

SURVEY-STRATA PLAN

51935

SHEET 1 OF 4 SHEETS

TOWN OF VICTORIA PARK

Received: 01/8/2018

VER	AMENDMENT	AUTHORISED BY	DATE
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INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
Ⓢ	MINERAL RESERVATION	SECTION 15 OF PUBLIC WORKS ACT		LOTS 5, 6, 7, 8, 12, 13, 14 & COMMON PROPERTY LOT 15		FORMERLY LOT 34 ON P 4570(2)
ⓧ	RESTRICTIVE COVENANT		TRANSFER T 728/1945	LOTS 1, 2, 3, 4, 5, 9, 10 & COMMON PROPERTY LOT 15	SEE DOCUMENT	FORMERLY LOT 36 ON P 4570(2)
Ⓞ	EASEMENT (SEWERAGE)	SECTION 167 OF THE P & D ACT REGULATION 6	DP 41563	LOTS 5, 6, 14 & COMMON PROPERTY LOT 15	WATER CORPORATION	

PLAN OF LOT 1101 ON DP 51192  
 CERTIFICATE OF TITLE VOL. FOL.  
 LOCAL GOVERNMENT TOWN OF VICTORIA PARK  
 INDEX PLAN BG 34(2) 16.22  
 FIELD BOOK 107735  
 SCALE AS SHOWN

NAME OF SCHEME  
 12 FORSTER AVENUE LATHLAIN

ADDRESS OF PARCEL  
 12 FORSTER AVENUE LATHLAIN WA 6100

MANAGEMENT STATEMENT YES  NO

LODGED DATE	CERTIFIED CORRECT
	COR. FILE
FEE PAID	IN ORDER FOR DEALINGS SUBJECT TO
ASSESS No.	

REGISTERED

APPLICATION REGISTRAR OF TITLES DATE  
 WESTERN AUSTRALIAN PLANNING COMMISSION  
 WAPC REF 493-07  
 Certificate of Approval of W.A.P.C. under Section 25D(2) of Strata Titles Act 1985  
 Delegated under s.16 PAD Act 2005 DATE



SURVEYOR'S CERTIFICATE - Reg 54

I, RAY MCKINNON hereby certify that this plan is accurate and is a correct representation of the -  
 (a) survey; and/or  
 (b) calculations from measurements, (\*delete if inapplicable)  
 undertaken for the purposes of this plan and that it complies with the relevant written laws) in relation to which it is lodged.

LICENSED SURVEYOR 18/07/2008  
 SURVEY21 JOB NO 14690



N&P - REPRESENTS NAIL & PLATE ON RETAINING WALL



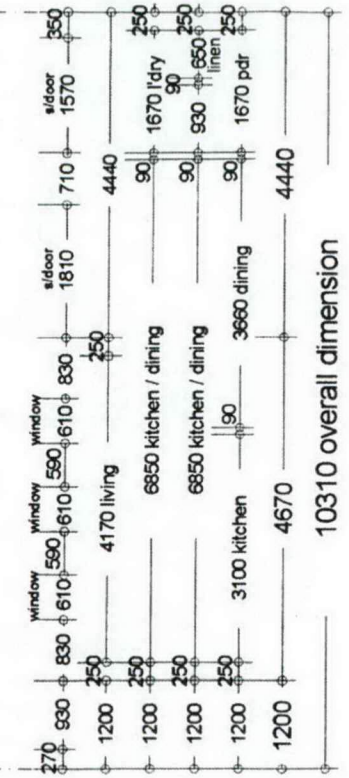
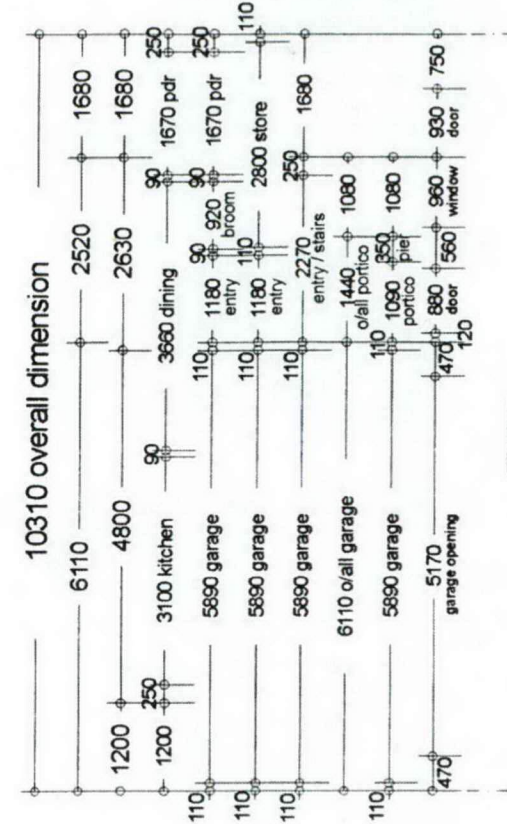
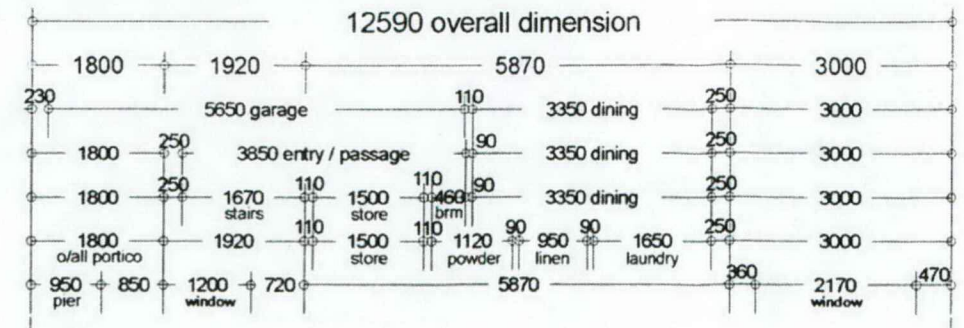
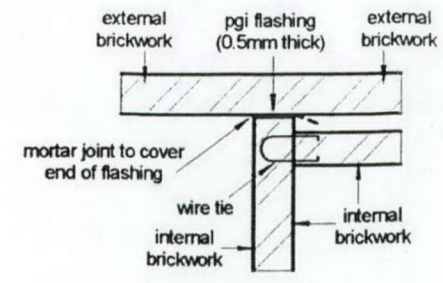
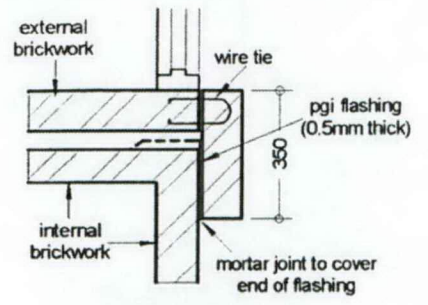
SCALE 1:400 @A3

**SURVEY 21** LAND & ENGINEERING SURVEYORS  
 P.O. Box 182 BURSWOOD WA 6100  
 Email: perth@survey21.com.au  
 Ph (08) 9472 8011 Fax (08) 9355 5377  
 ABRN 04 125 530 558



**Units 2,3,4,5,7,8,9**

AREAS	
GROUND LIVING	57.65msq
Perimeter	42.22m
UPPER LIVING	77.21msq
Perimeter	38.36m
GARAGE	35.75msq
STORE	4.52msq
PORTICO	2.59msq
<b>TOTAL AREA</b>	<b>177.72msq</b>



SCALE 1:20

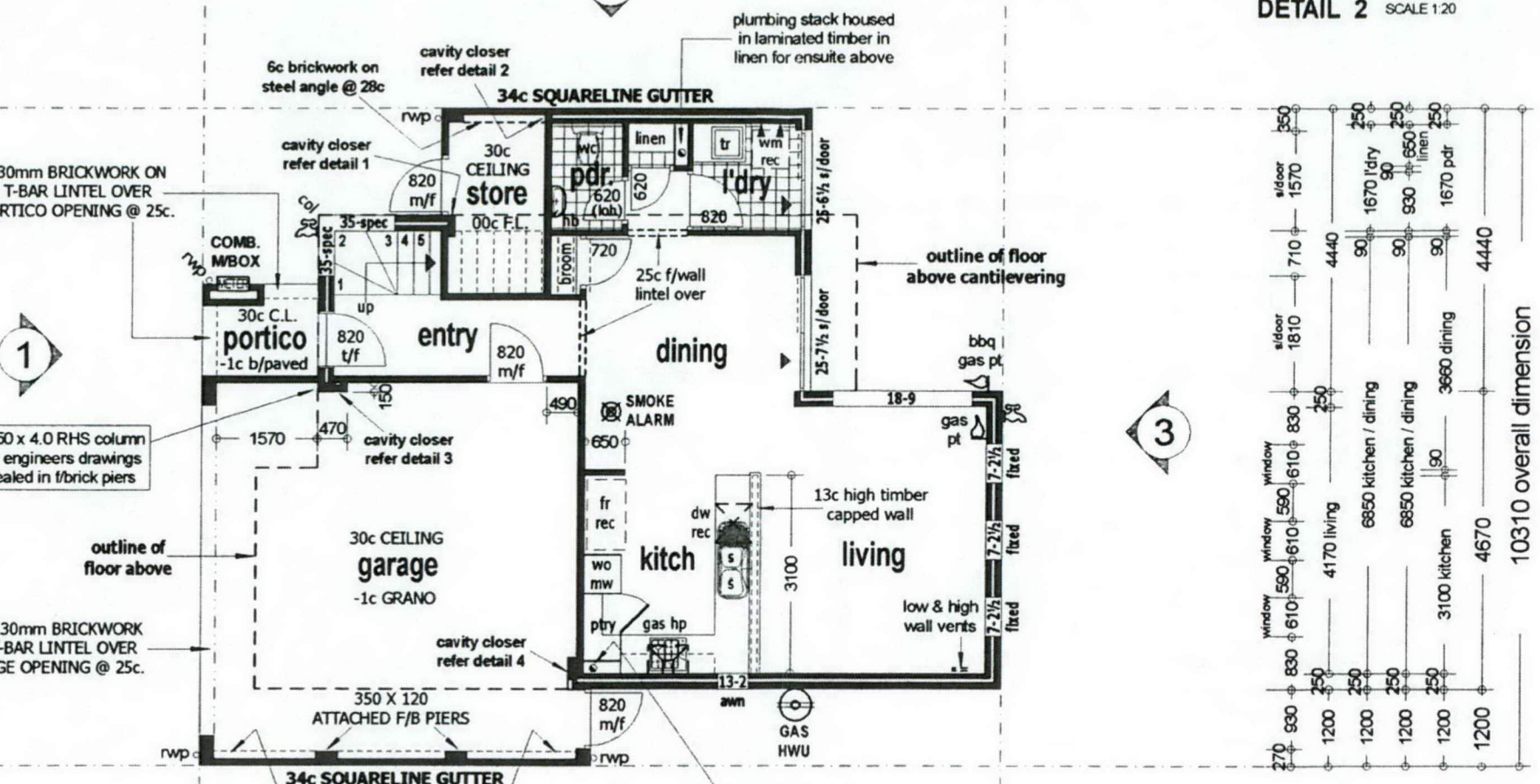
SCALE 1:20

SCALE 1:20

SCALE 1:20

SCALE 1:20

SCALE 1:20



TIMBER ROOF FRAMING IN ACCORDANCE WITH A.S. 1684 AND ENGINEERING ADVICE.

ALL STRUCTURAL BEAMS TO BE IN ACCORDANCE WITH B.C.A. & ENGINEERS REQUIREMENTS.

**STAIRS**  
16 STEPS WITH 182.187mm RISERS & 250mm TREADS

(loh) - denotes LIFT OFF HINGE

NOTE: HARDWIRED SMOKE DETECTOR IN ACCORDANCE WITH PART 3.7.2 OF THE BUILDING CODE OF AUSTRALIA

NOTE: LOCATION OF DOWNPIPES IS INDICATIVE ONLY & MAY BE CHANGED AT ROOF PLUMBERS DISCRETION

NOTE! ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.

**BRICKLAYERS NOTE!**  
ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION W/ STRUCTURAL ENGINEERS DRAWINGS FOR ALL STEEL BEAMS & POST DETAIL REQUIREMENTS.

**ground floor plan**

apl AYRESOME PTY LIMITED REGGIE D. FERNANDES 19 Cottage Parkway Tel (08) 93531604 Kewdale 6105. WA Fax (08) 93532560	PROPOSED DEVELOPMENT FOR:	AYRESOME PTY LTD	SK-01	ADDRESS: Lots 312, 311, 310 (#33, #14, #12) Bishopsgate Street cnr Forster Avenue, LATHLAIN
	DATE: 26 JUN 2006			CHECKED: DM

Copyright © 2006

DATE: 30 OCT 2006	issued for building licence appli.
DATE: 7 JUL 2006	issued for planning

RECEIVED  
03 NOV 2006

Approved Plan Building Lic No. UBU 43  
Building Surveyor

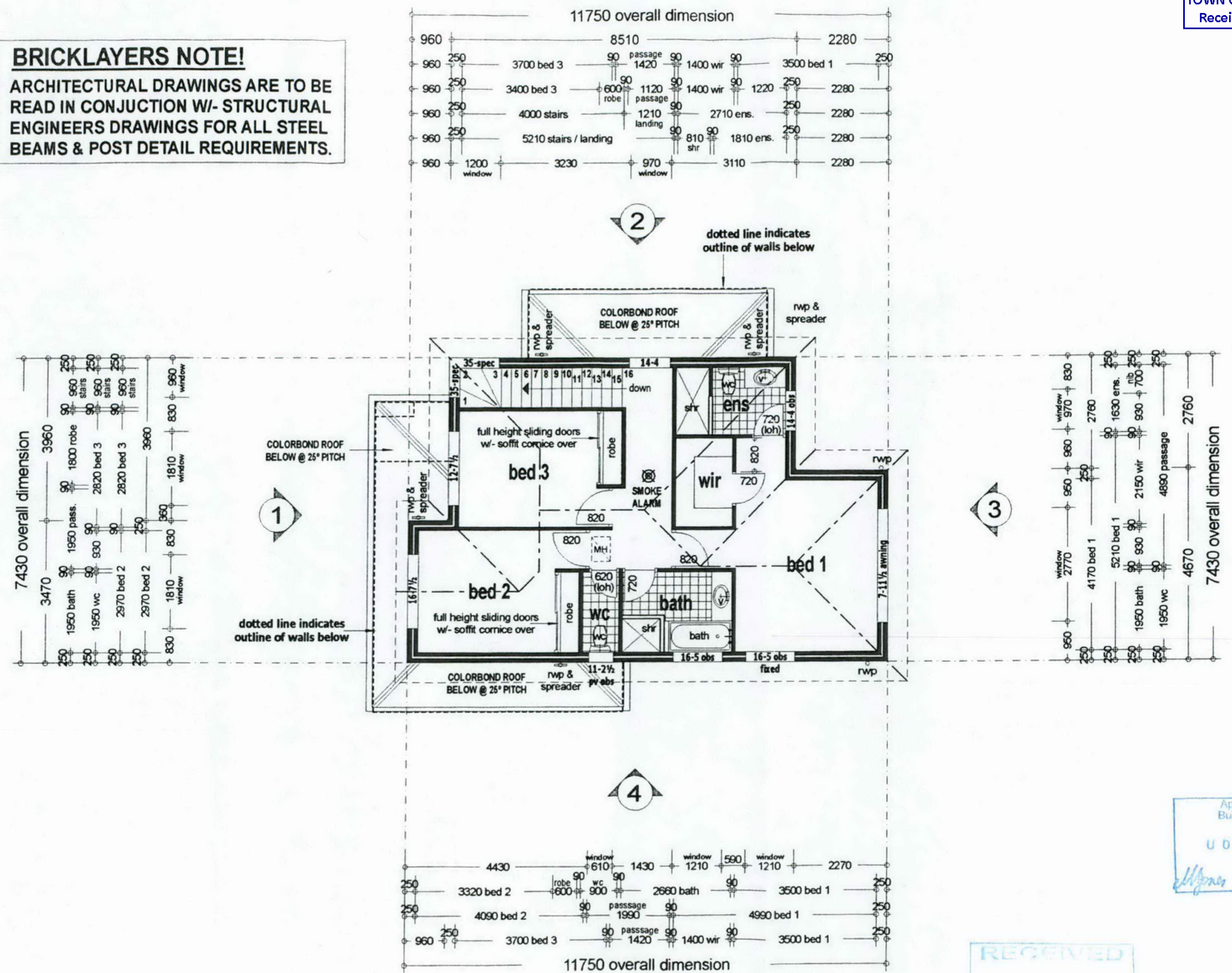


TOWN OF VICTORIA PARK  
Received: 01/8/2018

UNITS 2,3,4,5,7,8,9

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Approved Plan Building Lic No. 000495  
Principal Building Surveyor

RECEIVED  
03 NOV 2006

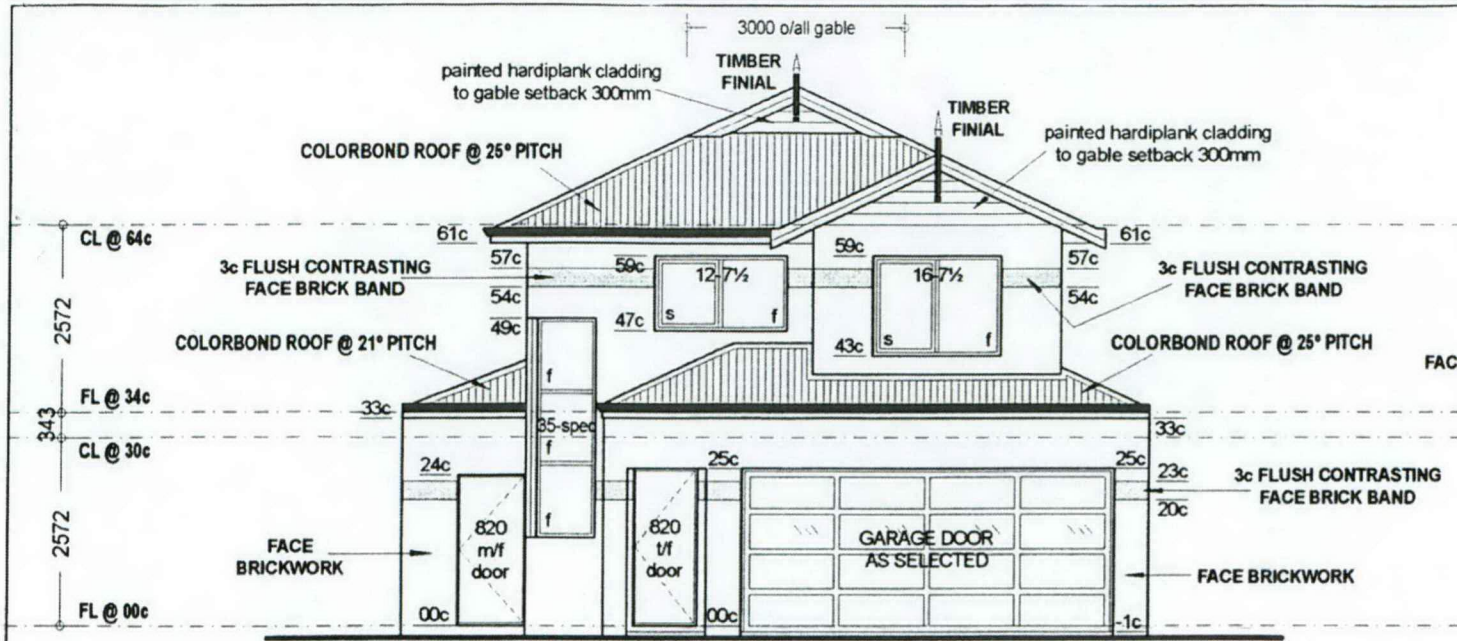
DATE: 30 OCT 2006	issued for building licence appli.
DATE: 7 JUL 2006	issued for planning

upper floor plan

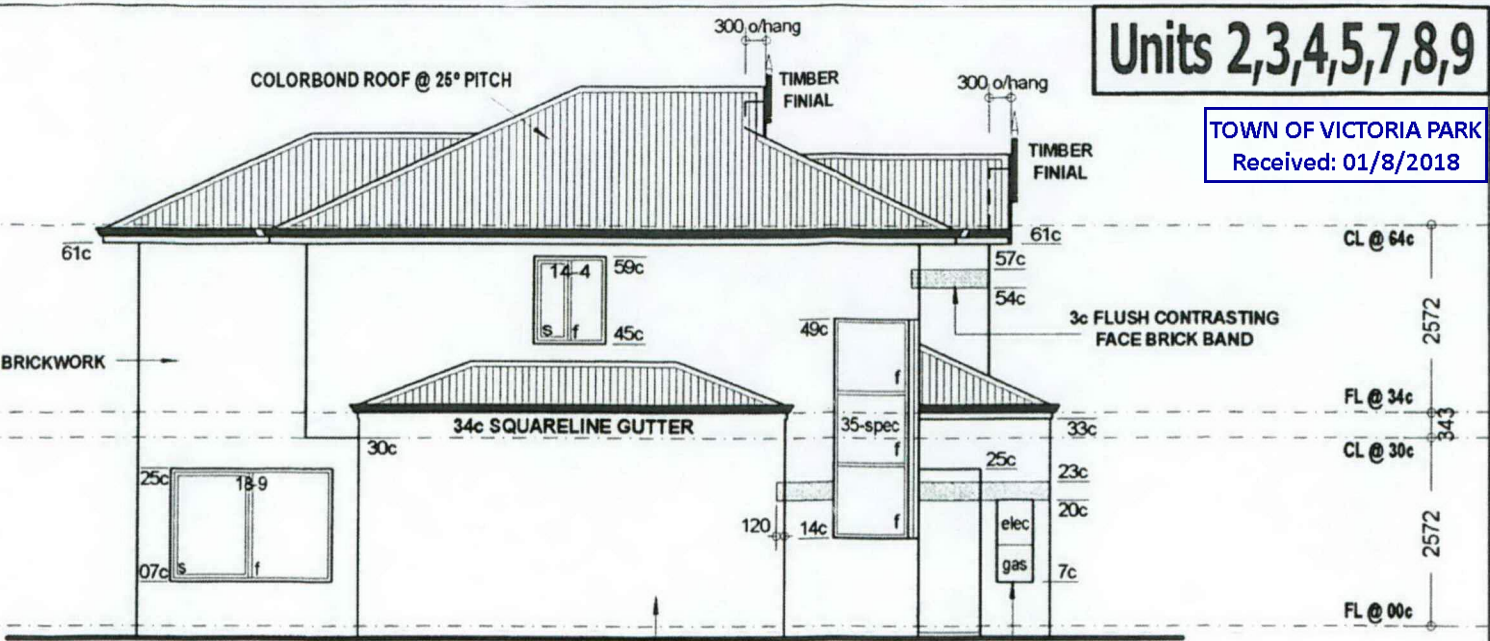
apl <b>AYRESOME PTY LIMITED</b> REGGIE D. FERNANDES 19 Cottage Parkway Kewdale 6106, WA Tel (08) 93531604 Fax (08) 93532560	PROPOSED DEVELOPMENT FOR:	<b>AYRESOME PTY LTD</b>	SK-01	ADDRESS:	Lots 312, 311, 310 (#33, #14, #12)
	B			DATE: 27 JUN 2006	CHECKED: DM

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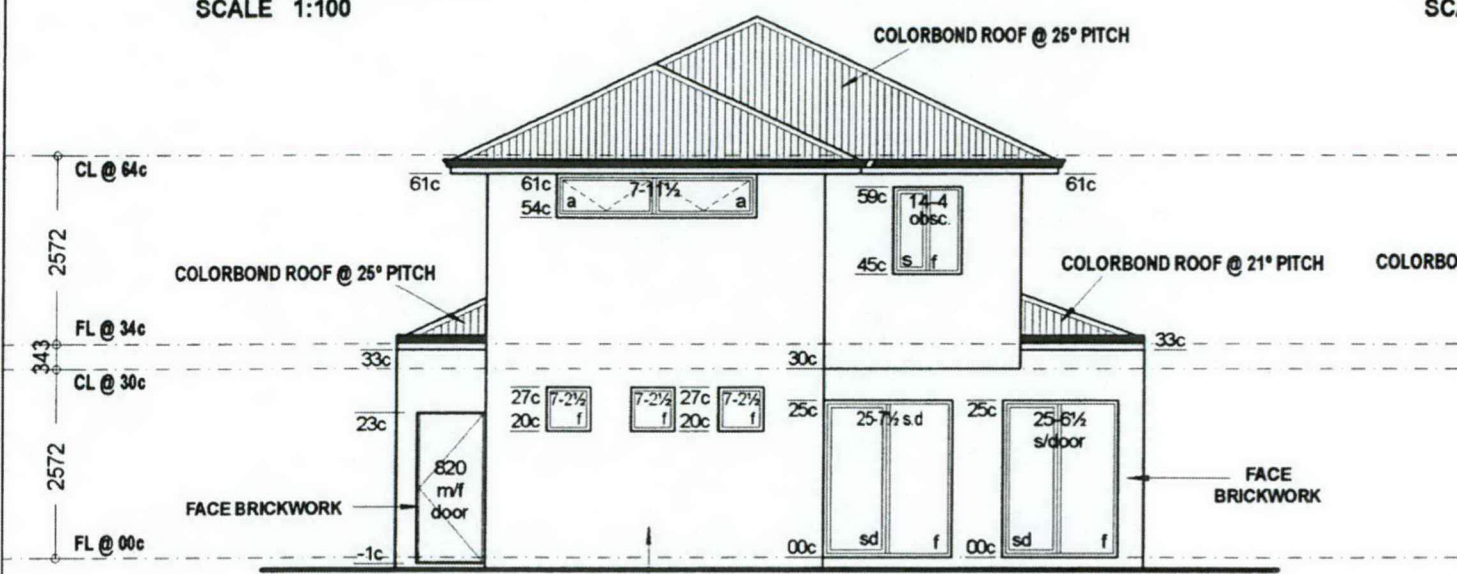




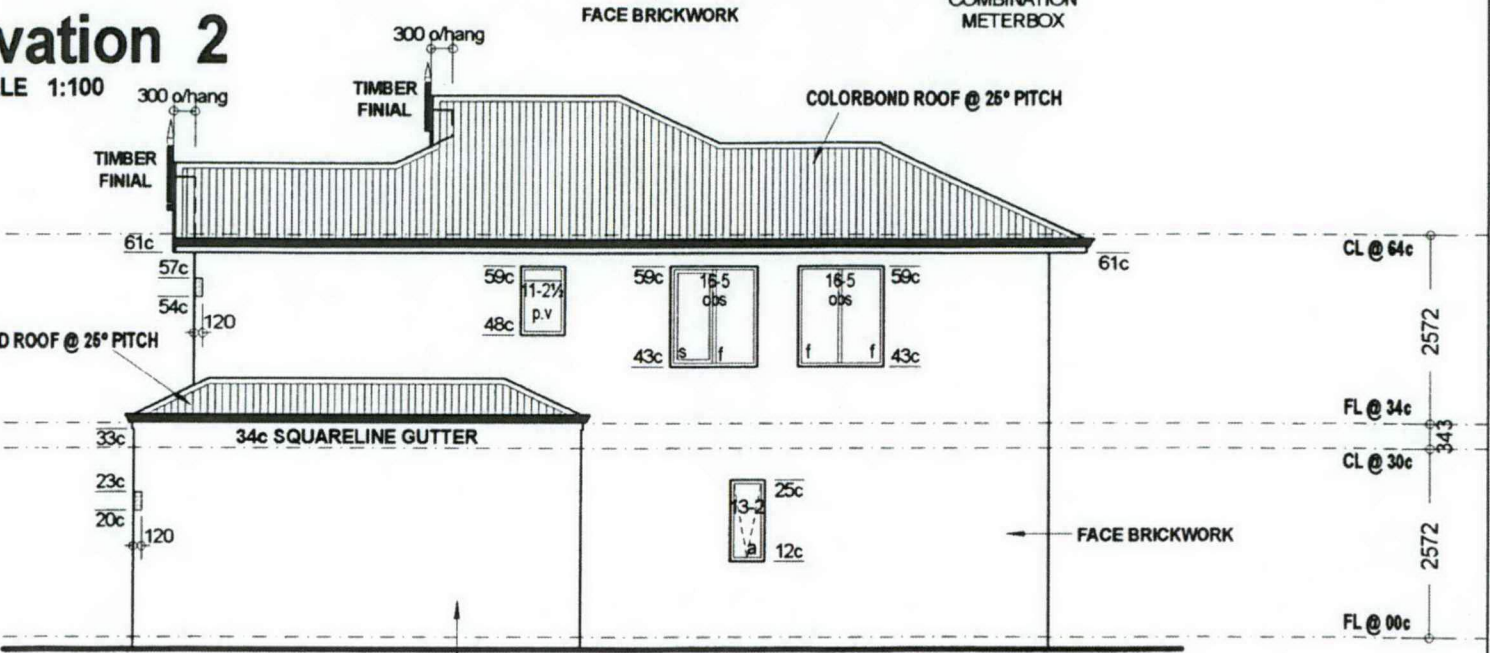
**elevation 1**  
SCALE 1:100



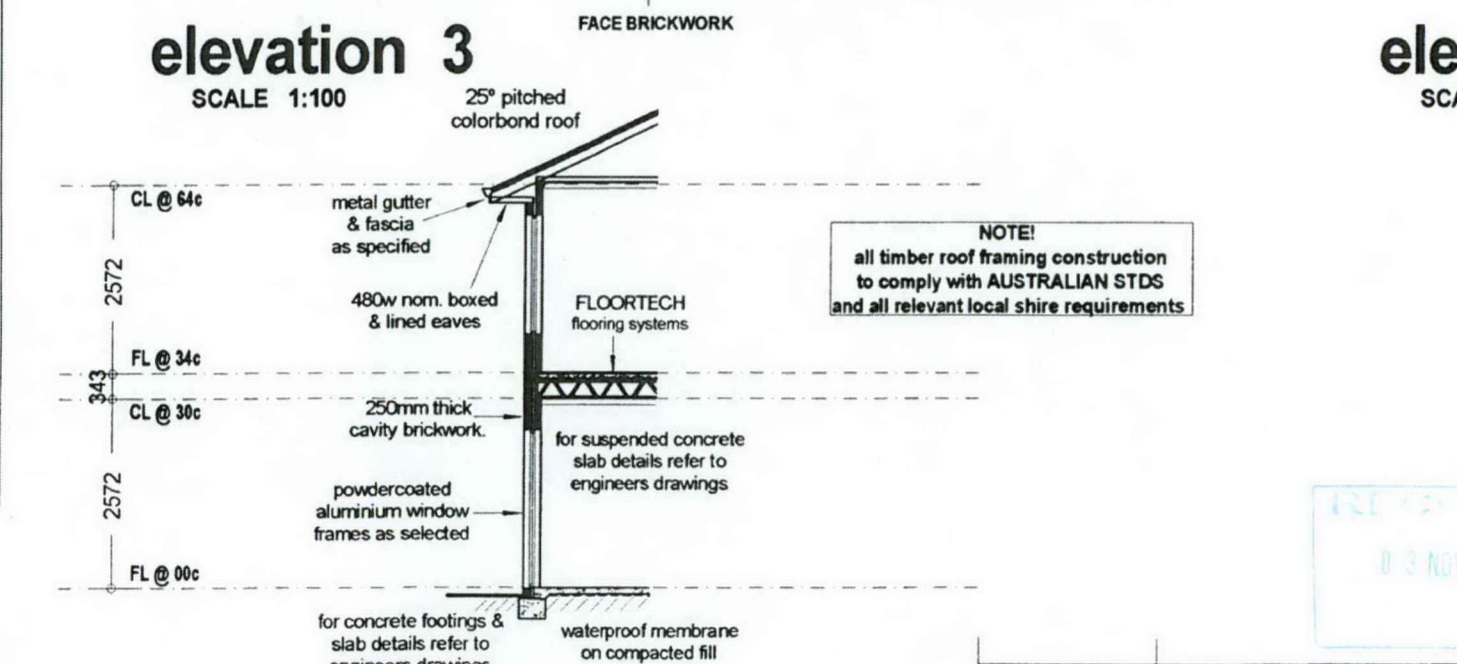
**elevation 2**  
SCALE 1:100



**elevation 3**  
SCALE 1:100



**elevation 4**  
SCALE 1:100

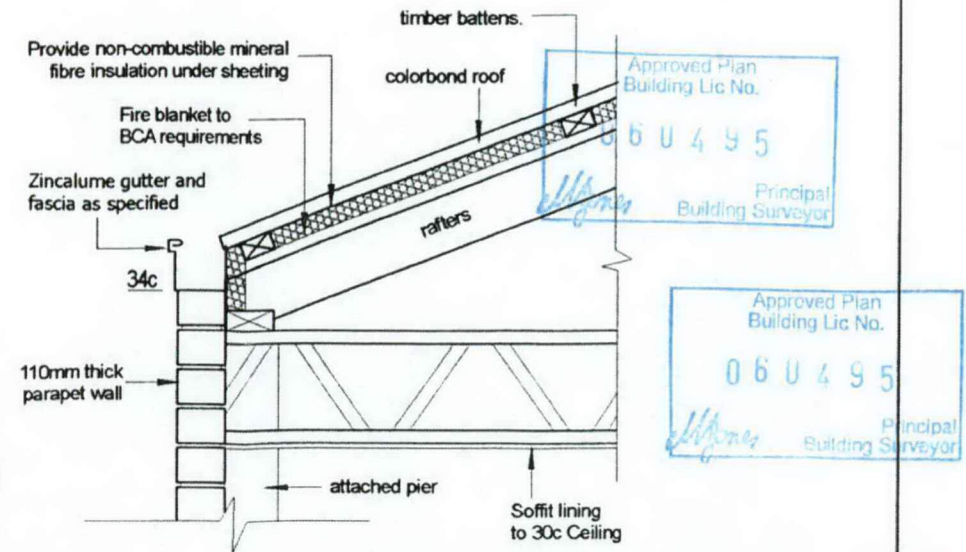


**TYPICAL SECTION**  
SCALE 1:100

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RECEIVED  
11 3 NOV 2005

**SQUARELINE GUTTER DETAIL**  
(Non-Combustible Insulated)  
SCALE 1:20



DATE: 30 OCT 2006	issued for building licence appli.	<b>AYRESOME PTY LTD</b> REGGIE D. FERNANDES 19 Cottage Parkway Tel (08) 93531604 Kewdale 6106 WA Fax (08) 93532560	PROPOSED DEVELOPMENT FOR: <b>AYRESOME PTY LTD</b>	ADDRESS: Lots 312, 311, 310 (#33, #14, #12) Bishopsgate Street cnr Forster Avenue, LATHLAIN
DATE: 7 JUL 2006	issued for planning			



# STORMWATER PLAN/CALCS & PAVING LEVELS

## STORMWATER CALCULATIONS:

### BUILDING ROOF AREAS

Unit 1 roof area	132.70m <sup>2</sup>
Unit 2 roof area	119.96m <sup>2</sup>
Unit 3 roof area	119.96m <sup>2</sup>
Unit 4 roof area	119.96m <sup>2</sup>
Unit 5 roof area	119.96m <sup>2</sup>
Unit 6 roof area	118.00m <sup>2</sup>
Unit 7 roof area	119.96m <sup>2</sup>
Unit 8 roof area	119.96m <sup>2</sup>
Unit 9 roof area	119.96m <sup>2</sup>
Unit 10 roof area	126.99m <sup>2</sup>
Unit 11 roof area	116.62m <sup>2</sup>
Unit 12 roof area	117.46m <sup>2</sup>
Unit 13 roof area	116.62m <sup>2</sup>
Unit 14 roof area	126.91m <sup>2</sup>
<b>TOTAL ROOF AREAS</b>	<b>1693.05m<sup>2</sup></b>

### SOAKWELL SIZES & CAPACITY

10 x (1500 dia. x 1200 deep)	1720m <sup>2</sup> (21.0m <sup>3</sup> )
14 x (1200 dia x 900 deep)	1176m <sup>2</sup> (14.28m <sup>3</sup> )
<b>TOTAL SOAKWELL CAPACITY</b>	<b>2896m<sup>2</sup> (35.28m<sup>3</sup>)</b>

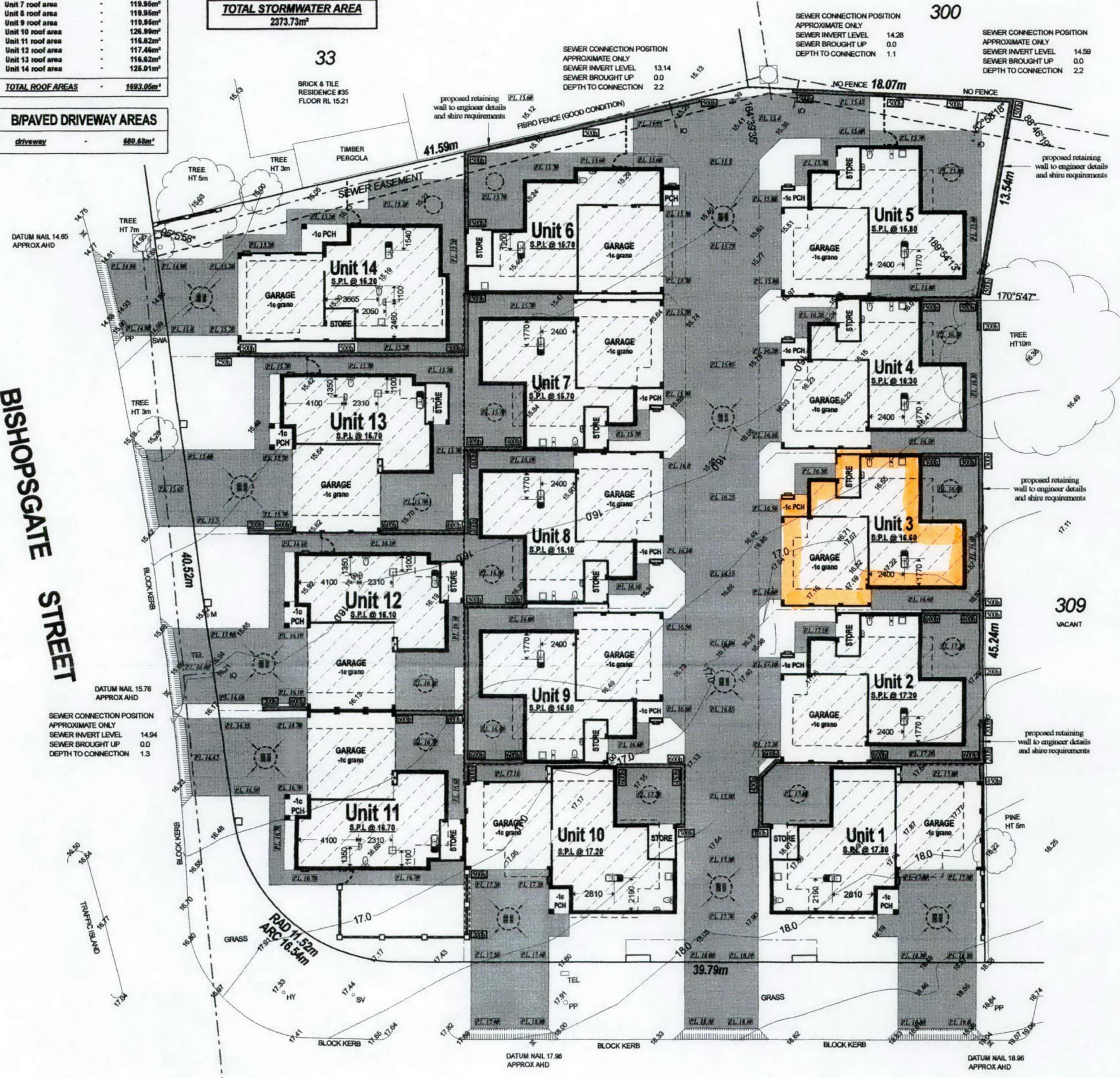
**TOTAL STORMWATER AREA**  
2373.73m<sup>2</sup>

### B/PAVED DRIVEWAY AREAS

driveway	680.68m <sup>2</sup>
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**B/PAVING AREAS:**  
DRIVEWAYS & PATHS - 680.68m<sup>2</sup>  
COURTYARDS & PATHS - 451.32m<sup>2</sup>  
CROSSOVERS - 124.24m<sup>2</sup>  
**Total Paving = 1256.24m<sup>2</sup>**

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**BISHOPSGATE STREET**

**FORSTER AVENUE**

**STORMWATER LEGEND**

	1200 dia. x 1200 deep conc soakwell
	1500 dia. x 1200 deep conc soakwell w/ traffic lid & grate

**NOTE:**  
ALL ROOF STORMWATER TO BE COLLECTED & DISPOSED INTO ON SITE SOAKWELLS AS PER SHIRE REQUIREMENTS.

**NOTE:**  
AUTOMATIC RETICULATION TO BE INSTALLED AS PER WATER CORP. REGULATIONS IN FORCE AT TIME OF INSTALLATION BY OWNER.

CLIENT : AYRESOME PTY LTD	SURVEYED ON : 16/06/06
AUTHORITY : TOWN OF VICTORIA PARK	PROCESSED BY : ZK
MAP REF : 374 31 44	SURVEYED BY : TB

LOT : 312, 311, 310 (#33, #14, #12) BISHOPSGATE STREET	C/T : 2594/510 2594/509 2594/508
SUBURB : LATHLAIN	DP : 41563
BUILDER :	

**BUILDERS/CLIENTS**  
SITE SURVEY ONLY  
The information on this drawing is for the purpose of the site survey only.

**SCALE:**  
1:200  
SHEET A2 PORTRAIT

**RDS SURVEYS**  
P.O. Box 182  
BURSWOOD WA 6100  
Email: surveys@rds.com.au  
Ph (08) 9472 9011  
Fax (08) 9355 5377  
AMB 22 066 907 544

BUILDER REF No : JOB No : DWG No : REV.  
14690 14690001 A



SERVICE RECORD	
STATUS	LOCATED
AVAILABLE	NO SERVICE
CONFIRM	CONFIRM
WATER	✓
SEWERAGE	✓
GAS	✓
TELSTRA	✓
POWER	UIG
	OH

SERVICE LEGEND	
WATER	SV
STOP VALE	HY
HYDRANT	FP
FLUSH POINT	TP
WATER TAP	W
WATER MARKER	M
WATER METER	
DRAINAGE	
SW MANHOLE	
GRATE	
SIDE ENTRY PIT	

SEWERAGE	
SEWER MANHOLE	IS
INSPECT. SHAFT	IO
INSPECT. OPENING	
POWER	
CONSUMER POLE	CP
POWER POLE	LP
LIGHT POLE	SP
STAY POLE	SWA
S. WIRE ANCHOR	PCB
UGI CABLE BOX	
CABLE MH	
CABLE DOME	

TELSTRA	
TELSTRA MARKER	TEL
TELSTRA PIT	
TELSTRA MH	
GAS	
GAS MARKER	G
GAS METER	GM
GAS VALVE	GV
SURVEY	
PEG FOUND	PF
PEG DISTURBED	PD
PEG GONE	PG
CONTROL POINT	
DATUM	

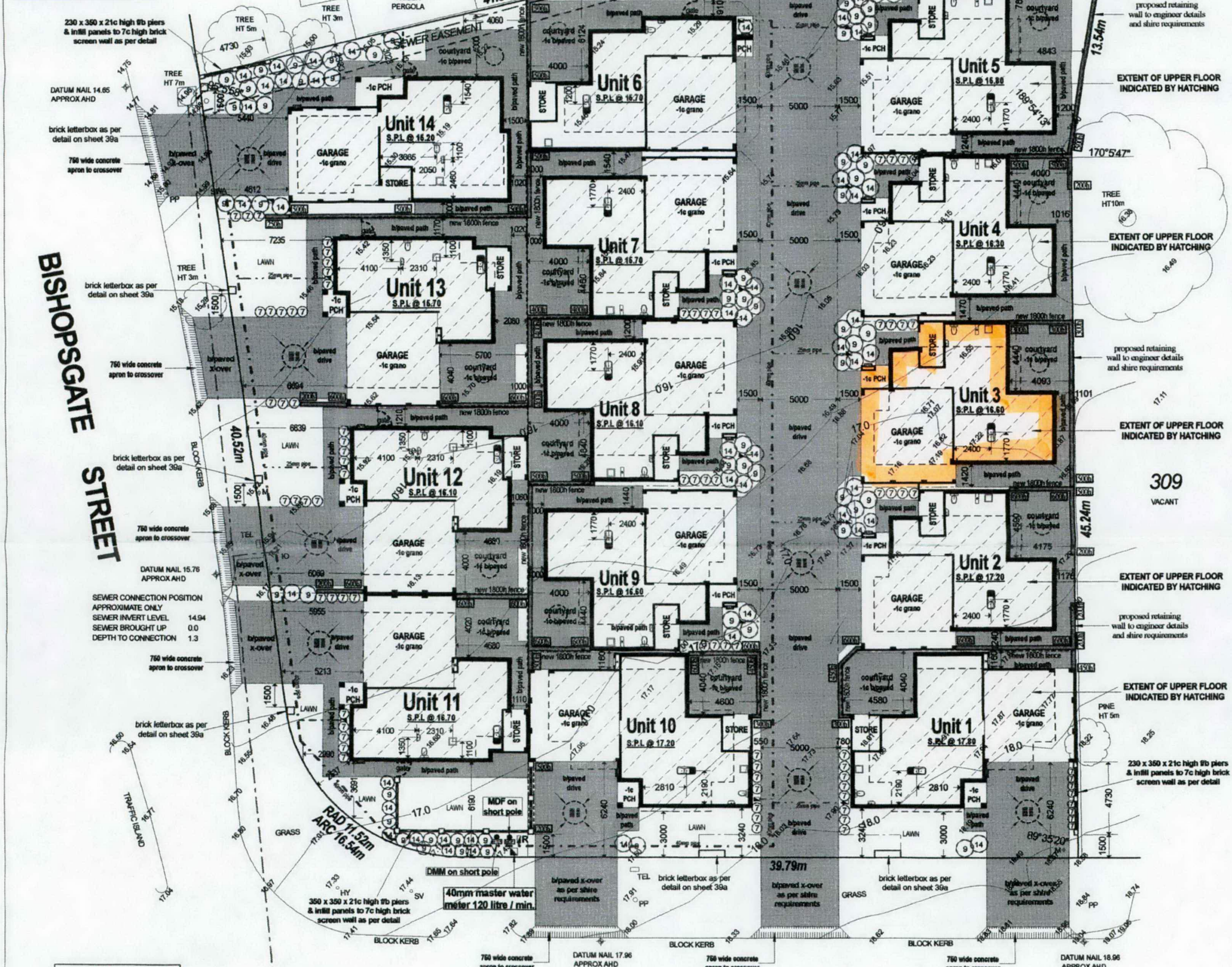
**B/PAVING AREAS :**  
 DRIVEWAYS & PATHS - 680.68m<sup>2</sup>  
 COURTYARDS & PATHS - 451.32m<sup>2</sup>  
 CROSSOVERS - 124.24m<sup>2</sup>  
**Total Paving = 1256.24m<sup>2</sup>**

750w concrete apron to crossovers = 31.22m<sup>2</sup>

SERVICES LEGEND	
---	40mm pipe water line
---	25mm pipe water line
■	40mm master water meter 120 litre / min.
■	new water meter to unit
■	new water meter to reticulation

**NOTE :**  
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**TOWN OF VICTORIA PARK**  
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**BISHOPSGATE STREET**

**FORSTER AVENUE**

STORMWATER LEGEND	
○	1200 dia. x 900 deep conc soakwell
■	1500 dia. x 1200 deep conc soakwell w/ traffic lid & grate

LANDSCAPE LEGEND	
<b>TREES</b>	
1.	FRAXINUS RAYWOODI - CLARET ASH
2.	TAMARIX TETRANDA - FLOWERING CYPRESS
3.	SAPIUM SEBIFERUM - CHINESE TALLOW TREE
4.	LAGERSTROEMIA INDICA - CRPE MYRTLE
<b>SHRUBS</b>	
5.	CYSTISUS ALBA - WHITE BROOM
6.	CASSIA NEMOPHILA - DESERT CASSIA
7.	PLUMBAGO AURICULATA
8.	COLEONEMA PULCHRUM - PINK DIOSMA
9.	HEBEX ANDERSONII - VERONICA
10.	CALLISTEMON SALIGNUS - PINK TIPS
11.	LAVANDULA DENTATA - LAVENDER
12.	ARTEMESIA LUDOVICIANA - WORMWOOD
<b>GROUND COVERS</b>	
13.	LANTANA MONTEVIDENSIS
14.	KENNEDIA PROSTRATA - NATIVE PEA
15.	ROSMARINUS OFFICINALIS PROSTRATUS - CREEPING ROSEMARY

Approved Plan Building Lic No. 060495  
 Principal Building Surveyor



NOTE: AHD HEIGHTS DERIVED FROM SEWER MANHOLE #6559

CLIENT : AYRESOME PTY LTD	SURVEYED ON : 16/06/06
AUTHORITY : TOWN OF VICTORIA PARK	PROCESSED BY : ZK
MAP REF : 374 31 44	SURVEYED BY : TB
BUILDERS/CLIENTS	
SCALE : 1:200	

LOT : 312, 311, 310 (#33, #14, #12) BISHOPSGATE STREET	C/T : 2584510 2584508 2584506
SUBURB : LATHLAIN	DP : 41563
BUILDER :	
<b>RDS SURVEYS</b>	Ph (08) 9472 8811 Fax (08) 9355 5377 Email: surveys@rds.com.au
BUILDER REF No :	JOB No : 14690
DWG No : 14690001	REV. A

**SITE PLAN**

