



Photo ①

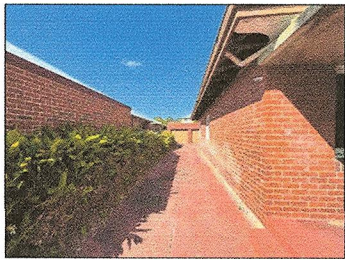


Photo ②

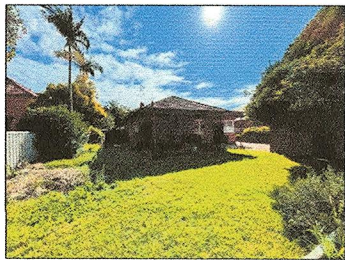


Photo ③

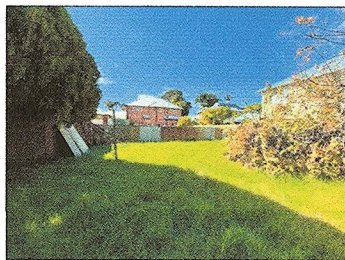


Photo ④



Photo ⑤

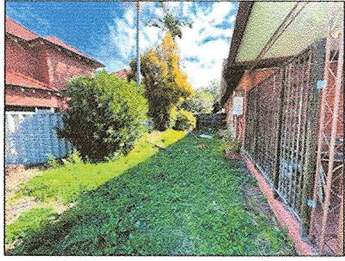
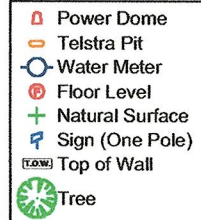


Photo ⑥

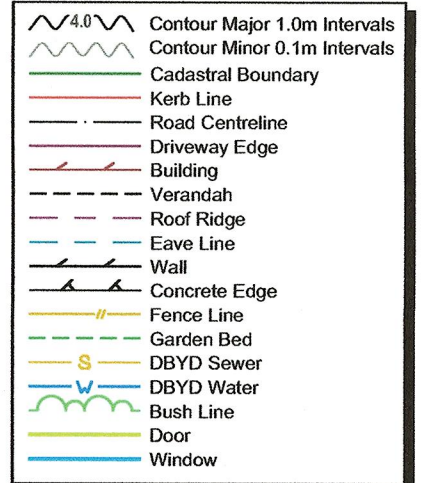


LOCATION SKETCH
NOT TO SCALE

SYMBOL LEGEND



LINestyle LEGEND



CONTROL POINT SCHEDULE

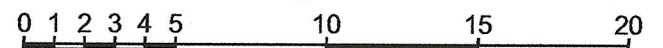
Point	Easting	Northing	Elevation	Description
9000	56935.932	261383.412	3.99	D/spike in bitumen

EXISTING SITE PLAN
SCALE 1:250

4
D7507



Scale @A3 1:250

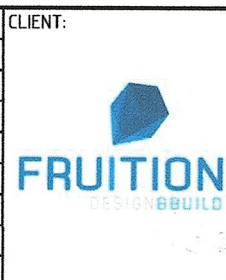


44 Hardey Road, Belmont WA 6104
Ph: 9450 7188
email: admin@jbasurveys.com.au
web: www.jbasurveys.com.au

- Notes:
1. Boundary constructed from cadastral connection.
 2. True position of Boundary is subject to a re-establishment survey.
 3. Heights established from CITY 21 via VRS GPS connection.
 4. Dimensions, Areas and Offsets subject to re-establishment survey.
 5. Sewer & water data plotted from Dial Before You Dig only.
 6. Refer to Certificate of Title for Limitations, Interests, Encumbrances and Notifications.

23055-F01-1.0.dwg

VER.	DATE	BY	AMENDMENTS	FILE SOURCE
1.0	26.05.2023	RMM	Issued for Information	23055-1.0-18052023-PCG94-F



JOB NO: 23055	TITLE: FEATURE SURVEY	DATUM	N VER: 1.0 A3
PROJECT:	LOT 198 ON P4377 Nº 16 COLOMBO STREET, VICTORIA PARK WA, 6100 C/T 1012-868	VERT: AHD HORIZ: PCG94 SCALE: 1:250	
SURVEYOR: NJ	DATE OF SURVEY: 24.05.2023	DRAWN BY: RMM	
APPROVED BY: NRW		DWG NO: 23055-F01-1.0	1 OF 1

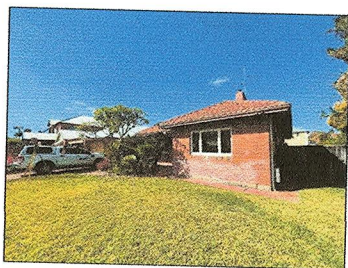


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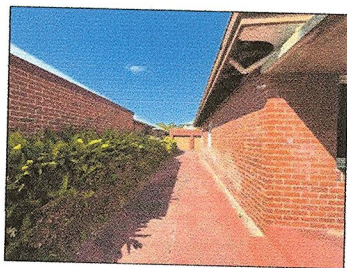


Photo ②



Photo ③

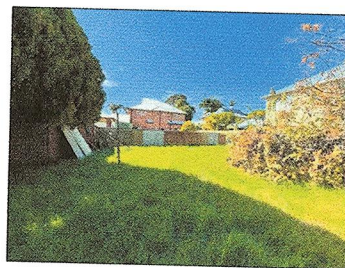


Photo ④



Photo ⑤

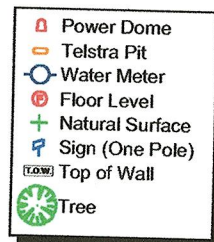


Photo ⑥

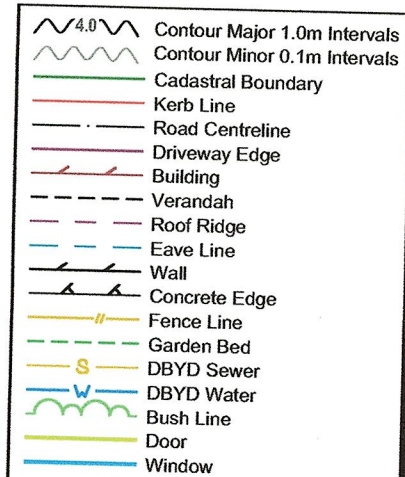


LOCATION SKETCH
NOT TO SCALE

SYMBOL LEGEND



LINestyle LEGEND



CONTROL POINT SCHEDULE

Point	Easting	Northing	Elevation	Description
9000	56935.932	261383.412	3.99	D/spike in bitumen

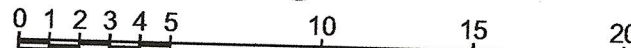
DEMOLITION PLAN
SCALE 1:250

4
D7507

AREA FOR
DEMOLITION



Scale @A3 1:250





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VER.	DATE	BY	AMENDMENTS	FILE SOURCE
1.0	26.05.2023	RMM	Issued for Information	23055-1.0-18052023-PCG94-F

<div>CLIENT:</div> <div></div>	JOB NO: 23055	TITLE: FEATURE SURVEY	DATUM	<div>N</div> 	
	PROJECT:	LOT 198 ON P4377 Nº 16 COLOMBO STREET, VICTORIA PARK WA, 6100 C/T 1012-868	VERT: AHD HORIZ: PCG94		
	SCALE: 1:250				
	DWG NO: 23055-F01-1.0		VER: 1.0		
	SURVEYOR: NJ	DATE OF SURVEY: 24.05.2023	DRAWN BY: RMM	APPROVED BY: NRW	SHEET NO: 1 OF 1

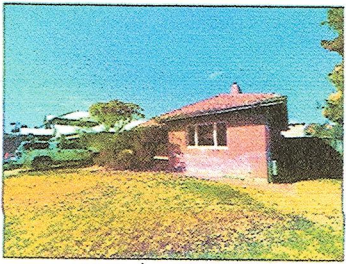


Photo ①



Photo ②



Photo ③

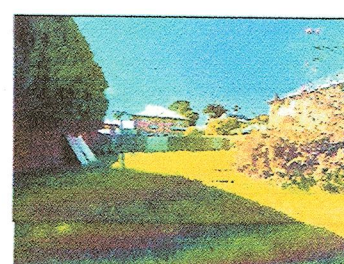


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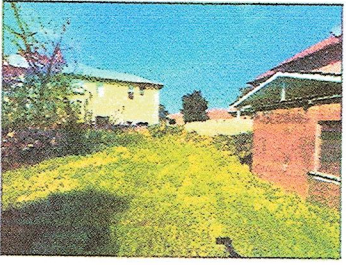


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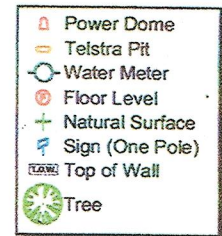


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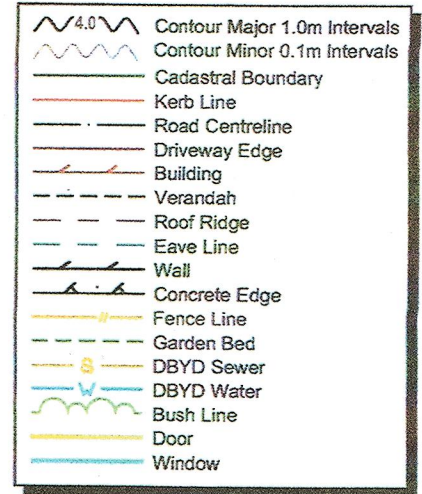


LOCATION SKETCH
NOT TO SCALE

SYMBOL LEGEND



LINestyle LEGEND



CONTROL POINT SCHEDULE

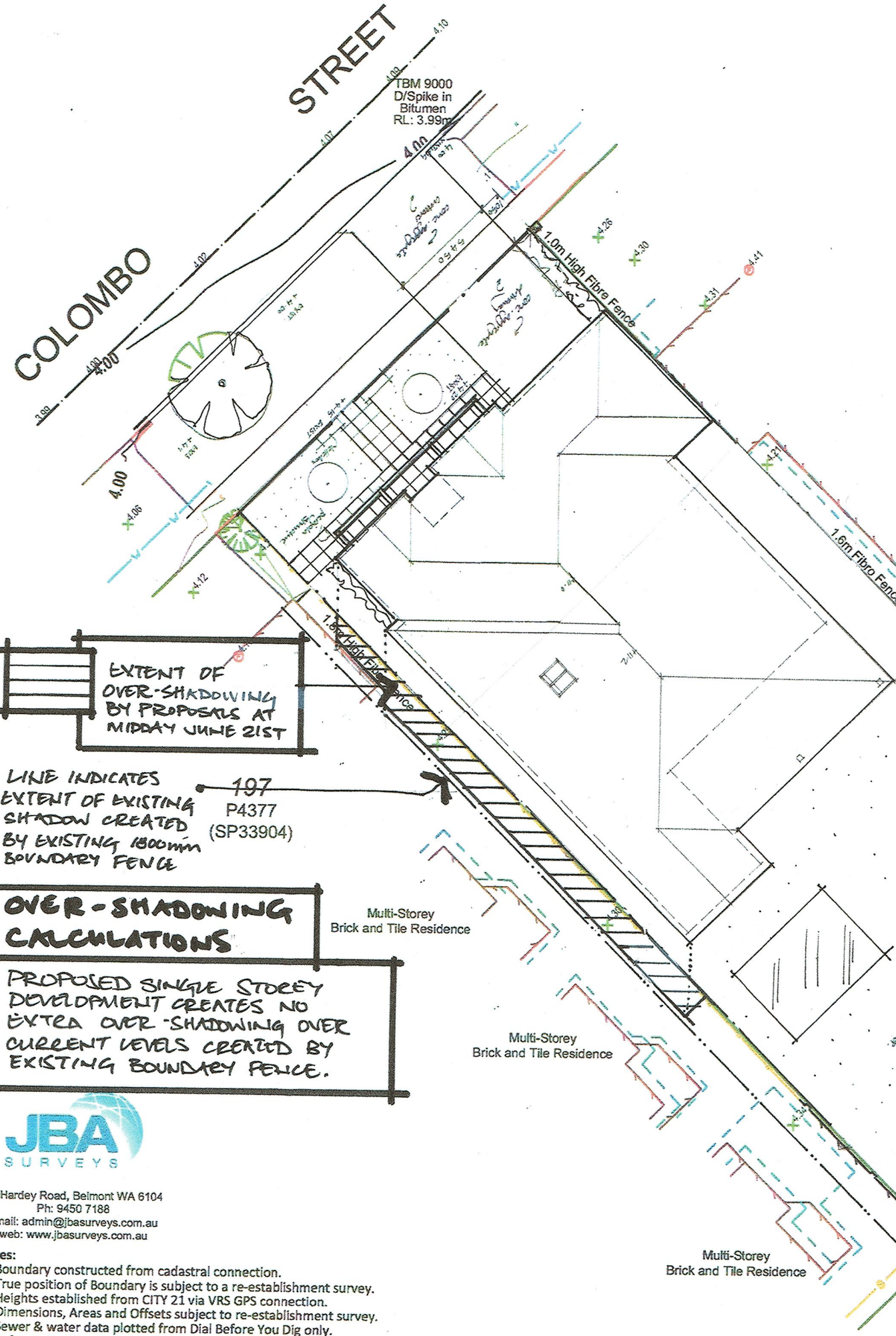
Point	Easting	Northing	Elevation	Description
9000	56935.932	261383.412	3.99	D/Spike in bitumen

PROPOSED SITE PLAN
SCALE 1:250

OPEN SPACE
CALCULATIONS

LOT SIZE = 1015m²
R30 REQUIRES 45%
PROPOSED
OPEN SPACE = 685m²
≈ 67.5% OPEN
• COMPLIANT

REV B : MAY '24



OVER-SHADOWING
CALCULATIONS

PROPOSED SINGLE STOREY
DEVELOPMENT CREATES NO
EXTRA OVER-SHADOWING OVER
CURRENT LEVELS CREATED BY
EXISTING BOUNDARY FENCE.



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Notes:

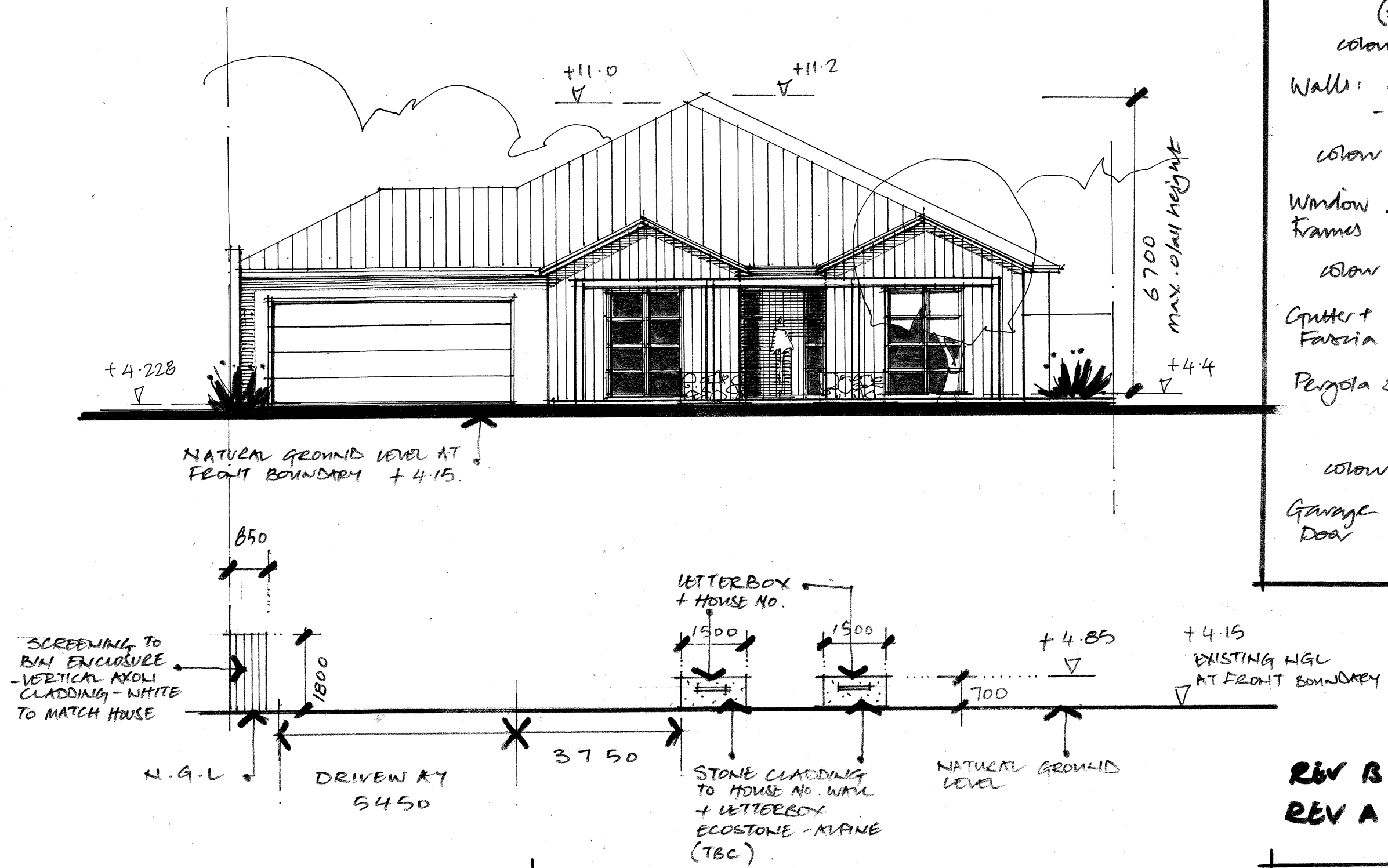
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VER.	DATE	BY	AMENDMENTS	FILE SOURCE	CLIENT:	JOB NO:	TITLE:	DATUM	N
1.0	26.05.2023	RMM	Issued for Information	23055-1.0-18052023-PCG94-F	FRUITION BUILD	23055	FEATURE SURVEY	VERT: AHD HORIZ: PCG94	N
								SCALE: 1:250	
								DWG NO: 23055-F01-1.0	VER: 1.0
								SHEET NO: 1 OF 1	A3

SURVEYOR: NJ DATE OF SURVEY: 24.05.2023 DRAWN BY: RMM APPROVED BY: NRW

FRONT ELEVATION.



MATERIAL SCHEDULE

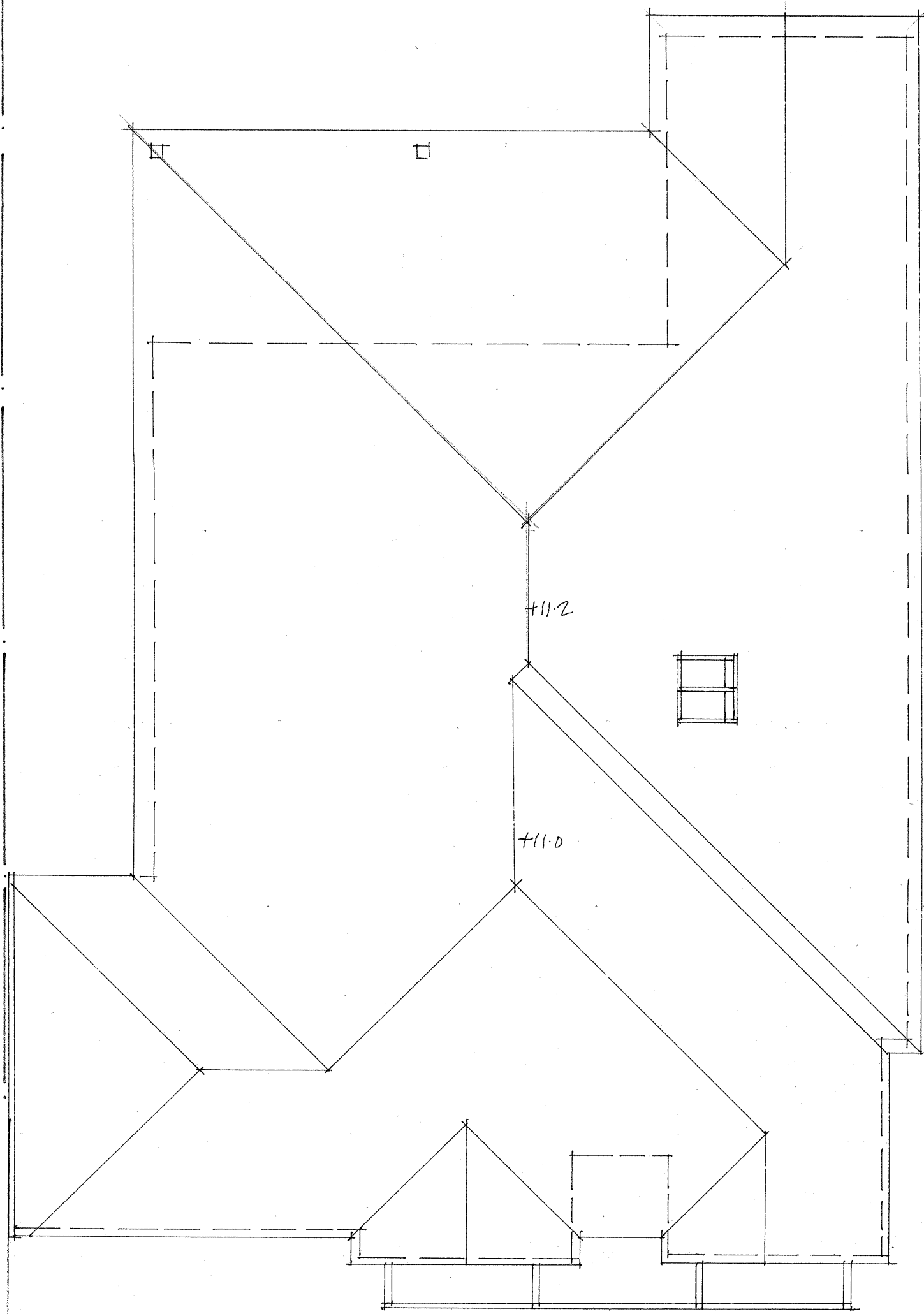
- Roof: Tinideck (standing seam)
colour - monument.
- Walls: Cladding
- Axon by Hardies
colour - white
- Window - Powder Coated
Frames Aluminium
colour - black
- Gutter + Fascia - Black colour
- Pergola structure
- Powder Coated
Finish
colour - Black
- Garage Door - Colorbond
colour - surfmist
(tbc)

PROPOSED RESIDENCE FOR
16 , COLUMBO STREET,
VICTORIA PARK

DISTINCTIVE
HOMES WA

REV B : MAY '24
REV A : FEB 24

SCALE 1:100
DATE JAN '24
DESIGN J. EVERITT



AREA SCHEDULE

Garages:	53m ²
Porch:	4m ²
Living:	287m ²
Alfresco:	43m ²
GRAND TOTAL	387m ²

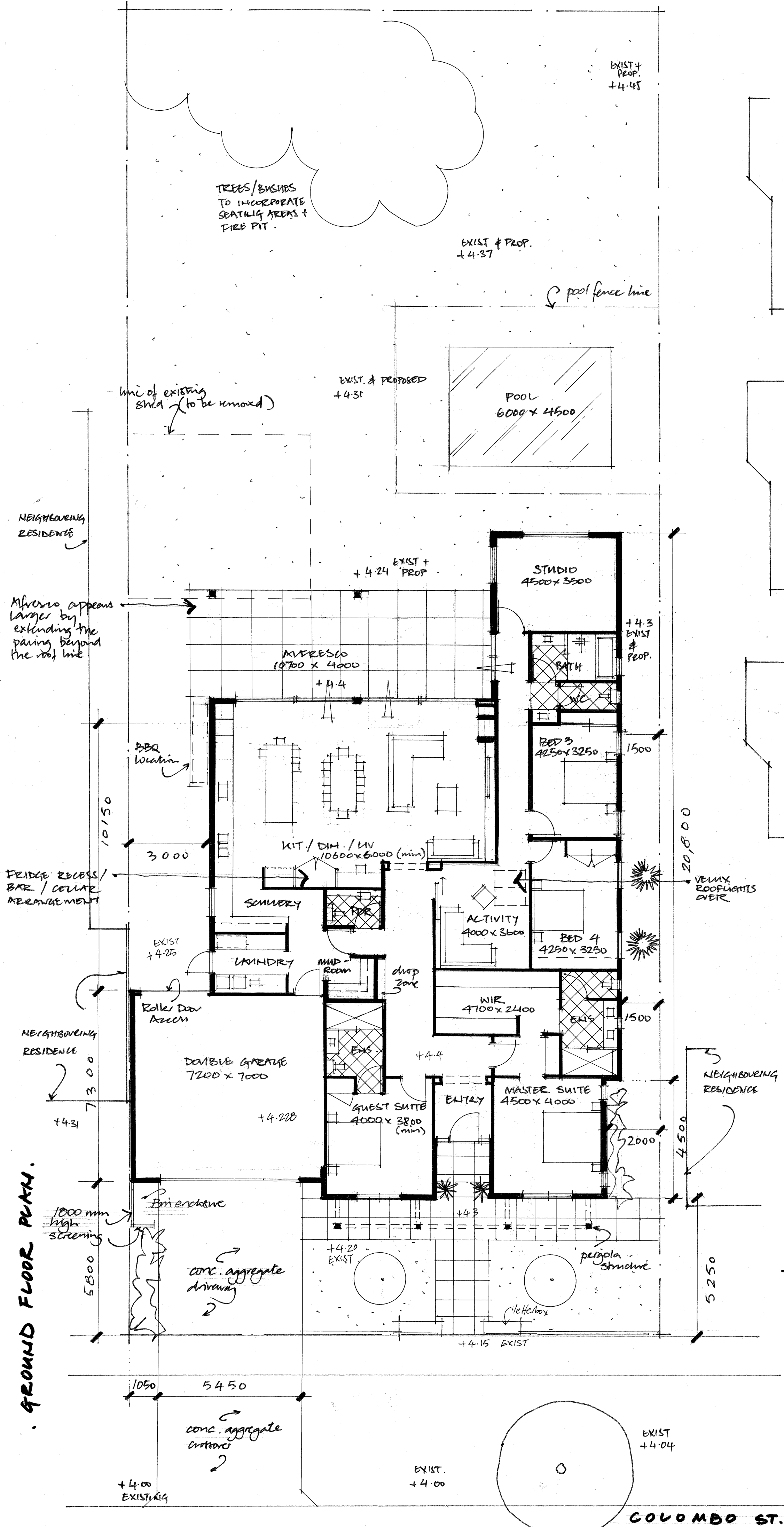
. ROOF PLAN .

REV B : MAY '24
REV A : FEB '24

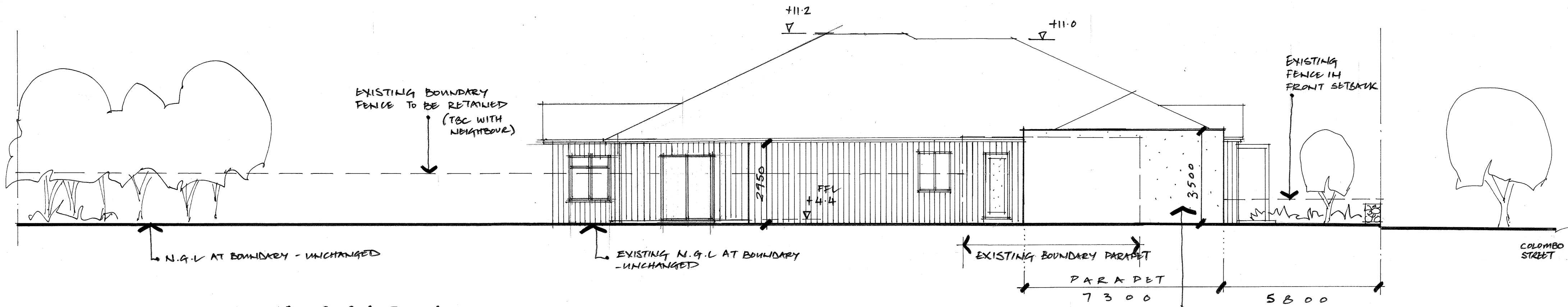
PROPOSED RESIDENCE FOR
16, COLUMBO STREET
VICTORIA PARK

DISTINCTIVE
HOMES WA

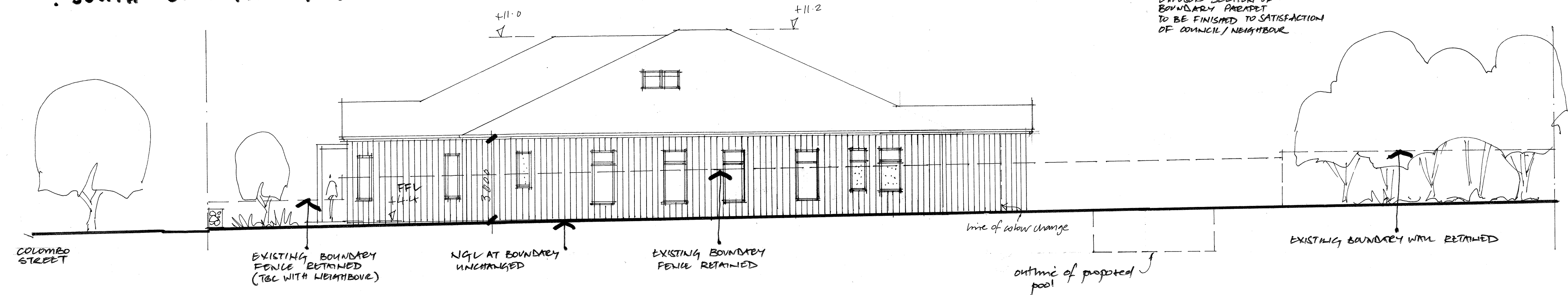
SCALE. 1:100
DATE. JAN '24
DESIGN. J. EVERITT



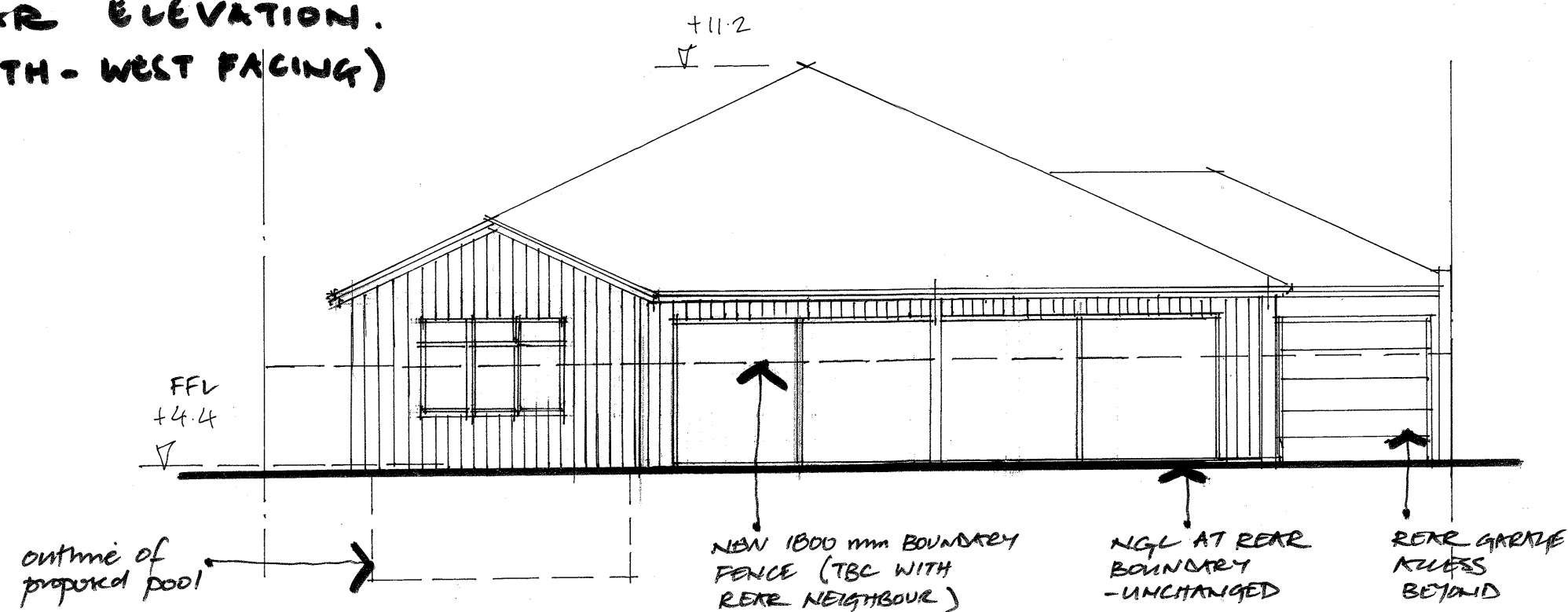
. NORTH - WEST FACING ELEVATION.



. SOUTH - EAST FACING ELEVATION.



**. REAR ELEVATION.
(SOUTH - WEST FACING)**



**PROPOSED RESIDENCE FOR
#16, COLOMBO STREET
VICTORIA PARK**

**SCALE 1:100
DATE FEB '24
DESIGN J. EVERITT**

**REV A : FEB '24
REV B : MAY '24**