



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

**CLIENT:** Artemis Building Group  
**BUILDER:** Lot 85 (DP 3250)  
**LOT:** #35 Bedford Street  
**STREET:** East Fremantle  
**SUBURB:**

**J/N:** 557874

**O/N:**

**DATE:** 27/10/23

**DRAWN:** B.H.

**CHECKED:**

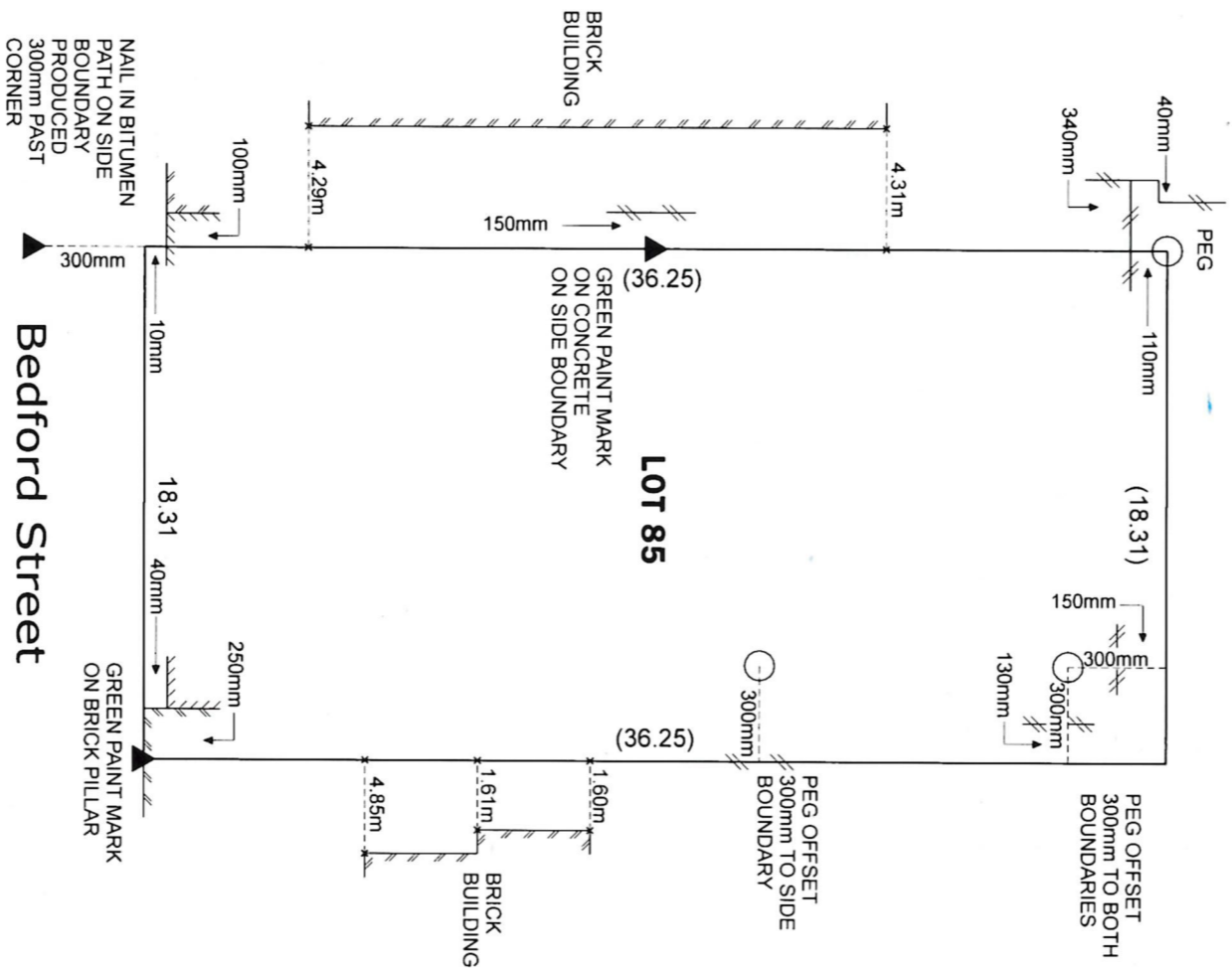
**LEGEND:** CONCRETE RETAINING / WALL

LIMESTONE RETAINING / WALL

BRICK RETAINING / WALL

FENCE

**NOT TO SCALE**



**REGULATION 25A RESURVEY CERTIFICATE**

I CRAIG TRANTER, LICENSED SURVEYOR, CERTIFY THAT ON THE 27th DAY OF OCTOBER, 2023 I RE-ESTABLISHED THE BOUNDARIES OF LOT 85 ON DEPOSITED PLAN 3250 SHOWN ON THE ABOVE SKETCH AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL RELEVANT WRITTEN LAWS.

13/10/23  
DATE  
  
LICENSED SURVEYOR

**GENERAL NOTES**

ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY DRAWING  
EXISTING LEVELS MARKED ON FLOOR PLANS ARE INDICATIVE ONLY. REFER TO CERTIFIED SURVEY FOR EXACT LEVELS  
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES  
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**LEGEND**

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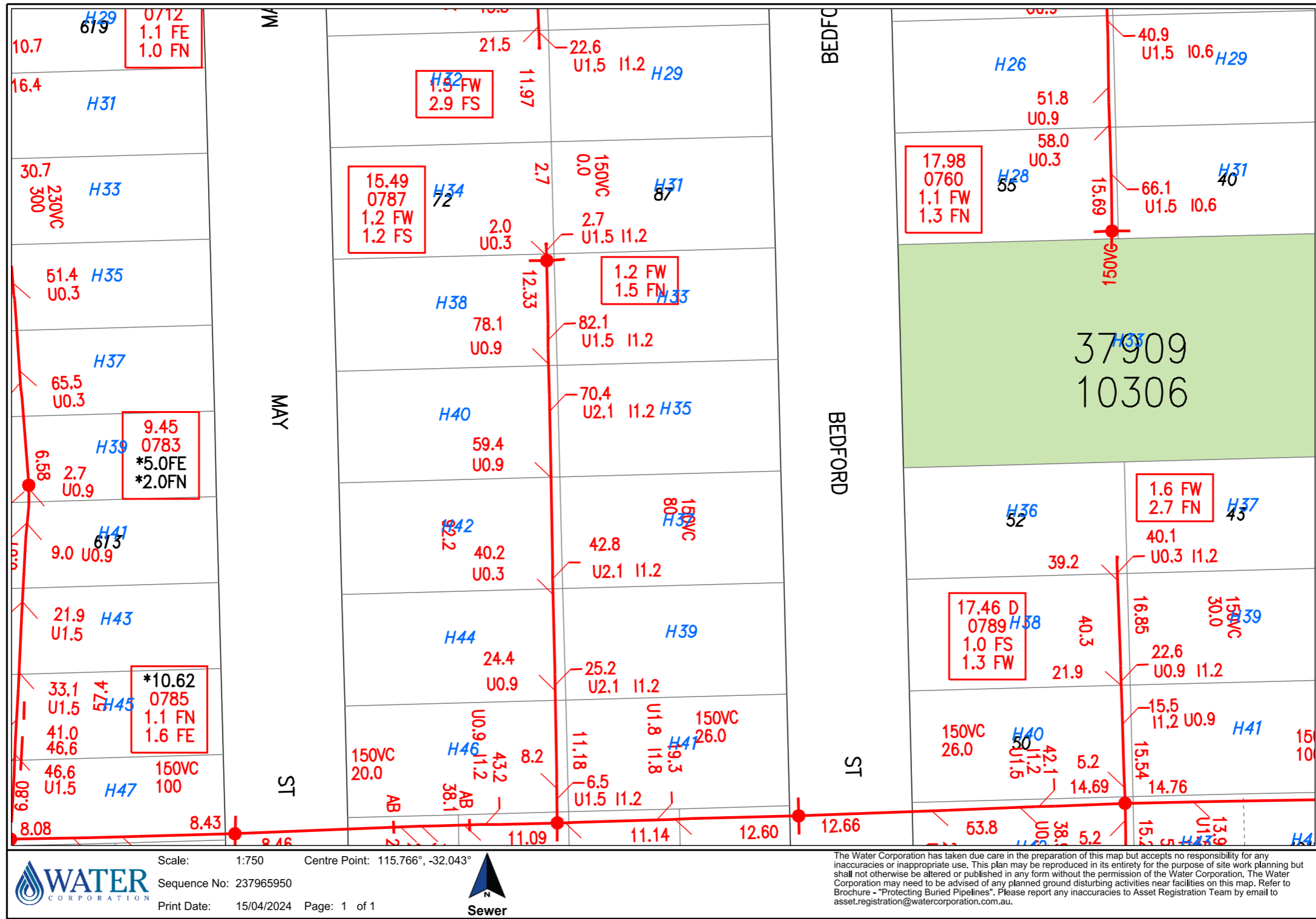
**Artemis Building Group**

ABN 99 611 105 045  
Mailing: PO Box 1192, West Leederville, WA 6901  
P: 0403 904 419  
E: office@artemisbg.com.au

**CLIENT**

**Andrew and Annette Eagleton**  
PROJECT  
**Alterations and Additions**  
SITE ADDRESS  
**Lot 85 #35 Bedford Street East Fremantle WA 6158**

DESIGNED BY	GH	DRAWING	Survey
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3	1:1	DRAWING No.	A0.01
PROJECT No.	017223	ISSUE	DA REV 0



Watercorp 35 Bedford

1:1

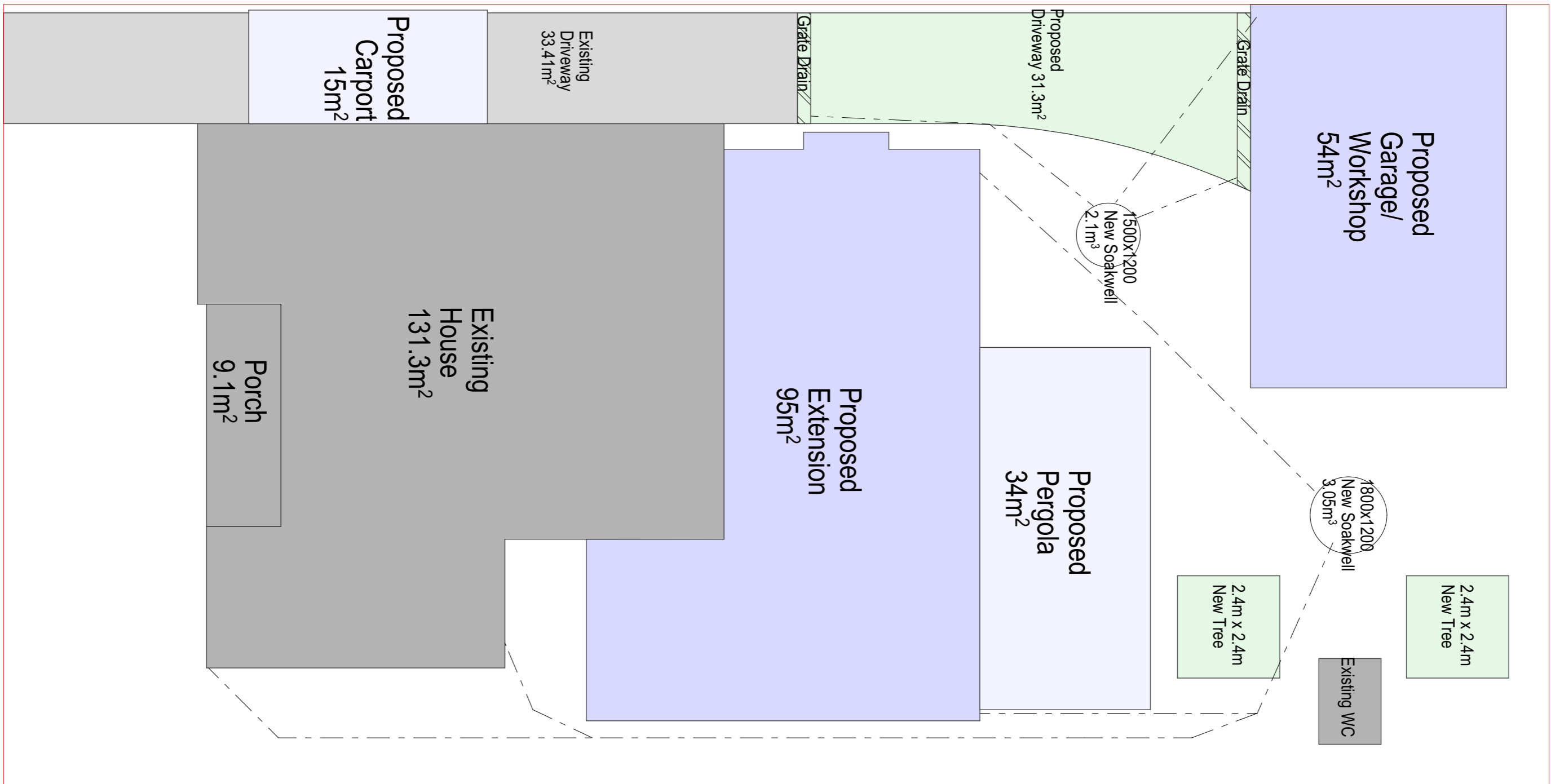
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**Lot 85 #35 Bedford Street East Fremantle WA 6158**

DESIGNED BY	GH	DRAWING	Watercorp Flimsy
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3	1:1	DRAWING No.	A0.02
PROJECT No.	017223	ISSUE	DA REV 0



**SITE:** 664m<sup>2</sup>  
**EXISTING BUILDINGS:** 143.35m<sup>2</sup>  
**PROPOSED ADDITIONS:** 149m<sup>2</sup>  
**PROPOSED CARPORT:** 15m<sup>2</sup>  
**OUTDOOR LIVING:** 34m<sup>2</sup>  
**OPEN SPACE:** 356.65m<sup>2</sup> = 53.7%

**SOAKWELLS**

1800x1200 Soakwell 3.05m <sup>3</sup> Capacity Serving Roof Area 215.4m <sup>2</sup> Required capacity = >2.69m <sup>3</sup>	1500x1200 Soakwell 2.10m <sup>3</sup> Capacity Serving Roof & Driveway Area 158.71 <sup>2</sup> Required capacity = >1.98m <sup>3</sup>
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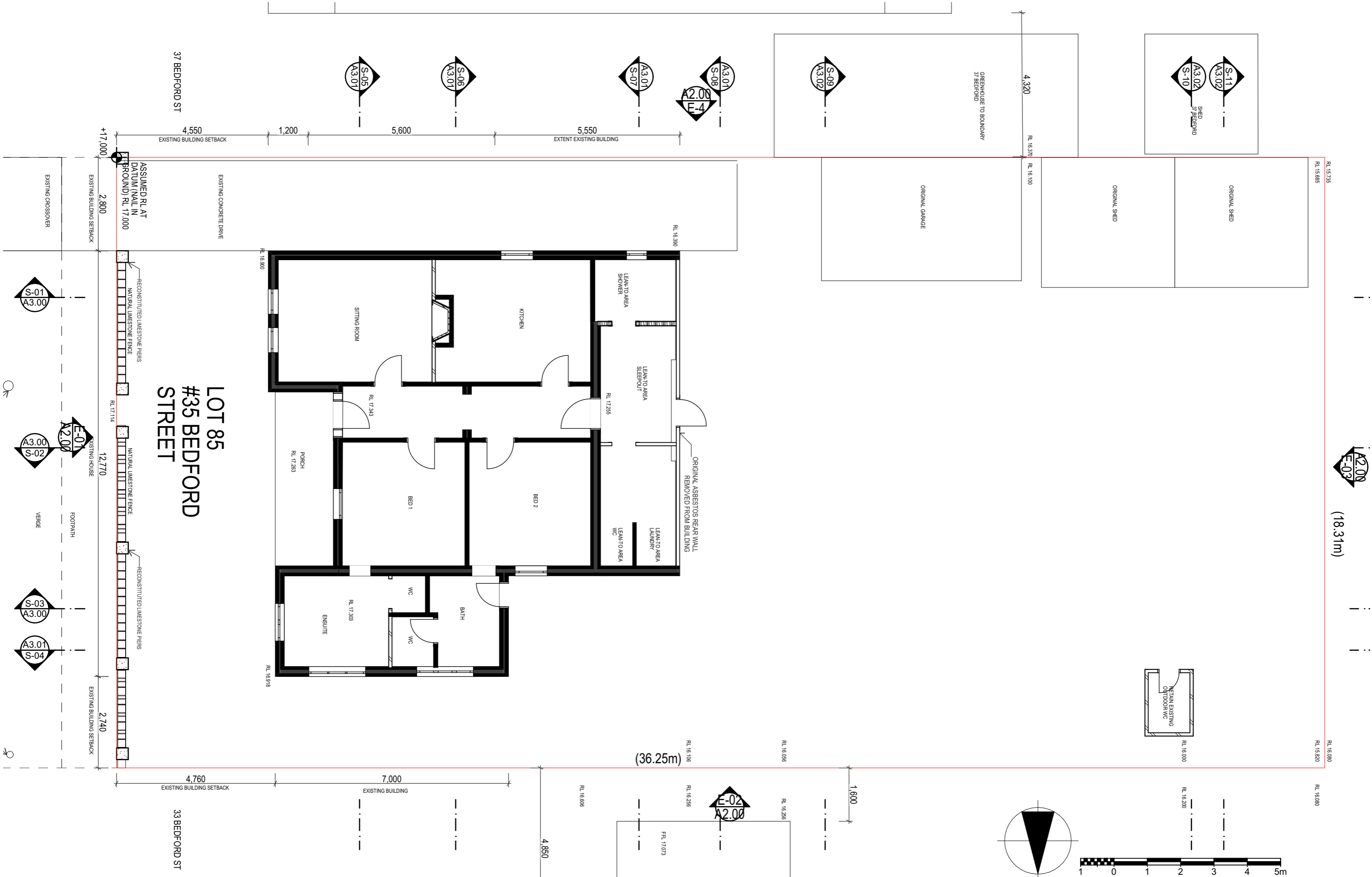
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**SITE ADDRESS**  
**Lot 85 #35 Bedford Street East Fremantle WA 6158**

DESIGNED BY	GH	DRAWING	WORKS
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3		DRAWING No.	A0.03
PROJECT No.	017223	ISSUE	DA REV 0



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**SITE ADDRESS**  
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DESIGNED BY	GH	DRAWING	Existing Plan
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3	1:100	DRAWING No.	A1.00
PROJECT No.	017223	ISSUE	DA REV 0



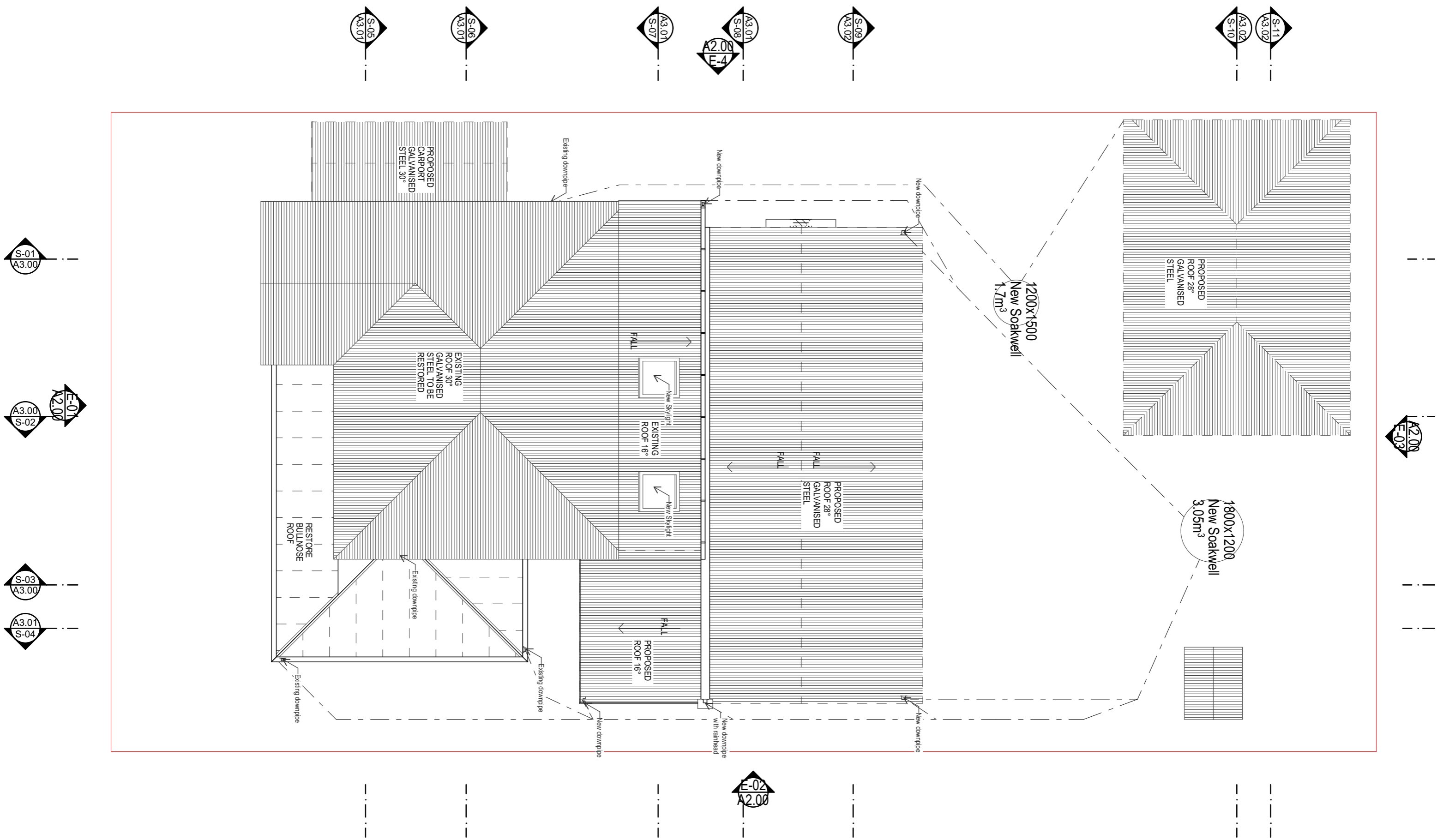
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DESIGNED BY	GH	DRAWING	Proposed Plan
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3	1:100	DRAWING No.	A1.01
PROJECT No.	017223	ISSUE	DA REV 0



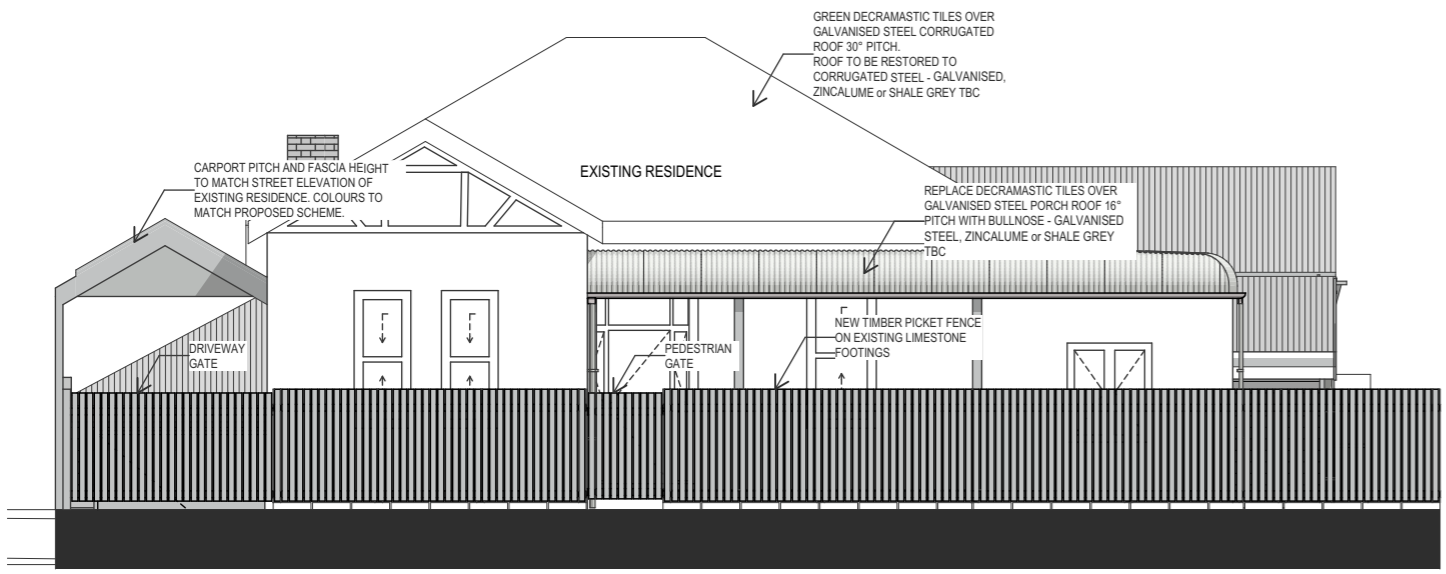
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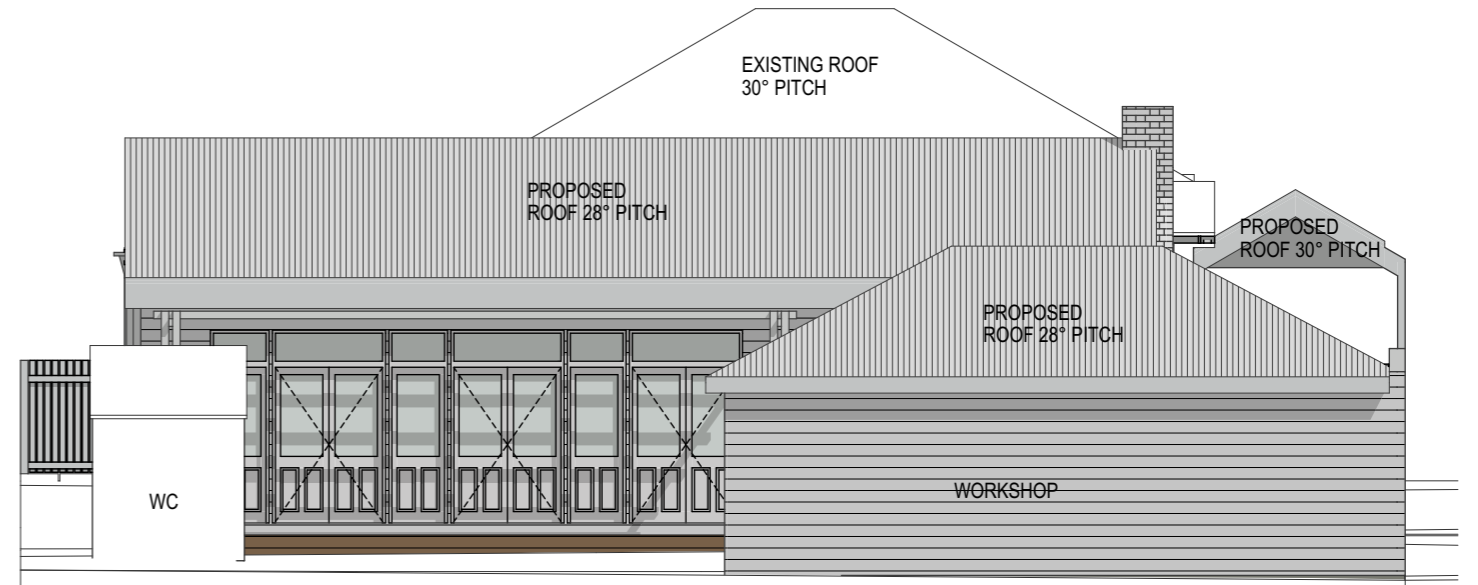
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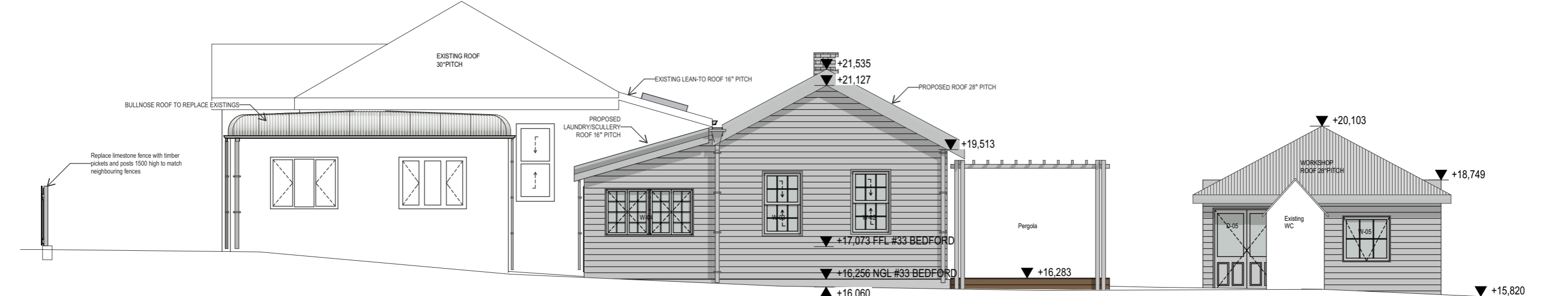
DESIGNED BY	GH	DRAWING	Proposed Roof
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3	1:100	DRAWING No.	A1.02
PROJECT No.	017223	ISSUE	DA REV 0



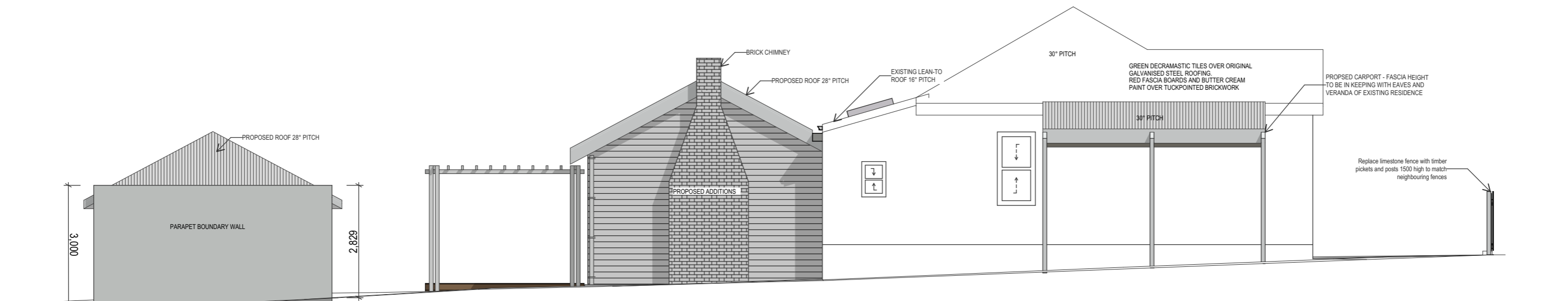
E-01 EAST ELEVATION 1:100



E-03 WEST ELEVATION 1:100



E-02 NORTH ELEVATION 1:100



E-4 SOUTH ELEVATION 1:100

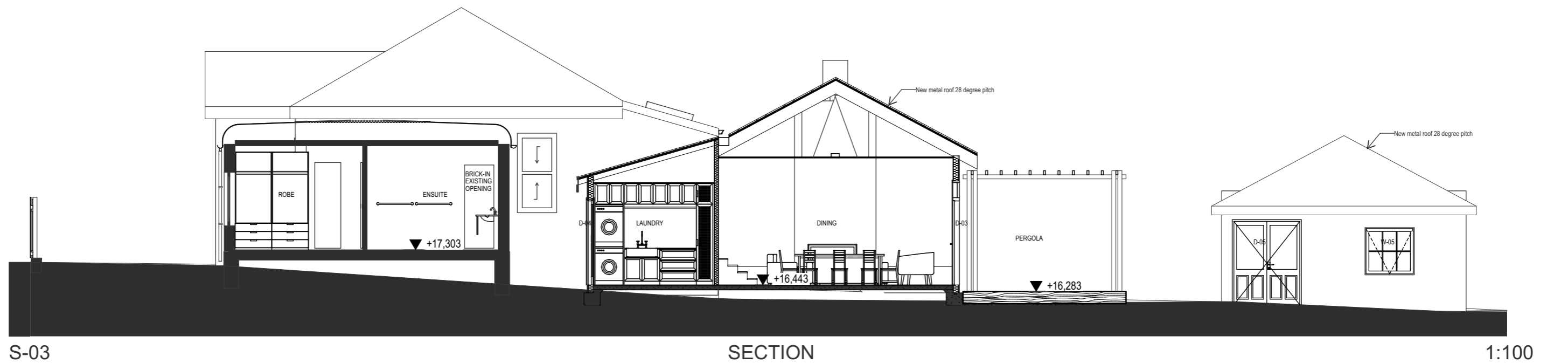
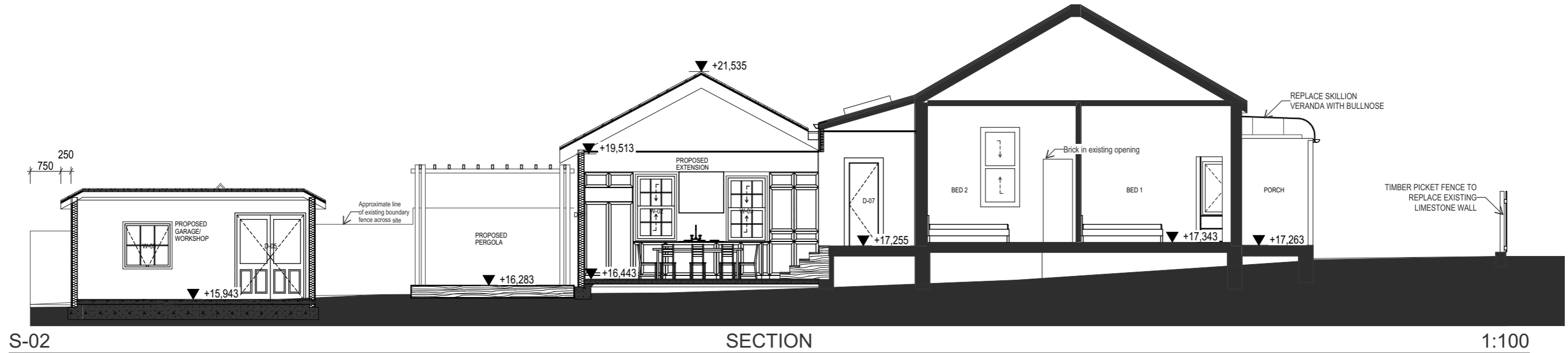
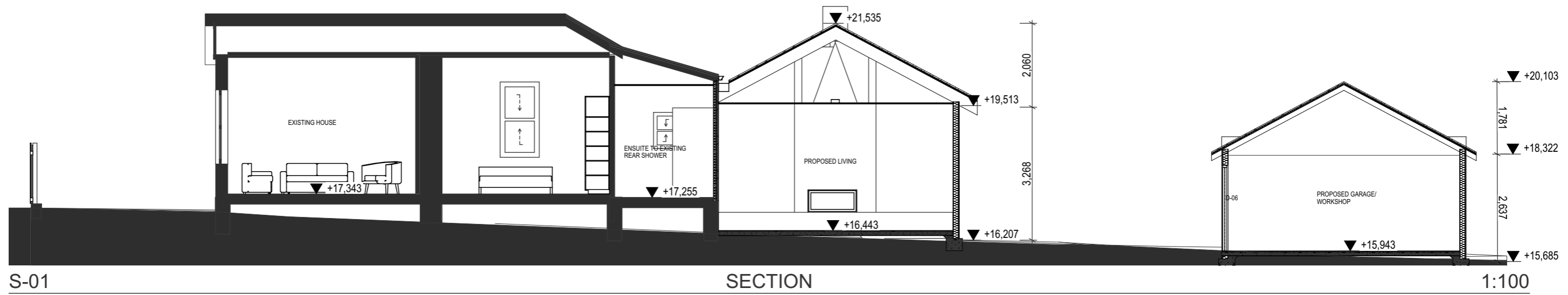
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DESIGNED BY	GH	DRAWING	Elevations
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3	1:100	DRAWING No.	A2.00
PROJECT No.	017223	ISSUE	DA REV 0



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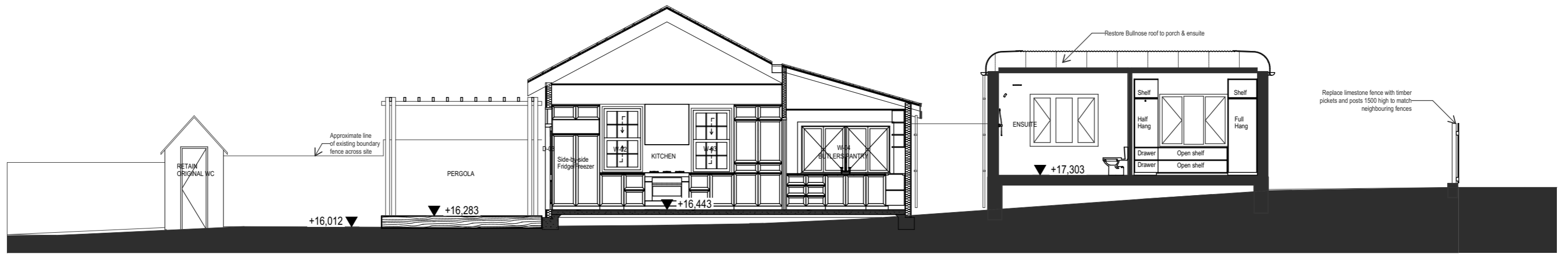
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DESIGNED BY	GH	DRAWING	Sections 01
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3	1:100	DRAWING No.	A3.00
PROJECT No.	017223	ISSUE	DA REV 0

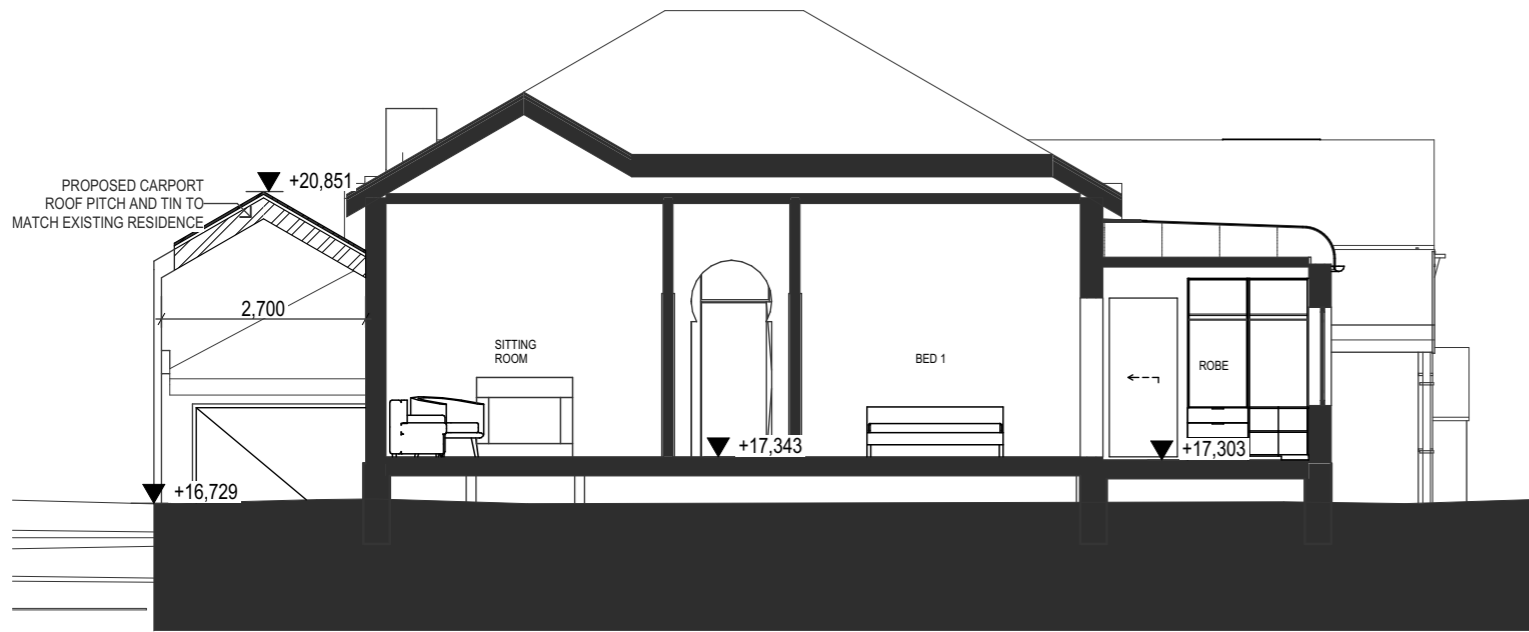




S-04

SECTION

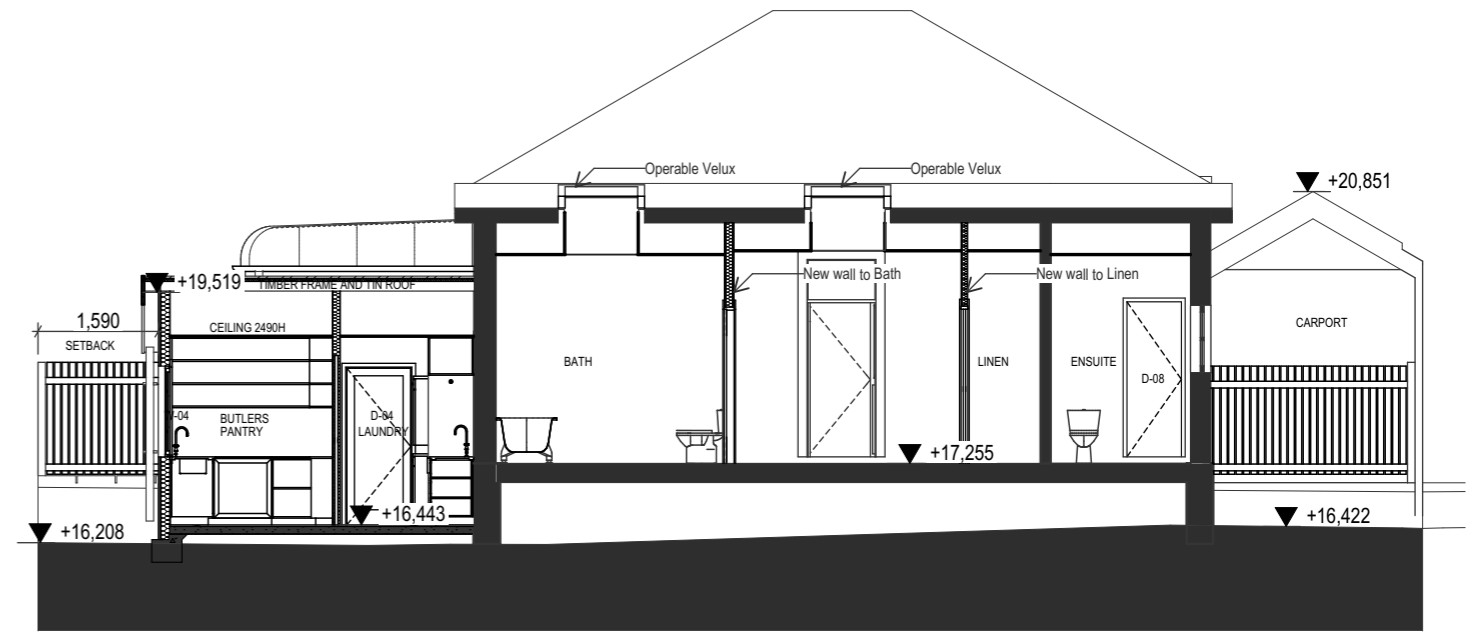
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S-05

SECTION

1:100



S-07

SECTION

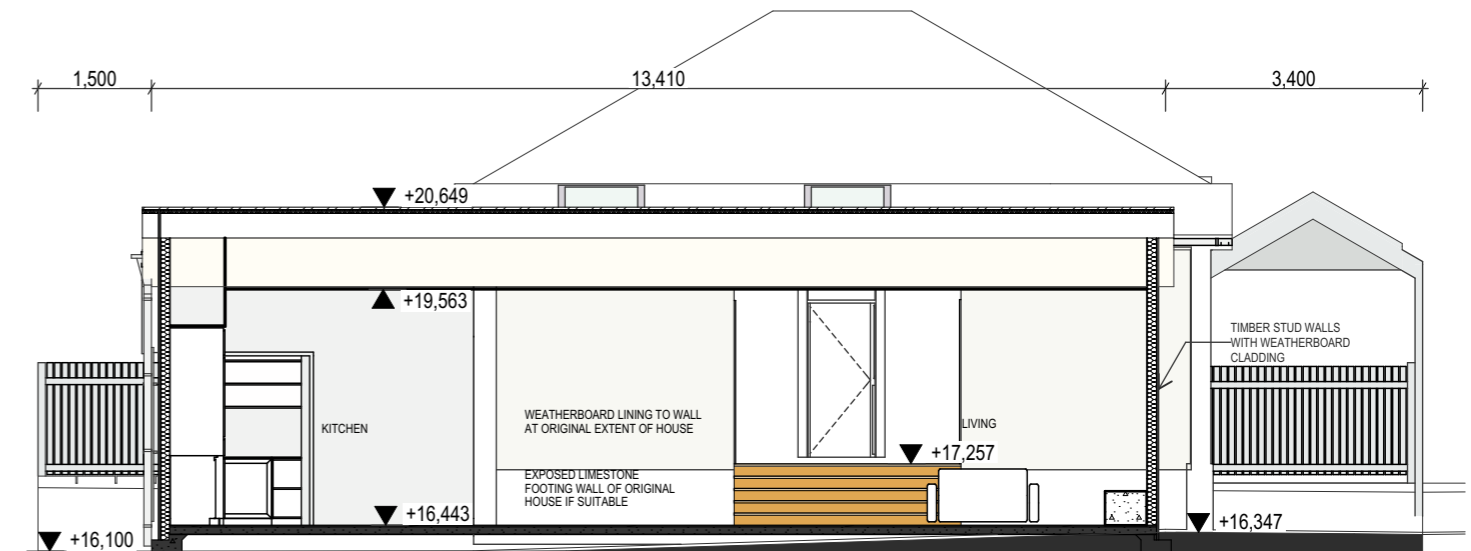
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S-06

SECTION

1:100



S-08

SECTION

1:100

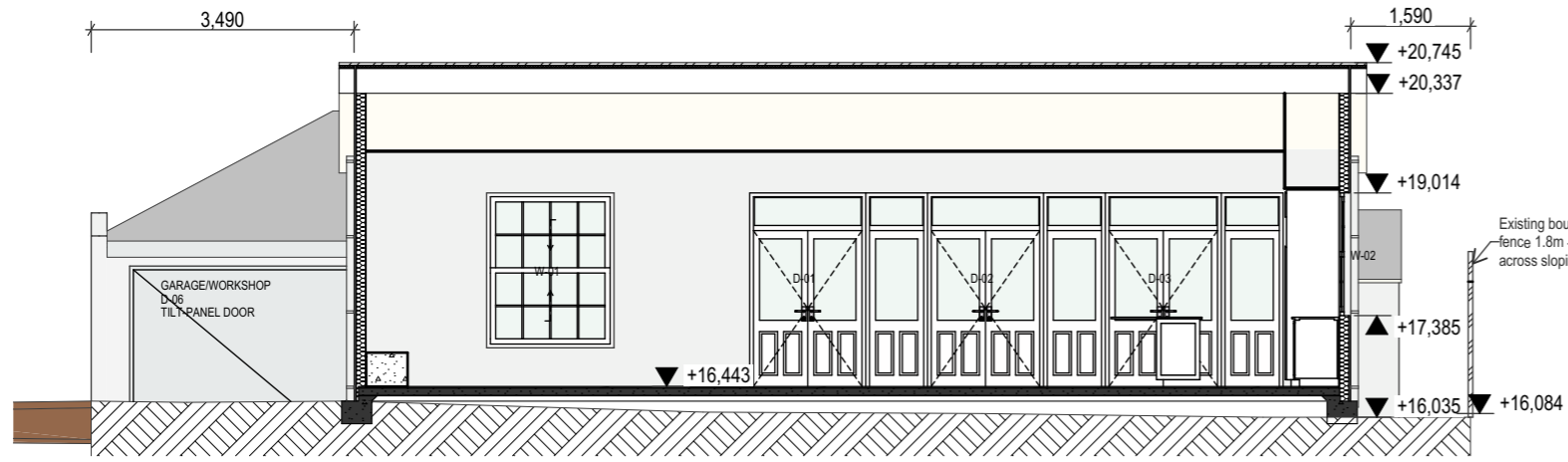
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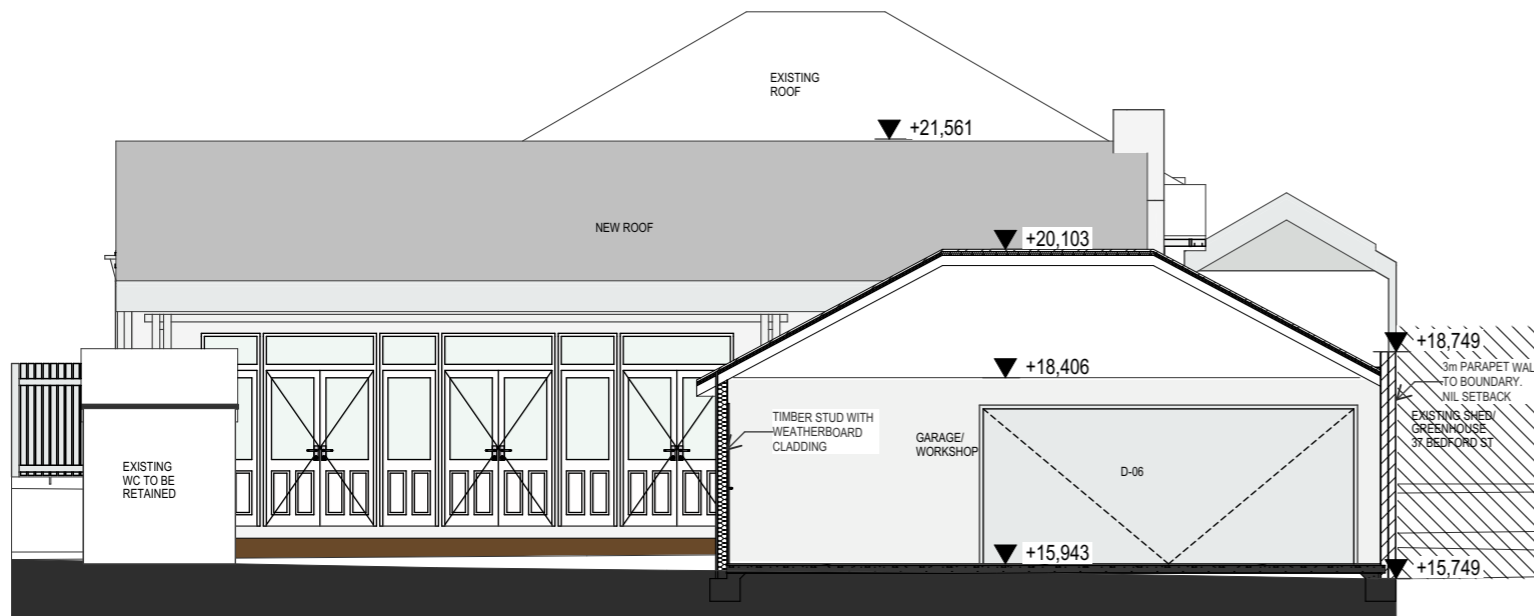
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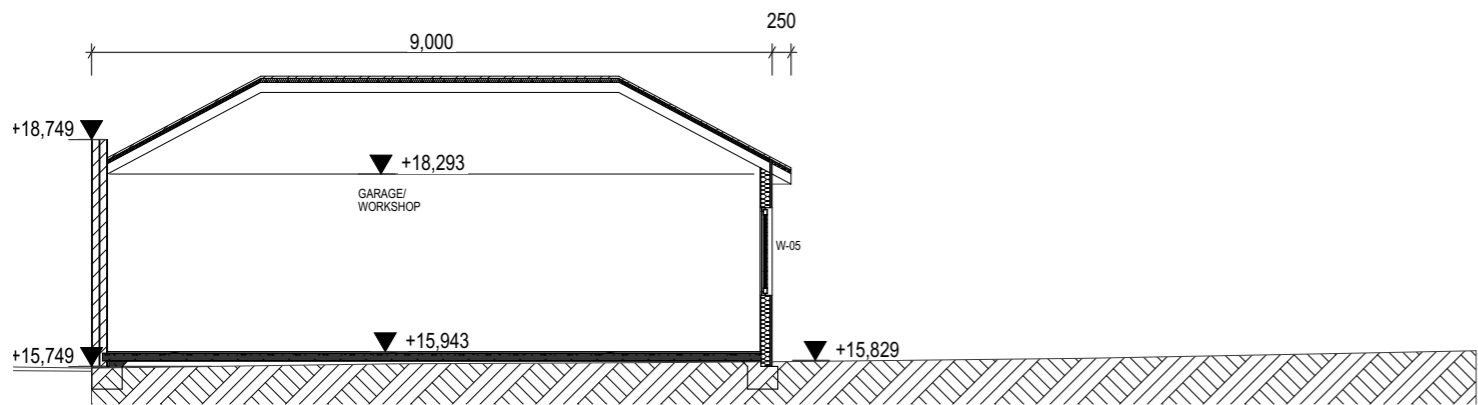
DESIGNED BY	GH	DRAWING	Sections 02
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3	1:100	DRAWING No.	A3.01
PROJECT No.	017223	ISSUE	DA REV 0



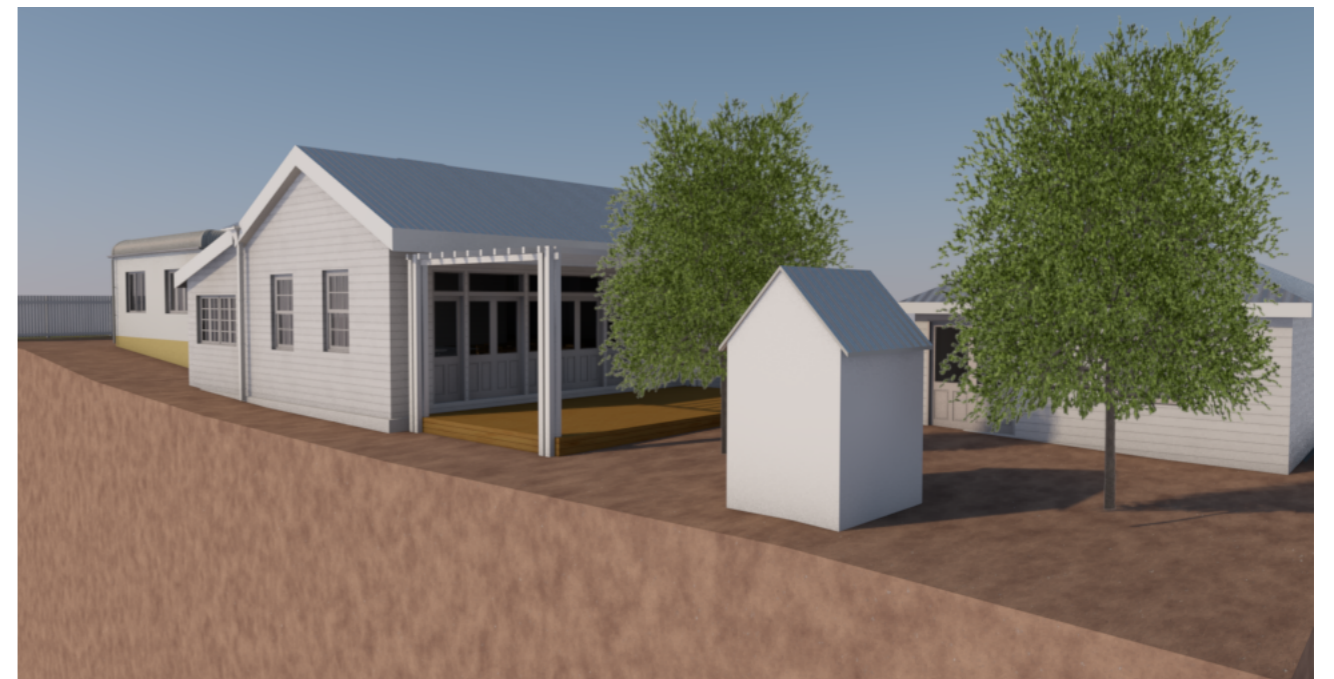
S-09 SECTION 1:100



S-10 SECTION 1:100



S-11 SECTION 1:100



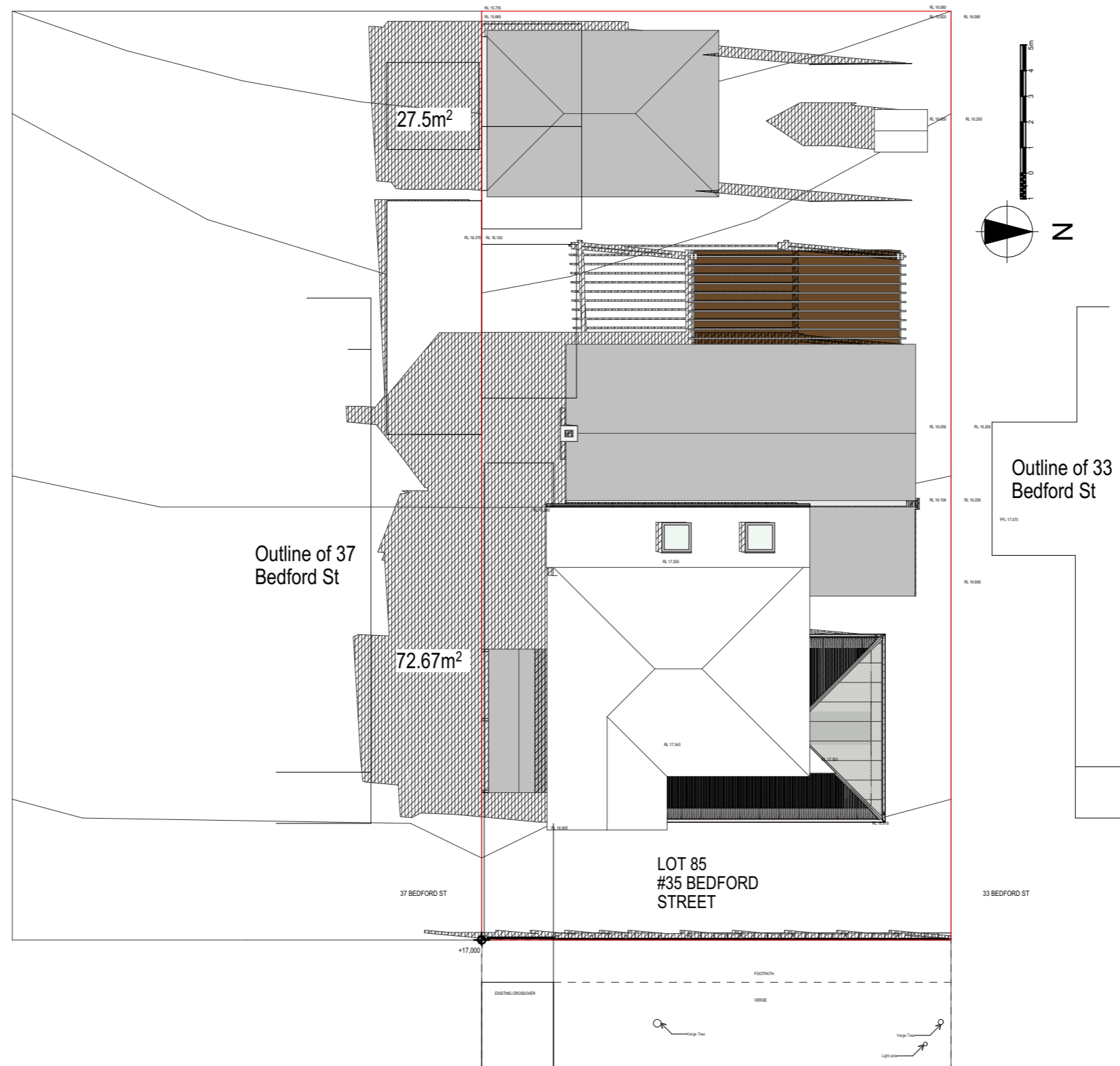
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DESIGNED BY	GH	DRAWING	Sections 03
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3	1:100, 1:2	DRAWING No.	A3.02
PROJECT No.	017223	ISSUE	DA REV 0



Overshadowing to 37 Bedford St (Lot 87)  
 27.5m<sup>2</sup> Workshop  
 72.67m<sup>2</sup> House  
**100.17m<sup>2</sup> total**

Total area 37 Bedford St = 663m<sup>2</sup>  
 15.1%

Shadow diagram 12pm 21st June

1:200

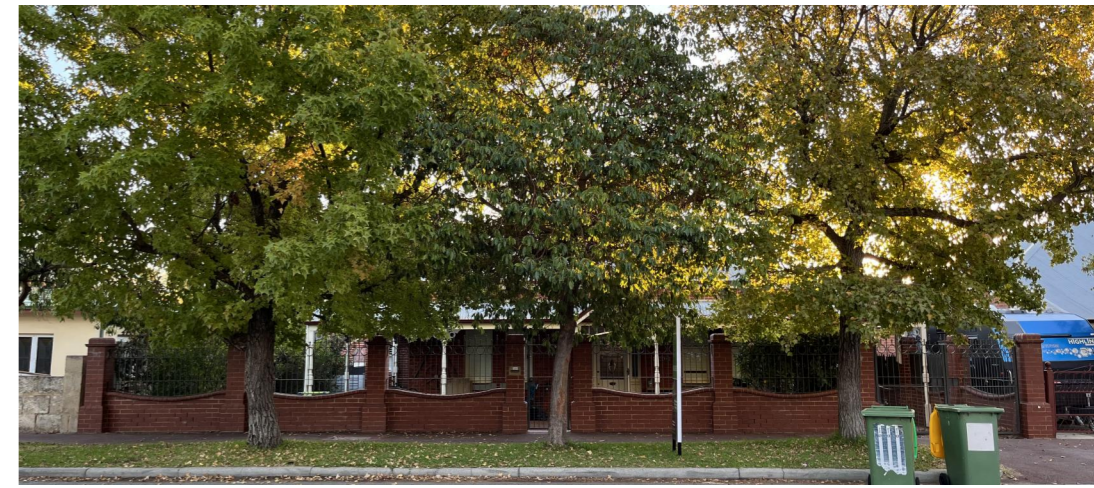
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DESIGNED BY	GH	DRAWING	Overshadowing
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3	1:200	DRAWING No.	A4.01
PROJECT No.	017223	ISSUE	DA REV 0



EXISTING



PROPOSED

COLOURS AND MATERIALS SCHEDULE

External wall paint: TERRACE WHITE  
 Fascia/Timberwork: LEXICON  
 Roofing/Gutters/Downpipes: GALVANISED STEEL/ZINCALUME  
 Fencing: LEXICON with LIMESTONE FOOTINGS (Existing)

New walls (TERRACE WHITE):  
 Timber frame with weatherboard cladding  
 Solid brick parapet wall to boundary wall  
 Brick chimney breast

Doors & Windows (LEXICON):  
 Timber framed throughout

Fence & Driveway gate (LEXICON):  
 Timber pickets on existing limestone footing

Carport posts:  
 Steel posts (TERRACE WHITE)

Driveway:  
 Concrete (GREY)

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DESIGNED BY	GH	DRAWING	Streetscape - Colours
DRAWN BY	GH	DATE	4/06/2024
SCALE @ A3	1:10, 1:7.14, 1:1, 1:4	DRAWING No.	A4.02
PROJECT No.	017223	ISSUE	DA REV 0