

TITLE : FEATURE & CONTOUR SURVEY

AUTHORITY : TOWN OF VICTORIA PARK



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P: (08) 9354 8511 W: linkssurveying.com.au

UBD REF : 290 D 8

GPS : S 31.98079°

E 115.92298°

TITLE PLAN

C/T

SURVEYED

DWG No

REV

SP : 10381

1698/599

22/05/25

53497-01-100

A

NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996

SERVICE LEGEND

POWER

- CONSUMER POLE ○ CP
- POWER POLE ○ PP
- LIGHT POLE ○ LP
- STAY POLE ○ SP
- S. WIRE ANCHOR ○ SWA
- UNI PILLAR ☒
- BOARD □ PB

GAS

- PRE-LAID CONN. ○ GPL
- METER □ GM

SEWERAGE

- MANHOLE ○ SMH
- INSPECT. SHAFT ○ IS
- INSPECT. OPENING ○ IO
- HOUSE CONNECTION ○ HC
- HOUSE CONN. INDICATOR ○ HCI
- INSPECT. SHAFT CONNECTION ○ ISC

TELE.

- PIT □ TEL
- PRE-LAID CONN. ○ TPL

DRAINAGE

- MANHOLE ○ DMH
- GULLY PIT □
- LOT PIT ○ LDP
- HOUSE CONN. ○ DHC
- SIDE ENTRY PIT □
- COMBINATION ENTRY PIT □

WATER

- STOP VALVE ○ WSV
- HYDRANT ○ HY
- FLUSH POINT ○ FP
- WATER TAP ○ WTP
- WATER METER ○ M
- PRE-LAID CONN. ○ WPL

SURVEY

- DATUM NAIL ◆
- PEG FOUND ○ PF
- MARK ON FEATURE ■ MOF
- PEG GONE PG
- STAKE FOUND ○ STF

LOT RECORDS

STATUS	LOT RECORDS			
	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			
GAS (LOW)		✓		
TELE.	✓			
DRAINAGE				✓
POWER	U/G	✓		
	O/H			✓

AREA: ESTAB 04/2025

COASTAL DISTANCE >10km

LOT: 1
AREA: 462 m²

APPROX. AHD + 6.64m

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION APPROXIMATE ONLY
SEWER INVERT LEVEL 9.09
SEWER BROUGHT UP 0.00
DEPTH TO CONNECTION 1.40

GROUND COVER

SANDY / GRASS



DEMOLITION BY OWNER

PLUMBER TO PROVIDE 150mm STORMWATER PRELAY UNDER GARAGE & HOUSE SLAB WHERE REQUIRED

NOTE: REFLUX VALVE TO SEWER

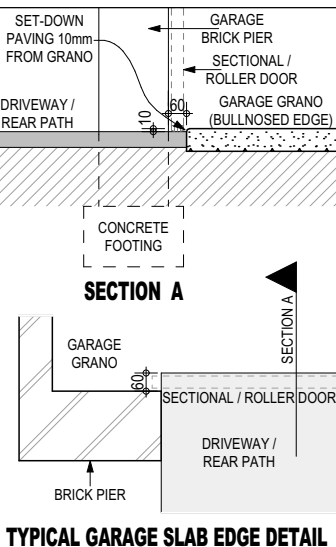
CONCRETOR NOTE: 230mm CAVITY WALLS

SUPERVISOR NOTE: METAL DECK ROOF ENGINEERS HOLDING DOWN DETAILS TO APPLY

OWNER TO SUPPLY AND INSTALL ALL PAVING AFTER HANDOVER

FIXED SAND PAD DUE TO DROPPED FOOTING TO GARAGE BOUNDARY WALL

OWNER TO BE AWARE OF RESTRICTED ACCESS PAST HWU (UNDER 0.70m)



SITE REQUIREMENTS	
ZONING	R30 (PART C)
LDP APPLIC.	N/A
SITE COVER	55% of 55%
AVERAGE	N/A
FRONT MIN.	6.0m
FRONT MAX.	N/A
LOT AREA	462m ²
VO REQ.	YES

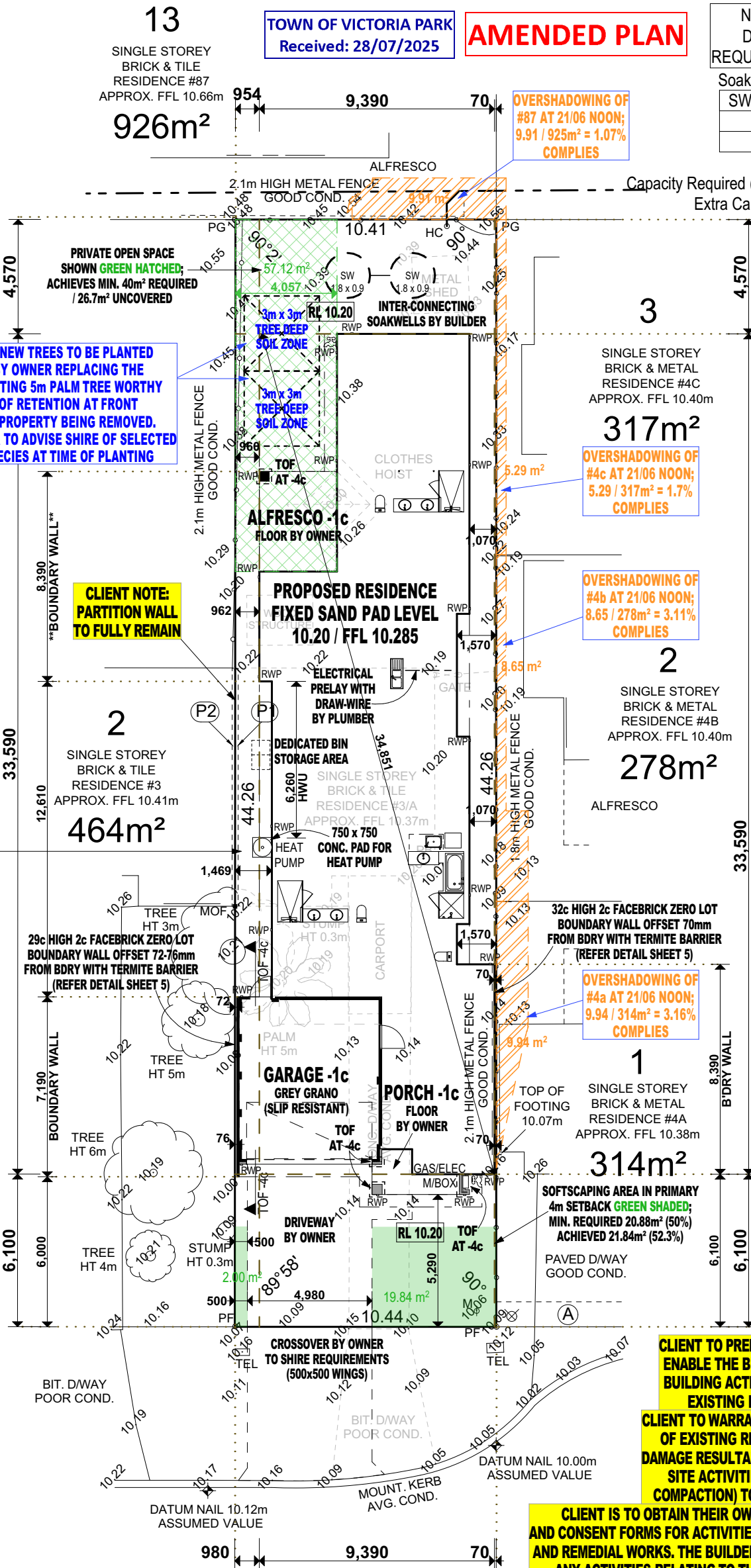
NOTE : EASEMENT (PARTY WALL) (P1)
NOTE : EASEMENT (PARTY WALL) (P2)
NOTE : SERVICE EASEMENT (A)

TOWN OF VICTORIA PARK
Received: 28/07/2025

AMENDED PLAN

NOTE: STORMWATER DISPOSAL TO SHIRE REQUIREMENTS BY BUILDER

Soak Well Type	No.	
SW 1800x900	2	4.6 m ³
Total Capacity		4.6 m ³
Roof Area GF		285.4 m ²
Total Area		285.4 m ²
Capacity Required (Area x 0.0150)		4.3 m ³
Extra Capacity Provided		0.3 m ³



GRANTHAM PL

BITUMEN

PROPOSED NEW HOME:

At Lot 1 (#3A) Grantham Place,
Carlisle

These are the plans referred to in our contract

DATE	BUILDER
OWNER	WITNESS

WIND: CLASS: N1

SHIELDING: NS

NO

SCALE: 1:200

SHEET: 1a of 7

DRN	DATE	CHK'D	DESCRIPTION
LKS	20/06/25	MA/AB	WORKING DWGS
LKS	28/07/25	-	SHIRE AMENDS 1
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-



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Ross North Group reserves the right to vary dimensions and materials from those on display.

Client to check plans, specifications and addenda carefully.

All dimensions strictly to take preference over scaling. Dimensions shown are for brickwork only & do not include plaster or tile thickness.

Plumber Note floor wastes to be located as per plumbing plan

Rainwater pipes (RWP) positions shall be located as indicated on plans - roof plumber shall contact the office/supervisor if any change in positioning is required.

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SEWERAGE	✓			
GAS (LOW)		✓		
TELE.	✓			
DRAINAGE				✓
POWER	U/G	✓		
	O/H		✓	

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SEWER BROUGHT UP 0.00
DEPTH TO CONNECTION 1.40

GROUND COVER

SANDY / GRASS

DEMOLITION
BY OWNER

NOTE: ALL STRUCTURES, VEGETATION AND FEATURES
SHOWN GREY DASHED TO BE REMOVED

TOWN OF VICTORIA PARK
Received: 28/07/2025

AMENDED PLAN

13

SINGLE STOREY
BRICK & TILE
RESIDENCE #87
APPROX. FFL 10.66m

926m²

3

SINGLE STOREY
BRICK & METAL
RESIDENCE #4C
APPROX. FFL 10.40m

317m²

2

SINGLE STOREY
BRICK & METAL
RESIDENCE #4B
APPROX. FFL 10.40m

278m²

2

SINGLE STOREY
BRICK & TILE
RESIDENCE #3
APPROX. FFL 10.41m

464m²

1

SINGLE STOREY
BRICK & METAL
RESIDENCE #4A
APPROX. FFL 10.38m

314m²

TRIM BACK EXISTING 3m HIGH
TREE/SHRUB AS REQUIRED
TO ACHIEVE CLEARANCE
ON NEW BUILD

NOTE: ONLY TREE 'WORTHY OF RETENTION'
TO BE REMOVED AS PART OF
PROPOSED DEMOLITION;
1x 5m HIGH PALM TREE.
TO BE REPLACED WITH 2x NEW TREES
IN 3m x 3m TREE ZONE SHOWN AT REAR

GRANTHAM PL

BITUMEN

DEMOLITION PLAN

NOTE : EASEMENT (PARTY WALL) (P1)
NOTE : EASEMENT (PARTY WALL) (P2)
NOTE : SERVICE EASEMENT (A)



Complete Living Series
Custom Design
Complete Living Spec.
Job N°. 9453

PROPOSED NEW HOME:

At Lot 1 (#3A) Grantham Place,
Carlisle

These are the plans referred to in our contract

DATE	
OWNER	BUILDER
OWNER	WITNESS

CLASS: N1

SHIELDING: NS

NO

SCALE: 1:200

SHEET: 1b of 7

DRN	DATE	CHK'D	DESCRIPTION
LKS	20/06/25	MA/AB	WORKING DWGS
LKS	28/07/25	-	SHIRE AMENDS 1
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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Plumber Note floor wastes to be located as per plumbing plan

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TOWN OF VICTORIA PARK
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4" X 4" TIMBER ROOF FRAMING IN ACCORDANCE WITH AS 1684
 1400 X 100 BLOCK OUT TO CEILING FRAME FOR ALL FLUED
 VENTS, EXHAUST FANS AND RANGEHOOD WHERE SHOWN
 ON PLANS AS FV
 *PLANS TO BE READ IN CONJUNCTION WITH CERTIFIED
 ENGINEER'S DETAIL. ENGINEER'S BEAM LOCATIONS SHOWN
 DIAGRAMMATIC ONLY AND MAY BE AMENDED SUBJECT TO
 COMPLIANCE WITH AS1684.2
 *ALL GARAGE PIERS TO HAVE TIE DOWN STRAPS UNLESS
 NOTED OTHERWISE
 *DISHWASHER RECESS TO HAVE COLD PLUMBING AND GPO

**NOTE: 2c FACE BWK
TO EXTERNAL WALLS
(290 x 162 x 90) LAID IN THIRD BOND
(UNLESS NOTED OTHERWISE)**

2340h INTERNAL DOORS
(UNLESS NOTED OTHERWISE)



NOTE: ANY AMENDMENTS TO THE ABOVE
MAY COMPROMISE THE ENERGY RATING
AND WILL BE SUBJECT TO A RE-ASSESSMENT

- CAVITY INSULATION INCLUDED TO ALL CAVITY WALLS
- R5.0 CEILING INSULATION TO ENTIRE HOUSE, GARAGE, & ANY OTHER PLASTERBOARD LINED EXTERNAL CEILINGS
- INSULATION VALUES AS PER NATHERS REPORT
- SEALED DOOR/FRAME TO ENTRY & GARAGE SHOPPER

- GUTTERS: SLOTTED OVERFLOW AS PER PART 7.4 OF HOUSING PROVISIONS
- GUTTERS: GRADIENT FLATTER THAN 1:500
- DOWNPIPES: 95x45 RECTANGLE (UNLESS NOTED OTHERWISE)
- DOWNPIPES EXPOSED UNDER EAVES: GUTTER OUTLETS FITTED VERTICALLY TO THE SOLE OF THE GUTTER
- REFER TO DETAILS SHEET FOR TYPICAL DETAILS

FLOOR AREAS		
	AREA	PERIMETER
HOUSE	216.25	87.96
GARAGE/STORE	37.80	24.96
ALFRESCO	12.40	14.20
PORCH	4.38	11.05
	270.83 m²	138.17 m
	AREA	PERIMETER
ROOF	287.78	90.02
INTERNAL WALLS		
	TOTAL LENGTH (m)	94.63

ROSS NORTH GROUP
a reputation built on excellence

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Complete Living Series
Custom Design
Complete Living Spec.
Job N°. **9453**

PROPOSED NEW HOME:
[REDACTED]
At Lot 1 (#3A) Grantham Place,
Carlisle

Client to check plan specifications and addenda carefully

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OWNER	BUILDER
OWNER	WITNESS

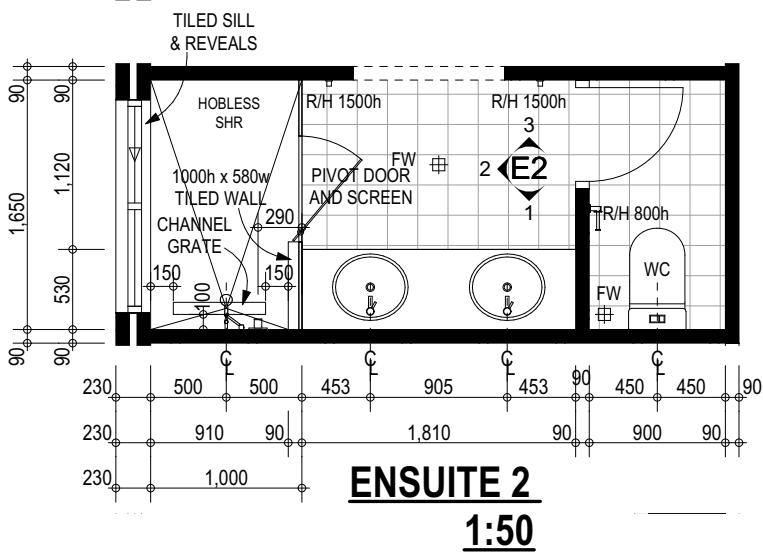
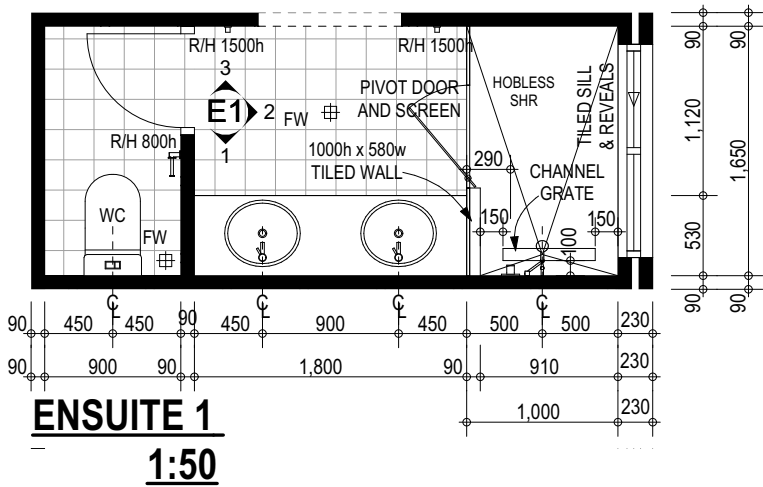
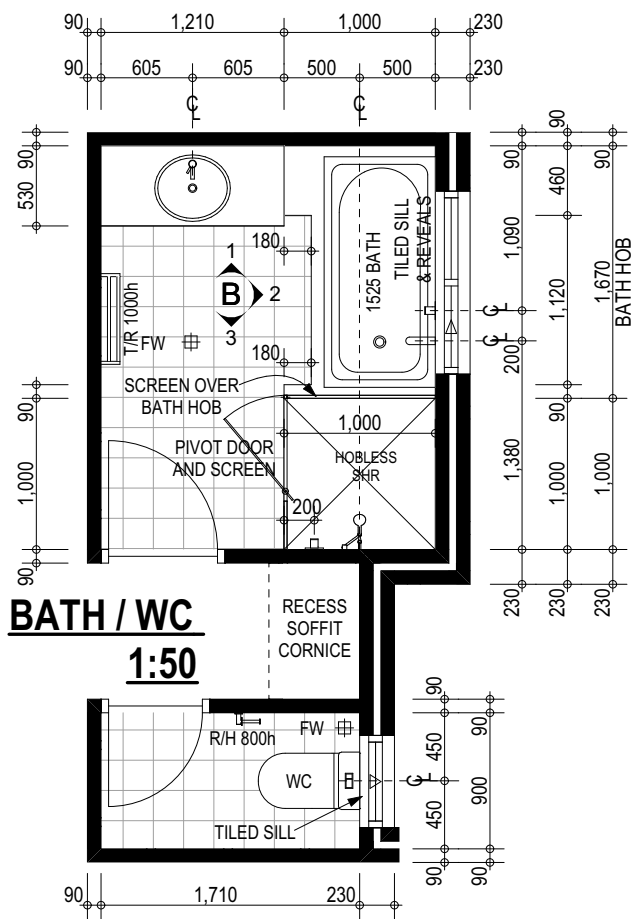
Plumber Note floor
wastes to be located
as per plumbing plan

Rainwater pipes (RWP) positions shall be located as indicated on plans - roof plumber shall contact the office/supervisor if any change in positioning is required.

WIND:	CLASS: N1 SHIELDING: NS
BPA:	NO
SCALE:	1:100
SHEET:	2 of 7

[illegible]

 <p>ROSS NORTH GROUP a reputation built on excellence</p>	 <p>45 YEARS STRONG</p>	<p>Complete Living Series Custom Design Complete Living Spec. Job N°. 9453</p>	<p>PROPOSED NEW HOME:</p> <p>At Lot 1 (#3A) Grantham Place, Carlisle</p>		<p>These are the plans referred to in our contract</p>		<p>CLASS: N1 SHIELDING: NS</p>	<p>DRN</p>	<p>DATE</p>	<p>CHK'D</p>	<p>DESCRIPTION</p>			
			<p>DATE</p>	<p>OWNER</p>	<p>BUILDER</p>	<p>LKS</p>		<p>20/06/25</p>	<p>MA/AB</p>	<p>WORKING DWGS</p>				
			<p>OWNER</p>	<p>WITNESS</p>	<p>LKS</p>	<p>28/07/25</p>		<p>-</p>	<p>SHIRE AMENDS 1</p>					
			<p>SCALE:</p>	<p>1:100</p>	<p>-</p>	<p>-</p>		<p>-</p>	<p>-</p>					
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- NOTES:
- 150mm TILED HOB TO WET AREA CABINETS (UNLESS NOTED OTHERWISE)
 - ALL CABINETS & BENCHTOPS THROUGHOUT SUPPLIED AND INSTALLED BY OWNER TO SUIT BUILDER'S SCHEDULE
 - 31c CEILINGS THROUGHOUT

AMENDED PLAN

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