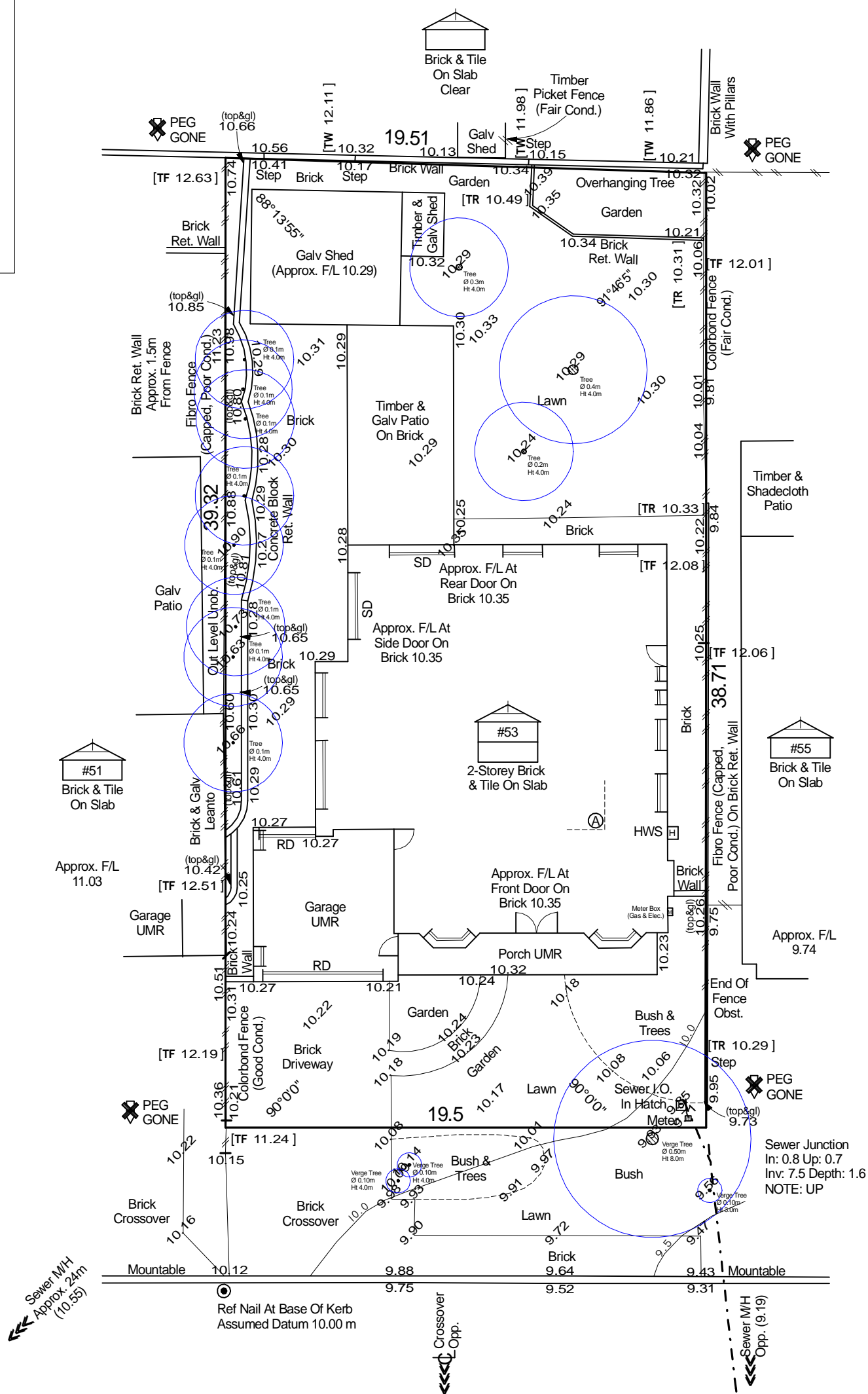
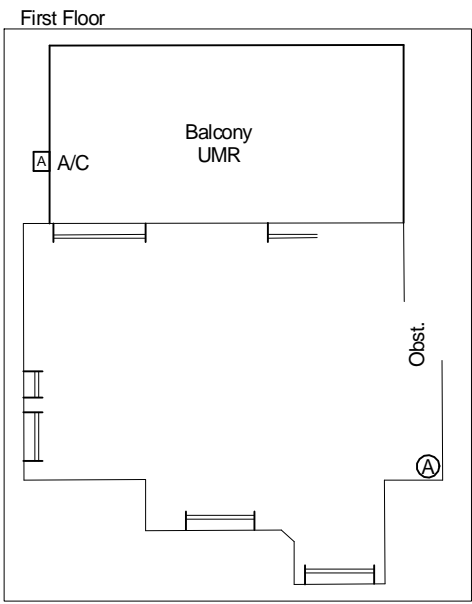


Site Survey

LEGEND		Power Dome
		Power Pole
		Phone Pits
		Water Conn.
		Top Wall
		Top Retaining
		Top Fence



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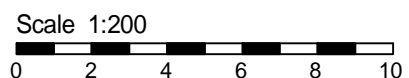
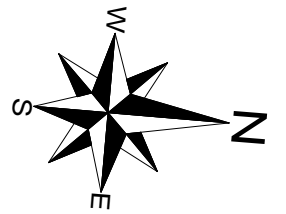
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LOT MISCLOSE
0.008 m

NOTE:
TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

NOTE:
UNDERGROUND POWER NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH WESTERN POWER.

Bacchante Circle
Bitumen



Drawn	: CS
Date	: 15/02/24
Scale	: 1:200
Sheet	: 9 of 9



87-89 Guthrie Street
Osborne Park, WA 6017

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Business Centre WA 6917

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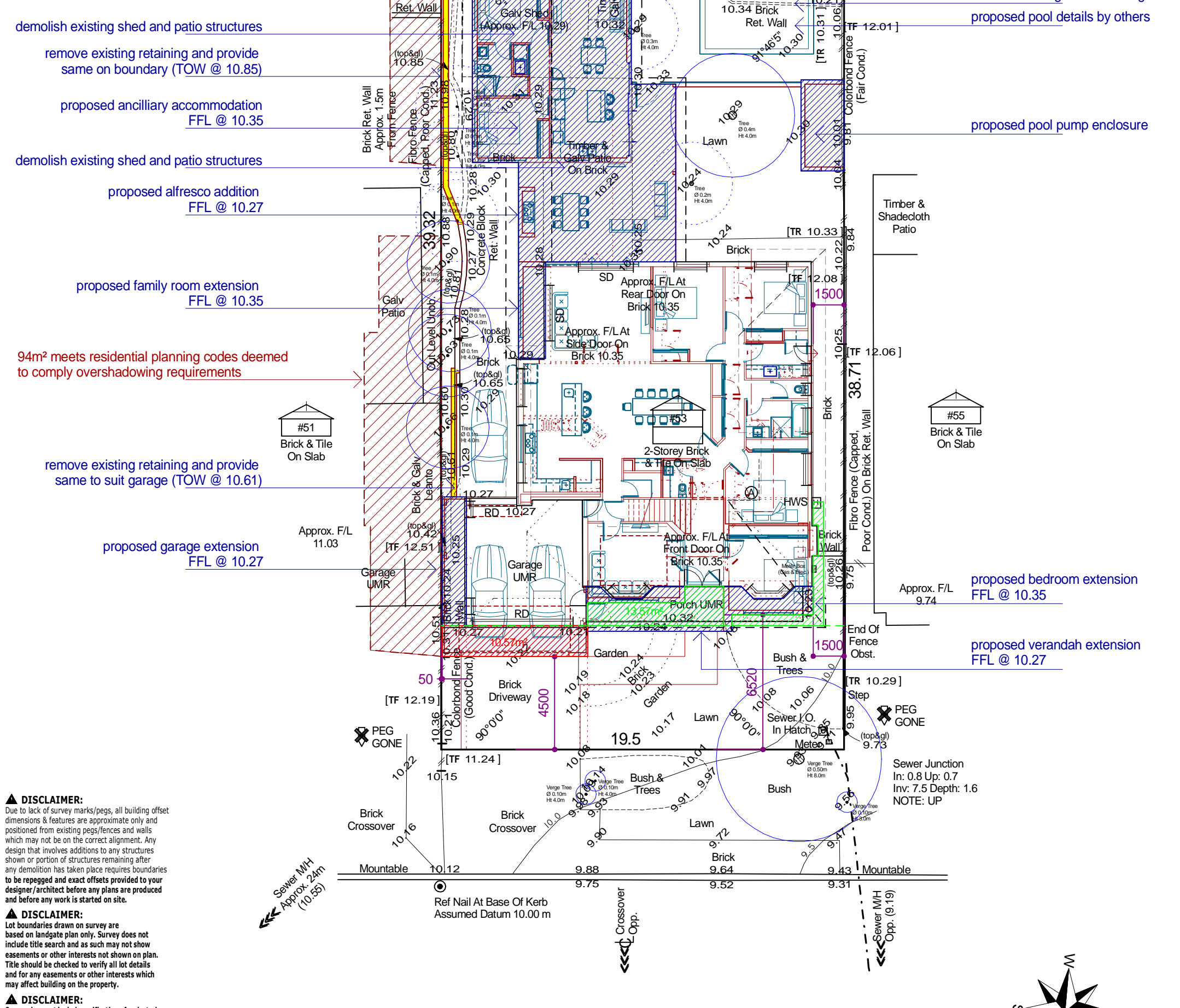
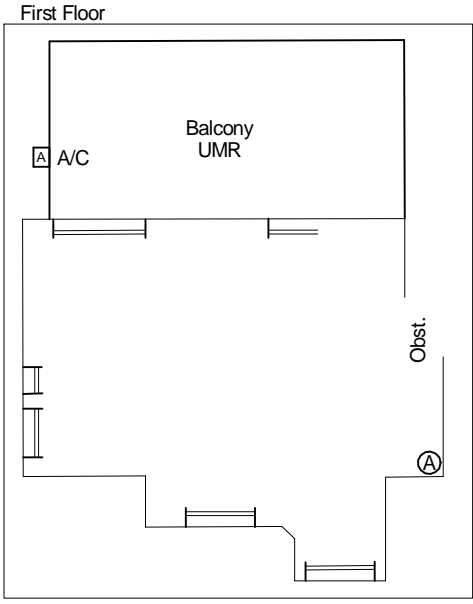
JOB #	541632	GPS	Lat: -31.745009 Long: 115.727646
ADDRESS	#53 Bacchante Circle	LOT	Lot 42 (Plan 18164)
SUBURB	Ocean Reef	AREA	761m ²
LGA	CITY OF JOONDALUP	VOL.	1914
DRAWN	B. Smith	FOL.	550
		DATE	20 Feb 23
		SSA No	

ROADS	Bitumen
KERBS	Mountable
FOOTPATH	Nil
SOIL	Sand, L'Stone(Poss)
DRAINAGE	Good
VEGETATION	Light Grass Cover

ELEC.	U/Ground(Not Loc)
COMMS.	Not loc.
WATER	Yes
GAS	Check Alinta
SEWER	Yes
COASTAL	300m To Ocean (Approximate Only Confirm With Shire)

Proposed Ground

⊕	Power Dome
⊙	Power Pole
⊕	Phone Pits
⊕	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence



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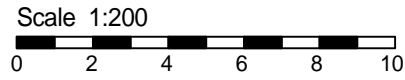
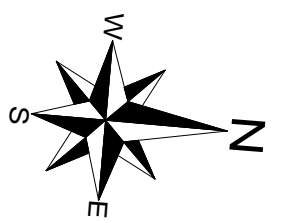
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Bacchante Circle
Bitumen



Drawn	: CS
Date	: 15/02/24
Scale	: 1:200
Sheet	: 7 of 9

COTTAGE SURVEYS
LICENSED SURVEYORS

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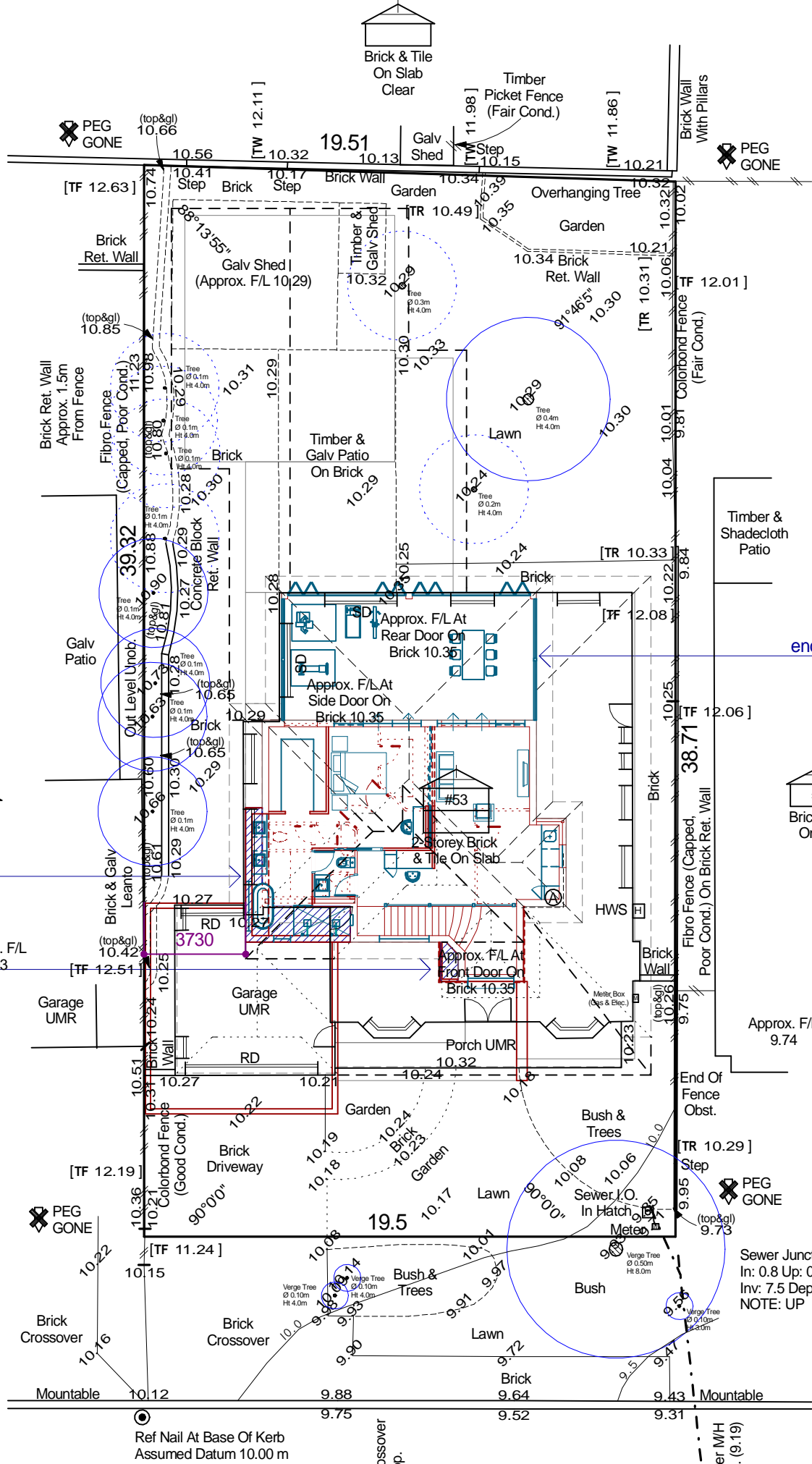
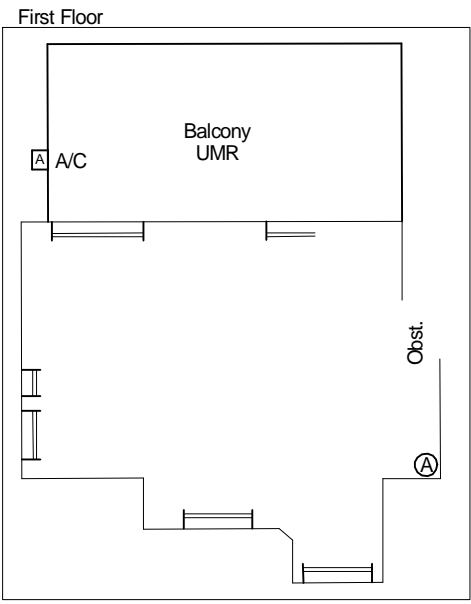
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DRAINAGE	Good
VEGETATION	Light Grass Cover

ELEC.	U/Ground(Not Loc)
COMMS.	Not loc.
WATER	Yes
GAS	Check Alinta
SEWER	Yes
COASTAL	300m To Ocean (Approximate Only, Confirm With Shire)

Proposed Upper

⊕	Power Dome
⊖	Power Pole
⊕ ⊖	Phone Pits
⊕	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence



extend existing ensuite

extend existing upper floor

enclose existing balcony with windows

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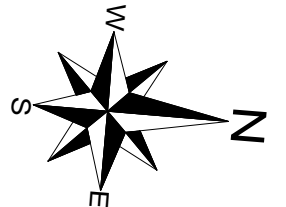
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Bacchante Circle
Bitumen



Scale 1:200
0 2 4 6 8 10

Drawn : CS
Date : 15/02/24
Scale : 1:200
Sheet : 8 of 9



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JOB # 541632
ADDRESS #53 Bacchante Circle
SUBURB Ocean Reef
LGA CITY OF JOONDALUP
DRAWN B. Smith

GPS Lat: -31.745009 Long: 115.727646
LOT Lot 42 (Plan 18164)
AREA 761m² **VOL.** 1914 **FOL** 550
DATE 20 Feb 23 **SSA** No

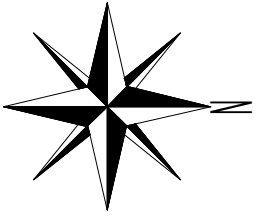
ROADS Bitumen
KERBS Mountable
FOOTPATH Nil
SOIL Sand, L'Stone(Poss)
DRAINAGE Good
VEGETATION Light Grass Cover

ELEC. U/Ground(Not Loc)
COMMS. Not loc.
WATER Yes
GAS Check Alinta
SEWER Yes
COASTAL 300m To Ocean (Approximate Only Confirm With Shire)

Open Space Calcs

Site Area	761m ²
Minimum Open Space %	50%
Minimum Open Space m ²	380m ²
Proposed Open Space m ²	406m ²
Proposed Open Space %	53%
Complies	YES

provide ancillary accommodation



demolish portion of existing retaining wall and build same on boundary

NOTE
Solar panel system to roof to be discussed/selected

extend family room subject to engineers requirements

rain water tank connected to downpipe

remove existing window and brick up opening

demolish existing kitchen and provide new

remove existing window and brick in new frame

demolish portion of existing retaining wall and build same to suit carbay requirement

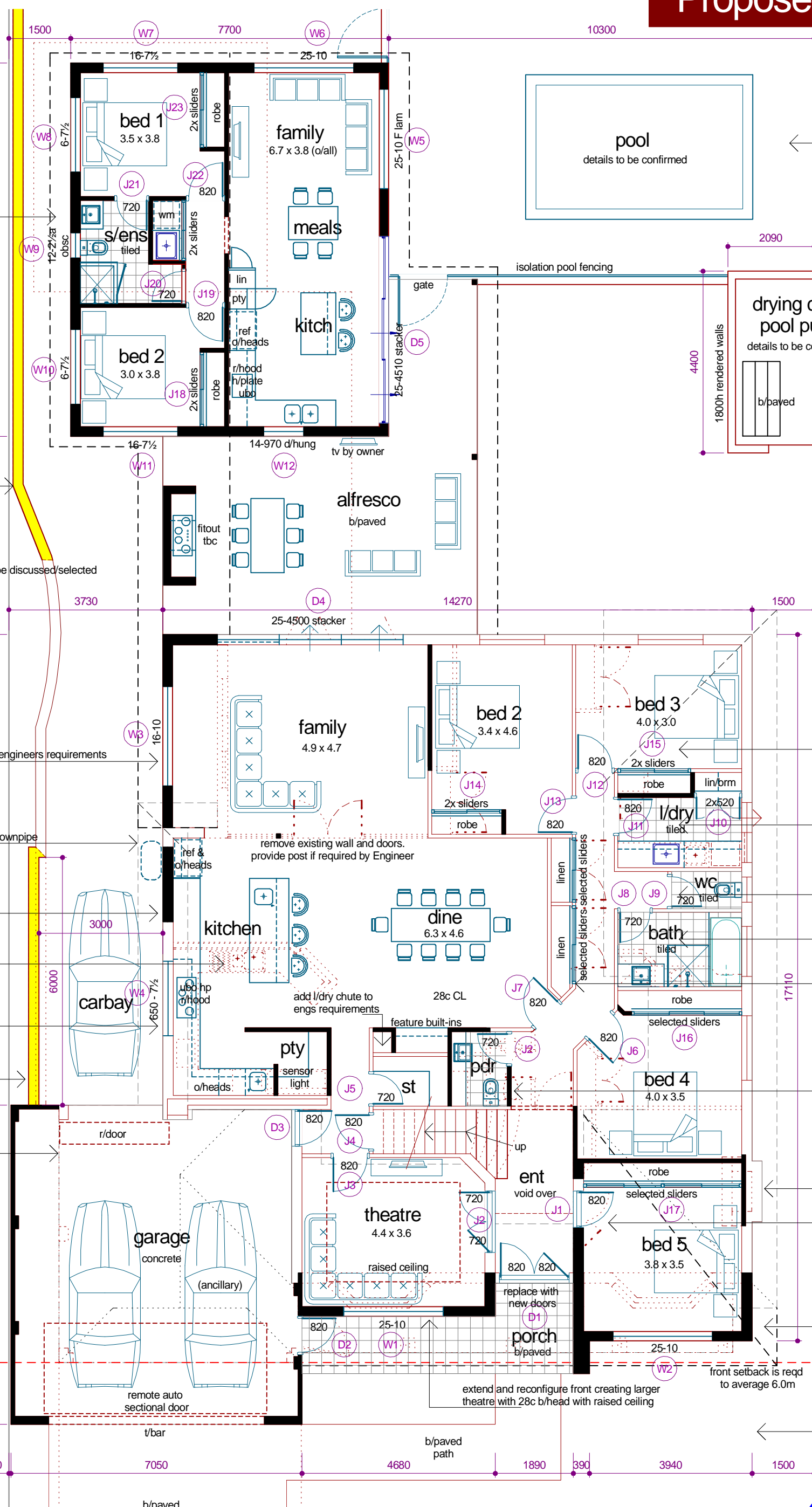
demolish carport and provide garage

AREA

Ground Floor	221.48m ²
Garage	52.83m ²
Porch	10.64m ²
Alfresco	44.66m ²
Ancillary	69.61m ²
Upper Floor	91.43m ²
Balcony	43.76m ²
Total	534.41m ²

CLIENT NOTE

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



landscaping requirements to be discussed

drying court/
pool pump
details to be confirmed

remove existing robe and relocate as shown

refurb laundry adding new fixtures and fittings and provide new tiling

refurb wc adding new fixtures and fittings and provide new tiling

refurb bath adding new fixtures and fittings and provide new tiling

remove existing doors and b/wk over and install new sliders and new shelves

reduce store and move powder over. provide straight treads to widen entry.

remove fireplace and brick up
remove existing double door frame and brick in new door and frame

extend and reconfigure front creating larger bed 4 and 5 with flat 28c ceiling

landscaping requirements to be discussed

Proposed Works at:

53 Bacchante Circle, Ocean Reef

For:

Johnson

Drawn : CS

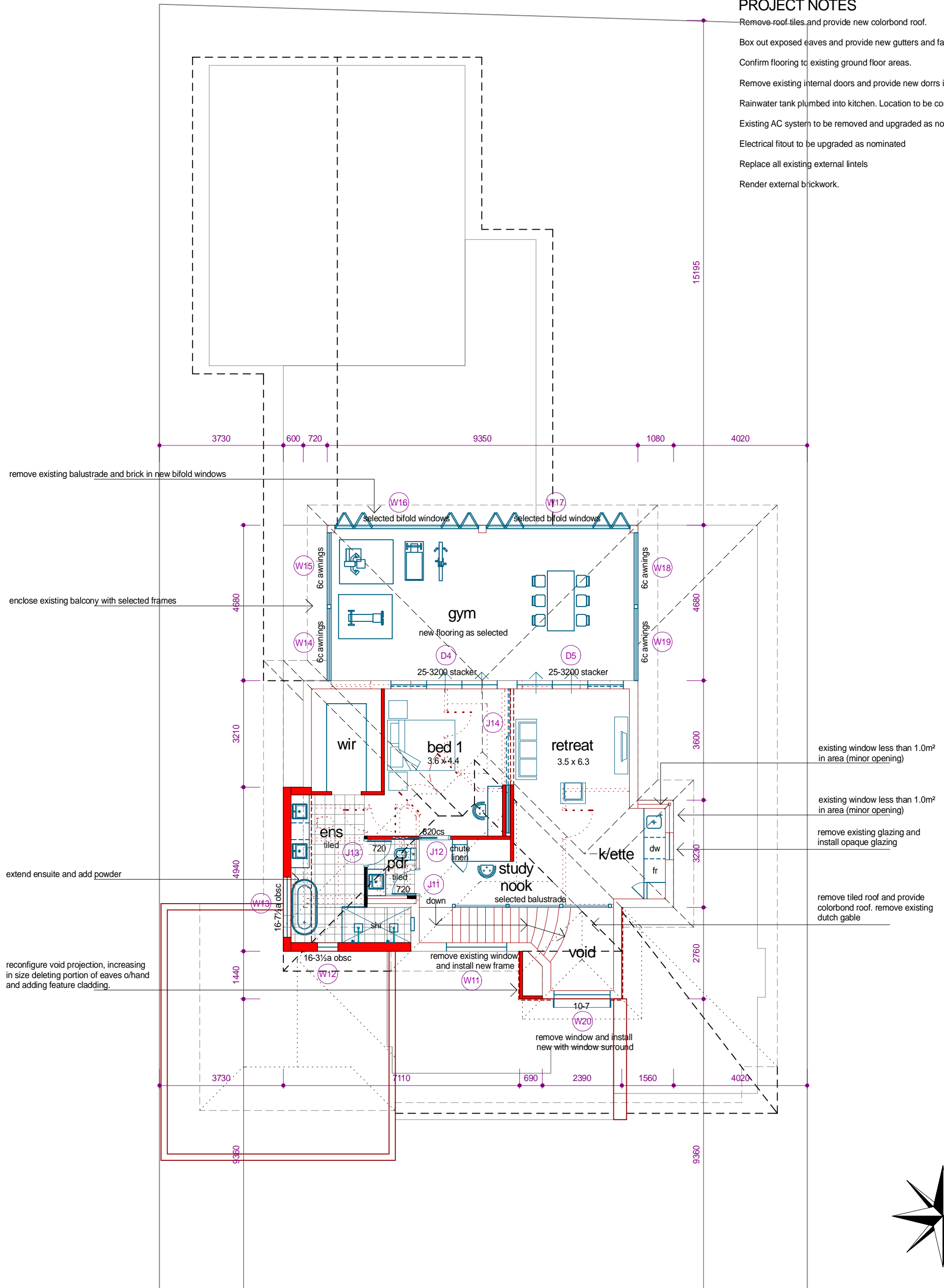
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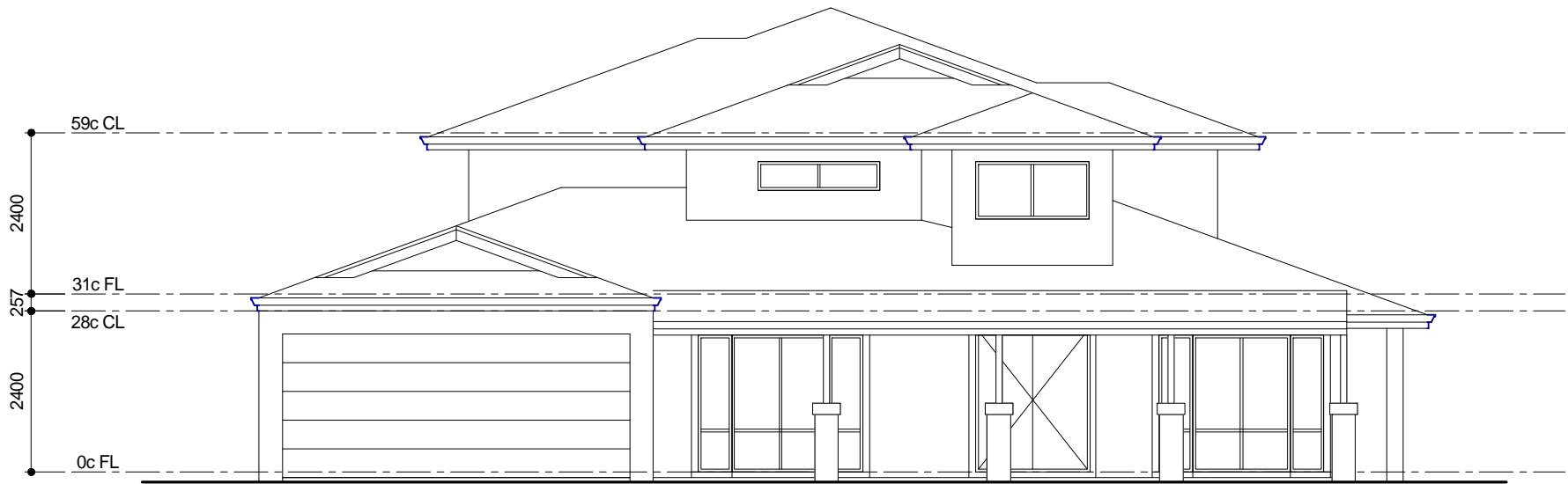
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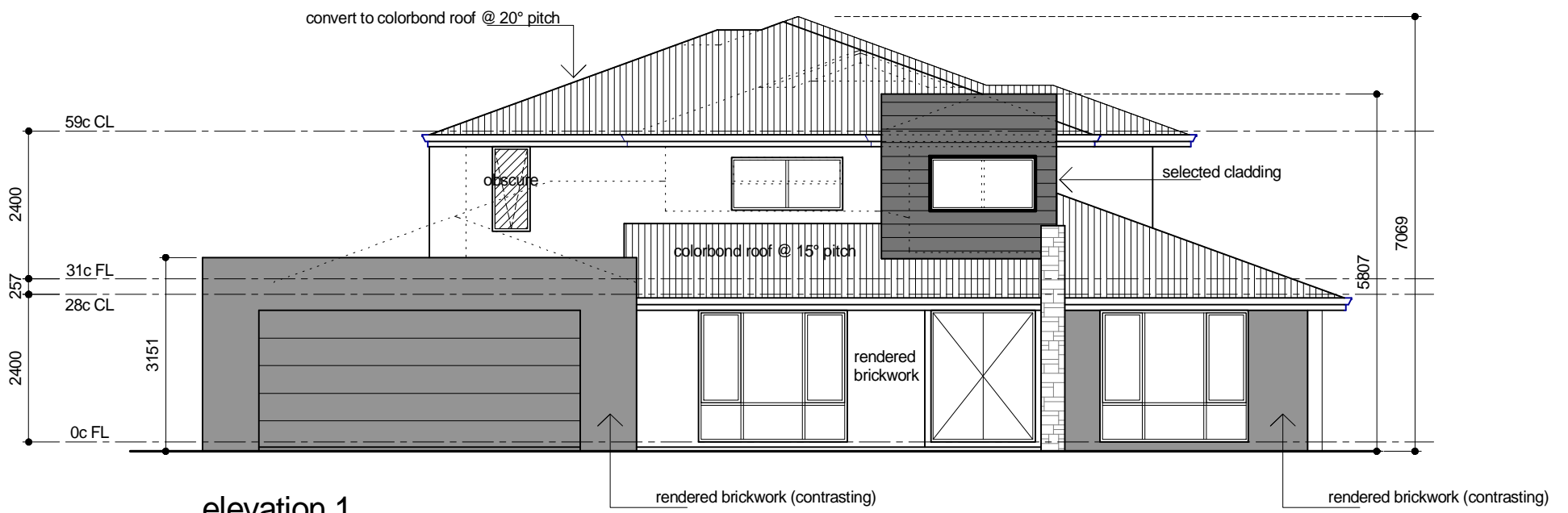
PROJECT NOTES

- Remove roof tiles and provide new colorbond roof.
- Box out exposed eaves and provide new gutters and fascia.
- Confirm flooring to existing ground floor areas.
- Remove existing internal doors and provide new dorrs into existing frames.
- Rainwater tank plumbed into kitchen. Location to be confirmed.
- Existing AC system to be removed and upgraded as nominated
- Electrical fitout to be upgraded as nominated
- Replace all existing external lintels
- Render external brickwork.

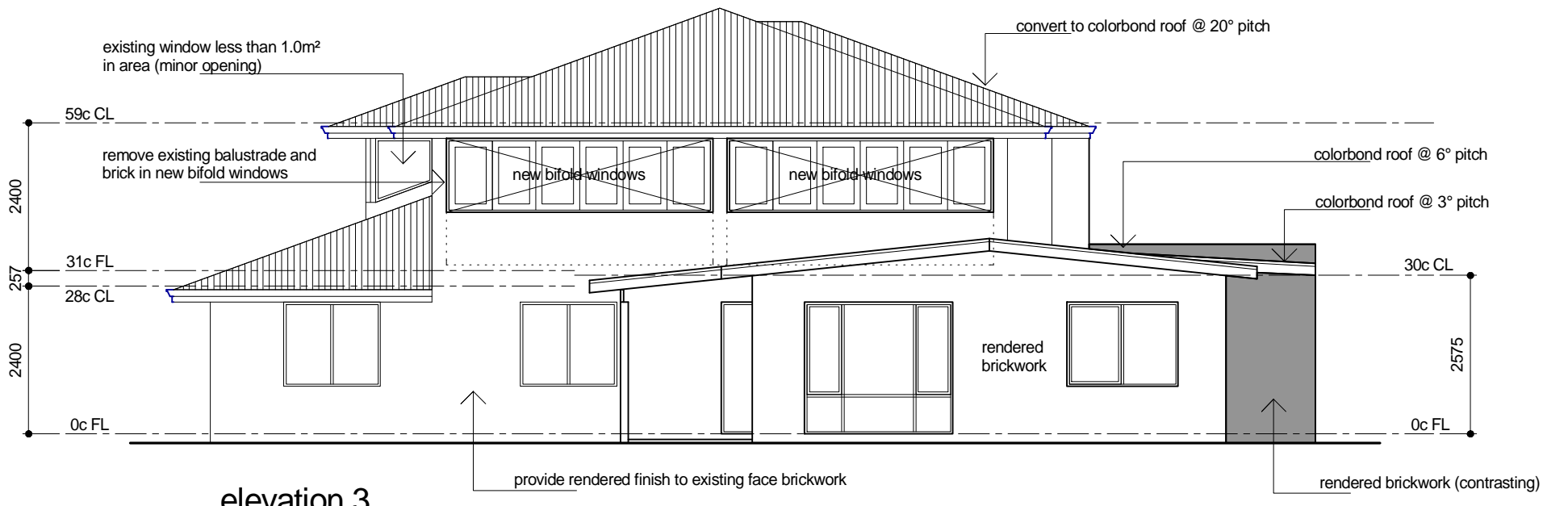




existing elevation 1



elevation 1



elevation 3

