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:	DATE:	SCALE:	DRAWN:
427619	20 Nov 17	1:200	C. Bull

Builder : Integrity Developments (WA) Pty Ltd
CLIENT : Roe
LOT 5 #48 Egina Street, Mt Hawthorn
Diag.14389

OLD AREA

LEGEND	
	SEC Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	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.

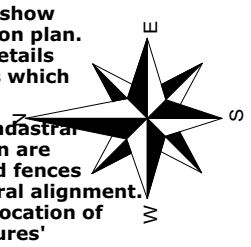
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

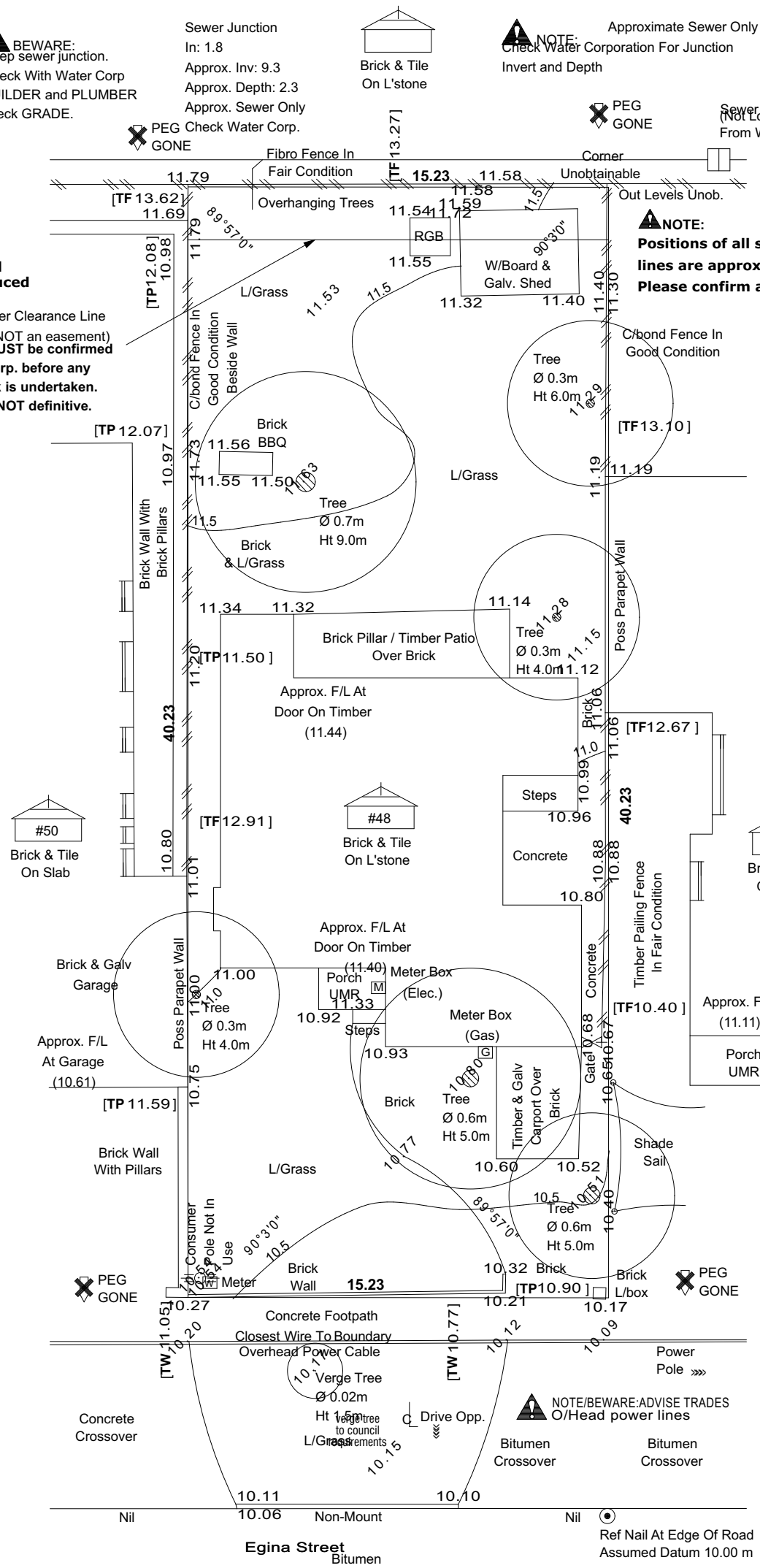
DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from 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
0.000 m

SOIL DESCRIPTION
Sand
Light Grass Cover





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.

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Scale 1:200
0 2 4 6 8

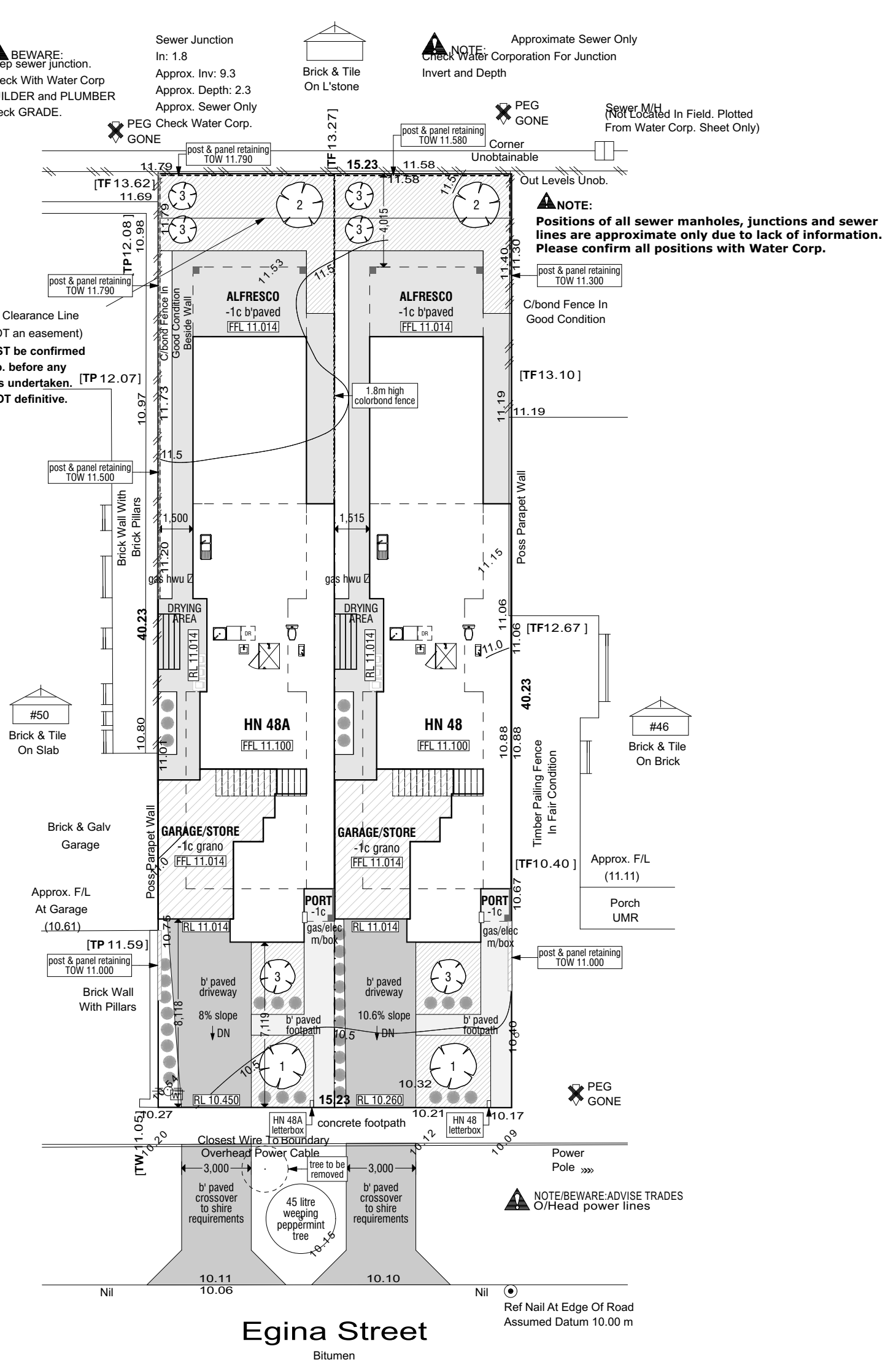
LOT 202 HN 48 EGINA STREET
MOUNT HAWTHORN 6016
TOTAL SITE AREA 306m²
R-30

LOT 201 HN 48A EGINA STREET
MOUNT HAWTHORN 6016
TOTAL SITE AREA 307m²
R-30

NOTE: FINAL LEVES AND EXTENT OF RETAINING TO BE CONFIRMED ON SITE AFTER THE COMPLETION OF SITEWORKS.

NOTE: ALL DOWNPIPES TO BE CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE.

NOTE: NUMBER & LOCATION OF DOWNPIPES TO BE DETERMINED BY PLUMBER.



HN 48A LANDSCAPING

	COMMON NAME	QTY	CANOPY	TOTAL CANOPY
1	Chinese Tallow	01	6m	6m
2	Magnolia	01	10m	10m
3	Pink Flowering Plum	03	8m	24m
				40m

40m² canopy cover = 13% of site

Deep soil zone shown hatched
44m² (14.4% of site)

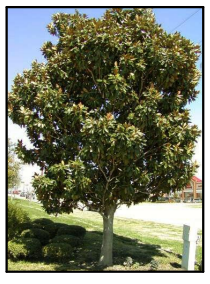
HN 48 LANDSCAPING

	COMMON NAME	QTY	CANOPY	TOTAL CANOPY
1	Chinese Tallow	01	6m	6m
2	Magnolia	01	10m	10m
3	Pink Flowering Plum	03	8m	24m
				40m

40m² canopy cover = 13% of site

Deep soil zone shown hatched
47.2m² (15.5% of site)

Chinese Tallow


Magnolia

Pink Flowering Plum

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Site/Landscaping Plan

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p: 9202 6888 • f: 9202 6801

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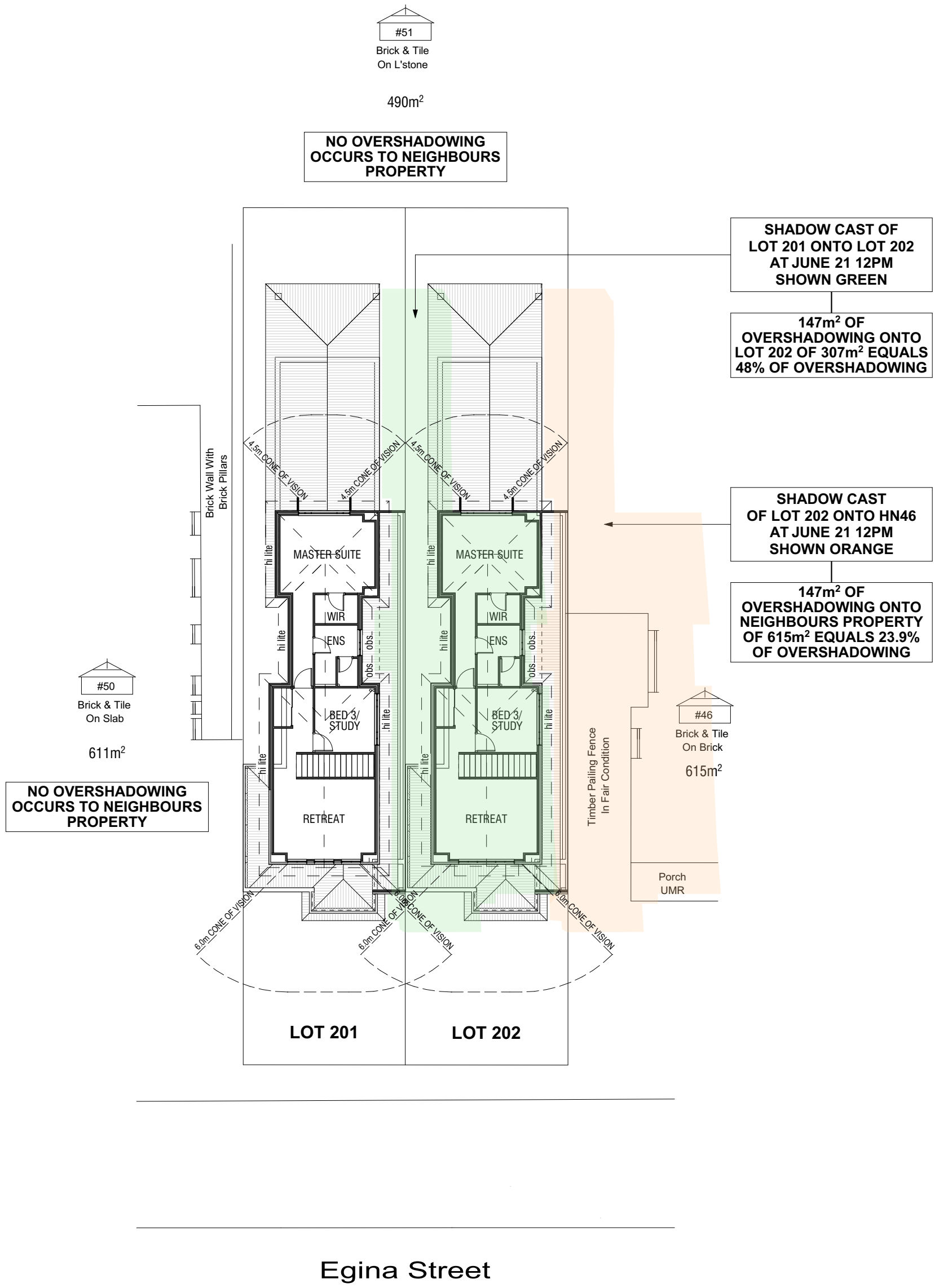
amendments:

22.12.20	a	re-design & new DA submission
01.02.21	b	overshadowing plan fixed
04.02.21	c	DA amendments - council changes
02.04.21	d	verge tree note changed

project: COLIN & CORINNE ROE'S RESIDENCES

project address: LOTS 201 & 202 HN48 & HN 48A EGINA ST MOUNT HAWTHORN WA 6016

scale:	date:	drawn by:	drawing no.:
1:200	01 DEC 2020	AVN	1580_DA 1 of 9



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Overshadowing & Privacy

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05.06.18	a	submit to council for DA
28.08.18	b	DA amendments
22.10.18	c	front setback + upper floor areas changes
17.12.18	d	SAT changes - porticos
24.01.19	e	HN48A upper floor setback 7.11m from front boundary
14.02.19	f	changes for SAT hearing
25.03.19	g	overshadowing plan changes
03.12.20	h	re-design & new DA submission
01.02.21	i	overshadowing plan fixed
04.02.21	j	DA amendments - council changes

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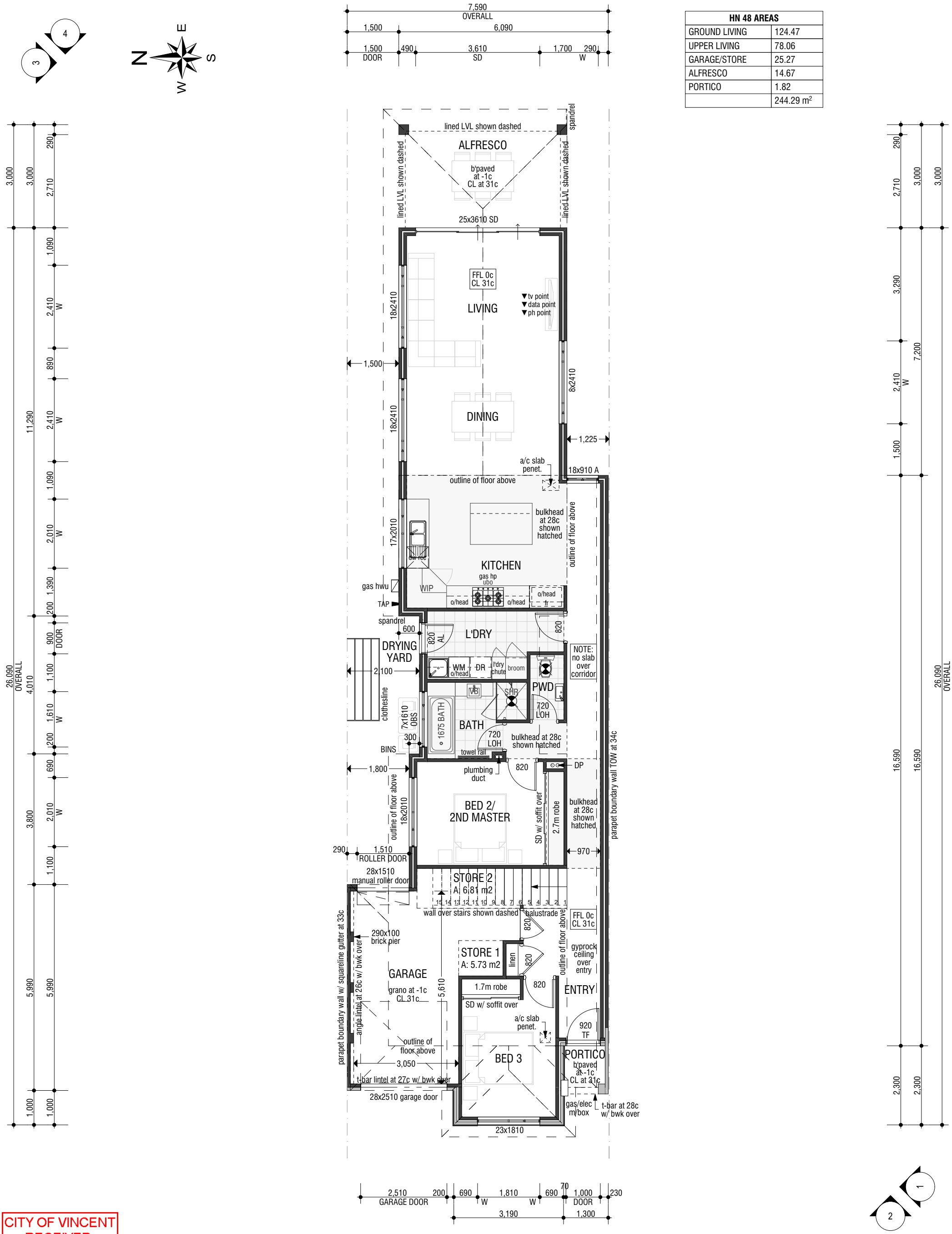
1:200	01 DEC 2020	AVN	1580_DA 2 of 9

HN 48 AREAS	
GROUND LIVING	124.47
UPPER LIVING	78.06
GARAGE/STORE	25.27
ALFRESCO	14.67
PORTICO	1.82
	244.29 m²



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HN 48A Ground Floor Plan

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GROUND LIVING	124.47
UPPER LIVING	78.06
GARAGE/STORE	25.27
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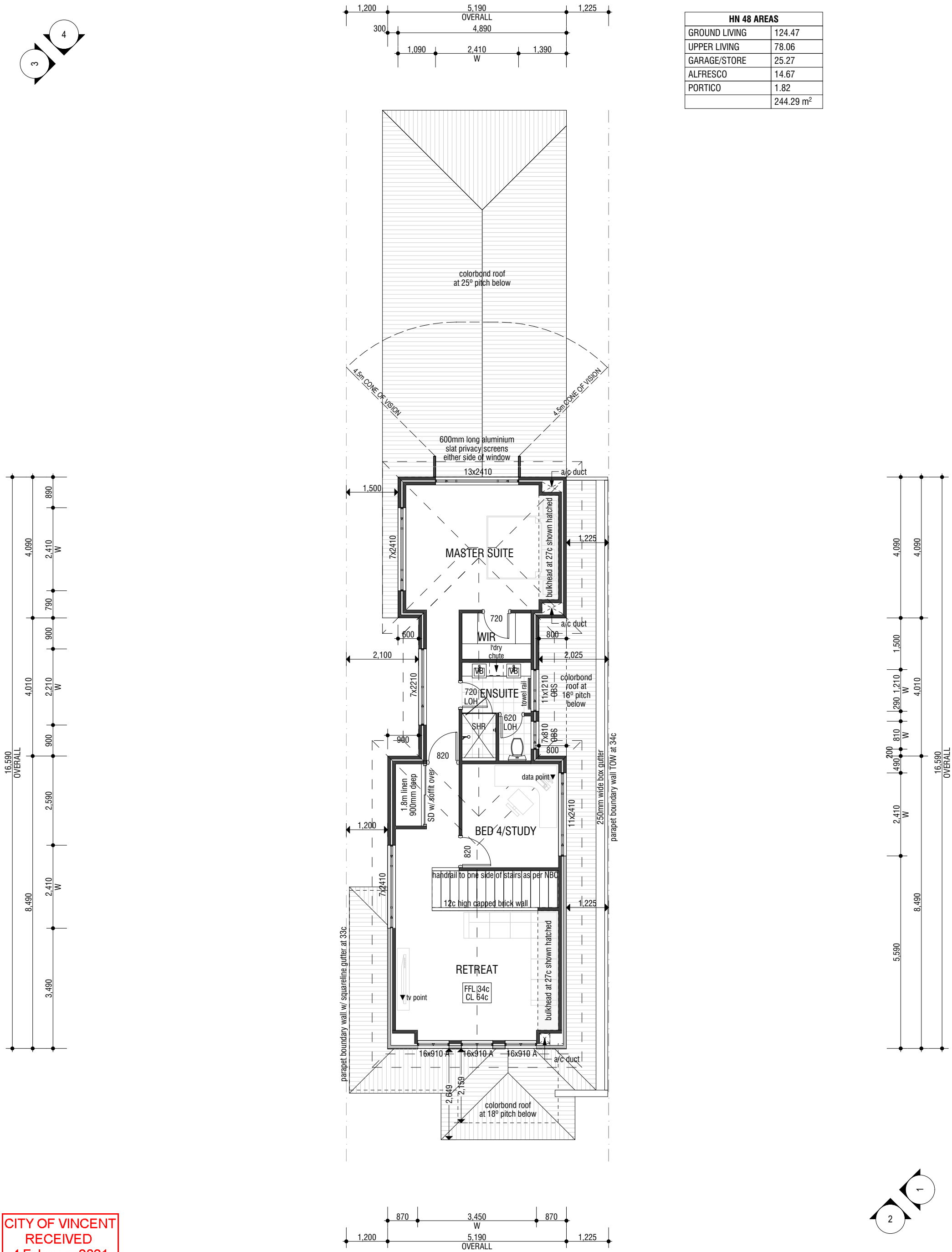
PORTICO	1.82
	244.29 m²



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HN 48A Upper Floor Plan

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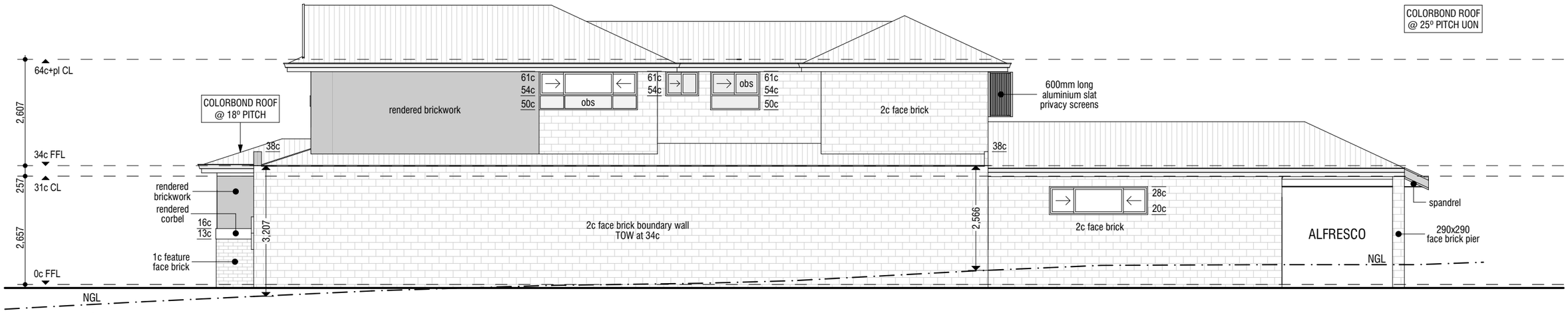
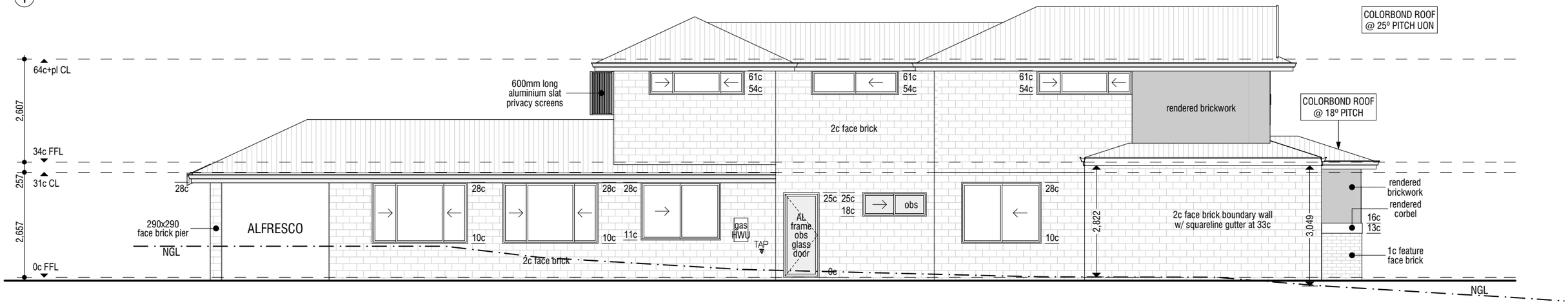
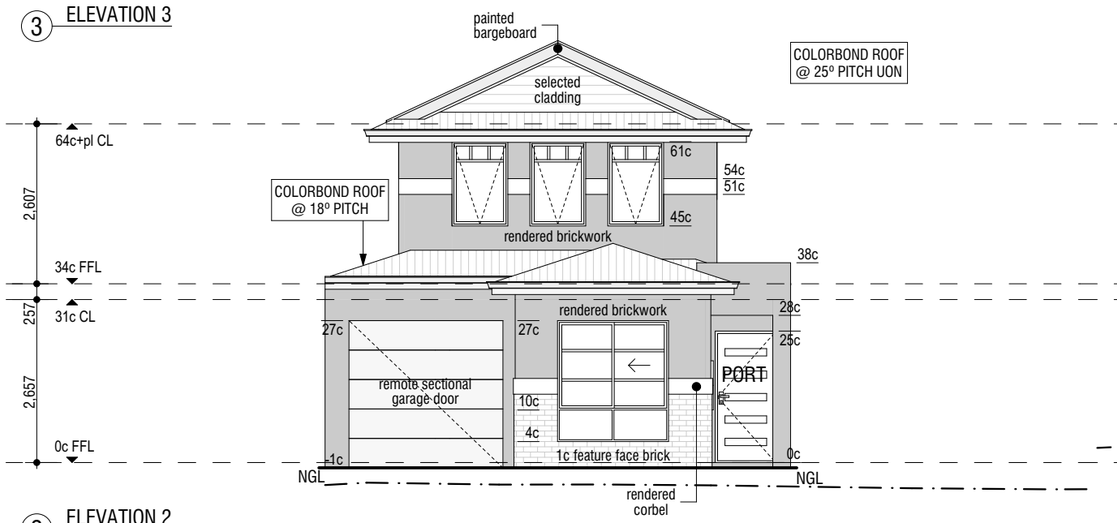


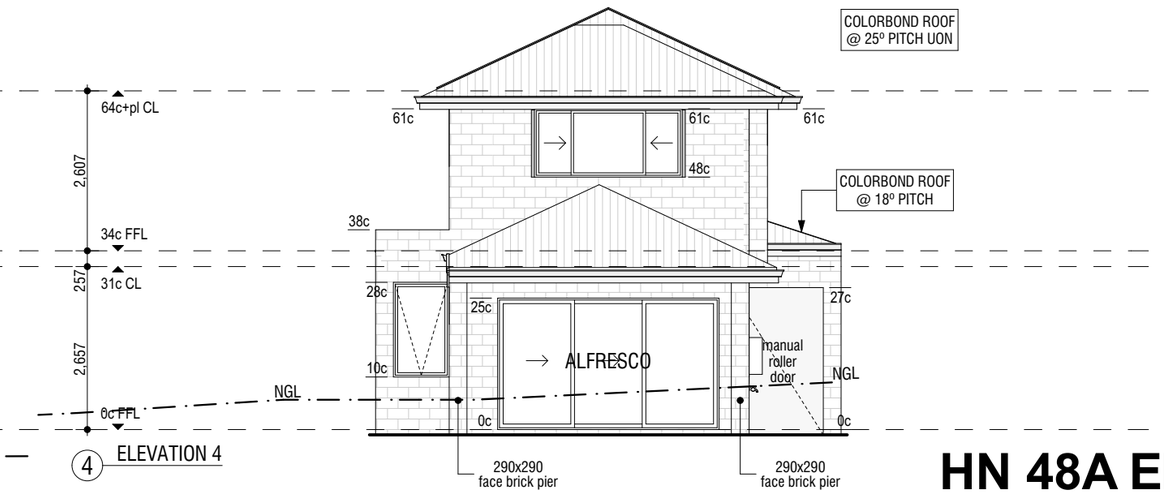
1 ELEVATION 1



3 ELEVATION 3



2 ELEVATION 2



4 ELEVATION 4

HN 48A Elevations

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1:100	01 DEC 2020	AVN	1580_DA 5 of 9

HN 48A MATERIAL SELECTION

RENDER COLOUR:
DULUX FLOODED GUM OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
COLORBOND WALLABY

FACE BRICK:
RED VINTAGE OR SIMILAR

HN 48 MATERIAL SELECTION

RENDER COLOUR:
DULUX HIGHGATE OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
COLORBOND BASALT

FACE BRICK:
RED VINTAGE OR SIMILAR

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3D Views

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