

LOT No: 53

AREA : 956m²



NOTE: IF HOUSE REMAINING, SURVEY OF BOUNDARIES FOR HOUSE POSITION REQUIRED.

BUILDER:

JOB No:

SURVEY JOB No: 71820

CLIENT/s:

SITE ADDRESS:

LOT 53 (#30) McPHARLIN AVENUE, QUINNS ROCKS

LOCAL AUTHORITY:

CITY OF WANNEROO

TITLE DETAILS

LOT NOs: 53

C/T VOL: 1283

PLAN: 7318(4)

FOL: 316

SURVEYOR SITE INSPECTION REPORT

ELECTRICITY:	OVERHEAD	GAS:	YES
TELECOM:	YES	WATER:	YES (LHS)
SEWERAGE:	YES, ABOUT 1.7m DEEP (TOP OF RISER)		
ROAD:	HOTMIX		
KERB:	MOUNTABLE (cracked)		
FOOTPATH:	NIL		
VEGETATION:	ESTABLISHED GARDENS & TREES		
SOIL:	SAND & POSSIBLE LIMESTONE AT DEPTH		
VIEWS:	OCEAN		
REPEG:	REQUIRED	REPEG TYPE:	OLD SURVEY AREA

ONLY OBVIOUS VISIBLE SERVICES HAVE BEEN LOCATED. PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES MUST BE CONTACTED TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES.

LEGEND

[N] NBN PIT	[T] TELECOM PIT	[C] COMMUNICATION PIT	[E] ELECTRICITY	[P] POWER DOME	[PP] POWER POLE	[FE] FENCE END	[C] COLUMN	[P] PILLAR	[T] TREE	[PT] PALM TREE	[GT] GRASS TREE	[TS] TREE STUMP	[B] BOLLARD	[SL] STREET LAMP	[GD] GRATED DRAIN	[SEP] SIDE ENTRY PIT	[DM] DRAINAGE MANHOLE	[G] GAS	[I] IRRIGATION	[H] HYDRANT	[SV] STOP VALVE	[PW] PRE-LAID WATER PIPE	[W] WATER METER	[SM] SEWERAGE MANHOLE	[SMH] SEWERAGE MANHOLE	[S] SEWERAGE INSPECTION LID
[TW] TOP OF WALL	[TRW] TOP OF RETAINING WALL	[TF] TOP OF FENCE	[TRF] TOP OF RETAINING FENCE	[TOG] TOP OF GUTTER	[TOF] TOP OF FOOTING																					

NOTES

BLOCK LOCATED ABOUT 260 METRES FROM THE OCEAN

IMPORTANT NOTE

ALL SEWER DETAILS PLOTTED FROM INFORMATION SUPPLIED BY WATER CORPORATION SPATIAL INFORMATION MANAGEMENT. REFER TO THE DISCLAIMER NOTE ON WATER CORP E-PLAN.

PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING.

LOCATION OF BOUNDARY PEGS & IMPROVEMENTS NOT GUARANTEED UNLESS BOUNDARIES ARE REPEGGED AT TIME OF SURVEY.

POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEG CARRIED OUT AT TIME OF SURVEY. CHECK TITLE FOR EASEMENTS, CAVEATS & COVENANTS.

R. G. LESTER & ASSOCIATES

LICENSED LAND & ENGINEERING SURVEYORS

NORTH BEACH PLAZA

SHOP 7 | 1 NORTH BEACH ROAD | NORTH BEACH | WA | 6020

PH: 9448 5009

admin@lestersurveys.com.au

REF NO: 71820 FILE NO: 3395 DATE: 10.03.22 DRAWN: AC

SITE PLAN 1:200 at A3



BANKSIA ATTENUATA TREE TO BE PLANTED IN 2.0m RADIUS OF SOIL SPACE. FREE OF INTRUSIONS, BY OWNER PRIOR TO OCCUPATION TO SHIRE REQUIREMENTS. (APPROX DBH 182mm)

RENDERED BRICK GARAGE

EXISTING BRICK RETAINING WALL

REMOVE EXISTING SEPTIC TANKS SHOWN DOTTED

RENDERED BRICK & METAL ROOF HOUSE

VERANDAH

EXISTING METAL FENCE ATOP BRICK RETAINING WALL

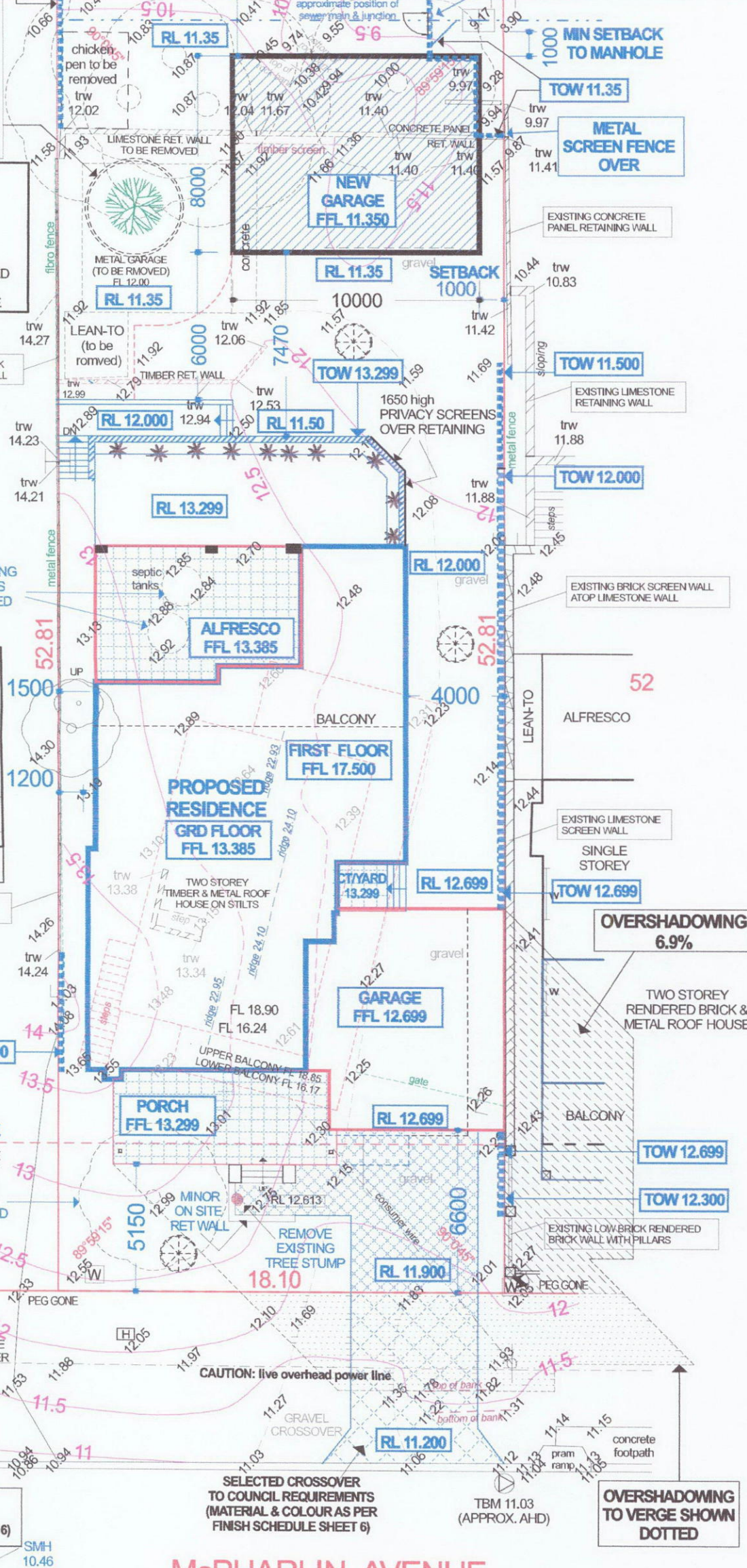
REMOVE EXISTING TREE SHOWN DOTTED

CONCRETE DRIVEWAY

REMOVE EXISTING TREE STUMP

LEGEND: 1500 DIA x 1200 EFD SOAKWELL

NOTE: ALL FENCING AND PAVING (AS PER FINISH SCHEDULE SHEET 6)

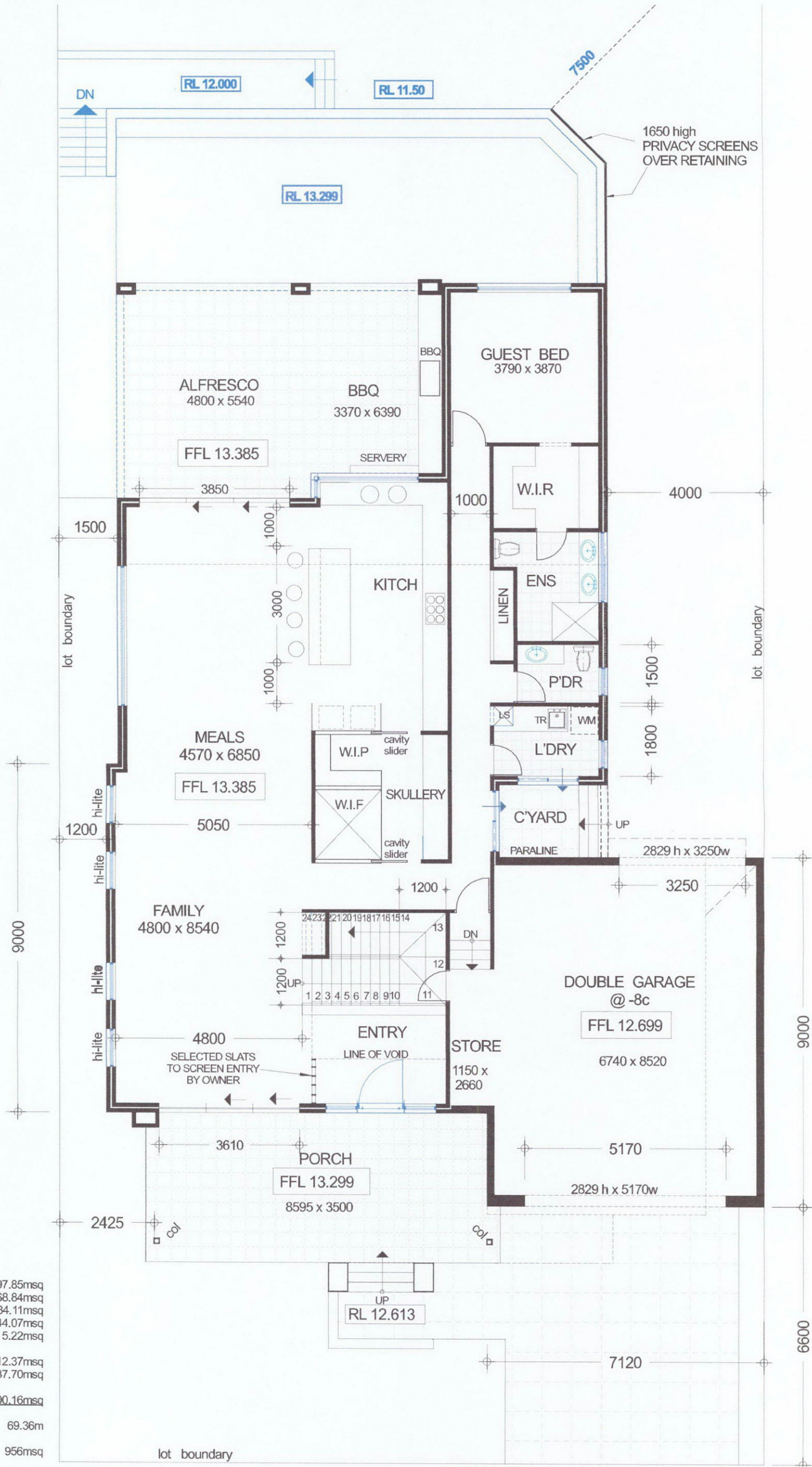


McPHARLIN AVENUE

LEGEND: 1500 DIA x 1200 EFD SOAKWELL

NOTE: ALL FENCING AND PAVING (AS PER FINISH SCHEDULE SHEET 6)

3
4

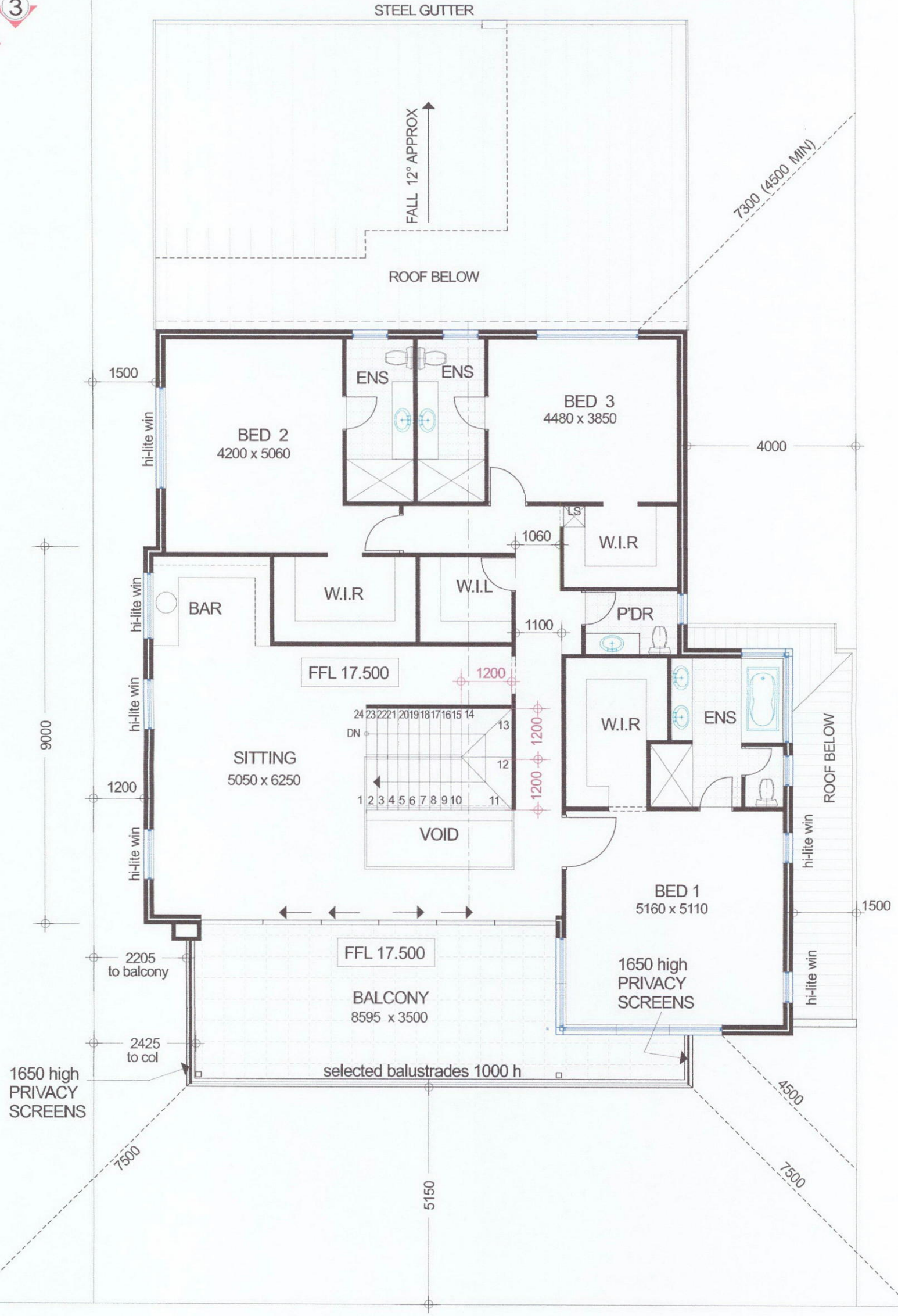


HOUSE AREAS	
GROUND FLOOR PLAN	197.85msq
GARAGE/STORE	68.84msq
PORCH	34.11msq
ALFRESCO	44.07msq
COURTYARD	5.22msq
FIRST FLOOR	212.37msq
BALCONY	37.70msq
TOTAL FLOOR AREA	600.16msq
PERIMETER	69.36m
SITE AREA	956msq

GROUND FLOOR PLAN
scale 1:100

PROPOSED RESIDENCE N°30 McPharlin Ave Quinns Rock CLIENT : ██████████	No DATE AMENDMENTS		DATE: May 2022 Drawn: MA scale: 1:100 sheet 2 of 6

3
4



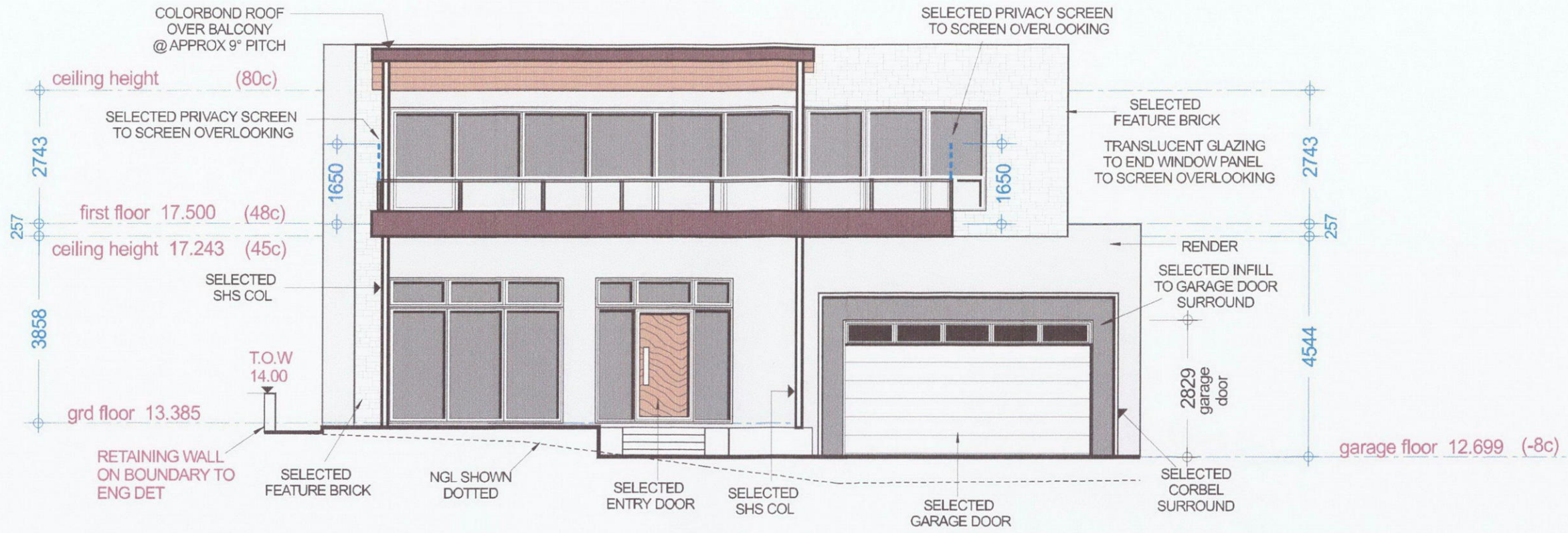
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2

FIRST FLOOR PLAN
scale 1:100

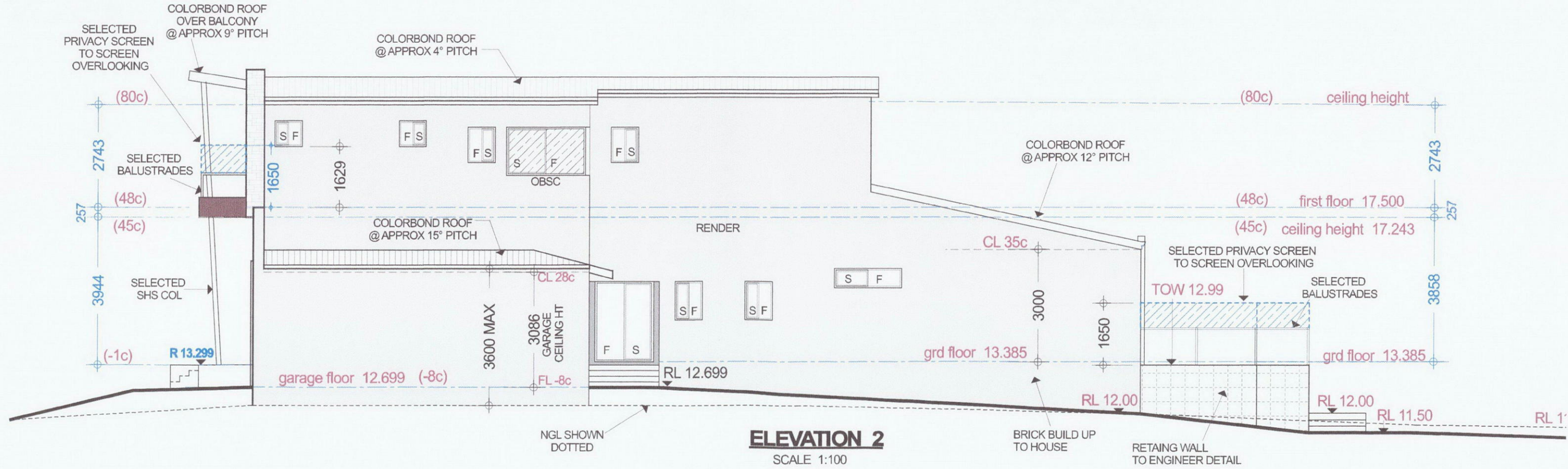
PROPOSED RESIDENCE
N°30 McPharlin Ave
Quinns Rock
CLIENT : ██████████

No	DATE	AMENDMENTS

DATE: May 2022
Drawn: MA
scale: 1:100
sheet 3 of 6



ELEVATION 1
SCALE 1:100

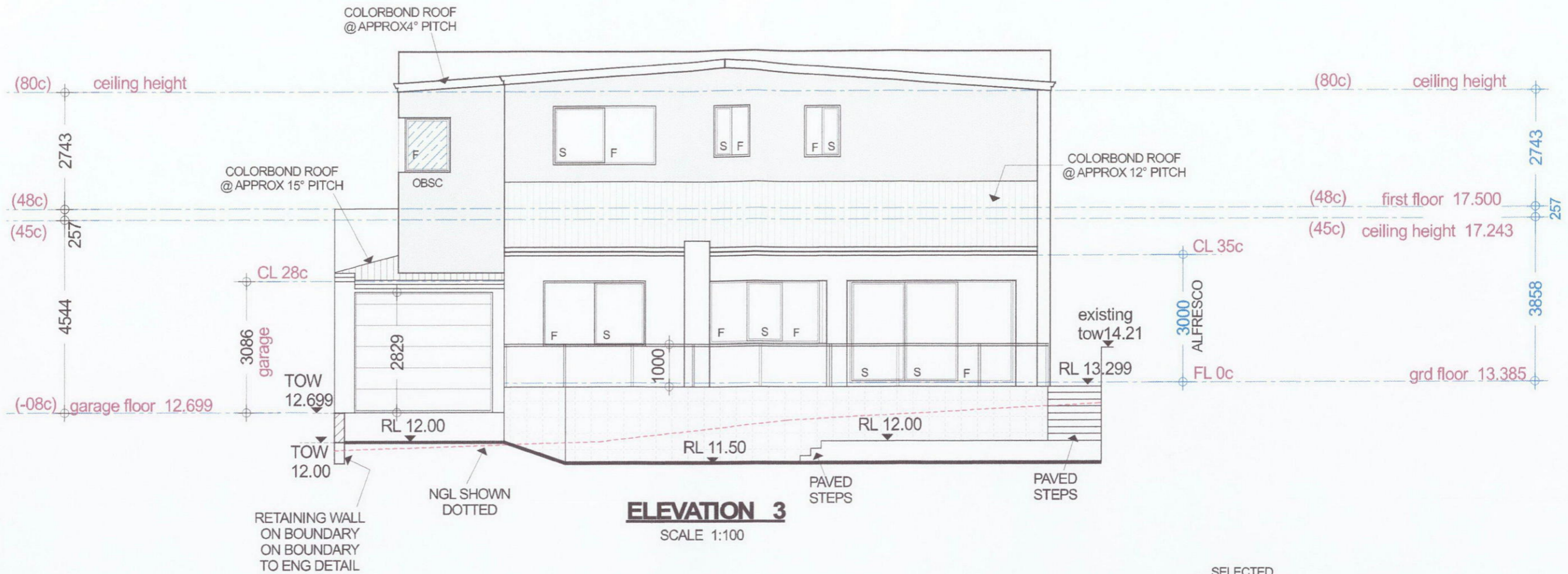


ELEVATION 2
SCALE 1:100

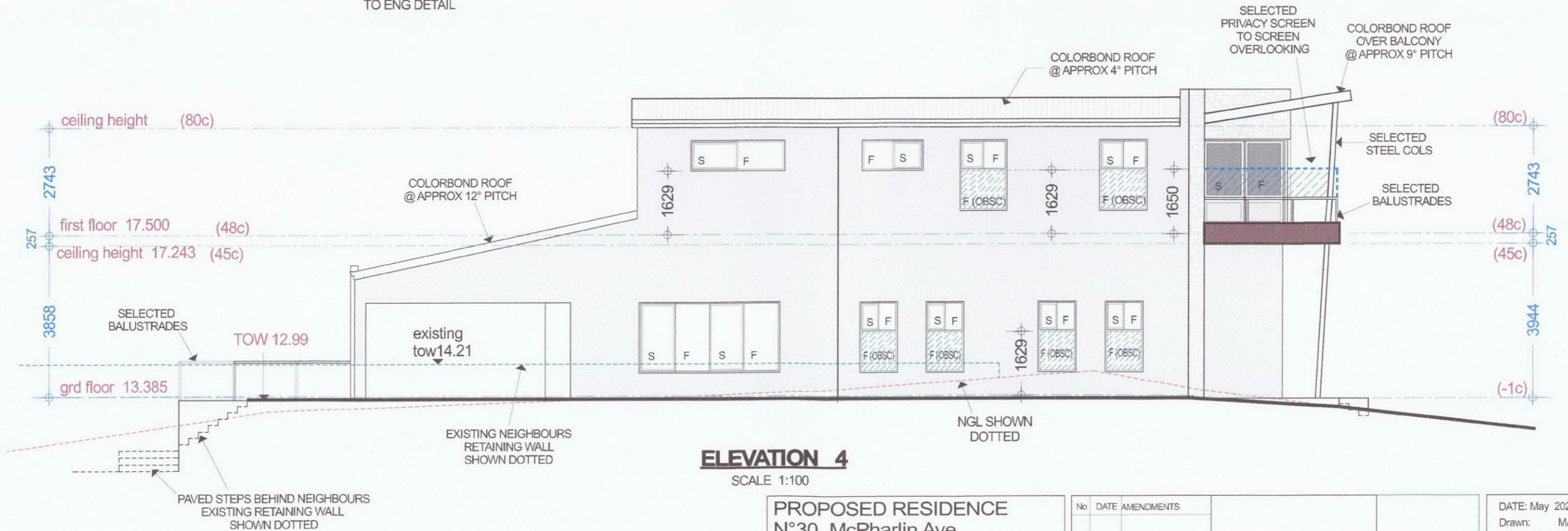
PROPOSED RESIDENCE
N°30 McPharlin Ave
Quinns Rock
CLIENT : ██████████

No	DATE	AMENDMENTS

DATE: May 2022
Drawn: MA
scale: 1:100
sheet 4 of 6

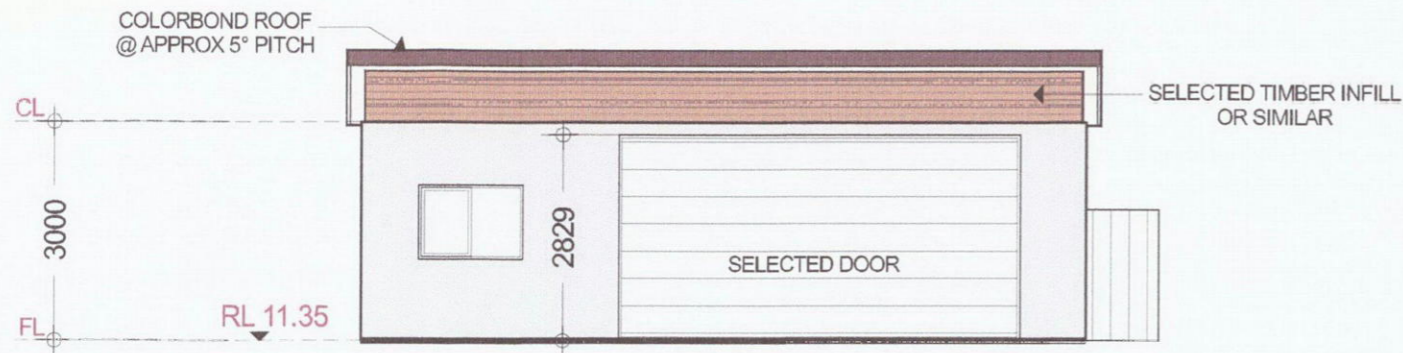


ELEVATION 3
SCALE 1:100

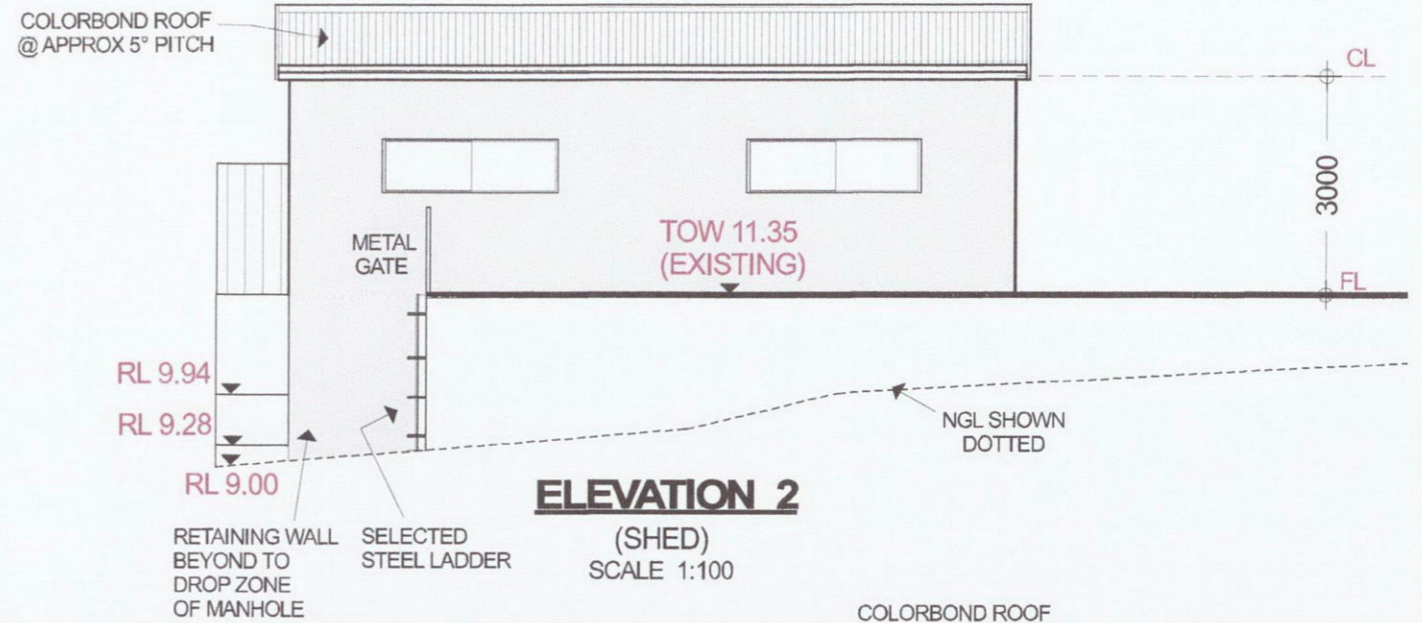


ELEVATION 4
SCALE 1:100

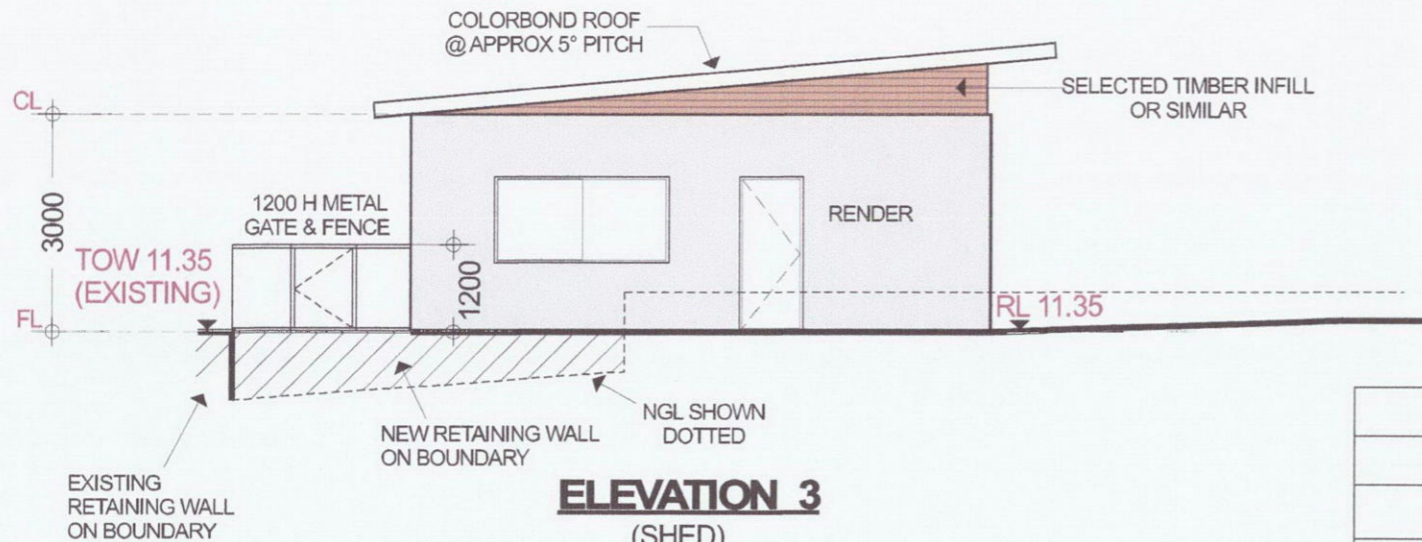
PROPOSED RESIDENCE N°30 McPharlin Ave Quinns Rock CLIENT : ██████████		No DATE AMENDMENTS	DATE: May 2022 Drawn: MA scale: 1:100 sheet 5 of 6
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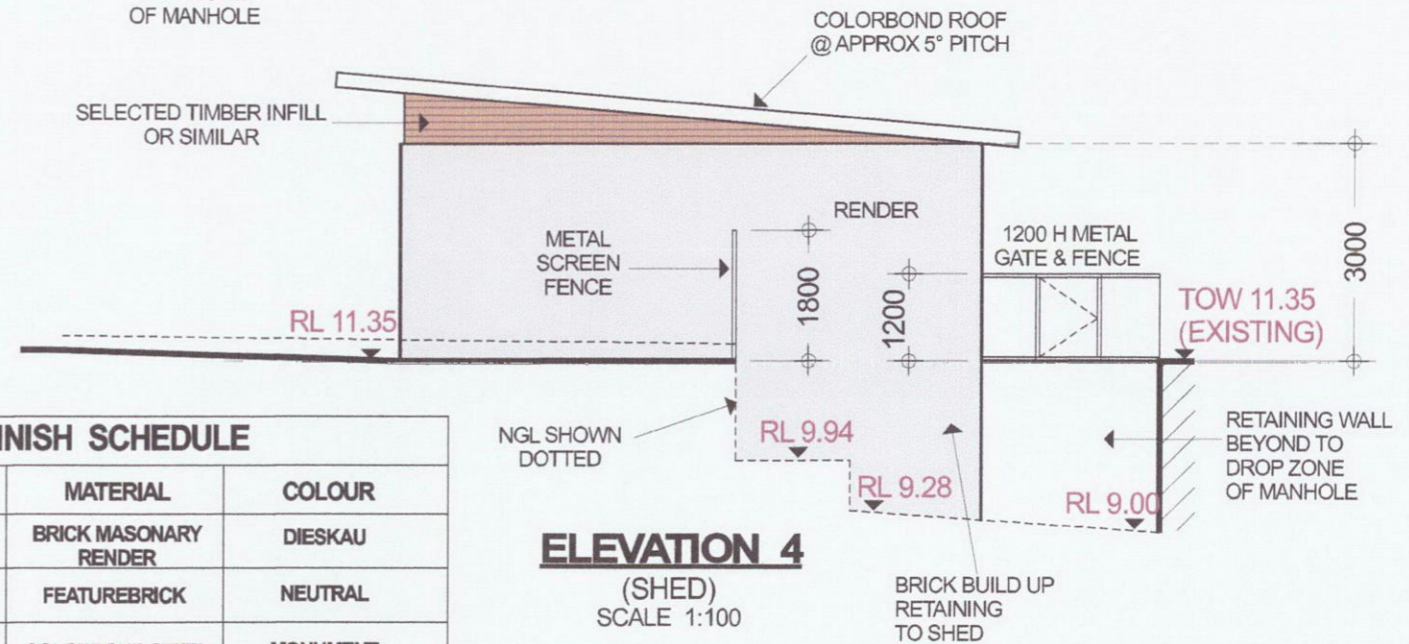
ELEVATION 1
(SHED)
SCALE 1:100



ELEVATION 2
(SHED)
SCALE 1:100

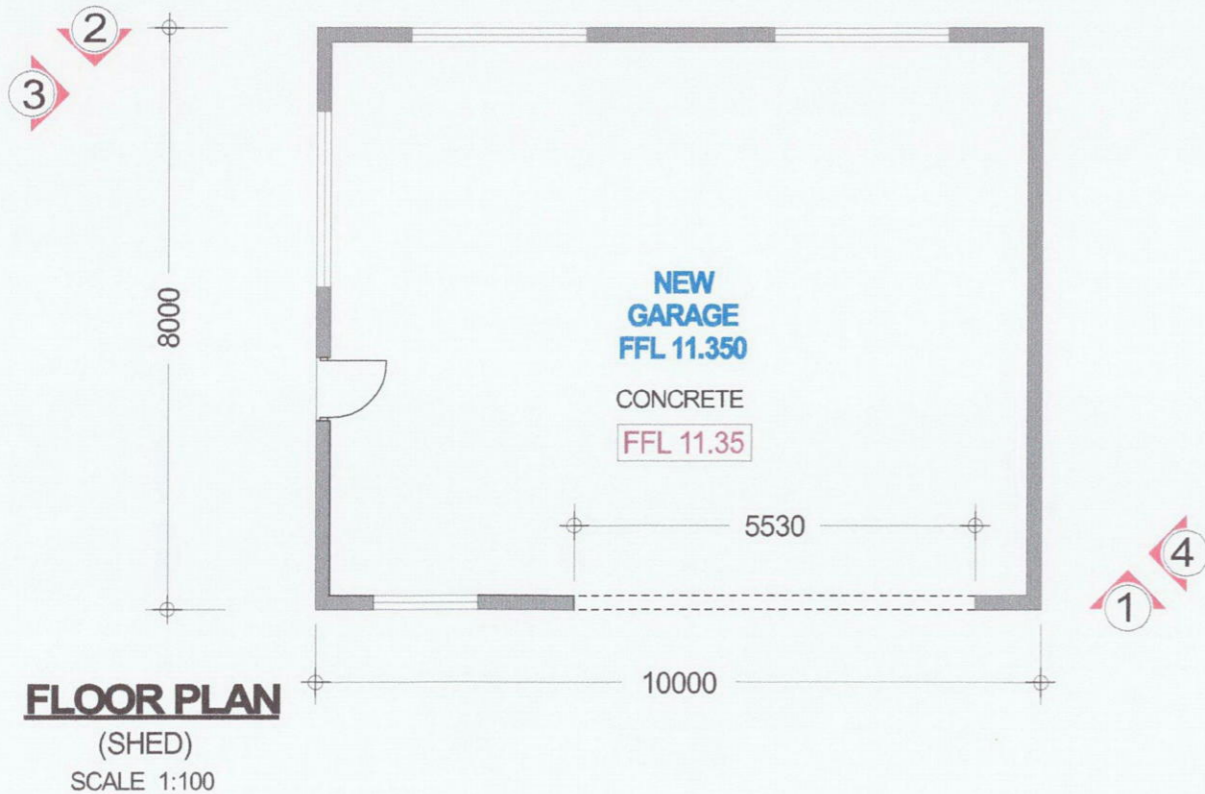


ELEVATION 3
(SHED)
SCALE 1:100



ELEVATION 4
(SHED)
SCALE 1:100

FINISH SCHEDULE		
	MATERIAL	COLOUR
WALLS	BRICK MASONRY RENDER	DIESKAU
FEATURE WALL	FEATUREBRICK	NEUTRAL
ROOF	COLORBOND STEEL	MONUMENT
GUTTERS & DP	COLORBOND STEEL	MONUMENT
WINDOW FRAMES	ALUMINIUM	BLACK
COLUMNS	STEEL SHS	VIVID WHITE
GARAGE DOOR	TIMBER LOOK	
GARAGE DOOR TRIM SURROUND	RENDERED CORBEL	VIVID WHITE
GARAGE DOOR INFILL SURROUND	RENDER	SILKWAY
BALCONY CEILING LINING	TIMBER LOOK	
BALCONY ROOF FASCIA	COLORBOND STEEL	SILVER ULTRABOND
DRIVEWAY & CROSSOVER PAVING	CONCRETE PAVE	NEUTRAL
BOUNDARY FENCING	COLORBOND	NEUTRAL



FLOOR PLAN
(SHED)
SCALE 1:100

PROPOSED RESIDENCE
N°30 McPharlin Ave
Quinns Rock
CLIENT : [REDACTED]

No	DATE	AMENDMENTS

DATE: May 2022
Drawn: MA
scale: 1:100
sheet 6 of 6