



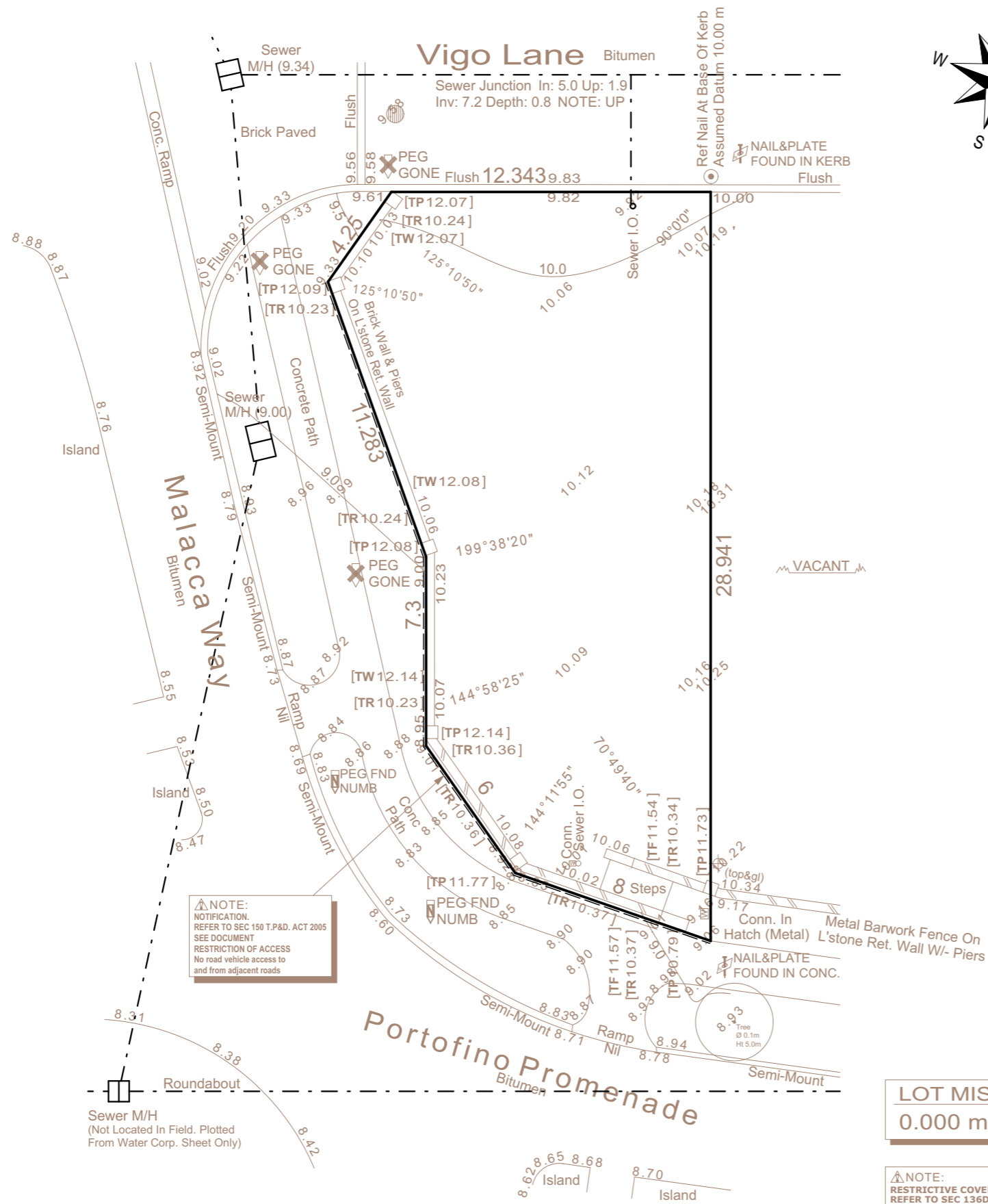
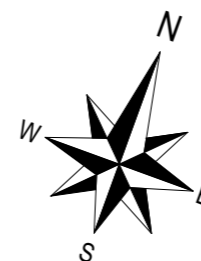
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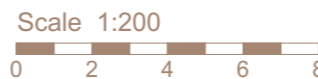
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[Symbol]	Power Pole
[Symbol]	Phone Pits
[Symbol]	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence



**LOT MISCLOSE**  
0.000 m

**NOTE:**  
RESTRICTIVE COVENANT.  
REFER TO SEC 136D T.L.A. 1893  
SEE DOCUMENT P061679

**NOTE:**  
TELSTRA / COMMS PIT NOT LOCATED  
ADJACENT TO LOT AT TIME OF SURVEY.  
VERIFY AVAILABILITY WITH TELSTRA.



**SITE SURVEY**  
1:200

**PR**  
*The Way You Want To Live*  
**51 Glomach Circuit Kinross WA 6028**  
Mobile: 0466 672 189  
Email: [admin@premierresidential.com.au](mailto:admin@premierresidential.com.au)  
ABN: 69 305 673 609

**CONTOUR & FEATURE SURVEY**  
LOT Lot 2200 (DP 417420)  
ADDRESS #68 Portofino Promenade, Mindarie  
LGA CITY OF WANNEROO  
GPS Lat: -31.699453 Long: 115.714316  
SSA Yes AREA 320m<sup>2</sup> VOL. 4019 FOL. 784



ELEC.	U/Ground	SEWER	Yes	ROADS	Bitumen / Brick	COASTAL	1000m To Ocean <small>(Approx. Only - Confirm With Shire)</small>
GAS	Check Alinta	COMMS	Not Loc.	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Flush / Semi-Mount	VEG.	Light Grass Cover



**COTTAGE SURVEYS**  
LICENSED SURVEYORS  
87-89 Guthrie St Osborne Park WA 6017  
PO Box 1611 Osborne Park BC WA 6917  
P: (08) 9446 7361  
E: [perth@cottage.com.au](mailto:perth@cottage.com.au)  
W: [www.cottage.com.au](http://www.cottage.com.au)  
JOB: 532130 DATE: 29 Aug 22 DRAWN: T. Do

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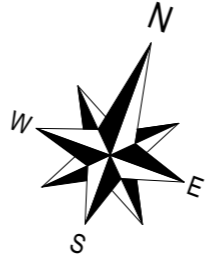
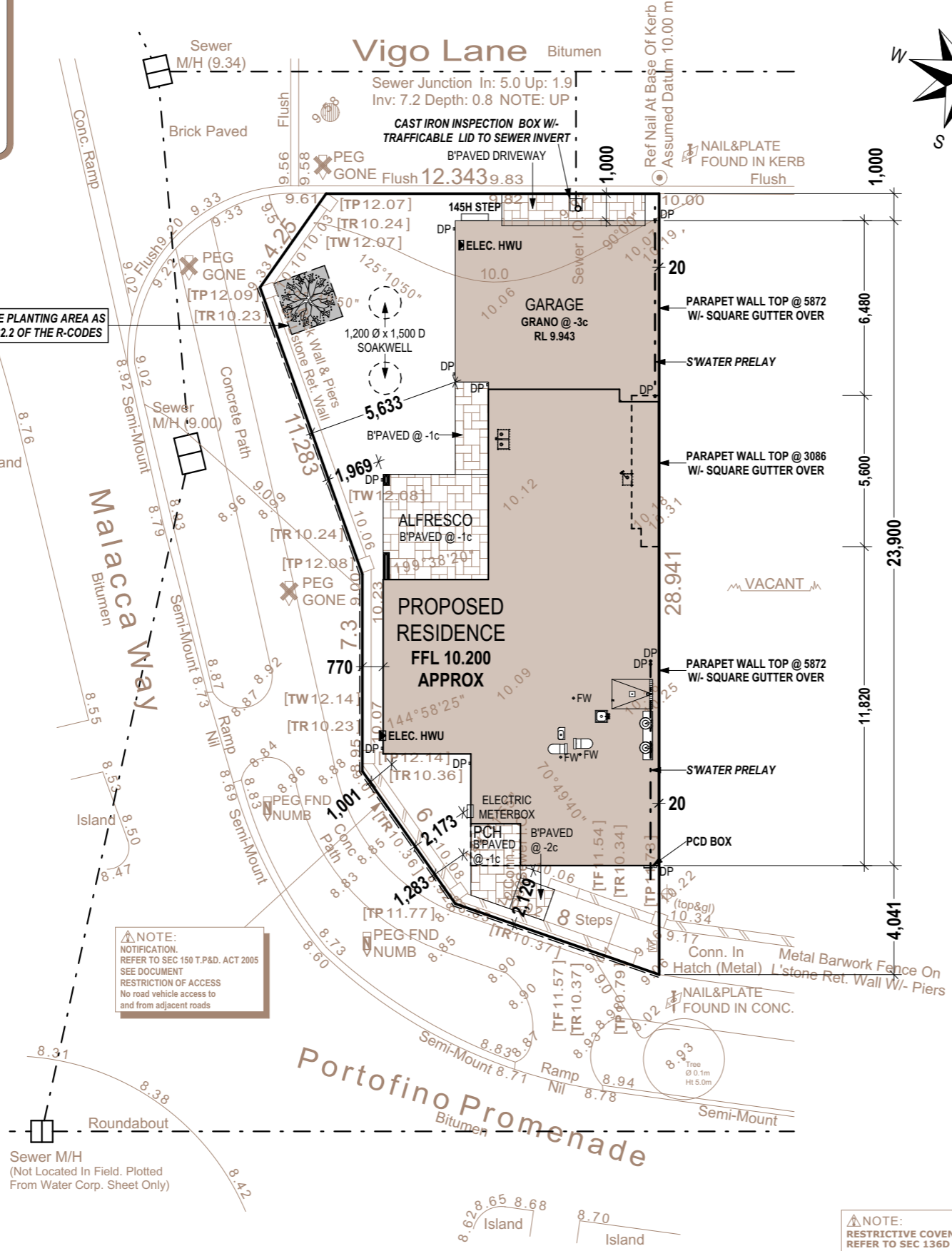
LEGEND	
	Power Dome
	Power Pole
	Phone Pits
	Water Conn.
	Top Pillar/Post
	Top Wall
	Top Retaining
	Top Fence

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LGA CITY OF WANNEROO  
GPS Lat: -31.699453 Long: 115.714316  
SSA Yes AREA 320m<sup>2</sup> VOL. 4019 FOL. 784

**STORMWATER CALCULATIONS**  
REQUIRED SOAKWELL CAPACITY.  
= 1m<sup>3</sup> OF STORAGE PER 65m<sup>2</sup> OF ROOF AREA  
REQUIRED MINIMUM TOTAL CAPACITY  
= ROOF AREA OF (199.72m<sup>2</sup> / 65m<sup>2</sup>) x 1m<sup>3</sup> = 3.07m<sup>3</sup>  
SELECTED SOAKWELLS  
2 x 1200Ø x 1500D (1.70m<sup>3</sup>) = 3.40m<sup>3</sup>  
TOTAL SOAKWELL CAPACITY = 3.40m<sup>3</sup>

2Mx2M TREE PLANTING AREA AS PER 5.3.2 C2.2 OF THE R-CODES



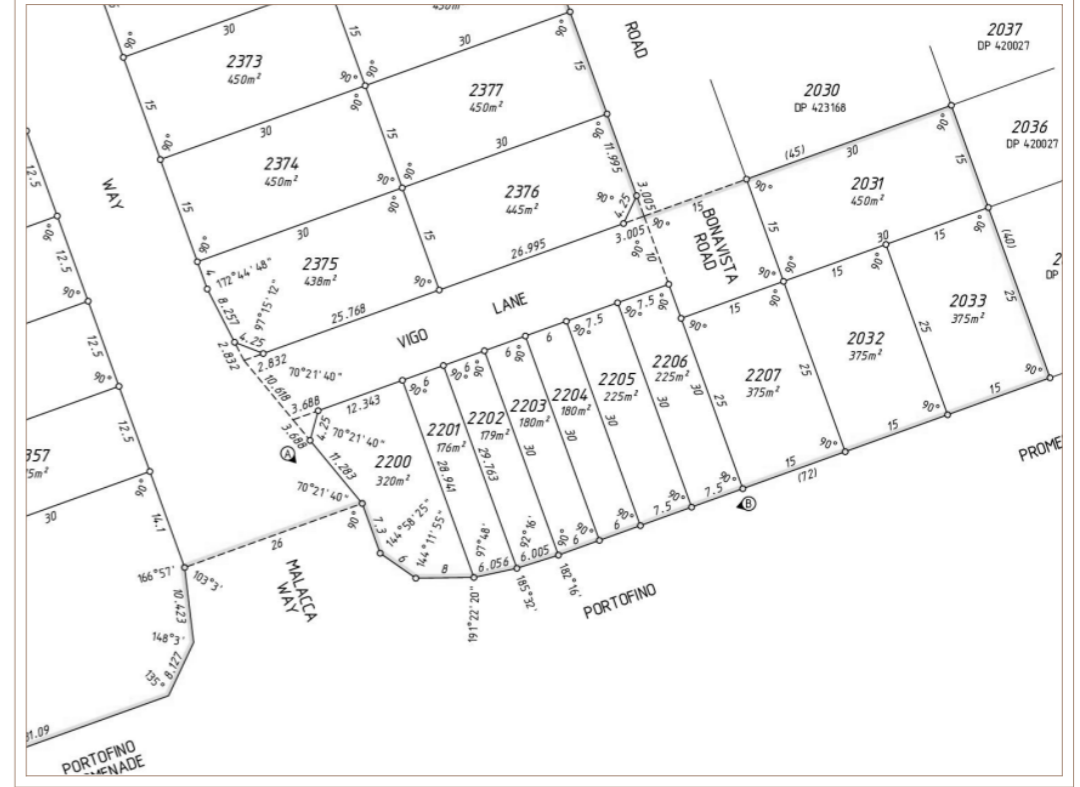
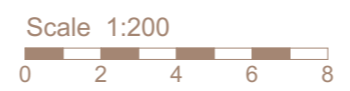
Floor Areas - All Stories			
Floor	Location	Area	Perimeter
2nd floor	HOUSE	48.63	29.88
		48.63 m <sup>2</sup>	29.88 m
1st floor	HOUSE	150.91	56.44
	ANCILLARY DWELLING	44.61	27.22
		195.52 m <sup>2</sup>	83.66 m
Ground floor	HOUSE	135.74	55.72
	GARAGE	47.46	28.50
	ALFRESCO	15.21	15.60
	PORCH	2.85	6.78
		201.26 m <sup>2</sup>	106.60 m
		445.41 m <sup>2</sup>	220.14 m

OPEN SPACE = 42.75%

**NOTE:**  
NOTIFICATION.  
REFER TO SEC 150 T.P.D. ACT 2005  
SEE DOCUMENT  
RESTRICTION OF ACCESS  
No road vehicle access to and from adjacent roads

**NOTE:**  
RESTRICTIVE COVENANT.  
REFER TO SEC 136D T.L.A. 1893  
SEE DOCUMENT P061679

**NOTE:**  
TELSTRA / COMMS PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.



ELEC.	U/Ground	SEWER	Yes	ROADS	Bitumen / Brick	COASTAL	1000m To Ocean <small>(Approx. Only - Confirm With Shire)</small>
GAS	Check Alinta	COMMS	Not Loc.	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Flush / Semi-Mount	VEG.	Light Grass Cover



**SITE PLAN**  
1:200  
**NOTE:**  
• RE-PEG BY LICENSED SURVEYOR  
• STORMWATER DISPOSAL TO SHIRE REQUIREMENTS

**COTTAGE SURVEYS** LICENSED SURVEYORS  
87-89 Guthrie St Osborne Park WA 6017  
PO Box 1611 Osborne Park BC WA 6917  
P: (08) 9446 7361  
E: perth@cottage.com.au  
W: www.cottage.com.au  
JOB: 532130 DATE: 29 Aug 22 DRAWN: T. Do

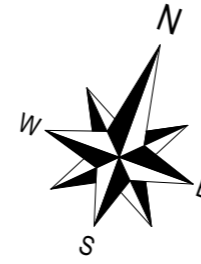
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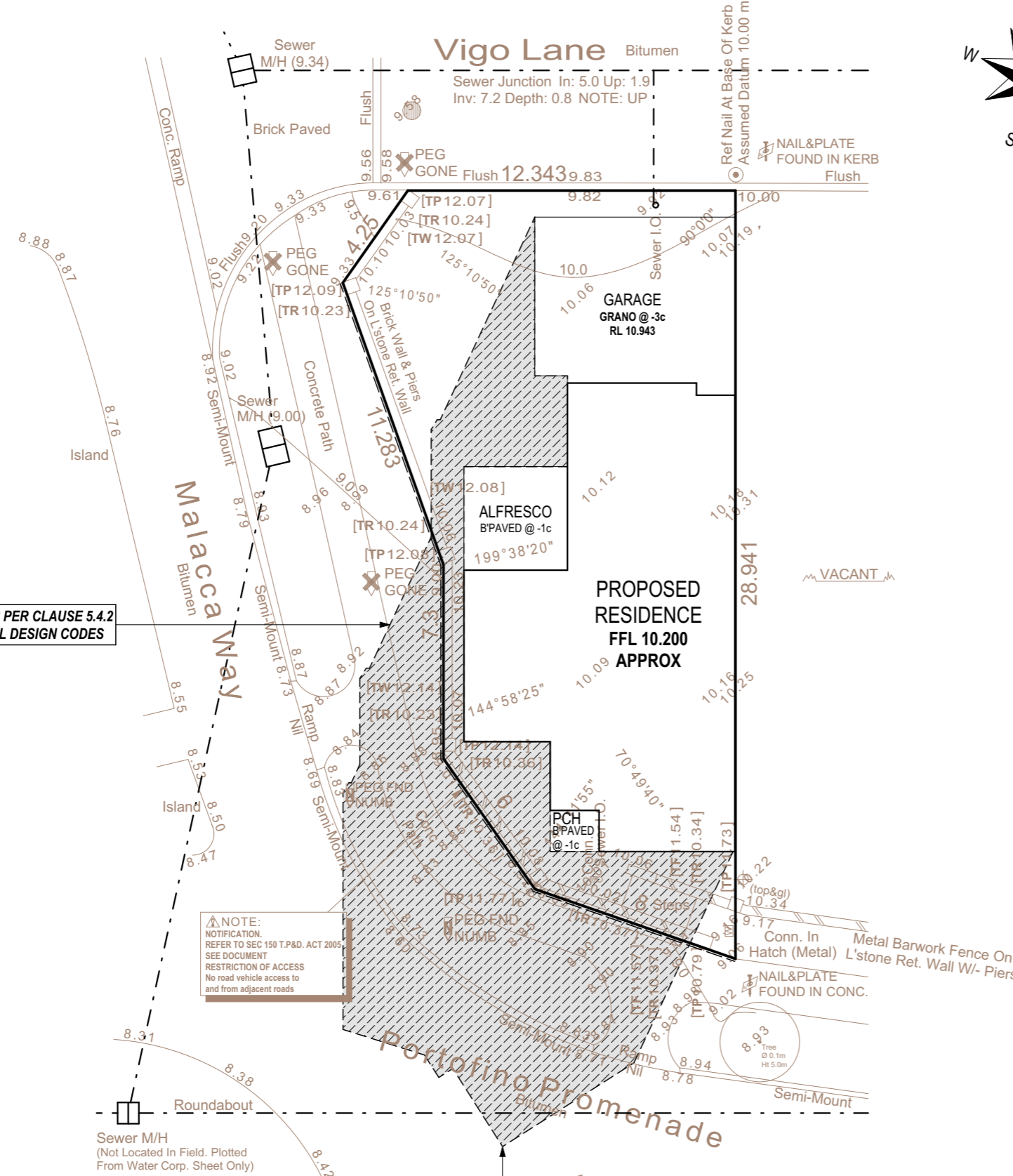
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LOT Lot 2200 (DP 417420)  
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LGA CITY OF WANNEROO  
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SSA Yes AREA 320m<sup>2</sup> VOL. 4019 FOL. 784



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GAS	Check Alinta	COMMS	Not Loc.	PATH	Concrete	SOIL	Sand
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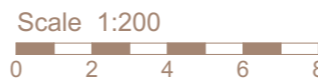
OVERSHADOWING AS PER CLAUSE 5.4.2 OF THE RESIDENTIAL DESIGN CODES

**NOTE:**  
NOTIFICATION.  
REFER TO SEC 150 T.P.D. ACT 2005.  
SEE DOCUMENT  
RESTRICTION OF ACCESS  
No road vehicle access to  
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OVERSHADOWING AS PER CLAUSE 5.4.2 OF THE RESIDENTIAL DESIGN CODES

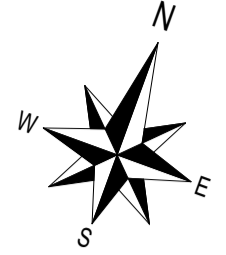
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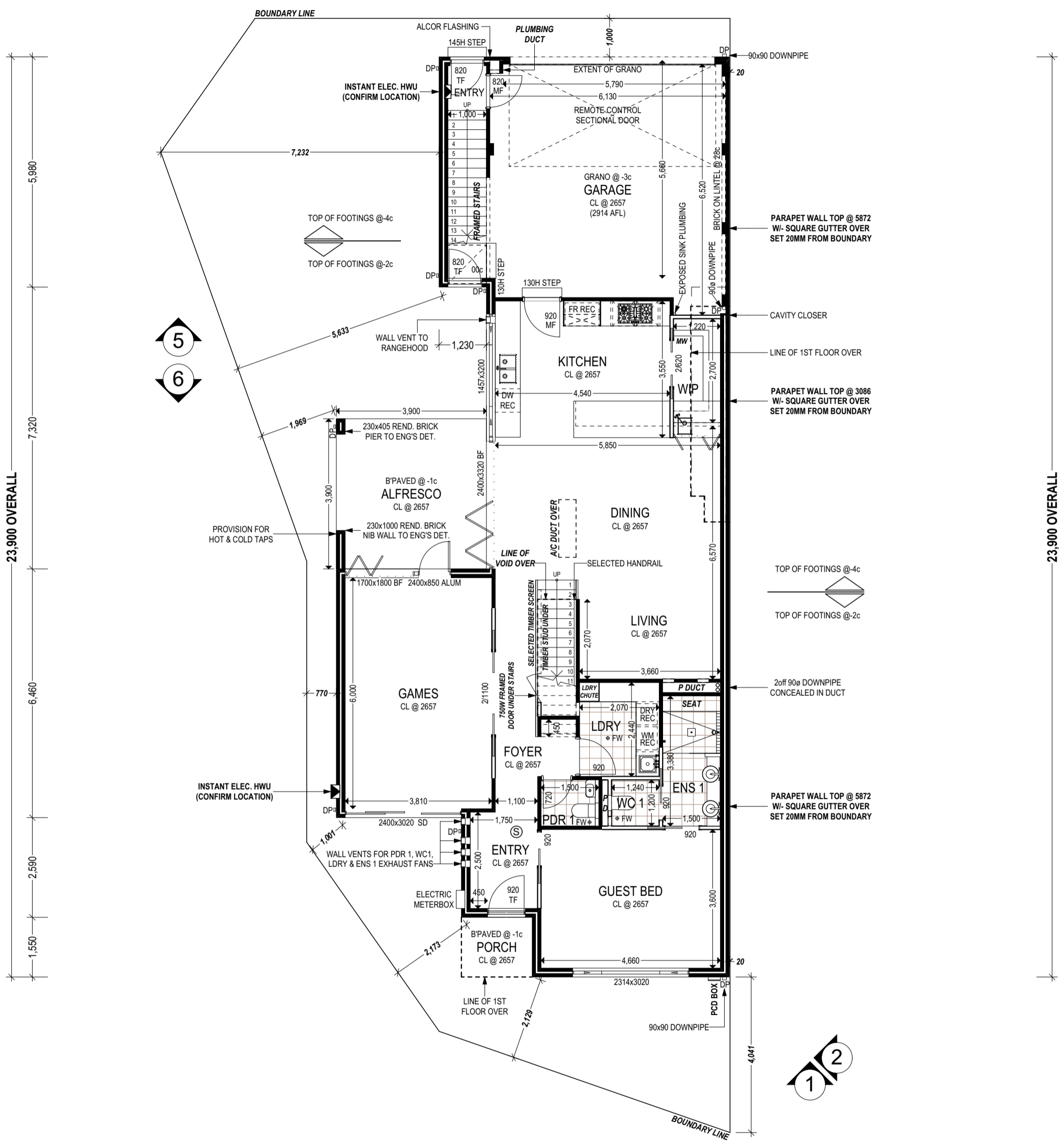
**OVERSHADOWING PLAN**  
1:200

10,210 OVERALL  
2,670 7,540



ALL SMOKE DETECTORS TO BE HARDWIRED & INTERCONNECTED

3  
4



23,900 OVERALL  
5,980  
7,320  
6,460  
2,590  
1,550

23,900 OVERALL

**GROUND FLOOR PLAN**

1:100

3,250 1,840 5,120  
10,210 OVERALL

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
<b>2nd floor</b>			
	HOUSE	48.63	29.88
		48.63 m <sup>2</sup>	29.88 m
<b>1st floor</b>			
	HOUSE	150.91	56.44
	ANCILLARY DWELLING	44.61	27.22
		195.52 m <sup>2</sup>	83.66 m
<b>Ground floor</b>			
	HOUSE	135.74	55.72
	GARAGE	47.46	28.50
	ALFRESCO	15.21	15.60
	PORCH	2.85	6.78
		201.26 m <sup>2</sup>	106.60 m
		445.41 m <sup>2</sup>	220.14 m

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ABN: 69 305 673 609

**Project details**  
Client: **JO GOODING**  
Address: **LOT 2200 (#68)  
PORTOFINO PROMENADE  
MINDARIE  
CITY OF WANNEROO**

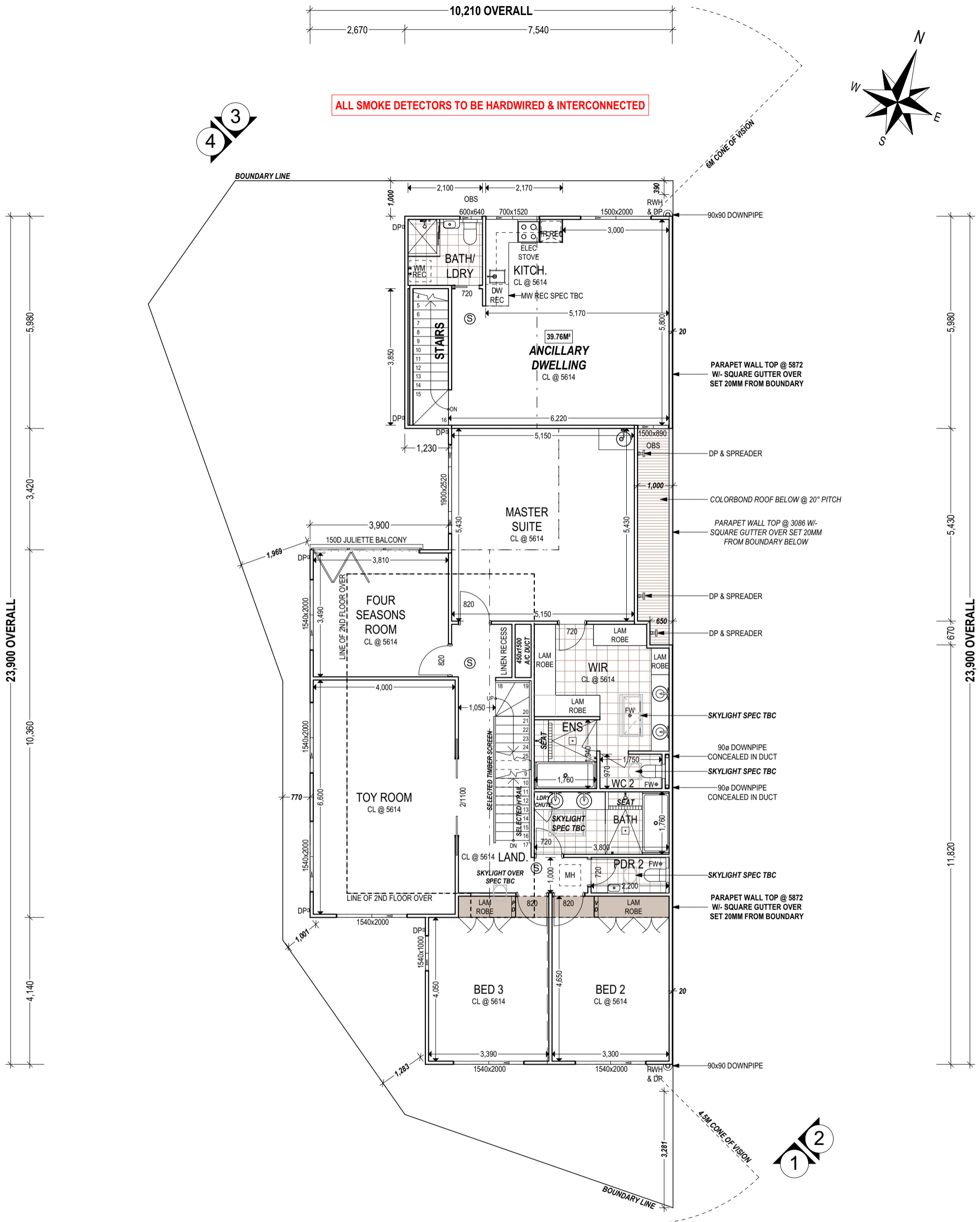
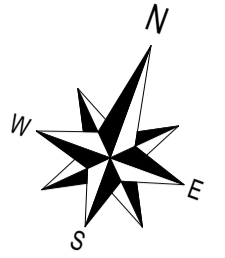
**Revisions**

Description	Date/Dwn.	Chkd.
Rev B	13.12.22	MM

**Ground Floor Plan**  
Note: Dimensions on plan do not allow for plastering/flooring finish.  
**Job No: 246**  
Drawn: MM Date: 13/12/2022 Rev: A  
Sheet 5 of 10

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ALL SMOKE DETECTORS TO BE HARDWIRED & INTERCONNECTED



**FIRST FLOOR PLAN**

1:100



Floor Areas - All Stories			
Floor	Location	Area	Perimeter
<b>2nd floor</b>			
	HOUSE	48.63	29.88
		48.63 m <sup>2</sup>	29.88 m
<b>1st floor</b>			
	HOUSE	150.91	56.44
	ANCILLARY DWELLING	44.61	27.22
		195.52 m <sup>2</sup>	83.66 m
<b>Ground floor</b>			
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	GARAGE	47.46	28.50
	ALFRESCO	15.21	15.60
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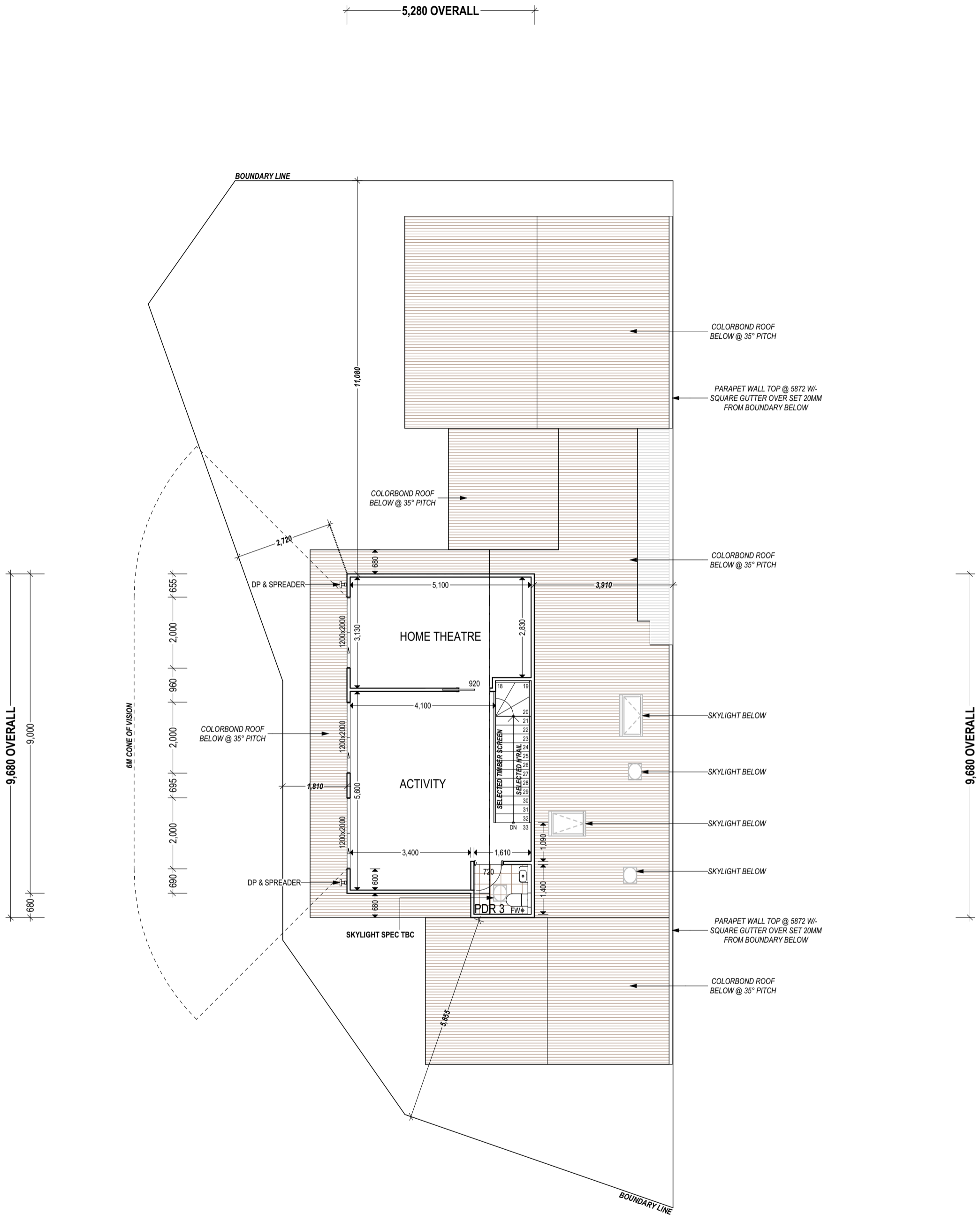
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CITY OF WANNEROO

**Revisions**

Description	Date/Dwn.	Chkd.
Rev B	13.12.22	MM

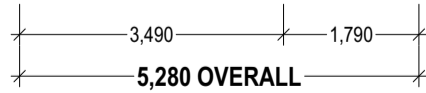
**First Floor Plan**  
Note: Dimensions on plan do not allow for plastering/flooring finish.  
**Job No: 246**  
Drawn Date Rev  
MM 13/12/2022 A  
Sheet 6 of 10

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**SECOND FLOOR PLAN**

1:100



Floor Areas - All Stories			
Floor	Location	Area	Perimeter
<b>2nd floor</b>			
	HOUSE	48.63	29.88
		<b>48.63 m<sup>2</sup></b>	<b>29.88 m</b>
<b>1st floor</b>			
	HOUSE	150.91	56.44
	ANCILLARY DWELLING	44.61	27.22
		<b>195.52 m<sup>2</sup></b>	<b>83.66 m</b>
<b>Ground floor</b>			
	HOUSE	135.74	55.72
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	ALFRESCO	15.21	15.60
	PORCH	2.85	6.78
		<b>201.26 m<sup>2</sup></b>	<b>106.60 m</b>
		<b>445.41 m<sup>2</sup></b>	<b>220.14 m</b>

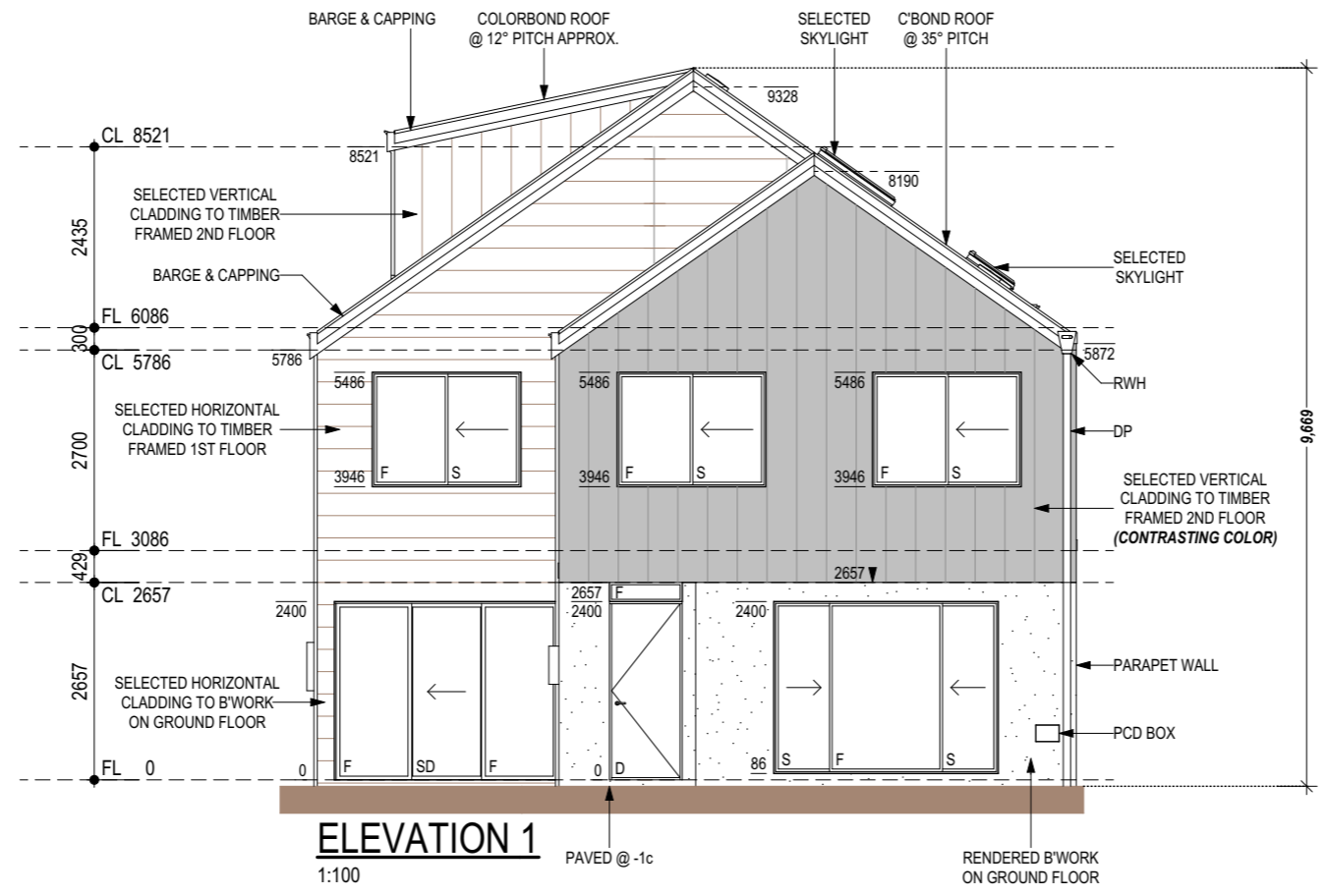
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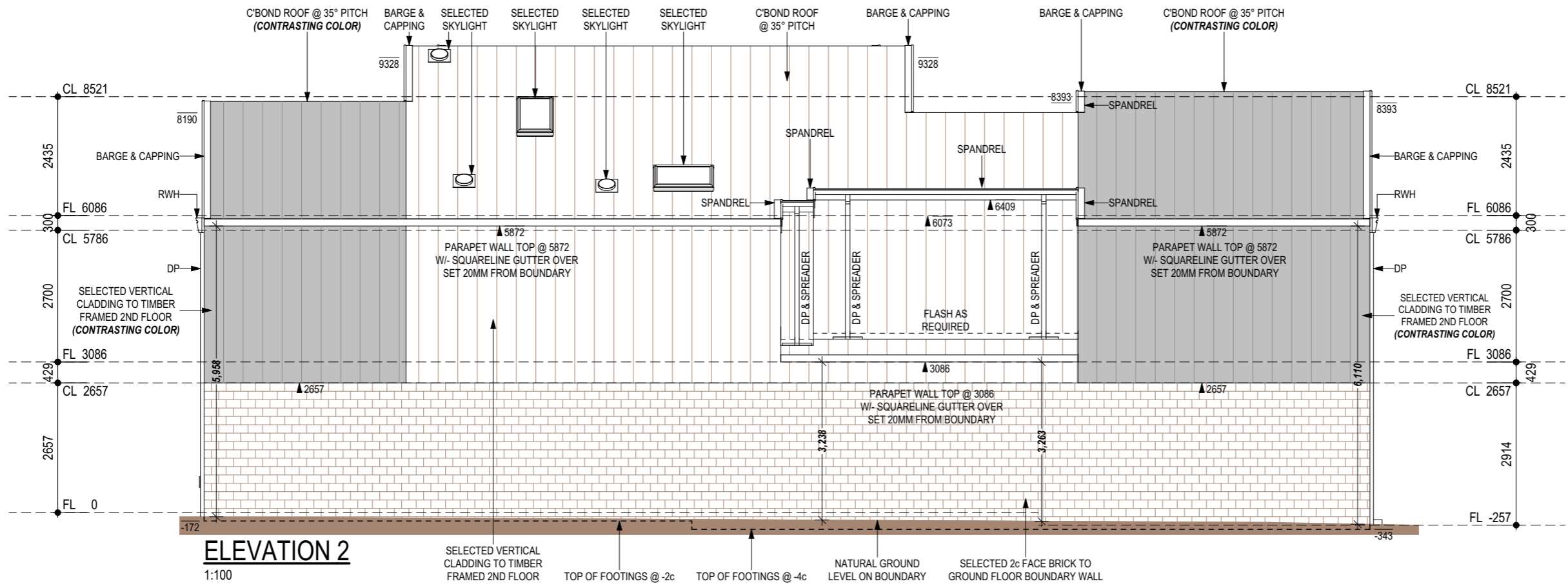
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Revisions		
Description	Date/Dwn.	Chkd.
Rev B	13.12.22	MM

**Second Floor Plan**  
 Note: Dimensions on plan do not allow for plastering/flooring finish.  
**Job No: 246**  
 Drawn Date Rev  
 MM 13/12/2022 A  
**Sheet 7 of 10**



**ELEVATION 1**  
1:100



**ELEVATION 2**  
1:100

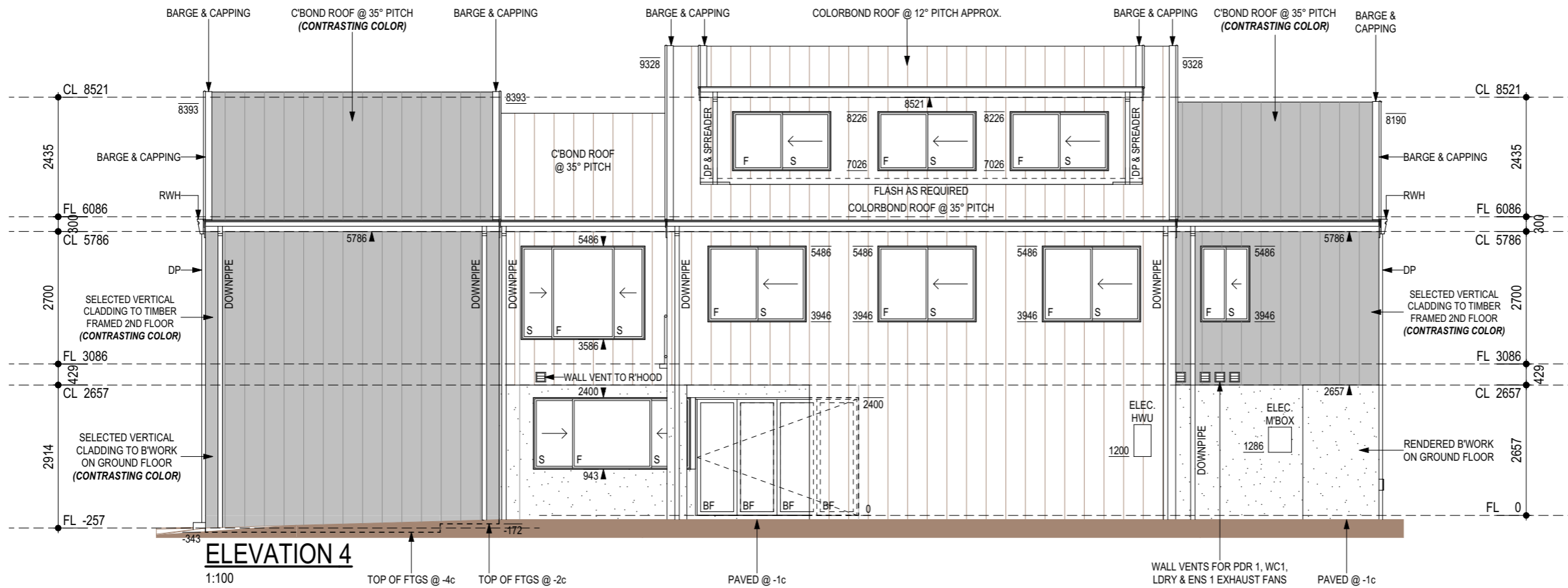
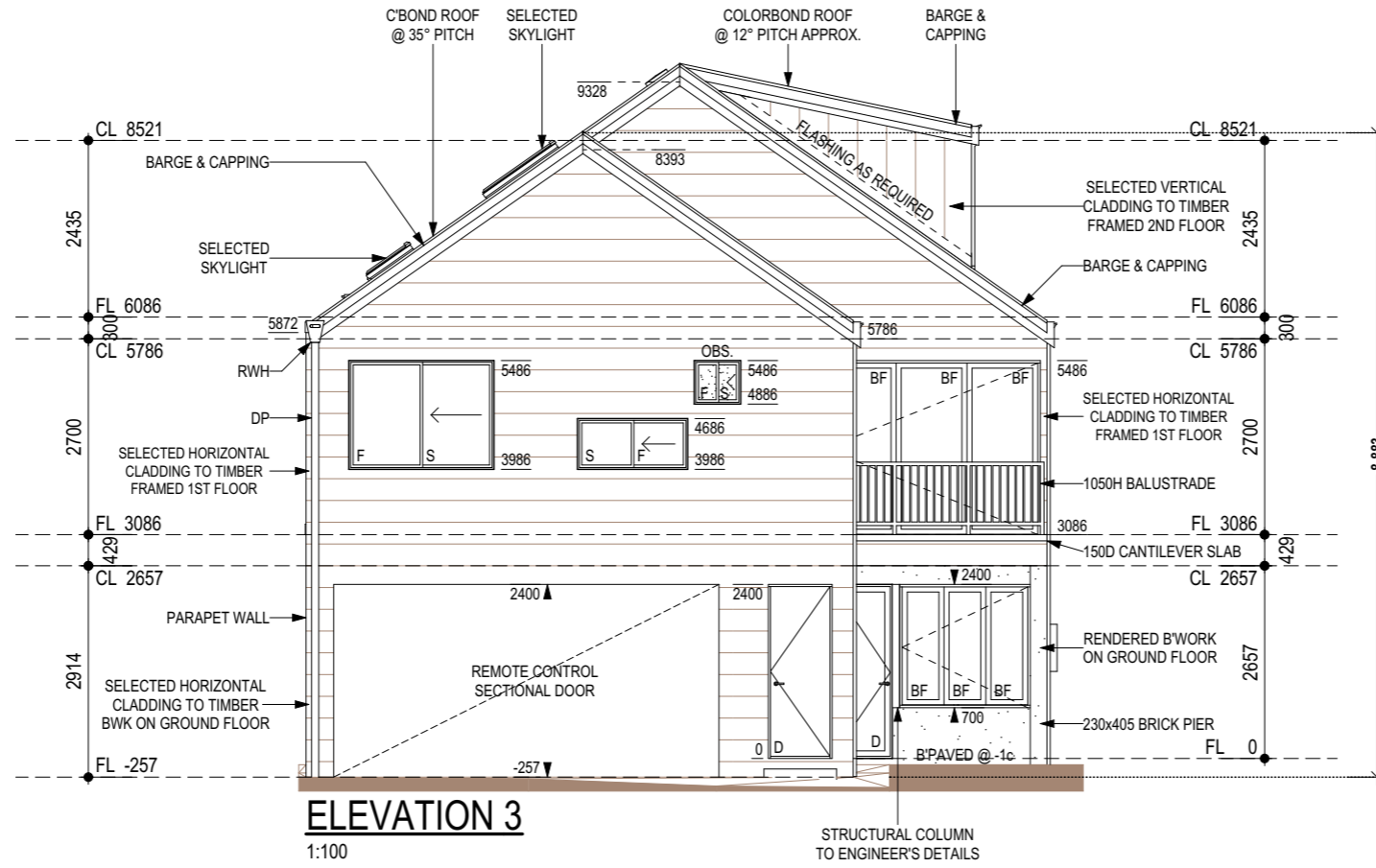
External Elevations (1-2)	
Revisions	Chkd.
Description	Date/Dwn.
Rev B	13.12.22
	MM
Job No: 246	
Drawn	Rev
MM	13/12/2022
A	
Sheet 8 of 10	

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**Address:** LOT 2200 (#68)  
 PORTOFINO PROMENADE  
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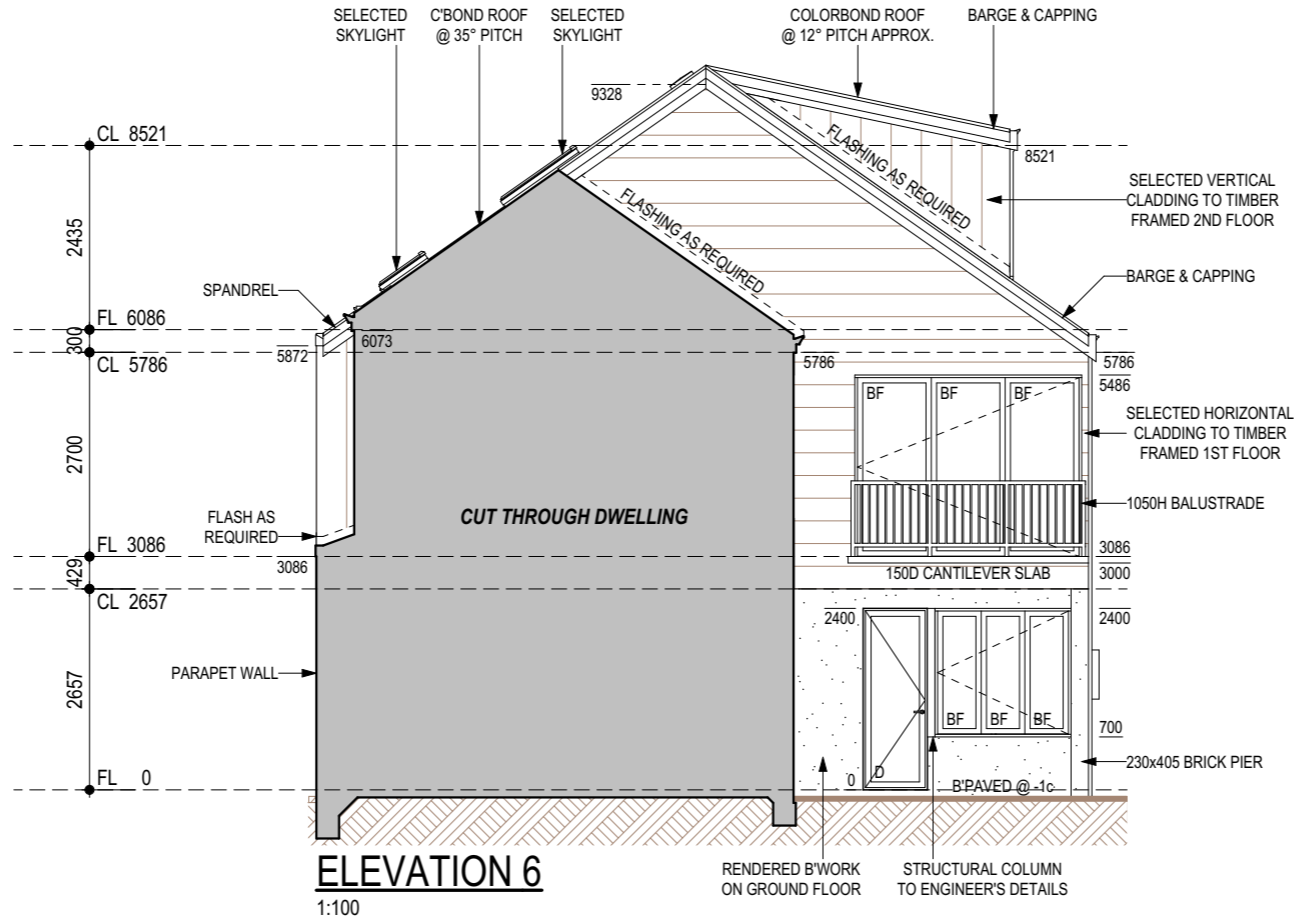
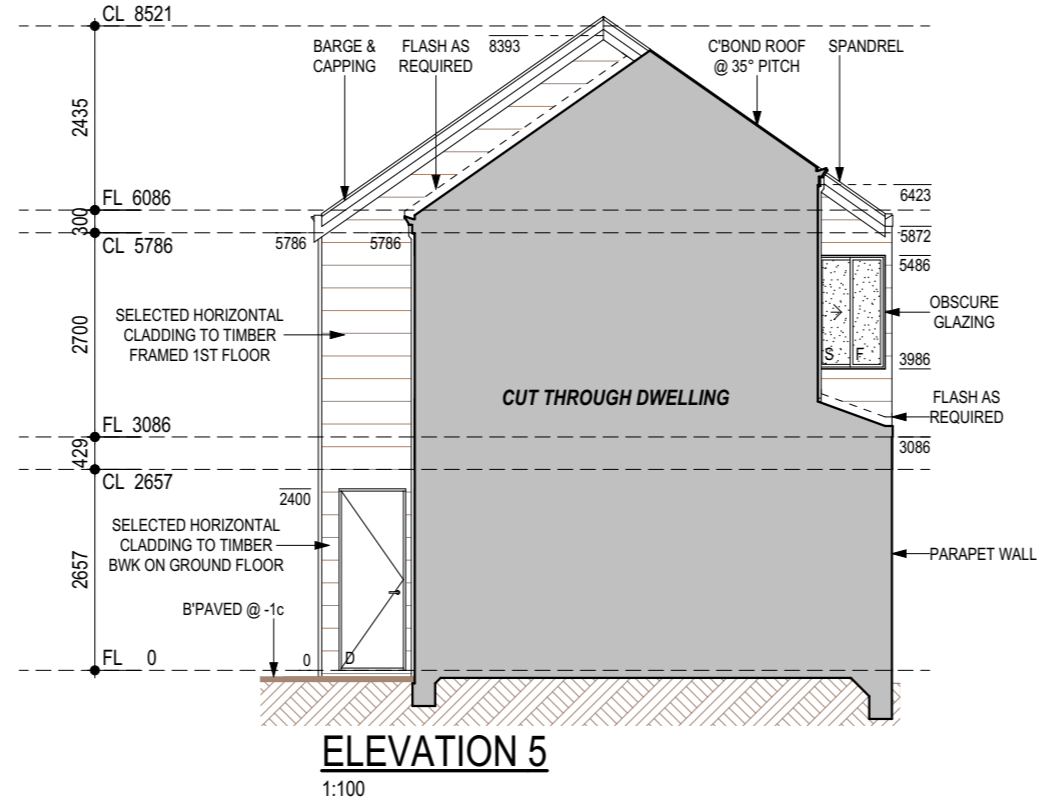
External Elevations (3-4)	
Revisions	Chkd.
Description	Date/Dwn.
Rev B	13.12.22
MM	MM
Job No: 246	Rev
Drawn	Date
MM	13/12/2022
Rev	A
Sheet 9 of 10	

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 CITY OF WANNEROO

**Revisions**

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**External Elevations (5-6)**

Note: Dimensions on plan do not allow for plastering/flooring finish.

**Job No: 246**

Drawn	Date	Rev
MM	13/12/2022	A

Sheet 10 of 10

**Revisions**

Description	Date/Dwn.	Chkd.
Rev B	13.12.22	MM

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