

PLANNING DRAWINGS, NOT TO BE USED FOR BUILDING REGULATIONS OR CONSTRUCTION PURPOSES

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Revision List:



Scale at A3: 1:100



This architectural site plan illustrates a residential property with a detailed house layout and extensive garden features. The house includes a front porch, a large lounge with a fireplace, a kitchen with a dining area, a study/bedroom, and several bedrooms and bathrooms. The garden is divided into paved areas, lawns, and planting zones, with various drainage systems and retaining walls. Key features include a 1.8m timber hit & miss fence, a 110mm SW drain, a soakaway, and a parking area for at least 3 vehicles. The plan also shows the location of a water main, a refuse & recycling bin, and a provision for a future lift. Elevation points are marked throughout the site, and the overall layout is color-coded to distinguish between different materials and structures.

House Layout:

- Front Porch:** 3.50m wide, level ceiling.
- Bedroom:** 3.50m x 3.71m, level ceiling.
- Ensuite:** 2.10m x 2.10m, level ceiling.
- Pantry:** 2.57m x 1.45m, level ceiling.
- Utility:** 2.57m x 1.39m, level ceiling.
- WC:** 2.25m x 1.39m, level ceiling.
- Ensuite:** 2.25m x 1.39m, level ceiling.
- Guest Bedroom:** 3.56m x 4.66m, vaulted ceiling, sloping eaves, MVHR ducting in ceiling.
- Study / Bedroom:** 3.56m x 4.66m, vaulted ceiling, pocket door, rooflight.
- Ensuite:** 2.11m x 3.15m, vaulted ceiling, rooflight.
- WinW:** 2.11m x 3.15m, vaulted ceiling, rooflight.
- Bedroom:** 2.55m x 4.50m, vaulted ceiling, rooflight.
- Kitchen:** 4.97m x 8.12m, vaulted ceiling, rooflight, sliding doors, cedar cladding.
- Dining:** 4.97m x 8.12m, vaulted ceiling, rooflight, sliding doors, cedar cladding.
- Lounge:** 4.97m x 8.12m, vaulted ceiling, rooflight, sliding doors, cedar cladding.
- Refuse & recycling:** 2.12m x 2.25m, vaulted ceiling, rooflight, sliding doors, cedar cladding.
- void:** 2.12m x 2.25m, vaulted ceiling, rooflight, sliding doors, cedar cladding.

Garden Features:

- Retaining Wall:** 1.8m timber hit & miss fence, 1.8m timber hit & miss fence, 1.8m timber hit & miss fence.
- Drainage:** 110mm FW drain 1:60 to existing sewer, 110mm SW drain 1:80, 110mm SW drain 1:80.
- Soakaway:** 1.8m timber hit & miss fence, 1.8m timber hit & miss fence, 1.8m timber hit & miss fence.
- Parking:** for at least 3 vehicles.
- Access:** turning for fire appliance.
- Planting:** Shrubs, lawn, paving & planting, chippings, paved bench.
- Elevations:** +215.95m, +216.00m, +216.65m, +216.70m, +217.00m, +217.70m, +218.00m, +218.50m, +219.00m, +219.50m, +220.00m, +220.50m, +221.00m, +221.50m, +222.00m, +222.50m, +223.00m, +223.50m, +224.00m, +224.50m, +225.00m, +225.50m, +226.00m, +226.50m, +227.00m, +227.50m, +228.00m, +228.50m, +229.00m, +229.50m, +230.00m, +230.50m, +231.00m, +231.50m, +232.00m, +232.50m, +233.00m, +233.50m, +234.00m, +234.50m, +235.00m, +235.50m, +236.00m, +236.50m, +237.00m, +237.50m, +238.00m, +238.50m, +239.00m, +239.50m, +240.00m, +240.50m, +241.00m, +241.50m, +242.00m, +242.50m, +243.00m, +243.50m, +244.00m, +244.50m, +245.00m, +245.50m, +246.00m, +246.50m, +247.00m, +247.50m, +248.00m, +248.50m, +249.00m, +249.50m, +250.00m, +250.50m, +251.00m, +251.50m, +252.00m, +252.50m, +253.00m, +253.50m, +254.00m, +254.50m, +255.00m, +255.50m, +256.00m, +256.50m, +257.00m, +257.50m, +258.00m, +258.50m, +259.00m, +259.50m, +260.00m, +260.50m, +261.00m, +261.50m, +262.00m, +262.50m, +263.00m, +263.50m, +264.00m, +264.50m, +265.00m, +265.50m, +266.00m, +266.50m, +267.00m, +267.50m, +268.00m, +268.50m, +269.00m, +269.50m, +270.00m, +270.50m, +271.00m, +271.50m, +272.00m, +272.50m, +273.00m, +273.50m, +274.00m, +274.50m, +275.00m, +275.50m, +276.00m, +276.50m, +277.00m, +277.50m, +278.00m, +278.50m, +279.00m, +279.50m, +280.00m, +280.50m, +281.00m, +281.50m, +282.00m, +282.50m, +283.00m, +283.50m, +284.00m, +284.50m, +285.00m, +285.50m, +286.00m, +286.50m, +287.00m, +287.50m, +288.00m, +288.50m, +289.00m, +289.50m, +290.00m, +290.50m, +291.00m, +291.50m, +292.00m, +292.50m, +293.00m, +293.50m, +294.00m, +294.50m, +295.00m, +295.50m, +296.00m, +296.50m, +297.00m, +297.50m, +298.00m, +298.50m, +299.00m, +299.50m, +300.00m, +300.50m, +301.00m, +301.50m, +302.00m, +302.50m, +303.00m, +303.50m, +304.00m, +304.50m, +305.00m, +305.50m, +306.00m, +306.50m, +307.00m, +307.50m, +308.00m, +308.50m, +309.00m, +309.50m, +310.00m, +310.50m, +311.00m, +311.50m, +312.00m, +312.50m, +313.00m, +313.50m, +314.00m, +314.50m, +315.00m, +315.50m, +316.00m, +316.50m, +317.00m, +317.50m, +318.00m, +318.50m, +319.00m, +319.50m, +320.00m, +320.50m, +321.00m, +321.50m, +322.00m, +322.50m, +323.00m, +323.50m, +324.00m, +324.50m, +325.00m, +325.50m, +326.00m, +326.50m, +327.00m, +327.50m, +328.00m, +328.50m, +329.00m, +329.50m, +330.00m, +330.50m, +331.00m, +331.50m, +332.00m, +332.50m, +333.00m, +333.50m, +334.00m, +334.50m, +335.00m, +335.50m, +336.00m, +336.50m, +337.00m, +337.50m, +338.00m, +338.50m, +339.00m, +339.50m, +340.00m, +340.50m, +341.00m, +341.50m, +342.00m, +342.50m, +343.00m, +343.50m, +344.00m, +344.50m, +345.00m, +345.50m, +346.00m, +346.50m, +347.00m, +347.50m, +348.00m, +348.50m, +349.00m, +349.50m, +350.00m, +350.50m, +351.00m, +351.50m, +352.00m, +352.50m, +353.00m, +353.50m, +354.00m, +354.50m, +355.00m, +355.50m, +356.00m, +356.50m, +357.00m, +357.50m, +358.00m, +358.50m, +359.00m, +359.50m, +360.00m, +360.50m, +361.00m, +361.50m, +362.00m, +362.50m, +363.00m, +363.50m, +364.00m, +364.50m, +365.00m, +365.50m, +366.00m, +366.50m, +367.00m, +367.50m, +368.00m, +368.50m, +369.00m, +369.50m, +370.00m, +370.50m, +371.00m, +371.50m, +372.00m, +372.50m, +373.00m, +373.50m, +374.00m, +374.50m, +375.00m, +375.50m, +376.00m, +376.50m, +377.00m, +377.50m, +378.00m, +378.50m, +379.00m, +379.50m, +380.00m, +380.50m, +381.00m, +381.50m, +382.00m, +382.50m, +383.00m, +383.50m, +384.00m, +384.50m, +38