

DEMOLITION NOTE:
DEMOLITION WORKS AND SITE
CLEARING BY OWNER ITEMS
SHOWN DASHED TO BE
DEMOLISHED PRIOR TO
COMMENCEMENT OF CONSTRUCTION

DEMOLITION NOTE:
- ALL STRUCTURES TO BE REMOVED
MADE GOOD AND SAFE
- ALL SERVICES TO BE REMOVED &/OR
RELOCATED TO BE SEALED, CAPPED AND
MADE SAFE

LOT MISCLOSE
0.000m

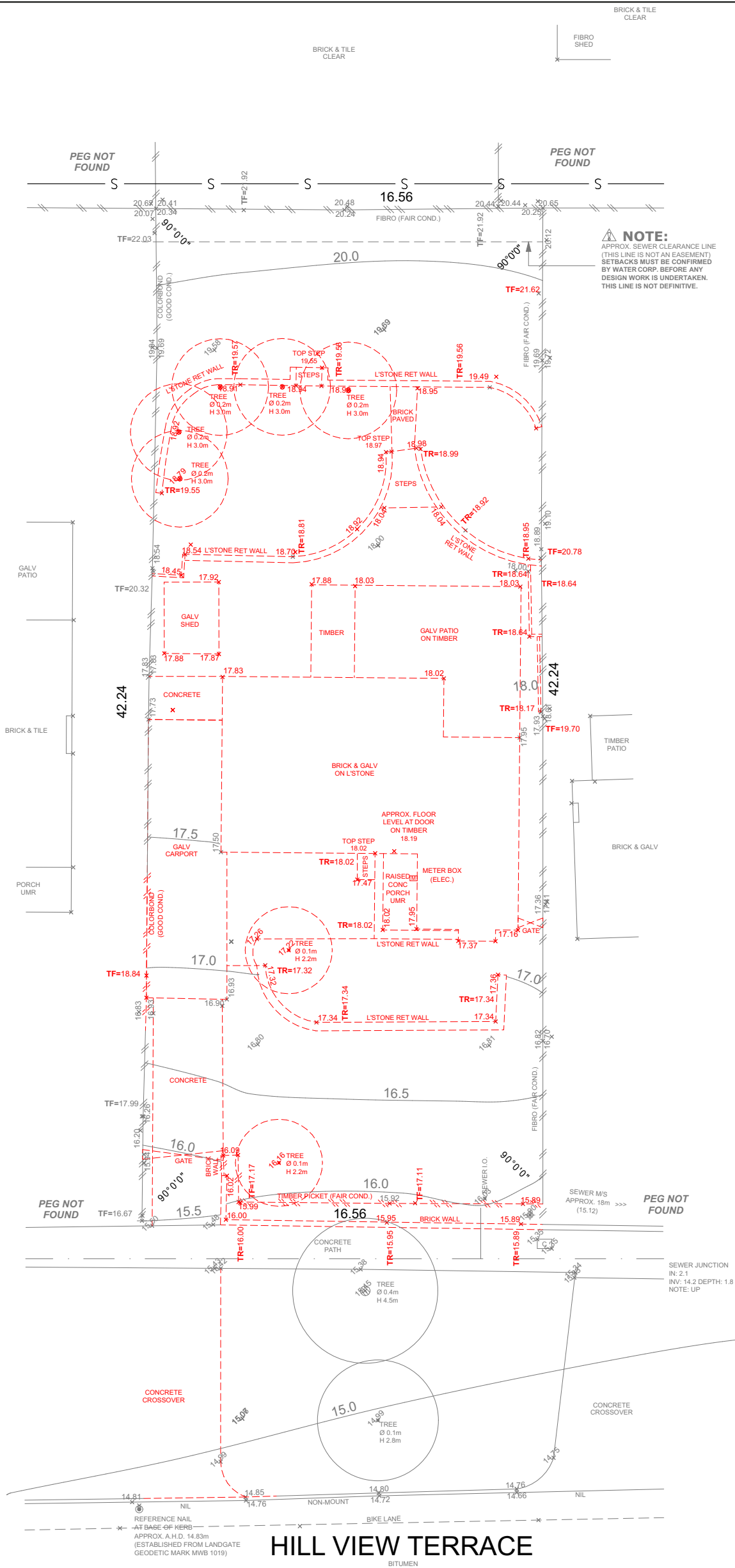
⚠ DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after 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.

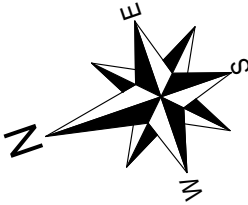
⚠ DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

⚠ 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.



Lot 110 Hill View| St. James

+	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



Scale 1:200
0 2 4 6 8

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 # 627793
CLIENT [REDACTED]
ADDRESS #110 Hill View Terrace
SUBURB St James
LGA TOWN OF VICTORIA PARK
DRAWN [REDACTED]
GPS Lat: -32.001648
Long: 115.903396
LOT Lot 580 (Plan 6418)
AREA 701m² VOL. 1209 FOL.355
DATE 25 Nov 25
SSA No

ROADS	Bitumen	ELEC.	U/Ground
KERBS	Non-Mount / Nil	COMMS.	Yes
FOOTPATH	Concrete	WATER	Yes
SOIL	See Survey	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	Light Grass Cover	COASTAL	No (Approximate Only Confirm With Shire)

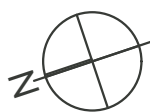
nhbb
new home
building brokers

Client Address:
Lot 110 Hill View | St. James

REVISION DESCRIPTION	REV.	REV. DATE
SKETCH DESIGN	A	23/02/2026
Developer's Approval	B	03/04/2026
RFI	C	13/07/2026

Reference:
Site Survey w/- Demo

Sheet No: 1
Scale: 1:200 @A3
Job No: TBA



nhbb

BUILDERS LOGO

THIS PLAN SHALL REMAIN THE SOLE PROPERTY OF AND MUST NOT BE GIVEN, LENT, RESOLD HIRED OUT, COPIED OR OTHERWISE DISPOSED WITHOUT THE PERMISSION IN WRITING FORM.
© COPYRIGHT

TERMITE MANGEMENT NOTE:

1. TERMITE TREATMENT MANAGEMENT WILL BE IN ACCORDANCE WITH NCC VOLUME 2 & ABCB HOUSING PROVISIONS PART 3.4 AND AS3660.1:2014 THROUGH THE USE OF TERMITE RESISTANT MATERIALS FOR ALL PRIMARY BUILDING ELEMENTS.
2. OWNER PLEASE NOTE, FOLLOW UP APPLICATIONS WILL BE REQUIRED AS PER TERMITE MANAGEMENT SPECIFICATION.

STORMWATER NOTE:

1. ALL DOWNPIPES CONNECTED TO SOAKWELL WITH PVC STORM WATER PIPE
2. STORMWATER AND ANY OTHER WATER RUN-OFF FROM BUILDINGS AND/OR PAVED AREAS MUST BE COLLECTED AND RETAINED ON SITE

NOTE:

HOBLESS SHOWERS REFLUX VALVE INCLUDED

NOTE:

TBA WIND CLASSIFICATION
TBA CORROSION CLASSIFICATION

SITE COVERAGE

ZONED R20
% ALLOWED 50%
SITE AREA 699.49m²
SITE COV.AREA 314.50m²

SITE COV.=45.0%

Soak Well Type	No.	
SW 1500x1200	3	6.4 m3
Total Capacity		6.4 m3
Roof Area GF		388.5 m2
Paved Area		49.4 m2
Total Area		437.9 m2
Capacity Required (Area x 0.0125)		5.5 m3
Extra Capacity Provided		0.9 m3

LOT MISCLOSE
0.000m

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:

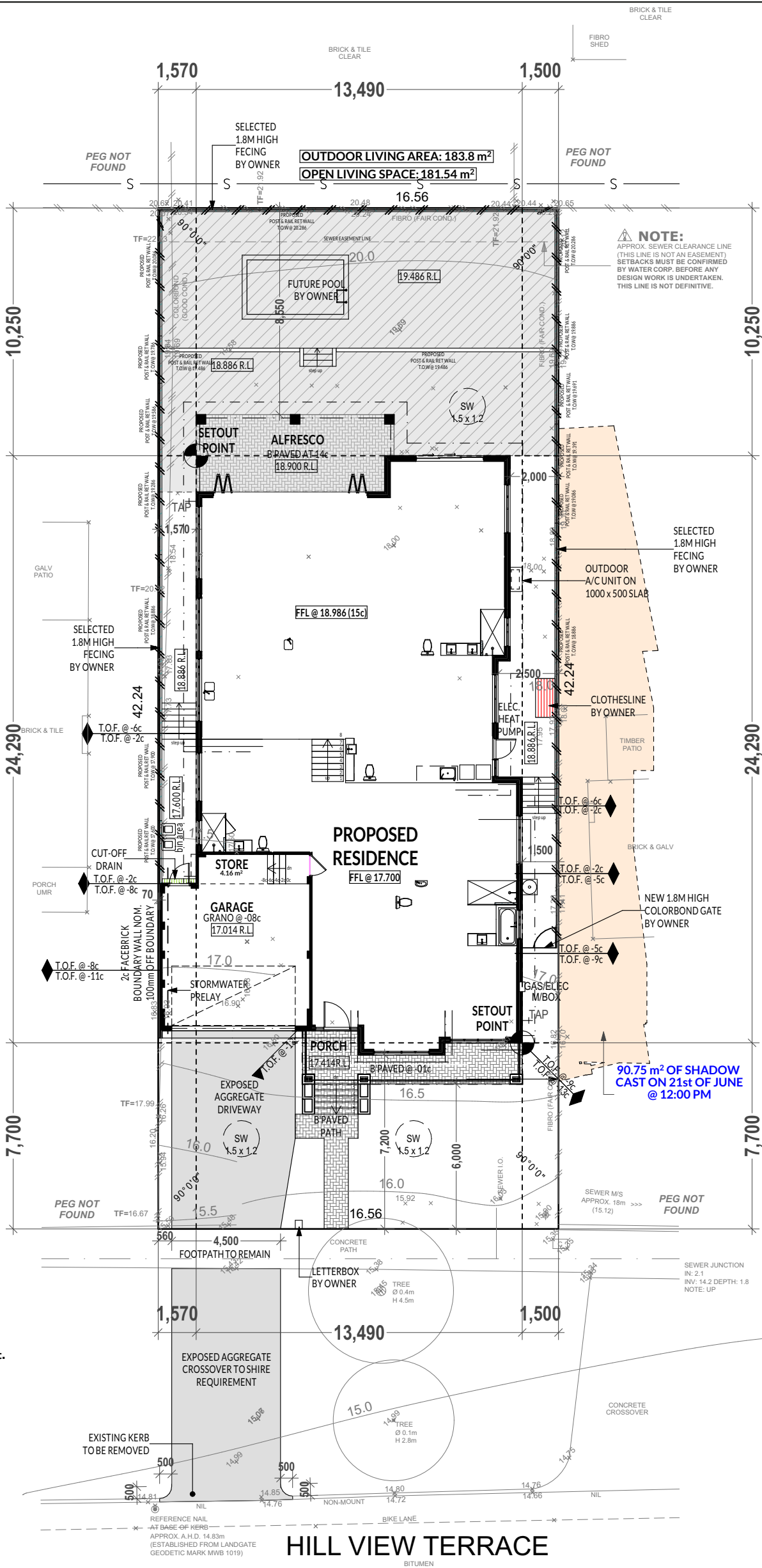
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location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

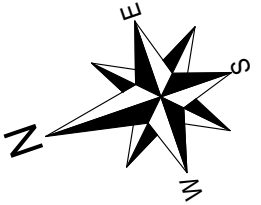
DISCLAIMER:

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.

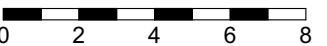


Lot 110 Hill View| St. James

LEGEND	
+	POWER DOME
○	POWER POLE
□	PHONE PIT
□	WATER CONN.
TP=10.00	TOP PILLAR/POST
TW=10.00	TOP WALL
TR=10.00	TOP RETAINING
TF=10.00	TOP FENCE



Scale 1:200



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 # 627793
CLIENT [REDACTED]
ADDRESS #110 Hill View Terrace
SUBURB St James
LGA TOWN OF VICTORIA PARK
DRAWN [REDACTED]

GPS Lat: -32.001648
Long: 115.903396
LOT Lot 580 (Plan 6418)
AREA 701m² VOL. 1209 FOL.355
DATE 25 Nov 25 SSA No

ROADS	Bitumen	ELEC.	U/Ground
KERBS	Non-Mount / Nil	COMMS.	Yes
FOOTPATH	Concrete	WATER	Yes
SOIL	See Survey	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	Light Grass Cover	COASTAL	No (Approximate Only Confirm With Shire)

nhbb
new home
building brokers

Client Name:

Client Address:

Lot 110 Hill View | St. James

REVISION DESCRIPTION	REV.	REV. DATE
SKETCH DESIGN	A	23/02/2026
Developer's Approval	B	03/04/2026
RFI	C	13/07/2026

Reference:
Site Plan



nhbb

BUILDERS LOGO

THIS PLAN SHALL REMAIN THE SOLE PROPERTY OF AND MUST NOT BE GIVEN, LENT, RESOLD HIRED OUT, COPIED OR OTHERWISE DISPOSED WITHOUT THE PERMISSION IN WRITING FORM.
© COPYRIGHT

SYMBOL	BOTANICAL NAME	POT SIZE	HEIGHT	SPREAD AT MATURITY (m)
	ACACIA COGNATA LIMELIGHT	175mm	0.3 to 0.8	0.3 to 0.5
	MYER LEMON	40LT	0.6 to 1	0.2 to 0.6
	SUB LIME	40LT	0.3 to 0.8	to 1
	KALAMATA OLIVE	40LT	0.4 to 1	0.5 to 1
	HIBISCUSS TILIACEUS RUBA	200mm	0.6 to 1	0.2 to 0.6
	WESTRIGIA ZENA	175mm	0.3 to 0.8	to 1
	TWIGGY HEATH MYRTLE	150mm	upto 0.3	to 0.5
	PYRUS CHANTECLEER	90LT	to 2m	2 to 4
LANDSCAPE LEGEND:				
	LAWN			
	MULCH			
	EXPOSED AGGREGATE			
	PAVING ON COMPACTED SAND BASE			
	PVC RETICULATION LINE			

NOTES:

- ALL PLANTS TO BE SELECTED FROM NATIVE NURSERY SPECIALIST
- ALL PLANTS TO BE WATERED IN AFTER PLANTING
- APPLY MULCH SURROUND TO ALL PLANT BEDS IRRIGATION
- FULLY AUTOMATIC SYSTEM WITH DUAL PROGRAMMED RAINMASTER CONTROLLER INSTALLED CONNECTED TO SCHEME WATER
- NEDAFIM PC STAKES INSTALLED TO ALL PLANTS
- DUAL CHECK VALVE INSTALLED BY A LICENCED PLUMBER
- AFTER INSTALLATION, SYSTEM WILL BE SET TO WATER CORPORATION ROSTER
- ALLOW FOR 90ØPVC CONDUIT UNDER PAVED DRIVEWAYS TURF (IF APPLICABLE)
- WINTERGREEN ROLL-ONTURF INSTALLED AS DRAWN ON PLAN
- LAWN STARTER PELLETS APPLIED TO LAWN AREAS AND TURF COMPACTED AFTER INSTALLATION MULCH
- COARSE PINE BARK MULCH APPLIED TO ALL GARDEN AREAS (75mm THICK) VERGE LANDSCAPING
- MAINTAINED LAWN TO VERGE INCLUDING NOMINATED PLANT SPECIES @ 2m CENTRES TO EDGE OF BOUNDARY WITH SUB-SURFACE IRRIGATION BY OWNER TO COUNCIL REQUIREMENTS.

STREET SETBACK PAVING PERCENTAGE

STREET SETBACK AREA = 99.36m² (50% = 49.68m²)
PAVING/IMPERVIOUS SURFACE AREA = 39.37m² (39.62%)

LOT MISCLOSE
0.000m

⚠️ 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.

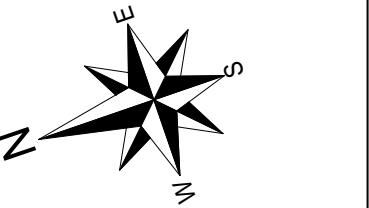
⚠️ DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

⚠️ 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.



Lot 110 Hill View | St. James

	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

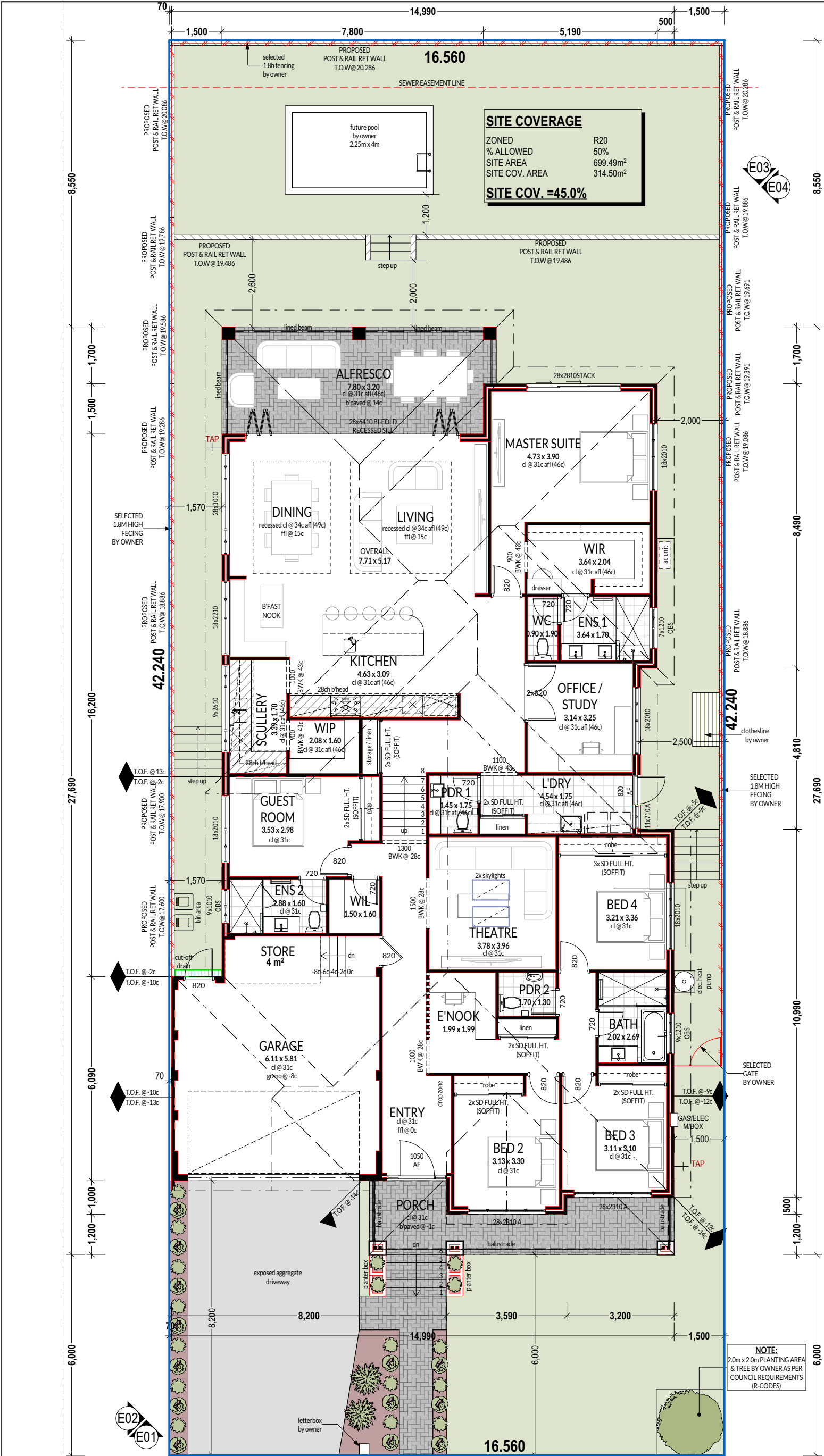


Scale 1:200

0 2 4 6 8

COTTAGE SURVEYS LICENSED SURVEYORS	87-89 Guthrie Street Osborne Park, WA 6017	JOB # 627793	GPS Lat: -32.001648 Long: 115.903396	ROADS Bitumen	ELEC. U/Ground
	PO Box 1611 Osborne Park Business Centre WA 6917	CLIENT [REDACTED]	LOT Lot 580 (Plan 6418)	KERBS Non-Mount / Nil	COMMS. Yes
P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au		ADDRESS #110 Hill View Terrace		FOOTPATH Concrete	WATER Yes
		SUBURB St James		SOIL See Survey	GAS Check Alinta
		LGA TOWN OF VICTORIA PARK	AREA 701m ² VOL. 1209 FOL.355	DRAINAGE Good	SEWER Yes
		DRAWN [REDACTED]	DATE 25 Nov 25 SSA No	VEGETATION Light Grass Cover	COASTAL No (Approximate Only Confirm With Shire)

	Client Name:	REVISION DESCRIPTION	REV.	REV. DATE	Reference:	Sheet No:	Scale: 1:200 @ A3
	Client Address:	RF1	C	13/07/2026	Landscaping Plan	3	Job No: TBA
	Lot 110 Hill View St. James						THIS PLAN SHALL REMAIN THE SOLE PROPERTY OF AND MUST NOT BE GIVEN, LENT, RESOLD HIRED OUT, COPIED OR OTHERWISE DISPOSED WITHOUT THE PERMISSION IN WRITING FORM. © COPYRIGHT



Lot 110 Hill View| St. James

Floor Areas		
Location	Area	Perimeter
porch	14.81	23.58
alfresco	25.62	22.78
garage/store	43.44	27.00
gf house	271.05	77.56
	354.92 m ²	150.92 m

Roof Area		
Location	GF Ceiling	GF Ceiling
Pitch	25° 0' 0"	2° 0' 0"
Area [m2 on the flat]	373.70	14.82
Area [m2 on the rake]	412.32	14.82

nhbb
new home
building brokers

Client Name:

Client Address:

Lot 110 Hill View | St. James

REVISION DESCRIPTION

SKETCH DESIGN
Developer's Approval
RFI

REV.

REV. DATE

A
B
C

23/02/2026
03/04/2026
13/07/2026

Reference:

Ground Floor plan

Sheet No:

4

Scale:1:120 @A3

Job No: TBA



nhbb

BUILDERS LOGO

THIS PLAN SHALL REMAIN THE SOLE PROPERTY OF AND MUST NOT BE GIVEN, LENT, RESOLD HIRED OUT, COPIED OR OTHERWISE DISPOSED WITHOUT THE PERMISSION IN WRITING FORM.
© COPYRIGHT

