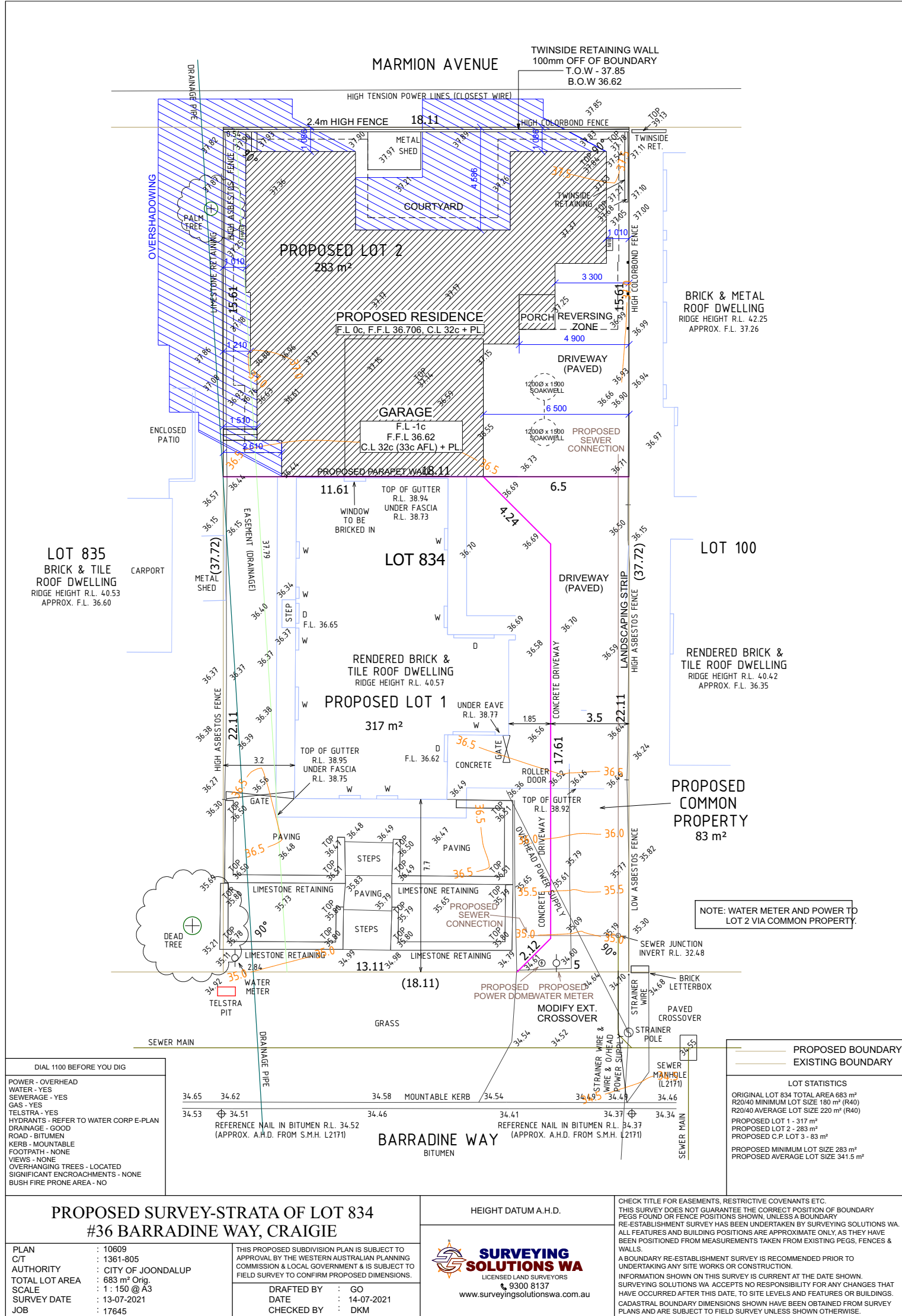


AREAS TABLE	
LOT AREA:	282.63m <sup>2</sup>
SHARE OF COMMON PROPERTY:	41.51m <sup>2</sup>
TOTAL:	324.14m <sup>2</sup>
ZONING:	R40
ALLOWED BUILT AREA:	178.278m <sup>2</sup>
ACTUAL BUILT AREA:	160.02m <sup>2</sup>
PROPOSED GROUND FLOOR:	122.14m <sup>2</sup>
PROPOSED GARAGE :	37.88m <sup>2</sup>
PROPOSED PORCH:	2.48m <sup>2</sup>
TOTAL:	162.5m <sup>2</sup>



DIAL 1100 BEFORE YOU DIG

POWER - OVERHEAD  
 WATER - YES  
 SEWERAGE - YES  
 GAS - YES  
 TELSTRA - YES  
 HYDRANTS - REFER TO WATER CORP E-PLAN  
 DRAINAGE - GOOD  
 ROAD - BITUMEN  
 KERB - MOUNTABLE  
 FOOTPATH - NONE  
 VIEWS - NONE  
 OVERHANGING TREES - LOCATED  
 SIGNIFICANT ENCROACHMENTS - NONE  
 BUSH FIRE PRONE AREA - NO

34.65 34.62 34.58 MOUNTABLE KERB 34.54 34.49 34.46

34.53 34.51 34.46 REFERENCE NAIL IN BITUMEN R.L. 34.52 (APPROX. A.H.D. FROM S.M.H. L2171)

34.41 34.37 REFERENCE NAIL IN BITUMEN R.L. 34.37 (APPROX. A.H.D. FROM S.M.H. L2171)

PROPOSED SURVEY-STRATA OF LOT 834  
 #36 BARRADINE WAY, CRAIGIE

HEIGHT DATUM A.H.D.

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.

PROPOSED BOUNDARY  
 EXISTING BOUNDARY

LOT STATISTICS  
 ORIGINAL LOT 834 TOTAL AREA 683 m<sup>2</sup>  
 R20/40 MINIMUM LOT SIZE 180 m<sup>2</sup> (R40)  
 R20/40 AVERAGE LOT SIZE 220 m<sup>2</sup> (R40)  
 PROPOSED LOT 1 - 317 m<sup>2</sup>  
 PROPOSED LOT 2 - 283 m<sup>2</sup>  
 PROPOSED C.P. LOT 3 - 83 m<sup>2</sup>  
 PROPOSED MINIMUM LOT SIZE 283 m<sup>2</sup>  
 PROPOSED AVERAGE LOT SIZE 341.5 m<sup>2</sup>

PLAN : 10609  
 C/T : 1361-805  
 AUTHORITY : CITY OF JOONDALUP  
 TOTAL LOT AREA : 683 m<sup>2</sup> Orig.  
 SCALE : 1 : 150 @ A3  
 SURVEY DATE : 13-07-2021  
 JOB : 17645

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 : 14-07-2021  
 CHECKED BY : DKM

**SURVEYING SOLUTIONS WA**  
 LICENSED LAND SURVEYORS  
 9300 8137  
 www.surveyingsolutionswa.com.au

PROPOSED SURVEY-STRATA OF LOT 834  
 #36 BARRADINE WAY, CRAIGIE

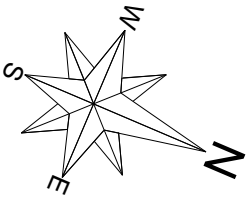
HEIGHT DATUM A.H.D.

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.  
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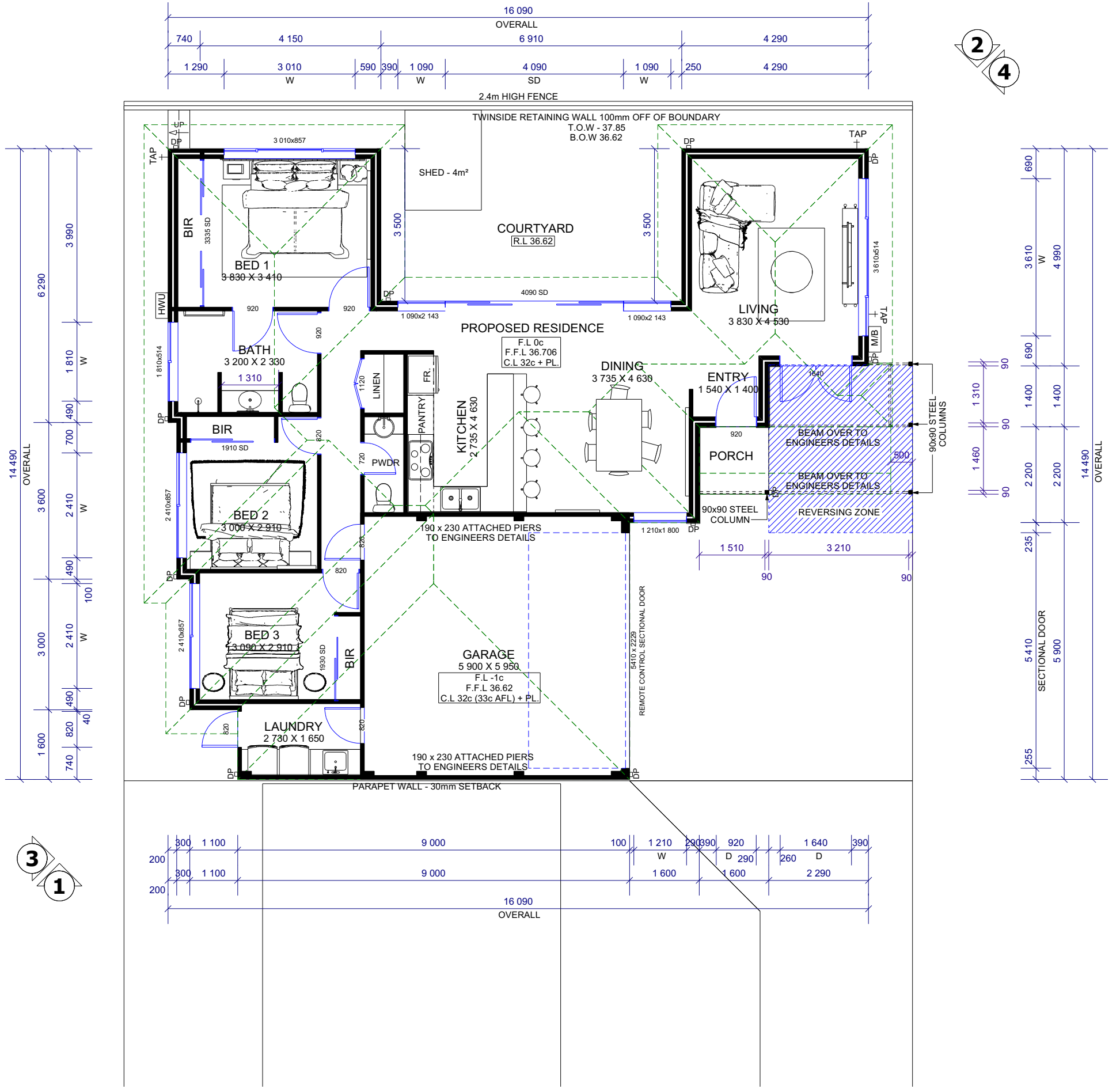


JOB No. 22-032	DWG TITLE SITE PLAN	SCALE: 1:200	DATE: 15/11/2023	PAGE: 2 of 5
CLIENT HART	PROJECT ADDRESS 36 BARRADINE WAY, CRAIGIE	DRAWN BY: CORAL BUXEY		

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AREAS TABLE	
LOT AREA:	282.63m <sup>2</sup>
SHARE OF COMMON PROPERTY:	41.51m <sup>2</sup>
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ZONING:	R40
ALLOWED BUILT AREA:	178.278m <sup>2</sup>
ACTUAL BUILT AREA:	160.02m <sup>2</sup>
PROPOSED GROUND FLOOR:	122.14m <sup>2</sup>
PROPOSED GARAGE:	37.88m <sup>2</sup>
PROPOSED PORCH:	2.48m <sup>2</sup>
TOTAL:	162.5m <sup>2</sup>



3  
1

2  
4



JOB No.  
22-032

DWG TITLE

PROPOSED PLAN

SCALE:  
1:100

DATE:  
15/11/2023

PAGE:  
3 of 5

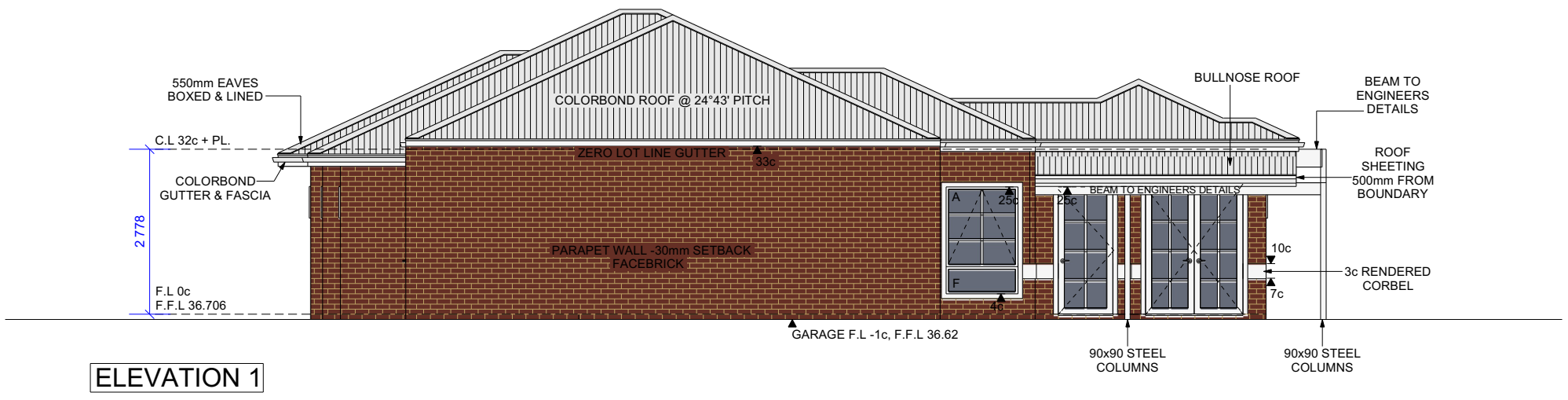
CLIENT  
HART

PROJECT ADDRESS  
36 BARRADINE WAY, CRAIGIE

DRAWN BY:  
CORAL BUXEY



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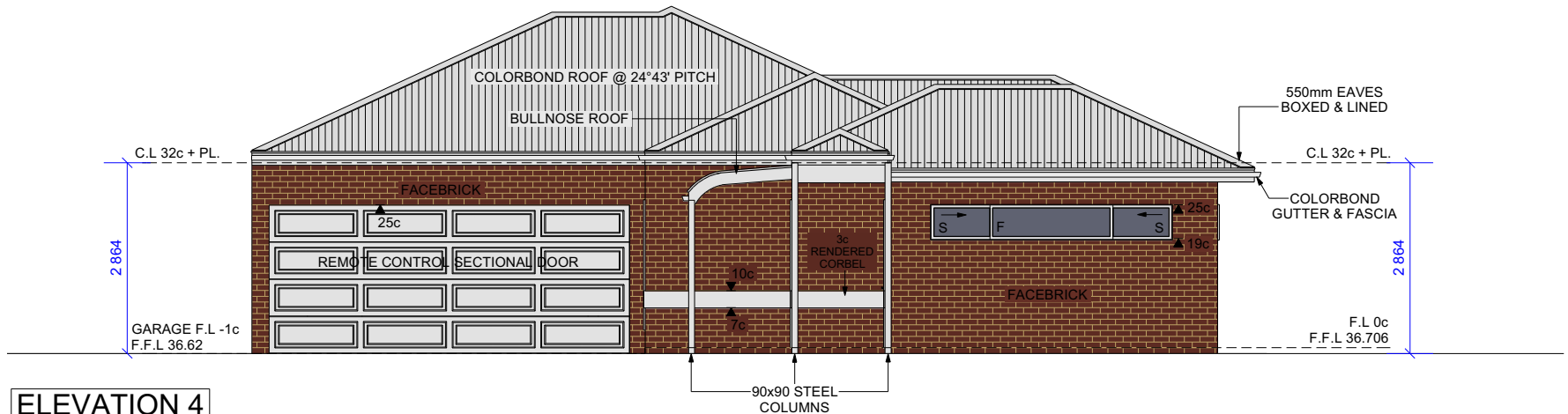
ELEVATION 1



ELEVATION 2



ELEVATION 3



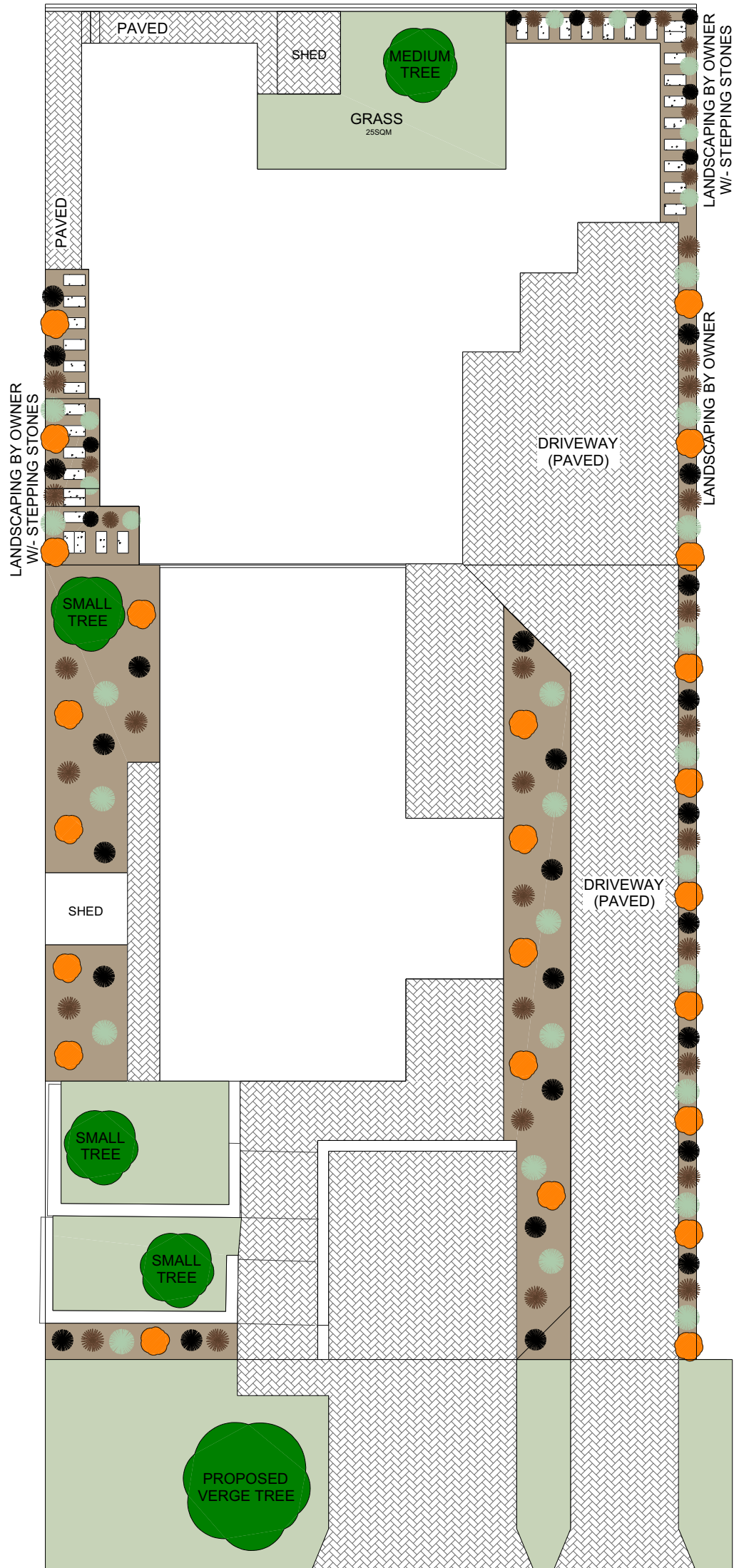
ELEVATION 4



JOB No. 22-032	DWG TITLE ELEVATIONS	SCALE: 1:100
CLIENT HART	PROJECT ADDRESS 36 BARRADINE WAY, CRAIGIE	DATE: 15/11/2023
		PAGE: 4 of 5

DRAWN BY:  
CORAL BUXEY

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LOT AREA: 683m<sup>2</sup>  
 LANDSCAPED AREA : 131.133m<sup>2</sup> (19.19%)



JOB No. 22-032	DWG TITLE LANDSCAPING PLAN
CLIENT HART	PROJECT ADDRESS 36 BARRADINE WAY, CRAIGIE

SCALE: 1:150
DRAWN BY: CORAL BUXEY

DATE: 15/11/2023
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PAGE: 5 of 5
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