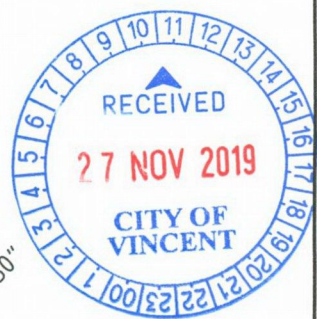
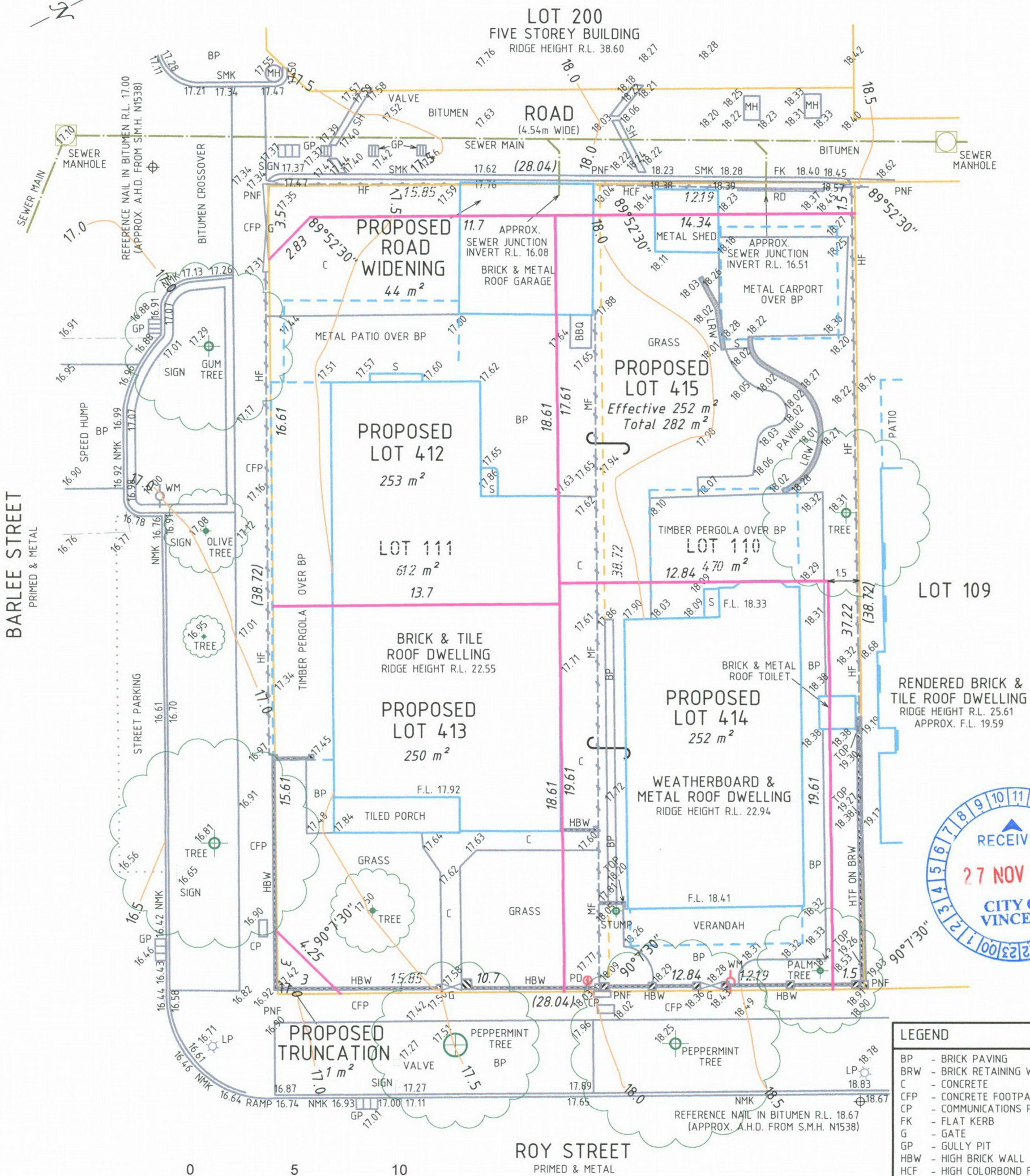
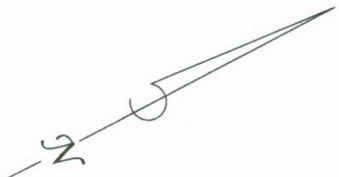
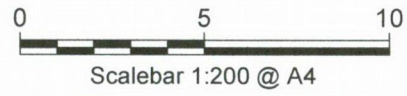




| LEGEND |                          |
|--------|--------------------------|
| BP     | BRICK PAVING             |
| BRW    | BRICK RETAINING WALL     |
| C      | CONCRETE                 |
| CFP    | CONCRETE FOOTPATH        |
| CP     | COMMUNICATIONS PIT       |
| FK     | FLAT KERB                |
| G      | GATE                     |
| GP     | GULLY PIT                |
| HBW    | HIGH BRICK WALL          |
| HCF    | HIGH COLORBOND FENCE     |
| HF     | HIGH FIBRO FENCE         |
| HTF    | HIGH TIMBER FENCE        |
| LP     | LIGHT POLE               |
| LRW    | LIMESTONE RETAINING WALL |
| MF     | MEDIUM FIBRO FENCE       |
| MH     | MANHOLE                  |
| PD     | POWER DOME               |
| NMK    | NON-MOUNTABLE KERB       |
| PNF    | PEG NOT FOUND            |
| RD     | ROLLER DOOR              |
| S      | STEPS                    |
| SH     | SPEED HUMP               |
| SMK    | SEMI-MOUNTABLE KERB      |
| WM     | WATER METER              |

POWER - UNDERGROUND  
WATER - YES  
SEWERAGE - YES  
GAS - YES  
TELSTRA - YES  
HYDRANTS - REFER TO WATER CORP E-PLAN  
DRAINAGE - GOOD  
ROAD - PRIMED & METAL  
KERB - SEMI & NON-MOUNTABLE  
FOOTPATH - LOCATED  
VIEWS - NONE  
OVERHANGING TREES - LOCATED  
OBVIOUS ENCROACHMENTS - NONE  
DIAL 1100 BEFORE YOU DIG



| LOT STATISTICS                                        |  |
|-------------------------------------------------------|--|
| ORIGINAL LOT 110 & 111 TOTAL AREA 1082 m <sup>2</sup> |  |
| R50 MINIMUM LOT SIZE 180 m <sup>2</sup>               |  |
| R50 AVERAGE LOT SIZE 180 m <sup>2</sup>               |  |
| PROPOSED LOT 412 - 253 m <sup>2</sup>                 |  |
| PROPOSED LOT 413 - 250 m <sup>2</sup>                 |  |
| PROPOSED LOT 414 - 252 m <sup>2</sup>                 |  |
| PROPOSED LOT 415 - 282 m <sup>2</sup>                 |  |
| PROPOSED MINIMUM LOT SIZE 250 m <sup>2</sup>          |  |
| PROPOSED AVERAGE LOT SIZE 253 m <sup>2</sup>          |  |

REVISED PLAN 26/3/2018  
TO COMPLY WITH WAPC TRUNCATION CONDITIONS

PROPOSED BOUNDARY  
EXISTING BOUNDARY

NOTE : ALL BUILDINGS & STRUCTURES ON  
PROPOSED LOTS TO BE REMOVED.

### PROPOSED SUBDIVISION OF LOTS 110 & 111 #3 & #5 ROY STREET, MOUNT LAWLEY

PLAN : 692  
C/T : 1435-202 (Lot 110) & 53-54A (Lot 111)  
AUTHORITY : CITY OF VINCENT  
TOTAL LOT AREA : 1082 m<sup>2</sup> Orig.  
SCALE : 1 : 200 @ A3  
SURVEY DATE : 10-11-2017  
JOB : 15888

THIS PROPOSED SUBDIVISION PLAN IS SUBJECT TO  
APPROVAL BY THE WESTERN AUSTRALIAN PLANNING  
COMMISSION & LOCAL GOVERNMENT & IS SUBJECT TO  
FIELD SURVEY TO CONFIRM PROPOSED DIMENSIONS.

DRAFTED BY : GO  
DATE : 15-11-2017  
CHECKED BY : DKM

HEIGHT DATUM A.H.D.

LAND DEVELOPMENT  
**SURVEYING SOLUTIONS**  
-LICENSED SURVEYORS

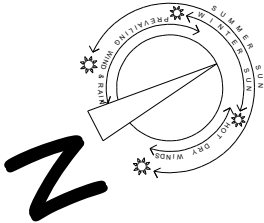
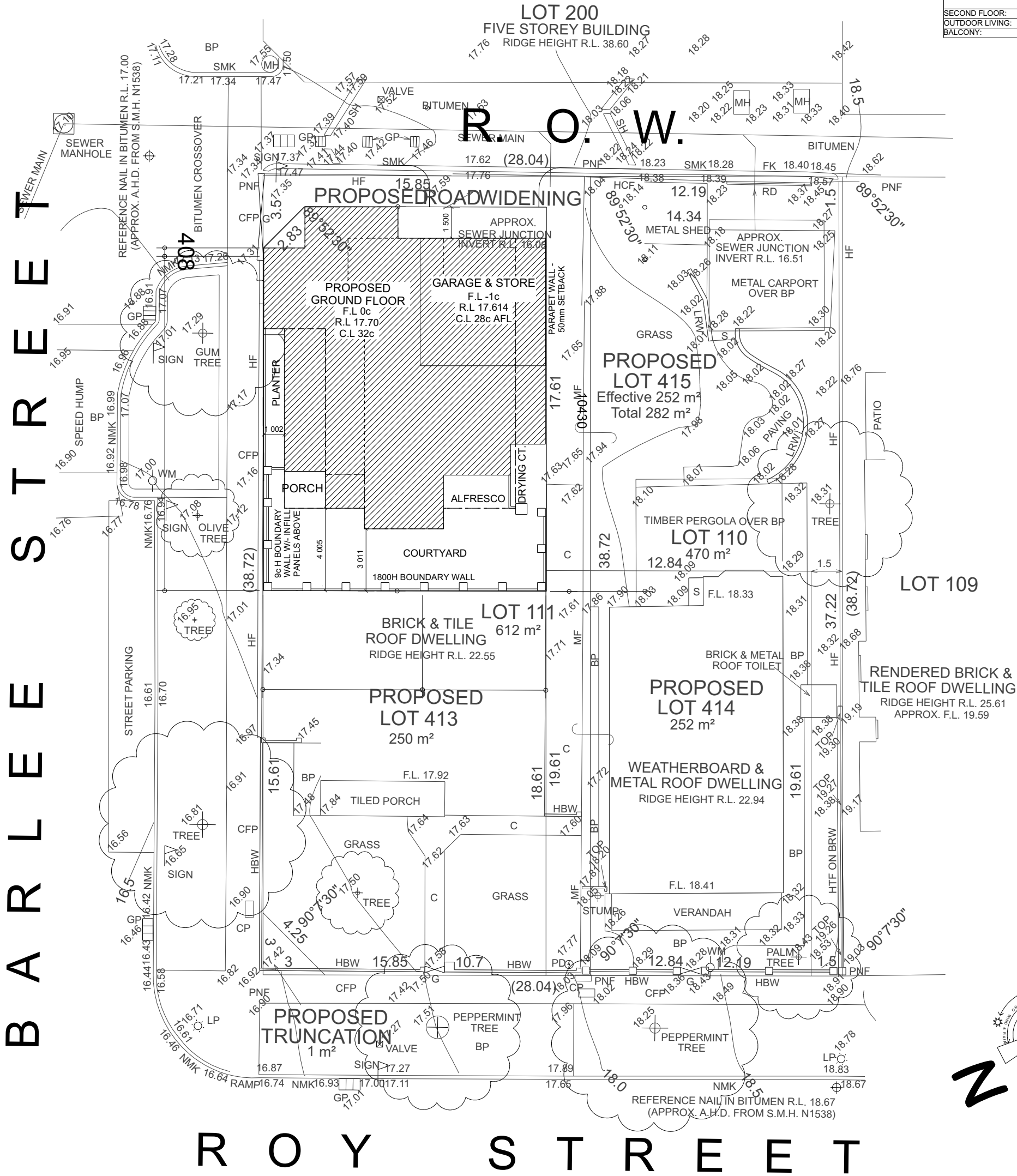
PH: 9300 8137 MOB: 0419 117 617  
PO BOX 324  
JOONDALUP DC WA 6919  
E-mail: admin@surveyingsolutionswa.com.au  
Web: www.surveyingsolutionswa.com.au

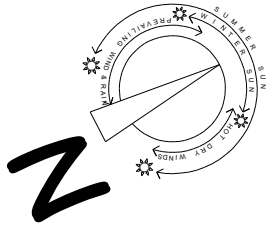
CHECK TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS ETC.  
THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY  
PEGS FOUND OR FENCE POSITIONS SHOWN, UNLESS A BOUNDARY  
RE-ESTABLISHMENT SURVEY HAS BEEN UNDERTAKEN BY SURVEYING SOLUTIONS WA.  
ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE  
BEEN POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES &  
WALLS.  
A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO  
UNDERTAKING ANY SITE WORKS OR CONSTRUCTION.  
INFORMATION SHOWN ON THIS SURVEY IS CURRENT AT THE DATE SHOWN.  
SURVEYING SOLUTIONS WA ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT  
HAVE OCCURRED AFTER THIS DATE, TO SITE LEVELS AND FEATURES OR BUILDINGS.  
CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY  
PLANS AND ARE SUBJECT TO FIELD SURVEY UNLESS SHOWN OTHERWISE.



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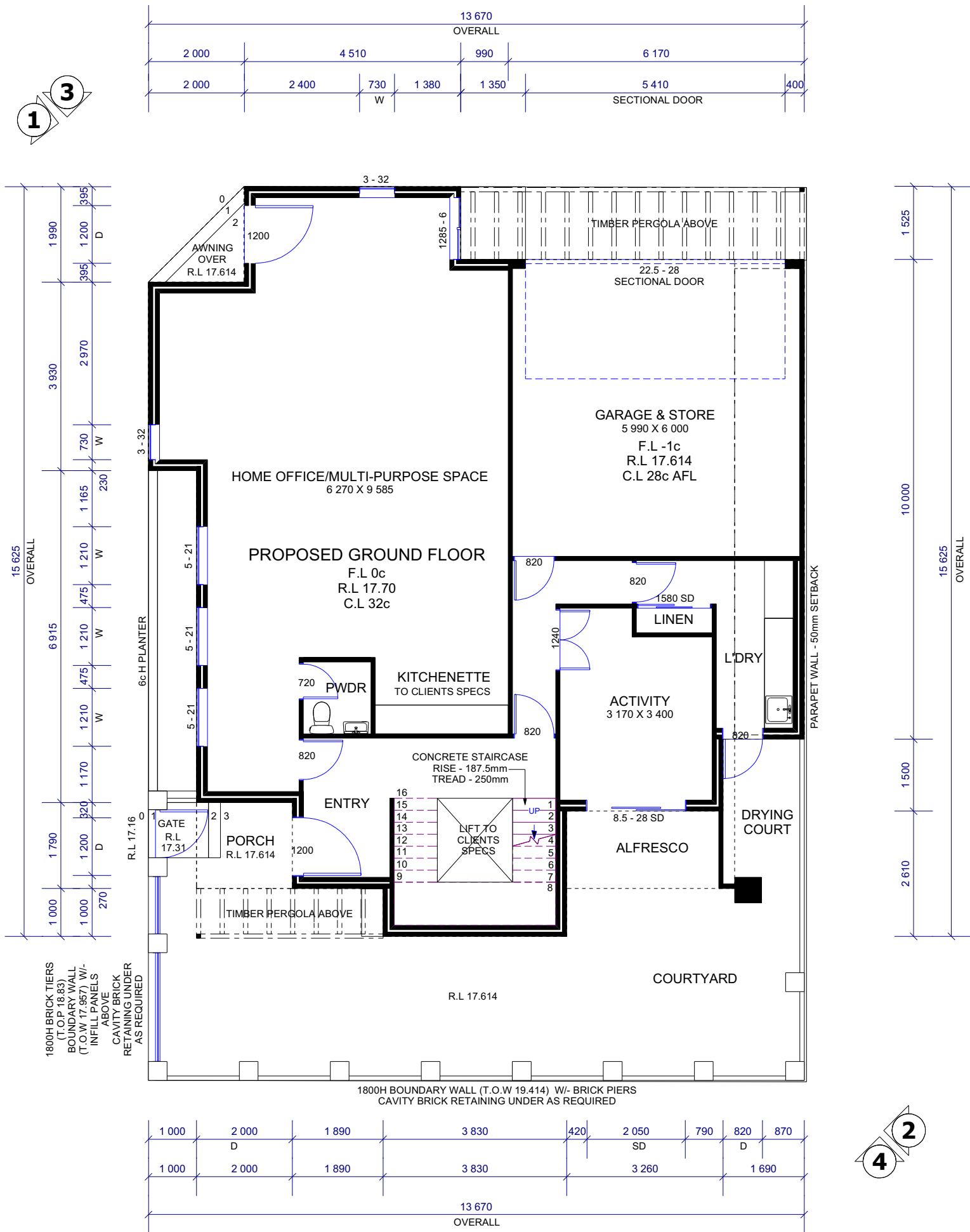
| AREAS TABLE     |          |
|-----------------|----------|
| LOT AREA:       | 253.78m² |
| SITE COVERAGE:  | 65.4%    |
| GROUND FLOOR:   | 128.49m² |
| GARAGE & STORE: | 37.63m²  |
| PORCH:          | 3.58m²   |
| ALFRESCO:       | 5.1m²    |
| COURTYARD:      | 48.34m²  |
| FIRST FLOOR:    | 140.67m² |
| BALCONY:        | 20.53m²  |
| SECOND FLOOR:   | 94.7m²   |
| OUTDOOR LIVING: | 37.23m²  |
| BALCONY:        | 8.75m²   |

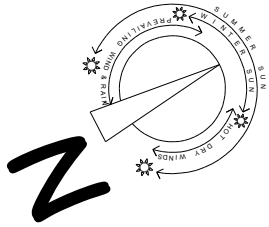




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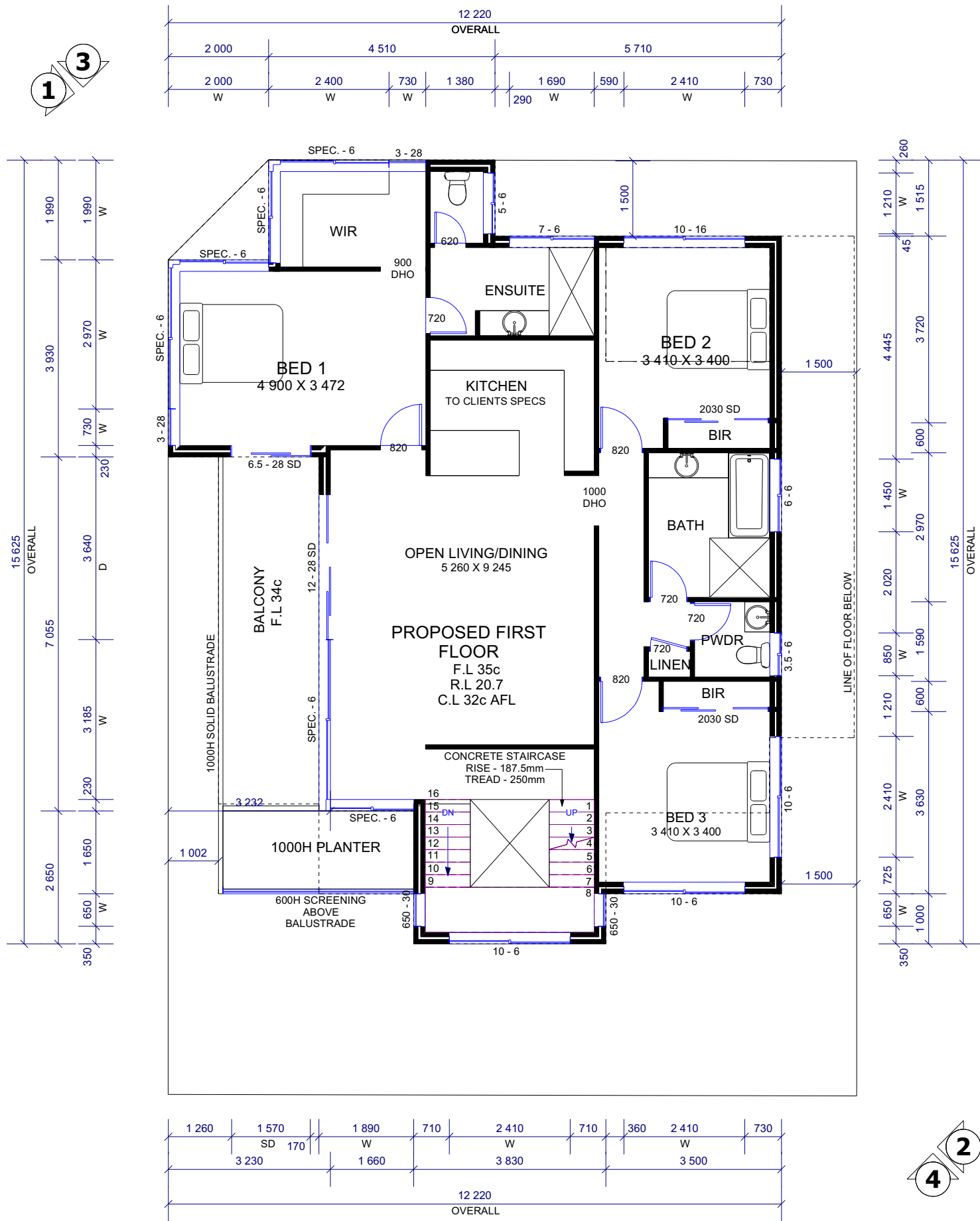
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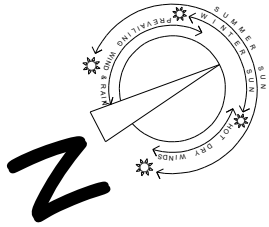




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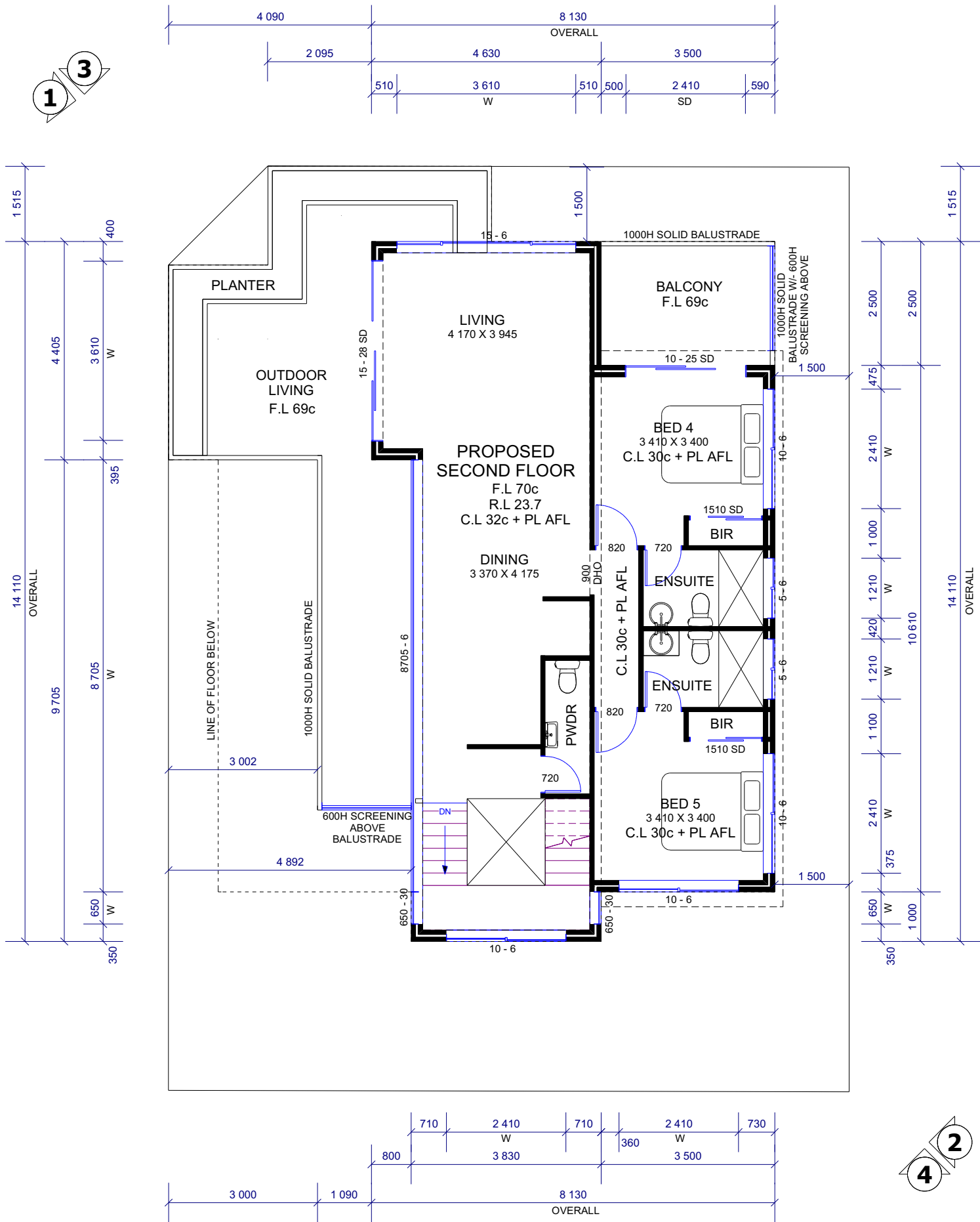
| AREAS TABLE     |                      |
|-----------------|----------------------|
| LOT AREA:       | 253.78m <sup>2</sup> |
| SITE COVERAGE:  | 65.4%                |
| GROUND FLOOR:   | 128.49m <sup>2</sup> |
| GARAGE & STORE: | 37.63m <sup>2</sup>  |
| PORCH:          | 3.58m <sup>2</sup>   |
| ALFRESCO:       | 5.1m <sup>2</sup>    |
| COURTYARD:      | 48.34m <sup>2</sup>  |
| FIRST FLOOR:    | 140.67m <sup>2</sup> |
| BALCONY:        | 20.53m <sup>2</sup>  |
| SECOND FLOOR:   | 94.7m <sup>2</sup>   |
| OUTDOOR LIVING: | 37.23m <sup>2</sup>  |
| BALCONY:        | 8.75m <sup>2</sup>   |



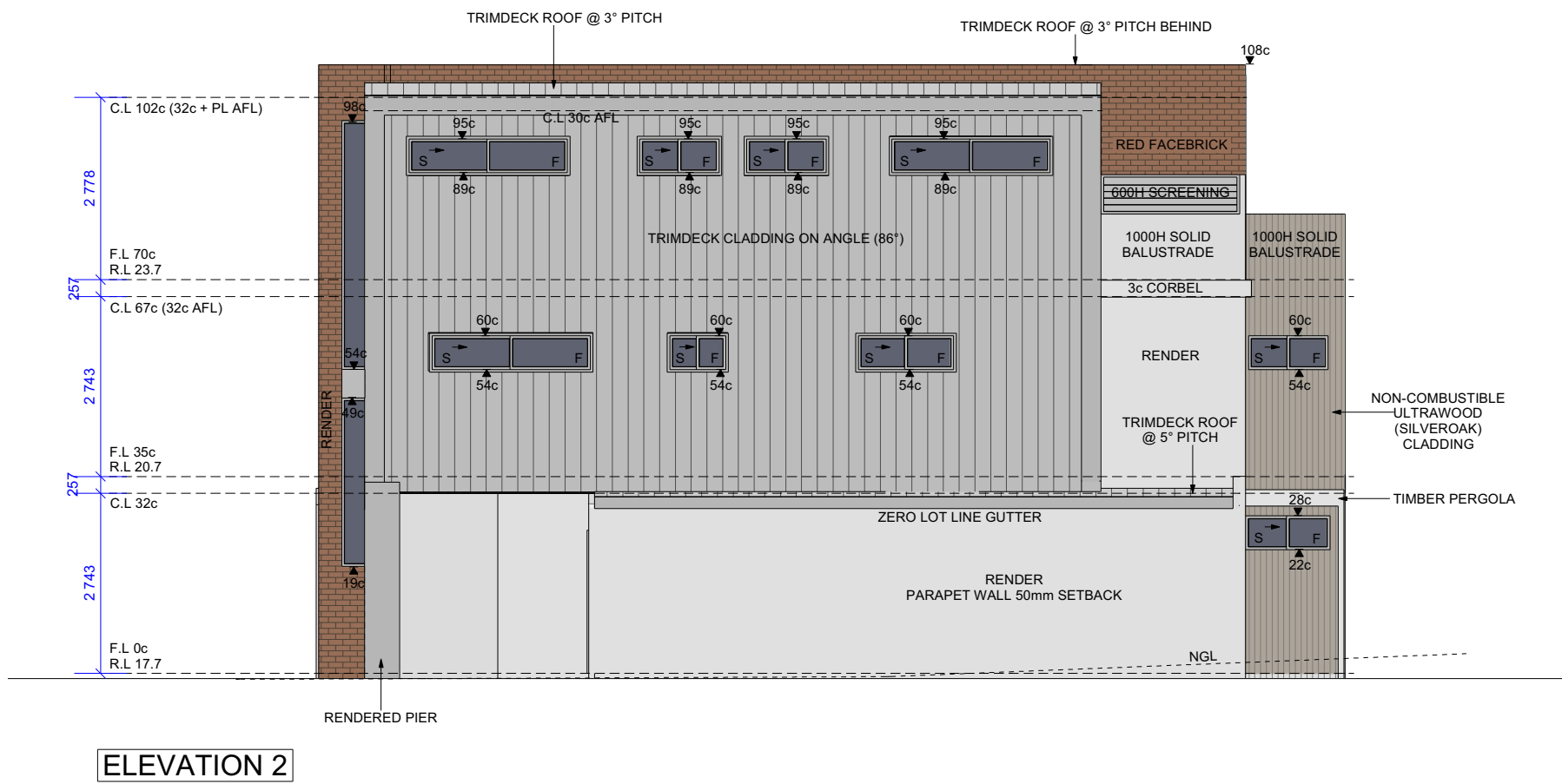
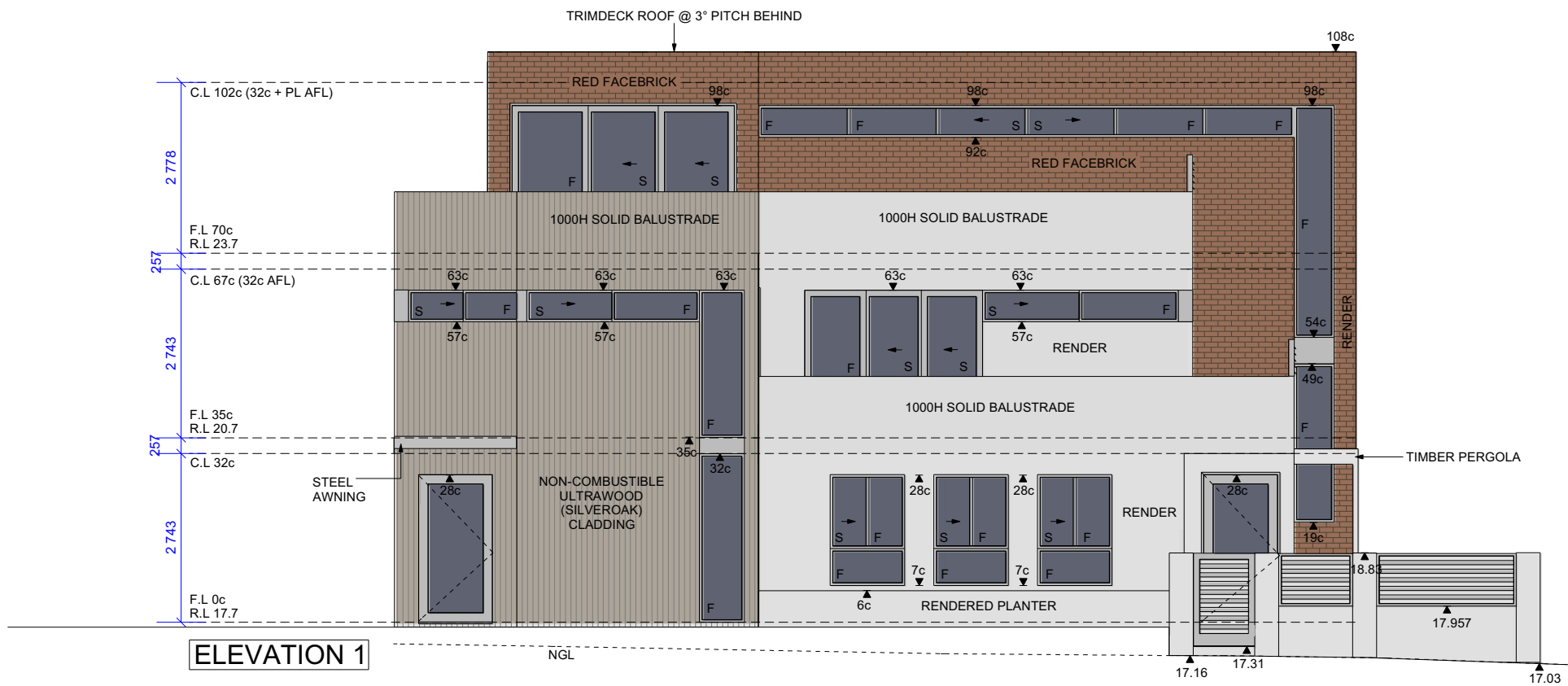


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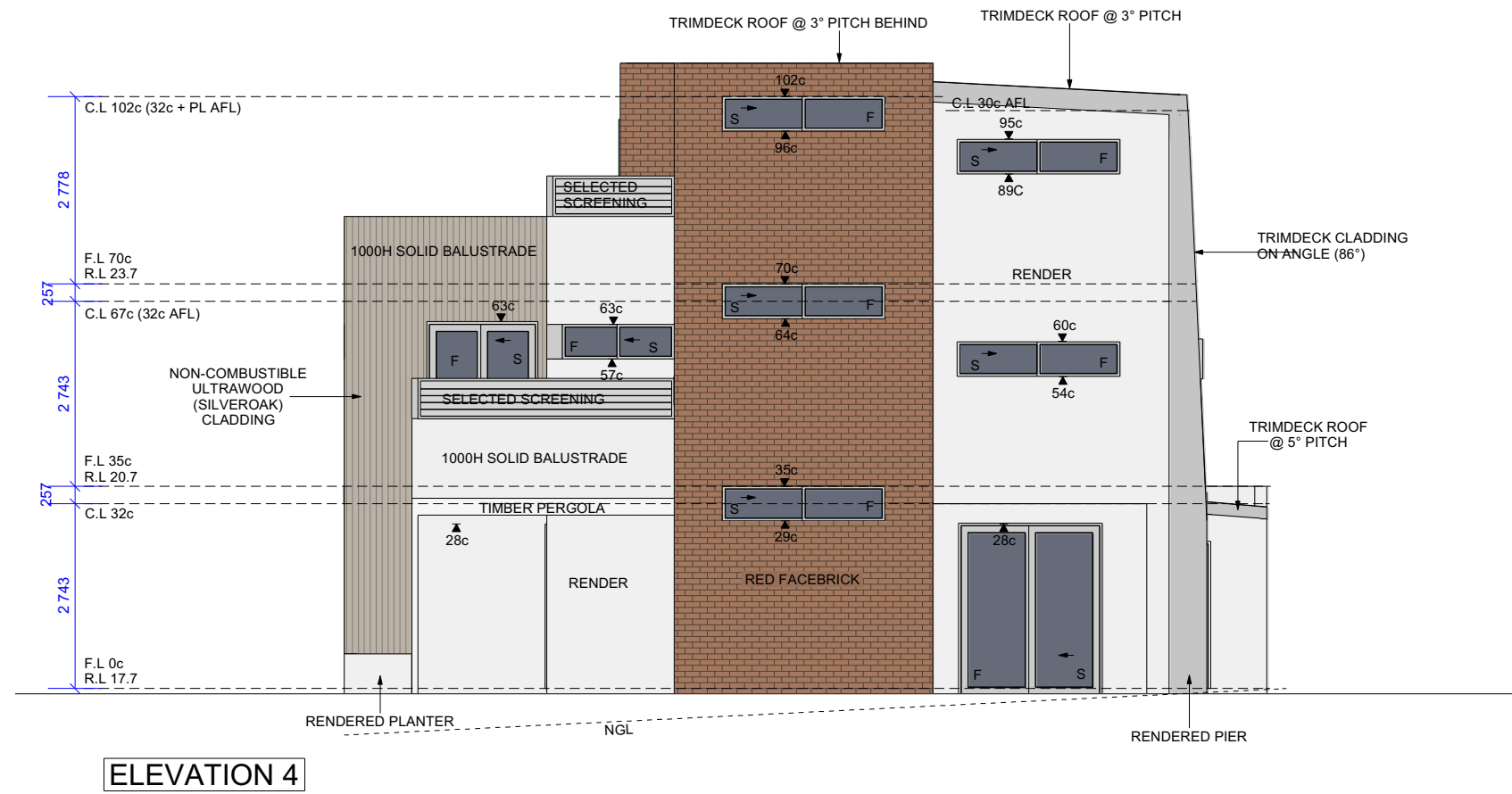
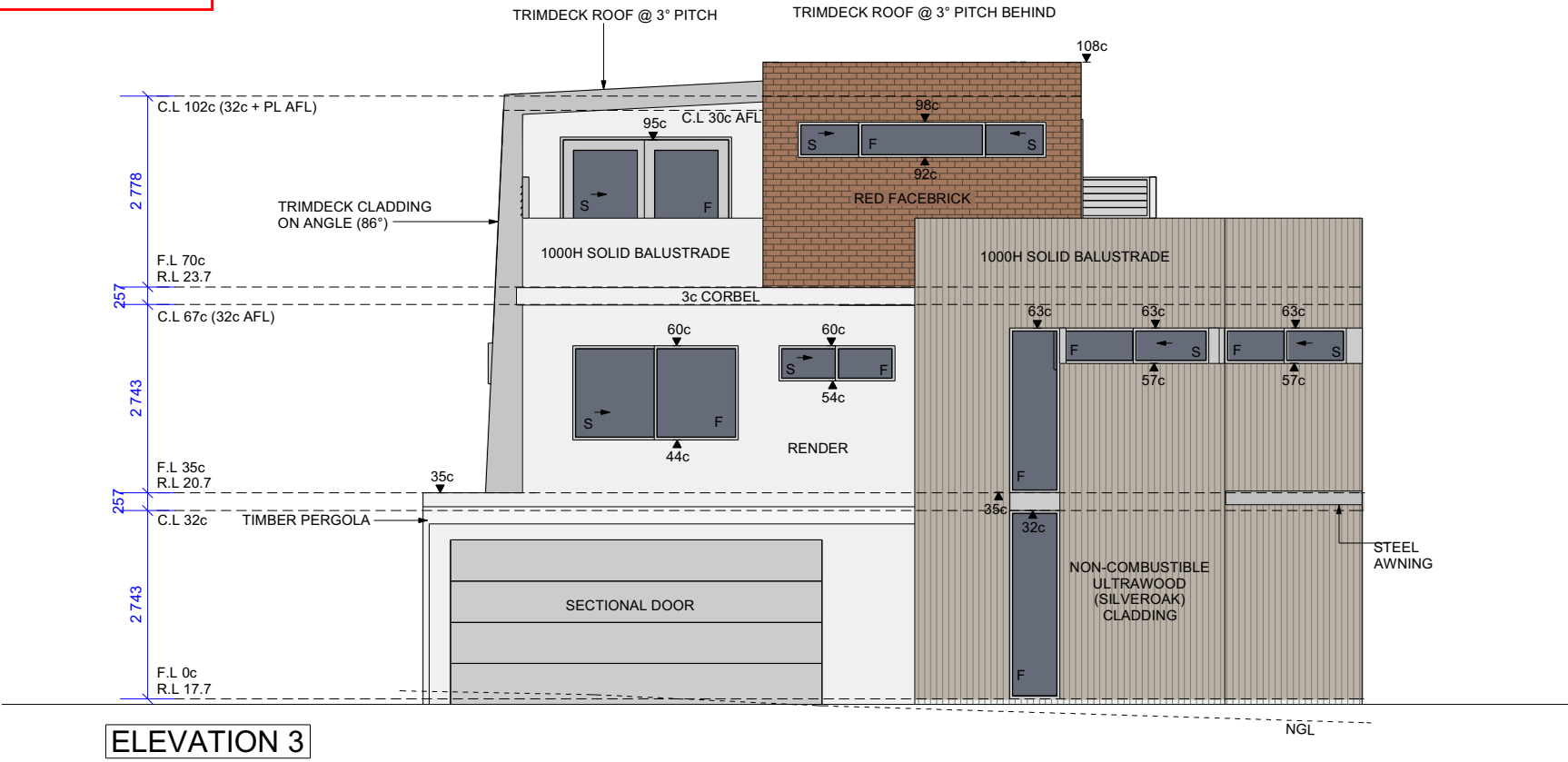
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|-----------------|----------------------|
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| PORCH:          | 3.58m <sup>2</sup>   |
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| COURTYARD:      | 48.34m <sup>2</sup>  |
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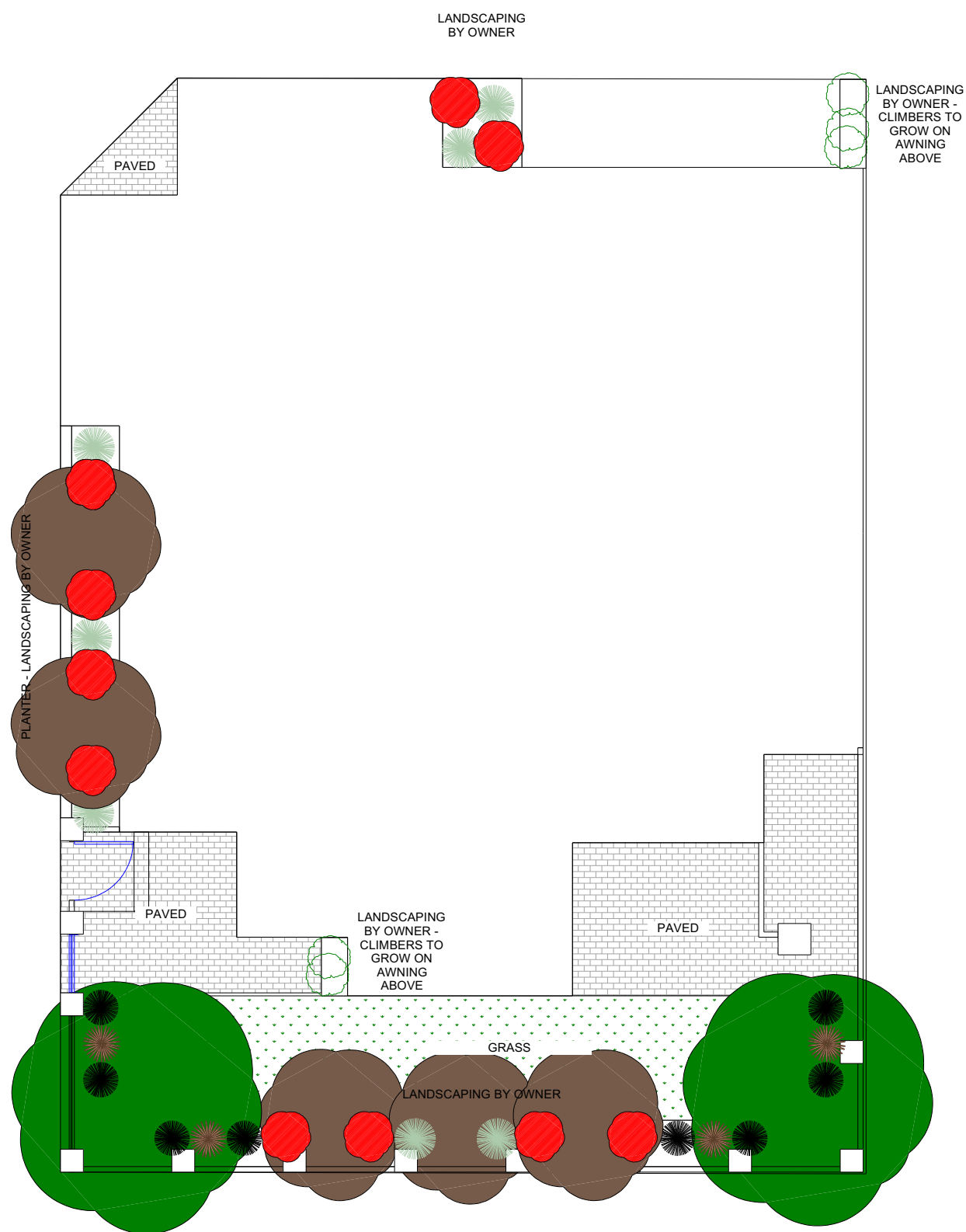
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|                         |                                                      |                |                     |                  |
|-------------------------|------------------------------------------------------|----------------|---------------------|------------------|
| JOB No.<br>20-006       | DWG TITLE<br>ELEVATIONS 3 & 4                        | SCALE<br>1:100 | DATE:<br>21/01/2021 | PAGE:<br>6 OF 13 |
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| LANDSCAPING LEGEND |                                                                   |
|--------------------|-------------------------------------------------------------------|
| ICON               | PLANT SPECIES OR MATERIAL                                         |
|                    | TREE - ORNAMENTAL PEAR (PYRU CALLERYANA 'CAPITAL')                |
|                    | SHRUB - SMALL LEAF LILLY PILLY (SYZYGIUM LVEHMANNII)              |
|                    | FLOWER - BLACK KANGAROO PAW (MACROPIDIA FULIGINOSA)               |
|                    | FLOWER - KANGAROO PAW RED (ANIGOZANTHOS BIG RED)                  |
|                    | TREE - COTTONWOOD HIBISCUS                                        |
|                    | FLOWER - CONOSTYLIS (CONOSTYLIS CANICANS - ENABBA FORM)           |
|                    | SHRUB - CORDYLINE DWARF - GREEN STAR (CORDYLINE AUSTRALIS HYBRID) |
|                    | TREE - MAGNOLIA 'TEDDY BEAR' (MAGNOLIA GRANDIFLORA)               |
|                    | SHRUB - DIANELLA COOLVISTA (DIANELLA REVOLUTA COOLVISTA)          |
|                    | SHRUB - DIANELLA COOLVISTA (DIANELLA REVOLUTA COOLVISTA)          |
|                    | PAVING                                                            |
|                    | GRASS LAWN - SPECIES TO BE SELECTED                               |

JOB No.  
20-006

DWG TITLE  
GROUND FLOOR LANDSCAPING

SCALE  
1:100

DATE:  
21/01/2021

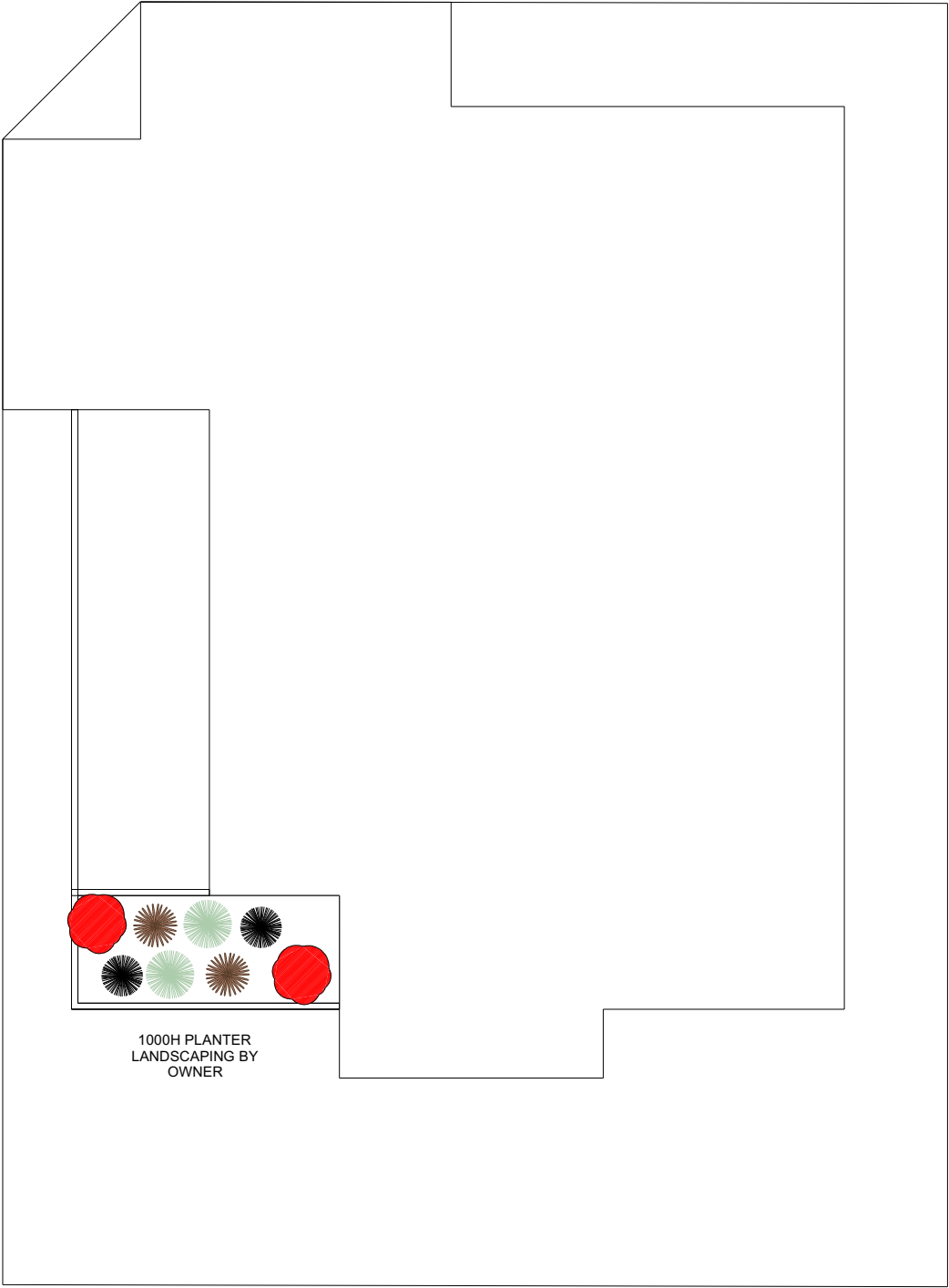
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| LANDSCAPING LEGEND |                                                                         |
|--------------------|-------------------------------------------------------------------------|
| ICON               | PLANT SPECIES OR MATERIAL                                               |
|                    | TREE - ORNAMENTAL PEAR<br>(PYRU CALLERYANA 'CAPITAL')                   |
|                    | SHRUB - SMALL LEAF LILLY PILLY<br>(SYZYGIUM LVEHMANNII)                 |
|                    | FLOWER - BLACK KANGAROO PAW<br>(MACROPIDIA FULIGINOSA)                  |
|                    | FLOWER - KANGAROO PAW RED<br>(ANIGOZANTHOS BIG RED)                     |
|                    | TREE - COTTONWOOD HIBISCUS                                              |
|                    | FLOWER - CONOSTYLIS<br>(CONOSTYLIS CANICANS -<br>ENABBA FORM)           |
|                    | SHRUB - CORDYLINE DWARF - GREEN<br>STAR<br>(CORDYLINE AUSTRALIS HYBRID) |
|                    | TREE - MAGNOLIA 'TEDDY BEAR'<br>(MAGNOLIA GRANDIFLORA)                  |
|                    | SHRUB - DIANELLA COOLVISTA<br>(DIANELLA REVOLUTA COOLVISTA)             |
|                    | SHRUB - DIANELLA COOLVISTA<br>(DIANELLA REVOLUTA COOLVISTA)             |
|                    | PAVING                                                                  |
|                    | GRASS LAWN - SPECIES TO BE<br>SELECTED                                  |

JOB No.  
20-006

DWG TITLE  
FIRST FLOOR LANDSCAPING

SCALE  
1:100

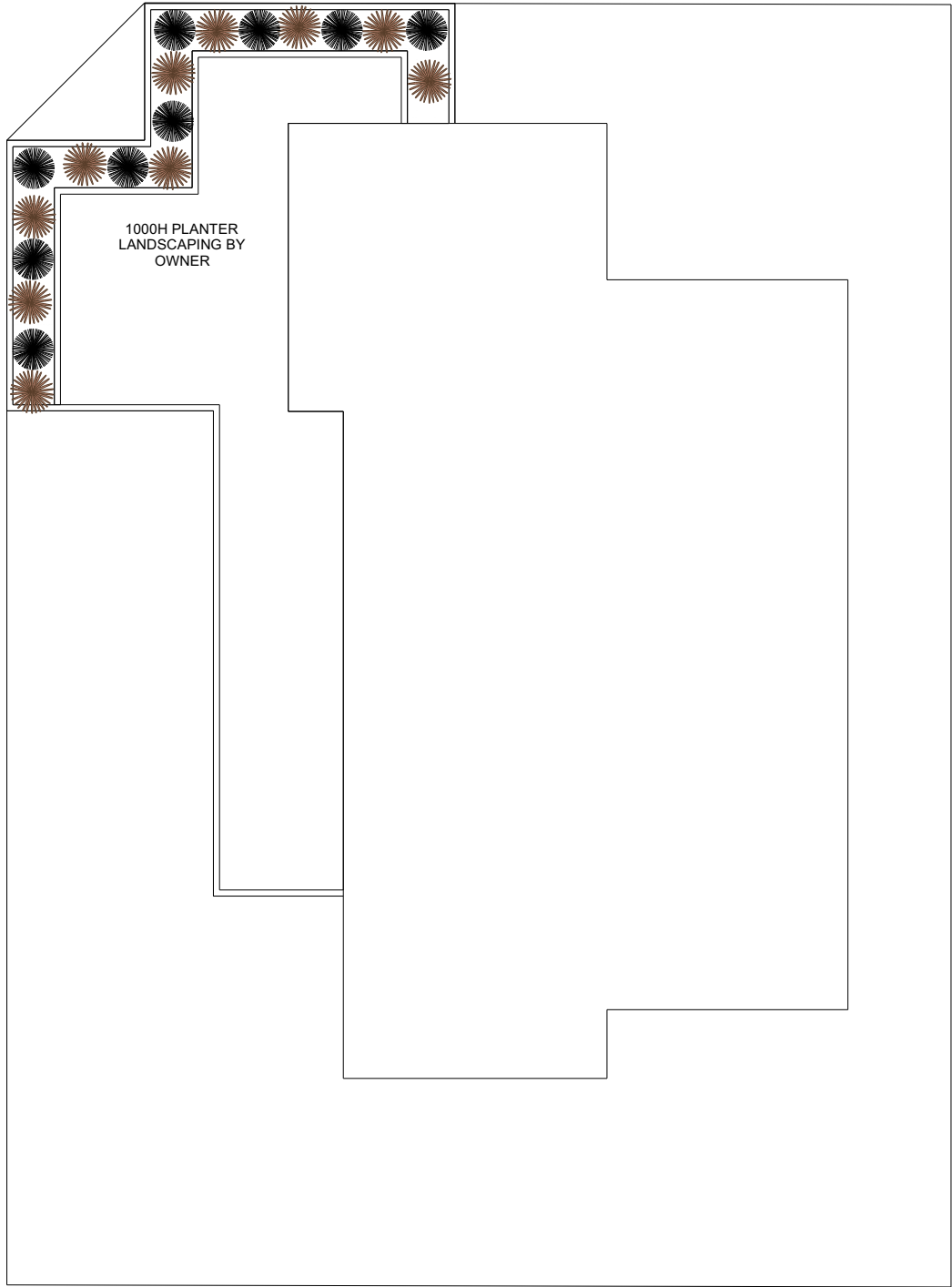
DATE:  
21/01/2021

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| LANDSCAPING LEGEND |                                                                         |
|--------------------|-------------------------------------------------------------------------|
| ICON               | PLANT SPECIES OR MATERIAL                                               |
|                    | TREE - ORNAMENTAL PEAR<br>(PYRU CALLERYANA 'CAPITAL')                   |
|                    | SHRUB - SMALL LEAF LILLY PILLY<br>(SYZYGIVM LVEHMANNII)                 |
|                    | FLOWER - BLACK KANGAROO PAW<br>(MACROPIDIA FULIGINOSA)                  |
|                    | FLOWER - KANGAROO PAW RED<br>(ANIGOZANTHOS BIG RED)                     |
|                    | TREE - COTTONWOOD HIBISCUS                                              |
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|                    | SHRUB - CORDYLINE DWARF - GREEN<br>STAR<br>(CORDYLINE AUSTRALIS HYBRID) |
|                    | TREE - MAGNOLIA 'TEDDY BEAR'<br>(MAGNOLIA GRANDIFLORA)                  |
|                    | SHRUB - DIANELLA COOLVISTA<br>(DIANELLA REVOLUTA COOLVISTA)             |
|                    | SHRUB - DIANELLA COOLVISTA<br>(DIANELLA REVOLUTA COOLVISTA)             |
|                    | PAVING                                                                  |
|                    | GRASS LAWN - SPECIES TO BE<br>SELECTED                                  |

|                         |                                                      |                |                     |                  |
|-------------------------|------------------------------------------------------|----------------|---------------------|------------------|
| JOB No.<br>20-006       | DWG TITLE<br>SECOND FLOOR LANDSCAPING                | SCALE<br>1:100 | DATE:<br>21/01/2021 | PAGE:<br>9 OF 13 |
| CLIENT<br>DAVOR NIKOLIC | PROJECT ADDRESS<br>Lot 412, Barlee St , MOUNT LAWLEY |                |                     |                  |