

**LOT MISCLOSE**  
0.000m

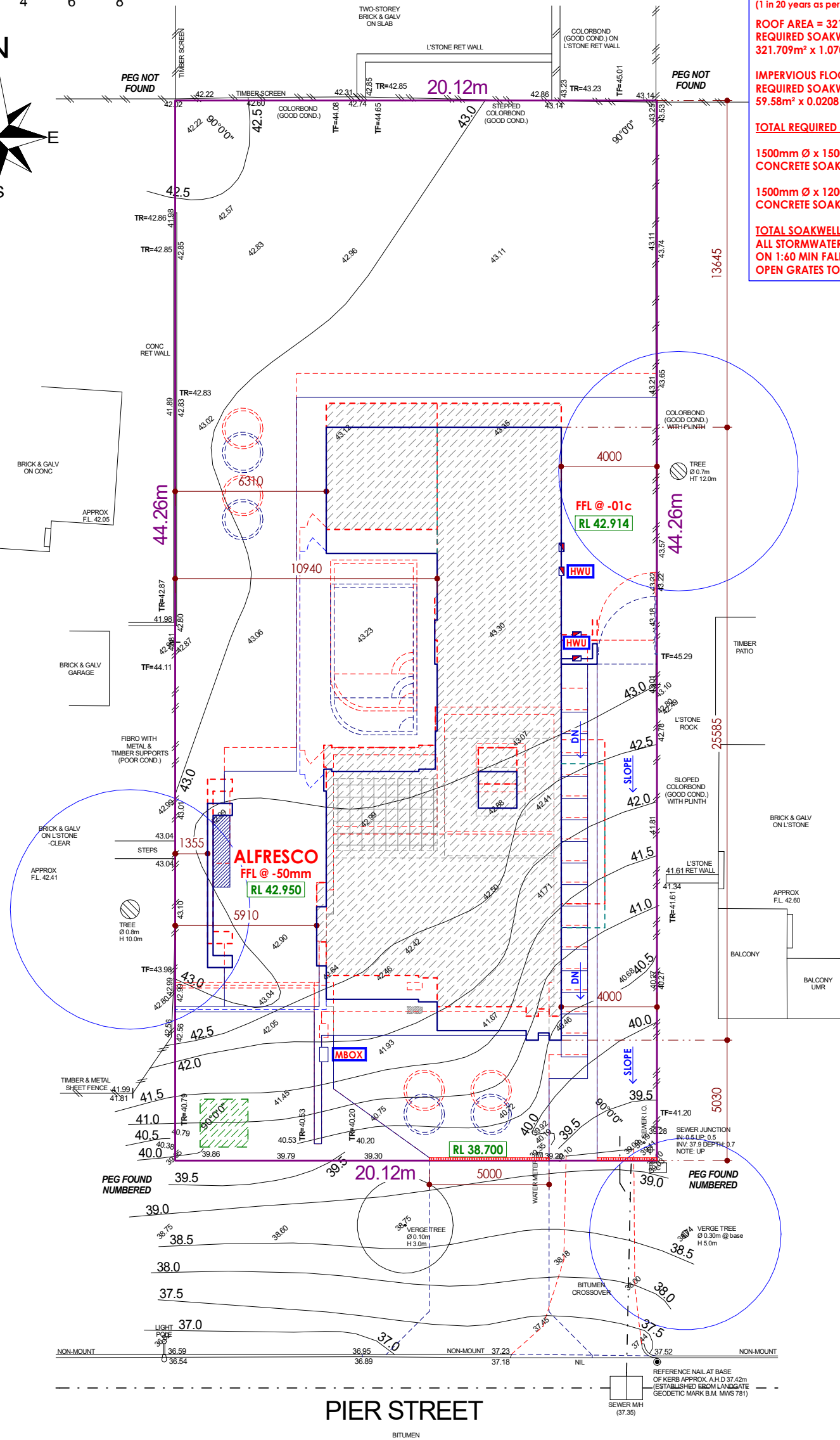
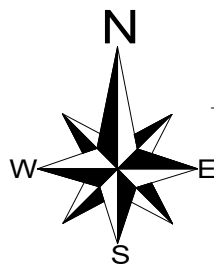
Scale 1:200  
0 2 4 6 8

**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:**  
Cottage & Engineering surveys 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.



**SOAKWELL CAPACITY FORMULA**  
IMPERVIOUS AREA (m<sup>2</sup>) X 1.070 X 0.0208 = CAPACITY REQUIRED M<sup>3</sup> (1 in 20 years as per BCA)

ROOF AREA = 321.709m<sup>2</sup>  
REQUIRED SOAKWELL CAPACITY  
321.709m<sup>2</sup> x 1.070 x 0.0208 = 7.159m<sup>3</sup>

IMPERVIOUS FLOOR AREA (DRIVEWAY) = 59.58m<sup>2</sup>  
REQUIRED SOAKWELL CAPACITY  
59.58m<sup>2</sup> x 1.070 x 0.0208 = 1.23m<sup>3</sup>

**TOTAL REQUIRED SOAKWELL CAPACITY = 8.389m<sup>3</sup>**

1500mm Ø x 1500mm DEEP  
CONCRETE SOAKWELL = 2.65m<sup>3</sup> (x2) = 5.30m<sup>3</sup>

1500mm Ø x 1200mm DEEP  
CONCRETE SOAKWELL = 2.10m<sup>3</sup> (x2) = 4.20m<sup>3</sup>

**TOTAL SOAKWELL CAPACITY = 9.50m<sup>3</sup>**  
ALL STORMWATER PIPES TO BE 90 mm Ø PVC  
ON 1:60 MIN FALL.  
OPEN GRATES TO THE BASE OF ALL DOWNPIPES.

**OVERSHADOWING CALCULATION**  
NO SHADOW CAST ON ADJOINING LOTS

**SITE COVERAGE CALCULATION**  
ZONED = R12.5  
LOT AREA = 890m<sup>2</sup>  
MIN. REQUIRED OPEN SPACE = 489.5m<sup>2</sup> @ 55%  
TOTAL OPEN SPACE ACHIEVED = 680m<sup>2</sup>  
PERCENTAGE OF OPEN SPACE ACHIEVED = 76.40%

**AVERNA HOMES**  
INDIVIDUAL HOME BUILDERS

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Rev	Date	Notes
A.	28-02-24.	ISSUED FOR D.A.
B.	17-07-24.	RE-ISSUED FOR D.A.

This is one of the drawings referred to in the building contract.

Client : .....  
Date : .....  
Client : .....  
Date : .....  
Builder : .....  
Date : .....

Client Name :  
Job number : **2259**  
Scale : **1 : 200**  
Drawn By : **A.Galipo**  
Date Drawn : **Feb' 2024**  
Revision No : **B.**  
Sheet No : **08 of 08**  
Drawing Name : **Proposed Site Plan**

Site Address :  
**Lot 234 (#16)  
Pier Street,  
East Fremantle**