

BLOCK LOCATED LESS THAN 1 KILOMETRE FROM THE OCEAN - COASTAL SPECIFICATIONS APPLY

STORMWATER DRAINAGE TO COMPLY WITH BCA PART 3.1.2 DRAINAGE & THE SATISFACTION OF THE LOCAL AUTHORITY

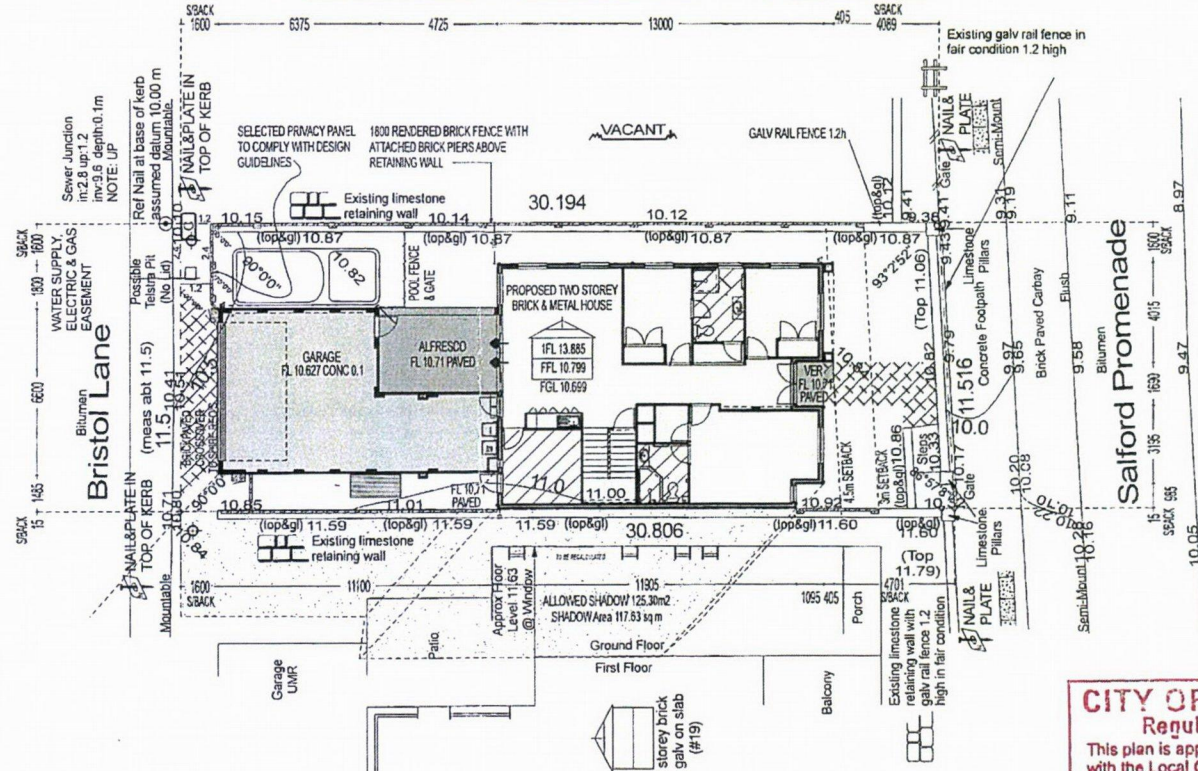
INFORMATION CONTAINED IS STRUCTURAL ENGINEERS DOCUMENTATION OVERVICE INFORMATION CONTAINED IN THESE DRAWINGS

SWIM SPA DASH-ZONE 'S'
Dimensions: 500 (L) x 2300 (M) x 1200 (H)
Water Capacity: 650 Hrs
Dry Weight: 1852 kg
Filled Weight: 7802 kg

TERMITE TREATMENT "BIFLEX" FULL UPPER SLAB APPLIED IN ACCORDANCE WITH AS 3660.1 & BCA

DESIGN NOTES -
DEMOLITION - NONE
EXCAVATION - POOL
RETAINING - POOL
PILING - NONE
TERMITE TREATMENT - CHEMICAL SPRAY
FLOOR TYPE - SLAB ON GROUND & FLOOR TECH SUSPENDED SLAB
INTERNAL STAIR TYPE - CONCRETE
INTERNAL BALUSTRADES - BRICK
EXTERNAL WALL TYPE - 230 BRICK
EXTERNAL CLADDING - CEMENT RENDER, HARDI WOOD GRAIN
INTERNAL WALL TYPE - 90 BRICK
INTERNAL CLADDING - FLOAT & SET
WINDOW FRAMES - ALUMINIUM POWDER COATED
WINDOW GLASS - SINGLE GLAZING
CEILING - 2743, 2743, FLAT, PLASTERBOARD, WOOD PANEL TO BALCONY
ROOF TYPE - TIMBER FRAMING
SARKING - F01
ROOF CLADDING - CLAY OR CEMENT TILE
EAVES - 450, FLAT LINED, FIBRECEMENT
GUTTERS & DOWNPIPES - COLORBOND
HEATING - ?
HWS - SOLAR HOTWATER / GAS INSTANTANEOUS
STORMWATER - ON-SITE, CONCRETE SLUMP
AIR CONDITIONING - DUCTED REVERSE CYCLE
DRIVEWAY & XOVER - BRICK PAVING

Elec. U/Ground Water Yes Sewer Yes
Gas Alinta Gas Map Indicates Gas In Area Phone Yes Footpath Concrete
Road Bitumen Kerb Flush / Mountable / Semi-Mount Drainage Good

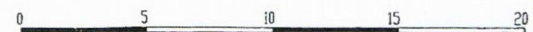


CITY OF WANNEROO
Regulatory Services
This plan is approved subject to compliance with the Local Government (Miscellaneous Provisions) Act 1960, the Building Code of Australia, the Residential Design Codes, Building Regulations 1989 and the City's Local Laws.

DESIGN	
SOIL CLASS	TBA
WIND CLASS	TBA
AREAS	(m ²) PERIM (m)
PROP GROUND FLOOR	125.54 47.96
PROP GARAGE & STORE	57.50 35.40
PROP ALFRESCO	15.76 18.12
PROP VERANDAH	2.17 6.38
PROP 1ST FLOOR	180.67 67.97
PROP BALCONY	21.96 18.91

SHADOW CALCULATION

R-CODE VARIATIONS	
TOTAL	404.60
ADJOINING LOT SIZE	358
TOTAL SITE COVER	202.63
LOT	353
OPEN SPACE	150.37
TOTAL SHADOW	117.63
	42.82%
	32.85%



EXCEPTIONAL ARCHITECTURAL DESIGN & ESTIMATING
Design, Drafting, Estimating Service

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Darryl Crosling
E - exceptional_ade@yahoo.com.au
M - 0417 945 036
F - 08 9467 9123

CLIENT
D & D DOUST
49 ANDROSS CCT
MINDARIE

PROJECT
PROPOSED RESIDENCE
LOT 443 SALFORD PROM
MINDARIE WA

DATE 8/04/2010
SHEET A02.2

SITE PLAN
SCALE 1:200 ON A3

CODE OF CONDUCT

1. All guests must comply with all house rules.
2. This property is for 6 guests, please note no other visitors are to be invited onto the premises.
3. Guests must not create noise which is offensive to neighbouring properties and must abide by quiet times which is between the hours of 10pm and 7 am on Monday to Saturday, and 10pm to 9am on Sunday and public holidays. Failure to comply may result in the termination of your stay, forfeit of your rent paid and security bond.
4. This property is not a party house and no parties or group gatherings are allowed. Guests must not engage in anti-social behaviour and must minimise their impact upon the local community. Failure to comply may result in the termination of your stay, forfeit of your rental paid and security bond.
5. Guests must only park on the holiday home property. Cars are not allowed to be parked on the verge.
6. Guests are encouraged to recycle and a general waste bin and yellow lid for recycling are provided. A calendar is located in the home of the allocated days for bin collection and a photo is provided to show where the bins must be placed. Please inform us immediately if you have excess rubbish as this must not be left next to the bins, we will make arrangements for collection.
7. When you are absent from the property, please ensure all windows and doors are closed and locked.
8. Smoking is not permitted on the property.
9. Pets are not permitted on the property.
10. In an event of an emergency in relation to the property please call us on 0402 027948 or 9408 6212.

Breach of these house rules is a breach of the Terms and Conditions of occupancy. The owner and manager reserve the right to terminate permission to occupy and to evict from the property any guests who refuse to follow our Code of Conduct

TERMS AND CONDITIONS FOR SHORT TERM LET ACCOMMODATION

'Marina View' - 21 Salford Promenade Mindarie WA 6030

1-Definations

"Booking" means the period for which you have paid to stay at the property.

"Property" means 28 Bayport Circuit Mindarie WA 6030 and all its fixtures, fittings and equipment.

"Management" means the owners and managers of the property.

"Guests" means the persons who stay overnight in the property during the booking

"Visitors" means a person a guest permits to visit the property during the booking.

2- Acceptance and Responsibility

Payment of the deposit constitutes acceptance of these Terms and Conditions

3-Check in/out

Check in time is not before 2pm on the arrival dates and check out time is not later than 10am on the departure dates

Late departure is subject to prior arrangement and availability and extra charges will apply.

You must notify Management of expected arrival time and a mobile contact number at least 7 days before arrival.

4-Payment

A deposit of 50% must be received within 48 hours after the booking is taken by Management. Bookings are not confirmed unless and until this deposit is received.

Payment in full must be received no later than 60 days prior to your arrival.

Payments of the amount due must be received in Australian dollars net of any bank or other transaction charges.

Please ensure payments are made within the time limit or the booking will be cancelled automatically without notice or liability to you.

5-Cancellation or Variation

Your deposit/payments are non-refundable in the event of a cancellation.

6-Security bond

A bond payment of \$750.00 is required at the same time as the outstanding balance of your booking. It will be credited to your designation payment method once our property has been inspected and deemed left in a similar state to your arrival. We agree to ensure this occurs within 30 working days of your departure.

Any damage, loss or expense incurred by Management as a result of your breach of these terms and conditions will be charged against the bond. Examples of this include but are not limited to any breakage, damage or excess cleaning requirements, extra guests beyond those declared.

7-Unavailability

If the property becomes unavailable for your occupancy due to unforeseen circumstances (eg. Fire, storm, damage, etc) then Management will inform you immediately and endeavour to obtain suitable alternative accommodation for your occupancy. Failing which any monies will be refunded in full.

8- Parties and Functions

Parties and Functions are strictly prohibited

PLEASE NOTE WE DO NOT ACCEPT SCHOOLIES

9- Linen and Towels

We supply linen, pillows, blankets and towels which must be left where supplied in the bedrooms or bathroom on departure.

10-Pets

Pets are not allowed at the property.

11- Your other responsibilities

You must comply with all applicable rules and instructions from Management and the caretakers of the Property concerning occupancy, property, health, safety and quiet enjoyment of the property and our neighbours.

You are responsible for damage, breakages, theft and loss of the property and any part of it during your stay. You must notify us of this immediately. Management may recover from you repair or replacement cost (at Management's discretion)

Only the guests nominated and agreed in the booking may stay in the property overnight. If any other guests stay extra charges may apply or the agreement may be terminated without refund.

Disturbance to our neighbours, including excessive noise, is prohibited and may result in termination and eviction without refund and extra charges may be made for security and other expenses

Guests must not create noise which is offensive to occupiers of neighbouring properties, especially between the hours of 10pm and 7am on Monday to Saturday, and 10pm and 9am on Sunday and public holidays.

Before departure all food must be removed from fridges, all rubbish put in appropriate council rubbish bins provided and crockery and cutlery washed and packed away. The property must be left in a clean and tidy condition.

Extra cleaning charges may be incurred for the cleaning of dirty dishes, washing machine, dishwasher, emptying the fridge, removal of excessive rubbish etc. Should the clean fee be more than usual cost for cleaning the property, you will be charged the additional cost over and above the normal cleaning fee which will be deducted from the security bond.

All furniture and furnishings must be left in the same position they were in when you arrived.

The property should be vacated on time and secured. All windows and doors are to be locked. All keys must be returned as directed by Management.

You are responsible for the safekeeping and replacement of accommodation keys. Duplicate keys will be provided at an additional charge of \$50.00

Smoking is not permitted on the property.

12-Problems or complains

In the case of any problem or complaint, you must inform Management at the earliest opportunity so Management has the chance to rectify the situation as quickly and efficiently as possible. You must allow repair/service access to the property during reasonable hours.

Any complaint which cannot be resolved locally must be notified in writing to Management prior to departure from the property.

Failure to follow this procedure may hinder the ability of Management to rectify the problem or complaint and reduce or extinguish any claim you may have

We recommend all guests purchase travel insurance since Management are not responsible for any injuries, illness or accidents that may occur whilst staying at our property.

PLEASE NOTE THAT WE RESERVE THE RIGHT TO REFUSE A BOOKING WHERE NECESSARY

Signed

Full name

Dated

HOLIDAY/SHORT TERM ACCOMMODATION

Check-in Date Check-out Date ETA.....**REQUIRED.**

Flight details if applicable.....

Please note that arrival times are 2 pm and onwards and vacate times are 10 am or before

Full Name of Person responsible for booking (Guest 1) _____

Phone: _____ (Home) _____ (Work) _____ (Mobile) _____

Present Address: _____

Occupation: _____ Employer's Name and Address: _____

_____ PCODE: _____

Date of Birth: ____/____/____ Driver's License Number: _____ State: _____

PLEASE ATTACH A CLEAR PHOTOCOPY OF DRIVERS LICENCE WITH PHOTO

Name of each guest staying and age – Please note no other guests are to be invited onto the property

Guest2 _____

Guest 3 _____

Guest4 _____

Guest 5 _____

Guest 6 _____

Cot and or High Chair required _____

Full Details of Cars to be at property _____

Next of Kin / Emergency Contact

Name: _____

Address: _____

Contact Numbers: _____