

SITE AREA = 266 m<sup>2</sup>  
SHARE OF COMMON = 39.5 m<sup>2</sup>  
TOTAL SITE AREA = 305.5 m<sup>2</sup>  
BUILDING AREA = 160m<sup>2</sup>  
SITE COVERAGE = 52%  
ZONING = R30  
CITY OF VICTORIA PARK

NOTE:  
PLAN IS SUBJECT TO FURTHER  
ADJUSTMENT UPON RECEIPT OF  
SURVEY

NOTE: BCA REGULATION IN REGARDS  
TO ENERGY EFFICIENCY REQUIREMENTS  
TO NEW DWELLINGS MAY ALTER THIS  
DESIGN.

BUILDING AREA	
HOUSE	124.897
GARAGE	33.865
PORCH	1.212
<b>TOTAL</b>	<b>159.974 m<sup>2</sup></b>

PERIMETER	
HOUSE	56.560

ROOF AREA	
ROOF	183.598

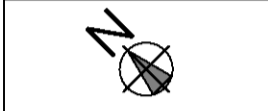
**NOTES**

CONCEPT SKETCH ONLY DESIGN  
SUBJECT TO LOCAL COUNCIL &  
DEVELOPER APPROVAL

**CORE SPEC**

TOWN OF VICTORIA PARK LOCAL  
PLANNING POLICY NO.25  
REQUIREMENTS  
APPLY TO THIS LOT

BAL REPORT NOT REQUIRED



PLANNING REQUIRED  
- WRITTEN PLANNING ADVICE  
ADVISABLE

**STORMWATER REQUIREMENTS**

SOAKWELLS	REQUIRED
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STATUS.  
RESIDENTIAL

ADDRESS | UNIT 2/7 LEEMWAY COURT, OSSBORNE PARK WA 6007  
PHONE | 08 6555 7772

REP	DANIELLE
REV	Q23127.PPA.1 SR23067
DESIGN BY	DAN
DATE	12.07.2023
SHEET NO.	1 OF 3

NOTE: BCA REGULATION IN  
REGARDS TO ENERGY EFFICIENCY  
REQUIREMENTS TO NEW  
DWELLINGS MAY ALTER THIS  
DESIGN

This plan is COPYRIGHT UNDER  
STATUS RESIDENTIAL  
Reproduction of this plan is illegal  
without the written permission of  
STATUS RESIDENTIAL

SIGNATURES

CLIENT 1: .....

CLIENT 2: .....

BUILDERS: .....

DATE: .....

NO FURTHER STRUCTURAL CHANGES PERMITTED

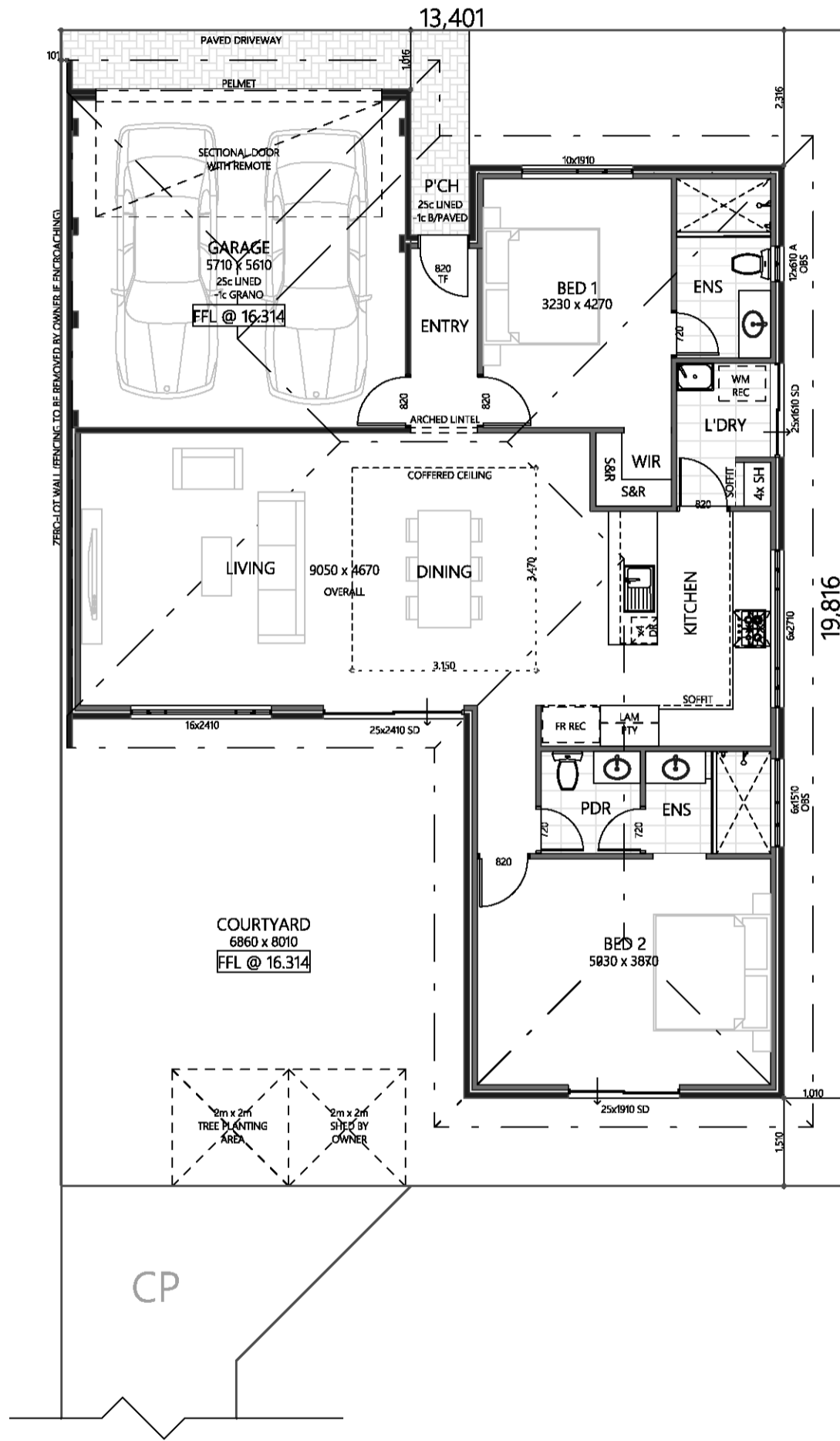
INITIALS: ..... INITIALS: .....

HOUSE TYPE:  
**INDIVIDUAL DESIGN**

CLIENTS NAME:

SITE ADDRESS:  
**LOT 2 (#84) SWANSEA STREET,  
EAST VICTORIA PARK**

PROJECT: 038623/23/ANNE LEEMWAY/23/7 - 44/000/0002/27 - 34/000/01/04



FINAL HOUSE POSITION AND SETBACKS SUBJECT TO CHANGE UPON RECEIPT OF LOT SURVEY, SHIRE & DEVELOPERS REQUIREMENTS. STATUS RESIDENTIAL RESERVES THE RIGHT TO ADJUST THE HOUSE LOCATION.

SITE AREA = 266 m<sup>2</sup>  
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TOTAL SITE AREA = 305.5 m<sup>2</sup>  
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SITE COVERAGE = 52%  
ZONING = R30  
CITY OF VICTORIA PARK

NOTE:  
PLAN IS SUBJECT TO FURTHER ADJUSTMENT UPON RECEIPT OF SURVEY

NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN

**BUILDING AREA**

HOUSE	124.897
GARAGE	33.865
PORCH	1.212
<b>TOTAL</b>	<b>159.974 m<sup>2</sup></b>

**PERIMETER**

HOUSE	56.560
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**ROOF AREA**

ROOF	183.598
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**NOTES**

CONCEPT SKETCH ONLY DESIGN SUBJECT TO LOCAL COUNCIL & DEVELOPER APPROVAL

**C O R E S P E C**

TOWN OF VICTORIA PARK LOCAL PLANNING POLICY NO.25 REQUIREMENTS APPLY TO THIS LOT

BAL REPORT NOT REQUIRED



PLANNING REQUIRED - WRITTEN PLANNING ADVICE ADVISABLE

**STORMWATER REQUIREMENTS**

SOAKWELLS	REQUIRED
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FINAL HOUSE POSITION AND SETBACKS SUBJECT TO CHANGE UPON RECEIPT OF LOT SURVEY, SHIRE & DEVELOPERS REQUIREMENTS. STATUS RESIDENTIAL RESERVES THE RIGHT TO ADJUST THE HOUSE LOCATION.

**STATUS.**  
RESIDENTIAL

ADDRESS | UNIT 2/7 LEEMWAY COURT, OSSBORNE PARK WA 6007  
PHONE | 08 6555 7772

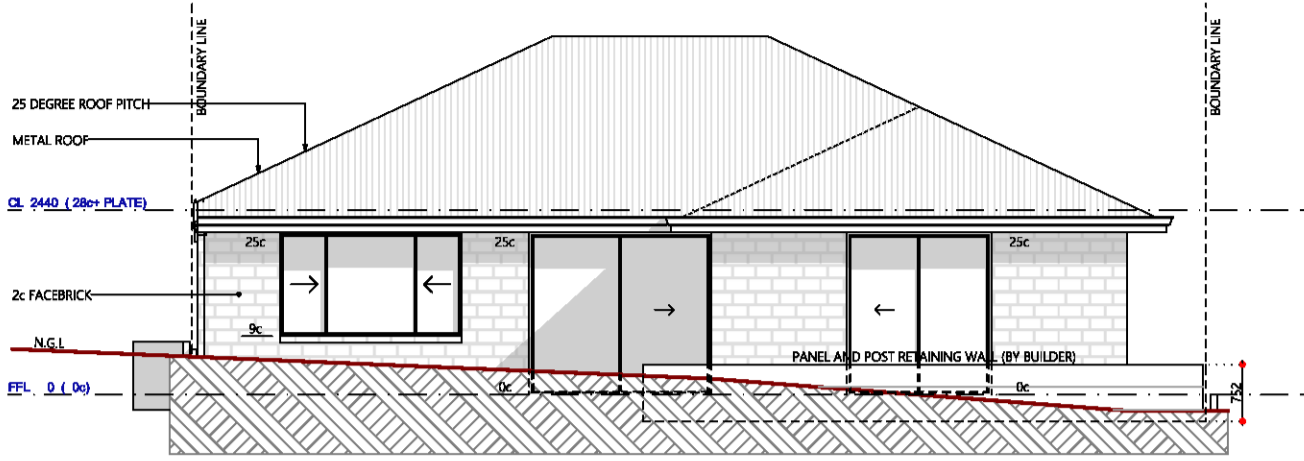
REP	DANIELLE
REV	Q23127.PPA.1 SR23067
DESIGN #:	DAN
DATE:	12.07.2023
SHEET NO:	2 OF 3

NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN  
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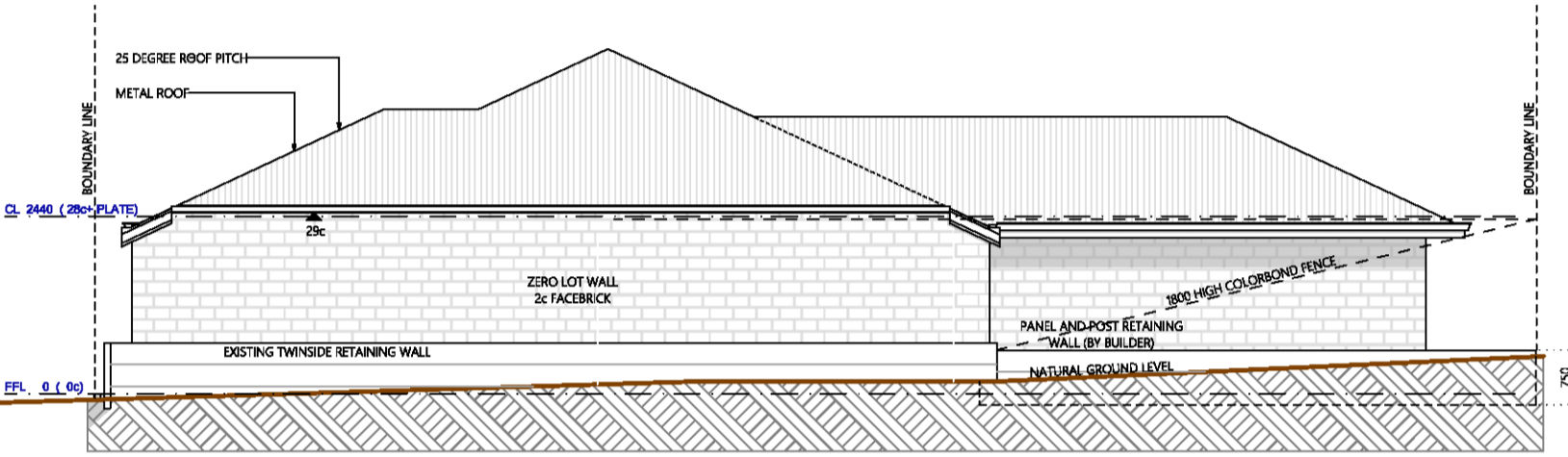
SIGNATURES  
CLIENT 1: .....  
CLIENT 2: .....  
BUILDERS: ..... DATE: .....  
NO FURTHER STRUCTURAL CHANGES PERMITTED  
INITIALS: ..... INITIALS: .....

HOUSE TYPE: **INDIVIDUAL DESIGN**  
CLIENTS NAME: .....  
SITE ADDRESS: **LOT 2 (#84) SWANSEA STREET,  
EAST VICTORIA PARK**  
PROJECT NO: 23/12/23/001

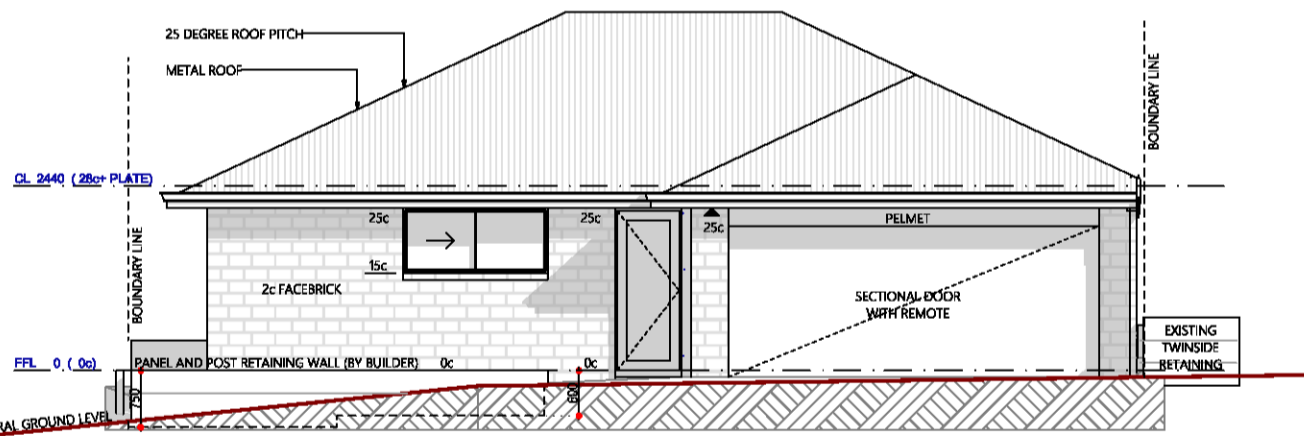
**ELEVATION 1**  
1:100



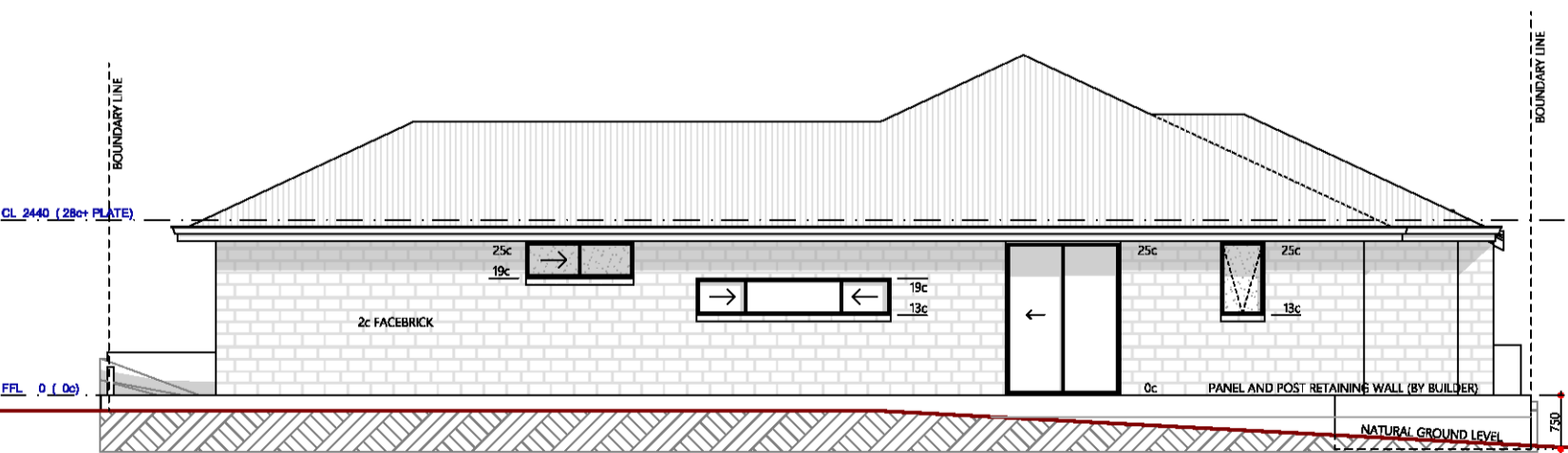
**ELEVATION 2**  
1:100



**ELEVATION 3 (R.O.W)**  
1:100



**ELEVATION 4**  
1:100



CLIENT:	PLAN: SP 85702	LOT AREA: 266m <sup>2</sup>	SURVEY DATE: 10/05/23
BUILDER: STATUS RESIDENTIAL	C/T Vol: 4020 Fol: 565		MAP REFERENCE:
BUILDER JOB # SR23067	HEIGHT DATUM: AHD	COASTAL ZONE: >1KM	
AUTHORITY: TOWN OF VICTORIA PARK	HEIGHT CORRECTION TO AHD: NO	SEWER INFORMATION: YES	

**FEATURE SYMBOL LEGEND**

**POWER**

CABLE DOME	POWER POLE	PP
SITE MAIN SWITCHBOARD	CONSUMER POLE	CP
POWER MARKER	EXPOSED CABLES	EC
LIGHT POLE	STAYWIRE ANCHOR	SWA

**WATER**

WATER METER / TAP	FIRE HYDRANT	H
TAP	STOP VALVE	SV
FLUSHING POINT	RETIC VALVE	RV
BORE	WATER MARKER	W

**SEWERAGE**

SEWER M/H (SQUARE LID)	SEWER M/H (ROUND LID)	
INSPECTION SHAFT	INSPECTION OPENING	
HOUSE CONNECTION		

**TELSTRA**

TELSTRA PIT	TELSTRA MANHOLE	
TELSTRA MARKER		

**DRAINAGE**

DRAIN M/H (SQUARE LID)	DRAIN M/H (ROUND LID)	D
SIDE ENTRY PIT	DRAINAGE GRATE	
COMBINED ENTRY PIT		

**GAS**

GAS METER	GAS VALVE	GV
GAS MARKER		

**SURVEY MARKS**

PEG FOUND	PEG GONE	PG
DRILL HOLE	BENCH MARK	
PEN MARK	NAIL & PLATE	NPL
	NAIL	NAIL

**MISCELLANEOUS INFO.**

STREET SIGN	SPOT HEIGHT	10.16
UNKNOWN SERVICE MARKER	BOLLARD	B
OVERHEAD POWER LINE	SEWER LINE	S
FENCE LINE	WINDOW / OPENING	W

**SERVICE DETAILS**

WATER: L  
 OVERHEAD POWER: NS  
 U/G POWER: L  
 TELSTRA: L  
 GAS: A, TBC  
 SEWER: L

**SERVICE NOTES**

L: LOCATED NS: NO SERVICE  
 A: AVAILABLE BUT NOT LOCATED  
 TBC: LOCATION TO BE CONFIRMED

**SEWER JUNCTION DETAILS**

HOUSE CONNECTION (HC) IL:	14.31
UP DISTANCE:	0.0
DEPTH TO CONNECTION:	1.84

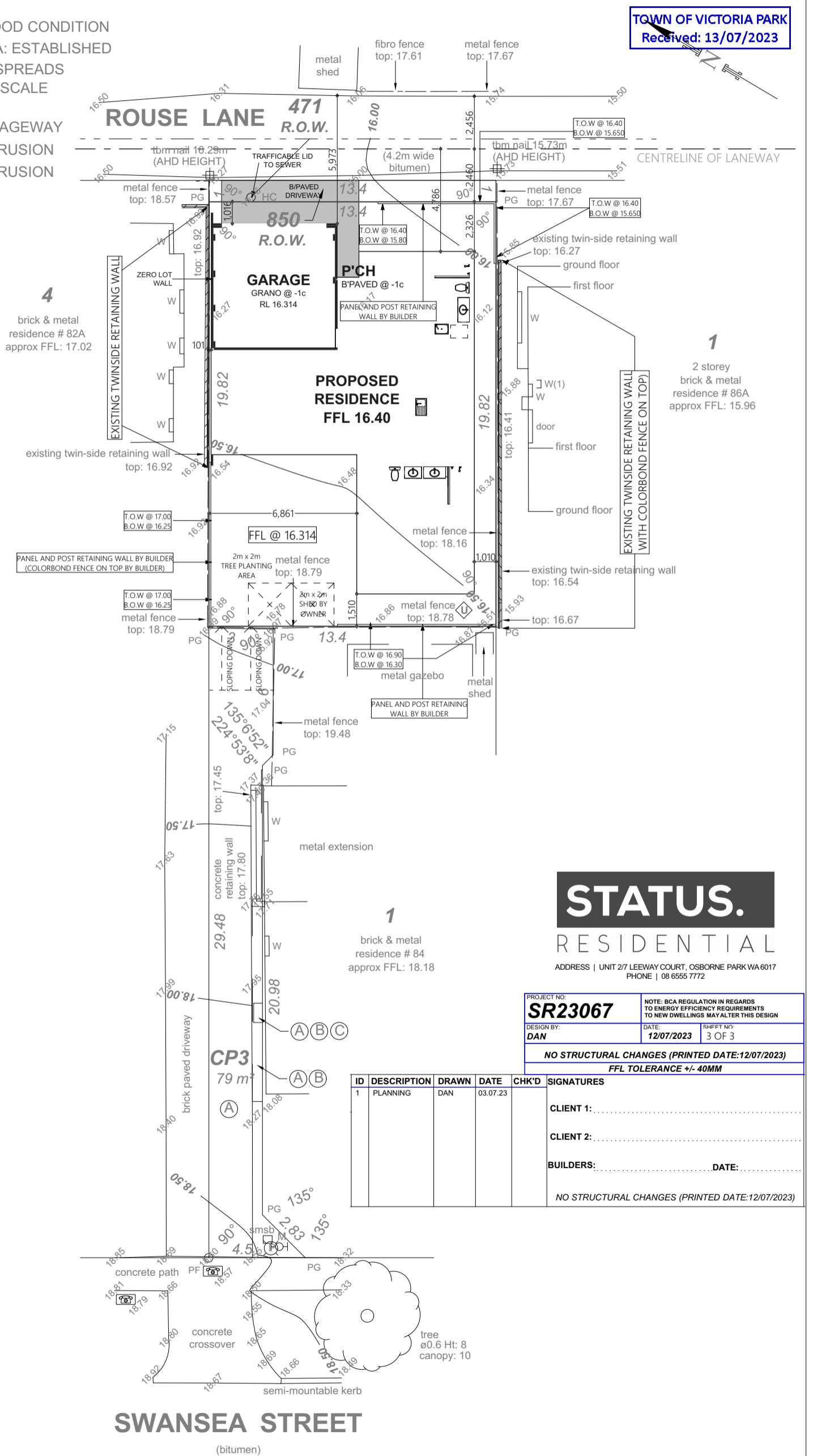
**SCALE 1:200 AT A3 SIZE**



**IMPORTANT FEATURE SURVEY NOTES**

- The boundary information on this site plan is approximate only. The boundary has been positioned using a best-fit of available survey marks and fence lines. A repeg / bdy identification survey is recommended if an accurate position of features / improvements relative to the boundary is required.
- The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.
- The lot dimensions shown on this feature survey plan have been taken from L.T.O survey plans. The final repegged dimensions may vary due to adjustments made during field survey.
- All service information shown of this plan should be verified with the relevant authorities. 5. Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.

- NOTES**
- ALL FEATURES IN GOOD CONDITION
  - DEVELOPMENT AREA: ESTABLISHED
  - FOR CLARITY, TREE SPREADS ARE NOT SHOWN TO SCALE
  - (A) EASEMENT - RIGHT OF CARRIAGEWAY
  - (B) EASEMENT - INTRUSION
  - (C) EASEMENT - INTRUSION



**STATUS.**  
 RESIDENTIAL  
 ADDRESS | UNIT 27 LEEWAY COURT, OSBORNE PARK WA 6017  
 PHONE | 08 6555 7772

PROJECT NO: <b>SR23067</b>	NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN	
DESIGN BY: <b>DAN</b>	DATE: <b>12/07/2023</b>	SHEET NO: <b>3 OF 3</b>
<b>NO STRUCTURAL CHANGES (PRINTED DATE: 12/07/2023)</b>		
<b>FFL TOLERANCE +/- 40MM</b>		

ID	DESCRIPTION	DRAWN	DATE	CHK'D	SIGNATURES
1	PLANNING	DAN	03.07.23		

CLIENT 1: .....  
 CLIENT 2: .....  
 BUILDERS: ..... DATE: .....  
 NO STRUCTURAL CHANGES (PRINTED DATE: 12/07/2023)