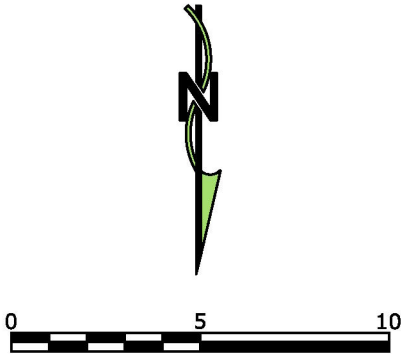
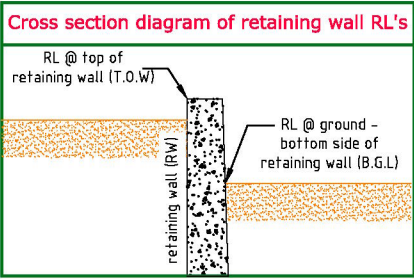


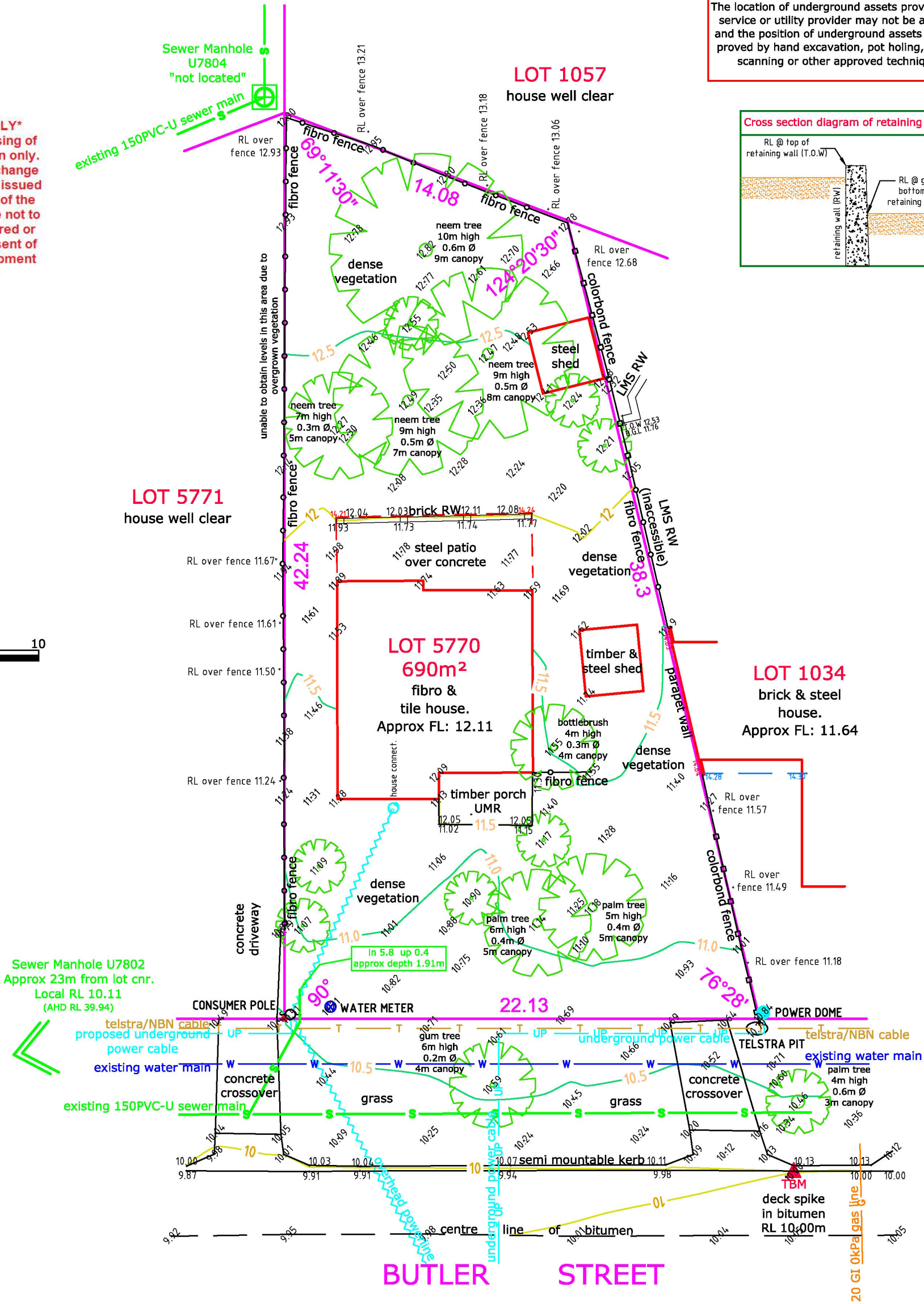
NOTE: No title viewed by The Land Division. A certificate of title check for easements and encumbrances is highly recommended as should they exist, they may affect design.

Note: Service lines are plotted from before you dig (BYDA) information and must be verified before adopting their positions. The location of underground assets provided by a service or utility provider may not be accurate and the position of underground assets must be proved by hand excavation, pot holing, surface scanning or other approved techniques.

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LEGEND	
	TBM - RL 10.00m
	Edge of Patio/Structure
	Gutter Line
	Ridge Line
	Overhead Powerline (centre-line of poles)
	Underground Power Cable
	Gas Line
	Water Main
	Sewer Main
	Underground Telstra/NBN Cable
	Water Meter
	Sewer Manhole
	House Connection
	Power Dome
	Power Pole
	Telstra Pit
	Tree
	Peg/Boundary Mark



TBM deck spike in bitumen equals local RL 10.00m
Contractor to check datum before adopting levels

Survey Date: 18 February 2026			Scale 1:200@A3		
Client:					
Rev	Date	Description	Surv	Drawn	
0	19/02/2026	Feature Survey Drafted	TF	TF	

**FEATURE AND CONTOUR SURVEY OF
LOT 5770 ON DEPOSITED PLAN 188310**
53 Butler Street, Willagee
C/T Vol: 1790 Fol: 466
our ref. 26-1019

Feature Survey by
THE LAND DIVISION
PLANNING | SURVEYING | DESIGN
PO Box 2444,
Malaga, WA 6090
phone: 08 9209 3232
www.landdivision.com.au

NOTES: 1) CONSULT LEGAL ADVICE ON EASEMENTS, ENCUMBRANCES AND CAVEATS THAT MAY APPEAR ON THE CERTIFICATE OF TITLE. 2) LEVELS ON ADJOINING PROPERTIES ARE APPROXIMATE DUE TO ACCESS RESTRICTIONS. 3) SERVICES PLOTTED AS VISUALLY SEEN ON SITE AND ARE APPROXIMATE. 4) SEWER POSITION AND LEVELS FROM WATER CORPORATION PLANS. 5) CONSULT BEFORE YOU DIG (BYDA) TO CHECK LOCATION OF UNDERGROUND SERVICES. 6) BEWARE OF OVERHEAD POWER LINE HAZARDS. 7) CONSULT TLD ON ANY ANOMALY BEFORE DESIGN AND CONSTRUCTION. 8) POSITION AND DEPTH OF SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR. 9) FEATURES ARE RELATED TO FENCE-LINES ONLY. NO CONNECTION MADE TO BOUNDARIES. REPEG RECOMMENDED.

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Client

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Site Address

Proposed Duplex
53 Butler Street, Willagee



P: 9328 7577 M: 0411 105 009
E: info@markanthonydesign.com.au
A: 9/18 Brisbane Street (cnr Bulwer) Perth WA 6000
www.markanthonydesign.com.au

mark anthony design

Dimensions

All dimensions and offsets are indicative ONLY for council purposes and may vary at final documentation stage

5.3.7 Site works

Although there is a sections of fill retaining over 0.5m along the left hand boundary.

- The site has a significant slope and some fill retaining walls exceed the 0.5 m prescriptive limit due to the natural fall of the site and the need to achieve compliant finished floor levels, driveway gradients, and equitable access to all dwellings.
- Where retaining occurs adjacent to boundaries, fencing is integrated above the retaining wall rather than increasing solid wall height at ground level, maintaining reasonable amenity outcomes for adjoining properties.
- Provides opportunities for the residents to use space to the external of the buildings with all outdoor living areas located to the North.
- The levels provided minimise excavation and fill
- The retaining walls are located along the side boundary, minimising visual impact on the streetscape.

Overall the proposed design respects the natural ground level, follows the contours of the land, allows for effective use of land for the benefit of residents, has no negative impact on the adjoining properties and will complement the streetscape.

5.1.4 Open Space

Although both units are over the 50% open space allowed. The development incorporates suitable open space for its context to:

- Provides opportunities for the residents to use space to the external of the building with all outdoor living areas located to the North.
- All OLA's are over the required 30m² providing ample space for landscaping and tree planting to create an attractive setting for the buildings.
- Is consistent with existing developments in the area and provides the desired streetscape character
- All habitable rooms have major openings that provide access to natural sunlight
- Setbacks allow for landscaped areas to create an attractive street elevation.
- A separate drying court is provided to each dwelling away from view of the outdoor living area and from communal areas
- Sufficient space is provided for external fixtures

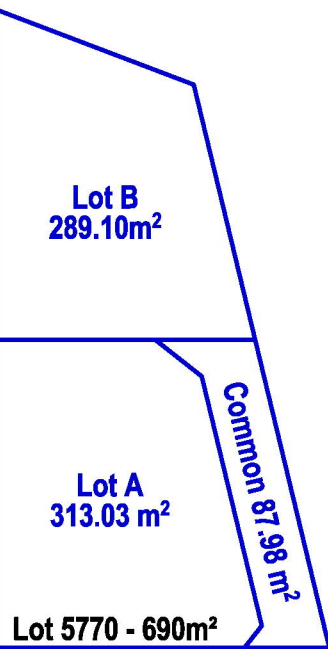
Overall, all lots are consistent with existing developments in the area, provides the desired streetscape character and provides increased amenity for the future residents.

Lot A Open Space Calc.

Lot Area:	314.03m ²
Share of Common Area:	43.49m ²
Total usable Lot Area:	357.52m ²
Allowable Site Coverage 50%:	178.76m ²
Actual Site Coverage:	185.66m ² (51.93%)

Lot B Open Space Calc.

Lot Area:	289.10m ²
Share of Common Area:	43.49m ²
Total usable Lot Area:	332.59m ²
Allowable Site Coverage 50%:	166.29m ²
Actual Site Coverage:	177.53m ² (53.38%)



Strata Plan
scale 1:500

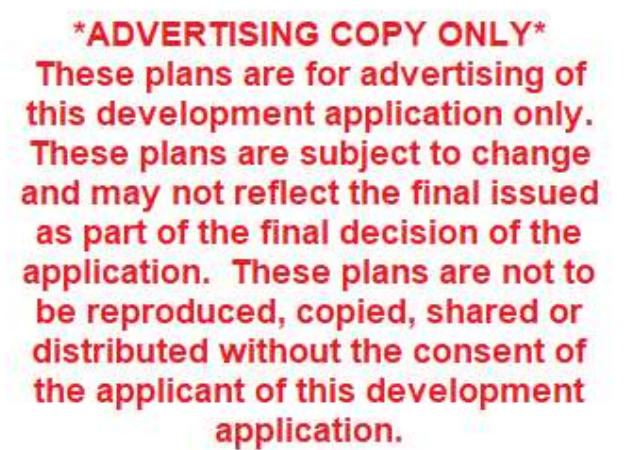
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Site Plan
scale 1:100

Client	© copyright	P: 9328 7577 M: 0411 105 009 E: info@markanthonydesign.com.au A: 9/18 Brisbane Street (cnr Butler) Perth WA 6000 www.markanthonydesign.com.au	checked M.A. scale 1:100 (A2) issued for Planning Approval	drawn T. Denslow date 17.07.2026 SHEET No. 01 of 03	JOB No. 2882	REV No. Rev x - xx.xx.xxxx	DESCRIPTION.
Site Address Proposed Duplex 53 Butler Street, Willagee Document Set ID: 7438866	mark anthony design	CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. THE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEERING DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.	mark anthony design				

g	= BRICK COURSE HEIGHT	wc	= WATER CLOSET
w	= WITH	wm	= WASHING MACHINE
dp	= DOWNPIPE	dry	= DRYER
exptr	= SPREADER	dw	= DISHWASHER
mfh	= RAIN WATER HEAT	s	= SINK
do	= DOOR HEIGHT OPENING	wlo	= WALL OVEN
aho	= AIR-CONDITIONING	ubo	= UNDER BENCH OVEN
mh	= MANHOLE	vb	= VANITY BASIN
sa	= SMOKE ALARM	hb	= HAND BASIN
bbs	= BEDROOM BOUNDER	br	= BROUGH
td	= THERMAL DETECTOR	hp	= HOT PLATE
fr	= FLOOR WASTE	rh	= RANGEHOOD
td	= TUN-DISH	chc	= OVERHEAD CUPBOARDS



scale1:100

Unit A Building Area		Unit B Building Area	
Floor:	146.15m ²	Floor:	139.76m ²
Garage:	34.80m ²	Garage:	37.77m ²
Alfresco:	12.00m ²	Alfresco:	11.76m ²
Porch:	2.55m ²	Porch:	2.72m ²
Store:	4.71m ²		
Total Area:	200.21m ²	Total Area:	192.01m ²

