



PRO WEST SURVEYING

Licensed and Engineering Surveying Consultants

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Feature & Contour Survey of: Lot 159, No. 12 Pannell Road, BATEMAN

REVISION: A
SHEET: 1 OF 1

CLIENT: CHOW

PLAN: P 9495

LOT AREA: 769m²

SURVEY DATE: 01/06/21

BUILDER:

C/T Vol: 461 Fol: 67A

MAP REFERENCE:

BUILDER JOB #

HEIGHT DATUM: AHD

COASTAL ZONE: >1KM

AUTHORITY: CITY OF MELVILLE

HEIGHT CORRECTION TO AHD: NO

SEWER INFORMATION: YES

FEATURE SYMBOL LEGEND

NOTES

- (1) ALL FEATURES IN GOOD CONDITION
- (2) DEVELOPMENT AREA: ESTABLISHED
- (3) FOR CLARITY, TREE SPREADS ARE NOT SHOWN TO SCALE



SITE COVERAGE

ZONED	R20
% ALLOWED	50%
SITE AREA	768.79m ²
SITE COV. AREA	381.12m ²

SITE COV. =49.6%

STORMWATER CALCULATIONS

Soak Well Type	No.	
SW 1500x1200	3	6.4 m3
Total Capacity		6.4 m3
Roof Area GF		498.9 m2
Total Area		498.9 m2
Capacity Required (Area x 0.0125)		6.2 m3
Extra Capacity Provided		0.1 m3

160

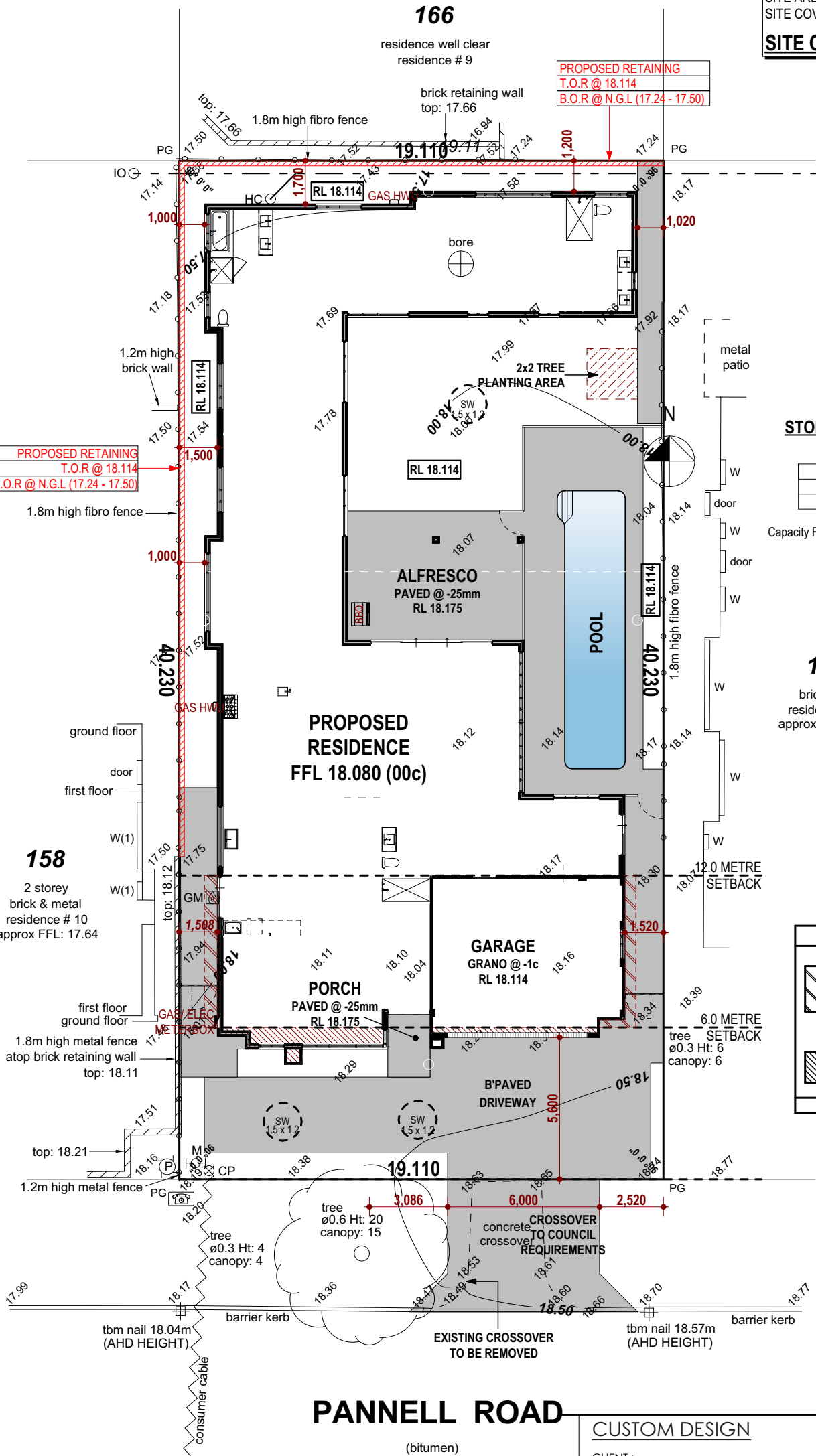
brick & tile
residence # 14
approx FFL: 18.26

SET-BACK AVERAGING

	BEHIND 6m LINE
	0.84
	2.90
	3.05
	Total = 6.78m2
	IN FRONT OF 6m LINE
	5.66
	2.93
	Total = 8.59m2
	6.78m2 - 8.59m2 = -1.81m2

SETBACK LANDSCAPING

FRONT SETBACK AREA: 106.90 m²
IMPERVIOUS SURFACE: 83.68 m²
83.68 / 106.90 = 78.2%



PANNELL ROAD

(bitumen)

CUSTOM DESIGN

CLIENT :
CHOW RESIDENCE

ADDRESS :
LOT 159, (#12) PANNELL ROAD,
BATEMAN

SITE

SCALE : @ A3

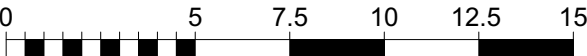
REVISION : PAGE # :

1

SEWER JUNCTION DETAILS

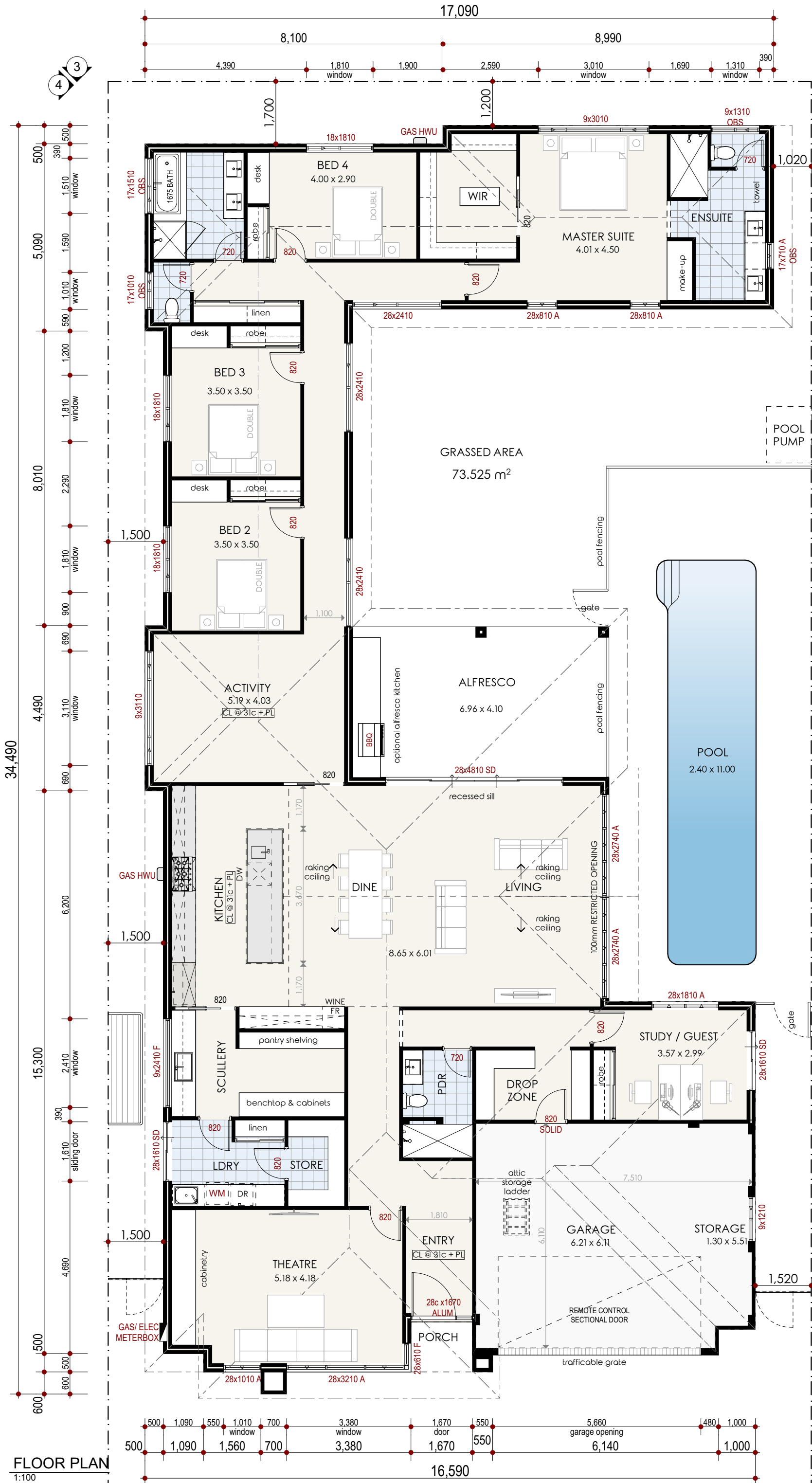
HOUSE CONNECTION (HC) IL: 61.18
UP DISTANCE: 1.0
DEPTH TO CONNECTION: 1.05

SCALE 1:200 AT A3 SIZE



IMPORTANT FEATURE SURVEY NOTES

1. The boundary information on this site plan is approximate only. The boundary has been positioned using a best-fit of available survey marks and fence lines. A repeg / bdy identification survey is recommended if an accurate position of features / improvements relative to the boundary is required.
2. The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.
3. The lot dimensions shown on this feature survey plan have been taken from L.T.O survey plans. The final repegged dimensions may vary due to adjustments made during field survey.
4. All service information shown of this plan should be verified with the relevant authorities. 5. Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.



FLOOR AREA			
Floor	Location	Area	Perimeter
GROUND FLOOR			
	HOUSE	330.84	124.840
	GARAGE	47.40	28.160
	ALFRESCO	28.54	22.120
	PORCH	2.27	6.060
		409.05 m²	

ROOF AREA	
Pitch	Area (flat)
25° 38' 0"	450.37
	450.37 m²

FLOOR PLAN	
CUSTOM DESIGN	SCALE: @ A3
CLIENT: CHOW RESIDENCE	REVISION: PAGE #:
ADDRESS: LOT 159, (#12) PANNELL ROAD, BATEMAN	2

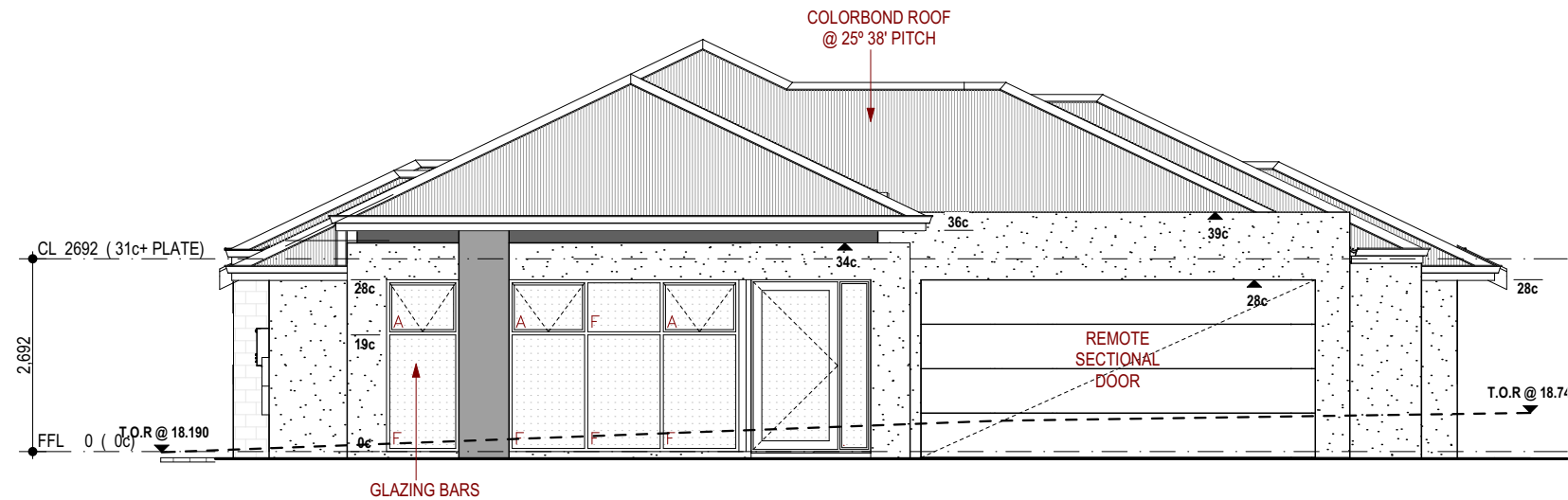
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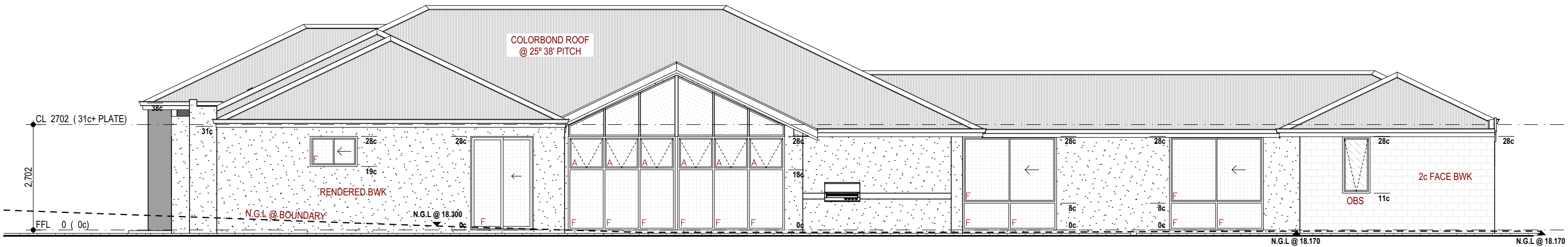


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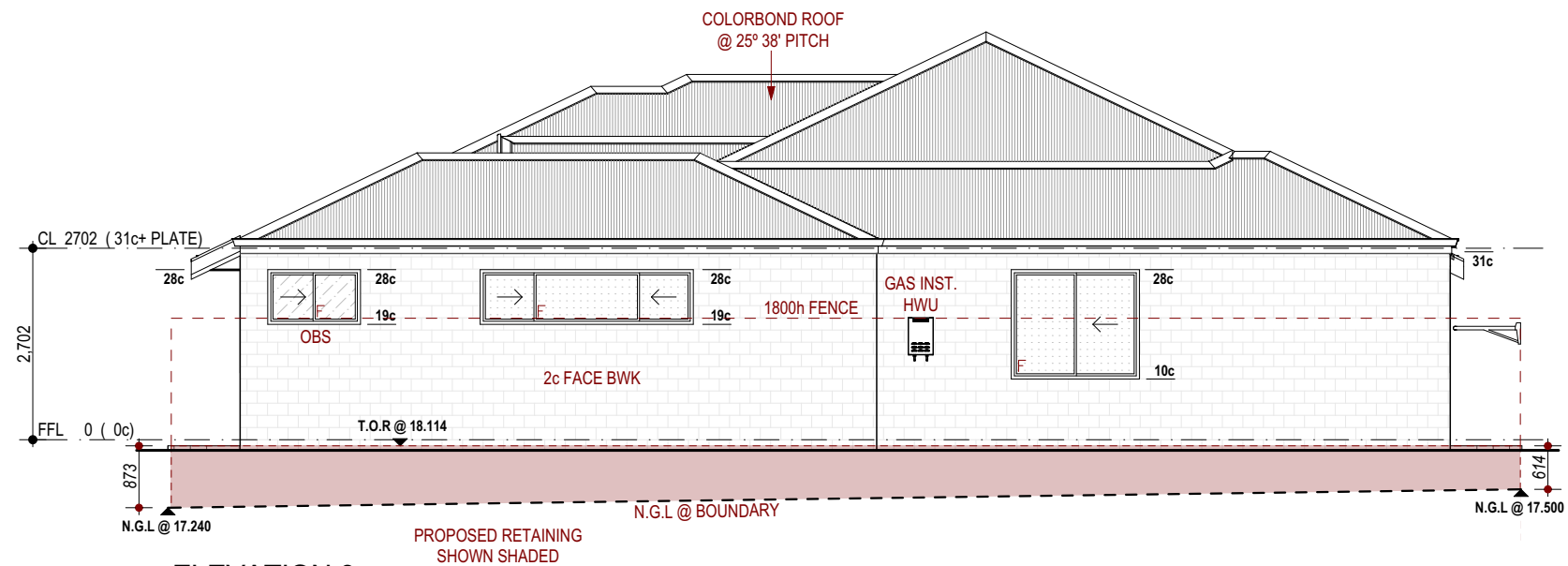


ELEVATION 1
1:100

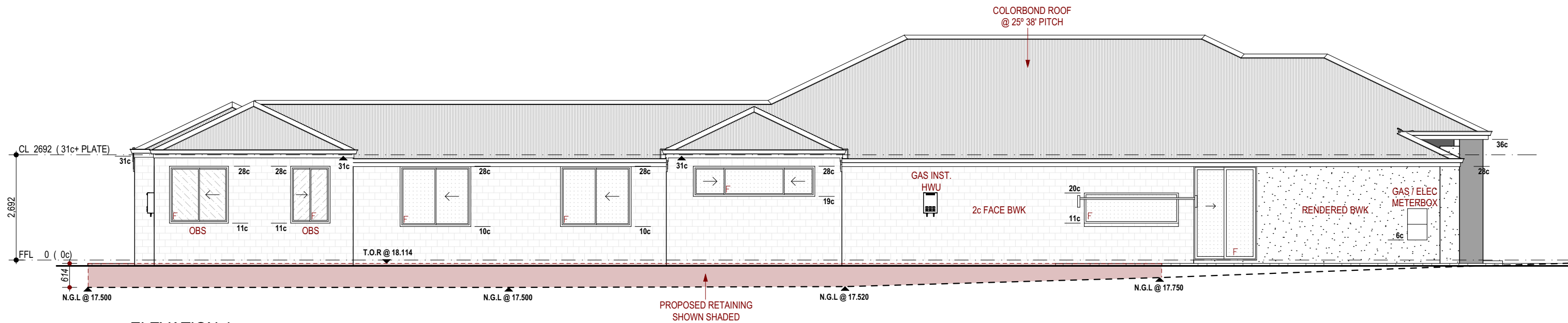


ELEVATION 2
1:100

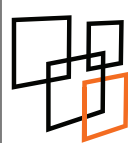
 ABN: 17 132 295 883	allstyleresidential.com.au me@allstyleresidential.com.au ☎ 0403 164 094 COPYRIGHT This plan shall remain the property of All Style Residential and must not be given, copied or resold without the permission of All Style Residential	REV	DATE	DESCRIPTION	CUSTOM DESIGN CLIENT : CHOW RESIDENCE ADDRESS : LOT 159, (#12) PANNELL ROAD, BATEMAN	ELEVATIONS 1 & 2	
				ISSUED FOR BUILDING LIC. & CONSTRUCTION			
						SCALE :	1:100 @ A3
						REVISION :	PAGE # :
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ELEVATION 3
1:100



ELEVATION 4
1:100

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REV	DATE	DESCRIPTION
		ISSUED FOR BUILDING LIC. & CONSTRUCTION

CUSTOM DESIGN

CLIENT :
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ADDRESS :
LOT 159, (#12) PANNELL ROAD,
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ELEVATIONS 3 & 4	
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