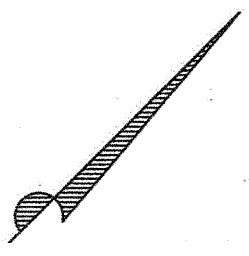


SERVICE RECORD			
SERVICE	STATUS		PLOTTED FROM PLANS
	LOCATED	NOT LOCATED	
WATER	✓		
SEWER	✓		
GAS	✓		
TELSTRA	✓		
POWER u/g	✓		
o/h		✓	

- KEY**
- ☐ : TELECOM PIT
 - ⊙ : GAS METER
 - : POWER DOME
 - ⊕ : WATER METER

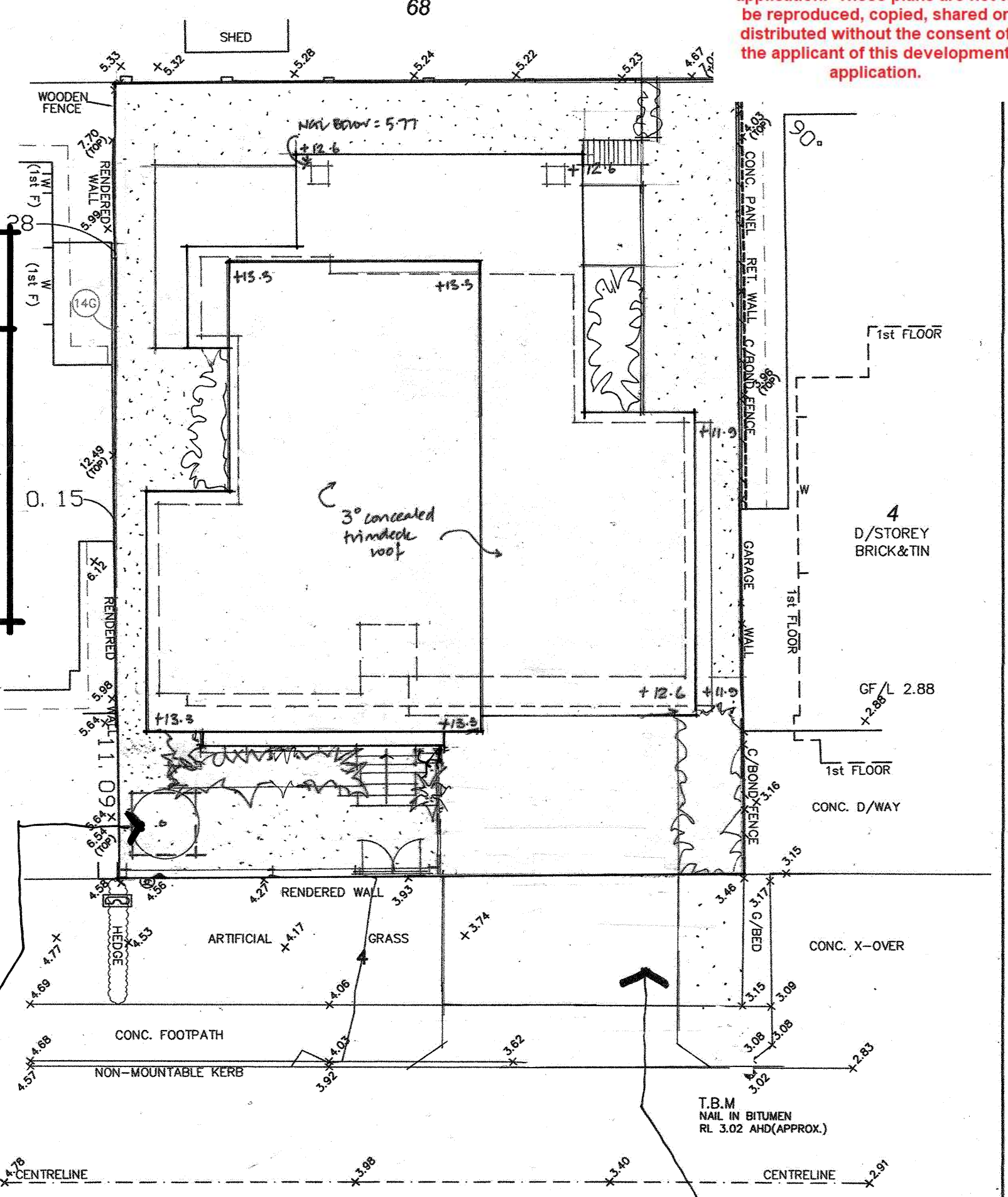
PROPOSED SITE PLAN

SCALE 1:150



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(14G) EASEMENT (PARTY WALL) SEE SURVEY STRATA PLAN 958 FOR MORE DETAILS



OPEN SPACE CALCULATIONS

R20 REQUIRES 50% OPEN SPACE

LOT SIZE = 493m²

OPEN SPACE PROPOSED = 290m²

≈ 58.5% OPEN

∴ COMPLIANT

FRONT SETBACK AREA = 118m²

NON-IMPERMEABLE AREA TO FRONT SETBACK = 52m²

≈ 44%

PROPOSED CROSSOVER TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MELVILLE'S SPECIFICATIONS.

TOTAL AREA 493m² AS PER SURVEY STRATA PLAN 958
 NOTE: SEWER JUNCTION IS LOCATED AT THE WEST CORNER OF LOT 1 ON SP958
 ACCURATE LOCATION OF THE SEWER TO BE VERIFIED PRIOR TO BUILDING DESIGN OR CONSTRUCTION.

FEATURE SURVEY OF LOT 2(2B) BATEMAN ROAD, MOUNT PLEASANT		DATE: 25/11/2025	Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed	
SCALE: 1:150 @ A3	SURVEY STRATA PLAN: 958	C/T: 1355/660	LOCAL AUTHORITY: CITY OF MELVILLE	
TUSCOM SUBDIVISION CONSULTANTS Pty. Ltd. (08 9316 8388)		DATUM: AHD(APPROX.)	SURVEYOR: KV	CHECKED: AW

SERVICE RECORD			
SERVICE	STATUS		PLOTTED FROM PLANS
	LOCATED	NOT LOCATED	
WATER	✓		
SEWER	✓		
GAS	✓		
TELSTRA	✓		
POWER u/g	✓		
	o/h		✓

- KEY**
- ☐ : TELECOM PIT
 - ⊕ : GAS METER
 - : POWER DOME
 - ⊙ : WATER METER

PROPOSED SITE PLAN
SCALE 1:150

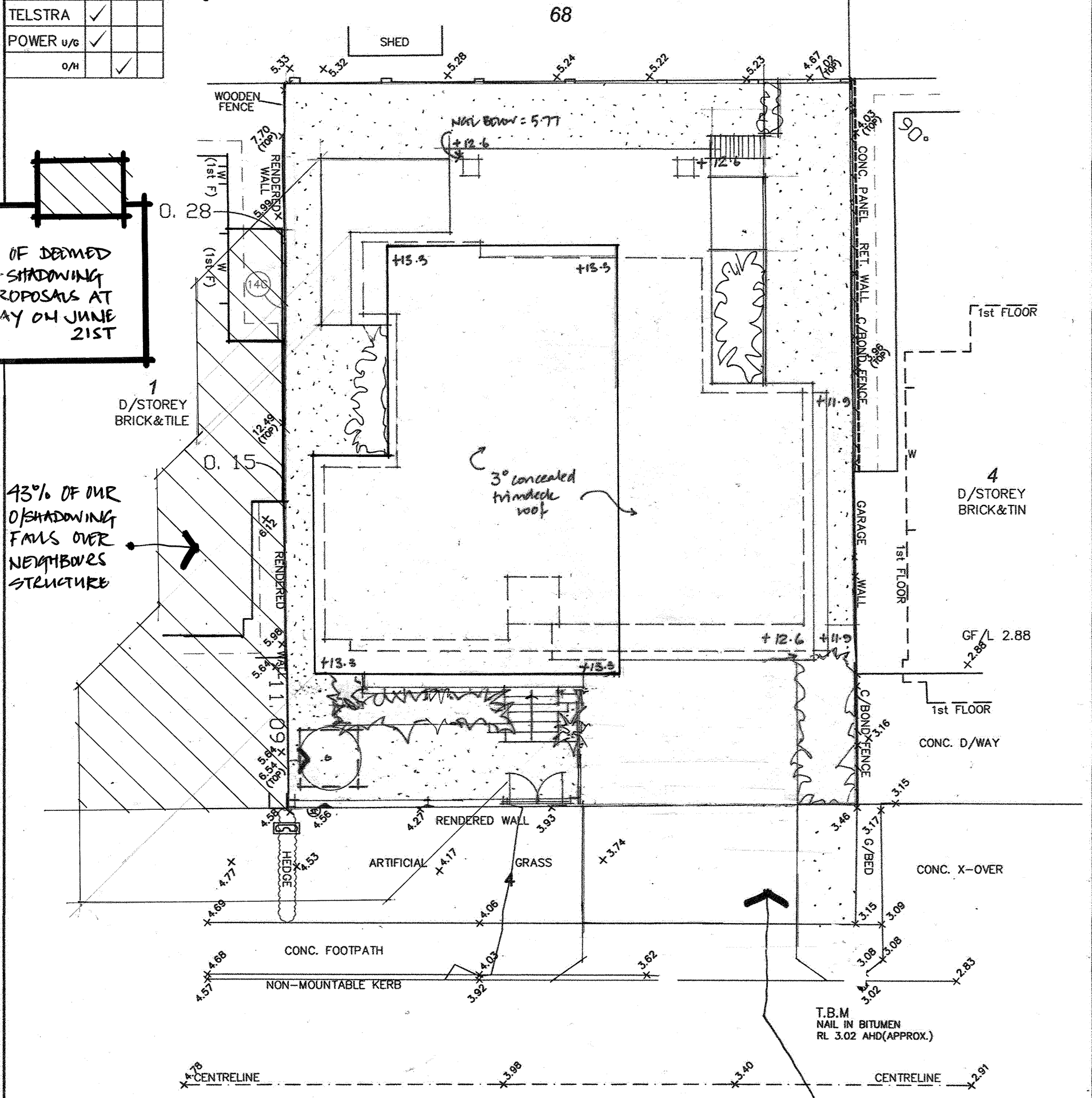
OVER-SHADOWING CALCULATIONS

LOT TO SOUTH (#2A BATEMAN RD) = 493m²

AREA OF O/S SHADOWING AT MIDDAY JUNE 21ST = 91.5m²

≈ EQUATES TO 18.5% ∴ COMPLIANT

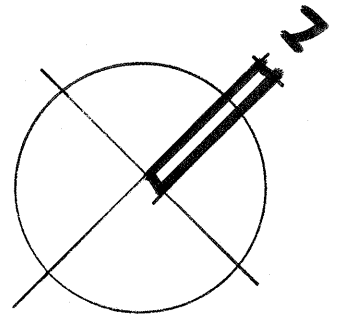
AREA OF DEEMED OVER-SHADOWING BY PROPOSALS AT MIDDAY ON JUNE 21ST



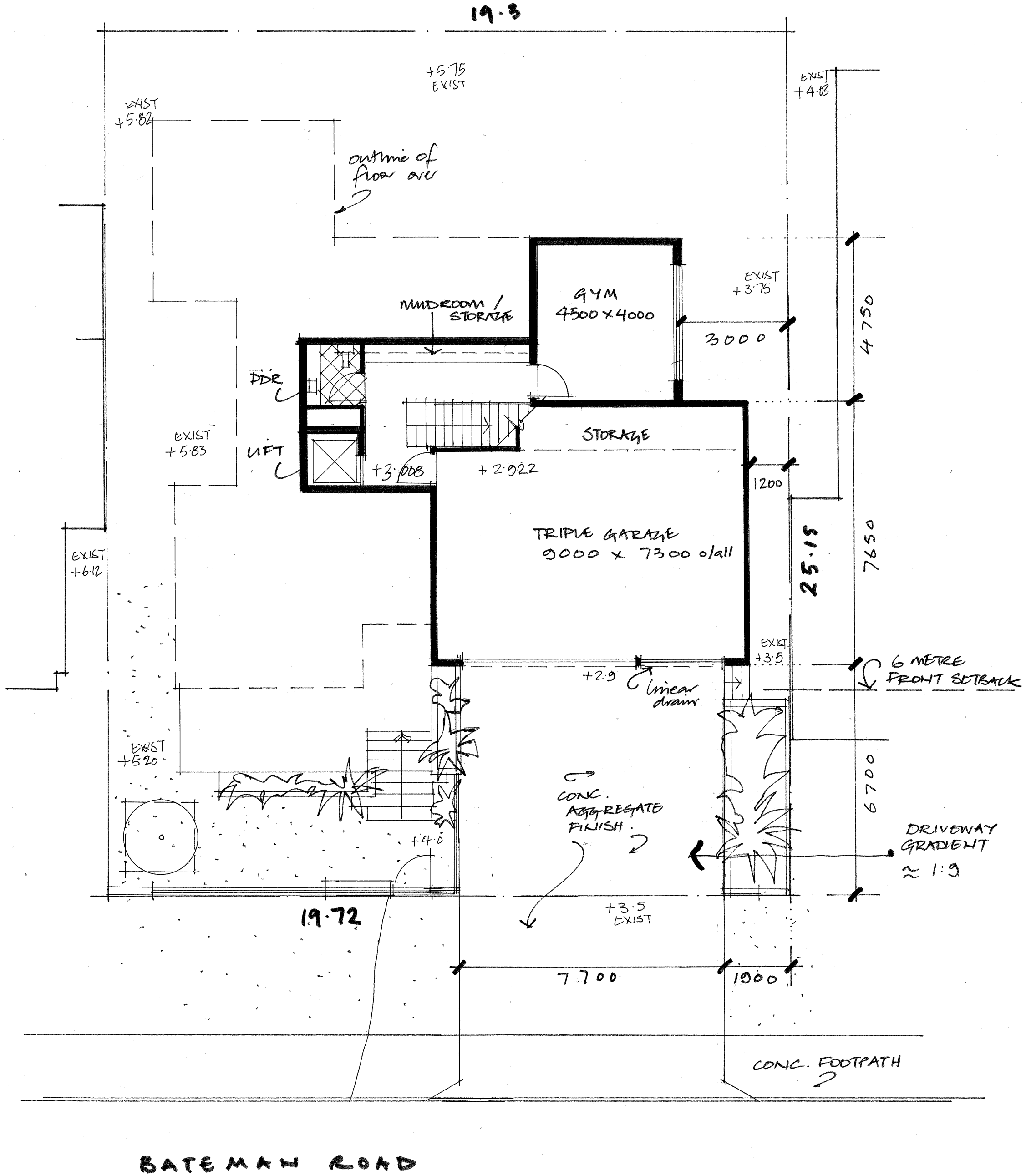
TOTAL AREA 493m² AS PER SURVEY STRATA PLAN 958
NOTE: SEWER JUNCTION IS LOCATED AT THE WEST CORNER OF LOT 1 ON SP958
ACCURATE LOCATION OF THE SEWER TO BE VERIFIED PRIOR TO BUILDING DESIGN OR CONSTRUCTION.

PROPOSED CROSSOVER TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MELVILLE'S SPECIFICATIONS.

FEATURE SURVEY OF LOT 2(2B) BATEMAN ROAD, MOUNT PLEASANT		DATE: 25/11/2025	Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed
SCALE: 1:150 @ A3	SURVEY STRATA PLAN: 958	C/T: 1355/660	LOCAL AUTHORITY: CITY OF MELVILLE
TUSCOM SUBDIVISION CONSULTANTS Pty. Ltd. (08 9316 8388)		DATUM: AHD (APPROX.)	SURVEYOR: KV CHECKED: AW



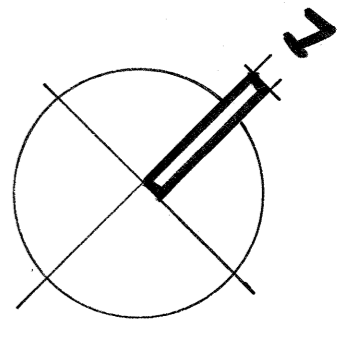
UNDERCROFT PLAN



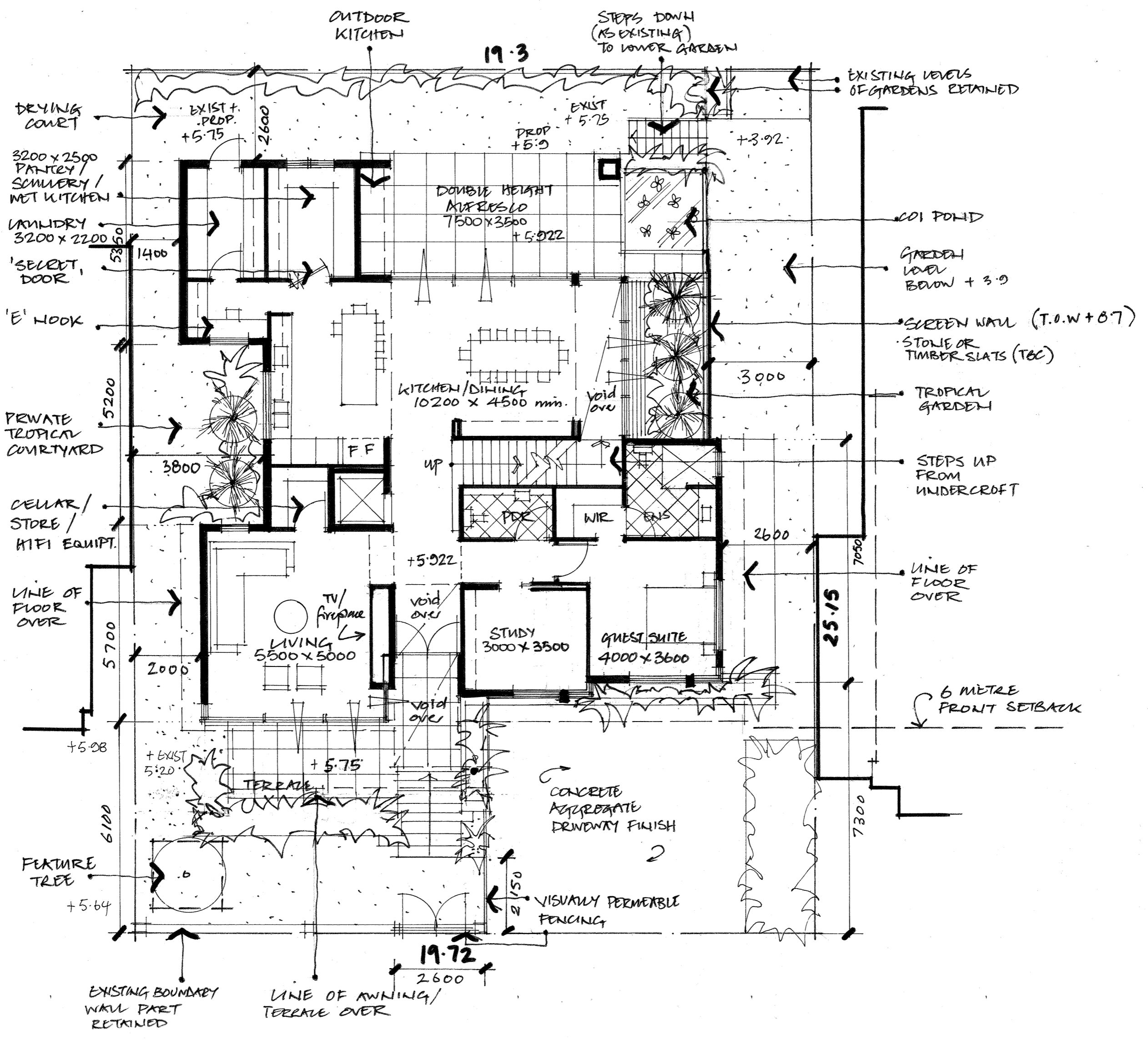
REV B : FEB '26
REV A : JAN '26

PROPOSED RESIDENCE FOR
2B, BATEMAN ROAD
MOUNT PLEASANT
CITY OF MELVILLE

SCALE 1:100 @ A2
DATE DEC '25
DESIGN J. EVERITT



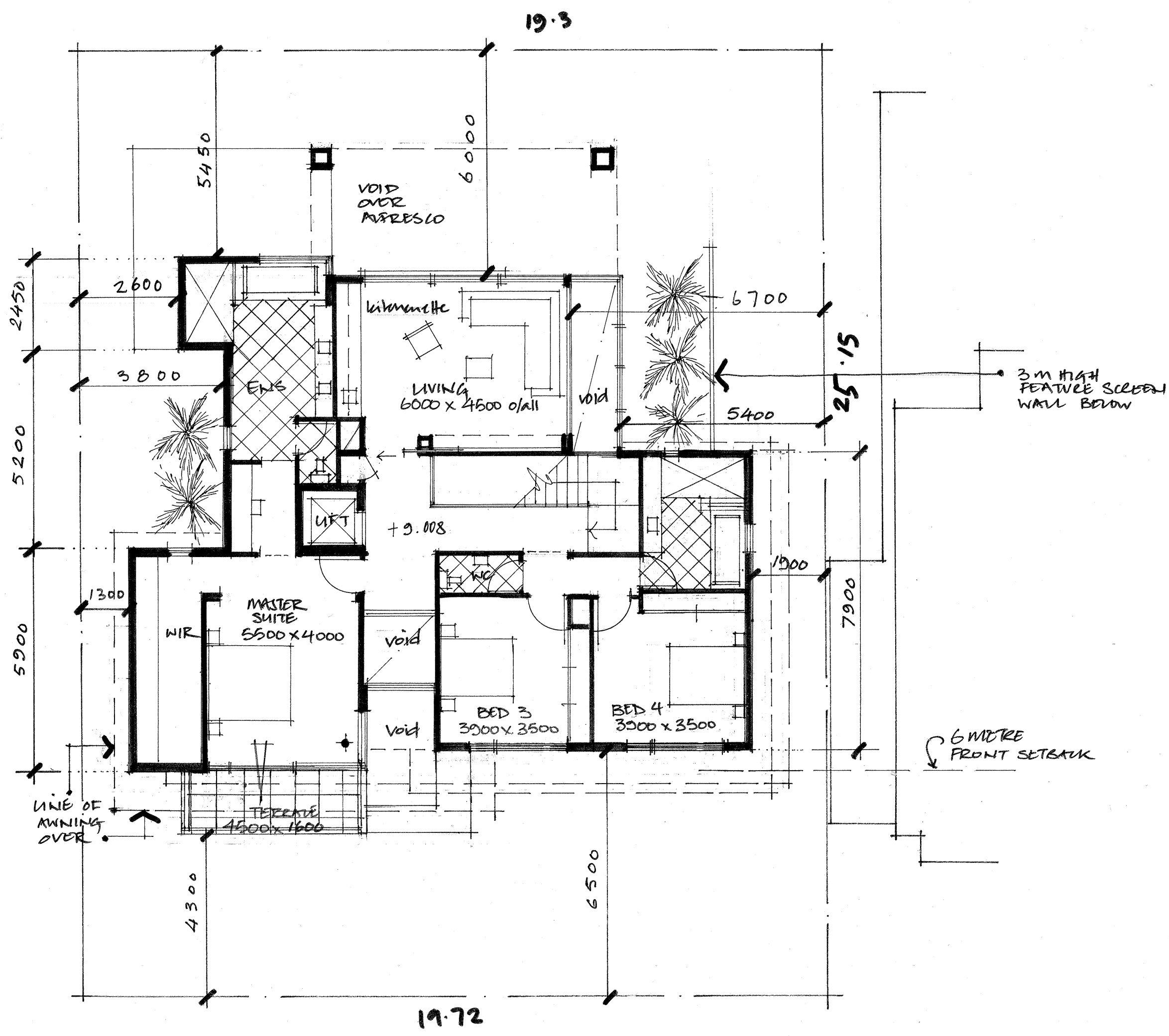
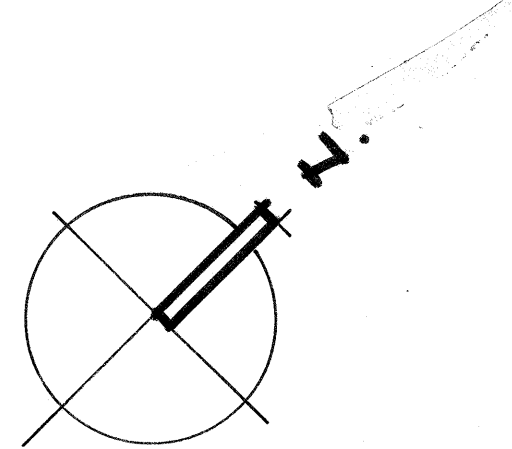
. RAISED GROUND FLOOR PLAN.



REV B : FEB '26
REV A : JAN '26

PROPOSED RESIDENCE FOR
20. BATEMAN ROAD
MOUNT PLEASANT
CITY OF MELVILLE

SCALE 1:100 @ A2
DATE DEC '25
DESIGN J. EVERITT



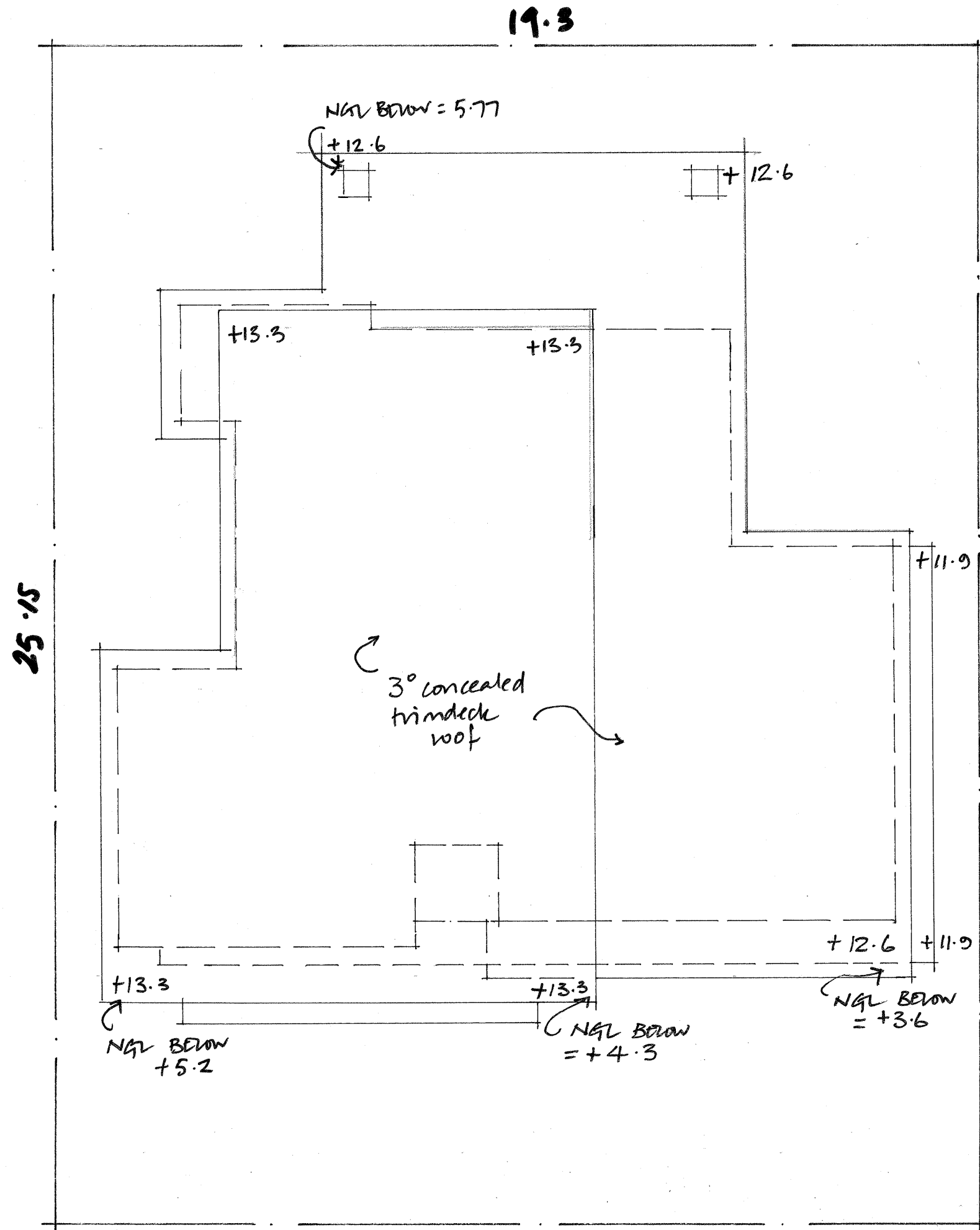
FIRST FLOOR PLAN.

REV B FEB '26
REV A : JAN '26

PROPOSED RESIDENCE FOR
2B. BATEMAN ROAD
MOUNT PLEASANT
CITY OF MELVILLE

SCALE 1:100 @ A2
DATE DEC '25
DESIGN J. EVERITT

ROOF PLAN



AREA SCHEDULE

UNDERCROFT FLOOR	
· GARAGE / STORE	68m ²
· LIVING	46m ²
RAISED GROUND FLOOR	
· PORCH / TERRACE	15m ²
· LIVING	182m ²
· MESSICO	35m ²
FIRST FLOOR PLAN	
LIVING	176m ²
TERRACE	9m ²
TOTAL LIVING	404m ²
GRAND TOTAL	531m ²

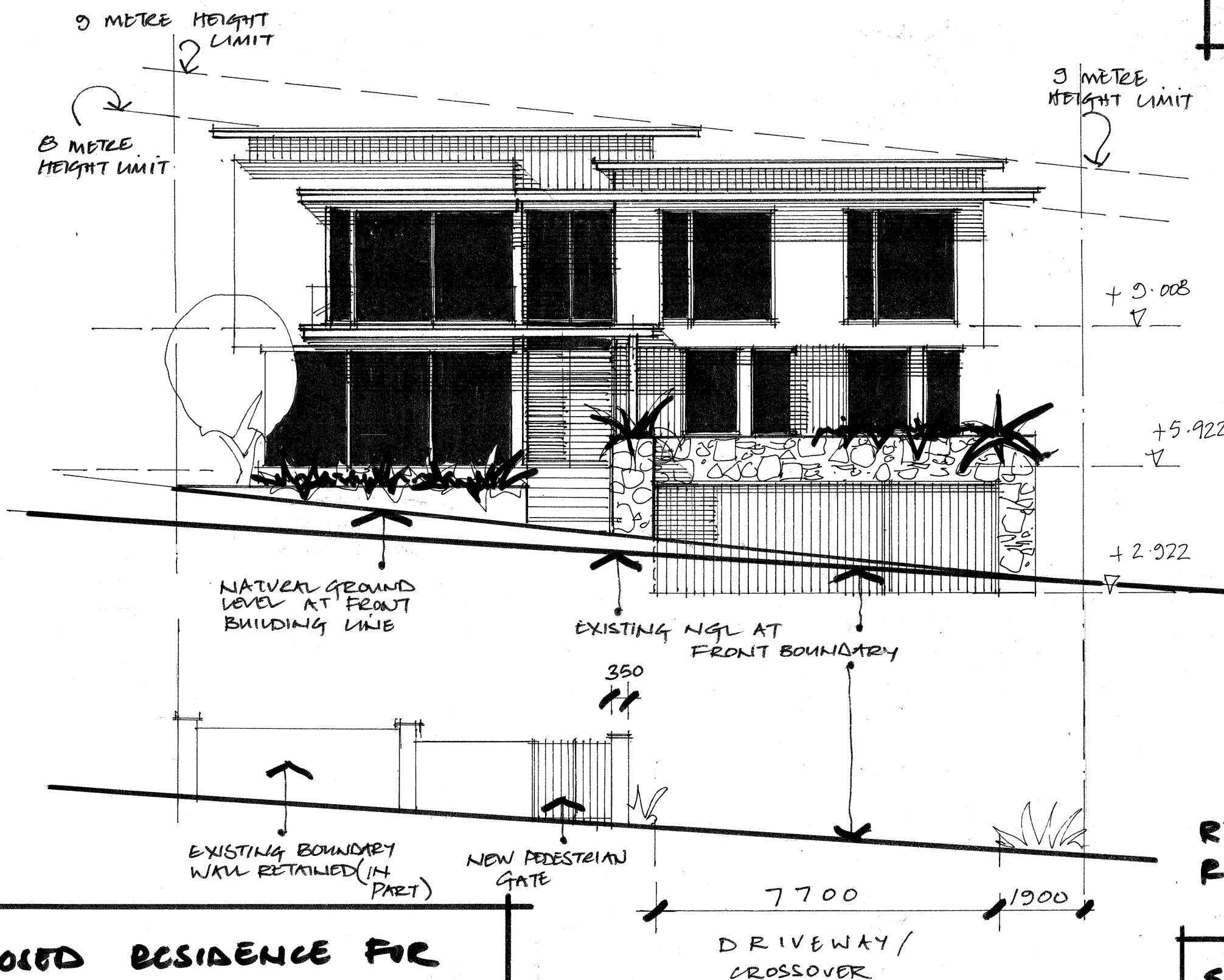
OPEN SPACE CALCULATIONS

LOT SIZE = 493 m²
 R20 REQUIRES 50% OPEN SPACE
 OPEN SPACE = 290 m² PROPOSED
 ≈ 58.5% OPEN
 ∴ COMPLIANT

MATERIAL SCHEDULE

- ROOF : TIMBER DECK - SHALE GREY COLOUR
- WALLS : RENDER COLOUR - OFF WHITE
- FENCE CLADDING : COMPOSITE TIMBER COLOUR : LIGHT OAK
- STONE/TILE CLADDING : COLOUR DARK GREY (TBC)
- WINDOW FRAMES : ALUMINIUM COLOUR : MONUMENT (TBC)
- GARAGE DOORS : MATCH COMPOSITE TIMBER COLOUR

FRONT ELEVATION



FRONT BOUNDARY ELEVATION

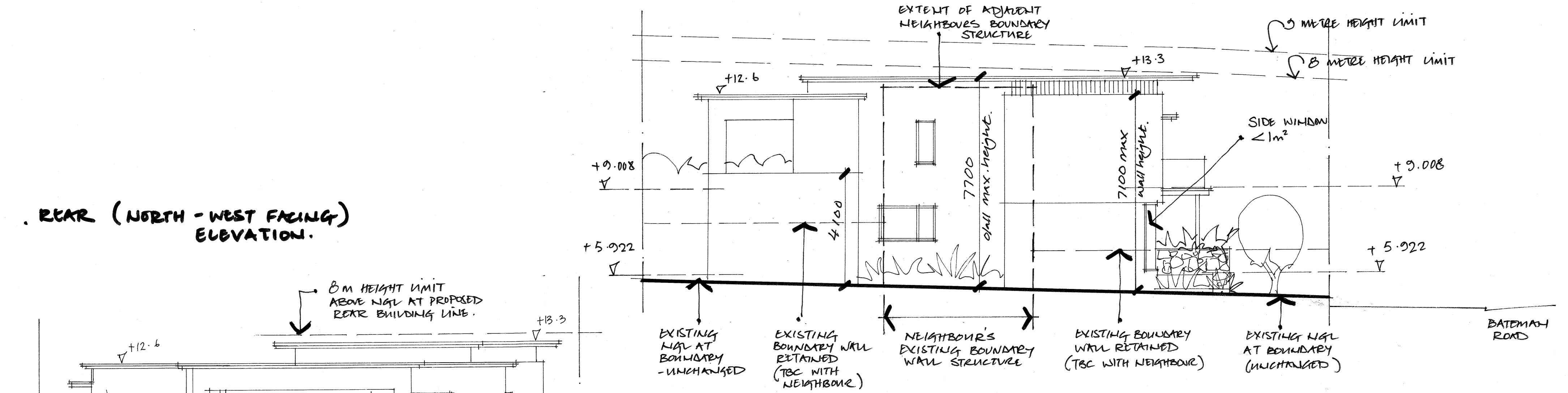
REV B : FEB '26
 REV A : JAN '26

SCALE 1:100 @ A2
 DATE DEC '25
 DESIGN J. EVERITT

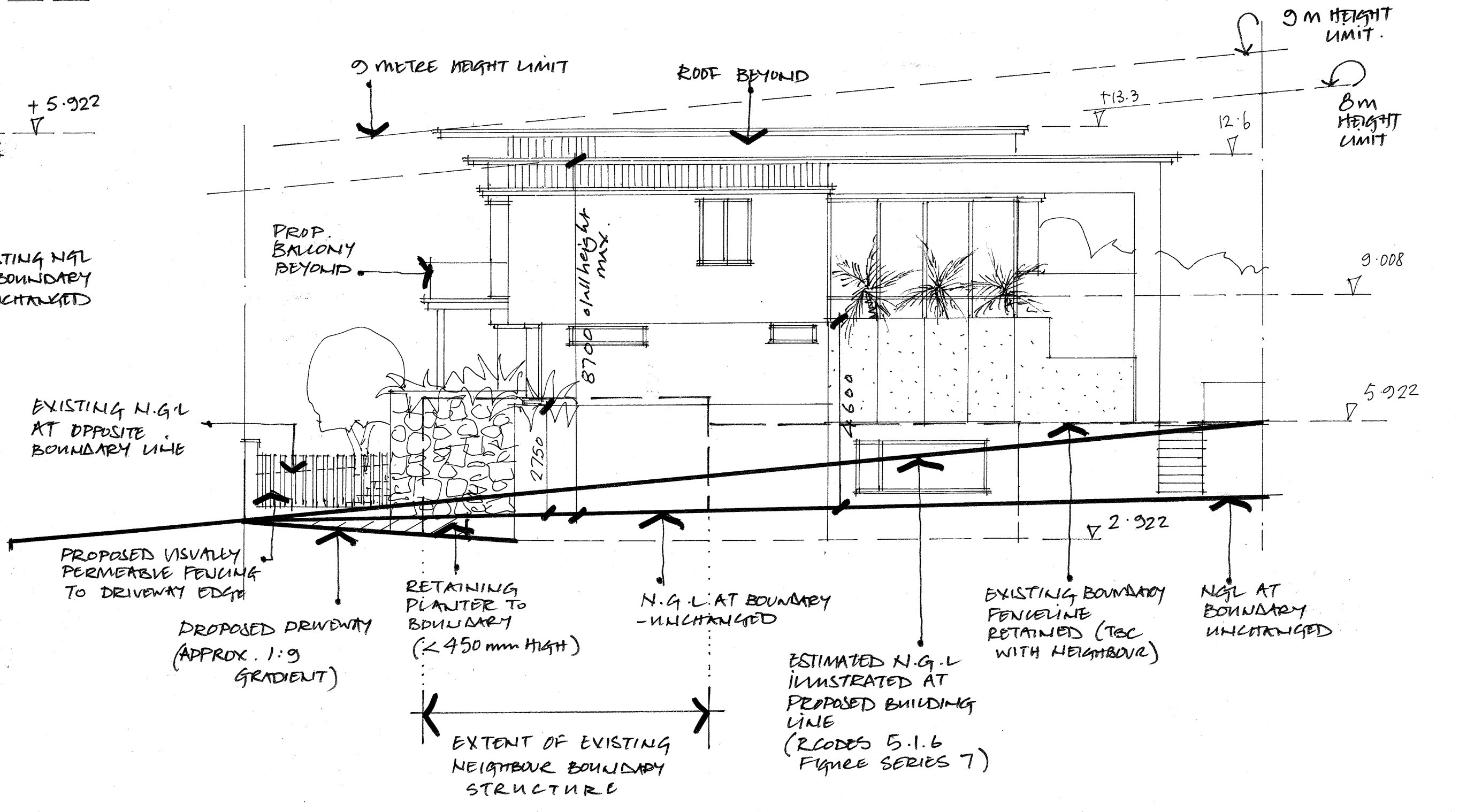
PROPOSED RESIDENCE FOR
 2B BATEMAN ROAD
 MOUNT PLEASANT
 CITY OF MELVILLE

SOUTH - WEST FACING ELEVATION.

REAR (NORTH - WEST FACING) ELEVATION.



NORTH - EAST FACING ELEVATION.

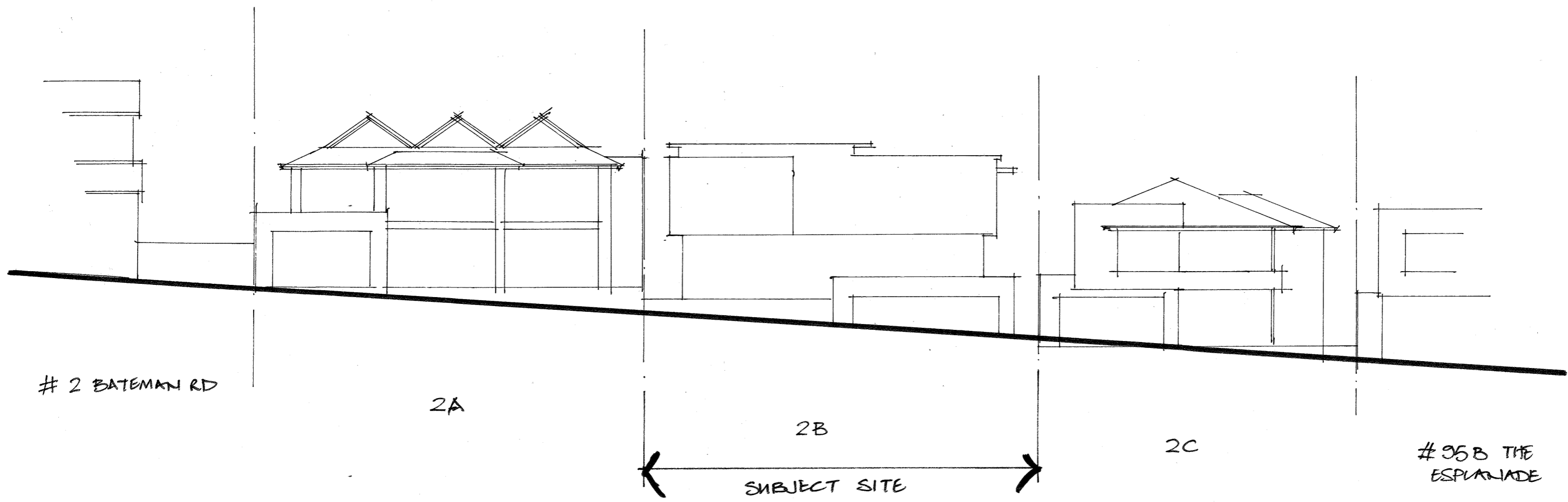


**PROPOSED RESIDENCE FOR
25 BATEMAN ROAD
MOUNT PLEASANT
CITY OF MELVILLE**

**SCALE 1:100 CA2
DATE DEC '25
DESIGN J. EVERITT**

REV B : FEB '26

. BATEMAN ROAD STREETSCAPE.



PROPOSED RESIDENCE FOR LOT 2B
 BATEMAN ROAD, MT. PLEASANT
 CITY OF MELVILLE

SCALE 1:200
 DATE FEB '26