

SC DRAFTING

DA014/25

FEATURE SURVEY

DRAWN: S.C. SURVEYOR: L.W.

EMAIL: sc.drafting@scdrafting.com.au

19 May 2025

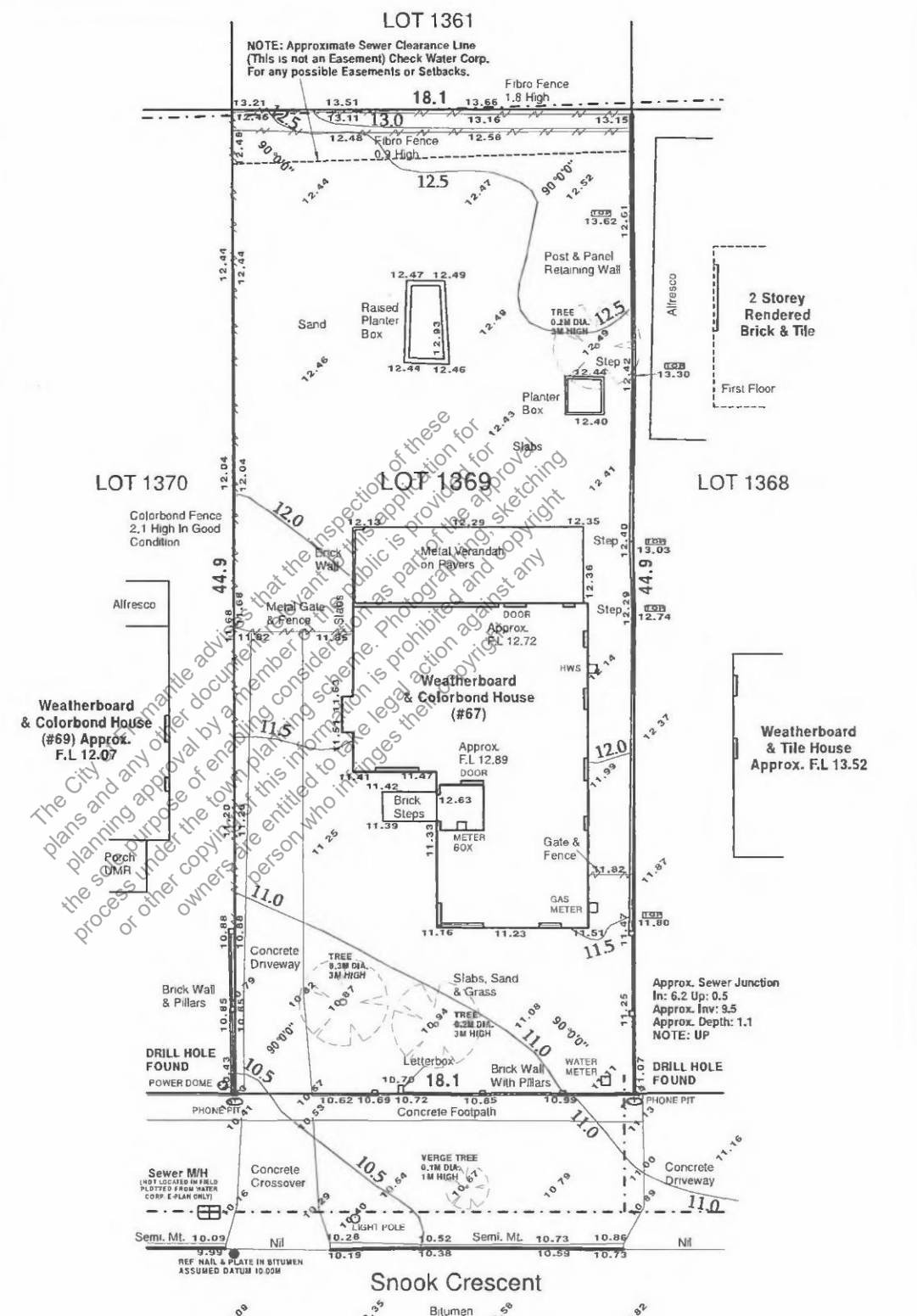
JOB DETAILS

JOB #	3335S
CLIENT	GUENTER SCHOENHOFF
LOT	1369
STREET	(#67) SNOOK CRESCENT
SUBURB	HILTON
LOCAL AUTH.	CITY OF FREMANTLE
PLAN	6340
VOL./FOLIO	1150/86
LOCATION	
MAP REF	346-L/7
DATE	30/09/24
MISCLOSE	0.000m
AREA	812m ²
COASTAL	NO

SERVICES

ELEC.	U/GROUND
WATER	YES
SEWER	YES
GAS	YES (CHECK ALINTA)
PHONE	YES
F'PATH	CONCRETE
ROAD	BITUMEN
KERB	SEMI. MT.
DRAINAGE	GOOD
SOIL	SAND

WHITEHURST
SURVEYS

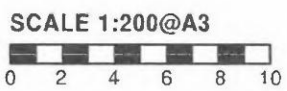


NOTE:
PLEASE CHECK TITLE FOR EASEMENTS AND NOTIFICATIONS

NOTE:
DUE TO LACK OF SURVEY MARKS / PEGS, ALL BUILDING OFFSETS, DIMENSIONS & FEATURES ARE POSITIONED FROM EXISTING PEGS / FENCES / WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WITH A REPEG CERTIFICATE.

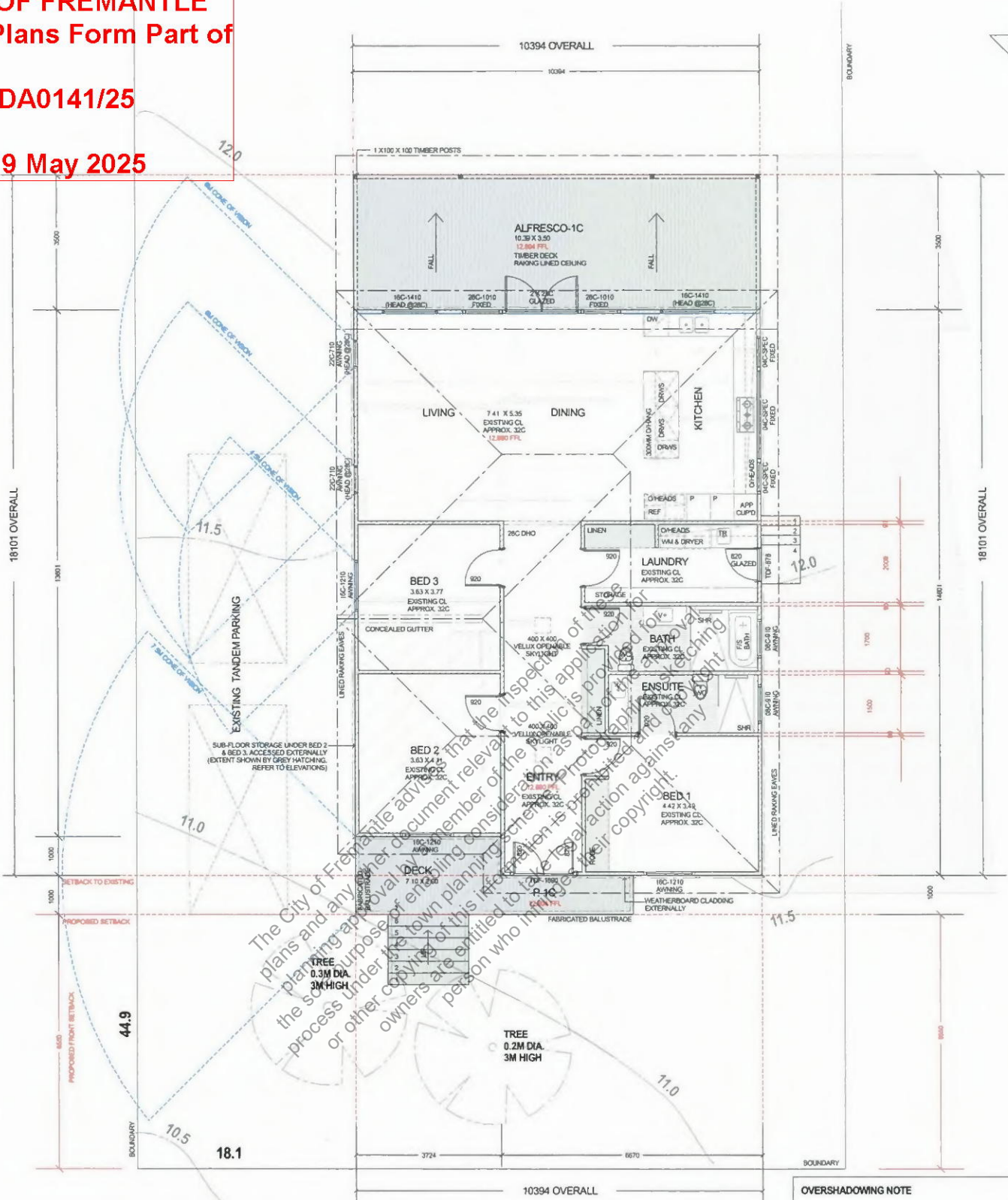
NOTE:
ALL SEWER DETAILS PLOTTED FROM WATER CORP. INFORMATION

NOTE:
SC DRAFTING ACCEPTS NO RESPONSIBILITY FOR ANY ON SITE PHYSICAL CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.



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OVERSHADOWING NOTE
 OVERSHADOWING TO ADJOINING PROPERTY, IN ACCORDANCE WITH SPP 7.3
 TOTAL AREA OF OVERSHADOWING - 57M2

DRAWING NOTE
 DRAWINGS ARE FOR PLANNING APPROVAL ONLY
 NOT FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

SITE COVERAGE NOTE
 LOT AREA - 812m2
 SITE COVERAGE ALLOWED - 406m2 (50%)
 SITE COVERAGE - 227.5m2 (28%) (INCLUDING ANCILLARY & GARAGE)

SNOOK CRESCENT

1359 PROPOSED ADDITION FOR: SCHOENHOFF AT: #67 SNOOK CRES, HILTON



GROUND FLOOR PLAN	1 OF 5	EXISTING AREAS
DESIGN CONCEPT - 06/11/24		EXISTING HOUSE - 121.180m2
DA DRAWINGS - 24/04/25		EXISTING PORCH - 4.22m2
		PROPOSED AREAS
		PROPOSED HOUSE - 148.04m2
		PROPOSED ALFRESCO - 35.68m2
		PROPOSED PORCH/DECK - 10.83m2
		PROPOSED GARAGE/STUDIO - 79.50m2

NOTES:
 FRAMED FLOOR - TIMBER FRAMED FLOOR TO PROPOSED ADDITION TO BE DETERMINED BY ENGINEER WITH SUBFLOOR BULK INSULATION AND DRAFT PROTECTION
 FRAMED WALLS - TIMBER STUD FRAMED WALLS, TO ENGINEERS DETAILS WITH WEATHERWRAP R2.0 BULK INSULATION, WEATHERBOARD EXTERNALLY AND PLASTERBOARD LINING INTERNALLY
 ROOF STRUCTURE - TIMBER FRAMED PITCHED ROOF STRUCTURE (27 DEGREES) WITH COLORBOND CUSTOM ORB PROFILE ROOF COVER, R4.0 BULK INSULATION AND ANTI-CON UNDER ROOF SHEETING

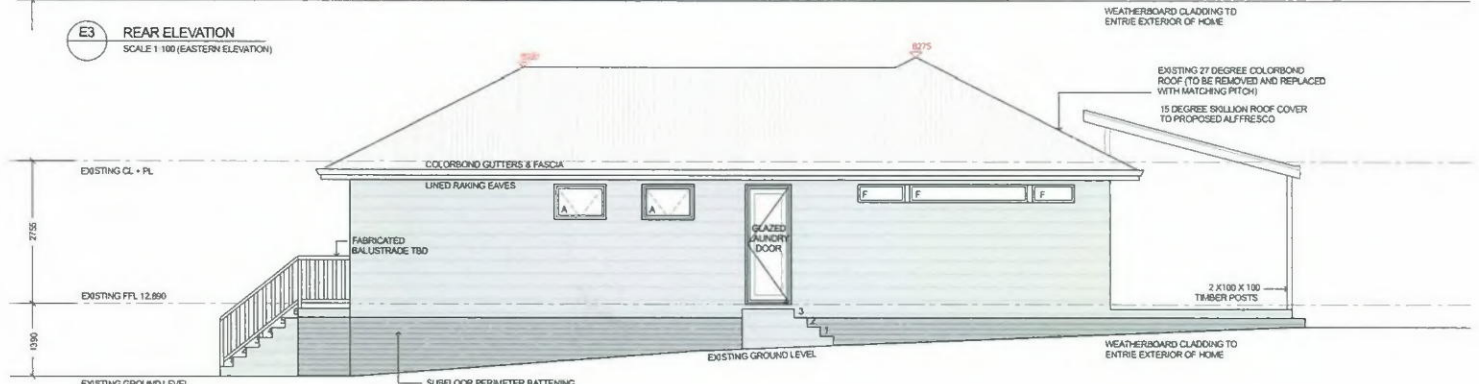
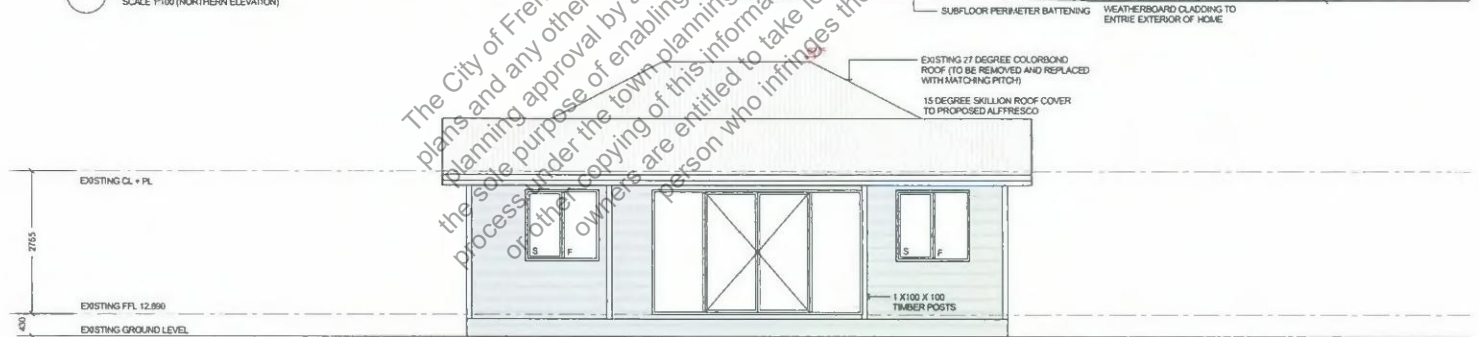
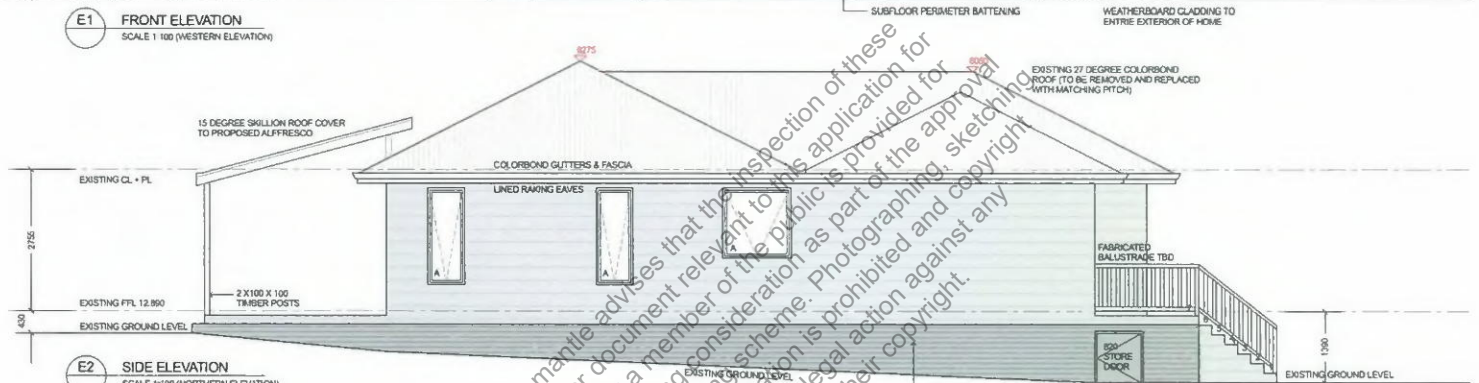
SCALE 1:200 ON A3

NORTH POINT



DA0141/25

19 May 2025



1359 PROPOSED ADDITION FOR: SCHOENHOFF AT: #67 SNOOK CRES, HILTON



ELEVATIONS	2 OF 5	EXISTING AREAS
DESIGN CONCEPT - 06/11/24		EXISTING HOUSE - 121.150m ² EXISTING PORCH - 4.22m ²
DA DRAWINGS - 24/04/25		PROPOSED AREAS
		PROPOSED HOUSE - 148.04m ² PROPOSED ALFRESCO - 35.68m ² PROPOSED PORCHY DECK - 10.83m ² PROPOSED GARAGE/ STUDIO - 79.50m ²

NOTES

FRAMED FLOOR - TIMBER FRAMED FLOOR TO PROPOSED ADDITION TO BE DETERMINED BY ENGINEER WITH SUBFLOOR BULK INSULATION AND DRAFT PROTECTION

FRAMED WALLS - TIMBER STUDO FRAMED WALLS. TO ENGINEERS DETAILS. WITH WEATHERWRAP R2.0 BULK INSULATION. WEATHERBOARD EXTERNALLY AND PLASTERBOARD LINING INTERNALLY

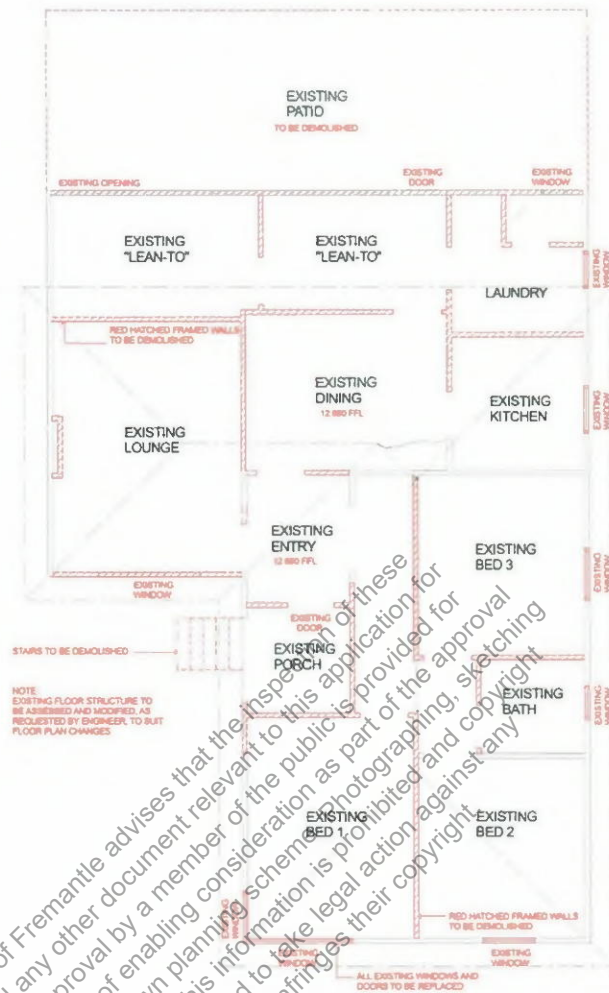
ROOF STRUCTURE - TIMBER FRAMED PITCHED ROOF STRUCTURE (27 DEGREES) WITH COLORBOND CUSTOM OR8 PROFILE ROOF COVER. R4.0 BULK INSULATION AND ANTICON UNDER ROOF SHEETING

SCALE 1:200 ON A3

NORTH POINT

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SNOOK CRESCENT



1359 PROPOSED ADDITION FOR: SCHOENHOFF AT: #67 SNOOK CRES, HILTON

EXISTING FLOOR PLAN	3 OF 5	EXISTING AREAS
DESIGN CONCEPT - 06/11/24		EXISTING HOUSE - 121.160m ²
DA DRAWINGS - 15/04/25		EXISTING PORCH - 4.22m ²
		PROPOSED AREAS
		PROPOSED HOUSE - 148.04m ²
		PROPOSED ALFRESCO - 36.68m ²
		PROPOSED PORCH/DECK - 10.83m ²
		PROPOSED GARAGE/STUDIO - 79.50m ²

NOTES:
 FRAMED FLOOR - TIMBER FRAMED FLOOR TO PROPOSED ADDITION TO BE DETERMINED BY ENGINEER WITH SUBFLOOR BULK INSULATION AND DRAFT PROTECTION
 FRAMED WALLS - TIMBER STUD FRAMED WALLS TO ENGINEERS DETAILS WITH WEATHERWRAP R2.0 BULK INSULATION WEATHERBOARD EXTERNALLY AND PLASTERBOARD LINING INTERNALLY
 ROOF STRUCTURE - TIMBER FRAMED PITCHED ROOF STRUCTURE (27 DEGREES) WITH COLORBOND CUSTOM ORB PROFILE ROOF COVER, R4.0 BULK INSULATION AND ANTI CON UNDER ROOF SHEETING

SCALE 1:200 ON A3

NORTH POINT

SC DRAFTING

ABN: 48 365 708 393

DATE: 14/05/25

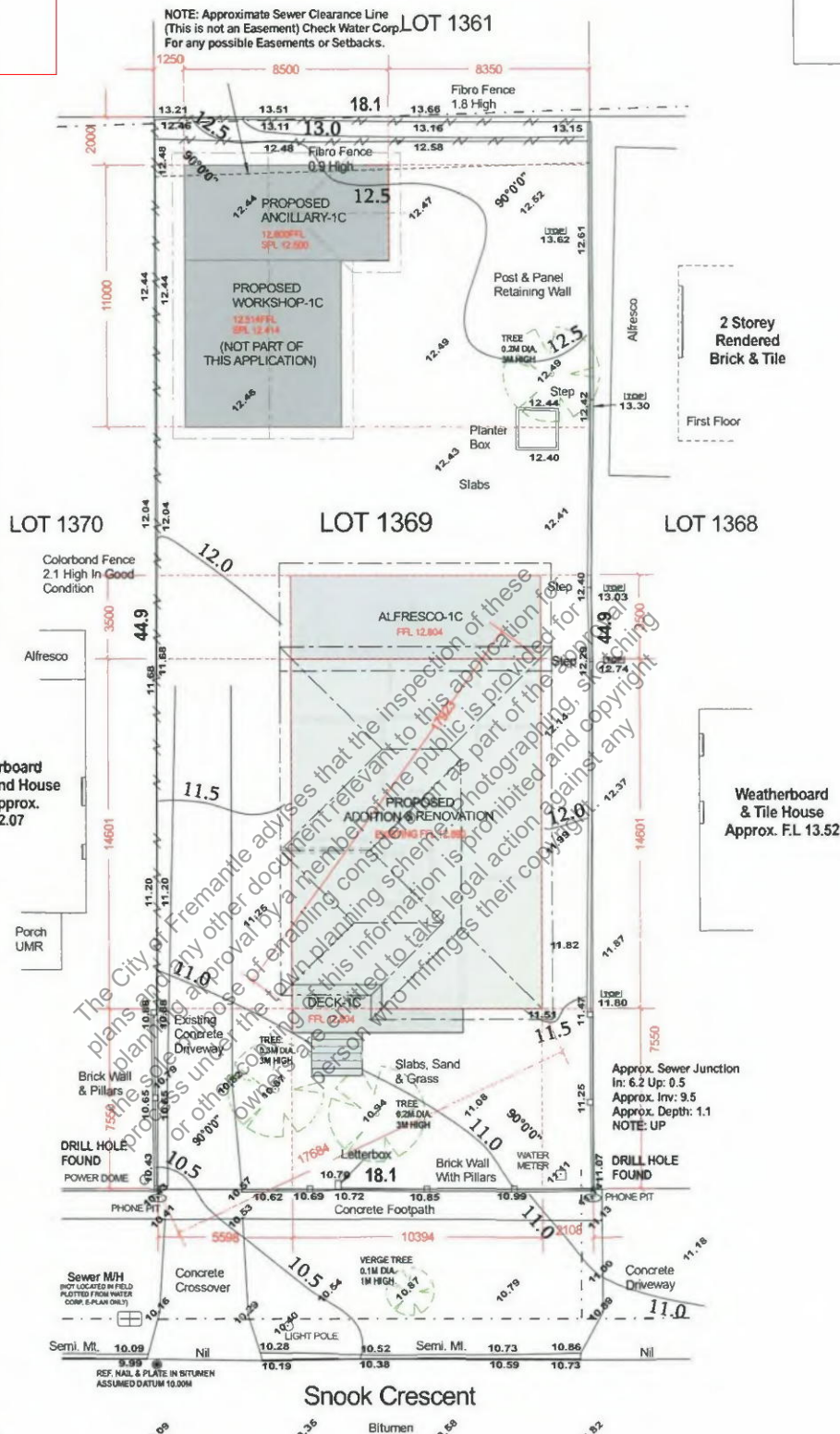
DRAWN: S.C SURVEYOR: L.W.

EMAIL:
JOB DETAILS 10 May 2025

JOB #	33355
CLIENT	GUENTER SCHOENHOFF
LOT	1369
STREET	(#67) SNOOK CRESCENT
SUBURB	HILTON
LOCAL AUTH.	CITY OF FREMANTLE
PLAN	6340
VOL./FOLIO	1150/86
LOCATION	
MAP REF	346-L/7
DATE	30/09/24
MISCLOSE	0.000m
AREA	812m ²
COASTAL	NO
SERVICES	
ELEC.	U/GROUND
WATER	YES
SEWER	YES
GAS	YES (CHECK ALINTA)
PHONE	YES
FPATH	CONCRETE
ROAD	BITUMEN
KERB	SEMI. MT.
DRAINAGE	GOOD
SOIL	SAND

WHITEHURST SURVEYS

NOTE: Approximate Sewer Clearance Line (This is not an Easement) Check Water Corp. For any possible Easements or Setbacks.



DRAWING NOTE
DRAWINGS ARE FOR PLANNING APPROVAL ONLY. NOT FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES

SITE COVERAGE NOTE
LOT AREA - 812m²
SITE COVERAGE ALLOWED - 406m² (50%)
SITE COVERAGE - 227.5m² (28%) (INCLUDING ANCILLARY & WORKSHOP)

SITING NOTE
WHERE POSSIBLE SAND PAD SHALL BE TAPERED DOWN APPROX. 300MM FROM 500MM OUTSIDE BUILDING LINE TO ACCOMMODATE EXCESS SOIL FROM FOOTINGS AND DRAINS.

STORMWATER NOTE
- STORMWATER TO BE COLLECTED AND RETAINED ON SITE IN ACCORDANCE WITH COUNCIL REQUIREMENTS ALLOWED. LOCATIONS DETERMINE BY PLUMBER
- ALL SOAKWELLS INTERCONNECTED

PLUMBER DRAINER NOTE
SOIL EXCAVATED NEAR SEWER LINES SHALL BE COMPACTED TO ORIGINAL LEVELS BACK INTO TRENCH

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NOTE: ALL SEWER DETAILS PLOTTED FROM WATER CORPORATION

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- CONTRACTORS MUST VERIFY DIMENSIONS AT THE JOB BEFORE MAKING ANY SHOP DRAWING. REFER DISCREPANCIES TO THE BUILDER BEFORE PROCEEDING WITH WORK CONCERNED
- ALL DIMENSIONS STRICTLY TO TAKE PREFERENCE OVER SCALING
- UNLESS OTHERWISE INDICATED ALL WALL THICKNESSES ARE TO READ AS: EXTERNAL - 230 INTERNAL - 90
- RAINWATER DOWNPIPE (RWP) POSITIONS ARE INDICATIVE ONLY - ROOF PLUMBER SHALL DETERMINE FINAL POSITIONS ON SITE
- STEEL ROOF STRUCTURE IN ACCORDANCE WITH AUSTRALIAN STANDARDS
- SMOKE ALARM DEVICES SHALL BE INSTALLED TO:
 - COMPLY WITH AS3786-2014 SMOKE ALARMS
 - USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONISATION
 - INTERCONNECTED AND HARDWIRED
 - LOCATION OF THE SMOKE ALARM DEVICES SHALL BE AS SHOWN ON PLAN

1359 PROPOSED ADDITION FOR: SCHOENHOFF AT: #67 SNOOK CRES, HILTON

SITE PLAN	4 OF 5	EXISTING AREAS	
DESIGN CONCEPT	- 06/11/24	EXISTING HOUSE -	121.160m ²
DA DRAWINGS	- 24/04/25	EXISTING PORCH -	4.22m ²
		PROPOSED AREAS	
		PROPOSED HOUSE -	148.04m ²
		PROPOSED ALFRESCO -	36.68m ²
		PROPOSED PORCH/DECK -	10.63m ²
		PROPOSED GARAGE/STUDIO -	79.50m ²

NOTES:
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FRAMED WALLS - TIMBER STUD FRAMED WALLS TO ENGINEERS DETAILS, WITH WEATHERWRAP, R2.0 BULK INSULATION, WEATHERBOARD EXTERNALLY AND PLASTERBOARD LINING INTERNALLY
ROOF STRUCTURE - TIMBER FRAMED PITCHED ROOF STRUCTURE (7 DEGREES) WITH COLORBOND, CUSTOM ORB PROFILE ROOF COVER, R4.0 BULK INSULATION AND ANTYCON UNDER ROOF SHEETING

SCALE 1:200 ON A3

NORTH POINT

