89 WALCOTT ST
ONE-STOREY HOUSE

R.O.W.

REMOVE EX. SMALL FRUIT TREE

RETAIN EX. COLORBOND BOUNDARY FENCE

BOUNDARY 13.08 m

B'DRY 2.84 m

EX. 25.16

EX. 24.64

EX. 24.57

EX. 24.43

EX. 24.49

SHED

26B RAGLAN RD
TWO-STOREY HOUSE

CARPORT

DEMOLISH & INFILL EX. WELL TO STRUCTURAL ENGINEERS DETAIL

DEMOLISH EX. SHED

EX. 24.09

RETAIN EX. CONCRETE RETAINING WALL AND COLORBOND FENCE

SUBJECT SITE
24 RAGLAN RD

EX. 24.06

RETAIN EX. COLORBOND BOUNDARY FENCE

EX. 23.89

DEMOLISH EX. TILED ROOF OVER

DEMOLISH EX. WALLS, WINDOWS, AND FIT-OUT AS INDICATED

BOUNDARY 38.22 m

SHARED DRIVEWAY

R.O.W.

DEMOLISH EX. TIMBER PALING BOUNDARY FENCE

DEMOLISH EX. COLORBOND FENCE OVER LOW BRICK WALL

28 RAGLAN RD
TWO-STOREY HOUSE

26A RAGLAN RD
TWO-STOREY HOUSE

EX. 23.79

BOUNDARY 40.23 m

EXISTING HOUSE
EX. 23.95 FFL

EX. 23.65

2 RAGLAN RD
1.5-STOREY COMMUNITY HALL (FMR)

83 WALCOTT ST
THREE-STOREY MIXED-USE BUILDING

DEMOLISH EX. CYCLONE MESH GATE

DEMOLISH EX. GAS METER

DEMOLISH EX. PORCH

REMOVE EX. SMALL FRUIT TREE

RETAIN EX. LOW BRICK WALL

EX. 23.46

DEMOLISH EX. CONCRETE DRIVEWAY

2X EX. PARKING SPACES

DISCONNECT & DEMOLISH OVERHEAD POWER LINE TO 24 RAGLAN RD

DEMOLISH EX. WATER METER

DEMOLISH EX. LOW BRICK WALL & LETTER BOX

EX. 23.27

CARPORT

1500

EX. 23.31

BOUNDARY 15.09 m

EX. 23.13

EX. TELSTRA PIT

EX. 23.41

DEMOLISH EXISTING CROSS-OVER & KERB TO 24 RAGLAN ROAD

RAGLAN ROAD

LEGEND

- DEMOLISHED ELEMENT
- DEMOLISHED WALL
- RETAINED WALL
- NEIGHBOURING BUILDING / STRUCTURE
- EX. 10.00 SURFACE LEVEL - EXISTING

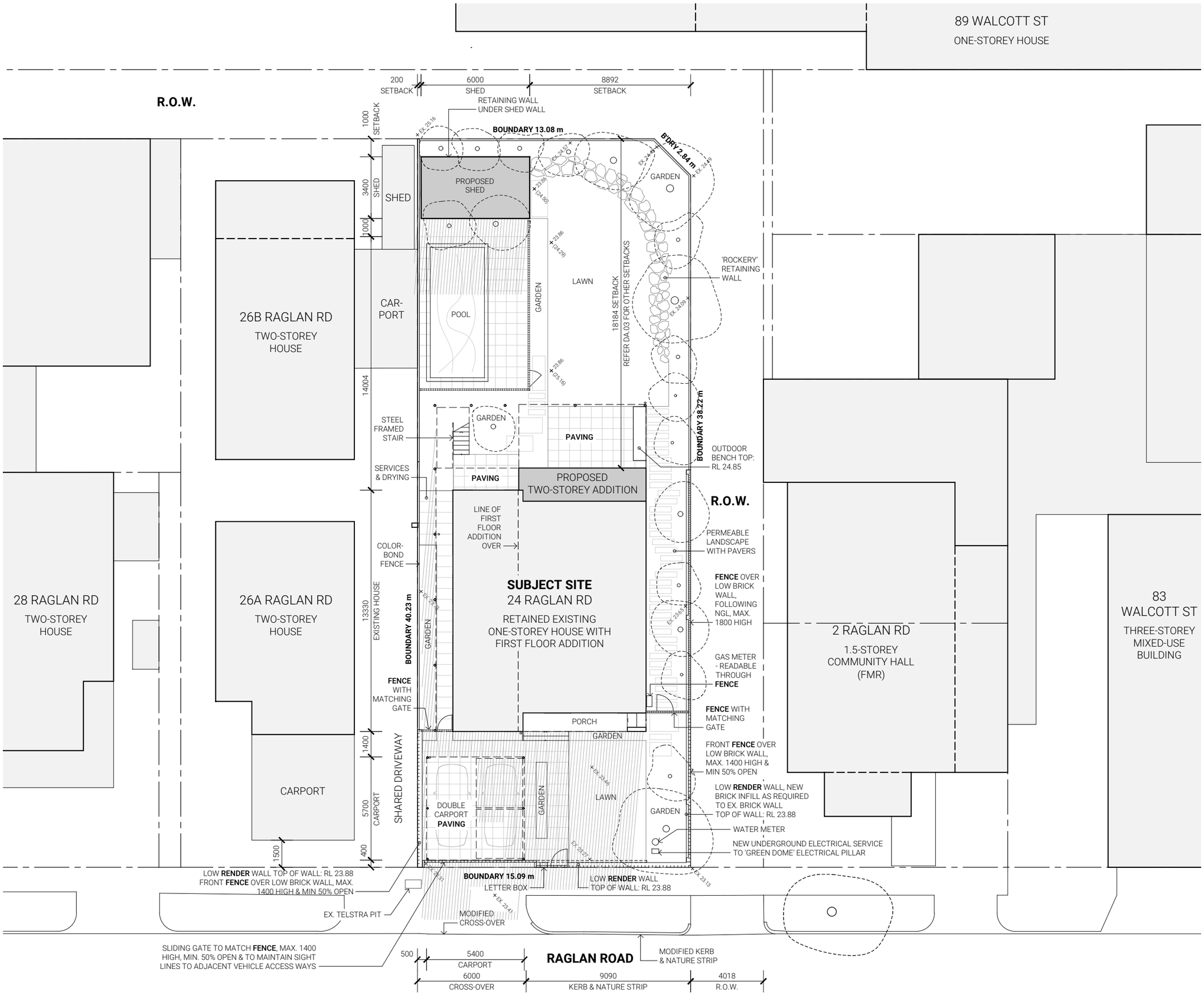
A	REVISED APPLICATION FOR DEVELOPMENT APPROVAL	02.10.2026
	APPLICATION FOR DEVELOPMENT APPROVAL	09.09.2026

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OFFICE@ST-OP.COM ST 0422 389 112 OP 0403 471 185
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RAGLAN
24 RAGLAN ROAD
MT LAWLEY, WA 6050

SITE PLAN - EXISTING & DEMOLITION
1:200 AT A3
09.09.2026

DA.01 A



AREAS

TOTAL SITE	604	m²
OPEN SPACE (MIN. 45% / 272m²)	400	m²
OUTDOOR LIVING (MIN. 20m²)	20	m²
DEEP SOIL (MIN.12% / 73m²)	170	m²
PLANTING (MIN. 3% / 19m²)	75	m²
OVERSHADOWING (MAX. 184m²) (IE. 35% OF 26A & 26B RAGLAN RD SITE AREA)	2	m²

LEGEND

- SURFACE LEVEL - PROPOSED
- SURFACE LEVEL - RETAINED EXISTING
- NATURAL GROUND LEVEL
- OVERSHADOWING AT NOON ON 21ST JUNE
- RETAINED EXISTING STRUCTURE
- PROPOSED ADDITION

NOTES

1. TREE SPECIES SELECTIONS AND LOCATIONS TO BE CONFIRMED. MATURE TREES TO ACHIEVE MIN. 30% CANOPY COVER OF SITE AREA (181m²). ALL TREES SHOWN ARE PROPOSED UNLESS NOTED AS EXISTING.

MATERIALS & FINISHES

FENCE	TIMBER BATTEN FENCE
PAVING	EXTERNAL PAVER
RENDER	'TERRACOTTA' RENDER TO FACE BRICKWORK.

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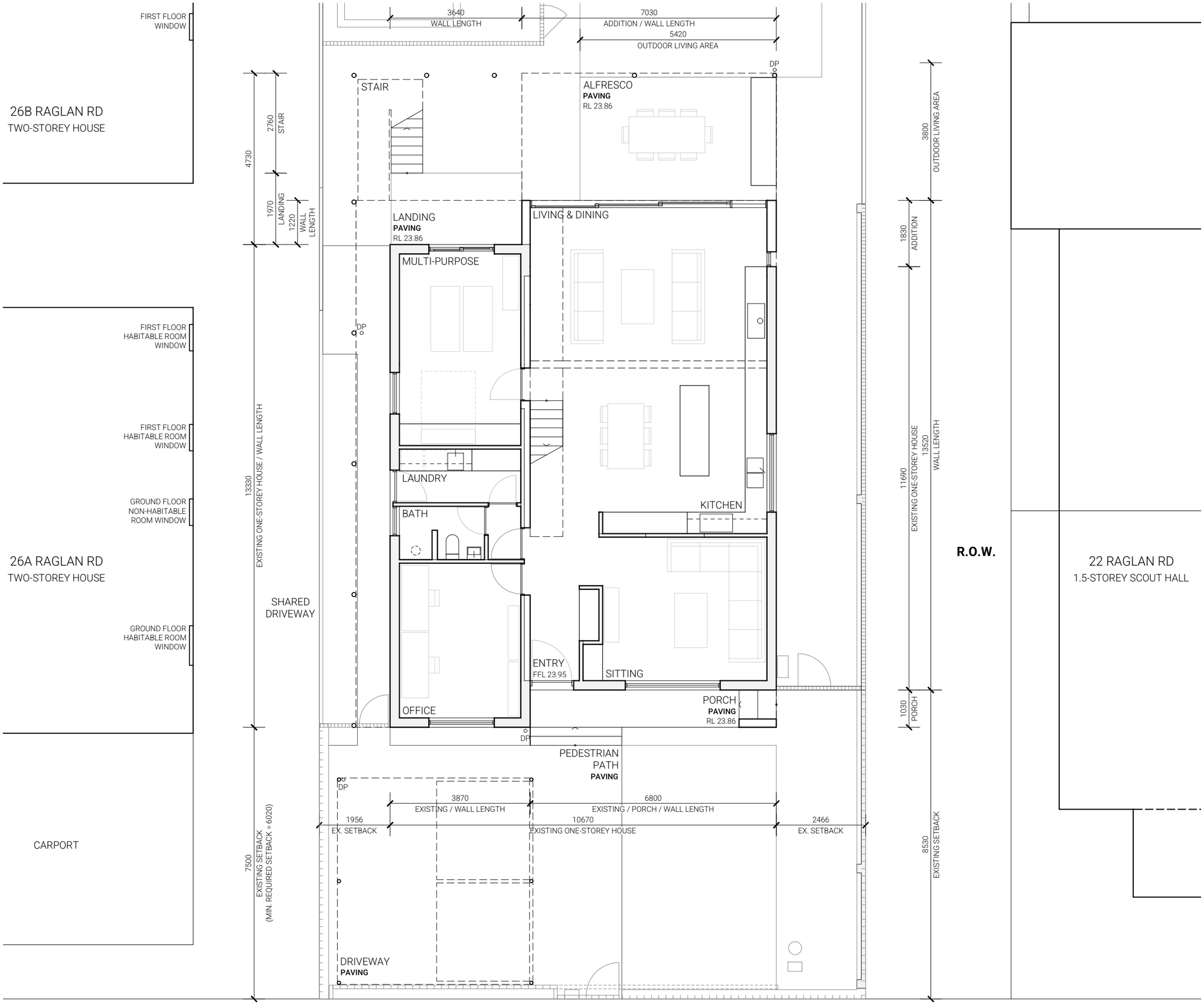
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SITE PLAN - PROPOSED
1:200 AT A3
09.09.2026

DA.02 A



LEGEND

RETAINED EXISTING WALL

NOTES

1. REFER TO SITE PLAN FOR AREAS, EXTERNAL LEVELS, SITE WORKS, AND LANDSCAPING.

MATERIALS & FINISHES

PAVING	EXTERNAL PAVER

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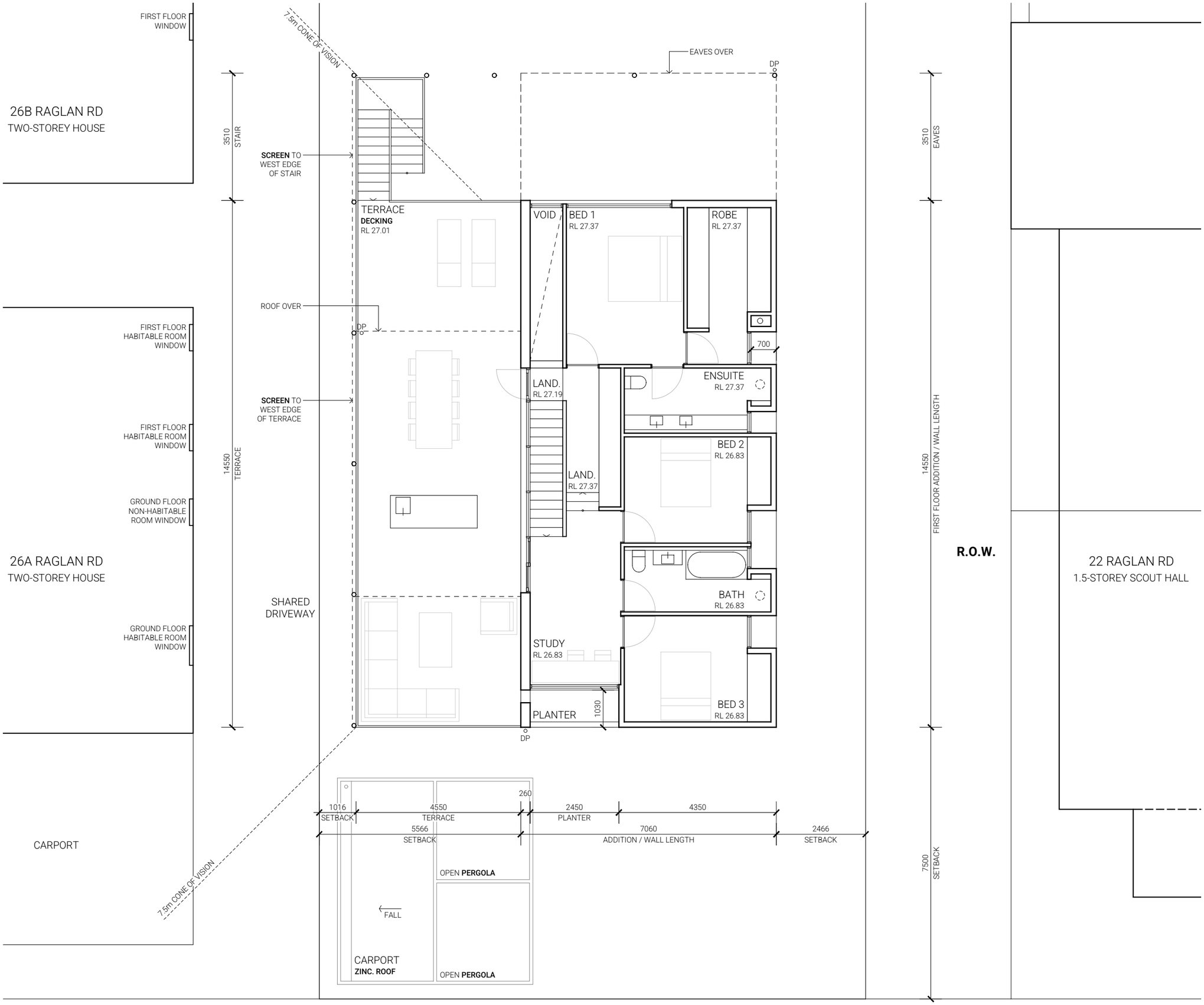
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GROUND FLOOR PLAN
1:100 AT A3
09.09.2026

DA.03 A



NOTES

1. REFER TO SITE PLAN FOR AREAS, EXTERNAL LEVELS, SITE WORKS, AND LANDSCAPING.

MATERIALS & FINISHES

DECKING	TIMBER DECKING BOARDS
PAVING	EXTERNAL PAVER
PERGOLA	OPEN STEEL PERGOLA
SCREEN	PRIVACY SCREEN MIN. 1600MM HIGH AND MAX. 25% OPEN
ZINC. ROOF	CUSTOM ORB ZINCALUME SHEETING WITH MATCHING ROOF PLUMBING

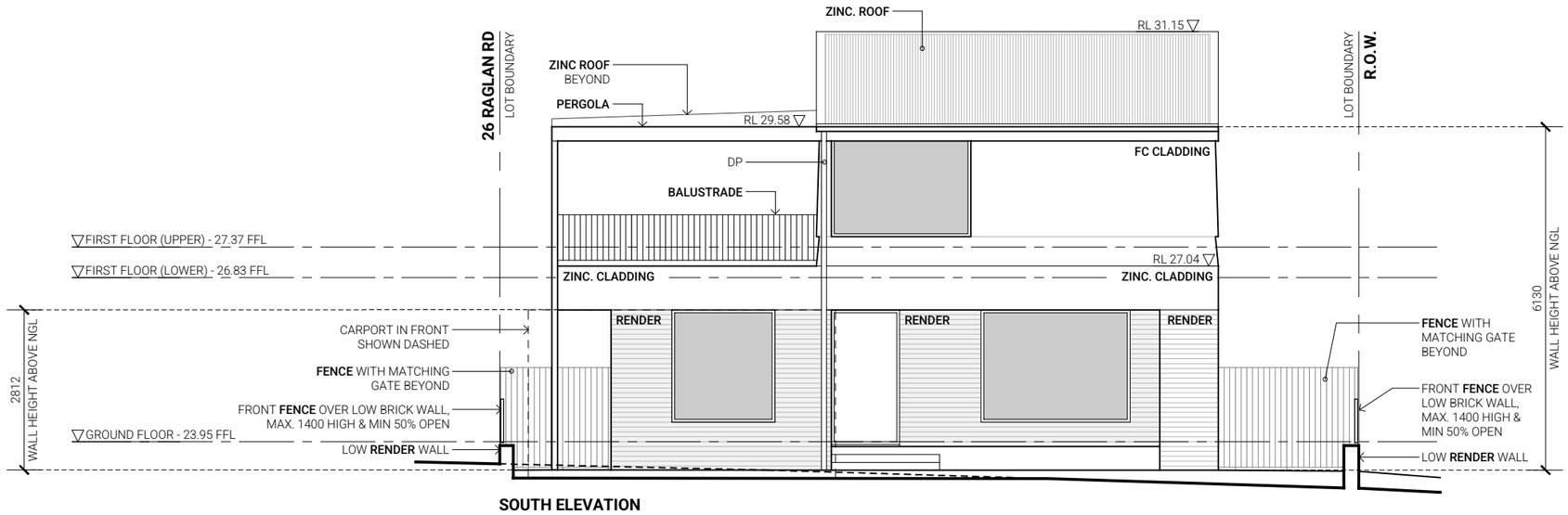
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RAGLAN
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MT LAWLEY, WA 6050

FIRST FLOOR PLAN
1:100 AT A3
09.09.2026

DA.04 A



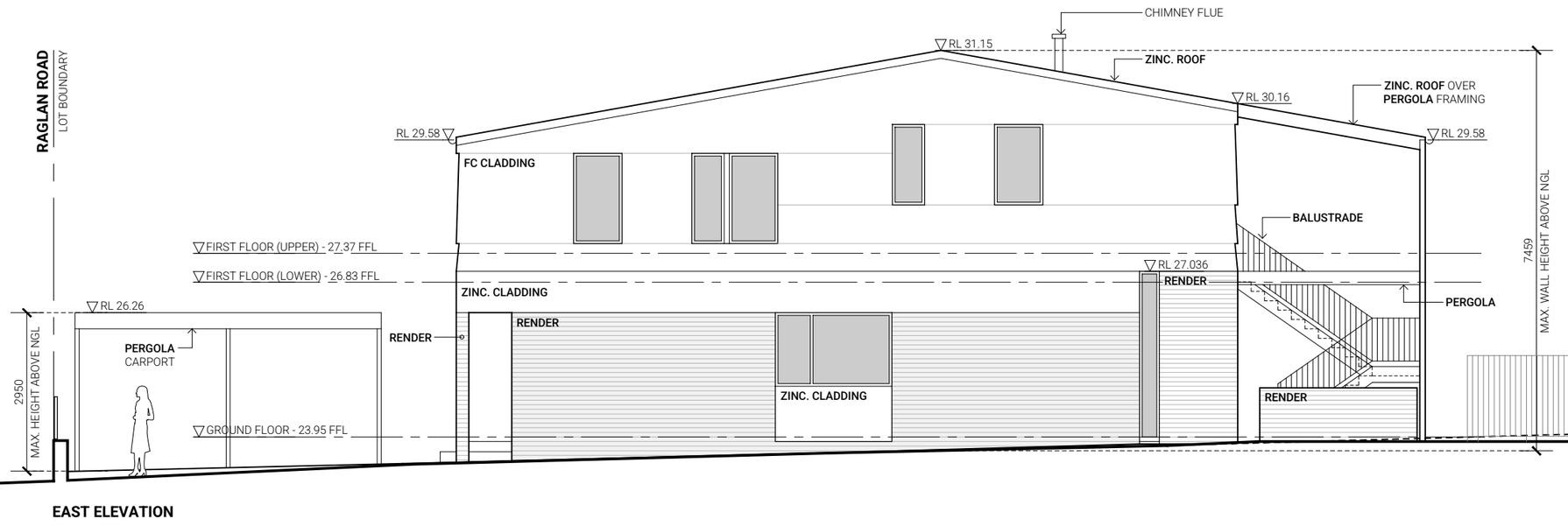
SOUTH ELEVATION

LEGEND

- RETAINED EXISTING STRUCTURE
- ALUMINIUM FRAMED GLAZING
- NATURAL GROUND LINE

MATERIALS & FINISHES

FENCE	TIMBER BATTEN FENCE
FC CLADDING	WHITE PAINTED FIBERCEMENT CLADDING
BALUSTRADE	STEEL (OR ALUMINIUM) OPEN BALUSTRADE
PERGOLA	OPEN STEEL PERGOLA
RENDER	'TERRACOTTA' RENDER TO FACE BRICKWORK
SCREEN	PRIVACY SCREEN MIN. 1600MM HIGH AND MAX. 25% OPEN
MAX. CLADDING	FLAT ZINCALUME SHEETING
ZINC. ROOF	CUSTOM ORB ZINCALUME SHEETING WITH MATCHING ROOF PLUMBING



EAST ELEVATION

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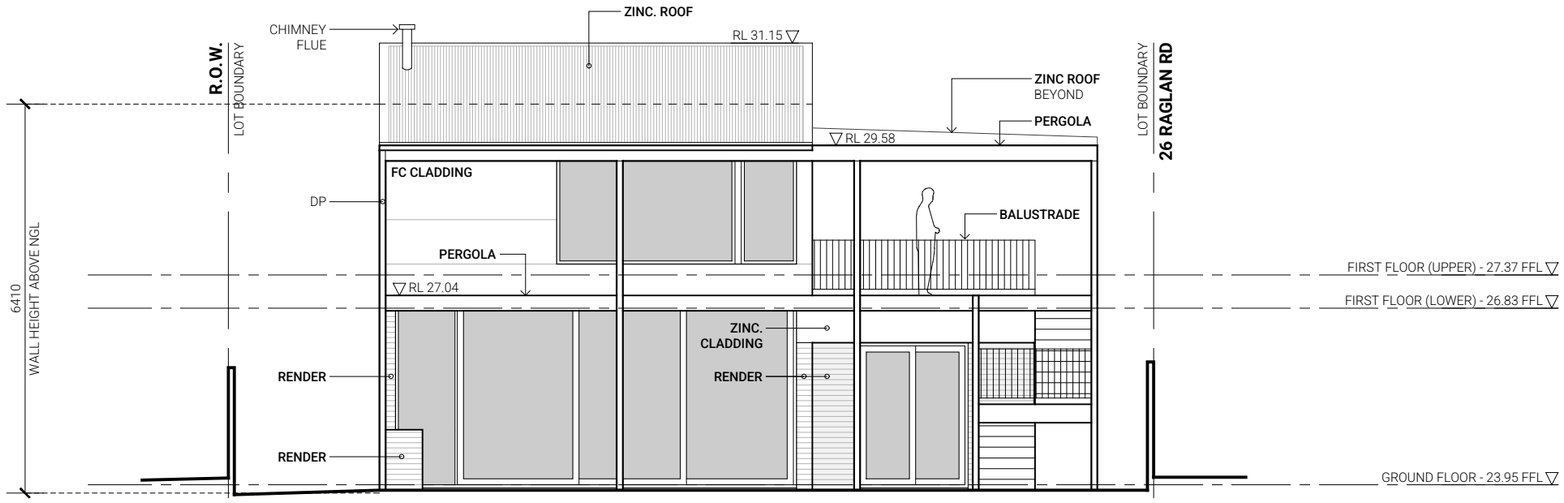
RAGLAN

24 RAGLAN ROAD
MT LAWLEY, WA 6050

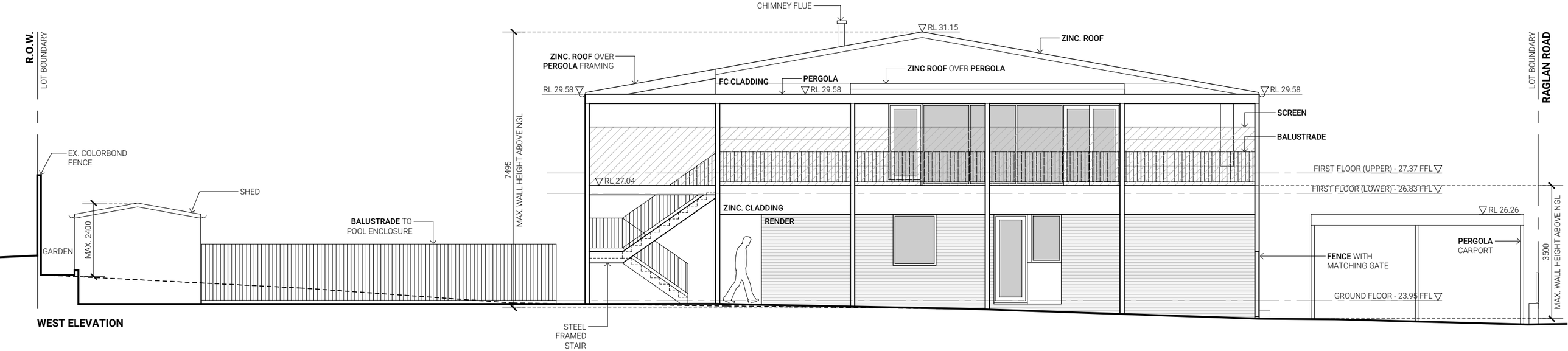
ELEVATIONS - SOUTH & EAST

1:100 AT A3
09.09.2026

DA.05 A



NORTH ELEVATION



WEST ELEVATION

LEGEND

- RETAINED EXISTING STRUCTURE
- ALUMINIUM FRAMED GLAZING
- NATURAL GROUND LINE

MATERIALS & FINISHES

FENCE	TIMBER BATTEN FENCE
FC CLADDING	WHITE PAINTED FIBERCEMENT CLADDING
BALUSTRADE	STEEL (OR ALUMINIUM) OPEN BALUSTRADE
PERGOLA	OPEN STEEL PERGOLA
RENDER	'TERRACOTTA' RENDER TO FACE BRICKWORK
SCREEN	PRIVACY SCREEN MIN. 1600MM HIGH AND MAX. 25% OPEN
MAX. CLADDING	FLAT ZINCALUME SHEETING
ZINC. ROOF	CUSTOM ORB ZINCALUME SHEETING WITH MATCHING ROOF PLUMBING

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ELEVATIONS - NORTH & WEST
1:100 AT A3
09.09.2026

DA.06 A