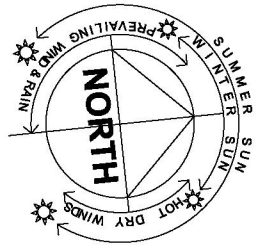


ACKNOWLEDGEMENT OF COUNTRY

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SITE AERIAL VIEW
1:200



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SMARTER SUSTAINABLE HOMES

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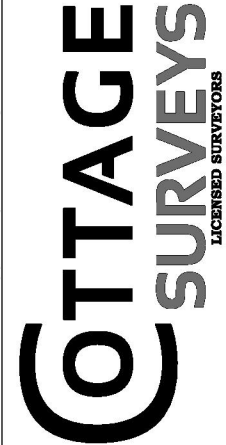
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www.solardwellings.com.au

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PLAN AREAS		
GR. FLOOR	155.67	PERIMETER
UP. FLOOR	98.40	GR. FLOOR
CARPORT	50.30	UP. FLOOR
GRAND TOTAL	304.37 m ²	GRAND TOTAL

Proposed New Residence For			
at 19 View Road,, MOUNT PLEASANT Whadjuk Country			
TITLE:	SITE AERIAL VIEW	JOB NO: J646	
PLOT SIZE	A3	SCALE: 1:200	SH 03 of 15
		REVISION NUMBER: 4	

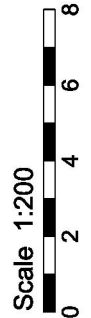


87-89 Guthrie Street
Osborne Park, WA 6017
PO Box 1611
Osborne Park
Business Centre WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB # 596846 **GPS** Lat: -32.016531 Long: 115.84938
CLIENT **ORDER #** J646
ADDRESS #19 View Road
SUBURB Mt Pleasant
LGA CITY OF MELVILLE
DRAWN M. Kouroulis
DATE 09 Jan 25 **SSA** No

ELEC.	U/Ground	Bitumen	ROADS
COMMS.	Yes	Semi-Mount	Nil
WATER	Yes	Nil	FOOTPATH
GAS	Check Alinta	Sand	SOIL
SEWER	Yes	Good	DRAINAGE
COASTAL	150m To River	Light Grass Cover	VEGETATION

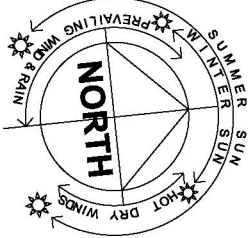
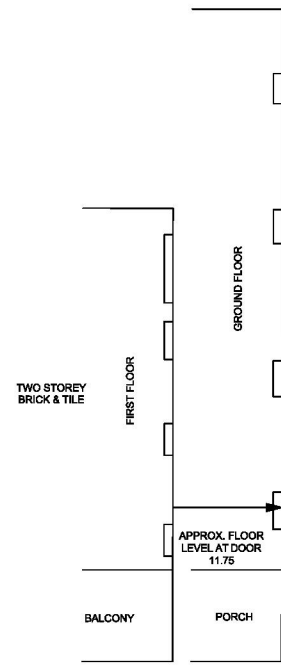
LOT MISCLOSE
0.013 m



DEMOLITION PLAN

1:200

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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 to be repegged and exact offsets provided to your any demolition has taken place requires boundaries designer/architect before any plans are produced and before any work is started on site.

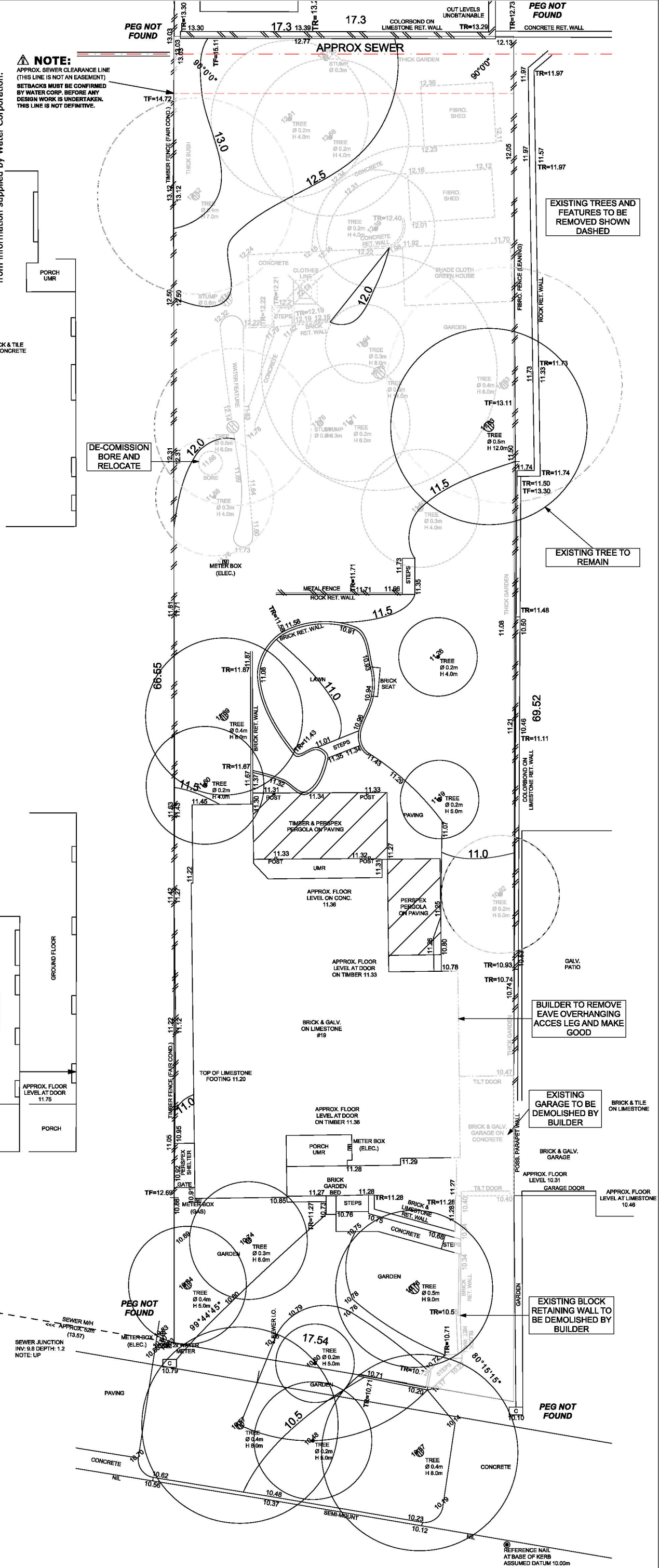
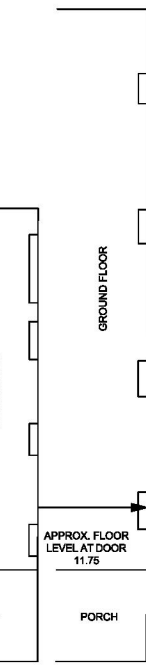
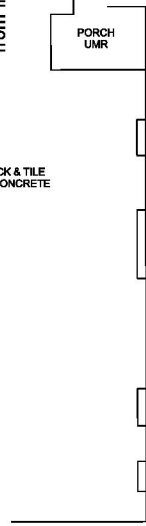
DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building 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.

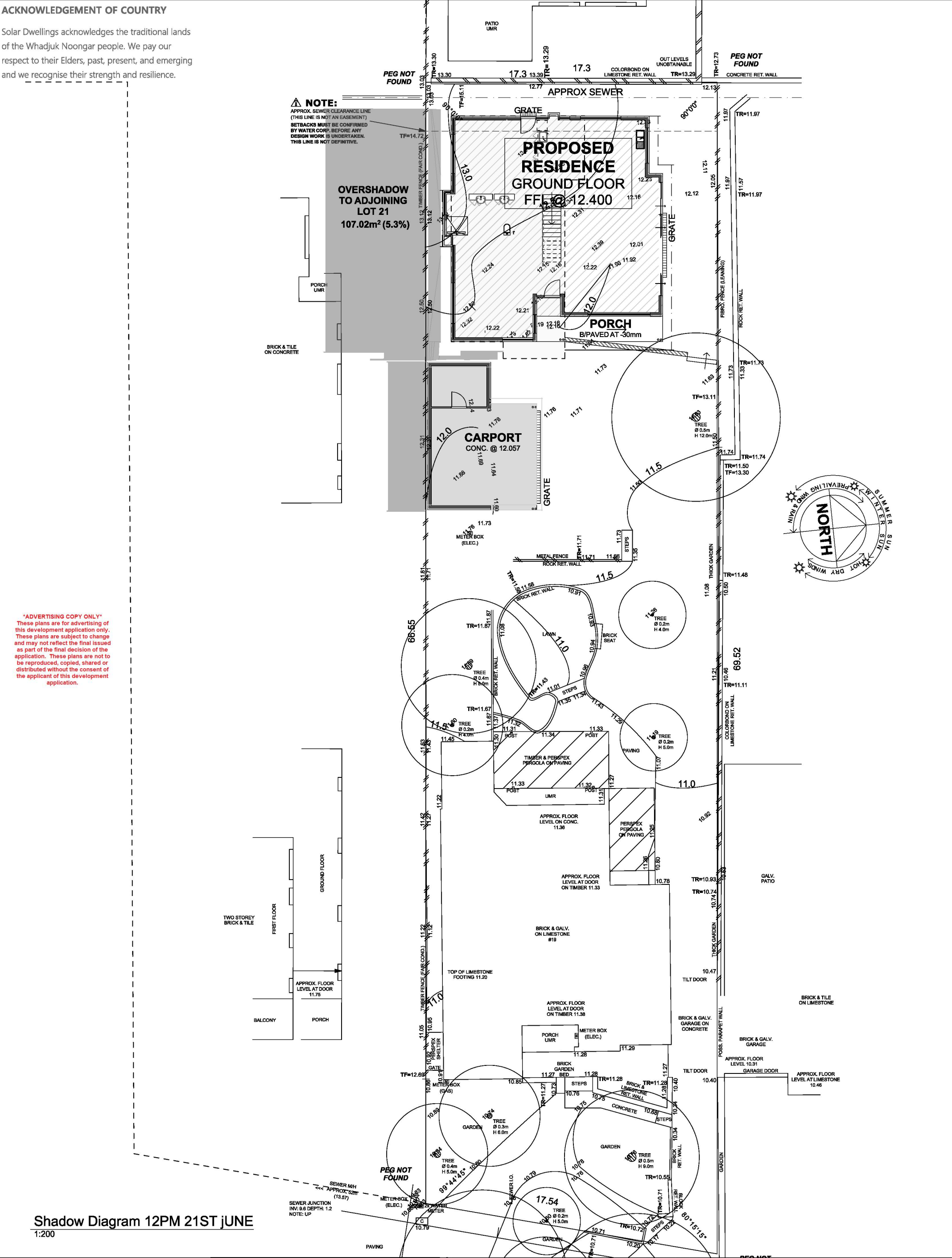
NOTE:
APPROX. SEWER CLEARANCE LINE (THIS LINE IS NOT AN EASEMENT)
SETBACKS MUST BE CONFIRMED BY WATER CORP. BEFORE ANY DESIGN WORK IS UNDERTAKEN. THIS LINE IS NOT DEFINITIVE.



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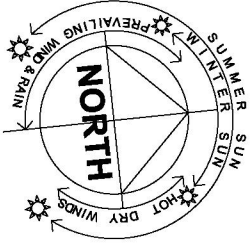
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SITE COVER CALC.

ZONED R20
% ALLOWED 50%
SITE AREA 1,175.17m²
SITE COVER 155.67m²

OPEN SPACE =86.8%

BASE OF EXISTING RETAINING UNKNOWN. CHEMICAL INJECTION MAY BE REQUIRED - SUBJECT TO SITE INSPECTION BY BUILDER/ENGINEER

NOTE: PILING WILL BE REQUIRED. TO BE DETERMINED BY ENGINEER.

NOTE: APPROX. SEWER CLEARANCE LINE (THIS LINE IS NOT AN EASEMENT) SETBACKS MUST BE CONFIRMED BY WATER CORP. BEFORE ANY DESIGN WORK IS UNDERTAKEN. THIS LINE IS NOT DEFINITIVE.

CONC. PANEL & STEEL POST RETAINING TR 13.12 BR 12.37 OVER 500MM ON BOUNDARY

COLORBOND PLINTH AND FENCE OVER TR 12.37 BR 12.057

PROPOSED MASS LIMESTONE RETAINING TR 12.057 BR 11.50

PROPOSED RESIDENCE GROUND FLOOR FFL @ 12.400

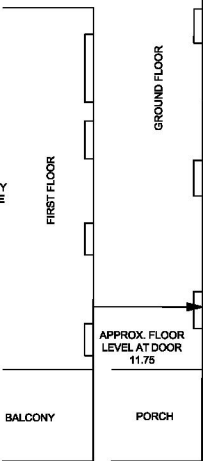
COLORBOND PLINTH AND FENCE OVER TR 12.27 BR 11.73

COLORBOND PLINTH 600MH AND FENCE OVER TR 12.00 BR 11.40 (FENCE PROVIDES SCREENING TO ADJOINING PROPERTY)

EXISTING TREE TO BE RETAINED

EXISTING HOUSE TO BE REMOVED AFTER COMPLETION OF PROPOSED NEW REAR DWELLING

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SITE PLAN 1:200
1:200



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GD

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PLANNING DRAWINGS

12/06/2026

Proposed New Residence For

at
19 View Road,, MOUNT PLEASANT
Whadjuk Country

PLAN AREAS

GR. FLOOR	155.67
UP. FLOOR	98.40
CARPOT	50.30
GRAND TOTAL	304.37 m ²

PERIMETER

GR. FLOOR	52.86
UP. FLOOR	44.60
GRAND TOTAL	97.46 m

TITLE: SITE PLAN

JOB NO: J646

PLOT
SIZE A3

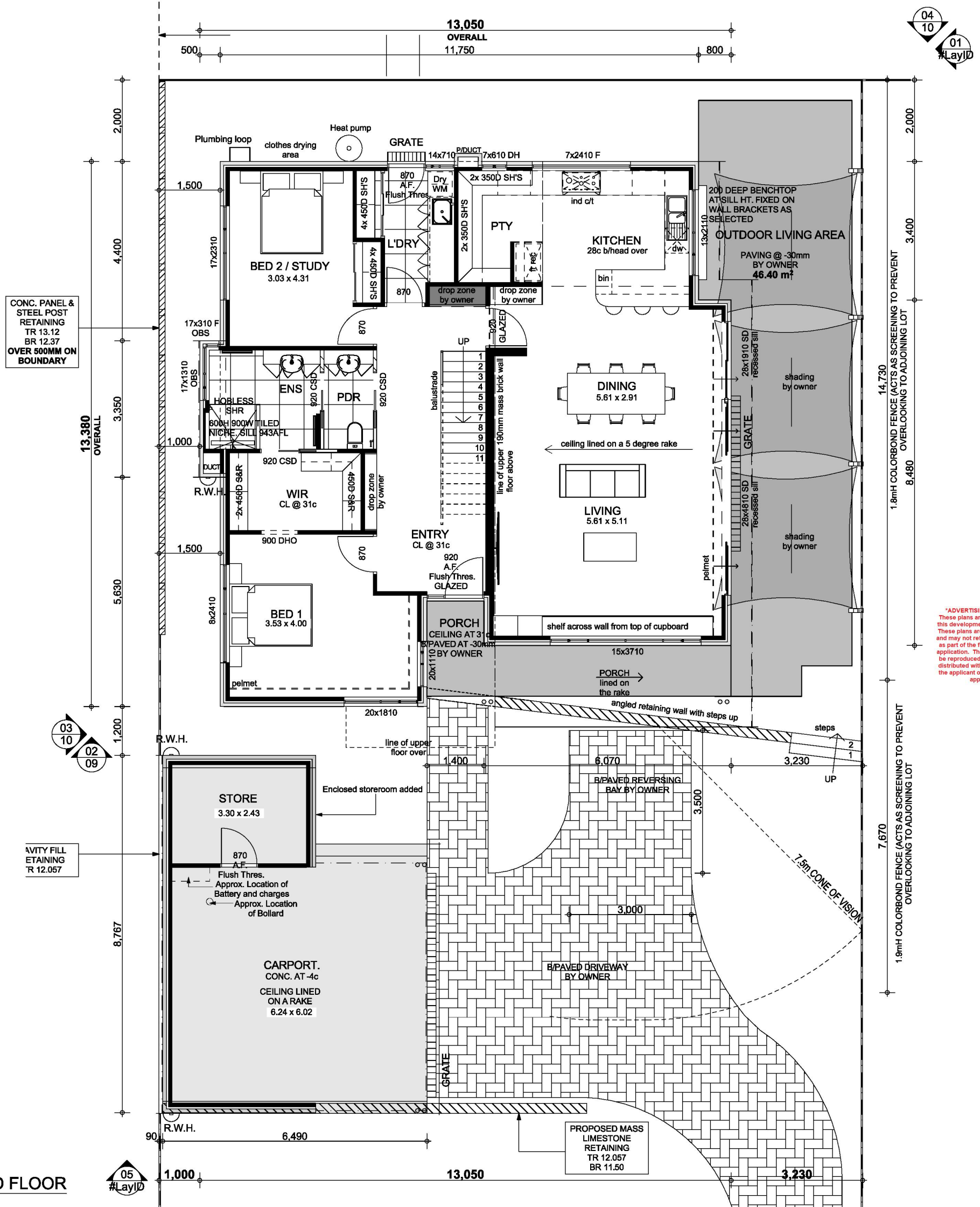
SCALE:
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SH 05 of 15

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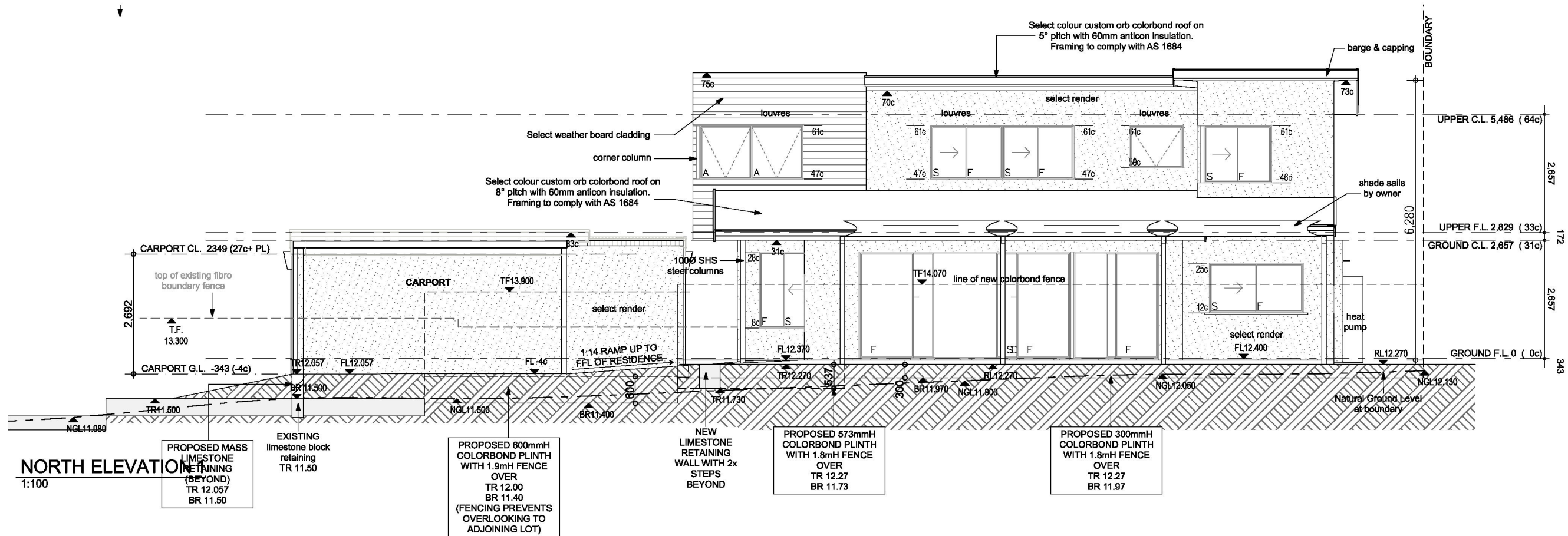
- 31c ceilings throughout unless noted otherwise (UNO)
- R4.0 ceiling insulation to whole roof area, including garage and alfresco unless noted otherwise
- Aircell "permicav" wall insulation to all external double brick walls, including above and below openings
- 25° Colorbond roof with Anticon insulation
- Kitchen cabinets at 943mm UNO
- Vanity and laundry cabinets at 900mm high UNO
- 870 wide doors throughout UNO
- Full height linen and robe sliding doors UNO
- Allow for pre-lays for future grey water system
- Allow for pre-lays for future rainwater harvesting system
- Provide draw-wire access from the roof space to fuse box for future Photovoltaic system
- Provide and install roof vents as specified at locations shown on drawings
- Include tiling to laundry
- MDF pelmet to detail and extent shown on drawings
- 28cH doors and windows to northern elevation UNO



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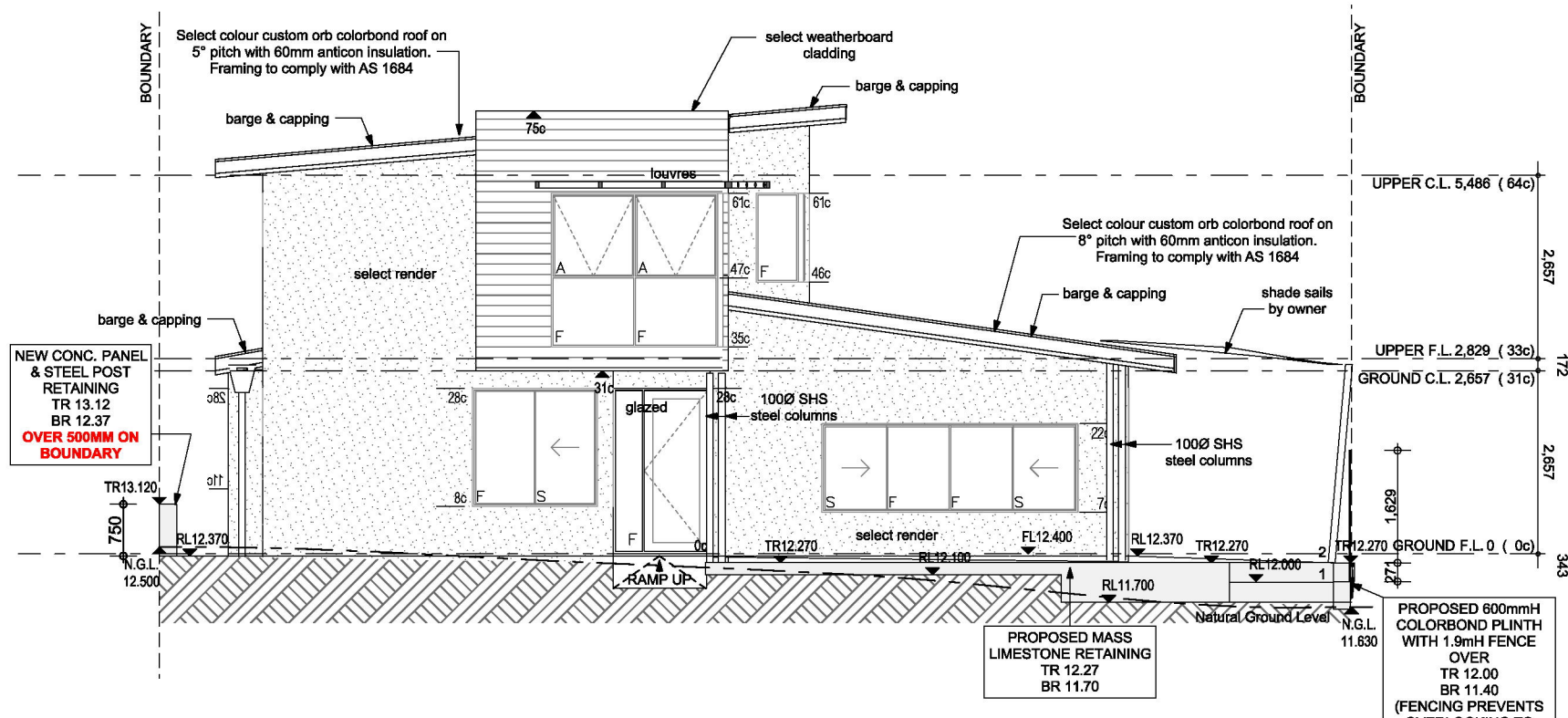
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EXTERIOR DESIGN

Roof, guttering, fascia, barge- Southerly, Colorbond.
Eaves- Lexicon, Dulux.
Painted brickwork- Grey Reflection, Dulux, Low Sheen Acrylic Weathershield.
Wall cladding- Pale Eucalypt, Colorbond.
Shade sail posts- Southerly, Colorbond.
Shade sails- Woodland Grey, Colorbond.
Alfresco and entry flooring- Engineered decking.
North and West facing window awnings- Dover White, Colorbond or Perisher White, Powder Coating.
Garage door- Flat line sectional, Dover White, Colorbond or Perisher White, Powder Coating.
Windows and doors- Dover White, Colorbond.



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EAST ELEVATION 2

1:100



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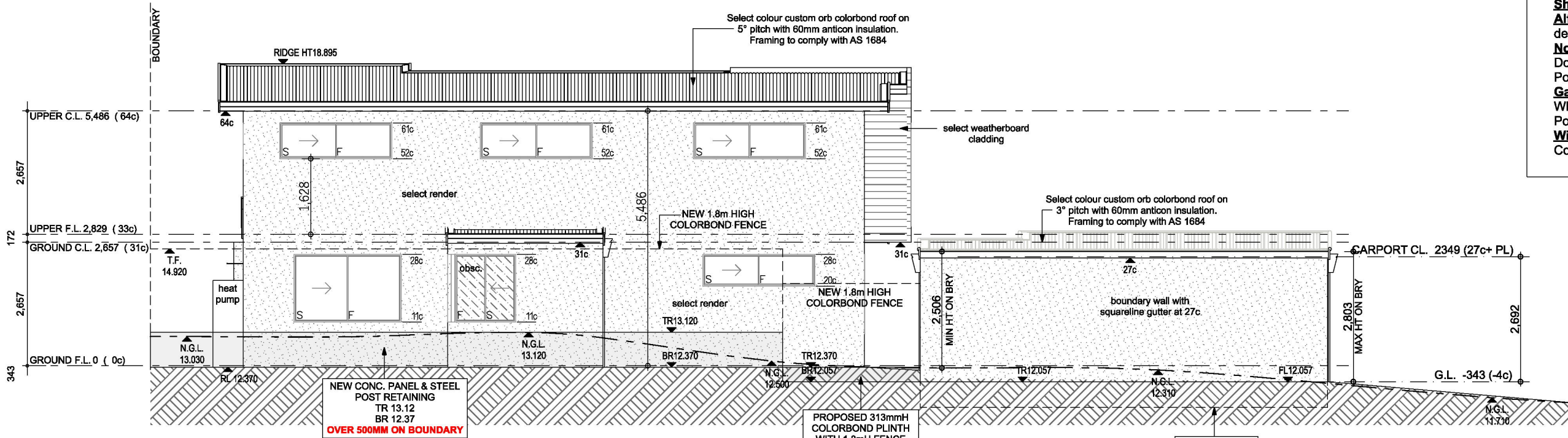
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Proposed New Residence For

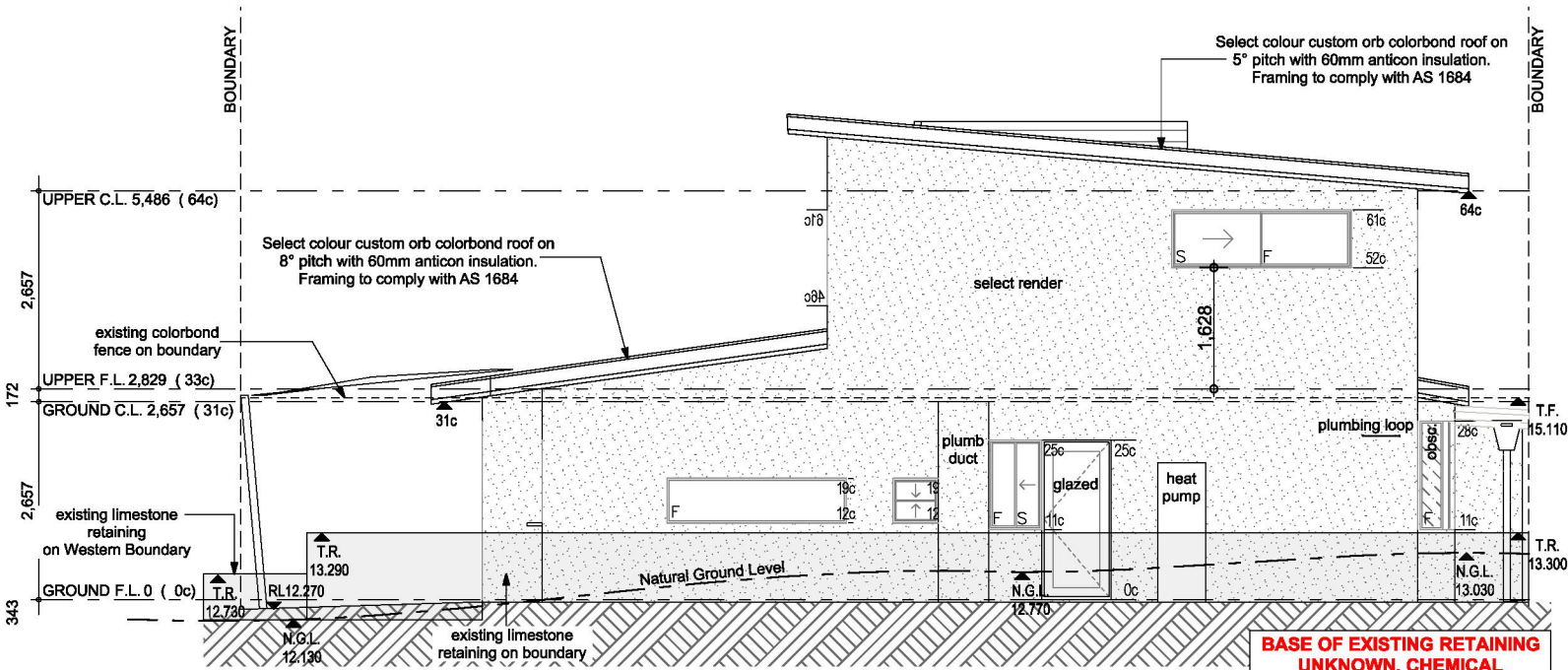
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Whadjuk Country

TITLE: ELEVATIONS		JOB NO: J646	
PLOT SIZE	A3	SCALE:	SH 09 of 15
	1:100		REVISION NUMBER: 4

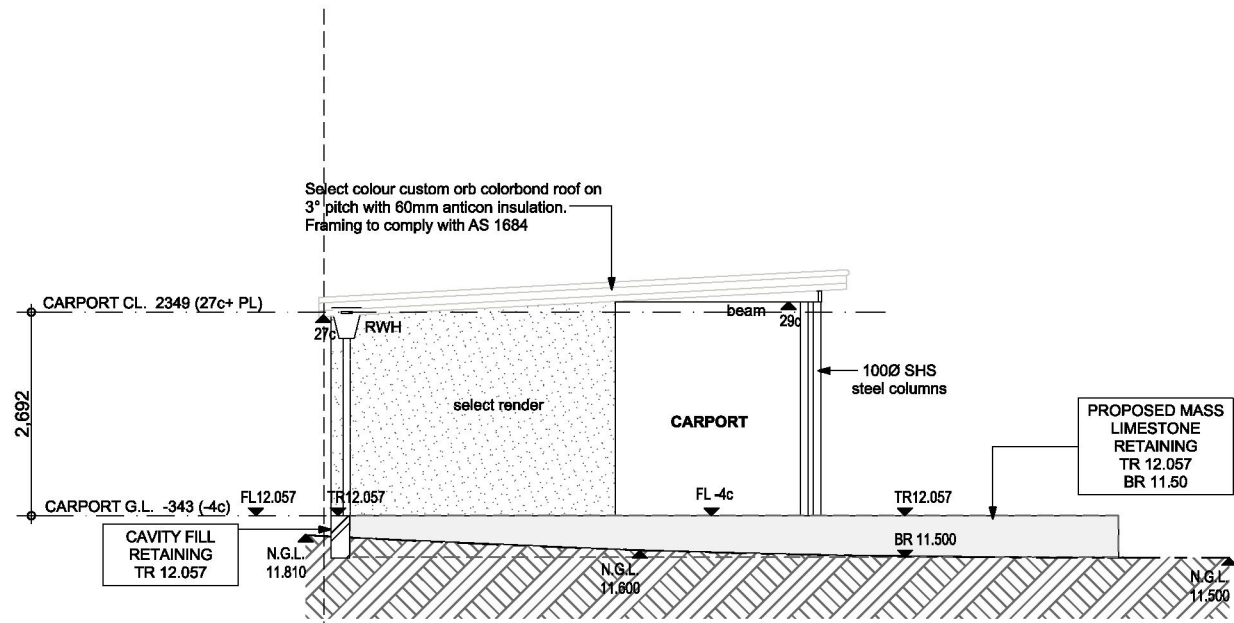
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SOUTH ELEVATION 3
1:100



WEST ELEVATION 4
1:100



EAST ELEVATION (CARPORT) 5

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at
19 View Road,, MOUNT PLEASANT
Whadjuk Country

TITLE: ELEVATIONS 2

JOB NO: J646

PLOT
SIZE A3

SCALE:
1:100

SH 10 of 15

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