

# LOT 2204



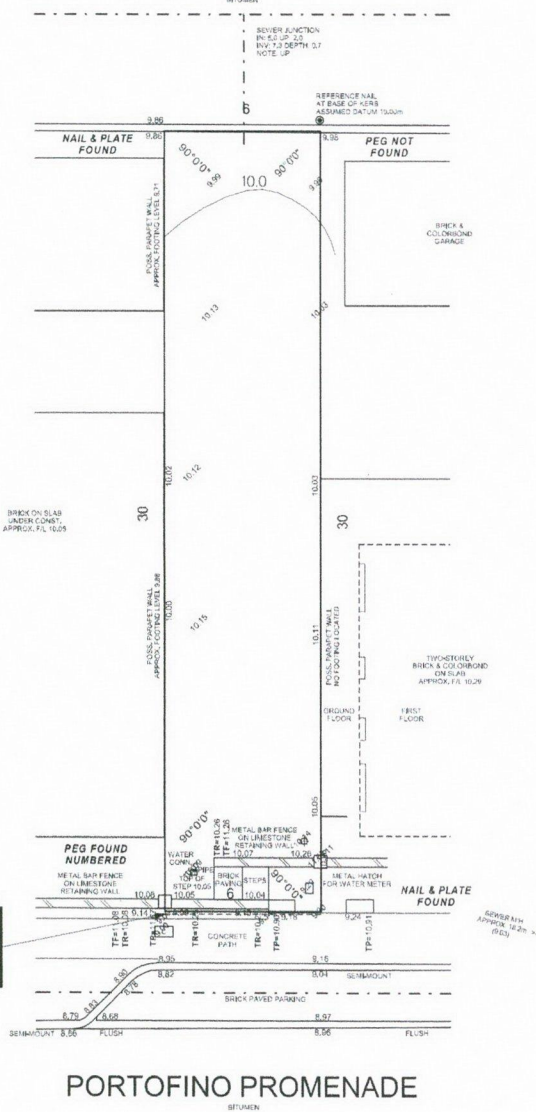
**DISCLAIMER:**  
Lot boundaries drawn on survey are based on cadastral plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect 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.

## VIGO LANE



**NOTE:**  
RESTRICTIVE COVENANT.  
REFER TO SEC 150 T.P.R.O. ACT  
SEE DOCUMENT  
RESTRICTION OF ACCESS  
NO ROAD VEHICLE ACCESS TO AND  
FROM ADJACENT ROADS

**NOTE:**  
RESTRICTIVE COVENANT.  
REFER TO SEC 150 T.P.R.O. ACT  
SEE DOCUMENT P061679

LOT MISCLOSE  
0.000 m



**LEGEND**

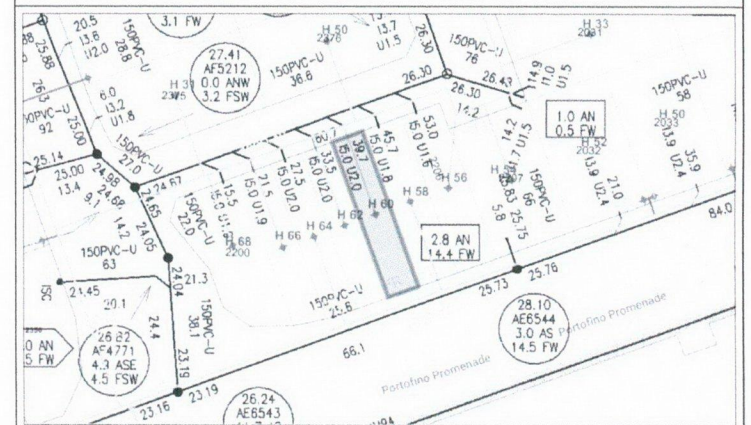
- POWER POLE
- PARKING SITE
- TYPICAL CONCRETE
- TYPICAL METAL CLADDING
- TYPICAL TOP PAUL
- TYPICAL TOP FENCE
- TYPICAL TOP FENCE

### CONTOUR & FEATURE SURVEY

**LOT** Lot 2204 (DP 417420)  
**ADDRESS** #60 Portofino Promenade, Mindarie  
**LGA** CITY OF WANNEROO  
**CLIENT** Kelley, Luke  
**GPS** Lat: -31.699391 Long: 115.714597  
**SSA** Yes **AREA** 180m<sup>2</sup> **VOL.** 4019 **FOL.** 788



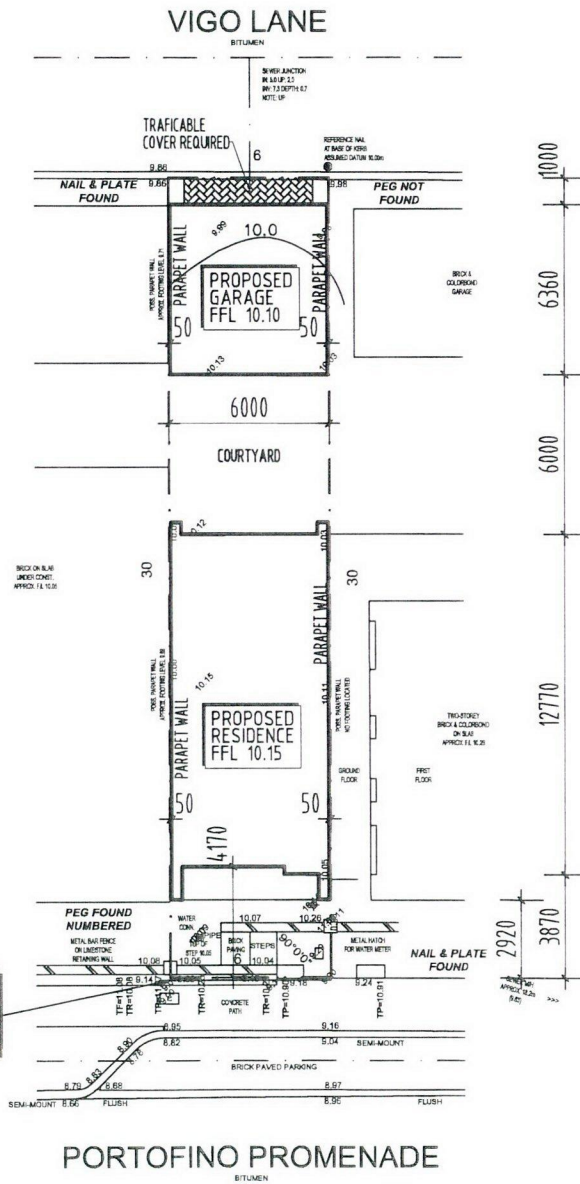
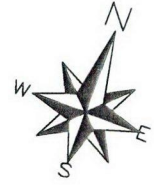
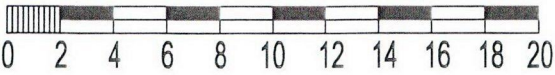
<b>ELEC.</b> U/Ground	<b>SEWER</b> Yes	<b>ROADS</b> Bitumen	<b>COASTAL</b> 1000m To Ocean
<b>GAS</b> Check Alinta	<b>COMMS</b> Yes	<b>PATH</b> Concrete	<b>SOIL</b> Sand
<b>WATER</b> Yes	<b>DRAINAGE</b> Good	<b>KERBS</b> Flush / Semi-Mount	<b>VEG.</b> Light Grass Cover



**COTTAGE SURVEYS**  
 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:** 558154 **DATE:** 25 Oct 23 **DRAWN:** R. Mohen

SCALE 1:200



**NOTE:**  
COVENANT:  
REFER TO SEC 150 T.P.D. ACT  
SEE DOCUMENT  
RESTRICTION OF ACCESS  
NO ROAD VEHICLE ACCESS TO AND  
FROM ADJACENT ROADS

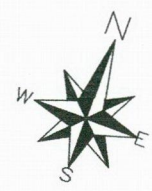
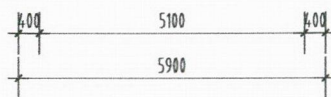
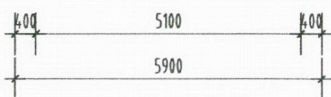
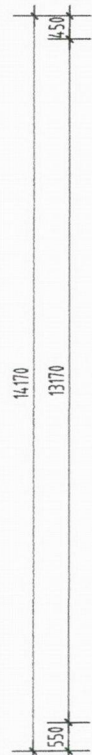
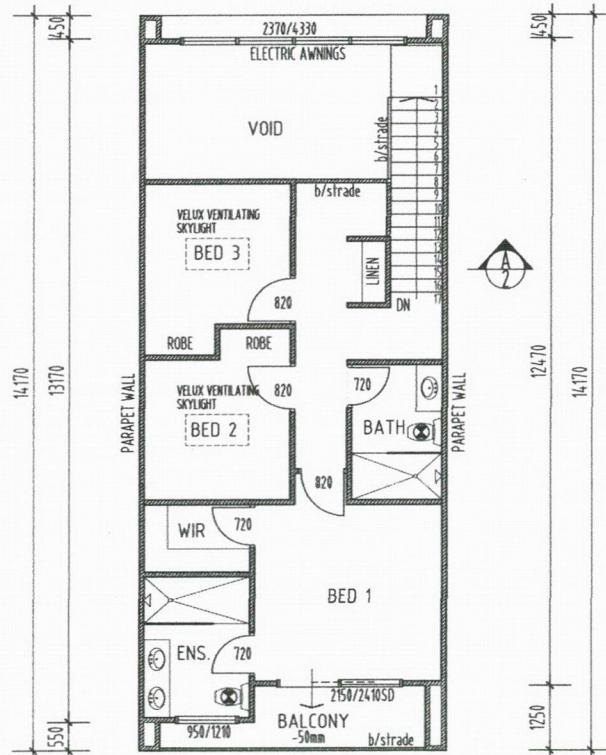
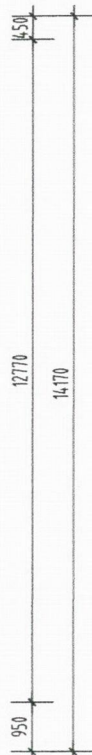
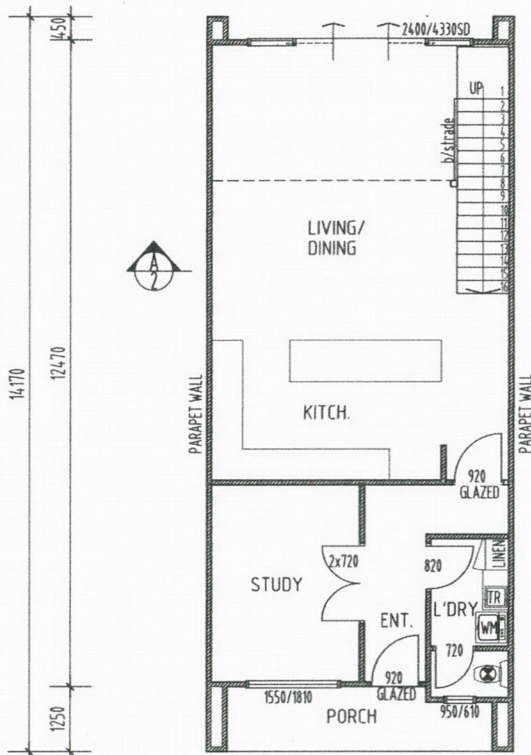
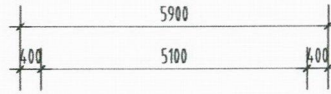
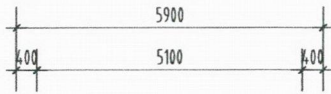
DRAWING TITLE: <b>SITEPLAN</b>		<b>PROPOSED RESIDENCE FOR MR KELLEY ON LOT 2204(1660) PORTOFINO PROMENADE MINDARIE</b>	AMENDMENTS:	
DRAWN: MG	JOB No: A3		DWG A01	TOTAL DWG 4
SCALE: 1:200	DATE: 1/11/2023			





MIKE GILBERT & ASSOC. P/L  
 x DESIGN / DRAFTING  
 x ENERGY RATINGS  
 x ENGINEERING  
 x SURVEYING

040 100 3283  
 mgs5@optusnet.com.au



DRAWING TITLE:  
**FLOOR PLANS**

DRAWN: MG  
 SCALE: 1:100

JOB No: A3  
 DATE: 1/11/2023

PROPOSED RESIDENCE FOR MR KELLEY ON LOT 2204 (#60) PORTOFINO PROMENADE MINDARE

AMENDMENTS:	
DWG:	A02
TOTAL DWG:	4

AREA:	73.57m <sup>2</sup>
G/FLOOR:	75.12m <sup>2</sup>
U/FLOOR:	
GARAGE:	37.52m <sup>2</sup>
PORCH:	6.37m <sup>2</sup>
BALCONY:	5.10m <sup>2</sup>

NOTES:

- TILED SKIRTING TO WET AREAS AS PER BCA 3.8
- FLOOR WASTE GULLEYS TO WET AREAS AS PER NCC 3.8
- HARDWIRED SMOKE DETECTORS TO AS 3786-1993. INTERCONNECTED

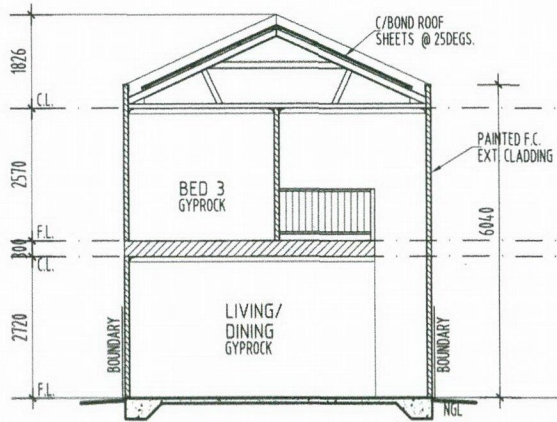
- RWP'S AND SPREADER POSITION INDICATIVE ONLY FINAL POSITION BY ROOF PLUMBER TO A.S./NCC 3.5.2
- ROOF TIEDOWN IN ACCORDANCE WITH A.S. 1684.2-2010 AMNDT 1-2012
- MAX. DISTANCE BETWEEN ATTACHED PIERS 1650mm UON

- VENTILATION IN ACCORDANCE WITH SEWERAGE (LIGHTING VENTILATION & CONSTRUCTION REGULATIONS 1971& AS1688)
- CHECK ALL DIMENSIONS DETAILS AND LEVELS ON SITE PRIOR TO STARTING. NOTIFY DESIGNER IF ANY DISCREPANCIES ARE ENCOUNTERED.
- DRAFT PROOFING TO ALL EXTERNAL DOORS

- UNLESS OTHERWISE NOTED. 90mm EXTERNAL TIMBER FRAMING
- SEALED EXHAUST FAN.
- TILED FLOORS.

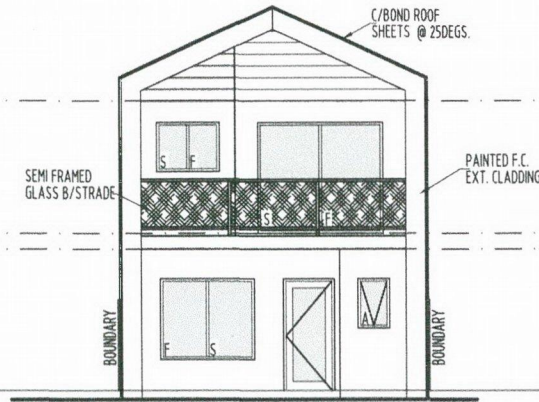
DIMENSIONS ARE FOR BRICK ONLY NO WALL FINISHES ALLOWED FOR

DO NOT SCALE FROM THESE DRAWINGS



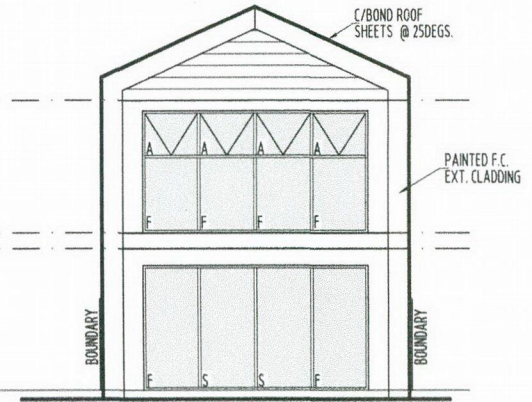
SECTION A-A

SCALE 1:100



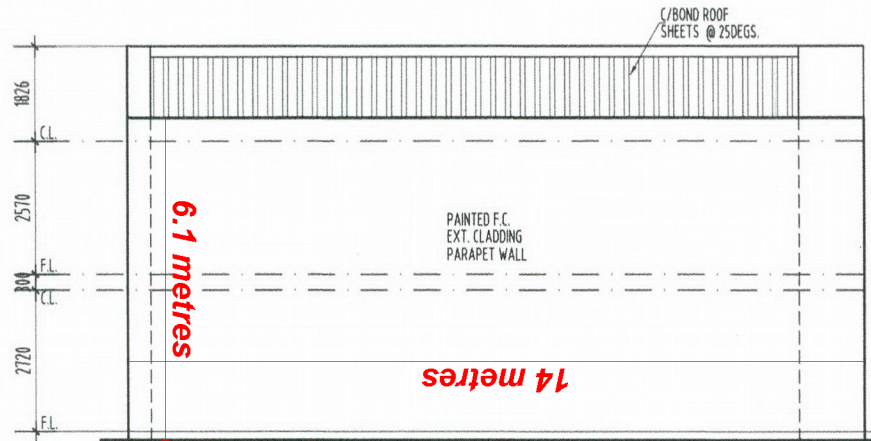
ELEVATION 1

SCALE 1:100



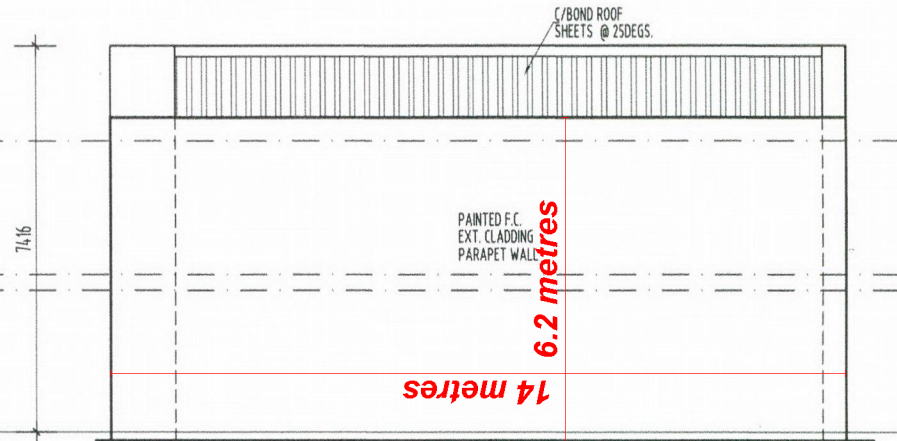
ELEVATION 3

SCALE 1:100



ELEVATION 2

SCALE 1:100



ELEVATION 4

SCALE 1:100

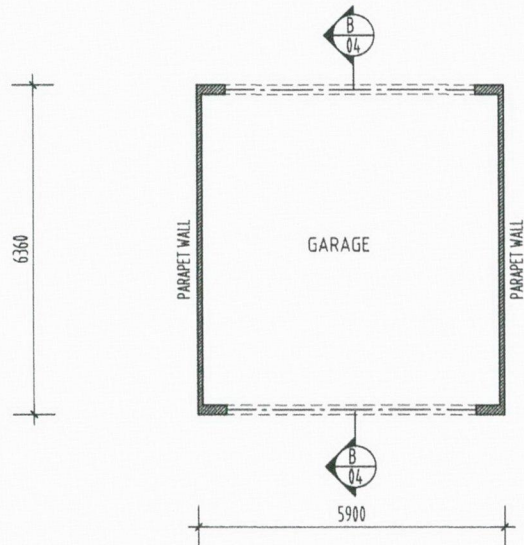
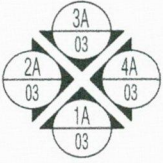
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DRAWN: MG	JOB No: A3			
SCALE: 1:100	DATE: 1/11/2023		DWG. A03	TOTAL DWG. 4

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 × DESIGN / DRAFTING  
 × ENERGY RATINGS  
 × ENGINEERING  
 × SURVEYING



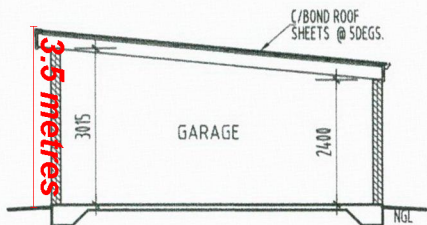
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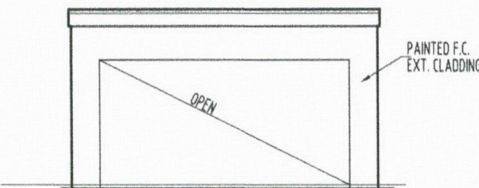


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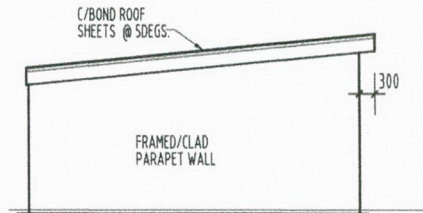
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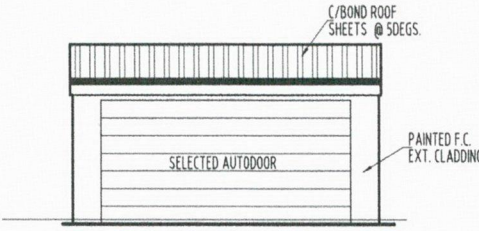
**SECTION B-B**  
SCALE 1:100



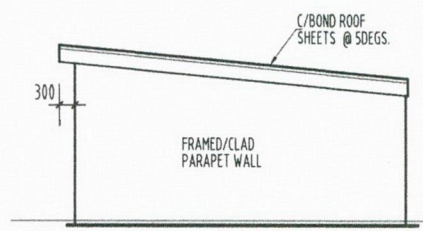
**ELEVATION 1A**  
SCALE 1:100



**ELEVATION 2A**  
SCALE 1:100



**ELEVATION 3A**  
SCALE 1:100



**ELEVATION 4A**  
SCALE 1:100



DRAWING TITLE: <b>ELEVATIONS/ SECTIONS</b>		PROPOSED RESIDENCE FOR MR KELLEY ON LOT 2204 (#60) PORT OF NO PROMENADE MINDARIE	AMENDMENTS:		AREA: GARAGE: 3752m <sup>2</sup>
DRAWN: MG	JOB No: A3				
SCALE: 1:100	DATE: 1/11/2023		DWG. TOTAL DWG. A04 4		