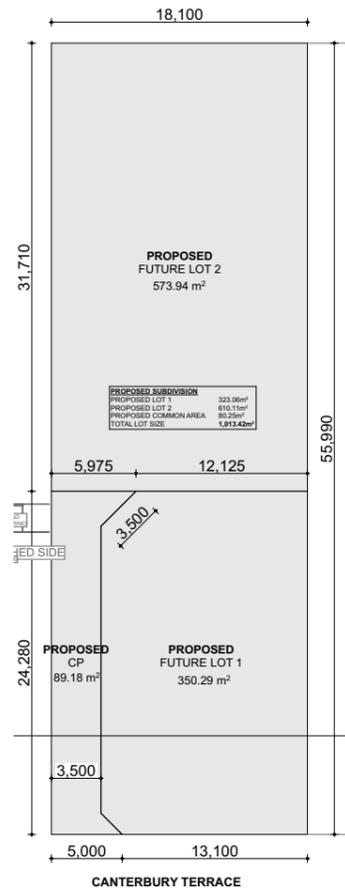


ACKNOWLEDGEMENT OF COUNTRY

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PROPOSED FUTURE SUB-DIVISION PLAN

1:500



LOT MISCLOSE
0.010 m

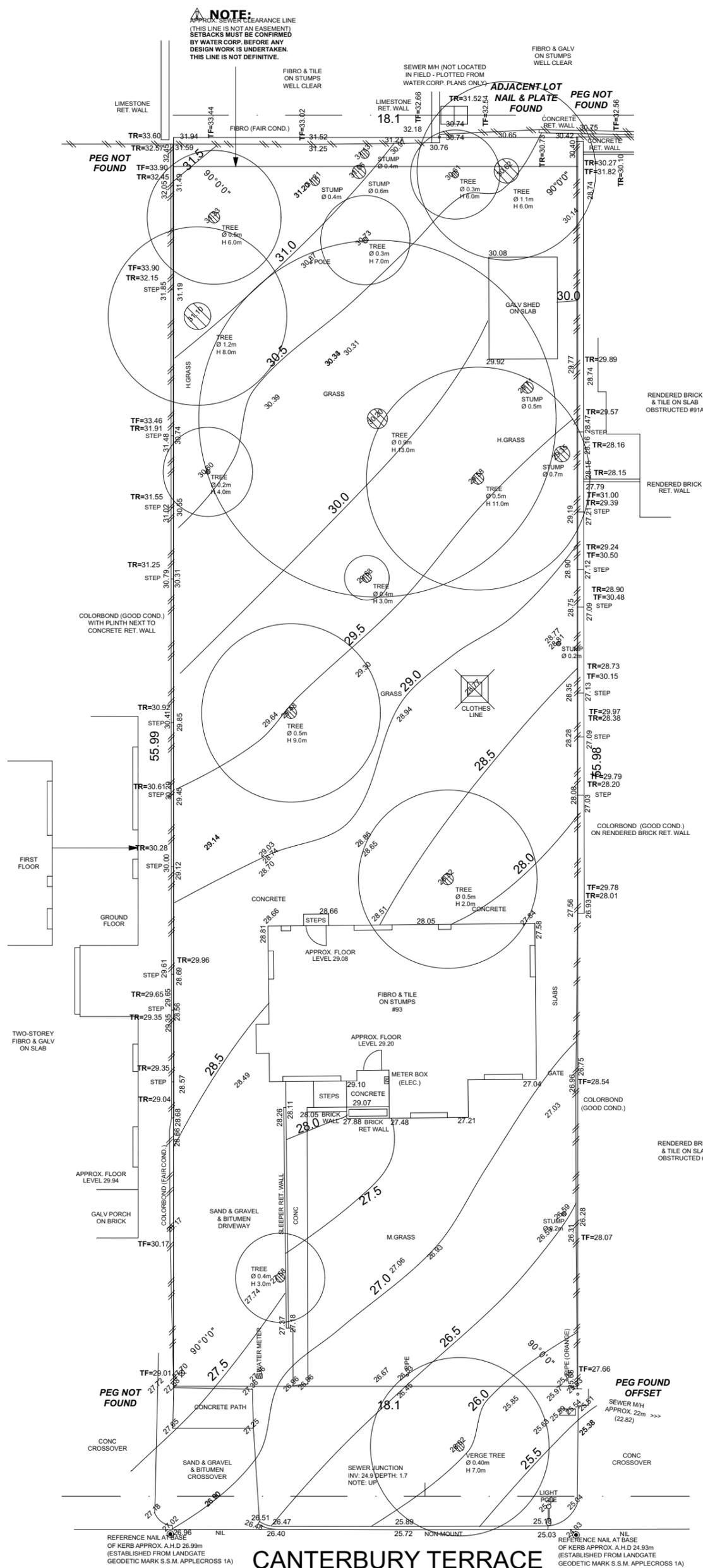
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DISCLAIMER:
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CANTERBURY TERRACE



87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
Osborne Park
Business Centre WA 6917

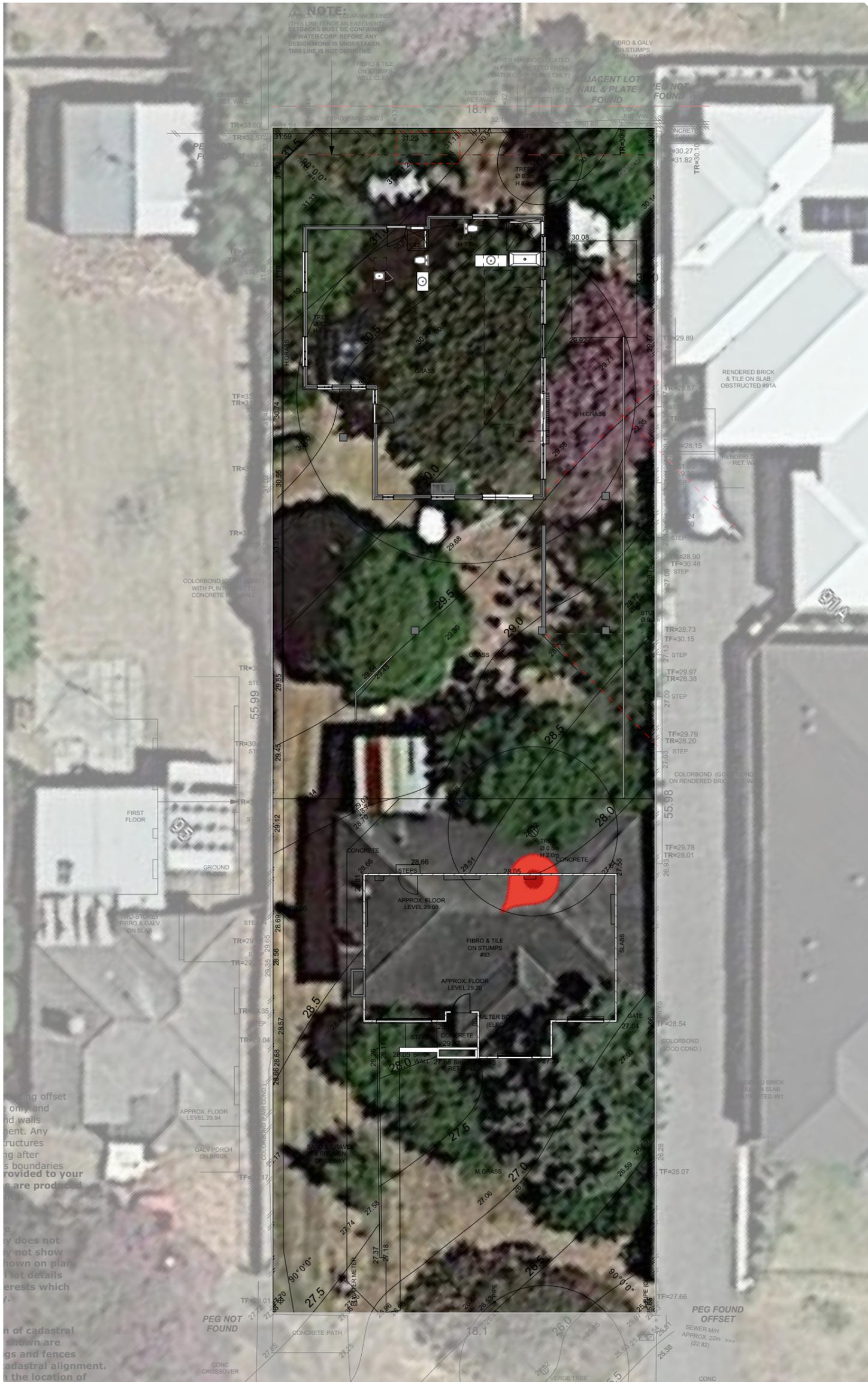
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB # 622582
CLIENT Janet LESLIE
ADDRESS #93 Canterbury Terrace
SUBURB East Victoria Park
LGA TOWN OF VICTORIA PARK
DRAWN J. Jee

GPS Lat: -31.989792 Long: 115.89854
ORDER # leslie
LOT Lot 1727 (DP 157667)
AREA 1014m² **VOL.** 261 **FOL.** 23A
DATE 02 Oct 25 **SSA** No

ROADS Bitumen
KERBS Non-Mount / Nil
FOOTPATH Concrete
SOIL Sand
DRAINAGE Good
VEGETATION Light Grass Cover

ELEC. U/Ground
COMMS. Yes
WATER Yes
GAS Check Alinta
SEWER Yes
COASTAL No (Approximate Only Confirm With Shire)



SITE AERIAL VIEW

1:200



SOLAR DWELLINGS
SMARTER SUSTAINABLE HOMES

Tel: (08) 9444 4400

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www.solardwellings.com.au

Date	Revision
23.06.23	Concept 1
10.07.23	Concept 2
12.07.23	Concept 3 OPTION 2
28.09.23	Concept 3 + 3D
22.12.23	Costing Drawings
30.07.24	Concept 001
01.09.24	Costing Drawings 001
15.01.25	Design Development 1
04.04.25	Design Development 2
24.07.25	Planning Application
5/12/25	Planning Amended
17/12/25	Planning Shed

Dr'n	© Solar Dwellings 2025	PLANNING	5/01/2026
GD			
GD			
GD			
CP			
PJM			
PJM			

PLAN AREAS	
GR. FLOOR 1	134.94
CARPOR	40.32
ALFRESCO	24.12
PORCH	3.77
GRAND TOTAL	203.15 m²

PERIMETER	
GR. FLOOR 1	49.96
GRAND TOTAL	49.96 m

Proposed New Residence For
Janet LESLIE
at
93 Canterbury Terrace, East Victoria Park
Whadjuk Country

TITLE: SITE AERIAL VIEW **JOB NO:** J586

PLOT SIZE: A3 **SH 03 of 08** **REVISION NUMBER:** 04

Last accessed: drafting on 18/12/2025

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SITE COVER CALC

ZONED
% ALLOWED
SITE AREA
SITE COVER

SITE COV. =30.6%

PROPOSED LOT STORMWATER CALC

Total roof area + impervious paving = 416.05m²
416.05 x 0.015 = 6.24m³
Stormwater minimum requirements =
5x 1.20 x 1.2D (1.36m³ x 5 = 6.8m³ total capacity)

NOTE: Soakwell layout is indicative only. Final stormwater plan subject to engineers discretion.

Soak Well Type	No.	Capacity
SW 1200x1200	6	8.2 m3
Total Capacity		8.2 m3
Roof Area GF		341.0 m2
Paved Area		237.4 m2
Total Area		578.3 m2
Capacity Required (Area x 0.0125)		7.2 m3
Extra Capacity Provided		0.9 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER

DROUGHT TOLERANT GROUND COVER & SMALL SHRUBS

Subsurface reticulation on timer.
Consultation with Landscaping Designer by owner.

CARNABY COCKATOO SPECIES
Banksia Attenuata



LOT MISCLOSE
0.010 m

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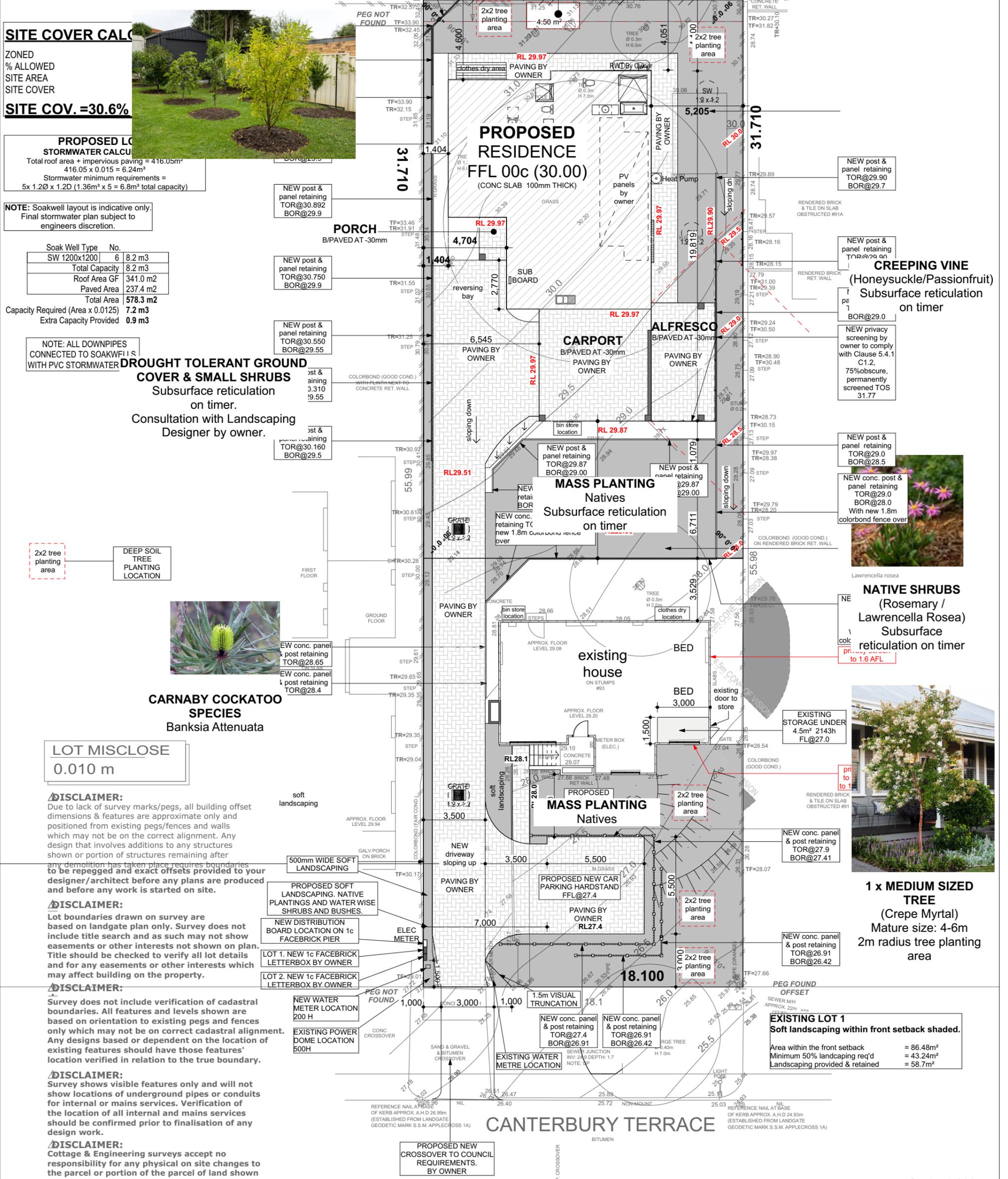
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PLAN AREAS	GR. FLOOR 1	PERIMETER
GR. FLOOR 1	134.94	
CARPOR	40.32	
ALFRESCO	24.12	
PORCH	3.77	
GRAND TOTAL	203.15 m²	GRAND TOTAL

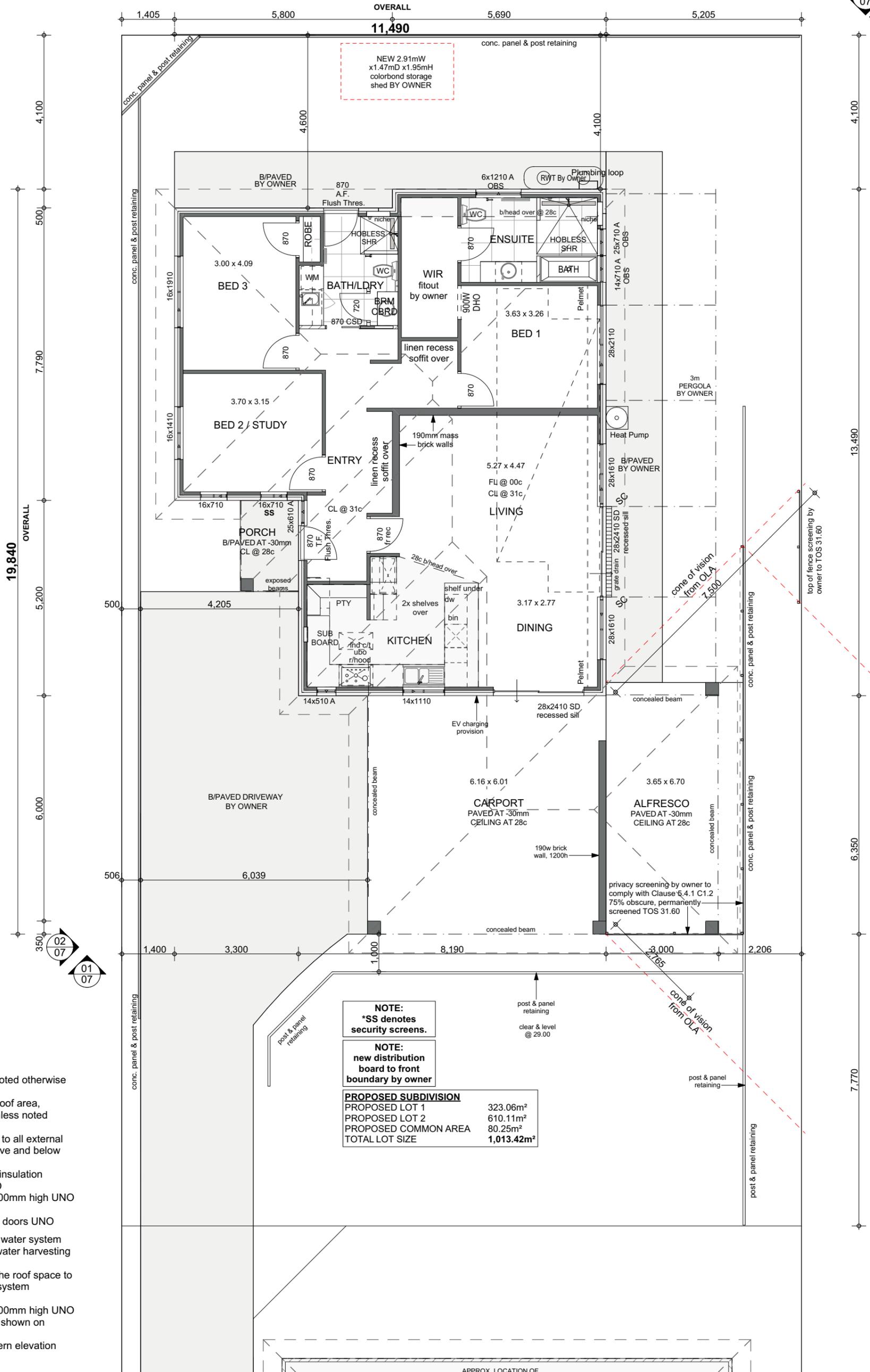
Proposed New Residence For
Janet LESLIE
at
93 Canterbury Terrace, East Victoria Park
Whadjuk Country

TITLE: PROPOSED LANDSCAPING JOB NO: J586
PLOT PLAN
SIZE A3 SH 05 of 08 REVISION NUMBER: 04

Last accessed: drafting on 18/12/2025



Scale 1:200



FLOOR PLAN
1:100

- COSTING NOTES:**
- 31c ceilings throughout unless noted otherwise (UNO)
 - R4.0 ceiling insulation to whole roof area, including garage and alfresco unless noted otherwise
 - Aircell "permicav" wall insulation to all external double brick walls, including above and below openings
 - 25° Colorbond roof with Anticon insulation
 - Kitchen cabinets at 943mm UNO
 - Vanity and laundry cabinets at 900mm high UNO
 - 870 wide doors throughout UNO
 - Full height linen and robe sliding doors UNO
 - Allow for pre-lays for future grey water system
 - Allow for pre-lays for future rainwater harvesting system
 - Provide draw-wire access from the roof space to fuse box for future Photovoltaic system
 - Include tiling to laundry
 - Vanity and laundry cabinets at 900mm high UNO
 - MDF pelmet to detail and extent shown on drawings
 - 28c doors and windows to northern elevation UNO

NOTE:
*SS denotes security screens.

NOTE:
new distribution board to front boundary by owner

PROPOSED SUBDIVISION

PROPOSED LOT 1	323.06m ²
PROPOSED LOT 2	610.11m ²
PROPOSED COMMON AREA	80.25m ²
TOTAL LOT SIZE	1,013.42m²

Date	Revision	Dr'n	© Solar Dwellings 2025	PLANNING	5/01/2026
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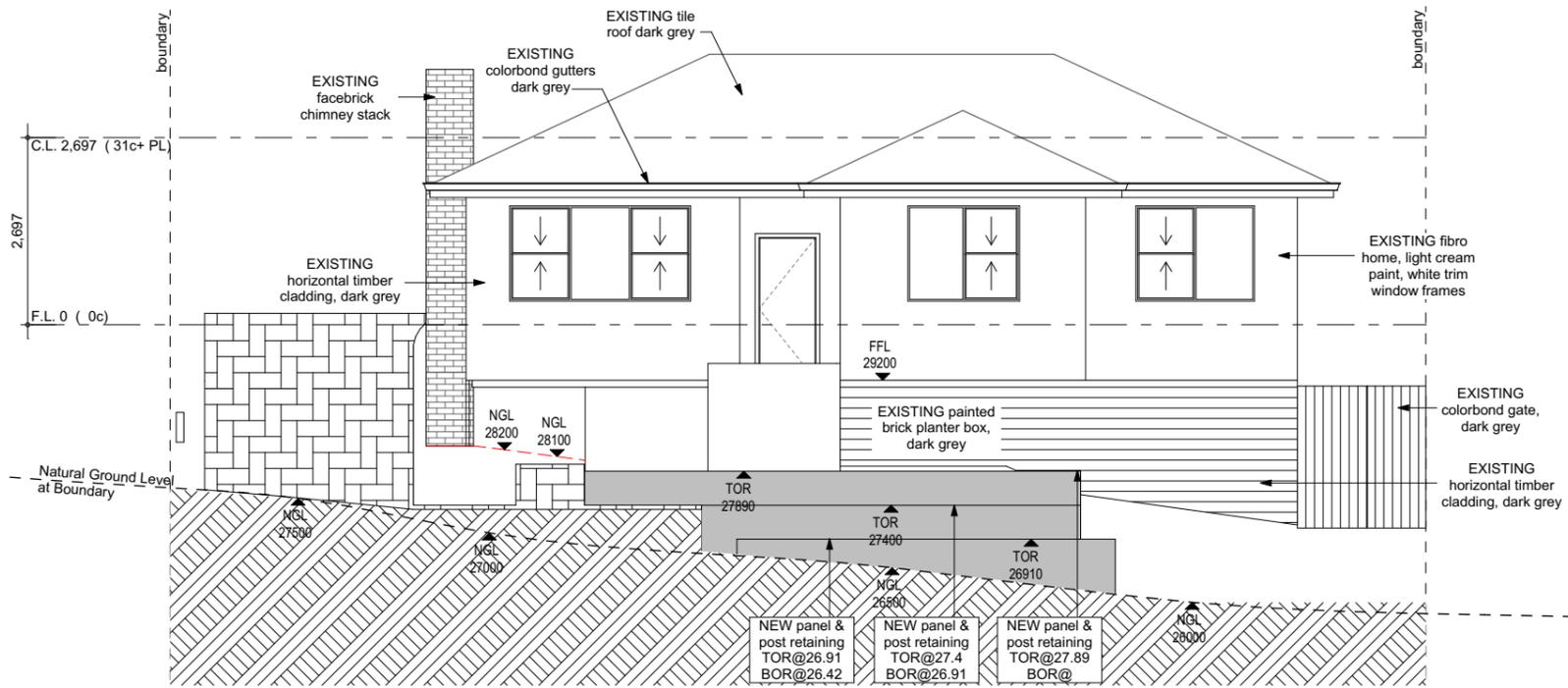
Proposed New Residence For		JOB NO: J586	
Janet LESLIE			
at			
93 Canterbury Terrace, East Victoria Park			
Whadjuk Country			
TITLE: GROUND FLOOR PLAN			
PLOT SIZE	A3	SH 06 of 08	REVISION NUMBER: 04

PLAN AREAS	GR. FLOOR 1	PERIMETER	GR. FLOOR 1
GR. FLOOR 1	134.94	GR. FLOOR 1	49.96
CARPORNT	40.32	GR. FLOOR 1	49.96
ALFRESCO	24.12	GR. FLOOR 1	49.96
PORCH	3.77	GR. FLOOR 1	49.96
GRAND TOTAL	203.15 m²	GRAND TOTAL	49.96 m

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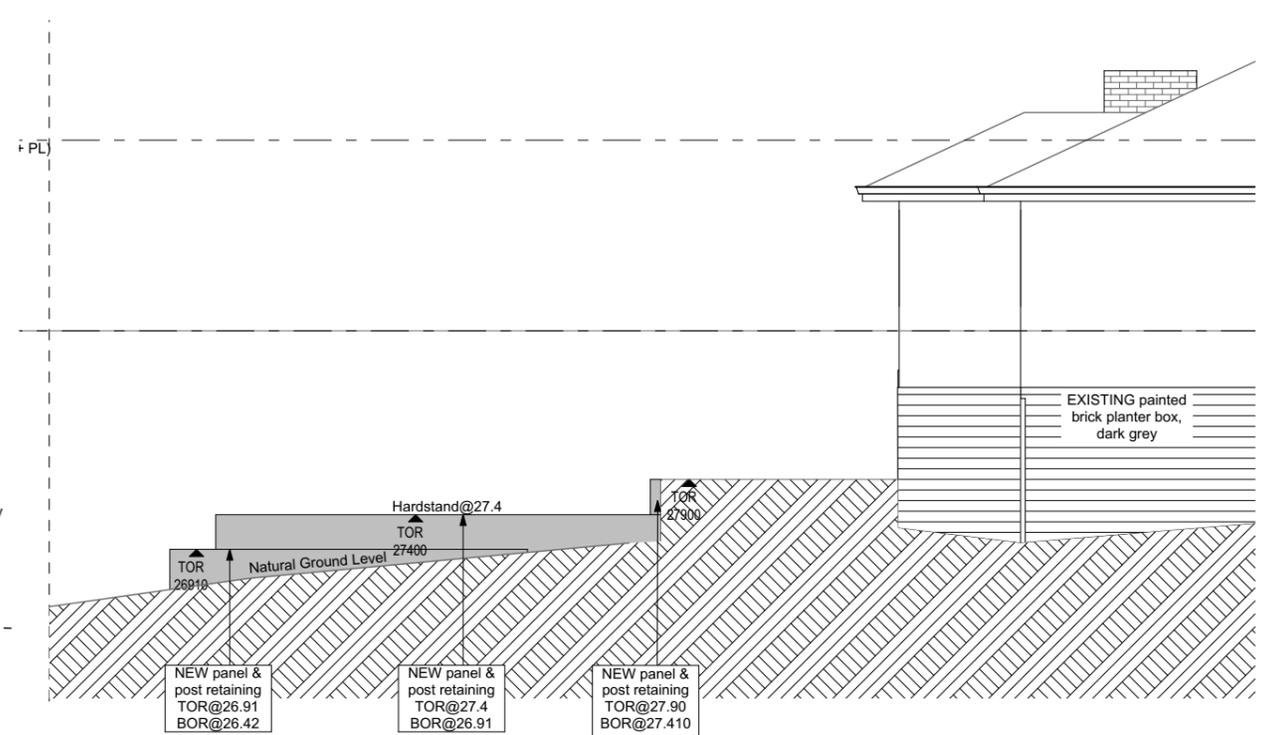
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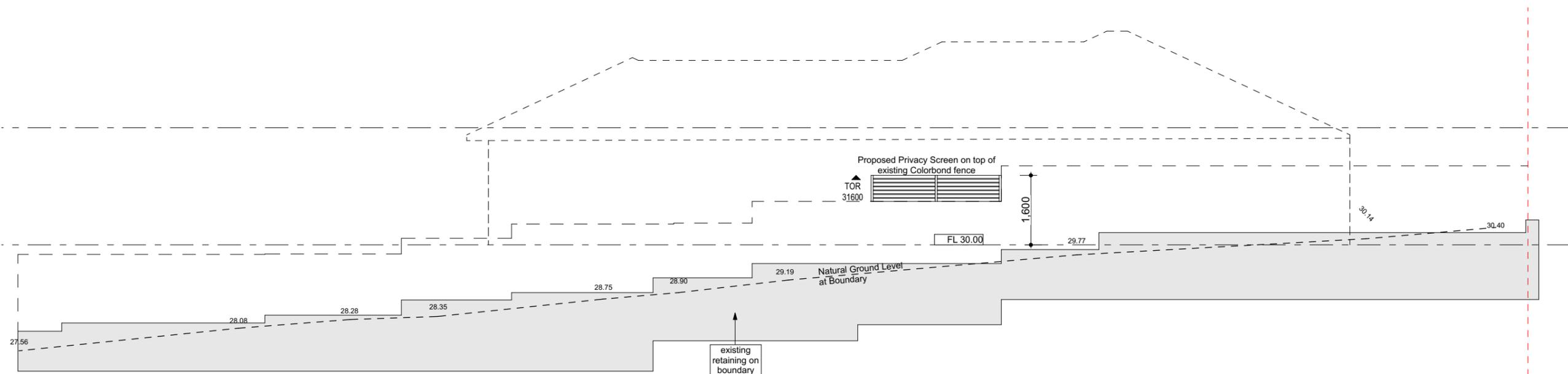
SOUTH ELEVATION RETAINING FRONT

1:100



EAST ELEVATION RETAINING FRONT

1:100



EAST ELEVATION PRIVACY SCREEN ON BOUNDARY ON TOP OF EXISTING FENCE

1:100

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Proposed New Residence For
Janet LESLIE
 at
 93 Canterbury Terrace, East Victoria Park
 Whadjuk Country

TITLE: RETAINING ELEVATIONS JOB NO: J586

PLOT SIZE	A3	SCALE:	1:100	SH 08 of 08	REVISION NUMBER:	04
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Last accessed: design on 8/12/2025