

# 25-1433 PRELIMINARY DESIGN

PROPOSED DEVELOPMENT: SINGLE STOREY DWELLING  
ADDRESS: LOT 429 (#66) WILLIS ST, EAST VICTORIA , 6101  
LOCAL GOVERNMENT: TOWN OF VICTORIA PARK  
APPLICANT: BARICH  
REVISION: E



## SHEET INDEX

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- 2 EXISTING SITE PLAN
- 3 PROPOSED SITE PLAN
- 4 GF FLOOR PLAN
- 5 ELEVATIONS 1 & 2
- 6 ELEVATIONS 3 & 4
- 7 PERSPECTIVES





BLEND RESIDENTIAL DESIGNS

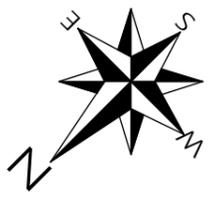
The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. All measurements are to be checked and verified by the owner / builder / client and any discrepancies in this document must be resolved before ordering or commencement of any works.

OWNER: BARCH, DENIS  
DATE: NOV 2025

CLIENT: BARCH, DENIS  
ADDRESS: LOT 429 (#66) WILLIS ST. EAST VICTORIA, 6101 TOWN OF VICTORIA PARK  
DRAWN BY: BLEND  
DATE DRAWN: NOV / 2025  
SCALE: 1:200

NOTE: TO SCALE ON A3 SHEET

# LOT 426

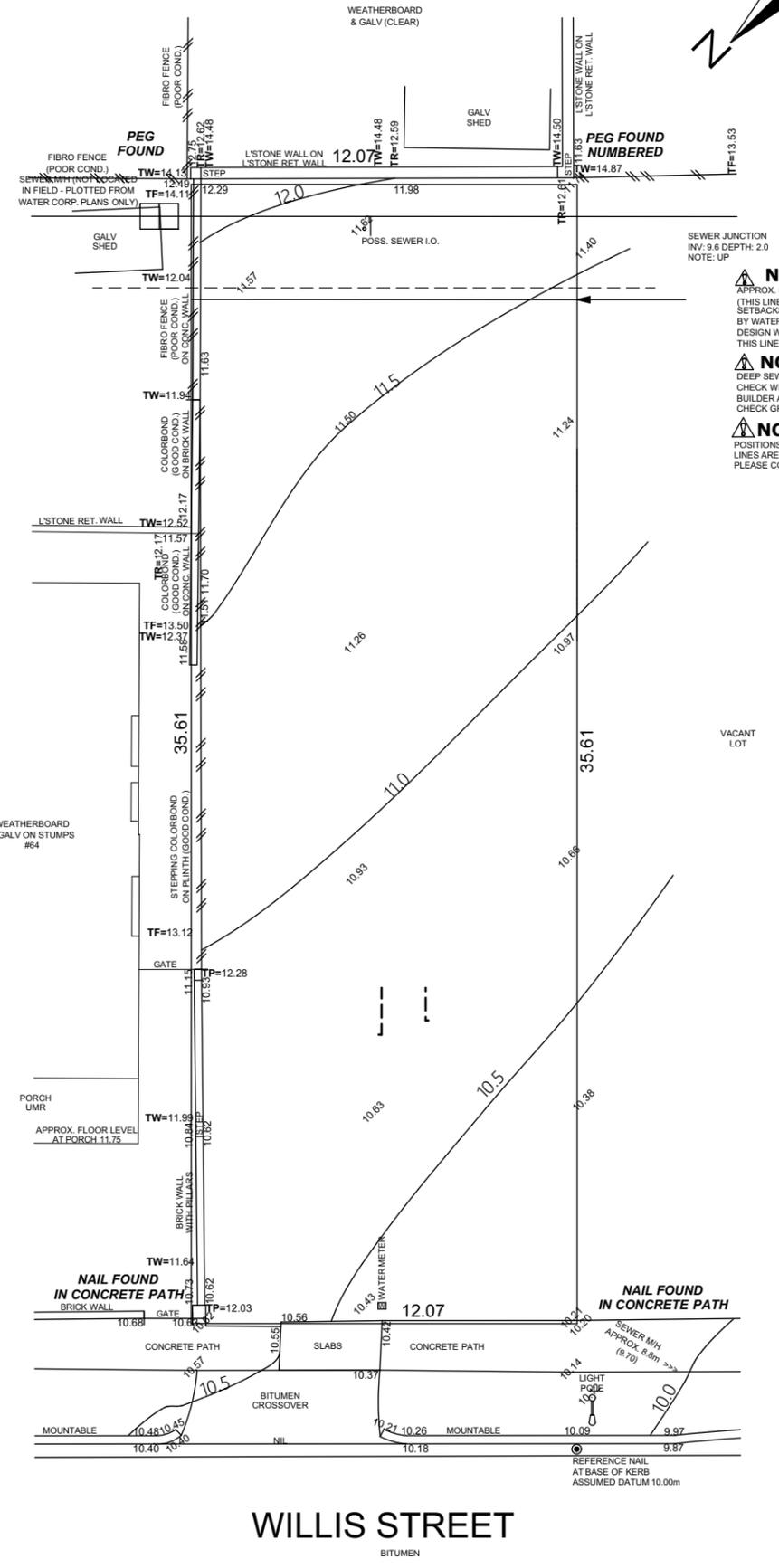


+	POWER DOME
○	POWER POLE
□	PHONE PIT
□	WATER CONN.
TP=10.00	TOP PILLAR/POST
TW=10.00	TOP WALL
TR=10.00	TOP RETAINING
TF=10.00	TOP FENCE

## CONTOUR & FEATURE SURVEY

LOT Lot 426 (Plan 2042)  
 ADDRESS #66 Willis Street, East Victoria Park  
 LGA TOWN OF VICTORIA PARK  
 CLIENT Barich, Denis  
 GPS Lat: -31.991319 Long: 115.902268  
 SSA No AREA 430m<sup>2</sup> VOL 1113 FOL 468

TOWN OF VICTORIA PARK  
 Received: 12/11/2025



**DISCLAIMER:**  
 Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

**DISCLAIMER:**  
 Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

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 Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

ELEC.	U/Ground	SEWER	Yes	ROADS	Bitumen	COASTAL	No <small>(Approx. Only - Confirm With Shire)</small>
GAS	Check Alinta	COMMS	Not loc.	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Mountable / Nil	VEG.	Light Grass Cover

**NOTE:**  
 TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

**LOT MISCLOSE**  
 0.000 m



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 Osborne Park BC WA 6917  
 P: (08) 9446 7361  
 E: perth@cottage.com.au  
 W: www.cottage.com.au

JOB: 611993 DATE: 17 Jun 25 DRAWN: S. Nguyen

LICENSED SURVEYORS



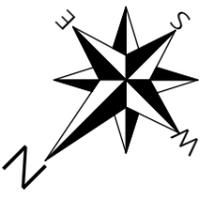
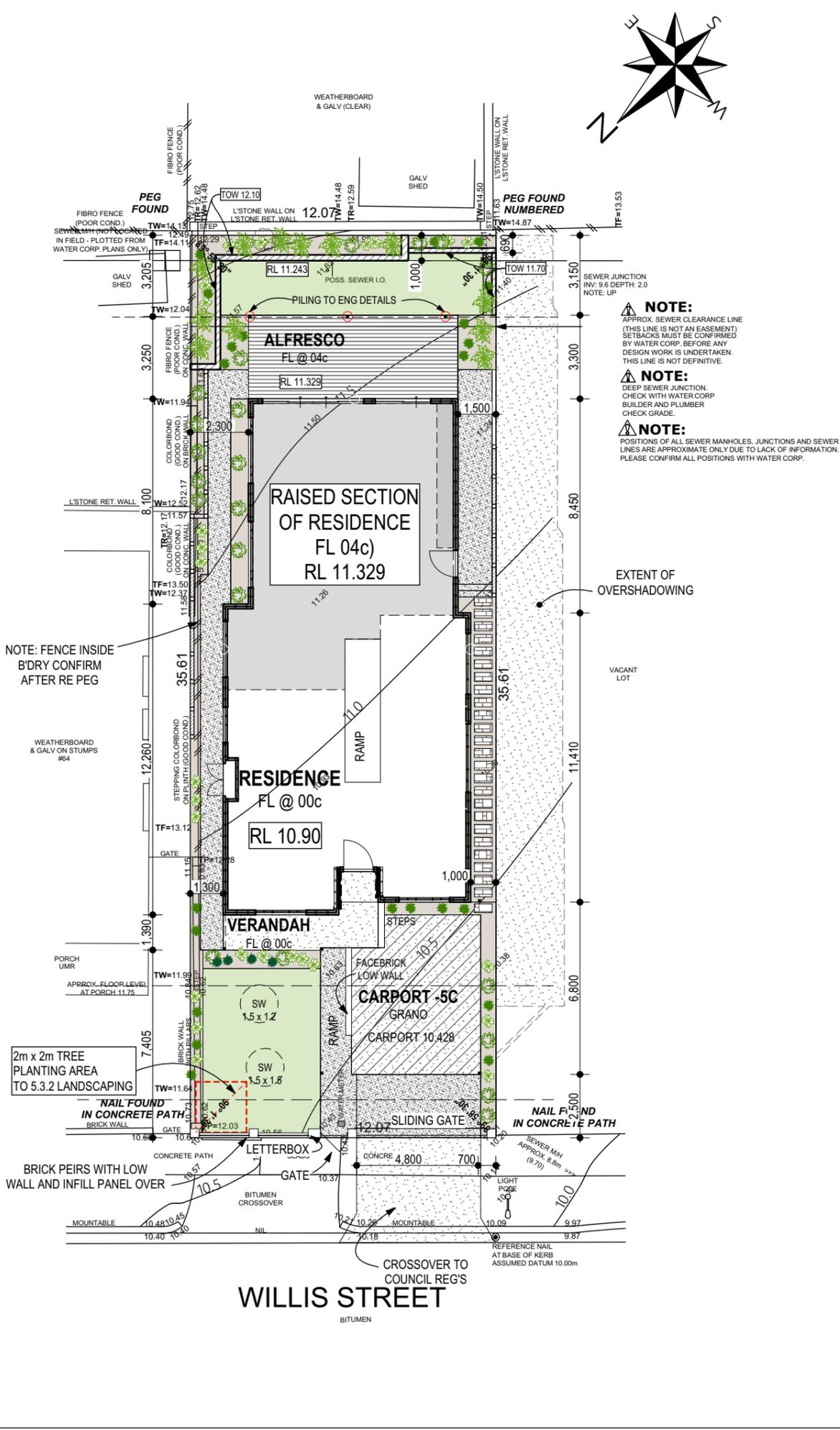
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OWNER: BARIKH  
ADDRESS: LOT 429 (#66) WILLIS ST EAST VICTORIA, 6101 TOWN OF VICTORIA PARK

CLIENT: BARIKH  
ADDRESS: LOT 429 (#66) WILLIS ST EAST VICTORIA, 6101 TOWN OF VICTORIA PARK

NOTE: TO SCALE ON A3 SHEET



# LOT 426

+	POWER DOME
○	POWER POLE
□	PHONE PITS
○	WATER CONN.
TP=10.00	TOP PILLAR/POST
TW=10.00	TOP WALL
TRS=10.00	TOP RETAINING
TF=10.00	TOP FENCE

- RE-PEG RECOMMENDED PRIOR TO ANY NEW WORKS**
- POSSIBLE UNDERMINING TO EXISTING RETAINING / SCREEN WALLS TO BE REVIEWED BY ENGINEER
- TERMITE TREATMENT IS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2019
- RETAINING WALL NOTE: HEIGHTS NOTED ARE NOMINAL ONLY & MUST BE ADJUSTED TO SUIT ACTUAL SITE LEVELS
- REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL DETAILS & LAYOUT
- REFER TO SLAB SETOUT PLAN FOR SLAB, PRE-LAYS & WET AREA SETOUT
- PLUMBER NOTE: REFLUX VALVE TO INTERNAL SEWER LINE
- SEWER CONNECTION LEVEL AND PROPOSED HOUSE FFL ARE TO BE CHECKED BY A LIC. PLUMBER AND ANY ISSUES RELATING TO THE LEVELS OR FUNCTION OF THE PLUMBING ARE TO BE REPORTED TO BLEND RESIDENTIAL DESIGNS PRIOR TO CONSTRUCTION.

- NOTE:** APPROX. SEWER CLEARANCE LINE (THIS LINE IS NOT AN EASEMENT) SETBACKS MUST BE CONFIRMED BY WATER CORP. BEFORE ANY DESIGN WORK IS UNDERTAKEN. THIS LINE IS NOT DEFINITIVE.
- NOTE:** DEEP SEWER JUNCTION. CHECK WITH WATER CORP. BUILDER AND PLUMBER CHECK GRADE.
- NOTE:** POSITIONS OF ALL SEWER MANHOLES, JUNCTIONS AND SEWER LINES ARE APPROXIMATE ONLY DUE TO LACK OF INFORMATION. PLEASE CONFIRM ALL POSITIONS WITH WATER CORP.

Soak Well Type	No.	Capacity
SW 1500x1200	1	2.1 m3
SW 1500x1500	1	2.7 m3
<b>Total Capacity</b>		<b>4.8 m3</b>
Roof Area GF		281.9 m2
Paved Area		48.7 m2
<b>Total Area</b>		<b>330.5 m2</b>
Capacity Required (Area x 0.0131)		4.3 m3
Extra Capacity Provided		0.4 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE LOCATIONS OF DOWNPIPES INDICATIVE ONLY. FINAL POSITION AND QUANTITY OF DOWNPIPES TO BE DETERMINED BY QUALIFIED ROOF PLUMBER PRIOR TO WORKS.

LANDSCAPING 50% OF FRONT SETBACK SETBACK AREA - 72.42m<sup>2</sup> X 50% = 36.21m<sup>2</sup> LANDSCAPING - 34.46 = 47%  
OVERSHADOWING R20 25% OF HSE #68 AREA 429.81 x 25% = 107.45m<sup>2</sup> OVERSHADOWING IS 78.07m<sup>2</sup> - 18%

**SITE COVERAGE**  
ZONED R20  
% ALLOWED 50%  
SITE AREA 429.81m<sup>2</sup>  
SITE COV. AREA 184.00m<sup>2</sup>  
**SITE COV. =42.8%**

**NOTE:** TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

**LOT MISCLOSE**  
0.000 m



## CONTOUR & FEATURE SURVEY

**LOT** Lot 426 (Plan 2042)  
**ADDRESS** #66 Willis Street, East Victoria Park  
**LGA** TOWN OF VICTORIA PARK  
**CLIENT** Barich, Denis  
**GPS** Lat: -31.991319 Long: 115.902268  
**SSA No** AREA 430m<sup>2</sup> VOL. 1113 FOL. 468

**TOWN OF VICTORIA PARK**  
Received: 12/11/2025

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<b>ELEC.</b> U/Ground	<b>SEWER</b> Yes	<b>ROADS</b> Bitumen	<b>COASTAL</b> No <small>(Approx. Only - Confirm With Shire)</small>
<b>GAS</b> Check Alinta	<b>COMMS</b> Not loc.	<b>PATH</b> Concrete	<b>SOIL</b> Sand
<b>WATER</b> Yes	<b>DRAINAGE</b> Good	<b>KERBS</b> Mountable / Nil	<b>VEG.</b> Light Grass Cover



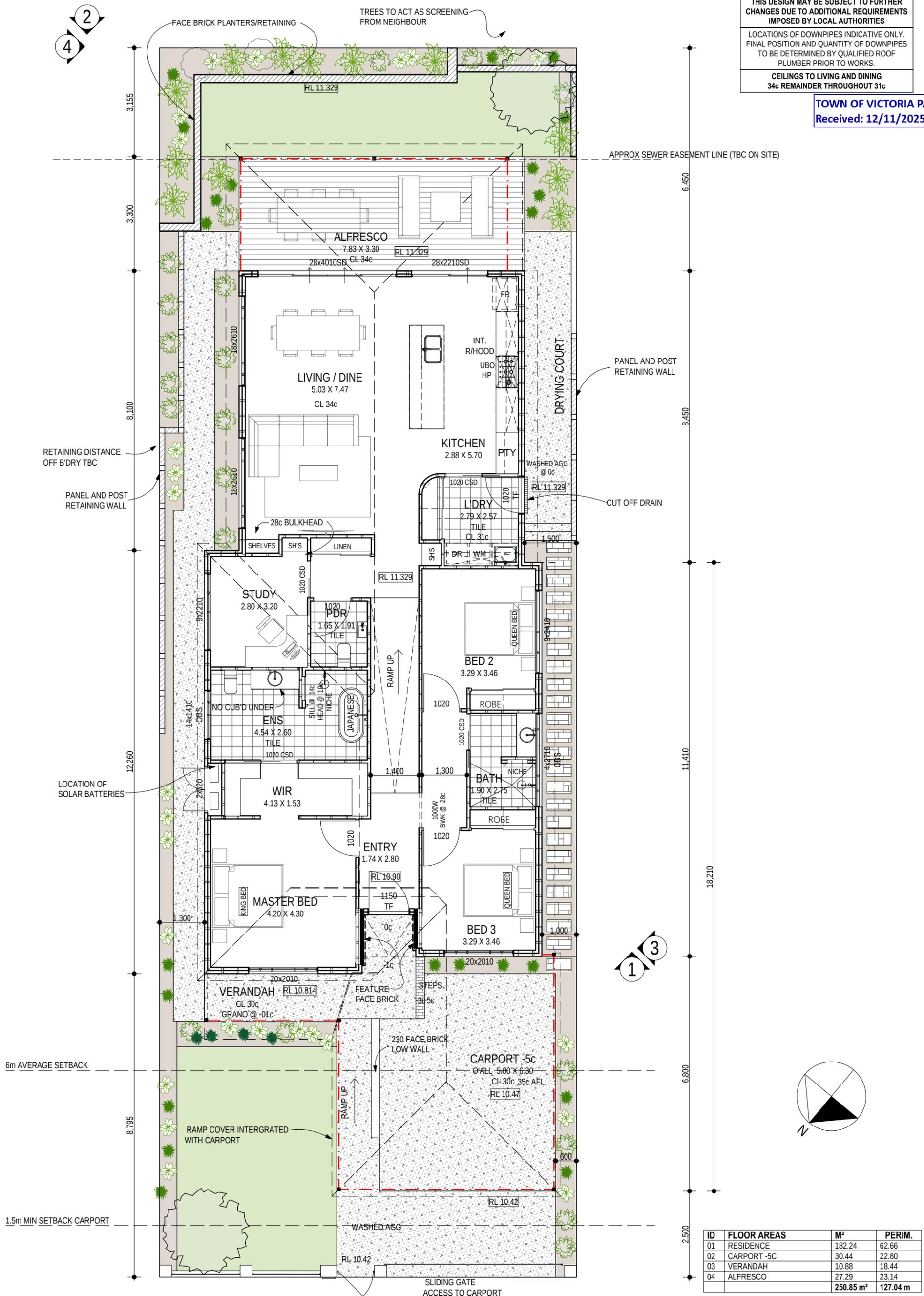
**COTTAGE SURVEYS**  
87-89 Guthrie SPO Box 1611 Osborne Park WA 6017  
Osborne Park BC WA 6917  
P: (08) 9446 7361  
E: perth@cottage.com.au  
W: www.cottage.com.au  
JOB: 611993 DATE: 17 Jun 25 DRAWN: S. Nguyen

THIS DESIGN MAY BE SUBJECT TO FURTHER CHANGES DUE TO ADDITIONAL REQUIREMENTS IMPOSED BY LOCAL AUTHORITIES

LOCATIONS OF DOWNPIPES INDICATIVE ONLY. FINAL POSITION AND QUANTITY OF DOWNPIPES TO BE DETERMINED BY QUALIFIED ROOF PLUMBER PRIOR TO WORKS.

CEILINGS TO LIVING AND DINING 34c REMAINDER THROUGHOUT 31c

TOWN OF VICTORIA PARK  
Received: 12/11/2025



ID	FLOOR AREAS	M <sup>2</sup>	PERIM.
01	RESIDENCE	182.24	62.66
02	CARPOR -5C	30.44	22.80
03	VERANDAH	10.88	18.44
04	ALFRESCO	27.29	23.14
	<b>TOTAL</b>	<b>250.85 m<sup>2</sup></b>	<b>127.04 m</b>



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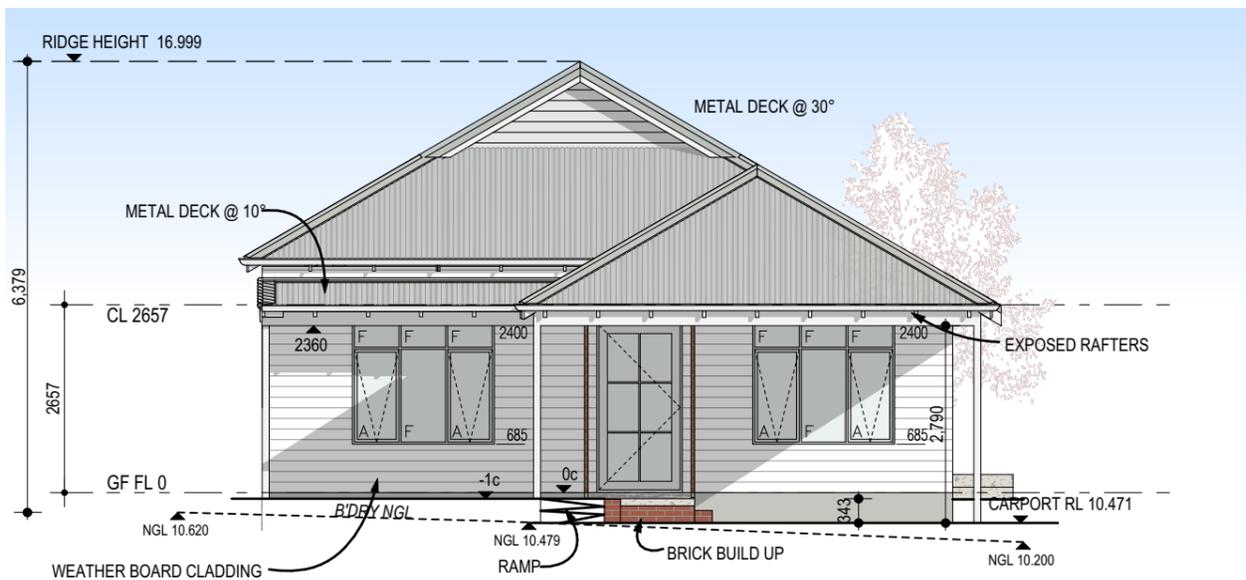
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DRAWING NAME: <b>GF FLOOR PLAN</b>		SHEET No: <b>4 OF 7</b>	REVISION: <b>E</b>	JOB No: <b>25-1433</b>
OWNER .....	DATE .....	CLIENT: <b>BARICH</b> ADDRESS: <b>LOT 429 (#66) WILLIS ST, EAST VICTORIA, 6101 TOWN OF VICTORIA PARK</b>		
OWNER .....	DATE .....	DRAWN BY: <b>BLEND</b>	DATE DRAWN: <b>NOV / 2025</b>	SCALE: <b>1:100</b>
DESIGNER .....	DATE .....	NOTE: TO SCALE ON A3 SHEET		

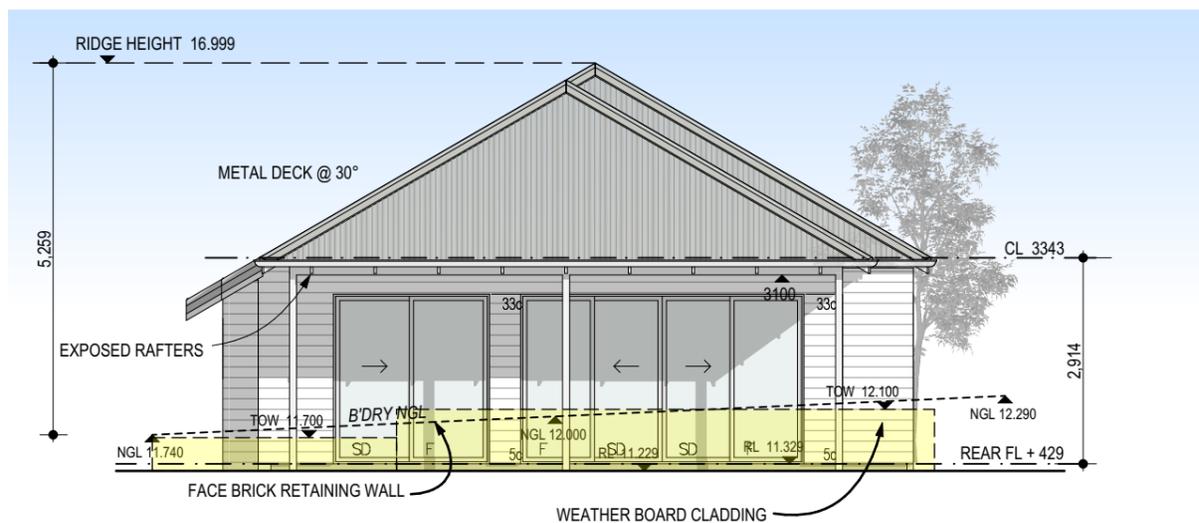
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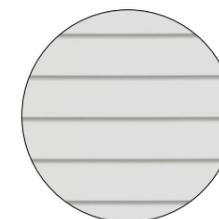


FRONT FENCE ELEVATION  
1:100

ELEVATION 1  
1:100



ELEVATION 2  
1:100



CLADDING



FACE BRICK

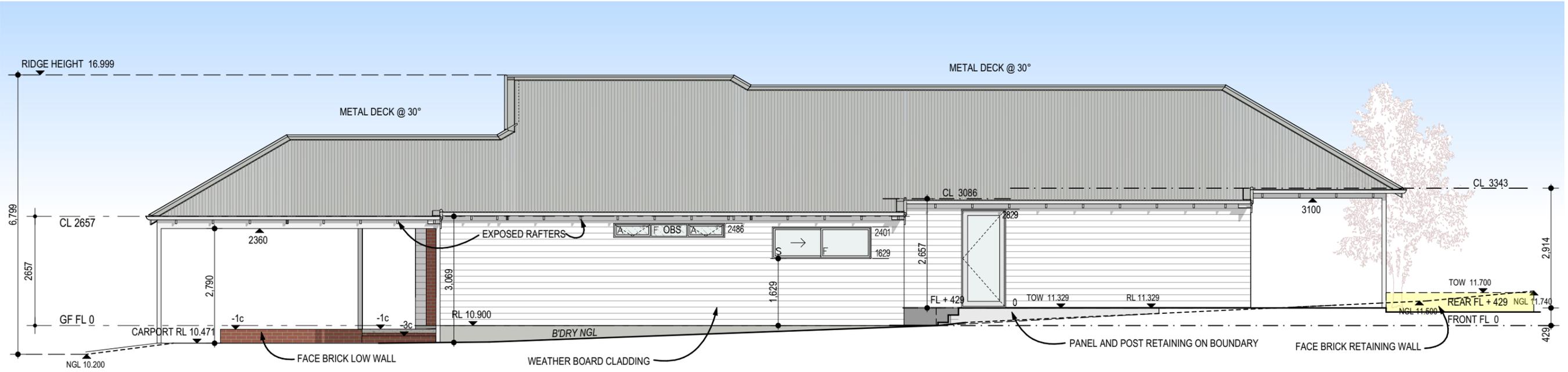


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W: www.blenddesigns.com.au

DRAWING NAME: ELEVATIONS 1 & 2		SHEET No: 5 OF 7	REVISION: E	JOB No: 25-1433
OWNER .....	DATE .....	CLIENT: BARICH ADDRESS: LOT 429 (#66) WILLIS ST, EAST VICTORIA , 6101 TOWN OF VICTORIA PARK		
OWNER .....	DATE .....	DRAWN BY: BLEND	DATE DRAWN: NOV / 2025	SCALE: 1:100
DESIGNER .....	DATE .....	NOTE: TO SCALE ON A3 SHEET		



ELEVATION 3  
1:100



ELEVATION 4  
1:100



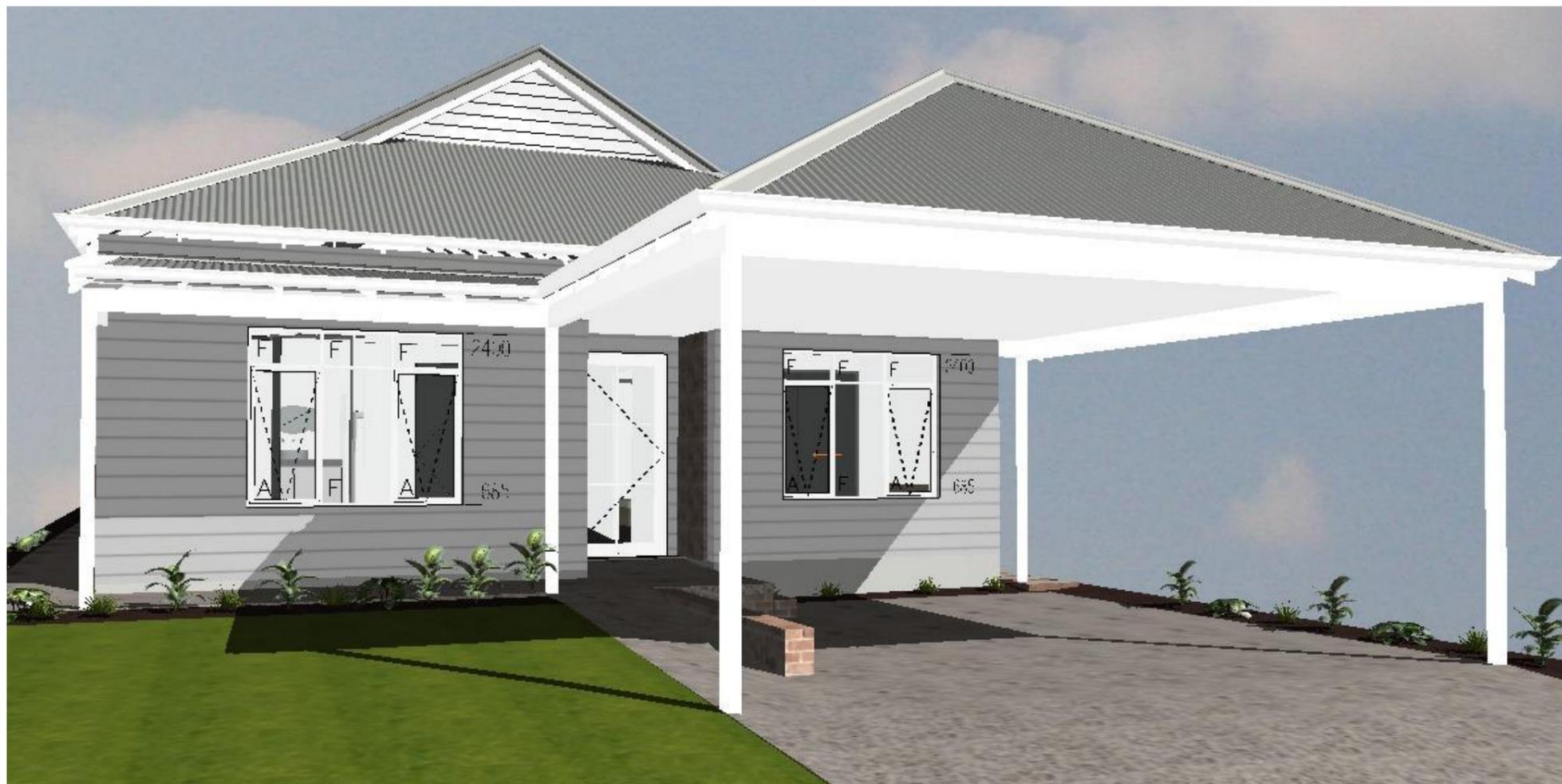
CLADDING



FACE BRICK



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PERSPECTIVE 1



PERSPECTIVE 2



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DRAWING NAME: <b>PERSPECTIVES</b>		SHEET No: <b>7 OF 7</b>	REVISION: <b>E</b>	JOB No: <b>25-1433</b>
OWNER .....	DATE .....	CLIENT: <b>BARICH</b> ADDRESS: <b>LOT 429 (#66) WILLIS ST, EAST VICTORIA , 6101 TOWN OF VICTORIA PARK</b>		
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DESIGNER .....	DATE .....			

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