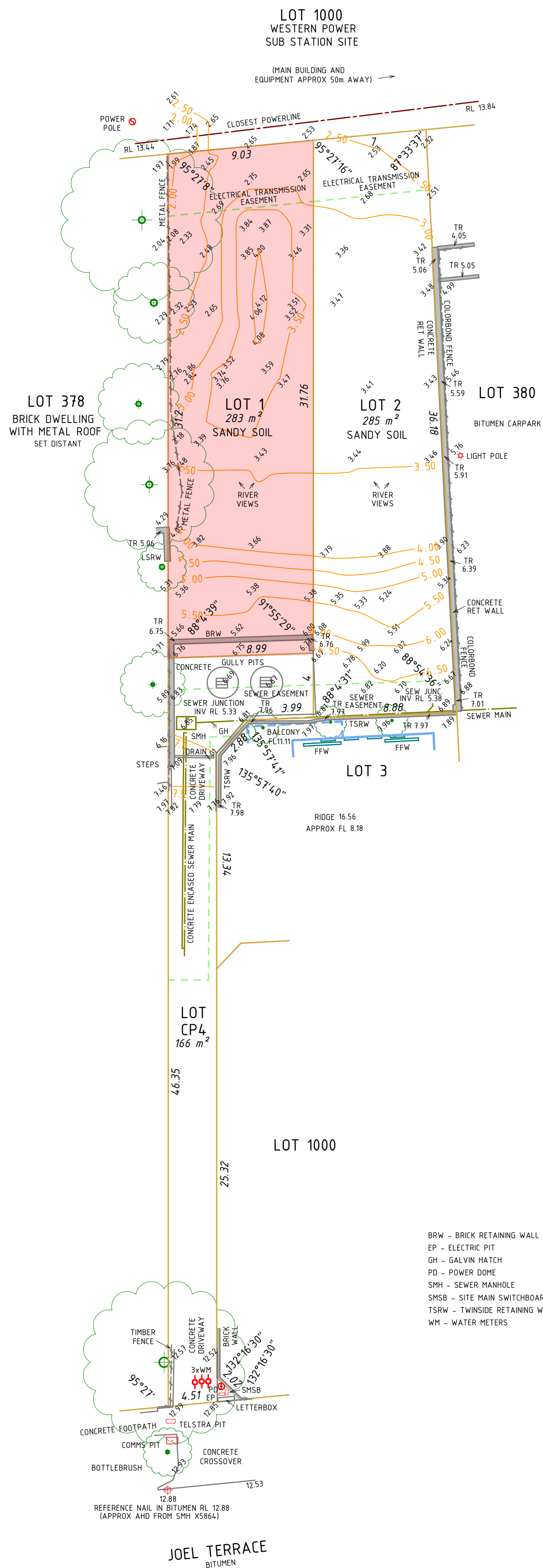


[illegible]

DIAL 1100 BEFORE YOU DIG
POWER - UNDERGROUND
WATER - YES
SEWERAGE - YES
GAS - YES
TELSTRA - YES
HYDRANTS - REFER TO WATER CORP E-PLAN
DRAINAGE - GOOD
ROAD - BITUMEN
KERB - NA
FOOTPATH - LOCATED
VIEWS - RIVER VIEWS
OVERHANGING TREES - LOCATED
SIGNIFICANT ENCROACHMENTS - FENCES
BUSH FIRE PRONE AREA - NO

CONTOUR & FEATURE SURVEY OF LOTS 1-2 #34-36 JOEL TERRACE, EAST PERTH

**SURVEYING
SOLUTIONS WA**

LICENSED LAND SURVEYORS
 ☎ 9300 8137
www.surveyingsolutionswa.com.au

CHECK TIME 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
MAY OCCUR AFTER THE DATE OF SURVEY. NO FEATURES OR BUILDINGS
CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY
PLANS AND ARE SUBJECT TO FIELD SURVEY UNLESS SHOWN OTHERWISE.

STRATA PLAN	: 45840
C/T	: 2580-294, 2580-295
AUTHORITY	: CITY OF VINCENT
TOTAL LOT AREA	: 568m ²
SCALE	: 1 : 200 @ A2
SURVEY DATE	: 06-11-2024
JOB	: 20598

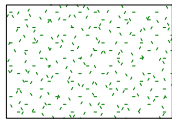
0	5	10
DRAFTED BY : BH DATE : 11-11-2024 CHECKED BY : DKM		

CITY OF VINCENT
RECEIVED
20 Feb 2025

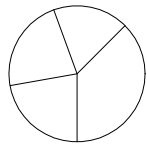
SHIRE	
CITY OF PERTH	
SITE PLOT RATIO	
SITE LOT 1	283m ²
ZONING	R80
BUILT AREA	134m ²
OPEN SPACE REQUIREMENTS	Min 40% of site
SITE COVERAGE	48%

BUILDING AREA	
GROUND FLOOR	
PROPOSED LOT AREA	283m ²
BUILDING AREA	134m ²
ALFRESCO AREA	25.2m ²
TOTAL FLOOR AREA	159.2m ²
UPPER FLOOR	
BUILDING AREA	137m ²
GARAGE+STORE AREA	37.5m ²
PORCH AREA	6m ²
BALCONY AREA	11m ²
TOTAL FLOOR AREA	191.5m ²

OVERSHADOWING AREA IS 140.2M2
LESS THAN THE ALLOWED 50% OF
ADJOINING LOT AREA



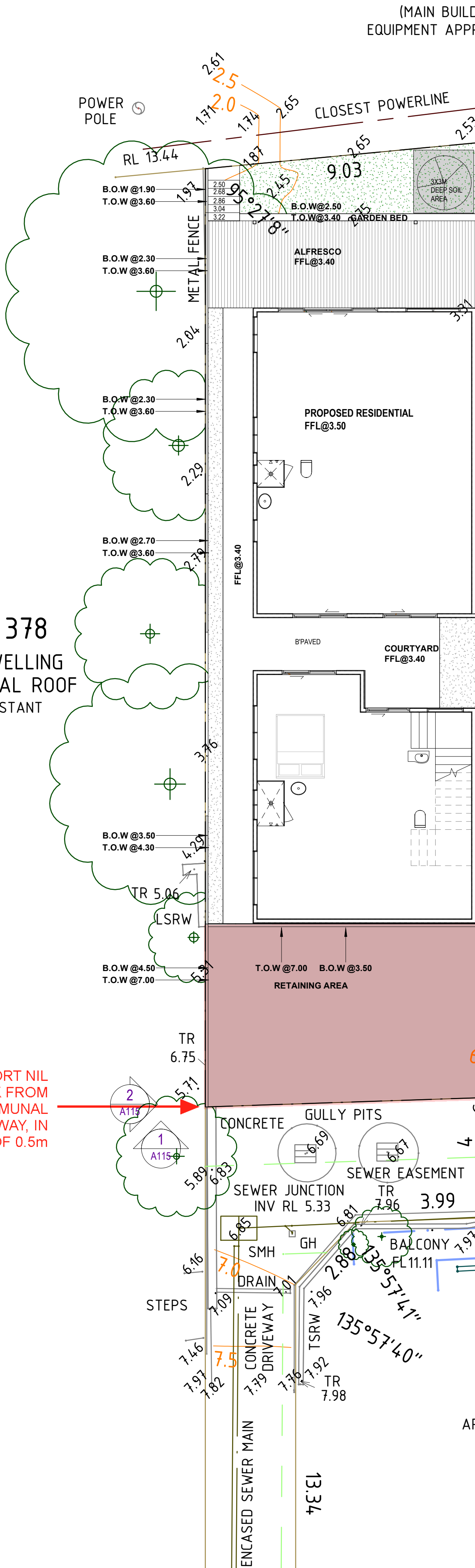
NATURAL GRASS



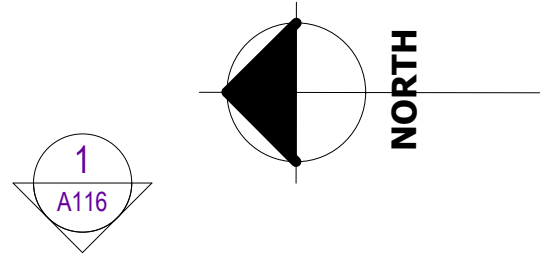
BOTANIC NAME: MAGNOLIA GRANDIFLORA
COMMON NAME: MAGNOLIA 'LITTLE GEM'

LOT 378
BRICK DWELLING
WITH METAL ROOF
SET DISTANT

CARPORT NIL
SETBACK FROM
COMMUNAL
DRIVEWAY, IN
LIEU OF 0.5m



(MAIN BUILD
EQUIPMENT APPF

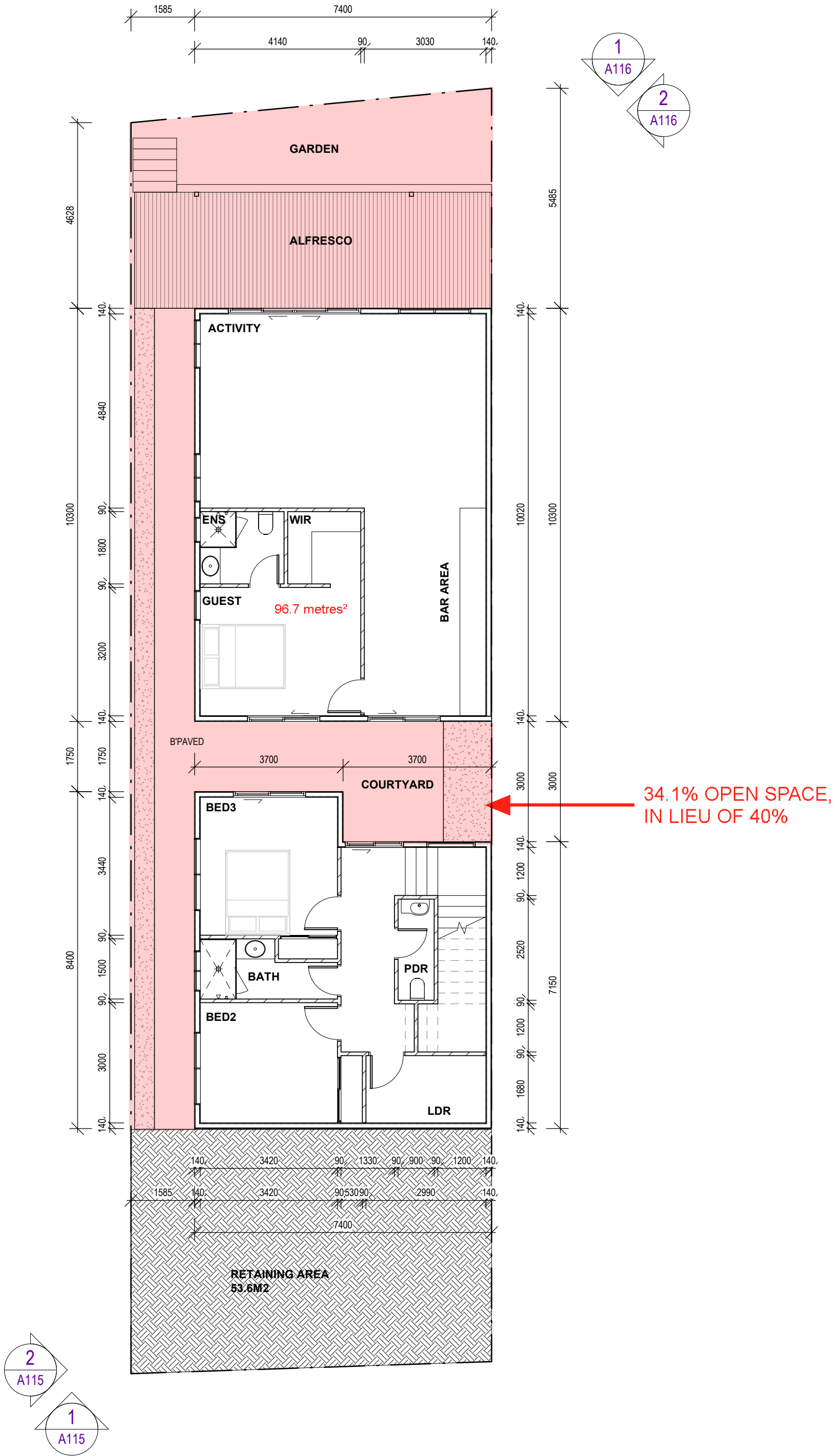


CITY OF VINCENT
RECEIVED
20 Feb 2025

E-MAIL: nicolew3701@gmail.com	Client: ACSG	Drawing Title: Landscape/Site Plan Project Details: 34/6 Joel Terrace East Perth	Designed: N.W		Job No 2501				
			Drawn: N.W						
			Scale: 1 : 100		Dwg No.				Rev.
			Checked:		A112				
			Plot Info: 16/02/2025		Paper:				A2
			REV	Description		Date			

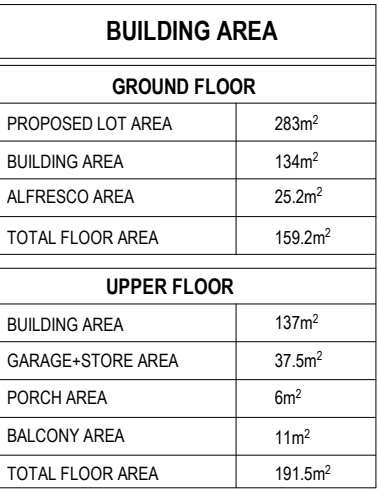
BUILDING AREA	
GROUND FLOOR	
PROPOSED LOT AREA	283m ²
BUILDING AREA	134m ²
ALFRESCO AREA	25.2m ²
TOTAL FLOOR AREA	159.2m ²
UPPER FLOOR	
BUILDING AREA	137m ²
GARAGE+STORE AREA	37.5m ²
PORCH AREA	6m ²
BALCONY AREA	11m ²
TOTAL FLOOR AREA	191.5m ²

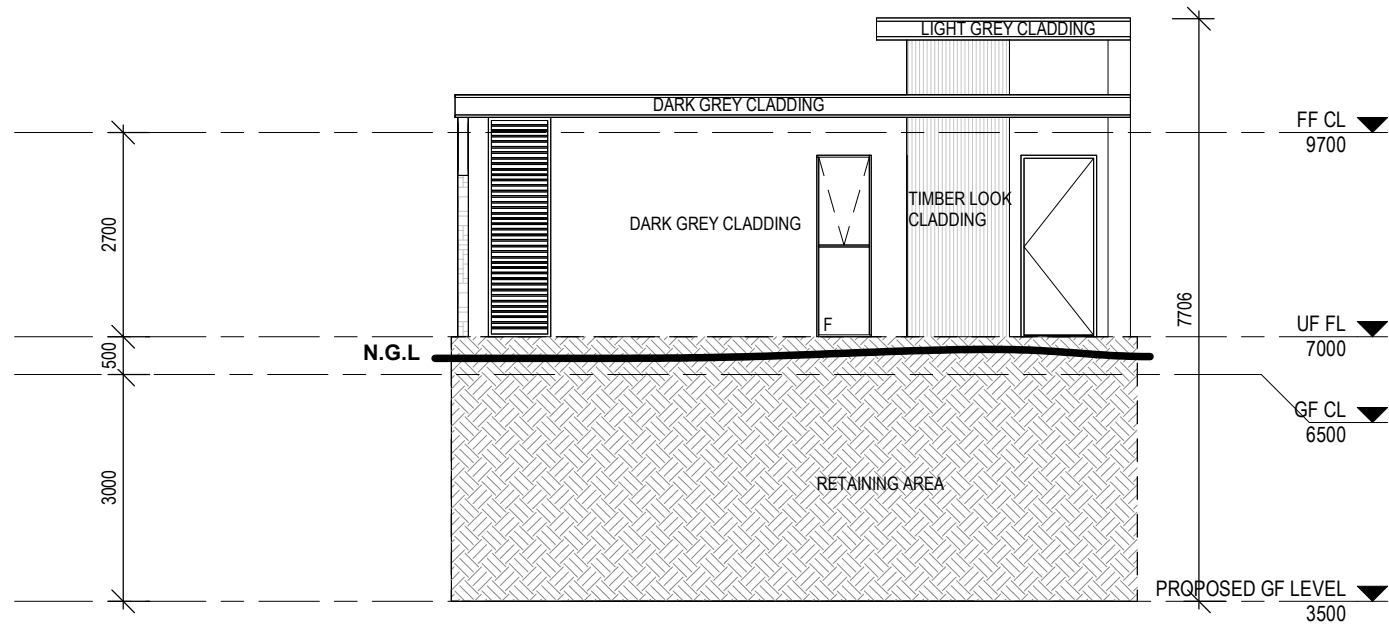
CL@3000 THROUGH OUT ALL UNLESS OTHERWISE NOTED
PLUMBER NOTE
DOWNPIPE@FLOOR WASTE LOCATIONS ARE INDICATIVE ONLY & AY CHANGE AT THE DISCRETION OF THE PLUMBER/CONTRACTOR WHO CARRIES OUT SCOPE OF WORKS. FRIDGE TAP NOMINATED IF REQUIRED
FIXING CARPENTER NOTE
ALL ROBES TO HAVE 1X SHELF & HANGING RAIL =450W AS STD. UNLESS NOTED OTHERWISE
FLOOR COVERINGS: REFER TO BUILDERS &OWNER'S SUPPLIED INFO.



CITY OF VINCENT
RECEIVED
20 Feb 2025

E-MAIL: nicolew3701@gmail.com	Client: ACSG	Drawing Title: 36 GF PLAN OP2 Project Details: 34/6 Joel Terrace East Perth	Designed: N.W	Job No			
			Drawn: N.W	2501			
			Scale: 1 : 100	Dwg No. Rev.			
			Checked:	A113			
			Plot Info: 16/02/2025	Paper: A2	REV	Description	Date





36 WEST ELEVATION
SCALE: 1 : 100

UF BALCONY - WIR



36 NORTH ELEVATION
SCALE: 1 : 100

RETAINING ON NORTHERN
BOUNDARY

Status:

Drawing Title:

36 ELEVATIONS 1

Client / Project:

34/6 Joel Terrace East Perth

Designed: N.W

Drawn: N.W

Checked:

Scale: 1 : 100

Plot Info: 10/03/2025 10:05:34 PM

Job No

2501

Dwg No.

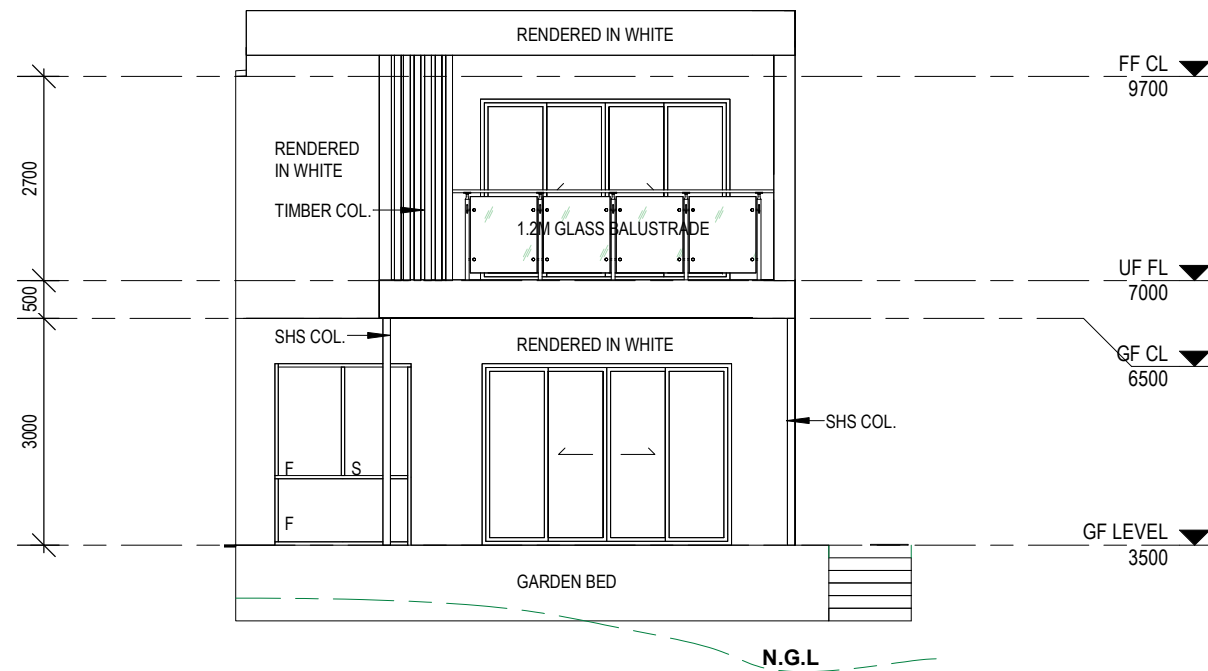
A115

Rev.

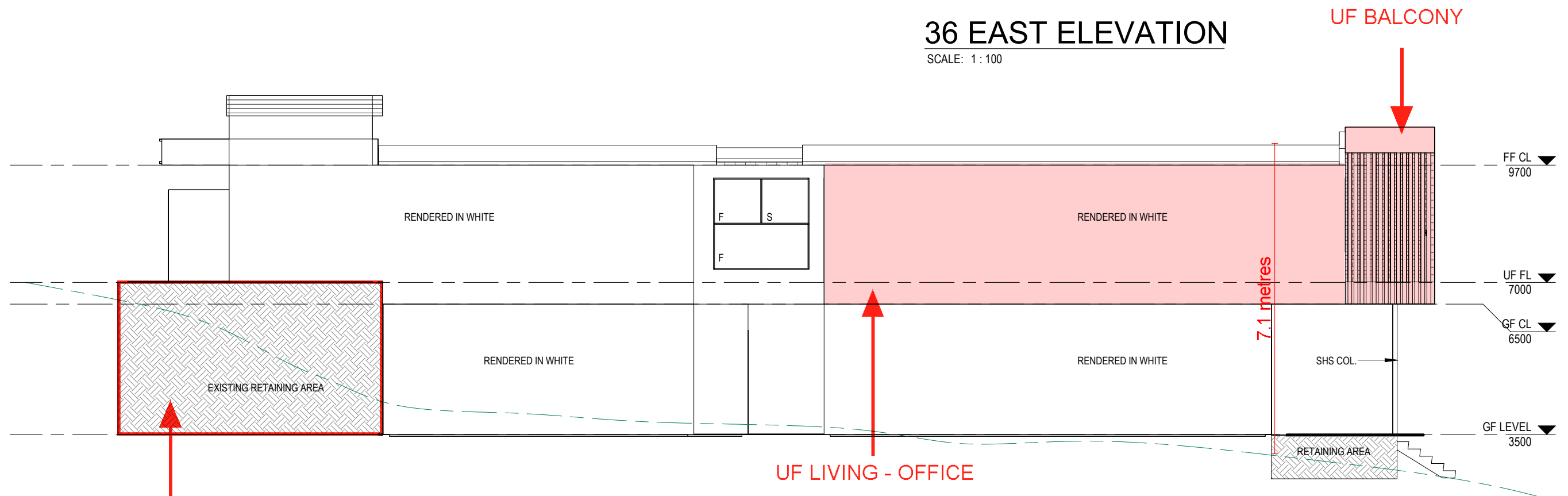
Paper: A3

Rev Description Date

E-MAIL: nicolew3701@gmail.com



36 EAST ELEVATION
SCALE: 1 : 100



36 SOUTH ELEVATION
SCALE: 1 : 100

E:MAIL: nicolew3701@gmail.com	Status:	Drawing Title:	Designed: N.W		Job No					
			Drawn: N.W		2501					
		Client / Project:	Checked:		Dwg No.	Rev.				
			Scale: 1 : 100							
			Plot Info: 16/02/2025		Paper: A3	Rev			Description	Date
			34/6 Joel Terrace East Perth							