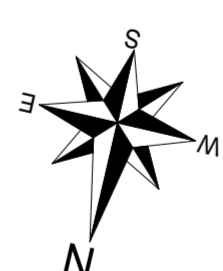


AVERAGING CALCULATIONS:

AREA FORWARD OF 6m SETBACK:	12.37m ²
TOTAL COMPENSATING AREA:	12.77m ²



SITE COVER

ZONED:	R20
LOT SIZE:	1,019m ²
SITE COVER:	29.58% (301.37m ²)

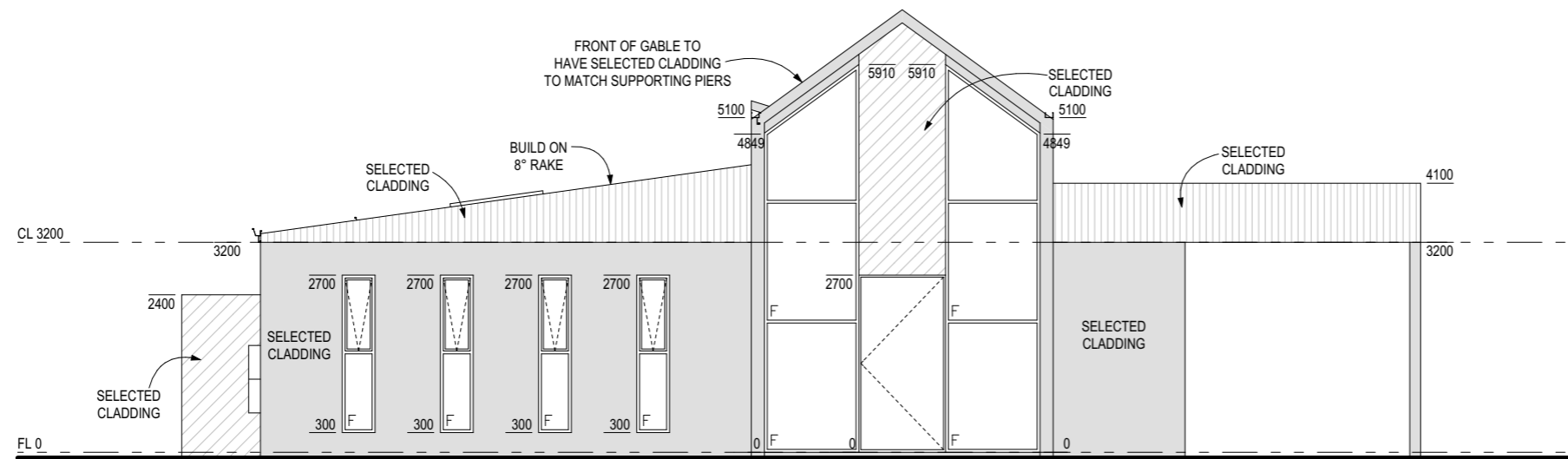
CEILING HEIGHT 3.2m HIGH U.N.O

CLIENT NOTE:
DRAWINGS ARE SUBJECT TO CHANGE PENDING STRUCTURAL CERTIFICATION, COUNCIL REQUIREMENTS, DEVELOPER'S COVENANTS, & BUILDING CODES. FINAL WORKING DRAWINGS MAY VARY FROM THESE DRAWINGS

AREAS:

	AREA (m ²)	PERIMETER (m)
1. FLOOR PLAN	261.23	76.78
2. CARPORT	34.20	23.50
3. VERANDAH	5.52	11.60
4. ALFRESCO	41.22	31.64
5. TOTAL	342.18	99.94
6. ROOF	339.85	104.56

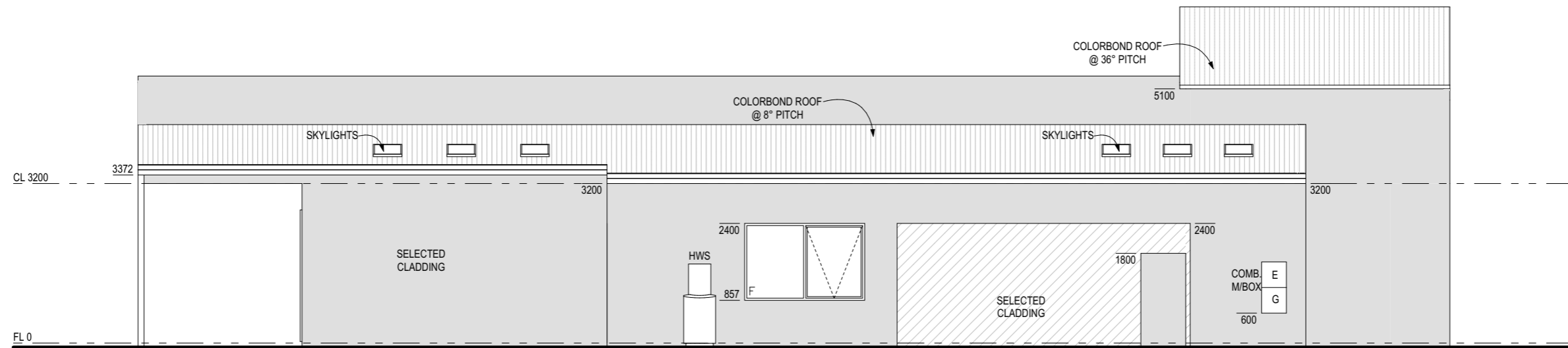
SKETCH PLAN
1:100



ELEVATION 1
1:100

N.G.L @ NORTH
BOUNDARY

N.G.L @ NORTH
BOUNDARY



ELEVATION 2
1:100

N.G.L @ EAST
BOUNDARY

N.G.L @ EAST
BOUNDARY



These plans are and always shall remain the sole property of Concept A and must not be given, lent, resold, hired out, copied or otherwise disposed of without the written permission of that company

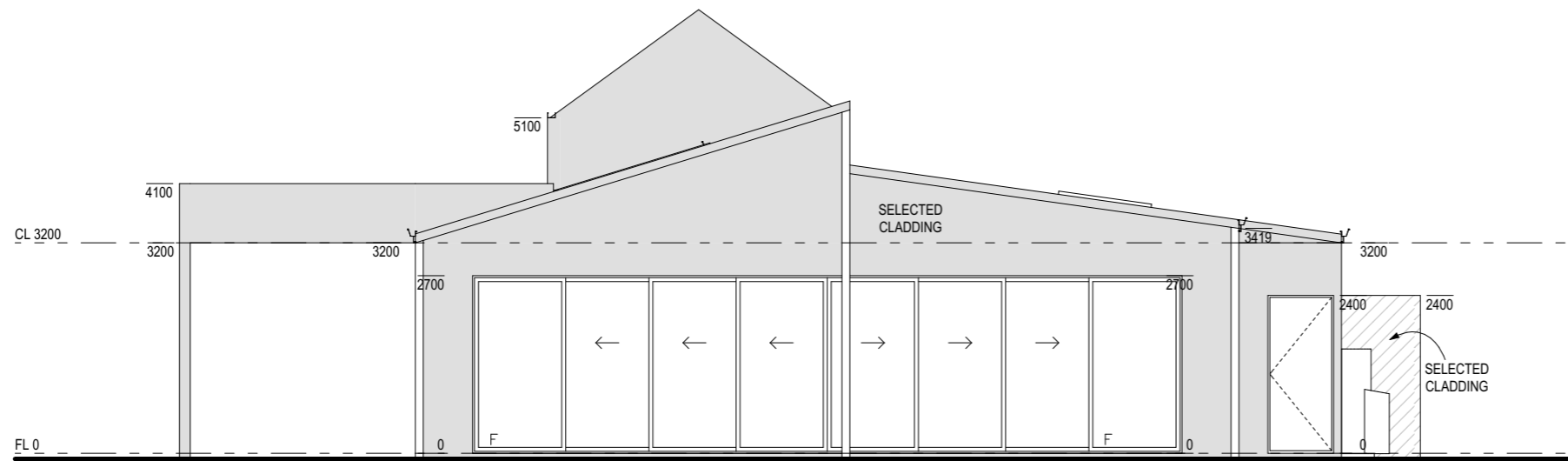
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CLIENT(S):
.....
WITNESS:

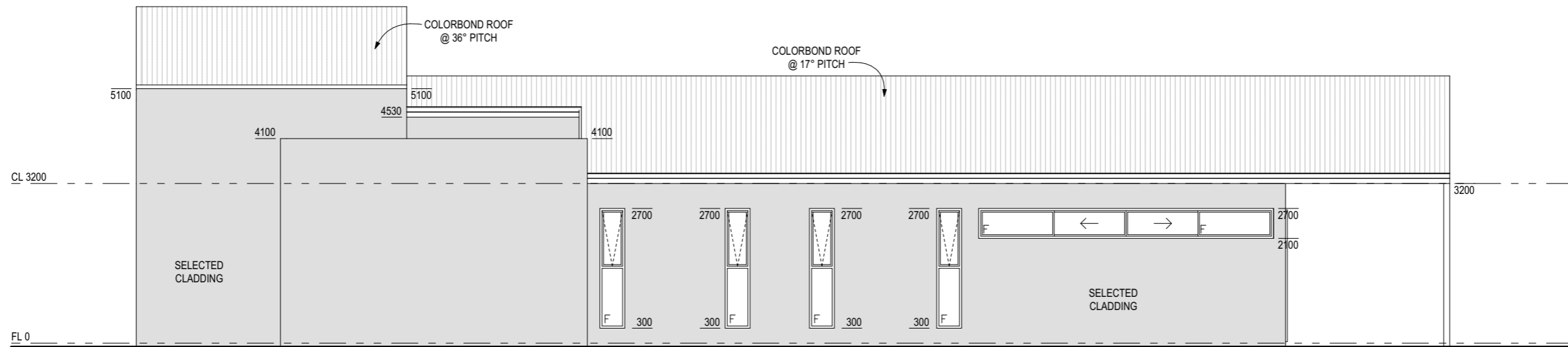
PROPOSED RESIDENCE FOR:
S. & B HARDING
ADDRESS
**LOT 41 NEW STREET
WILLIAMS
SHIRE OF WILLIAMS**

VARIATIONS:	VARIATIONS CONT'D:
CONCEPT - 21/09/23	.
DEVELOPMENT PLANS - 13/12/23	.
V03- 21/12/23	.
V04- 19/01/24	.
V05 - 22/01/23	.
.	.
.	.
.	.

JOB NO: 230904-1
WIND RATING: TBA
CORROSION CLASS: TBA
ENGINEERS DETAIL: TBA
SHEET NO: 2 OF 5



ELEVATION 3
1:100



ELEVATION 4
1:100



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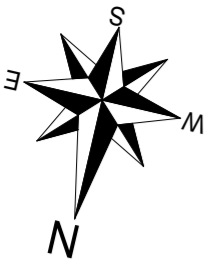
CLIENT(S):
.....
.....
WITNESS:

PROPOSED RESIDENCE FOR:
S. & B HARDING

ADDRESS
**LOT 41 NEW STREET
WILLIAMS
SHIRE OF WILLIAMS**

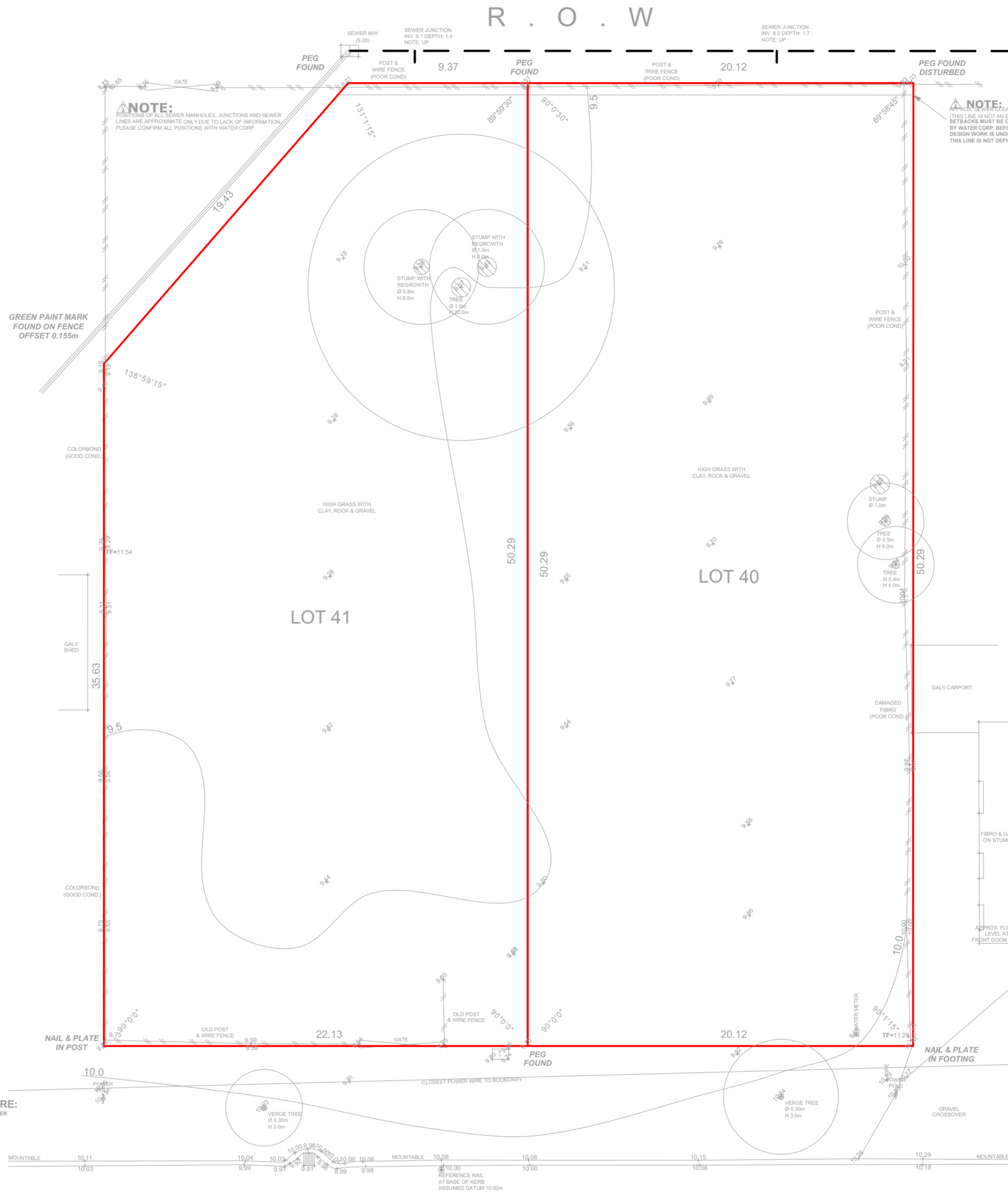
VARIATIONS:	VARIATIONS CONT'D:
CONCEPT - 21/09/23
DEVELOPMENT PLANS - 13/12/23
V03- 21/12/23
V04- 19/01/24
V05 - 22/01/23
.....
.....

JOB NO: 230904-1
WIND RATING: TBA
CORROSION CLASS: TBA
ENGINEERS DETAIL: TBA
SHEET NO: 3 OF 5



NOTE:
CHECK SHIRE RE: AMALGAMATION BEWARE COULD
DELAY BUILDING LICENSE (AMALGAMATION PROCESS
APPROX. 6-9 MONTHS)

+	POWER DOME
○	POWER POLE
○	PHONE PILE
○	WATER COIN
○	TOP PLANK POST
○	TOP WALL
○	TOP FENCE
○	TOP FENCE



LOT 41 MISCLOSE:
0.010m

LOT 40 MISCLOSE:
0.019m

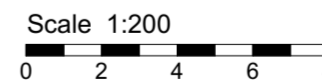
DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building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

Title Table		
Lot	Volume	Folio
40	1525	689
41	1525	690



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 # 552590
ADDRESS #18 & 20 New Street
SUBURB Williams
LGA SHIRE OF WAROONA
DRAWN J. Jee

GPS Lat: -33.027490 Long: 116.88197
LOT Lot 40, 41 (Plan 2781)
AREA 1012, 1019m² VOL. See Table
DATE 22 Aug 23

ROADS Bitumen
KERBS Mountable
FOOTPATH Nil
SOIL Sand, Gravel, Clay, Rock
DRAINAGE Poor
VEGETATION Refer to Survey

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

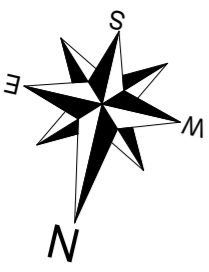


CLIENT(S):
WITNESS:

PROPOSED RESIDENCE FOR:
S. & B HARDING
ADDRESS
LOT 41 NEW STREET
WILLIAMS
SHIRE OF WILLIAMS

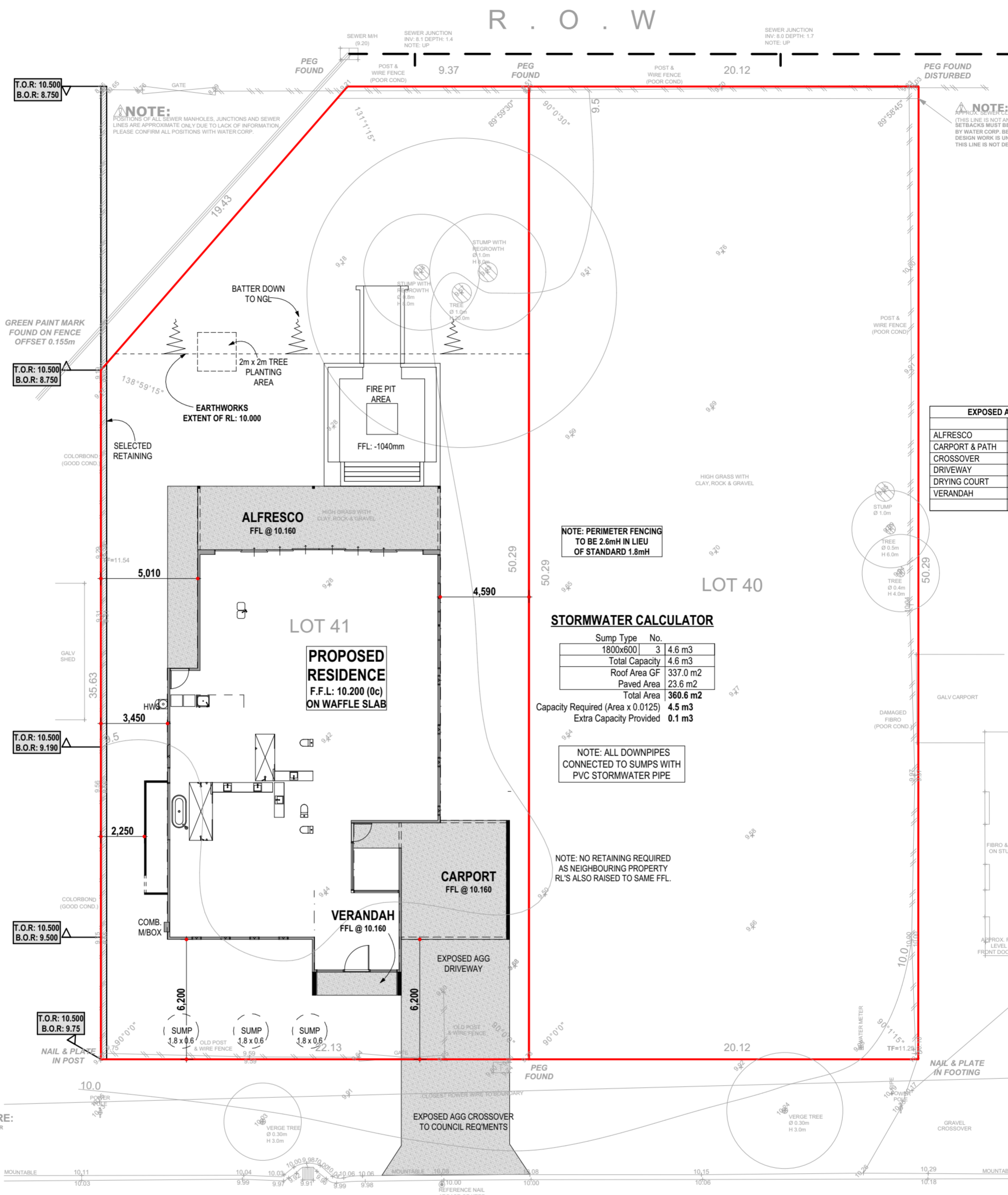
VARIATIONS:
CONCEPT - 21/09/23
DEVELOPMENT PLANS - 13/12/23
V03 - 21/12/23
V04 - 19/01/24
V05 - 22/01/23

VARIATIONS CONT'D:
JOB NO: 230904-1
WIND RATING:
CORROSION CLASS:
ENGINEERS DETAIL:
SHEET NO:
4 OF 5



NOTE:
CHECK SHIRE RE: AMALGAMATION BEWARE COULD
DELAY BUILDING LICENSE (AMALGAMATION PROCESS
APPROX. 6-9 MONTHS)

○	POWER DOME
○	POWER POLE
○	PHONE PILE
○	WATER COOP
○	TOP PLANK POST
○	TOP WALL
○	TOP REBAR
○	TOP FENCE



EXPOSED AGGREGATE AREAS	
AREA (m ²)	PERIMETER (m)
ALFRESCO	41.22
CARPOR & PATH	37.43
CROSSOVER	35.07
DRIVEWAY	34.72
DRYING COURT	14.68
VERANDAH	4.94
TOTAL	168.06 m²

STORMWATER CALCULATOR

Sump Type	No.
1800x600	3
Total Capacity	4.6 m ³
Roof Area GF	337.0 m ²
Paved Area	23.6 m ²
Total Area	360.6 m ²
Capacity Required (Area x 0.0125)	4.5 m ³
Extra Capacity Provided	0.1 m ³

LOT 41 MISCLOSE
0.010m

LOT 40 MISCLOSE
0.019m

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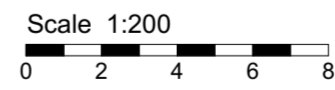
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SITE PLAN
1:200

NEW STREET
BITUMEN

Title Table		
Lot	Volume	Folio
40	1525	689
41	1525	690



87-89 Guthrie Street Osborne Park, WA 6017	JOB # 552590	GPS Lat: -33.027490 Long: 116.88197	ROADS Bitumen	ELEC. O/Head
PO Box 1611 Osborne Park Business Centre WA 6917	ADDRESS #18 & 20 New Street	LOT Lot 40, 41 (Plan 2781)	KERBS Mountable	COMMS. Yes
P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	SUBURB Williams	AREA 1012, 1019m ² VOL. See Tabl	FOOTPATH Nil	WATER Yes
	LGA SHIRE OF WAROONA	DATE 22 Aug 23	SOIL Sand, Gravel, Clay, Rock	GAS Check Alinta
	DRAWN J. Jee	SSA No	DRAINAGE Poor	SEWER Yes
			VEGETATION Refer to Survey	COASTAL No (Approximate Only Confirm With Shire)



CLIENT(S):

WITNESS:

PROPOSED RESIDENCE FOR:
S. & B HARDING

ADDRESS
**LOT 41 NEW STREET
WILLIAMS
SHIRE OF WILLIAMS**

VARIATIONS:	VARIATIONS CONT'D:
CONCEPT - 21/09/23	
DEVELOPMENT PLANS - 13/12/23	
V03 - 21/12/23	
V04 - 19/01/24	
V05 - 22/01/23	

JOB NO: 230904-1
WIND RATING: TBA
CORROSION CLASS: TBA
ENGINEERS DETAIL: TBA
SHEET NO: 5 OF 5