

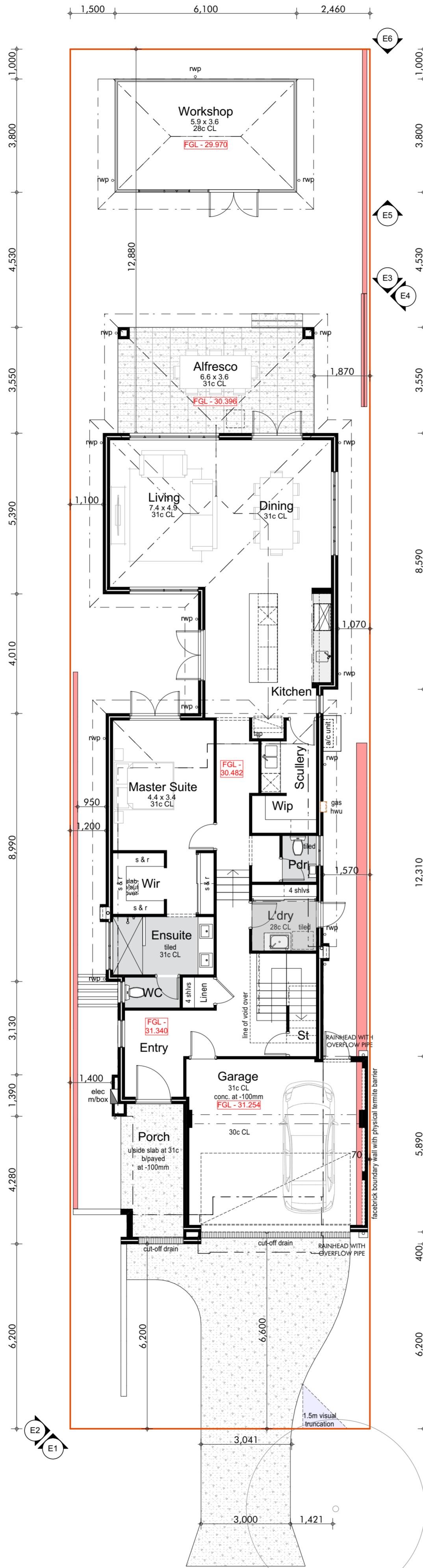
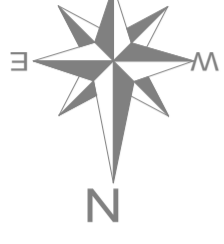
**DESIGN NOTES**  
 ROOF 20°49' & 25°38' Roof Pitch  
 Metal ROOF

31c GROUND FLOOR  
 28c+PL UPPER FLOOR

RENDERED BWK TO FRONT ELEVATION  
 2c FACE BRICK TO REMAINDER

**SITE REQUIREMENTS**

ZONING - R12.5  
 SITE COVER % ALLOWED - 45%  
 SITE AREA - 465  
 PROPOSED SITE COVER - 20%  
 SITE COVER % PROPOSED - 45%

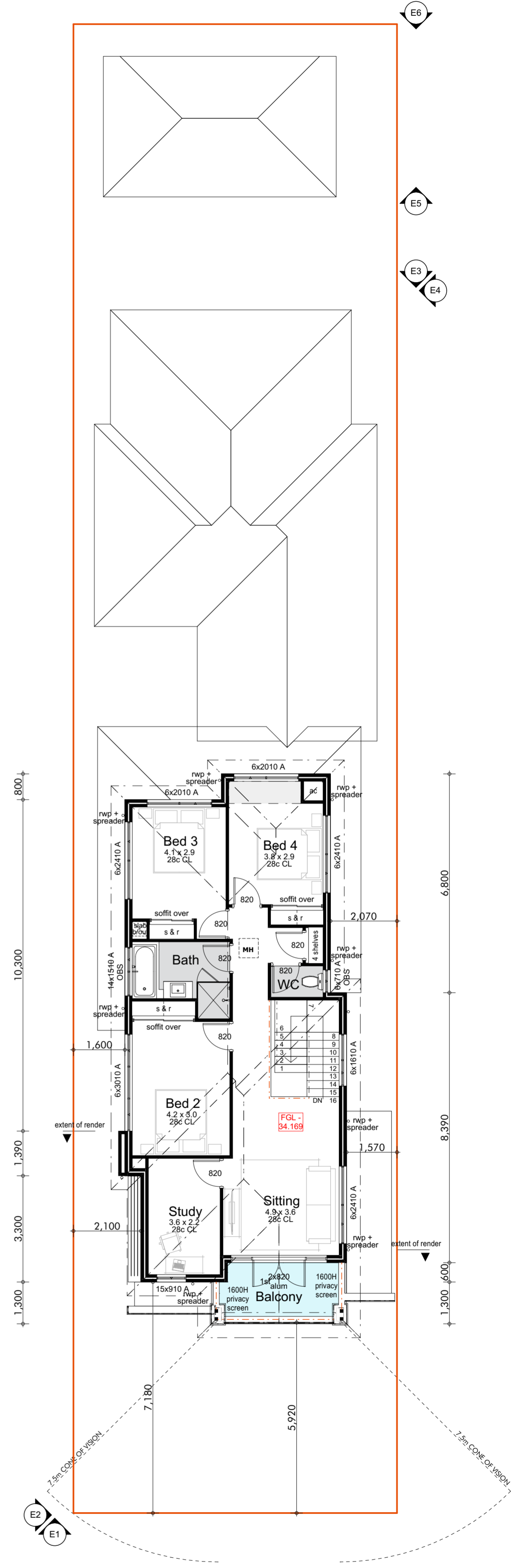


AREAS	
Ground Floor	147.82
Garage	35.90
Workshop	23.18
Alfresco	23.39
Porch	9.64
Balcony	7.68
Upper Floor	99.12
<b>Total</b>	<b>346.73 m<sup>2</sup></b>

## PROPOSED BALDWIN RESIDENCE

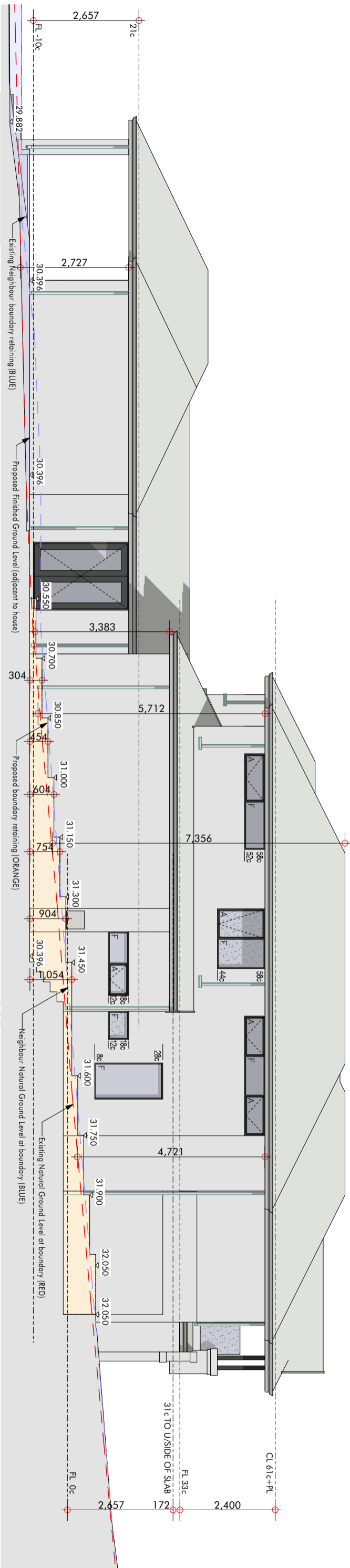
9b Pier Street  
 East Fremantle  
 DATE: PD1 11/05/2023  
 DRAWN: DD  
 REP: VJ  
 JOB No: 18034 PLANNING  
 Custom Home

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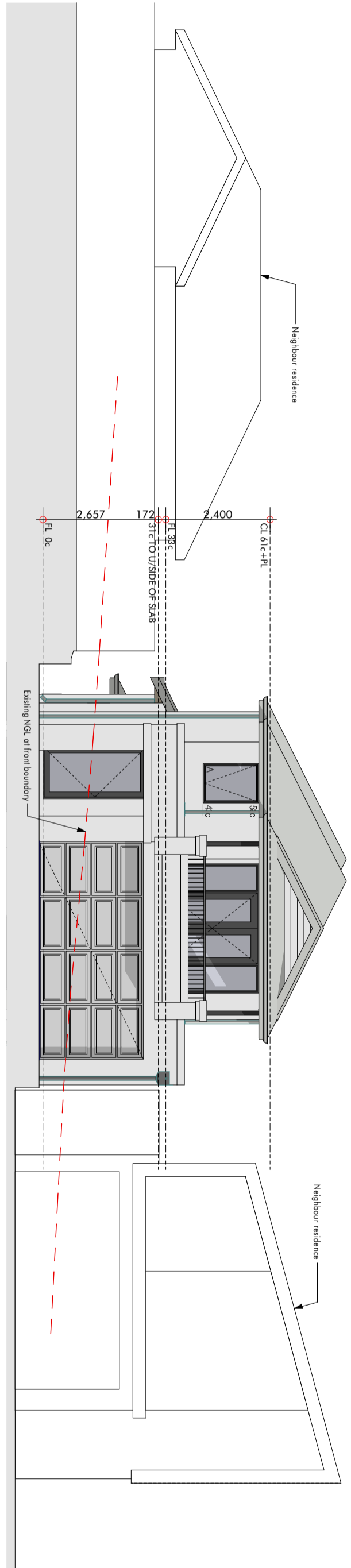
## EAST ELEVATION 2

1:100



## NORTH ELEVATION 1

1:100

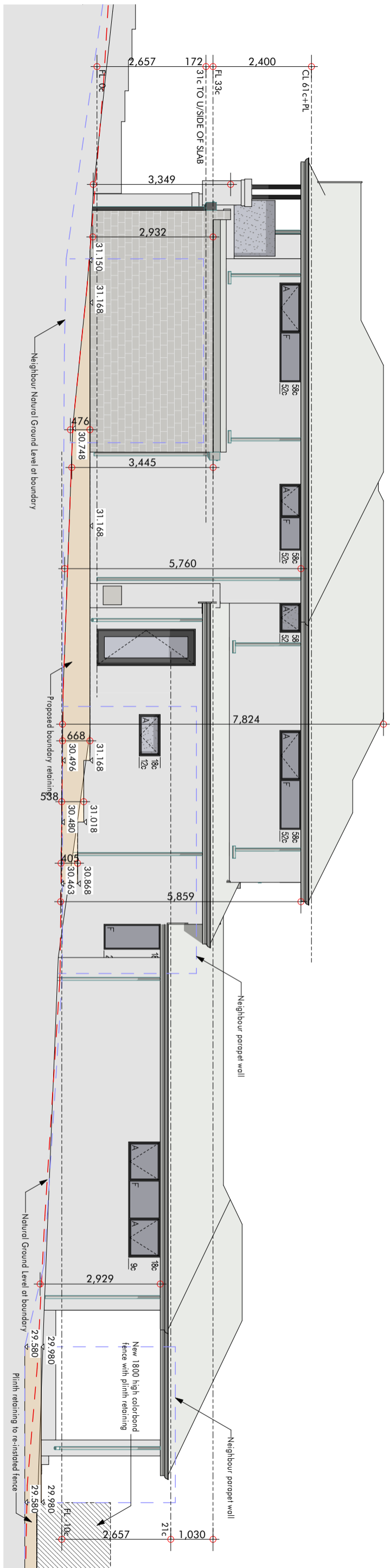


## PROPOSED BALDWIN RESIDENCE

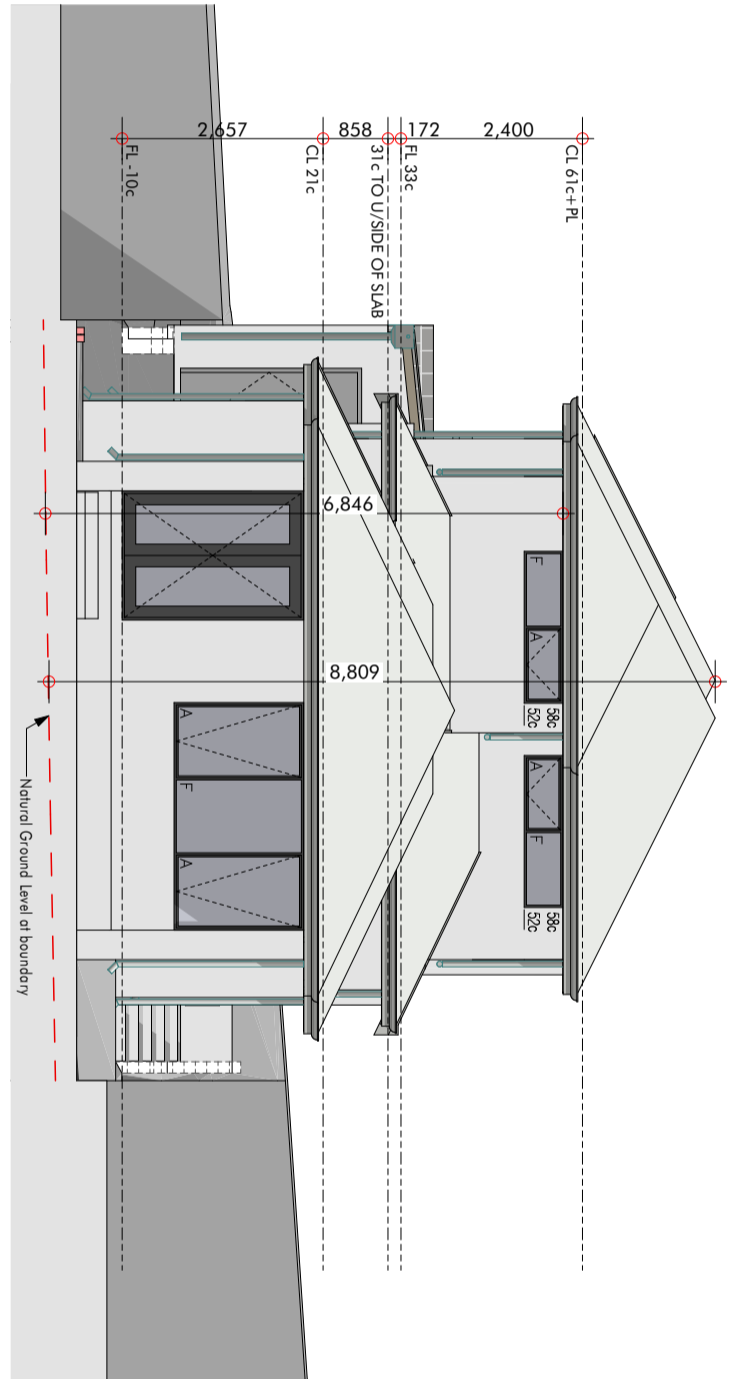
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**WEST ELEVATION 4**  
1:100



**SOUTH ELEVATION 3**  
1:100



**PROPOSED  
BALDWIN  
RESIDENCE**

9b Pier Street  
East Fremantle  
DATE: PD1 11/05/2023  
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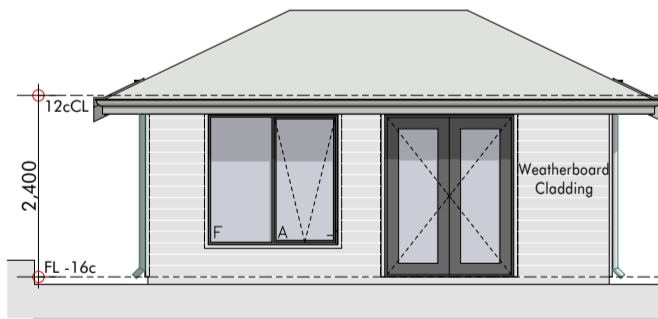
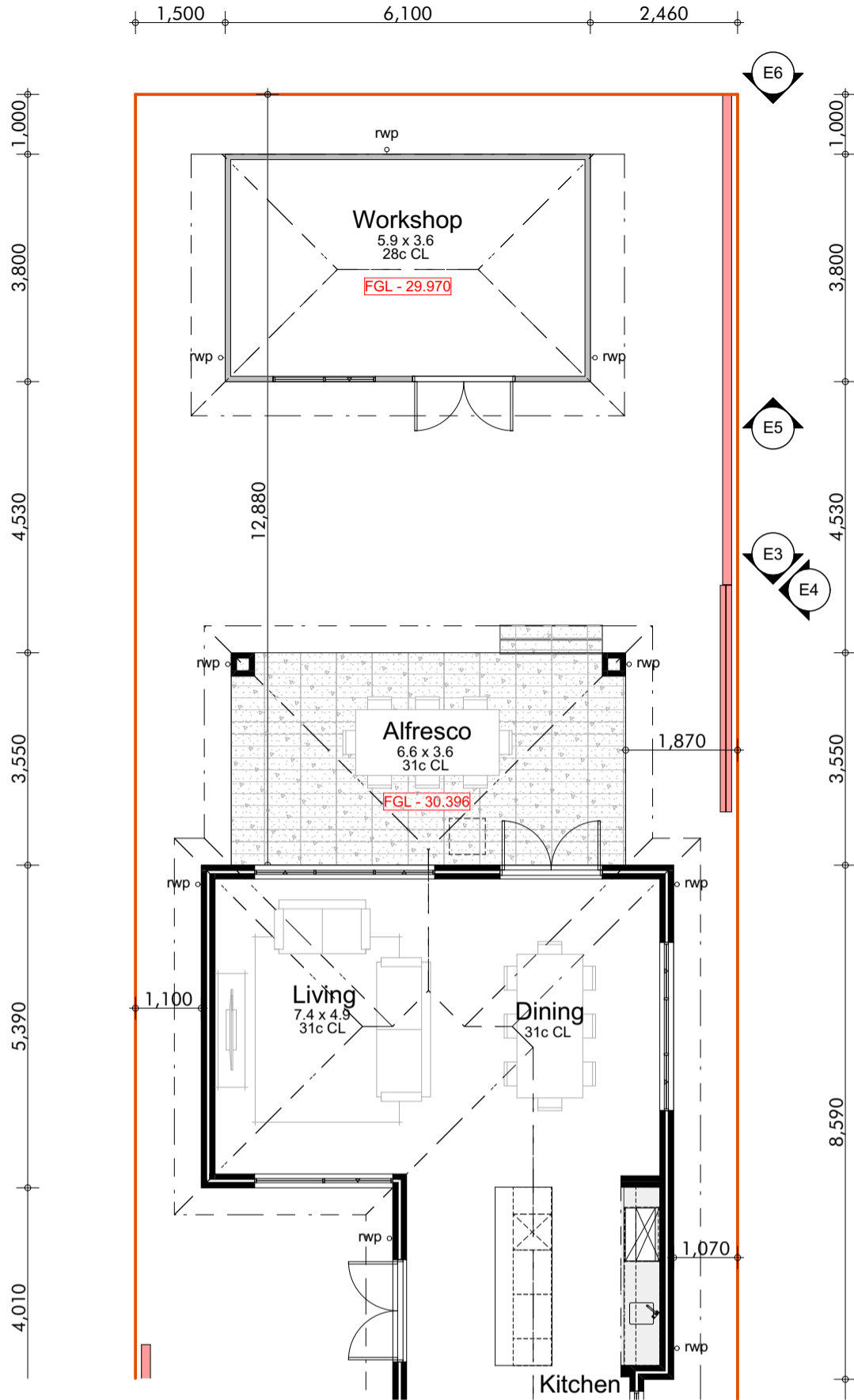
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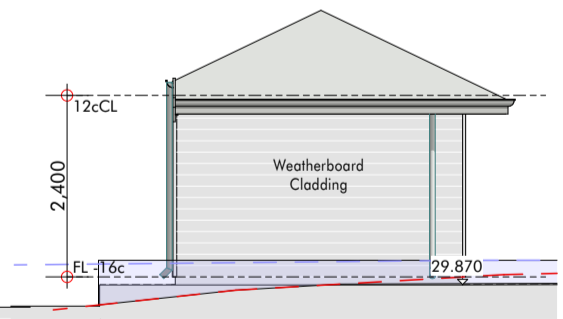
RENDERED BWK TO FRONT ELEVATION  
 2c FACE BRICK TO REMAINDER

**SITE REQUIREMENTS**

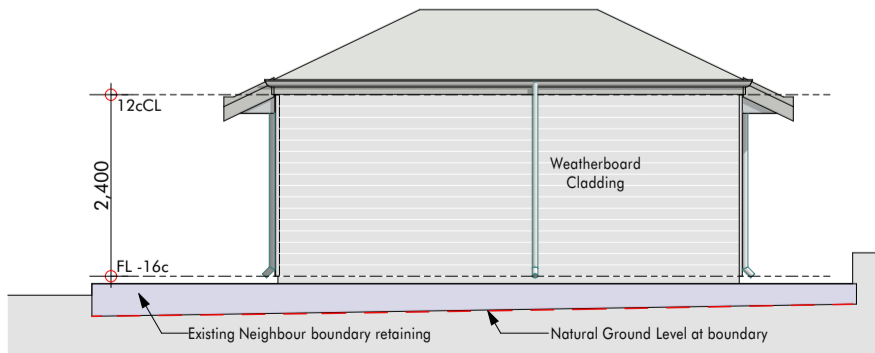
ZONING - R12.5  
 SITE COVER % ALLOWED - 45%  
 SITE AREA - 465  
 PROPOSED SITE COVER - 209  
 SITE COVER % PROPOSED - 45%



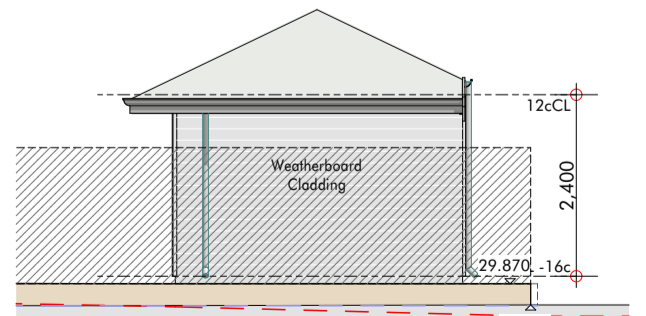
STUDIO NORTH ELEVATION  
 1:100



EAST ELEVATION 2  
 1:100



STUDIO SOUTH ELEVATION  
 1:100



WEST ELEVATION 4  
 1:100

AREAS	
Ground Floor	147.82
Garage	35.90
Workshop	23.18
Alfresco	23.39
Porch	9.64
Balcony	7.68
Upper Floor	99.12
	346.73 m <sup>2</sup>

## PROPOSED BALDWIN RESIDENCE

9b Pier Street  
 East Fremantle  
 DATE: PD1 11/05/2023  
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## STUDIO FLOOR PLAN

SCALE: 1:100



WEBB & BROWN-NEAVES BC5409

**DESIGN NOTES**

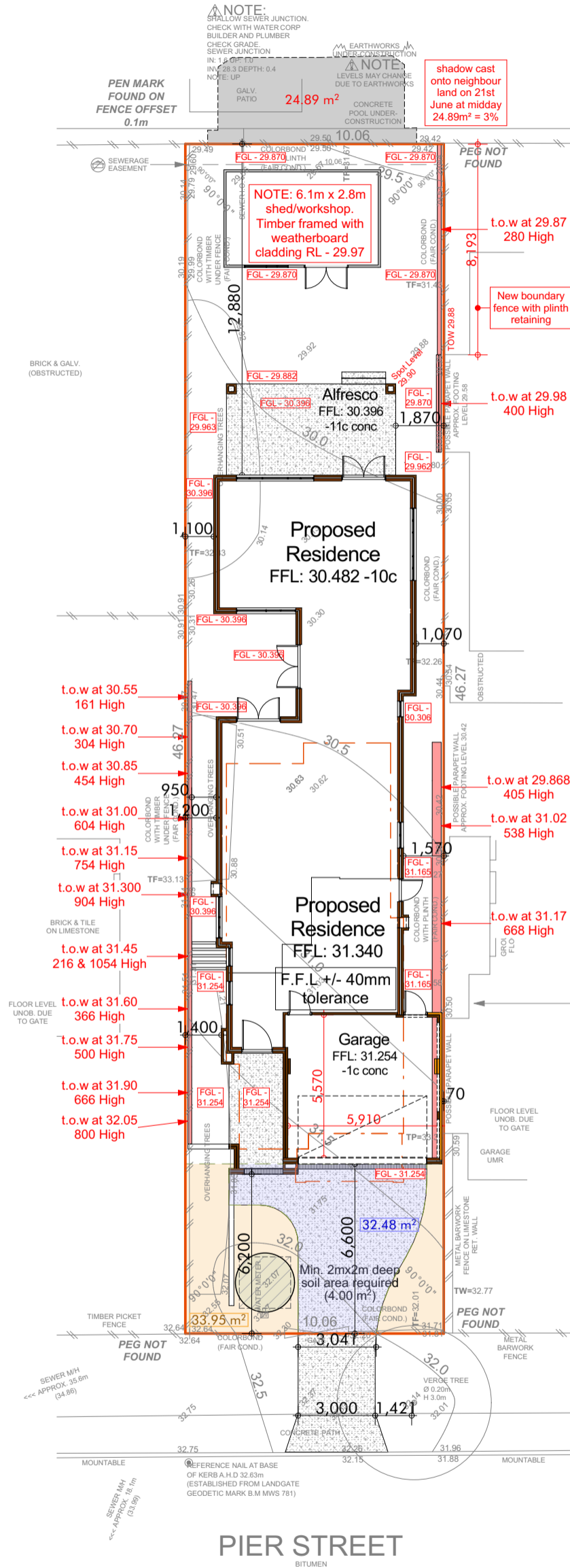
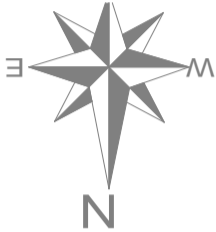
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2c FACE BRICK TO REMAINDER

**SITE REQUIREMENTS**

ZONING - R12.5  
SITE COVER % ALLOWED - 45%  
SITE AREA - 465  
PROPOSED SITE COVER - 20%  
SITE COVER % PROPOSED - 45%



<b>Total Site Landscaping</b>	
Min total % of site landscaping:	50%
Site Lot Area:	465m <sup>2</sup>
Total Soft Landscaping Area:	189m <sup>2</sup>
<b>Landscaping Provided</b>	<b>40%</b>
<b>Front Setback Landscaping</b>	
Min total % of setback:	50%
Setback Area:	66.5m <sup>2</sup>
Landscaping Area:	32.5m <sup>2</sup>
Hard Landscaping Area:	34.0m <sup>2</sup>
<b>Soft Landscaping Provided</b>	<b>51%</b>
<b>Site Cover / Open Space</b>	
Zoning:	R12.5
Min total % of site:	45%
Site Lot Area:	465m <sup>2</sup>
Building Area House:	186m <sup>2</sup>
Building Area Workshop:	23m <sup>2</sup>
Total Building Area:	209m <sup>2</sup>
<b>Open Space Provided</b>	<b>45%</b>

# PROPOSED BALDWIN RESIDENCE

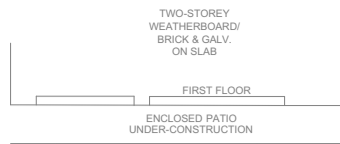
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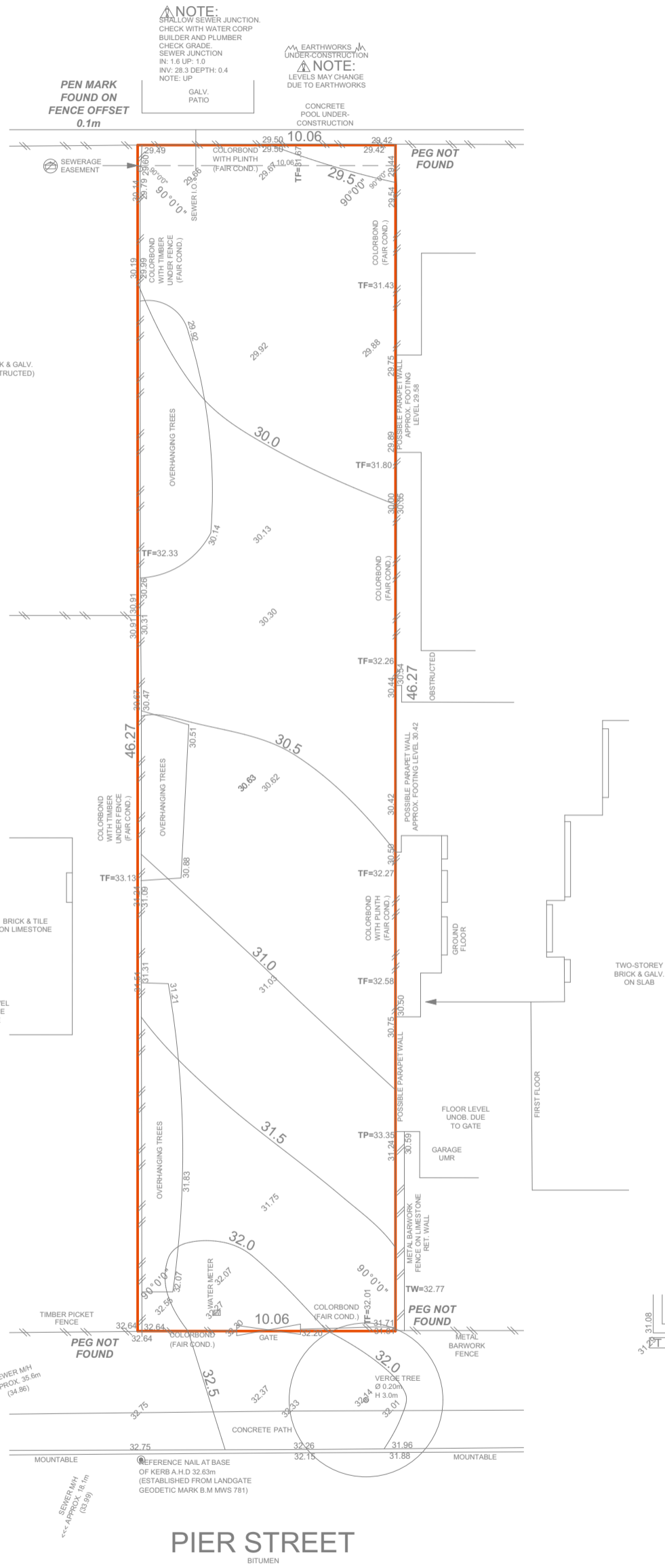
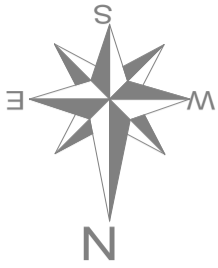
PROPOSED SITE  
SCALE: 1:200, 1:100

UNDERGROUND POWER NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH WESTERN POWER.

NOTE: TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.



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



LOT MISCLOSE  
0.000 m

**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.



**COTTAGE SURVEYS**  
LICENSED SURVEYORS

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

<b>JOB #</b>	543222	<b>GPS</b>	Lat: -32.034079 Long: 115.7665
<b>CLIENT</b>	Mark Baldwin & Taola Baldwin	<b>ORDER #</b>	18034
<b>ADDRESS</b>	#9B Pier Street	<b>LOT</b>	Lot 501 (DP 55397)
<b>SUBURB</b>	East Fremantle	<b>LGA</b>	TOWN OF EAST FREMANTLE
<b>AREA</b>	465m <sup>2</sup>	<b>VOL.</b>	2673
<b>FOL.</b>	500	<b>SSA</b>	No
<b>DATE</b>	22 Mar 23	<b>DATE</b>	22 Mar 23

<b>ROADS</b>	Bitumen	<b>ELEC.</b>	U/Ground(Not Loc)
<b>KERBS</b>	Non-Mount	<b>COMMS.</b>	Not Loc.
<b>FOOTPATH</b>	Concrete	<b>WATER</b>	Yes
<b>SOIL</b>	Sand	<b>GAS</b>	Check Alinta
<b>DRAINAGE</b>	Good	<b>SEWER</b>	Yes
<b>VEGETATION</b>	Light Grass Cover	<b>COASTAL</b>	300m To River

Approximate Only  
Confirm With Shire