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CUSTOM
 Solution Specification MK11

Mandatory Design Compliance
CITY OF MELVILLE

- Planning Required
- R-Code Variation

SITE COVERAGE
 RESIDENTIAL DENSITY CODE: R20
 COVENANTS: N/A
 DESIGN GUIDELINES: YES/ N/A
 LDP/DAP: N/A

SITE AREA	435.08m²
ALLOWED SITE COVER =	217.54m² (50%)
ACTUAL SITE COVER =	228.9m² (52.15%)
OUTDOOR LIVING AREA	
MIN. REQUIRED ODL:	30m²
ACTUAL ODL:	81.36m²
MIN. UNCOVERED ODL REQ:	20m² (2/3RD)
ACTUAL UNCOVERED ODL:	56.69m²

PLANTING LEGEND

TYPES OF AND SIZE OF PLANTS INDICATED ARE INDICATIVE ONLY AND FINAL SELECTION IS SUBJECT TO AVAILABILITY AT TIME OF PLANTING. ALL OPEN / COMMON AREAS TO BE PROVIDED WITH A SELECTION OF GROUND COVERS AND MULCHED.

RETICULATION

LAWN - POP-UP SPRINKLERS.
 GARDEN BEDS - PLANT SPECIFIC DRIPPER SYSTEM

SHRUB

1.	CUT-LEAF DAISY - NATIVE	
2.	CASSIA NEMOPHILA - DESERT CASSIA	
3.	PLUMBAGO AURICULATA	
4.	COLEONEMA PULCHRUM - PINK DIOSMA	
5.	CYSTISUS ALBA - WHITE BROOM	
6.	HEBE X ANDERSONII - VERONICA	
7.	ARTEMESIA LUDOVICIANA - WORMWOOD	
8.	ABELIA GRANDIFLORA - GLOSSY ABELIA	

GROUND COVERS

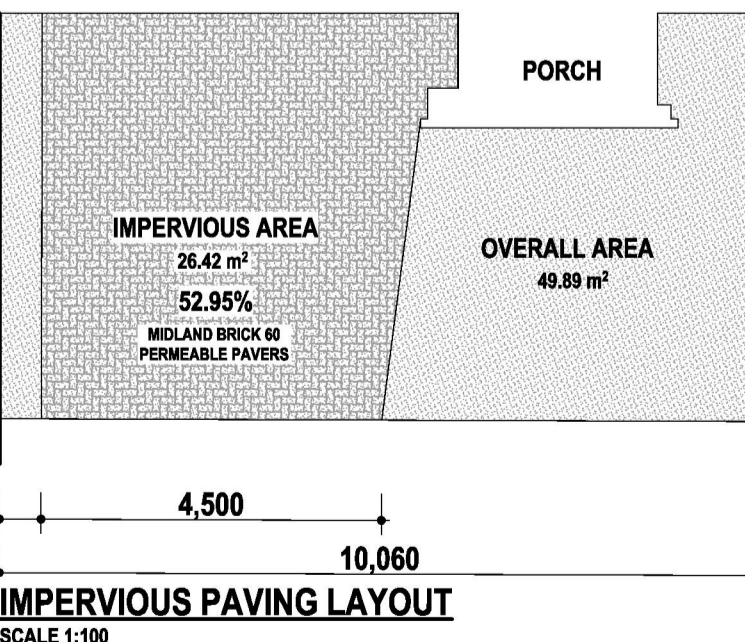
9.	LEMON GRASS - NATIVE	
10.	KENNEDIA PROSTRATA - NATIVE PEA	
11.	TURF	

CLIENT ADVISORY NOTES

- ROOM SIZES MAY VARY SLIGHTLY DUE TO BRICK SELECTION/MANUFACTURE REQUIREMENTS
- SKETCH SUBJECT TO REVISION AS PER BUILDERS DESIGN GUIDELINES, RESTRICTIVE COVENANTS AND DAP REQUIREMENTS
- PLAN SUBJECT TO DEVELOPER AND COUNCIL APPROVALS.
- NO ANGLED SITE PLAN AVAILABLE - DESIGN SUBJECT TO FEATURE SURVEY.
- PLEASE CHECK CERTIFICATE OF TITLE FOR ANY EASEMENTS WHICH MAY AFFECT THE DESIGN.

- COLORBOND ROOF @ 25°/38° PITCH
- 2c FACE BWK TO ENTIRE RESIDENCE UNLESS OTHERWISE NOTED
- RENDER TO FRONT ELEVATION AS SHOWN ON PLAN
- 28c+PL CEILINGS TO ENTIRE HOUSE, UNLESS OTHERWISE NOTED

DESIGN MAY CHANGE SUBJECT TO:
 NCC & ENERGY REQUIREMENTS
 SHIRE REQUIREMENTS



AREA'S	Area m²	Perim
1. FLOOR PLAN	186.85	83.36
2. GARAGE / STORE	36.17	25.56
3. PORCH	6.35	12.25
4. ALFRESCO	21.67	20.18
5. TOTAL AREA	245.66	97.95
6. ROOF	282.62	91.83

SKETCH FLOOR PLAN
 SCALE 1:100

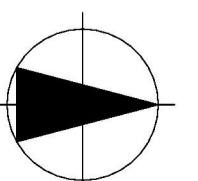
IMPERVIOUS PAVING LAYOUT
 SCALE 1:100



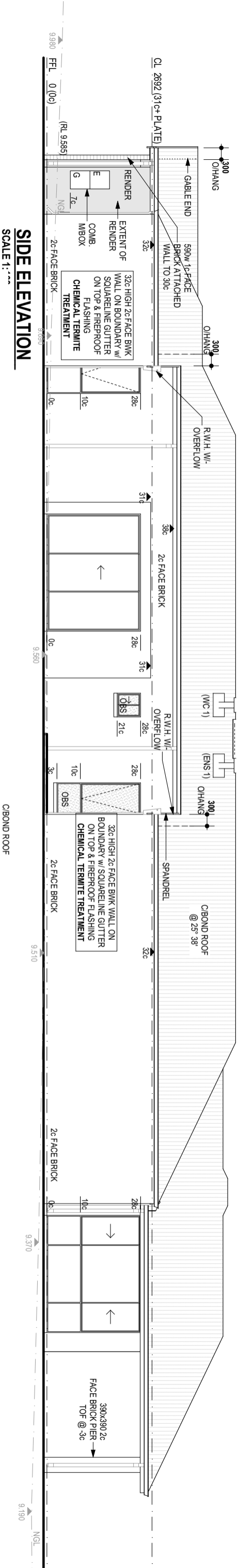
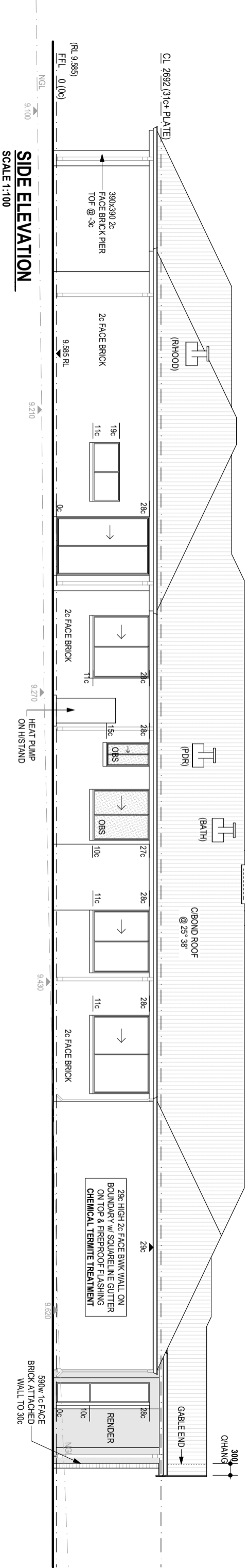
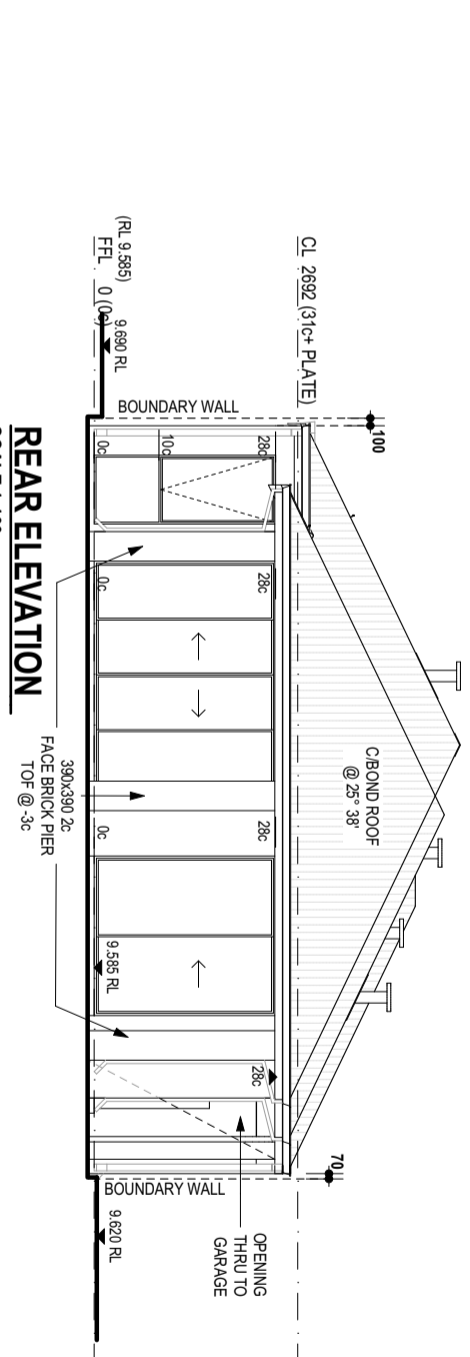
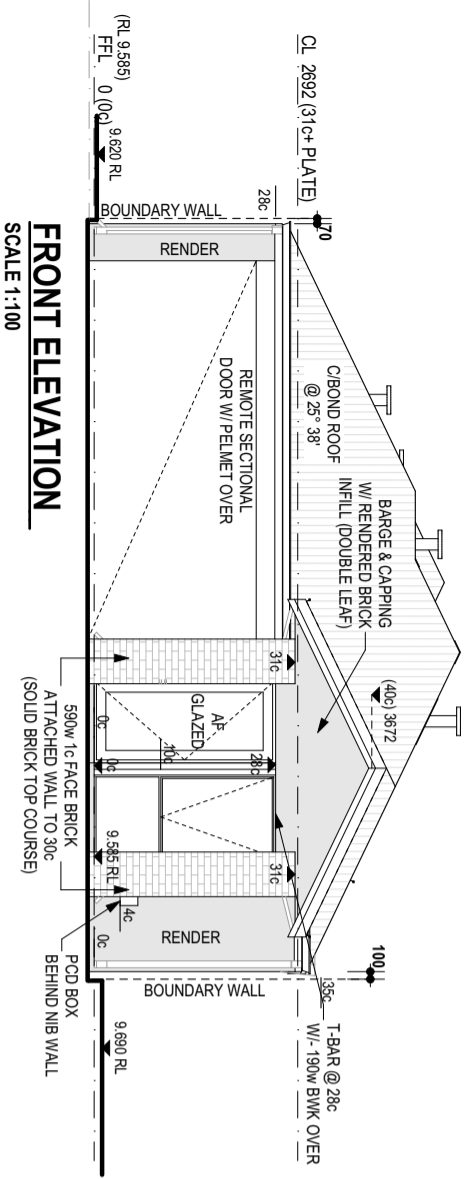
9263 4444
 endeavouhomes.com.au
 22 Hasler Road Osborne Park 6017

LOT 189 (HSE NO. #11B)
 EVERSHED STREET
 MYAREE
 CITY OF MELVILLE
 RUSSELL McDONNELL
 107168

REVISIONS:
 SK1_EW_19/1/26
 SK2_EW_12/2/26
 SK UPG & POST PPA 2 & 3_EW_3/3/26
 D/A CHANGES_AB_2/6/26
 -
 -
 107168

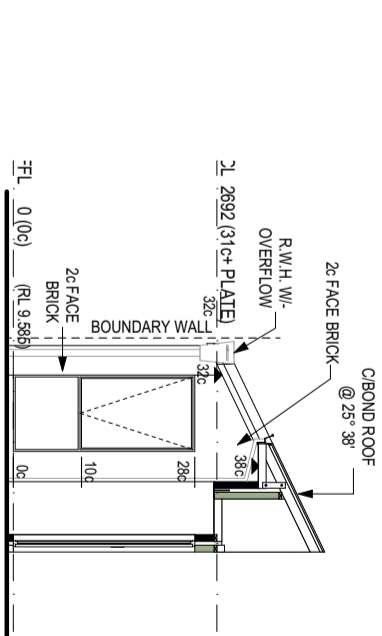
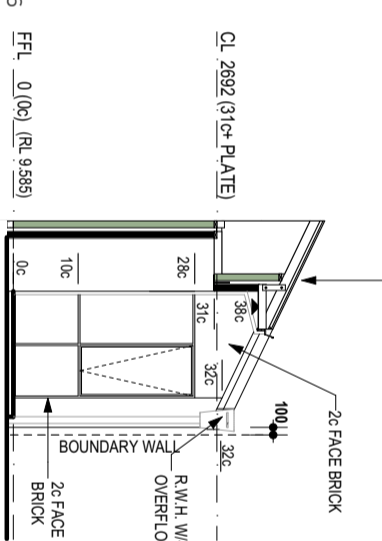


DATE PUBLISHED: 06/06/2020
 20210803_Drafting/Compendium/07189_FLANNING/RE_DESIGN



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REVISIONS:
 SK1_EW_19/1/26
 SK2_EW_12/2/26
 SK UPC & POST PPA 2 83_EW_3/5/26
 D/A CHANGES_AB_2/6/26



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STORMWATER REQUIREMENTS	
No.	Soak Well Type
1.7 m3	1 SW 1200x1500
2.1 m3	1 SW 1500x1200
3.8 m3	Total Capacity
276.1 m2	Roof Area GF
276.1 m2	Total Area
3.5 m3	Capacity Required (Area x 0.0125)
0.4 m3	Extra Capacity Provided

DOWNPINES CONNECTED TO SOAKWELLS VIA 90mm PVC PIPES

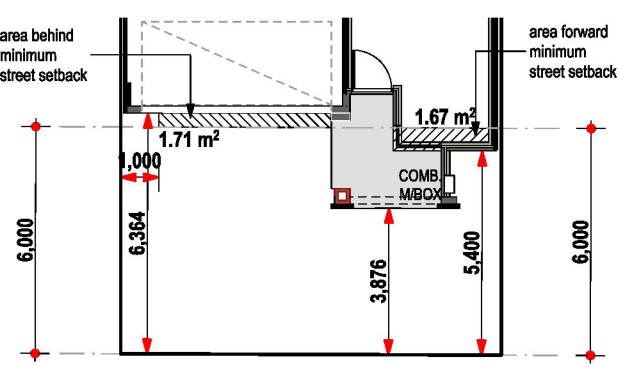
NOTE: 85mm CONC. SLAB

SITE COVERAGE
 RESIDENTIAL DENSITY CODE: R20
 COVENANTS: N/A
 DESIGN GUIDELINES: YES/ N/A
 LDP/DAP: N/A

SITE AREA =	435.08m ²
ALLOWED SITE COVER =	217.54m ² (50%)
ACTUAL SITE COVER =	226.9m ² (52.15%)

OUTDOOR LIVING AREA
 MIN. REQUIRED OD: 30m²
 ACTUAL OD: 81.36m²
 MIN. UNCOVERED OD REQ: 20m² (2/3RD)
 ACTUAL UNCOVERED OD: 56.69m²

NOTE:
 REFLUX VALVE TO SEWER DUE TO HOBLESS SHOWERS



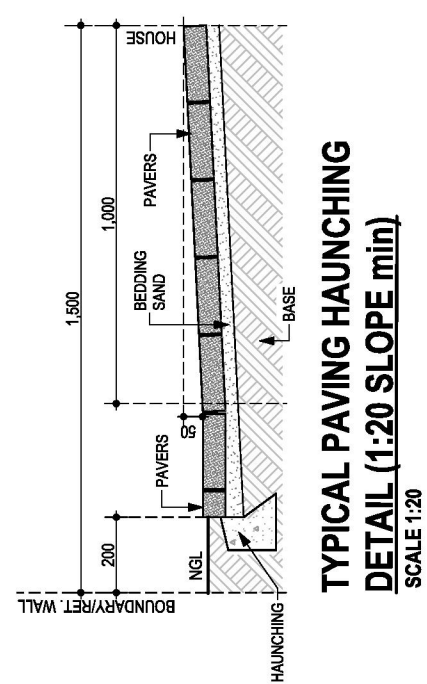
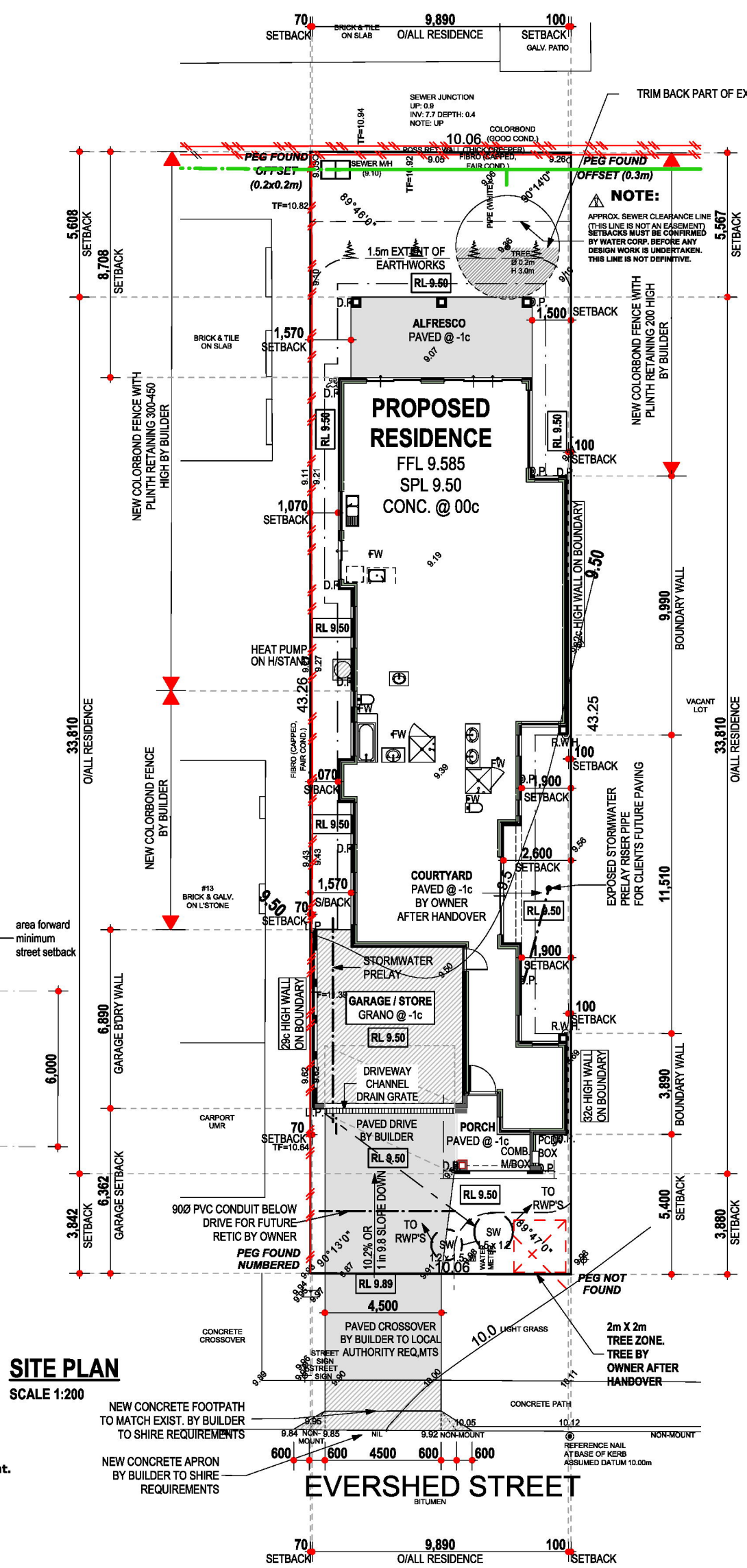
LOT MISCLOSE
 0.007 m

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.



BRICK PAVED AREAS		
ID	Area (m ²)	Perim (m)
ALFRESCO	59.85	36.72
CROSSOVER	21.67	20.18
DRIVEWAY/PATH	18.48	17.21
PORCH	29.89	21.89
	6.73	13.83

GRANO AREAS		
ID	Area (m ²)	Perim (m)
FOOTPATH/APRON	9.56	16.56
GARAGE/STORE	34.62	24.62
HEAT PUMP H/STAND	0.56	3.00

EARTHWORKER NOTE:

- REFER TO SITE PLAN FOR ALL SITE-SPECIFIC REQUIREMENTS
- SAND PAD LEVELS ARE NOT TO HAVE VARIANCE EXCEEDING +/- 40mm
- PROVIDE CLEAR SANDY SITE FREE OF ALL TREES AND VEGETATION INCLUDING THE GRUBBING OUT OF ALL ROOTS TO THE PROPOSED BUILDING AREA
- ALL BORE HOLES TO BE FILLED AND COMPACTED IN LAYERS TO ENG. REQUIREMENTS
- COMPACTION CERTIFICATE REQUIRED

PLUMBER NOTE:

- COLD PLUMBING ONLY FOR DISHWASHER PROVISIONS
- DOWNPINES POSITIONED TO ROOF PLUMBERS' DISCRETION TO AS3500 REQUIREMENTS
- STORMWATER DISPOSAL TO SHIRE REQUIREMENTS
- DOWNPINES CONNECTED AS REQUIRED TO STORMWATER CONNECTION BY BUILDER
- REFLUX VALVE TO SEWER FOR HOBLESS SHOWERS

ROOF PLUMBER NOTE:

- EAVES AND GUTTERS SELECTION AND SIZING SHALL COMPLY WITH THE MINIMUM CRITERIA OF AS/NZS 3500.3(2021)
- ALL DOWNPINES TO BE POSITIONED AT THE DISCRETION OF THE ROOF PLUMBER.
- ALL DOWNPINES TO BE FULLY EXPOSED.
- STORMWATER DISPOSAL TO SHIRE REQUIREMENTS.

COTTAGE SURVEYS LICENSED SURVEYORS	87-89 Guthrie Street Osborne Park, WA 6017	JOB # 638889	GPS Lat: -32.037555 Long: 115.81653	ROADS Bitumen	ELEC. U/Ground
	PO Box 1611 Osborne Park Business Centre WA 6917	CLIENT MARIANO/TAN	ORDER # 107168	KERBS Non-Mount / Nil	COMMS. Yes
	P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	ADDRESS #11B Evershed Street	LOT Lot 189 (DP 430065)	FOOTPATH Concrete	WATER Yes
		SUBURB Myaree	AREA 435m ² VOL. 4089 FOL. 626	SOIL Sand	GAS Check Alinta
		LGA CITY OF MELVILLE	DATE 05 Mar 26	DRAINAGE Good	SEWER Yes
		DRAWN T. Do	SSA No	VEGETATION Light Grass Cover	COASTAL No (Approximate Only Confirm With Shire)

ENDEAVOUR HOMES 22 HASLER ROAD OSBORNE PARK WA 6017 P: 9263 4444 F: 9263 4466	VARIATIONS	THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:	CLIENT:	MODEL NAME: CUSTOM	
	ENG JG 14/05/26	DATE.....	SITE ADDRESS: LOT 189 (HSE NO. #11B) EVERSHED STREET MYAREE CITY OF MELVILLE	SPEC: SOLUTION MKIII SPECIFICATION	
	NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE ADDENDA & ENGINEERS' DRAWINGS	OWNER.....	NOTE: ALL DIMENSIONS ON PLAN ARE TO RAW BRICK SIZES AND DO NOT INCLUDE ANY ALLOWANCES FOR WALL LININGS. ALL DIMENSIONS STRICTLY TO TAKE PREFERENCE OVER SCALING	DRAWN RX-MN	DATE 23/04/26
	LAST SAVED BY	BUILDER.....		CHECKED AB	WIND CLASSIFICATION N1
DATE SAVED 5/06/2026			COASTAL CLASSIFICATION R3	ENGINEERS DETAIL D10	
DATE PUBLISHED 8/06/2026			SHT No 3 OF 3	JOB 107168	