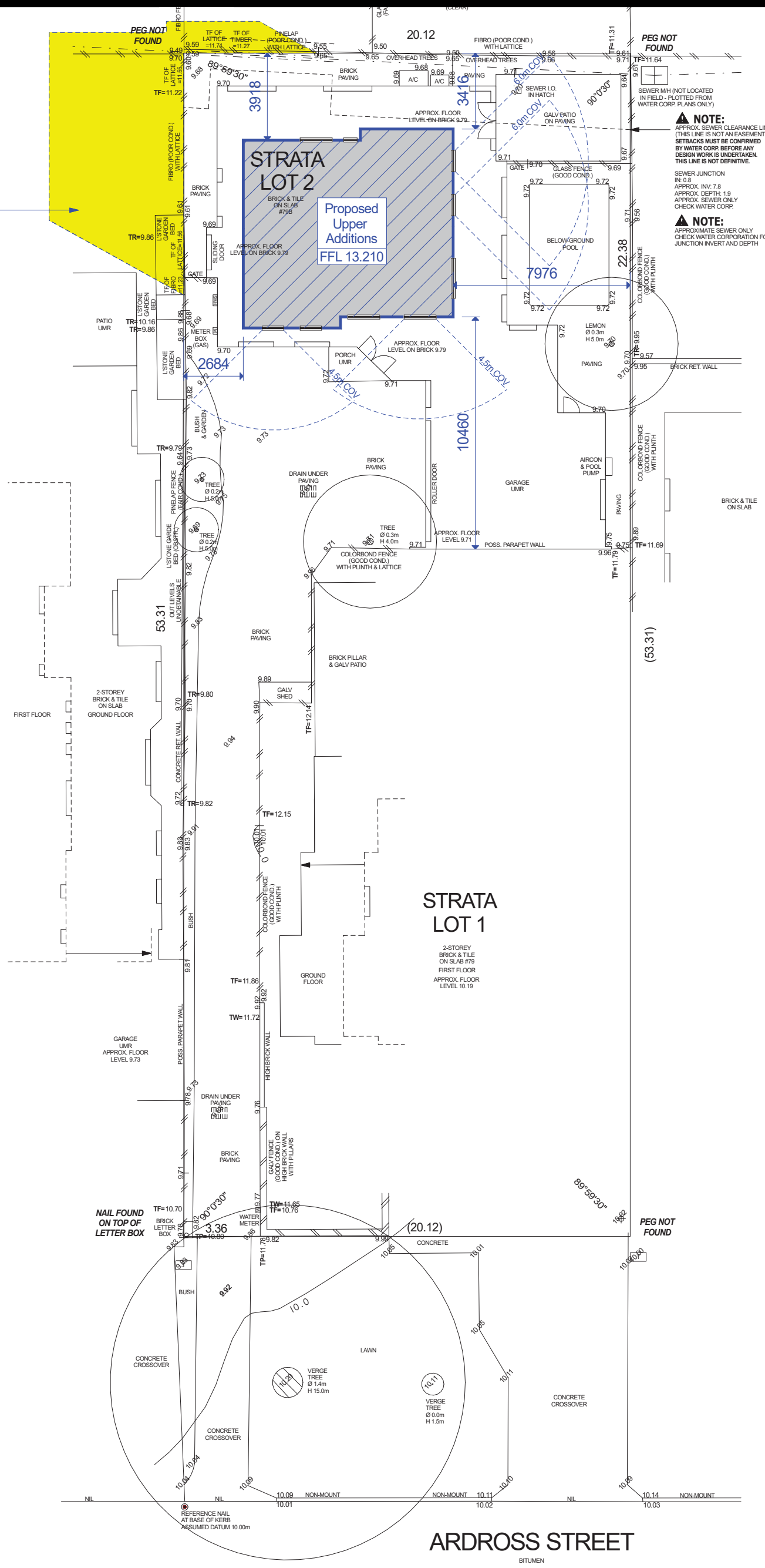


Extent of shadow cast  
Winter solstice (21st June)  
Measures approx. 69m<sup>2</sup>



LEGEND	
	POWER DOME
	POWER POLE
	PHONE PITS
	WATER CONN.
	TOP PILLAR/POST
	TOP WALL
	TOP RETAINING
	TOP FENCE

**NOTE:**  
APPROX. SEWER CLEARANCE LINE  
(THIS LINE IS NOT AN EASEMENT)  
SETBACKS MUST BE CONFIRMED  
BY WATER CORP. BEFORE ANY  
DESIGN WORK IS UNDERTAKEN.  
THIS LINE IS NOT DEFINITIVE.

SEWER JUNCTION  
IN 0.8  
APPROX. INV. 7.8  
APPROX. DEPTH 1.8  
APPROX. SEWER ONLY  
CHECK WATER CORP.

**NOTE:**  
APPROXIMATE SEWER ONLY  
CHECK WATER CORPORATION FOR  
JUNCTION INVERT AND DEPTH

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distributed without the consent of  
the applicant of this development  
application.

**LOT MISCLOSE**  
0.000 m

**WARNING:**  
Check developer/strata company regarding possible future/existing internal service runs, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

**DISCLAIMER:**  
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

**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:**  
I 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.

**STRATA LOT 1**  
2-STORY  
BRICK & TILE  
ON SLAB #79  
FIRST FLOOR  
APPROX. FLOOR  
LEVEL 10.19

**STRATA LOT 2**  
BRICK & TILE  
ON SLAB  
#79B  
Proposed Upper Additions  
FFL 13.210

**ADDRESS STREET**  
BITUMEN

**Site Plan**  
scale 1:200



<b>ROADS</b>	Bitumen	<b>ELEC.</b>	U/Ground
<b>KERBS</b>	Non-Mount / Nil	<b>COMMS.</b>	Yes
<b>FOOTPATH</b>	Nil	<b>WATER</b>	Yes
<b>SOIL</b>	Sand	<b>GAS</b>	
<b>DRAINAGE</b>	Good	<b>SEWER</b>	Yes
<b>VEGETATION</b>	Light Grass Cover	<b>COASTAL</b>	No

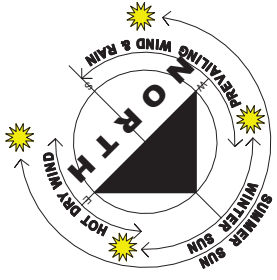
(Approximate Only  
Confirm With Shire)

### SYMBOL LEGEND

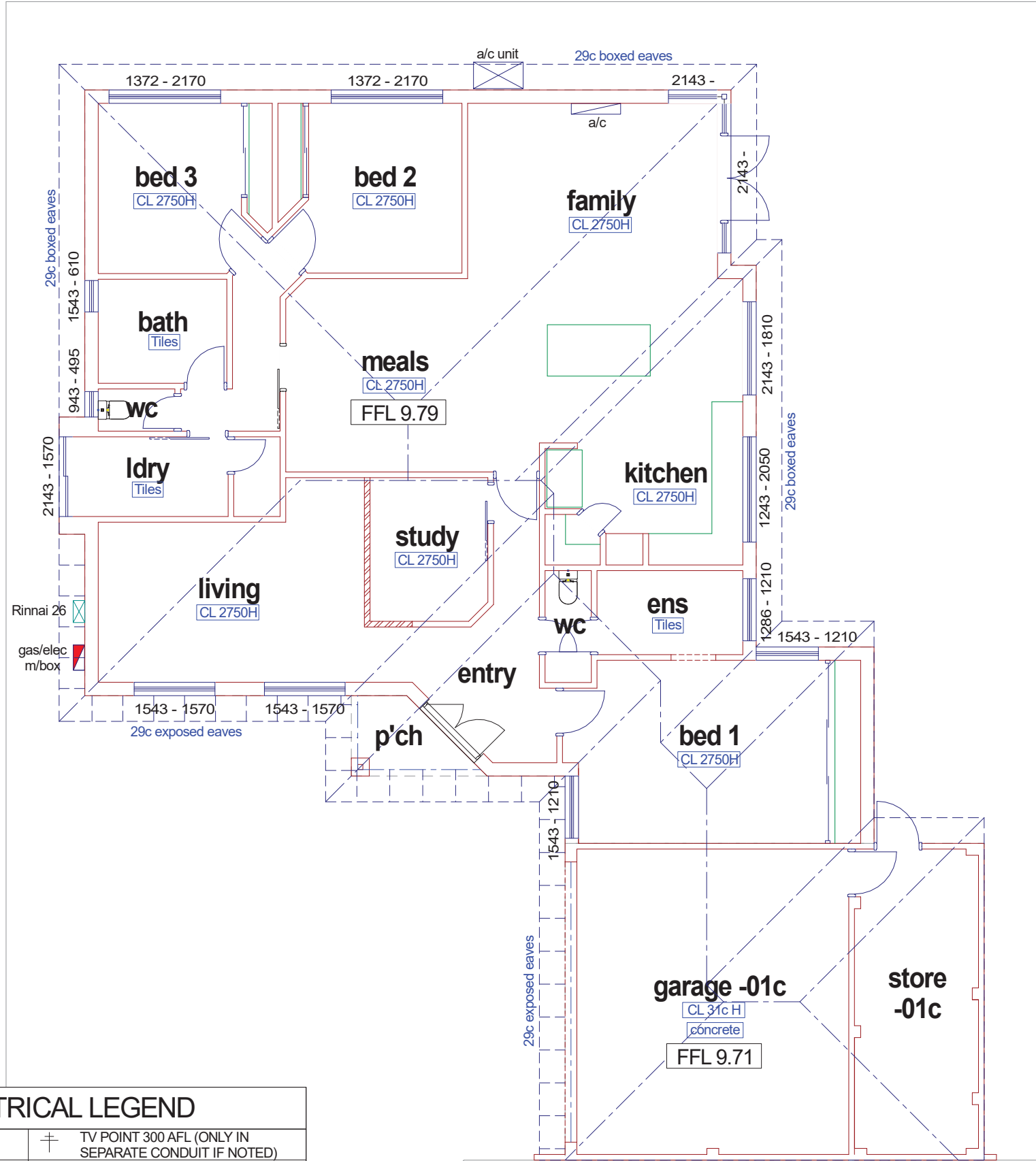
	DENOTES EXISTING BRICKWORK		MANHOLE FOR ROOF ACCESS		DENOTES GARDEN TAP
	DENOTES NEW 90mm BRICKWORK		DENOTES SKYLIGHT		DENOTES GAS POINT
	DENOTES NEW 110mm FACEBRICK		DENOTES A/C VENT		DENOTES HOT WATER UNIT
	DENOTES NEW 90mm STUDWORK		DENOTES RETURN AIR VENT		DENOTES METERBOX
	DENOTES EXTENT OF NEW RENDER				

### AREAS

GROUND FLOOR	176.20m <sup>2</sup>
GARAGE	50.17m <sup>2</sup>
PORCH	2.90m <sup>2</sup>
<b>TOTAL AREA</b>	<b>229.28m<sup>2</sup></b>
PERIM	60.07m



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### EXISTING ELECTRICAL LEGEND

	LIGHT BAYONET POINT		TV POINT 300 AFL (ONLY IN SEPARATE CONDUIT IF NOTED)
	DOWNLIGHT		FOXTEL TV POINT 300 AFL
	WALL LIGHT		SMOKE DETECTOR
	SENSOR		GAS HEATING OUTLET
	FLUORESCENT		EXHAUST FAN UNFLUMED
	GPO @ 300 AFL		EXHAUST FAN, HEATER, LIGHT
	GPO @ 1050 AFL		CEILING FAN
	GPO @ 1550 AFL		CEILING FAN / LIGHT
	GPO nominated		FUSE BOX
	GPO ceiling mount		COMBINED/ELECTRIC METERBOX
	waterproof GPO nominated		ALARM MAIN BOARD
	PHONE POINT NOMINATED HEIGHT AFL		ALARM CONTROL PANEL

### Existing Floor Plan

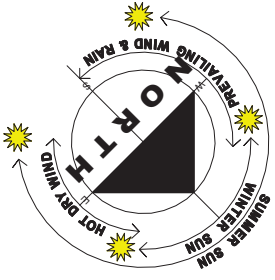
scale 1:100

# SYMBOL LEGEND

	DENOTES EXISTING BRICKWORK		MANHOLE FOR ROOF ACCESS		DENOTES GARDEN TAP
	DENOTES NEW 90mm BRICKWORK		DENOTES SKYLIGHT		DENOTES GAS POINT
	DENOTES NEW 110mm FACEBRICK		DENOTES A/C VENT		DENOTES HOT WATER UNIT
	DENOTES NEW 90mm STUDWORK		DENOTES RETURN AIR VENT		DENOTES METERBOX
	DENOTES EXTENT OF NEW RENDER				

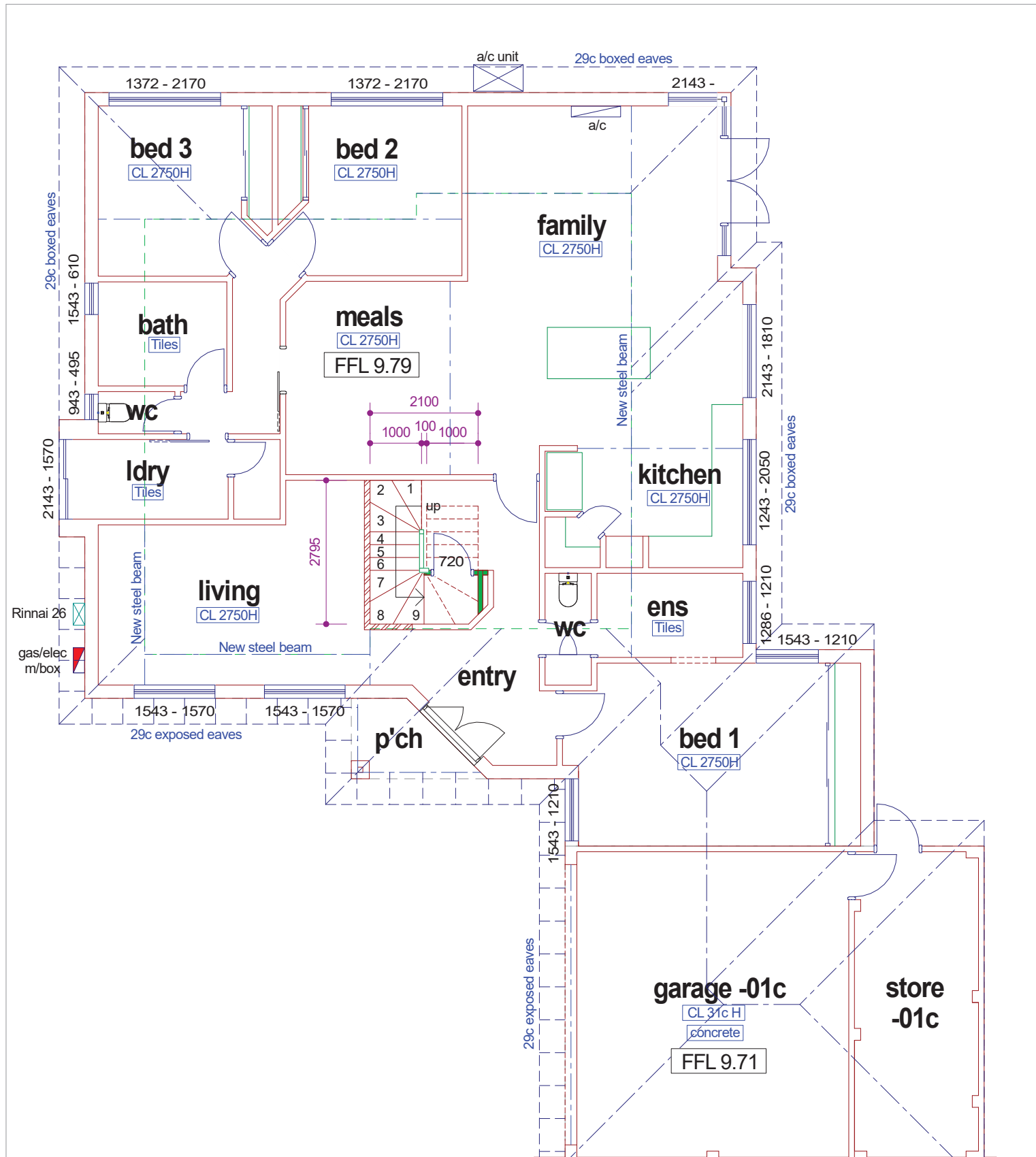
# AREAS

GROUND FLOOR	176.20m <sup>2</sup>
FIRST FLOOR	77.94m <sup>2</sup>
GARAGE	50.17m <sup>2</sup>
PORCH	2.90m <sup>2</sup>
<b>TOTAL AREA</b>	<b>307.22m<sup>2</sup></b>
PERIM	60.07m
FF PERIM	36.45m



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3  
4



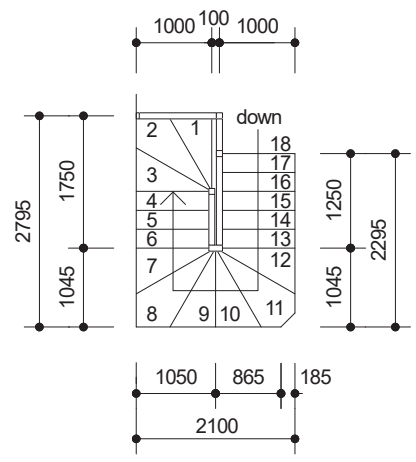
2  
1

## Proposed Ground Floor Plan

scale 1:100

### Stair Note:

Treads = 250mm wide  
Risers = 190mm high



Stair Details  
scale 1:100

### EXISTING SERVICES NOTE

BUILDER TO LOCATE, ISOLATE AND RE-ROUTE EXISTING SERVICES AS REQUIRED. ENSURE ALL WORK IS CARRIED OUT UNDER THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES.

### ROOF PLUMBER NOTE

PLUMBER TO ENSURE ADEQUATE RWP ARE INSTALLED, RWP SHOWN ARE SUGGESTED ONLY. PIPE TO EXISTING SYSTEM WHERE POSSIBLE. SIZES AND LOCATION ARE SUGGESTED ONLY AND SHOULD BE VERIFIED BY PLUMBER ON SITE PRIOR TO PURCHASE AND INSTALLATION.

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### DISCLAIMER

PLEASE NOTE THAT WHILE CARE WAS TAKEN IN PREPARING THIS SET OF PLANS AND ELEVATIONS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY.

### BUILDING REQUIREMENTS NOTE

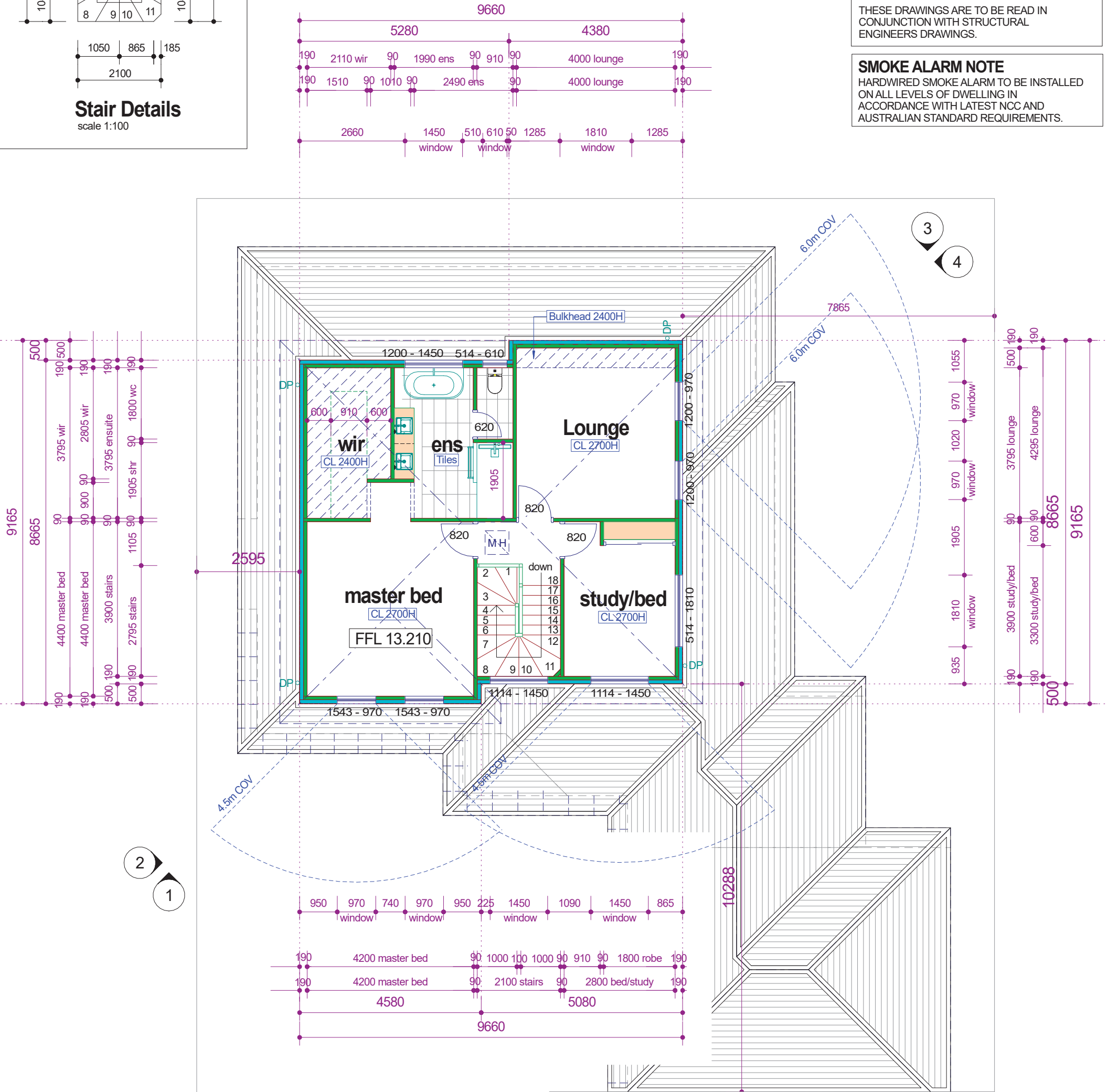
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST NCC, LOCAL GOVERNMENT REQUIREMENTS AND THE AUSTRALIAN STANDARDS.

### ENGINEER NOTE

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

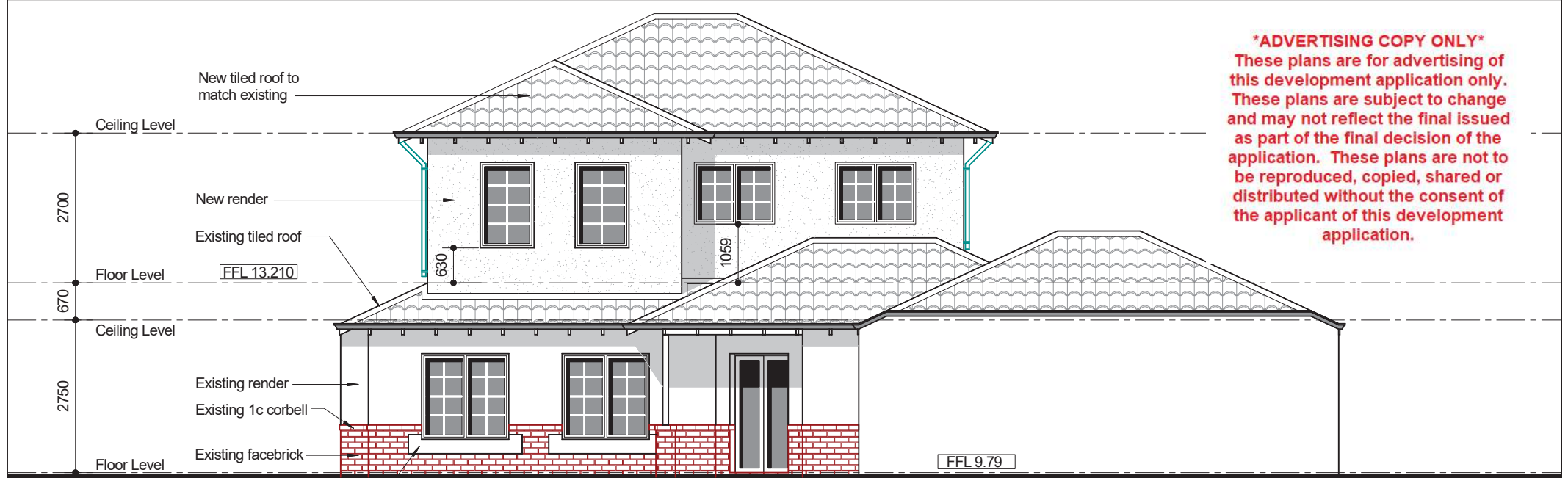
### SMOKE ALARM NOTE

HARDWIRED SMOKE ALARM TO BE INSTALLED ON ALL LEVELS OF DWELLING IN ACCORDANCE WITH LATEST NCC AND AUSTRALIAN STANDARD REQUIREMENTS.



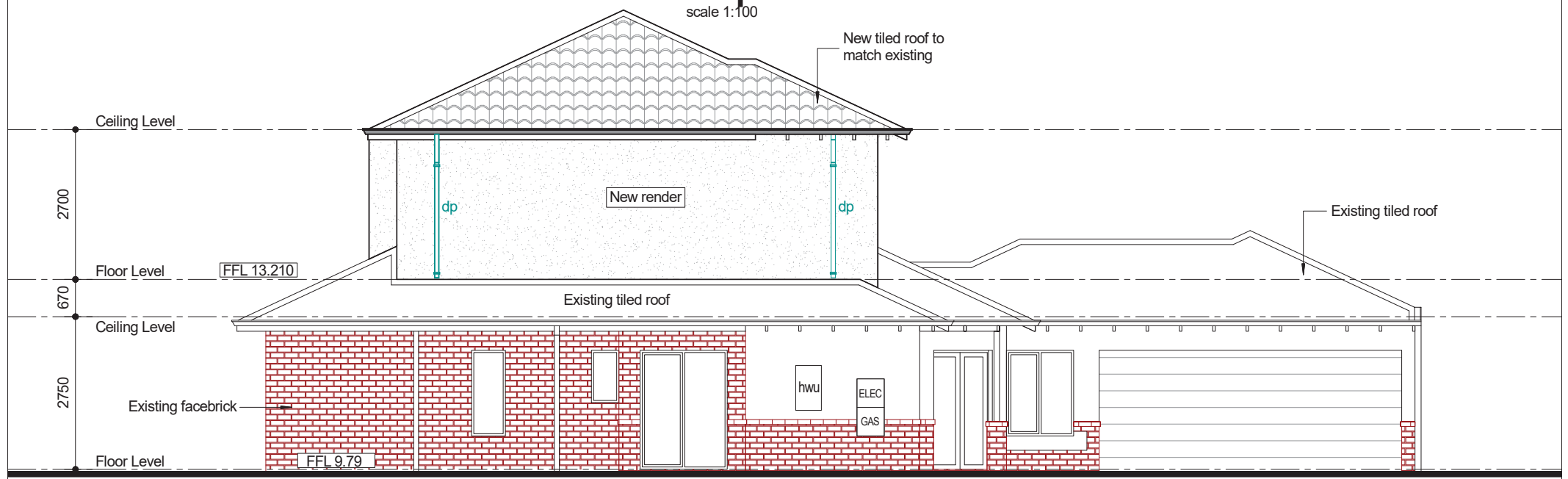
Proposed Upper Floor Plan  
scale 1:100

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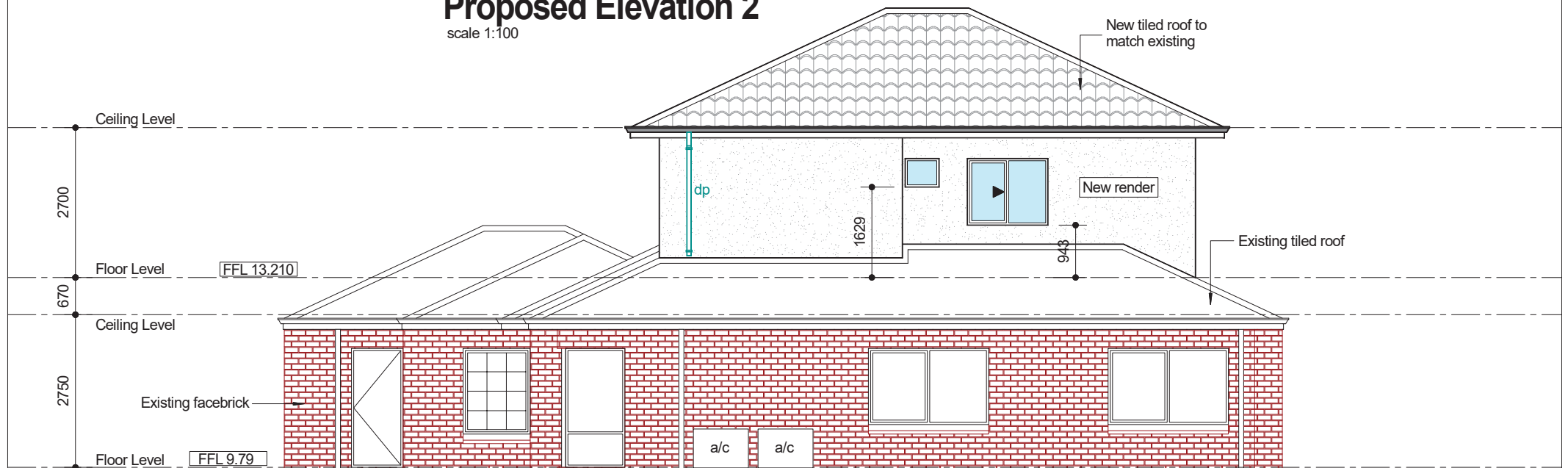
### Proposed Elevation 1

scale 1:100



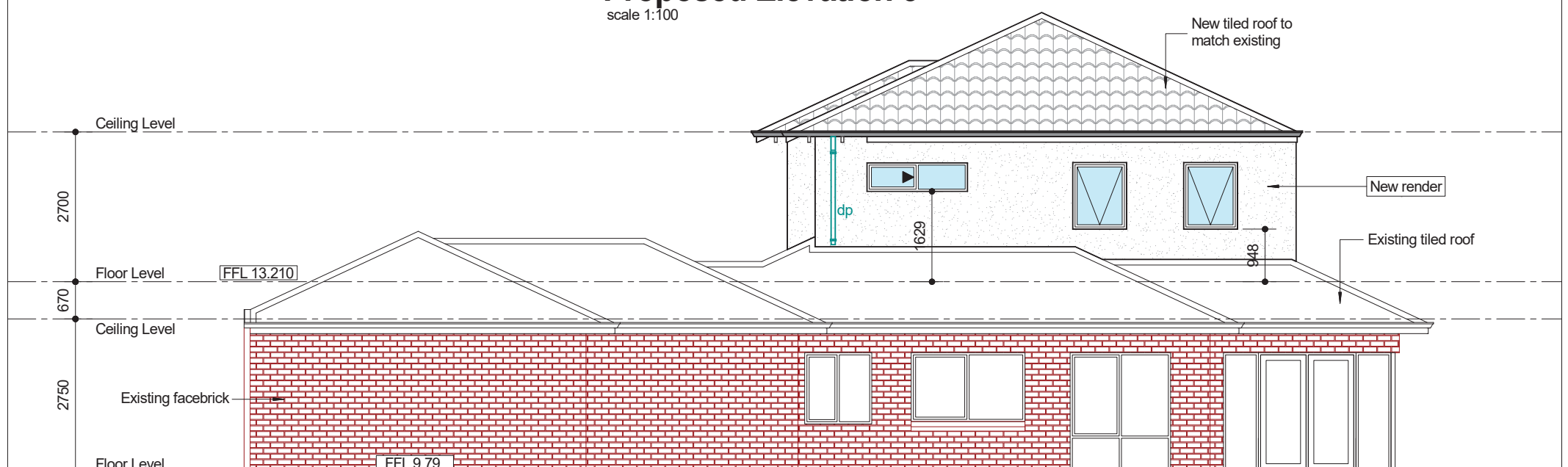
### Proposed Elevation 2

scale 1:100



### Proposed Elevation 3

scale 1:100



### Proposed Elevation 4

scale 1:100