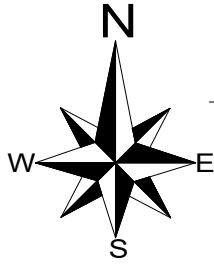
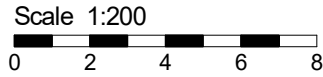


LOT MISCLOSE
0.000m



DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

SOAKWELL CAPACITY FORMULA
IMPERVIOUS AREA (m²) X 1.070 X 0.0208 = CAPACITY REQUIRED M³ (1 in 20 years as per BCA)

ROOF AREA = 321.709m²
REQUIRED SOAKWELL CAPACITY
321.709m² x 1.070 x 0.0208 = 7.159m³

IMPERVIOUS FLOOR AREA (DRIVEWAY) = 59.58m²
REQUIRED SOAKWELL CAPACITY
59.58m² x 1.070 x 0.0208 = 1.23m³

TOTAL REQUIRED SOAKWELL CAPACITY = 8.389m³

1500mm Ø x 1500mm DEEP
CONCRETE SOAKWELL = 2.65m³ (x2) = 5.30m³

1500mm Ø x 1200mm DEEP
CONCRETE SOAKWELL = 2.10m³ (x2) = 4.20m³

TOTAL SOAKWELL CAPACITY = 9.50m³
ALL STORMWATER PIPES TO BE 90 mm Ø PVC ON 1:60 MIN FALL.
OPEN GRATES TO THE BASE OF ALL DOWNPIPES.

POOL BY OWNER ON SEPARATE APPLICATION
SCAFFOLD & PLANKING OF POOL BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. NEW POOL FENCE & GATES BY OWNER IN ACCORDANCE WITH AS 1926-1.

PROPOSED UNDERCROFT (-33c)
FFL 40.171
SPL 40.071
(SHOWN HATCHED)

UNDERCROFT GARAGE
GRANO @ -34c
RL 40.085

EXTENT OF FIRST FLOOR LEVEL (SHOWN SHADED)

PORCH R.L 32.300
FFL @ -01c

PROPOSED RESIDENCE (00c)
FFL 43.000
SPL 42.900
(SHOWN HATCHED)

TRAFFICABLE SPOON DRAIN CONNECTED STORMWATER SYSTEM

EXISTING SEWER JUNCTION LOCATION

EXISTING POWER DOME LOCATION

EXISTING TELSTRA PIT LOCATION

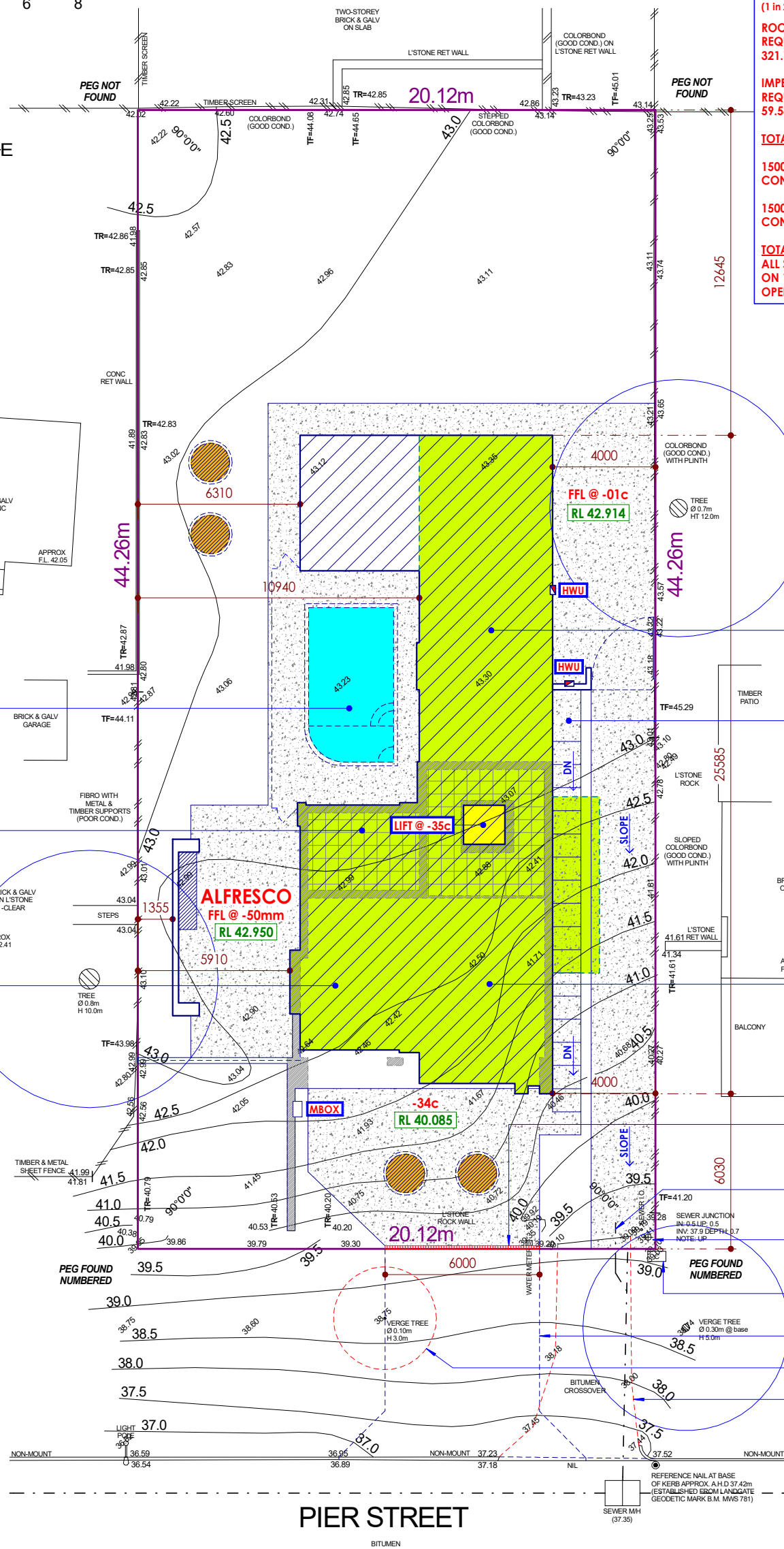
DRIVEWAY & CROSSOVER TO SUIT COUNCIL REQUIREMENTS

VERGE TREE TO BE REMOVED

EXISTING DRIVEWAY & CROSSOVER TO BE REMOVED BY OWNER

OVERSHADOWING CALCULATION
NO SHADOW CAST ON ADJOINING LOTS

SITE COVERAGE CALCULATION
ZONED = R12.5
LOT AREA = 890m²
MIN. REQUIRED OPEN SPACE = 489.5m² @ 55%
TOTAL OPEN SPACE ACHIEVED = 680m²
PERCENTAGE OF OPEN SPACE ACHIEVED = 76.40%



AVERNA HOMES
INDIVIDUAL HOME BUILDERS

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Rev	Date	Notes
A.	28-02-24.	ISSUED FOR D.A.

This is one of the drawings referred to in the building contract.

Client :
Date :
Client :
Date :
Builder :
Date :

Client Name :
Job number : **2259**
Scale : **1 : 200**
Date Drawn : **Feb' 2024**
Revision No : **A.**
Sheet No : **08 of 08**
Drawing Name : **Proposed Site Plan**

Site Address :
**Lot 234 (#16)
Pier Street,
East Fremantle**