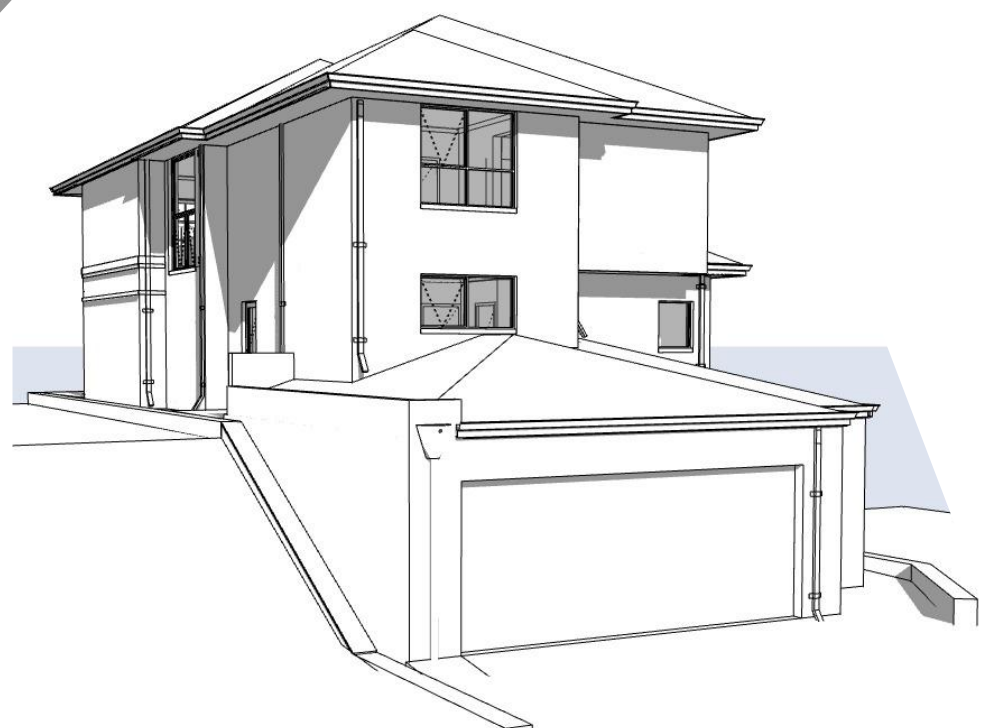
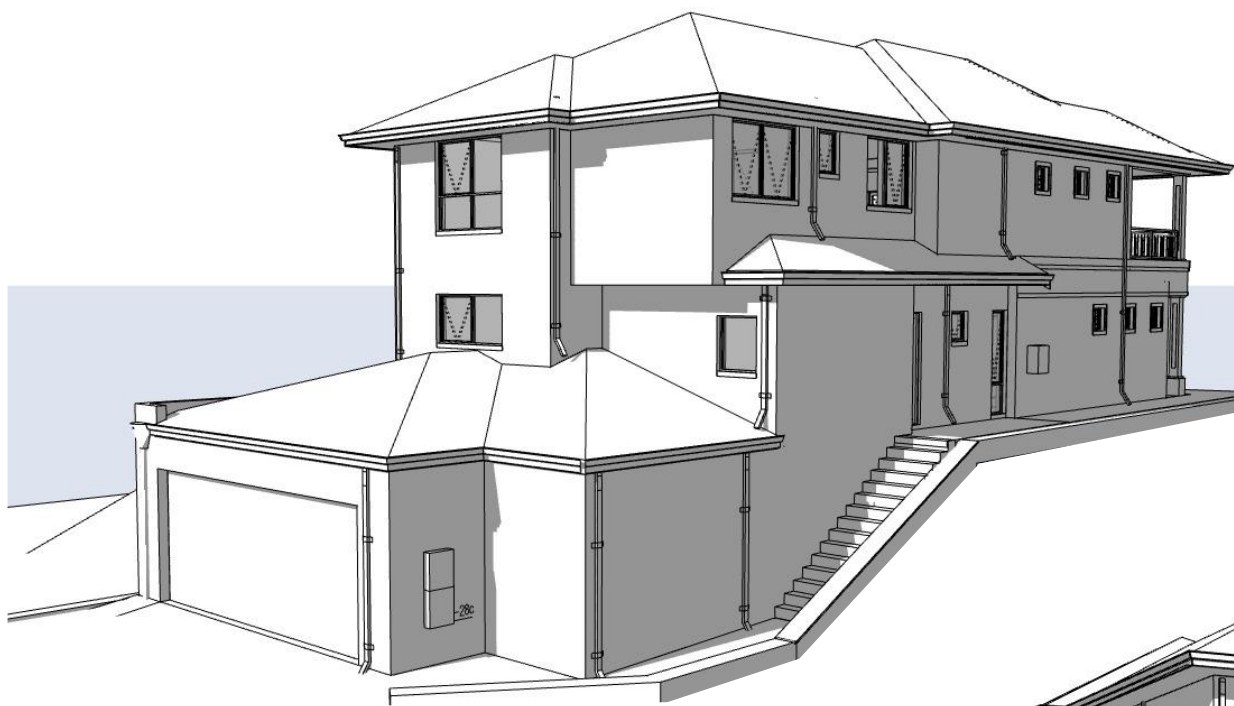


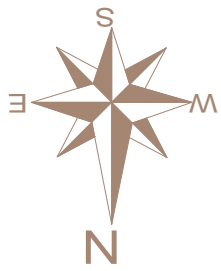


### COLOUR SCHEDULE

- Roof- Grey Shingle tiles
- Front Elevation- White weatherboard
- Front Elevation render- Grey
- Side and rear external walls- 2cH face brick  
Florentine limestone
- Doors and windows- White
- External mouldings- White



Proposed Hoad Residence at  
Lot 312 #3 Swansea Promenade Mindarie



# Proposed Hoad Residence at Lot 312 #3 Swansea Promenade Mindarie

LEGEND	Symbol	Description
	⊕	SEC Dome
	⊖	Power Pole
	⊕	Phone Pits
	⊖	Water Conn.
	⊕	Top Pillar/Post
	⊖	Top Wall
	⊕	Top Retaining
	⊖	Top Fence

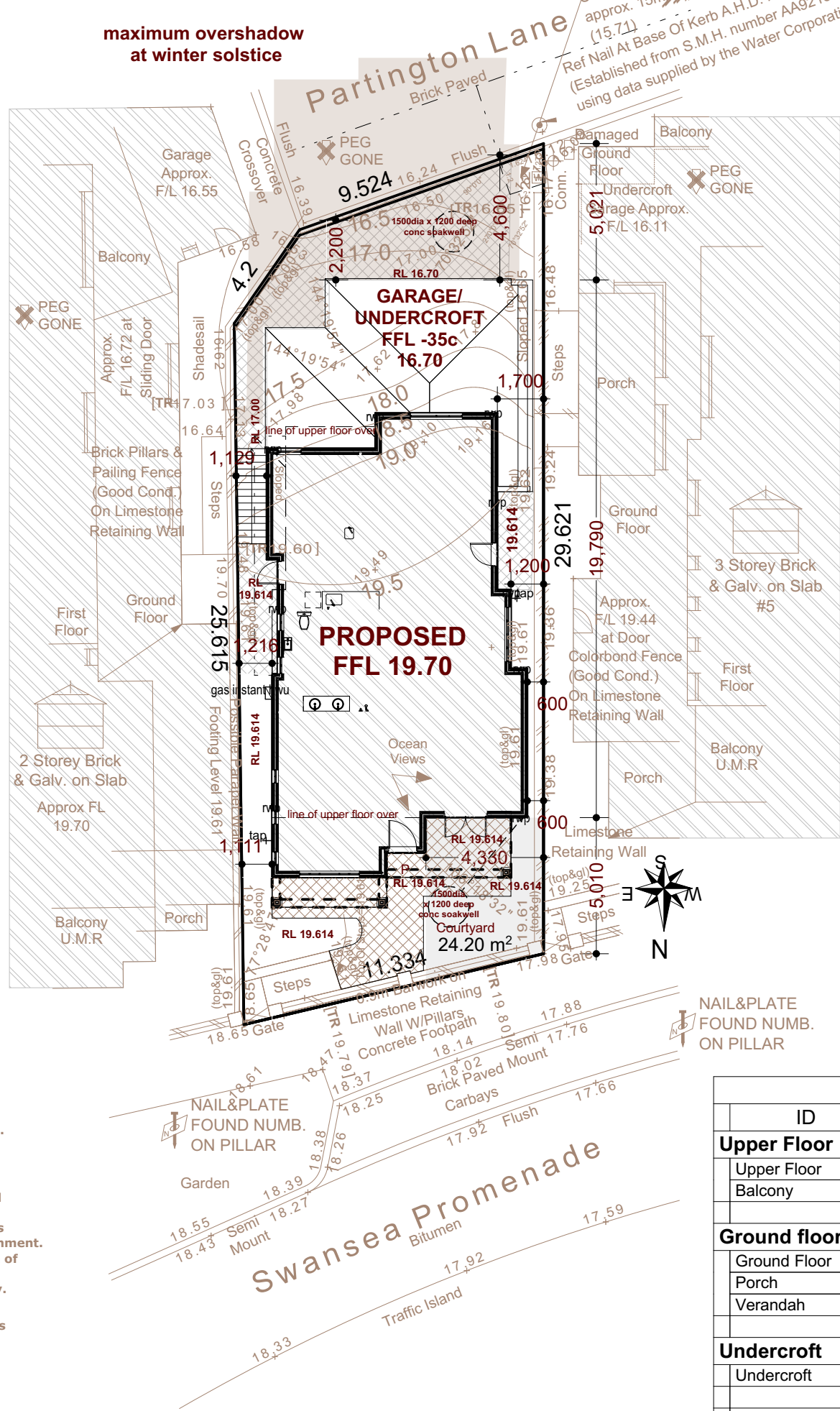
**BEWARE:**  
Shallow sewer junction.  
Check With Water Corp  
BUILDER and PLUMBER  
check GRADE.

Sewer Junction  
In: 3.2 Up: 1.2  
Inv: 14.6 Depth: 0.3  
NOTE: UP



**SERVICES EASEMENT**  
Sewer M/H approx. 15m (15.71) - Ref Nail At Base Of Kerb A.H.D. level 16.12m (Established from S.M.H. number AA9213 using data supplied by the Water Corporation.)

**maximum overshadow at winter solstice**



**NOTE:**  
RESTRICTIVE COVENANT.  
REFER TO SEC 136D T.L.A.  
SEE DOCUMENT I 658818

**LOT MISCLOSE**  
0.000 m

**SOIL DESCRIPTION**  
Sand / L/Stone(Exp)  
Thick Grass Cover

**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.  
Scale 1:200



AREAS		
ID	Area	Perimeter
<b>Upper Floor</b>		
Upper Floor	126.05	48.56
Balcony	24.02	24.20
	<b>150.07 m<sup>2</sup></b>	<b>72.76 m</b>
<b>Ground floor</b>		
Ground Floor	137.12	53.76
Porch	8.18	13.54
Verandah	4.64	10.64
	<b>149.94 m<sup>2</sup></b>	<b>77.94 m</b>
<b>Undercroft</b>		
Undercroft	76.53	40.16
	<b>76.53 m<sup>2</sup></b>	<b>40.16 m</b>
	<b>376.54 m<sup>2</sup></b>	<b>190.86 m</b>

137.12m<sup>2</sup> 42% site cover  
58% open space

**SITE PLAN**  
1:200

Road Descr. Services: Gas Phone Comms.

Kerbing	Bitumen / Brick	Water	Yes
Condition	Flush / Semi-Mount	Check Your Lot With Alinta Call 13 13 58	Yes
Footpath	Good	Electricity	Yes
Condition	Concrete		U/Ground
Soil	Good	Coastal Zone	YES
Drainage	Sand / L/Stone(Exp)	only - Confirm With Shire)	
Vegetation	Thick Grass Cover	Fencing and other improvements	As Shown
		Special Features	As Shown

BUILDING SITE INSPECTION REPORT  
SERVICE AND CONTOUR SKETCH

MSD REF  
189-07/27



Client Hoad

Date 18 Feb 21 House No. 3

Lot No. 312 Area 322m<sup>2</sup> Street Swansea Promenade

Suburb Mindarie Shire CITY OF WANNEROO

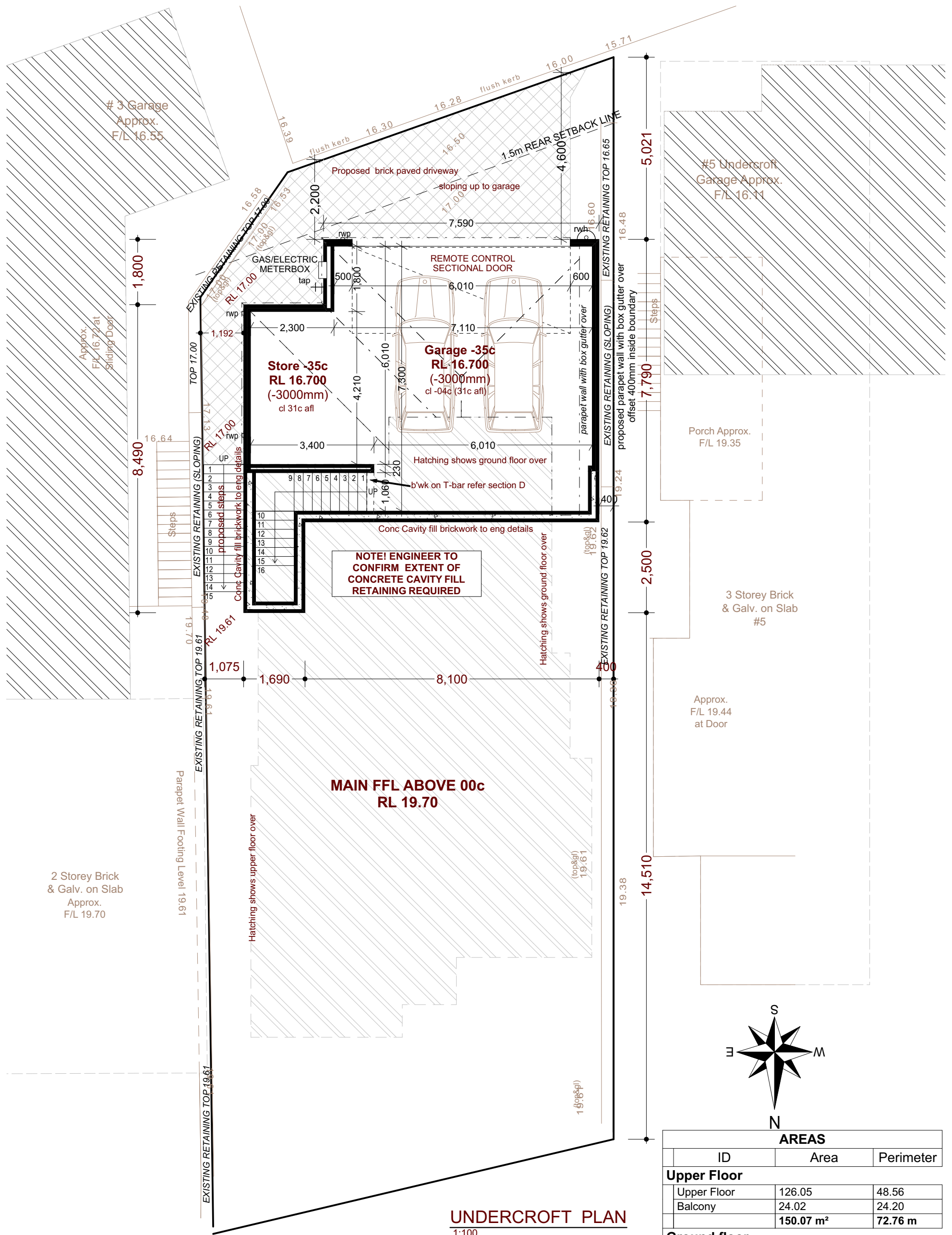
D.Plan 38117 C/T Vol. 2548 Fol 40

**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:
492535	18 Feb 21	1:200	B. Saliba

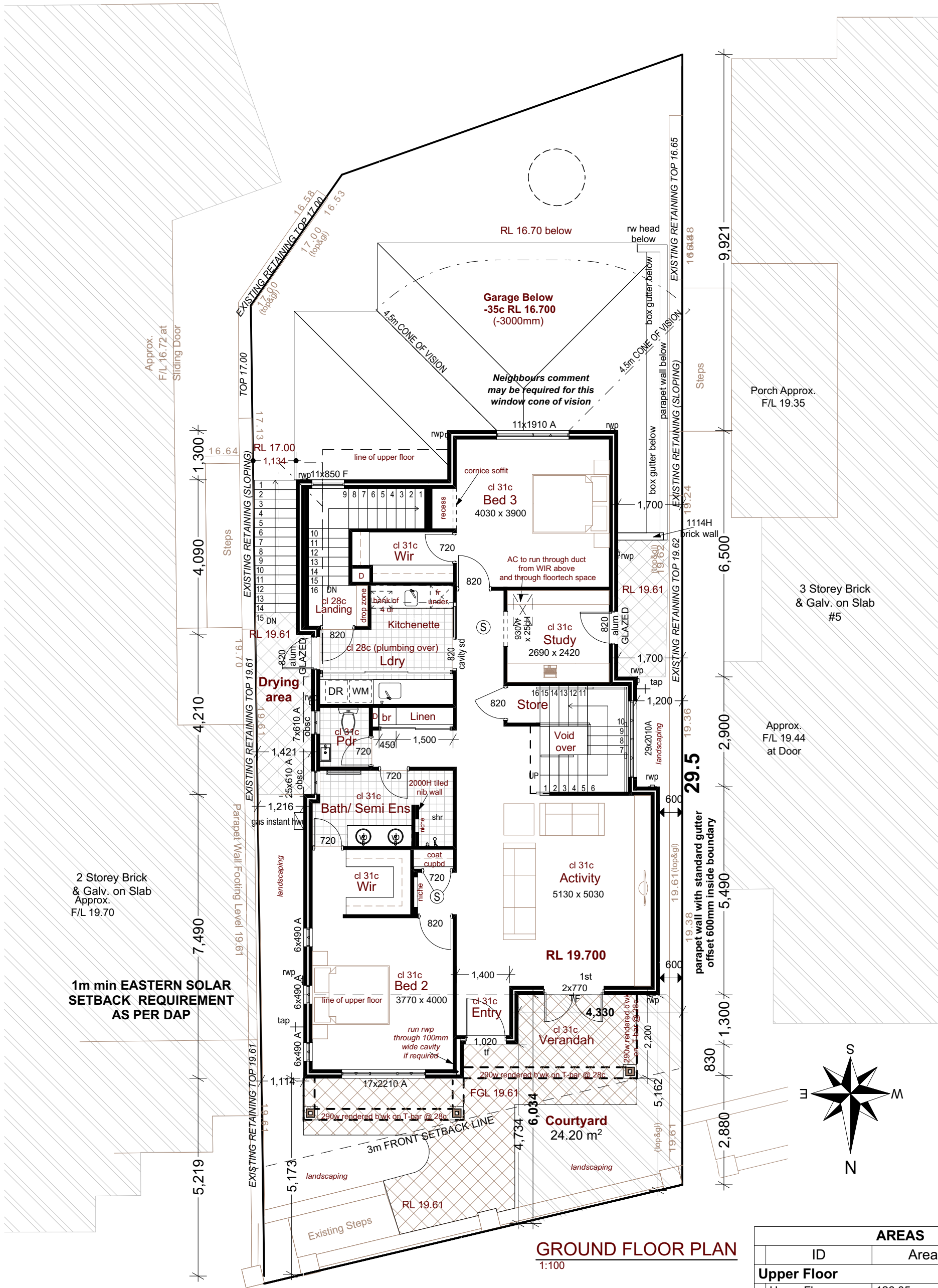




**UNDERCROFT PLAN**  
1:100

AREAS		
ID	Area	Perimeter
<b>Upper Floor</b>		
Upper Floor	126.05	48.56
Balcony	24.02	24.20
	<b>150.07 m<sup>2</sup></b>	<b>72.76 m</b>
<b>Ground floor</b>		
Ground Floor	137.12	53.76
Porch	8.18	13.54
Verandah	4.64	10.64
	<b>149.94 m<sup>2</sup></b>	<b>77.94 m</b>
<b>Undercroft</b>		
Undercroft	76.53	40.16
	<b>76.53 m<sup>2</sup></b>	<b>40.16 m</b>
	<b>376.54 m<sup>2</sup></b>	<b>190.86 m</b>

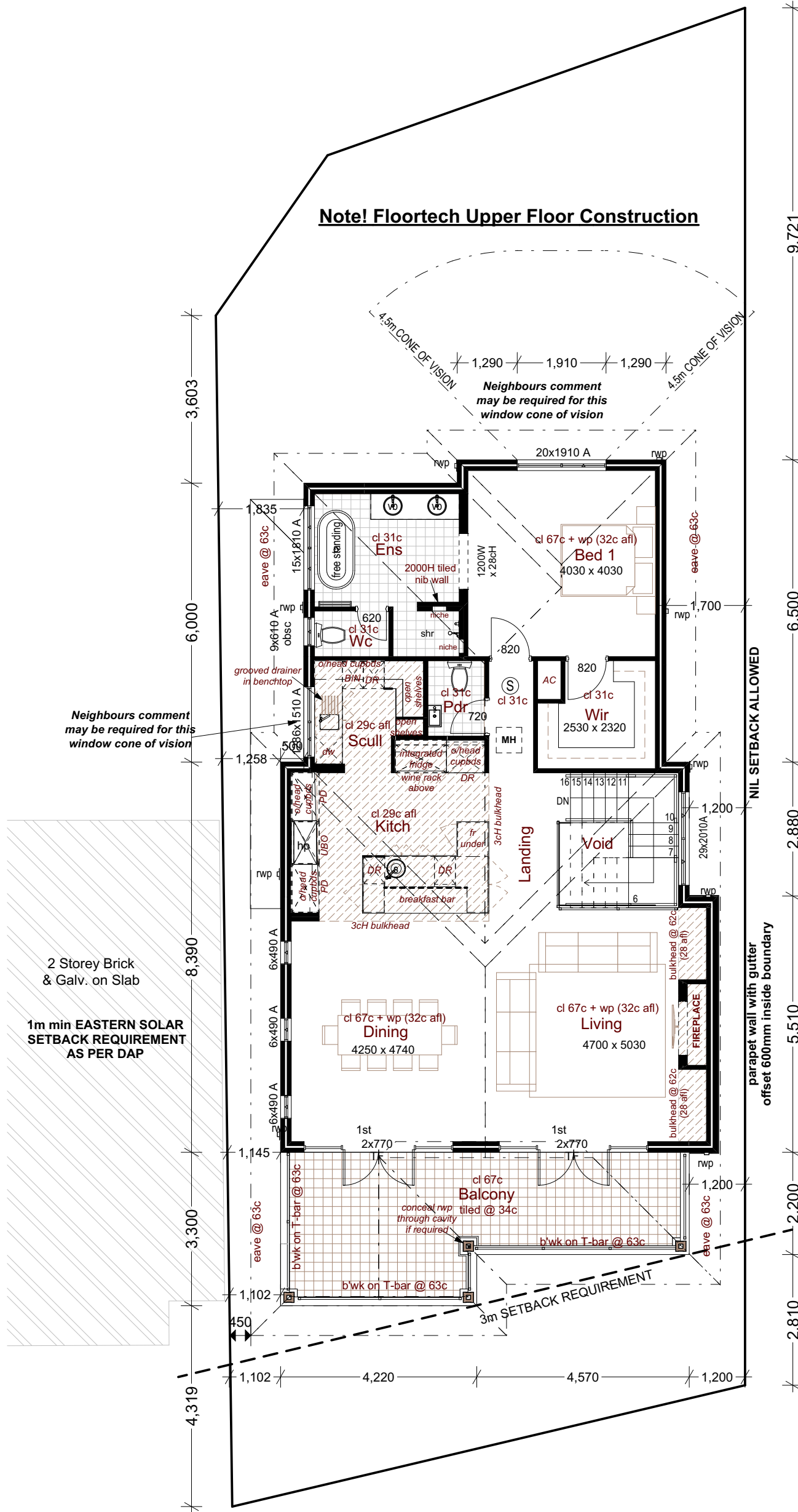
Proposed Hoard Residence at  
Lot 312 #3 Swansea Promenade Mindarie



**GROUND FLOOR PLAN**  
1:100

AREAS		
ID	Area	Perimeter
<b>Upper Floor</b>		
Upper Floor	126.05	48.56
Balcony	24.02	24.20
	<b>150.07 m<sup>2</sup></b>	<b>72.76 m</b>
<b>Ground floor</b>		
Ground Floor	137.12	53.76
Porch	8.18	13.54
Verandah	4.64	10.64
	<b>149.94 m<sup>2</sup></b>	<b>77.94 m</b>
<b>Undercroft</b>		
Undercroft	76.53	40.16
	<b>76.53 m<sup>2</sup></b>	<b>40.16 m</b>
	<b>376.54 m<sup>2</sup></b>	<b>190.86 m</b>

Proposed Hoad Residence at  
Lot 312 #3 Swansea Promenade Mindarie



**Note! Floortech Upper Floor Construction**

4.5m CONE OF VISION  
 1,290 1,910 1,290  
 Neighbours comment may be required for this window cone of vision  
 4.5m CONE OF VISION

Neighbours comment may be required for this window cone of vision

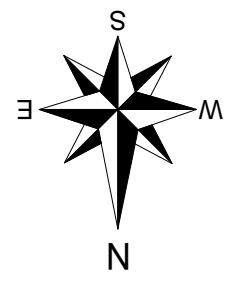
2 Storey Brick & Galv. on Slab  
 1m min EASTERN SOLAR SETBACK REQUIREMENT AS PER DAP

3 Storey Brick & Galv. on Slab #5

NIL SETBACK ALLOWED

parapet wall with gutter offset 600mm inside boundary

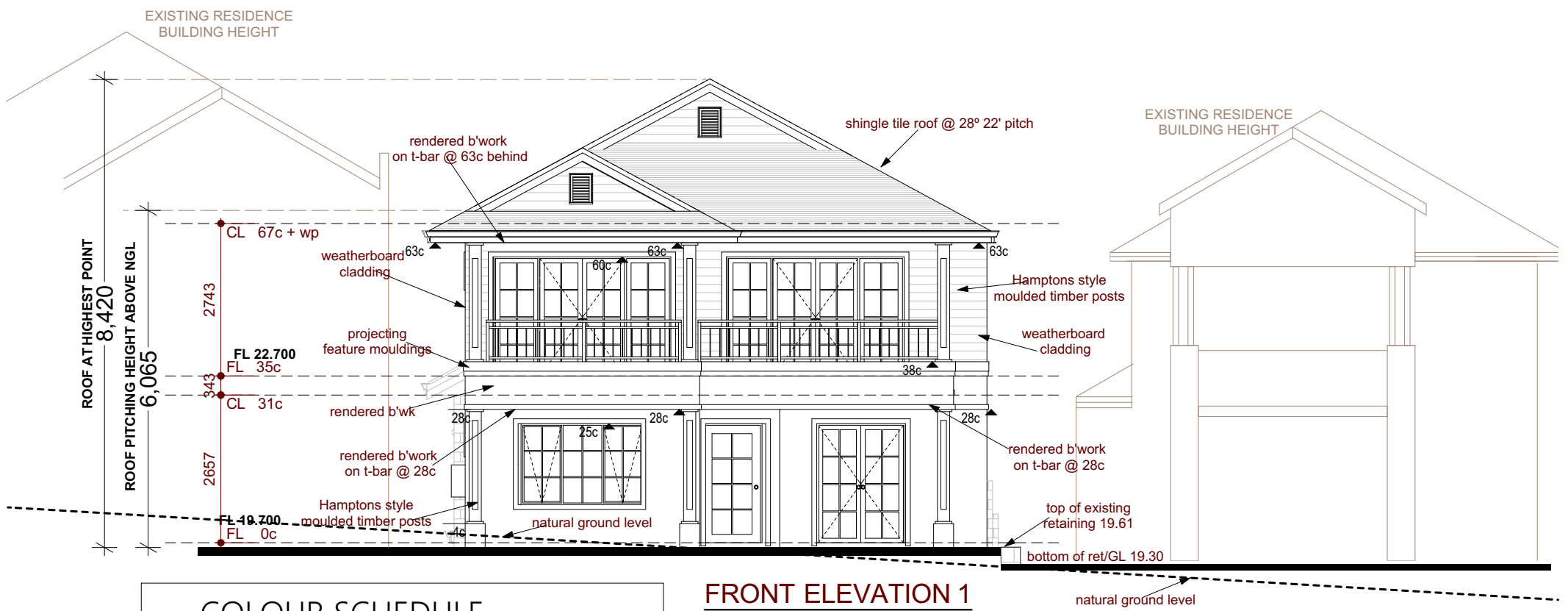
**UPPER FLOOR PLAN**  
 1:100



AREAS		
ID	Area	Perimeter
<b>Upper Floor</b>		
Upper Floor	126.05	48.56
Balcony	24.02	24.20
	<b>150.07 m<sup>2</sup></b>	<b>72.76 m</b>
<b>Ground floor</b>		
Ground Floor	137.12	53.76
Porch	8.18	13.54
Verandah	4.64	10.64
	<b>149.94 m<sup>2</sup></b>	<b>77.94 m</b>
<b>Undercroft</b>		
Undercroft	76.53	40.16
	<b>76.53 m<sup>2</sup></b>	<b>40.16 m</b>
	<b>376.54 m<sup>2</sup></b>	<b>190.86 m</b>

Proposed Hoad Residence at  
 Lot 312 #3 Swansea Promenade Mindarie





**COLOUR SCHEDULE**

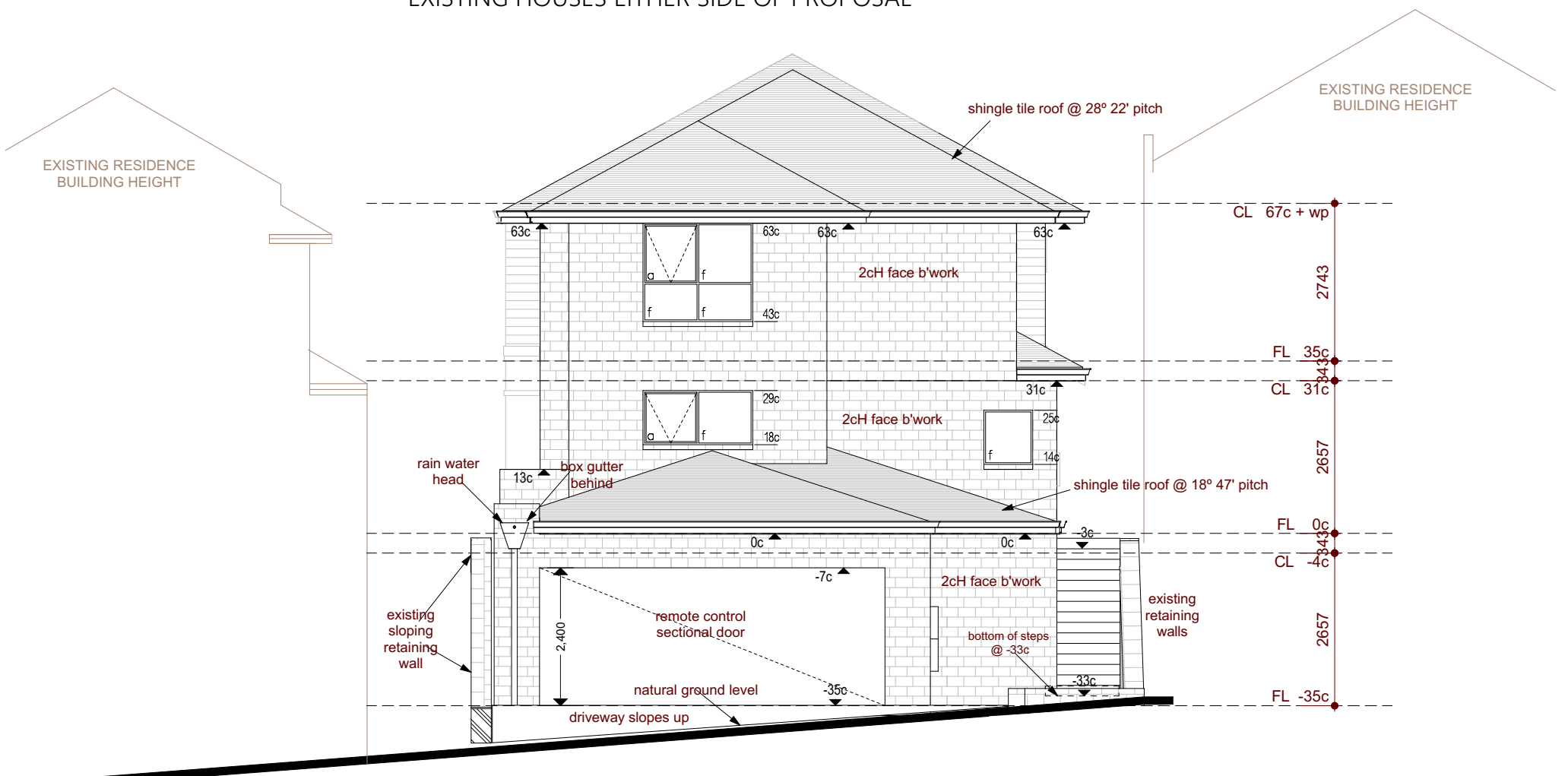
- Roof- Grey Shingle tiles
- Front Elevation- White weatherboard
- Front Elevation render- Grey
- Side and rear external walls- 2cH face brick  
Florentine limestone
- Doors and windows- White
- External mouldings- White

**FRONT ELEVATION 1**  
1:100

Proposed Hoard Residence at  
Lot 312 #3 Swansea Promenade Mindarie



EXISTING HOUSES EITHER SIDE OF PROPOSAL



# COLOUR SCHEDULE

Roof- Grey Shingle tiles

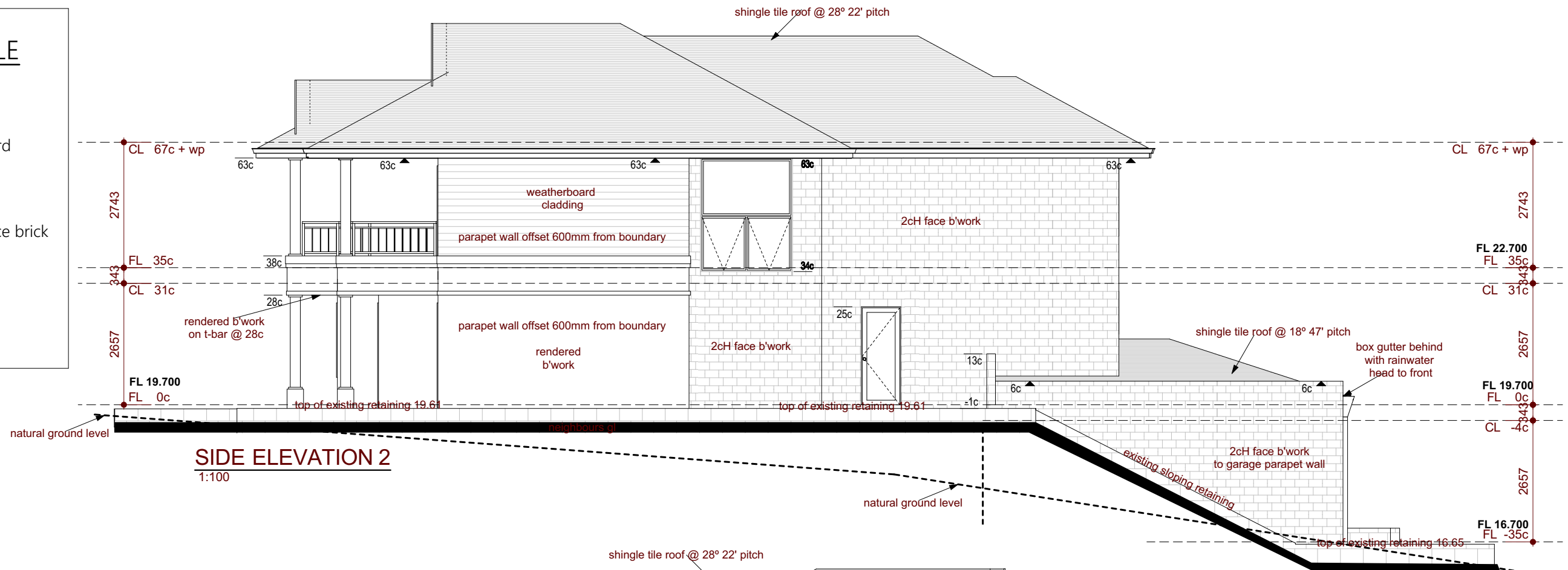
Front Elevation- White weatherboard

Front Elevation render- Grey

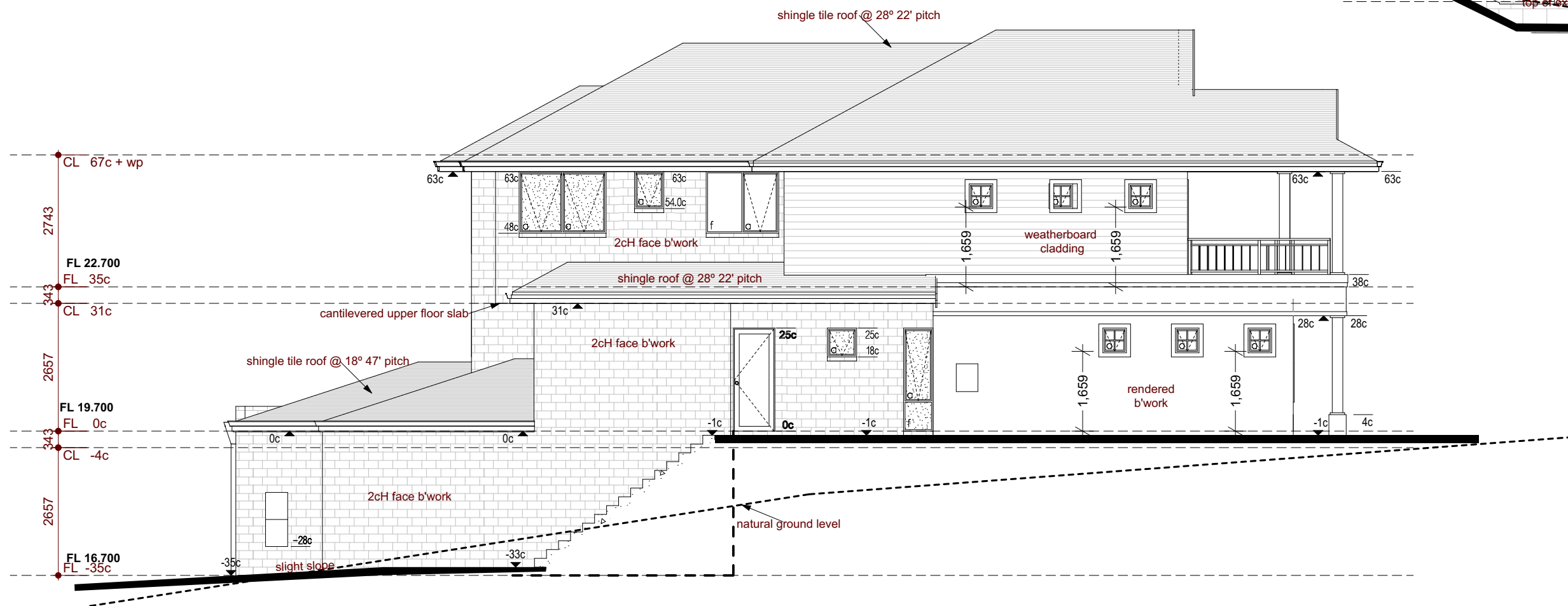
Side and rear external walls- 2cH face brick  
Florentine limestone

Doors and windows- White

External mouldings- White



**SIDE ELEVATION 2**  
1:100



Proposed Hoad Residence at  
Lot 312 #3 Swansea Promenade Mindarie