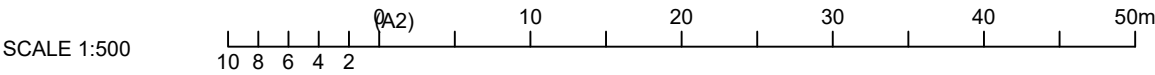




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MASTERPLAN
SCALE 1:500



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05.06.2026	01	FOR DEVELOPMENT APPROVAL
DATE	REV	AMENDMENT

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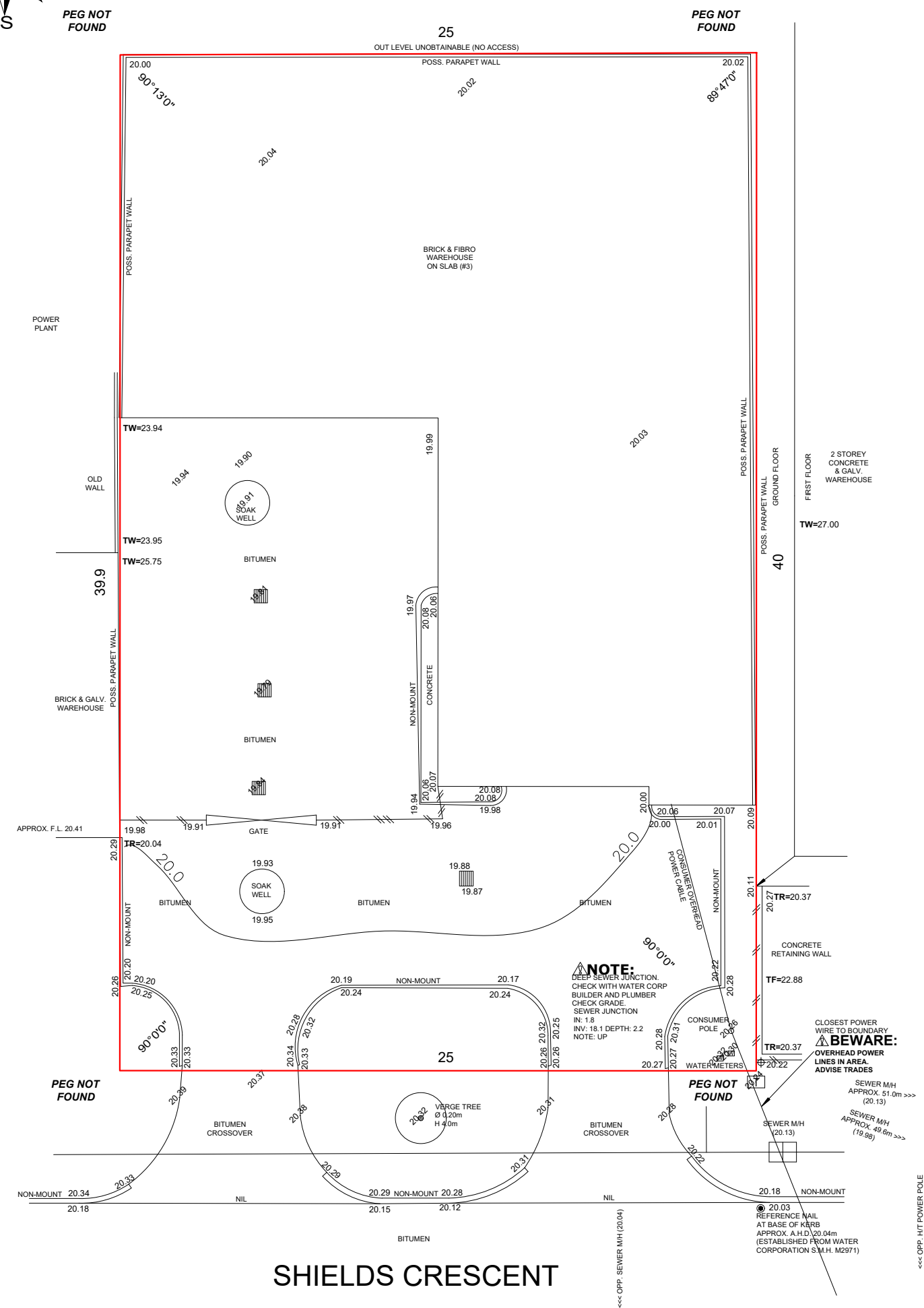
PROJECT 3 SHIELDS CRS BOORAGOON PROPOSED COMMERCIAL BUILDING			
DRAWN/DESIGNED RD	DESIGN/DRAFTING CHECK LH	START DATE 27.05.2026	ISSUE DATE 05.06.2026

TITLE MASTERPLAN			
SCALE 1: 500 @ A2	PROJECT No 1242	DRAWING No 1242-DA-MA-01	REV 01

PLEASE NOTE: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SUMMARY SHEET FOR ALL RELEVANT DETAILS & PROCEDURES ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY CONSTRUCTION BEING STARTED AND ANY DISCREPANCIES BETWEEN SITE DIMENSIONS AND DRAWINGS TO BE NOTIFIED TO LEON HOUSE PRIOR TO CONSTRUCTION



	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



SHIELDS CRESCENT

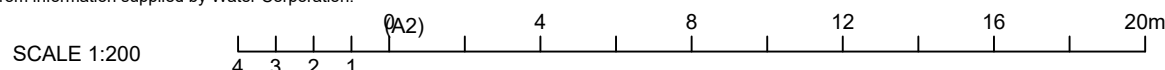
DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your 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.

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05.06.2026	01	FOR DEVELOPMENT APPROVAL
DATE	REV	AMENDMENT

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	87-89 Guthrie Street Osborne Park, WA 6017	JOB # 645685	GPS Lat: -32.036899 Long: 115.823033	ROADS Bitumen	ELEC. U/Ground / O/Head
	PO Box 1611 Osborne Park Business Centre WA 6917	CLIENT ZSP Investments Pty Ltd		KERBS Non-Mount	COMMS. Yes
		ADDRESS#3 Shields Crescent	LOT Lot 57 (Plan 11263)	FOOTPATH Nil	WATER Yes
	P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	SUBURB Booragoon		SOIL Sand	GAS Check Alinta
		LGA CITY OF MELVILLE	AREA 999m ² VOL. 1420 FOL. 563	DRAINAGE Good	SEWER Yes
	DRAWN S. Currey	DATE 26 May 26	SSA No	VEGETATION Refer to Survey	COASTAINo (Approximate Only Confirm With Shore)



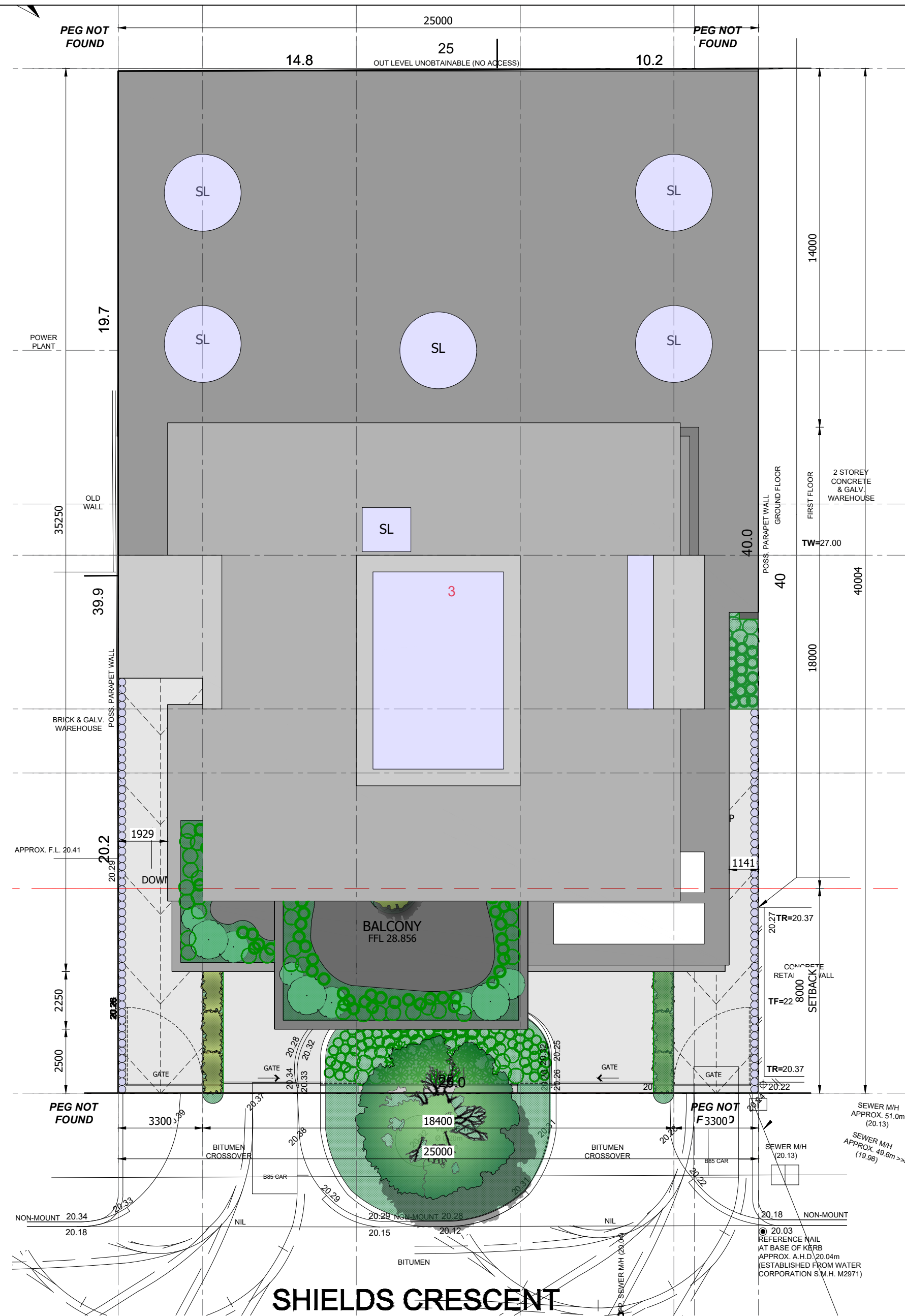
0430 117 986

PO Box 873 canning bridge applecross wa 6153

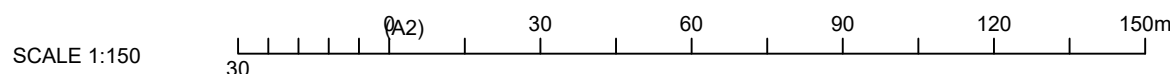
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PROJECT 3 SHIELDS CRS BOORAGOON PROPOSED COMMERCIAL BUILDING			
DESIGNED/DRAWN RD	DESIGN/DRAFTING CHECK JH	START DATE 05.06.2026	ISSUE DATE 02.07.2026

TITLE SITE SURVEY				
-				
-				
SCALE 1:200 @ A2	PROJECT No 1242	DRAWING No 1242-DA-SU-01	REV 01	



SITE PLAN
SCALE 1:150



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02.07.2026	02	ADDED LANDSCAPING
05.06.2026	01	FOR DEVELOPMENT APPROVAL
DATE	REV	AMENDMENT

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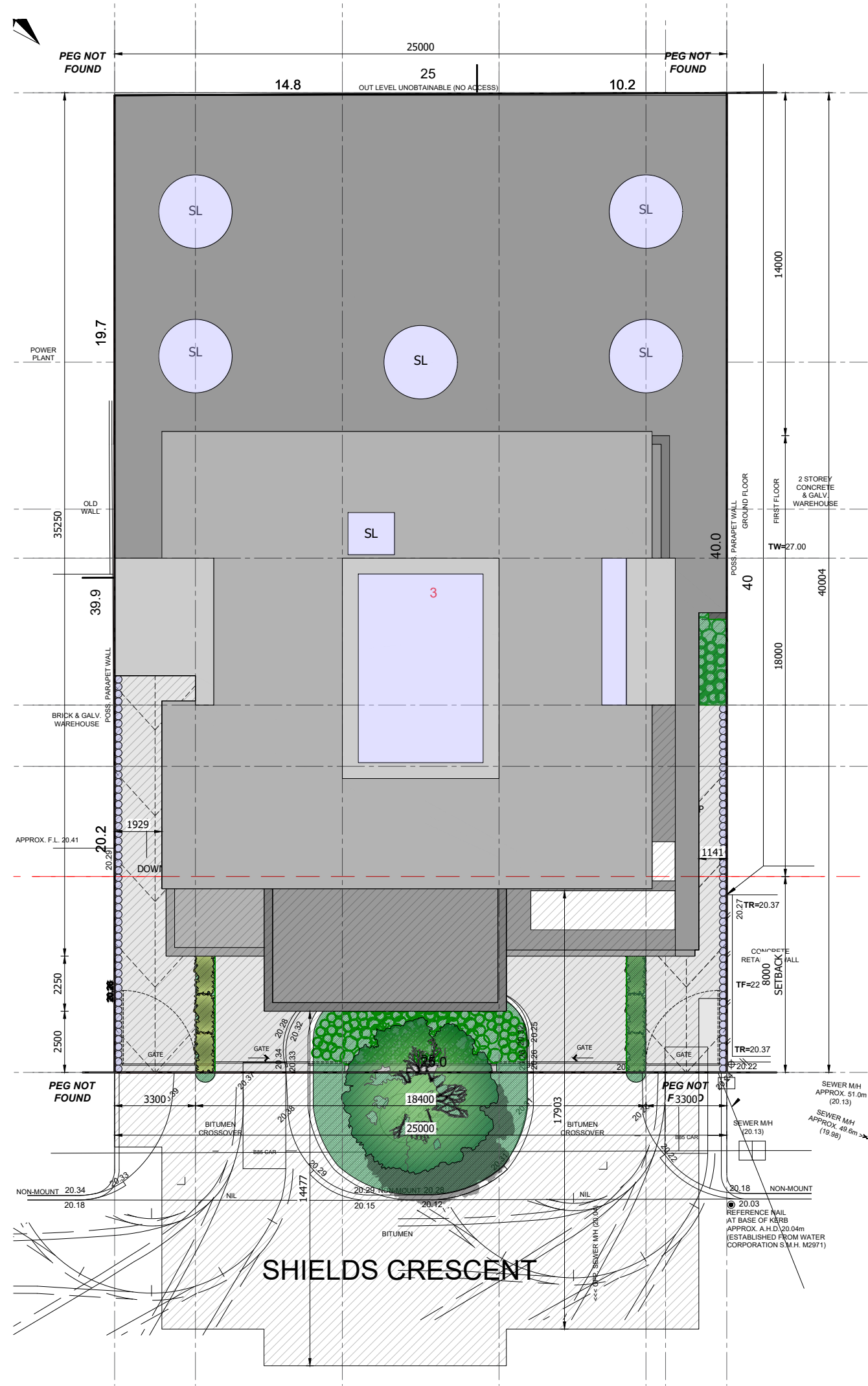
PROJECT
3 SHIELDS CRS BOORAGOON
PROPOSED COMMERCIAL BUILDING

DRAWN/DESIGNED RD	DESIGN/DRAFTING CHECK LH	START DATE 27.05.2026	ISSUE DATE 02.07.2026
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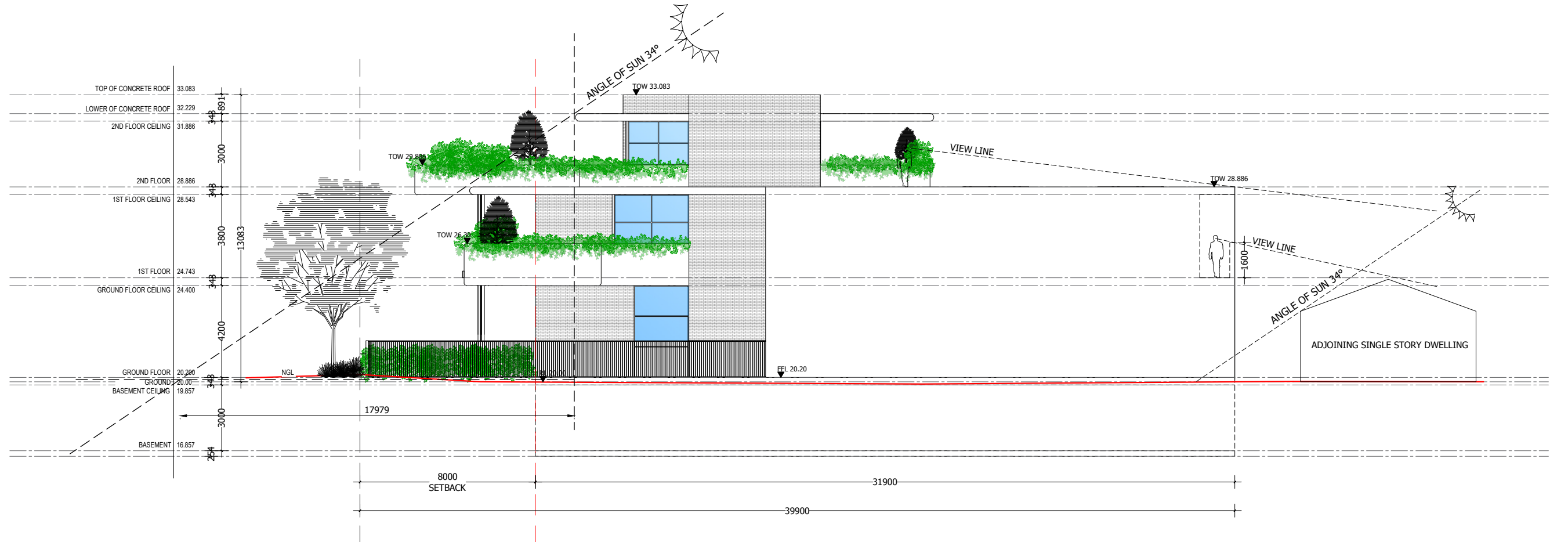
TITLE
SITE PLAN

SCALE 1:150 @ A2	PROJECT No 1242	DRAWING No 1242-DA-SI-01	REV 02
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SHADOW DIAGRAM
SCALE 1:200



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02.07.2026	02	ADDED LANDSCAPING
05.06.2026	01	FOR DEVELOPMENT APPROVAL
DATE	REV	AMENDMENT

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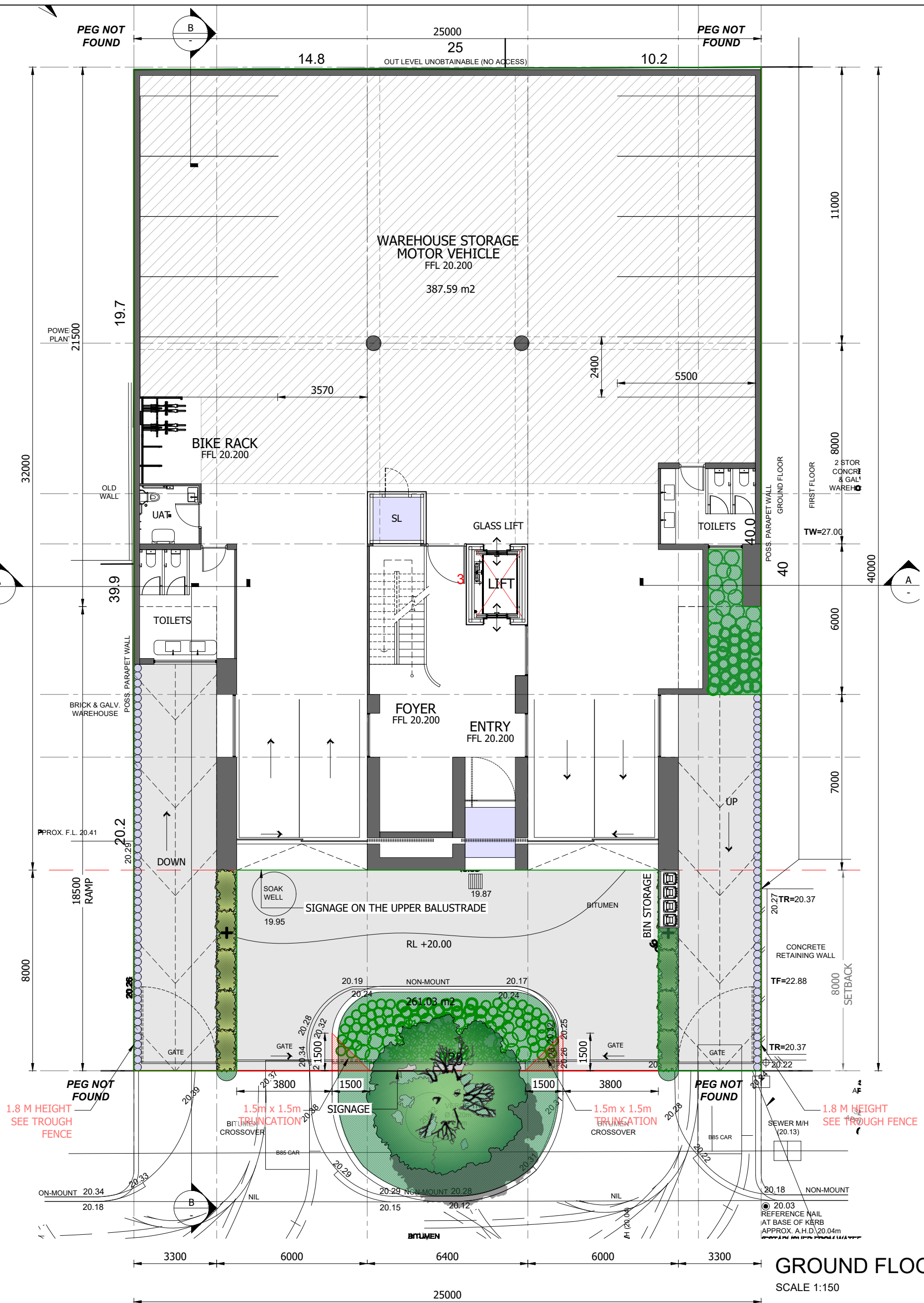
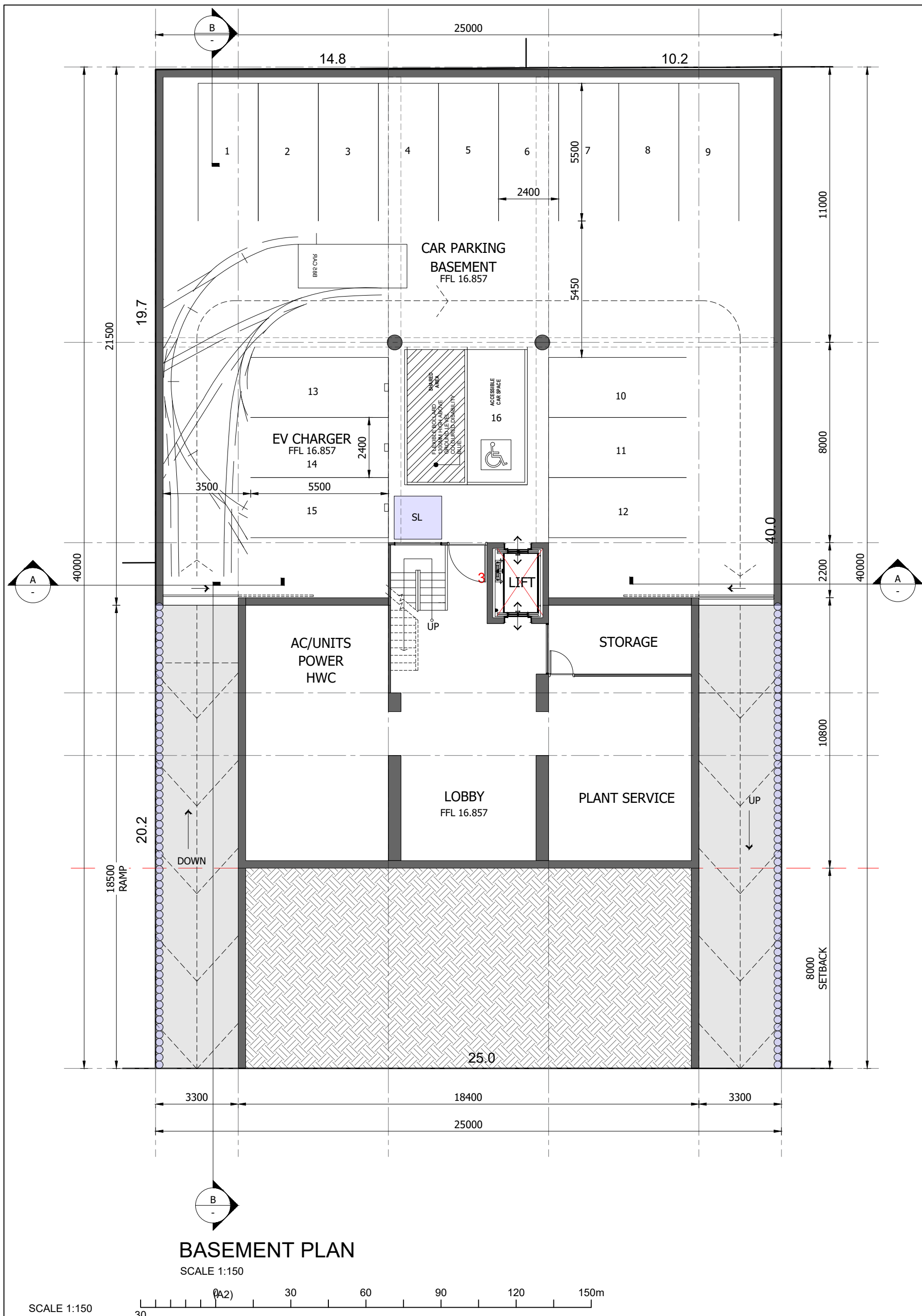
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PROJECT 3 SHIELDS CRS BOORAGOON PROPOSED COMMERCIAL BUILDING			
DRAWN/DESIGNED RD	DESIGN/DRAFTING CHECK LH	START DATE 05.06.2026	ISSUE DATE 02.07.2026

TITLE SHADOW DIAGRAM			
SCALE 1:200 @ A2	PROJECT No 1242	DRAWING No 1242-DA-SD-01	REV 02

PLEASE NOTE: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SUMMARY SHEET FOR ALL RELEVANT DETAILS & PROCEDURES ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY CONSTRUCTION BEING STARTED AND ANY DISCREPANCIES BETWEEN SITE DIMENSIONS AND DRAWINGS TO BE NOTIFIED TO LEON HOUSE PRIOR TO CONSTRUCTION



AREAS	
GROUND FLOOR WITH EXCEPTIONS	- 387.59 m2
1ST FLOOR WITH EXCEPTIONS	- 502.54 m2
2ND FLOOR WITH EXCEPTIONS	- 45.68 m2
TOTAL	- 935.81 m2
OPEN SPACE	
1ST FLOOR FRONT BALCONIES	- 134.67 m2
REAR BALCONIES	- 42.11 m2
2ND FLOOR FRONT BALCONIES	- 111.76 m2
REAR BALCONIES	- 91.95 m2
FRONT SETBACK	- 261.03 m2
TOTAL	- 641.04 m2
PLOT RATIO	
SITE AREA	- 998.75 m2
TOTAL FLOOR AREA	- 935.81 m2
PLOT RATIO	- 93.70 %

AREAS	
BASEMENT	- 730.07 m2
GROUND FLOOR	- 737.72 m2
1ST FLOOR	- 586.37 m2
2ND FLOOR	- 131.73 m2
SITE COVERAGE	
SITE AREA	- 998.75 m2
BUILDING AREA	- 737.72 m2
SITE COVERAGE	- 73.86 %
OPEN SPACE	- 26.14 %

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DATE	REV	AMENDMENT
02.07.2026	02	ADDED LANDSCAPING, UPDATED SQUARE METRES
05.06.2026	01	FOR DEVELOPMENT APPROVAL

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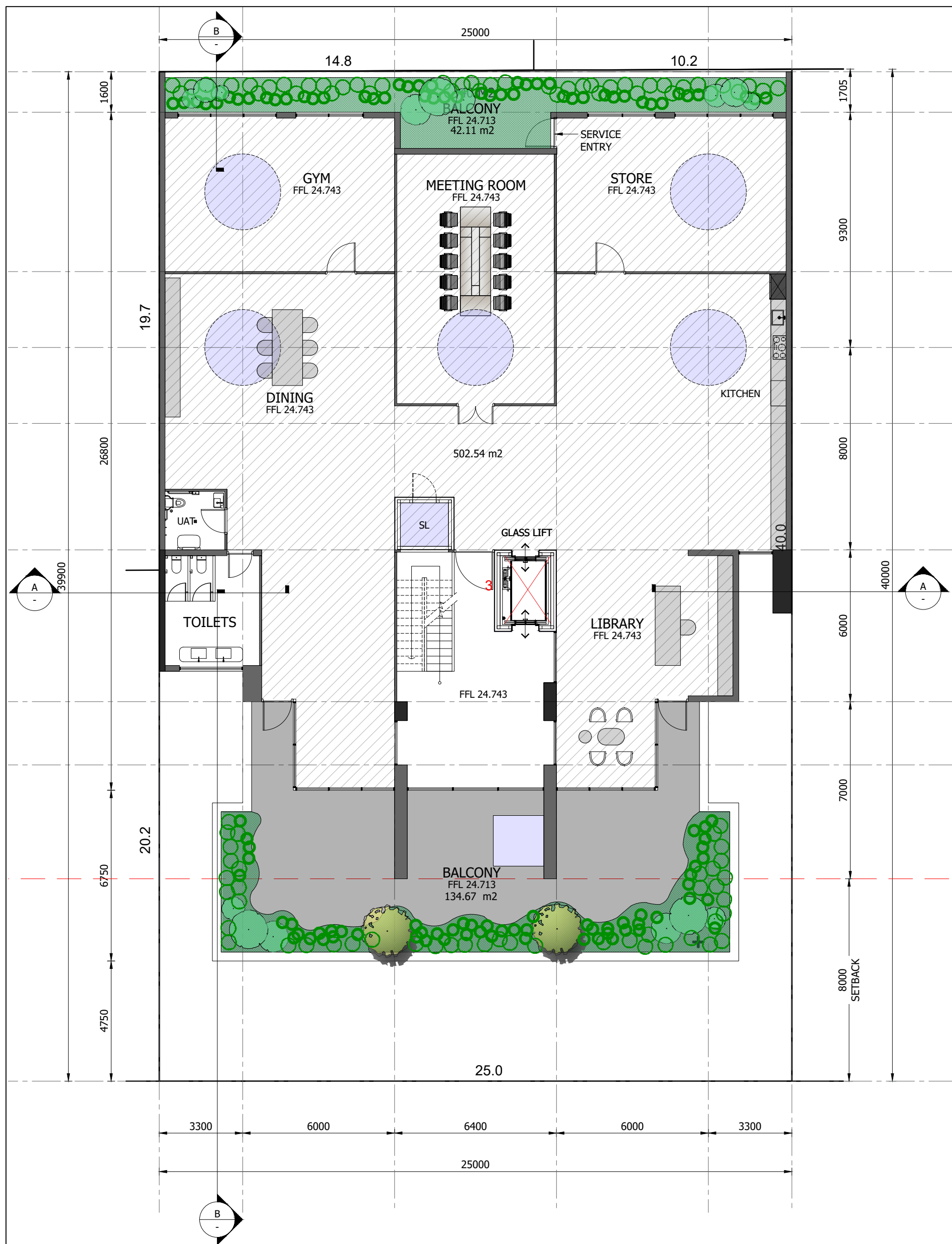
PROJECT
3 SHIELDS CRS BOORAGOON
PROPOSED COMMERCIAL BUILDING

DRAWN/DESIGNED	DESIGN/DRAFTING CHECK	START DATE	ISSUE DATE
RD	LH	05.06.2026	02.07.2026

TITLE
BASEMENT PLAN
GROUND FLOOR PLAN

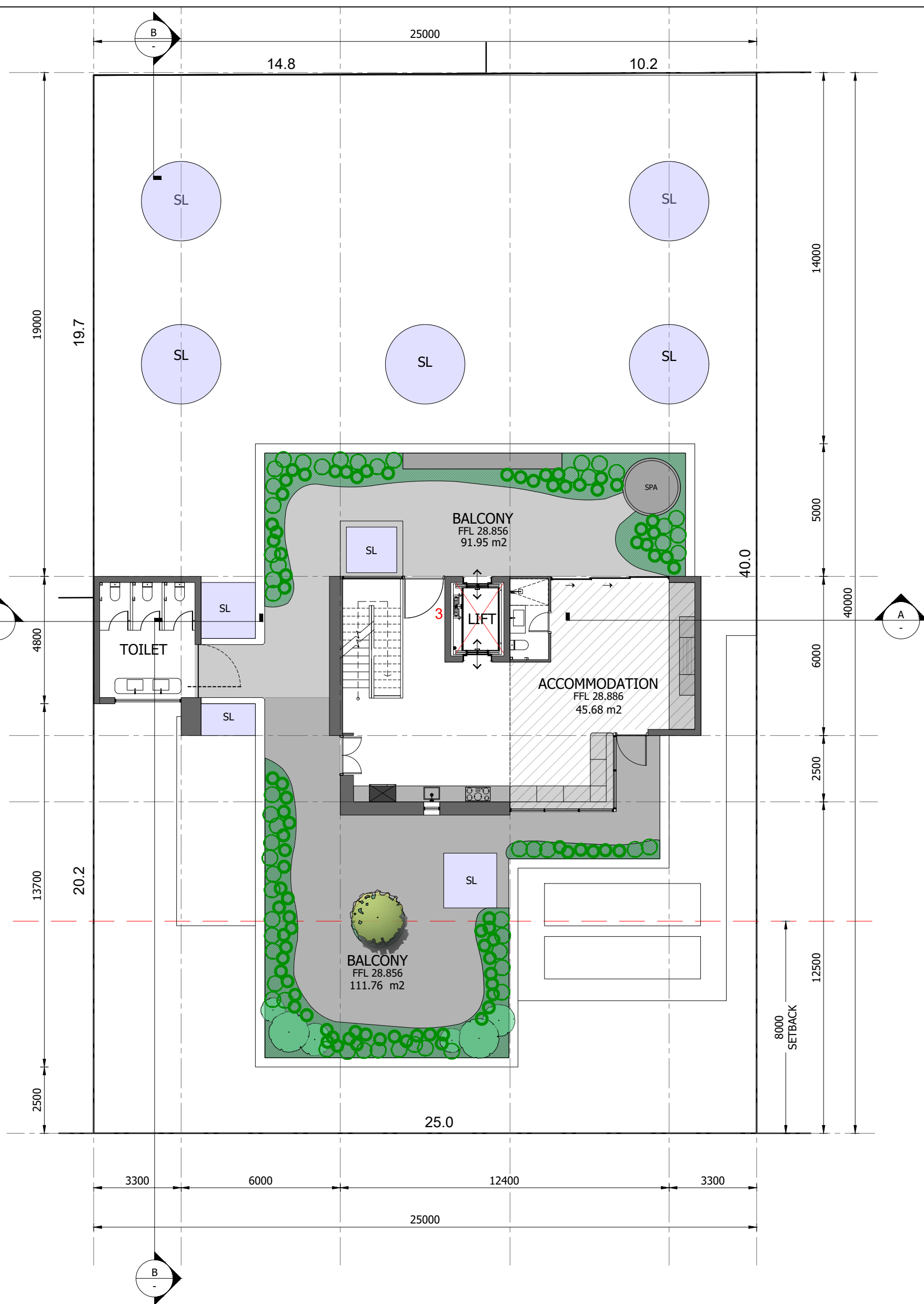
SCALE	PROJECT No	DRAWING No	REV
1: 150 @ A2	1242	1242-DA-LA-01	02

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FIRST FLOOR PLAN

SCALE 1:150



SECOND FLOOR PLAN

SCALE 1:150

AREAS	
GROUND FLOOR WITH EXCEPTIONS	- 387.59 m2
1ST FLOOR WITH EXCEPTIONS	- 502.54 m2
2ND FLOOR WITH EXCEPTIONS	- 45.68 m2
TOTAL	- 935.81 m2
OPEN SPACE	
1ST FLOOR	
FRONT BALCONIES	- 134.67 m2
REAR BALCONIES	- 42.11 m2
2ND FLOOR	
FRONT BALCONIES	- 111.76 m2
REAR BALCONIES	- 91.95 m2
FRONT SETBACK	- 261.03 m2
TOTAL	- 641.04 m2
PLOT RATIO	
SITE AREA	- 998.75 m2
TOTAL FLOOR AREA	- 935.81 m2
PLOT RATIO	- 93.70 %

AREAS	
BASEMENT	- 730.07 m2
GROUND FLOOR	- 737.72 m2
1ST FLOOR	- 586.37 m2
2ND FLOOR	- 131.73 m2

SITE COVERAGE	
SITE AREA	- 998.75 m2
BUILDING AREA	- 737.72 m2
SITE COVERAGE	- 73.86%
OPEN SPACE	- 26.14 %

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DATE	REV	AMENDMENT
02.07.2026	02	ADDED LANDSCAPING, UPDATED SQUARE METRES
05.06.2026	01	FOR DEVELOPMENT APPROVAL

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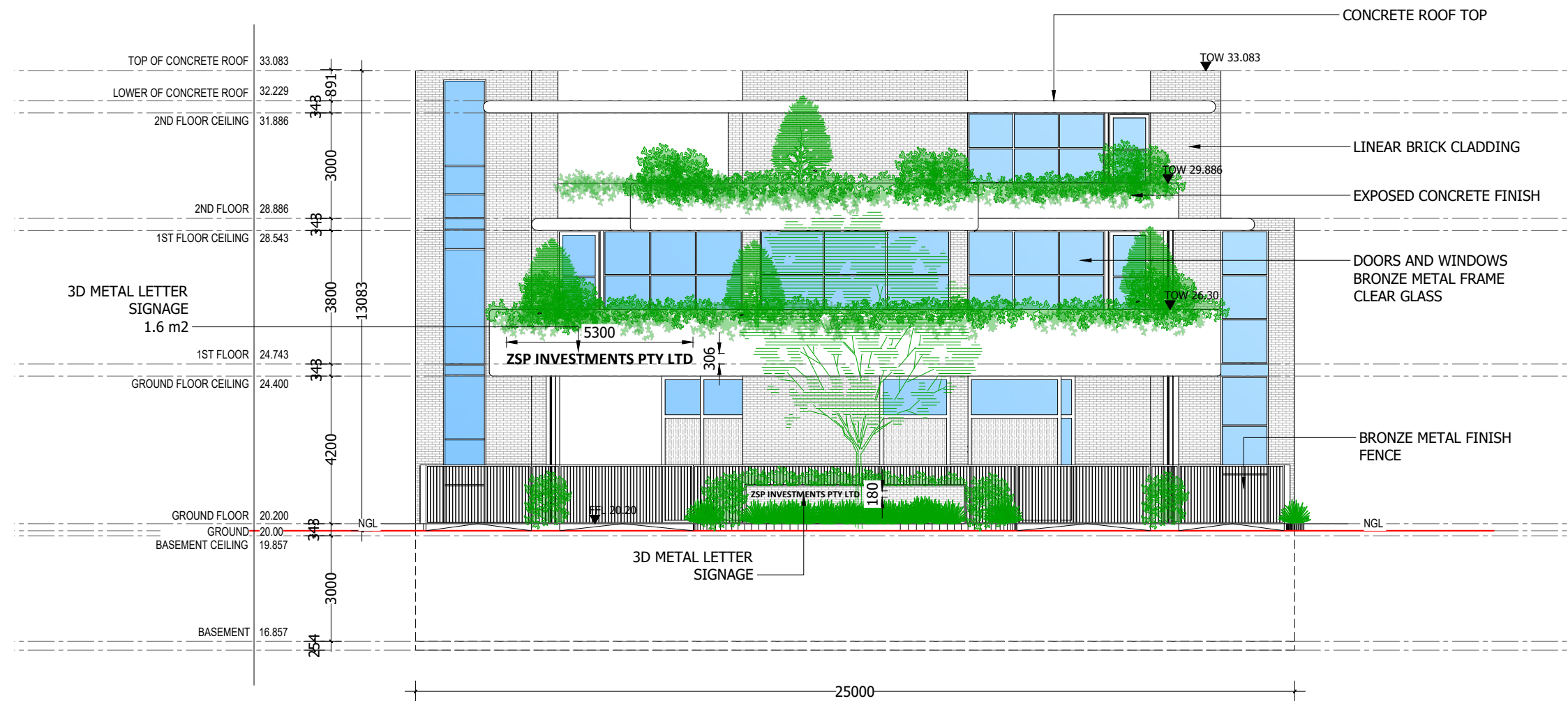
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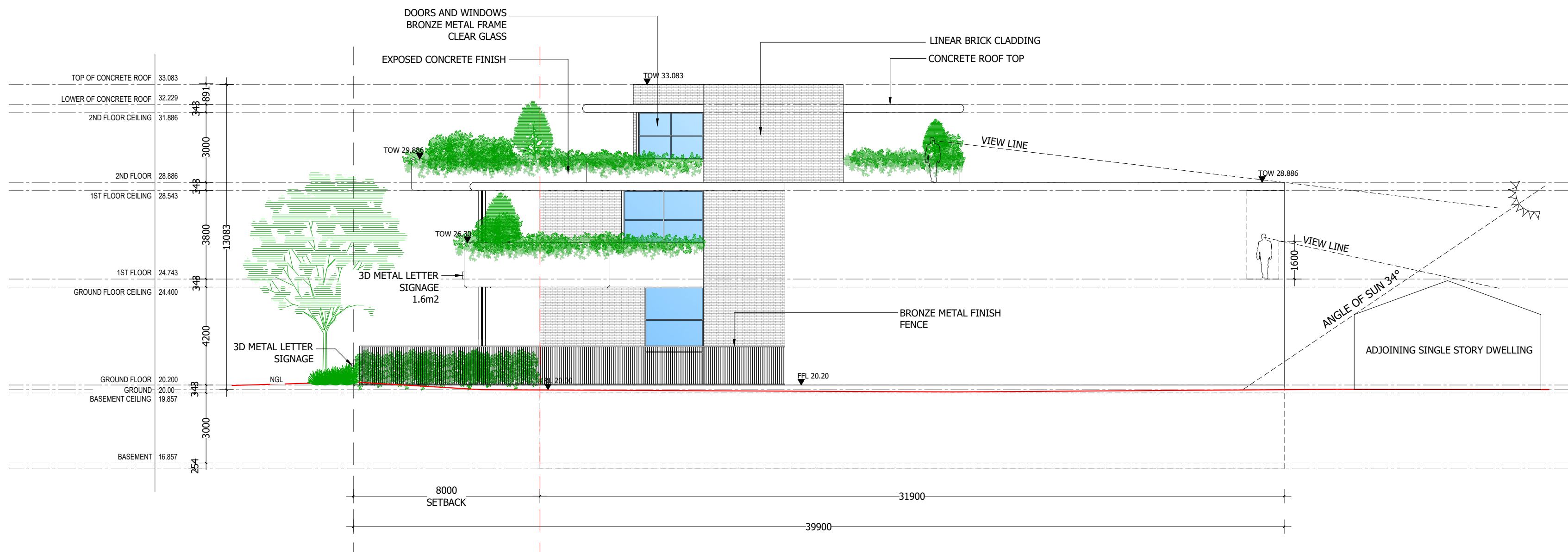
PROJECT			
3 SHIELDS CRS BOORAGOON			
PROPOSED COMMERCIAL BUILDING			
DRAWN/DESIGNED	DESIGN/DRAFTING CHECK	START DATE	ISSUE DATE
RD	LH	27.05.2026	02.07.2026

TITLE			
FIRST FLOOR PLAN			
SECOND FLOOR PLAN			
SCALE	PROJECT No	DRAWING No	REV
1:150 @ A2	1242	1242-DA-LA-02	02

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SOUTH ELEVATION
SCALE 1:150



EAST ELEVATION
SCALE 1:150

SCALE 1:150
30 60 90 120 150m

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DATE	REV	AMENDMENT
02.07.2026	02	ADDED LANDSCAPING
05.06.2026	01	FOR DEVELOPMENT APPROVAL

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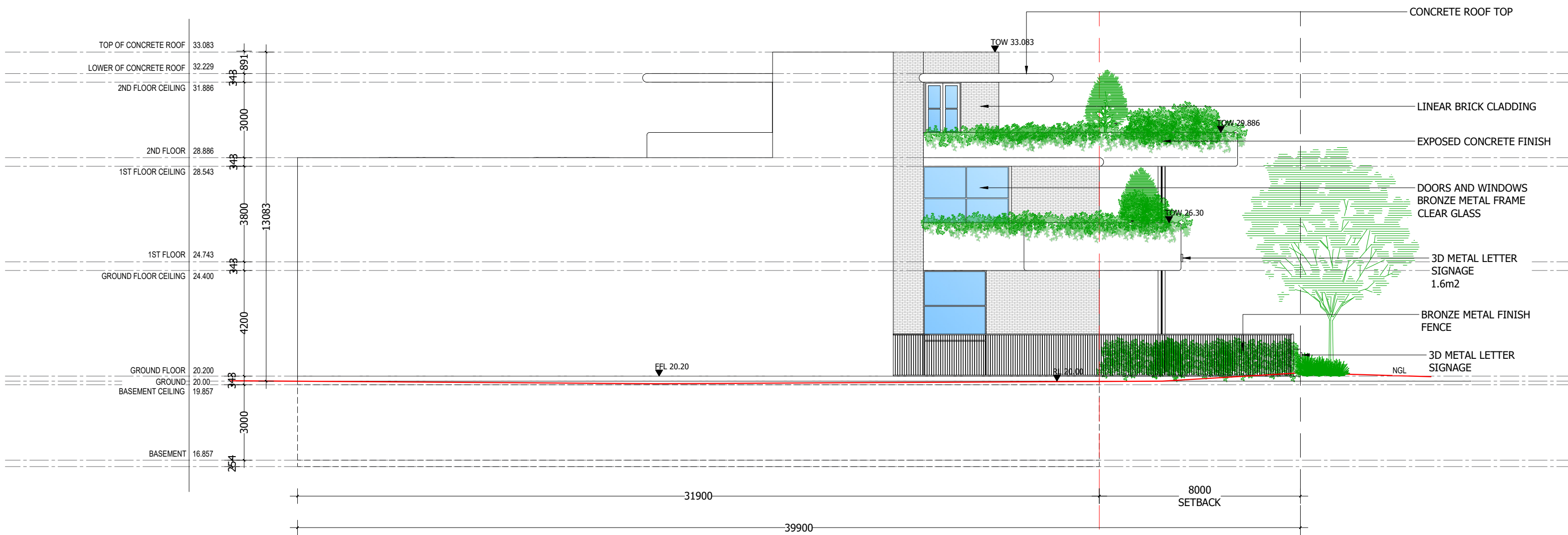
PROJECT	DESIGN/DRAFTING CHECK	START DATE	ISSUE DATE
3 SHIELDS CRS BOORAGOON PROPOSED COMMERCIAL BUILDING	LH	27.05.2026	02.07.2026

TITLE	PROJECT No	DRAWING No	REV
SOUTH ELEVATION EAST ELEVATION	1242	1242-DA-EL-01	02

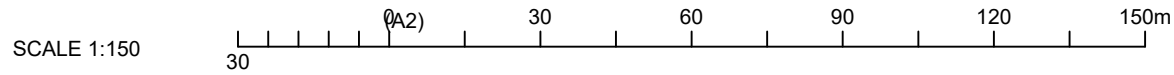
PLEASE NOTE: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SUMMARY SHEET FOR ALL RELEVANT DETAILS & PROCEDURES ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY CONSTRUCTION BEING STARTED AND ANY DISCREPANCIES BETWEEN SITE DIMENSIONS AND DRAWINGS TO BE NOTIFIED TO LEON HOUSE PRIOR TO CONSTRUCTION



NORTH ELEVATION
SCALE 1:150



WEST ELEVATION
SCALE 1:150



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02.07.2026	02	ADDED LANDSCAPING
05.06.2026	01	FOR DEVELOPMENT APPROVAL
DATE	REV	AMENDMENT

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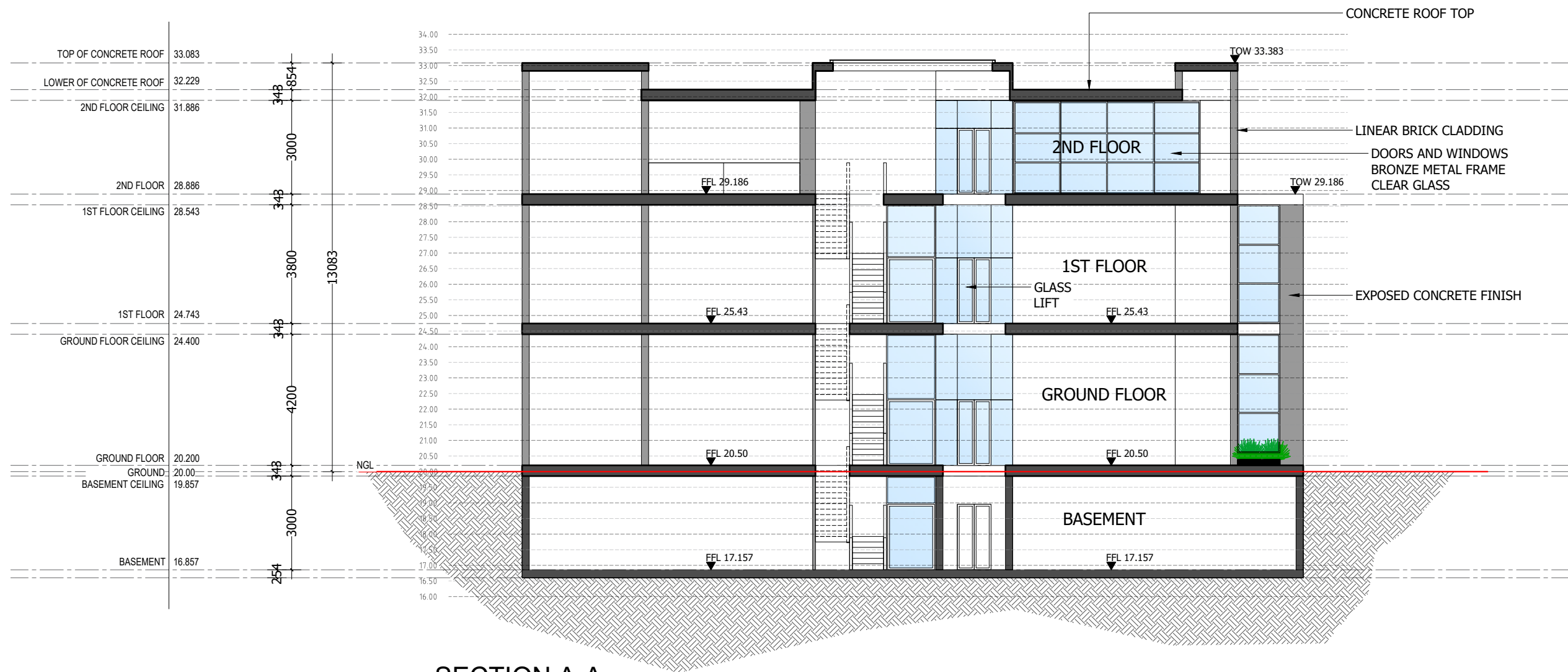
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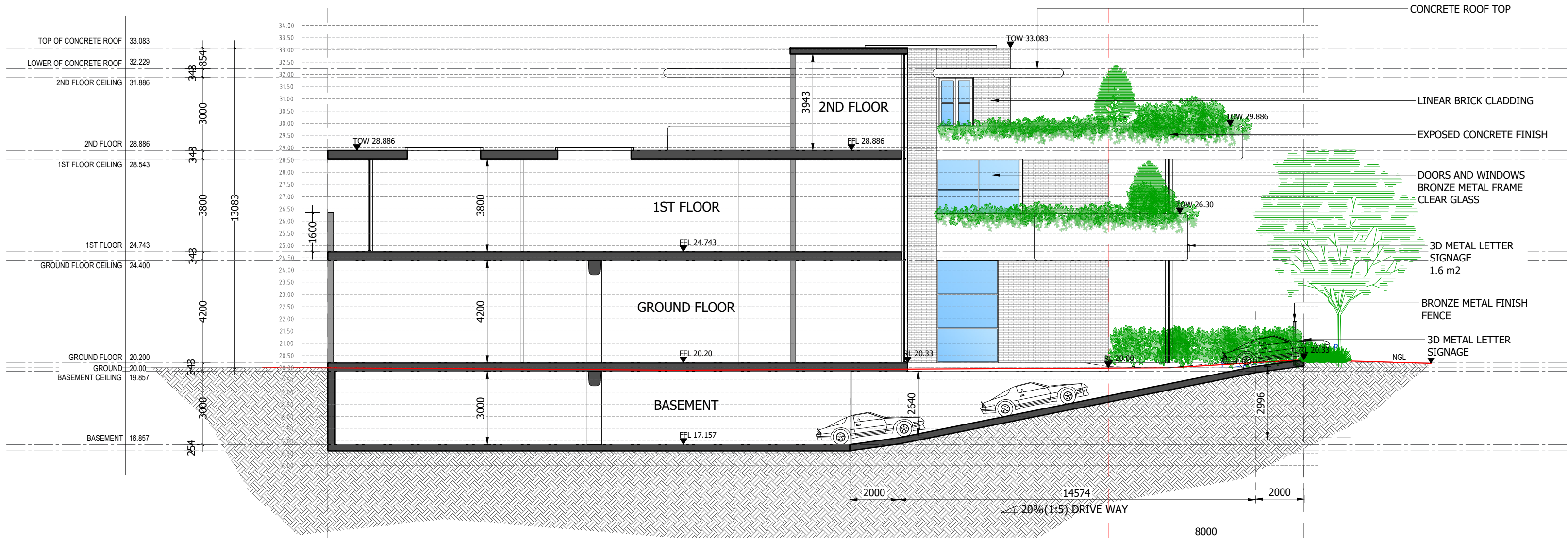
PROJECT 3 SHIELDS CRS BOORAGOON PROPOSED COMMERCIAL BUILDING			
DRAWN/DESIGNED RD	DESIGN/DRAFTING CHECK LH	START DATE 27.05.2026	ISSUE DATE 02.07.2026

TITLE NORTH ELEVATION WEST ELEVATION			
SCALE 1: 150 @ A2	PROJECT No 1242	DRAWING No 1242-DA-EL-02	REV 02

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SECTION A-A
SCALE 1:150



SECTION B-B
SCALE 1:150

SCALE 1:150

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02.07.2026	02	ADDED LANDSCAPING
05.06.2026	01	FOR DEVELOPMENT APPROVAL
DATE	REV	AMENDMENT

leonhouse

0430 117 986

PO Box 873 canning bridge applecross wa 6153

leonhouse.net

PROJECT	3 SHIELDS CRS BOORAGOON
PROPOSED COMMERCIAL BUILDING	
DRAWN/DESIGNED	RD
DESIGN/DRAFTING CHECK	LH
START DATE	27.05.2026
ISSUE DATE	02.07.2026

TITLE	SECTION A-A
SECTION B-B	
SCALE	1:150 @ A2
PROJECT No	1242
DRAWING No	1242-DA-SE-01
REV	02

PLEASE NOTE: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SUMMARY SHEET FOR ALL RELEVANT DETAILS & PROCEDURES ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY CONSTRUCTION BEING STARTED AND ANY DISCREPANCIES BETWEEN SITE DIMENSIONS AND DRAWINGS TO BE NOTIFIED TO LEON HOUSE PRIOR TO CONSTRUCTION



EXISTING
STREETSCAPE



PROPOSED
STREETSCAPE

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PROJECT 3 SHIELDS CRS BOORAGOON PROPOSED COMMERCIAL BUILDING			
DRAWN/DESIGNED RD	DESIGN/DRAFTING CHECK LH	START DATE 27.05.2026	ISSUE DATE 02.07.2026

TITLE STREETSCAPE ILLUSTRATION			
SCALE 1 : 500 @ A2	PROJECT No 1242	DRAWING No 1242-DA-SC-01	REV 02

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