

**#56A HOWICK STREET LATHLAIN**

**PROPOSED SITE PLAN**

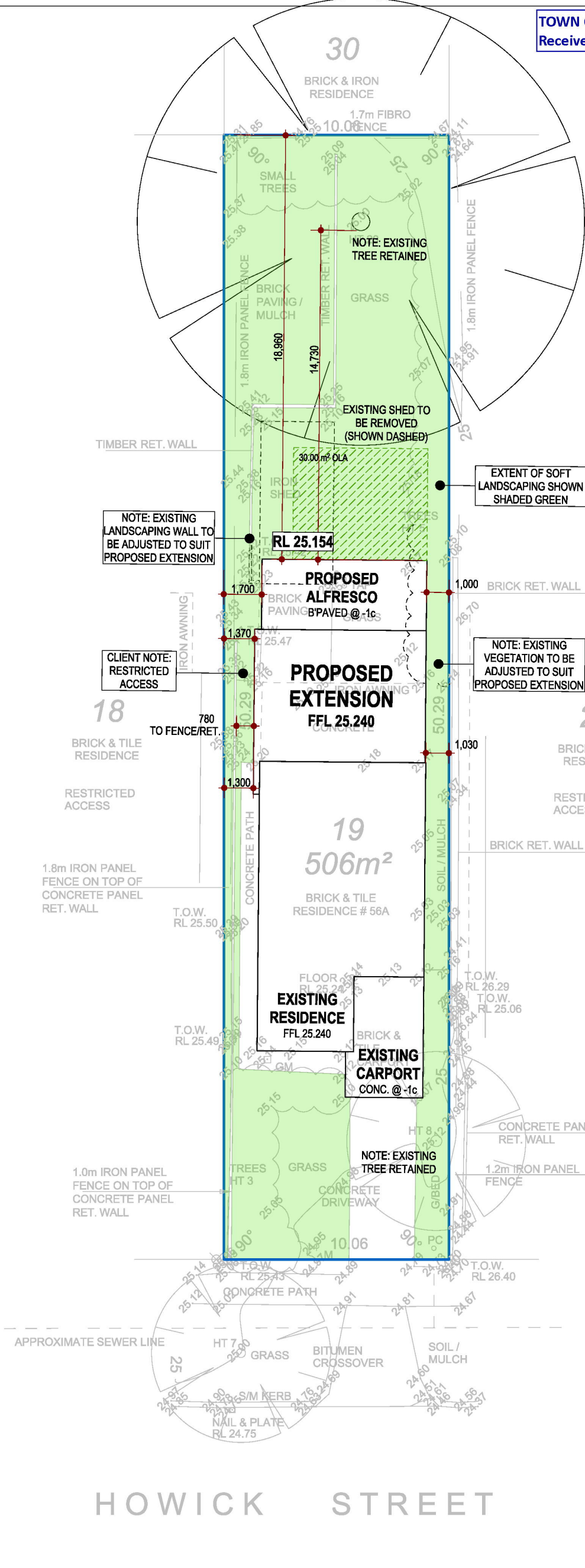
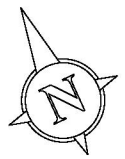
REVISION	DATE
DESIGN DEV	19.12.25
VARIATION 1	20.02.26

DATE: 05.02.24  
REVISION: #  
DRAWN BY: AK  
CHECKED BY: JMS

PROJECT No:  
**25.021**  
SHEET No:  
**A04 OF A07**

**NOTE: ALL EXISTING MEASUREMENTS (INCLUDING BUT NOT LIMITED TO SETBACKS, HEIGHTS, PITCHES AND STRUCTURAL DETAILS) TO BE MEASURED AND CHECKED ON SITE BEFORE ANY COMMENCEMENT OF WORKS**

SERVICE LEGEND				
<b>DRAINAGE</b>				
GRATE				
SIDE ENTRY PIT				
STORM WATER MANHOLE				
<b>ELECTRICAL</b>				
CABLE MANHOLE				
CABLE PIT / BOX				
CABLE DOME				
CONSUMER POLE				
LIGHT POLE				
POWER POLE				
STAY POLE				
STAY WIRE ANCHOR				
O/H POWER LINE				
<b>GAS</b>				
GAS MANHOLE				
GAS MARKER				
GAS METER				
GAS VALVE				
<b>SEWERAGE</b>				
SEWER MANHOLE				
PROPERTY CONNECTION				
SEWER LINE				
<b>COMMUNICATIONS</b>				
COMMS MANHOLE				
COMMS MARKER				
COMMS CABLE PIT				
<b>WATER</b>				
FLUSH POINT				
HYDRANT				
STOP VALVE				
WATER MARKER				
WATER METER				
<b>UNDEFINED</b>				
UNDEFINED MANHOLE				
UNDEFINED PIT				
UNDEFINED SERVICE				
<b>SURVEY</b>				
DATUM				
PEG FOUND				
TEMPORARY / BENCH MARK				
<b>OTHER</b>				
AWNING / EAVES				
ROOF RIDGE				
ROOF GUTTER				
FLOOR RL				
BOLLARD				
WINDOW				
DOOR				
BANK - BOTTOM				
BANK - TOP				
ROCK OUTCROP				
<b>LOT SERVICE RECORD</b>				
STATUS	LOCATED	NOT FOUND	NO SERVICE	CONFIRM
SERVICE				
WATER	✓			
SEWER CONN.				
GAS				
COMMS				
POWER U/G				
POWER O/H				
SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION AND / OR AVAILABILITY ON SITE.				



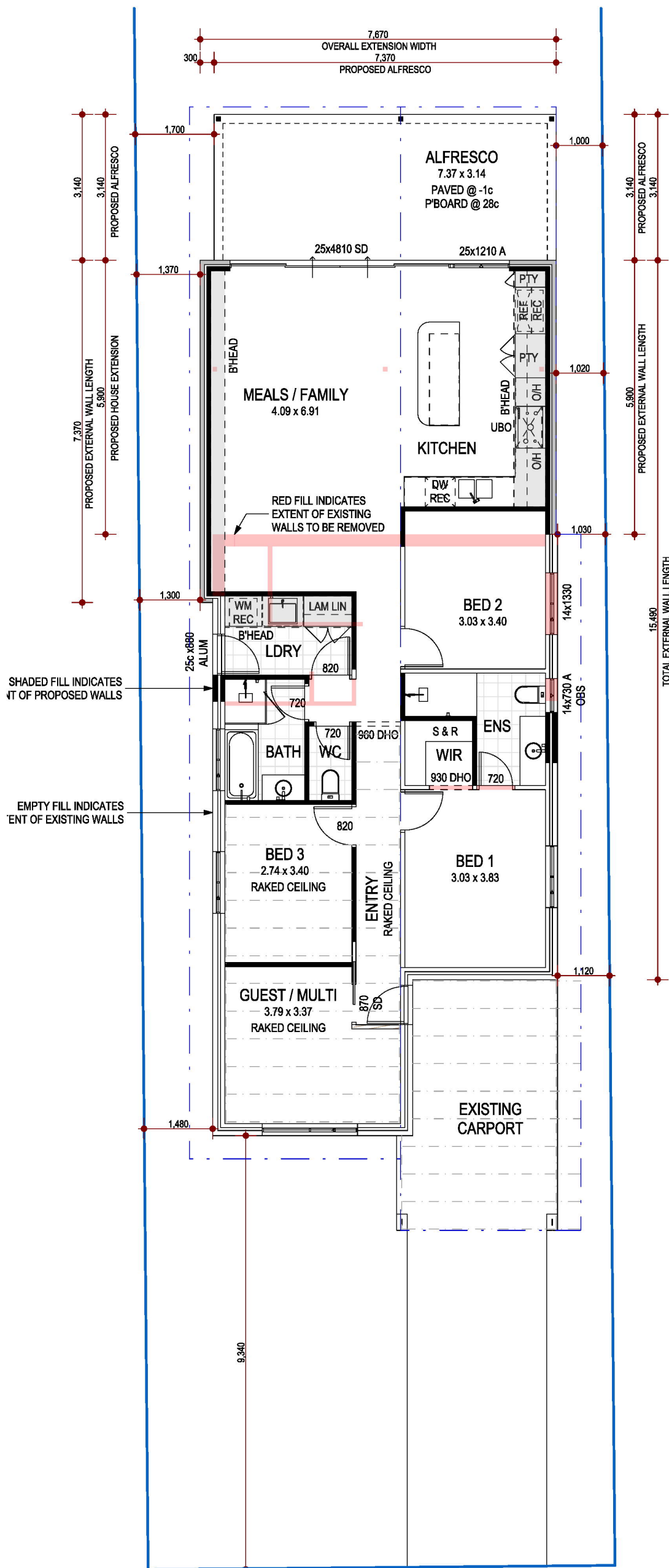
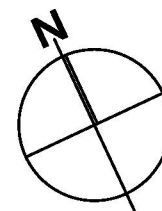
**NOTE:**  
APPROXIMATE AHD LEVEL DERIVED FROM SEWERAGE MANHOLE 5579

**BOUNDARY INFORMATION DERIVED FROM DIAGRAM 933 AND POSITIONED FROM LANDGATE SPATIAL CADASTRAL DATABASE (SCDB) BOUNDARY CORNER COORDINATES.**

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

SEWER PROPERTY CONNECTION APPROXIMATE ONLY  
SEWER INVERT LEVEL 22.67  
SEWER BROUGHT UP 0.0  
DEPTH TO CONNECTION 2.1 (PC NOT LOCATED)

LOT : 19 (# 56A) HOWICK STREET	CLIENT : [REDACTED]
SUBURB : LATHLAIN	DIAGRAM 933
AUTHORITY : TOWN OF VICTORIA PARK	C/T : 1530 / 657
SURVEYED ON : 09/02/2026	
SURVEYOR : AD	
DRAWN : JW	
BUILDERS / CLIENTS: SITE SURVEY only. The information shown on this plan is current at the time of survey. Verify boundary information, easements etc. from the Certificate of Title, Plan / Diagram or a Boundary Repeg. Boundary position approximate only. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Utilities may vary from schematic presentation, clearances to be checked on site. Confirm service information with relevant Authorities. Refer to "Before You Dig Australia" for underground service confirmation. Consult Land Surveys on any anomaly before design and construction.	
SCALE @ A3 : 1:200	JOB No : 2600242
ALL DISTANCES ARE IN METRES	PLAN: FS
	DRG: 001
	REV: A
	SHEET 1 OF 1



AREAS		
	PERIM. (m)	AREA (m <sup>2</sup> )
EXISTING HOUSE	40.76	85.74
PROPOSED HOUSE	30.08	45.65
PROPOSED ALFRESCO	21.02	23.14
EXISTING CARPORT	17.74	17.56
		<b>172.09 m<sup>2</sup></b>

**PLANNING NOTE :**

TOWN OF VICTORIA PARK  
ZONING = R20  
LPP APPLICABLE

MIN. 50% OPEN SPACE  
SITE AREA = 506.00m<sup>2</sup>  
COVERED AREA = 133.05m<sup>2</sup>  
OPEN SPACE PROVIDED = 73.70%

**CLIENT NOTE :**

**PRELIMINARY DESIGN ONLY**  
THIS DESIGN IS SUBJECT TO CHANGE UPON RECEIPT OF ALL APPLICABLE ENERGY, ENGINEERING, AIRCONDITIONING AND SURVEY ASSESSMENTS

LOT DIMENSIONS & ANGLES UNAVAILABLE AT TIME OF SKETCH. SKETCH IS SUBJECT TO CHANGE UPON RECEIPT OF SURVEY.

**R-CODE VARIATIONS PROPOSED**  
REDUCED SETBACK TO SIDE B'DRY

**VARIATION(S) PROPOSED**  
AS A RESULT OF THE PROPOSED R-CODE VARIATION(S), A DEVELOPMENT APPLICATION WILL BE REQUIRED. THERE IS NO GUARANTEE FOR THIS APPLICATION TO BE APPROVED AND THIS PLAN IS SUBJECT TO CHANGE. ADDITIONAL FEES AND TIME DELAYS WILL APPLY.

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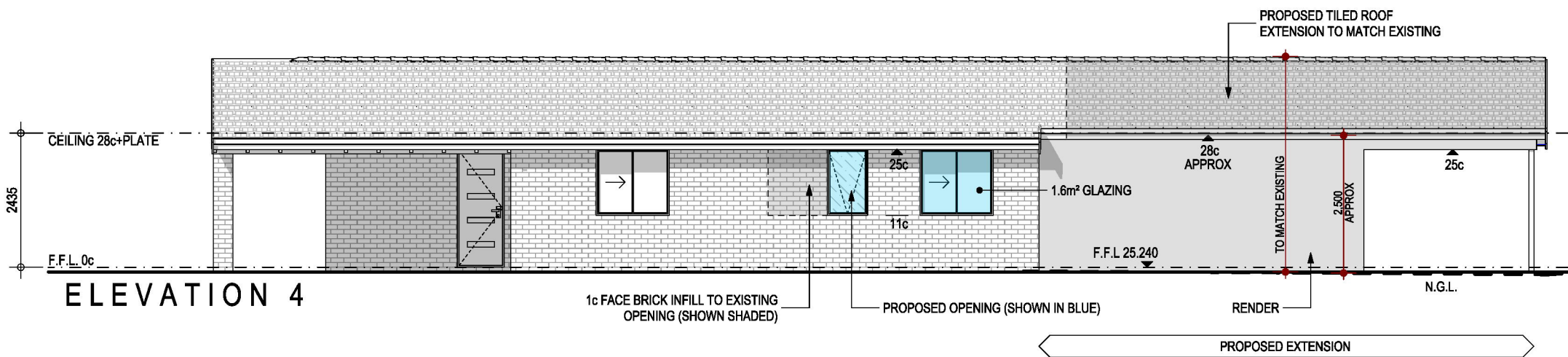
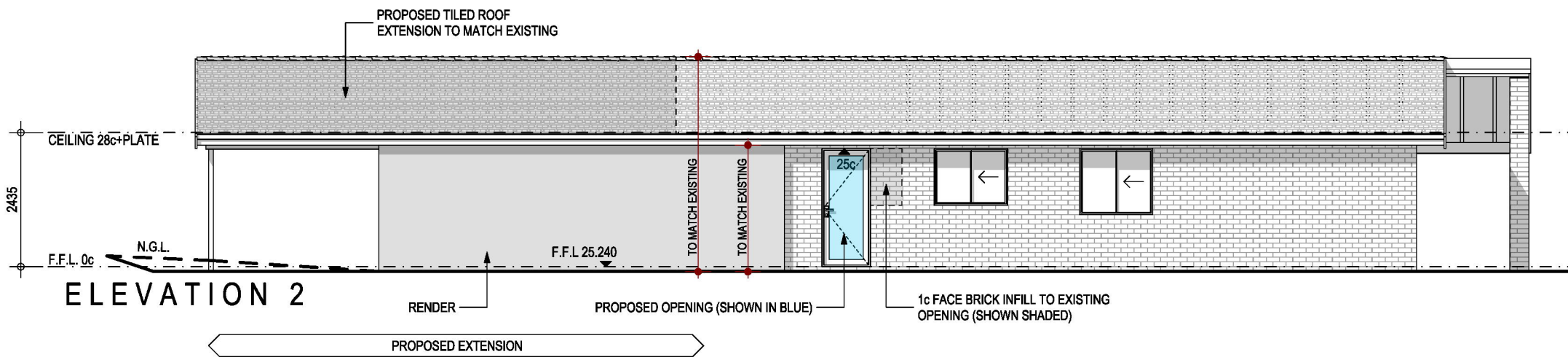
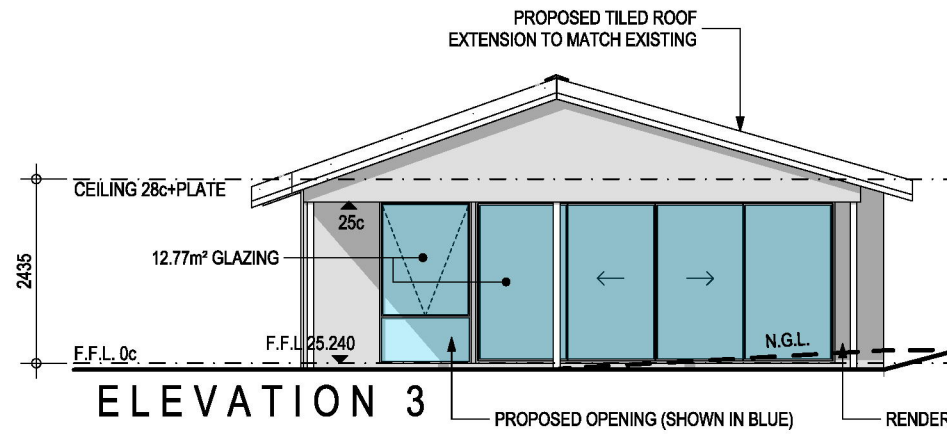
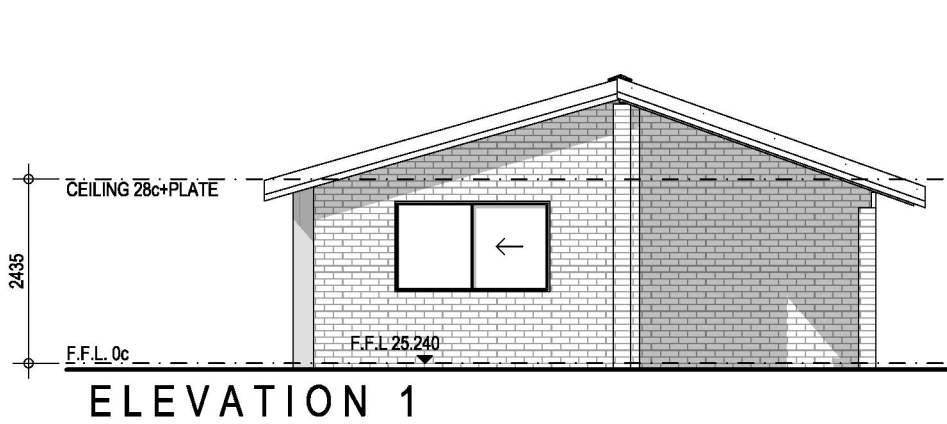
REVISION	DATE
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VARIATION 1	20.02.26

**PROPOSED FLOOR PLAN**

DATE:	05.02.24	DRAWN BY:	AK
REVISION:	<b>DD</b>	CHECKED BY:	JMS

PROJECT No:  
**25.021**

SHEET No:  
**A05 OF A07**



**Three  
Four  
Five**  
DESIGN

**PROPOSED ELEVATIONS**

REVISION	DATE
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DATE: 05.02.24

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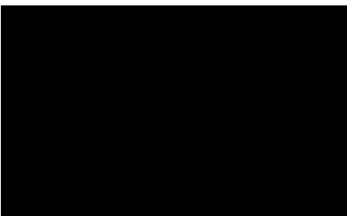
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PROJECT No:  
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**A06 OF A07**

**Three  
Four  
Five**  
DESIGN



Dear Sir / Madam

**RE: 56a Howick Street, Lathlain**

We write to you on behalf of our clients as their preferred designer and refer to this application for development approval with the Shire Of Victoria Park to construct a sign story extension to an existing single storey residence at 56a Howick Street, Lathlain

- **5.1.3 Lot Boundary Setbacks – c3.1 – Table 2a**

As this is a small, cost effective, rear extension of an existing single story residence, we are proposing to make use of as much of the existing structure as possible. This includes keeping as many internal rooms/walls intact as possible, as well as ensuring the rear addition creates a clean and simple extension of the existing roof structure, to minimise impact financially, aesthetically and structurally.

Being that the existing structure included habitable rooms with major openings with a setback of approx. 1m to the RHS boundary, specifically Bed 2, our adjustments to the internal layout now features a slight adjustment to that same room's position and dimensions. This should have no further impact than what was originally there.

In addition, since the original RHS setback was approved with habitable rooms with a 1m setback, we feel our extension to that wall WITHOUT windows to habitable rooms, specifically the Kitchen Wall, should also be within reasonable tolerances.

We hope you will agree the variations proposed are fair and reasonable, and that a positive outcome will be reached.

Kind Regards

