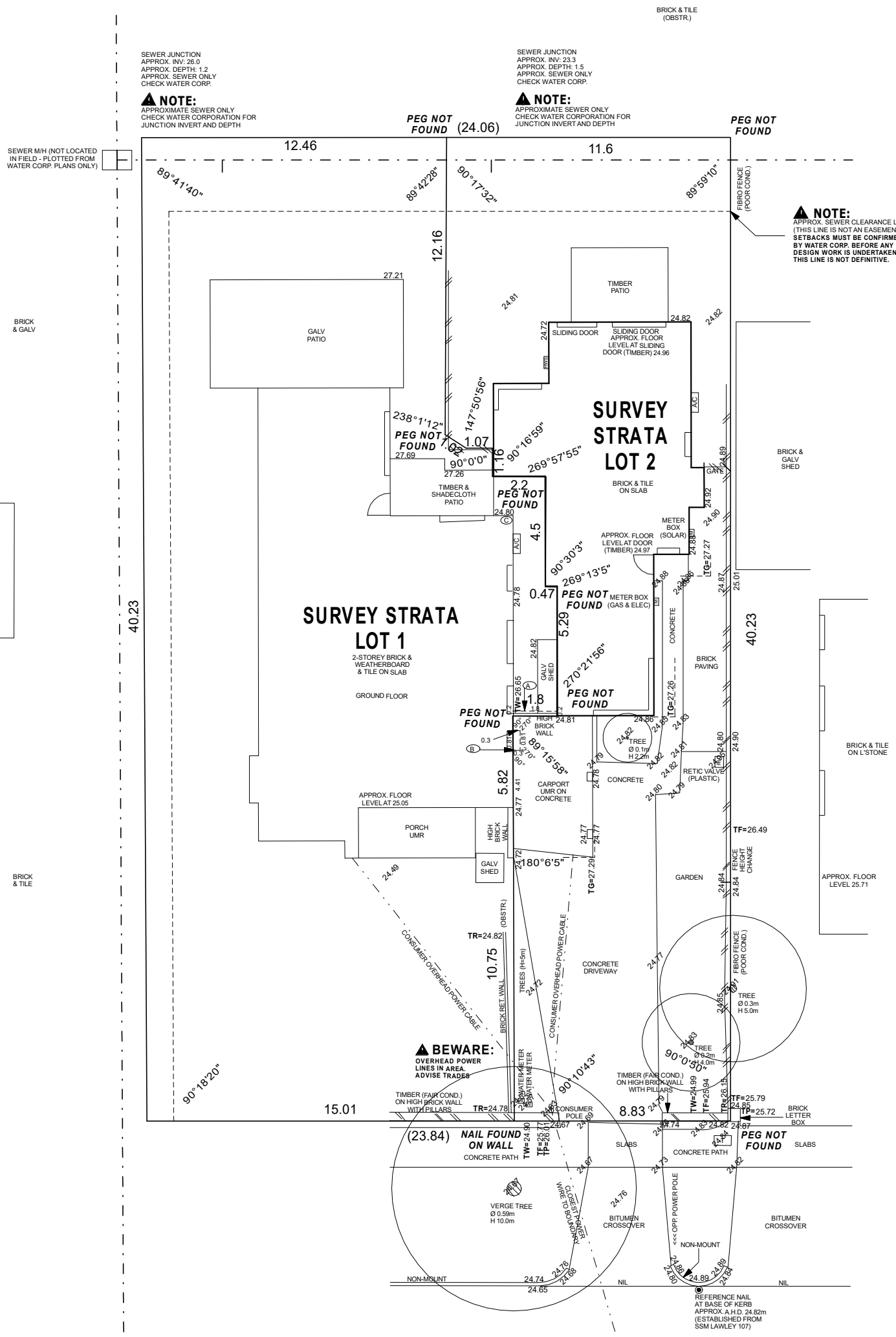
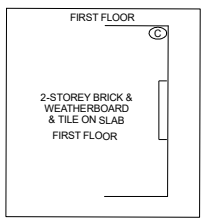


LEGEND	
	POWER DOME
	POWER POLE
T C	PHONE PITS
W	WATER CONN.
TP=10.00	TOP PILLAR/POST
TW=10.00	TOP WALL
TR=10.00	TOP RETAINING
TF=10.00	TOP FENCE
TG=10.00	TOP GUTTER

CITY OF VINCENT RECEIVED 14 Oct 2026





NOTE: (A)
EASEMENT (INTRUSION).
REFER TO REG 14H OF THE S.T.G.R.
SEE DOCUMENT
LIMITED IN HEIGHT FROM 27.9 TO 28.2m

NOTE: (B)
EASEMENT (LIGHT & AIR).
REFER TO REG 14F OF THE S.T.G.R.
SEE DOCUMENT
LIMITED IN HEIGHT FROM 25.6 TO 27.2m

LOT 2 MISCLOSE
0.012 m

LOT 1 MISCLOSE
0.012 m

⚠ WARNING:
Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

⚠ 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 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:
CONTOUR & FEATURE SURVEY HAS BEEN ALIGNED USING CADASTRAL CONTROL INFORMATION. POSITIONS OF ALL FEATURES RELATIVE TO BOUNDARIES SHOULD BE HIGHLY ACCURATE.

Scale 1:200
0 2 4 6 8

COTTAGE SURVEYS
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JOB #	631938	**GPS**	Lat: -31.916864 Long: 115.828441	**ROADS**	Bitumen	**ELEC.**	O/Head
CLIENT	Robinson, Matthew			**KERBS**	Non-Mount / Nil	**COMMS.**	Yes
ADDRESS	#38A Milton Street	**LOT**	Survey Strata Lot 2 (SP 13102)	**FOOTPATH**	Concrete	**WATER**	Yes
SUBURB	Mt Hawthorn			**SOIL**	Sand	**GAS**	Check Alinta
LGA	CITY OF VINCENT	**AREA**	377m² **VOL.** 1760 **FOL.** 543	**DRAINAGE**	Good	**SEWER**	Yes
DRAWN	S. Nguyen	**DATE**	03 Feb 26 **SSA** No	**VEGETATION**	Light Grass Cover	**COASTAL**	No (Approximate Only Confirm With Shire)

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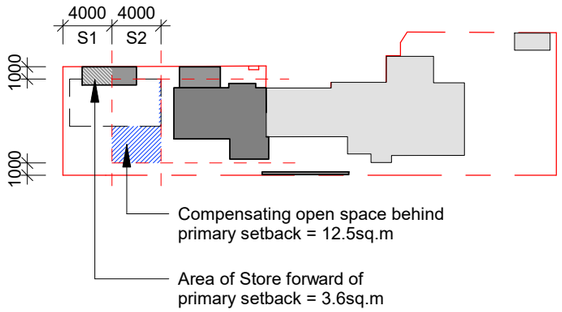
SITE PLAN NOTES

SITE AREA _____ **377m²**
R-CODE_____ **R30**
OPEN SPACE (MIN 45%)_____ **198m²** (52%)
OUTDOOR LIVING (MIN 24m²)_____ **92m²**

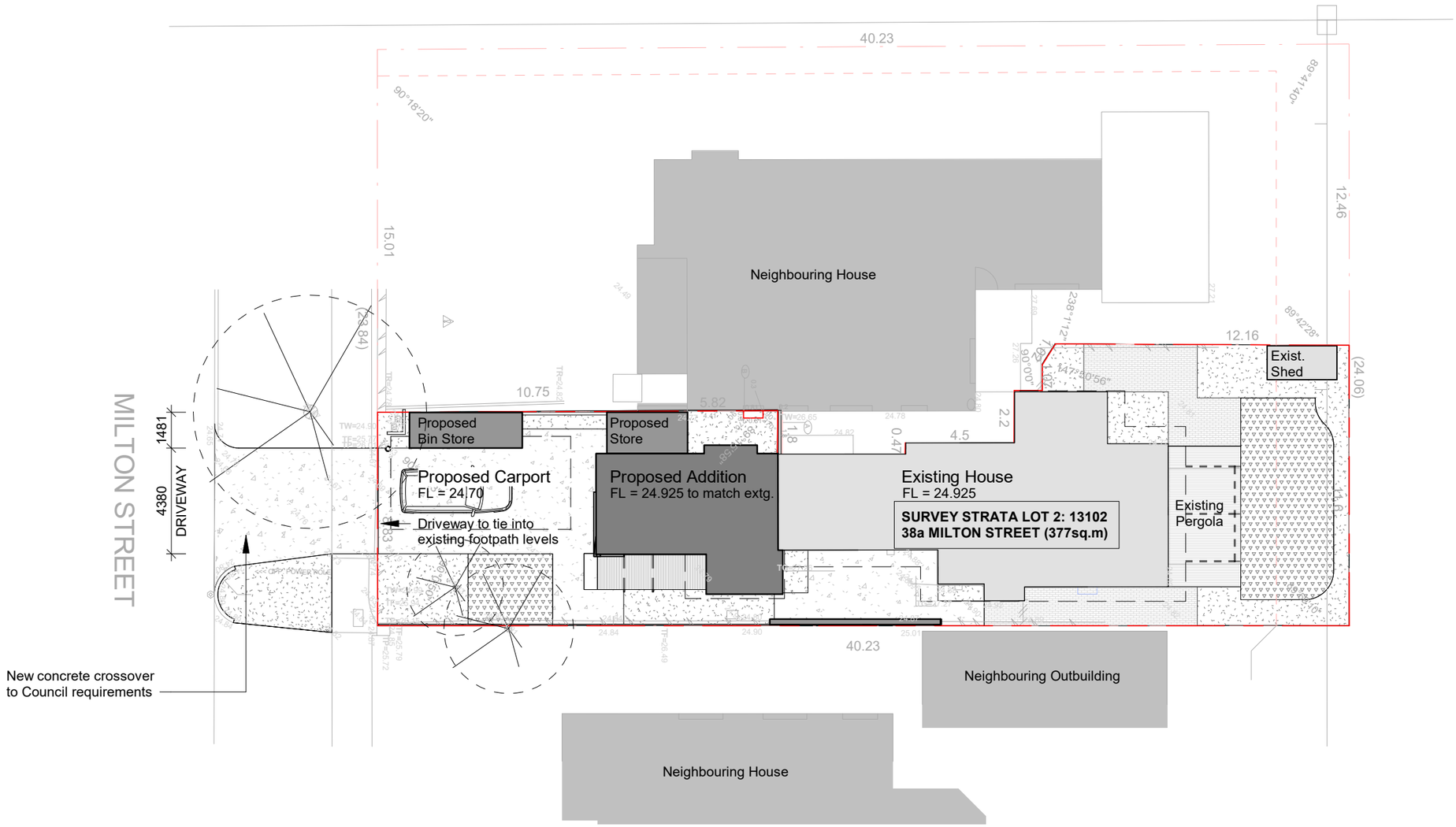
All stormwater to be contained on site with localised soakwells

New paved driveway to tie into existing street footpath levels.

All levels relative to A.H.D. as defined in feature survey by Cottage Surveys; Reference VOL. 1760 FOL. 543, prepared 03 Feb 2026



Setback Diagram
1 : 500



Site Plan
1 : 200

	38a MILTON STREET, MOUNT HAWTHORN PLANNING APPLICATION SITE PLAN	DWG Nº: 01 DATE: 12/10/26	SCALE: As indicated @ A3 0 2m 5m NORTH

FLOOR PLAN NOTES

All levels relative to A.H.D. as defined in feature survey by Cottage Surveys; Reference VOL. 1760 FOL. 543, prepared 03 Feb 2026

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1565 SETBACK
4430 PROPOSED BIN STORE
3505
3340 PROPOSED STORE

EXISTING HOUSE

Existing Water Meter (38A Milton)
Existing Water Meter (38 Milton)

Bin / Bicycle Store
3 m²

New Garden Bed

Store
3 m²
FL 24.840

New Drying Court
& Garden Bed

SETBACK 1440

Ensuite
5 m²
WC
SHR

Existing Living
EFL 24.925

Extg Bathroom
Ex. WC
Existing Bedroom
Extg Laundry

Existing Kitchen / Dining

Existing Deck

Covered Carport
28 m²
Concrete Pavement
FL = 24.70

Line of roof over

FL 24.925

Bedroom
12 m²

WIR
2 m²

Entry
10 m²

Timber Deck
FL 24.925

Store

Existing Bedroom

Line or roof over

New 2200h brick fence

Proposed Lawn
and Garden Bed

New Soakwell

Existing
Frangipani

Existing tree on
neighbouring
property

EXISTING DRIVEWAY

EXISTING OUTBUILDING

EXISTING HOUSE

Ø200H Auto Sliding Gate
1200H Gate

SETBACK 1000
BIN 1713
1430
PROPOSED CARPORT ROOF
3989
PROPOSED HOUSE ADDITION
5820
SETBACK 1306

550 SETBACK
7450 PROPOSED CARPORT ROOF
9050 STREET SETBACK
4560 PROPOSED HOUSE ADDITION
3170
16285
7070 PROPOSED BRICK FENCE

	38a MILTON STREET, MOUNT HAWTHORN PLANNING APPLICATION PROPOSED FLOOR PLAN	DWG Nº: 02 DATE: 12/10/26	SCALE: 1 : 100 @ A3 0 1m 2.5m NORTH

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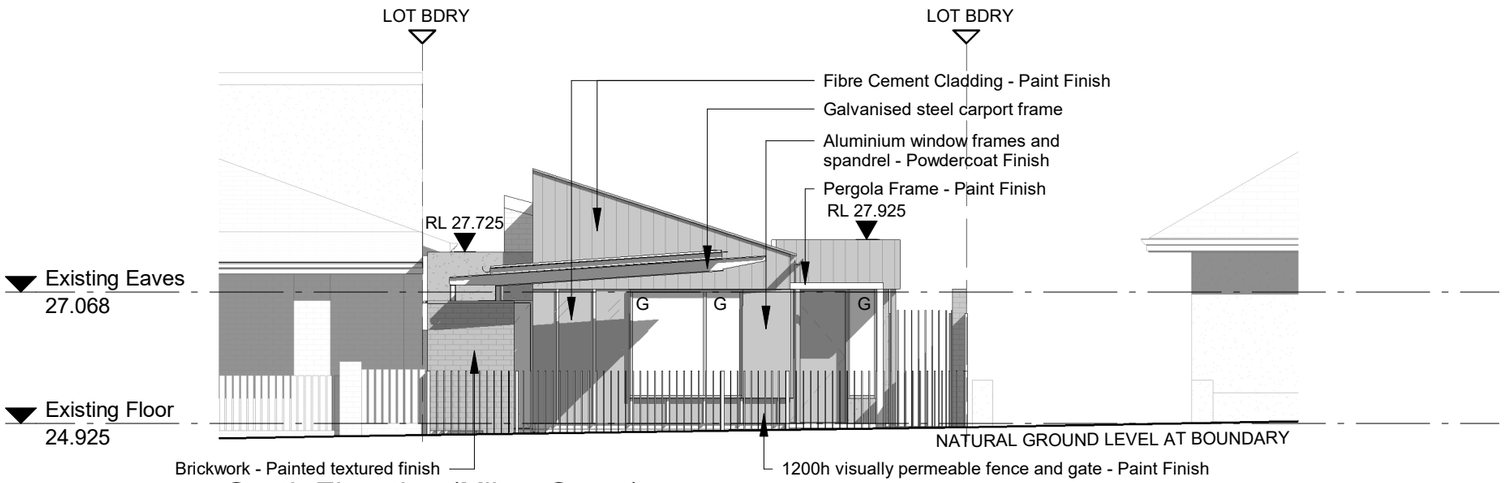
ELEVATION NOTES

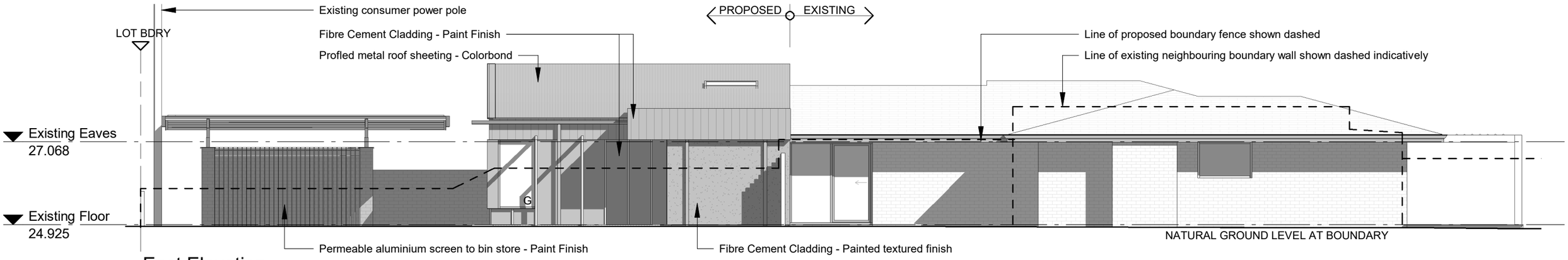
All levels relative to A.H.D. as defined in feature survey by Cottage Surveys; Reference VOL. 1760 FOL. 543, prepared 03 Feb 2026

PROPOSED FINISHES SCHEDULE

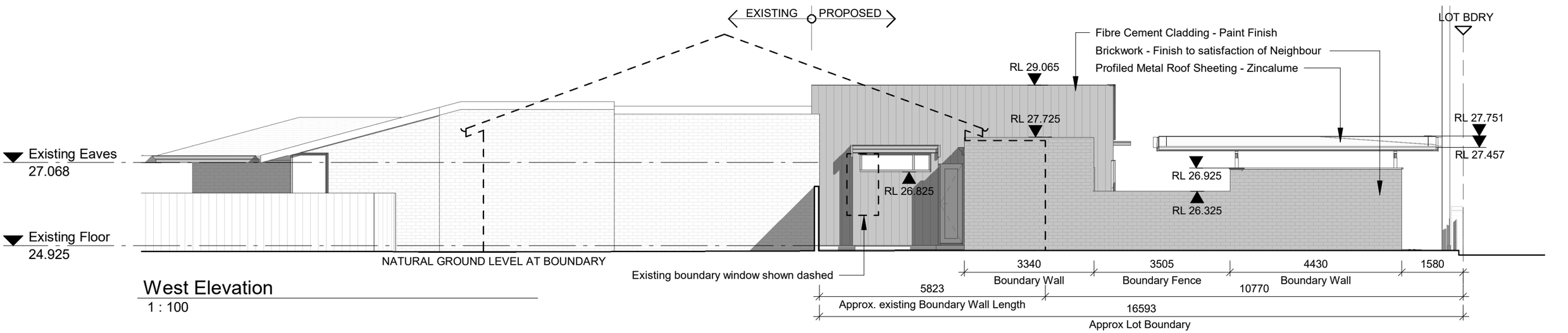
MATERIAL	FINISH	COLOUR
House Addition		
Fibre Cement Wall Cladding	Paint / Texture	Dark Red
Profile Metal Roof Sheet	Colorbond	Manor Red
Window Frames	Powdercoat	Dark Red
Glazed Windows / Doors (G)	Clear Glass	-
Carport / Bin Store		
Brickwork Walls	Paint / Texture	Light Grey
Structure	Galvanised	Grey
Profiled Metal Roof Sheet	Zincalume	Grey
Screen	Paint	Grey



South Elevation (Milton Street)
1 : 100



East Elevation
1 : 100



West Elevation
1 : 100

	38a MILTON STREET, MOUNT HAWTHORN PLANNING APPLICATION PROPOSED ELEVATIONS	DWG Nº: 03 DATE: 12/10/26	SCALE: 1 : 100 @ A3 0 1m 2.5m

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ARTISTIC CONEPT RENDER

	38a MILTON STREET, MOUNT HAWTHORN PLANNING APPLICATION PERSPECTIVE	DWG Nº: 04 DATE: 12/10/26	SCALE: @ A3