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LANGLER STREET

X SPECS
LEAD N°
MODEL N°

CLIENT:
SANA LIVING

ADDRESS:
46 Langer St,
East Victoria Park WA

SALES CONSULTANT

CONTACT NUMBER

SURVEY AVAILABLE
YES

LDP / PLANNING POLICY

DENSITY CODE
R30

COASTAL CONDITION

REVISION

VO #

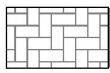
DRN

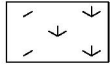
DATE

CHK

09.07.26

LANDSCAPING LEGEND

BRICK PAVING

NATURAL LAWN
Buffalo Palmetto

ARTIFICIAL LAWN

PINE BARK ORGANIC MULCH
100mm MIN DEPTH

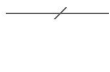
PROPOSED FEATURE TREE
Bauhinia Blakeana
(Hong Kong Orchid Tree)
MATURE HEIGHT/WIDTH 4m

LARGE SCREEN SHRUB
Viburnum Suspensum

MEDIUM SHRUB
Murraya Paniculata
(Orange Jessamine)

LOW SHRUB
Raphiolepis Indica
(Oriental Pearl)

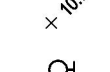
GOLDEN CANE PALMS

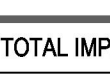
EXISTING FENCE
PROPOSED TO BE REMOVED

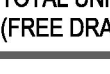
1800 HIGH PROPOSED
COLORBOND FENCING

1200 HIGH PROPOSED
PICKET FENCE

1000 PVC PRELAYS
UNDER PAVING

PROPOSED SITE LEVELS

EXISTING SITE LEVELS

OUTDOOR WALL LIGHTS

TOTAL IMPERVIOUS AREA	253.13 m ²
TOTAL UNPAVED (FREE DRAINING) AREA	88.24 m ²
SITE COVERAGE	
ZONING	R30
ALLOWED COVERAGE	60%
SITE AREA	798 m ²
PROPOSED LOT 1 AREA	164.35 m ²
PROPOSED LOT 2 AREA	292.28 m ²
PROPOSED SITE COVER	57.22 %

NOTE: REFER PROPOSED SUBDIVISION
PLAN FOR STRATA LOT AREAS AND
DIMENSIONS

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GIVEN, SOLD, ASSIGNED, LENT OR COPIED WITHOUT THE
EXPRESS WRITTEN CONSENT OF SANA LIVING.

PRELIMINARY DESIGN ONLY

DUE TO THE IMPLEMENTATION OF THE AMENDED
RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF
AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN
MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED
SURVEY INFORMATION.

DESIGN NOTE

SOME ASPECTS OF THE SKETCH DESIGN MAY HAVE TO BE
ALTERED TO COMPLY WITH THE 6 STAR ENERGY EFFICIENCY
RATINGS IN ACCORDANCE WITH THE BUILDING CODES OF
AUSTRALIA (BCA).

PATH:

LOT 96

Single Storey Brick and Iron Dwelling
FFL not visible

3x3m SOLAR ACCESS
AREA AS SHOWN
SHADED

LOT 2

Single Storey Brick and Tile
Dwelling

LOT 1

Single Storey Brick and Tile
Dwelling
FFL at front doorstep 20.80

HOUSE 1

FFL 21.20

HOUSE 2

FFL 21.20

LANGLER STREET

BOUNDARY 17.30m

BOUNDARY 46.07m

BOUNDARY 17.30m

BOUNDARY 46.07m

NOTE:

WALL LIGHTS/ BUNKER LIGHTS
TO BE ADDED ALONG
DRIVEWAY AND GARAGE AREA

NOTES

CLIENT:

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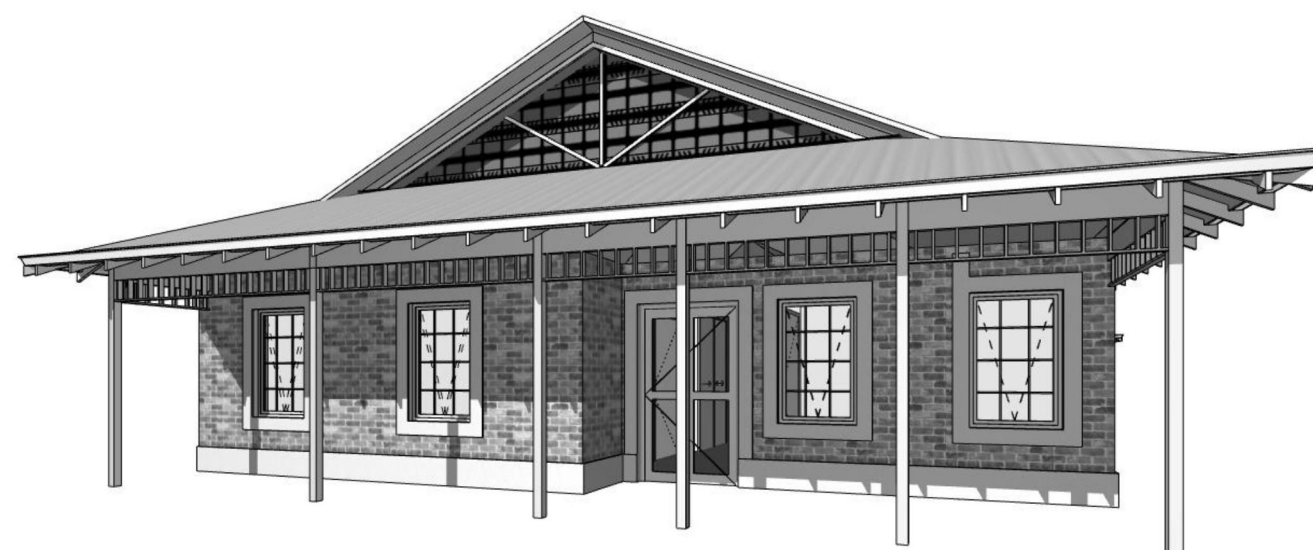
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BUILDER:

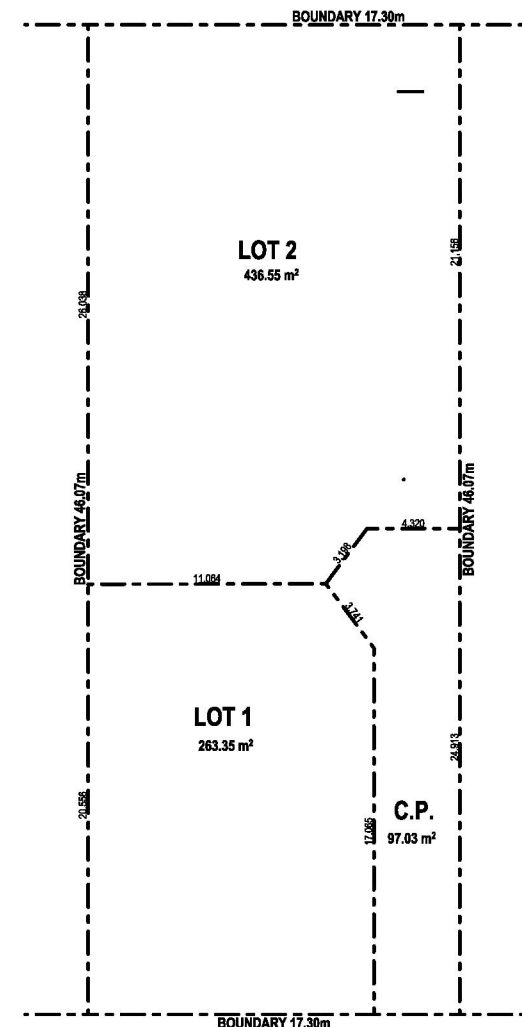
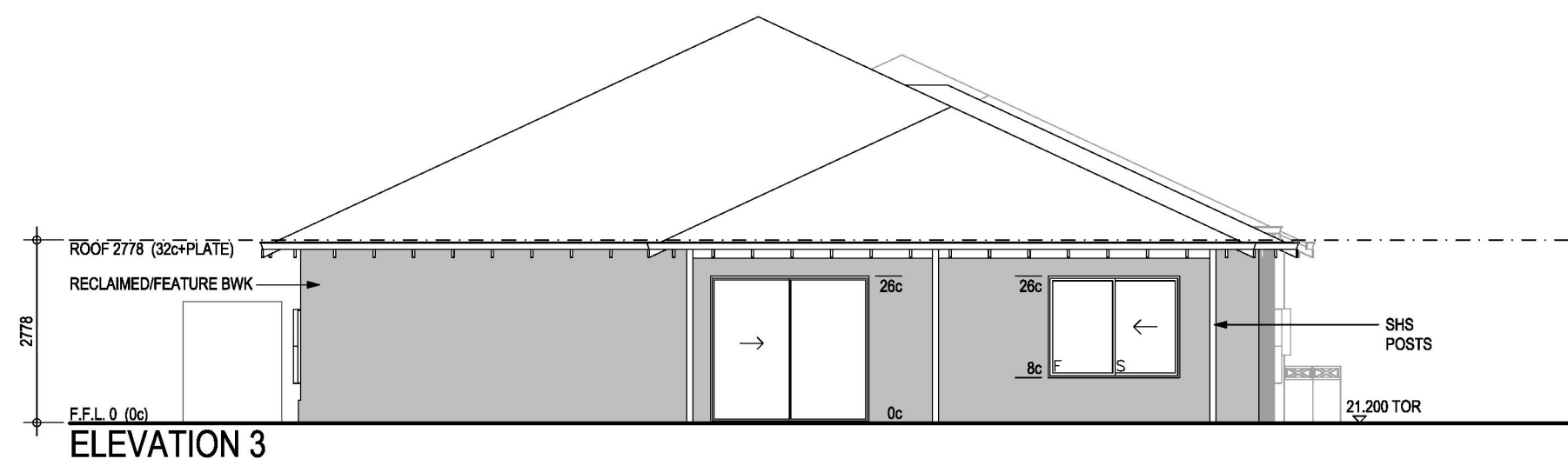
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NO.	SOAKWELL TYPE	AREAS - HOUSE 1	AREAS - HOUSE 2
1.59 m ³	8 SQ 1500 X 900	HOUSE	HOUSE
1.59 m ³	TOTAL CAPACITY	106.55	248.78
516.3 m ²	ROOF AREA	26.21	26.79
253.13 m ²	PAVED AREA	20.83	12.06
		ALFRESCO	4.65
769.43 m ²	TOTAL AREA	164.35 m ²	292.28 m ²

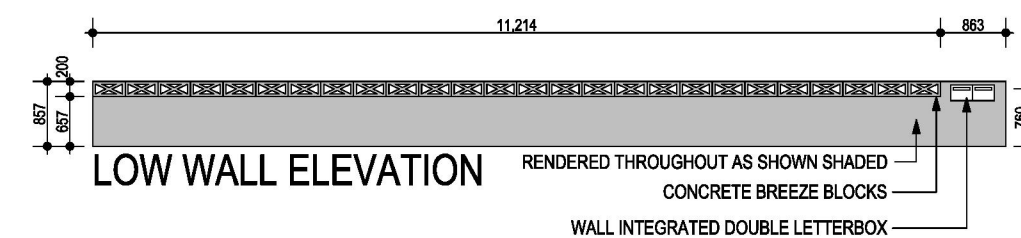


3D VIEW

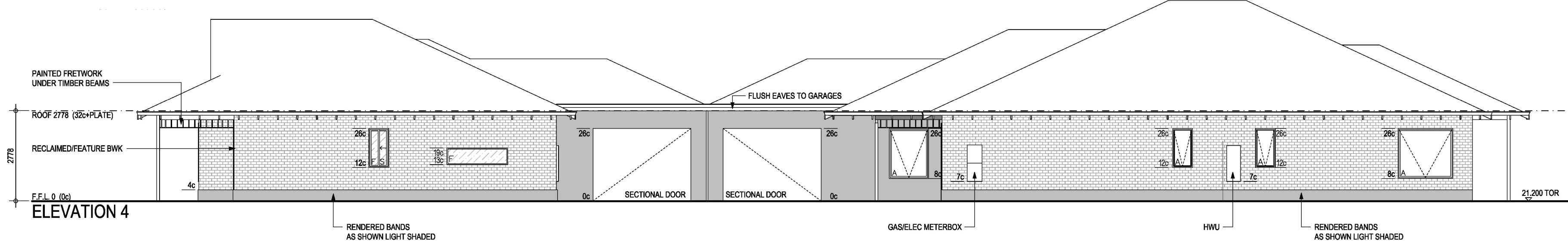
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**LANGLER STREET**

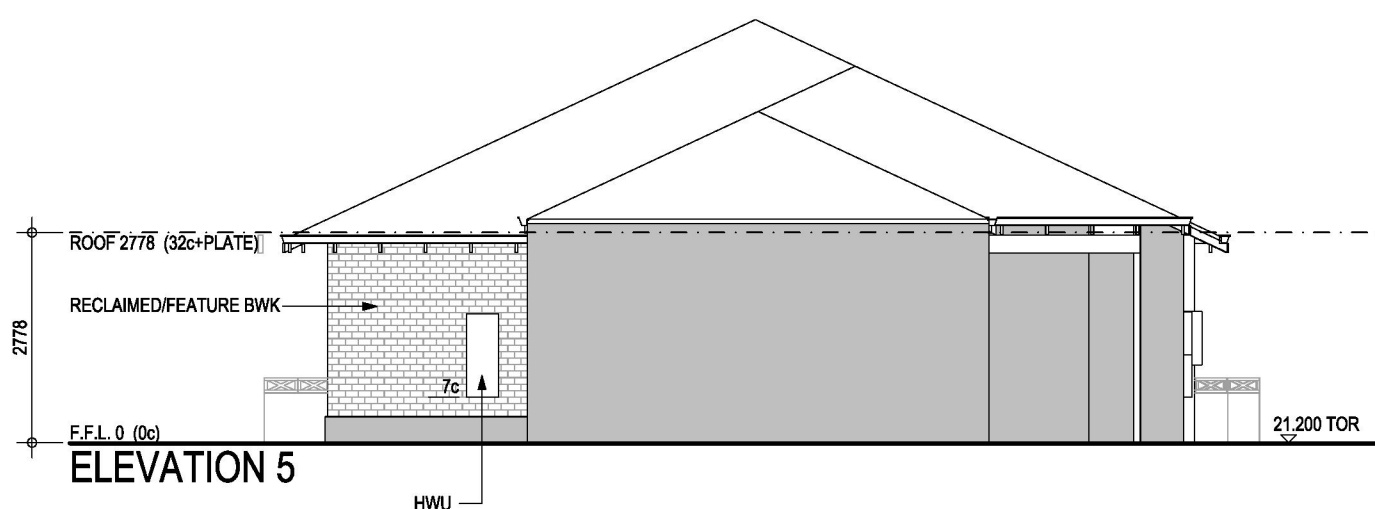
ELEVATION 3



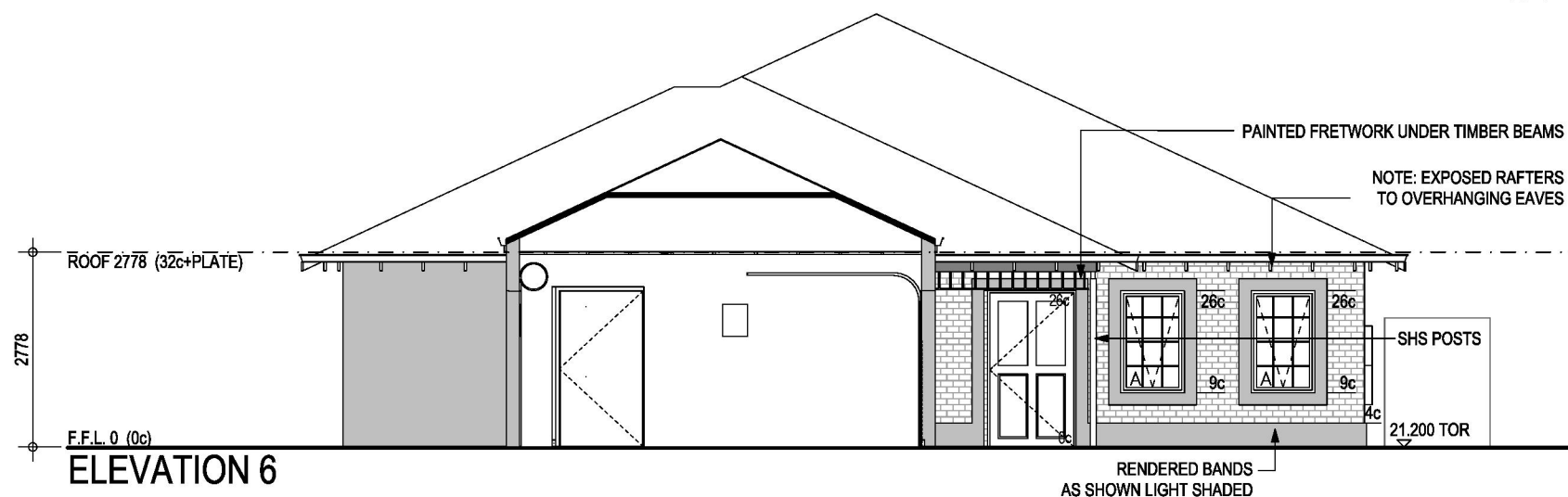
LOW WALL ELEVATION



ELEVATION 4



ELEVATION 5



ELEVATION 6



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