

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

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.

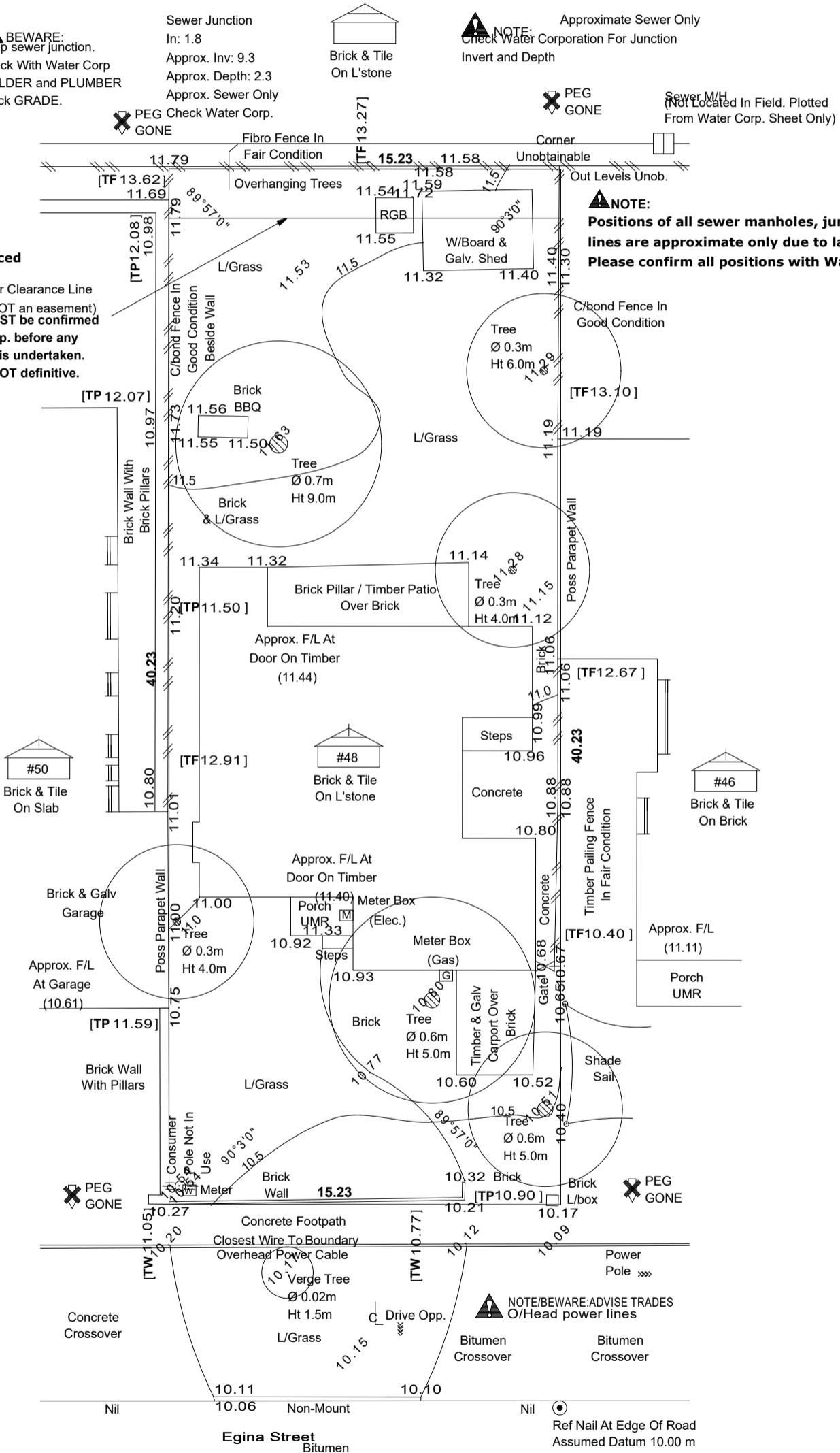
DISCLAIMER:
 Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

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

NOTE:
 Approx. Sewer Clearance Line
 (This line is NOT an easement)
 Setbacks MUST be confirmed by Water Corp. before any design work is undertaken.
 This line is NOT definitive.

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

NOTE:
 Approximate Sewer Only
 Check Water Corporation For Junction Invert and Depth

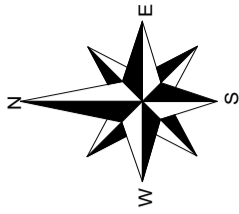


LOT MISCLOSE	
0.000 m	
SOIL DESCRIPTION	
Sand	
Light Grass Cover	

ADVERTISED PLANS - Not for determination

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**LOT 202 HN 48 EGINA STREET
MOUNT HAWTHORN 6016
TOTAL SITE AREA 306m²
R-30**

**LOT 201 HN 48A EGINA STREET
MOUNT HAWTHORN 6016
TOTAL SITE AREA 307m²
R-30**

NOTE: FINAL LEVELS AND EXTENT OF RETAINING TO BE CONFIRMED ON SITE AFTER THE COMPLETION OF SITEWORKS.

NOTE: ALL DOWNPIPES TO BE CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE.
NOTE: NUMBER & LOCATION OF DOWNPIPES TO BE DETERMINED BY PLUMBER.

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

Sewer Junction In: 1.8
Approx. Inv: 9.3
Approx. Depth: 2.3
Approx. Sewer Only
PEG Check Water Corp.



Brick & Tile On L'stone

NOTE: Check Water Corporation For Junction Invert and Depth

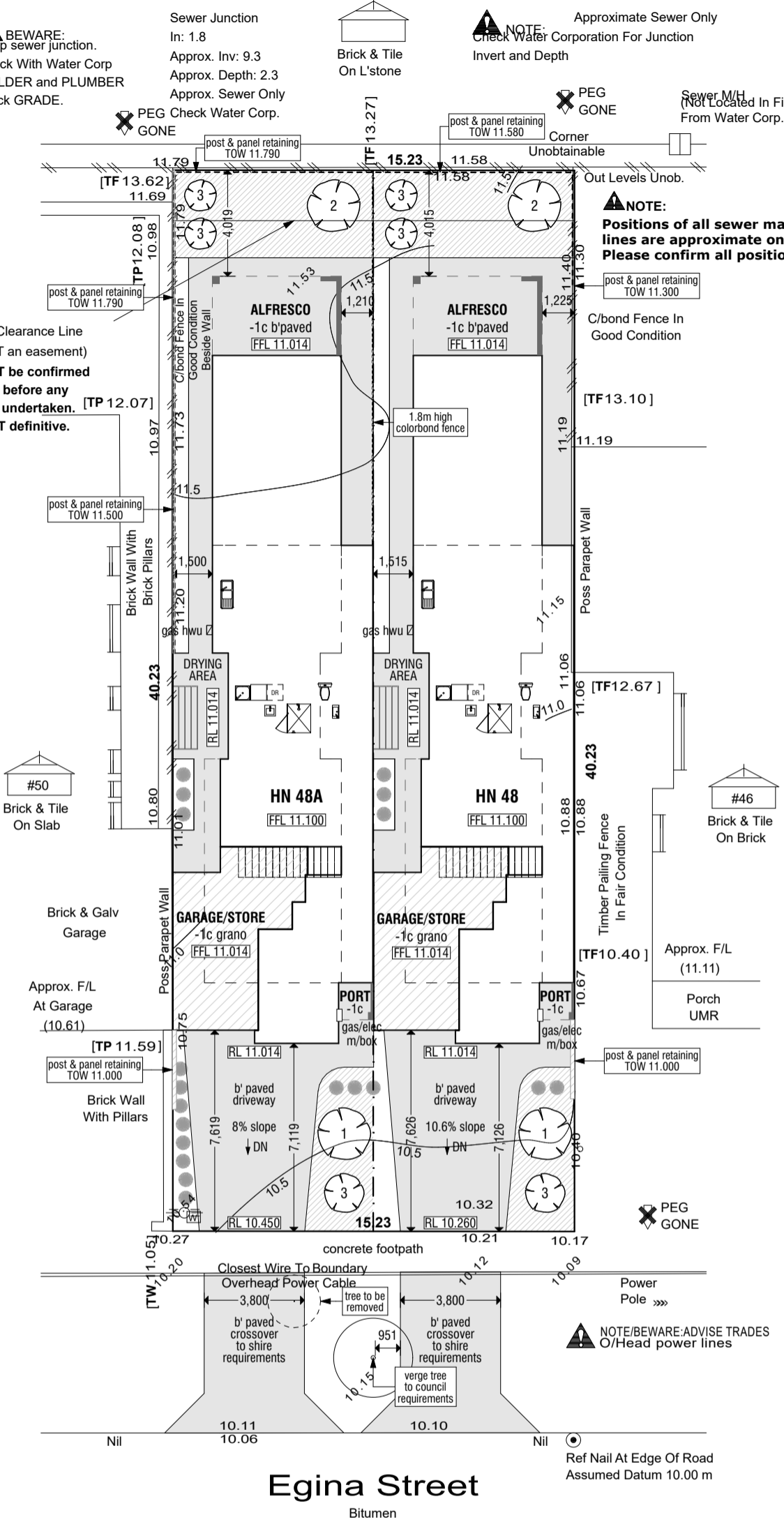


PEG GONE

Sewer M/H (Not Located In Field. Plotted From Water Corp. Sheet Only)

NOTE: Approx. Sewer Clearance Line (This line is NOT an easement) Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.

NOTE: Positions of all sewer manholes, junctions and sewer lines are approximate only due to lack of information. Please confirm all positions with Water Corp.



ADVERTISED PLANS - Not for determination

HN 48A LANDSCAPING

COMMON NAME	QTY	CANOPY	TOTAL CANOPY
1 Chinese Tallow	01	6m	6m
2 Magnolia	01	10m	10m
3 Flowering Plum	03	8m	24m
			40m

40m² canopy cover = 13% of site

Deep soil zone shown hatched 39.4m² (12.9% of site)

HN 48 LANDSCAPING

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			40m

40m² canopy cover = 13% of site

Deep soil zone shown hatched 39.4m² (12.9% of site)



Chinese Tallow



Magnolia



Flowering Plum

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Site/Landscaping Plan

67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6916
p: 9202 6888 • f: 9202 6801

amendments:	
05.06.18	a submit to council for DA
28.08.18	b DA amendments
22.10.18	c front setback + upper floor areas changes
17.12.18	d SAT changes - porticos
24.01.19	e HN48A upper floor setback 7.11m from front boundary
14.02.19	f changes for SAT hearing
25.03.19	g overshadowing plan changes
03.12.20	h re-design & new DA submission

project: COLIN & CORINNE ROE'S RESIDENCES			
project address: LOTS 201 & 202 HN48 & HN 48A EGINA ST MOUNT HAWTHORN WA 6016			
scale: 1:200	date: 01 DEC 2020	drawn by: AVN	drawing no.: 1580_DA 1 of 9

#51
Brick & Tile
On L'stone

490m²

**NO OVERSHADOWING
OCCURS TO NEIGHBOURS
PROPERTY**

**SHADOW CAST OF
LOT 201 ONTO LOT 202
AT JUNE 21 12PM
SHOWN GREEN**

**105m² OF
OVERSHADOWING ONTO
LOT 202 OF 307m² EQUALS
34% OF OVERSHADOWING**

**SHADOW CAST
OF LOT 202 ONTO HN46
AT JUNE 21 12PM
SHOWN ORANGE**

**105m² OF
OVERSHADOWING ONTO
NEIGHBOURS PROPERTY
OF 615m² EQUALS 17% OF
OVERSHADOWING**

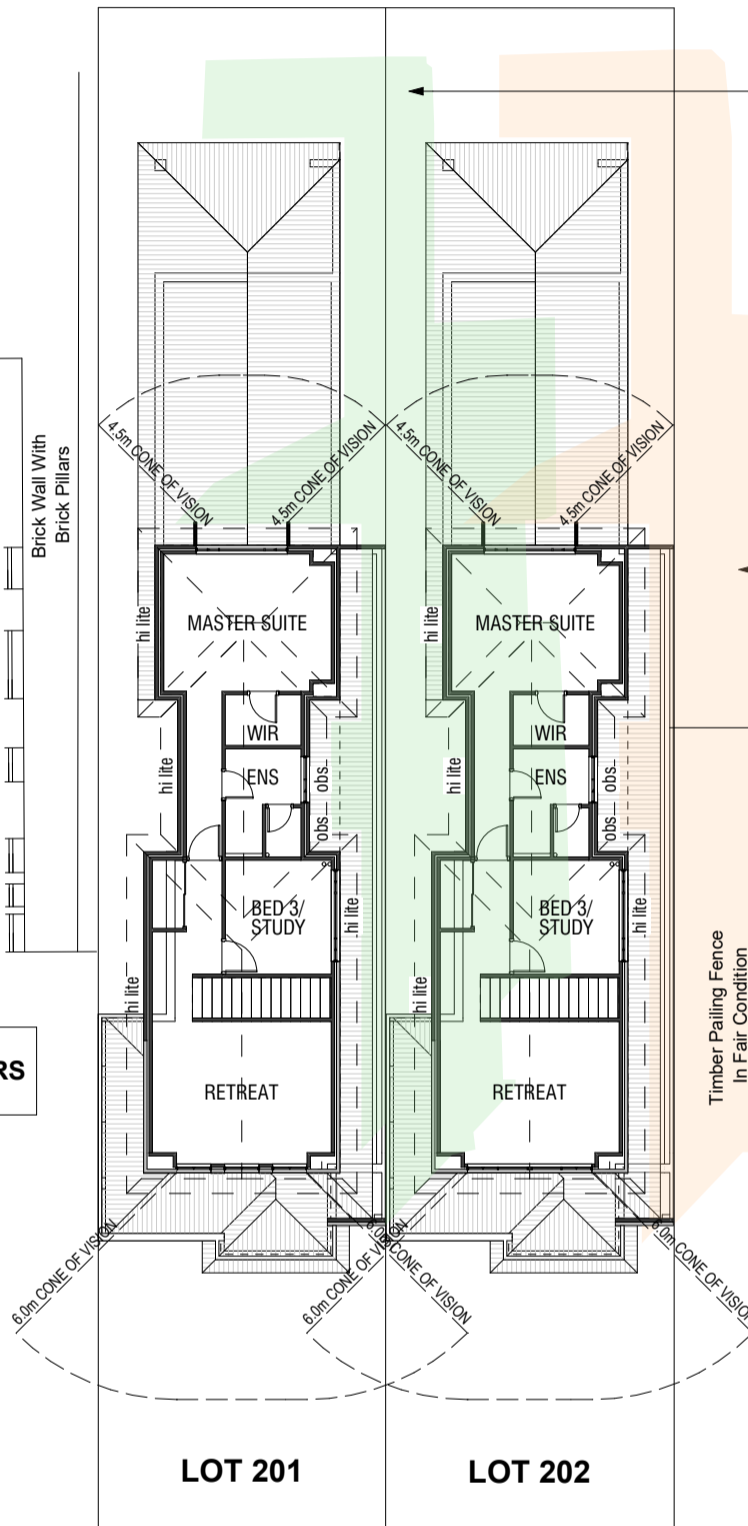
#50
Brick & Tile
On Slab

611m²

**NO OVERSHADOWING
OCCURS TO NEIGHBOURS
PROPERTY**

#46
Brick & Tile
On Brick
615m²

Porch
UMR



Egina Street

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Overshadowing & Privacy



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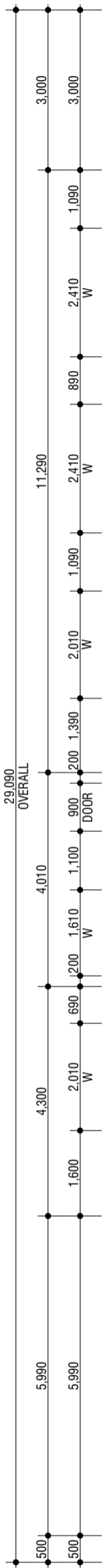
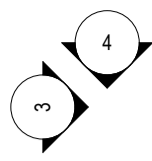
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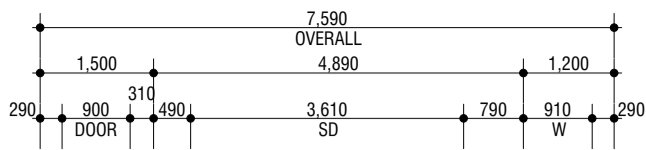
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1:200	01 DEC 2020	AVN	1580_DA 2 of 9

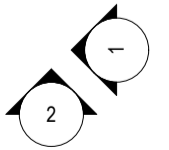
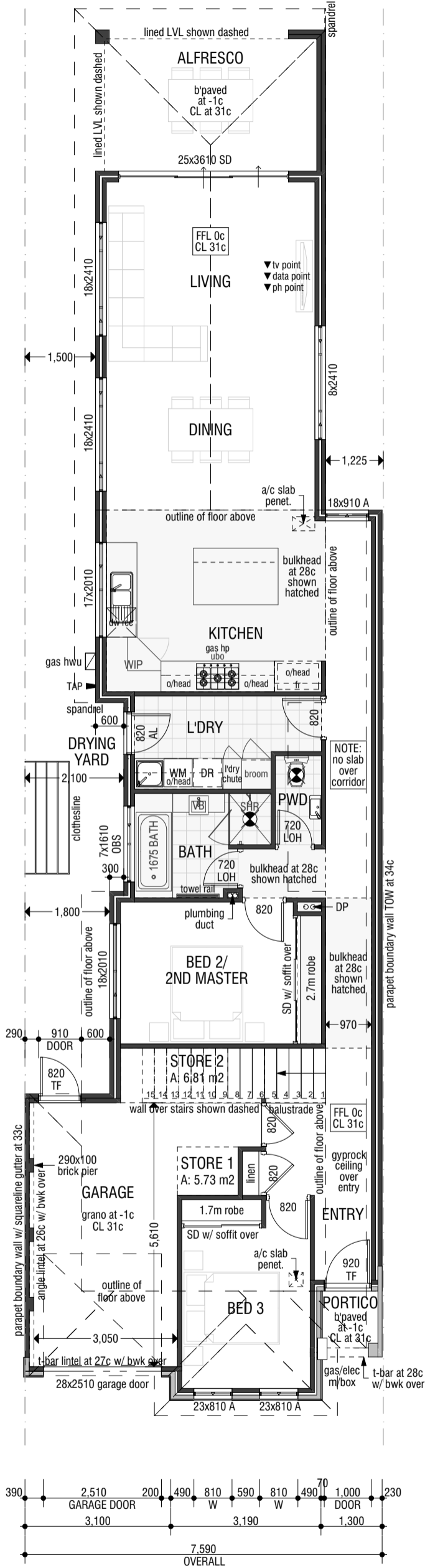


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HN 48A AREAS	
GROUND LIVING	124.40
UPPER LIVING	78.06
GARAGE/STORE	25.99
ALFRESCO	14.67
PORTICO	1.82
	244.94 m ²



HN 48 Ground Floor Plan



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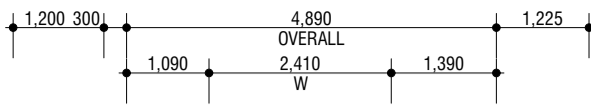
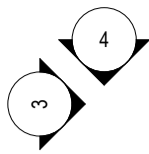
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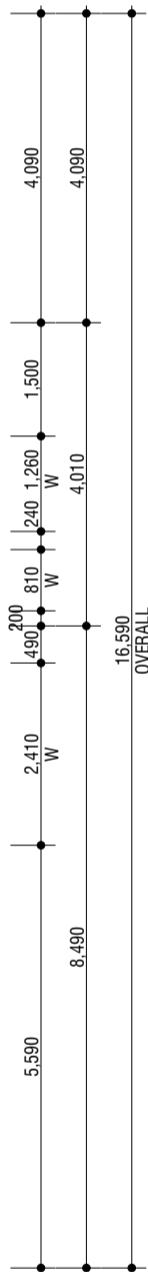
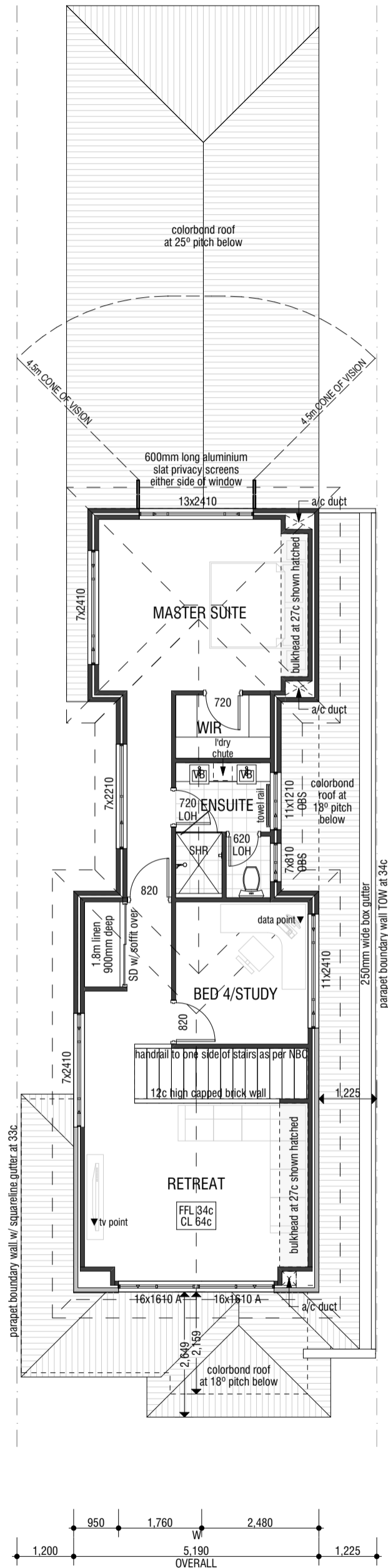
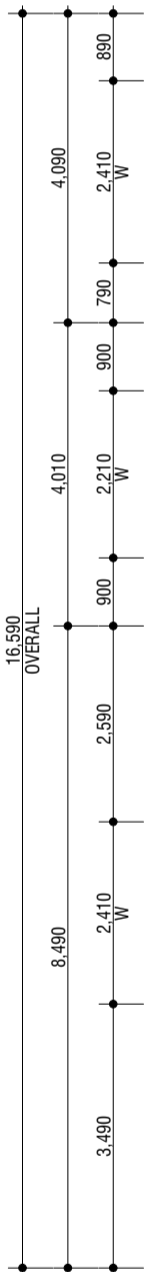
project:
COLIN & CORINNE ROE'S RESIDENCES

project address:
LOTS 201 & 202 HN48 & HN 48A EGINA ST MOUNT HAWTHORN WA 6016

scale:	date:	drawn by:	drawing no.:
1:100	01 DEC 2020	AVN	1580_DA 6 of 9

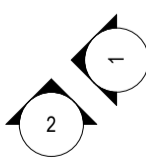


HN 48A AREAS	
GROUND LIVING	124.40
UPPER LIVING	78.06
GARAGE/STORE	25.99
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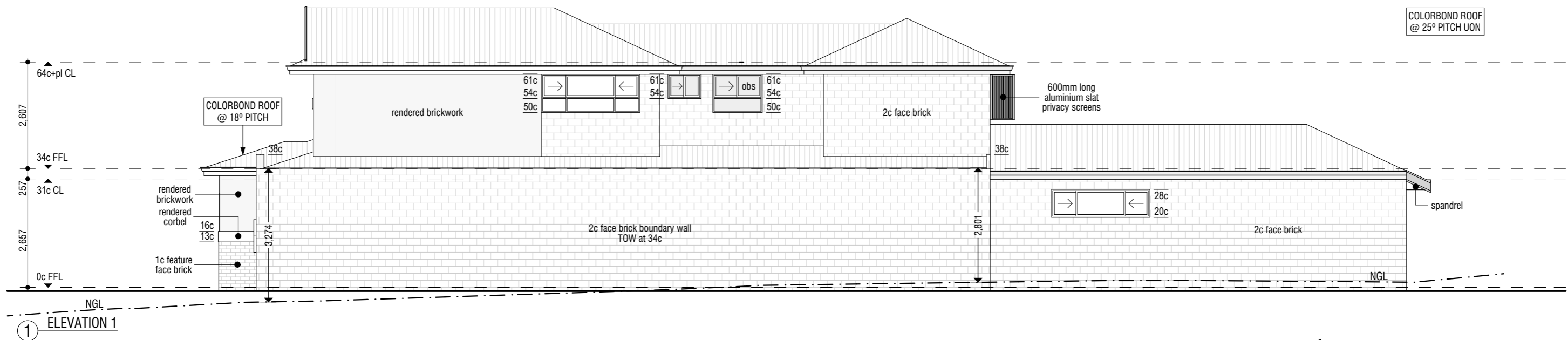


HN 48 Upper Floor Plan

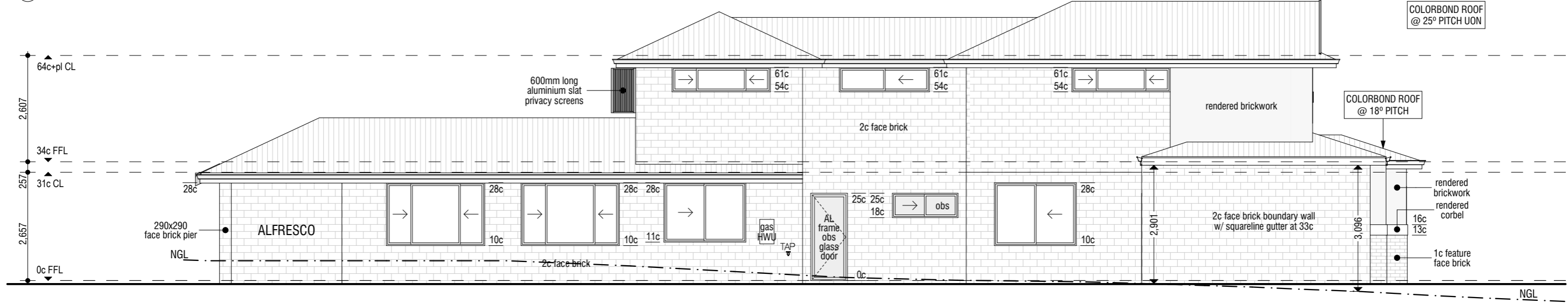


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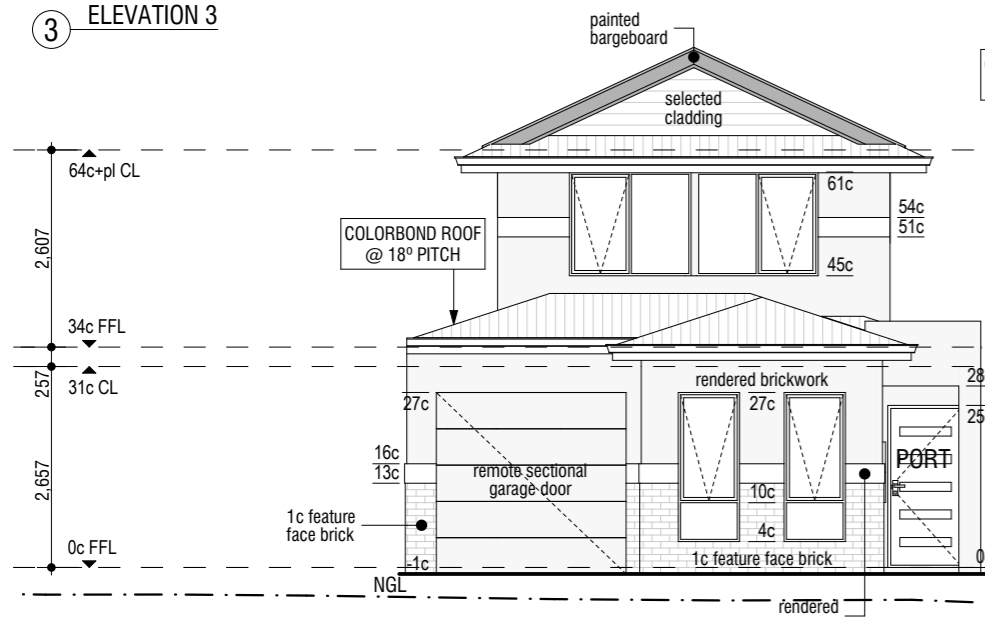
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scale: 1:100	date: 01 DEC 2020	drawn by: AVN	drawing no.: 1580_DA 7 of 9



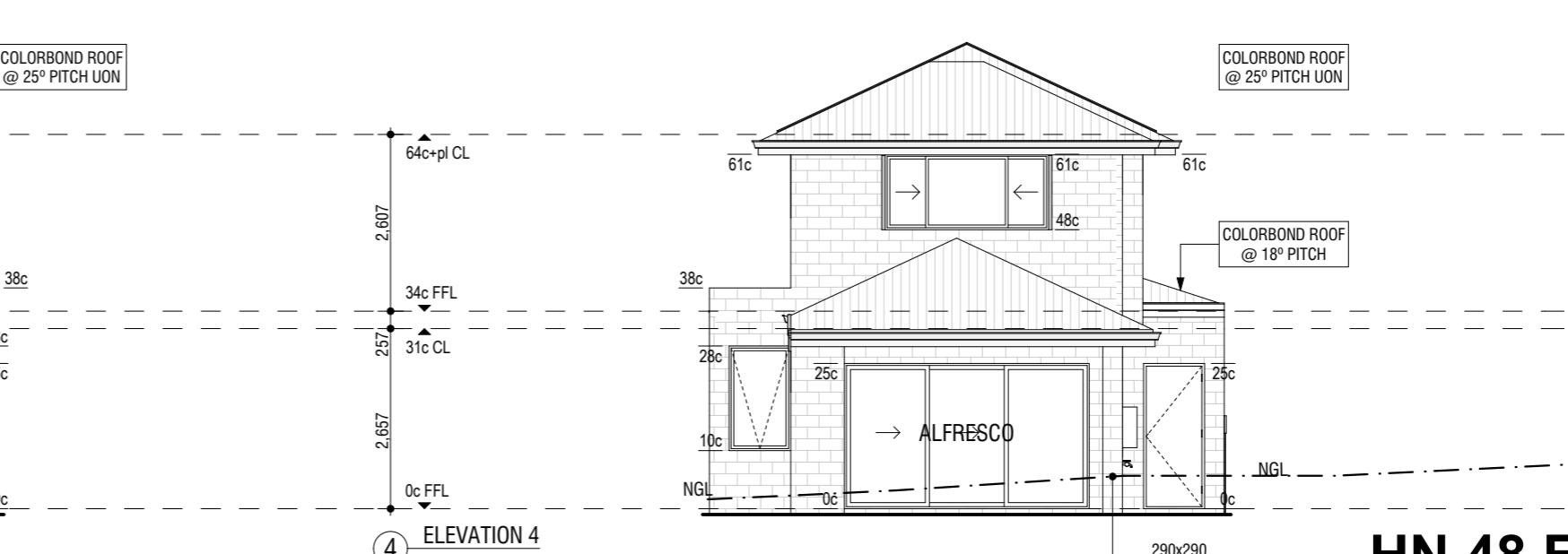
1 ELEVATION 1



3 ELEVATION 3



2 ELEVATION 2



4 ELEVATION 4

HN 48 Elevations

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HN 48A MATERIAL SELECTION

RENDER COLOUR:
DULUX FLOODED GUM OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
COLORBOND WALLABY

FACE BRICK:
RED VINTAGE OR SIMILAR



HN 48 MATERIAL SELECTION

RENDER COLOUR:
DULUX HIGHGATE OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
COLORBOND BASALT

FACE BRICK:
RED VINTAGE OR SIMILAR



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3D Views



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