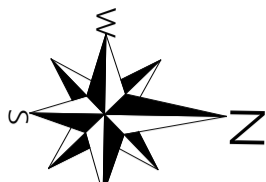


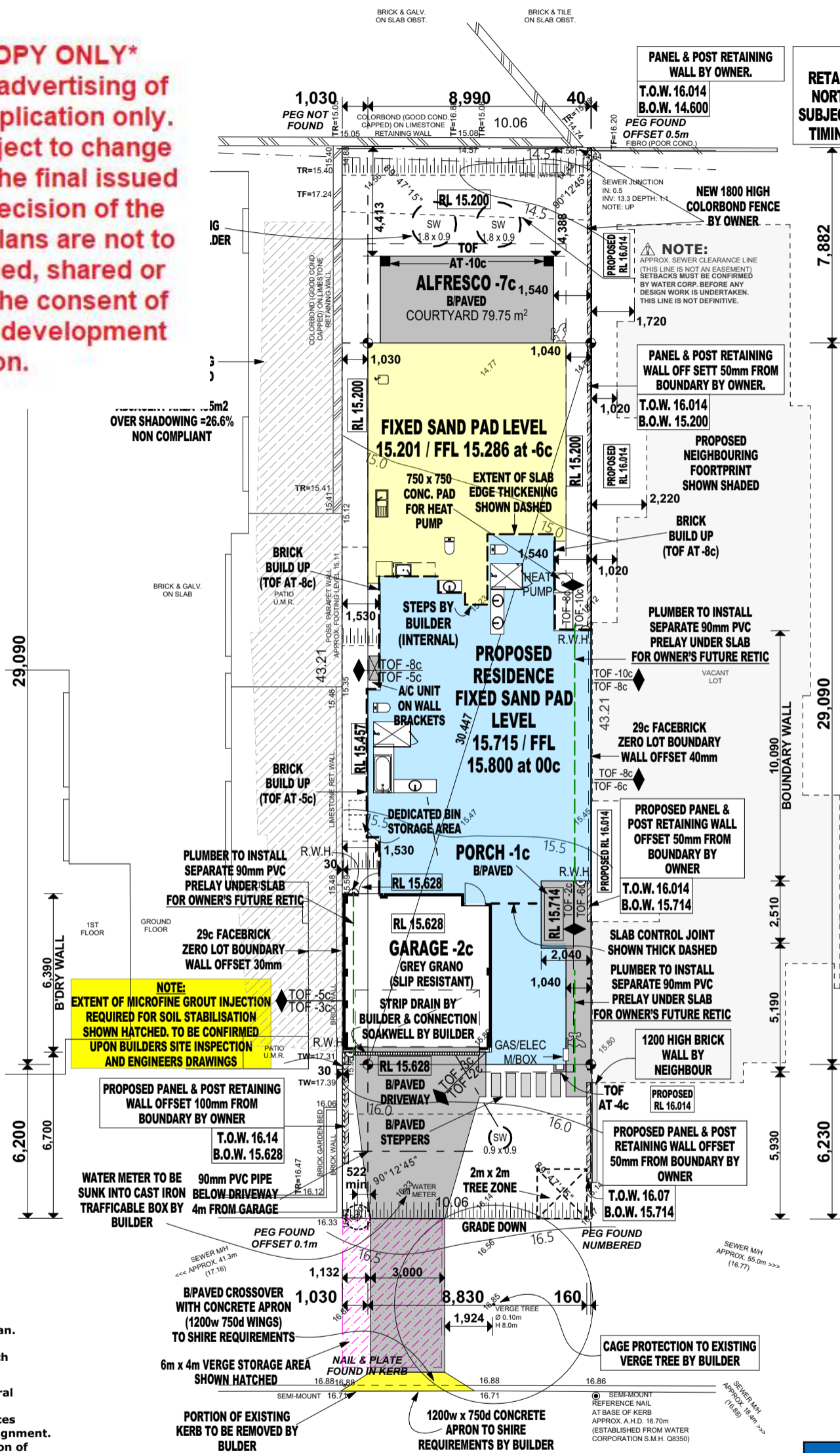
**NOTE:**  
TELSTRA/COMMS. PIT NOT LOCATED  
ADJACENT TO LOT AT TIME OF SURV.  
VERIFY AVAILABILITY WITH TELSTRA.



|          |                 |
|----------|-----------------|
| +        | POWER DOME      |
| ○        | POWER POLE      |
| □        | PHONE PITS      |
| □        | WATER CONN.     |
| □        | TOP PILLAR/POST |
| TW=10.00 | TOP WALL        |
| TR=10.00 | TOP RETAINING   |
| TF=10.00 | TOP FENCE       |

**SUPERVISOR NOTE:**  
METAL DECK ROOF  
ENGINEER'S HOLDING DOWN  
DETAILS TO APPLY

**\*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.



**LOT MISCLOSE**  
0.000 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.

BPA: NO  
SHEET: 1a of 3

| DRN | DATE     | CHK'D | DESCRIPTION   |
|-----|----------|-------|---------------|
| GWP | 12/01/26 | -     | PLANNING DWGS |
| MR  | 28/01/26 | -     | PLANNING AMND |
| MR  | 12/02/26 | -     | Gge Amend     |
| -   | -        | -     | -             |
| -   | -        | -     | -             |
| -   | -        | -     | -             |
| -   | -        | -     | -             |
| -   | -        | -     | -             |
| -   | -        | -     | -             |



These are the plans referred to in our contract

DATE \_\_\_\_\_

OWNER \_\_\_\_\_ BUILDER \_\_\_\_\_

OWNER \_\_\_\_\_ WITNESS \_\_\_\_\_

**COTTAGE SURVEYS**  
72000888 SENSITIVE SURVEYORS  
Version: 5, Version Date: 25/02/2026

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

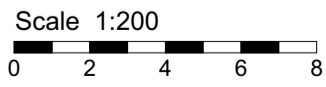
**JOB #** 623366  
**CLIENT** De Silveira, Ashleigh  
**ADDRESS** #3B Cormack Road  
**SUBURB** Alfred Cove  
**LGA** CITY OF MELVILLE  
**DRAWN** B. Hiskins

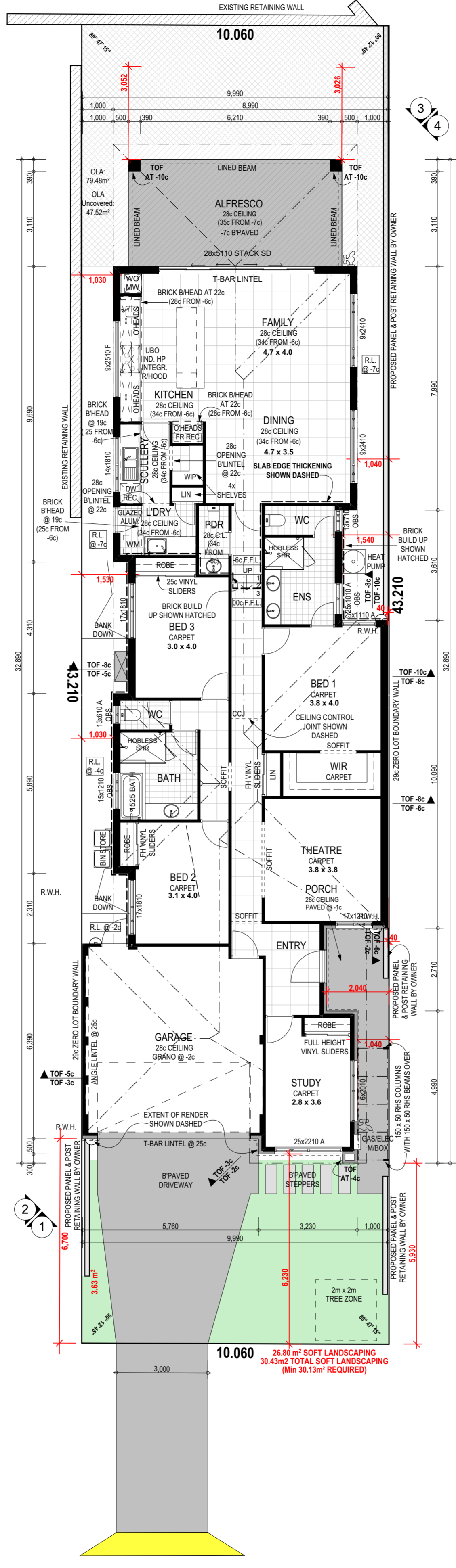
**GPS** Lat: -32.035054 Long: 115.82076  
**LOT** Lot 88 (DP 430062)  
**AREA** 435m<sup>2</sup> **VOL.** 4079 **FOL.** 98  
**DATE** 07 Oct 25 **SSA No**

**ROADS** Bitumen  
**KERBS** Semi-Mount  
**FOOTPATH** Nil  
**SOIL** Sand  
**DRAINAGE** Good  
**VEGETATION** Light Grass Cover

**ELEC.** U/Ground  
**COMMS.** Not loc.  
**WATER** Yes  
**GAS** Check Alinta  
**SEWER** Yes  
**COASTAL** No (Approximate Only Confirm With Shire)

**CORMACK ROAD**  
BITUMEN





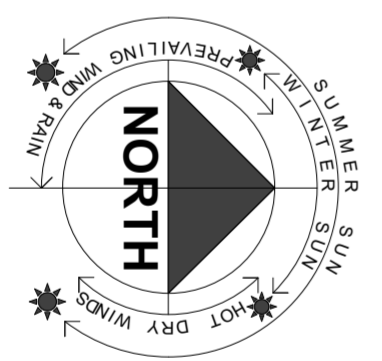
**SITE COVERAGE**

|                |                      |
|----------------|----------------------|
| ZONED          | R20                  |
| % ALLOWED      | 50%                  |
| SITE AREA      | 434.69m <sup>2</sup> |
| SITE COV. AREA | 238.70m <sup>2</sup> |

**SITE COV. =54.9%**

**OUTDOOR LIVING REQUIREMENTS**

|                | REQUIRED           | ACHIEVED           |
|----------------|--------------------|--------------------|
| OUTDOOR LIVING | 30.0m <sup>2</sup> | 65.8m <sup>2</sup> |
| UNCOVERED AREA | 20.0m <sup>2</sup> | 33.6m <sup>2</sup> |



Senior Design & Sales Consultant  
 Peter Grickeage  
 Mobile: 0419 904 677  
 Email: peterg@rossnorthgroup.com.au

**GENERAL NOTES:**  
 2c FACE BRICKWORK EXTERNALLY THROUGHOUT UNLESS NOTED OTHERWISE

**COMPLIANCE NOTES:**  
**PLANNING**  
 PLANNING REQ. DUE TO 5.1.3 LOT BOUNDARY SETBACK (KITCHEN) 5.1.4 OVER SITE COVER, 5.2.2 GARAGE WIDTH, 5.3.7 SITE WORKS AND 5.4.2 OVER SHADOWING

**ACOUSTIC AND NOISE**  
 NOT APPLICABLE

**ENERGY**  
 DESIGN MAY REQUIRE FURTHER CHANGES TO COMPLY WITH THE ENERGY EFFICIENCY PROVISIONS/ STAR RATING REQ. TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA

**FLOODPLAIN AFFECTED**  
 NOT APPLICABLE

**PROJECT INFO:**  
 LDP: N/A  
 Zoning: R20  
**Primary Setbacks:**  
 Minimum 3m Maximum N/A  
 Average 6m  
 Estate: N/A  
 Guidelines: N/A  
 Climate Zone: 13  
 BPA Zone: NO  
 Coastal: N/A  
 Acoustic Req: N/A

**SUPERVISOR NOTE:**  
 METAL DECK ROOF ENGINEER'S HOLDING DOWN DETAILS TO APPLY

**FLOOR AREAS**

|                             | AREA            | PERIMETER |
|-----------------------------|-----------------|-----------|
| HOUSE                       | 201.99          | 81.04     |
| GARAGE                      | 36.91           | 24.76     |
| ALFRESCO                    | 24.46           | 20.98     |
| PORCH                       | 3.52            | 8.02      |
| <b>266.88 m<sup>2</sup></b> | <b>134.80 m</b> |           |

**INTERNAL WALLS**

|      | AREA   | PERIMETER |
|------|--------|-----------|
| ROOF | 280.52 | 86.40     |

**TOTAL LENGTH (m)** 87.22

**Ross North GROUP** Complete Living Series  
 Special Complete Living Spec  
 Job N°: 9577

**PROPOSED NEW HOME:**  
 For Ms A. Desilveira  
 At Lot 88 3b Cormack Road ALFRED COVE

|           |   |
|-----------|---|
| V27       | These are the plans referred to in our contract |
| DATE      |   |
| OWNER     | BUILDER   |
| OWNER     | WITNESS   |
| CLASS: N1 | SHIELDING: FS                                   |
| BPA:      | NO  |
| SCALE:    | 1:100   |
| SHEET:    | 2 of 3  |

| DRN | DATE     | CHK'D | DESCRIPTION   |
|-----|----------|-------|---------------|
| GWP | 12/01/26 | -     | PLANNING DWGS |
| MR  | 28/01/26 | -     | PLANNING AMND |
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