

LEGEND

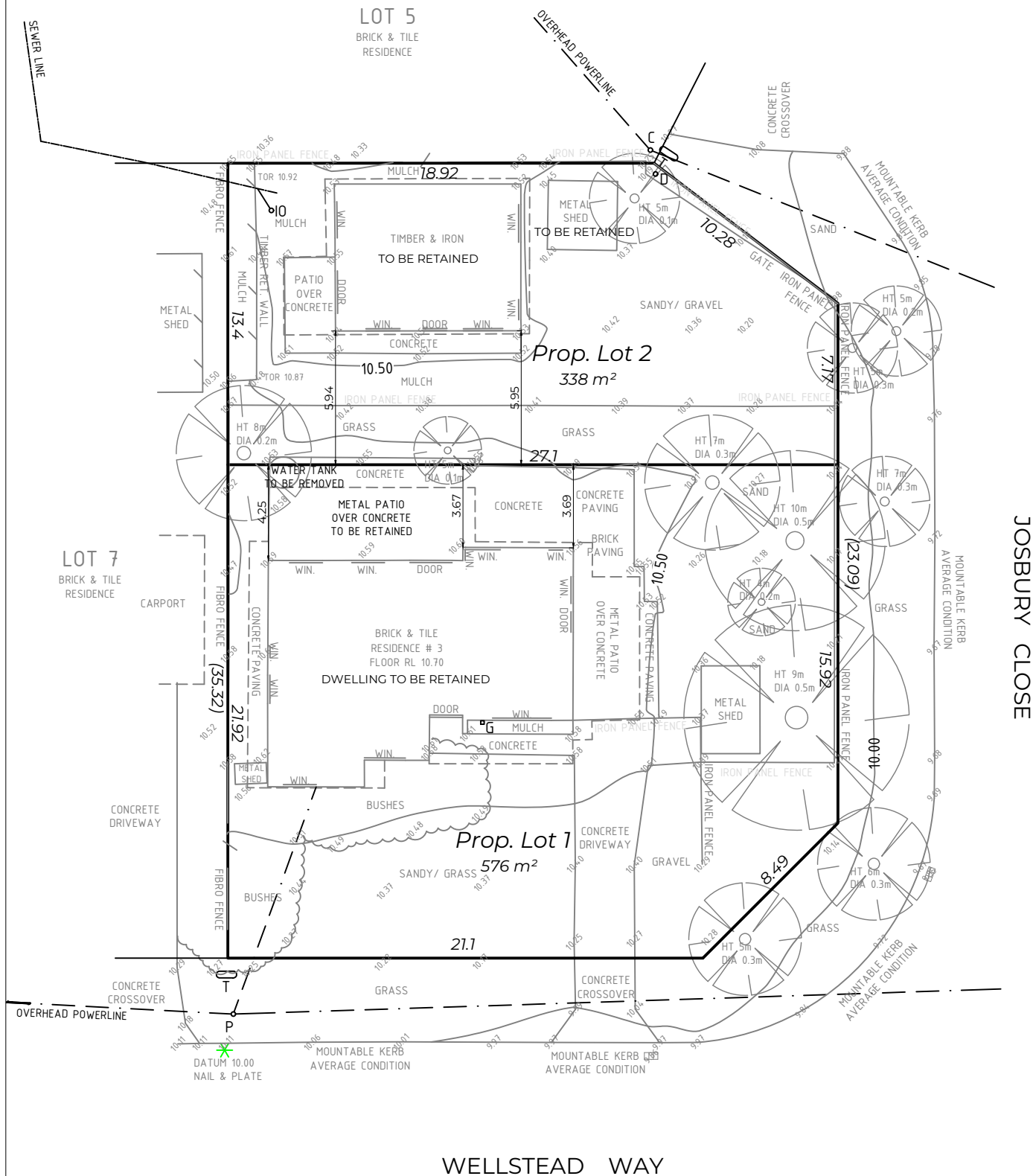
- PROPERTY FEATURES
PROPOSED & PARENT BOUNDARY LINES

DEMOLITION NOTE

SITE TO BE RETAINED
IMPROVEMENTS ALONG PROPOSED BOUNDARY LINE TO BE REMOVED WHERE NECESSARY ie. WATER TANK

SITE ACCESS NOTE

LOT 1 TO GAIN ACCESS DIRECTLY FROM WELLSTEAD WAY
LOT 2 TO GAIN ACCESS DIRECTLY FROM JOSBURY CLOSE



SERVICES RECORD

AVAILABLE	WATER	SEWER	GAS	NBN	UG POWER	OH POWER
YES	✓	✓	✓	✓	✓	✓
NO						

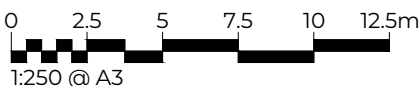
IMPORTANT PLAN NOTES

- Boundaries shown on this plan are approximate only and have been derived from Landgate's Spatial Cadastral Database (SCDB) and other available records for graphical and indicative purposes only. These boundaries have not been re-established and must not be relied upon for boundary definition. A licensed boundary re-establishment survey is required prior to any demolition, excavation, fencing or construction works.
- The plan shows visible services only at the time of survey. The location of underground or concealed services have not been verified. No reliance should be placed on the services information shown. Service locations must be confirmed through Before You Dig Australia enquiries and by the relevant service authorities prior to any works.
- All dimensions shown are subject to final survey calculations and may be amended following additional survey, re-definition or verification.
- Do not scale from this plan. Dimensions shown are for reference only and must be verified by survey prior to use.
- This plan is not intended for construction set-out, engineering set-out or building works.
- Title information, including easements, covenants, notifications and other encumbrances, has not been verified as part of this survey. The current Certificate of Title and associated documents should be reviewed.
- Planning controls, zoning, development standards and other statutory limitations have not been assessed as part of this survey. Enquiries should be made with the relevant local government authority.
- Soil conditions, geotechnical characteristics and subsurface conditions have not been assessed or confirmed as part of this survey.
- The information shown on this plan is current only as at the date of survey.
- Forge Developments Pty Ltd accepts no responsibility for changes to site conditions, services, structures or boundaries occurring after the date of survey.
- The extent and purpose of the survey are limited to the agreed scope of services between Forge Developments Pty Ltd and the client. No reliance should be placed on this plan for purposes outside that scope.
- This plan, including all notes, annotations, logos and accompanying information, forms an integral and inseparable part of the document and must not be altered, reproduced in part, or used without reference to the full plan.

DRAWING NAME

GT26069-SPP-01-A

SCALE



REV.	DATE	DESCRIPTION	SURVEYOR	DRAWN	APPROVED
A	14/04/2026	WAPC Proposal Plan	TSA	PS	PS



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PLAN OF
SURVEY STRATA SUBDIVISION PROPOSAL
PLAN OVER LOT 6 ON PLAN 14675

SUBJECT SITE ADDRESS
3 WELLSTEAD WAY
COODANUP, WA 6210

PROJECTION
HORIZONTAL LOCAL
VERTICAL LOCAL
DERIVED FROM N/A

PROPERTY INFORMATION
LOCAL GOVERNMENT CITY OF MANDURAH
ZONING R 20
TOTAL LOT SIZE 914 m²
CERTIFICATE OF TITLE 1687/410
PROPOSED YIELD 2 LOTS



SHEET
1 OF 1

REVISION
A
DATE OF SURVEY
26/03/2026



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