



REV	VO #	DRN	DATE	CHK
01	P&C	VN-BD	15.12.21	CEM
		CC	09.03.22	CC

WORKING DRAWINGS

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

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

OWNER WITNESS

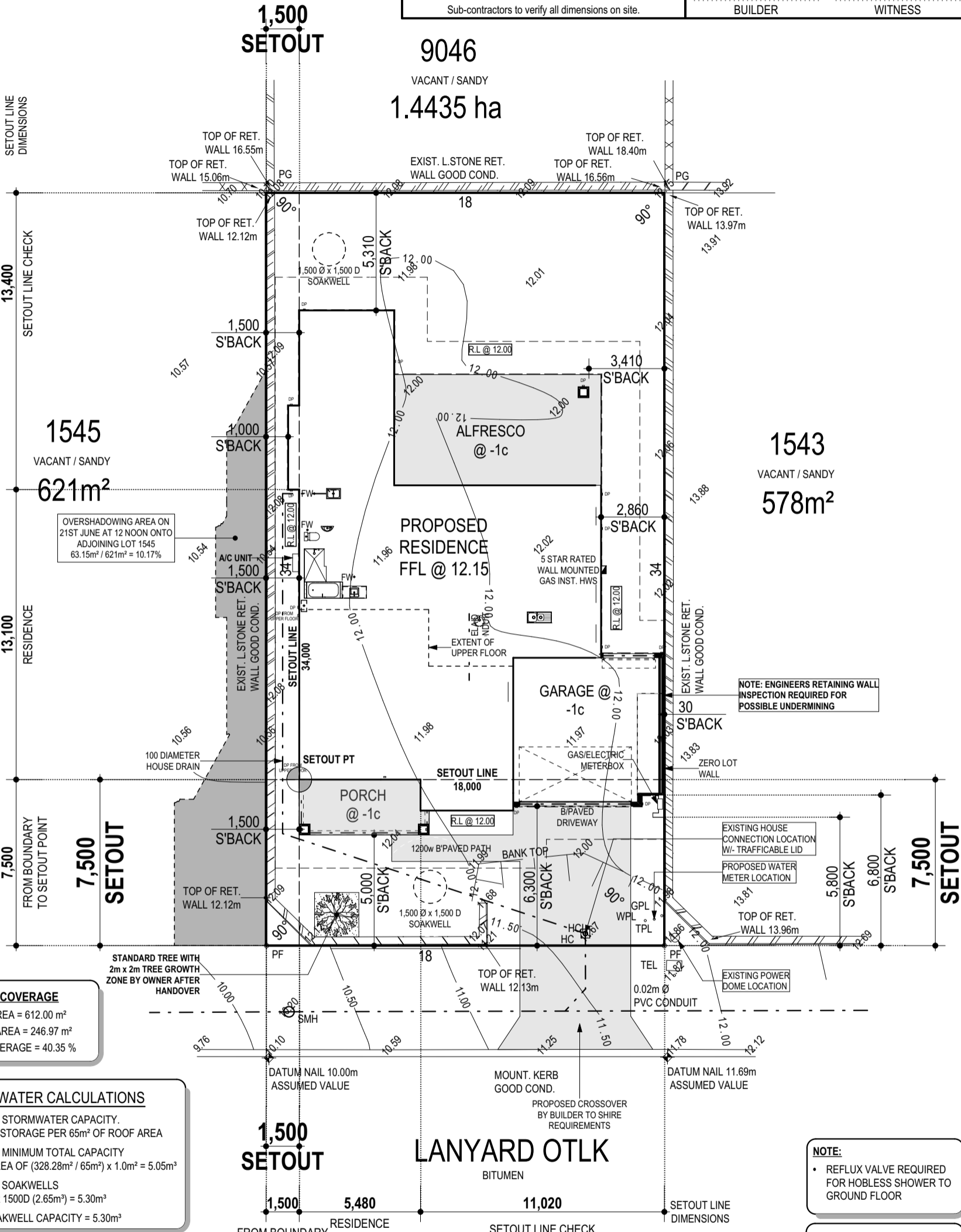
OWNER WITNESS

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
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
	○ HCI
INDICATOR	○ ISC
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
STAKE FOUND	○ STF



SITE COVERAGE
 SITE AREA = 612.00 m²
 FLOOR AREA = 246.97 m²
 SITE COVERAGE = 40.35 %

STORMWATER CALCULATIONS
 REQUIRED STORMWATER CAPACITY,
 = 1.0m³ OF STORAGE PER 65m² OF ROOF AREA
 REQUIRED MINIMUM TOTAL CAPACITY
 = ROOF AREA OF (328.28m² / 65m²) x 1.0m³ = 5.05m³
 SELECTED SOAKWELLS
 2 x 1500Ø x 1500D (2.65m³) = 5.30m³
 TOTAL SOAKWELL CAPACITY = 5.30m³

SITE PLAN
 1:200
GROUND COVER
 SANDY / WEED

NOTE:
 • INTERCONNECTED STORMWATER DISPOSAL BY BUILDER TO SHIRE REQUIREMENTS

LOCATION	GRANO m²	B'PAVED m²
Alfresco, Path & Porch	00.00	66.26
Garage, Drive & Crossover	42.84	57.34

NOTE:
 • REFLUX VALVE REQUIRED FOR HOBLESS SHOWER TO GROUND FLOOR

SOIL CLASSIFICATION:
A - SANDY SITE.
 PLEASE REFER TO ENGINEER'S SITE CLASSIFICATION REPORT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

LOT RECORDS

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

AREA: NEW 05/2021
 COASTAL DISTANCE 300m
 LOT: 1544
 AREA: 612 m²
 APPROX. AHD +19.31m
 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 9.23
 SEWER BROUGHT UP 1.80
 DEPTH TO CONNECTION 0.64

NOTE : RESTRICTIVE COVENANT SEE DP421472 & DOC

TITLE : FEATURE SURVEY	LOT : 1544 No. 20 LANYARD OTLK
CLIENT : WENDY SENEQUE	SUBURB : JINDALEE
BUILDER : RESIDENTIAL BUILDING WA PTY LTD	AUTHORITY : CITY OF WANNEROO
	DP : 421472
	C/T : 4007/815



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

UBD REF : 104 C 6	GPS : S 31.64846°	E 115.68623°

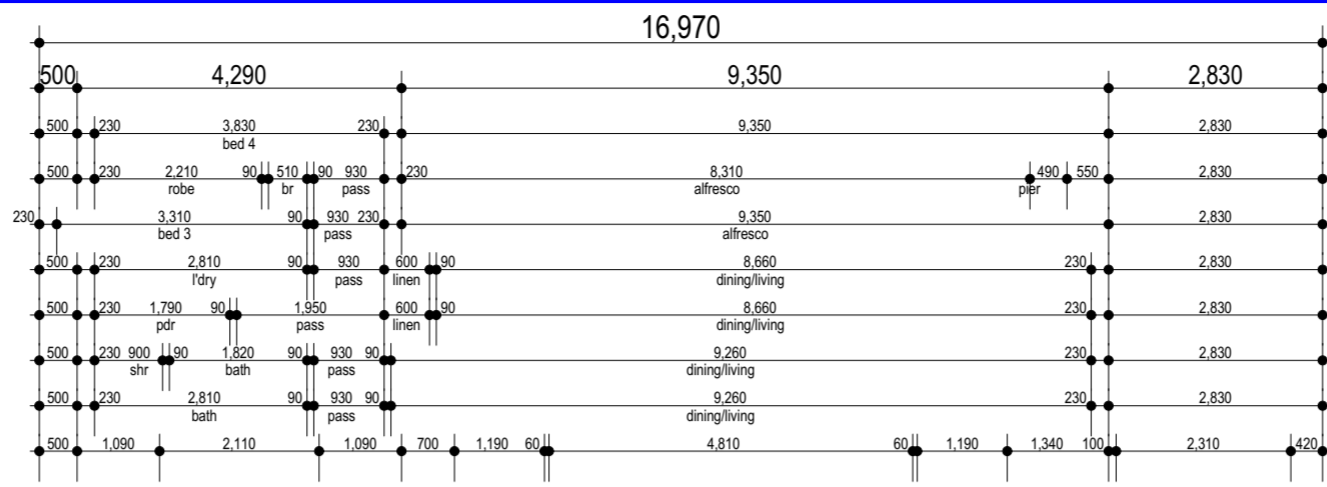
NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996	SHEET 13 of 14	BUILDER'S REF 302398	SURVEYED 19/11/21	SCALE @ A3 1:200	DWG No 43757-01-100	REV A
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NOTE:

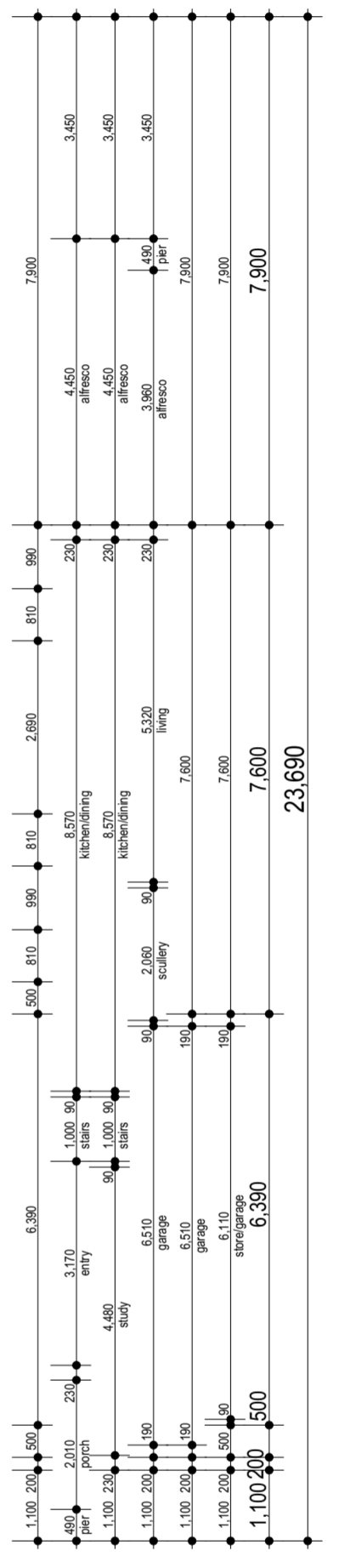
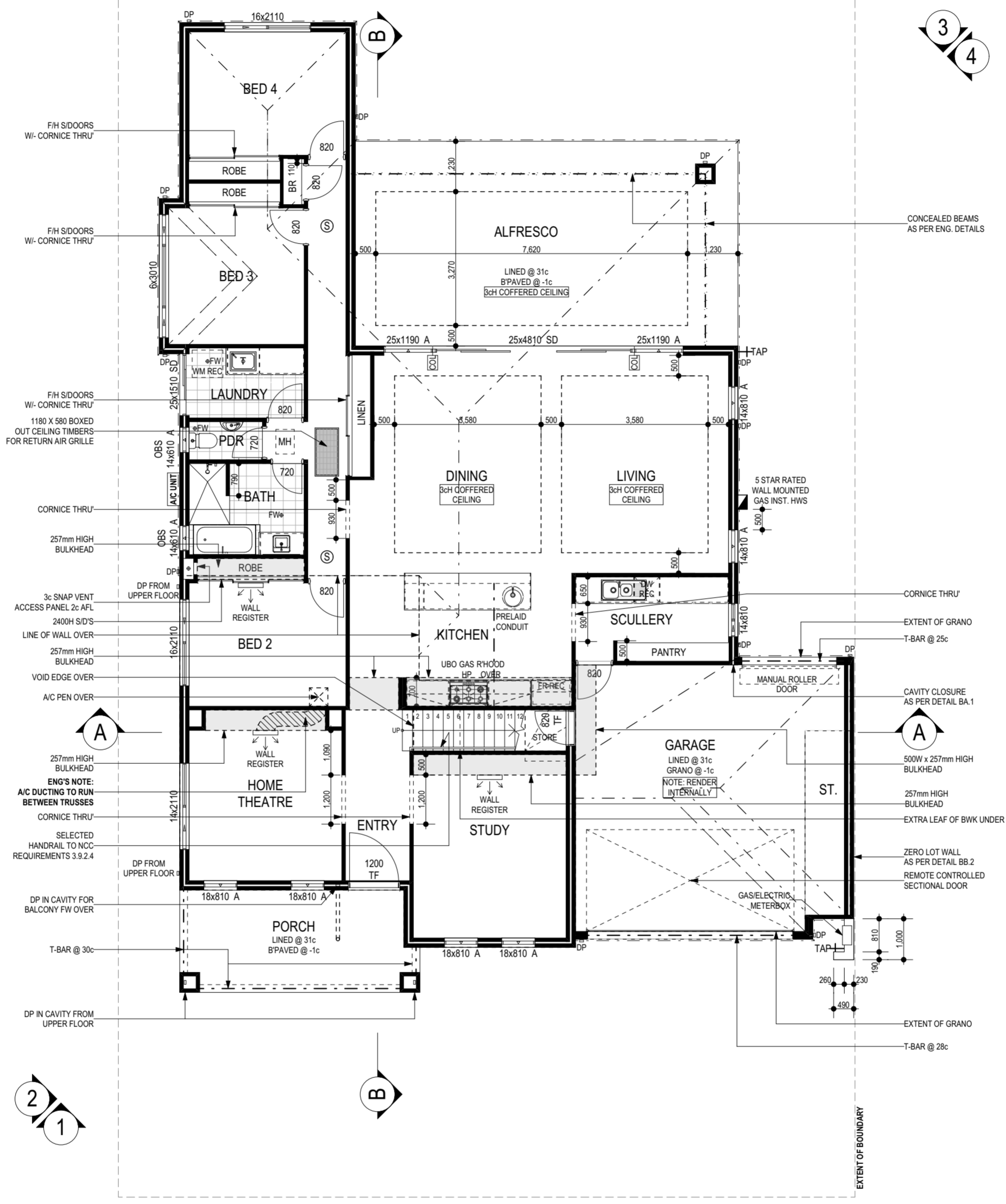
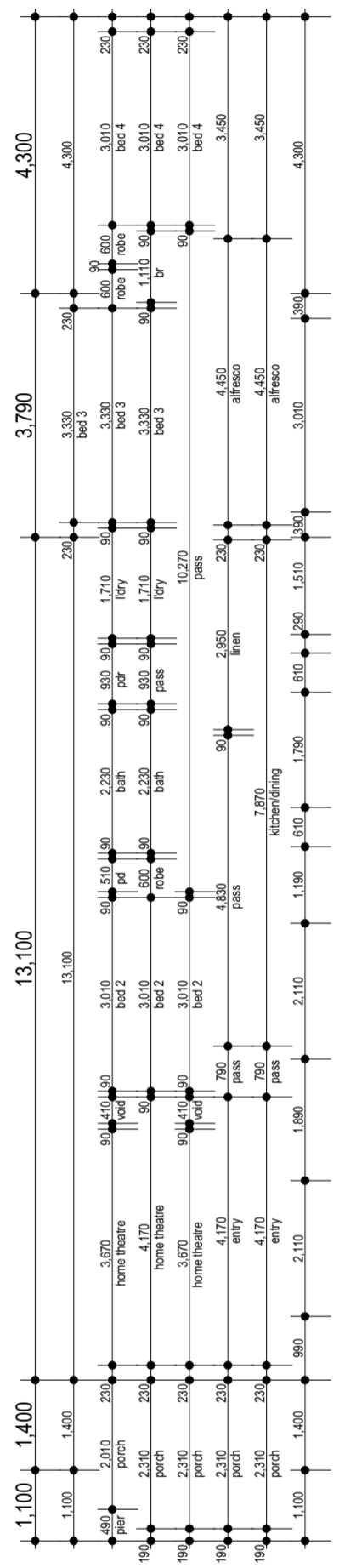
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS
- WINDOW RESTRICTIONS TO ALL UPPER FLOOR BEDROOM WINDOWS AS PER NCC 3.9.2.5
- ALL BULKHEADS SHOWN HATCHED TO BE METAL FRAME CONSTRUCTION.
- R4.0 BATTS CEILING INSULATION TO HOUSE (EXCLUDING AREAS UNDER SUSPENDED FLOOR), GARAGE & TO UNDERSIDE OF FIRST FLOOR AREAS THAT LIE OVER GARAGE & EXTERNAL AREAS.
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION AND MUST COMPLY WITH PART 3.5.2 VOLUME 2 OF THE BCA

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



Floor Areas - All Stories			
Floor	Location	Area	Perimeter
1st floor	HOUSE	70.35	37.50
	BALCONY	14.13	16.74
		84.48 m²	54.24 m
Ground floor	HOUSE	201.09	73.46
	ALFRESCO	46.75	28.70
	GARAGE	40.14	27.76
	PORCH	14.13	16.74
	STORE	5.74	14.08
		307.85 m²	160.74 m
		392.33 m²	214.98 m
Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor	17° 0'	183.31	191.69
	25° 38'	41.08	45.56
		224.39 m²	237.25 m²
1st floor	30° 12'	103.89	120.19
		103.89 m²	120.19 m²
		328.28 m²	357.44 m²

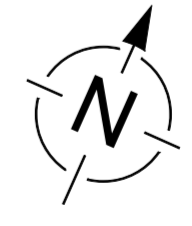
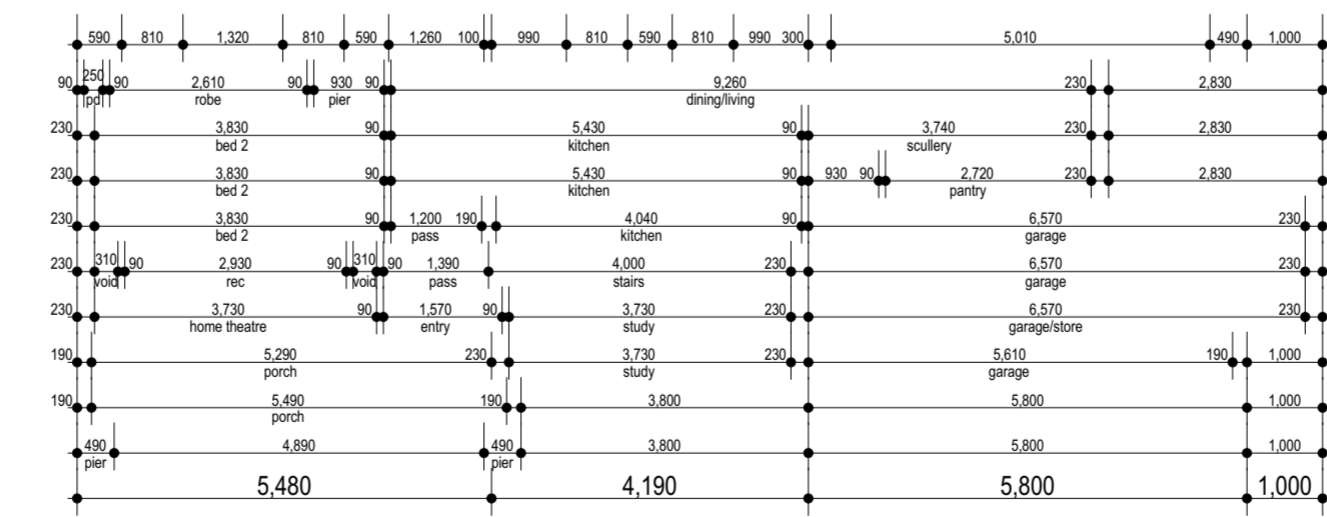


COASTAL CONDITIONS APPLICABLE.
 THIS PROJECT FALLS WITHIN 1km OF THE COASTLINE AND IN ACCORDANCE WITH TABLE 3.4.4.2 & TABLE 3.3.3.2. "PROTECTIVE COATINGS FOR STEELWORK" OF THE BUILDING CODE OF AUSTRALIA, ALL EXTERNAL STEELWORK IS TO BE HOT-DIP GALVANISED AS PER A.S. 4680.

BUSHFIRE PRONE AREA - (BAL-T.B.A.)

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

GROUND FLOOR PLAN
 1:100



REVISION: 01
DATE: 09.03.22

SHEET: 1 OF 14
JOB #: 302398

ADDRESS:
LOT 1554 (#20)
LANYARD OUTLOOK
JINDALEE

CLIENT:
W. A. SENEQUE

OWNER: _____
WITNESS: _____

OWNER: _____
WITNESS: _____

WORKING DRAWINGS
 THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
 DATED: _____

Sub-contractors to verify all dimensions on site.

65 Westgate Drive, Osborne Park WA 6007
 P.O. Box 55, Westfield Shopping Centre, Inverloch WA 6988

© COPYRIGHT 90002

MODEL: 90002

DRN: _____
DATE: 15/12/21
CHK: _____
VO #: _____
PAC: CC
CC: 09/03/22

DOUBLE STOREY SPECIAL

NOTE:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS
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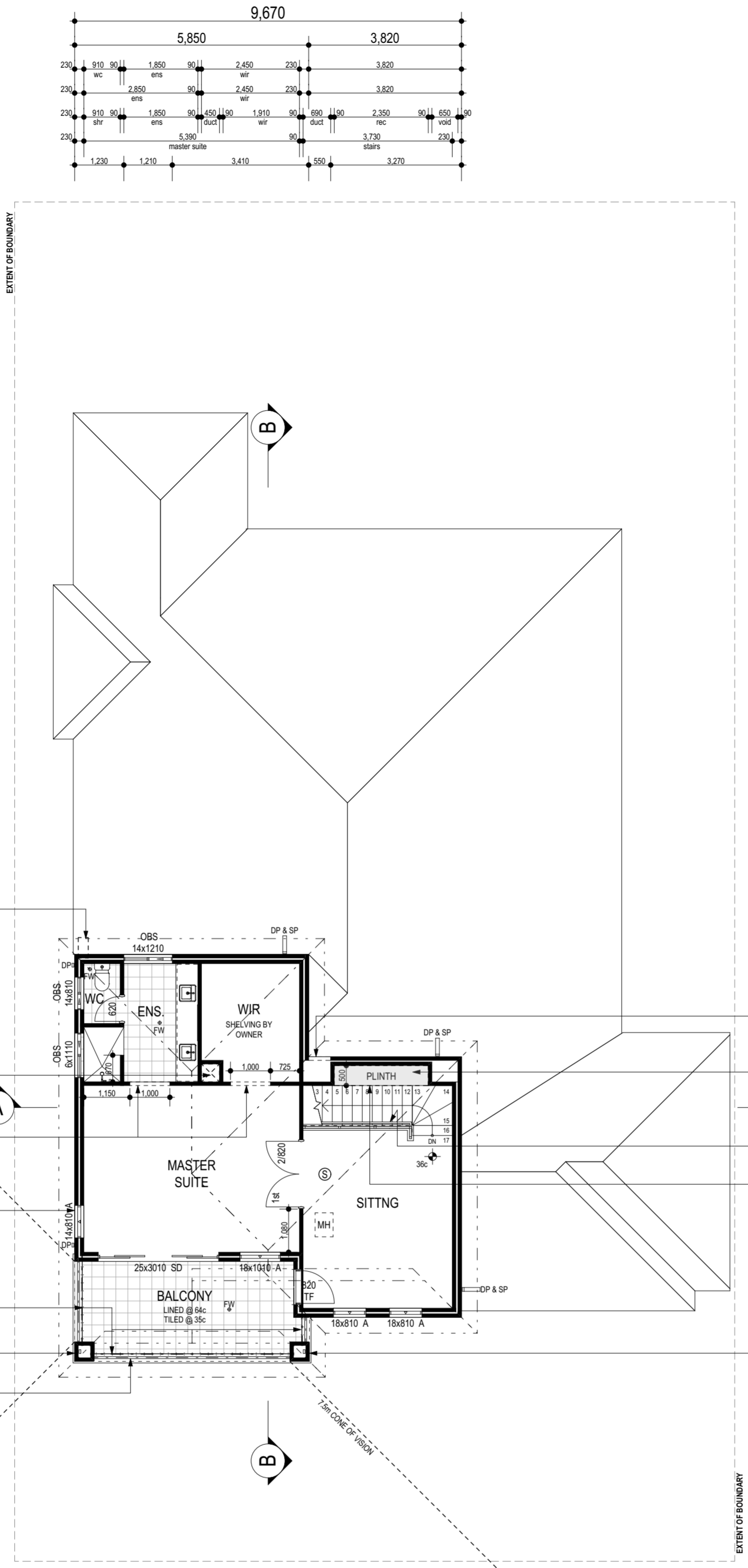
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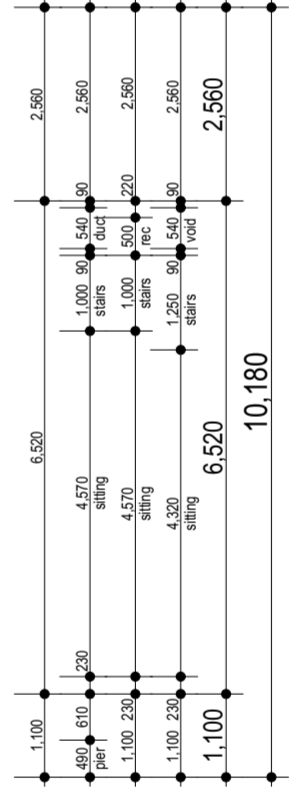
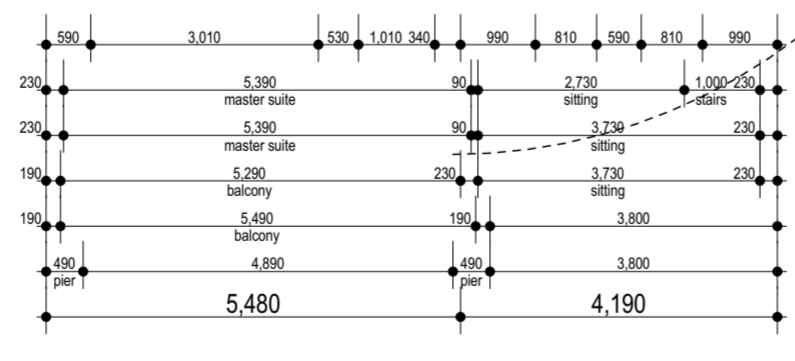
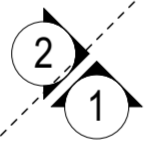
BUSHFIRE PRONE AREA - (BAL-T.B.A.)

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

UPPER FLOOR PLAN
 1:100



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SHEET N° **2** OF 14
 JOB N° 302398
 REVISION DATE 01 09.03.22

ADDRESS:
 LOT 1554 (#20)
 LANYARD OUTLOOK
 JINDALEE

CLIENT:
 W. A. SENEQUE

BUILDER: _____
 OWNER: _____
 OWNER: _____
 WITNESS: _____
 WITNESS: _____

WORKING DRAWINGS
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DATE: _____

Sub-contractors to verify all dimensions on site.

REV	VO #	DRN	DATE	CHK
01	PAC	CC	09.03.22	CC

(69) 9555 9555
 69 Wilton Drive, Osborne Park WA 6017
 P.O. Box 55, Westfield Shopping Centre, Inglewood WA 6918
 Built by Westfield Building WA Pty Ltd, BC 3055, A.B.N. 61 007 266 266

invogue
 2-storey designs

DOUBLE STOREY SPECIAL

© COPYRIGHT MODEL N° 90002



DOUBLE STOREY SPECIAL

© COPYRIGHT

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
01	P&C	VN-BD	15.12.21	CEM
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OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

CLIENT:

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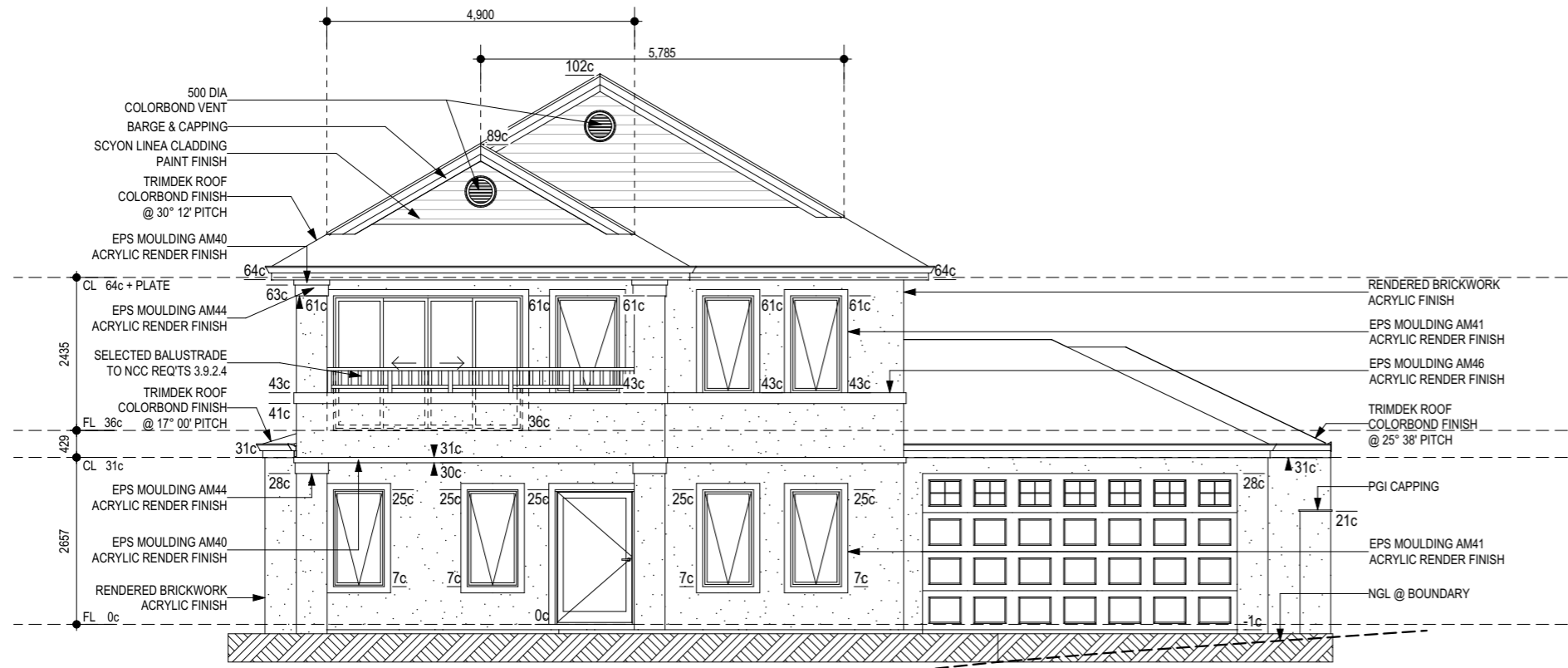
ADDRESS:

LOT 1554 (#20)
LANYARD OUTLOOK
JINDALEE

SHEET N° 3 OF 14 + 4 ANG.

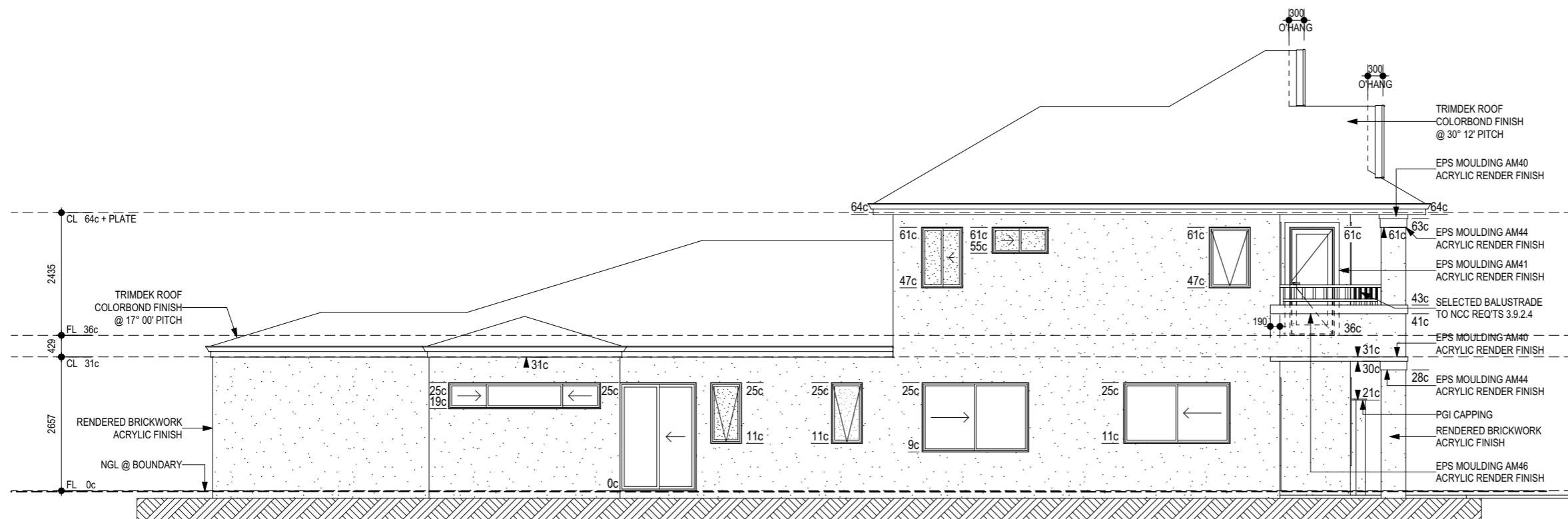
JOB N° 302398

REVISION DATE
01 09.03.22



ELEVATION 1

1:100



ELEVATION 2

1:100

DOUBLE STOREY SPECIAL

© COPYRIGHT

MODEL N°
90002

invogue
2-storey designs



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

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

REV	VO #	DRN	DATE	CHK
01	P&C	VN-BD CC	15.12.21 09.03.22	CEM CC

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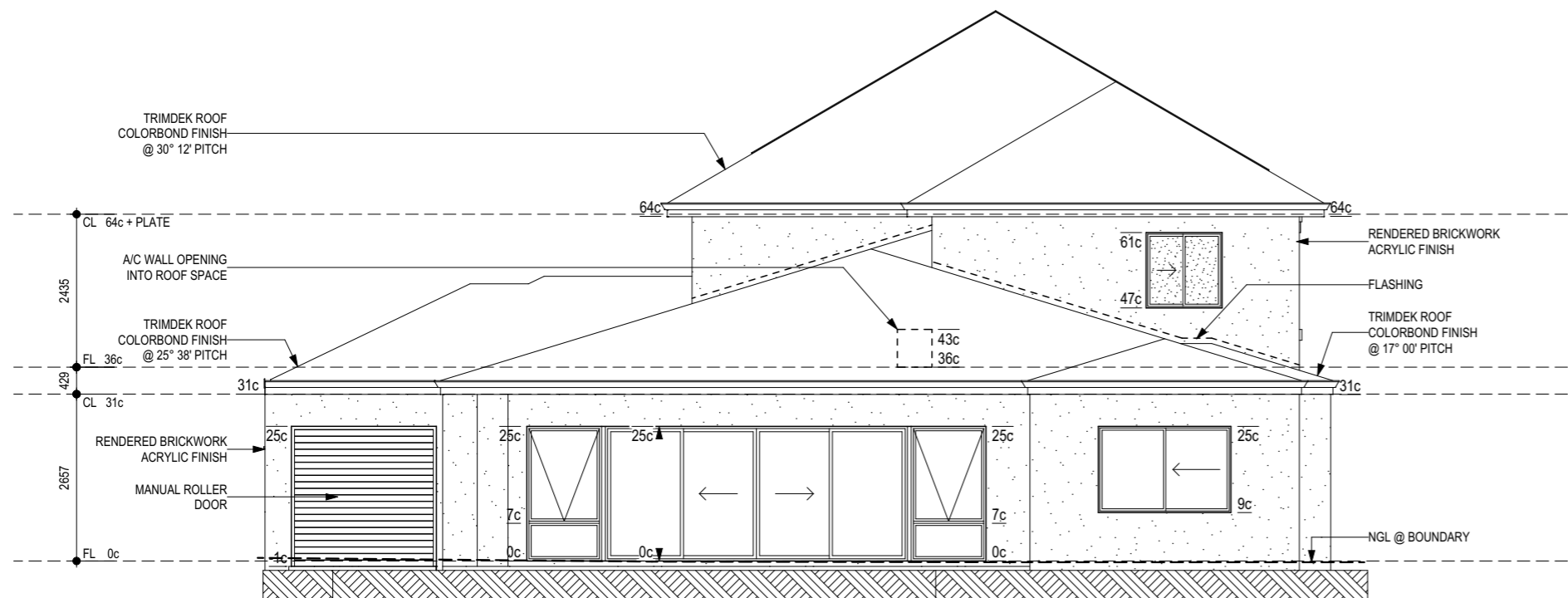
CLIENT:
W. A. SENEQUE

ADDRESS:
**LOT 1554 (#20)
LANYARD OUTLOOK
JINDALEE**

SHEET N° **4** OF 14
+ 4 ANG.

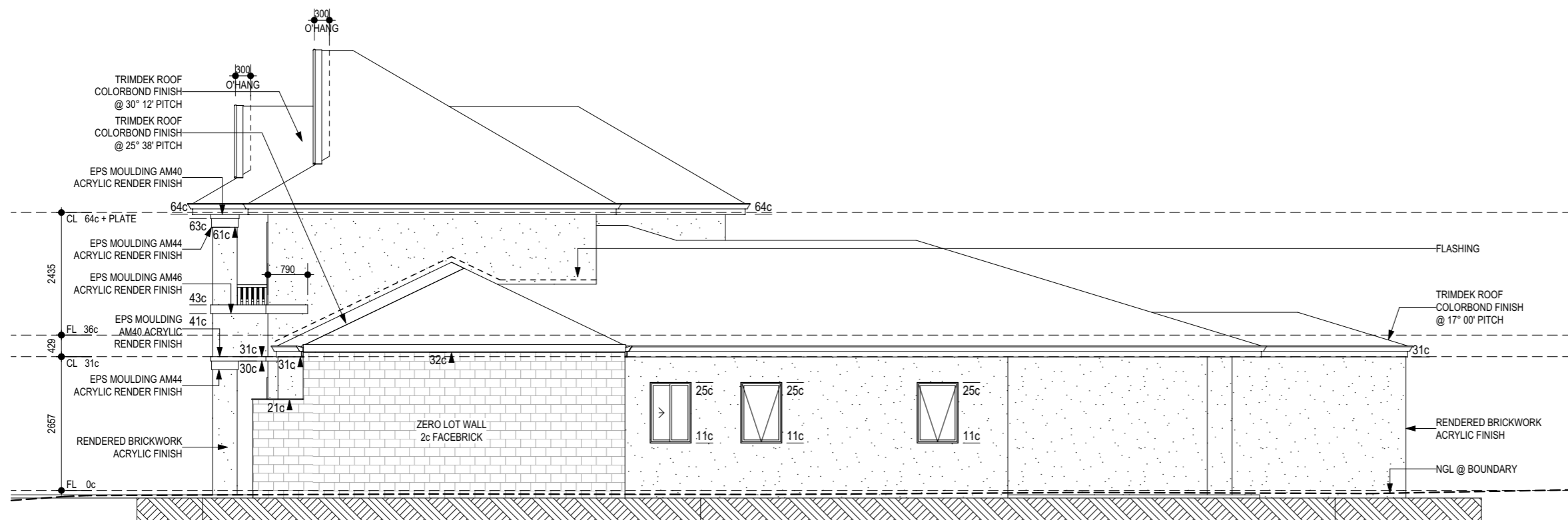
JOB N°
302398

REVISION DATE
01 09.03.22



ELEVATION 3

1:100



ELEVATION 4

1:100



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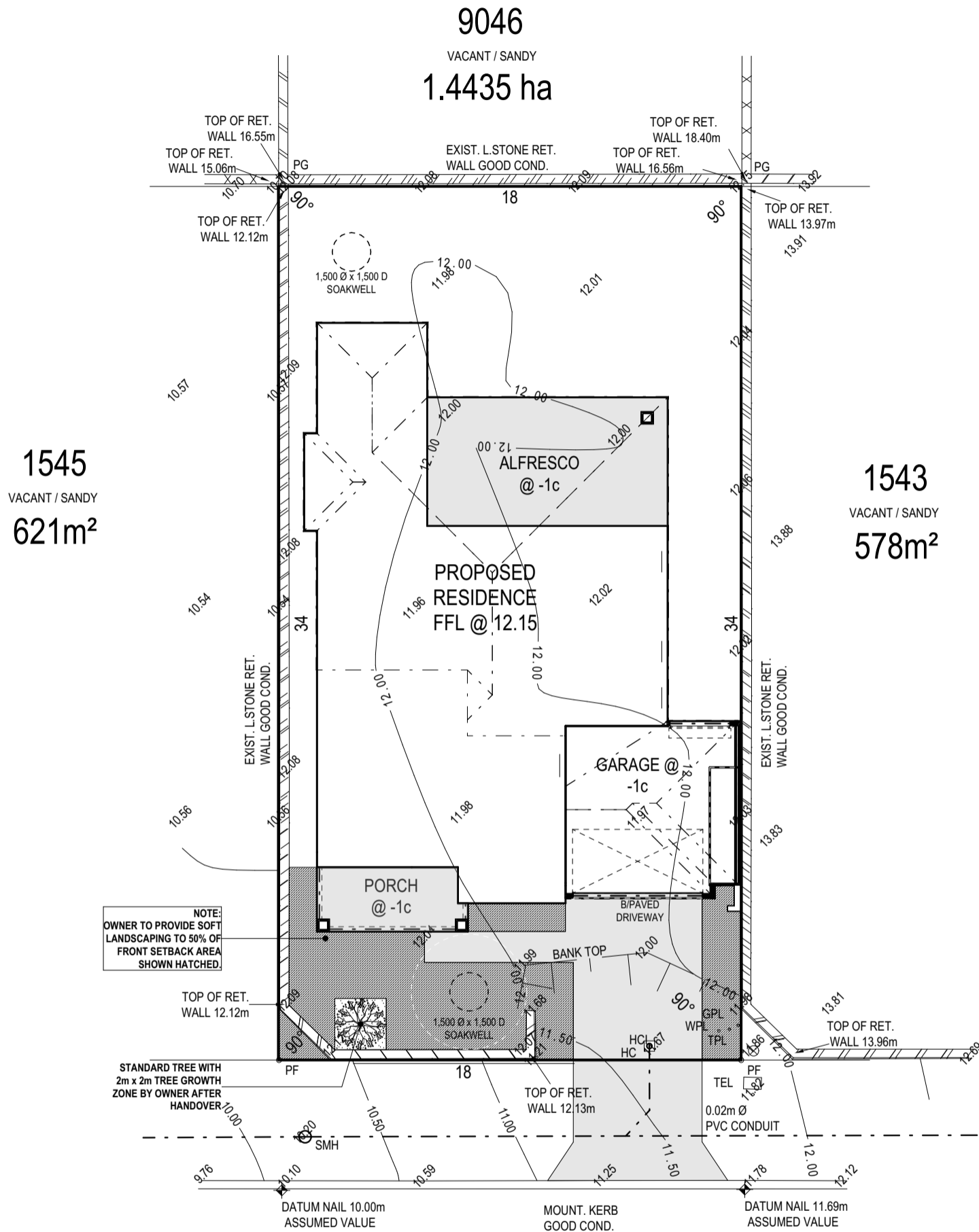
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 - SIDE ENTRY PIT □
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- WATER**
- STOP VALVE ○ WSV
 - HYDRANT ○ HY
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 - WATER METER φ M
 - PRE-LAID CONN. ○ WPL
- SURVEY**
- DATUM NAIL ◆
 - PEG FOUND ○ PF
 - PEG DISTURBED ○ PD
 - PEG GONE PG
 - STAKE FOUND ○ STF



LOT RECORDS

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

AREA: NEW 05/2021

COASTAL DISTANCE 300m

LOT: 1544

AREA: 612 m²

APPROX. AHD +19.31m

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

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SEWER INVERT LEVEL 9.23

SEWER BROUGHT UP 1.80

DEPTH TO CONNECTION 0.64

LANDSCAPING PLAN

1:200

GROUND COVER
SANDY / WEED

NOTE : RESTRICTIVE COVENANT SEE DP421472 & DOC

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SHEET 14 of 14	BUILDER'S REF 302398
SURVEYED 19/11/21	SCALE @ A3 1:200
DWG No 43757-01-100	REV A

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

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