

LAND TYPE: SURVEY STRATA

LOT 701

1,014m²

SERVICE INFORMATION

AREA

ESTABLISHED

SEWERAGE

YES

DEPTH

N/A

WATER

YES

PRELAI

L

ELECTRICAL

YES

U/G

TELECOM

YES

GAS

TBC

DRAFTED

DF

SURVEYOR

DS

SERVICE LEGEND

SURVEY

✱

DATUM

○PF

PEG FOUND

○PG

PEG GONE

SEWERAGE

○SEW

SEWER MANHOLE

○IO

INSPECTION OPENING

○IS

INSPECTION SHAFT

WATER

○M

WATER METER

○H

HYDRANT

○F

FLUSH POINT

○V

STOP VALVE

ELECTRICAL

○/□D

POWER DOME/PILLAR

○P

POWER POLE

○L

LAMP POST

○C

CONSUMER POLE

□A

STAY WIRE ANCHOR

STORMWATER

○

STORMWATER MANHOLE

□

GRATE

□

SIDE ENTRY PIT

GAS

□G

GAS METER

○S

SERVICE VALVE

TELECOM

□

COMMUNICATION PIT

□TMH

TELSTRA MANHOLE

SEWER CONNECTION POSITION

SEWER NOT LOCATED AT TIME OF SURVEY

WARNING!

BOUNDARY RE-ESTABLISHMENT SURVEY
REQUIRED TO CONFIRM LOT BOUNDARY
POSITION AND DIMENSIONS.

NOTE:

STEPPED FOOTING LEVELS AS SHOWN ARE
RELEVANT TO THE FLOOR LEVEL OF THE
UNIT THAT THEY ARE DEPICTED ON

NOTE:

PANEL/POST RETAINING WALLS BY BUILDER TO
ENGINEER'S DETAILS. ALL RETAINING WALLS AS
SHOWN DO NOT ALLOW FOR EMBEDMENT. - FOR
EMBEDMENT REFER TO ENGINEERS DETAILS.

STORMWATER NOTE:

REFER TO ENGINEER STORMWATER
DESIGN.

EXTENT OF OVERSHADOW ON 16 LEONARD ST

EXTENT OF OVERSHADOW ON 13D MCMILLAN ST

EXTENT OF OVERSHADOW ON 5/15 MCMILLAN ST

ADDRESS	SITE AREA	OVERSHADOW	%
16 LEONARD ST	1,012m ²	37.03m ²	3.7%
13D MCMILLAN ST	126m ²	57.68m ²	45.8%
5/15 MCMILLAN ST	1,013m ²	6.61m ²	0.6%

CLIENT:
CU BUILDING GROUP

ADDRESS:
LOT 701 (#14) LEONARD STREET, VICTORIA PARK

PLAN:
P4377

C/T:
1582/359

AUTHORITY:
TOWN OF VICTORIA PARK

DATE:
01/04/2025

JOB REFERENCE:
TSA6982 - FS

H. Grid : LOCAL

Local level : 10.00

A.H.D. value derived from :

Distance from Datum :

V. Datum : AHD

A.H.D. level :

VERSION

DATE

DESCRIPTION

APPROVED BY

A| U4/3 Wicks Street, Bayswater WA 6053
P| PO Box 102, Bassendean WA 6934
M| 0433 304 648
E| admin@tsasurveys.com.au
W| www.tsasurveys.com.au
ABN| 56 645 650 666

IMPORTANT NOTES:

1. The information on this drawing is current at the date of survey.

2. All services are to be confirmed with relevant authorities. This include without limitation; Sewerage / Water / Drainage / Electrical / Gas & Communications

3. Further Limitations / Interests / Encumbrances / Notifications may be listed on the Certificate of Title.

4. Original lot dimensions taken from Landgate Survey Plans.

5. Boundary Re-establishment Survey required to confirm lot boundary position and dimensions.

6. The sole purpose of this plan is for presentation to WAPC for process of application for subdivision to produce a conditional approval.

7. Final lot numbers, dimensions and areas may vary due to WAPC requirements, government authority conditions and final field survey.

8. This plan is for the purpose of application and in no way represents WAPC conditional approval.

9. TSA Surveys does not accept liability for loss or damage to any person or corporation who may rely on this plan for any purpose.

10. Permission is required from TSA Surveys for the reproduction or copying of this plan.

Scale:

1:200 at A3

0

5

7.5

10

15

CLIENT SIGNATURE 1

DATE

Nº

DATE

REVISIONS

DRAWN

CHK BY

CLIENT SIGNATURE 2

DATE

1

24.10.24

CONCEPT DESIGN

SW

SW

CLIENT SIGNATURE 3

DATE

2

20.03.25

DA DRAWINGS

SW

SW

CLIENT SIGNATURE 4

DATE

3

21.03.25

AMENDMENTS

RJ

RJ

CLIENT SIGNATURE 5

DATE

4

04.04.25

ELEVATION & AMEND'TS

RJ

RJ

CLIENT SIGNATURE 6

DATE

5

30.04.25

PLANNING DRAWINGS

EJ

RJ

CLIENT SIGNATURE 7

DATE

6

CLIENT SIGNATURE 8

DATE

7

CLIENT SIGNATURE 9

DATE

8.1

16.05.25

AMENDMENTS

BA

MFC

CLIENT SIGNATURE 10

DATE

9

27.05.25

BIN & LANDSCAPE

YN

CLIENT SIGNATURE 11

DATE

10

30.05.25

STORMWATER

YN

CLIENT SIGNATURE 12

DATE

11

03.10.25

RFI

YN

CLIENT SIGNATURE 13

DATE

12

CLIENT SIGNATURE 14

DATE

13

BUILDER'S REPRESENTATIVE

DATE

CLIENT

THE ROCK CAPITAL HOLDINGS PTY LTD

PROJECT ADDRESS

LOT 701 (#14) LEONARD STREET VICTORIA PARK WA 6100

QUIET HOUSE PACKAGE

X

CORR. CLASS

R3

BAL RATING

BAL N/A

U4/25 Belgravia Street, Belmont WA 6104
+61 (08) 6113 1928 | info@cubuildinggroup.com.au
Builders Registration Number: 102234
ABN: 14 618 889 357

MODEL

SPECIAL

Designer Specification

JOB Nº.

23189

SHEET

1 of 5 on A3

PROJECT STATUS

PLANNING DRAWINGS

LAND TYPE

SURVEY STRATA

C:\Users\drilling\OneDrive - CU Building Group\Desktop\Y NHP\Projects\14 LeonardR\1023189 Site-DA-14 Leonard ST-Vic Plan-V11.pln

LAND TYPE: SURVEY STRATA

LOT 701

1,014m²

SERVICE INFORMATION

AREA

ESTABLISHED

SEWERAGE

YES

DEPTH

N/A

WATER

YES

PRELAI

L

ELECTRICAL

YES

U/G

TELECOM

YES

GAS

TBC

DRAFTED

DF

SURVEYOR

DS

SERVICE LEGEND

SURVEY

✱

DATUM

○PF

PEG FOUND

○PG

PEG GONE

SEWERAGE

○SEW

SEWER MANHOLE

○IO

INSPECTION OPENING

○IS

INSPECTION SHAFT

WATER

○M

WATER METER

○H

HYDRANT

○F

FLUSH POINT

○V

STOP VALVE

ELECTRICAL

○/□D

POWER DOME/PILLAR

○P

POWER POLE

○L

LAMP POST

○C

CONSUMER POLE

□A

STAY WIRE ANCHOR

STORMWATER

□

STORMWATER MANHOLE

□

GRATE

□

SIDE ENTRY PIT

GAS

□G

GAS METER

○S

SERVICE VALVE

TELECOM

□

COMMUNICATION PIT

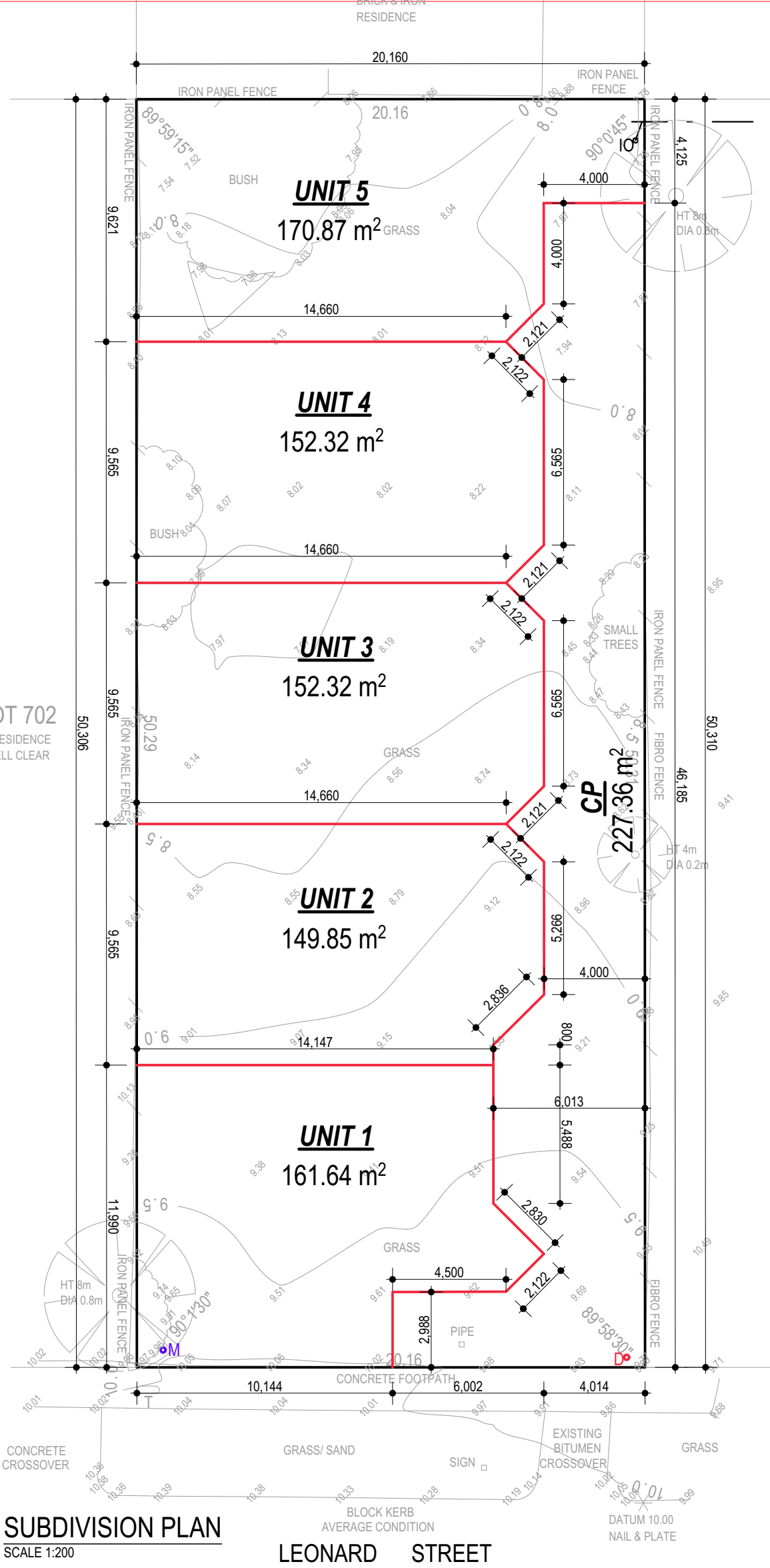
□TMH

TELSTRA MANHOLE

SEWER CONNECTION POSITION

SEWER NOT LOCATED

AT TIME OF SURVEY



WARNING!

BOUNDARY RE-ESTABLISHMENT SURVEY
REQUIRED TO CONFIRM LOT BOUNDARY
POSITION AND DIMENSIONS.

CLIENT: CU BUILDING GROUP			A U4/3 Wicks Street, Bayswater WA 6053 P PO Box 102, Bassendean WA 6934 M 0433 304 648 E admin@tsasurveys.com.au W www.tsasurveys.com.au ABN 56 645 650 666			IMPORTANT NOTES: 1. The information on this drawing is current at the date of survey. 2. All services are to be confirmed with relevant authorities. This include without limitation; Sewerage / Water / Drainage / Electrical / Gas & Communications 3. Further Limitations / Interests / Encumbrances / Notifications may be listed on the Certificate of Title. 4. Original lot dimensions taken from Landgate Survey Plans. 5. Boundary Re-establishment Survey required to confirm lot boundary position and dimensions. 6. The sole purpose of this plan is for presentation to WAPC for process of application for subdivision to produce a conditional approval. 7. Final lot numbers, dimensions and areas may vary due to WAPC requirements, government authority conditions and final field survey. 8. This plan is for the purpose of application and in no way represents WAPC conditional approval. 9. TSA Surveys does not accept liability for loss or damage to any person or corporation who may rely on this plan for any purpose. 10. Permission is required from TSA Surveys for the reproduction or copying of this plan.		
ADDRESS: LOT 701 (#14) LEONARD STREET, VICTORIA PARK								
PLAN: P4377 C/T: 1582/359 AUTHORITY: TOWN OF VICTORIA PARK								
DATE: 01/04/2025 JOB REFERENCE: TSA6982 - FS								
H. Grid : LOCAL Local level : 10.00 A.H.D. value Distance V. Datum : AHD A.H.D. level : derived from : from Datum :								
VERSION DATE DESCRIPTION APPROVED BY			Scale: 1:200 at A3					
CLIENT SIGNATURE 1 DATE			CLIENT THE ROCK CAPITAL HOLDINGS PTY LTD			CUBUILDING GROUP U4/25 Belgravia Street, Belmont WA 6104 +61 (08) 6113 1928 info@cubuildinggroup.com.au Builders Registration Number: 102234 ABN: 14 618 889 357		
CLIENT SIGNATURE 2 DATE			PROJECT ADDRESS LOT 701 (#14) LEONARD STREET VICTORIA PARK WA 6100					
BUILDER'S REPRESENTATIVE DATE			QUIET HOUSE PACKAGE X CORR. CLASS R3 BAL RATING BAL N/A					
Nº. DATE REVISIONS DRAWN CHK BY			MODEL SPECIAL Designer Specification					
1 24.10.24 CONCEPT DESIGN SW SW			JOB Nº. 23189 SHEET 2 of 5 on					
2 20.03.25 DA DRAWINGS SW SW			PROJECT STATUS PLANNING DRAWINGS					
3 21.03.25 AMENDMENTS RJ RJ			LAND TYPE SURVEY STRATA					
4 04.04.25 ELEVATION & AMEND'TS RJ RJ								
5 30.04.25 PLANNING DRAWINGS EJ RJ								
6								
7								
8.1 16.05.25 AMENDMENTS BA MFC								
9 27.05.25 BIN & LANDSCAPE YN								
10 30.05.25 STORMWATER YN								
11 03.10.25 RFI YN								
12								
13								

LAND TYPE: SURVEY STRATA

LOT 701

1,014m²

SERVICE INFORMATION

AREA

ESTABLISHED

SEWERAGE

YES

DEPTH

N/A

WATER

YES

PRELAI

L

ELECTRICAL

YES

U/G

TELECOM

YES

GAS

TBC

DRAFTED

DF

SURVEYOR

DS

SERVICE LEGEND

SURVEY

✱

DATUM

○PF

PEG FOUND

○PG

PEG GONE

SEWERAGE

○SEW

SEWER MANHOLE

○IO

INSPECTION OPENING

○IS

INSPECTION SHAFT

WATER

○M

WATER METER

○H

HYDRANT

○F

FLUSH POINT

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STOP VALVE

ELECTRICAL

○/□D

POWER DOME/PILLAR

○P

POWER POLE

○L

LAMP POST

○C

CONSUMER POLE

□A

STAY WIRE ANCHOR

STORMWATER

○

STORMWATER MANHOLE

□

GRATE

□

SIDE ENTRY PIT

GAS

□G

GAS METER

○S

SERVICE VALVE

TELECOM

○T

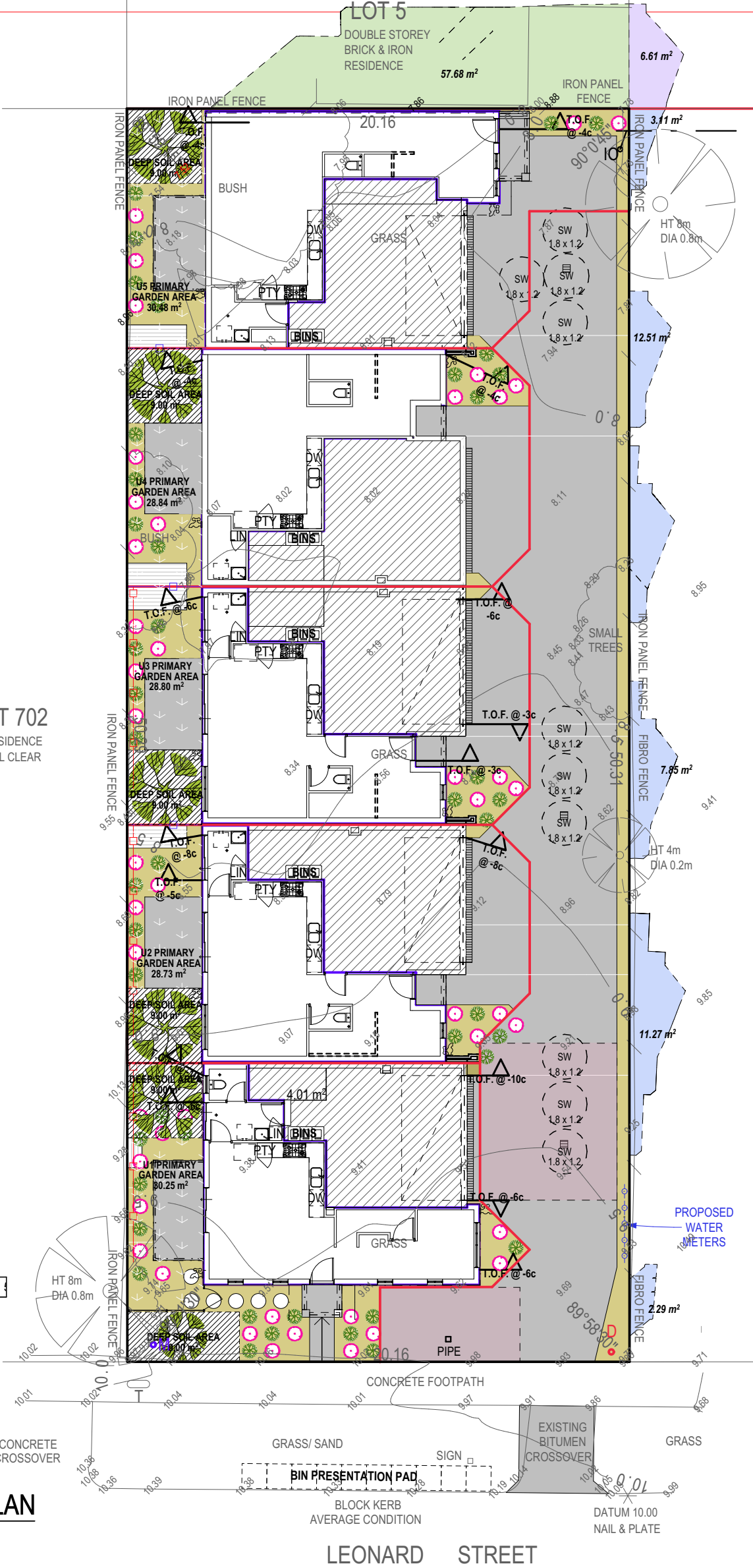
COMMUNICATION PIT

□TMH

TELSTRA MANHOLE

SEWER CONNECTION POSITION

SEWER NOT LOCATED
AT TIME OF SURVEY



WARNING!

BOUNDARY RE-ESTABLISHMENT SURVEY
REQUIRED TO CONFIRM LOT BOUNDARY
POSITION AND DIMENSIONS.

LEGEND

DIANELLA REVOLUTA

VIBURNUM TINUS

PRUNUS BLIREIANA

LAWN

MULCH

EXTENT OF OVERSHADOW ON 13D MC MILLAN ST

EXTENT OF OVERSHADOW ON 13D MC MILLAN ST

EXTENT OF OVERSHADOW ON 5/15 MC MILLAN ST

ADDRESS

SITE AREA

OVERSHADOW

%

16 LEONARD ST

1,012m²

37.03m²

3.7%

13D MC MILLAN ST

1,012m²

37.03m²

3.7%

5/15 MC MILLAN ST

1,012m²

37.03m²

3.7%

NOTES:

ALL PLANTS SUBJECT TO AVAILABILITY AT THE TIME OF LANDSCAPING

LANDSCAPE PLAN
SCALE 1:200

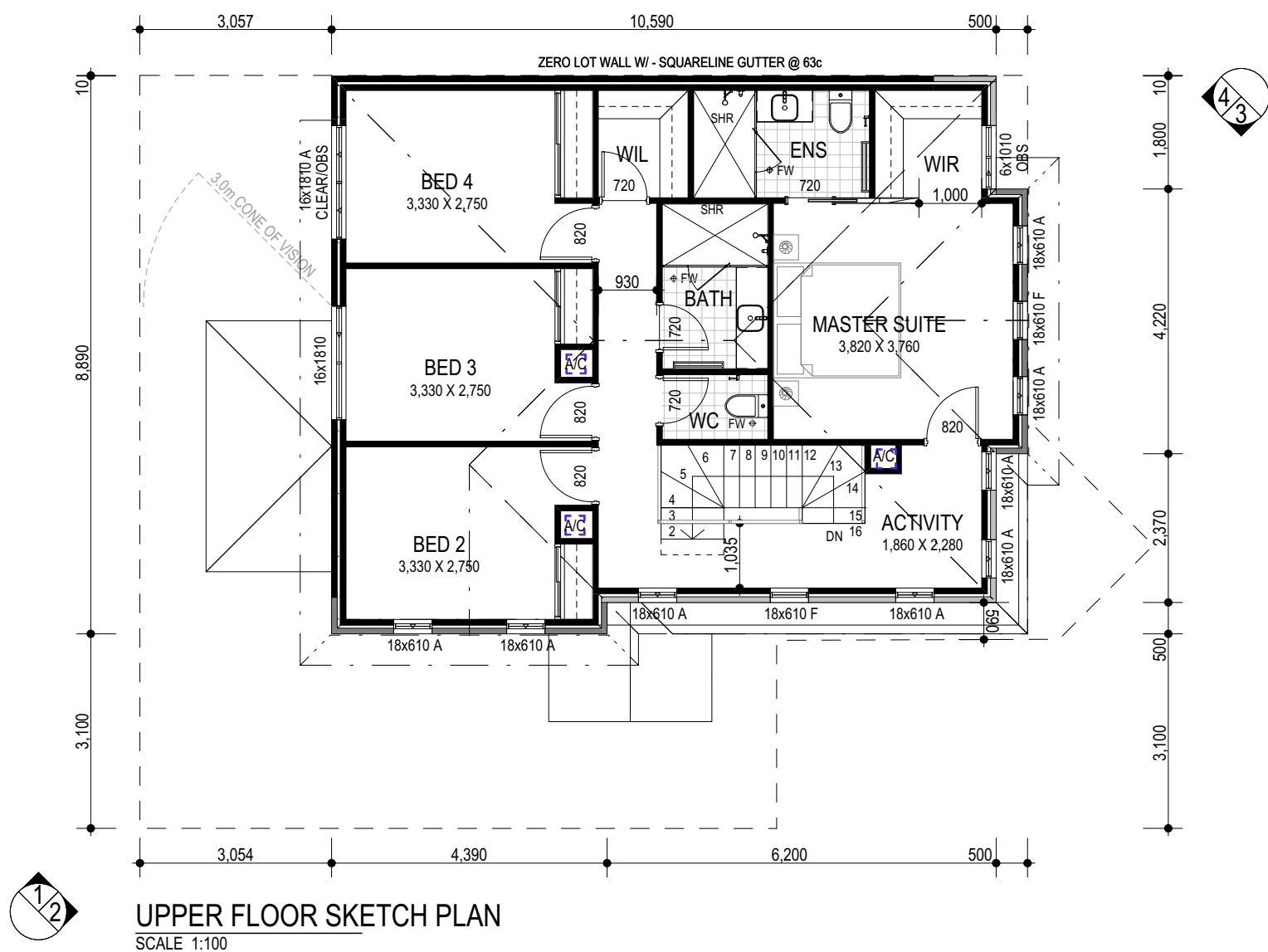
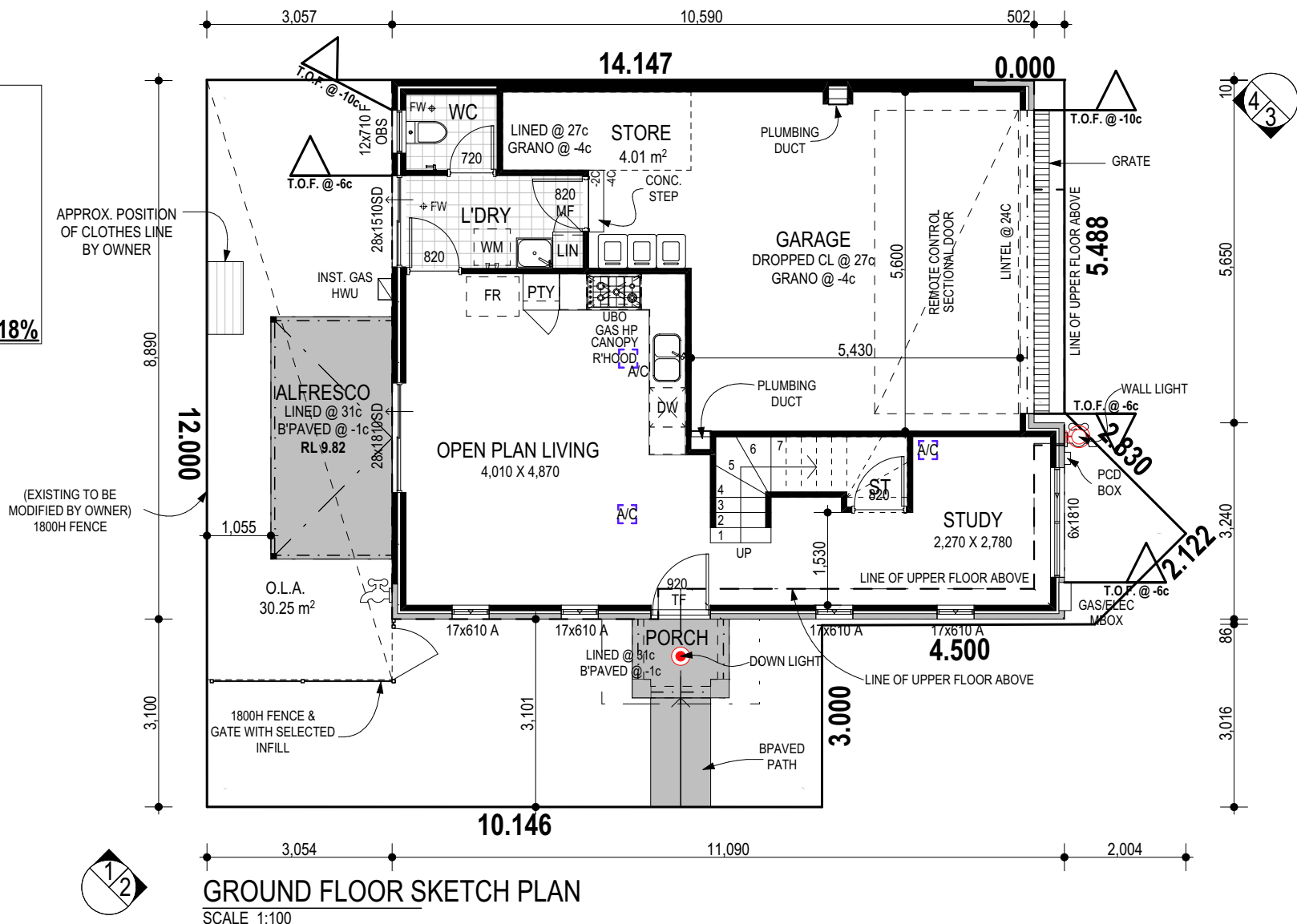
CLIENT: CU BUILDING GROUP				A U4/3 Wicks Street, Bayswater WA 6053 P PO Box 102, Bassendean WA 6934 M 0433 304 648 E admin@tsasurveys.com.au W www.tsasurveys.com.au ABN 56 645 650 666				IMPORTANT NOTES: 1. The information on this drawing is current at the date of survey. 2. All services are to be confirmed with relevant authorities. This include without limitation; Sewerage / Water / Drainage / Electrical / Gas & Communications 3. Further Limitations / Interests / Encumbrances / Notifications may be listed on the Certificate of Title. 4. Original lot dimensions taken from Landgate Survey Plans. 5. Boundary Re-establishment Survey required to confirm lot boundary position and dimensions. 6. The sole purpose of this plan is for presentation to WAPC for process of application for subdivision to produce a conditional approval. 7. Final lot numbers, dimensions and areas may vary due to WAPC requirements, government authority conditions and final field survey. 8. This plan is for the purpose of application and in no way represents WAPC conditional approval. 9. TSA Surveys does not accept liability for loss or damage to any person or corporation who may rely on this plan for any purpose. 10. Permission is required from TSA Surveys for the reproduction or copying of this plan.					
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PLAN: P4377		C/T: 1582/359										AUTHORITY: TOWN OF VICTORIA PARK	
DATE: 01/04/2025		JOB REFERENCE: TSA6982 - FS											
H. Grid : LOCAL	Local level : 10.00	A.H.D. value derived from :	Distance from Datum :										
VERSION		DATE		DESCRIPTION		APPROVED BY		Scale: 1:200 at A3					
CLIENT SIGNATURE 1		DATE		Nº	DATE	REVISIONS	DRAWN	CHK BY	0 5 7.5 10 15				
				1	24.10.24	CONCEPT DESIGN	SW	SW	THE ROCK CAPITAL HOLDINGS PTY LTD				
				2	20.03.25	DA DRAWINGS	SW	SW	PROJECT ADDRESS				
				3	21.03.25	AMENDMENTS	RJ	RJ	LOT 701 (#14) LEONARD STREET VICTORIA PARK WA 6100				
				4	04.04.25	ELEVATION & AMENDTS	RJ	RJ	CU BUILDING GROUP U4/25 Belgravia Street, Belmont WA 6104 +61 (08) 6113 1928 info@cubuildinggroup.com.au Builders Registration Number: 102234 ABN: 14 618 889 357				
				5	30.04.25	PLANNING DRAWINGS	EJ						
				6									
				7					MODEL SPECIAL Designer Specification JOB Nº. 23189 SHEET 3 of 5 on A3 PROJECT STATUS PLANNING DRAWINGS LAND TYPE SURVEY STRATA				
				8.1	16.05.25	AMENDMENTS	BA	MFC					
				9	27.05.25	BIN & LANDSCAPE	YN						
				10	30.05.25	STORMWATER	YN		QUIET HOUSE PACKAGE X CORR. CLASS R3 BAL RATING BAL N/A				
				11	03.10.25	RFI	YN						
				12									
				13									
BUILDER'S REPRESENTATIVE		DATE											

ZONED	R60
% ALLOWED	70%
SITE AREA	161.63m ²
SITE COV. AREA	97.69m ²

COMMON AREA (227m ² / 5)	45m ²
SITE AREA + COMMON AREA	207m ²

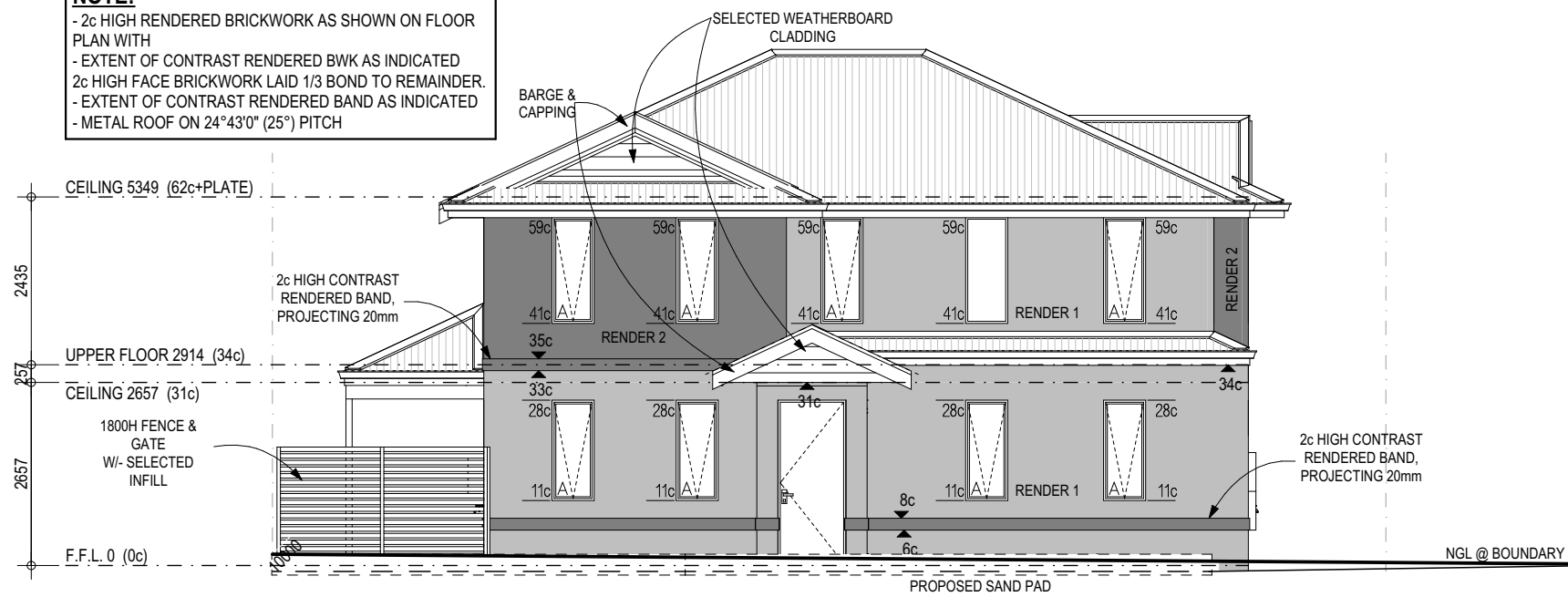
AREAS:

	PERIM. (m)	AREA (m ²)
HOUSE (FIRST)	39.96	93.16
HOUSE (GROUND)	40.24	55.65
GARAGE	32.50	36.10
ALFRESCO	12.00	8.00
STORE	8.80	4.01
PORCH	5.80	2.08
		199.00 m ²
ROOF AREA[m ² ON THE FLAT]		124.62

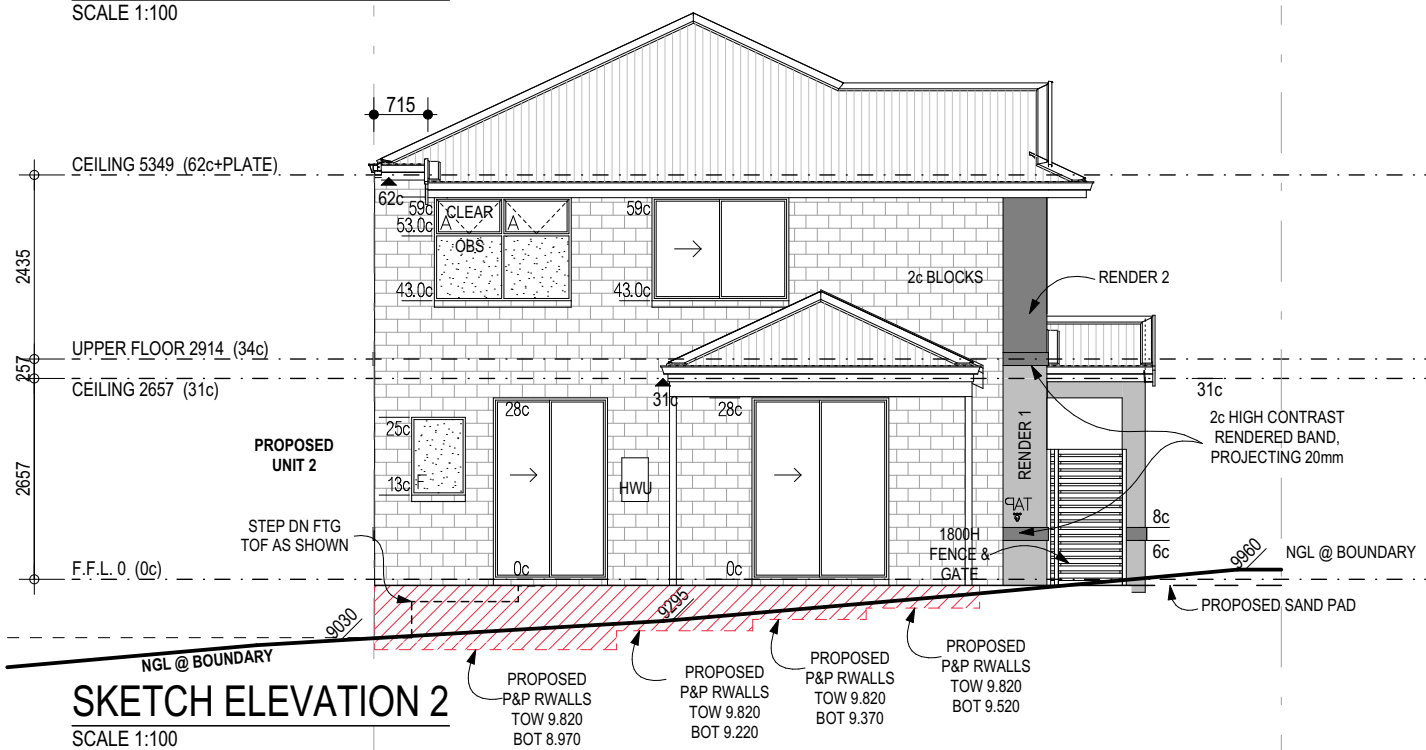


CLIENT SIGNATURE 1		DATE		Nº.		DATE		REVISIONS		DRAWN		CHK BY		CLIENT		THE ROCK CAPITAL HOLDINGS PTY LTD				 CUBUILDING GROUP U4/25 Belgravia Street, Belmont WA 6104 +61 (08) 6113 1928 info@cubuildinggroup.com.au Builders Registration Number: 102234 ABN: 14 618 889 357				MODEL		SPECIAL			
CLIENT SIGNATURE 2		DATE		1		24.10.24		CONCEPT DESIGN		SW		SW		PROJECT ADDRESS		UNIT 1 OF LOT 701 #14 LEONARD STREET VICTORIA PARK WA 6100								JOB Nº.		SHEET			
				2		20.03.25		DA DRAWINGS		SW		SW												3		of 4 on A3			
				3		21.03.25		AMENDMENTS		RJ		RJ																	
				4		01.04.25		ELEVATION & AMEND'TS		RJ		RJ																	
				5		08.04.25		UPDATED SURVEY		RJ		RJ																	
				6		29.04.25		PLANNING DRAWINGS		EJ																			
BUILDER'S REPRESENTATIVE		DATE		7		16.05.25		AMMENDMENTS		BA		MFC		PROJECT STATUS		PLANNING DRAWINGS								LAND TYPE		SURVEY STRATA			
				8		03.10.25		RFI		YN																			
				9																									
				10																									
				11																									
				12																									
13														QUIET HOUSE PACKAGE		N/A		CORR. CLASS R3		BAL RATING N/A									

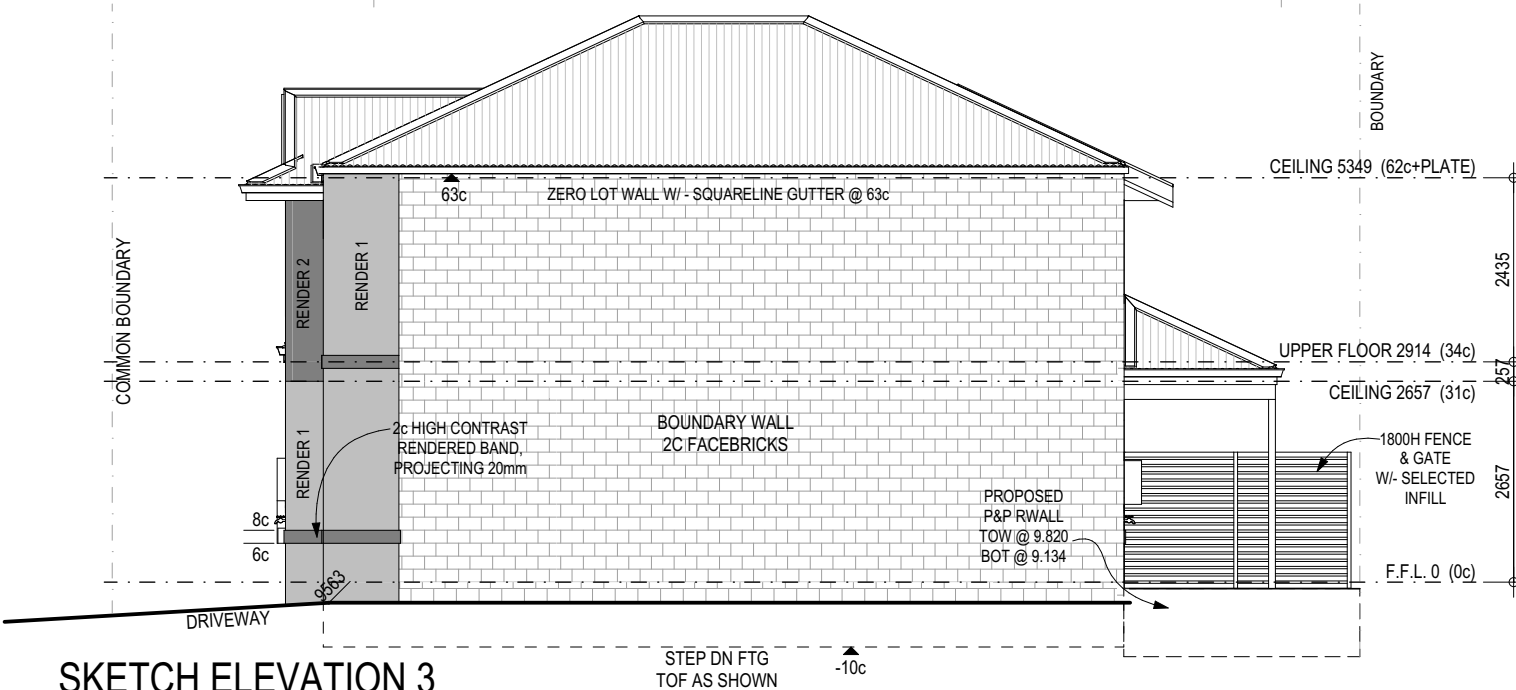
- 2c HIGH RENDERED BRICKWORK AS SHOWN ON FLOOR PLAN WITH
- EXTENT OF CONTRAST RENDERED BRWK AS INDICATED
- 2c HIGH FACE BRICKWORK LAID 1/3 BOND TO REMAINDER.
- EXTENT OF CONTRAST RENDERED BAND AS INDICATED
- METAL ROOF ON 24°43'0" (25°) PITCH



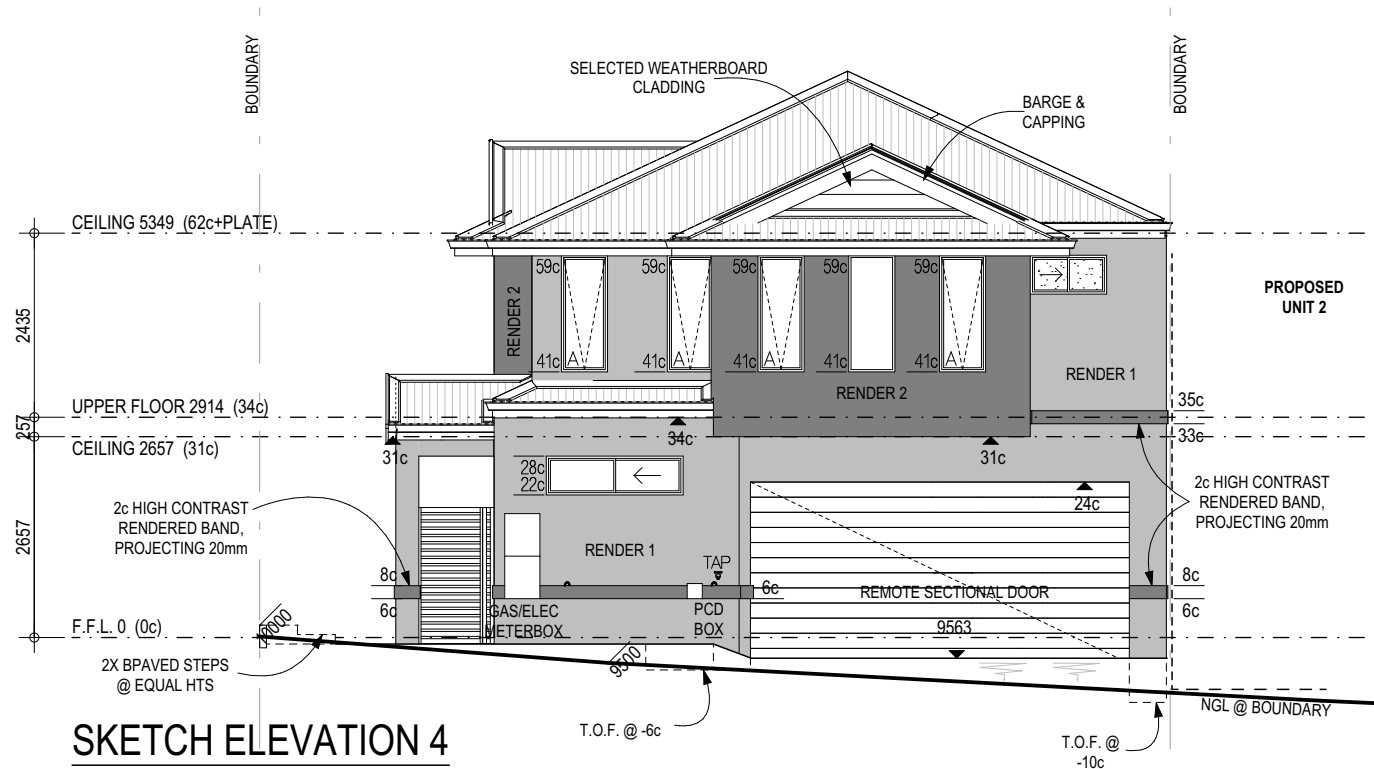
SCALE 1:100



SCALE 1:100



SCALE 1:100



SCALE 1:100

CLIENT SIGNATURE 1	DATE	THE ROCK CAPITAL HOLDINGS PTY LTD										CLIENT			MODEL	SPECIAL Designer Specification
		UNIT 1 OF LOT 701 #14 LEONARD STREET														
		VICTORIA PARK WA 6100														
CLIENT SIGNATURE 2	DATE	N ^o	DATE	REVISIONS		DRAWN	CHK BY	PROJECT ADDRESS				JOB N ^o	23189	SHEET	4 of 10 on A3	
		1	24.10.24	CONCEPT DESIGN		SW	SW									
		2	20.03.25	DA DRAWINGS		SW	SW									
	DATE	3	21.03.25	AMENDMENTS		RJ	RJ					PROJECT STATUS	PLANNING DRAWINGS			
		4	01.04.25	ELEVATION & AMENDTS		RJ	RJ									
		5	08.04.25	UPDATED SURVEY		RJ	RJ									
		6	28.04.25	PLANNING DRAWINGS		EJ										
		7-1	16.05.25	AMMENDMENTS		BA	MFC									
		8	03.10.25	RFI		YN										
BUILDERS REPRESENTATIVE	DATE	9										LAND TYPE	SURVEY STRATA			
		10														
		11														
		12														
		13														
WIND RATING		NX		SITE CLASS		CORR. CLASS		QUIET HOUSE PACKAGE		BAL. RATING						
				DX		R3		N/A		N/A						

SITE COVERAGE

ZONED	R60
% ALLOWED	70%
SITE AREA	149.86m ²
SITE COV. AREA	96.25m ²

SITE COV. =64.2%

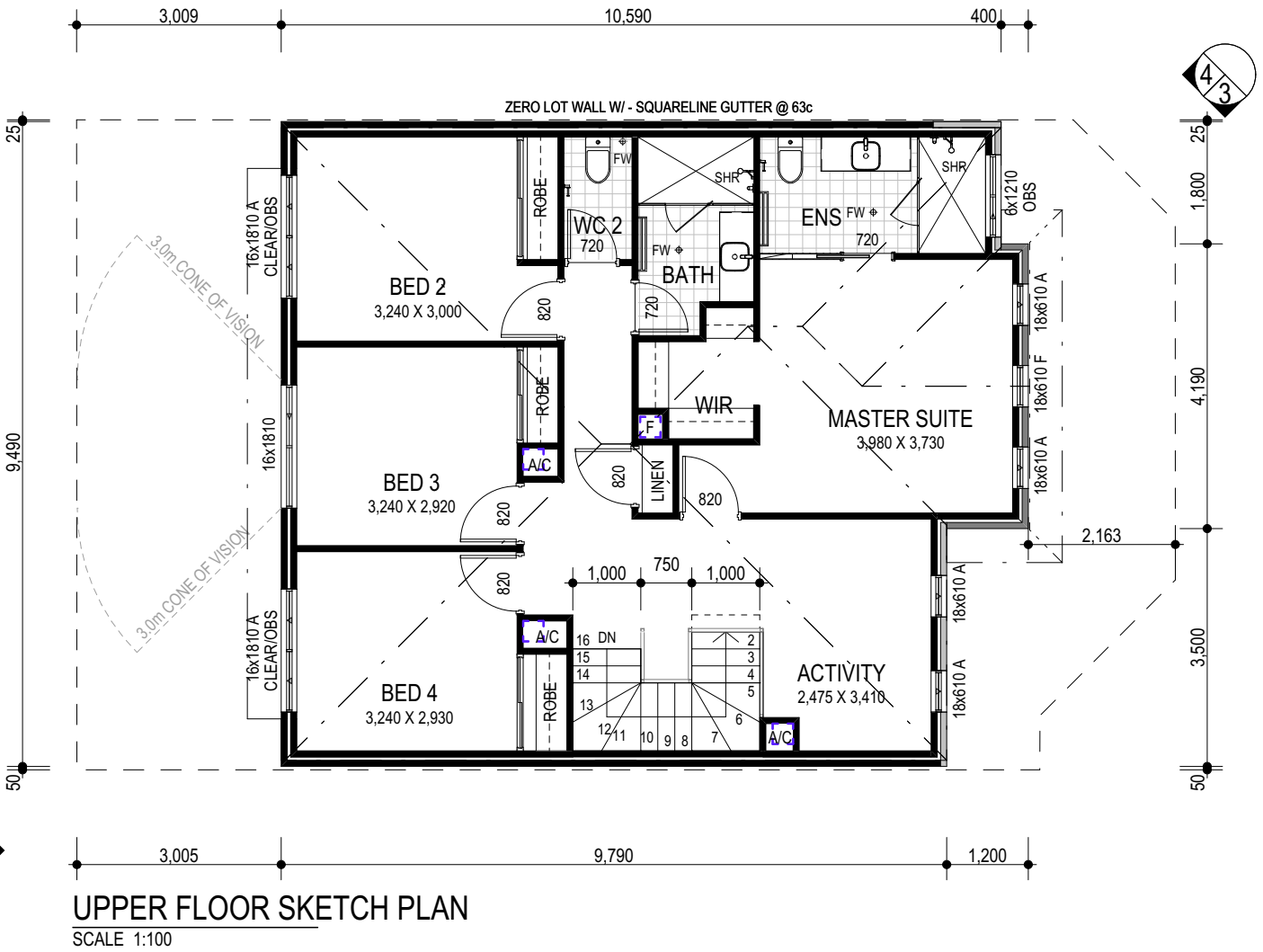
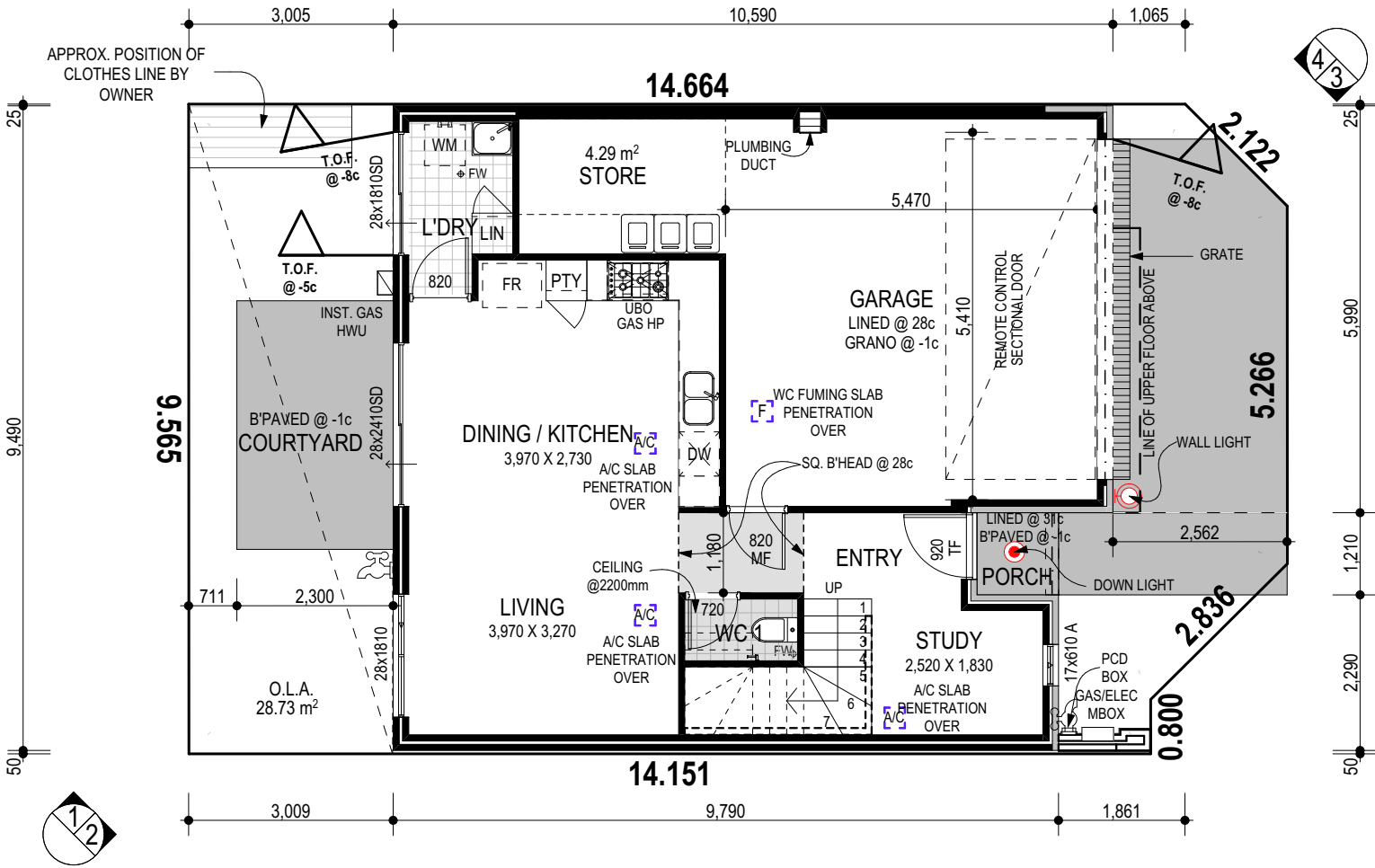
COMMON AREA (227m ² / 5)	45m ²
SITE AREA + COMMON AREA	195m ²

ADJUSTED SITE COVERAGE = 49.28%

AREAS:

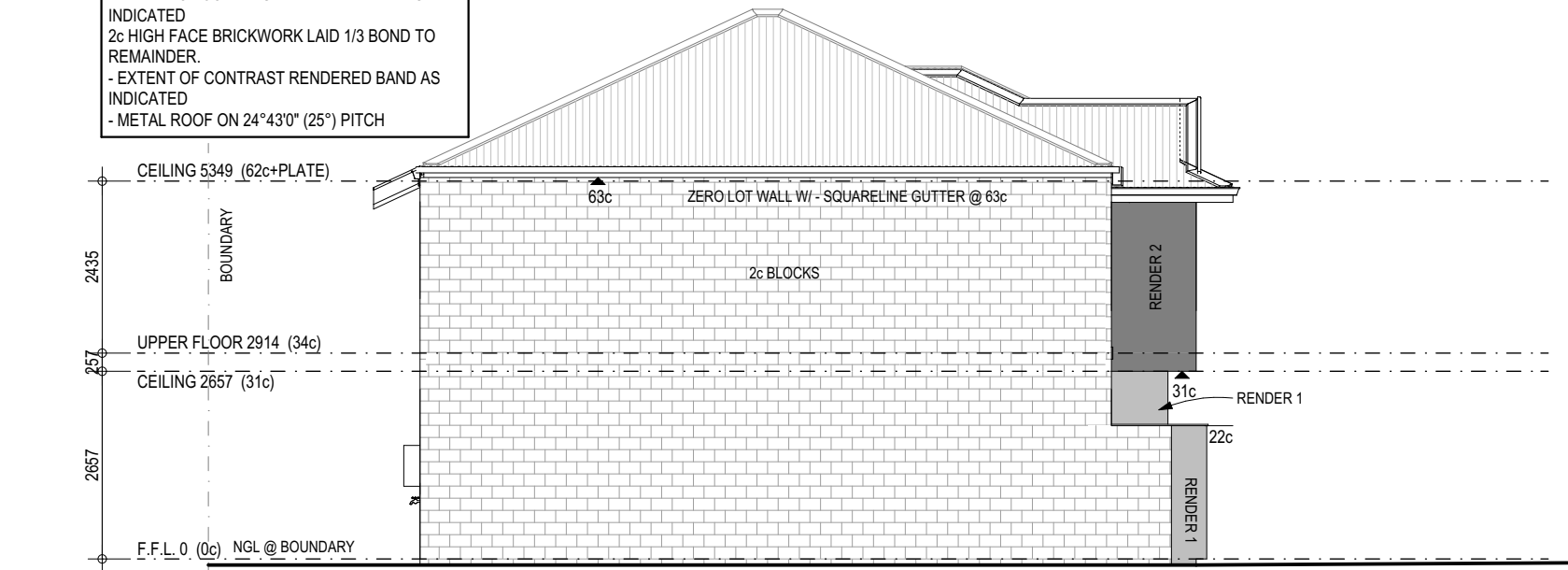
	PERIM. (m)	AREA (m2)
HOUSE (FIRST)	40.96	99.38
HOUSE (GROUND)	38.56	55.81
GARAGE	29.46	35.57
STORE	9.28	4.87
PORCH	4.82	1.45
		197.08 m ²

ROOF AREA[m2 ON THE FLAT]	105.95
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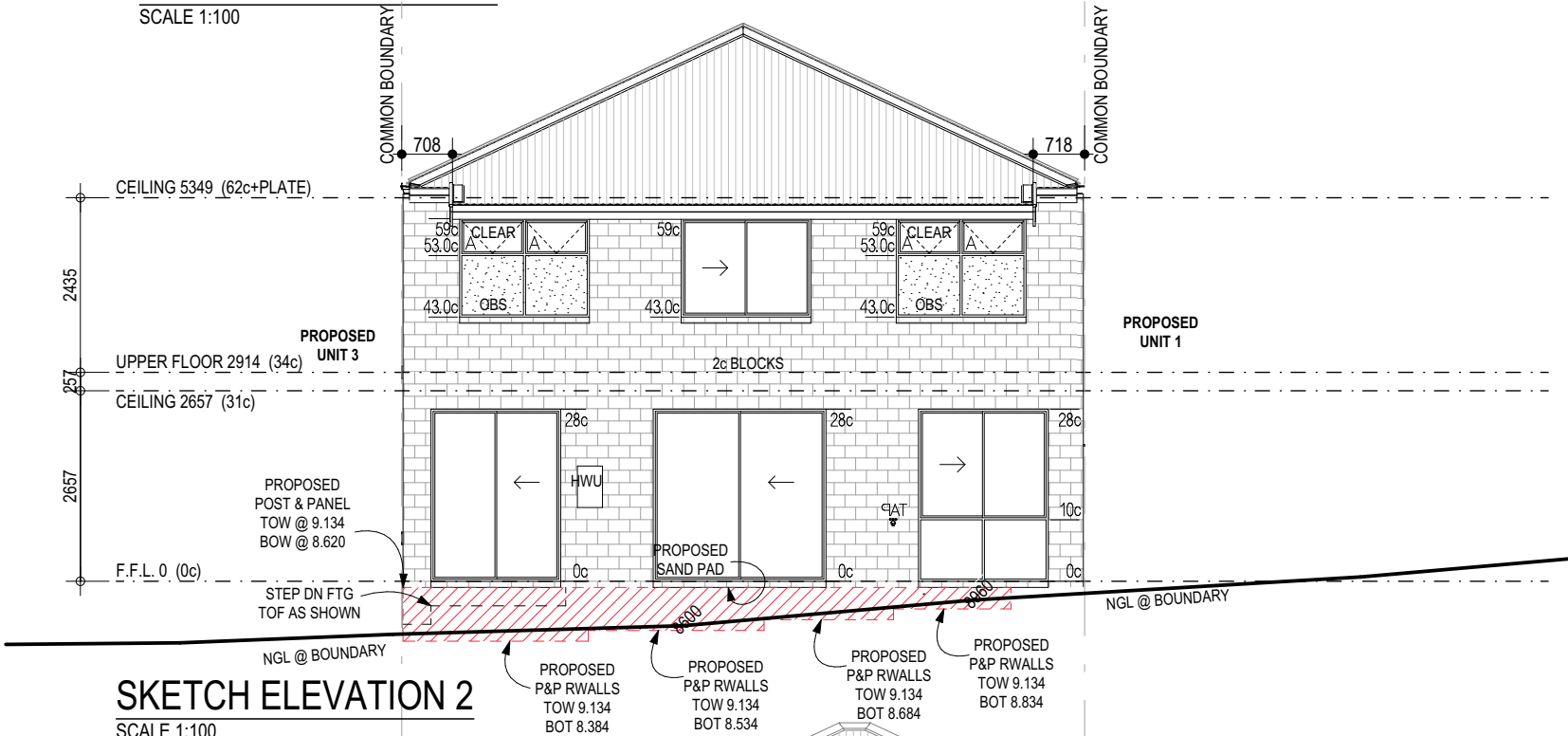
CLIENT SIGNATURE 1		DATE		Nº.		DATE		REVISIONS		DRAWN		CHK BY		CLIENT		THE ROCK CAPITAL HOLDINGS PTY LTD				 CU BUILDING GROUP U4/25 Belgravia Street, Belmont WA 6104 +61 (08) 6113 1928 info@cubuildinggroup.com.au Builders Registration Number: 102234 ABN: 14 618 889 357		MODEL		SPECIAL Designer Specification			
CLIENT SIGNATURE 2		DATE		1		24.10.24		CONCEPT DESIGN		SW		SW		PROJECT ADDRESS		UNIT 2 OF LOT 701#14 LEONARD STREET VICTORIA PARK WA 6100						JOB Nº.		SHEET			
				2		20.03.25		DA DRAWINGS		SW		SW										23198		3 of 4 on A3			
				3		21.03.25		AMENDMENTS		RJ		RJ										PROJECT STATUS		PLANNING DRAWINGS			
				4		02.04.25		ELEVATION & AMEND'TS		RJ		RJ								LAND TYPE		SURVEY STRATA					
				5		09.04.25		UPDATED SURVEY		RJ		RJ															
				6		30.04.25		GARAGE TO RHS / PLANNING		EJ																	
				7.1		16.05.25		AMENDMENTS		BA		MFC															
BUILDER'S REPRESENTATIVE		DATE		8		03.10.25		RFI		YN																	
				9																							
				10																							
				11																							
				12																							
				13																							

NOTE:
- 2c HIGH RENDERED BRICKWORK AS SHOWN ON FLOOR PLAN WITH
- EXTENT OF CONTRAST RENDERED BWK AS INDICATED
2c HIGH FACE BRICKWORK LAID 1/3 BOND TO REMAINDER.
- EXTENT OF CONTRAST RENDERED BAND AS INDICATED
- METAL ROOF ON 24°43'0" (25°) PITCH



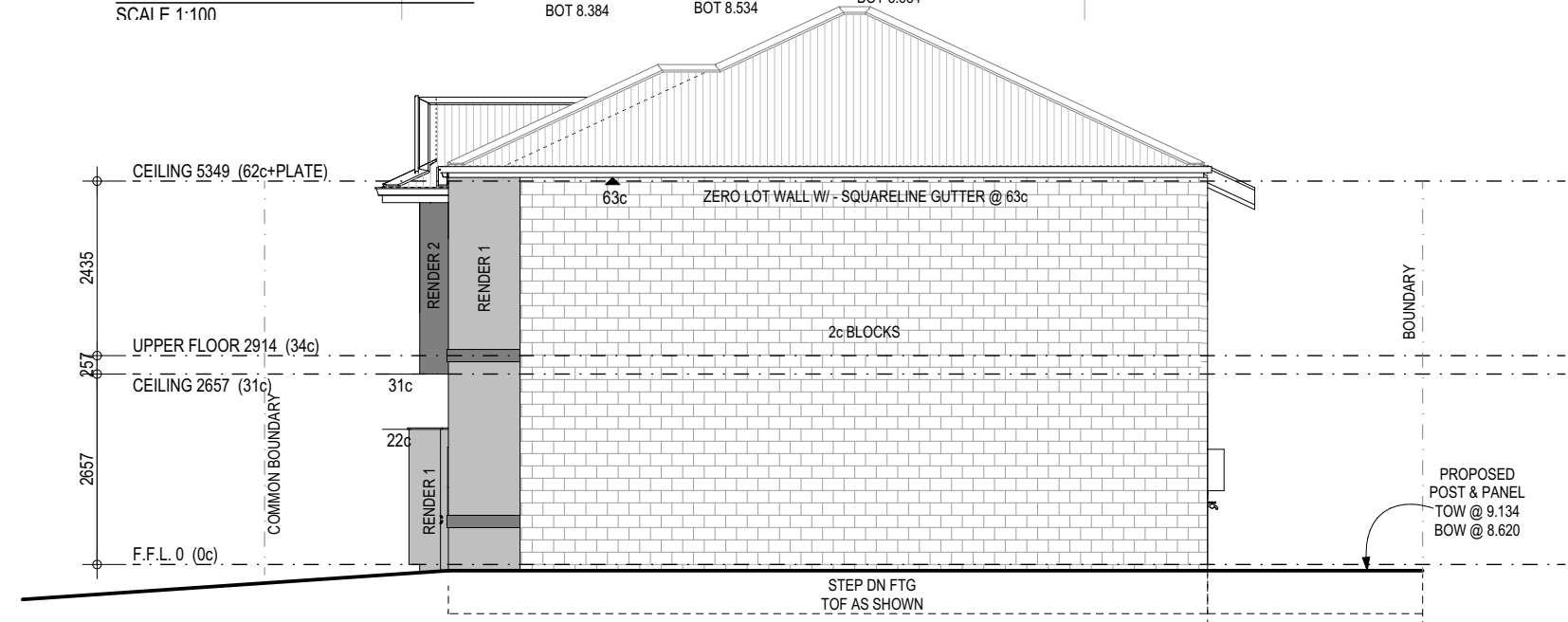
SKETCH ELEVATION 1

SCALE 1:100



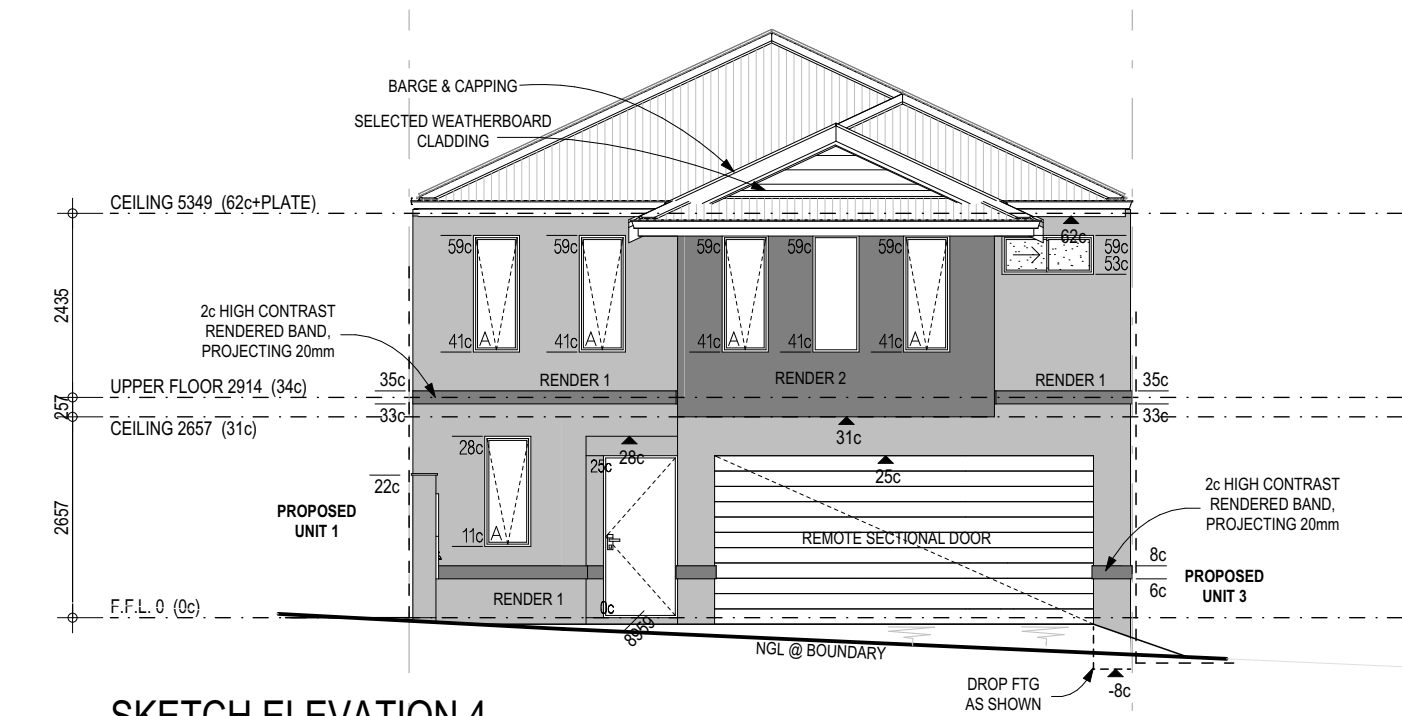
SKETCH ELEVATION 2

SCALE 1:100



SKETCH ELEVATION 3

SCALE 1:100



SKETCH ELEVATION 4

SCALE 1:100

MODEL	SPECIAL	
	Designer Specification	
JOB N°	SHEET	
23198	4	of 4 on A3
PROJECT STATUS		PLANNING DRAWINGS
LAND TYPE		SURVEY STRATA

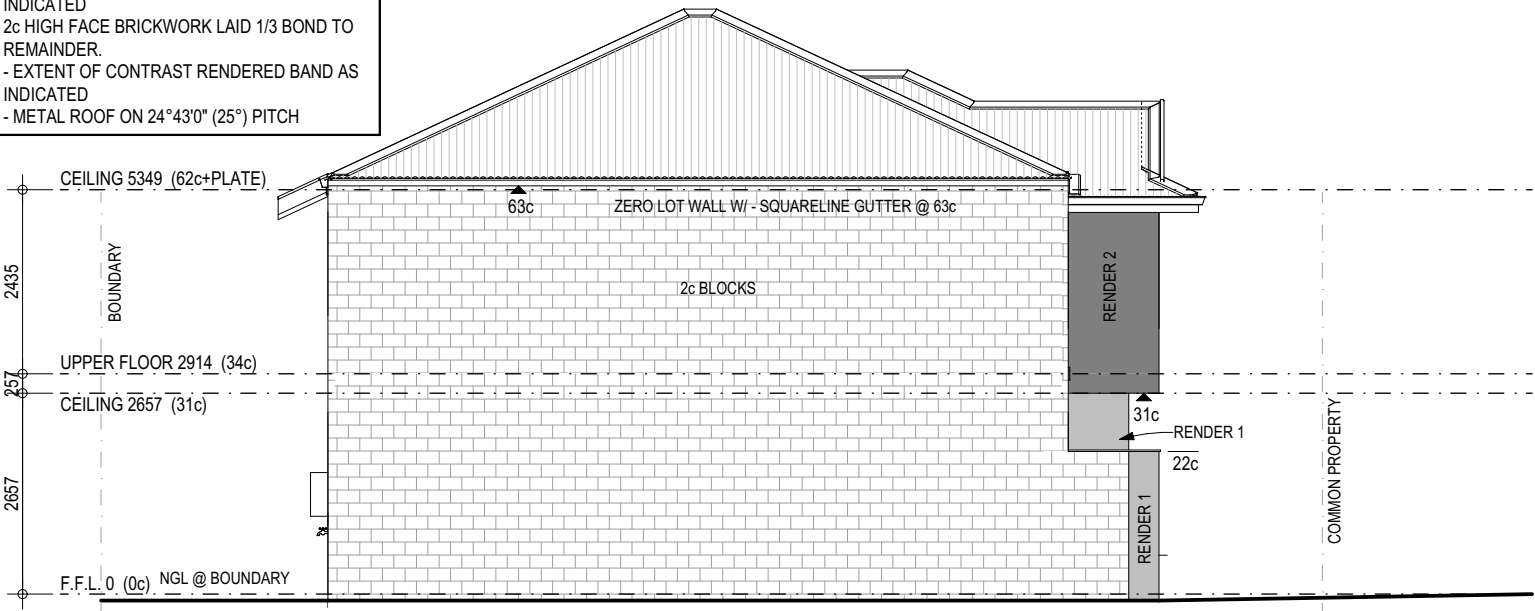
CUBUILDING GROUP
14/25 Belgrave Street, Belmont WA 6104
+61 (08) 6113 1928 info@cubuildinggroup.com.au
Builders Registration Number: 102224
ABN: 14 618 888 357

THE ROCK CAPITAL HOLDINGS PTY LTD		UNIT 2 OF LOT 701#14 LEONARD STREET VICTORIA PARK WA 6100	
CLIENT	PROJECT ADDRESS	QUICK HOUSE PACKAGE	BAL RATING NA
		CORR. CLASS. R3	

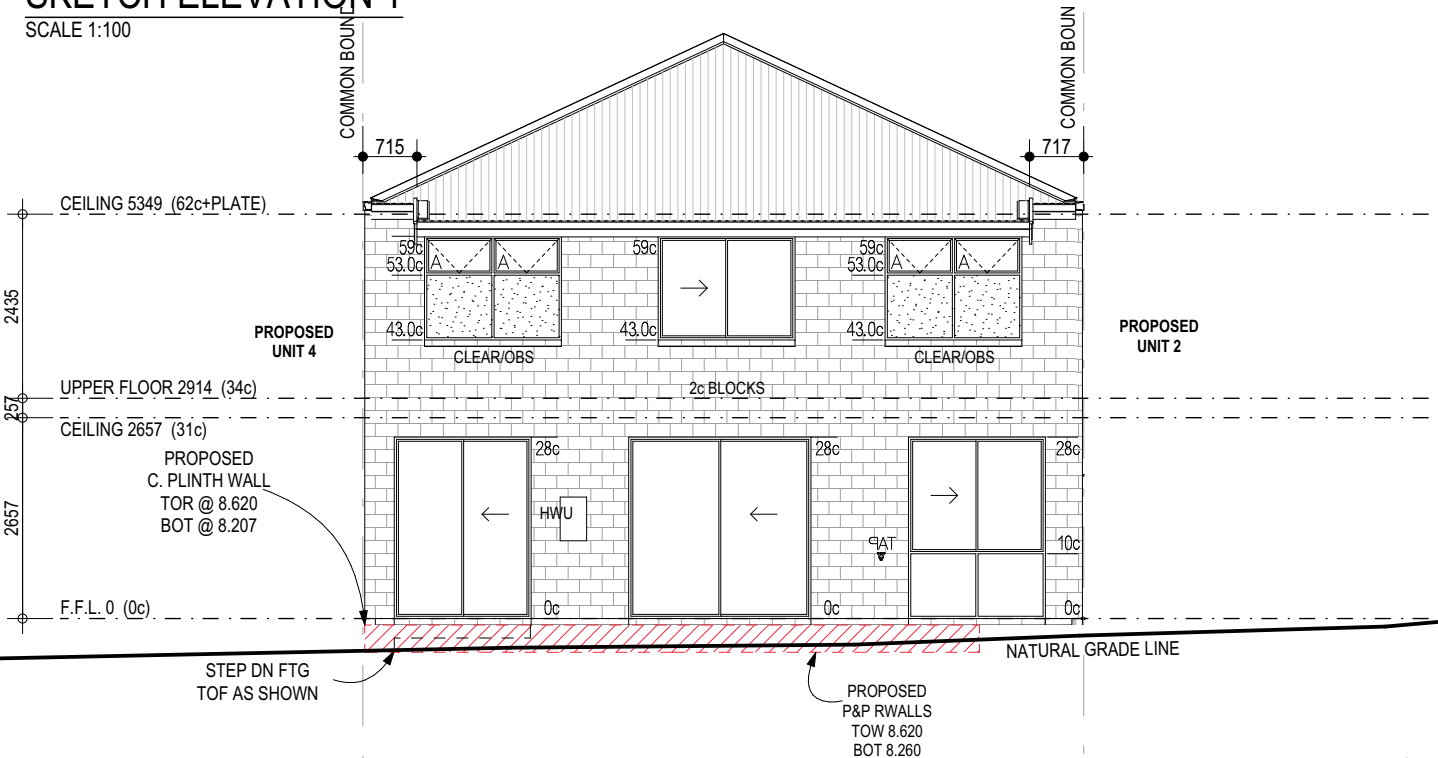
N°	DATE	REVISIONS	DRAWN	CHK BY
1	24.10.24	CONCEPT DESIGN	SW	SW
2	20.03.25	DA DRAWINGS	SW	SW
3	21.03.25	AMENDMENTS	RJ	RJ
4	02.04.25	ELEVATION & AMENDMENTS	RJ	RJ
5	09.04.25	UPDATED SURVEY	RJ	RJ
6	30.04.25	GARAGE TO RHS / PLANNING	EJ	
7.1	16.05.25	AMENDMENTS	BA	MFC
8	03.10.25	RFI	YN	
9				
10				
11				
12				
13				

CLIENT SIGNATURE 1	DATE
CLIENT SIGNATURE 2	DATE
BUILDER'S REPRESENTATIVE	DATE

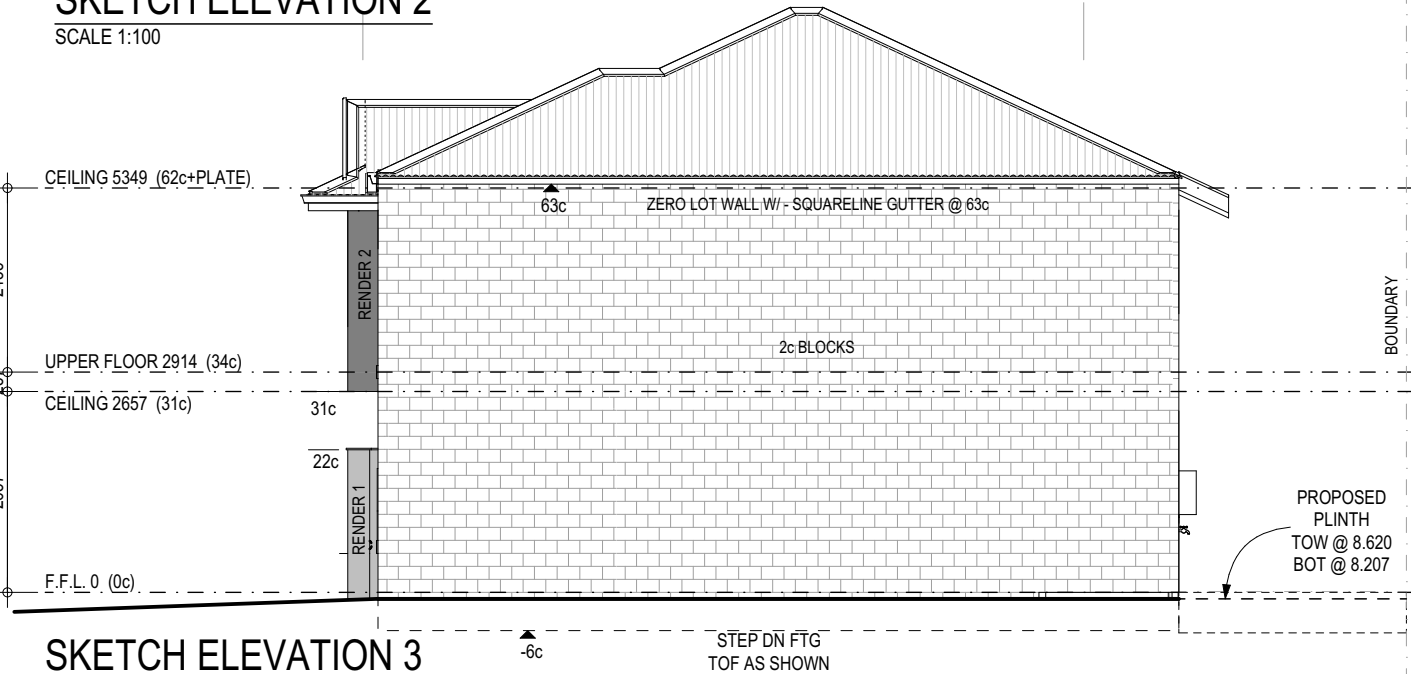
NOTE:
- 2c HIGH RENDERED BRICKWORK AS SHOWN ON FLOOR PLAN WITH
- EXTENT OF CONTRAST RENDERED BWK AS INDICATED
2c HIGH FACE BRICKWORK LAID 1/3 BOND TO REMAINDER.
- EXTENT OF CONTRAST RENDERED BAND AS INDICATED
- METAL ROOF ON 24°43'0" (25°) PITCH



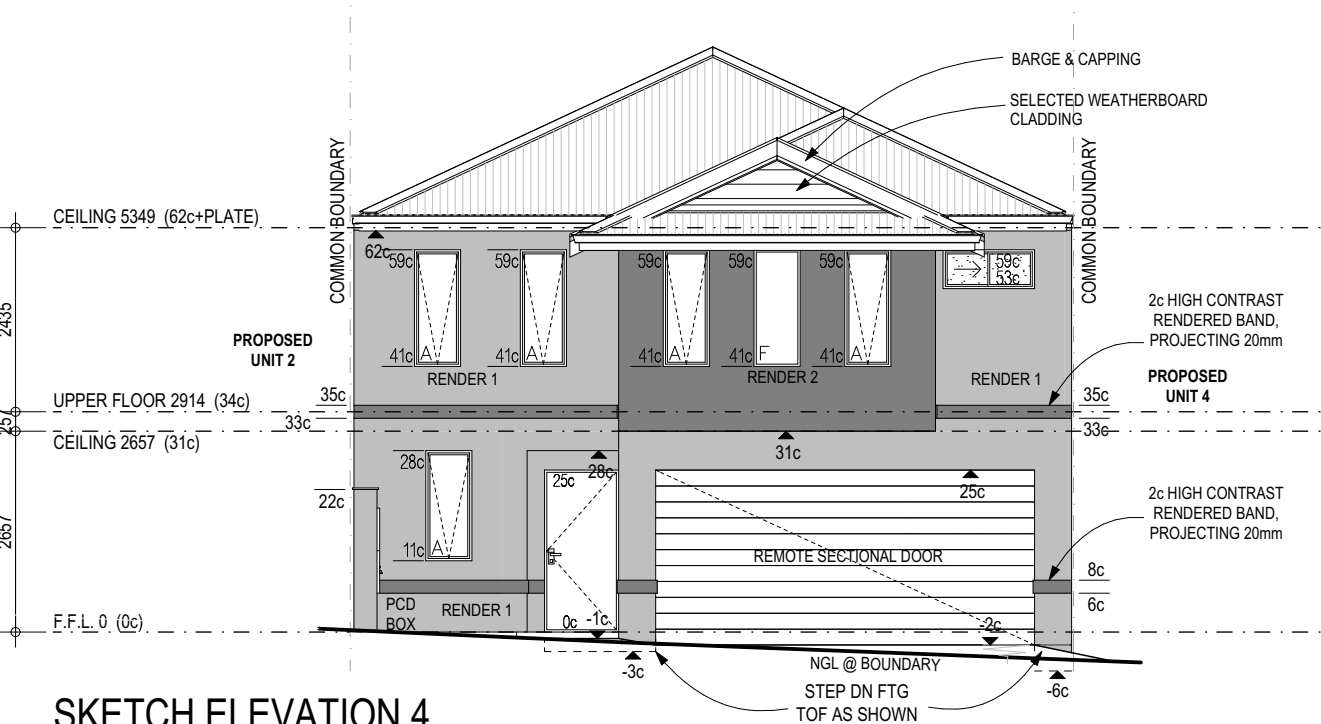
SKETCH ELEVATION 1
SCALE 1:100



SKETCH ELEVATION 2
SCALE 1:100



SKETCH ELEVATION 3
SCALE 1:100



SKETCH ELEVATION 4

MODEL	SPECIAL	
	Designer Specification	
JOB N°	SHEET	
23199	4	of 4 on A3
PROJECT STATUS		PLANNING DRAWINGS
LAND TYPE		SURVEY STRATA



14/25 Belgrave Street, Belmont WA 6104
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Builders Registration Number: 10224
ABN: 14 618 889 357

THE ROCK CAPITAL HOLDINGS PTY LTD		CLIENT
UNIT 3 OF LOT 701 #14 LEONARD STREET VICTORIA PARK WA 6100		PROJECT ADDRESS
QUICK HOUSE PACKAGE	CORR. CLASS. R3	BAL. RATING BAL N/A

N°	DATE	REVISIONS	DRAWN	CHK BY
1	24.10.24	1 CONCEPT DESIGN	SW	SW
2	20.03.25	1 DA DRAWINGS	SW	SW
3	21.03.25	1 AMENDMENTS	RJ	RJ
4	02.04.25	1 ELEVATION & AMENDTS	RJ	RJ
5	09.04.25	1 UPDATED SURVEY	RJ	RJ
6	30.04.25	1 PLANNING DRAWINGS	EJ	
7.1	16.05.25	1 AMENDMENTS	BA	MFC
8	03.10.25	1 RFI	YN	
9				
10				
11				
12				
13				

CLIENT SIGNATURE 1	DATE
CLIENT SIGNATURE 2	DATE
BUILDER'S REPRESENTATIVE	DATE

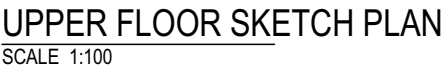
ZONED	R60
% ALLOWED	70%
SITE AREA	152.32m ²
SITE COV. AREA	96.25m ²

COMMON AREA (227m ² / 5)	45m ²
SITE AREA + COMMON AREA	198m ²

AREAS:

	PERIM. (m)	AREA (m2)
HOUSE (FIRST)	40.96	99.38
HOUSE (GROUND)	38.56	55.81
GARAGE	29.46	35.57
ALFRESCO	11.88	8.37
STORE	9.28	4.87
PORCH	4.82	1.45
		205.45 m ²

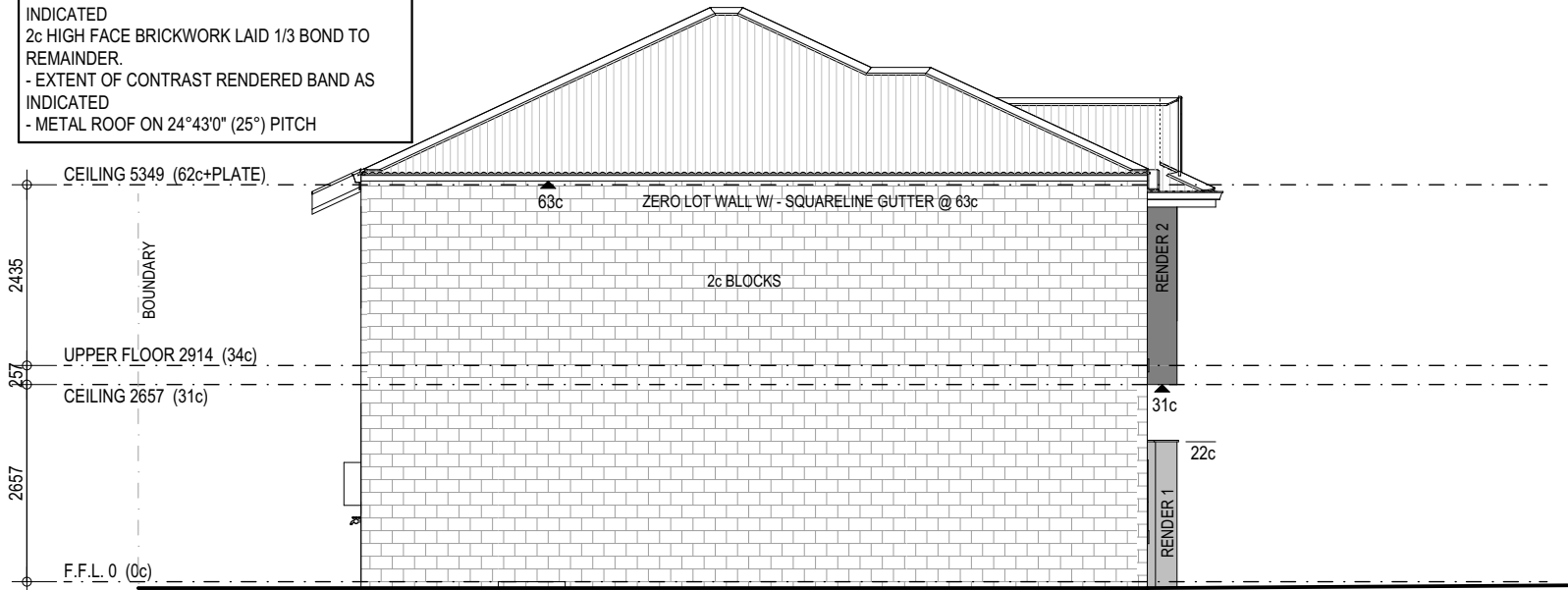
ROOF AREA[m2 ON THE FLAT]	105.95
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CLIENT SIGNATURE 1		DATE	Nº. DATE		REVISIONS		DRAWN		CHK BY		CLIENT	THE ROCK CAPITAL HOLDINGS PTY LTD			 CU BUILDING GROUP U4/25 Belgravia Street, Belmont WA 6104 +61 (08) 6113 1928 info@cubuildinggroup.com.au Builders Registration Number: 102234 ABN: 14 618 889 357	MODEL	SPECIAL		
												Designer Specification							
CLIENT SIGNATURE 2		DATE	1		24.10.24		CONCEPT DESIGN		SW SW		PROJECT ADDRESS	UNIT 4 OF LOT 701 #14 LEONARD STREET VICTORIA PARK WA 6100				JOB Nº.	SHEET		
			2		20.03.25		DA DRAWINGS		SW SW							23200		3 of 4 on A3	
			3		21.03.25		AMENDMENTS		RJ RJ										
			4		02.04.25		ELEVATION & AMEND'TS		RJ RJ										
			5		09.04.25		UPDATED SURVEY		RJ RJ										
			6		30.04.25		PLANNING DRAWINGS		EJ										
			7.1		16.05.25		AMENDMENTS		BA MFC										
			8		03.10.25		RFI		YN						PROJECT STATUS		PLANNING DRAWINGS		
BUILDER'S REPRESENTATIVE		DATE	9								QUIET HOUSE PACKAGE X	CORR. CLASS R3	BAL RATING BAL N/A	LAND TYPE		SURVEY STRATA			
			10																
			11																
			12																
			13																

NOTE:

- 2c HIGH RENDERED BRICKWORK AS SHOWN ON FLOOR PLAN WITH
- EXTENT OF CONTRAST RENDERED BWK AS INDICATED
- 2c HIGH FACE BRICKWORK LAID 1/3 BOND TO REMAINDER.
- EXTENT OF CONTRAST RENDERED BAND AS INDICATED
- METAL ROOF ON 24°43'0" (25°) PITCH



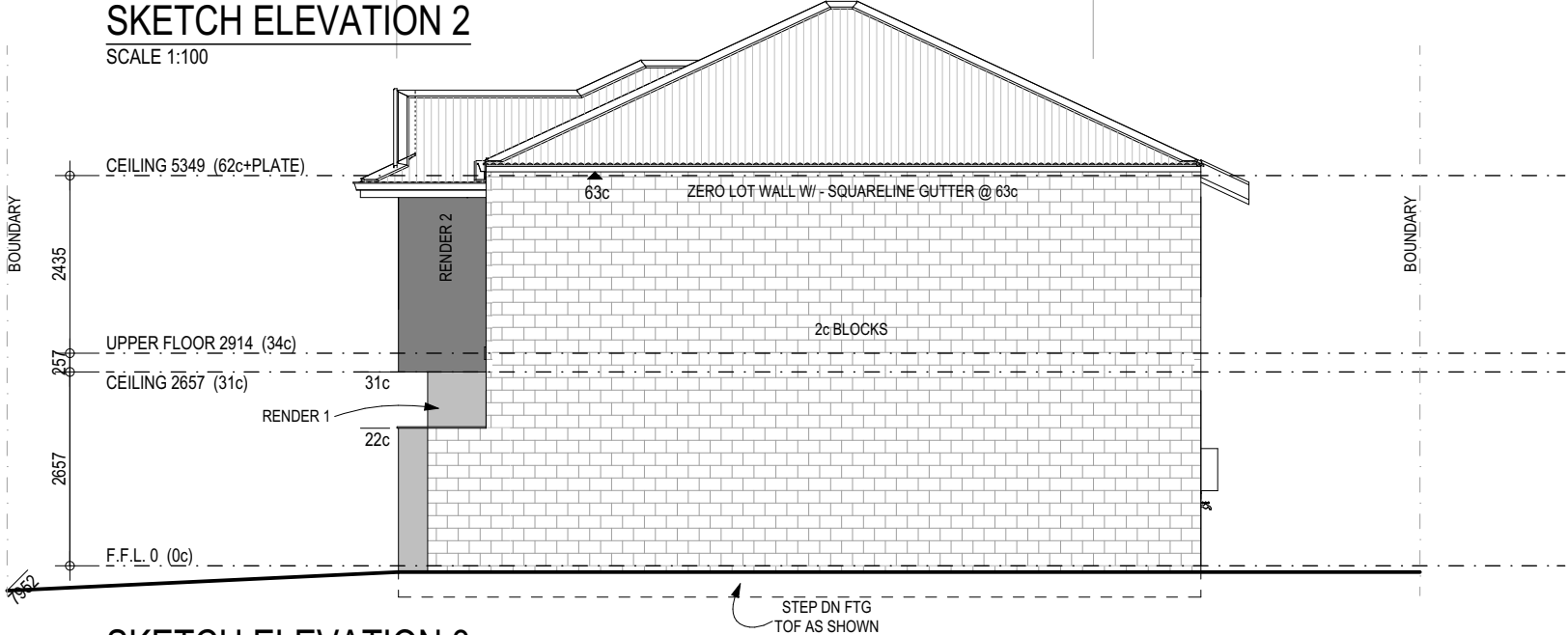
SKETCH ELEVATION 1

SCALE 1:100



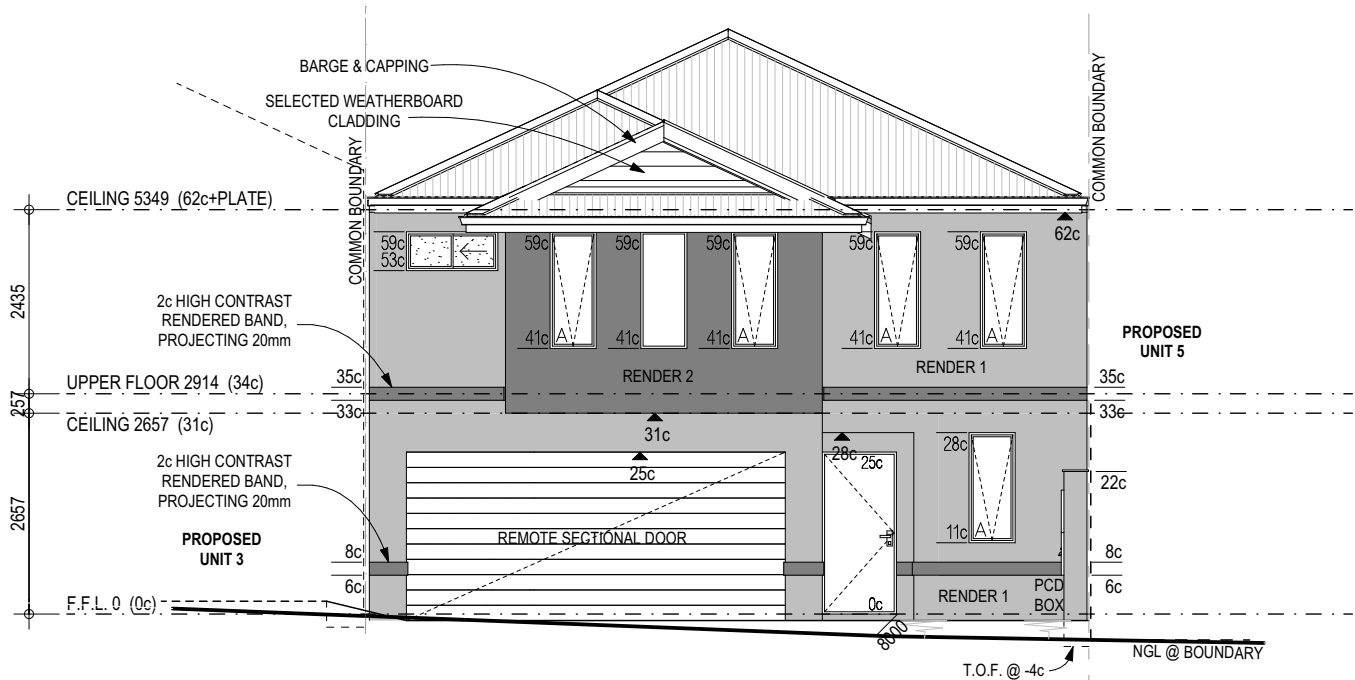
SKETCH ELEVATION 2

SCALE 1:100



SKETCH ELEVATION 3

SCALE 1:100



SKETCH ELEVATION 4

SCALE 1:100

MODEL	SPECIAL	
	Designer Specification	
JOB N°	SHEET	
23200	4	of 4 on A3
PROJECT STATUS		PLANNING DRAWINGS
LAND TYPE		SURVEY STRATA

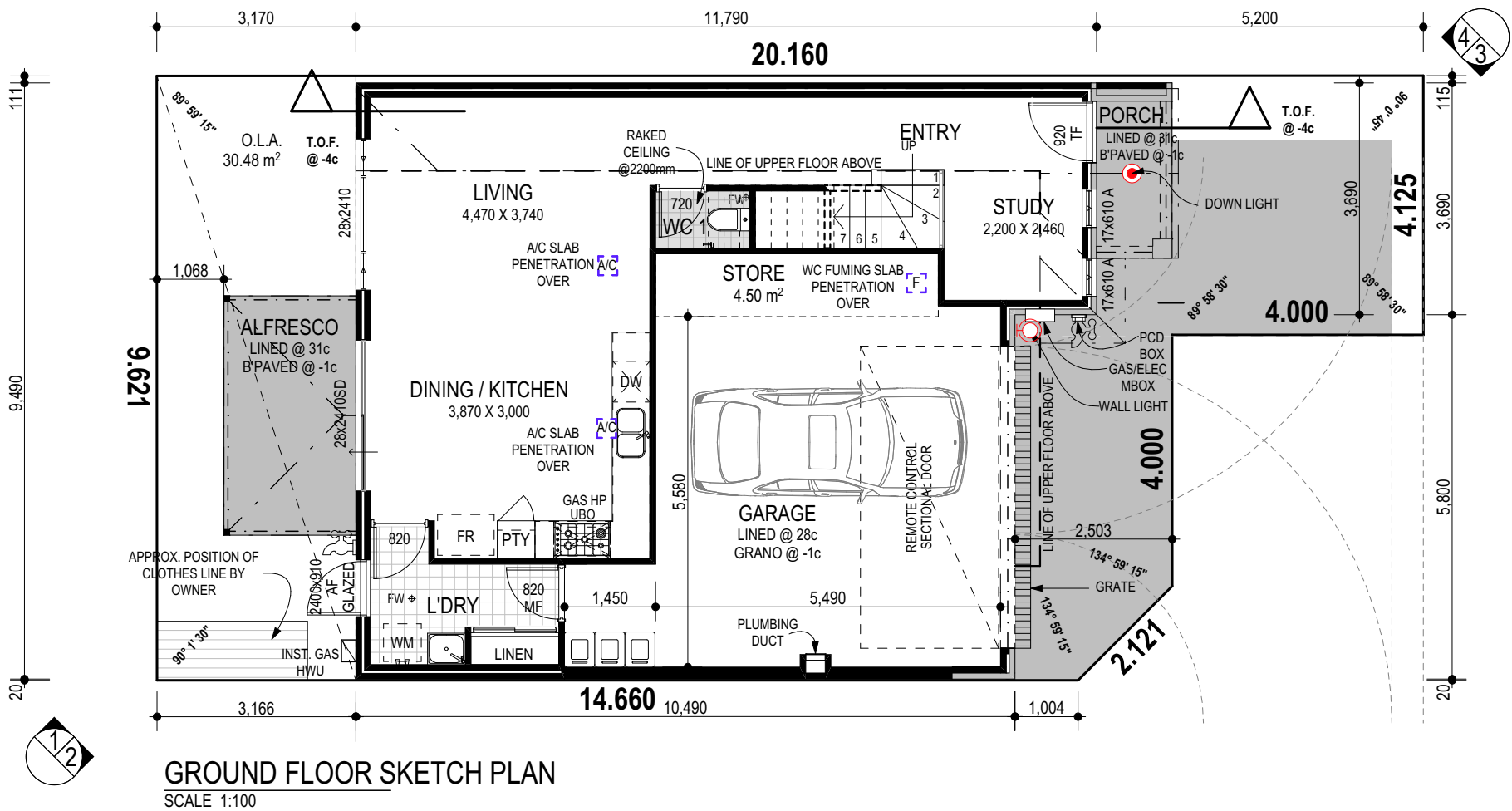


14/25 Belgrave Street, Belmont WA 6104
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Builders Registration Number: 10224
ABN: 14 618 888 357

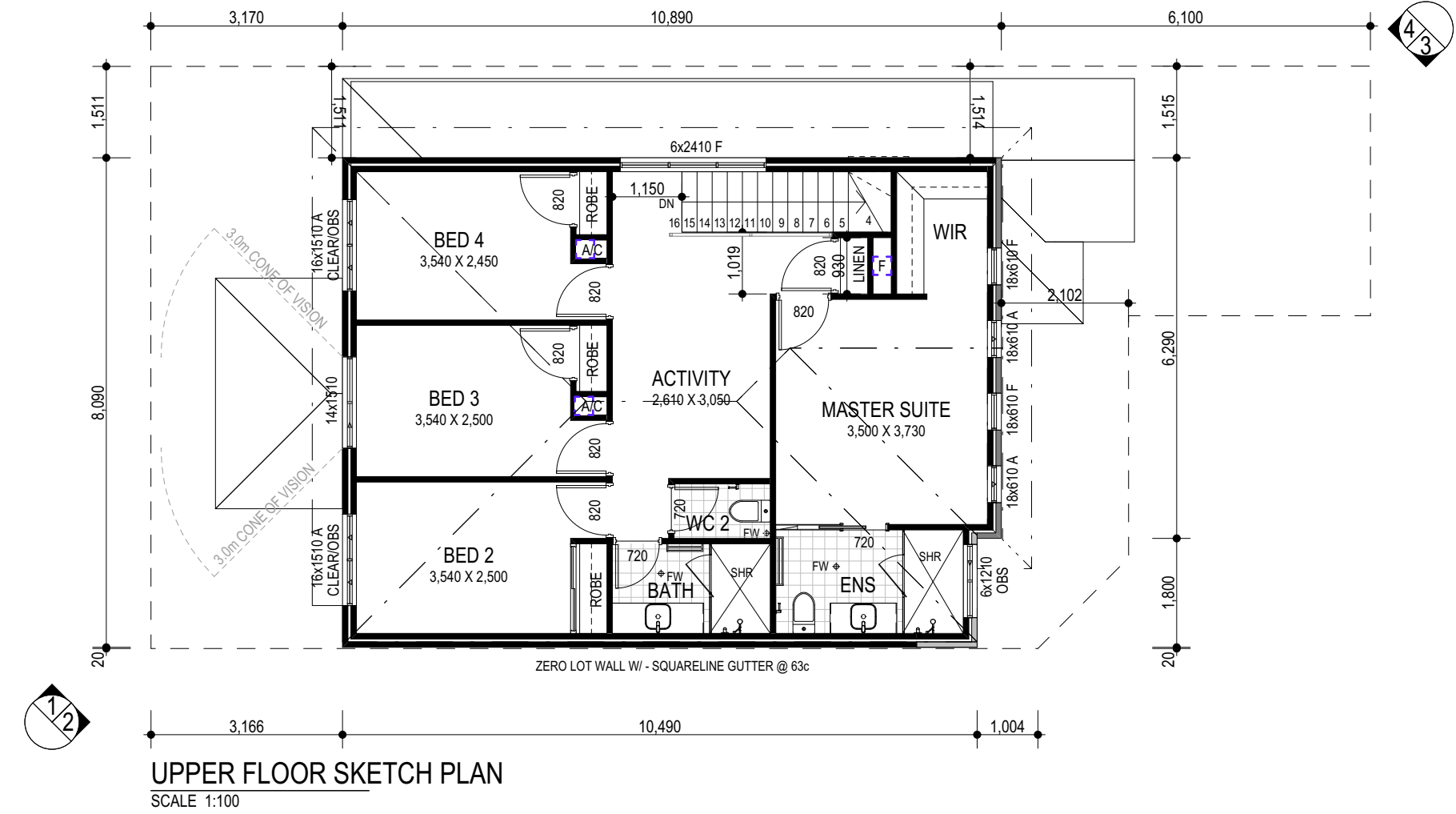
THE ROCK CAPITAL HOLDINGS PTY LTD		UNIT 4 OF LOT 701 #14 LEONARD STREET VICTORIA PARK WA 6100	
PROJECT ADDRESS		QUIET HOUSE PACKAGE	BAL RATING
		CORR. CLASS. R3	BAL N/A

N°	DATE	REVISIONS	DRAWN	CHK BY
1	24.10.24	CONCEPT DESIGN	SW	SW
2	20.03.25	1 DA DRAWINGS	SW	SW
3	21.03.25	AMENDMENTS	RJ	RJ
4	02.04.25	ELEVATION & AMENDTS	RJ	RJ
5	09.04.25	UPDATED SURVEY	RJ	RJ
6	30.04.25	PLANNING DRAWINGS	EJ	
7.1	16.05.25	AMENDMENTS	BA	MFC
8	03.10.25	RFI	YN	
9				
10				
11				
12				
13				

CLIENT SIGNATURE 1	DATE
CLIENT SIGNATURE 2	DATE
BUILDER'S REPRESENTATIVE	DATE



GROUND FLOOR SKETCH PLAN
SCALE 1:100



UPPER FLOOR SKETCH PLAN
SCALE 1:100

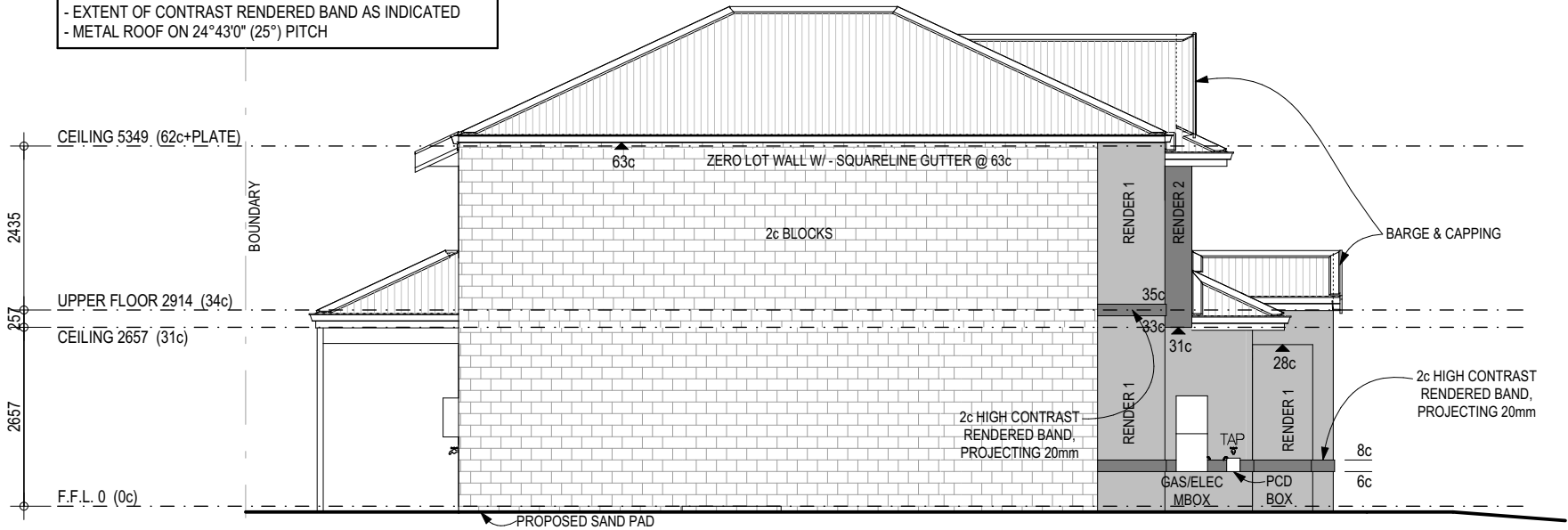
ROOF AREA[m2 ON THE FLAT]		131.25
AREAS:		
	PERIM. (m)	AREA (m2)
HOUSE (FIRST)	37.96	87.38
HOUSE (GROUND)	44.50	63.98
GARAGE	26.22	35.87
ALFRESCO	11.82	8.00
STORE	11.00	4.50
PORCH	7.98	3.35
		203.08 m²

SITE COVERAGE	
ZONED	R60
% ALLOWED	70%
SITE AREA	170.87m²
SITE COV. AREA	105.95m²
SITE COV. =62.0%	
COMMON AREA (227m² / 5)	45m²
SITE AREA + COMMON AREA	216m²
ADJUSTED SITE COVERAGE = 48.98%	

CLIENT SIGNATURE 1	DATE	Nº.	DATE	REVISIONS	DRAWN	CHK BY	CLIENT	THE ROCK CAPITAL HOLDINGS PTY LTD	 U4/25 Belgravia Street, Belmont WA 6104 +61 (08) 6113 1928 info@cubuildinggroup.com.au Builders Registration Number: 102234 ABN: 14 618 889 357	MODEL	SPECIAL Designer Specification	
CLIENT SIGNATURE 2	DATE	1	24.10.24	CONCEPT DESIGN	SW	SW	PROJECT ADDRESS	UNIT 5 OF LOT 701 #14 LEONARD STREET VICTORIA PARK WA 6100		JOB Nº.	23201	SHEET 3 of 4 on A3
BUILDER'S REPRESENTATIVE	DATE	2	20.03.25	DA DRAWINGS	SW	SW				PROJECT STATUS	PLANNING DRAWINGS	
		3	21.03.25	AMENDMENTS	RJ	RJ				LAND TYPE	STRATA SURVEY	
		4	04.04.25	ELEVATION & AMEND'TS	RJ	RJ						
		5	09.04.25	UPDATED SURVEY	RJ	RJ						
		6		PLANNING DRAWINGS	EJ							
		7.1	16.05.25	AMENDMENTS	BA	MFC						
		8	03.10.25	RFI	YN							
		9										
		10										
		11										
		12										
		13										
								QUIET HOUSE PACKAGE	X	CORR. CLASS R3	BAL RATING	BAL N/A

NOTE:

- 2c HIGH RENDERED BRICKWORK AS SHOWN ON FLOOR PLAN WITH
- 2c HIGH FACE BRICKWORK LAID 1/3 BOND TO REMAINDER.
- EXTENT OF CONTRAST RENDERED BAND AS INDICATED
- METAL ROOF ON 24°43'0" (25°) PITCH



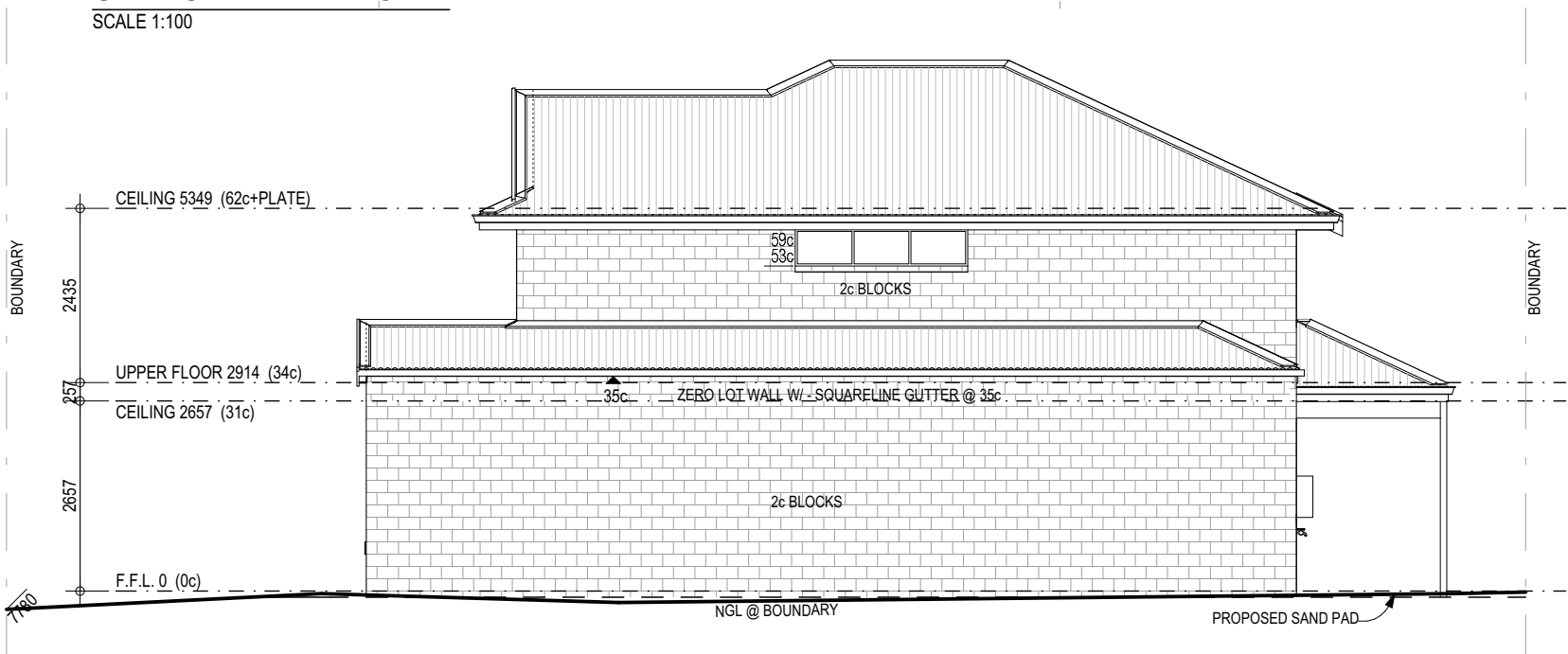
SKETCH ELEVATION 1

SCALE 1:100



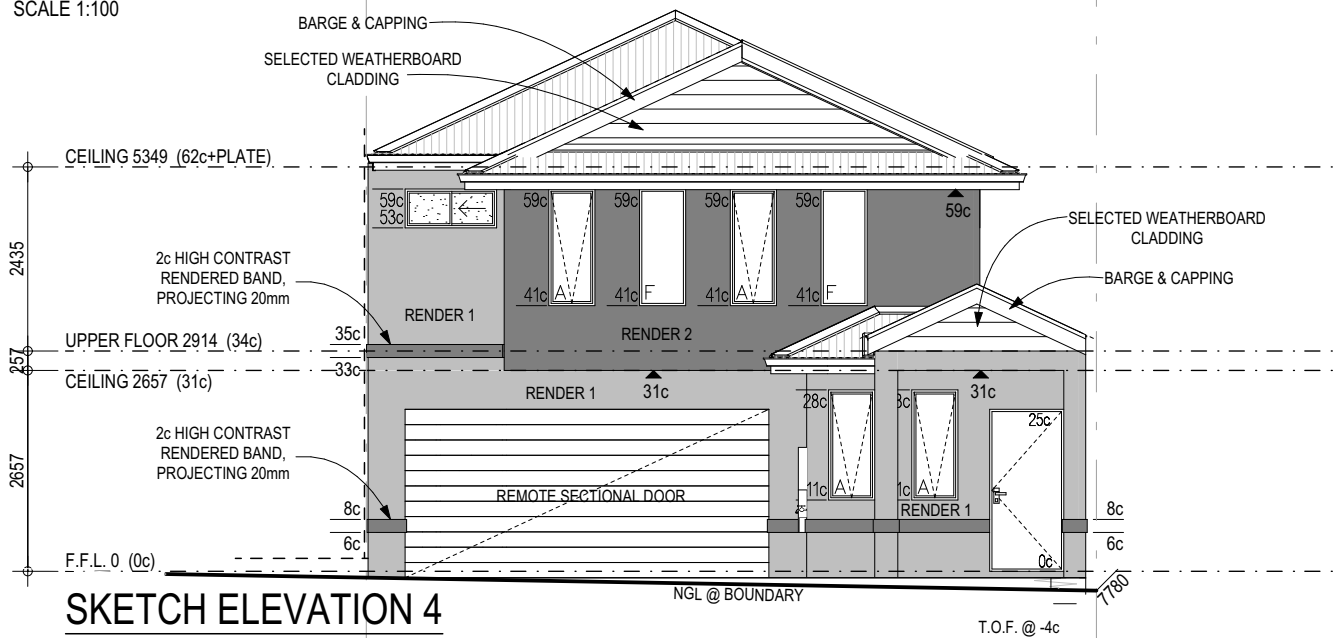
SKETCH ELEVATION 2

SCALE 1:100



SKETCH ELEVATION 3

SCALE 1:100



SKETCH ELEVATION 4

SCALE 1:100

MODEL	SPECIAL	
	Designer Specification	
JOB N°	SHEET	
23201	4	of 10 on A3
PROJECT STATUS		PLANNING DRAWINGS
LAND TYPE		STRATA SURVEY



14/25 Belgrave Street, Belmont WA 6104
+61 (08) 6113 1928 info@cubuildinggroup.com.au
Builders Registration Number: 102224
ABN: 14 618 889 357

THE ROCK CAPITAL HOLDINGS PTY LTD		CLIENT
UNIT 5 OF LOT 701 #14 LEONARD STREET VICTORIA PARK WA 6100		PROJECT ADDRESS
WIND RATING	SITE CLASS	QUIET HOUSE PACKAGE
NX	DX	R3
BAL RATING	BAL N/A	

N°	DATE	REVISIONS	DRAWN	CHK BY
1	24.10.24	CONCEPT DESIGN	SW	SW
2	20.03.25	DA DRAWINGS	SW	SW
3	21.03.25	AMENDMENTS	RJ	RJ
4	04.04.25	ELEVATION & AMENDTS	RJ	RJ
5	09.04.25	UPDATED SURVEY	RJ	RJ
6		PLANNING DRAWINGS	EJ	
7.1	16.05.25	AMENDMENTS	BA	MFC
8	03.10.25	RFI	YN	
9				
10				
11				
12				
13				

CLIENT SIGNATURE 1	DATE
CLIENT SIGNATURE 2	DATE
BUILDER'S REPRESENTATIVE	DATE