

# 25-1456 PRELIMINARY DESIGN

**PROPOSED DEVELOPMENT:**  
2 GREEN TITLE DWELLINGS

**ADDRESS:** LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100

**LOCAL GOVERNMENT:** TOWN OF EAST VICTORIA PARK

**APPLICANT:** [REDACTED]

**REVISION:** L



## SHEET INDEX

- 1 COVER
- 2 EXISTING SITE PLAN
- 3 SUBDIVISION SITE PLAN
- 4 SITE PLAN
- 5 FLOOR PLAN LOT 1
- 6 UF FLOOR PLAN LOT 1
- 7 H1 ELEVATIONS 1,2,5 & 6,
- 8 H1 ELEVATION 3&4
- 9 GF FLOOR PLAN LOT 2
- 10 H2 ELEVATIONS 1&2
- 11 H2 ELEVATIONS 3 & 4
- 12 FENCE ELEVATIONS 7 & 8
- 13 PERSPECTIVES

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DRAWING NAME: EXISTING SITE PLAN  
SHEET NO: 2 OF 13  
REVISION: L  
JOB NO: 25-1456

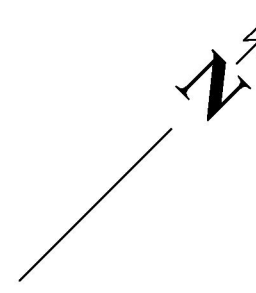
OWNER: [REDACTED] DATE: [REDACTED]  
OWNER: [REDACTED] DATE: [REDACTED]  
DESIGNER: [REDACTED] DATE: [REDACTED]

ADDRESS: LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100  
TOWN OF EAST VICTORIA PARK  
DRAWN BY: BLEND  
DATE DRAWN: APR / 2026  
SCALE: 1:200

NOTE: TO SCALE ON A3 SHEET

**LEGEND**

- COMMUNICATIONS PIT
- WATER METER
- SEWER CONNECTION
- SEWER MAIN WATER CORP DATA
- POWER DOME
- DRAINAGE PIT
- PEG FOUND
- PEG NOT FOUND



NO SIGNIFICANT NESTING OR FORAGING TREES ON LOT 370 WERE NOTED AT THE TIME OF SURVEY

THIS PLAN MAY ONLY BE USED FOR CONTOUR AND FEATURE PURPOSES, THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, POSITIONED OVER EVIDENCE OF OCCUPATION

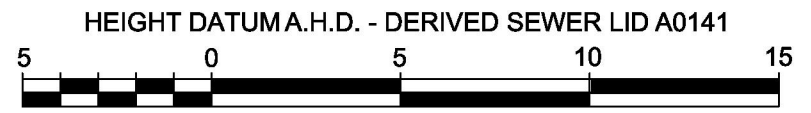
IT SHOULD BE NOTED THAT UNDERGROUND SERVICES DID NOT FORM PART OF THIS SURVEY, THEREFORE PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED. THE CERTIFICATE OF TITLE CHECKED FOR EASEMENTS AND ENCUMBRANCES

Rev	Description	Date	CHK
1	INITIAL ISSUE	18/12/25	AA

Project Name  
**132 HOWICK STREET, LATHLAIN, WA 6100**

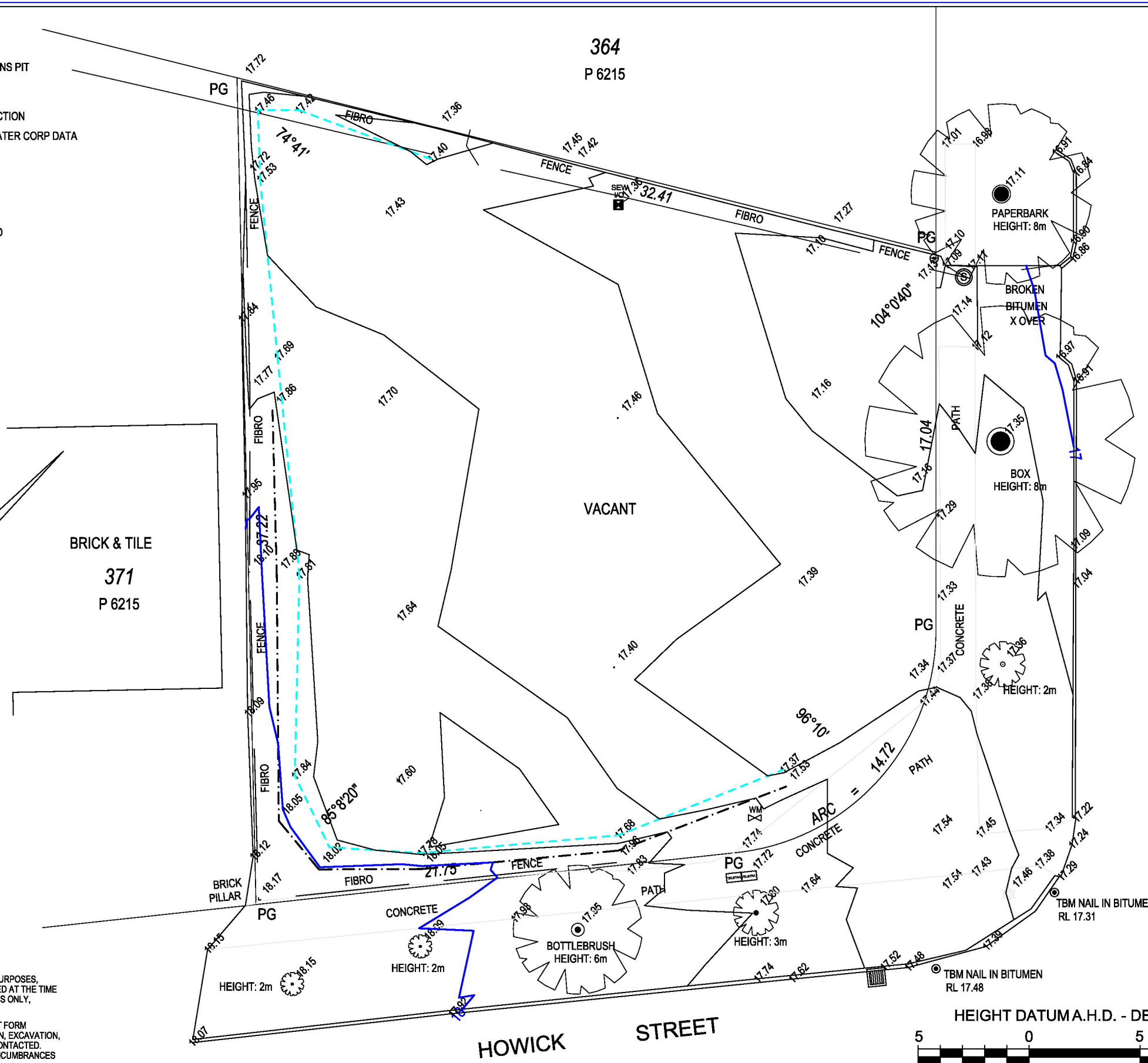
Drawing Title

**SITE SURVEY OF LOT 370  
ON P 6215 - 132 HOWICK STREET,  
LATHLAIN. CT 1928-458**



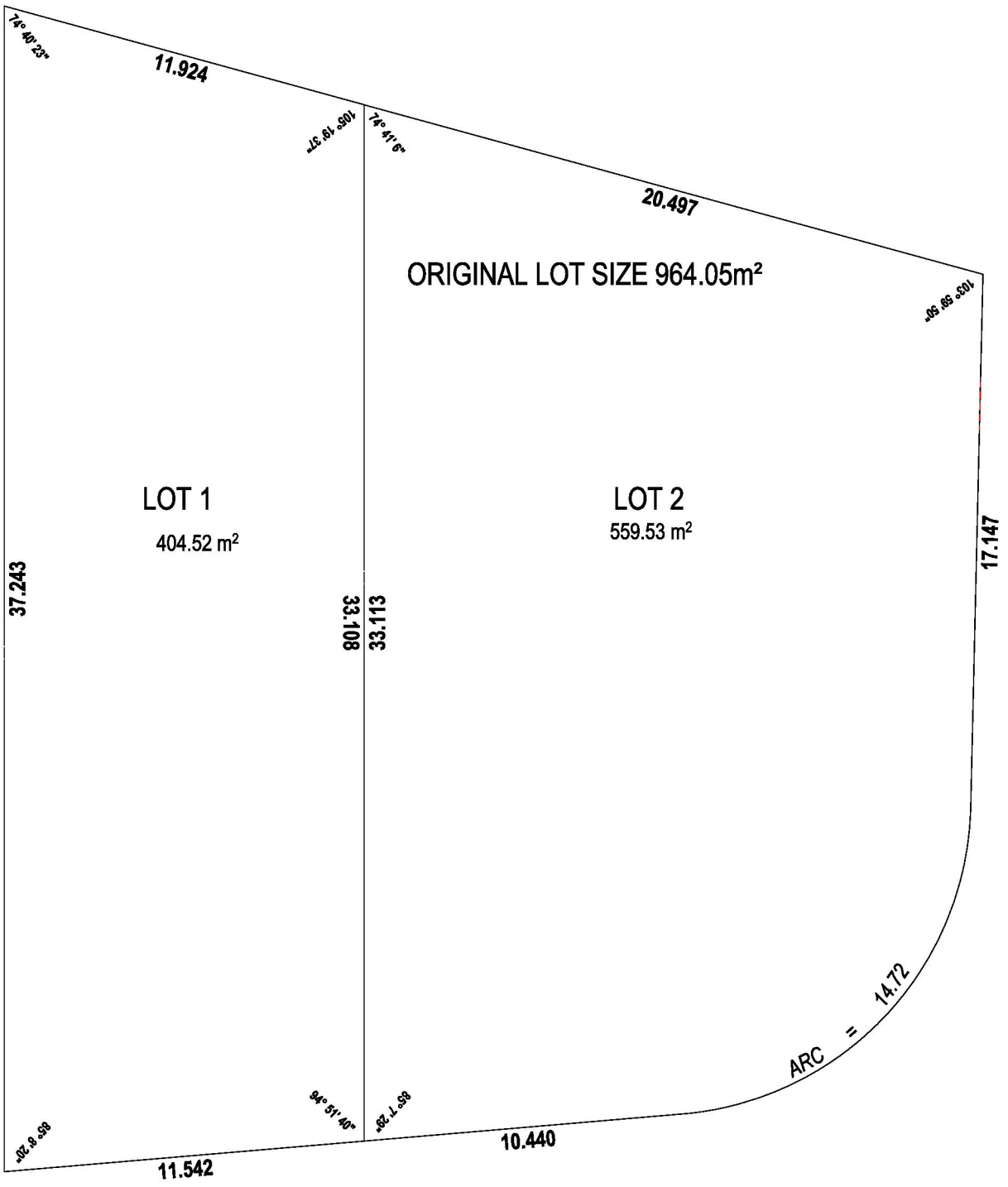
**SCALE : 1:200  
SHEET A3 LANDSCAPE**

Hor Datum	SITE	Surveyor:	A. Armstrong
Vert Datum	AHD	Date of Capture:	18/12/25
Contour Interval	0.2m	Drawing No	2025-52-3
Client	Lichen Investments P/L		



GETTING STREET

HOWICK STREET



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DRAWING NAME:		SUBDIVISION SITE PLAN	
OWNER	DATE	SHEET NO:	3 OF 13
OWNER	DATE	REVISION:	L
DESIGNER	DATE	JOB NO:	25-1456
ADDRESS:		LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100	
DRAWN BY:		TOWN OF EAST VICTORIA PARK	
BLEND	DATE DRAWN:	SCALE:	1:200
	APR / 2026		

**Lot 1**

Soak Well Type	No.
SW 1200x1200	2
SW 1200x1500	1
Total Capacity	4.4 m3
Roof Area GF	53.6 m2
Paved Area	52.7 m2
Roof Area UF	187.6 m2
Total Area	293.9 m2
Capacity Required (Area x 0.0150)	4.4 m3
Extra Capacity Provided	0.0 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE LOCATIONS OF DOWNPIPES INDICATIVE ONLY. FINAL POSITION AND QUANTITY OF DOWNPIPES TO BE DETERMINED BY QUALIFIED ROOF PLUMBER PRIOR TO WORKS.

**Lot 2**

Soak Well Type	No.
SW 1500x1200	3
Total Capacity	6.4 m3
Roof Area GF	353.8 m2
Paved Area	65.3 m2
Total Area	419.1 m2
Capacity Required (Area x 0.0150)	6.3 m3
Extra Capacity Provided	0.1 m3

**OVERSHADOWING CALC'S:**  
 AREA ON No 130 HOWICK ST = 777m2  
 OVERSHADOWING AREA = 125.64m2  
 OVERSHADOWING = 16%

**LOT 1**  
**LANDSCAPING TO FRONT SETBACK**  
 FRONT SETBACK AREA = 69.25m<sup>2</sup>  
 LANDSCAPING AREA = 31.19m<sup>2</sup> = 45%

**LOT 2**  
**LANDSCAPING TO FRONT SETBACK**  
 FRONT SETBACK AREA = 99.36m<sup>2</sup>  
 LANDSCAPING AREA = 51.66m<sup>2</sup> = 51.9%

**LEGEND**

- TELSTRA COMMUNICATIONS PIT
- WM WATER METER
- SEW SEWER CONNECTION
- SEW MAIN WATER CORP DATA
- POWER DOME
- DRAINAGE PIT
- PF PEG FOUND
- PG PEG NOT FOUND

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2m x 2m TREE PLANTING AREA TO 5.3.2 LANDSCAPING

BRICK & TILE  
 371  
 P 6215

371  
 P 6215

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 P 6215

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 P 6215

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DRAWING NAME: SITE PLAN

OWNER: DATE

OWNER: DATE

DESIGNER: DATE

SHEET No: 4 OF 13

REVISION: L

JOB No: 25-1456

ADDRESS: LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100 TOWN OF EAST VICTORIA PARK

DRAWN BY: BLEND

DATE DRAWN: APR / 2026

SCALE: 1:200

NOTE: TO SCALE ON AS SHEET

Hor Datum: SITE

Vert Datum: AHD

Contour Interval: 0.2m

Client: Lichen Investments P/L

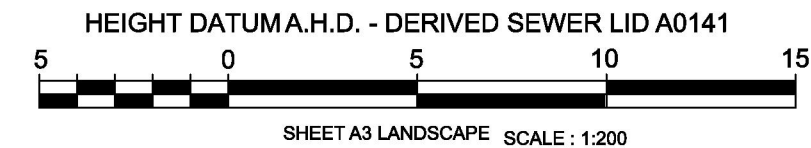
Surveyor: A. Armstrong

Date of Capture: 18/12/25

Drawing No: 2025-52-3

**LOT 1 SETBACK AVERAGING**  
 BEHIND 6m LINE -1.67  
 IN FRONT OF 6m LINE - 1.62 = +0.05m<sup>2</sup>

**LOT 2 SETBACK AVERAGING**  
 BEHIND 6m LINE -2.49m<sup>2</sup>  
 IN FRONT OF 6m LINE - 4.2m<sup>2</sup> = -1.71m<sup>2</sup>



**RE-PEG RECOMMENDED PRIOR TO ANY NEW WORKS**

TERMITE TREATMENT IS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2019

REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL DETAILS & LAYOUT

REFER TO SLAB SETOUT PLAN FOR SLAB, PRE-LAYS & WET AREA SETOUT

PLUMBER NOTE:  
REFLUX VALVE TO INTERNAL SEWER LINE

EARTHWORKER NOTE:  
F.L. MAY VARY +/- 40mm

STORMWATER DISPOSAL TO COUNCIL REQUIREMENTS (SOAKWELLS)

**H2 PAVING & GRANO AREAS SS**

GRANO - ALFRESCO	15.70
GRANO - ANC. ALFRESCO	10.67
GRANO - CARBAY	31.30
GRANO - GARAGE	42.93
GRANO - PATH	7.63
GRANO - XOVER	46.61
	<b>154.84 m<sup>2</sup></b>

**H1 HARDSCAPE AREAS**

CONC TILED - ALFRESCO	19.34
GRANO - DRIVE	35.23
GRANO - PATH	23.95
GRANO - XOVER	31.02
	<b>109.54 m<sup>2</sup></b>

- LEGEND**
- TELSTRA COMMUNICATIONS PIT
  - WM WATER METER
  - SEW SEWER CONNECTION (NOT FOUND)
  - SEW MAIN WATER CORP DATA
  - POWER DOME
  - ELEC METER BOX
  - GAS METER BOX
  - MAILBOX
  - GATE
  - STUMP
  - S STEPS
  - BRICK / STEEL PILLARS
  - PF PEG FOUND
  - PG PEG NOT FOUND
  - CLOTHES LINE
  - WATER BORE NOT LOCATED
  - DRAINAGE PIT
  - LAMP POST

SEWER CONNECTION LEVEL AND PROPOSED HOUSE FFL ARE TO BE CHECKED BY A LIC. PLUMBER AND ANY ISSUES RELATING TO THE LEVELS OR FUNCTION OF THE PLUMBING ARE TO BE REPORTED TO BLEND RESIDENTIAL DESIGNS PRIOR TO CONSTRUCTION.

RECTIFY EXIST X/OVER TO COUNCIL SPEC

**H2 PAVING & GRANO AREAS SS**

GRANO - ALFRESCO	15.70
GRANO - ANC. ALFRESCO	10.67
GRANO - CARBAY	31.30
GRANO - GARAGE	42.93
GRANO - PATH	7.63
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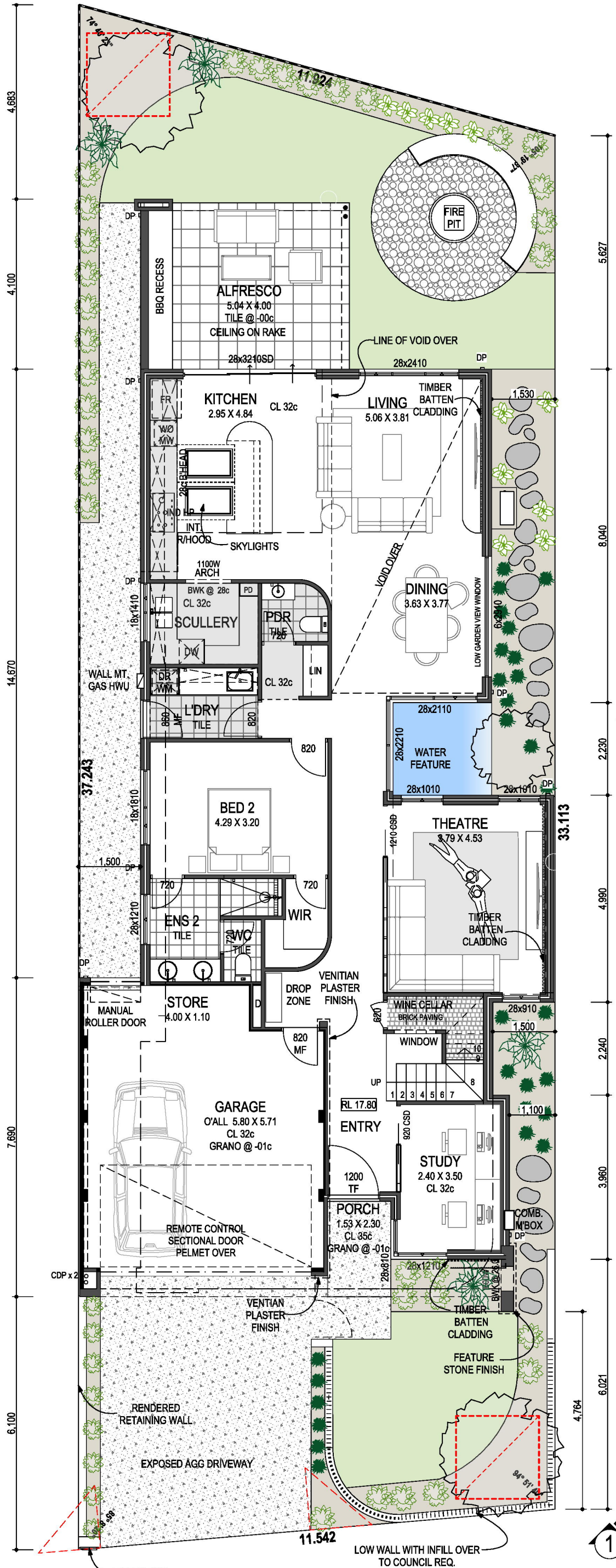
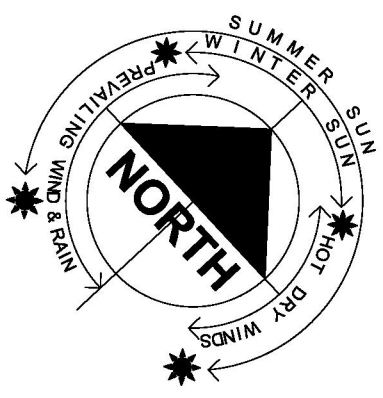
LOCATIONS OF DOWNPIPES INDICATIVE ONLY. FINAL POSITION AND QUANTITY OF DOWNPIPES TO BE DETERMINED BY QUALIFIED ROOF PLUMBER PRIOR TO WORKS.

CEILINGS THROUGHOUT 35c TO GF BAR AREAS OTHERWISE NOTED & 31C TO FF.

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28c DOORS INTERNALLY THROUGHOUT U.N.O SUSTAINABILITY MEASURES PRIOR TO HANDOVER

SOLAR PV SYSTEM - MIN 3kW INVERTERS  
100% OF WINDOWS TO BE DOUBLE GLAZED  
ADDITIONAL TREE OF AT LEAST 35L WITH A MIN 2X2 TREE PLANTING AREA



6  
5

**LOT 1**

SITE AREA	404.21m
SITE COVER	201.65m <sup>2</sup>
OPEN SPACE	50.12%

ID	FIRST FLOOR AREAS	M <sup>2</sup>	PERIM.
10	FIRST FLOOR	119.38	54.52
10	VOID	31.62	24.26
		151.00 m <sup>2</sup>	78.78 m

ID	GROUND FLOOR AREAS	M <sup>2</sup>	PERIM.
01	LOT 1 GROUND FLOOR	155.94	68.42
02	GARAGE	35.74	25.05
02	STORE	4.38	10.55
04	ALFRESCO	20.21	18.10
04	PORCH	3.23	7.28
		219.50 m <sup>2</sup>	129.40 m

1  
3



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DRAWING NAME:	FLOOR PLAN LOT 1		
SHEET No:	5 OF 13	REVISION:	L
JOB No:	25-1456		
OWNER .....	DATE .....	ADDRESS:	LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100 TOWN OF EAST VICTORIA PARK
OWNER .....	DATE .....	DRAWN BY:	BLEND
DESIGNER .....	DATE .....	DATE DRAWN:	APR / 2026
		SCALE:	1:100

NOTE: TO SCALE ON A3 SHEET



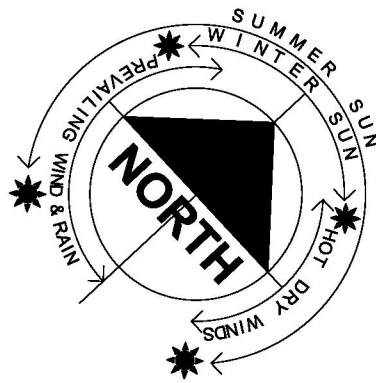
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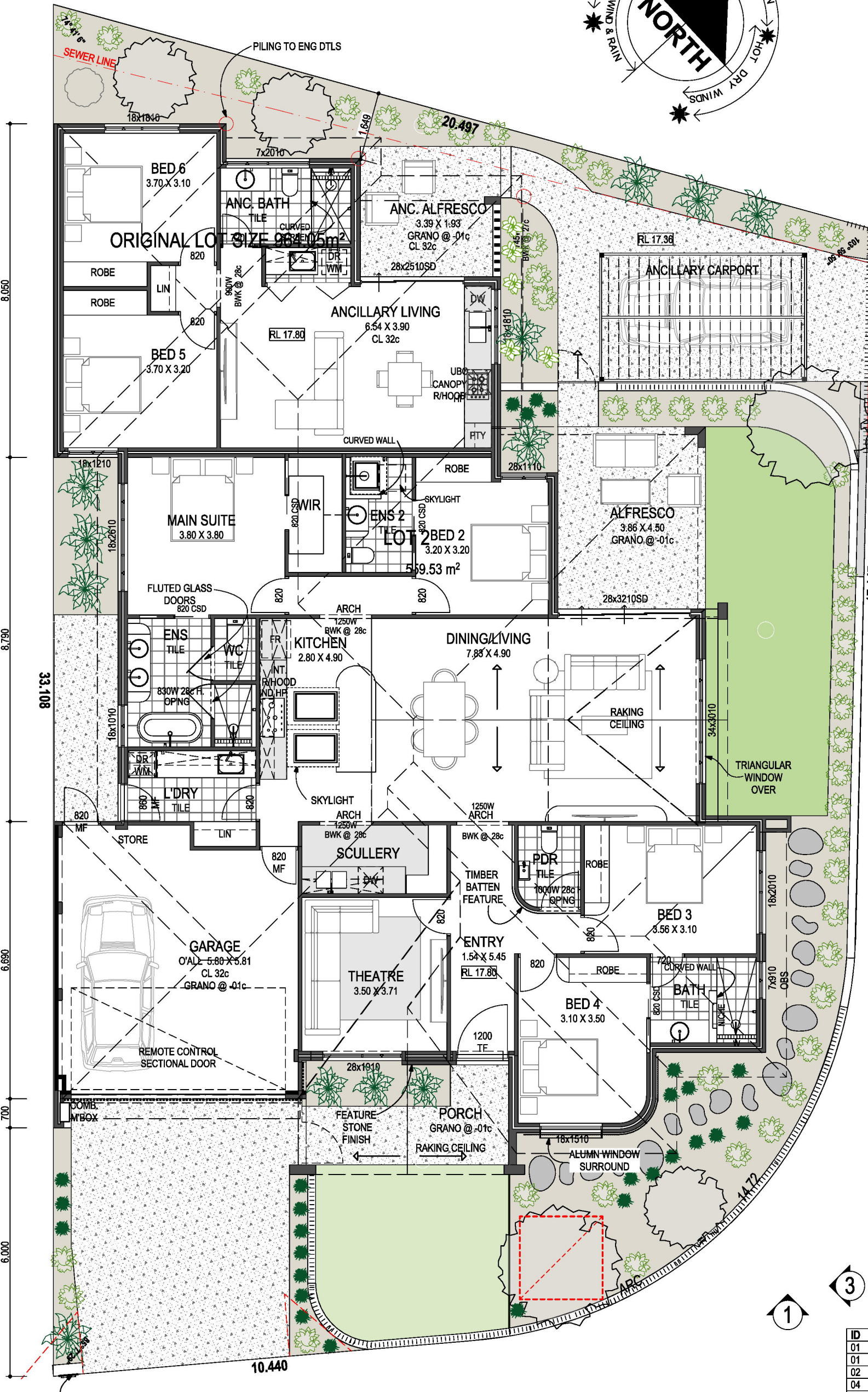
CEILINGS THROUGHOUT 35c BAR  
ANCILLARY AT 32c AND  
AREAS OTHERWISE NOTED

28c DOORS INTERNALLY THROUGHOUT U.N.O

SUSTAINABILITY MEASURES PRIOR TO HANDOVER  
SOLAR PV SYSTEM - MIN 3KW INVERTERS  
100% OF WINDOWS TO BE DOUBLE GLAZED  
ADDITIONAL TREE OF AT LEAST 35L WITH A MIN 2X2 TREE PLANTING AREA



4/2



100SQ POST 1800H

ELECTRIC SLIDING GATE ON FRONT OF SCREEN WALL

8

**LOT 2**

SITE AREA 560.13m<sup>2</sup>  
SITE COVER 294.58m<sup>2</sup>  
OPEN SPACE 47.5%

ID	GROUND FLOOR AREAS	M <sup>2</sup>	PERIM.
01	ANCILLARY FLOOR PLAN	69.50	37.68
01	LOT 2 GROUND FLOOR	186.42	65.37
02	GARAGE	37.69	26.74
04	ALFRESCO	17.22	18.69
04	ANC. ALFRESCO	6.56	10.65
04	PORCH	14.14	16.86
	<b>331.53 m<sup>2</sup></b>	<b>175.99 m</b>	

1

3

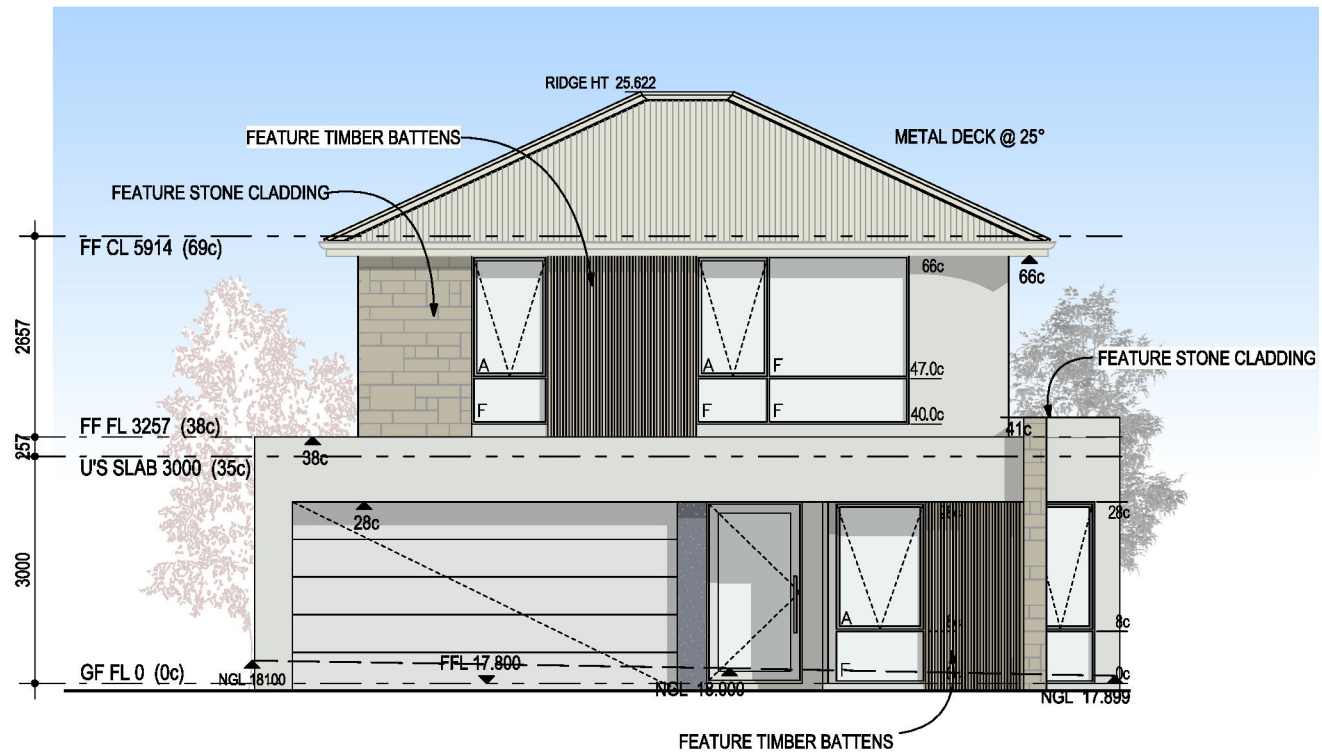


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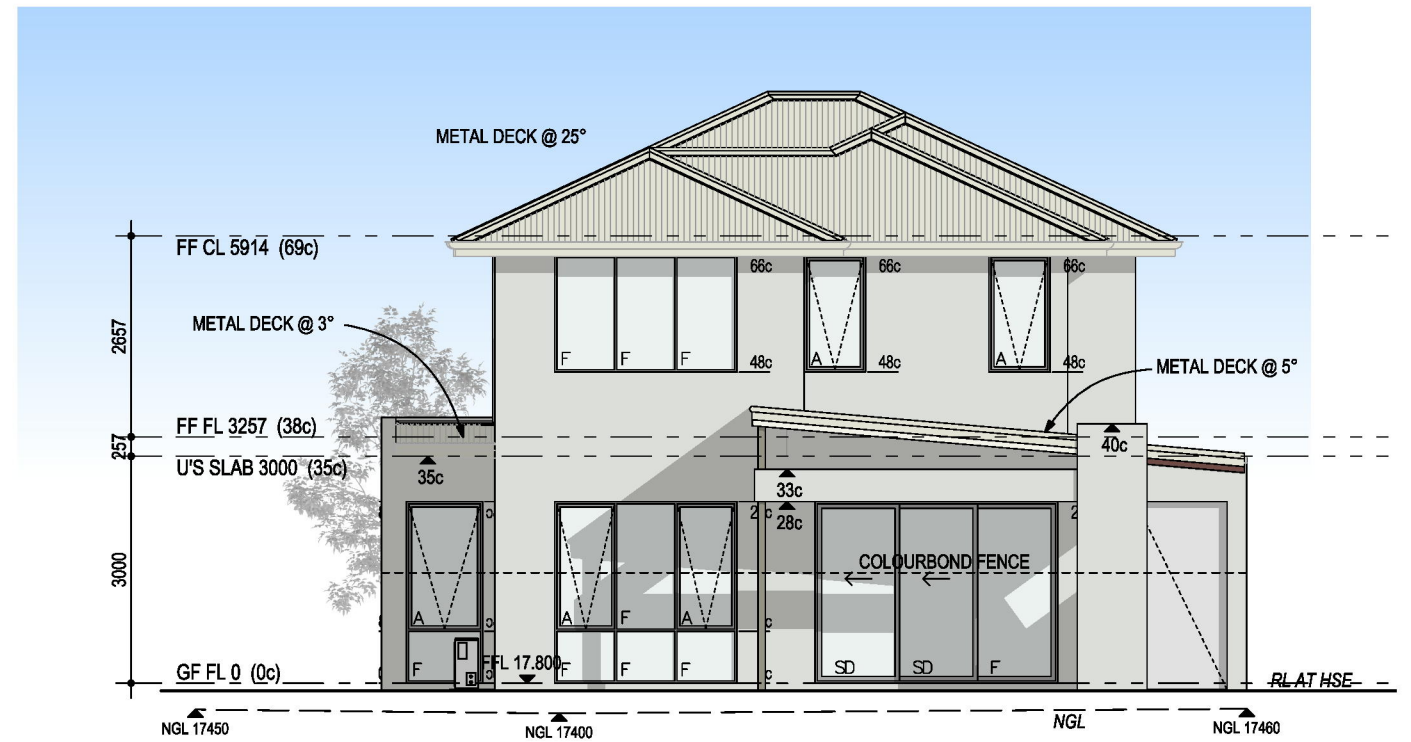
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DRAWING NAME:	GF FLOOR PLAN LOT 2	SHEET No:	9 OF 13	REVISION:	L	JOB No:	25-1456
OWNER:	DATE:	OWNER:	DATE:	DESIGNER:	DATE:	ADDRESS:	LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100 TOWN OF EAST VICTORIA PARK
DRAWN BY:	DATE DRAWN:	SCALE:					
BLEND	APR / 2026	1:100					

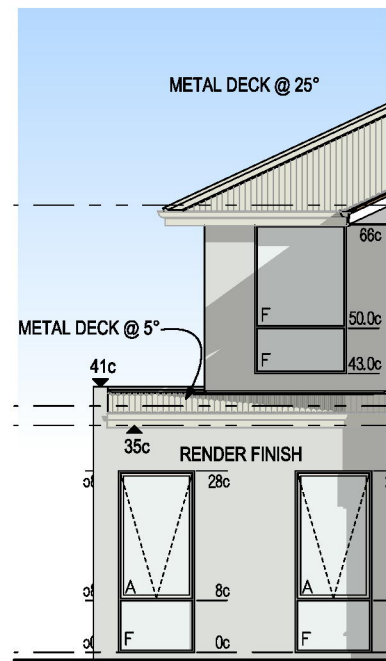
NOTE: TO SCALE ON A3 SHEET



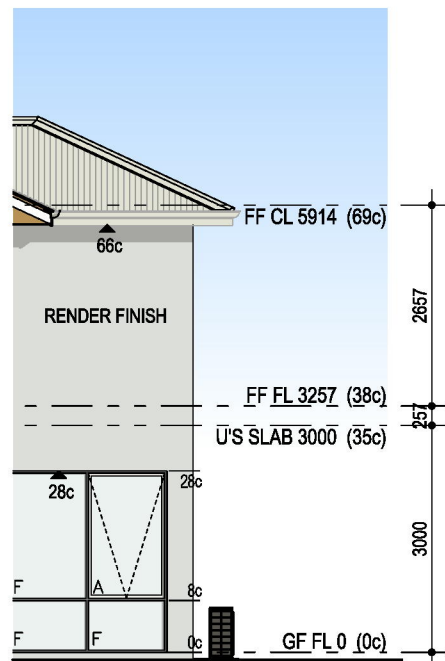
1 ELEVATION 1  
1:100



2 ELEVATION 2  
1:100

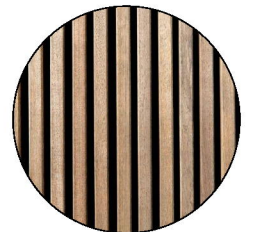


5 ELEVATION 5  
1:100



6 ELEVATION 6  
1:100

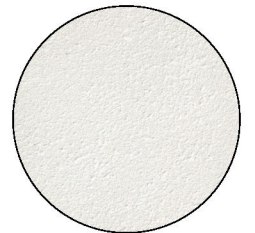
MATERIAL / COLOUR SAMPLES



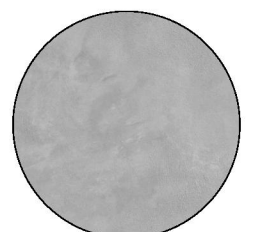
TIMBER SLAT CLADDING



STACKED STONE



RENDER FINISH



VENETIAN PLASTER

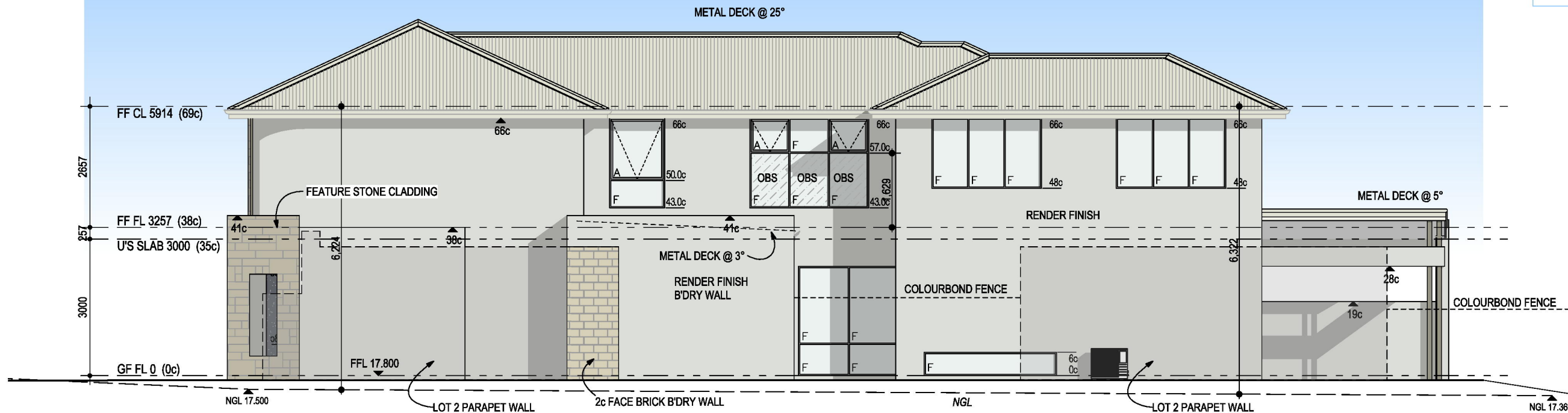
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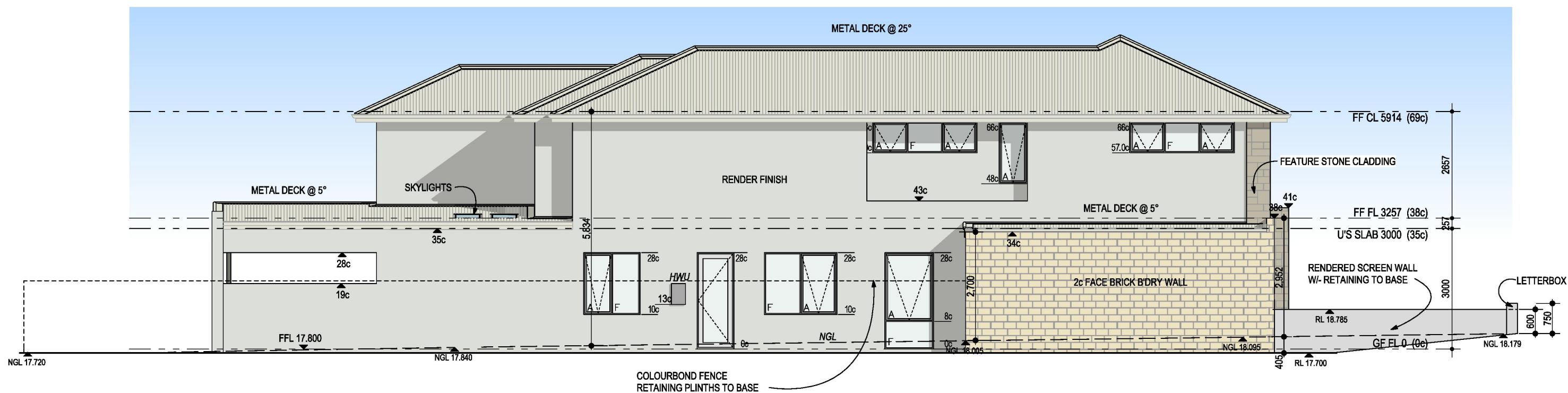
DRAWING NAME: H1 ELEVATIONS 1,2,5 & 6,		SHEET No: 7 OF 13	REVISION: L	JOB No: 25-1456
OWNER .....	DATE .....	ADDRESS: LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100 TOWN OF EAST VICTORIA PARK		
OWNER .....	DATE .....	DRAWN BY: BLEND	DATE DRAWN: APR / 2026	SCALE: 1:100
DESIGNER .....	DATE .....			

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3 ELEVATION 3  
1:100

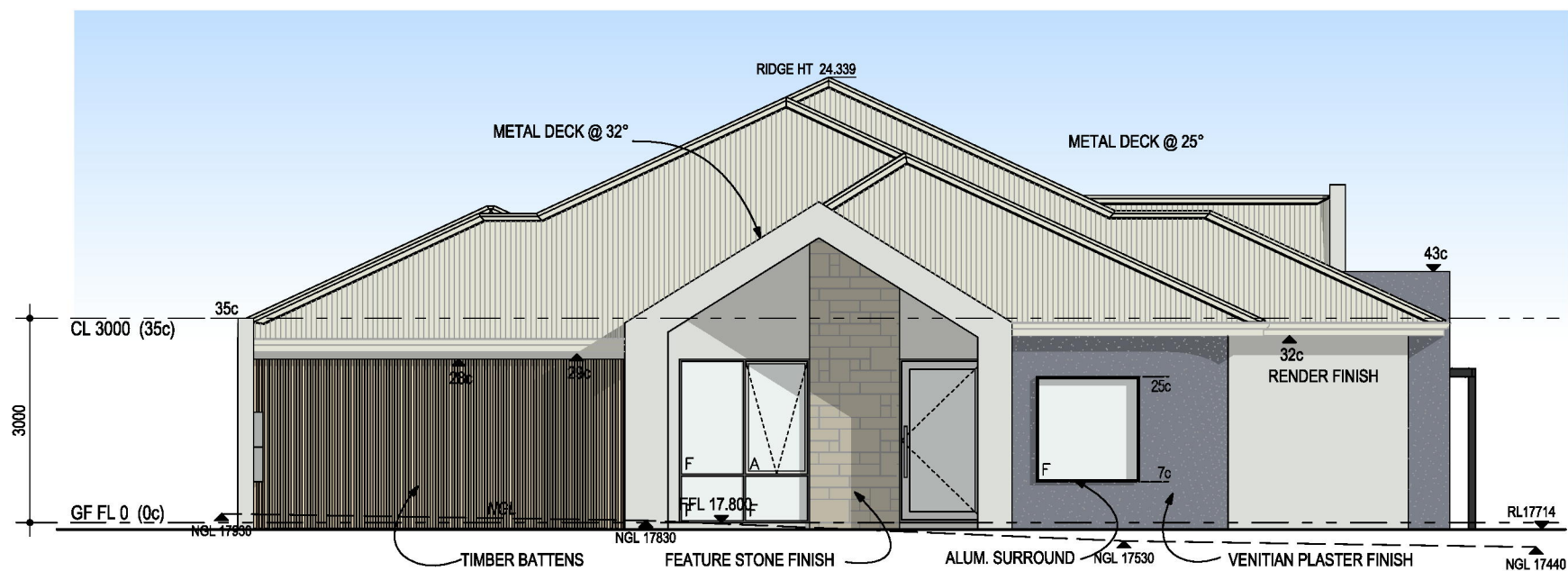


4 ELEVATION 4  
1:100

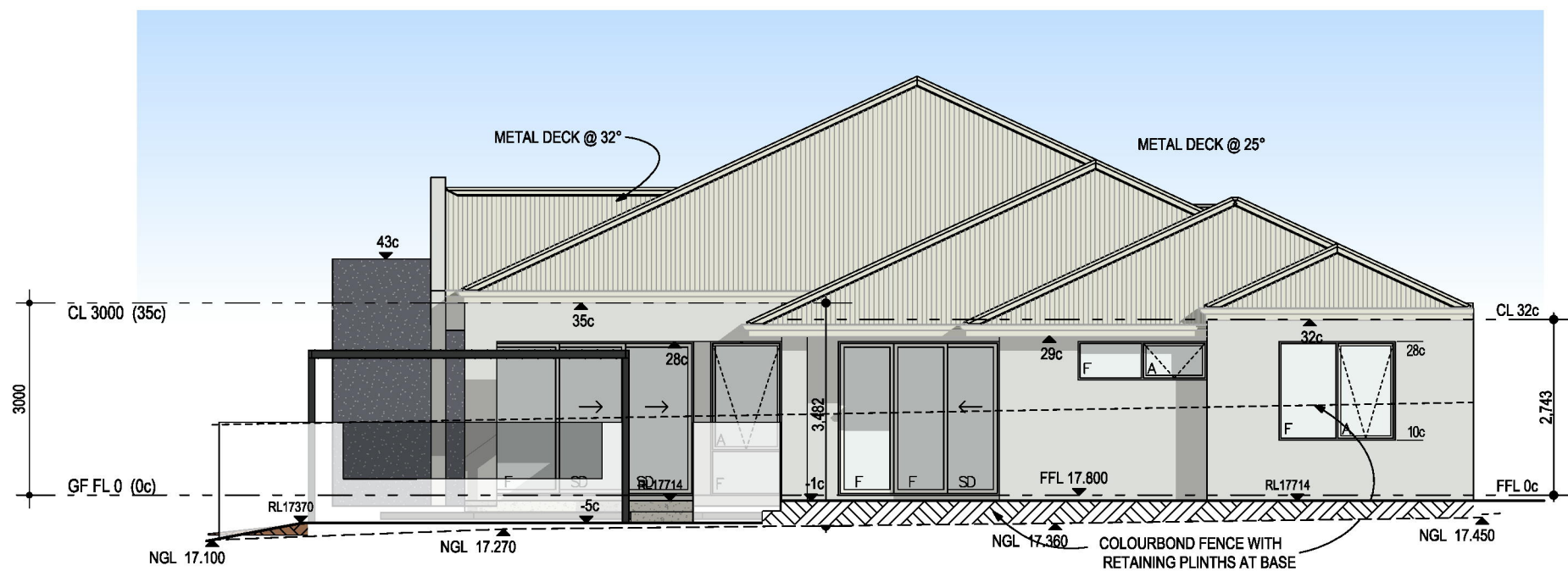


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<p>OWNER .....</p>	<p>DATE .....</p>	<p>LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100 TOWN OF EAST VICTORIA PARK</p>			
<p>OWNER .....</p>	<p>DATE .....</p>	<p>DRAWN BY: <b>BLEND</b></p>	<p>DATE DRAWN: <b>APR / 2026</b></p>	<p>SCALE: <b>1:100</b></p>	<p>NOTE: TO SCALE ON AS SHEET</p>
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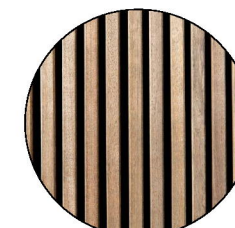


H2 ELEVATION 1 (1)  
1:100



H2 ELEVATION 2 (1)  
1:100

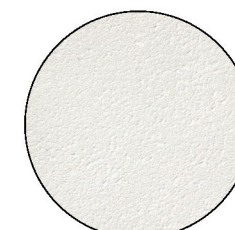
MATERIAL / COLOUR SAMPLES



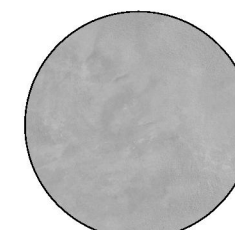
TIMBER SLAT CLADDING



STACKED STONE



RENDER FINISH



VENETIAN PLASTER

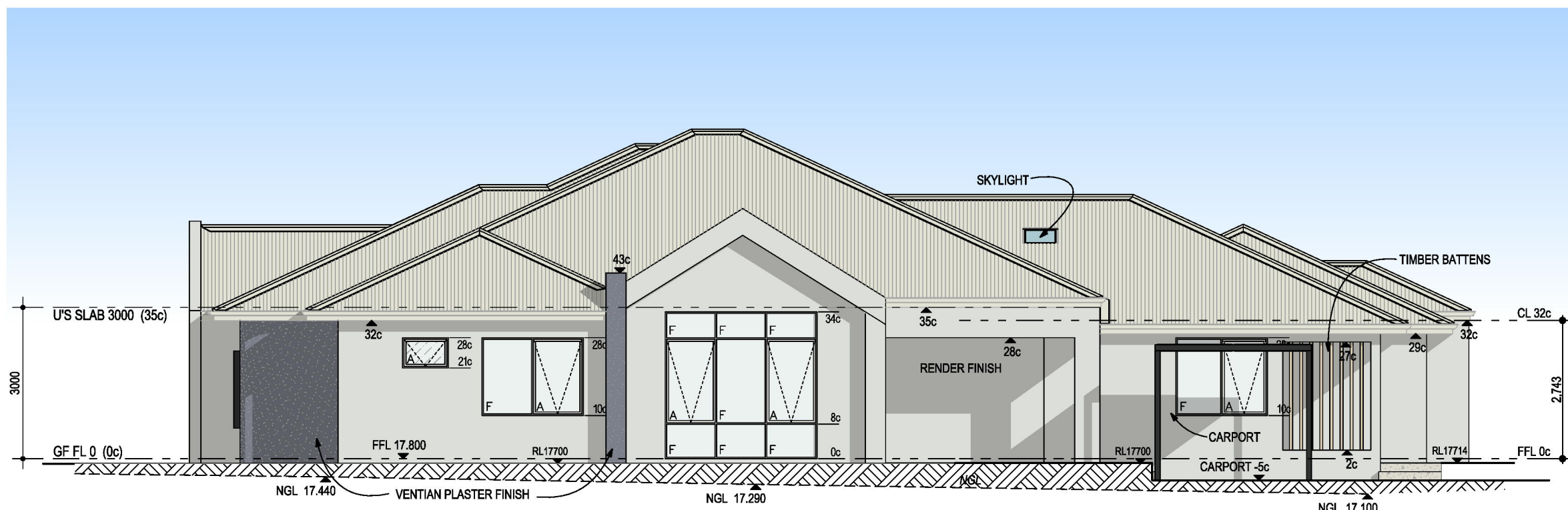


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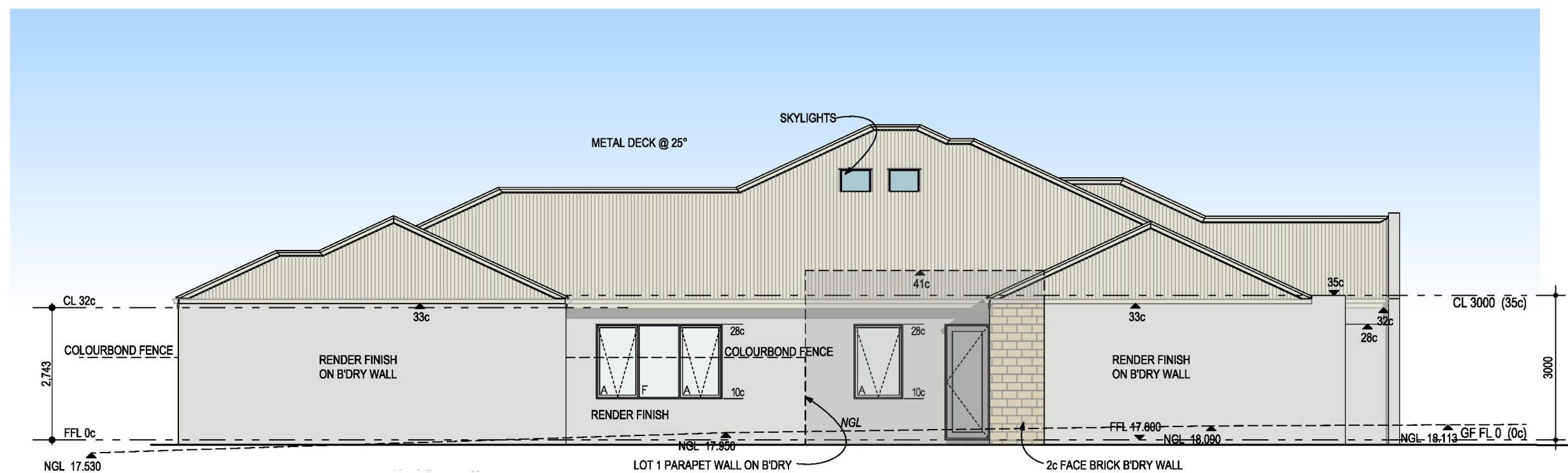
These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

DRAWING NAME: H2 ELEVATIONS 1&2		SHEET No: 10 OF 13	REVISION: L	JOB No: 25-1456
OWNER .....	DATE .....	ADDRESS: LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100 TOWN OF EAST VICTORIA PARK		
OWNER .....	DATE .....	DRAWN BY: BLEND	DATE DRAWN: APR / 2026	SCALE: 1:100
DESIGNER .....	DATE .....			

NOTE: TO SCALE ON AS SHEET



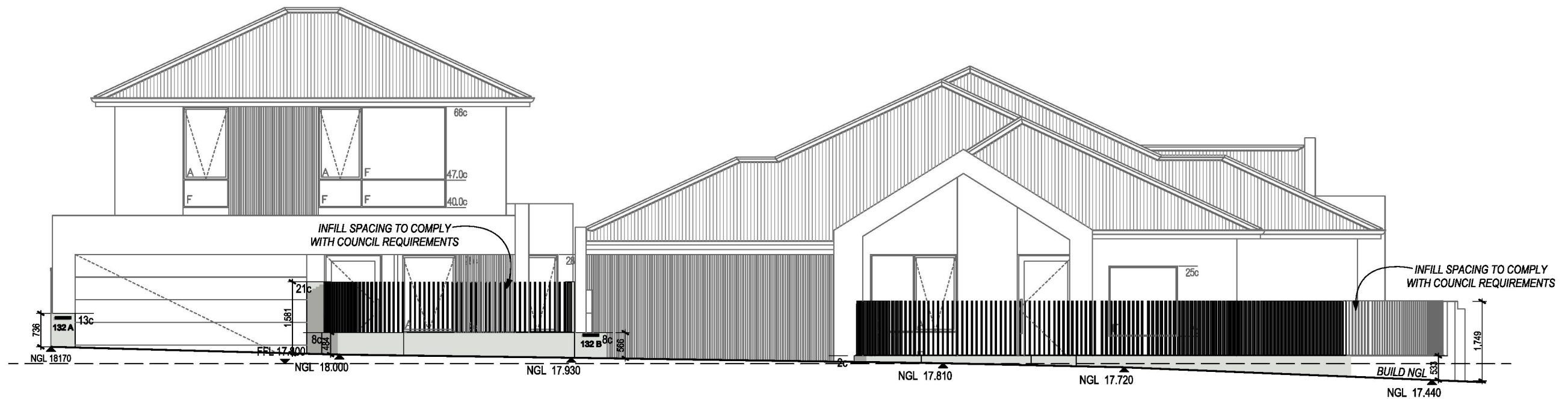
3 H2 ELEVATION 3 (1)  
1:100



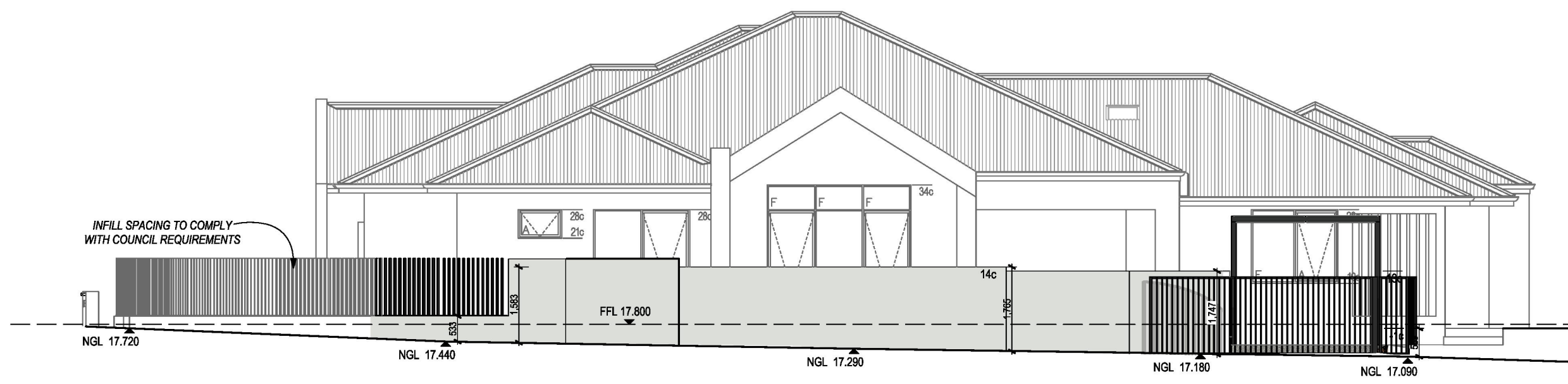
4 H2 ELEVATION 4  
1:100



<p>The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. All dimensions and other construction related information are to be checked and verified by the owner / builder / client and any discrepancies in this document must be resolved before ordering or commencement of any works.</p> <p>These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.</p>		<p>DRAWING NAME: <b>H2 ELEVATIONS 3 &amp; 4</b></p>	<p>SHEET No: <b>11 OF 13</b></p>	<p>REVISION: <b>L</b></p>	<p>JOB No: <b>25-1456</b></p>
<p>OWNER .....</p>	<p>DATE .....</p>	<p>ADDRESS: <b>LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100 TOWN OF EAST VICTORIA PARK</b></p>			
<p>OWNER .....</p>	<p>DATE .....</p>	<p>DRAWN BY: <b>BLEND</b></p>	<p>DATE DRAWN: <b>APR / 2026</b></p>	<p>SCALE: <b>1:100</b></p>	<p>NOTE: TO SCALE ON A3 SHEET</p>
<p>DESIGNER .....</p>	<p>DATE .....</p>				



**7 FENCE ELEVATION 7**  
1:100



**FENCE ELEVATION 8**  
1:100



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DRAWING NAME: <b>FENCE ELEVATIONS 7 &amp; 8</b>		SHEET No: <b>12 OF 13</b>	REVISION: <b>L</b>	JOB No: <b>25-1456</b>
OWNER .....	DATE .....	ADDRESS: <b>LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100 TOWN OF EAST VICTORIA PARK</b>		
OWNER .....	DATE .....	DRAWN BY: <b>BLEND</b>	DATE DRAWN: <b>APR / 2026</b>	SCALE: <b>1:100</b>
DESIGNER .....	DATE .....			

NOTE: TO SCALE ON AS SHEET



The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. All dimensions and other construction related information are to be checked and verified by the owner / builder / client and any discrepancies in this document must be resolved before ordering or commencement of any works.

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DRAWING NAME: <b>PERSPECTIVES</b>		SHEET No: <b>13 OF 13</b>	REVISION: <b>L</b>	JOB No: <b>25-1456</b>
OWNER .....	DATE .....	ADDRESS: <b>LOT # 370, 132 HOWICK STREET, LATHLAIN, 6100 TOWN OF EAST VICTORIA PARK</b>		
OWNER .....	DATE .....	DRAWN BY: <b>BLEND</b>	DATE DRAWN: <b>APR / 2026</b>	SCALE: <b>1:197.12, 1:162.27</b>
DESIGNER .....	DATE .....			

NOTE: TO SCALE ON AS SHEET

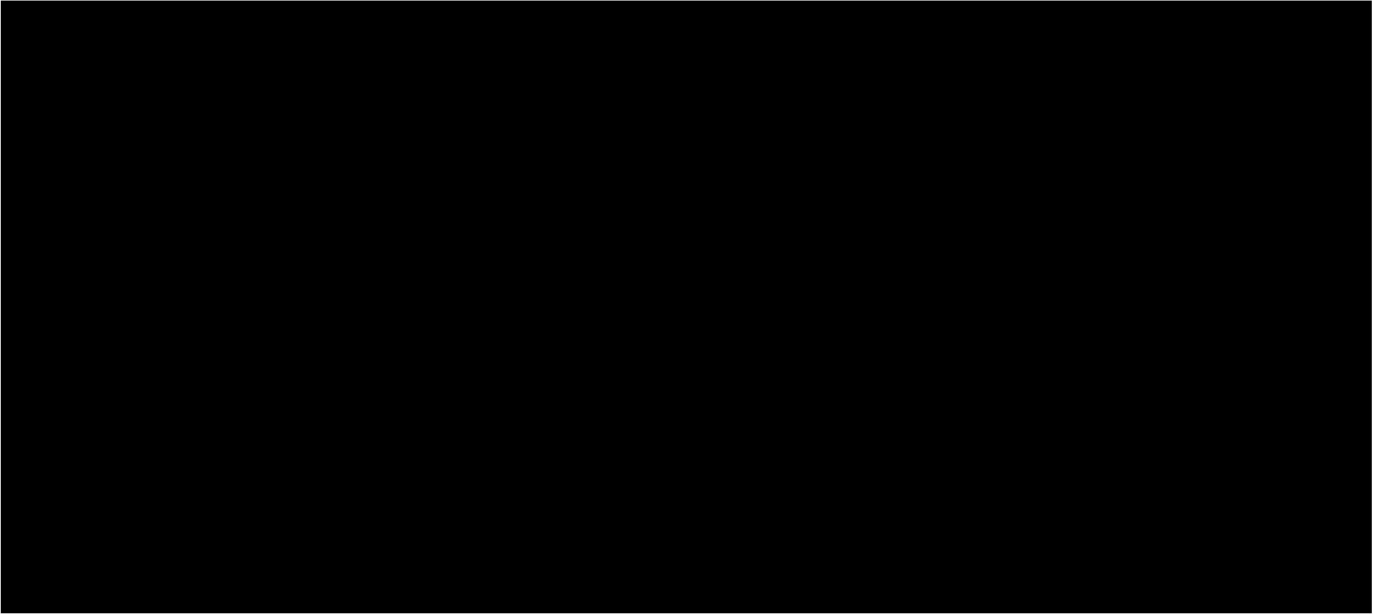


<b>Our Reference:</b>	25-1456
<b>Client:</b>	[REDACTED]
<b>Site Address:</b>	132 Howick Street Lathlain

**CLAUSE 1- SETBACK OF BUILDINGS GENERALLY LOCAL PLANNING POLICY**

*Per Local Planning policy A2 Secondary streets a 3m setback is required, justification is required for a 5.05m<sup>2</sup> area encroaching into this setback on Lot 2 based on the following:*

- The additional building bulk at the reduced setback is negligible and won't be perceptible from the secondary street
- The reduced setback allows for economical and effective development of the lot, maximising usable site area while still providing suitable amenities for future residents.
- Preserves sightlines, rhythm and visual interest along the secondary street boundary.
- Is *articulated* with quality materials, varied setbacks, landscaping, or other design elements so that it integrates with the existing character and does not create a bulky, monotonous frontage — which aligns with the overarching intent of LPP 25.



**Office Use Only**

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Accepting officer's initials:

Date received:

Council reference no: