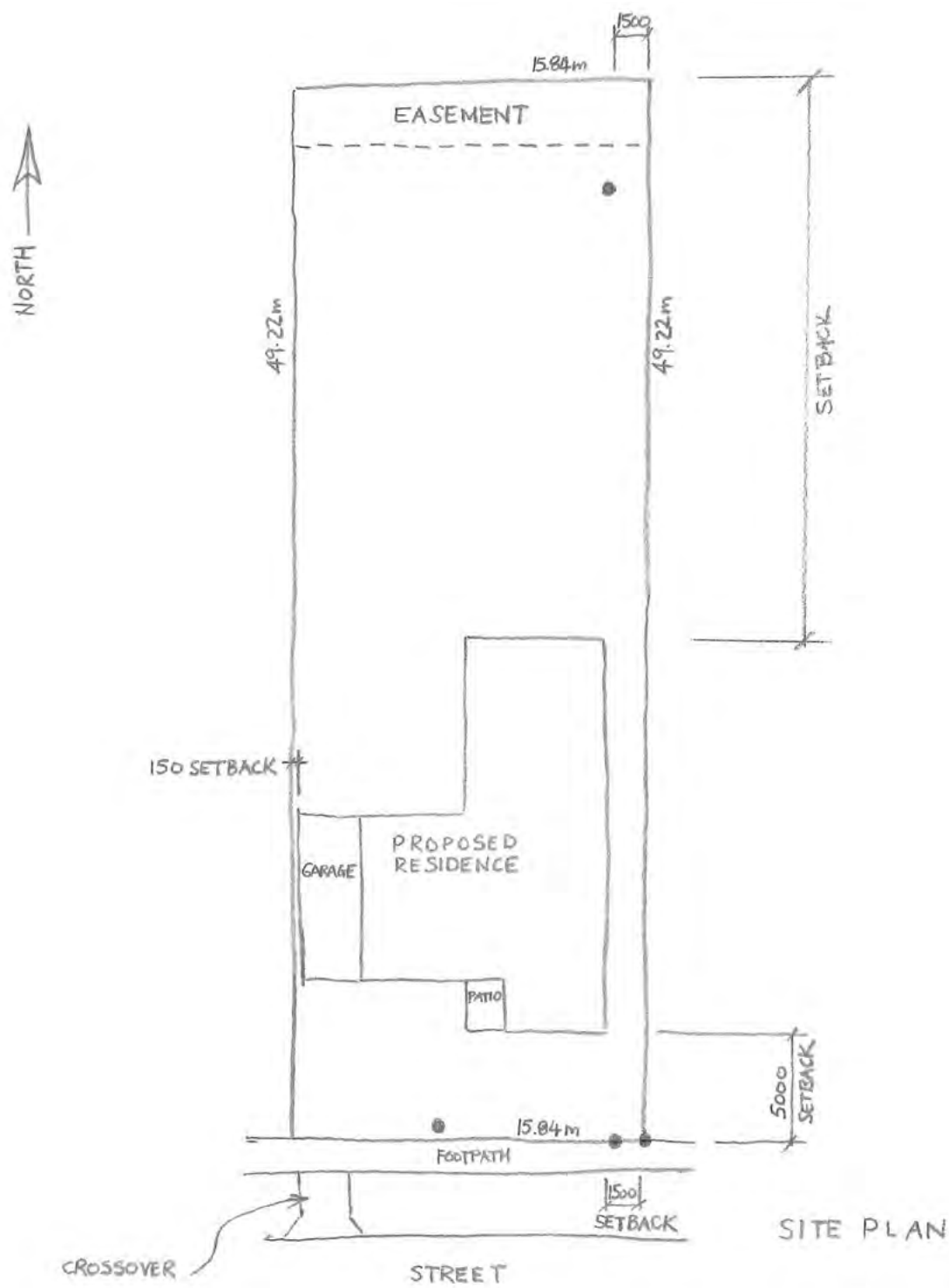


Concept stage - site sketch



This is a sketch of a site plan at the concept stage showing the site details for the proposed building and a further explanation for each of these details. The site is a long narrow block which runs north–south. The proposed building is a single storey residence with an attached single garage. It is sited on the front half of the block, facing south.

1. North arrow

The north arrow or north point is usually depicted by an arrow with an adjacent 'N' or the word 'NORTH'. It is provided to give an accurate idea of where north lies on the site plan; allowing the plan to be aligned with a compass. It is generally located at the top of the sheet.

2. Property boundaries

Property boundaries indicate the boundaries of the lot. The dimensions of the property, or lot boundaries, are usually taken from either the Certificate of Title or a lot layout plan.

3. Easement

Easements are parcels of land within a lot that are reserved, usually for access for services. The location/s of easement/s should be shown and described on the Certificate of Title or on a lot layout plan. The service provider/s, to which the easement is given, must be consulted and approval gained before any work is permitted on top of or near the easement.

4. Front setback

The front setback positions the proposed building in relation to the front of the lot boundary. It is determined by the local government authority, which makes reference to local planning schemes and residential design codes.

5. Side setbacks

The side setbacks position the proposed building in relation to the sides of the lot boundaries. They are determined by the local government authority, which makes reference to local planning schemes and residential design codes. The Building Code of Australia is referenced where the proposed building is to be positioned on or close to a lot boundary.

6. Rear setback

The rear setback positions the proposed building in relation to the rear of the lot boundary. It is determined by the local government authority, which makes references to local planning schemes and residential design codes.

7. Proposed building

The proposed residence shows the location of the building and associated structures relevant to the front, rear and side setbacks.

8. Water meter

The location of the water meter must be indicated on the site plan during the design phases to ensure access to the building will be maintained. Failure to do this could result in expensive relocation costs for the water meter later in the building process.

9. Underground power pillar

The location of the underground power pillar (green in colour) must be indicated on the site plan during the design phases to ensure the electric meter box is positioned in close proximity to the pillar.

10. Sewer connection

This shows the position of the sewer connection on the lot. In this plan the connection of the proposed building sewer to the mains sewer is located outside of the easement.

11. Stormwater drainage system

This shows the position of the detention tank for stormwater within the lot boundaries. Stormwater from the proposed building flows into a detention tank which then is connected to the street drainage system. The connection requires a permit to be obtained from the local government authority.

12. Verge information

This provides the locations of anything that may be located within the verge, for example the local government crossover, footpath, street trees, service manhole covers and street lights.

13. Lot number and street name

This indicates the correct lot number and street name for the building. This information is usually taken from either the Certificate of Title or a lot layout plan.

14. Crossover

The crossover is located between the road edge and the property line. It allows access to the property.