

SC DRAFTING

ABN: 48 365 708 393

FEATURE SURVEY

DRAWN: S.C SURVEYOR: G.K.

EMAIL: shaun.currey@gmail.com

JOB DETAILS

JOB # 00585

CUSTOMER -

LOT 31

STREET (#7) Chelmsford Road

SUBURB Mt. Lawley

LOCAL AUTH. Town Of Vincent

PLAN 2861(2)

VOL./FOLIO 1127/116

LOCATION SWAN

MAP REF 343 - 27/52

DATE 9/9/13

MISCLOSE 0.000m

AREA 470m²

COASTAL NO

SERVICES

ELEC. O/HEAD / U/GROUND

WATER YES

SEWER YES

GAS YES (CHECK ALINTA)

PHONE YES

F'PATH CONCRETE

ROAD BITUMEN

KERB MT.

DRAINAGE GOOD

SOIL SAND

Charles (Bush) Parker
Licensed Surveyor

A.B.N 81906881373

P.O. BOX 22 NORTH BEACH W.A. 6020

PHONE/FAX (08) 9447 4427
MOBILE 0418 887 478



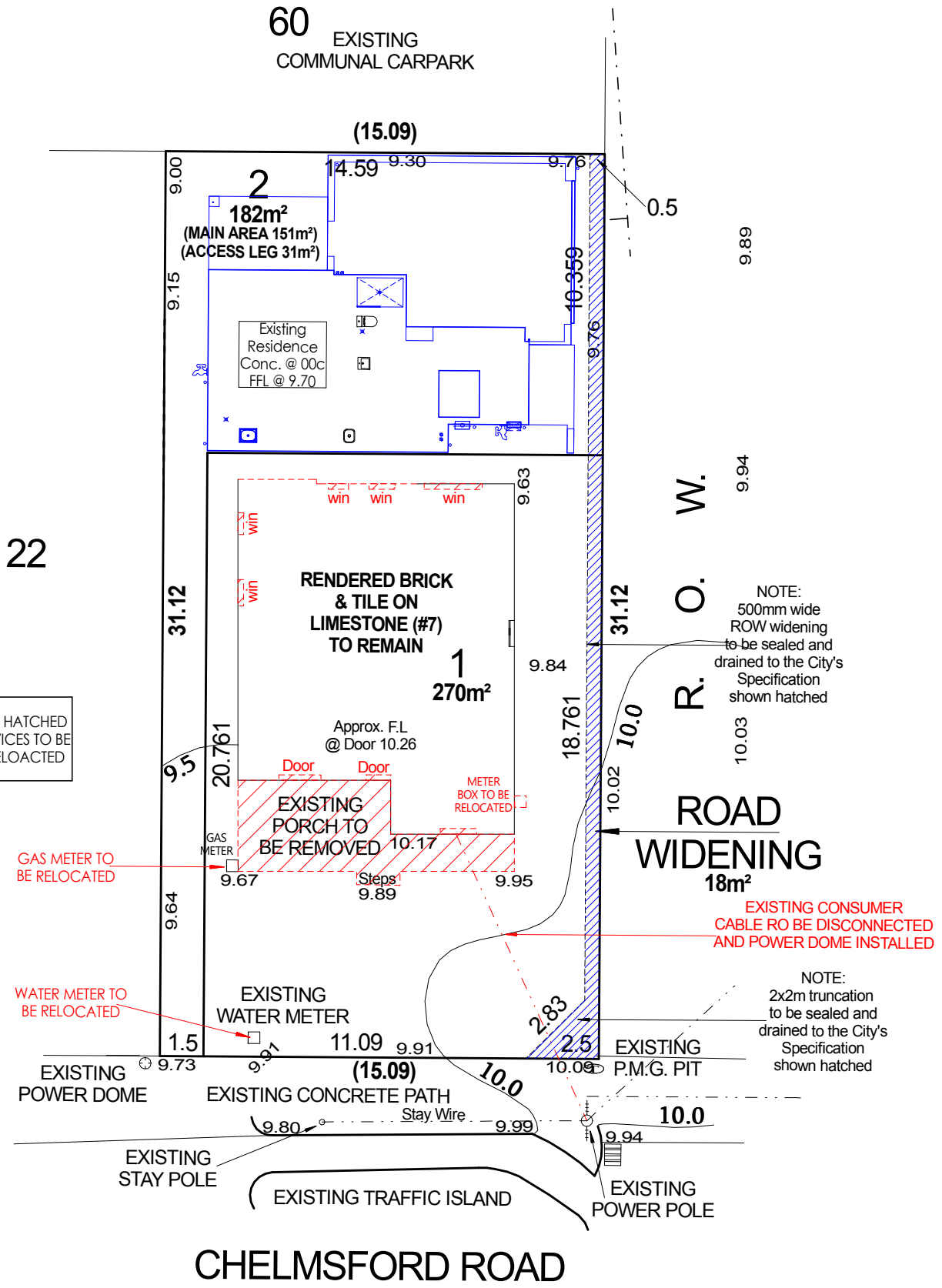
CITY OF VINCENT
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NOTE:
ALL DOTTED
BUILDINGS,
STRUCTURES,
FENCES
& RETAINING
WALLS TO
BE DEMO.

NOTE: THIS IS A PROPOSED SKETCH ONLY, AND SHOULD NOT BE USED FOR FINAL DIMENSIONS AND AREAS FOR SELLING PURPOSES OR FOR DESIGNING A NEW HOUSE(S) TO FIT THE PROPOSED LOTS.

NOTE: PROPOSED LOT NUMBERS, ANGLES, DIMENSIONS, AND AREAS ARE ALL SUBJECT TO SURVEY AND TITLES OFFICE EXAMINATION

NOTE:
ALL STRUCTURES SHOWN HATCHED
TO BE DEMOLISHED. SERVICES TO BE
DISCONNECTED AND RELOADED
AS NOTED



PROPOSED BUILT-STRATA SUBDIVISION OF LOT 31 (#7) CHELMSFORD ROAD, MT LAWLEY.

TOWN OF VINCENT

PLAN 2861(2) VOL. 1127 FOL. 116

DATE 24/09/2013 SCALE 1:200 @A3

CLIENT: Mr. Rocco Macri

J/N: 0058P

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ORIGINAL AREAS

LOT 31 = 470m²

ZONING = R40

No. OF EXISTING LOTS = 1

No. OF PROPOSED LOTS = 2

PROPOSED BOUNDARIES

SCALE 1:200@A3



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LOT 31 (#7) CHELMSFORD ROAD

MT LAWLEY

CITY OF VINCENT

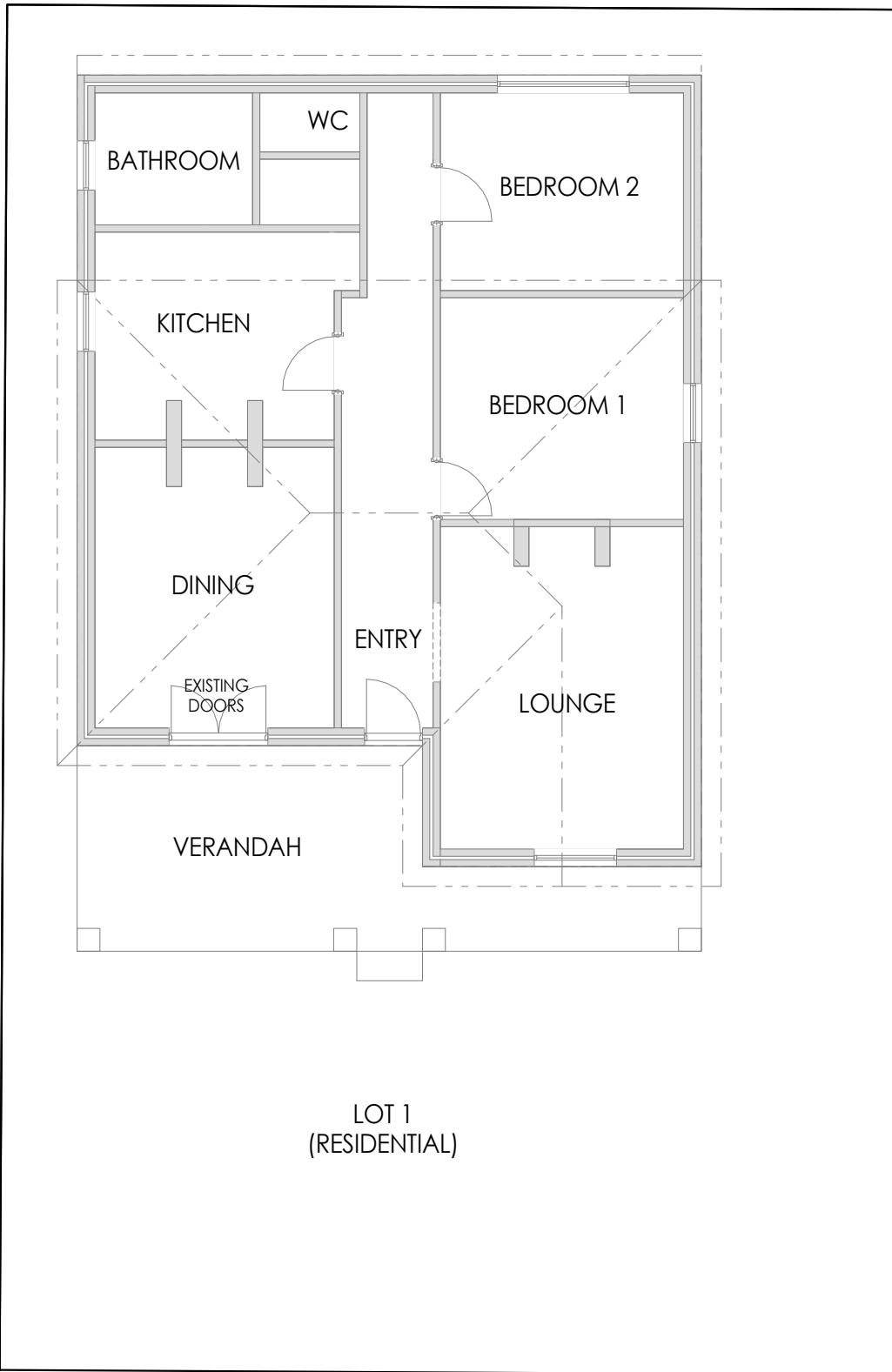
JOB NUMBER		DRAWING NAME	
1645		EXISTING SITE PLAN	
DATE	revision description	date	
NOVEMBER 2017	Planning Drawings	12/04/17	
SHEET	A3	Council Changes - Rev A	10/08/17
01 of 06		Council Changes - Rev B	29/11/17
SCALE	REVISION		
1:200	B		

Please check plans, specification and addenda carefully. All dimensions to take preference over scaling.

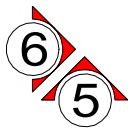
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LOT 2
(RESIDENTIAL)



LOT 1
(RESIDENTIAL)

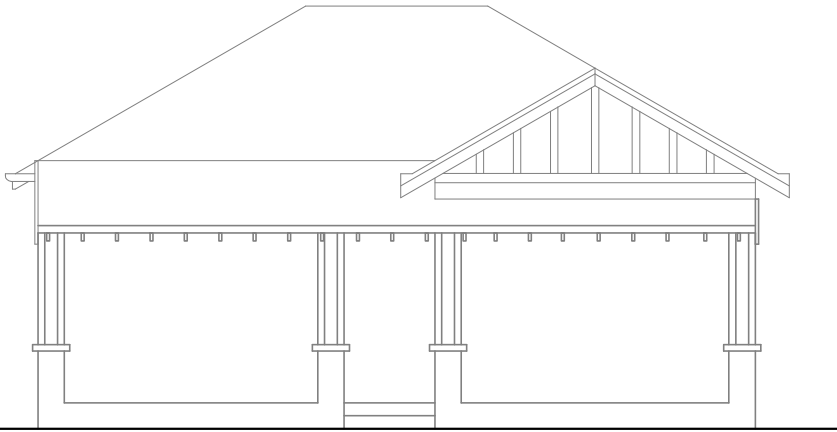


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www.ktrcreations.com.au

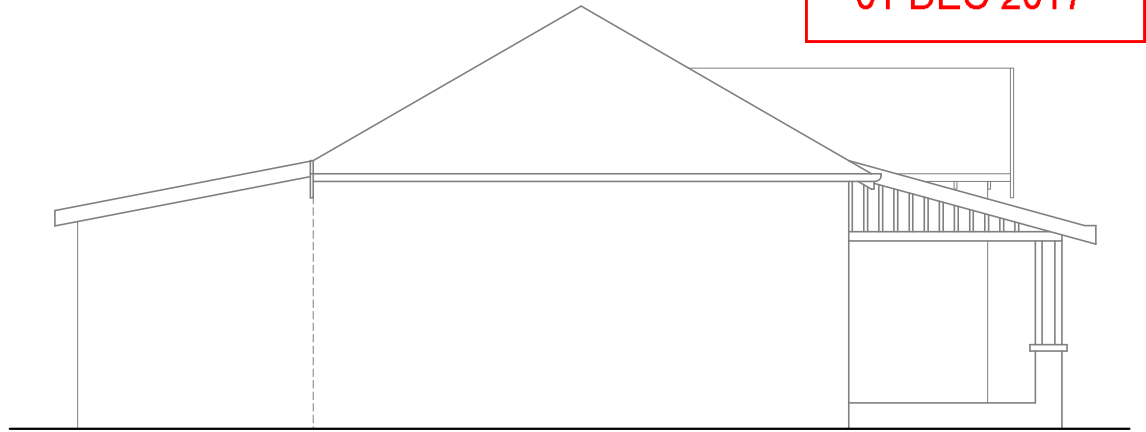
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LOT 31 #7 CHELMSFORD ROAD
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CITY OF VINCENT

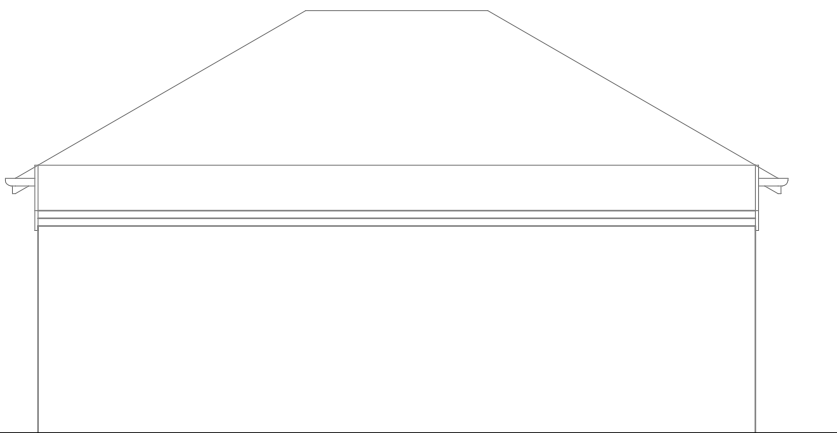
JOB NUMBER 1645		DRAWING NAME EXISTING FLOOR PLAN		Please check plans carefully. All dimensions to take preference over scaling. COPYRIGHT This plan shall remain the sole property of KTR Creations and must not be given, lent, resold or otherwise disposed or copied without the permission in writing
DATE NOVEMBER 2017		Revision Description	Date	
SHEET 05 of 06		Council Changes - Rev A	12/04/17	
SCALE 1:100		Council Changes - Rev B	10/08/17	
REVISION B			29/11/17	



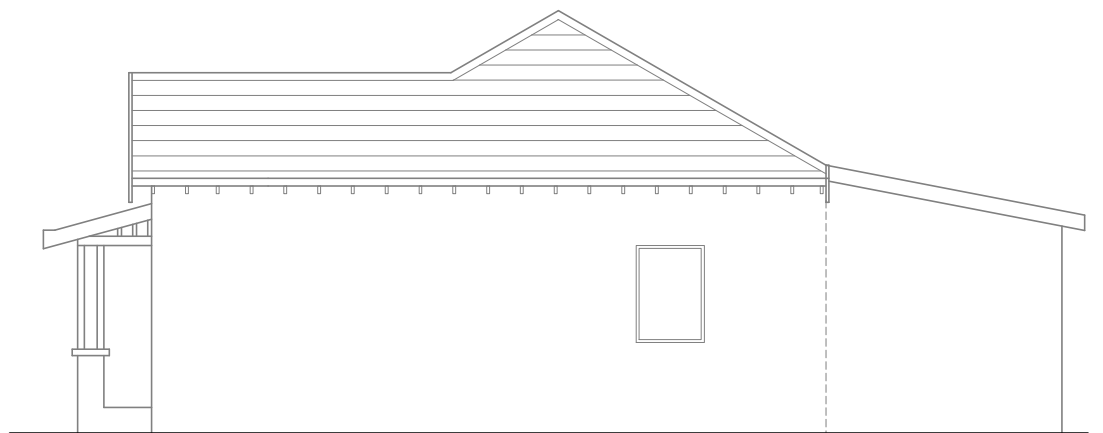
**EXISTING
ELEVATION 5**



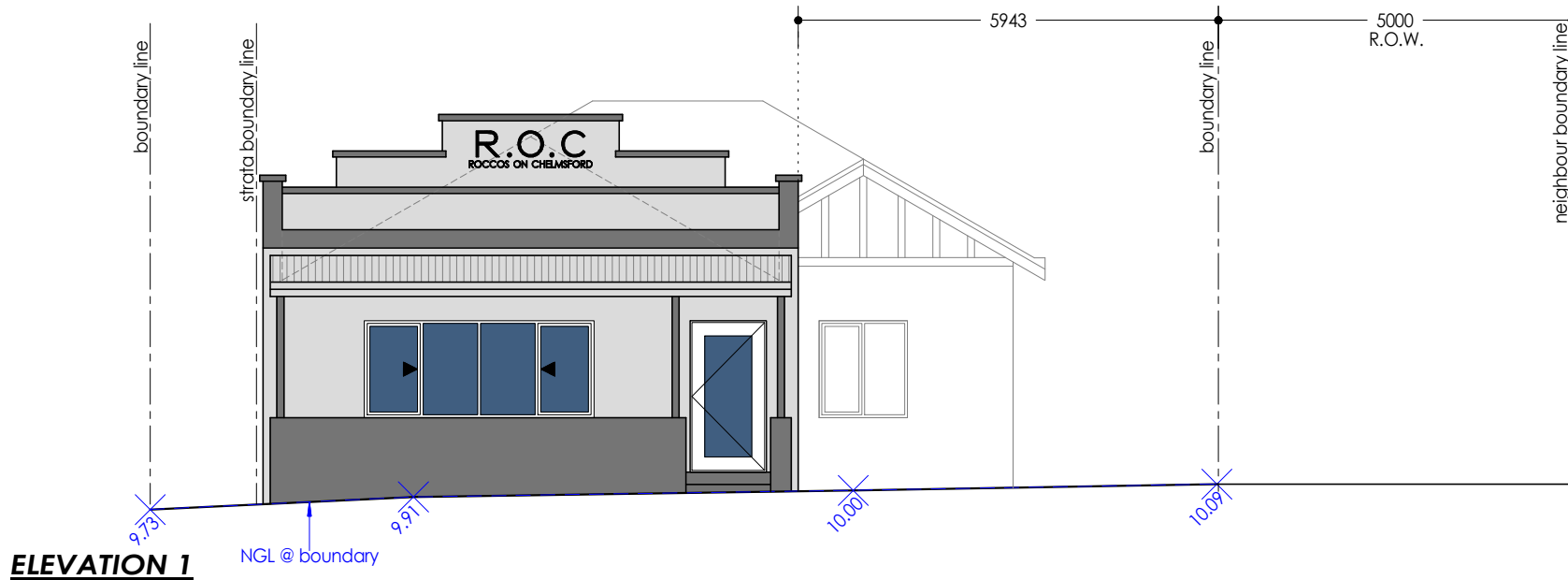
**EXISTING
ELEVATION 6**



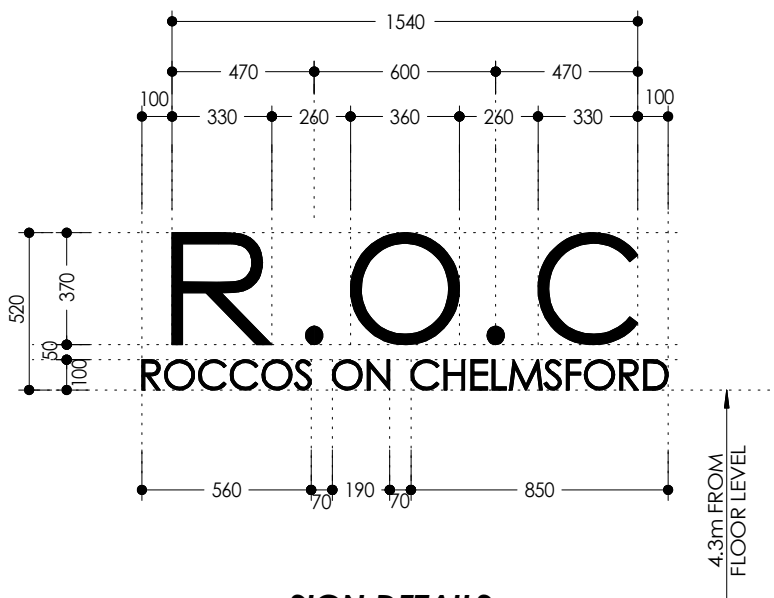
**EXISTING
ELEVATION 7**



**EXISTING
ELEVATION 8**



SIGN ELEVATION



**SIGN DETAILS
SCALE 1:25**

TOTAL AREA: 0.82m²
PERCENT OF FACADE: 2.1%



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LOT 31 #7 CHELMSFORD ROAD
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JOB NUMBER 1645		DRAWING NAME EXISTING ELEVATIONS & SIGNAGE		Please check plans carefully. All dimensions to take preference over scaling. COPYRIGHT This plan shall remain the sole property of KTR Creations and must not be given, lent, resold or otherwise disposed or copied without the permission in writing.
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SHEET 06 of 06		Council Changes - Rev A	12/04/17	
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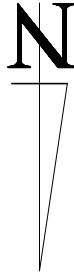
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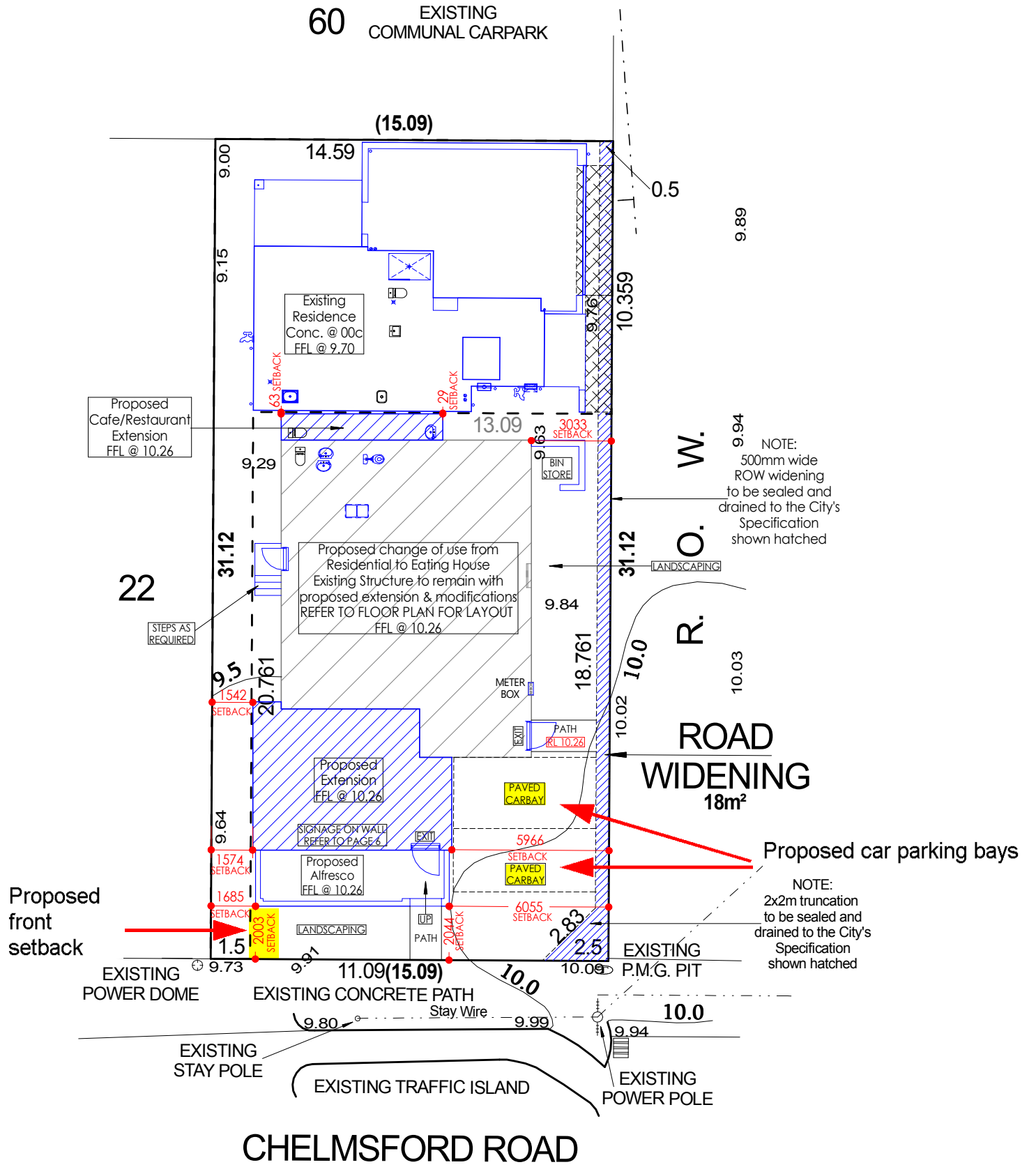
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TOWN OF VINCENT

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DATE 24/09/2013 SCALE 1:200 @A3

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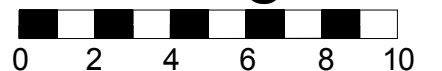
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LOT 31 (#7) CHELMSFORD ROAD
MT LAWLEY
CITY OF VINCENT

JOB NUMBER		DRAWING NAME	
1645		SITE PLAN	
DATE	NOVEMBER 2017	revision description	date
SHEET	02 of 06	Planning Drawings	12/04/17
SCALE	1:200	Council Changes - Rev A	10/08/17
REVISION	B	Council Changes - Rev B	29/11/17

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NOTE:
LOCATION OF FLOOR WASTES
TO WET AREA'S TO BE DETERMINED
ON SITE TO PLUMBERS DISCRETION

**EXISTING FACE BRICK AND
RENDERED BRICKWORK**
REFER TO ELEVATIONS FOR LOCALITY

**EXISTING TILED ROOF TO REMAIN
NEW TILED ROOF TO NEW BUILDING
PITCH TO MATCH EXISTING
(APPROX 30°)**
NON - COASTAL ZONE APPLIES
WIND CLASSIFICATION
AS PER ENGINEER'S
CERTIFICATE OF INSPECTION

NOTE:
ALL EXISTING DOOR SIZES ARE TO
BE CHECKED/REMOVED/REPLACED
TO CONFIRM COMPLIANCE WITH
AUSTRALIAN STANDARDS

NOTE:
ROOM SIZES AND FEATURES
TO BE CONFIRMED PRIOR TO
CONSTRUCTION DRAWING
COMMENCEMENT

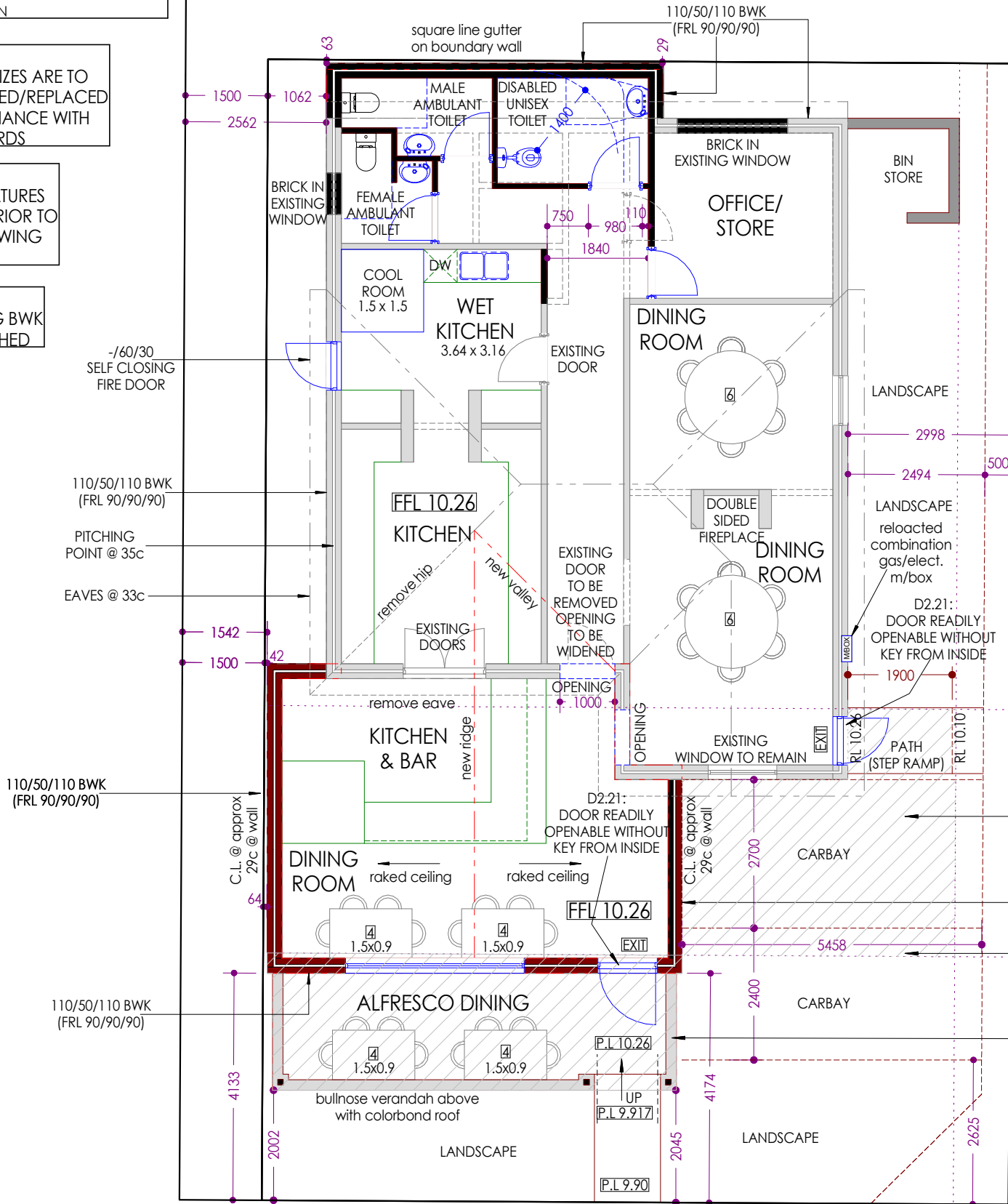
NOTE:
REMOVE ALL EXISTING BWK
& ROOF SHOWN DASHED

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AREAS:	
EXISTING BUILDING	104.600m ²
KITCHEN/DINING	38.515m ²
ALFRESCO	15.656m ²
EXTENSION (WCs)	6.130m ²
TOTAL AREA	164.900m²
SITE AREA	282.150m ²
SITE COVER	149.244m ² (53%)
OPEN SPACE	132.906m ² (47%)



NOTE:
- WEATHERDRAFT SEALS TO
ALL EXTERNAL DOORS

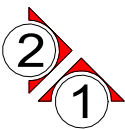


COMPENSATING HATCHED AREA
BEHIND 4.5m SETBACK
18.50m²
MAIN BUILDING IS LOCATED BEHIND
STREET SETBACK

90/50/90 BWK
(FRL 60/60/60)

2x ONSITE
CARBAYS ADDED

HATCH INDICATES AREA
IN FRONT OF 4.5m
18.27m²
OCCUPIES 49% OF FRONTAGE HOWEVER IS
FULLY OPEN ON 3 SIDES, OPEN TO
NORTHERN NATURAL SUN, SETBACK
THE MINIMUM DISTANCE OF 2m FROM
STREET, # PATRONS REDUCED TO 8 AND
HAS MOVED OVER TO THE LEFT HAND SIDE
OF THE PROPERTY TO REDUCE NOISE TO THE
NEIGHBOURING PROPERTIES



NOTE:
LAYOUT INDICATES A CAPACITY OF
28 PATRONS

DENOTED STRUCTURAL
COLUMN &/or WIND POSTS
(REFER ENGS.)

CEILING NOTE:
CEILING LEVELS @ 35c + PL
UNLESS NOTED OTHERWISE

DINING	RAKED/EXPOSED
ALFRESCO	EXPOSED

Ⓢ DENOTES SMOKE DETECTOR

NOTE:
LOCATION OF DOWNPIPES ARE
INDICATIVE ONLY & MAY BE CHANGED
ON SITE TO PLUMBERS DISCRETION

PARKING REQUIREMENTS:
1 SPACE PER 5 PERSONS
PLUS ADJUSTMENT FACTORS:
2) WITHIN 400m OF BUS ROUTE (0.8)
3A) WITHIN 200m OF OFF STREET CAR
PARK WITH > 50 BAYS (0.8)

THEREFORE 0.640 SPACES PER 5 PATRONS

28 PATRONS / 5 PATRONS = 5.6
5.6 x 0.64 = 3.584 CARBAYS REQUIRED

**2x ON-SITE CAR BAY PROVIDED
THEREFORE OF 1.584 CARBAYS**



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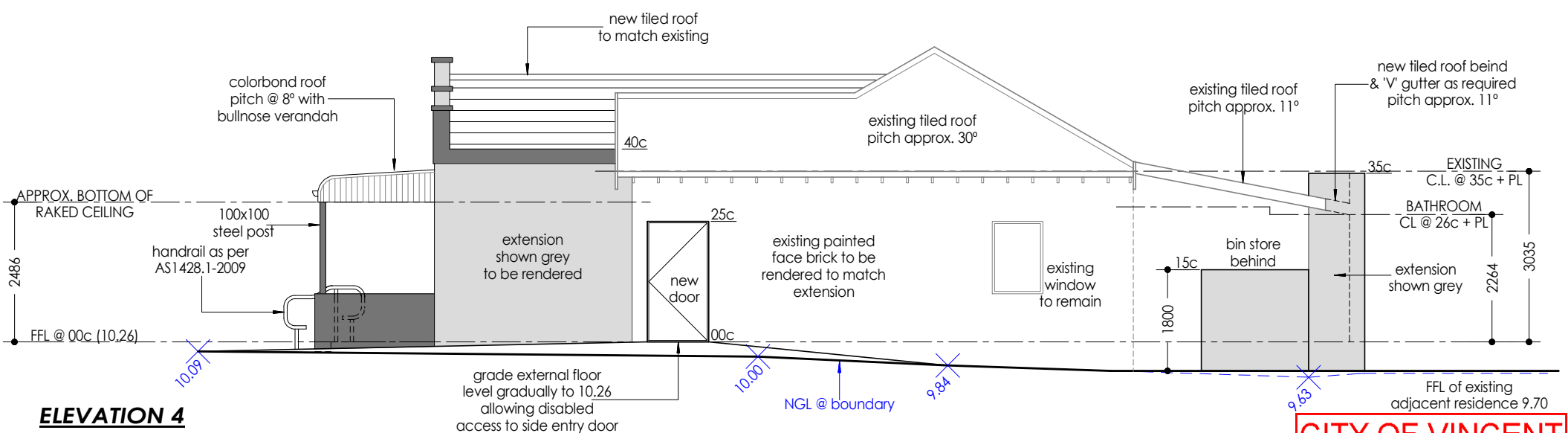
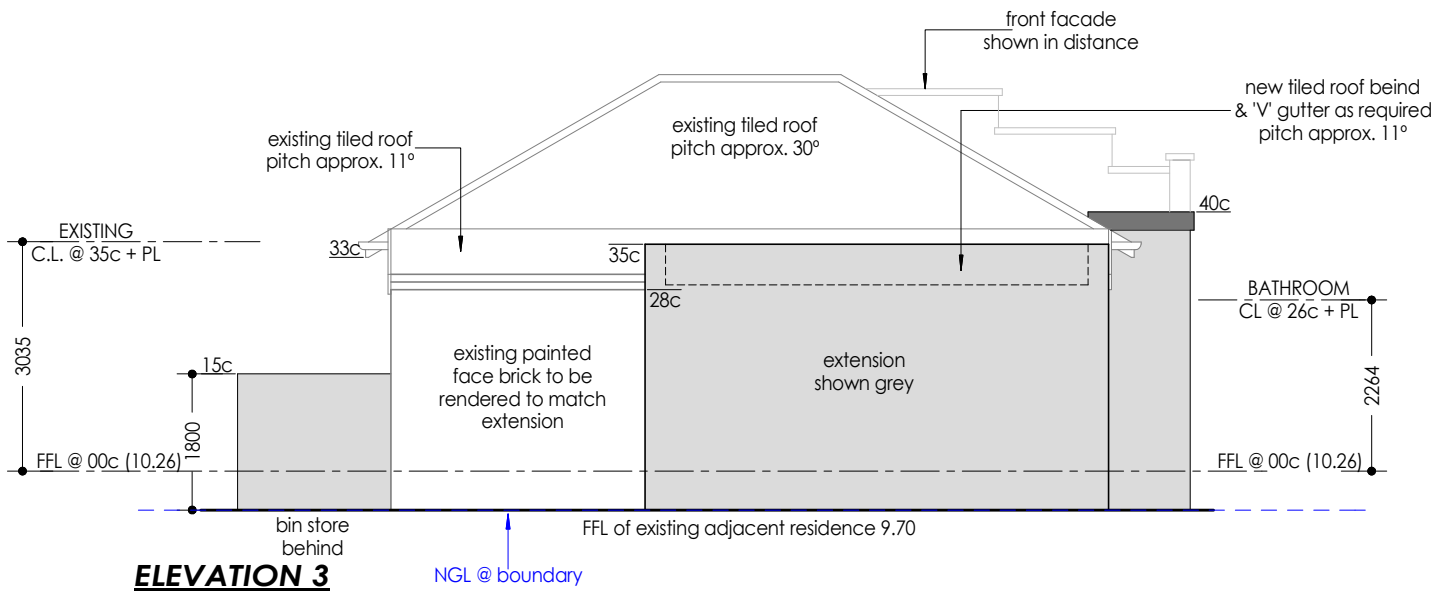
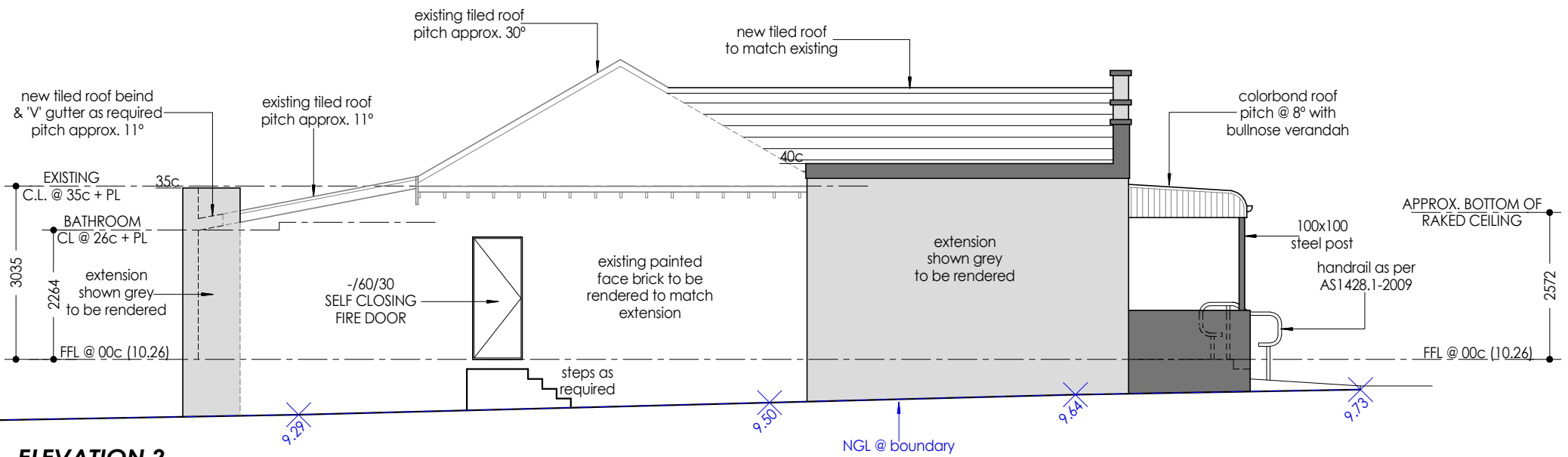
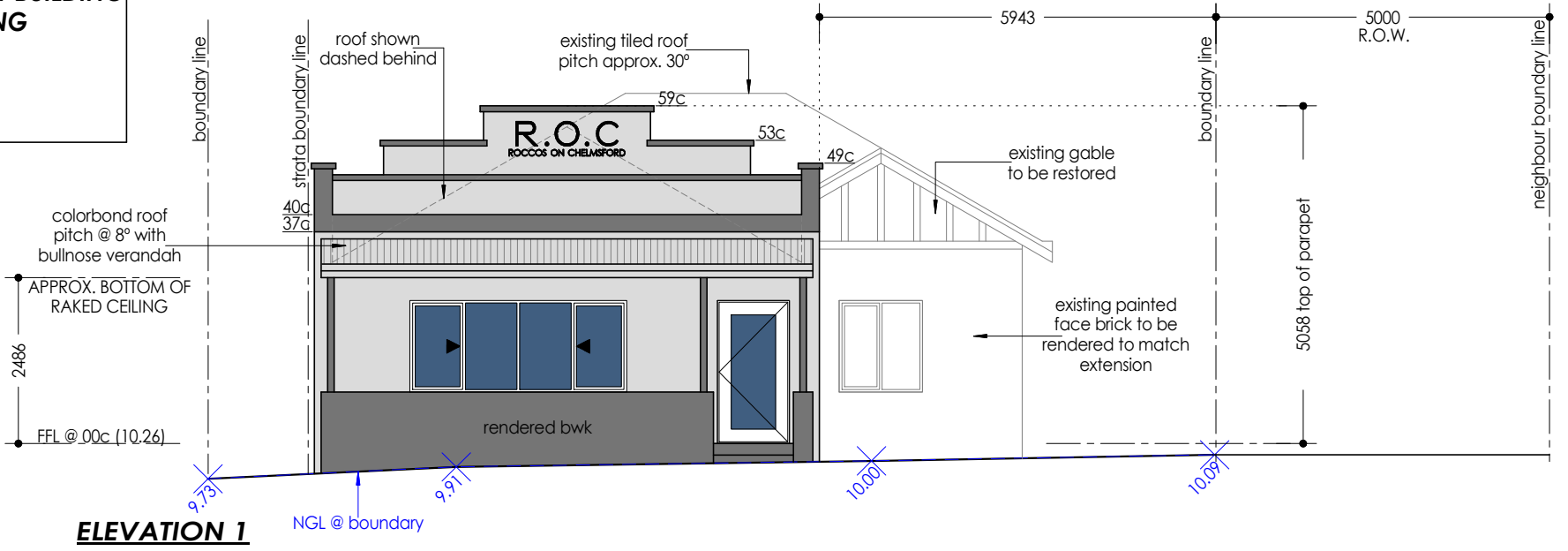
LOT 31 #7 CHELMSFORD ROAD
MT LAWLEY
CITY OF VINCENT

JOB NUMBER 1645		DRAWING NAME PROPOSED FLOOR PLAN	
DATE NOVEMBER 2017	Revision Description Planning Drawings	Date 12/04/17	
SHEET 03 of 06	A3	Council Changes - Rev A 10/08/17	
SCALE 1:100	REVISION B	Council Changes - Rev B 29/11/17	

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**EXISTING TILED ROOF TO REMAIN
NEW TILED ROOF TO NEW BUILDING
PITCH TO MATCH EXISTING
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NON - COASTAL ZONE APPLIES
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