

PLANNING APPROVAL ONLY  
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BUILDING PERMIT

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Approval into revised documentation submitted  
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UP23/4015

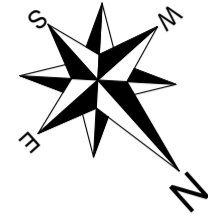


WHITE on WHITE  
DESIGN

URBAN EMPIRE HOMES DISPLAY

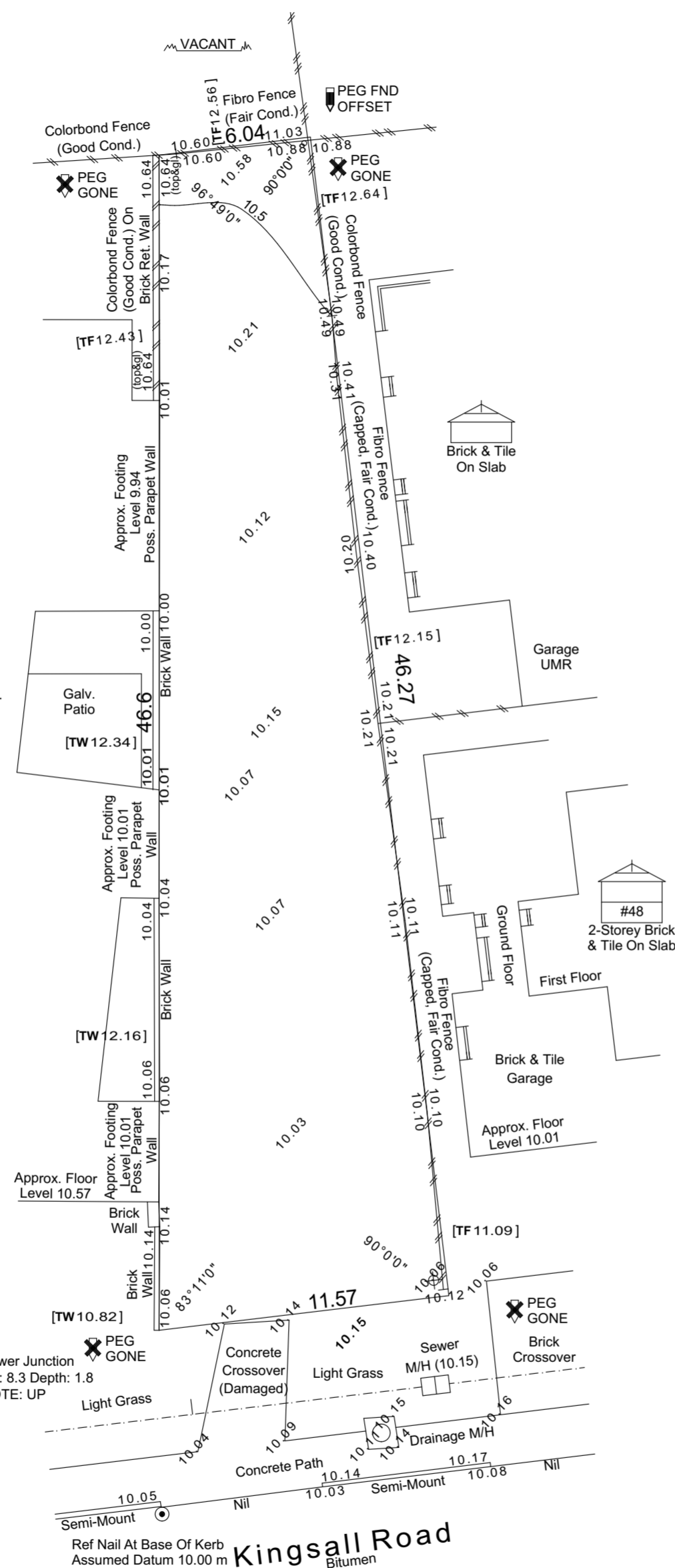
LOT 86 (#50A) KINGSALL ROAD, ATTADALE

NOTE:  
TELSTRA/COMMS. PIT NOT LOCATED  
ADJACENT TO LOT AT TIME OF SURVEY.  
VERIFY AVAILABILITY WITH TELSTRA.



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ORIGINAL SURVEY  
1:1, 1:200, 1:246.27, 1:100, 1:248.45

**OVERSHADOWING CALCULATIONS:**  
ZONED: R25  
TOTAL LOT AREA OF 50B KINGSALL ROAD,  
ATTADALE: 407m<sup>2</sup>  
MAX SITE OVERSHADOWING ON 21ST OF JUNE AT  
MIDDAY: 101.75m<sup>2</sup> (25.00%)  
ACTUAL SHADOW CAST ON 21ST OF JUNE AT  
MIDDAY: 122.33m<sup>2</sup> (30%)

**SITE COVERAGE CALCULATIONS:**  
ZONED: R25  
TOTAL LOT AREA: 407m<sup>2</sup>  
MAX SITE COVERAGE: 203.5m<sup>2</sup> (50.00%)  
SITE COVERAGE: 212.34m<sup>2</sup> (52.17%)  
OPEN SPACE: 194.66m<sup>2</sup> (47.83%)

**EARTHWORKER NOTE F.F.L.**  
MAY VARY + OR - 100mm

**TERMITE TREATMENT IS TO BE IN ACCORDANCE WITH NCC 2019 PART 3.1.4, 2.1.1 & 1.0.7 AS PER BUILDERS SPECIFICATION**

**NOTE:**  
SET DOWN SHOWER RECESS BASE 30mm. REFLUX VALVE REQUIRED.

**STORMWATER DISPOSAL BY BUILDER TO COUNCIL REQUIREMENTS (SOAKWELLS)**

**SITE CLASSIFICATION** : TBC  
**WIND CATEGORY** : TBC  
**COASTAL CONDITIONS** : NO  
**GAS AVAILABILITY** : YES  
**BUSHFIRE ATTACK** : NO

**STORMWATER CALCULATIONS**

Soak Well Type	No.	Capacity
SW 1500x1200	2	4.2 m <sup>3</sup>
Total Capacity		4.2 m <sup>3</sup>
Roof Area GF		81.2 m <sup>2</sup>
Roof Area UF		152.2 m <sup>2</sup>
Total Area		233.4 m <sup>2</sup>
Capacity Required (Area x 0.0125)		2.9 m <sup>3</sup>
Extra Capacity Provided		1.3 m <sup>3</sup>

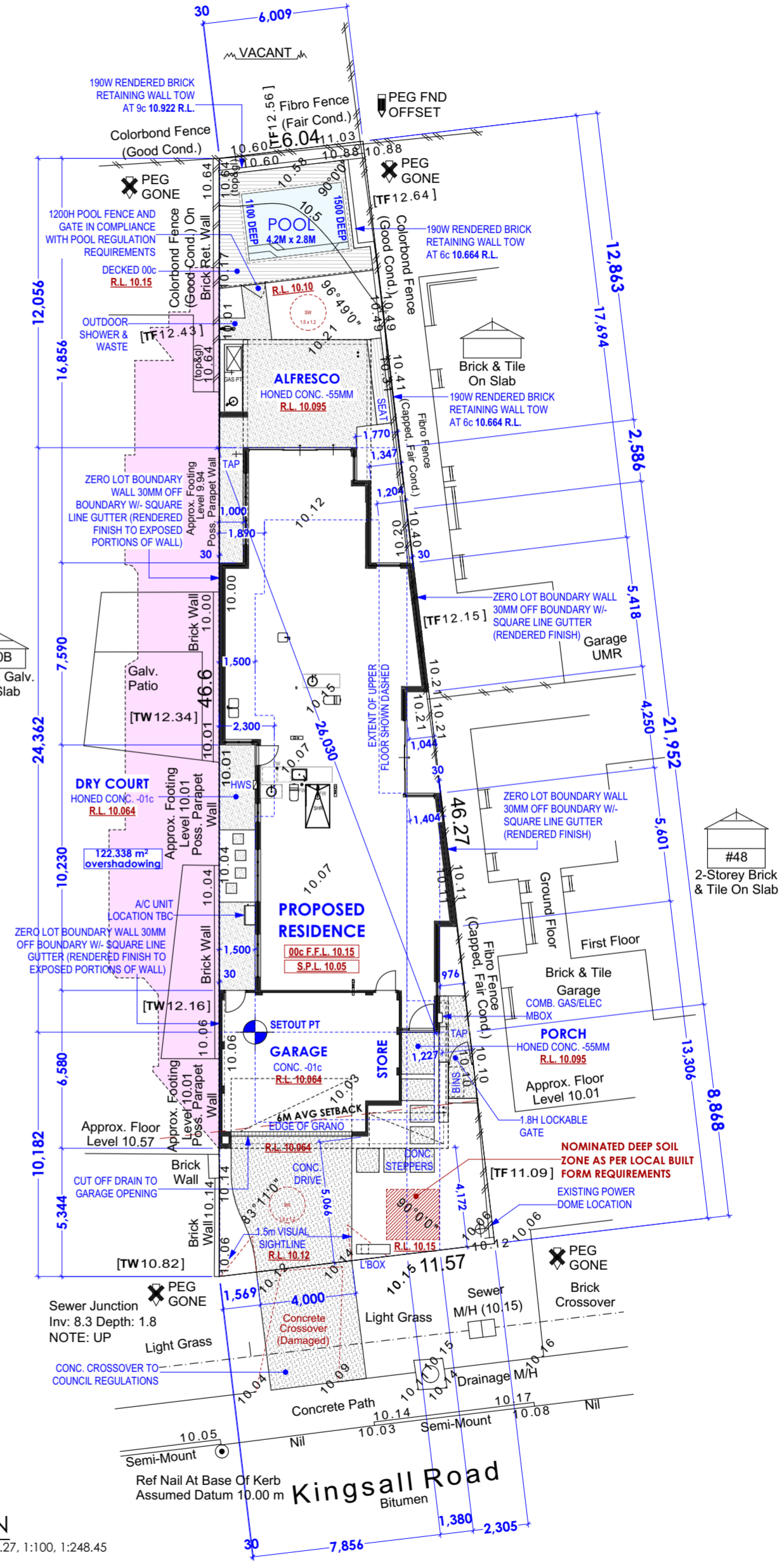
STORMWATER NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

**Paving Areas**

Location	Area
Afresco	35.04
Driveway	26.33
Crossover	19.81
Porch & Path	14.58
Pool	14.11
Dry Court	10.83
<b>Total</b>	<b>120.70 m<sup>2</sup></b>

**LEGEND**

	Power Dome
	Power Pole
	Phone Pits
	Water Corn
	Top Filter/Post
	Top Wall
	Top Retaining
	Top Fence



Scale 1:200  
0 2 4 6 8

SITEPLAN  
1:1, 1:200, 1:246.27, 1:100, 1:248.45

LOT MISCLOSE  
0.001m

**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

**DISCLAIMER:**  
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

**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:**  
Cottage & Engineering surveys 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 neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

**COTTAGE SURVEYS**  
LARNED BROTHERS

87-89 Gullbine Street  
Osborne Park WA 6007  
PO Box 1611  
Osborne Park  
Business Centre WA 6917  
P: (08) 9446 7361  
E: peth@cottage.com.au  
W: www.cottage.com.au

JOB # 528295  
ADDRESS #50A Kingsall Road  
SUBURB Attadale  
CITY OF MELVILLE  
DRAWN T. DO

GPS  
Lat: -32.029387  
Long: 115.809378

ROADS  
KERBS Bitumen  
FOOTPATH Concrete  
SOIL Sand  
DRAINAGE Good  
VEGETATION Light Grass Cover

ELEC. U/Ground  
COMMS Not loc.  
WATER Yes  
GAS Check Alpha  
SEWER Yes 300m to Council  
COASTAL Not loc.

REV ID	DESCRIPTION	DATE	NAME	CHK
01	HD CONCEPT	14/07/2022	Chris	CW
02	HD CONCEPT	3/08/2022	white	CW
03	HD CONCEPT	18/08/2022	white	CW
04	DA PROPOSAL	14/09/2022	white	CW
05	PLAN CHGS	19/09/2022	white	CW
06	DA CHGS	7/11/2022	white	CW
07	overshadowing	12/12/2022	white	CW

CLIENT:  
**Urban Empire Homes**

SITE:  
Lot 86 (#50A) Kingsall Road, Attadale

LOCAL AUTHORITY:  
City of Melville

DRAWING TITLE:  
**DA PROPOSAL Siteplan A2**

REVISION NO.  
**07**

DRAWING NO.  
**.2**

DRAWN BY:  
CW

CHECKED BY:  
CW

PROJECT NO.  
-

Plot Date: 12/12/2022

**WHITE on WHITE**  
DESIGN

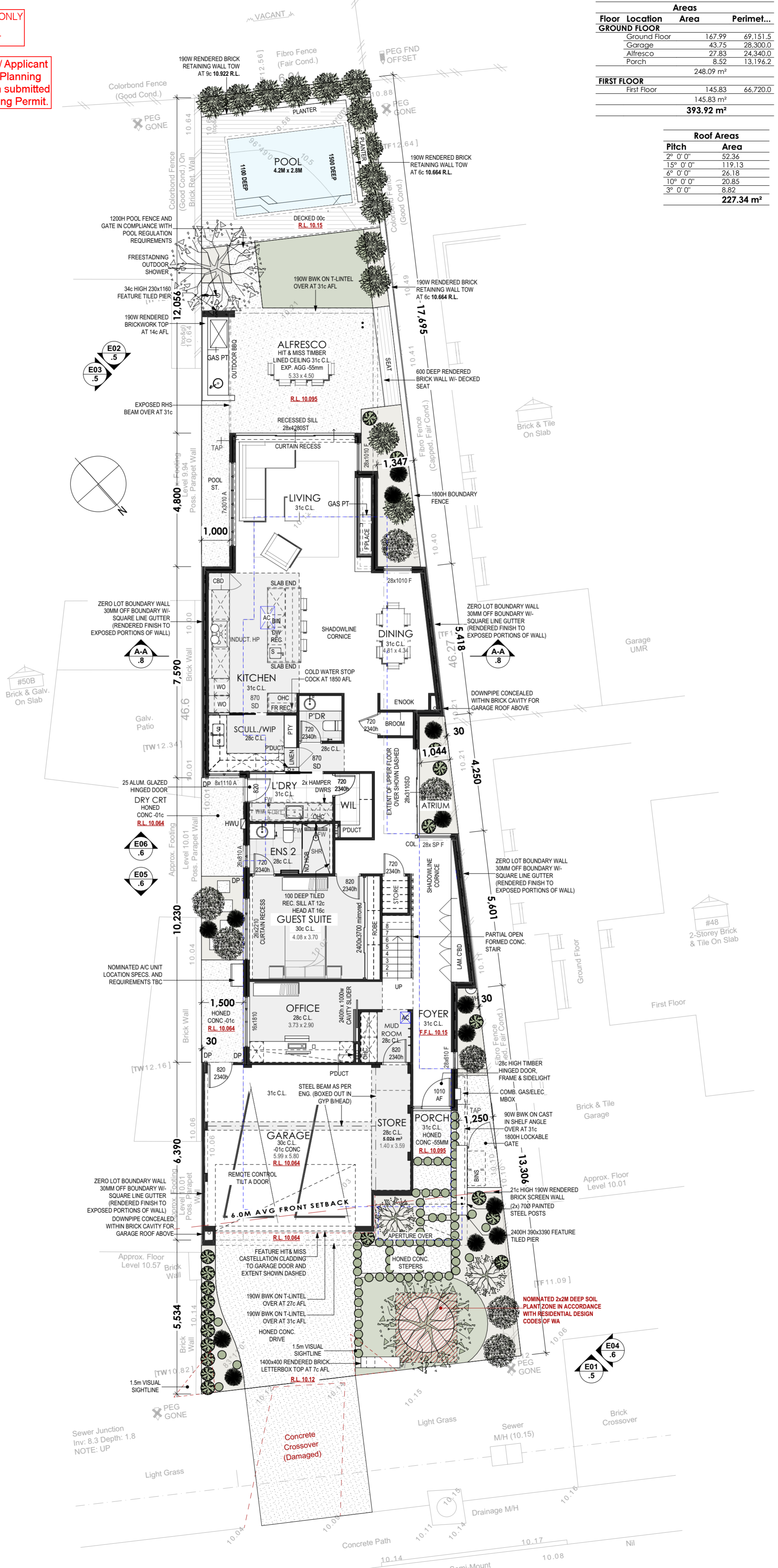
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Areas			
Floor	Location	Area	Perimet...
<b>GROUND FLOOR</b>			
	Ground Floor	167.99	69,151.5
	Garage	43.75	28,300.0
	Alfresco	27.83	24,340.0
	Porch	8.52	13,196.2
		248.09 m <sup>2</sup>	
<b>FIRST FLOOR</b>			
	First Floor	145.83	66,720.0
		145.83 m <sup>2</sup>	
		<b>393.92 m<sup>2</sup></b>	

Roof Areas	
Pitch	Area
2° 0' 0"	52.36
15° 0' 0"	119.13
6° 0' 0"	26.18
10° 0' 0"	20.85
3° 0' 0"	8.82
<b>227.34 m<sup>2</sup></b>	



DRAWN BY: [Blank]  
CHECKED BY: [Blank]  
PROJECT NO. [Blank]  
12/12/2022

REVISION NO. [Blank]  
DRAWING NO. [Blank]

SITE: Lot 86 (#50A) Kingsall Road, Attadale  
LOCAL AUTHORITY: City of Melville  
DRAWING TITLE: DA PROPOSAL  
**Ground Floor A2**

CLIENT: **Urban Empire Homes**

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06	DA CHGS	7/11/2022	white	
07	overheading	12/12/2022	white	

**WHITE** on DESIGN

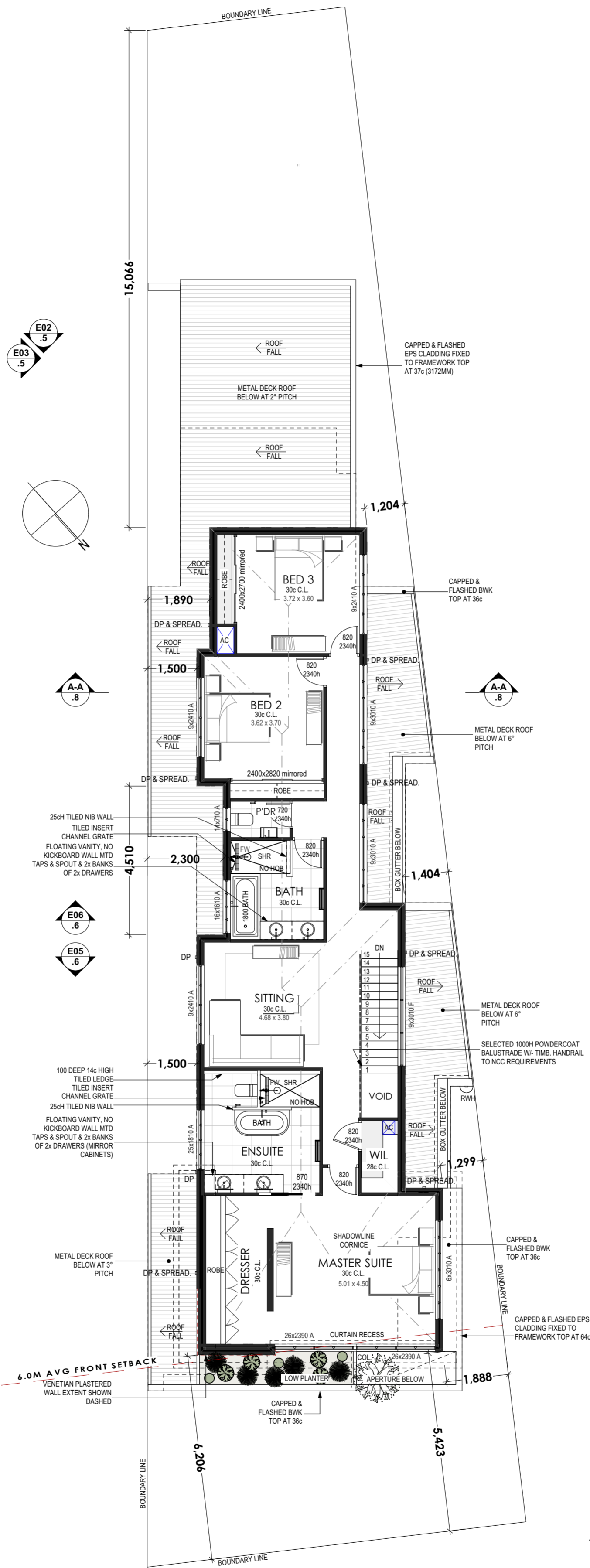
URBAN EMPIRE HOMES DISPLAY

**GROUND FLOOR**  
1:1, 1:100

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	248.09 m <sup>2</sup>	
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First Floor	145.83	66,720.0
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6° 0' 0"	26.18	
10° 0' 0"	20.85	
3° 0' 0"	8.82	
	<b>227.34 m<sup>2</sup></b>	



FIRST FLOOR  
1:100, 1:1

DRAWN BY:  
CHECKED BY:  
PROJECT NO.  
07  
4

REVISION NO.  
DRAWING NO.

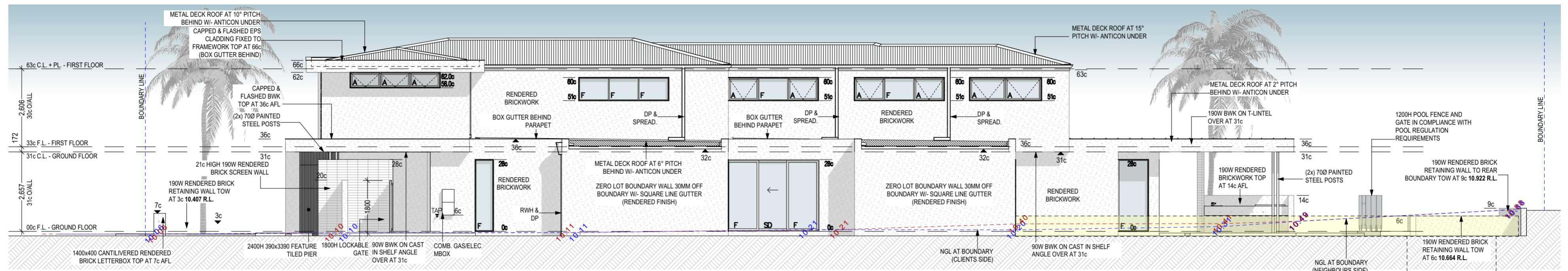
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DRAWING TITLE: DA PROPOSAL  
First Floor A2

CLIENT: Urban Empire Homes

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WHITE  
on  
DESIGN

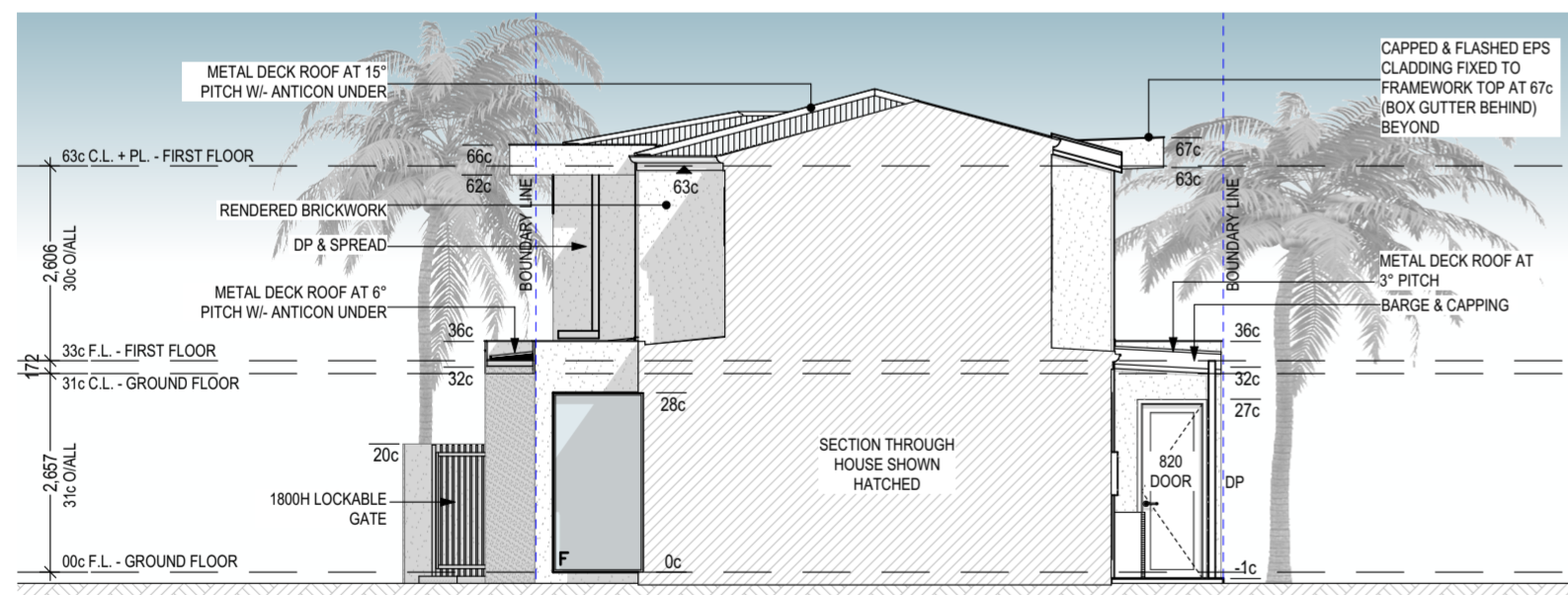




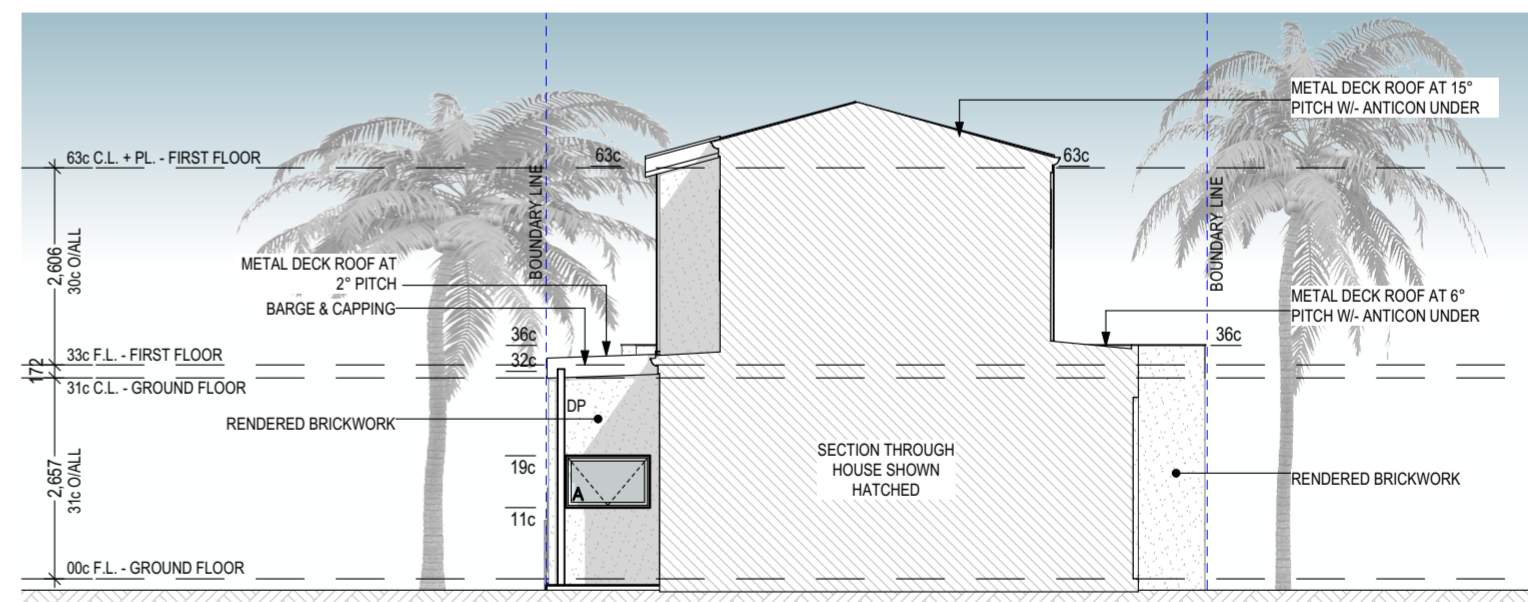
ELEVATION 4 north west  
SCALE 1:100

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ELEVATION 5 south west  
SCALE 1:100



ELEVATION 6 north east  
SCALE 1:100

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04	overshadowing	12/12/2022	white	

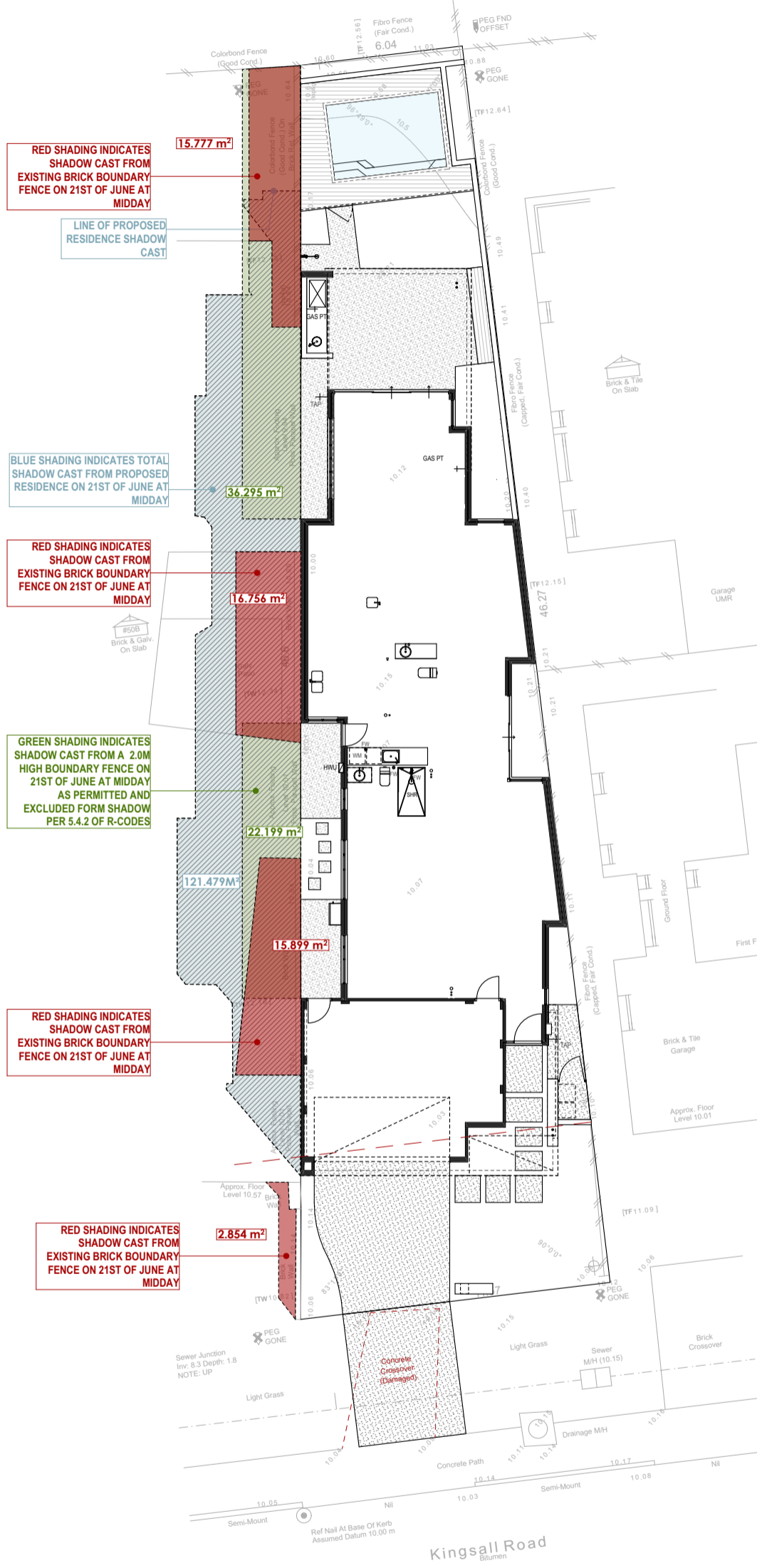




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 MAX SITE OVERSHADOWING ON 21ST OF JUNE AT  
 MIDDAY: 101.75m<sup>2</sup> (25.00%)  
 ACTUAL SHADOW CAST ON 21ST OF JUNE AT  
 MIDDAY: 121.45m<sup>2</sup> (29.84%)  
 TOTAL SHADOW CAST EXCLUDING PERMITTED 2.0M  
 BOUNDARY FENCE SHADOW CAST (58.494M<sup>2</sup> =  
 TOTAL BOUNDARY FENCE SHADOW) 62.956M<sup>2</sup>  
 (15.46%)  
 TOTAL SHADOW CAST EXCLUDING EXISTING  
 BOUNDARY BRICK FENCES (TOTAL EXIST.  
 BOUNDARY FENCES SHADOW CAST 51.25M<sup>2</sup>) 70.2M<sup>2</sup>  
 (17.24%)



URBAN EMPIRE HOMES DISPLAY

DRAWN BY:	CHECKED BY:	PROJECT NO.	Plot Date:
			12/12/2022
REVISION NO.	DRAWING NO.		

SITE: Lot 86 (#50A) Kingsall Road, Attadale  
 LOCAL AUTHORITY: City of Melville

CLIENT: Urban Empire Homes  
 DRAWING TITLE: DA PROPOSAL Overshadowing Plan

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01	overshadowing	12/12/2022	white	