

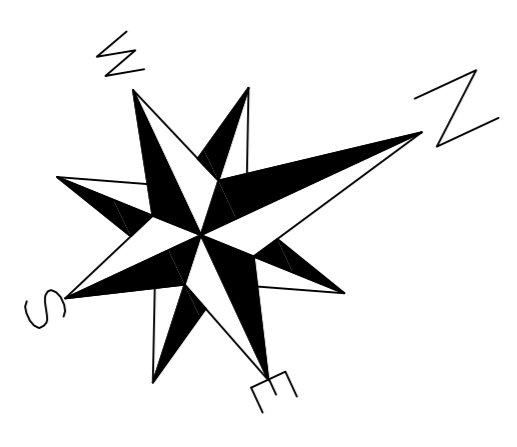
ORDINARY MEETING OF THE COUNCIL

Tuesday, 21 June 2022

ATTACHMENT TO LATE ITEM

**P22/3989 Three Storey Single House with Roof Terrace
at Lot 6 (NO.42) Duncraig Road, Applecross**

⊕	Power 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



LOT MISCLOSE
0.007m

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 shown is 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.

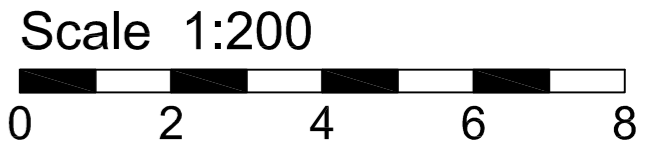
DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features'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

NOTE:
Dashed Contour Lines Are Assumed Approximate Natural Ground Levels Based on Interpolation of contours From Water Corporation Esinet
Solid Contour Lines Are Assumed Natural Ground Levels Based on contours From Water Corporation Esinet

NOTE:
Positions of all sewer manholes, junctions and sewer lines are approximate only due to lack of information. Please confirm all positions with Water Corp.



87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
Osborne Park
Business Centre WA 6917

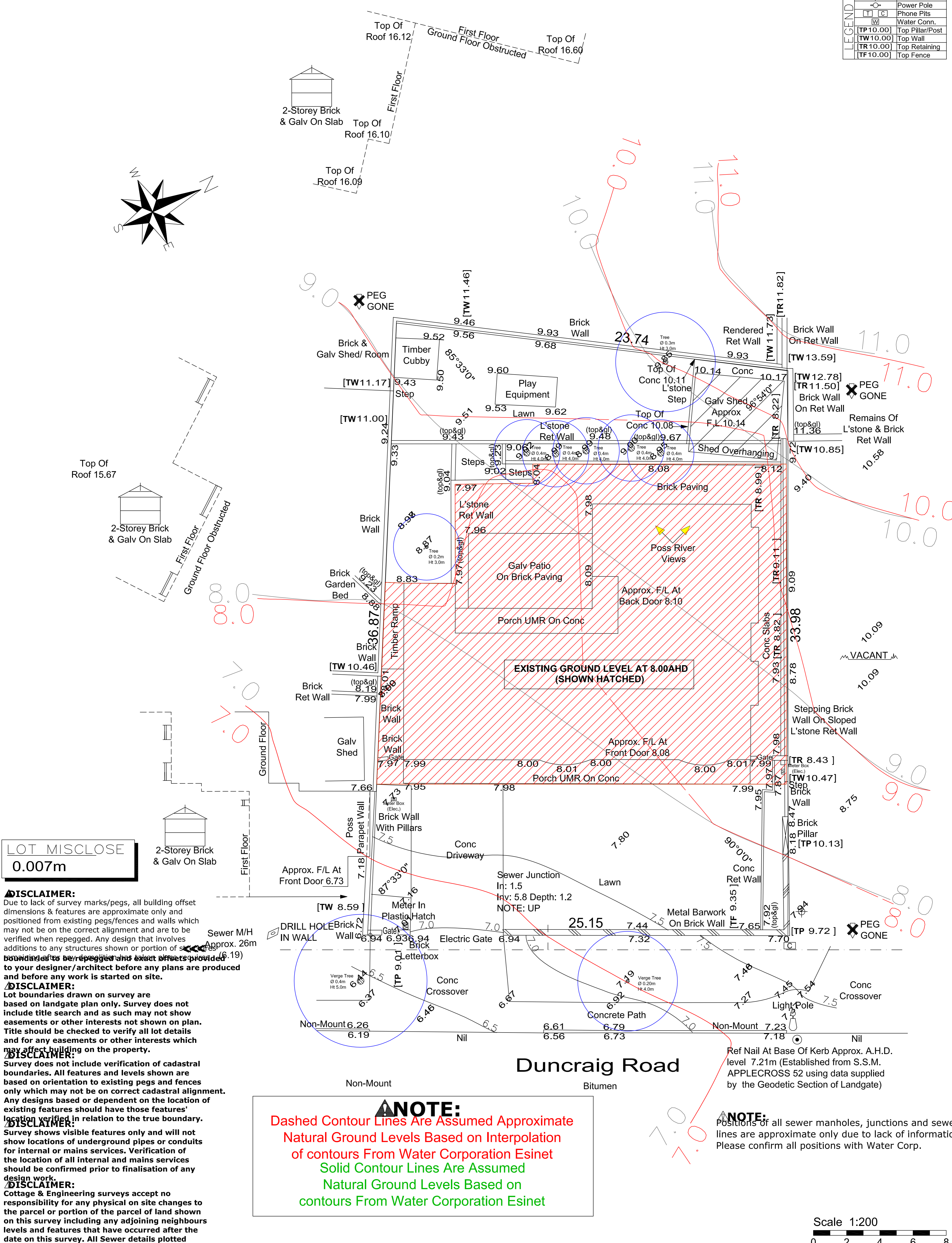
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	502981	GPS	Lat: -32.005945 Long: 115.84100
ADDRESS	#42 Duncraig Road	LOT	Lot 6 (Diag. 15665)
SUBURB	Applecross	AREA	862m ²
LGA	CITY OF MELVILLE	VOL.	1169
DRAWN	J. Jee	FOL.	6
		DATE	25 Jun 21
		SSA	No

ROADS	Bitumen
KERBS	Non-Mount / Nil
FOOTPATH	Concrete
SOIL	Sand
DRAINAGE	Good
VEGETATION	Light Grass Cover

ELEC.	U/Ground
COMMS.	Yes
WATER	Yes
GAS	Check Alinta
SEWER	Yes
COASTAL	No

(Approximate Only Confirm With Shire)



ISSUED FOR PLANNING

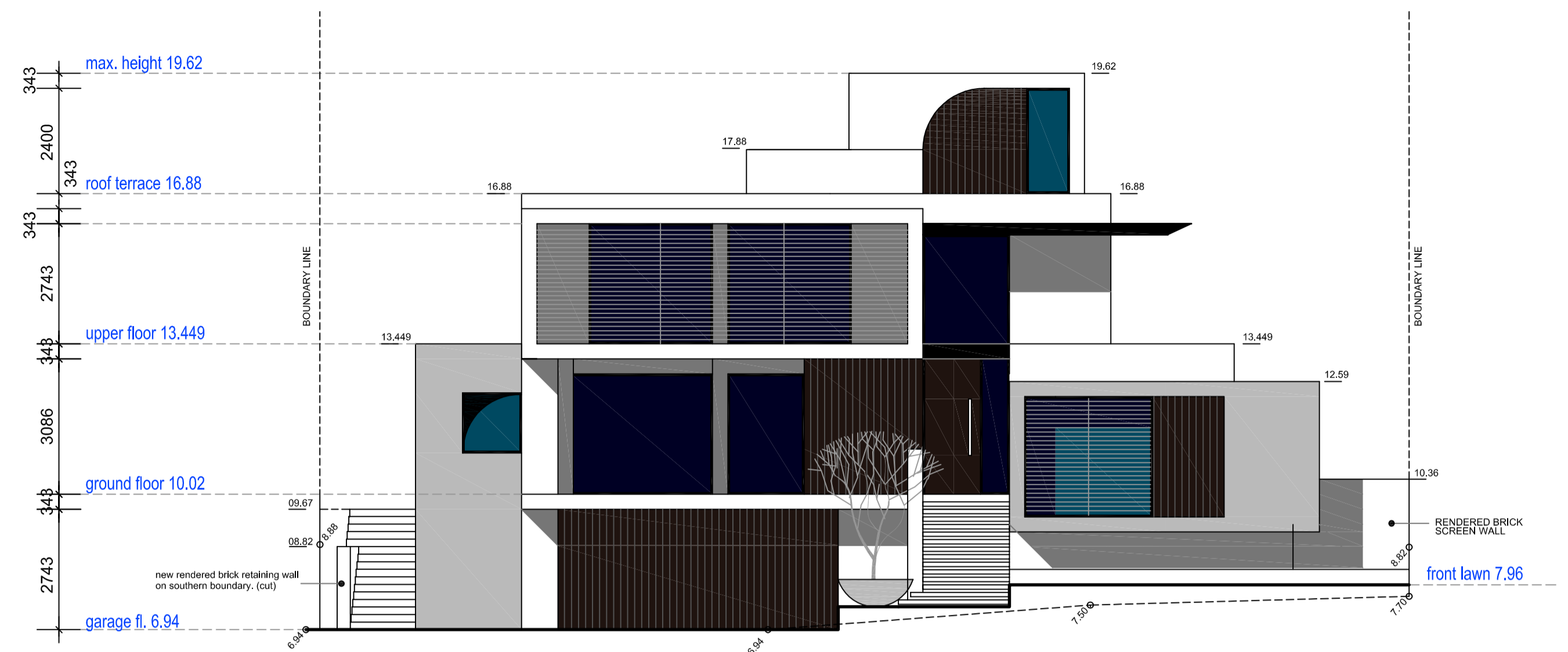
Note:
No drawings are to be issued or used for construction on site unless labelled **"FOR CONSTRUCTION"**.

REVISION	DESCRIPTION	DATE
A	1ST CONCEPT SKETCH	14-09-21
B	CLIENT AMMENDMENTS	20-10-21
C	ISSUED FOR PLANNING	24-10-21
D	ADDED INFO FOR PLANNING	16-02-22
E	ADDED WATER BOARD LEVELS	20-03-22

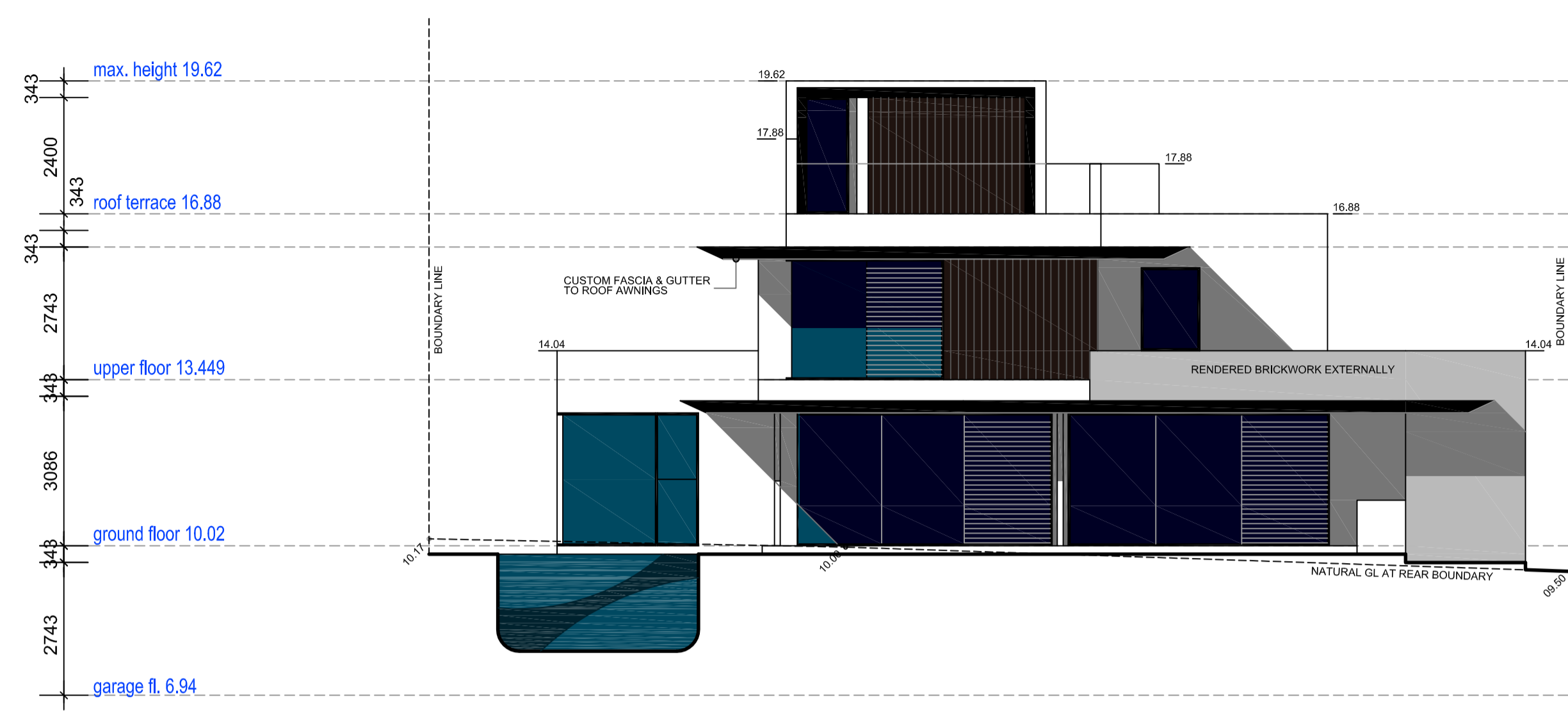
GENERAL NOTES:
ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH CURRENT ENGINEERING & PLUMBING / STORMWATER DETAILS.
ALL ARCHITECTURAL DRAWINGS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORK. REFER BACK TO THE DESIGNER FOR ANY DISCREPANCIES.
SCALES ARE AS INDICATED ON DRAWINGS.
REFER TO ENGINEERS DETAILS FOR ALL FOOTING / SLAB CONSTRUCTION DETAILS.
REFER TO ENGINEERS DETAILS FOR ALL STRUCTURAL STEEL BEAM SIZES AND SPACINGS. BUILDER TO CONFIRM ADEQUACY PRIOR TO COMMENCEMENT OF ANY WORK ON SITE.
NO DRAWINGS ARE TO BE ISSUED FOR CONSTRUCTION ON SITE UNLESS LABELLED: **"FOR CONSTRUCTION"**

SYMBOL LEGEND

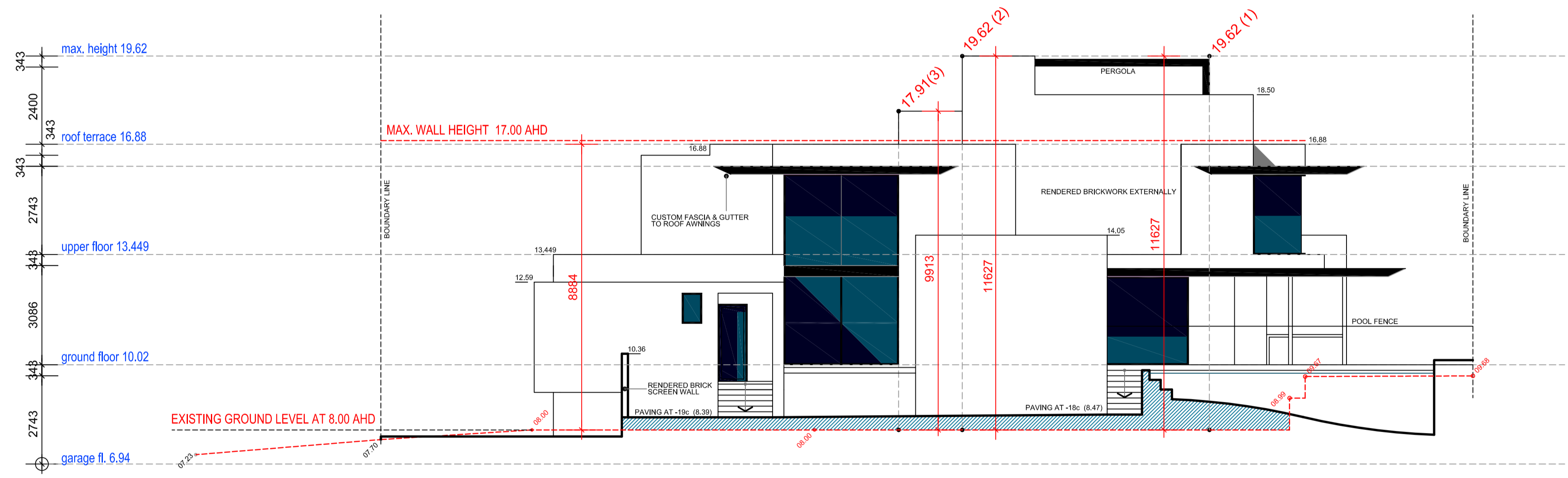
	SMOKE DETECTOR
	LOCATION OF CEILING MANHOLE
	LOCATION OF COLD WATER SERVICE
	STRUCTURAL COL. TO ENGINEERS DETAILS
	LOCATION OF GAS BAYONET
	90 X 45 PVC DOWNPIPE THRU TIMBER STUD WALL
	90 X 45 PVC DOWNPIPE THRU CAVITY, EXT BWORK ABOVE BOX GUTTER AND FIT TOE OF DPIPE WITH SPREADER
	75 DIAMETER GALVANISED DOWNPIPE TO SPILL INTO BOX GUTTER, FIT TOE OF DPIPE WITH SPREADER
	90 DIAMETER GALVANISED D-PIPE WITH STAND OFF BRACKETS
	150 DIA. PVC BOX GUTTER D-PIPE
	COMMERCIAL FRAME
	SHADING INDICATES EXTENT OF PAVING
	SHADING INDICATES EXTENT OF FLOOR TILING



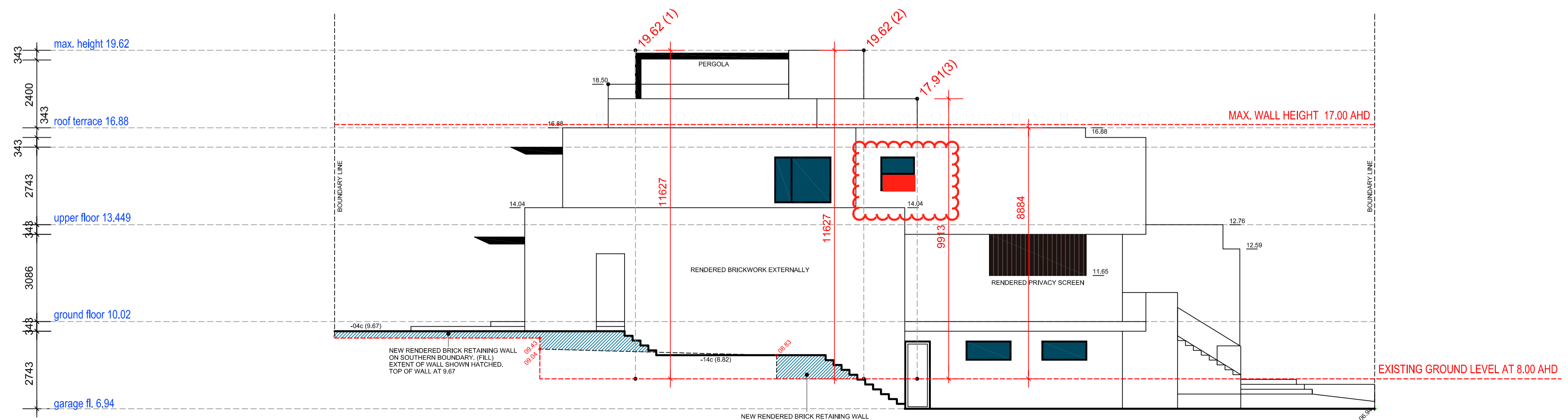
FRONT ELEVATION 1:100



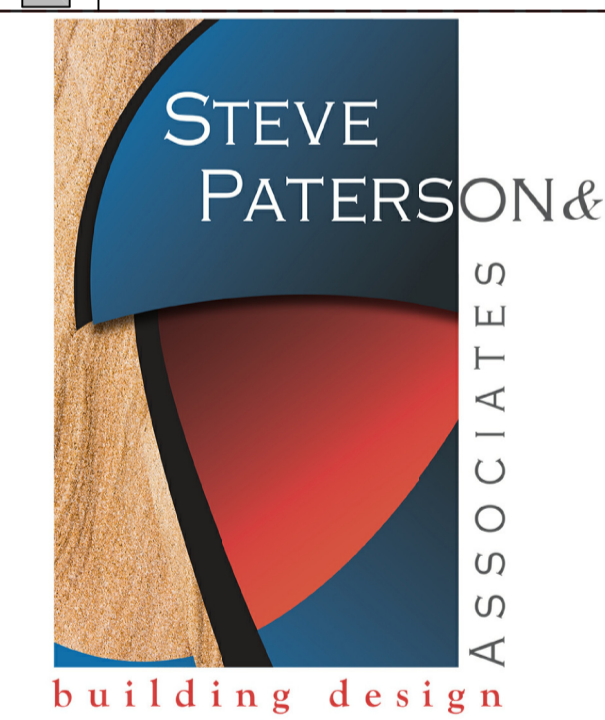
WESTERN ELEVATION 1:100



NORTHERN ELEVATION 1:100



SOUTHERN ELEVATION 1:100



109 ENFIELD ST.
LATH LAIN W.A. 6100
TEL. (08) 9472 4383
FAX (08) 9472 4383
MOB. 0412 246387

CLIENT: **L. & M. CASTELLI**
SITE: **NO.42 DUNCRAIG RD. APPLECROSS**

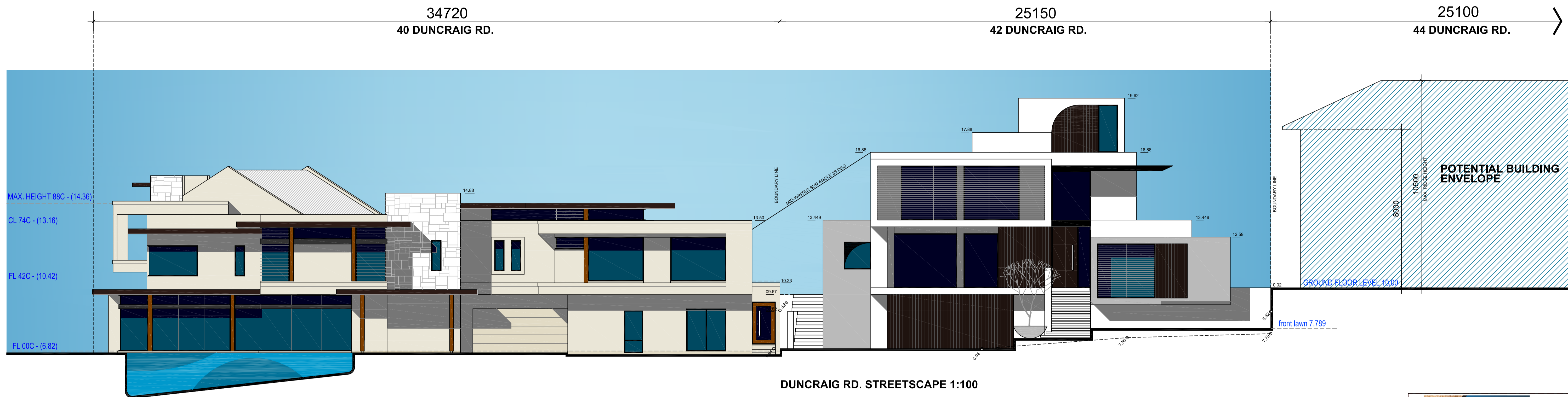
ELEVATIONS
SHEET No **6**
OF **9**

DRAWN BY	SCALE	REVISION
SP	1:100	E
CHECKED	DATE	CAD FILE
	SEPT. 2021	CASTELLI

© The Copyright of these plans & attached specification remain the property of STEVE PATERSON & ASSOC. & must not be revised, amended or copied without permission.

Note:
No drawings are to be issued or used for construction on site unless labelled "FOR CONSTRUCTION".

REVISION	DESCRIPTION	DATE
A	1ST CONCEPT SKETCH	14-09-21
B	CLIENT AMMENDMENTS	20-10-21
C	ISSUED FOR PLANNING	24-10-21
D	ADDED INFO FOR PLANNING	16-02-22



DUNCRAIG RD. STREETSCAPE 1:100



109 ENFIELD ST.
LATH LAIN W.A. 6100
TEL. (08) 9472 4383
FAX (08) 9472 4383
MOB. 0412 246387

CLIENT: L. & M. CASTELLI
SITE: NO.42
DUNCRAIG RD.
APPLECROSS

STREETSCAPE
SHEET No 7
OF 9

DRAWN BY	SCALE	REVISION
SP	1:100	E
CHECKED	DATE	CAD FILE
	OCT. 2021	CASTELLI

© The Copyright of these plans & attached specification remain the property of STEVE PATERSON & ASSOC. & must not be revised, amended or copied without permission.

ISSUED FOR PLANNING

Note:
No drawings are to be issued or used for construction on site unless labelled **FOR CONSTRUCTION**.

REVISION	DESCRIPTION	DATE
A	1ST CONCEPT SKETCH	14-09-21
B	CLIENT AMENDMENTS	20-10-21
C	ISSUED FOR PLANNING	24-10-21
D	ADDED INFO FOR PLANNING	15-02-22
E	WATER BOUND LEVELS	02-03-22

GENERAL NOTES:

ALL ARCHITECTURAL DRAWINGS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORK. REFER BACK TO THE DESIGNER FOR ANY DISCREPANCIES.
SCALES ARE AS INDICATED ON DRAWINGS.
REFER TO ENGINEERS DETAILS FOR ALL FOOTING, SLAB CONSTRUCTION DETAILS.
REFER TO ENGINEERS DETAILS FOR ALL STRUCTURAL STEEL BEAM SIZES AND SPACINGS. BUILDER TO CONFIRM ADEQUACY PRIOR TO COMMENCEMENT OF ANY WORK ON SITE.
NO DRAWINGS ARE TO BE ISSUED FOR CONSTRUCTION ON SITE UNLESS LABELLED: **FOR CONSTRUCTION**.

SYMBOL LEGEND

①	SHADE RETENTION
⊠	LOCATION OF CEILING HANGHOLE
⊕	LOCATION OF COIL BATHS SERVICE
⊖	STRUCTURAL COIL TO ENGINEERS DETAILS
⊙	LOCATION OF GAS BURNER
⊕	90 DEG PVC CORNER TRAP NUMBER SHIP HULL
⊖	90 DEG PVC CORNER TRAP CHAIRY GATE BROW/GRABBER
⊕	TRASH CHUTE TO THE OUTSIDE TO BE OPENED BOX CUTTER AT TOP OF COVER WITH SHIELDER
⊖	SHOWER OVER BENCHES
⊕	100% PVC BOX DITCHES/SCAPE
⊖	COMMERCIAL FRAME
⊕	SHOWER/TOILET/STOVE OR RANGE
⊖	SHOWER RECESSED/LEVEL OF FLOOR TILES



STEVE PATERSON & ASSOCIATES
building design

109 ENFIELD ST.
LATH LAIN W.A. 6110
TEL. (08) 9472 4383
FAX (08) 9472 4383
MOB. 0412246387

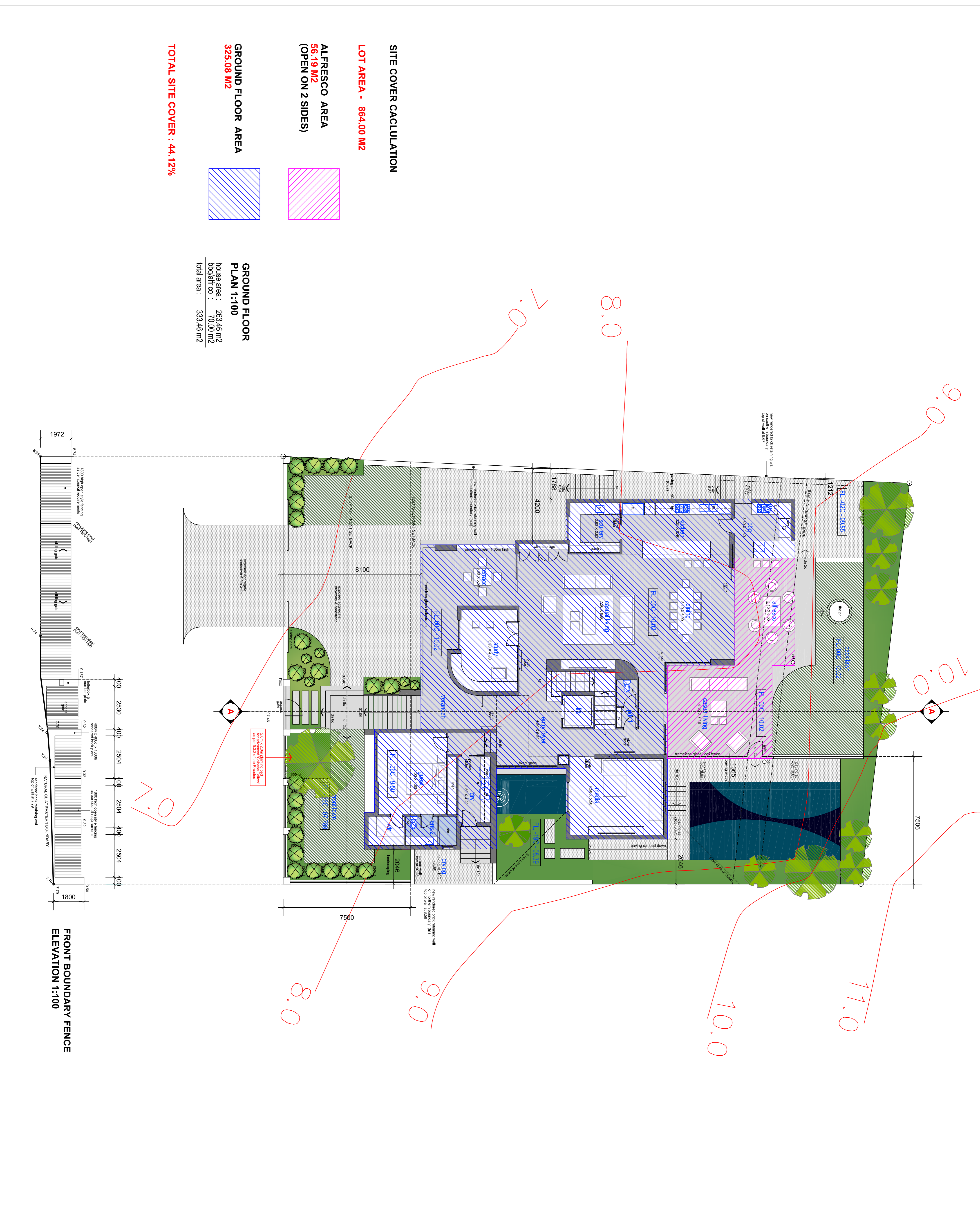
CLIENT: **L. & M. CASTELLI**
SITE: **NO 42 DUNCRAIG RD. APPECROSS**

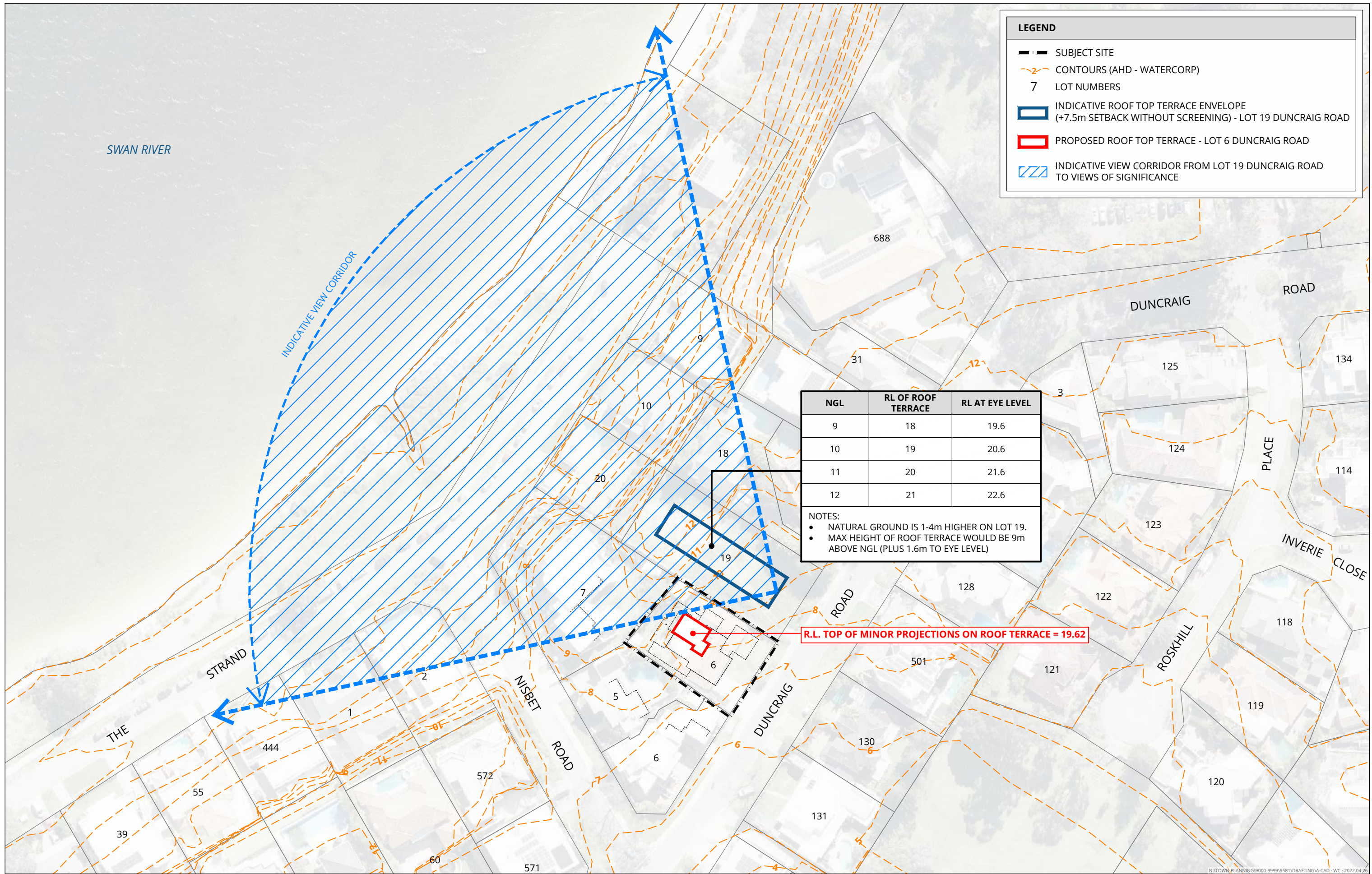
SITE COVER CALCULATION

SHEET No. **8** OF **9**

DRAWN BY	SCALE	REVISION
SP	1:100	E
CHECKED	DATE	CAD FILE
	OCT. 2021	CASTELLI

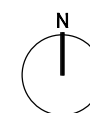
© The copyright of these plans & attached specifications remains the property of Steve Paterson & Associates. A caveat has been placed on these drawings to prevent their use without permission.





VIEW CORRIDOR PLAN
 LOT 6 (No. 42) DUNCRAIG ROAD
 APPECROSS

DRAFT



0 25 m
 SCALE @ A3: 1:1000
9581-FIG-01-A

DRAWN: WC
 DATE CREATED: 2022.04.26
 PROJECTION: MGA50 GDA94
 CADASTRE: LANDGATE
 SURVEY: :
 AERIAL: :
 This document may not be reproduced without the written consent of Rowe Group. All areas and dimensions are subject to survey.



N:\TOWN PLANNING\9000-9999\9581\DRAWING\A-CAD - WC - 2022.04.26