



599

SINGLE STOREY  
BRICK RESIDENCE  
UNDER CONSTRUCTION  
APPROX. FFL 10.92m

552m<sup>2</sup>

**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
01	SITING	VN-BD	08.10.21	AH
02	P&C	CC	16.11.21	CC
03	BALC. SCRNS	CEM	17.05.22	CEM

Sub-contractors to verify all dimensions on site.

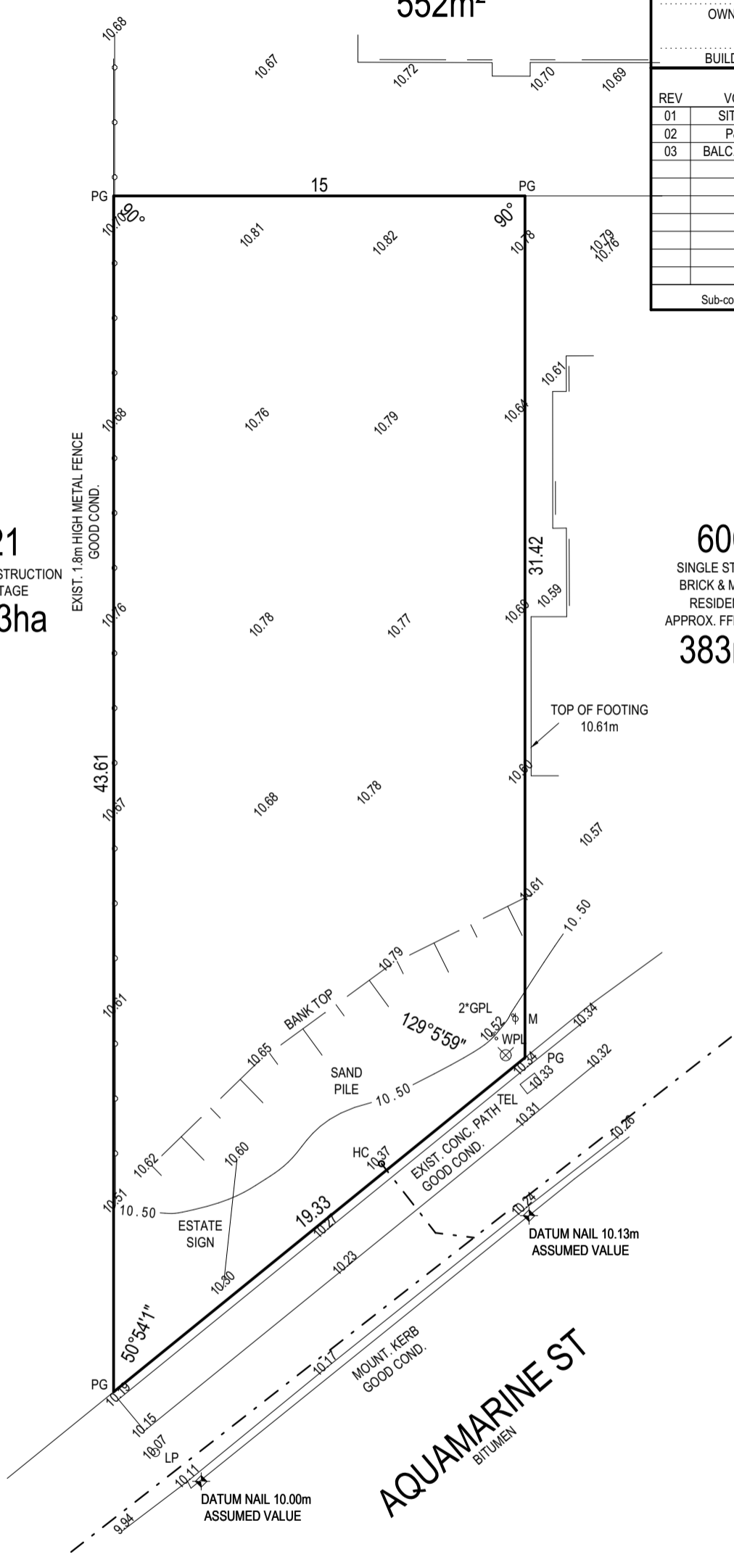
**SERVICE LEGEND**

- 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
- STAKE FOUND ○ STF

9521  
UNDER CONSTRUCTION  
NEW STAGE  
2.0793ha

EXIST. 1.8m HIGH METAL FENCE  
GOOD COND.

600  
SINGLE STOREY  
BRICK & METAL  
RESIDENCE  
APPROX. FFL 10.87m  
383m<sup>2</sup>



**LOT RECORDS**

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

AREA: NEW 08/2020

COASTAL DISTANCE 1270m

LOT: 601  
AREA: 563 m<sup>2</sup>

APPROX. AHD + 18.40m

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 7.71

SEWER BROUGHT UP 1.90

DEPTH TO CONNECTION 0.75

**EXISTING SITE PLAN**

1:200

**GROUND COVER**

SANDY

NOTE : RESTRICTIVE COVENANT - SEE DP 419057 & DOC. O478995

TITLE : FEATURE SURVEY	LOT : 601 No. 66 AQUAMARINE ST
CLIENT : PETER SMITH & AWINHA BISHOP	SUBURB : EGLINTON
BUILDER : RESIDENTIAL BUILDING WA PTY LTD	AUTHORITY : CITY OF WANNEROO
	DP : 419057
	C/T : 2988/512
UBD REF : 63 J 14	GPS : S 31.59409° E 115.66421°
SHEET 12 of 14	BUILDER'S REF 41741
SURVEYED 06/10/21	SCALE @ A3 1:200
DWG No 39509-02-200	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.

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W: www.linkssurveying.com.au  
E: info@linkssurveying.com.au



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

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

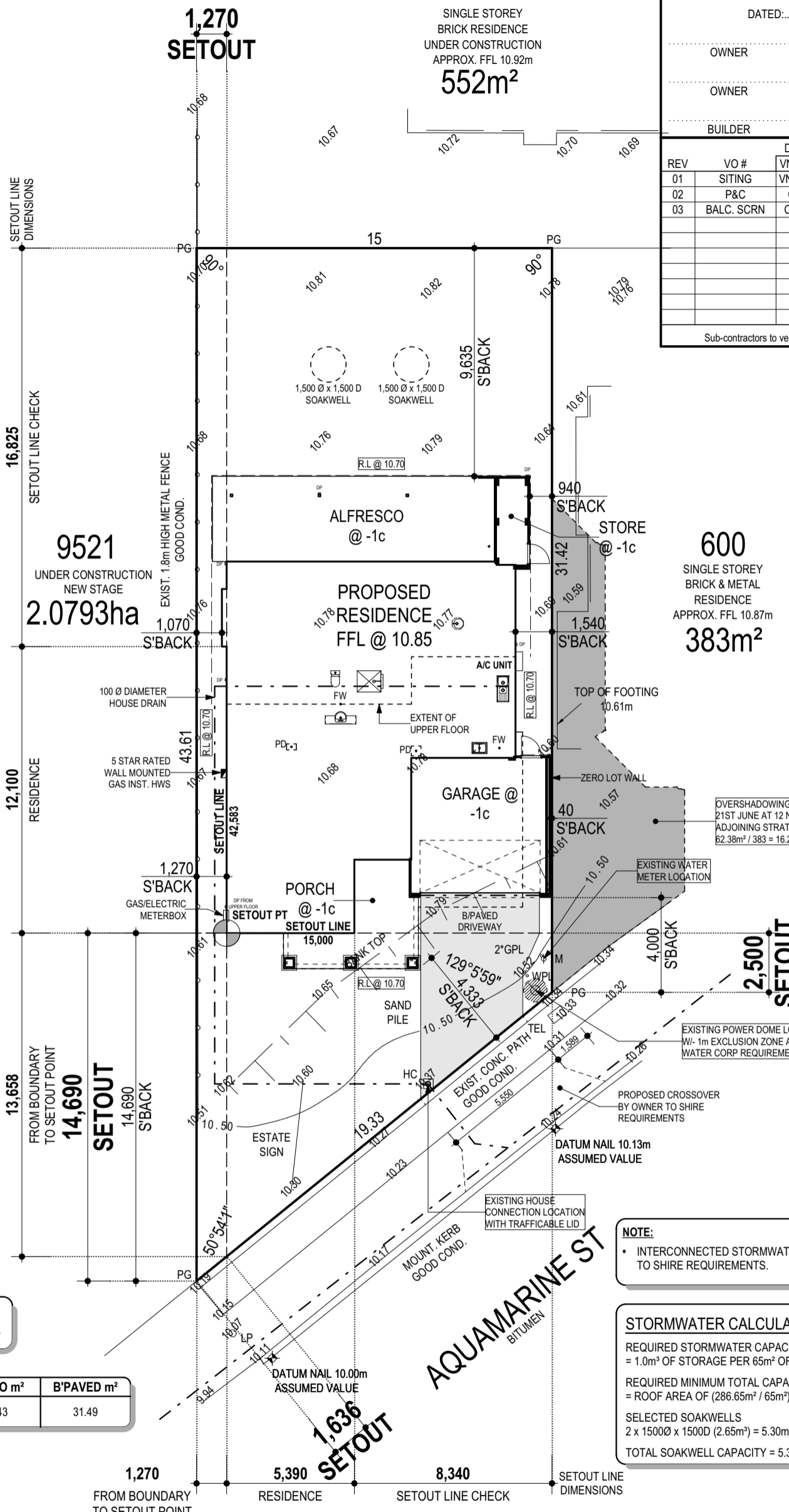
REV	VO #	DRN	DATE	CHK
01	SITING	VN-BD	08.10.21	AH
02	P&C	CC	16.11.21	CC
03	BALC. SCRNS	CEM	17.05.22	CEM

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
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- PRE-LAID CONN. ○ TPL
- DRAINAGE**
- MANHOLE ○ DMH
- GULLY PIT □ G
- LOT PIT ○ LDP
- HOUSE CONN. ○ DHC
- SIDE ENTRY PIT □ SEP
- COMBINATION ENTRY PIT □ CEP
- 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

**599**  
SINGLE STOREY BRICK RESIDENCE UNDER CONSTRUCTION  
APPROX. FFL 10.92m  
**552m<sup>2</sup>**



**SITE COVERAGE**  
SITE AREA = 563.00 m<sup>2</sup>  
FLOOR AREA = 198.56 m<sup>2</sup>  
SITE COVERAGE = 35.27 %

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

**NOTE:**  
• REFLEX VALVE TO SEWER RUN.

LOCATION	GRANO m <sup>2</sup>	B'PAVED m <sup>2</sup>
Garage & Driveway	32.43	31.49

**SITE PLAN**  
1:200

**GROUND COVER**  
SANDY

NOTE : RESTRICTIVE COVENANT - SEE DP 419057 & DOC. O478995

### LOT RECORDS

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

AREA: NEW 08/2020  
COASTAL DISTANCE 1270m  
LOT: 601  
AREA: 563 m<sup>2</sup>  
APPROX. AHD + 18.40m  
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 7.71  
SEWER BROUGHT UP 1.90  
DEPTH TO CONNECTION 0.75

**NOTE:**  
• INTERCONNECTED STORMWATER DISPOSAL BY BUILDER TO SHIRE REQUIREMENTS.

**STORMWATER CALCULATIONS**  
REQUIRED STORMWATER CAPACITY:  
= 1.0m<sup>3</sup> OF STORAGE PER 65m<sup>2</sup> OF ROOF AREA  
REQUIRED MINIMUM TOTAL CAPACITY  
= ROOF AREA OF (286.65m<sup>2</sup> / 65m<sup>2</sup>) x 1.0m<sup>3</sup> = 4.41m<sup>3</sup>  
SELECTED SOAKWELLS  
2 x 1500Ø x 1500D (2.65m<sup>3</sup>) = 5.30m<sup>3</sup>  
TOTAL SOAKWELL CAPACITY = 5.30m<sup>3</sup>

TITLE : FEATURE SURVEY	LOT : 601 No. 66 AQUAMARINE ST
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	DP : 419057
	C/T : 2988/512

**LINKS SURVEYING**  
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W: www.linkssurveying.com.au  
E: info@linkssurveying.com.au

UBD REF : 63 J 14    GPS : S 31.59409°    E 115.66421°  
5    0    2.5    5    10    15

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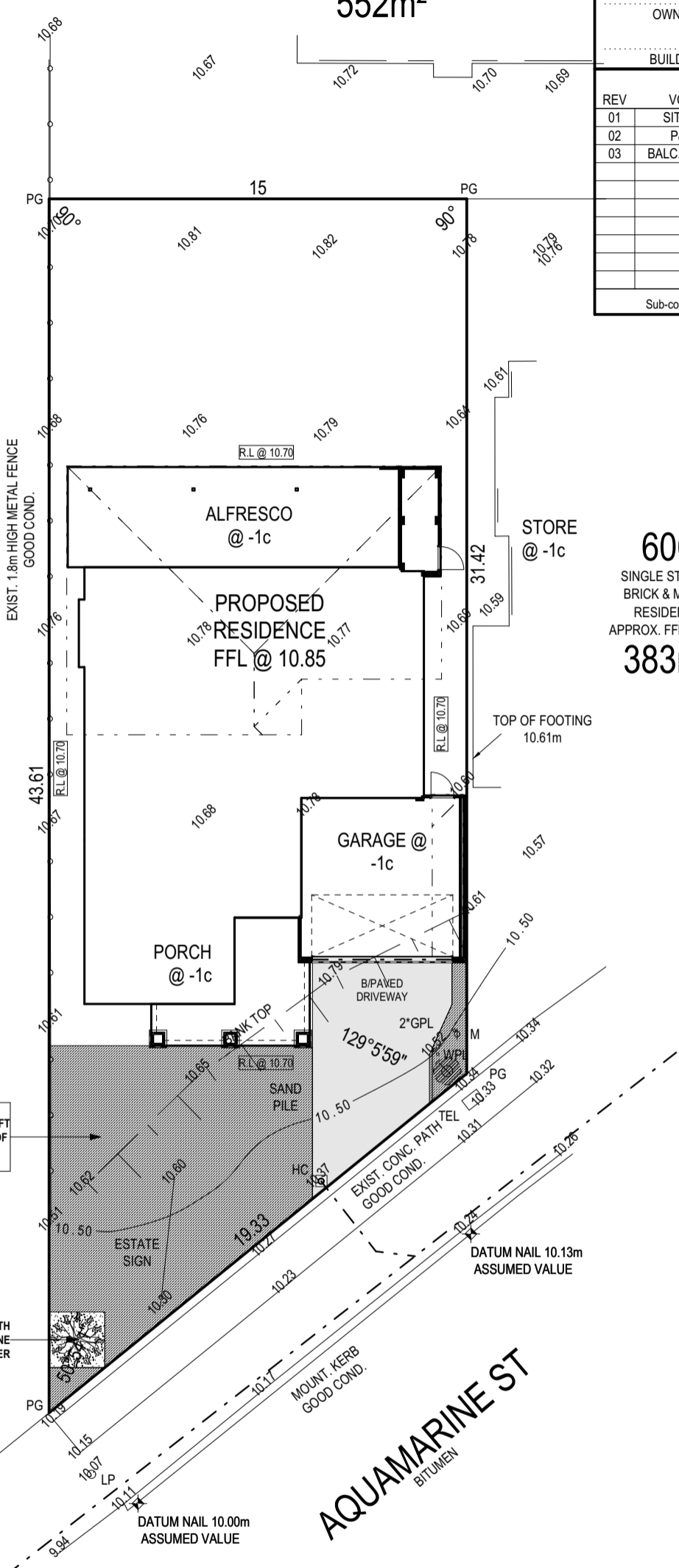
Sub-contractors to verify all dimensions on site.

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9521  
UNDER CONSTRUCTION  
NEW STAGE  
2.0793ha

600  
SINGLE STOREY  
BRICK & METAL  
RESIDENCE  
APPROX. FFL 10.87m  
383m<sup>2</sup>



NOTE:  
OWNER TO PROVIDE SOFT  
LANDSCAPING TO 50% OF  
FRONT SETBACK AREA  
SHOWN HATCH.

STANDARD TREE WITH  
2m x 2m TREE GROWTH ZONE  
BY OWNER AFTER HANDOVER

**LANDSCAPING PLAN**

1:200

**GROUND COVER**

SANDY

NOTE : RESTRICTIVE COVENANT - SEE DP 419057 & DOC. O478995

**LOT RECORDS**

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

AREA: NEW 08/2020

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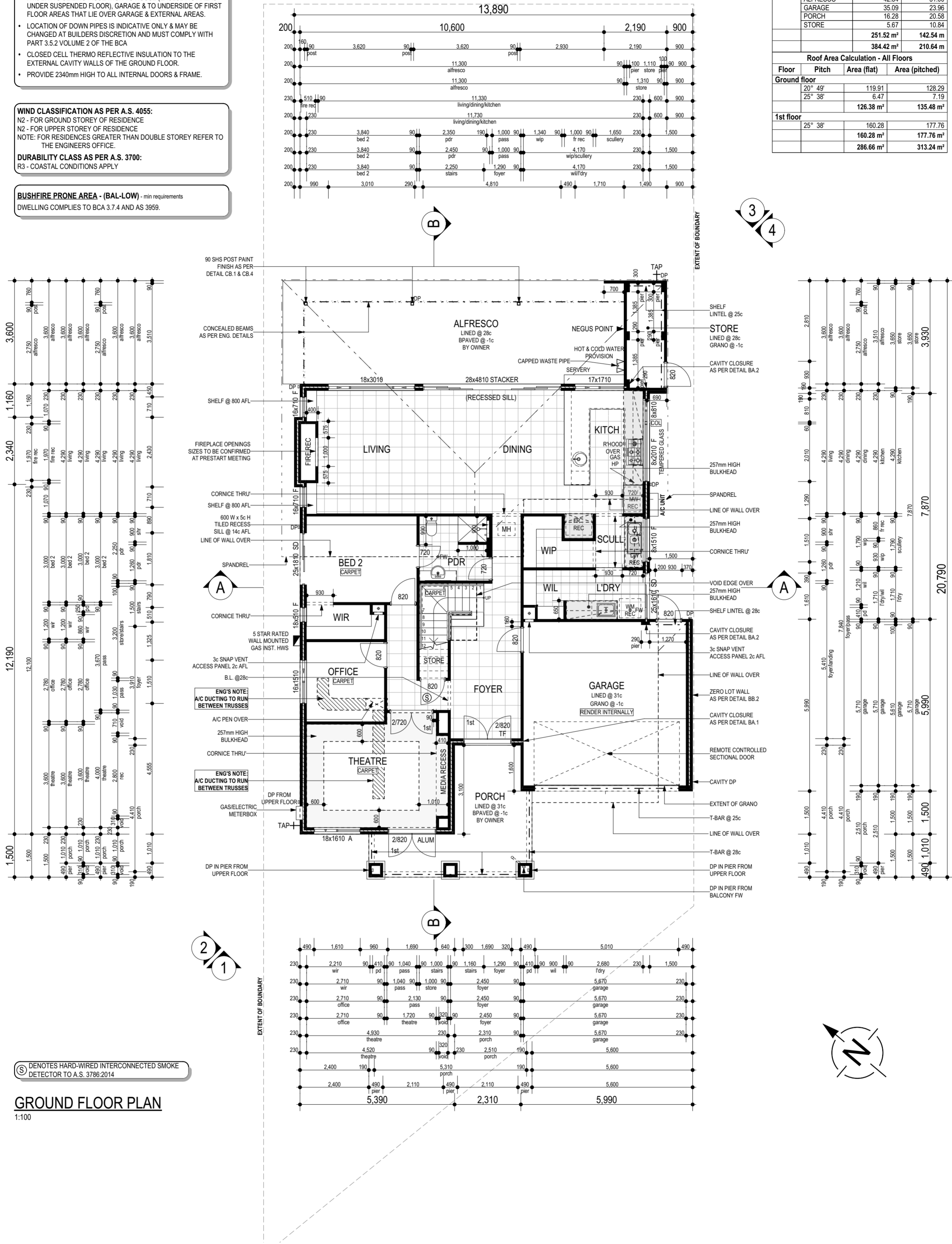
- NOTE:**
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS
  - WINDOW RESTRICTION TO UPPER FLOOR BEDROOM WINDOWS AS PER NCC 3.9.2.6 & 3.9.2.7
  - ALL BULKHEADS SHOWN HATCHED TO BE METAL FRAME CONSTRUCTION.
  - R4.0 BATTS CEILING INSULATION TO HOUSE (EXCLUDING AREAS UNDER SUSPENDED FLOOR), 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
  - CLOSED CELL THERMO REFLECTIVE INSULATION TO THE EXTERNAL CAVITY WALLS OF THE GROUND FLOOR.
  - PROVIDE 2340mm HIGH TO ALL INTERNAL DOORS & FRAME.

**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:**  
 R3 - COASTAL CONDITIONS APPLY

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

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
1st floor	HOUSE	119.55	49.92
	BALCONY	13.35	18.18
		<b>132.90 m<sup>2</sup></b>	<b>68.10 m</b>
Ground floor	HOUSE	151.64	56.16
	ALFRESCO	42.84	31.00
	GARAGE	35.09	23.96
	PORCH	16.28	20.58
	STORE	5.67	10.84
	<b>251.52 m<sup>2</sup></b>	<b>142.54 m</b>	
	<b>384.42 m<sup>2</sup></b>	<b>210.64 m</b>	
Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor	20° 49'	119.91	128.29
	25° 38'	6.47	7.19
		<b>126.38 m<sup>2</sup></b>	<b>135.48 m<sup>2</sup></b>
1st floor	25° 38'	160.28	177.76
		<b>160.28 m<sup>2</sup></b>	<b>177.76 m<sup>2</sup></b>
		<b>286.66 m<sup>2</sup></b>	<b>313.24 m<sup>2</sup></b>



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

**GROUND FLOOR PLAN**  
 1:100

SHEET <b>1</b> OF <b>12</b>			<b>ONE OFF DESIGN</b> © COPYRIGHT MODEL N° 90002
JOB N°	41741		
REVISION	DATE	(60) 9555 8500 65 Waters Drive, Oldbarnes Park WA 6017 P.O. Box 65, Westfield Shopping Centre, Inverao WA 6918 <small>Built by Westfield Building WA Pty Ltd. BC 3005. A.B.N. 63 007 269 285</small>	
03	17.05.22	<b>WORKING DRAWINGS</b> THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT. DATED: ..... OWNER: ..... BUILDER: ..... ADDRESS: ..... LOT 601 (#66) AQUAMARINE STREET EGLINTON	
CLIENT: P. SMITH & A. BISHOP ADDRESS: LOT 601 (#66) AQUAMARINE STREET EGLINTON		Sub-contractors to verify all dimensions on site. <b>WORKING DRAWINGS</b> THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT. DATED: ..... OWNER: ..... BUILDER: ..... ADDRESS: ..... LOT 601 (#66) AQUAMARINE STREET EGLINTON	
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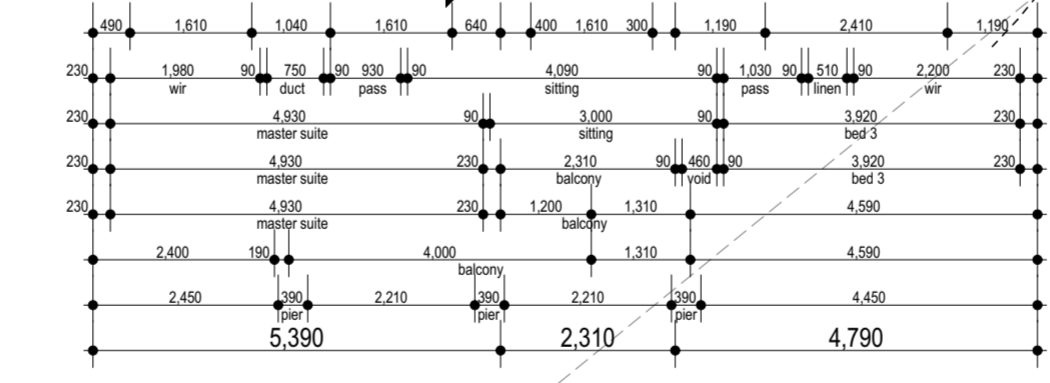
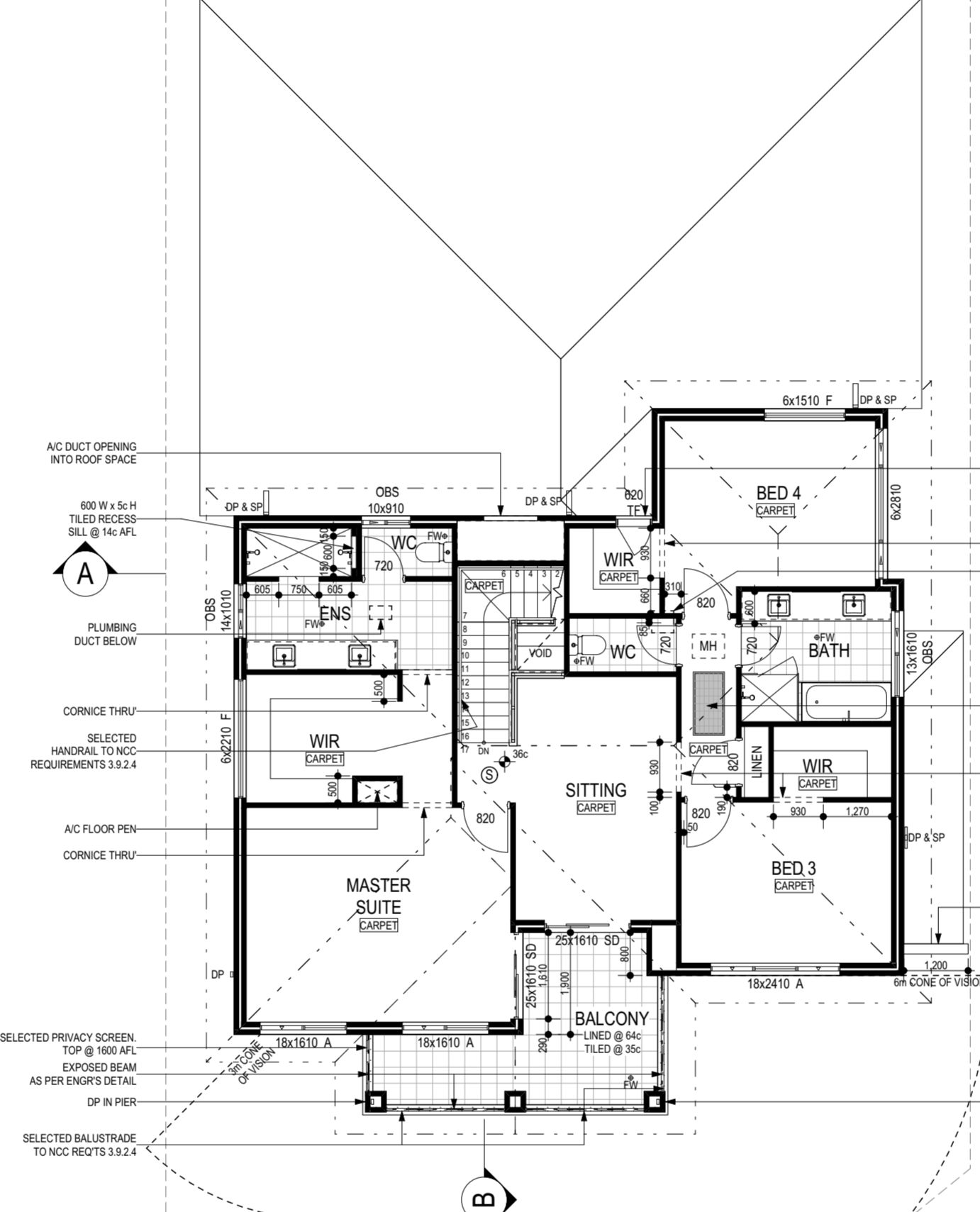
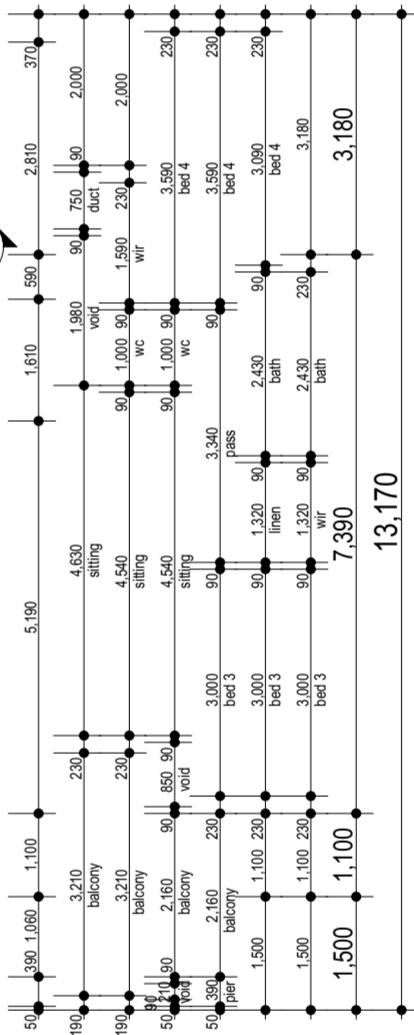
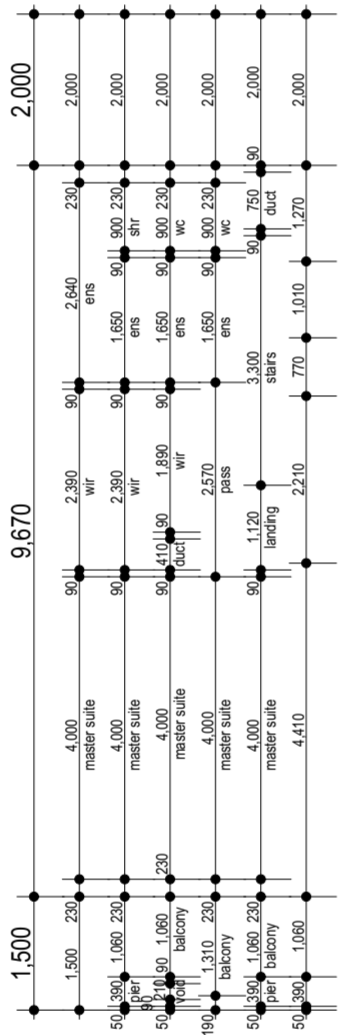
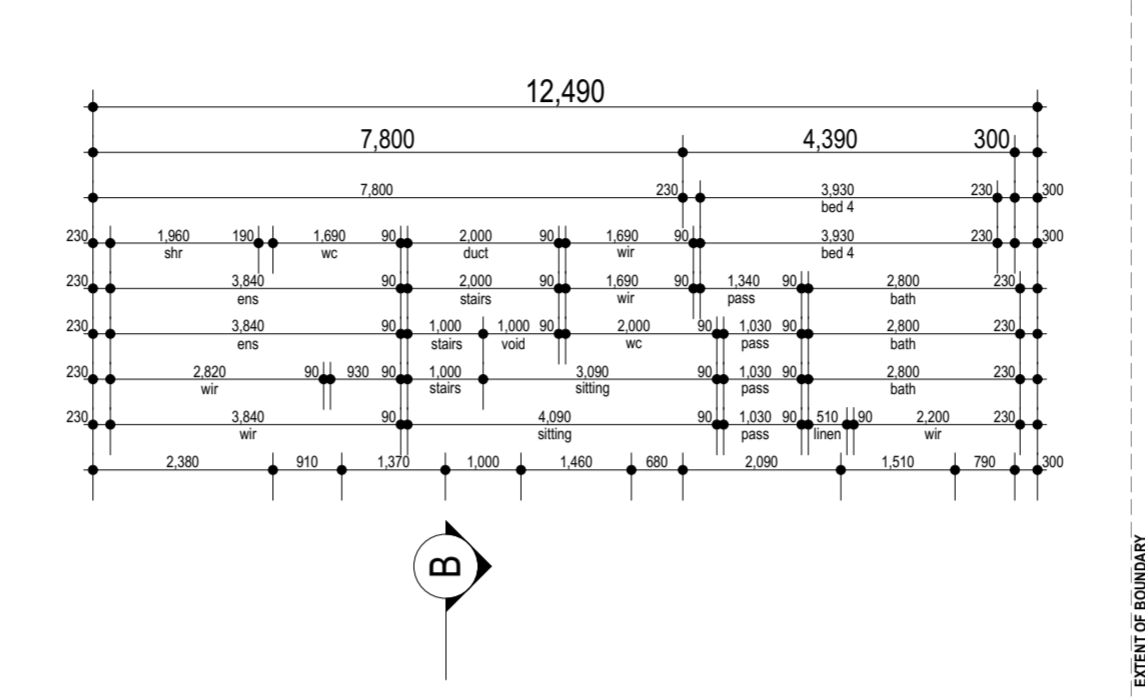
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  - CLOSED CELL THERMO REFLECTIVE INSULATION TO THE EXTERNAL CAVITY WALLS OF THE GROUND FLOOR.
  - PROVIDE 2340mm HIGH TO ALL INTERNAL DOORS & FRAME.

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**DURABILITY CLASS AS PER A.S. 3700:**  
 R3 - COASTAL CONDITIONS APPLY

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

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

**UPPER FLOOR PLAN**  
 1:100

SHEET N°	2 OF 12
JOB N°	41741
REVISION	DATE
03	17.05.22

CLIENT:  
**P. SMITH & A. BISHOP**  
 ADDRESS:  
**LOT 601 (#66)  
 AQUAMARINE STREET  
 EGLINTON**

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

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

DATED: 17.05.22

REV	VO #	DRN	DATE	CHK
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02	P&C	CC	16.11.21	CC
03	BALC SCR	CEM	17.05.22	CEM

ONE OFF DESIGN

© COPYRIGHT MODEL N° 90002

**invogue**  
 2-storey designs

609 9999 9999  
 69 Walters Drive, Oldbarns Park WA 6047  
 P.O. Box 66, Westfield Shopping Centre, Inland WA 6918

