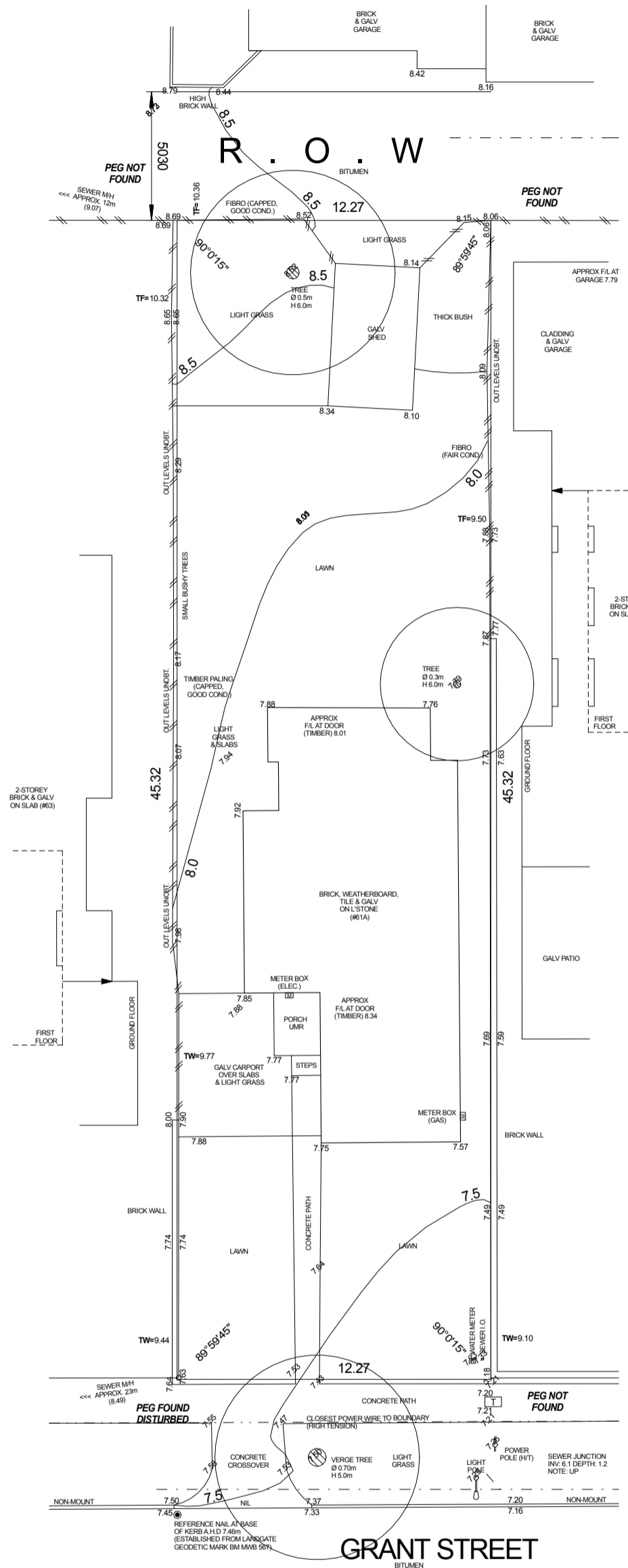


+	Power Dome
-	Power Pole
T	Phone Pile
W	Water Conn.
TP	Top Pillar/Post
TW	Top Wall
TR	Top Retaining
TF	Top Fence



▲ BEWARE:
OVERHEAD POWER LINES IN AREA. ADVISE TRADES

▲ DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

LOT MISCLOSE
0.000 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.

TOWN OF COTTESLOE
DATE RECEIVED
14 June 2024

B	AMENDED DA PLANS	14/06/2024
A	DA PLANS COMPLETE	16/04/2024
REV	AMENDMENT	DATE

PROJECT ADDRESS:
Proposed New Residence for Mr & Mrs Walsh at Lot 79 (#61A) Grant Street COTTESLOE

DRAWING: **EXISTING SITEPLAN**

DRAWING No: **DA-01**

© Copyright 2023 Shayne Le Roy Design Member of the Building Designers Association WA

SCALE	DRAWN	CADFILE	PAGE SIZE
1:200	SL	Walsh_a SKF	A2

SHAYNE LE ROY DESIGN
BUILDING | INTERIORS | PROJECT MANAGEMENT

PO Box 511
MAYLANDS WA 6931
E: shayne@shayneleroy.com.au
M: 0417 949866

CONSTRUCTION NOTES:
1. These drawings are the sole property of SHAYNE LE ROY DESIGN & may not be reproduced or modified in whole or in part without written permission.
2. Conditions shall check all dimensions and conditions are site prior to commencing fabrication or construction. Any discrepancies to be brought to the Designers attention.
3. Do not scale from drawings.
4. Owner to note that all assets shown are without plaster (where applicable) and should be allowed for.

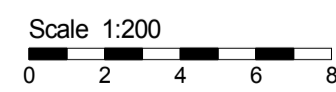
COTTAGE SURVEYS
LICENSED SURVEYORS

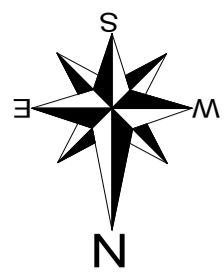
87-89 Guthrie Street
Osborne Park, WA 6017
PO Box 1611
Osborne Park
Business Centre WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB # 571818 **GPS** Lat: -31.986823 Long: 115.760731
CLIENT Walsh
ADDRESS #61A Grant Street **LOT** Lot 79 (Plan 2648)
SUBURB Cottesloe
LGA TOWN OF COTTESLOE **AREA** 556m² **VOL** 1067 **FOL** 392
DRAWN T.Curry **DATE** 11 Apr 24 **SSA** No

ROADS Bitumen
KERBS Non-Mount / Nil
FOOTPATH Concrete
SOIL Sand
DRAINAGE Good
VEGETATION Refer to Survey

ELEC. O/Head
COMMS. Yes
WATER Yes
GAS Check Alinta
SEWER Yes
COASTAL 800m To Ocean (Approximate Only Confirm With Shire)



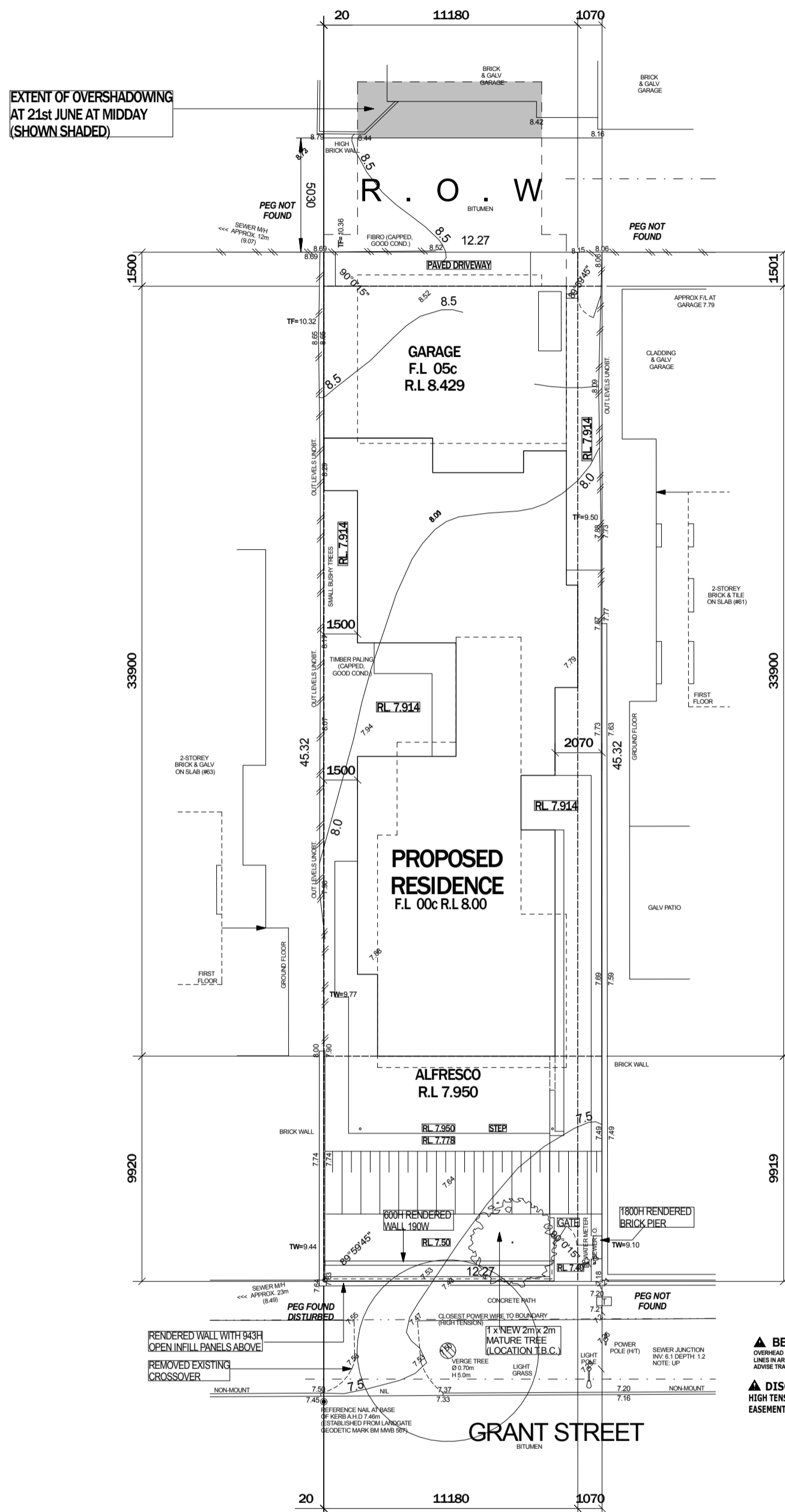


+	Power Dome
-	Power Pole
T	Phone Pile
C	Water Conn.
TP	Top Pillar/Post
TW	Top Wall
TR	Top Retaining
TF	Top Fence

OVERSHADOWING CALCULATION:

LEGEND:
- SHADOW CAST BY PROPOSED NEW RESIDENCE
ON 21st JUNE AT MIDDAY

CALCULATION:
EXTENT OF OVERSHADOWING : 20.028m²
NEIGHBOURING SITE AREA : 556m²
PERCENTAGE OF OVERSHADOWING : 3.6%



EXTENT OF OVERSHADOWING
AT 21st JUNE AT MIDDAY
(SHOWN SHADED)

BEWARE:
OVERHEAD POWER LINES IN AREA. ADVISE TRADES

DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

LOT MISCLOSE
0.000 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.

TOWN OF COTTESLOE
DATE RECEIVED
14 June 2024

B	AMENDED DA PLANS	14/06/2024
A	DA PLANS COMPLETE	16/04/2024
REV	AMENDMENT	DATE

PROJECT ADDRESS:
**Proposed New Residence for
Mr & Mrs Walsh
at Lot 79 (#61A) Grant Street
COTTESLOE**

DRAWING: **PROPOSED SITEPLAN**
DRAWING No: **DA-02**

© Copyright 2023 Shayne Le Roy Design
Member of the Building Designers Association WA

SCALE	DRAWN	CADFILE	PAGE SIZE
1:200	SL	Walsh_sl.SKF	A2

SHAYNE LE ROY DESIGN
BUILDING | INTERIORS | PROJECT MANAGEMENT

PO Box 511
MAYLANDS WA 6931
E: shayne@shayneleroy.com.au
M: 0417 949866

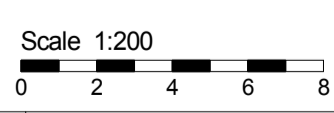
COTTAGE SURVEYS
LICENSED SURVEYORS

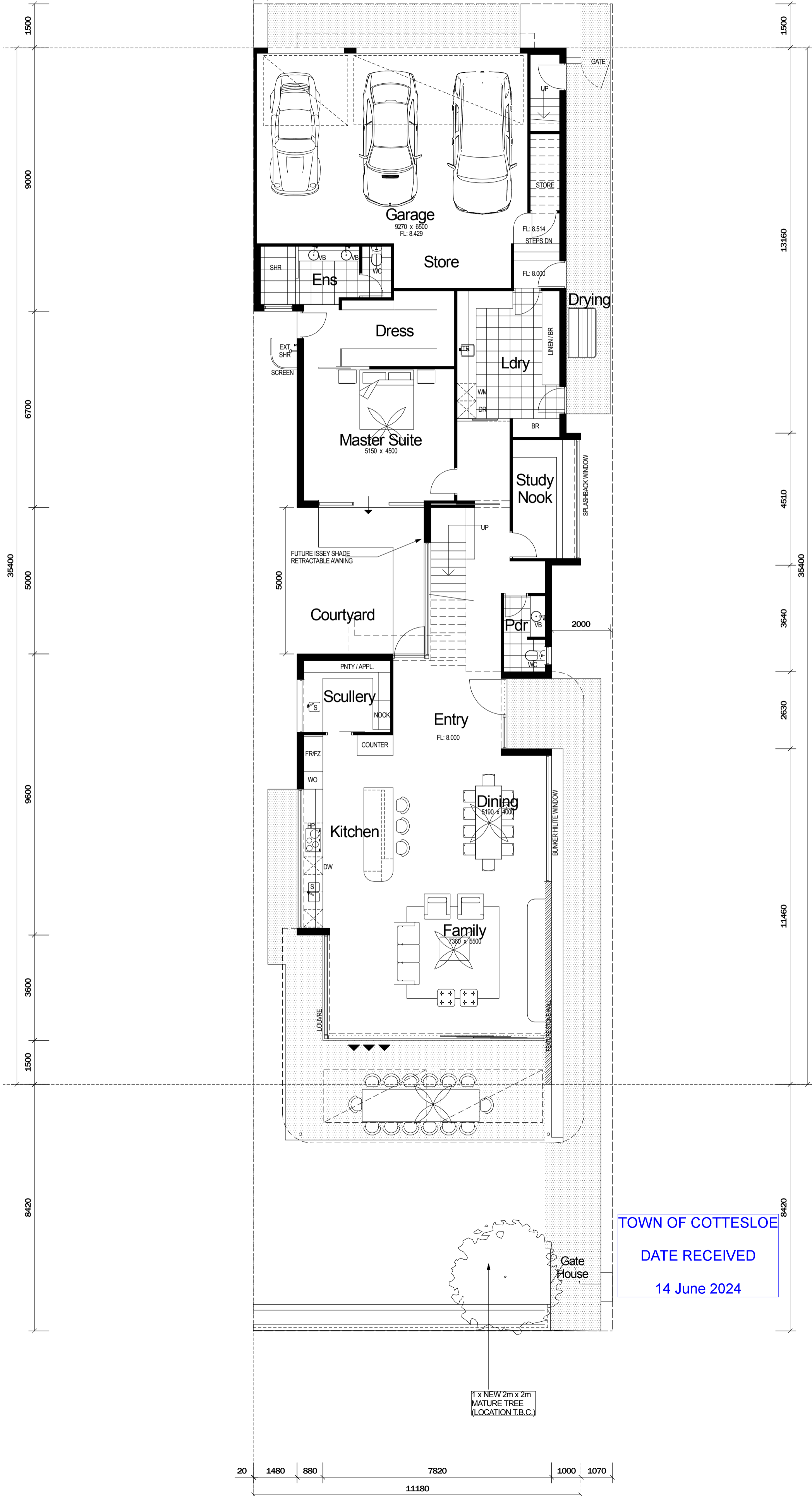
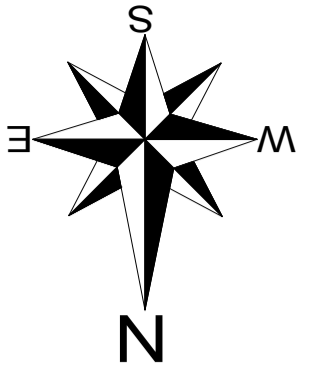
87-89 Guthrie Street
Osborne Park, WA 6017
PO Box 1611
Osborne Park
Business Centre WA 6017
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	571818	GPS	Lat: -31.986823 Long: 115.760731
CLIENT	Walsh	LOT	Lot 79 (Plan 2648)
ADDRESS	#61A Grant Street	AREA	556m ²
SUBURB	Cottesloe	VOL	1067
LGA	TOWN OF COTTESLOE	FOL	392
DRAWN	T.Currey	DATE	11 Apr 24
		SSA	No

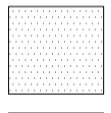
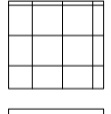

ROADS	Bitumen
KERBS	Non-Mount / Nil
FOOTPATH	Concrete
SOIL	Sand
DRAINAGE	Good
VEGETATION	Refer to Survey

ELEC.	O/Head
COMMS.	Yes
WATER	Yes
GAS	Check Alinta
SEWER	Yes
COASTAL	800m To Ocean (Approximate Only Confirm With Shire)





LEGEND

-  EXTERNAL PAVING FINISH TBC
-  INTERNAL FLOOR TILING
-  SOFT LANDSCAPING

AREAS

LOC.	NETT AREA
GRD FL-R	-212.283 sq.m (Per 90.378m)
UPR FLR	-113.727 sq.m (Per 54.540m)
GARAGE	- 78.589 sq.m
GRANNY FLAT	- 67.719 sq.m
TOTAL	-472.318 sq.m

SITE COVERAGE:
 LAND: 556m²
 SITE COVER: 290.872m² OR 52.315%

REV	AMENDMENT	DATE
B	AMENDED DA PLANS	14/6/2024
A	DA PLANS COMPLETE	16/4/2024

PROJECT ADDRESS:
Proposed New Residence for Mr & Mrs Walsh at Lot 79 (#61A) Grant Street COTTESLOE

DRAWING: **GROUND FLOOR PLAN**

DRAWING No: **DA-03**

© Copyright 2023 Shayne Le Roy Design Member of the Building Designers Association WA

SCALE	DRAWN	CADFILE	PAGE SIZE
1:100	SL	Wahp_b SKF	A2

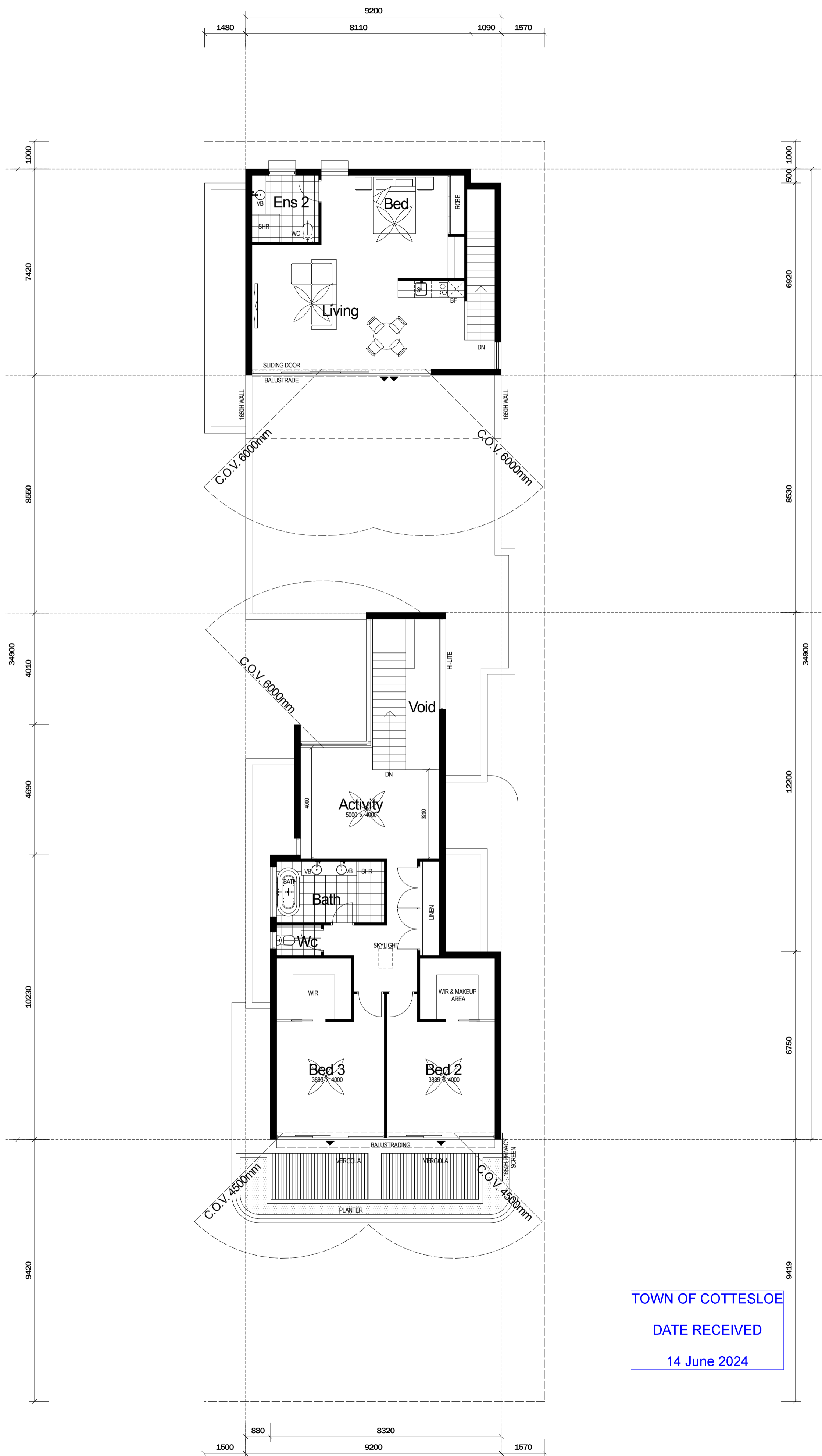
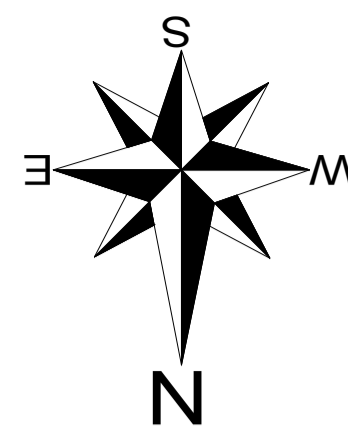


PO Box 511 MAYLANDS WA 6931 E: shayne@shayneleroy.com.au M: 0417 949656

CONSTRUCTION NOTES:
 1. These plans are the sole property of SHAYNE LE ROY DESIGN & may not be reproduced or modified in whole or in part without written permission.
 2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the Designers attention.
 3. Do not scale from drawings.
 4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.

TOWN OF COTTESLOE
DATE RECEIVED
14 June 2024

20 1480 880 7820 1000 1070 11180



TOWN OF COTTESLOE
DATE RECEIVED
14 June 2024

B	AMENDED DA PLANS	14/6/2024
A	DA PLANS COMPLETE	16/4/2024
REV	AMENDMENT	DATE

PROJECT ADDRESS:
**Proposed New Residence for
Mr & Mrs Walsh
at Lot 79 (#61A) Grant Street
COTTESLOE**

DRAWING: **FIRST FLOOR PLAN**

DRAWING No: **DA-04**

© Copyright 2023 Shayne Le Roy Design Member of the Building Designers Association WA

SCALE: **1:100** DRAWN: **SL** CADFILE: **Walsh_b_SKF** PAGE SIZE: **A2**



PO Box 511
MAYLANDS WA 6931
E: shayne@shayneleroy.com.au
M: 0417 949666

CONSTRUCTION NOTES:
1. These plans are the sole property of SHAYNE LE ROY DESIGN & may not be reproduced or modified in whole or in part without written permission.
2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the Designers attention.
3. Do not scale from drawings.
4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.

