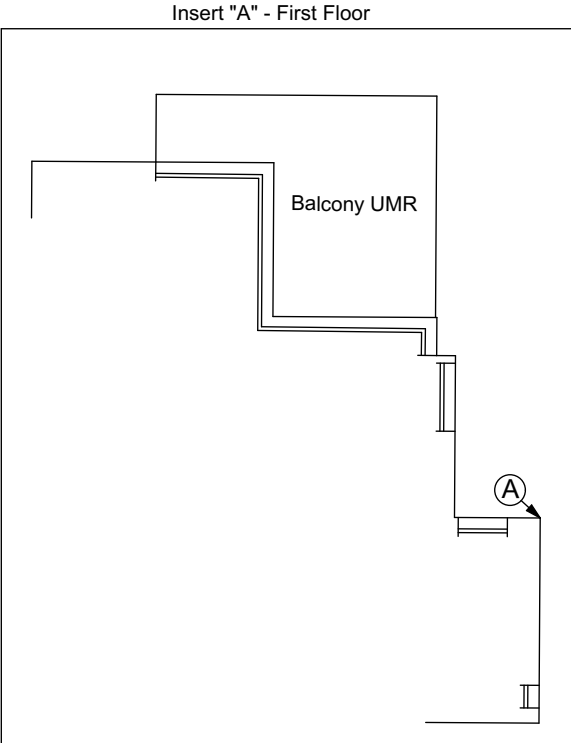
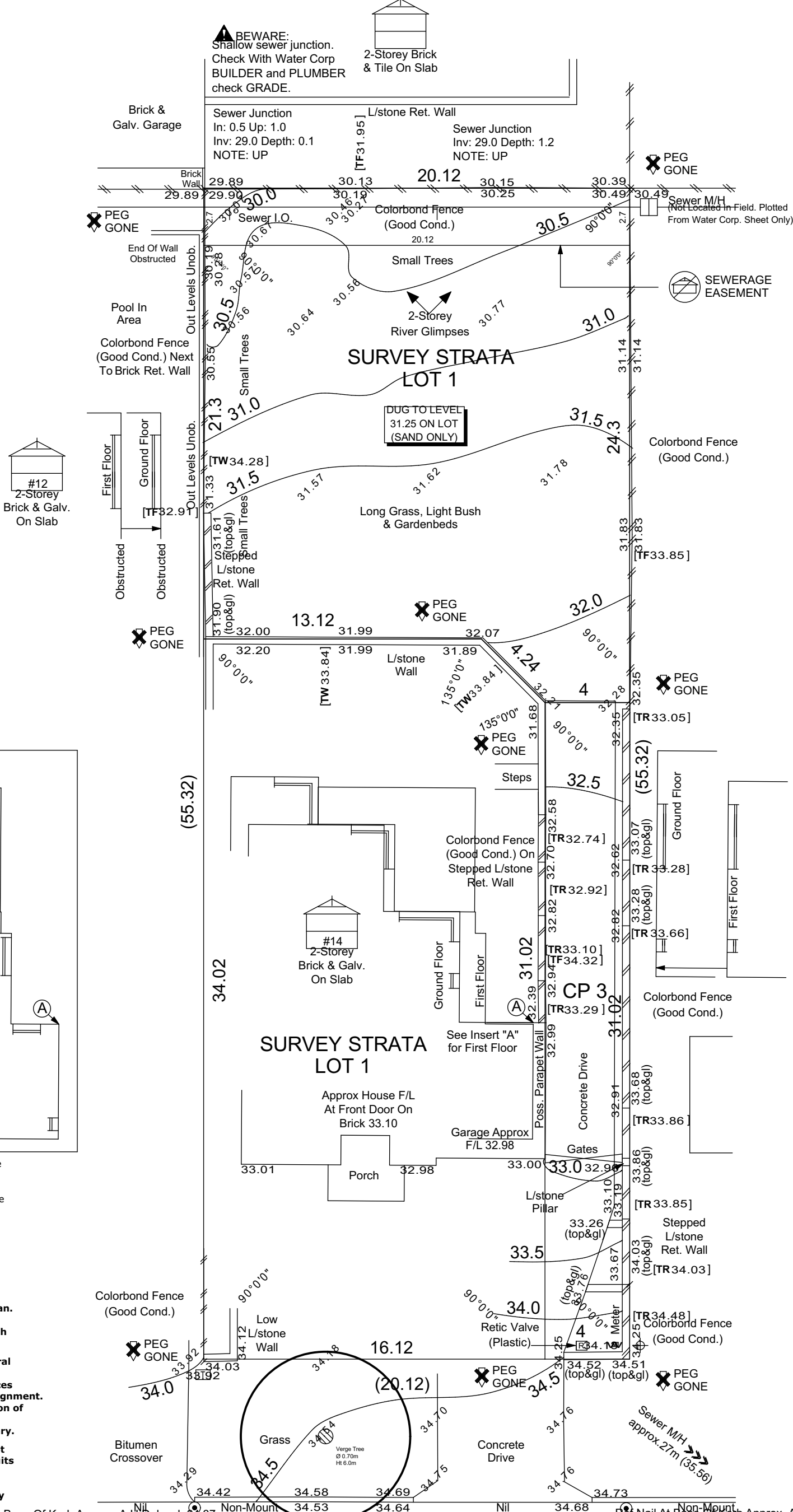
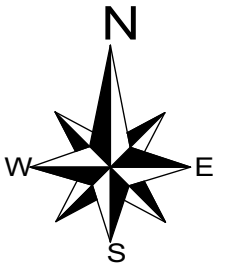


S.S.LOT 1 MISCLOSE
0.003 m

S.S.LOT 2 MISCLOSE
0.003 m

CP LOT 3 MISCLOSE
0.000 m

⊕	Power Dome
○	Power Pole
⊕	Phone Pits
⊕	Water Conn.
⊕	Top Pillar/Post
⊕	Top Wall
⊕	Top Retaining
⊕	Top Fence



WARNING: strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

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 or 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.

Ref Nail At Base Of Kerb Approx. A.H.D. level 34.37m
Philip Street
Ref Nail At Base Of Kerb Approx. A.H.D. level 34.71m
(Established from S.S.M. MELVILLE 3A using data supplied by the Geodetic Section of Landgate)



COTTAGE SURVEYS	87-89 Guthrie Street Osborne Park, WA 6017	JOB # 514546	GPS Lat: -32.031225 Long: 115.77411	ROADS Bitumen	ELEC. U/Ground	
	PO Box 1611 Osborne Park Business Centre WA 6917	CLIENT Craig Katnich		KERBS Non-Mount / Nil	COMMS. ---	
		ADDRESS #14A Philip Street	LOT Survey Strata Lot 2 (SP 49737)	FOOTPATH Nil	WATER Yes	
		SUBURB East Fremantle	Original Lot 60 (Plan 1794)	SOIL Sand	GAS Check Alinta	
	P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	LGA TOWN OF EAST FREMANTLE	AREA 445m ²	VOL. 2663 FOL. 467	DRAINAGE Good	SEWER Yes
		DRAWN B. Saliba	DATE 18 Nov 21	SSA No	VEGETATION Refer to Survey	COASTAL 200m To River (Approximate Only) Enfranchise With Shore

S.S.LOT 1 MISCLOSE	0.003 m
S.S.LOT 2 MISCLOSE	0.003 m
CP LOT 3 MISCLOSE	0.000 m

SITE COVERAGE

ZONED	R17.5
% ALLOWED	50%
SITE AREA	445.00m ²
SITE COV. AREA	212.91m ²

SITE COV. = 47.8%

COMMON AREA (62m ² / 1)	62m ²
SITE AREA + COMMON AREA	507m ²

ADJUSTED SITE COVERAGE = 41.99%

**RE-PEG RECOMMENDED
PRIOR TO ANY NEW WORKS**

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

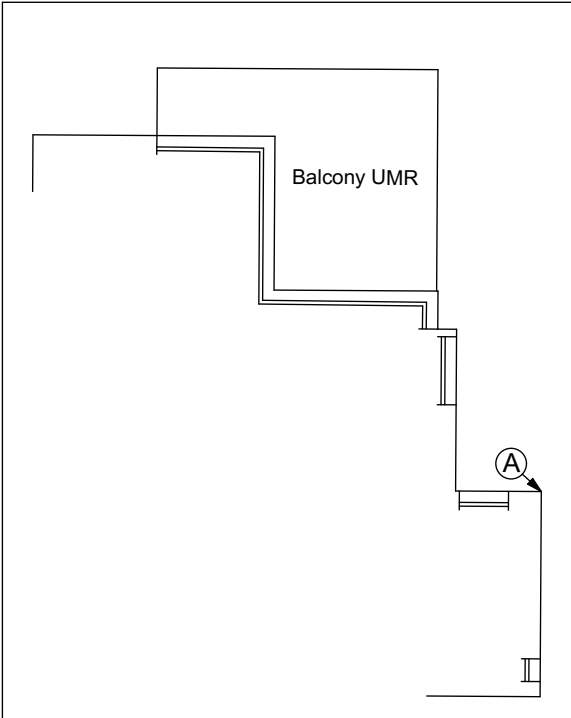


GROUND FLOOR
00c FL
R.L.: 32043 FFL

**FIRST FLOOR
(SHADED)**
43c FL
R.L.: 35729 FFL

OVERSHADOWING
MAX. 25% of 544m² = 136m²
PROPOSED = 83.07m² (15.27%)

Insert "A" - First Floor



WARNING: Strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

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.

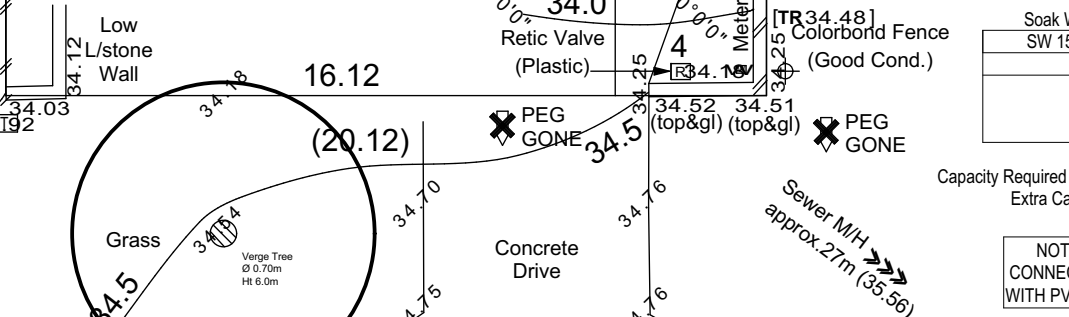
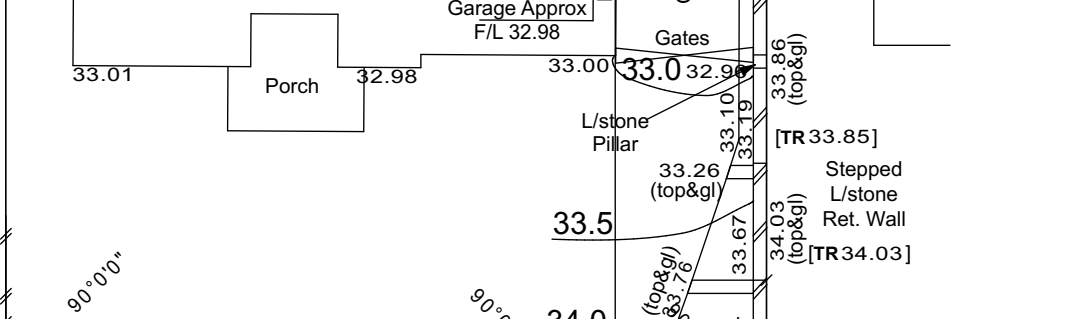
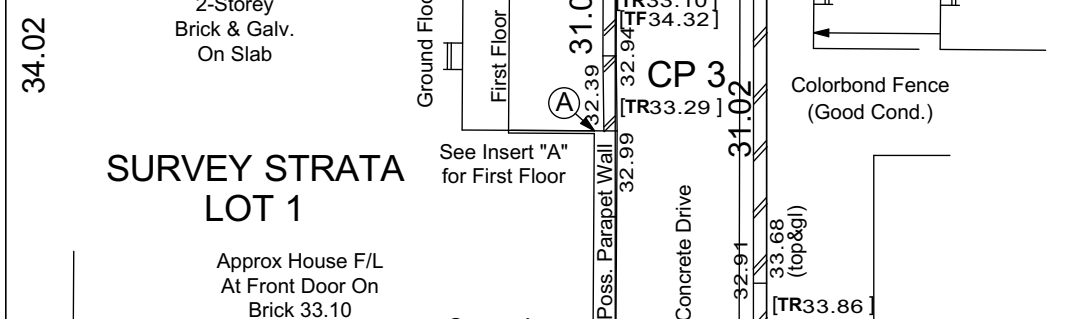
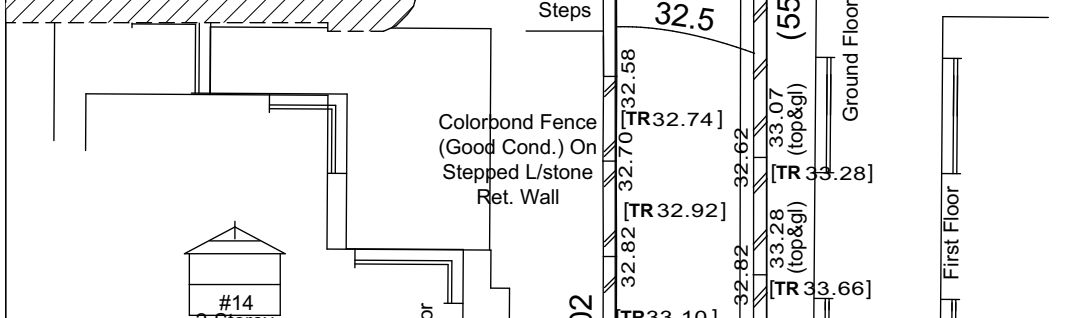
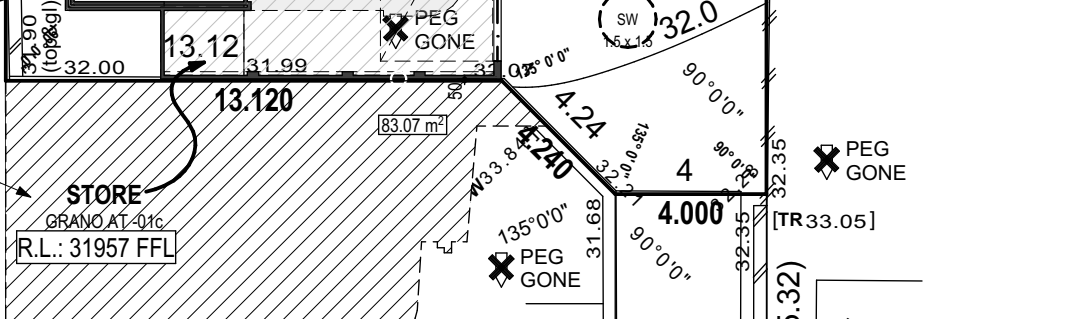
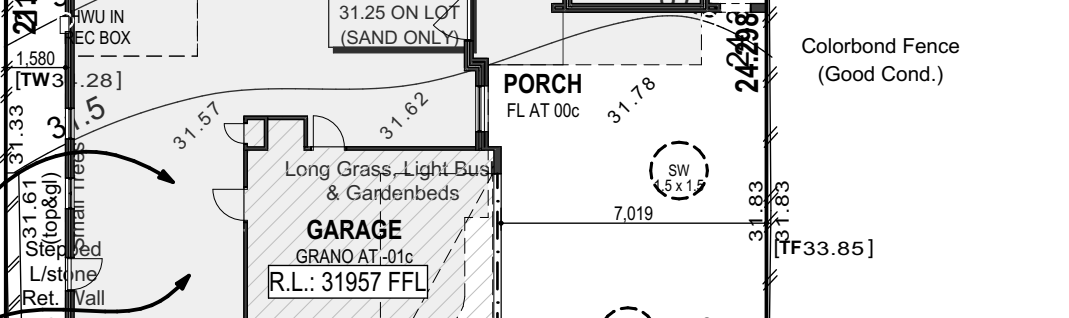
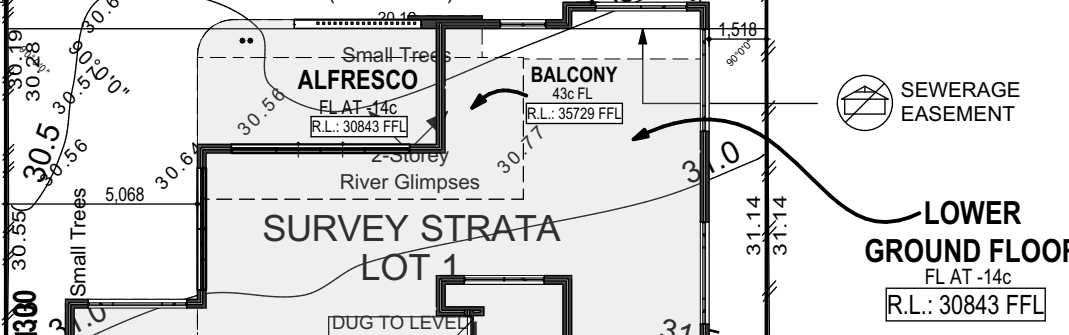
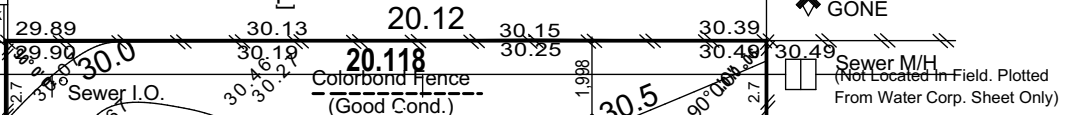
DISCLAIMER: Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

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.

Ref Nail At Base Of Kerb Approx. A.H.D. level 34.37m
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.

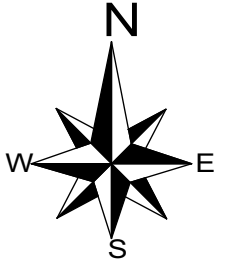
BEWARE: Shallow sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.

Brick & Galv. Garage
Sewer Junction In: 0.5 Up: 1.0 Inv: 29.0 Depth: 0.1 NOTE: UP
Sewer Junction Inv: 29.0 Depth: 1.2 NOTE: UP



LEGEND

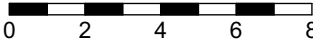
[Symbol]	Power Pole
[Symbol]	Phone Pits
[Symbol]	Water Conn.
[Symbol]	Top Pillar/Post
[Symbol]	Top Wall
[Symbol]	Top Retaining
[Symbol]	Top Fence



Soak Well Type	No.	
SW 1500x1500	2	5.3 m3
Total Capacity		5.3 m3
Roof Area GF		22.0 m2
Paved Area		120.0 m2
Roof Area UF		250.0 m2
Total Area		392.0 m2
Capacity Required (Area x 0.0125)		4.9 m3
Extra Capacity Provided		0.4 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

Scale 1:200

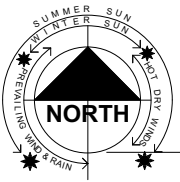


COTTAGE SURVEYS
87-89 Guthrie Street
Osborne Park, WA 6017
PO Box 1611
Osborne Park
Business Centre WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	514546	GPS	Lat: -32.031225 Long: 115.77411
CLIENT	Craig Katnich	LOT	Survey Strata Lot 2 (SP 49737)
ADDRESS	#14A Philip Street		
SUBURB	East Fremantle		
LGA	TOWN OF EAST FREMANTLE	AREA	445m ²
DRAWN	B. Saliba	DATE	18 Nov 21
VOL.	2663	FOL.	467
SSA No			

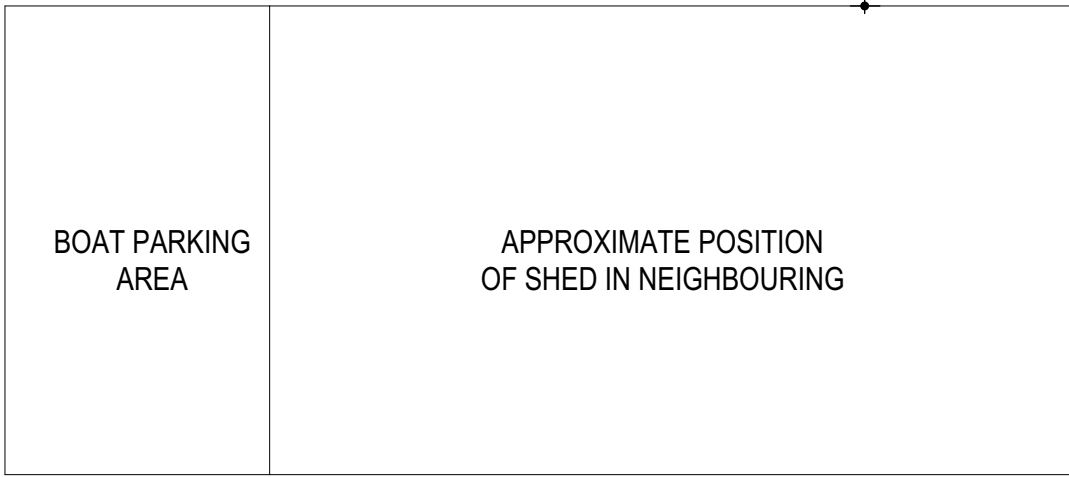
ROADS	Bitumen	ELEC.	U/Ground
KERBS	Non-Mount / Nil	COMMS.	---
FOOTPATH	Nil	WATER	Yes
SOIL	Sand	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	Refer to Survey	COASTAL	200m To River

Approximate Only
Confirm With Shire



THIS DESIGN MAY BE SUBJECT TO FURTHER CHANGES DUE TO ADDITIONAL REQUIREMENTS IMPOSED BY LOCAL AUTHORITIES
WINDOWS REPRESENTATIONAL ONLY. TBC W/ ELEVATION DESIGN STAGE

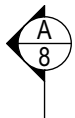
SHED APPROXIMATELY 7M FROM HOUSE



BOAT PARKING AREA

APPROXIMATE POSITION OF SHED IN NEIGHBOURING

neighbours retaining wall



174 PRESTON POINT RD.



NOTE: TO SCALE ON A3 SHEET

SHEET No:	3 OF 8	REVISION:	K	JOB No:	21-0774
DRAWING NAME:	GF FLOOR PLAN	CLIENT:	KATNICH	DATE DRAWN:	MAY /2023
NAME:		ADDRESS:	14a PHILLIP STREET, EAST FREMANTLE	TOWN OF EAST FREMANTLE	SCALE:
ADDRESS:		SIGNATURE:		DATE:	1:100

The contractor / builder is responsible for setting out and checking all levels and measurements on site. All dimensions are to be checked and verified by the owner / builder and any discrepancies in this document must be resolved before ordering or commencement of any works.

These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed of copied without the permission in writing from Blend Residential Designs.

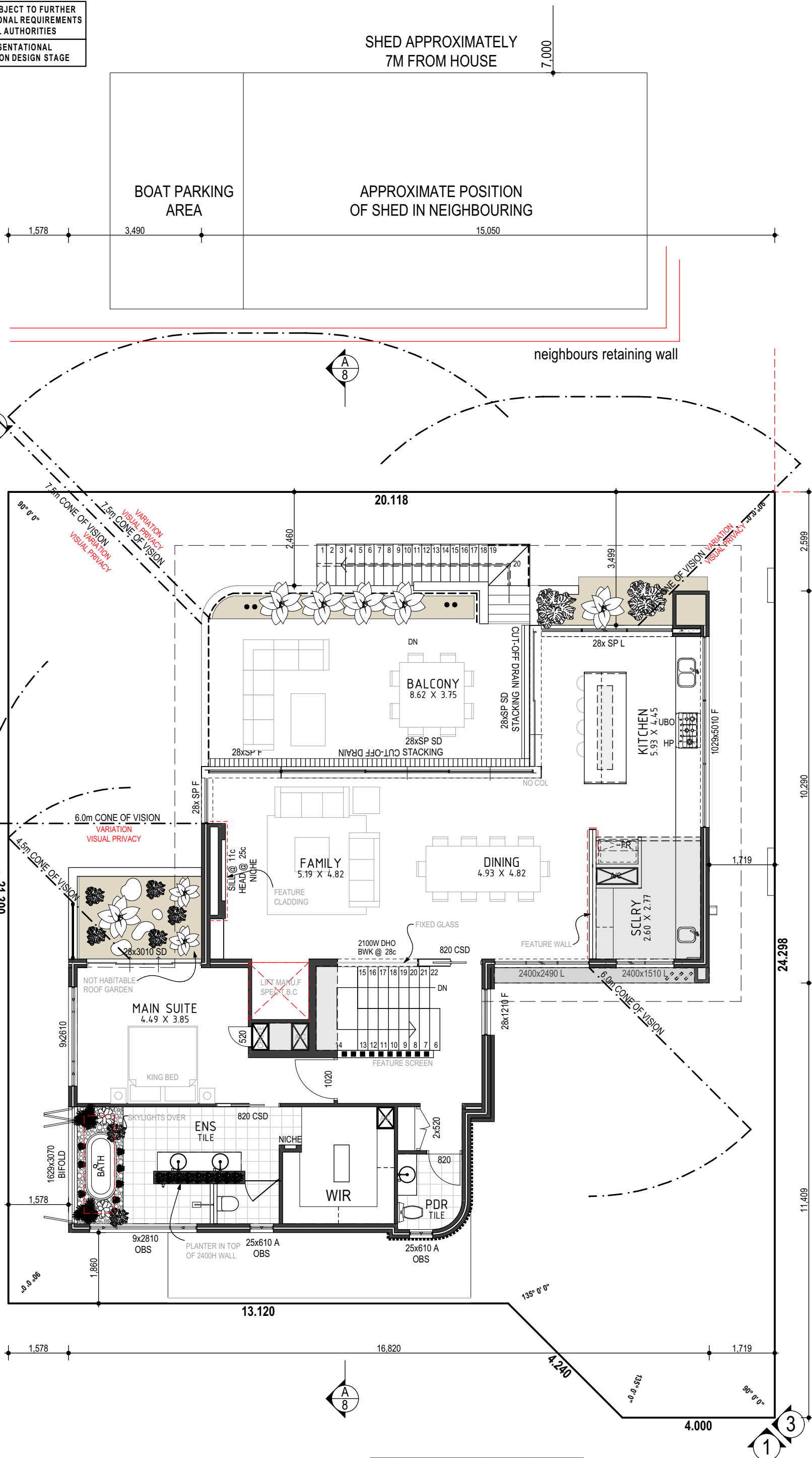
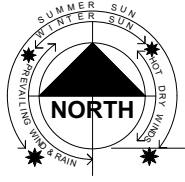
Blend Pty (09) 6465 4425
A PO Box 1124 Canning Bridge, Applecross WA
E: info@blenddesigns.com.au
W: www.blenddesigns.com.au

BLENDD
RESIDENTIAL DESIGNS

ID	AREA	M ²	PERIM.	ID	AREA	M ²	PERIM.
01	GROUND FLOOR	158.38	76.67	05	FIRST FLOOR	164.67	65.39
02	GARAGE	46.17	28.40	06	BALCONY	32.32	24.74
03	STORE	4.18	8.20	06	FF PLANTER	7.54	16.86
04	ALFRESCO	20.67	18.83	06	FF PLANTER	8.38	11.78
		236.99 m²	144.40 m			212.91 m²	118.77 m

THIS DESIGN MAY BE SUBJECT TO FURTHER CHANGES DUE TO ADDITIONAL REQUIREMENTS IMPOSED BY LOCAL AUTHORITIES
 WINDOWS REPRESENTATIONAL ONLY. TBC W/ ELEVATION DESIGN STAGE

SHED APPROXIMATELY 7M FROM HOUSE



neighbours house

neighbours retaining wall

NOTE: TO SCALE ON A3 SHEET

SHEET No:	4 OF 8	REVISION:	K	JOB No:	21-0774
DRAWING NAME:	FF FLOOR PLAN	CLIENT:	KATNICH	DATE DRAWN:	MAY /2023
NAME:		ADDRESS:	14a PHILLIP STREET, EAST FREMANTLE	DRAWN BY:	BLEND
ADDRESS:		TOWN OF:	EAST FREMANTLE	SCALE:	1:100
SIGNATURE:		DATE:			

The contractor / builder is responsible for setting out and checking all levels and measurements on site. All dimensions are to be checked and verified by the owner / builder and any discrepancies in this document must be resolved before ordering or commencement of any works.

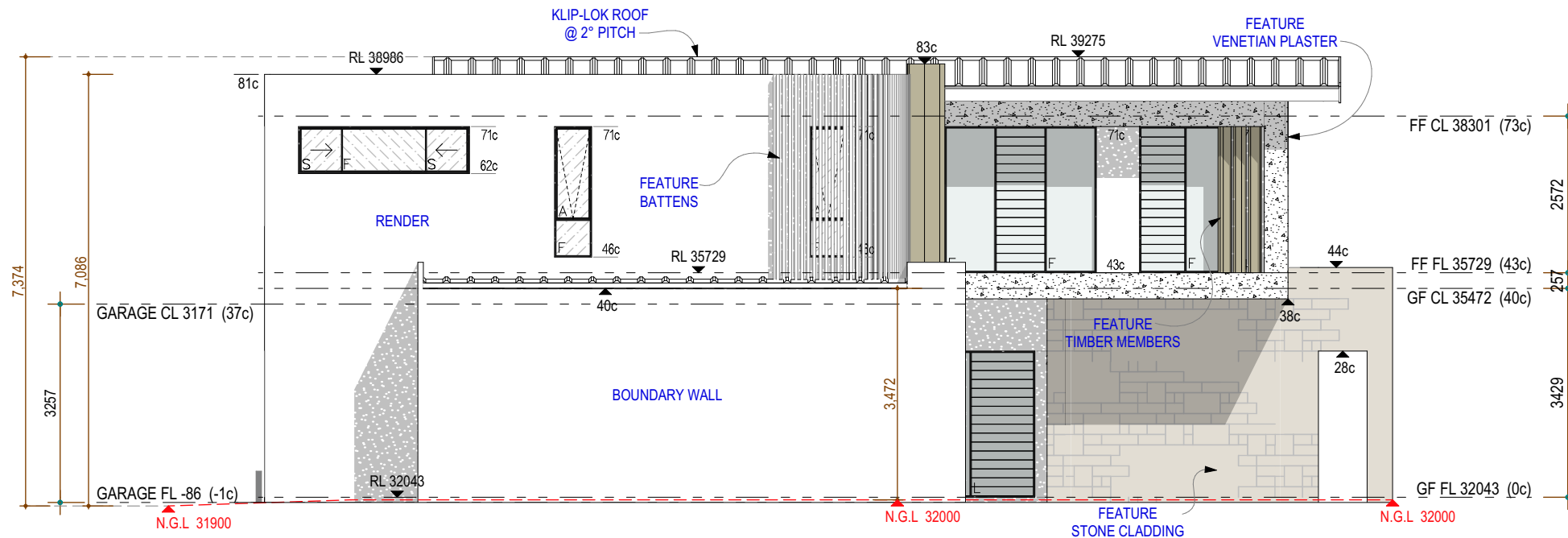
These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed of or copied without the permission in writing from Blend Residential Designs.

Blend Ph: (08) 6465 4425
 A: PO Box 1124 Canning Bridge, Applecross WA
 E: info@blenddesigns.com.au
 W: www.blenddesigns.com.au



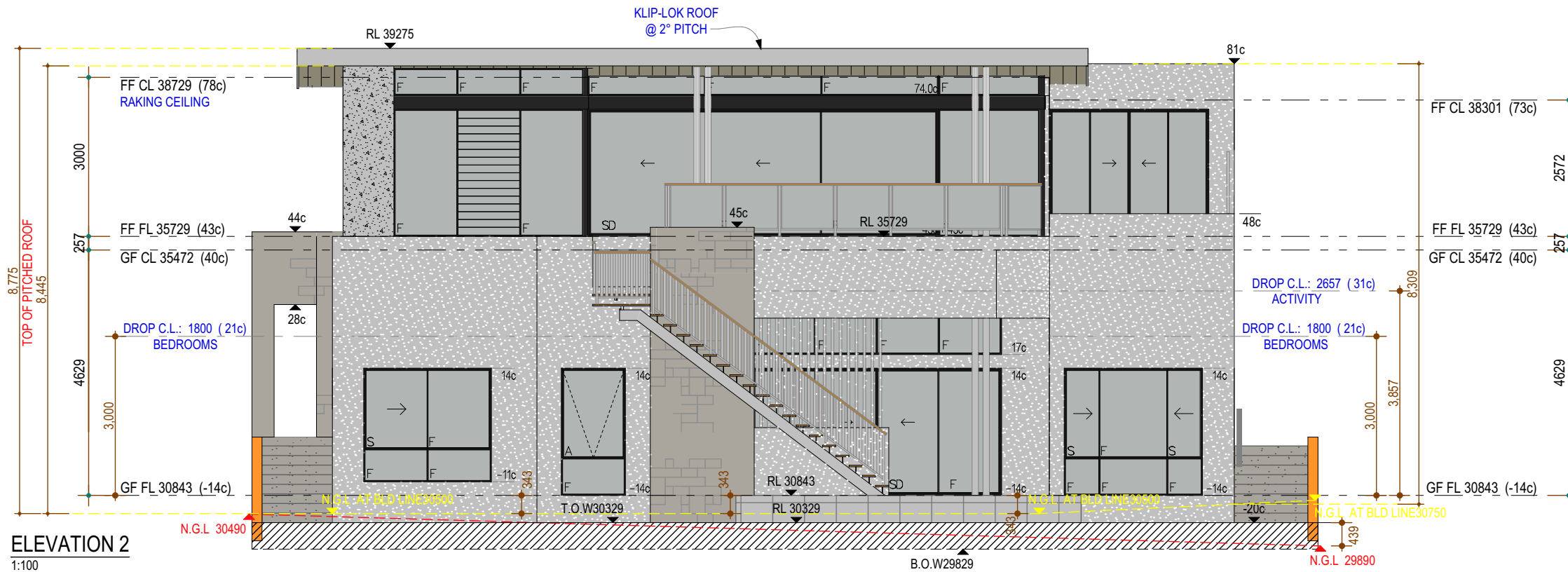
ID	AREA	M ²	PERIM.
01	GROUND FLOOR	158.38	76.67
02	GARAGE	46.17	28.40
02	STORE	4.18	8.20
03	PORCH	7.59	12.30
04	ALFRESCO	20.67	18.83
	TOTAL	236.99 m²	144.40 m

ID	AREA	M ²	PERIM.
05	FIRST FLOOR	164.67	65.39
06	BALCONY	32.32	24.74
06	FF PLANTER	7.54	16.86
06	FF PLANTER	8.38	11.78
	TOTAL	212.91 m²	118.77 m



ELEVATION 1

1:100



ELEVATION 2

1:100



The contractor / builder is responsible for setting out and checking all levels and measurements on site. All dimensions are to be checked and verified by the owner / builder and any discrepancies in this document must be resolved before ordering or commencement of any works.

These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

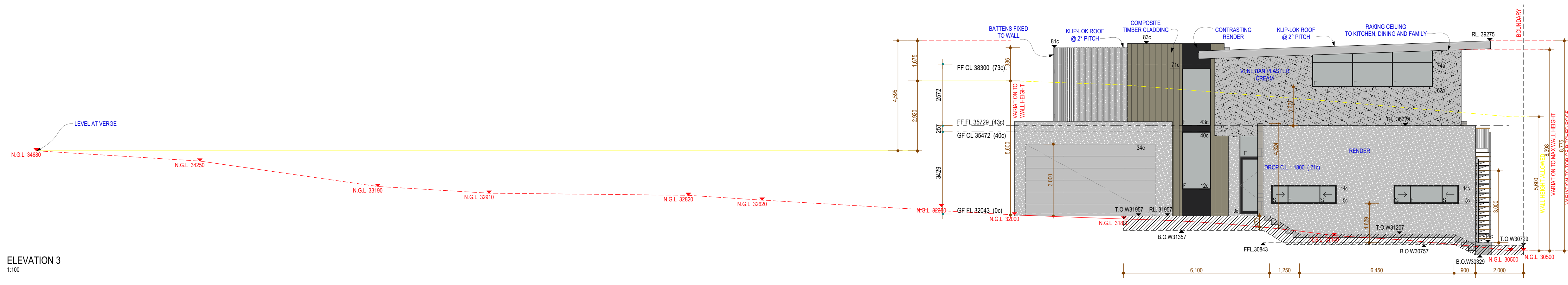
Blend Ph: (08) 6465 4425 E: info@blenddesigns.com.au
A: PO Box 1124 Canning Bridge, Applecross WA W: www.blenddesigns.com.au

DRAWING NAME: ELEVATIONS 1
NAME:
ADDRESS:
SIGNATURE: DATE:

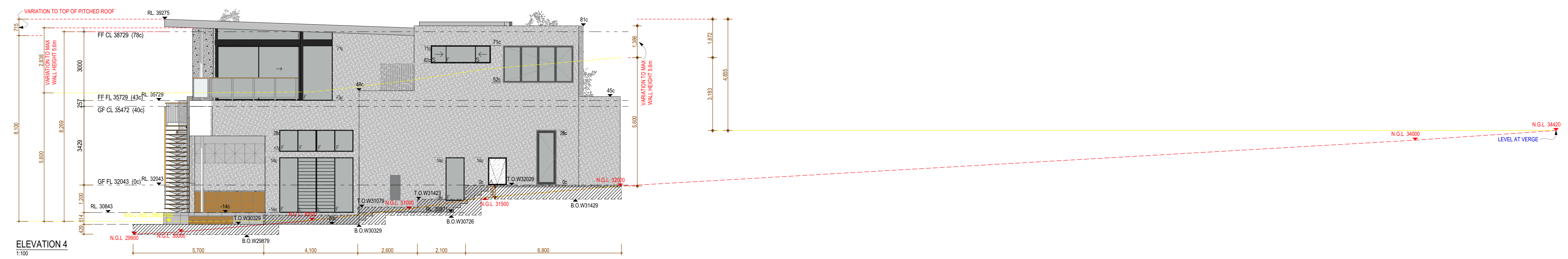
I have viewed the plans dated AUG/2022 revision "F" and have no objections to the proposed variations relating to building height and visual privacy.

SHEET No:	REVISION:	JOB No:
5 OF 8	K	21-0774
CLIENT: KATNICH ADDRESS: 14a PHILLIP STREET, EAST FREMANTLE TOWN OF EAST FREMANTLE		
DRAWN BY:	DATE DRAWN:	SCALE:
BLEND	MAY /2023	1:100

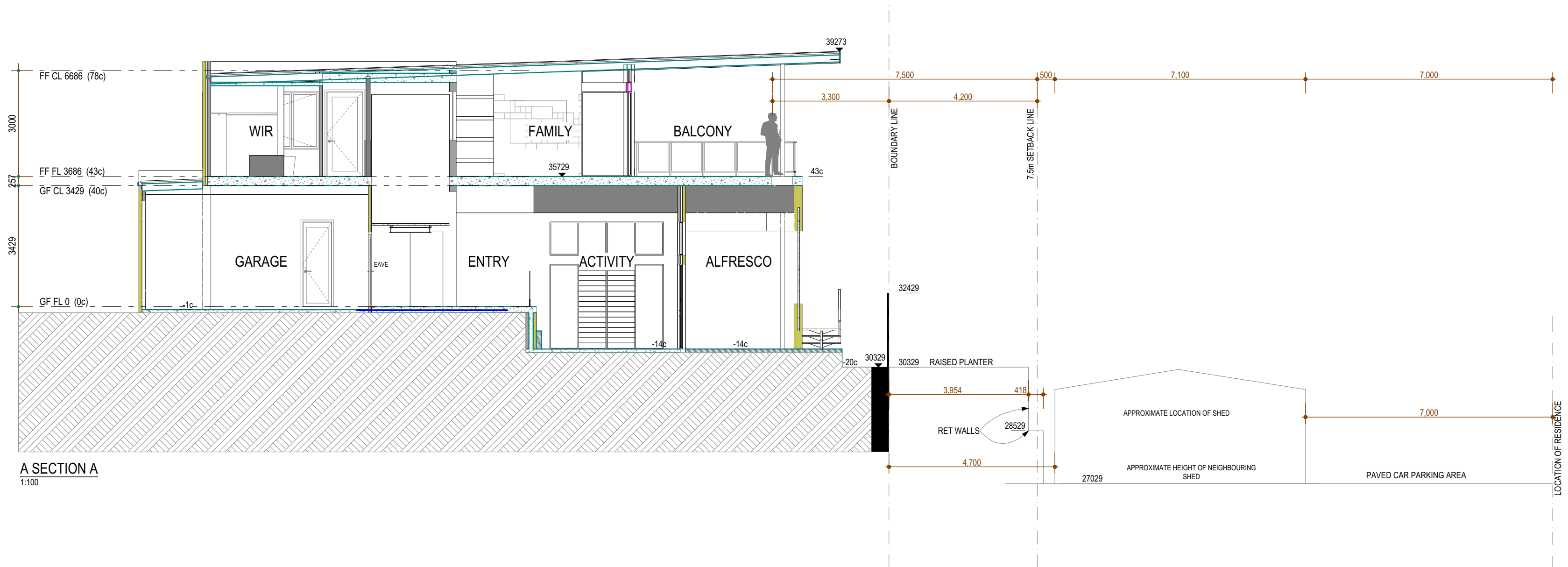
NOTE: TO SCALE ON A3 SHEET



ELEVATION 3
1:100



ELEVATION 4
1:100



A SECTION A
1:100



<small>The contractor is responsible for setting out and checking all levels and measurements on site. All dimensions are to be checked and verified by the owner, builder and any discrepancies in the document must be resolved before ordering or commencement of any works.</small> <small>These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly referred to the designer. The plans shall remain the sole property of Blend Residential Designs and shall not be given, lent, used or otherwise disposed or copied without the permission in writing from Blend Residential Designs.</small>	DRAWING NAME ELEVATIONS 2	SHEET NO. 6 OF 8	REVISION K	JOB NO. 21-0774
	NAME KATNICH	CLIENT 146 PHILLIP STREET, EAST FREMANTLE	ADDRESS TOWN OF EAST FREMANTLE	SIGNATURE BLEND
<small>I have viewed the plans dated AUG2022 revision '1' and have no objections to the proposed variations relating to building height and visual privacy.</small>	DESIGNER BLEND	DATE DRAWN MAY 2023	SCALE 1:100	NOTE TO SCALE ON ALL SHEET



PERSPECTIVE 1



PERSPECTIVE 2



The contractor / builder is responsible for setting out and checking all levels and measurements on site. All dimensions are to be checked and verified by the owner / builder and any discrepancies in this document must be resolved before ordering or commencement of any works.

These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

© Blend Residential Designs 2019

Blend Ph: (08) 6465 4425 E: info@blenddesigns.com.au
 A: PO Box 1124 Canning Bridge, Applecross WA W: www.blenddesigns.com.au

DRAWING NAME: PERSPECTIVES	SHEET No: 7 OF 8	REVISION: K	JOB No: 21-0774
NAME	CLIENT: KATNICH		
ADDRESS	ADDRESS: 14a PHILLIP STREET, EAST FREMANTLE		
SIGNATURE	TOWN OF EAST FREMANTLE		
DATE	DRAWN BY: BLEND	DATE DRAWN: MAY /2023	SCALE:
I have viewed the plans dated AUG/2022 revision "F" and have no objections to the proposed variations relating to building height and visual privacy.			

NOTE: TO SCALE ON A3 SHEET



PERSPECTIVE 3



PERSPECTIVE 4



The contractor / builder is responsible for setting out and checking all levels and measurements on site. All dimensions are to be checked and verified by the owner / builder and any discrepancies in this document must be resolved before ordering or commencement of any works.

These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

© Blend Residential Designs 2019

Blend Ph: (08) 6465 4425 E: info@blenddesigns.com.au
 A: PO Box 1124 Canning Bridge, Applecross WA W: www.blenddesigns.com.au

DRAWING NAME: PERSPECTIVES 2	SHEET No: 8 OF 8	REVISION: K	JOB No: 21-0774
NAME	CLIENT: KATNICH		
ADDRESS	ADDRESS: 14a PHILLIP STREET, EAST FREMANTLE		
SIGNATURE	DATE		
I have viewed the plans dated AUG/2022 revision "F" and have no objections to the proposed variations relating to building height and visual privacy.			
DRAWN BY: BLEND	DATE DRAWN: MAY /2023	SCALE:	

NOTE: TO SCALE ON A3 SHEET