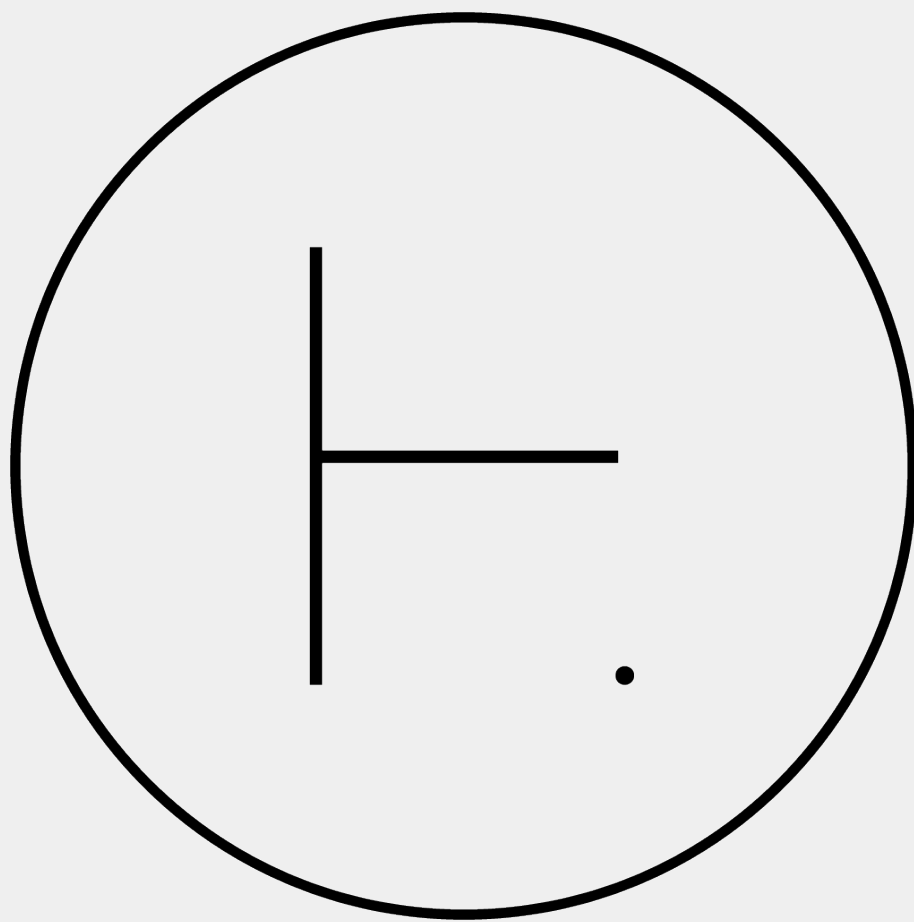




DEVELOPMENT APPLICATION
42 HARRISON STREET, ROCKINGHAM WA 6168
TRIPLEX DEVELOPMENT



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Site
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ROCKINGHAM WA 6168

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5	REVISED PRELIM. ISSUED	07.07.2026
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Drawing
PERSPECTIVES

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2





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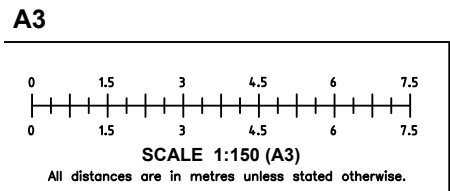
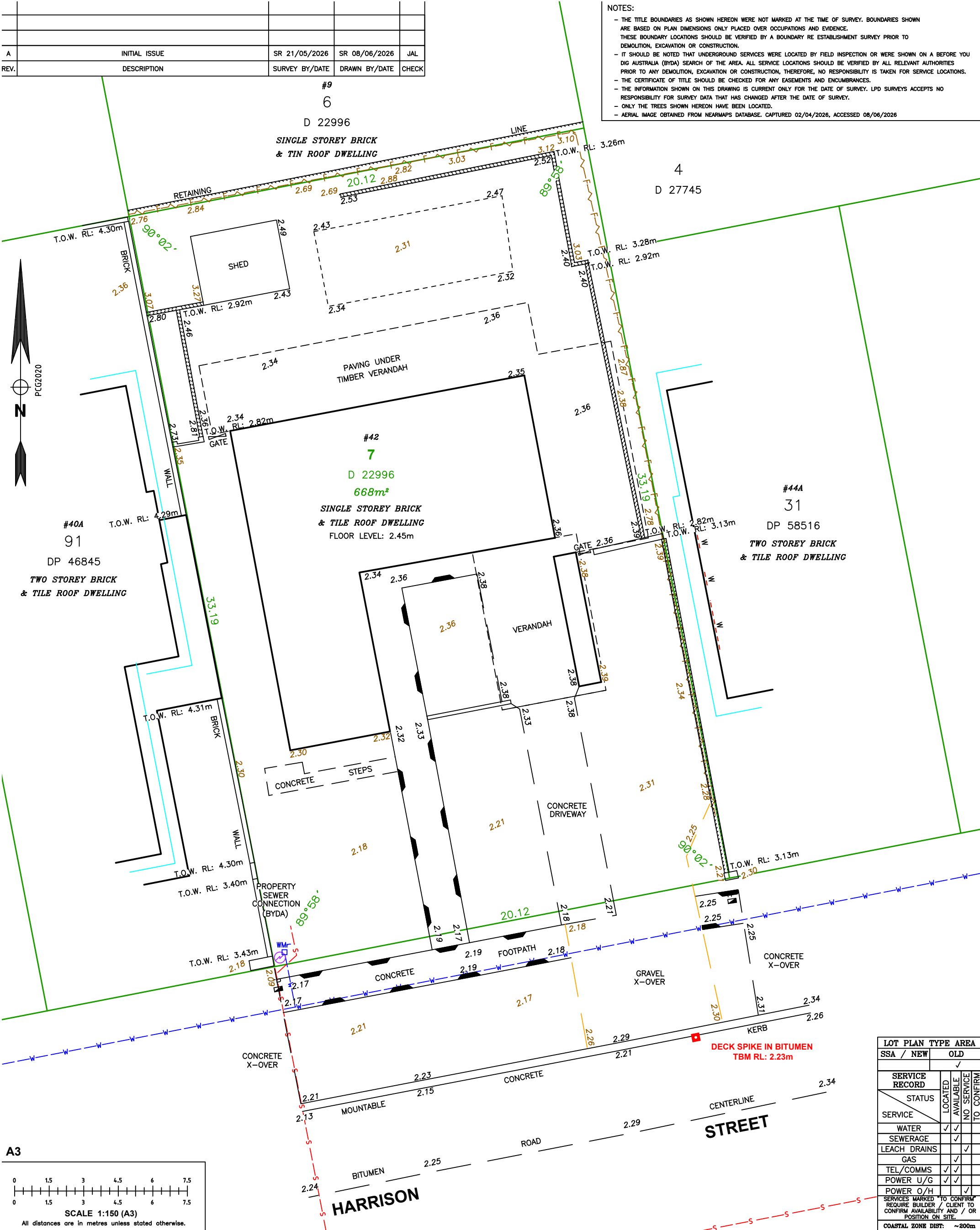
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A	INITIAL ISSUE	SR 21/05/2026	SR 08/06/2026	JAL
REV.	DESCRIPTION	SURVEY BY/DATE	DRAWN BY/DATE	CHECK

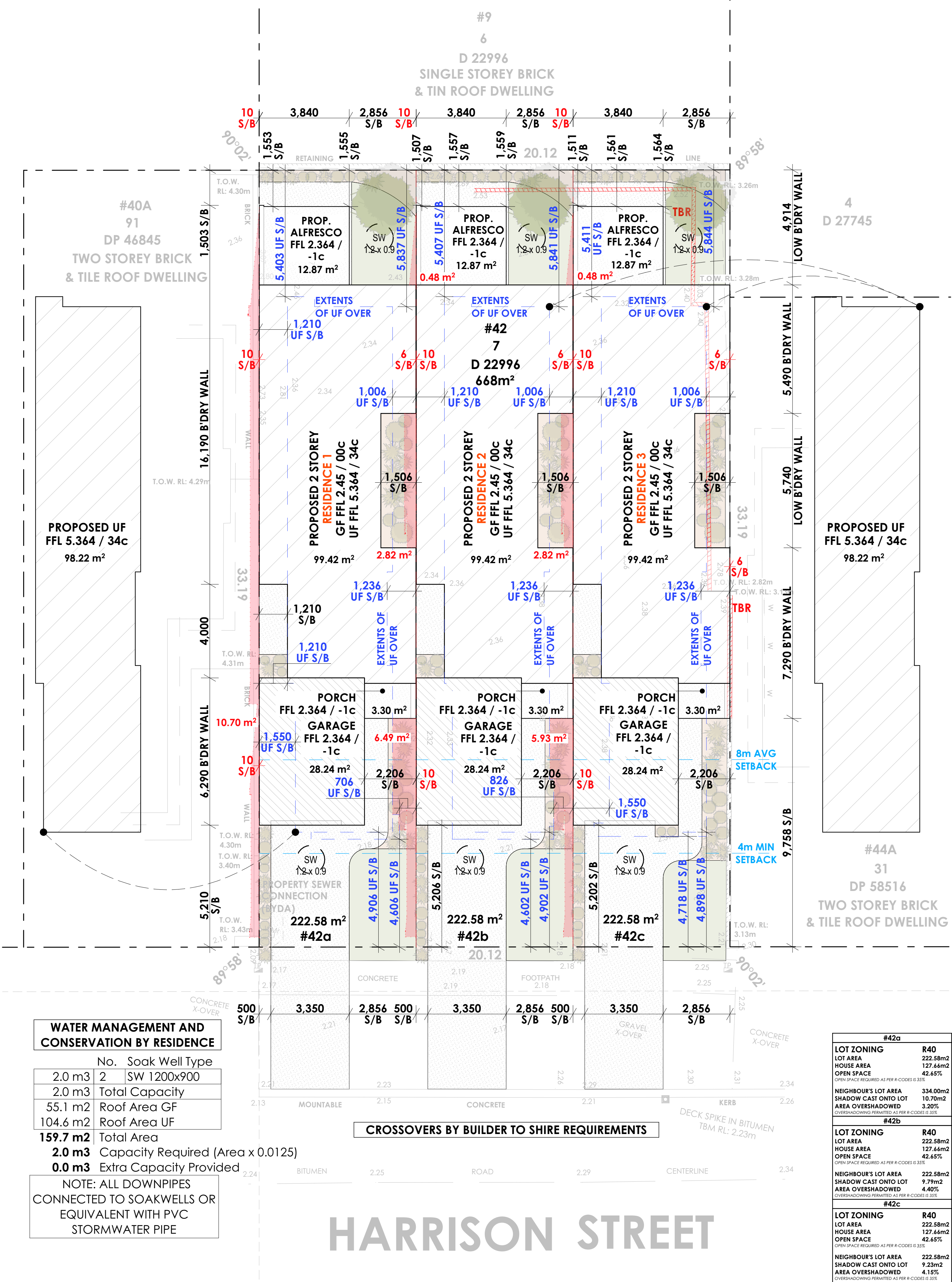
- NOTES:
- THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY. BOUNDARIES SHOWN ARE BASED ON PLAN DIMENSIONS ONLY PLACED OVER OCCUPATIONS AND EVIDENCE. THESE BOUNDARY LOCATIONS SHOULD BE VERIFIED BY A BOUNDARY RE ESTABLISHMENT SURVEY PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION.
 - IT SHOULD BE NOTED THAT UNDERGROUND SERVICES WERE LOCATED BY FIELD INSPECTION OR WERE SHOWN ON A BEFORE YOU DIG AUSTRALIA (BYDA) SEARCH OF THE AREA. ALL SERVICE LOCATIONS SHOULD BE VERIFIED BY ALL RELEVANT AUTHORITIES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION, THEREFORE, NO RESPONSIBILITY IS TAKEN FOR SERVICE LOCATIONS.
 - THE CERTIFICATE OF TITLE SHOULD BE CHECKED FOR ANY EASEMENTS AND ENCUMBRANCES.
 - THE INFORMATION SHOWN ON THIS DRAWING IS CURRENT ONLY FOR THE DATE OF SURVEY. LPD SURVEYS ACCEPTS NO RESPONSIBILITY FOR SURVEY DATA THAT HAS CHANGED AFTER THE DATE OF SURVEY.
 - ONLY THE TREES SHOWN HEREON HAVE BEEN LOCATED.
 - AERIAL IMAGE OBTAINED FROM NEARMAPS DATABASE. CAPTURED 02/04/2026, ACCESSED 08/06/2026



LOT PLAN TYPE AREA			
SSA / NEW	OLD		
		✓	
SERVICE RECORD		STATUS	LOCATED AVAILABLE NO SERVICE TO CONFIRM
WATER		✓	✓
SEWERAGE		✓	✓
LEACH DRAINS		✓	✓
GAS		✓	✓
TEL/COMMS		✓	✓
POWER U/G		✓	✓
POWER O/H		✓	✓
SERVICES MARKED *TO CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM AVAILABILITY AND / OR POSITION ON SITE.			
COASTAL ZONE DIST: ~200m			

EXISTING CADASTRAL / PROP. SUBDIVISION BOUNDARIES	BUILDING / EAVE / DOOR (D) / WINDOW (W)	TELECOM LINE / PIT / CONNECTION
BUILDING ENVELOPE / EASEMENT OUTLINE	FOOTPATH / EDGE OF CONCRETE / ROOF RIDGE	GAS LINE / CONNECTION / VALVE
METAL / CYCLONE WIRE / SUPER SIX FENCE LINES	SEWER / MANHOLES ROUND & SQUARE / CONNECTION	STORMWATER / GULLY TRAP / SIDE ENTRY PIT / MANHOLE
POST & WIRE / PANEL FENCES / RETAINING WALL	WATER / METER / CONN. / TAP / HYDRANT / VALVE	TBM / DECK SPIKE / NAIL / PEG / STAKE
TOP / BOTTOM / TOP TOE BOTH SIDES OF BANK	POWER UG / POWER DOME / ELEC. PIT / LIGHT POLE / SITE MAIN SWITCH BOARD	SPOT HEIGHTS - NATURAL & HARDSTAND
EDGE OF GARDEN / TREE CANOPY / ROCK OUTLINES	POWER AG / P. POLE / TRANS. / CONS. POLE / GUY WIRE ANCHOR	

LIPID SURVEYS LICENSED LAND SURVEYORS ENGINEERING & CONSTRUCTION MINING & 3D DRONE SURVEYS WWW.LPDSURVEYS.COM.AU	CLIENT	HOWES & HOMES DESIGN	LOCAL AUTHORITY: CITY OF ROCKINGHAM	HORIZONTAL DATUM PCG2020 (LANDGATE SCDB) VERTICAL DATUM AHD (SSM PERON 23)	
	TITLE	FEATURE SURVEY PLAN OF LOT 7 ON DIAGRAM 22996 #42 HARRISON STREET, ROCKINGHAM	12d FILE: HARRISON ST N42 - PL JOB No. PLAN TYPE DWG# 26:1281 - FS - 001	TOUR INT N/A	SHEET # 1 OF 2



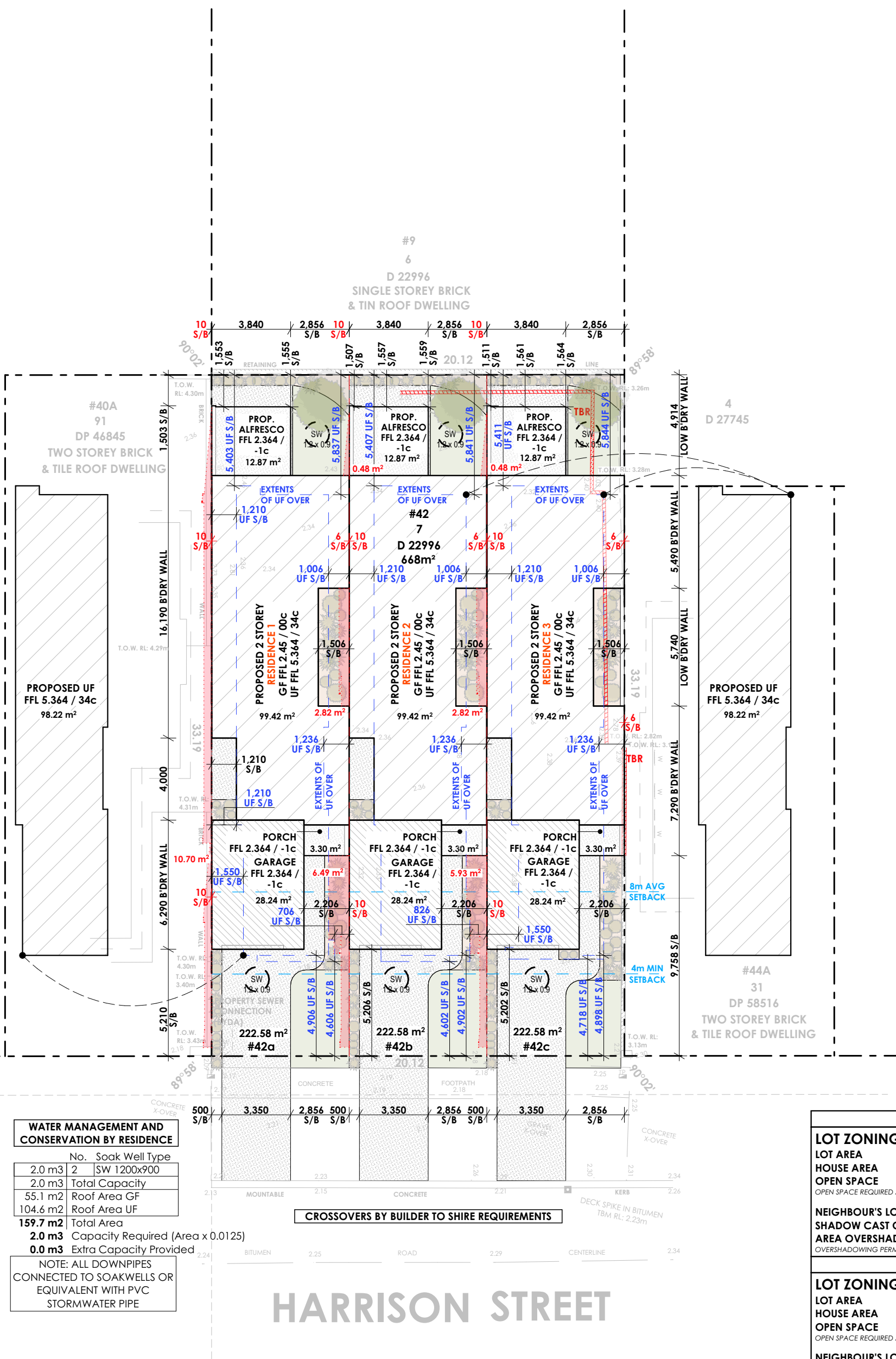
WATER MANAGEMENT AND CONSERVATION BY RESIDENCE

No. Soak Well Type		
2.0 m3	2	SW 1200x900
2.0 m3	Total Capacity	
55.1 m2	Roof Area GF	
104.6 m2	Roof Area UF	
159.7 m2	Total Area	
2.0 m3	Capacity Required (Area x 0.0125)	
0.0 m3	Extra Capacity Provided	

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS OR EQUIVALENT WITH PVC STORMWATER PIPE

CROSSOVERS BY BUILDER TO SHIRE REQUIREMENTS

#42a	
LOT ZONING	R40
LOT AREA	222.58m2
HOUSE AREA	127.66m2
OPEN SPACE	42.65%
OPEN SPACE REQUIRED AS PER R-CODES IS 35%	
NEIGHBOUR'S LOT AREA	334.00m2
SHADOW CAST ONTO LOT	10.70m2
AREA OVERSHADOWED	3.20%
OVERSHADOWING PERMITTED AS PER R-CODES IS 35%	
#42b	
LOT ZONING	R40
LOT AREA	222.58m2
HOUSE AREA	127.66m2
OPEN SPACE	42.65%
OPEN SPACE REQUIRED AS PER R-CODES IS 35%	
NEIGHBOUR'S LOT AREA	222.58m2
SHADOW CAST ONTO LOT	9.77m2
AREA OVERSHADOWED	4.40%
OVERSHADOWING PERMITTED AS PER R-CODES IS 35%	
#42c	
LOT ZONING	R40
LOT AREA	222.58m2
HOUSE AREA	127.66m2
OPEN SPACE	42.65%
OPEN SPACE REQUIRED AS PER R-CODES IS 35%	
NEIGHBOUR'S LOT AREA	222.58m2
SHADOW CAST ONTO LOT	9.23m2
AREA OVERSHADOWED	4.15%
OVERSHADOWING PERMITTED AS PER R-CODES IS 35%	



WATER MANAGEMENT AND CONSERVATION BY RESIDENCE		
No.	Soak Well Type	
2.0 m3	2 SW 1200x900	
2.0 m3	Total Capacity	
55.1 m2	Roof Area GF	
104.6 m2	Roof Area UF	
159.7 m2	Total Area	
2.0 m3	Capacity Required (Area x 0.0125)	
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NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS OR EQUIVALENT WITH PVC STORMWATER PIPE		

CROSSOVERS BY BUILDER TO SHIRE REQUIREMENTS

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LOT ZONING	R40
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OPEN SPACE	42.65%
OPEN SPACE REQUIRED AS PER R-CODES IS 35%	
NEIGHBOUR'S LOT AREA	334.00m2
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OVERSHADOWING PERMITTED AS PER R-CODES IS 35%	
#42b	
LOT ZONING	R40
LOT AREA	222.58m2
HOUSE AREA	127.66m2
OPEN SPACE	42.65%
OPEN SPACE REQUIRED AS PER R-CODES IS 35%	
NEIGHBOUR'S LOT AREA	222.58m2
SHADOW CAST ONTO LOT	9.79m2
AREA OVERSHADOWED	4.40%
OVERSHADOWING PERMITTED AS PER R-CODES IS 35%	
#42c	
LOT ZONING	R40
LOT AREA	222.58m2
HOUSE AREA	127.66m2
OPEN SPACE	42.65%
OPEN SPACE REQUIRED AS PER R-CODES IS 35%	
NEIGHBOUR'S LOT AREA	222.58m2
SHADOW CAST ONTO LOT	9.23m2
AREA OVERSHADOWED	4.15%
OVERSHADOWING PERMITTED AS PER R-CODES IS 35%	



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SITE PLAN

Project
26-029

Sheet size
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Sheet
6



Trees (Zone A)



XANTHORRHOEA
ARBOREA

Shrubs (Zone B)



WESTRINGIA '
GREY BOX'



LEUCOPHYTA
BROWNII



AGAVE SPECIES



CRASSULA
'BLUEBIRD'

Grasses / Ground Covers (Zone C)



CASUARINA
GLAUCA
'COUSIN IT'

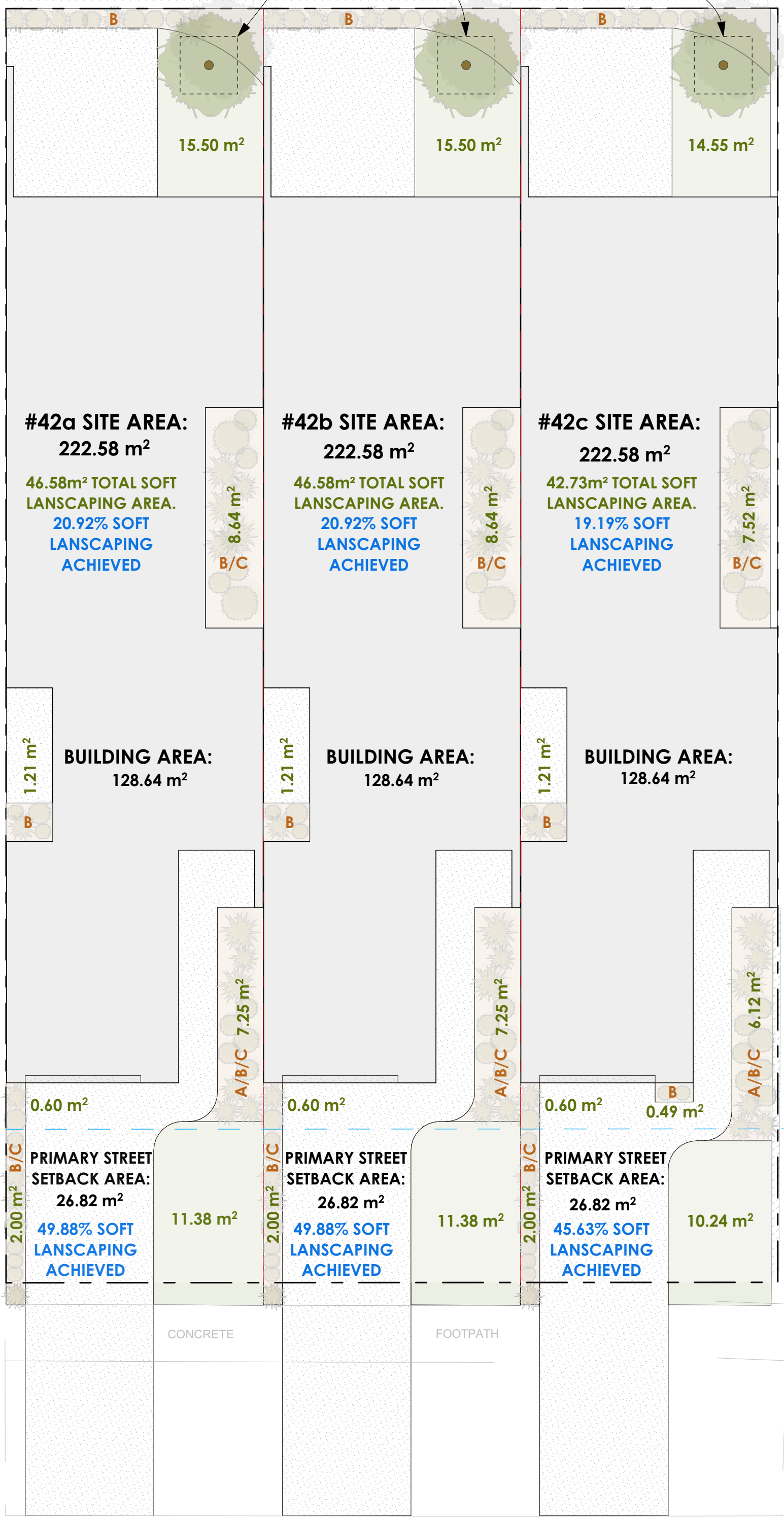


SENECIO 'BLUE
CHALKSTICKS'



MYOPORUM
PARVIFOLIUM

1.5M X 1.5M DESIGNATED SMALL
TREE PLANTING AREA AS PER
RCODE CLAUSE C1.2.4



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Project
26-029

Sheet size
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BUILDING AREAS BY RESIDENCE	
NAME	AREA (m²)
FF LIVING	93.22
FF VOID	5.00
GF ALFRESCO	12.87
GF GARAGE	28.24
GF LIVING	99.42
GF PORCH	3.30
	242.05 m²



R-CODES VARIATIONS

- 1. CLAUSE 3.4 LOT BOUNDARY SETBACKS
PROPOSED WESTERN LOT BOUNDARY WALL LENGTH VARIATION
- 2. CLAUSE 3.6 – STREETSCAPE
PROPOSED GARAGE WIDTH VARIATION
- 3. CLAUSE 3.4 LOT BOUNDARY SETBACKS
WESTERN UPPER-FLOOR LOT BOUNDARY SETBACK VARIATION
- 4. CLAUSE 3.4 LOT BOUNDARY SETBACKS
EASTERN UPPER-FLOOR LOT BOUNDARY SETBACK VARIATION
- 5. CLAUSE 3.10 – VISUAL PRIVACY
UPPER-FLOOR STUDY MAJOR OPENINGS



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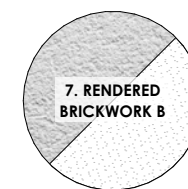
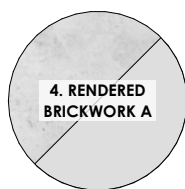
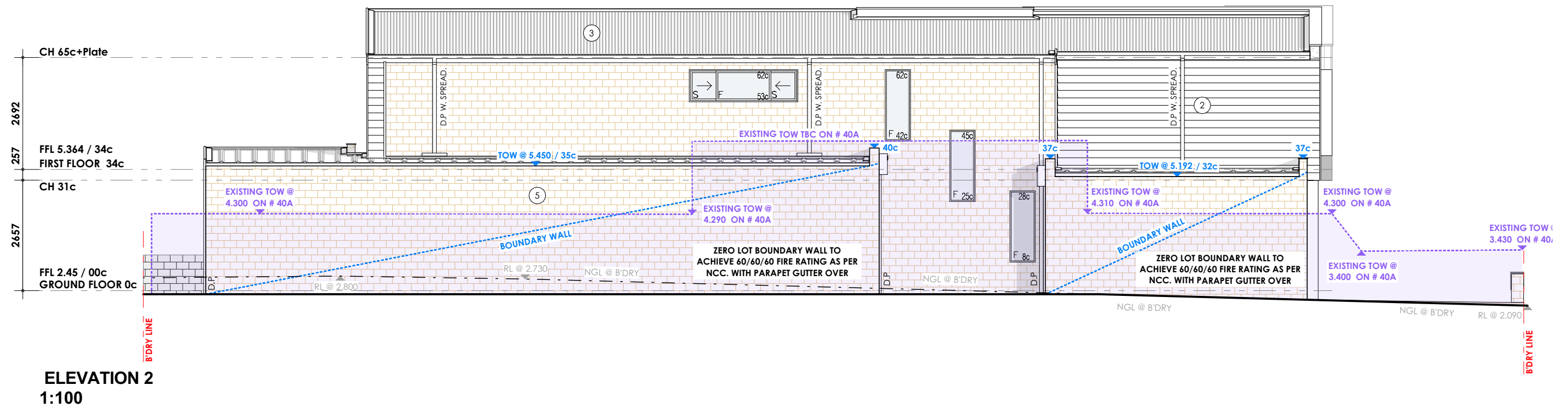
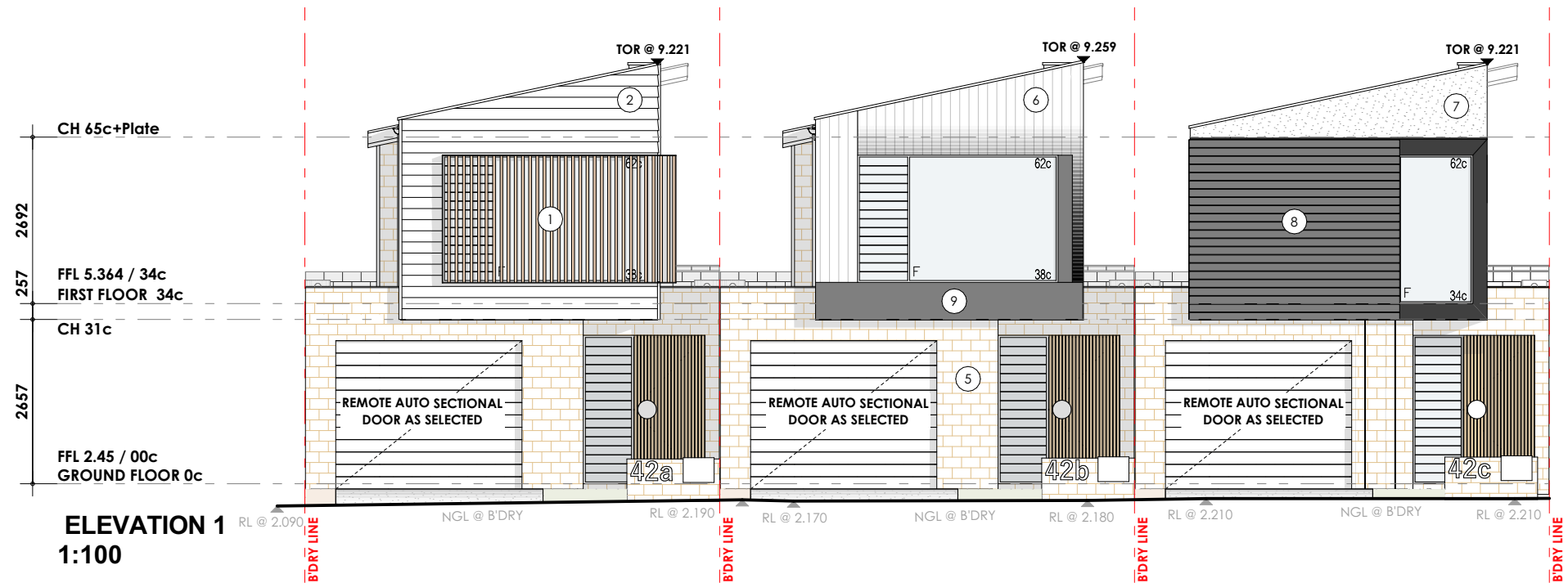
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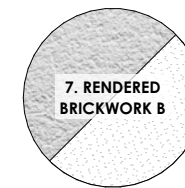
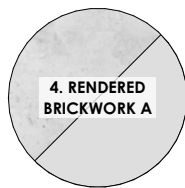
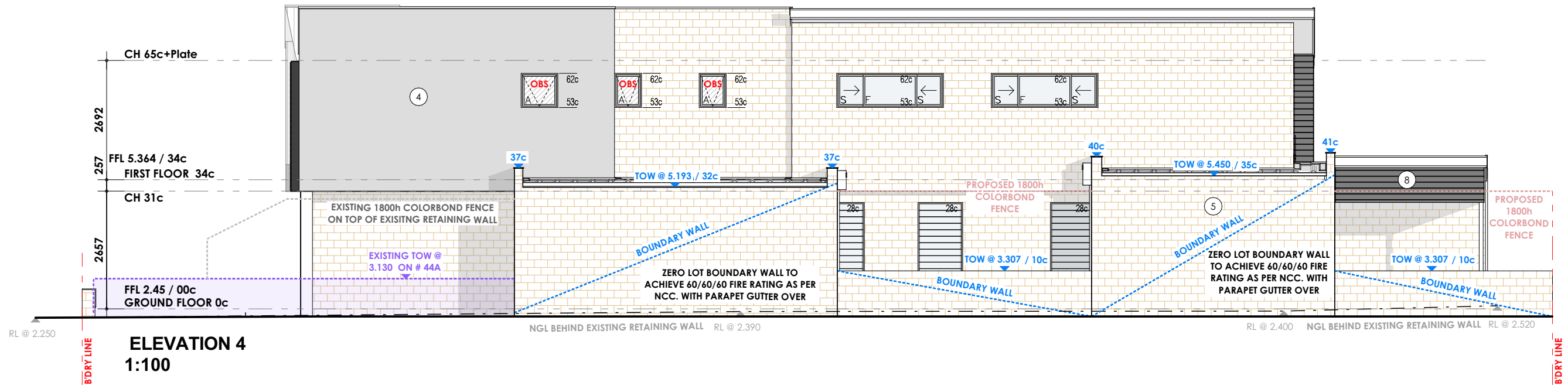
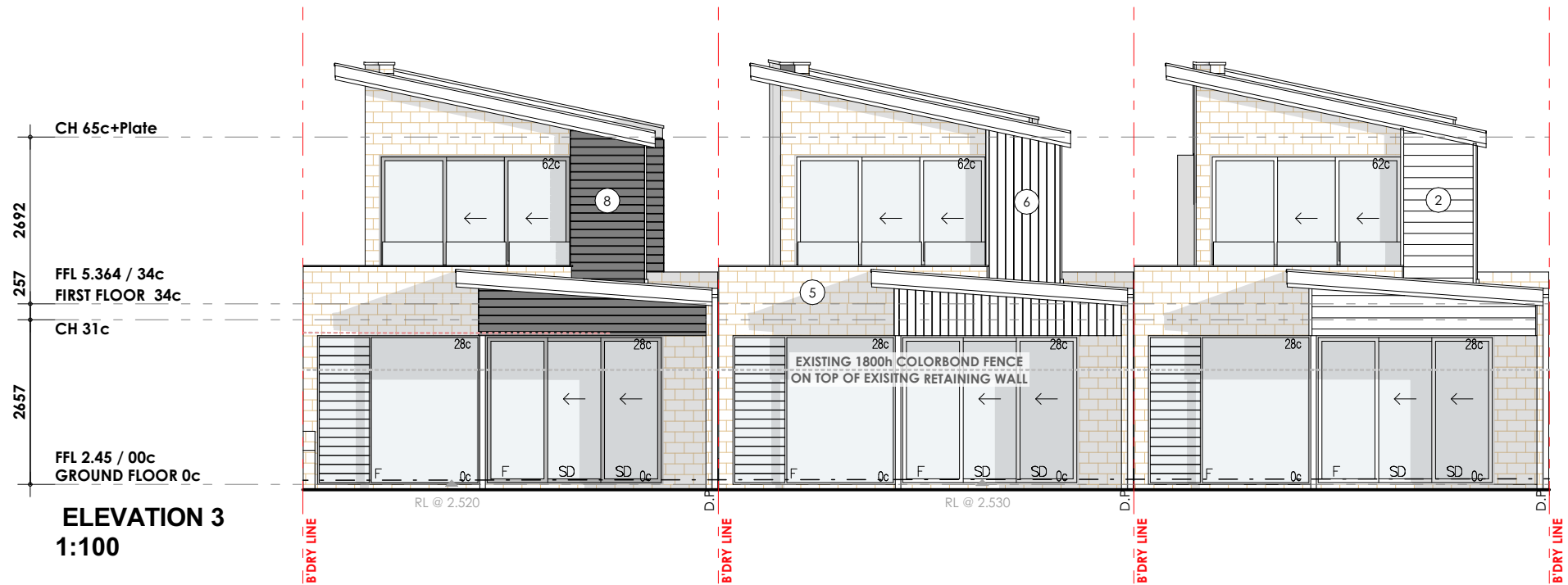
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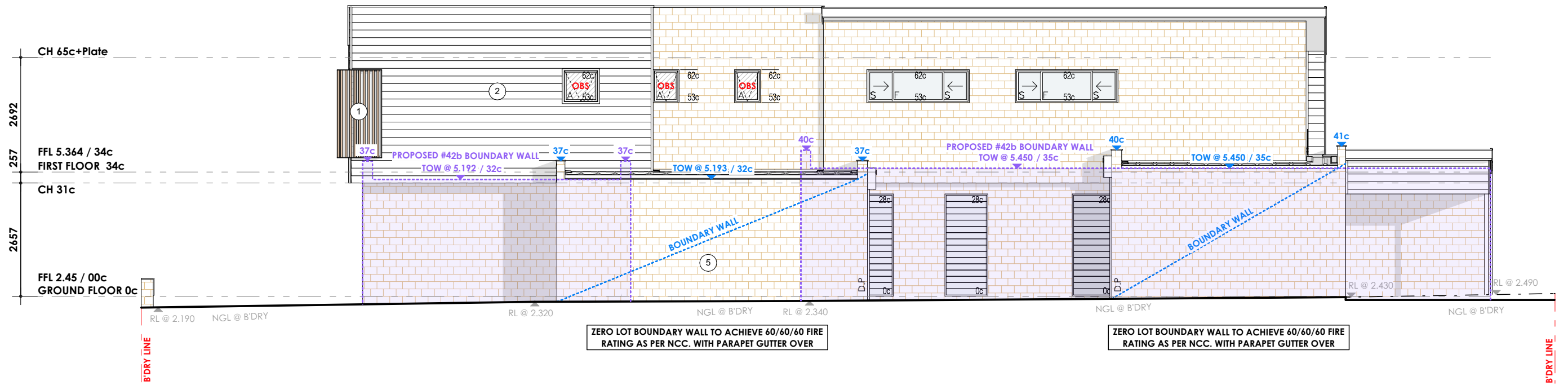
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ELEVATION 1 & 2

Project
26-029

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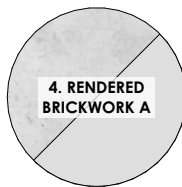
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2. SCYON 180mm
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BOARD CLADDING



3. SURFMIST
COLORBOND
ROOF



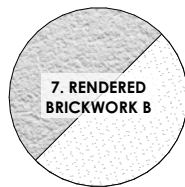
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BRICKWORK A



5. 2c FACE
BRICK "LOONGANA
LIMESTONE"



6. 133mm SCYON
VERTICAL AXON
CLADDING



7. RENDERED
BRICKWORK B



8. 133mm
HORIZONTAL AXON
CLADDING



9. RENDERED
BRICKWORK C



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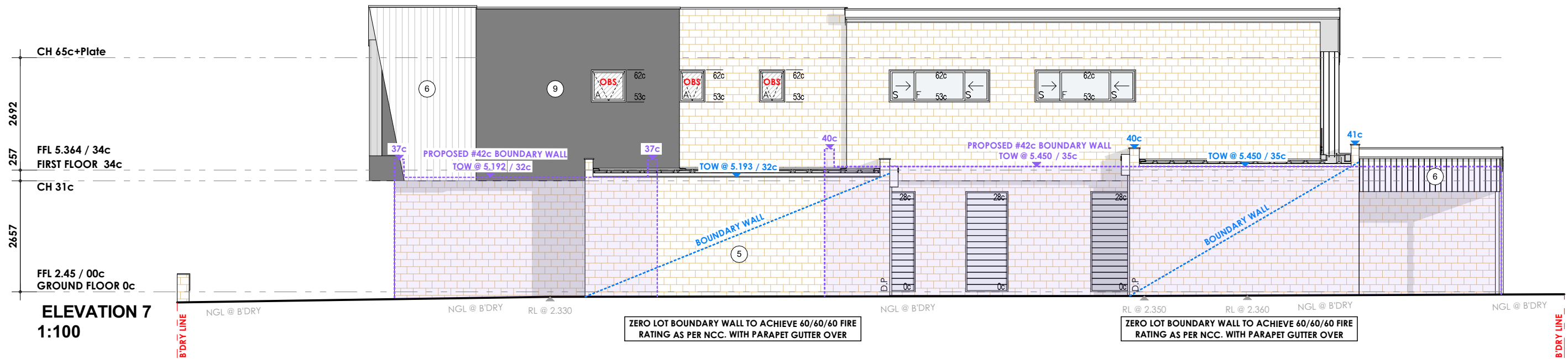
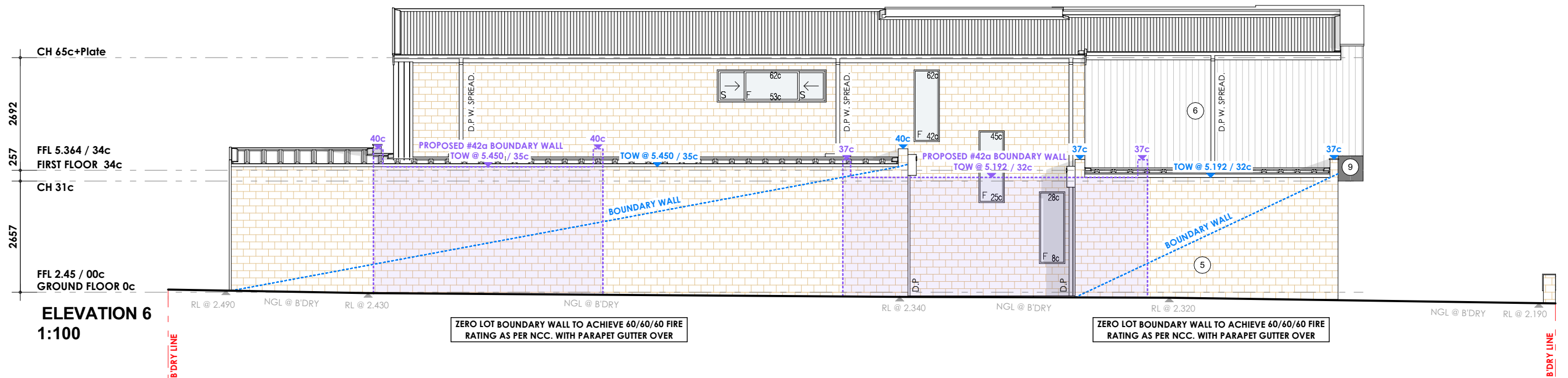
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ELEVATION 5

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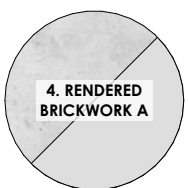
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SELECTED



2. SCYON 180mm
HORIZONTAL LINEA
BOARD CLADDING



3. SURFMIST
COLORBOND
ROOF



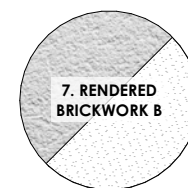
4. RENDERED
BRICKWORK A



5. 2c FACE
BRICK "LOONGANA
LIMESTONE"



6. 133mm SCYON
VERTICAL AXON
CLADDING



7. RENDERED
BRICKWORK B



8. 133mm
HORIZONTAL AXON
CLADDING



9. RENDERED
BRICKWORK C



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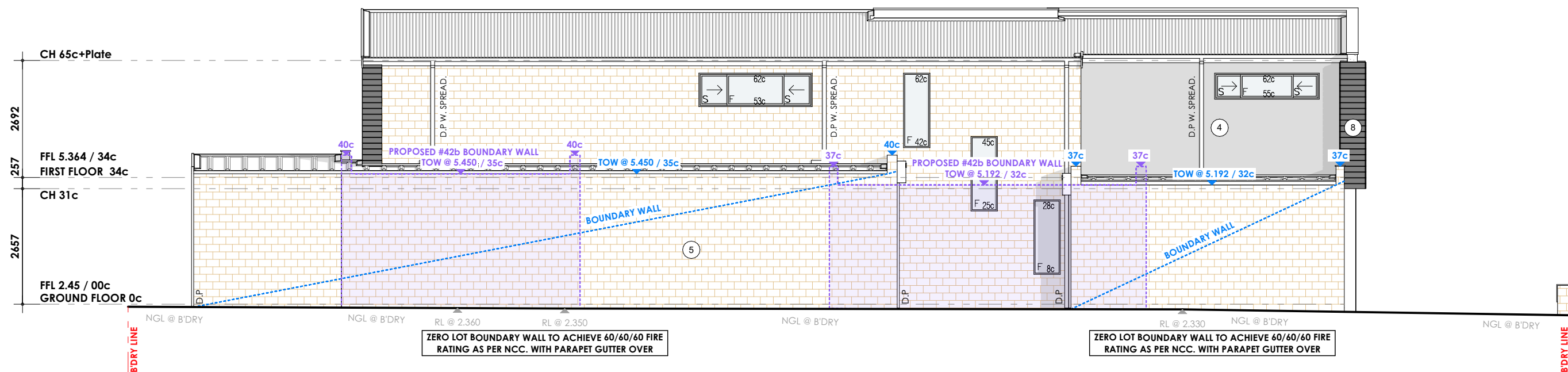
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ELEVATION 6 & 7

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ELEVATION 8
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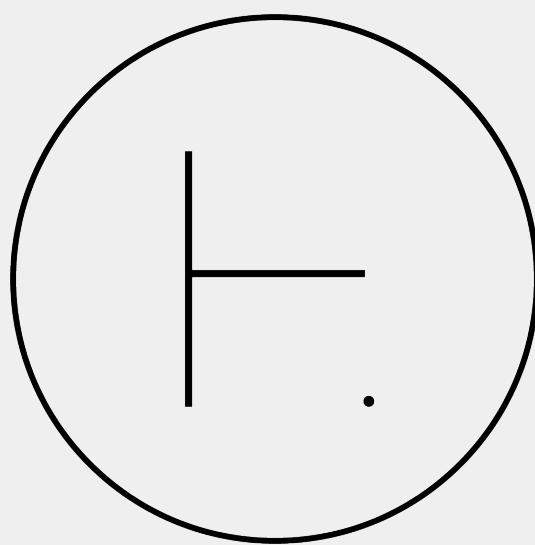
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ELEVATION 8

Project
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