



Cit

PD17.12 – Attachment 1
 Locality Plan (aerial)

5

Thursday, 19 April 2012

1:300



Survey Strata
Lot 2 (#36A)
(485m²)



Address:

Survey Strata Lot 2
Orig. Lot 314(#36A)
Dalkeith Road, Neeldlands

Client: **Mr. M.L. & Mrs. A Tan**

Local Authority: City of Neeldlands

Plan/Da: S.P.51956 CT Vol: 2745/304

Map Reference: Pg.371, 19-43

Date: 01/02/12 Scale: 1:200

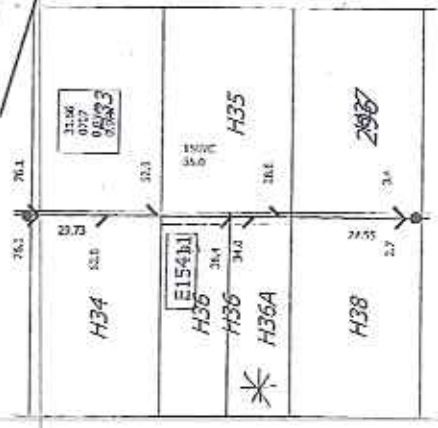
Ross/both

DEVELOP WEST
OUR EXPERIENCE. YOUR RETURNS

60 RIVER STREET, ARLV RD UNIT 10
MELBOURNE VIC 3048
TEL: 03 9487 2320
WWW.DEVELOPWEST.COM.AU

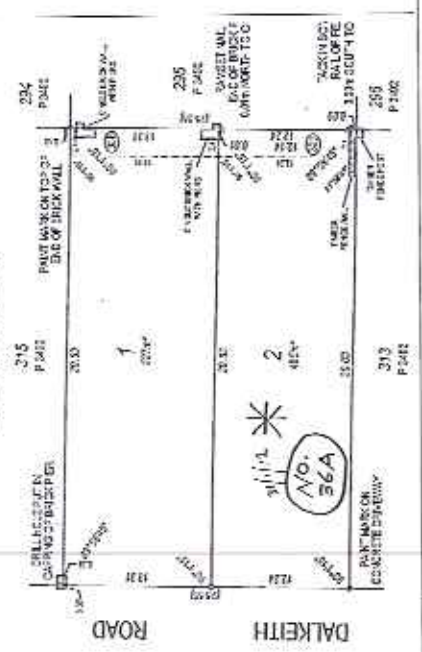
Sheet: CITY 13547
Job No.: **DW05357**
DATE: **APR 2012**

LOCALITY DIAGRAM



Footpath:	Yes	Soil:	Vegetation:	Thick Grass	Re-Peg:	Reqd	Sewer:	Yes	Depth:	1.9m
Road:	Bitumen	Electricity:	Underground	Electricity:	Sandy	Underground	Electricity:	Underground	Electricity:	Sandy
Water:	Yes	Electricity:	Underground	Electricity:	Sandy	Underground	Electricity:	Underground	Electricity:	Sandy
Gas:	Yes	Electricity:	Underground	Electricity:	Sandy	Underground	Electricity:	Underground	Electricity:	Sandy
Drainage:	Good	Vegetation:	Thick Grass	Vegetation:	Thick Grass	Thick Grass	Vegetation:	Thick Grass	Vegetation:	Thick Grass
Re-Peg:	Reqd	Sewer:	Yes	Depth:	1.9m	1.9m	Sewer:	Yes	Depth:	1.9m

SEWER DIAGRAM



Our Job No.
59550

Drake Surveys

61 PYE CIRCLE
SULLY CREEK WA 61749
PH: 9332 4563

Dalkeith Road

Survey Strata Lot 2 (#36A)
(485m²)

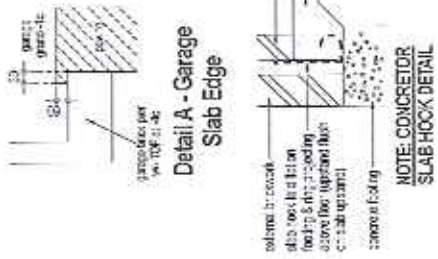
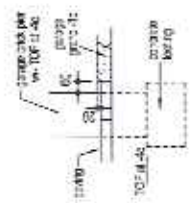
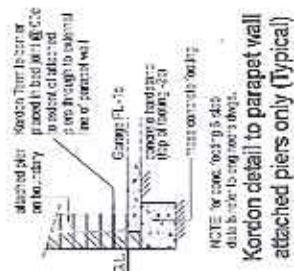


Brick Paving (by Builder)
 Area: 54.1 m²
 Concrete: 30.0 m³
 Vegetation: 1.35 m²
 Asphalt: 15.80 m²

Concrete (by Owner)
 Concrete: 1.28 m³

Note: paving type and quantity per Colours & Materials selections

Note: Builder to provide concrete & labour for formwork to be used for concrete.



Address:
 Survey Strata Lot 2
 Orig. Lot 314 (#36A)
 Dalkeith Road, Nedlands

Client: Mr. M.L. & Mrs. A Tan

Local Authority: City Of Nedlands

Plan/Dia: S.P.51966 C/T Vol. 2745/304

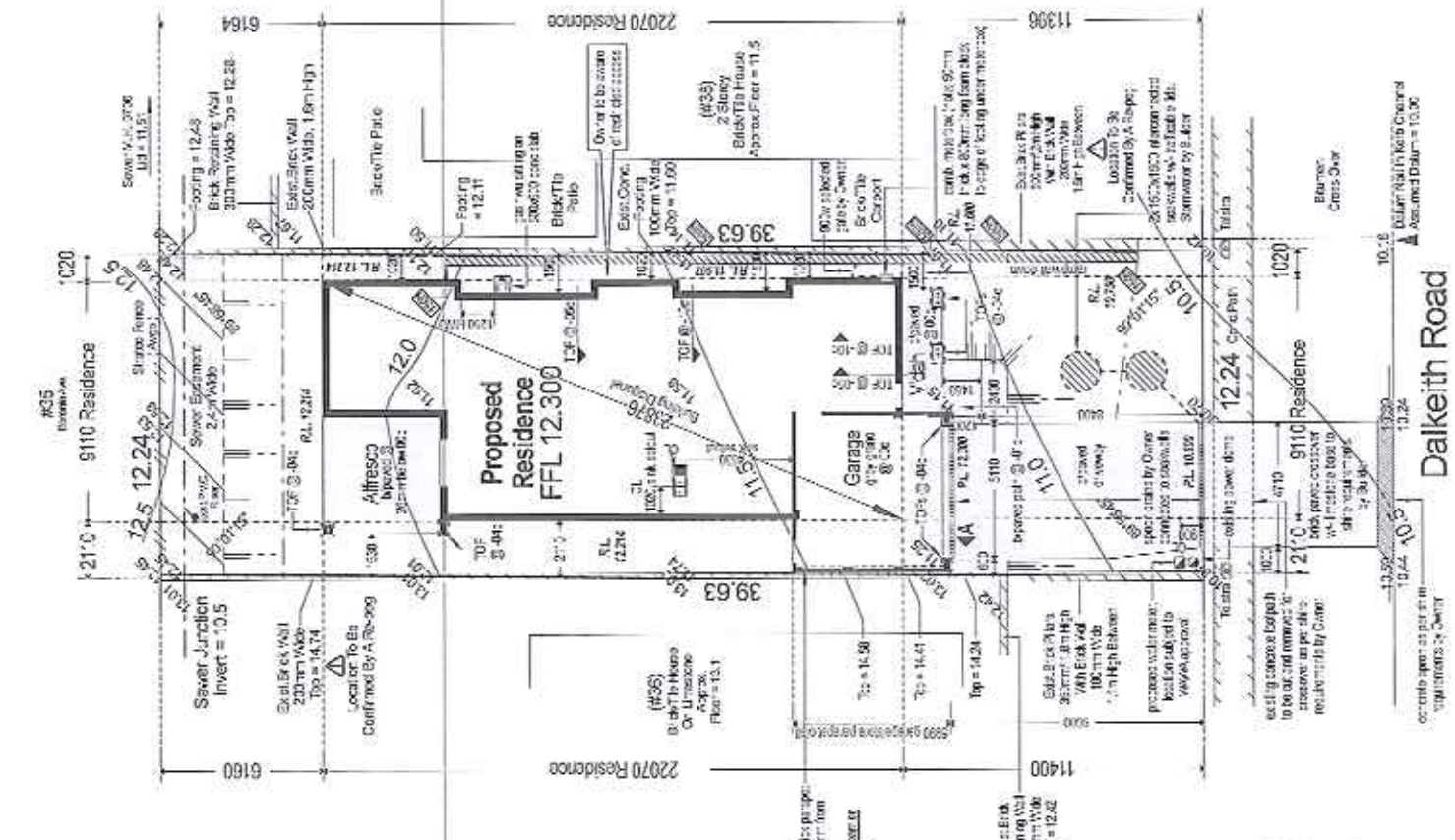
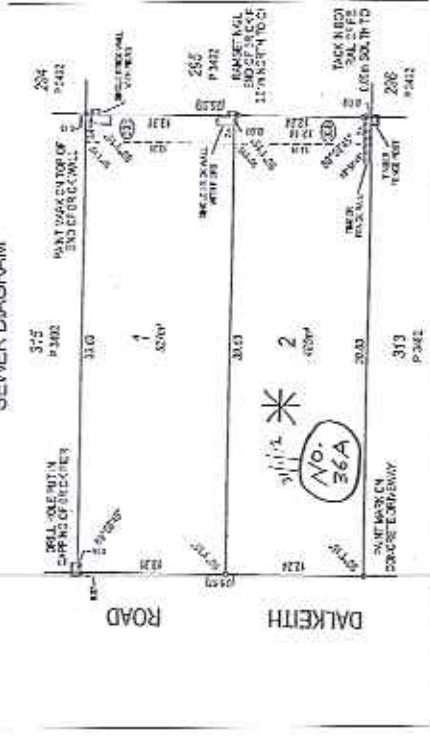
Map Reference: Pg. 371, 19:43

Date: 01/02/12

Scale: 1:200



Footpath:	Yes	Blumen	DWN	DATE	CHK	DESCRIPTION
Water:	Yes	Semi-mountable	CB	03/03/12	JS	P-4013
Gas:	Yes	Underground	CB	22/03/12	-	Planning requirements
Telstra:	Yes	Sandy	CB	22/03/12	-	City-1 Planning amendments
Drainage:	Good	Thick Grass	CB	28/03/12	-	City-1 Planning amendments
Re-Peg:	Repeal	Yes Depth: 1.9 m	CB	18/04/12	-	Planning amendments



Our Job No.: 56950

Drake Surveys

91 FYFE CIRCLE
 BULLCREEK, WA 6148
 PH: 9532 4948
 FAX: 9532 3214

NOTE: CONVENTIONAL
TIMBER ROOF FRAME

In accordance with
AS 1684

SUPERVISOR NOTE:
METAL DECK ROOF
engineers holding down
details to apply

CITY OF NEDLANDS
RECEIVED
19 APR 2012

Dw05357

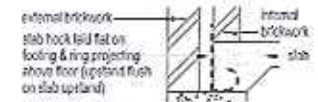
Ross North

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100/110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/370/380/390/400/410/420/430/440/450/460/470/480/490/500/510/520/530/540/550/560/570/580/590/600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000

This design may require further changes to comply with the Energy Efficiency Provisions / Star Rating of the Building Code of Australia which will become effective on 1st May 2012.

NOTE: CONCRETOR



SLAB HOOK DETAIL

DWG. Floor Plan

SCALE 1:100 SHEET 2 of 7

DWN	DATE	CHK	DESCRIPTION
CD	02/03/12	JS	Permits
CB	05/03/12	-	Planning requirements
CB	22/03/12	-	Final Planning approval
CB	25/03/12	-	Client details
CD	19/04/12	-	Planning approval

WMND
CLASSIFICATION: N1

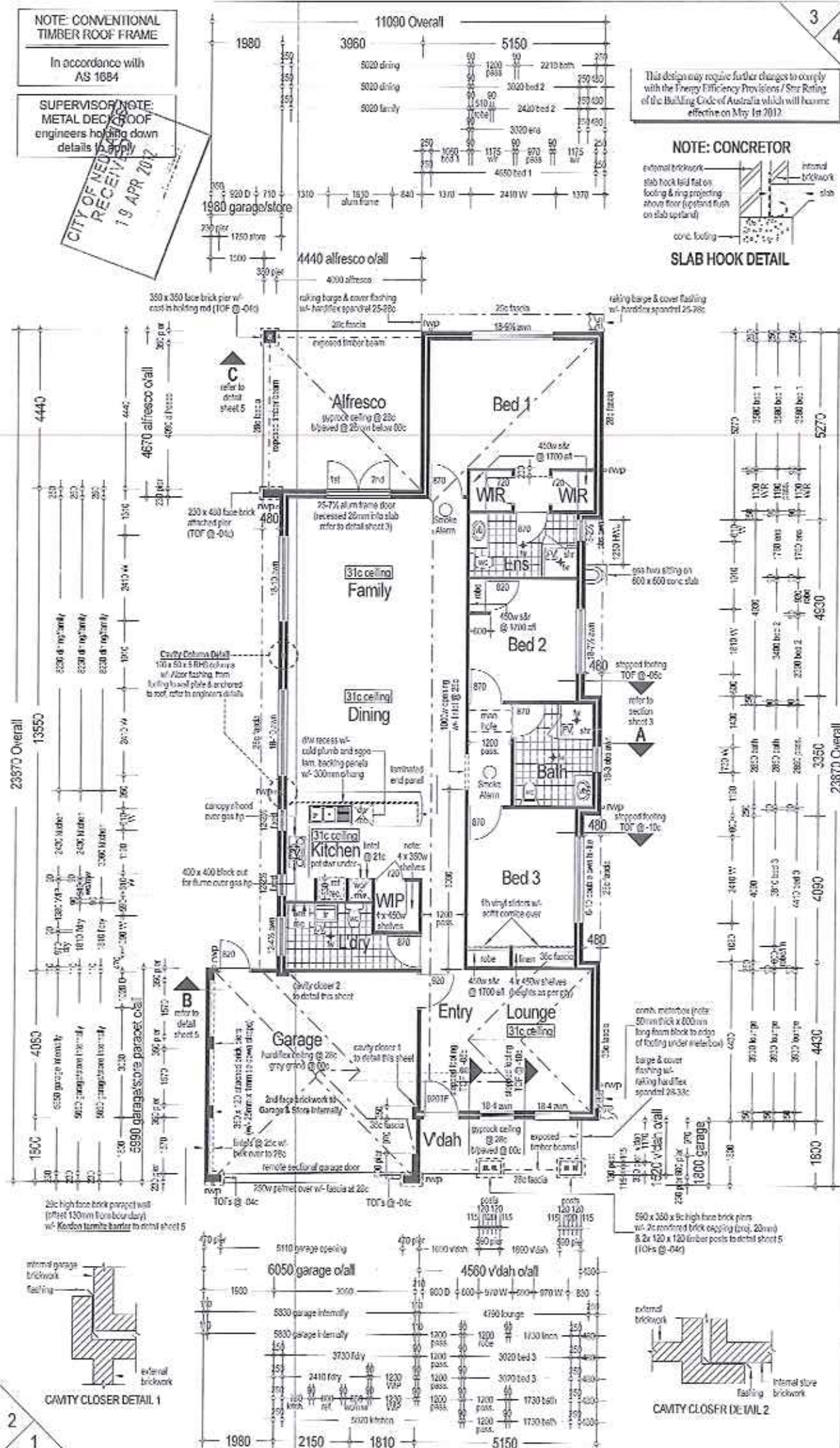
AREAS:

House:	152.99 m ²
Garage:	35.34 m ²
Verandah:	6.93 m ²
Alfresco:	19.82 m ²
Total Area:	215.11 m²
Perimeter:	84.21 m

Roof area: 237.33 m²
Roof perim: 79.59 m

COPYRIGHT:
This plan shall remain the sole property of the builder and must not be given, lent, sold, hired out or otherwise disposed of or copied without the permission in writing of the builder.

- IMPORTANT NOTES**
- Developwest reserves the right to vary dimensions and materials from those on display.
 - Please check plans, specifications and schedules carefully.
 - All dimensions strictly to take preference over sectioning.
 - Dimensions shown are for brickwork only & do not include plaster or tile thickness.
 - FLOORING NOTE (+/-) - Centralise Floor Levels to extent of wet areas.
 - Rainwater downpipes (RWP) positions shall be located as indicated on plan - roof plumber shall confirm offset is required if any change in positioning is required.



PD17.12 - Attachment 4
Floor Plan

These are the plans referred to in our contract

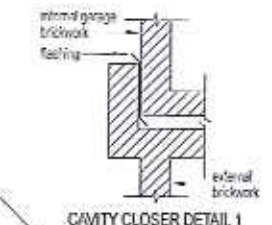
DATE _____

OWNER _____

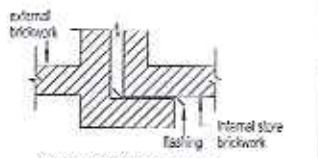
BUILDER _____

WITNESS _____

PROPOSED RESIDENCE FOR:
Mr. M.L. & Mrs. A. Tan
AT:
Strata Lot 2, Original Lot 314 (#36) Dalkcith Road, Nedlands



CAVITY CLOSER DETAIL 1



CAVITY CLOSER DETAIL 2

2
1

NOTE: CONVENTIONAL
TIMBER ROOF FRAME

In accordance with
AS 1684

SUPERVISOR NOTE
METAL DECK ROOF
engineers holding town
details to a

CITY OF MEDLANDS
RECEIVED
19 APR 2012

This design may require further changes to comply
with the Energy Efficiency Measures / Star Rating
of the Building Code of Australia which will become
effective on May 1st 2012

NOTE: CONCRETOR



SLAB HOOK DETAIL

Dw05357

Ross North

DEVELOP WEST

WE CAN HELP YOU WITH YOUR RETURN

DWG. Floor Plan

SCALE 1:100 SHEET 2 of 7

DWN DATE CHK DESCRIPTION

DWN	DATE	CHK	DESCRIPTION
CB	02/02/12	JS	Final
CR	06/02/12	-	Planning requirements
CD	22/02/12	-	Client Planning approval
CR	26/02/12	-	Client approval
CB	19/04/12	-	Planning approval

WIND CLASSIFICATION: N1

AREAS:

House:	192.99 m ²
Garage:	35.34 m ²
Verandah:	6.93 m ²
Alfresco:	19.82 m ²
Total Area:	255.11 m²
Perimeter:	44.28 m
Roof area:	297.33 m ²
Roof pitch:	70.55 m

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author and must not be given, lent, copied, hired
out or otherwise disposed of or copied without
the permission in writing of the author.

IMPORTANT NOTES

- * Developwest reserves the right to vary dimensions and materials from those on display.
- * Please check plans, specifications and address carefully.
- * All dimensions apply to take preference over scaling.
- * Dimensions shown are for brickwork only & do not include plaster or the thickness.
- * PLUMBER NOTE (+) - Central Floor Waste's to extent of wet areas.
- * Rainwater downpipes (not) positions shall be located as indicated on plan - roof plumber shall contact effects prior to any change in positioning is required.



PLOT RATIO
AREA

198.33 m²

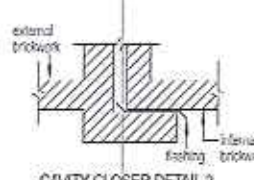
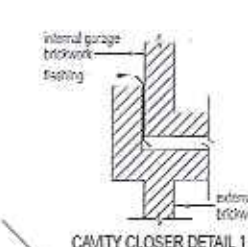
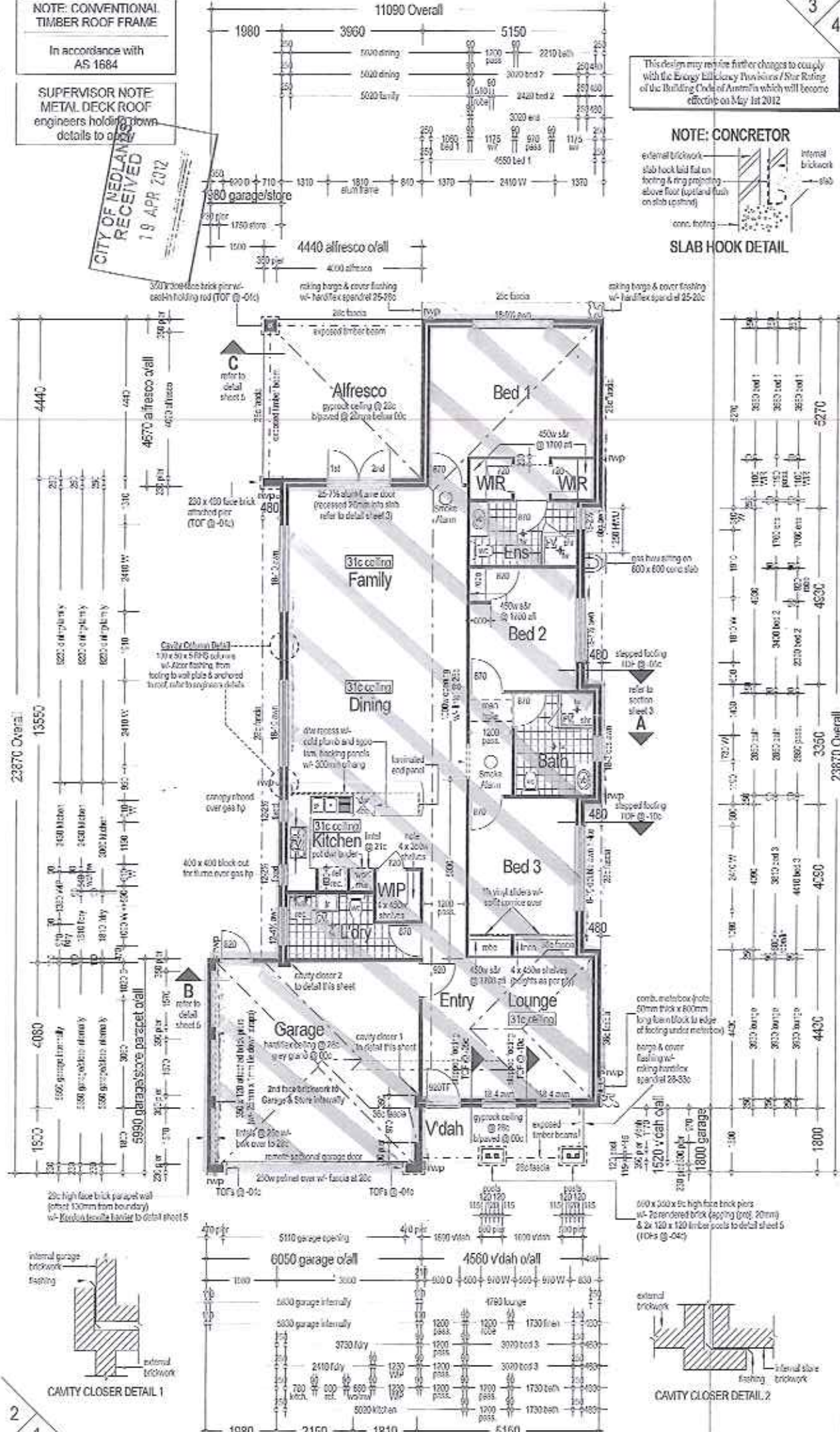
GARAGE 35.34 m²

LIVING AREA 162.99 m²

These are the
referenced to in
DME
OWNER
OWNER
BUILDER
WITNESS
PROPOSED
FOR:
Mr. M.L.
AT:
Strata Lot
(#36) Dail

PD17.12 - Attachment 6
Floor Plan showing plot ratio area

Ian
at 314
dlands

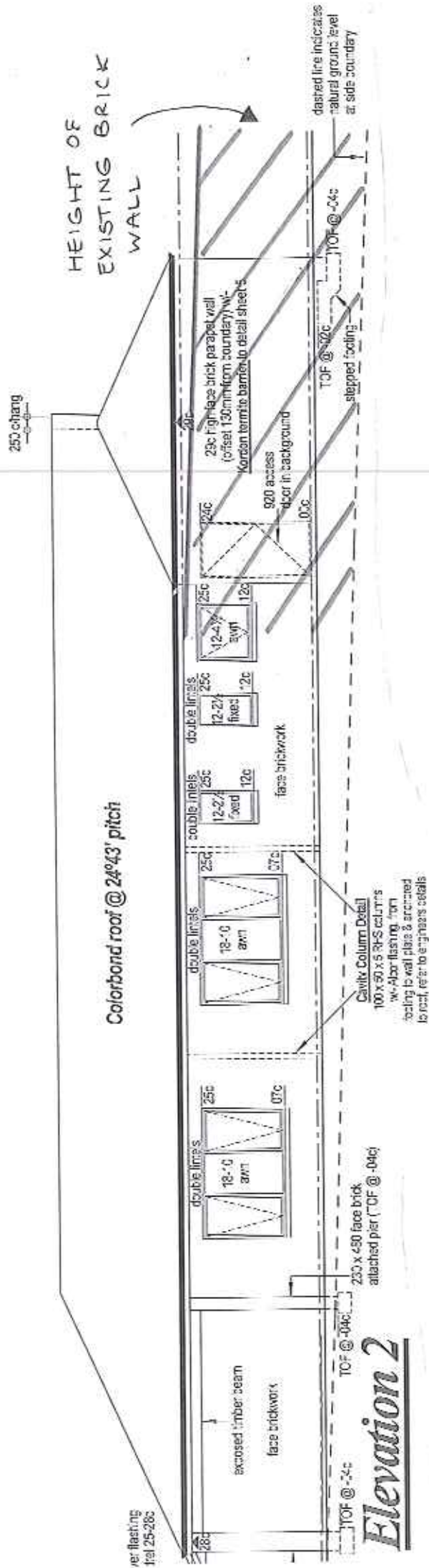


Photos of existing high brick wall between No.36 & 36A Dalkeith Rd



PD17.12 – Attachment 7
Photo of existing high brick wall between
No. 36 & 38 Dalkeith Road

Elevation plan showing height of existing brick wall and the proposed garage parapet wall



PD17.12 – Attachment 8
 Elevation Plan showing height
 of existing brick wall and
 the proposed garage parapet wall