

JOB #	516320	GPS	Lat: -31.986025	Long: 115.762272	ROADS	Bitumen	ELEC.	U/Ground	
CLIENT	Michelle				KERBS	Non-Mount / Nil	COMMS.	Yes	
ADDRESS	#86a Grant Street	LOT	Lot 16 (Plan 2439)		FOOTPATH	Concrete	WATER	Yes	
SUBURB	Cottesloe				SOIL	Sand	GAS	Check Alinta	
LGA	TOWN OF COTTESLOE	AREA	473m²	VOL. 1663	FOL. 961	DRAINAGE	Good	SEWER	Yes
DRAWN	A. Poncini	DATE	15 Dec 21	SSA No	VEGETATION	Light Grass Cover	COASTAL	100m To Ocean	(Approximate Only) Confirm With Strata

Scale 1:200



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 2, 4, 6, and 8 at regular intervals.

⚠DISCLAIMER:

Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

⚠DISCLAIMER:

Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

⚠DISCLAIMER:

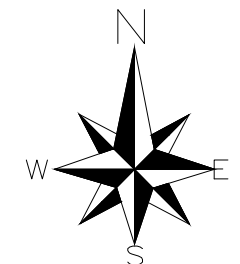
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:

Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

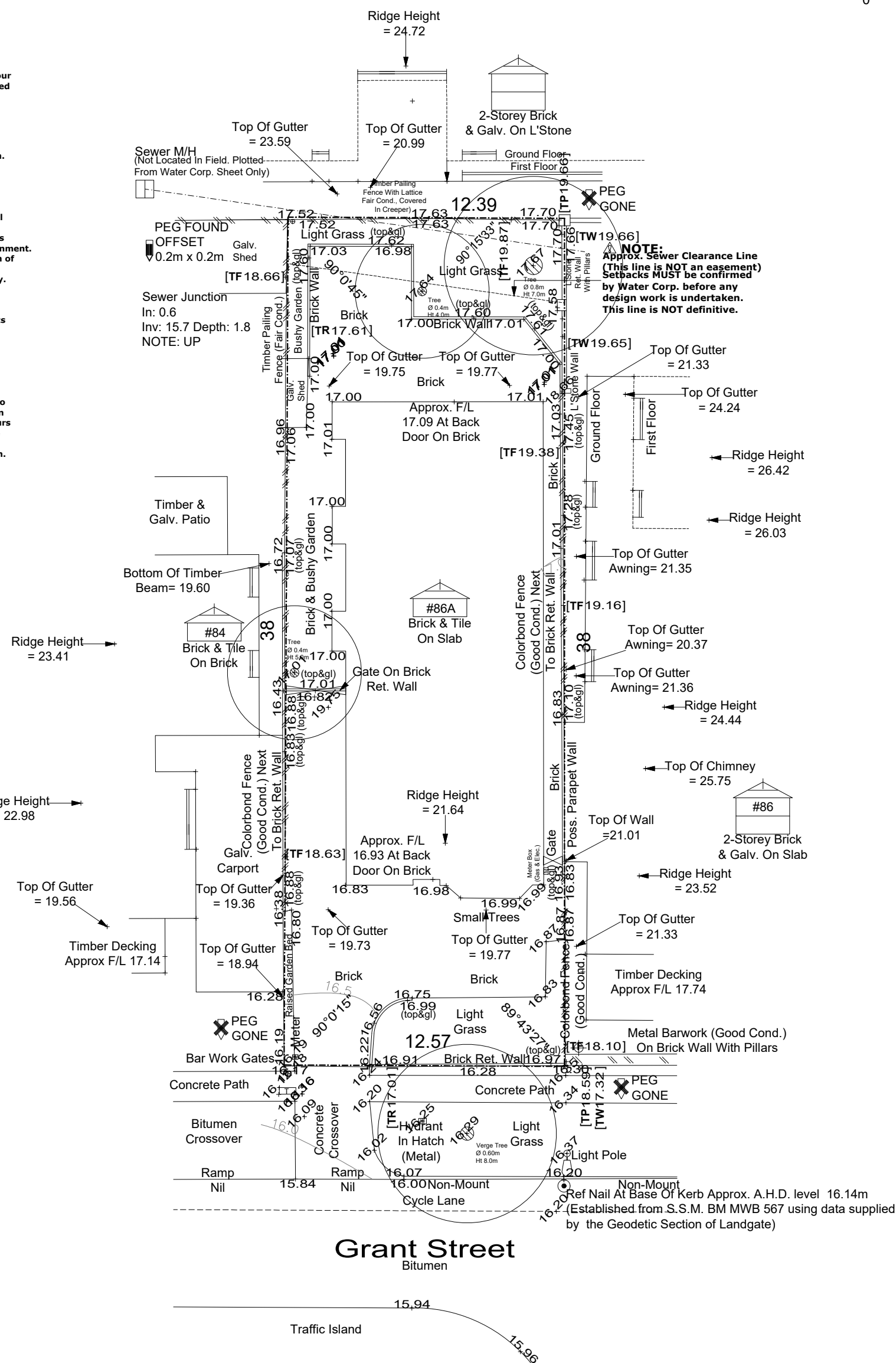
⚠️DISCLAIMER:

Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

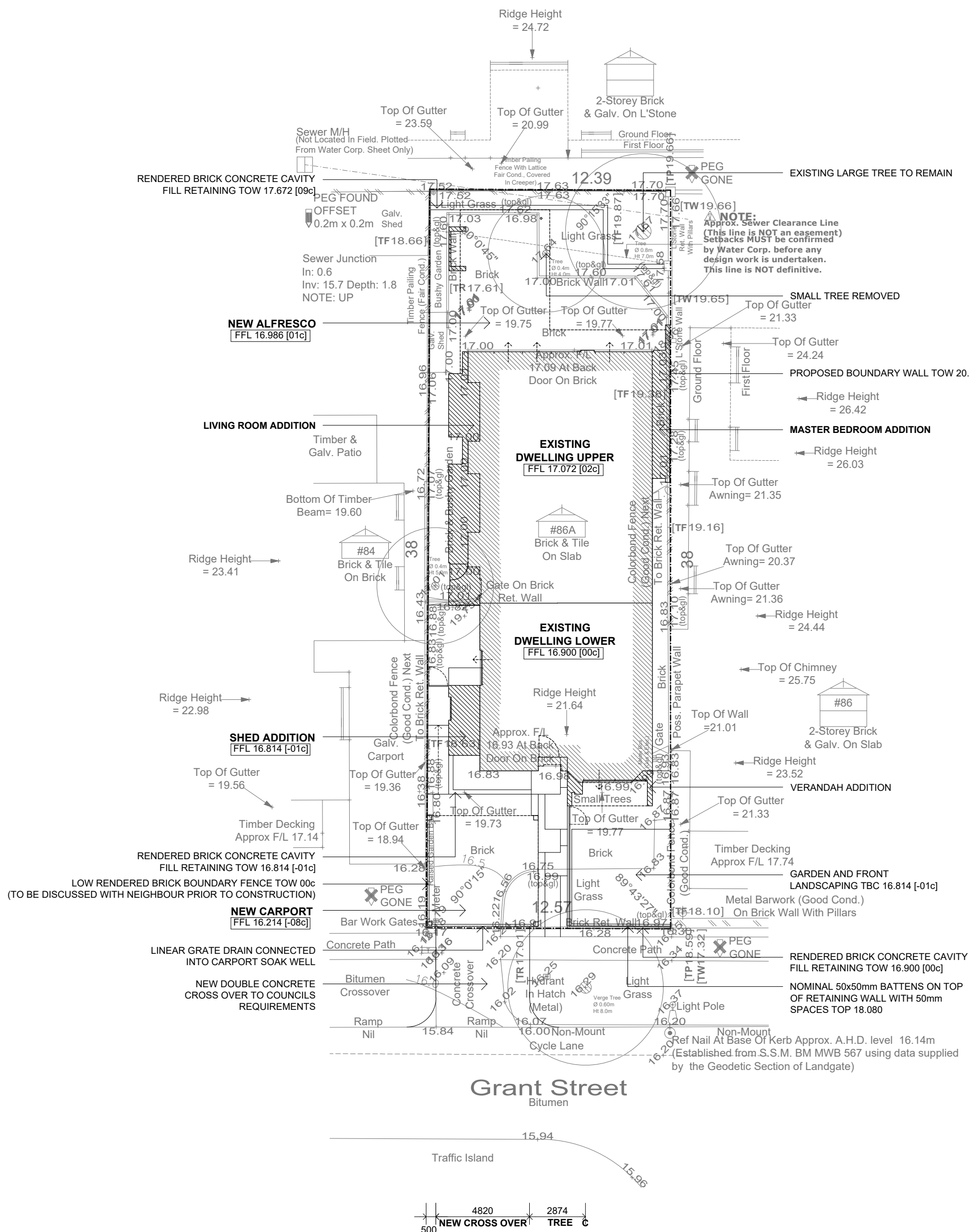


LEGEND		Power Dome
		Power Pole
		Phone Pits
		Water Conn.
	[TP10.00]	Top Pillar/Post
	[TW10.00]	Top Wall
	[TR10.00]	Top Retaining
	[TF10.00]	Top Fence

LOT MISCLOSE
0.004 m



SITE SURVEY



SITE PLAN

DOCUMENT ISSUES AND REVISIONS			PROJECT NAME		DATE	DRAWING TYPE	
REF	DATE		DESCRIPTION	MICHELLE & WILLIAM DRAWING STATUS PLANNING APPROVAL SITE ADDRESS GRANT STREET (86A), COTTESLOE, WA 6011	MAY 2022 SCALE 1:200 @ A2	SITE	
1	31/05/2022		ISSUED FOR PLANNING			DRAWING N°	REVISION N°
			REVISED REAR LAYOUT, CARPORT RAISED 1c, POOL REMOVED, CROSS OVER WIDTH			A1-01	1

PROPOSED BUILDING GBA INFORMATION

EXISTING
• HOUSE = 195.5m²

ADDITION
• CARPORT = 32.5m²
• HOUSE = 23.8m² (TOTAL 219.3m²)
• SHED = 5.6m²
• ALFRESCO = 29.7m²

SITE AREA = 474.2m²

GBA (GROSS BUILDING AREA) MEASURED TO THE OUTSIDE FACE OF ENCLOSING WALLS INCLUDING STAIRS AND STAIR VOIDS AT EACH LEVEL

R-CODES 5.1.2 STREET SETBACK

- OPEN AREA BEHIND 6m STREET SETBACK = 21.8m²
- CARPORT AREA = 32.5m²
- HOUSE STREET SETBACK AVERAGE
- EXCLUDING CARPORT = 8.06m
- INCLUDING CARPORT = 4.99m

R-CODES 5.1.3 LOT BOUNDARY SETBACK

- BOUNDARY WALL
- SITE BOUNDARY LENGTH = 38.0m
- STREET SETBACK = 6.0m
- PERMITTED ½ BALANCE = 10.667m
- ACTUAL = 8.095m

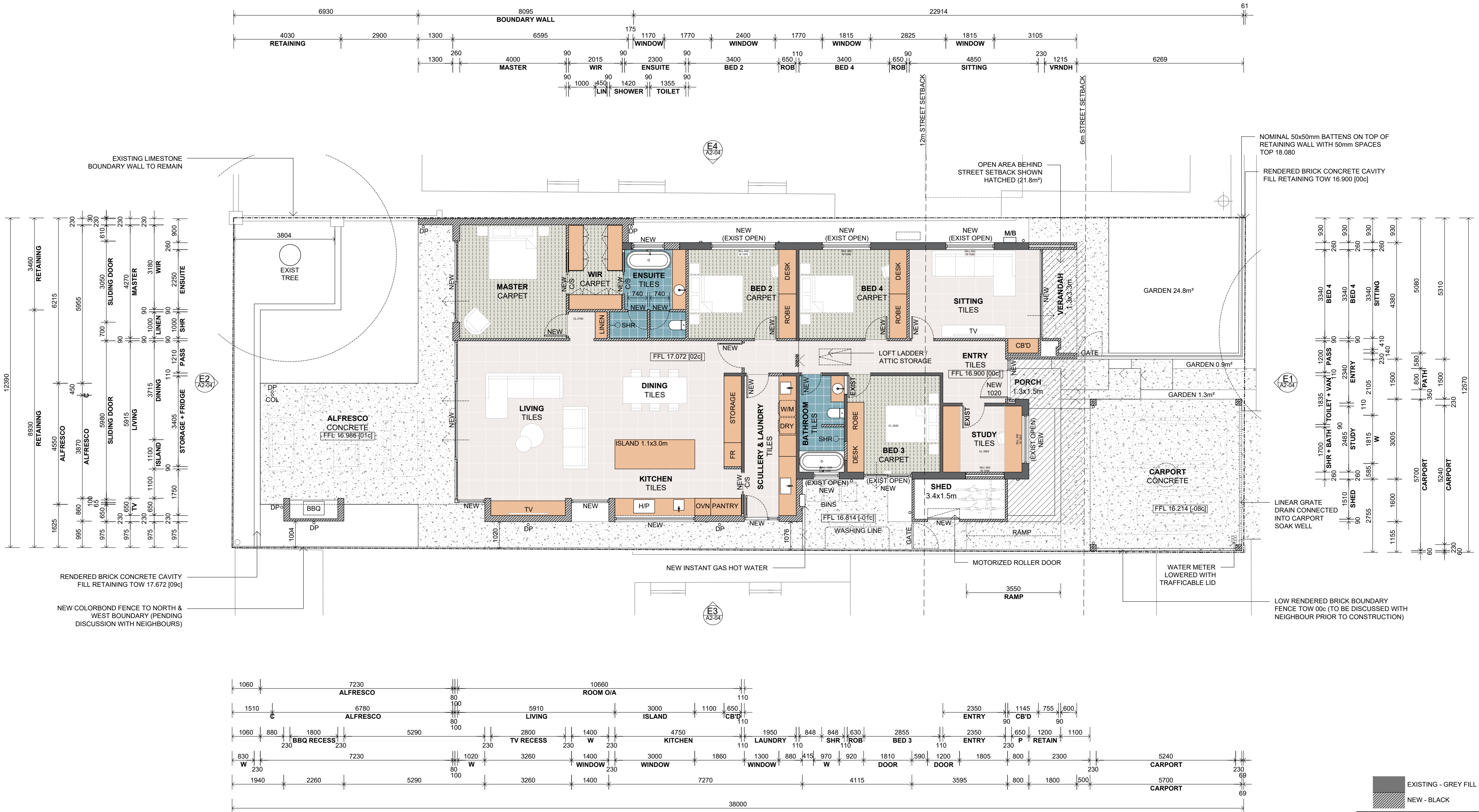
R-CODES 5.1.4 OPEN SPACE

- R20 = 50%
- SITE AREA = 474.2m²
- 50% = 237.1m²
- TOTAL SITE COVERAGE = 287.1m²
- ALFRESCO EXCLUDED = 257.4m²
- OPEN SPACE = 216.8m² = 45.7%

R-CODES 5.3.2 LANDSCAPING

- EXISTING TREE IN REAR YARD TO REMAIN
- STREET SETBACK = 75.4m²
- GARDEN = 27.0m² = 35.8%
- PRE DEVELOPMENT GARDEN AREA = 26.6m² = 34.7%

NOTE: ALL MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN



EXISTING - GREY FILL
NEW - BLACK

PROPOSED GROUND

DOCUMENT ISSUES AND REVISIONS

REF	DATE	DESCRIPTION
1	05/04/2022	ISSUED FOR PLANNING
2	31/05/2022	REVISED REAR LAYOUT, CARPORT RAISED 1c, POOL REMOVED

PROJECT NAME
MICHELLE & WILLIAM

DATE
MAY 2022

DRAWING STATUS
PLANNING APPROVAL

SITE ADDRESS
GRANT STREET (86A), COTTESLOE, WA 6011

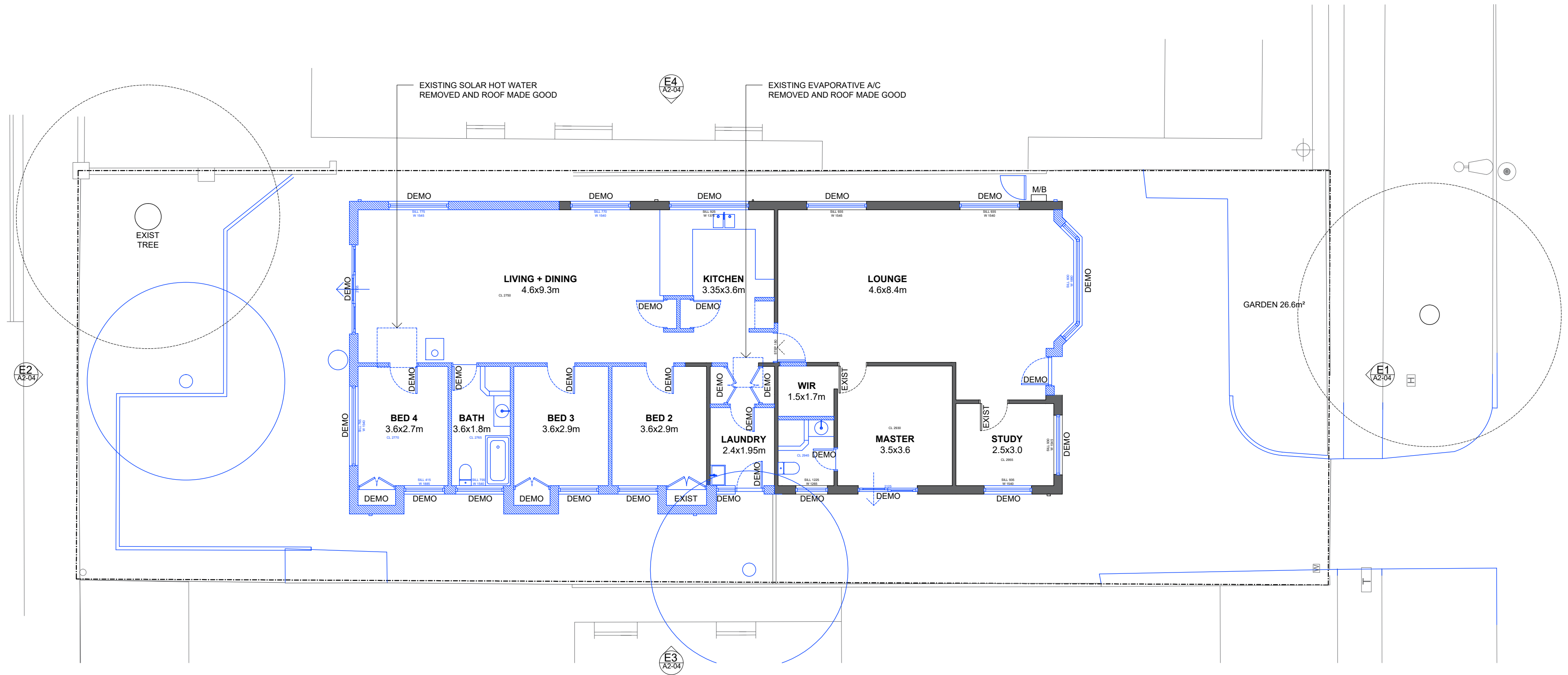
DRAWING TYPE
FLOOR PLAN

DRAWING N°
A2-01

REVISION N°
1

ASPECT32
RESIDENTIAL DESIGN

M: 0400309969
E: trent@aspect32.com.au
W: Aspect32.com.au



EXISTING - GREY FILL
DEMOLITION - BLUE

DEMOLITION

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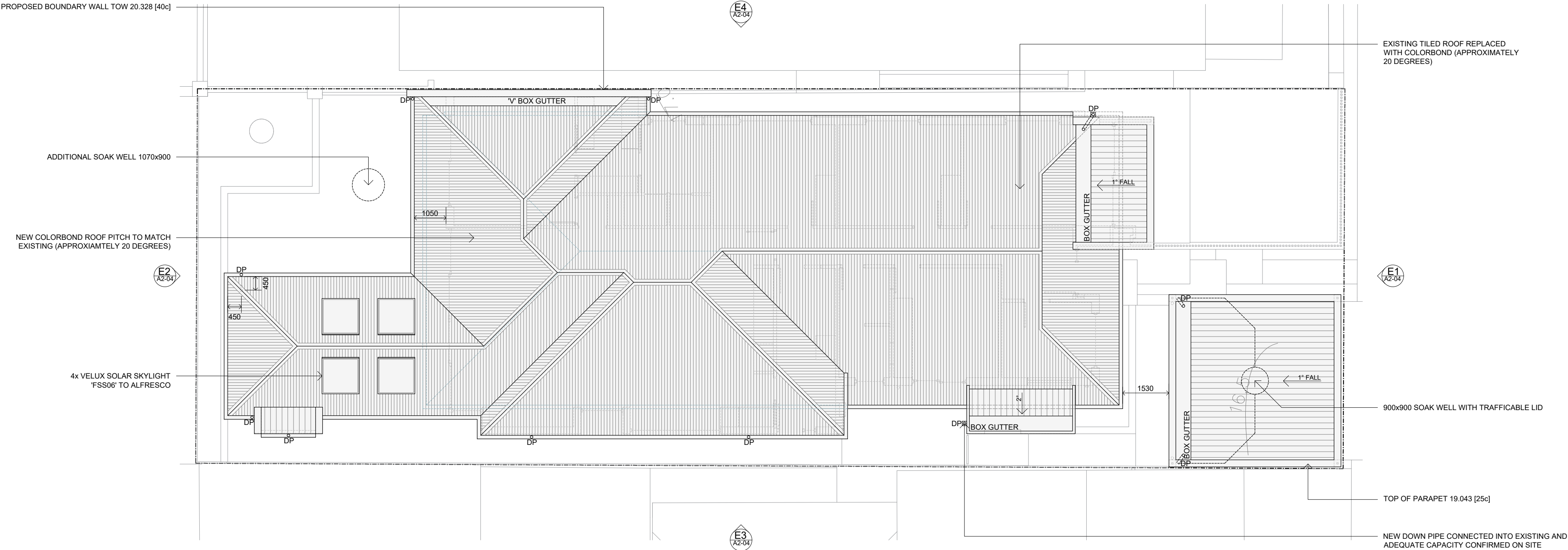


PROJECT NAME	DATE
MICHELLE & WILLIAM	MAY 2022
DRAWING STATUS	SCALE
PLANNING APPROVAL	1:100 @ A3
SITE ADDRESS	
GRANT STREET (86A), COTTESLOE, WA 6011	

DRAWING TYPE	
DEMOLITION	
DRAWING N°	REVISION N°
A2-02	1

ROOF AREA & SOAK WELL CALCULATIONS

- EXISTING
- HOUSE = 227.5m²
- ADDITION
- CARPORT = 32.5m²
 - HOUSE + ALFRESCO = 61.5m²
- CARPORT SOAKWELL
- 32.5x0.0125 = 0.41m³
 - 1070x900 SOAK OR EQUIVALENT
- ADDITIONAL HOUSE SOAKWELL
- 61.5x0.0125 = 0.77m³
 - 900x900 SOAK OR EQUIVALENT



ROOF PLAN

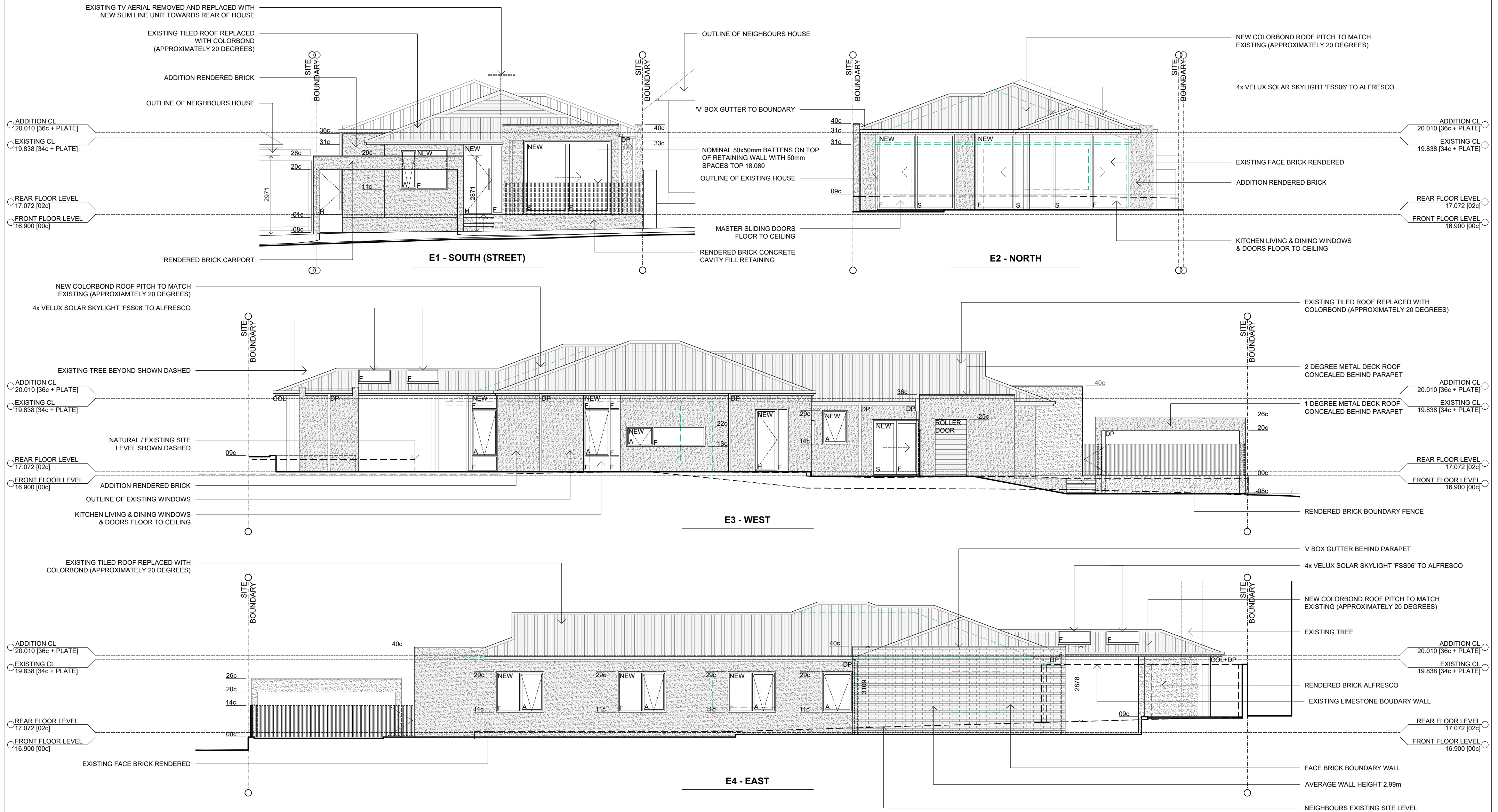
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SITE ADDRESS	
GRANT STREET (86A), COTTESLOE, WA 6011	

DRAWING TYPE	
ROOF PLAN	
DRAWING N°	REVISION N°
A2-03	1

NOTE: ALL MEASUREMENTS TO BE CHECKED
ON SITE PRIOR TO ANY WORK BEING
UNDERTAKEN



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DRAWING STATUS	SCALE
PLANNING APPROVAL	1:100 @ A3
SITE ADDRESS	
GRANT STREET (86A), COTTESLOE, WA 6011	

ELEVATIONS

DRAWING TYPE	REVISION N°
ELEVATIONS	
DRAWING N°	REVISION N°
A2-04	1