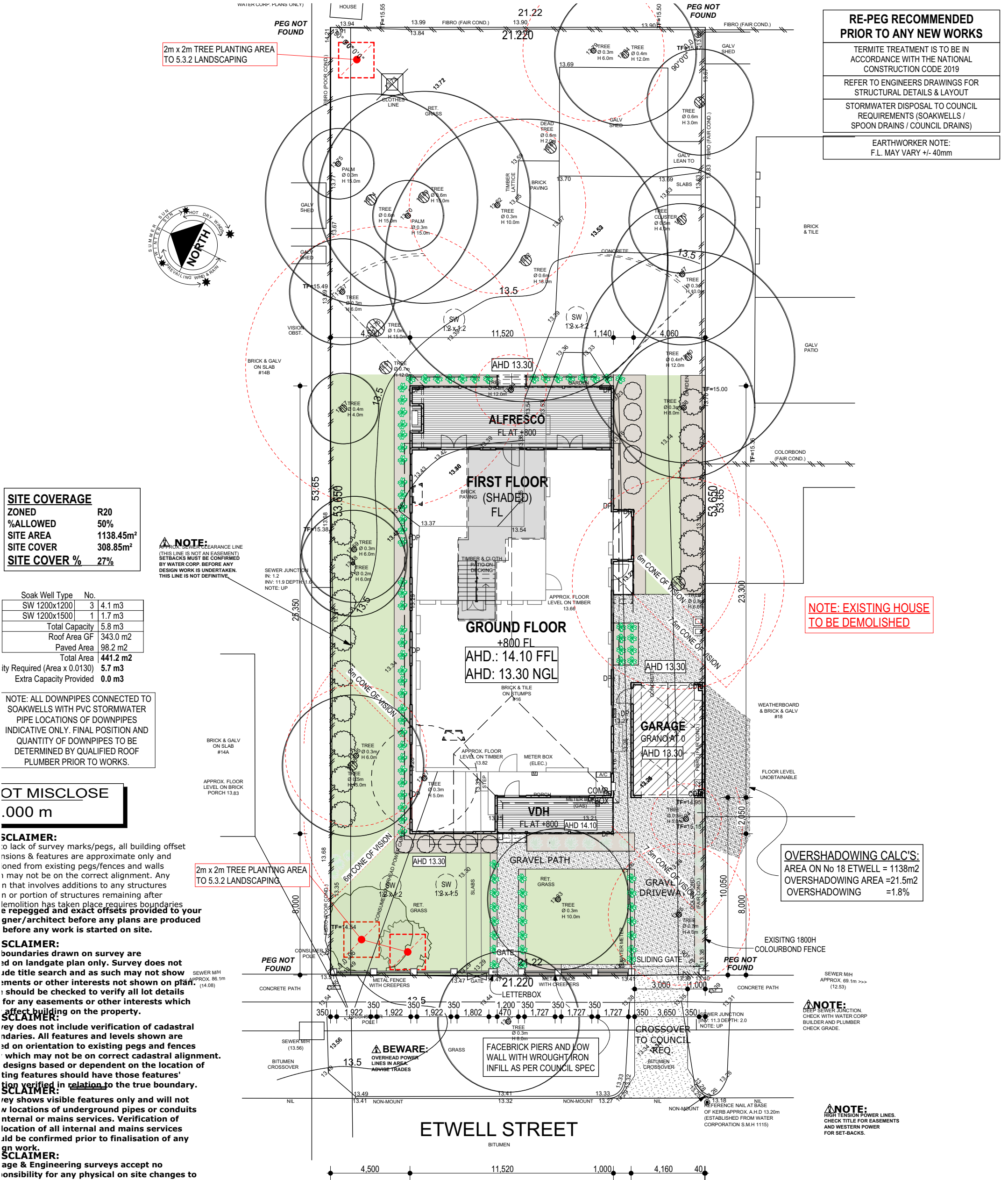




SITE COVERAGE	
ZONED	R20
%ALLOWED	50%
SITE AREA	1138.45m ²
SITE COVER	308.85m ²
SITE COVER %	27%

Soak Well Type	No.	
SW 1200x1200	3	4.1 m3
SW 1200x1500	1	1.7 m3
Total Capacity		5.8 m3
Roof Area GF		343.0 m2
Paved Area		98.2 m2
Total Area		441.2 m2
Capacity Required (Area x 0.0130)		5.7 m3
Extra Capacity Provided		0.0 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE LOCATIONS OF DOWNPIPES INDICATIVE ONLY. FINAL POSITION AND QUANTITY OF DOWNPIPES TO BE DETERMINED BY QUALIFIED ROOF PLUMBER PRIOR TO WORKS.

LOT MISCLOSE 0.000 m

SCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and based on existing pegs/fences and walls. This may not be on the correct alignment. Any plan that involves additions to any structures or portion of structures remaining after demolition has taken place requires boundaries to be repegged and exact offsets provided to your planner/architect before any plans are produced before any work is started on site.

SCLAIMER:
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. This should be checked to verify all lot details for any easements or other interests which may affect building on the property.

SCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences which may not be on correct cadastral alignment. Designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

SCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits internal or mains services. Verification of location of all internal and mains services should be confirmed prior to finalisation of any ground work.

SCLAIMER:
Age & Engineering surveys accept no responsibility for any physical on site changes to parcel or portion of the parcel of land shown in this survey including any adjoining neighbours' lots and features that have occurred after the survey on this survey. All Sewer details plotted are information supplied by Water Corporation.

COTTAGE SURVEYS
LICENSED SURVEYORS

87-89 Guthrie Street
Osborne Park, WA 6017
PO Box 1611
Osborne Park
Business Centre WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB # [REDACTED]
CLIENT [REDACTED]
ADDRESS #16 Etwell Street
SUBURB East Victoria Park
LGA TOWN OF VICTORIA PARK
DRAWN [REDACTED]

GPS Lat: -31.990483 Long: 115.89252
LOT Lot 86 (Plan 2823)
AREA 1133m² VOL.1742 FOL.548
DATE 28 Oct 24 SSA No [REDACTED]

ROADS Bitumen
KERBS Non-Mount / Nil
FOOTPATH Concrete
SOIL Sand
DRAINAGE Good
VEGETATION Refer to Survey

ELEC. O/Head
COMMS. Yes
WATER Yes
GAS Check Alinta
SEWER Yes
COASTAL No (Approximate Only Confirm With Shire)

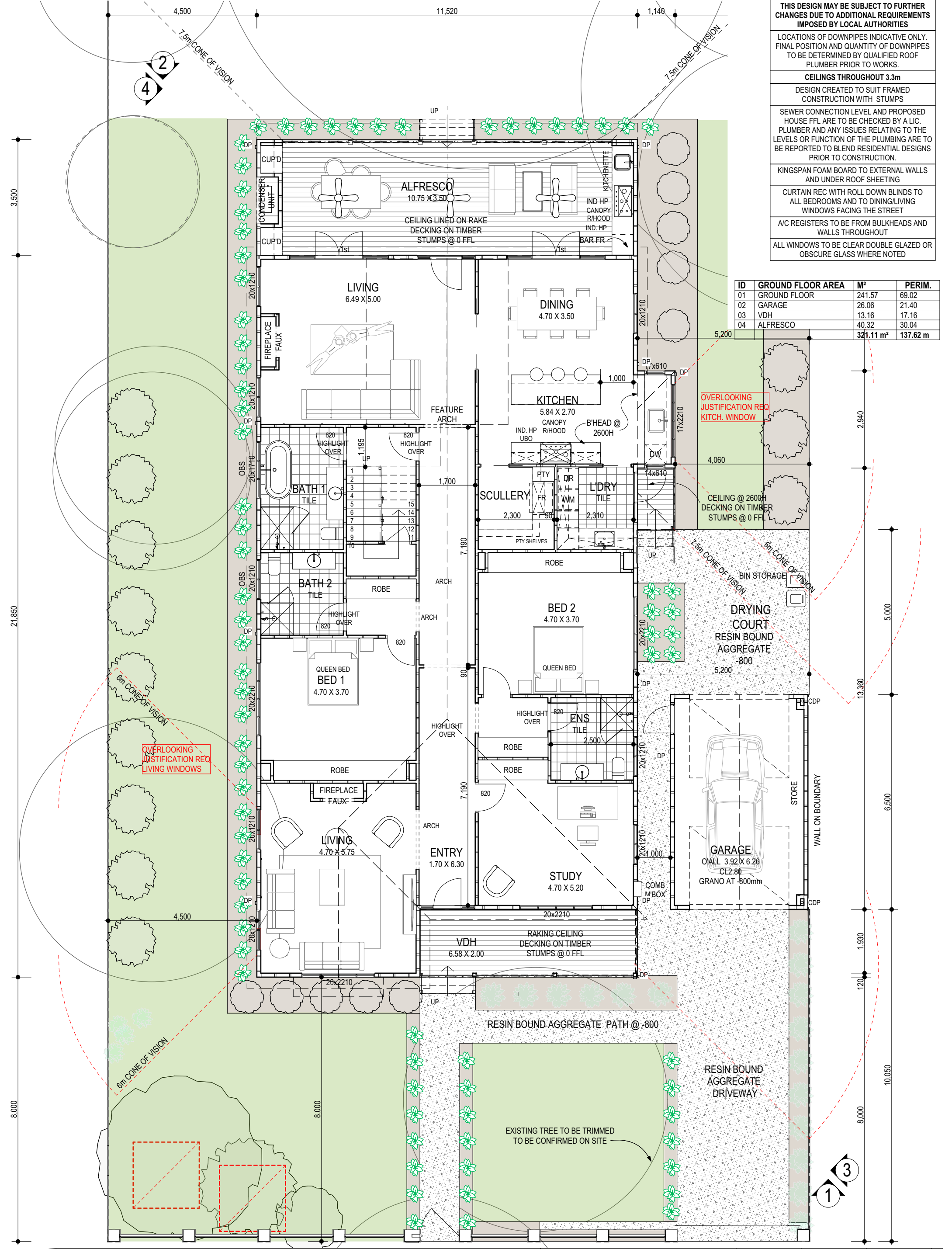


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DRAWING NAME: SITE PLAN
OWNER DATE
OWNER DATE
DESIGNER DATE

SHEET No: 4 OF 10
REVISION: 0
JOB No: 24-1264
CLIENT: [REDACTED]
ADDRESS: LOT # 16 ETWELL ST NAME ST, EAST VIC PARK, TOWN OF VICTORIA PARK
DRAWN BY: BLEND
DATE DRAWN: NOV/ 2025
SCALE: 1:200

NOTE: TO SCALE ON A3 SHEET



THIS DESIGN MAY BE SUBJECT TO FURTHER CHANGES DUE TO ADDITIONAL REQUIREMENTS IMPOSED BY LOCAL AUTHORITIES

LOCATIONS OF DOWNPIPES INDICATIVE ONLY. FINAL POSITION AND QUANTITY OF DOWNPIPES TO BE DETERMINED BY QUALIFIED ROOF PLUMBER PRIOR TO WORKS.

CEILINGS THROUGHOUT 3.3m

DESIGN CREATED TO SUIT FRAMED CONSTRUCTION WITH STUMPS

SEWER CONNECTION LEVEL AND PROPOSED HOUSE FFL ARE TO BE CHECKED BY A LIC. PLUMBER AND ANY ISSUES RELATING TO THE LEVELS OR FUNCTION OF THE PLUMBING ARE TO BE REPORTED TO BLEND RESIDENTIAL DESIGNS PRIOR TO CONSTRUCTION.

KINGSPAN FOAM BOARD TO EXTERNAL WALLS AND UNDER ROOF SHEETING

CURTAIN REC WITH ROLL DOWN BLINDS TO ALL BEDROOMS AND TO DINING/LIVING WINDOWS FACING THE STREET

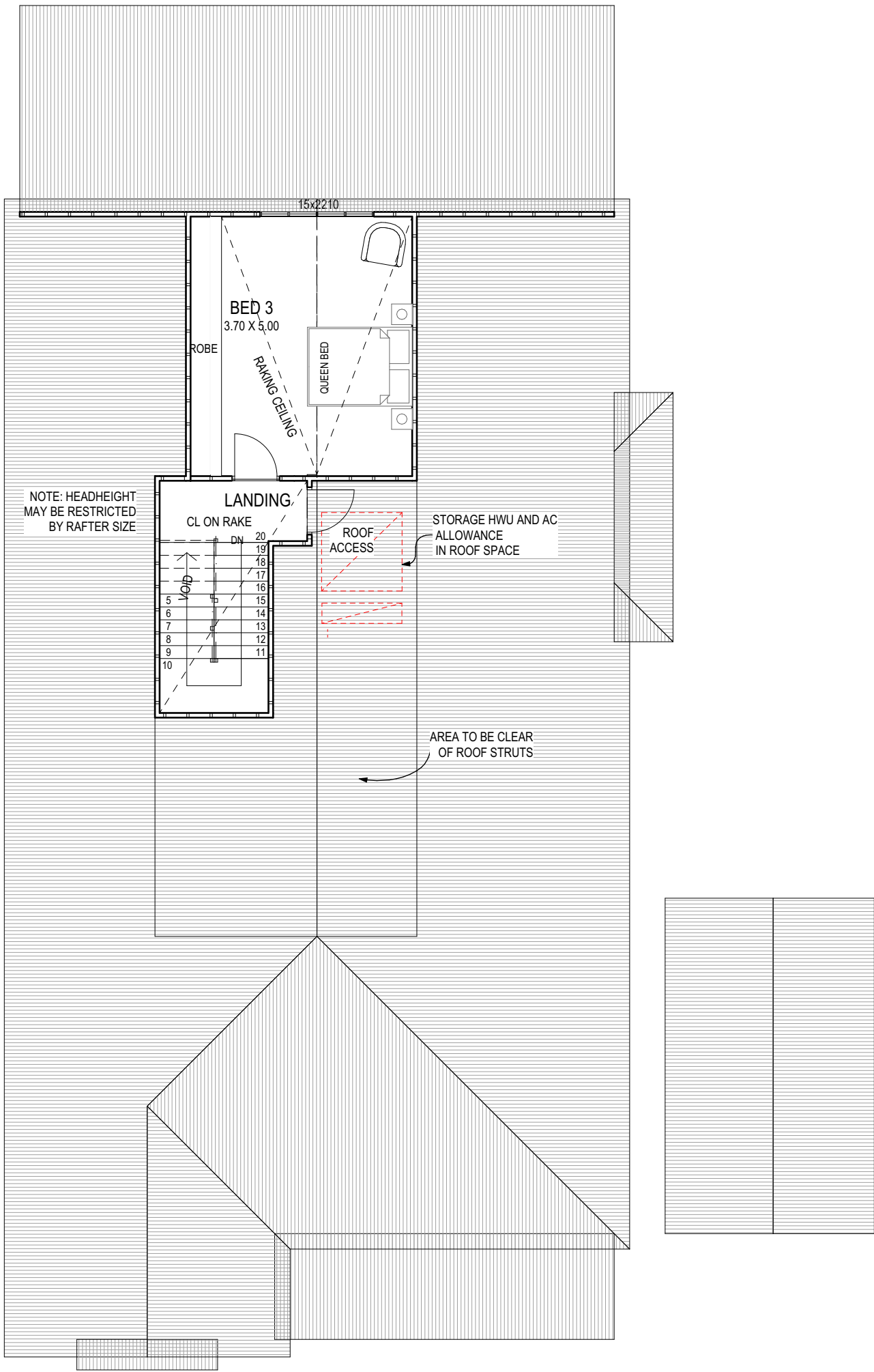
A/C REGISTERS TO BE FROM BULKHEADS AND WALLS THROUGHOUT

ALL WINDOWS TO BE CLEAR DOUBLE GLAZED OR OBSCURE GLASS WHERE NOTED

ID	GROUND FLOOR AREA	M ²	PERIM.
01	GROUND FLOOR	241.57	69.02
02	GARAGE	26.06	21.40
03	VDH	13.16	17.16
04	ALFRESCO	40.32	30.04
		321.11 m ²	137.62 m

4 2

53.650



53.650

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CEILINGS THROUGHOUT 3.3, BED 4 RAKING CL
DESIGN CREATED TO SUIT FRAMED CONSTRUCTION WITH STUMPS
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A/C REGISTERS TO BE FROM BULKHEADS AND WALLS THROUGHOUT

ID	FIRST FLOOR AREAS	M²	PERIM.
05	FIRST FLOOR	33.85	29.49
		33.85 m²	29.49 m

3 1



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DRAWING NAME: FF FLOOR PLAN

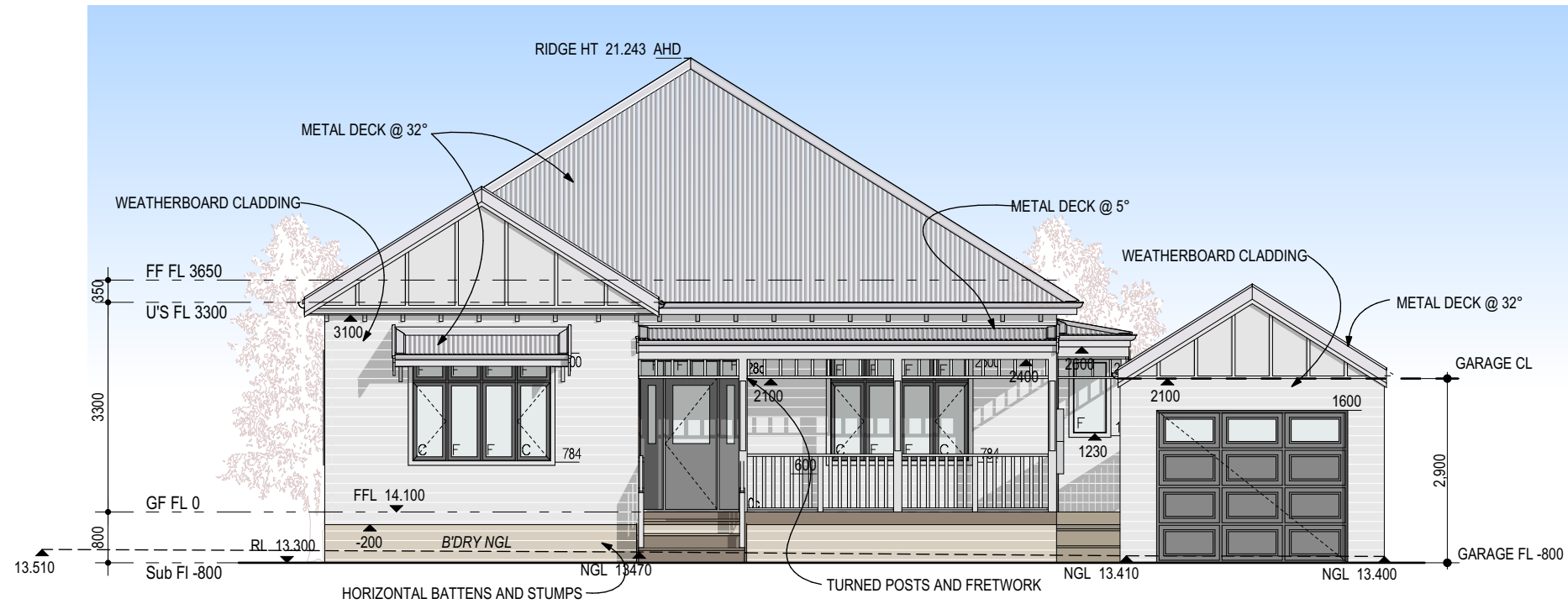
OWNER DATE

OWNER DATE

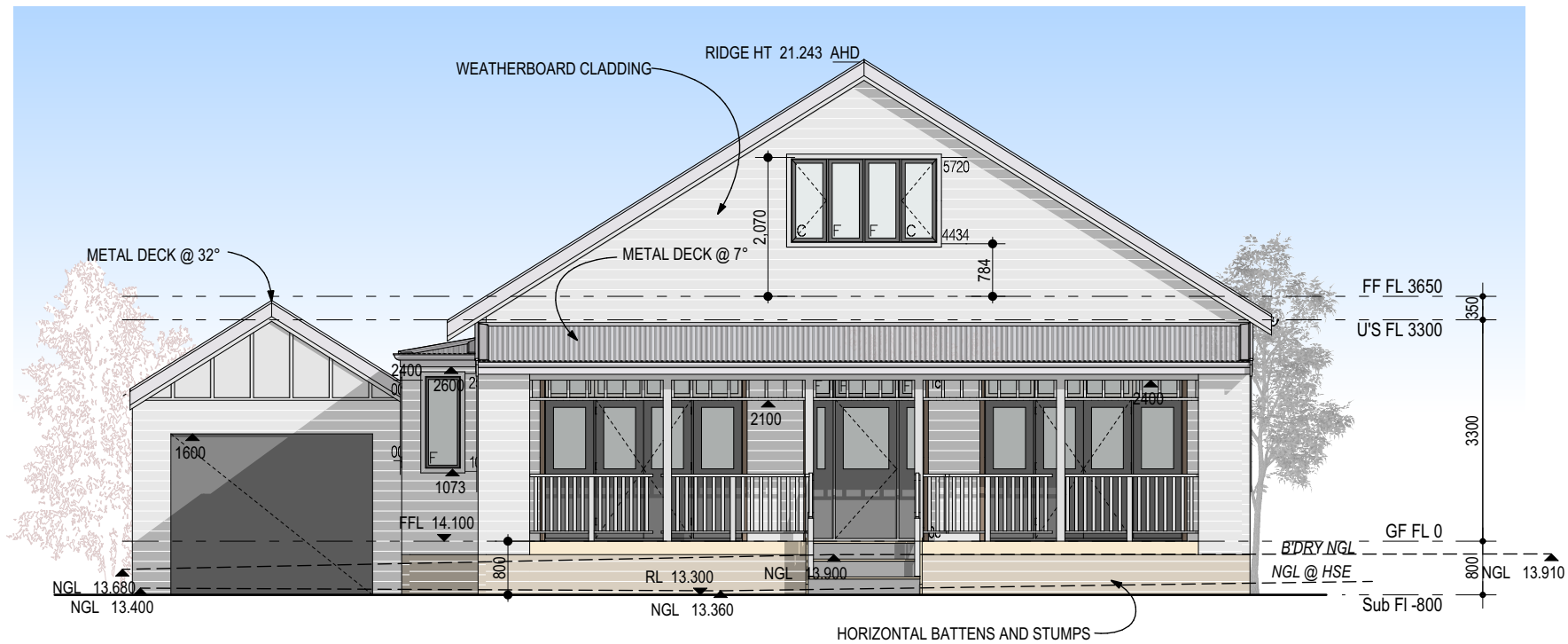
DESIGNER DATE

SHEET No: 6 OF 10	REVISION: 0	JOB No: 24-1264
CLIENT: [REDACTED]		
ADDRESS: LOT # 16 ETWELL ST NAME ST, EAST VIC PARK, TOWN OF VICTORIA PARK		
DRAWN BY: BLEND	DATE DRAWN: NOV/ 2025	SCALE: 1:100

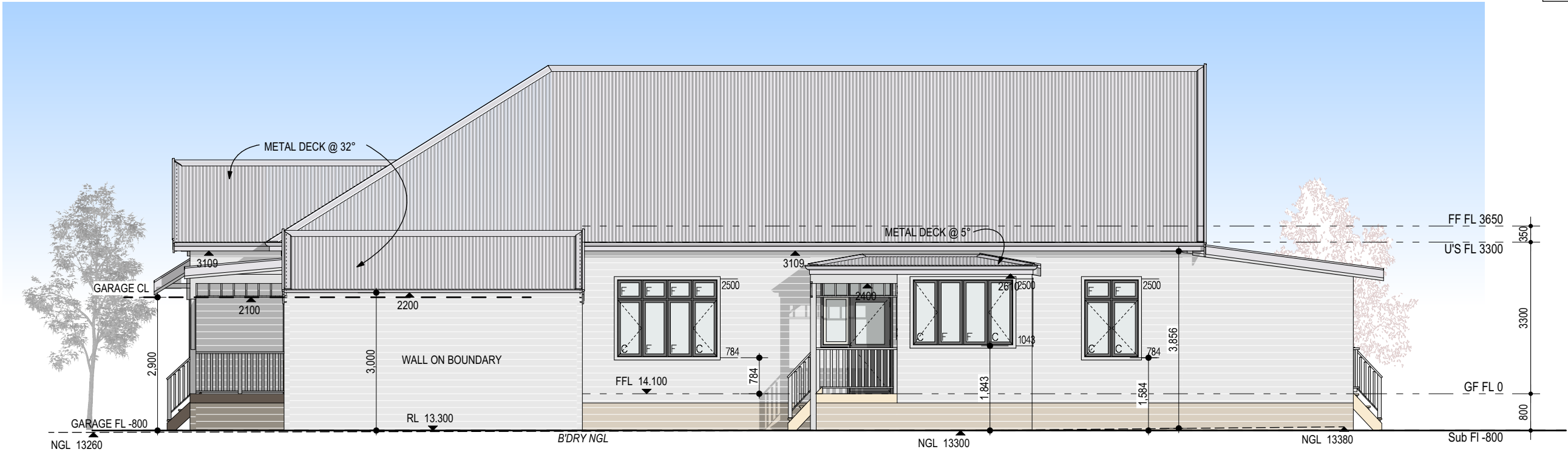
NOTE: TO SCALE ON A3 SHEET



ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100



ELEVATION 4
1:100



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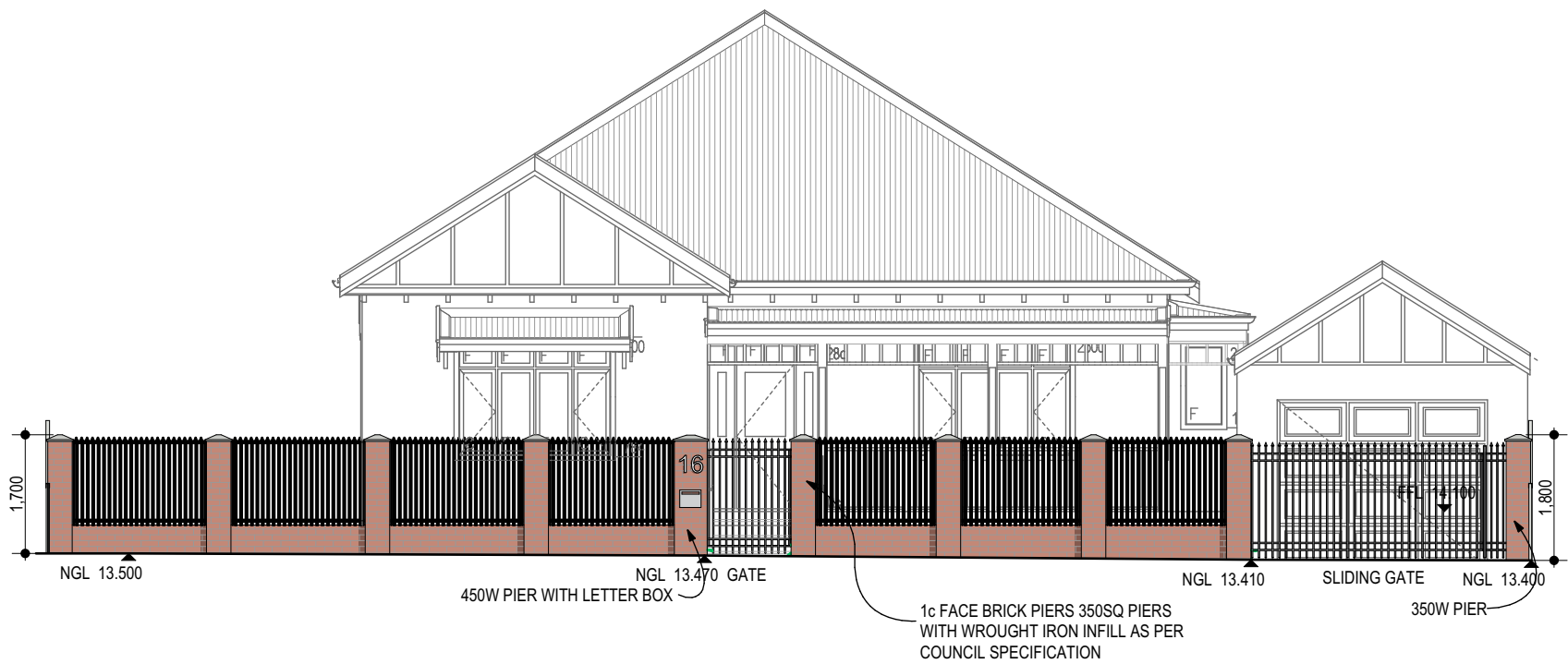
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DRAWING NAME: ELEVATIONS 3 & 4		SHEET No: 8 OF 10	REVISION: O	JOB No: 24-1264
OWNER	DATE	CLIENT: [REDACTED]		
OWNER	DATE	ADDRESS: LOT # 16 ETWELL ST NAME ST, EAST VIC PARK, TOWN OF VICTORIA PARK		
DESIGNER	DATE	DRAWN BY: BLEND	DATE DRAWN: NOV/ 2025	SCALE: 1:100

NOTE: TO SCALE ON A3 SHEET



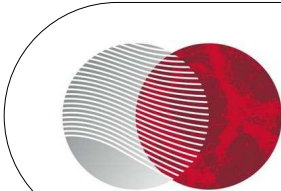
PERSPECTIVE 1



WROUGHT IRON INFILL OR SIMILAR



FACE BRICK



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DRAWING NAME:	
PERSPECTIVES	
OWNER	DATE
OWNER	DATE
DESIGNER	DATE

SHEET No:	REVISION:	JOB No:
9 OF 10	0	24-1264
CLIENT:		
ADDRESS:		
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BLEND	NOV/ 2025	1:100

NOTE: TO SCALE ON A3 SHEET