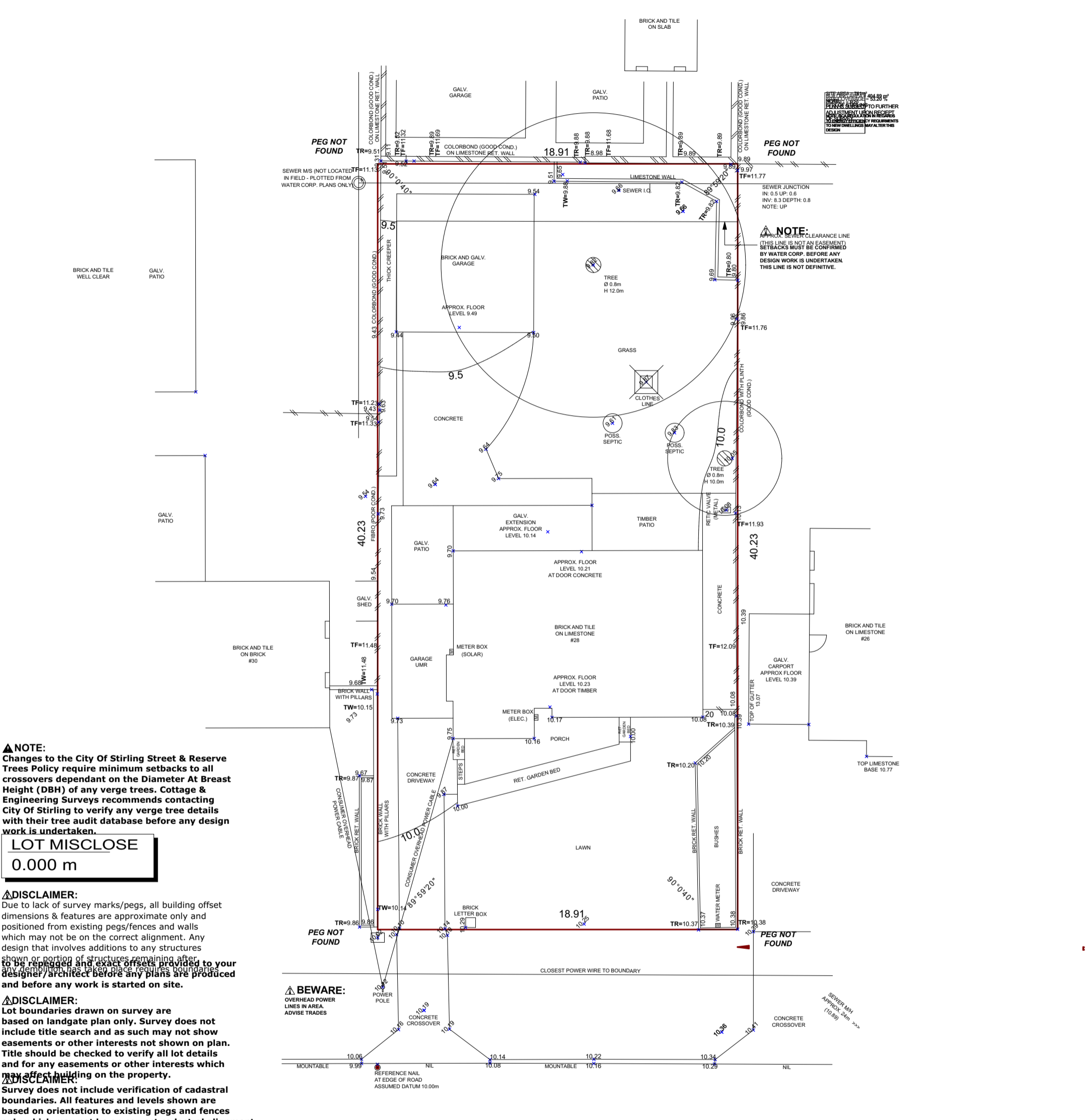


**City of Stirling**  
**4 Dec 2025**  
**RECEIVED**

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



**NOTE:**  
 Changes to the City Of Stirling Street & Reserve Trees Policy require minimum setbacks to all crossovers dependant on the Diameter At Breast Height (DBH) of any verge trees. Cottage & Engineering Surveys recommends contacting City Of Stirling to verify any verge tree details with their tree audit database before any design work is undertaken.

**LOT MISCLOSE**  
**0.000 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 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.

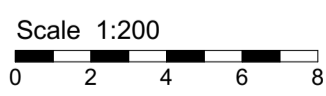
**DISCLAIMER:**  
 Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those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

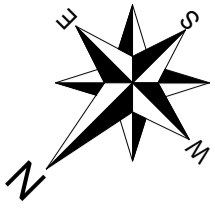
**DISCLAIMER:**  
 Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

**TIMEWELL STREET**  
BITUMEN

**EXISTING SITE PLAN**  
SCALE 1:200

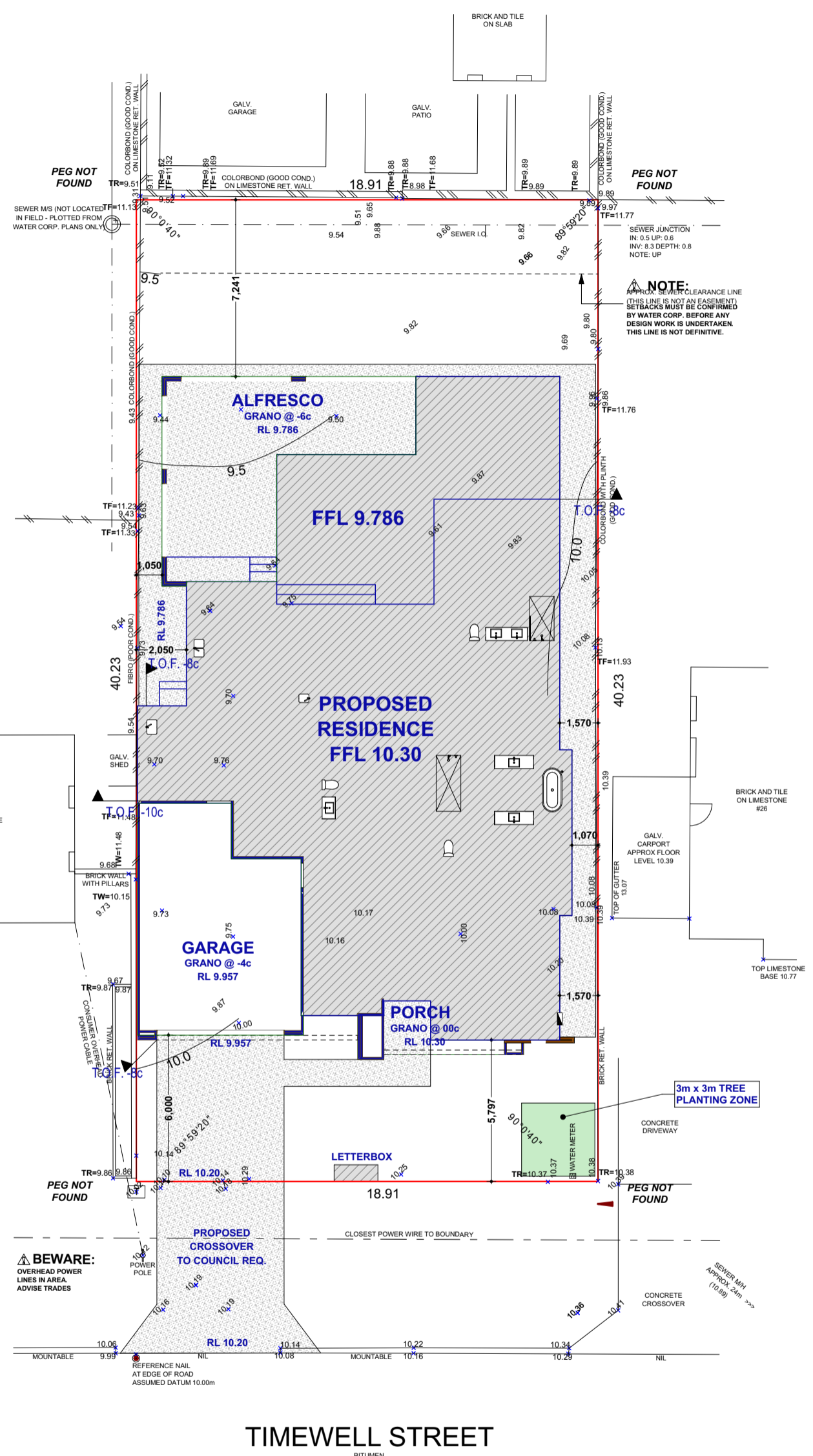


	87-89 Guthrie Street Osborne Park, WA 6017	JOB # 619960	GPS Lat: -31.886055 Long: 115.86411	ROADS Bitumen	ELEC. O/Head
	PO Box 1611 Osborne Park Business Centre WA 6917	CLIENT Siljanoski	LOT Lot 79 (Plan 7625)	KERBS Mountable / Nil	COMMS. Yes
	P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	ADDRESS #28 Timewell Street	AREA 761m <sup>2</sup> VOL. 1253 FOL.224	FOOTPATH Nil	WATER Yes
		SUBURB Dianella	DATE 02 Sep 25 SSA No	SOIL Sand	GAS Check Alinta
	LGA CITY OF STIRLING		DRAINAGE Good	SEWER Yes	
	DRAWN E. Hellmrich		VEGETATION Light Grass Cover	COASTAL No	(Approximate Only Confirm With Shire)



City of Stirling  
4 Dec 2025  
RECEIVED

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



**NOTE:**  
Changes to the City Of Stirling Street & Reserve Trees Policy require minimum setbacks to all crossovers dependant on the Diameter At Breast Height (DBH) of any verge trees. Cottage & Engineering Surveys recommends contacting City Of Stirling to verify any verge tree details with their tree audit database before any design work is undertaken.

**LOT MISCLOSE**  
0.000 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 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.

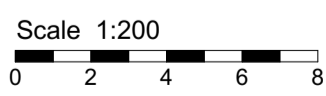
**DISCLAIMER:**  
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those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

**TIMEWELL STREET**  
BITUMEN

**PROPOSED SITE PLAN**  
SCALE 1:200



	87-89 Guthrie Street Osborne Park, WA 6017	JOB # 619960	GPS Lat: -31.886055 Long: 115.86411	ROADS Bitumen	ELEC. O/Head
	PO Box 1611 Osborne Park Business Centre WA 6917	CLIENT Siljanoski	LOT Lot 79 (Plan 7625)	KERBS Mountable / Nil	COMMS. Yes
	P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	ADDRESS #28 Timewell Street	AREA 761m <sup>2</sup> VOL. 1253 FOL.224	FOOTPATH Nil	WATER Yes
		SUBURB Dianella	DATE 02 Sep 25 SSA No	SOIL Sand	GAS Check Alinta
	LGA CITY OF STIRLING		DRAINAGE Good	SEWER Yes	
	DRAWN E. Hellmrich		VEGETATION Light Grass Cover	COASTAL No	

(Approximate Only Confirm With Shire)

SITE AREA = 761m<sup>2</sup>  
 BUILDING AREA = 395.41 m<sup>2</sup>  
 SITE COVERAGE = 51.96%  
 ZONING = R20  
 CITY OF STIRLING

NOTE:  
 PLAN IS SUBJECT TO FURTHER  
 ADJUSTMENT UPON RECEIPT  
 OF SURVEY

NOTE: BCA REGULATION IN REGARDS  
 TO ENERGY EFFICIENCY REQUIREMENTS  
 TO NEW DWELLINGS MAY ALTER THIS  
 DESIGN

BUILDING AREA	
HOUSE	332.25
ALFRESCO	57.91
GARAGE / STORE	57.23
PORCH	8.41
<b>TOTAL</b>	<b>455.80 m<sup>2</sup></b>

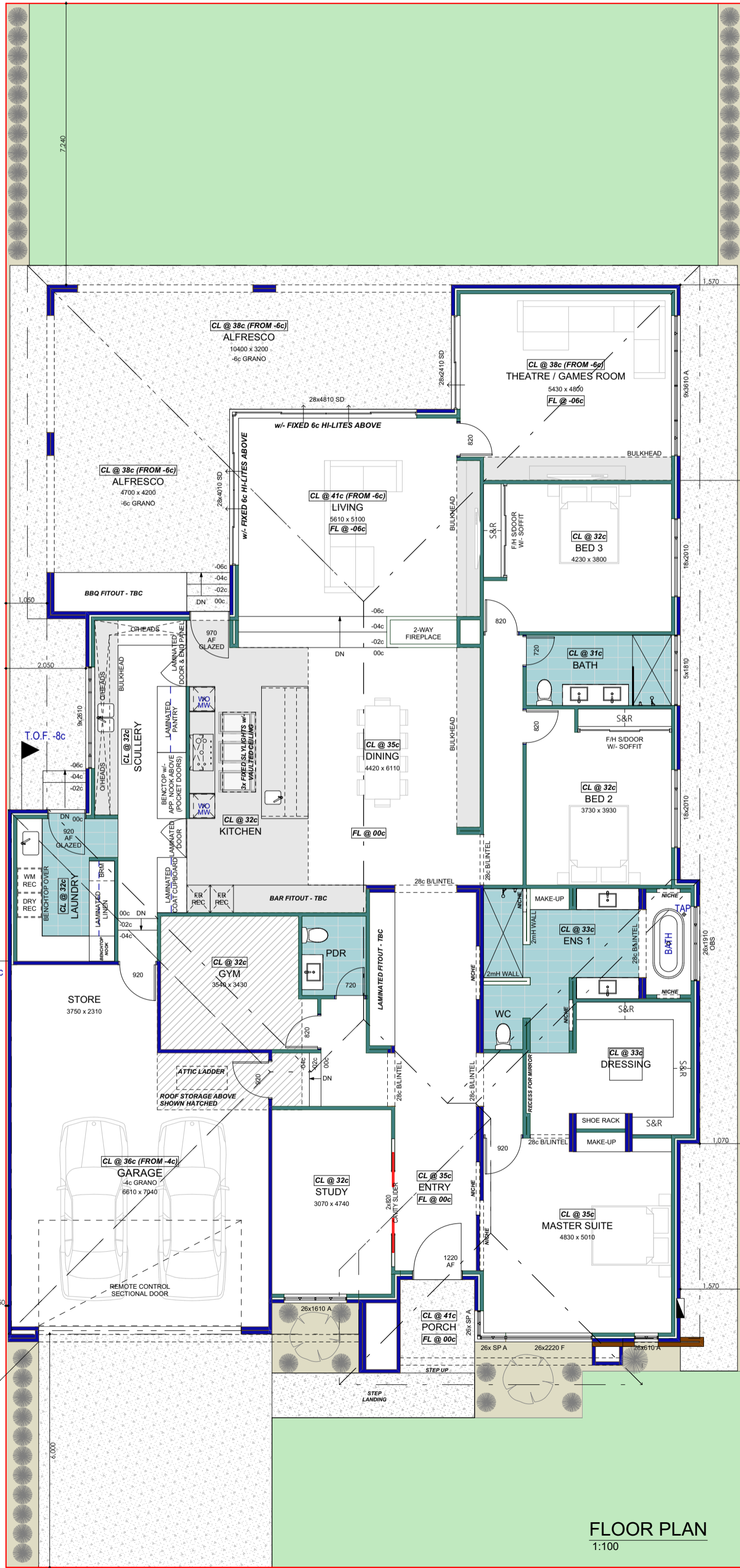
PERIMETER	
HOUSE	91.160

**NOTES**

CONCEPT SKETCH ONLY DESIGN  
 SUBJECT TO LOCAL COUNCIL &  
 DEVELOPER APPROVAL

**PLANNING REQUIRED**

STORMWATER REQUIREMENTS	
SOAKWELLS	REQUIRED



T.O.F. -8c

T.O.F. -8c

T.O.F. -10c

T.O.F. -8c

6 metres

**FLOOR PLAN**  
1:100

HOUSE TYPE:	<b>INDIVIDUAL DESIGN</b>
CLIENTS NAME:	<b>SILJANOSKI</b>
SITE ADDRESS:	<b>#28 TIMEWELL STREET, DIANELLA</b>
PROJECT NO.:	<b>DD0163</b>
SHEET NO.:	<b>1 of 1</b>
DESIGN BY:	<b>JF</b>

**NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN**





This plan is COPYRIGHT UNDER  
 DISTINCT DESIGN & DRAFTING  
 Reproduction of this plan is illegal  
 without the written permission of  
 DISTINCT DESIGN & DRAFTING

ID	DATE	DRAWN	DESCRIPTION
1	26.09.25	JF	SKETCH - V1
2	02.10.25	JF	SKETCH - V2
3	09.10.25	JF	SKETCH - V3
4	10.10.25	JF	SKETCH - V4
5	14.10.25	JF	DA DRAWINGS - V1
6	07.11.25	JF	DA DRAWINGS - V2
7	19.11.25	JF	DA DRAWINGS - V3
8	28.11.25	JF	DA DRAWINGS - V4

**DISTINCT DESIGN & DRAFTING**  
 132 EGLINTON CRESCENT HAMERSLEY WA 4022  
 M: 0422 177 094 E: distinctdd@gmail.com W: www.distinctdesignanddrafting.com.au

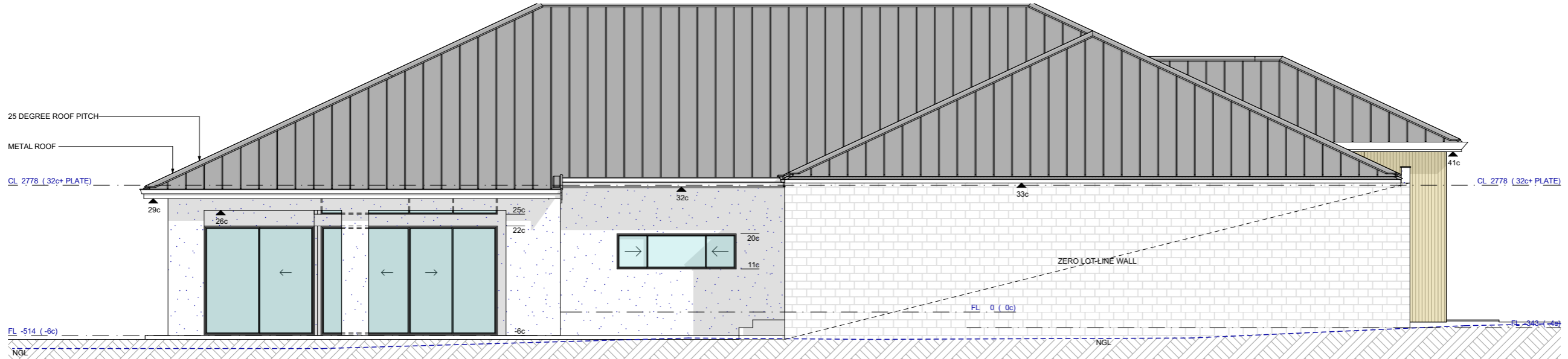
**City of Stirling**  
**4 Dec 2025**  
**RECEIVED**

City of Stirling  
4 Dec 2025  
RECEIVED

	1ST RENDER COLOUR
	WEATHERBOARD CLADDING
	FEATURE STONE CLADDING
	2c FACE BRICKWORK



**ELEVATION 1**  
1:100



**ELEVATION 2**  
1:100



**DISTINCT DESIGN & DRAFTING**

132 EGLINTON CRESCENT HAMERSLEY WA 6022  
M: 0422 177 094 E: distinctdd@gmail.com W: www.distinctdesignanddrafting.com.au

ID	DESCRIPTION	DRAWN	DATE
1	SKETCH - V1	JF	26.09.25
2	SKETCH - V2	JF	02.10.25
3	SKETCH - V3	JF	09.10.25
4	SKETCH - V4	JF	10.10.25
5	DA DRAWINGS - V1	JF	14.10.25
6	DA DRAWINGS - V2	JF	07.11.25
7	DA DRAWINGS - V3	JF	19.11.25
8	DA DRAWINGS - V4	JF	28.11.25

**NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN**

*This plan is COPYRIGHT UNDER DISTINCT DESIGN & DRAFTING  
Reproduction of this plan is illegal without the written permission of DISTINCT DESIGN & DRAFTING*

PROJECT NO:  
**DD0163**

SHEET NO:  
**2 of 1**

DESIGN BY:  
**JF**

HOUSE TYPE:  
**INDIVIDUAL DESIGN**

CLIENTS NAME:  
**SILJANOSKI**

SITE ADDRESS:  
**#28 TIMEWELL STREET,  
DIANELLA**