

NOTE:

All measurements are approximate only. It is the builders responsibility to confirm all drawings and all dimensions on site prior to the commencement of any works or ordering materials.

OVERSHADOWING CALCULATIONS:

No. 21 MALONY WAY: 407m²
 TOTAL OVERSHADOWING: 119.55m²
 OVERSHADOWING % (25% max allowed): 29.37%

Extent of Overshadowing

LANDSCAPE AREA CALCULATION:

TOTAL LOT AREA: 407m²
 LANDSCAPE REQUIRED: 407m²/20% = 81.4m²
 TOTAL LANDSCAPE PROVIDED: 123.06m²
 TOTAL LANDSCAPE PERCENTAGE: 30.23%

SITE COVERAGE:

LOT AREA: 407m²
 LOT ZONING: R20
 TOTAL FLOOR AREA: 200.28m²
 TOTAL SITE COVERAGE: 49.20%
 TOTAL OPEN SPACE: 50.79%
 (50% min. required)

FLOOR AREA CALCULATION:

EXIST. AREA: 102.93m²
 PROPOSED ADDITION: 66.81m²
 PROPOSED ALFRESCO: 25.44m²
 PROPOSED GARAGE: 29.54m²
 TOTAL G. FLOOR AREA: 224.72m²
 PROPOSED UPPER FLOOR: 56.55m²
 TOTAL AREA: 281.27m²



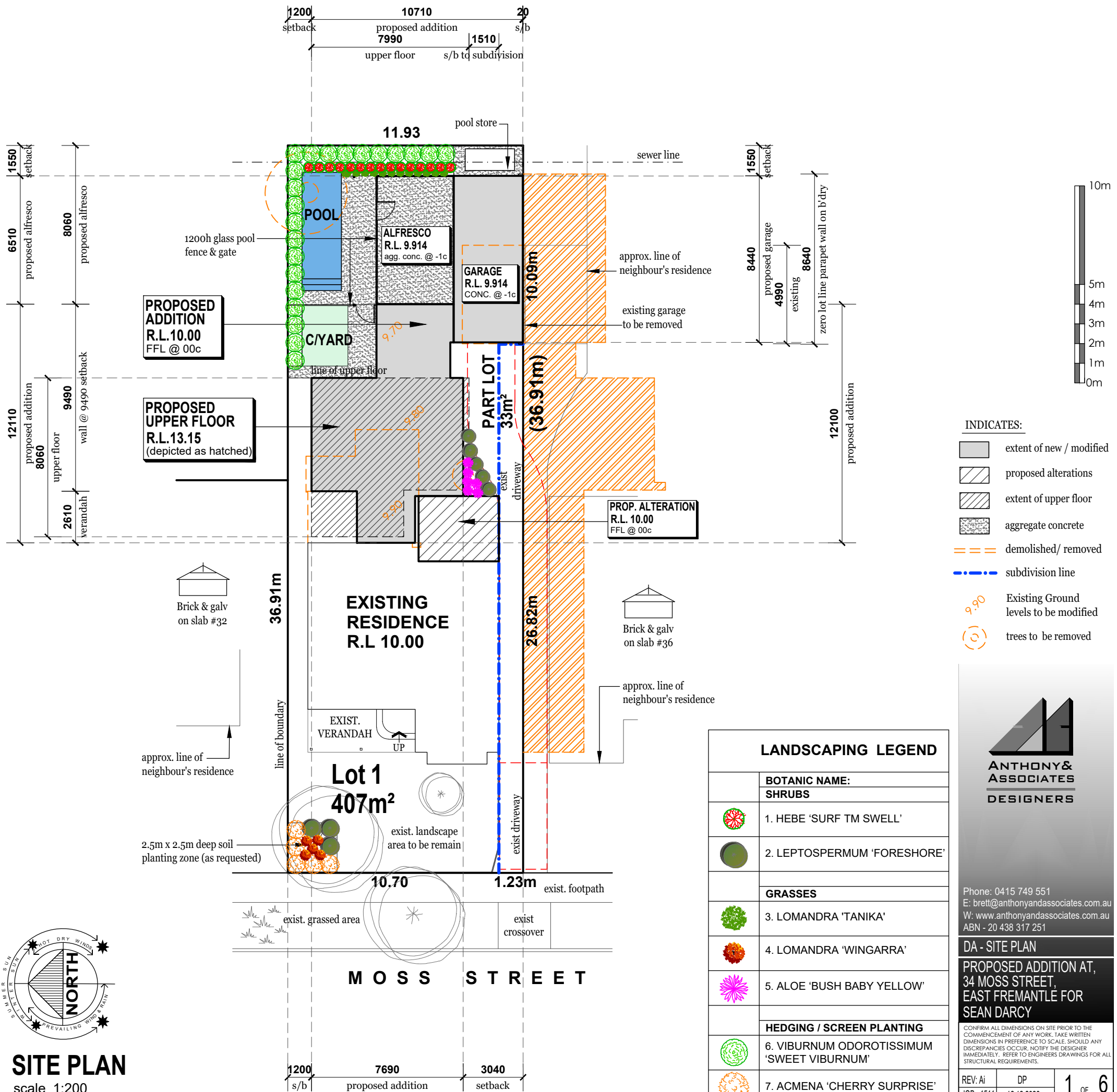
SCENE 1



SCENE 2



SCENE 3



LANDSCAPING LEGEND	
BOTANIC NAME:	
SHRUBS	
	1. HEBE 'SURF TM SWELL'
	2. LEPTOSPERMUM 'FORESHORE'
GRASSES	
	3. LOMANDRA 'TANIKA'
	4. LOMANDRA 'WINGARRA'
	5. ALOE 'BUSH BABY YELLOW'
HEDGING / SCREEN PLANTING	
	6. VIBURNUM ODOROTISSIMUM 'SWEET VIBURNUM'
	7. ACMENA 'CHERRY SURPRISE'

ANTHONY & ASSOCIATES DESIGNERS

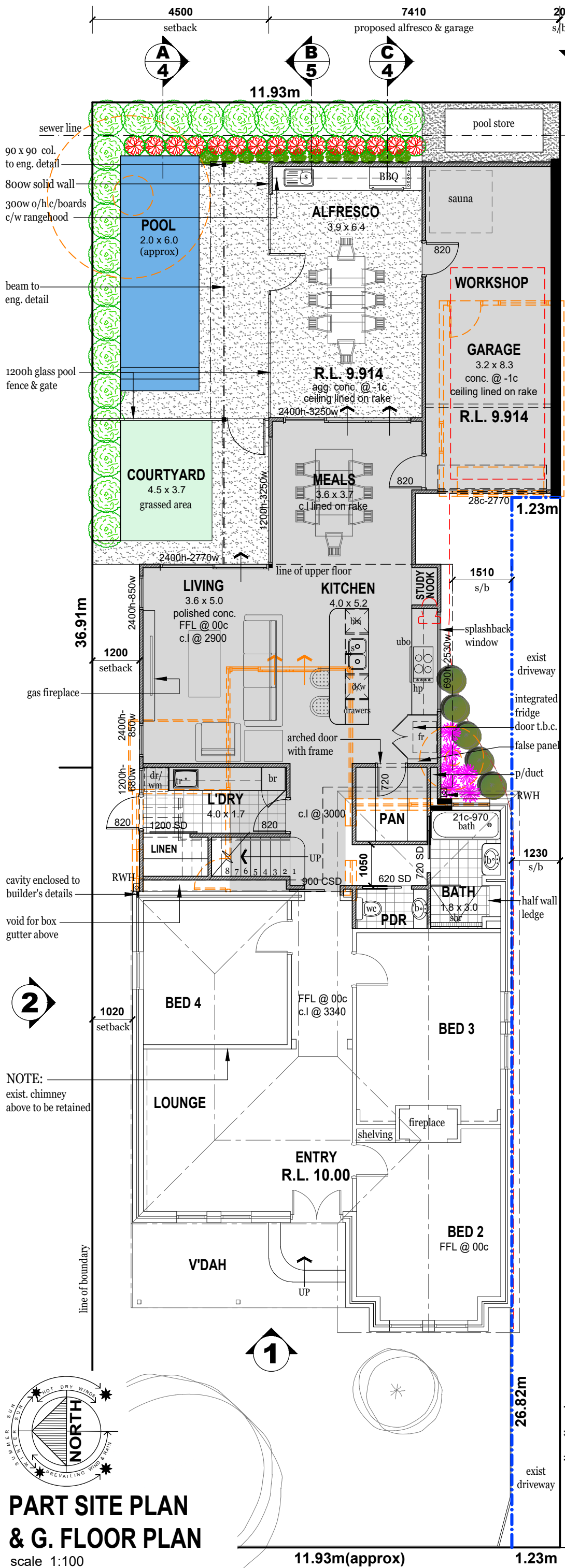
Phone: 0415 749 551
 E: brett@anthonyandassociates.com.au
 W: www.anthonyandassociates.com.au
 ABN - 20 438 317 251

DA - SITE PLAN

PROPOSED ADDITION AT, 34 MOSS STREET, EAST FREMANTLE FOR SEAN DARCY

CONFIRM ALL DIMENSIONS ON-SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

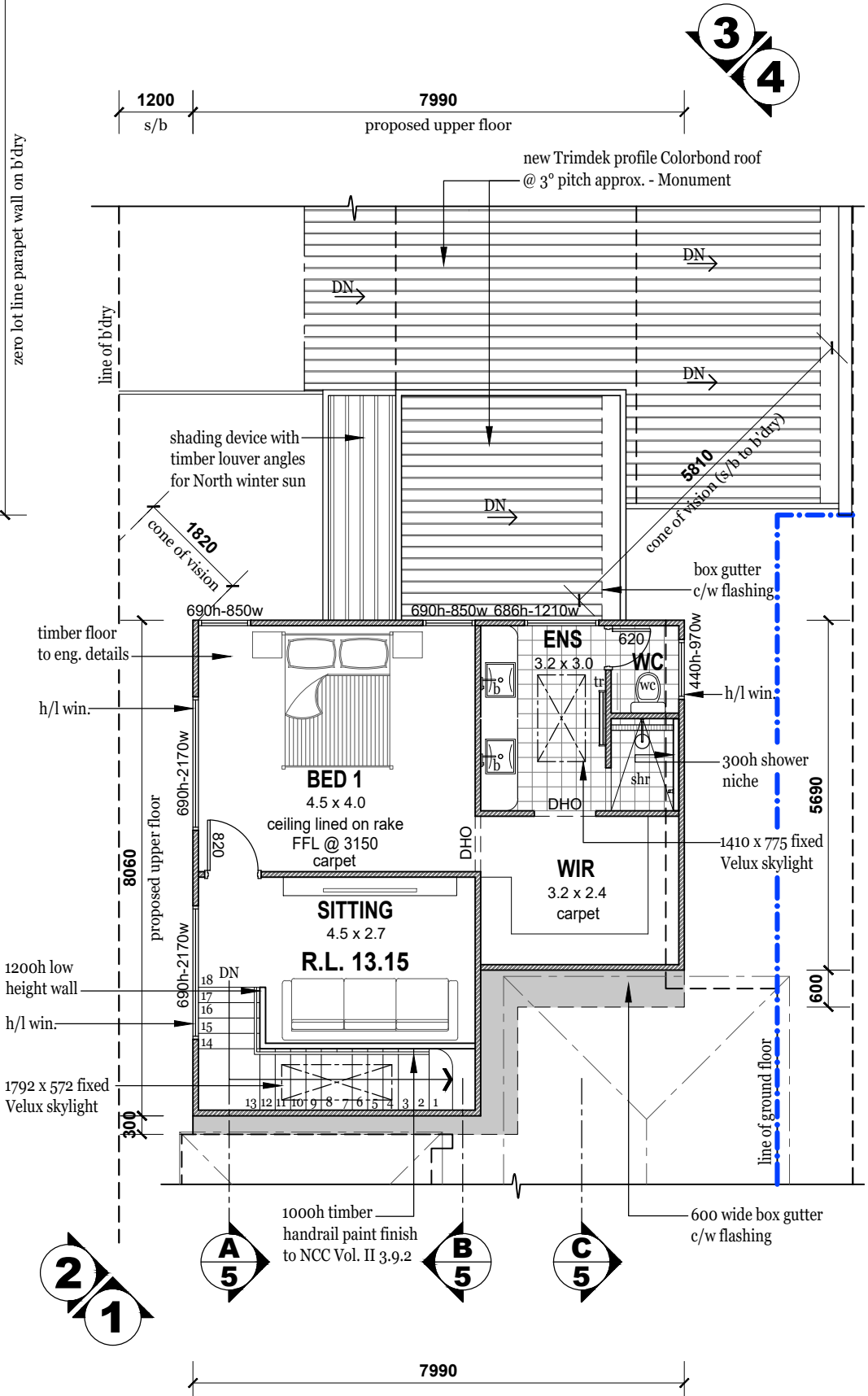
REV: Ai	DP	1 OF 6
JOB: 1511	12.12.2023	



STAIR CALCULATION:
 Timber Stairs
 Risers 185.30
 Going 250 (typical)
 (2R + G) 370.6 + 250 = 620.6

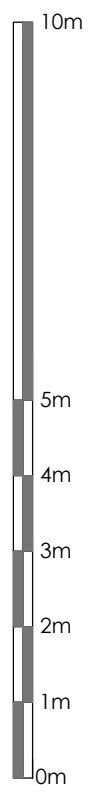
NOTE:
 All measurements are approximate only.
 It is the builders responsibility to confirm all drawings and all dimensions on site prior to the commencement of any works or ordering materials.

NOTE:
 Category B Heritage



UPPER FLOOR PLAN
 scale 1:100

- INDICATES:**
- extent of new
 - aggregate concrete
 - new studwall
 - new brickwall
 - existing brickwork
 - existing roofline
 - new roofline
 - demolished
 - demolished roofline
 - RWH rain water head
 - wc & plumbing above



ANTHONY & ASSOCIATES
 DESIGNERS

Phone: 0415 749 551
 E: brett@anthonyandassociates.com.au
 W: www.anthonyandassociates.com.au
 ABN - 20 438 317 251


DA - FLOOR PLANS

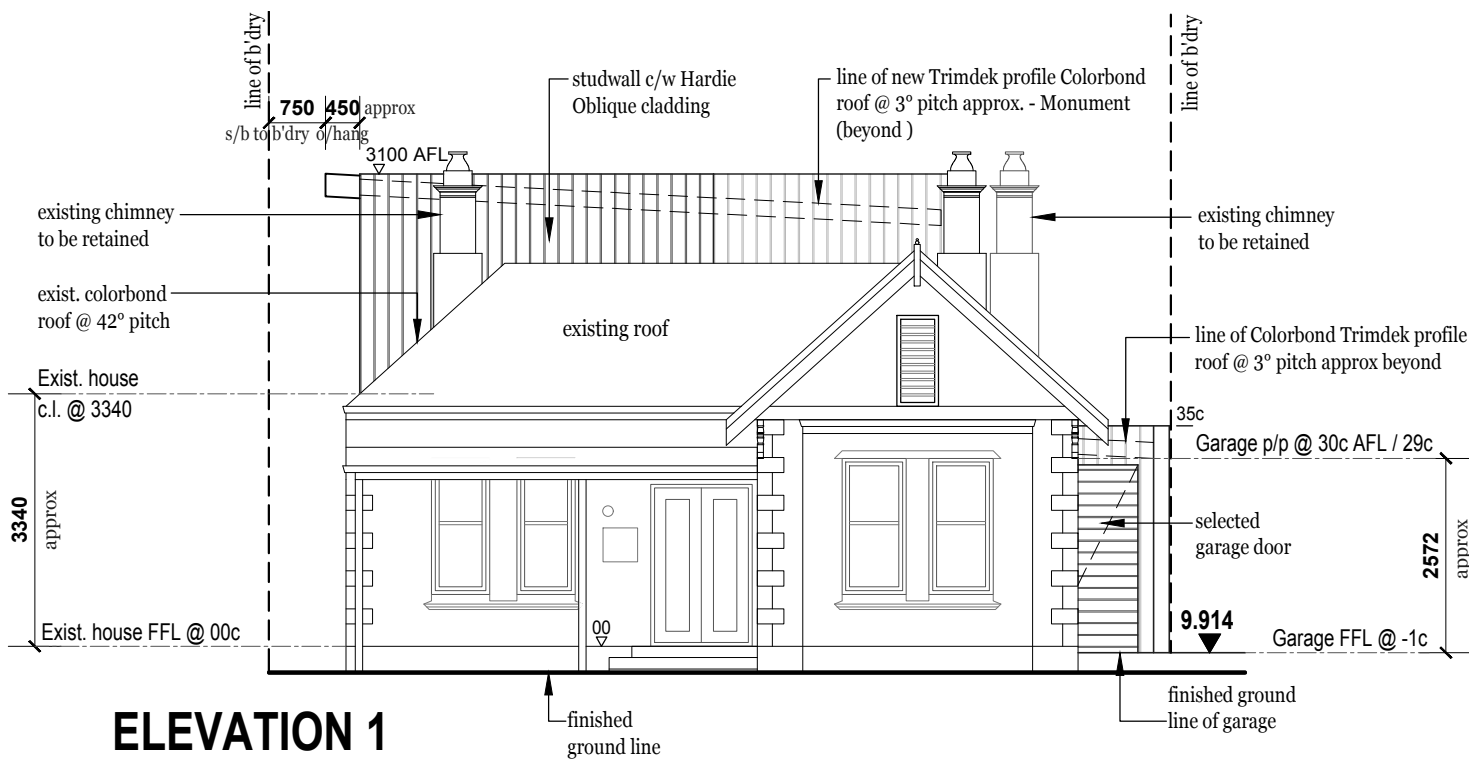
**PROPOSED ADDITION AT,
 34 MOSS STREET,
 EAST FREMANTLE FOR
 SEAN DARCY**

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

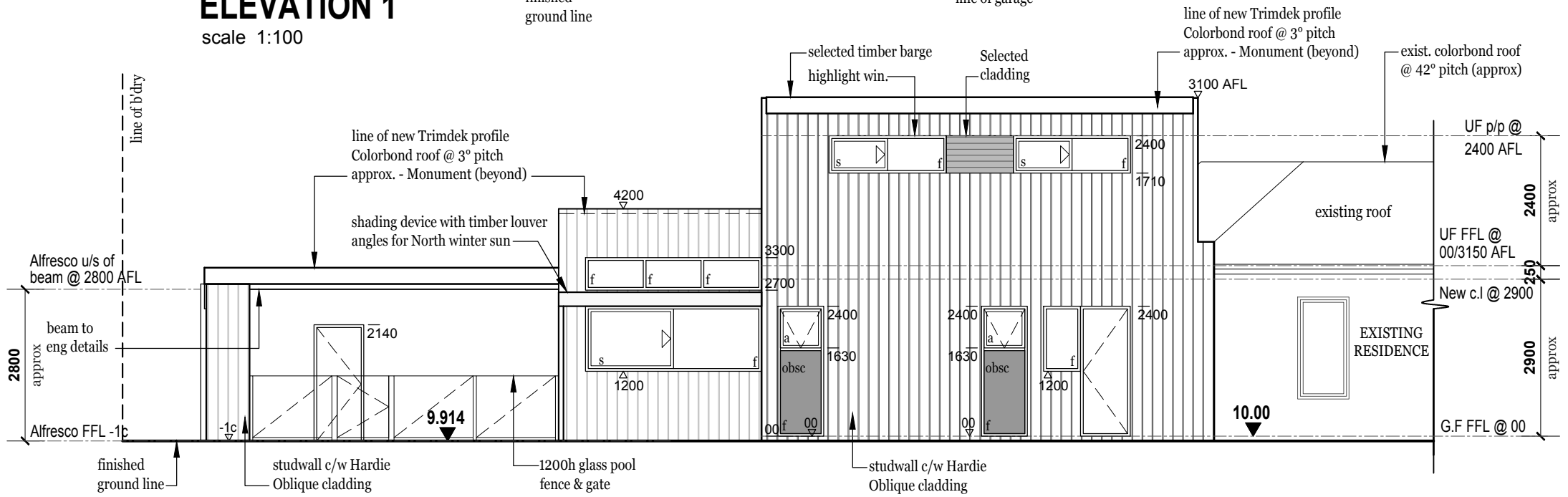
REV: Ai	DP	2 OF 6
JOB: 1511	12.12.2023	

MATERIAL SCHEDULE:

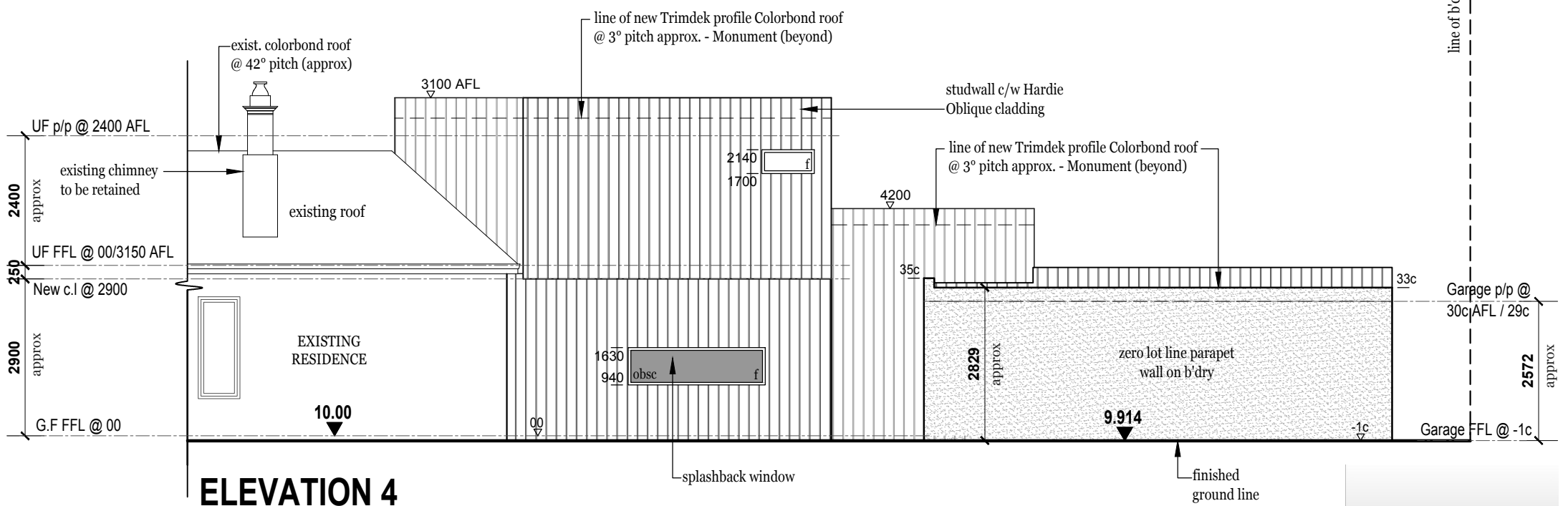
KEY VALUE	KEY NOTE TEXT
	studwall c/w Hardie Oblique cladding
Colour :	Charcoal or similar
Roof :	Trimdek profile Colorbond roof
Roof Colour :	Colorbond Monument
Aluminum window frames :	Night sky



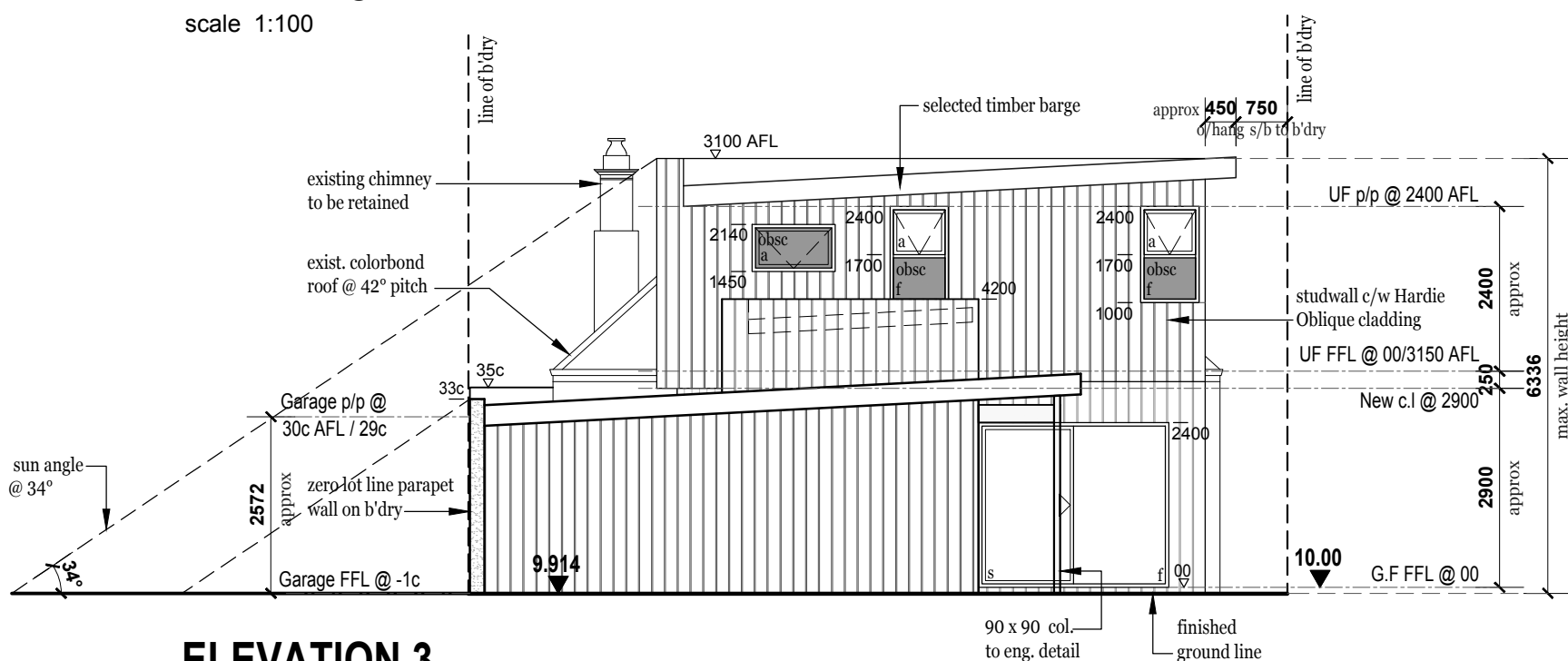
ELEVATION 1
scale 1:100



ELEVATION 2
scale 1:100



ELEVATION 4
scale 1:100



ELEVATION 3
scale 1:100



Phone: 0415 749 551
E: brett@anthonyandassociates.com.au
W: www.anthonyandassociates.com.au
ABN - 20 438 317 251

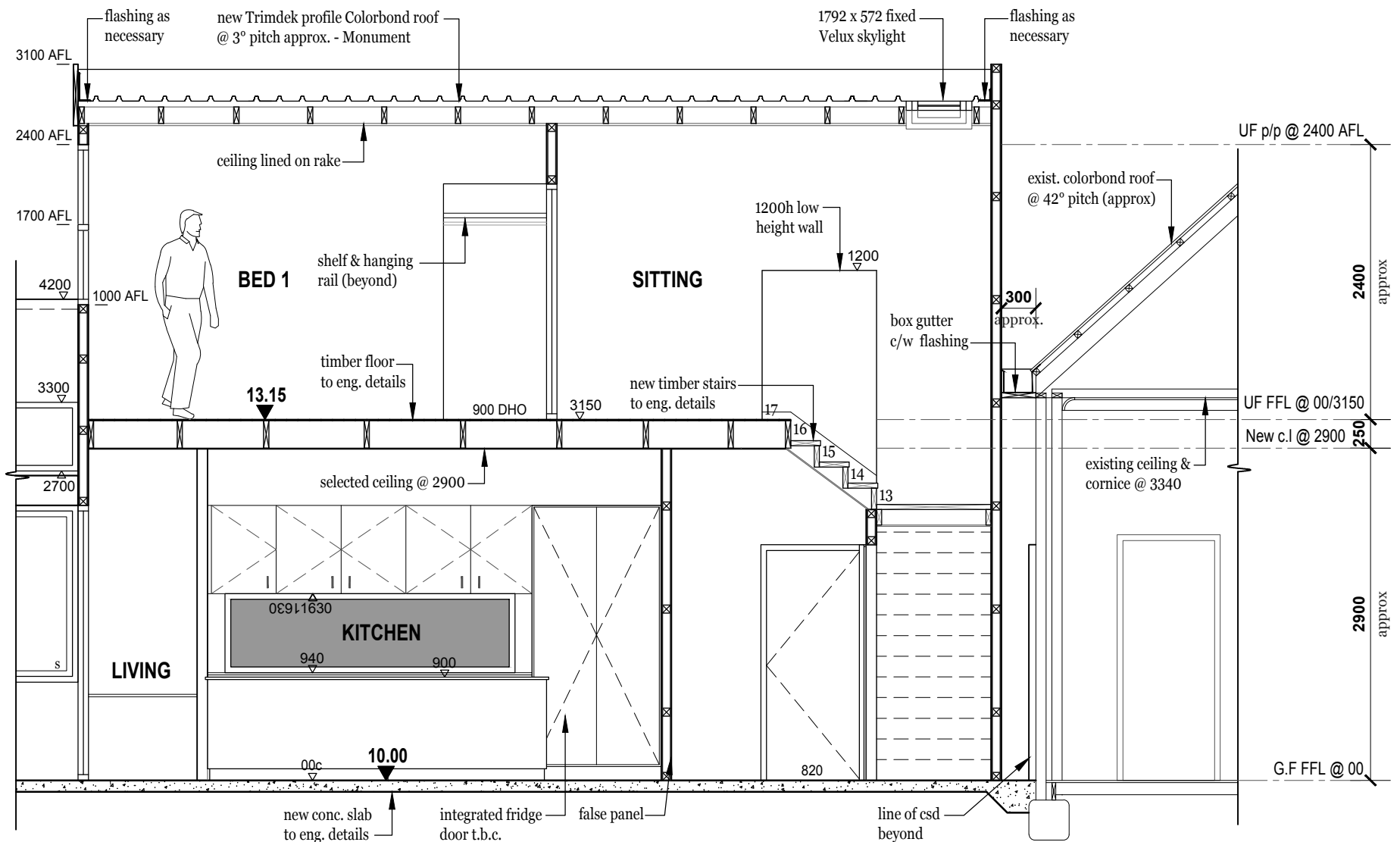
DA - ELEVATIONS
PROPOSED ADDITION AT,
34 MOSS STREET,
EAST FREMANTLE FOR
SEAN DARCY

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

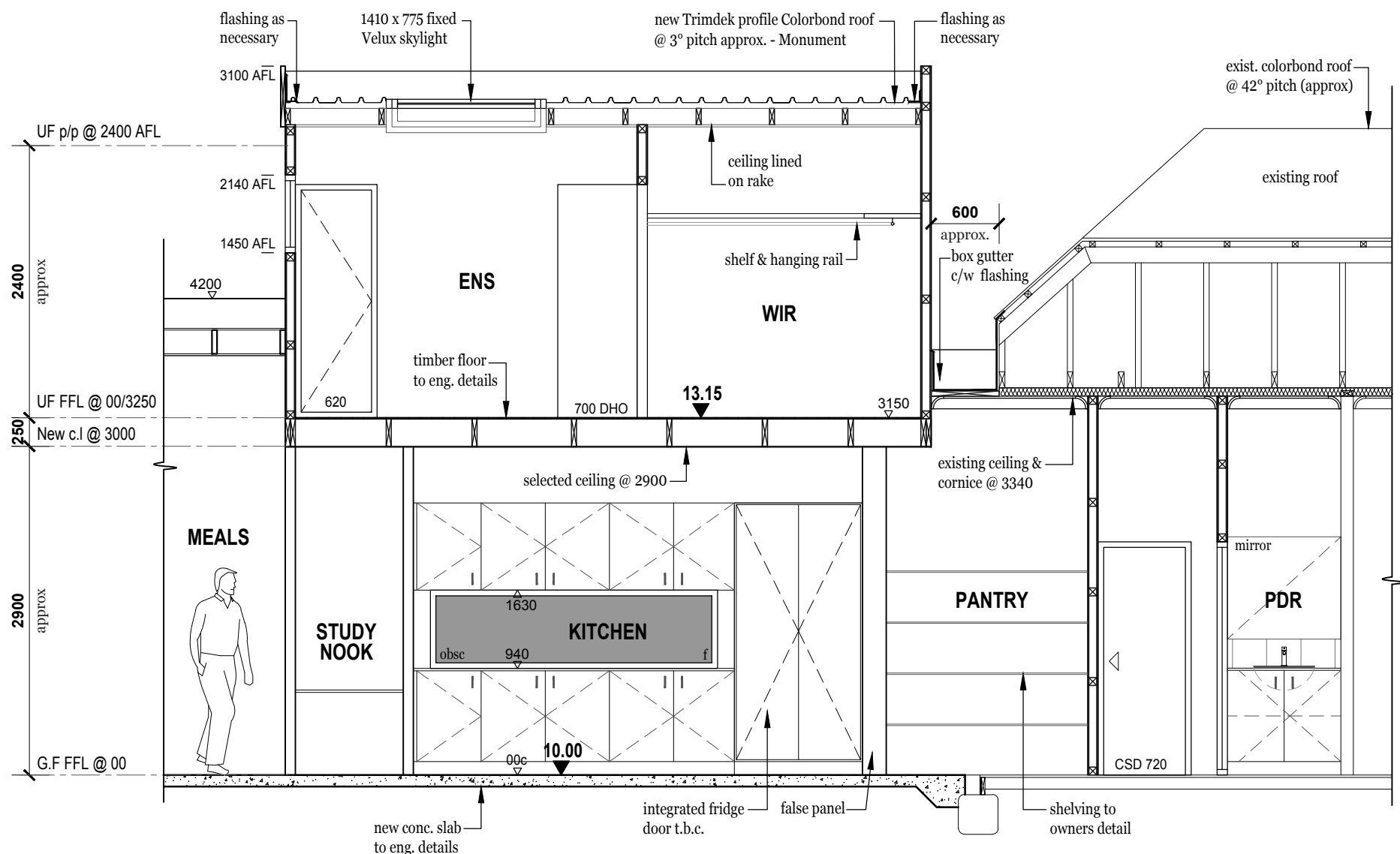
REV: Ai	DP	3 OF 6
JOB: 1511	12.12.2023	

NOTE :
Roof construction as specified and
in accordance with AS1684-2010

NOTE:
Termite treatment
to BCA requirements.



SECTION A
scale 1:50



SECTION C
scale 1:50



Phone: 0415 749 551
E: brett@anthonyandassociates.com.au
W: www.anthonyandassociates.com.au
ABN - 20 438 317 251

DA - SECTIONS

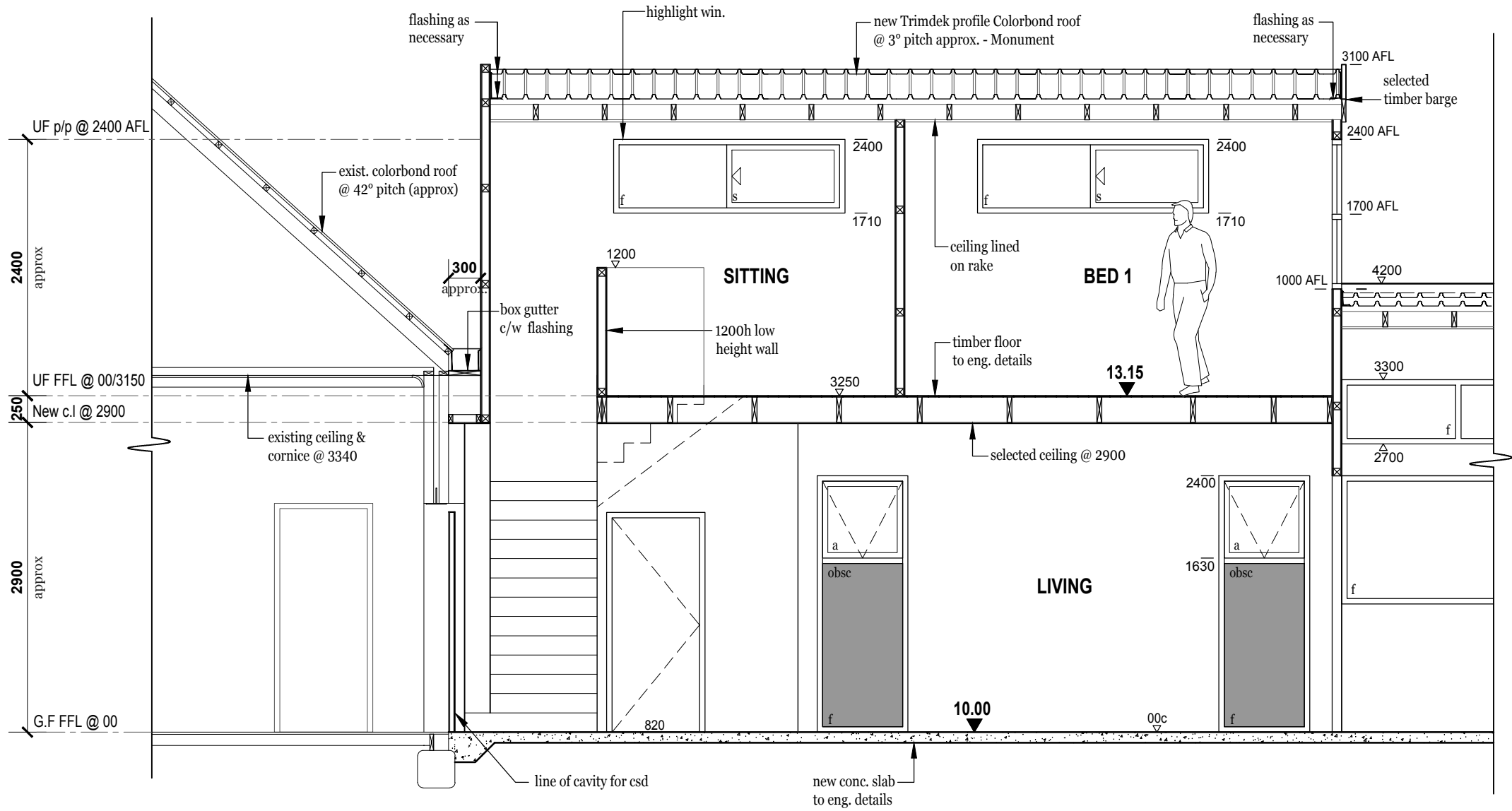
PROPOSED ADDITION AT,
34 MOSS STREET,
EAST FREMANTLE FOR
SEAN DARCY

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

REV: Ai	DP	4 OF 6
JOB: 1511	12.12.2023	

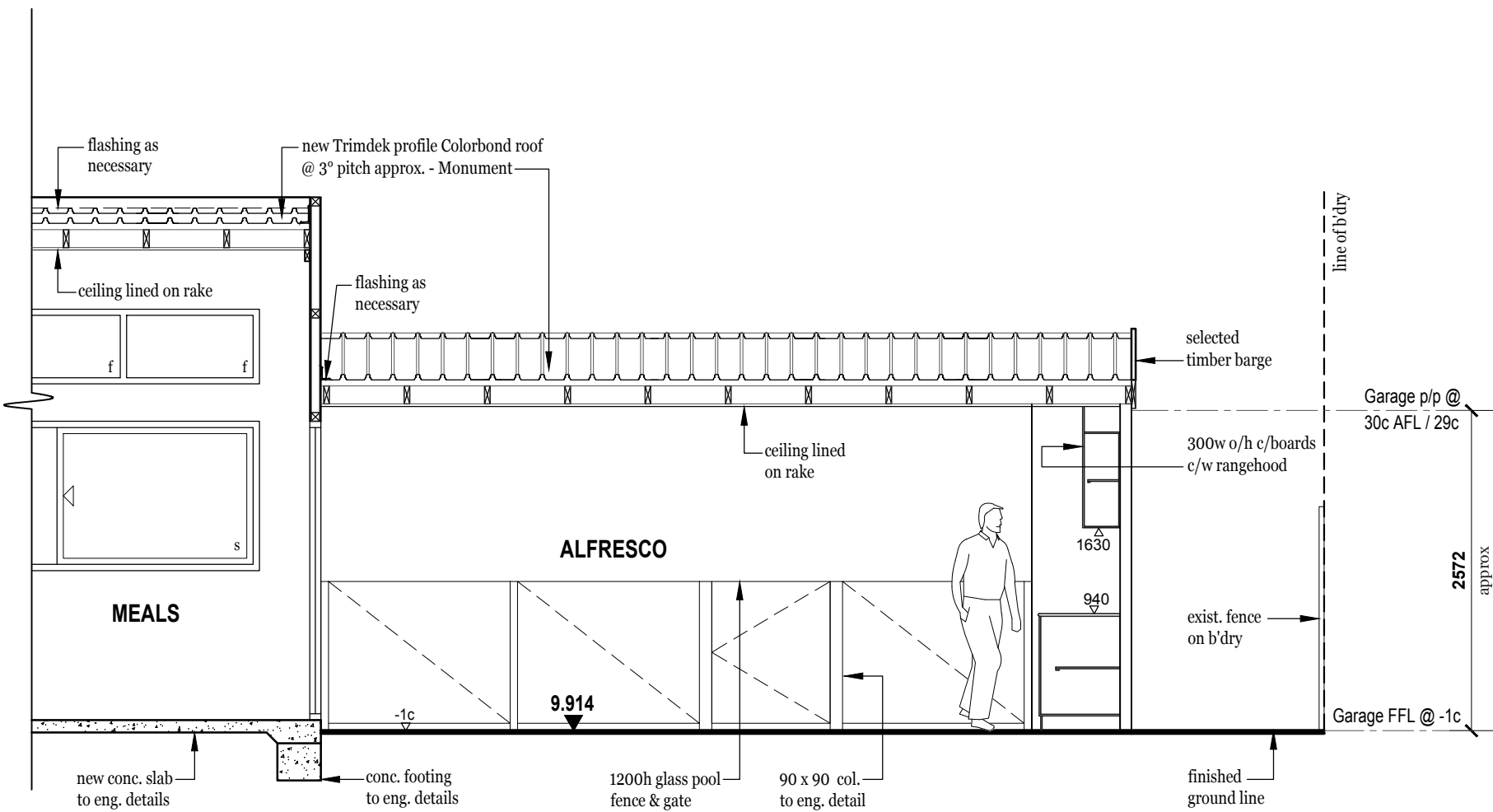
NOTE :
Roof construction as specified and
in accordance with AS1684-2010

NOTE:
Termite treatment
to BCA requirements.



PART SECTION B

scale 1:50



PART SECTION B

scale 1:50



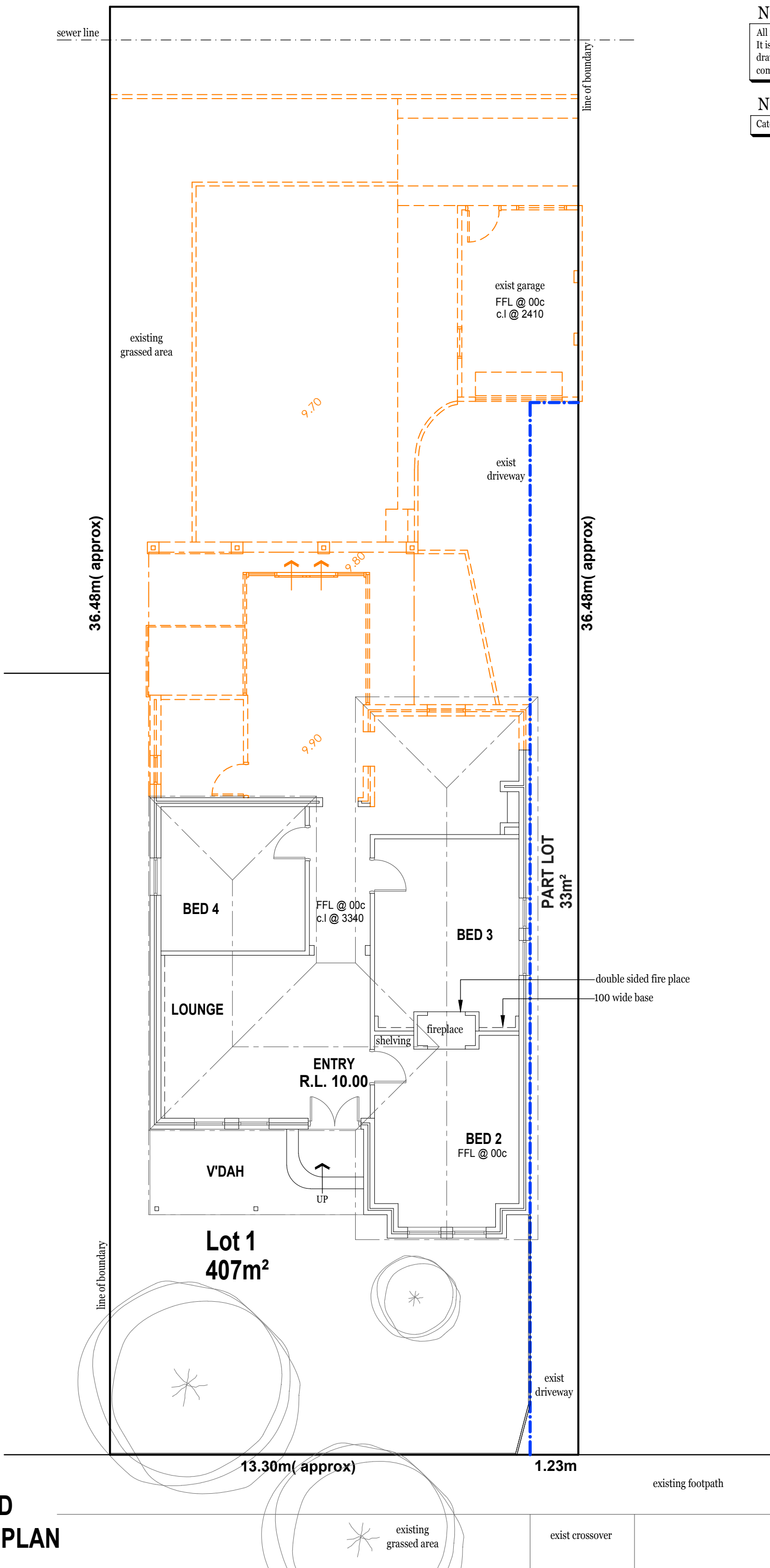
Phone: 0415 749 551
E: brett@anthonyandassociates.com.au
W: www.anthonyandassociates.com.au
ABN - 20 438 317 251

DA - SECTION

PROPOSED ADDITION AT,
34 MOSS STREET,
EAST FREMANTLE FOR
SEAN DARCY

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

REV: Ai	DP	5 OF 6
JOB: 1511	12.12.2023	



NOTE:
 All measurements are approximate only.
 It is the builders responsibility to confirm all drawings and all dimensions on site prior to the commencement of any works or ordering materials.

NOTE:
 Category B Heritage

- INDICATES:**
- existing brickwork
 - - - existing roofline
 - - - demolished
 - - - demolished roofline
 - 9.80 Existing Ground levels to be modified



ANTHONY & ASSOCIATES
DESIGNERS

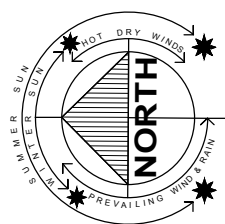
Phone: 0415 749 551
 E: brett@anthonyandassociates.com.au
 W: www.anthonyandassociates.com.au
 ABN - 20 438 317 251

DA - EXIST. & DEMO. PLAN

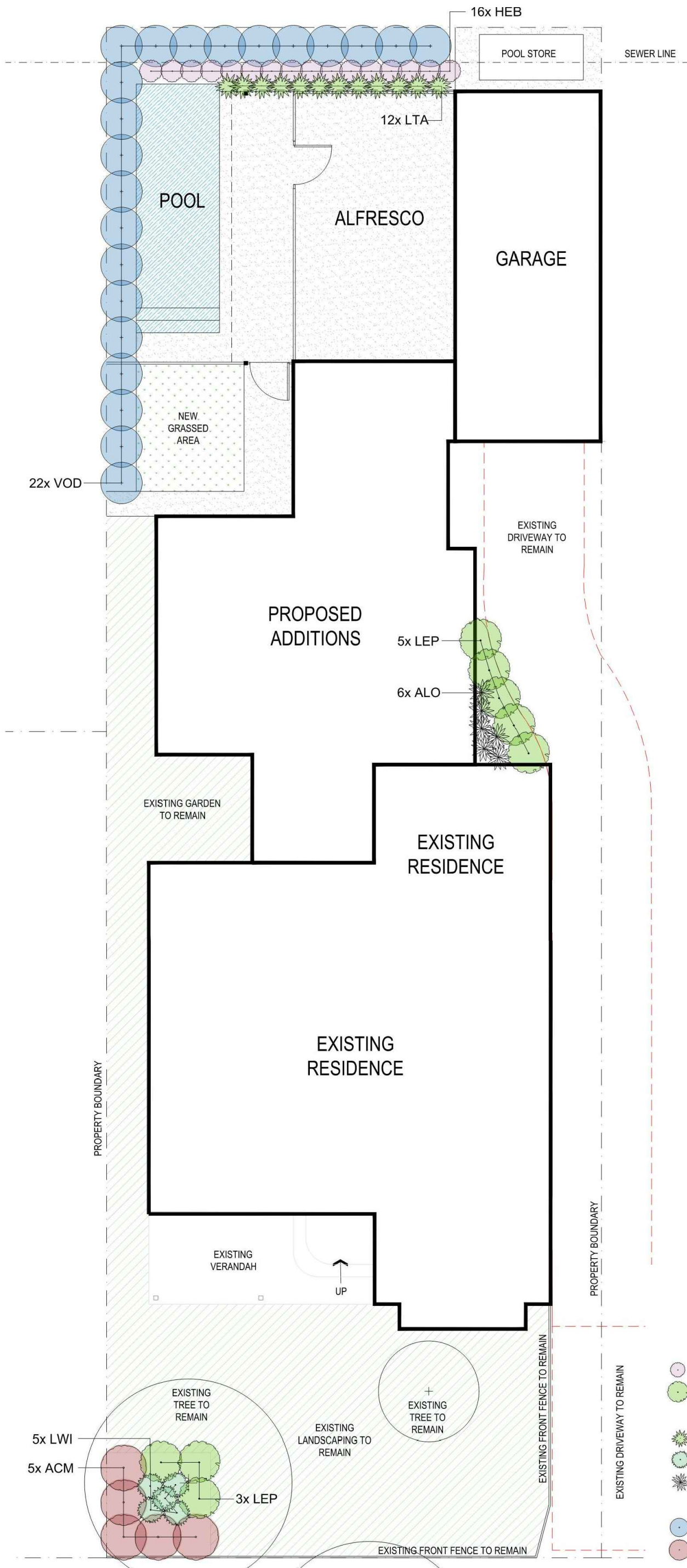
PROPOSED ADDITION AT, 34 MOSS STREET, EAST FREMANTLE FOR SEAN DARCY

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. TAKE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE DESIGNER IMMEDIATELY. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

REV: Ai	DP	6 OF 6
JOB: 1511	12.12.2023	



EXISTING AND DEMOLITION PLAN
 scale 1:100



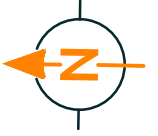
SHRUB PLANTING LEGEND

KEY	BOTANIC NAME	QTY.	SPACING	POT SIZE
Shrubs				
HEB	Hebe 'Surf TM Swell'	16	AS SHOWN	130 mm
LEP	Leptospermum 'ForeShore'	8	AS SHOWN	130 mm
Grasses				
LTA	Lomandra 'Tanika'	12	AS SHOWN	130 mm
LWI	Lomandra 'Wingarra'	5	AS SHOWN	130 mm
ALO	Aloe 'Bush Baby Yellow'	6	AS SHOWN	130 mm
Hedging/Screen Planting				
VOD	Viburnum odorotissimum 'Sweet Viburnum'	22	AS SHOWN	130 mm
ACM	Acmena 'Cherry Surprise'	5	AS SHOWN	130 mm



50 years

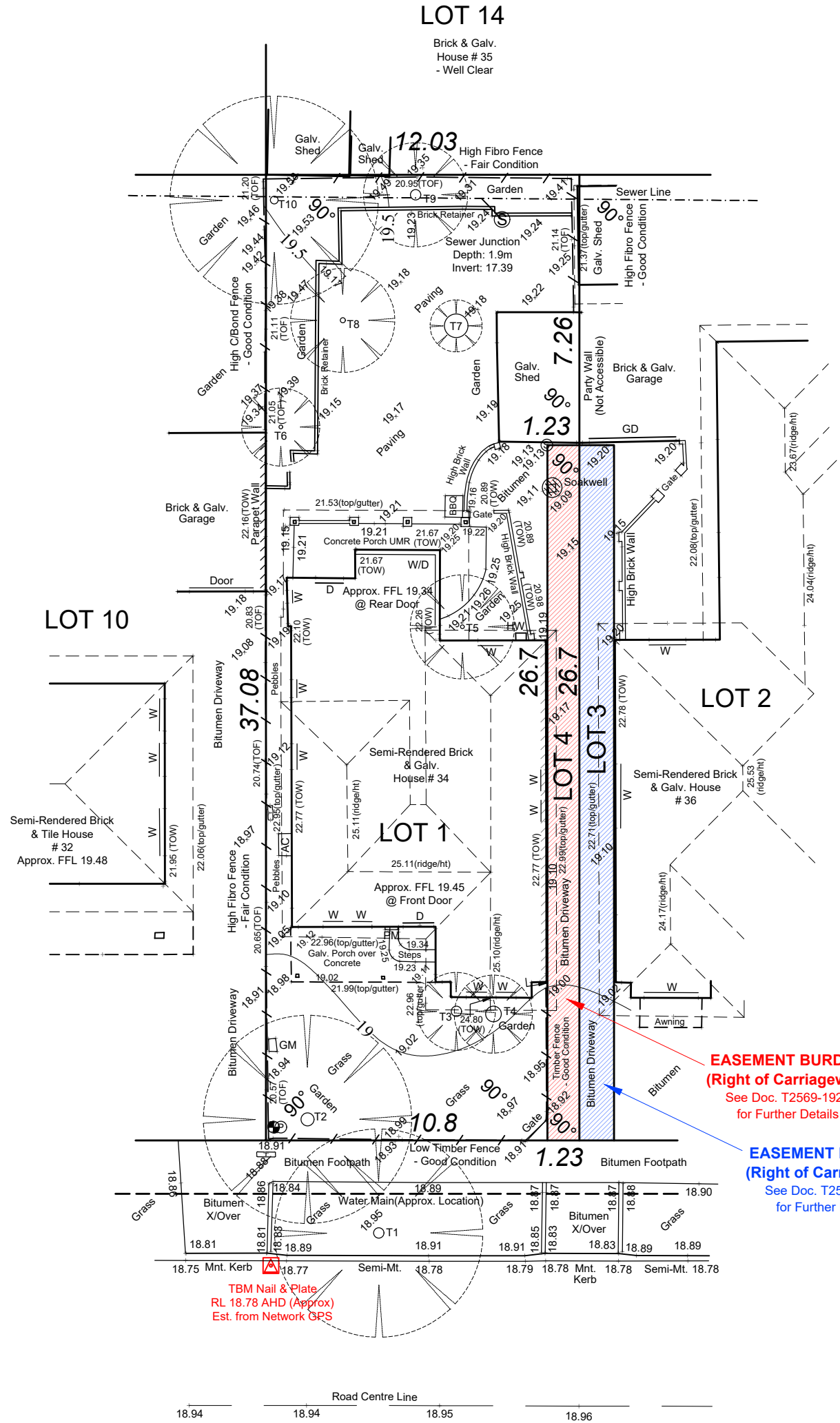
SURVEY CO-ORDINATES: ARBITRARY
SURVEY DATUM: AHD (APPROX.)



SYMBOL LEGEND:

- ⊙ WATER METER ⊞ TELSTRANBN PIT ⊕ POWER DOME ⚙ TREE (TO SCALE) W WINDOW D DOOR PM POWER METER GM GAS METER
- ⊙ SEWER CONN. (TOW) TOP OF WALL (TOF) TOP OF FENCE ⊕ TEMP. BENCHMARK GD GARAGE DOOR
- HW HOTWATER SYSTEM

Tree ID	Trunk	Canopy	Tree Height	Comment
T1	0.40	8.0	10.0	0.3DBH
T2	0.50	8.0	8.0	
T3	0.40	3.0	4.0	
T4	0.60	3.0	4.0	
T5	0.15	4.0	4.0	
T6	0.15	3.0	3.0	
T7	0.90	2.0	3.0	
T8	0.20	4.0	4.0	
T9	0.40	4.0	6.0	
T10	0.30	8.0	6.0	



EASEMENT BURDEN (Right of Carriageway)
See Doc. T2569-1925 for Further Details

EASEMENT BENEFIT (Right of Carriageway)
See Doc. T2569-1925 for Further Details

DISCLAIMER:
LOT BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY HAVE BEEN OBTAINED FROM PLANS ORDERED FROM LANDGATE. THESE PLANS ARE ASSUMED TO BE THE CORRECT AND CURRENT DEFINITION OF THE PARCEL OF LAND.

DISCLAIMER:
CURRENT CERTIFICATE OF TITLE SHOULD BE CHECKED TO VERIFY ALL LOT DETAILS AND ANY EASEMENTS OR OTHER INTERESTS WHICH MAY AFFECT THE SUBJECT LOT.

DISCLAIMER:
IN THE CASE OF STRATA LOT BOUNDARIES, PLEASE CHECK STRATA PLAN FOR DESCRIPTION OF STRATA LOT BOUNDARIES AND STRATUM DEFINITIONS.

DISCLAIMER:
DUE TO RESTRICTIONS IN OBTAINING LEVELS AND FEATURES OF ADJOINING PROPERTIES, ALL INFORMATION PROVIDED BEYOND THE BOUNDARIES OF THE SUBJECT LOT ARE DEEMED TO BE APPROXIMATE ONLY.

DISCLAIMER:
VISION SURVEYS CONSULTING ACCEPTS NO RESPONSIBILITY FOR ANY PHYSICAL CHANGES TO THE SUBJECT PARCEL OF LAND ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING LOT LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE SHOWN ON THIS SURVEY.

DISCLAIMER:
THIS SURVEY ONLY SHOWS SITE FEATURES WHICH ARE VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY. THE POSITION OF ANY UNDERGROUND SERVICES SHOULD BE VERIFIED PRIOR TO FINALISATION OF ANY DESIGN WORK.

DISCLAIMER:
AHD HEIGHT IS APPROXIMATE AND HAS BEEN DERIVED FROM EITHER NETWORK GPS OR A NEARBY WATERCORP. ASSET. REFER TO THE TBM REFERENCE FOR THE AHD DERIVATION OF THIS SURVEY.

VISION SURVEYS CONSULTING VERIFY THAT AN ALIGNMENT SURVEY HAS BEEN CONDUCTED ON 21/09/2023 TO ESTABLISH THE BOUNDARY POSITIONS OF LOT 1 ON D6763. THE POSITION OF ALL STRUCTURAL FEATURES REPRESENTED ON THIS PLAN ARE TO BE ASSUMED ACCURATE IN RELATION TO THE BOUNDARY. VISION SURVEYS CONSULTING IS NOT LIABLE FOR ANY CHANGES MADE TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING PARCEL THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

UTILITY SERVICES: Connection Located Connection Not Located Service to be confirmed

WATER SEWER GAS TELSTRANBN POWER - U/G -O/H

VISIONSURVEYS CONSULTING
59 Scarborough Beach Rd,
SCARBOROUGH WA 6019
Tel:(08) 6144 0000 Fax:(08) 6144 0099
info@visionsc.com.au
www.visionsc.com.au

FEATURE & CONTOUR SURVEY

REV	DATE	AMENDMENT	APPROVED

NOTE: THIS PLAN IS THE PROPERTY OF BOTH VISION SURVEYS CONSULTING AND ITS CLIENT. THIS PLAN SHOULD NOT BE REPRODUCED WITHOUT THE PERMISSION OF BOTH PARTIES.

ALL DISCLAIMERS SHOWN ON THIS PLAN ARE TO BE READ IN CONJUNCTION WITH VISION SURVEYS CONSULTING TERMS AND CONDITIONS.

0 5 10
SCALE 1:200 (A3)

CLIENT: Sean Darcy
ADDRESS: 34 MOSS STREET, EAST FREMANTLE
LOCAL GOVERNMENT: TOWN OF EAST FREMANTLE
412m² R20 D6763 1327/637
LOT AREA: R CODE: PLAN: TITLE:

VS009566
JOB NUMBER
DRAFTED BY: SH
CHECKED BY: DS
DRAFTING DATE: 18.10.2023
SURVEY DATE: 21/09/2023
DWG REF: Moss 34 F - v1.0

1 OF 1 SHEETS
SHEET 1
VERSION 1