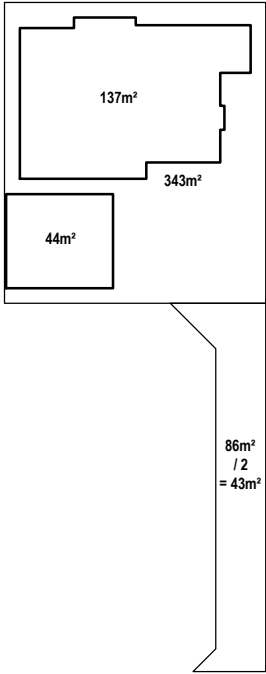
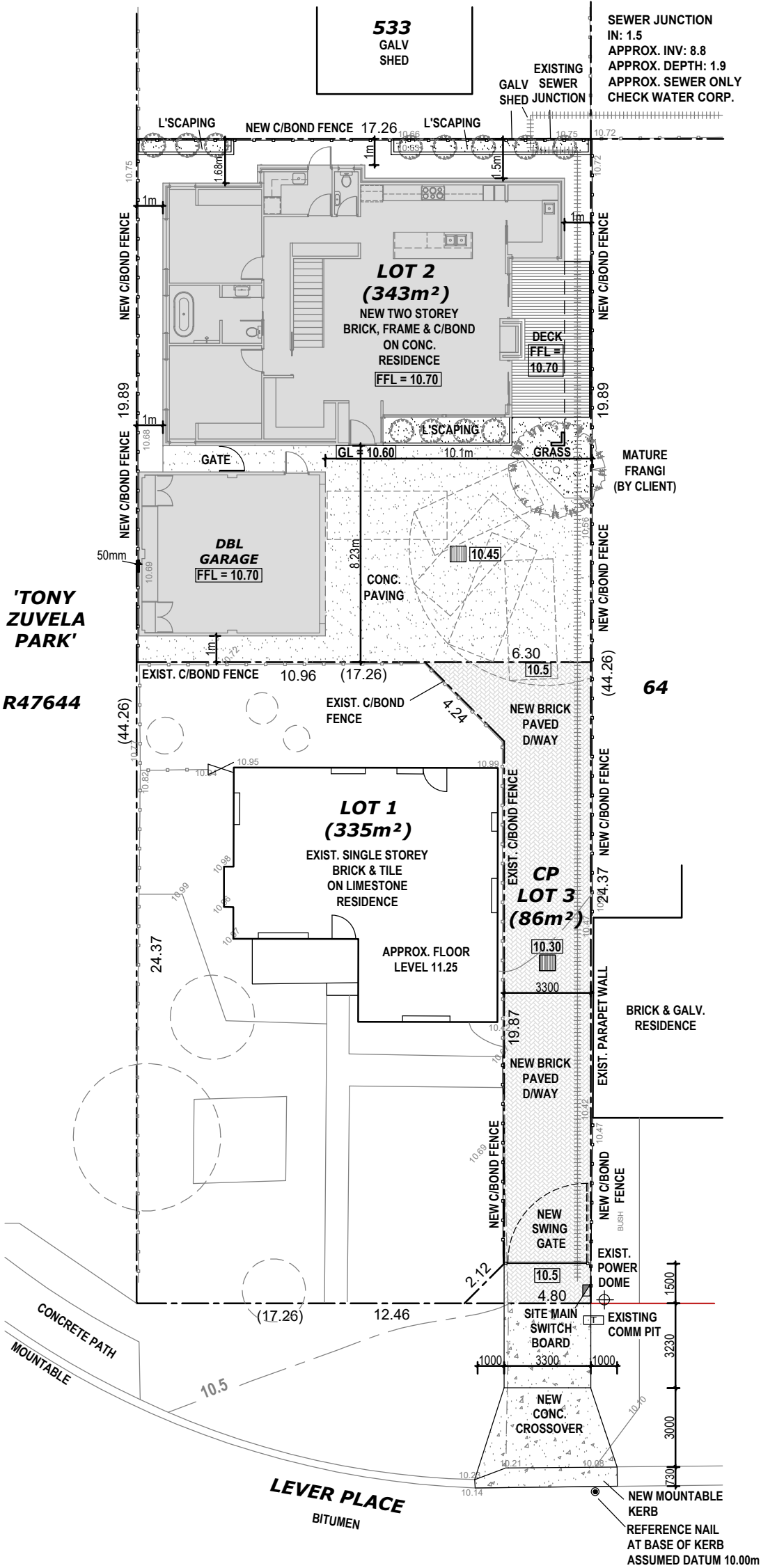


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OPEN SPACE CALCS
R25 = 50% OPEN SPACE

i) LOT 2 - 343m² +
CP3 - 86m² (50% PERMISSABLE) = 43m²
TOTAL = 386m²

ii) GF FLOOR AREA - 137m²
GARAGE FLOOR AREA - 44m²
TOTAL = 181m²

iii) 50% OF 386m² = 193m²
181 / 386 = 41% BUILT COVERAGE.
THEREFORE 59% OPEN SPACE PROVIDED
RESULT = COMPLIANT

LEGEND

- T.B.M.
- SEWER MANHOLE
- SEWER CONNECTION
- POWER DOME
- SEWER INSPECT
- TELSTRA
- FLOOR LEVEL
- TREE (TO REMAIN)
- TREE (TO BE REMOVED)
- WATER METER
- DRAIN
- POWER POLE
- SOAKWELL
- STREET LAMP
- HYDRANT
- WATER LINE
- BOUNDARY
- PROPOSED NEW WORKS
- SEWER LINE
- TOW
- TOP OF WALL / RETAINER / FENCE
- POINT OF INTEREST
- CONTOURS

NOTES:

1. ALL DIMENSIONS & LOCATIONS OF EXISTING STRUCTURES ARE INDICATIVE. CONTRACTOR TO CHECK ALL MEASUREMENTS PRIOR TO CONSTRUCTION.

ADE ARCHITECTS



A : 34 Welshpool Rd, Welshpool, WA, 6106
P : 0466 231 420
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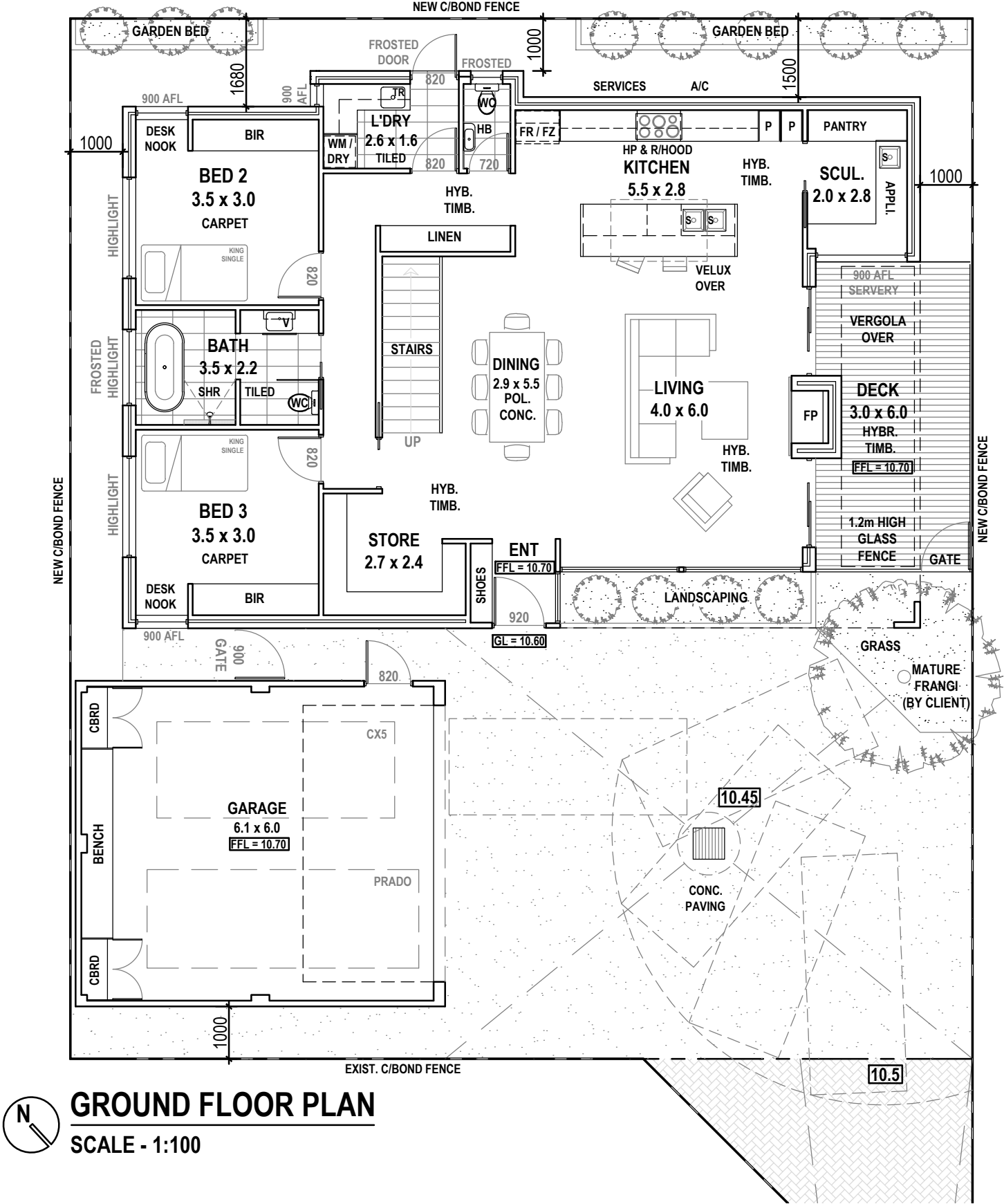


SITE PLAN - PROPOSED
SCALE - 1:200

LEGEND

EXTENT OF NEW WORKS

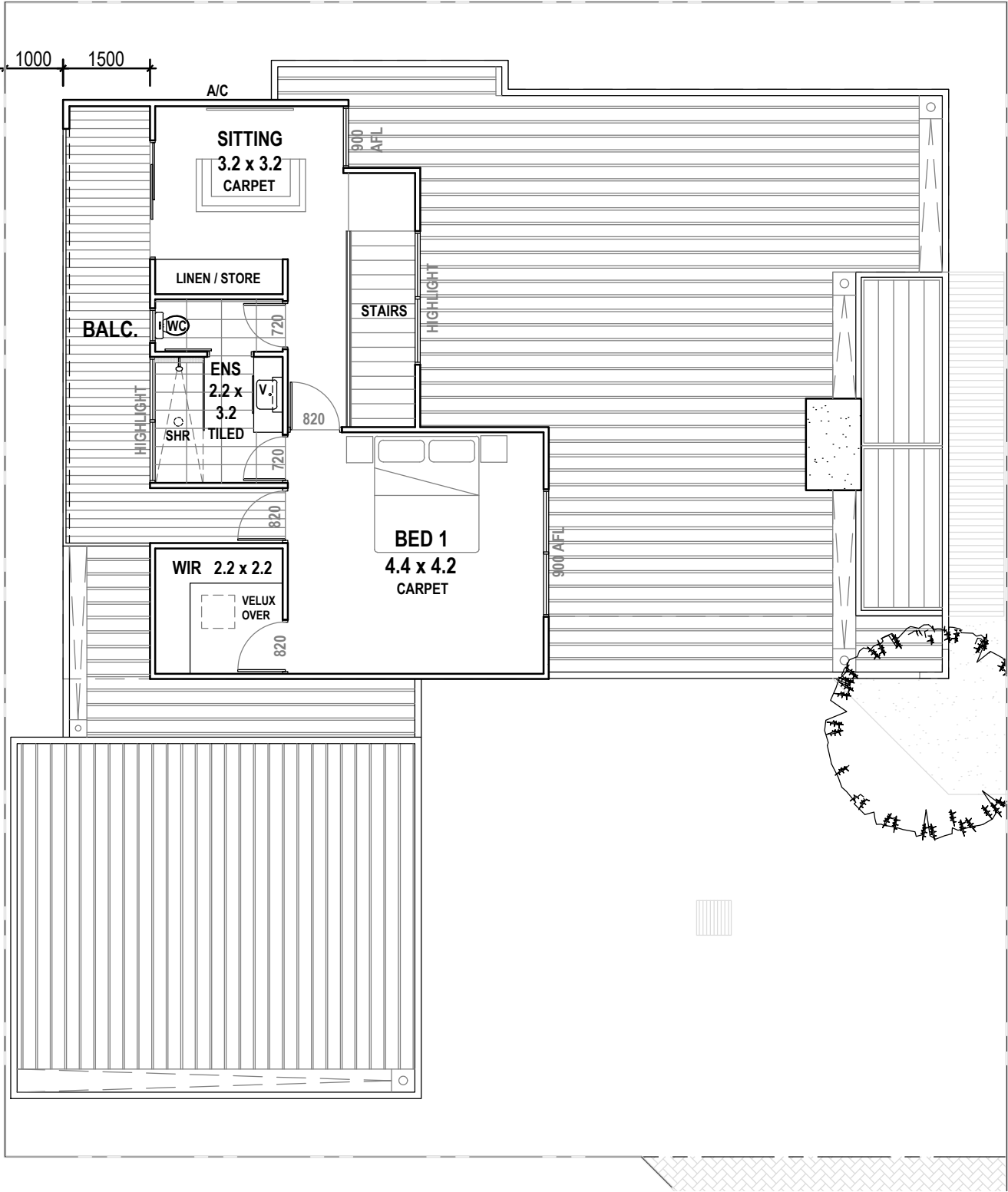
0	FOR DEVELOPMENT APPLICATION	22/06/26	ER
REV	DESCRIPTION	DATE	AUTH
LOT 2, 18 LEVER STREET, WILLAGEE			
DRAWINGS: SITE PLAN (LOT 2)			
SCALE - 1:200	JOB NO. 092	DWG. A1.0 REVISION 0	
DATE - 22/06/26			
DRAWN - ER			
CHECKED - ER			



GROUND FLOOR PLAN

SCALE - 1:100

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FIRST FLOOR PLAN

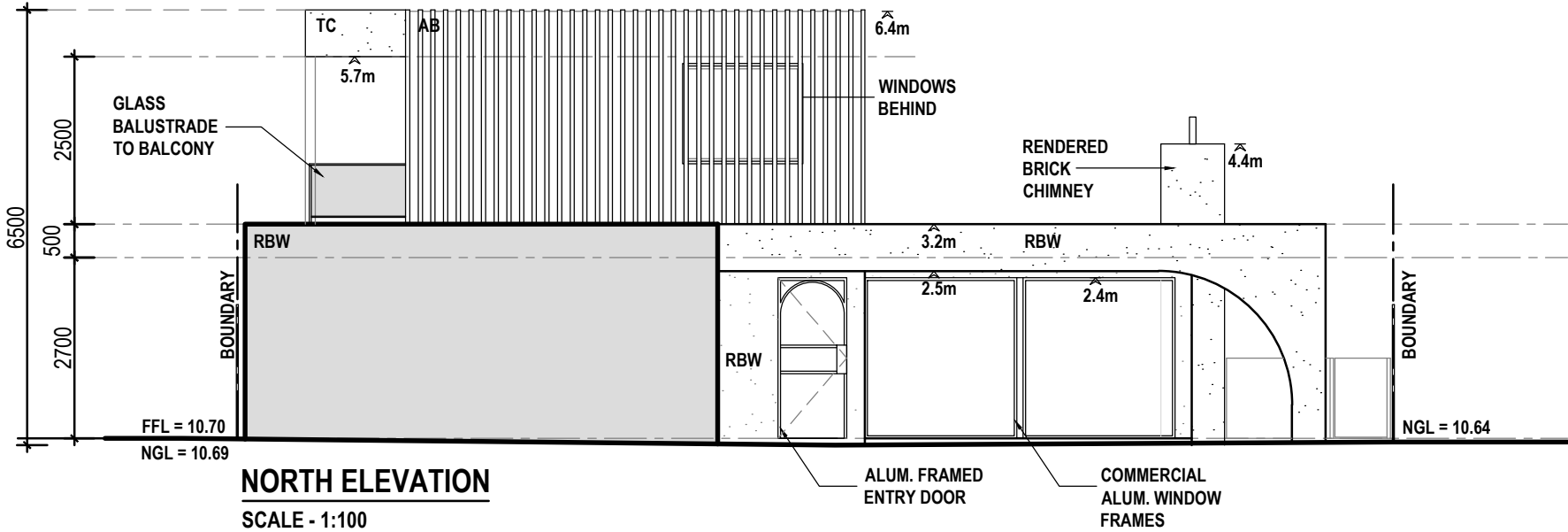
SCALE - 1:100

ADE ARCHITECTS

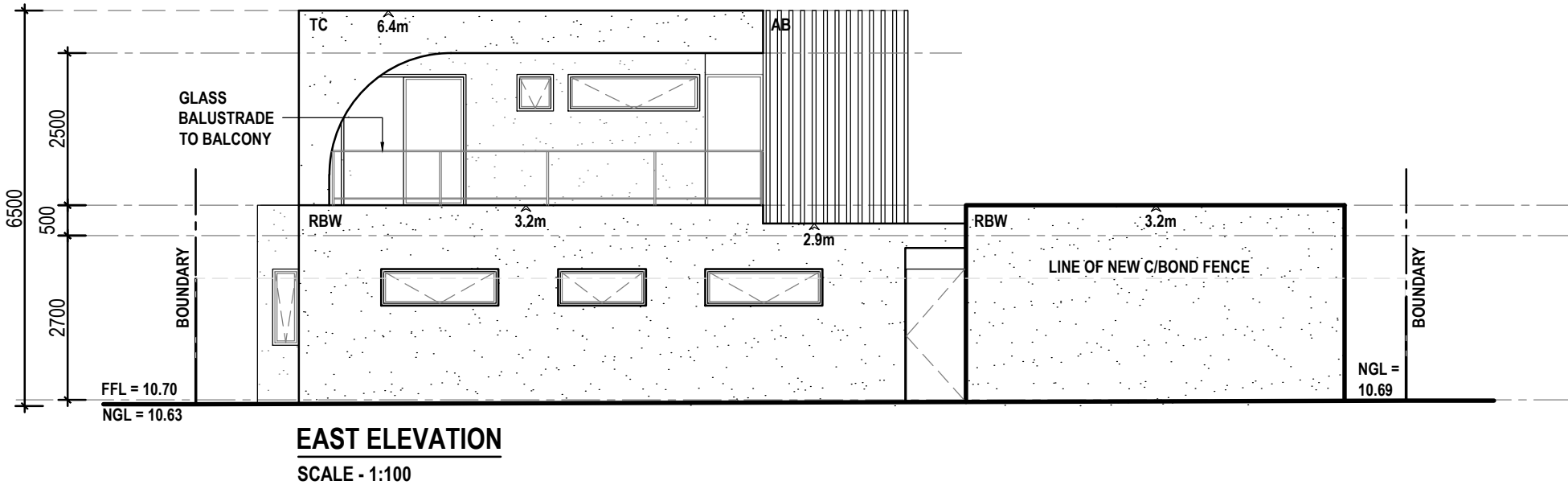


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0	FOR DEVELOPMENT APPLICATION	22/06/26	ER
REV	DESCRIPTION	DATE	AUTH
LOT 2, 18 LEVER STREET, WILLAGEE			
DRAWINGS: FLOOR PLANS			
SCALE - 1:100	JOB NO.	DWG.	
DATE - 22/06/26	092	A2.0	
DRAWN - ER		REVISION	
CHECKED - ER		0	



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FINISHES SCHEDULE

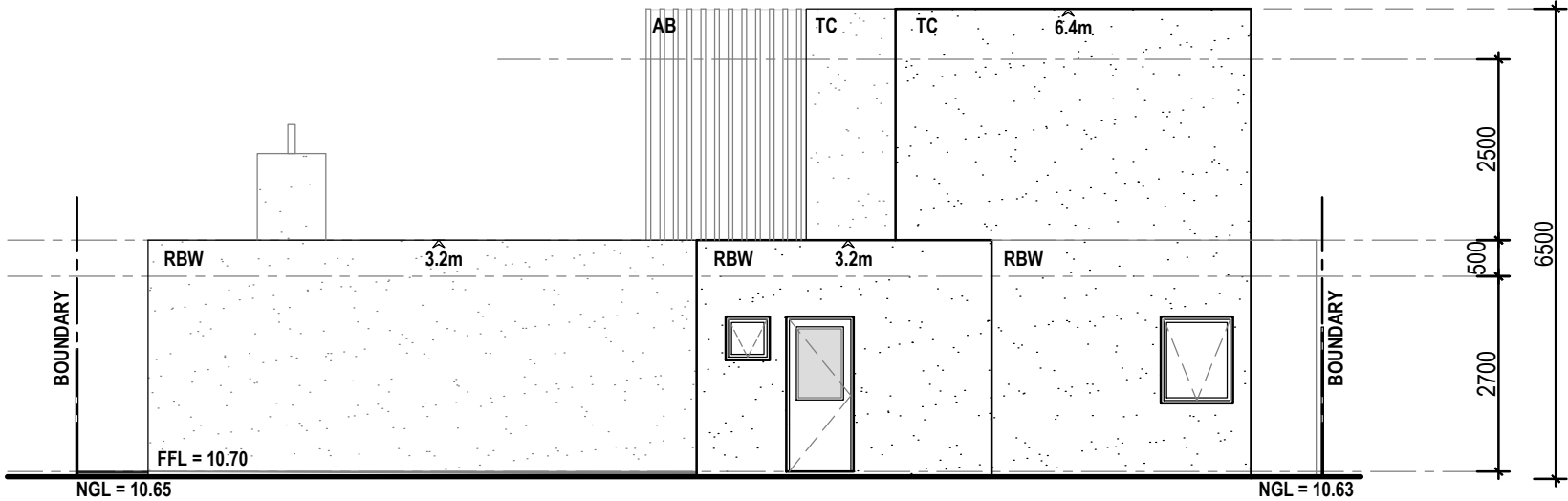
RBW	RENDERED BRICKWORK
AB	'MODINEX' ALUM. BATTENS VERTICALLY LAID (TIMBER LOOK)
TC	'TUFFTEX' EPS CLADDING SYSTEM ON STUD FRAME (RENDER FINISH)

ADE ARCHITECTS



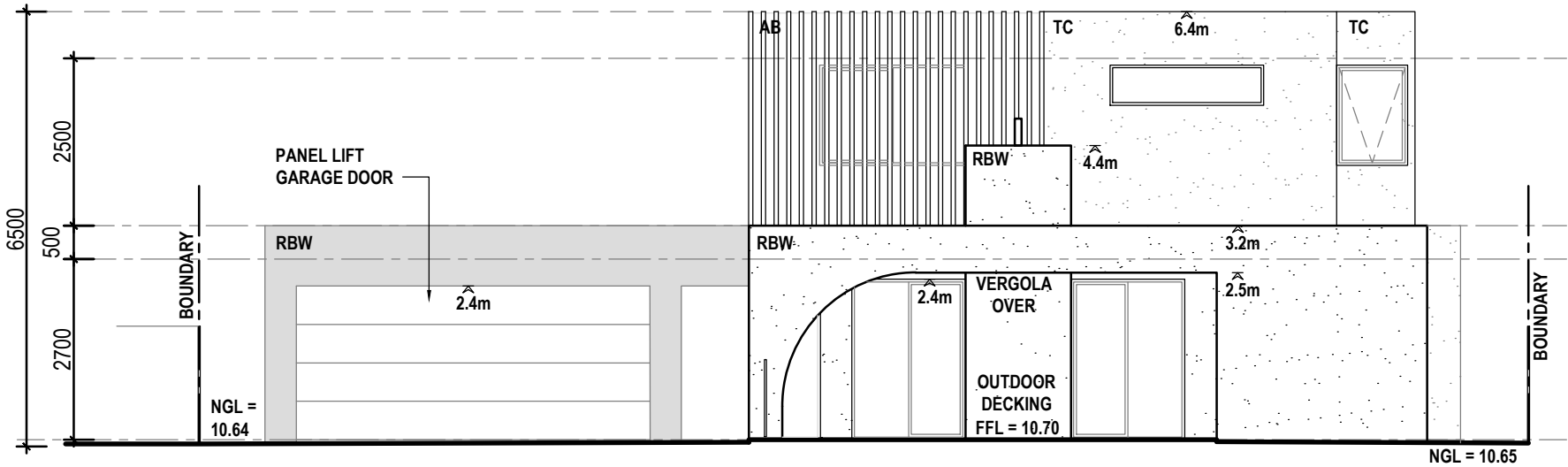
A : 34 Welshpool Rd, Welshpool, WA, 6106
P : 0466 231 420
E : email@adearchitects.com

0	FOR DEVELOPMENT APPLICATION	22/06/26	ER
REV	DESCRIPTION	DATE	AUTH
LOT 2, 18 LEVER STREET, WILLAGEE			
DRAWINGS: ELEVATIONS 1			
SCALE - 1:100	JOB NO.	092	
DATE - 22/06/26			
DRAWN - ER			
CHECKED - ER			
		DWG.	A3.0
		REVISION	0



SOUTH ELEVATION
SCALE - 1:100

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WEST ELEVATION
SCALE - 1:100

FINISHES SCHEDULE

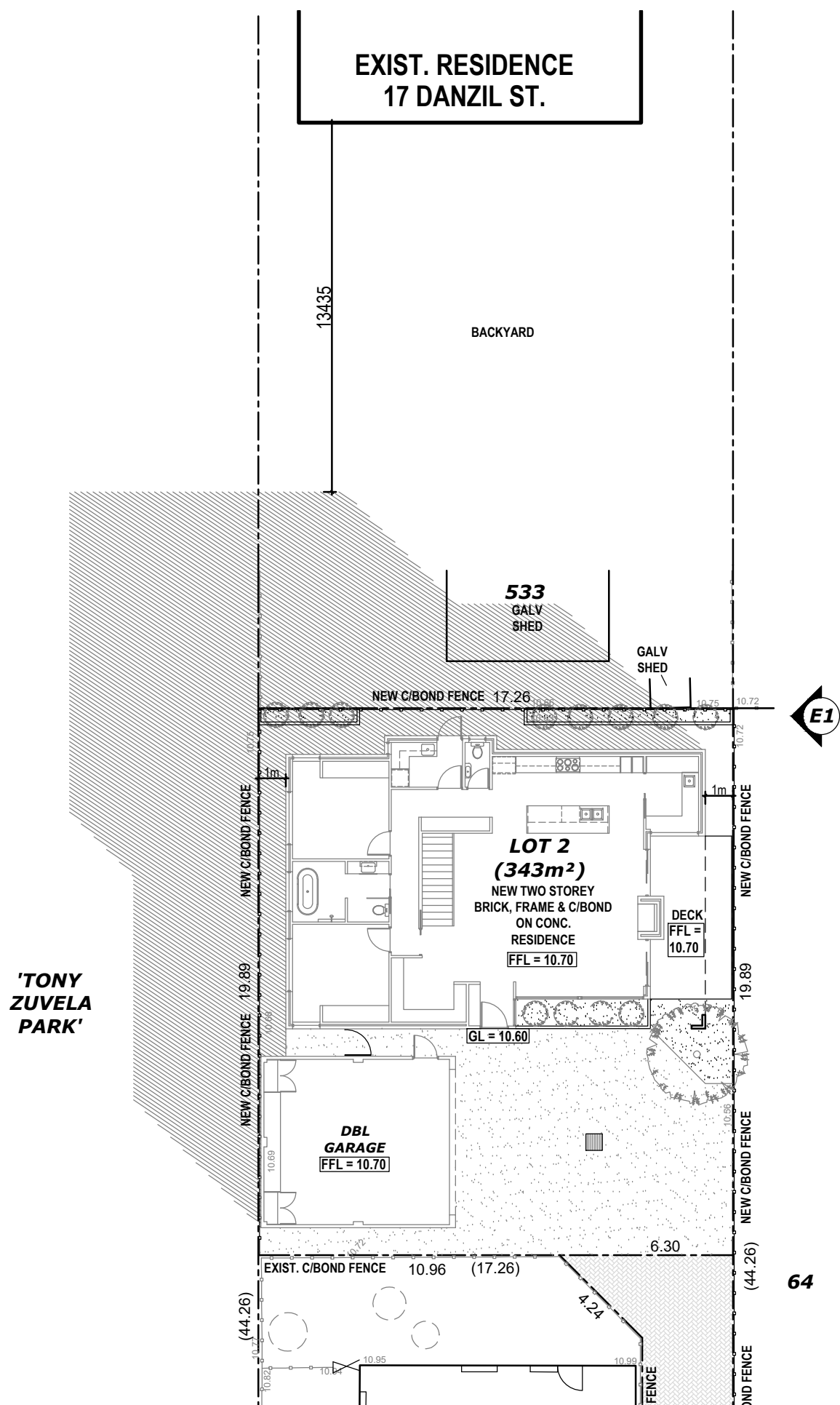
RBW	RENDERED BRICKWORK
AB	'MODINEX' ALUM. BATTENS VERTICALLY LAID (TIMBER LOOK)
TC	'TUFFTEX' EPS CLADDING SYSTEM ON STUD FRAME (RENDER FINISH)

ADE ARCHITECTS



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P : 0466 231 420
E : emil@adearchitects.com

0	FOR DEVELOPMENT APPLICATION	22/06/26	ER
REV	DESCRIPTION	DATE	AUTH
LOT 2, 18 LEVER STREET, WILLAGEE			
DRAWINGS: ELEVATIONS 2			
SCALE - 1:100	JOB NO.	092	
DATE - 22/06/26			
DRAWN - ER			
CHECKED - ER			
		DWG.	A3.1
		REVISION	0



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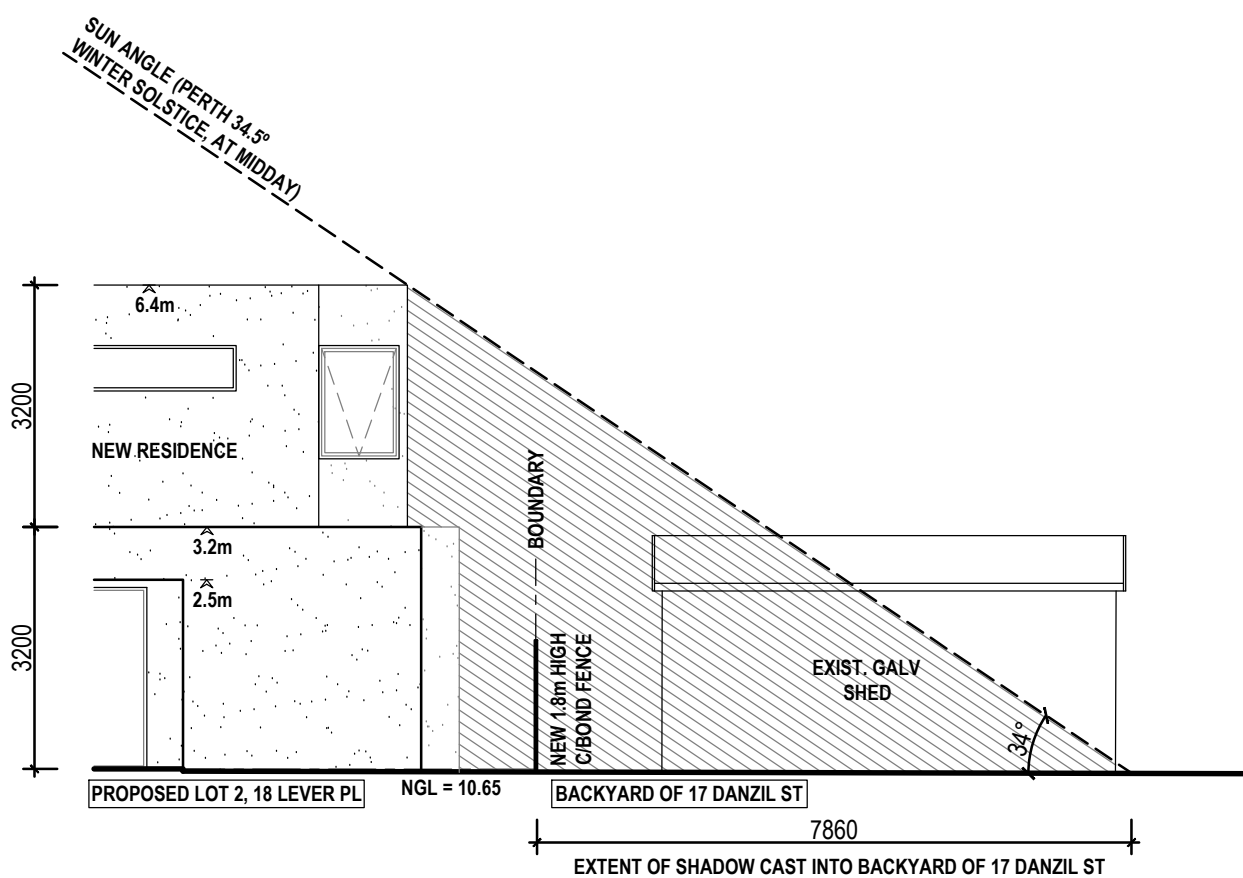


OVERSHADOWING PLAN

SCALE - 1:200

LEGEND

WINTER SOLSTICE (21st JUNE, MIDDAY)



OVERSHADOWING ELEVATION 1

SCALE - 1:100

ADE ARCHITECTS



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P : 0466 231 420
E : email@adearchitects.com

0	FOR DEVELOPMENT APPLICATION	14/07/26	ER
REV	DESCRIPTION	DATE	AUTH
LOT 2, 18 LEVER STREET, WILLAGEE			
DRAWINGS:			
OVERSHADOWING PLAN & DIAG.			
SCALE - 1:200 & 1:100		JOB NO. 092	DWG.
DATE - 14/07/26			A1.1
DRAWN - ER			REVISION
CHECKED - ER			0