

NOTE:
FULLY DIMENSIONED TITLE & EASEMENTS ARE NOT ALLOWED TO BE SHOWN UNLESS VERIFIED BY A LICENSED SURVEYOR CONDUCTING A TITLE RE-ESTABLISHMENT SURVEY.
AN APPROXIMATE SITE OUTLINE HAS BEEN SHOWN IN THIS INSTANCE SETBACKS HAVE BEEN MEASURED TO LOCATED OCCUPATION AND THE APPROXIMATE SITE OUTLINE ONLY WHERE APPLICABLE.

PLEASE CONTACT INTRAX OFFICE IF THERE ARE ANY QUESTIONS OR CONCERNS BEFORE ANY EARTHWORKS COMMENCE

DUE TO LONG GRASS ACROSS THE SITE & NATURE STRIP, SOME SERVICES MAY BE OBSCURED AND THEREFORE EITHER APPROXIMATELY LOCATED OR UNABLE TO BE LOCATED AT THE TIME OF THE SURVEY.

NOTE:
1. LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) - PM 30 - RL 1.342 AS OF 15.10.24.
2. AHD HEIGHT HAS BEEN DETERMINED FROM THE PM NOTED ABOVE. THIS INFORMATION HAS BEEN OBTAINED FROM THE SURVEY MARKS ENQUIRY SERVICE (SMES) WEBSITE. THE ACCURACY OF THIS INFORMATION IS TO +/- 50mm. INTRAX CONSULTING ENGINEERS PTY LTD TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OBTAINED FROM (SMES). SHOULD THE CLIENT WISH TO CONFIRM THE SMES PM MARKER THIS OFFICE SHOULD BE CONTACTED FOR A MORE DETAILED INVESTIGATION.

PLAN OF SUBDIVISION: LOT 38 ON LP 44853 EDITION 3
HORIZONTAL DATUM: ARBITRARY
LEVEL DATUM: AHD
CONTOUR INTERVAL: 0.20 METRES

FD = FLOOR DRAIN

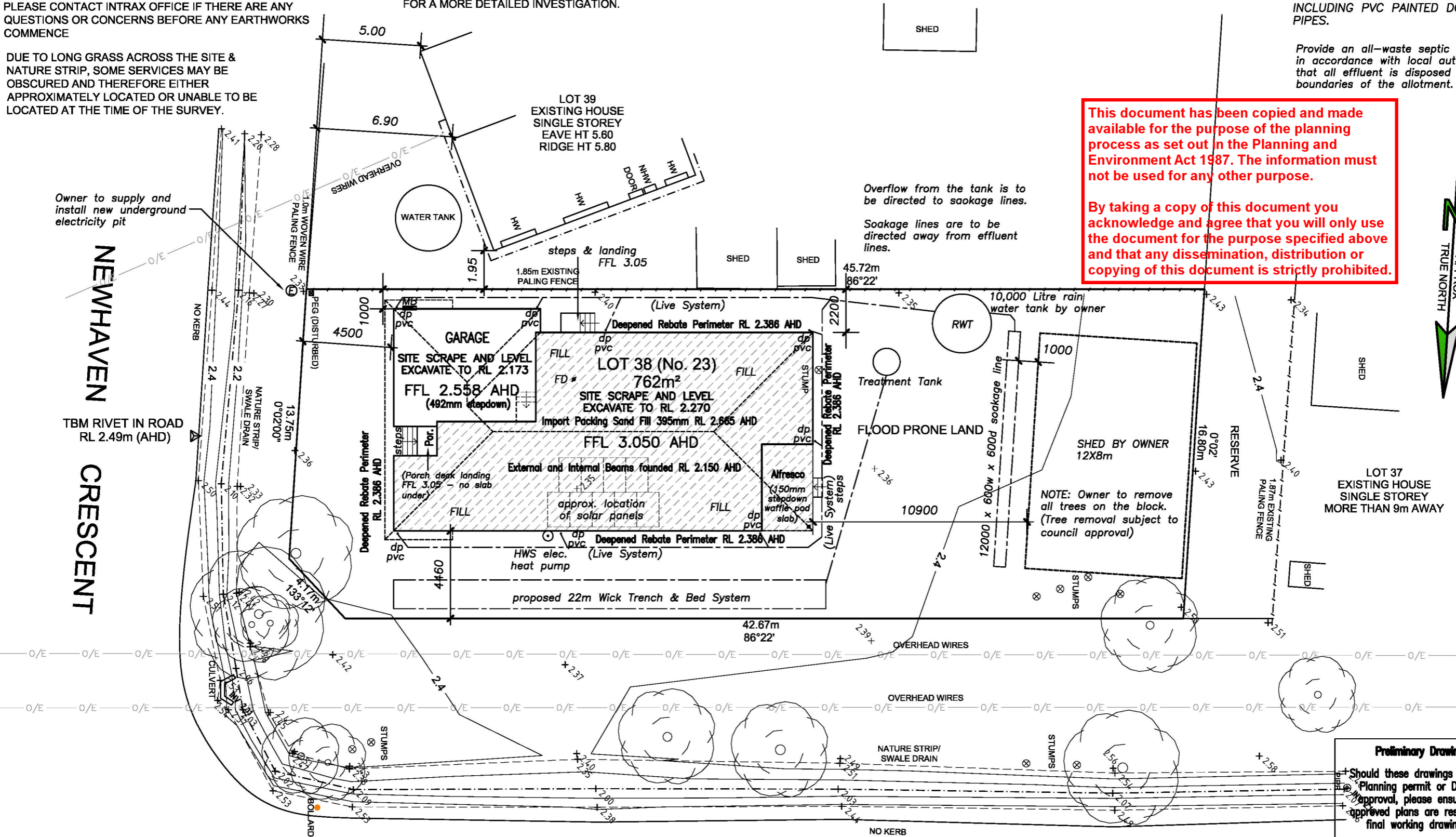
PROVIDE PVC STORM WATER SYSTEM TO BE CONNECTED TO OWNER SUPPLIED WATER TANK.

PROVIDE HEAVY DUTY 90mm PVC LIVE STORMWATER SYSTEM INCLUDING PVC PAINTED DOWN PIPES.

Provide an all-waste septic tank system in accordance with local authority, such that all effluent is disposed of within the boundaries of the allotment.

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CHRISTOPHER STREET

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



SITE PLAN

SCALE: 1:200

DATE: 02-07-25

DRAWN BY: DVC-HY

SHEET No.

A1

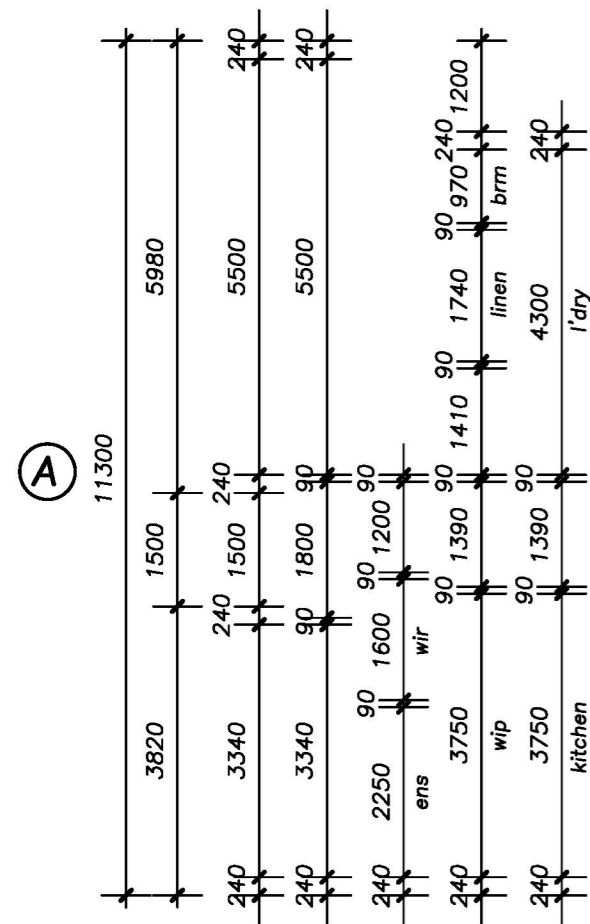
Clients Signature / Date

Builders Signature / Date

REVISION:

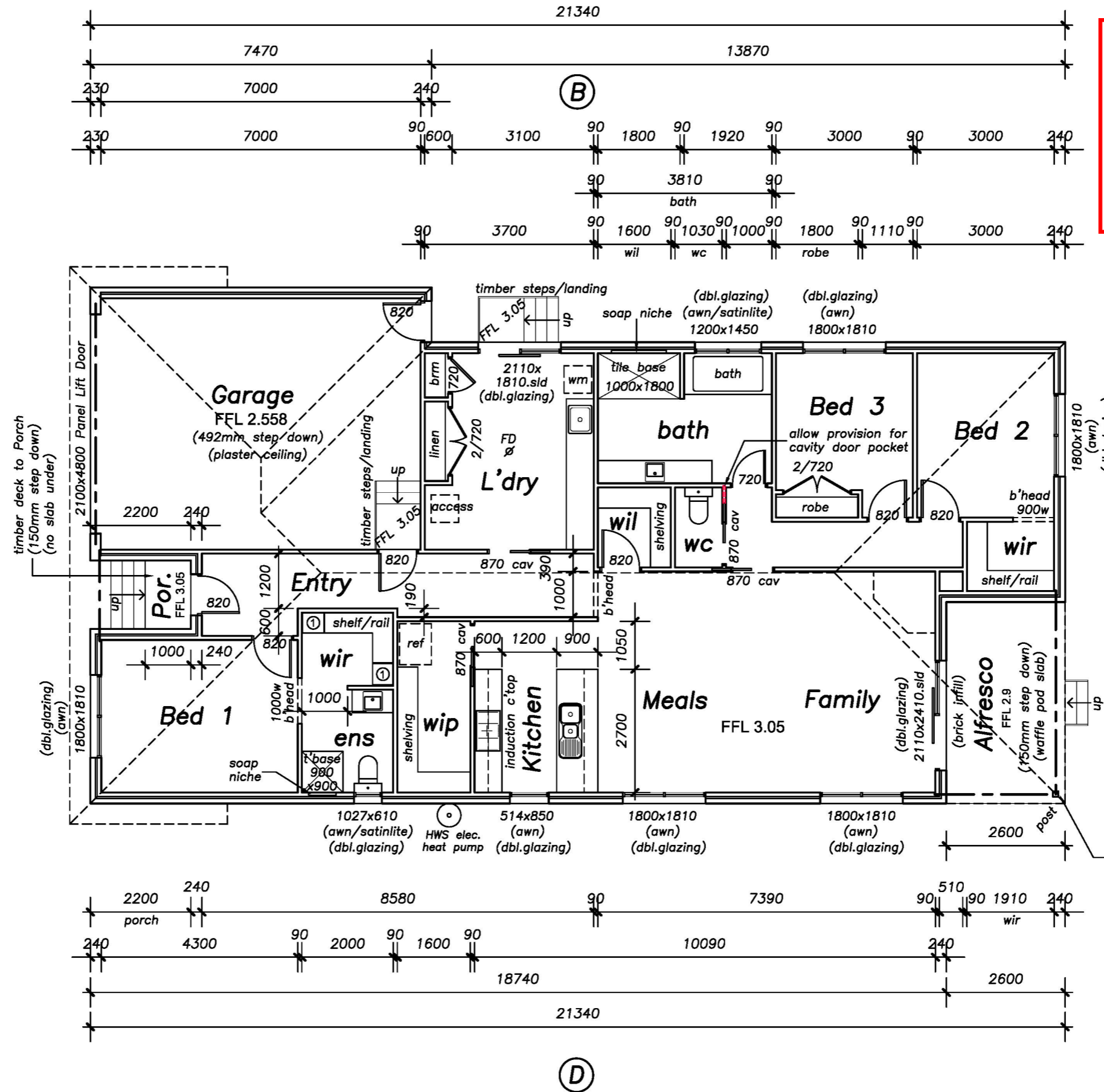
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PROVIDE 1no. ROTARY VENT WITH
EMBER GUARD TO COLORBOND ROOF



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

TOTAL:	223m2 (24sq)



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115x115 cypress pine post in galv. stirrup founded in concrete footing to engineers design.

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

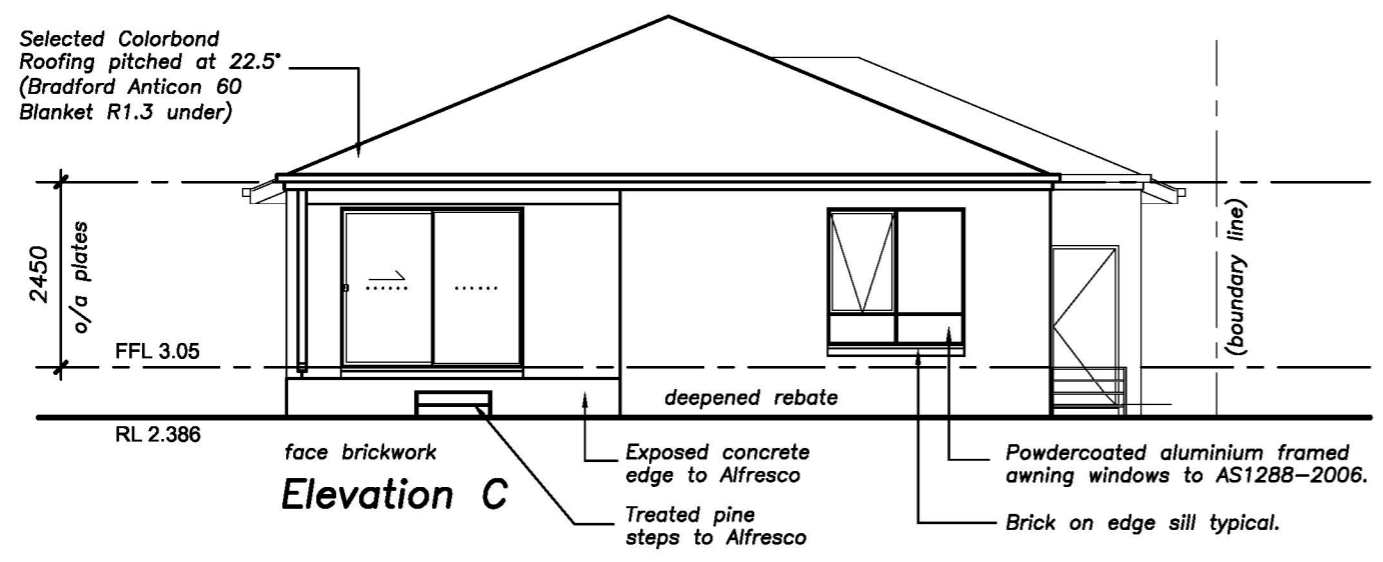
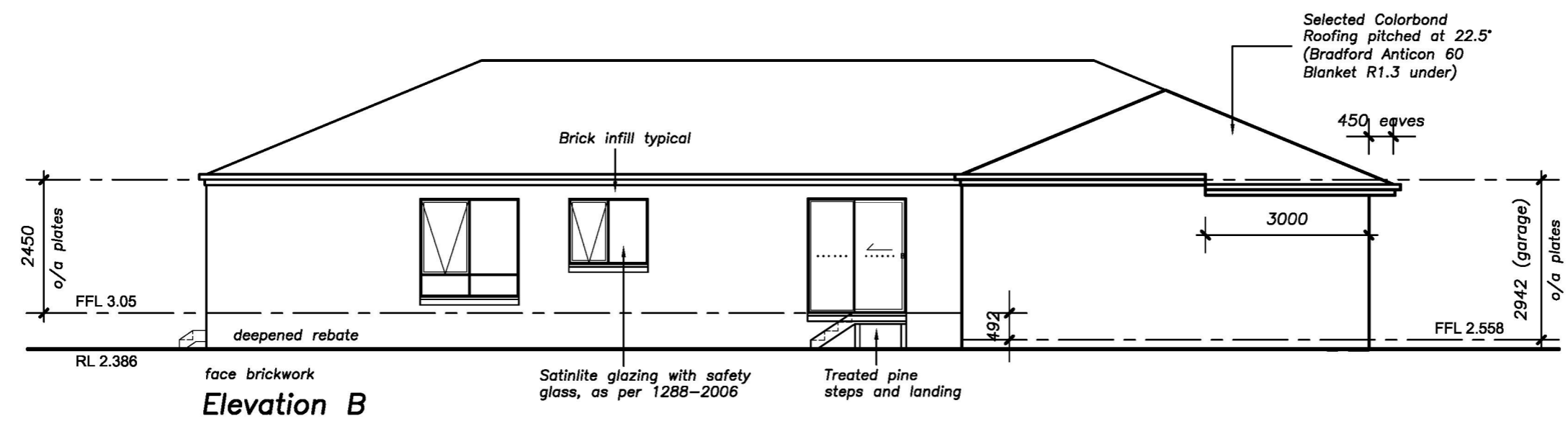
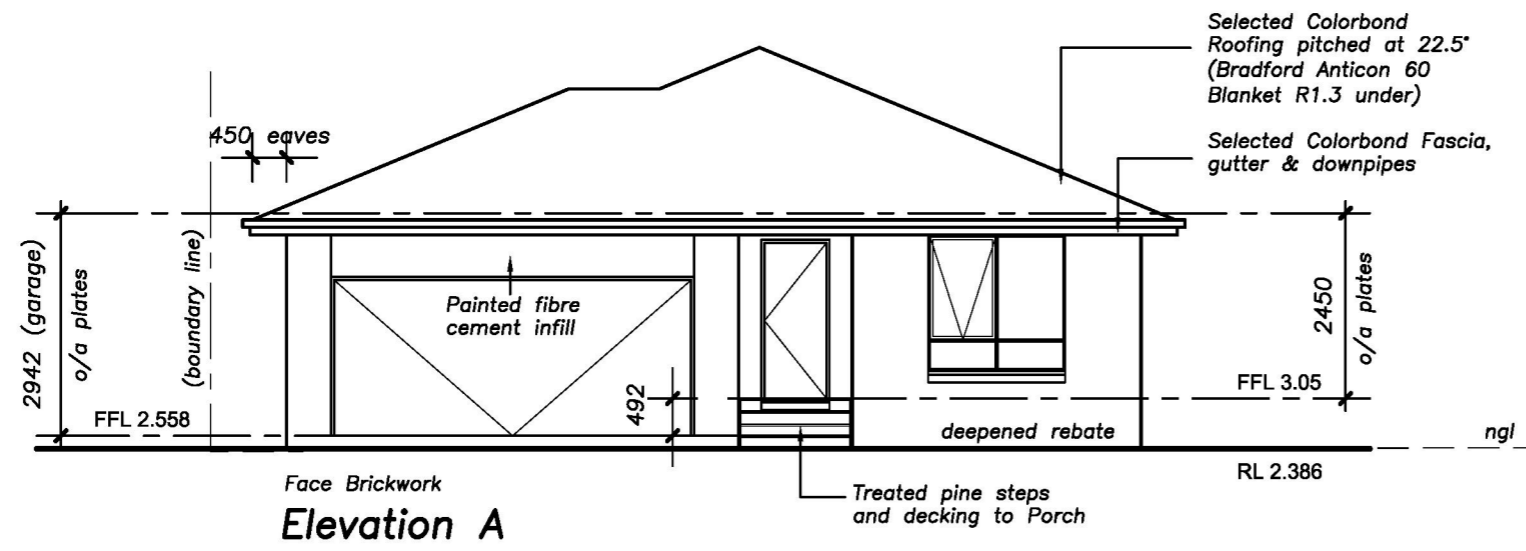
CONCERTO 236V - 3 Bed
(V-Essential 01/01/2024)



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Preliminary Drawings

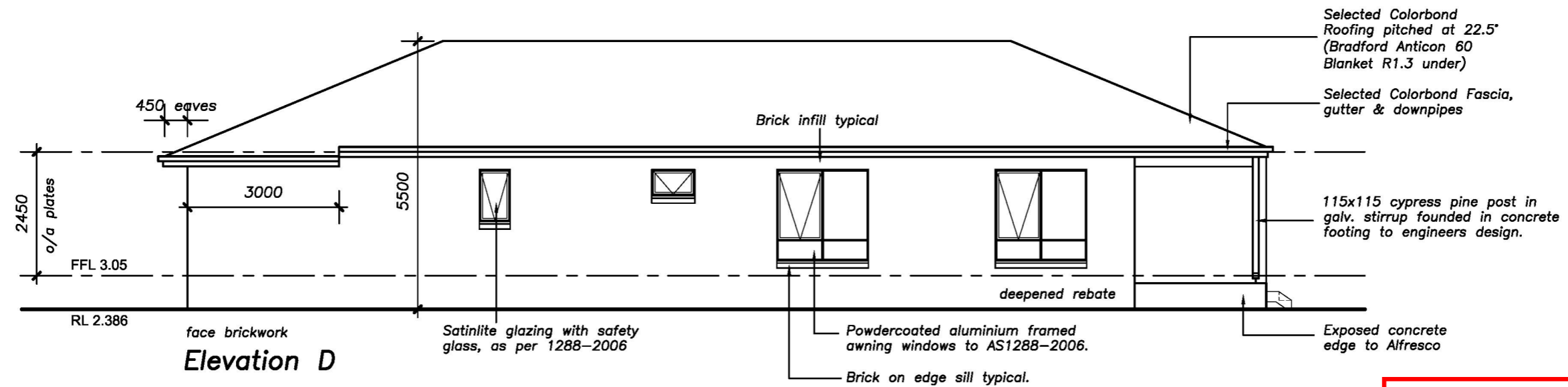
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CONCERTO 236V - 3 Bed
(V-Essential 01/01/2024)

ELEVATIONS



	SCALE: 1:100	SHEET No.	Clients Signature / Date	REVISION:
	DATE: 02-07-25	A3	Builders Signature / Date	
	DRAWN BY: DVC-HY			



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