

FLOOR PLAN
EXISTING



Proposed Works at:
Lot 10 #50 Scarborough Beach Road,
North Perth
For:
Radisich

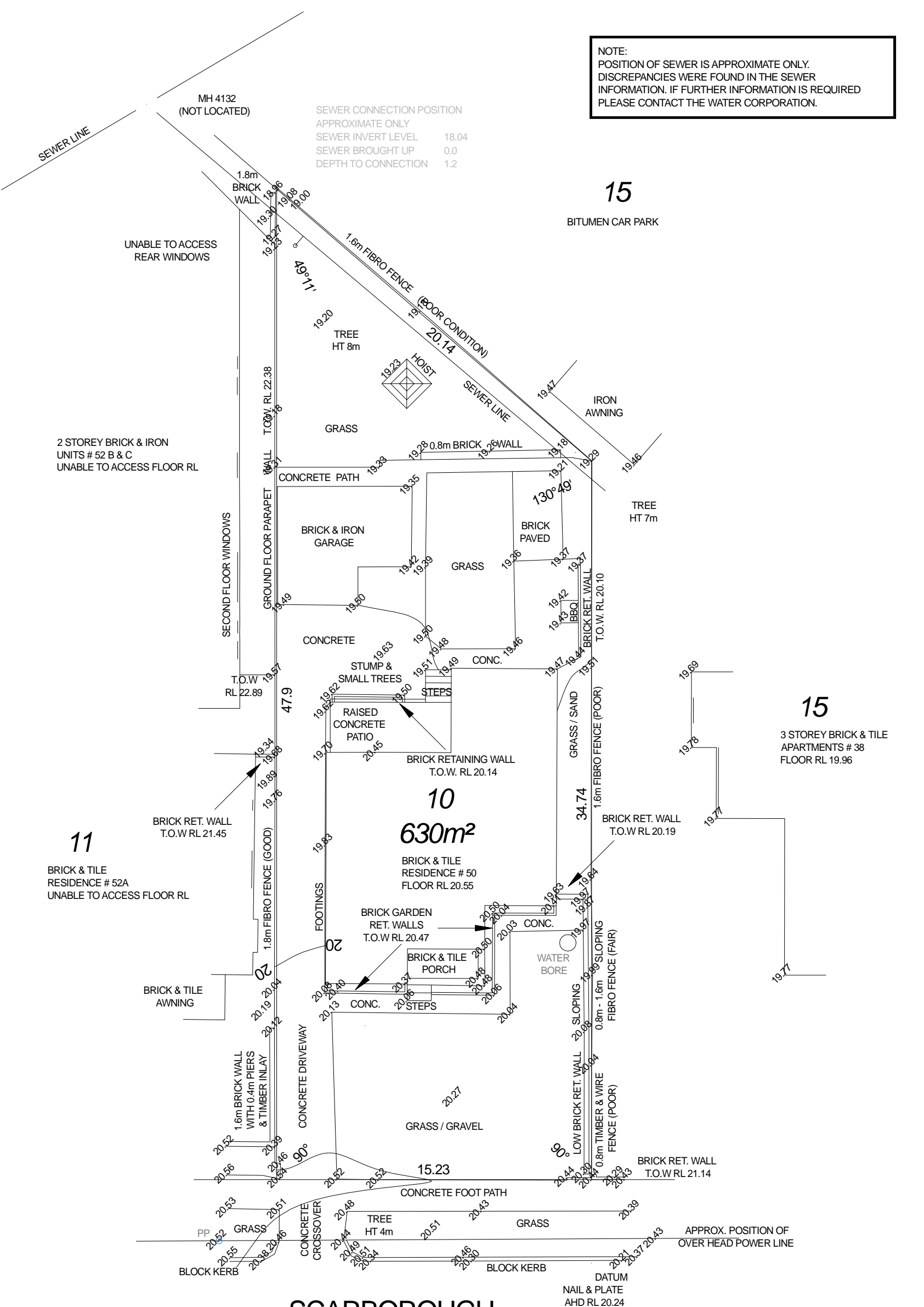
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Revision

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Date : 02/07/15
Scale : 1:100
Sheet : 1 of 3

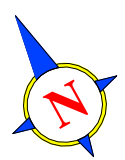
SERVICE LEGEND	
WATER	
STOP VALVE	SV
HYDRANT	HY
FLUSH POINT	FP
WATER TAP	TAP
WATER MARKER	W
WATER METER	M
DRAINAGE	
SW MANHOLE	
GRATE	
SIDE ENTRY PIT	
SEWERAGE	
SEWER MANHOLE	
INSPECT. SHAFT	° IS
INSPECT. OPENING	° IO
POWER	
CONSUMER POLE	CP
POWER POLE	PP
LIGHT POLE	LP
STAY POLE	SP
S. WIRE ANCHOR	SWA
U/G CABLE BOX	PCB
CABLE M/H	
CABLE DOME	
TELSTRA	
TELSTRA MARKER	T
TELSTRA PIT	TEL
TELSTRA M/H	
GAS	
GAS MARKER	G
GAS METER	GM
GAS VALVE	GV
SURVEY	
PEG FOUND	PF
PEG GONE	PG
DATUM	
OTHER	
WINDOW / DOOR	
MAIL BOX	

NOTE:
POSITION OF SEWER IS APPROXIMATE ONLY.
DISCREPANCIES WERE FOUND IN THE SEWER
INFORMATION. IF FURTHER INFORMATION IS REQUIRED
PLEASE CONTACT THE WATER CORPORATION.



SERVICE RECORD				
SERVICE	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
SEWERAGE		✓		
GAS			✓	✓
TELSTRA	✓			
POWER	U/G			
	O/H	✓		

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM AVAILABILITY AND / OR POSITION ON SITE.



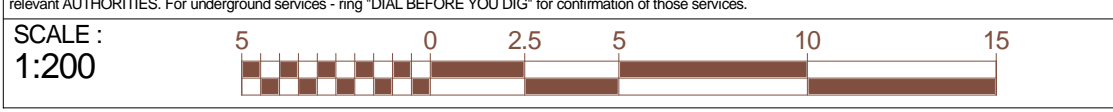
SCARBOROUGH BEACH ROAD

WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY
REQUIRED TO CONFIRM LOT BOUNDARY
POSITION AND DIMENSIONS.

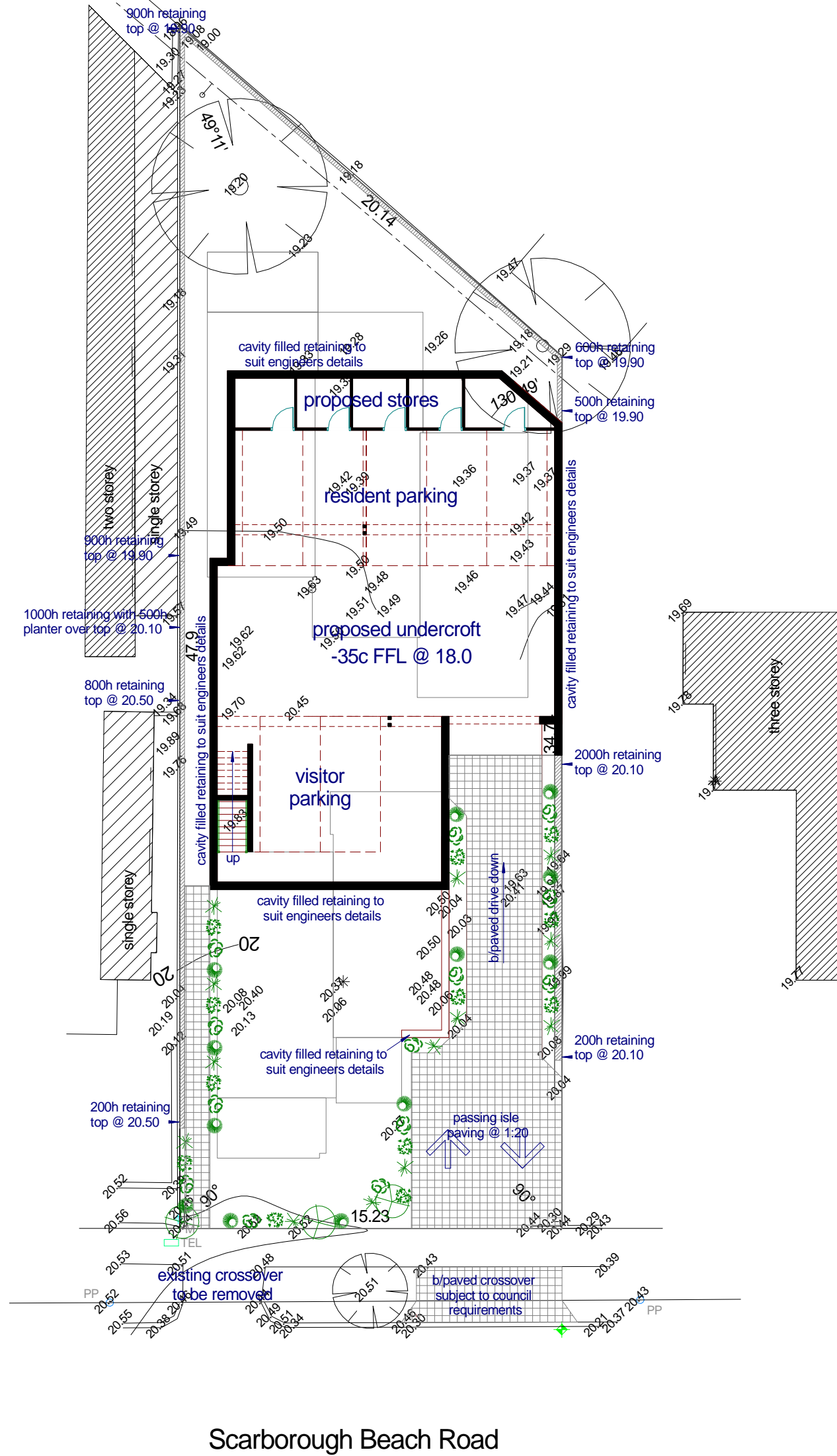
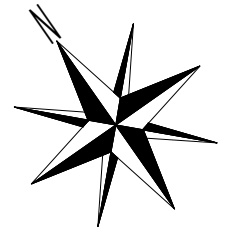
NOTE:
AHD LEVEL DERIVED FROM
STANDARD SURVEY MARK LAW54B.

CLIENT : GLENN RADISICH & LINDA MULEY	SURVEYED ON : 08/08/2012	LOT : 10 (# 50) SCARBOROUGH BEACH ROAD
AUTHORITY : CITY OF PERTH	PROCESSED BY : NP	SUBURB : NORTH PERTH
MAP REF : 342 24 55	SURVEYED BY : DJ	C/T : 1104 / 895
BUILDERS/CLIENTS		DIAGRAM 13828

Land Surveys Pty Ltd
PO Box 746
BELMONT WA 6984
Telephone (08) 9477 4477
Fax (08) 9477 4499
admin@landsurveys.net.au



BUILDER REF No :	JOB No :	DWG No :	REV.
	LS565560	565560	A



Scarborough Beach Road

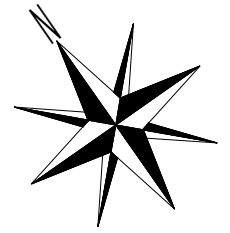
SITE PLAN
BASEMENT



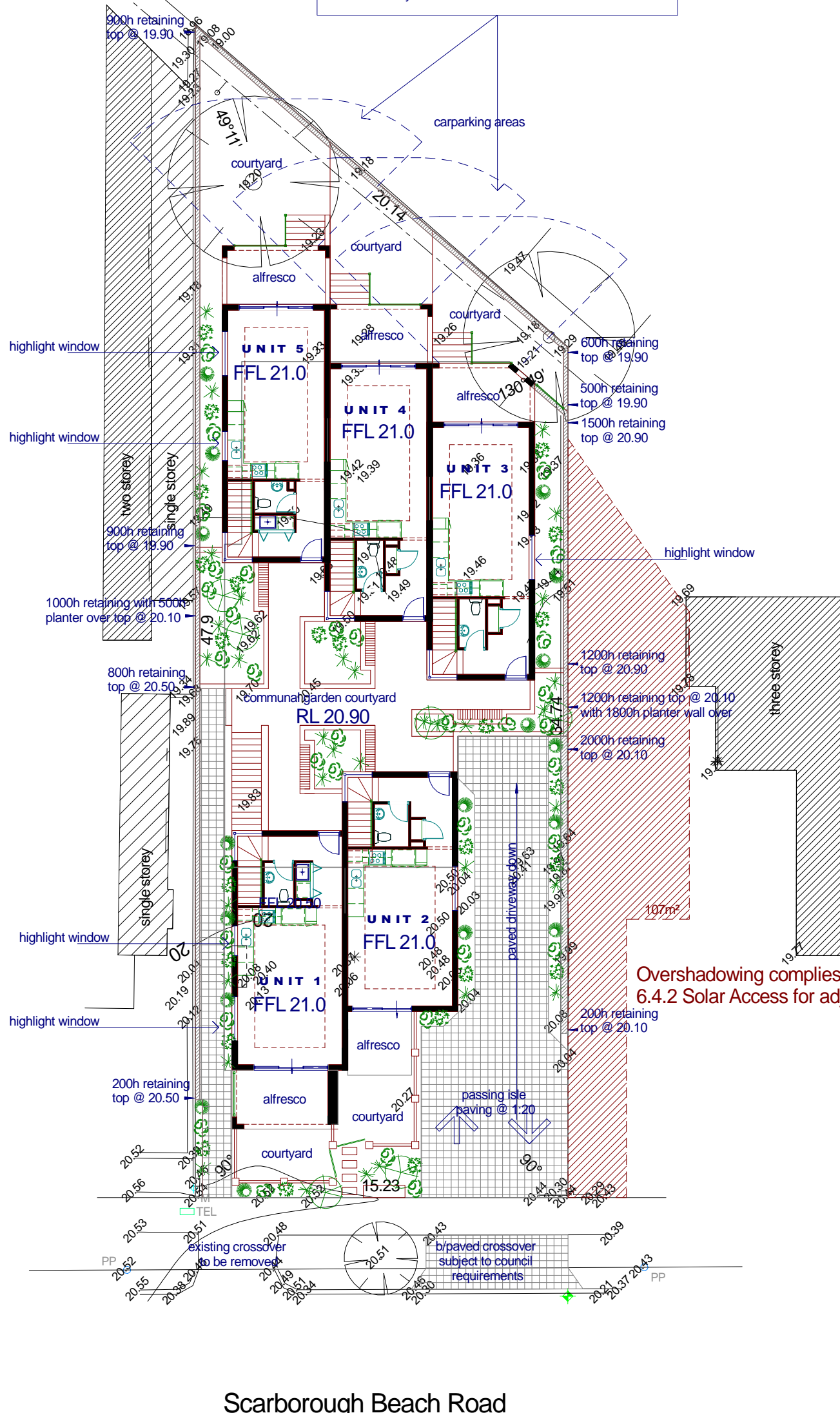
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27/08/15	various CS

Drawn : CS
 Date : 29/06/15
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 Sheet : 5 of 11



Overlooking complies with R-codes
6.4.1 Visual Privacy
 Performance provisions P1.1.
 - No Direct overlooking of active habitable spaces.
 - No overlooking of outdoor living areas.
 The affected area is currently a carparking structure for the adjoining Mult Storey Unit site.
 - No overlooking of adjoining major openings.
 and Performance provisions P1.2.
 - Elsewhere by providing highlight windows
 - Elsewhere by locating major openings and habitable rooms away from boundaries.



Overshadowing complies with R-codes
6.4.2 Solar Access for adjoining sites

Scarborough Beach Road

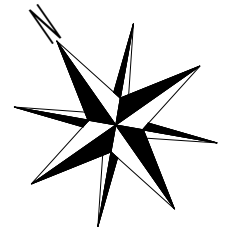
SITE PLAN
GROUND FLOOR

Craig 0438 975 039
 designright@bigpond.com

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Overlooking complies with R-codes

6.4.1 Visual Privacy

Performance provisions P1.1.

- No Direct overlooking of active habitable spaces.
- No overlooking of outdoor living areas.
- No overlooking of adjoining major openings.
- The location of the adjoining residence on the boundary eliminates any opportunities for overlooking.

and Performance provisions P1.2.

- Elsewhere by providing highlight windows
- Elsewhere by locating major openings and habitable rooms away from boundaries.

Overlooking complies with R-codes

6.4.1 Visual Privacy

Performance provisions P1.1.

- No Direct overlooking of active habitable spaces.
- No overlooking of outdoor living areas.
- The affected area is currently a carparking structure for the adjoining Mult Storey Unit site.
- No overlooking of adjoining major openings.

and Performance provisions P1.2.

- Elsewhere by providing highlight windows
- Elsewhere by locating major openings and habitable rooms away from boundaries.

Overlooking complies with R-codes

6.4.1 Visual Privacy

Performance provisions P1.1.

- No Direct overlooking of active habitable spaces.
- No overlooking of outdoor living areas.
- The affected area is currently an open communal garden area with little or no expectation of privacy given the design also of the adjoining units and the nature of the likely uses of the common area
- No overlooking of adjoining major openings.

and Performance provisions P1.2.

- Elsewhere by providing highlight windows
- Elsewhere by locating major openings and habitable rooms away from boundaries.

Overlooking complies with R-codes

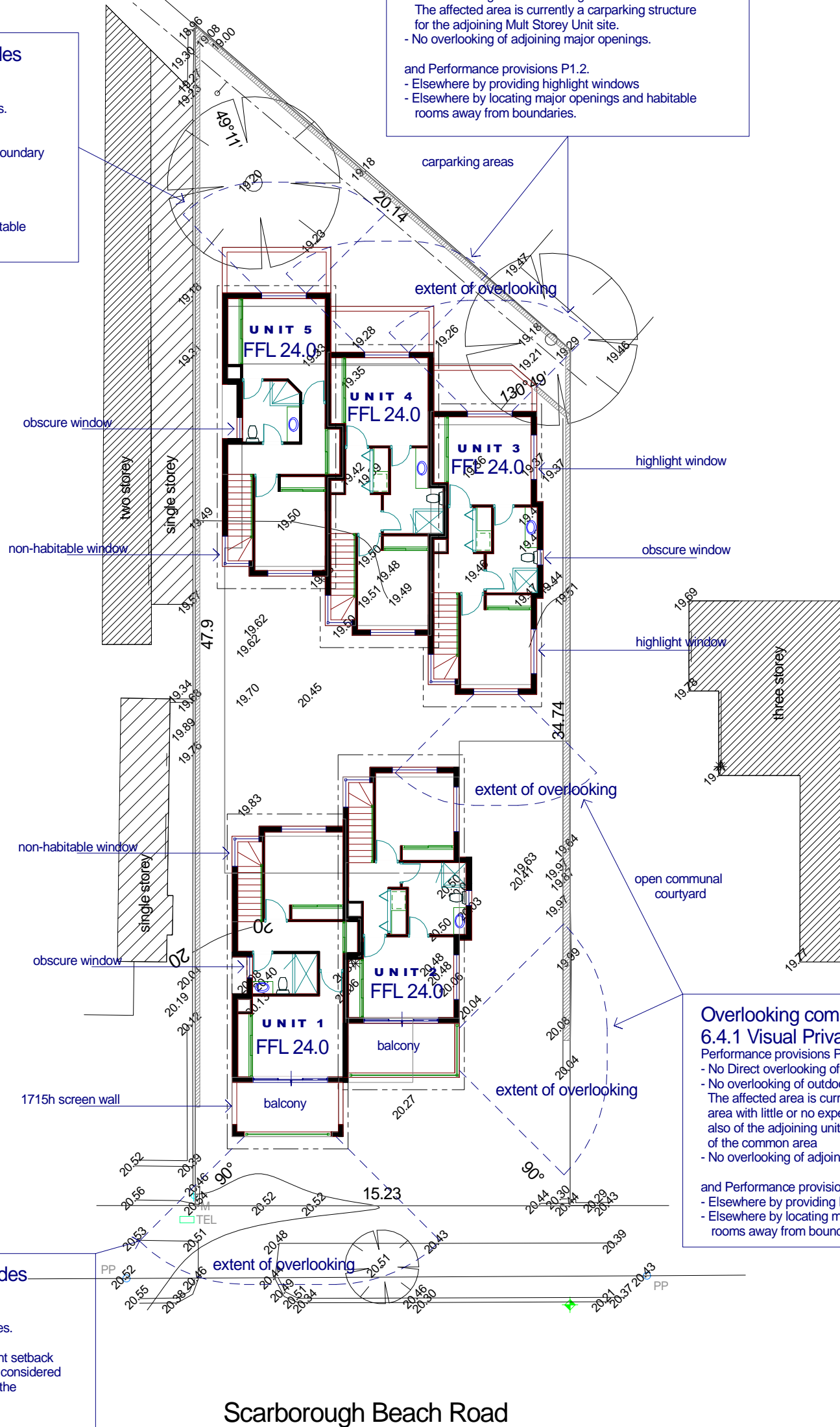
6.4.1 Visual Privacy

Performance provisions P1.1.

- No Direct overlooking of active habitable spaces.
- No overlooking of outdoor living areas.
- The extent of overlooking occurs within the front setback area and is of such a minor nature there is not considered to be any substantive impact on the privacy of the adjoining residence
- No overlooking of adjoining major openings.

and Performance provisions P1.2.

- Elsewhere by providing highlight windows
- Elsewhere by locating major openings and habitable rooms away from boundaries.



Scarborough Beach Road

SITE PLAN
UPPER FLOOR

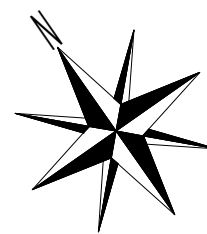
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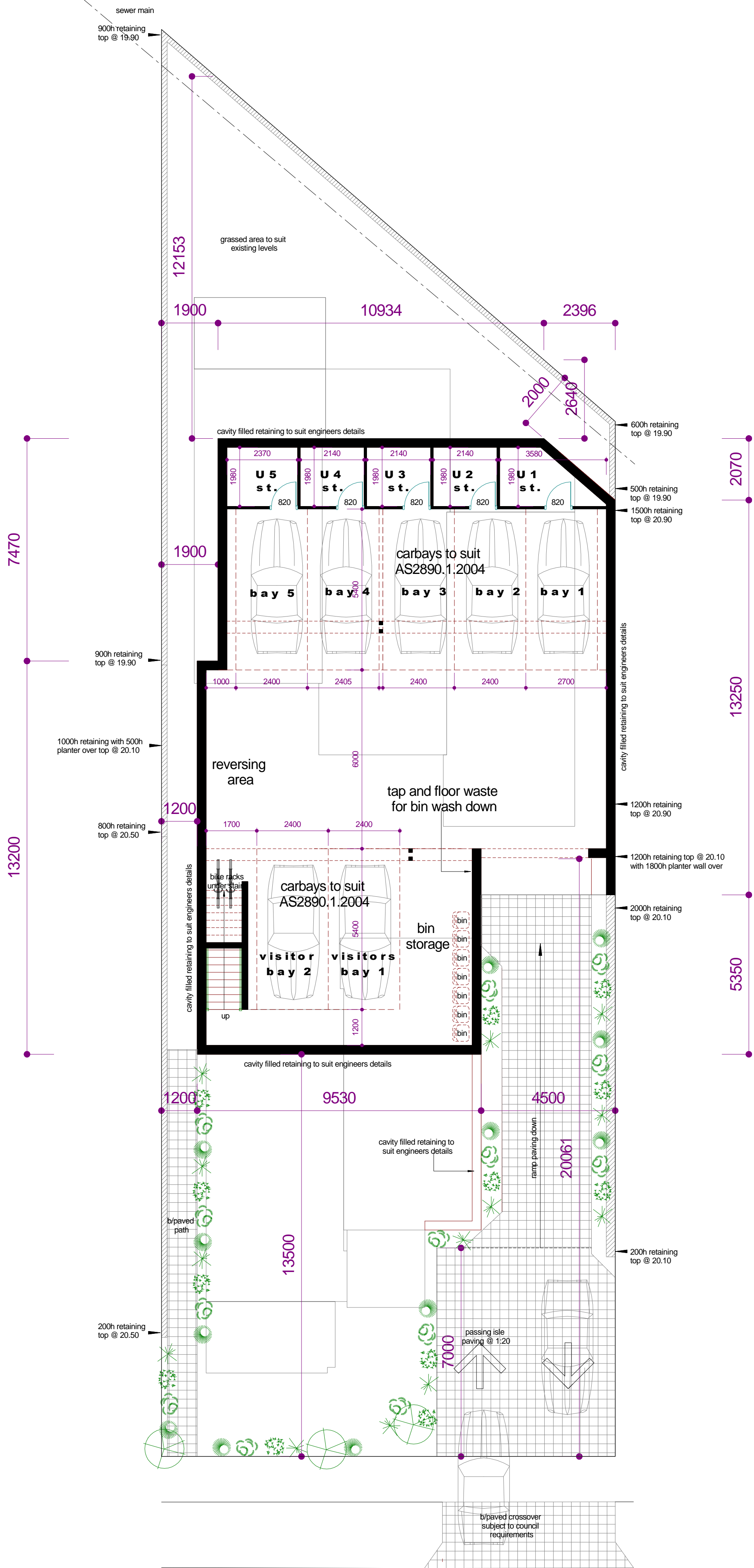
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3
4



Open Space

Site Area	629m ²
Min. Permitted Open Space %	45%
Min. Permitted Open Space m ²	283m ²
Actual Open Space %	60%
Actual Open Space m ²	381m ²

Plot Ratio

Permitted Plot Ratio	0.7
Permitted Plot Ratio m ²	440m ²
Actual Plot Ratio	0.70
Actual Plot Ratio m ²	443m ²

AREAS

UNIT 1

Ground floor	45.23m ²
Upper floor	42.18m ²
Alfresco	11.08m ²
Balcony	10.15m ²
TOTAL	108.64m²

UNIT 2

Ground floor	45.23m ²
Upper floor	44.54m ²
Alfresco	11.08m ²
Balcony	10.15m ²
TOTAL	111.00m²

UNIT 3

Ground floor	46.64m ²
Upper floor	42.18m ²
Alfresco	9.63m ²
TOTAL	98.45m²

UNIT 4

Ground floor	44.10m ²
Upper floor	43.46m ²
Alfresco	9.00m ²
TOTAL	96.56m²

UNIT 5

Ground floor	44.44m ²
Upper floor	45.34m ²
Alfresco	9.23m ²
TOTAL	99.01m²

CLIENT NOTE

Design Concepts are subject to council approvals, engineers details, site survey and energy efficiency requirements.

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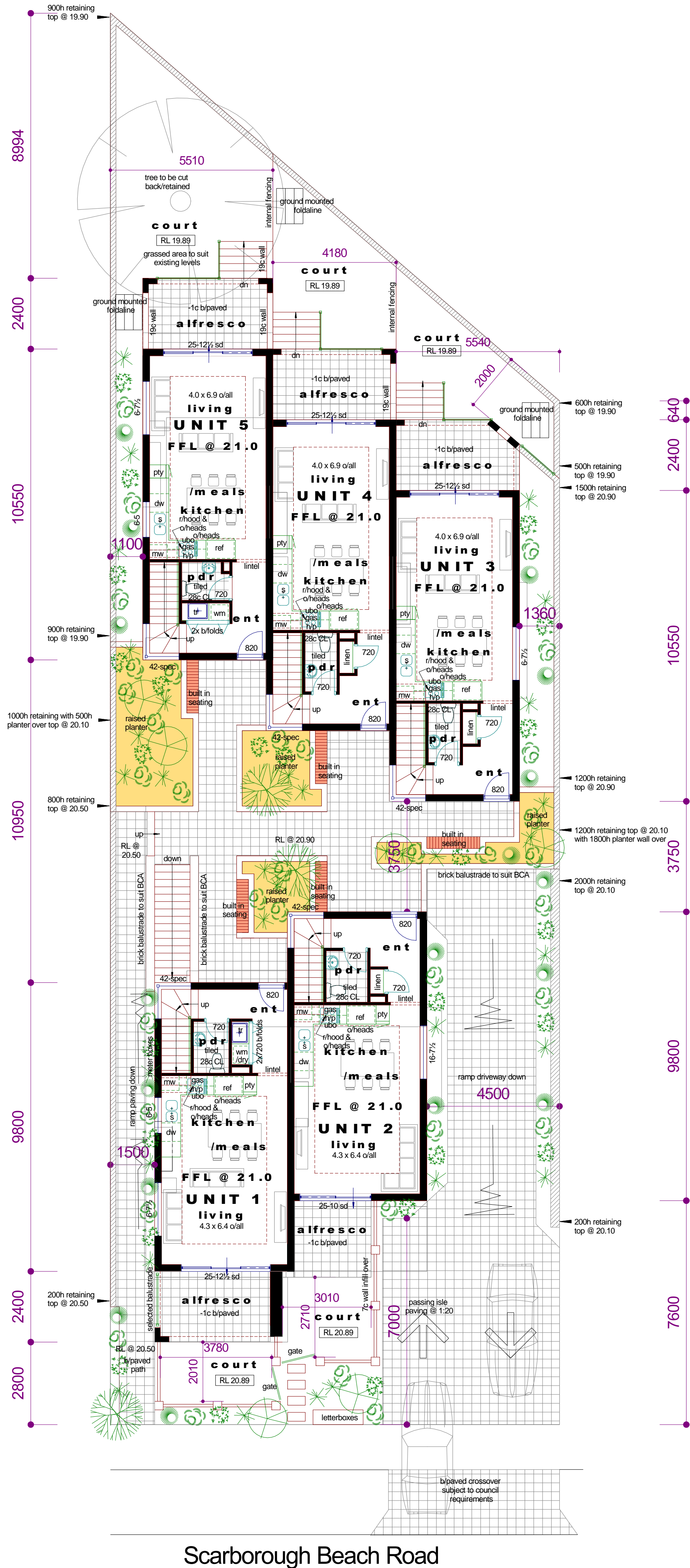
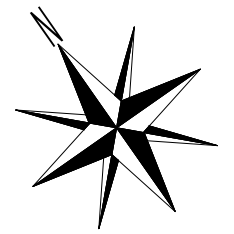
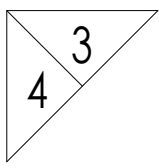
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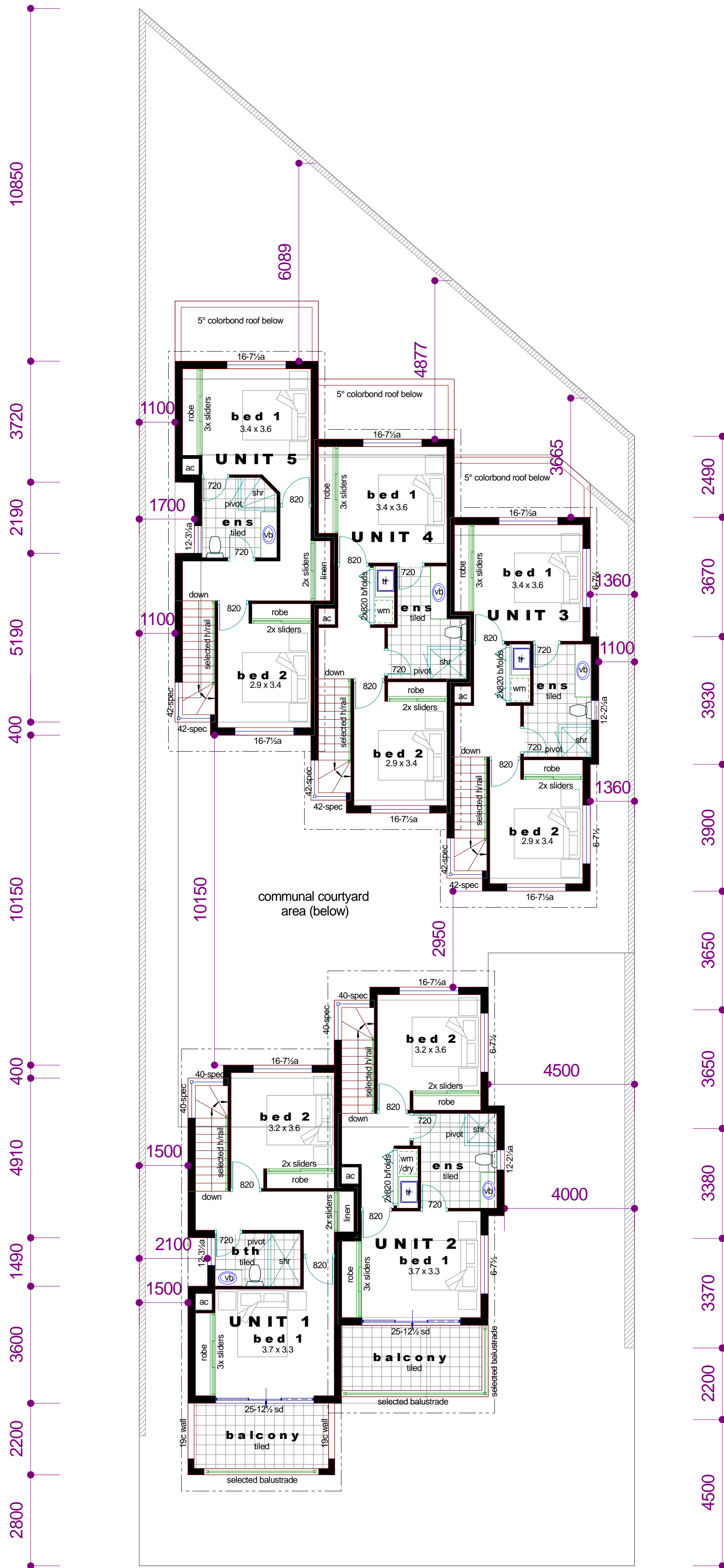
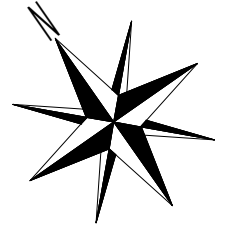
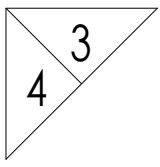
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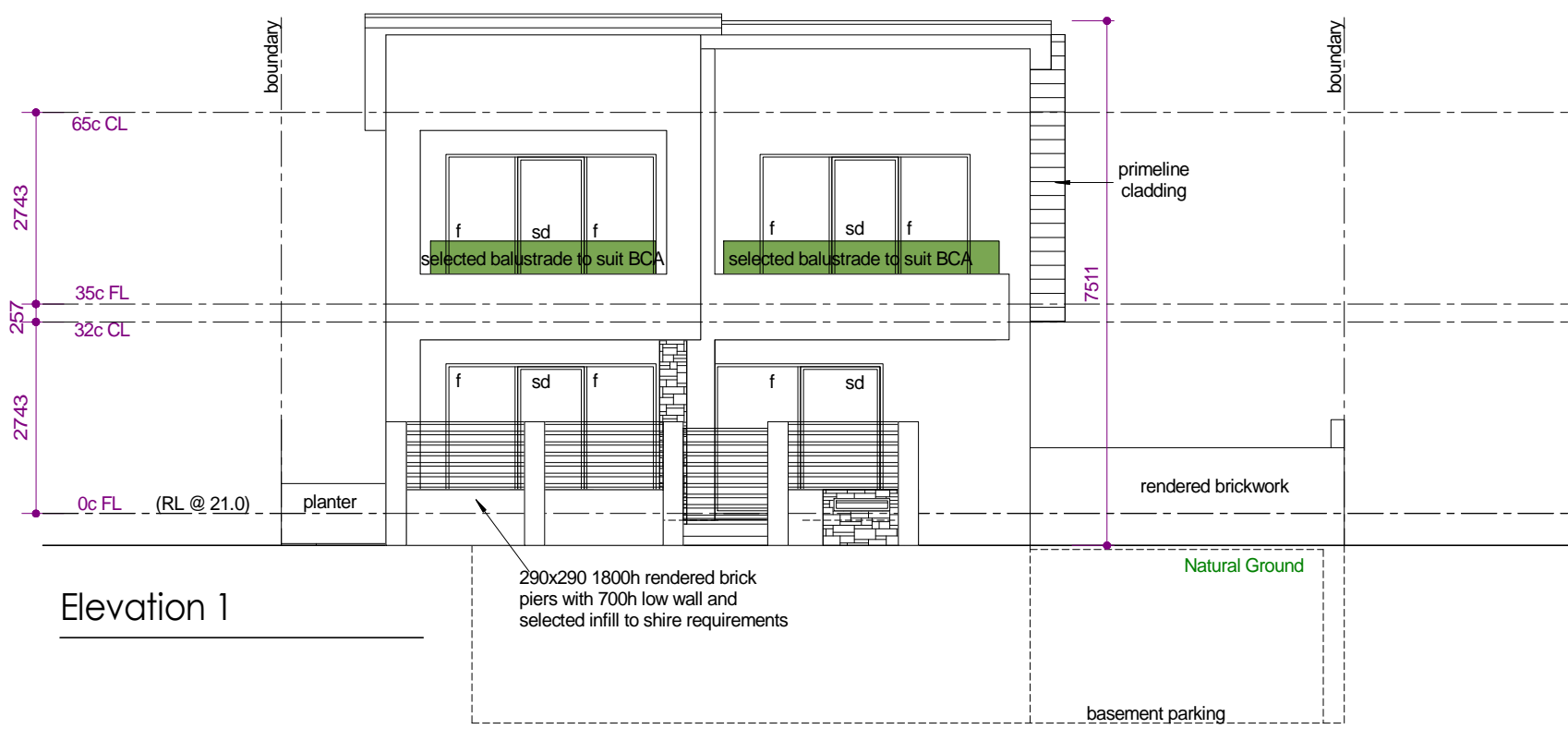
FLOOR PLAN
BASEMENT

2
1



Scarborough Beach Road

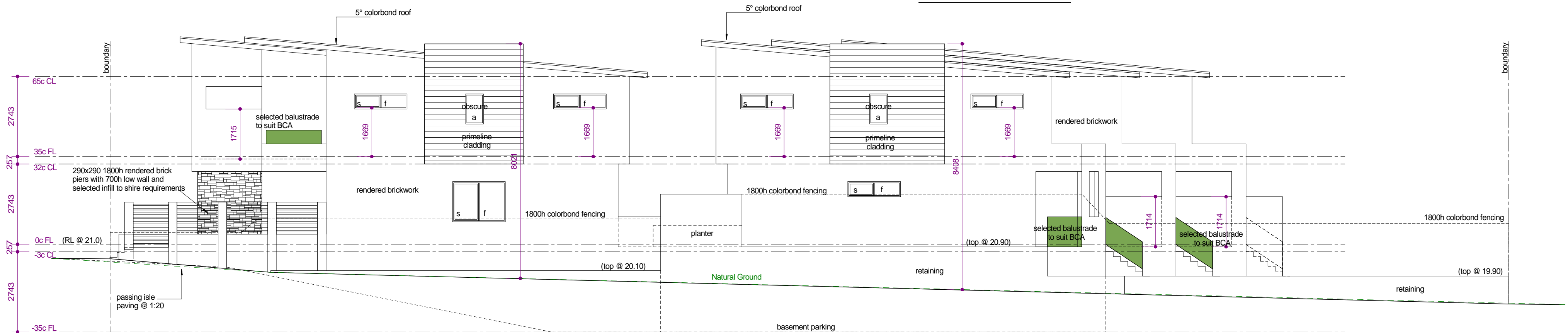




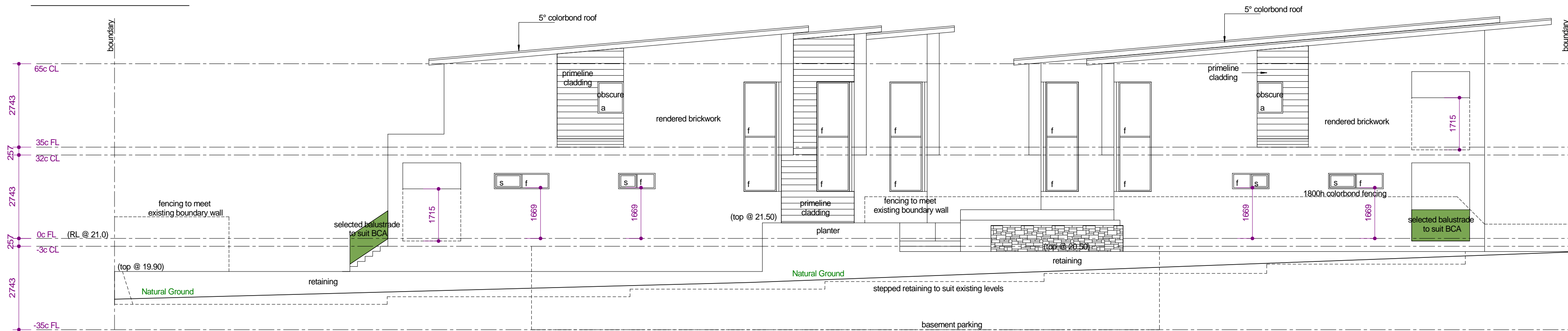
Elevation 1



Elevation 3



Elevation 2



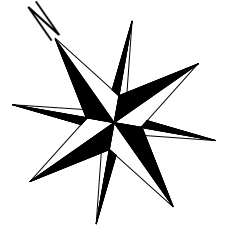
Elevation 4



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Scarborough Beach Road

Landscaping Requirements

1) 30% site area	189m ²
Required	276m ²
Provided	YES
Complies	YES

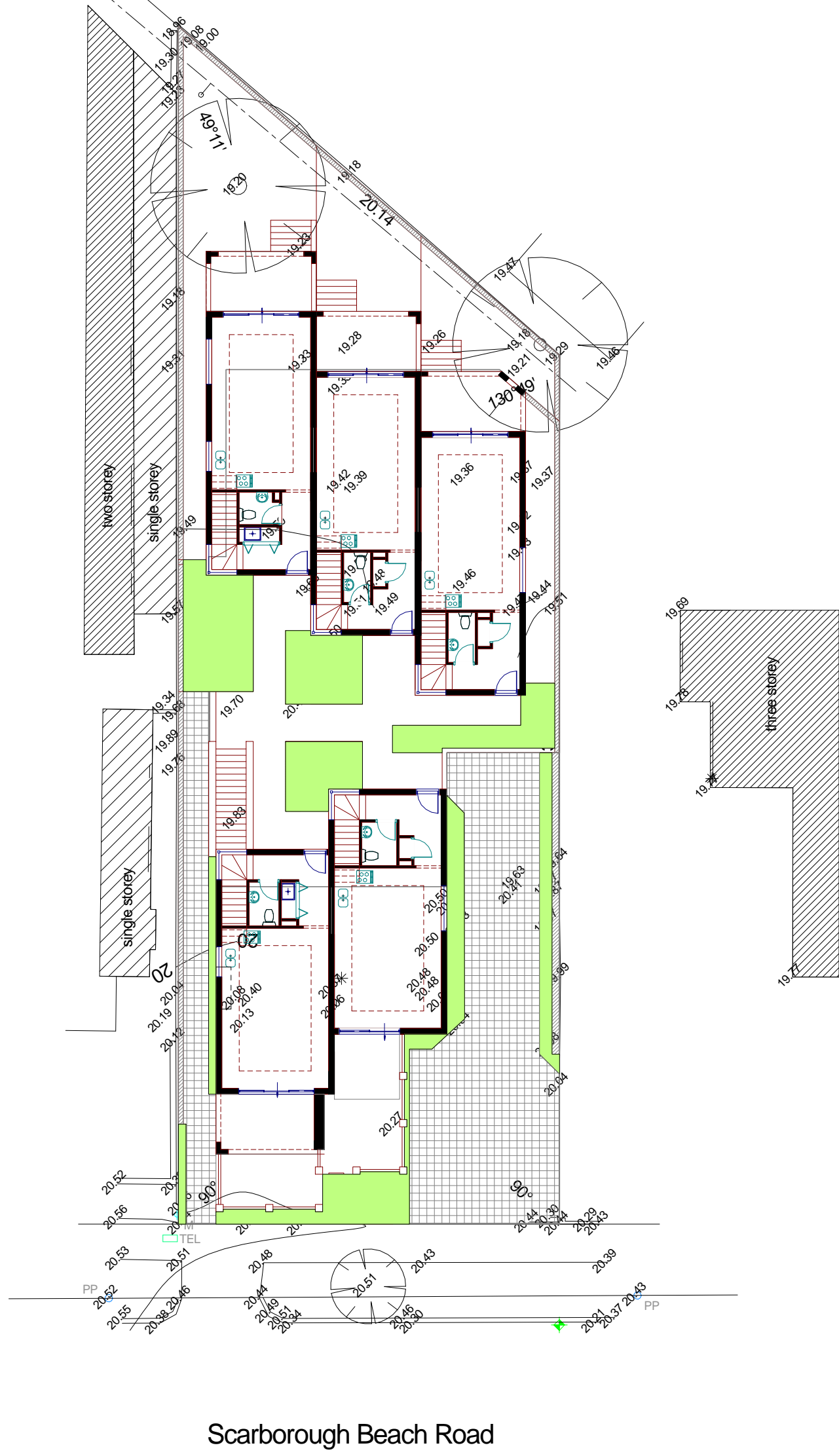
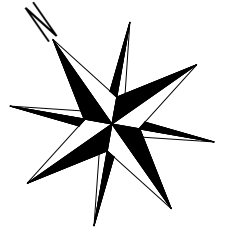


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LANDSCAPING 1
 GROUND FLOOR

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Scarborough Beach Road

Landscaping Requirements

2) 10% soft landscaping in common areas
 Required 63m²
 Provided 66m²
 Complies YES

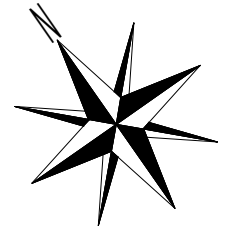


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LANDSCAPING 2
 GROUND FLOOR



Scarborough Beach Road

Landscaping Requirements

3) 5% soft landscaping in private courtyard areas	
Required	31m ²
Provided	105m ²
Complies	YES

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