

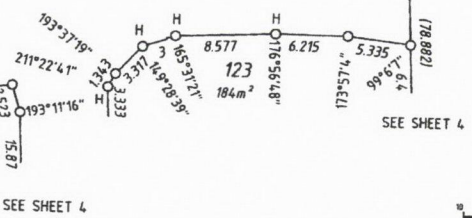
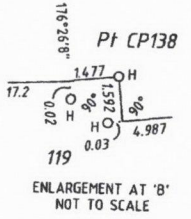
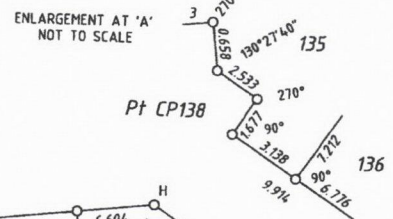
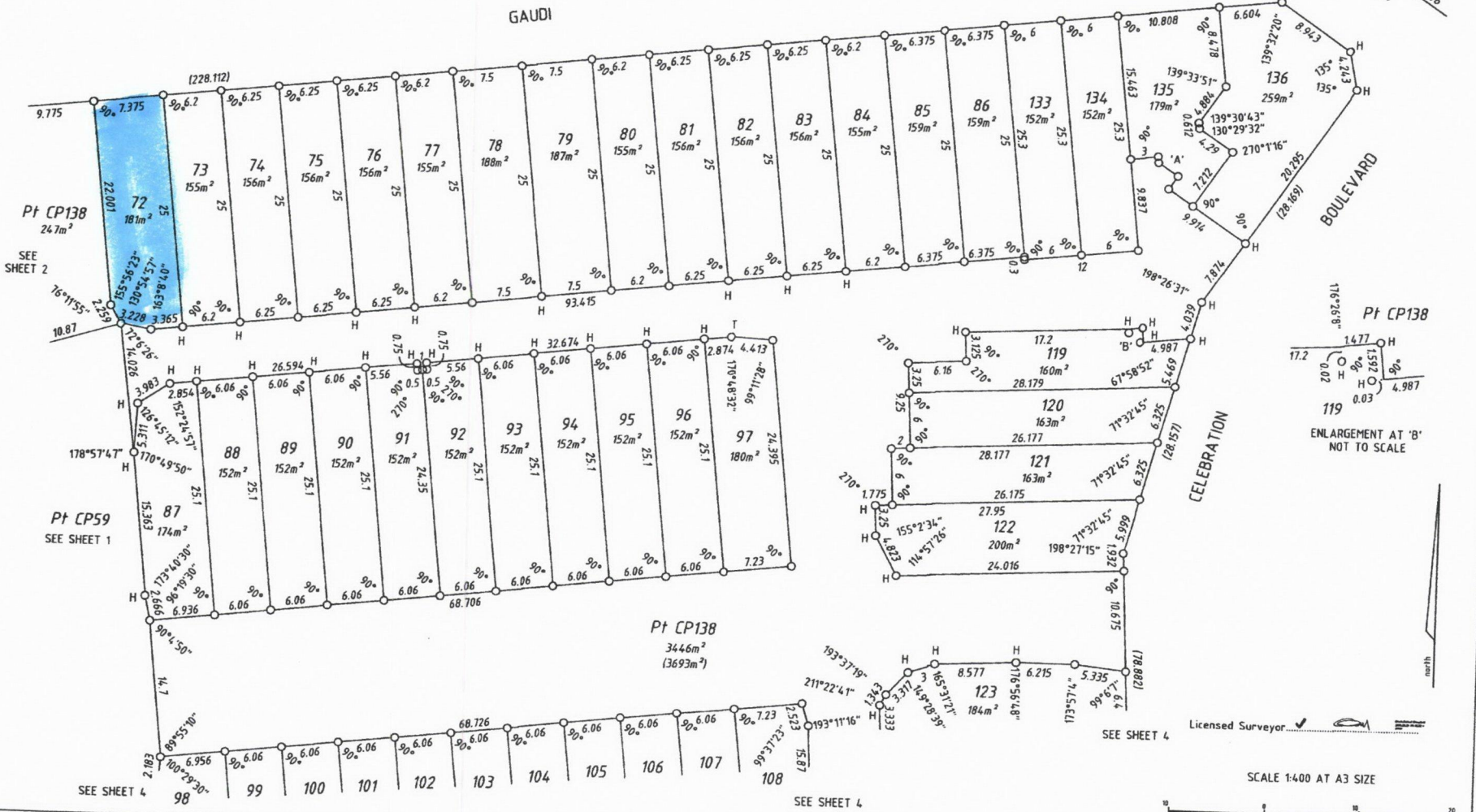
SURVEY-STRATA PLAN

50845

SHEET 3 OF 4 SHEETS

NOTES-

- H Denotes Hilli
- T Denotes Tack
- SHN Denotes Spring head nail



SEE SHEET 4

Licensed Surveyor

SCALE 1:400 AT A3 SIZE



LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Apr 1 14:56:38 2014 JOB 44324156



**GENERAL NOTES:**  
 REFER DRAWING A.02.06 & A.02.07 FOR TYPICAL UNIT FLOOR PLANS FOR INTERNAL DIMENSIONS, DOOR SIZES AND BLOCKOUTS FOR EXHAUST DUCTS  
 REFER ROOF PLAN DRAWINGS FOR DOWNPIPE LOCATIONS  
 ATTACHED PERGOLAS STORES/GARAGES TO SUIT REQUIRED TO BE DOWN SPACINGS AND BRICKWORK STABILITY  
 NOTE: EXTERNAL STEPS TO BE CHECKED ON SITE. CONFIRM LEVELS/TREADS REQUIRED PRIOR TO CONSTRUCTION  
 WEATHER SEALS TO ALL FRONT DOORS/FRAMES  
**INSULATION:**  
 50MM ANTICON TO U/SIDE OF ROOF  
 R3.0 INSULATION TO CEILING  
 R2.0 INSULATION TO FRAMED WALLS

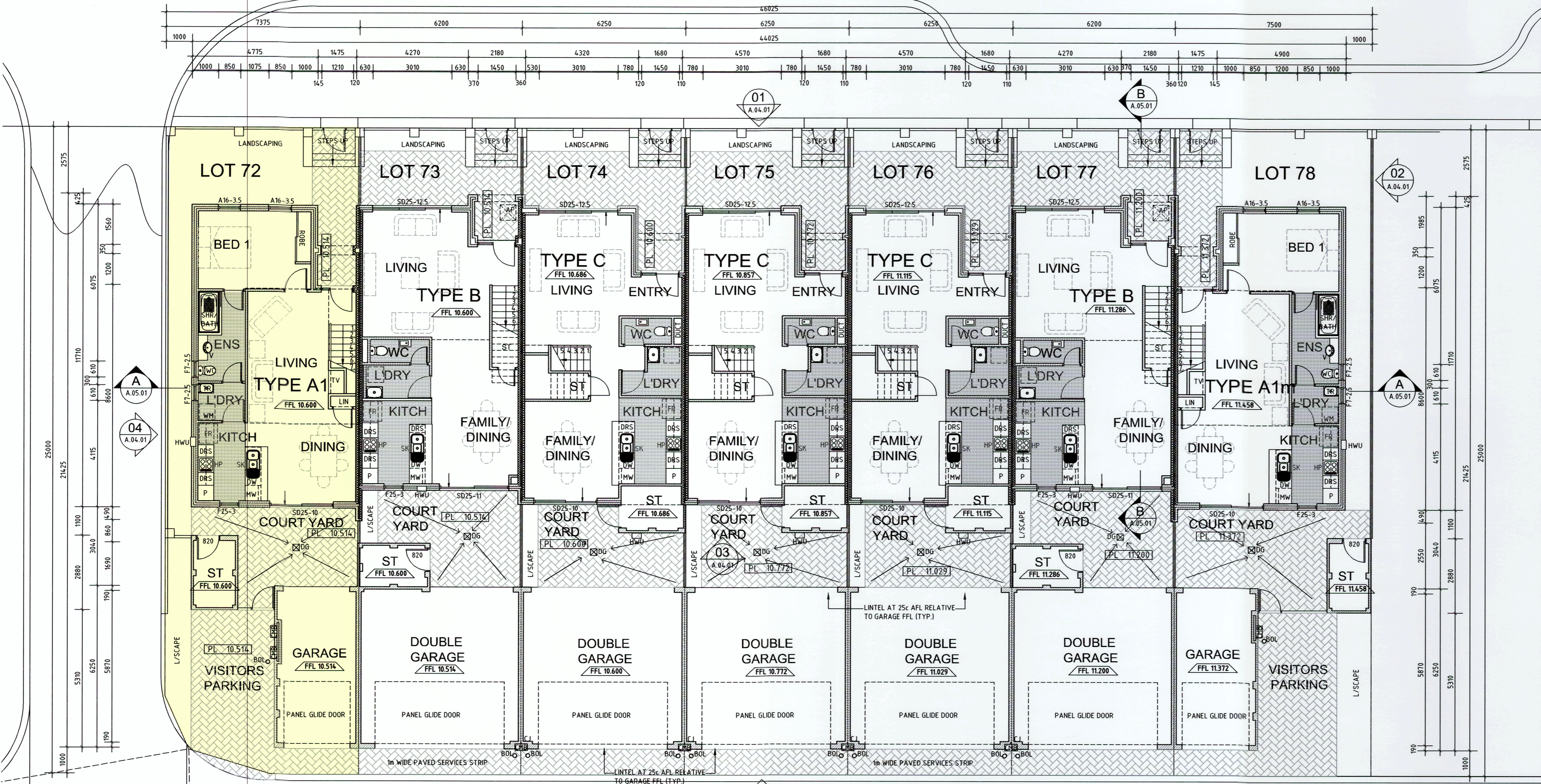
**NOTES:**  
 ONE USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.  
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.  
 COPY OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF CAMERON CHISHOLM & NICOL (WA) PTY LTD  
 CHECK ALL DIMENSIONS ON SITE, PRIOR TO COMMENCEMENT OF ANY FABRICATION OR CONSTRUCTION.  
 PRIOR TO INSTALLATION OF GROUND FLOOR SLAB SURVEY CHECK TO BE MADE OF ADJACENT FOOTPATH LEVELS TO ENSURE PROPOSED ENTRY LEVELS CONFORM TO CITY OF WANNEROO AND AUSTRALIAN STANDARDS FOR DISABLED ACCESS REQUIREMENTS.  
 THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION RELATING TO THE LOCATION OF ALL MAIN INFRASTRUCTURE SERVICES INCLUDING SEWER, WATER, GAS, COMMUNICATIONS & POWER PRIOR TO COMMENCEMENT OF EXCAVATION  
 THE CONTRACTOR SHALL FAMILIARISE THEMSELVES WITH SITE/GROUND CONDITIONS, GROUND LEVELS, PROPOSED FLOOR LEVELS & SERVICES INVERT LEVELS PRIOR TO THE COMMENCEMENT OF SITE WORKS AND SHALL CO-ORDINATE ALL RETAINING WALL AND FOOTING LOCATIONS FOR EARTHWORKS WITH STRUCTURAL ENGINEER'S DETAILS, SO AS TO IDENTIFY AT AN EARLY STAGE OF THE CONTRACT ANY DISCREPANCIES WITH THE DRAWINGS & SPECIFICATION.  
 ALL WORKS SHALL BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA, UNLESS A HIGHER STANDARD IS SPECIFIED.  
 THE CONTRACTOR SHALL FAMILIARISE THEMSELVES WITH ANY LOCAL AUTHORITY CONDITIONS OR REQUIREMENTS THAT RELATE TO THE SITE, AND ENSURE COMPLIANCE.  
 REFER TO STRUCTURAL ENGINEER'S DESIGN FOR WIND LOADS AND TERRAIN CATEGORY INFORMATION.  
 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, SPECIFICATIONS AND CONSULTANTS INFORMATION.

**VENTILATION NOTES:**  
 VENT ROOF CAVITY:  
 PROVIDE E-VENTS / WHIRLY BIRDS TO UNITS ON STRATA LOTS:  
 LOT 72  
 LOT 78  
 LOT 79  
 LOT 135  
 IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

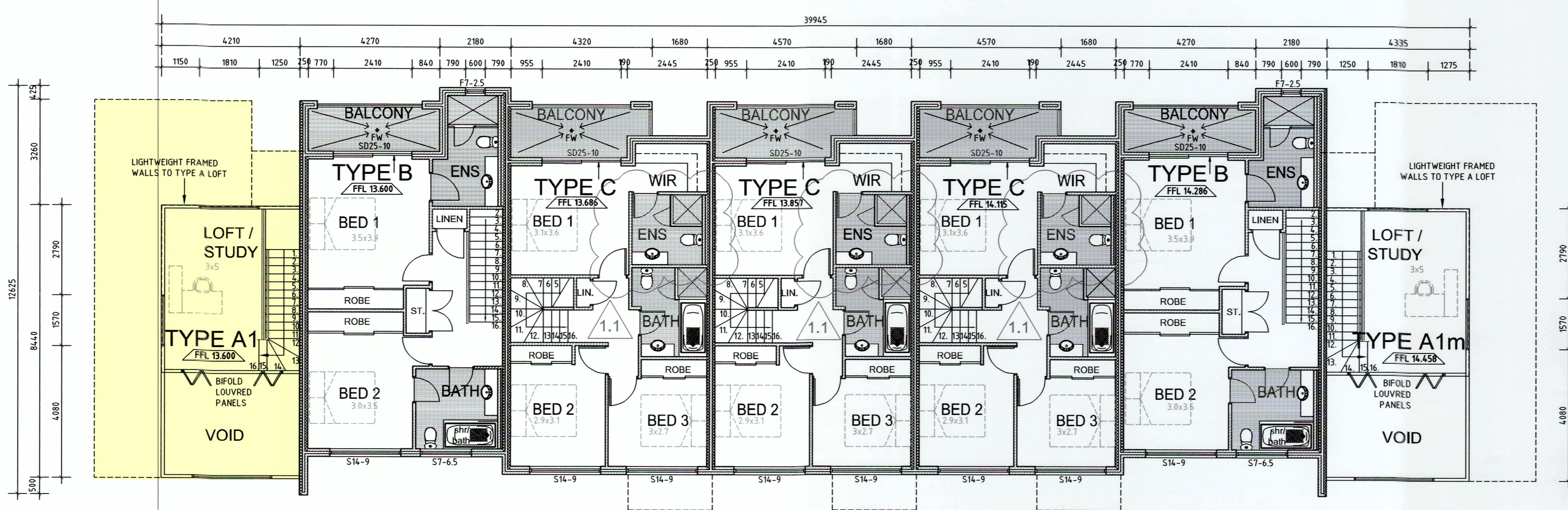
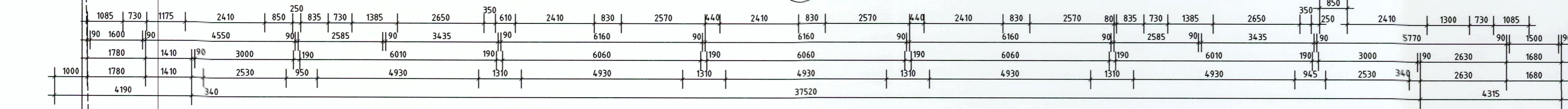
**BOUNDARY & COMMON FIRE WALL NOTES:**  
 REFER DRAWING CONSTRUCTION DETAILS A.02.02 FOR TYPICAL FIRE RATED COMMON WALLS AND GARAGE AND STORE BOUNDARY WALL DETAILS

**LEGEND**

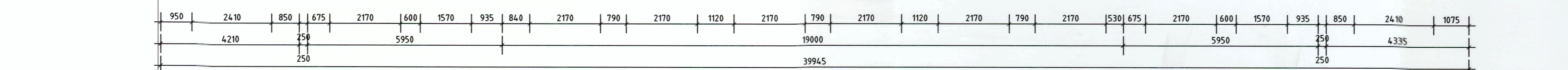
- 90mm BRICKWORK WALLS
- MIDLAND "ACOUSTIC MAXIBRICK" OR SIM. APPROVED 90mm BRICKWORK WALLS
- BRICKWORK CONTROL JOINT
- 600x600 ACCESS PANEL
- DRAINAGE GRATE AS SPEC.
- INSTANT GAS HOT WATER UNIT AS SPEC.
- LOCKABLE COMBO ELEC/GAS METERBOX WITH VIEWING PANELS. PAINT FINISH TO MATCH BACKGROUND. FIT PERMANENT NUMBERS TO IDENTIFY UNIT (TYP.)
- PAINTED 150# STEEL BOLLARD. PF2 BY RAMGUARD OR SIM. APPROVED. CHECK LOCATION ON SITE FOR SUITABILITY



**GROUND FLOOR PLAN**



**1ST FLOOR PLAN**



**CITY OF WANNEROO**  
 Building & Health Services  
 This plan is approved subject to compliance with the Local Government (Miscellaneous Provisions) Act 1960, the Building Code of Australia, the Residential Design Codes, Building Regulations 1983 and the City's Local Laws.

23.10.07	1	BUILDING LICENSE ISSUE REVISED	
	1.1	CHASING WALLS ADDED TO UNIT TYPE C	
	1.2	GARAGE BOUNDARY WALL NOTE ADDED	
	1.3	GENERAL NOTES EXHAUST DUCTING SHOWN LOUDED	
	0.3	GENERAL NOTES REVISED	
	0.2	GARAGE DOOR OPENINGS REVISED	
	0.1	METER BOXES AND BOLLARDS REVISED	
04.09.07	0	BUILDING LICENSE ISSUE REVISED	HWB
04.07.07	A	BUILDING LICENSE ISSUE	JMA
DATE	NO	REVISION/REVISION	DRAWN / CHECK

KEY PLAN

ARCHITECT	CAMERON CHISHOLM NICOL
CLIENT	AUSTRALAND

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 713 Hay Street  
 Perth WA 6000  
 G.P.O. Box D188, WA 6840  
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**AUSTRALAND**  
 Level 2, 47 Colin Street Telephone: (08) 9496 4500  
 West Perth, WA 6005 Facsimile: (08) 9486 4200

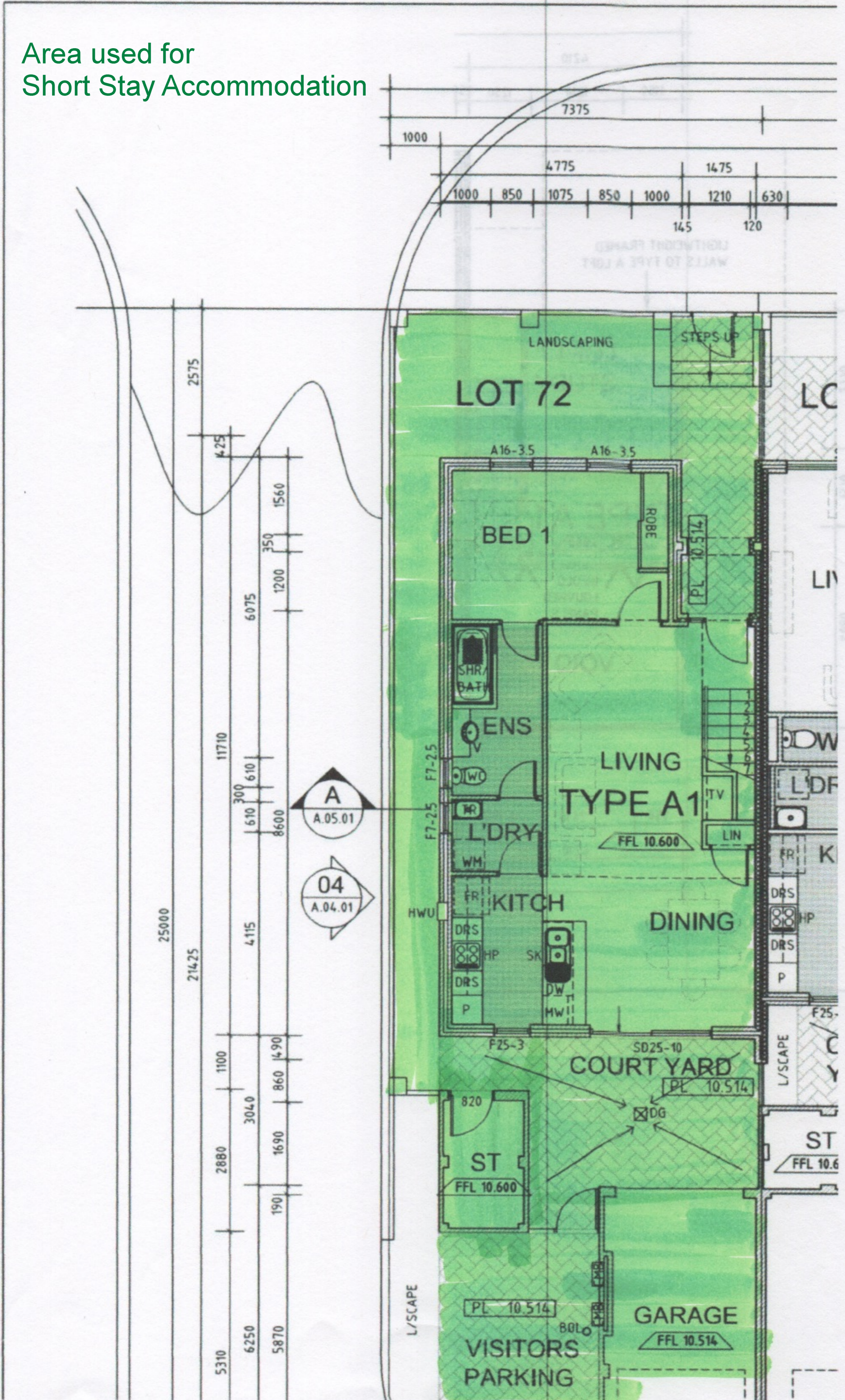
**AMENDED PLAN**  
 23/10/07

PROJECT  
 LOT 1540 CELEBRATION BLVD  
 SOMERLY  
 STAGE 2B

TITLE  
 FLOOR PLANS  
 ZONE 1

DATE DRAWN	STATUS	BUILDING LICENSE
MAY 2007		
DRAWN	JMA	FILEPATH & PLOT DATE
CHECKED		23/10/07
APPROVED		SCALE
		1:100 (A1)
PROJ. NO.	STAGE	DRAWING NO.
P0521	BL 1	A 02 01 1

Area used for  
Short Stay Accommodation





## **Holiday Rental Code of Conduct**

### House Rules for Guests and Visitors

*Holiday rentals provide a unique tourism experience: consider this your home, treat it as your own, respect your neighbours and leave it as you find it. These House Rules are provided at the Property to ensure that Guests and Visitors know and comply with the specific Rules governing their permission to enter and occupy the Property.*

#### General Requirements

House Rules are binding on Guests and Visitors and any issues must be promptly reported to the Manager. Guests and visitors must comply with all House Rules, By-Laws and instructions from the Manager during their stay.

#### Noise

Guests and Visitors must not create noise which is offensive to occupiers of neighbouring properties especially between 10pm – 8am and during arrival and departure and any time throughout the occupancy;

Offensive noise and anti-social behavior is prohibited and may result in termination of permission to occupy the Property, eviction, loss of rental paid and extra charges for security and other expenses which may be deducted from the Security Deposit.

#### Visitors

Guests are responsible for Visitors and for ensuring that Visitors comply with the House Rules.

#### Gatherings or Functions

Parties or gatherings are strictly prohibited.

#### Parking

Parking arrangements at the Property are as follows:

Guest vehicles must be parked either on the driveway or in the garage at the rear of the property. Absolutely no parking on the grass verge outside the front of the property or in the lane at the back of the house.

#### Garbage and Recycling

Garbage and recycling arrangements at the Property are as follows:

All rubbish must be disposed of in the appropriate bins. The bin with the black lid is for general waste, and the yellow lid bin is for recyclable material. No glass must be placed in the black bin. Bin collection day is Wednesday. Please put bins out on Tuesday evening. The black bin is collected every Wednesday and the recycling bin is collected every alternate Wednesday (please see chart on board for correct recycling week).

Any excess rubbish must be disposed of prior to departure by taking to Tamala Park Tip.

#### Security

Whenever you are absent from the Property, close all windows and doors to maintain security and prevent rain and water damage.

### Smoking

Smoking is not permitted indoors.

### Pets

Pets are not permitted.

### BBQ

Please use the BBQ away from the neighbour's wall. Turn off the gas after use. We would appreciate it if you could leave the BBQ clean and tidy for the next guests.

### Damages and Breakages

All damages and breakages must be reported to the Manager within 24 hours of occurring.

### On departure arrangements

Check out time is by 10.30am

All rubbish must be placed in the appropriate bins. All dishes must be washed and put away (the dishwasher can be loaded and left running). All windows and doors must be locked.

Please leave the keys on the kitchen benchtop and exit via the front door, making sure it is locked behind you.

### Emergency Contact

In the event of an emergency relating to the Property, please contact [REDACTED]

### Compliance

Breach of the House Rules is a breach of the Terms and Conditions of occupancy.

The consequences of not complying with the Terms and Conditions requirements can include enforcement action from the Owner, Manager, security services, and local councils or, in some instances, the Police.

Such enforcement action could result in termination of permission to occupy, eviction, loss of rental paid, deductions from security deposit and extra charges for Guests or Visitors who refuse to follow these House Rules or who cause a nuisance.

It is therefore important for all Guests to be aware of their obligations and of their responsibilities to make any Visitors to the Property aware of these requirements to maintain the amenity of the Property and its neighbourhood.

## **HOLIDAY HOME – MANAGEMENT PLAN**

**PROPERTY ADDRESS: 39 Gaudi Way, Clarkson, 6030**

### **PROPERTY MANAGER DETAILS:**



### **HOURS OF OPERATION**

Guests are able to the entire property 24 hours per day.

### **COMPLAINTS PROCEDURE**



The Owners and Mangers will specifically respond to complaints pertaining to guest behavior made before 1am, within a two hour timeframe;  
In relation to any other complaints, respond within a reasonable timeframe but within 24 hours.

### **CONTROL OF ANTI-SOCIAL BEHAVIOUR**

Guests will agree to the Terms and Conditions upon booking that no anti-social behavior will be tolerated. Guests are expected to make no noise between the hours 9pm – 8am on weekdays, and 10pm to 9am on weekends.  
Any guests using anti-social behavior will firstly, be given a verbal warning. Any such behavior that continues will result in:  
Termination of permission to occupy the Property;  
Immediate eviction;  
Loss of rental paid; and  
Extra charges for security and other expenses which may be deducted from the Security Deposit.

### **CHECK IN AND CHECK OUT PROCEEDURES:**

Guest check in is from 2pm onwards. Access to the property will be via an electronic keypad. 7 days prior to their arrival guests will be given a unique code for the electronic keypad.  
Departure is by 10.30am. Guests will be expected to leave the property clean and tidy, with all rubbish properly disposed of, the property secured and to exit by the front door.

### **CAR PARKING**

The property has private parking for two vehicles in the form of a single garage and private driveway, both of which are located at the rear of the property. No vehicles can be seen from the front of the property from any neighbouring houses. There must be no parking on the grass verge at the front of the property.

**WASTE MANAGEMENT**

Guests are expected to dispose of all waste in the correct bins. Bins must be put out for collection the evening before the due collection day. Any excess rubbish must be removed from the property on departure and taken to Tamala Park tip.

**STORAGE SPACE FOR GUESTS**

The property has plenty of storage space for guests including a large fitted wardrobe, plenty of empty drawer space in all rooms, and cupboard space in the kitchen.

**GUEST REGISTER**

The Property Manager will keep a register of all people who use the property, which will include their arrival and departure dates. This register will be available for inspection by the City of Wanneroo upon request.