1. LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) - PM 30 - RL 1.342 FULLY DIMENSIONED TITLE & EASEMENTS ARE NOT PLAN OF SUBDIVISION: LOT 38 ON LP 44853 EDITION 3 FD = FLOOR DRAIN AS OF 15.10.24. ALLOWED TO BE SHOWN UNLESS VERIFIED BY A HORIZONTAL DATUM: ARBITRARY 2. AHD HEIGHT HAS BEEN DETERMINED FROM THE PM NOTED ABOVE. LICENSED SURVEYOR CONDUCTING A TITLE THIS INFORMATION HAS BEEN OBTAINED FROM THE SURVEY MARKS RE-ESTABLISHMENT SURVEY. LEVEL DATUM: AHD PROVIDE PVC STORM WATER SYSTEM TO BE CONNECTED TO ENQUIRY SERVICE (SMES) WEBSITE. THE ACCURACY OF THIS AN APPROXIMATE SITE OUTLINE HAS BEEN SHOWN CONTOUR INTERVAL: 0.20 METRES INFORMATION IS TO +/- 50mm. INTRAX CONSULTING ENGINEERS PTY IN THIS INSTANCE SETBACKS HAVE BEEN MEASURED TO OWNER SUPPLIED WATER TANK. LTD TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATED OCCUPATION AND THE APPROXIMATE SITE INFORMATION OBTAINED FROM (SMES). SHOULD THE CLIENT WISH TO **OUTLINE ONLY WHERE APPLICABLE.** PROVIDE HEAVY DUTY 90mm PVC CONFIRM THE SMES PM MARKER THIS OFFICE SHOULD BE CONTACTED LIVE STORMWATER SYSTEM FOR A MORE DETAILED INVESTIGATION. PLEASE CONTACT INTRAX OFFICE IF THERE ARE ANY INCLUDING PVC PAINTED DOWN QUESTIONS OR CONCERNS BEFORE ANY EARTHWORKS 5.00 SHED COMMENCE Provide an all-waste septic tank system DUE TO LONG GRASS ACROSS THE SITE & in accordance with local authority, such NATURE STRIP, SOME SERVICES MAY BE that all effluent is disposed of within the **OBSCURED AND THEREFORE EITHER** boundaries of the allotment. APPROXIMATELY LOCATED OR UNABLE TO BE **LOT 39** LOCATED AT THE TIME OF THE SURVEY. **EXISTING HOUSE** This document has been copied and made 6.90 SINGLE STOREY available for the purpose of the planning **EAVE HT 5.60** process as set out in the Planning and RIDGE HT 5.80 Environment Act 1987. The information must not be used for any other purpose. Overflow from the tank is to Owner to supply and be directed to saokage lines. By taking a copy of this document you install new underground WATER TANK acknowledge and agree that you will only use electricity pit Soakage lines are to be directed away from effluent the document for the purpose specified above steps & landing NEWHAVEN and that any dissemination, distribution or SHED FFL 3.05 SHED 45.72m copying of this document is strictly prohibited. 1.85m EXISTIN 86°22 PALING FENCE 10,000 Litre rain (Live System) <u>wat</u>er tank by owner Deepened Rebate Perimeter RL 2.386 AHD RWT 4500 GARAGE 1000 SITE SCRAPE AND LEVEL EXCAVATE TO RL 2.173 LOT 38 (No. 23) 762m² Treatment Tank FFL 2.558 AHD SWALE DRAIN SITE SCRAPE AND LEVEL (492mm etepdown) EXCAVATE TO RL 2.270 Import Packing Sand Fill 395mm, RL 2.665 AHD TBM RIVET IN ROAD 요전 FLOOD PRONE LAND RESERVE RL 2.49m (AHD) FFL 3.050 AHD SHED BY OWNER 12X8m External and Internal Bearns founded RL 2.150 AHD **CRESCENT LOT 37** Alfresco (Porch deck landing FFL 3.05 - no slab **EXISTING HOUSE** NOTE: Owner to remove SINGLE STOREY approx. location all trees on the block. MORE THAN 9m AWAY 10900 of solar panels /slab) (Tree removal subject to council approval) Deepened Rebate Perimeter RL 2.386 AHD HWS elec. (Live System) heat pump SHED \otimes proposed 22m Wick Trench & Bed System 42.67m 86°22' - 0/E --0/E OVERHEAD WIRES - 0/E ---- 0/E 0 0 NATURE STRIP **Preliminary Drawings** Should these drawings require a Planning permit or Developer approval, please ensure that appreved plans are resubmitted for final working drawings. NO KERE **CHRISTOPHER STREET** CONCERTO 236V - 3 Bed (V-Essential 01/01/2024) SITE PLAN **REVISION:** SCALE: 1:200 SHEET No. Clients Signature / Date DATE: 02-07-25 A1 Builders Signature / Date

DRAWN BY: DVC-HY

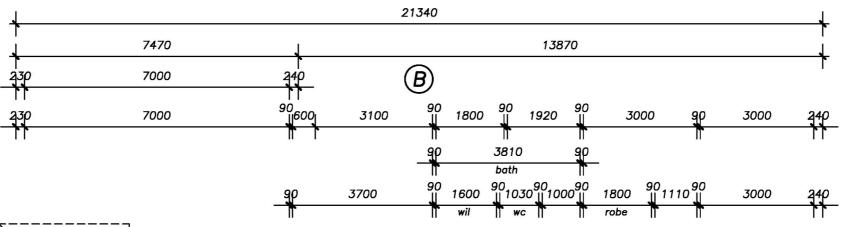
Build Smarter With Vartel...

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FLOOR PLAN LEGEND:

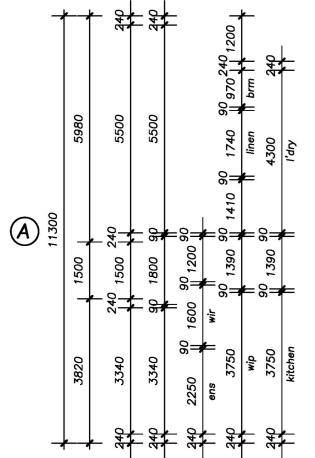
(awn) = AWNING WINDOW (dbl.glazing) = DOUBLE GLAZING gFD = FLOOR DRAIN

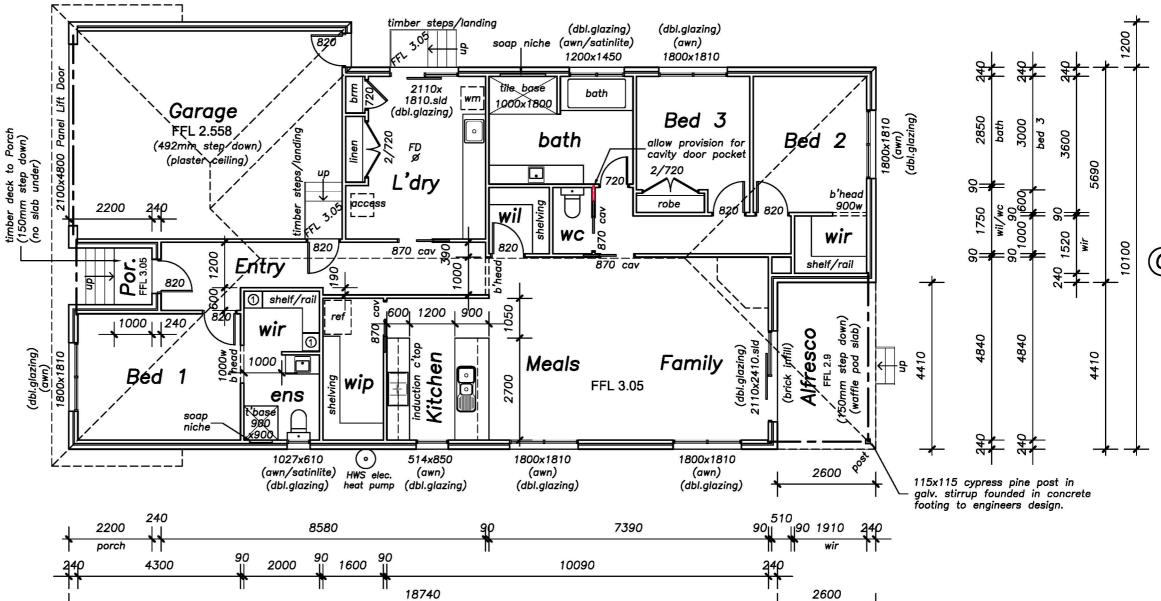
PROVIDE 1no. ROTARY VENT WITH EMBER GUARD TO COLORBOND ROOF



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AREAS:

GROUND FLOOR: 167m2 GARAGE: 42m2 PORCH: 3m2 11m2 ALFRESCO: TOTAL:

223m2 (24sq)

(D)

21340

Preliminary Drawings

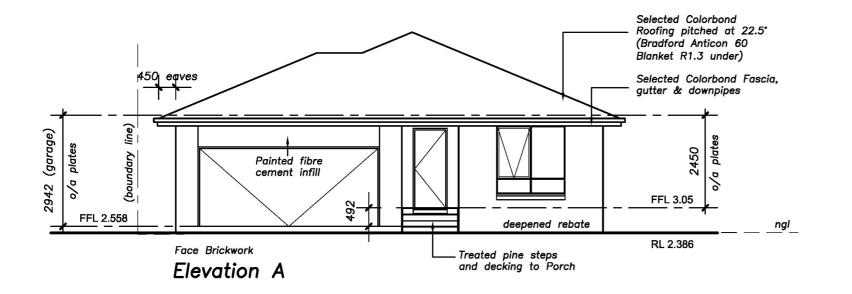
Should these drawings require a Planning permit or Developer approval, please ensure that approved plans are resubmitted for final working drawings.

CONCERTO 236V - 3 Bed (V-Essential 01/01/2024)



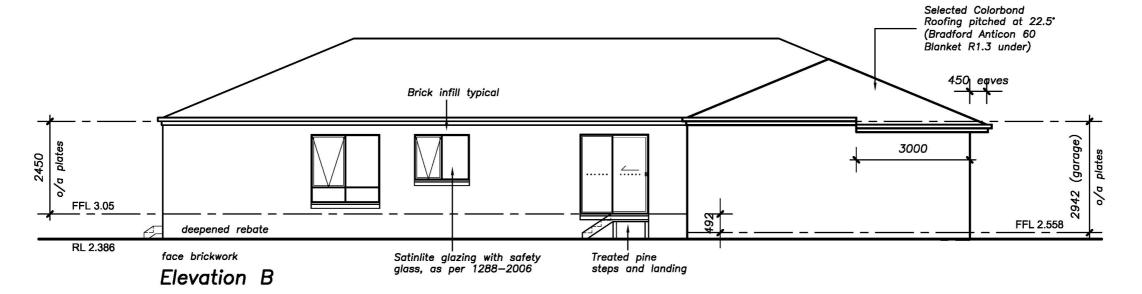
GROUND FLOOR PLAN

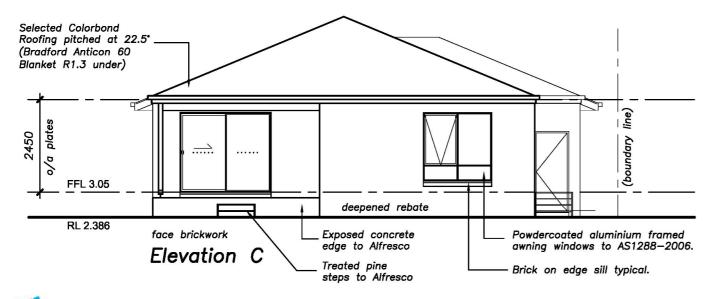
SCALE: 1:100 SHEET No. **REVISION:** Clients Signature / Date DATE: 02-07-25 *A2* Builders Signature / Date DRAWN BY: DVC-HY



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Preliminary Drawings

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CONCERTO 236V - 3 Bed (V-Essential 01/01/2024)

VADTEI
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HOMES
Build Smarter With Vartel

ELEVATIONS

SCALE: 1:100

DATE: 02-07-25

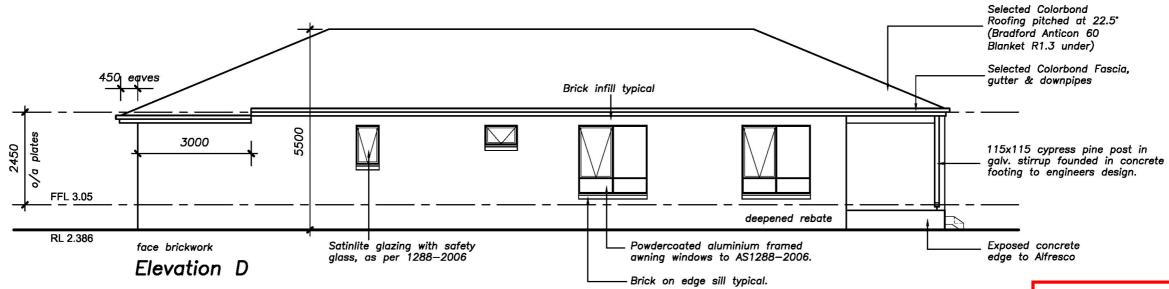
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SHEET No.

Clients Signature / Date

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Preliminary Drawings

Should these drawings require a Planning permit or Developer approval, please ensure that approved plans are resubmitted for final working drawings.

CONCERTO 236V - 3 Bed (V-Essential 01/01/2024)

VARTEL
HOMES
Build Smarter With Vartel

LEVATIONS				(V-Essential 01/01/2024)
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	DATE: 02-07-25	A 7 ~.		
		A3a	Builders Signature / Date	
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