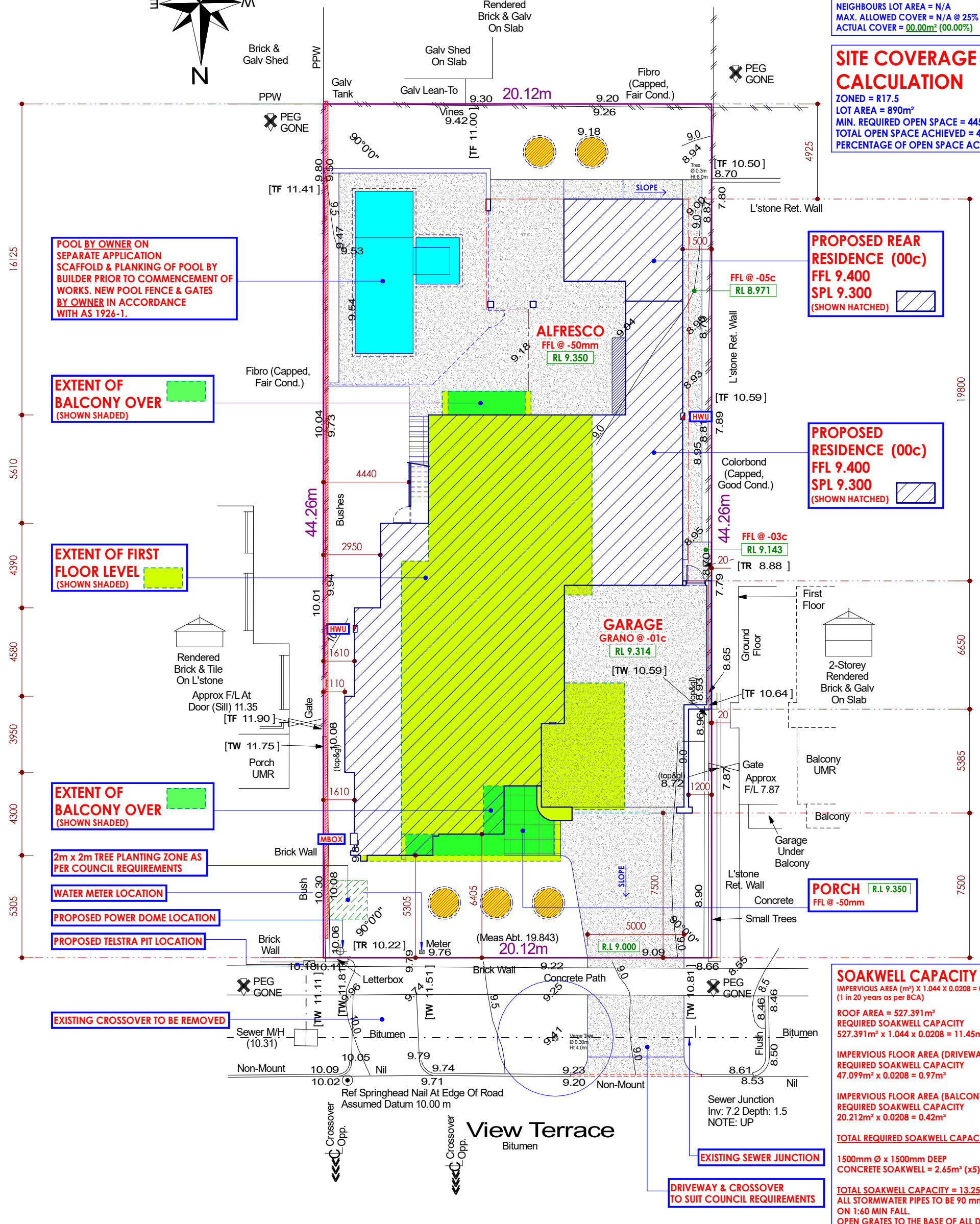
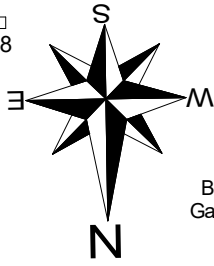


Scale 1:200



OVERSHADOWING CALCULATION

ZONING = R17.5
NEIGHBOURS LOT AREA = N/A
MAX. ALLOWED COVER = N/A @ 25%
ACTUAL COVER = 00.00m² (00.00%)

SITE COVERAGE CALCULATION

ZONED = R17.5
LOT AREA = 890m²
MIN. REQUIRED OPEN SPACE = 445m² @ 50%
TOTAL OPEN SPACE ACHIEVED = 491m²
PERCENTAGE OF OPEN SPACE ACHIEVED = 55.16%

PROPOSED REAR RESIDENCE (00c)
FFL 9.400
SPL 9.300
(SHOWN HATCHED)

PROPOSED RESIDENCE (00c)
FFL 9.400
SPL 9.300
(SHOWN HATCHED)

PORCH R.L. 9.350
FFL @ -50mm

SOAKWELL CAPACITY FORMULA

IMPERVIOUS AREA (m²) X 1.044 X 0.0208 = CAPACITY REQUIRED M³
(1 in 20 years as per BCA)

ROOF AREA = 527.391m²
REQUIRED SOAKWELL CAPACITY
527.391m² x 1.044 x 0.0208 = 11.45m³

IMPERVIOUS FLOOR AREA (DRIVEWAY) = 47.099m²
REQUIRED SOAKWELL CAPACITY
47.099m² x 0.0208 = 0.97m³

IMPERVIOUS FLOOR AREA (BALCONY x2) = 20.212m²
REQUIRED SOAKWELL CAPACITY
20.212m² x 0.0208 = 0.42m³

TOTAL REQUIRED SOAKWELL CAPACITY = 12.84m³

1500mm Ø x 1500mm DEEP
CONCRETE SOAKWELL = 2.65m³ (x5) = 13.25m³

TOTAL SOAKWELL CAPACITY = 13.25m³
ALL STORMWATER PIPES TO BE 90 mm Ø PVC
ON 1:60 MIN FALL.
OPEN GRATES TO THE BASE OF ALL DOWNPIPES.

AVERNA HOMES
INDIVIDUAL HOME BUILDERS

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Rev	Date	Notes
A.	08-05-24.	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 : **2263**
Scale : **1 : 200**
Date Drawn : **May 2024**
Revision No : **A.**
Sheet No : **07 of 07**
Drawing Name : **Site Plan**

Site Address :
**Lot 242 (#7)
View Terrace,
East Fremantle**