

NOTE:
-ALL BUILDINGS & STRUCTURES ON PROPOSED LOTS 1 & 2 TO BE REMOVED.
-ALL BUILDINGS & STRUCTURES ON PROPOSED LOT 3 TO BE RETAINED, UNLESS OTHERWISE STATED.

BEWARE:
Advise trades overhead power lines.

NOTE:
All sewer details plotted from information supplied by Water Corporation.

LEGEND

- BR - BRICK RETAINING
- BX - BITUMEN CROSSOVER
- CFP - CONCRETE FOOTPATH
- CONS - CONSUMER POLE
- CP - COMMUNICATIONS PIT
- CSR - CONCRETE SLAB RETAINING
- FH - FIRE HYDRANT
- G - GATE
- GD - GROUND FLOOR DOOR
- GFL - GROUND FLOOR LEVEL
- GP - GULLY PIT
- GW - GROUND FLOOR WINDOW
- HBCW - HIGH BRICK & CONCRETE PILLAR WALL
- HBW - HIGH BRICK WALL
- HCB - HIGH COLORBOND FENCE
- HCY - HIGH CYCLONE FENCE
- IO - INSPECTION OPENING
- LMF - LOW METAL FENCE
- LR - LIMESTONE RETAINING
- NMK - NON-MOUNTABLE KERB
- OPL - OVERHEAD POWER LINES
- PD - POWER DOME
- PP - POWER POLE
- RD - ROLLER DOOR
- S - STEPS
- SMK - SEMI-MOUNTABLE KERB
- SP - STAY POLE
- SW - STAY WIRE
- UD - UNDERCROFT DOOR
- UFL - UNDERCROFT FLOOR LEVEL
- UW - UNDERCROFT WINDOW
- WM - WATER METER
- WT - WATER TANK
- TREE

CLIENT NOTE:
- LANDSCAPING BY OWNER TO SHIRE REQUIREMENT

CONCRETOR NOTE:
- FALL GARAGE SLAB 20mm TOWARDS MAIN GARAGE OPENING.

RETAINING CONTRACTOR NOTE:
- TOP OF WALL (TOW) INDICATED FOR CLARITY ONLY.
- ENSURE BOTTOM OF RETAINING IS EMBEDDED SUFFICIENTLY AS REQ. BY ENG. DETAIL.
- REFER TO NEIGHBOURS EXISTING LEVELS OR NOMINATED PAVING / LANDSCAPING LEVELS FOR FULL REQ. RETAINING HEIGHTS.
- ALL NEW RETAINING TO BE CONCRETE PANEL AND POST UNLESS NOTED OTHERWISE.
- REFER TO ENGINEERS DETAILS

BRICKPAVER NOTE:
- BRICK PAVING TO DRIVEWAYS, PATHS, & ALFRESCO. EXTENT AS INDICATED.
- WIDTHS OF BRICK PAVED PATHS TO BE APPROX. 1.0m WIDE UNLESS OTHERWISE INDICATED.
- MAINTAIN NOMINATED PAVING LEVELS FOR STORMWATER RUN OFF.

PLUMBER NOTE:
- REFER TO PLUMBING PLAN FOR SEWER AND STORMWATER LAYOUTS.

GENERAL NOTE:
- CLOTHESLINES INDICATED AS PER ADDENDA.

FENCING CONTRACTOR NOTE:
- 1800H PERMEABLE GATE AS INDICATED BY: (A)
- 1800H C'BOND FENCE AS INDICATED BY: (B)

WITNESS:	CLIENT(S):	BUILDER:

LAND DEVELOPMENT

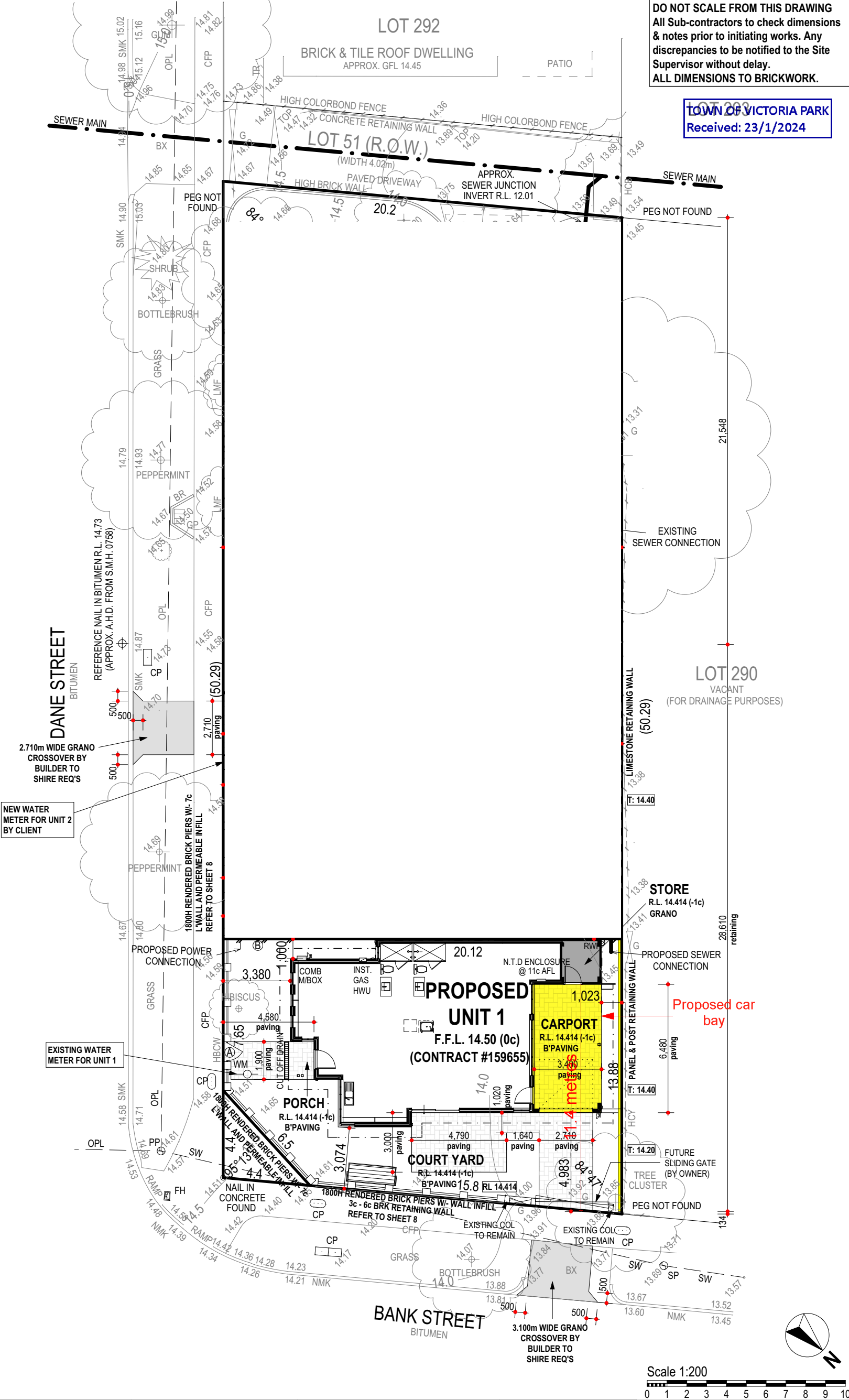
SURVEYING SOLUTIONS

-LICENSED SURVEYORS

PH: 9300 8137 MOB: 0419 117 617
PO BOX 324
JOONDALUP DC WA 6919
E-mail: admin@surveyingsolutionswa.com.au
Web: www.surveyingsolutionswa.com.au

ADDRESS:
STRATA LOT 1 (#99) DANE STREET,
EAST VICTORIA PARK

BUILT AROUND PEOPLE



AREA: 1012m²	ROAD DESCR.: BITUMEN	GAS: YES	SSA/OLD AREAS: -	UNLOGGED SS PLAN:
SHIRE: VICTORIA PARK	KERBING: NON & SEMI-MOUNTABLE	WATER: YES	C/JOB#: 16766	ORIGINAL LOT:
D.PLAN: 1734	FOOTPATH: CONC.	ELECTRICITY: U/G	DATE: 27-03-2020	LOT MISCLOSE: -
C/T VOLUMN: 13-84A	SOIL: RTS	PH/COMMS: YES	SCALE: 1:200	SSL 1 MISCLOSE:-
FOLIO: -	DRAINAGE: GOOD	SEWER: YES	DRAWN: GO	SSL 2 MISCLOSE:-
MSD REF: -	VEGETATION: RTS	COASTAL: NO		
DRAWN: TZS	SCALE: 1:200	Issue Name	Drawn	Date
DESIGNED: ALI	SHEET: 2 OF 12			
CHECKED: DMA	SIZE: A3			
DATE: 17/11/20	DEVELOPMENTS			
MODEL:	JOB N°			
2 x UNIT SPECIAL	159655			
	SITE PLAN			

DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

TOWN OF VICTORIA PARK
Received: 23/1/2024

Scale 1:200

0 1 2 3 4 5 6 7 8 9 10

SUMMIT
HOMES GROUP
BUILD | RENOVATE | DEVELOP

- NOTE BRICK WALL ON STRATA BOUNDARY HAS BEEN CALCULATED TO BE SET ON BOUNDARY.
- ALL ISOLATED PIERS AND POSTS TO HAVE FOOTINGS AT -3c UNLESS NOTED OTHERWISE.

- NO HOBS TO SHOWERS UNLESS SHOWN OTHERWISE.
- PLUMBER TO INSTALL REFLUX VALVE.

COLORBOND ROOF, PITCH AT 25° W/- 500W EAVES UNO
STEEL ROOF FRAME TO NASH STANDARDS
CEILINGS AT 31c + PLATE UNLESS NOTED OTHERWISE

PROVIDE SLOTTED GUTTERS (EXC. GUTTER ON WALLS)
FINAL POSITIONS OF RWP'S TO BE DETERMINED ON SITE
RWP'S IN PORCH TO BE STRAIGHT CONNECTION TO STORMWATER
SYSTEM (NO KICK)

R4.0 CEILING INSULATION TO HOUSE, GARAGE & ANY EXTERNAL PLASTERBOARD OR VERSILUX CEILINGS IF APPL.

INTERCONNECTED SMOKE DETECTORS TO COMPLY WITH
AS3786-2014 AS INDICATED ON PLAN (S)

4 No. 450D SHELVES TO PANTRY AND LINEN UNO
450D SHELF & RAIL TO ALL WIR, ROBE & ROBE REC. UNO
450D SHELF AT 1700 AFL TO BROOM CUPBOARD, IF ANY

PORCH - HARDIFLEX C.L.
CARPORT - HARDIFLEX C.L.
STORE - HARDIFLEX C.L.

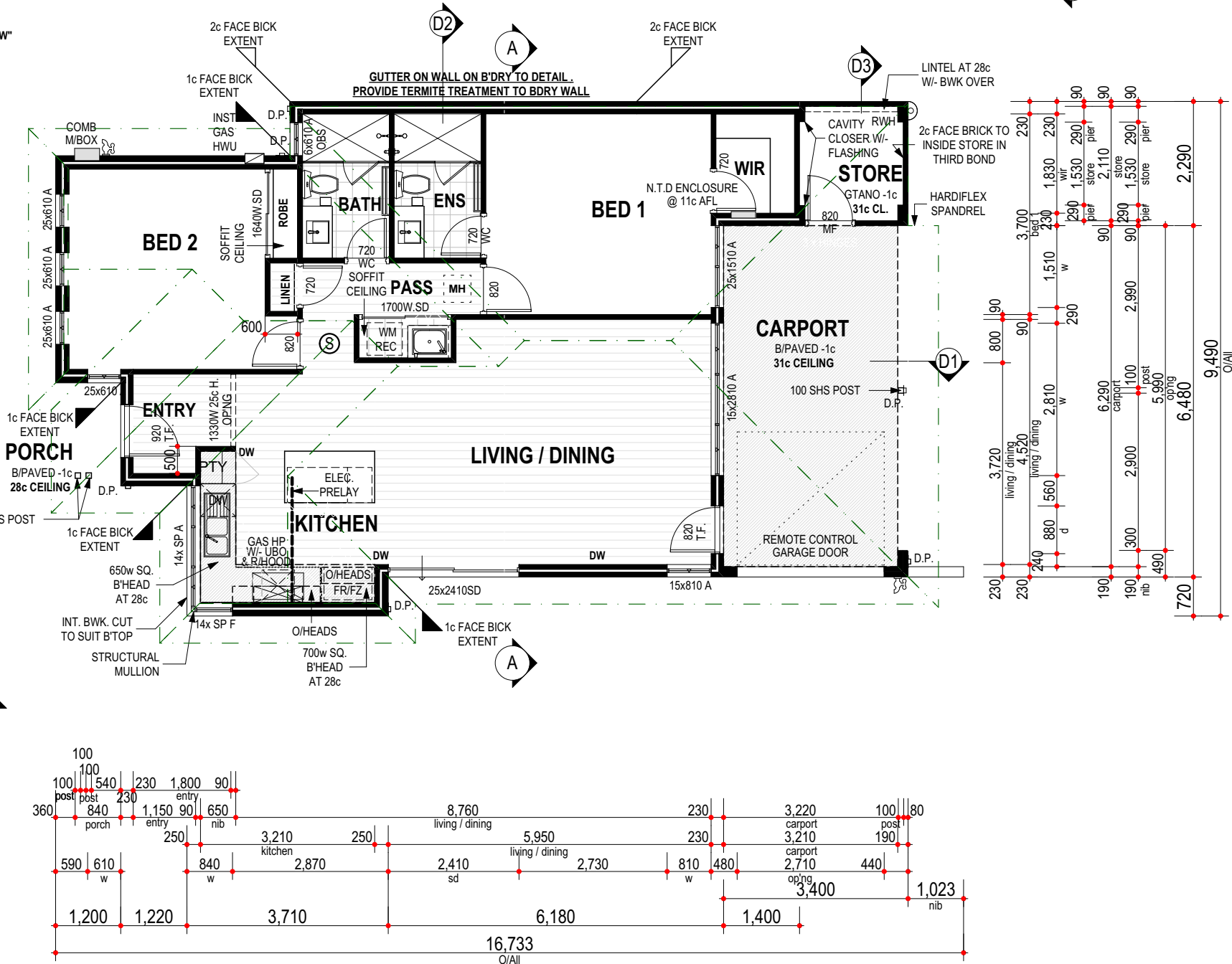
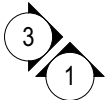
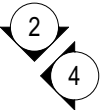
PROVIDE 28mm SCOTIA TO JUNCTIONS OF RENDERED WALLS & H/FLEX / VERSILUX CEILINGS

REFER TO STRUCTURAL ENGINEERS DETAILS
ALL PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS
& STANDARD SPECIFICATION.

TOILET DOOR TO COMPLY W/- CLAUSE 3.8.3.3 OF THE B.C.A VOL. 2

PRE-LAY RWP & STORMWATER PIPE IN GARAGE FROM GUTTER ON
BOUNDARY WALL

PROVIDE PLASTERBOARD TO WALLS WHERE INDICATED BY "DW"
WET AREA PLASTERBOARD TO BATHROOM & ENSUITE.



	Area m ²	Perim. L/m
1.FLOOR PLAN	103.17	46.40
2.CARPORT	22.03	19.76
3.PORCH	1.60	5.48
4.STORE	4.58	8.58
5.TOTAL AREA	131.38	50.40
6.ROOF	150.05	53.40



BUILDER: / /

CLIENT(S): / /

/ /

WITNESS: / /

ADDRESS:
STRATA LOT 1 (#99) DANE STREET,
EAST VICTORIA PARK

DRAWN:	TZS	SCALE:	1:100	Issue Name	Drawn	Date	Issue Name	Drawn	Date
DESIGNED:	ALI	SHEET:	6 OF 12						
CHECKED:	DMA	SIZE:	A3						
DATE:	17/11/20	DEVELOPMENTS							
MODEL:		JOB N°							
2 x UNIT SPECIAL		159655		U1 FLOOR PLAN					



SUMMIT
HOMES GROUP

BUILD | RENOVATE | DEVELOP

APPENDIX 2: Management Plan Template

Short Term Accommodation MANAGEMENT PLAN

99 Dane Street East Victoria Park WA 6101

1/2/2023



1. BACKGROUND

99 Dane Street (Corner of Bank Street) East Victoria Park is a single dwelling house comprising of 2 bedrooms and 2 bathrooms on a 251 sqm block. It is located across the road (Bank St) from the railway corridor and is approximately 200 metres from the Carlisle Train Station and 600 metres from The Oats Street train Station and Carlisle TAFE. It is also only 700 metres from the Somerset Swimming Pool.

OBJECTIVES OF MANAGEMENT PLAN

The objective of our management plan is to ensure a solid foundation to successfully run short term accommodation in East Victoria Park.

2. MANAGEMENT STRATEGIES

2.1 MANAGER

Owner and Manager

[REDACTED]

I am self-employed and generally always available to attend to matters.
I will be managing the entire operation (including cleaning) with support from family who live next door to the property. [REDACTED]

[REDACTED]

Owner

Gabriele Mulholland- 0417 936 541/ crazycatlady1969@outlook.com
I live in Claremont which is a 30 minutes drive/ 15 km from the proposed Short term stay.

2.2 CHECK-IN/CHECK-OUT

Check in times recommended between 2PM and 5PM on day of arrival.

Check out time 10AM

As the host I anticipate greeting every customer on arrival.

Should a late check in occur the guest will be given instructions on how to enter the property through a keypad gate and given instructions to a lock box on the property to access the keys to the house.

Guests will be advised prior to arrival to be courteous of neighbour's and given a copy of the house rules prior to arrival.

2.3 MITIGATION AND COMPLAINTS PROCEDURE

99 Dane Street is located on the corner of Bank Street. It has the enviable position of having only one direct neighbor. (97 Dane Street)

The outdoor area is also located facing Bank Street (Railway corridor) which is well away from 97 Dane Street making noise almost a non-issue.

The Railway corridor runs along Bank Street meaning no neighbours to the Northeast and the Water Corporation is our Northwest neighbor with a water catchment area also meaning no neighbours. All of this means a significant reduction in the likelihood of neighbours complaining about noise issues.

The property has been built with Laminated glass windows and Anticon Insulation under a colorbond metal roof. Both inclusions assist to minimize noise from entering property (especially from rail corridor) and also prevent noise escaping from inside house outwards.

The property is ideally situated and built to a standard such as to minimize potential conflict between neighbours and guests. Should however issues arise our attached complaints management procedure will be available to all parties to highlight steps that will be taken to mitigate issues immediately.

As the owner, I see it as my responsibility to ensure any issues are dealt with immediately. To this end I will ensure all guests and neighbours have my contact details in the unlikely event they need my assistance.

Guests of the property will be provided with an email prior to arrival of the house rules and the complaints management procedure. These rules will also be visible on a desk at the property.

2.4 USE AND MAINTENANCE

The use of the premises for short term stays will require ongoing maintenance of the building and gardens.

I plan to maintain the premises myself, including cleaning the house after guests leave and tending to the verge lawns and gardens on a regular basis.

Removal of old or unwanted furniture will be timed to be disposed of in line with the local council verge collection schedules. If for any reason this is impossible, I will pay for a skip bin to take and rubbish away.

2.5 SAFETY, HYGIENE AND SECURITY

2.5.1 SAFETY

99 Dane Street East Victoria Park was built in 2022 and being a new building is quite up to date with all the modern safety features inbuilt, including 2 x Hard wired smoke detectors at entrance to both bedrooms, and RCD's on each electrical circuit,

In addition to ensure guests safety we will provide.

1 x Fire extinguisher

1 x Medical Aid Kit

2.5.2 HYGIENE AND COMFORT

To ensure guests are kept comfortable the below facilities will be provided.

Linen and towels (Will be housed in linen cupboard within the house.)

Rubbish Bags provided for use in Rubbish Bin located under kitchen sink.

An annual Pest Inspection will be carried out.

6.6KW Reverse cycle Air-conditioning Unit services the whole house for cooling and heating needs.

Washing Machine and Dryer as well as clothesline is provided.

2.5.3 SECURITY

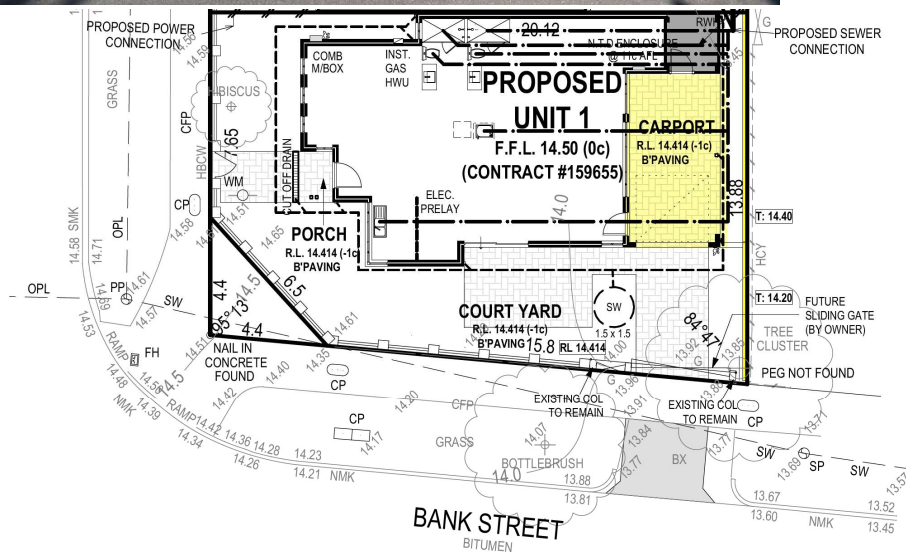
For peace of mind for our guests the house comes with
External facing cctv cameras around perimeter of property.
Security screens fitted to all windows and doors in the house.
Flick lock and key locks to all doors.

2.6 CAR PARKING

A Single car under cover parking for guests is located under the main roof of house. Access to the property is through the rear door from Carport.

Entrance onto the property is through a remote-controlled sliding gate and a pin coded pedestrian gate.

Additional Parking could be provided on-site; however we plan to advertise only one car on premises and do not expect multiple cars. Our logic is having only 2 bedrooms minimises the number of guests to 4 persons and most likely they will only have 1 vehicle. Also, with the train station 200 metres away the attraction of using public transport will be advertised and encouraged and most likely sort out by potential guests.

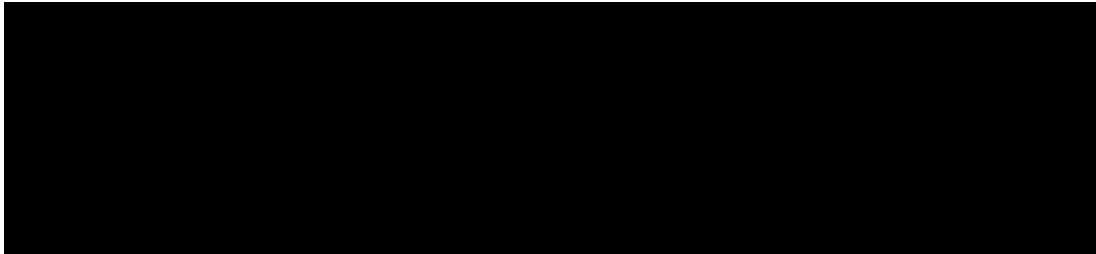


Complaints Management Procedure

Overview

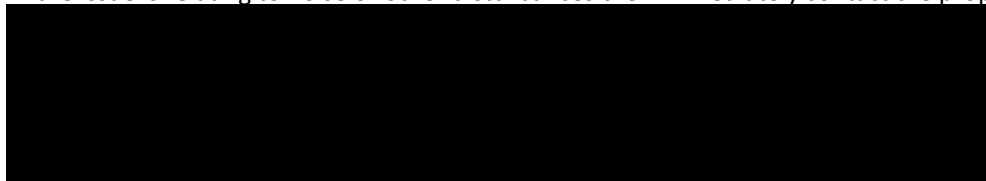
The purpose of this document is to provide clear and concise steps that will be taken to ensure quick and satisfactory resolution to any complaints/ problems pertaining to the Short term stay accommodation at 99 Dane Street East Victoria Park.

Details of Property and Management



Steps to take upon a complaint either from neighbours or guests staying in property.

- 1/ If the issue is an emergency of serious concern and you believe police intervention is required immediately call the police on 000.
- 2/ If the issue is relating to noise or other disturbances then immediately contact the property



Once a complaint has been received steps will be enacted to immediately communicate with the offending party to have the disturbance, nuisance, noise cease immediately. Should this solve the issue then I will advise the complainant of the discussions and the outcome the other party will undertake.

- 4/ Should the offending party be the guest staying at 99 Dane Street and they do not comply with ceasing the disturbance, then further communication will be used to have the disturbance cease. Steps will be taken to evict the client should the behaviour not improve. Should the disturbance escalate to requiring police intervention then the police will be contacted immediately.

Welcome to Vibrant Vic Park Stays

Enjoy your stay!

House Rules

- Absolutely no smoking or vaping inside building.
- No Events or parties
- Report any Damage Immediately
- Please Flush only Toilet Paper in toilet. No Tissues/ paper towels feminine products etc.
- No Pets
- Please limit noise and consider our neighbours, especially after 9PM.
- Parking is allowed for 1 car. No additional parking is available on site and no street parking is allowed.

Trash & Recycled Rubbish Pick Up

Yellow lid is for recycled rubbish

Green lid is general rubbish including food scraps

Collection for both is 7AM Thursday Mornings. Please put on verge on Wednesday evening.