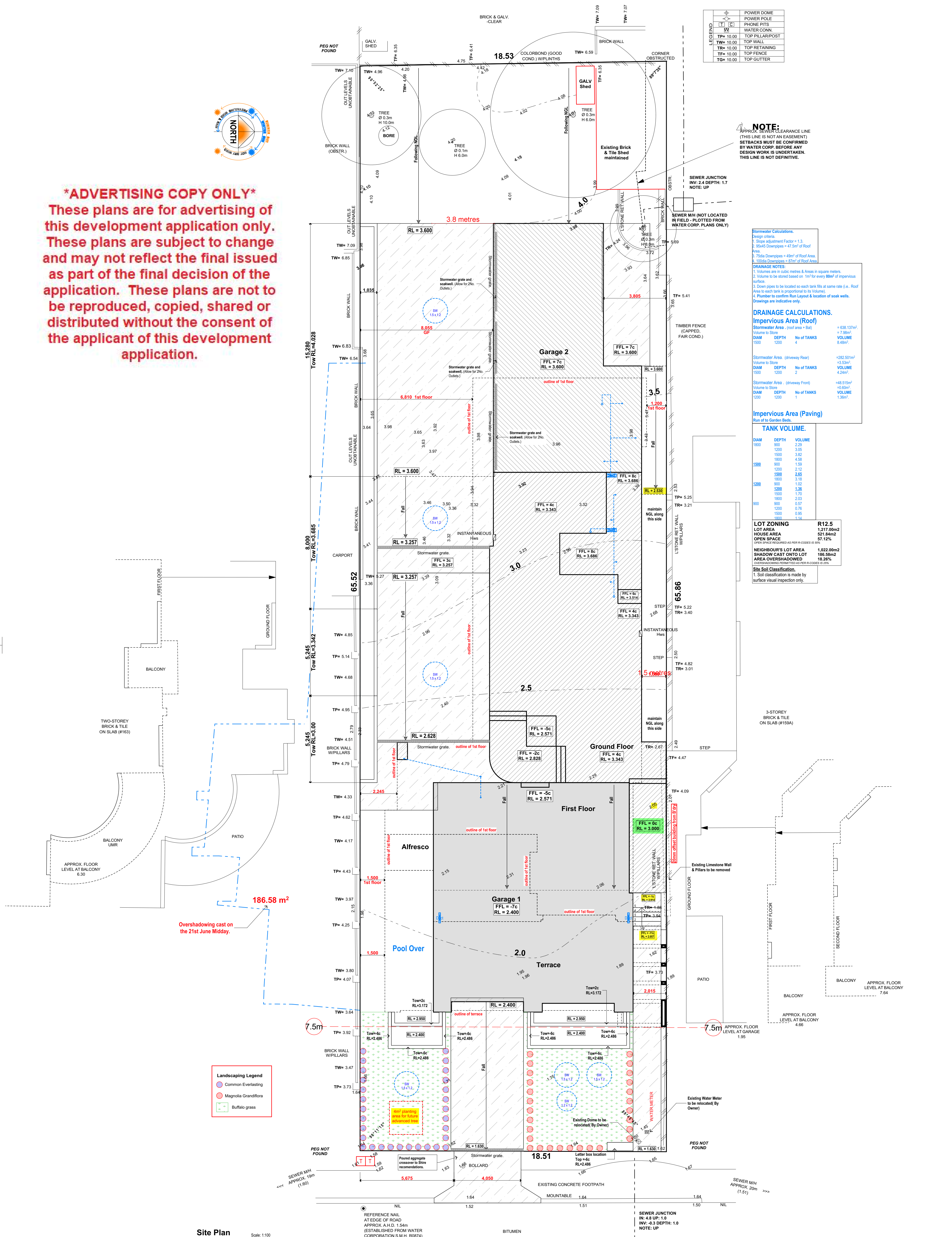


COTTAGE 87-89 Guthrie St PO Box 1611 P: (08) 9446 7361
Osborne Park Osborne Park BC E: perth@cottage.com.au
WA 6017 WA 6917 W: www.cottage.com.au

COTTAGE
SURVEYS
LICENSED SURVEYORS

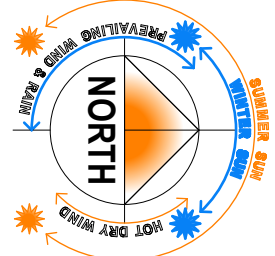
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Planning Application

Area Calculations			
Name	Area	Perimeter	
0 Ground Floor			
Garage 1	160.6	54,169.8	
Garage 2	114.8	47,970.0	
Ground Floor	189.1	71,497.5	
	464.5 m²	173,637.3 mm	
1 First Floor			
Address	38.4	50,501.0	
First Floor	337.0	98,151.5	
Terrace	91.7	48,489.8	
	467.1 m²	177,142.3 mm	
	931.6 m²	350,779.6 mm	

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Ground Floor Scale: 1:100

LEGEND	
	Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
	Exhaust fan - to comply with HP 10.8.2 Dryers to be Non Ventilated
	Water supply for fridge
	Gas bayonet point
COMPLIANCE NOTES	
HP = Housing Provisions	
Artificial Lighting To comply with NCC 2022 Vol. 2 HP 10.5.2	
Fall Prevention Bedroom windows - where floor is 2m or more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.	
All other windows - where the fall height is 4m or greater must have a barrier 850mm above floor level and no climbable elements between 150mm and 760mm above floor level.	
Refer to NCC 2022 V2 HP 11.3.7.11.3.8	
Fireplace To comply with NCC Vol.2 HP 12.4	
Parapet/Boundary Fireproofing To comply with NCC Vol.2 HP 9.2	
Staircase, Balustrade and Handrails To comply with NCC Vol. 2 HP 11.2.8.11.3 (Non-280 Going x 172 Rise)	
Stormwater Drainage To comply with AS 1926.1 and 1926.2	
Swimming Pool Barriers To comply with AS 1926.1 and 1926.2	
Timber Framing To comply with AS 1684	
Termite Protection All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with HP 3.4 of the Building Code of Australia - Volume 2, 2022 Amendment 1.	
Parapet Walls FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.4 of the Building Code of Australia - Volume 2, 2022 Amendment 1	
Wet areas refer to 'Structures Consulting' Performance Solution Report - Alternate Wetarep.	
Steelwork Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2022	
Exhaust Systems To comply with HP 10.8.2	
Zero Threshold refer to 'Structures Consulting' Performance Solution Report - Zero Threshold.	

A1



A: Suite 44 Cottlesloe Central Shopping Centre, 450 Stirling Highway, Peppermint Grove, WA 6011
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Gomez Residence
Lot 2 #161 The Esplanade Rd,
Mount Pleasant, WA 6153

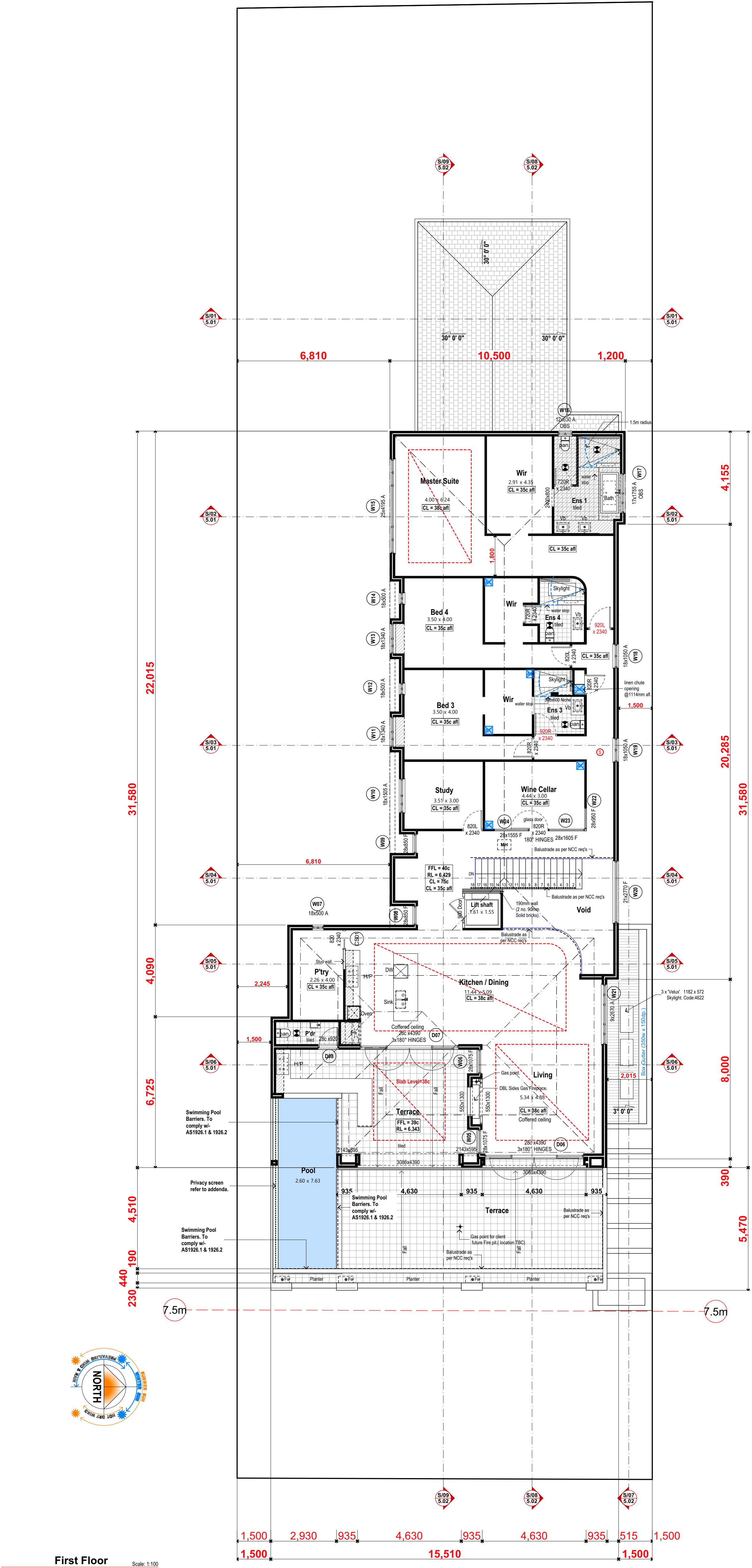
Wind Classification	Architect
Local Authority	###
City of Melville	
Drawn	Daniel Zhao
Check Date	7/08/2026 at 10:54 AM

Signatures	Rev No.	Rev No.
Client:	5205	N/A.
Client:	2.03	
Builder:		

Ground Floor DA01

Area Calculations		
Name	Area	Perimeter
0 Ground Floor		
Garage 1	160.6	54.169.6
Garage 2	114.8	47.970.0
Ground Floor	189.1	71.497.5
	464.5 m²	173,637.3 mm
1 First Floor		
Alfresco	38.4	30.501.0
First Floor	337.0	98.151.5
Terrace	91.7	45.489.8
	467.1 m²	177,142.3 mm
	931.6 m²	350,779.6 mm

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LEGEND	
	Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
	Exhaust fan - to comply with HP 10.8.2 Dryers to be Non Ventilated
	Water mounted cold water hose tap
	Water supply for fridge
	Gas bayonet point
COMPLIANCE NOTES	
HP = Housing Provisions	
Artificial Lighting To comply with NCC 2022 Vol. 2 HP 10.5.2	
Fall Prevention Bedroom windows - where floor is 2m or more than surface beneath unless opening sash is greater than 1700mm AFD, opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.	
All other windows - where the fall height is 4m or greater must have a barrier 865mm above floor level and no climbable elements between 150mm and 760mm above floor level.	
Refer to NCC 2022 V2 HP 11.3.7.7 11.3.8	
Fireplace To comply with NCC Vol.2 HP 12.4	
Parapet/Boundary Fireproofing To comply with NCC Vol.2 HP 9.2	
Staircase, Balustrade and Handrails To comply with NCC Vol. 2 HP 11.2 & 11.3 (Nom. 280 Going x 172 Riser).	
Stormwater Drainage To comply with NCC V2 HP 3.3.3 or AS 3500.3	
Swimming Pool Barriers To comply with AS 1926.1 and 1926.2	
Timber Framing To comply with AS 1684	
Termite Protection All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with HP 3.4 of the Building Code of Australia - Volume 2, 2022 Amendment 1.	
Parapet Walls FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.4 of the Building Code of Australia - Volume 2, 2022 Amendment 1	
Wet areas refer to 'Structural Consulting Performance Solution Report - Alternate Waterstop.	
Steelwork Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2022	
Exhaust Systems to comply with HP 10.8.2	
Zero Threshold refer to 'Structural Consulting Performance Solution Report - Zero Threshold.	

A1



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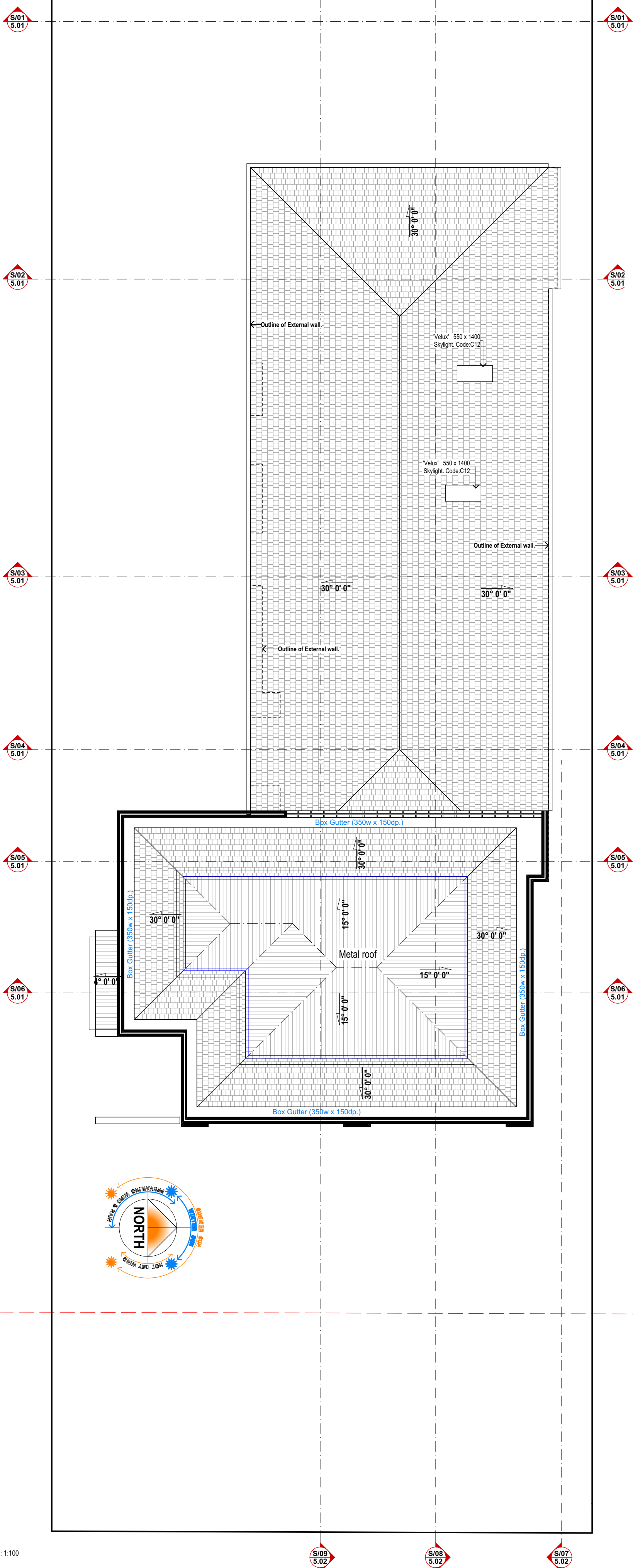
Gomez Residence
Lot 2 #161 The Esplanade Rd,
Mount Pleasant, WA 6153

Word Classification	Architect
Local Authority	###
City of Melbourne	
Drawn	Daniel Zhao
Check Date	7/08/2026 at 10:54 AM

Signatures	Rev No.	Rev No.	Rev No.
Client:	DA01	5205	2.04
Client:			
Builder:			

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

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Roof Plan Scale: 1:100

⚙	Exhaust fan - to comply with HP 10.8.2 Dryers to be Non Vented.
🚰	Wall mounted cold water hose tap
⚡	Water supply for fridge
⬆	Gas bayonet point

COMPLIANCE NOTES

HP = Housing Provisions

Artificial Lighting | To comply with NCC 2022 Vol. 2 HP 10.5.2

Fall Prevention | Bedroom windows - where floor is 2m or more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.

All other windows - where the fall height is 4m or greater must have a barrier 865mm above floor level and no climbable elements between 150mm and 760mm above floor level.
Refer to NCC 2022 V2 HP 11.3.7 7 11.3.8

Fireplace | To comply with NCC Vol.2 HP 12.4

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 HP 9.2

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 HP 11.2 & 11.3 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 HP 3.3.3 or AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with HP 3.4 of the Building Code of Australia - Volume 2, 2022 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.4 of the Building Code of Australia - Volume 2, 2022 Amendment 1

Wet areas | refer to 'Strutere Consulting' Performance Solution Report - Alternate Waterstop.

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2022

Exhaust Systems | to comply with HP 10.8.2

Zero Threshold | refer to 'Strutere Consulting' Performance Solution Report - Zero Threshold.

Roof Plan DA01

RIVERSTONE

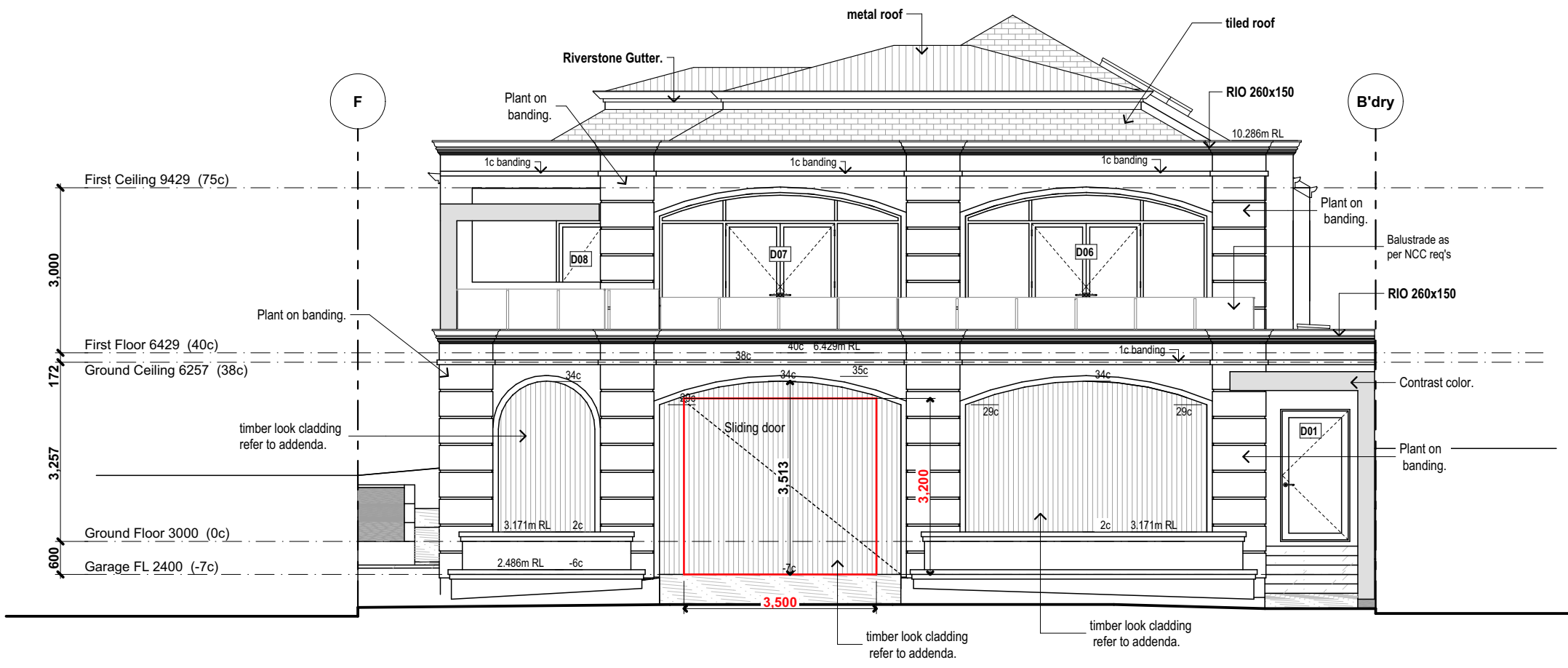
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Gomez Residence
Lot 2 #161 The Esplanade Rd,
Mount Pleasant, WA 6153

Wind Classification
Local Authority
City of Melville
Dwn: Daniel Zhao
Plot Date: 7/08/2026 at 10:54 AM

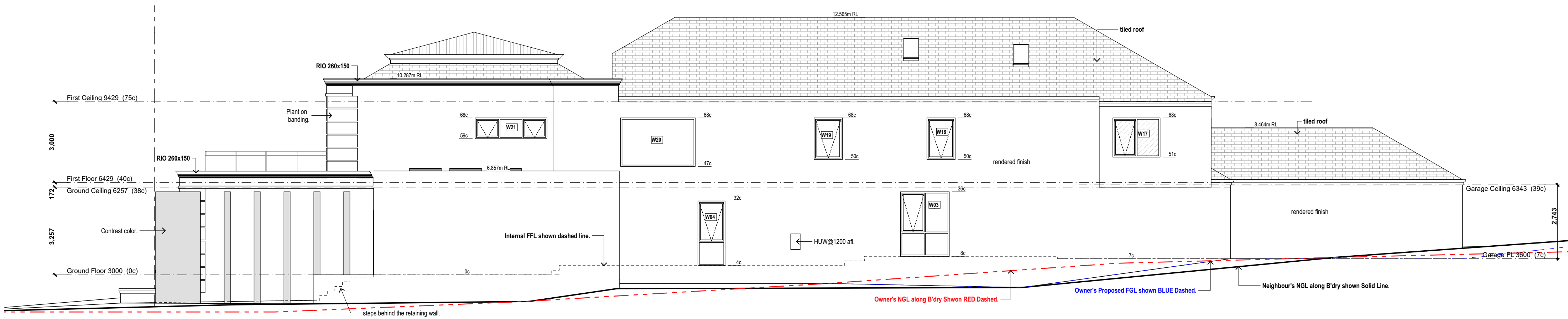
Signatures:
Client:
Client:
Builder:

Rev No. N/A.
Job No. 5205
Dwn No. 2.05

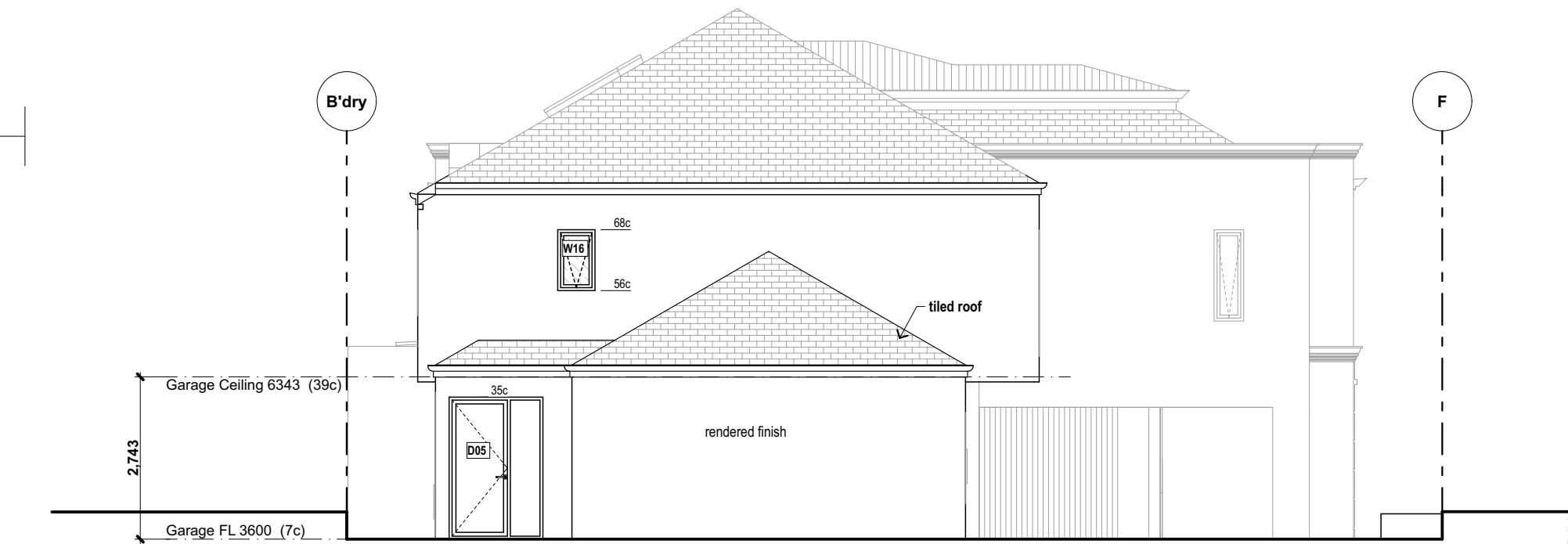


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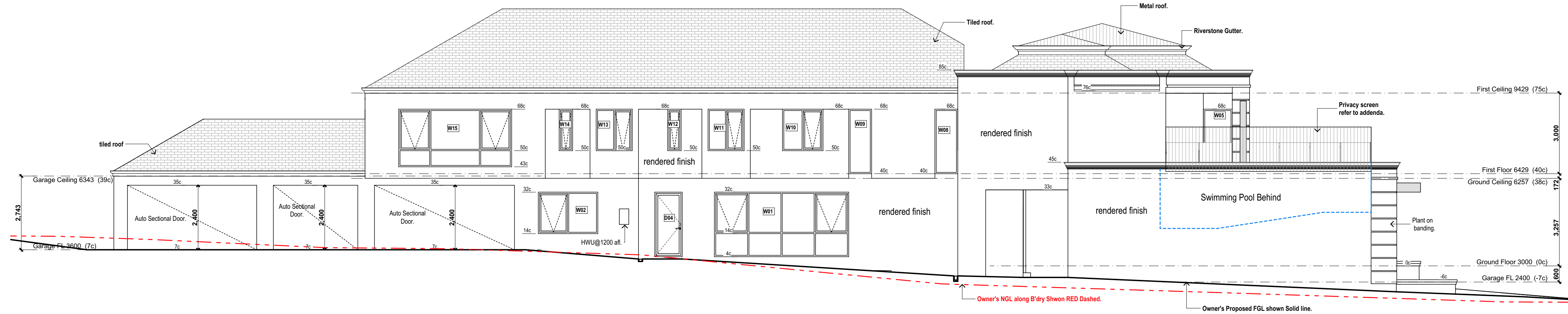
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2.03 Scale: 1:100



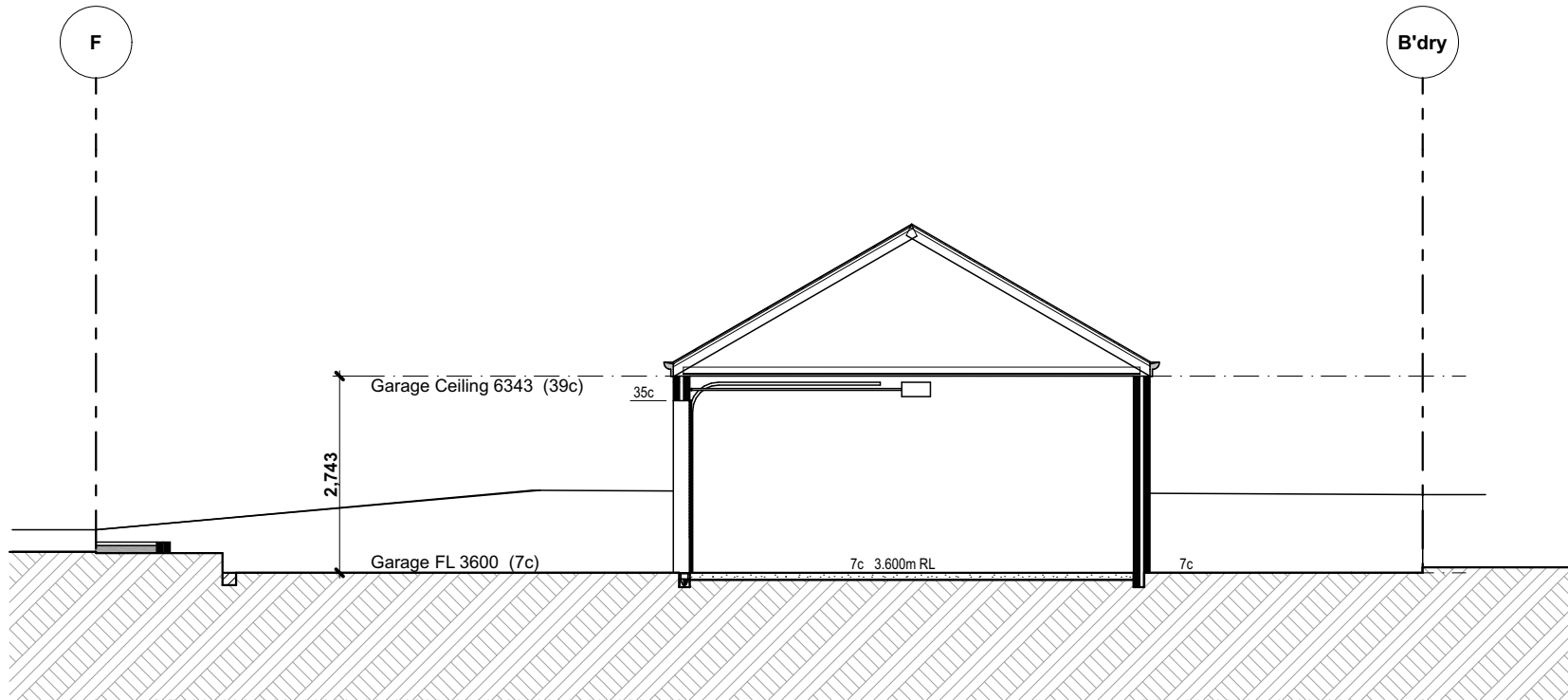
E/02 North
2.03, 9.1 Scale: 1:100



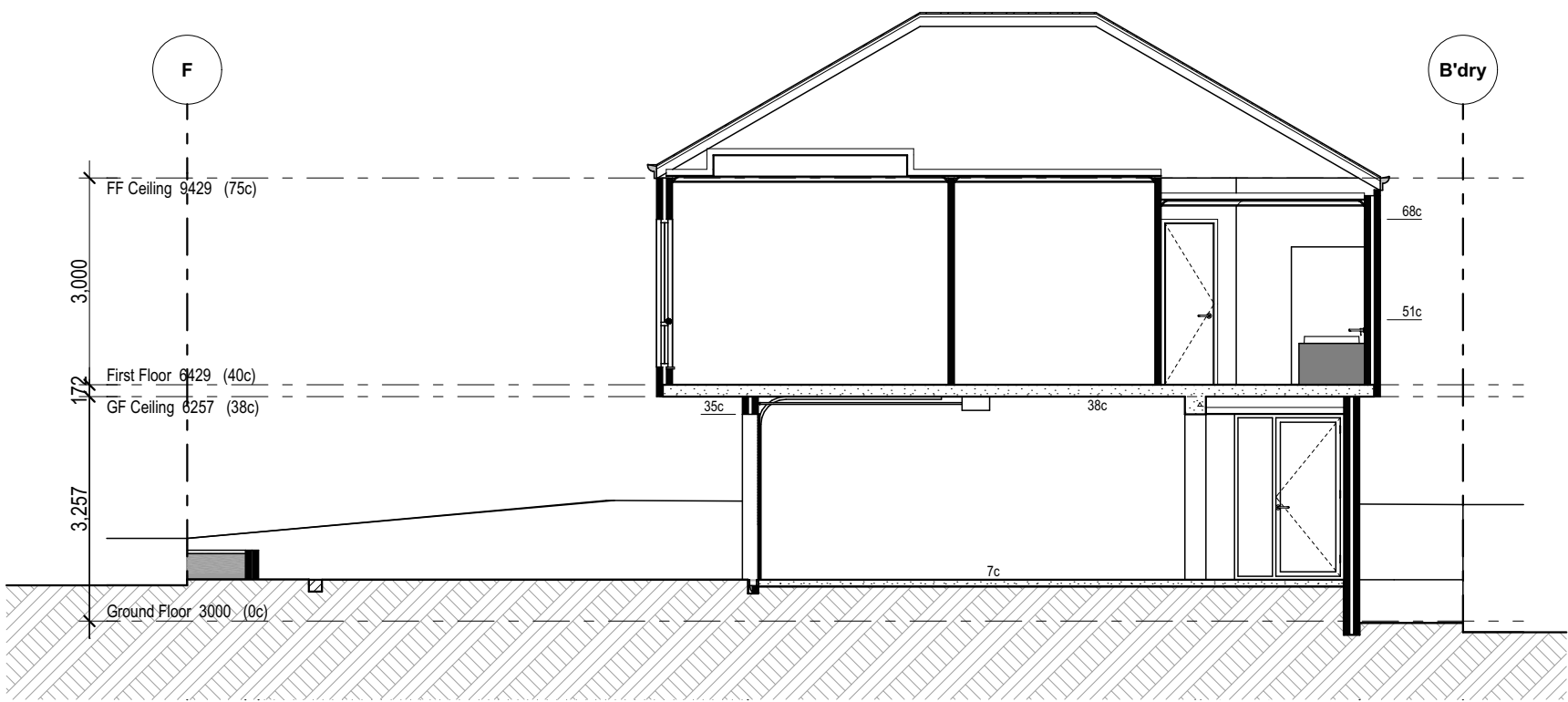
E/03 West
2.03 Scale: 1:100



E/04 South
2.03 Scale: 1:100

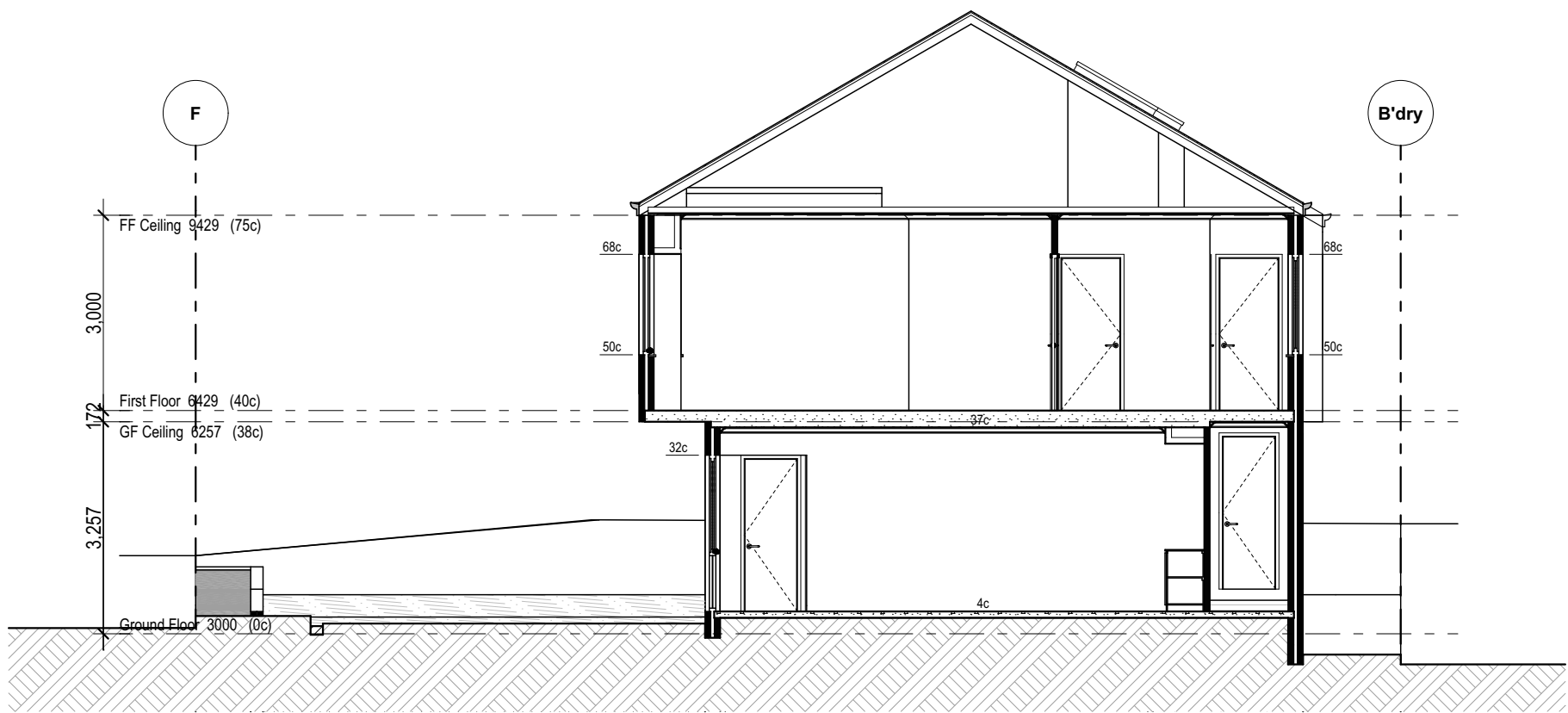


S/01 Section
2.03, 2.04, 2.05
Scale: 1:100

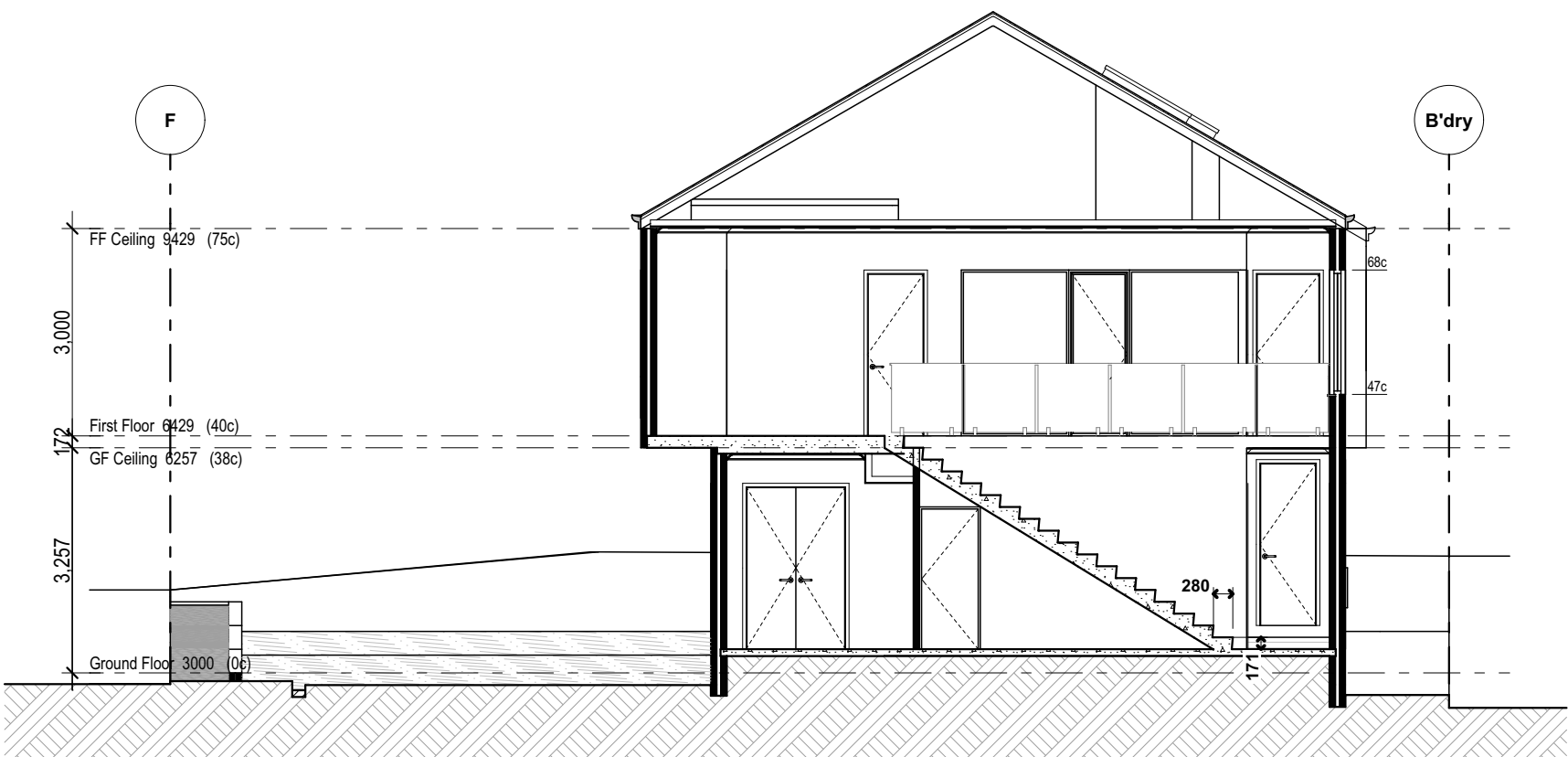


S/02 Section
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Scale: 1:100

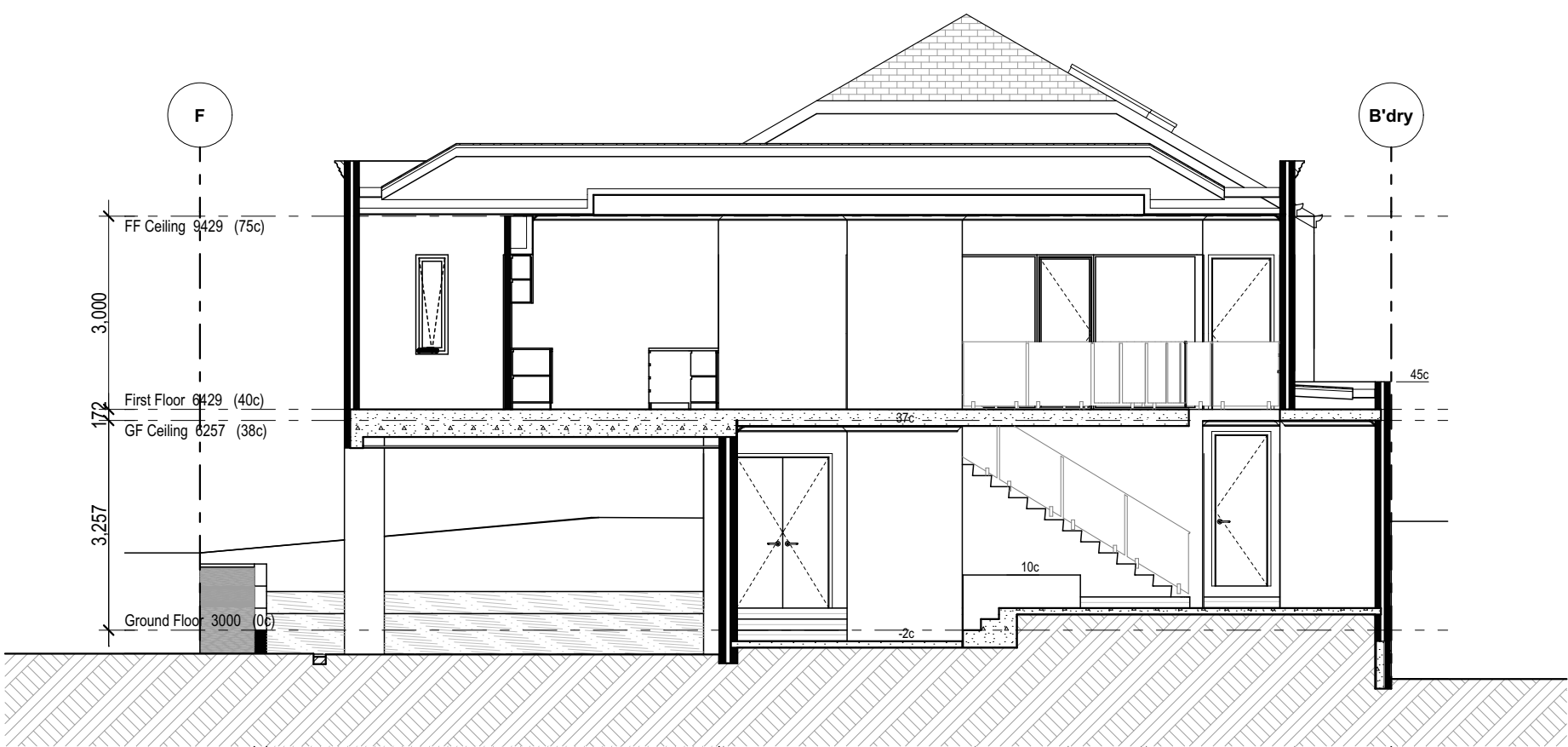
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S/03 Section
2.03, 2.04, 2.05
Scale: 1:100



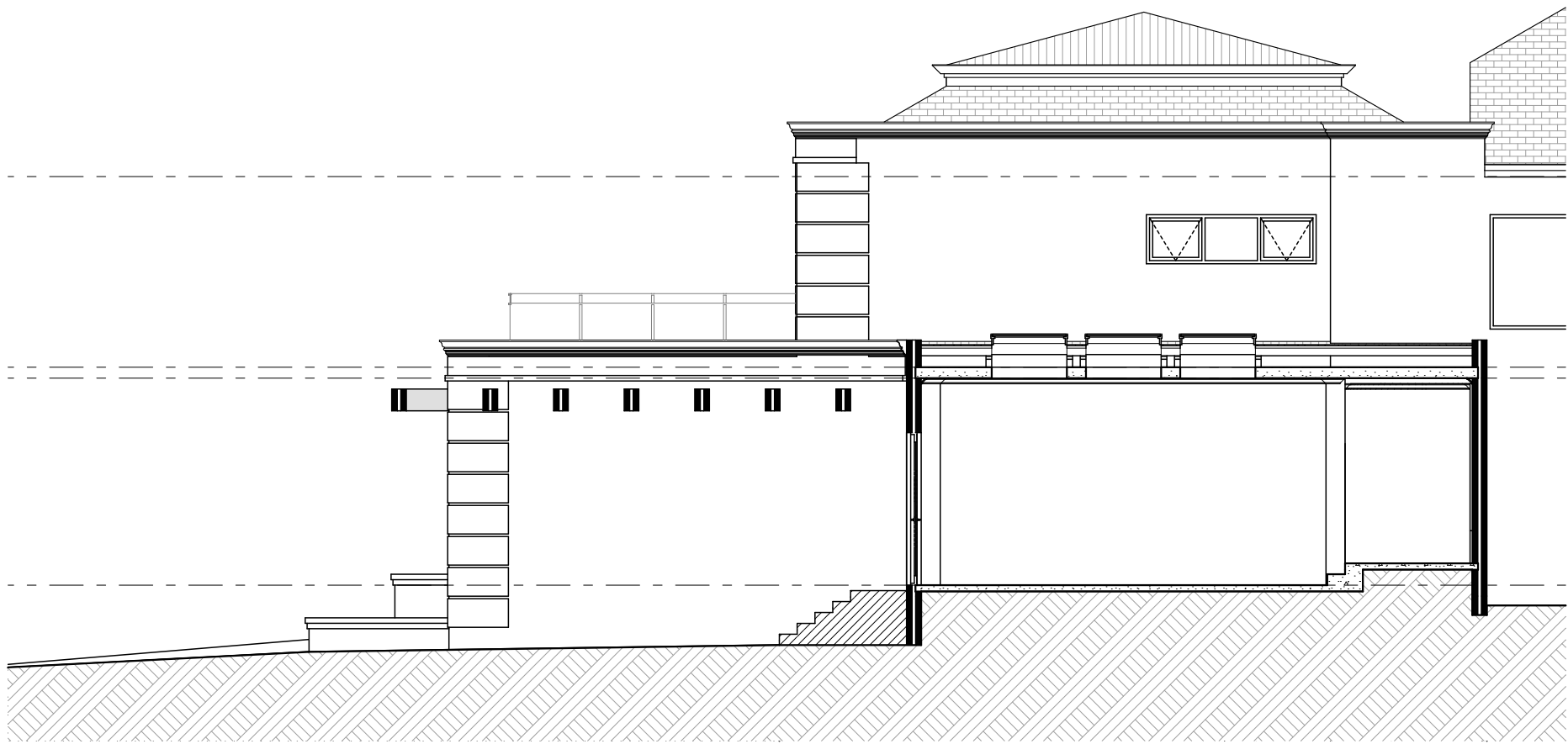
S/04 Section
2.03, 2.04, 2.05
Scale: 1:100



S/05 Section
2.03, 2.04, 2.05
Scale: 1:100



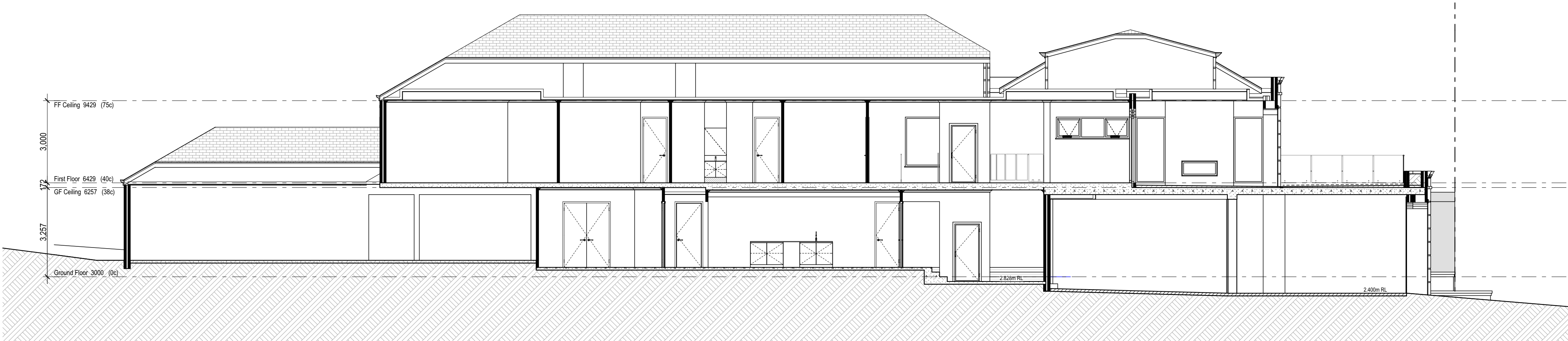
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2.03, 2.04, 2.05
Scale: 1:100



S/07 Section
2.03, 2.04, 2.05 Scale: 1:100



S/08 Section
2.03, 2.04, 2.05 Scale: 1:100



S/09 Section
2.03, 2.04, 2.05 Scale: 1:100

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