31 PAKENHAM STREET, MOUNT LAWLEY

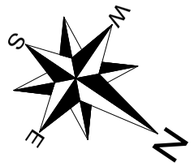
Rev.	Date	Issue	Int..
1	6/6/2024	ISSUED FOR CONTRACT	JB

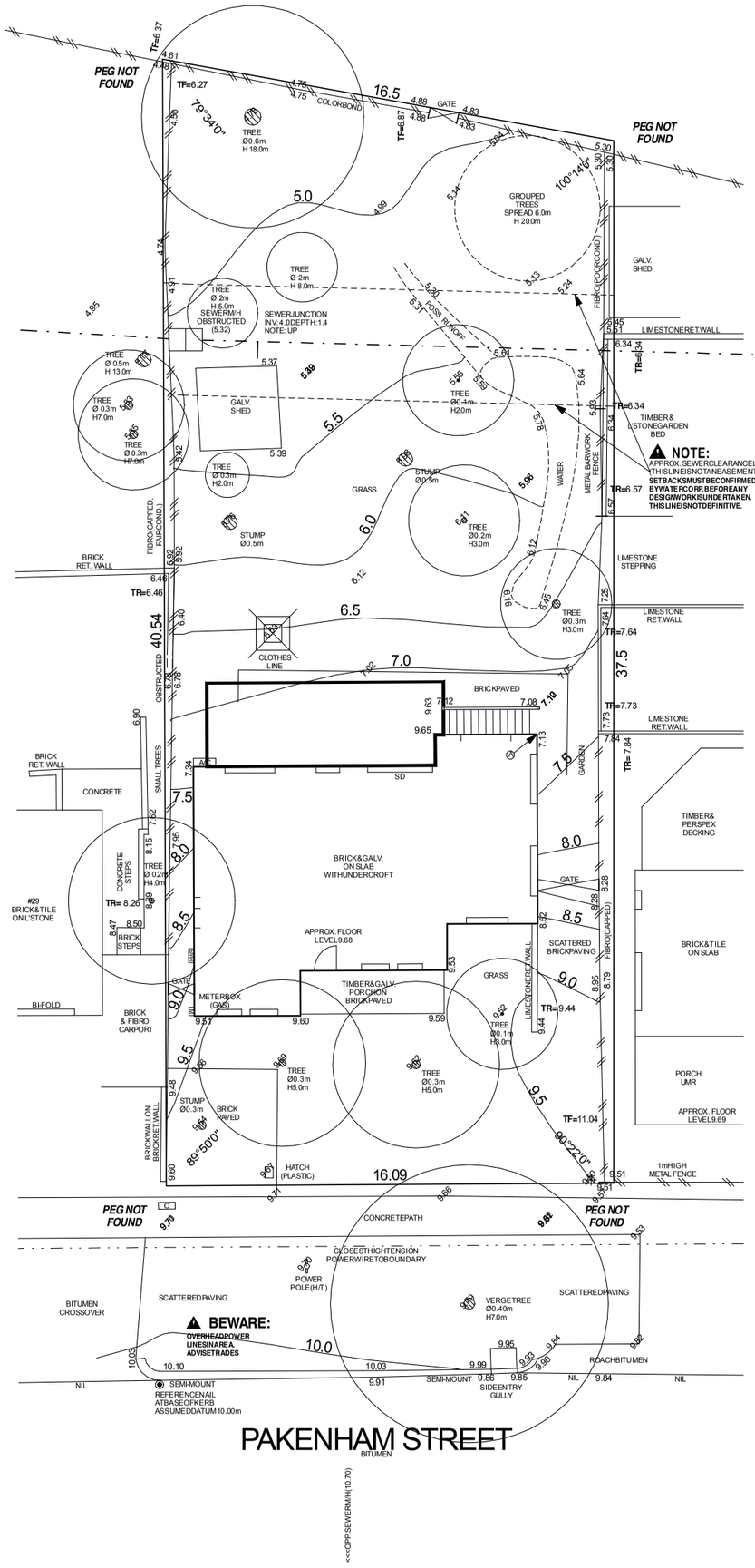
date:	drawn:	scale:	series:
6/6/2024	J.B.	1:200	1 OF 7

J/N:528

COPYRIGHT

LEGEND	
	POWERDOME
	POWERPOLE
	PHONEPITS
	WATERCONN.
TP=10.00	TOPPILLAR/POST
TW=10.00	TOPWALL
TR=10.00	TOPRETAINING
TF=10.00	TOPFENCE





LOT MISCLOSE
0.008 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 demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/ architect before any plans are produced and before any work is started on site.

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.

NOTE:
HIGHTENSIONPOWERLINES. CHECKTITLEFOREASEMENTS ANDWESTERNPOWER FORSET-BACKS.

Scale 1:200

0 2 4 6 8

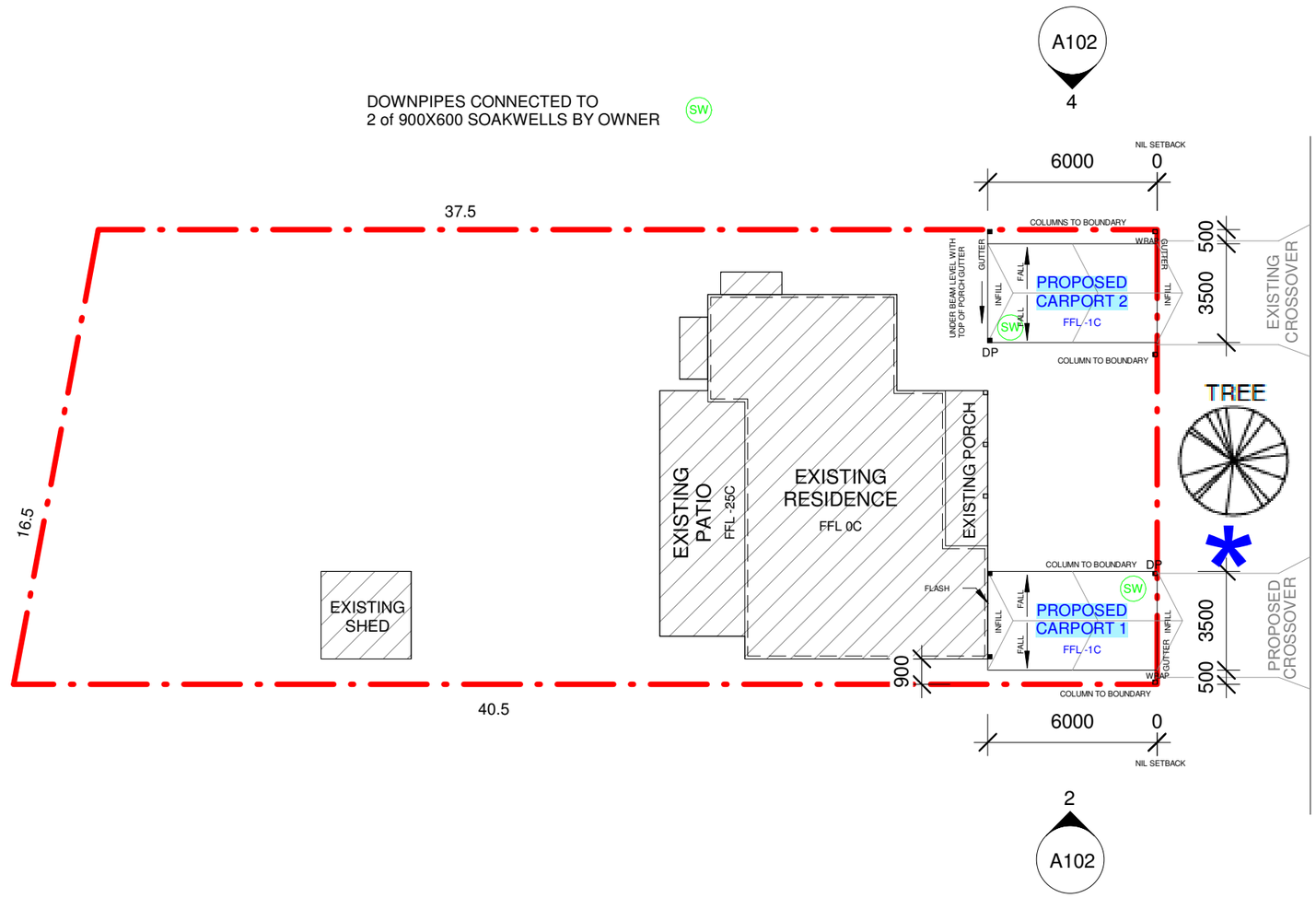
JOB#	555670	GPS	Lat: -31.939270 Long: 115.880083			ROADS	Bitumen	ELEC.	U/Ground / O/Head
						KERBS	Semi-Mount / Nil	COMMS.	Yes
ADDRESS	#31 Pakenham Street	LOT	Lot 216 (Plan 2001)			FOOTPATH	Concrete	WATER	Yes
SUBURB	Mt Lawley					SOIL	Sand	GAS	Check Alinta
LGA	CITY OF VINCENT	AREA	630m²	VOL. 1334	FOL. 969	DRAINAGE	Good	SEWER	Yes
DRAWN	T. Do	DATE	02 Oct 23		SSA No	VEGETATION	Refer to Survey	COASTAL	300m To River (Approximate Only Confirm With Shire)

GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

EXISTING FLOOR LEVELTO REMAIN THE SAME

NO CHANGE TO NATURAL GROUND LEVEL

DOWNPIPES CONNECTED TO
2 of 900X600 SOAKWELLS BY OWNER



3 A102

1 A102

PAKENHAM STREET

NORTH

CITY OF VINCENT
RECEIVED
23 OCTOBER 2026

GENERAL CONSTRUCTION NOTES:
1. ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS AND IN ACCORDANCE WITH RELEVANT SERVICES AND AUTHORITY REGULATIONS
2. ALL WORK TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS. ALL DIMENSIONS ARE TO BE CONFIRMED BY BUILDER ON SITE. REFER TO WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL
LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.
3. REFER TO ENGINEERS DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON ALL STRUCTURAL COMPONENTS
4. ALL ELECTRICAL WORK (INC. WIRINGS & INSTALLATIONS) CARRIED OUT, TO BE IN ACCORDANCE WITH AS/NZ 3000:2018

SITE NOTES
5. BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.
6. DO NOT SCALE DIMENSIONS OFF PLAN. FIGURED DIMENSIONS TO BE USED AT ALL TIMES.

1 SITE PLAN
1 : 200

* = TRANSMISSION POLE

NOTE
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS, ALL RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

SMK DESIGN

REV	DATE	DESCRIPTION	BY	CHKD. BY

Ultimate Additions P/L

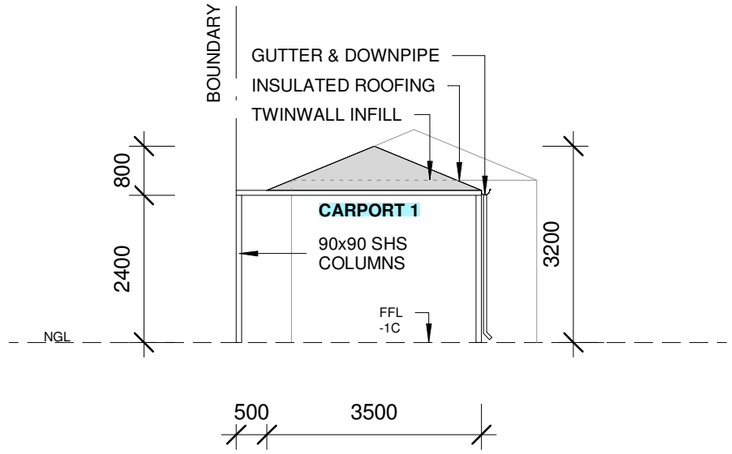
Proposed Site Plan

Project number	4339	Revision No.	
Date	20/10/26	Scale	1 : 200@ A3
Drawn by	SMK	A101	
Checked by	KS		

GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

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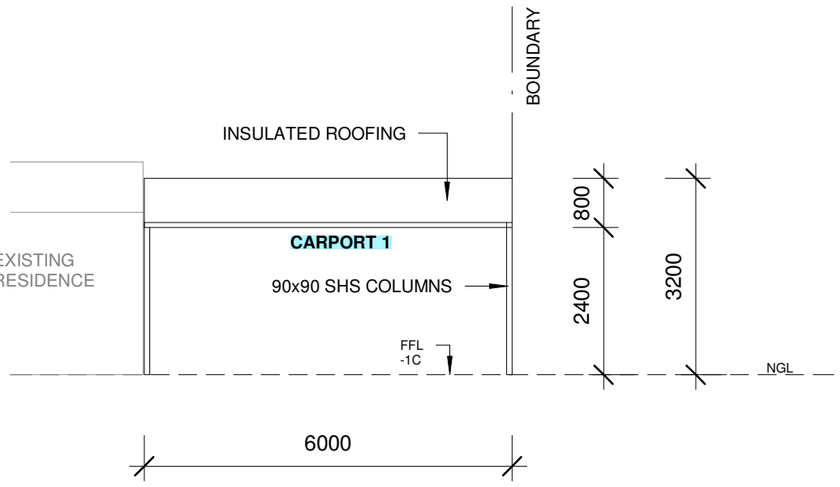


1 ELEVATION 1

1 : 100

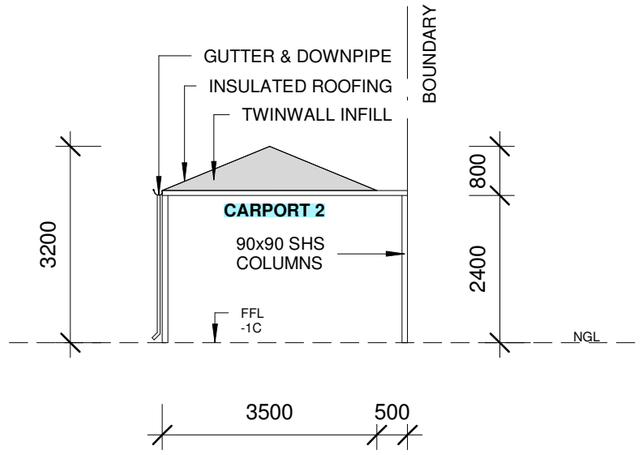
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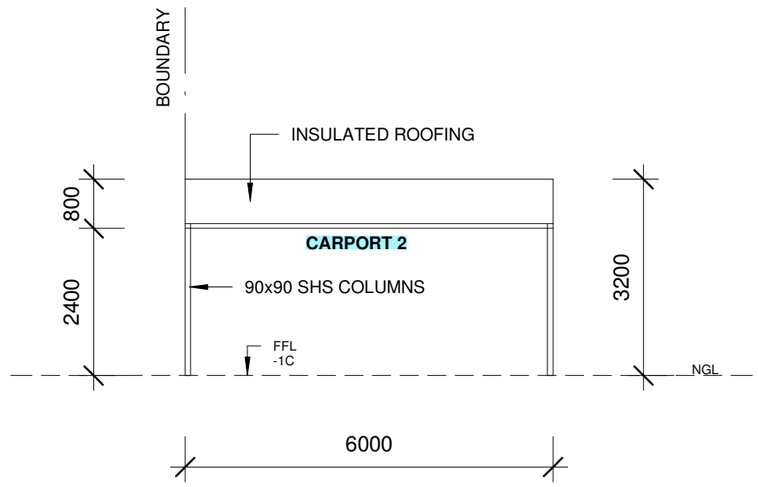
2 ELEVATION 2

1 : 100



3 ELEVATION 3

1 : 100



4 ELEVATION 4

1 : 100

CITY OF VINCENT
RECEIVED
23 OCTOBER 2026

NOTE
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SMK DESIGN

REV	DATE	DESCRIPTION	BY	CHKD. BY

Ultimate Additions P/L

Proposed Elevations

Project number	4339	Revision No.	
Date	20/10/26	Scale	1 : 100@ A3
Drawn by	SMK		
Checked by	KS		A102