



REV	VO #	DRN	DATE	CHK
01	P&C IT # 10-12	VNX	10.07.19	KJB
		TAF	09.08.19	TAF
Sub-contractors to verify all dimensions on site.				

### WORKING DRAWINGS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER: \_\_\_\_\_ WITNESS: \_\_\_\_\_

OWNER: \_\_\_\_\_ WITNESS: \_\_\_\_\_

BUILDER: \_\_\_\_\_ WITNESS: \_\_\_\_\_

### SERVICE LEGEND

- POWER**
- CONSUMER POLE ○ CP
- POWER POLE ○ PP
- LIGHT POLE ○ LP
- STAY POLE ○ SP
- S. WIRE ANCHOR ○ SWA
- UNI PILLAR ⊗
- EXPOSED CABLES ○ EC
- GAS**
- PRE-LAID CONN. ○ GPL
- METER □ GM
- SEWERAGE**
- MANHOLE ○ SMH
- INSPECT. SHAFT ○ IS
- INSPECT. OPENING ○ IO
- HOUSE CONNECTION ○ HC
- HOUSE CONN. INDICATOR ○ HCI
- INSPECT. SHAFT CONNECTION ○ ISC
- TELE.**
- PIT □ TEL
- PRE-LAID CONN. ○ TPL
- DRAINAGE**
- MANHOLE ○ DMH
- GULLY PIT □
- LOT PIT ○ LDP
- HOUSE CONN. ○ DHC
- SIDE ENTRY PIT □
- COMBINATION ENTRY PIT □
- WATER**
- STOP VALVE ○ WSV
- HYDRANT ○ HY
- FLUSH POINT ○ FP
- WATER TAP ⊕ WTP
- WATER METER ⊕ M
- PRE-LAID CONN. ○ WPL
- SURVEY**
- DATUM NAIL ◆
- PEG FOUND ○ PF
- PEG DISTURBED ○ PD
- PEG GONE PG
- MARK ON FEATURE □ MOF

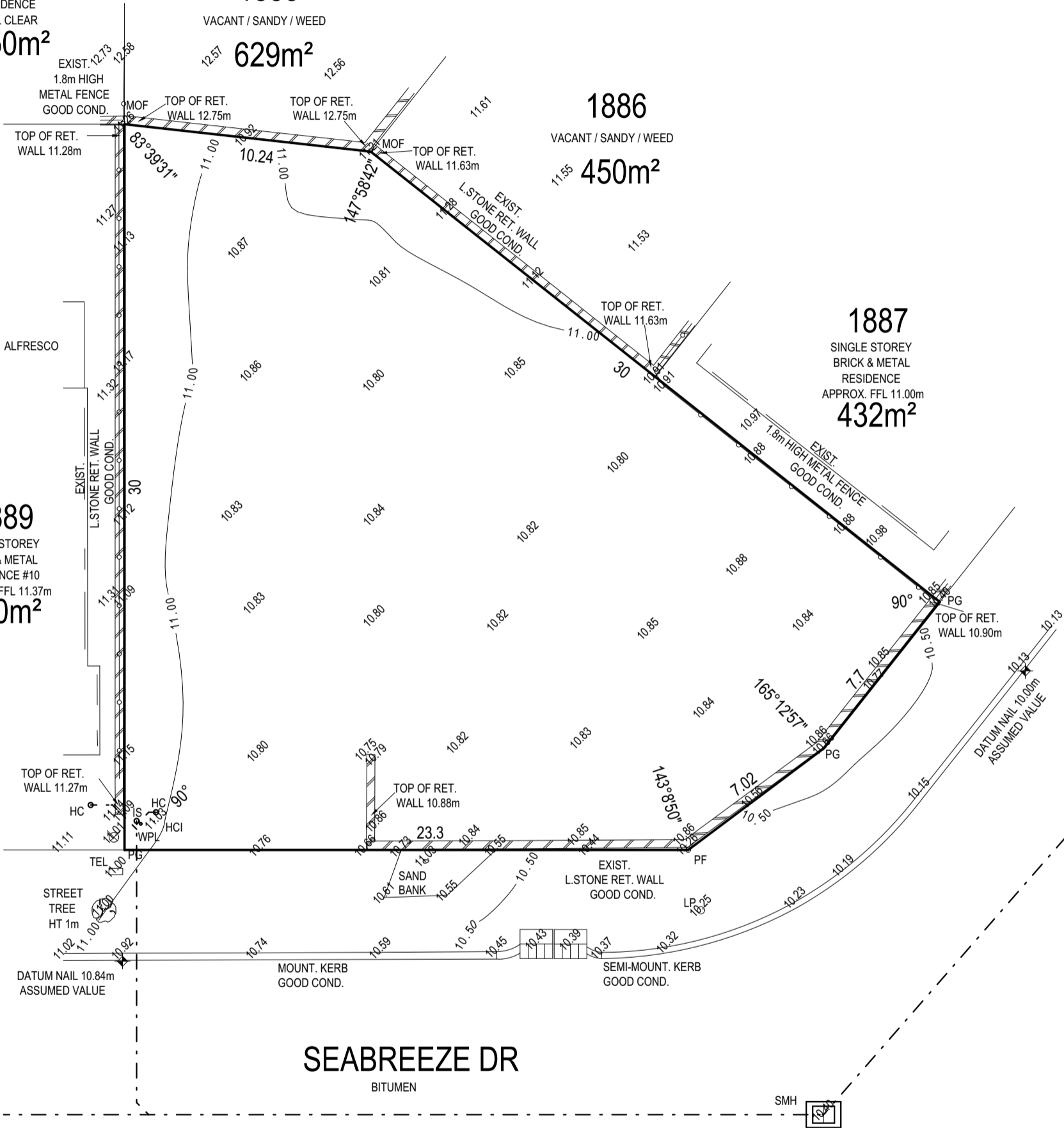
**1884**  
SINGLE STOREY  
BRICK & METAL  
RESIDENCE  
WELL CLEAR  
**450m<sup>2</sup>**

**1885**  
VACANT / SANDY / WEED  
**629m<sup>2</sup>**

**1886**  
VACANT / SANDY / WEED  
**450m<sup>2</sup>**

**1887**  
SINGLE STOREY  
BRICK & METAL  
RESIDENCE  
APPROX. FFL 11.00m  
**432m<sup>2</sup>**

**1889**  
SINGLE STOREY  
BRICK & METAL  
RESIDENCE #10  
APPROX. FFL 11.37m  
**450m<sup>2</sup>**



### LOT RECORDS

STATUS	LOT RECORDS			
	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			
GAS		✓		✓
TELE.	✓			
DRAINAGE				✓
POWER	U/G	✓		
	O/H			✓

AREA: NEW 08/2017

COASTAL DISTANCE **600m**

LOT: 1888  
AREA: 713 m<sup>2</sup>

APPROX. AHD **+ 10.91m**

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY, HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

### GROUND COVER

SANDY / WEED / RUBBISH

SEWER CONNECTION POSITION  
APPROXIMATE ONLY  
SEWER INVERT LEVEL 8.59  
SEWER BROUGHT UP 1.50  
DEPTH TO CONNECTION 0.94

### EXISTING SITE PLAN

1:200

TITLE : FEATURE SURVEY	LOT : 1888 No. 8 SEABREEZE DR	
CLIENT : WILLIAMS	SUBURB : YANCHEP	DP : 54898
BUILDER : RESIDENTIAL BUILDING WA PTY LTD	AUTHORITY : CITY OF WANNEROO	
	C/T : 2934/736	
UBD REF : 42 H 6	GPS : S 31.53952°	E 115.62261°
SHEET 14 of 15	BUILDER'S REF 34646	SURVEYED 13/06/19
	SCALE @ A3 1:200	DWG No 37185-01-100
		REV A

**NOTE** This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996



P: (08) 9354 8511  
W: www.linkssurveying.com.au  
E: info@linkssurveying.com.au



**SITE COVERAGE**

SITE AREA = 713.00 m<sup>2</sup>  
 FLOOR AREA = 243.81 m<sup>2</sup>  
 SITE COVERAGE = 34.19 %

**SOIL CLASSIFICATION:**

**A - SANDY SITE.**

PLEASE REFER TO ENGINEER'S SITE CLASSIFICATION REPORT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**1884**

SINGLE STOREY BRICK & METAL RESIDENCE WELL CLEAR

**450m<sup>2</sup>**

**1885**

VACANT / SANDY / WEED

**629m<sup>2</sup>**

**1886**

VACANT / SANDY / WEED

**450m<sup>2</sup>**

**1887**

SINGLE STOREY BRICK & METAL RESIDENCE APPROX. FFL 11.00m

**432m<sup>2</sup>**

**1889**

SINGLE STOREY BRICK & METAL RESIDENCE #10 APPROX. FFL 11.37m

**450m<sup>2</sup>**

**PROPOSED RESIDENCE**  
 FFL 11.00

**GARAGE @ -1c**  
 R.L. 10.914

**PORCH @ -1c**

**SEABREEZE DR**  
 BITUMEN

**4,200 SETOUT**

**7,003 SETOUT**

**7,310 SETOUT**

**SITE PLAN**

1:200

**NOTE:**

- INTERCONNECTED STORMWATER DISPOSAL BY BUILDER TO SHIRE REQUIREMENTS

LOCATION	GRANO m <sup>2</sup>	B'PAVED m <sup>2</sup>
Path & Porch	00.00	7.39
Garage, Driveway & Crossover	39.17	48.25

**STORMWATER CALCULATIONS**

REQUIRED SOAKWELL CAPACITY.  
 = 1m<sup>3</sup> OF STORAGE PER 65m<sup>2</sup> OF ROOF AREA  
 REQUIRED MINIMUM TOTAL CAPACITY  
 = ROOF AREA OF (269.58m<sup>2</sup> / 65m<sup>2</sup>) x 1m<sup>3</sup> = 4.15m<sup>3</sup>  
 SELECTED SOAKWELLS  
 2 x 1500Ø x 1200D (2.12m<sup>3</sup>) = 4.24m<sup>3</sup>  
 TOTAL SOAKWELL CAPACITY = 4.24m<sup>3</sup>

SEWER CONNECTION POSITION APPROXIMATE ONLY  
 SEWER INVERT LEVEL 8.59  
 SEWER BROUGHT UP 1.50  
 DEPTH TO CONNECTION 0.94

**GROUND COVER**

SANDY / WEED / RUBBISH

REV	VO #	DRN	DATE	CHK
01	P&C IT # 10-12	VNX	10.07.19	KJB
		TAF	09.08.19	TAF

**WORKING DRAWINGS**

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DATED:...../...../.....

OWNER \_\_\_\_\_ WITNESS \_\_\_\_\_

OWNER \_\_\_\_\_ WITNESS \_\_\_\_\_

BUILDER \_\_\_\_\_ WITNESS \_\_\_\_\_

Sub-contractors to verify all dimensions on site.

**SERVICE LEGEND**

- POWER**
- CONSUMER POLE ○ CP
  - POWER POLE ○ PP
  - LIGHT POLE ○ LP
  - STAY POLE ○ SP
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  - PEG DISTURBED ○ PD
  - PEG GONE ○ PG
  - MARK ON FEATURE □ MOF

**LOT RECORDS**

STATUS	LOT SERVICE			
	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			
GAS		✓		✓
TELE.	✓			
DRAINAGE				✓
POWER	U/G	✓		
	O/H			✓

AREA: NEW 08/2017

COASTAL DISTANCE 600m

LOT: 1888

AREA: 713 m<sup>2</sup>

APPROX. AHD + 10.91m

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY, HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

TITLE : FEATURE SURVEY	LOT : 1888 No. 8 SEABREEZE DR
CLIENT : WILLIAMS	SUBURB : YANCHEP
BUILDER : RESIDENTIAL BUILDING WA PTY LTD	DP : 54898
	AUTHORITY : CITY OF WANNEROO
	C/T : 2934/736
	UBD REF : 42 H 6
	GPS : S 31.53952° E 115.62261°
	5 0 2.5 5 10 15
NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996	SHEET 15 of 15
	BUILDER'S REF 34646
	SURVEYED 13/06/19
	SCALE @ A3 1:200
	DWG No 37185-01-100
	REV A

**NOTE:**

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS
- WINDOW RESTRICTION TO ALL UPPER FLOOR BEDROOM WINDOWS AS PER NCC 3.9.2.5

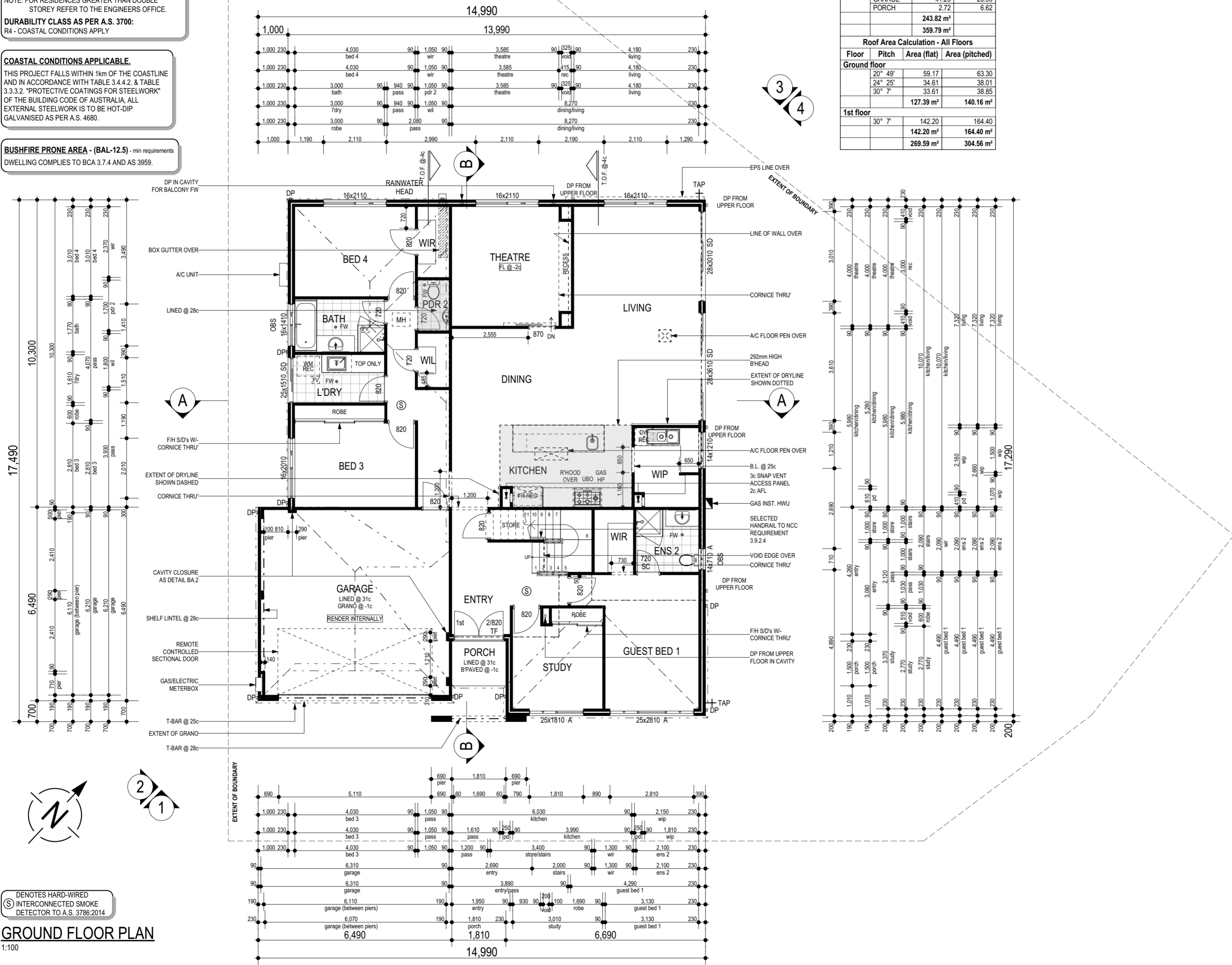
**WIND CLASSIFICATION AS PER A.S. 4055:**  
 N2 - FOR GROUND STOREY OF RESIDENCE  
 N2 - FOR UPPER STOREY OF RESIDENCE  
 NOTE: FOR RESIDENCES GREATER THAN DOUBLE STOREY REFER TO THE ENGINEERS OFFICE.

**DURABILITY CLASS AS PER A.S. 3700:**  
 R4 - COASTAL CONDITIONS APPLY

**COASTAL CONDITIONS APPLICABLE.**  
 THIS PROJECT FALLS WITHIN 1km OF THE COASTLINE AND IN ACCORDANCE WITH TABLE 3.4.4.2. & TABLE 3.3.3.2. "PROTECTIVE COATINGS FOR STEELWORK" OF THE BUILDING CODE OF AUSTRALIA, ALL EXTERNAL STEELWORK IS TO BE HOT-DIP GALVANISED AS PER A.S. 4680.

**BUSHFIRE PRONE AREA - (BAL-12.5)** - min requirements  
 DWELLING COMPLIES TO BCA 3.7.4 AND AS 3959.

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
1st floor	HOUSE	98.91	47.90
	BALCONY	17.06	16.92
		115.97 m <sup>2</sup>	
<b>Ground floor</b>			
	HOUSE	199.87	62.56
	GARAGE	41.23	25.96
	PORCH	2.72	6.62
		243.82 m <sup>2</sup>	
		359.79 m <sup>2</sup>	
Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
<b>Ground floor</b>			
	20° 49'	59.17	63.30
	24° 25'	34.61	38.01
	30° 7'	33.61	38.85
		127.39 m <sup>2</sup>	140.16 m <sup>2</sup>
<b>1st floor</b>			
	30° 7'	142.20	164.40
		142.20 m <sup>2</sup>	164.40 m <sup>2</sup>
		269.59 m <sup>2</sup>	304.56 m <sup>2</sup>



Ⓢ DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR TO A.S. 3786:2014

**GROUND FLOOR PLAN**  
 1:100

**ONE OFF DESIGN**

© COPYRIGHT MODEL N° 90002

**NEW LEVEL HOMES**

(08) 9202 9200  
 65 Walters Drive, Osborne Park WA 6017  
 P.O. Box 55 Westfield Shopping Centre, Innaloo WA 6918  
 Built by Residential Building WA Pty Ltd. BC 13053. ABN 81 106 262 982

REV	VO #	DRN	DATE	CHK
01	P&C IT # 10-12	VNX TAF	10.07.19 09.08.19	KJB TAF

Sub-contractors to verify all dimensions on site.

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OWNER: ..... WITNESS: .....

OWNER: ..... WITNESS: .....

BUILDER: ..... WITNESS: .....

CLIENT:  
**S. P. & J. L. WILLIAMS**

ADDRESS:  
**LOT 1888 (#8)  
 SEABREEZE DRIVE  
 YANCHEP**

SHEET N° **1** OF 15  
2 - G.A.N.C.

JOB N° **34646**

REVISION DATE  
**01 09.08.19**

**NOTE:**

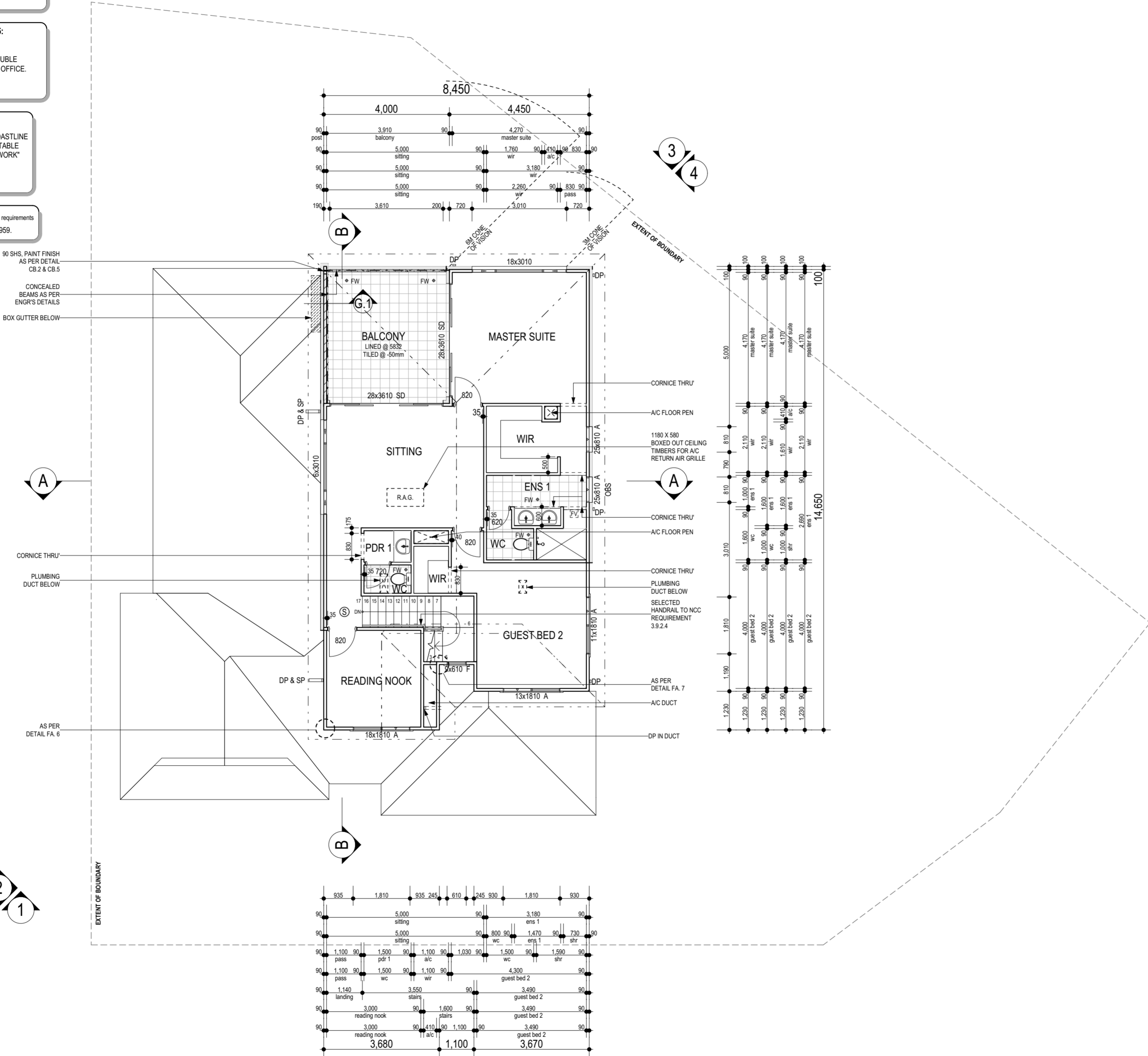
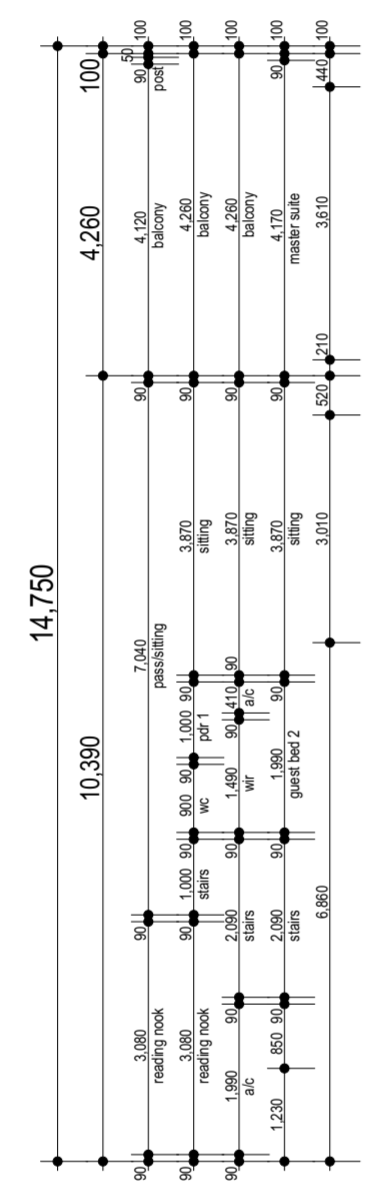
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 DWELLING COMPLIES TO BCA 3.7.4 AND AS 3959.



Ⓢ DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR TO A.S. 3786:2014

**UPPER FLOOR PLAN**  
 1:100

**ONE OFF DESIGN**

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 65 Walters Drive, Osborne Park WA 6017  
 P.O. Box 55 Westfield Shopping Centre, Innaloo WA 6918  
 Built by Residential Building WA Pty Ltd. BC 13053. ABN 81 106 262 392

REV	VO #	DRN	DATE	CHK
01	P&C IT # 10-12	VNX TAF	10.07.19 09.08.19	KJB TAF

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OWNER: ..... WITNESS: .....

BUILDER: ..... WITNESS: .....

CLIENT:  
**S. P. & J. L. WILLIAMS**

ADDRESS:  
**LOT 1888 (#8)  
 SEABREEZE DRIVE  
 YANCHEP**

SHEET N°	<b>2</b> OF 15
JOB N°	<b>34646</b>
REVISION	DATE
<b>01</b>	<b>09.08.19</b>

# ONE OFF DESIGN

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MODEL N°  
**90002**



(08) 9202 9200  
65 Walters Drive, Osbourne Park WA 6017  
P.O. Box 55 Westfield Shopping Centre, Innaloo WA 6918

Built by Residential Building WA Pty Ltd. BC 13053. ABN 81 106 262 382

REV	VO #	DRN	DATE	CHK
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		TAF	09.08.19	TAF

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OWNER WITNESS

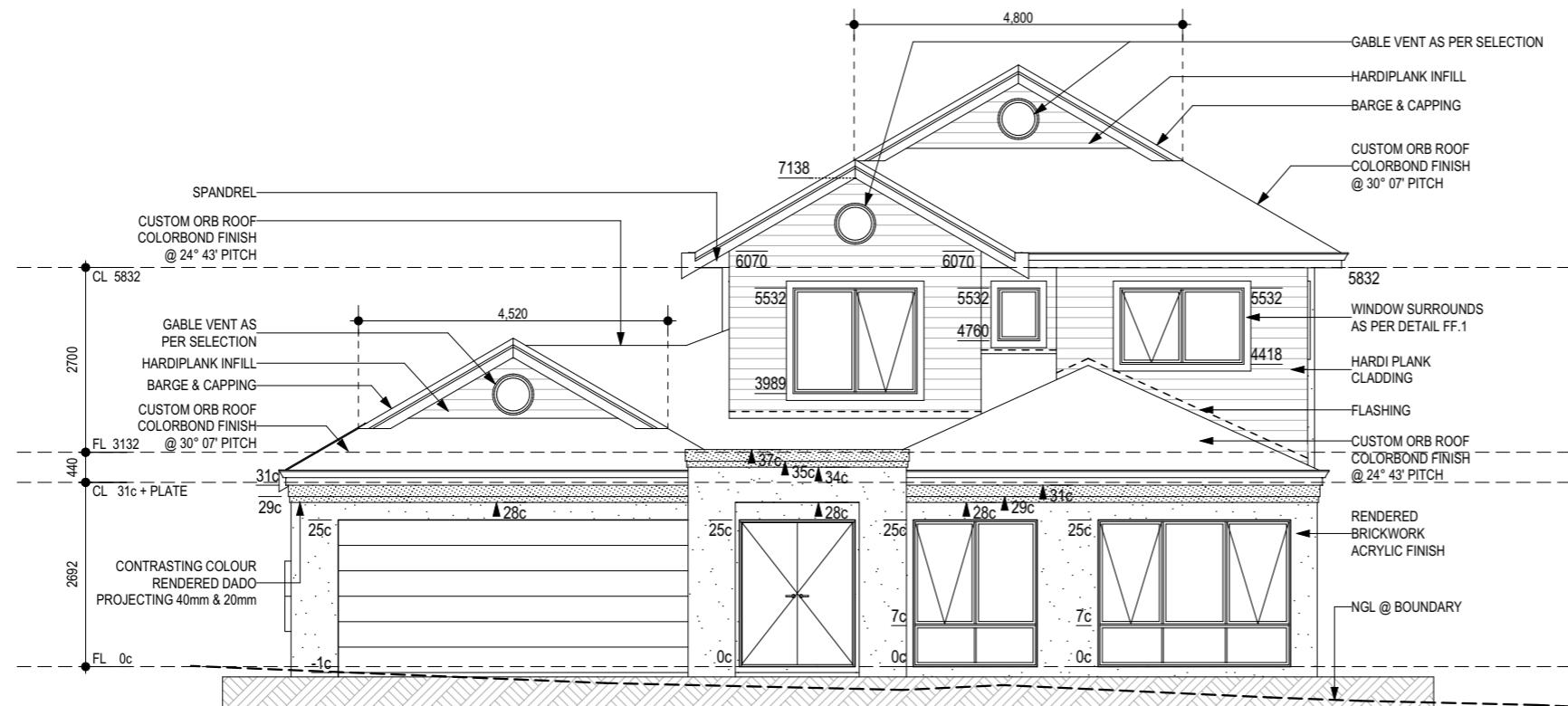
BUILDER WITNESS

CLIENT:

**S. P. & J. L. WILLIAMS**

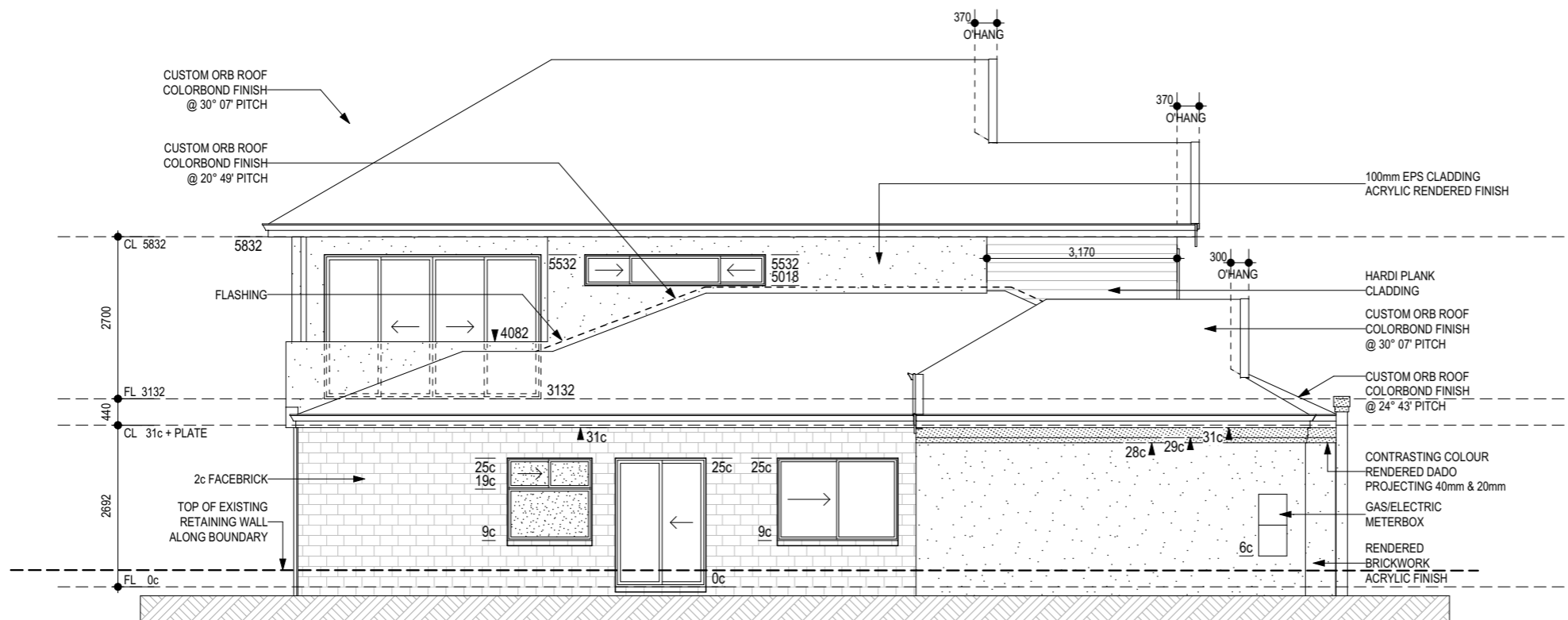
ADDRESS:

**LOT 1888 (#8)  
SEABREEZE DRIVE  
YANCHEP**



**ELEVATION 1**

1:100



**ELEVATION 2**

1:100

SHEET N° **3 OF 15**  
+ 6 ANG.

JOB N° **34646**

REVISION DATE  
**01 09.08.19**

# ONE OFF DESIGN

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MODEL N°  
90002



(OB) 9202 9200  
65 Walters Drive, Osbourne Park WA 6017  
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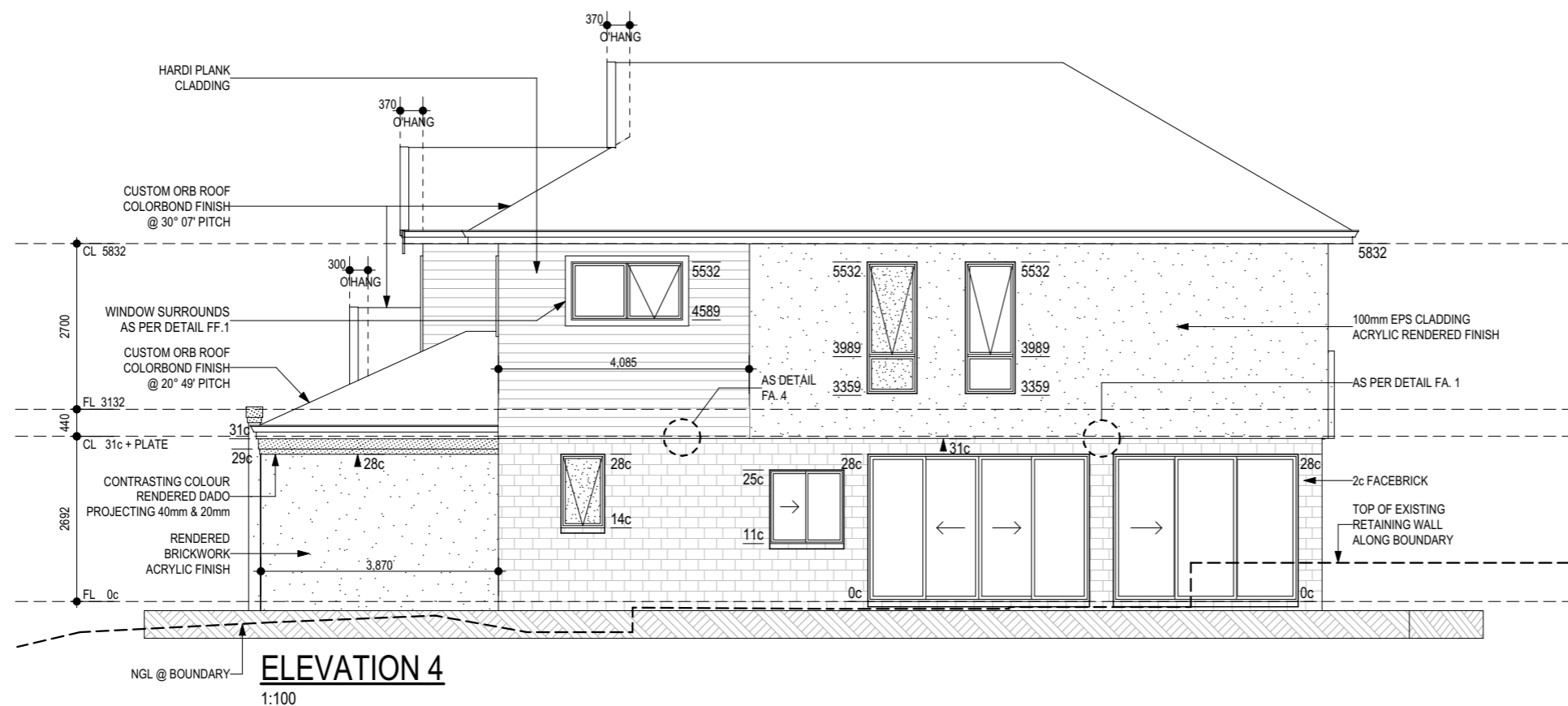
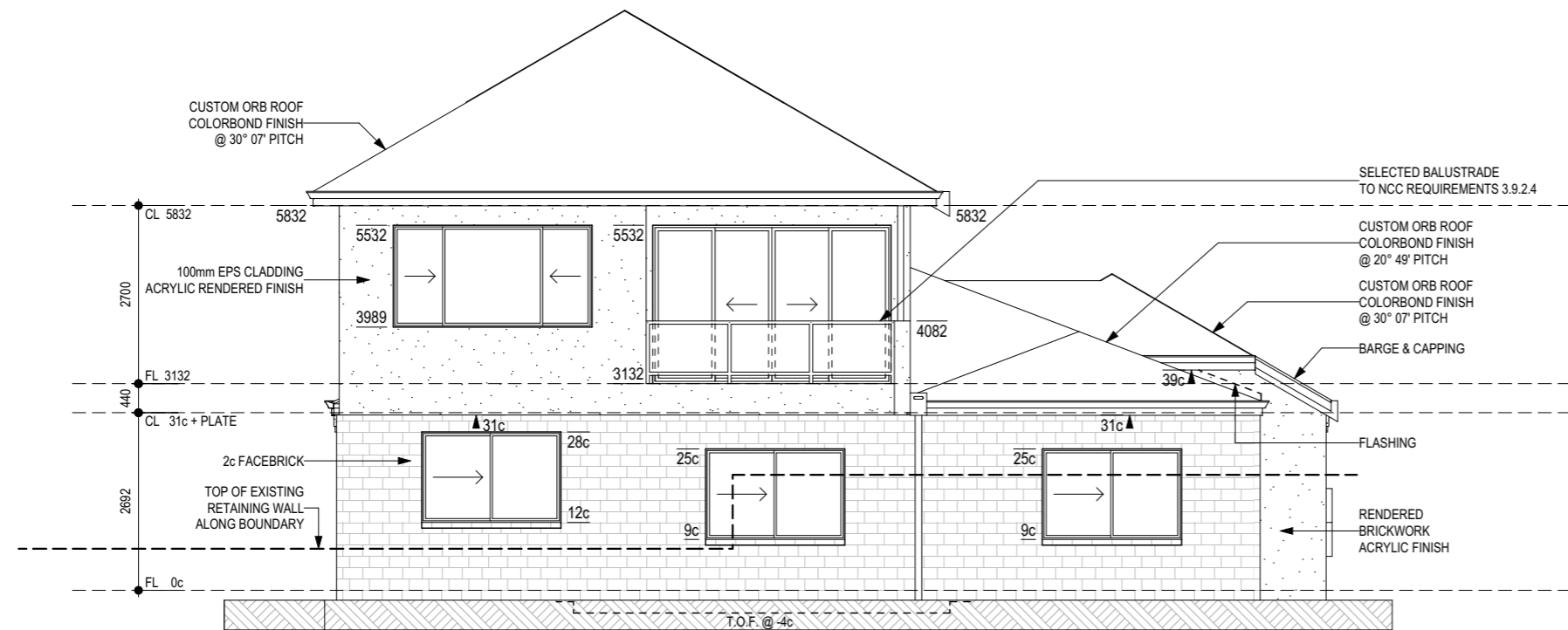
OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

CLIENT:  
**S. P. & J. L. WILLIAMS**

ADDRESS:  
**LOT 1888 (#8)  
SEABREEZE DRIVE  
YANCHEP**



SHEET N° **4 OF 15**  
+ 6 ANG.

JOB N° **34646**

REVISION DATE  
**01 09.08.19**