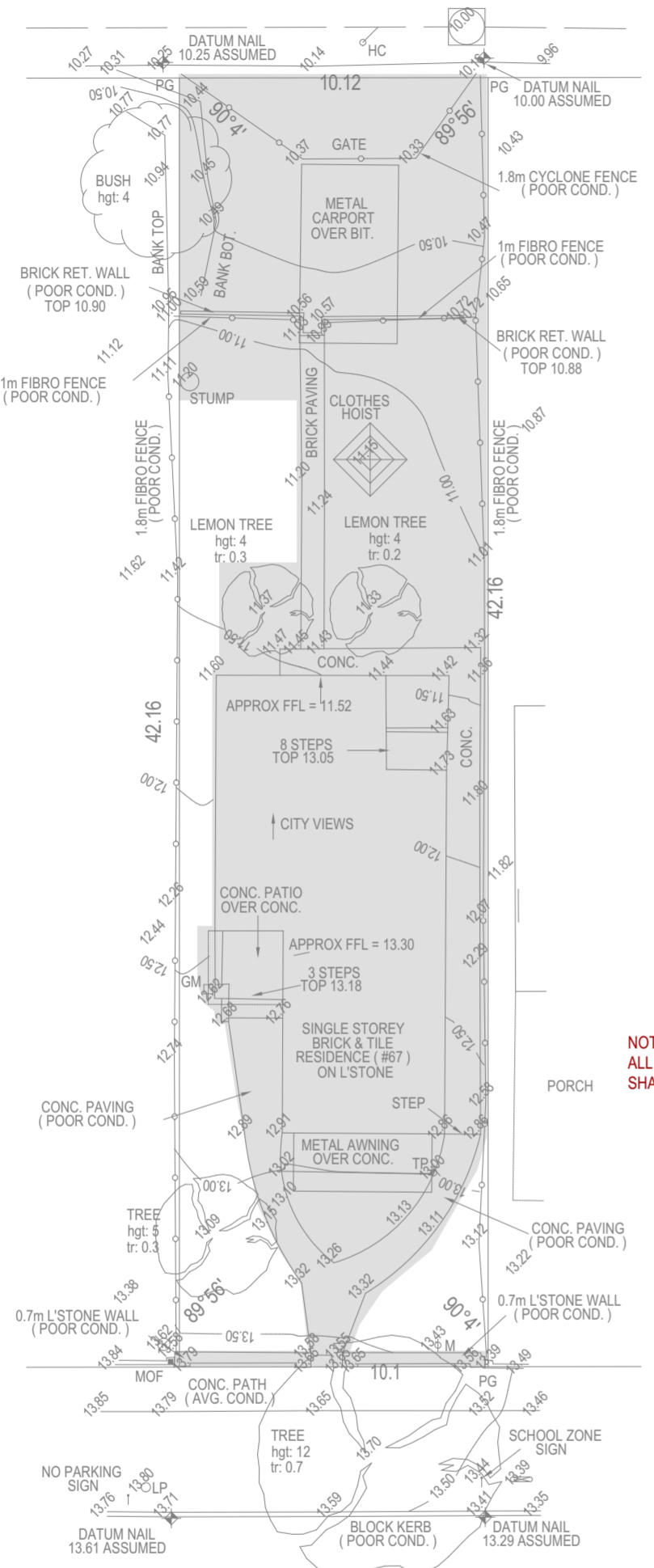


virtuoso constructions
 reg no. 12347
 e virtuoso-constructions@virtuoso.com.au
 issued for: DA Submission
 drawn: bmc | date: 10-10-20 | rev: DA-R3
 zoning: f50 | lot area: 427m²
 site cover
 allowed: 60% | actual: 62.98%
 sheet 1 of 6

CITY OF VINCENT
 RECEIVED
 12 October 2020

LANEWAY

BITUMEN



GROUND COVER
 SANDY / GRASS / WEED
 BUSHES / SMALL TREES

EXISTING SITE PLAN
 1:200

TITLE : FEATURE SURVEY	LOT : 63 (#67) MARY STREET
CLIENT : N/A	SUBURB : HIGHGATE
BUILDER : VIRTUOSO CONSTRUCTIONS	PLAN : 672
	AUTHORITY : CITY OF VINCENT
	C/T : 18/19
	UBD REF : 268 N 5
	GPS : S 31.93756° E 115.86687°
	5 0 2.5 5 10 15
SHEET 1 of 1	BUILDER'S REF
	SURVEYED 19/04/18
	SCALE @ A3 1:200
	DWG No 32478001
	REV A



SERVICE LEGEND

- POWER**
- CONSUMER POLE ○ CP
 - POWER POLE ○ PP
 - LIGHT POLE ○ LP
 - STAY POLE ○ SP
 - S. WIRE ANCHOR ○ SWA
 - U/G CABLE BOX
 - CABLE MH
 - CABLE DOME
- GAS**
- GAS MARKER
 - GAS METER
 - GAS VALVE

- SEWERAGE**
- SEWER MANHOLE
 - INSPECT. SHAFT
 - INSPECT. OPENING
 - HOUSE CONNECTION
- TELSTRA**
- TELSTRA MARKER
 - TELSTRA PIT
 - TELSTRA MH
- DRAINAGE**
- SW MANHOLE DMH
 - GRATE
 - SIDE ENTRY PIT

- WATER**
- STOP VALVE
 - HYDRANT
 - FLUSH POINT
 - WATER TAP
 - WATER MARKER
 - WATER METER

- SURVEY**
- PEG FOUND
 - PEG DISTURBED
 - PEG GONE
 - MARK ON FEATURE
 - DATUM

LOT RECORDS

LOT SERVICE	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			
GAS	✓			
TELSTRA		✓		✓
DRAINAGE				✓
POWER	U/G	✓		

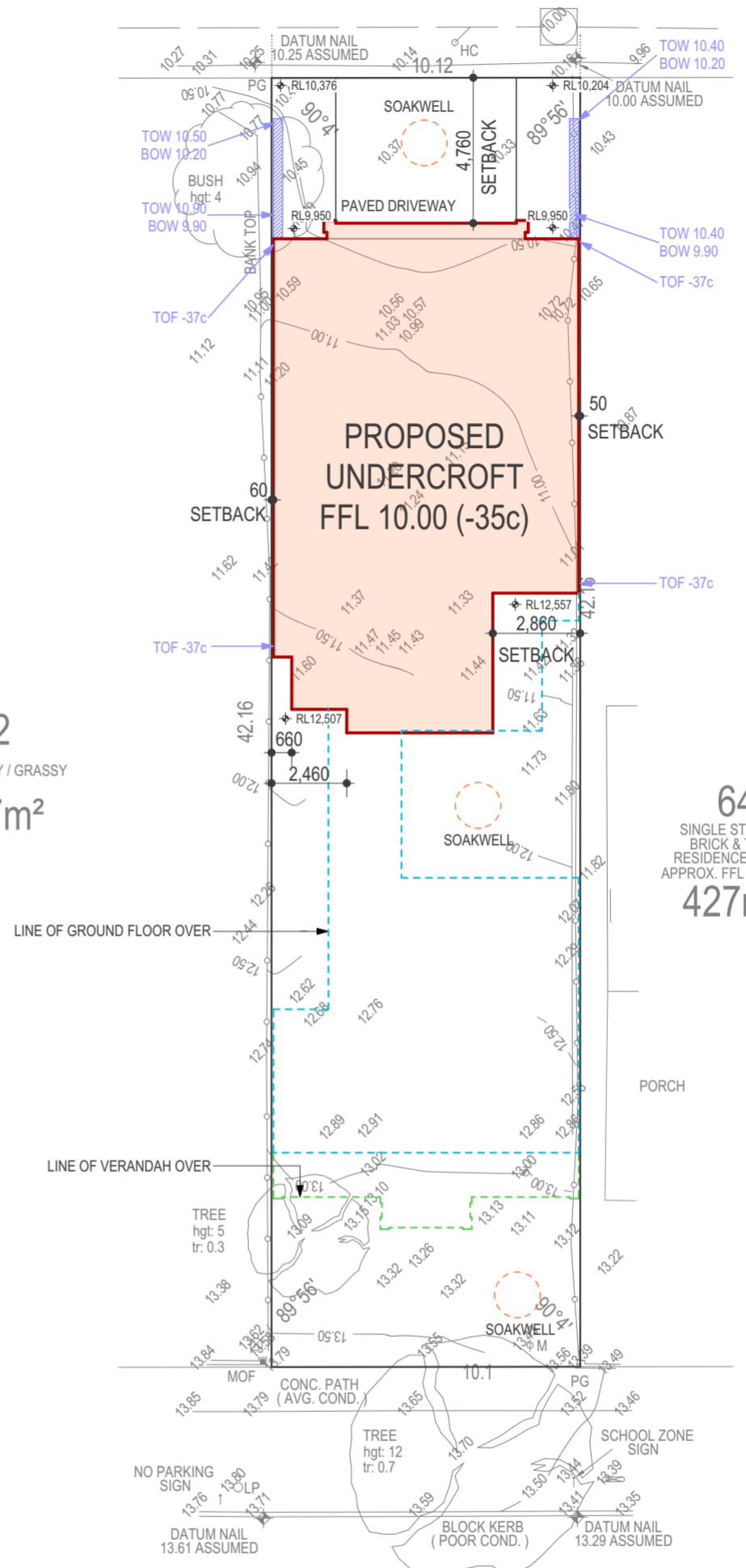
AREA: ESTAB. 02/1936
 COASTAL DISTANCE >1.5Km
 LOT: 63
 AREA: 427m²
 APPROX. AHD +13.92m

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION APPROXIMATE ONLY
 SEWER INVERT LEVEL 7.23
 SEWER BROUGHT UP 0.3
 DEPTH TO CONNECTION 2.61

LANEWAY

BITUMEN



GROUND COVER
 SANDY / GRASS / WEED
 BUSHES / SMALL TREES

PROPOSED UNDERCROFT SITE PLAN
 1:200

TITLE : FEATURE SURVEY	LOT : 63 (#67) MARY STREET
CLIENT : N/A	SUBURB : HIGHGATE
BUILDER : VIRTUOSO CONSTRUCTIONS	PLAN : 672
	AUTHORITY : CITY OF VINCENT
	C/T : 18/19
	UBD REF : 268 N 5
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SHEET 1 of 1	BUILDER'S REF
	SURVEYED 19/04/18
	SCALE @ A3 1:200
	DWG No 32478001
	REV A



SERVICE LEGEND

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- CONSUMER POLE ○ CP
 - POWER POLE ○ PP
 - LIGHT POLE ○ LP
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 - S. WIRE ANCHOR ○ SWA
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- GAS**
- GAS MARKER
 - GAS METER
 - GAS VALVE

- SEWERAGE**
- SEWER MANHOLE
 - INSPECT. SHAFT
 - INSPECT. OPENING
 - HOUSE CONNECTION
- TELSTRA**
- TELSTRA MARKER
 - TELSTRA PIT
 - TELSTRA MH
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 - MARK ON FEATURE
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LOT RECORDS

LOT SERVICE	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			
GAS	✓			
TELSTRA		✓		✓
DRAINAGE				✓
POWER	U/G	✓		

AREA: ESTAB. 02/1936
 COASTAL DISTANCE >1.5Km
 LOT: 63
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SEWER CONNECTION POSITION APPROXIMATE ONLY
 SEWER INVERT LEVEL 7.23
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 DEPTH TO CONNECTION 2.61

STORMWATER CALCULATIONS

REQUIRED SOAKWELL CAPACITY.
 = 1.0m³ OF STORAGE PER 65m² OF ROOF AREA

REQUIRED MINIMUM TOTAL CAPACITY
 = ROOF AREA OF (333.67m² / 65m²) x 1.0m³ = 5.13m³

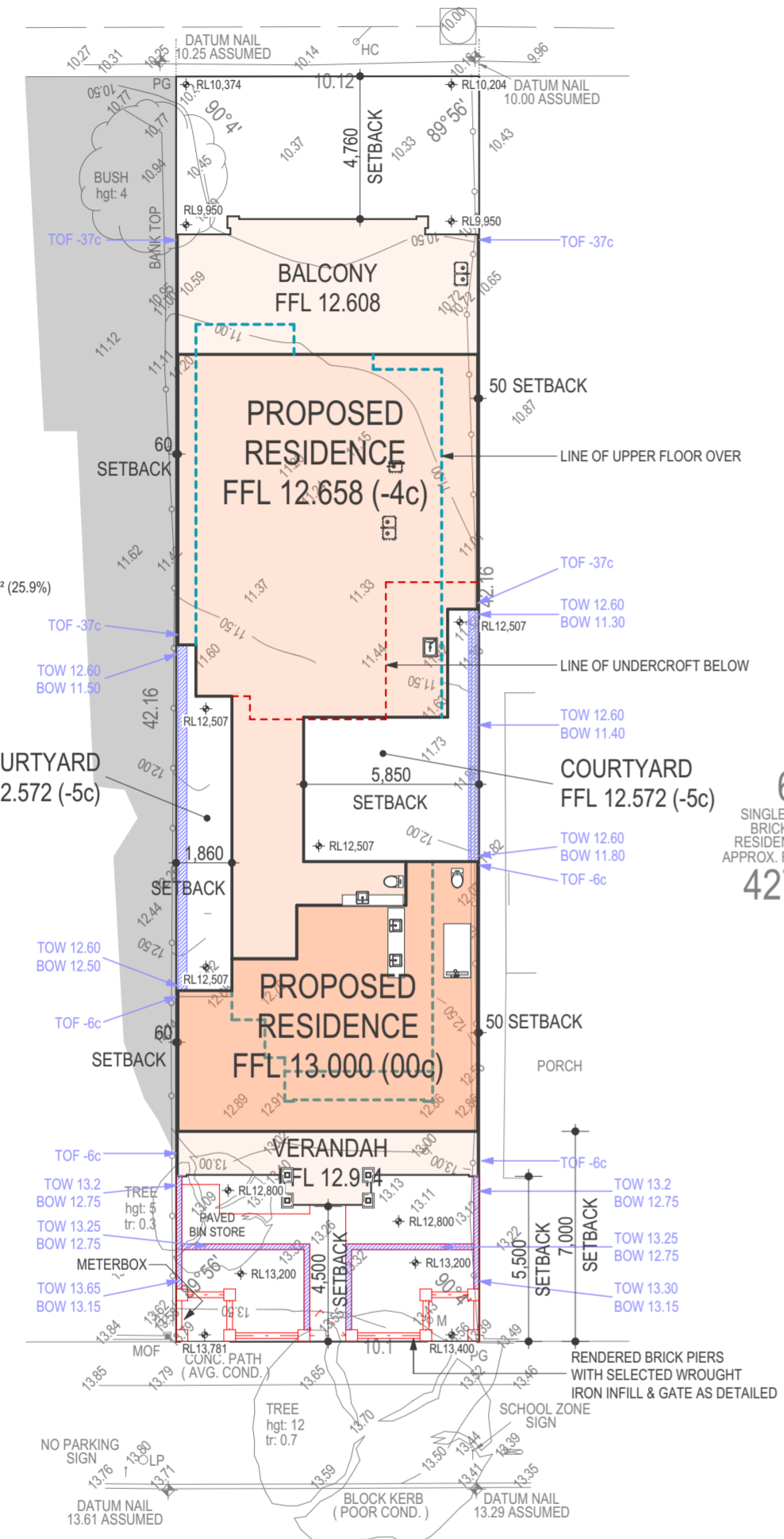
SELECTED SOAKWELLS
 3 x 1500D x 1500D (2.65m³) = 7.95m³

TOTAL SOAKWELL CAPACITY = 7.95m³

virtuoso constructions
 reg no. 12347
 e virtuosocorstructions@virtuoso.com.au
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 proposed tuong residence ©
 lot 63 #67 mary st highgate
 drawn : bmc | date : 10-10-20 | rev : DA-R3
 issued for : DA Submission
 zoning : f50 | lot area : 427m²
 site cover
 allowed : 60% | actual : 62.98%
 sheet 2 of 6

CITY OF VINCENT
 RECEIVED
 12 October 2020

LANEWAY
 BITUMEN



NOTE
 EXTENT OF SHADOW CAST ON
 LOT 62 AT MIDDAY JUNE 21
 SHOWN SHADED.
 TOTAL SHADED AREA = 110.92m² (25.9%)

62
 VACANT / SANDY / GRASSY
 427m²

64
 SINGLE STOREY
 BRICK & TILE
 RESIDENCE (#69)
 APPROX. FFL = 13.50
 427m²

GROUND COVER
 SANDY / GRASS / WEED
 BUSHES / SMALL TREES

PROPOSED GROUND FLOOR SITE PLAN
 1:200

TITLE : FEATURE SURVEY
 CLIENT : N/A
 BUILDER : VIRTUOSO CONSTRUCTIONS
 LINKS SURVEYING
 P: (08) 9354 8511
 W: www.linkssurveying.com.au
 E: info@linkssurveying.com.au

LOT : 63 (#67) MARY STREET
 SUBURB : HIGHGATE
 AUTHORITY : CITY OF VINCENT
 PLAN : 672
 C/T : 18/19
 UBD REF : 268 N 5
 GPS : S 31.93756° E 115.86687°



NOTE This PLAN is current at the Surveyed Date. NOT FOR CONSTRUCTION purposes without site collaboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection.

SHEET 1 of 1
 BUILDER'S REF
 SURVEYED 19/04/18
 SCALE @ A3 1:200
 DWG No 32478001
 REV A

SERVICE LEGEND

- POWER
 CONSUMER POLE ○ CP
 POWER POLE ○ PP
 LIGHT POLE ○ LP
 STAY POLE ○ SP
 S. WIRE ANCHOR ○ SWA
 U/G CABLE BOX
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 MARK ON FEATURE
 DATUM

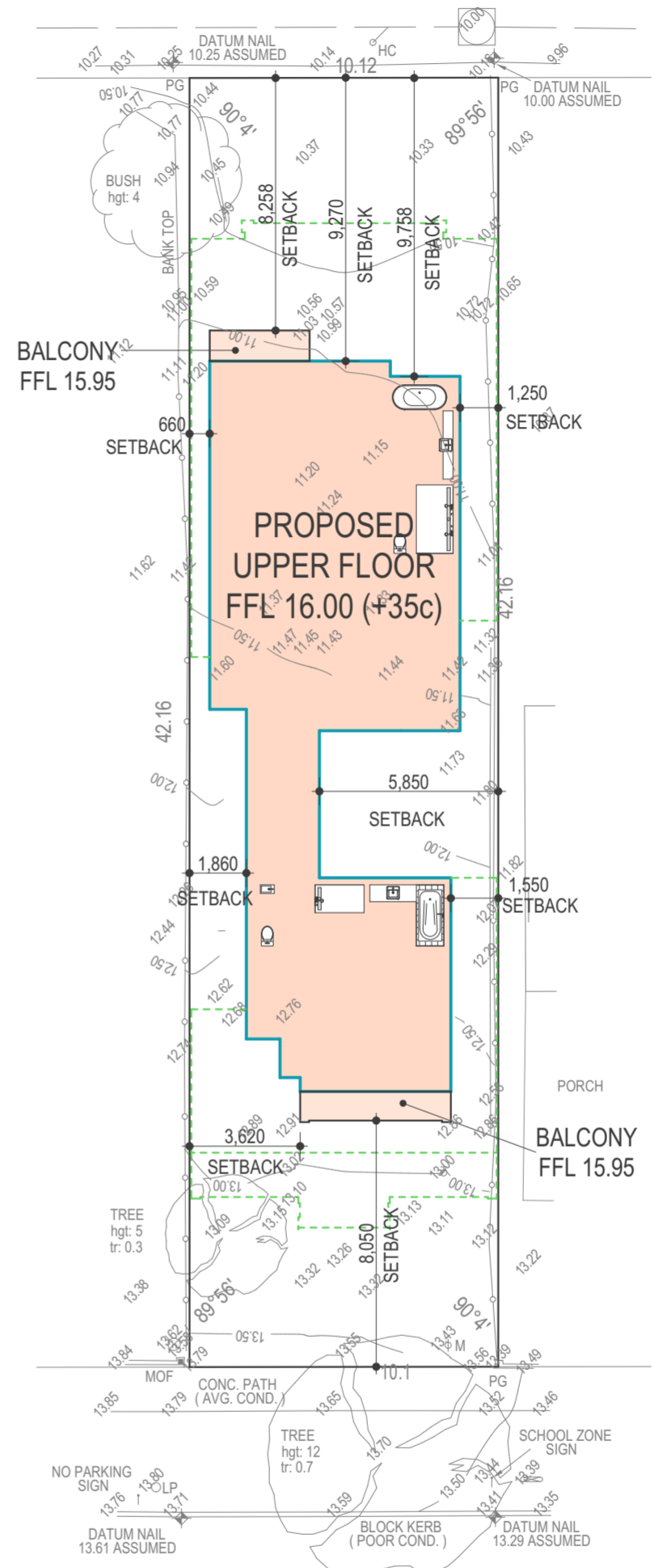
LOT RECORDS

STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
LOT SERVICE				
WATER	✓			
SEWERAGE	✓			
GAS	✓			
TELSTRA	✓			✓
DRAINAGE				✓
POWER	U/G	✓		

AREA: ESTAB. 02/1936
 COASTAL DISTANCE >1.5Km
 LOT: 63
 AREA: 427m²
 APPROX. AHD + 13.92m
 SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.
 SEWER CONNECTION POSITION APPROXIMATE ONLY
 SEWER INVERT LEVEL 7.23
 SEWER BROUGHT UP 0.3
 DEPTH TO CONNECTION 2.61



LANEWAY
 BITUMEN



62
 VACANT / SANDY / GRASSY
 427m²

64
 SINGLE STOREY
 BRICK & TILE
 RESIDENCE (#69)
 APPROX. FFL = 13.50
 427m²

GROUND COVER
 SANDY / GRASS / WEED
 BUSHES / SMALL TREES

PROPOSED UPPER FLOOR SITE PLAN
 1:200

TITLE : FEATURE SURVEY
 CLIENT : N/A
 BUILDER : VIRTUOSO CONSTRUCTIONS
 LINKS SURVEYING
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SHEET 1 of 1
 BUILDER'S REF
 SURVEYED 19/04/18
 SCALE @ A3 1:200
 DWG No 32478001
 REV A

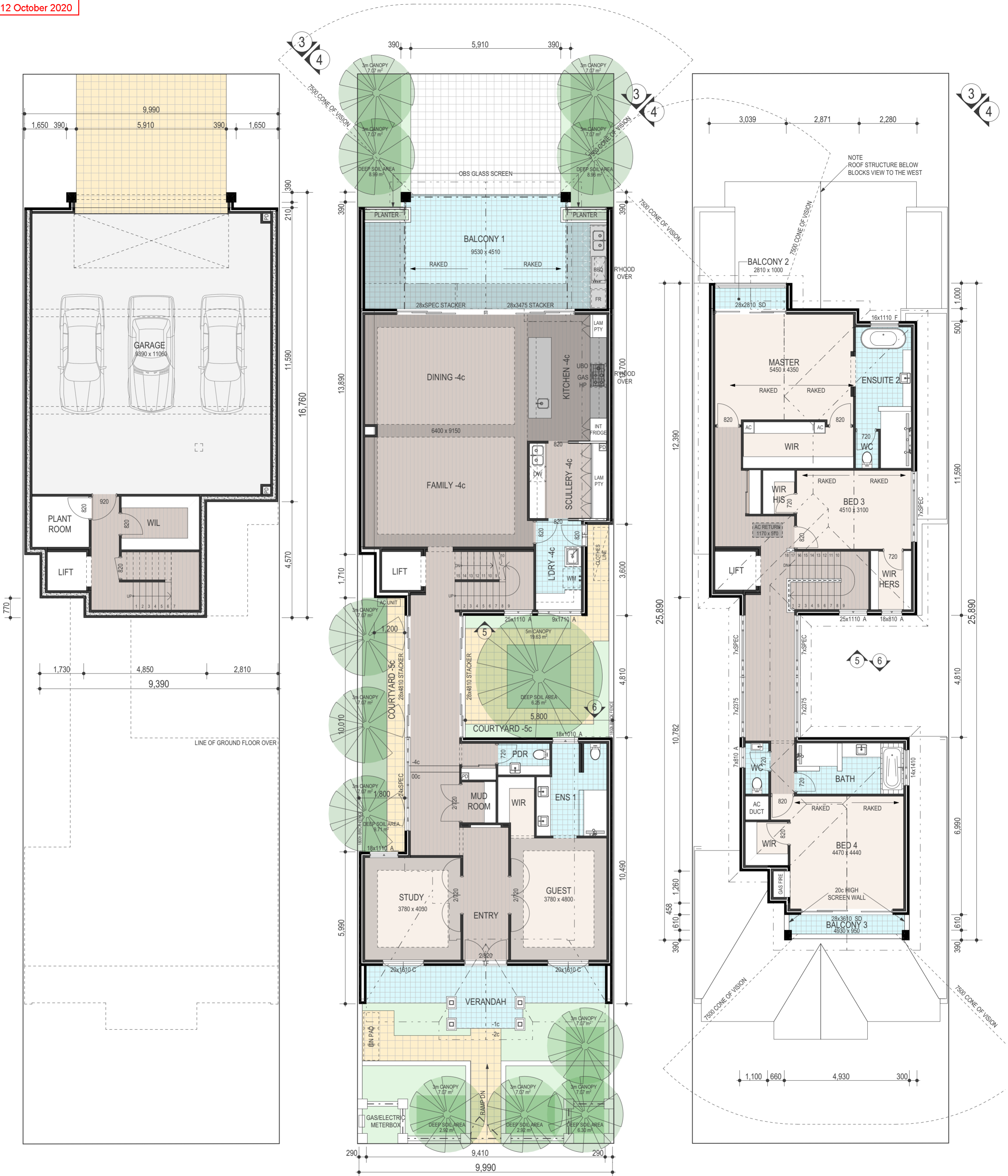
SERVICE LEGEND

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 POWER POLE ○ PP
 LIGHT POLE ○ LP
 STAY POLE ○ SP
 S. WIRE ANCHOR ○ SWA
 U/G CABLE BOX
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 WATER MARKER
 WATER METER
 SURVEY
 PEG FOUND
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 PEG GONE
 MARK ON FEATURE
 DATUM

LOT RECORDS

STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
LOT SERVICE				
WATER	✓			
SEWERAGE	✓			
GAS	✓			
TELSTRA	✓			✓
DRAINAGE				✓
POWER	U/G	✓		

AREA: ESTAB. 02/1936
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 LOT: 63
 AREA: 427m²
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 SEWER INVERT LEVEL 7.23
 SEWER BROUGHT UP 0.3
 DEPTH TO CONNECTION 2.61



2/1 UNDERCROFT PLAN
1:100

2/1 GROUND FLOOR PLAN
1:100

2/1 UPPER FLOOR PLAN
1:100

LANDSCAPING STATEMENT

CANOPY COVERAGE	
11 x 3m CANOPY TREES	77.77m ²
1 x 5m CANOPY TREE	19.63m ²
TOTAL	97.4m² (23%)
DEEP SOIL AREA	
TOTAL	46.05m² (11%)
PLANTING AREA	
TOTAL	30.77m² (7%)

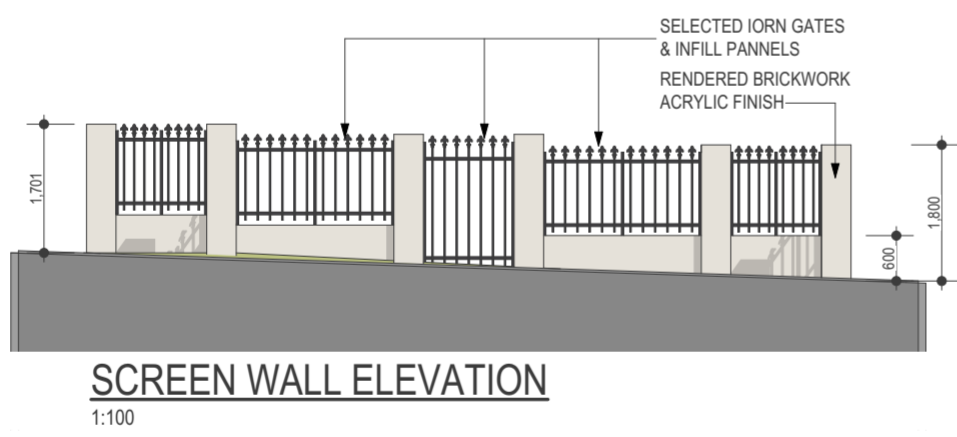
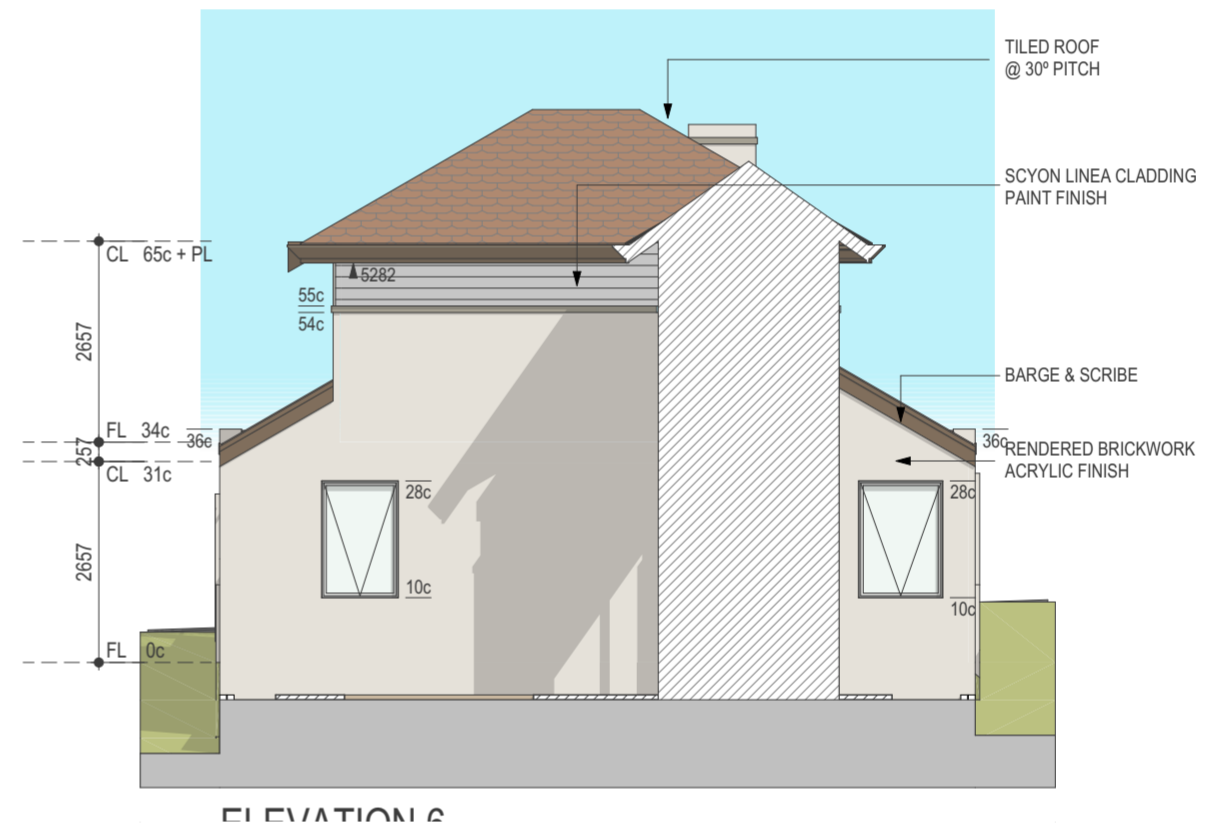
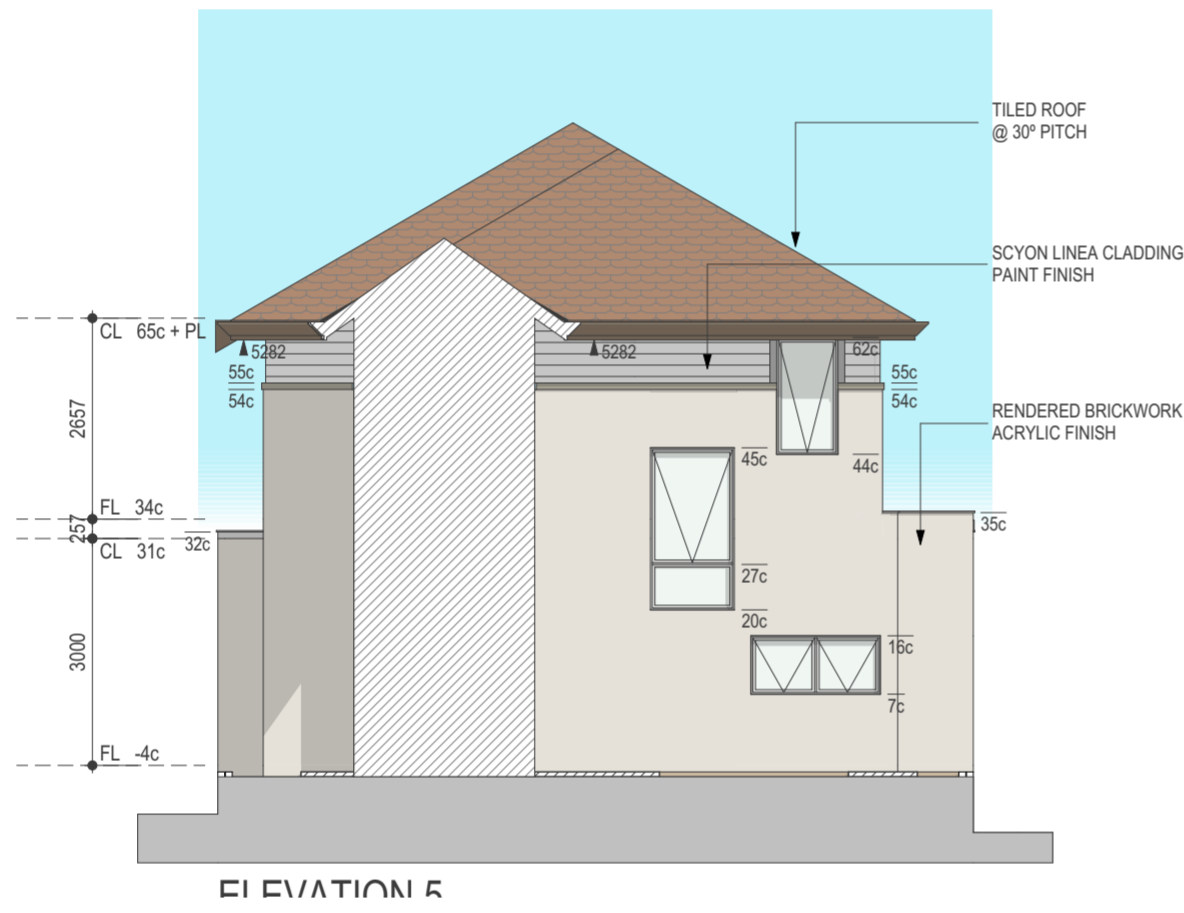
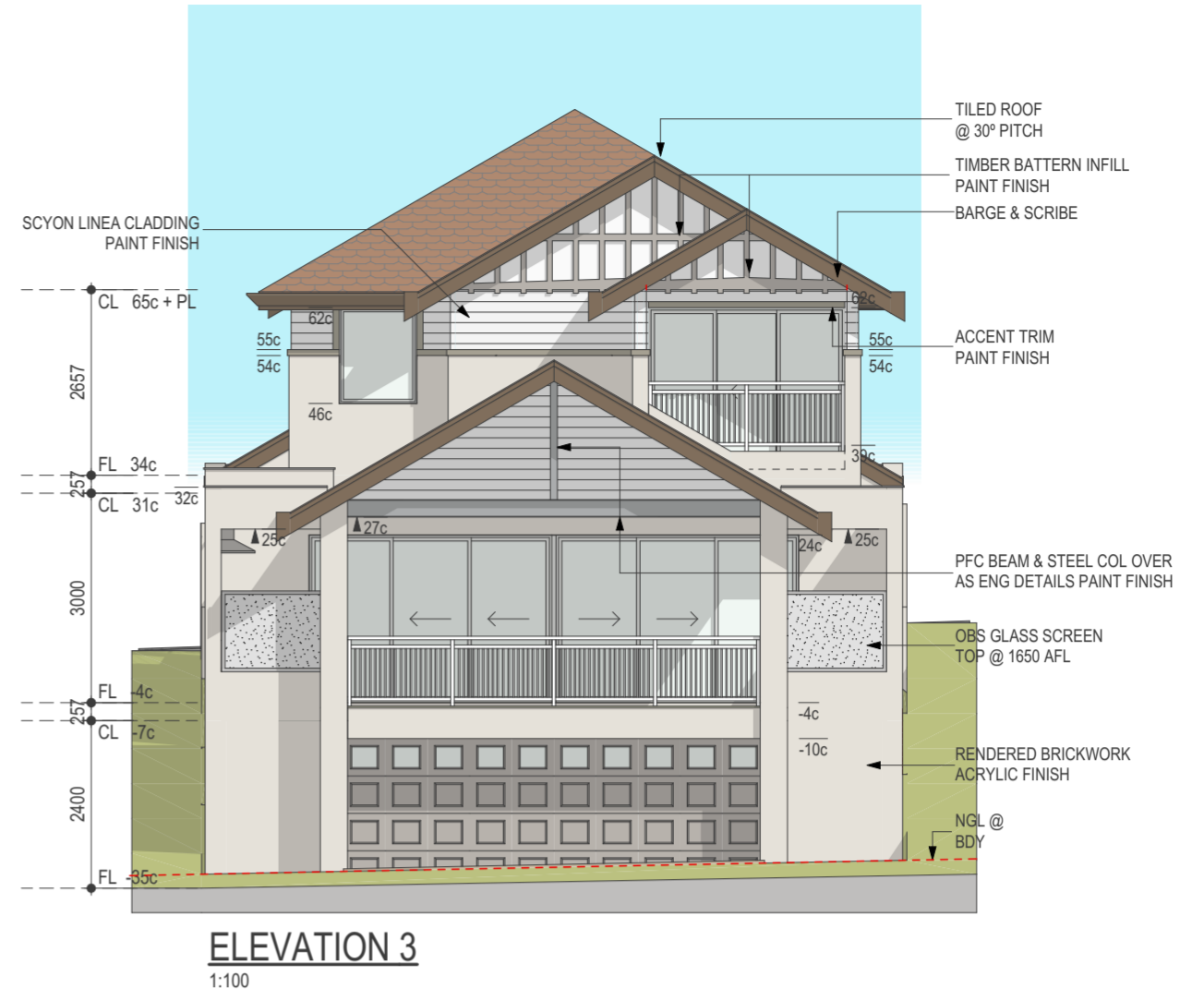
TREE SELECTIONS
3m CANOPY TREES - DWARF MAGNOLIA
5m CANOPY TREE - WEEPING PEPPERMINT

Floor Areas - All Stories

Location	Area	Perimeter
1st floor		
HOUSE	153.10	72.76
BALCONY 3	4.71	11.96
BALCONY 2	3.27	8.54
TOTAL	161.08 m²	
Ground floor		
HOUSE	208.10	86.96
BALCONY 1	43.40	29.76
VERANDAH	17.49	25.48
TOTAL	268.99 m²	
Undercroft		
UNDERCROFT	145.72	52.30
TOTAL	145.72 m²	
TOTAL	575.79 m²	



note : all documentation to be checked on site, prior to construction, any discrepancies found are to be reported for clarification





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proposed trung residence ©
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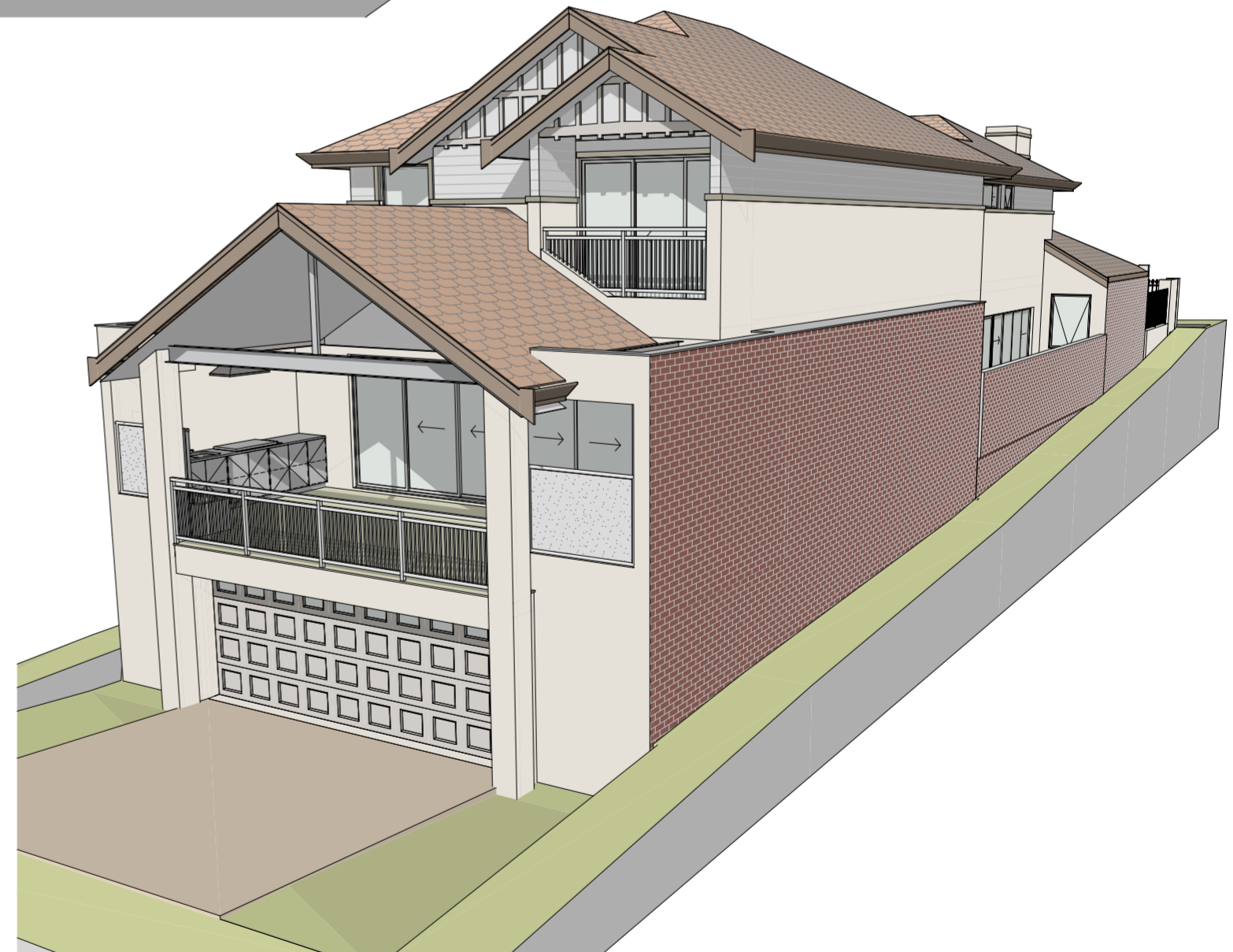
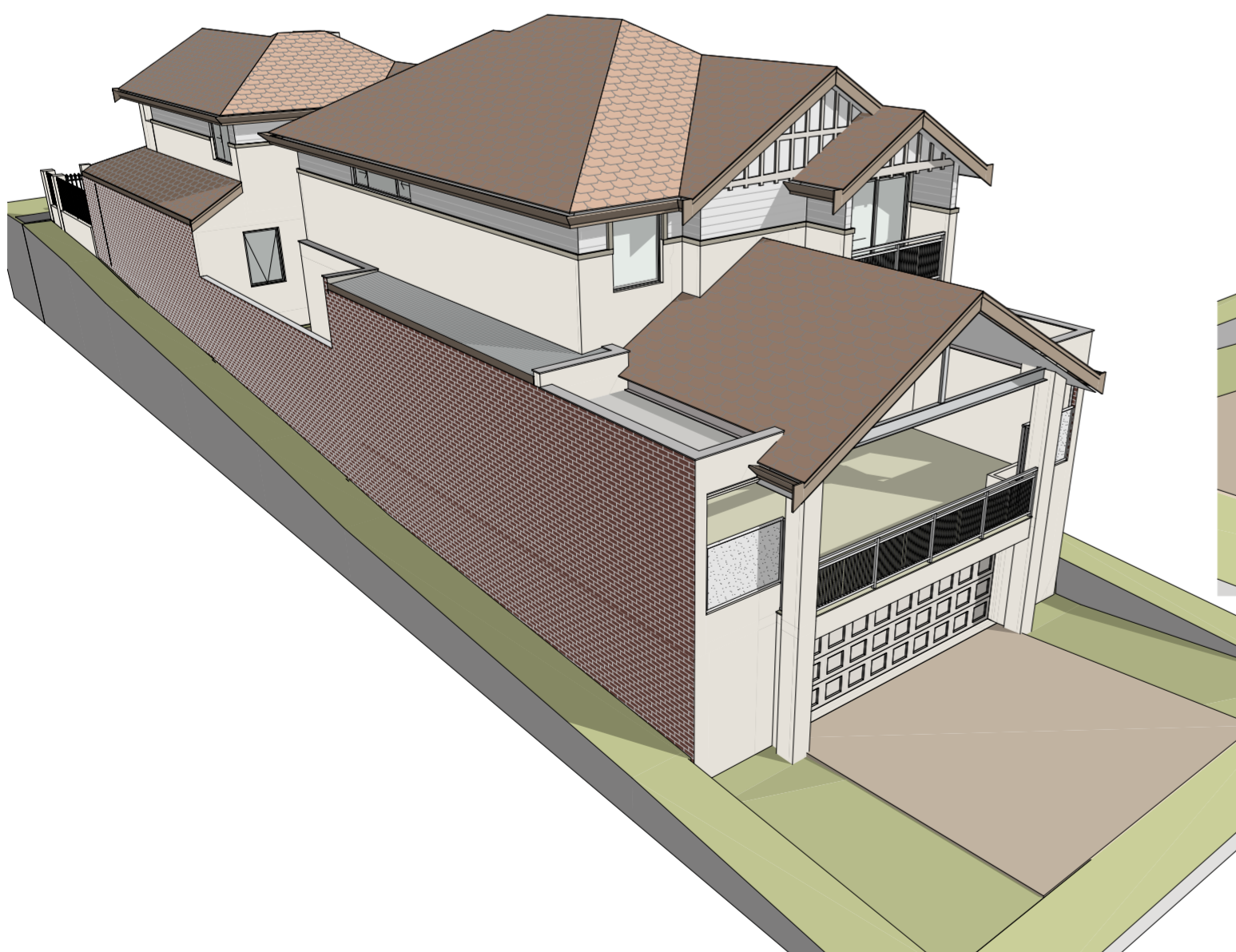
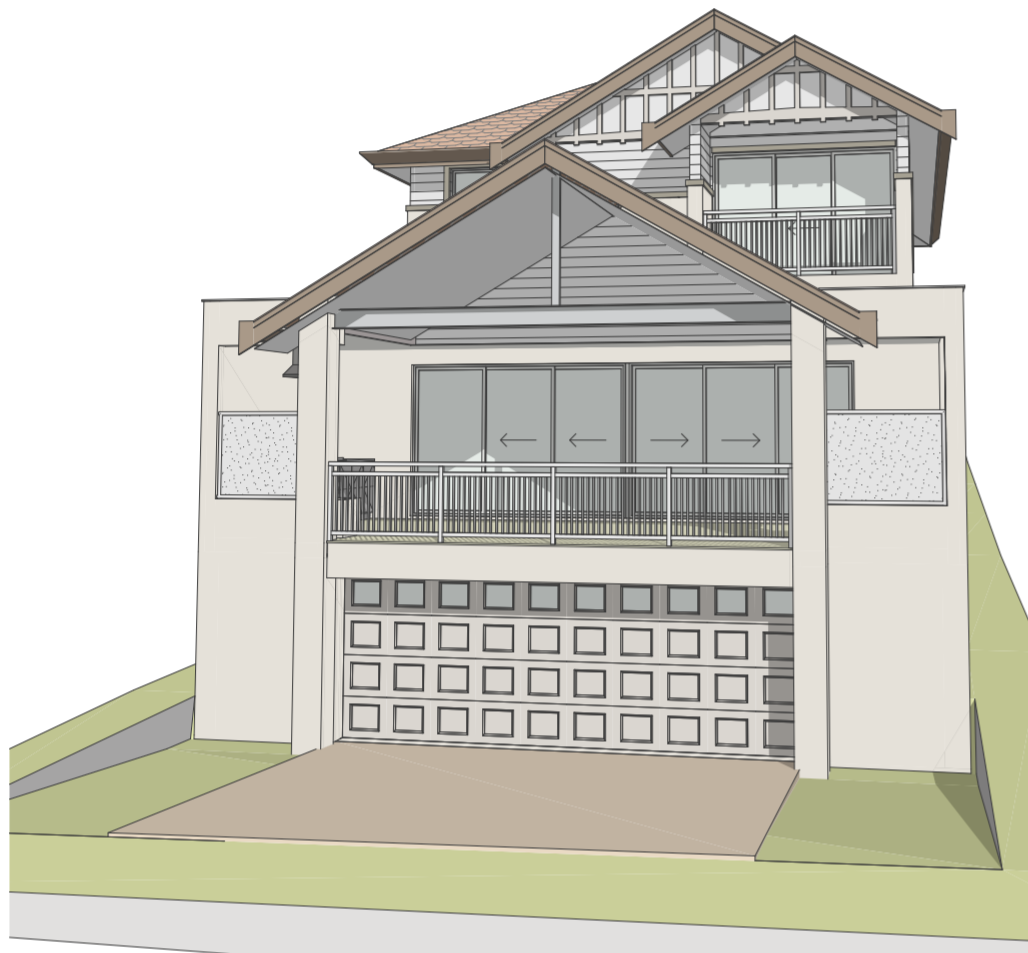
zoning : r50 | lot area : 427m²
 site cover
 allowed : 60% | actual : 62.99%
 sheet 5 of 6



ELEVATION 2
 1:100



ELEVATION 4
 1:100



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proposed truong residence ©

lot 63 #67 mary st highgate
drawn : bmc | date : 10-10-20 | rev : DA-R3
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zoning : r50 | lot area : 427m²

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sheet 6 of 6

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