

CLIENT:	PLAN: SP 79473	LOT AREA: 232m ²	SURVEY DATE: 08/10/20
BUILDER: NICHE LIVING	C/T Vol: 2967 Fol: 58		MAP REFERENCE:
BUILDER JOB #	HEIGHT DATUM: AHD	COASTAL ZONE: >1KM	
AUTHORITY: CITY OF MELVILLE	HEIGHT CORRECTION TO AHD: NO	SEWER INFORMATION: YES	

FEATURE SYMBOL LEGEND

NOTES

- (1) ALL FEATURES IN GOOD CONDITION
- (2) DEVELOPMENT AREA: ESTABLISHED
- (3) (E) EASEMENT - TRANSMISSION OF ELECTRICITY

POWER	
CABLE DOME	POWER POLE
CABLE BOX	CONSUMER POLE
POWER MARKER	EXPOSED CABLES
LIGHT POLE	STAYWIRE ANCHOR
WATER	
WATER METER / TAP	FIRE HYDRANT
TAP	STOP VALVE
FLUSHING POINT	RETIC VALVE
BORE	WATER MARKER
SEWERAGE	
SEWER M/H (SQUARE LID)	SEWER M/H (ROUND LID)
INSPECTION SHAFT	INSPECTION OPENING
HOUSE CONNECTION	
TELSTRA	
TELSTRA PIT	TELSTRA MANHOLE
TELSTRA MARKER	
DRAINAGE	
DRAIN M/H (SQUARE LID)	DRAIN M/H (ROUND LID)
SIDE ENTRY PIT	DRAINAGE GRATE
COMBINED ENTRY PIT	
GAS	
GAS METER	GAS VALVE
GAS MARKER	
SURVEY MARKS	
PEG FOUND	PEG GONE
DRILL HOLE	BENCH MARK
PEN MARK	NAIL & PLATE
	NAIL
MISCELLANEOUS INFO.	
STREET SIGN	SPOT HEIGHT
UNKNOWN SERVICE MARKER	BOLLARD
OVERHEAD POWER LINE	SEWER LINE
FENCE LINE	WINDOW / OPENING

SERVICE DETAILS

WATER: L
 OVERHEAD POWER: NS
 U/G POWER: L
 TELSTRA: L
 GAS: A, TBC
 SEWER: L

SERVICE NOTES

L: LOCATED NS: NO SERVICE
 A: AVAILABLE BUT NOT LOCATED
 TBC: LOCATION TO BE CONFIRMED

SEWER JUNCTION DETAILS

HOUSE CONNECTION (HC) IL: 27.87
 UP DISTANCE: 0.0
 DEPTH TO CONNECTION: 1.72

IMPORTANT FEATURE SURVEY NOTES

- The boundary information on this site plan is approximate only. The boundary has been positioned using a best-fit of available survey marks and fence lines. A repeg / bdy identification survey is recommended if an accurate position of features / improvements relative to the boundary is required.
- The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.
- The lot dimensions shown on this feature survey plan have been taken from L.T.O survey plans. The final repegged dimensions may vary due to adjustments made during field survey.
- All service information shown of this plan should be verified with the relevant authorities.
- Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.

PLANNING

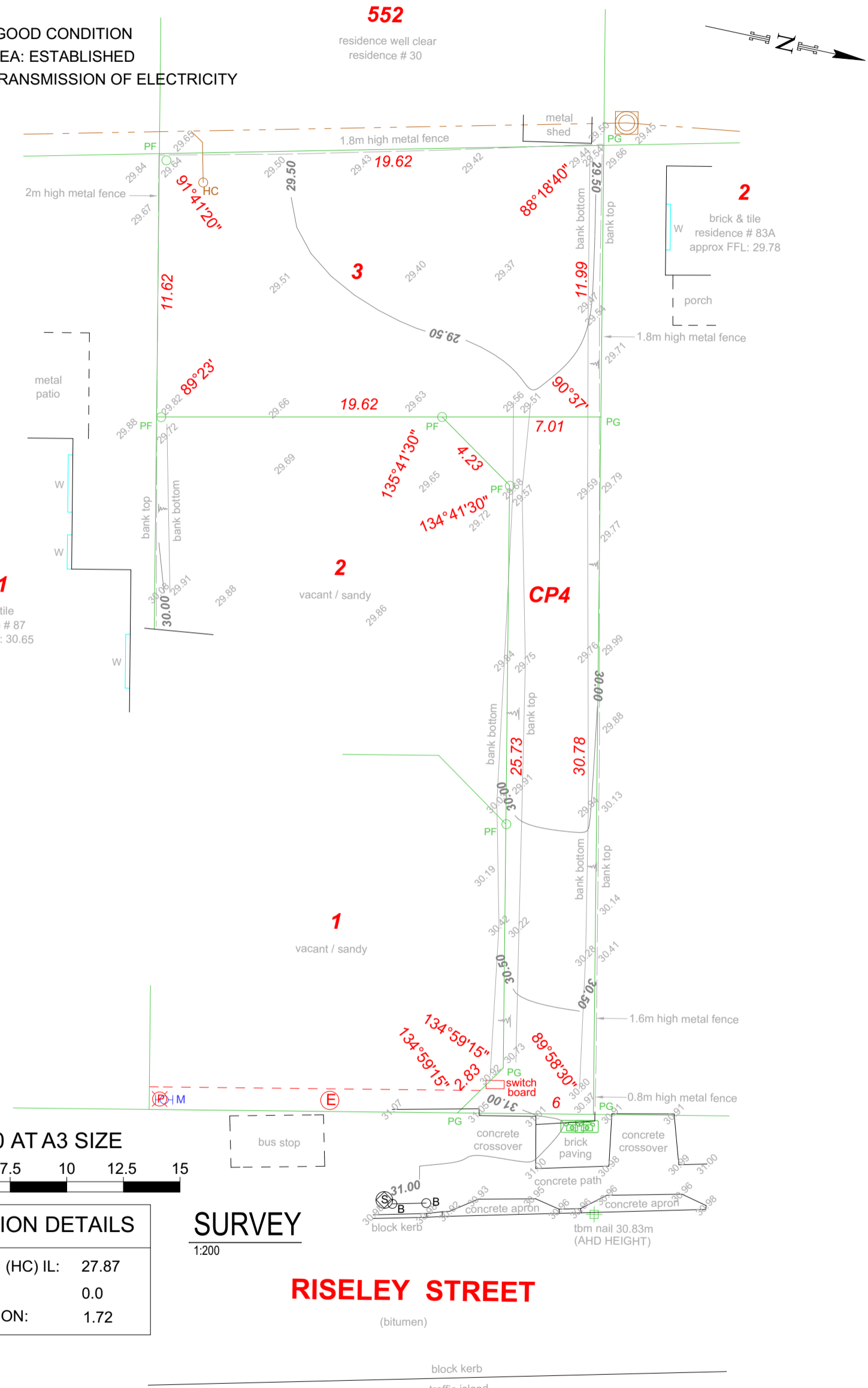
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REVISION:				
NO.	DATE	DESCRIPTION	DWN	CHK

BUILDER
OWNER
OWNER
DATE

CLIENT:	NICHELIVING		
ADDRESS:	85C RISELEY STREET ARDROSS 6153		
DRAWN:	JW	JOB No.:	NH20-0736
DATE:	4 Mar 2021	SHEET:	1 OF 6
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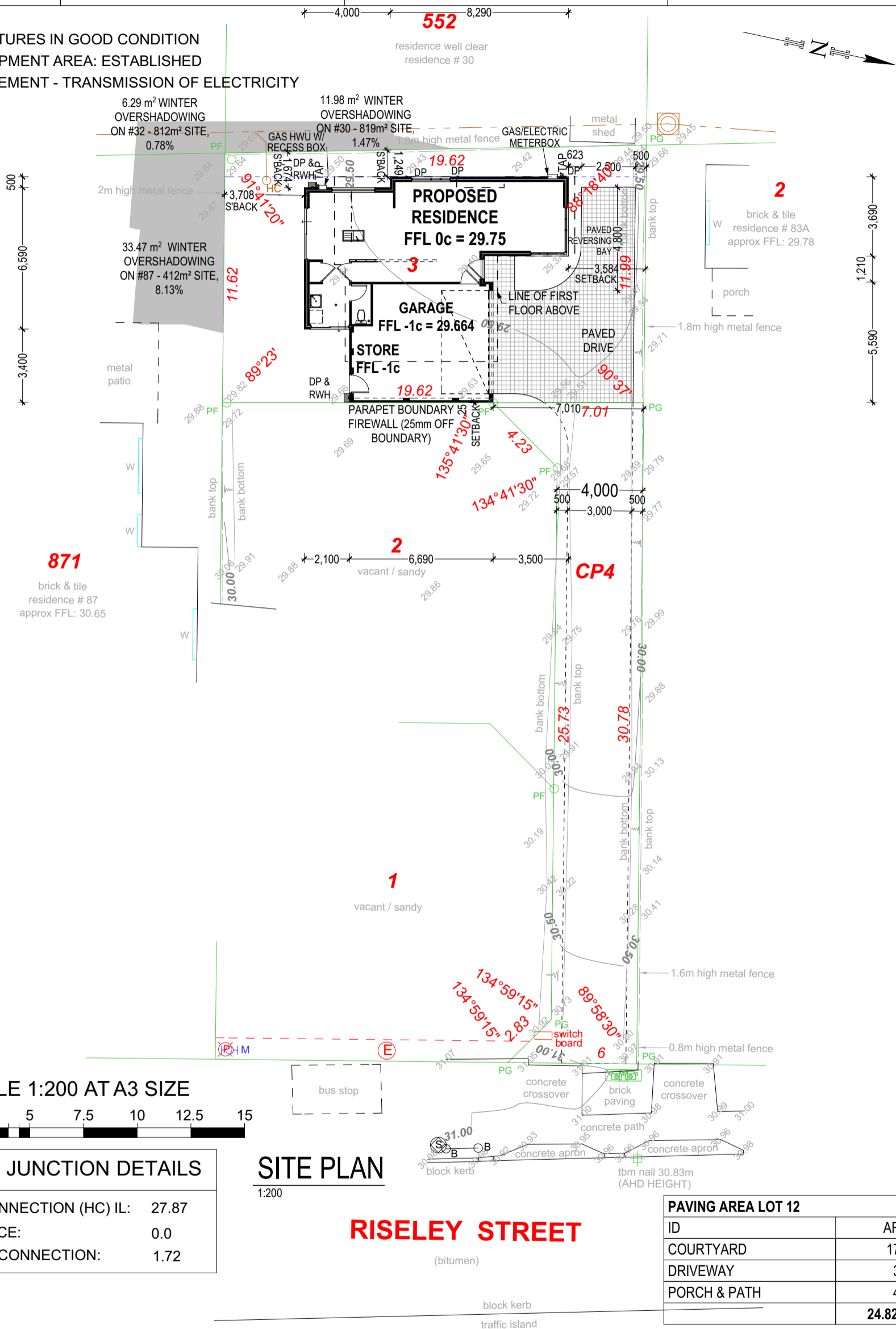
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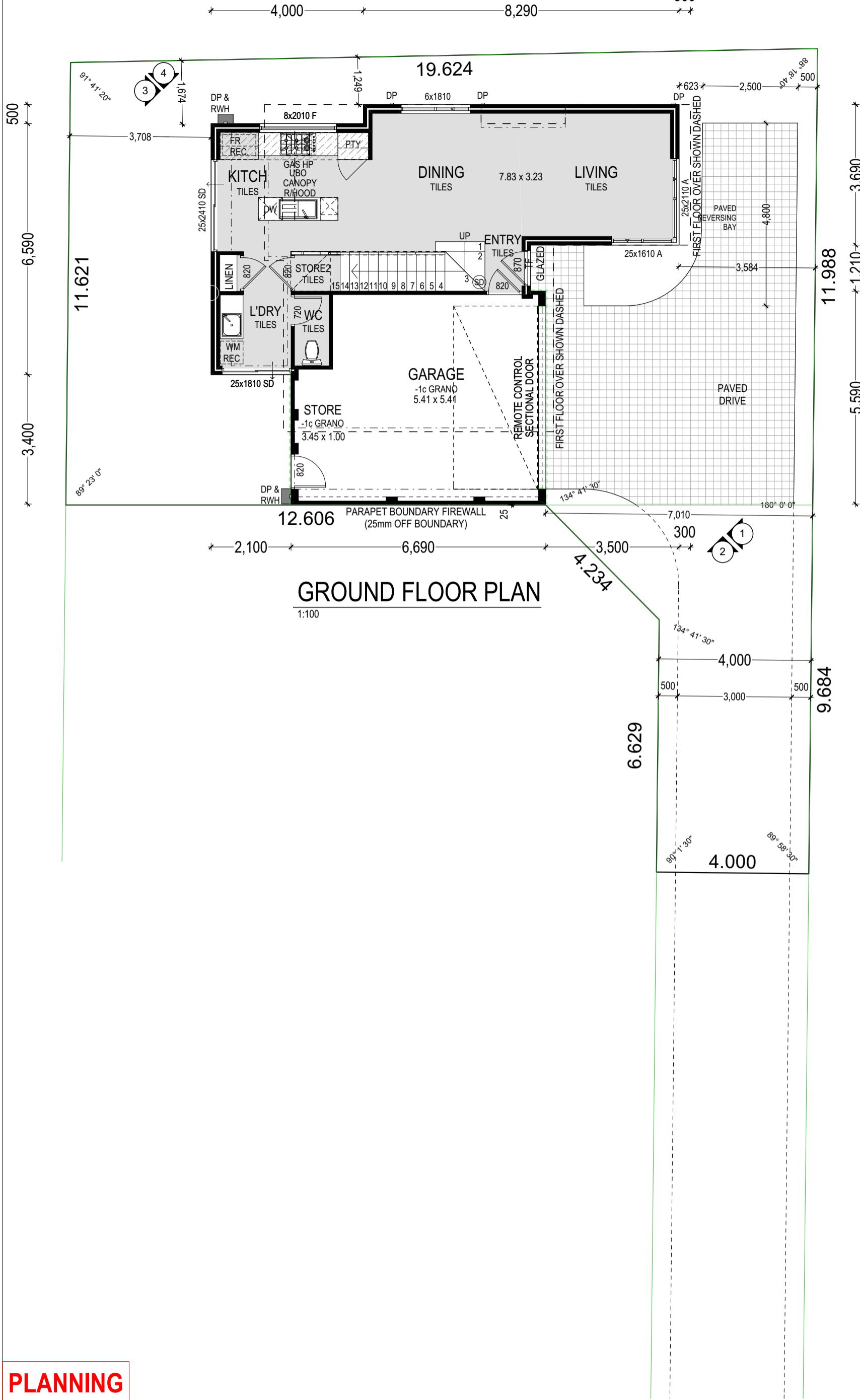
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SITE COVERAGE

ZONED	R40
% ALLOWED	55%
SITE AREA	274.72m ²
SITE COV. AREA	95.50m ²
SITE OPEN-SPACE =65.2%	



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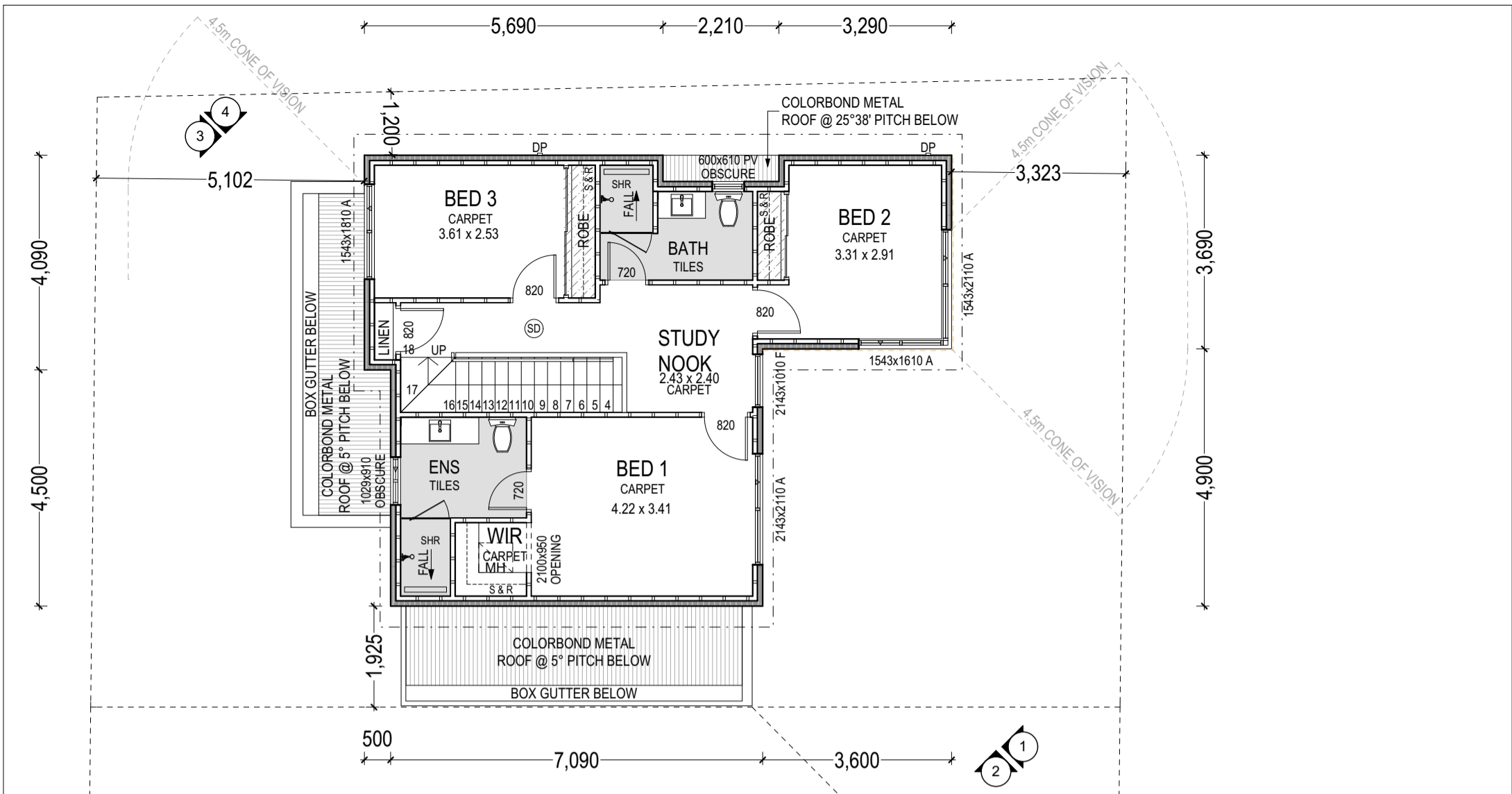
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ADDRESS: **85C RISELEY STREET
ARDROSS 6153**

DRAWN: JW JOB No.: NH20-0736 SHEET: 3 OF 6

DATE: 4 Mar 2021 © COPY RIGHT NICHELIVING CONSTRUCTION



FIRST FLOOR PLAN

1:100

PLANNING

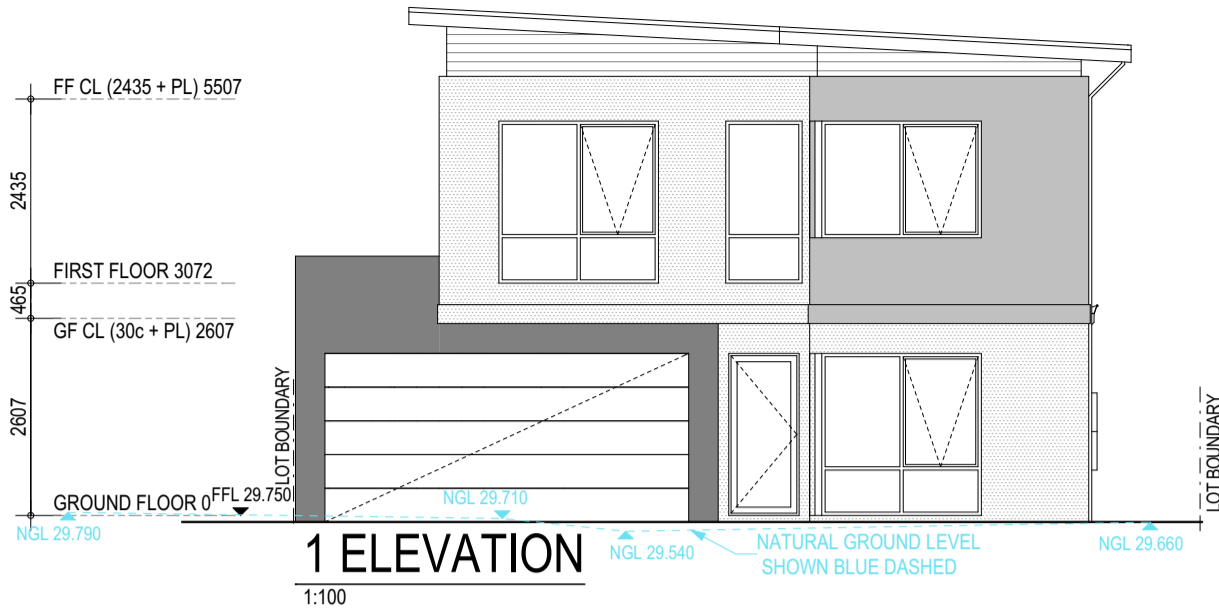
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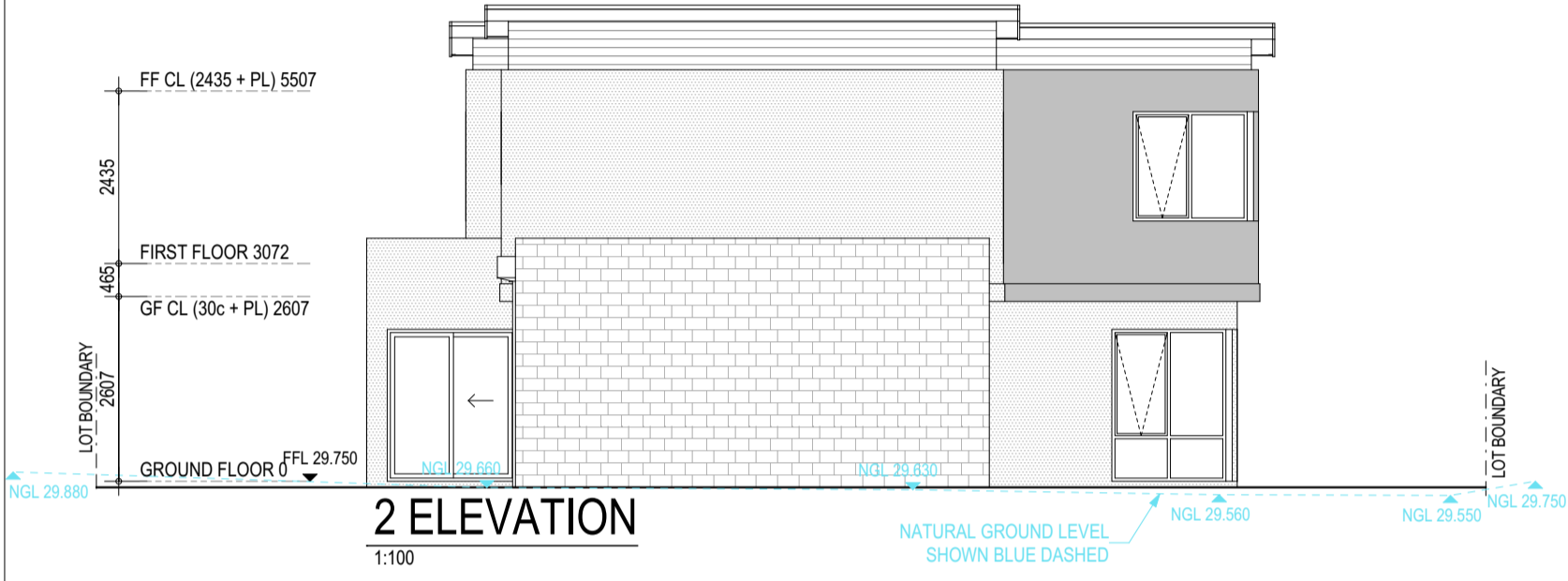
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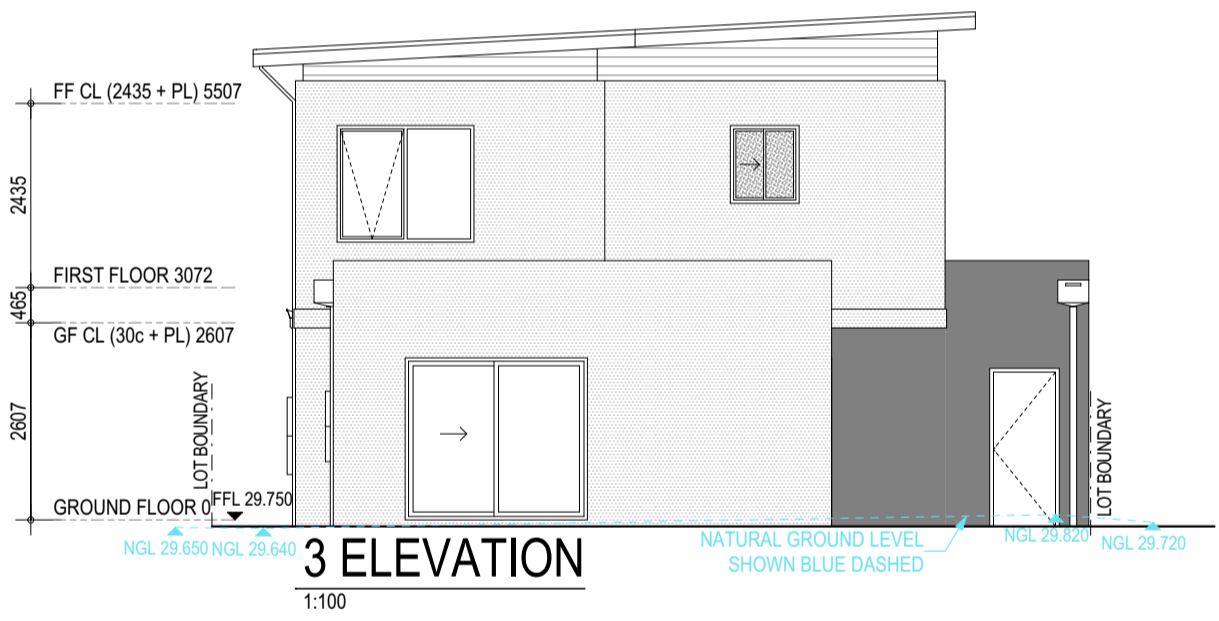
WALL FINISH LEGEND

- STANDARD TEXTURE
COAT PAINT - LEXICON
- FEATURE TEXTURE
COAT PAINT 1 - IRONSTONE
- FEATURE TEXTURE
COAT PAINT 2 - ?
- 2c HIGH FACE BRICK,
LAID IN THIRD BOND
- CLADDING WITH
PAINT FINISH - LEXICON

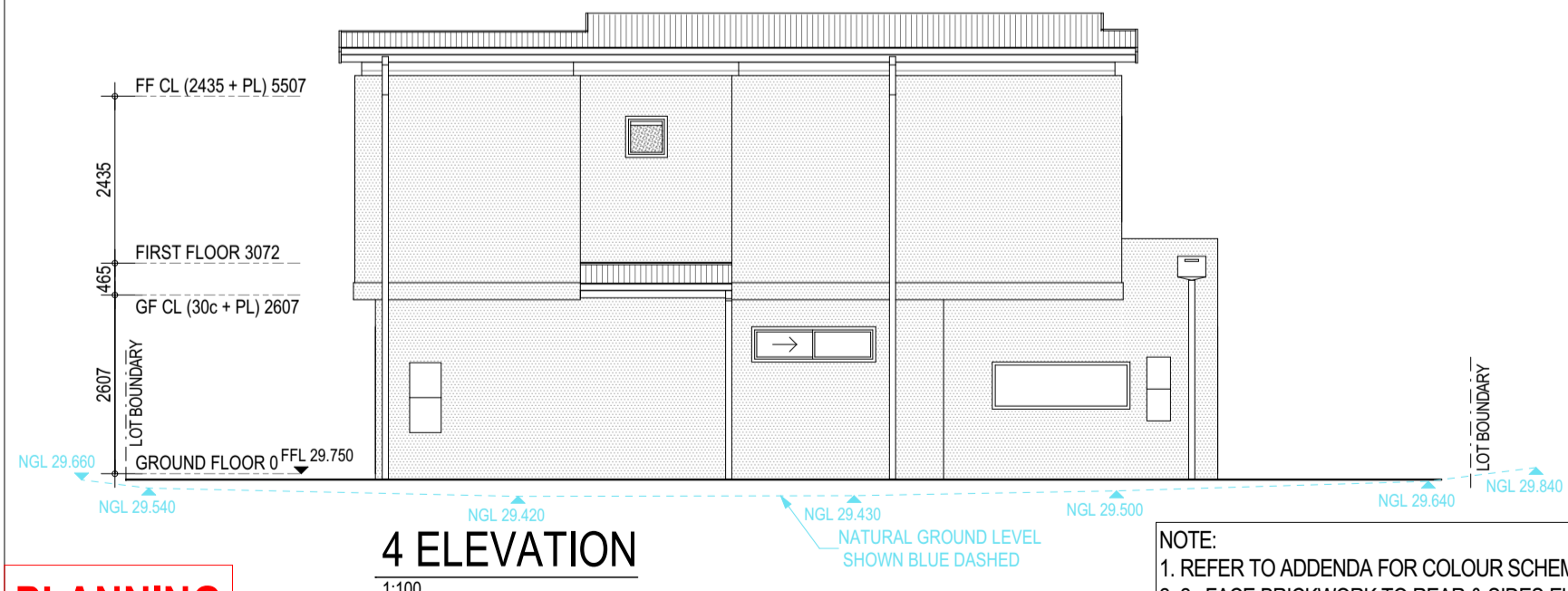
1 ELEVATION
1:100



2 ELEVATION
1:100



3 ELEVATION
1:100



4 ELEVATION
1:100

NOTE:
 1. REFER TO ADDENDA FOR COLOUR SCHEME SELECTION.
 2. 2c FACE BRICKWORK TO REAR & SIDES ELEVATIONS UNLESS NOTED OTHERWISE.
 3. FIRST FLOOR WINDOWS IN ACCORDANCE WITH BCA PART 3.9.2.5.

PLANNING

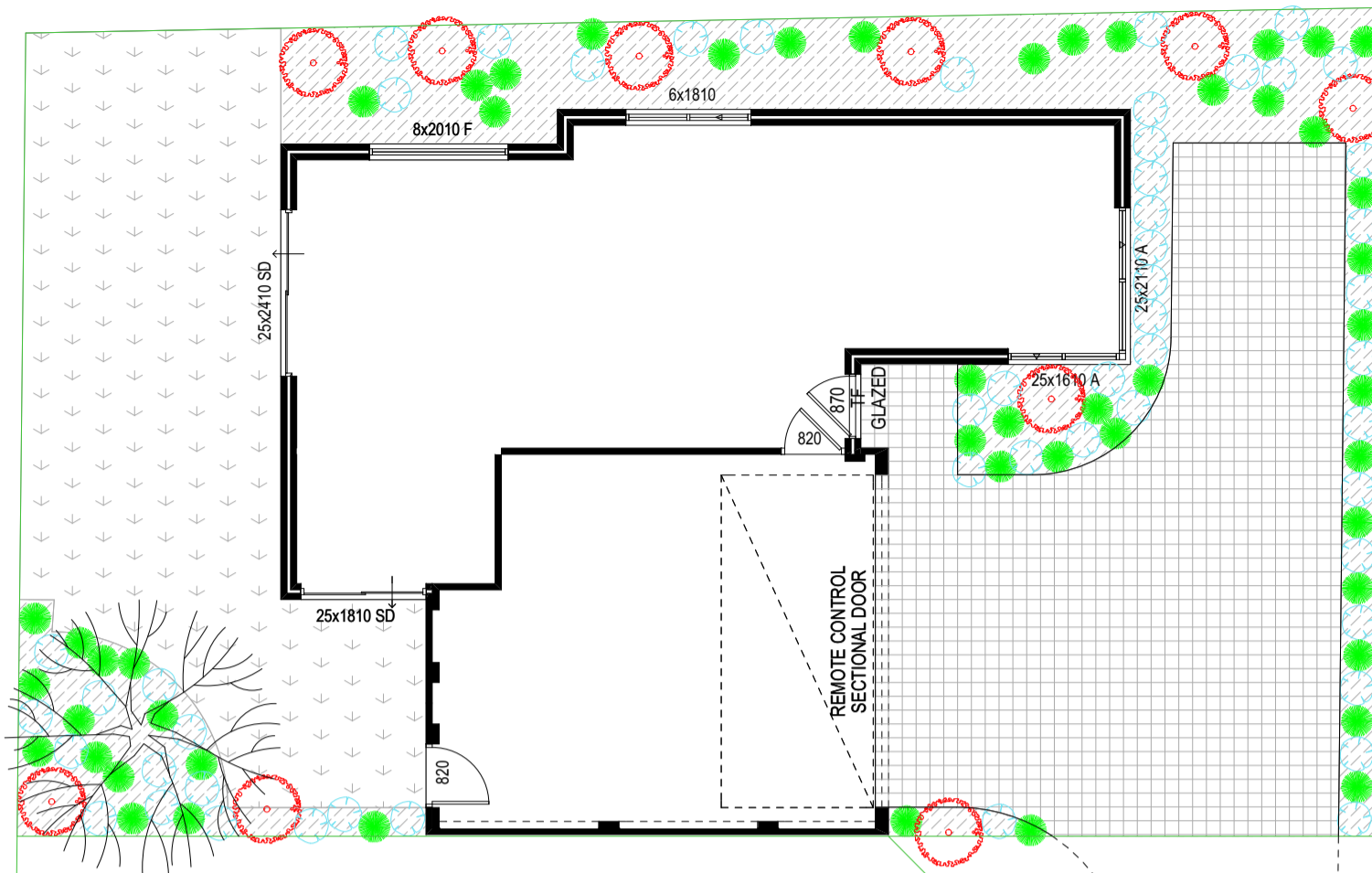
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LEGEND

	GRASS WINTERGREEN
	MULCH
	PAVING
	TREE FRAXINUS GRIFFITHI
	SHRUB 1 NANDINA GULF STREAM
	SHRUB 2 EVERYGREEN BABY
	SHRUB 3 WESTRINGA GREY BOX
LANDSCAPING PLAN SHOWN DIAGRAMATICALLY ONLY	

LANDSCAPING PLAN

1:100

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