CITY OF VINCENT
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DEVELOPMENT APPLICATION DRAWINGS

PROJECT	ADDRESS
PROPOSED FRZOP ADDITION & RENOVATION	AT: LOT 1659, #19 KALGOORLIE STREET, MOUNT HAWTHORN

NOTES:

THIS SURVEY MAY ONLY BE USED FOR CONTOUR AND FEATURE PLAN PURPOSES. THE LOT BOUNDARIES SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND ARE BASED UPON LANDGATE PLAN DIMENSIONS ONLY.

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH AND AS SUCH MAY NOT SHOW EASEMENTS OR OTHER INTERESTS. THE TITLE SHOULD BE CHECKED TO VERIFY ALL LOT DETAILS AND FOR ANY EASEMENTS OR OTHER INTERESTS WHICH MAY AFFECT BUILDING ON THE PROPERTY.

THIS SURVEY DOES NOT INCLUDE VERIFICATION OF CADASTRAL BOUNDARIES. THE BOUNDARY HAS BEEN POSITIONED BASED UPON THE ORIENTATION TO EXISTING PEGS, WALLS AND FENCES ONLY WHICH MAY NOT BE ON THE CORRECT BOUNDARY ALIGNMENT. ANY DESIGNS BASED OR DEPENDANT ON THE TRUE LOCATION OF EXISTING FEATURES SHOULD HAVE THOSE FEATURES LOCATION VERIFIED IN RELATION TO THE TRUE BOUNDARY.

THIS SURVEY SHOWS ONLY THE RELEVANT VISIBLE FEATURES THAT ARE LOCATED IN THE FIELD AND WILL NOT SHOW LOCATIONS OF UNDERGROUND PIPES OR CONDUITS FOR INTERNAL AND MAINS SERVICES. VERIFICATION OF THE LOCATION OF ALL INTERNAL AND MAINS SERVICES SHOULD BE CONFIRMED PRIOR TO FINALISATION OF ANY DESIGN WORK AND/OR DEMOLITION, EXCAVATION OR CONSTRUCTION.

SEWER DATA SHOWN ON THIS PLAN IS DERIVED FROM SUPPLIED WATER CORPORATION INFORMATION SHEETS AND IS COMPILED AS A BEST-FIT MODEL. ST SPATIAL CANNOT GUARANTEE THE ACCURACY OF THIS DATA.

ST SPATIAL ACCEPT NO RESPONSIBILITY FOR ANY FEATURES NOT LOCATED NOR ANY PHYSICAL ON SITE CHANGES THAT HAVE OCCURRED AFTER THE DATE OF THIS SURVEY.

VERTICAL DATUM IS APPROXIMATE A.H.D ONLY AND HEIGHTS HAVE BEEN ADOPTED FROM SEWER MANHOLE LID 4093 RL: 24.52

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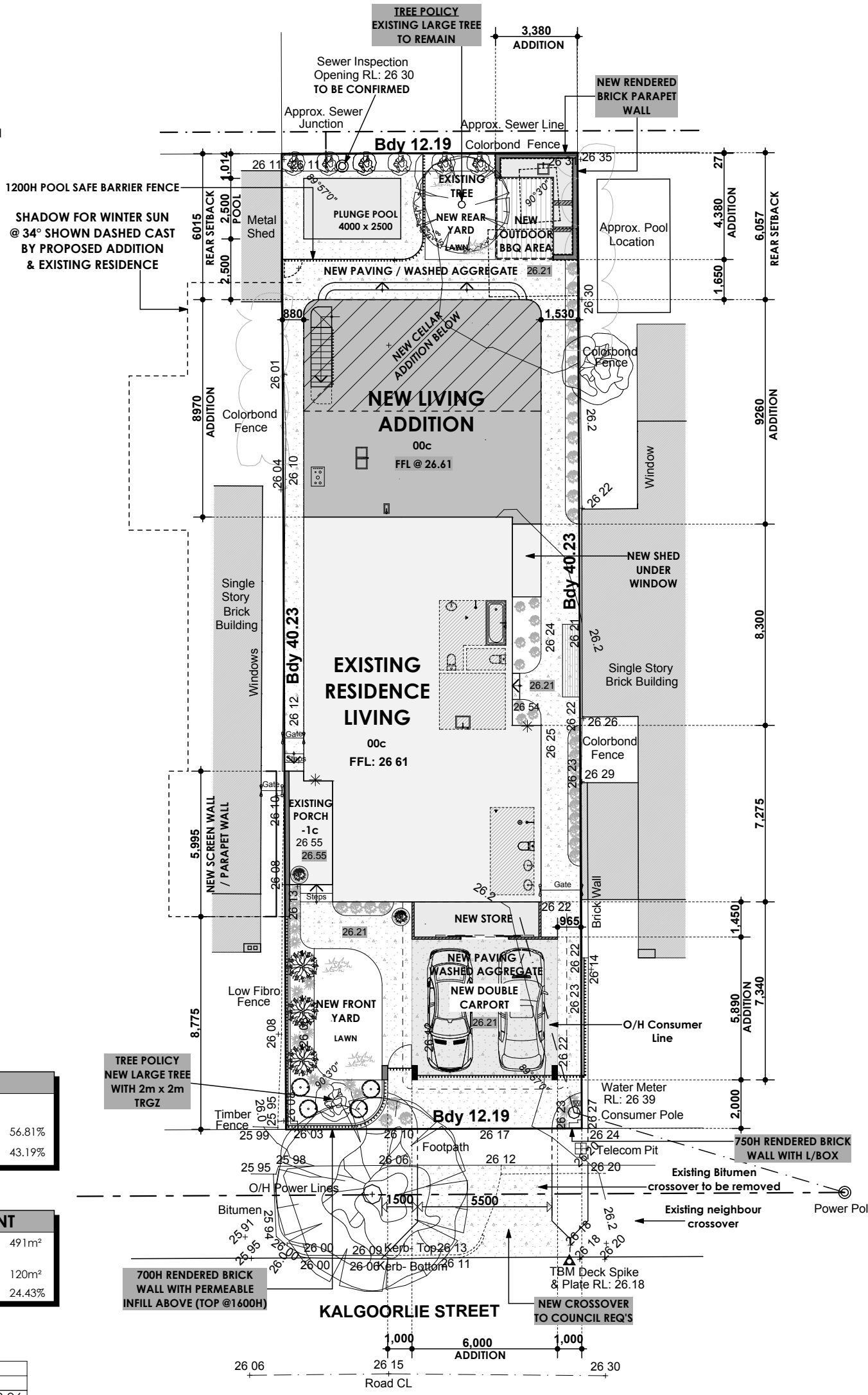

PROPOSED SITE PLAN
SCALE 1:200

SITE AREAS		
TOTAL LOT AREA	491m²	
BUILDING AREA *(SITE COVER)*	278.96m²	56.81%
OPEN SPACE	212.04m²	43.19%

SHADOW AREAS - COMPLIANT	
NEIGHBOURS LOT AREA *(APPROX.)*	491m²
SHADOW CAST *(BY PROPOSED ADDITION & EXISTING RESIDENCE)*	120m²
TOTAL SHADED AREA *(OF NEIGHBOURING BLOCK)*	24.43%

AREAS	
Room Name	
Carport & Store Addition	43.06
Existing Porch	8.77
Existing Residence	139.09
Residence Cellar Addition	44.83
Residence Living Addition	87.89
	323.64 m²

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FEATURE SURVEY

4 2 0 2 4 6 8
SCALE 1:200 METRES

19 KALGOORLIE STREET
MOUNT HAWTHORN WA 6016
LOT 1659 ON PLAN 77

HORIZONTAL DATUM: ARBITRARY
VERTICAL DATUM: AHD

No.	DATE	REVISION	DRAWN	SURVEYOR	CHECKED	CLIENT	DRAWING NUMBER	REV	SIZE
0	18/08/2025	APPROVED AND ISSUED TO CLIENT	TG	SK	PP	Josh Frzop	25252-01	0	A3

DISCLAIMER NOTE

PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS & ELEVATIONS ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY

WALL LEGEND

- EXISTING BRICK WALLS
- NEW BRICK WALLS
- NEW STUD FRAMED WALLS
- AREA OF NEW ADDITIONS

NEW WET AREA NOTE

PROPOSED LAYOUT OF NEW WET AREAS ARE SHOWN SCHEMATIC ONLY. CLIENT TO CONFIRM PRIOR TO CONSTRUCTION

DEMOLITION NOTE

ALL WALLS, DOORS, WINDOWS, & ROOF LINES SHOWN DASHED ARE TO BE REMOVED. BUILDER TO CHECK ON SITE PRIOR TO DEMOLITION

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PROPOSED FLOOR PLAN

SCALE 1:100

Bdy 12.19
Sewer Inspection Opening RL: 26 30 TO BE CONFIRMED
PLUNGE POOL 4000 x 2500
EXISTING TREE (TO REMAIN)
NEW YEAR YARD
LAWN AREA (11m²)
3,380 ADDITION
3,000
NEW OUTDOOR BBQ AREA VERGOLA ABOVE
EXIST. R/HOOD SHROUD
NEW RENDERED BRICK PARAPET WALL
Existing Pool Approx. Pool Location
5315 REAR SETBACK
6015
Existing Metal Shed
1200H POOL SAFE BARRIER FENCE
NEW PAVING / WASHED AGGREGATE
26.21
4,380 ADDITION
5,357
6,057 REAR SETBACK
1,650
700
NEW STEP
2657x880
2657x5540 SD
NEW LV
NEW S/DOORS
FFL @ 26.61
NEW GLAZED DOORS
820
1530
880
Existing screen trees
3,600
Existing Outdoor living
CEILING @ 2657 AFL
NEW SITTING
9320 x 3370
CONCEALED ROOF ABOVE
CEILING @ 2657 AFL
NEW DINING
CONCEALED ROOF ABOVE
DOWN TO CELLAR 850 WIDE
FEATURE STONE WALL
NEW CELLAR BELOW (SHOWN HATCHED)
1000H VERTICAL BLADE BALUSTRADE
NEW H/LITE WINDOW ABOVE
514x2410 NEW H/L WINDOW
9670 ADDITION
8970 RAISED ROOF ADDITION
3600
PTY
2800 x 1100 I/BENCH
CONCEALED ROOF ABOVE
RAISED CEILING @ 3600 AFL
A/C BULKHEAD ABOVE
NEW LIVING
5190 x 5140
FFL @ 26.61
2657x730
9260 ADDITION
5660
WO
O/HEAD CUPB'DS
EXIST. R/HOOD SHROUD
NEW KITCHEN
LAYOUT T.B.C
4130 x 5140
COFFEE STATION WITH SMALL SINK
APPL.
FRI
DW
1457x1210
NEW WINDOW
NEW OPENING
EXISTING BED 3
3940 x 4260
NEW HOME OFFICE
2760 x 3020
T/F
NEW STORE / LIN. (2.7L)
NEW S/L
NEW ROBE (2.4L)
NEW ROBE (2.4L)
EXIST. BATH (RENO.)
LAYOUT T.B.C
SHR
BATH
EXIST. W.C (RENO.)
WC
HERB GARDEN
EXISTING BED 2
3940 x 4280
EXIST. L'DRY (RENO.)
LAYOUT T.B.C
NEW FLOOR T.B.C
REPLACE EXIST. H/LITE WINDOW
EXIST. GATE
EXISTING ENTRY
C.L. @ 2720 A.F.L
FFL @ 26.61
NEW S/DOOR
NEW BED 4 (PLAY ROOM)
3900 x 3010
EXIST. S/DOOR
REPLACE EXISTING DOOR
NEW CONCEALED PORTION OF ROOF ABOVE EXISTING PORCH
EXISTING PORCH -1c Concrete
NEW BED 1
3980 x 4860
REMOVE & REPLACE EXISTING CONCRETE SLAB IN POOR CONDITION
REPLACE EXIST. CORNER WINDOW
NEW W.I.R
2010 x 3600
NEW ENSUITE
1800 x 3600
DOUBLE SHR ROSE
NEW DRY.
EXISTING PARAPET WALL
8,300 EXISTING
15,575
EXISTING RESIDENCE Single Story Brick Building
Bdy 40.23
10,480 EXISTING
EXISTING V'DAH
EXISTING PARAPET WALL
Bdy 40.23
EXISTING RESIDENCE Single Story Brick Building
EXISTING VERANDAH
NEW SHED UNDER WINDOW 3.50m²
NEW NON-SLIP TILES
NEW SLOPED CEILING
NEW CAV. S/DOOR
NEW H/LITE WINDOW 514x2310
NEW BUNKER WINDOW 686x2640
NEW H/L WINDOW
NEW WINDOW (OBSCURE)
NEW DHO
NEW
820
EXISTING GATE
Existing Steps UP
2143x1944 L
2143x2344 L
NEW PAVING / WASHED AGGREGATE (APPROX. -400mm)
26.21
NEW STORE 8.20m²)
5140 x 1450
26.21
BIN STORE
2x1000 S/DOORS
Existing 2400h Brick Wall
1,540
EXISTING VERANDAH
NEW CARPORT & STORE ADDITION
7,340
EXISTING OVERHEAD WIRE TO BE REMOVED & REPLACED WITH BELOW GROUND FEED
Existing 1020h Brick Wall
5,800
NEW DOUBLE CARPORT
6000 x 5800
26.21
NEW PAVING / WASHED AGGREGATE
5,540
380 230 230 380
NEW FEATURE SCREEN WALL HIT & MISS BRICK OR BREEZE BLOCKS (T.B.C)
991
NEW PERMEABLE PANEL LIFT INFILL
5,218
NEW FRONT YARD
LAWN AREA (15m²)
NEW PERMEABLE GATE
NEW TREE
700H RENDERED BRICK WALL WITH PERMEABLE INFILL ABOVE (TOP @1600H)
750H RENDERED BRICK WALL WITH L/BOX
Water Meter
Consumer Pole
2,000 FRONT SETBACK
8,775 FRONT SETBACK
5,995 ADDITION
NEW SCREEN WALL / PARAPET WALL
4,681
EXISTING PORCH
3,276
NEW CONCEALED ROOF
1,403
NORTH

FINISHES SCHEDULE

EXTERNAL BRICK WALLS
RENDERED BRICK FINISH
MAIN COLOUR SURFMIST

FEATURE STONE WALLS
CREAM LIMESTONE RANDOM CLADDING

EXTERNAL STORE CLADDING
VERTICAL JAMES HARDIES
COLOUR - SURFMIST

PITCHED ROOF COVER
EXISTING TILED ROOF
COLOUR - CHARCOAL

CONCEALED ROOF COVER
COLORBOND ROOF SHEETING

WINDOW FRAMES
ALUMINIUM WINDOW FRAME
COLOUR - BLACK

RAISED FASCIA
MASTERWALL PRODUCT RENDERED
COLOUR - SURFMIST

DOWN PIPES
COLOUR - TO MATCH WALL COLOUR

EXTERNAL PAVING
WASHED AGGREGATE

POOL SAFE BARRIER FENCE
VERTICAL BLADE PERMEABLE INFILL FENCING COLOUR BLACK
BARRIER FENCE

FRONT FENCE
VERTICAL BLADE PERMEABLE INFILL FENCING COLOUR BLACK

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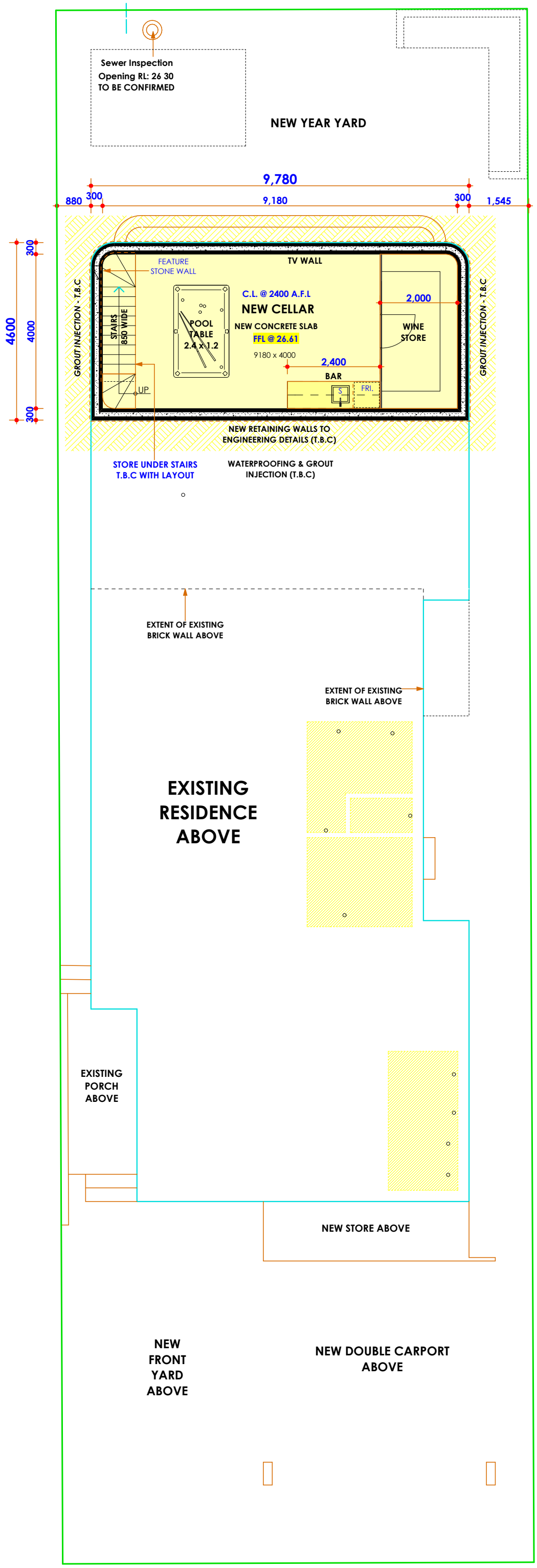
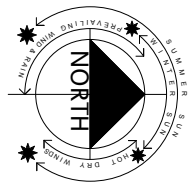


PROPOSED CELLAR FLOOR PLAN

SCALE 1:100



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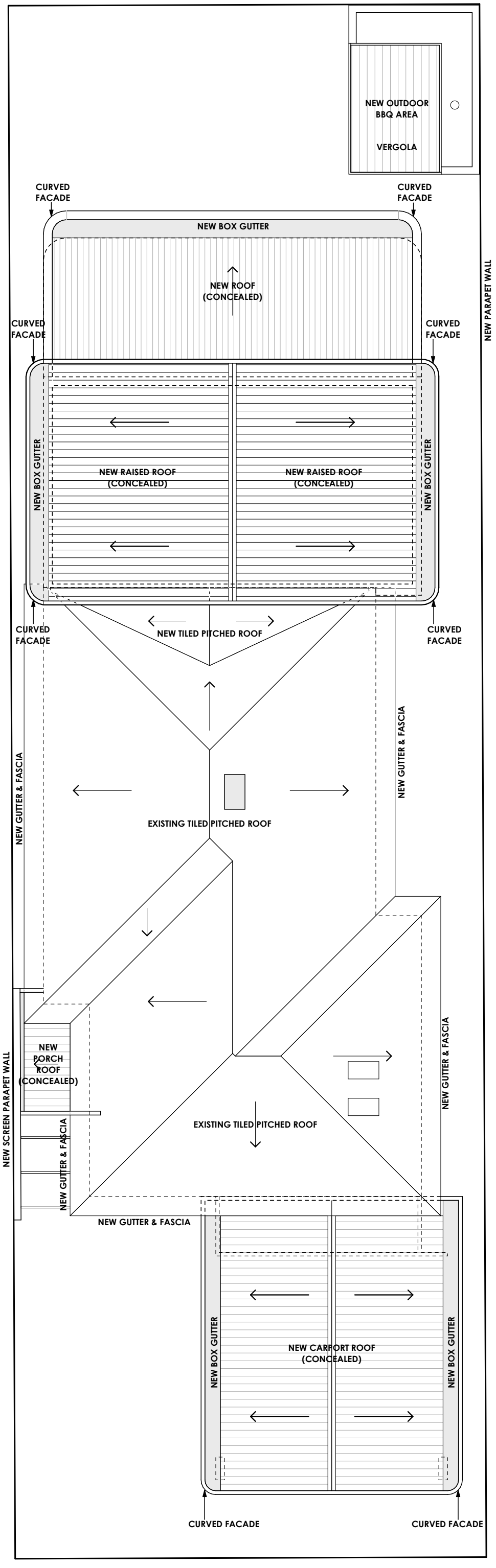
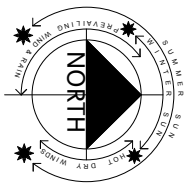


PROPOSED ROOF PLAN

SCALE 1:100



FINISHES SCHEDULE

EXTERNAL BRICK WALLS
RENDERED BRICK FINISH
MAIN COLOUR SURFMIST

FEATURE STONE WALLS
CREAM LIMESTONE RANDOM CLADDING

EXTERNAL STORE CLADDING
VERTICAL JAMES HARDIES
COLOUR - SURFMIST

PITCHED ROOF COVER
EXISTING TILED ROOF
COLOUR - CHARCOAL

CONCEALED ROOF COVER
COLORBOND ROOF SHEETING

WINDOW FRAMES
ALUMINIUM WINDOW FRAME
COLOUR - BLACK

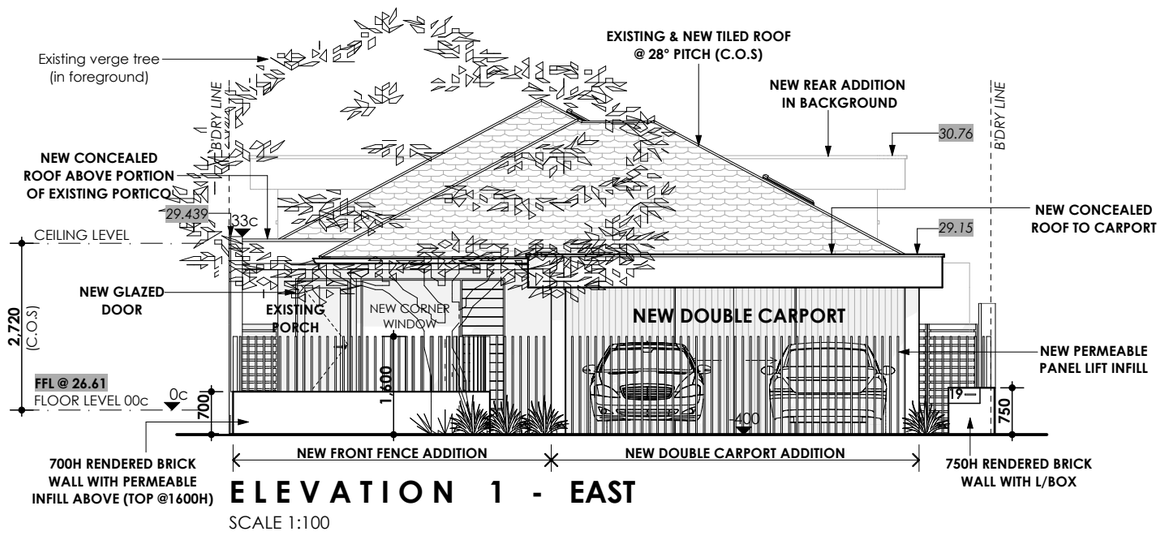
RAISED FASCIA
MASTERWALL PRODUCT RENDERED
COLOUR - SURFMIST

DOWN PIPES
COLOUR - TO MATCH WALL COLOUR

EXTERNAL PAVING
WASHED AGGREGATE

POOL SAFE BARRIER FENCE
VERTICAL BLADE PERMEABLE INFILL FENCING COLOUR BLACK
BARRIER FENCE

FRONT FENCE
VERTICAL BLADE PERMEABLE INFILL FENCING COLOUR BLACK



ELEVATION 1 - EAST

SCALE 1:100

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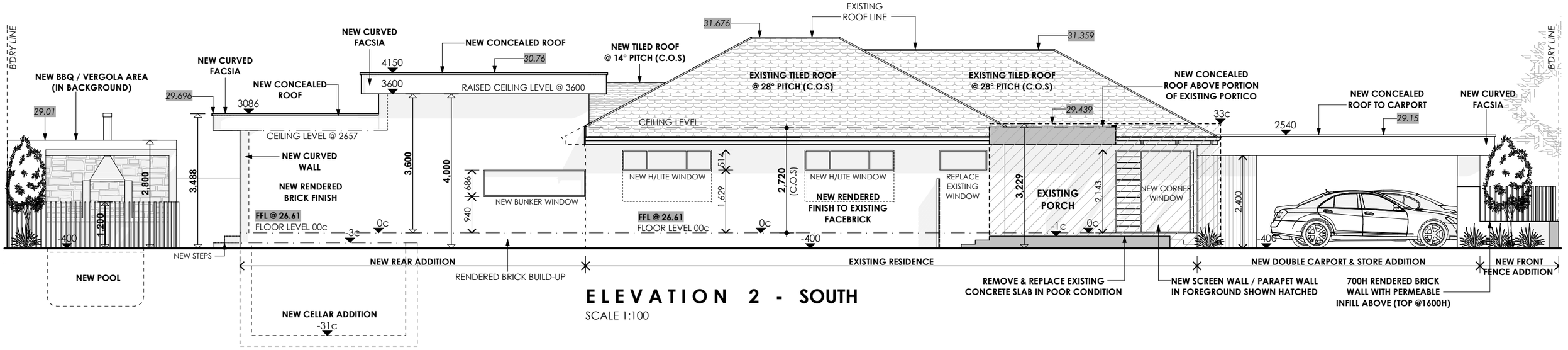


ELEVATION 2 - SOUTH

SCALE 1:100

FINISHES SCHEDULE

EXTERNAL BRICK WALLS
RENDERED BRICK FINISH
MAIN COLOUR SURFMIST

FEATURE STONE WALLS
CREAM LIMESTONE RANDOM CLADDING

EXTERNAL STORE CLADDING
VERTICAL JAMES HARDIES
COLOUR - SURFMIST

PITCHED ROOF COVER
EXISTING TILED ROOF
COLOUR - CHARCOAL

CONCEALED ROOF COVER
COLORBOND ROOF SHEETING

WINDOW FRAMES
ALUMINIUM WINDOW FRAME
COLOUR - BLACK

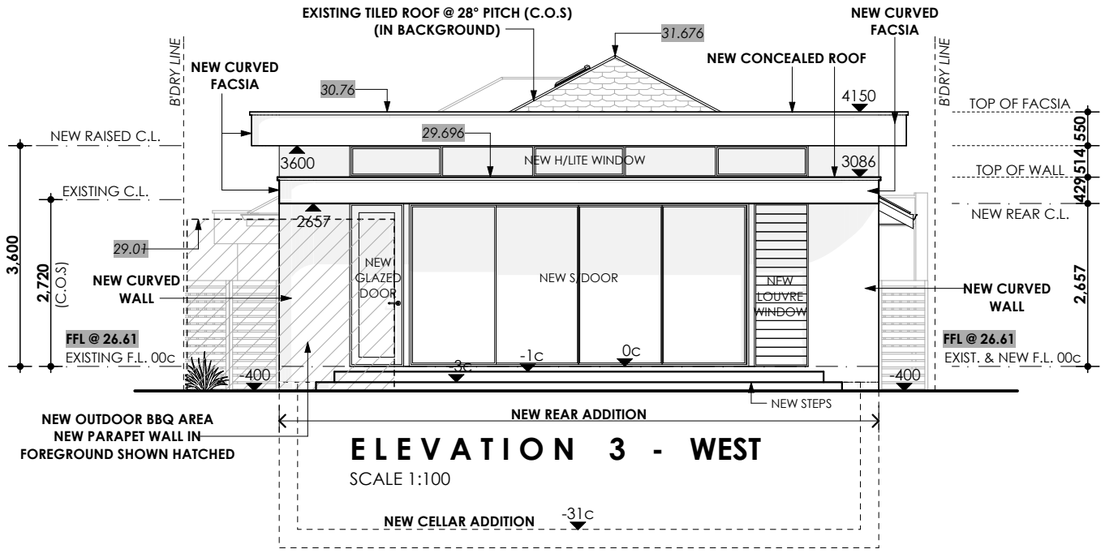
RAISED FASCIA
MASTERWALL PRODUCT RENDERED
COLOUR - SURFMIST

DOWN PIPES
COLOUR - TO MATCH WALL COLOUR

EXTERNAL PAVING
WASHED AGGREGATE

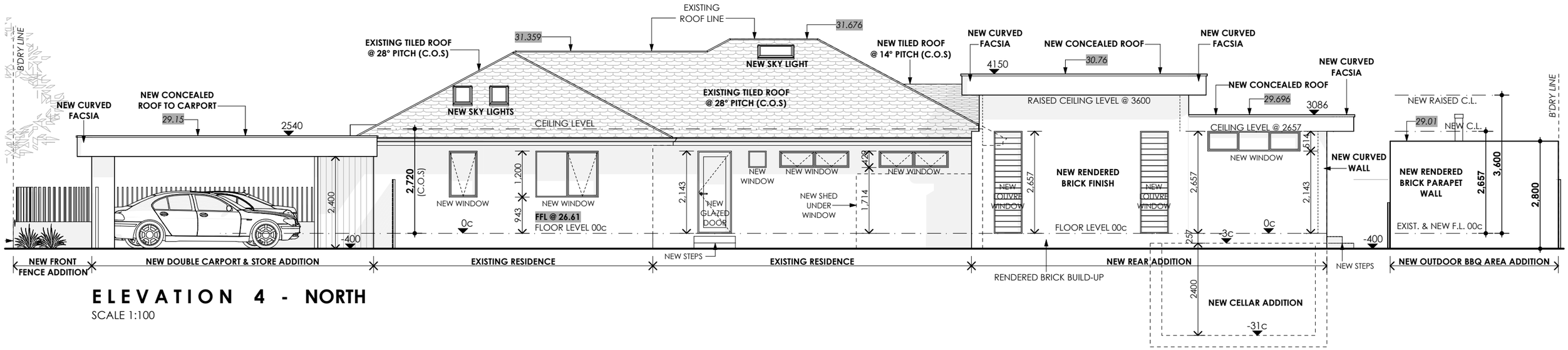
POOL SAFE BARRIER FENCE
VERTICAL BLADE PERMEABLE INFILL FENCING COLOUR BLACK
BARRIER FENCE

FRONT FENCE
VERTICAL BLADE PERMEABLE INFILL FENCING COLOUR BLACK



ELEVATION 3 - WEST

SCALE 1:100



ELEVATION 4 - NORTH

SCALE 1:100

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