

**NOTE:**

- EARTHWORKS TO BE CARRIED OUT BY BUILDER.
- ALL STORMWATER DISPOSAL TO SOAKWELLS TO LOCAL SHIRE'S REQUIREMENTS BY BUILDER
- LOCATION OF DOWNPIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION.
- DO NOT SCALE FROM DRAWINGS.
- PLANS TO BE READ IN CONJUNCTION WITH ADDENDA AND WORK ORDER. NOTIFY BUILDER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

**PLUMBER NOTES:**

- PROVIDE REFLUX VALVE TO SEWER LINE
- PROVIDE RETICULATION VALVE TO WATER METER IN PLASTIC VALVE BOX.

**TERMITE TREATMENT**

- TERMITE TREATMENT TO BE CHEMICAL TREATMENT IN ACCORDANCE WITH NCC 2022, SECTION H1D3 (3) & H1P1 USING THE TERMITE MANAGEMENT PLAN.

**NOTE: POOL BY OWNER PRIOR TO CONSTRUCTION**

- BUILDER TO KEEP AREA AS INDICATED CLEAR OF SERVICES
- NO STRUCTURAL ALLOWANCES HAVE BEEN INCLUDED FOR ANY FUTURE WORKS IN RELATION TO A POOL
- NO ALLOWANCES HAVE BEEN INCLUDED FOR ANY POOL AREA SAFETY REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, DOORS, WINDOWS, POOL GATES AND FENCING
- OWNER TO ENSURE THE STRUCTURAL INTEGRITY OF ANY FOOTINGS AND/OR STRUCTURES ARE NOT COMPROMISED DURING EXCAVATION OF POOL

**OPEN SPACE**

(MIN OPEN SPACE REQ'D = 50%)  
 HOUSE AREA (199.94m<sup>2</sup>) / LOT AREA (443m<sup>2</sup>)  
 - SITE COVER = 45.13% (54.87% OPEN SPACE)

**OVERSHADOWING NOTE:**

- NO OVERSHADOWING ONTO NEIGHBOURING PROPERTY

AVERAGING CALCULATIONS (GF)	
Area (m <sup>2</sup> )	
INCURSION	2.68
COMPENSATING	1.87
AVERAGING CALCULATIONS (UF)	
Area (m <sup>2</sup> )	
COMPENSATING	1.50
INCURSION	8.48

**NOTE:**  
 EASEMENT (SEWERAGE). REFER TO SEC 167 T.P&D. ACT SEE DOCUMENT REG 33(b)

**LOT 2 MISCLOSE**  
 0.000 m

**LOT 1 MISCLOSE**  
 0.000 m

**LOT 60 MISCLOSE**  
 0.000 m

**WARNING:**  
 Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

**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.

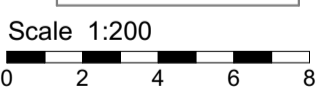
**DISCLAIMER:**  
 Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those 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.

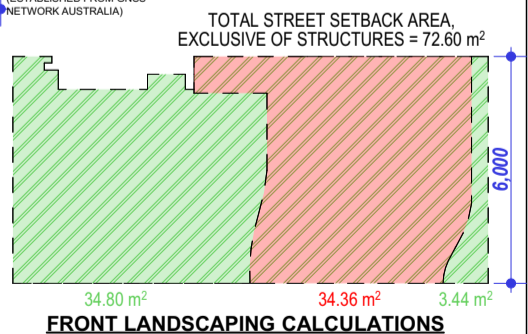
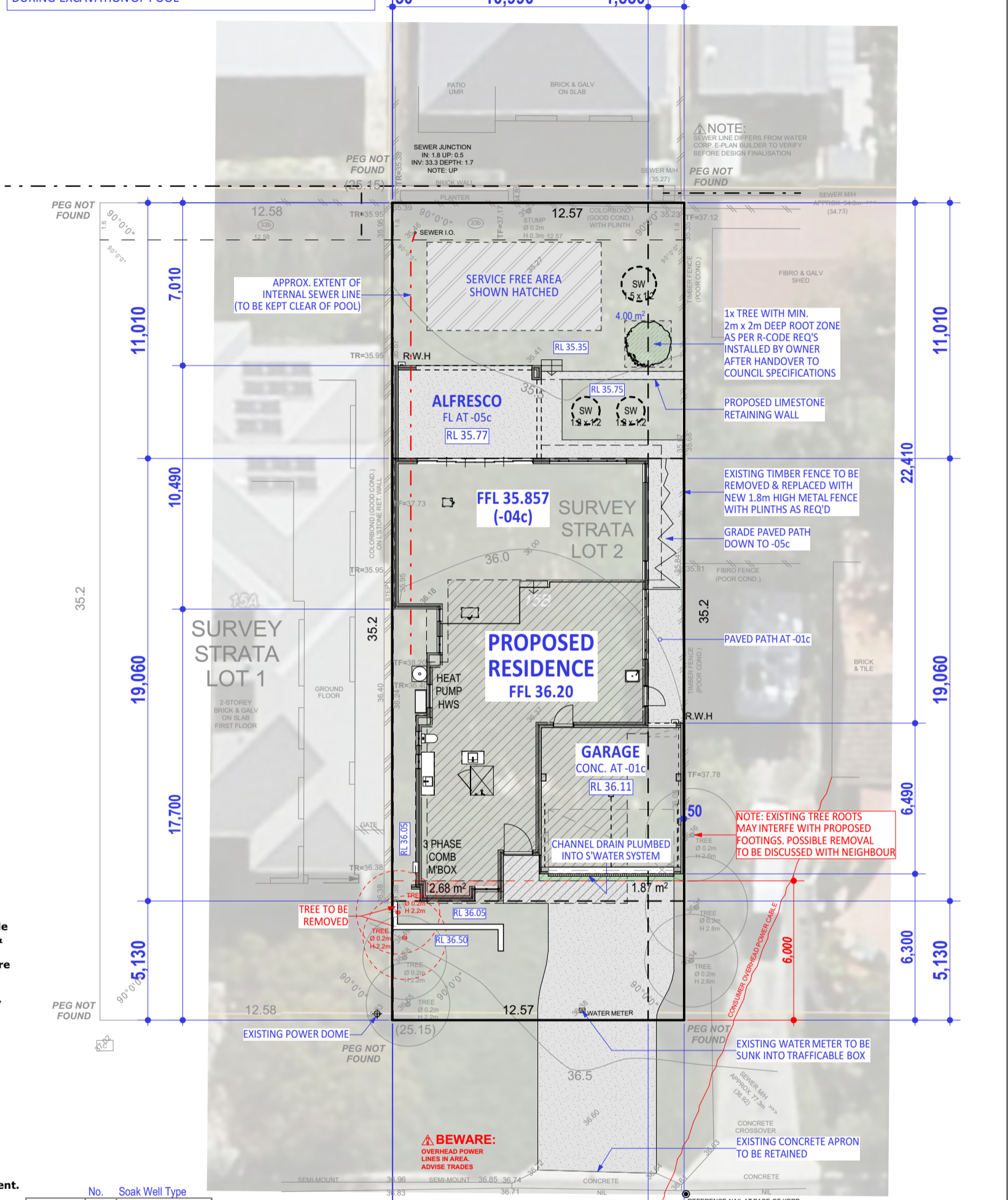
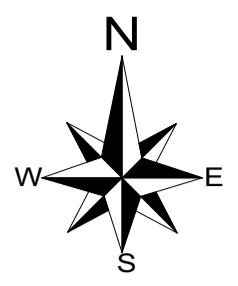
No.	Soak Well Type
2.7 m3	2 SW 1200x1200
2.1 m3	1 SW 1500x1200
4.8 m3	Total Capacity
103.7 m2	Roof Area GF
34.0 m2	Paved Area
238.7 m2	Roof Area UF
376.4 m2	Total Area
4.7 m3	Capacity Required (Area x 0.0125)
0.1 m3	Extra Capacity Provided

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE



**LEGEND**

⊕	POWER DOME
⊙	POWER POLE
⊕	PHONE PITS
⊕	WATER CONN.
⊕	TP=10.00 TOP PILLAR/POST
⊕	TW=10.00 TOP WALL
⊕	TR=10.00 TOP RETAINING
⊕	TF=10.00 TOP FENCE



**COTTAGE SURVEYS**  
 LICENSED SURVEYORS

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

**JOB #** 631312 **GPS** Lat: -32.037018 Long: 115.802326

**CLIENT** Paragon Residential Design

**ADDRESS** #15B Hopgood Street **LOT** Survey Strata Lot 2 (SP 71189)

**SUBURB** Melville

**LGA** CITY OF MELVILLE **AREA** 443m<sup>2</sup> **VOL.** 2869 **FOL.** 407

**DRAWN** S. Nguyen **DATE** 16 Dec 25 **SSA No**

ROADS	Bitumen	ELEC.	U/Ground / O/Head
<b>KERBS</b>	Semi-Mount / Nil	<b>COMMS.</b>	Yes
<b>FOOTPATH</b>	Nil	<b>WATER</b>	Yes
<b>SOIL</b>	Sand	<b>GAS</b>	Check Alinta
<b>DRAINAGE</b>	Good	<b>SEWER</b>	Yes
<b>VEGETATION</b>	Light Grass Cover	<b>COASTAL</b>	No (Approximate Only Confirm With Shire)

**PARAGON**  
 RESIDENTIAL DESIGN & DRAFTING

P: (08) 6102 2704 E: hello@paragonresidential.com.au

**PROPOSED SMETKA & ALLIA RESIDENCE**

**CONCEPT DRAWINGS**

**ADDRESS:** STRATA LOT 2, #15B HOPGOOD STREET, MELVILLE

**LOCAL GOVERNMENT:** CITY OF MELVILLE

REV.	DESCRIPTION:	DATE:	SITE PLAN
E	DESIGN DEVELOPMENT	26-02-26	<b>JOB #:</b> PRD_110 <b>SCALE:</b> 1:200 <b>SHEET:</b> 09 of 09 <b>DRAWN:</b> LC <b>DATE:</b> FEB '26 <b>© copyright</b>
D	ELEVATION REFINEMENT	20-02-26	
C	ELEVATION DESIGN	13-02-26	
B	DESIGN DEVELOPMENT	09-02-26	
A	CONCEPT FLOOR PLANS	30-01-26	

NOTE: ONLY THE 5 MOST RECENT VARIATIONS (IF APPLICABLE) WILL BE DISPLAYED ABOVE

**DESIGN NOTES:**

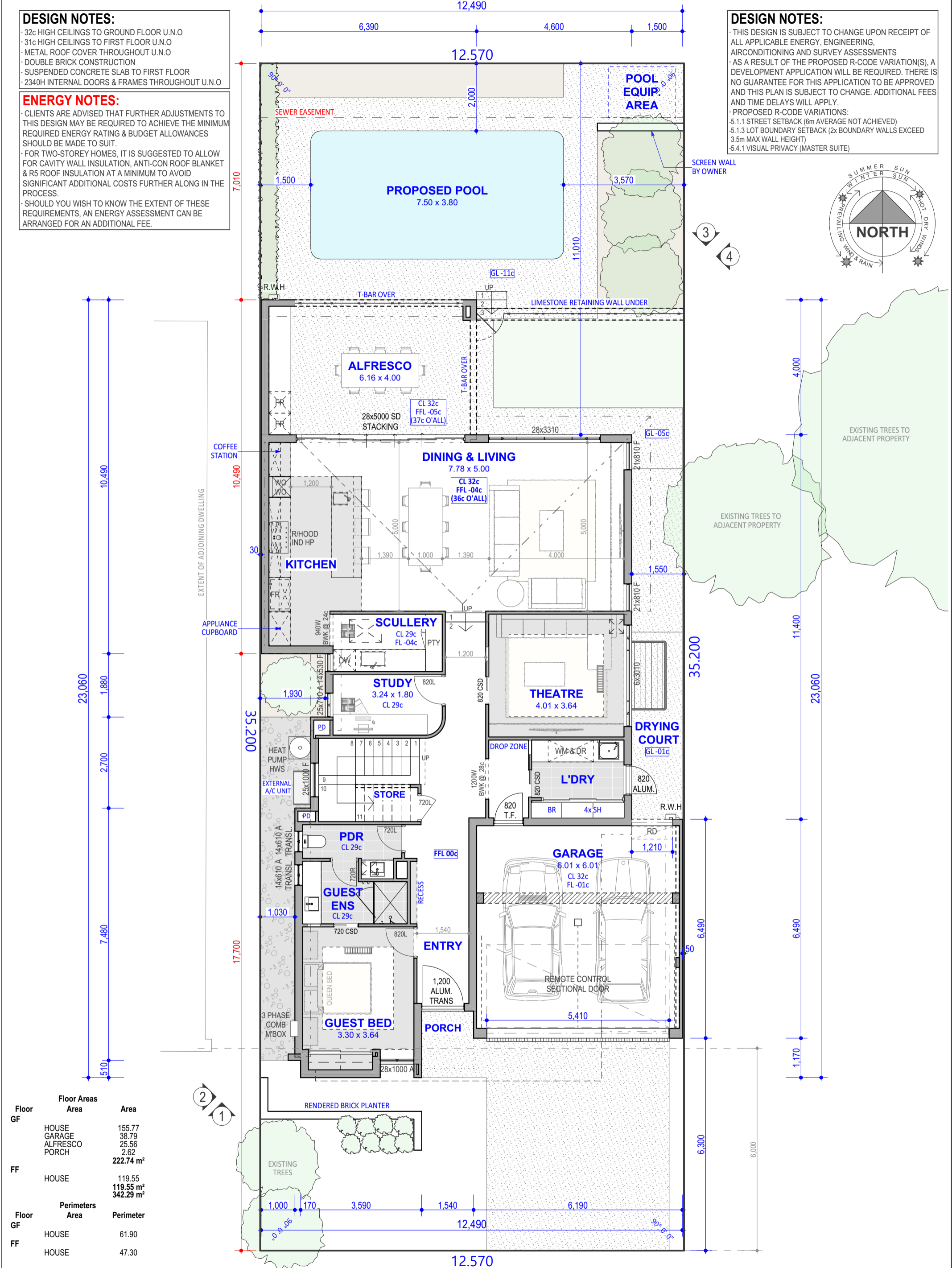
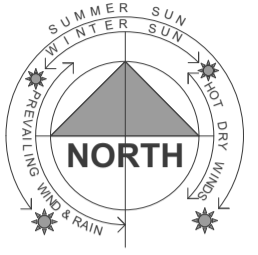
- 32c HIGH CEILINGS TO GROUND FLOOR U.N.O
- 31c HIGH CEILINGS TO FIRST FLOOR U.N.O
- METAL ROOF COVER THROUGHOUT U.N.O
- DOUBLE BRICK CONSTRUCTION
- SUSPENDED CONCRETE SLAB TO FIRST FLOOR
- 2340H INTERNAL DOORS & FRAMES THROUGHOUT U.N.O

**ENERGY NOTES:**

- CLIENTS ARE ADVISED THAT FURTHER ADJUSTMENTS TO THIS DESIGN MAY BE REQUIRED TO ACHIEVE THE MINIMUM REQUIRED ENERGY RATING & BUDGET ALLOWANCES SHOULD BE MADE TO SUIT.
- FOR TWO-STORY HOMES, IT IS SUGGESTED TO ALLOW FOR CAVITY WALL INSULATION, ANTI-CON ROOF BLANKET & R5 ROOF INSULATION AT A MINIMUM TO AVOID SIGNIFICANT ADDITIONAL COSTS FURTHER ALONG IN THE PROCESS.
- SHOULD YOU WISH TO KNOW THE EXTENT OF THESE REQUIREMENTS, AN ENERGY ASSESSMENT CAN BE ARRANGED FOR AN ADDITIONAL FEE.

**DESIGN NOTES:**

- THIS DESIGN IS SUBJECT TO CHANGE UPON RECEIPT OF ALL APPLICABLE ENERGY, ENGINEERING, AIRCONDITIONING AND SURVEY ASSESSMENTS
- AS A RESULT OF THE PROPOSED R-CODE VARIATION(S), A DEVELOPMENT APPLICATION WILL BE REQUIRED. THERE IS NO GUARANTEE FOR THIS APPLICATION TO BE APPROVED AND THIS PLAN IS SUBJECT TO CHANGE. ADDITIONAL FEES AND TIME DELAYS WILL APPLY.
- PROPOSED R-CODE VARIATIONS:
  - 5.1.1 STREET SETBACK (6m AVERAGE NOT ACHIEVED)
  - 5.1.3 LOT BOUNDARY SETBACK (2x BOUNDARY WALLS EXCEED 3.5m MAX WALL HEIGHT)
  - 5.4.1 VISUAL PRIVACY (MASTER SUITE)



Floor	Floor Areas	Area
GF	HOUSE	155.77
	GARAGE	38.79
	ALFRESCO	25.56
	PORCH	2.62
		<b>222.74 m<sup>2</sup></b>
FF	HOUSE	119.55
		<b>119.55 m<sup>2</sup></b> <b>342.29 m<sup>2</sup></b>
Floor	Perimeters	Perimeter
GF	HOUSE	61.90
	HOUSE	47.30

**PARAGON**  
RESIDENTIAL DESIGN & DRAFTING

P: (08) 6102 2704 E: hello@paragonresidential.com.au

**PROPOSED SMETKA & ALLIA RESIDENCE**

ADDRESS: STRATA LOT 2, #15B HOPGOOD STREET, MELVILLE  
LOCAL GOVERNMENT: CITY OF MELVILLE

REV:	DESCRIPTION:	DATE:
E	DESIGN DEVELOPMENT	26-02-26
D	ELEVATION REFINEMENT	20-02-26
C	ELEVATION DESIGN	13-02-26
B	DESIGN DEVELOPMENT	09-02-26
A	CONCEPT FLOOR PLANS	30-01-26

NOTE: ONLY THE 5 MOST RECENT VARIATIONS (IF APPLICABLE) WILL BE DISPLAYED ABOVE

**GROUND FLOOR PLAN**

JOB #: PRD\_110 SCALE: 1:100  
SHEET: 04 of 09 DRAWN: LC  
DATE: FEB '26 © copyright

**DESIGN NOTES:**

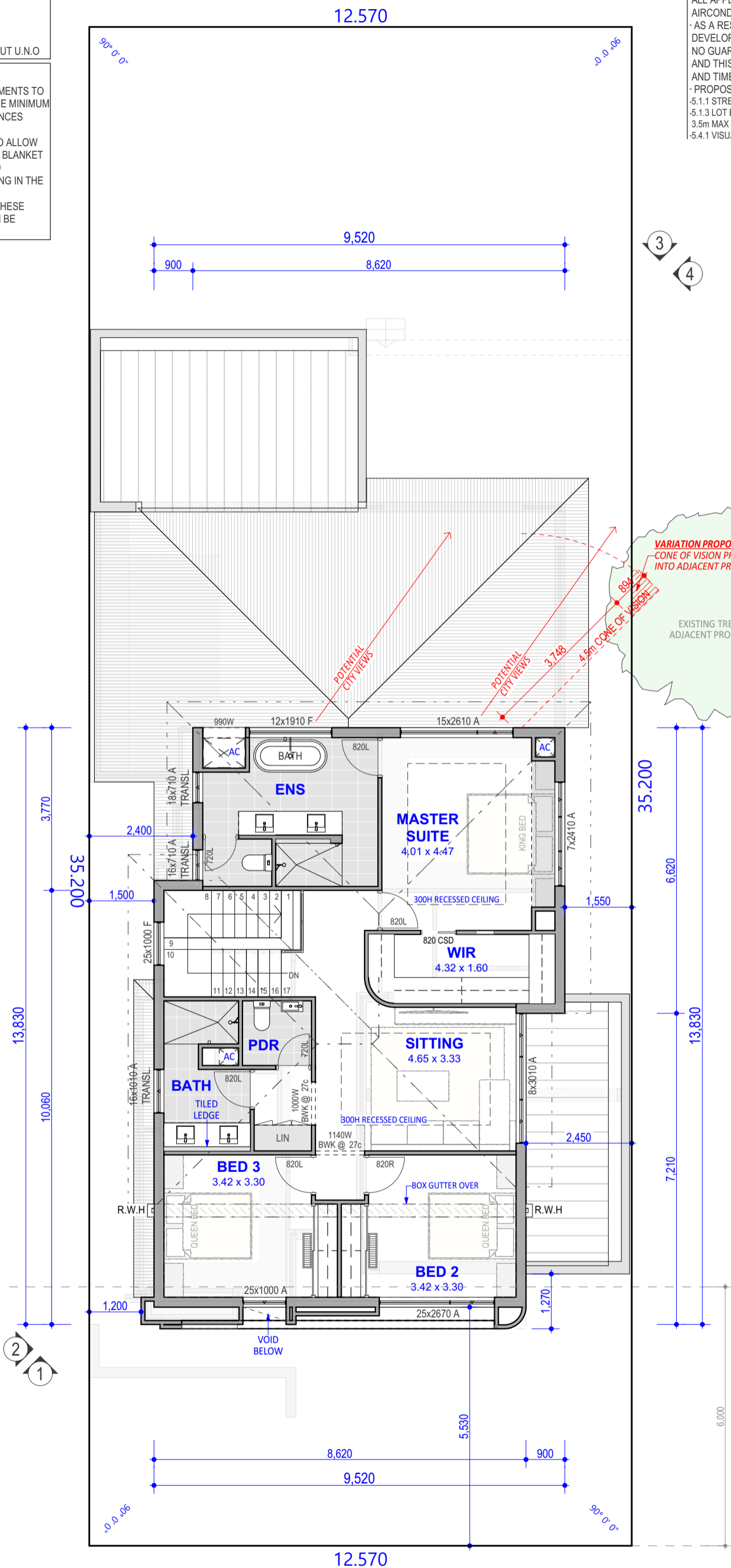
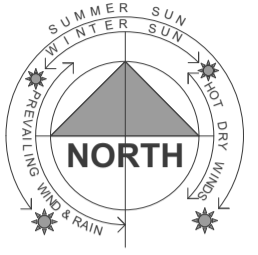
- 32c HIGH CEILINGS TO GROUND FLOOR U.N.O
- 31c HIGH CEILINGS TO FIRST FLOOR U.N.O
- METAL ROOF COVER THROUGHOUT U.N.O
- DOUBLE BRICK CONSTRUCTION
- SUSPENDED CONCRETE SLAB TO FIRST FLOOR
- 2340H INTERNAL DOORS & FRAMES THROUGHOUT U.N.O

**ENERGY NOTES:**

- CLIENTS ARE ADVISED THAT FURTHER ADJUSTMENTS TO THIS DESIGN MAY BE REQUIRED TO ACHIEVE THE MINIMUM REQUIRED ENERGY RATING & BUDGET ALLOWANCES SHOULD BE MADE TO SUIT.
- FOR TWO-STOUREY HOMES, IT IS SUGGESTED TO ALLOW FOR CAVITY WALL INSULATION, ANTI-CON ROOF BLANKET & R5 ROOF INSULATION AT A MINIMUM TO AVOID SIGNIFICANT ADDITIONAL COSTS FURTHER ALONG IN THE PROCESS.
- SHOULD YOU WISH TO KNOW THE EXTENT OF THESE REQUIREMENTS, AN ENERGY ASSESSMENT CAN BE ARRANGED FOR AN ADDITIONAL FEE.

**DESIGN NOTES:**

- THIS DESIGN IS SUBJECT TO CHANGE UPON RECEIPT OF ALL APPLICABLE ENERGY, ENGINEERING, AIRCONDITIONING AND SURVEY ASSESSMENTS
- AS A RESULT OF THE PROPOSED R-CODE VARIATION(S), A DEVELOPMENT APPLICATION WILL BE REQUIRED. THERE IS NO GUARANTEE FOR THIS APPLICATION TO BE APPROVED AND THIS PLAN IS SUBJECT TO CHANGE. ADDITIONAL FEES AND TIME DELAYS WILL APPLY.
- PROPOSED R-CODE VARIATIONS:
  - 5.1.1 STREET SETBACK (6m AVERAGE NOT ACHIEVED)
  - 5.1.3 LOT BOUNDARY SETBACK (2x BOUNDARY WALLS EXCEED 3.5m MAX WALL HEIGHT)
  - 5.4.1 VISUAL PRIVACY (MASTER SUITE)



Floor	Floor Areas	Area
GF	HOUSE	155.77
	GARAGE	38.79
	ALFRESCO	25.56
	PORCH	2.62
		<b>222.74 m<sup>2</sup></b>
FF	HOUSE	119.55
		<b>119.55 m<sup>2</sup></b>
		<b>342.29 m<sup>2</sup></b>
Floor	Perimeters	Perimeter
GF	HOUSE	61.90
FF	HOUSE	47.30

**PARAGON**  
RESIDENTIAL DESIGN & DRAFTING

P: (08) 6102 2704 E: hello@paragonresidential.com.au

**PROPOSED SMETKA & ALLIA RESIDENCE**

ADDRESS: STRATA LOT 2, #15B HOPGOOD STREET, MELVILLE  
LOCAL GOVERNMENT: CITY OF MELVILLE

CONCEPT DRAWINGS

REV:	DESCRIPTION:	DATE:
E	DESIGN DEVELOPMENT	26-02-26
D	ELEVATION REFINEMENT	20-02-26
C	ELEVATION DESIGN	13-02-26
B	DESIGN DEVELOPMENT	09-02-26
A	CONCEPT FLOOR PLANS	30-01-26

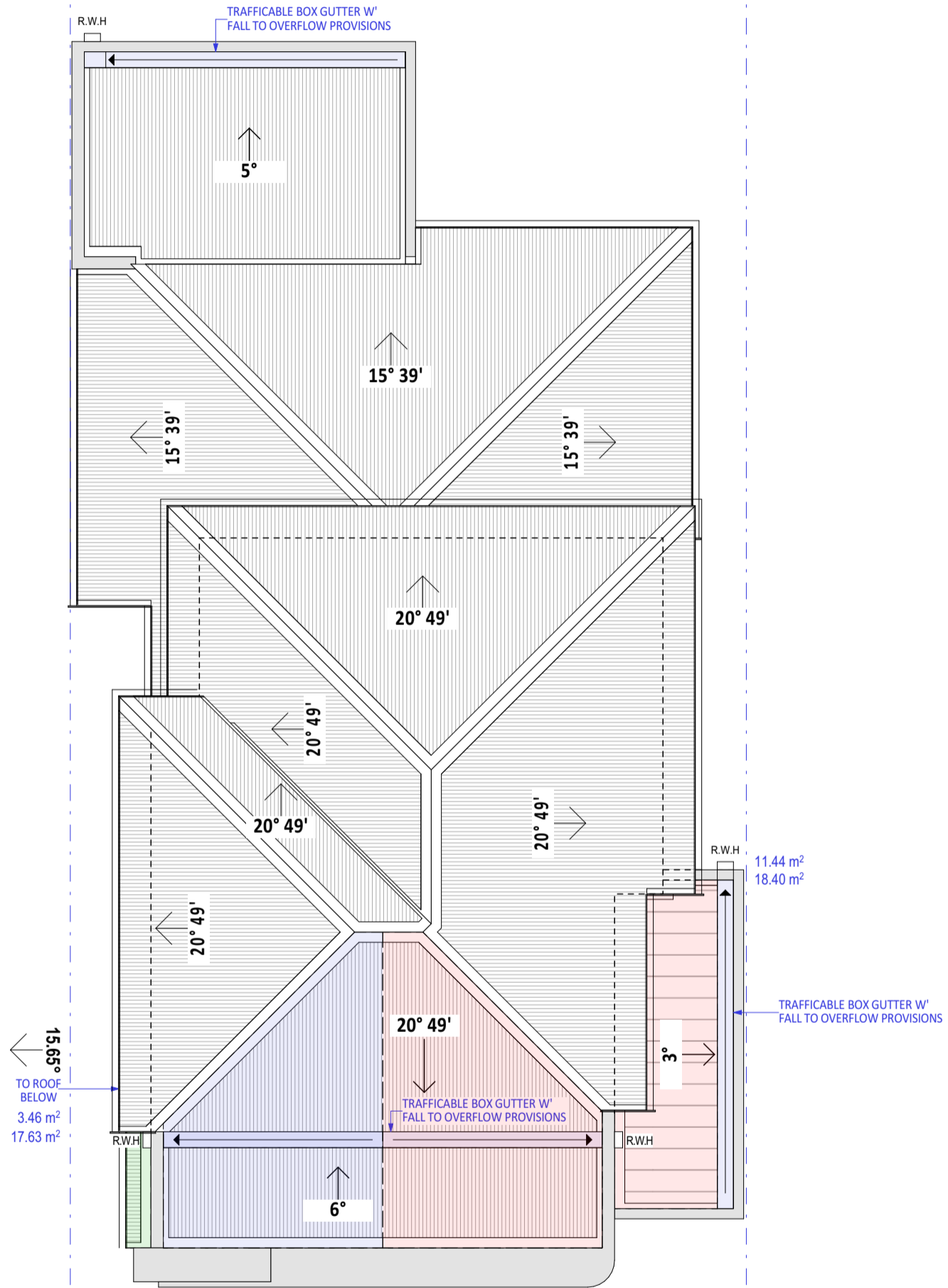
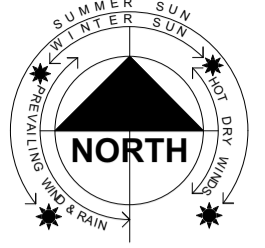
NOTE: ONLY THE 5 MOST RECENT VARIATIONS (IF APPLICABLE) WILL BE DISPLAYED ABOVE

**UPPER FLOOR PLAN**

JOB #: PRD\_110 SCALE: 1:100

SHEET: 05 of 09 DRAWN: LC

DATE: FEB '26 © copyright



Roof Areas			
Floor	Pitch	Flat	Pitched
GF CL	3° 0' 0"	11.44	11.45
	5° 0' 0"	22.11	22.19
	15° 39' 0"	70.13	72.82
		<b>103.68 m²</b>	<b>106.46 m²</b>
FF CL	6° 0' 0"	15.18	15.26
	20° 49'	117.88	126.10
		<b>133.06 m²</b>	<b>141.36 m²</b>
		<b>236.74 m²</b>	<b>247.82 m²</b>

**PARAGON**  
RESIDENTIAL DESIGN & DRAFTING

P: (08) 6102 2704 E: hello@paragonresidential.com.au

**PROPOSED SMETKA & ALLIA RESIDENCE**

ADDRESS:  
STRATA LOT 2, #15B HOPGOOD STREET, MELVILLE

LOCAL GOVERNMENT:  
CITY OF MELVILLE

REV:	DESCRIPTION:	DATE:
E	DESIGN DEVELOPMENT	26-02-26
D	ELEVATION REFINEMENT	20-02-26
C	ELEVATION DESIGN	13-02-26
B	DESIGN DEVELOPMENT	09-02-26
A	CONCEPT FLOOR PLANS	30-01-26

NOTE: ONLY THE 5 MOST RECENT VARIATIONS (IF APPLICABLE) WILL BE DISPLAYED ABOVE

**REVISION**

**E**

**ROOF PLAN**

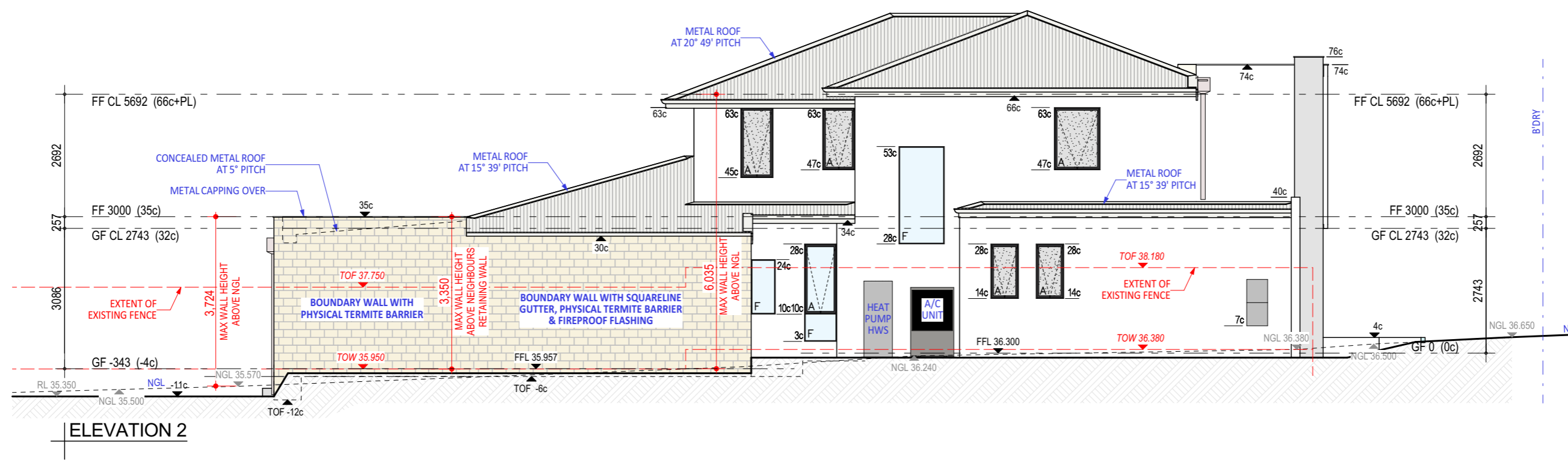
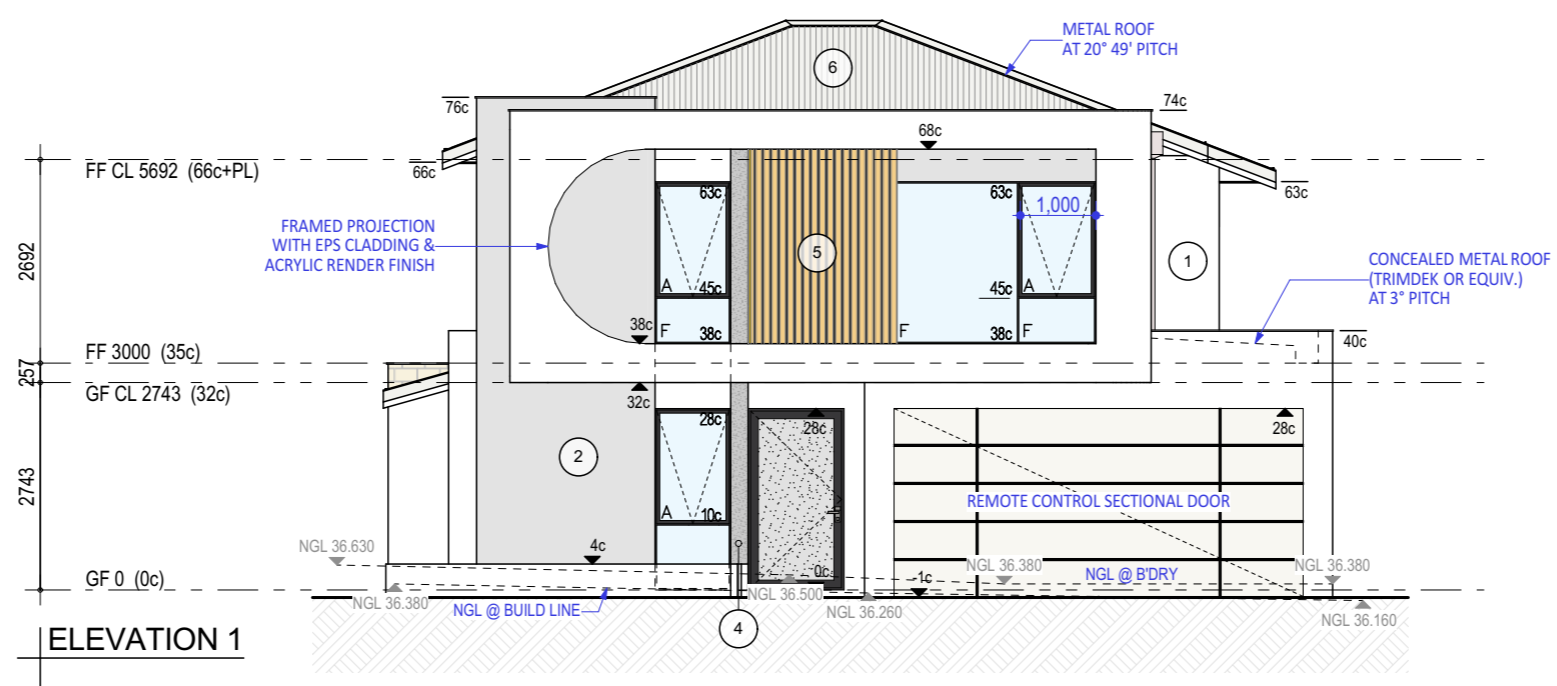
JOB #: PRD\_110 SCALE: 1:100

SHEET: 06 of 09 DRAWN: LC

DATE: FEB '26 © copyright

**MATERIALS & FINISHES**  
\*IMAGES INDICATIVE ONLY - REFER TO ADDENDA

1	RENDER (PRIMARY COLOUR)
2	RENDER (SECONDARY COLOUR)
3	2c FACE BRICKWORK
4	POLISHED PLASTER
5	CASTELLATED TIMBER CLADDING
6	COLORBOND SHEETING (CUSTOM ORB)



**PARAGON**  
RESIDENTIAL DESIGN & DRAFTING  
P: (08) 6192 2704 E: hello@paragonresidential.com.au

**CONCEPT DRAWINGS**

**PROPOSED SMETKA & ALLIA RESIDENCE**

**ADDRESS:**  
STRATA LOT 2, #15B HOPGOOD STREET, MELVILLE

**LOCAL GOVERNMENT:**  
CITY OF MELVILLE

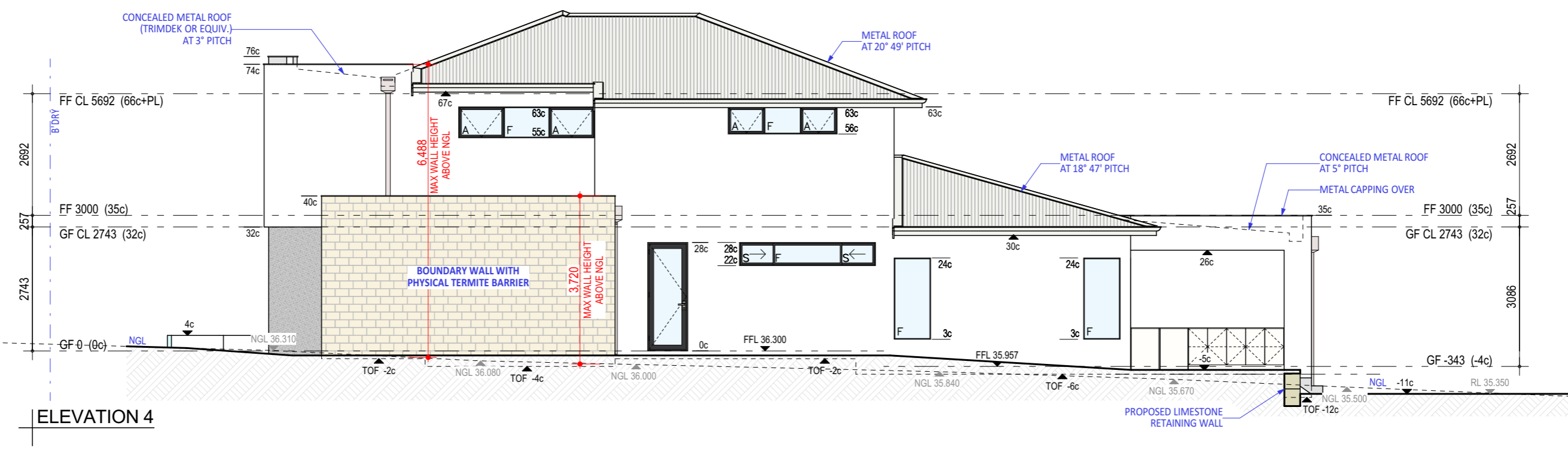
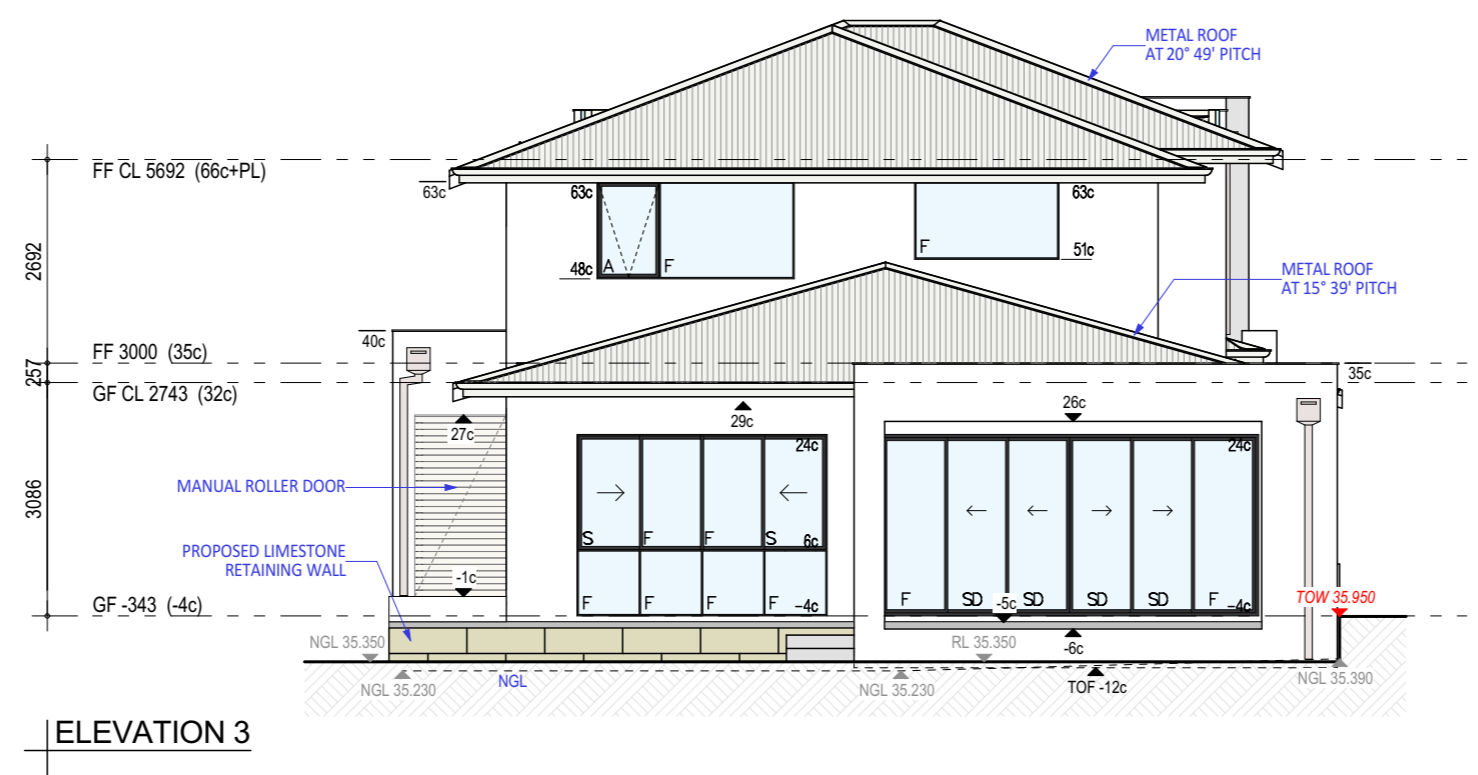
REV:	DESCRIPTION:	DATE:
E	DESIGN DEVELOPMENT	26-02-26
D	ELEVATION REFINEMENT	20-02-26
C	ELEVATION DESIGN	13-02-26
B	DESIGN DEVELOPMENT	09-02-26
A	CONCEPT FLOOR PLANS	30-01-26

ELEVATIONS 1 & 2		
<b>JOB #:</b> PRD_110	<b>SHEET:</b> 07 of 09	<b>SCALE:</b> 1:100
<b>DATE:</b> FEB '26	<b>DRAWN:</b> LC	<b>© copyright</b>

All provided documentation is to be thoroughly checked by all relevant builders and contractors, with Paragon Residential Design to be advised of any discrepancies identified and provided the opportunity to resolve prior to the commencement of any works on site. These plans have been prepared for the exclusive use of the client(s) of Paragon Residential Design for the purpose expressly notified to the designer. The plans shall remain the sole property of Paragon Residential Design and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Paragon Residential Design.

**MATERIALS & FINISHES**  
\*IMAGES INDICATIVE ONLY - REFER TO ADDENDA

1	RENDER (PRIMARY COLOUR)
2	RENDER (SECONDARY COLOUR)
3	2c FACE BRICKWORK
4	POLISHED PLASTER
5	CASTELLATED TIMBER CLADDING
6	COLORBOND SHEETING (CUSTOM ORB)



**PARAGON**  
RESIDENTIAL DESIGN & DRAFTING  
P: (08) 6102 2704 E: hello@paragonresidential.com.au

**PROPOSED SMETKA & ALLIA RESIDENCE**

**ADDRESS:**  
STRATA LOT 2, #15B HOPGOOD STREET, MELVILLE

**LOCAL GOVERNMENT:**  
CITY OF MELVILLE

REV:	DESCRIPTION:	DATE:
E	DESIGN DEVELOPMENT	26-02-26
D	ELEVATION REFINEMENT	20-02-26
C	ELEVATION DESIGN	13-02-26
B	DESIGN DEVELOPMENT	09-02-26
A	CONCEPT FLOOR PLANS	30-01-26

**ELEVATIONS 3 & 4**

**REVISION E**

**JOB #:** PRD\_110 **SHEET:** 08 of 09 **SCALE:** 1:100

**DATE:** FEB '26 **DRAWN:** LC **© copyright**

All provided documentation is to be thoroughly checked by all relevant builders and contractors, with Paragon Residential Design to be advised of any discrepancies identified and provided the opportunity to resolve prior to the commencement of any works on site. These plans have been prepared for the exclusive use of the client(s) of Paragon Residential Design for the purpose expressly notified to the designer. The plans shall remain the sole property of Paragon Residential Design and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Paragon Residential Design.