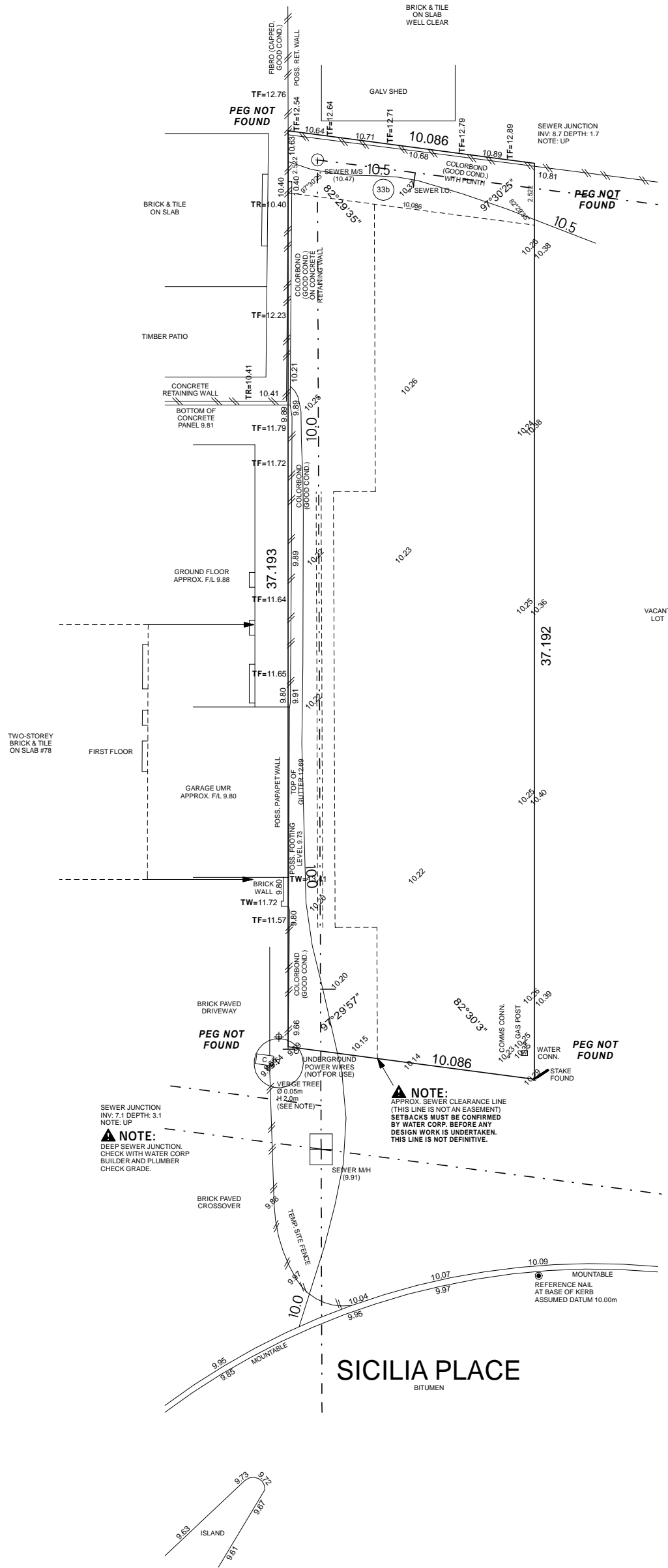


LEGEND	
⊕	POWER DOME
⊙	POWER POLE
⊕	PHONE PITS
⊕	WATER CONN.
⊕	TOP PILLAR/POST
⊕	TOP WALL
⊕	TOP RETAINING
⊕	TOP FENCE



NOTE:
EASEMENT (SEWERAGE).
REFER TO SEC 167 T.P.D. ACT
SEE DOCUMENT

33b

NOTE:
NOTIFICATION.
REFER TO SEC 70A T.L.A.
SEE DOCUMENT
PEAT SOIL

LOT MISCLOSE
0.000 m

NOTE:
Changes to the City Of Stirling Street & Reserve Trees Policy require minimum setbacks to all crossovers dependant on the Diameter At Breast Height (DBH) of any verge trees. Cottage & Engineering Surveys recommends contacting City Of Stirling to verify any verge tree details with their tree audit database before any design work is undertaken.

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.

NOTE:
DEEP SEWER JUNCTION.
CHECK WITH WATER CORP
BUILDER AND PLUMBER
CHECK GRADE.

NOTE:
APPROX. SEWER CLEARANCE LINE
(THIS LINE IS NOT AN EASEMENT)
SETBACKS MUST BE CONFIRMED
BY WATER CORP. BEFORE ANY
DESIGN WORK IS UNDERTAKEN.
THIS LINE IS NOT DEFINITIVE.

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



87-89 Guthrie Street
Osborne Park, WA 6017

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JOB #	544837	GPS	Lat: -31.883812 Long: 115.824461
CLIENT	Parcel Property	ORDER #	
ADDRESS	Sicilia Place	LOT	Lot 100 (DP 422235 - Unapproved)
SUBURB	Balcatta	AREA	372m ²
LGA	CITY OF STIRLING	DATE	11 Apr 23
DRAWN	R. Mohen	SSA	Yes

ROADS	Bitumen
KERBS	Mountable
FOOTPATH	Nil
SOIL	Sand
DRAINAGE	Good
VEGETATION	Light Grass Cover

ELEC.	U/Ground
COMMS.	Yes
WATER	Yes
GAS	Check Alinta
SEWER	Yes
COASTAL	No

(Approximate Only Confirm With Shire)