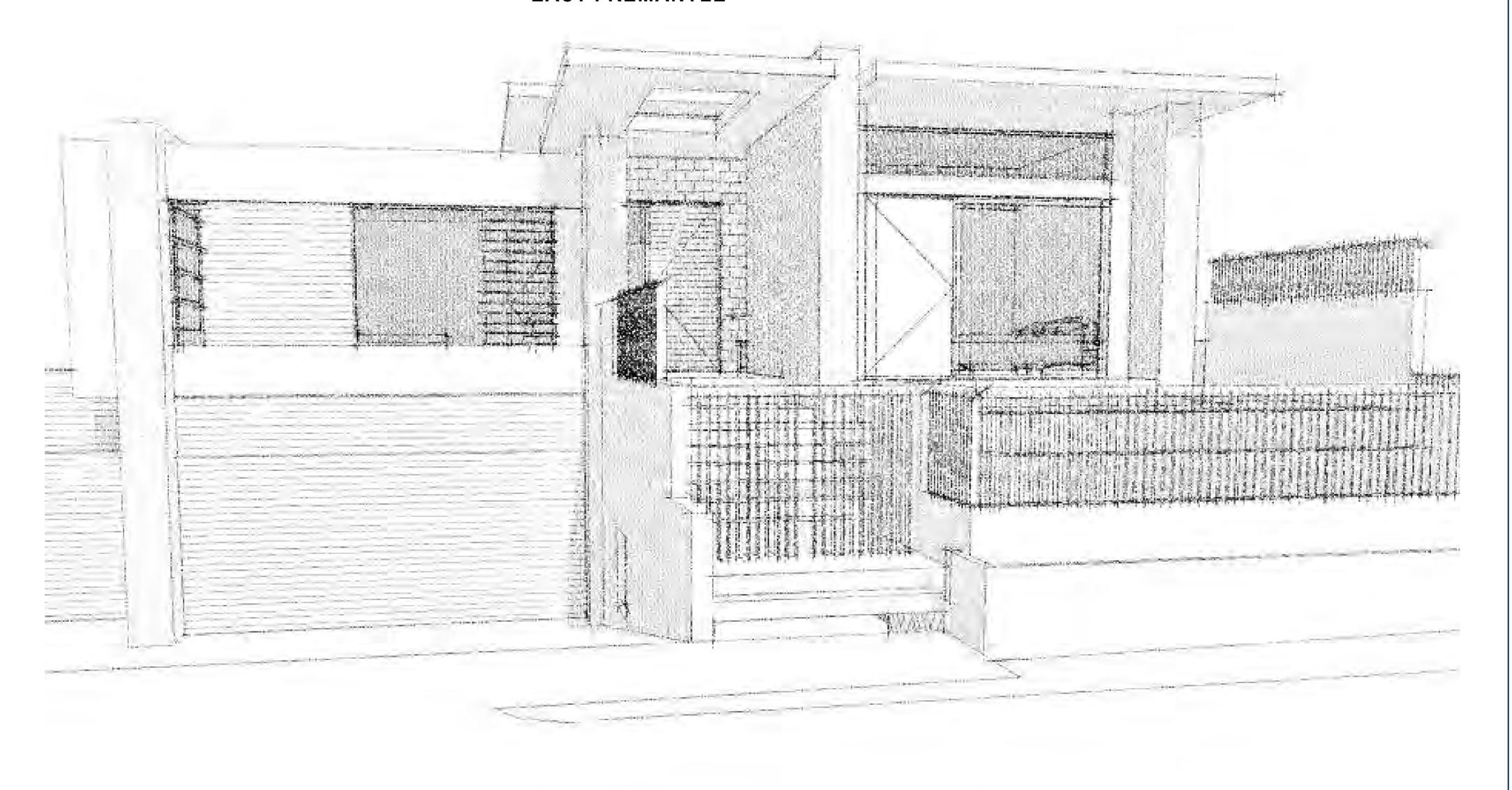
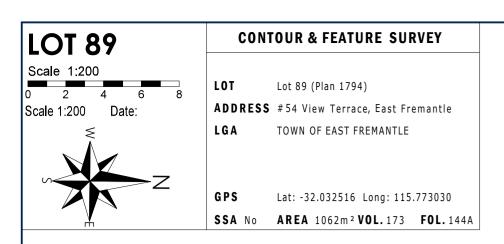
# DEVELOPMENT APPLICATION

**MITSIKAS** 

LOT 89 (#54) VIEW TERRACE EAST FREMANTLE



client:	REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE	reference:	drawn by:	date drawn:	D
MITSIKAS	Preliminary plans	0	DC	19-04-21		JR sheet size:	28-04-21 scale:	┨
INITISINAS	Planning Plans	0	JR	28-04-21	COVER SHEET	A2	Scale.	
	Town Planner Amendments	3	JR	25-08-21	1 1	• 1 •		4
address:	Client Amendments	4	JR/GD	17-11-21	ldanielcassetta	udesic	ın	
LOT 89 (#54) VIEW TERRACE	Client Amendments	5	GD	UO-1Z-Z1	O COPYRIGHT	nacsig	, , ,	5
,					Suite 7/405 Oxford Street Mount Hawthorn, W.A,Australia †: (08) 9201	9993 w: dcdesign.com.au	e: admin@dcdesign.com.a	
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LOT MISCLOSE 0.000 m

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. Any design that involves additions to any structures shown or portion of structures remaining after any demylition has taken place required houndaries. any demolition has taken place requires boundarie to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

A DISCLAIMER: DISCLARIVER.

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 ver

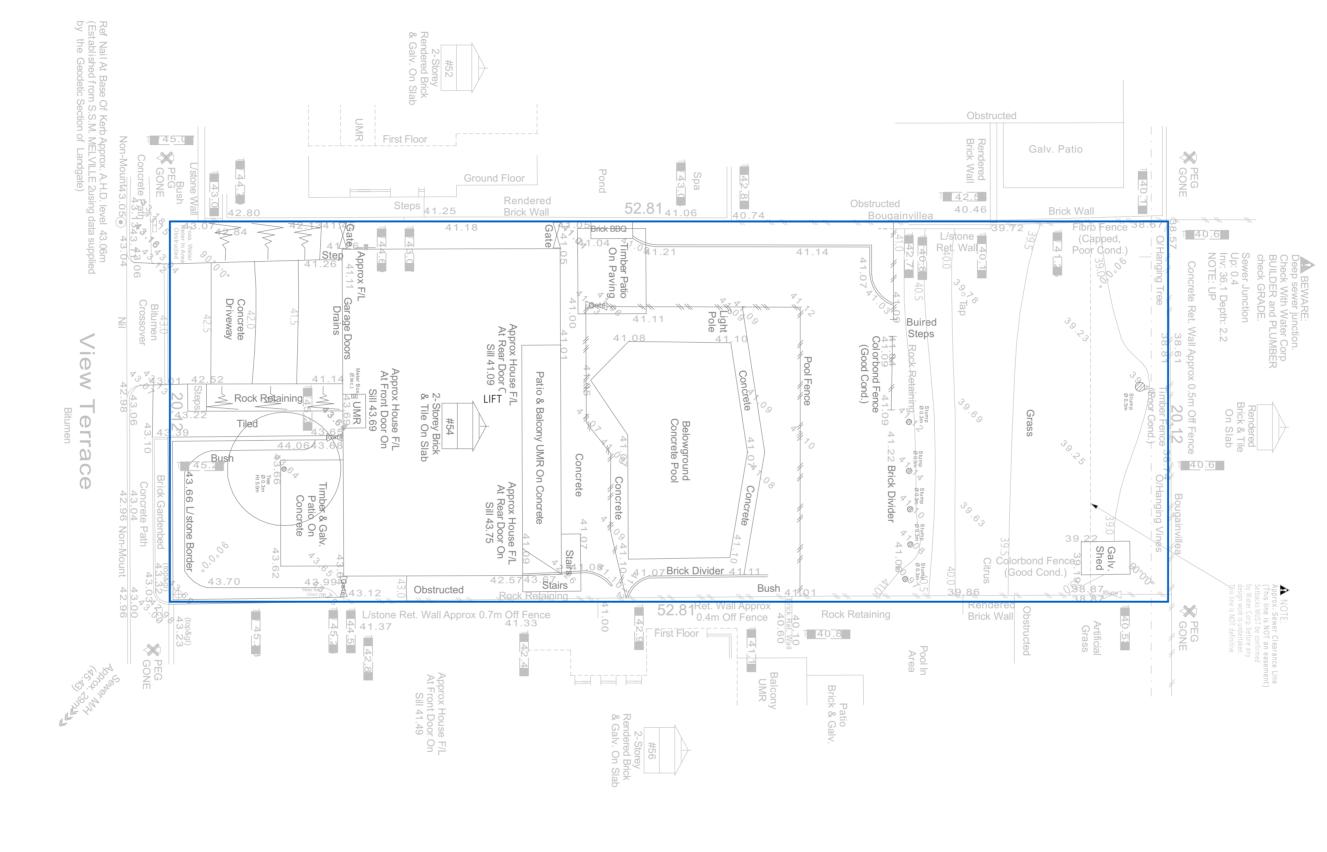
and for any easements or other interests which may affect building on the property. ▲ DISCLAIMER: Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

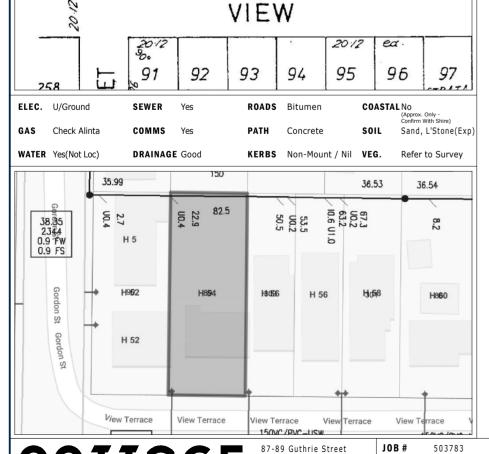
Sur yey shows visible feature sonly and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

▲ DISCLAIMER: DISCLAIMER.

Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel of 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 suncilied by Water Concording

from information supplied by Water Corporation





Osborne Park, WA 6017

Osborne Park

P: (08) 9446 7361

E: perth@cottage.com.au
W: www.cottage.com.au
DRAWN
B. Saliba

73

88

74

87

75

1062m

20:12

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1062m ea

76

 $e\alpha$ 

85

84

ADDRESS #54 View Terrace

SUBURB East Fremantle

**EXISTING SURVEY** 

**LOT** Lot 89 (Plan 1794)

SCALE 1:200

LGA TOWN OF EAST FREMANTLE AREA 1062m<sup>2</sup> VOL. 173 FOL. 144A

72

89

DUSE⊗ RD..8

794(I) 75 50 1908

259

71 STRATA & PLAN \$215442 1062m

STRATA

1062111 PLAN 5532

90

2012

GORDON

NOTE: WATER METER NOT Scale 1:200 LOCATED ADJACENT TO LOT AT TIME OF SURVEY. **GPS** Lat: -32.032516 Long: 115.773030 ROADS COMMS. Yes Non-Mount / Nil FOOTPATH Concrete WATER Yes(Not Loc)

GAS Check Alinta

SEWER Yes

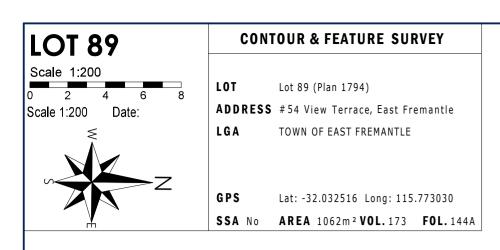
COASTAL No

Sand, L'Stone(Exp)

DRAINAGE Good

VEGETATION Refer to Survey

client:	REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE	reference:	drawn by:	date drawn:
MITSIKAS	Preliminary plans	0	DC	19-04-21	SURVEY PLAN	sheet size:	28-04-21 scale:
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and discours	Town Planner Amendments	3	JR	25-08-21	1 • 1	• 1 •	
address:	Client Amendments	4	JR/GD	17-11-21	danielcassetta	IDESIC	in l
LOT 89 (#54) VIEW TERRACE	Client Amendments	5	GD	08-12-21	© COPYRIGHT	idesig	)''
` ,					Suite 7/405 Oxford Street Mount Hawthorn, W.A,Australia † : (08) 9201 9	9993 w: dcdesign.com.au	e: admin@dcdesign.com.au
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73

88

VIEW

93

74

87

94

Concrete

53.5 U0.2 50.5

130536

KERBS Non-Mount / Nil VEG.

ROADS Bitumen

75

1062m

2012

86

2012

95

1062m ea

76

 $e\alpha$ 

85

ea.

COASTAL No

SOIL

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96

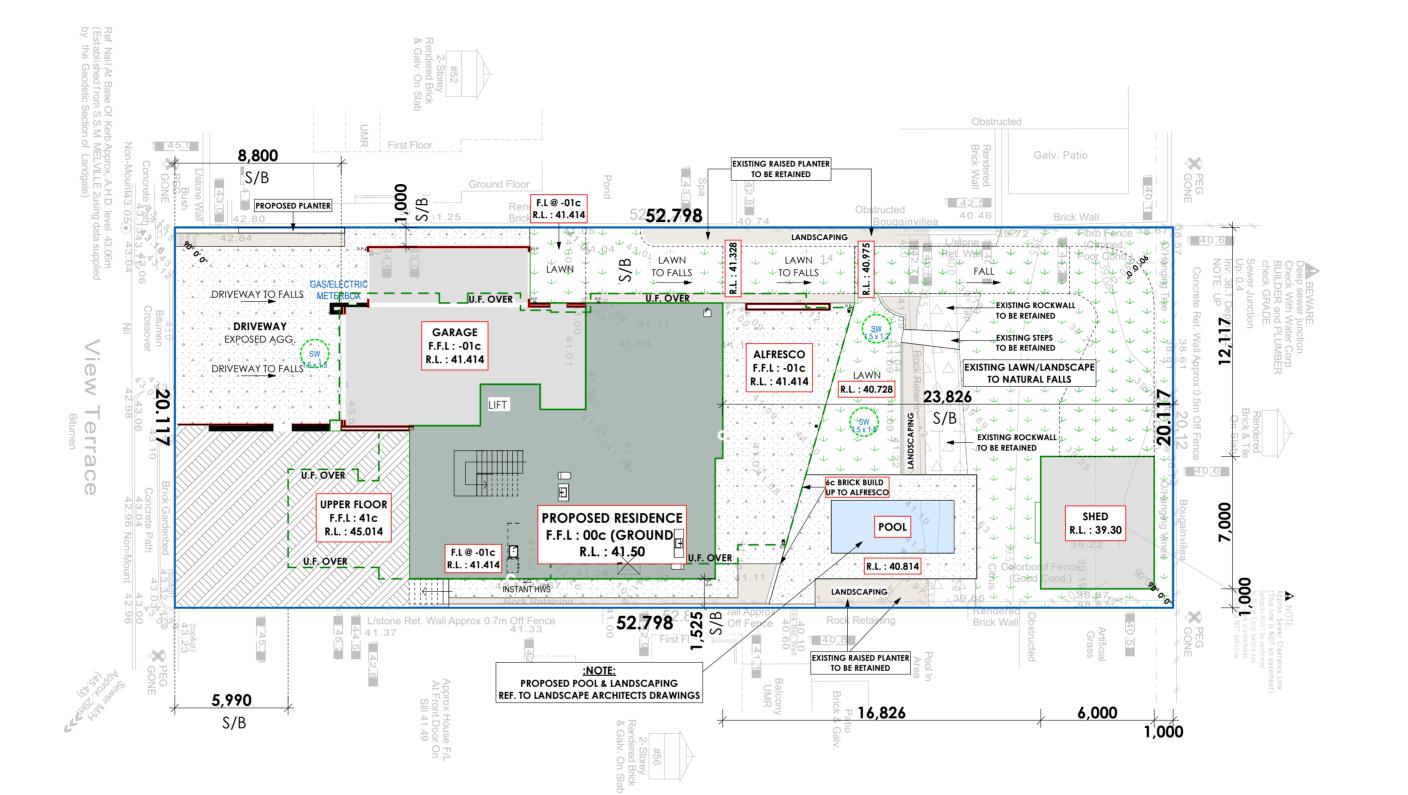
84

97

Sand, L'Stone(Exp)

Refer to Survey

36.54



LOT MISCLOSE 0.000 m

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PLUMBER NOTE: PROVIDE REFLUX VALVE AS REQUIRED FOR HOBLESS SHOWERS

SITE COVERAGE

ZONED R12.5 % ALLOWED 45% SITE AREA 1,062.13m<sup>2</sup> SITE COV. AREA 390.11m<sup>2</sup>

**SITE COV. =36.7%** 

CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

 
 Soak Well Type
 No.

 SW 1500x1200
 1
 2.1 m3

 SW 1500x1500
 2
 5.3 m3
 Total Capacity 7.4 m3
Roof Area GF 21.6 m2 Paved Area 57.0 m2 Roof Area UF 414.4 m2

Total Area 493.0 m2 Capacity Required (Area x 0.0125) 6.2 m3 Extra Capacity Provided 1.3 m3

### OVERSHADOWING CALCS

NEIGHBOURING LOT AREA: VERGE-N/A 33.09m<sup>2</sup> OVERSHADOW AREA:

PERCENTAGE COVERED:

N/A



)USE ?

RD. . &

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ELEC. U/Ground

GAS Check Alinta

WATER Yes(Not Loc)

38.35 2344 0.9 FW 0.9 FS

35.99

094(I) C - C C - C C - C

STRATA

322544 1062m

STRATA

1062111

PLAN

5532

90

20:12

91

SEWER Yes

COMMS Yes

DRAINAGE Good

89

92

E 22.9 82.5

GORDON

87-89 Guthrie Street E: perth@cottage.com.au W: www.cottage.com.au

ADDRESS #54 View Terrace SUBURB East Fremantle

Lat: -32.032516 Long: 115.773030 Lot 89 (Plan 1794) VOL. 173 FOL. 144A

SITE PLAN GROUND

SCALE 1:200

LOCATED ADJACENT TO LOT AT TIME OF SURVEY ROADS COMMS. Yes Non-Mount / Nil FOOTPATH WATER Yes(Not Loc) Sand, L'Stone(Exp) DRAINAGE Good SEWER Yes VEGETATION Refer to Survey COASTAL No

Scale 1:200

NOTE:
WATER METER NOT

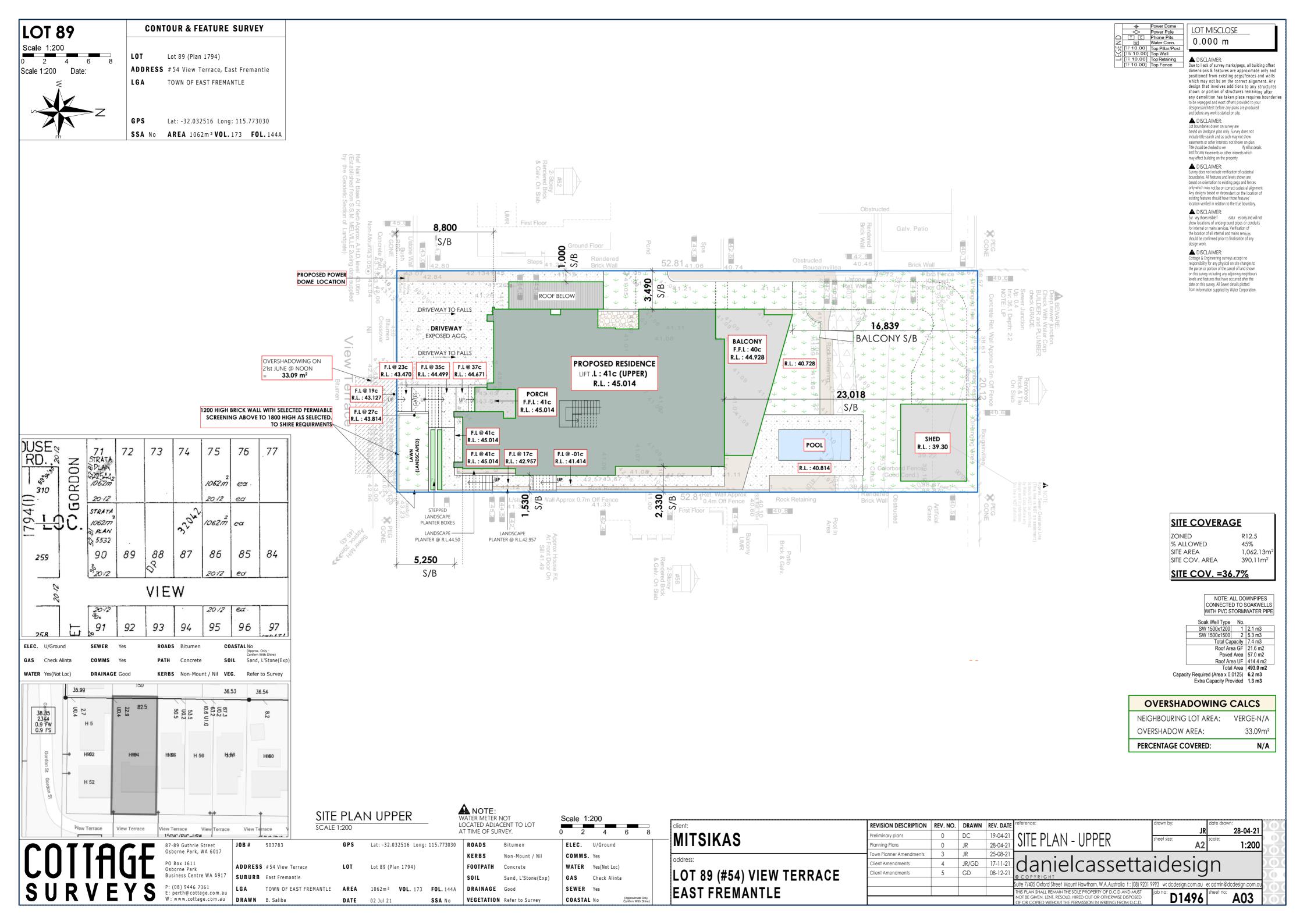
MITSIKAS LOT 89 (#54) VIEW TERRACE EAST FREMANTLE

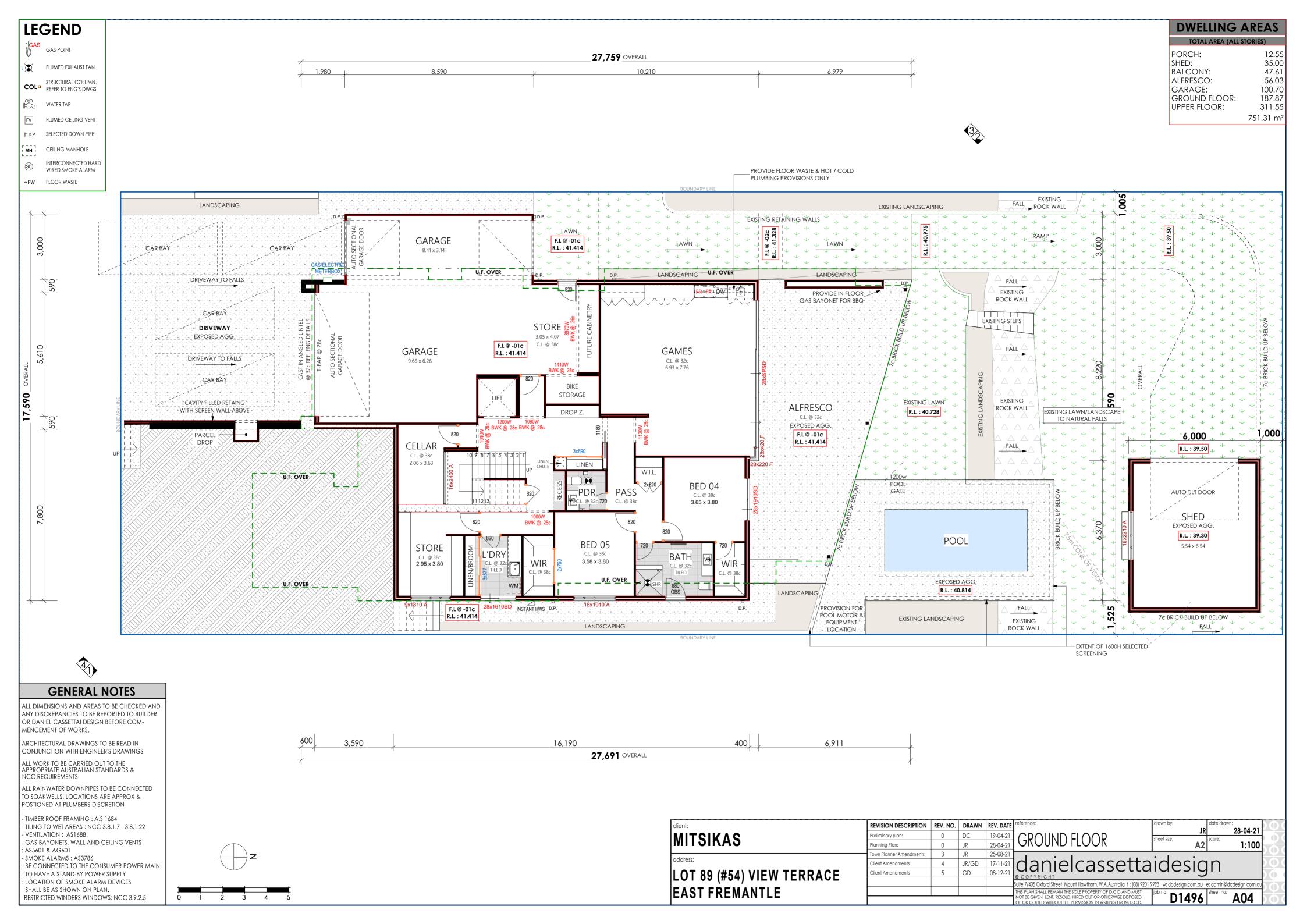
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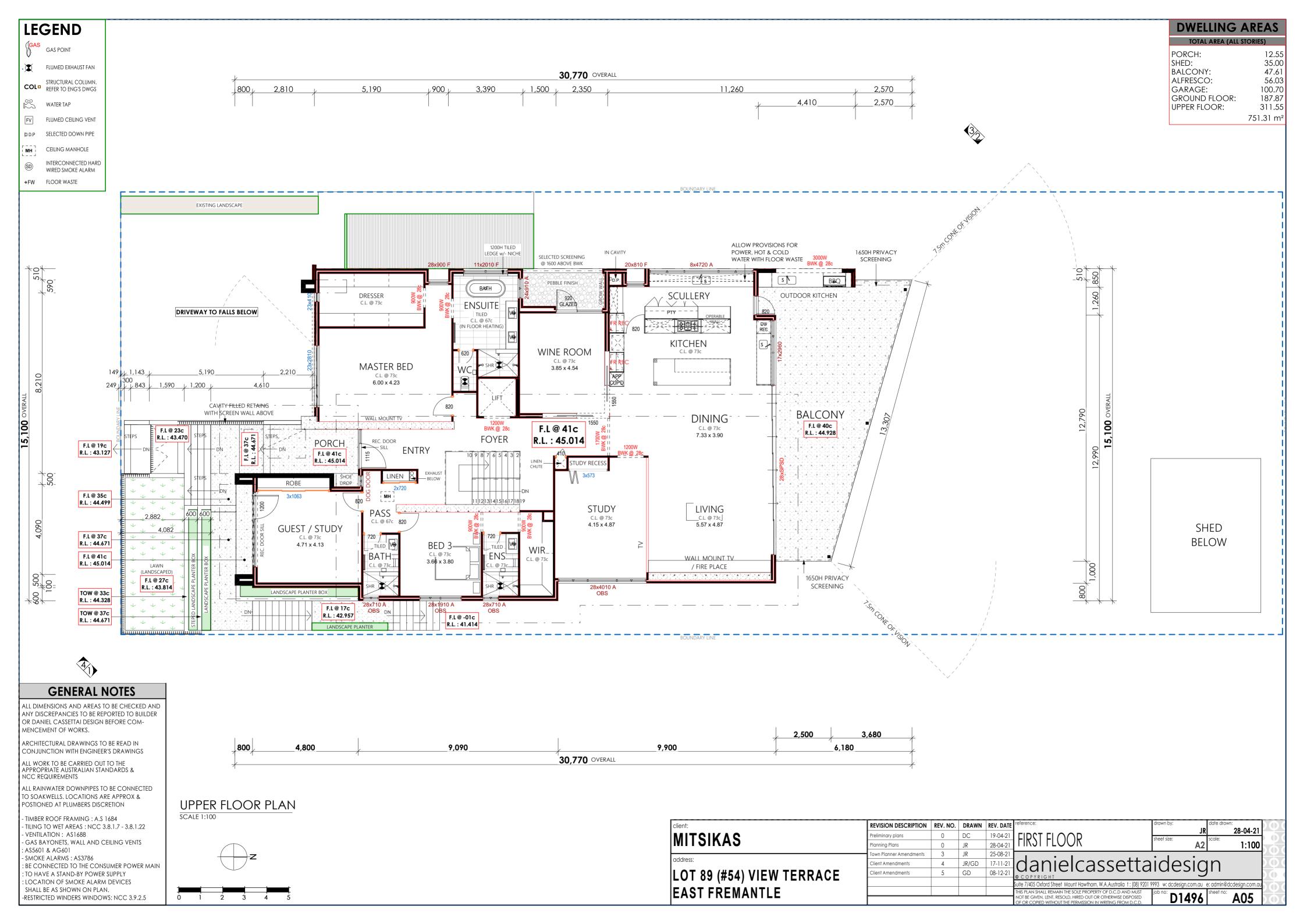
SITE PLAN - GROUND

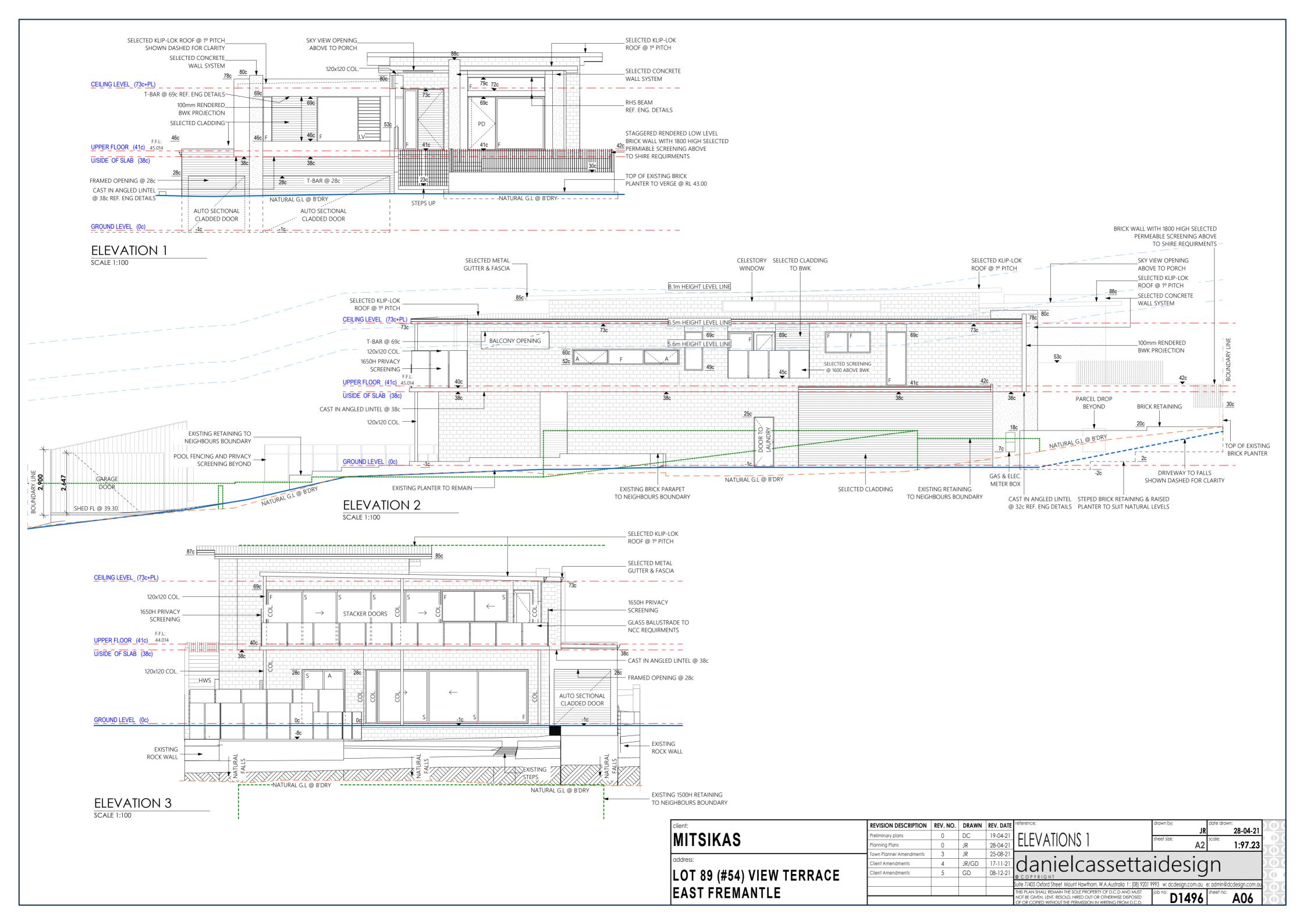
28-04-21 1:200

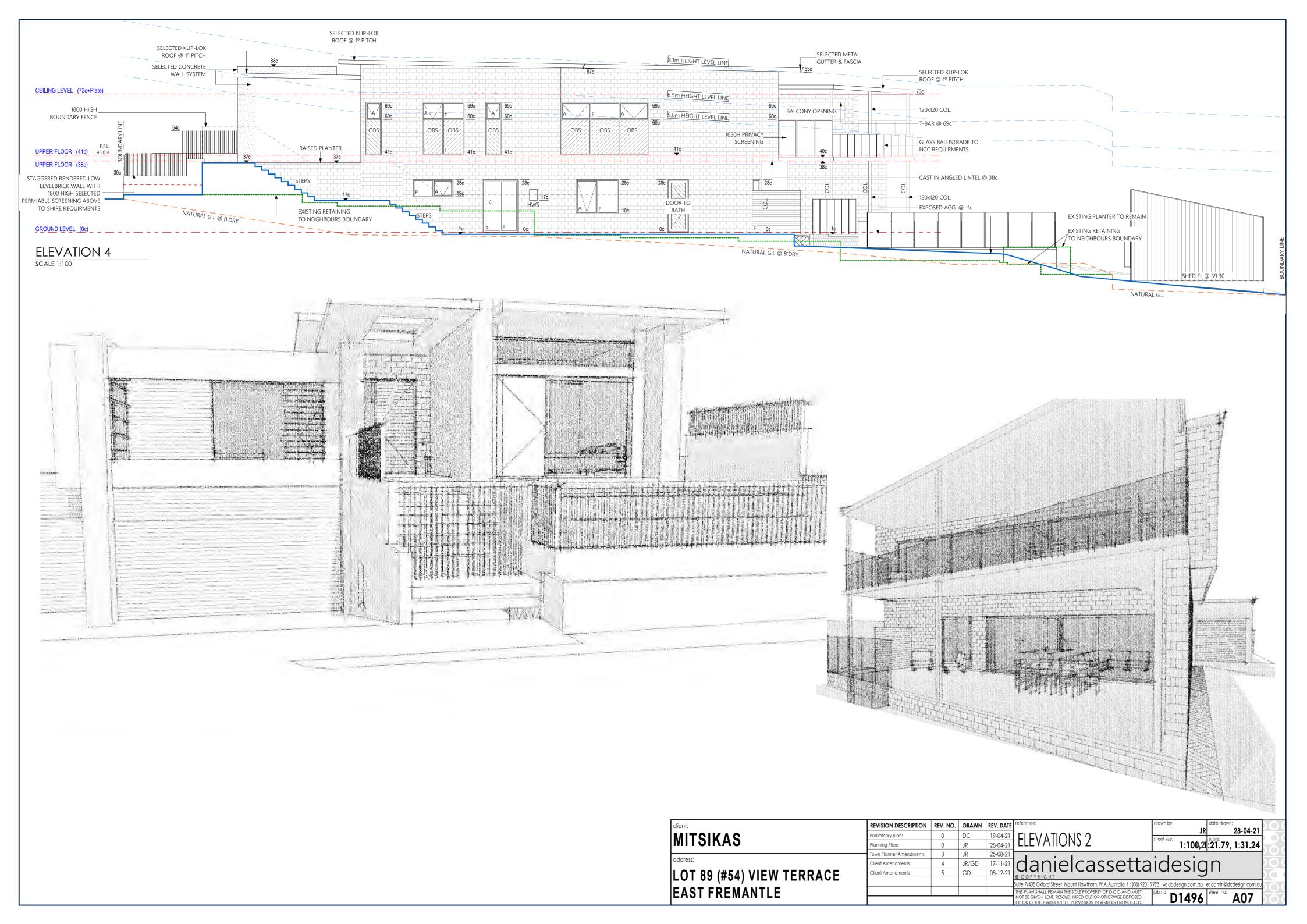
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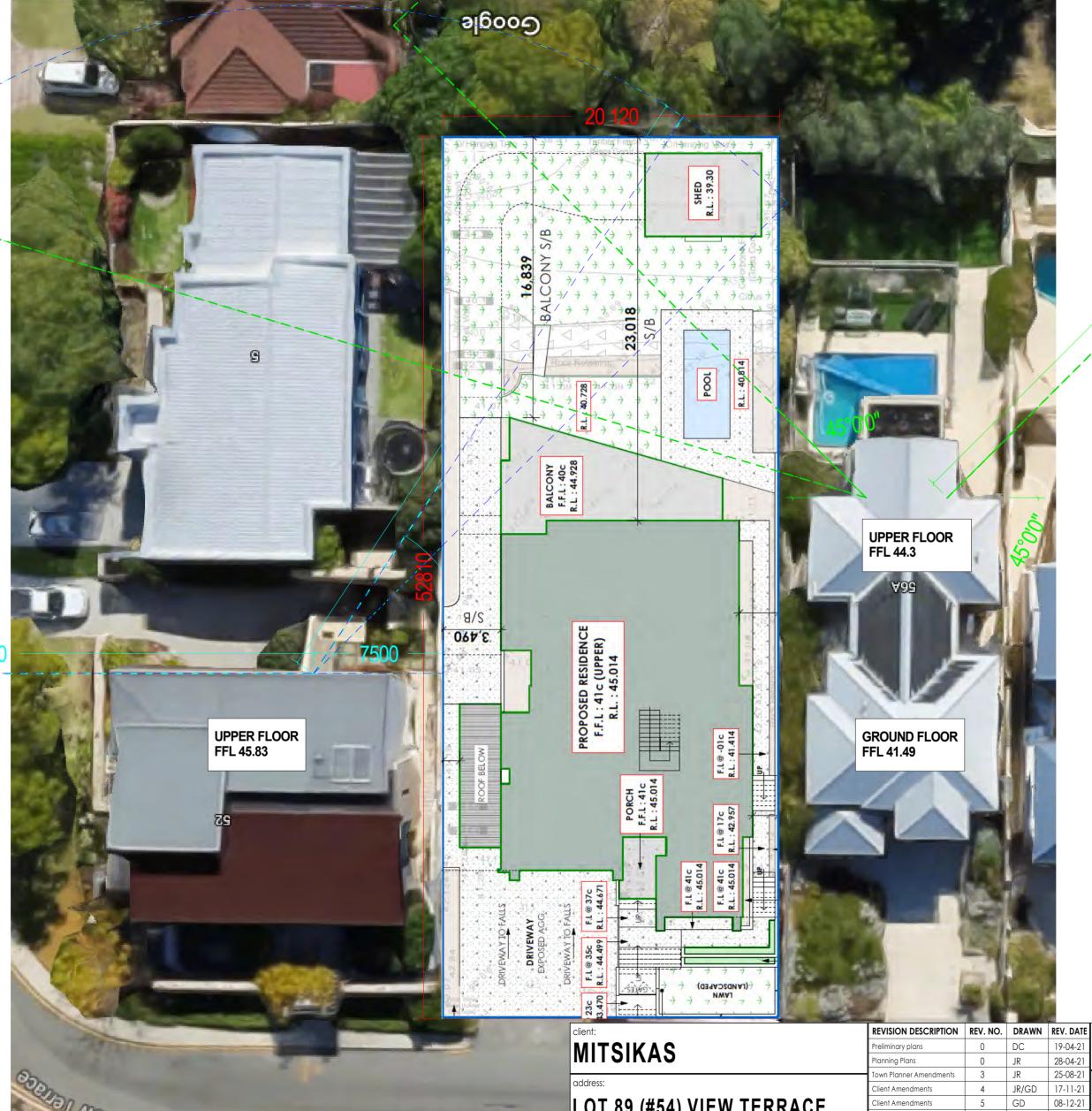
## VIEW CORRIDORS SCALE 1:200 @ A2

VIEW CORRIDORS UNRESTRICTED VIEW

VIEW CORRIDORS
RESTRICTED VIEW

VIEW CORRIDORS
UNRESTRICTED VIEW

40 000



LOT 89 (#54) VIEW TERRACE EAST FREMANTLE MO

REV. DATE

19-04-21

28-04-21

25-08-21

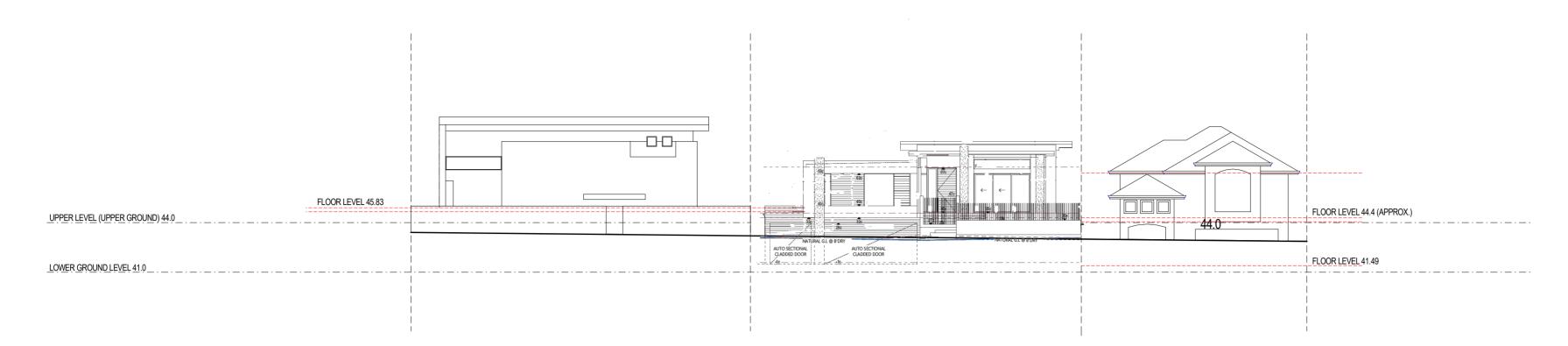
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## STREET MASSING SCALE 1:200 @ A2



## STREETSCAPE NTS ARTISTS IMPRESSION

client:	REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE	reference:	drawn by:	date drawn:
MITSIKAS	Preliminary plans	0	DC	19-04-21	Vious Port Florations	sheet size:	R 28-04-21
WILLOLKAO	Planning Plans	0	JR	28-04-21	View Port Elevations	A2	1.000
	Town Planner Amendments	3	JR	25-08-21	danielcassettaidesign		
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