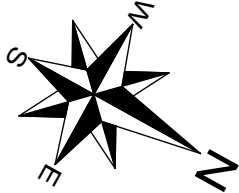


LOT 88



SITE COVERAGE	
ZONED	R20
% ALLOWED	50%
SITE AREA	388.05m ²
SITE COV. AREA	192.03m ²
SITE COV. =49.5%	

SHADOW DIAGRAM 46 CANNING AVE, MOUNT PLEASANT	
LOT AREA	: 731m ²
SHADOW CAST AT MIDDAY ON 21st JUNE	: 70.67m ²
OVERSHADOWED AREA	: 9.67%
SHADOW DIAGRAM 1 MALDON WAY, MOUNT PLEASANT	
LOT AREA	: 402m ²
SHADOW CAST AT MIDDAY ON 21st JUNE	: 53.76m ²
OVERSHADOWED AREA	: 13.37%
HARDSCAPING CALCULATIONS	
FRONT SETBACK AREA	: 43.25m ²
IMPERVIOUS LANDSCAPING AREA	: 21.56m ²
IMPERVIOUS LANDSCAPING PERCENTAGE	: 49.85%

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.

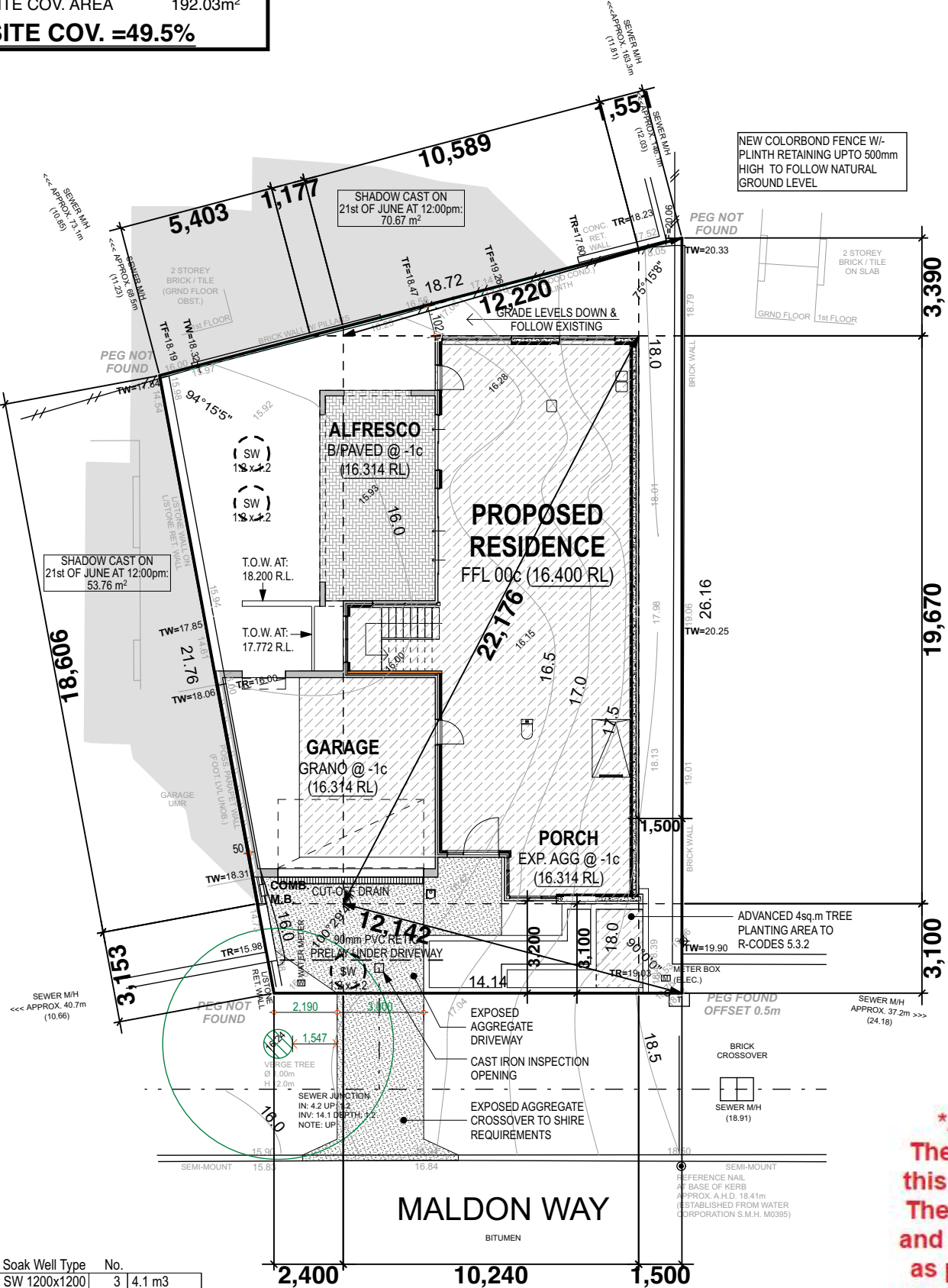
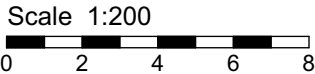
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

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: NOTIFICATION. REFER TO SEC 165 T.P.D. ACT SEE DOCUMENT O126685 BUSHFIRE PRONE AREA
LOT MISCLOSE 0.002 m

Soak Well Type	No.	
SW 1200x1200	3	4.1 m3
Total Capacity		4.1 m3
Roof Area GF		15.7 m2
Paved Area		19.8 m2
Roof Area UF		231.0 m2
Total Area		266.5 m2
Capacity Required (Area x 0.0125)		3.3 m3
Extra Capacity Provided		0.7 m3

NOTE: ALL DOWNPIPES
CONNECTED TO SOAKWELLS
WITH PVC STORMWATER PIPE



LEGEND		POWER DOME
		POWER POLE
		PHONE PITTS
		WATER CONN.
		TOP PILLAR/POST
		TF=10.00 TOP WALL
		TF=10.00 TOP FENCE
		TG=10.00 TOP GUTTER

ELEC.	: U/Ground	SEWER	: Yes
GAS	: Check Alinta	COMMS	: Yes
WATER	: Yes	DRAINAGE	: Good
ROADS	: Bitumen	COASTAL	: No (Approx. Only - Confirm With Shire)
PATH	: Nil	SOIL	: Sand
KERBS	: Semi-Mount	VEG.	: Light Grass Cover

CONTOUR & FEATURE SURVEY

LOT	Lot 88 (DP 410381)
ADDRESS	#1A Maldon Way, Mt Pleasant
LGA	CITY OF MELVILLE
CLIENT	Innova Builders
GPS	Lat: -32.037246 Long: 115.845759
SSA No	AREA 388m ² VOL. 2965 FOL. 758



87-89 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
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JOB: 645638	DATE:30 Apr 26	DRAWN: J. Winston
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AREAS			
Home ...	Name	Area	Perimeter
GFL	ALFRESCO	29.16	22.58
GFL	GARAGE	46.74	27.86
GFL	GFL HOUSE	142.83	59.62
GFL	PORCH	3.49	7.64
		222.22 m²	
FFL	FFL HOUSE	170.24	65.26
		170.24 m²	
		392.46 m²	

Paving AREAS		
Exposed Agg	DRIVEWAY	19.76
Exposed Agg	PORCH	6.89
Exposed Agg	X/OVER	18.76
Paving	ALFRESCO	28.60
		74.01 m²

Roof Areas	
Pitch	Area
2.00°	14.24
14.00°	231.03
15.00°	1.47
	246.74 m²

PERFORMANCE SOLUTIONS AND DESIGN BRIEFS:
DWELLING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT NCC PROVISION OR THE FOLLOWING PERFORMANCE SOLUTION (WHERE APPLICABLE):
1. PROMPT ENGINEERING PERFORMANCE SOLUTION BATH HOB INSTALLATION WITHOUT WATER STOP ANGLE
2. PROMPT ENGINEERING PERFORMANCE SOLUTION BOUNDARY GUTTER SELECTION AND OVERFLOW MEASURE
3. PROMPT ENGINEERING PERFORMANCE SOLUTION BRICK PAVEMENT WITH 1% SLOPE ON CLASS A SANDY SITE
4. PROMPT ENGINEERING PERFORMANCE SOLUTION BRICK PAVEMENT WITH 1.6% SLOPE ON CLAY SITE
5. PROMPT ENGINEERING PERFORMANCE SOLUTION CORROSION PROTECTION FOR LINTELS & CAVITY COLUMNS (R4 DURABILITY CLASS)
6. PROMPT ENGINEERING PERFORMANCE SOLUTION ENCLOSED SHOWER - OMISSION OF VERTICAL WATER STOP ANGLE WHERE SHOWER LOCATED WITHIN 200MM OF AN EXIT
7. PROMPT ENGINEERING PERFORMANCE SOLUTION ENCLOSED SHOWER - SHOWER STEP DOWN WITHOUT WATER STOP ANGLE
8. PROMPT ENGINEERING PERFORMANCE SOLUTION FITTED BATH TO WALL JUNCTION WITHOUT WATER STOP ANGLE
9. PROMPT ENGINEERING PERFORMANCE SOLUTION INSTALLATION OF DOWNPIPE TO THE BACK OF EAVES GUTTER
10. PROMPT ENGINEERING PERFORMANCE SOLUTION LINTEL OVERHANG
11. PROMPT ENGINEERING PERFORMANCE SOLUTION OMISSION OF HEAD FLASHING (CAVITY MASONRY WALLS)
12. PROMPT ENGINEERING PERFORMANCE SOLUTION OMISSION OF SILL FLASHING (CAVITY MASONRY WALLS)
13. PROMPT ENGINEERING PERFORMANCE SOLUTION SHOWER SCREEN POSITION OVER BRICK HOB OR LOW WALL
14. PROMPT ENGINEERING PERFORMANCE SOLUTION UNENCLOSED SHOWER - SHOWER STEP DOWN WITHOUT WATER STOP ANGLE
15. PROMPT ENGINEERING PERFORMANCE SOLUTION VAPOUR BARRIER PLACEMENT (CLASS A & S SITE)
16. PROMPT ENGINEERING PERFORMANCE SOLUTION WEEPHOLES POSITION AND OMISSION OF CAVITY FLASHING
17. TERMICO PERFORMANCE SOLUTION TERMITE TREATMENT
18. COMPANY NAME [eg. LIVING BUILDING SOLUTIONS]...PERFORMANCE SOLUTION...ENERGY ASSESSMENT

SITE CLASSIFICATION	: TBA
WIND CATEGORY	: TBA
COASTAL CONDITIONS	: TBA
CORROSION CLASS	: TBA
GAS AVAILABILITY	: TBA

STORMWATER DISPOSAL BY BUILDER TO COUNCIL
REQUIREMENTS (SOAKWELLS)

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NOTE:
BUSH FIRE ATTACK LEVEL NO-12.5 REQ.:
1- PROVIDE S/STEEL, BRONZE OR ALUMINIUM MESH TO VENTS & WEEPHOLES.
2- PROVIDE WINDOW/SLIDING DOOR GLAZING AND FLYSCREEN TO COMPLY
W/ BAL 12.5.
3- PROVIDE SOLID DOOR(MIN 35mm)TO ENTRY & GARAGE SHOPPER DOOR.
4- PROVIDE NON COMBUSTIBLE MATERIALS EXTERNALLY. PLASTIC STRIPS
& TIMBER BARGES & SCRIBES ACCEPTABLE.
5- GABLE LININGS TO BE 6mm EXCLUDING O/HANGS, EAVES, PORCHES,
ALFRESCOS & CARPORTS.
6- PROVIDE SARKING(FOIL INSULATION) TO ROOF.
7- PROVIDE MESH TO FLUMES.
8- IF APPLICABLE, EVAPORATIVE A/C SHALL HAVE NON COMBUSTIBLE COVERS
W/ MESH.
9- PROVIDE EMBER SEALS TO GARAGE SECTIONAL DOOR.

REV	DATE	DETAILS	DWN	CHK
1	29.05.26	DA	LG	LG

OWNER..... DATE.....

OWNER..... DATE.....

BUILDER..... DATE.....

OWNER(S):

ORIELL INVESTMENTS

ADDRESS:
**LOT 88 (#1A)
MALDON WAY,
MOUNT PLEASANT**

LOCALITY:
MELVILLE

JOB NO: **1242**

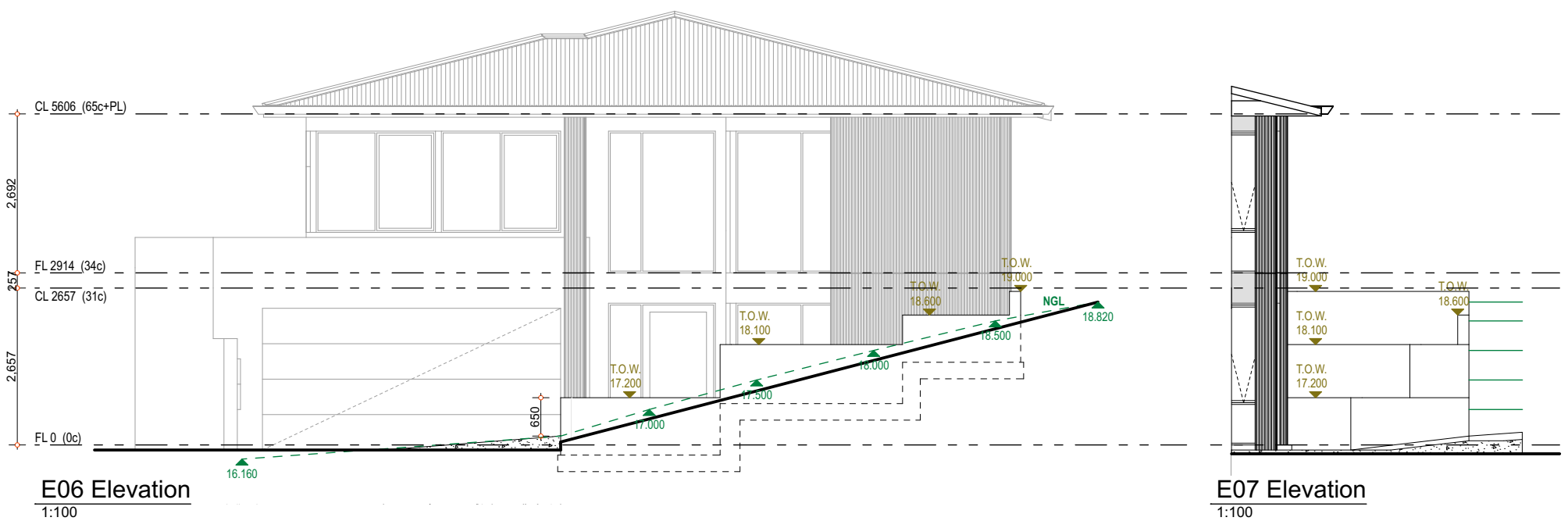
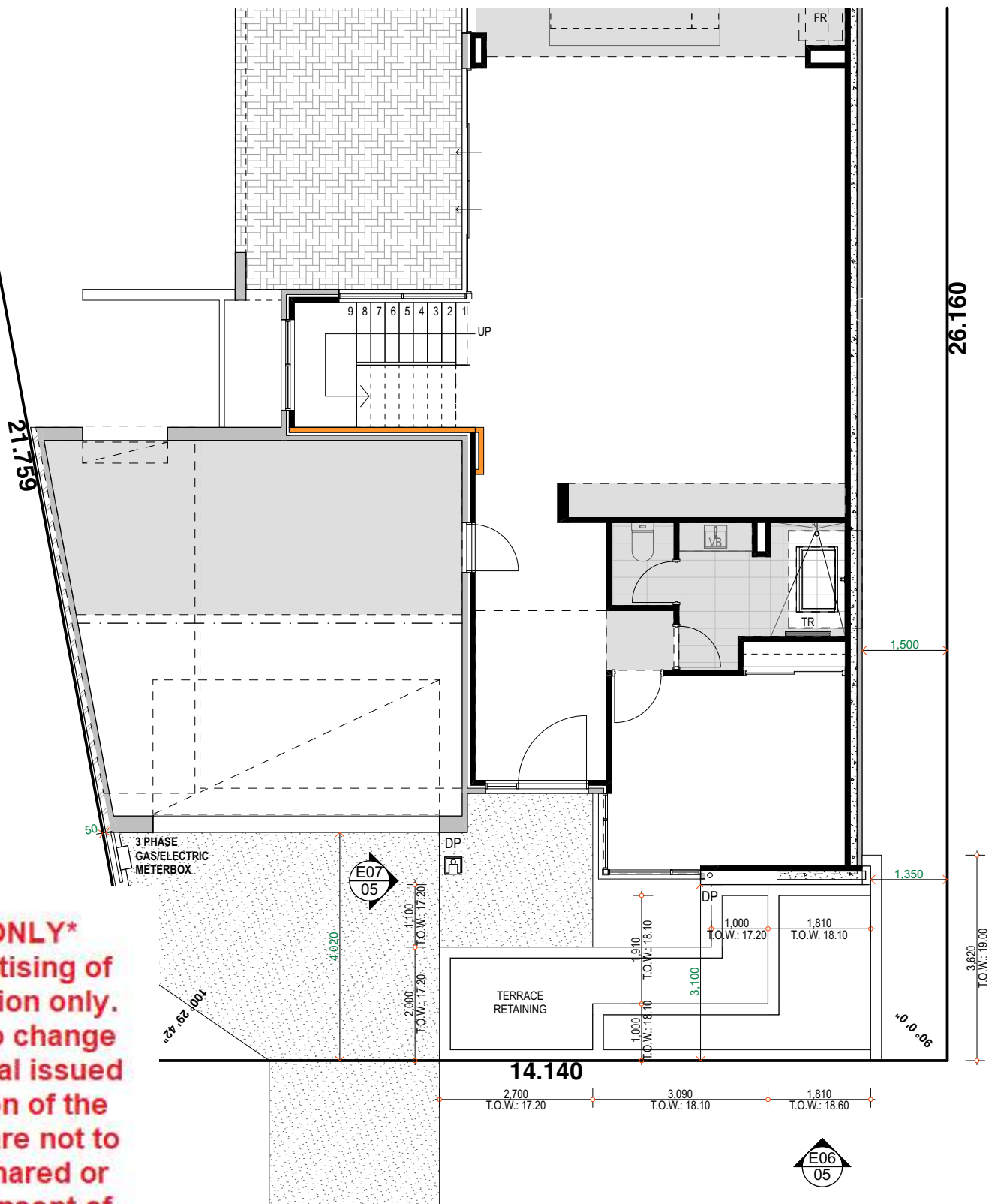
SITE Plan

SCALE: 1:200

LAYOUT NO.:	REV No:
02 of 6	1

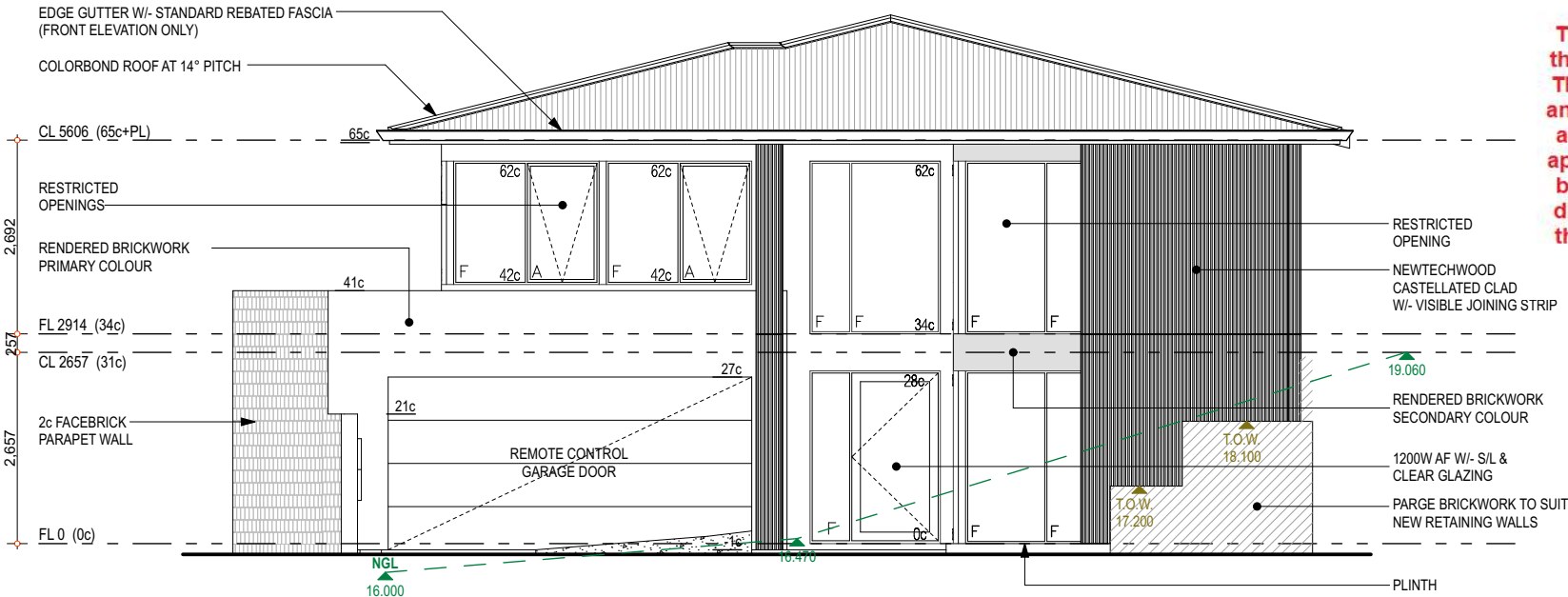


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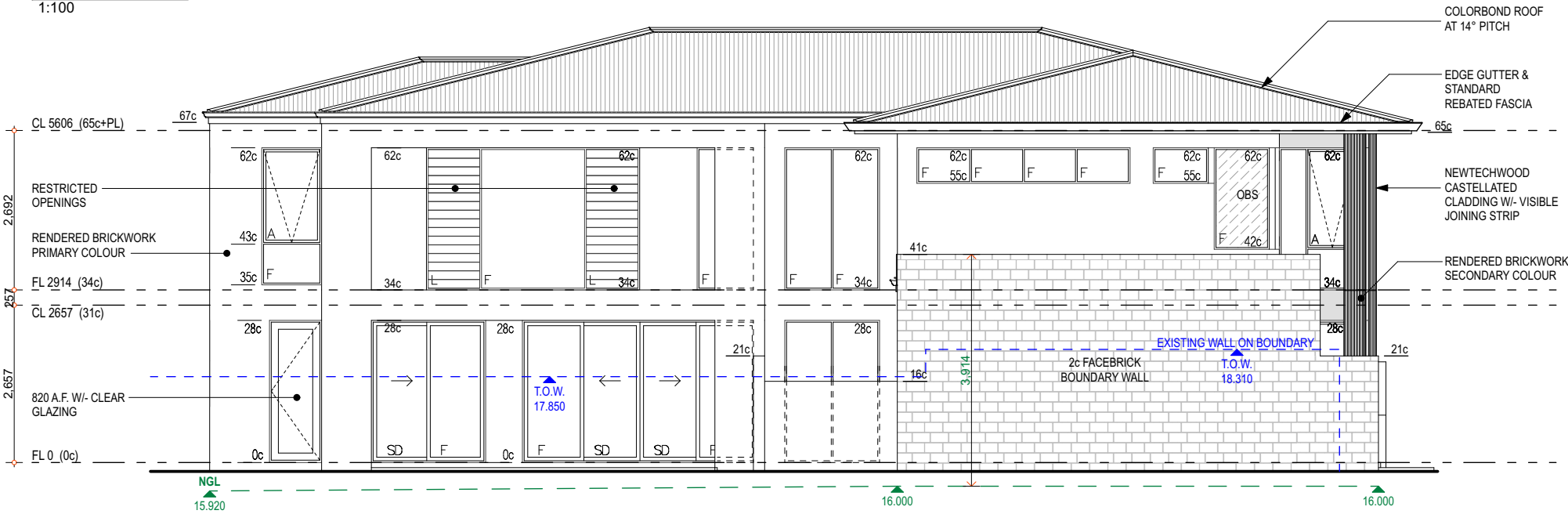


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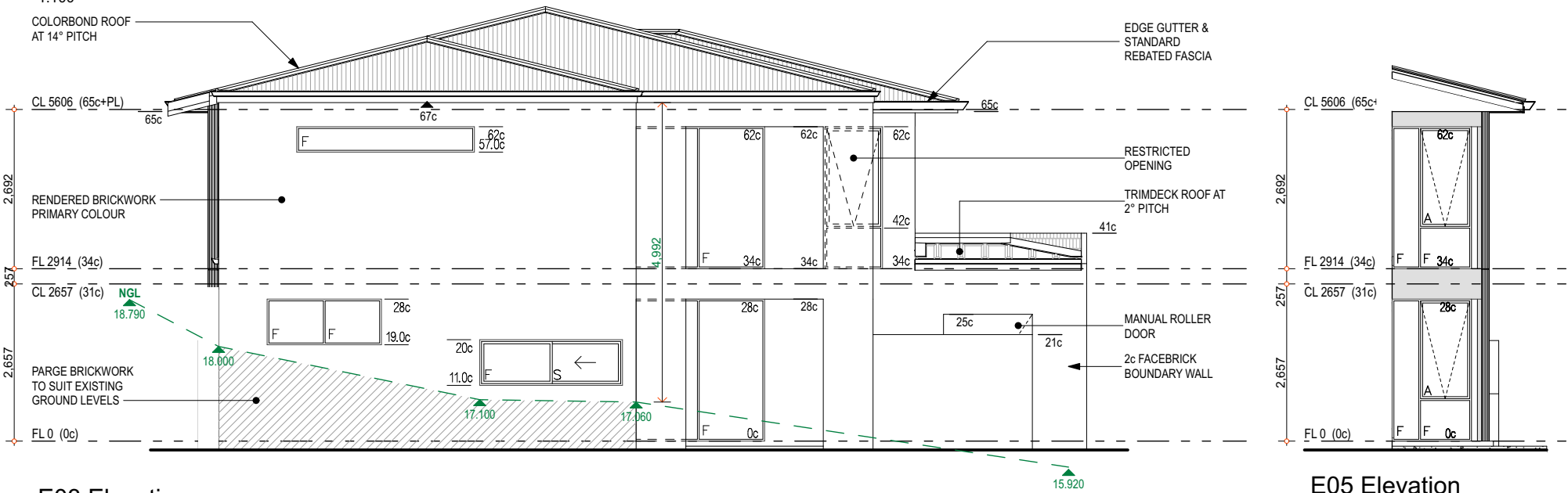
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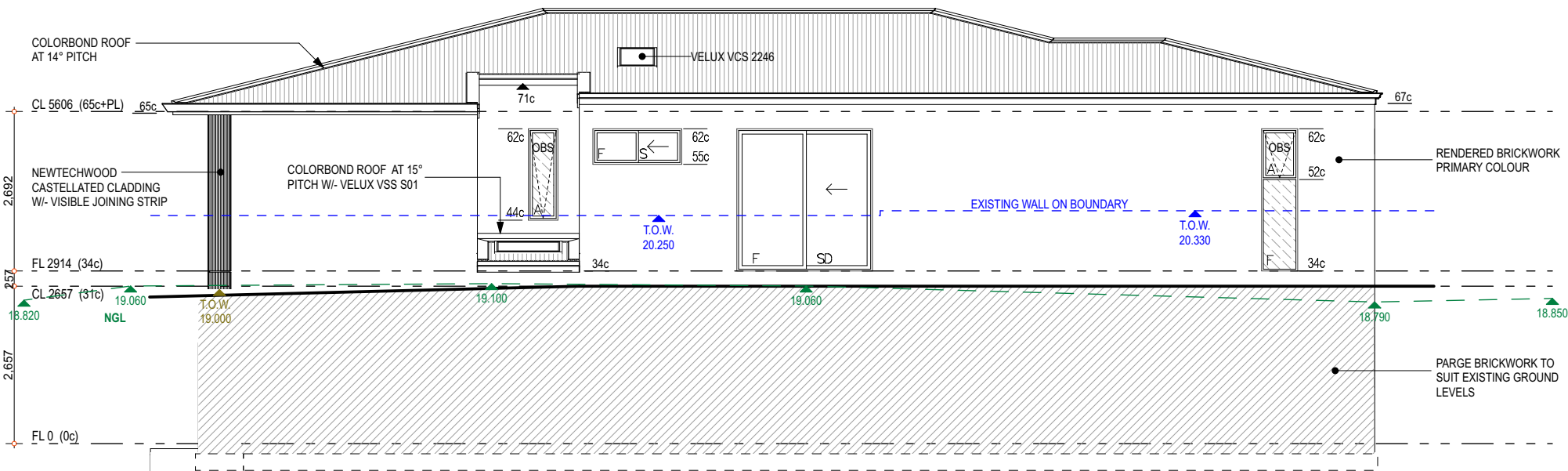
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1:100



E02 Elevation
1:100



E03 Elevation
1:100



E04 Elevation
1:100

E05 Elevation
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INNOVA
luxury homes

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PRELIM

REV	DATE	DETAILS	DWN	CHK	REV	DATE	DETAILS	DWN	CHK
1	29.05.26	DA	LG	LG					

OWNER..... DATE.....

OWNER..... DATE.....

BUILDER..... DATE.....

JOB NO: **1242**

ELEVATIONS

SCALE: 1:100

LAYOUT NO.: 06 of 6

REV No:

1