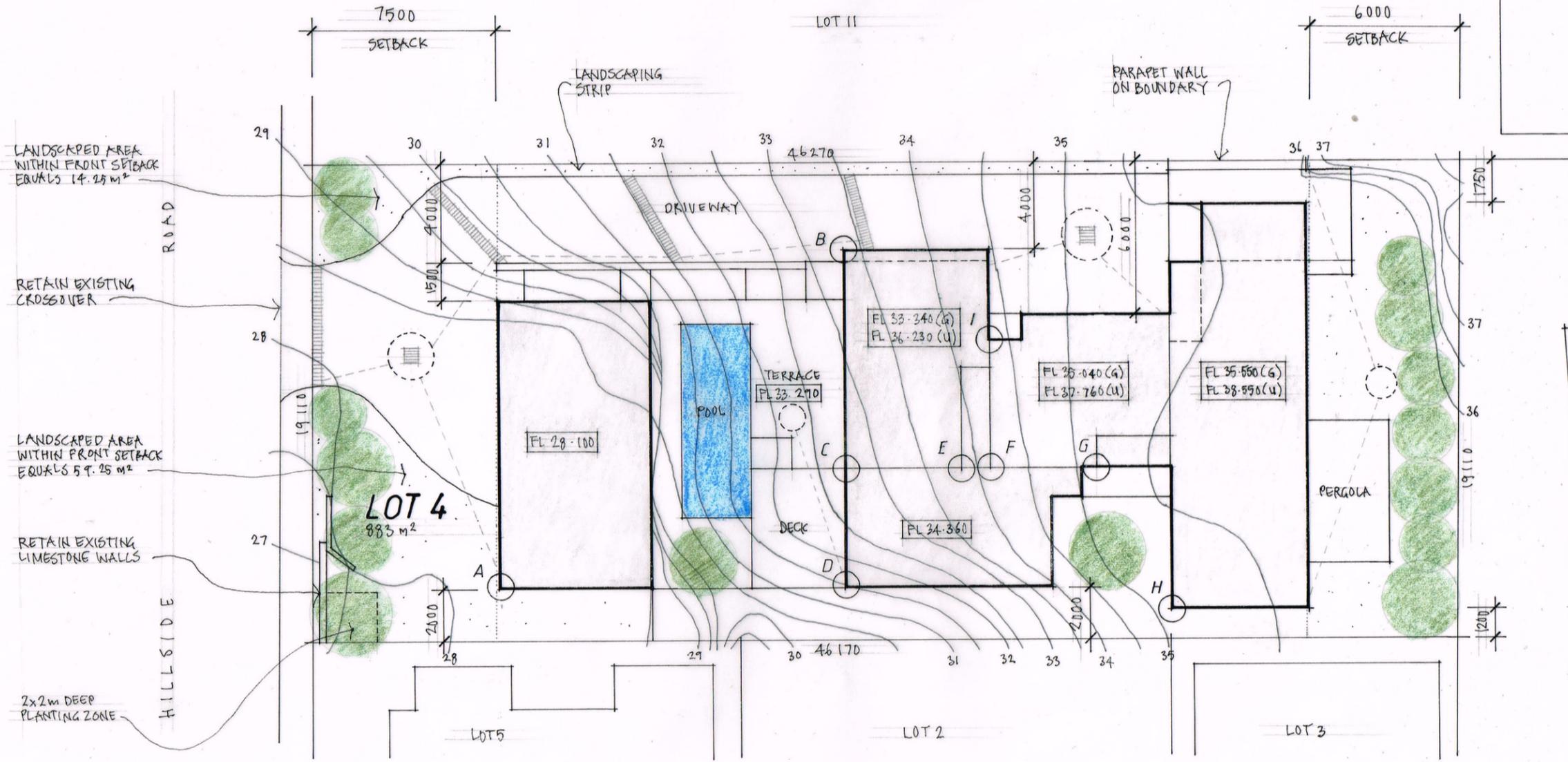


TOTAL LANDSCAPED AREA
WITHIN FRONT SETBACK
EQUALS 14.25 + 59.25 = 73.5m²
PERCENTAGE OF LANDSCAPED AREA
EQUALS 73.5/143.325 = 51.3%

HEIGHTS		
A	31100 - 28100	= 3000 AGL
B	39230 - 33300	= 5930 AGL
C	39230 - 32750	= 6480 AGL
D	37360 - 31500	= 5860 AGL
E	40330 - 33850	= 6480 AGL
F	40580 - 34150	= 6430 AGL
G	41300 - 35150	= 6150 AGL
H	41590 - 35070	= 6480 AGL
I	40560 - 34400	= 6160 AGL

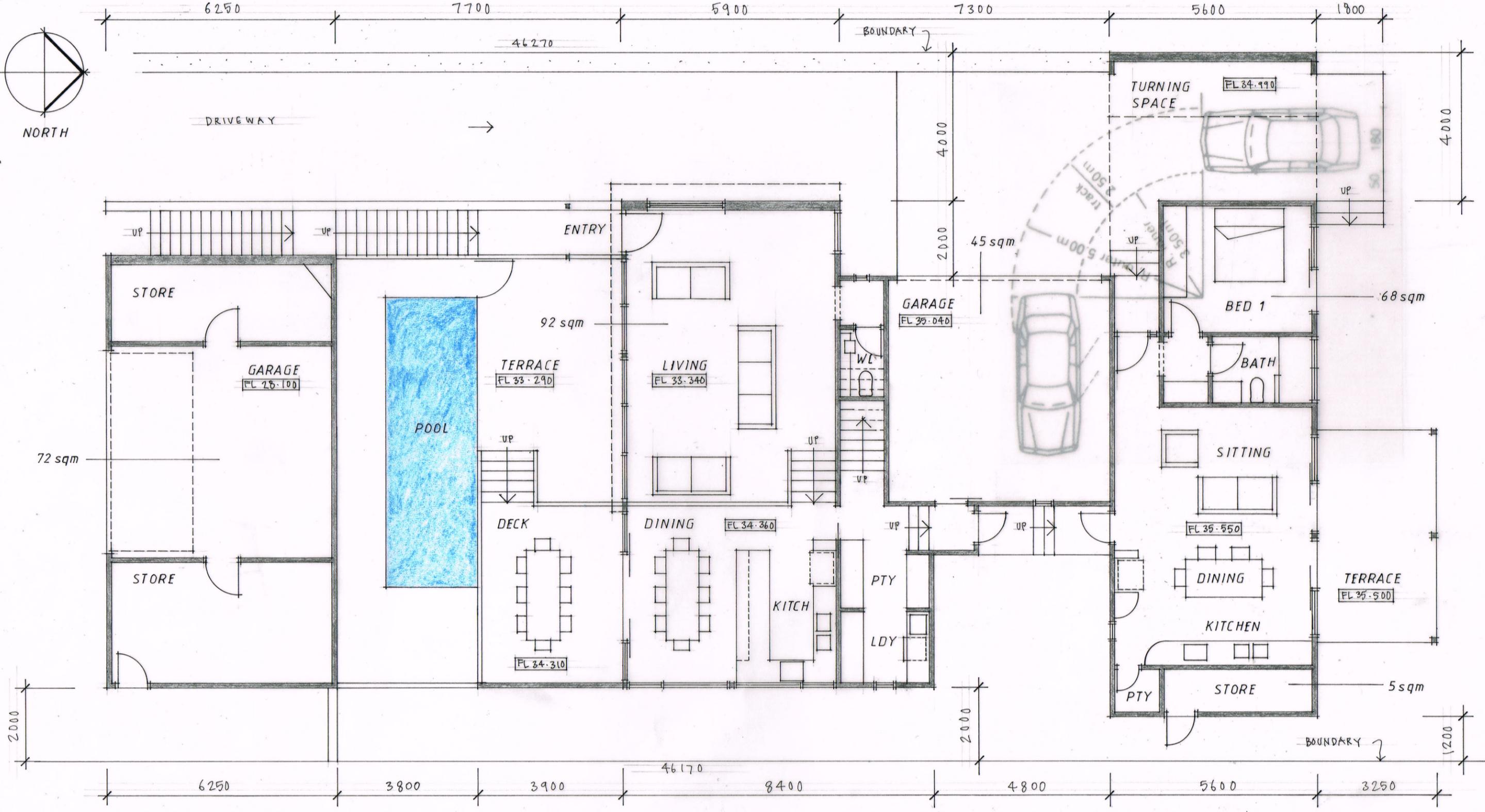
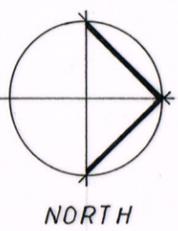
OPEN SPACE
LOT AREA - FLOOR AREA
883 - 309 = 574m²
50% REQUIREMENT = 441.5m²
PLOT RATIO
TOTAL FLOOR AREA = 303m²
PLOT RATIO REQUIREMENT = 0.4
0.4 x 883m² = 353.2m²



SITE PLAN
Scale 1:200 @ A3

NEW RESIDENCE
8 HILLSIDE ROAD, EAST FREMANTLE

A1

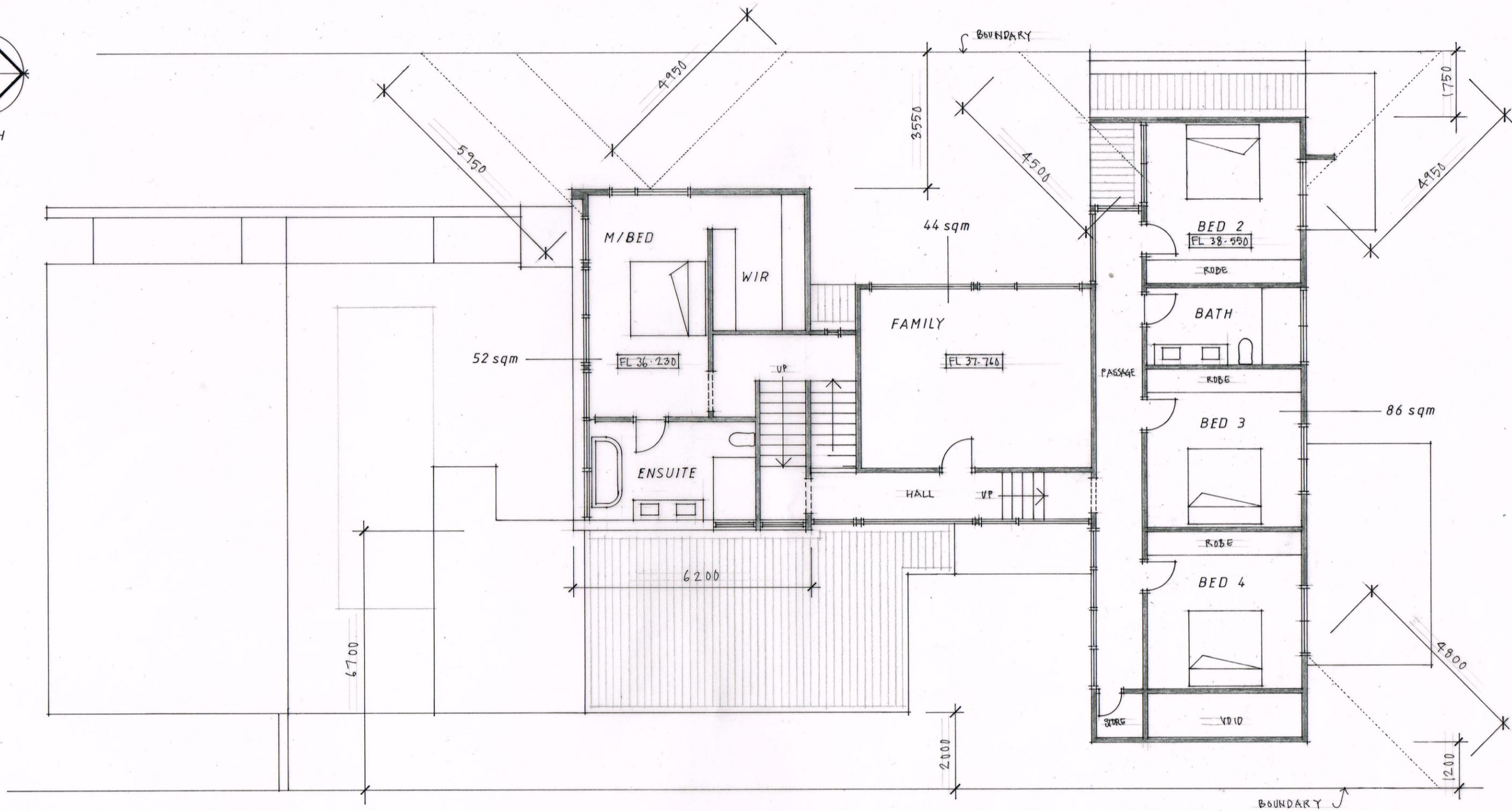


GROUND FLOOR PLAN

Scale 1:100 @ A3

NEW RESIDENCE
8 HILLSIDE ROAD, EAST FREMANTLE

A2

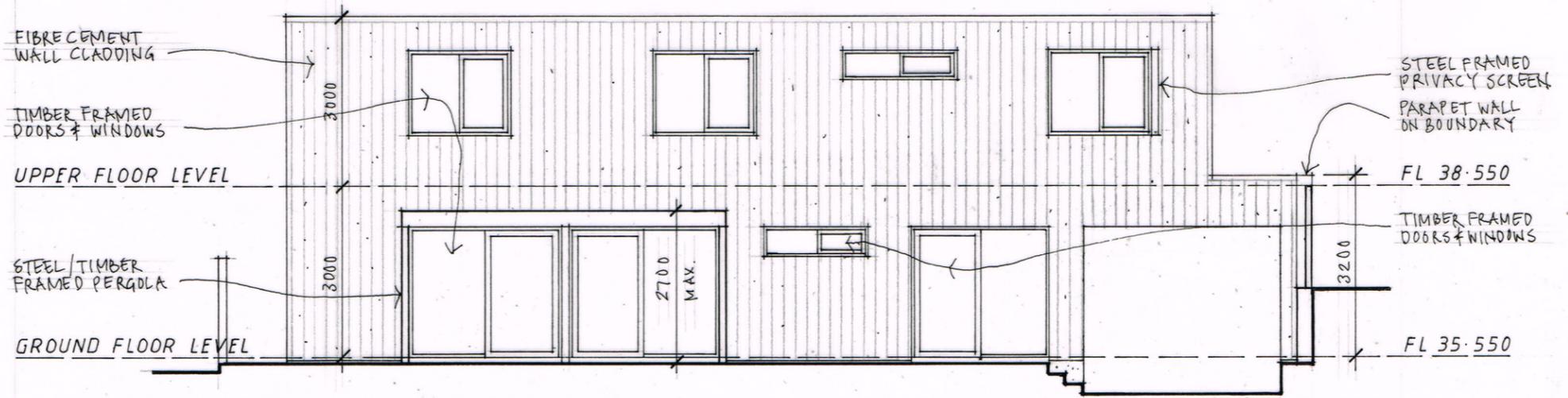


UPPER FLOOR PLAN

Scale 1:100 @ A3

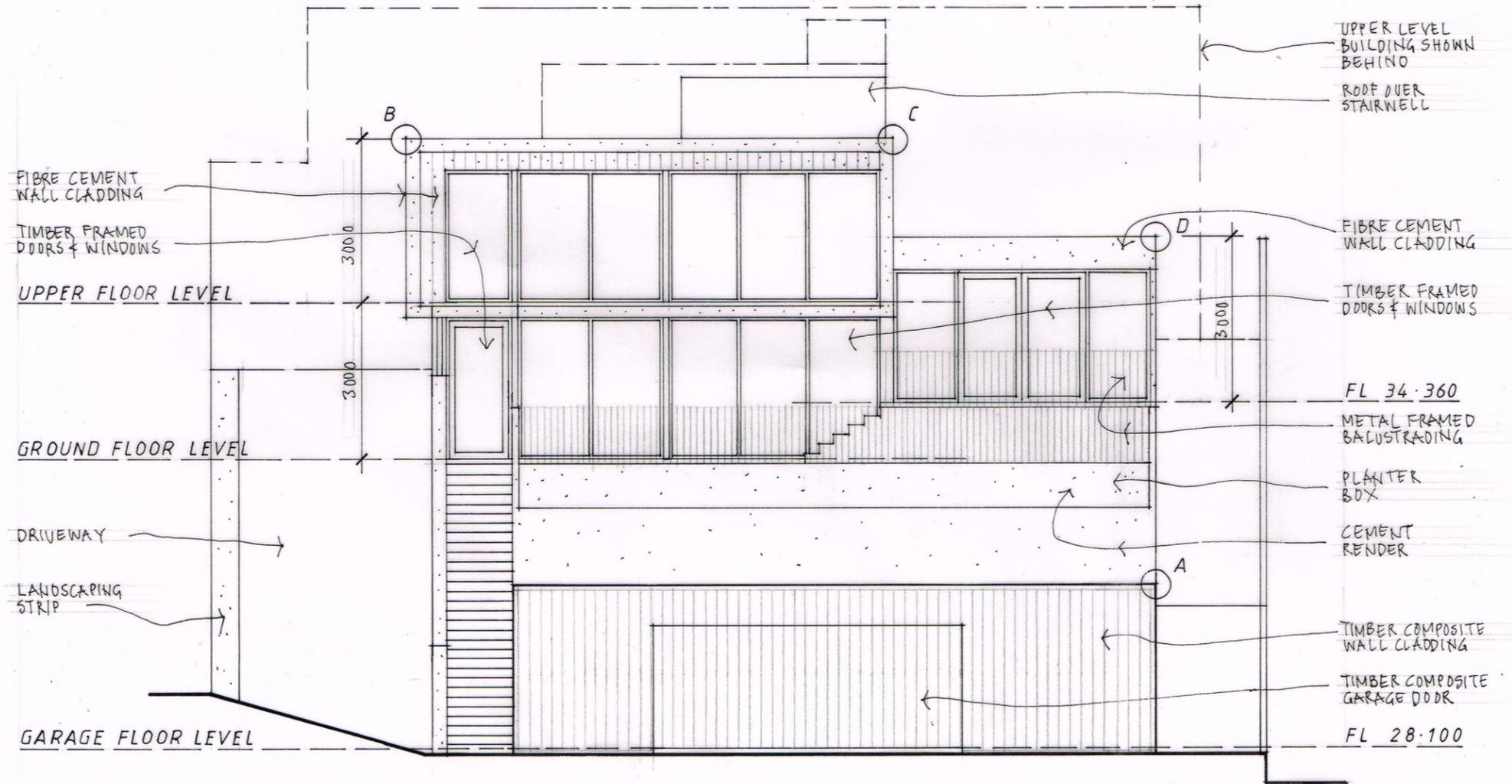
NEW RESIDENCE
8 HILLSIDE ROAD, EAST FREMANTLE

A3



NORTH ELEVATION

Scale 1:100 @ A3

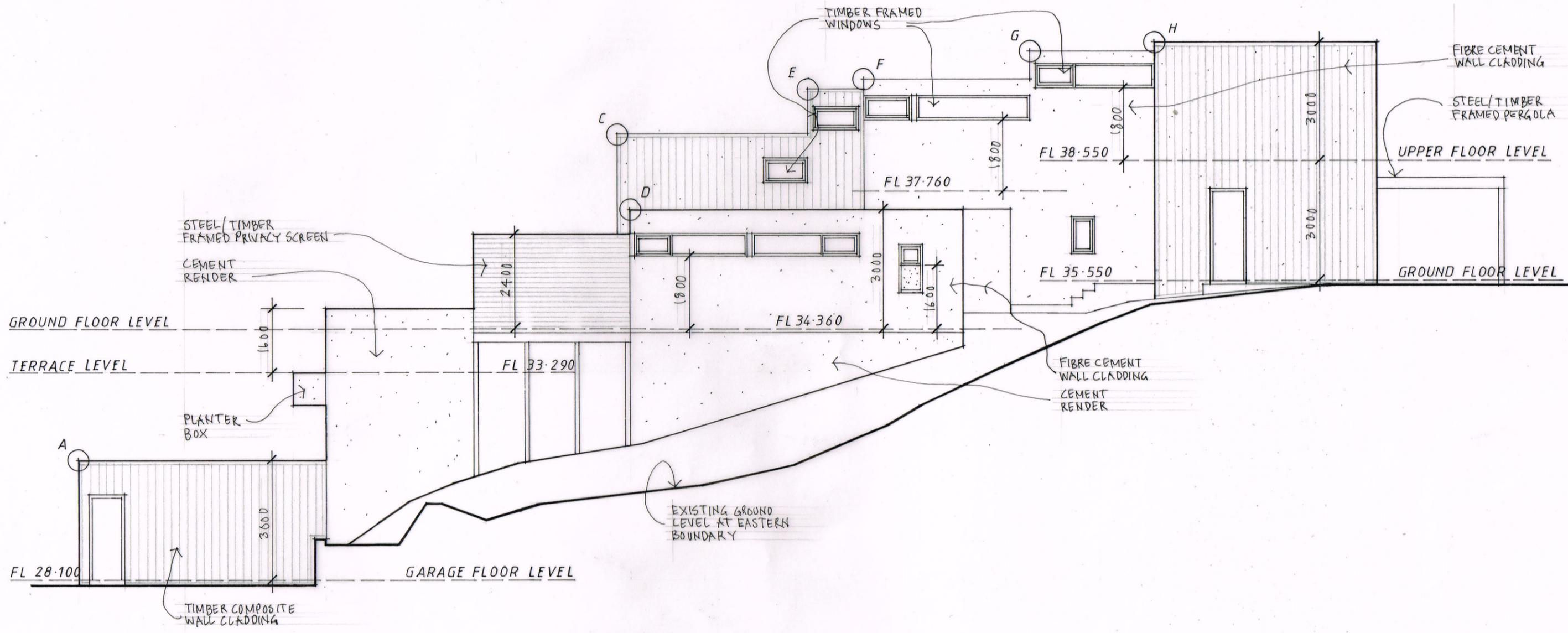


SOUTH ELEVATION

Scale 1:100 @ A3

NEW RESIDENCE
8 HILLSIDE ROAD, EAST FREMANTLE

A4

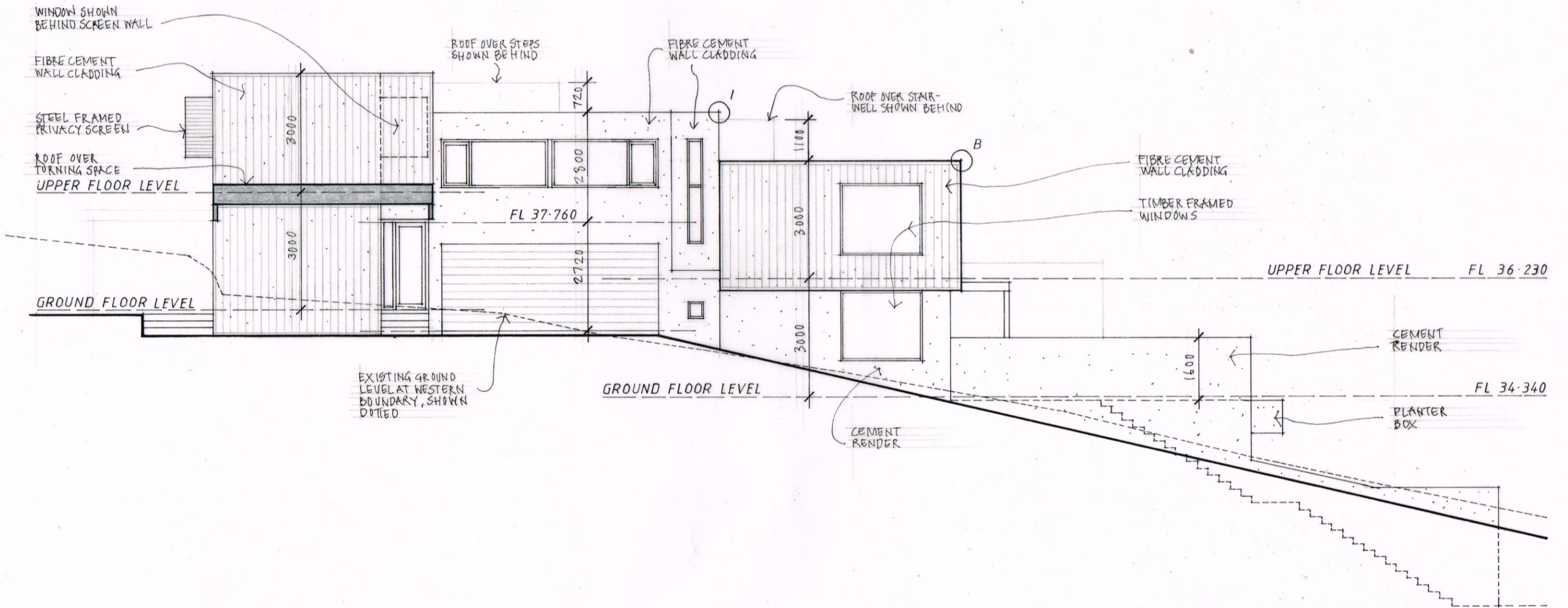


EAST ELEVATION

Scale 1:100 @ A3

NEW RESIDENCE
8 HILLSIDE ROAD, EAST FREMANTLE

A5

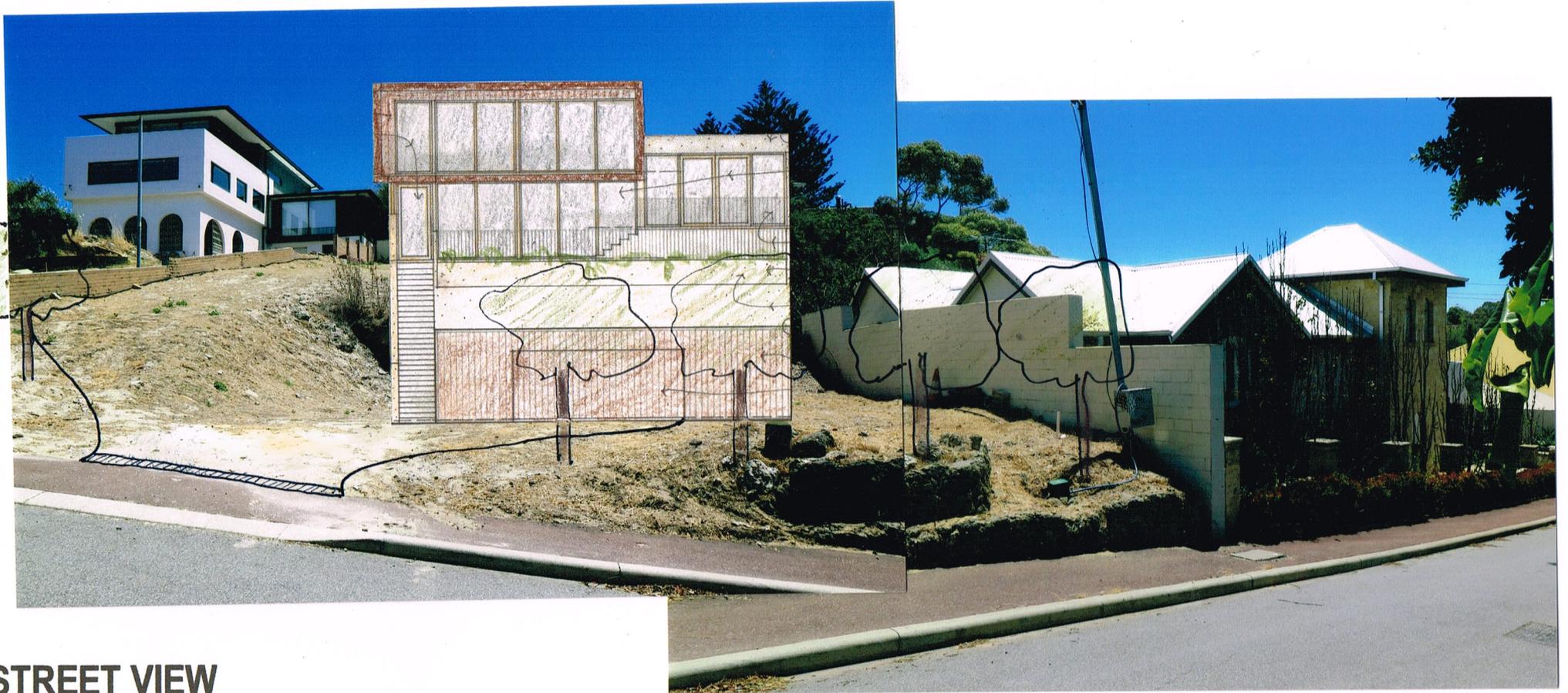


WEST ELEVATION

Scale 1:100 @ A3

NEW RESIDENCE
8 HILLSIDE ROAD, EAST FREMANTLE

A6



STREET VIEW

Not to Scale

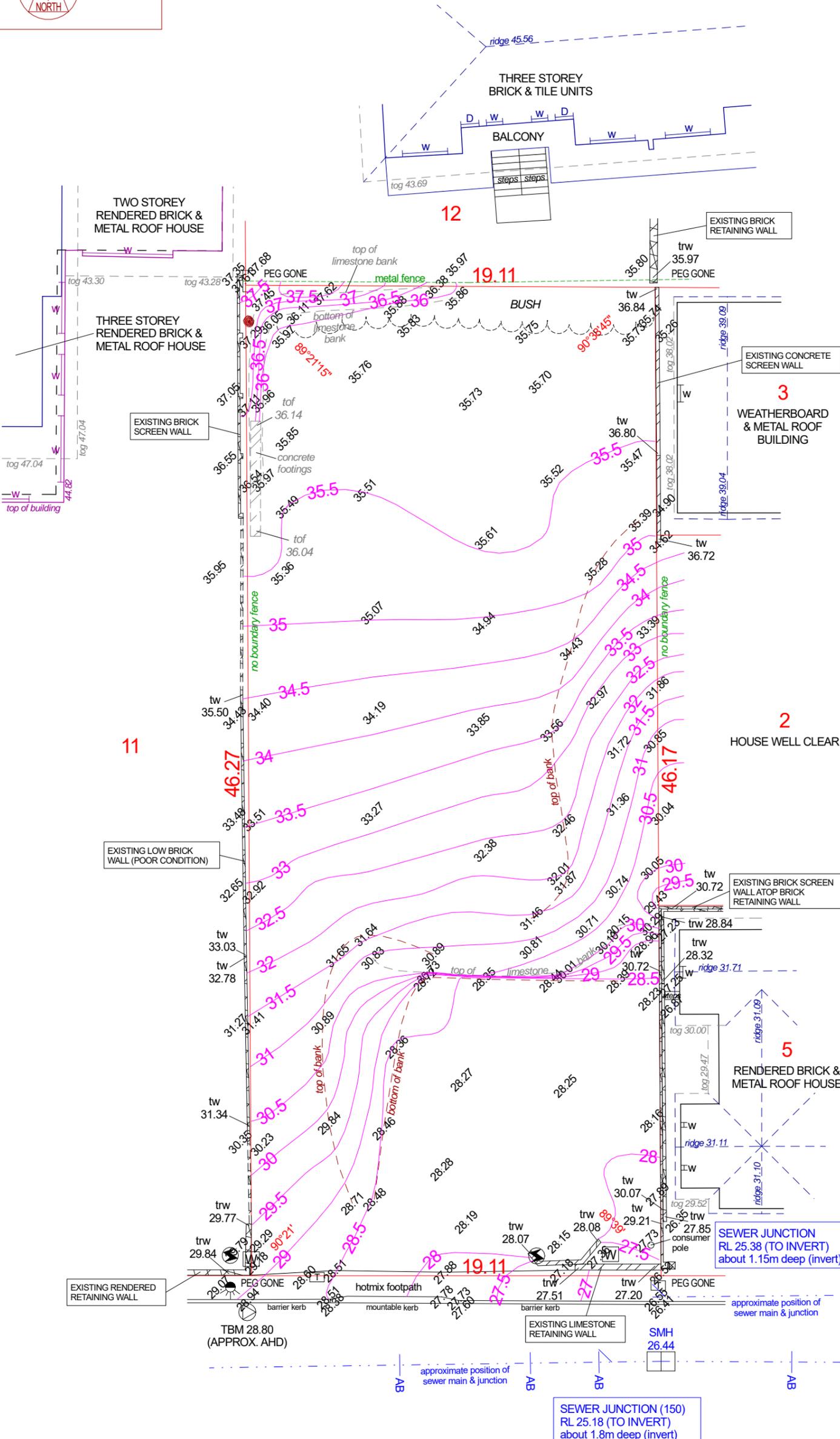
NEW RESIDENCE
8 HILLSIDE ROAD, EAST FREMANTLE

nigel denny architect 0412 989 255

A7

1 DECEMBER 2022

LOT No: 4
 AREA: 883m²



POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEG CARRIED OUT AT TIME OF SURVEY.

POSITION OF FEATURES IN RESPECT TO BOUNDARIES NOT GUARANTEED. PEGS MISSING AT TIME OF SURVEY.



AUSTRALIAN HEIGHT DATUM (AHD)
 DERIVED FROM SEWER MANHOLE
 F0949 LID LEVEL.

BUILDER:

JOB No: SURVEY JOB No: 71812

CLIENT/s: PAVLINOVICH

SITE ADDRESS:
 LOT 4 (#8) HILLSIDE ROAD,
 EAST FREMANTLE

LOCAL AUTHORITY: TOWN OF EAST FREMANTLE

TITLE DETAILS

LOT Nos: 4 C/T VOL: 649

DIAGRAM: 4520 FOL: 152

SURVEYOR SITE INSPECTION REPORT

ELECTRICITY:	UNDERGROUND	GAS:	NOT SIGHTED
TELECOM:	YES	WATER:	YES
SEWERAGE:	YES (SEE THIS PLAN FOR DEPTHS TO JUNCTIONS)		
ROAD:	BITUMEN		
KERB:	MOUNTABLE (cracked) / BARRIER (cracked)		
FOOTPATH:	HOTMIX		
VEGETATION:	GRASS & WEEDS		
SOIL:	SAND, LIMESTONE		
VIEWS:	DISTANT VIEWS, RIVER, OCEAN, HARBOUR		
REPEG:	REQUIRED	REPEG TYPE:	OLD SURVEY AREA

ONLY OBVIOUS VISIBLE SERVICES HAVE BEEN LOCATED. PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES MUST BE CONTACTED TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES.

LEGEND

[N] NBN PIT	[Tree Symbol] TREE	[G] GAS
[T] TELECOM PIT	[Palm Tree Symbol] PALM TREE	[I] IRRIGATION
[C] COMMUNICATION PIT	[Grass Tree Symbol] GRASS TREE	[H] HYDRANT
[E] ELECTRICITY	[Tree Stump Symbol] TREE STUMP	[SV] STOP VALVE
[Power Dome Symbol] POWER DOME	[Bollard Symbol] BOLLARD	[W] PRE-LAID WATER PIPE
[Power Pole Symbol] POWER POLE	[Street Lamp Symbol] STREET LAMP	[W] WATER METER
[Fence End Symbol] FENCE END	[Grated Drain Symbol] GRATED DRAIN	[Manhole Symbol] SEWERAGE MANHOLE
[Column Symbol] COLUMN	[Side Entry Pit Symbol] SIDE ENTRY PIT	[Manhole Symbol] SEWERAGE MANHOLE
[Pillar Symbol] PILLAR	[Drainage Manhole Symbol] DRAINAGE MANHOLE	[S] SEWERAGE INSPECTION LID
[tw] TOP OF WALL	[tf] TOP OF FENCE	[tog] TOP OF GUTTER
[trw] TOP OF RETAINING WALL	[trf] TOP OF RETAINING FENCE	[tof] TOP OF FOOTING

NOTES

BLOCK LOCATED ABOUT 1850 METRES FROM THE OCEAN

IMPORTANT NOTE

ALL SEWER DETAILS PLOTTED FROM INFORMATION SUPPLIED BY WATER CORPORATION SPATIAL INFORMATION MANAGEMENT. REFER TO THE DISCLAIMER NOTE ON WATER CORP E-PLAN.
 PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING.
 LOCATION OF BOUNDARY PEGS & IMPROVEMENTS NOT GUARANTEED UNLESS BOUNDARIES ARE REPEGGED AT TIME OF SURVEY.
 POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEG CARRIED OUT AT TIME OF SURVEY.
 CHECK TITLE FOR EASEMENTS, CAVEATS & COVENANTS.

R. G. LESTER & ASSOCIATES
 LICENSED LAND & ENGINEERING SURVEYORS
 NORTH BEACH PLAZA
 SHOP 7 | 1 NORTH BEACH ROAD | NORTH BEACH | WA | 6020
 PH: 9448 5009
 admin@lestersurveys.com.au

REF NO: 71812 FILE NO: 4356 DATE: 03.03.22 DRAWN: AC

