LOT 1169 (No.261)

⚠ 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.

STORMWATER DRAINAGE CALCULATIONS:

LOT 1169 (No.261)
SITE AREA: 300m²
LANDSCAPED AREA: 60m²
IMPERVIOUS AREA
TO BE SEALED: 240m²
SIZE OF SOAKWELLS USED:
1500mm dia. x 900mm deep

NUMBER OF SOAKWELLS USED: 2

EACH SOAKWELL CATERS FOR:
1500mm dia. x 900mm = 130.4m²

TOTAL AREA CATERED FOR: = 260.8m²

NOTE:
SOAKWELL QUANTITIES, DIMENSIONS & LOCATIONS ARE INDICATIVE ONLY - FINAL QUANTITIES, DIMENSIONS & LOCATIONS TO BE DETERMINED BY PLUMBER ON SITE TO SUIT ROOF CATCHMENT AREA

NOTE:
STORMWATER/DRAINAGE SYSTEM TO BE OF A SUFFICIENT CAPACITY TO DISPOSE OF SURFACE WATER RESULTING FROM A 1:20 YEAR STORM EVENT.

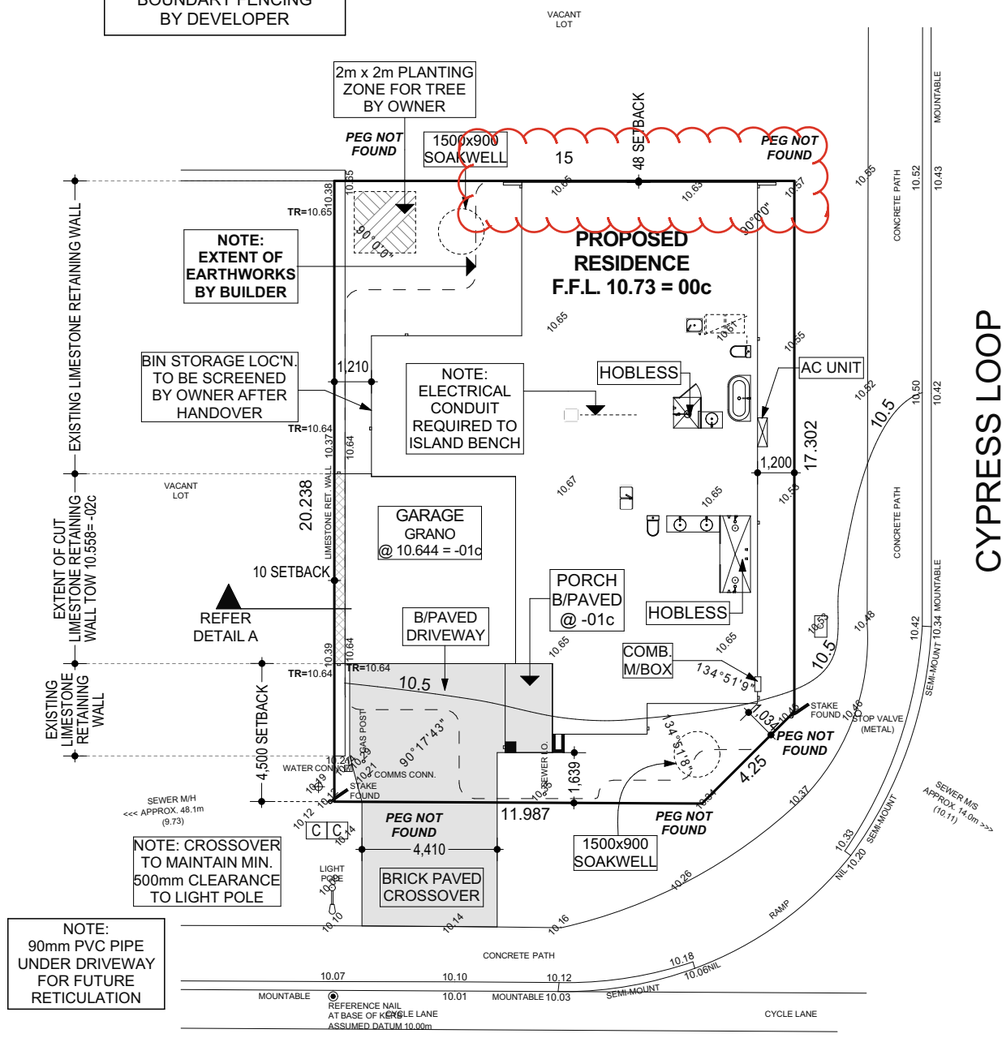
NOTE:
DISTRIBUTION BOARD TO BE INSTALLED, WHERE REQUIRED, AT A NOMINATED LOCATION DETERMINED BY THE ELECTRICIAN IN ACCORDANCE WITH THE ELECTRICAL REGULATIONS.

LOT MISCLOSE
0.000 m

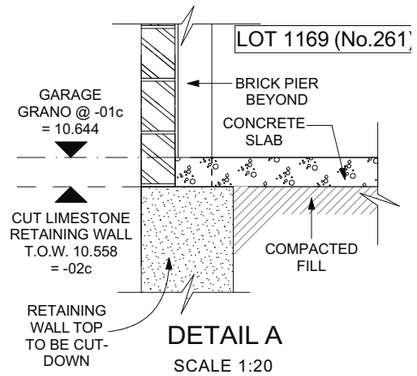
Scale 1:200
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LANDSCAPING NOTE:
FRONT LANDSCAPING BY DEVELOPER & REAR LANDSCAPING BY OWNER

FENCING NOTE:
BOUNDARY FENCING BY DEVELOPER



HENLEY STREET



DETAIL A
SCALE 1:20

NOTE:
DETAIL TO BE CONFIRMED ON SITE PRIOR TO EARTHWORKS

REFER TO ENGINEER'S DRAWINGS FOR CONCRETE FOOTINGS, SLABS & OTHER STRUCTURAL REQUIREMENTS

PLUMBER NOTE:
SEWER INVERT POSITION NOT AVAILABLE AT DATE OF PRINTING. CONFIRM DEPTH AND POSITION PRIOR TO POURING OF CONCRETE SLAB.

NOTE:
SEWER VENTS TO BE INSTALLED TO EXTERNAL BRICKWORK AT NOMINATED LOCATION DETERMINED BY PLUMBER SUBJECT TO SEWER LOCATION & LEVEL

LEGEND

	POWER DOME
	POWER POLE
	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

SITE PLAN

DATE	STAGE	DRAWN
07/09/2026	PLANNING	V.T.
02/09/2026	AMENDS	S.B.
28/08/2026	AMENDS	M.T.
27/08/2026	PRESTART	M.T.
13/08/2026	AMENDS	V.T.
11/08/2026	ENGINEERS	V.T.

SPECIFICATION	DAP / LDP:	VERSION:
SUPREME	N/A	013

SHEET NO. 2 OF 4

⚠ WARNING: Plan not yet approved by titles office. Verify lot dimensions & angles with title.

new homes wa
REG. BUILDER NO: 6129
A.B.N: 72 851 949 131
9 MONTGOMERY WAY, MALAGA WA 6090
PH: (08) 9249 4455
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! WARNING !
PLAN NOT YET APPROVED BY TITLES OFFICE. VERIFY LOT DIMENSIONS & ANGLES WITH TITLE.

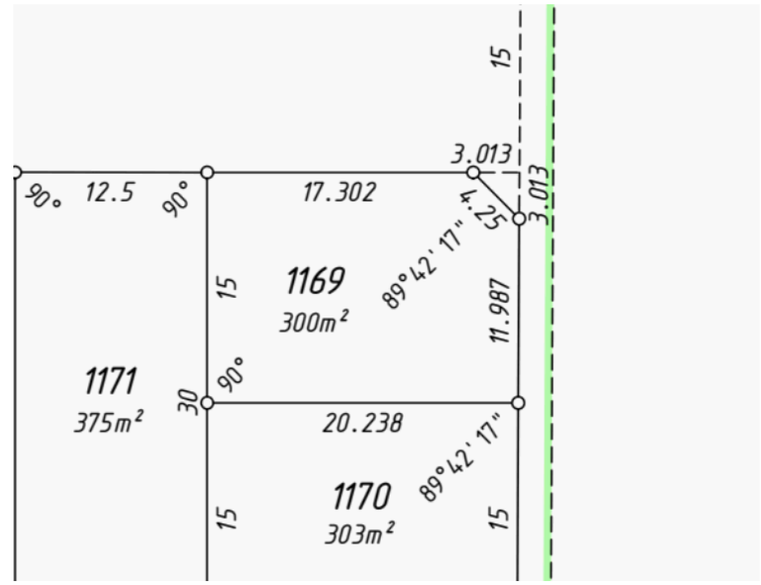
CLIENT :
LACHLAN PARKER RIED & MELANIE RAMSING MUUS

CONTRACT / JOB NO. 26296
AREA 300m²

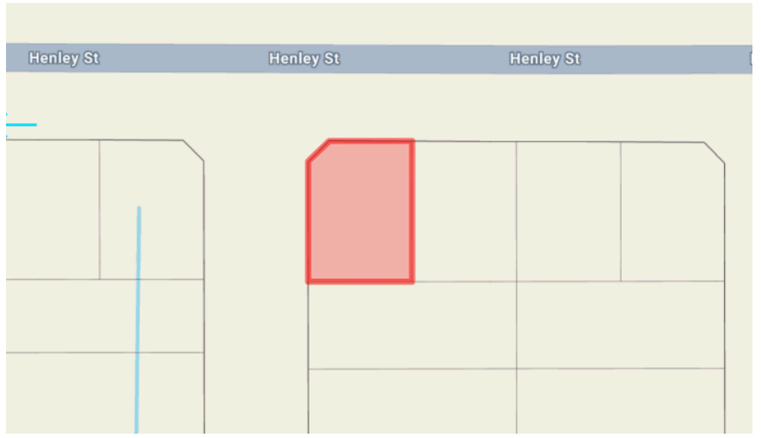
SITE SURVEY

LOT 1169 (No.261) HENLEY STREET,
(DP 431743 - Unapproved)

Suburb HENLEY BROOK
Loc.Auth. CITY OF SWAN
GPS Lat: -31.80573069 Long: 115.97561322
SSA Yes **VOL.** **FOL.**



ELEC.	U/Ground	**SEWER**	Yes (TBA)	**ROADS**	Bitumen	**COASTAL**	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	**COMMS**	Yes	**PATH**	Concrete	**SOIL**	Sand
WATER	Yes	**DRAINAGE**	Good	**KERBS**	See Survey	**VEG.**	Light Grass Cover

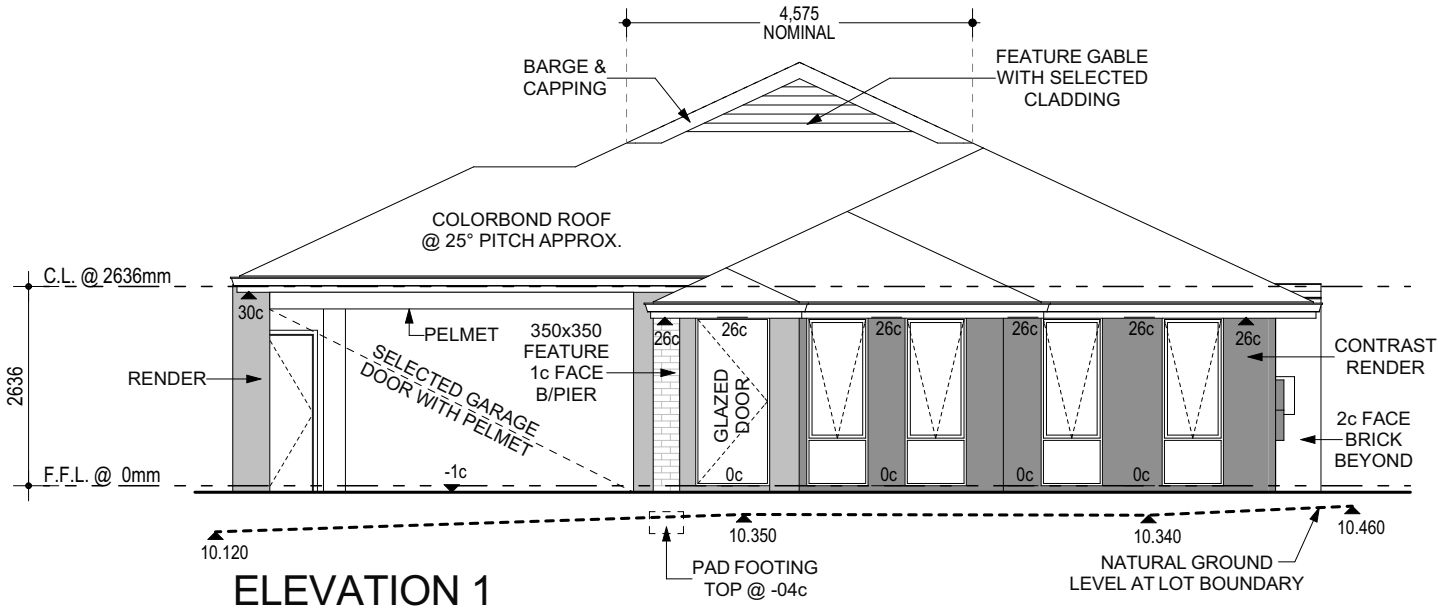


COTTAGE SURVEYS
LICENSED SURVEYORS

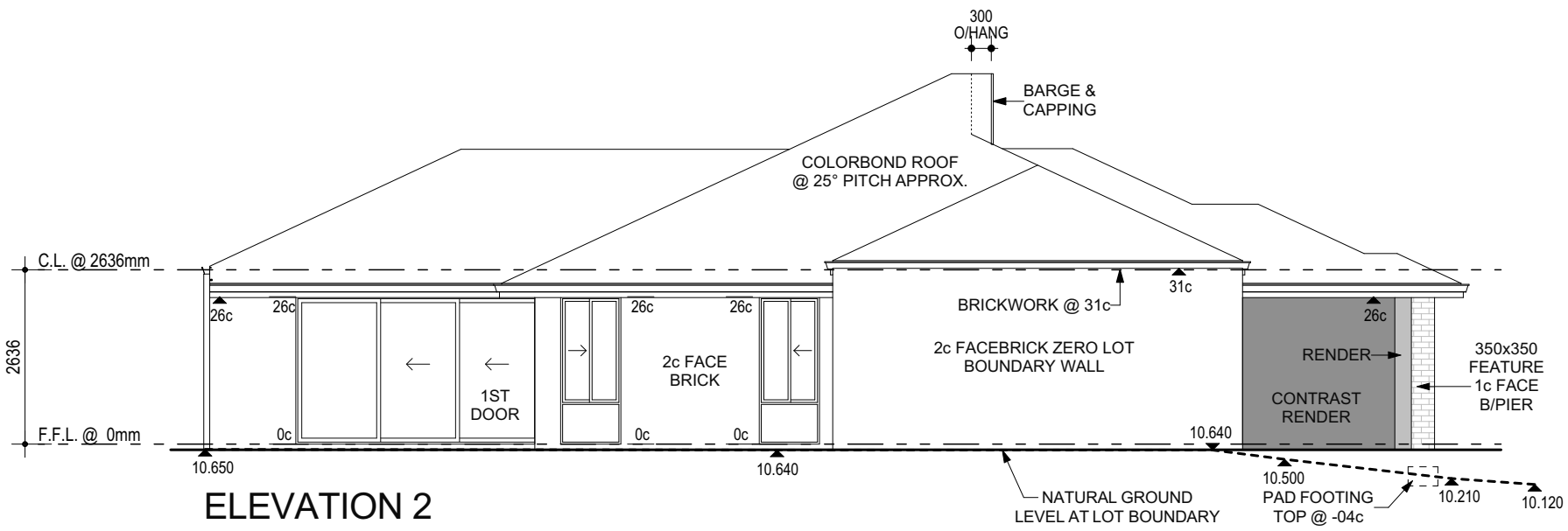
87-89 Guthrie St, Osborne Park WA 6017
PO Box 1611 Osborne Park BC WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

J/No: 649572 Date: 16 Jun 26 Drawn: B. Hiskins

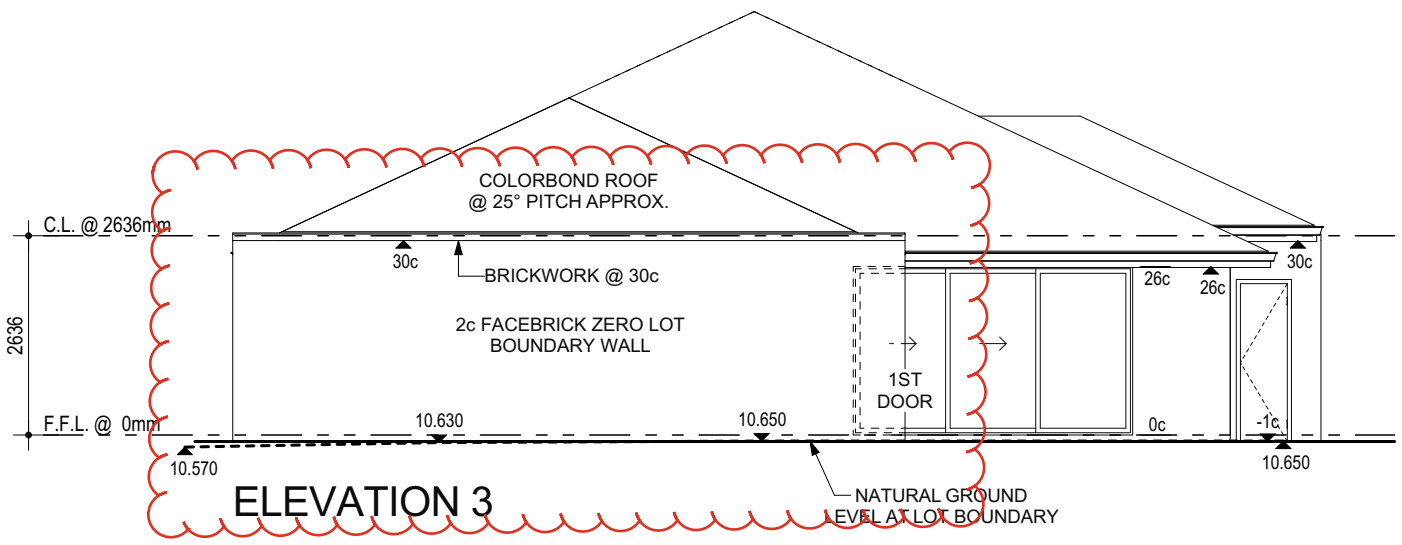
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Version: 3, Version Date: 04/10/2026



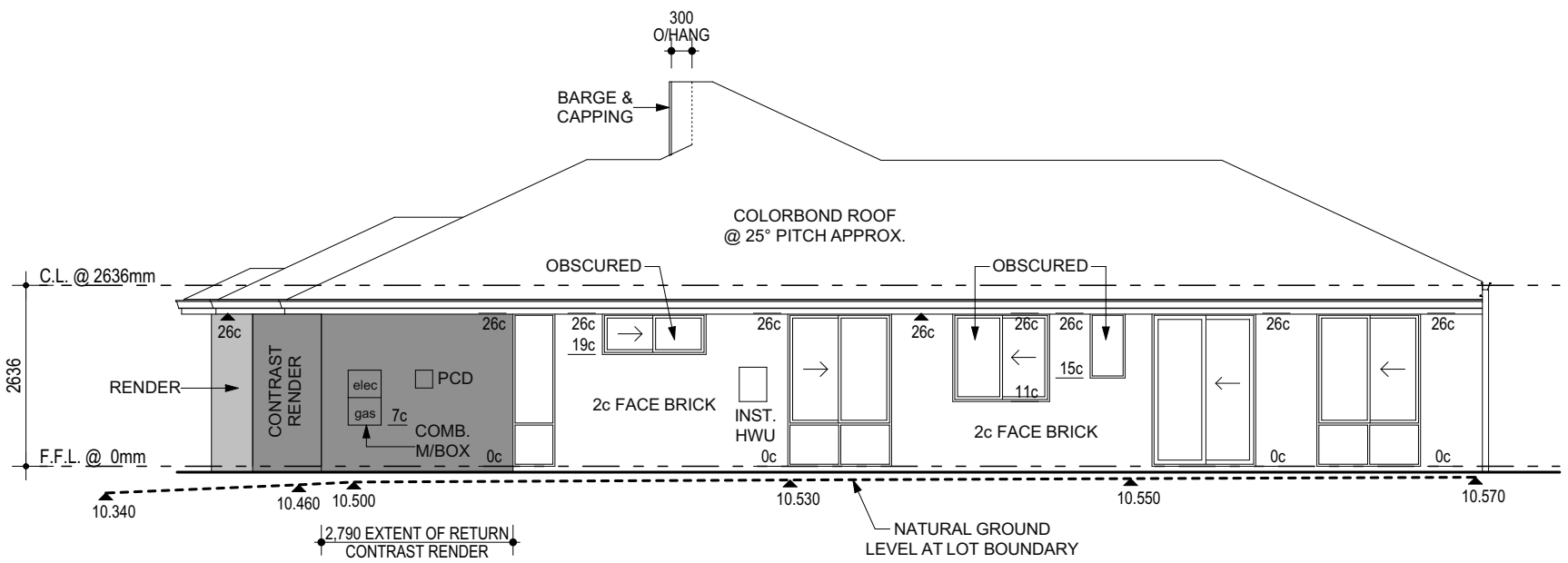
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

new homes wa

REG. BUILDER NO: 6129
A.B.N: 72 851 949 131

9 MONTGOMERY WAY,
MALAGA WA 6090

PH: (08) 9249 4455

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EAGLE BAY (MOD.)

NOTES

ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTORS PRIOR TO THE COMMENCEMENT OF ANY WORKS

EACH DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS & REPORTS

REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL AND CONCRETE WORK

CONSTRUCTION DETAILS MAY VARY ON SITE AT THE BUILDER'S DISCRETION

THE BUILDER RESERVES THE RIGHT TO MAKE MINOR ALTERATIONS DURING CONSTRUCTION IN THE INTEREST OF PRODUCT IMPROVEMENT

DO NOT SCALE FROM DRAWINGS

DATE	STAGE	DRAWN
07/09/2026	PLANNING	V.T.
02/09/2026	AMENDS	S.B.
28/08/2026	AMENDS	M.T.
27/08/2026	PRESTART	M.T.
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SPECIFICATION	DAP / LDP:	VERSION:
SUPREME	N/A	013

CLIENT
LACHLAN PARKER RIED & MELANIE RAMSING MUUS

ADDRESS
LOT 1169 (No.261) HENLEY STREET, HENLEY BROOK

JOB NO. 26296

SHEET NO. 4 OF 4

SCALE 1:100

Document Set ID: 9450604
Version: 3, Version Date: 04/10/2026