

⊕	SEC Dome
⊖	Power Pole
⊕	Phone Pts
⊕	Water Conn.
⊕	Top Pillar/Post
⊕	Top Wall
⊕	Top Retaining
⊕	Top Fence

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.

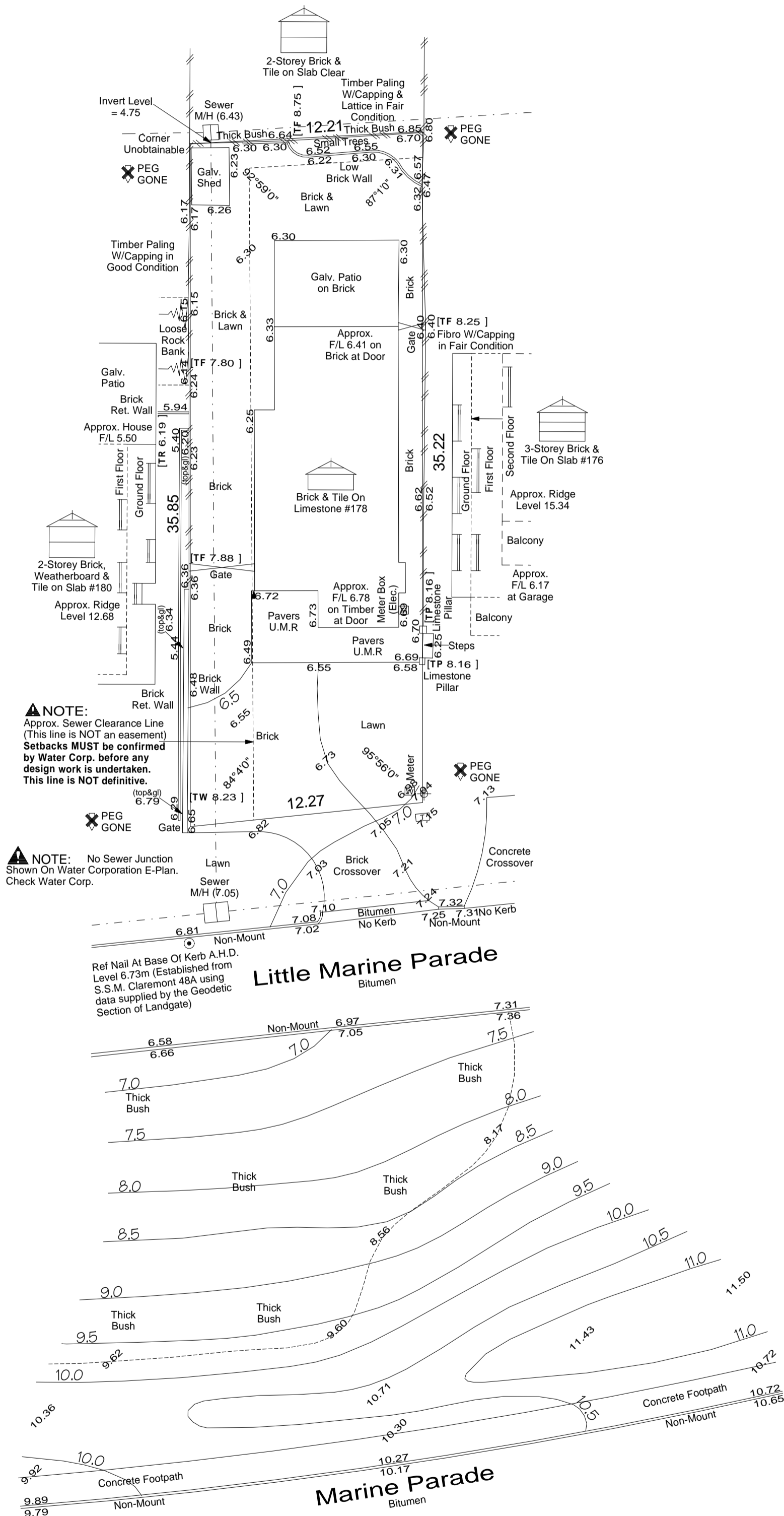
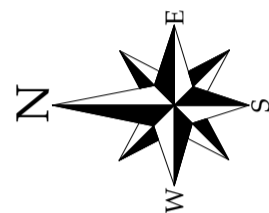
DISCLAIMER:
 Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

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.

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 and are to be verified when repegged. 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.

LOT MISCLOSE
 0.011 m

SOIL DESCRIPTION
 Sand
 Refer to Survey



NOTE:
 Approx. Sewer Clearance Line
 (This line is NOT an easement)
 Setbacks MUST be confirmed
 by Water Corp. before any
 design work is undertaken.
 This line is NOT definitive.

NOTE: No Sewer Junction
 Shown On Water Corporation E-Plan.
 Check Water Corp.

Ref Nail At Base Of Kerb A.H.D.
 Level 6.73m (Established from
 S.S.M. Claremont 48A using
 data supplied by the Geodetic
 Section of Landgate)

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TOWN OF COTTESLOE

DATE RECEIVED

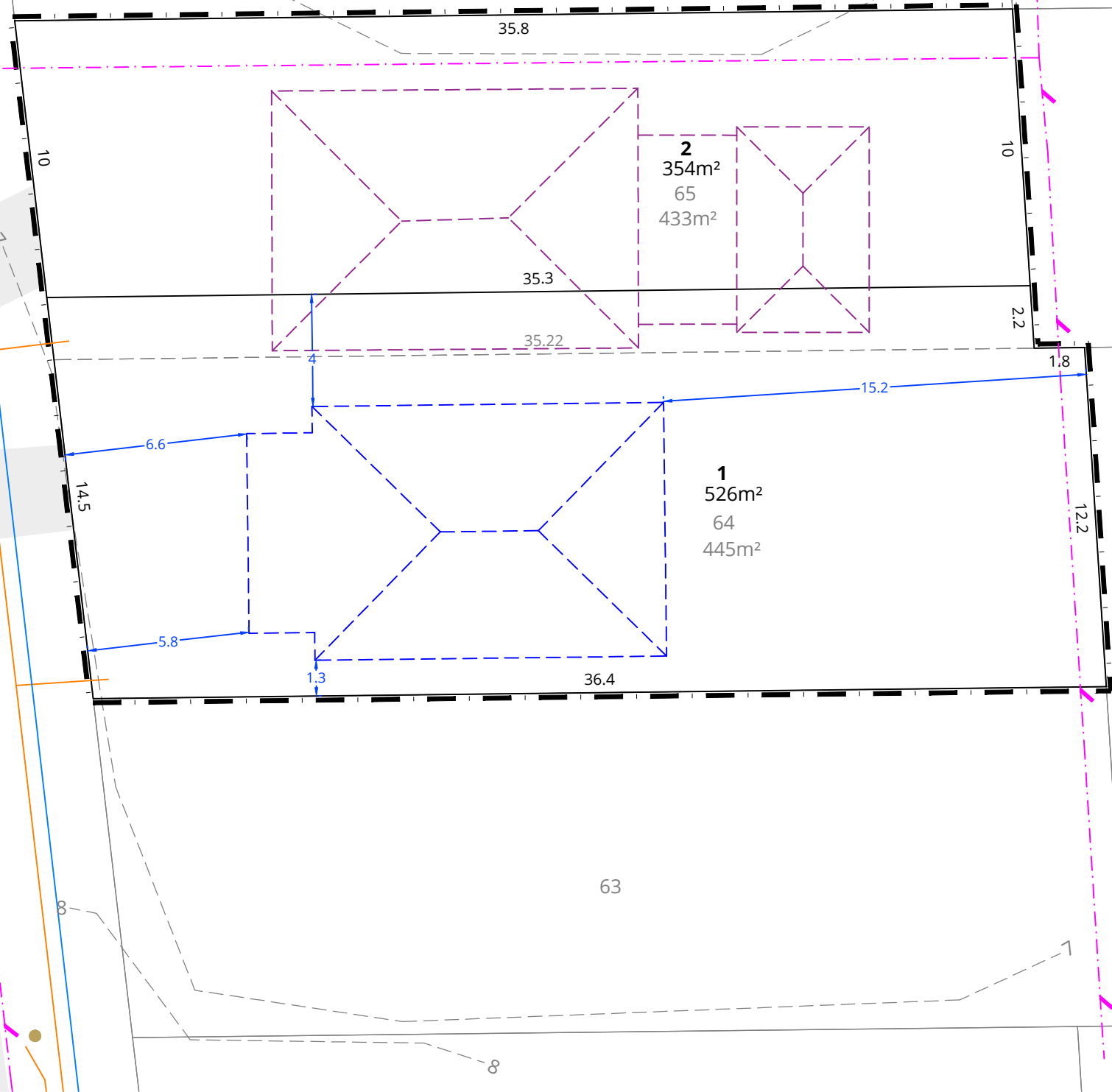
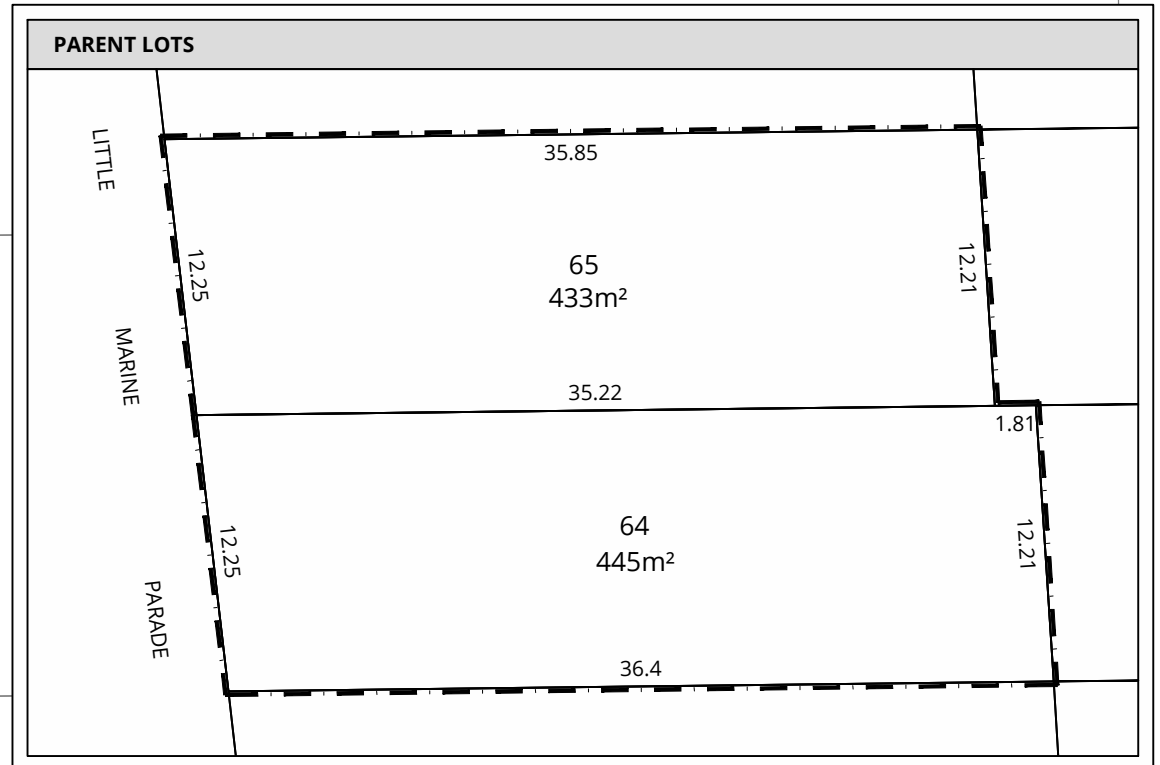
14/1/2021

LEGEND

- SUBJECT SITE
- CONTOURS
- EXISTING BOUNDARIES
- EXISTING LOT NUMBERS
- PROPOSED BOUNDARIES
- 7** PROPOSED LOT NUMBERS
- WATER
- SEWER
- POWER
- POWER POLE
- EXISTING BUILDINGS TO BE RETAINED
- EXISTING BUILDINGS TO BE DEMOLISHED

LOT SUMMARY

ORIGINAL AREAS:	2
LOT 64	445m ²
LOT 65	433m ²
TOTAL AREA	878m ²
PROPOSED LOTS:	2
MINIMUM LOT AREA	354m ²
MAXIMUM LOT AREA	526m ²
TOTAL AREA	878m ²



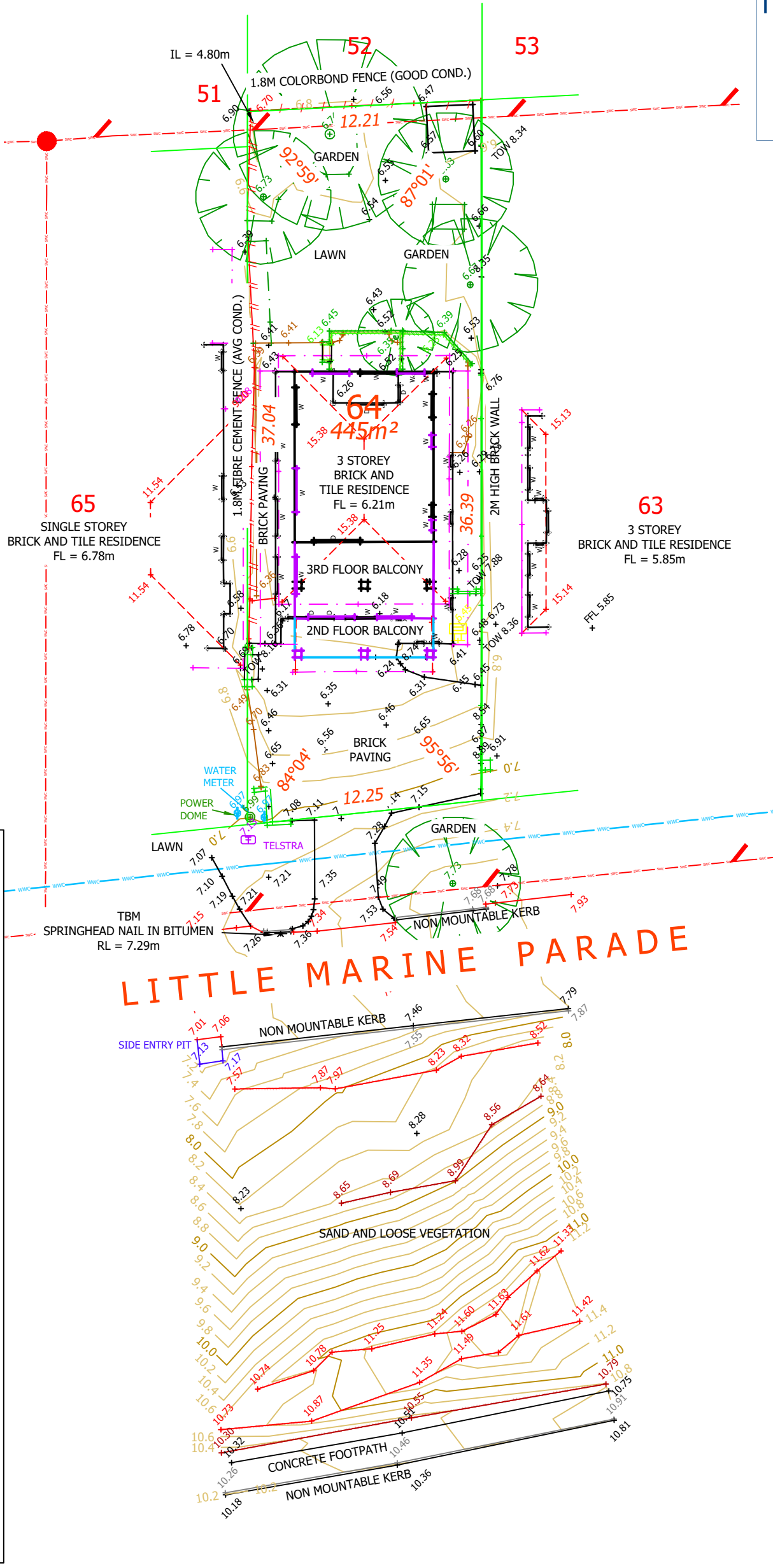
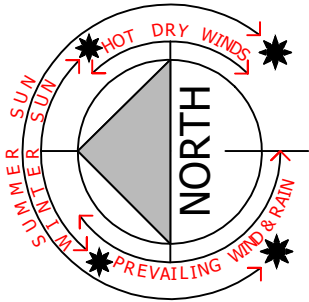
PLAN OF SUBDIVISION
 LOT 64 (No. 176) & LOT 65 (No. 178) LITTLE MARINE PARADE
 COTTESLOE

NORTH

0 5 m
SCALE @ A3: 1:200
9288-SUB-02-A

ROWE GROUP DESIGN

9288_SUB02A_20201111 Cottesloe (Subdivision) - DRAWN: W. CLEMENTS - DATE CREATED: 2020.11.11 - PROJECTION: MGA50 GDAS4 - ADAM GLASNIK - 2020.11.11



LEGEND

- TEMPORARY BENCH MARK
 - GAS METER
 - TREE <0.2m
TREE >0.2m - <0.4m
TREE >0.5m
 - WATER METER
 - POWER DOME
 - TELSTRA PIT
 - BOUNDARY
 - ROAD CENTRE LINE
 - EDGE OF BITUMEN
 - BOTTOM OF KERB
 - TOP OF KERB
 - DRIVEWAY
 - BUILDING
 - AWNING/OVERHANG
 - EAVES
 - SHED
 - BRICK WALL
 - RETAINING WALL (TOP)
RETAINING WALL (BOTTOM)
 - TOP OF ROOF PITCH
 - COLORBOND FENCE
 - FIBRE CEMENT FENCE
 - GATE
 - STEPS
 - PAVING LINE
 - FOOTPATH (IN SITU)
 - PLANTER BOX
 - TOP OF BANK
 - BOTTOM OF BANK
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - 2ND STOREY BALCONY
 - 2ND STOREY BUILDING
 - 3RD STOREY BUILDING
- WATER CORPORATION EPLAN SERVICES:
- WATER PIPE
 - SEWER PIPE

SHEET 1 of 1

DATUMS

HORIZONTAL
PCG94

VERTICAL
AHD (APPROX.) BASED ON COTTAGE SURVEYS
FEATURE SURVEY.

**LOT PEGGING
RECOMMENDED**
SEE NOTES BELOW

<input checked="" type="checkbox"/>	<input type="checkbox"/>
YES	NO

LOT MISCLOSE
Δ E = 0.019m
Δ N = 0.009m

SERVICE RECORD

SERVICE	STATUS			
	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SEWERAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TELSTRA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	U/G			
	O/H			

NOTE:
SERVICES MARKED CONFIRM
REQUIRE BUILDER/CLIENT TO
CONFIRM POSITION ON SITE.

TITLE **FEATURE CONTOUR SURVEY**
LOT 64 (176) LITTLE MARINE PARADE
COTTESLOE

CLIENT
CORA CARTER C/- LYONS ARCHITECTS

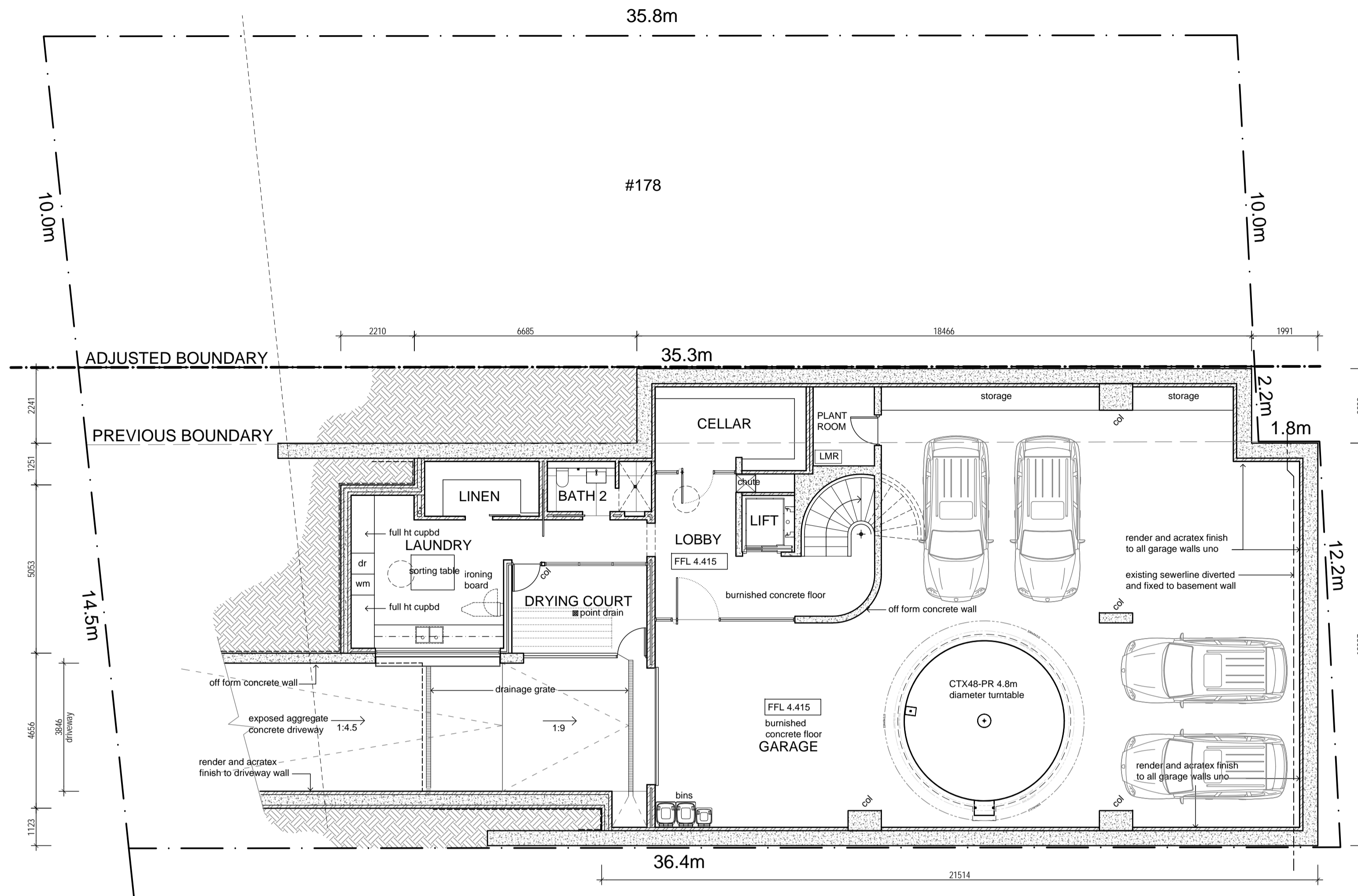
SCALE 1:250 @ A3 PORTRAIT



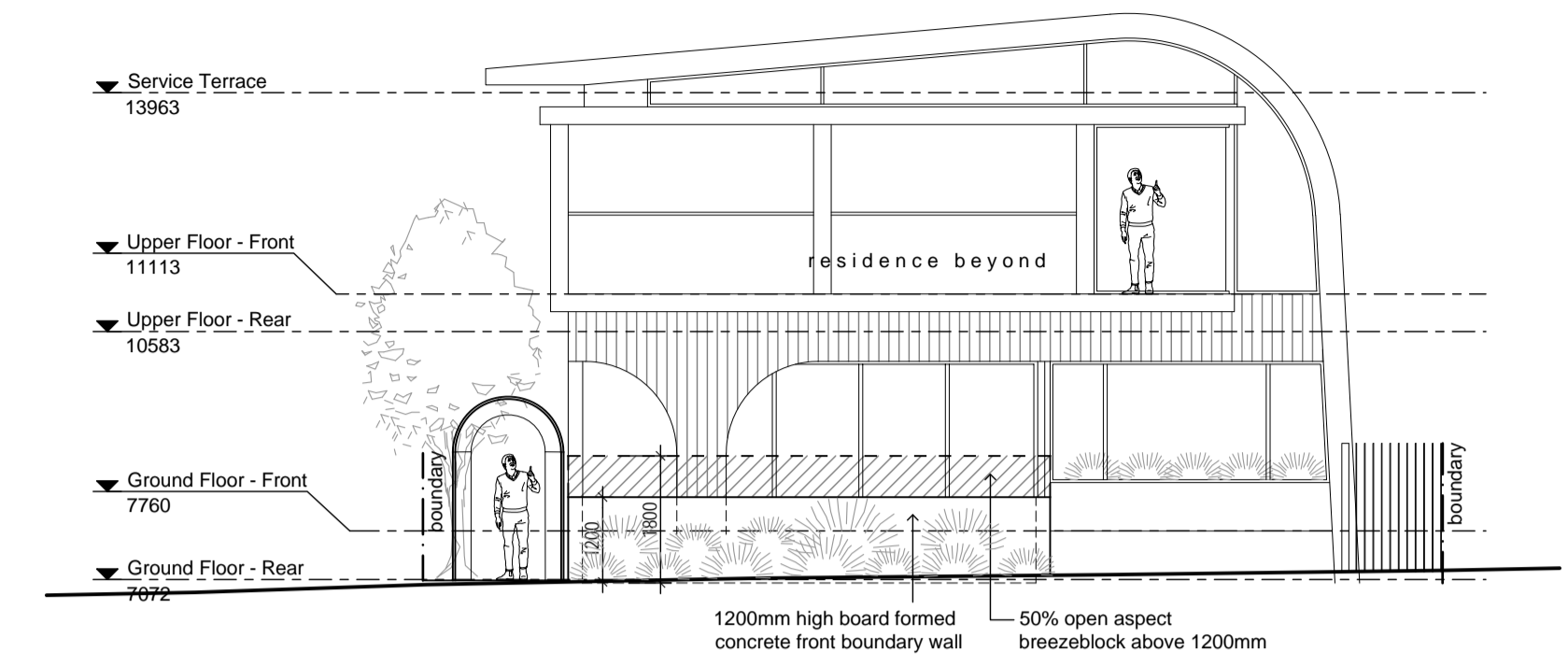
CLIENTS/BUILDERS

- ALL SEWER INFORMATION SUPPLIED BY WATER CORPORATION. SITE CONFIRMATION REQUIRED.
- REFER TO CERTIFICATE OF TITLE FOR ANY ENCUMBRANCES/EASEMENTS THAT MAY AFFECT THIS LOT.
- CADASTRAL BOUNDARY NOT GUARANTEED. THE OVERLAID BOUNDARY IS A GENERAL 'BEST FIT' WHICH IS DERIVED FROM STRUCTURES, SERVICES AND FENCES. THESE MAY NOT BE ON CORRECT ALIGNMENTS. DESIGNERS & ARCHITECTS THAT ARE PREPARING DRAWINGS WHICH EXTEND OFF EXISTING DWELLINGS/STRUCTURES MUST REQUEST A RE-ESTABLISHMENT SURVEY TO GAIN EXACT OFFSET DISTANCES PRIOR TO LODGEMENT WITH LOCAL GOVERNMENT.
- DIMENSIONS AND AREAS ARE ADOPTED FROM SURVEY PLAN UNLESS OTHERWISE NOTED.
- ALL TRADES TO BEWARE OF THE PRESENCE OF OVERHEAD AND/OR UNDERGROUND POWER IN THE VICINITY OF THIS LOT.
- THIS PLAN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE, NO RESPONSIBILITY IS TAKEN BY ORACLE SURVEYS PTY LTD FOR THE UNAUTHORIZED USE OF THIS PLAN FOR ANY OTHER USE.
- ORACLE SURVEYS PTY LTD ACCEPTS NO RESPONSIBILITY FOR SURVEY DATA THAT HAS CHANGED AFTER THE DATE OF SURVEY.

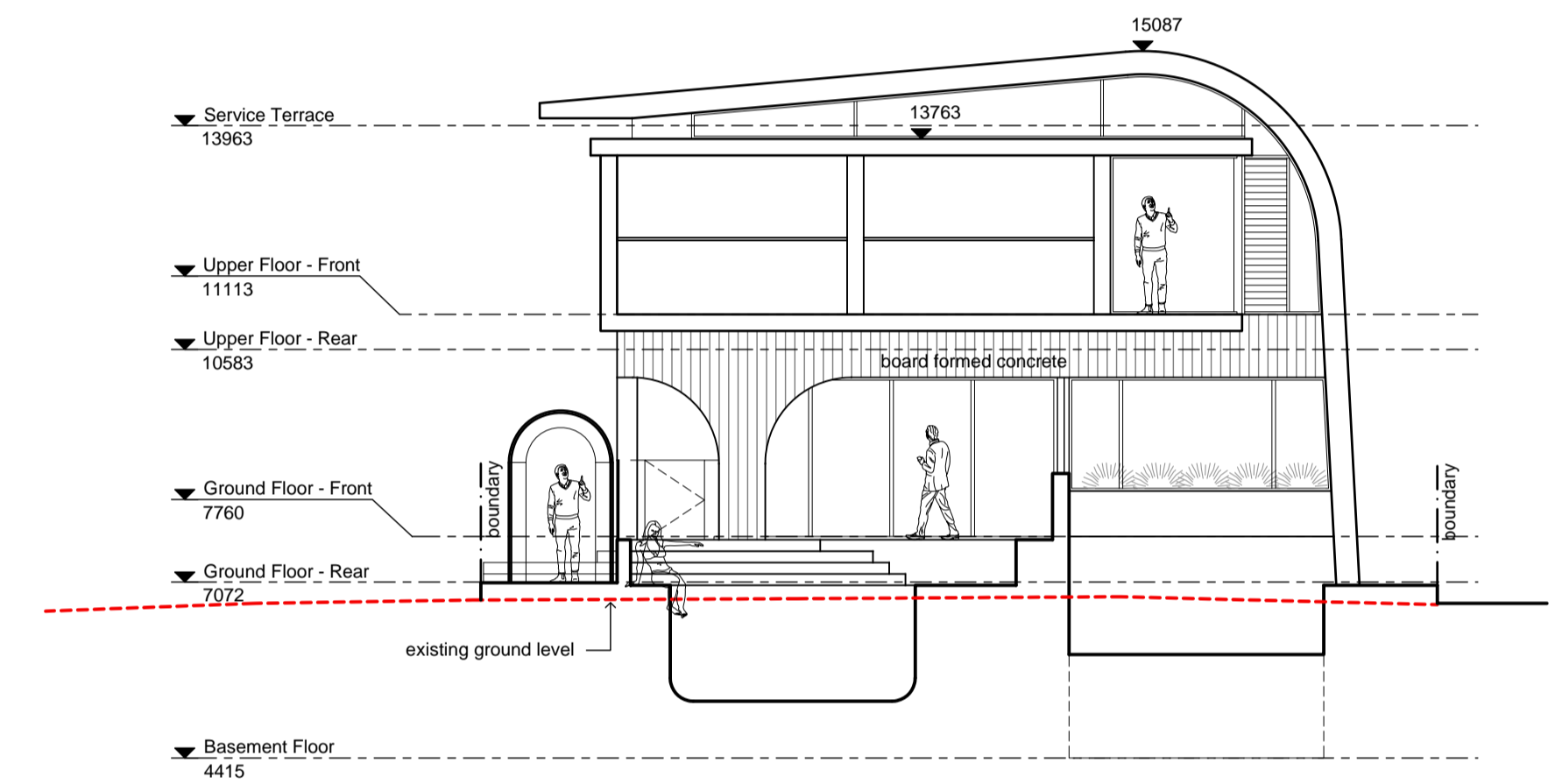
SURVEYOR	GK	ORACLE DWG REF	Little Marine Pd_Lot64 (#176)_F_Rev0_3D.dwg		
DRAFTER	JPW	ORACLE JOB No.	3822	C/T	Vol: 114 Fol: 3A
CHECKED	GK	SURVEY PLAN	P 2689	DATE SURVEYED	01/10/2020
<p>ORACLE SURVEYS LICENSED & ENGINEERING SURVEYORS</p> <p>SUITE 11/342 ALBANY HIGHWAY VICTORIA PARK WA PO BOX 668 VICTORIA PARK WA 6979 TEL (08) 9470 1888 EMAIL e@oraclesurveys.com.au WEB www.oraclesurveys.com.au</p>	REV	DATE	BY	DESCRIPTION	
	0	05/10/20	GK	ISSUED TO CLIENT	



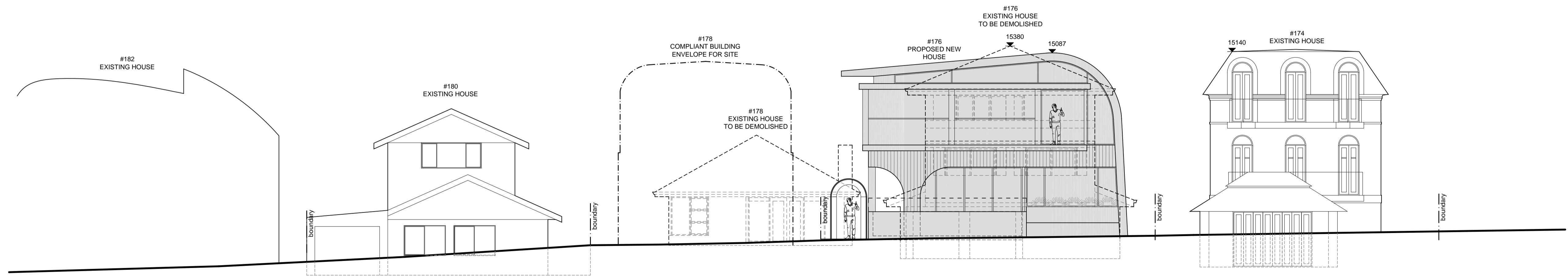
BASEMENT FLOOR PLAN
Scale 1:100



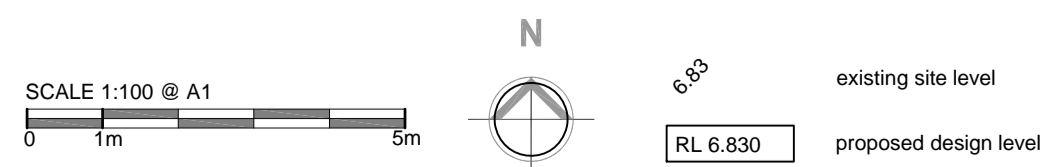
WEST ELEVATION - at Boundary
Scale 1:100

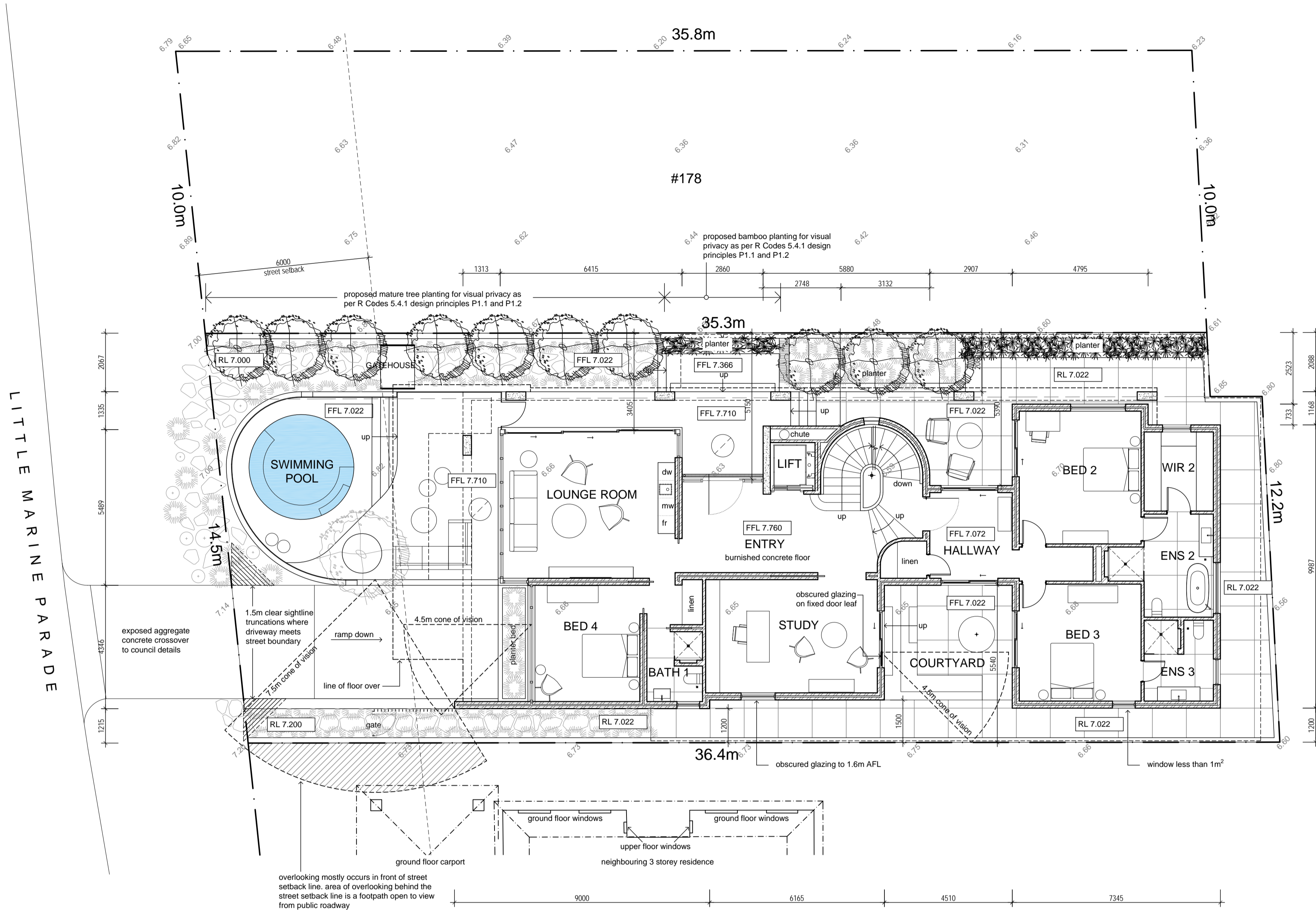


WEST ELEVATION - House
Scale 1:100



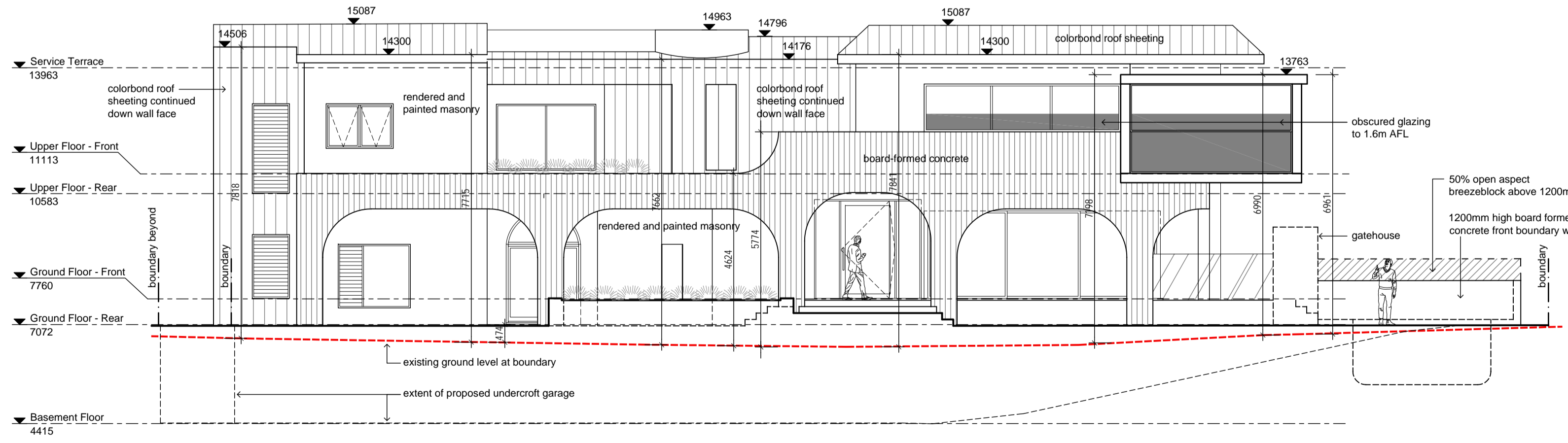
STREETSCAPE COMPOSITE
Scale 1:100





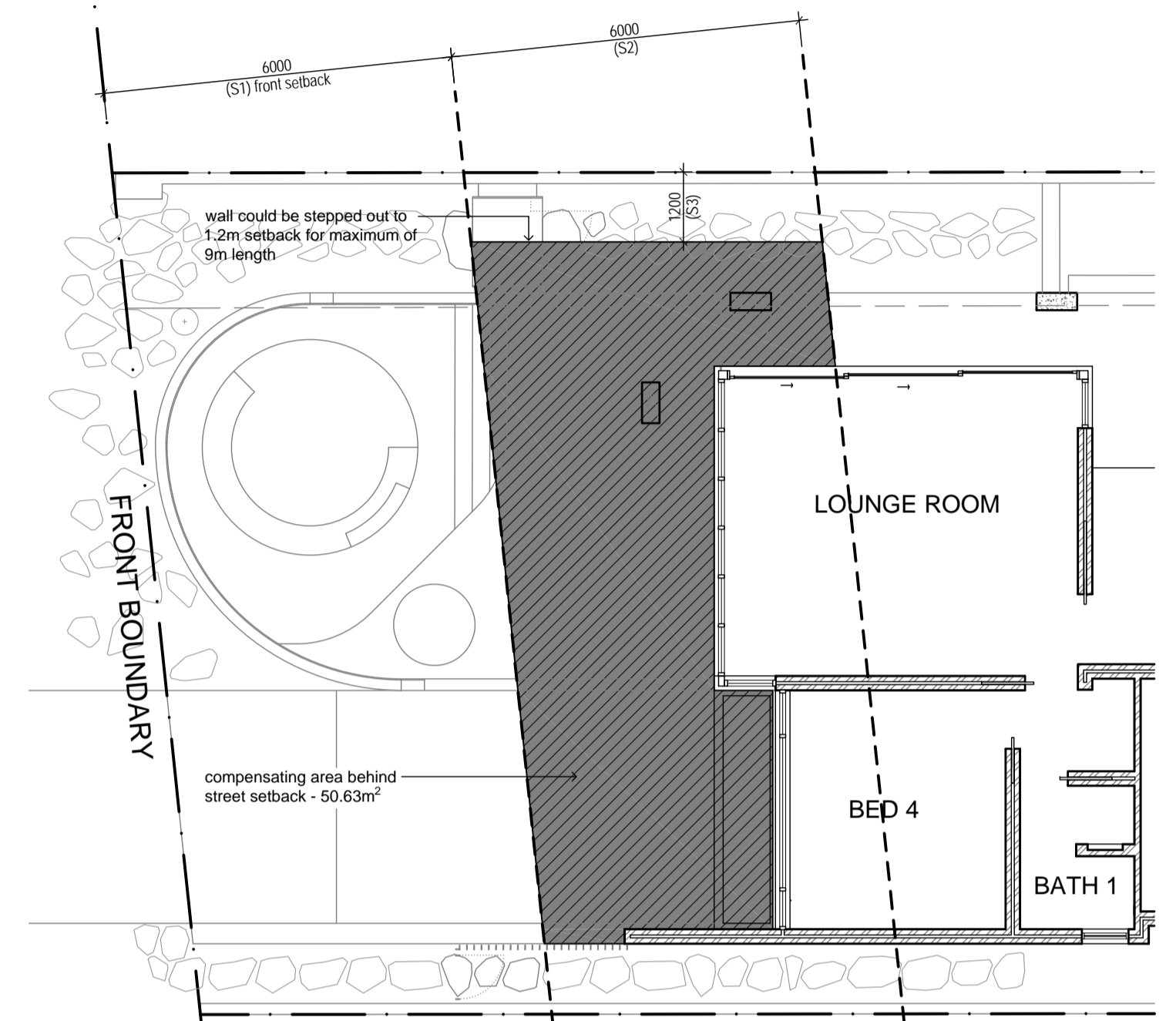
GROUND FLOOR PLAN

Scale 1:100



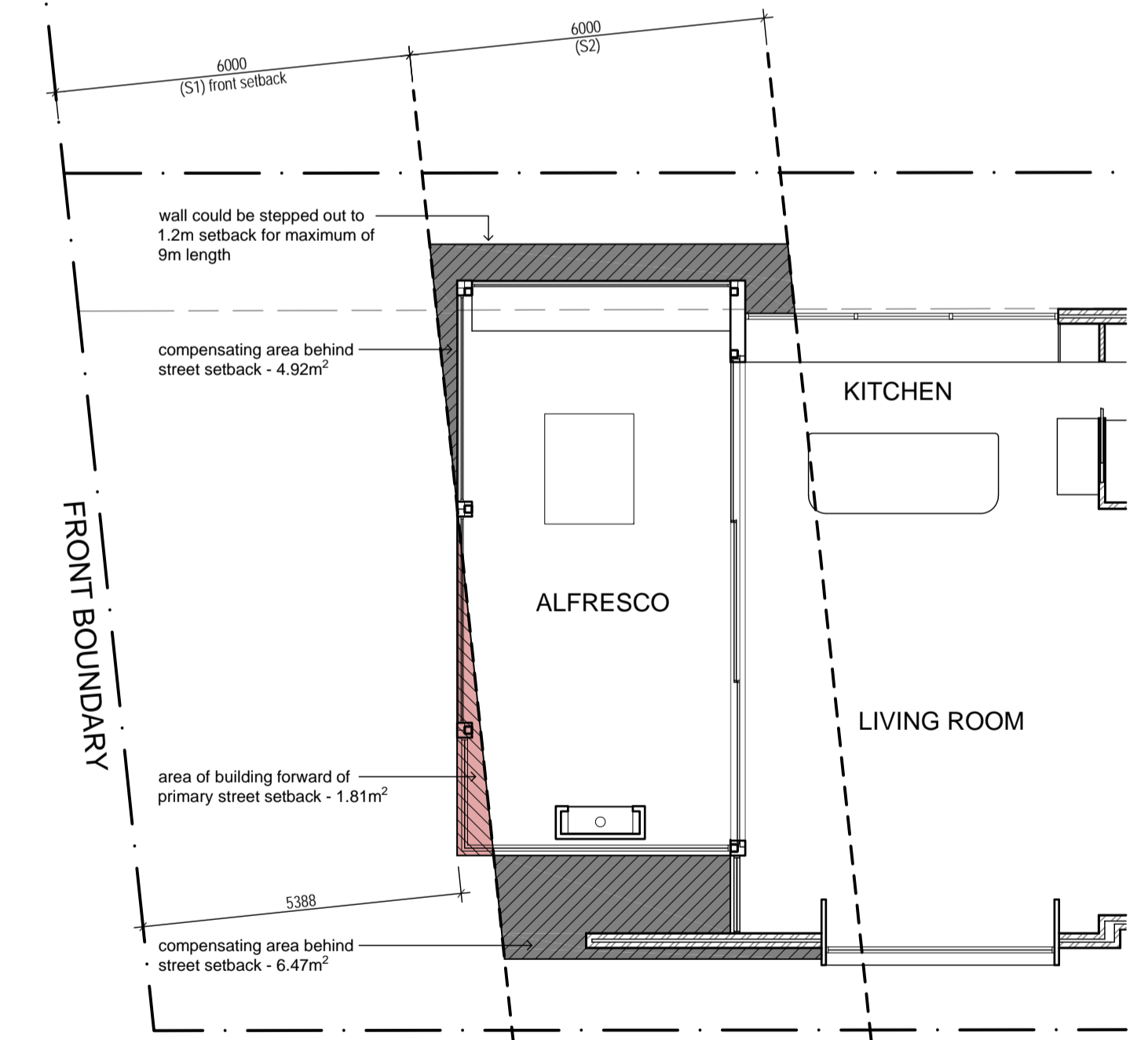
NORTH ELEVATION

Scale 1:100



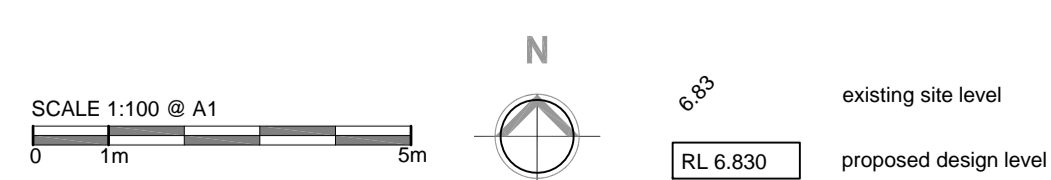
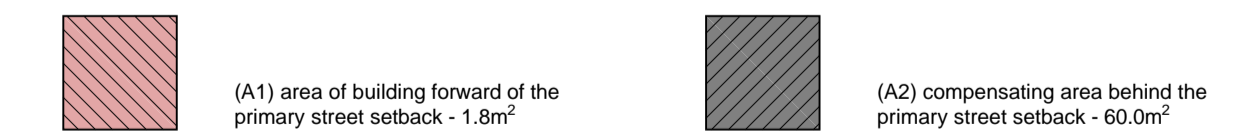
FRONT SETBACK DIAGRAM - Ground Floor

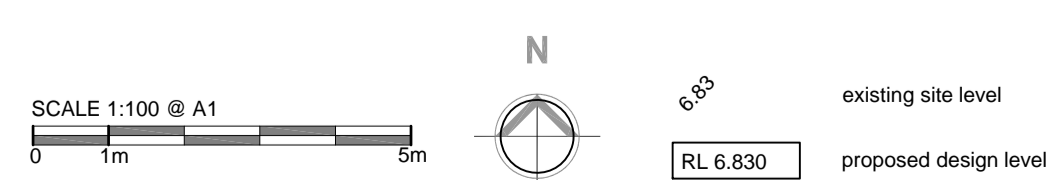
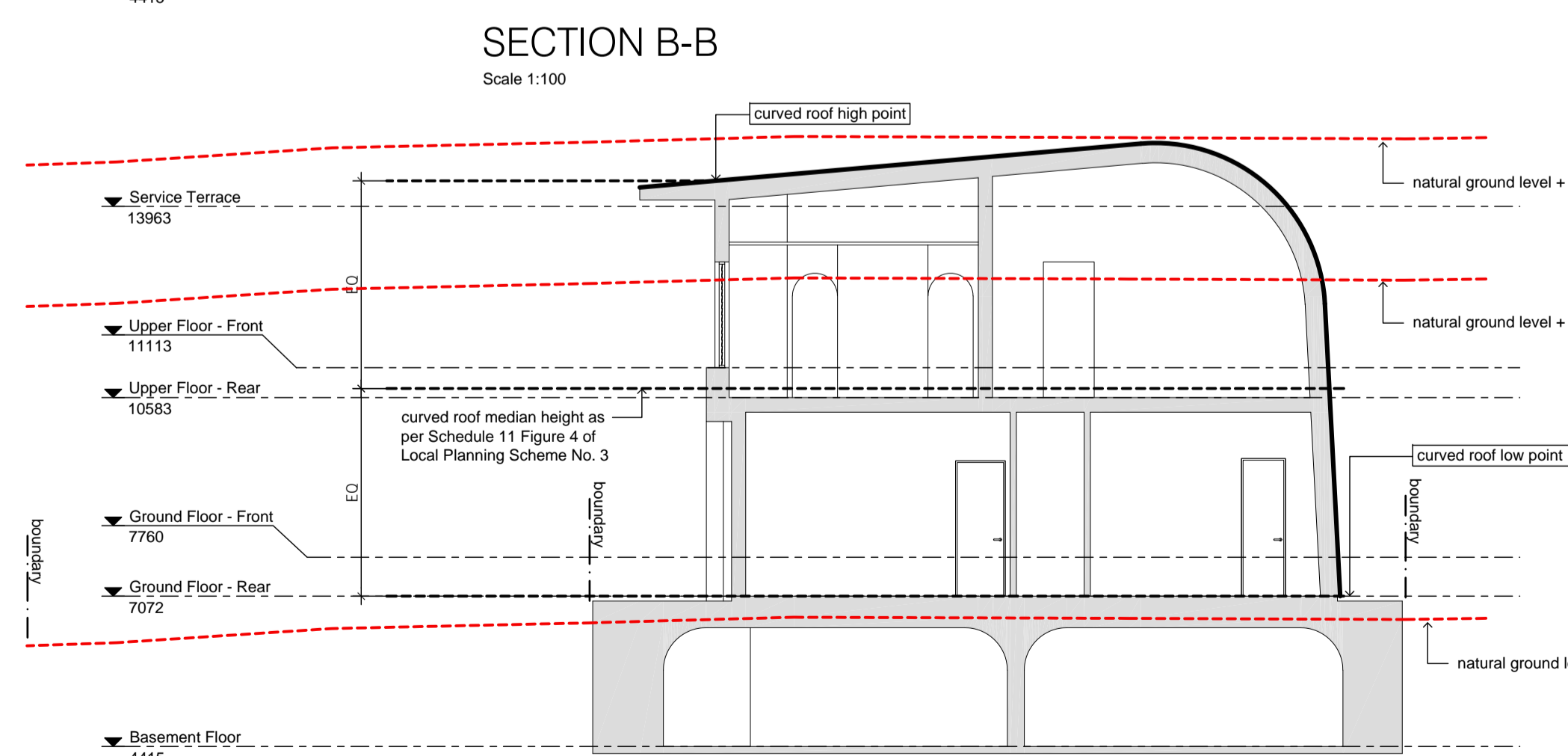
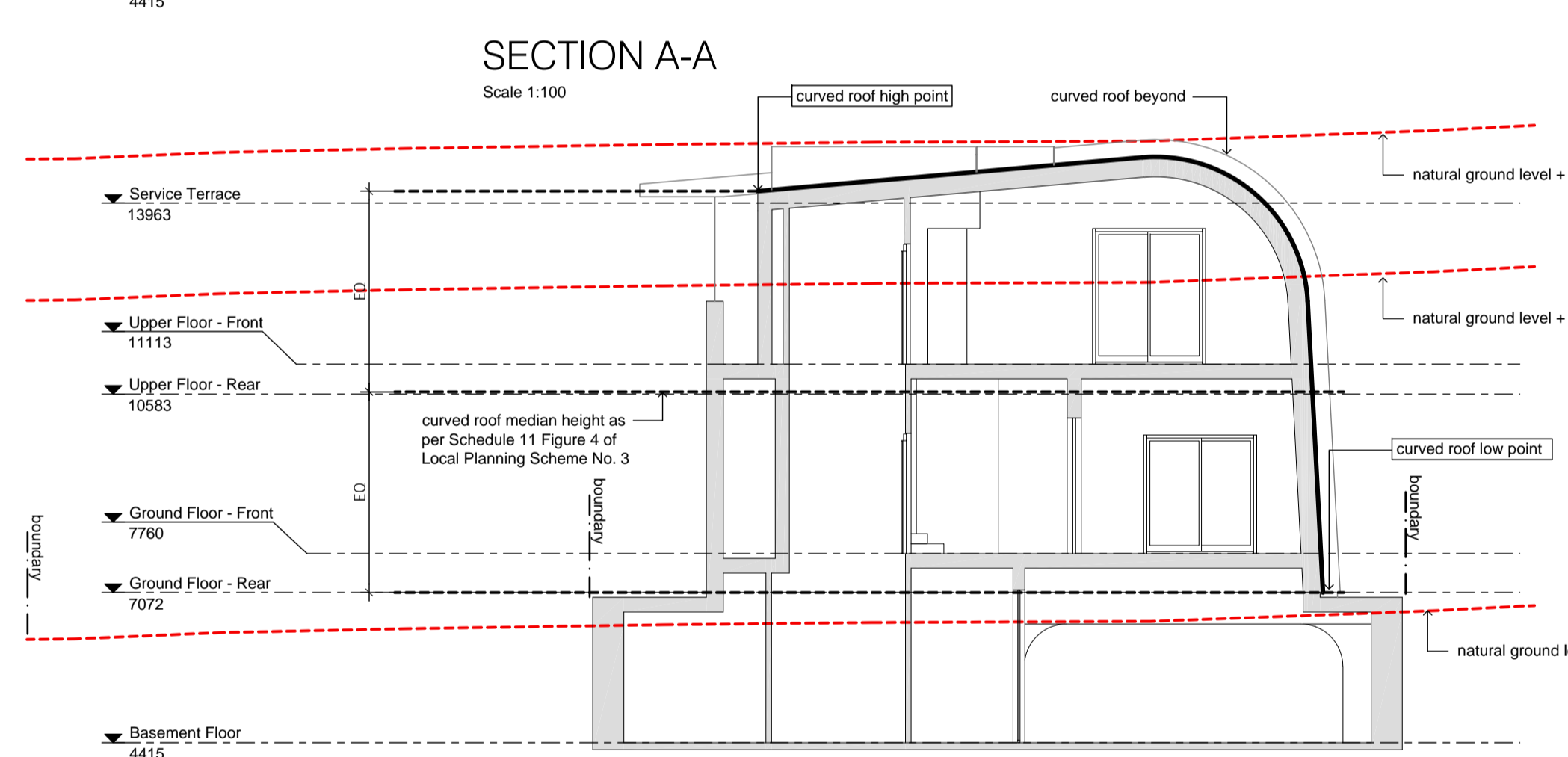
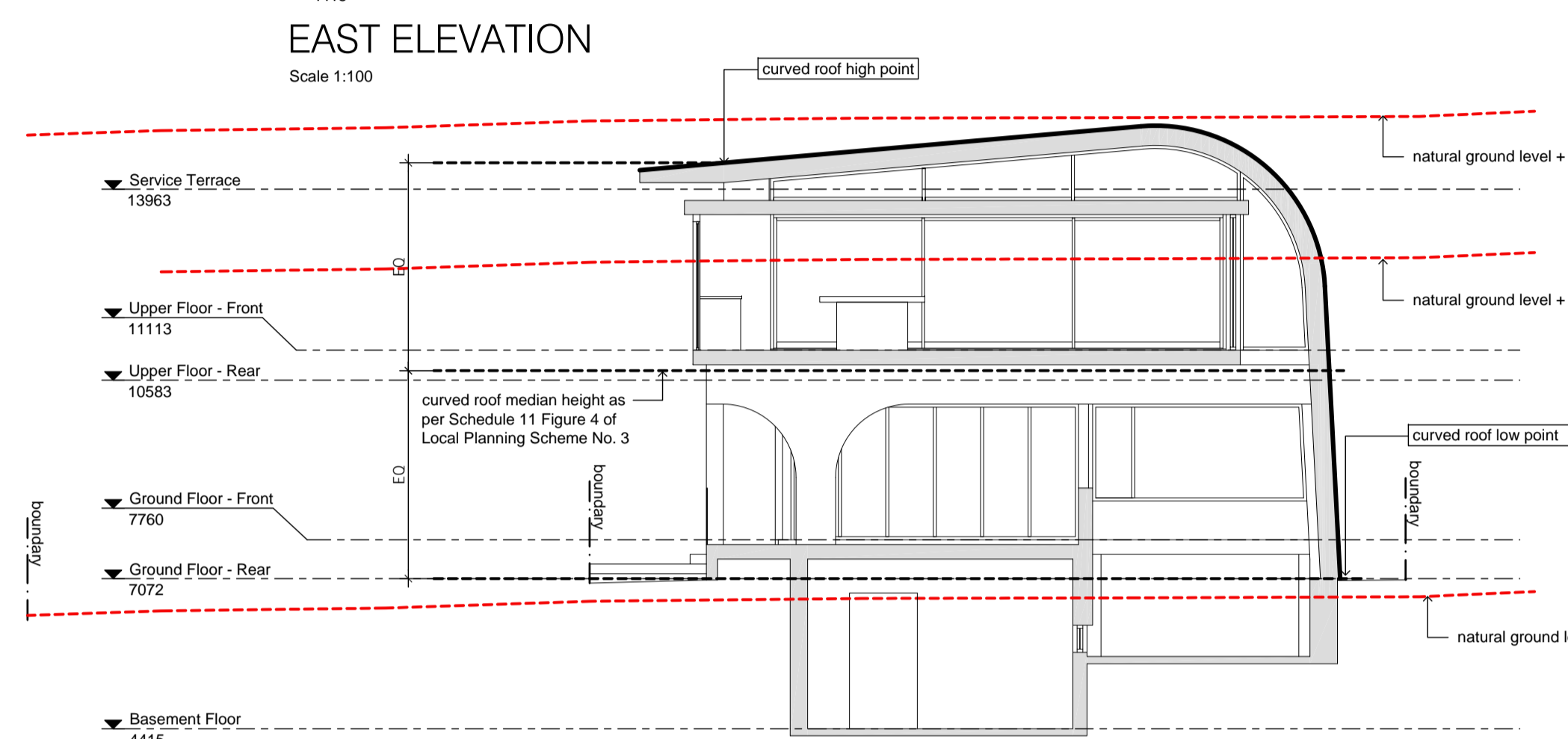
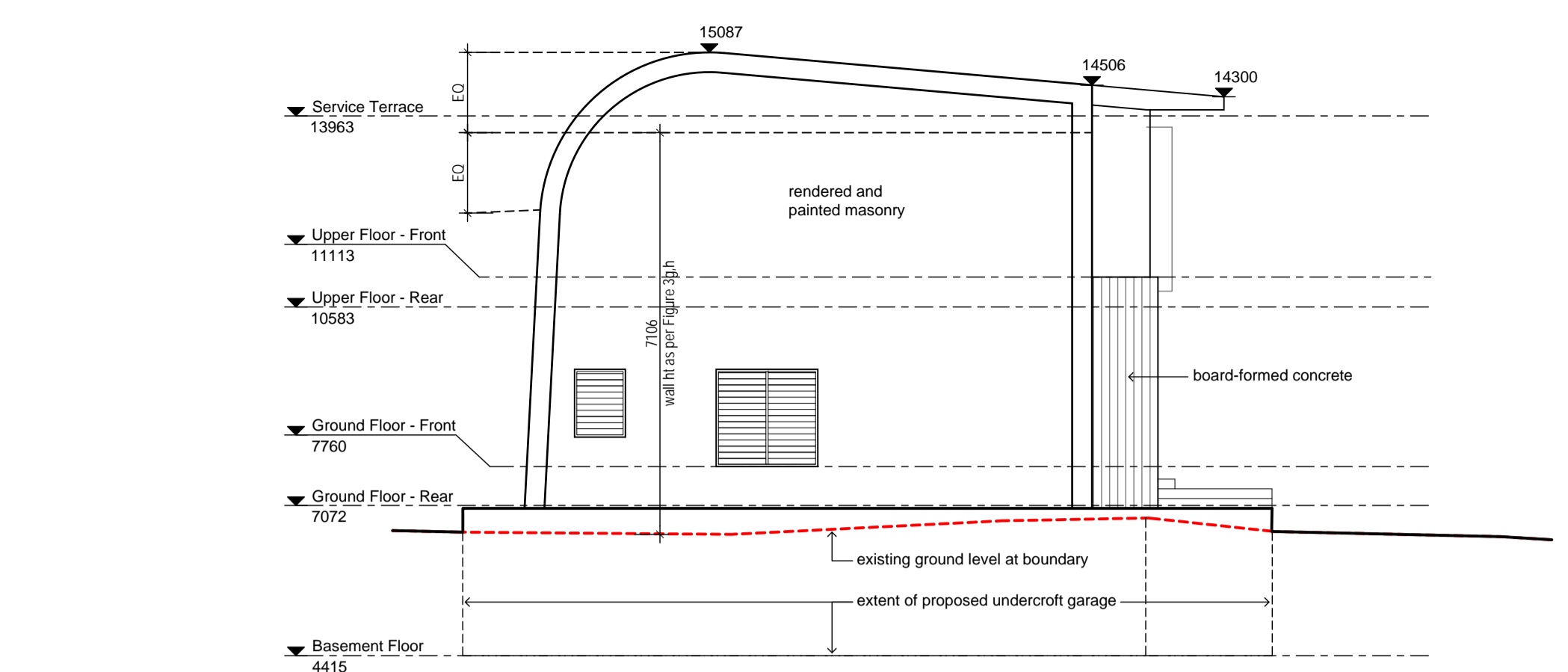
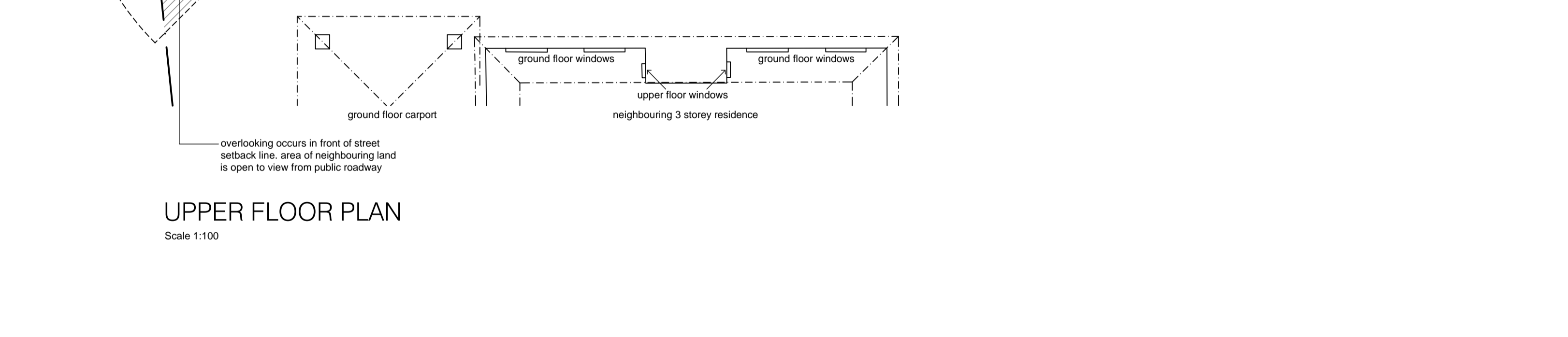
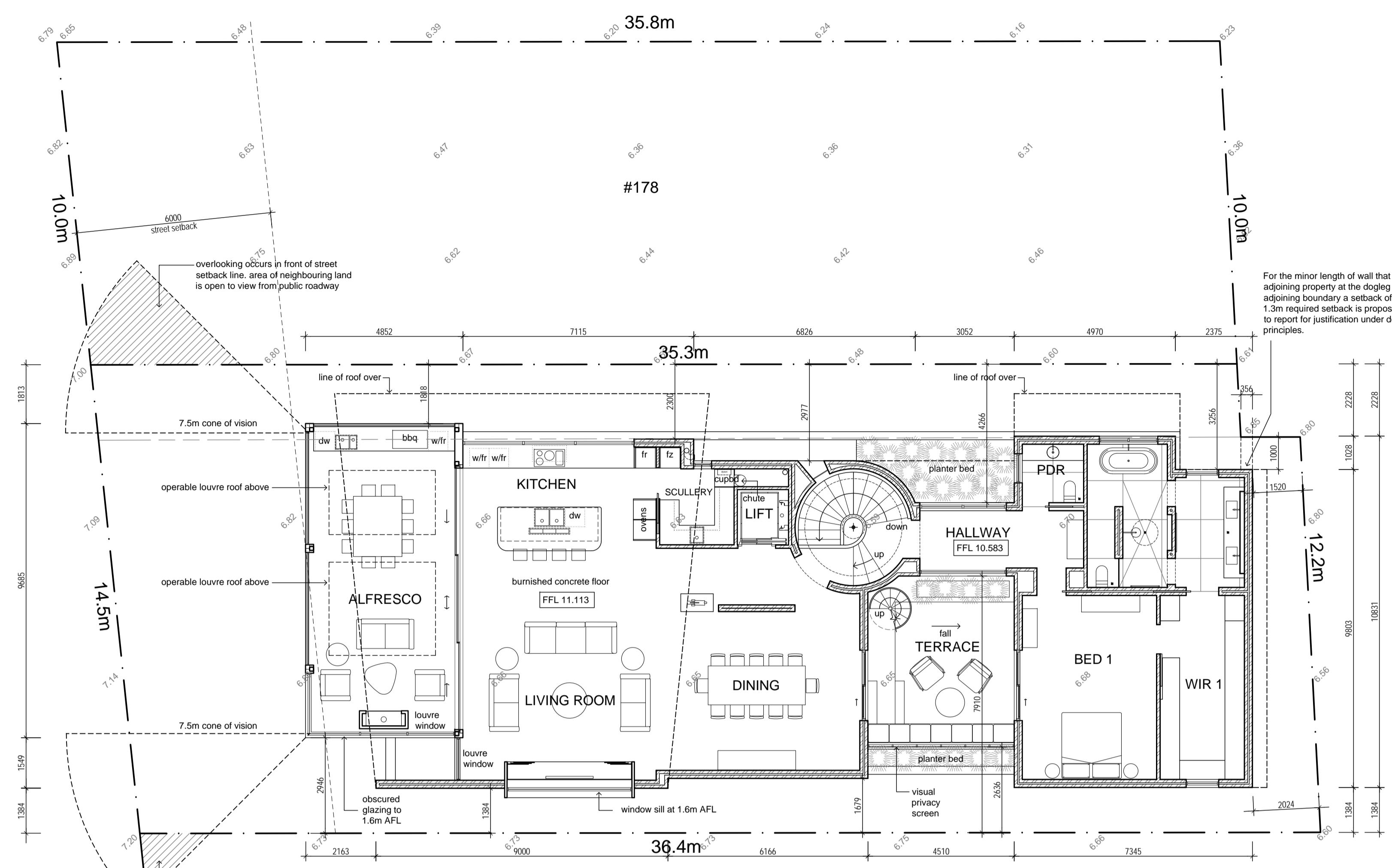
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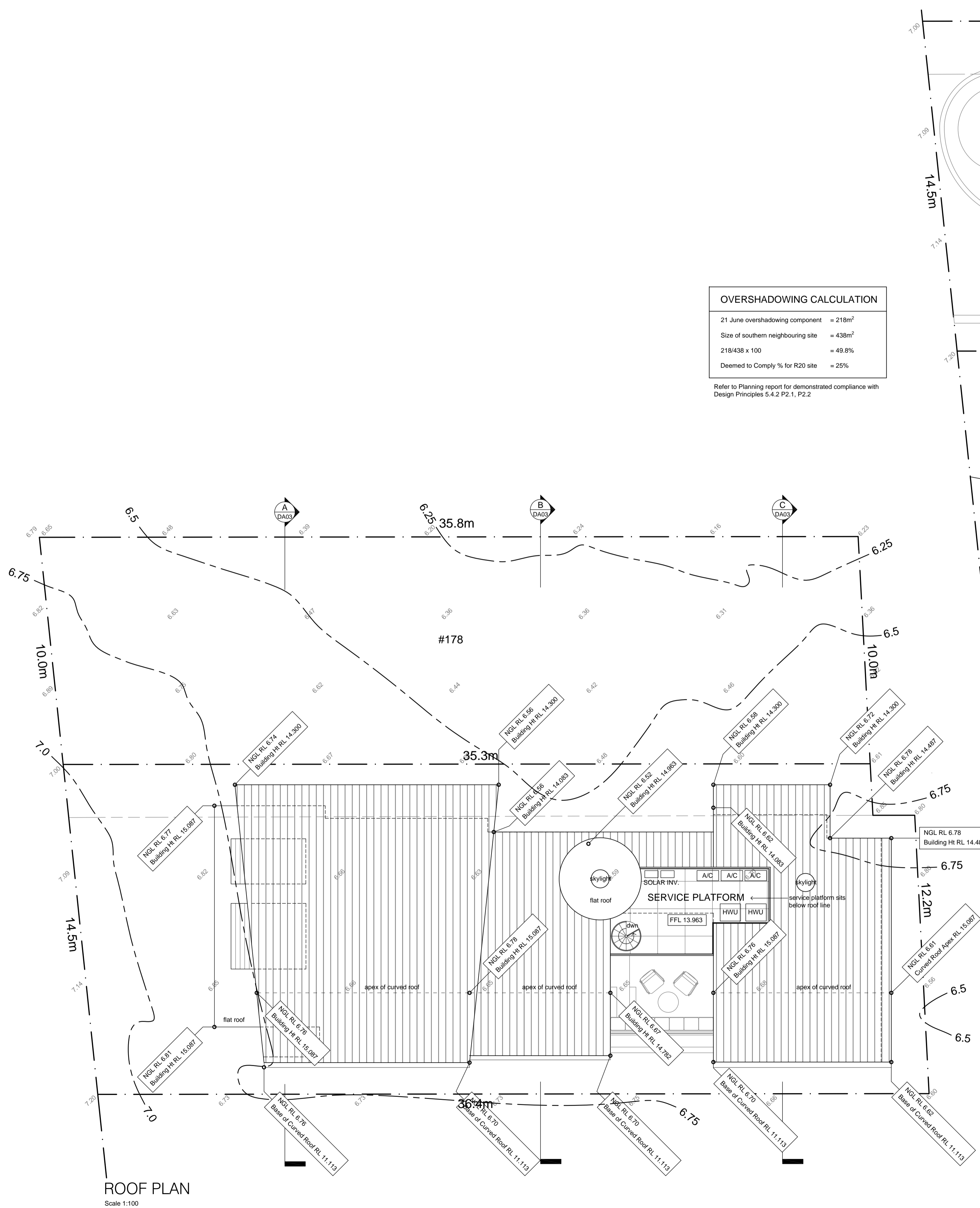


FRONT SETBACK DIAGRAM - Upper Floor

Scale 1:100





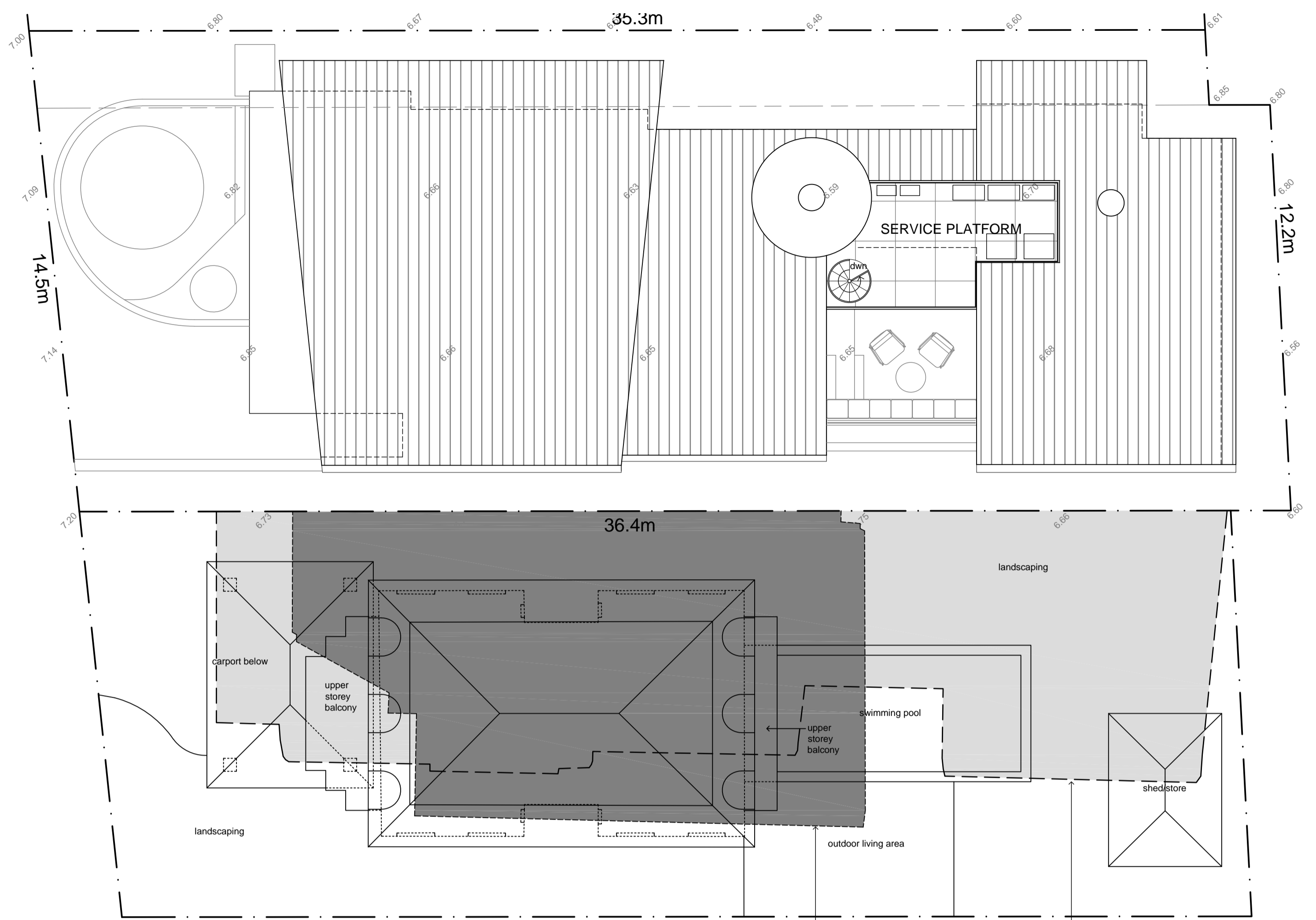


ROOF PLAN
Scale 1:100

OVERSHADOWING CALCULATION

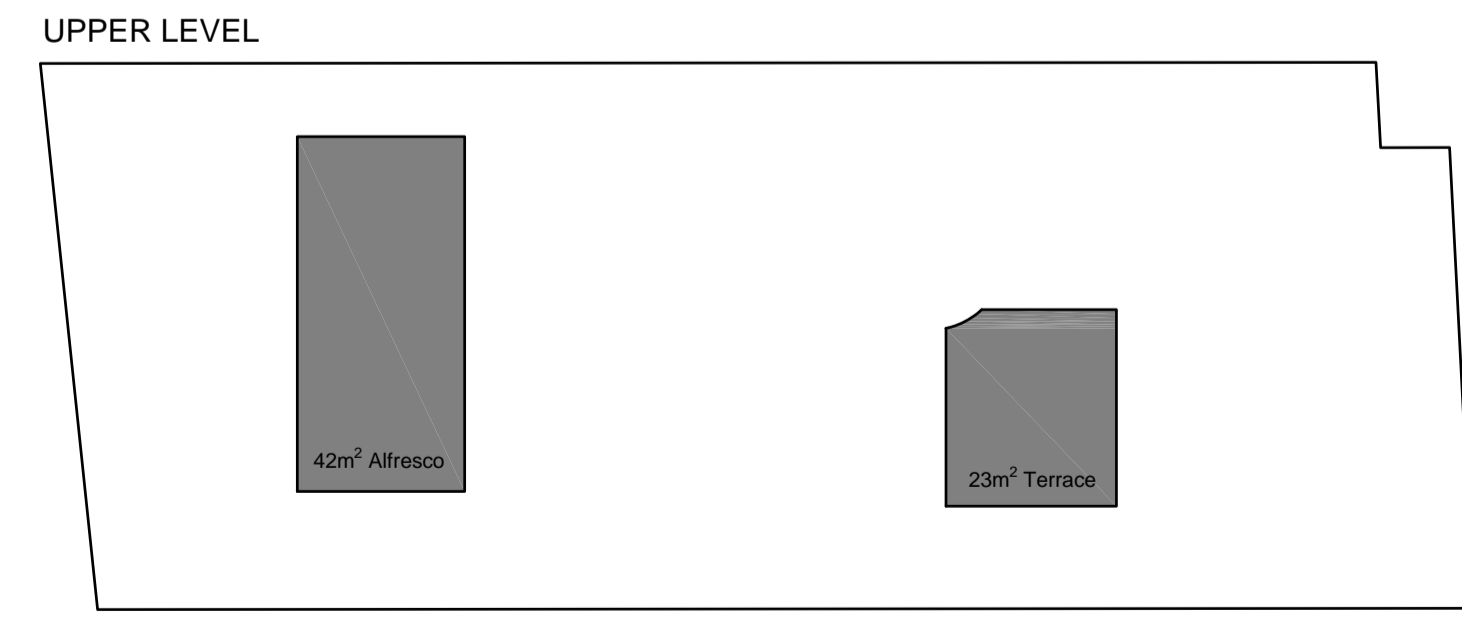
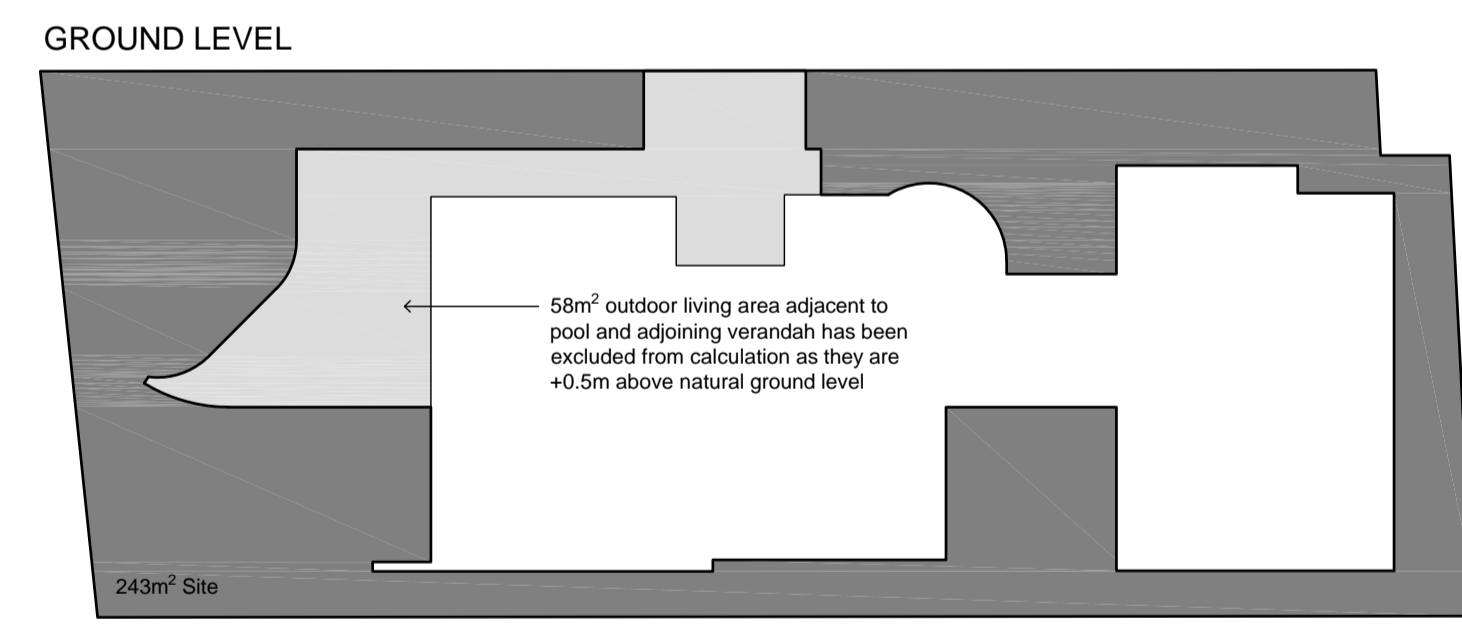
21 June overshadowing component	= 218m ²
Size of southern neighbouring site	= 438m ²
218/438 x 100	= 49.8%
Deemed to Comply % for R20 site	= 25%

Refer to Planning report for demonstrated compliance with Design Principles 5.4.2 P2.1, P2.2



OVERSHADOWING PLAN
Scale 1:100

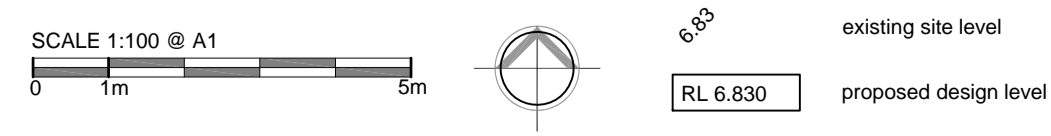
TOWN OF COTTESLOE
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OPEN SPACE DIAGRAM
Scale 1:200

OPEN SPACE CALCULATION

Site Area	= 526m ²
Total Open Space Area	= 308m ²
308/526 x 100	= 58.6%
Deemed to Comply % for R20 site	= 50%



CARTER RESIDENCE
176 Little Marine Pde, Cottesloe

Jan 2021
Job No: 19934
Scale as shown @ A1

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ARCHITECTS
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Sheet
DA04