

PERFORMANCE SOLUTIONS AND DESIGN BRIEFS:

- DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT NCC PROVISION OR THE FOLLOWING PERFORMANCE SOLUTION (WHERE APPLICABLE):
1. PROMPT ENGINEERING PERFORMANCE SOLUTION BATH HOB INSTALLATION WITHOUT WATER STOP ANGLE
2. PROMPT ENGINEERING PERFORMANCE SOLUTION BOUNDARY GUTTER SELECTION AND OVERFLOW MEASURE
3. PROMPT ENGINEERING PERFORMANCE SOLUTION BRICK PAVEMENT WITH 1% SLOPE ON CLASS A SANDY SITE
4. PROMPT ENGINEERING PERFORMANCE SOLUTION BRICK PAVEMENT WITH 1.6% SLOPE ON CLAY SITE
5. PROMPT ENGINEERING PERFORMANCE SOLUTION CORROSION PROTECTION FOR LINTELS & CAVITY COLUMNS (R4 DURABILITY CLASS)
6. PROMPT ENGINEERING PERFORMANCE SOLUTION ENCLOSED SHOWER - OMISSION OF VERTICAL WATER STOP ANGLE WHERE SHOWER LOCATED WITHIN 200MM OF AN EXIT
7. PROMPT ENGINEERING PERFORMANCE SOLUTION ENCLOSED SHOWER - SHOWER STEP DOWN WITHOUT WATER STOP ANGLE
8. PROMPT ENGINEERING PERFORMANCE SOLUTION FITTED BATH TO WALL JUNCTION WITHOUT WATER STOP ANGLE
9. PROMPT ENGINEERING PERFORMANCE SOLUTION INSTALLATION OF DOWNPIPE TO THE BACK OF EAVES GUTTER
10. PROMPT ENGINEERING PERFORMANCE SOLUTION LINTEL OVERHANG
11. PROMPT ENGINEERING PERFORMANCE SOLUTION OMISSION OF HEAD FLASHING (CAVITY MASONRY WALLS)
12. PROMPT ENGINEERING PERFORMANCE SOLUTION OMISSION OF SILL FLASHING (CAVITY MASONRY WALLS)
13. PROMPT ENGINEERING PERFORMANCE SOLUTION SHOWER SCREEN POSITION OVER BRICK HOB OR LOW WALL
14. PROMPT ENGINEERING PERFORMANCE SOLUTION UNENCLOSED SHOWER - SHOWER STEP DOWN WITHOUT WATER STOP ANGLE
15. PROMPT ENGINEERING PERFORMANCE SOLUTION VAPOUR BARRIER PLACEMENT (CLASS A & S SITE)
16. PROMPT ENGINEERING PERFORMANCE SOLUTION WEEPHOLES POSITION AND OMISSION OF CAVITY FLASHING
17. THERMICO PERFORMANCE SOLUTION TERMITE TREATMENT
18. LIVING BUILDING SOLUTIONS...PERFORMANCE SOLUTION...ENERGY ASSESSMENT

SITE CLASSIFICATION : TBA
WIND CATEGORY : TBA
COASTAL CONDITIONS : TBA
CORROSION CLASS : TBA
GAS AVAILABILITY : TBA

**STORMWATER DISPOSAL
BY BUILDER TO COUNCIL
REQUIREMENTS
(SOAKWELLS)**

LOT MISCLOSE
0.000 m

DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

⚠️ 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.

Floor AREAS			
Story	Name	Area	Perimeter
GFL	ALFRESCO	18.18	17.78
GFL	GARAGE	52.96	29.71
GFL	GFL HOUSE	156.97	61.93
GFL	PORCH	1.63	5.42
		229.74 m²	
FFL	FFL HOUSE	118.31	44.62
		118.31 m²	
		348.05 m²	

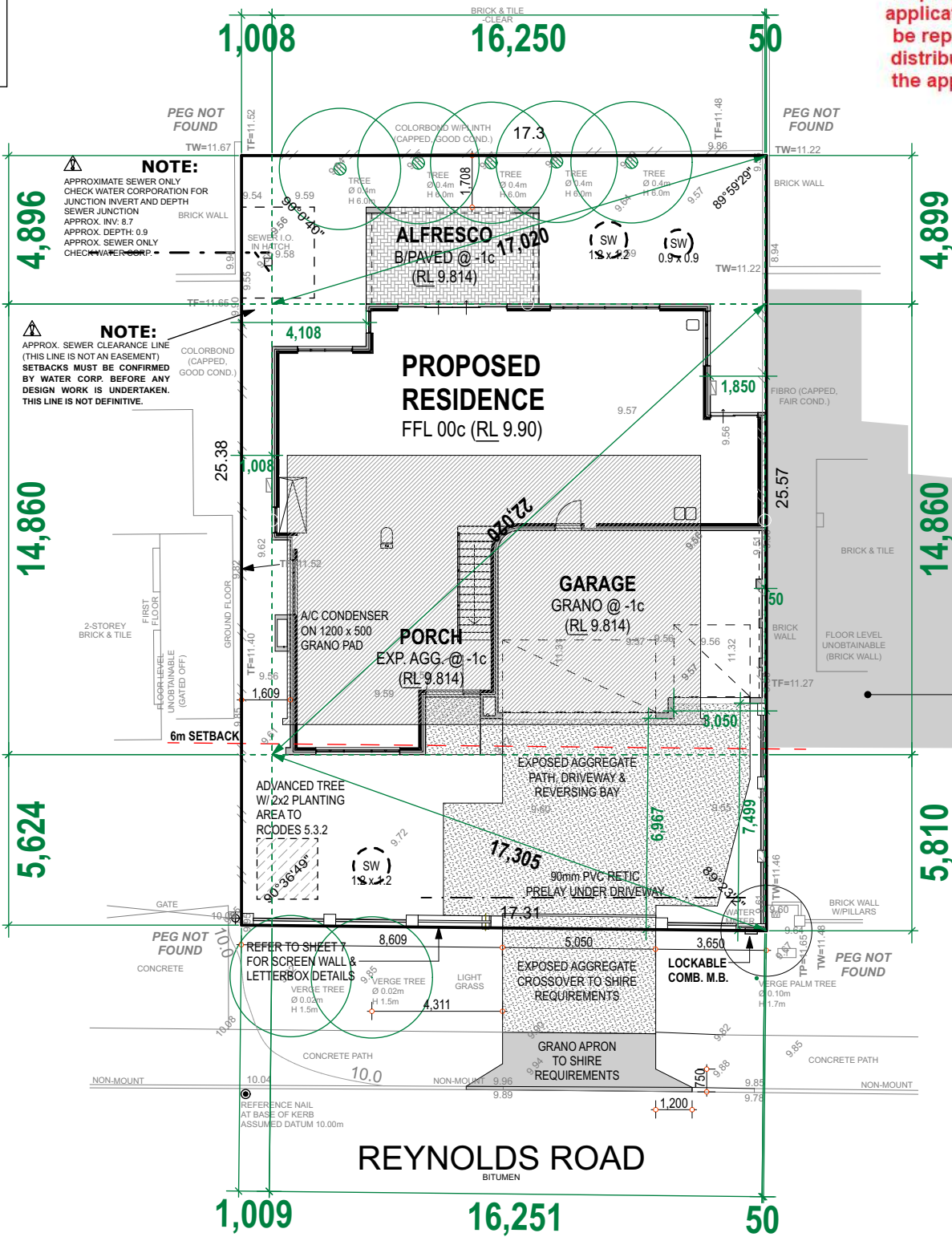
Paving AREAS		
Material	Location	Area
Exposed Agg	CROSSOVER	17.37
Exposed Agg	DRIVEWAY	60.47
Exposed Agg	PATH	0.87
Exposed Agg	PORCH	3.44
GRANO	A/C PAD	0.60
GRANO	APPRON	10.77
Paving	ALFRESCO	17.88
		111.40 m²

Roof AREAS		
Story	Pitch	Area
GFL ...	1.00°	3.21
GFL ...	5.00°	19.93
GFL ...	15.00°	94.30
		117.44 m²
FFL ...	15.00°	116.26
		116.26 m²
		233.70 m²

SITE COVERAGE

ZONED	R20
% ALLOWED	50%
SITE AREA	440.92m ²
SITE COV. AREA	210.34m ²

SITE COV. =47.7%



HARDSCAPING CALCULATIONS	
FRONT SETBACK AREA	: 103.77m ²
IMPERVIOUS LANDSCAPING AREA	: 57.95m ²
IMPERVIOUS LANDSCAPING PERCENTAGE	: 55.8%

SHADOW DIAGRAM

112 - 114 REYNOLDS ROAD, MT PLEASANT

NEIGHBOURING SITE AREA : 744m²

SHADOW CAST AT MIDDAY
ON 21st JUNE OVER
ADJOINING LOT

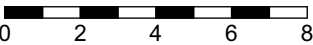
: 78.86m²

Soak Well Type	No.	
SW 900x900	1	0.6 m3
SW 1200x1200	2	2.7 m3
Total Capacity		3.3 m3
Roof Area GF		233.7 m2
Total Area		233.7 m2
Capacity Required (Area x 0.0125)		2.9 m3
Extra Capacity Provided		0.4 m3

Capacity Required (Area x 0.0125)	2.9
Extra Capacity Provided	0.4

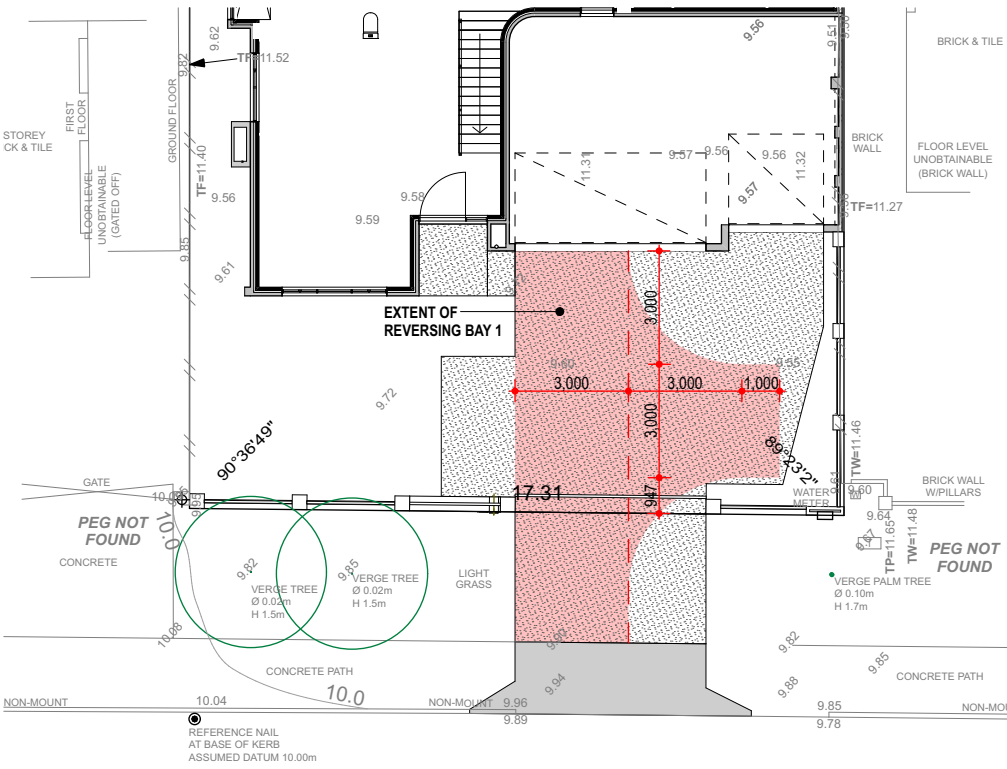
NOTE: ALL DOWNPIPES
CONNECTED TO SOAKWELLS
WITH PVC STORMWATER PIPE

Scale 1:200



	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 # : 648195 CLIENT : Innova Builders ADDRESS : #110 Reynolds Road SUBURB : Mt Pleasant LGA : CITY OF MELVILLE DRAWN : T.Currey	GPS : Lat: -32.025599 Long: 115.848731 ORDER # : 1245 LOT : Lot 11 (Diag. 82821) AREA : 441m ² VOL. : 1935 FOL. 729 DATE : 29 May 26 SSA : No	ROADS : Bitumen KERBS : Non-Mount / Nil FOOTPATH : Concrete SOIL : Sand DRAINAGE : Good VEGETATION : Refer to Survey	ELEC. : U/Ground COMMS. : Yes WATER : Yes GAS : Check Alinta SEWER : Yes COASTAL : No
	(Approximate Only Confirm With Shire)				

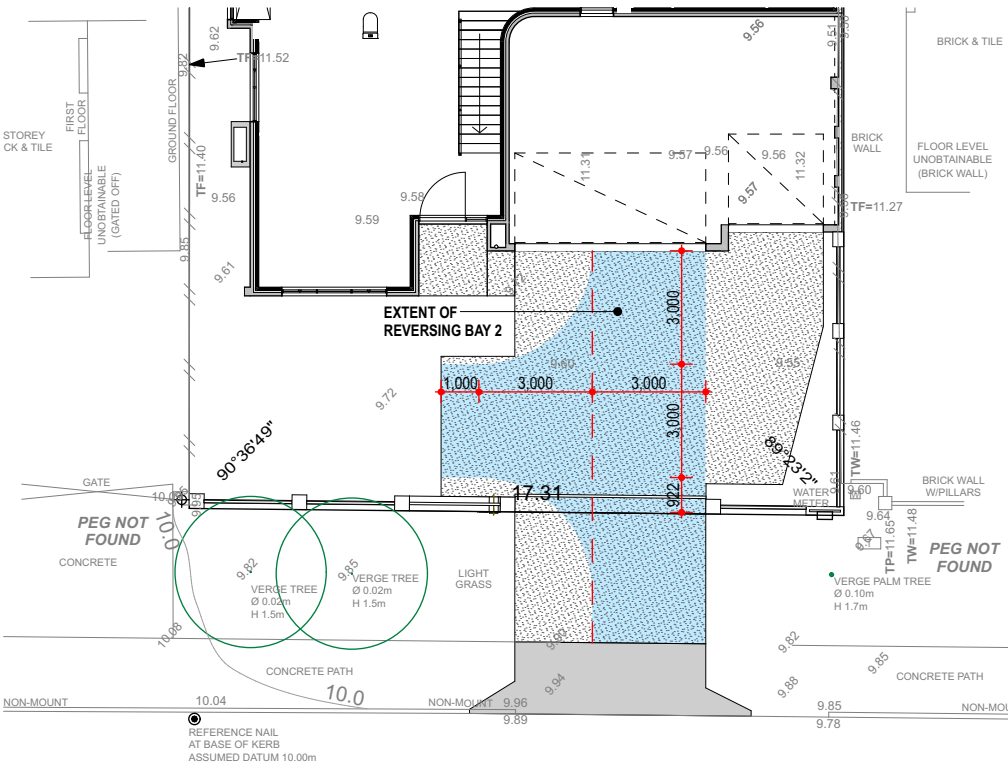
		DA <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>REV</th><th>DATE</th><th>DETAILS</th><th>DWN</th><th>CHK</th><th>REV</th><th>DATE</th><th>DETAILS</th><th>DWN</th><th>CHK</th></tr> <tr> <td>1</td><td>24/08/26</td><td>DA</td><td>LG</td><td>LG</td><td></td><td></td><td></td><td></td><td></td></tr> </table>	REV	DATE	DETAILS	DWN	CHK	REV	DATE	DETAILS	DWN	CHK	1	24/08/26	DA	LG	LG						OWNER..... DATE..... OWNER..... DATE..... BUILDER..... DATE.....	JOB NO: 1245 SITE Plan SCALE: 1:200 LAYOUT NO.: 02 of 7 REV No: 1
		REV	DATE	DETAILS	DWN	CHK	REV	DATE	DETAILS	DWN	CHK													
		1	24/08/26	DA	LG	LG																		
© COPYRIGHT INNOVA BUILDERS (WA) PTY LTD 2026 INNOVA BUILDERS W.A. HAS THE COPYRIGHT PROTECTION ON ANY DRAWINGS OR PRELIMINARY DESIGNS THAT ARE ISSUED TO CLIENTS. THESE PLANS CANNOT BE COPIED OR UTILISED BY ANYONE OTHER THAN INNOVA BUILDERS W.A. WITHOUT THE EXPRESS WRITTEN PERMISSION OF INNOVA BUILDERS W.A.																								



REYNOLDS ROAD

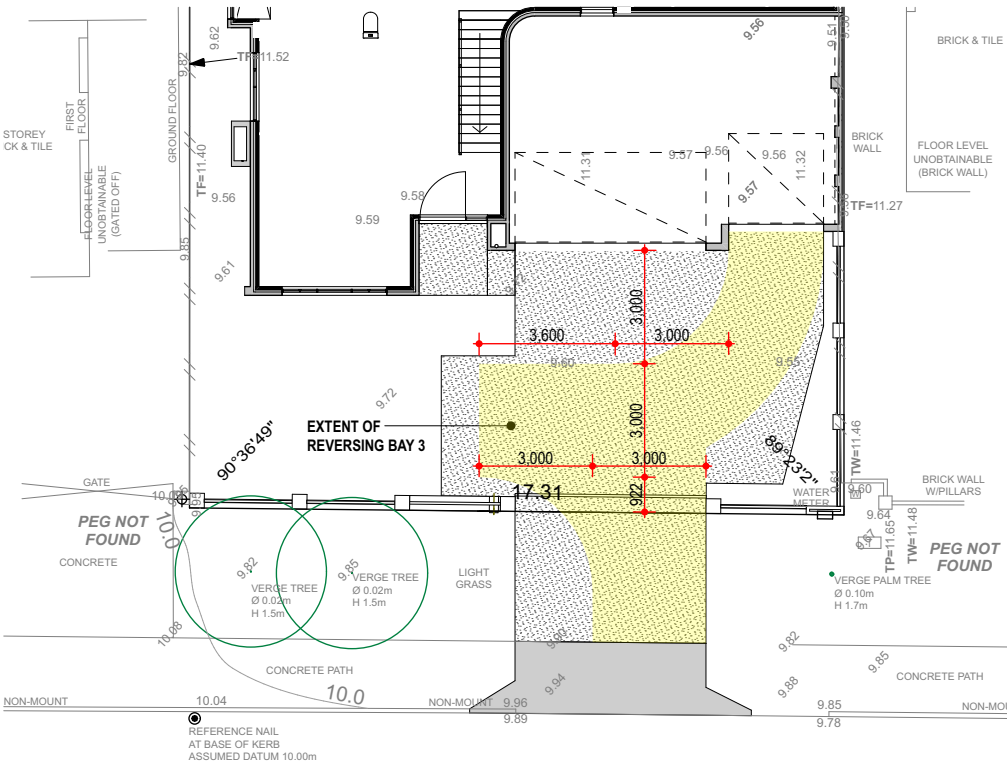
REVERSING BAY 1
1:200

ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.



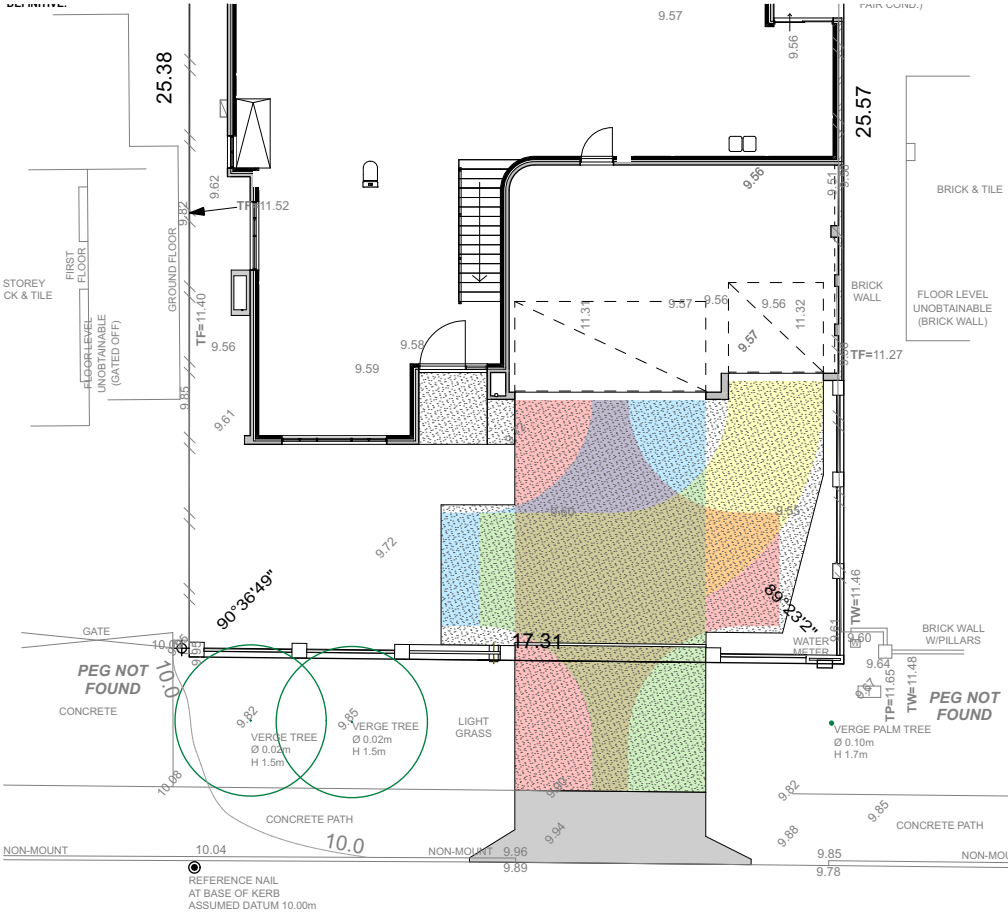
REYNOLDS ROAD

REVERSING BAY 2
1:200



REYNOLDS ROAD

REVERSING BAY 3
1:200



REYNOLDS ROAD

REVERSING BAY - COMBINED
1:200



© COPYRIGHT INNOVA BUILDERS (WA) PTY LTD 2026

INNOVA BUILDERS W.A. HAS THE COPYRIGHT PROTECTION ON ANY DRAWINGS OR PRELIMINARY DESIGNS THAT ARE ISSUED TO CLIENTS. THESE PLANS CANNOT BE COPIED OR UTILISED BY ANYONE OTHER THAN INNOVA BUILDERS W.A. WITHOUT THE WRITTEN PERMISSION OF INNOVA BUILDERS W.A.

Document Set ID: 7876223

Version: 1, Version Date: 23/08/2026



REV	DATE	DETAILS	DWN	CHK	REV	DATE	DETAILS	DWN	CHK
1	24/08/26	DA	LG	LG					

OWNER.....	DATE.....
OWNER.....	DATE.....
BUILDER.....	DATE.....

JOB NO: **1245**

REVERSING BAYS

SCALE: 1:200

LAYOUT NO.: 03 of 7

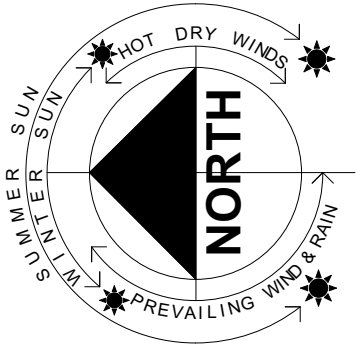
REV NO: **1**

CEILING/ ROOF NOTE

GROUND FL 31c +PL
UPPER FL 28c +PL CEILING LEVEL
UNLESS NOTED OTHERWISE.

METAL DECK ROOF AT:
- 15° PITCH. 830mm WIDE EAVES
- 5° PITCH. NO EAVES
- 1° PITCH. NO EAVES

2cH FACE BRICK 90W
ACRYLIC TEXTURE ON RENDER
FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



SITE COVERAGE

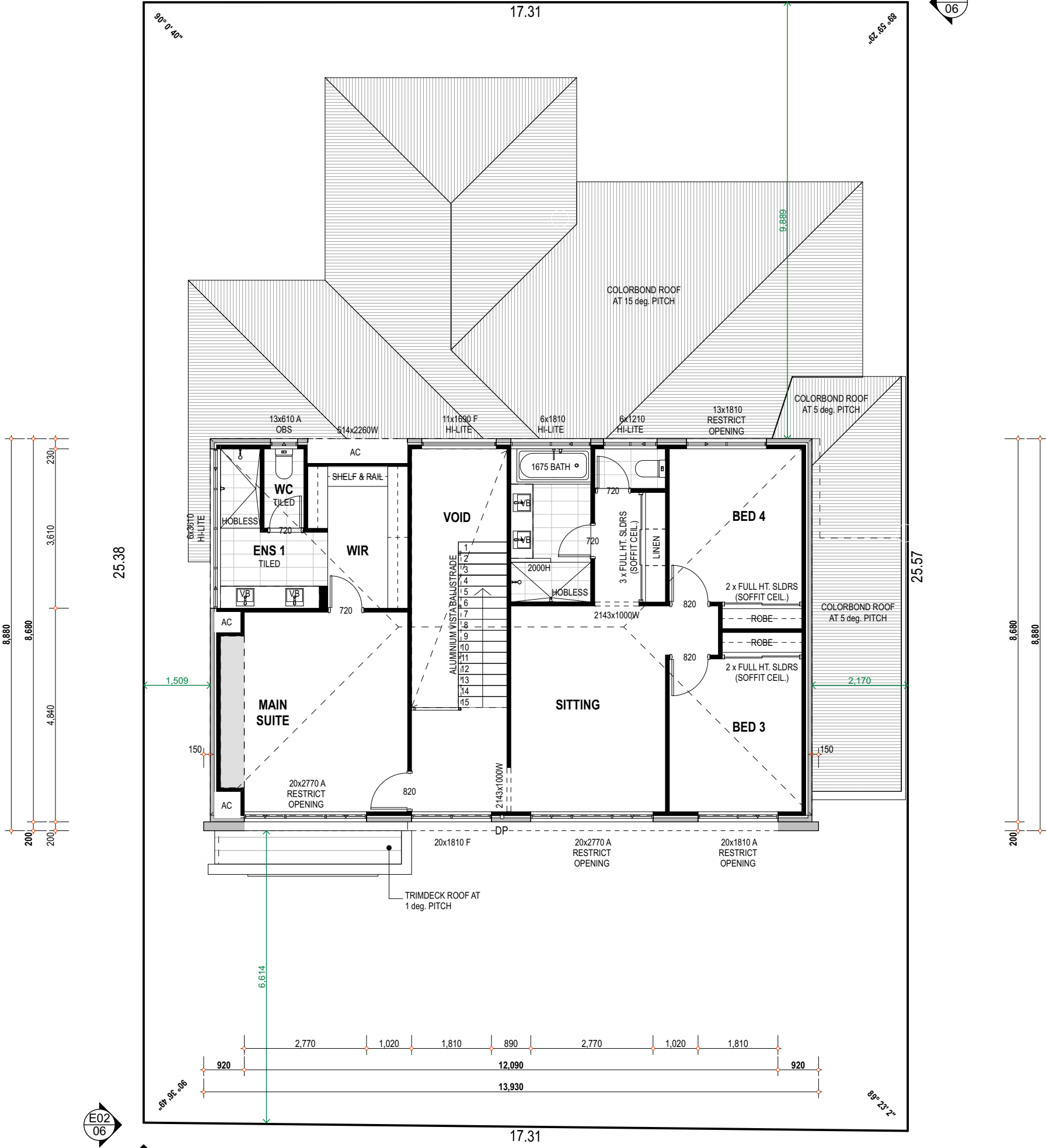
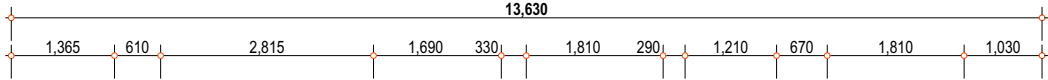
ZONED R20
% ALLOWED 50%
SITE AREA 440.92m²
SITE COV. AREA 210.34m²

SITE COV. =47.7%

Floor AREAS			
Story	Name	Area	Perimeter
GFL	ALFRESCO	18.18	17.78
GFL	GARAGE	52.96	29.71
GFL	GFL HOUSE	156.97	61.93
GFL	PORCH	1.63	5.42
		229.74 m²	
FFL	FFL HOUSE	118.31	44.62
		118.31 m²	
		348.05 m²	

Roof AREAS		
Story	Pitch	Area
GFL ...	1.00°	3.21
GFL ...	5.00°	19.93
GFL ...	15.00°	94.30
		117.44 m²
FFL ...	15.00°	116.26
		116.26 m²
		233.70 m²

ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.



CLIENT NOTE

ALL DIMENSIONS TO TAKE PREFERENCE TO SCALE.

H/FLEX TO ALL EXTERNAL CEILINGS & EAVE LININGS UNLESS OTHERWISE NOTED.

DIMENSIONS SHOWN ON PLANS ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER SET.

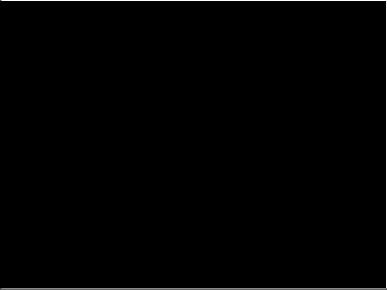
NUMBER AND PLACING OF RAIN WATER PIPES IS APPROXIMATE & GOVERNED BY ROOF STRUCTURE & AT THE PLUMBERS DISCRETION.

INNOVA BUILDERS RESERVE THE RIGHT TO VARY ANY DIMENSIONS & MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK SPECIFICATION & ADDENDA CAREFULLY.

ALL STRUCTURAL BEAMS TO BE IN ACCORDANCE WITH BCA REQUIREMENTS.

© COPYRIGHT INNOVA BUILDERS (WA) PTY LTD 2026

INNOVA BUILDERS W.A. HAS THE COPYRIGHT PROTECTION ON ANY DRAWINGS OR PRELIMINARY DESIGNS THAT ARE ISSUED TO CLIENTS. THESE PLANS CANNOT BE COPIED OR UTILISED BY ANYONE OTHER THAN INNOVA BUILDERS W.A. WITHOUT THE EXPRESS WRITTEN PERMISSION OF INNOVA BUILDERS W.A.



DA		REV		DATE		DETAILS		DWN		CHK		REV		DATE		DETAILS		DWN		CHK	
1	24/08/26	DA		LG	LG																

OWNER..... DATE.....

OWNER..... DATE.....

BUILDER..... DATE.....

JOB NO: **1245**

FIRST FLOOR Plan

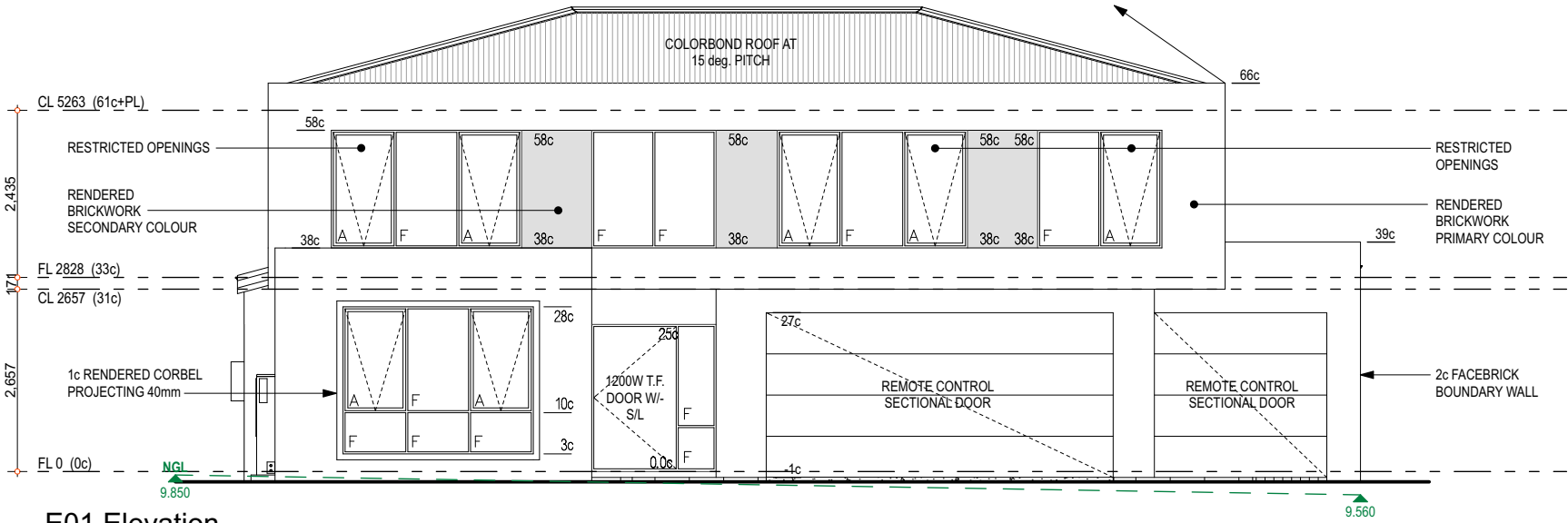
SCALE: 1:100, 1:1

LAYOUT NO.: 05 of 7

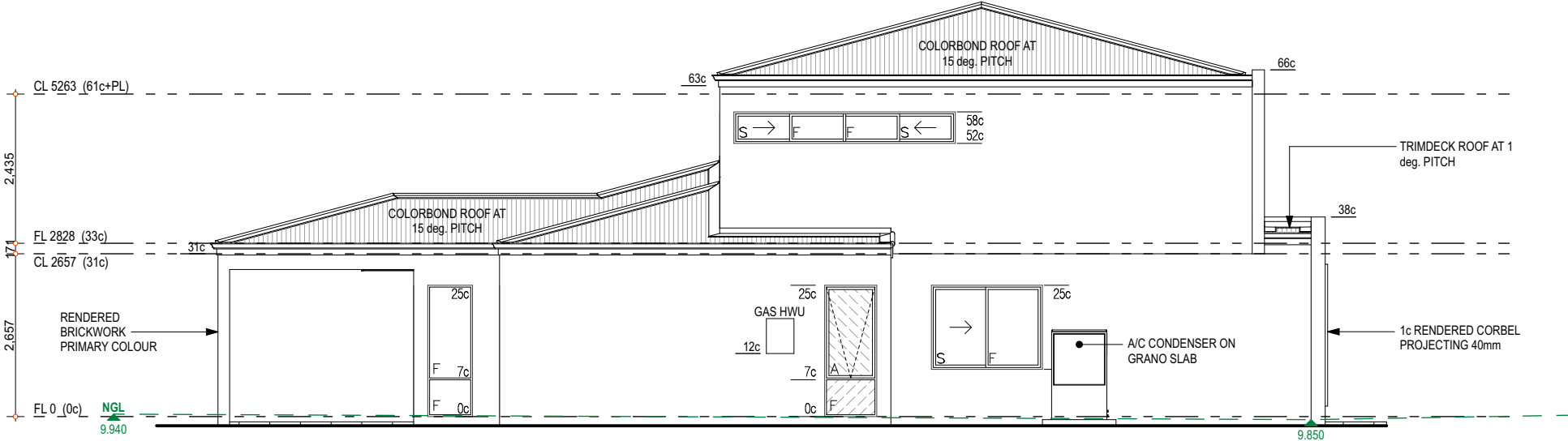
REV NO: **1**

CEILING/ ROOF NOTE
GROUND FL 31c +PL
UPPER FL 28c +PL CEILING LEVEL
UNLESS NOTED OTHERWISE.

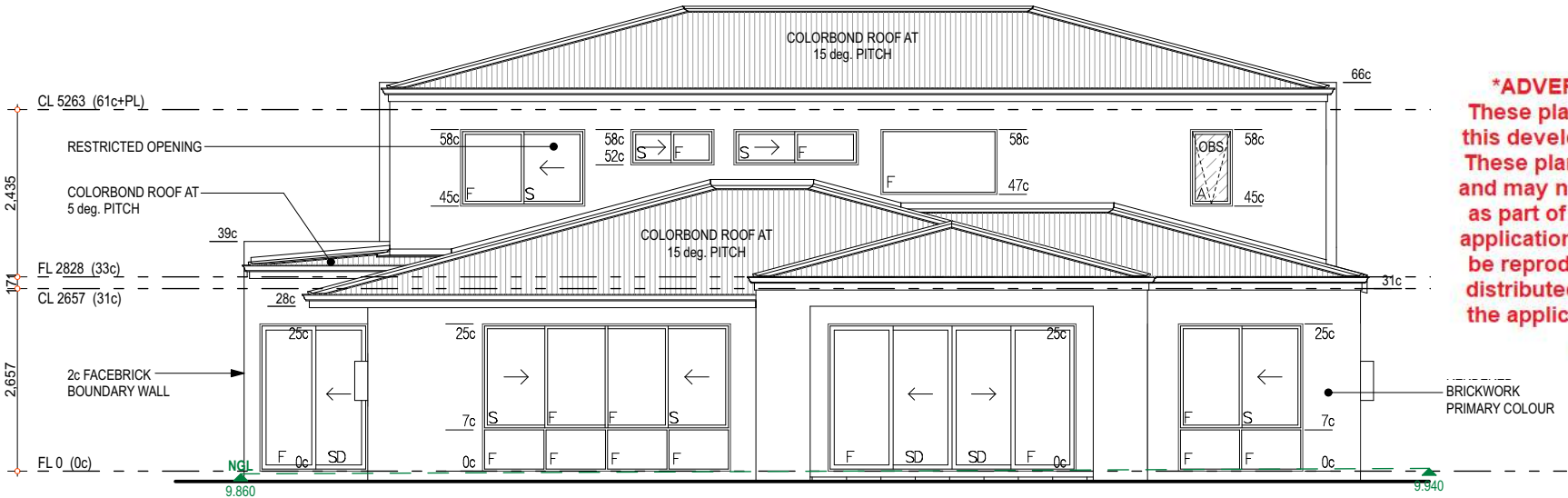
METAL DECK ROOF AT:
- 15° PITCH. 830mm WIDE EAVES
- 5° PITCH. NO EAVES
- 1° PITCH. NO EAVES
2cH FACE BRICK 90W
ACRYLIC TEXTURE ON RENDER
FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



E01 Elevation
1:100

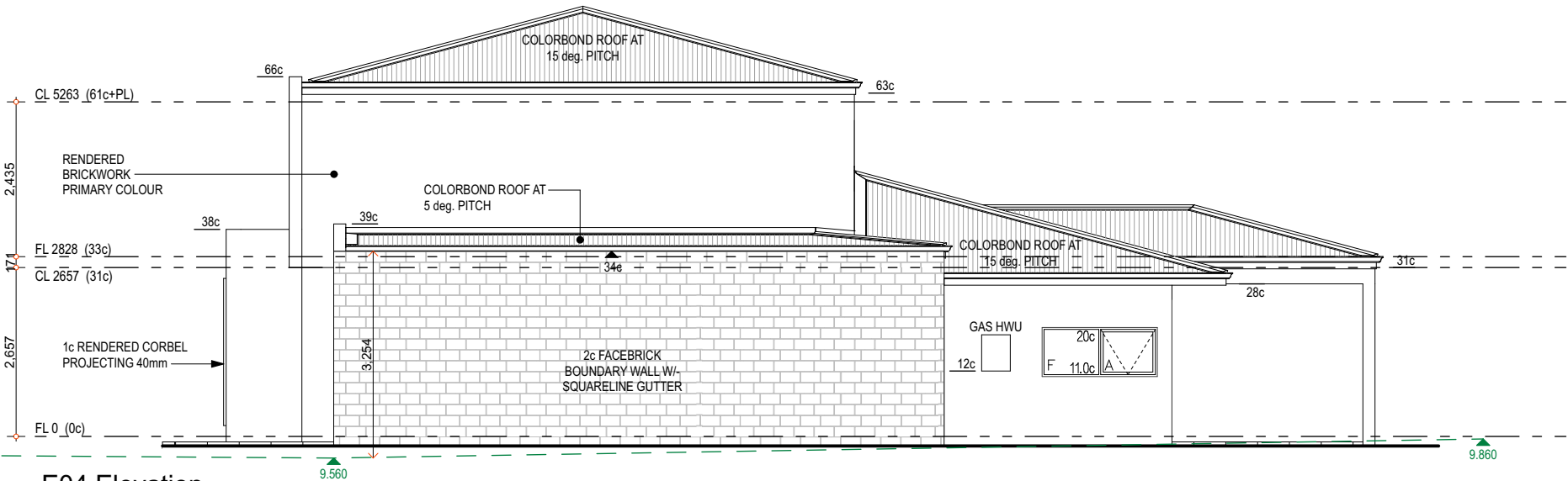


E02 Elevation
1:100



E03 Elevation
1:100

ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.



E04 Elevation
1:100



© COPYRIGHT INNOVA BUILDERS (WA) PTY LTD 2026

INNOVA BUILDERS W.A. HAS THE COPYRIGHT PROTECTION ON ANY DRAWINGS OR PRELIMINARY DESIGNS THAT ARE ISSUED TO CLIENTS. THESE PLANS CANNOT BE COPIED OR UTILISED BY ANYONE OTHER THAN INNOVA BUILDERS W.A. WITHOUT THE EXPRESS WRITTEN CONSENT OF INNOVA BUILDERS W.A.

Document Set ID: 7826226

Version: 1, Version Date: 23/08/2026

REV		DATE	DETAILS	DWN	CHK	REV	DATE	DETAILS	DWN	CHK
1		24/08/26	DA	LG	LG					

OWNER..... DATE.....

OWNER..... DATE.....

BUILDER..... DATE.....

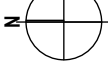
JOB NO: **1245**

ELEVATIONS

SCALE: 1:100

LAYOUT NO.: 06 of 7

REV No:



1

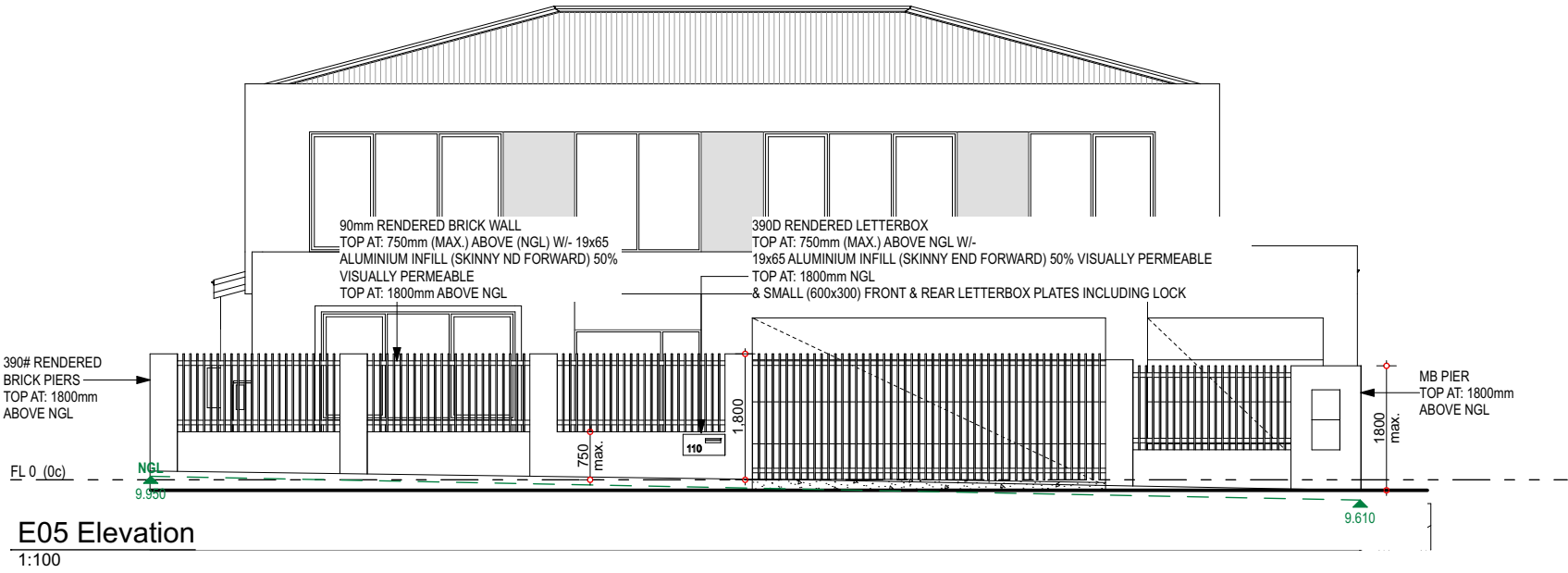
CEILING/ ROOF NOTE

GROUND FL 31c +PL
UPPER FL 28c +PL CEILING LEVEL
UNLESS NOTED OTHERWISE.

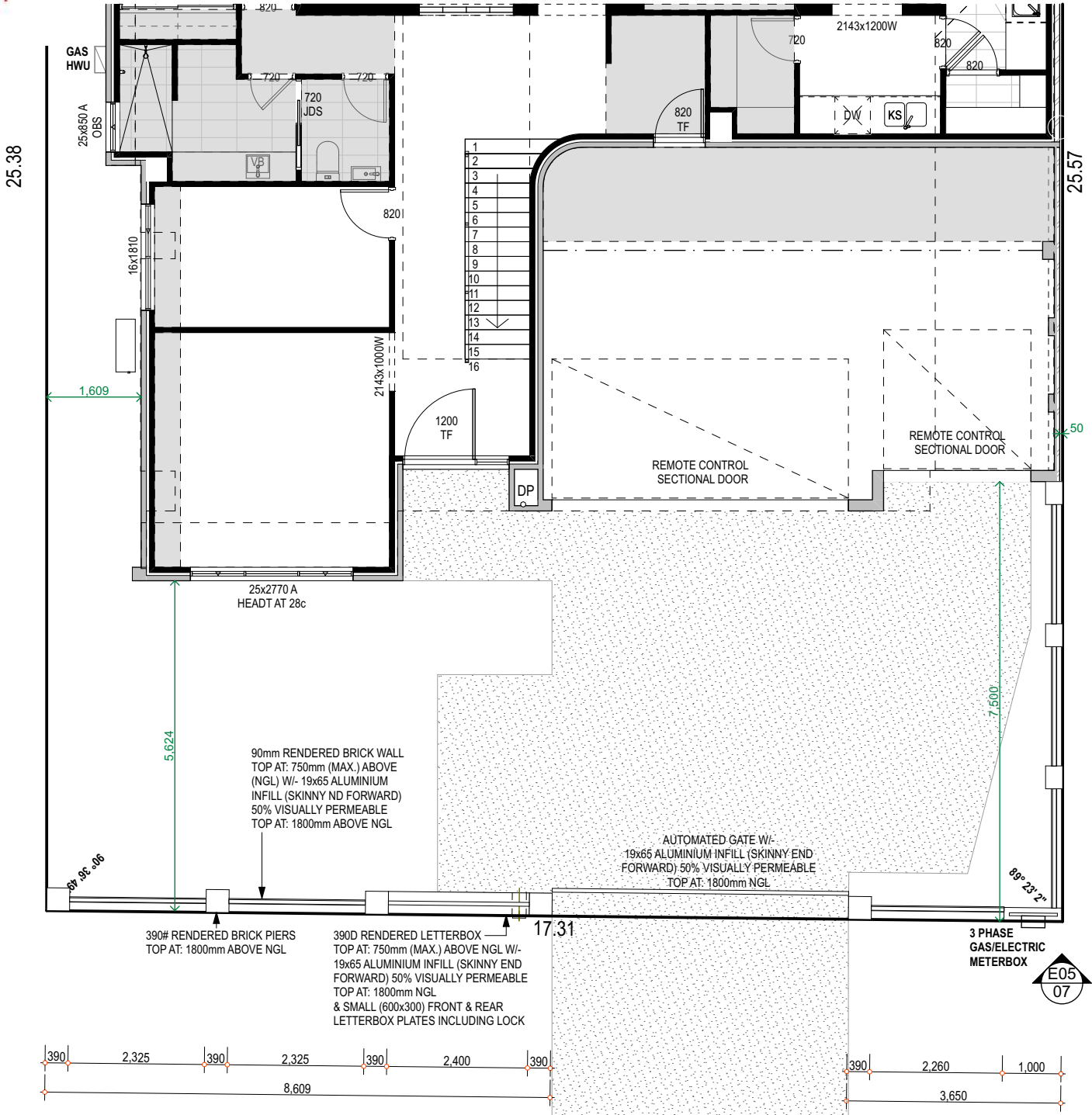
METAL DECK ROOF AT:

- 15° PITCH. 830mm WIDE EAVES
- 5° PITCH. NO EAVES
- 1° PITCH. NO EAVES

2cH FACE BRICK 90W
ACRYLIC TEXTURE ON RENDER
FINISH TO EXTERNAL BWK UNLESS NOTED OTHERWISE.



ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.



CLIENT NOTE
ALL DIMENSIONS TO TAKE PREFERENCE TO SCALE.

H/FLEX TO ALL EXTERNAL CEILINGS & EAVE LININGS UNLESS OTHERWISE NOTED.

DIMENSIONS SHOWN ON PLANS ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER SET.

NUMBER AND PLACING OF RAIN WATER PIPES IS APPROXIMATE & GOVERNED BY ROOF STRUCTURE & AT THE PLUMBERS DISCRETION.

INNOVA BUILDERS RESERVE THE RIGHT TO VARY ANY DIMENSIONS & MATERIALS FROM THOSE ON DISPLAY. PLEASE CHECK SPECIFICATION & ADDENDA CAREFULLY.

ALL STRUCTURAL BEAMS TO BE IN ACCORDANCE WITH BCA REQUIREMENTS.



© COPYRIGHT INNOVA BUILDERS (WA) PTY LTD 2026

INNOVA BUILDERS W.A. HAS THE COPYRIGHT PROTECTION ON ANY DRAWINGS OR PRELIMINARY DESIGNS THAT ARE ISSUED TO CLIENTS. THESE PLANS CANNOT BE COPIED OR UTILISED BY ANYONE OTHER THAN INNOVA BUILDERS W.A. WITHOUT THE EXPRESS PERMISSION OF INNOVA BUILDERS W.A.

DA											
REV	DATE	DETAILS	DWN	CHK	REV	DATE	DETAILS	DWN	CHK		
1	24/08/26	DA	LG	LG							

OWNER..... DATE.....

OWNER..... DATE.....

BUILDER..... DATE.....

JOB NO: **1245**

SCREEN WALL Details

SCALE: 1:100

LAYOUT NO.: 07 of 7

REV NO: **1**