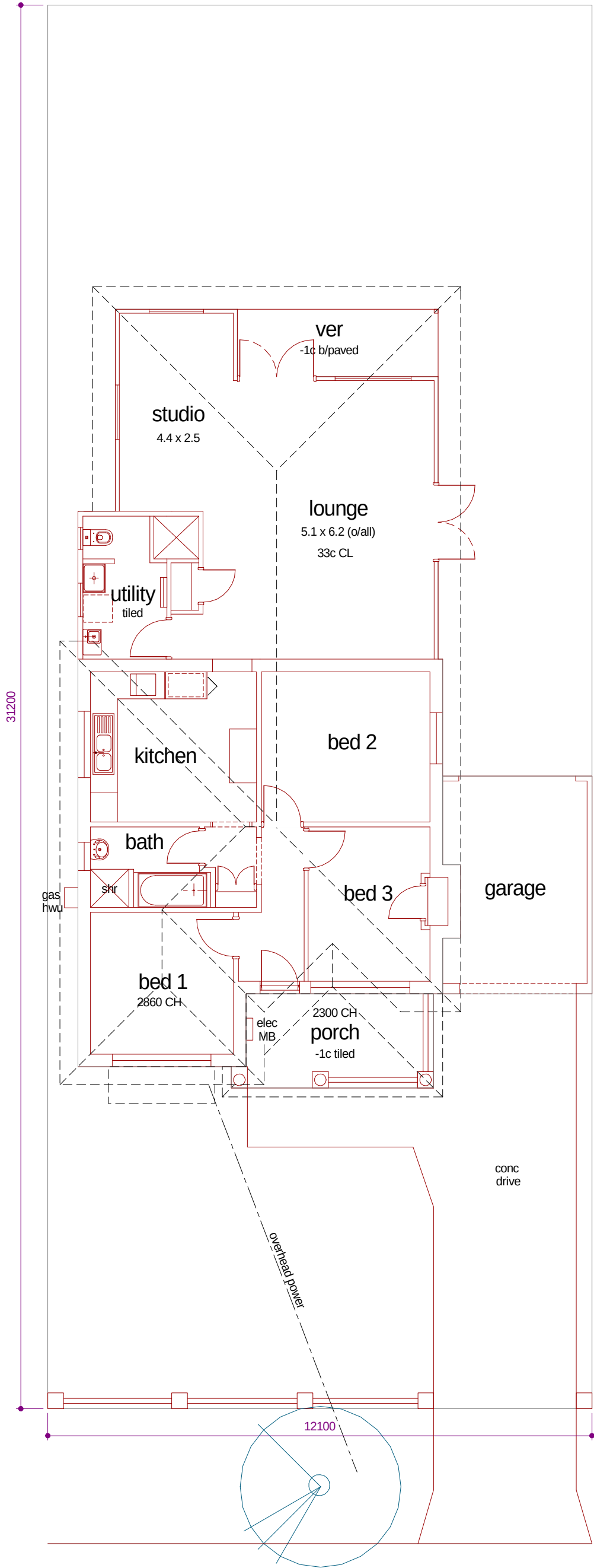


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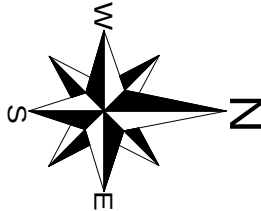
AREA

Floor	104.58m ²
Garage	15.42m ²
Porch	8.87m ²
Verandah	6.70m ²
Total	159.47m ²

CLIENT NOTE

Drawings are subject to council approvals, engineers details, site survey and energy efficiency requirements.

LOT 228



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.

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.

Note!
Overhead power supply to remain subject to Western Power approval.

CONSTRUCTION NOTES

Confirm dimensions on site prior to the commencement of works.

Figured dimensions take precedence over scaling

All dimensions shown on plans are raw dimensions only which do not include plaster thickness.

Location and number of downpipes is indicative only and may be changed at the builders discretion to comply with BCA requirements. All roof plumbing to suit AS3500.

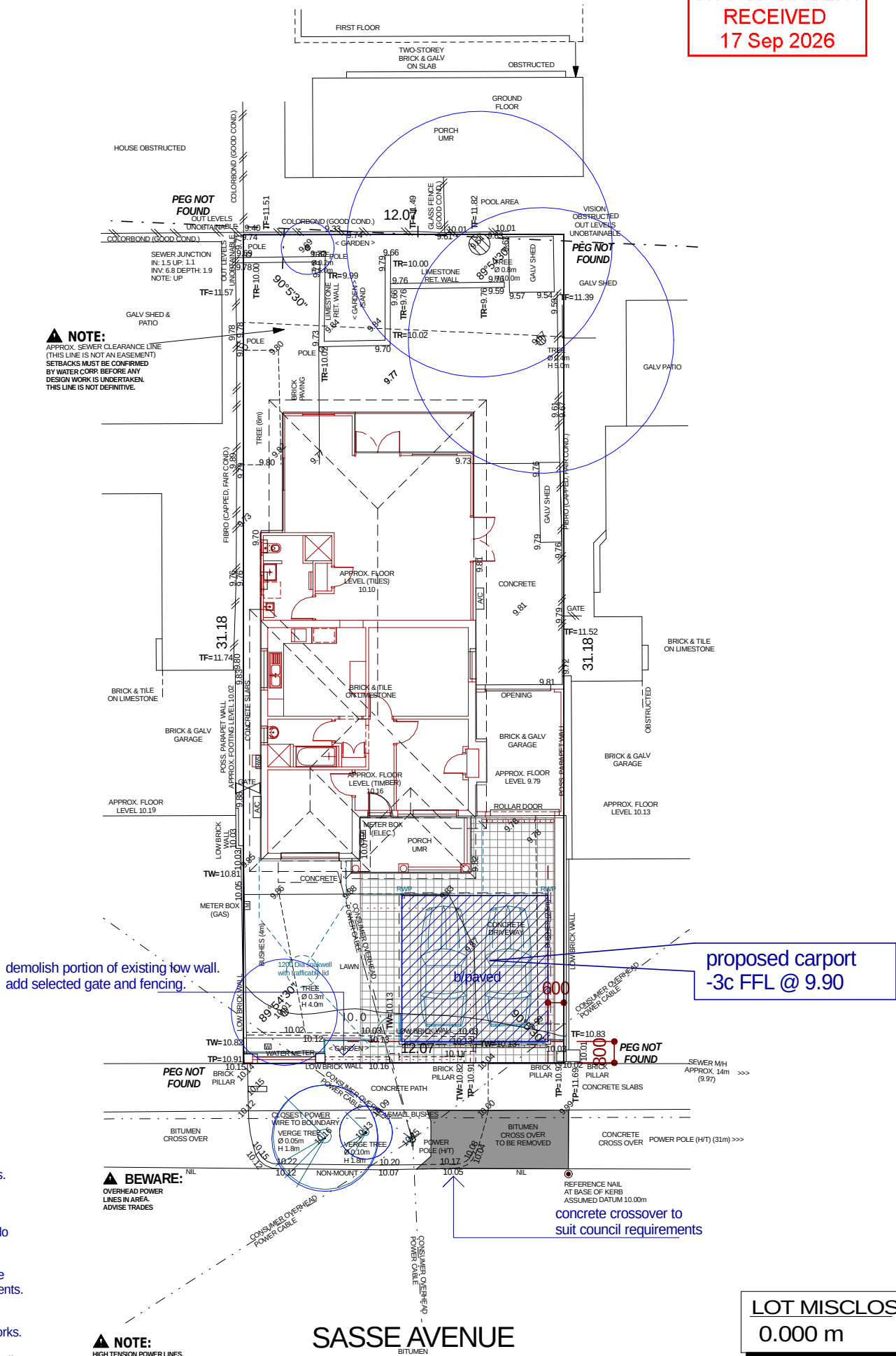
Contractors to confirm all services prior to commencement of works.

Drawings to be read in conjunction with Structural Engineers details.

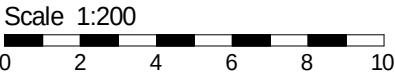
Refer to AC contractors drawings for associated AC requirements

Site Setouts to be confirmed via Repeg.

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LOT MISCLOSE
0.000 m



+	POWER DOME
○	POWER POLE
□	PHONE PITS
▢	WATER CONNL
TP=10.00	TOP PILLAR/POST
TW=10.00	TOP WALL
TR=10.00	TOP RETAINING
TF=10.00	TOP FENCE



Drawn : CS
Date : 20/08/26
Scale : 1:200
Sheet 04

CONTOUR & FEATURE SURVEY

LOT Lot 228 (Plan 2099)
ADDRESS #75 Sasse Avenue, Mt Hawthorn
LGA CITY OF VINCENT
CLIENT Amerex Building Company
GPS Lat: -31.920411 Long: 115.829254
SSA No **AREA** 377m² **VOL** 1148 **FOL** 451

ELEC.	O/Head	SEWER	Yes	ROADS	Bitumen	COASTAL	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	COMMS	Yes	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Non-Mount / Nil	VEG.	Refer to Survey



87-89 Guthrie St
Osborne Park
WA 6017
PO Box 1611
Osborne Park BC
WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB: 597026 **DATE:** 16 Jan 25 **DRAWN:** L. Griffin

CONSTRUCTION NOTES

Confirm dimensions on site prior to the commencement of works.

Figured dimensions take precedence over scaling

All dimensions shown on plans are raw dimensions only which do not include plaster thickness.

Location and number of downpipes is indicative only and may be changed at the builders discretion to comply with BCA requirements. All roof plumbing to suit AS3500.

Contractors to confirm all services prior to commencement of works.

Drawings to be read in conjunction with Structural Engineers details.

Site Setouts to be confirmed via Repeg.



Note!
Overhead power supply to remain subject to Western Power approval.

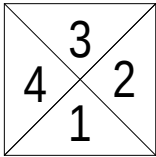
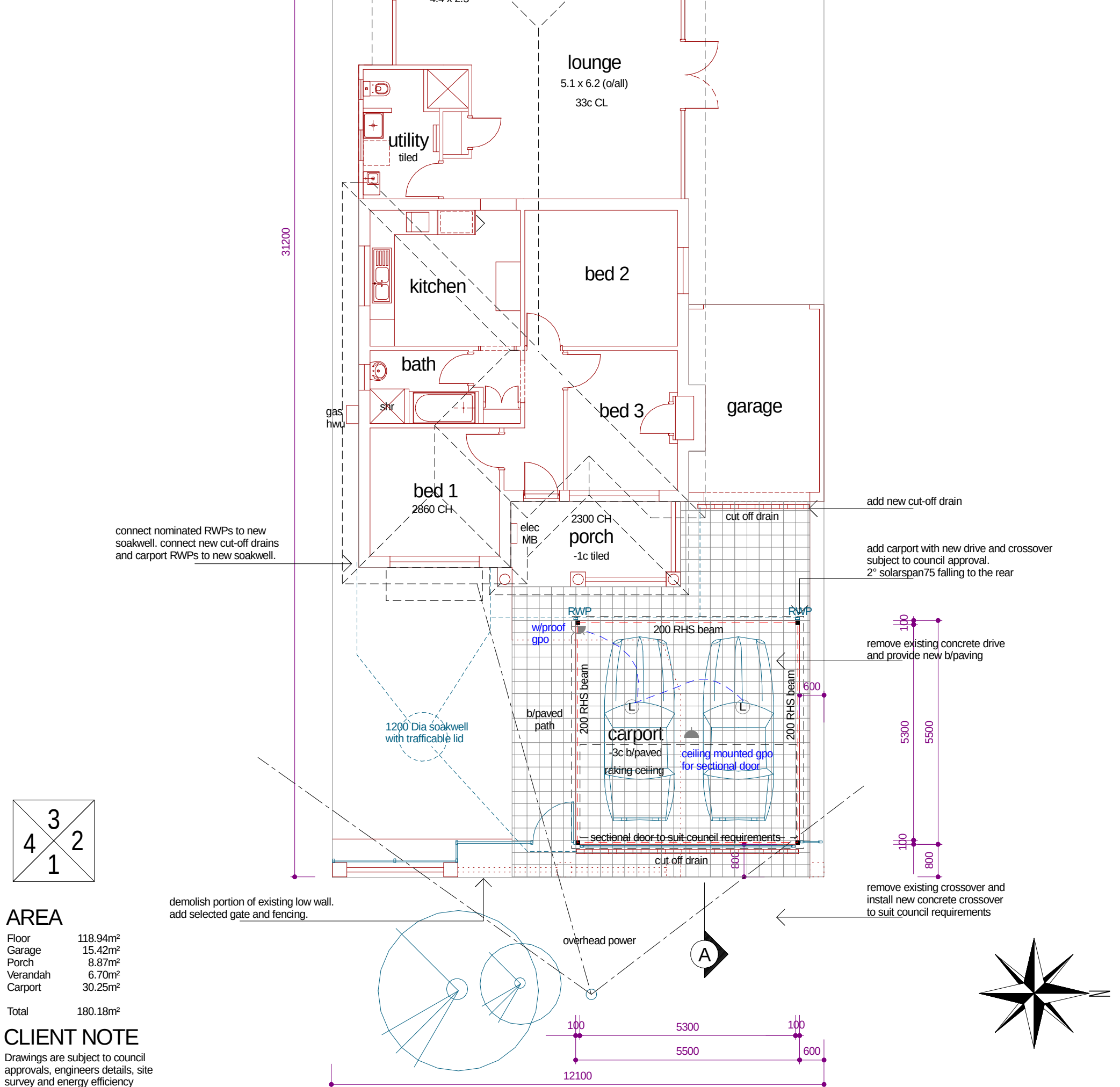
Clearance to existing street tree subject to council approval.

Proposed Ground

Wall Legend

- Rendered or facebrickwork as noted
 - Timber or Steel Framed as noted
 - Insulated Wall System
 - Timber/Steel Framed with Insulated Cladding
- Refer to Specification for Selected Finishes/Inclusions

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17 Sep 2026**



AREA

Floor	118.94m ²
Garage	15.42m ²
Porch	8.87m ²
Verandah	6.70m ²
Carport	30.25m ²
Total	180.18m ²

CLIENT NOTE

Drawings are subject to council approvals, engineers details, site survey and energy efficiency requirements.

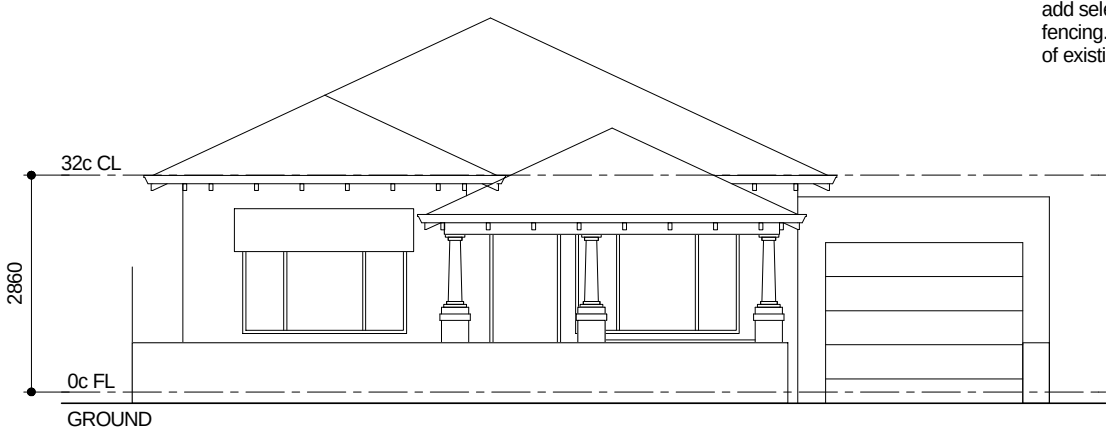
Proposed Works at:

#75 Sasse Avenue, Mt Hawthorn

For:

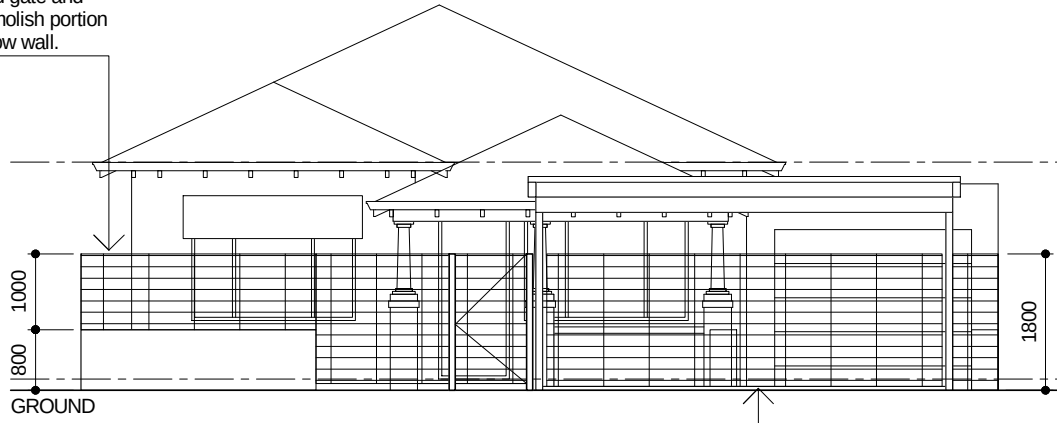
McAllister

Drawn : CS
Date : 20/08/26
Scale : 1:100
Sheet **02**

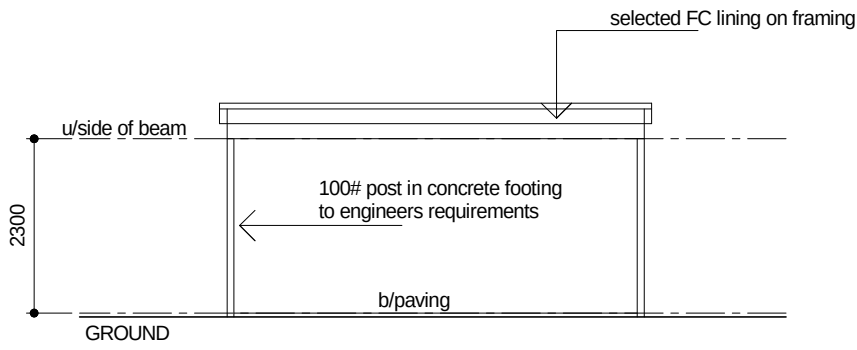


existing elevation

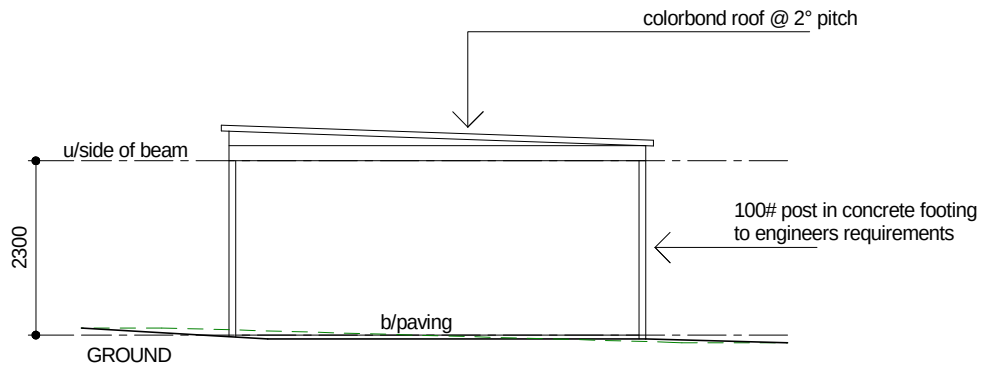
add selected gate and
fencing. demolish portion
of existing low wall.



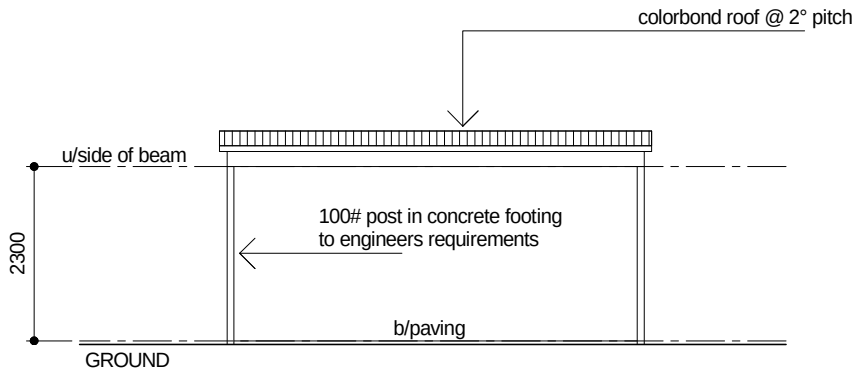
proposed streetscape



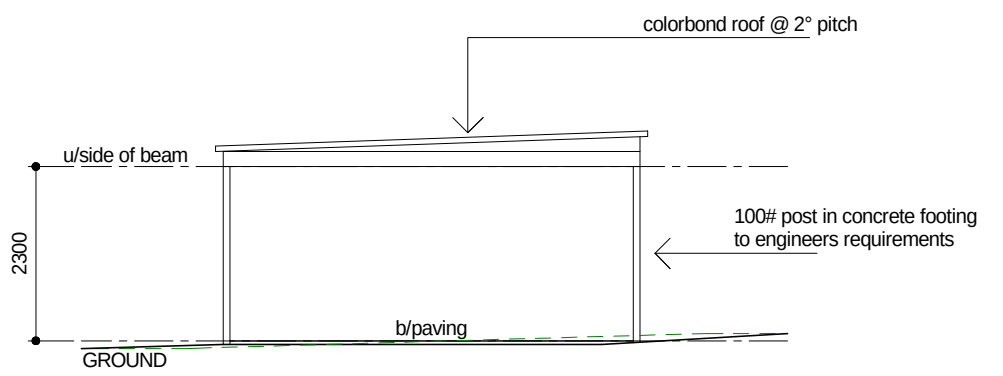
elevation 1



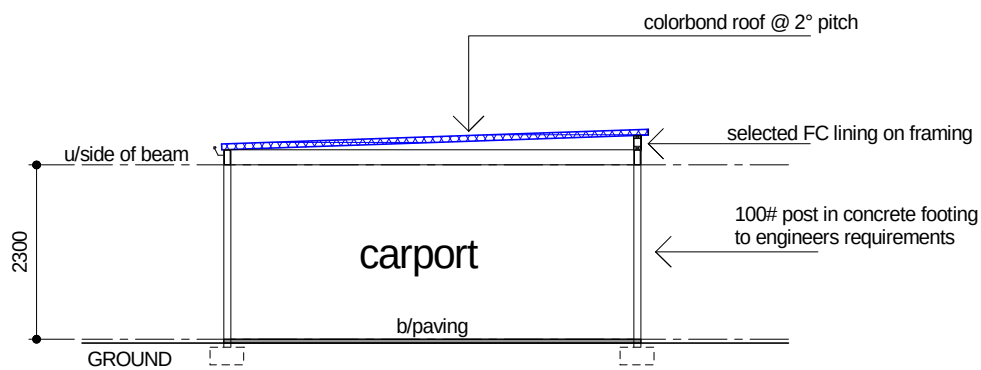
elevation 2



elevation 3



elevation 4



section A

NOTE:
For concrete footing
& slab details refer
to Engineers drawings