

LOT 200
FIVE STOREY BUILDING
RIDGE HEIGHT R.L. 38.60

ROAD
(4.54m WIDE)

PROPOSED ROAD WIDENING
44 m²

PROPOSED LOT 415
Effective 252 m²
Total 282 m²

PROPOSED LOT 412
253 m²

LOT 111
61.2 m²
13.7

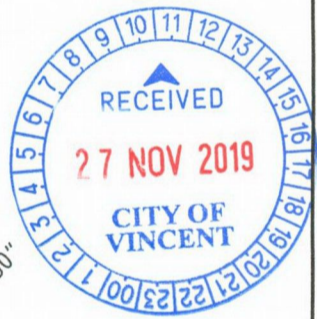
BRICK & TILE ROOF DWELLING
RIDGE HEIGHT R.L. 22.55

PROPOSED LOT 413
250 m²

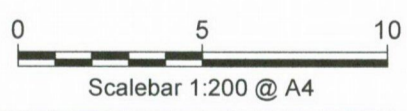
PROPOSED LOT 414
252 m²

WEATHERBOARD & METAL ROOF DWELLING
RIDGE HEIGHT R.L. 22.94

RENDERED BRICK & TILE ROOF DWELLING
RIDGE HEIGHT R.L. 25.61
APPROX. F.L. 19.59



ROY STREET
PRIMED & METAL



POWER - UNDERGROUND
WATER - YES
SEWERAGE - YES
GAS - YES
TELSTRA - YES
HYDRANTS - REFER TO WATER CORP E-PLAN
DRAINAGE - GOOD
ROAD - PRIMED & METAL
KERB - SEMI & NON-MOUNTABLE
FOOTPATH - LOCATED
VIEWS - NONE
OVERHANGING TREES - LOCATED
OBVIOUS ENCROACHMENTS - NONE
DIAL 1100 BEFORE YOU DIG

LOT STATISTICS	
ORIGINAL LOT 110 & 111 TOTAL AREA	1082 m ²
R50 MINIMUM LOT SIZE	180 m ²
R50 AVERAGE LOT SIZE	180 m ²
PROPOSED LOT 412	253 m ²
PROPOSED LOT 413	250 m ²
PROPOSED LOT 414	252 m ²
PROPOSED LOT 415	282 m ²
PROPOSED MINIMUM LOT SIZE	250 m ²
PROPOSED AVERAGE LOT SIZE	253 m ²

REVISED PLAN 26/3/2018
TO COMPLY WITH WAPC TRUNCATION CONDITIONS

— PROPOSED BOUNDARY
— EXISTING BOUNDARY

NOTE: ALL BUILDINGS & STRUCTURES ON PROPOSED LOTS TO BE REMOVED.

LEGEND	
BP	- BRICK PAVING
BRW	- BRICK RETAINING WALL
C	- CONCRETE
CFP	- CONCRETE FOOTPATH
CP	- COMMUNICATIONS PIT
FK	- FLAT KERB
G	- GATE
GP	- GULLY PIT
HBW	- HIGH BRICK WALL
HCF	- HIGH COLORBOND FENCE
HF	- HIGH FIBRO FENCE
HTF	- HIGH TIMBER FENCE
LP	- LIGHT POLE
LRW	- LIMESTONE RETAINING WALL
MF	- MEDIUM FIBRO FENCE
MH	- MANHOLE
PD	- POWER DOME
NMK	- NON-MOUNTABLE KERB
PNF	- PEG NOT FOUND
RD	- ROLLER DOOR
S	- STEPS
SH	- SPEED HUMP
SMK	- SEMI-MOUNTABLE KERB
WM	- WATER METER

**PROPOSED SUBDIVISION OF LOTS 110 & 111
#3 & #5 ROY STREET, MOUNT LAWLEY**

PLAN : 692
C/T : 1435-202 (Lot 110) & 53-54A (Lot 111)
AUTHORITY : CITY OF VINCENT
TOTAL LOT AREA : 1082 m² Orig.
SCALE : 1 : 200 @ A3
SURVEY DATE : 10-11-2017
JOB : 15888

THIS PROPOSED SUBDIVISION PLAN IS SUBJECT TO APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION & LOCAL GOVERNMENT & IS SUBJECT TO FIELD SURVEY TO CONFIRM PROPOSED DIMENSIONS.

DRAFTED BY : GO
DATE : 15-11-2017
CHECKED BY : DKM

HEIGHT DATUM A.H.D.

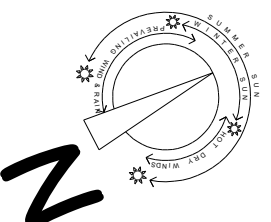
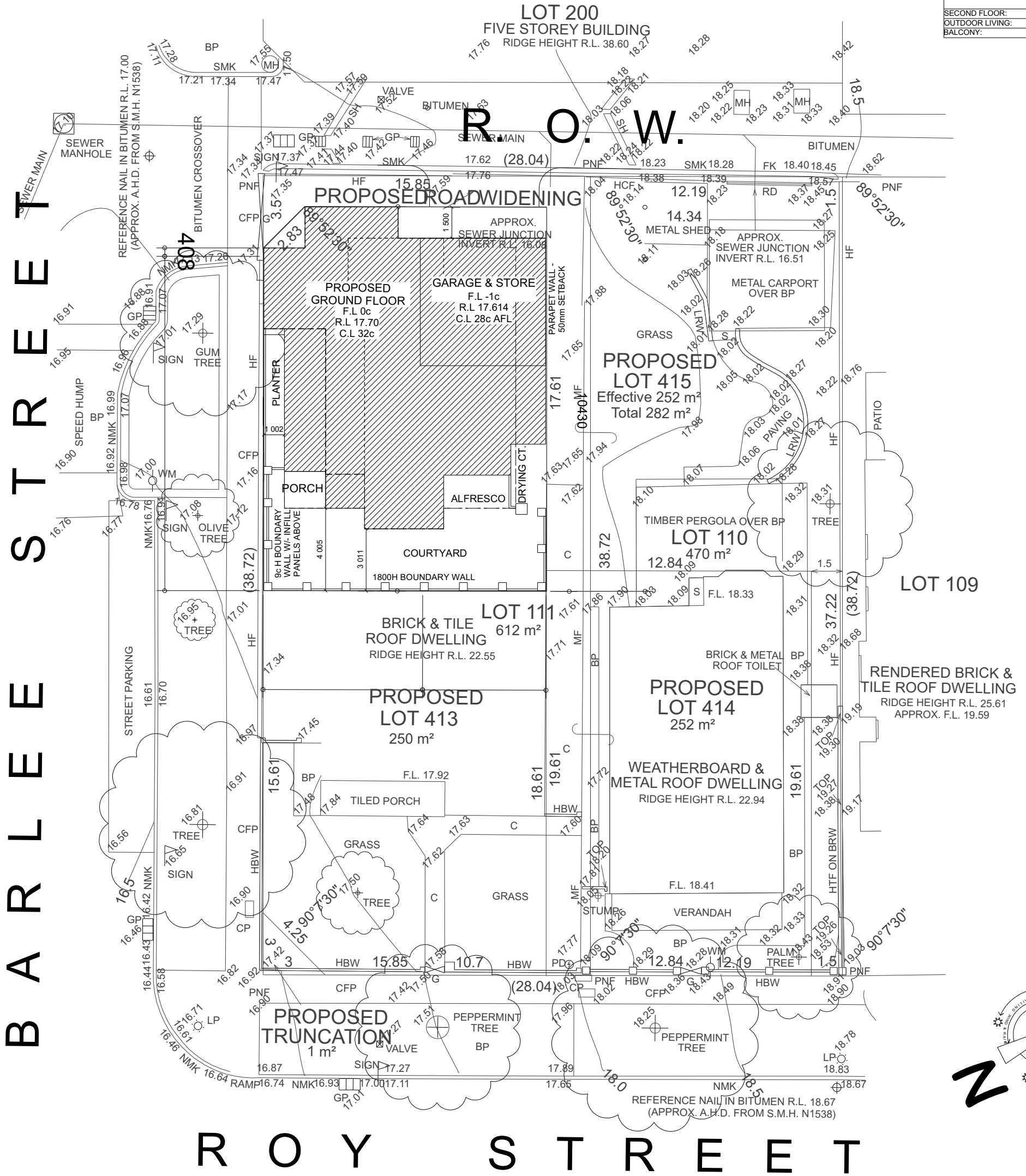
LAND DEVELOPMENT
SURVEYING SOLUTIONS
- LICENSED SURVEYORS

PH: 9300 8137 MOB: 0419 117 617
PO BOX 324
JOONDALUP DC WA 6919
E-mail: admin@surveyingsolutionswa.com.au
Web: www.surveyingsolutionswa.com.au

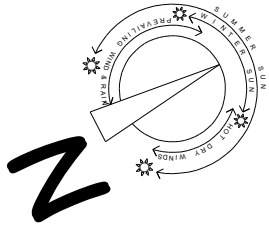
CHECK TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS ETC.
THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY PEGS FOUND OR FENCE POSITIONS SHOWN, UNLESS A BOUNDARY RE-ESTABLISHMENT SURVEY HAS BEEN UNDERTAKEN BY SURVEYING SOLUTIONS WA. ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE BEEN POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES & WALLS.
A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO UNDERTAKING ANY SITE WORKS OR CONSTRUCTION.
INFORMATION SHOWN ON THIS SURVEY IS CURRENT AT THE DATE SHOWN. SURVEYING SOLUTIONS WA ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT HAVE OCCURRED AFTER THIS DATE, TO SITE LEVELS AND FEATURES OR BUILDINGS. CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY PLANS AND ARE SUBJECT TO FIELD SURVEY UNLESS SHOWN OTHERWISE.

**CITY OF VINCENT
RECEIVED
21 Jan 2021**

AREAS TABLE	
LOT AREA:	253.78m ²
SITE COVERAGE:	65.4%
GROUND FLOOR:	128.49m ²
GARAGE & STORE:	37.63m ²
PORCH:	3.58m ²
ALFRESCO:	5.1m ²
COURTYARD:	48.34m ²
FIRST FLOOR:	140.67m ²
BALCONY:	20.53m ²
SECOND FLOOR:	94.7m ²
OUTDOOR LIVING:	37.23m ²
BALCONY:	8.75m ²

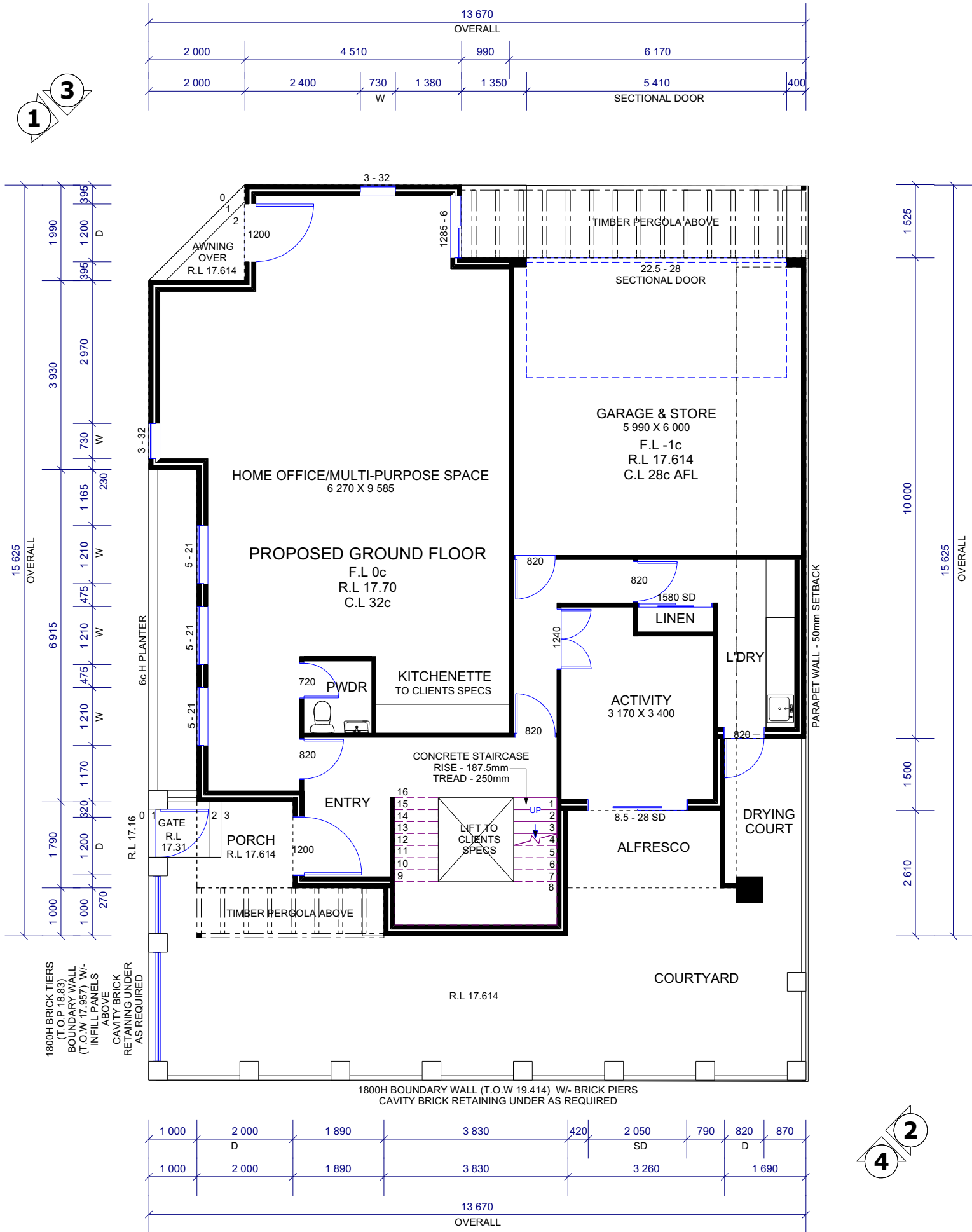


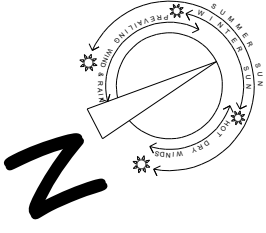
JOB No. 20-006	DWG TITLE	SCALE	DATE: 21/01/2021	PAGE: 1 OF 13
CLIENT DAVOR NIKOLIC		PROJECT ADDRESS Lot 412, Barlee St, MOUNT LAWLEY		



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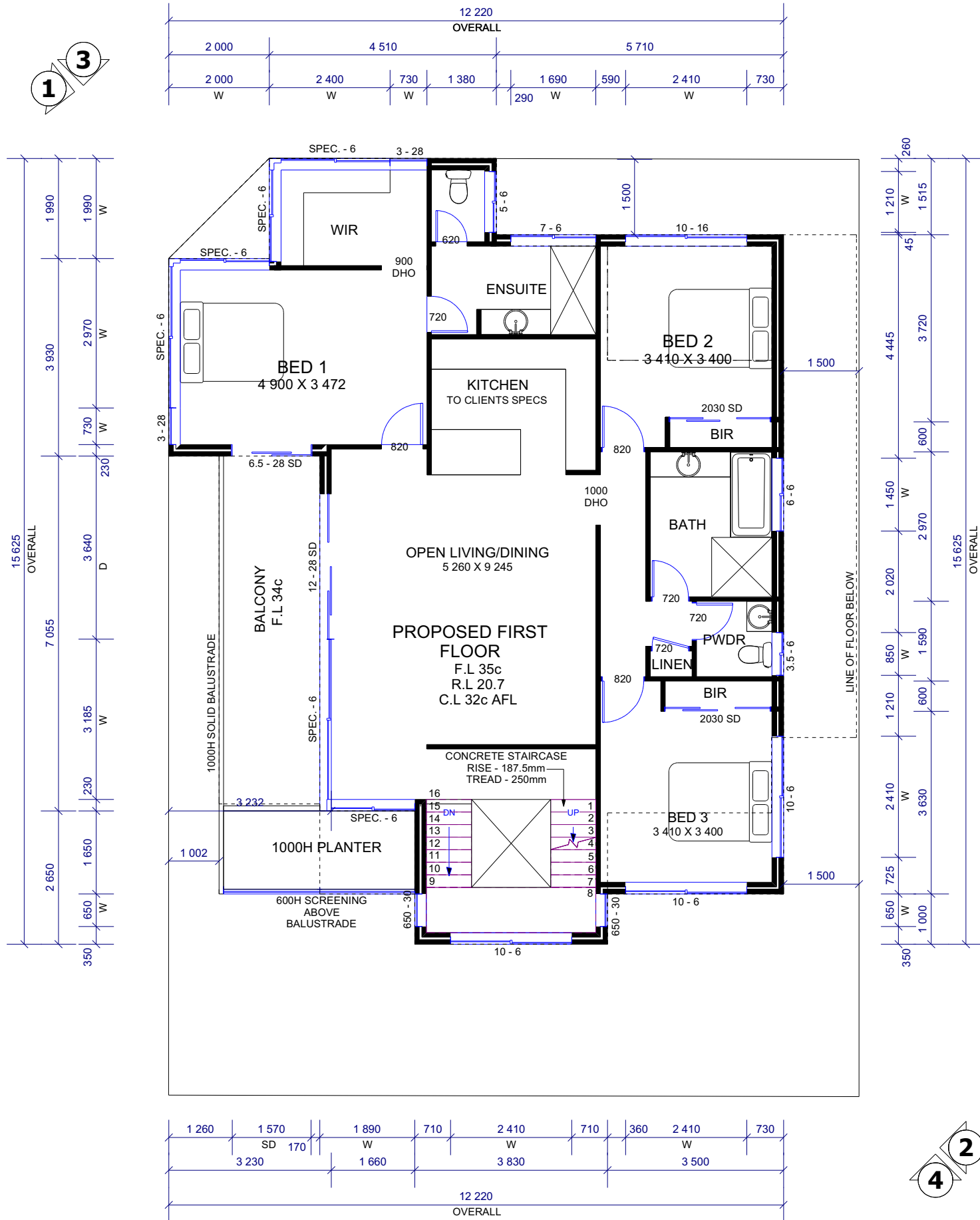
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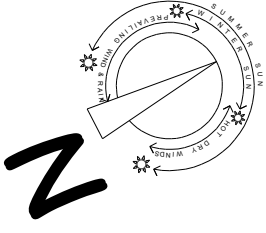


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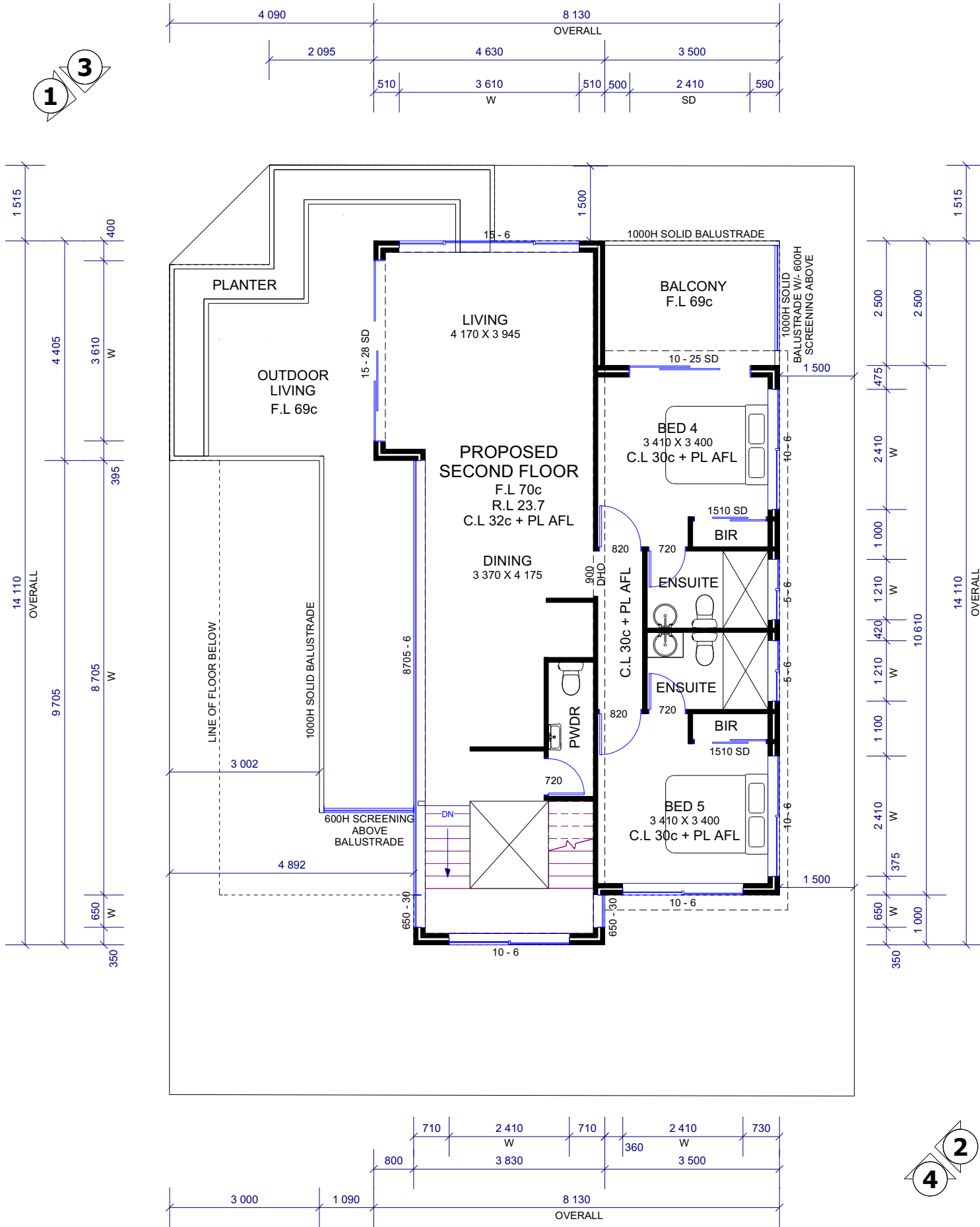


JOB No. 20-006	DWG TITLE FIRST FLOOR PLAN	SCALE 1:100	DATE: 21/01/2021	PAGE: 3 OF 13
CLIENT DAVOR NIKOLIC		PROJECT ADDRESS Lot 412, Barlee St, MOUNT LAWLEY		

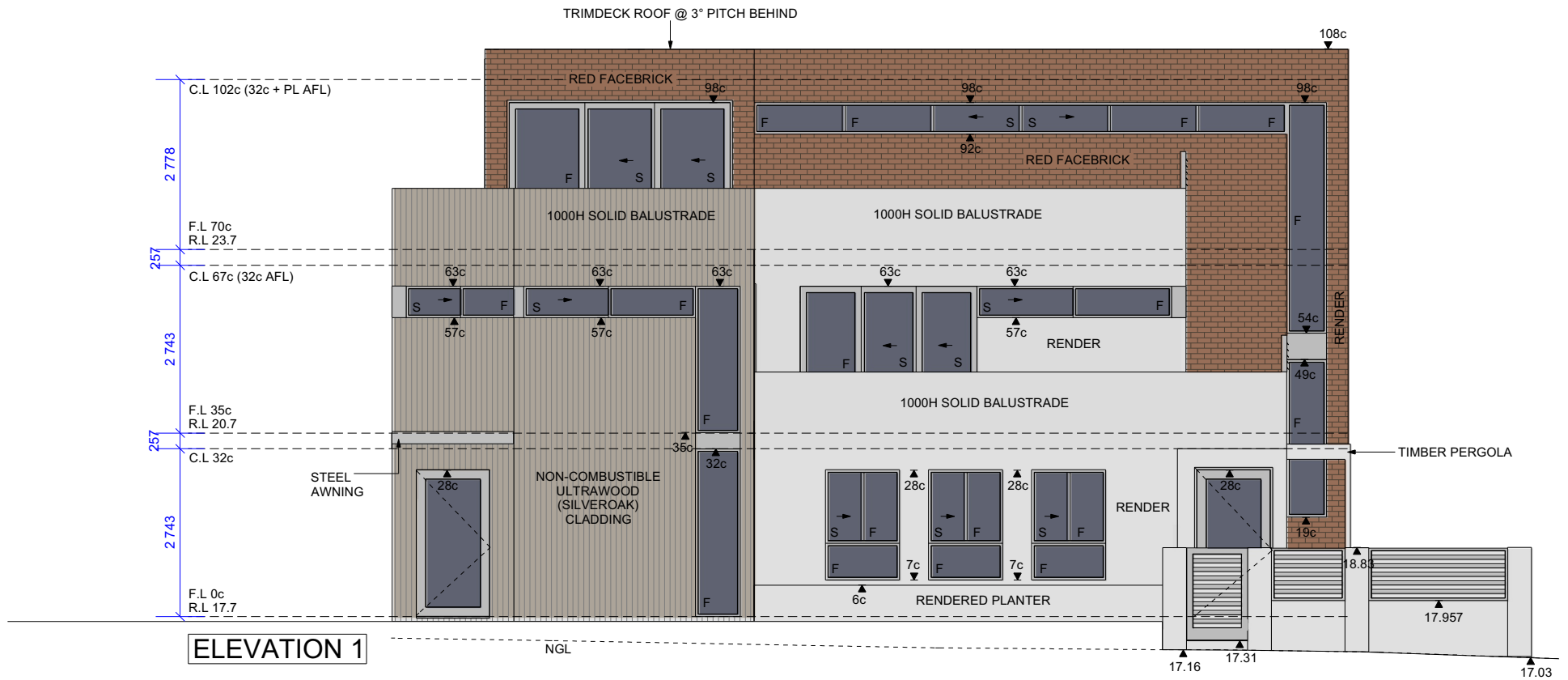


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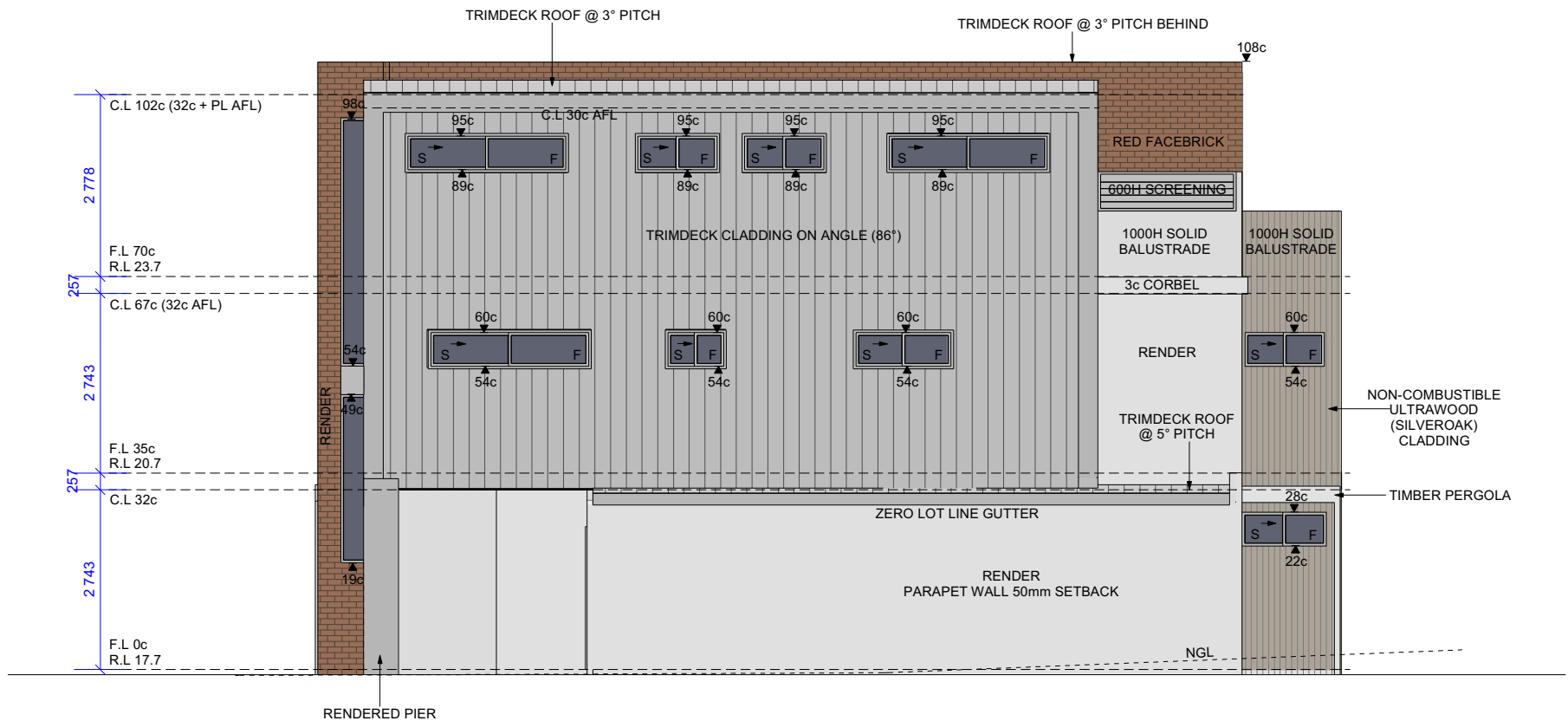
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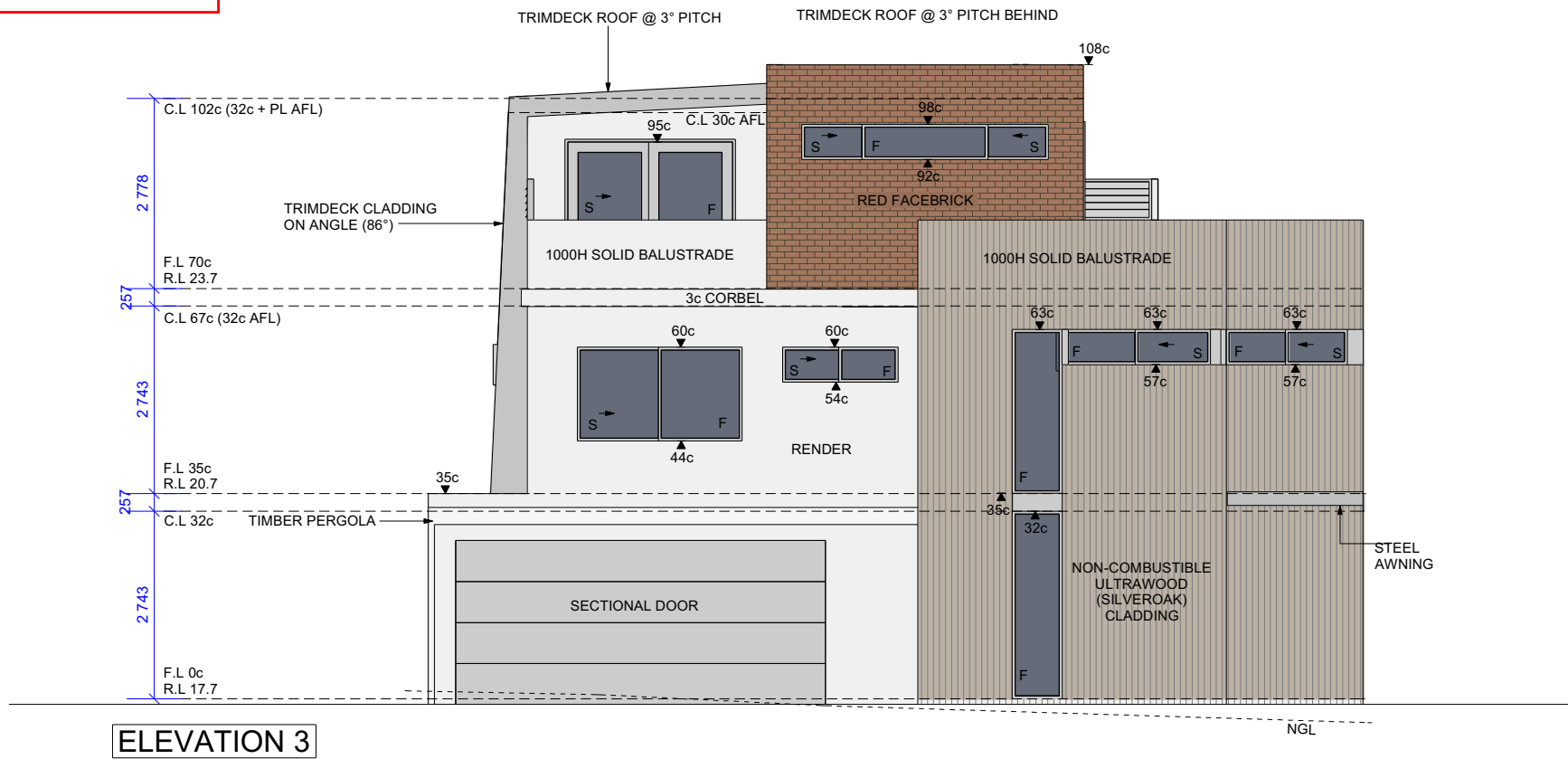
ELEVATION 1



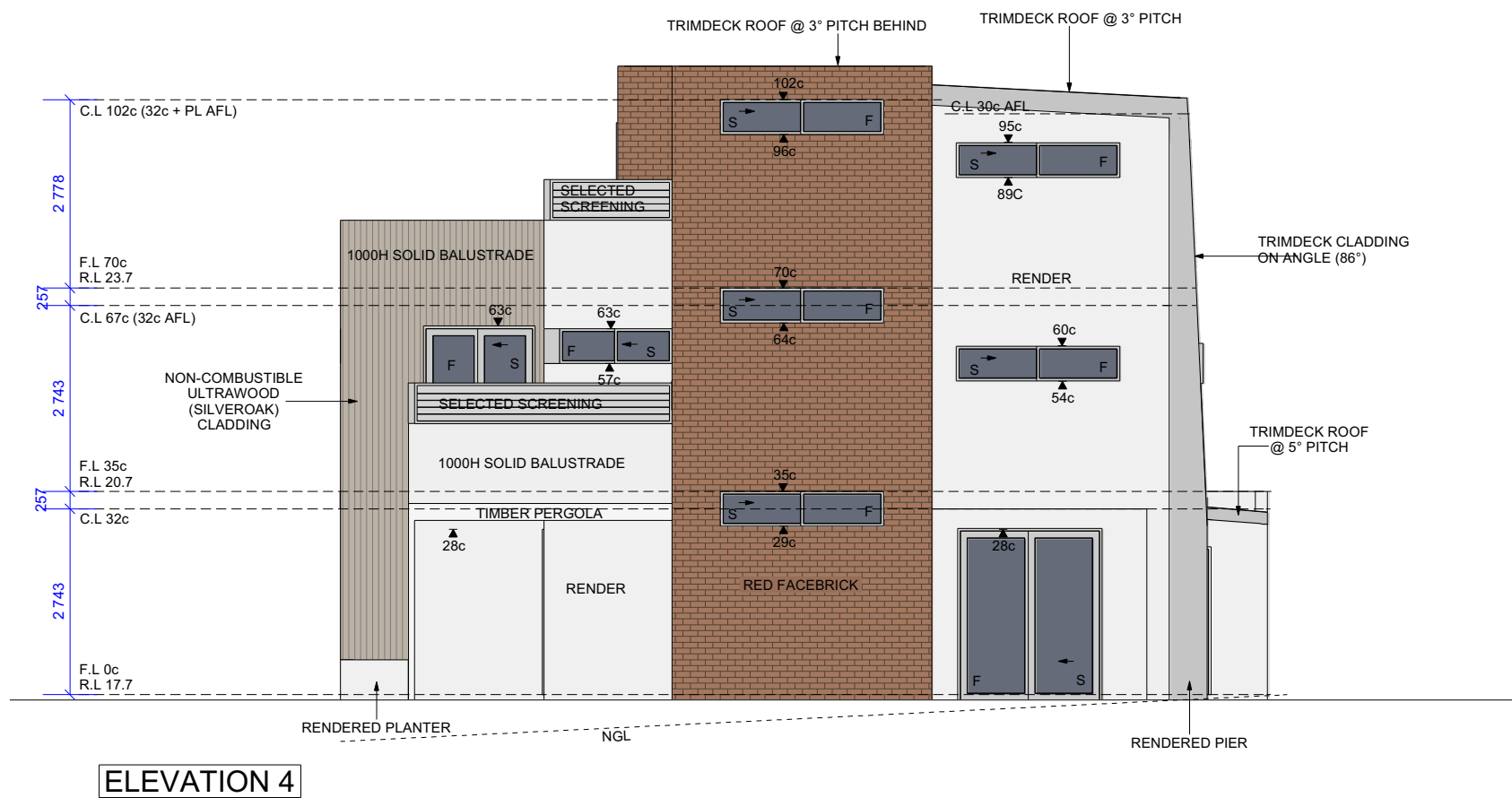
ELEVATION 2

JOB No. 20-006	DWG TITLE ELEVATIONS 1 & 2	SCALE 1:100	DATE: 21/01/2021	PAGE: 5 OF 13
CLIENT DAVOR NIKOLIC		PROJECT ADDRESS Lot 412, Barlee St, MOUNT LAWLEY		

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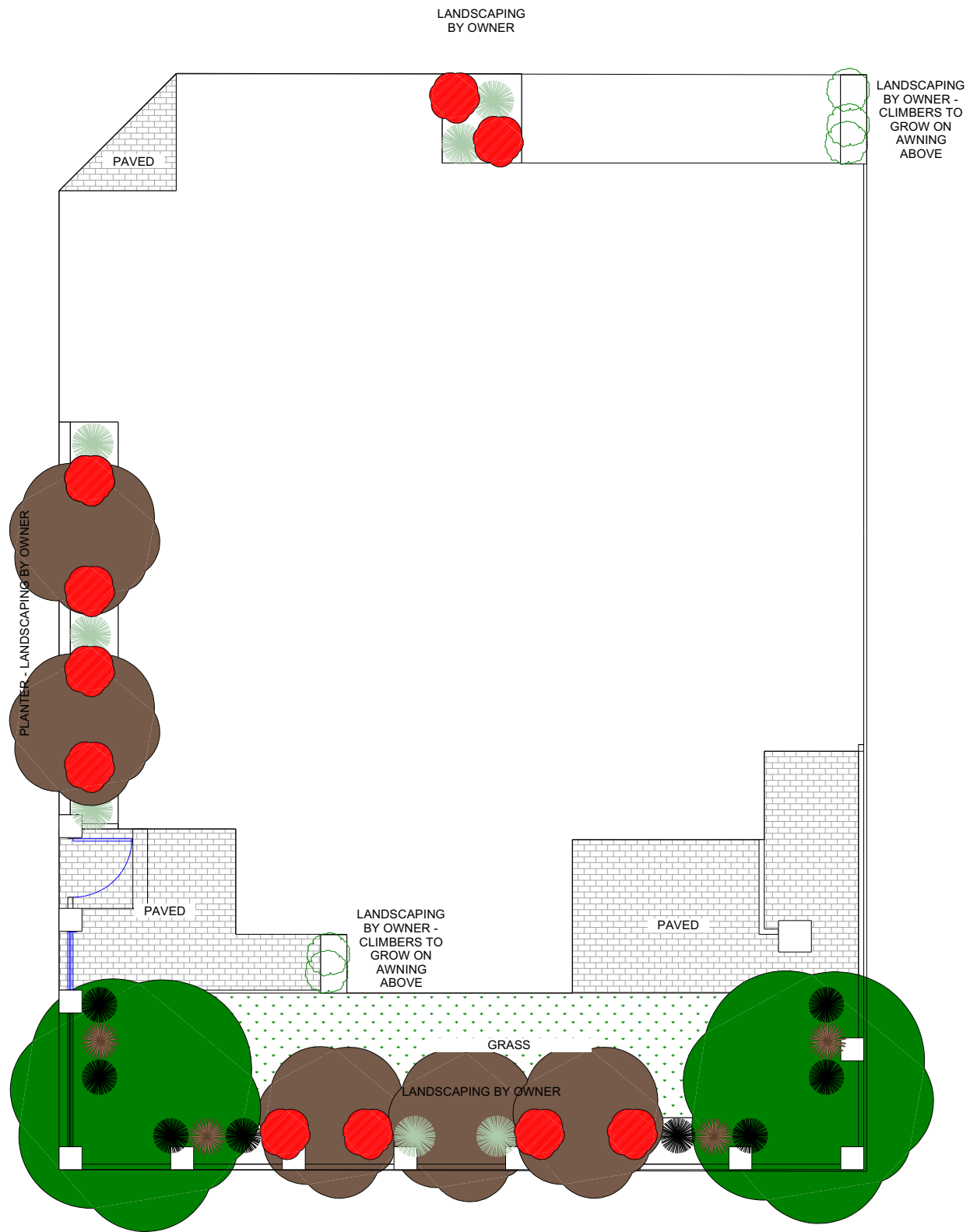
ELEVATION 3



ELEVATION 4

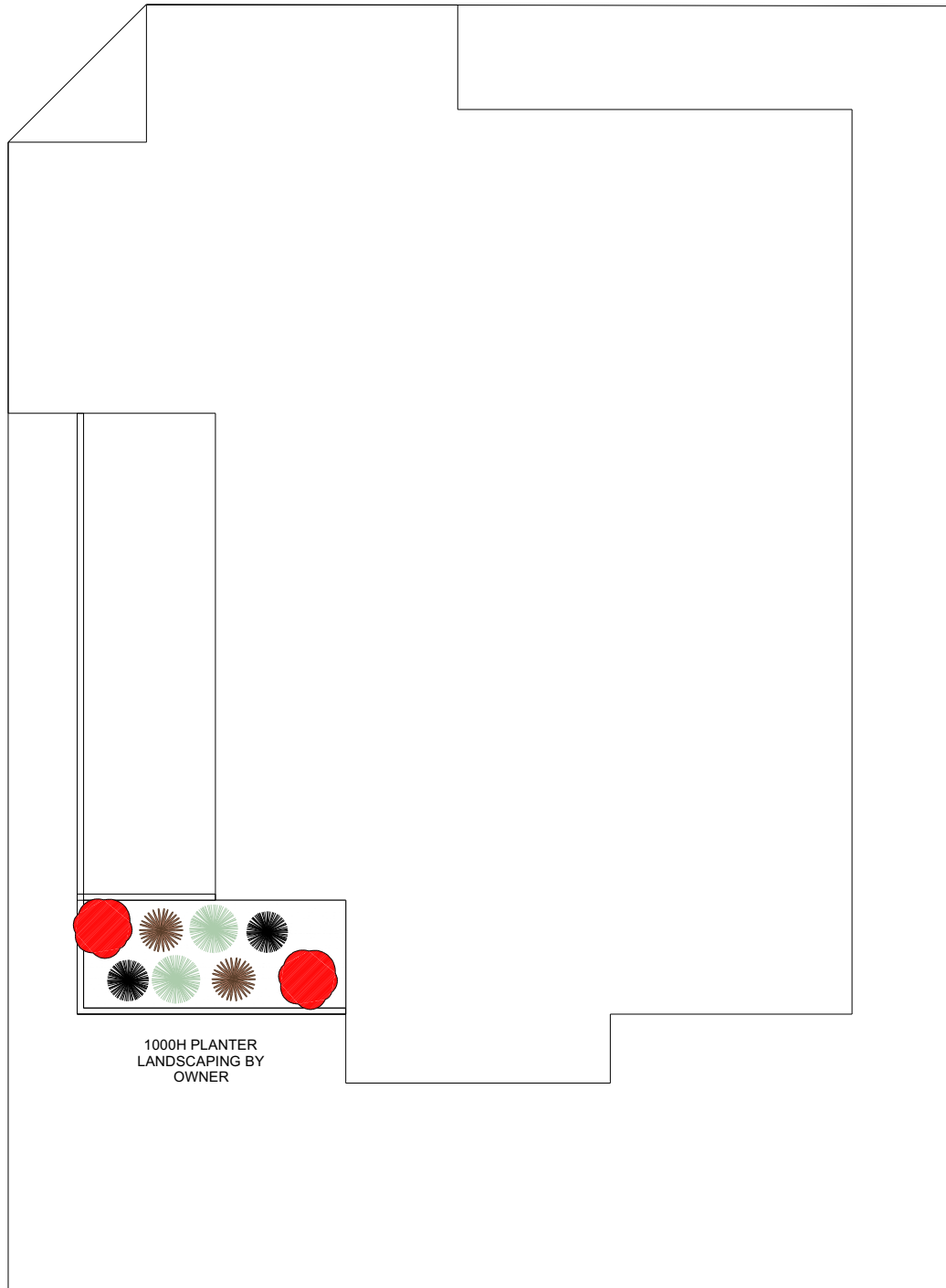
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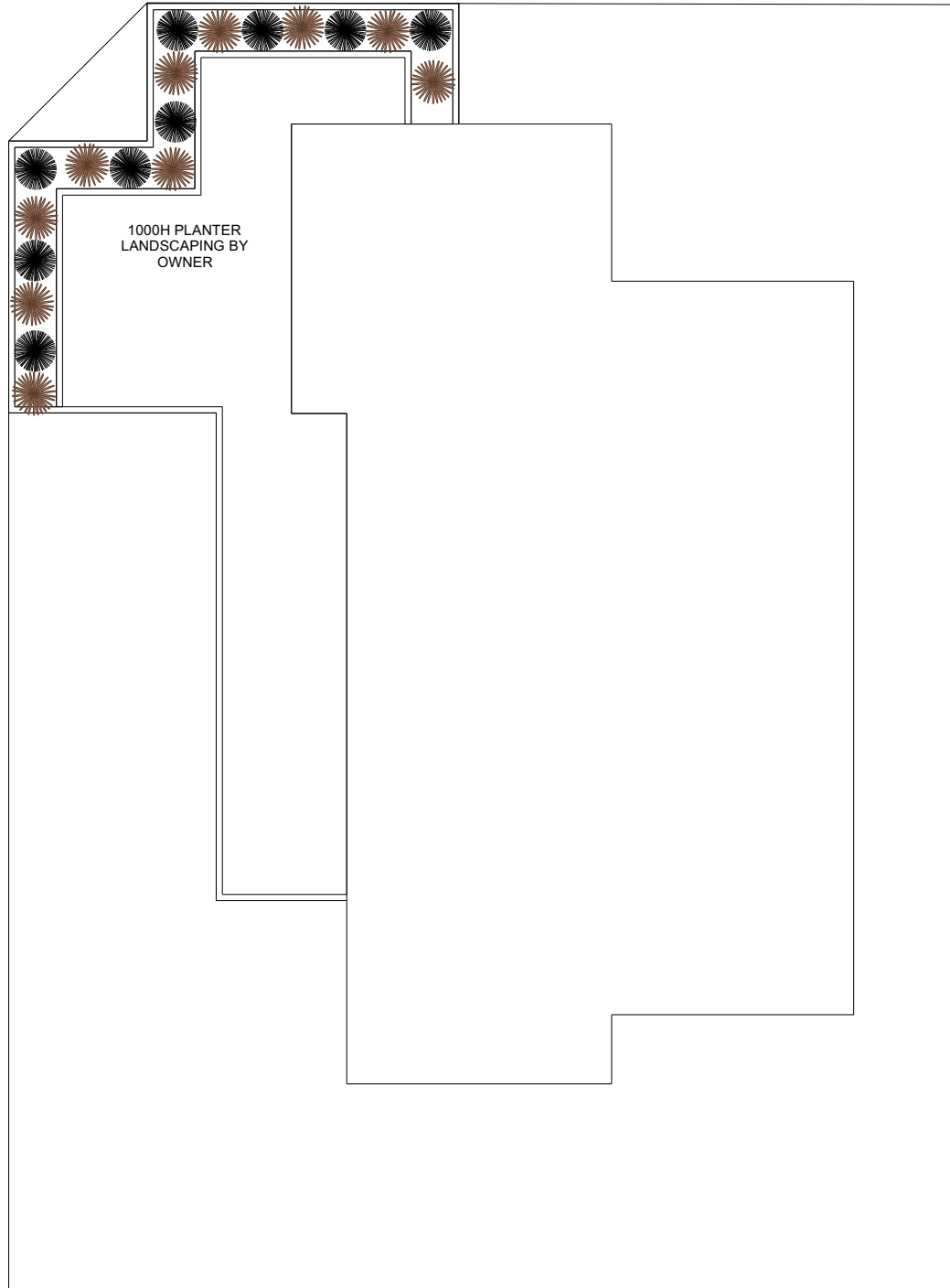
LANDSCAPING LEGEND	
ICON	PLANT SPECIES OR MATERIAL
	TREE - ORNAMENTAL PEAR (PYRU CALLERYANA 'CAPITAL')
	SHRUB - SMALL LEAF LILLY PILLY (SYZYGIUM LVEHMANNII)
	FLOWER - BLACK KANGAROO PAW (MACROPIDIA FULIGINOSA)
	FLOWER - KANGAROO PAW RED (ANIGOZANTHOS BIG RED)
	TREE - COTTONWOOD HIBISCUS
	FLOWER - CONOSTYLIS (CONOSTYLIS CANICANS - ENABBA FORM)
	SHRUB - CORDYLINE DWARF - GREEN STAR (CORDYLINE AUSTRALIS HYBRID)
	TREE - MAGNOLIA 'TEDDY BEAR' (MAGNOLIA GRANDIFLORA)
	SHRUB - DIANELLA COOLVISTA (DIANELLA REVOLUTA COOLVISTA)
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	PAVING
	GRASS LAWN - SPECIES TO BE SELECTED

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