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⊕	POWER DOME
⊕	POWER POLE
⊕	PHONE PITS
⊕	WATER CONN
⊕	TOP PILLAR/POST
TP=10.00	TOP WALL
TW=10.00	TOP RETAINING
TF=10.00	TOP FENCE
TG=10.00	TOP GUTTER

LANDSCAPING AREA NOTE:

50% MAX IMPERVIOUS COVERAGE OF THE FRONT SETBACK AREA.25.84m²
MINIMUM REQUIRED =12.92m²
PROPOSED LANDSCAPING AREA = 23.52m²

DENOTES EXTENT OF AREA RESERVED FOR LANDSCAPING

Paved Areas - Brick	
LOCATION	AREA
CROSSOVER	23.24
DRIVEWAY	15.52
ALFRESCO	9.90
PORCH	4.54
PAVED PATH	3.55
	2.00
	58.75 m ²

NOTE:
EASEMENT.
REFER TO REG 14G S.T.G.R
SEE DOCUMENT
PARTY WALL

(G1)

NOTE:
EASEMENT.
REFER TO REG 14G S.T.G.R
SEE DOCUMENT
PARTY WALL

(G)

SSL1 MISCLOSE
0.002 m

SSL2 MISCLOSE
0.004 m

WARNING:
Check developer/strata company regarding possible future/existing internal service run ins, 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.

SITE PLAN

1:200

GRANOWORKER NOTE:

TOP OF FOOTINGS TO EXTERNAL POST AND PIERS AT -3c UNLESS NOTED OTHERWISE.

WIND CLASSIFICATION AS PER A.S. 4055:

N1 - FOR GROUND STOREY OF RESIDENCE

DURABILITY CLASS AS PER A.S. 3700:

R3 - COASTAL CONDITIONS APPLY

PLUMBER NOTE:

- PROVIDE REFLUX VALVE TO SEWER LINE.

ZONED R20

(MIN OPEN SPACE REQ'D = 50%)
HOUSE AREA (200.77m²) / LOT AREA (386m²)

- **SITE COVER = 52.00%**

- **OPEN SPACE PROVIDED = 48.00%**

NOTE:

- EARTHWORKS TO BE CARRIED OUT BY BUILDER.
- LOCATION OF DOWNPIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION.
- DO NOT SCALE FROM DRAWINGS.
- PLANS TO BE READ IN CONJUNCTION WITH ADDENDA AND WORK ORDER. NOTIFY BUILDER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

STORMWATER REQ'S

ROOF AREAS = 263.23m²
263.23m² x RAINFALL (0.015)
TOTAL TO CONTAIN = 3.95m³
1500Ø x 1200D SOAKWELL = 2.10m³ x 2 = 4.20m³
TOTAL SOAKWELL CAPACITY = 4.20m³

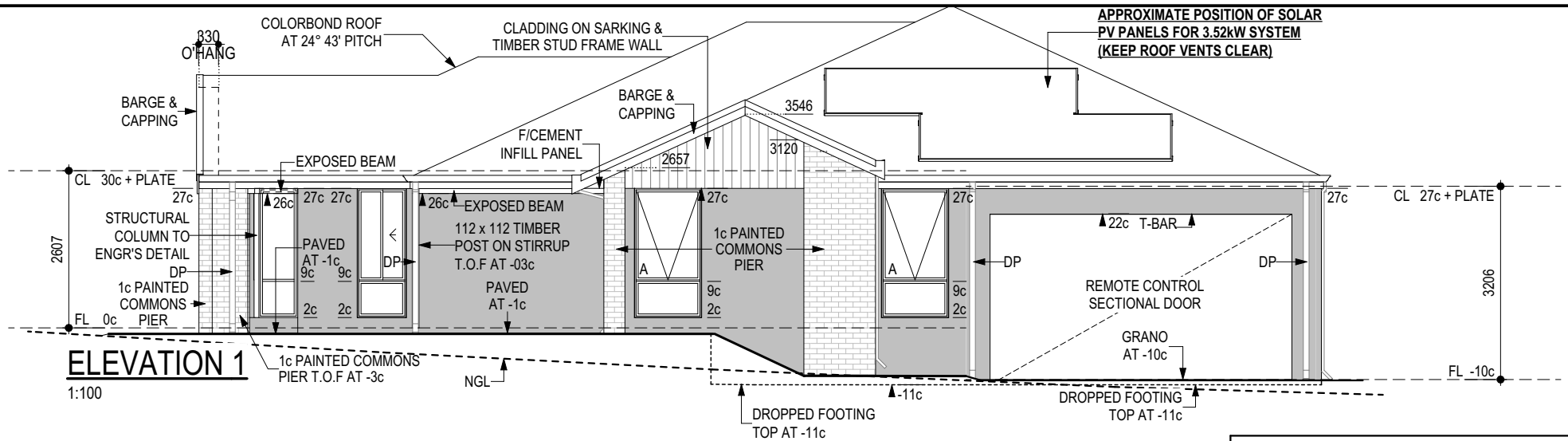
Scale 1:200

0 2 4 6 8

	GPS	Lat: -32.033140 Long: 115.844620
	LOT	
ADDRESS	#2 Rogerson Road	
SUBURB	Booragoon	
LGA	CITY OF MELVILLE	
AREA	386m ²	
DATE	20 Mar 26	

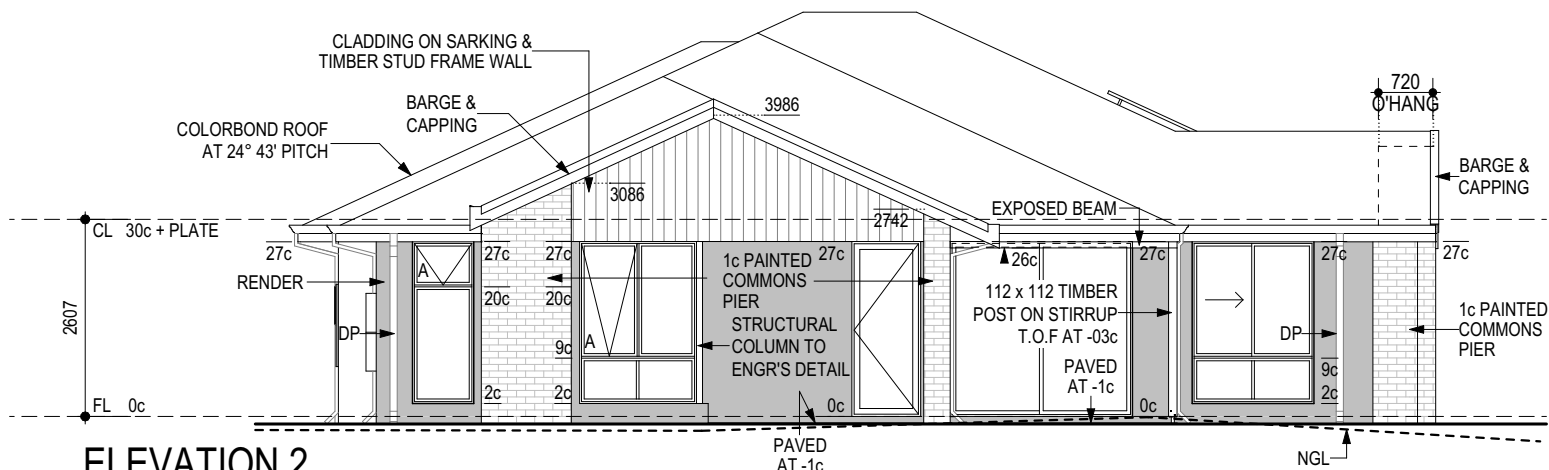
ROADS	Bitumen
KERBS	Non-Mount / Nil
FOOTPATH	Concrete
SOIL	Sand
DRAINAGE	Good
VEGETATION	Light Grass Cover

ELEC.	U/Ground
COMMS.	Yes
WATER	Yes
GAS	Check Alinta
SEWER	Yes
COASTAL	No (Approximate Only Confirm With Shire)



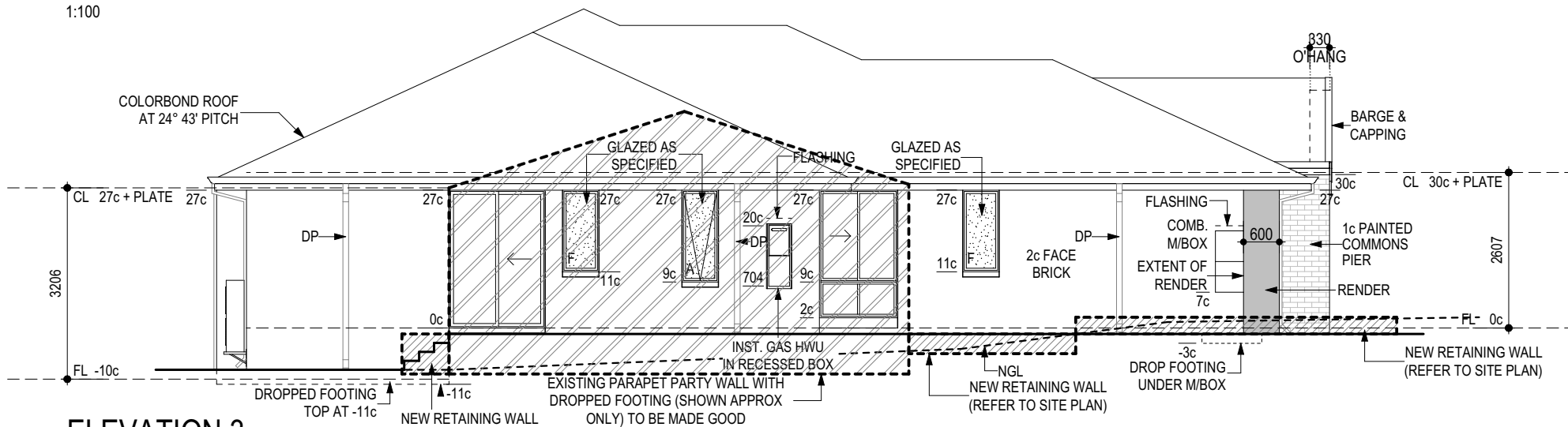
ELEVATION 1

1:100



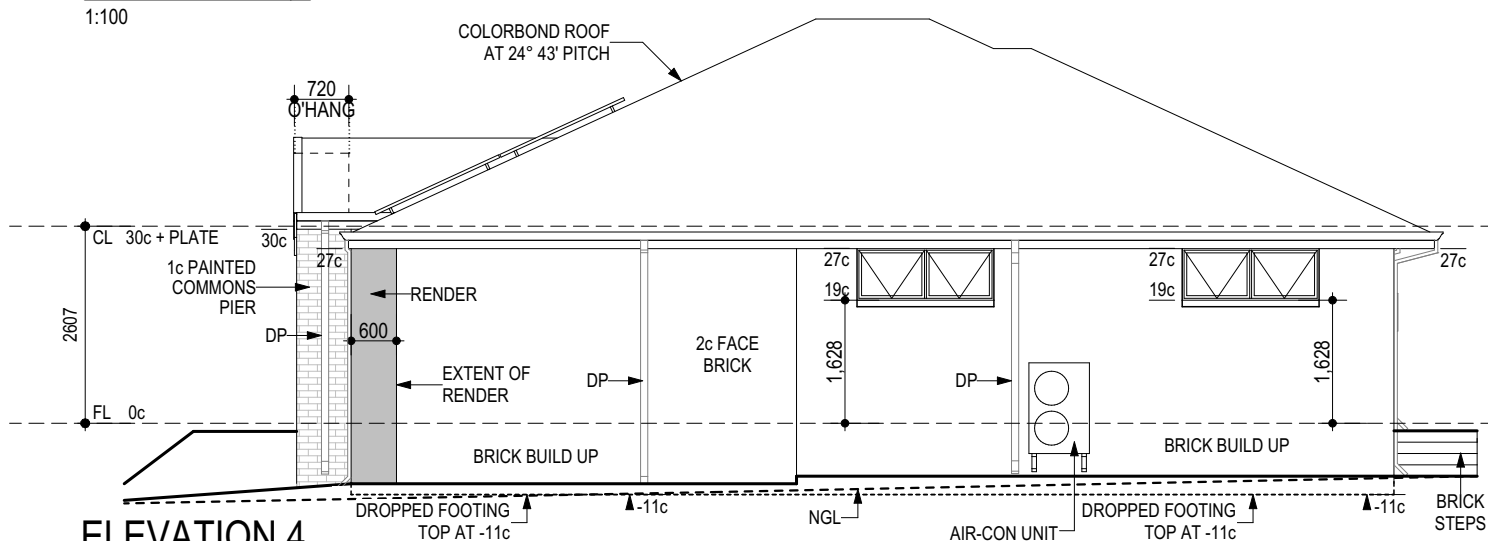
ELEVATION 2

1:100



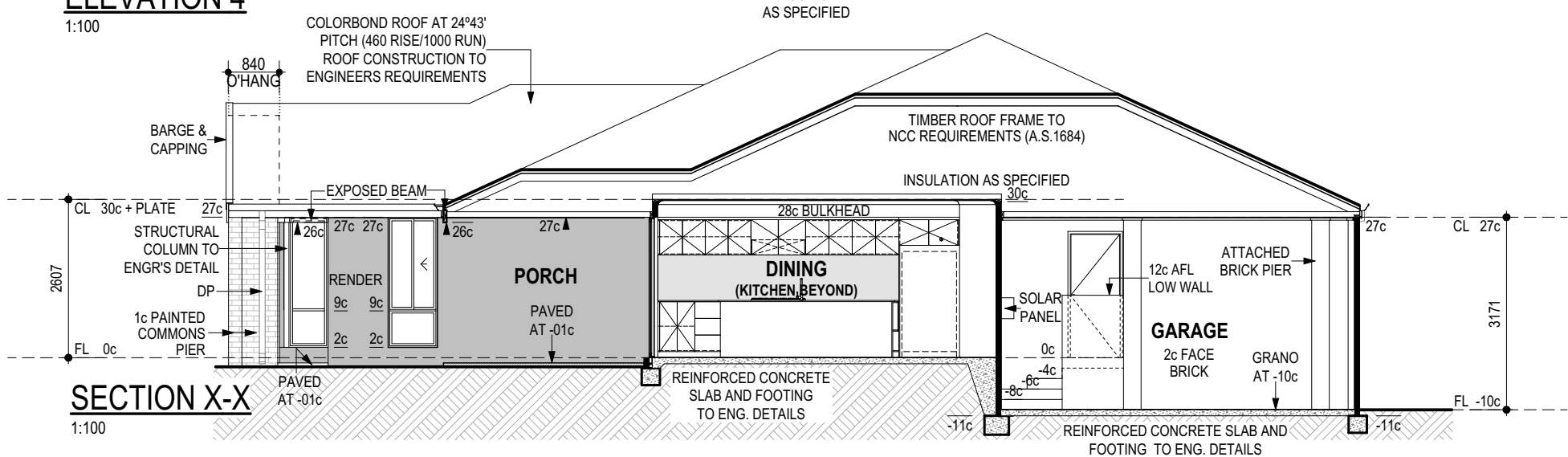
ELEVATION 3

1:100



ELEVATION 4

1:100



SECTION X-X

1:100

WIND CLASSIFICATION AS PER A.S. 4055:
N1 - FOR GROUND STOREY OF RESIDENCE
DURABILITY CLASS AS PER A.S. 3700:
R3 - COASTAL CONDITIONS APPLY
CEILING NOTE:
• CEILINGS AT 30c + PLATE UNLESS NOTED OTHERWISE.

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REV	VO #	DRN	DATE	CHK
1	Energy	RX-MV	09/07/26	PC
2	Engineering	PC	16/07/26	PC
		PC	23/07/26	PC

Sub-contractors to verify all dimensions on site.

WORKING DRAWINGS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:.....

OWNER WITNESS
OWNER WITNESS
BUILDER WITNESS

ADDRESS:
(#2) ROGERSON ROAD
BOORAGOON

REVISION	2
DATE	23/07/26
LIFESTYLE SPECIFICATION	MODEL N°
© COPYRIGHT	A3
SHEET N°	5 OF 8
JOB N°	