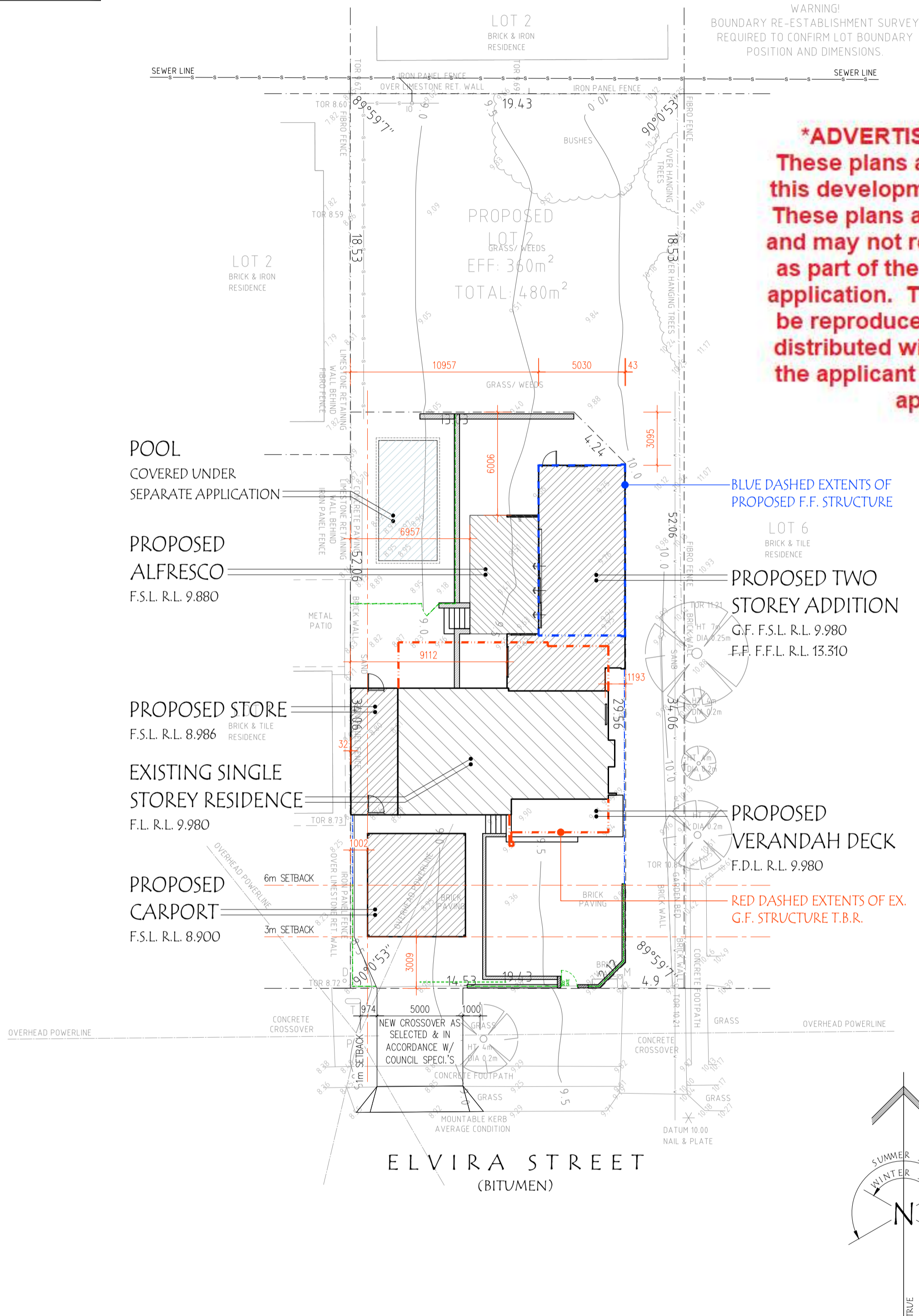


OVERSHADOWING
 DUE TO THE ALIGNMENT OF THE BLOCK,
 OVERSHADOWING WILL NOT IMPACT ANY
 NEIGHBOURING PROPERTIES.

SITE COVERAGE			
LOT AREA			532.00 m ²
ALLOWABLE SITE COVER	R20 (50.00%)		266.00 m ²
EX. REMAINING SITE COVER	(15.95%)		84.86 m ²
PROPOSED SITE COVER	(23.48%)		124.90 m ²
TOTAL PROPOSED SITE COVER	(39.43%)		209.76 m ²



ADVERTISING COPY ONLY
 These plans are for advertising of
 this development application only.
 These plans are subject to change
 and may not reflect the final issued
 as part of the final decision of the
 application. These plans are not to
 be reproduced, copied, shared or
 distributed without the consent of
 the applicant of this development
 application.

SITE PLAN
 SCALE 1:200



UNIT 3 / #86 FORSYTH STREET | O'CONNOR | W.A. | 6163
 P.O. BOX 134 | MELVILLE | W.A. | 6956 | ABN : 88 594 265 689
 +61439 900 295 | info@sandtracksdesign.com.au | www.sandtracksdesign.com.au
 © 2021 - THIS DRAWING REMAINS THE PROPERTY OF SANDTRACKS DESIGN AND SHALL
 NOT BE REPRODUCED WHOLLY OR PARTIALLY WITHOUT PRIOR WRITTEN AUTHORISATION

NOTE: ALL DRAWINGS TO BE READ IN
 CONJUNCTION WITH NOTES ON DRAWING A000

PRELIMINARY ONLY

REV	DATE	DESCRIPTION
E	28/01/26	ISSUED FOR PLANNING APPROVAL

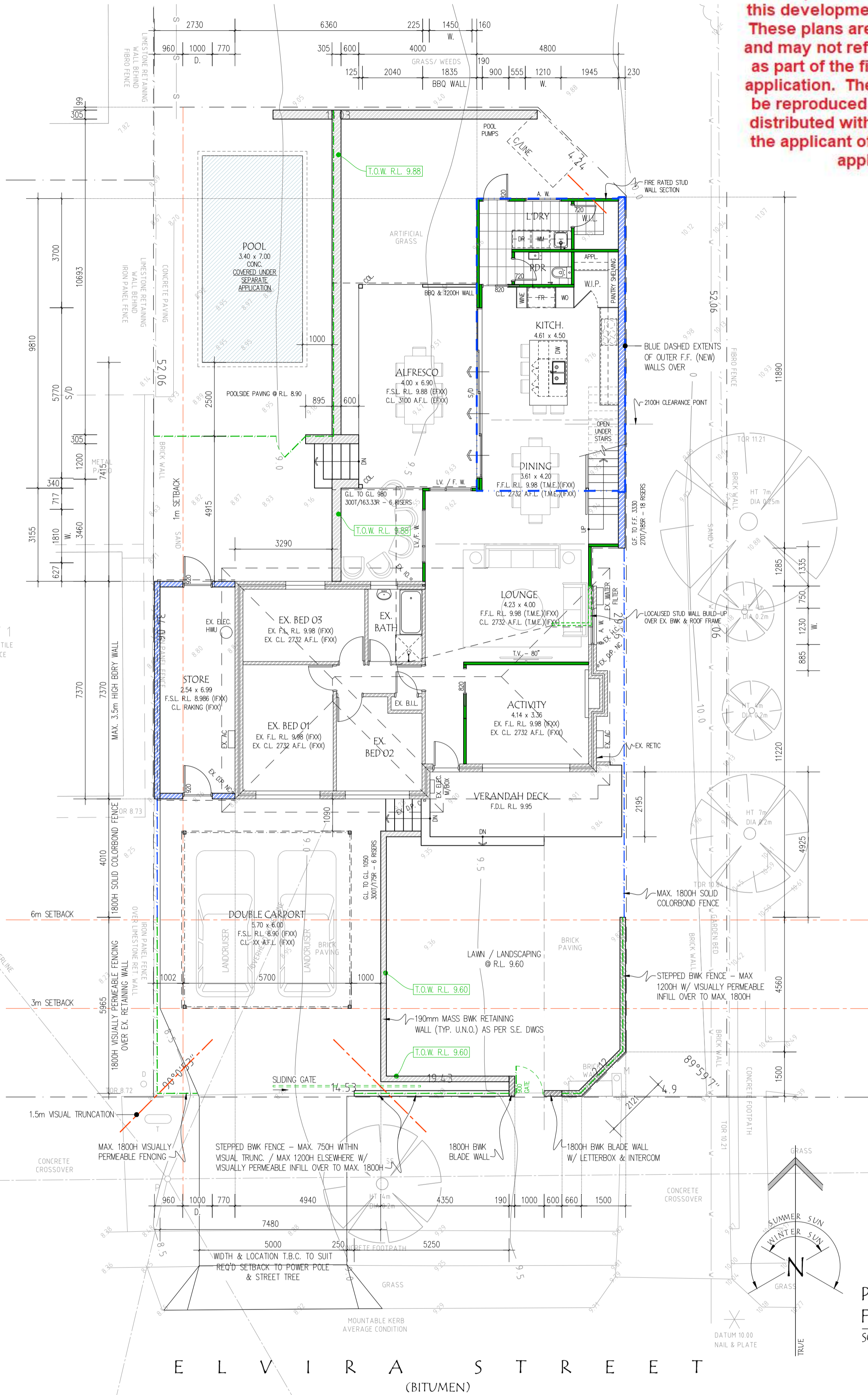
PROJECT : PROPOSED TWO-STOREY ADDITION
 AT : STRATA LOT 1 / #93 ELVIRA STREET
 PALMYRA W.A. 6157
 TITLE : SITE PLAN

DATE : 28/01/26	CLIENT : MR M. GERRITZEN JN : 25.008 GERRITZEN	SCALE : NA	PAGE SIZE : A2	DRAWING No. : A100	REV. : E
-----------------	---	------------	----------------	--------------------	----------

ADVERTISING COPY ONLY
 These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

LOT 1
BRICK & TILE
RESIDENCE

LOT 6
BRICK & TILE
RESIDENCE



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

E L V I R A S T R E E T
(BITUMEN)

REV	DATE	DESCRIPTION
E	28/01/26	ISSUED FOR PLANNING APPROVAL
D	18/12/25	REVISED & DEVELOPED CONCEPT DESIGN ISSUED FOR COMMENT
C	02/12/25	REVISED CONCEPT DESIGN ISSUED FOR CLIENT COMMENT

PROJECT : PROPOSED TWO-STOREY ADDITION
 AT : STRATA LOT 1 / #93 ELVIRA STREET
 PALMYRA W.A. 6157
 TITLE : PROPOSED GROUND FLOOR PLAN



UNIT 3 / #86 FORSYTH STREET | O'CONNOR | W.A. | 6163
 P.O. BOX 134 | MELVILLE | W.A. | 6956 | ABN : 88 594 265 689
 +61439 900 295 | info@sandtracksdesign.com.au | www.sandtracksdesign.com.au
 © 2021 - THIS DRAWING REMAINS THE PROPERTY OF SANDTRACKS DESIGN AND SHALL NOT BE REPRODUCED WHOLLY OR PARTIALLY WITHOUT PRIOR WRITTEN AUTHORISATION

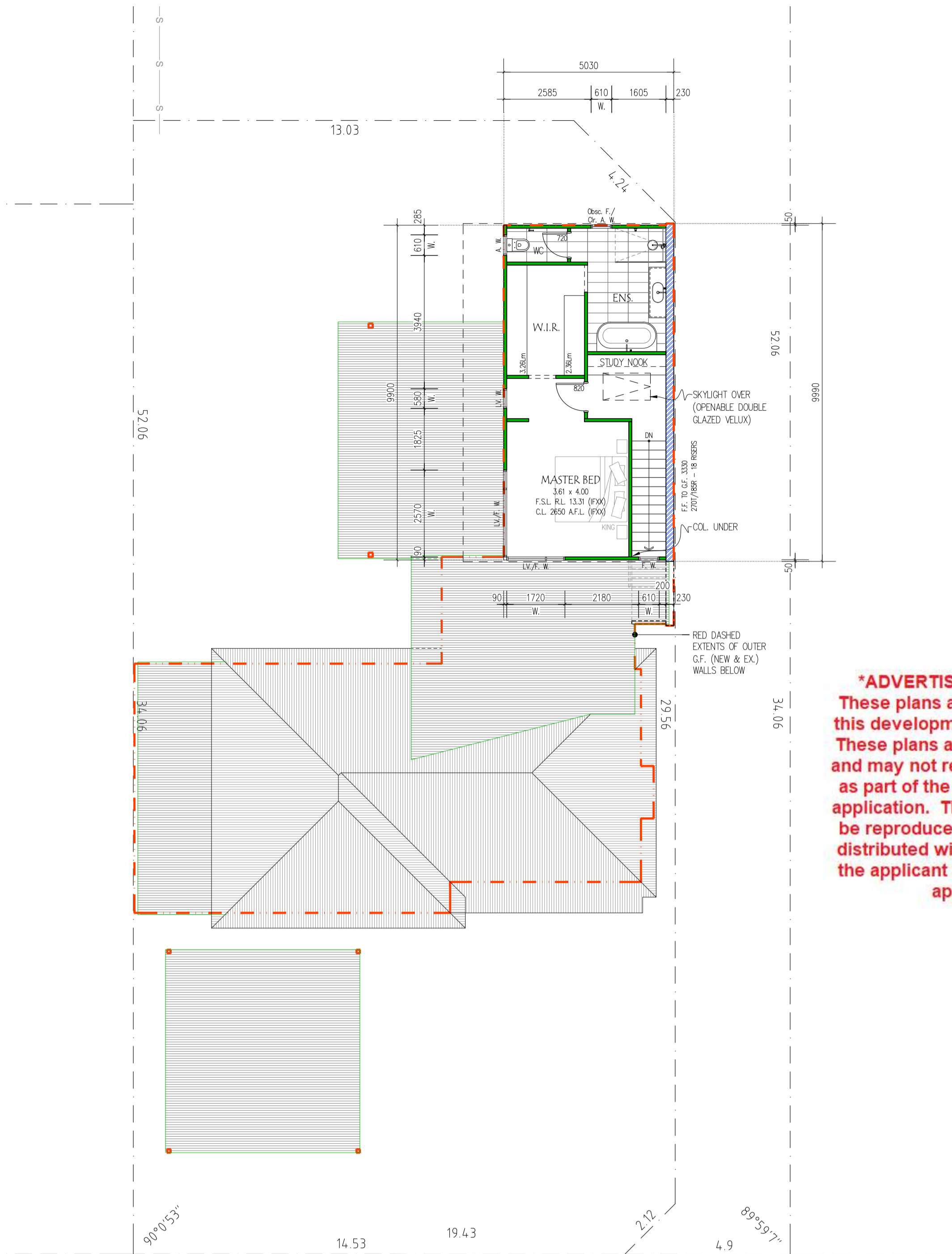
PRELIMINARY ONLY

DATE : 28/01/26
 CLIENT:
 MR M. GERRITZEN
 JN : 25.008 GERRITZEN

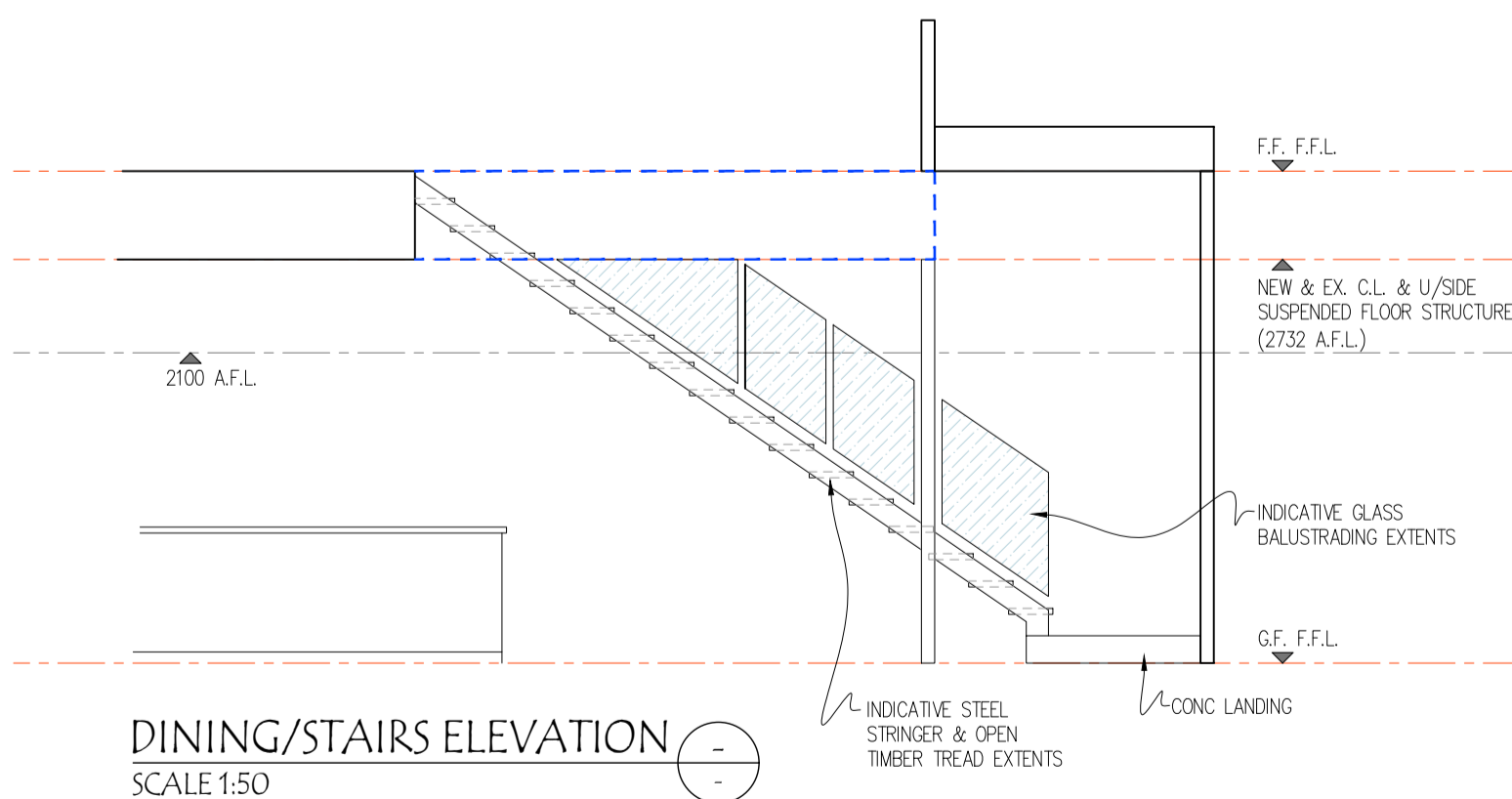
SCALE :
1:100

PAGE SIZE :
A2

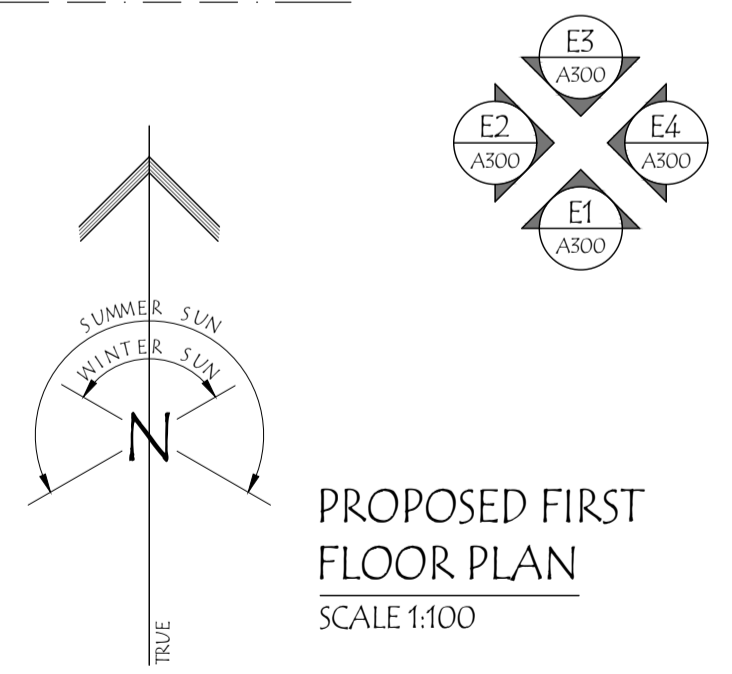
DRAWING No. :
A201 E



ADVERTISING COPY ONLY
 These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.



DINING/STAIRS ELEVATION
 SCALE 1:50



PROPOSED FIRST FLOOR PLAN
 SCALE 1:100

REV	DATE	DESCRIPTION
E	28/01/26	ISSUED FOR PLANNING APPROVAL
D	18/12/25	REVISED & DEVELOPED CONCEPT DESIGN ISSUED FOR COMMENT
C	02/12/25	REVISED CONCEPT DESIGN ISSUED FOR CLIENT COMMENT

PROJECT : PROPOSED TWO-STOREY ADDITION
 AT : STRATA LOT 1 / #93 ELVIRA STREET
 PALMYRA W.A. 6157
 TITLE : PROPOSED FIRST FLOOR PLAN

Sandtracks
 DESIGN

UNIT 3 / #86 FORSYTH STREET | O'CONNOR | W.A. | 6163
 P.O. BOX 134 | MELVILLE | W.A. | 6956 | ABN : 88 594 265 689
 +61439 900 295 | info@sandtracksdesign.com.au | www.sandtracksdesign.com.au
 © 2021 - THIS DRAWING REMAINS THE PROPERTY OF SANDTRACKS DESIGN AND SHALL NOT BE REPRODUCED WHOLLY OR PARTIALLY WITHOUT PRIOR WRITTEN AUTHORISATION

PRELIMINARY ONLY

DATE : 28/01/26
 CLIENT:
 MR M. GERRITZEN
 JN : 25.008 GERRITZEN

SCALE :
 1:100

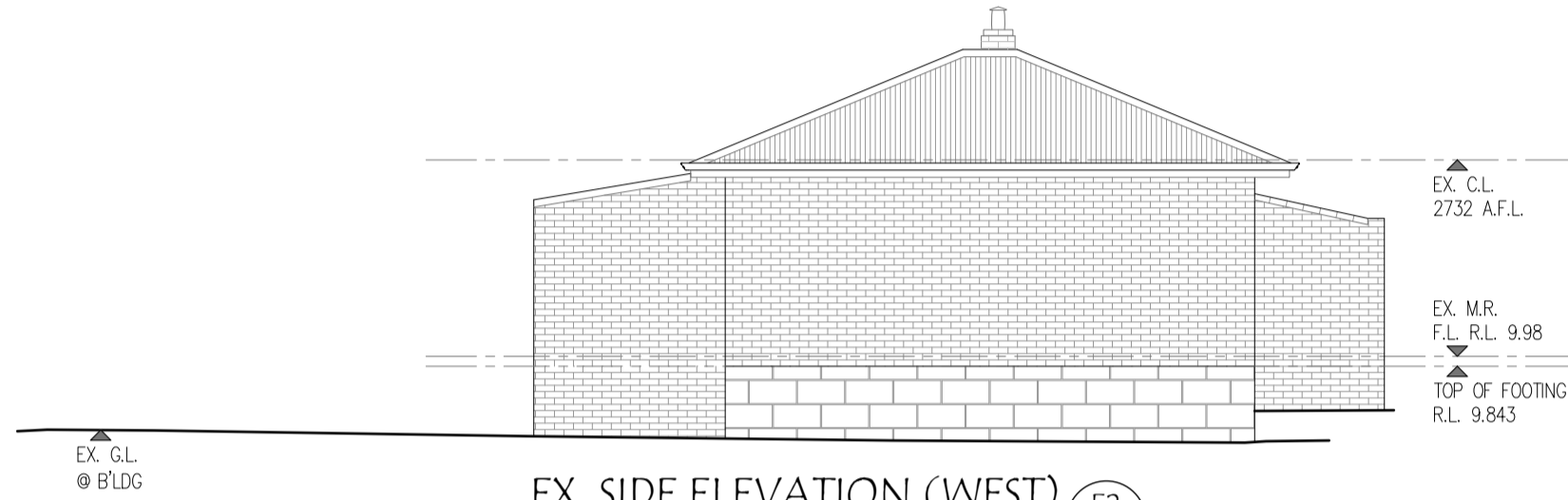
PAGE SIZE :
 A2

DRAWING No. :
 A202 E

REV. :



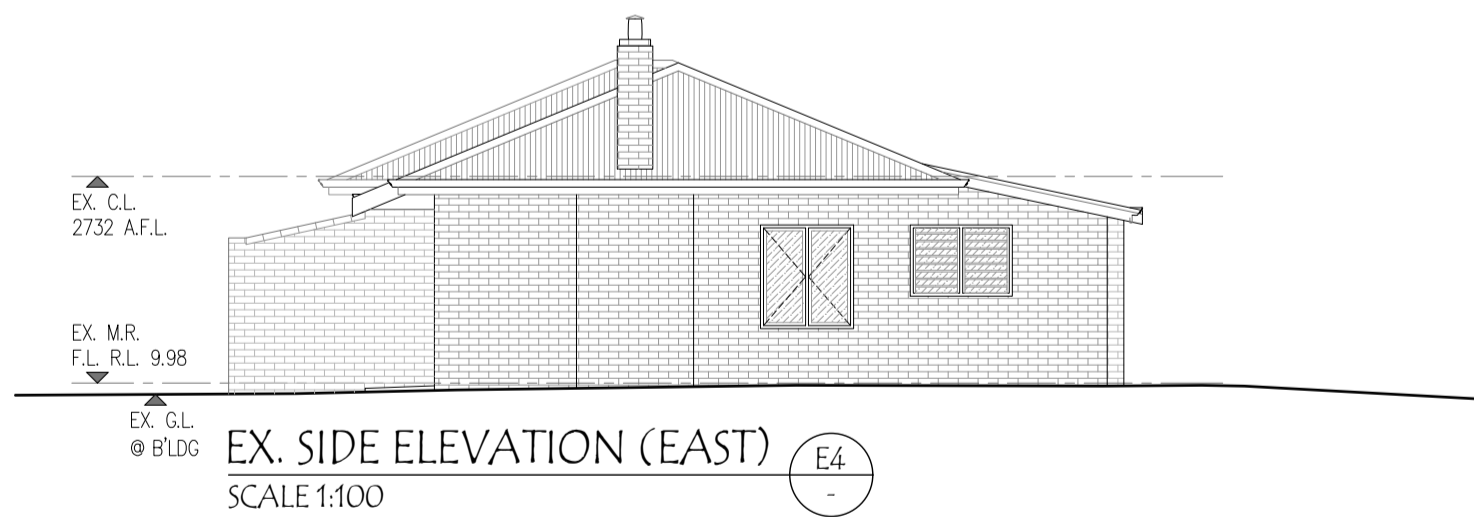
EX. ELVIRA STREET FRONT
ELEVATION (SOUTH) (E1)
SCALE 1:100



EX. SIDE ELEVATION (WEST) (E2)
SCALE 1:100



EX. REAR ELEVATION (NORTH) (E3)
SCALE 1:100



EX. SIDE ELEVATION (EAST) (E4)
SCALE 1:100

ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

Sandtracks
DESIGN

UNIT 3 / #86 FORSYTH STREET | O'CONNOR | W.A. | 6163
P.O. BOX 134 | MELVILLE | W.A. | 6956 | | ABN : 88 594 265 689
+61439 900 295 | info@sandtracksdesign.com.au | www.sandtracksdesign.com.au
© 2021 - THIS DRAWING REMAINS THE PROPERTY OF SANDTRACKS DESIGN AND SHALL NOT BE REPRODUCED WHOLLY OR PARTIALLY WITHOUT PRIOR WRITTEN AUTHORISATION

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING A000

PRELIMINARY ONLY

REV	DATE	DESCRIPTION
E	28/01/26	ISSUED FOR PLANNING APPROVAL
D	18/12/25	REVISED & DEVELOPED CONCEPT DESIGN ISSUED FOR COMMENT
A	09/10/25	EXISTING DWGS ISSUED FOR CLIENT INFO.

PROJECT : PROPOSED TWO-STOREY ADDITION
AT : STRATA LOT 1 / #93 ELVIRA STREET
PALMYRA W.A. 6157
TITLE : EXISTING ELEVATIONS

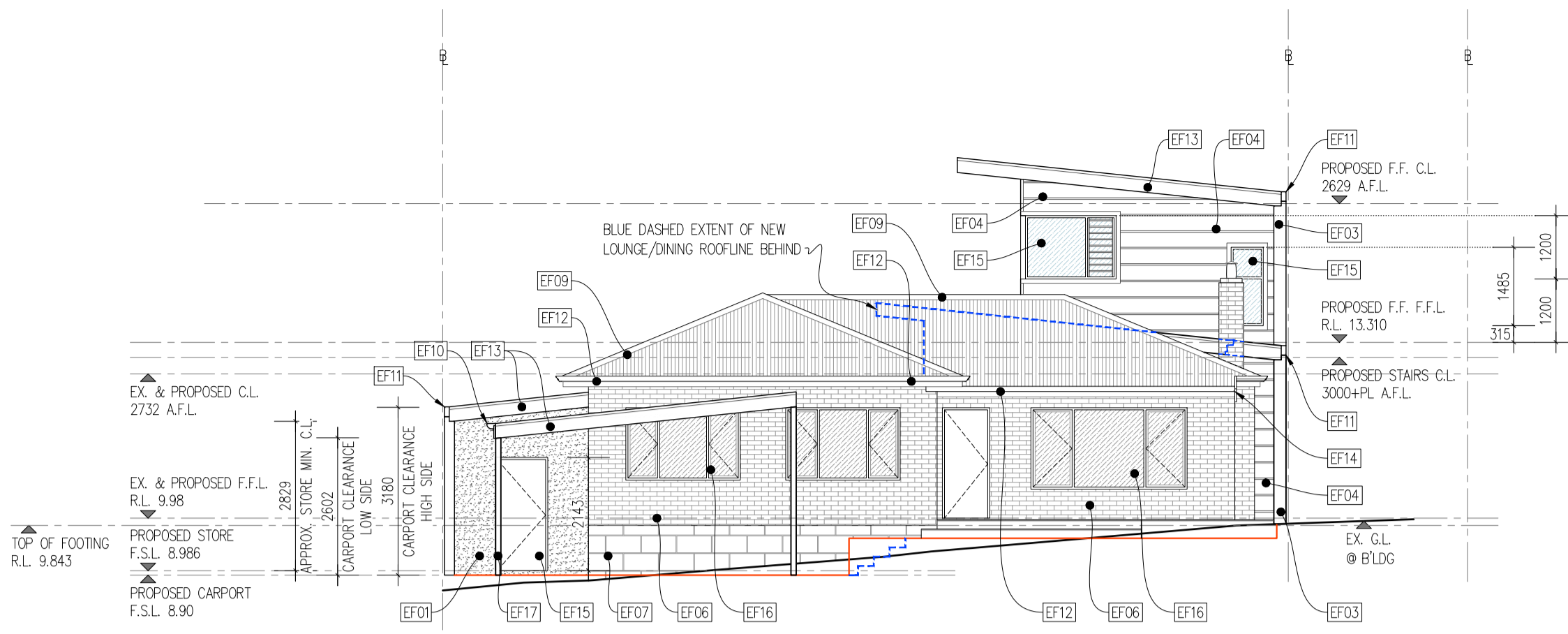
DATE : 28/01/26
CLIENT:
MR M. GERRITZEN
JN : 25.008 GERRITZEN

SCALE :
1:100

PAGE SIZE :
A2

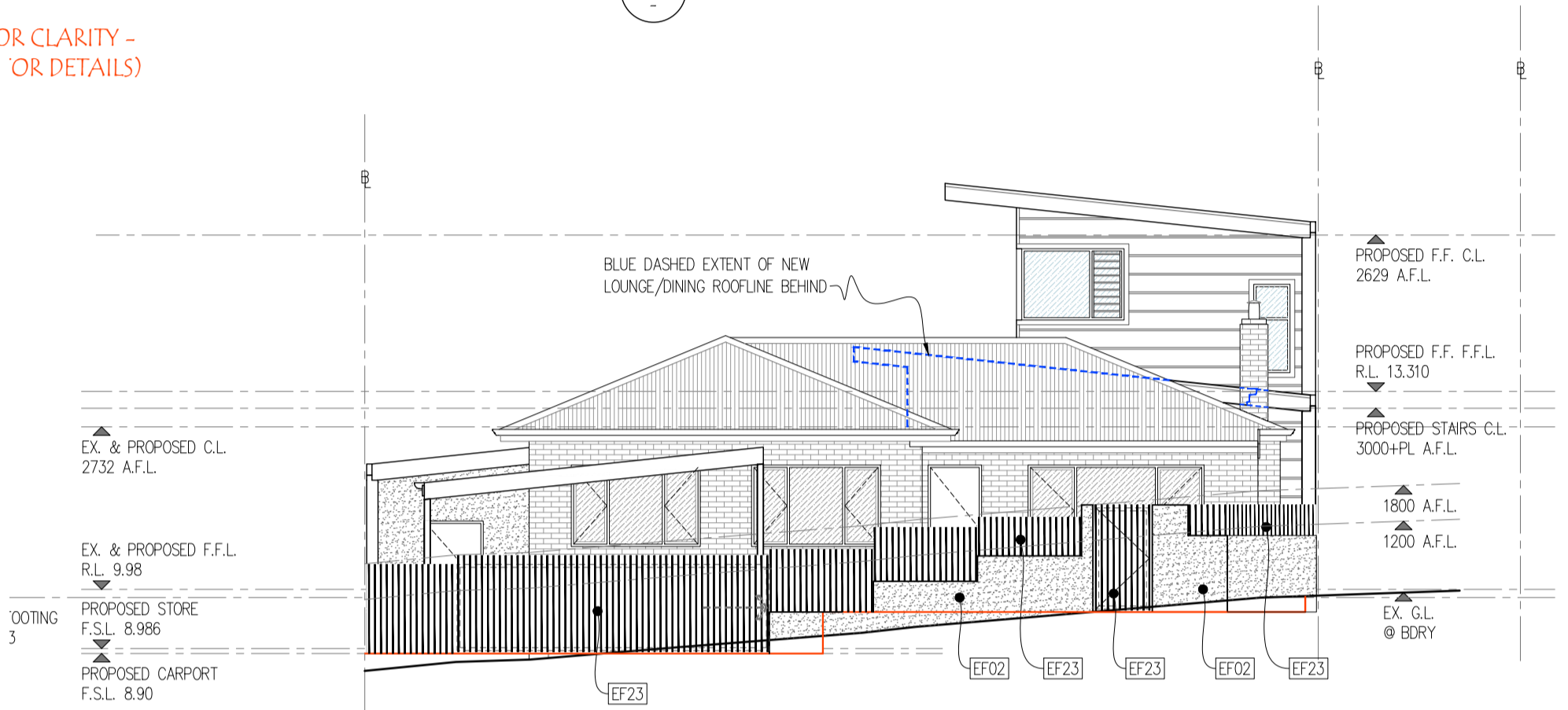
DRAWING No. :
A300 E

REV. :

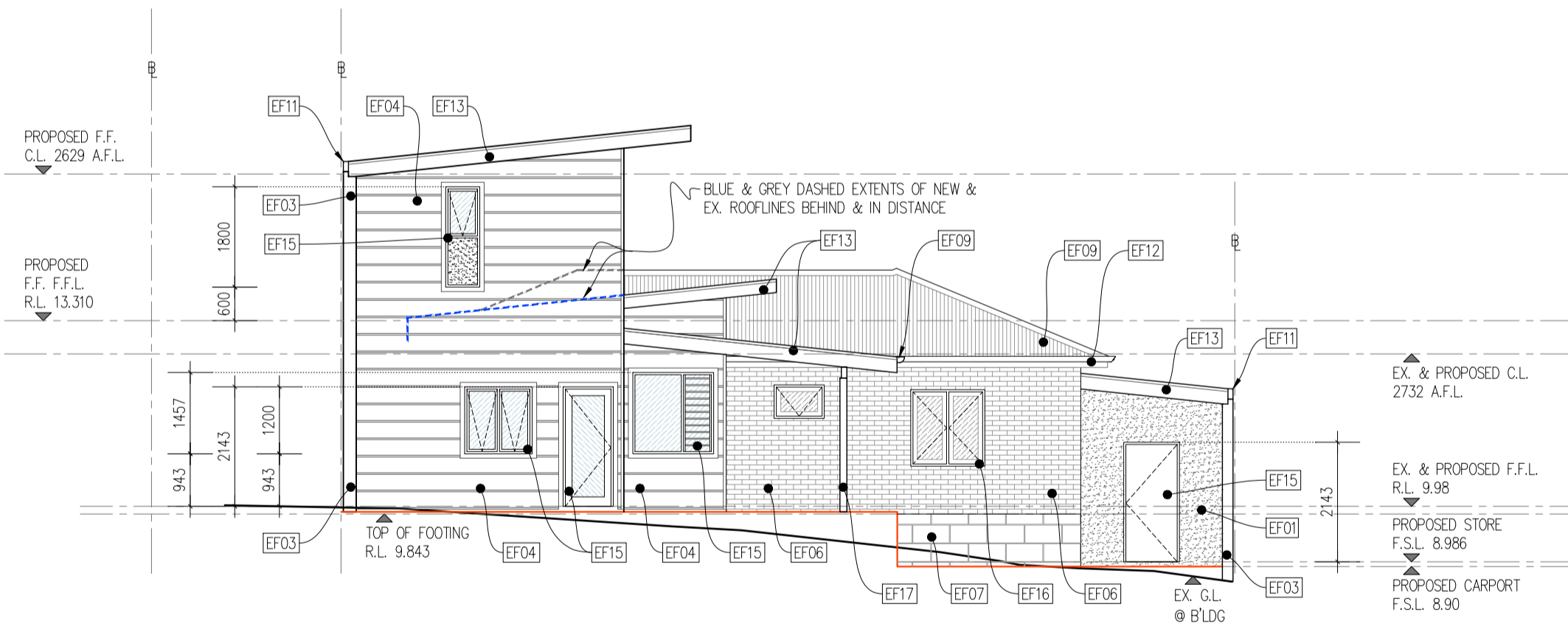


PROPOSED ELVIRA STREET FRONT ELEVATION (SOUTH) (E1)
 SCALE 1:100
 (FENCE NOT SHOWN FOR CLARITY - OR DETAILS)

ADVERTISING COPY ONLY
 These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.



PROPOSED ELVIRA STREET FRONT ELEVATION (SOUTH) (E1)
 SCALE 1:100
 (FENCE SHOWN - SEE MAIN ELEVATION FOR ALL OTHER DETAILS)



PROPOSED REAR ELEVATION (NORTH) (E3)
 SCALE 1:100

Sandtracks
 DESIGN

UNIT 3 / #86 FORSYTH STREET | O'CONNOR | W.A. | 6163
 P.O. BOX 134 | MELVILLE | W.A. | 6956 | ABN : 88 594 265 689
 +61439 900 295 | info@sandtracksdesign.com.au | www.sandtracksdesign.com.au
 © 2021 - THIS DRAWING REMAINS THE PROPERTY OF SANDTRACKS DESIGN AND SHALL NOT BE REPRODUCED WHOLLY OR PARTIALLY WITHOUT PRIOR WRITTEN AUTHORISATION

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING A000

PRELIMINARY ONLY

REV	DATE	DESCRIPTION
E	28/01/26	ISSUED FOR PLANNING APPROVAL
D	18/12/25	REVISED & DEVELOPED CONCEPT DESIGN ISSUED FOR COMMENT

PROJECT : PROPOSED TWO-STORY ADDITION
 AT : STRATA LOT 1 / #93 ELVIRA STREET
 PALMYRA W.A. 6157

TITLE : PROPOSED ELEVATIONS

DATE : 28/01/26
 CLIENT:
 MR M. GERRITZEN
 JN : 25.008 GERRITZEN

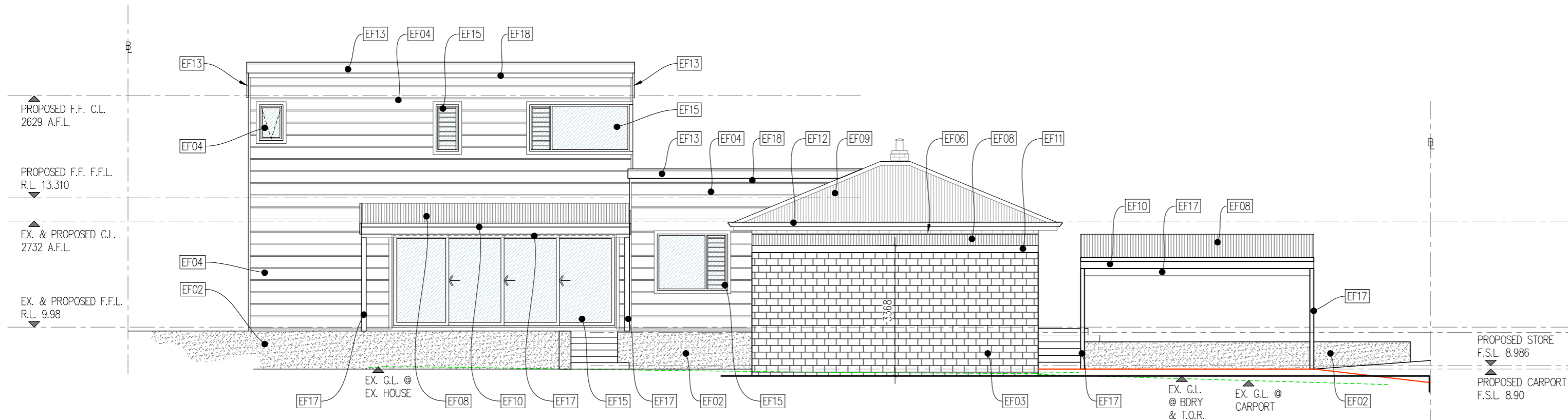
SCALE :
 1:100

PAGE SIZE :
 A2

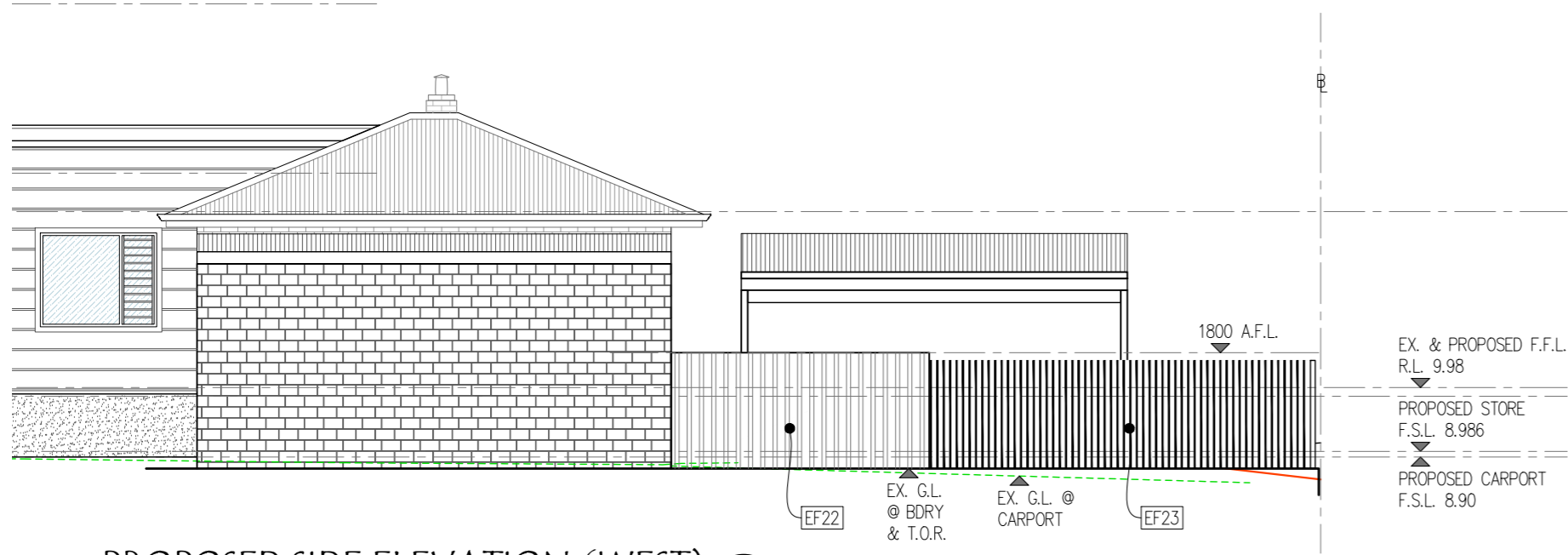
DRAWING No. :
 A301 E

REV. :

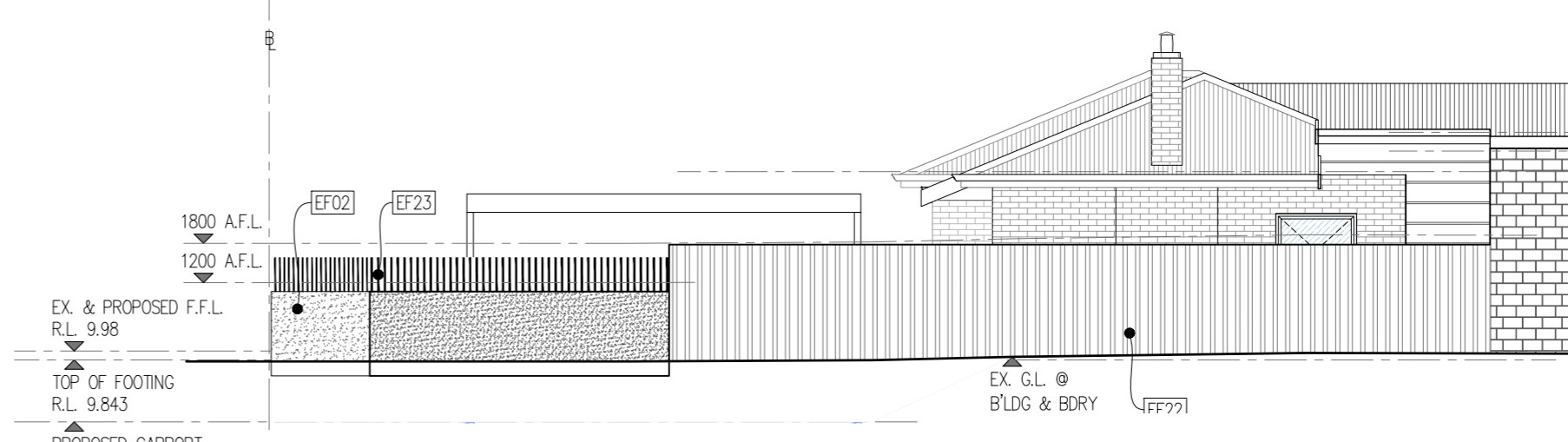
E



PROPOSED SIDE ELEVATION (WEST) (E2)
 SCALE 1:100
 (FENCE NOT SHOWN FOR CLARITY - SEE OTHER ELEVATION FOR DETAILS)

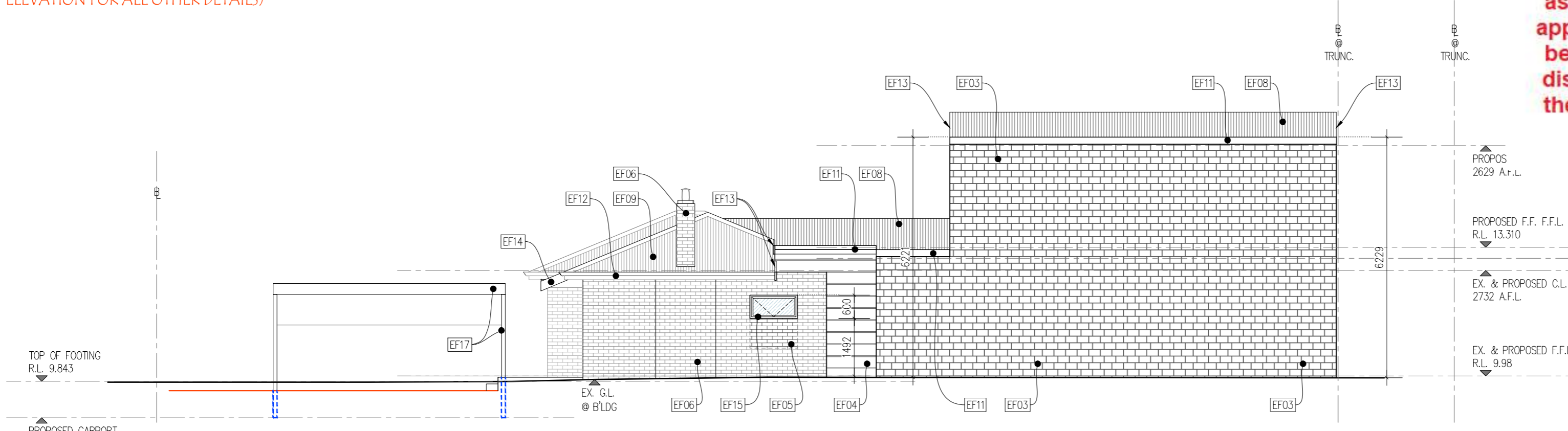


PROPOSED SIDE ELEVATION (WEST) (E2)
 SCALE 1:100
 (FENCE SHOWN - SEE MAIN ELEVATION FOR ALL OTHER DETAILS)



PROPOSED SIDE ELEVATION (EAST) (E3)
 SCALE 1:100
 (FENCE SHOWN - SEE MAIN ELEVATION FOR ALL OTHER DETAILS)

ADVERTISING COPY ONLY
 These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.



PROPOSED SIDE ELEVATION (EAST) (E4)
 SCALE 1:100
 (FENCE NOT SHOWN FOR CLARITY - SEE OTHER ELEVATION FOR DETAILS)

REV	DATE	DESCRIPTION
E	28/01/26	ISSUED FOR PLANNING APPROVAL
D	18/12/25	REVISED & DEVELOPED CONCEPT DESIGN ISSUED FOR COMMENT

PROJECT : PROPOSED TWO-STORY ADDITION
 AT : STRATA LOT 1 / #93 ELVIRA STREET
 PALMYRA W.A. 6157
 TITLE : PROPOSED ELEVATIONS

DATE :	28/01/26
CLIENT :	MR M. GERRITZEN
JN :	25.008 GERRITZEN
DRAWING No. :	A302 E
SCALE :	1:100
PAGE SIZE :	A2
REV. :	E

TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING A000

PRELIMINARY ONLY

Sandtracks DESIGN

UNIT 3 / #86 FORSYTH STREET | O'CONNOR | W.A. | 6163
 P.O. BOX 134 | MELVILLE | W.A. | 6966 | ABN : 88 594 265 689
 +61439 900 295 | info@sandtracksdesign.com.au | www.sandtracksdesign.com.au
 © 2021 - THIS DRAWING REMAINS THE PROPERTY OF SANDTRACKS DESIGN AND SHALL NOT BE REPRODUCED WHOLLY OR PARTIALLY WITHOUT PRIOR WRITTEN AUTHORISATION