



SITE PLAN LEGEND:

- Studied Block property line
- Other Property lines and elements
- Setback Line Ground Level
- Entrance of Existing structures
- Existing Structures in the vicinity
- Existing Structures on the block
- Existing Unapproved Structures on the block
- Existing Footpath, Driveway, Deck on the block
- Proposed Structure - in scope
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - in scope
- Renovation Area Inside Existing Residence
- Proposed Structure - Done by Owner
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - Done by Owner
- PPOS - Principal Private Open Space
- Access to PPOS - Principal Private Open Space

ENCROACHMENT LEGEND:

- Setback encroachment - Lower and / or Upper Level
- Setback encroachment - Upper Level Only
- Solar Building Envelope encroachment
- Building Envelope encroachment

Encroachment markings can overlay with one another

OVERHEAD ELECTRICAL CABLE LEGEND:

- Overhead Service Line, In Service
- Overhead LV Electric Line
- Overhead HV Electric Line
- Telstra and Unidentified - Aerial cable
- Streetlight Overhead Cable

EASEMENT LEGEND:

- Easement maintenance access
- Stormwater easement | width: 2.44 or 2.50m
- Sewer easement | width: 2.44 or 2.50 m
- Sewer Pipe Protection Envelope
- Electrical easement | width: 1.50 or 2.50m
- Stormwater and Electrical easement
- Sewer and Electrical easement
- Stormwater and Sewer easement
- Gas easement
- Right of Way easement
- Telecommunications easement
- Water easement

NOTE:

- Block Type: LARGE
- Source: SURVEY
- Date of Surveyor visit: 28/06/2023

<div><div><div></div><div></div><div></div></div><div><div>FIXED</div><div>PRICE</div><div>EXTENSIONS</div></div></div> <div>PHONE: 1300 979 658 EMAIL: info@cgfb.com.au</div>	<div>PROJECT DETAILS</div> <div>Customer Name: Megan Leahy and Tobias Seldon Project Address: 53 Mackenzie Street, Hackett ACT 2602 Block № 8 Section № 38</div>				<div><div>Proposed Structure GFA - Ground Level - Class 147.48 m2 Proposed Structure GFA - Upper Level - Class 141.08 m2 Proposed Structure total GFA - Class 188.56 m2 Proposed Roof Area - Class 168.72 m2 Block Area905.00 m2 Actual Block Ratio30.46 % Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]583.51 m2 Minimum Private Open Space (Block area x 0.60)543.00 m2 Site Coverage (LARGE max 40% = 362.00 m2)245.65 m2 = 27.14 %</div></div>				<div>REV</div> <div>P1.3</div>	<div>PROJECT PHASE</div> <div>PROJECT PLANS</div>	<div>DATE</div> <div>07/11/2024</div>	<div>DRAWING NAME</div> <div>SITE PLAN - NEW</div>			<div>MAIN CHECKLIST NR.</div> <div>1199</div>
					<div>CUSTOMER APPROVAL</div>				<div>DRAWING SCALE</div> <div>1:200</div>	<div>SHEET SIZE</div> <div>A3</div>	<div>DRAWING NUMBER</div> <div>2.2</div>	<div>RENOVATION CHECKLIST NR.</div> <div>10248</div>			
	<div>ARCHITECT</div> <div>Dmitry</div>	<div>DESIGNER</div> <div>Adam</div>	<div>TEMPLATE</div> <div>v.19.8</div>	<div>BLOCK TYPE</div> <div>LARGE</div>	<div>NAME</div>			<div>SIGNATURE</div>			<div>DATE</div>				