COTTAGE SURVEYS
LICENSED SURVEYORS

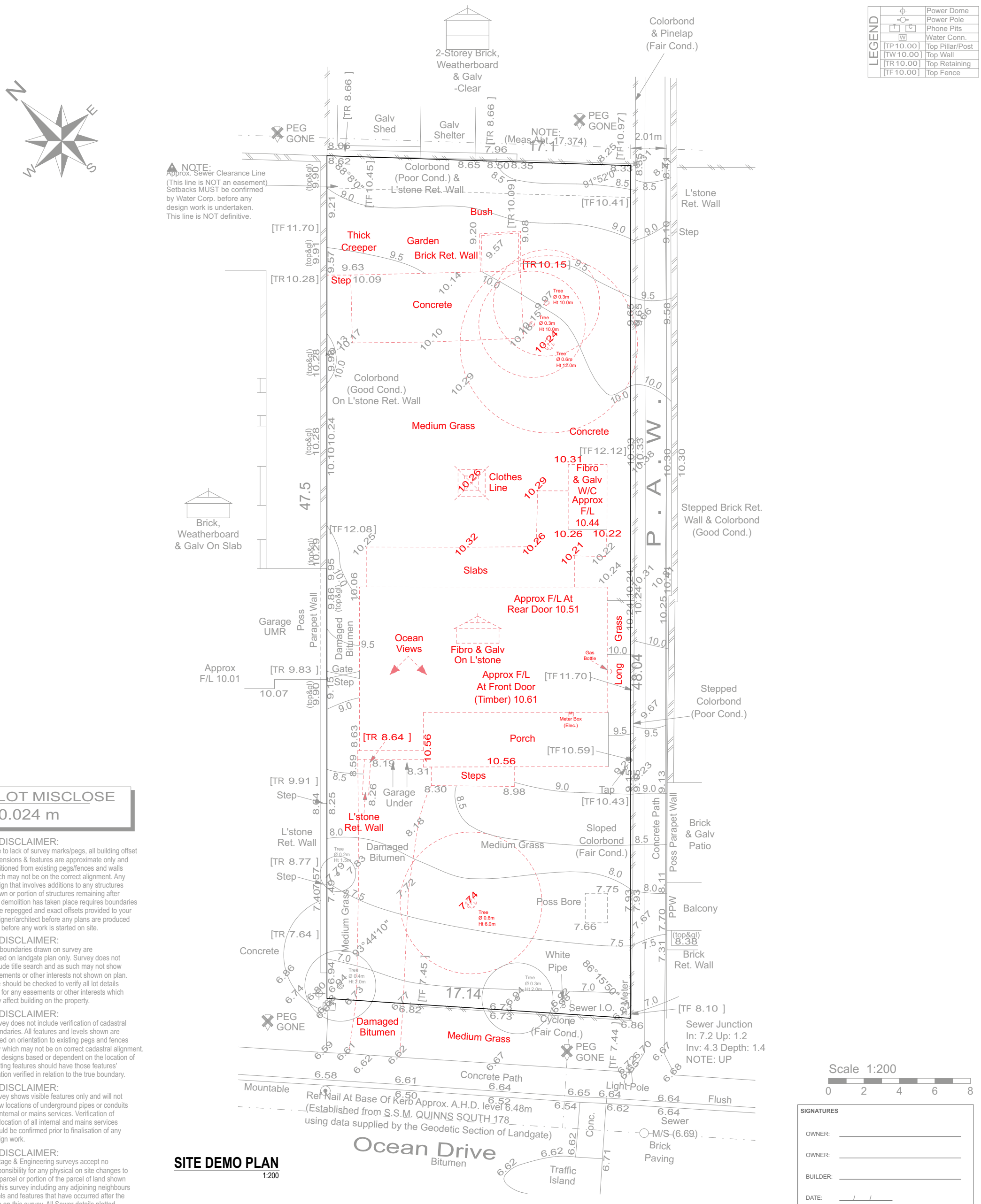
87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
Osborne Park
Business Centre WA 6917

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	528096	GPS	Lat: -31.677015 Long: 115.694264			ROADS	Bitumen
CLIENT	Macky, Teneile					KERBS	Flush / Mountable
ADDRESS	#18 Ocean Drive	LOT	Lot 9 (Plan 7318)			FOOTPATH	Concrete
SUBURB	Quinns Rocks					SOIL	Sand, L'Stone(Poss)
LGA	CITY OF WANNEROO	AREA	817m²	VOL. 1237	FOL.926	DRAINAGE	Good
DRAWN	T.Currey	DATE	24 Jun 22		SSA No	VEGETATION	Refer to Survey

ELEC.	U/Ground		
COMMS.	Yes		
WATER	Yes		
GAS	Check Alinta		
SEWER	Yes		
COASTAL	100m To Ocean (Approximate Only Confirm With Shire)		



Scale 1:200
0 2 4 6 8

SIGNATURES

OWNER: _____

OWNER: _____

BUILDER: _____

DATE: ___/___/___

LOT MISCLOSE
0.024 m

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.

SITE DEMO PLAN
1:200

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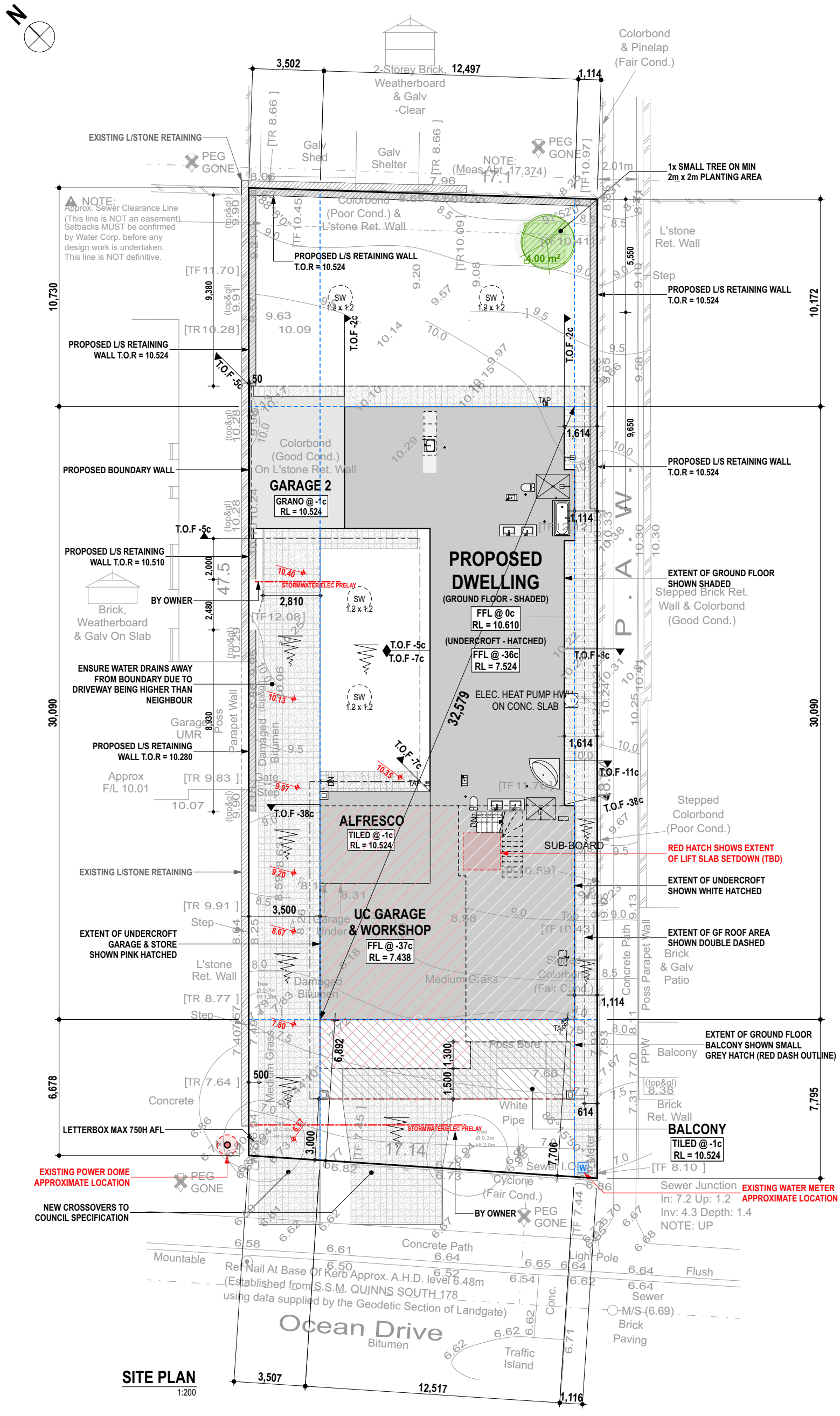
IN COLLABORATION WITH CONTEMPO DESIGN
U31, 159 Walcott St. Mt. Lawley
E: email@contempo.design
W: www.contempo.design
M: 0433 255 725

REV	REVISION	BY	DATE
A	REDRAW & BUILDING PERMIT	WM	24/06/2026
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C	AMENDMENTS	MR	22/07/2026
D	CLIENT AMENDMENTS	MR	10/08/2026
E	GLAZING NOTES	MR	11/08/2026
F	ADD SURVEY & AMENDMENTS	MR	13/08/2026
G	DA ONLY SET, AMEND RETAINING WALL HEIGHTS	MR	24/08/2026

TITLE: SITE DEMO PLAN
CLIENT: #####
ADDRESS: LOT 9 (#18) OCEAN DRIVE QUINNS ROCKS
SHIRE: CITY OF WANNEROO

JOB No. 3830
SIZE ISO A3
SCALE 1:200
SHEET A.01
REV. G

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SITE PLAN
1:200

SITE COVERAGE

ZONED	R20
% ALLOWED	50%
SITE AREA	817.16m²
SITE COVER	296.75m²

SITE COV. =36.3%

SUPERVISOR & TRADES NOTE:
BAL 12.5 BUSHFIRE PRONE AREA

WIND CLASSIFICATION = N3
SITE CLASSIFICATION = CLASS A
COASTAL CONDITIONS = R4
(REFER ENGINEER'S SITE CLASSIFICATION REPORT FOR DETAILS)

ALL PAVING BY OWNER
REFER LANDSCAPE PLAN

CONCRETOR NOTE:
- PROVIDE 25mm SLAB SETDOWN TO WET AREAS
- PROVIDE ADDITIONAL 30mm SLAB SETDOWN TO SHOWER RECESS.
- PROVIDE REFLUX VALVE TO HOBLESS SHR.
- **INSTALL ELECTRICAL & PLUMBING PRELAY TO KITCHEN ISLAND BENCH PRIOR TO CONCRETE POUR.**
- ALL EXTERNAL BRICK PIER FOOTINGS TO BE AT -3c U.N.O.
- DROP FOOTINGS AS INDICATED
- PROVIDE SLAB THICKENINGS AS INDICATED ON ENGINEER'S STRUCTURAL DRAWINGS
- OFFSET FOOTING FLUSH WITH BRICKWORK DIRECTLY BELOW METERBOX.
- COLUMN AND BEAM LOCATIONS TO BE CONFIRMED WITH ENGINEER DRAWINGS PRIOR TO COMMENCING WORK

TERMITE MANAGEMENT NOTE:
- APPLY CHEMICAL TERMITE SOIL BARRIER TREATMENT AND A PHYSICAL TERMI-MESH BARRIER TO ALL SLAB PENETRATIONS, CONTROL JOINTS AND BOUNDARY WALLS IN ACCORDANCE WITH AS3660.1 AND MANUFACTURERS SPECIFICATIONS. IN ADDITION, ALL ROOF TIMBERS USED TO BE H2 PRESERVATIVE TREATED IN ACCORDANCE WITH AS1604.

EXTERNAL SURFACES DRAINAGE NOTE:
- UNLESS THE DESIGN AND INSTALLATION OF SURFACE DRAINAGE SYSTEMS SATISFY SECTION 5 & 6 OF AS/NZS 3500.3, ALL IMPERVIOUS EXTERNAL SURFACES INCLUDING BALCONIES SHALL BE NO LESS THAN 50mm BELOW INTERNAL SLAB LEVEL, UNLESS A CHANNEL GRATE DRAIN IS PROVIDED BETWEEN THE EXTERNAL WALL AND THE ADJACENT EXTERNAL SURFACE AREA.
- ALL IMPERVIOUS EXTERNAL SURFACES ON GROUND SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM 1:40 SLOPE.
- IMPERVIOUS BALCONY SURFACES SHALL HAVE A MINIMUM 1:100 FALL TOWARDS FLOOR WASTES.

STORMWATER NOTE:
- STORMWATER DRAINAGE IN ACCORDANCE WITH H2D2 & H2D6 OF NCC 2022 AND PART 3.3.2 & 7 OF THE ABCB HOUSING PROVISIONS STANDARD 2022
- ALL STORMWATER DRAINAGE INCLUDING CHANNEL GRATES, SHALL BE CONNECTED TO SOAKWELL SYSTEM IN ACCORDANCE WITH AS 3500.3
- SOAKWELL LOCATIONS SHOWN AS A GUIDE ONLY. CONTRACTOR TO CONFIRM LOCATIONS ON SITE.

SOAKWELL CALCULATIONS:

Soak Well Type	No.	
SW 1200x1200	4	5.4 m3
Total Capacity		5.4 m3
Roof Area GF		429.1 m2
Total Area		**429.1 m2**
Capacity Required (Area x 0.0125)		**5.4 m3**
Extra Capacity Provided		**0.1 m3**

SIGNATURES

OWNER: _____

OWNER: _____

BUILDER: _____

DATE: ___/___/___

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W www.westcoastresidential.com.au

Registered Builder No. 14290

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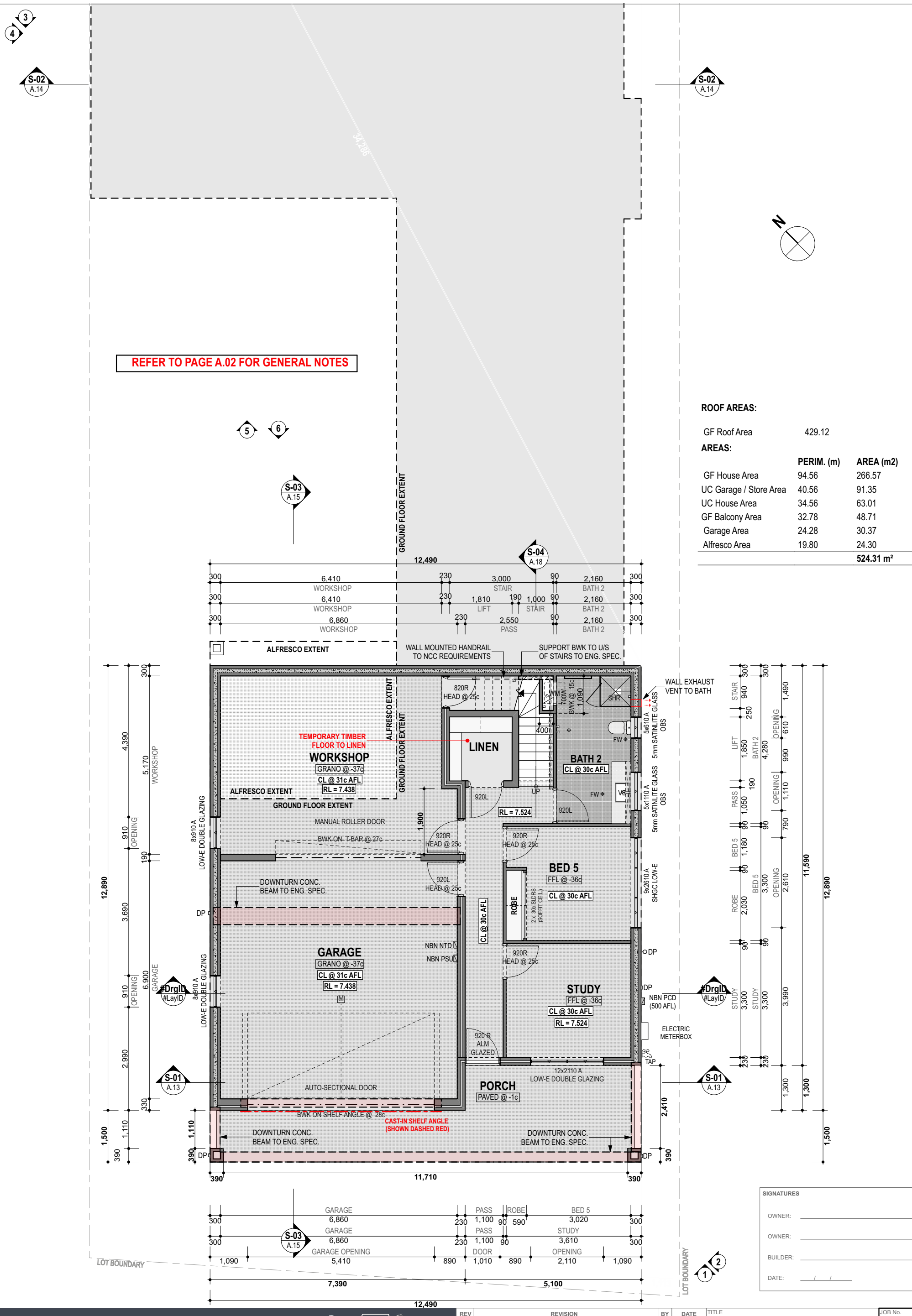
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F	ADD SURVEY & AMENDMENTS	MR	13/08/2026
G	DA ONLY SET, AMEND RETAINING WALL HEIGHTS	MR	24/08/2026

TITLE: SITE PLAN
CLIENT: #####
ADDRESS: LOT 9 (#18) OCEAN DRIVE QUINNS ROCKS
SHIRE: CITY OF WANNEROO

JOB No. 3830
SIZE: ISO A3
SCALE: 1:200
SHEET: A.02
REV.: G

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ROOF AREAS:

GF Roof Area	429.12

AREAS:

	PERIM. (m)	AREA (m2)
GF House Area	94.56	266.57
UC Garage / Store Area	40.56	91.35
UC House Area	34.56	63.01
GF Balcony Area	32.78	48.71
Garage Area	24.28	30.37
Alfresco Area	19.80	24.30
		524.31 m²

SIGNATURES

OWNER: _____

OWNER: _____

BUILDER: _____

DATE: ___/___/___

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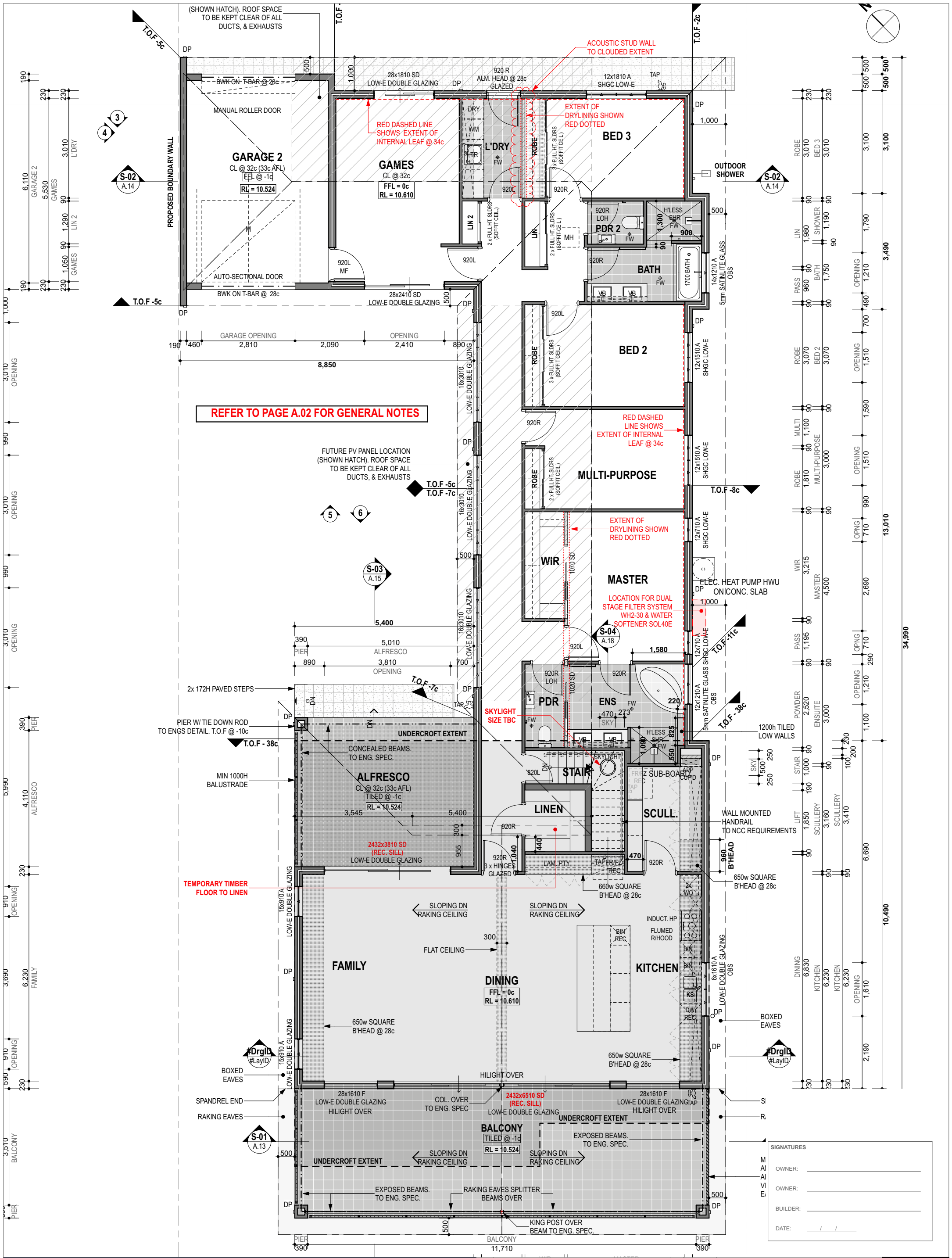
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F	ADD SURVEY & AMENDMENTS	MR	13/08/2026
G	DA ONLY SET, AMEND RETAINING WALL HEIGHTS	MR	24/08/2026

TITLE: UNDERCROFT PLAN
CLIENT: #####
ADDRESS: LOT 9 (#18) OCEAN DRIVE QUINNS ROCKS
SHIRE: CITY OF WANNEROO

JOB No. 3830
SIZE: ISO A3
SCALE: 1:100
SHEET: A.03
REV.: G

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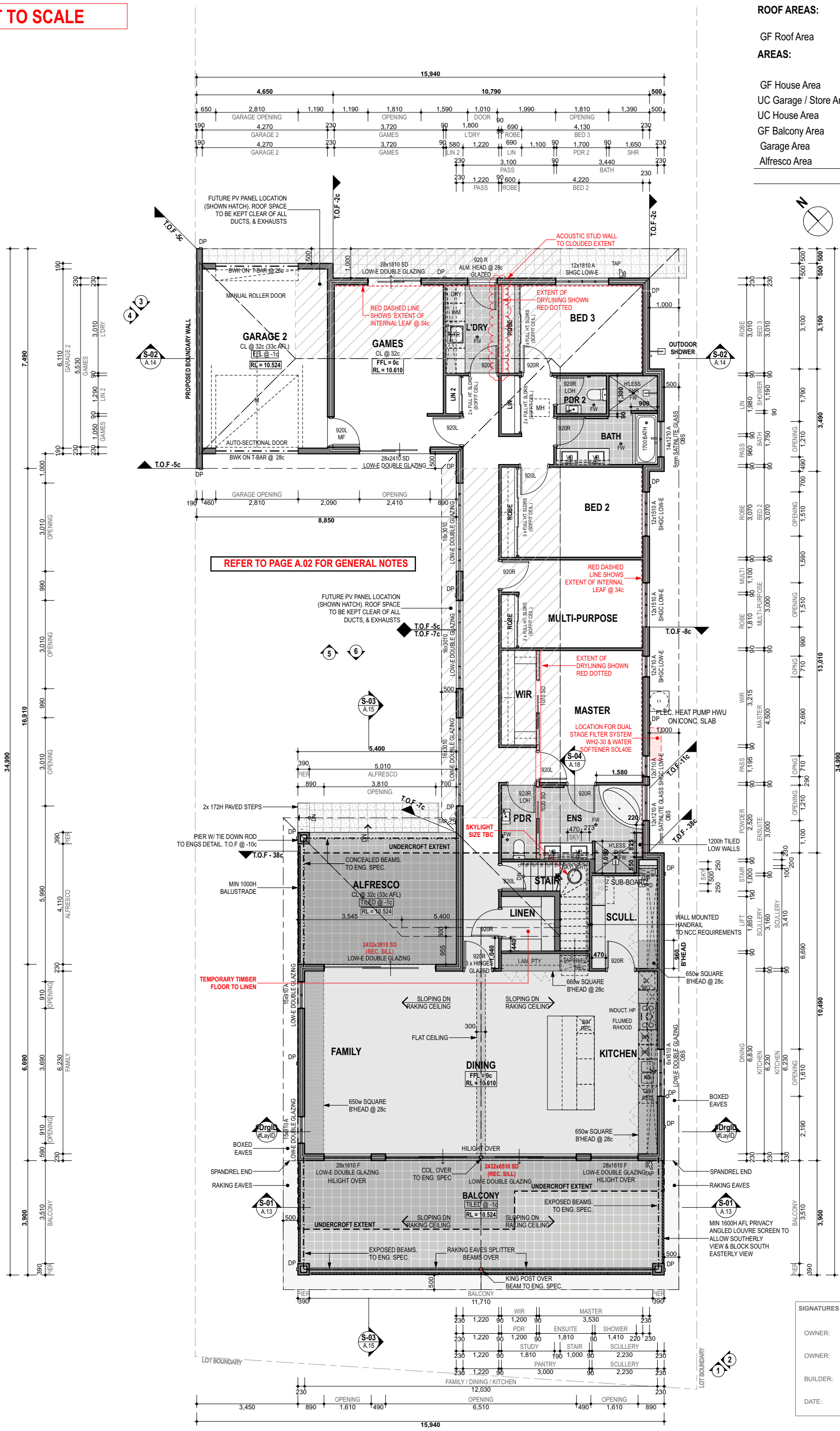
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TITLE: GROUND FLOOR PLAN
CLIENT: #####
ADDRESS: LOT 9 (#18) OCEAN DRIVE QUINNS ROCKS
SHIRE: CITY OF WANNEROO

JOB No. 3830
SIZE: ISO A3
SCALE: 1:100
SHEET: A.04
REV.: G

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NOT TO SCALE



ROOF AREAS:

GF Roof Area	429.12

AREAS:

	PERIM. (m)	AREA (m2)
GF House Area	94.56	266.57
UC Garage / Store Area	40.56	91.35
UC House Area	34.56	63.01
GF Balcony Area	32.78	48.71
Garage Area	24.28	30.37
Alfresco Area	19.80	24.30
		524.31 m²

SIGNATURES

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OWNER: _____

BUILDER: _____

DATE: ___/___/___

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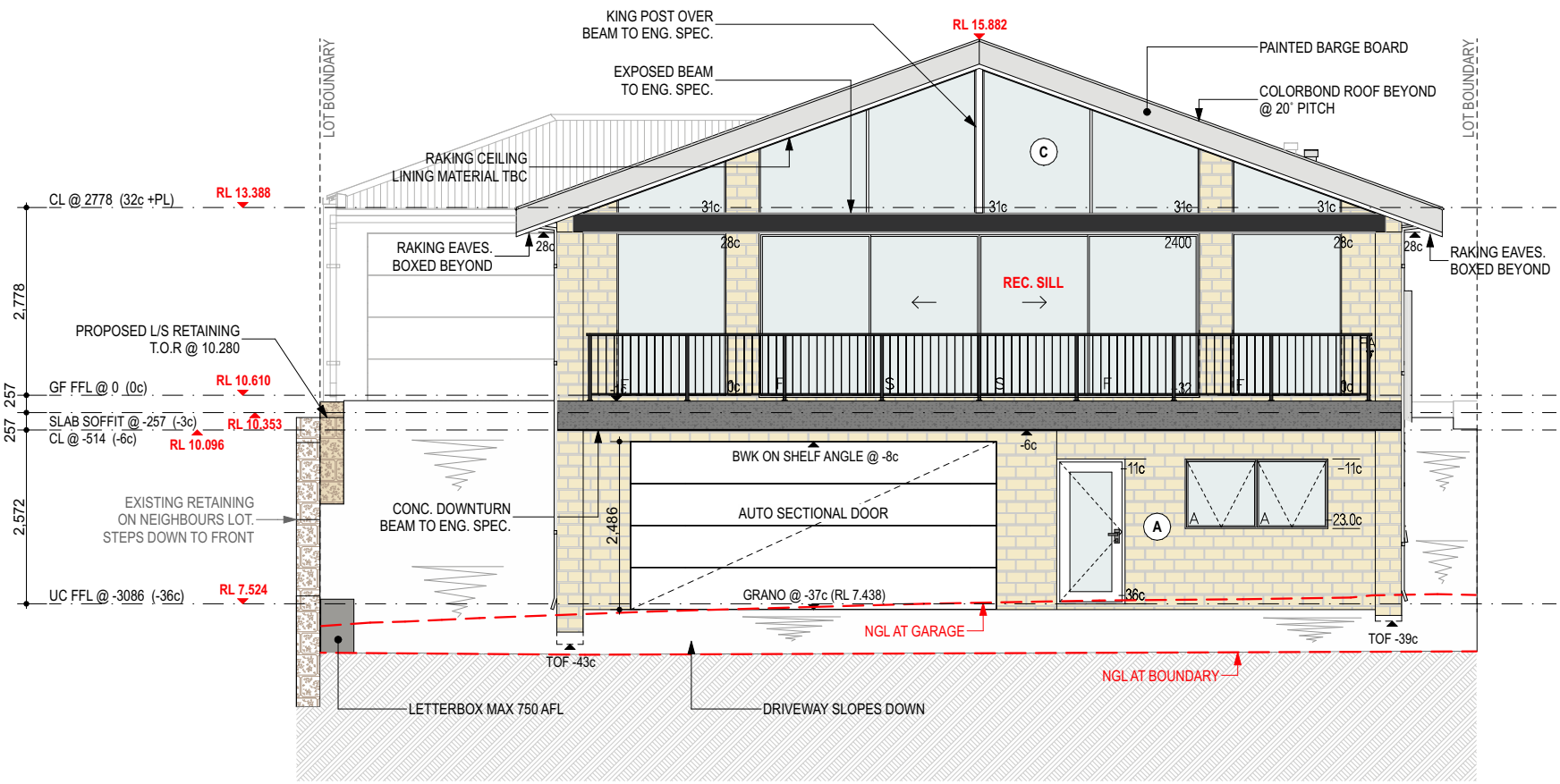
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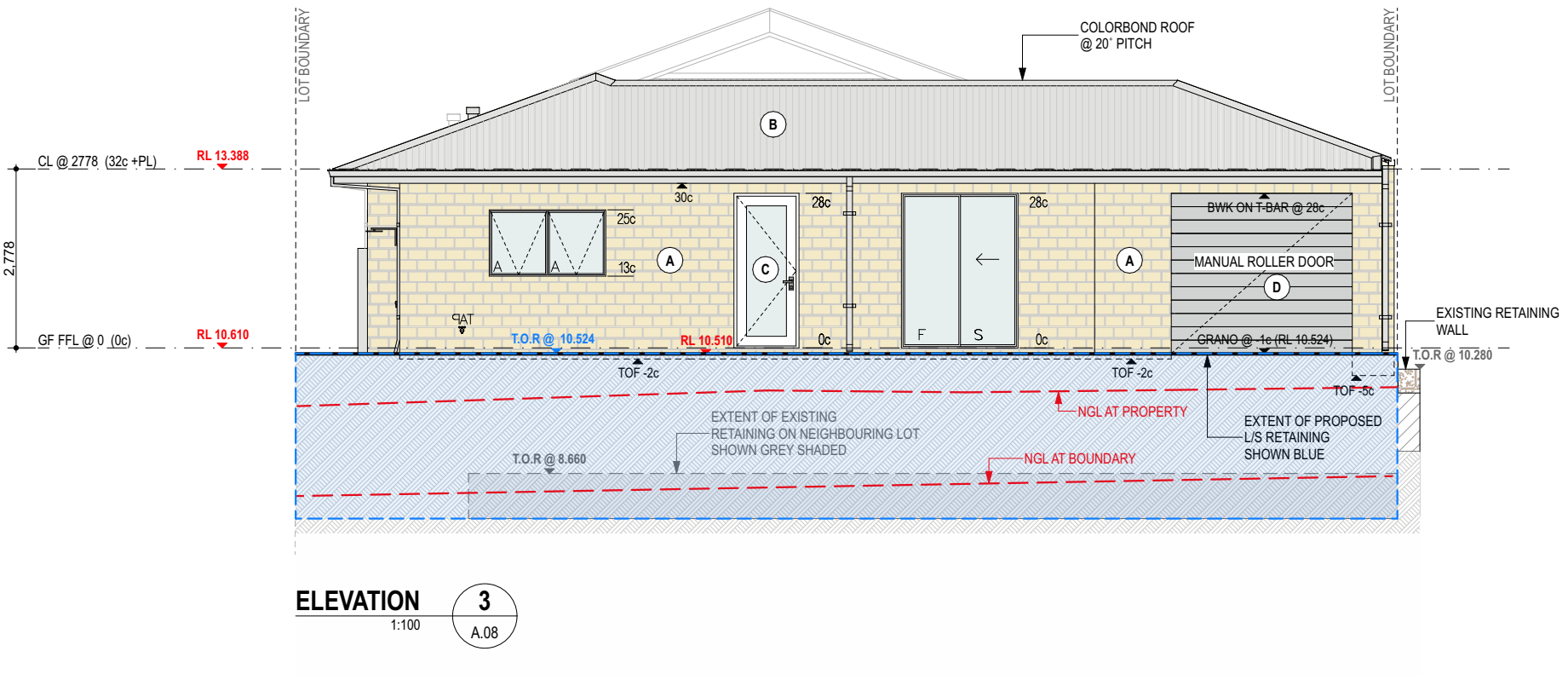
TITLE: GROUND FLOOR PLAN NTS
CLIENT: #####
ADDRESS: LOT 9 (#18) OCEAN DRIVE QUINNS ROCKS
SHIRE: CITY OF WANNEROO

JOB No. 3830
SIZE: ISO A3
SCALE: NTS
SHEET: A.05
REV.: G

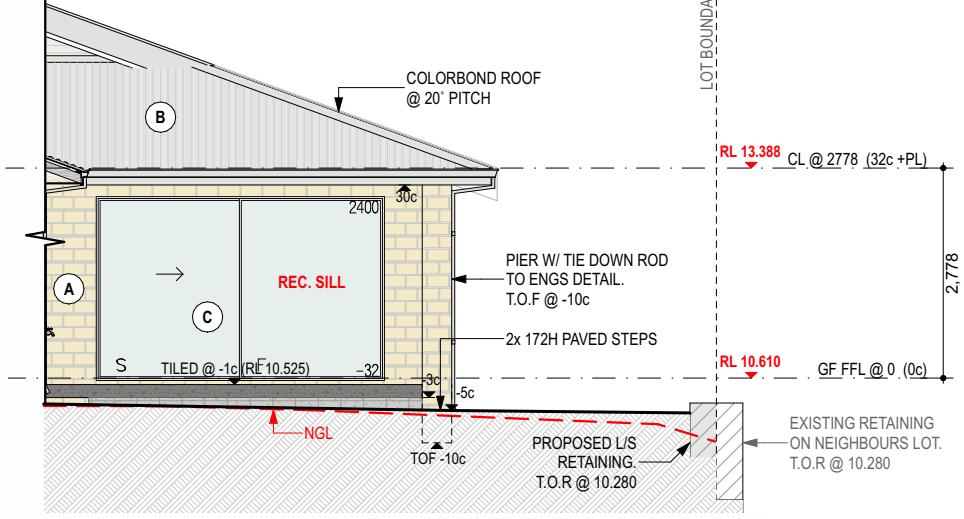
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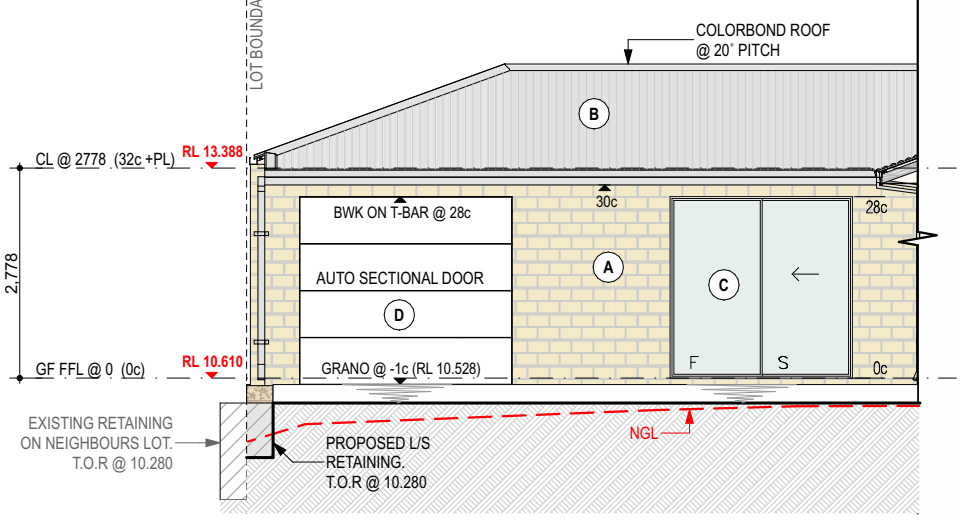
ELEVATION 1
1:100 — A.08



ELEVATION 3
1:100 — A.08



ELEVATION 6
1:100 — A.09



ELEVATION 5
1:100 — A.09

MATERIAL SCHEDULE

REFER ADENDA FOR SELECTED COLOURS & FINISHES

- (A) 2c FACE BRICK — COLOUR: CREAM
- (B) COLORBOND ROOF COVER & PLUMBING — COLOUR: GREY
- (C) ALUMINIUM WINDOW & DOOR FRAMES — COLOUR: WHITE
- (D) GARAGE DOOR — COLOUR: GREY

BRICKLAYER NOTES:

- CONFIRM ENGINEER'S TIE DOWN PROVISIONS PRIOR TO COMMENCEMENT.
- CONFIRM ENGINEER'S WALL BRACING PROVISIONS PRIOR TO ANY WALL CONSTRUCTION.
- PROVIDE ALCOR CAVITY FLASHING TO ALL GROUND FLOOR WINDOW AND DOOR HEADERS.
- PROVIDE ALCOR CAVITY FLASHING TO ALL UPPER FLOOR WINDOW AND DOOR SILLS.

SUPERVISOR & TRADES NOTE:

BAL TBC BUSHFIRE PRONE AREA

SIGNATURES

OWNER: _____

OWNER: _____

BUILDER: _____

DATE: ___/___/___

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TITLE: ELEVATIONS
CLIENT: #####
ADDRESS: LOT 9 (#18) OCEAN DRIVE QUINNS ROCKS
SHIRE: CITY OF WANNEROO

JOB No. 3830
SIZE: ISO A3
SCALE: 1:100
SHEET: A.06
REV.: G

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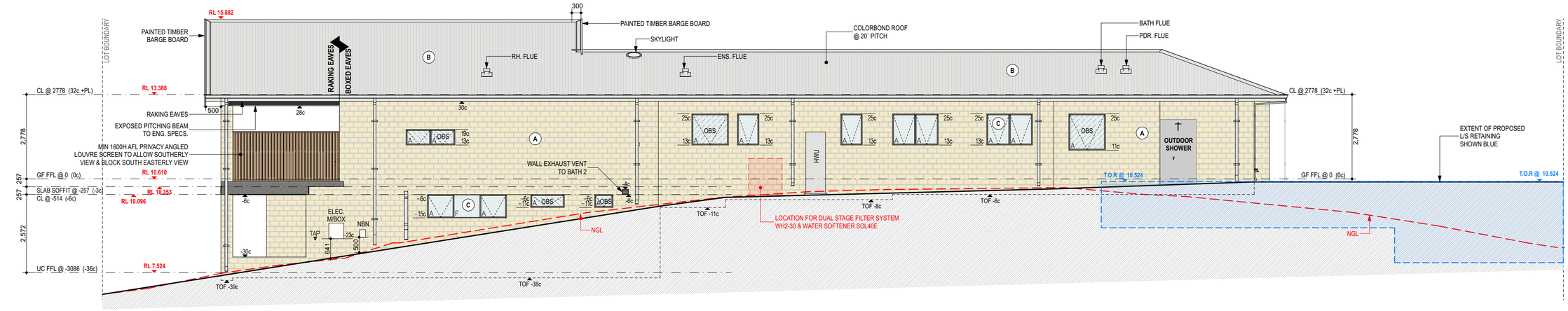
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SUPERVISOR & TRADES NOTE:
BAL TBC BUSHFIRE PRONE AREA

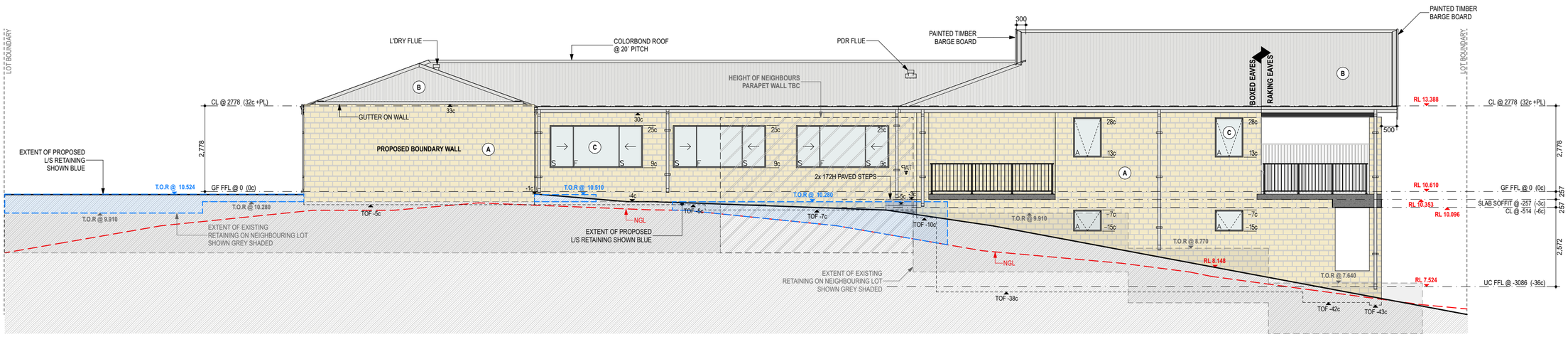
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- (B) COLORBOND ROOF COVER & PLUMBING — COLOUR: GREY
- (C) ALUMINIUM WINDOW & DOOR FRAMES — COLOUR: WHITE
- (D) GARAGE DOOR — COLOUR: GREY



ELEVATION 2 — 1:100 — A.09



ELEVATION 4 — 1:100 — A.09

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CLIENT: ######
ADDRESS: LOT 9 (#18) OCEAN DRIVE QUINNS ROCKS
SHIRE: CITY OF WANNEROO

JOB No. J26-035
SIZE ISO A2
SCALE 1:100
SHEET A.07
REV. G

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OWNER: _____

OWNER: _____

BUILDER: _____

DATE: / /