

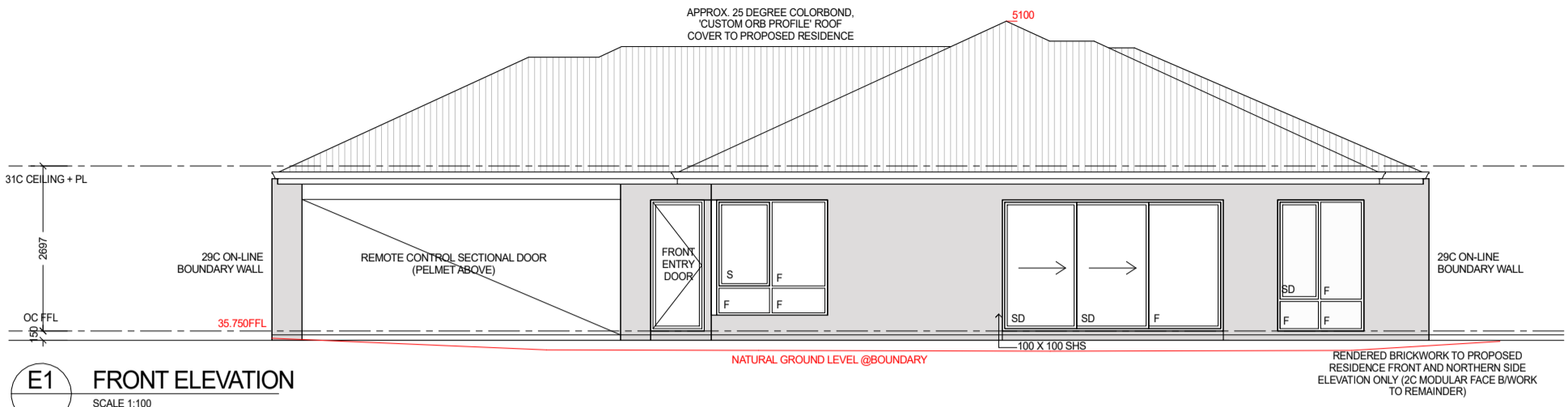
GRN  
RESIDENTIAL DEVELOPMENTS

1140 PROPOSED RESIDENCE FOR: PAYNE AT #10A WESTERLY CRES, HEATHRIDGE

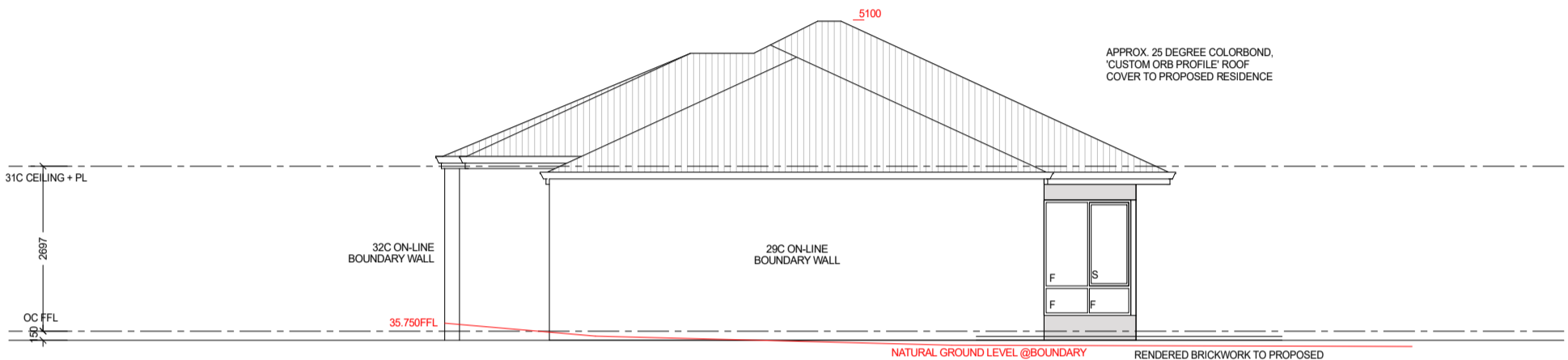
SCALE  
1: 100 ON A3

NORTH POINT

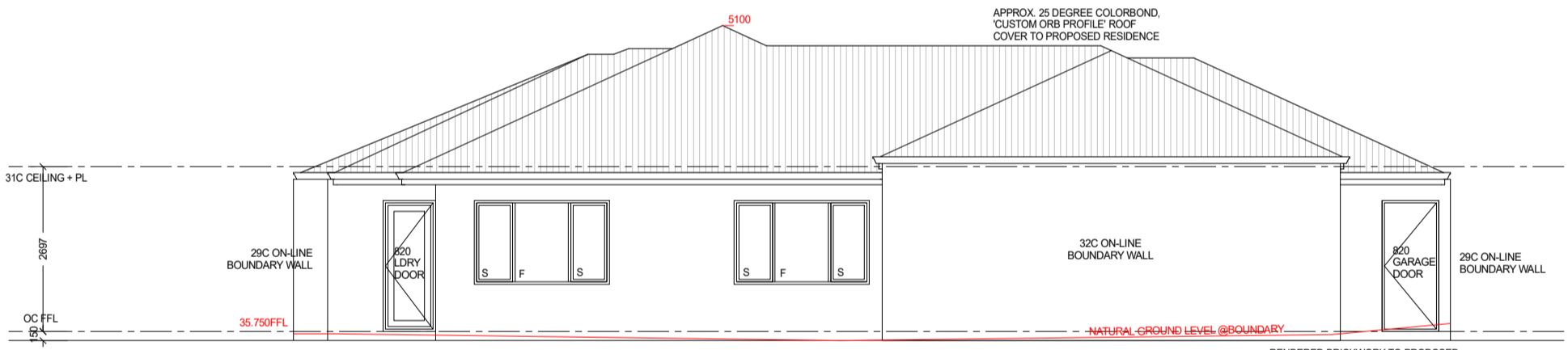
GROUND FLOOR PLAN 1 OF 4			AREAS			NOTES
A.M.	18-12-23	AMENDED DESIGN CONCEPT	LOCATION	AREA	PERIMETER	a) DRAWINGS ARE FOR PLANNING APPROVAL PURPOSES ONLY, NOT FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES b) DESIGN OF DWELLING IS SUBJECT TO CHANGE THROUGH APPROVAL PROCESS
A.M.	07-01-23	DA DRAWINGS				
A.M.	01-03-24	AMENDED DA DRAWINGS	GROUND FLOOR	138.017m <sup>2</sup>	55.736m	
A.M.	12-04-24	AMENDED DA DRAWINGS	DOUBLE GARAGE	39.442m <sup>2</sup>		
			PORTICO	1.180m <sup>2</sup>		
			GROUND ROOF	186.411m <sup>2</sup>	59.756m	



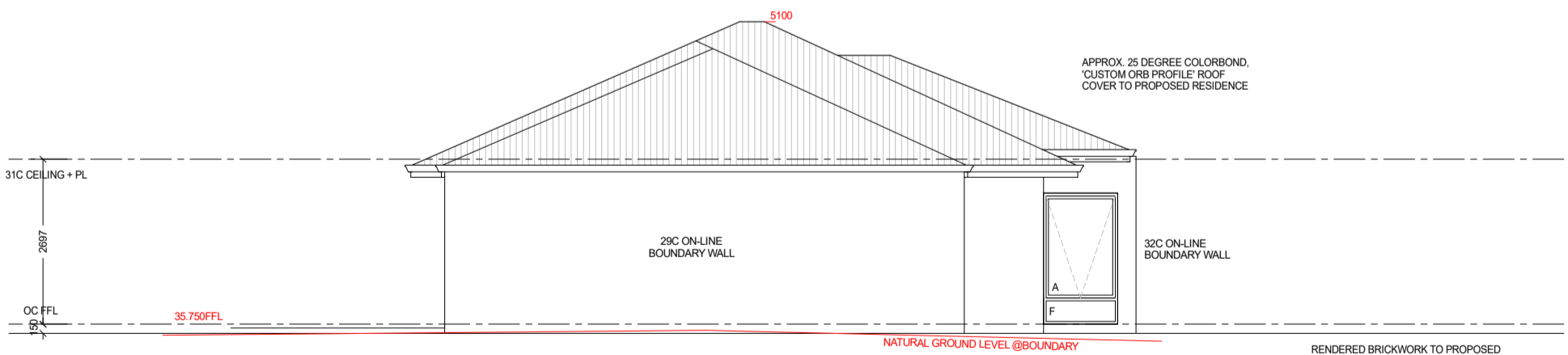
**E1 FRONT ELEVATION**  
SCALE 1:100



**E2 SIDE ELEVATION**  
SCALE 1:100



**E3 REAR ELEVATION**  
SCALE 1:100



**E4 SIDE ELEVATION**  
SCALE 1:100

**1140 PROPOSED RESIDENCE FOR: PAYNE AT #10A WESTERLY CRES, HEATHRIDGE**

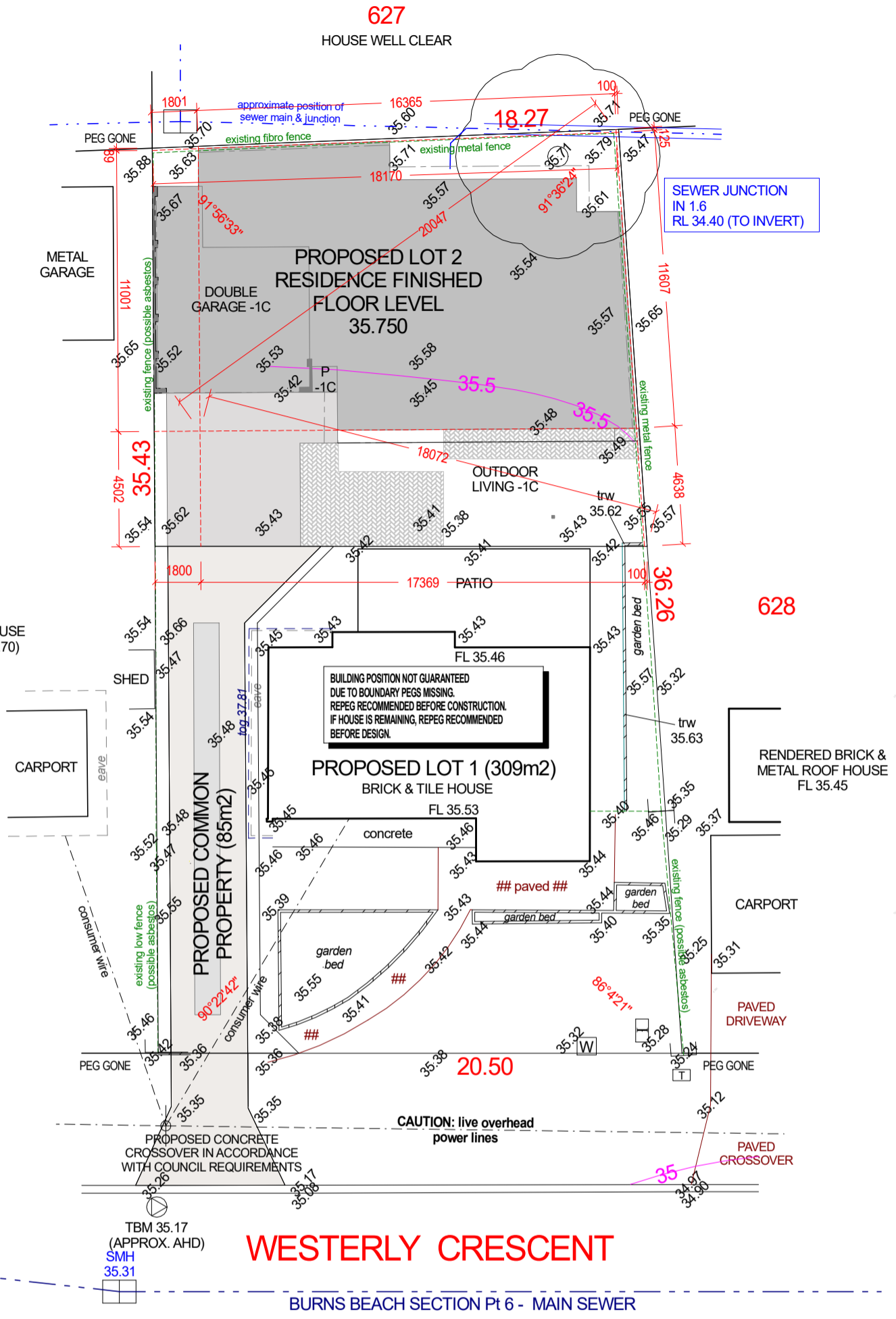
ELEVATIONS			2 OF 4 AREAS			NOTES
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SCALE 1:100 ON A3

**PROPOSED SITE COVERAGE:**  
 SITE AREA - 300SQM + 42.5CP ALLOWANCE  
 AREA OF COVERED - 178.9SQM  
 OPEN SPACE REQUIRED - 45% MIN  
 PERCENTAGE OF OPEN SPACE - 47.8%

**SAND PAD LEVELS:**  
 HOUSE S.P.L. - 35.650  
 PORTICO S.P.L. - 35.578  
 GARAGE S.P.L. - 35.578

**CROSSOVER NOTE:**  
 CROSSOVER TO BE CONSTRUCTED  
 IN ACCORDANCE WITH COUNCIL  
 REQUIREMENTS



**NOTE: IF HOUSE REMAINING, SURVEY OF BOUNDARIES FOR HOUSE POSITION REQUIRED.**

<p>0409 271 839 ASHLEIGH@GRNRESIDENTIAL.COM.AU</p>	1140 - 1 PROPOSED RESIDENCE FOR: PAYNE AT #10A WESTERLY CRES, HEATHRIDGE			<p>NOTES</p> <p>a) DRAWINGS ARE FOR PLANNING APPROVAL PURPOSES ONLY, NOT FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES          b) DESIGN OF DWELLING IS SUBJECT TO CHANGE THROUGH APPROVAL PROCESS</p>	<p>NORTH POINT</p>																																													
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**SURVEYOR SITE INSPECTION REPORT**

ELECTRICITY:	OVERHEAD	GAS:	NOT SIGHTED
PHONE:	YES	WATER:	YES
SEWERAGE:	YES, ABOUT 1.2m DEEP (TO INVERT)		
ROAD:	BITUMEN		
KERB:	MOUNTABLE (cracked)		
FOOTPATH:	NIL		
VEGETATION:	ESTABLISHED GARDENS & TREES		
SOIL:	SAND & POSSIBLE LIMESTONE AT DEPTH		
VIEWS:	NIL		
REPEG:	REQUIRED		
REPEG TYPE:	OLD SURVEY AREA		

**NOTES**

All sewer details plotted from information supplied by Water Corporation Spatial Information Management. Refer to the disclaimer note on Water Corp E-PLAN.  
 Block located more than 1 kilometre from the ocean.

**TITLE DETAILS**

LOT NOS: 629 C/T VOL: n/a  
 Plan: 14336 FOL: n/a

Local Authority : JOONDALUP

**R. G. LESTER & ASSOCIATES**  
 LICENSED LAND & ENGINEERING SURVEYORS  
 SHOP 7, NORTH BEACH PLAZA  
 1 NORTH BEACH ROAD  
 NORTH BEACH, WA 6020  
 PH: 9448 5009 - FX: 9203 6722  
 admin@lestersurveys.com.au

SHEET No : 1 of 1  
 JOB No: 67906

**SITE PLAN 1:200 at A3**

ROAD:	BITUMEN
KERB:	MOUNTABLE (cracked)
FOOTPATH:	NIL
VEGETATION:	ESTABLISHED GARDENS & TREES
SOIL:	SAND & POSSIBLE LIMESTONE AT DEPTH
VIEWS:	NIL
REPEG:	REQUIRED
REPEG TYPE:	OLD SURVEY AREA

**LEGEND**

	T.B.M.		HYDRANT
	POWER DOME		STOP VALVE
	NBN		TAP
	TELECOM PIT		PRE-LAID WATER PIPE
	IRRIGATION		WATER METER
	FENCE END		SEWERAGE MANHOLE
	PILLAR		SEWERAGE MANHOLE
	TREE STUMP		SEWERAGE INSPECTION LID

trw - DENOTES TOP OF RETAINING WALL

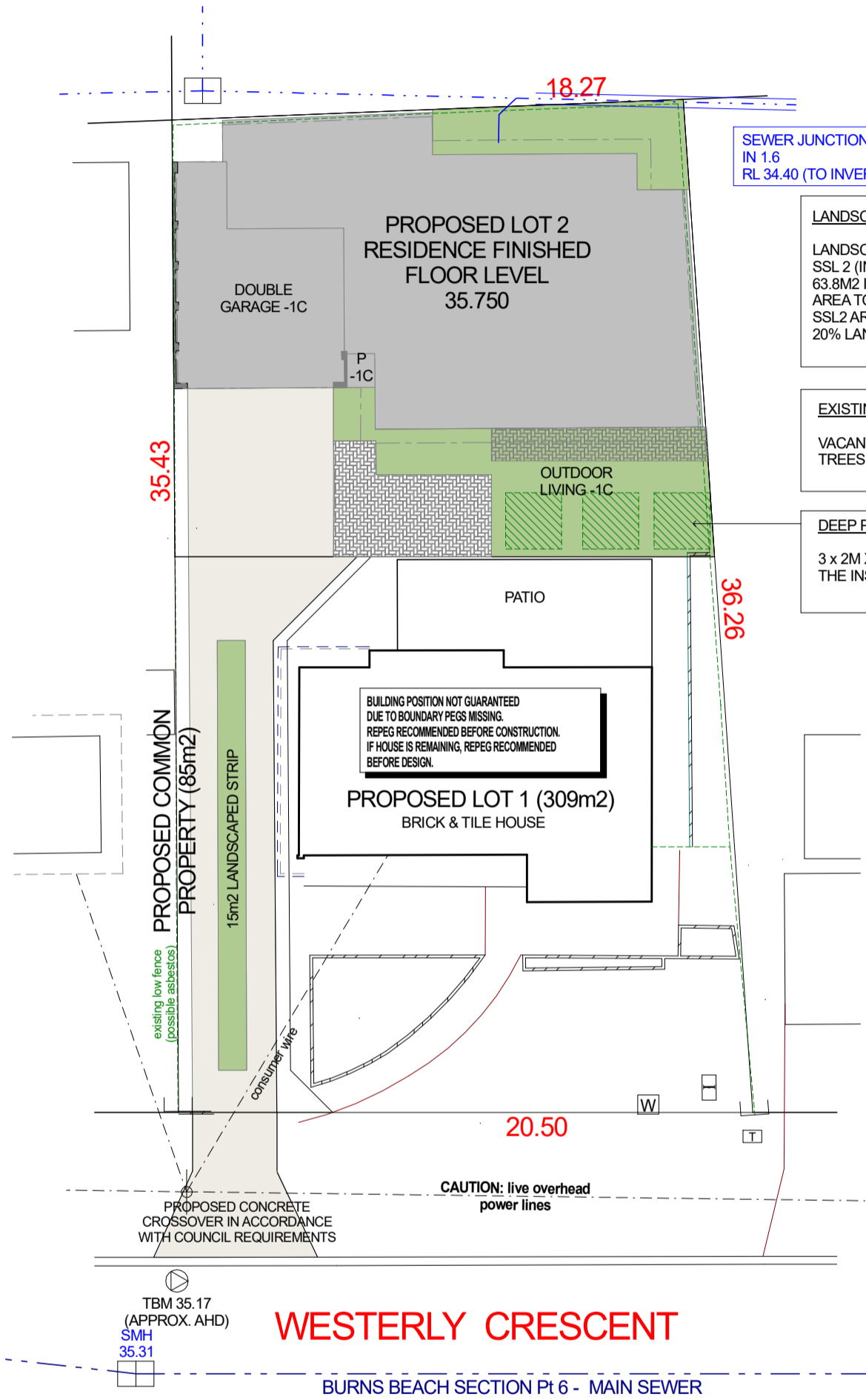
POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEG CARRIED OUT AT TIME OF SURVEY.

POSITION OF FEATURES IN RESPECT TO BOUNDARIES NOT GUARANTEED. PEGS MISSING AT TIME OF SURVEY.

ONLY OBVIOUS VISIBLE SERVICES HAVE BEEN LOCATED. PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES MUST BE CONTACTED TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES.

**DIAL BEFORE YOU DIG**  
www.1100.com.au

AUSTRALIAN HEIGHT DATUM (AHD)  
 DERIVED FROM SEWER MANHOLE  
 N0730 LID LEVEL.



SEWER JUNCTION  
IN 1.6  
RL 34.40 (TO INVERT)

**LANDSCAPED AREAS**  
LANDSCAPED AREA TO  
SSL 2 (INDICATED BY GREEN AREA)  
63.8M2 INCLUDING PERMEABLE PAVED  
AREA TO OLA (9M2)  
SSL2 AREA (INCL. C/P) - 345M2  
20% LANDSCAPED AREA - 69M2

**EXISTING TREES**  
VACANT LOT CONTAINS NO EXISTING  
TREES OR PLANTS

**DEEP PLANTING ZONE**  
3 x 2M X 2M DEEP PLANTING ZONE FOR  
THE INSTALLATION OF SMALL TREES

BUILDING POSITION NOT GUARANTEED  
DUE TO BOUNDARY PEGS MISSING.  
REPEG RECOMMENDED BEFORE CONSTRUCTION.  
IF HOUSE IS REMAINING, REPEG RECOMMENDED  
BEFORE DESIGN.

PROPOSED LOT 1 (309m2)  
BRICK & TILE HOUSE

PROPOSED COMMON  
PROPERTY (85m2)

existing low fence  
(possible asbestos)

15m2 LANDSCAPED STRIP

consumer wire

PROPOSED CONCRETE  
CROSSOVER IN ACCORDANCE  
WITH COUNCIL REQUIREMENTS

CAUTION: live overhead  
power lines

TBM 35.17  
(APPROX. AHD)

SMH  
35.31

**WESTERLY CRESCENT**

BURNS BEACH SECTION Pt 6 - MAIN SEWER

**NOTE: IF HOUSE REMAINING, SURVEY OF BOUNDARIES  
FOR HOUSE POSITION REQUIRED.**



1140 - 1 PROPOSED RESIDENCE FOR: PAYNE AT :#10A WESTERLY CRES, HEATHRIDGE

LANDSCAPING PLAN	4 OF 4	AREAS
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NOTES  
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