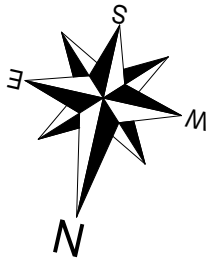


SURVEY STRATA LOT 1



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.

R-CODES 5.3.2 - LANDSCAPING

SETBACK: 3.0m, SETBACK AREA: 36.89m²
SOFTSCAPE: 21.50m² = 58.28%
HARDSCAPE: 15.39m² = 41.72%

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 343m²
SITE COVERAGE: = 213.86m²
OPEN SPACE: = 144.68m²
OPEN SPACE %: = 42.18%

SETBACK AVERAGE

SETBACK: 6.0m
INCURSION: 4.51 + 0.87 = 5.38m²
COMPENSATION: 7.5 + 6.6 + 1.9 = 16m²

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.

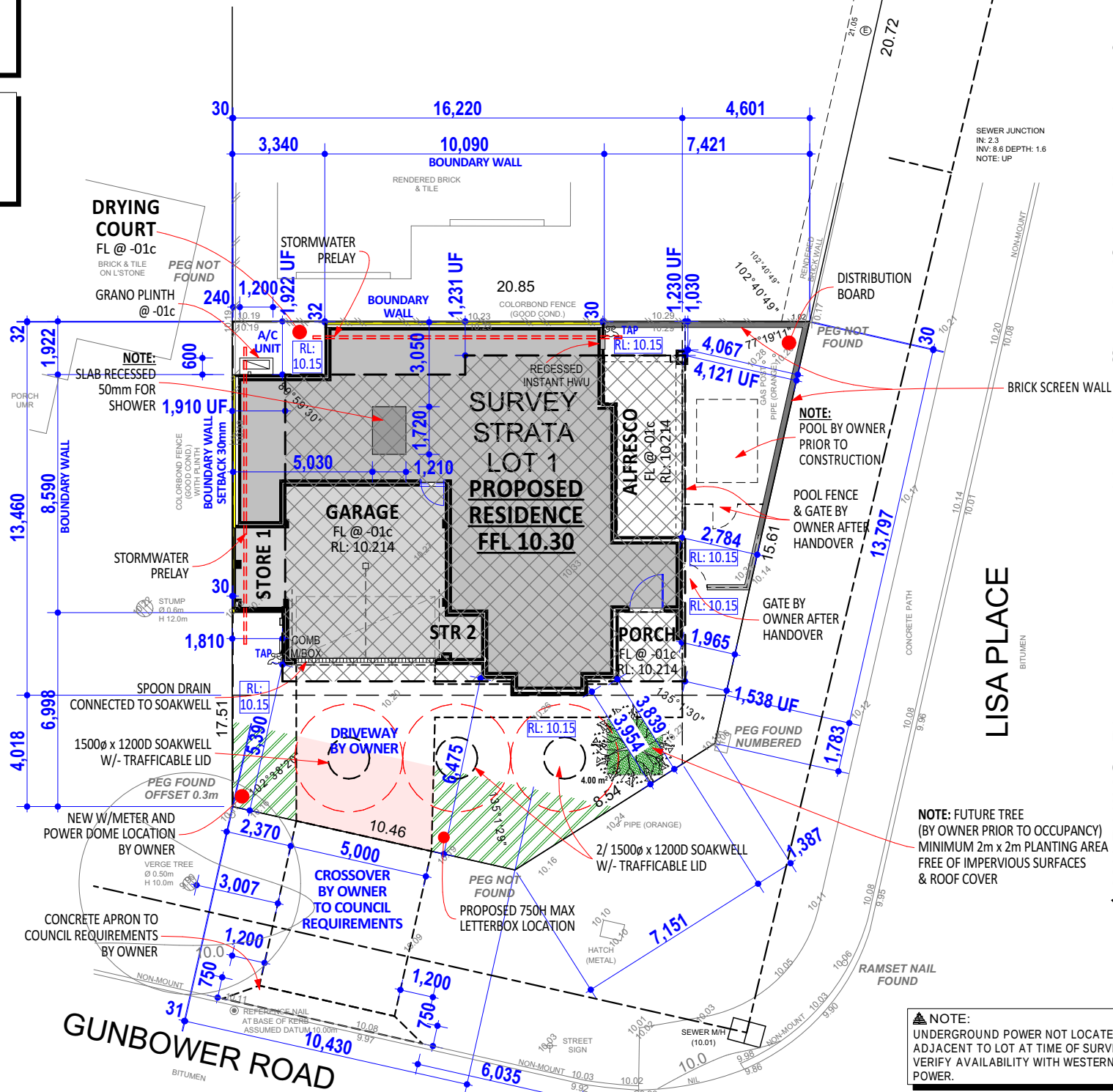
WARNING:
Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot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

Scale 1:200

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NOTE:
X SEWER CLEARANCE LINE
(THIS LINE IS NOT AN EASEMENT)
CKS MUST BE CONFIRMED
(TER CORP. BEFORE ANY
WORK IS UNDERTAKEN.
NE IS NOT DEFINITIVE.

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
TG=10.00 TOP GUTTER



NOTE:
UNDERGROUND POWER NOT LOCATED
ADJACENT TO LOT AT TIME OF SURVEY.
VERIFY AVAILABILITY WITH WESTERN
POWER.

JOB No:
1255

REVISION:
--

SHEET:
2 of 7

COUNCIL DRAWINGS

32 Mumford Place, Balcatta. W.A (08) 9240 1969
BC8967

CONTOUR & FEATURE SURVEY

LOT

Survey Strata Lot 1 (SP 78456 - Unapproved)

ADDRESS

#37 Gunbower Road, Mt Pleasant

LGA

CITY OF MELVILLE

ORDER #

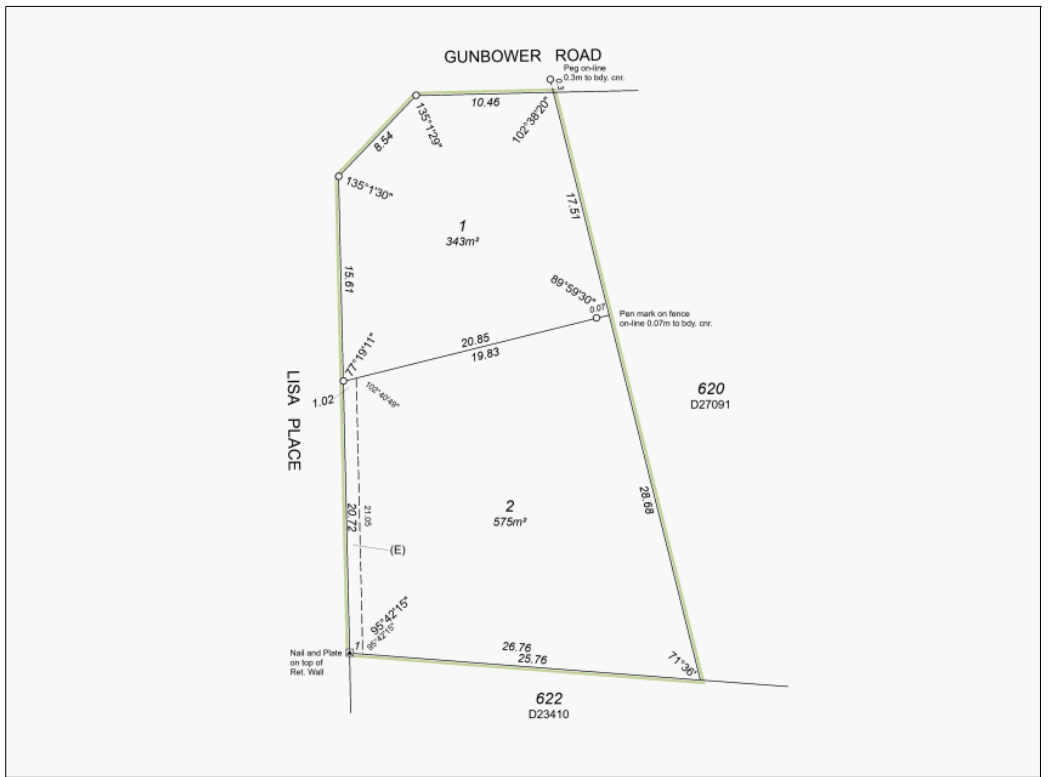
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GPS

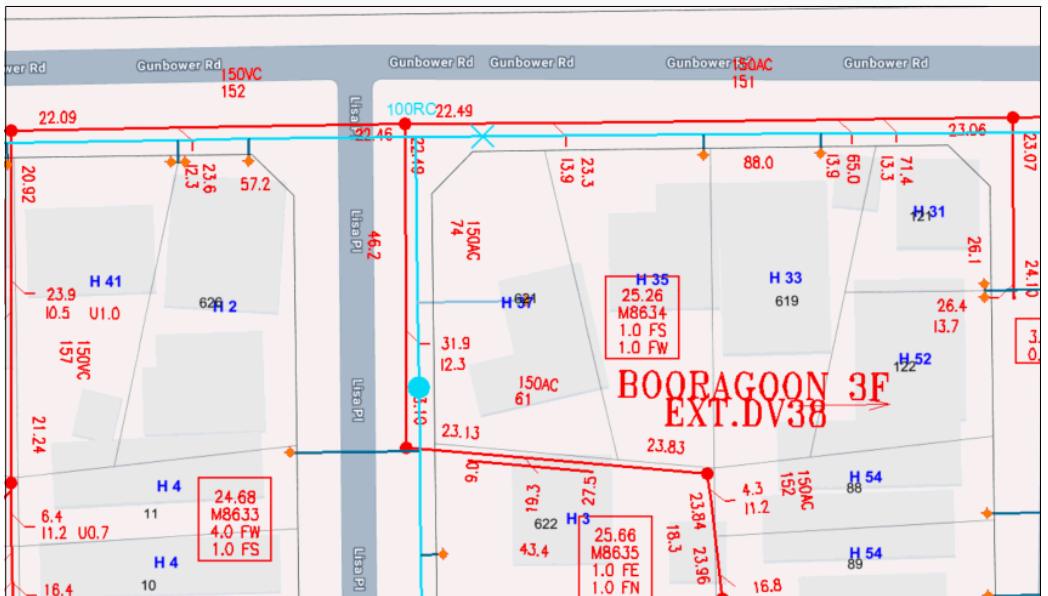
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SSA No

AREA 343m²



ELEC.	U/Ground(Not Loc)	SEWER	Yes	ROADS	Bitumen	COASTAL	No
GAS	Check Alinta	COMMS	Yes	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Non-Mount / Nil	VEG.	Light Grass Cover



78-89 Guthrie St
Osborne Park
WA 6017

PO Box 1611
Osborne Park BC
WA 6917

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB: 644281

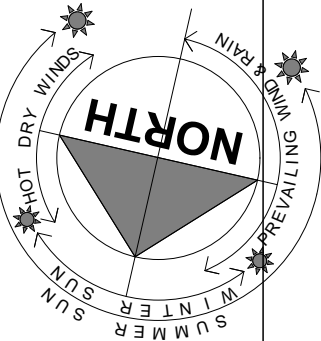
DATE: 21 Apr 26

DRAWN: S. Nguyen

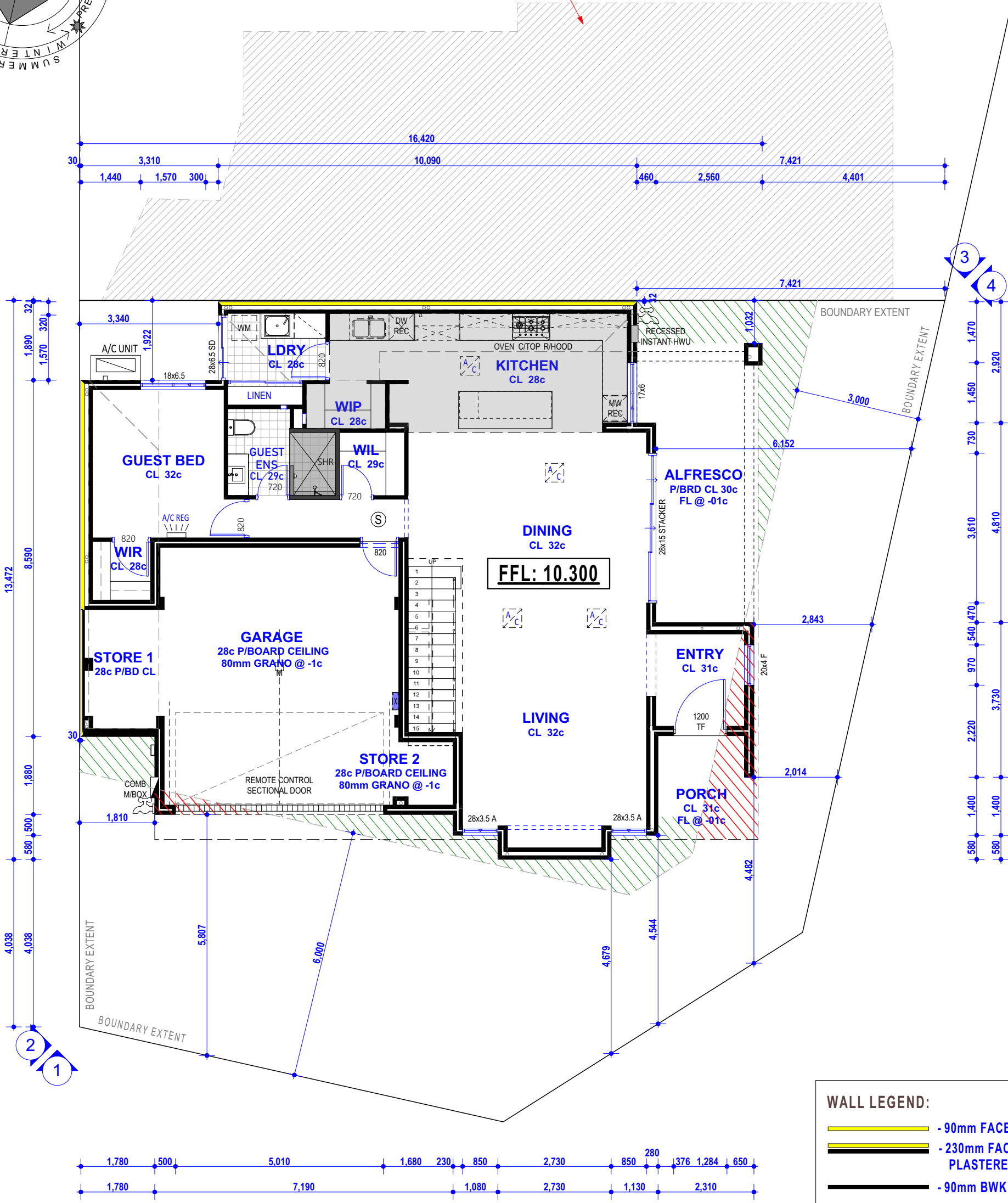
WARNING: Plan not yet approved by titles office. Verify lot dimensions & angles with title.

AREAS

GROUND	125.54
GARAGE	37.67
ALFRESCO	16.37
PORCH	5.54
STORE 1	5.45
STORE 2	2.29



114.98 m² EXTENT OF
OVERSHADOWING
INTO SURVEY STRAT LOT 2 = 20%



WALL LEGEND:

	- 90mm FACE BWK
	- 230mm FACE BWK/ PLASTERED INT.
	- 90mm BWK STANDARD
	- 230mm STANDARD

1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT
PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR.
2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON
SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS.

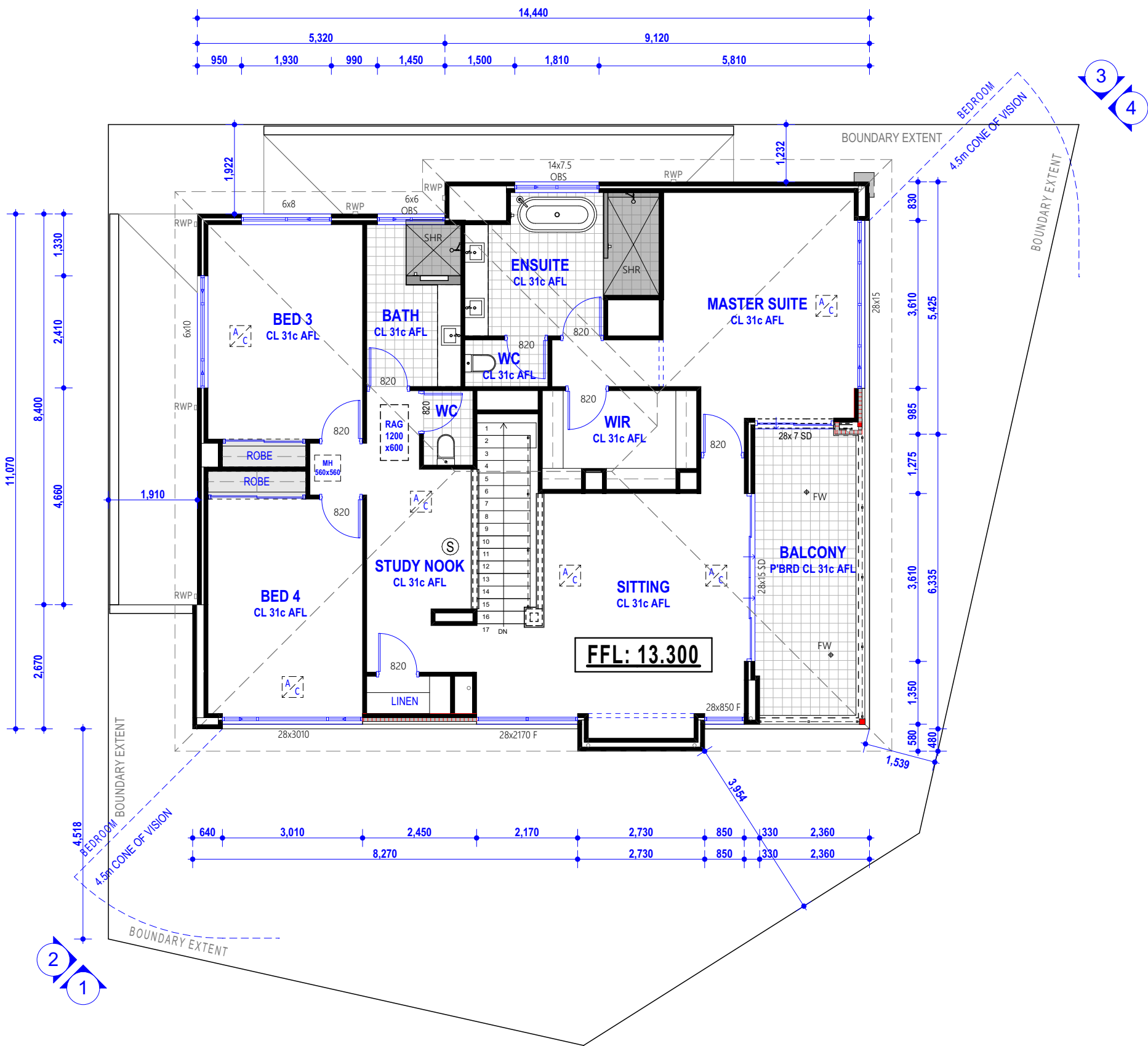
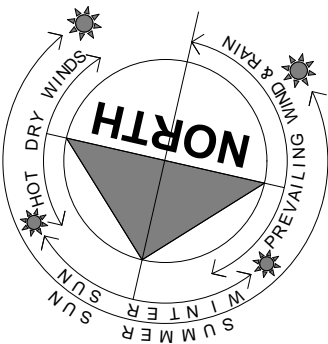
COUNCIL DRAWINGS	JOB No:	GROUND FLOOR PLAN	SHEET: 4 OF 7
	1255		
	REVISION:		
THIS HOME IS PART OF THE <i>Vision</i> SERIES	--	STRATA LOT 1 (#37) GUNBOWER RD, MOUNT PLEASANT	SCALE: 1:100



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BC104687

AREAS	
UPPER	145.87
BALCONY	15.75
STAIRS / VOID	5.87
167.49 m ²	



1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR.
2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS.

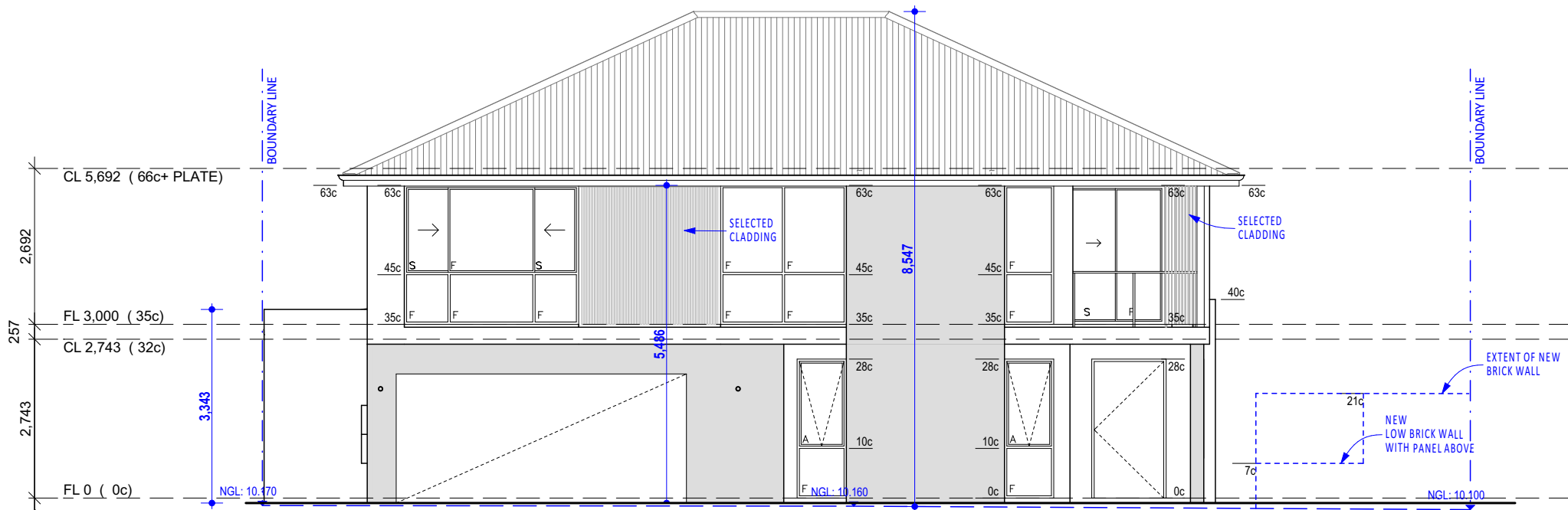
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COUNCIL DRAWINGS		JOB No:	UPPER FLOOR PLAN		SHEET:
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		REVISION:			SCALE:
		--			1:100
Document Set ID: 7457892		 BC104687			

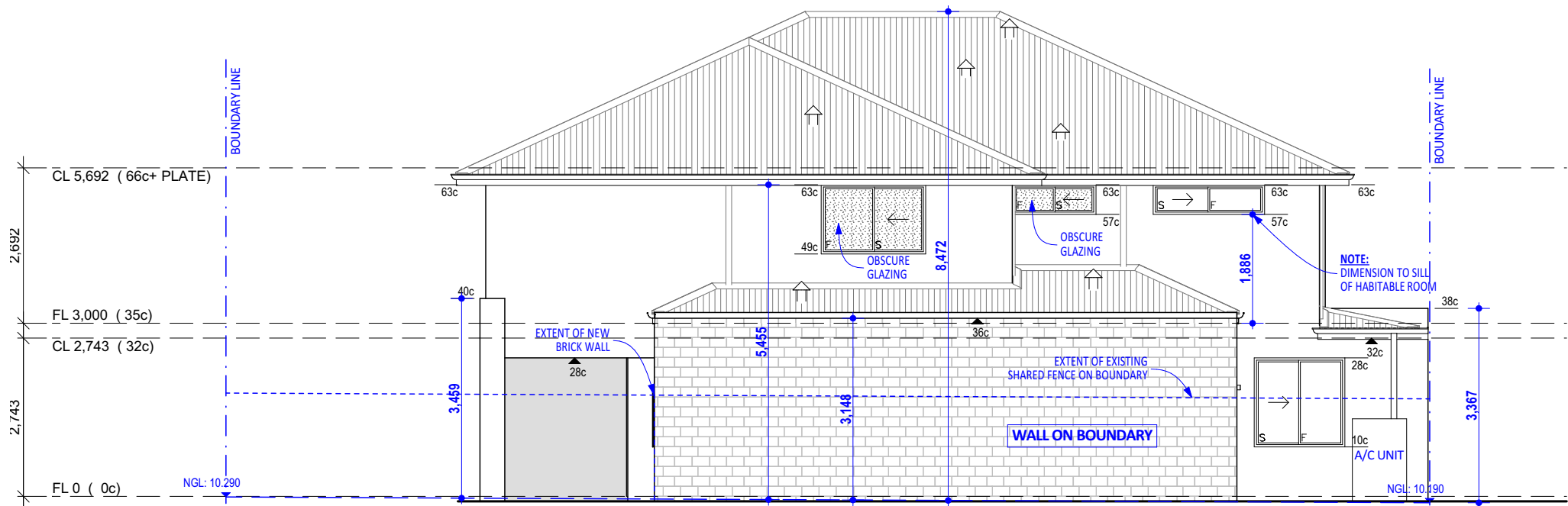
BC104687

ROOFING NOTE:
ROOF FRAMING TO A.S 1684
METAL ROOF COVER
24°43' PITCH TO GROUND FLOOR
11°19' PITCH TO STORE - WIR - GUEST BED
24°43' PITCH TO FIRST FLOOR

 - MAIN COLOUR
 - CONTRASTING COLOUR



ELEVATION 1



ELEVATION 3

1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR. 2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS.

THIS HOME IS PART OF THE
Vision SERIES

JOB No:
1255
SHEET:
6 OF 7

COUNCIL DRAWINGS
ELEVATIONS

**STRATA LOT 1 (#37) GUNBOWER RD,
MOUNT PLEASANT**

SCALE:
1:100

REVISION:
--


novushomes

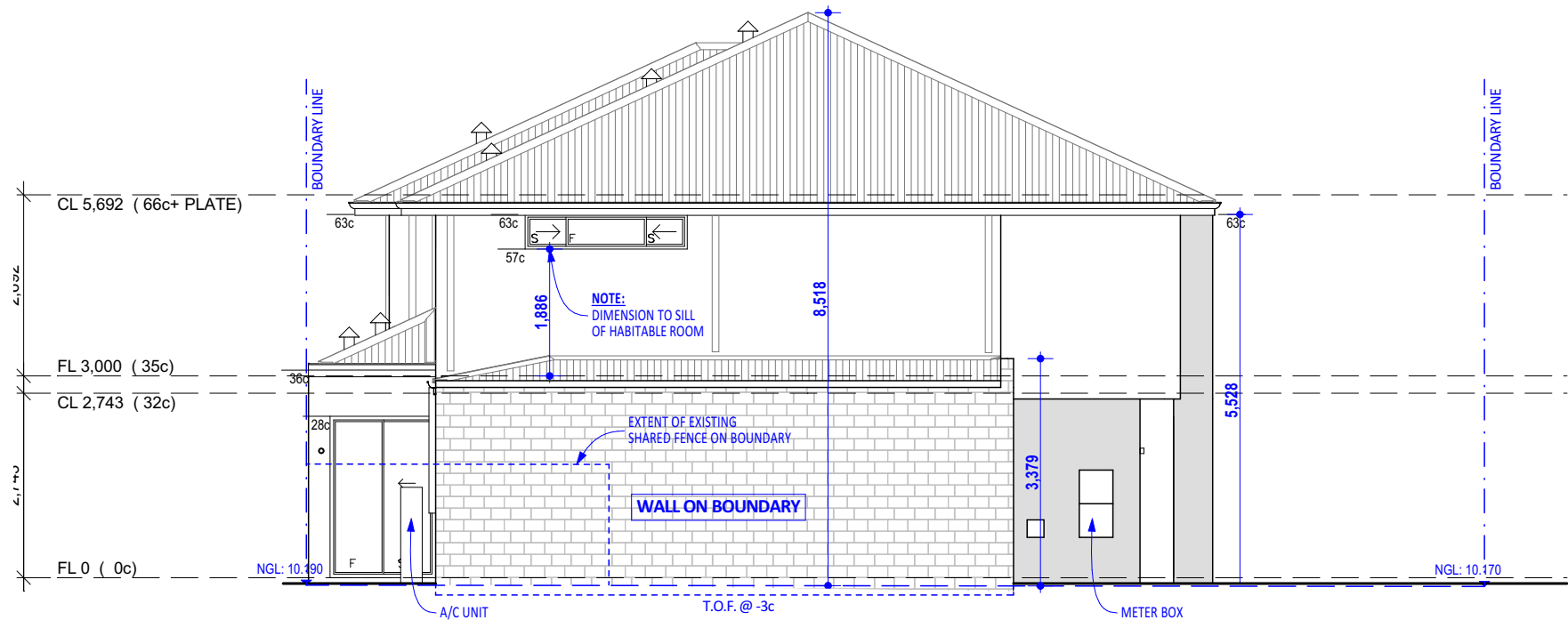
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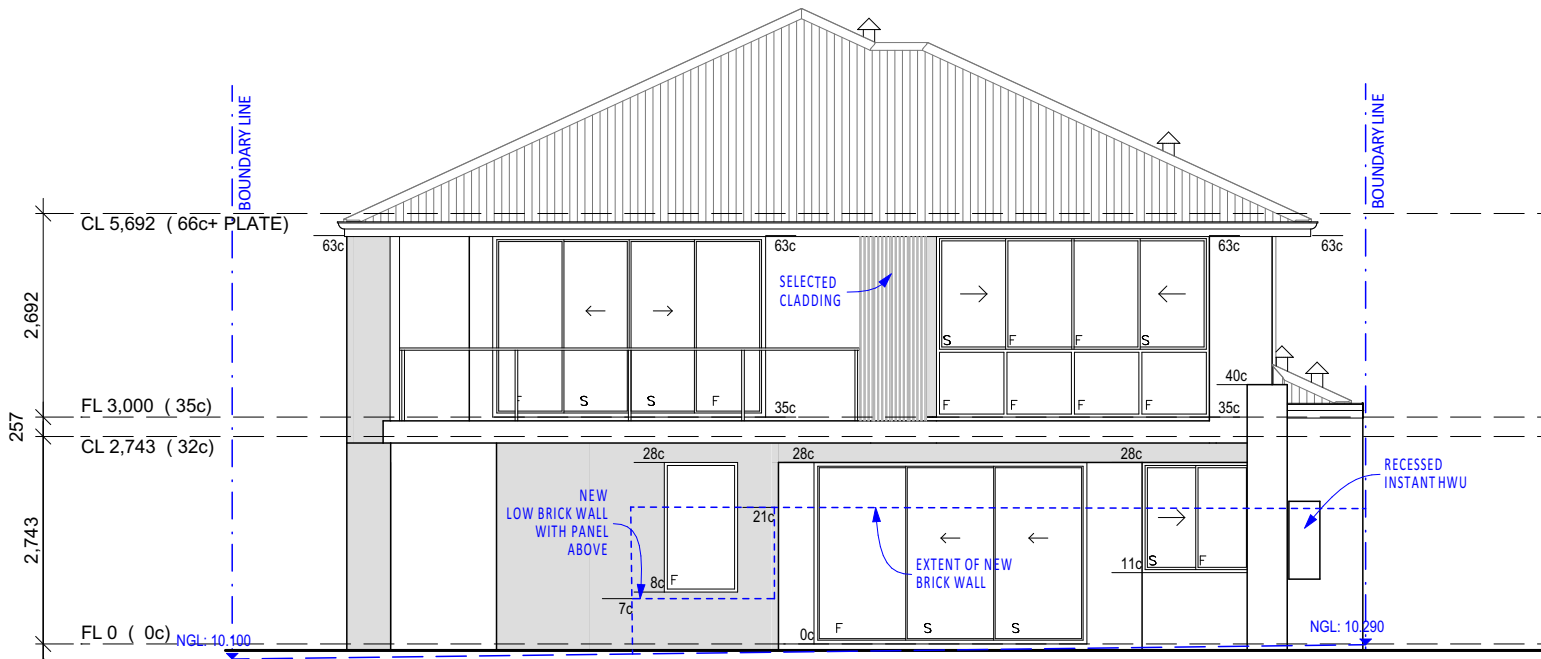
ROOFING NOTE:
ROOF FRAMING TO A.S 1684
METAL ROOF COVER
24°43' PITCH TO GROUND FLOOR
11°19' PITCH TO STORE - WIR - GUEST BED
24°43' PITCH TO FIRST FLOOR

- MAIN COLOUR

- CONTRASTING COLOUR



ELEVATION 2



ELEVATION 4

1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR. 2. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING, OR SITE CONDITIONS.

THIS HOME IS PART OF THE <i>Vision</i> SERIES	JOB No: 1255	COUNCIL DRAWINGS	STRATA LOT 1 (#37) GUNBOWER RD, MOUNT PLEASANT	SCALE: 1:100	REVISION: --	
	SHEET: 7 OF 7					

- MAIN COLOUR

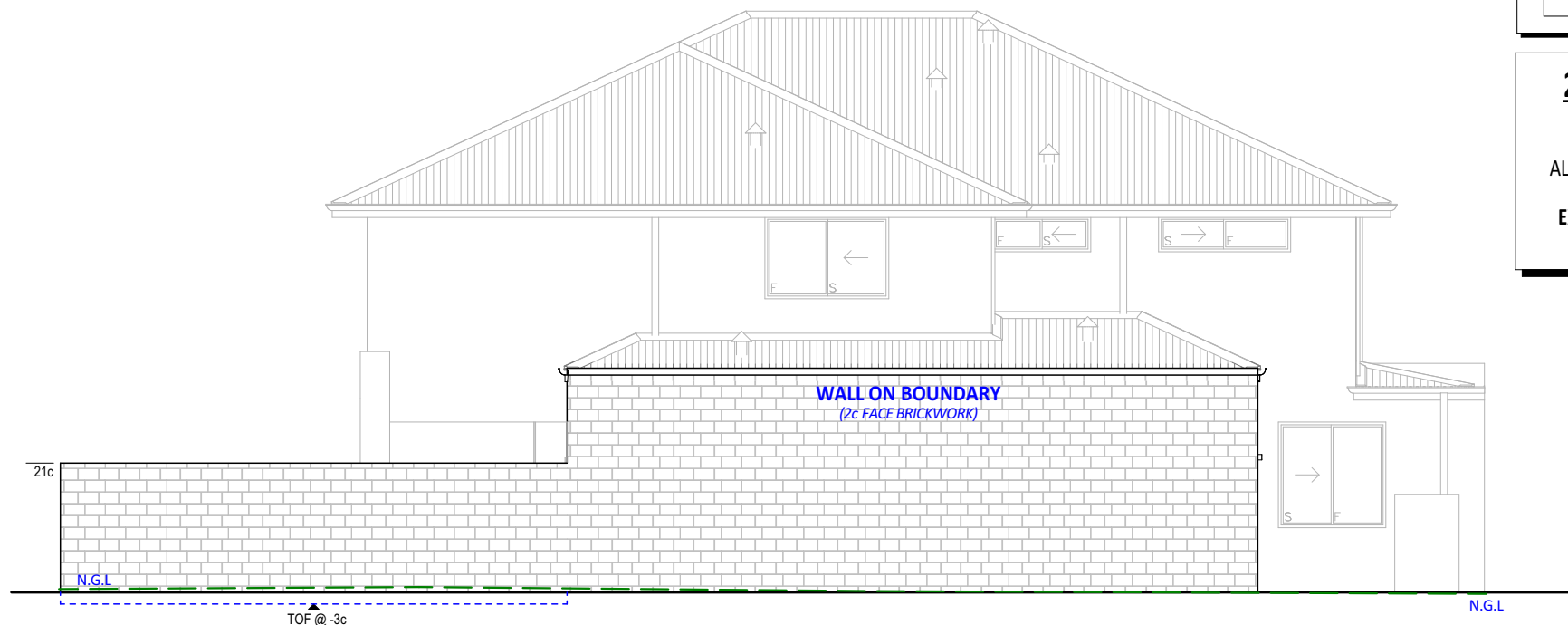
2c FACE BLOCKWORK

EXTERNAL FACE BRICK SIZE:

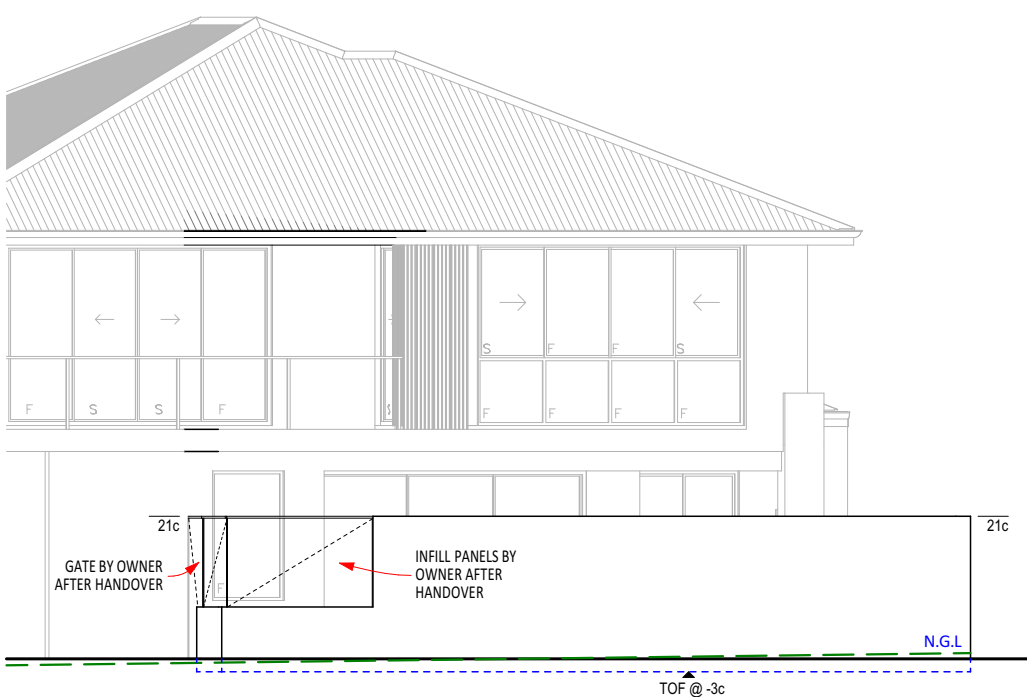
290L x 90W x 162H

ALL COURSE HEIGHTS SHOWN ARE TO
STANDARD BRICK COURSING

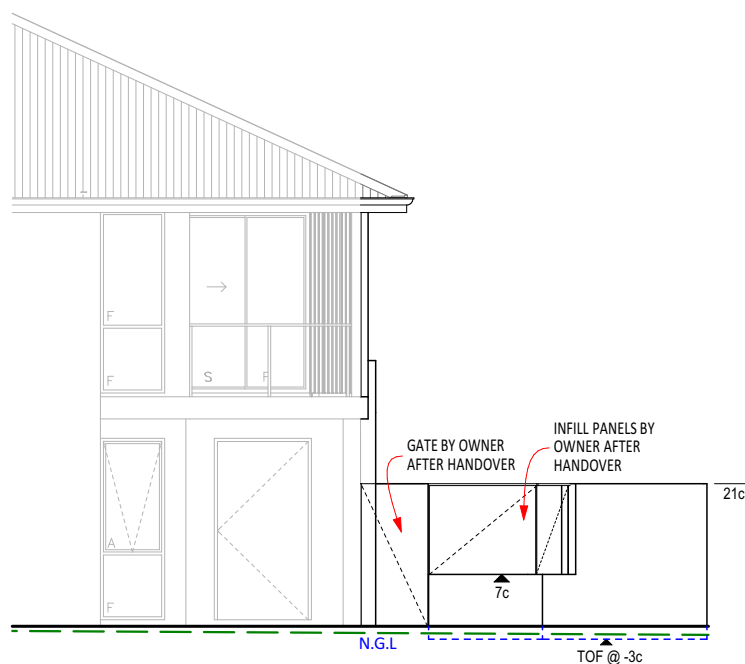
EXTERNAL FACE BRICKWORK TO BE
IN ONE THIRD BOND COURSING



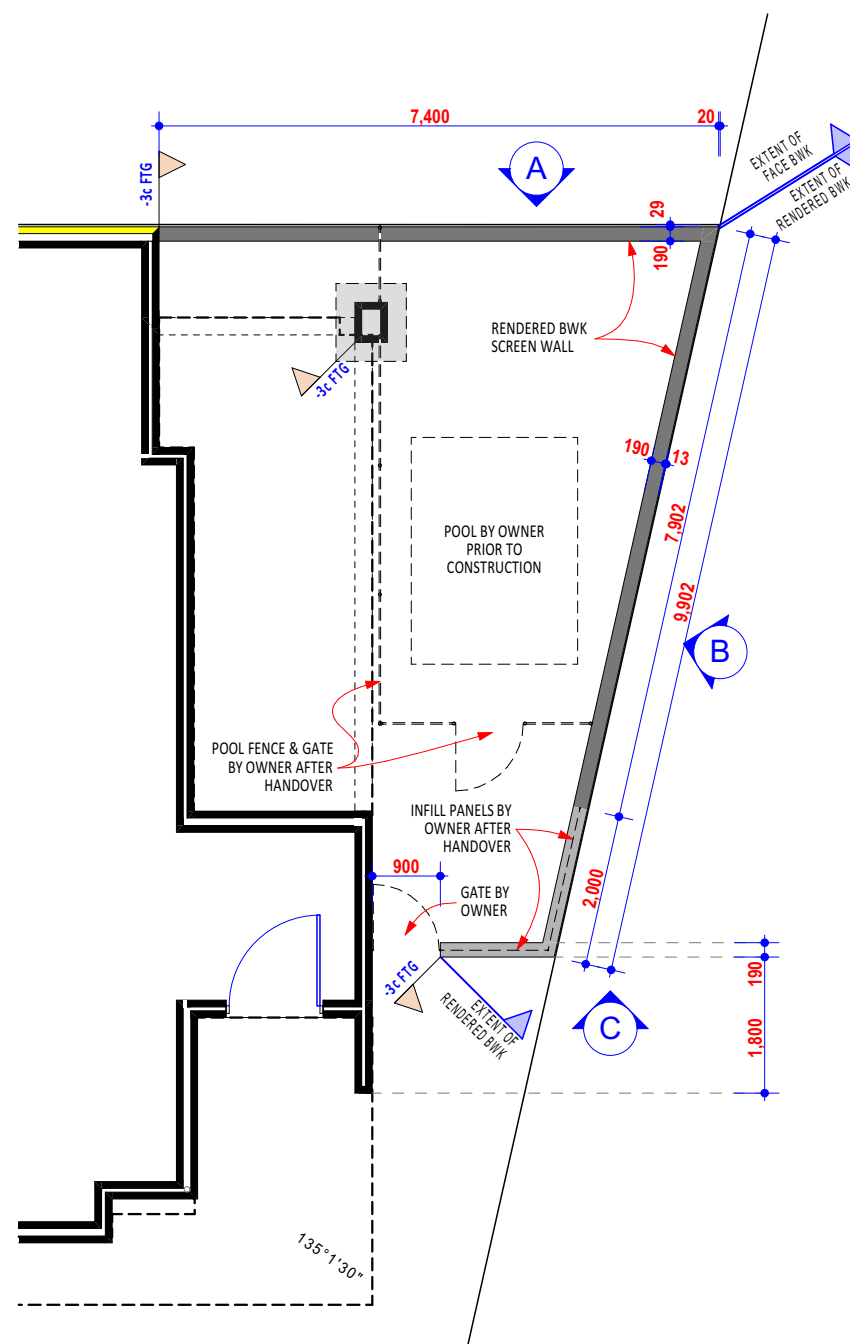
ELEVATION A



ELEVATION B



ELEVATION C



SCREEN WALLS

1. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTER (WHERE APPLICABLE) AND SHOULD BE ALLOWED FOR.
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COUNCIL DRAWINGS

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1255

REVISION:

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SCREEN WALLS

**STRATA LOT 1 (#37) GUNBOWER RD,
MOUNT PLEASANT**

SHEET:

3 OF 7

SCALE:

1:100

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