

COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

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

J/N: 421257 DATE: 19 Jul 17 SCALE: 1:200 DRAWN: T.Currey

Builder : Avera Homes
CLIENT : KENWIN PROJECTS PTY LTD
LOT 213 #209 Vincent Street, West Perth
JOB N°: 2162 SHEET: 01a of 06 D.Plan33158

OLD AREA

Symbol	SEC Dome
	Power Pole
	Phone Pits
	Water Conn.
	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 these features' location verified in relation to the true boundary.

DISCLAIMER:

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DISCLAIMER:

Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the 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:

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DISCLAIMER:

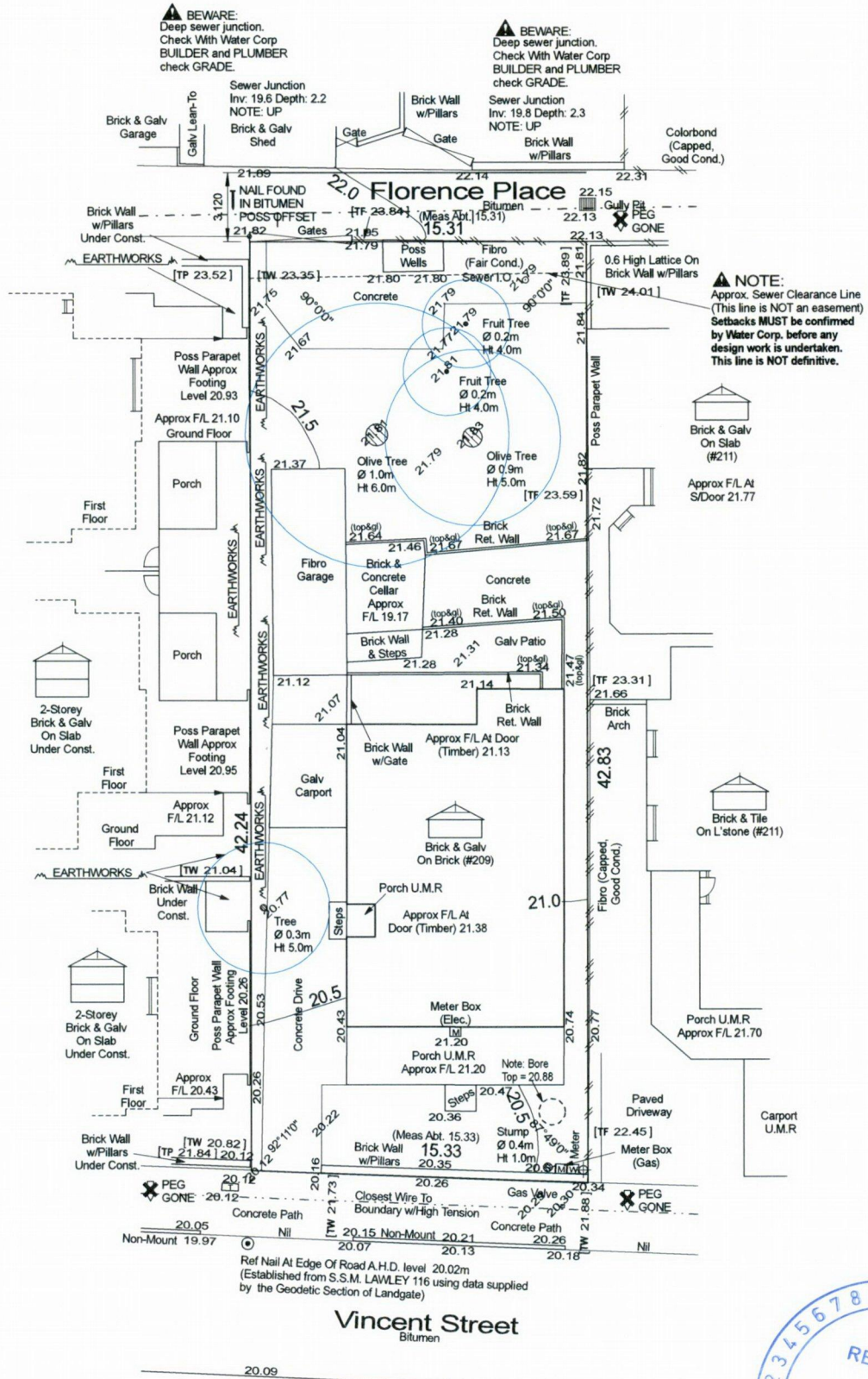
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

BEWARE:

Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.

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Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.



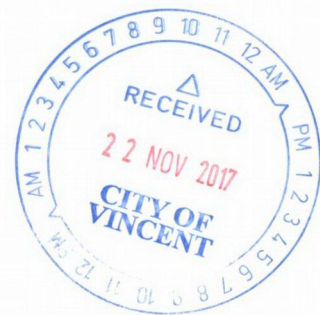
LOT MISCLOSE
0.011 m

SOIL DESCRIPTION
Sand
Refer to Survey

Scale 1:200



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J/N:	DATE:	SCALE:	DRAWN:
421257	19 Jul 17	1:200	T.Currey

SHEET: 01 of 06 (REV H: Dated 14-03-18)

OLD
AREA

LEGEND

	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

D.Plan33158

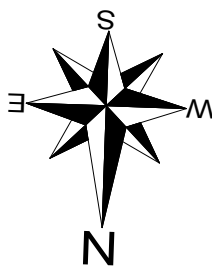
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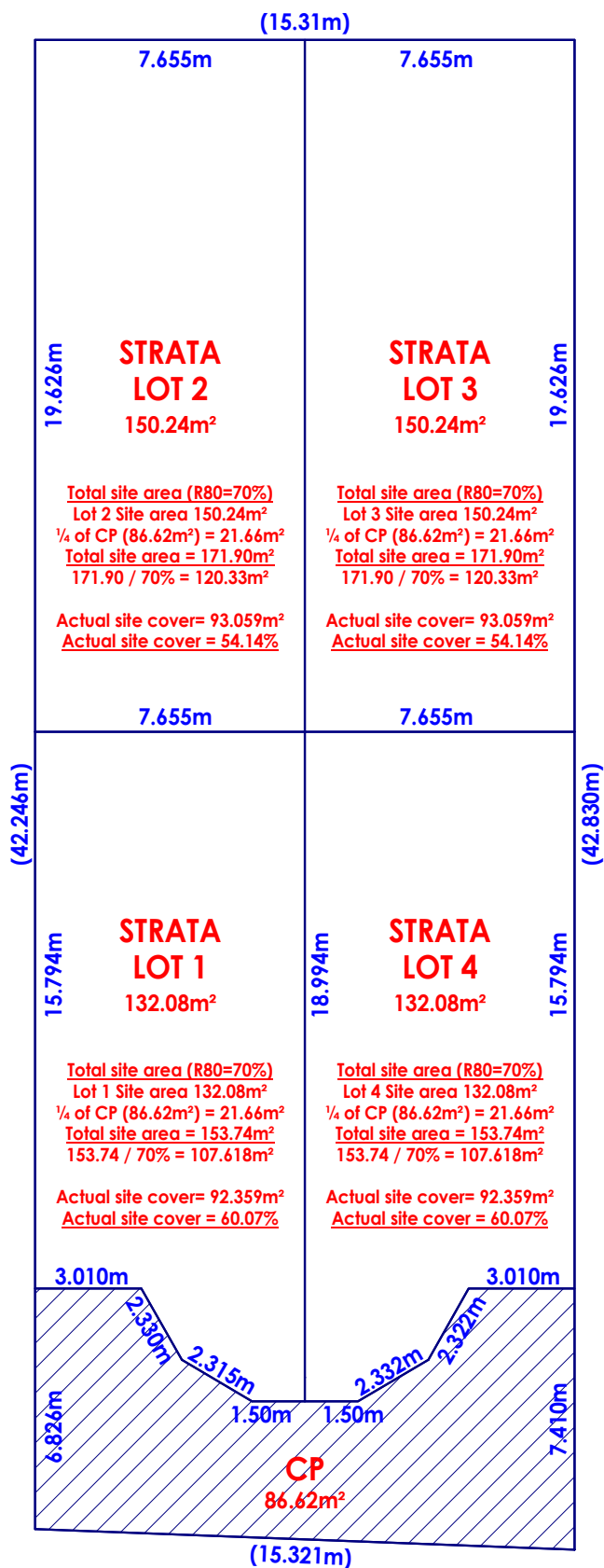
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Florence Place



Vincent Street

PROPOSED STRATA PLAN

0 2 4 6 8

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OLD AREA	SEC Dome
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D.Plan33158

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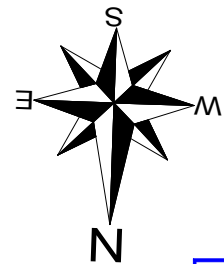
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**CITY OF VINCENT
RECEIVED
15 Mar 2018**

SITE COVER AREA CALCULATIONS ZONING R80 (MAX 70% ALLOWED)	
UNIT 1 =	92.359m ²
UNIT 2 =	93.059m ²
UNIT 3 =	93.059m ²
UNIT 4 =	92.359m ²
TOTAL =	370.836m ²
SITE AREA =	643.207m ²
CALC m ² =	370.836 / 643.207
CALC % =	57.65% (Max 70%)



**PROPOSED UNIT 2
LOWERED FLOOR
FFL 21.829 (00c)
SPL 21.729
(SHOWN HATCHED)**

**2 x 1200 x 1500 CONC
SOAKWELLS WITH
TRAFFIC LID**

**NEW PANEL & POST
RETAINING WALL AS
SHOWN HATCHED**

**PROPOSED UNIT 1
LOWERED FLOOR
FFL 20.80 (00c)
SPL 20.70
(SHOWN HATCHED)**

**2 x 1200 x 1500 CONC
SOAKWELLS WITH
TRAFFIC LID**

**DMM BOX BUILT INTO
23c HIGH ISOLATED
BRICK PIER**

**EXTENT OF OVERSHADOWING
ON LOT 8 HAMMOND STREET
10.28m² / 324m² LOT
= 3.17%
(SHOWN HATCHED)**

**FUTURE ROAD WIDENING
SUBJECT TO SHIRE
APPROVAL / REQUIREMENTS**

BEWARE:
Deep sewer junction.
Check With Water Corp
BUILDER and PLUMBER
check GRADE.

Sewer Junction
Inv: 19.6 Depth: 2.3
NOTE: UP

**EXTENT OF OVERSHADOWING
ON LOT 9 HAMMOND STREET
36.08m² / 324m² LOT
= 11.13%
(SHOWN HATCHED)**

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.

**EXTENT OF FIRST
FLOOR LEVEL
(SHOWN SHADED)**

**PROPOSED UNIT 3
LOWERED FLOOR
FFL 21.829 (00c)
SPL 21.729
(SHOWN HATCHED)**

**NEW PANEL & POST
RETAINING WALL AS
SHOWN HATCHED**

**EXTENT OF FIRST
FLOOR LEVEL
(SHOWN SHADED)**

**PROPOSED UNIT 4
LOWERED FLOOR
FFL 20.80 (00c)
SPL 20.70
(SHOWN HATCHED)**

**EXISTING BORE TO
BE REMOVED AT
DEMOLITION STAGE**

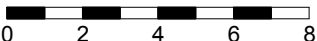
**EXISTING POWER DOME
LOCATION, CONNECTION
REQUIREMENTS SUBJECT TO
WESTERN POWER APPROVAL**

**EXISTING WATER METER
PLUS THREE NEW W/METER
CONNECTIONS SUBJECT
TO WAWA APPROVAL**

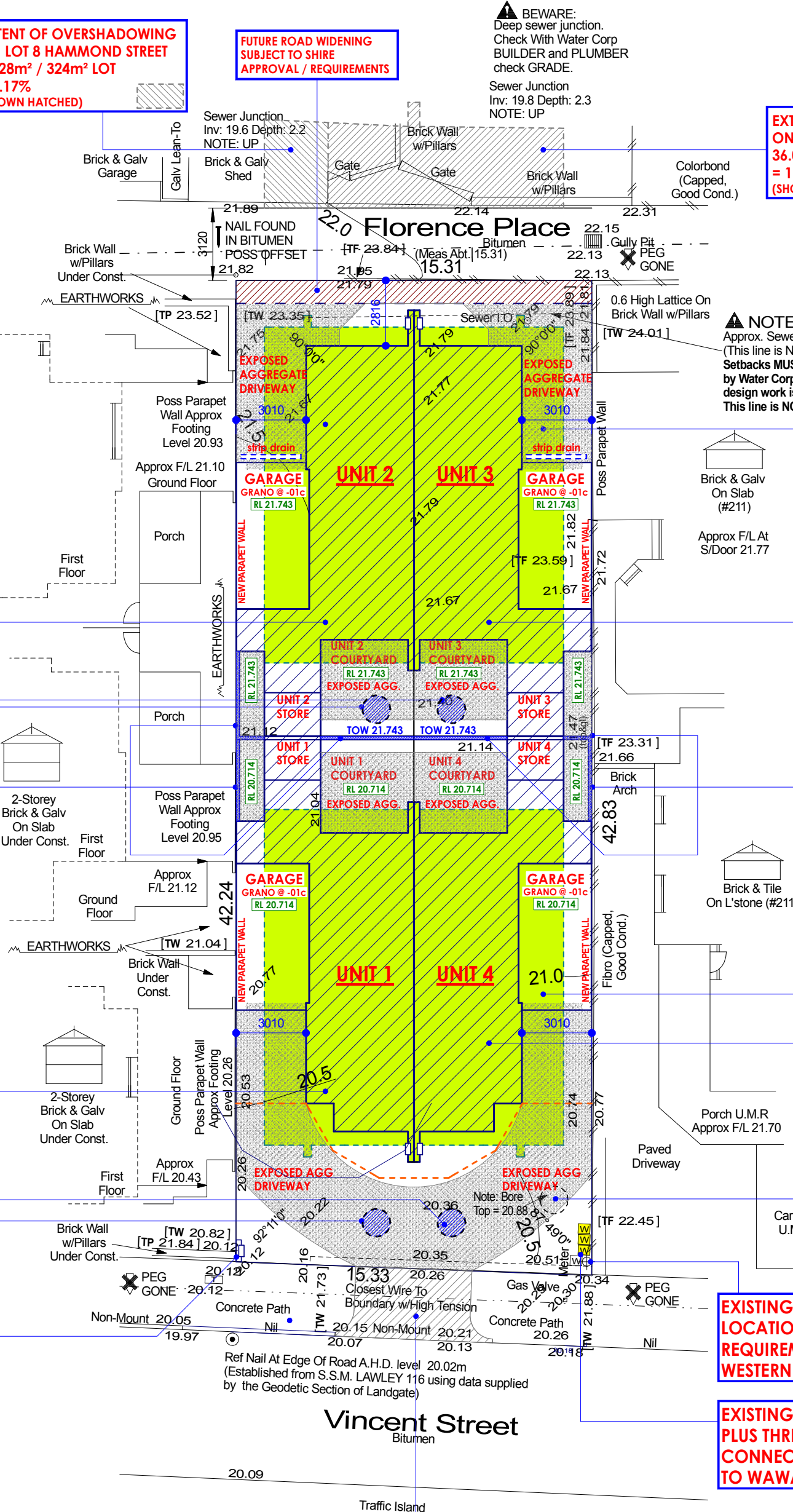
**LOT MISCLOSE
0.011 m**

SOIL DESCRIPTION
Sand
Refer to Survey

Scale 1:200



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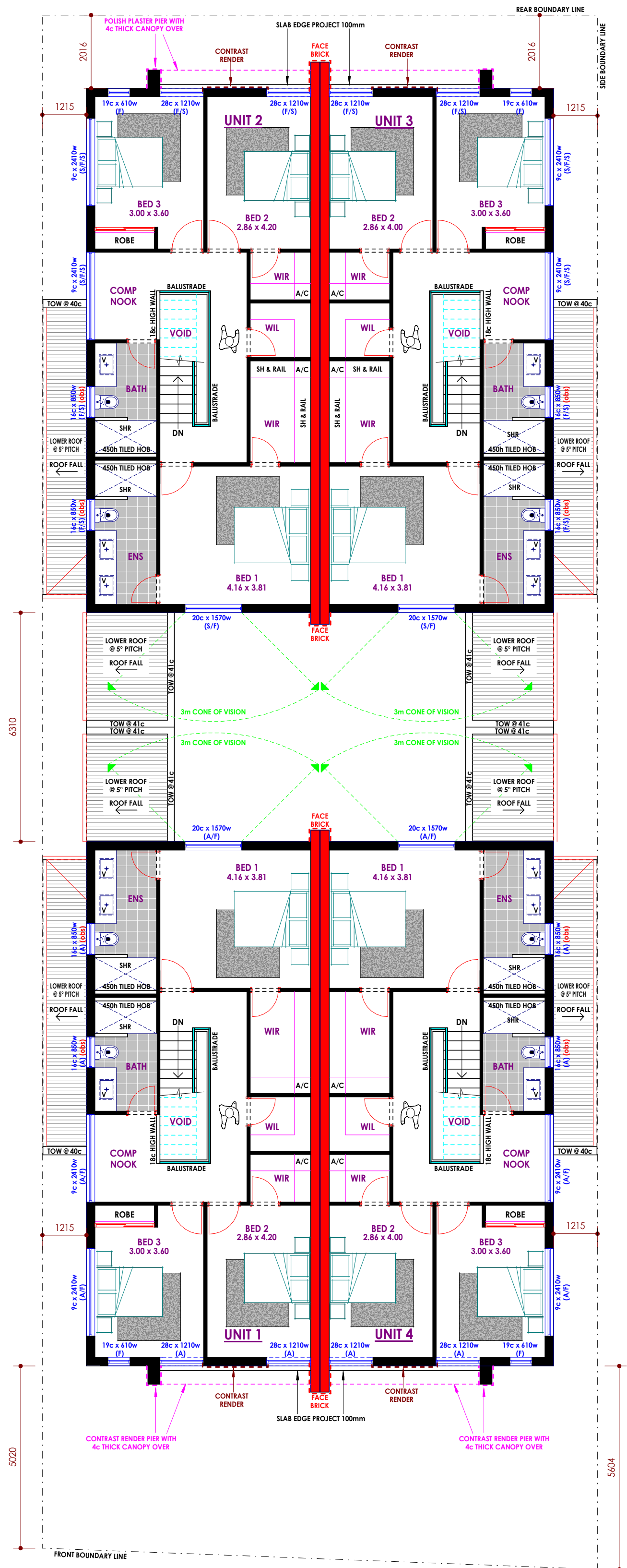


Vincent Street

**5m WIDE CONCRETE CROSSOVER
TO COUNCIL REQUIREMENTS**

[illegible]

AVERNA
HOMES
INDIVIDUAL HOME BUILDERS
Builder Registration No. 12340





AREAS: (Unit 1 & 4)	
Ground Floor House/St Area	= 72.620m ²
Garage Area	= 19.739m ²
First Floor House Area	= 93.216m ²
TOTAL AREA	= 185.575m ²
Ground Floor House Perim.	= 54.83m
First Floor House Perim.	= 43.61m

AREAS: (Unit 2 & 3)	
Ground Floor House/St Area	= 73.320m ²
Garage Area	= 19.739m ²
First Floor House Area	= 93.216m ²
TOTAL AREA	= 186.275m ²
Ground Floor House Perim.	= 56.03m
First Floor House Perim.	= 43.61m

CLIENT NOTE:
Design concepts are subject to developer & council approvals, engineers details, site survey and energy efficiency requirements. Design based of Class 1 Building classification

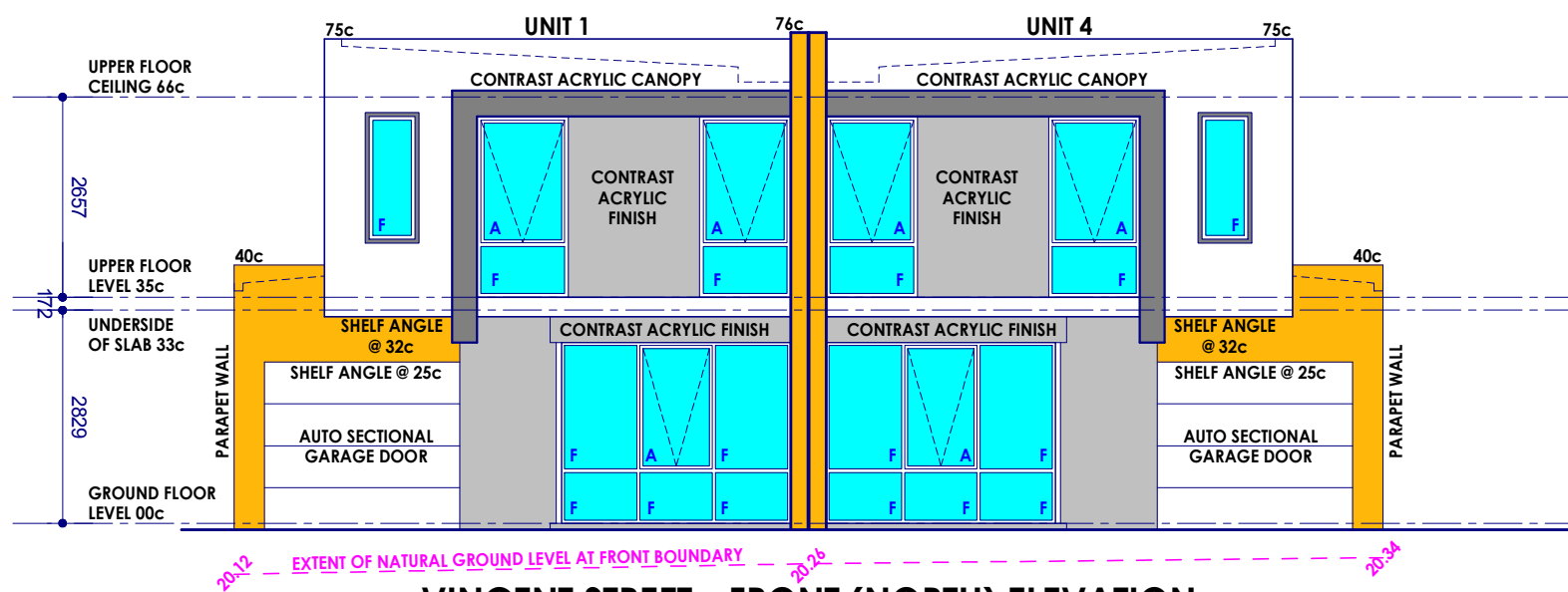
CLIENT:	Kerwin Projects Pty Ltd
PROJECT:	Lot 213 (#209) Vincent Street West Perth
DESIGNED BY:	Mark Pavisch
DATE:	November - 2017
SCALE:	1:100 (A2) / NOT TO SCALE (A3)
REVISION:	ISSUE FOR DA-REV H : 14/03/2018



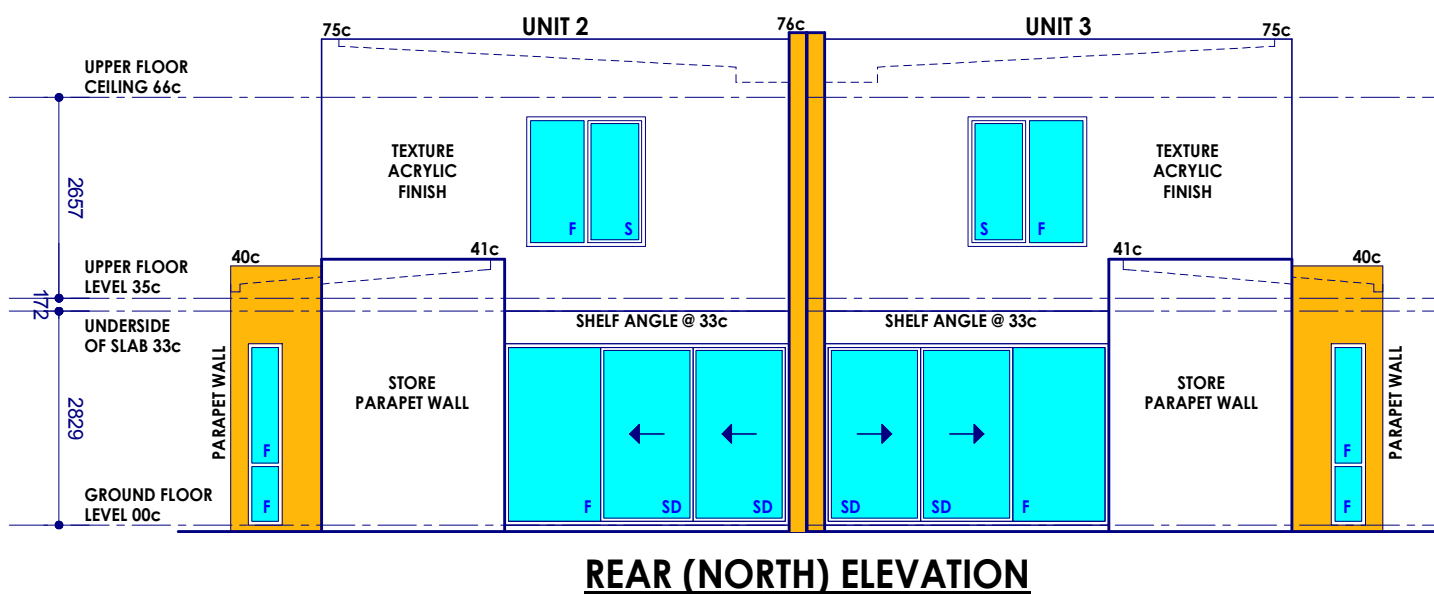
Builders Registration No. 12340
Telephone - (08) 9373 3999
Suite 3, First Floor, 54 Belgrave Street, Belmont, W.A. 6104
PO Box 398 Como W.A. 6952

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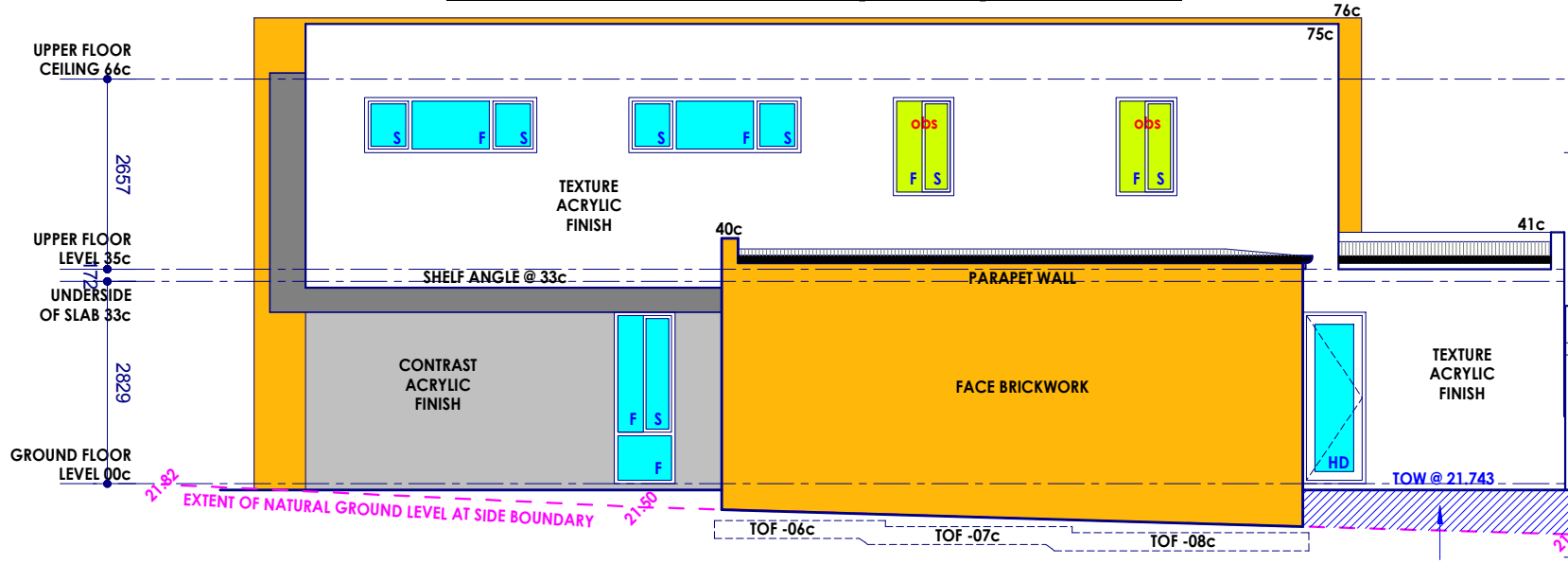
CITY OF VINCENT
RECEIVED
15 Mar 2018



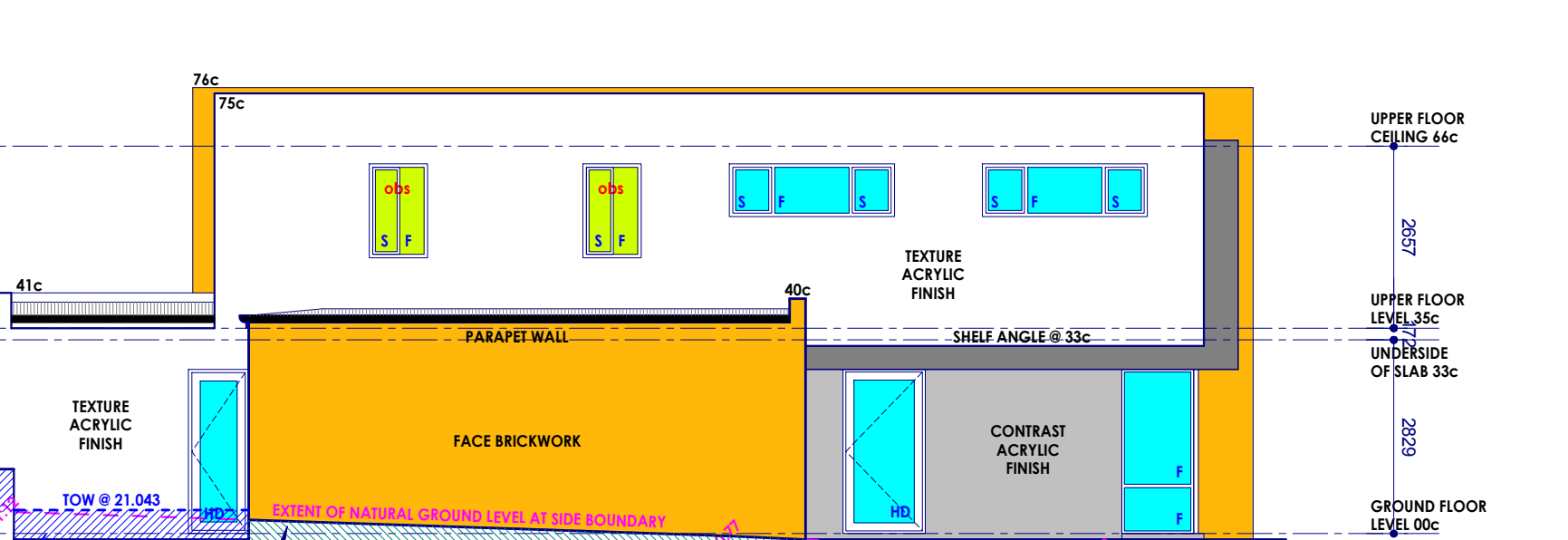
VINCENT STREET - FRONT (NORTH) ELEVATION



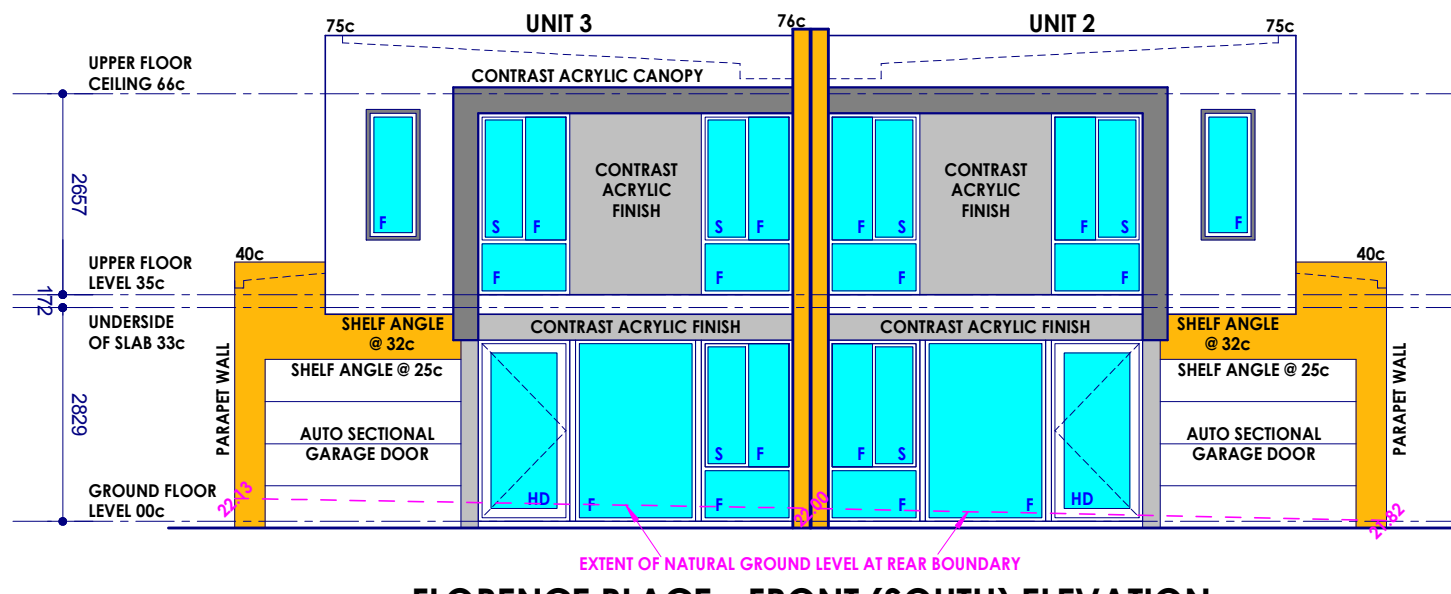
REAR (NORTH) ELEVATION



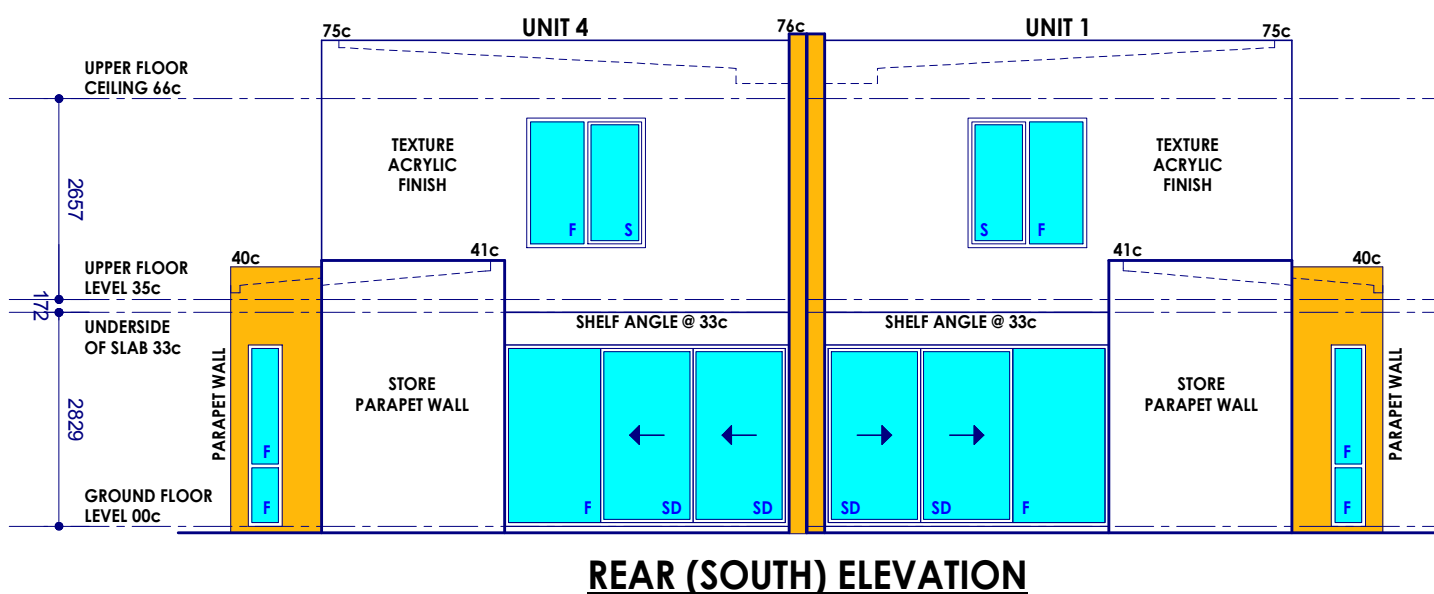
UNIT 2 - SIDE (EAST) ELEVATION



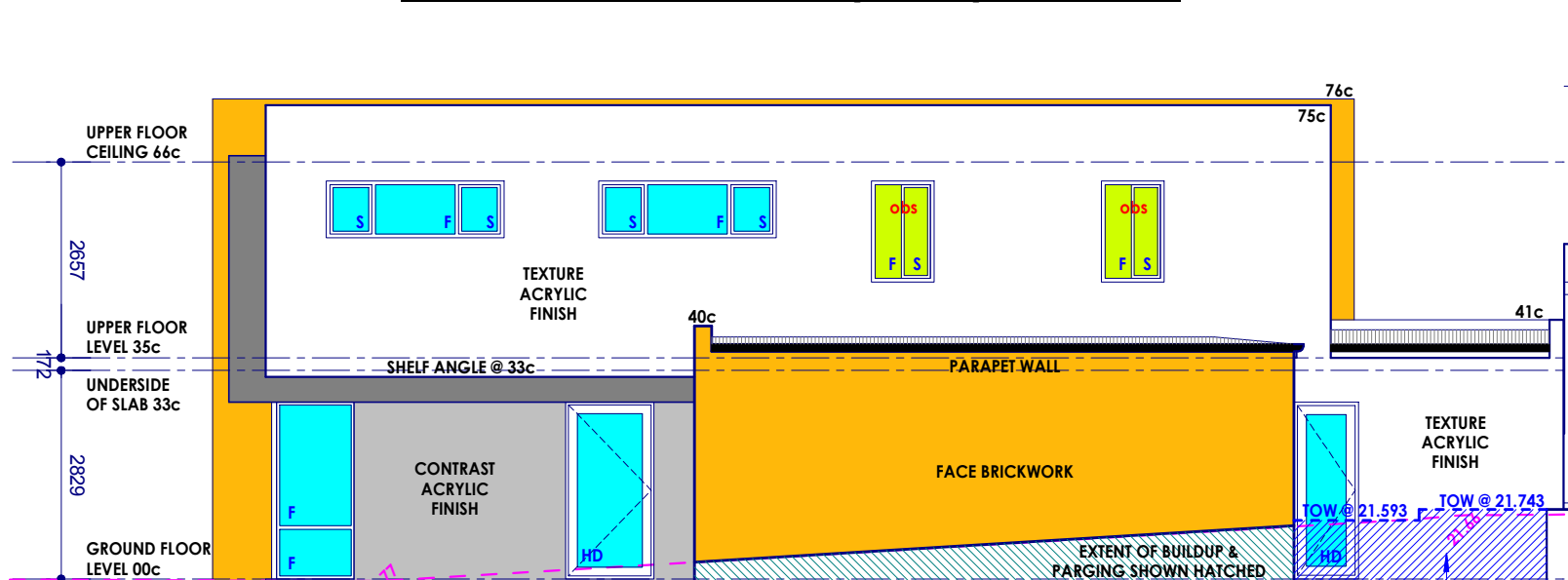
UNIT 1 - SIDE (EAST) ELEVATION



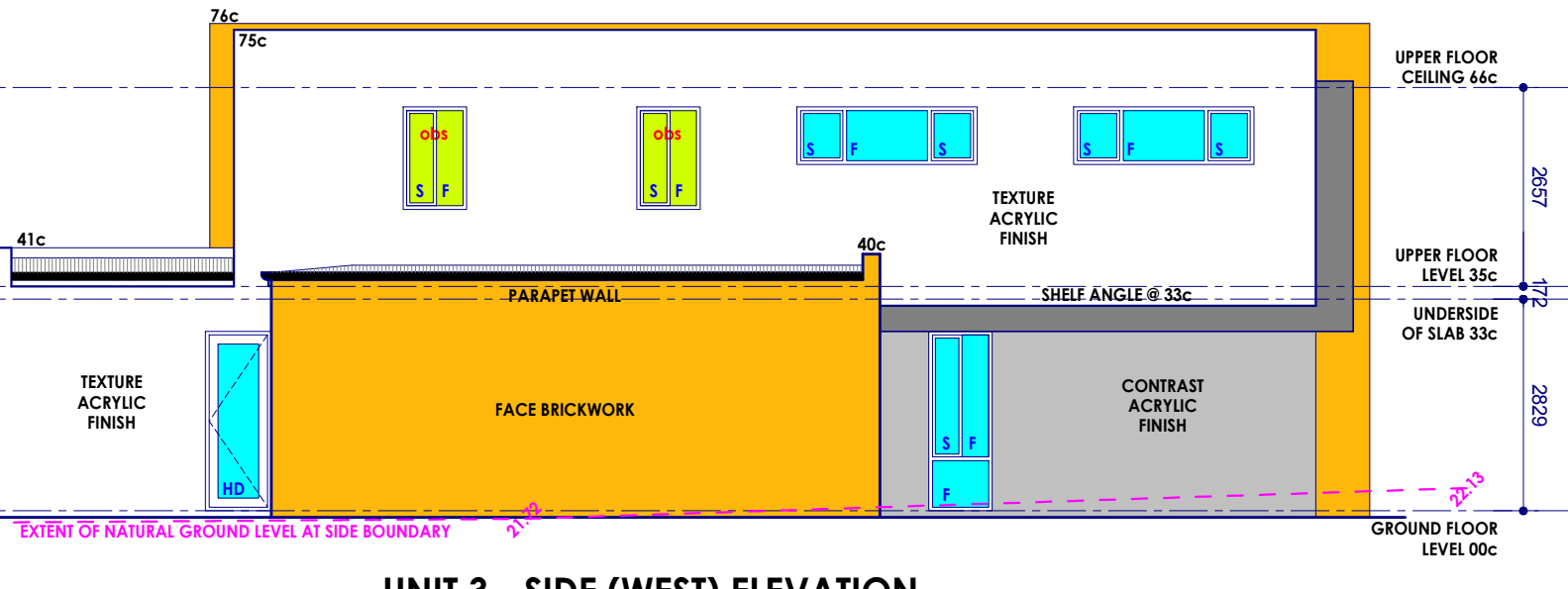
FLORENCE PLACE - FRONT (SOUTH) ELEVATION



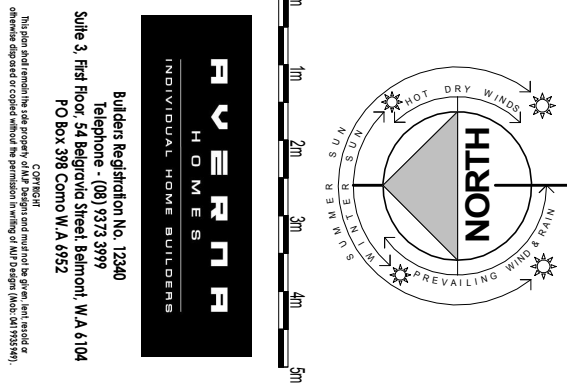
REAR (SOUTH) ELEVATION



UNIT 4 - SIDE (WEST) ELEVATION



UNIT 3 - SIDE (WEST) ELEVATION



AREAS (Unit 1 & 4)	
Ground Floor House/SI Area	= 72.620m ²
Garage Area	= 19.739m ²
First Floor House Area	= 72.620m ²
TOTAL AREA	= 164.979m ²
Ground Floor House Perim.	= 54.83m
First Floor House Perim.	= 43.61m

AREAS (Unit 2 & 3)	
Ground Floor House/SI Area	= 73.320m ²
Garage Area	= 19.739m ²
First Floor House Area	= 73.216m ²
TOTAL AREA	= 166.275m ²
Ground Floor House Perim.	= 55.03m
First Floor House Perim.	= 43.61m

CLIENT NOTE:
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CLIENT: Kenwin Projects Pty Ltd
PROJECT: Lot 213 (#209) Vincent Street West Perth
DESIGNED BY: MCK POWELL
DATE: November - 2017
SCALE: 1:100 (A2) / NOT TO SCALE (A3)
REVISION: ISSUE FOR DA-REV H - 14/03/2018



VINCENT STREET NORTH-EAST FRONT ELEVATION



VINCENT STREET NORTH-EAST SIDE ELEVATION



VINCENT STREET NORTH-WEST FRONT ELEVATION



FLORENCE PLACE SOUTH-WEST REAR STREET ELEVATION

CITY OF VINCENT
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02 Mar 2018

AREAS: (Unit 1 & 4)	
Ground Floor House/St Area	= 74.152m ²
Garage Area	= 19.739m ²
First Floor House Area	= 93.216m ²
TOTAL AREA	= 187.107m ²
Ground Floor House Perim.	= 55.63m
First Floor House Perim.	= 43.61m

AREAS: (Unit 2 & 3)	
Ground Floor House/St Area	= 73.320m ²
Garage Area	= 19.739m ²
First Floor House Area	= 93.216m ²
TOTAL AREA	= 186.275m ²
Ground Floor House Perim.	= 56.03m
First Floor House Perim.	= 43.61m

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CLIENT: Kenwin Projects Pty Ltd

PROJECT: Lot 213 (#209) Vincent Street West Perth

DESIGNED BY: Mark Pavisch

DATE: November - 2017

SCALE: 1:100 (A2) / NOT TO SCALE (A3)

REVISION: ISSUE FOR DA-REV G : 01/03/2018



0m 1m 2m 3m 4m 5m



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