



WORKING DRAWINGS

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

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

OWNER

WITNESS

OWNER

WITNESS

BUILDER

WITNESS

REV	VO #	DRN	DATE	CHK
		VN - BD		AH
01	P&C - IT# 4	AH	05.11.20	AH
Sub-contractors to verify all dimensions on site.				

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

LOT RECORDS

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

AREA: ESTAB 02/2013

COASTAL DISTANCE 1.5-10km

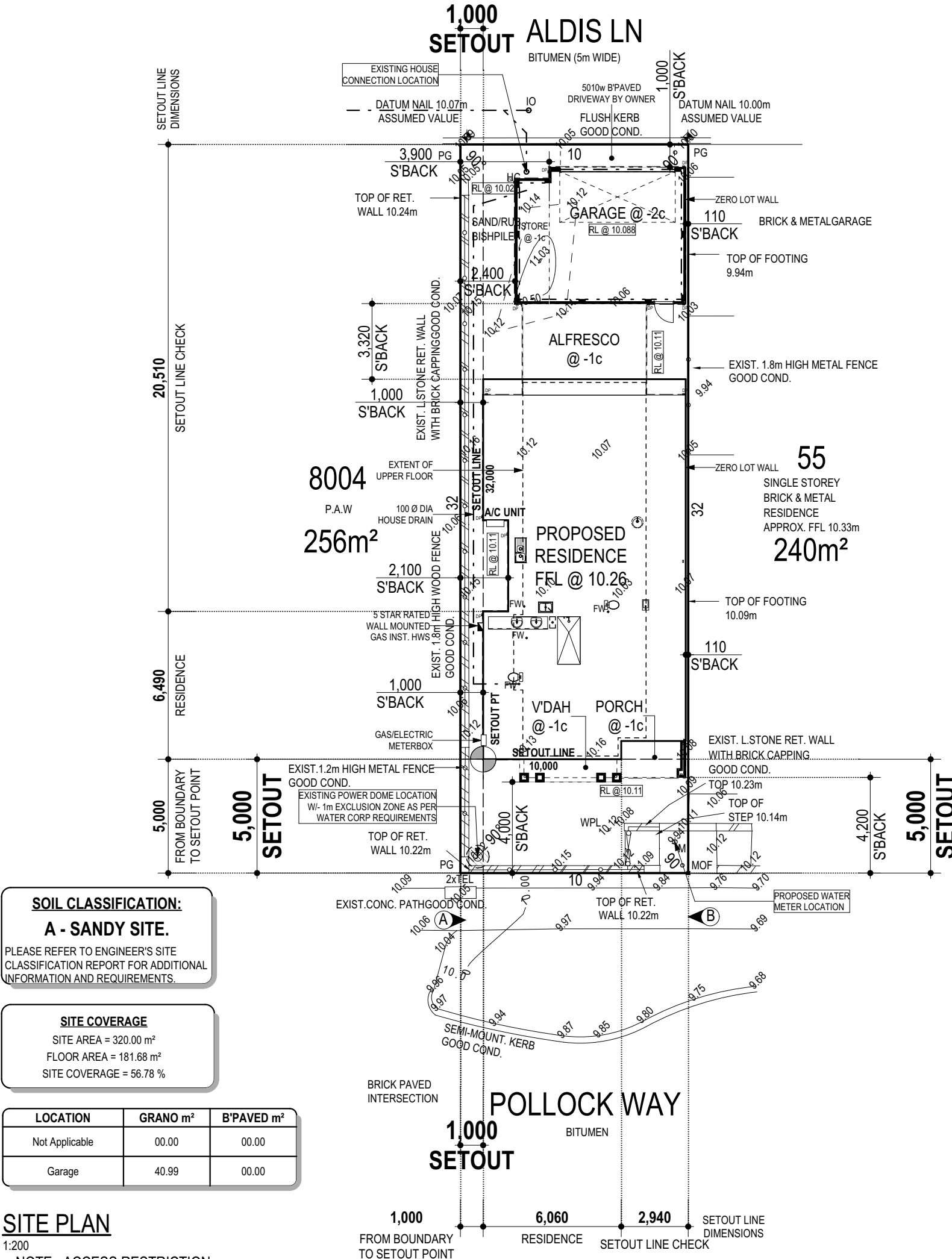
LOT: 56
AREA: 320 m²

APPROX. AHD + 32.50m

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

SEWER CONNECTION POSITION

APPROXIMATE ONLY
SEWER INVERT LEVEL 8.60
SEWER BROUGHT UP 0.60
DEPTH TO CONNECTION 0.85



SOIL CLASSIFICATION:

A - SANDY SITE.

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

SITE COVERAGE

SITE AREA = 320.00 m²
FLOOR AREA = 181.68 m²
SITE COVERAGE = 56.78 %

LOCATION	GRANO m²	B'PAVED m²
Not Applicable	00.00	00.00
Garage	40.99	00.00

SITE PLAN

1:200

NOTE : ACCESS RESTRICTION
BETWEEN POINTS (A) (B)

GROUND COVER

SANDY / WEED / RUBBISH

NOTE:

- INTERCONNECTED STORMWATER DISPOSAL BY
BUILDER TO ENGINEERS DETAILS SHIRE
REQUIREMENTS

NOTE:

- REFLUX VALVE TO SEWER JUNCTION.

TITLE : FEATURE SURVEY

CLIENT : COETZEE

BUILDER : RESIDENTIAL BUILDING WA PTY LTD

LOT : 56 No. 21 POLLOCK WAY

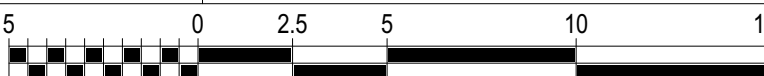
SUBURB : CLARKSON

AUTHORITY : CITY OF WANNEROO

DP : 76191

C/T : 2809/909

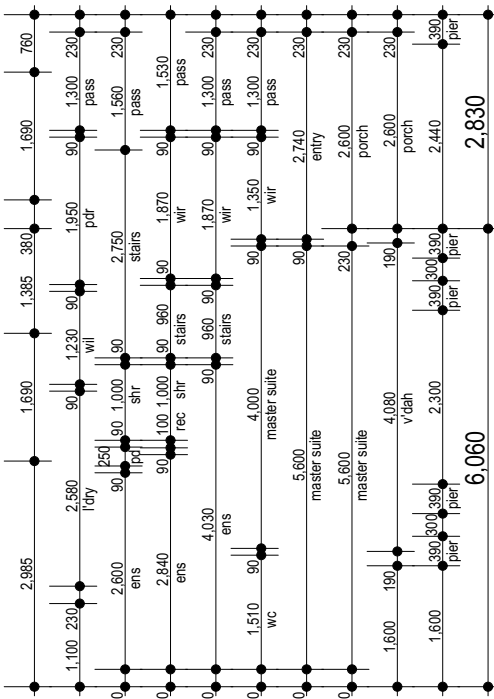
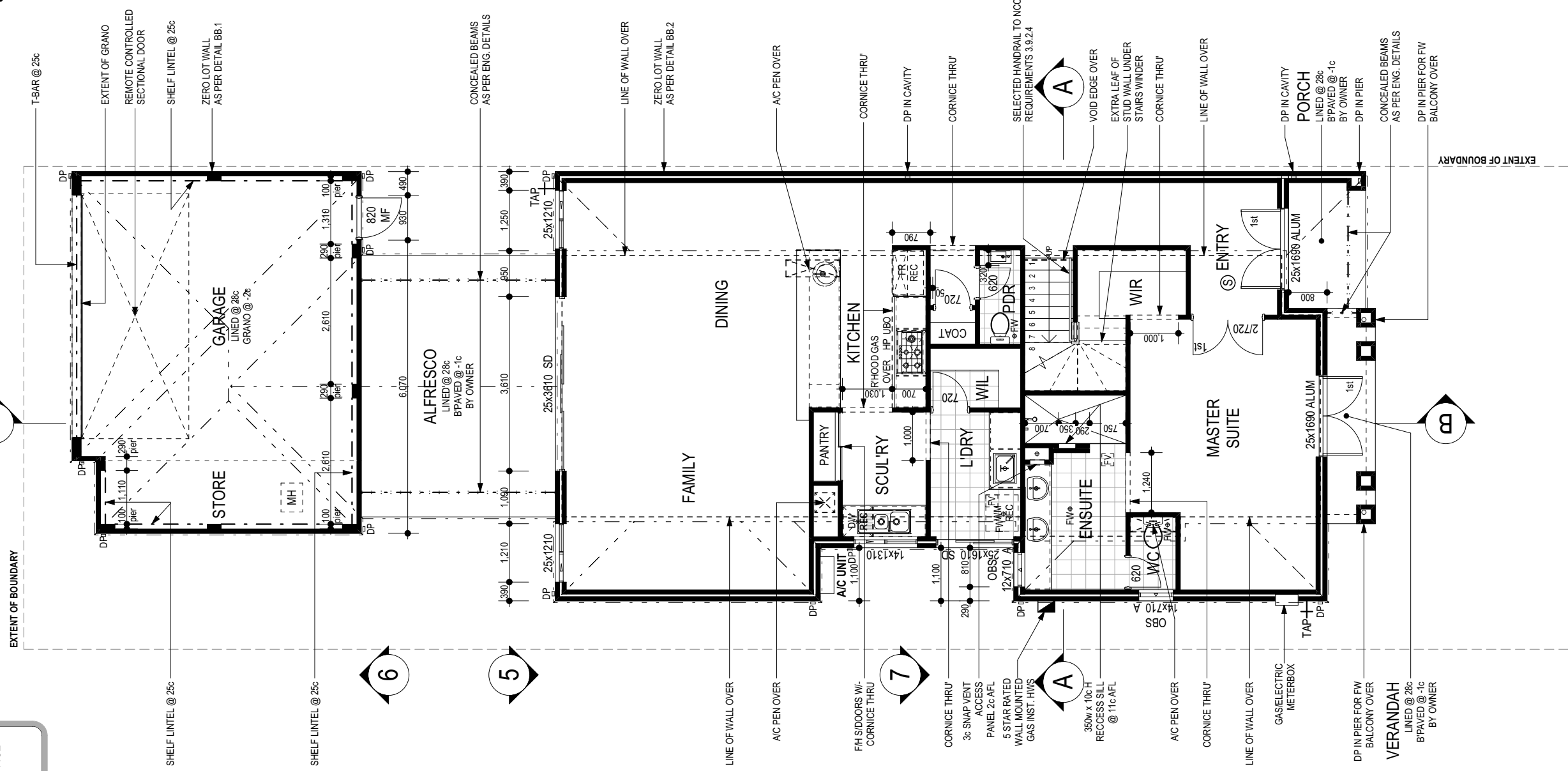
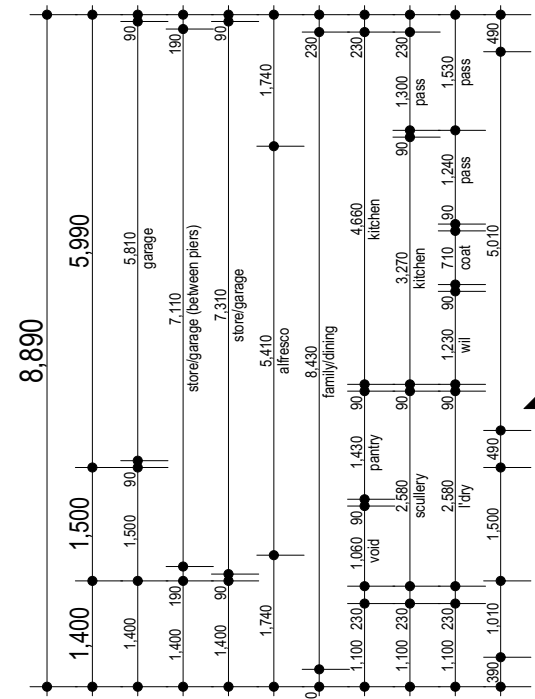
UBD REF : 125 B 10 GPS : S 31.69497° E 115.72313°



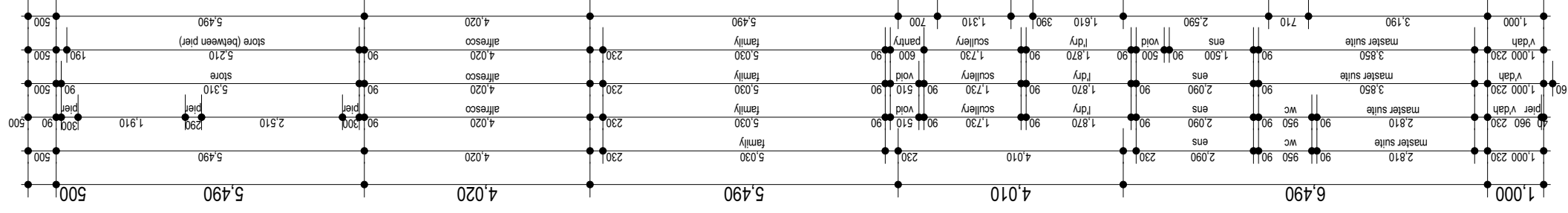
NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES 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 40852	SURVEYED 08/09/20	SCALE @ A3 1:200	DWG No 39542-01-100	REV A
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Floor Areas - All Stories			
Floor	Location	Area	Perimeter
1st floor	HOUSE	85.33	43.04
	BALCONY	5.08	11.20
		90.41 m ²	54.24 m
Ground floor	HOUSE	135.48	51.96
	GARAGE	35.88	23.96
	ALFRESCO	21.75	18.86
	STORE	8.24	13.86
	PORCH	4.53	8.86
	VERANDAH	4.46	10.92
		210.34 m ²	128.54 m
		300.75 m ²	182.78 m
Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor	25° 3'	115.55 m ²	128.16 m ²
	30° 12'	108.69 m ²	125.79 m ²
		224.24 m ²	253.95 m ²



- NOTE:**
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS
 - WINDOW RESTRICTION TO ALL UPPER FLOOR BEDROOM WINDOWS AS PER MCC 3.82.5
 - ALL BULKHEADS AND DROPPED CEILINGS SHOWN HATCHED TO BE METAL FRAME CONSTRUCTION.
 - R4.0 BATTS CEILING INSULATION TO HOUSE EXCLUDING AREAS UNDER SUSPENDED FLOOR, GARAGE & TO UNDERSIDE OF FIRST FLOOR AREAS (INCLUDING STAIRS) THAT LIE OVER GARAGE & EXTERNAL AREAS.
 - R2.0 BATTS INSULATION TO EXTERNAL STUD FRAMED WALLS WITH FIBRE CEMENT BASED CLADDING & TO FIRST FLOOR EXTERNAL STUD WALLS BELOW THE GROUND FLOOR ROOF LINE.
- WIND CLASSIFICATION AS PER A.S. 4055:**
N1 - FOR GROUND STOREY OF RESIDENCE
N1 - FOR UPPER STOREY OF RESIDENCE
NOTE: FOR RESIDENCES GREATER THAN DOUBLE STOREY REFER TO THE ENGINEERS OFFICE.
- DURABILITY CLASS AS PER A.S. 3700:**
R3 - COASTAL CONDITIONS APPLY



2/1

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

GROUND FLOOR PLAN
1:100

THE SOUTHAVEN

© COPYRIGHT 5475H



(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 61 106 262 982

REV	VO #	DRN	DATE	CHK
01	P&C - IT# 4	VN - BD	22.09.20	AH
		AH	05.11.20	AH

Sub-contractors to verify all dimensions on site.

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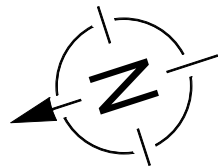
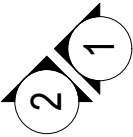
DATED:...../...../.....

OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

CLIENT:
A. R. & M. M. COETZEE

ADDRESS:
LOT 56 (#21)
POLLOCK WAY
CLARKSON

SHEET N°	1 OF 15
JOB N°	40852
REVISION	DATE
01	05.11.20

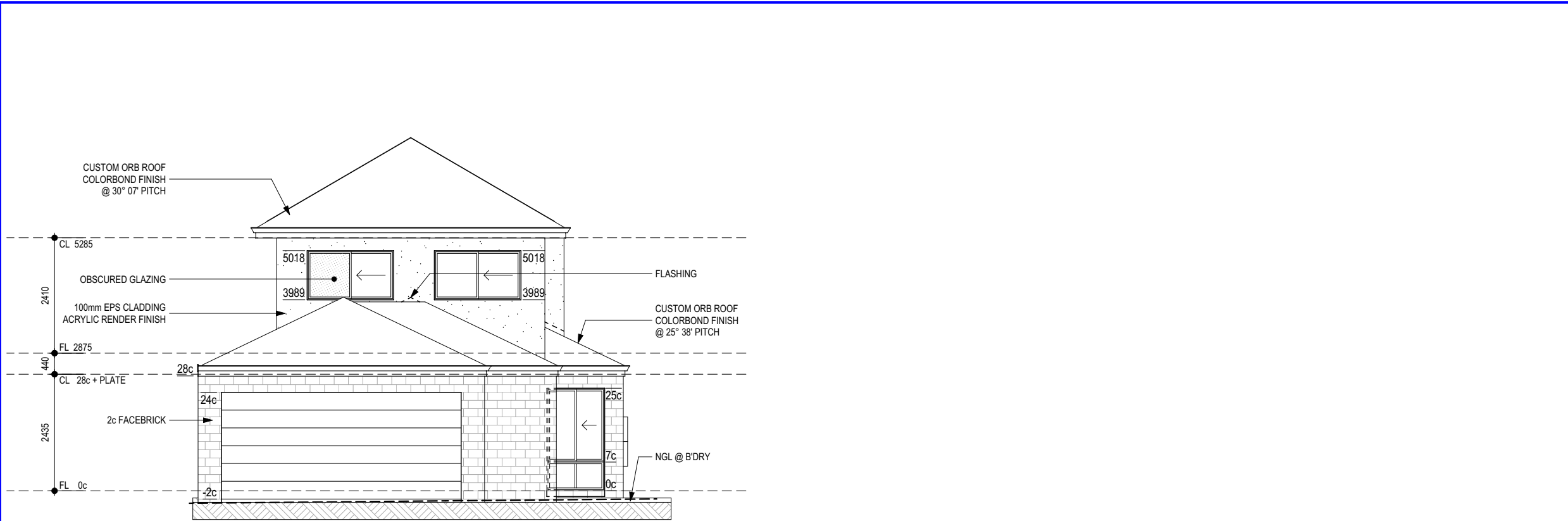


UPPER FLOOR PLAN
1:100

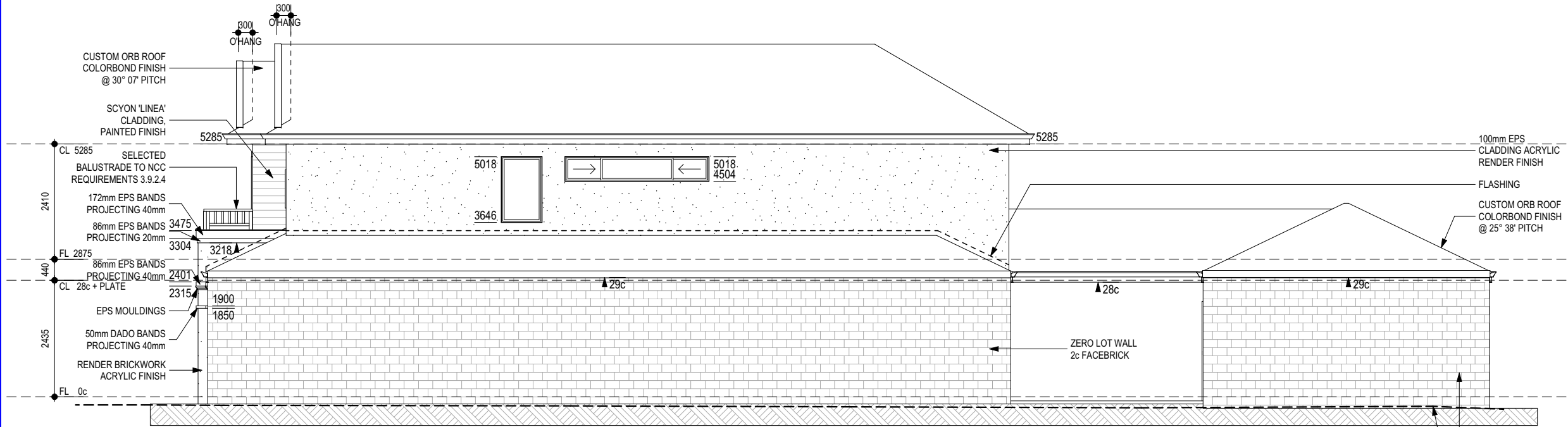
SHEET N° **2** OF 15
 + 5 ANC

JOB N° **40852**

REVISION	DATE
01	05.11.20



ELEVATION 3
1:100



ELEVATION 4
1:100

THE SOUTHAVEN

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MODEL N°
5475H



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SHEET N° 4 OF 15 + 5 ANG	
JOB N° 40852	
REVISION 01	DATE 05.11.20

THE SOUTHAVEN

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SHEET N°
5 OF 15
+ 5 ANG

JOB N°
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REVISION
01

DATE
05.11.20

