



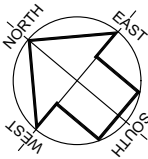
TOWN OF VICTORIA PARK
Received: 7/08/2025



SAWYERS / DUBICKI RESIDENCE
LOT 131 (#222A) RUTLAND AVENUE, CARLSLE

WHITE on WHITE

DESIGN



LOT 131

358m²

SERVICE INFORMATION

AREA ESTABLISHED
SEWERAGE YES DEPTH 0.29
WATER YES PRELAI R
ELECTRICAL YES U/G
TELECOM YES
GAS TBC
DRAFTED DF SURVEYOR DS

SERVICE LEGEND

SURVEY

- DATUM
- PF PEG FOUND
- PG PEG GONE

SEWERAGE

- SEW SEWER MANHOLE
- IO INSPECTION OPENING
- IS INSPECTION SHAFT

WATER

- M WATER METER
- H HYDRANT
- F FLUSH POINT
- V STOP VALVE

ELECTRICAL

- D POWER DOME/PILLAR
- P POWER POLE
- L LAMP POST
- C CONSUMER POLE
- A STAY WIRE ANCHOR

STORMWATER

- STORMWATER MANHOLE
- GRATE
- SIDE ENTRY PIT

GAS

- G GAS METER
- S SERVICE VALVE

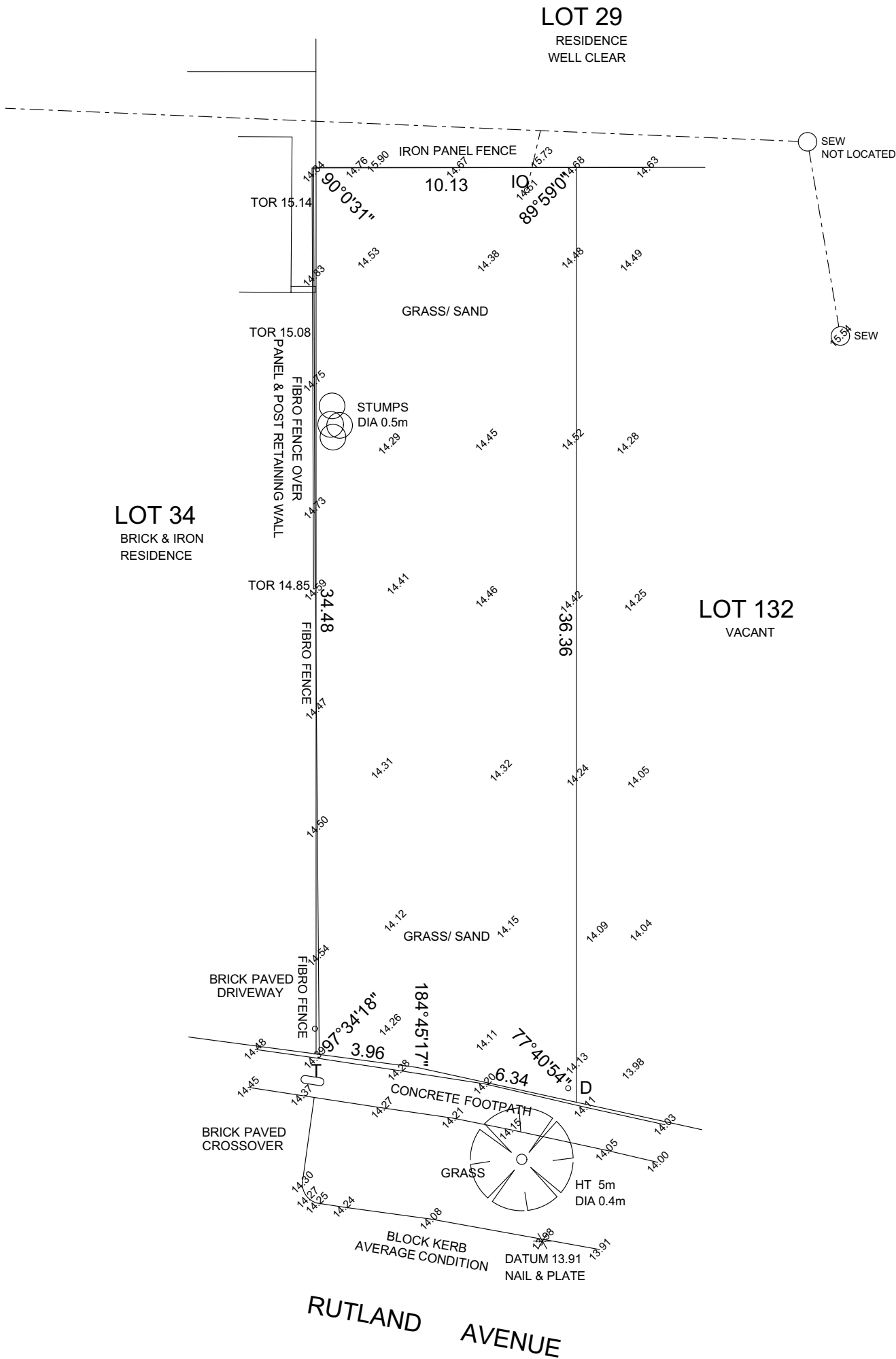
TELECOM

- COMMUNICATION PIT
- TELSTRA MANHOLE

SEWER CONNECTION POSITION
APPROXIMATE ONLY
SEW INV. 14.22
UP. 0.00
DEPTH. 0.29

TOWN OF VICTORIA PARK
Received: 7/08/2025

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



DRAWN BY :	CW	CHECKED BY :	CW	PROJECT NO.	250520	Rev Date:	24/07/2025
REVISION NO.	04	DRAWING NO.	.1				

SITE : Lot 131 (#222a) Rutland Avenue, Carlisle
LOCAL AUTHORITY : Town of Victoria Park
DRAWING TITLE : DA PROPOSAL
Original Survey

CLIENT :
Sawers / Dubicki

REV ID	DESCRIPTION	DATE	NAME	CHK
01	CONCEPT	23/07/2025	White	CW
02	PLAN CHGS	23/07/2025	White	CW
03	PLAN CHGS	23/07/2025	White	CW
04	DA PROPOSAL	24/07/2025	White	CW

TENFOLD
HOMES

WHITE on WHITE

DESIGN

Scale: 1:200 at A3

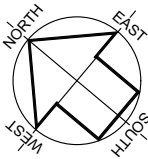
CLIENT:		GUILBERT CONSTRUCTION	
ADDRESS: LOT 131 (#222A) RUTLAND AVENUE, CARLISLE			
PLAN: DP425282		C/T: 4062/282	AUTHORITY: TOWN OF VICTORIA PARK
DATE: 01/04/2025		JOB REFERENCE: TSA7018 - FS	
H. Grid : LOCAL		Local level : A.H.D. value SEWER M/H Distance	
V. Datum : AHD		A.H.D. level : 15.54 derived from : V7632 from Datum : 37.06m	
VERSION		DATE	
DESCRIPTION		APPROVED BY	



TSA SURVEYS
CONSULTING SURVEYORS

A| U4/3 Wicks Street, Bayswater WA 6053
P| PO Box 102, Bassendean WA 6934
M| 0433 304 648
E| admin@tsasurveys.com.au
W| www.tsasurveys.com.au
ABN| 56 645 650 666

ORIGINAL SURVEY
1:200



LOT 131

358m²

TOWN OF VICTORIA PARK
Received: 7/08/2025

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

DRAWN BY : CW
CHECKED BY : CW
PROJECT NO. : 250520
REVISION NO. : 04
DRAWING NO. : .2

CLIENT :
Sawers / Dubicki

TENFOLD HOMES

WHITE on WHITE DESIGN

DA PROPOSAL
Siteplan

SERVICE INFORMATION

AREA ESTABLISHED
SEWERAGE YES DEPTH 0.29
WATER YES PRELAI R
ELECTRICAL YES U/G
TELECOM YES
GAS TBC
DRAFTED DF SURVEYOR DS

SERVICE LEGEND

SURVEY

* DATUM
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G GAS METER
S SERVICE VALVE

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COMMUNICATION PIT
TELSTRA MANHOLE

SEWER CONNECTION POSITION
APPROXIMATE ONLY
SEW INV. 14.22
UP. 0.00
DEPTH. 0.29

STORMWATER CALCULATIONS

Soak Well Type No.	
SW 1500x1200	2
Total Capacity	4.2 m3
Roof Area GF	191.2 m2
Paved Area	103.7 m2
Total Area	294.8 m2

Capacity Required (Area x 0.0125) 3.7 m3
Extra Capacity Provided 0.6 m3

STORMWATER NOTE: ALL
DOWNPIPES CONNECTED TO
SOAKWELLS WITH PVC
STORMWATER PIPE

Scale: 1:200 at A3
0 5 7.5 10 15

CLIENT: GUILBERT CONSTRUCTION

ADDRESS: LOT 131 (#222A) RUTLAND AVENUE, CARLISLE

PLAN: C/T: AUTHORITY: DP425282 4062/282 TOWN OF VICTORIA PARK

DATE: 01/04/2025 JOB REFERENCE: TSA7018 - FS

H. Grid : LOCAL Local level : A.H.D. value SEWER M/H Distance
V. Datum : AHD A.H.D. level : 15.54 derived from : V7632 from Datum : 37.06m

VERSION	DATE	DESCRIPTION	APPROVED BY



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Paving Areas	
Location	Area
Driveway	27.88
Pool	19.69
Crossover	19.18
Alfresco	14.83
LHS Path	11.97
Dry Court	3.59
Porch	3.45
Pool St.	3.07
103.66 m ²	

EARTHWORKER NOTE F.F.L.
MAY VARY + OR - 100mm

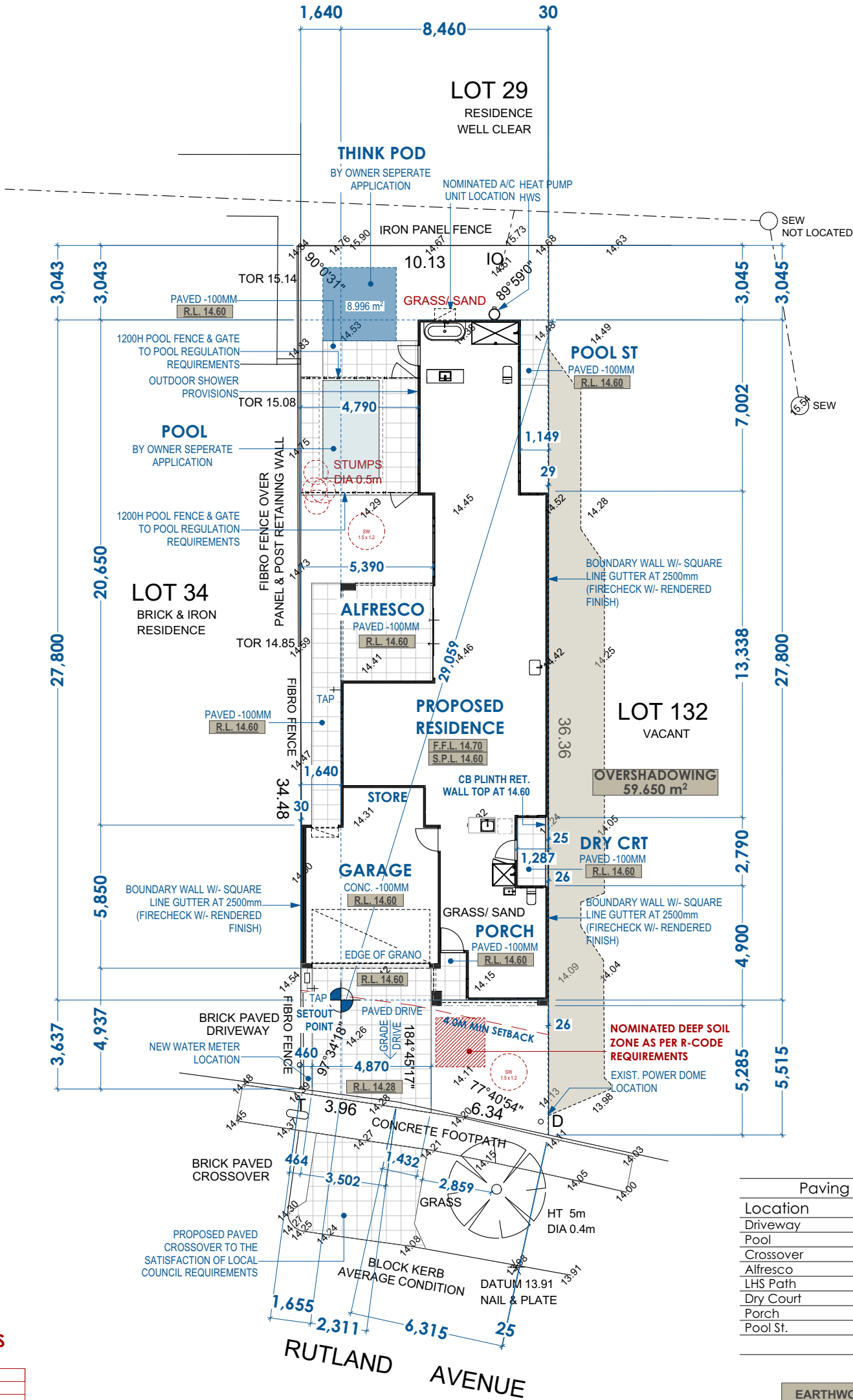
TERMITE TREATMENT IS TO
BE IN ACCORDANCE WITH
NCC 2019 PART 3.1.4, 2.1.1 &
1.0.7 AS PER BUILDERS
SPECIFICATION

NOTE:
SET DOWN SHOWER RECESS
BASE 30mm. REFLUX VALVE
REQUIRED.

STORMWATER DISPOSAL
BY BUILDER TO COUNCIL
REQUIREMENTS
(SOAKWELLS)

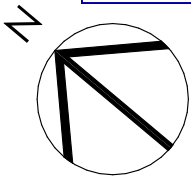
SITE CLASSIFICATION : TBC
WIND CATEGORY : TBC
COASTAL CONDITIONS : NO
GAS AVAILABILITY : NO
SEWER : YES
BUSHFIRE ATTACK : NO

SITE COVERAGE CALCULATIONS:	
ZONED:	R30
TOTAL LOT AREA:	358m ²
MAX SITE COVERAGE:	214.8m ² (60.00%)
SITE COVERAGE:	175.51m ² (49.02%)
OPEN SPACE:	182.49m ² (50.98%)



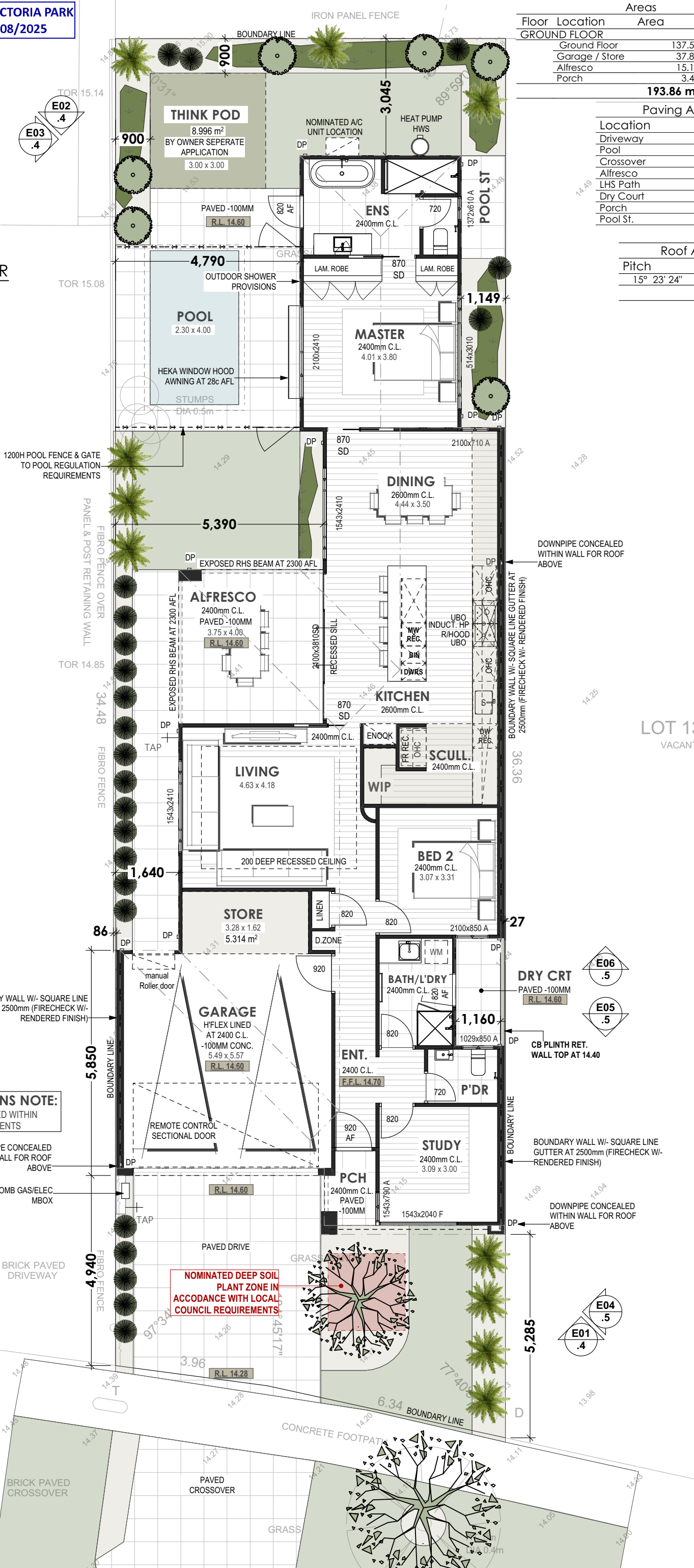
ACOUSTIC PROVISIONS NOTE:
PROPOSED DWELLING IS LOCATED WITHIN
ROAD NOISE AND RAIL REQUIREMENTS

TOWN OF VICTORIA PARK
Received: 7/08/2025



GROUND FLOOR
1:100

LOT 34
BRICK & IRON
RESIDENCE



Areas			
Floor	Location	Area	Perimeter
GROUND FLOOR			
	Ground Floor	137.50	76,761.9
	Garage / Store	37.80	26,100.0
	Alfresco	15.12	16,094.0
	Porch	3.44	12,200.0
		193.86 m²	
Paving Areas			
	Location	Area	
14.43	Driveway	27.88	
	Pool	19.69	
	Crossover	19.18	
	Alfresco	14.83	
	LHS Path	11.97	
	Dry Court	3.59	
	Porch	3.45	
	Pool St.	3.07	
		103.66 m²	
Roof Areas			
	Pitch	Area	
	15° 23' 24"	191.15	
		191.15 m²	

CLIENT :

Sawers / Dubicki

SITE :

Lot 131 (#222a) Rutland Avenue, Carlisle

LOCAL AUTHORITY :

Town of Victoria Park

DRAWING TITLE:

DA PROPOSAL

Ground Floor

REVISION NO.

04

DRAWING NO.

3

PROJECT NO.

250520

Rev Date

24/07/2025

01

CONCEPT

25/07/2025

white

CHK

02

PLAN CHGS

23/07/2025

white

NAME

03

PLAN CHGS

23/07/2025

white

DATE

04

DA PROPOSAL

24/07/2025

white

DESCRIPTION

WHITE

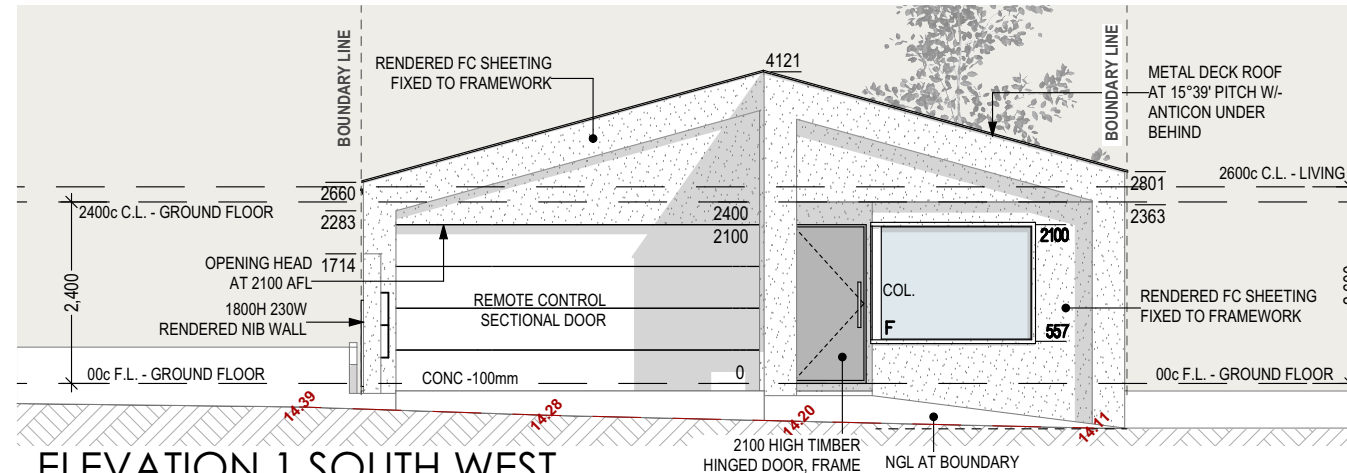
on

DESIGN

TENFOLD

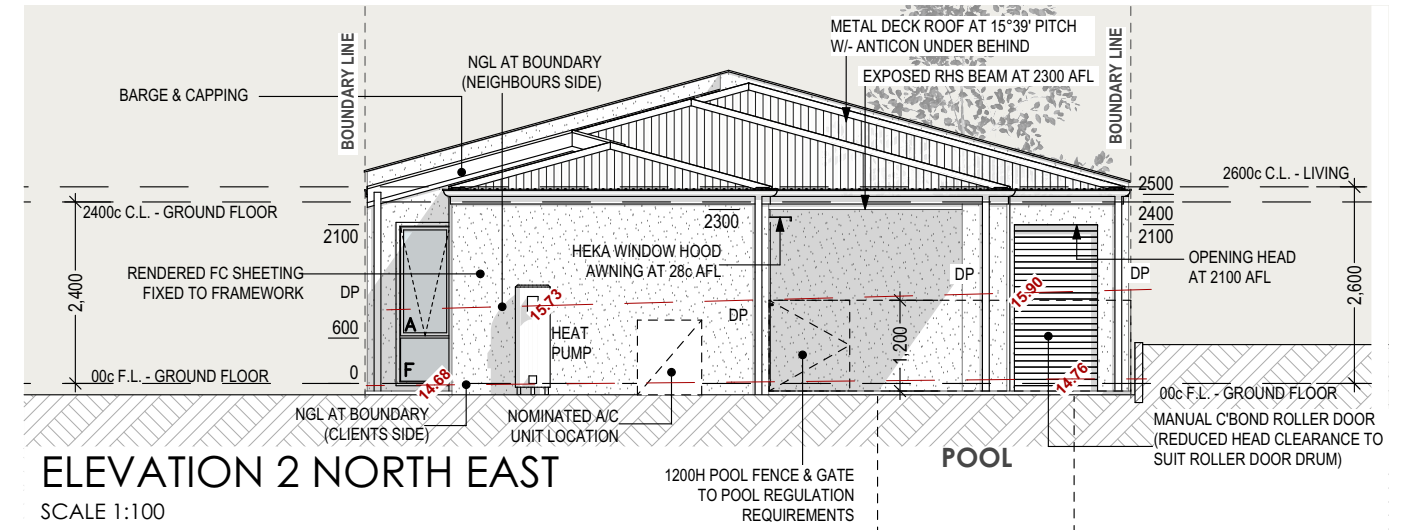
HOMES

by Gaudet Construction



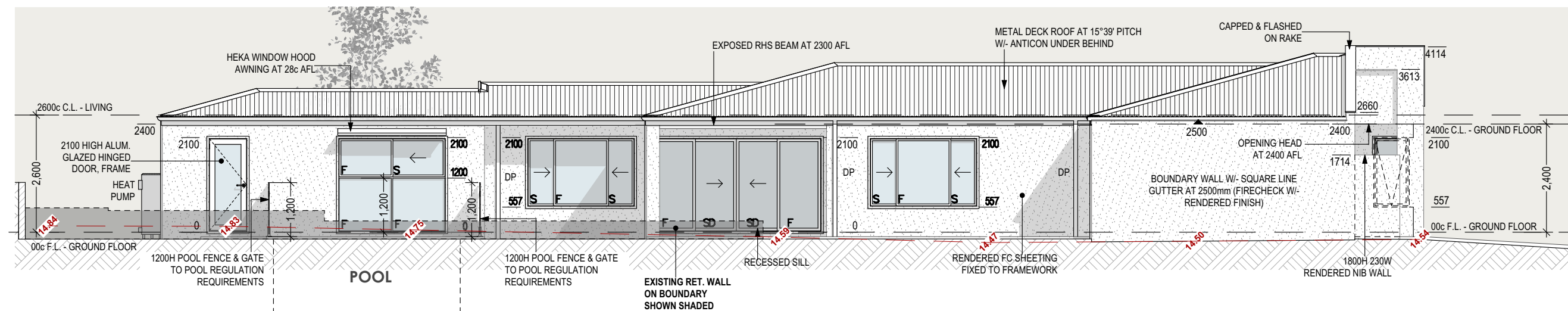
ELEVATION 1 SOUTH WEST

SCALE 1:100



ELEVATION 2 NORTH EAST

SCALE 1:100



ELEVATION 3 NORTH WEST

SCALE 1:100

