

# LOT 128

Latitude: 32°2'12"4S Longitude: 115°49'7"0E

⊕	SEC Dome
⊖	Power Pole
⊞	Phone Pits
⊞	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

CLIENT:	<b>Hawke</b>	CONTRACT / JOB NO.
		MAP REF. 432 A1
SITE SURVEY	<b>LOT 128</b>	<b>COASTAL NO</b>
	#1 Welby Place	(Scaled from StreetSmart Dateday Only - Confirm With Site) <b>OLD AREA</b>
Suburb	Myaree	
Loc.Auth.	CITY OF MELVILLE	
Diag.	27833	Volume 1265 Folio 195
Location	Check Title	

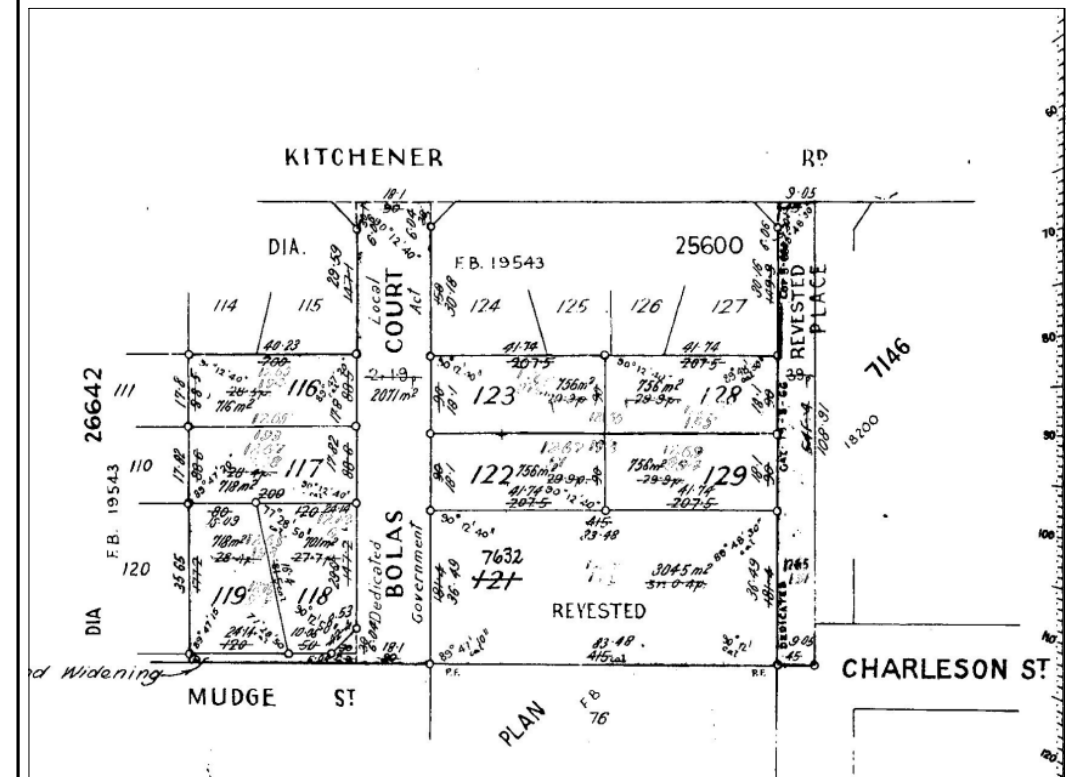
**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building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

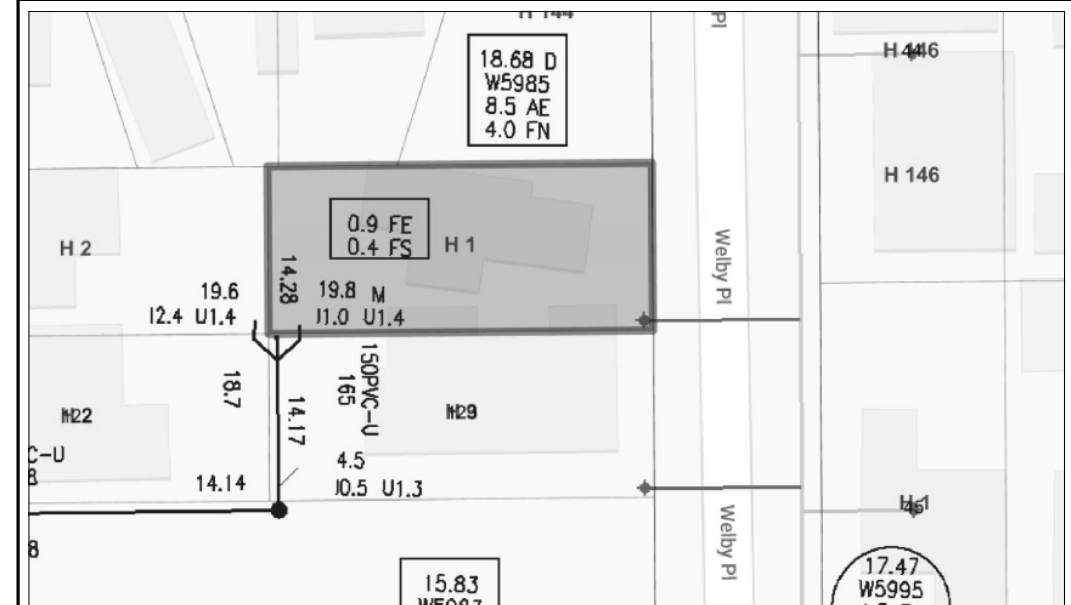
**DISCLAIMER:**  
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

**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.



Elec.	⊕ U/Ground	Water	Yes	Sewer	Yes
Gas	Check Your Lot With Alinta Call 13 13 58	Phone Comms.	Yes	Footpath	Nil
Road	Bitumen	Kerb	Non-Mount / Nil	Drainage	Good



Scale 1:200  
0 2 4 6 8  
Scale 1:200 Date: 19 Jan 21

**COTTAGE & ENGINEERING SURVEYS**  
87-89 Guthrie Street, Osborne Park, Western Australia  
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998  
Email: perth@cottage.com.au Website: www.cottage.com.au  
Licensed Surveyors © J/No: 490442 Drawn: T.Currey

**NOTE:** EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING WALLS / FENCES / ETC. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

COVID 19 Safe Work Practices  
 Duty of Care to Maintain Your Health and  
 Safety And The Safety Of Others  
 A Site Sign will be placed on site for all  
 construction activity and practices.

AMENDMENTS  
**03.03.2022 FINAL ISSUE PLANNING APPLICATION**

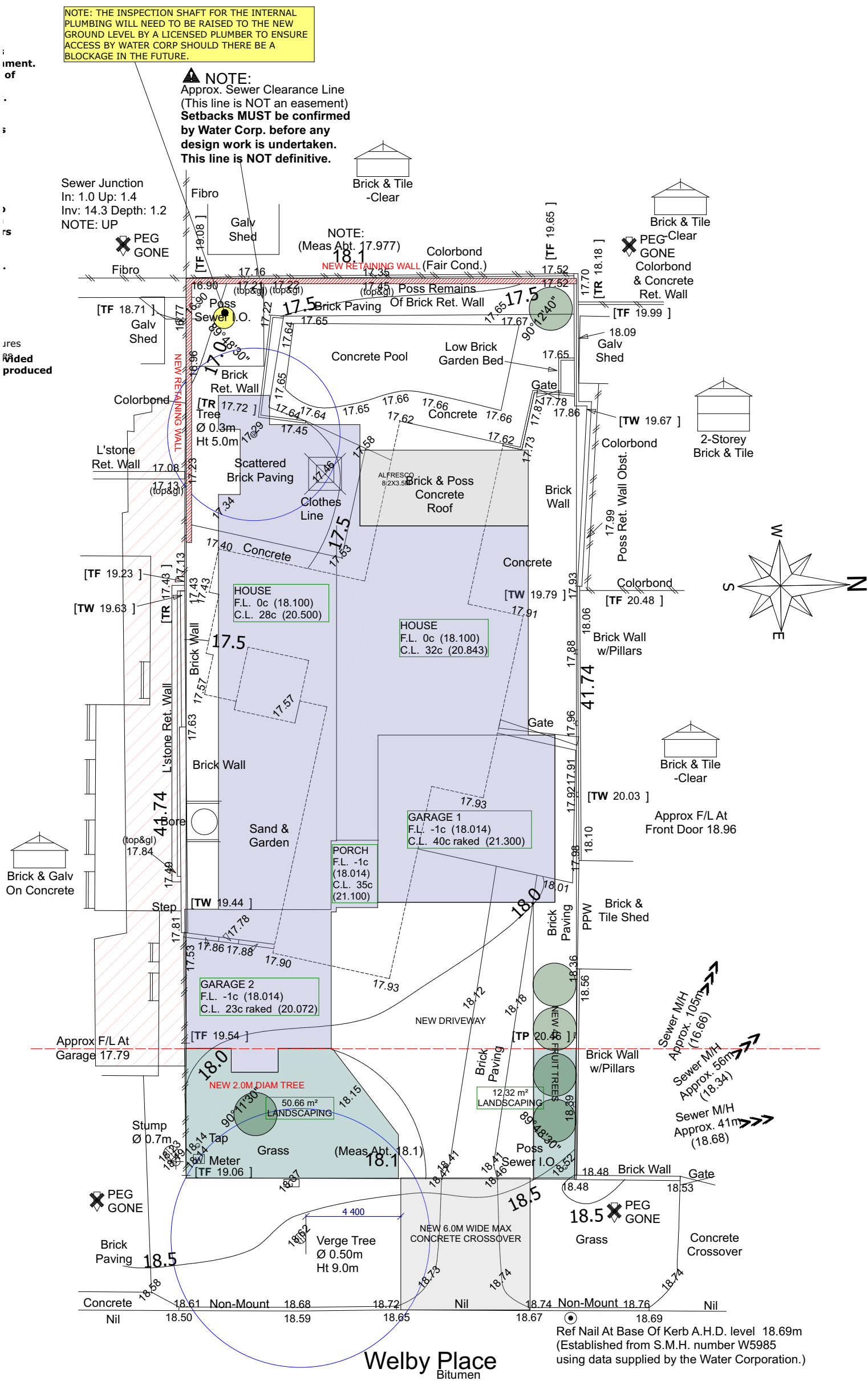
SITE PLAN  
 1:200

DWG TITLE:	SITE PLAN
SCALE:	1:200
DATE:	03.03.2022
DWG No.:	A01.A05
DRAWN:	L.ROACH
<b>PLANNING APPLICATION</b>	

PROPOSED NEW HOUSE
PROJECT No: 20-134
MR & MRS HAWKE (LOT 128) 1 WELBY PLACE MYAREE WA 6154

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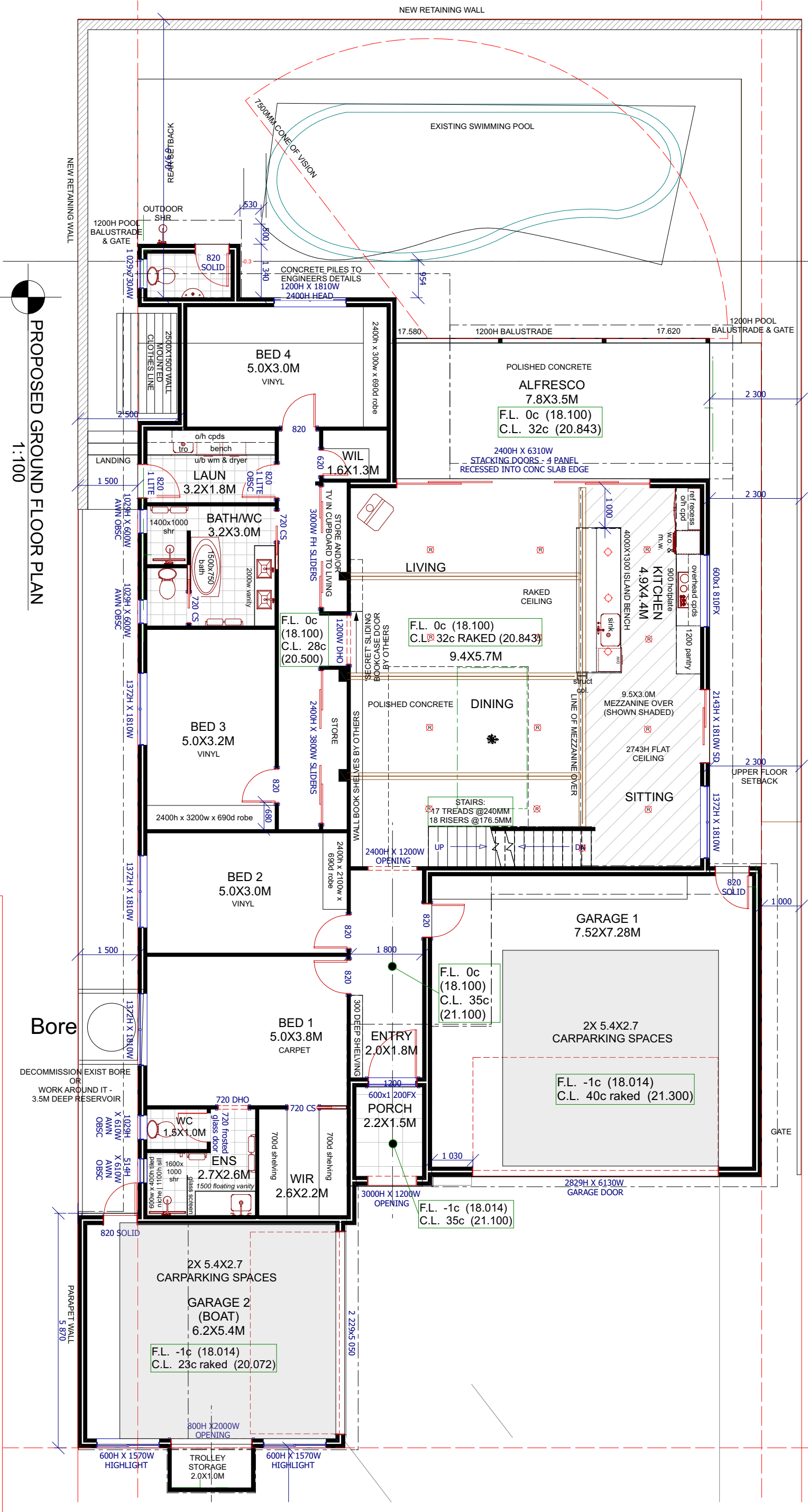
**FINAL ISSUE PLANNING APPLICATION 03.03.2022**



Ref Nail At Base Of Kerb A.H.D. level 18.69m  
 (Established from S.M.H. number W5985  
 using data supplied by the Water Corporation.)

41.740M

LOT NO 128	HOUSE	232.42 m <sup>2</sup>
HOUSE NO. 1	PORCH	4.13 m <sup>2</sup>
756M2 SITE AREA	GARAGE 1	62.42 m <sup>2</sup>
R20	GARAGE 2	40.65 m <sup>2</sup>
CITY OF MELVILLE	ALFRESCO	27.58 m <sup>2</sup>
	MEZZANINE	29.05 m <sup>2</sup>
	CELLAR	23.92 m <sup>2</sup>
	756M2 (100%) SITE AREA	339.62 m <sup>2</sup> (45%) HOUSE,
	PORCH & GARAGE 1 & 2	416.38m <sup>2</sup> (55.2%) OPEN SPACE
	Incl ALFRESCO	



PROPOSED GROUND FLOOR PLAN  
1:100

FINAL ISSUE PLANNING APPLICATION 03.03.2022

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DWG TITLE:  
PROPOSED GROUND FLOOR PLAN

PROJECT No: 20-134

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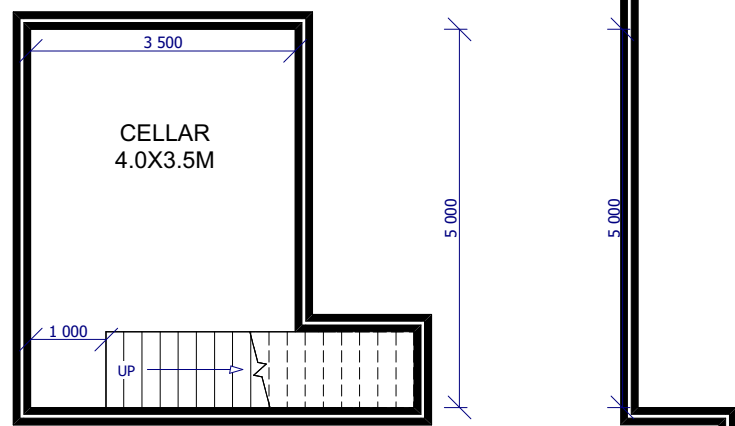
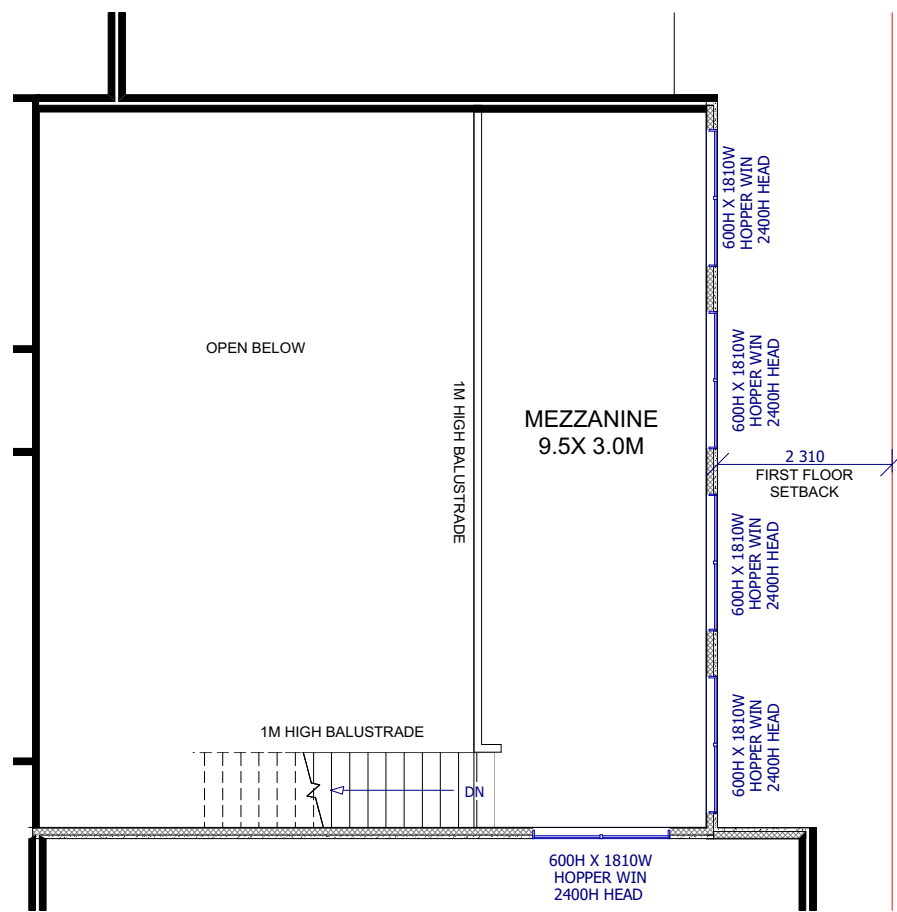
SCALE: 1:100  
DATE: 03.03.2022  
DWG No: A02.A05  
DRAWN: L.ROACH

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PLANNING APPLICATION



**SCHEDULE - MATERIALS AND FINISHES**

ROOF COVER:  
COLORBOND TRIMDEK: COLOUR: SHALE GREY

GUTTERS & FASCIAS:  
COLORBOND - COLOUR: SHALE GREY

DOWNPIPES:  
75 X 50 COLORBOND: SHALE GREY

EXTERNALS WALLS:  
HOUSE:  
FACE BRICK: RECYCLED BRICK  
MORTAR - COLOUR: WHITE

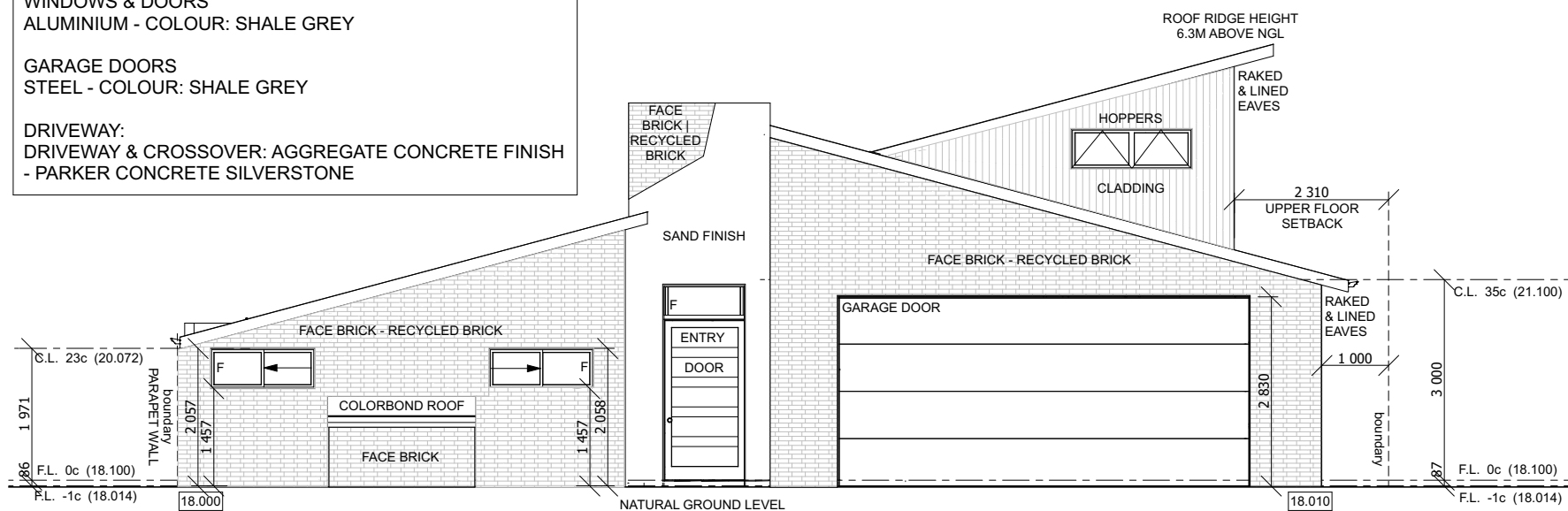
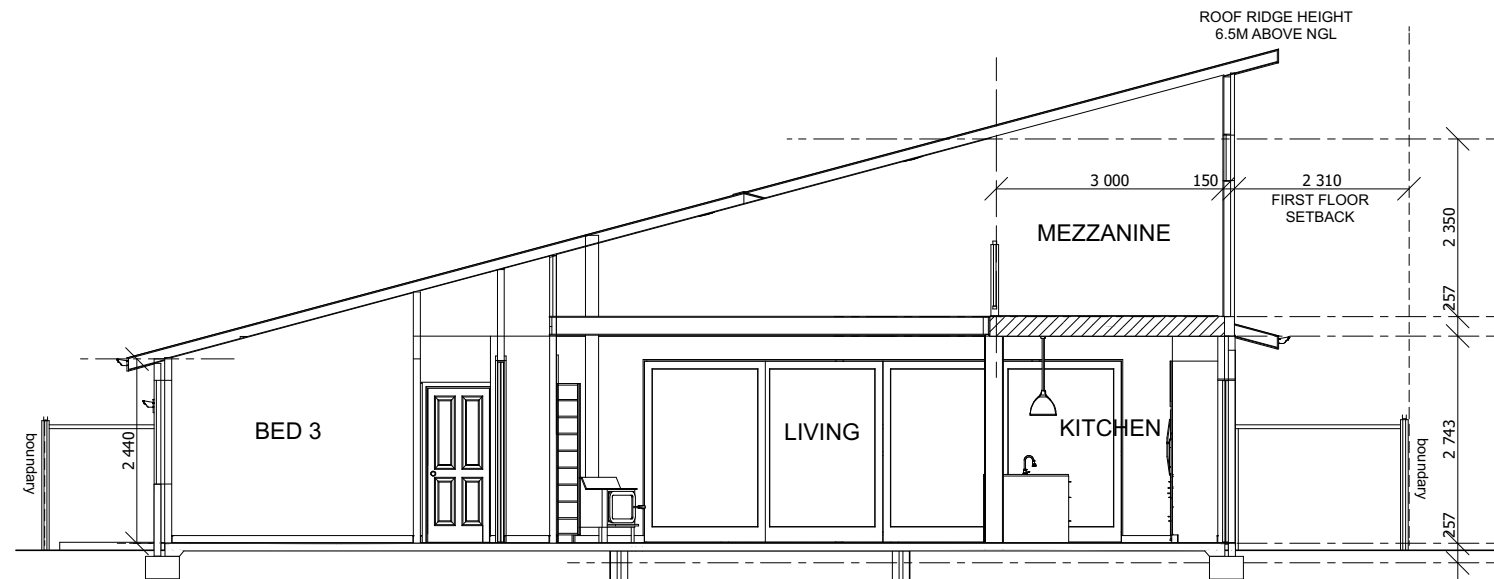
SAND FINISH - WHITE

CLADDING - COLORBOND TRIMDEK: SHALE GREY

WINDOWS & DOORS  
ALUMINIUM - COLOUR: SHALE GREY

GARAGE DOORS  
STEEL - COLOUR: SHALE GREY

DRIVEWAY:  
DRIVEWAY & CROSSOVER: AGGREGATE CONCRETE FINISH  
- PARKER CONCRETE SILVERSTONE



**FINAL ISSUE PLANNING APPLICATION 03.03.2022**

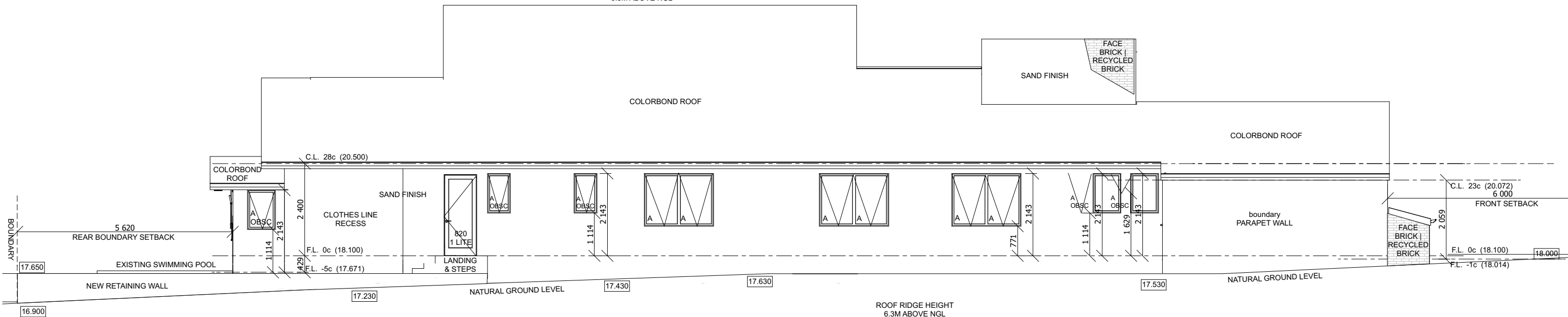
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**03.03.2022 FINAL ISSUE PLANNING APPLICATION**

DWG TITLE: MEZZANINE & CELLAR PLAN   DETAIL SECTION   FRONT ELEVATION	
SCALE: 1:100	DATE: 03.03.2022
DWG No: A03.A05	DRAWN: L.ROACH
<b>PLANNING APPLICATION</b>	

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**PROJECT No: 20-134**  
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**ELEVATION 2 | SOUTH**  
1:100

**SCHEDULE - MATERIALS AND FINISHES**

**ROOF COVER:**  
COLORBOND TRIMDEK: COLOUR: SHALE GREY

**GUTTERS & FASCIAS:**  
COLORBOND - COLOUR: SHALE GREY

**DOWNPIPES:**  
75 X 50 COLORBOND: SHALE GREY

**EXTERNALS WALLS:**  
HOUSE:  
FACE BRICK: RECYCLED BRICK  
MORTAR - COLOUR: WHITE

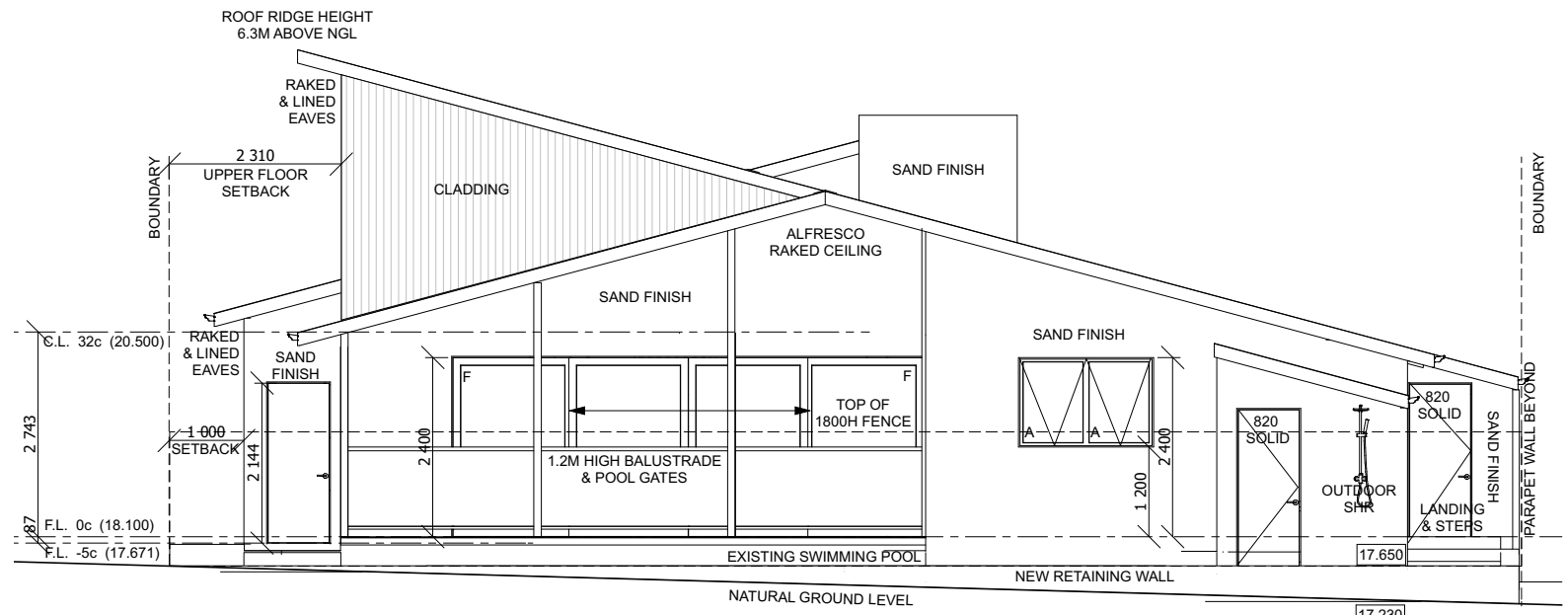
SAND FINISH - WHITE

CLADDING - COLORBOND TRIMDEK: SHALE GREY

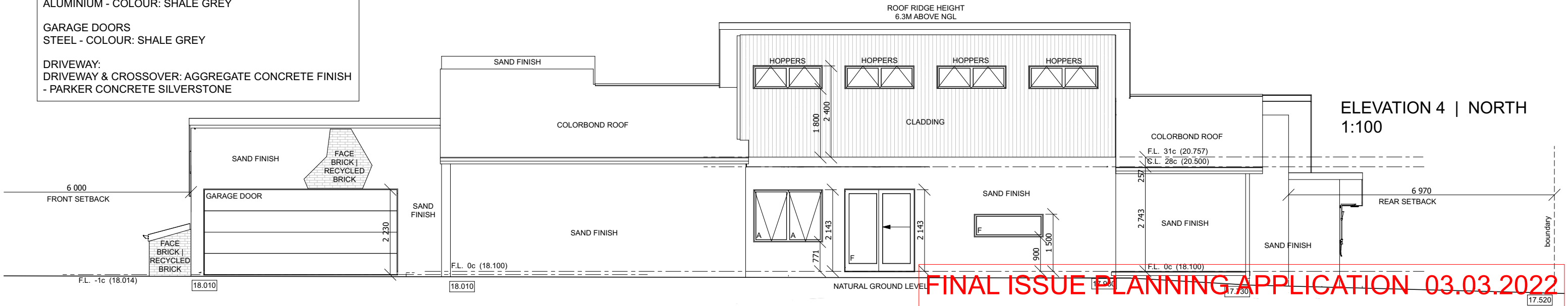
**WINDOWS & DOORS**  
ALUMINIUM - COLOUR: SHALE GREY

**GARAGE DOORS**  
STEEL - COLOUR: SHALE GREY

**DRIVEWAY:**  
DRIVEWAY & CROSSOVER: AGGREGATE CONCRETE FINISH  
- PARKER CONCRETE SILVERSTONE



**ELEVATION 3 | WEST**  
1:100



**ELEVATION 4 | NORTH**  
1:100

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03.03.2022 FINAL ISSUE PLANNING APPLICATION

**DWG TITLE:**  
ELEVATIONS

<b>SCALE:</b> 1:100	<b>DATE:</b> 03.03.2022
<b>DWG No:</b> A04.A05	<b>DRAWN:</b> L.ROACH

**PLANNING APPLICATION**

**PROPOSED NEW HOUSE**  
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**Duty of Care to Maintain Your Health and Safety And The Safety Of Others**  
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**AMENDMENTS**  
**03.03.2022 FINAL ISSUE PLANNING APPLICATION**

**DWG TITLE:**  
**SUN SHADOW DIAGRAM**

**SCALE:** 1:200  
**DATE:** 03.03.2022

**DWG No.:** A05.A05  
**DRAWN:** L.ROACH

**PLANNING APPLICATION**

**PROPOSED NEW HOUSE**  
**PROJECT No: 20-134**

**MR & MRS HAWKE**  
**(LOT 128) 1 WELBY PLACE**  
**MYAREE WA 6154**

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**SUN SHADOW DIAGRAM AS AT 21 JUNE 2022, 1PM**  
**94.75M2 (12.5%) OVERSHADOWING ONTO NEIGHBORING PROPERTY NO. 3 WELBY PLACE**



**FINAL ISSUE PLANNING APPLICATION 03.03.2022**

