

PROPOSED SITE PLAN

FFL TO BE CONFIRMED WITH GEOTECH REPORT

DRAWINGS TO BE READ INCONJUNCTION WITH ENGINEERS DETAILS

SITE COVER - R25 MAX. 50%

SITE COVER	170.48m ²
LOT AREA	281m ²
50% CP	33.50m ²
TOTAL AREA	314.50m ²
SITE COVER	54.20%

DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

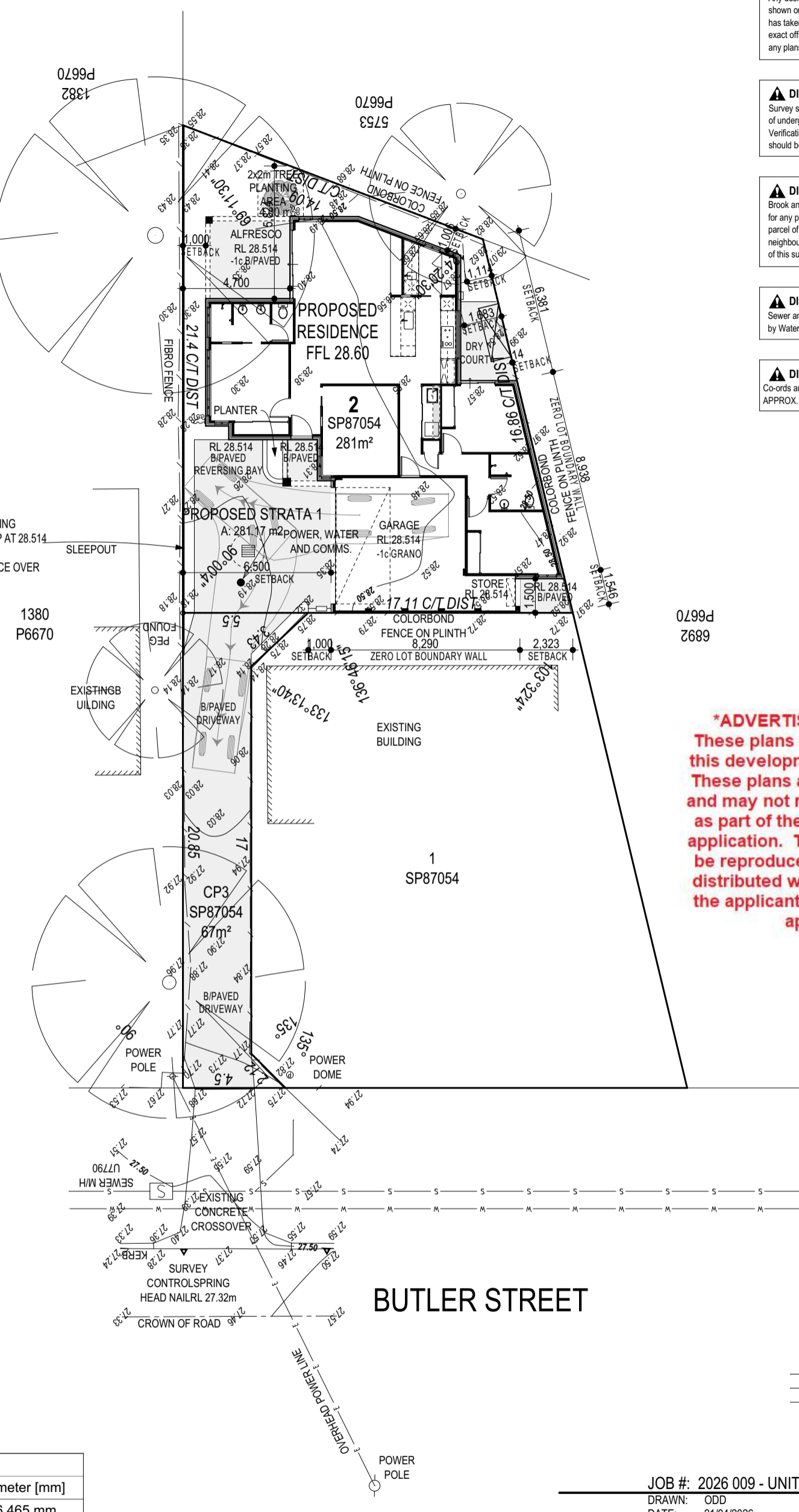
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Brook and Marsh Licensed Surveyors accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbour's levels and features that have occurred after the date of this survey.

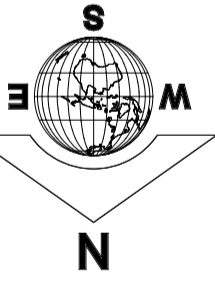
DISCLAIMER: 14/04/2026
Sewer and Water details plotted from information supplied by Water Corporation and is approximate only.

DISCLAIMER: 10/04/2026
Co-ords are assumed. APPROX. A.H.D. derived from sewer m/h lid U7790 (Lid RL 27.49m).

COLORBOND PLINTH RETAINING TO ENGINEERS DETAILS, TOP AT 28.514
BOTTOM OF WALL 28.18
1800 HIGH COLORBOND FENCE OVER



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PAVING AREAS	
Top Surface [m ²]	Perimeter [mm]
130.89 m ²	106,465 mm

LEGEND

	TREE (LARGER SYMBOL DENOTES LARGER CANOPY)
	SURVEY CONTROL
	WATER METER
	POWER DOME
	TELSTRA PIT
	FENCE LINE
	ESINET WATER MAIN
	ESINET SEWER MAIN

JOB #: 2026 009 - UNIT 2
DRAWN: ODD
DATE: 21/04/2026
REVISION: DA-1



CITY OF MELVILLE
R25
SHEET No. 2 of 5

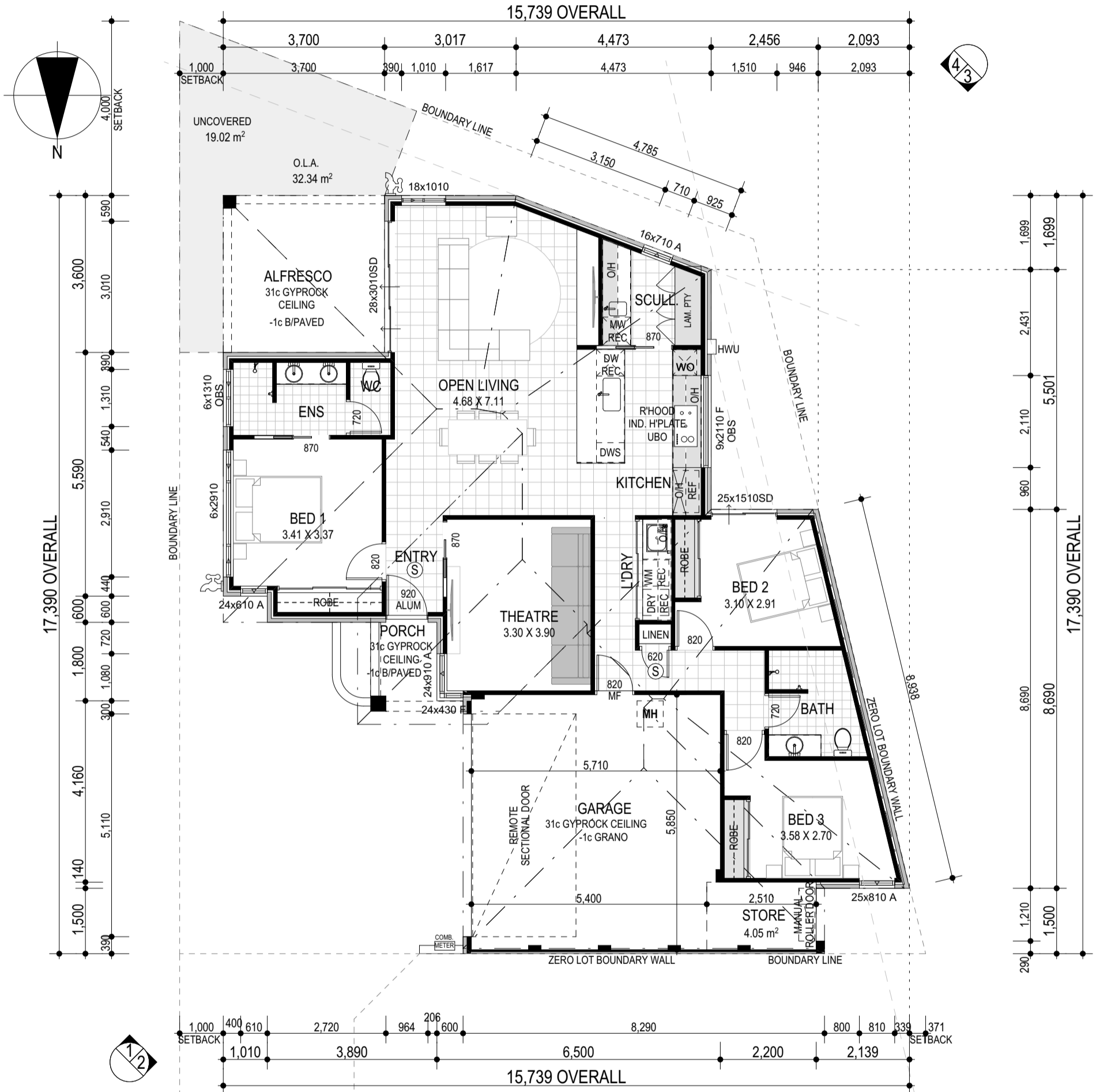
 BROOK MARSH LICENSED SURVEYORS ph 9398 2441 fax 9490 1313 P.O BOX 91 GOSNELLS 6990 admin@brookandmarsh.com.au	DRAWN: B.K. SURVEYED: A.R. CONTOUR INTERVAL: 0.25m DATUM: APPROX. A.H.D.	JOB NUMBER: 26084 DATE: 15/04/2026 SCALE: 1:200 CO-ORD SYS: ASSUMED	<h2>LEVEL AND FEATURE SURVEY OF LOT 2 ON SP87054</h2> <h3>21A BUTLER STREET, WILLAGEE</h3> <p>SHEET 1 of 1</p>
	METRES DRAWING FILE: 26084 LF - Drawing001	CLIENT: VIVA DEVELOPMENTS	REV. 00 A3

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS, ALL RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

NOTE:
DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT AND COMMENCING OF ANY WORK.
LOCATION OF DOWNPIPES INDICATIVE ONLY AND MAY BE REPOSITIONED AT THE DISCRETION OF THE ROOF PLUMBER.

CLIENT NOTE:
ALL SETBACKS SUBJECT TO SHIRE & DEVELOPERS APPROVAL.

DRAWINGS TO BE READ INCONJUNCTION WITH ENGINEERS DETAILS



GROUND FLOOR PLAN
1:100

Roof Area [m2 on the flat]		187.35
AREAS - UNIT 3		
	Measured Area	Perimeter
GROUND FLOOR	131.57	60,306
GARAGE	38.91	28,459
ALFRESCO	14.06	15,001
PORCH	3.10	7,121
	187.64 m ²	110,887 mm

	REQ.	REC.	DWN.
ENERGY ASSESSMENT	Y	X	
ENGINEERS	Y	X	
BAL REPORT	N/A	X	
NOISE REPORT	N/A	X	
AIRCON DESIGN	Y	X	

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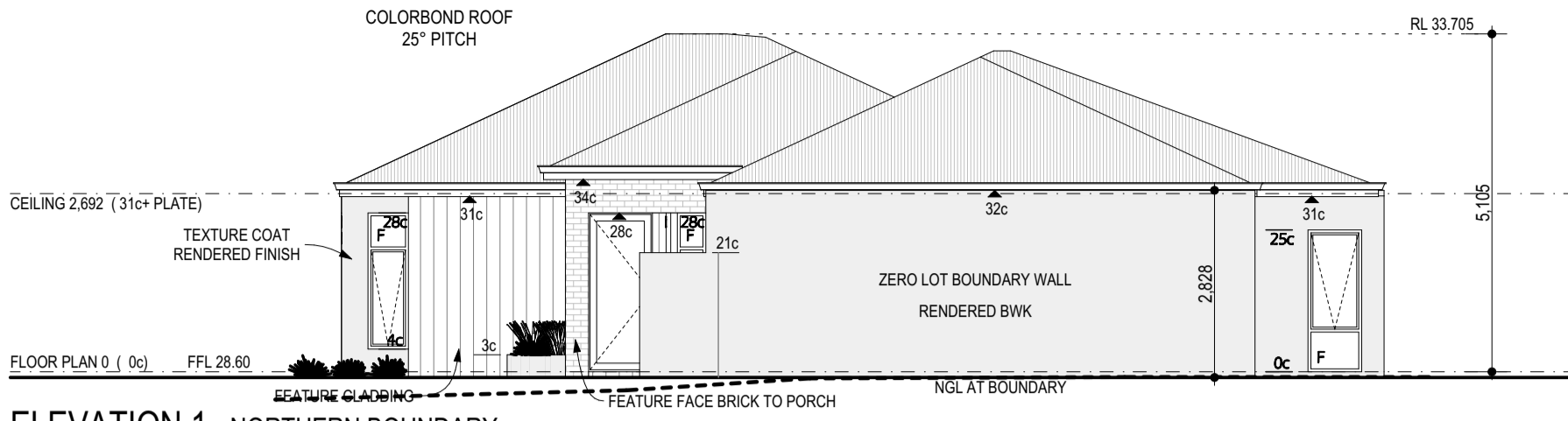


CLIENT: [REDACTED]
ADDRESS: LOT 2 (#21A)
BUTLER STREET
WILLAGEE

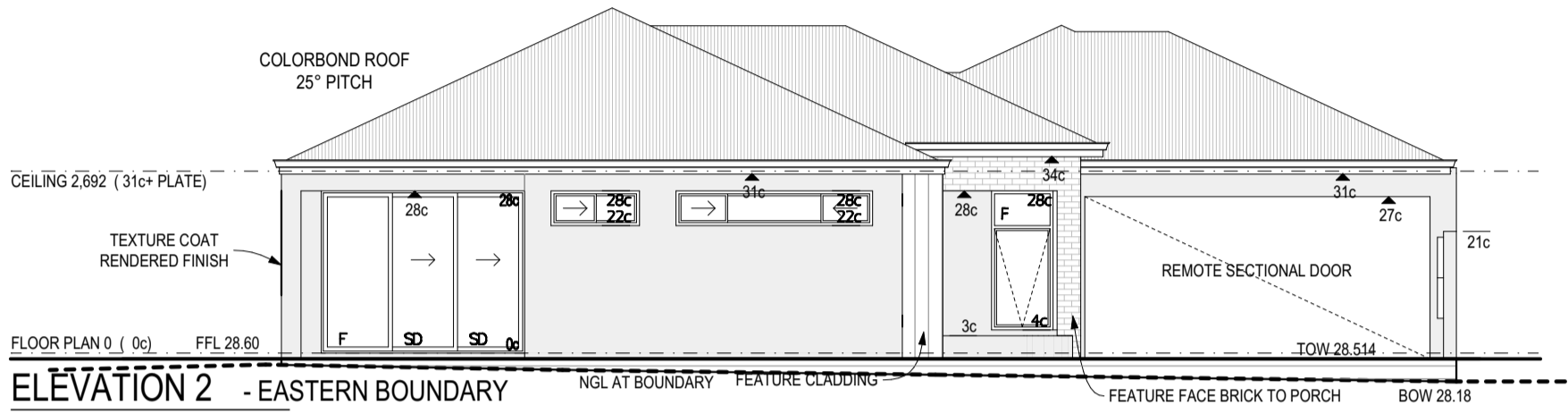
JOB #: 2026 009 - UNIT 2
DRAWN: ODD
DATE: 21/04/2026
REVISION: DA-1



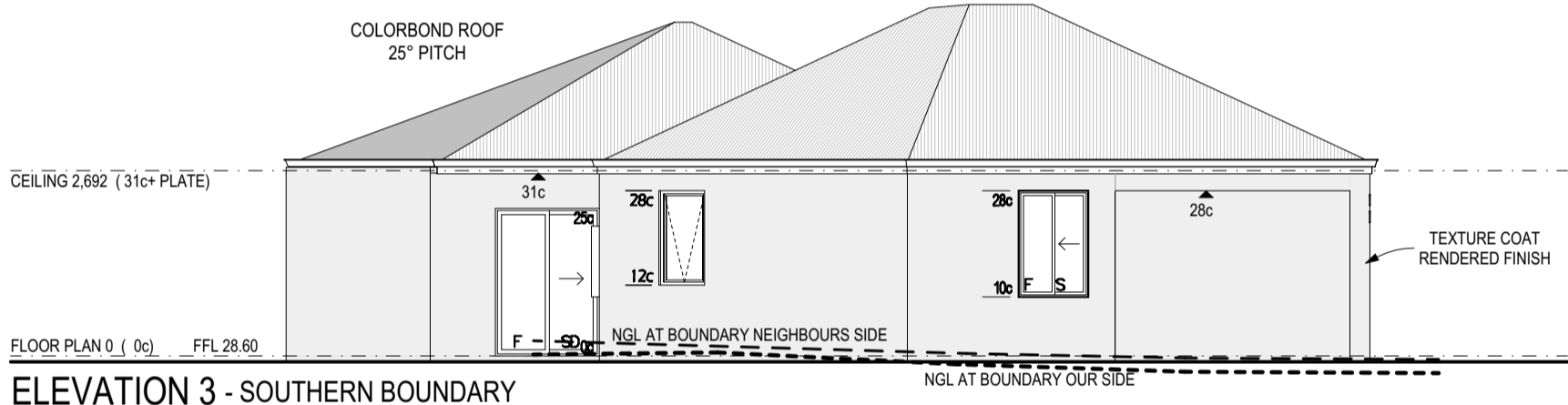
CITY OF MELVILLE
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SHEET No. 4 of 5
Date Printed 21/04/2026



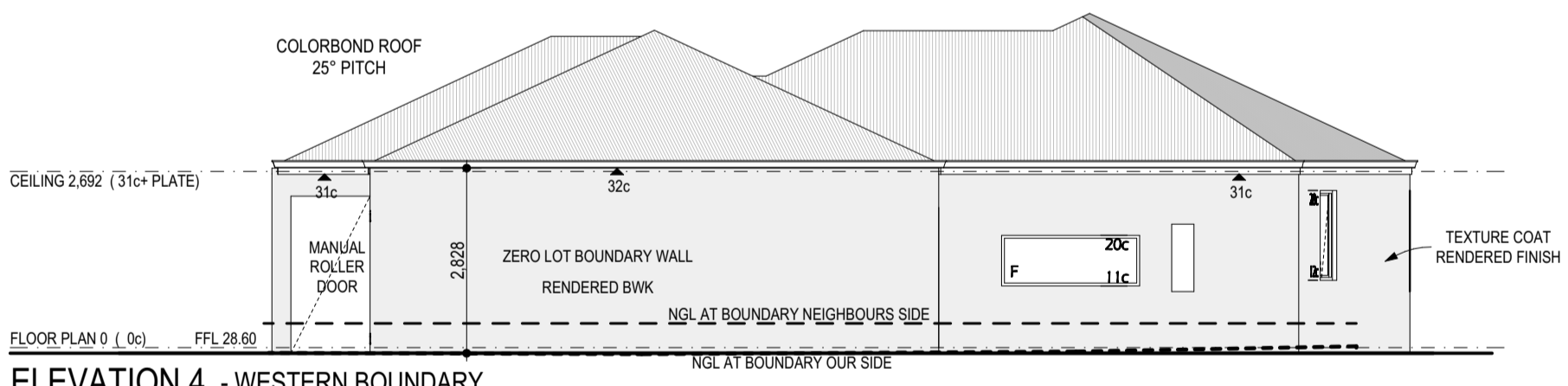
ELEVATION 1 - NORTHERN BOUNDARY
SCALE 1:100



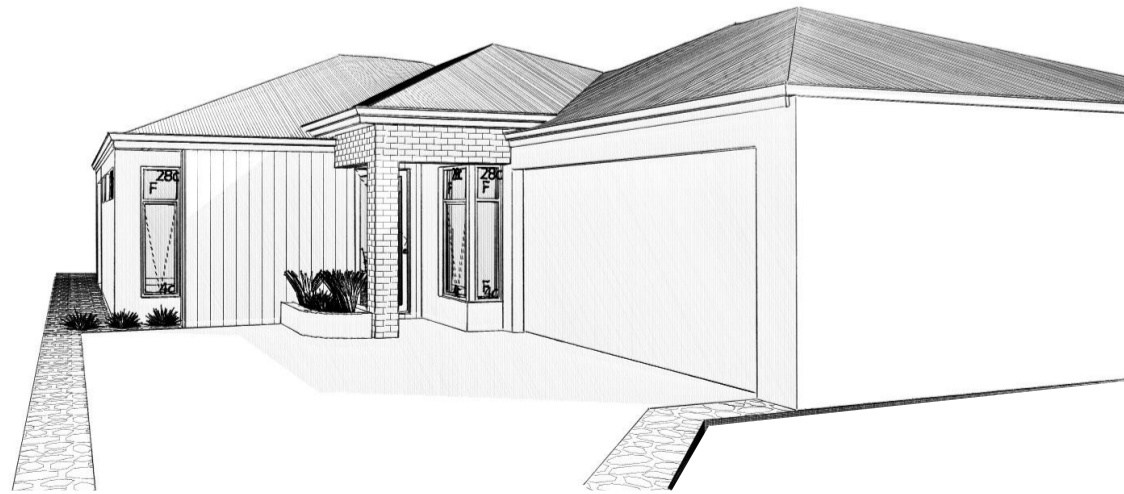
ELEVATION 2 - EASTERN BOUNDARY
SCALE 1:100



ELEVATION 3 - SOUTHERN BOUNDARY
SCALE 1:100



ELEVATION 4 - WESTERN BOUNDARY
SCALE 1:100



PERSPECTIVE FOR ILLUSTRATION PURPOSES ONLY

	REQ.	REC.	DWN.
ENERGY ASSESSMENT	Y	X	
ENGINEERS	Y	X	
BAL REPORT	N/A	X	
NOISE REPORT	N/A	X	
AIRCON DESIGN	Y	X	

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Outlook
DESIGN & DRAFTING
© 2026 ph: 0431 058 676 e: paula@outlookdesign.com.au

CLIENT: [REDACTED]
ADDRESS: LOT 2 (#21A)
BUTLER STREET
WILLAGEE

JOB #: 2026 009 - UNIT 2
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CITY OF MELVILLE
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