



**STREET MONTAGE**



RIDGE LINE 30.93m

RIDGE LINE 20.51

4983

DOUBLE STOREY  
BRICK & TILE  
RESIDENCE #30  
WELL CLEAR

736m<sup>2</sup>

L.STONE RET. WALL  
POOR COND. TOP 22.49m

LOW L.STONE  
FEATURE WALL  
AVG COND.

L.STONE POOL  
PUMP HOUSE

1.6m HIGH WOOD FENCE  
AVG. COND.

TOP OF RET.  
WALL 22.46m

1.8m HIGH METAL FENCE  
GOOD COND.

TOP OF 23.44m

TOP OF 23.17m

BRICK RENDERED  
WALL GOOD COND.

LOW L.STONE  
RET. WALL  
AVG COND.

BRICK &  
TILE SHED

TWINSIDE RET. WALL  
GOOD COND. TOP 22.72m

RENDERED BRICK RET. WALL  
GOOD COND. TOP 21.40m

BRICK RET. WALL  
POOR COND. TOP 21.32m

TOP OF WALL 23.09m

TOP OF WALL 22.75m

TOP OF WALL 22.91m

TOP OF WALL 22.56m

SINGLE STOREY  
BRICK & TILE  
RESIDENCE #128  
APPROX. FFL 21.15m

4959

DOUBLE STOREY  
BRICK & METAL  
RESIDENCE #126  
APPROX. FFL 20.01m

736m<sup>2</sup>

BLACK UPPER  
STOREY WALL  
TOP 27.28m

TOP OF WALL 21.73m

TOP OF WALL 20.78m

BRICK  
OUTDOOR  
KITCHEN

TOP OF STAIRS  
19.75m

TOP OF STAIRS  
19.69m

TOP OF STAIRS  
21.03m

TOP OF RET.  
WALL 19.69m

TOP OF RET.  
WALL 19.15m

TOP OF RET.  
WALL 19.55m

TOP OF RET.  
WALL 19.82m

TOP OF RET.  
WALL 19.15m

TOP OF RET.  
WALL 19.55m

L.STONE WALL  
POOR COND. TOP 19.58m

CONC. X/OVER  
GOOD COND.

BIT X/OVER  
POOR COND.

BLOCK KERB  
POOR COND.

BLOCK KERB  
AVG. COND.

DATUM NAIL 18.40m  
APPROX. AHD VALUE

DATUM NAIL 18.26m  
APPROX. AHD VALUE

STONE RET. WALL  
POOR COND.  
TOP 20.11m

RIVER VIEWS

BANK TOP

CONC. D/WAY  
GOOD COND.

CONC. PATH  
GOOD COND.

BLOCK KERB  
AVG. COND.

DATUM NAIL 18.40m  
APPROX. AHD VALUE

DATUM NAIL 18.26m  
APPROX. AHD VALUE

PRESTON POINT RD

(BITUMEN SLIP ROAD)

GROUND COVER

SANDY / GRASS / WEED  
BUSHES / SMALL TREES

MAIN ROAD

SERVICE LEGEND

- POWER**
  - CONSUMER POLE ○ CP
  - POWER POLE ○ PP
  - LIGHT POLE ○ LP
  - STAY POLE ○ SP
  - S. WIRE ANCHOR ○ SWA
  - UNI PILLAR ⊗
  - EXPOSED CABLES ○ EC
- GAS**
  - PRE-LAID CONN. ● GPL
  - METER ■ GM
- SEWERAGE**
  - MANHOLE ○ SMH
  - INSPECT. SHAFT ○ IS
  - INSPECT. OPENING ○ IO
  - HOUSE CONNECTION ○ HC
  - HOUSE CONN. INDICATOR ○ HCI
  - INSPECT. SHAFT CONNECTION ○ ISC
- TELE.**
  - PIT □ TEL
  - PRE-LAID CONN. ● TPL
- DRAINAGE**
  - MANHOLE ○ DMH
  - GULLY PIT □
  - LOT PIT ○ LDP
  - HOUSE CONN. ● DHC
  - SIDE ENTRY PIT □
  - COMBINATION ENTRY PIT □
- WATER**
  - STOP VALVE ● WSV
  - HYDRANT ● HY
  - FLUSH POINT ● FP
  - WATER TAP ● WTP
  - WATER METER ● M
  - PRE-LAID CONN. ● WPL
- SURVEY**
  - DATUM NAIL ◆
  - PEG FOUND ● PF
  - PEG DISTURBED ● PD
  - PEG GONE PG
  - STAKE FOUND ● STF

LOT RECORDS

LOT SERVICE	STATUS			
	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			
GAS	✓			
TELE.	✓			
DRAINAGE				✓
POWER	U/G	✓		
	O/H			✓

AREA: ESTAB 04/1945

COASTAL DISTANCE 1.5-10km

LOT: 4958  
AREA: 736 m<sup>2</sup>

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION APPROXIMATE ONLY

SEWER INVERT LEVEL	16.50
SEWER BROUGHT UP	0.00
DEPTH TO CONNECTION	2.64

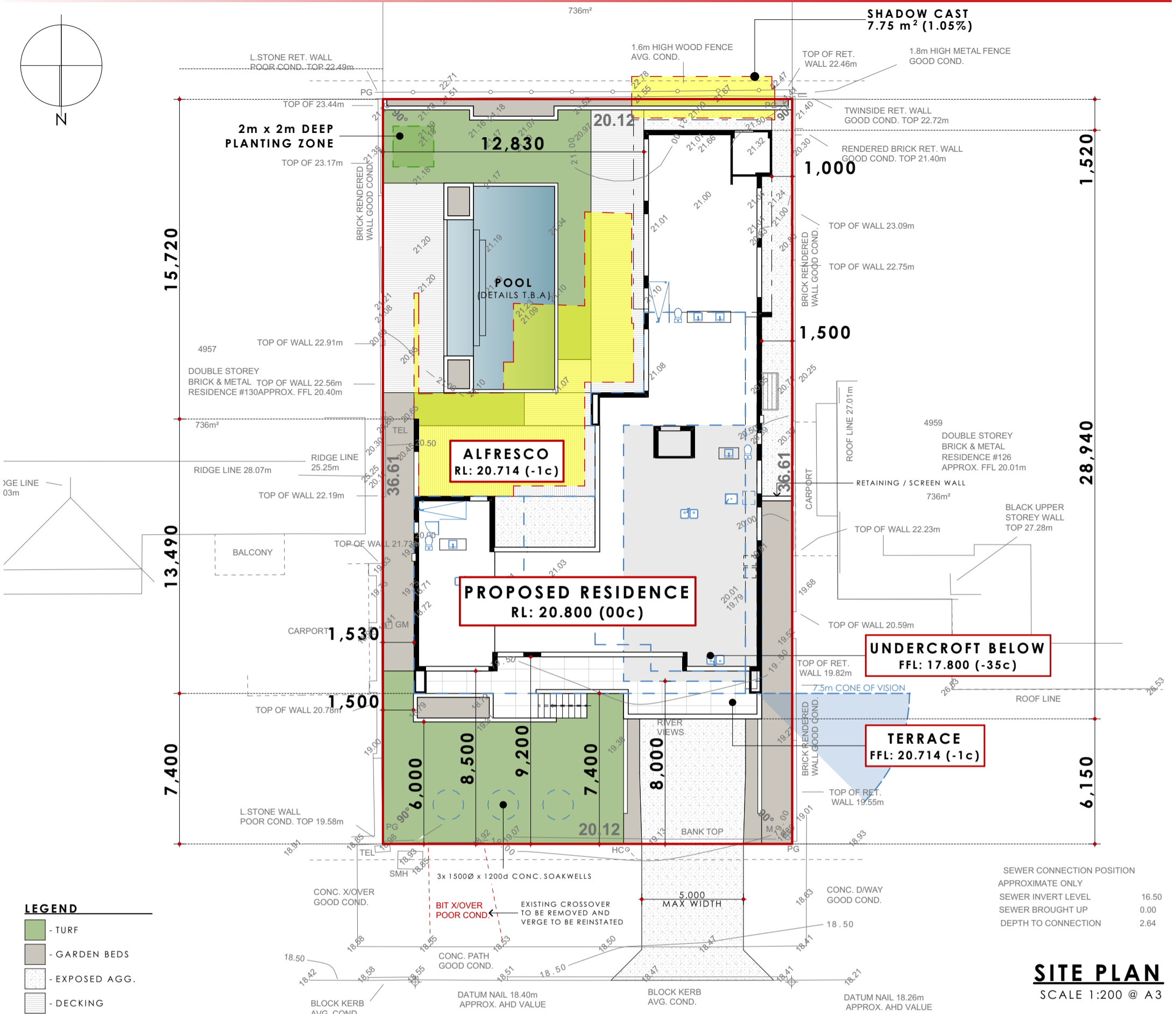
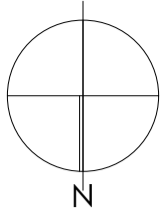
TITLE : FEATURE SURVEY	LOT : 4958 No. 128 PRESTON POINT RD
CLIENT : HEATH & PAULA NELSON	SUBURB : EAST FREMANTLE
BUILDER : SHELFORD QUALITY HOMES	DP : 205392
	AUTHORITY : TOWN OF EAST FREMANTLE
	C/T : 1189/646



P: (08) 9354 8511  
W: www.linkssurveying.com.au  
E: info@linkssurveying.com.au

UBD REF : 306 F 15    GPS : S 32.02977°    E 115.76947°

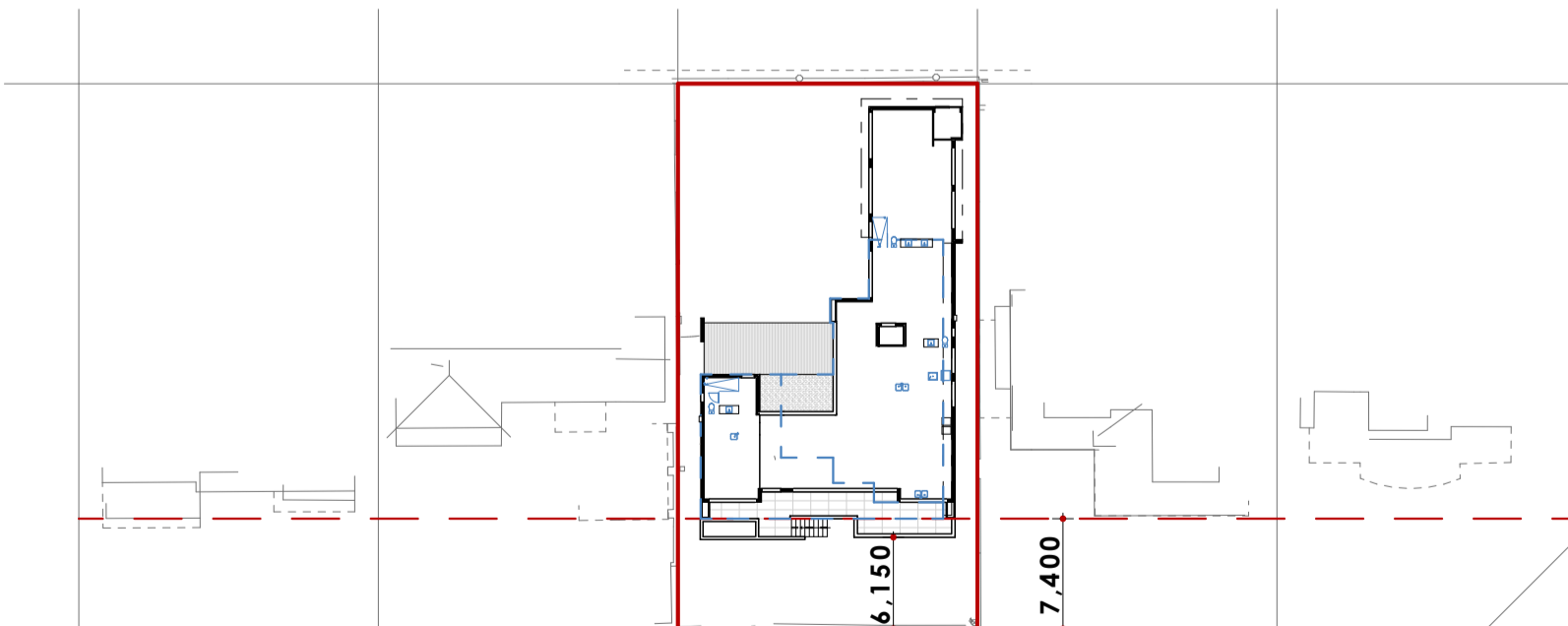
NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996	SHEET 1 of 1	BUILDER'S REF 4958PRE	SURVEYED 01/02/23	SCALE @ A3 1:200	DWG No 46493-01-100	REV A
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**SITE PLAN**  
SCALE 1:200 @ A3

**PRESTON POINT RD**

(BITUMEN SLIP ROAD)



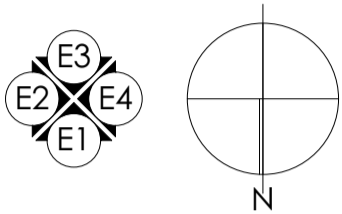
**PRESTON POINT RD**

**STREET AVERAGE**

SCALE 1:500 @ A3

**AREAS**

UNDERCROFT	85.49m <sup>2</sup>
<b>UNDERCROFT TOTAL</b>	<b>85.49m<sup>2</sup></b>
GROUND FLOOR	245.65m <sup>2</sup>
TERRACE	42.62m <sup>2</sup>
ALFRESCO	29.55m <sup>2</sup>
<b>GROUND FLOOR TOTAL</b>	<b>317.82m<sup>2</sup></b>
FIRST FLOOR	137.21m <sup>2</sup>
ROOF TERRACE	78.34m <sup>2</sup>
<b>FIRST FLOOR TOTAL</b>	<b>215.55m<sup>2</sup></b>
<b>GRAND TOTAL</b>	<b>618.86m<sup>2</sup></b>
<b>UNDERCROFT PERIM.</b>	<b>38.79m</b>
<b>GROUND FLOOR PERIM.</b>	<b>94.76m</b>
<b>FIRST FLOOR PERIM.</b>	<b>57.46m</b>



**PRELIMINARY DRAWINGS**

This design is subject to receipt of an accurate site survey & dimensions

**LOCALITY**

City of East Fremantle

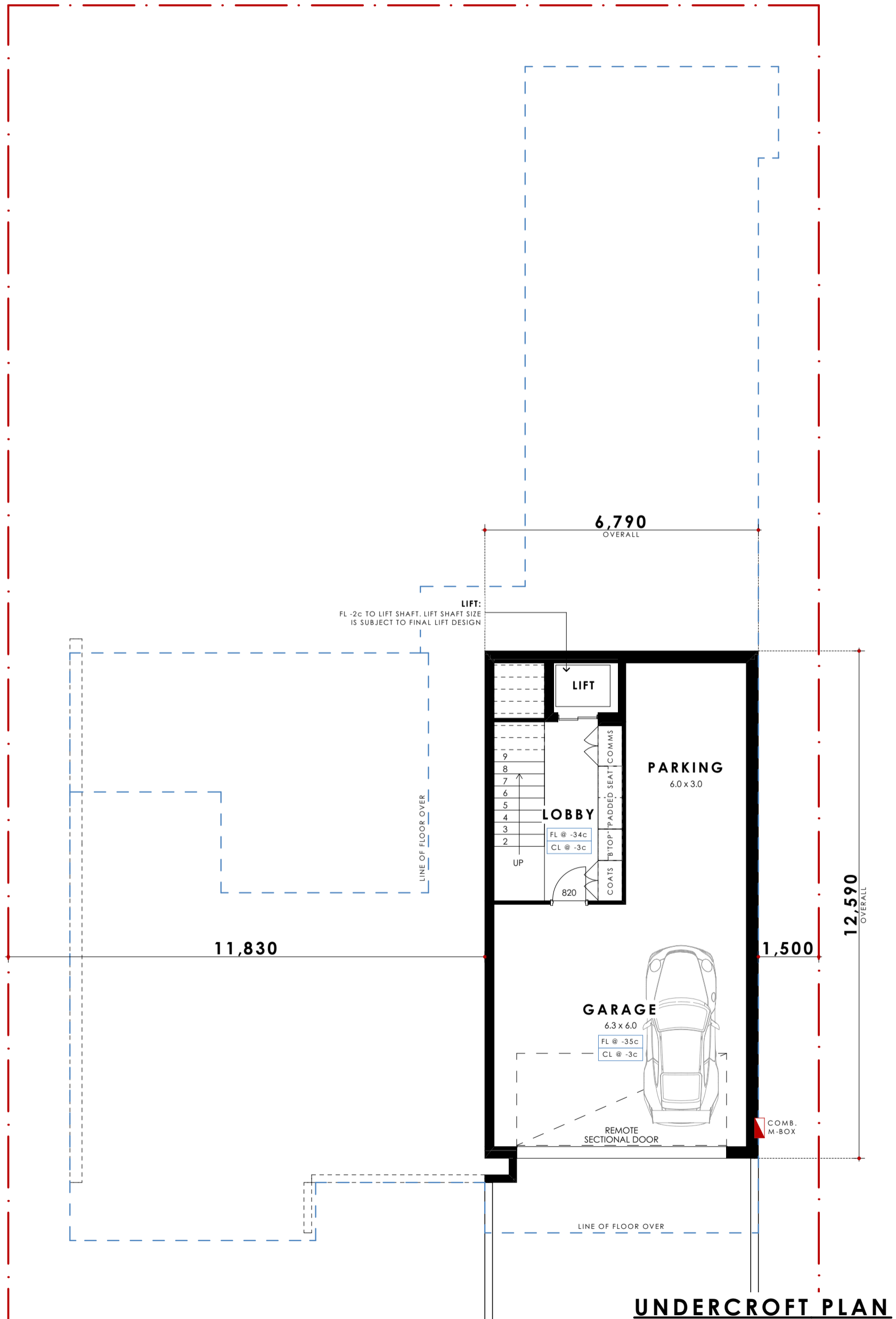
Planning required	Yes
R-Code Variation	Yes
Detailed Area Plan	No

**OPEN SPACE (PART 5.1.4)**

Zoning	R17.5
Site area	736m <sup>2</sup>
Site cover permitted	50% / 368m <sup>2</sup>
Site cover area	265m <sup>2</sup>
<b>Site coverage</b>	<b>36%</b>

**NOTES:**

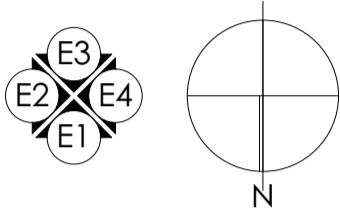
Landscaping/paving shown for illustration only, refer to addenda for inclusions



**UNDERCROFT PLAN**

SCALE 1:100 @ A3

AREAS	
UNDERCROFT	85.49m <sup>2</sup>
<b>UNDERCROFT TOTAL</b>	<b>85.49m<sup>2</sup></b>
GROUND FLOOR	245.65m <sup>2</sup>
TERRACE	42.62m <sup>2</sup>
ALFRESCO	29.55m <sup>2</sup>
<b>GROUND FLOOR TOTAL</b>	<b>317.82m<sup>2</sup></b>
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<b>FIRST FLOOR TOTAL</b>	<b>215.55m<sup>2</sup></b>
<b>GRAND TOTAL</b>	<b>618.86m<sup>2</sup></b>
<b>UNDERCROFT PERIM.</b>	<b>38.79m</b>
<b>GROUND FLOOR PERIM.</b>	<b>94.76m</b>
<b>FIRST FLOOR PERIM.</b>	<b>57.46m</b>



**PRELIMINARY DRAWINGS**  
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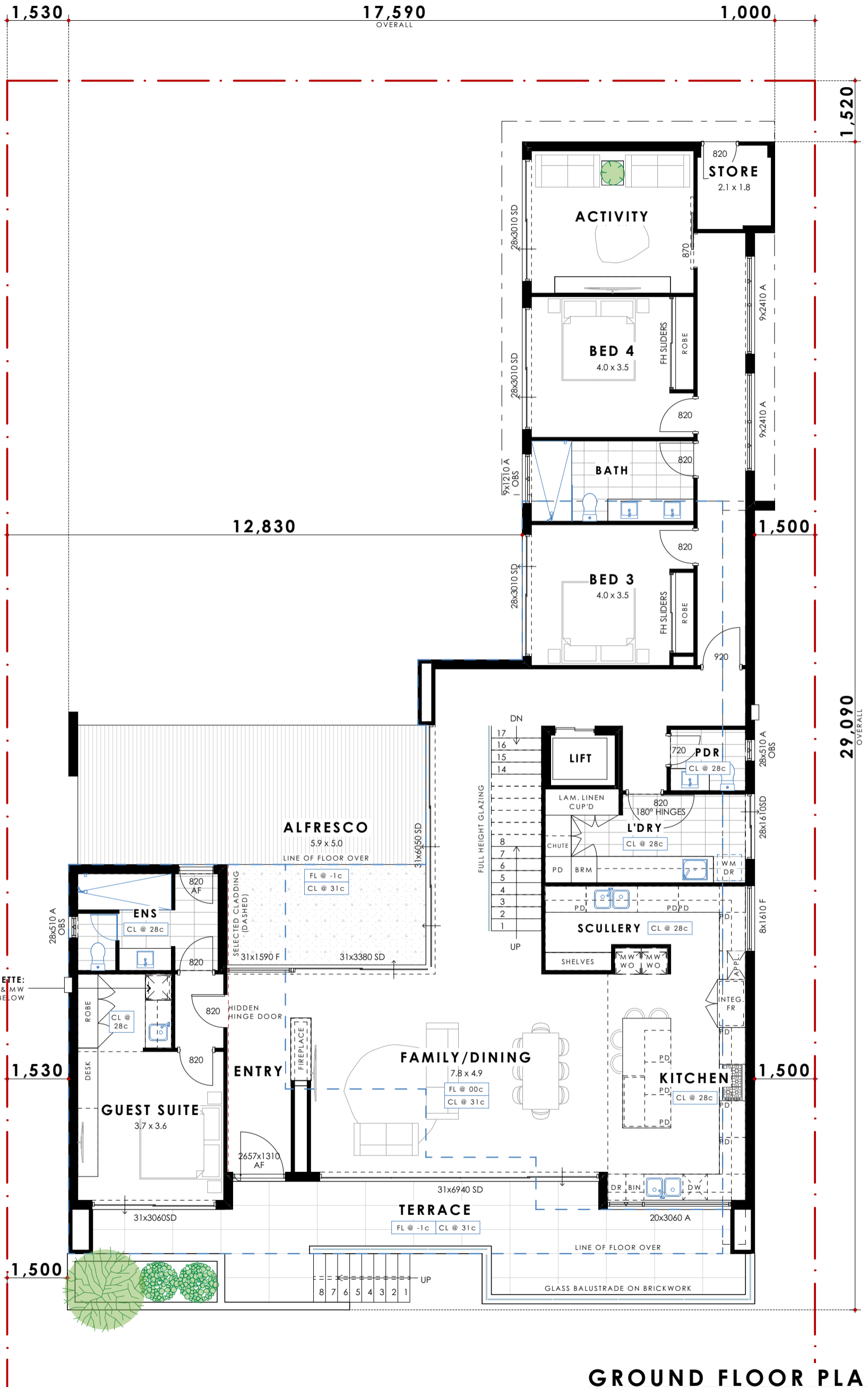
**LOCALITY**  
City of East Fremantle

Planning required	Yes
R-Code Variation	Yes
Detailed Area Plan	No

**OPEN SPACE (PART 5.1.4)**

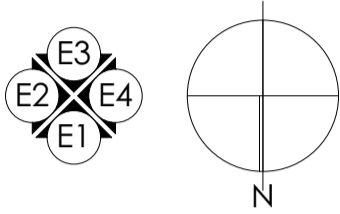
Zoning	R17.5
Site area	736m <sup>2</sup>
Site cover permitted	50% / 368m <sup>2</sup>
Site cover area	265m <sup>2</sup>
<b>Site coverage</b>	<b>36%</b>

**NOTES:**  
Landscaping/paving shown for illustration only, refer to addenda for inclusions



**GROUND FLOOR PLAN**  
SCALE 1:100 @ A3

AREAS	
UNDERCROFT	85.49m <sup>2</sup>
<b>UNDERCROFT TOTAL</b>	<b>85.49m<sup>2</sup></b>
GROUND FLOOR	245.65m <sup>2</sup>
TERRACE	42.62m <sup>2</sup>
ALFRESCO	29.55m <sup>2</sup>
<b>GROUND FLOOR TOTAL</b>	<b>317.82m<sup>2</sup></b>
FIRST FLOOR	137.21m <sup>2</sup>
ROOF TERRACE	78.34m <sup>2</sup>
<b>FIRST FLOOR TOTAL</b>	<b>215.55m<sup>2</sup></b>
<b>GRAND TOTAL</b>	<b>618.86m<sup>2</sup></b>
UNDERCROFT PERIM.	38.79m
GROUND FLOOR PERIM.	94.76m
FIRST FLOOR PERIM.	57.46m



**PRELIMINARY DRAWINGS**

This design is subject to receipt of an accurate site survey & dimensions

**LOCALITY**  
City of East Fremantle

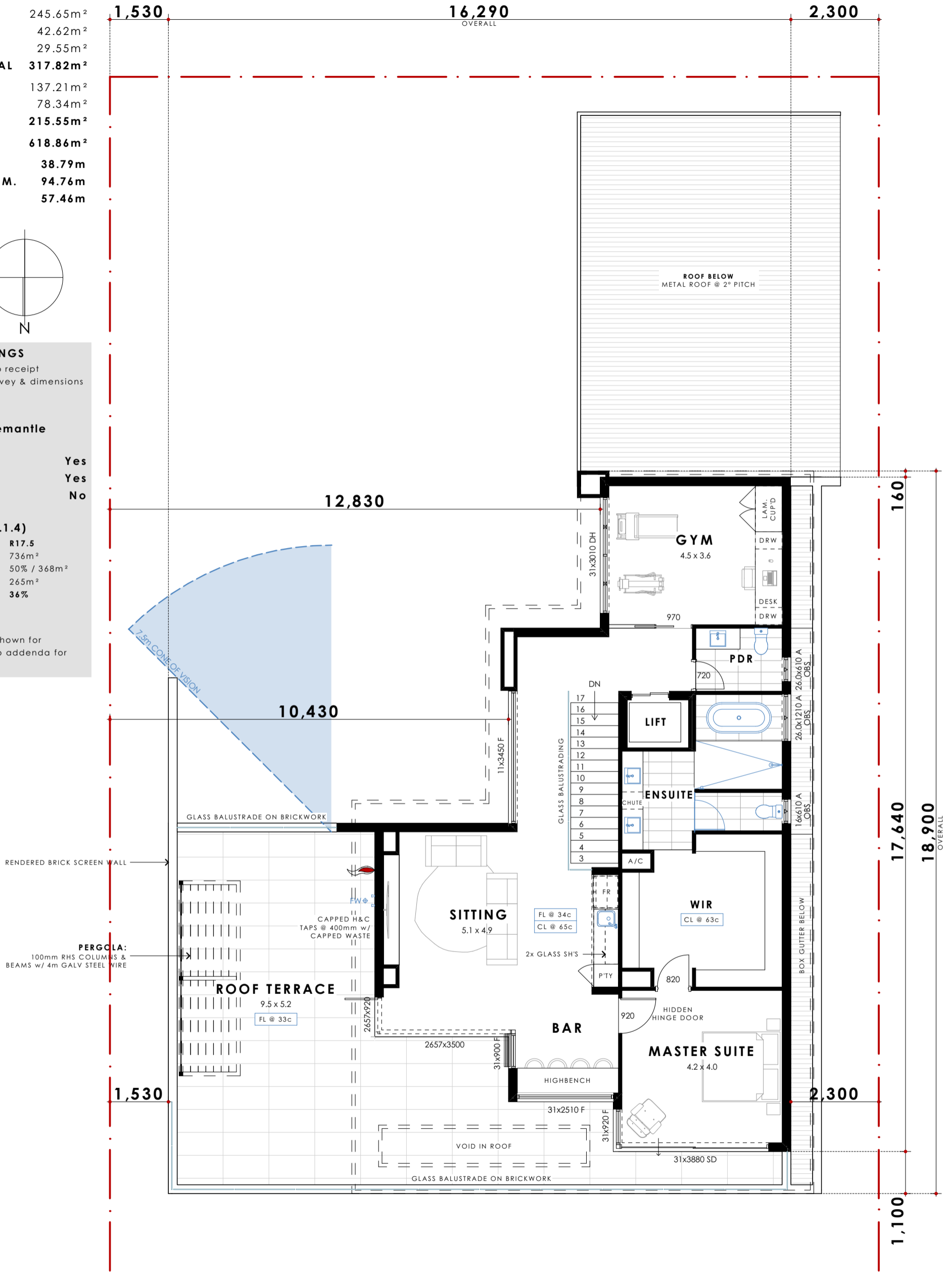
Planning required **Yes**  
R-Code Variation **Yes**  
Detailed Area Plan **No**

**OPEN SPACE (PART 5.1.4)**

Zoning	R17.5
Site area	736m <sup>2</sup>
Site cover permitted	50% / 368m <sup>2</sup>
Site cover area	265m <sup>2</sup>
Site coverage	36%

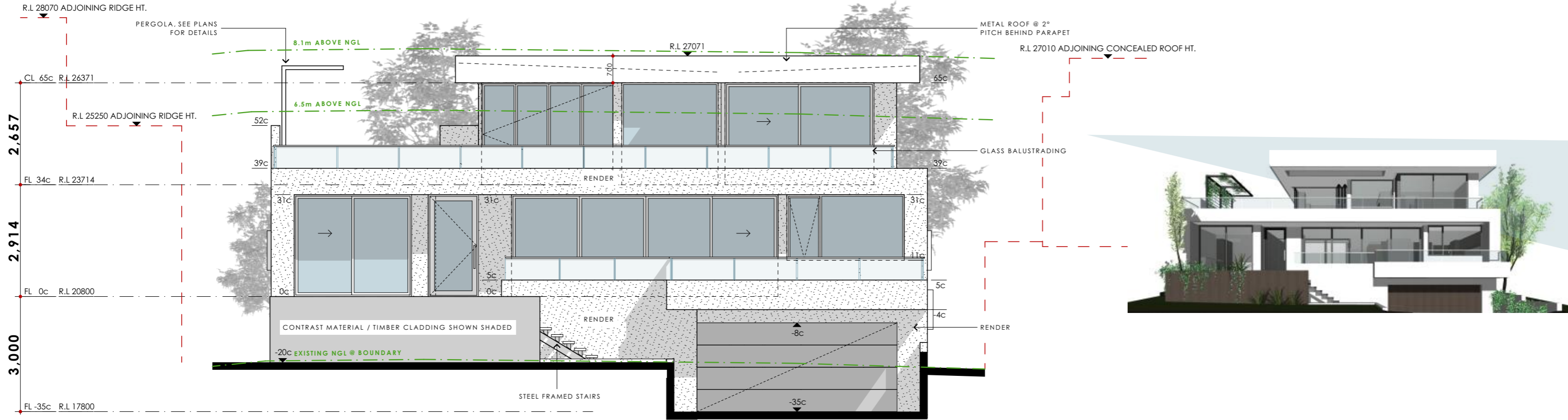
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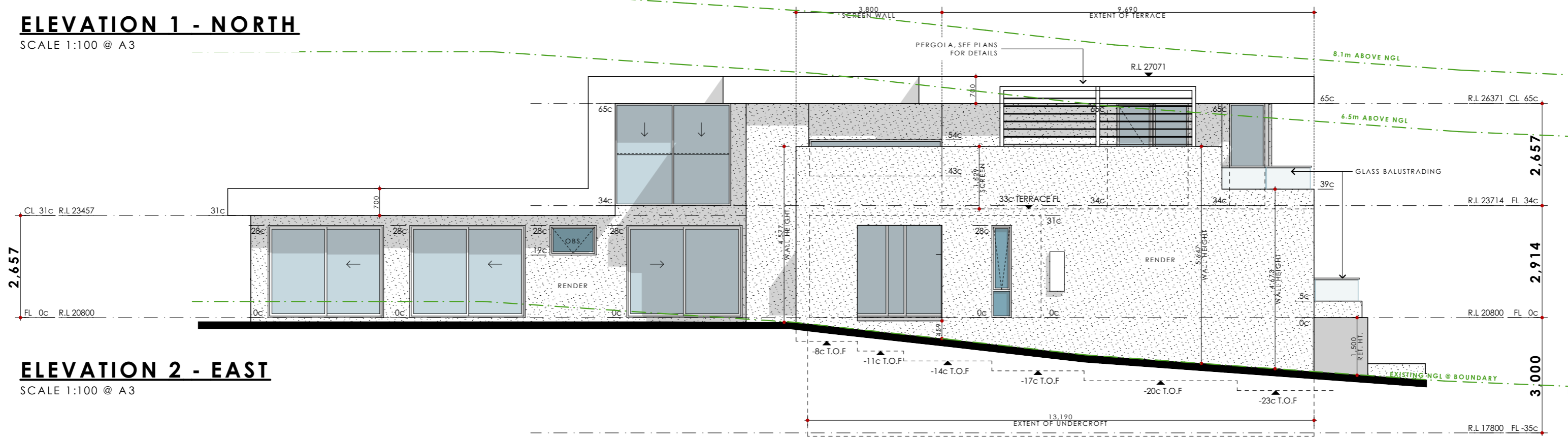
**FIRST FLOOR PLAN**

SCALE 1:100 @ A3



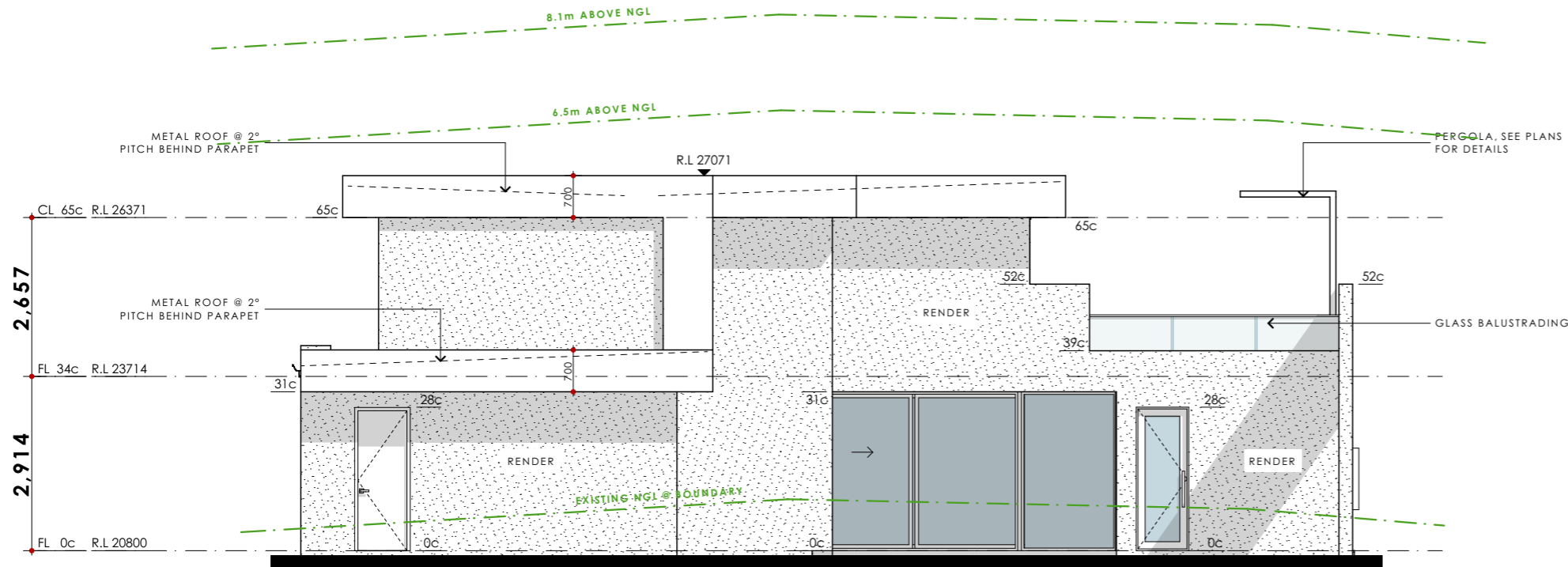
**ELEVATION 1 - NORTH**

SCALE 1:100 @ A3



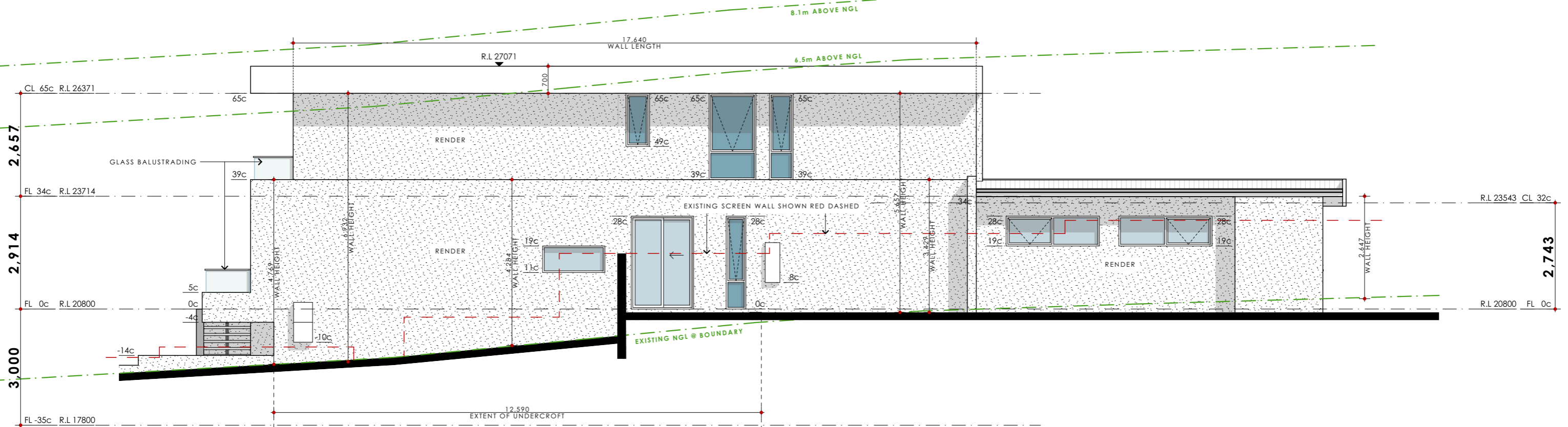
**ELEVATION 2 - EAST**

SCALE 1:100 @ A3



**ELEVATION 3 - SOUTH**

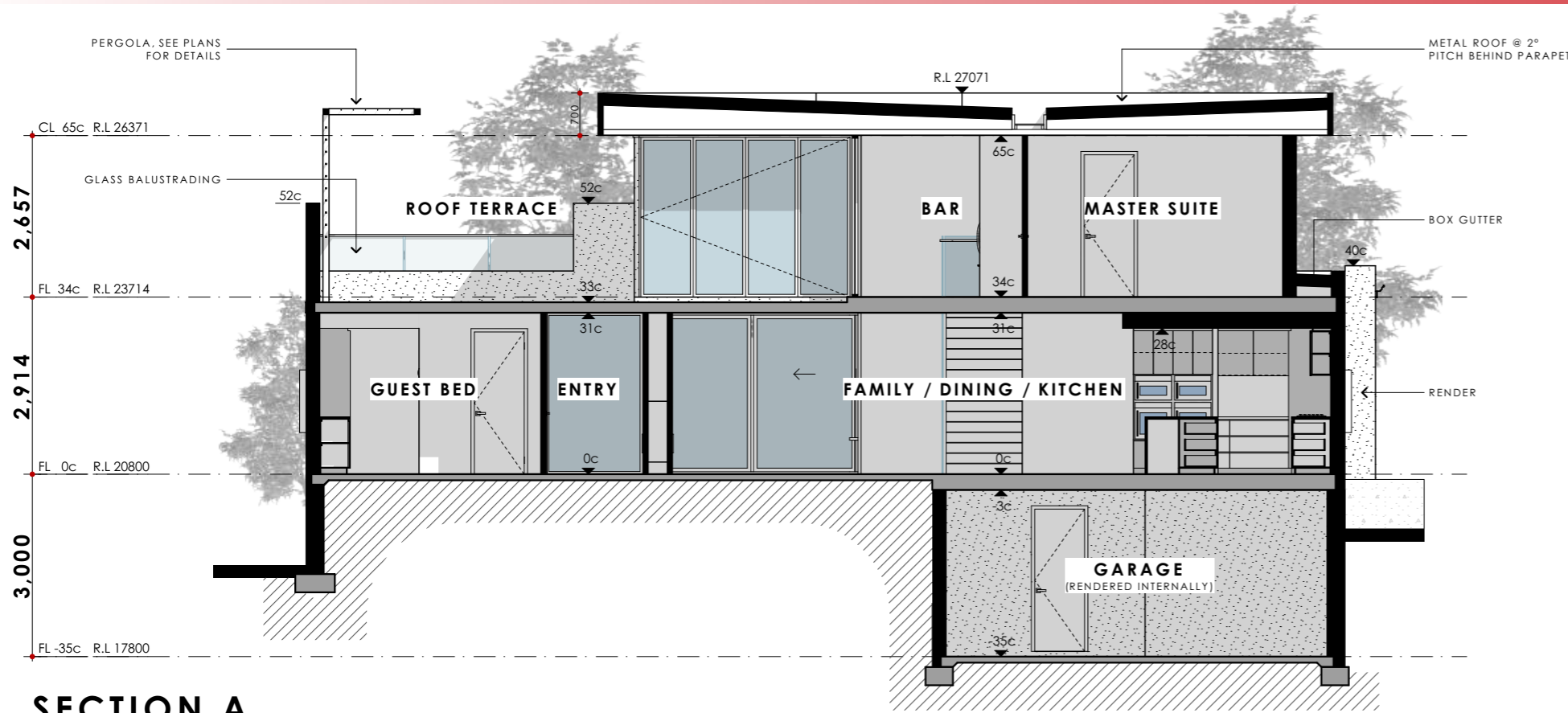
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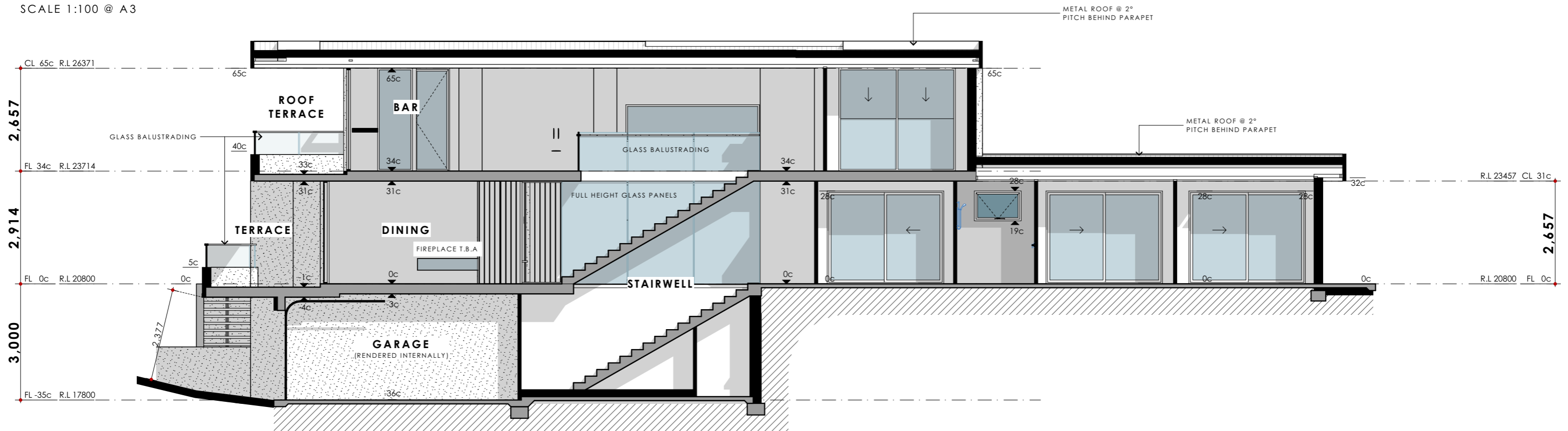
**ELEVATION 4 - WEST**

SCALE 1:100 @ A3





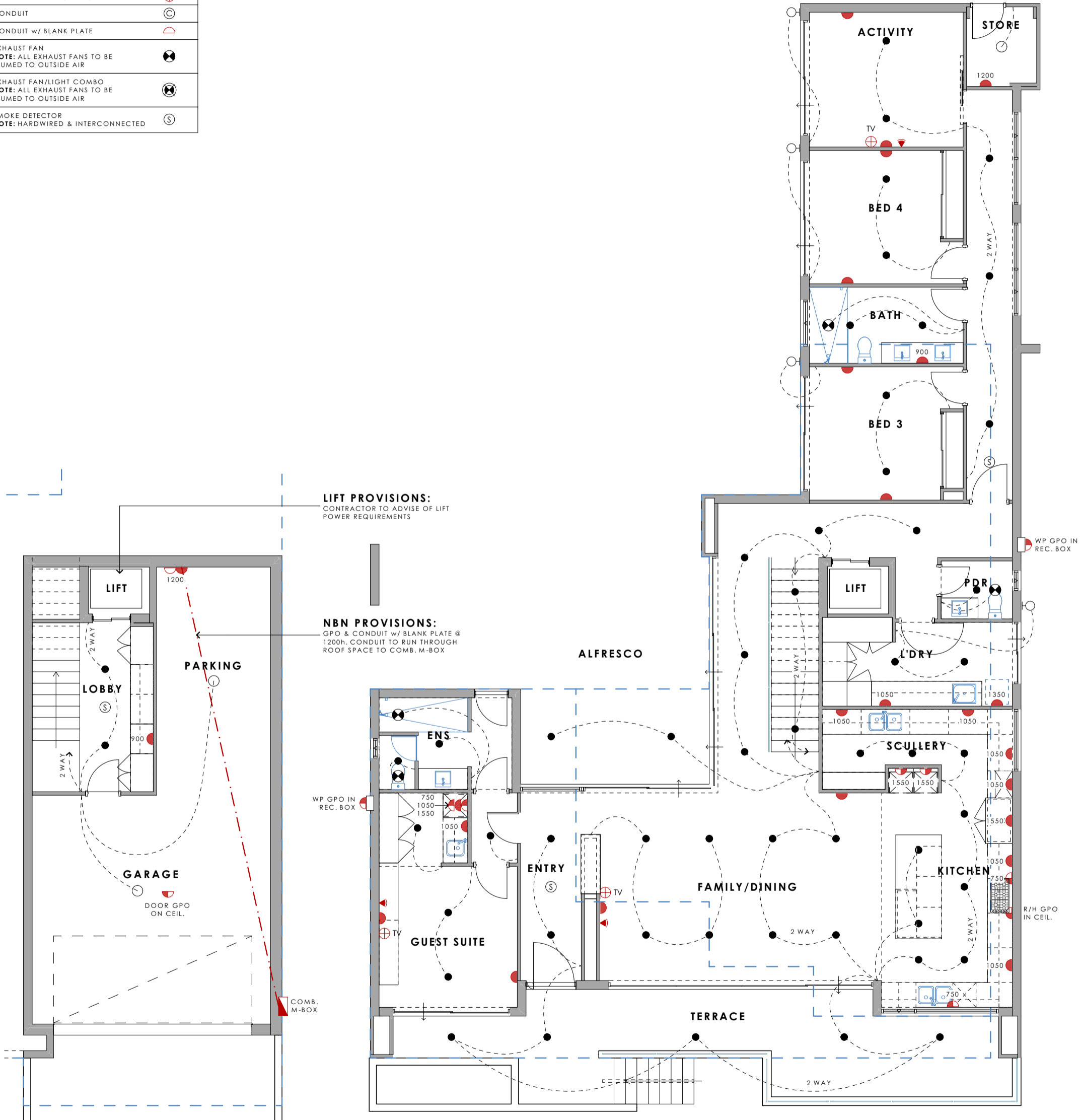
**SECTION A**  
SCALE 1:100 @ A3



**SECTION B**  
SCALE 1:100 @ A3

**ELECTRICAL LEGEND**

DESCRIPTION	SYMBOL
CEILING LIGHT	○
LED DOWNLIGHT	●
WALL LIGHT 1800 AFL (U.N.O)	○
FLURO LIGHT	▭
SINGLE GPO 300 AFL (U.N.O)	◐
DOUBLE GPO 300 AFL (U.N.O)	◑
DATA/PHONE POINT 300 AFL (U.N.O)	▽
T.V POINT 300 AFL (U.N.O)	⊕ TV
CONDUIT	⊙
CONDUIT w/ BLANK PLATE	◐
EXHAUST FAN <b>NOTE: ALL EXHAUST FANS TO BE FLUMED TO OUTSIDE AIR</b>	⊗
EXHAUST FAN/LIGHT COMBO <b>NOTE: ALL EXHAUST FANS TO BE FLUMED TO OUTSIDE AIR</b>	⊗
SMOKE DETECTOR <b>NOTE: HARDWIRED &amp; INTERCONNECTED</b>	Ⓢ



**UNDERCROFT ELECTRICAL PLAN**

SCALE 1:100 @ A3

**GROUND FLOOR ELECTRICAL PLAN**

SCALE 1:100 @ A3

**ELECTRICAL LEGEND**

DESCRIPTION	SYMBOL
CEILING LIGHT	○
LED DOWNLIGHT	●
WALL LIGHT 1800 AFL (U.N.O)	○
FLURO LIGHT	⎓
SINGLE GPO 300 AFL (U.N.O)	◐
DOUBLE GPO 300 AFL (U.N.O)	◑
DATA/PHONE POINT 300 AFL (U.N.O)	⊖
T.V POINT 300 AFL (U.N.O)	⊕ TV
CONDUIT	⊙
CONDUIT w/ BLANK PLATE	◐
EXHAUST FAN <b>NOTE: ALL EXHAUST FANS TO BE FLUMED TO OUTSIDE AIR</b>	⊗
EXHAUST FAN/LIGHT COMBO <b>NOTE: ALL EXHAUST FANS TO BE FLUMED TO OUTSIDE AIR</b>	⊗
SMOKE DETECTOR <b>NOTE: HARDWIRED &amp; INTERCONNECTED</b>	Ⓢ



**FIRST FLOOR ELECTRICAL PLAN**

SCALE 1:100 @ A3