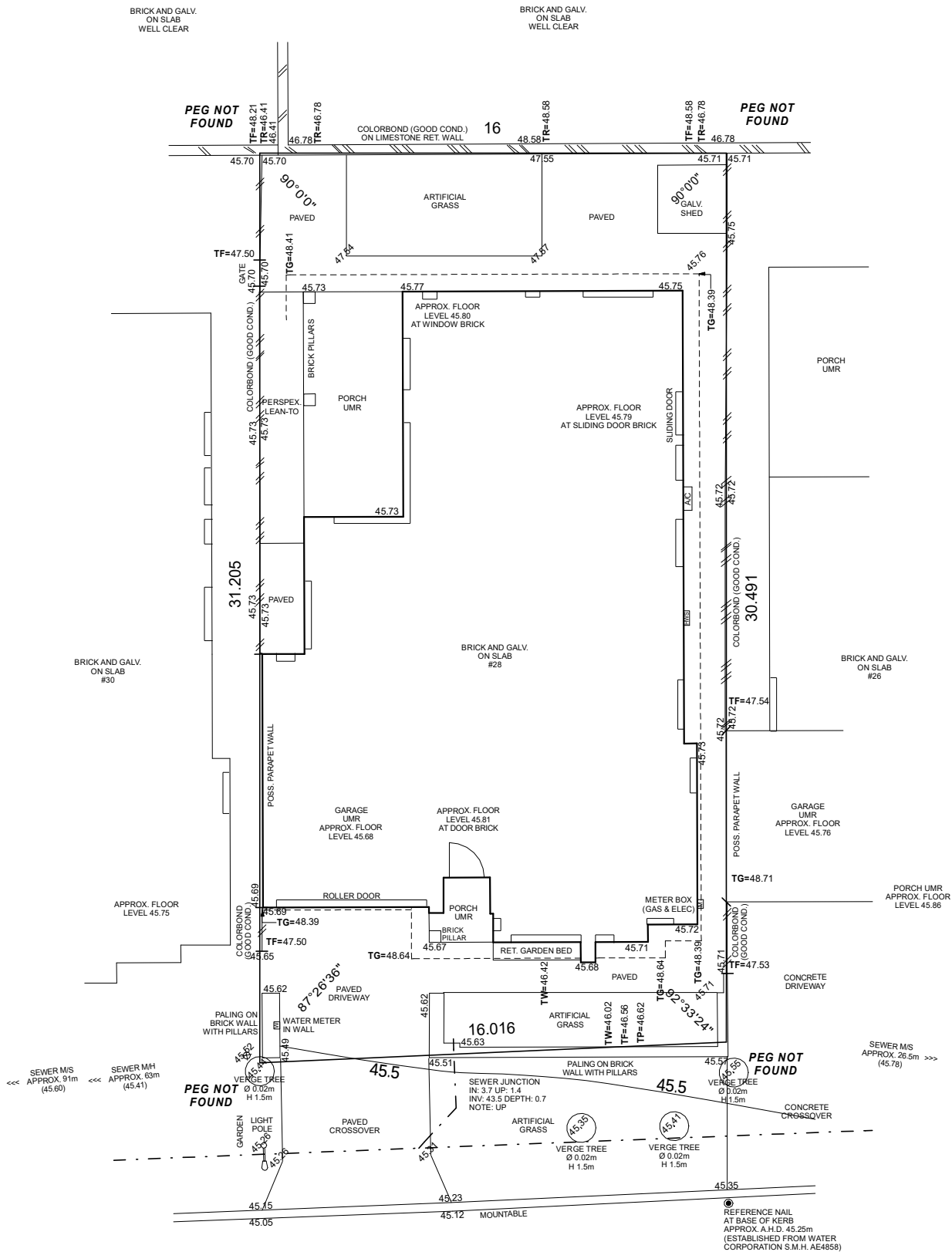
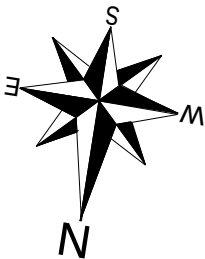


NOTE:
TELSTRA/COMMS. PIT NOT LOCATED
ADJACENT TO LOT AT TIME OF SURVEY.
VERIFY AVAILABILITY WITH TELSTRA.

⊕	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



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.

LOT MISCLOSE
0.000 m

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.

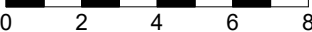
DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' 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.

ARDUAINE STREET

Scale 1:200



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 # 651727
CLIENT Hiralben Patel
ADDRESS #28 Arduaine Street
SUBURB Landsdale
LGA CITY OF WANNEROO
DRAWN E. Hellmrich

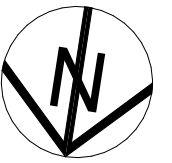
GPS Lat: -31.80959795 Long: 115.8740995
ORDER # 174817
LOT Lot 70 (DP 412409)

AREA 494m **VOL.** 2944 **FOL.** 285
DATE 26 Jun 26 **SSA** Yes

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

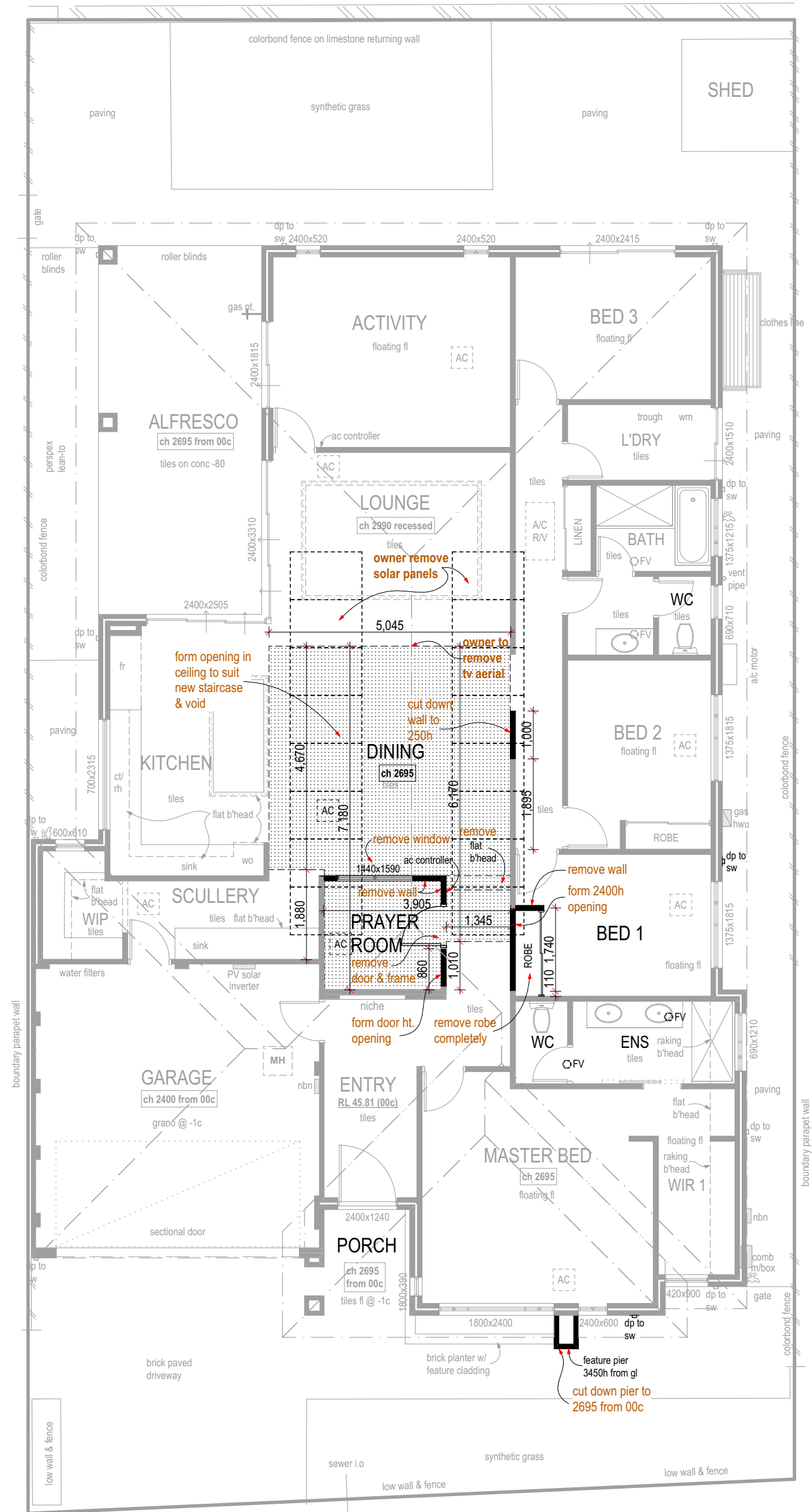
ELEC. U/Ground
COMMS. Not loc.
WATER Yes
GAS Check Alinta
SEWER Yes
COASTAL No

(Approximate Only
Confirm With Shire)



OWNER TO REMOVE
trees, shrubs & roots
as necessary

OWNER TO ADJUST
a/c unit as necessary



BUILDER: _____	PROPOSED RESIDENCE FOR: Hiralben &	DRAWN: PM	SCALE: 1:100	VO	Drawn	Date	VO	Drawn	Date
CLIENT(S): _____	Niravkumar PATEL	DESIGNED: YY	SHEET: 1 OF 6	01	PM	31/07/26			
_____	ADDRESS: 28 Arduaine Street,	CHECKED: NAC	SIZE: A3						
DATE: _____	LANDSDALE, 6065	DATE: 31/07/26	RENOVATIONS						
		LAST OPENED: 5/08/2026	JOB NO:						
		LAST EDITED BY: parkerm	174817						

EXISTING FLOOR PLAN



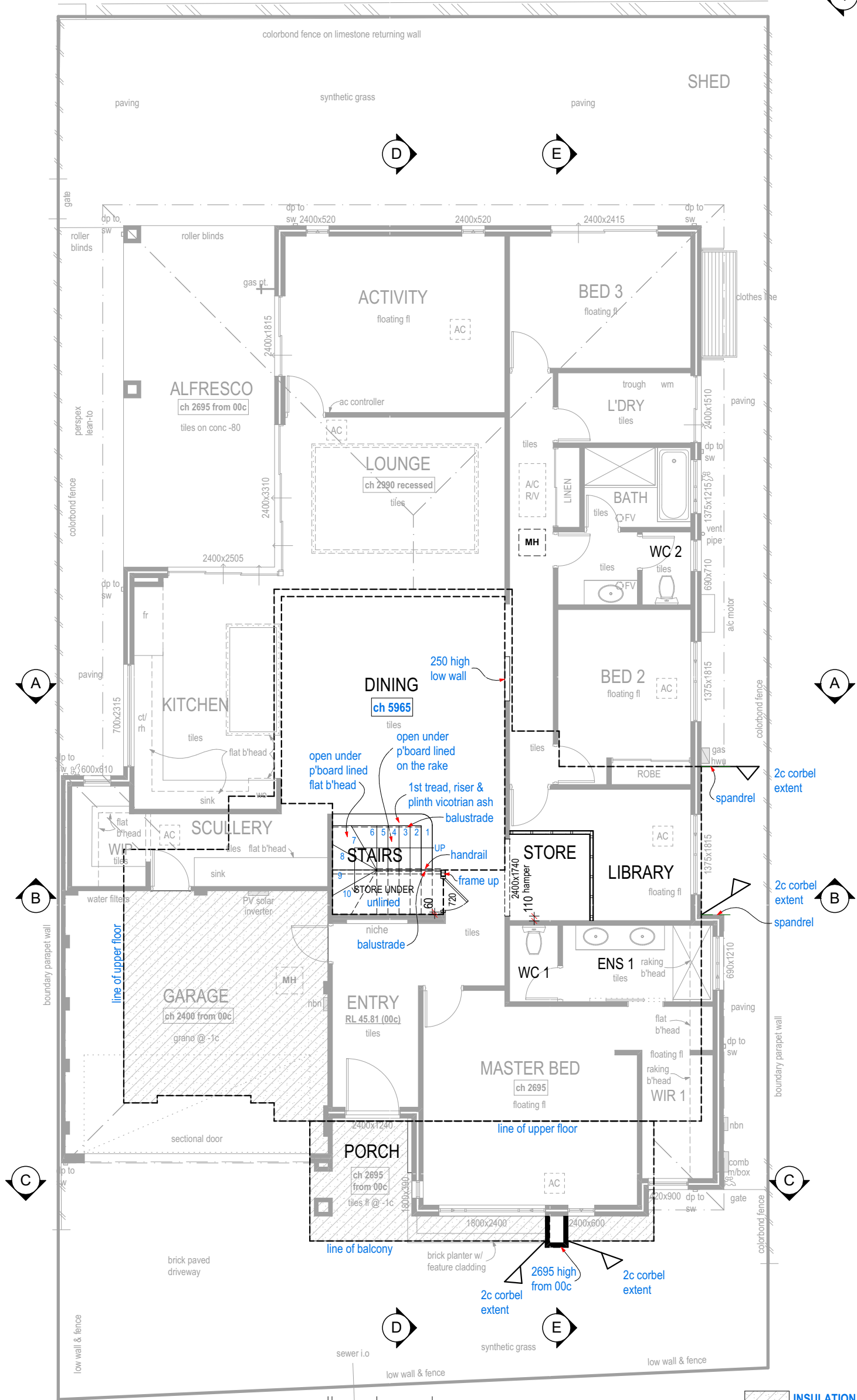
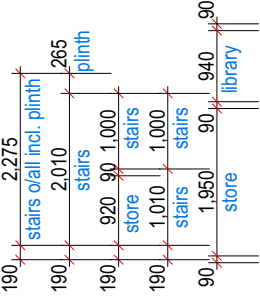
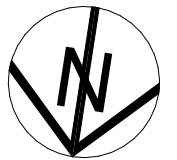
ROOF & WALL TIMBER FRAME TO CONFORM TO AS 1684

framing tie downs as per engineers drawings, details & specifications

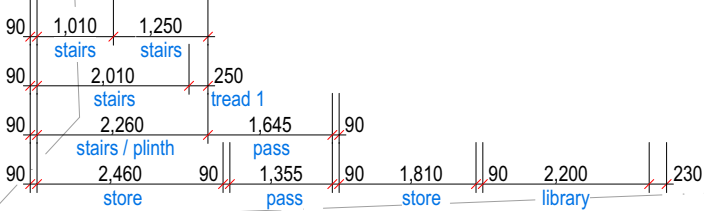
STAIRCASE to conform to
NCC VOL. 2 11.2 & A.S. 1657

HANDRAIL/BALUSTRADE to conform to
NCC VOL. 2 11.3.3 & 11.3.5

GOINGS = 250mm & RISERS = 183.6mm



INSULATION NOTE:
R2.0 insulation to cantilevered floor area as indicated
R4.1 insulation to new ceiling areas
R2.0 insulation to new internal stud walls



BUILDER: _____
CLIENT(S): _____
DATE: _____
PROPOSED RESIDENCE FOR:
Hiralben &
Niravkumar PATEL
ADDRESS:
28 Arduaine Street,
LANDSDALE, 6065

DRAWN: PM
DESIGNED: YY
CHECKED: NAC
DATE: 31/07/26
LAST OPENED: 5/08/2026
LAST EDITED BY: parkerm
SCALE: 1:100
SHEET: 2 OF 6
SIZE: A3
RENOVATIONS
JOB NO: 174817

VO 01
Drawn PM
Date 31/07/26
VO
Drawn
Date
PROPOSED FLOOR PLAN

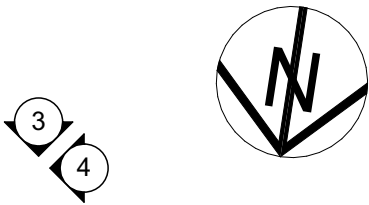


ROOF, FLOOR & WALL TIMBER FRAME TO CONFORM TO AS 1684

framing tie downs as per engineers drawings, details & specifications

STAIRCASE to conform to
NCC VOL. 2 11.2 & A.S. 1657
HANDRAIL/BALUSTRADE to conform to
NCC VOL. 2 11.3.3 & 11.3.5
GOINGS = 250mm & RISERS = 183.6mm

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



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

INSULATION NOTE:
R4.1 insulation to new ceiling areas
R2.0 insulation to new external masterwall
walls & internal walls
R2.5 insulation to new duragrove cladded
external walls

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

ROOF CARPENTER NOTE:
setdown timber floor frame 40mm to wet areas.

form opening in studwork to suit wet area
niche as indicated on room layout sheets.

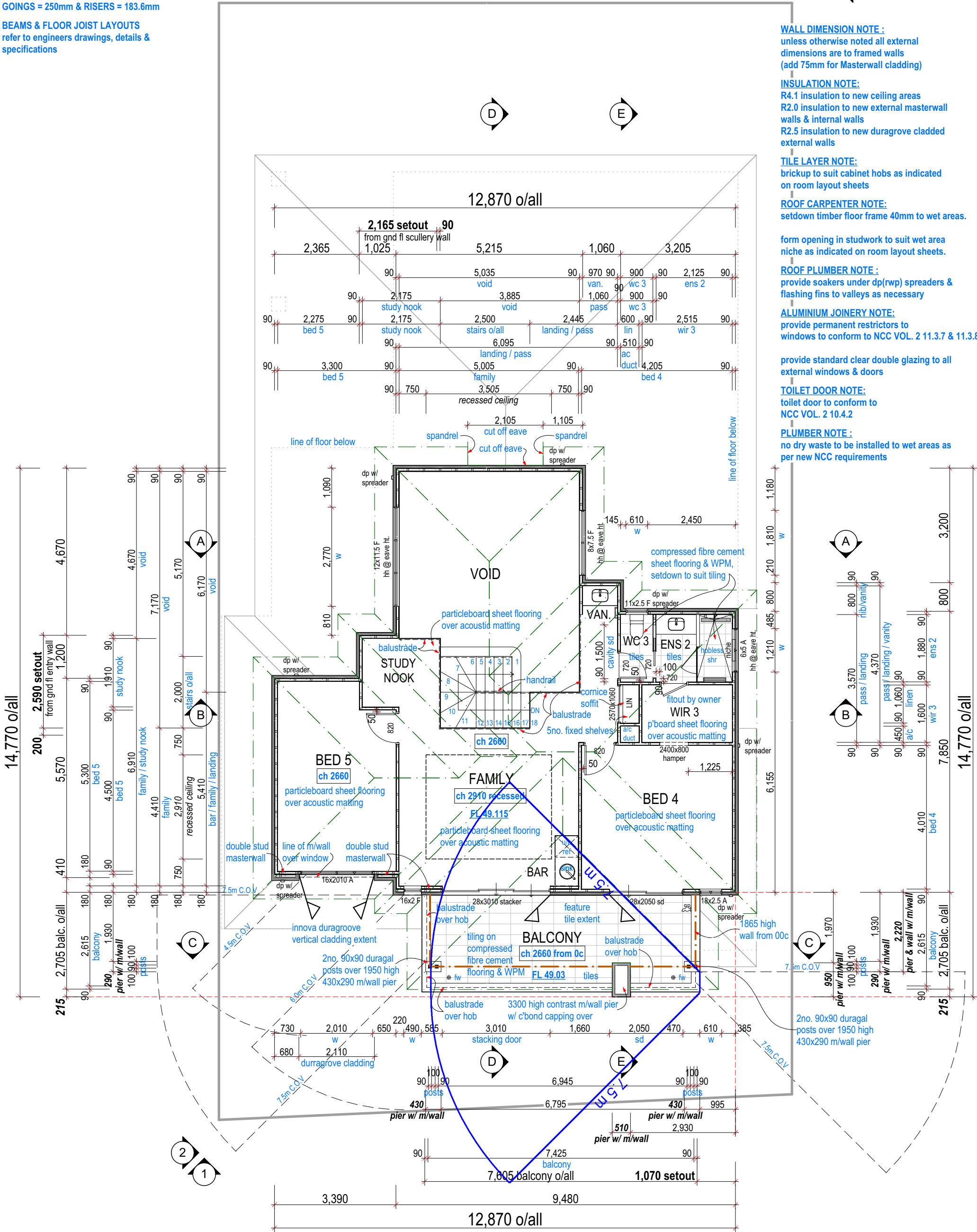
ROOF PLUMBER NOTE :
provide soakers under dp(rwp) spreaders &
flashing fins to valleys as necessary

ALUMINIUM JOINERY NOTE:
provide permanent restrictors to
windows to conform to NCC VOL. 2 11.3.7 & 11.3.8

provide standard clear double glazing to all
external windows & doors

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

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

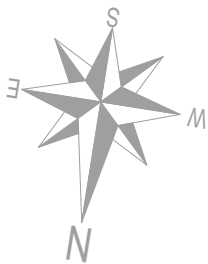


BUILDER: _____
CLIENT(S): _____
DATE: _____
PROPOSED RESIDENCE FOR:
Hiralben &
Niravkumar PATEL
ADDRESS:
28 Arduaine Street,
LANDSDALE, 6065

DRAWN: PM
DESIGNED: YY
CHECKED: NAC
DATE: 31/07/26
LAST OPENED: 5/08/2026
LAST EDITED BY: parkerm
SCALE: 1:100
SHEET: 3 OF 6
SIZE: A3
RENOVATIONS
JOB NO:
174817

VO 01
Drawn PM
Date 31/07/26
VO
Drawn
Date
PROPOSED FIRST FLOOR PLAN



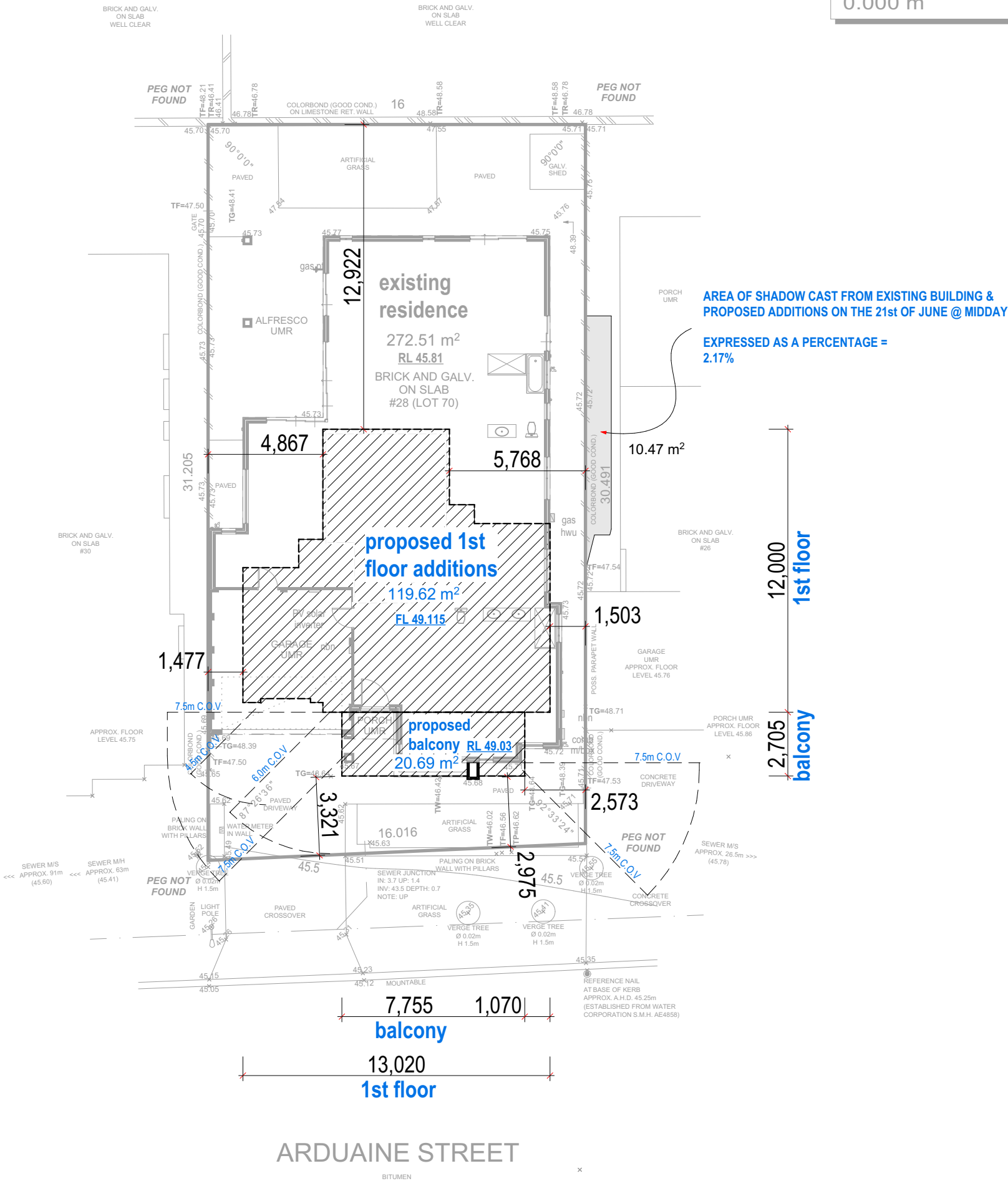


EXTENSION NOTE:
NO NEW ROOF TO GROUND FLOOR
OR EXTENDED BUILDING LINE

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

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

LOT MISCLOSE
0.000 m



87-89 Guthrie Street
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PO Box 1611
Osborne Park
Business Centre WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	651727	GPS	Lat: -31.80959795 Long: 115.8740995
CLIENT	Hiralben Patel	ORDER #	174817
ADDRESS	#28 Arduaine Street	LOT	Lot 70 (DP 412409)
SUBURB	Landsdale		
LGA	CITY OF WANNEROO	AREA	494m
DRAWN	E. Hellmrich	DATE	26 Jun 26
		VOL.	2944
		FOL.	285
		SSA	Yes

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	No

BUILDER: PROPOSED RESIDENCE FOR:
Hiralben &
CLIENT(S): Niravkumar PATEL
ADDRESS:
28 Arduaine Street,
DATE: LANDSDALE, 6065

DRAWN: PM
DESIGNED: YY
CHECKED: NAC
DATE: 31/07/26
LAST OPENED: 5/08/2026
LAST EDITED BY: parkerm

SCALE: 1:200
SHEET: 6 OF 6
SIZE: A3
RENOVATIONS
JOB NO:
174817

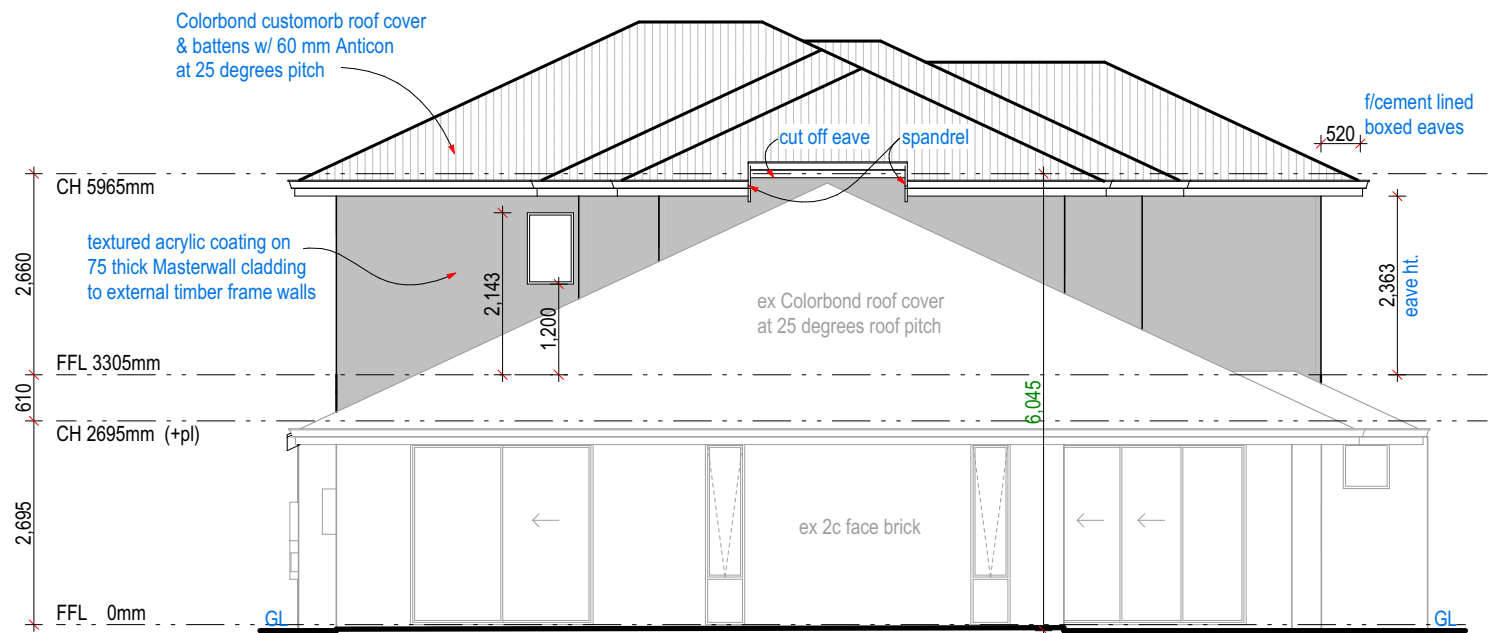
SITE PLAN



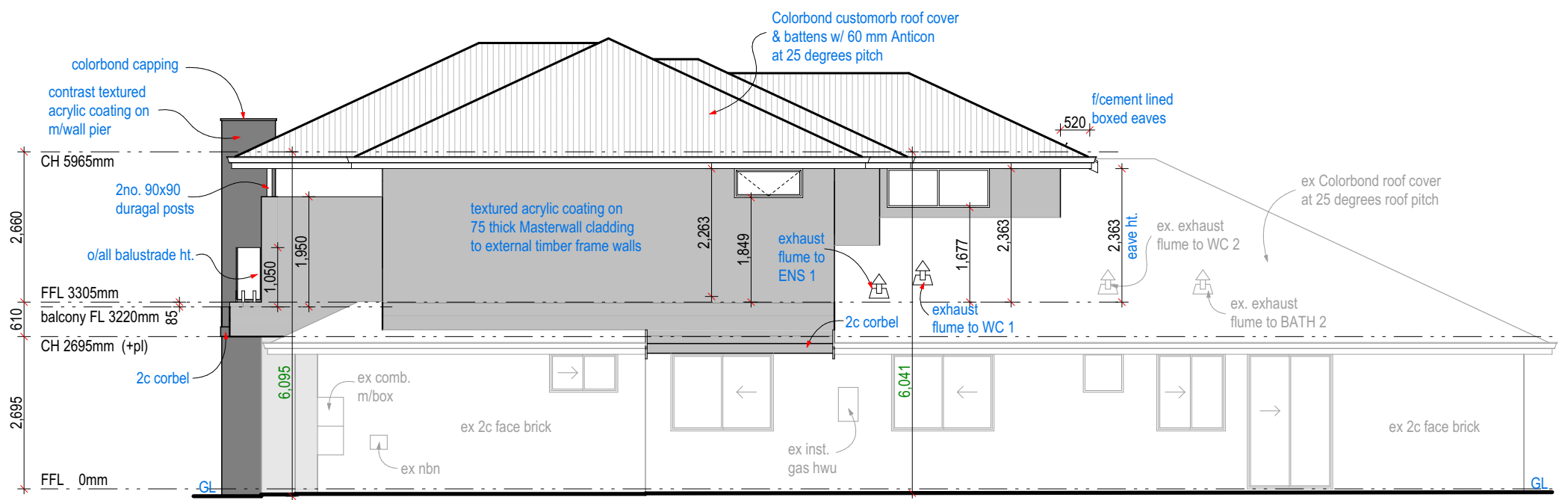
BUILT FOR YOUR LIFESTYLE

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SOUTH - ELEVATION 3



WEST - ELEVATION 4

BUILDER: _____	PROPOSED RESIDENCE FOR: Hiralben & Niravkumar PATEL	DRAWN: PM	SCALE: 1:100	VO	Drawn	Date	VO	Drawn	Date
CLIENT(S): _____	ADDRESS: 28 Arduaine Street, LANDSDALE, 6065	DESIGNED: YY	SHEET: 5 OF 6	01	PM	31/07/26			
DATE: _____		CHECKED: NAC	SIZE: A3						
		DATE: 31/07/26	RENOVATIONS						
		LAST OPENED: 5/08/2026	JOB NO:						
		LAST EDITED BY: parkerm	174817						

ELEVATIONS 3 & 4

