

+	Power Dome
○	Power Pole
□	Phone Pits
□	Water Conn
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence

**THIS PROPERTY IS DEEMED TO BE FIRE PRONE IN ACCORDANCE WITH DFES MAP OF BUSHFIRE PRONE AREAS. BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT & CONSTRUCTION METHODS/MATERIAL UPGRADES WILL BE REQUIRED.**

**STORMWATER NOTE:**  
STORMWATER DISPOSAL VIA SOAKWELL BY BUILDER TO COUNCIL REQUIREMENTS

**LOT INFORMATION:**  
ZONING: R25 / LDP  
SITE AREA: 1,500.20m<sup>2</sup>  
ALLOWED COVER: 600.08m<sup>2</sup> (40%)  
ACTUAL COVER: 408.23m<sup>2</sup> (27.2%)

**PLANNING: YES**  
PLANNING NOTES: (BUILDING ENVELOPE)

**STANDARD NCC NOTE:**  
- DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH NCC & A.S.  
- SMOKE ALARMS INTERCONNECTED & HARDWIRED AS PER AS3786-2014  
- STORMWATER AND SURFACE WATER DRAINAGE TO COMPLY WITH NCC AND LOCAL AUTHORITY REQUIREMENTS.

**SITE CLASSIFICATION : A**  
**FOOTING DETAIL : A85**  
**WIND CATEGORY : N1**  
**COASTAL CONDITIONS : CAT 3**

**TERMITE TREATMENT NOTE:** TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2019 PART 3.1.3, PART 2.1.1 & PART 1.0.7.

**CONCRETE NOTE:**  
SET SHOWER RECESSES DOWN 50mm & FIT REFLUX VALVE.  
MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS

**PRELAY NOTE:**  
PLUMBING & ELECTRICAL PRELAYS REQUIRED FOR ISLAND CUPBOARD REFER TO FLOOR PLAN

**LANDSCAPING NOTE:**  
MIN. 50% OF STREET SETBACK AREA TO BE PERVIOUS AREAS (SOFTSCAPED) BY OWNER AFTER HANDOVER.

**NOTE:**  
NOTIFICATION REFER TO SEC 70A T.L.A. SEE DOCUMENT  
BUSHFIRE MANAGEMENT PLAN

**NOTE:**  
RESTRICTIVE COVENANT REFER TO SEC 136D T.L.A. SEE DOCUMENT

**LOT MISCLOSE**  
0.000m

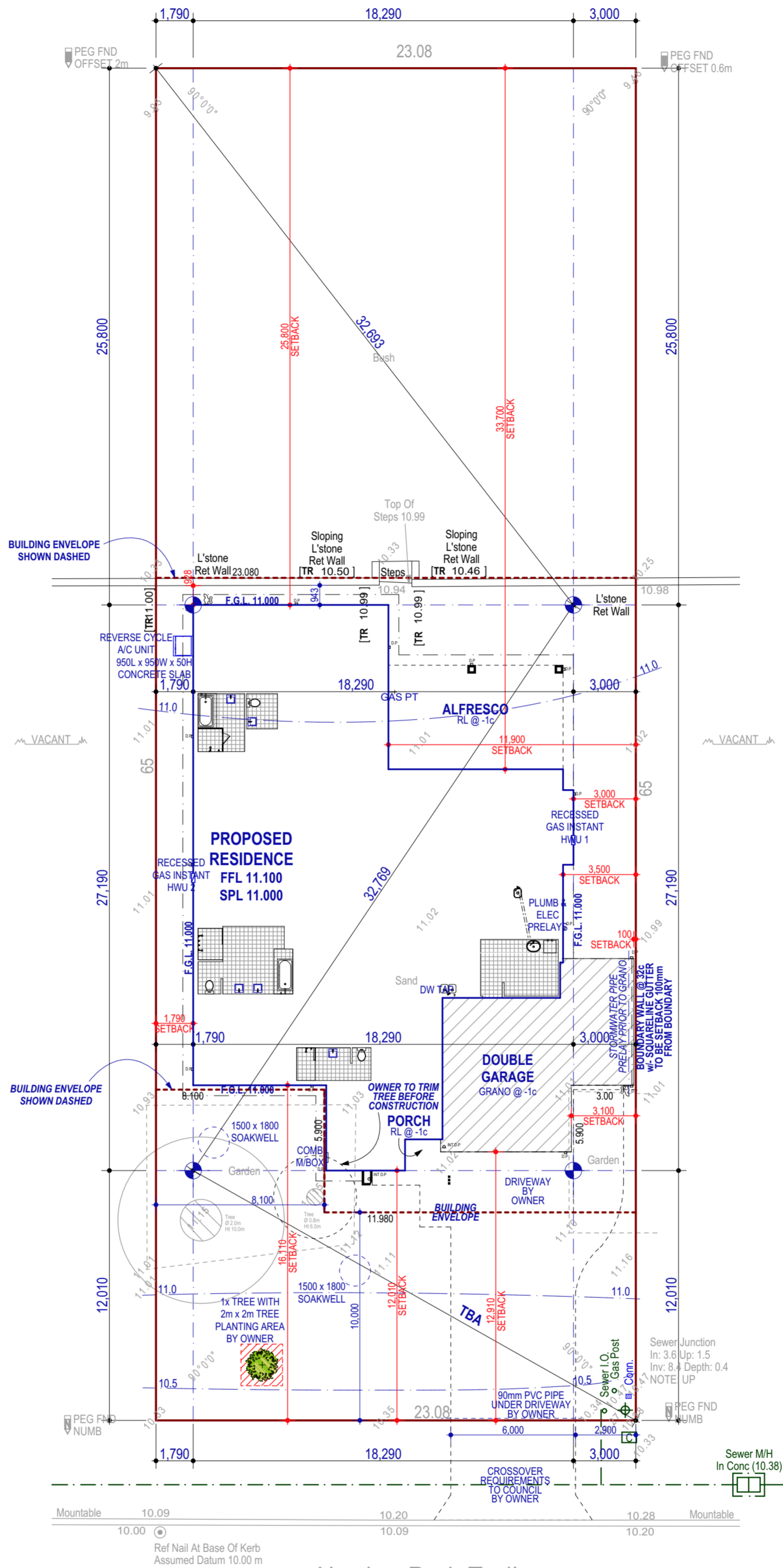
**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building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

**BEWARE: POSSIBLE SERVICE RUN IN & COST**



**DRAINAGE NOTES:**  
1. Volumes are in cubic metres & Areas in square metres.  
2. Volume to be stored based on 0.0125 of m<sup>2</sup> of impervious surface.  
3. Down pipes to be located so each tank fills at same rate (i.e. Roof Area to each tank is proportional to its Volume).  
4. Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.

**DRAINAGE CALCULATIONS:**  
**Impervious Area (Roof) Area A.**  
(Roof Area) = 488.97m<sup>2</sup>  
Volume to Store = 6.11m<sup>3</sup>.

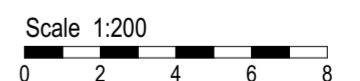
**Impervious Area (Paving) Area B.**  
(Driveway & Path) = 0.00m<sup>2</sup>  
Volume to Store = 0.00m<sup>3</sup>.  
(Storm-water grate to soak well).  
Run to existing Soakwells

**TOTAL VOLUME TO DRAIN**  
AREA A + AREA B = 6.11m<sup>3</sup>.

**NUMBER TANKS REQ'D =**  
(TAKEN FROM TABLE)  
1x1500 x 1800 = 3.18m<sup>3</sup>  
1x1500 x 1800 = 3.18m<sup>3</sup>

**TWO TANKS REQUIRED**  
**TOTAL TANK VOLUME =**  
6.36m<sup>3</sup>.

TANK VOLUME.		
DIAM	DEPTH	VOL
1800	900	2.29
	1200	3.05
	1500	3.82
	1800	4.58
1500	900	1.59
	1200	2.12
	1500	2.65
	1800	3.18
1200	900	1.02
	1200	1.36
	1500	1.70
	1800	2.03
900	900	0.57
	1200	0.76
	1500	0.95
	1800	1.14



**NOTE:** Angles and dimensions to be verified with titles office plan when issued.  
**WARNING:** Plan not yet approved by titles office. Verify lot dimensions & angles with title.

	87-89 Guthrie Street Osborne Park, WA 6017	JOB # 532825	GPS Lat: -31.701293 Long: 115.793314	ROADS Bitumen	ELEC. U/Ground
	PO Box 1611 Osborne Park Business Centre WA 6917	CLIENT Anit Verma & Shobha	ORDER # 2208019M	KERBS Mountable	COMMS. Yes
P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	ADDRESS #55 Harden Park Trail	LOT Lot 5054 (DP 423055 - Unlodged)	Ref: 10.09	FOOTPATH Nil	WATER Yes
	SUBURB Carramar	AREA 1500m <sup>2</sup>	DATE 06 Sep 22	SOIL Sand	GAS Check Alinta
	LGA CITY OF WANNEROO	DATE 06 Sep 22	SSA Yes	DRAINAGE Good	SEWER Yes
	DRAWN J. Jee			VEGETATION Refer to Survey	COASTAL CAT 3

ALL DIMENSIONS SHALL BE TAKEN BETWEEN BRICKWORK OR STRUCTURAL FRAMING AND DO NOT INCLUDE PLASTER OR GYPROCK MARGIN. ALL DIMENSIONS TO TAKE PREFERENCE OVER SCALING							
	THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT:		CLIENT: VERMA		THE LUXURY 2015		
	OWNER.....DATE.....	VARIATIONS: REV: DESCRIPTION: CONTRACT/SV0#1 & #2	INT: KMG	CHK: SD	DATE: 03.10.22	SITE PLAN PROPOSED A2	
OWNER.....DATE.....						DATE: 14/10/2022	SHEET N°: 03 of 13
BUILDER.....DATE.....						SCALE: 1:200	REVISION N°: 01
							JOB N°: 2208019M

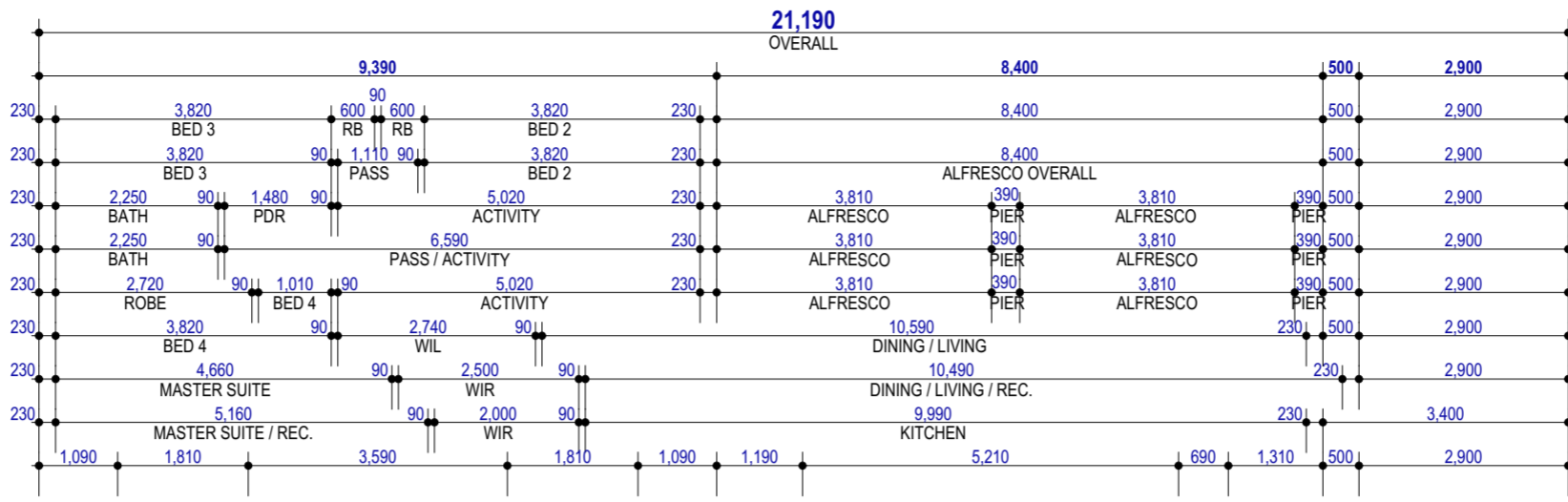
**NOTES:**  
 EXTERNAL WALLS CONSISTS OF 230mm WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF.  
 ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.  
 DOWNPIPES & FLOOR WASTES POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.  
 CEILING INSULATION TO HOUSE & GARAGE TO NCC REQUIREMENTS AS PER APPENDIX A.

31c CEILINGS UNLESS OTHERWISE NOTED.  
 SITE CLASSIFICATION : A  
 FOOTING DETAIL : A85  
 WIND CATEGORY : N1  
 COASTAL CONDITIONS : CAT 3

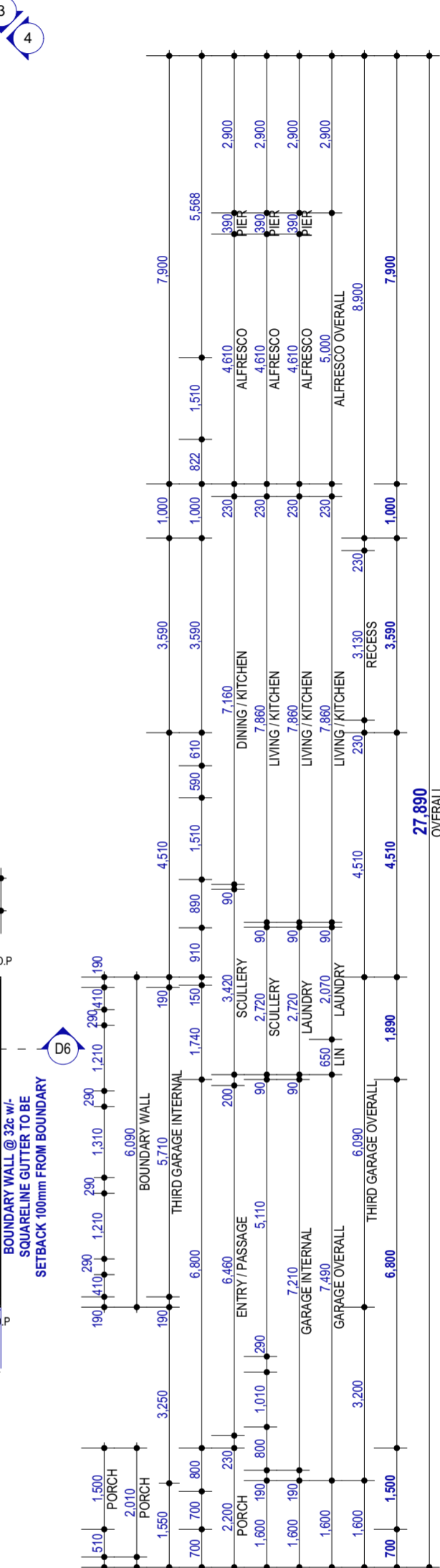
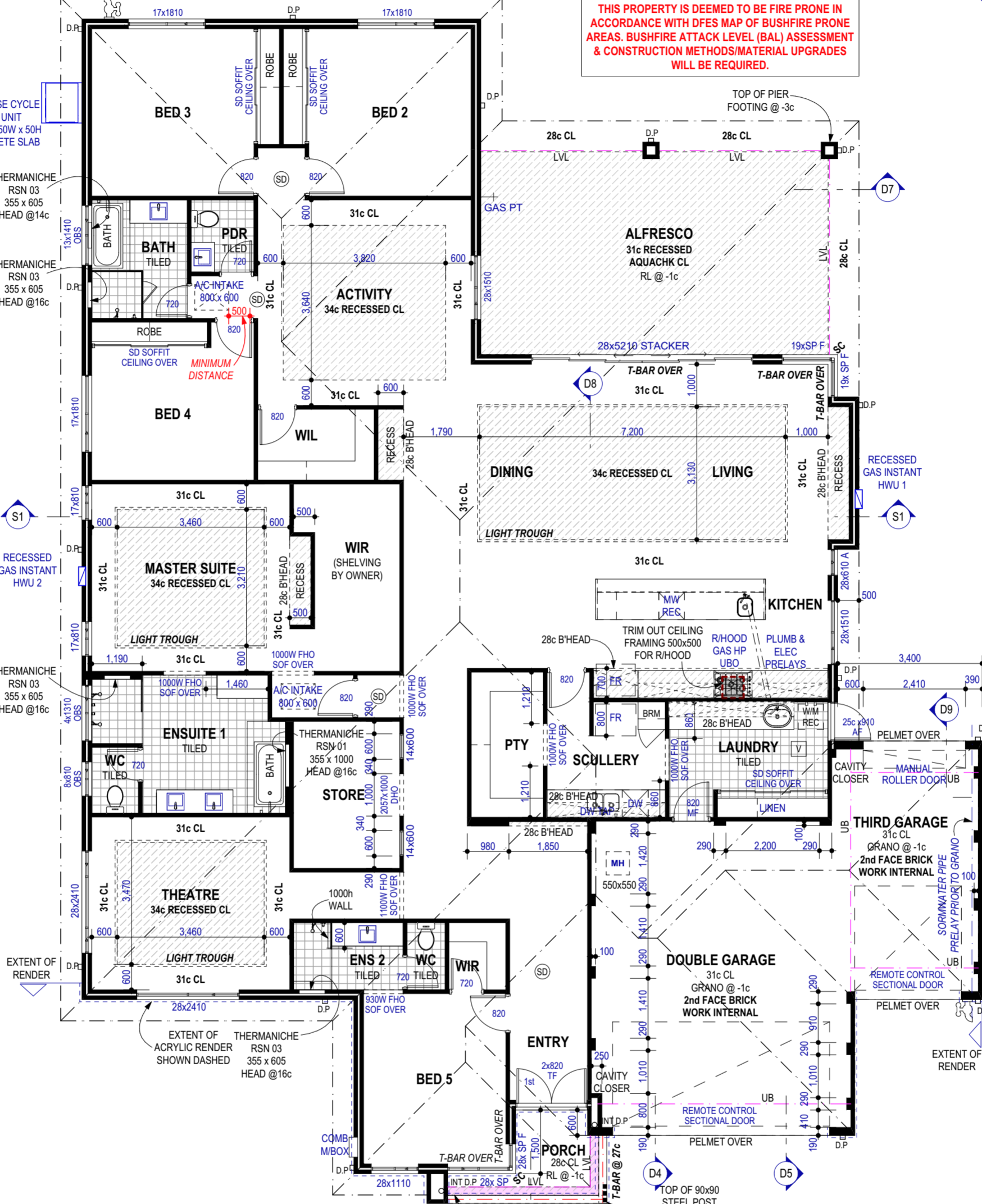
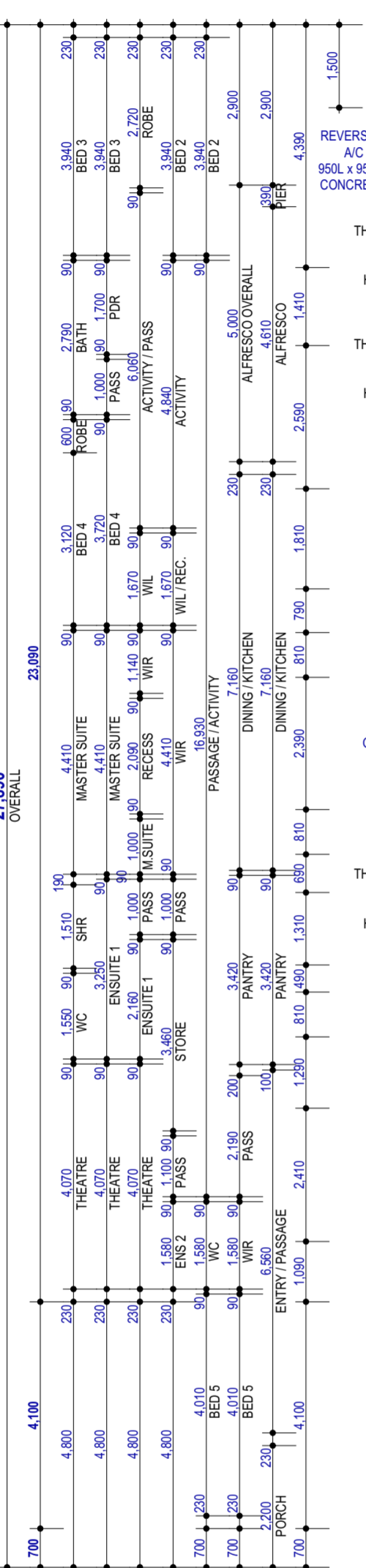
**FIXING CARPENTER NOTE:**  
 WR & ROBES:  
 1 x SHELF & RAIL @ 1750  
 WIL, PTY & LINEN:  
 4 x 450w SHELVES  
 BRM:  
 1 x 450w SHELF @ 1750  
 NOTE: UPRIGHT SUPPORT PANELS REQUIRED FOR SHELVING EXCEEDING 1800mm. EXACT LOCATIONS DETERMINED ON SITE AT FIXING CARPENTERS DISCRETION

**ENGINEERS NOTE:**  
 ALL ENGINEERS NOTATIONS, BEAM LAYOUTS & STRUCTURAL COLUMNS AS PER ENGINEERS DRAWINGS.

**DOUBLE GLAZING:**  
 DOUBLE GLAZING TO ALL WINDOWS AND SLIDING DOORS EXCLUDING WET AREAS AND ANY TIMBER JOINERY.



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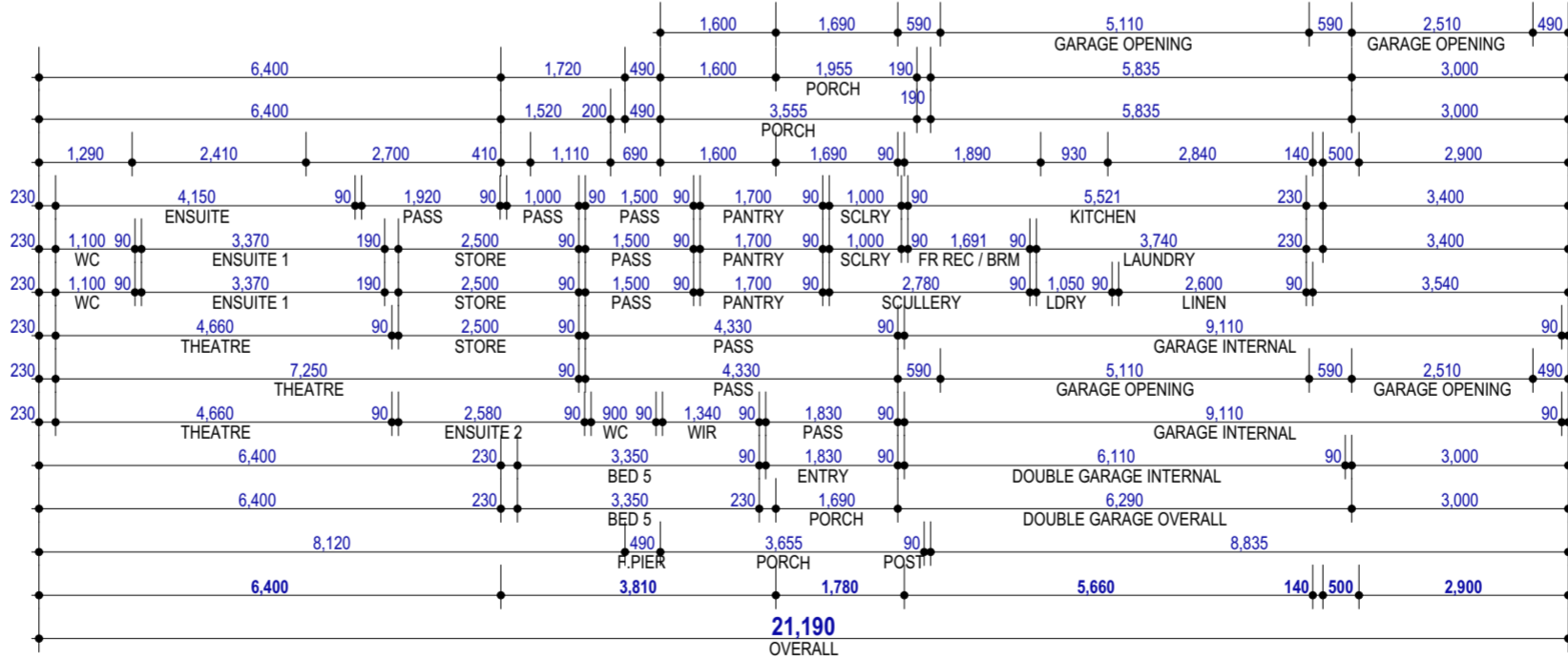


**ENERGY EFFICIENCY COMPLIANCE:**  
 \* R 4.0 CEILING INSULATION TO HOUSE & GARAGE  
 \* SELF SEALING EXHAUST FANS  
 \* THERMAL BREAK TO BE LOCATED VERTICALLY BETWEEN THE GARAGE SLAB AND THE INTERNAL BRICKWORK

**PLUMBER NOTE:**  
 PLUMBER TO INSTALL FLOOR WASTES WHERE REQUIRED IN ACCORDANCE WITH THE HEALTH ACT & NCC

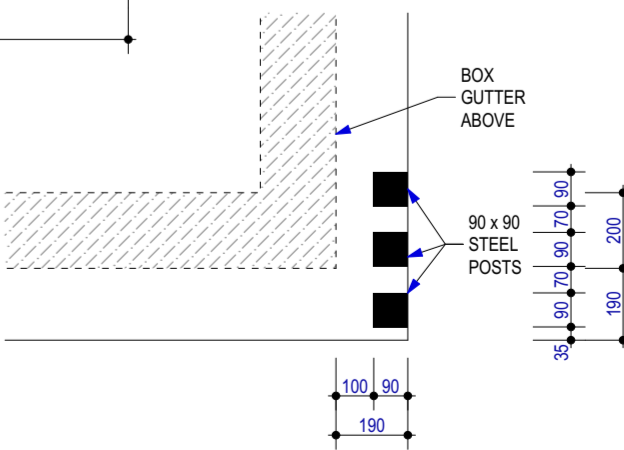
**FLASHING NOTE:**  
 ALL CAVITY CLOSERS AND STRUCTURAL COLUMNS TO BE FLASHED WITH ALCORE FLASHING AS PER A.S.

AREAS		
Name	Area	Peri...
ALFRESCO	42.000	26.800
GARAGE	65.198	37.160
HOUSE	342.200	92.360
PORCH	5.596	11.890
	454.994 m <sup>2</sup>	



**BRICK LAYER NOTE:**  
 RENDER TO FRONT ELEVATION. EXTENT OF ACRYLIC RENDER TO FRONT ELEVATION AND RETURN ONLY. CONTRASTING RENDER TO PIER AND PORCH T-BAR AS PER APPENDIX A.

**BRICKLAYER NOTE:**  
 EXTERNAL BRICKS TO BE 290 X 162 X 90 (1st external course to be 2c bricks laid in THIRD BOND)



ALL DIMENSIONS SHALL BE TAKEN BETWEEN BRICKWORK OR STRUCTURAL FRAMING AND DO NOT INCLUDE PLASTER OR GYPROCK MARGIN. ALL DIMENSIONS TO TAKE PREFERENCE OVER SCALING

**redink** BUILDERS REGISTRATION N° 12049  
 16 FROBISHER STREET, OSBORNE PARK WA 6017  
 Phone (08) 9208 1111 Fax (08) 9208 1122  
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THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT:  
 OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BUILDER: \_\_\_\_\_ DATE: \_\_\_\_\_

VARIATIONS:  
 REV: 1  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9

DESCRIPTION: CONTRACT-SV081 & #2  
 INT: KMG  
 CHK: SD  
 DATE: 03/10/22

CLIENT: **VERMA**

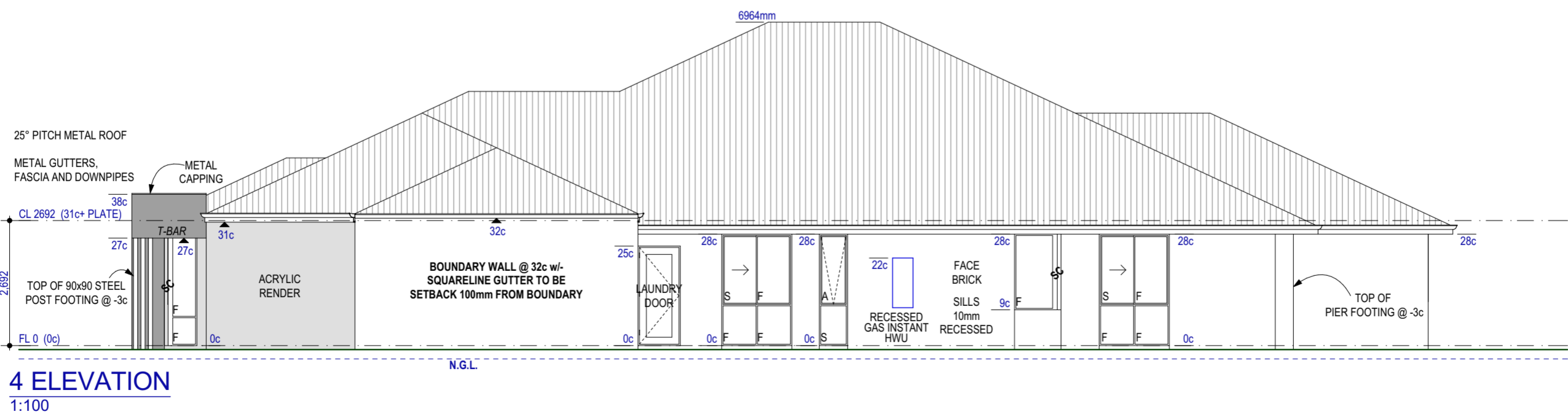
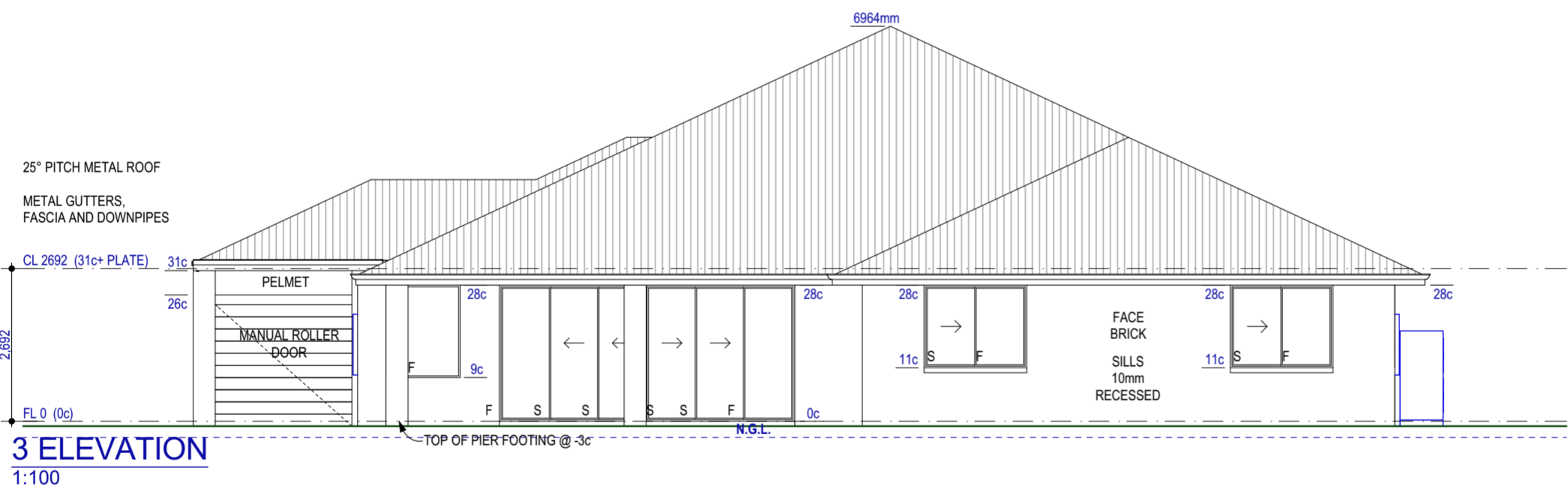
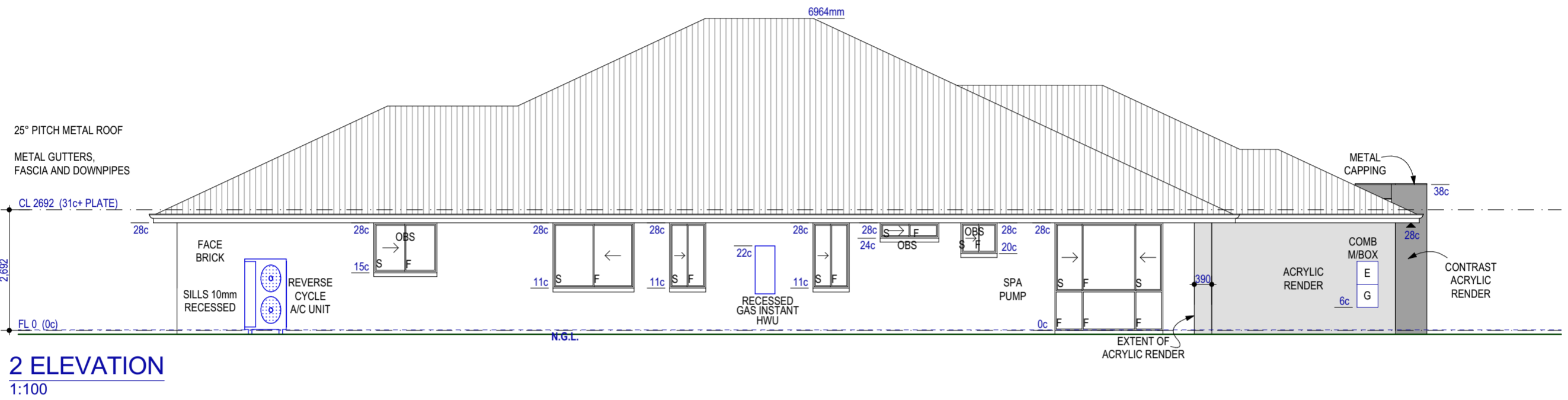
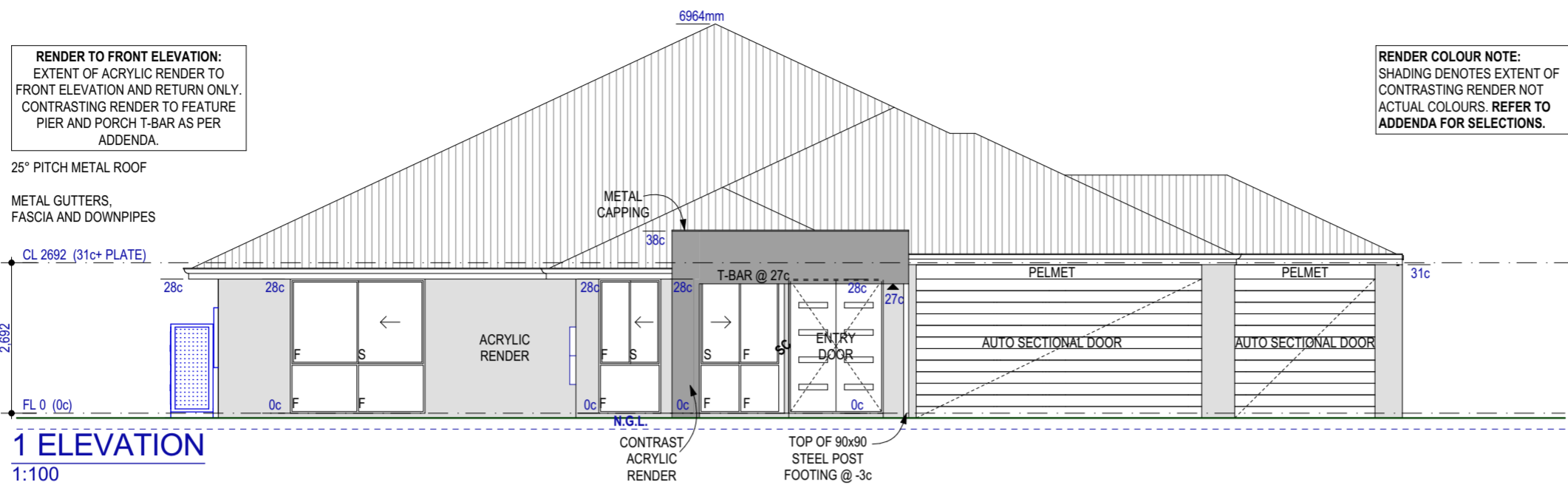
SITE ADDRESS: **LOT 5054 (#55) HARDEN PARK TRAIL CARRAMAR WA 6031**

SALES: B. KHIANG SIM  
 DRAWN: KMG

**THE LUXURY 2015 FLOOR PLAN A2**

DATE: 14/10/2022  
 SCALE: 1:100, 1:20  
 SHEET N°: 05 of 13  
 REVISION N°: 01  
 JOB N°: 2208019M

**PORCH POSTS DETAIL**  
 1:20



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<p>BUILDERS REGISTRATION N° 12049 16 FROBISHER STREET, OSBORNE PARK WA 6017 Phone (08) 9208 1111 Fax (08) 9208 1122 © Copyright 2016</p>	<p>THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT :</p> <p>OWNER.....DATE.....</p> <p>OWNER.....DATE.....</p> <p>BUILDER.....DATE.....</p>	<p>VARIATIONS:</p> <table border="1"> <tr> <th>REV.</th> <th>DESCRIPTION:</th> <th>INT.</th> <th>CHK.</th> <th>DATE:</th> </tr> <tr> <td>1</td> <td>CONTRACT-SVO#1 &amp; #2</td> <td>KMG</td> <td>SD</td> <td>03.10.22</td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	REV.	DESCRIPTION:	INT.	CHK.	DATE:	1	CONTRACT-SVO#1 & #2	KMG	SD	03.10.22	2					3					4					5					6					7					8					9					<p>CLIENT:</p> <p><b>VERMA</b></p> <p>SITE ADDRESS:</p> <p><b>LOT 5054 (#55) HARDEN PARK TRAIL</b> <b>CARRAMAR WA 6031</b></p> <p>SALES: B. KHIANG SIM    DRAWN: KMG</p>	<p><b>THE LUXURY 2015</b></p> <p><b>ELEVATIONS A2</b></p> <table border="1"> <tr> <td>DATE: 14/10/2022</td> <td>SHEET N°:</td> </tr> <tr> <td>SCALE: 1:100</td> <td>06 of 13</td> </tr> <tr> <td>REVISION N°:</td> <td>JOB N°:</td> </tr> <tr> <td>01</td> <td>2208019M</td> </tr> </table>	DATE: 14/10/2022	SHEET N°:	SCALE: 1:100	06 of 13	REVISION N°:	JOB N°:	01	2208019M
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