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Version: 2, Version Date: 08/04/2026

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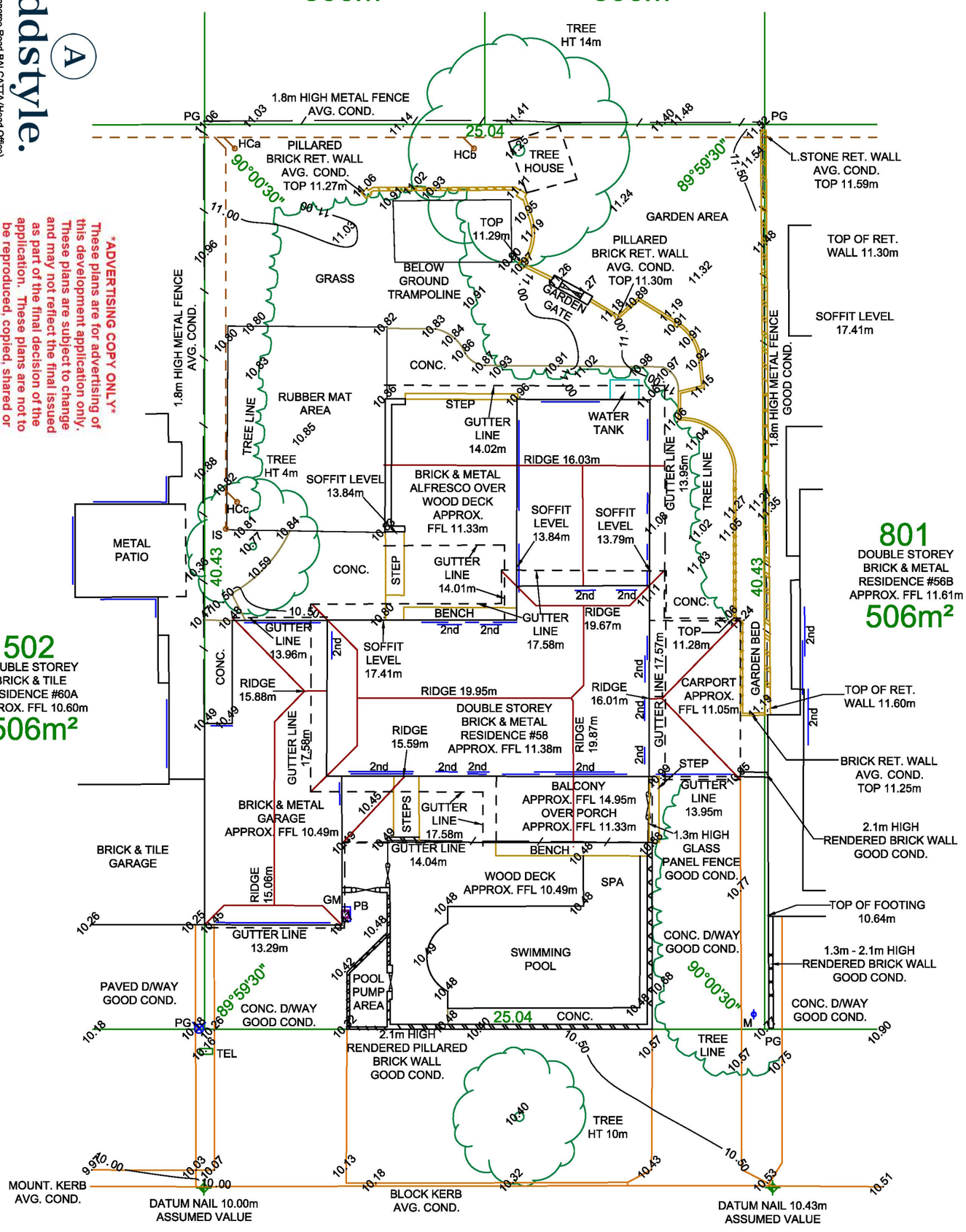

THE PROMENADE

BITUMEN

SERVICE LEGEND

POWER
BOARD PB
POWER POLE PP
LIGHT POLE LP
STAY POLE SP
S. WIRE ANCHOR SWA
UNI PILLAR
EXPOSED CABLES EC

GAS
PRE-LAID CONN. GPL
METER GM

SEWERAGE
MANHOLE SMH
INSPECT. SHAFT IS
INSPECT. OPENING IO
HOUSE CONNECTION HC
HOUSE CONN. INDICATOR HCI
INSPECT. SHAFT CONNECTION ISC

TELE.
PIT TEL
PRE-LAID CONN. TPL

DRAINAGE
MANHOLE DMH
GULLY PIT
LOT PIT LDP
HOUSE CONN. DHC
SIDE ENTRY PIT
COMBINATION ENTRY PIT

WATER
STOP VALVE WSV
HYDRANT HY
FLUSH POINT FP
WATER TAP WTP
WATER METER M
PRE-LAID CONN. WPL

SURVEY
DATUM NAIL
PEG FOUND PF
PEG GONE PG

STRUCTURE
GATE

LOT RECORDS

STATUS / LOT SERVICE	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			
GAS	✓			
TELE.	✓			
DRAINAGE		✓		✓
POWER U/G	✓			
O/H			✓	

AREA: ESTAB
COASTAL DISTANCE 1.5-10km
LOT: 168
AREA: 1013 m²
APPROX. AHD + 12.18m

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY, HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

GROUND COVER

SANDY / GRASS / SMALL TREES
BUILDING MATERIALS

SEWER CONNECTION POSITION a: APPROXIMATE ONLY
SEWER INVERT LEVEL 9.09
SEWER BROUGHT UP 0.50
DEPTH TO CONNECTION 1.48

SEWER CONNECTION POSITION b: APPROXIMATE ONLY
SEWER INVERT LEVEL 9.26
SEWER BROUGHT UP 0.00
DEPTH TO CONNECTION 1.88

SEWER CONNECTION POSITION c: APPROXIMATE ONLY
SEWER INVERT LEVEL 9.27
SEWER BROUGHT UP 0.60
DEPTH TO CONNECTION 0.95

TITLE : FEATURE SURVEY
CLIENT : [redacted]
BUILDER : ADDSTYLE MASTER BUILDERS

LOT : 168 No. 58 THE PROMENADE
SUBURB : MOUNT PLEASANT P : 3149
AUTHORITY : CITY OF MELVILLE C/T : 1083/46
UBD REF : 308 F 13 GPS : S 32.02613° E 115.84710°

LINKS SURVEYING
P: (08) 9354 8511
W: www.linkssurveying.com.au
E: info@linkssurveying.com.au

5 0 2.5 5 10 15

SHEET	BUILDER'S REF	SURVEYED	SCALE @ A3	DWG No	REV
1 of 1	2798	12/01/26	1:200	55662-01-100	A

NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996

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SHADOW DIAGRAM

EXISTING SHADOW PROJECTION ON 21 JUNE AT 12 NOON **~74.45m²**

PROPOSED SHADOW PROJECTION ON 21 JUNE AT 12 NOON **~155.91m²**

PROPOSED SHADOW PROJECTION AS A PERCENTAGE OF ADJOINING **LOT 502** AREA:

LOT 502 AREA:	506m²
PROPOSED PROJECTION:	30.81%

LEGEND

- EXISTING GROUND FLOOR
- PROPOSED GROUND FLOOR
- EXISTING FIRST FLOOR
- PROPOSED FIRST FLOOR

SITE COVERAGE

TOTAL SITE AREA:	1013m²
EXISTING GROUND FLOOR:	159.24m²
EXISTING GARAGE:	73.62m²
EXISTING CARPORT:	28.49m²
EXISTING ALFRESCO:	34.54m²
EXISTING VERANDAH:	40.97m²
EXISTING BALCONY:	19.92m²
PROP GROUND FL ADDITION:	20.25m²
PROP FIRST FL ADDITION:	67.62m²
PROP FIRST FL ADDITION (GYM):	18.00m²
EXISTING COVERAGE:	336.86m² - 33.25%
PROPOSED COVERAGE:	357.11m² - 35.25%
OPEN SPACE:	655.89m² - 64.75%

OVERHEAD POWERLINES:

IN THE INSTANCE OF OVERHEAD POWERLINES TAKE ALL NECESSARY PRECAUTIONS.

WIND CLASSIFICATION:

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FLOOR PLAN LEGEND:

- EXISTING BRICKWORK
- EXISTING TIMBER STUD
- PROPOSED BRICKWORK
- PROPOSED TIMBER STUD
- PROPOSED TIMBER STUD WITH EPS CLADDING

LOT 801
506m²
Double storey brick and metal residence #59B
Approx. FL 11.610

LOT 90
506m²
Double storey brick and tile residence #11
Well clear

LOT 91
506m²
Double storey brick and tile residence #11A
Well clear

LOT 502
506m²
Double storey brick and tile residence #60A
Approx. FL 10.600

LOT 168
1013m²

BOUNDARY 40.43m

BOUNDARY 25.04m

Limestone retaining wall Average condition Top 11.590

1.8m High metal fence Average condition

Brick retaining wall Average condition Top 11.250

Top of retaining wall 10.600

1.3m - 2.1m High rendered brick wall Good condition

Top of footing 10.640

2.1m High rendered brick wall Good condition

1645 SETBACK

Concrete driveway Good condition

DATUM Nail 10.430 Assumed value

Garden bed

Top 11.280

Garden area

Tree line

4.5m CONE OF VISION

PROPOSED FIRST FLOOR RL: 14.990 FL: 42c

CARPORT RL: 11.050

Concrete driveway Good condition

Pillared brick retaining wall Average condition Top 11.300

Concrete

Step

Water tank

BALCONY RL: 14.950

1.3m High glass panel fence Good condition

Spa

Ridge 19.670

Ridge 19.870

EXISTING GROUND FLOOR RL: 11.380 FL: 00c

PORCH RL: 11.330

Bench

Swimming pool

Wood deck approx. FFL 10.490

Concrete

Tree Ht 14m

Tree house

Garden gate

Top 11.290

Tree Ht 10m

HCb

Below ground trampoline

Ridge 16.030

Ridge 19.950

ALFRESCO RL: 11.330

EXISTING FIRST FLOOR RL: 14.990 FL: 42c

Steps

NEW DP

2.1m High rendered pillared brick wall Good condition

Block kerb Average condition

Pool pump area

NEW RWH TO EXISTING DP

PB

GM

Bitumen

Pillared brick retaining wall Average condition Top 11.270

1.8m High metal fence Average condition

Grass

Rubber mat area

Tree Ht 4m

HCa

IS

PROPOSED FIRST FLOOR RL: 14.990 FL: 42c

Ridge 15.060

4,664 SETBACK

4,064 SETBACK

1,200 SETBACK

Concrete driveway Good condition

TEL

DATUM Nail 10.000 Assumed value

1.8m High metal fence Average condition

GARAGE RL: 10.490 FL: -10.5c

Brick and tile garage

Paved driveway Good condition

Metal Patio

Mountable kerb Average condition

EXISTING SUN PRJOECTION

PROPOSED SUN PRJOECTION

N

Site Plan
1:200
0 5m 10m

THE PROMENADE

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23/03/2026	2798	2 of 11	A

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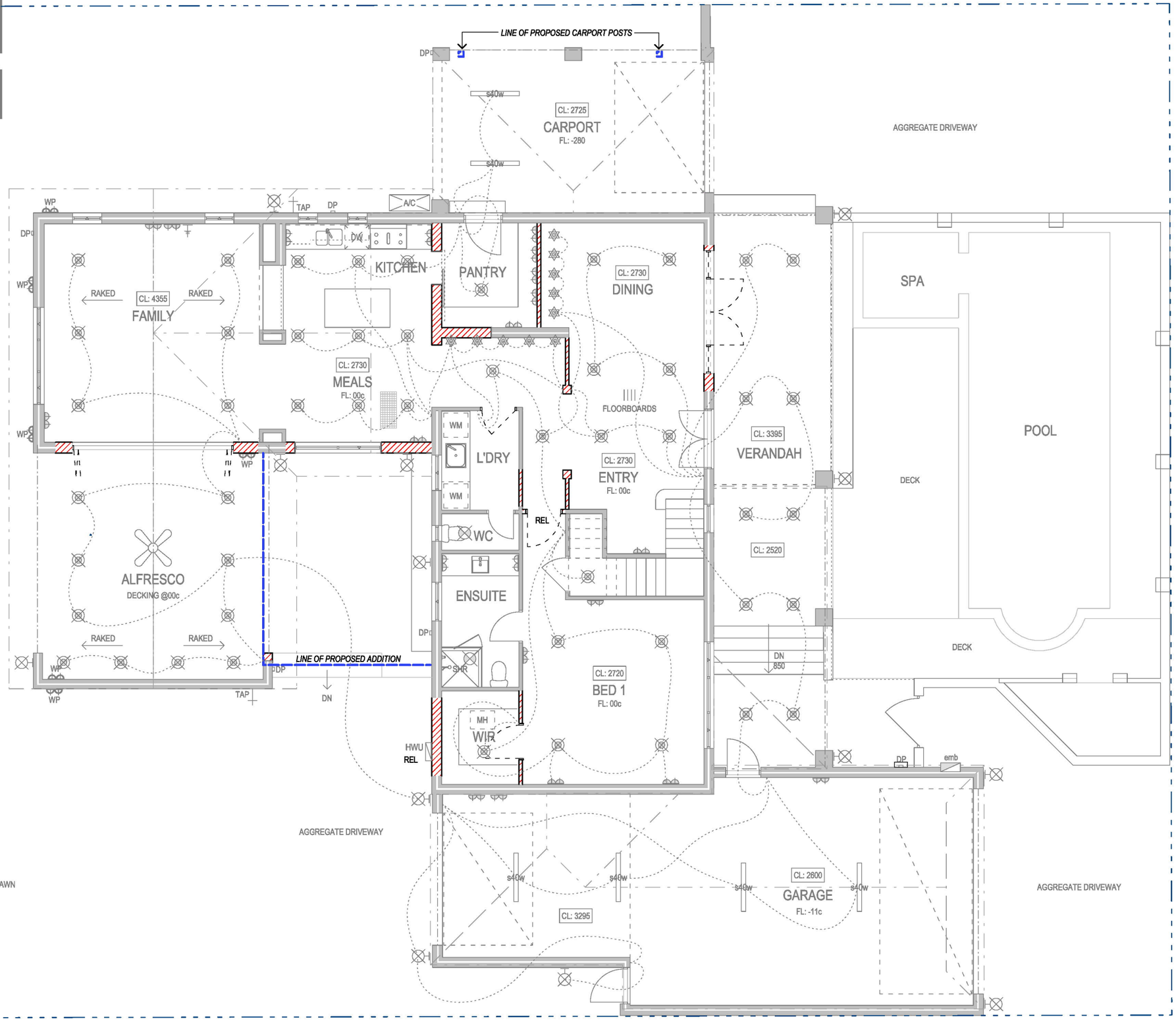
LEGEND

DENOTES WALLS TO BE TAKEN DOWN AND REMOVED

DENOTES DOOR & DOOR FRAME TO BE TAKEN DOWN AND REMOVED

ELECTRICAL NOTE

ELECTRICIAN TO CUT AND SEAL WIRING TO EXISTING AREA OF WORKS AS NECESSARY.



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N

EXISTING - Ground Floor Plan

1:100

0 1m 5m

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FLOOR PLAN LEGEND:

- EXISTING BRICKWORK
- EXISTING TIMBER STUD
- PROPOSED BRICKWORK
- PROPOSED TIMBER STUD
- PROPOSED TIMBER STUD WITH EPS CLADDING

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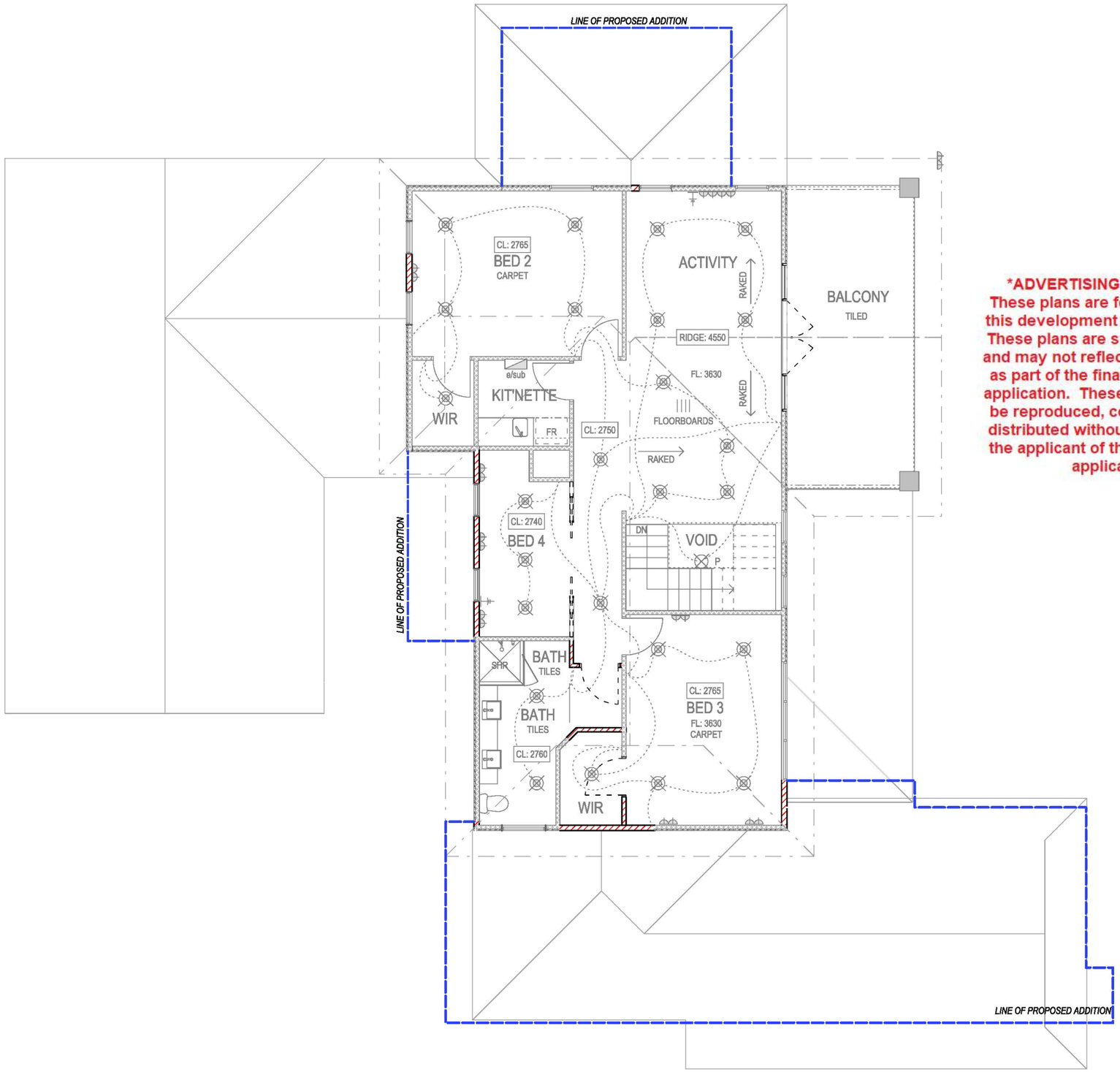

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N

EXISTING - First Floor Plan

1:100

0 1m 5m

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- PROPOSED BRICKWORK
- PROPOSED TIMBER STUD
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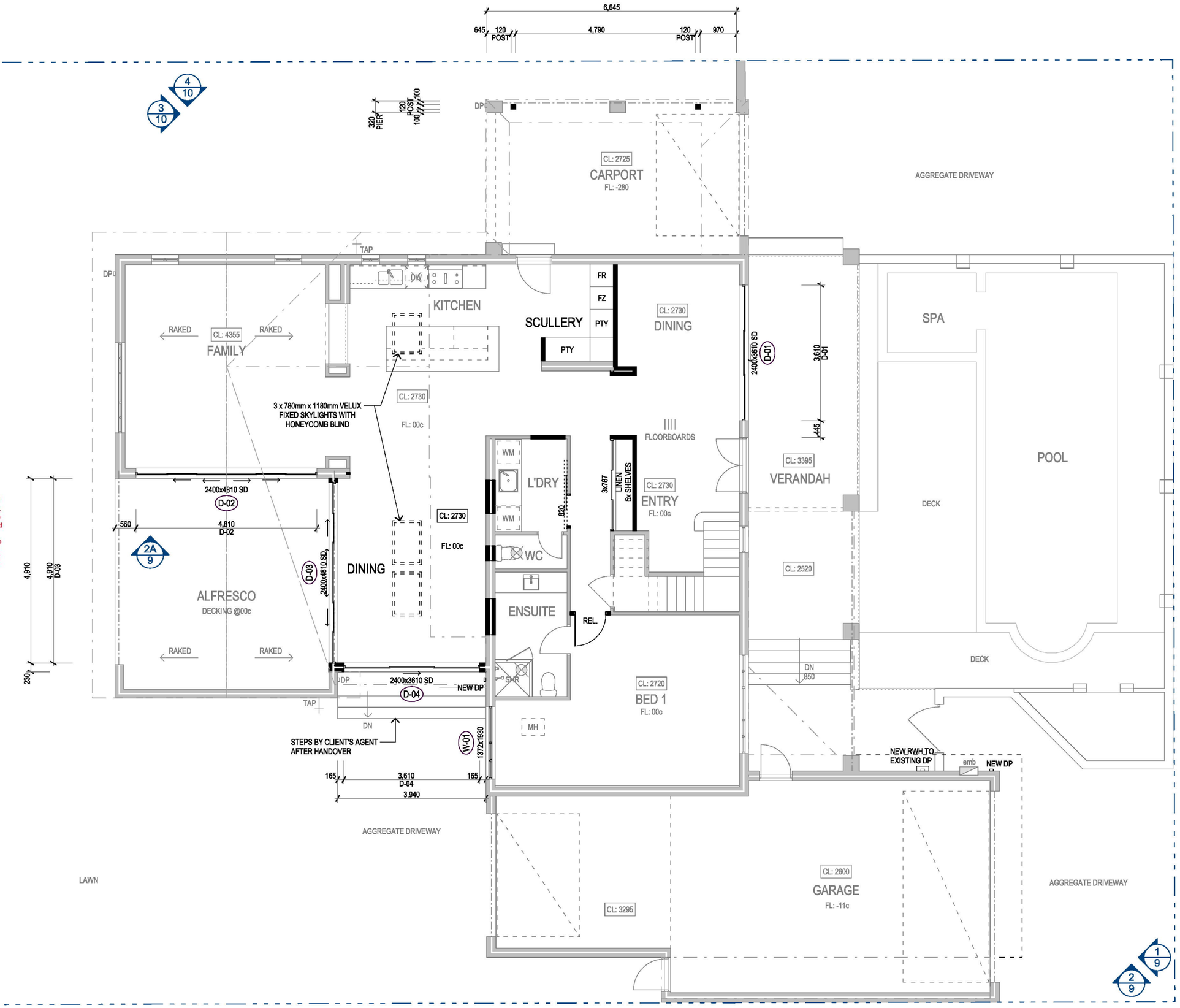

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N

PROPOSED - Ground Floor Plan

1:100 — 0 — 1m — 5m

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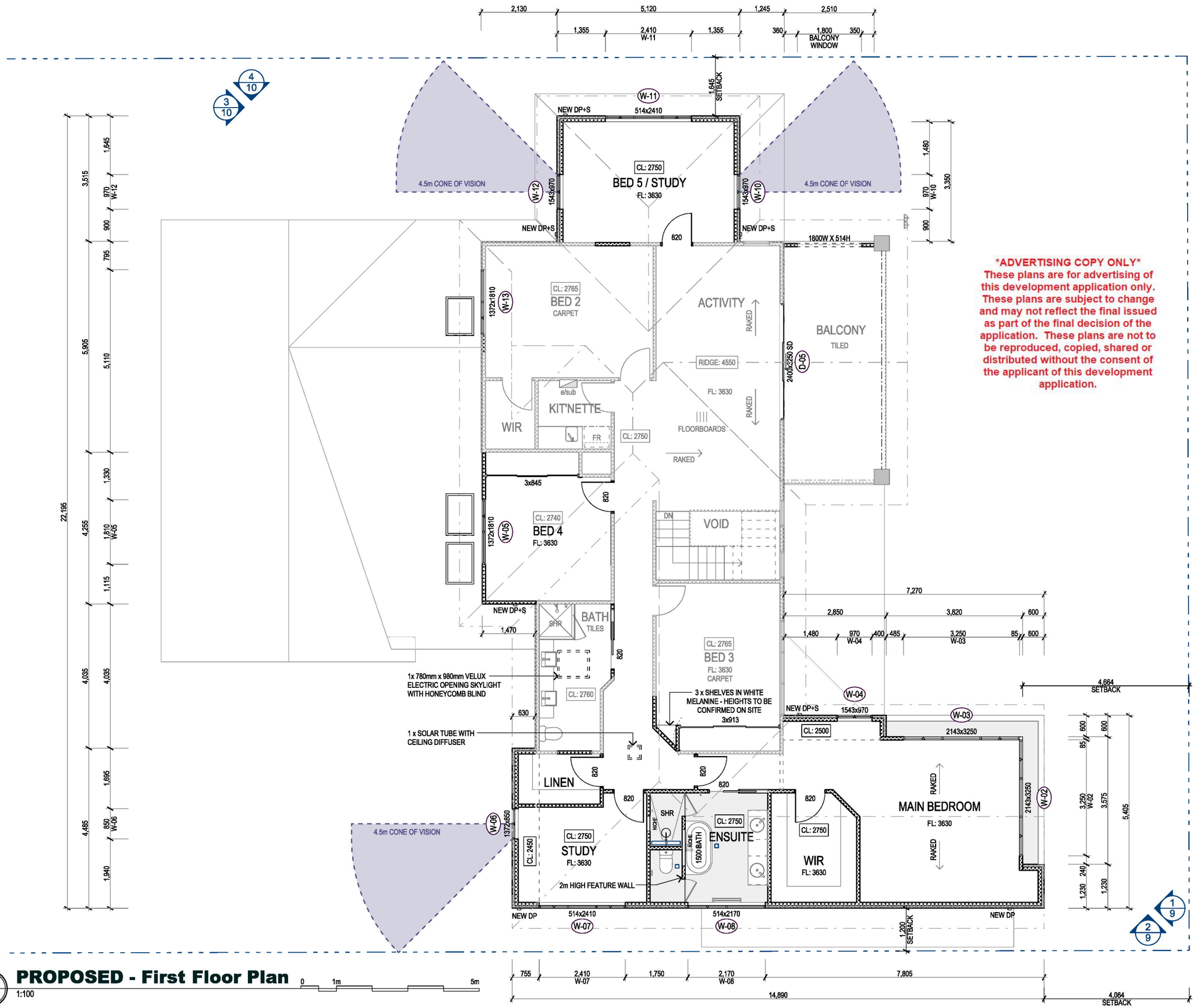

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N

PROPOSED - First Floor Plan

1:100

0 1m 5m

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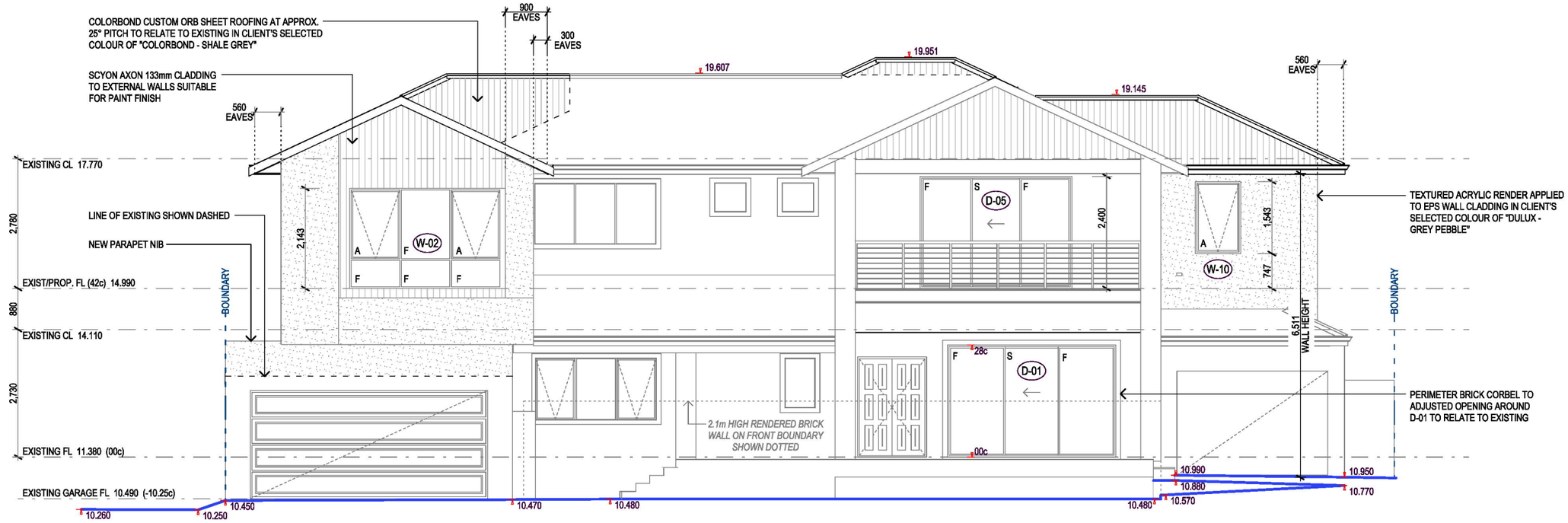
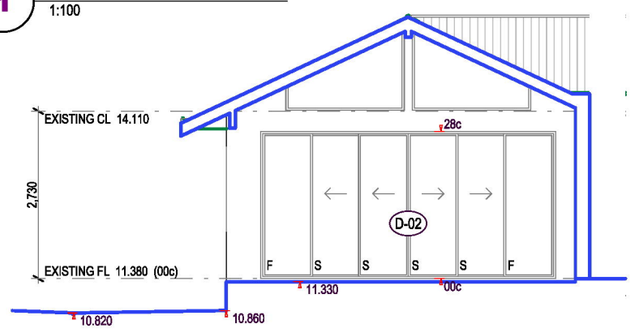


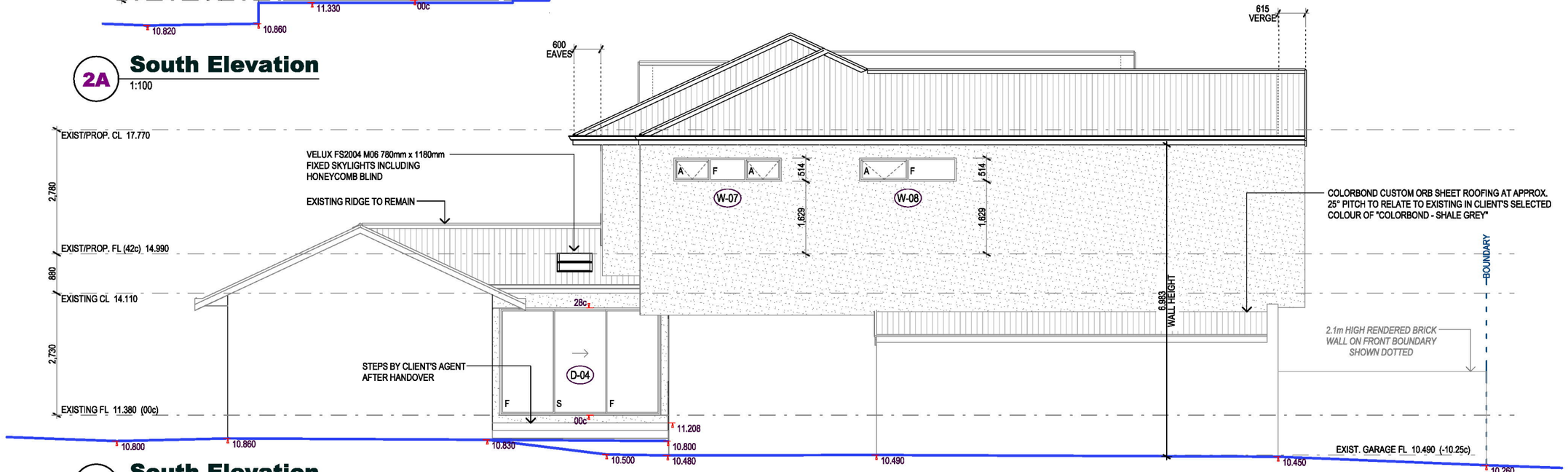
1 East Elevation

1:100



2A South Elevation

1:100



2 South Elevation

1:100

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DRAWINGS SUBJECT TO COPYRIGHT

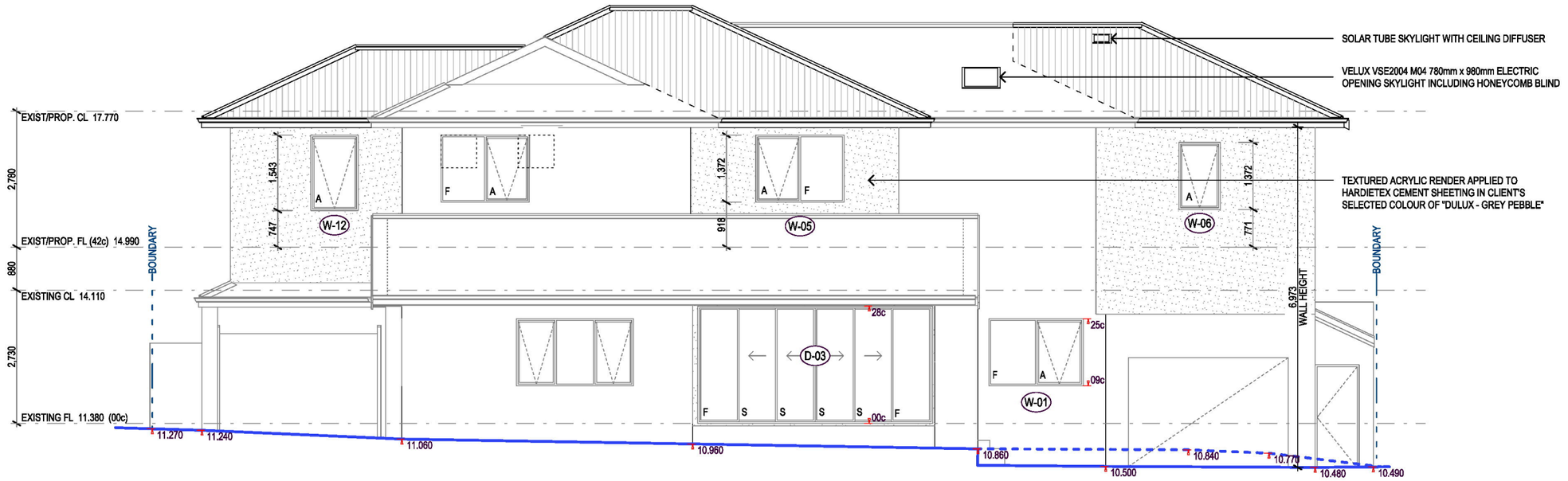
CLIENT [redacted]

ADDRESS **58 The Promenade, Mount Pleasant WA 6153**

DRAWN	CHECKED	DESIGNER
S. Mata	J. Stawarz	A. Pratama

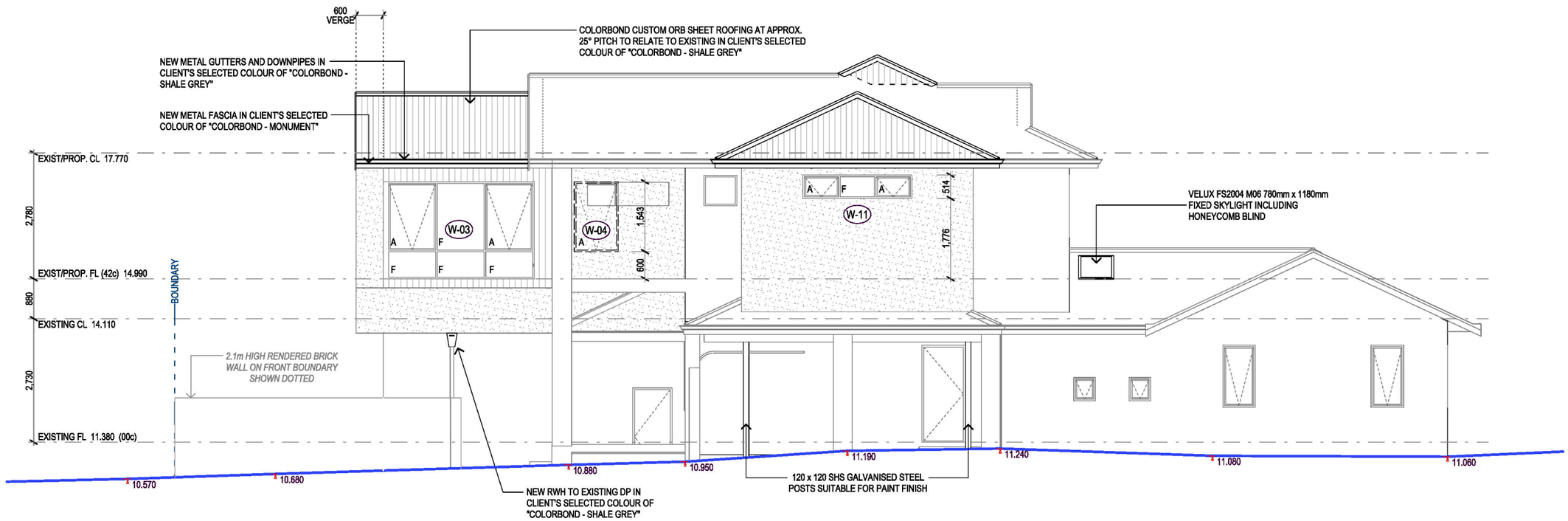
DATE	CONTRACT	DWG No	REV
23/03/2026	2798	9 of 11	A

Document Set ID: 7333164
Version: 2, Version Date: 08/04/2026



3 West Elevation

1:100



4 North Elevation

1:100

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OVERHEAD POWERLINES:

IN THE INSTANCE OF OVERHEAD POWERLINES TAKE ALL NECESSARY PRECAUTIONS.

WIND CLASSIFICATION:

IN ACCORDANCE WITH 'AS 4055' THIS SITE IS CLASSIFIED AS: **N- / TC- / T- / -S**

GENERAL NOTES:

1. ALL LEVELS, DIMENSIONS, POSITIONS & HEIGHTS TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY BUILDING WORKS. CHECK SITE FILE FOR ANY VARIATION OR ALTERATION TO PLANS.
2. FIGURED DIMENSIONS ARE TO BE TAKEN. NO SCALING OF DRAWINGS ALLOWED.
3. ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS & ALL OTHER RELEVANT DRAWINGS FROM STRUCTURAL, ELECTRICAL, HYDRAULICS AND MECHANICAL ENGINEERS.
4. ANY DISCREPANCIES TO BE REPORTED TO THE AUTHOR OF THE PLANS IMMEDIATELY.
5. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL WORKS.
6. EXTENT OF TILING SHOWN INDICATIVE ONLY. MOUNTED AT TILER'S DISCRETION.
7. IN ALL CASES WHERE HEIGHTS OR DIMENSIONS ARE NOMINATED, THOSE SHOULD ALL BE CONSIDERED APPROXIMATE AND MAY BE SUBJECT TO VARIATIONS DUE TO THE MATERIALS USED OR METHODS UNDERTAKEN.

FLOOR PLAN LEGEND:

- EXISTING BRICKWORK
- EXISTING TIMBER STUD
- PROPOSED BRICKWORK
- PROPOSED TIMBER STUD
- PROPOSED TIMBER STUD WITH EPS CLADDING

REV	ITEM	DATE
A	PRE-WORKING DRAWINGS, VO 1 & 3, AND ISSUE FOR D.A. & ENERGY (SM)	18/03/2026

PROJECT
2798

Addstyle.
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