

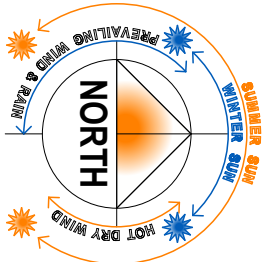
Drawings must be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property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

Contract Drawings

ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

LOT MISCLOSE
0.000 m

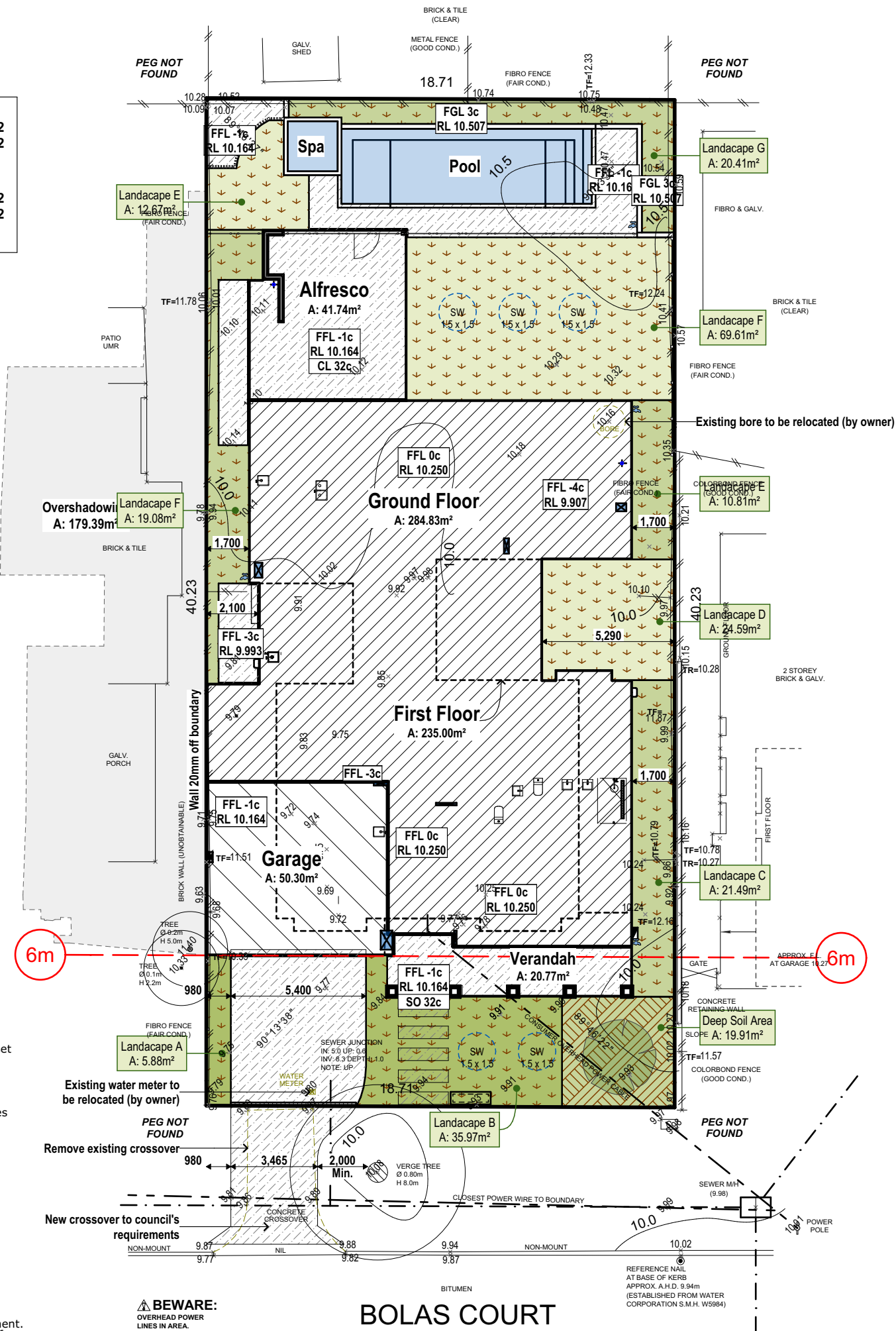
LEGEND	POWER DOME
LEGEND	POWER POLE
LEGEND	PHONE PIT
LEGEND	WATER CORN
LEGEND	TOP PILLARPOST
LEGEND	TOP WALL
LEGEND	TOP RETAINING
LEGEND	TOP FENCE
LEGEND	TOP GUTTER



LOT ZONING	R12.5
LOT AREA	754.00m2
BUILDING AREA	335.13m2
OPEN SPACE	55.55%
OPEN SPACE REQUIRED = 55%	
NEIGHBOUR'S LOT AREA	754.00m2
SHADOW CAST ONTO LOT	179.39m2
AREA OVERSHADOWED	23.79%
OVERSHADOWING PERMITTED = 25%	

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored based on 1m³ for every 80m² of impervious surface.
3. Down pipes to be located so each tank fills at same rate (i.e. Roof Area to each tank is proportional to its Volume).
4. Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.

DRAINAGE CALCULATIONS.
Impervious Area (Total Roof)
Total Roof = 442m²
Driveway = 33m²
Balcony = 26m²
Pool and Spa = 35m²
Total area: = 536m²
Refer to City of Melville Calculator



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.



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 # 648316
CLIENT Subarmaniam Carson
ADDRESS #3B Bolas Court
SUBURB Myaree
LGA CITY OF MELVILLE
DRAWN S. Currey

GPS Lat: -32.038005 Long: 115.81759
ORDER # 5196
LOT Lot 89 (Plan 7146)
AREA 754m² **VOL.** 1225 **FOL.** 929
DATE 15 Jun 26 **SSA** No

ROADS Bitumen
KERBS Non-Mount
FOOTPATH Nil
SOIL Sand
DRAINAGE Good
VEGETATION Refer to Survey

ELEC. O/Head
COMMS. Yes
WATER Yes
GAS Check Allinta
SEWER Yes
COASTAL No (Approximate Only Confirm With Shire)

Building Areas		
Name	Area	Perimeter
1 Ground Floor		
Ground Floor	284.83	86,399
Garage	50.30	28,780
Alfresco	41.74	26,200
Verandah	20.77	24,690
2 First Floor		
First Floor	235.00	91,510
Balcony	31.09	27,879
663.73 m²		285,458 mm

Site Plan
SCALE: 1:200

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without express written permission of Riverstone Custom Homes

LOT 89(#3B) Bolas Court
Myaree, WA 6054

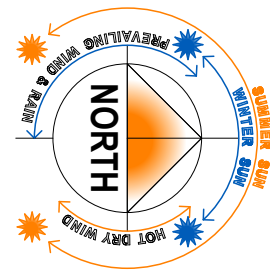
Wind Classification **BAL Rating TBC**
Zoning **R20**
Local Authority **City of Melville**
Dwn. **J. Chruscinski**

Rev. Description By Date
A Contract Drawings JC 12/06/26

Site Plan

Job No. **5196**
Plot Date **30/06/2026**
Rev No. **A**
Dwn No. **2.01**

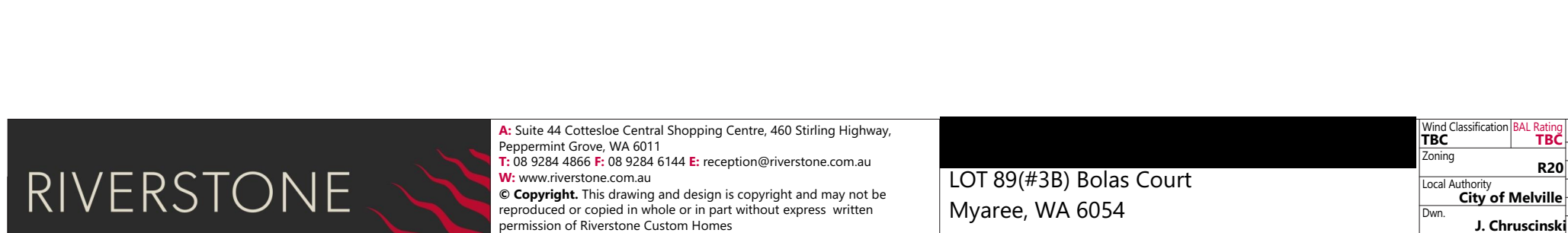
Contract Drawings



ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

Building Areas		
Name	Area	Perimeter
1 Ground Floor		
Ground Floor	284.83	86,395
Garage	50.30	28,780
Alfresco	41.74	26,200
Verandah	20.77	24,690
2 First Floor		
First Floor	235.00	91,510
Balcony	31.09	27,879
	663.73 m²	285,458 mm

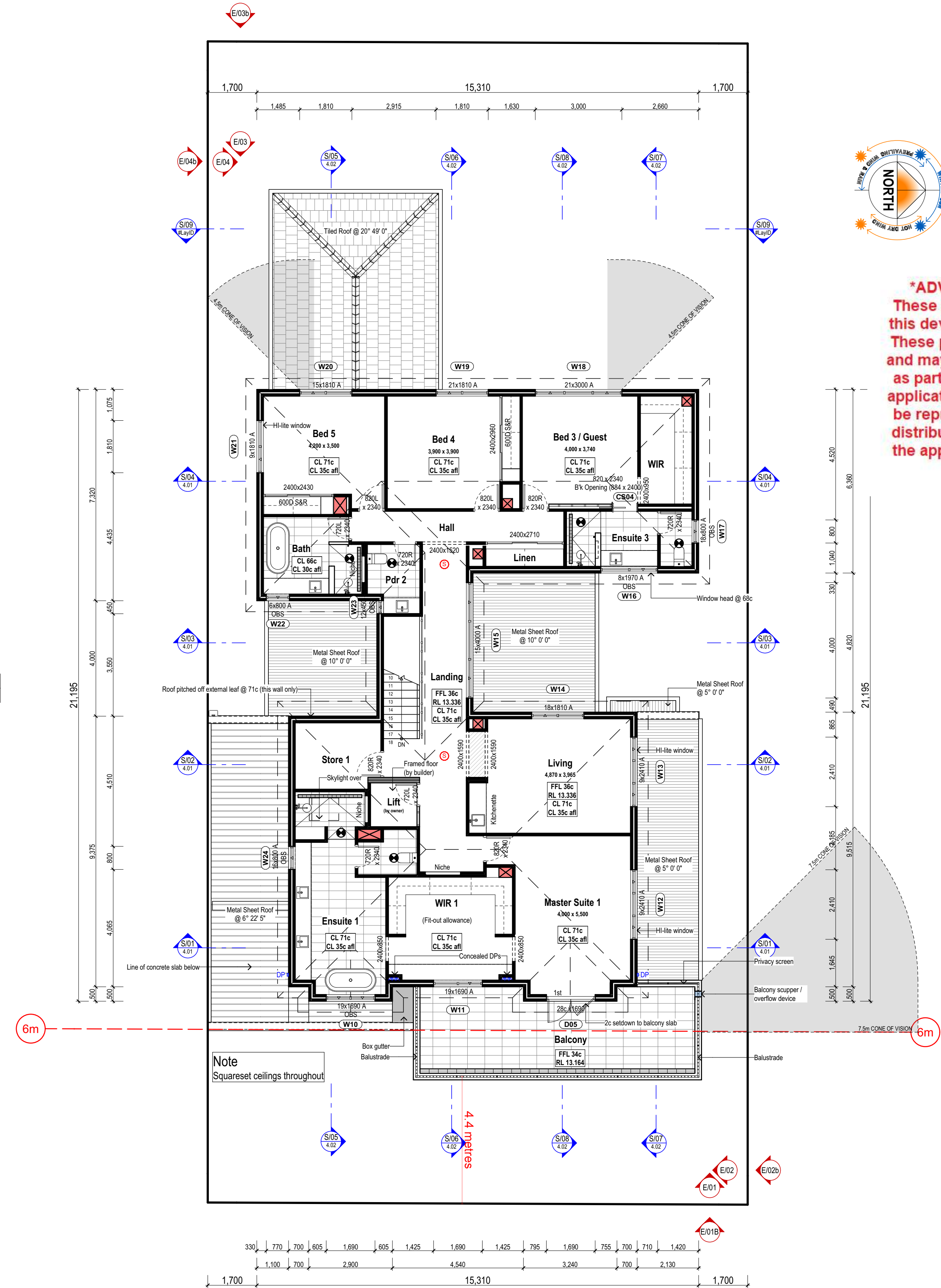
SCALE: 1:100



Job No.	5196
Plot Date:	30/06/2026 9:12 AM
Rev No.	A
Dwn No :	2.02

Drawings must 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.

Contract Drawings



ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

Building Areas		
Name	Area	Perimeter
1 Ground Floor		
Ground Floor	284.83	86,399
Garage	50.30	28,780
Alfresco	41.74	26,200
Verandah	20.77	24,690
2 First Floor		
First Floor	235.00	91,510
Balcony	31.09	27,879
	663.73 m²	285,458 mm

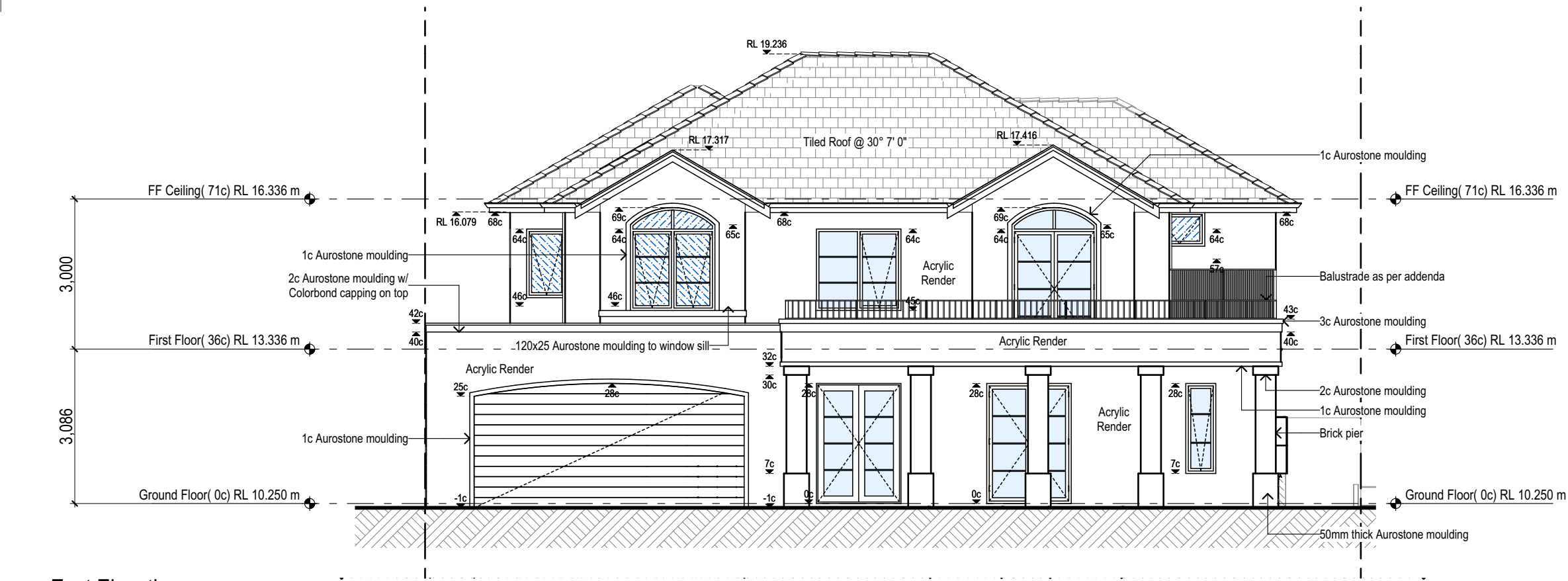
First Floor
SCALE: 1:100

Upper Floor Plan

RIVERSTONE	A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011 T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au W: www.riverstone.com.au © Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without express written permission of Riverstone Custom Homes	LOT 89(#3B) Bolas Court Myaree, WA 6054	Wind Classification	BAL Rating	Rev.	Description	By	Date	Rev No.
			TBC	TBC	A	Contract Drawings	JC	12/06/26	A
			Zoning	R20					
			Local Authority	City of Melville					
			Dwn.	J. Chruscinski					
								Dwn No.	2.03

Drawings must 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.

Contract Drawings

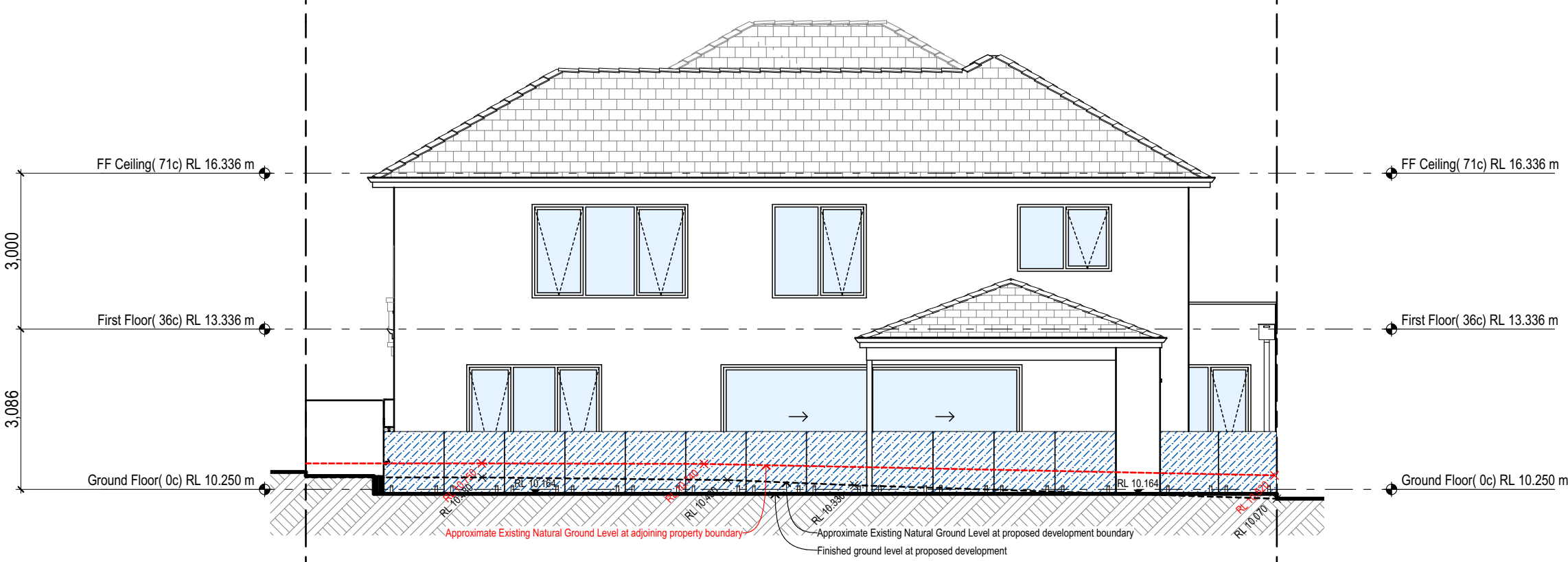


E/01 East Elevation
REF: 2.02, 2.03, 2.04
SCALE: 1:100

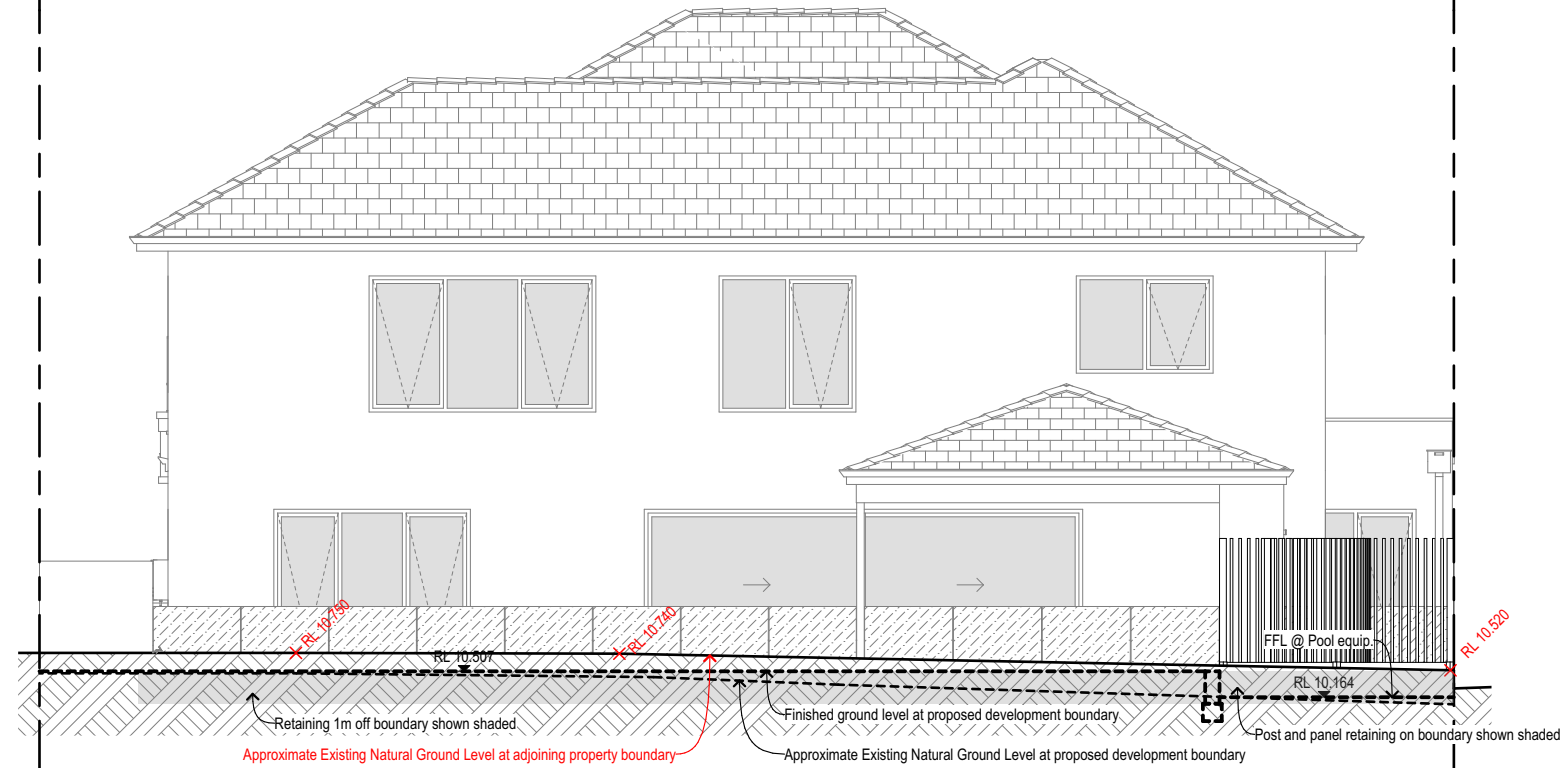


E/01B Streetscape
REF: 2.02, 2.03, 2.04
SCALE: 1:100

ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.



E/03 West Elevation
REF: 2.02
SCALE: 1:100

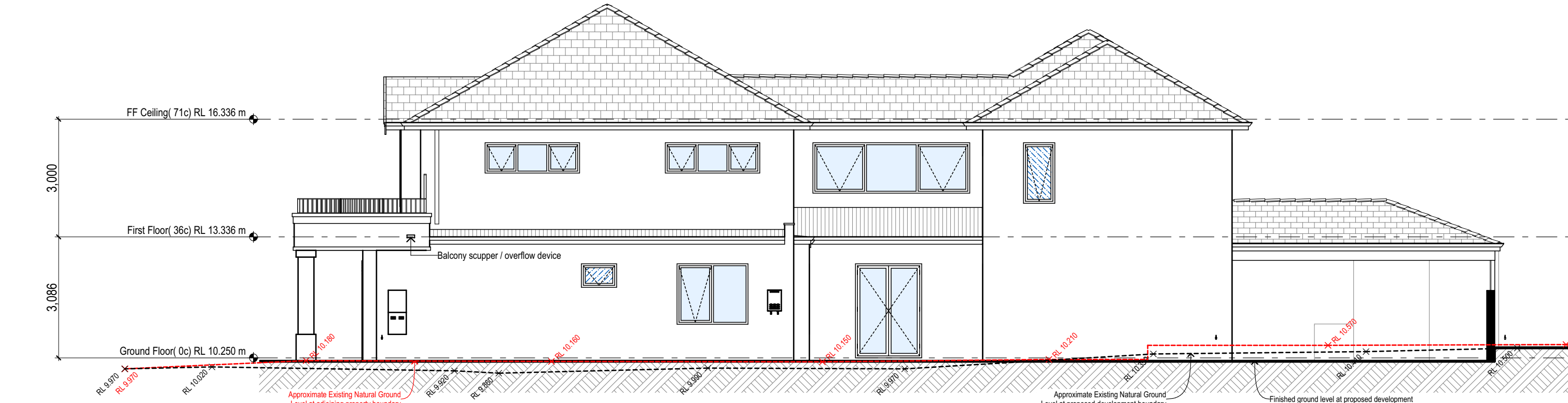


E/03b West Boundary Elevation
REF: 2.02
SCALE: 1:100

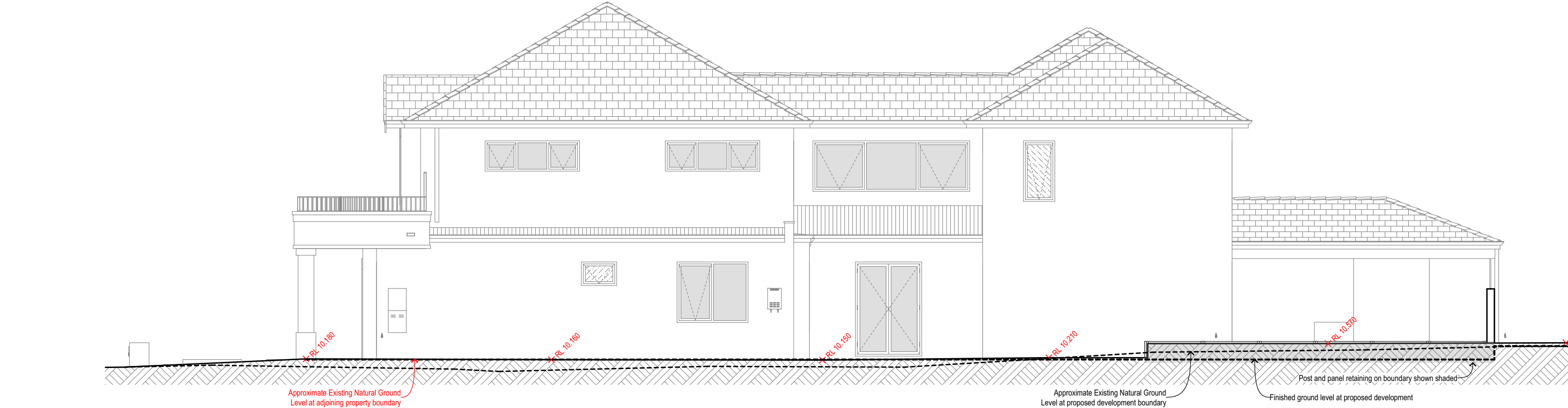
Drawings must be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property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

Status:

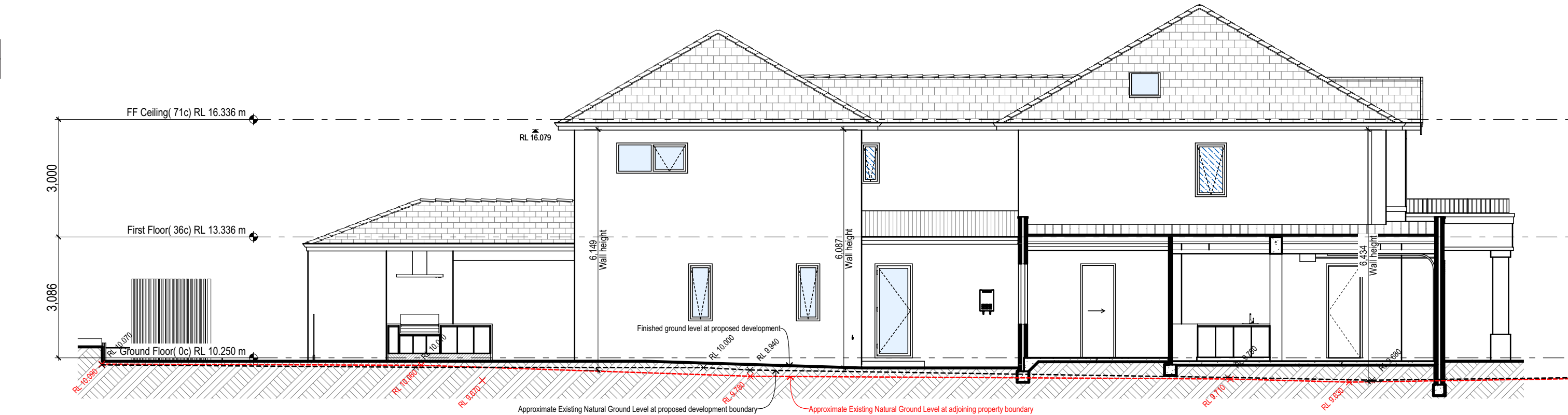
Contract Drawings



North Elevation

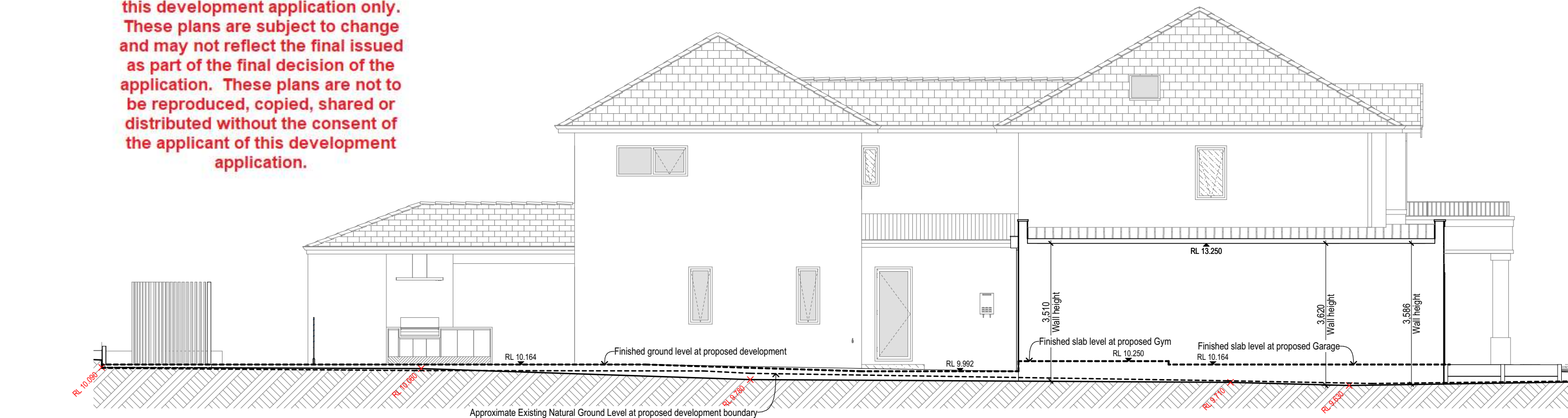


North Boundary Elevation



South Elevation

ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.



South Boundary Elevation

RIVERSTONE	A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011 T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au W: www.riverstone.com.au © Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without express written permission of Riverstone Custom Homes	LOT 89(#3B) Bolas Court Myaree, WA 6054	Wind Classification TBC Zoning R20 Local Authority City of Melville Dwn. J. Chruscinski	Rev.	Description	By	Date	Elevations	Job No. 5196 Plot Date 30/06/2026 9:13 AM Rev No. A Dwn No. 3.02
				A	Contract Drawings	JC	12/06/26		