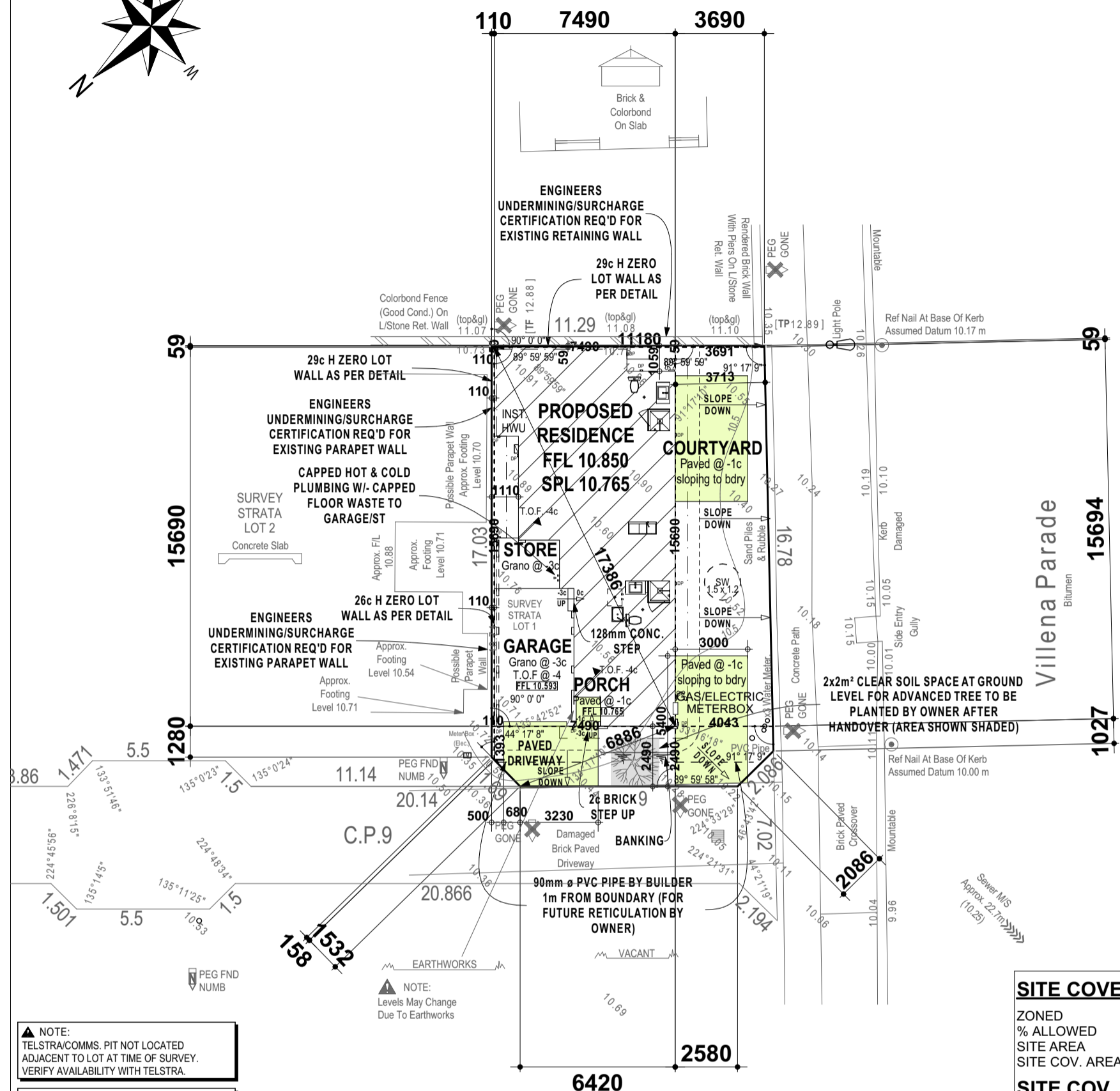




LEGEND	
	SEC Dome
	Power Pole
	Phone Pits
	Water Conn.
	Top Pillar/Post
	Top Wall
	Top Retaining
	Top Fence



DRAWING NAME:		REVISION:	
SITE PLAN		C	
JOB No:		SHEET No:	
16604H		1B OF 7	
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.			
OWNER (1)	DATE	OWNER (2)	DATE
BUILDER	DATE		
Rev No:	Variation:	Date Dm:	By:
A	16604H - SITE	19/04/22	DT
B	16604H - VO4	25/04/22	EL
C	16604H - VO5	28/04/22	EL
Drawn By:	EL	Date Drawn:	25/04/22
Scale:	1:200	Checked By:	



TERMITE MANAGEMENT NOTE
 ALL PRIMARY BUILDING ELEMENTS USED FOR THE CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND WILL COMPLY WITH PART 3.1.4.2 OF THE BUILDING CODE OF AUSTRALIA - VOLUME 2, AMENDMENT 1, 2019

CONCRETOR NOTE:
 FOOTINGS WITHIN 500mm FROM THE FACE OF THE EXISTING RETAINING/ PARAPET WALL SHOULD NOT BE EXCAVATED UNTIL THE CONCRETE TRUCK HAS ARRIVED ON SITE. ONCE THE CONCRETE TRUCK HAS ARRIVED, THE FOOTINGS CAN BE EXCAVATED AND POURED IMMEDIATELY.

BAL 12.5 APPLIES

SITE CLASSIFICATION 'A'

WIND CLASSIFICATION 'N2'

STORMWATER DRAINAGE TO COUNCIL & ENGINEERS REQUIREMENTS

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

CLIENT NOTE:
 ANY RETAINING INDICATED 'BY OWNER' MAY REQUIRE A SEPARATE BUILDING LICENCE PRIOR TO THE SHIRE APPROVAL OF THE PROPOSED DWELLING. (OWNER TO SUBMIT APPLICATION TO SHIRE ASAP IF APPLICABLE)

SITE COVERAGE

ZONED	R40
% ALLOWED	55%
SITE AREA	207.83m ²
SITE COV. AREA	111.31m ²

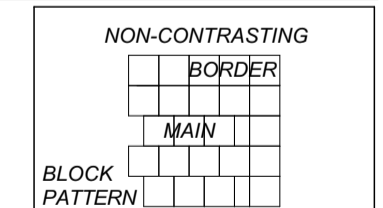
SITE COV. = 53.6%

COMMON AREA (335m ² / 8)	42m ²
SITE AREA + COMMON AREA	250m ²

ADJ. SITE COVERAGE = 44.58%

OUTDOOR LIVING REQUIREMENTS

	REQUIRED	ACHIEVED
OUTDOOR LIVING	20.0m ²	47.2m ²
UNCOVERED AREA	13.3m ²	41.3m ²



TYPICAL PAVING LAYOUT NTS

SEWER CONNECTION TO BE DETERMINED ON SITE

PLUMBER NOTE:
 STORMWATER PRELAY TO PLUMBERS DESCRETION

NOTE:
 TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

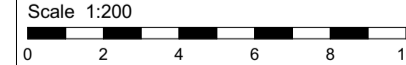
WARNING:
 Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

DISCLAIMER:
 Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

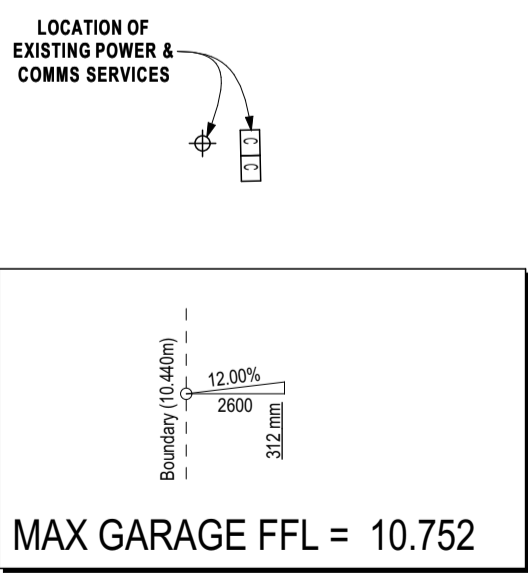
DISCLAIMER:
 Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
 Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
 Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.



Soak Well Type	No.	Capacity
SW 1500x1200	1	2.1 m ³
Total Capacity		2.1 m ³
Roof Area GF		123.1 m ²
Total Area		123.1 m ²
Capacity Required (Area x 0.0125)		1.5 m ³
Extra Capacity Provided		0.6 m ³



COTTAGE SURVEYS

87-89 Guthrie Street
 Osborne Park, WA 6017
 PO Box 1611
 Osborne Park
 Business Centre WA 6017
 P: (08) 9446 7361
 E: perth@cottage.com.au
 W: www.cottage.com.au

ORDER # 511577
 CLIENT FINDLAY
 ADDRESS [#2/60] VILLENNA PARADE
 SUBURB ALKIMOS
 LGA CITY OF WANNEROO
 DRAWN J. Genovese

GPS Lat: -31.625897 Long: 115.703059
 JOB # 16604H
 LOT SURVEY STRATA LOT 1 (SP 67092)
 ORIGINAL LOT 517 (DP 73720)
 AREA 208m² VOL. 2965 FOL. 502
 DATE 14 Oct 21 SCALE 1:200 ssa Yes

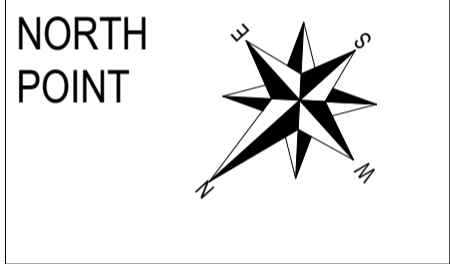
ROADS Bitumen
 KERBS Mountable
 FOOTPATH Concrete
 SOIL Sand
 DRAINAGE Good
 VEGETATION Refer to Survey

ELEC. UGround
 COMMS. Not loc.
 WATER Yes
 GAS Yes (HIGH PRESSURE)
 SEWER Yes (TBA)
 COASTAL CORROSION PROTECTION_R3 (APPROX. 2.9km) (Scaled from Digital Mapping Source)



PLANNING APPROVAL REQUIRED!
 SKETCH MAY BE SUBJECT TO CHANGE

For more information please call...
Josh Lindsay
 Building & Design Consultant
 All Hours: 0402 163 601
 I look forward to helping....



BAL 12.5 APPLIES

ZONING & SETBACK REQUIREMENTS ARE ASSUMED ONLY. BLOCK INFORMATION SUPPLIED BY SALES CONSULTANT

CONCEPT SKETCH ONLY SKETCH SUBJECT TO DETAILED SITE INFORMATION, SHIRE & DEVELOPERS APPROVAL

OVERALL HOUSE DIM'S
 7.49 x 15.39

SITE COVERAGE

ZONED	R40
% ALLOWED	55%
SITE AREA	207.83m ²
SITE COV. AREA	111.31m ²

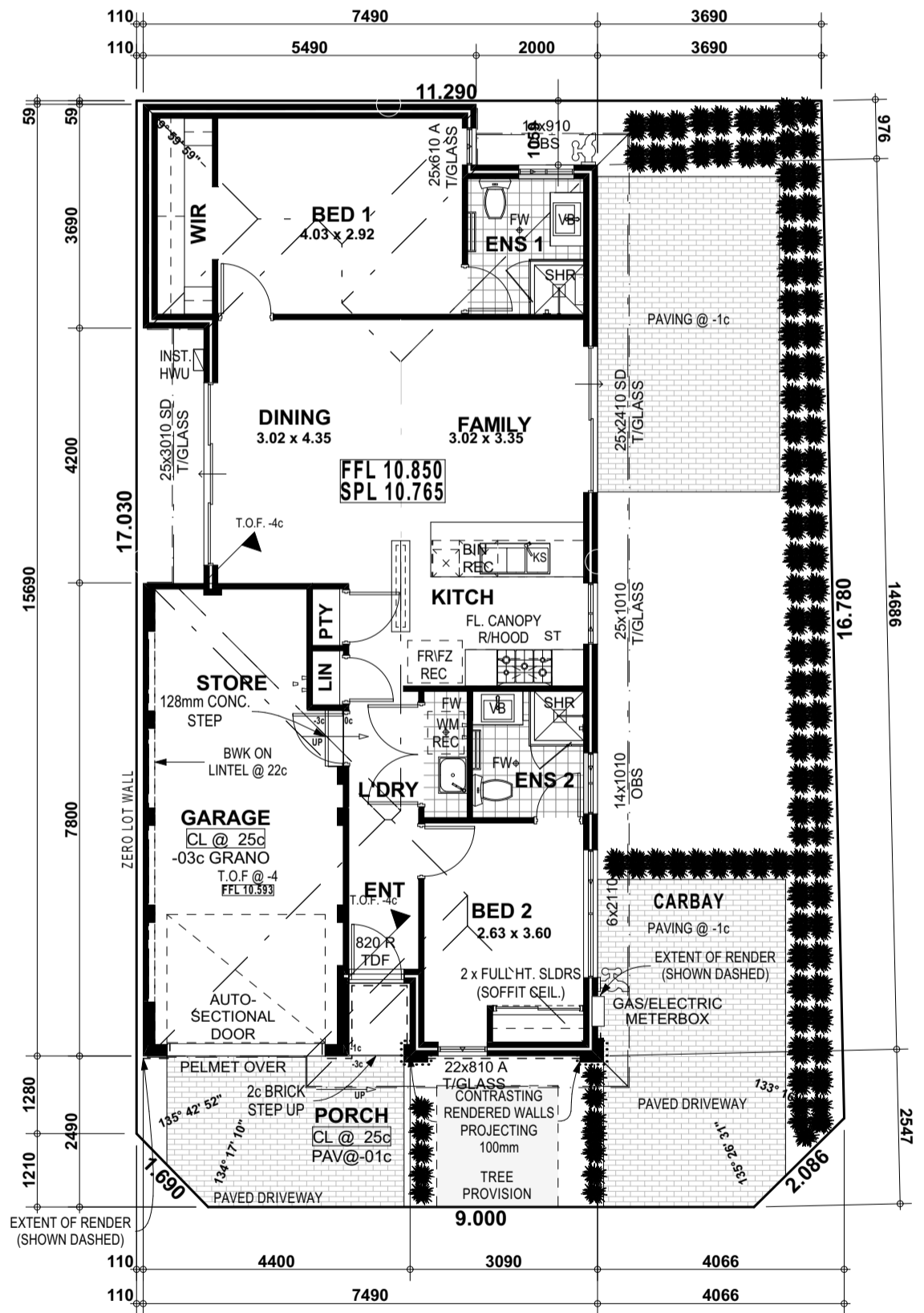
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OUTDOOR LIVING	20.0m ²	47.2m ²
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FLOOR PLAN
 1:100

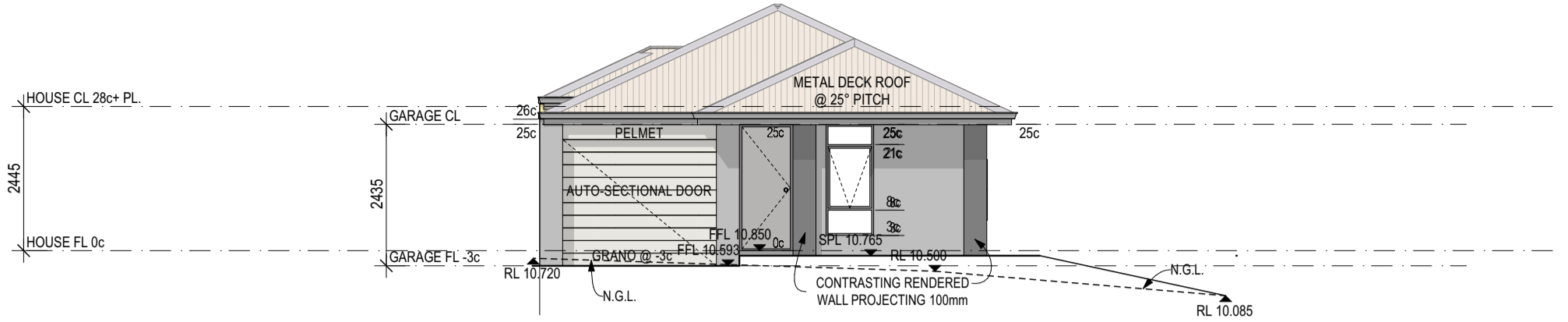


VENETO CLASSIC PLUS (2c)

<p>Client Signature</p> <p>.....</p> <p>Date</p> <p>.....</p> <p>Date</p>	<p>Areas</p> <p>House Area 85.69</p> <p>Garage Area 18.92</p> <p>Store Area 5.49</p> <p>Porch Area 1.21</p> <p>111.31 m²</p> <p>House Perim. 46.36</p>	<p>Date</p> <p>31/03/22</p>	<p>By</p> <p>TF</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">CONCEPT</p>
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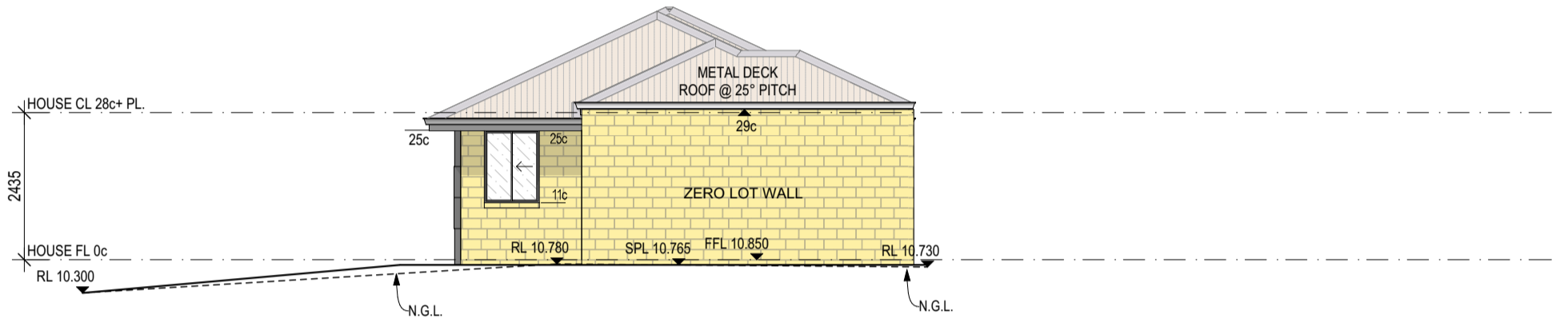
FINDLAY
 SSL 1 [#2/60] VILLENA PARADE
 ALKIMOS
 Estate : ALKIMOS
 Shire : CITY OF WANNEROO

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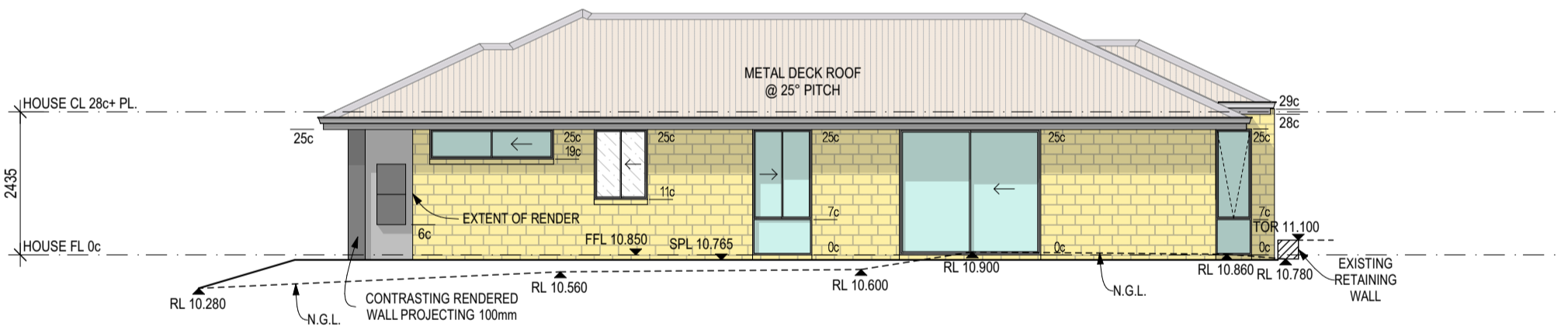
FRONT ELEVATION

1:100



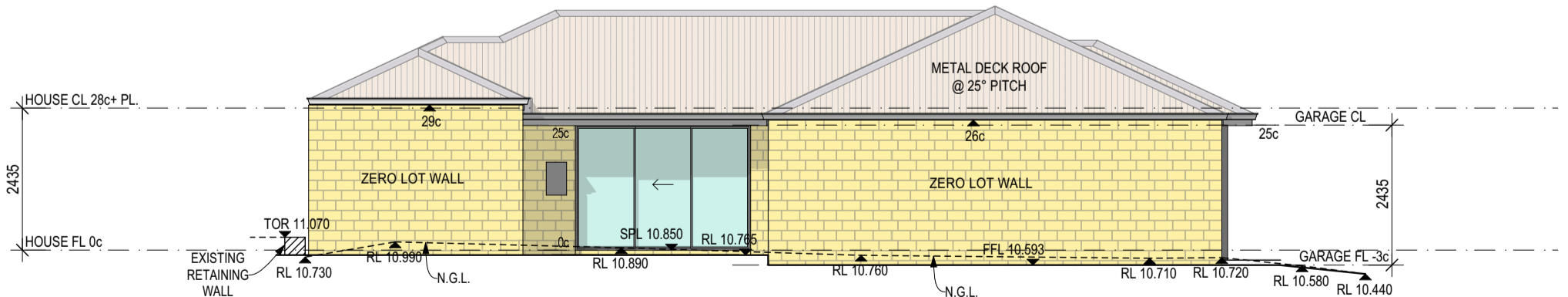
REAR ELEVATION

1:100



SIDE ELEVATION

1:100



SIDE ELEVATION

1:100



SKETCH No. L5514
 FINDLAY
 SSL 1 [#2/60] VILLENA PARADE
 ALKIMOS
 Estate : ALKIMOS
 Shire : CITY OF WANNEROO

Client Signature

Date

Date

VENETO CLASSIC PLUS (2c)

Date
31/03/22

By
TF

CONCEPT