This information is provided from TechnologyOne ECM

NOTE:
CONTOUR & FEATURE SURVEY HAS BEEN ALIGNED USING CADASTRAL CONTROL INFORMATION. POSITIONS OF ALL FEATURES RELATIVE TO BOUNDARIES SHOULD BE HIGHLY ACCURATE.

NOTE:
UNABLE TO CALCULATE SEWER JUNCTION INVERT DUE TO LACK OF INFORMATION ON WATER CORPORATION E-PLAN. VERIFY JUNCTION INVERT, DEPTH & DETAILS WITH WATER CORPORATION.

NOTE:
APPROXIMATE SEWER ONLY CHECK WATER CORPORATION FOR JUNCTION INVERT AND DEPTH

SEWER M/H (NOT LOCATED IN FIELD - PLOTTED FROM WATER CORP. PLANS ONLY)

20.12

89°47'30"

SEWER JUNCTION IN: 1.2 APPROX. DEPTH: 1.6 APPROX. SEWER ONLY CHECK WATER CORP.

SEWER JUNCTION APPROX. DEPTH: 1.6 APPROX. SEWER ONLY CHECK WATER CORP.

90°12'30"

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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STRATA LOT 2

23.04

BRICK AND TILE #19A

PORCH UMR

11,710
1st floor

PEG NOT FOUND

14.72

COLORBOND (GOOD COND.)

2.83

50.92

BUSH H 1.8m

BUSH H 2.2m

TREE Ø 0.1m H 2.6m

TREE Ø 0.1m H 2.5m

trees to remain

BRICK PAVED

GALV. SHED

(50.96)

TR=8.98

5.47

9,100

9,900

existing patio

gas hwu

TREE Ø 0.1m H 1.8m

STUMP Ø 0.1m H 0.3m

TREE Ø 0.2m H 3.8m

TREE Ø 0.1m H 3.0m

TREE Ø 0.1m H 2.5m

trees to remain

TF=9.97

GALV. PATIO

RL 8.69

149.16 m²

existing residence

STRATA LOT 1
465 m²

3,770

proposed 1st floor additions
FL 12.06
75.60 m²

1,240

7,730
1st floor

27.92

TF=10.17

BRICK AND TILE #17

APPROX. FLOOR LEVEL 8.29

BRICK PAVED DRIVEWAY

COLORBOND (GOOD COND.)

41.59 m²

TF=10.25

GATE

existing pergola

4.5m CONE OF VISION

RL 8.69

HOUSE # 19

existing porch

elec m/box

6,860

BRICK AND TILE CARPORT

BRICK GARDEN

BUSH H 2.2m

gas m/box

TW=8.41

TF=10.21

TREE Ø 0.2m H 3.5m

BRICK PAVED

BRICK PAVED DRIVEWAY

10.6

11,011

11,611

12,871

existing carport
27.25 m²

TP=10.20

TF=10.00

TW=9.11

trees to remain

LAWN

trees to remain

trees to remain

TREE Ø 0.2m H 3.0m

TREE Ø 0.2m H 3.0m

ROCK WALL

TREE Ø 0.1m H 2.2m

TREE Ø 0.3m H 3.5m

TG=10.80

TW=8.74

TF=9.69

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

90°17'30"

SITE METER BOX

3.4

METER BOX (ELEC.)

STUMP Ø 0.2m H 1.2m

16.72

TREE Ø 0.1m H 2.9m

SEWER M/H APPROX. 32m (8.66)

WATER METER

TIMBER FENCE (GOOD COND.) ON LIMESTONE WALL W/ LIMESTONE PILLARS

TW=9.03 TF=10.03

TP=10.15

(20.12)

driveway & crossover to remain

PEG NOT FOUND

PEN MARK FOUND

PEN MARK FOUND

PEG NOT FOUND

NOTE:
SEWER PRESSURE MAIN IN VERGE. CHECK WATER CORP.

BRICK PAVED CROSSOVER

LIGHT POLE

VERGE TREE Ø 0.70m H 8.0m

VERGE TREE Ø 0.80m H 12.0m

CONCRETE CROSSOVER

BUSH H 1.5m

CONCRETE CROSSOVER

VERGE TREE Ø 0.1m H 2.5m

8.53 8.45 NON-MOUNT

8.44 8.35 NIL

8.26 8.22 NON-MOUNT

NIL

8.12
REFERENCE NAIL AT EDGE OF ROAD APPROX. A.H.D. 8.13m (ESTABLISHED FROM B.M. MWV 1014 USING DATA SUPPLIED BY THE GEODETIC SECTION OF LANDGATE)

LATHAM STREET
BITUMEN

LOT 902
512 m²

AREA OF SHADOW CAST FROM EXISTING BUILDING & PROPOSED ADDITIONS ON THE 21st OF JUNE @ MIDDAY

EXPRESSED AS A PERCENTAGE = 8.1%

LOT MISCLOSE
0.000 m

DISCLAIMER:
e to lack of survey marks/pegs, all building offset nensions & features are approximate only and sitioned from existing pegs/fences and walls ich may not be on the correct alignment. Any sign that involves additions to any structures own or portion of structures remaining after y demolition has taken place requires boundaries **be repegged and exact offsets provided to your signer/architect before any plans are produced d before any work is started on site.**

WARNING:
n/strata company regarding possible ure/existing internal service run ins, positions & tails. Check for possible private sewer lines & sition & details of connection to strata lot. Beware ssible building restrictions on strata lot by anagement statement or by-laws. If strata undaries not defined on plan only parent lot may re-pegged and line pegs placed.

DISCLAIMER:
t boundaries drawn on survey are sed on landgate plan only. Survey does not clude title search and as such may not show sements or other interests not shown on plan. le should be checked to verify all lot details d for any easements or other interests which ay affect building on the property.

DISCLAIMER:
rvey shows visible features only and will not ow locations of underground pipes or conduits r internal or mains services. Verification of e location of all internal and mains services ould be confirmed prior to finalisation of any sign work.

DISCLAIMER:
ttage Surveys accept no responsibility r any physical on site changes to e parcel or portion of the parcel of land shown this survey including any adjoining neighbours vels and features that have occurred after the te on this survey. All Sewer details plotted m information supplied by Water Corporation.

DISCLAIMER:
ee locations and sizes (diameter, canopy, height) own on this plan are indicative only and intended r general identification purposes. They should not relied upon for design, development, or mpliance. An independent arborist report should obtained to verify tree dimensions, species, and ndition prior to any works.

EXTENSION NOTE:
NO NEW ROOF OR EXTENDED BUILDING LINE

NEW DOWNPIPES TO DRAIN INTO SPREADERS & DISCHARGE ONTO EXISTING ROOF & INTO EXISTING STORMWATER SOAKWELLS

LEGEND

	POWER DOME
	POWER POLE
T C	PHONE PITS
W	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

Scale 1:200
0 2 4 6 8

COTTAGE SURVEYS
LICENSED SURVEYORS

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 #	659973	GPS	Lat: -32.03471631 Long: 115.81187091	ROADS	Bitumen	ELEC.	U/Ground
CLIENT	Lisa Laurino & Mr Michael Bro	ORDER #	176376	KERBS	Non-Mount / Nil	COMMS.	Yes
ADDRESS	#19 Latham Street	LOT	Strata Lot 1 (SP 30789)	FOOTPATH	Nil	WATER	Yes
SUBURB	Alfred Cove			SOIL	Sand	GAS	Check Alinta
LGA	CITY OF MELVILLE	AREA	465m² VOL. 2075 FOL. 443	DRAINAGE	Good	SEWER	Yes
DRAWN	E. Hellmrich	DATE	16 Sep 26 SSA No	VEGETATION	Light Grass Cover	COASTAL	No (Approximate Only Confirm With Shire)

BUILDER:
CLIENT(S):
DATE:

[redacted]

ADDRESS:
19 Latham Street
ALFRED COVE 6154

DRAWN: AJU
DESIGNED: AFT
CHECKED: NAC
DATE: 6/11/26
LAST OPENED: 9/11/2026
LAST EDITED BY: AnnaJ

SCALE: 1:200
SHEET: 5 OF 5
SIZE: A3
RENOVATIONS
JOB NO: 176376

VO	Drawn	Date	VO	Drawn	Date
001	AJU	6/11/26			

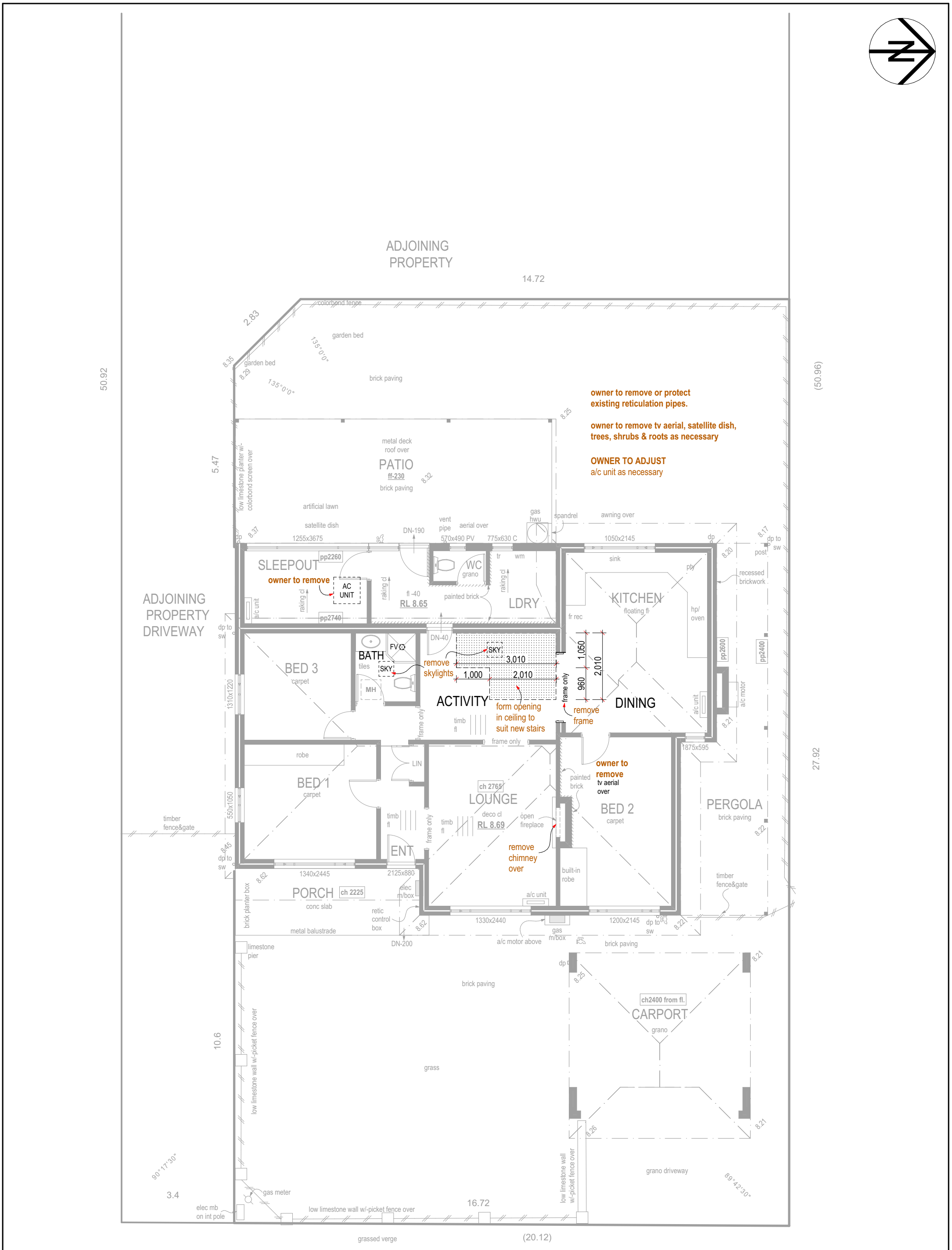
SITE PLAN

SUMMIT RENOVATIONS

BUILT FOR YOUR LIFESTYLE

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BUILDER:

CLIENT(S):

DATE:

ADDRESS:
19 Latham Street
ALFRED COVE 6154

DRAWN: AJU
DESIGNED: AFT
CHECKED: NAC
DATE: 6/11/26
LAST OPENED: 9/11/2026
LAST EDITED BY: AnnaJ

SCALE: 1:100
SHEET: 1 OF 5
SIZE: A3
RENOVATIONS
JOB NO: 176376

VO	Drawn	Date	VO	Drawn	Date
001	AJU	6/11/26			

EXISTING FLOOR PLAN

SUMMIT RENOVATIONS

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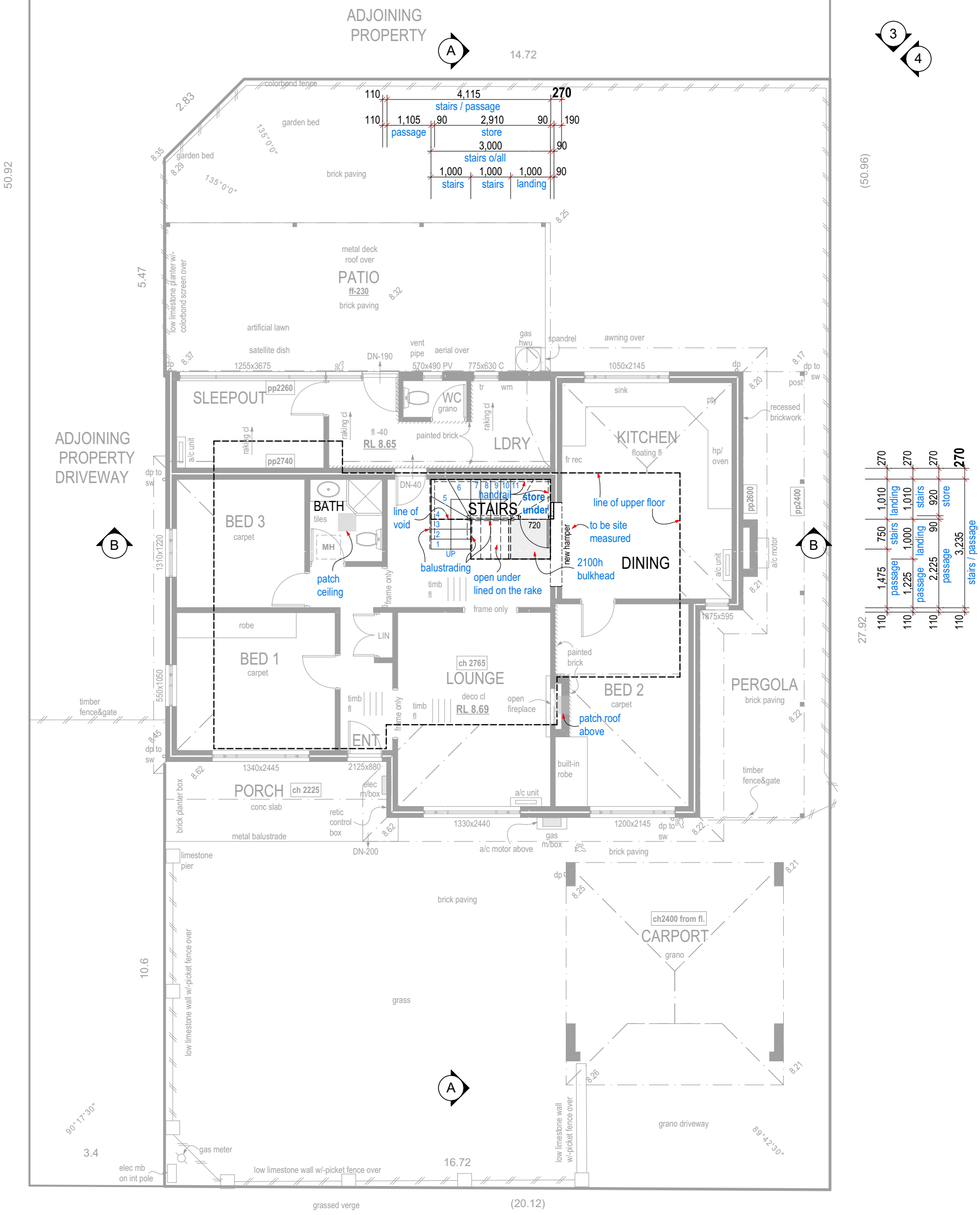
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ROOF & WALL TIMBER FRAME TO CONFORM TO AS 1684

framing tie downs as per engineers drawings, details & specifications

STAIRCASE to conform to NCC VOL. 2 11.3 & A.S. 1657
HANDRAIL/BALUSTRADE to conform to NCC VOL. 2 11.3.3 & 11.3.5 & A.S. 1170.1
GOINGS = 250mm & RISERS = 178mm



BUILDER:
CLIENT(S):
[redacted]
ADDRESS:
19 Latham Street
ALFRED COVE 6154
DATE:

DRAWN: AJU
DESIGNED: AFT
CHECKED: NAC
DATE: 6/11/26
LAST OPENED: 9/11/2026
LAST EDITED BY: AnnaJ

SCALE: 1:100
SHEET: 2 OF 5
SIZE: A3
RENOVATIONS
JOB NO: 176376

VO	Drawn	Date	VO	Drawn	Date
001	AJU	6/11/26			

PROPOSED FLOOR PLAN

SUMMIT RENOVATIONS

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ROOF TIMBER FRAME TO CONFORM TO AS 1684

WALL & FLOOR STEEL FRAME TO CONFORM TO AS/NZS 4600:2005

framing tie downs as per engineers drawings, details & specifications

STAIRCASE to conform to NCC VOL. 2 11.3 & A.S. 1657
HANDRAIL/BALUSTRADE to conform to NCC VOL. 2 11.3.3 & 11.3.5 & A.S. 1170.1
GOINGS = 250mm & RISERS = 178mm

BEAMS & FLOOR JOIST LAYOUTS
refer to engineers drawings, details & specifications

INSULATION NOTE:
R4.1 insulation to new ceiling areas
R2.0 insulation to new EPS wall panels & internal stud walls
R2.5 insulation to new planked external walls

ROOF PLUMBER NOTE :
provide soakers under dp(rwp) spreaders & flashing fins to valleys as necessary

STEEL FLOOR FRAME NOTE :
recess floor frame to 20mm to semi-ens, pdr & hobless shower area 50mm

STEEL WALL FRAME NOTE:
form opening to suit wet area niche as indicated on room layout sheet.

TILE LAYER NOTE:
brickup to suit hobs as indicated on room layout sheets

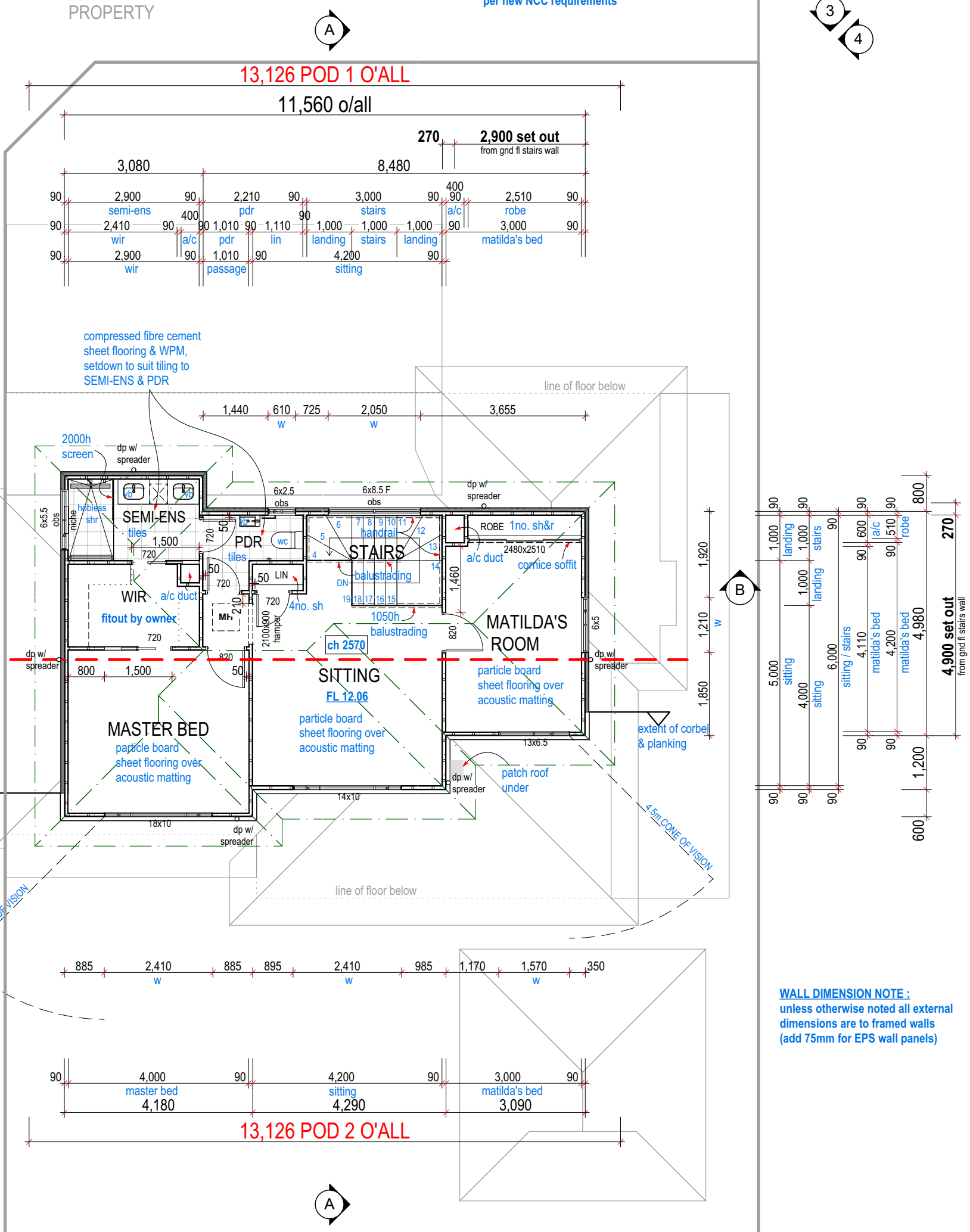
TOILET DOOR NOTE:
toilet door to conform to NCC VOL. 2 10.4.2

ALUMINIUM JOINERY NOTE:
provide permanent restrictors to all windows to conform to NCC VOL. 2 11.37 & 11.3.8

PAINTER NOTE:
provide exterior painting of all new upper floor work only in Wattyl Solver paint.

all internal painting by Owner after handover

PLUMBER NOTE :
no dry waste to be installed to wet areas as per new NCC requirements



BUILDER: [redacted]

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SCALE: 1:100
SHEET: 3 OF 5
SIZE: A3
RENOVATIONS
JOB NO: 176376

VO	Drawn	Date	VO	Drawn	Date
001	AJU	6/11/26			

PROPOSED FIRST FLOOR PLAN

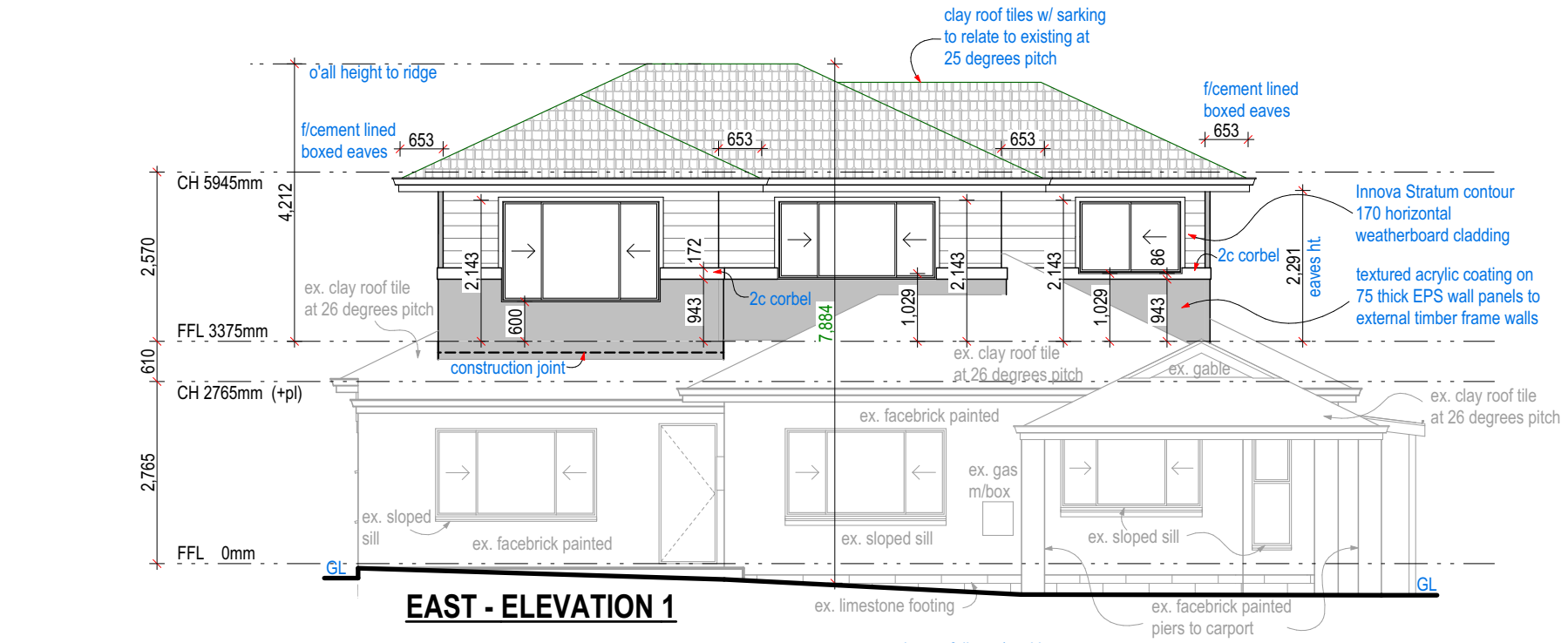
SUMMIT RENOVATIONS

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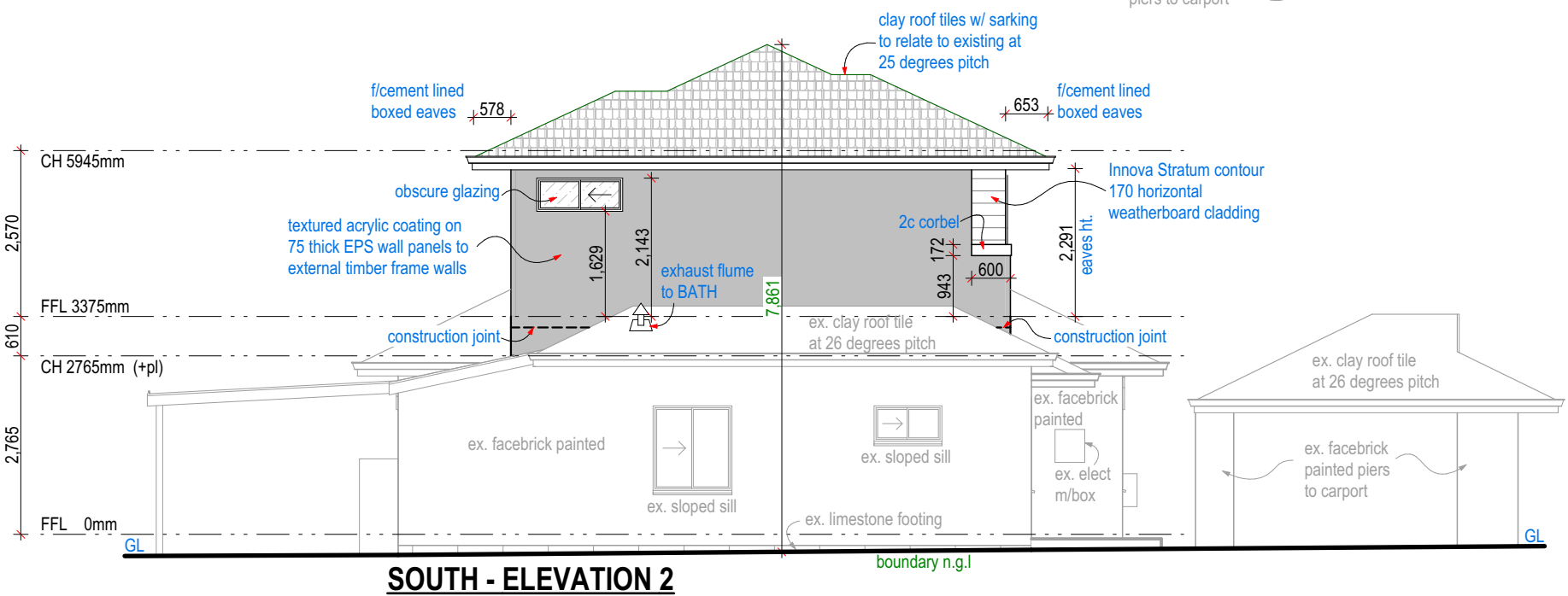
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WALL DIMENSION NOTE :
unless otherwise noted all external dimensions are to framed walls (add 75mm for EPS wall panels)

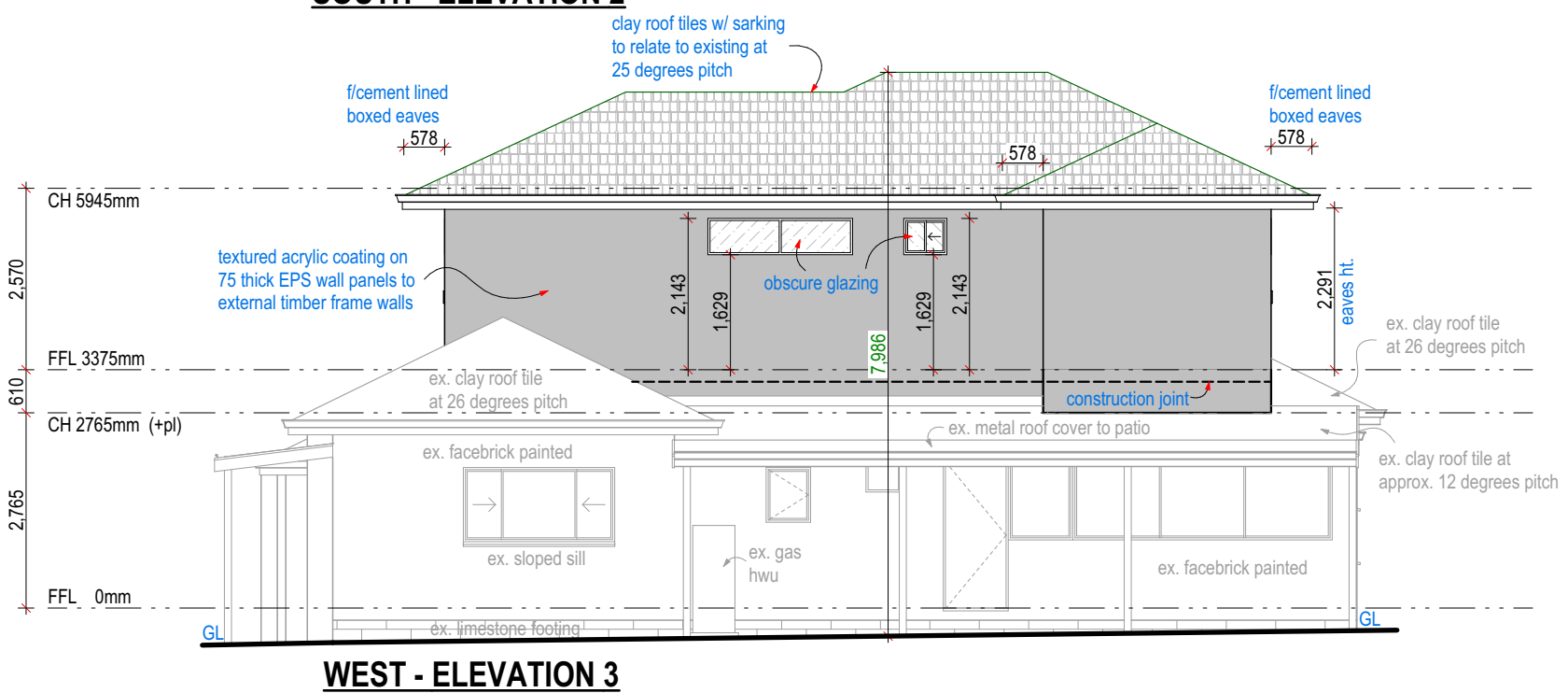
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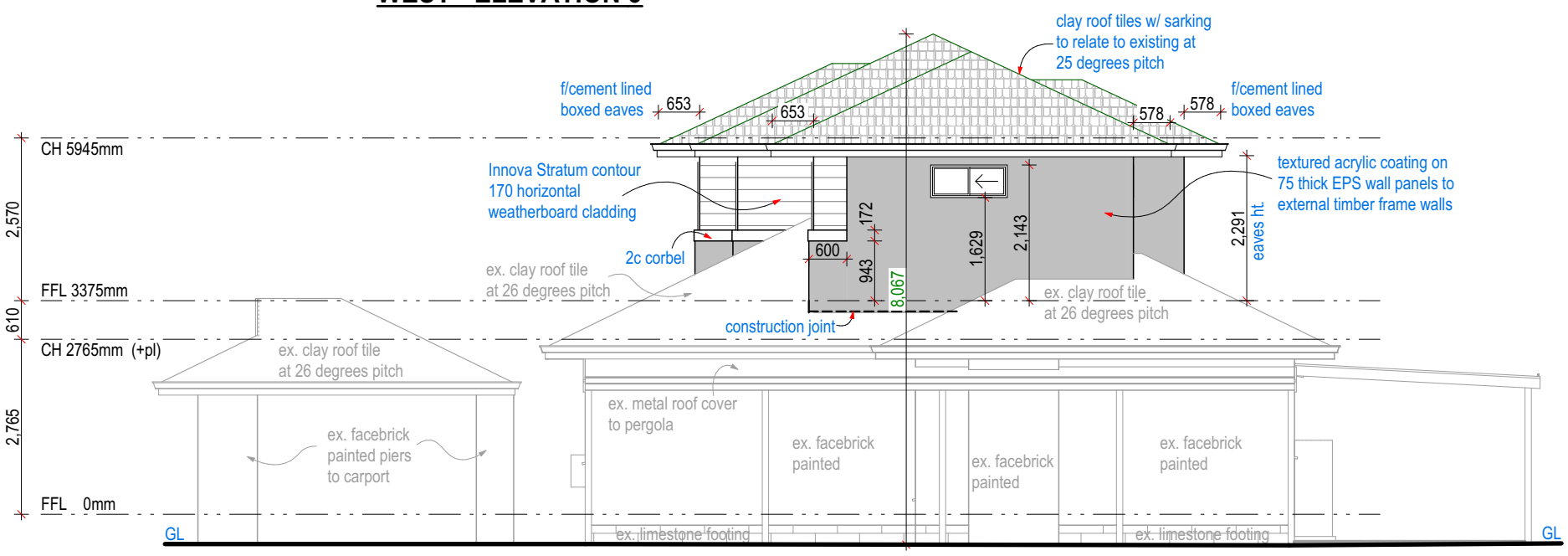
EAST - ELEVATION 1



SOUTH - ELEVATION 2



WEST - ELEVATION 3



NORTH - ELEVATION 4

BUILDER: [redacted]

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SHEET: 4 OF 5
SIZE: A3
RENOVATIONS
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VO	Drawn	Date	VO	Drawn	Date
001	AJU	6/11/26			

ELEVATIONS

SUMMIT RENOVATIONS

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