WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY
REQUIRED TO CONFIRM LOT BOUNDARY
POSITION AND DIMENSIONS.

SOUTH
EAST
WEST
NORTH

LOT 56
5689m²

SERVICE INFORMATION

AREA	ESTABLISHED		
SEWERAGE	YES	DEPTH	N/A
WATER	YES	PRELAID	R
ELECTRICAL	YES	U/G	
TELECOM	TBC		
GAS	TBC		
DRAFTED	SSW	SURVEYOR	MR

SERVICE LEGEND

SURVEY
- DATUM
- PF PEG FOUND
- PG PEG GONE

SEWERAGE
- SEW SEWER MANHOLE
- IO INSPECTION OPENING
- IS INSPECTION SHAFT

WATER
- M WATER METER
- H HYDRANT
- F FLUSH POINT
- V STOP VALVE

ELECTRICAL
- D POWER DOME/PILLAR
- P POWER POLE
- L LAMP POST
- C CONSUMER POLE
- A STAY WIRE ANCHOR

STORMWATER
- STORMWATER MANHOLE
- GRATE
- SIDE ENTRY PIT

GAS
- G GAS METER
- S SERVICE VALVE

TELECOM
- COMMUNICATION PIT

SEWER CONNECTION POSITION
UNABLE TO CALCULATE
SEWER CONNECTION DEPTH
AT TIME OF SURVEY

LOT 60
BRICK & IRON
RESIDENCE

LOT 58
BRICK & IRON
RESIDENCE

LOT 57
BRICK & IRON
RESIDENCE

LOT 55
DOUBLE STOREY
BRICK & IRON
RESIDENCE

No. 3
LOT 56
5,689m²

SEWER LINE
SEW
NOT LOCATED
77°19'10"
2.95
IO
77°19'10"
6
55.28
55.47
106°47'41"
2.61
106°47'41"
SEWER LINE

POST+WIRE MESH FENCE
105°47'41"
94.1
POST+WIRE MESH FENCE

31.0m
31.7m
31.0m
31.7m
EXISTING BUILDING ENVELOPE
TOTAL = 982.70m²

GRASS
GRASS
GRASS
GRASS

HT 8m DIA 0.3m
HT 6m DIA 0.2m
HT 10m DIA 0.3m
HT 7m DIA 0.3m
HT 4m DIA 0.2m
HT 8m DIA 0.4m
HT 11m DIA 0.4m
HT 1m DIA 0.1m
HT 2m DIA 0.3m
HT 9m DIA 0.4m
HT 5m DIA 0.2m
HT 10m DIA 0.5m

POST+WIRE MESH FENCE
GATE
11.31
177°51'39"
49.39
85°26'33"
POST+WIRE MESH FENCE
GRAVEL
CONCRETE CROSSOVER
MOUNTABLE KERB
AVERAGE CONDITION
MOUNTABLE KERB
AVERAGE CONDITION
DATUM 25.71
NAIL & PLATE

TREETOP WAY

SEWER LINE
SEW
SEWER LINE

EXISTING SITE SURVEY
SCALE 1:200

6 EASEMENT: (SEWERAGE)
BENEFIT TO: WATER CORPORATION

CLIENT: VIJOEN
ADDRESS: LOT 56 (#3) TREETOP WAY, BALDIVIS
PLAN: DP34212 | C/T: 2225/71 | AUTHORITY: CITY OF ROCKINGHAM
DATE: 20/08/2025 | JOB REFERENCE: TSA8090 - FS
H. Grid : LOCAL | Local level : 34.98 | A.H.D. value SEWER M/H | Distance
V. Datum : AHD | A.H.D. level : 34.98 | derived from : AA3323 | from Datum : 67.22m

VERSION	DATE	DESCRIPTION	APPROVED BY

TSA SURVEYS
CONSULTING SURVEYORS
A| U4/3 Wicks Street, Bayswater WA 6053
P| PO Box 102, Bassendean WA 6934
M| 0433 304 648
E| admin@tsasurveys.com.au
W| www.tsasurveys.com.au
ABN| 56 645 650 666

IMPORTANT NOTES:
1. The information on this drawing is current at the date of survey.
2. All services are to be confirmed with relevant authorities.
3. This include without limitation; Sewerage / Water / Drainage / Electrical / Gas & Communications
Further Limitations / Interests / Encumbrances / Notifications may be listed on the Certificate of Title.
4. Original lot dimensions taken from Landgate Survey Plans.
5. Boundary Re-establishment Survey required to confirm lot boundary position and dimensions.
6. The sole purpose of this plan is for presentation to WAPC for process of application for subdivision to produce a conditional approval.
7. Final lot numbers, dimensions and areas may vary due to WAPC requirements, government authority conditions and final field survey.
8. This plan is for the purpose of application and in no way represents WAPC conditional approval.
9. TSA Surveys does not accept liability for loss or damage to any person or corporation who may rely on this plan for any purpose.
10. Permission is required from TSA Surveys for the reproduction or copying of this plan.

Scale: 1:200 at A1 (0, 5, 7.5, 10, 15)

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A BUILDING DESIGN COMPANY
PROJECT No. 3097
ph: 08 9535 2055
admin@ncdesign.com.au
www.ncdesign.com.au
PO Box 1354 Mandurah, WA 6210

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DATE: 8/05/26 | SCALE: 1:200 @ A1 | DRAWN: JK | REVISION: B | DRAWING No. 2:6

NOTES:
- ALL WORKMANSHIP & MATERIAL TO BE IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS, NCC REQUIREMENTS & LOCAL COUNCIL REQUIREMENTS
- DO NOT SCALE DRAWINGS
- CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE SITE PRIOR TO THE CONSTRUCTION OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE

JOB: PROPOSED GARAGE & RETAINING LOT 56, No. 3, TREETOP WAY, BALDIVIS

SHEET: EXISTING SITE SURVEY

WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.

LOT 56
5689m²

SERVICE INFORMATION

AREA	ESTABLISHED		
SEWERAGE	YES	DEPTH	N/A
WATER	YES	PRELAID	R
ELECTRICAL	YES	U/G	
TELECOM	TBC		
GAS	TBC		
DRAFTED	SSW	SURVEYOR	MR

SERVICE LEGEND

SURVEY
- DATUM
- PF PEG FOUND
- PG PEG GONE

SEWERAGE
- SEW SEWER MANHOLE
- IO INSPECTION OPENING
- IS INSPECTION SHAFT

WATER
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STORMWATER
- STORMWATER MANHOLE
- GRATE
- SIDE ENTRY PIT

GAS
- G GAS METER
- S SERVICE VALVE

TELECOM
- COMMUNICATION PIT

SEWER CONNECTION POSITION
UNABLE TO CALCULATE SEWER CONNECTION DEPTH AT TIME OF SURVEY

SITE - GENERAL NOTES:
- ALL STORM WATER TO BE CONTAINED ON SITE TO COUNCIL REQUIREMENTS

NEW LEVELS 23.23 EXIST LEVELS 19.98

LOT 60
BRICK & IRON
RESIDENCE

LOT 58
BRICK & IRON
RESIDENCE

LOT 57
BRICK & IRON
RESIDENCE

LOT 55
DOUBLE STOREY
BRICK & IRON
RESIDENCE

No. 3
LOT 56
5,689m²

SEWER LINE
SEW
NOT LOCATED
77°19'10"
2.65
IO
6
55.28
55.67
106°47'41"
2.61
38.889
46.220 S/BACK
23.585 S/BACK
POST+WIRE MESH FENCE
ASSET PROTECTION ZONE
WOODLAND VEGETATION
PROPOSED BUILDING ENVELOPE TOTAL = 1080m²
PROPOSED VERANDAH FFL @ 24.000
PROPOSED RESIDENCE FFL @ 24.100
PROPOSED GARAGE FFL @ 24.000
MEZZANINE FLOOR ABOVE FFL @ 29.600
PROPOSED 10kL WATER TANK
MIN FIRE SEPARATION 6.000
VEHICLE TURN-AROUND GRAVEL DRIVE
5400w GRAVEL DRIVE
4000w GRAVEL DRIVE
REINF. CONC STAIRS TO NCC STANDARDS 5 x 250g / 200r
NEW LEVEL FILL @ 23.000
NEW LEVEL FILL @ 24.000
CUT BACK & SLOPE NGL TO 24.000
GRADE DN FROM 24.000 TO 23.000
GRADE DN FROM 23.000 TO 24.000
GRADE DN FROM 24.000 TO NGL
FILL DN FROM NGL TO 24.000
DRIVE CRANK LINE
PREFAB CONC RETAINING WALL TOW @ 24.000, BOW @ NGL
PREFAB CONC RETAINING WALL TOW @ 25.800, BOW @ 24.000
PREFAB CONC RETAINING WALL TOW @ 26.300, BOW @ 24.000
PREFAB CONC RETAINING WALL TOW @ 26.800, BOW @ 24.000
PREFAB CONC RETAINING WALL TOW @ 27.300, BOW @ 24.000
PREFAB CONC RETAINING WALL TOW @ 27.800, BOW @ 24.000
PROPOSED GATE MIN. 3.6m WIDE
GRAVEL CROSSOVER TO SHIRE REGS
MOUNTABLE KERB AVERAGE CONDITION
GRASS
GRAVEL
CONCRETE CROSSOVER
DATUM 25.71 NAIL & PLATE
TREETOP WAY
SEWER LINE
SEW
92°34'57"
177°51'39"
85°26'33"
11.31
49.39
36.0m
30.0m
3.600 DRIVE
15.483 S/BACK
13.165
28.685 S/BACK
8.735
12.171 S/BACK
28.568 S/BACK
8.162 S/BACK
4.729
2.611
1.122
1.868
1.000
6.400
5.550
2.450
2.800
8.227
1.200
4.800
12.000 TOW @ 24.000 BOW @ NGL
7.590
4.980 TOW @ 24.000 BOW @ NGL
5.350 TOW @ 23.000 BOW @ NGL
16.800 TOW @ 24.000 BOW @ 23.000
26.400 TOW @ 24.000 BOW @ NGL
14.400 TOW @ 24.000 BOW @ 23.000
2.400 TOW @ 23.400 BOW @ NGL
1.200 TOW @ 23.600 BOW @ NGL
2.400 TOW @ 23.800 BOW @ NGL
3.600 TOW @ 24.000 BOW @ NGL
1.200 TOW @ 24.000 BOW @ NGL
12.000 TOW @ 24.000 BOW @ NGL
9.600 TOW @ 27.800 BOW @ 24.000
7.200 TOW @ 27.300 BOW @ 24.000
4.800 TOW @ 27.000 BOW @ 24.000
2.400 TOW @ 26.800 BOW @ 24.000
2.400 TOW @ 26.600 BOW @ 24.000
2.400 TOW @ 26.100 BOW @ 24.000
2.400 TOW @ 25.800 BOW @ 24.000
2.400 TOW @ 26.400 BOW @ 24.000
HT 8m DIA 0.3m
HT 6m DIA 0.2m
HT 7m DIA 0.3m
HT 10m DIA 0.3m
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SITE PLAN
SCALE 1:200

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DATE: 8/05/26
SCALE: 1:200 @ A1
DRAWN: JK
REVISION: B
DRAWING No. 3:6

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SHEET: SITE PLAN