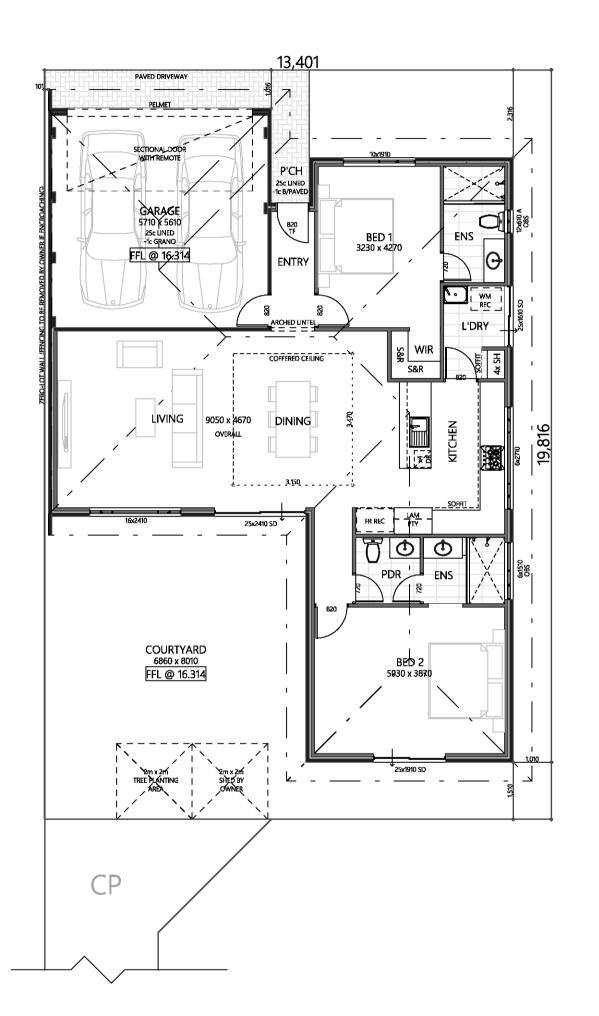
TOWN OF VICTORIA PARK Received: 13/07/2023



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 RECIEPT OF

SURVEY NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIRMENTS TO NEW DWELLINGS MAY ALTER THIS

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

**PERIMETER** HOUSE 56.560

ROOF AREA ROOF 183.598

## **NOTES**

CONCEPT SKETCH ONLY DESIGN SUBJECT TO LOCAL COUNCIL & DEVELOPER APPROVAL

**CORESPEC** 

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

BAL REPORT NOT REQUIRED



<u>PLANNING REQUIRED</u> - WRITTEN PLANNING ADVICE

STORMWATER REQUIREMENTS

SOAKWELLS 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.

| INCLUDE THE BOAT RESERVES THE RIGHT TO ADJUST THE HOUSE LOCATION.
| INCLUDENT PROPERTY OF THE BOAT  $\triangleleft$ UNIT 2/7 LEEWAY COURT, ( PHONE | 08 6555 S ADDRESS Ш  $\propto$ 

REV Q23127.PPA.1 DESIGN BY: DAN

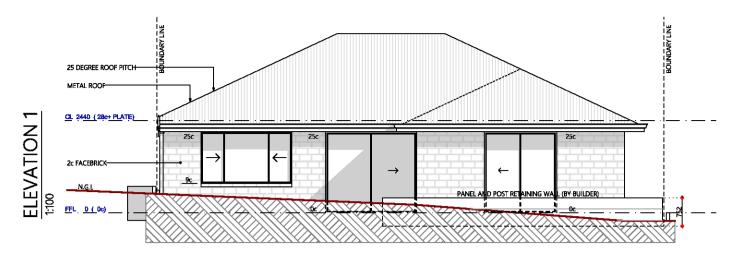
NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN This plan is COPYRIGHT UNDER STATUS RESIDENTIAL
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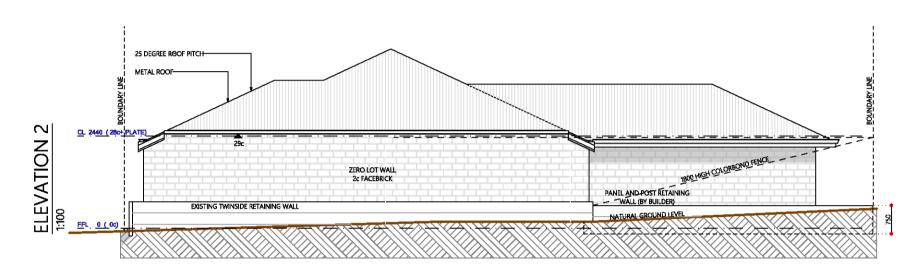
CLIENT 2: CLIENT 1:

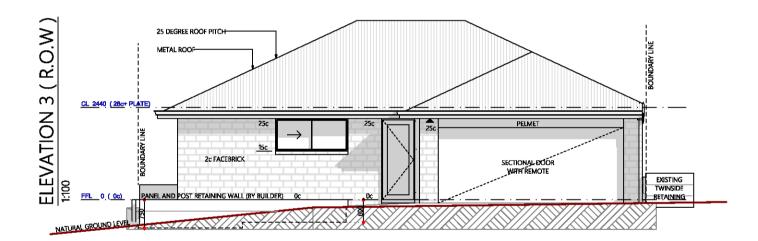
INDIVIDUAL DESIGN

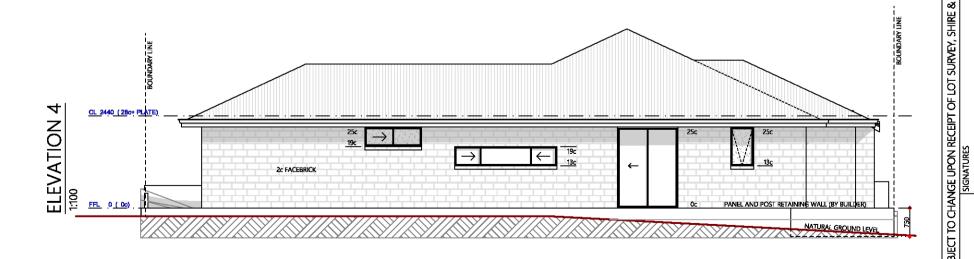
LOT 2 (#84) SWANSEA STREET, EAST VICTORIA PARK

TOWN OF VICTORIA PARK Received: 13/07/2023









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 RECIEPT OF

SURVEY NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIRMENTS TO NEW DWELLINGS MAY ALTER THIS

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

**PERIMETER HOUSE** 56.560

ROOF AREA 183.598 **ROOF** 

**NOTES** 

CONCEPT SKETCH ONLY DESIGN SUBJECT TO LOCAL COUNCIL & DEVELOPER APPROVAL

**CORESPEC** TOWN OF VICTORIA PARK LOCAL PLANNING POLICY NO.25 REQUIREMENTS

APPLY TO THIS LOT BAL REPORT NOT REQUIRED



<u>PLANNING REQUIRED</u> - WRITTEN PLANNING ADVICE

STORMWATER REQUIREMENTS SOAKWELLS

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.

INDIVIDUAL DESIGNATION IN REPORT TO ADJUST THE HOUSE LOCATION.

RECARDS TO ENERGY EFFICIENCY RECOURSMENTS TO NEW REPORT TO ADJUST THE HOUSE LOCATION.

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NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN This plan is COPYRICHT UNDER
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without the written permission of
STATUS RESIDENTIAL

BUILDERS:

NO FURTHER STRUCTURAL CHANGES PERMITTED INITIALS

INITIALS

CLIENT 2:

LOT 2 (#84) SWANSEA STREET, EAST VICTORIA PARK RINGERCHENDEZINAMELIE RARCHENDEZINAMELIE RARCHENDEZINAMENTALIEN RINGERCHENDEZINAMENTALIEN RINGERCHENDEZINAMENTALIEN RARCHENDEZINAMENTALIEN RARCHENDEZINAMEN R



Licensed and Engineering Surveying Consultants

T (08) 9242 8247 E: admin@prowestsurveying.com.au Web: www.prowestsurveying.com.au Feature & Contour Survey of: Lot 2, No. 84A Swansea Street, East Victoria Park SHEET: 1 OF 1 PLAN: SP 85702 LOT AREA: 266m<sup>2</sup> CLIENT: SURVEY DATE: 10/05/23 C/T Vol: 4020 Fol: 565 BUILDER: STATUS RESIDENTIAL MAP REFERENCE: BUILDER JOB # SR23067 >1KM HEIGHT DATUM: AHD COASTAL ZONE: HEIGHT CORRECTION TO AHD: NO SEWER INFORMATION: YES

REVISION: A

TOWN OF VICTORIA PARK

Received: 13/07/2023

CENTRELINE OF LANEWAY

1

2 storey

brick & metal

residence #86A

approx FFL: 15.96

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

12/07/2023

FFL TOLERANCE +/- 40MM

3 OF 3

.DATE:

WALL

EXISTING TA

## F (08) 9242 8296 Po Box 1463 Osborne Park DC 6916 DWG# 6358001 **AUTHORITY:** TOWN OF VICTORIA PARK **NOTES** FEATURE SYMBOL (1) ALL FEATURES IN GOOD CONDITION LEGEND fibro fence metal fence (2) DEVELOPMENT AREA: ESTABLISHED top: 17.61 top: 17.67 metal **POWER** (3) FOR CLARITY, TREE SPREADS shed ARE NOT SHOWN TO SCALE CABLE DOME D POWER POLE O PE 471 (4) (A) EASEMENT -CONSUMER ⊕ CF ROUSE LANE SWITCHBOARD \_\_\_\_ RIGHT OF CARRIAGEWAY R.O.W. POLE B.O.W @ 15.650 POWER FXPOSED tbm nail 15.73m $\bigcirc$ (5) (B) EASEMENT - INTRUSION ₩ EC (4.2m wide MARKER TRAFFICABLE LID **CABLES** (AHD HEIGHT) (AHD HEIGHT) bitumen) (6) (C) EASEMENT - INTRUSION LIGHT POLE # LP STAYWIRE ⊚ SWA ANCHOR metal fence 90° -metal fence PG PG top: 17.67 top: 18.57 T.O.W @ 16.40 WATER 850 WATER FIRE $\oplus$ existing twin-side retaining wall R.O.W. 3.O.W @ 15.80 METER/TAP HOH HYDRANT \_top: 16.27 9/ TAP $\bigcirc$ ground floor STOP VALVE SV P'CH ZERO LOT\_ WALL **GARAGE** B'PAVED @ -1c first floo O] FLUSHING RETIC VALVE R ₩ FP RETAINING 4 GRANO @ -1c W POINT PANEL AND POST RETAINING RL 16.314 Θ WATER WALL BY BUILDER brick & metal **BORE** (W) MARKER $\overline{}$ residence #82A **SEWERAGE** approx FFL: 17.02 W SEWER M/H SEWER M/H 82 **PROPOSED** (SQUARE LID) ¬ W(1) (ROUND LID) 19. W RESIDENCE 82 INSPECTION O IS INSPECTION O 10 SHAFT **OPENING** FFL 16.40 19. O HC HOUSE CONNECTION \_ first floor existing twin-side retaining wall top: 16.92 TOOI **TELSTRA** TELSTRA **TELSTRA 6** Щ MANHOLE ground floor -6,861 T O W @ 17 00 TELSTRA metal fence $\Diamond$ FFL @ 16.314 MARKER top: 18.16 PANEL AND POST RETAINING WALL BY BUILDER (COLORBOND FENCE ON TOP BY BUILDER) TREE PLANTING Metal fence top: 18.79 **DRAINAGE** existing twin-side retaining wall top: 16.54 DRAIN M/H DRAIN M/H 2km x 2km SHBXD BY ØWNER (SQUARE LID) (ROUND LID) metal fence B.O.W @ 16.25 18 DRAINAGE SIDE top: 18.78 top: 16.67 $\blacksquare$ **ENTRY PIT** top: 18.79 **GRATE** 13.4 PG 90\$ COMBINED **ENTRY PIT** 00.77 B.O.W @ 16.30 azebo GAS shed 7350 PANEL AND POST RETAINING WALL BY BUILDER **GAS METER** GAS VALVE metal fence GAS 33,00 top: 19.48 MARKER **(G)** SURVEY MARKS 45 PEG FOUND PF C PEG GONE BENCH MARK + DRILL HOLE DH NAIL & PLATE NPLO 17.50 PEN MARK PM O NAIL△ metal extension concrete retaining w top: 17.80 MISCELLANEOUS INFO. STATUS. SPOT HEIGHT 10.50 STREET SIGN (\$) UNKNOWN 48 BOLLARD SERVICE MARKER 29. brick & metal RESIDEN SEWER OVERHEAD V – S – residence #84 ADDRESS | UNIT 2/7 LEEWAY COURT, OSBORNE PARK WA 6017 PHONE | 08 6555 7772 approx FFL: 18.18 **POWER LINE** WINDOW / W FENCE LINE -----18.00 **OPENING** SR23067 SERVICE DETAILS (A)(B)(C) DAN paved driv NO STRUCTURAL CHANGES (PRINTED DATE:12/07/2023) WATER: L CP3 OVERHEAD POWER: NS (A)(B)79 mID DESCRIPTION DRAWN DATE CHK'D SIGNATURES U/G POWER: L $\bigcirc$ CLIENT 1: TELSTRA: L GAS: A TBC SEWER: L BUILDERS: 05.81 **SERVICE NOTES** NO STRUCTURAL CHANGES (PRINTED DATE:12/07/2023) L: LOCATED NS: NO SERVICE PG A: AVAILABLE BUT NOT LOCATED TBC: LOCATION TO BE CONFIRMED concrete path PF @ 3 SEWER JUNCTION DETAILS

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

SCALE 1:200 AT A3 SIZE

5 7.5 10 012.5 15

## SWANSEA STREET (bitumen)

concrete

crossover

 $\bigcirc$ 

semi-mountable kerb

ø0.6 Ht: 8

canopy: 10

IMPORTANT FEATURE SURVEY NOTES 1. 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.

2. 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.

3. 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.

4. 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.