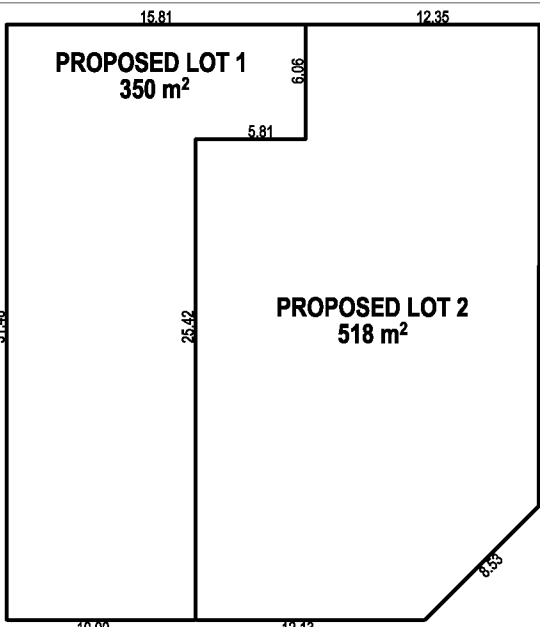


LEGEND	
SUBJECT AREA	---
PROPOSED LOT BOUNDARY LINE	---
PROPERTY FEATURES	---
BASE SURVEY	Developed (PS)
TOTAL LOT SIZE	868m ²
PROPOSED NUMBER OF LOTS	2
ZONING	R20
LOCAL GOVERNMENT	City of Swan

HOUSE TO BE RETAINED

HOUSE TO BE MODIFIED

LOT(S) 1 TO BE CLEARED

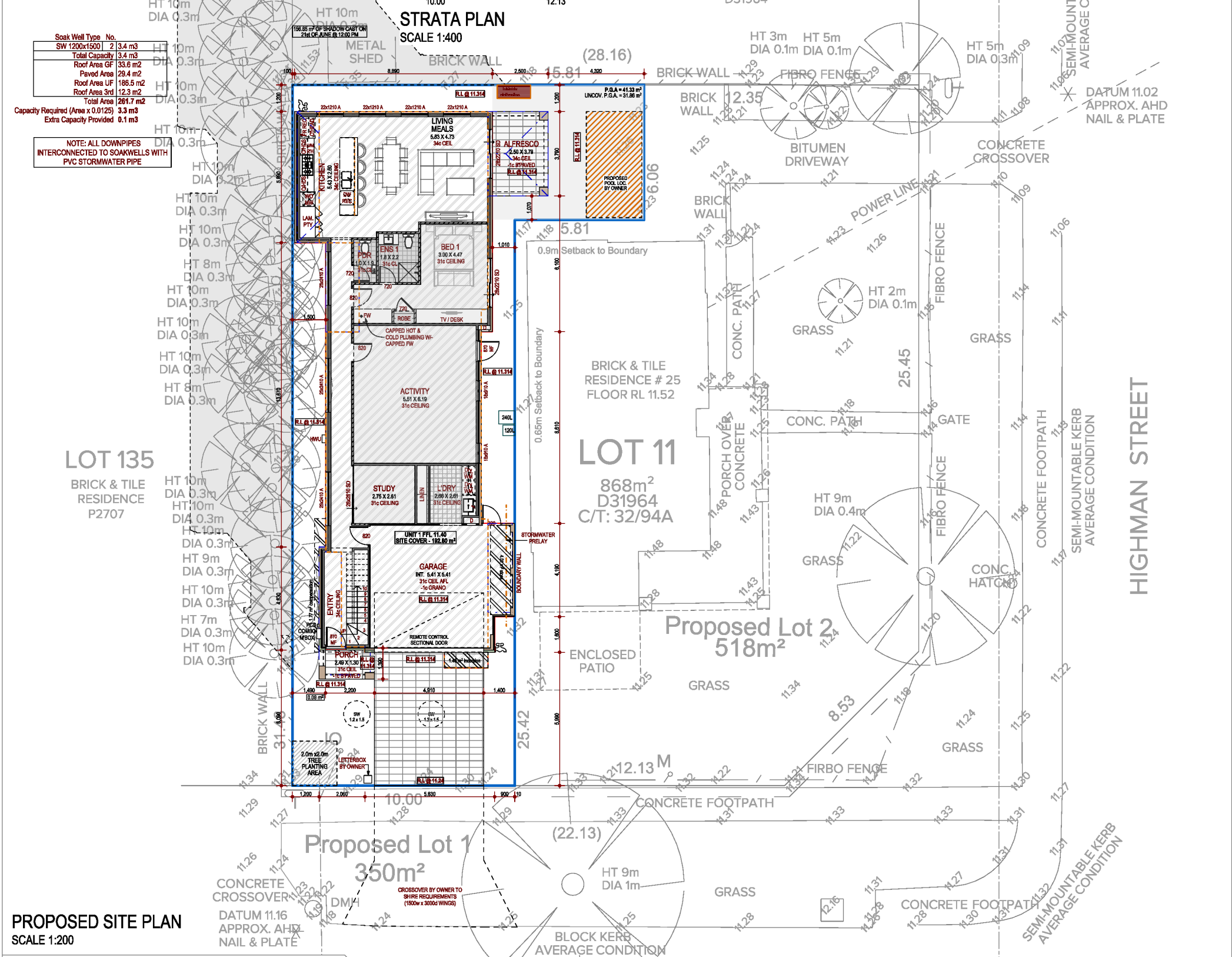


R20 SITE CALCS
SITE AREA (m2)
350.00

SITE COVER CALCULATIONS
192.80 m2

SITE COVER RATIOS
55.08% (44.92% OPEN SPACE)

ROOF AREAS		
PITCH	LOCATION	ROOF AREA [m2 ON THE FLAT]
7° 0' 0"	GF CEILING	7.14
24° 48' 0"	GF CEILING	26.43
25° 0' 0"	FF CEILING	407.48
BUILDING AREAS:		
	PERIM. (m)	AREA (m²)
HOUSE (UPPER)	68.76	167.93
HOUSE (GROUND)	66.76	155.66
GARAGE / STORE	25.04	35.77
ALFRESCO	12.58	9.48
PORCH	7.58	3.19
		372.03 m²



PROPOSED SITE PLAN
SCALE 1:200

IMPORTANT PLAN NOTES

- This plan has been prepared for WAPC purposes only and should not be used for any detail design and/or construction work.
- Boundaries shown on this plan are approximate only and have not been re-established. These boundaries should be verified by a boundary re-establishment survey prior to demolition, excavation and/or construction.
- The plan shows visible services only. The location of underground services should be verified prior to demolition, excavation and/or construction. Developed takes no responsibility for the location of services shown on this plan.
- All dimensions shown are subject to final survey calculations.
- Any existing or future building/eave encroachments relating to a retained dwelling or future dwelling(s) at the time of final survey will be protected via suitable easements at the surveyors discretion, any authority is deemed to have accepted this, if a WAPC conditional approval applies.
- Check title for easements / covenants or any other limitations.
- Check with council for any other limitations to the land or zoning.
- Soil type has not been confirmed as part of this survey.
- The information shown on this plan is current only for the date of survey.
- Developed accepts no responsibility for any physical on site changes for the area shown on this plan after the date of survey.
- Extent and limit of survey completed as per the agreed scope between Developed and the client.
- This note, company logo and information below is an integral part of this plan and must not be removed.