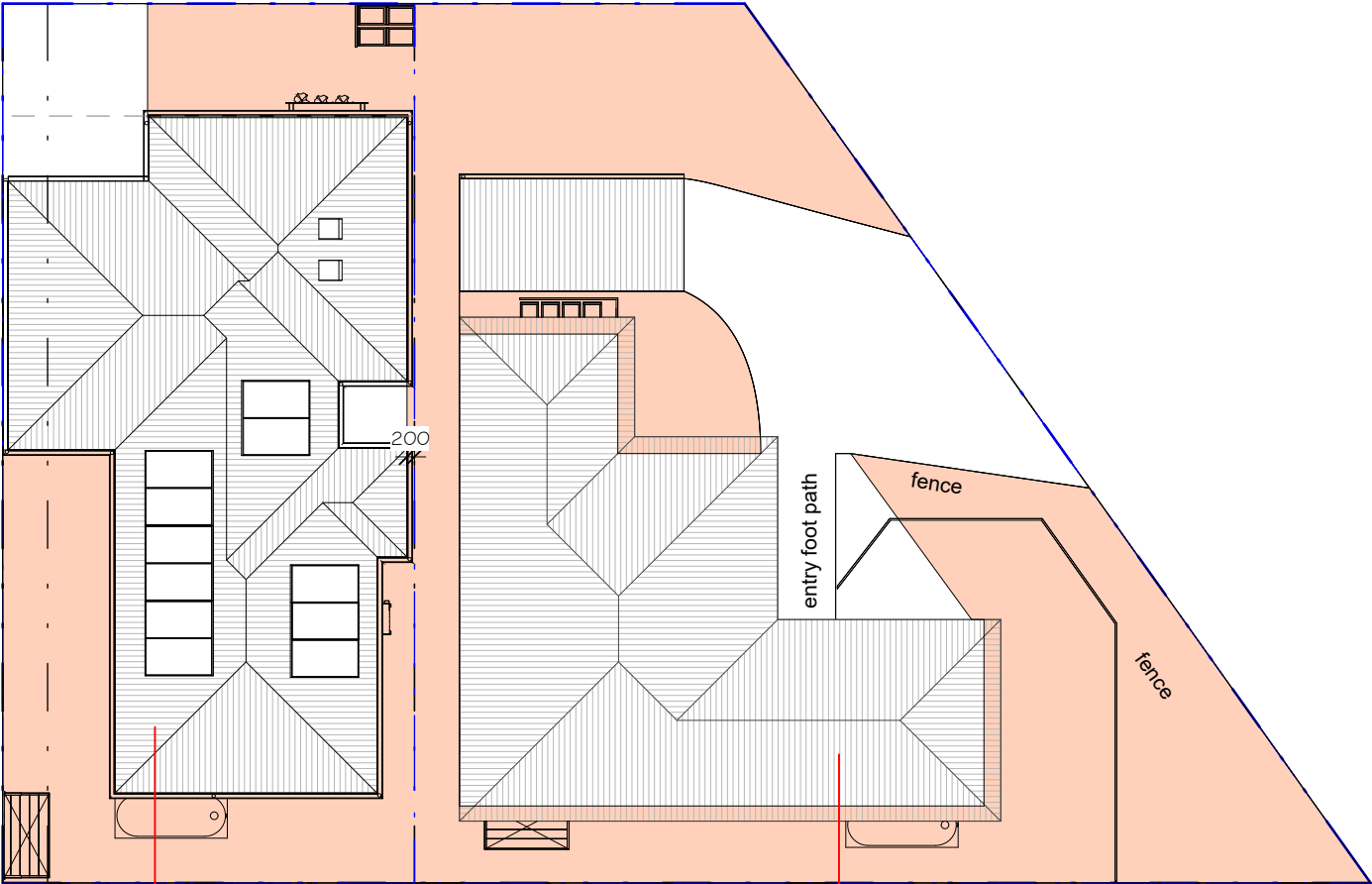
Registered Building Practitioner: DP-AD19699

AREA SUMMARY:

	TOTAL	DWELLING A	DWELLING B
SITE:	661 m ²	403 m ²	258 m ²
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GARDEN AREA:	35%>650m ² 30%<650m ²	A: 271m2 B: 86m2	271m2 = 41% %/m ²

LEGEND

- GARDEN AREA
- PERMEABILITY
- SITE COVERAGE
- S.P.O.S



DWELLING B

site: 258m2

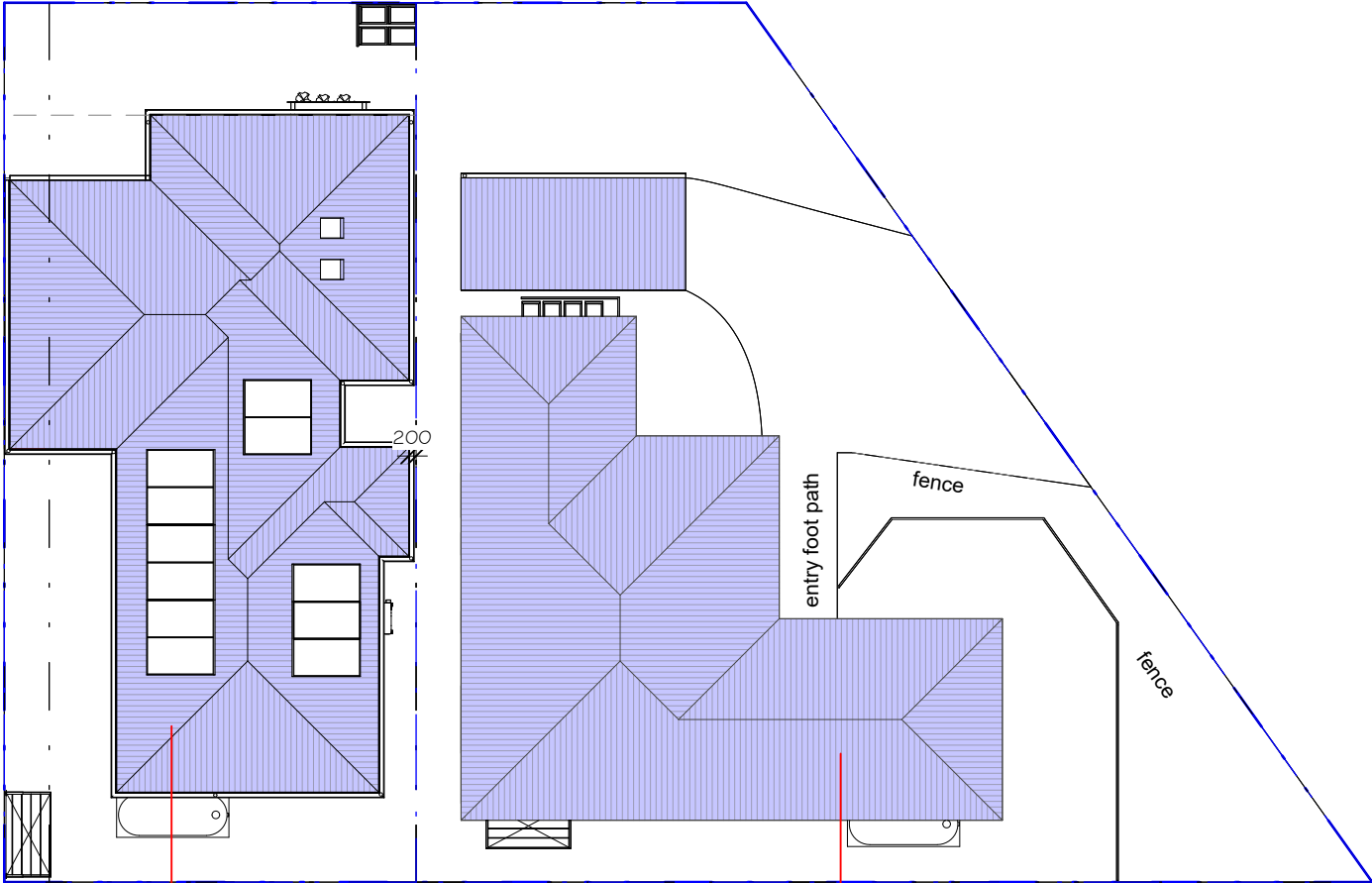
DWELLING A

site: 403m2

TOTAL SITE: 661m2

1 PERMEABILITY

1 : 200



DWELLING B

site: 258m2

DWELLING A

site: 403m2

TOTAL SITE: 661m2

2 SITE COVERAGE

1 : 200

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Drawing Title:	AREA ANALYSIS 2	DRAWN:	AF
		CHK:	CS
		SCALE @A3:	As indicated
		JOB NUMBER:	25006
		Drawing Number:	A07 I
		Revision:	A

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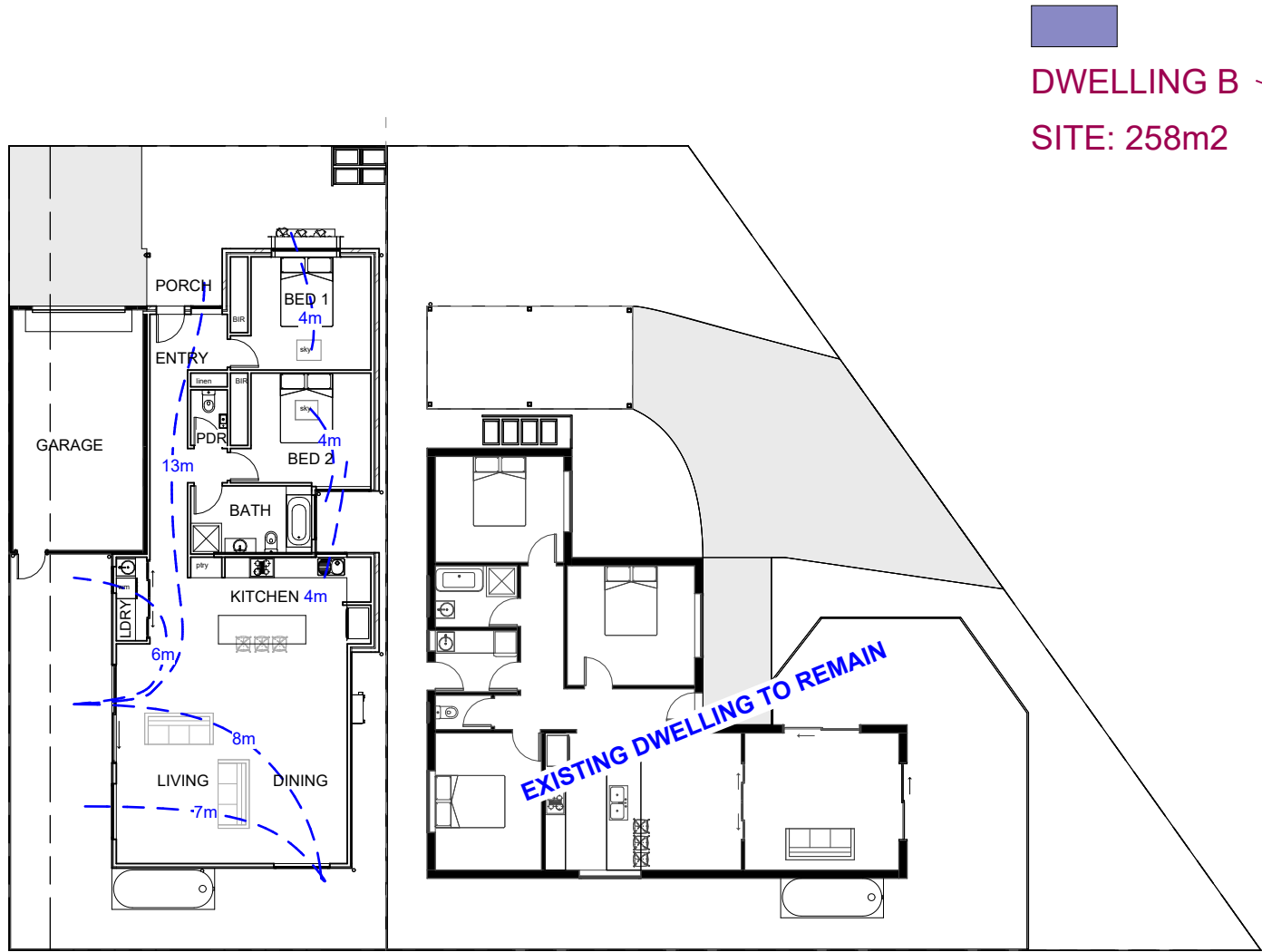


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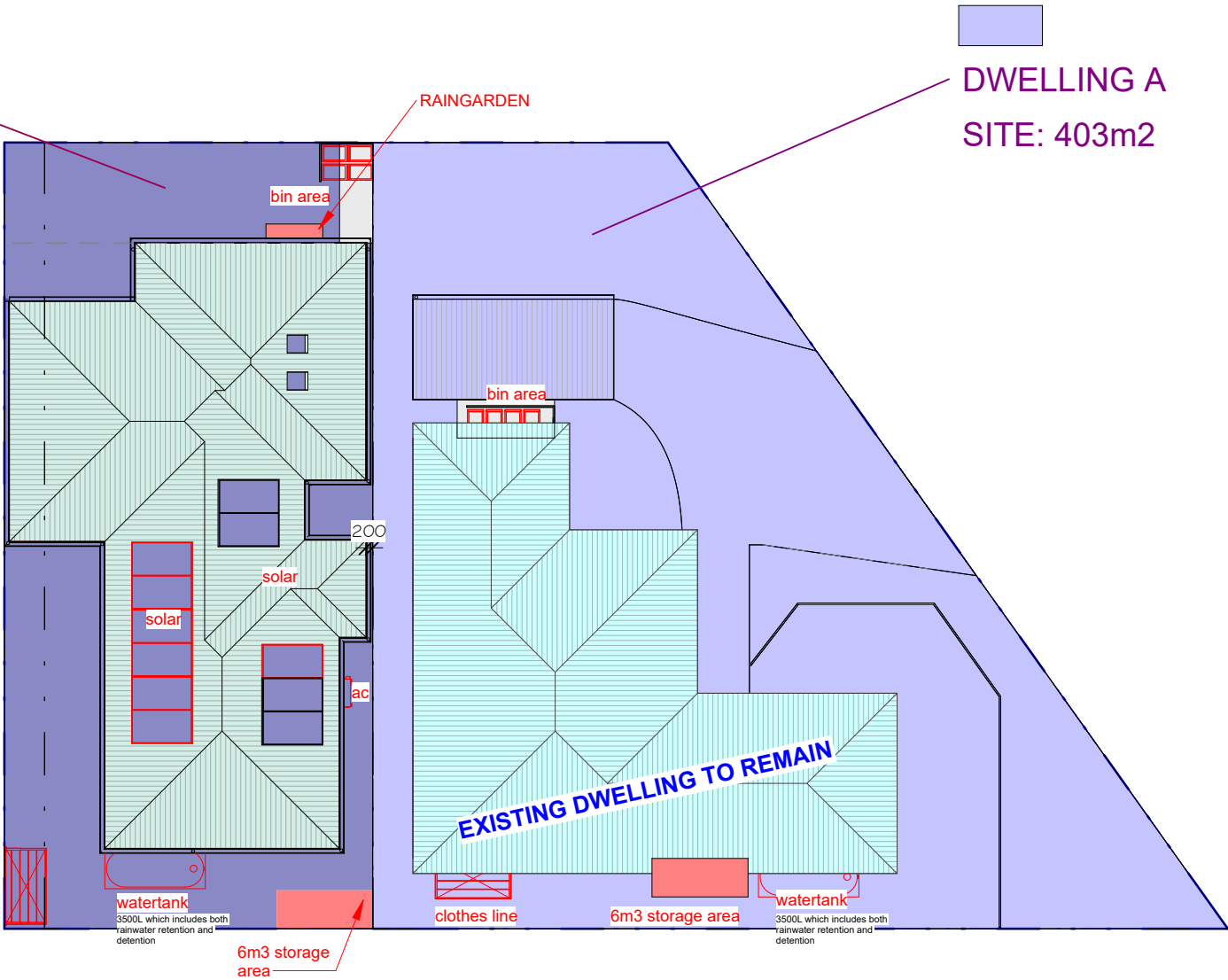
Registered Building Practitioner: DP-AD19699

AREA SUMMARY:

	TOTAL	DWELLING A	DWELLING B
SITE:	661 m ²	403 m ²	258 m ²
DWELLING (INCL. CAR SPACE) :		184 m ²	169 m ²
SITE COVERAGE (Max. 60%):		339m2 = 51%	%/m ²
PERMEABILTY (Min. 20%):		285m2 = 43%	%/m ²
GARDEN AREA:	35%>650m ² 30%<650m ²	A: 271m2 B: 86m2	271m2 = 41% %/m ²

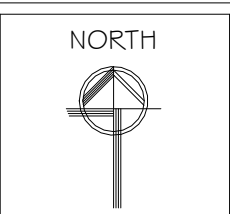


2 BREEZE PLAN
1 : 200



3 SERVICES PLAN
1 : 200

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Project:	CICCONI SUBDIVISION 2 MOUCHEMORE AVE, ST.LEONARDS STEFANIA CICCONI	DATE:	2026
Drawing Title:	AREA ANALYSIS 3	DRAWN:	AF
		CHK:	CS
		SCALE @A3:	As indicated
		JOB NUMBER:	25006
		Drawing Number:	A073
		Revision:	A



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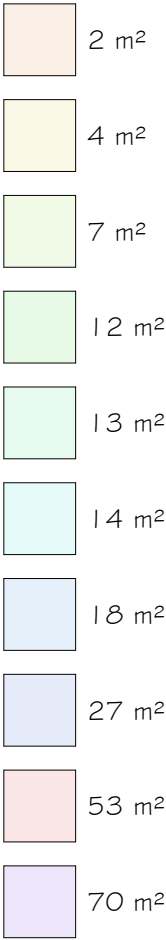
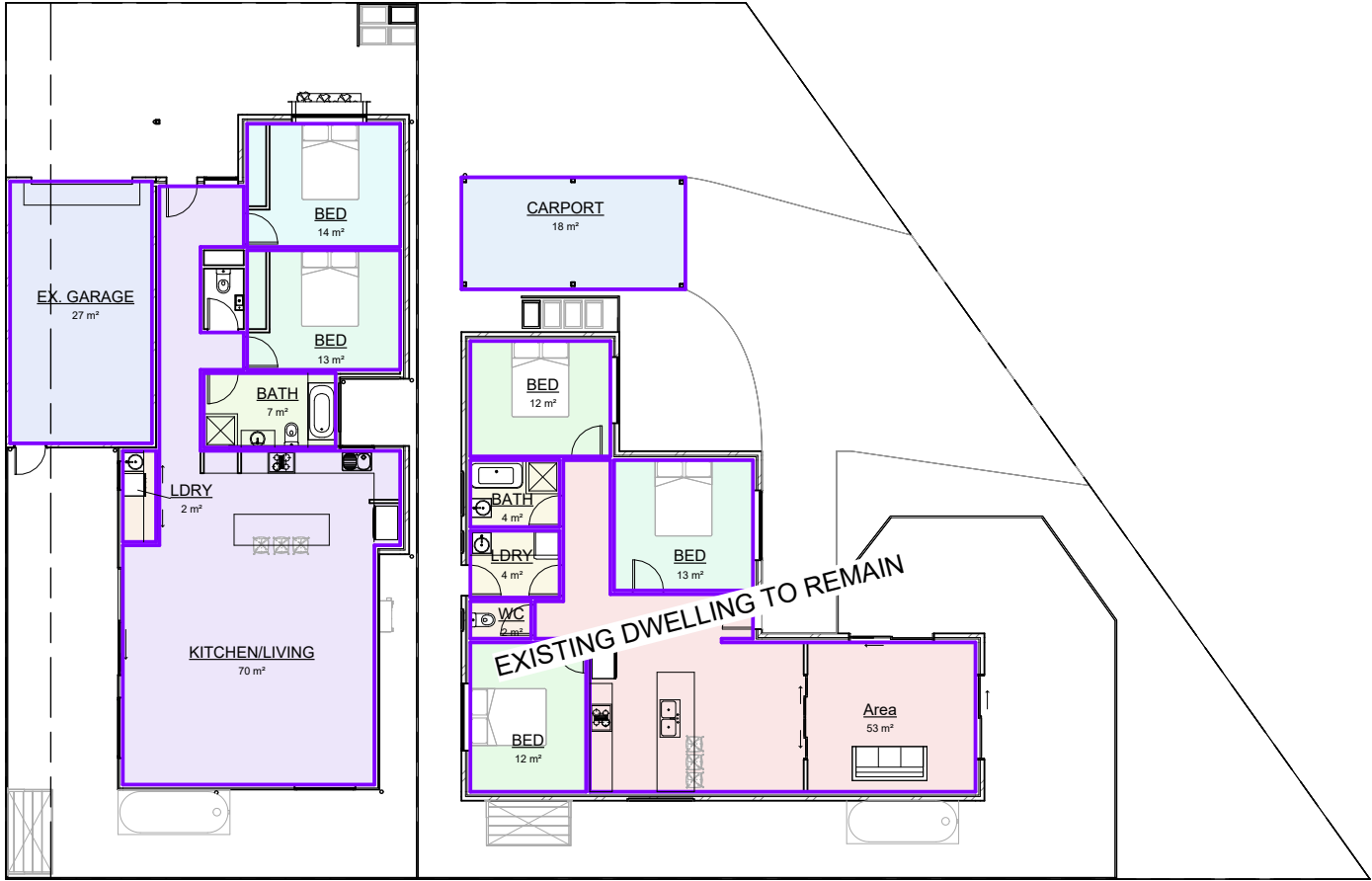
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Website: www.cesdesign.com.au

Registered Building Practitioner: DP-AD19699

AREA SUMMARY:

	TOTAL	DWELLING A	DWELLING B
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PERMEABILITY (Min. 20%):		285m2 = 43%	%/m ²
GARDEN AREA:	35%>650m ² 30%<650m ²	A: 271m2 B: 86m2	271m2 = 41% %/m ²

AREA ANALYSIS



Date	No.	Description	Issued to
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Project: CICCONI SUBDIVISION
2 MOUCHEMORE AVE, ST.LEONARDS
STEFANIA CICCONI

Drawing Title: AREA ANALYSIS 4

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DATE:	2026
DRAWN: AF	CHK: CS
SCALE @A3:	As indicated
JOB NUMBER:	25006
Drawing Number:	Revision:
A074	A



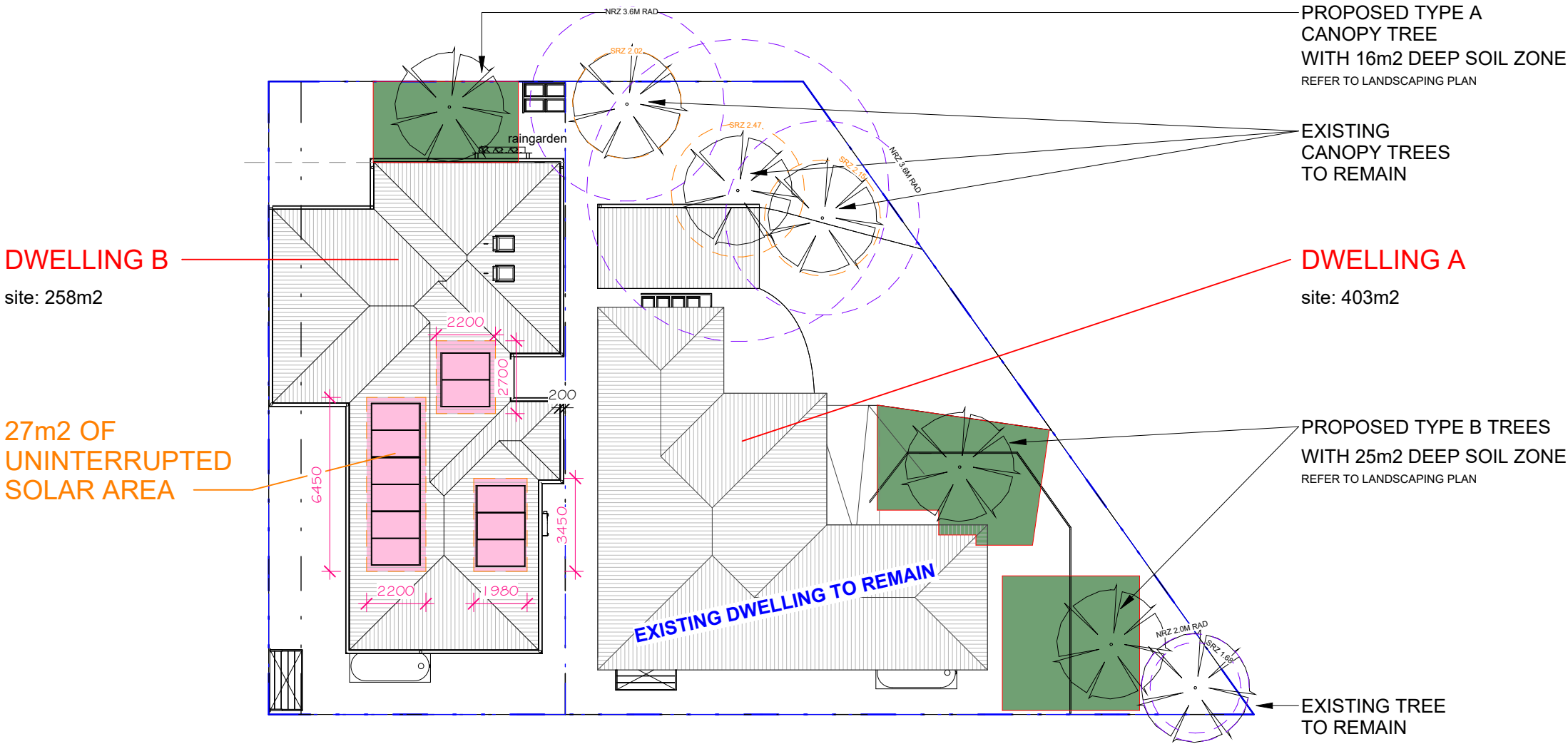
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Registered Building Practitioner: DP-AD19699

AREA SUMMARY:

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REFER TO ARBORIST REPORT AND LANDSCAPE ARCHITECTS DRAWINGS



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Project: CICONI SUBDIVISION
2 MOUCHEMORE AVE, ST.LEONARDS
STEFANIA CICONI
Drawing Title: TREE CANOPY/SOLAR AREA PLAN

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DATE: 2026
DRAWN: AF CHK: CS
SCALE @A3: As indicated
JOB NUMBER: 25006
Drawing Number: A075 Revision: A

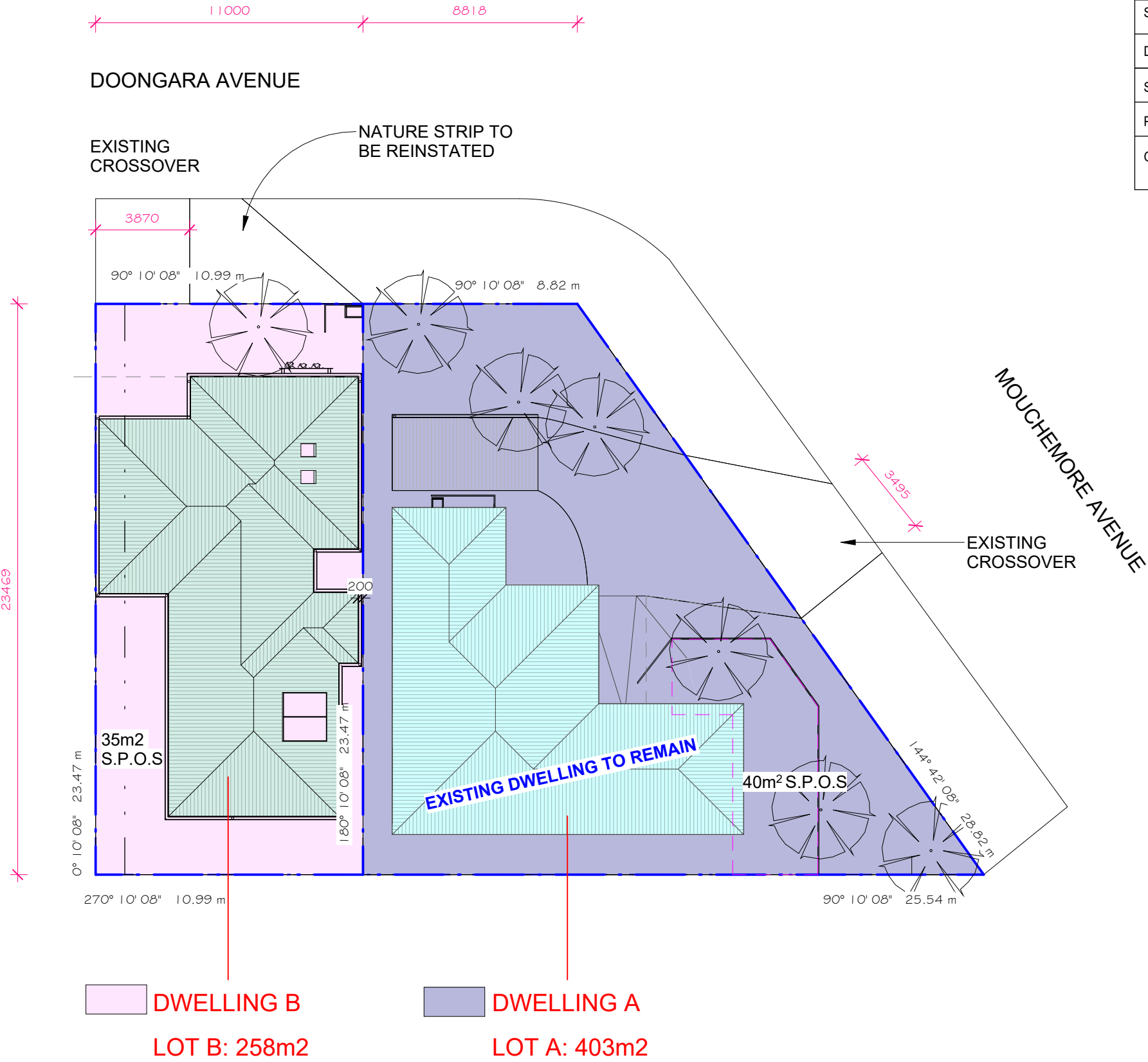


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AREA SUMMARY:

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SITE:	661 m ²	403 m ²	258 m ²
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Project: CICCONI SUBDIVISION
2 MOUCHEMORE AVE, ST.LEONARDS
STEFANIA CICCONI
Drawing Title: SUBDIVISION PLAN

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DATE: 2026
DRAWN: AF CHK: CS
SCALE @A3: As indicated
JOB NUMBER: 25006
Drawing Number: A076
Revision: A

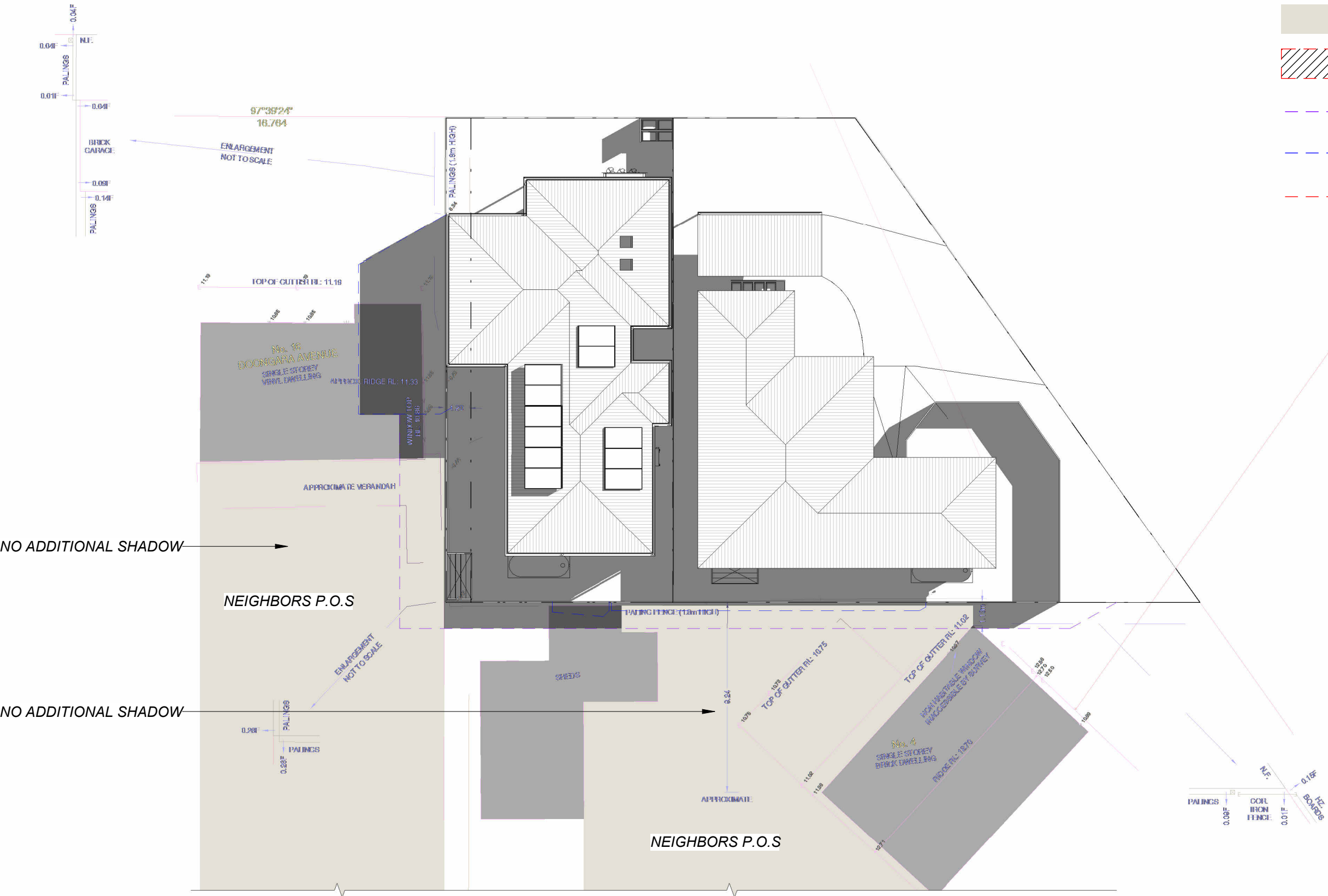


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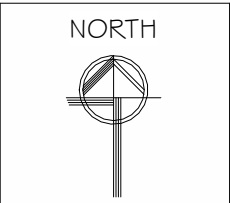
Registered Building Practitioner: DP-AD19699

LEGEND

- NEIGHBORS P.O.S
- ADDITIONAL SHADOW AREA (PROPOSED)
- FENCE SHADOW LINE
- EXISTING SHADOW LINE
- ADDITIONAL SHADOW LINE (PROPOSED)



Date	No.	Description	Issued to
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Project:	CICCONI SUBDIVISION 2 MOUCHEMORE AVE, ST.LEONARDS STEFANIA CICCONI	DATE:	2026
Drawing Title:	SHADOW DIAGRAM 9AM	DRAWN:	AF
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		SCALE @A3:	As indicated
		JOB NUMBER:	25006
		Drawing Number:	A080
		Revision:	A

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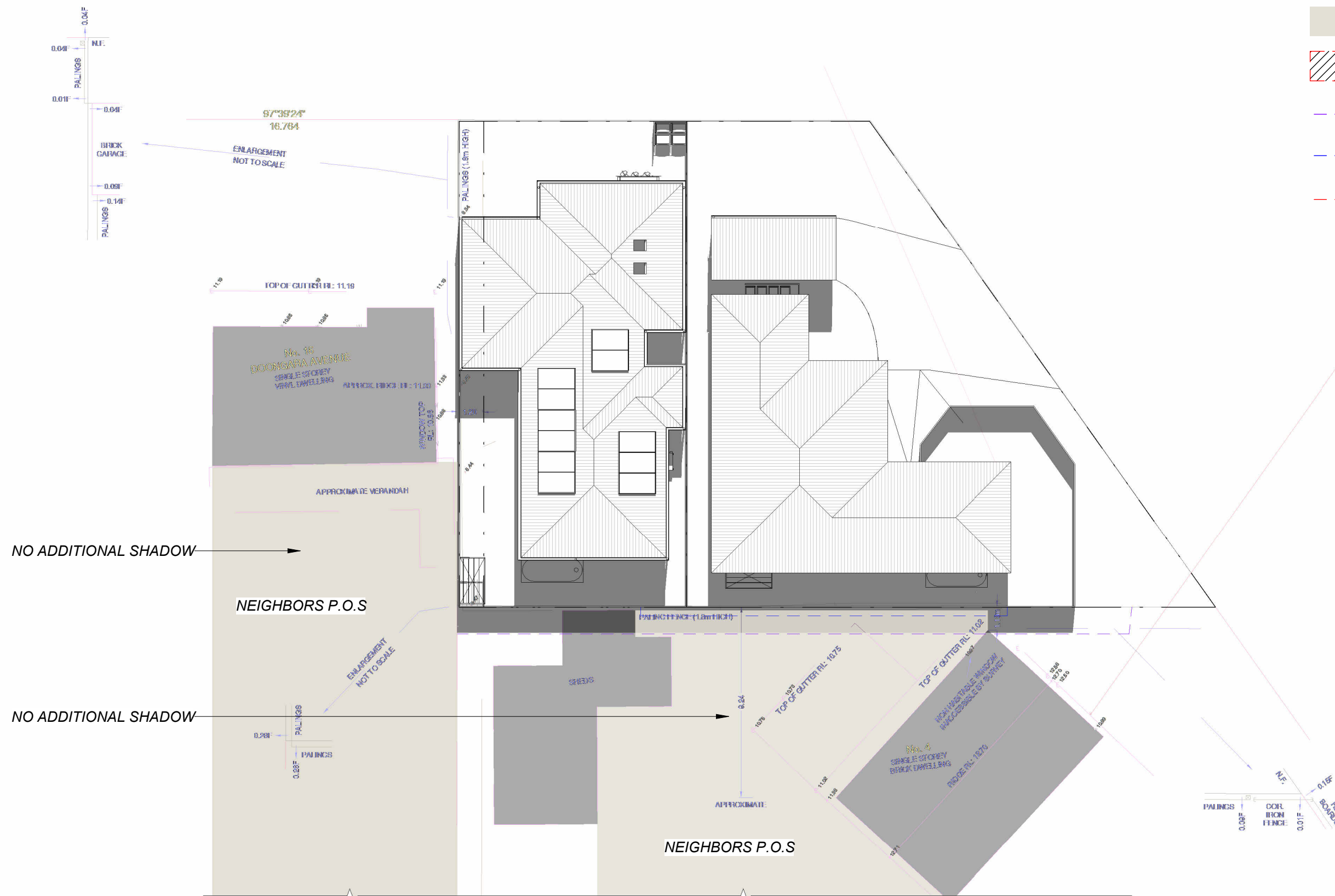
NEIGHBORS P.O.S

ADDITIONAL SHADOW AREA (PROPOSED)

FENCE SHADOW LINE

EXISTING SHADOW LINE

ADDITIONAL SHADOW LINE (PROPOSED)



Date	No.	Description	Issued to
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Project:	CICCONI SUBDIVISION 2 MOUCHEMORE AVE, ST. LEONARDS STEFANIA CICCONI
Drawing Title:	SHADOW DIAGRAM 1 2PM

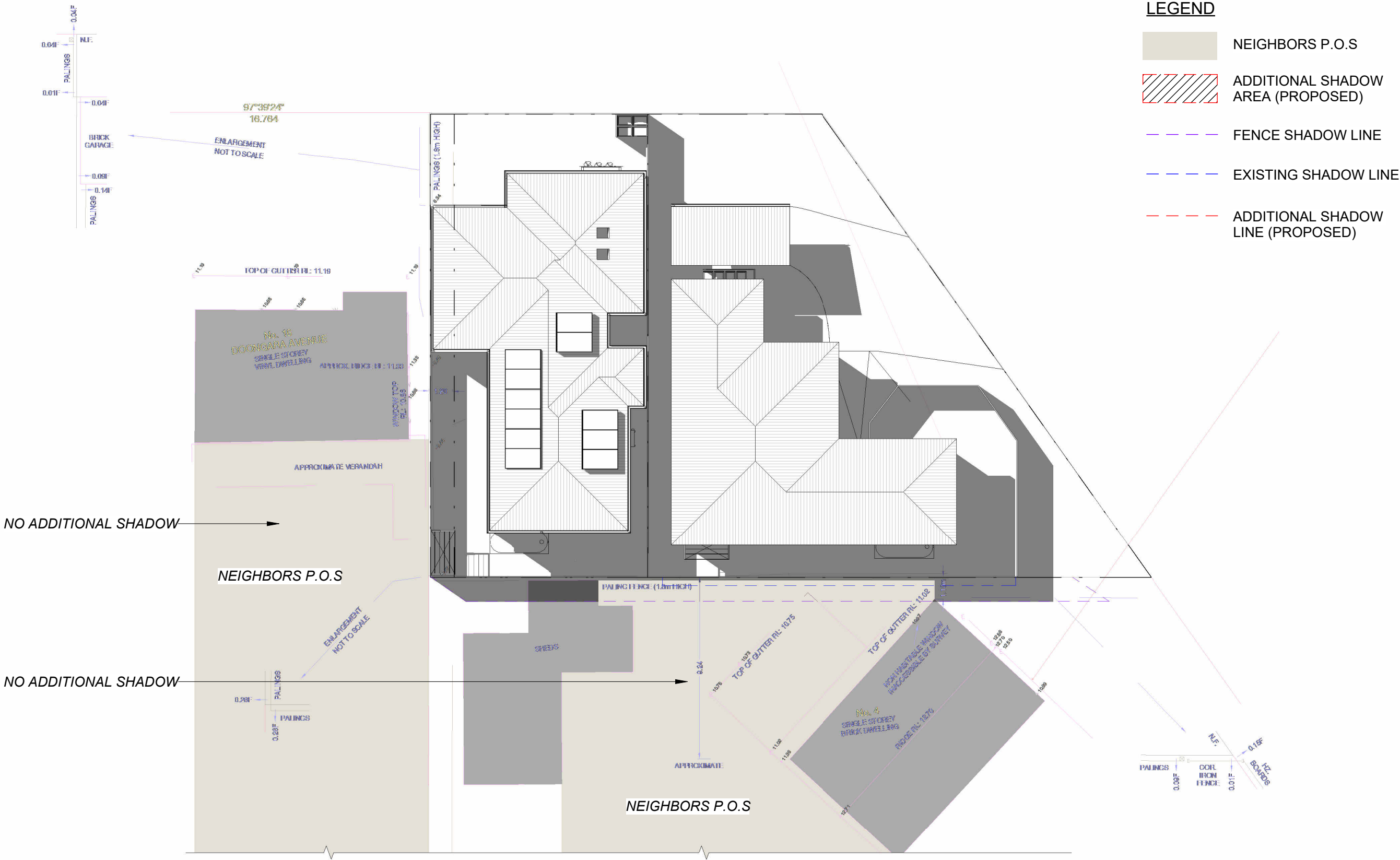
DATE:	2026
DRAWN: AF	CHK: CS
SCALE @A3:	As indicated
JOB NUMBER:	25006
Drawing Number:	Revision:
A083	A



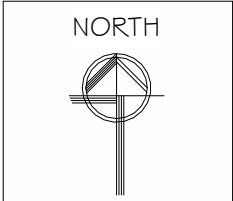
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Project:	CICCONI SUBDIVISION 2 MOUCHEMORE AVE, ST.LEONARDS STEFANIA CICCONI	DATE:	2026
Drawing Title:	SHADOW DIAGRAM 3PM	DRAWN:	AF
		CHK:	CS
		SCALE @A3:	As indicated
		JOB NUMBER:	25006
		Drawing Number:	A086
		Revision:	A



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