

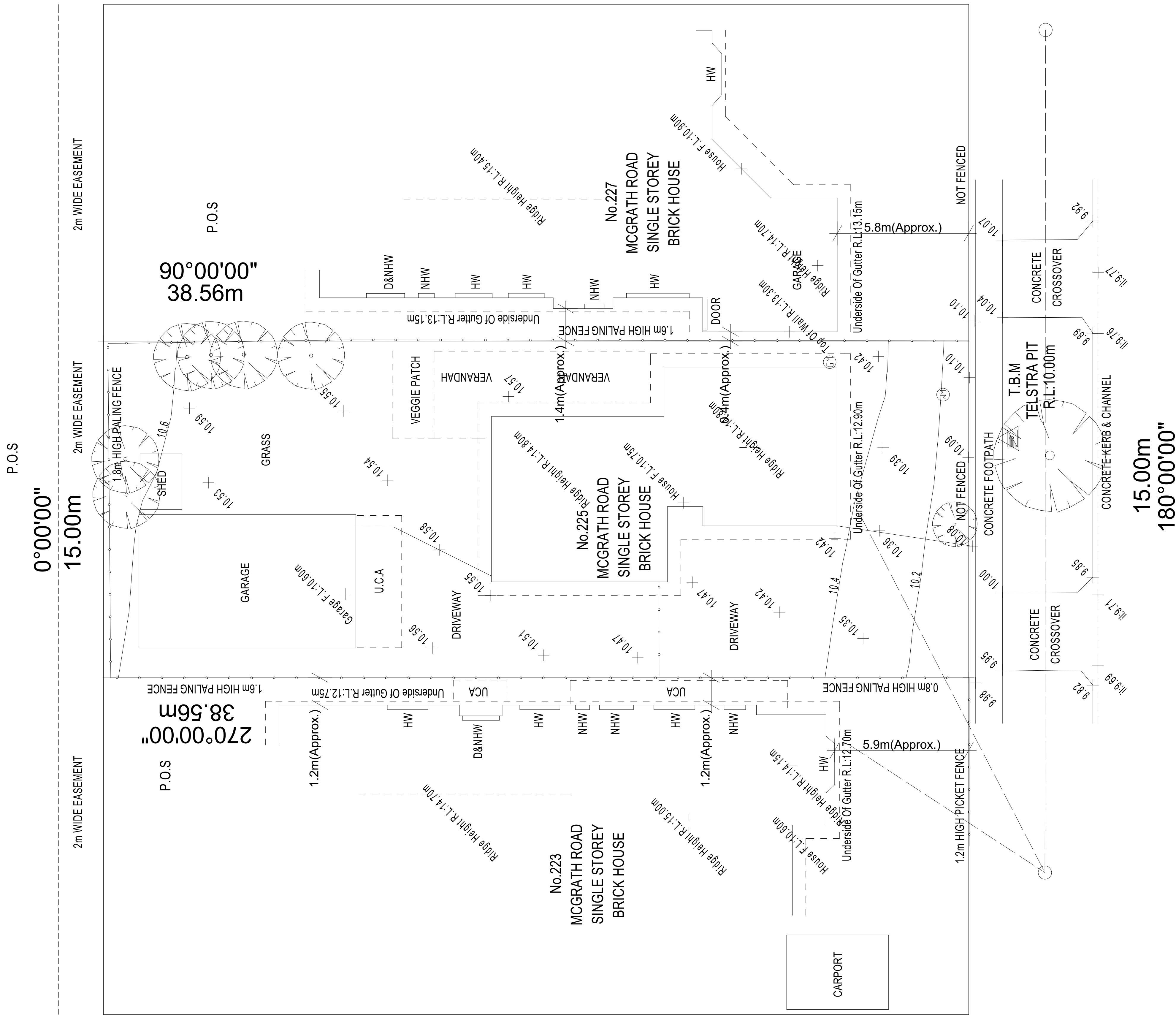
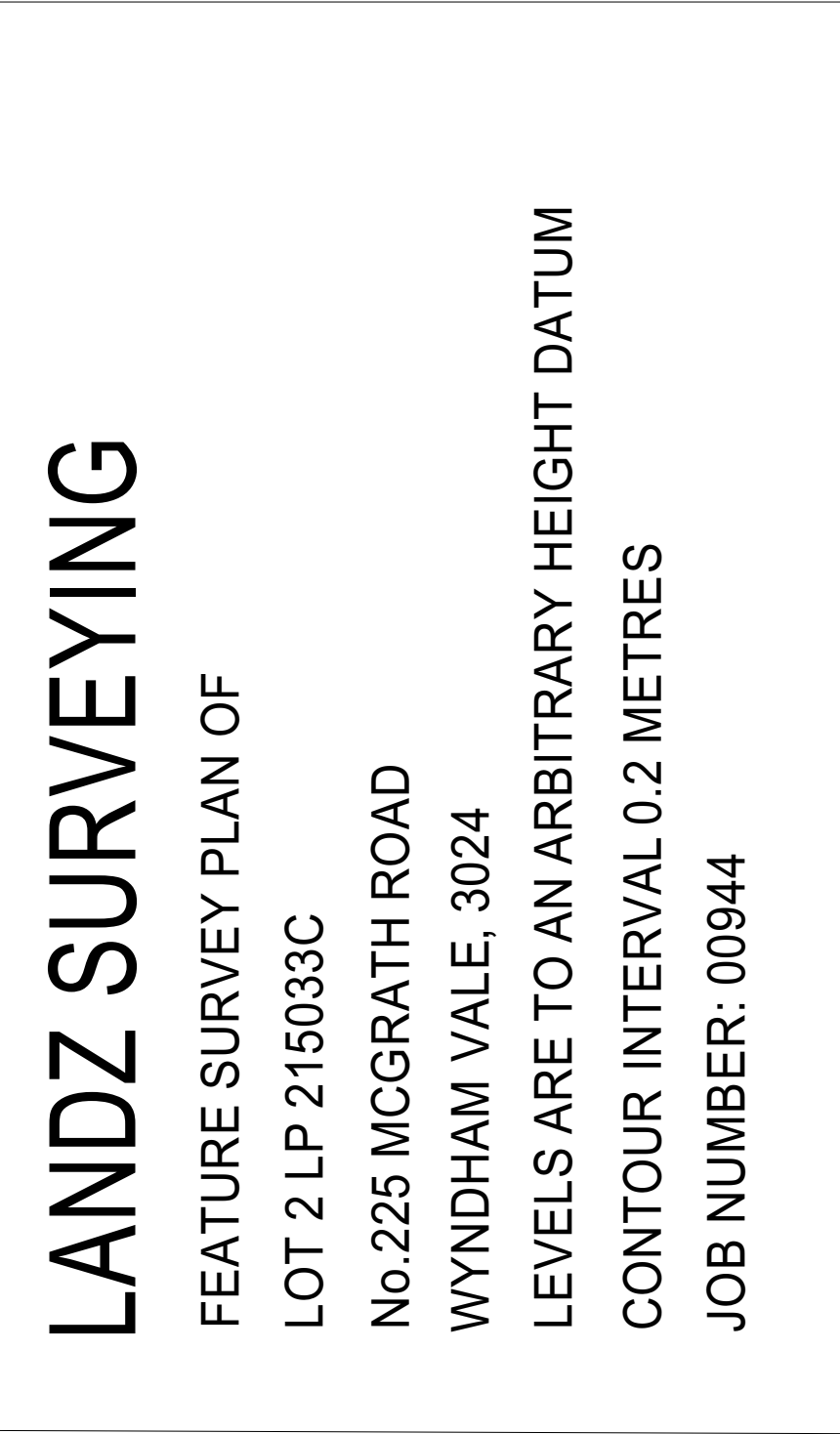
LANDZ SURVEYING

FEATURE SURVEY PLAN OF
LOT 2 LP 215033C
No.225 MCGRATH ROAD
WYNDHAM VALE, 3024
LEVELS ARE TO AN ARBITRARY HEIGHT DATUM
CONTOUR INTERVAL 0.2 METRES
JOB NUMBER: 00944

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	Temporary Bench Mark
	Electricity pit
	Water Hydrant
	Stop Valve
	Junction Pit
	Side Entry Pit
	Gas Meter
	Water Meter
	Communications Pit
	Property Inlet
	Tree
	Peg
	Fence
	Powerlines
	Water/Gas Marker



MCGRATH ROAD

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Date Plans Provided: 25/07/2022

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Plan: 1 of 8

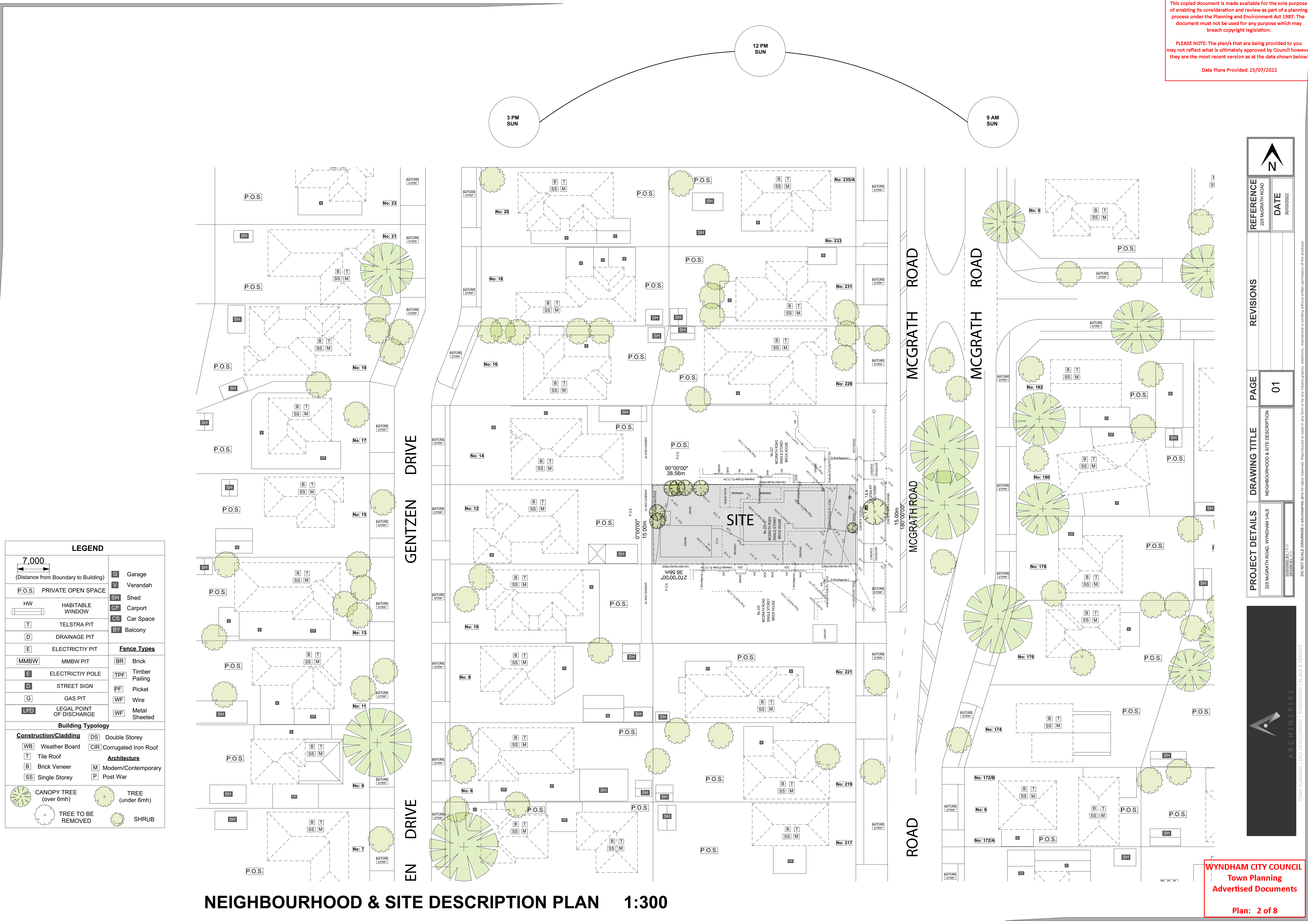
ORIGINAL SHEET SIZE: A1	
SCALE 1:100	SHEET 1 OF 1

LENGTHS ARE IN METRES

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NEIGHBOURHOOD & SITE DESCRIPTION PLAN 1:300

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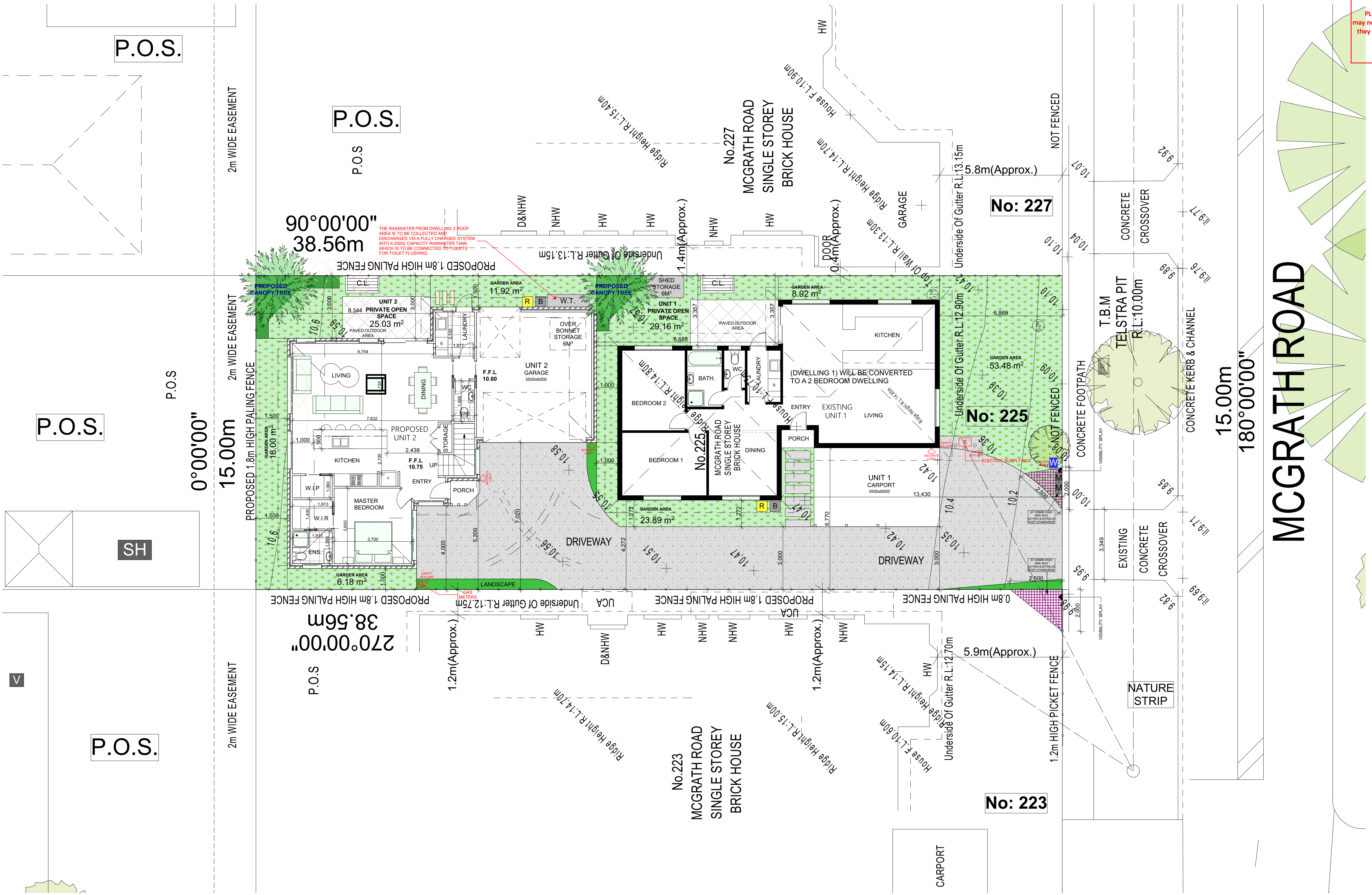
LEGEND	
7,000 (Distance from Boundary to Building)	G Garage V Verandah SH Shed CP Carport CS Car Space BY Balcony
P.O.S. PRIVATE OPEN SPACE	
HW HABITABLE WINDOW	
T TELSTRA PIT	
D DRAINAGE PIT	
E ELECTRICITY PIT	Fence Types
MMBW MMBW PIT	BR Brick TPF Timber Pailing PF Picket WF Wire WF Metal Sheeted
E ELECTRICITY POLE	
D STREET SIGN	
G GAS PIT	
LPD LEGAL POINT OF DISCHARGE	
Building Typology	
Construction/Cladding	DS Double Storey CIR Corrugated Iron Roof
WB Weather Board T Tile Roof B Brick Veneer SS Single Storey	Architecture M Modern/Contemporary P Post War
CANOPY TREE (over 6mh)	TREE (under 6mh)
TREE TO BE REMOVED	SHRUB



DESIGN RESPONSE PLAN 1:300

REFERENCE		REVISIONS		PAGE		DRAWING TITLE	
225 MCGRATH ROAD				02		DESIGN RESPONSE	
DATE							
30/03/2022							





GROUND FLOOR PLAN 1:100

GARDEN AREA		
SITE AREA	578.40 M2	
UNIT 1	53.48 + 8.92 + 29.16 + 23.89	115.45 M2
UNIT 2	11.92 + 25.03 + 18.00 + 6.18	61.13 M2
TOTAL	176.58 M2	30.53 %

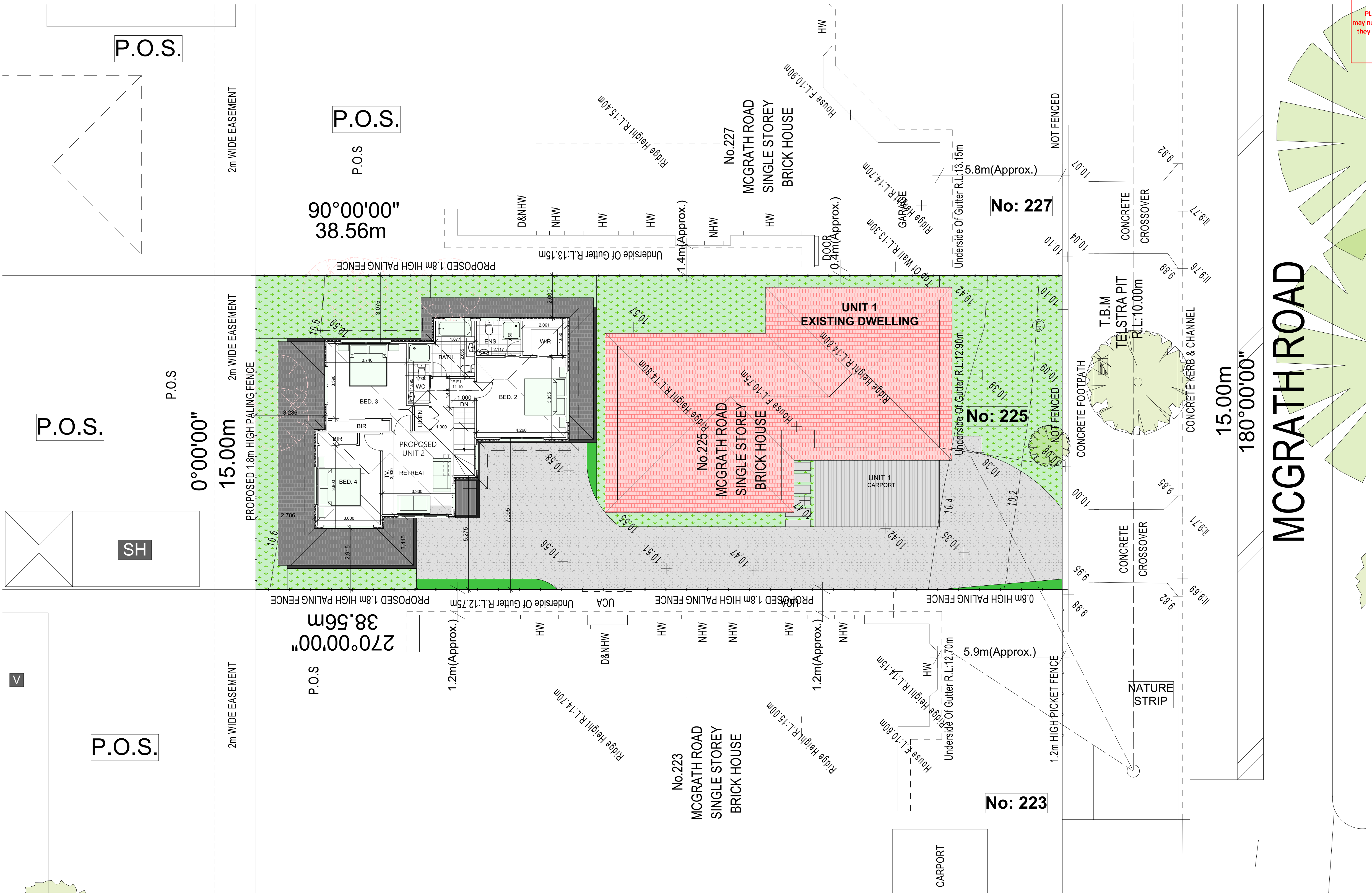
AREA SCHEDULE			
SITE AREA	578.40	m2	
SITE COVERAGE	243.32	m2	42.07%
DRIVEWAYS	153.4	m2	
PAVED AREAS		m2	
PERMEABLE AREA	181.68	m2	31.41%
	UNIT 1 (EXISTING)	UNIT 2	
GROUND FLOOR	111.59	m2	94.55 m2
FIRST FLOOR		m2	92.33 m2
SECOND FLOOR		m2	m2
GARAGE/CARPORT	22.58	m2	37.18 m2
POS	115.45	m2	61.13 m2
BEDROOMS	2		3

LEGEND	
	TELSTRA PIT
	STREET SIGN
	ELECTRICITY POLE
	DRAINAGE PIT
	HOT WATER SERVICE
	BINS-GARBAGE & RECYCLING
	2000L WATERWALL WATER TANK
	MAILBOX
	RETRACTABLE CLOTHES LINE

PROJECT DETAILS		DRAWING TITLE	PAGE	REVISIONS
225 McGRATH ROAD, WYNDHAM VALE		GROUND FLOOR PLAN	03	
REVISIONS				
REFERENCE		225 McGRATH ROAD		
DATE		30/03/2022		



FIRST FLOOR PLAN 1:100



GARDEN AREA		
SITE AREA	578.40 M2	
UNIT 1	53.48 + 8.92 + 29.16 + 23.89	115.45 M2
UNIT 2	11.92 + 25.03 + 18.00 + 6.18	61.13 M2
TOTAL	176.58 M2	30.53 %

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POS	115.45	m2	61.13 m2
BEDROOMS	2		3

LEGEND

T

TELSTRA PIT

S

STREET SIGN

P

ELECTRICITY POLE

D

DRAINAGE PIT

HW

HOT WATER SERVICE

B

BINS-GARBAGE & RECYCLING

WT

2000L WATERWALL WATER TANK

M

MAILBOX

RETRACTABLE CLOTHES LINE

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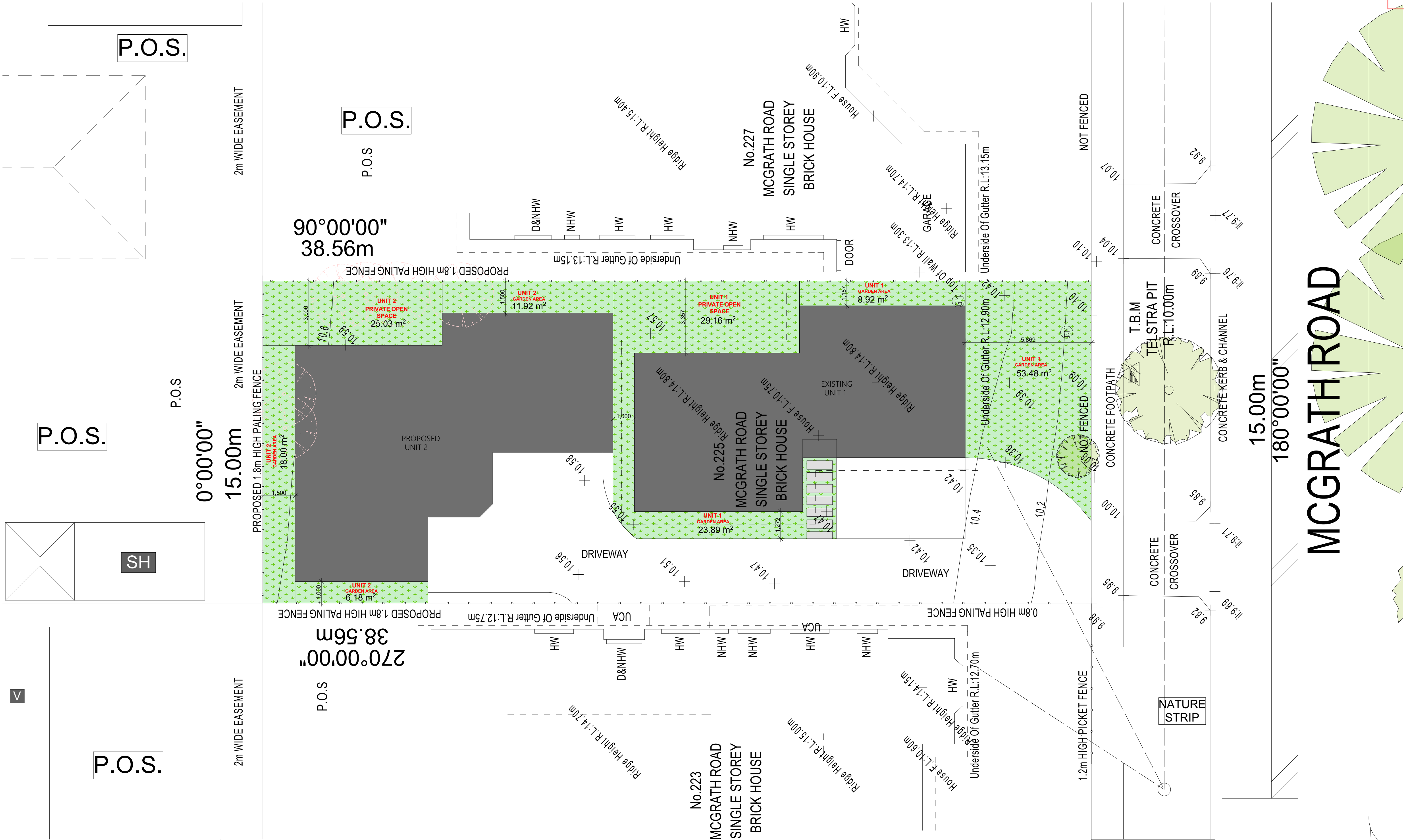
Date Plans Provided: 25/07/2022

PROJECT DETAILS		DRAWING TITLE	PAGE	REVISIONS	REFERENCE
225 McGRATH ROAD, WYNDHAM VALE		FIRST FLOOR PLAN	04		225 McGRATH ROAD
REVISIONS					DATE
					30/03/2022



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GARDEN AREA PLAN 1:100



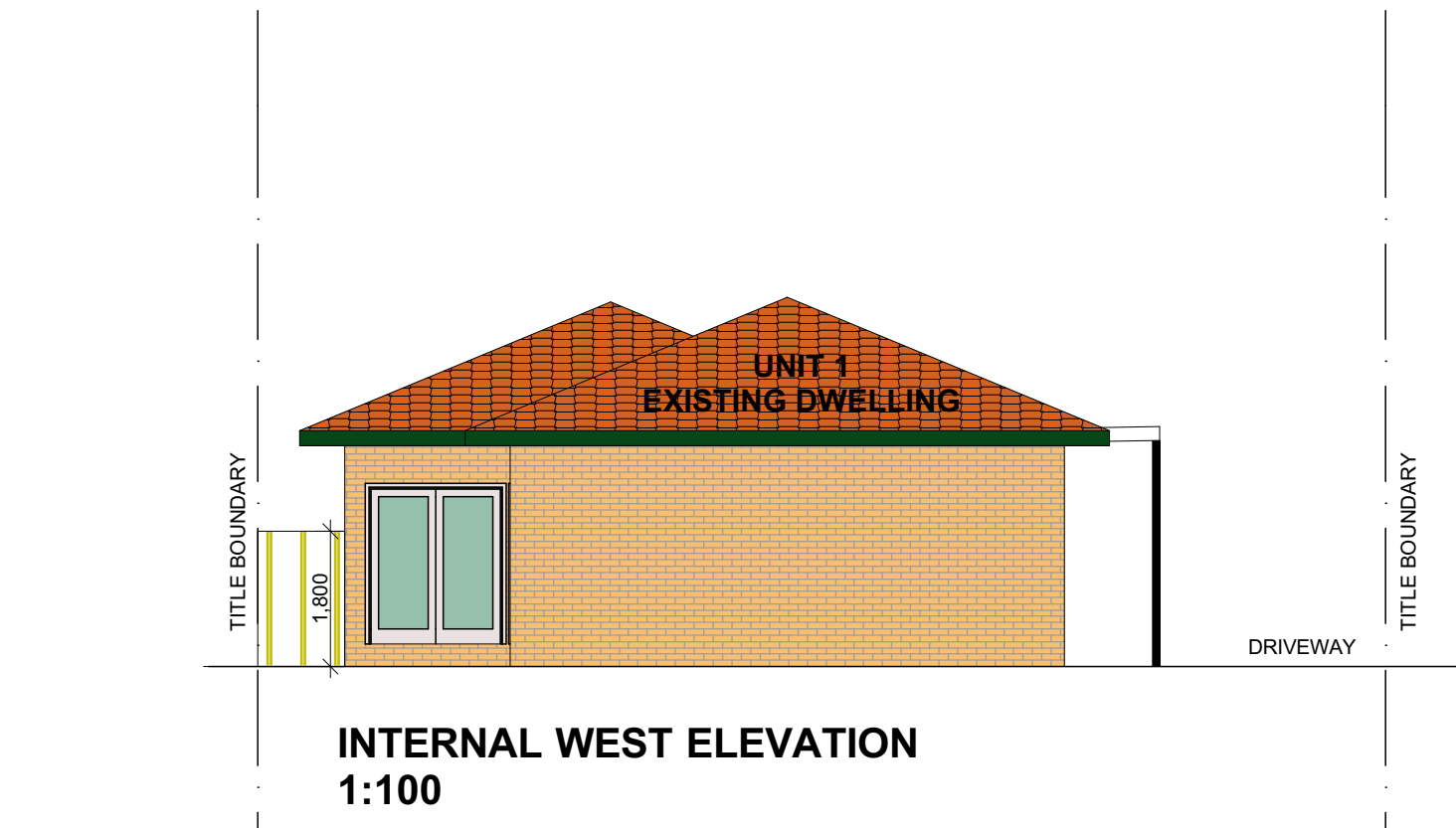
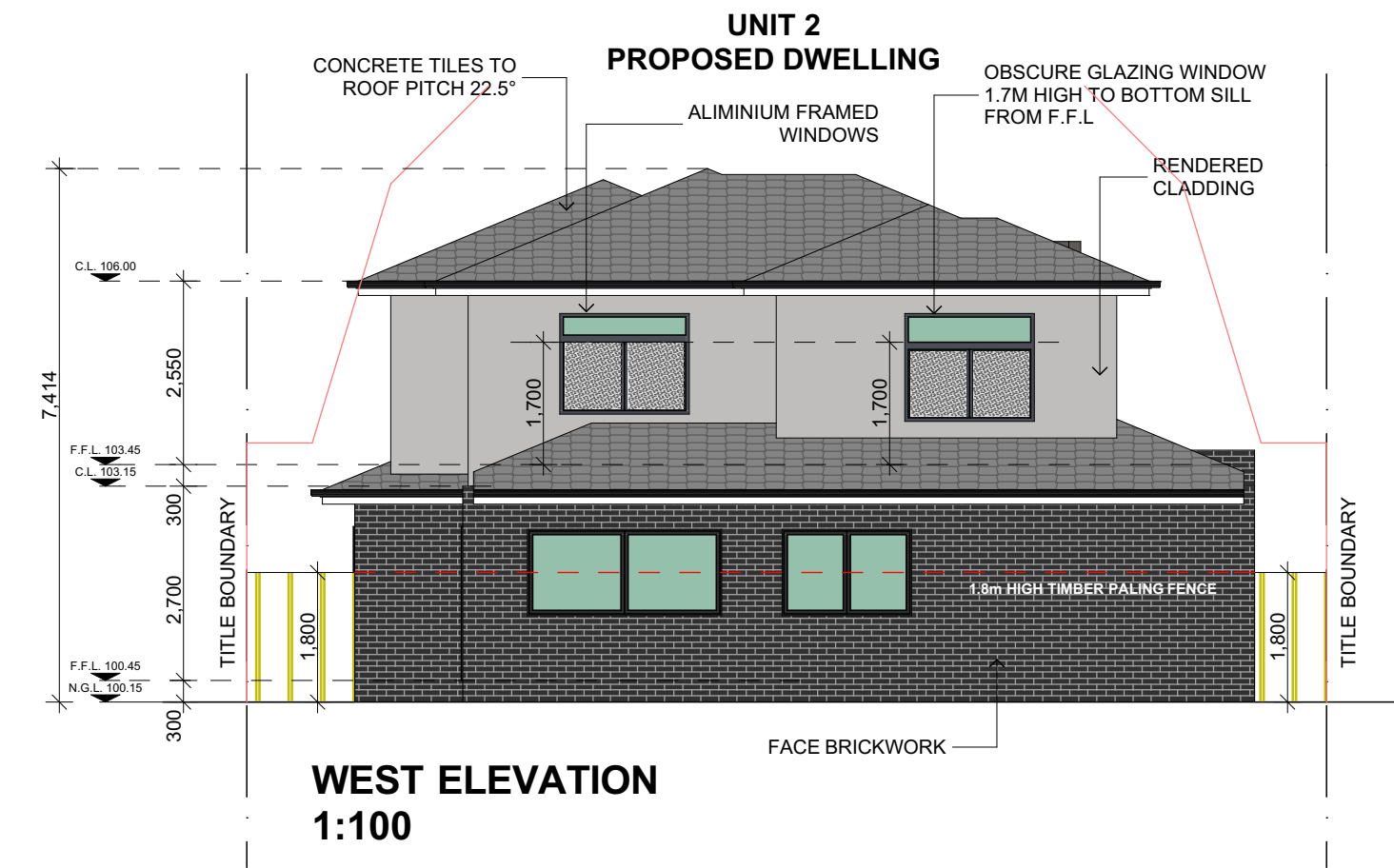
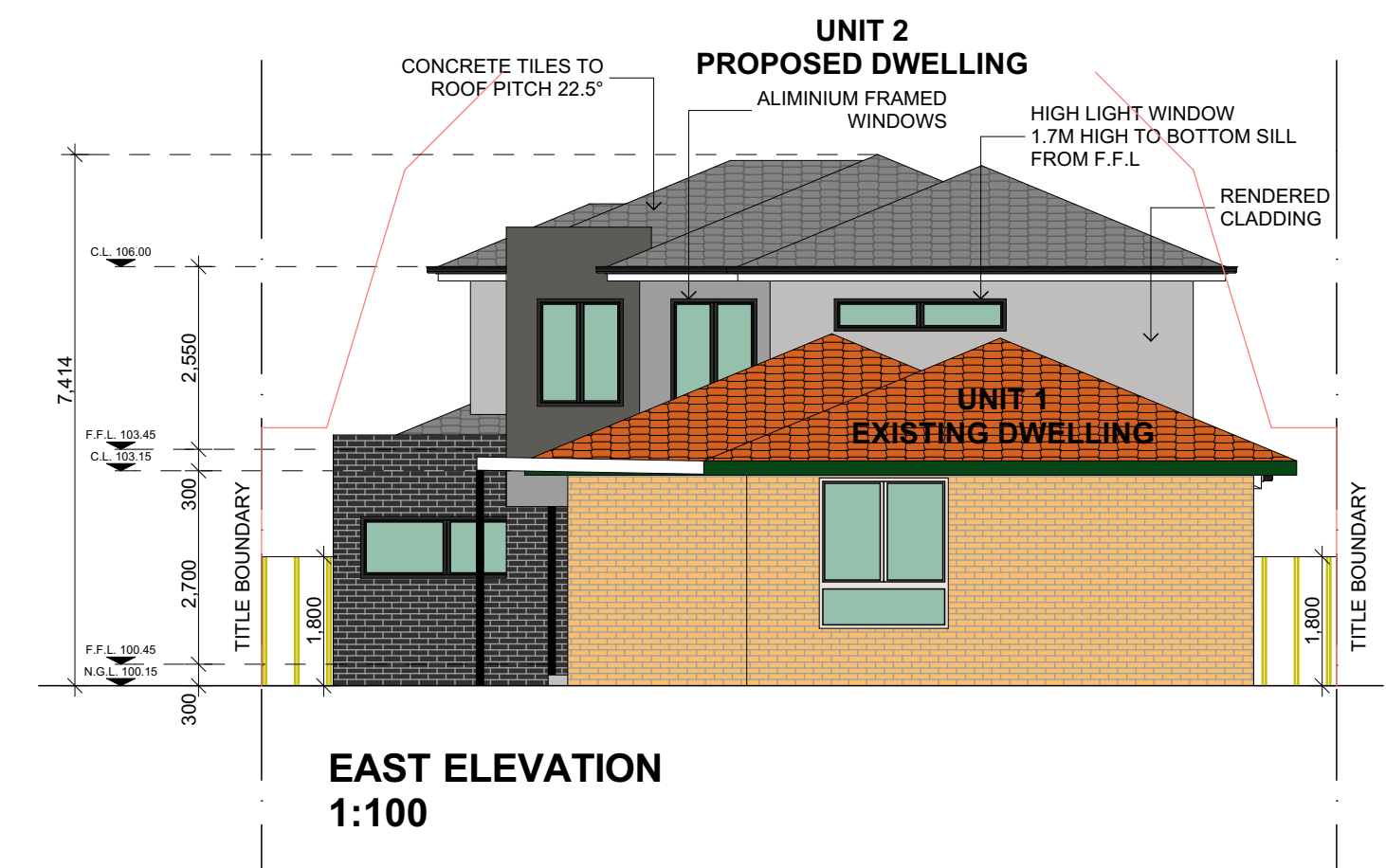
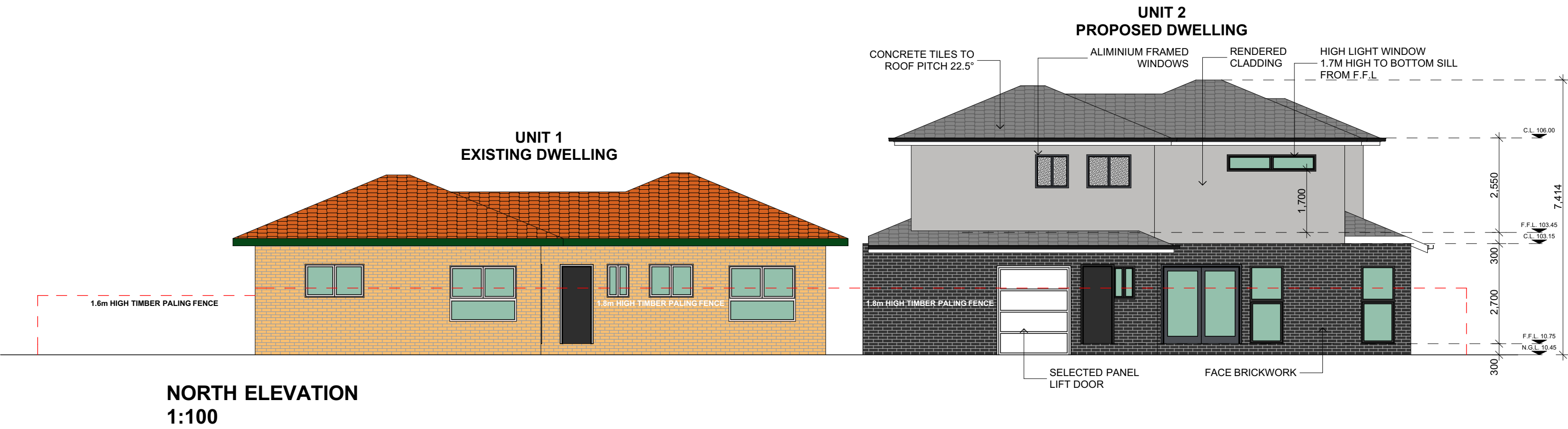
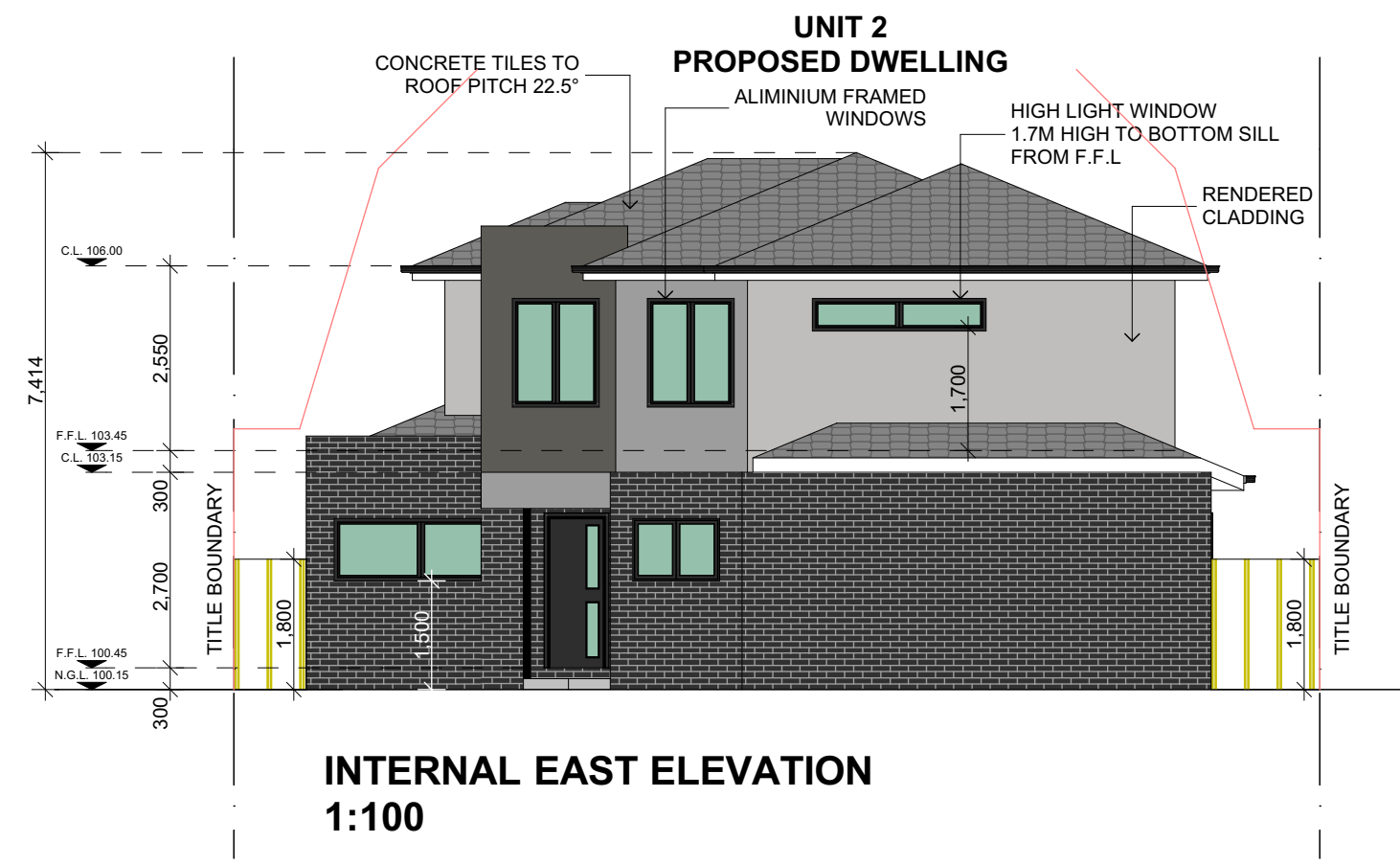
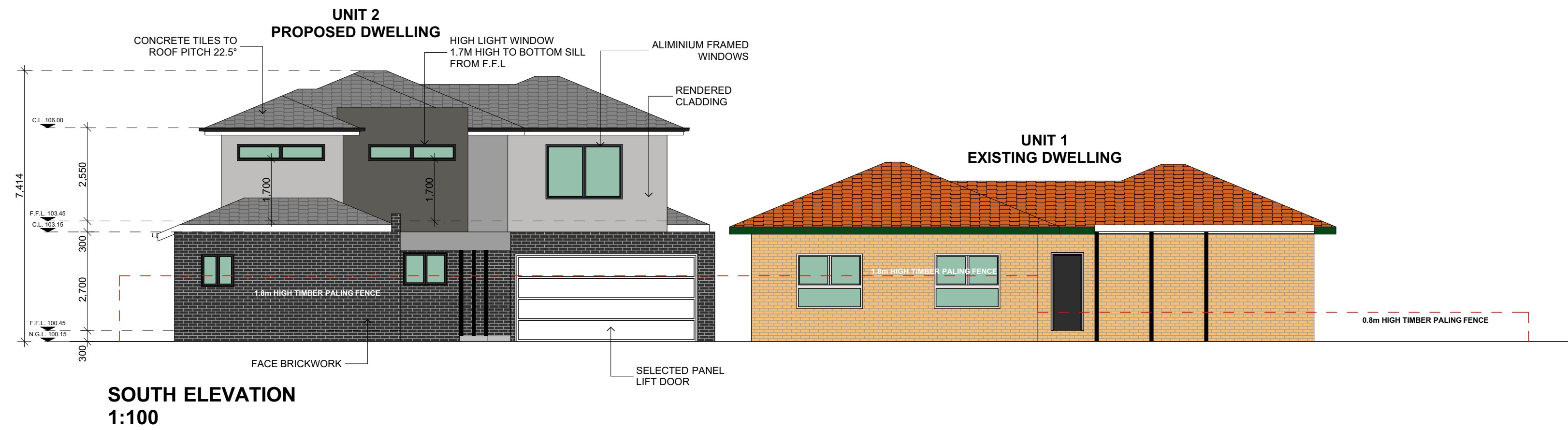
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LEGEND	
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	STREET SIGN
	ELECTRICITY POLE
	DRAINAGE PIT
	HOT WATER SERVICE
	BINS-GARBAGE & RECYCLING
	2000L WATERWALL WATER TANK
	MAILBOX
	RETRACTABLE CLOTHES LINE

PROJECT DETAILS		DRAWING TITLE	PAGE	REVISIONS	REFERENCE
225 McGRATH ROAD, WYNDHAM VALE		GARDEN AREA PLAN	05		225 McGRATH ROAD
WYNDHAM CITY COUNCIL					DATE
					30/03/2022





PERSPECTIVE VIEW

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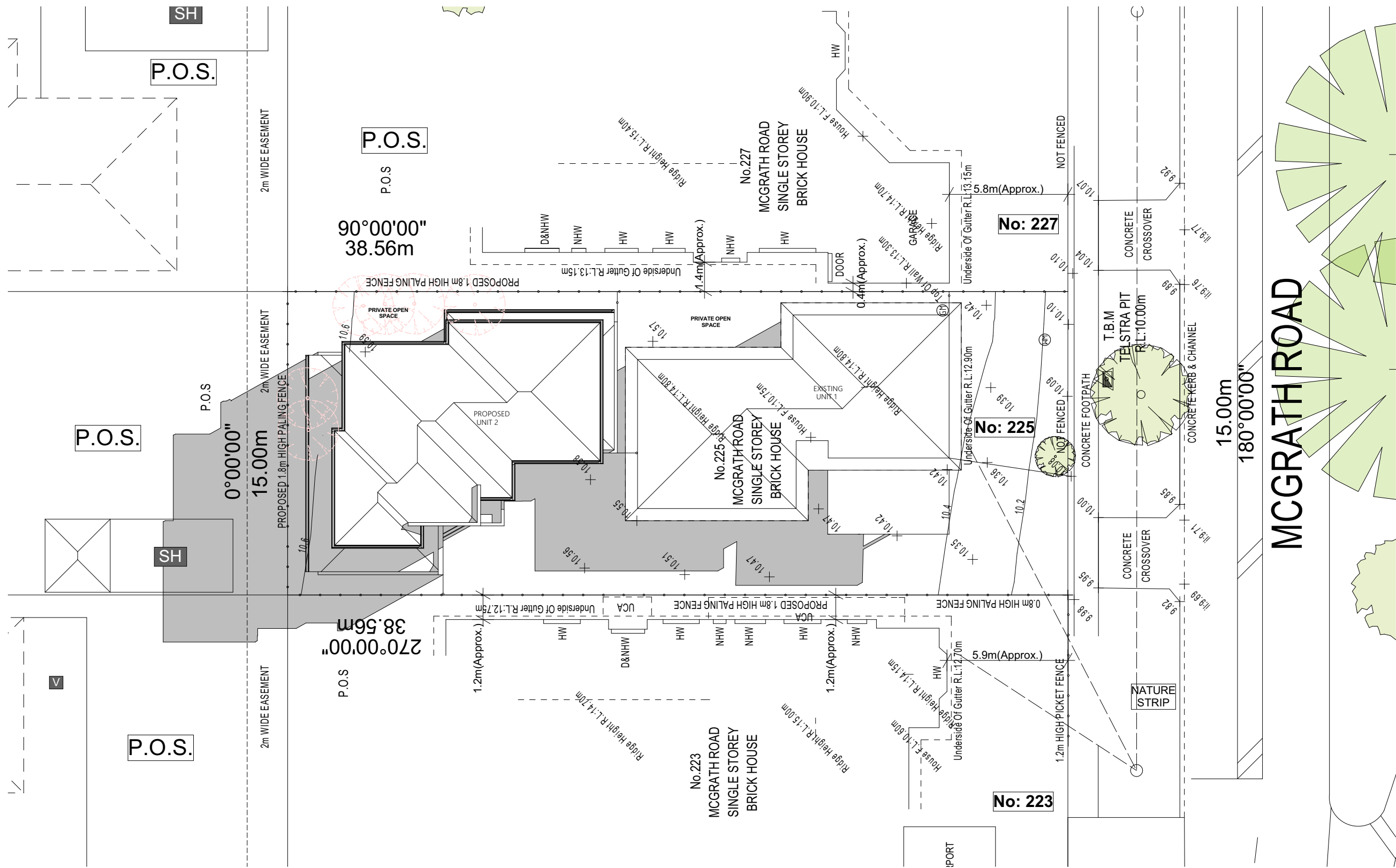
Date Plans Provided: 25/07/2022

REFERENCE	REVISIONS	PAGE	DRAWING TITLE	PROJECT DETAILS
225 McGRATH ROAD		06	ELEVATIONS	225 McGRATH ROAD, WYNDHAM VALE
DATE				ARCHITECTURE
30/03/2022				DESIGNED BY A.C.O.

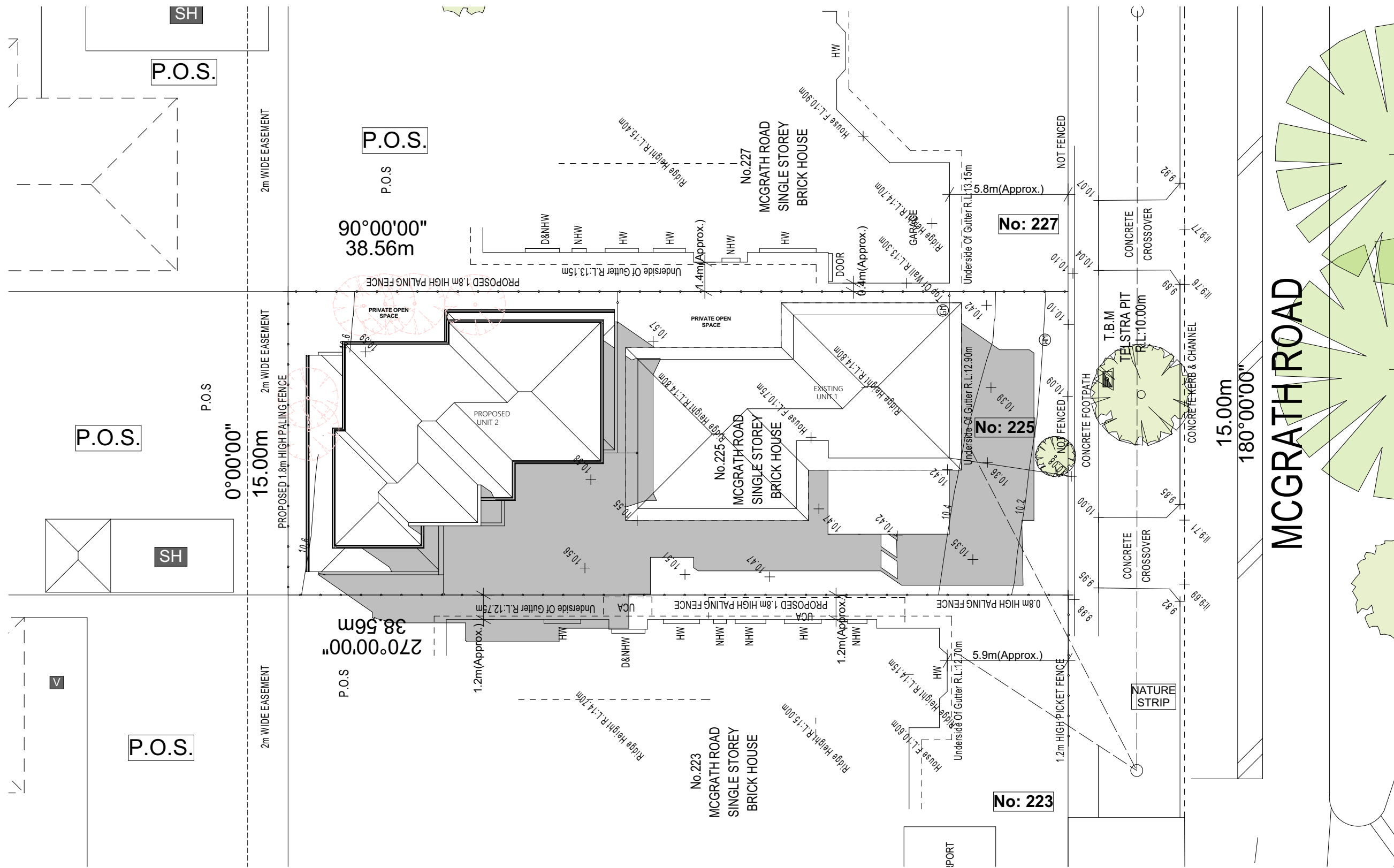


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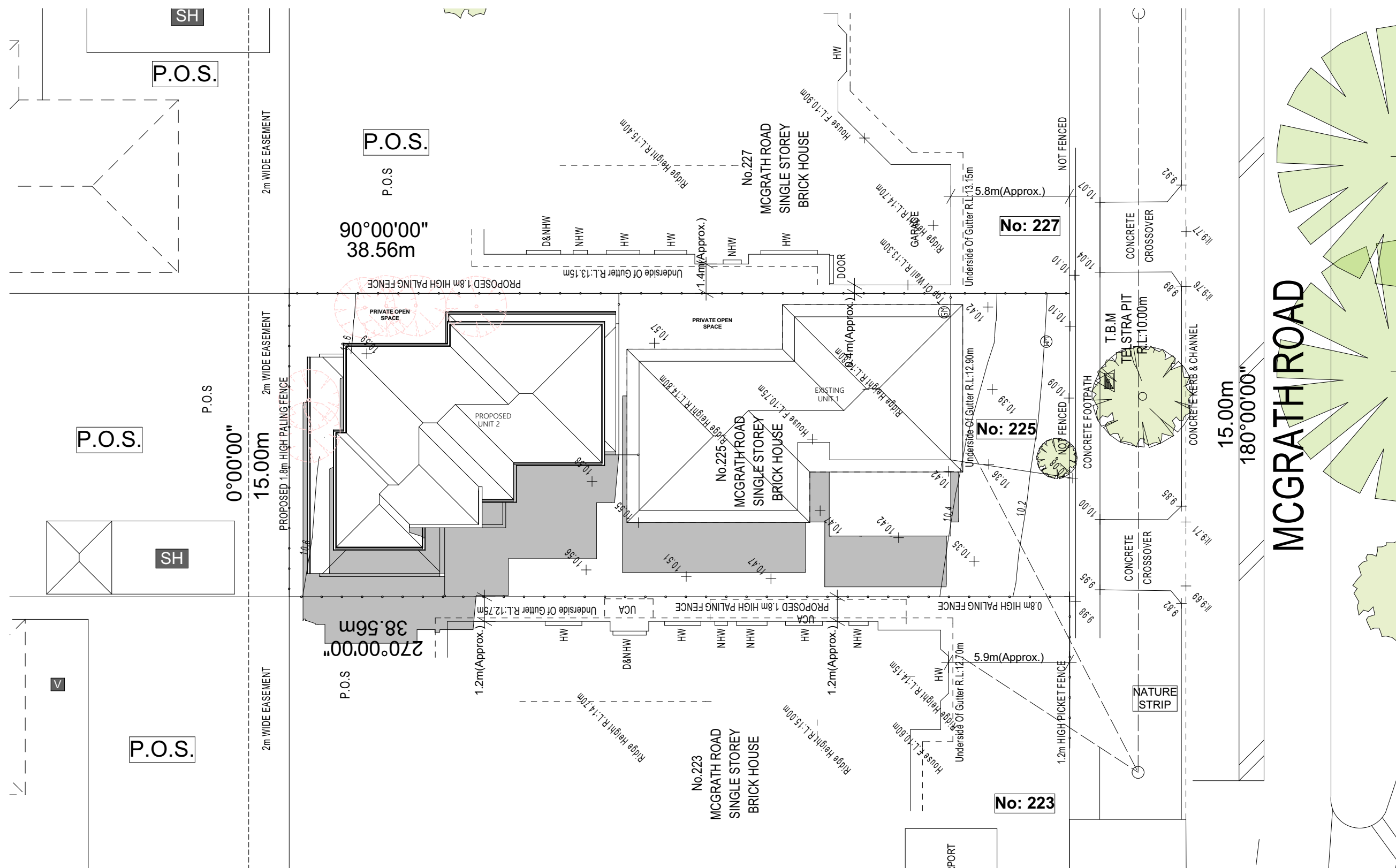
Plan: 7 of 8



SHADOW DIAGRAM 9AM 22 SEP.
SCALE 1:200



SHADOW DIAGRAM 3PM 22 SEP.
SCALE 1:200



SHADOW DIAGRAM 12PM 22 SEP.
SCALE 1:200

PROJECT DETAILS		DRAWING TITLE	PAGE	REVISIONS	REFERENCE	
225 McGRATH ROAD, WYNDHAM VALE		SHADOW DIAGRAMS	07		225 McGRATH ROAD	
						DATE
						30/03/2022
DESIGNED BY: J.E.O DRAWN BY: A.O						