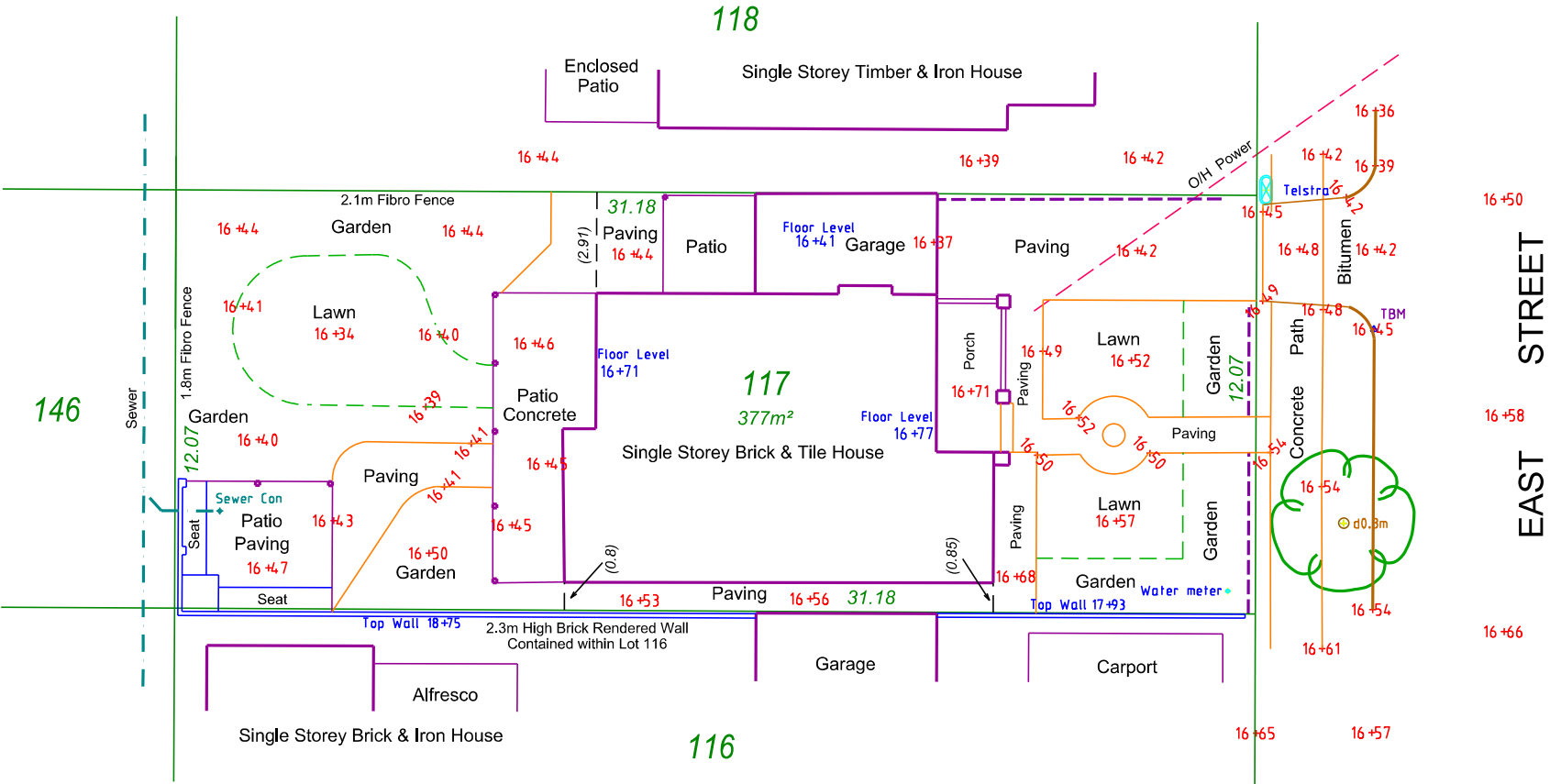


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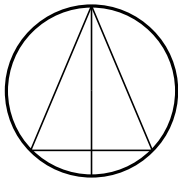
**REGULATION 25A RESURVEY CERTIFICATE**

I Michael Delamotte, Licensed Surveyor, certify that on the 17th Day of September 2022 I determined the boundary offsets for Lot 117 on Plan 2099 as shown on the sketch/plan and that the survey was performed in accordance with all the relevant written laws.

Date 17-9-2022

*Michael Delamotte*  
Licensed Surveyor

| REV | DATE       | DESCRIPTION      |
|-----|------------|------------------|
| 0   | 17/09/2022 | Issued to client |
|     |            |                  |
|     |            |                  |
|     |            |                  |
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|     |            |                  |



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LICENSED SURVEYORS

ION SERVICES PTY LTD  
U14/23 Gibberd Road Balcatla WA 6021  
PO Box 309 Greenwood WA 6004  
Tel: 0408 946893  
Email: survey@ionservices.com.au

81 East Street, Mount Hawthorn  
Lot 117 on Plan 2099

Addstyle Constructions Pty Ltd

Detailed Site Survey

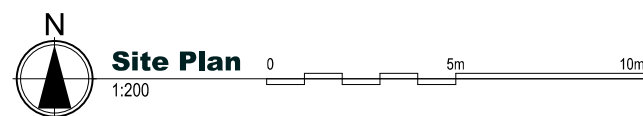
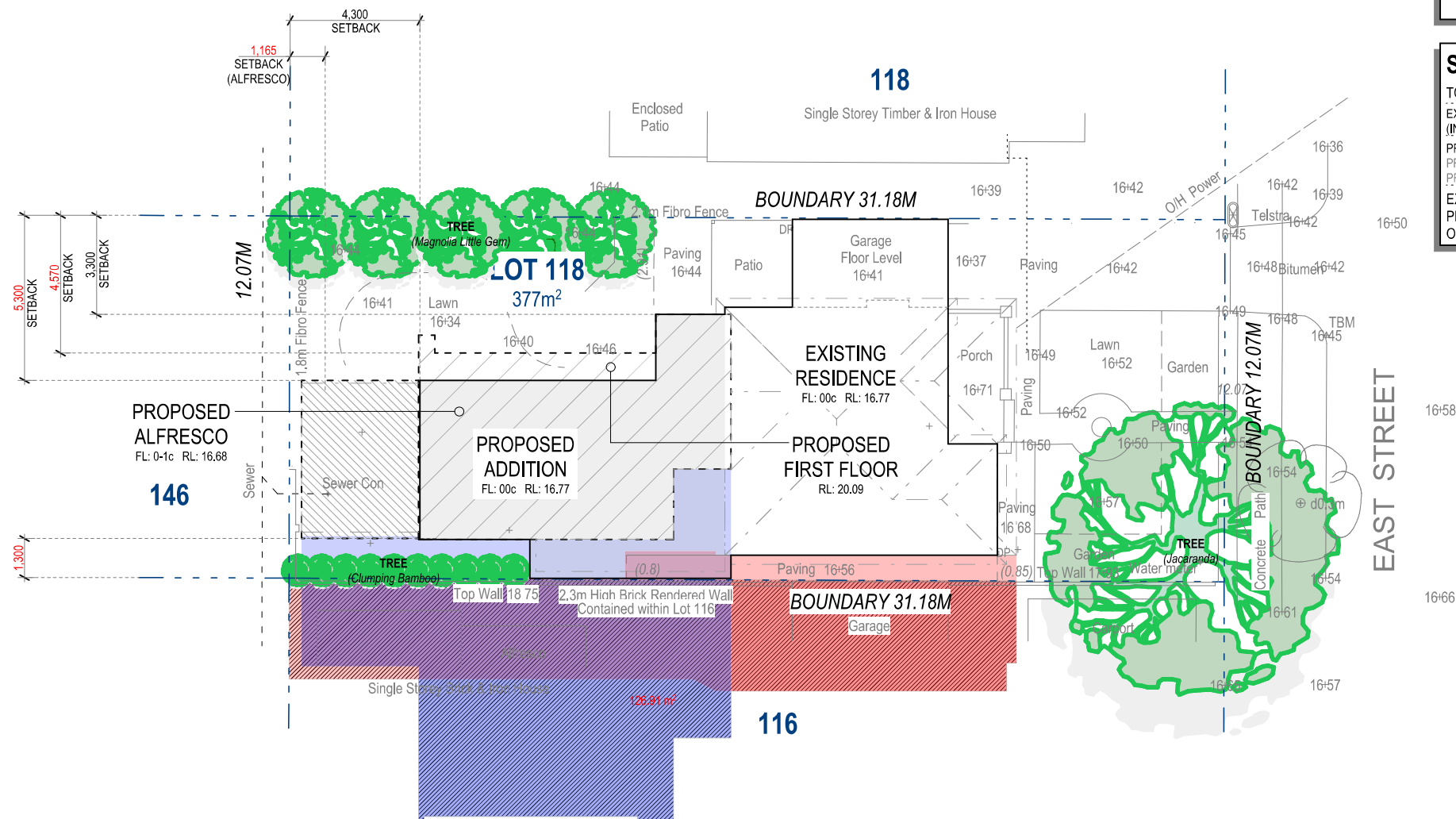
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DATUM: CAD AHD

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## LEGEND

-  EXISTING GROUND FLOOR  
 PROPOSED GROUND FLOOR  
 PROPOSED FIRST FLOOR  
 PROPOSED ALFRESCO

## SHADOW DIAGRAM

- |                                                                                     |                                                                                          |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
|  | EXISTING SHADOW PROJECTION ON<br>21 JUNE AT 12 NOON <b>~84.38m<sup>2</sup></b>           |
|  | PROPOSED SHADOW PROJECTION ON<br>21 JUNE AT 12 NOON <b>~89.90m<sup>2</sup></b>           |
|  | TOTAL PROPOSED SHADOW<br>PROJECTION ON 21 JUNE AT 12 NOON<br><b>~126.91m<sup>2</sup></b> |
|                                                                                     | ADJACENT LOT <b>~377m<sup>2</sup></b>                                                    |
|                                                                                     | SHADOW PERCENTAGE <b>~33.7%</b>                                                          |

## SITE COVERAGE

|                                              |                               |
|----------------------------------------------|-------------------------------|
| TOTAL SITE AREA:                             | 377m <sup>2</sup>             |
| EXISTING GROUND FLOOR:<br>(INCLUDING GARAGE) | 105.42m <sup>2</sup>          |
| PROP GROUND FL ADDITION:                     | 67.92m <sup>2</sup>           |
| PROP FIRST FL ADDITION:                      | 63.70m <sup>2</sup>           |
| PROP ALFRESCO:                               | 21.10m <sup>2</sup>           |
| EXISTING COVERAGE:                           | 105.42m <sup>2</sup> - 27.96% |
| PROPOSED COVERAGE:                           | 150.75m <sup>2</sup> - 39.98% |
| OPEN SPACE:                                  | 113.75m <sup>2</sup> - 60.02% |

**OVERHEAD POWERLINES:**

IN THE INSTANCE OF OVERHEAD POWERLINES  
TAKE ALL NECESSARY PRECAUTIONS.

**WIND CLASSIFICATION:**

IN ACCORDANCE WITH 'AS 4055' THIS SITE  
IS CLASSIFIED AS: N- / TC- / T- / -S

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## LEGEND

 DENOTES WALLS TO BE TAKEN DOWN AND REMOVED

 DENOTES DOOR & DOOR FRAME TO BE TAKEN DOWN AND REMOVED

## ELECTRICAL NOTE

ELECTRICIAN TO CUT AND SEAL WIRING TO EXISTING  
AREA OF WORKS AS NECESSARY.

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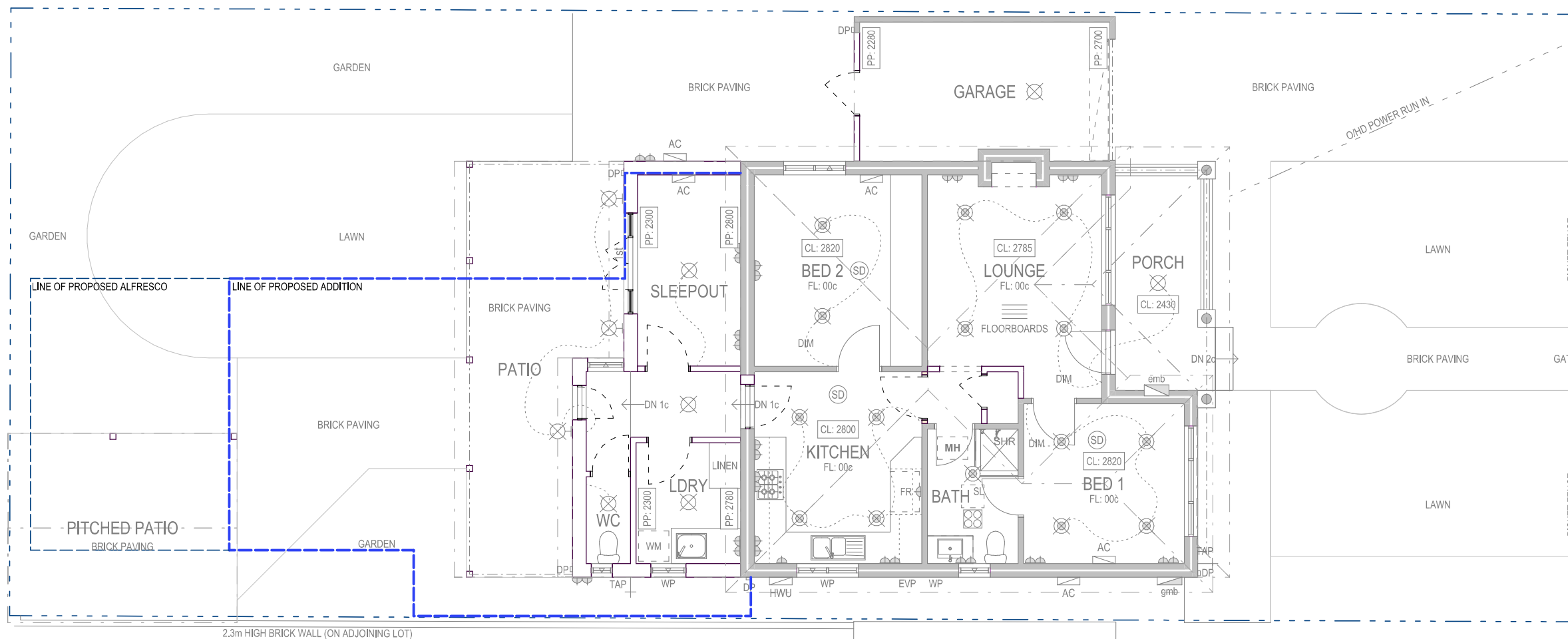
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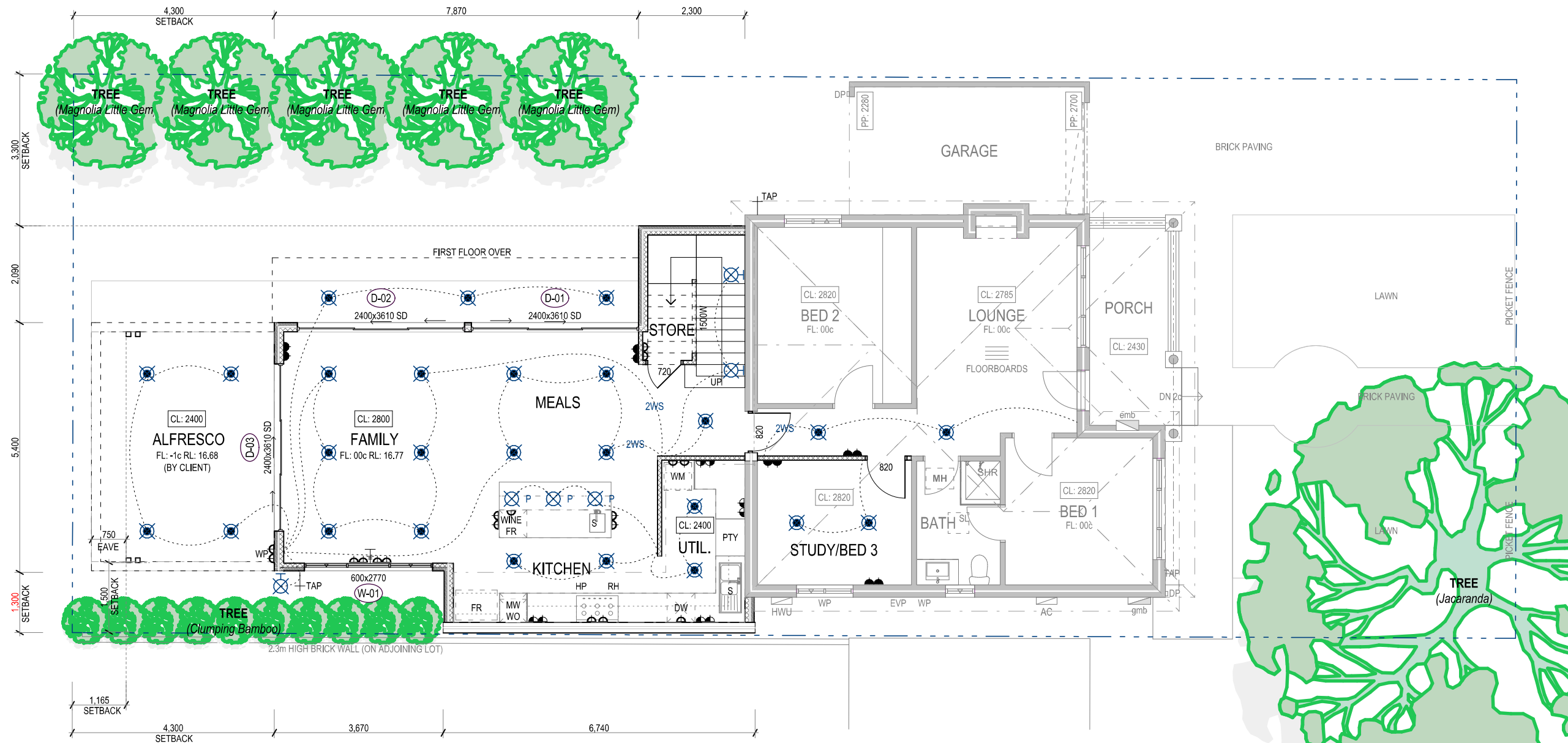


## EXISTING - Ground Floor Plan

1:100



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### PROPOSED - Ground Floor Plan

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1:100

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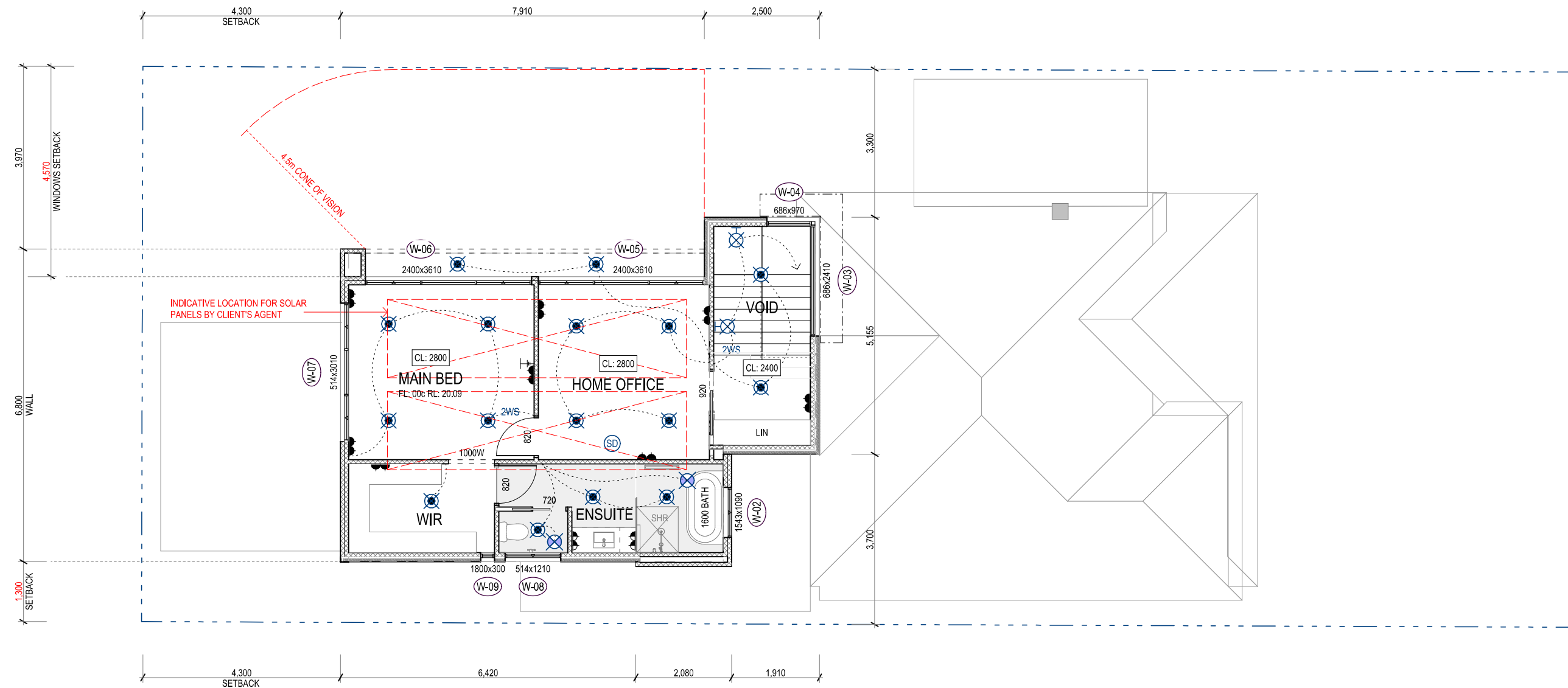
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### PROPOSED - First Floor Plan

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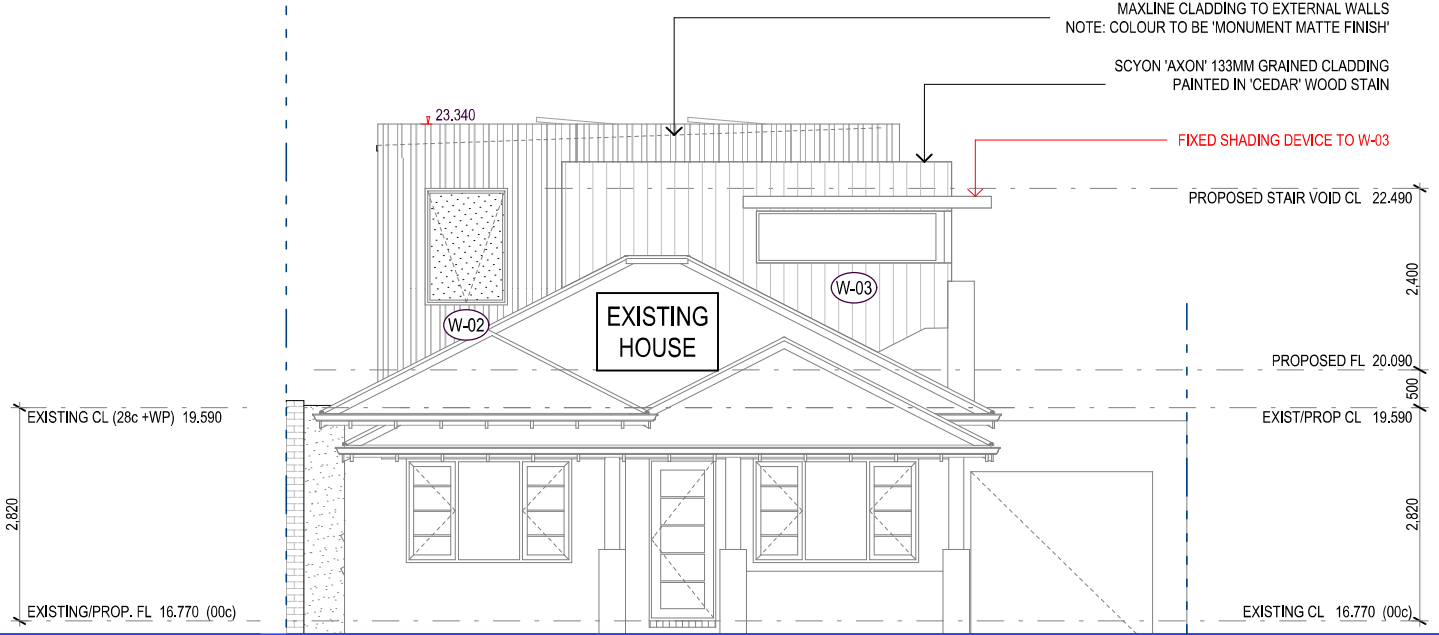
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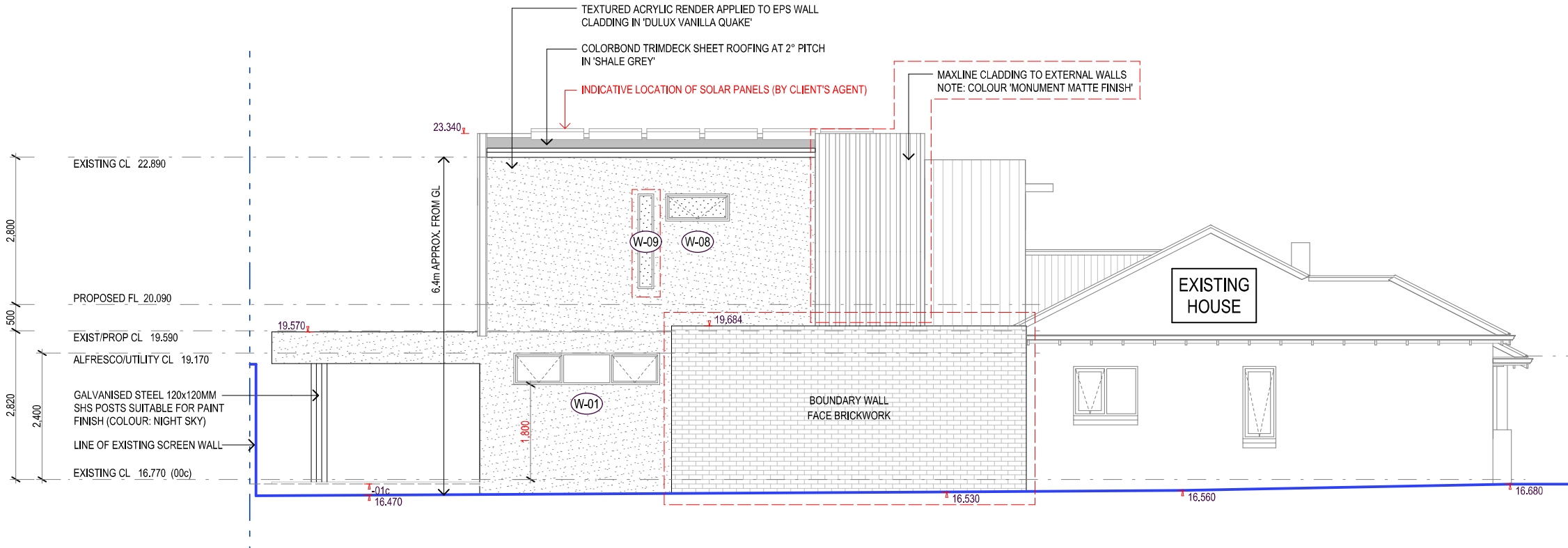
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## 1 East Elevation



## 2 South Elevation

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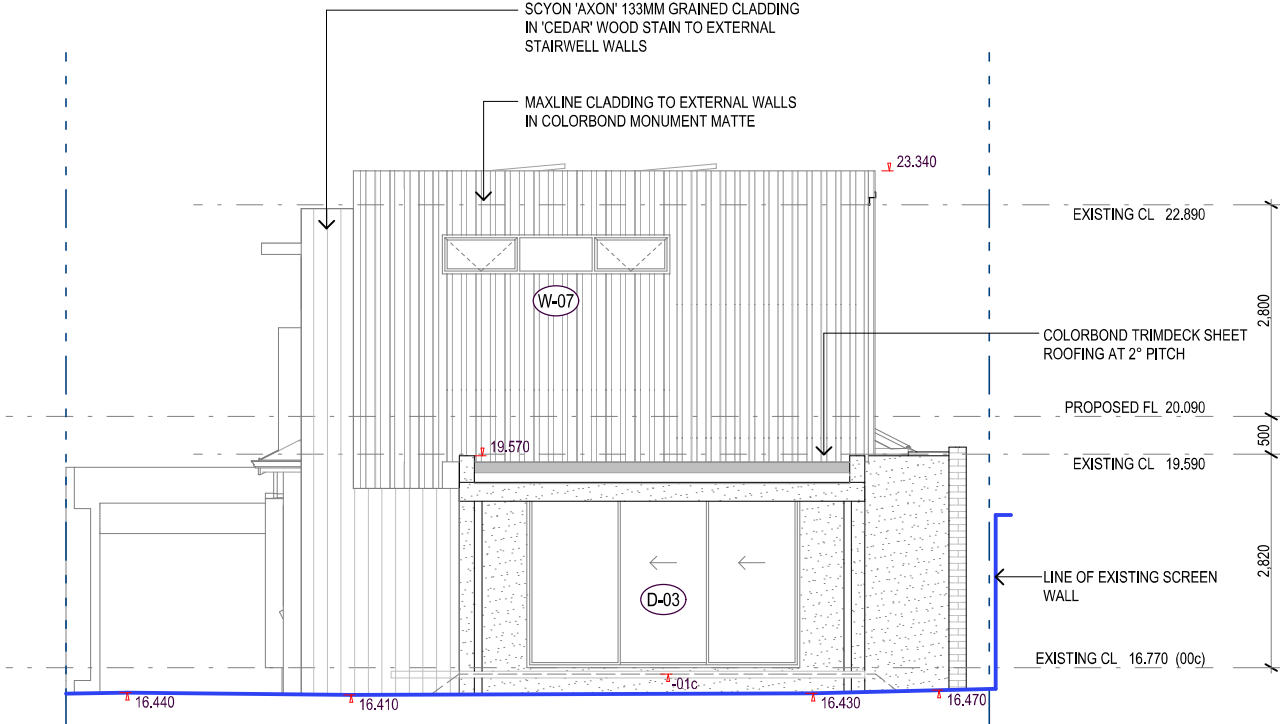
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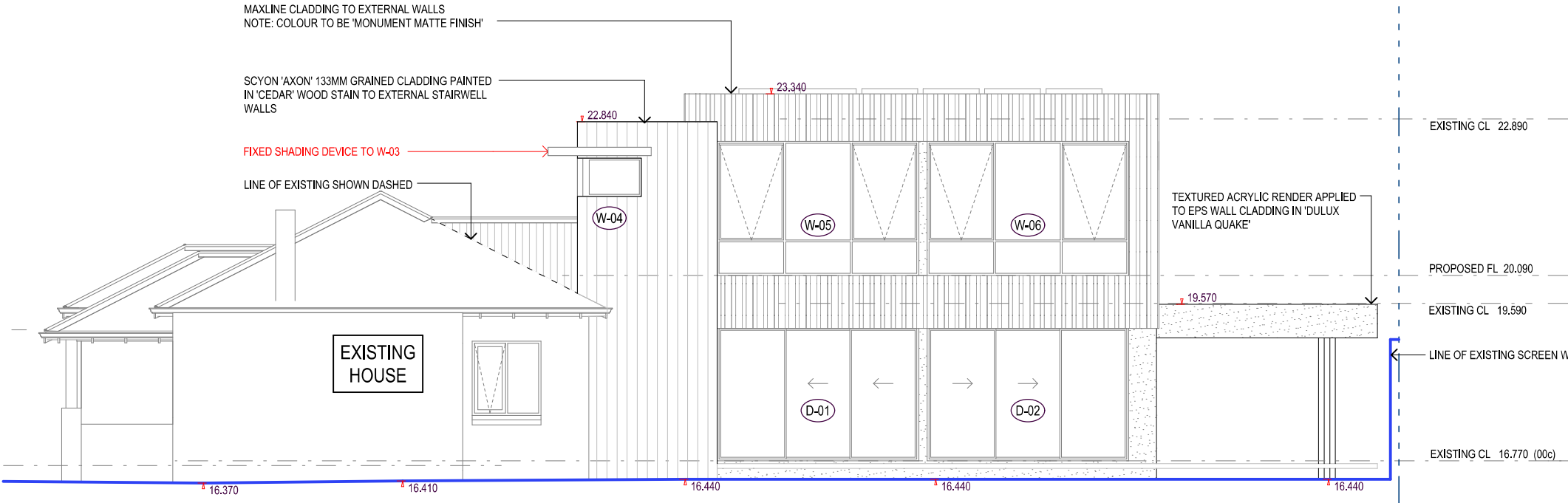
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### 3 West Elevation



## 4 North Elevation

### OVERHEAD POWERLINES:

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