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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 # 636084
CLIENT Matthew Simon & Kate Minosora
ADDRESS #15B Dunkley Avenue
SUBURB Applecross
LGA CITY OF MELVILLE
DRAWN N. Thomson
GPS Lat: -32.025036 Long: 115.825500
ORDER # Minosora & Simon
LOT Lot 888 (DP 407622)
AREA 410m² **VOL.** 2943 **FOL.** 178
DATE 11 Feb 26 **SSA** No

ROADS Bitumen
KERBS Mountable
FOOTPATH Nil
SOIL Sand
DRAINAGE Good
VEGETATION Light Grass Cover

ELEC. U/Ground
COMMS. Not Loc.
WATER Yes
GAS Check Alinta
SEWER Yes
COASTAL 100m To River (Approximate Only Confirm With Shire)

SOAKWELL CAPACITY FORMULA

ROOF AREA = 220.45m²
REQUIRED SOAKWELL CAPACITY
220.45m² x 1.109 x 0.028 = 6.84m³

PAVED SURFACE AREA (DRIVEWAY) = 42m²
REQUIRED SOAKWELL CAPACITY
42m² x 0.0208 = 0.87m³

TOTAL REQUIRED SOAKWELL CAPACITY = 7.71m³

3 x 1500mm Ø x 1500mm DEEP
CONCRETE SOAKWELL = 2.65m³ (x3) = 7.95m³

TOTAL SOAKWELL CAPACITY = 7.95m³
ALL STORMWATER PIPES TO BE 90 mm Ø PVC
ON 1:60 MIN FALL.
OPEN GRATES TO THE BASE OF ALL DOWNPIPES.

SITE COVERAGE CALCULATION

ZONED = R20
LOT AREA = 410m²
MIN. REQUIRED OPEN SPACE = 205m² @ 50%
TOTAL OPEN SPACE ACHIEVED = 183.899m²
PERCENTAGE OF OPEN SPACE ACHIEVED = 44.85%

OVER SHADOWING CALCULATION

ZONING = R20
NEIGHBOURS LOT AREA (#17) = 806m²
MAX. ALLOWED COVER = 201.5m² @ 25%
ACTUAL COVER = 101.537m² (12.59%)
NOTE: SHADOW CAST AT MIDDAY, 21 JUNE

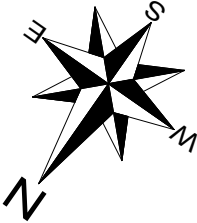
OVER SHADOWING CALCULATION

ZONING = R20
NEIGHBOURS LOT AREA (#1A) = 780m²
MAX. ALLOWED COVER = 195m² @ 25%
ACTUAL COVER = 53.971m² (6.91%)
NOTE: SHADOW CAST AT MIDDAY, 21 JUNE

Scale 1:200

0 2 4 6 8

LOT MISCLOSE
0.006 m



PROPOSED RESIDENCE (00c)
FFL 2.720
SPL 2.620
(SHOWN HATCHED)

OVERSHADOWING ON NEIGHBOURING PROPERTY,
SHADOW CAST AT MIDDAY, 21 JUNE.

EXTENT OF FIRST FLOOR LEVEL (39c)
(SHOWN SHADED)
FFL 6.063

PROPOSED RESIDENCE (00c)
FFL 2.720
SPL 2.620
(SHOWN HATCHED)

2x EXTERNAL AC WALL UNIT.

POND BY OWNER.

PORCH
TILED @ 00c R.L 2.720

METERBOX LOCATION.

1500Ø x 1500d CONCRETE SOAKWELL.

EXISTING POWER DOME LOCATION.

EXISTING SEWER JUNCTION LOCATION.

NEW CURB TO SUIT COUNCIL REQUIREMENTS.

▲ NOTE:
TELSTRA/COMMS. PIT NOT LOCATED
ADJACENT TO LOT AT TIME OF SURVEY.
VERIFY AVAILABILITY WITH TELSTRA.

▲ **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.

AVERNA
HOMES
INDIVIDUAL HOME BUILDERS

Builders Registration No. 12340
Telephone - (08) 9373 3999
66 Ord Street, West Perth, W.A 6005
PO Box 398 Como W.A 6952

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Rev	Date	Notes
A.	29-09-26.	ISSUED FOR D.A.

This
referrec

Client :
Date :

Client :
Date :

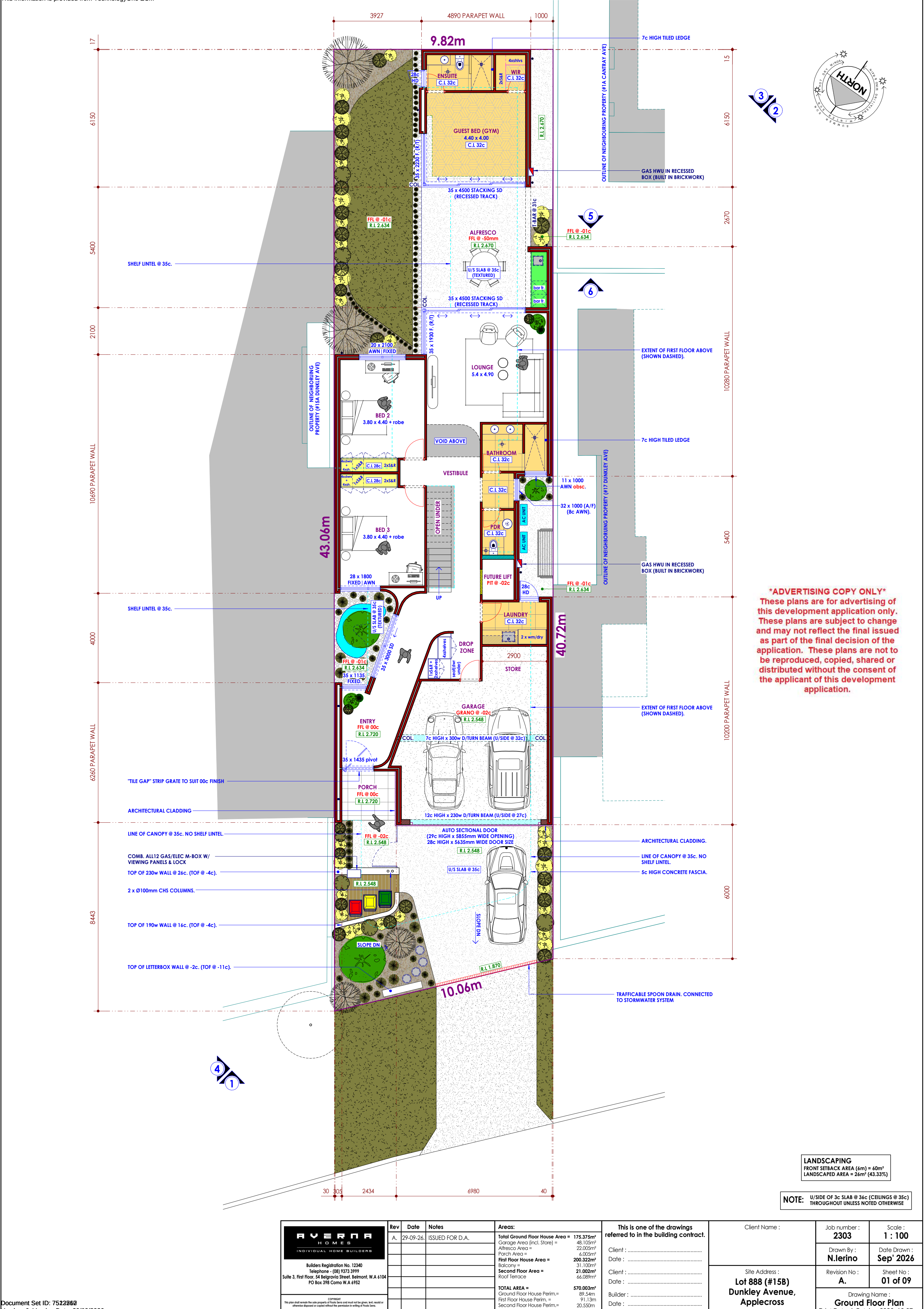
Builder :
Date :

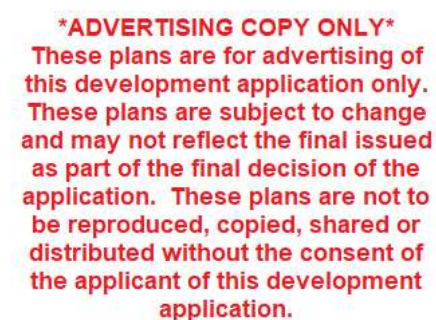
Site Address :
**Lot 888 (#15B)
Dunkley Avenue,
Applecross**

Job number : 2303	Scale : 1 : 200
Drawn By : N.lerino	Date Drawn : Sep' 2026
Revision No : A.	Sheet No : 09 of 09
Drawing Name : Proposed Site Plan	

+	POWER DOME
+	POWER POLE
+	PHONE PITS
+	WATER CONN.
+	TOP PILLAR/POST
+	TP=10.00 TOP WALL
+	TR=10.00 TOP RETAINING
+	TF=10.00 TOP FENCE
+	TG=10.00 TOP GUTTER

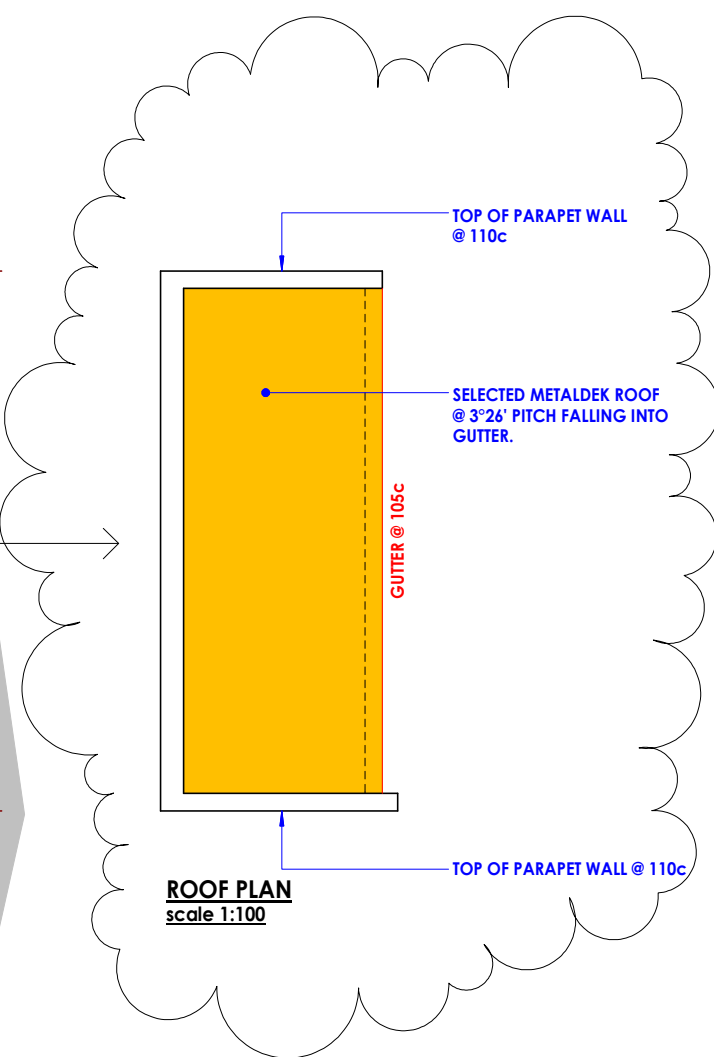
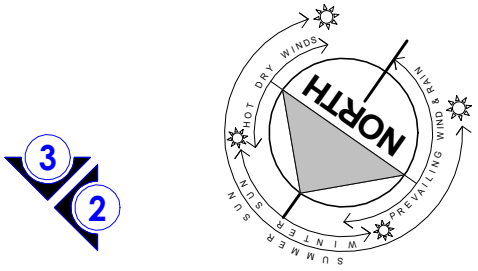
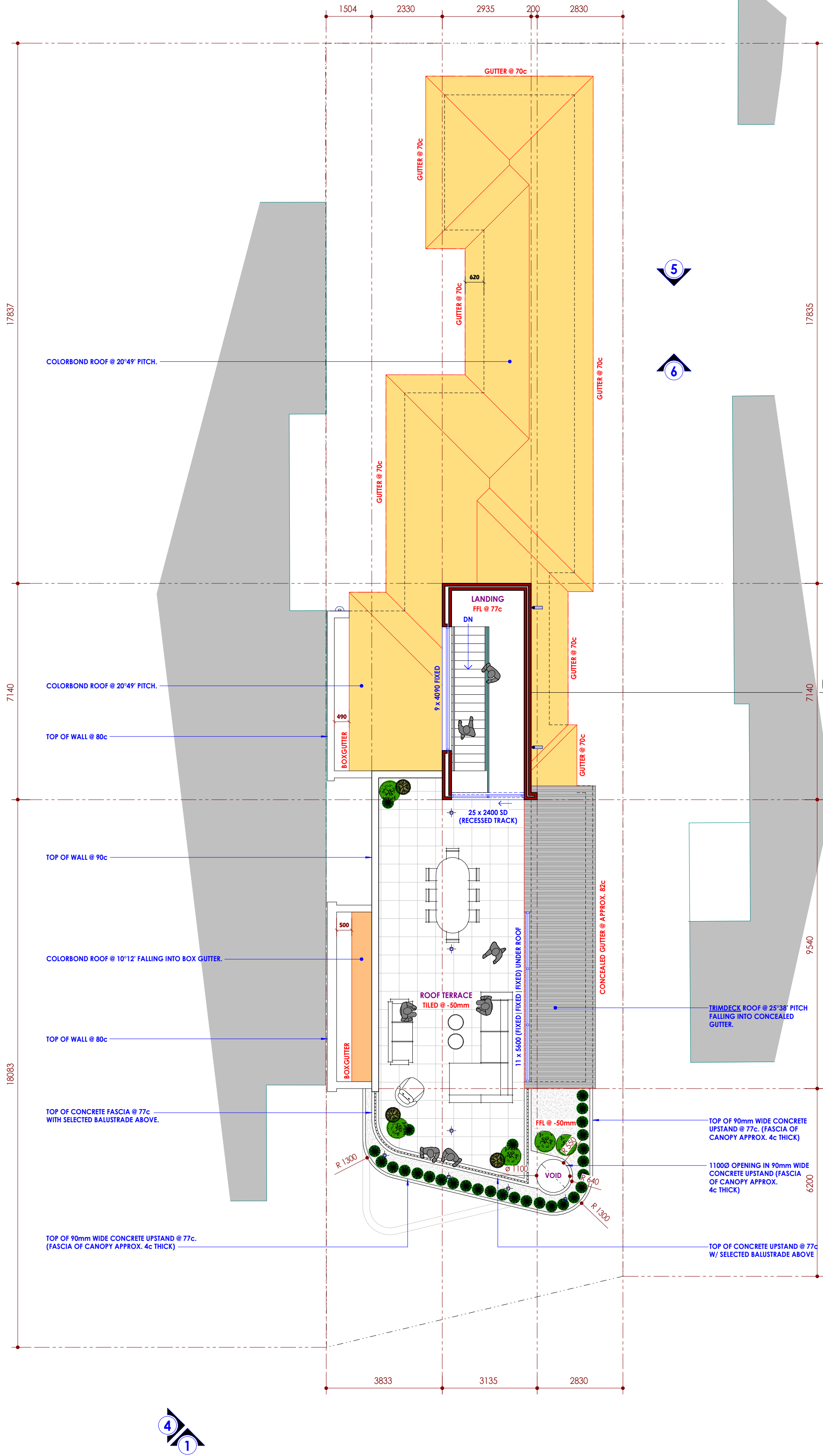
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NOTE: U/SIDE SLAB @ 74c. CEILINGS @ 73c (34c AFL) THROUGHOUT UNLESS NOTED OTHERWISE

AVERNA HOMES INDIVIDUAL HOME BUILDERS Builders Registration No. 12340 Telephone - (08) 9373 3999 Suite 3, First Floor, 54 Belgavia Street, Belmont, W.A. 6104 PO Box 376 Como W.A. 6952 COPYRIGHT This plan shall remain the sole property of AVERNA HOMES and must not be given, lent, copied or otherwise disposed or copied without the permission in writing of Peter Smeaton	Rev	Date	Notes	Areas:	This is one of the drawings referred to in the building contract. Client : Date : Client : Date : Builder : Date :	Client Name : Site Address : Lot 888 (#15B) Dunkley Avenue, Applecross	Job number : 2303 Drawn By : N.lerino Revision No : A.	Scale :	Drawing Name : First Floor Plan			
	A.	29-09-26.	ISSUED FOR D.A.	Total Ground Floor House Area = 175.375m² Garage Area (incl. Store) = 48.105m² Alfresco Area = 22.005m² Porch Area = 6.005m² First Floor House Area = 200.322m² Balcony = 31.100m² Second Floor Area = 21.002m² Roof Terrace 66.089m² TOTAL AREA = 570.003m² Ground Floor House Perim. = 89.54m First Floor House Perim. = 91.13m Second Floor House Perim. = 20.550m				1 : 100				
												Date Drawn :
												Sep' 2026



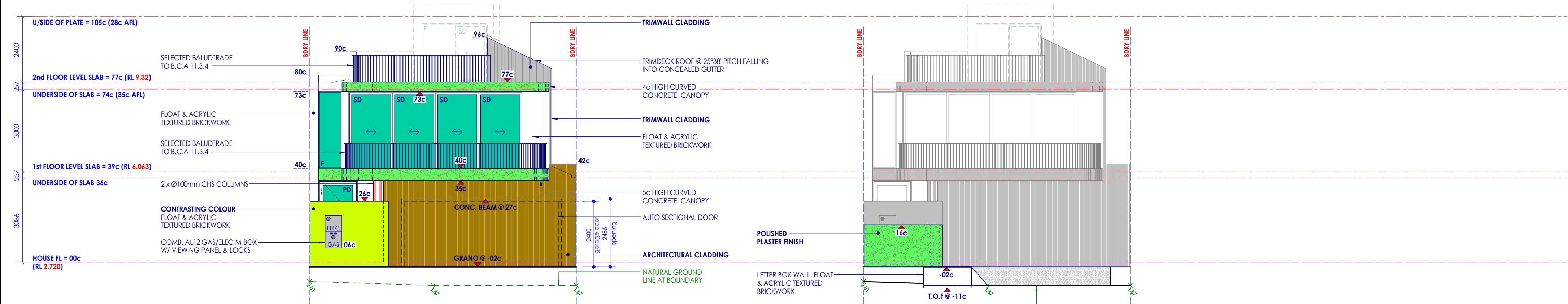
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LANDSCAPING
FRONT SETBACK AREA (6m) = 60m²
LANDSCAPED AREA = 26m² (43.33%)

NOTE: CEILINGS @ 105c (28c AFL) THROUGHOUT UNLESS NOTED OTHERWISE

AYERA HOMES INDIVIDUAL HOME BUILDERS Builders Registration No. 12340 Telephone - (08) 9373 3999 Suite 3, First Floor, 54 Belgrave Street, Belmont, W.A 6104 PO Box 398 Como W.A 6952	Rev	Date	Notes	Areas: Total Ground Floor House Area = 175.375m² Garage Area (incl. Store) = 48.105m² Alfresco Area = 22.005m² Porch Area = 6.009m² First Floor House Area = 200.322m² Balcony = 31.100m² Second Floor Area = 21.002m² Roof Terrace = 66.089m² TOTAL AREA = 570.003m² Ground Floor House Perim. = 89.54m First Floor House Perim. = 91.13m Second Floor House Perim. = 20.550m	This is one of the drawings referred to in the building contract. Client : Date : Client : Date : Builder : Date :	Client Name : Site Address : Lot 888 (#15B) Dunkley Avenue, Applecross	Job number : 2303	Scale : 1 : 100
	A.	29-09-26.	ISSUED FOR D.A.				Drawn By : N.Ierino	Date Drawn : Sep' 2026
							Revision No : A.	Sheet No : 03 of 09
							Drawing Name : Second Floor/Terrace Plan	

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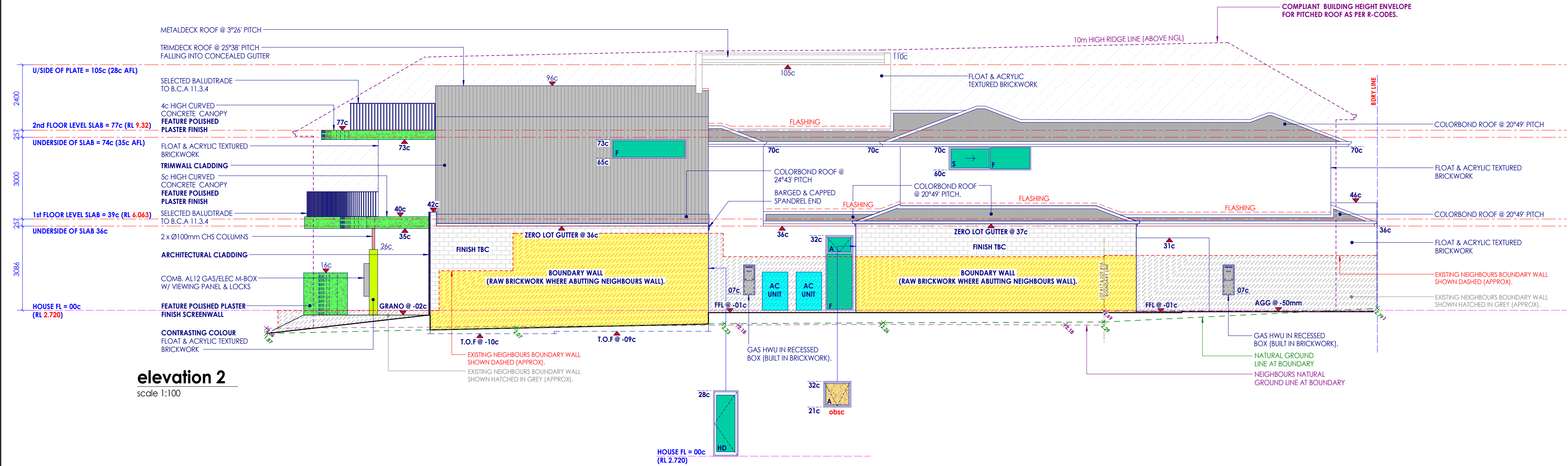


elevation 1

scale 1:100

streetscape - Dunkley Avenue

scale 1:100

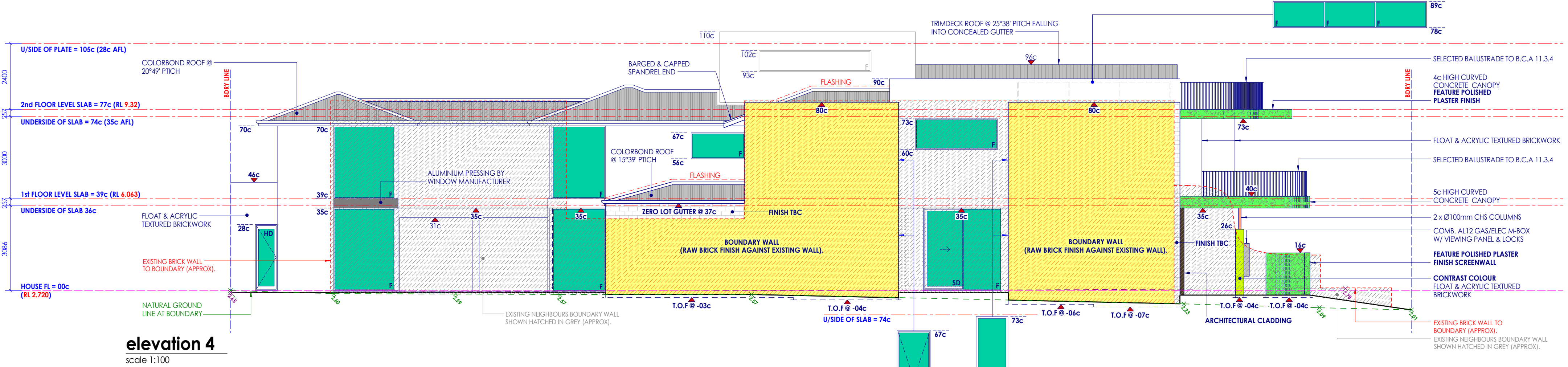
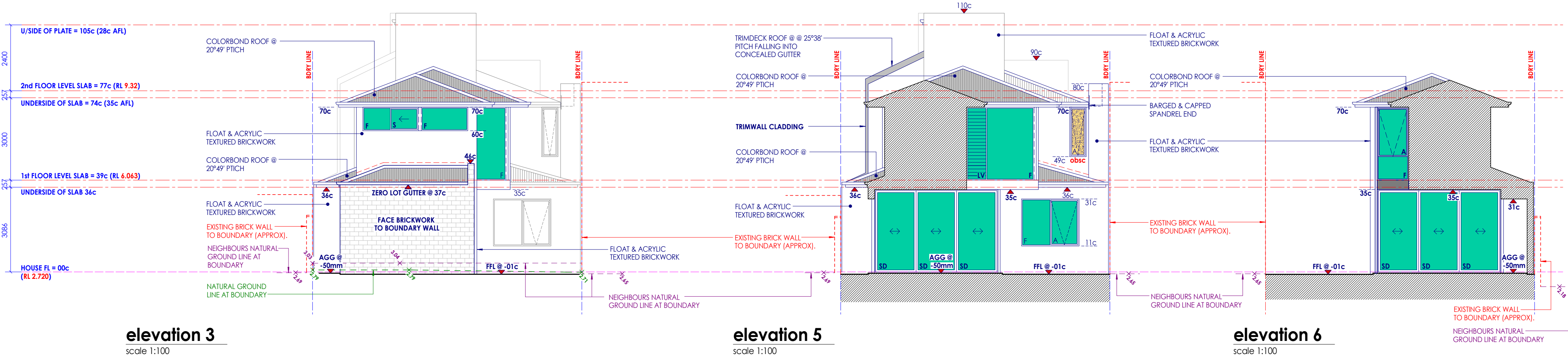


elevation 2

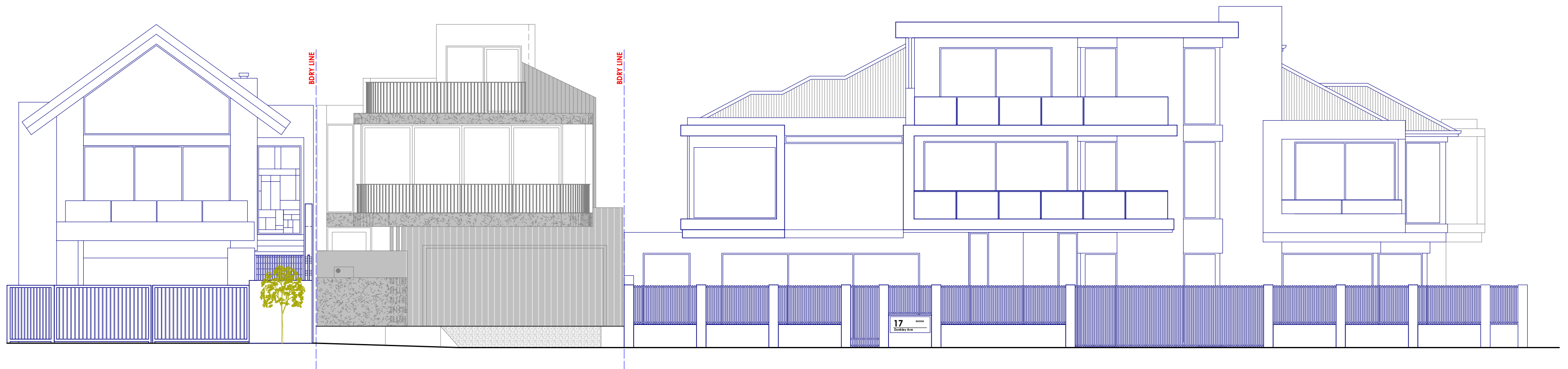
scale 1:100

AVERNA HOMES INDIVIDUAL HOME BUILDERS Builders Registration No. 12340 Telephone - (08) 9373 3999 Suite 3, First Floor, 54 Belgravia Street, Belmont, W.A 6104 PO Box 398 Como W.A 6152 Consent This plan shall remain the sole property of Frisco Seris and must not be given, lent, resold or otherwise disposed or copied without the permission in writing of Frisco Seris.	Rev	Date	Notes	This is one of the drawings referred to in the building contract.	Client Name : <
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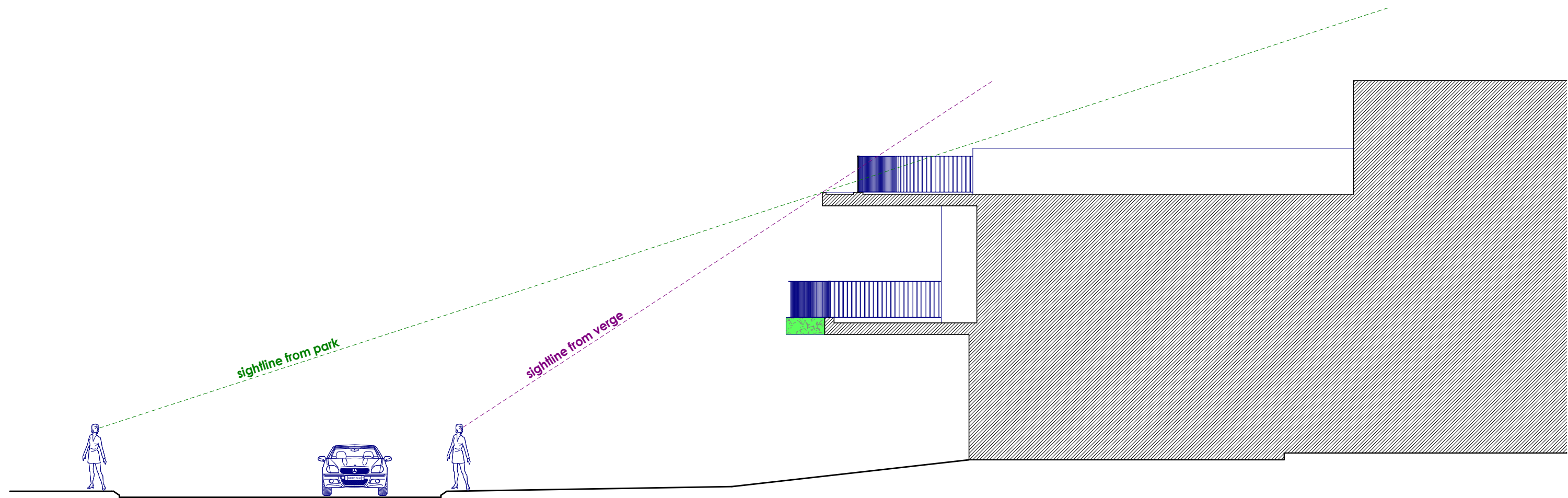
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VERNA HOMES INDIVIDUAL HOME BUILDERS Builders Registration No. 12340 Telephone - (08) 9373 3999 Suite 3, First Floor, 54 Belgrave Street, Belmont, W.A 6104 PO Box 378 Como W.A 6152 COPYRIGHT This plan shall remain the sole property of Verna Homes and must not be given, lent, resold or otherwise disposed or copied without the permission in writing of Verna Homes.	Rev A.	Date 29-09-26.	Notes ISSUED FOR D.A.	This is one of the drawings referred to in the building contract. Client : Date : Client : Date : Builder : Date :	Client Name : Site Address : Lot 888 (#15B) Dunkley Avenue, Applecross	Job number : 2303	Scale : 1 : 100
						Drawn By : N.Ierino	Date Drawn : Sep' 2026
						Revision No : A.	Sheet No : 05 of 09
						Drawing Name : Elevations 3 & 4	



streetscape - Dunkley Avenue
scale 1:100



cross section through site
scale 1:100

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 Bridgers Registration No. 12340 Telephone - (08) 9373 3999 Suite 3, First Floor, 54 Belgrave Street, Belmont, W.A 6104 PO Box 378 Como W.A 6152	Rev	Date	Notes	This is one of the drawings referred to in the building contract. Client : Date : Client : Date : Builder : Date :	Client Name : Site Address : Lot 888 (#15B) Dunkley Avenue, Applecross	Job number :	Scale :
	A.	29-09-26.	ISSUED FOR D.A.			2303	1 : 100
						Drawn By :	Date Drawn :
						N.lerino	Sep' 2026
						Revision No :	Sheet No :
						A.	06 of 09
				Drawing Name : Streetscape/Cross Section			
COPYRIGHT This plan shall remain the sole property of AVERNA HOMES and must not be given, lent, resold or otherwise disposed or copied without the permission in writing of AVERNA HOMES.				Print Date: 1 October 2026, 10:07 am			

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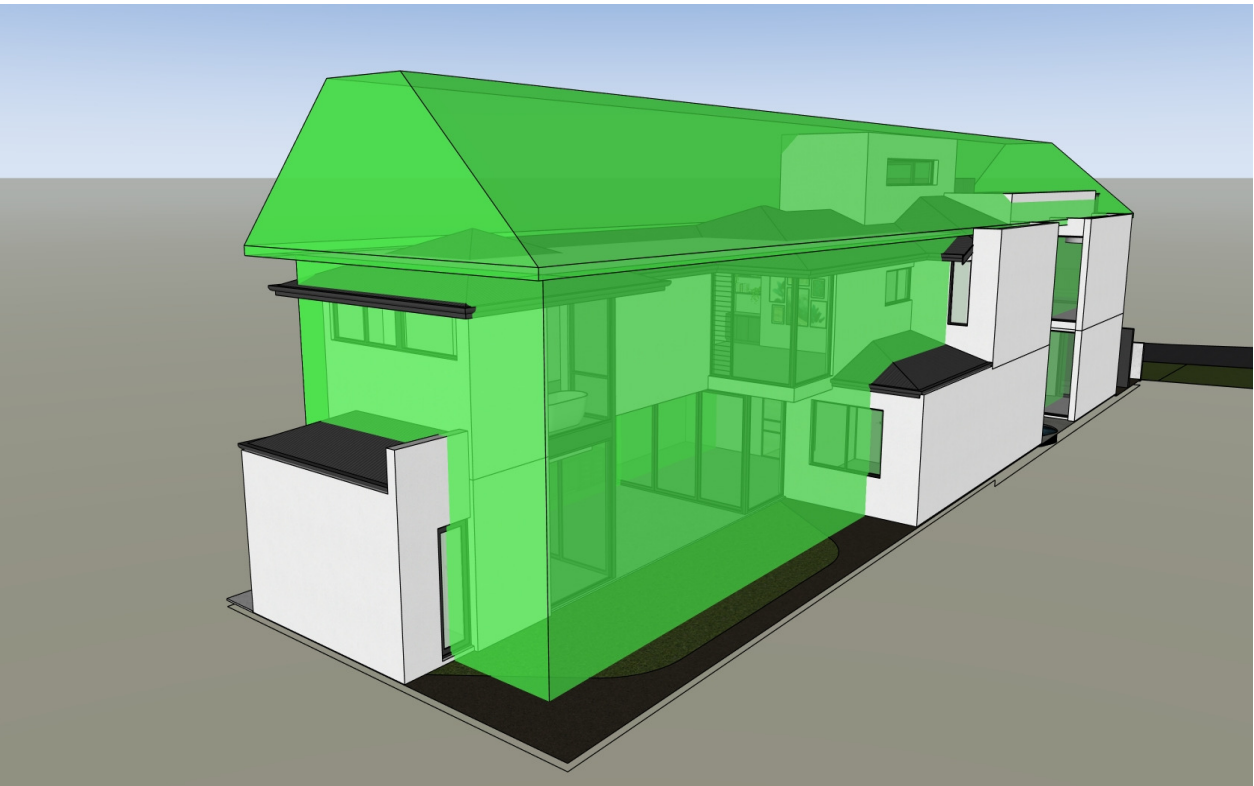
front perspective - from park
scale 1:100



west perspective
scale 1:100



south perspective
scale 1:100



east perspective
scale 1:100



north perspective
scale 1:100

AVERNA HOMES INDIVIDUAL HOME BUILDERS Builders Registration No. 12340 Telephone - (08) 9373 3999 Suite 3, First Floor, 54 Belgravia Street, Belmont, W.A 6104 PO Box 378 Como W.A 6152 COPYRIGHT This plan shall remain the sole property of Avera Homes and must not be given, lent, resold or otherwise disposed or copied without the permission in writing of Avera Homes.	Rev	Date	Notes	This is one of the drawings referred to in the building contract. Client : Date : Client : Date : Builder : Date :	Client Name : Site Address : Lot 888 (#15B) Dunkley Avenue, Applecross	Job number : 2303	Scale : 1 : 100
	A.	29-09-26.	ISSUED FOR D.A.			Drawn By : N.Ierino	Date Drawn : Sep' 2026
						Revision No : A.	Sheet No : 07 of 09
						Drawing Name : 3D Perspectives	