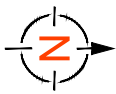








PROPOSED OAKOVER STREETSCAPE IMAGE
(NOT TO SCALE)



2

DOUBLE STOREY
BRICK & METAL
RESIDENCE #71A
APPROX. FFL 7.03m

423m²

300

SINGLE STOREY
BRICK & TILE
RESIDENCE
WELL CLEAR

1012m²

CP3
139m²

298

SINGLE STOREY
BRICK & METAL
RESIDENCE
WELL CLEAR

1012m²

OAKOVER ST

BITUMEN

GROUND COVER

SANDY / GRASS / BUSHES

NOTE : INTRUSION EASEMENT ©



P: (08) 9354 8511
W: www.linkssurveying.com.au
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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

SERVICE LEGEND

POWER

CONSUMER POLE ○ CP
POWER POLE ○ PP
LIGHT POLE ○ LP
STAY POLE ○ SP
S. WIRE ANCHOR ○ SWA
UNI PILLAR ⚡
BOARD □ PB

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 DISTURBED ● PD
PEG GONE PG
STAKE FOUND ● STF

LOT RECORDS

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

AREA: ESTAB 08/1999

COASTAL DISTANCE 1.5-10km

LOT: 1
AREA: 450 m²

APPROX. AHD + 20.57m

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

SEWER CONNECTION POSITION APPROXIMATE ONLY
SEWER INVERT LEVEL N/A
SEWER BROUGHT UP N/A
DEPTH TO CONNECTION N/A

4 of 10

TITLE : FEATURE SURVEY

CLIENT : JONES

BUILDER : RESIDENTIAL ATTITUDES

LOT : 1 No. 71 OAKOVER ST

SUBURB : EAST FREMANTLE

SSP : 36607

AUTHORITY : TOWN OF EAST FREMANTLE

C/T : 2178/34

UBD REF : 326 H 6

GPS : S 32.04532°

E 115.77474°



SHEET
1 of 1

BUILDER'S REF
311294

SURVEYED
09/05/25

SCALE @ A3
1:200

DWG No
53256-01-100

REV
A

DOUBLE STOREY
BRICK & METAL
RESIDENCE #71A
APPROX. FFL 7.03m

423m²

300
SINGLE STOREY
BRICK & TILE
RESIDENCE
WELL CLEAR

1012m²

CP3
139m²

298
SINGLE STOREY
BRICK & METAL
RESIDENCE
WELL CLEAR

1012m²

OAKOVER ST

IMPORTANT NOTE:
JACARANDA TREE TO REMAIN

IMPORTANT NOTE:
EXISTING FACE BRICK RETAINING
WALL: PROPOSED TO BE REMOVED SUBJECT TO
SITE INSPECTION & DETERMINATION
ON PROPOSED SWIMMING POOL / DETAILS

GENERAL DEMOLITION NOTE:
REMOVE ALL OF EXISTING HOUSE INCLUDING
DETACHED STRUCTURES & SUPERFLUOUS FIXTURES

**EXISTING LIMESTONE RETAINING WALL
TO PARTIALLY REMAIN. SEE PROPOSED SITE
PLAN FOR EXTENTS (SHOWN SHADED)**

SCALE1:200

Consultant : Jax Designer : Franco Date : 16/09/2025

PRELIMINARY DESIGN ONLY
DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND
THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN
MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.

LPP 3.1.1 RESIDENTIAL GUIDELINES APPLY; ITEMS FOR CONSIDERATION INCLUDE -

- * TOWN OF EAST FREO PRECINCT GUIDELINES FALL WITHIN "WOODSIDE"
- * FRONT SETBACK R12.5 ZONING (7.5m AVERAGE)
- * SITE COVER 45% - REFER CALCULATIONS SHOWN ON PLANS
- * UPPER FLOOR & ELEVATION: PART 3.7.15.4 (BUILDING HEIGHT, BULK & SCALE)

IN ADDITION TO LPP 3.1.1 RESIDENTIAL GUIDELINES, POSSIBLE ITEMS FOR CONSIDERATION INCLUDE:

- * NATURAL GROUND BUILD UP BY MORE THAN 500mm TO THE LIVING AREAS AND OLA (NORTHERN SIDE)
- * GARAGE WESTERN WALL ON STRATA LOT BOUNDARY

LOT AREA = 448m²

*** SITE COVER**
= GARAGE + GROUND FLOOR
= 46.4 + 167m²
= **213.4m²**

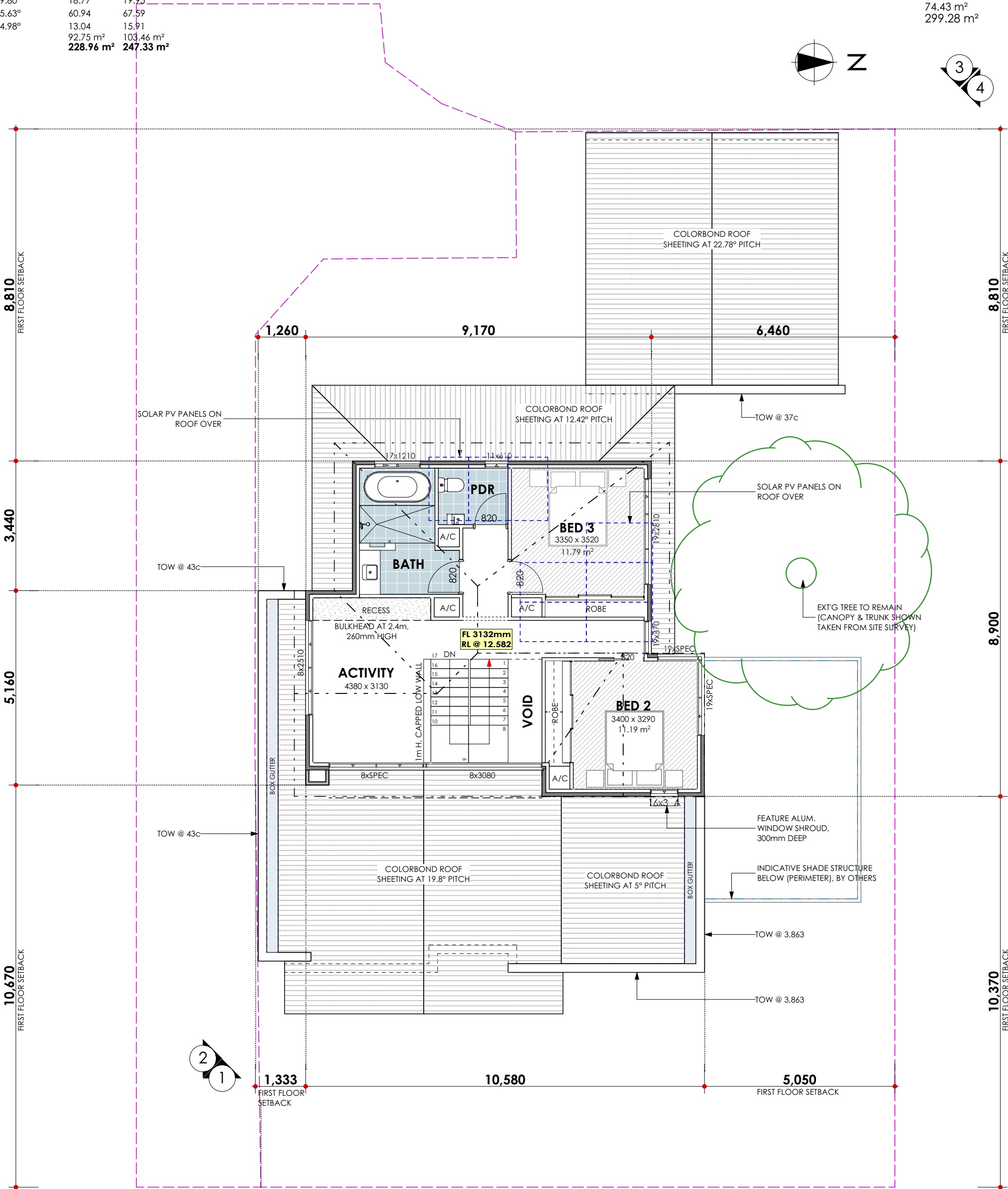
R12.5 ZONING
= 45% SITE COVER MAX
= 45% OF 448 = 201.6m²

PROPOSED SITE COVER = 47.6%



Roof Area	Flat	Pitched
Ground Floor		
5.00°	14.53	14.58
12.42°	26.19	26.82
19.80°	50.60	53.78
22.78°	44.89	48.69
	136.21 m²	143.87 m²
First Floor		
19.80°	18.77	19.95
25.63°	60.94	67.59
34.98°	13.04	15.91
	92.75 m²	103.46 m²
	228.96 m²	247.33 m²

Floor Areas		
Ground Floor		
VERANDAH	9.06	17.97
GROUND LIVING	169.35	55.84
GARAGE	46.43	27.26
	224.84 m²	
First Floor		
UPPER FLOOR	74.43	38.16
	74.43 m²	
	299.28 m²	



FIRST FLOOR PLAN
SCALE:1:100

LOCAL GOVERNMENT APPROVAL

CLIENT ACKNOWLEDGES THAT NON COMPLIANT DESIGN DETAILS MAY DELAY LOCAL GOVERNMENT APPROVAL JWH GROUP RESERVES THE RIGHT TO REVISE PROJECT PRICING IF LGA APPROVAL IS DELAYED BY CLIENT REQUESTED DESIGN DETAIL.

CLIENT NOTE

PLEASE NOTE ITEMS SHOWN ON DESIGN SKETCH ARE REPRESENTATION ONLY.
COSTING SCHEDULE & ADDENDA DOCUMENTS ARE TO SUPERSEDE DETAILS
DEPICTED ON DESIGN SKETCH PLAN.

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file : W:\JOBS MASTER\300000 - 399999 (Framework)\31294 Jones\Working Drawings\Design\31294 Jones - PLG V1.1.plt

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