

LOT ADDRESS:

151 MONTAGUE WAY, KALLAROO

FILE No 2724

LOCAL AUTHORITY: CITY OF JOONDALUP

REF. No: 33565

VARIATIONS (all sheets)	DWN.	DATE

### SURVEYOR SITE INSPECTION REPORT

ELECTRICITY:	UNDERGROUND	GAS:	YES * (see notes)
TELECOM:	YES	WATER:	YES
SEWERAGE:	YES, ABOUT 0.5m DEEP (TOP OF RISER)	VEGETATION:	THICK GRASS & WEEDS
ROAD:	BITUMEN	ACCESS:	FAIR
SOIL:	SAND	VEGETATION:	THICK GRASS & WEEDS
REFUG:	SEE PLAN	VEGETATION:	THICK GRASS & WEEDS

**IMPORTANT NOTE:**  
 LOCATION OF BOUNDARY PEGS & IMPROVEMENTS NOT GUARANTEED UNLESS BOUNDARIES ARE REPEGGED AT TIME OF SURVEY. CHECK TITLE FOR EASEMENTS, COVENANTS & COVENANTS. PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING.

**TITLE DETAILS**

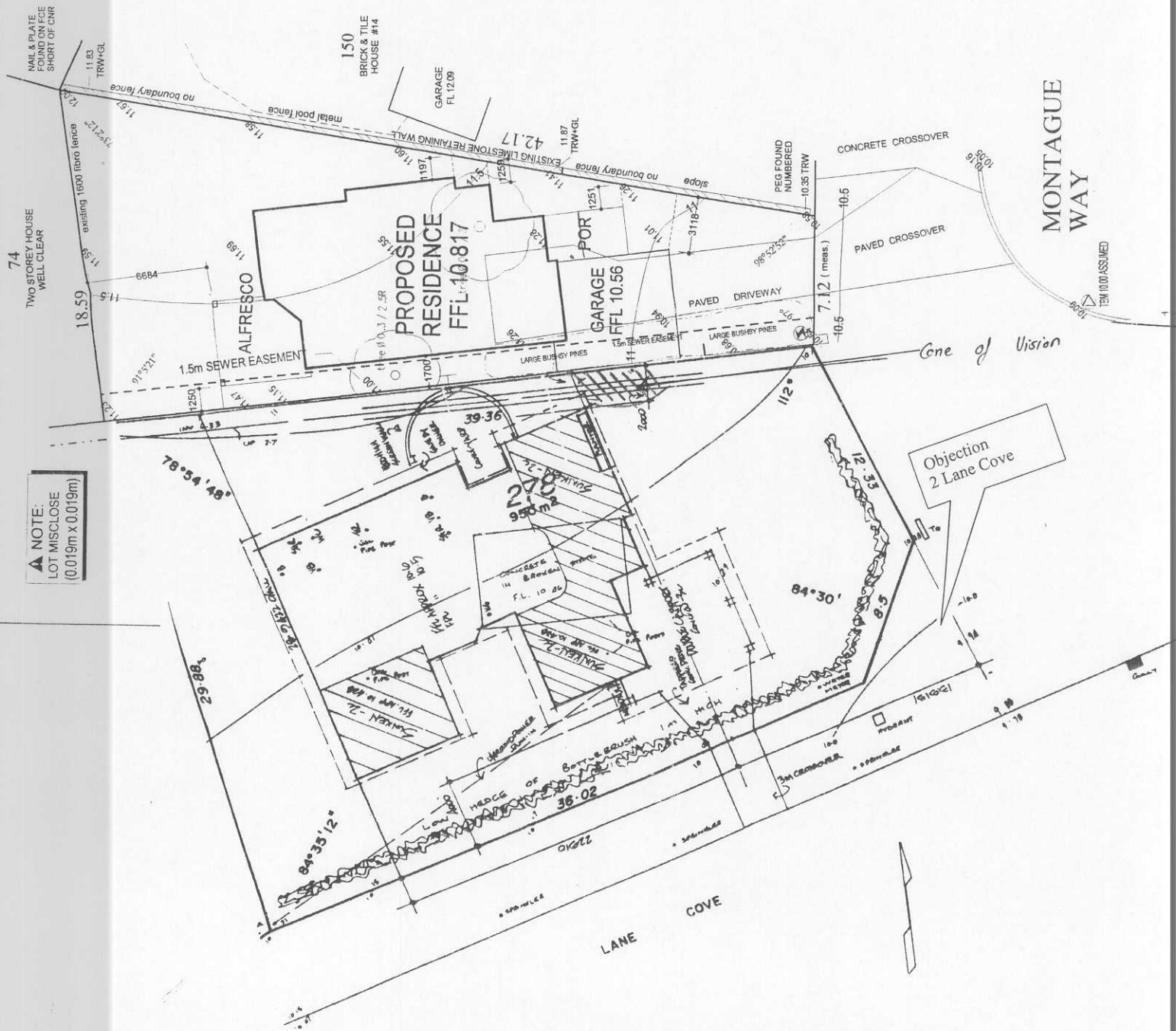
LOT NO: 151  
 DIAG: 99565  
 C/T VOL: 2197  
 LOCATION: SWAN LOC. 1370  
 FOL: 353

**NOTES:** \* CHECK WITH ALINTA GAS FOR GAS CONNECTION IN STREET (PHONE: 13 13 58)  
 LESS THAN 1 KILOMETRE FROM OCEAN

**LEGEND**

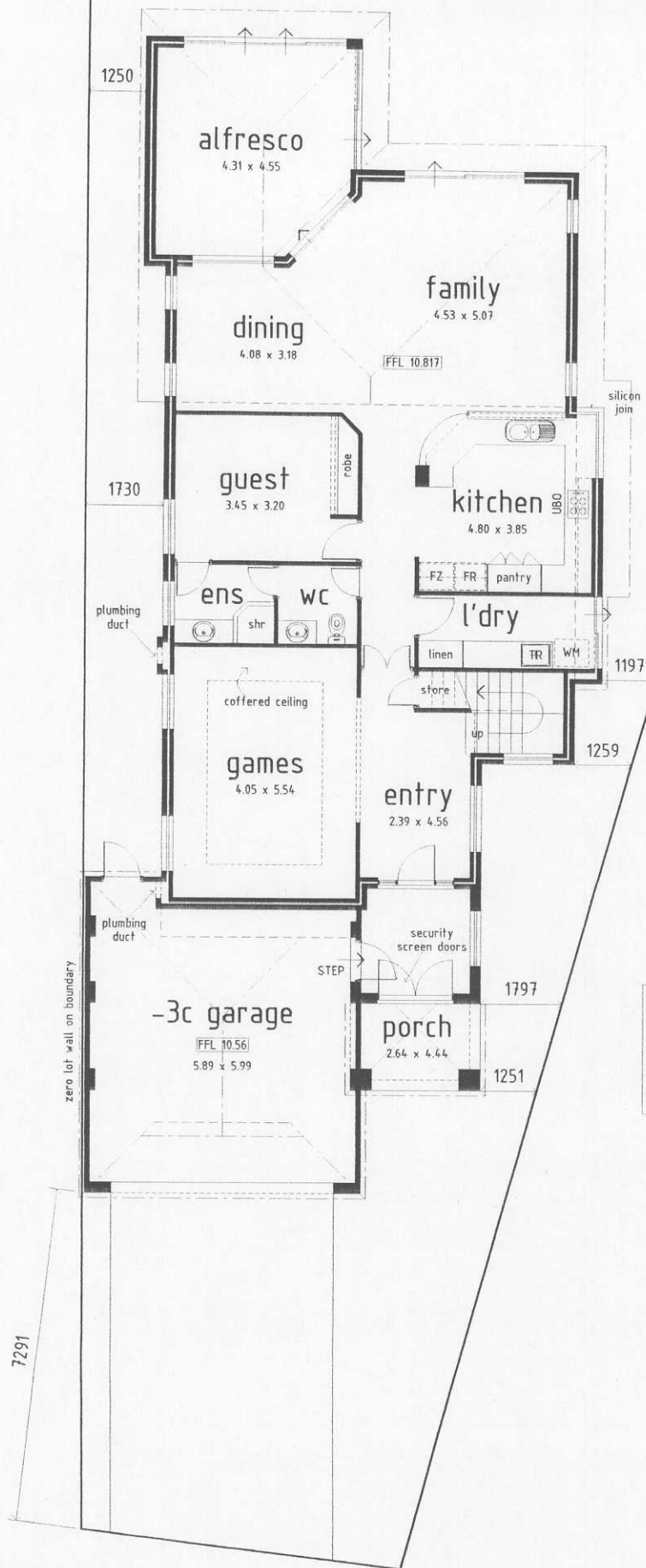
	TBM		TELECOM		STREET LAMP
	HYDRANT		SEC DOME		WATER METER
	STOP VALVE		GRATED DRAIN		SEWER MANHOLE

**R. G. LESTER & ASSOCIATES**  
 LICENSED LAND & ENGINEERING SURVEYORS  
 91/103 FLORA TERRACE  
 NORTH BEACH WA 6020



**NOTE:**  
 LOT MISCLOSE  
 (0.019m x 0.019m)





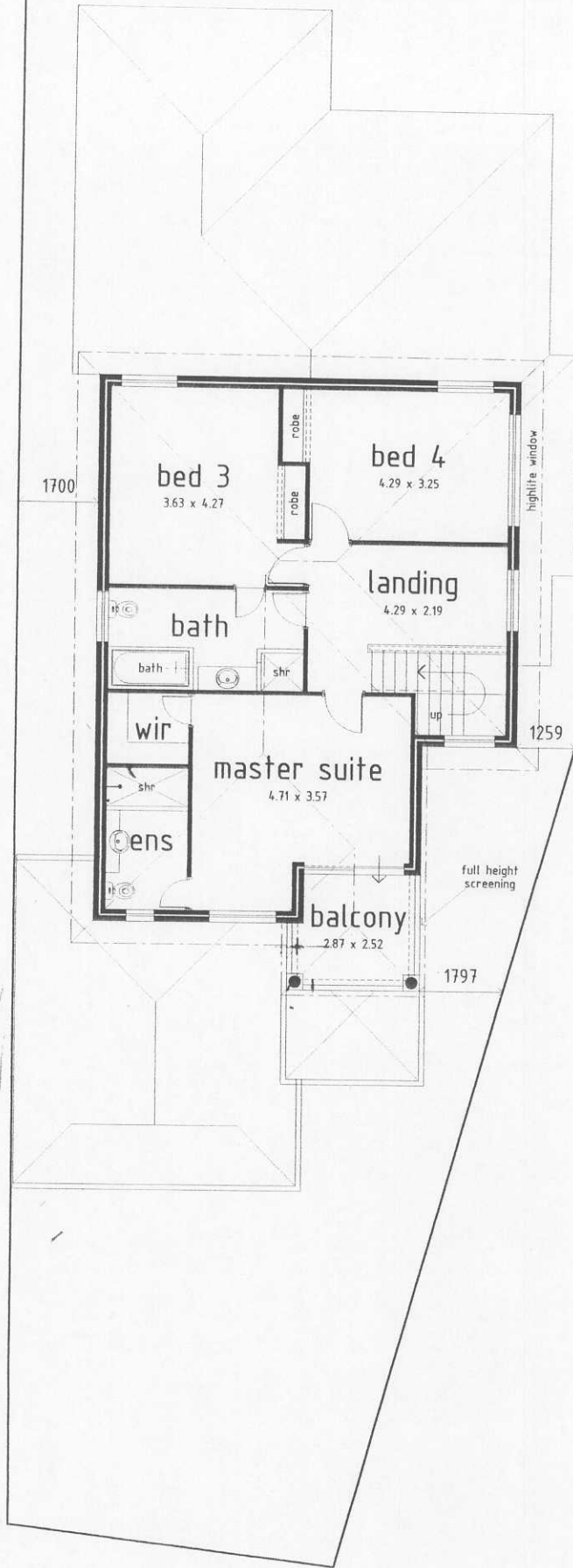
AREAS:	
GROUND FLOOR AREA	137.580m <sup>2</sup>
FIRST FLOOR AREA	96.578m <sup>2</sup>
GARAGE AREA	39.319m <sup>2</sup>
PORCH AREA	11.664m <sup>2</sup>
ALFRESCO AREA	21.634m <sup>2</sup>
BALCONY AREA	6.854m <sup>2</sup>
TOTAL AREA	313.629m <sup>2</sup>

**GROUND FLOOR PLAN**

SCALE 1 : 100

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	PROJECT PROPOSED RESIDENCE AT LOT 151 MONTAGUE WAY, KALLAROO.	DATE OCT. 2002	SCALE 1 : 100	
	TITLE PRELIMINARY SKETCH	BUILDER	DWR. No.	01-04

315



**UPPER FLOOR PLAN**

SCALE 1 : 100

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		PROJECT	PROPOSED RESIDENCE AT LOT 151 MONTAGUE WAY, KALLAROO.	DATE	OCT. 2002	SCALE	1 : 100	REV.	
		TITLE	PRELIMINARY SKETCH	BUILDER		DWR. No.	02-04	F.	



front elevation

scale 1 : 100



rear elevation

scale 1 : 100

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***fine lines***  
**drafting**  
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CLIENT	MR J. DUFF
PROJECT	PROPOSED RESIDENCE AT LOT 151 MONTAGUE WAY, KALLAROO.
TITLE	PRELIMINARY SKETCH

DRAWN	J.BROOKS	PROJECT No.	02-88
DATE	OCT. 2002	SCALE	1 : 100
BUILDER		DWR. No.	03-04

A3.
REV.
F.