

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

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.

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.

BEWARE:

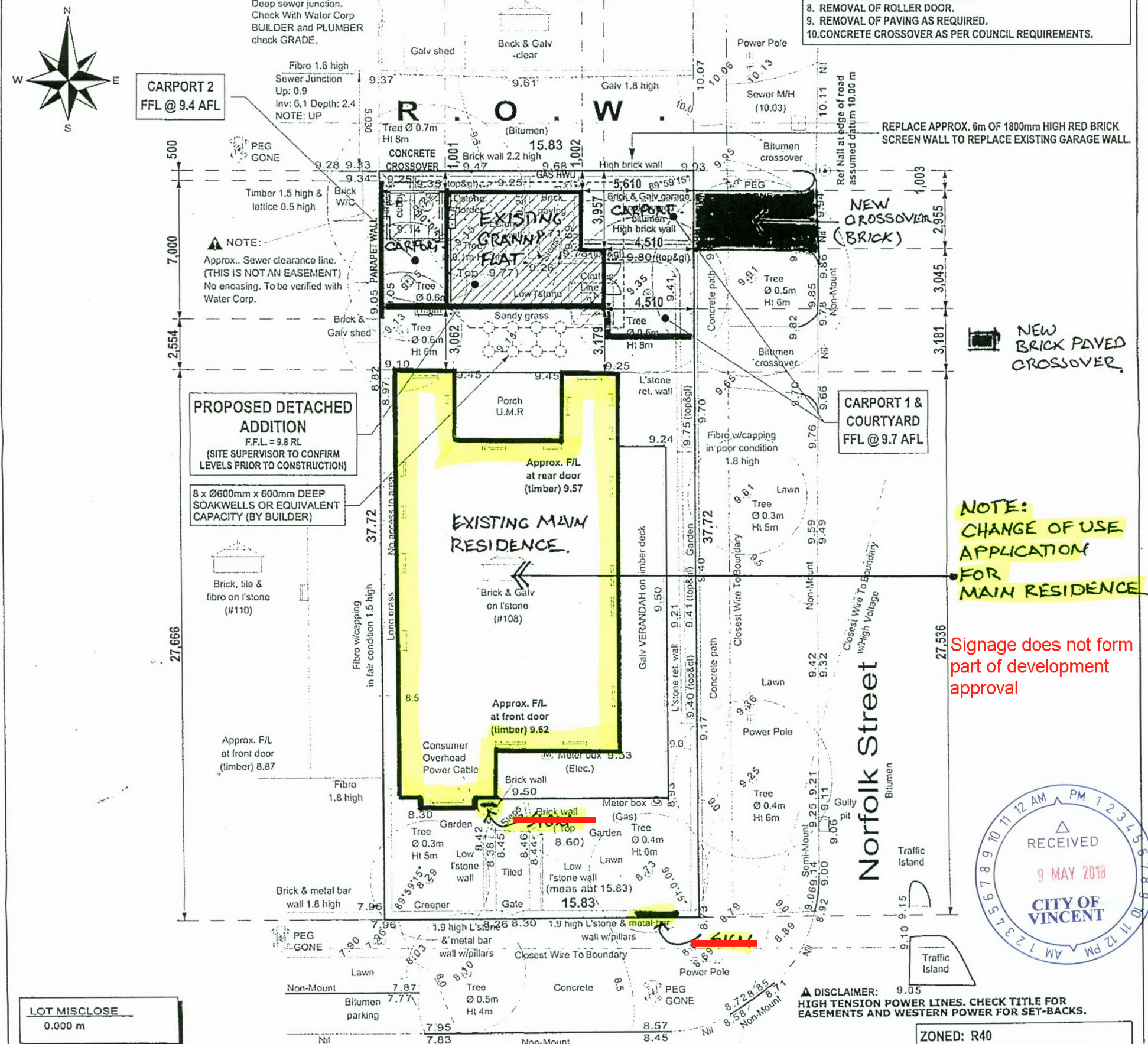
Deep sewer junction.
Check With Water Corp
BUILDER AND PLUMBER
check GRADE.

SITE WORKS BY CLIENT TO INCLUDE:

1. REMOVAL OF TREES & SHRUBS INCLUDING ROOTS AS REQUIRED.
2. CLOSE OFF EXISTING RETICULATION PRIOR TO CONSTRUCTION.

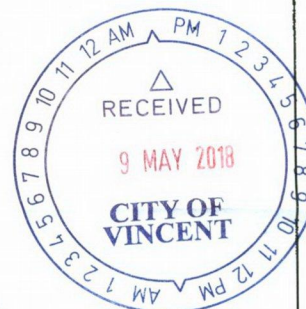
SITE WORKS BY BUILDER TO INCLUDE:

1. REMOVAL OF LAWN AS REQUIRED.
2. SUPPLY OF SAND PAD & COMPACTING TO NOMINATED LEVELS.
3. SOAKWELLS TO SHIRE REQUIREMENTS.
4. EXISTING LIMESTONE RETAINING TO BE REMOVED & RE-USED AS SHOWN ON RETAINING LAYOUT & ELEVATIONS AS REQUIRED.
5. REMOVAL OF EXISTING SINGLE BRICK GARAGE INCLUDING CONCRETE FLOOR.
6. SUPPLY & INSTALL 6m OF BRICKWORK TO REPLACE NORTHERN BOUNDARY WALL WHERE WALL OF SINGLE BRICK GARAGE WAS.
7. DISCONNECTION OF ELECTRICAL.
8. REMOVAL OF ROLLER DOOR.
9. REMOVAL OF PAVING AS REQUIRED.
10. CONCRETE CROSSOVER AS PER COUNCIL REQUIREMENTS.



NOTE:
CHANGE OF USE
APPLICATION
FOR
MAIN RESIDENCE

Signage does not form
part of development
approval



LOT MISCLOSE
0.000 m

SOIL DESCRIPTION
Sand
Refer to Survey

Scale 1:200
0 2 4 6 8

SITE PLAN - PROPOSED
1:200

Vincent Street

CHANGE OF USE APPLICATION 108 VINCENT ST.

ZONED: R40
45% OPEN SPACE REQUIRED
SITE AREA - 597.11m²
TOTAL BUILDING AREA - 291.11m²
OPEN SPACE ACHIEVED - 306.00m²
OPEN SPACE REQUIRED - 268.70m²



PO BOX 4459
MYAREE BC WA 6960
PHONE: 9329 6888
BUILDERS REGISTRATION #11156
EMAIL: admin@grannyflatswa.com

SIGNATURES

CLIENT: _____
CLIENT: _____
BUILDER: _____

VARIATIONS

DATE	BY
05/07/16	JT
05/07/16	JT
10/07/16	JT
30/06/16	JT
30/06/16	JT

VARIATIONS

DATE	BY
05/07/16	JT
05/07/16	JT
10/07/16	JT
30/06/16	JT
30/06/16	JT

CLIENT NAME:

MARK & JULIE MITCHESON-LOW
SITE ADDRESS:
108 VINCENT STREET
NORTH PERTH

DRAWN:

JT DATE: 05/07/16
SALES: FM COASTAL: NO
CLIMATE ZONE: 5 WIND REGION: A
SHEET No: 1 OF 10 JOB No: 0252

VINCENT ST.

900 APPROX
~~MILLARCH~~ 300 APPROX

Signage does not
form part of
development
approval

~~NEW WALL
PANEL SIGNAGE
BRASS + BLACK~~

~~BRASS + BLACK
NEW SIGNAGE
PANEL ON
FENCE.
NAME~~

~~MILLARCH~~

1200 TO 1400

01 EXISTING
GROUND FLOOR PLAN

SCALE: 1:100

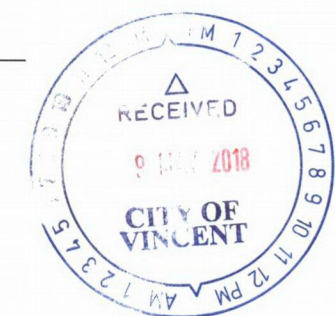
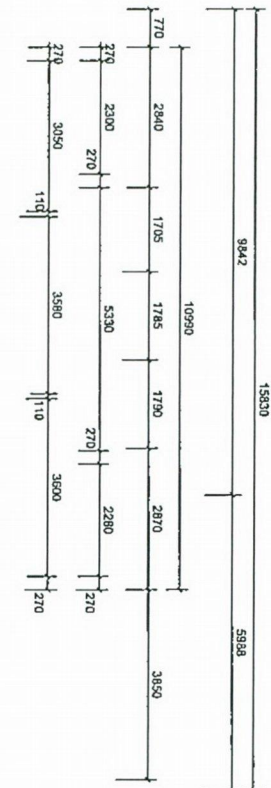
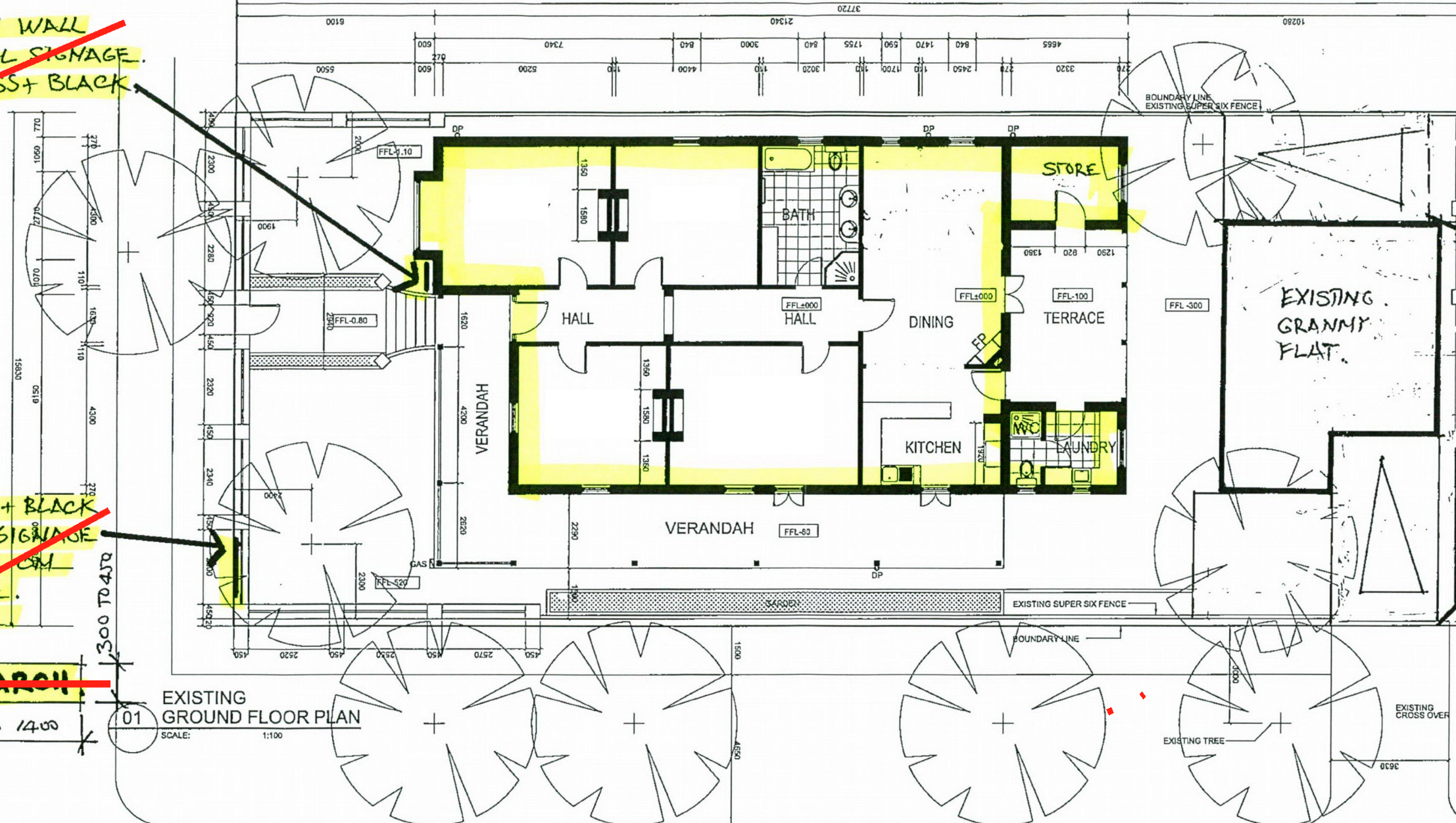
NOTE:
~~SIGNAGE TO MATCH
HERITAGE HOUSE
SIGNAGE BRASS/GOLD + BLACK.~~

NORFOLK STREET.

108 VINCENT STREET. NORTH PERTH.

NEIGHBOURING RESIDENCE

FFL. -1000



TITLE: EXISTING SITE PLAN & FLOOR PLAN	DATE: 16/03/2008	REV: 00	PROPOSED EXISTING RESIDENCE AT LOT 3, 108, VINCENT STREET, PERTH, AUSTRALIA
OWNER: MR. & MRS. MITCHESON-LOW	DRAWING NO: A 1100		