



FINAL PLANS

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	VNX	17.04.20	JD
02	PPA ITEMS	AH	01.10.20	AH
03	VO 14-52	TAF	10.11.20	TAF
04	ENG - IT#178 - 179	AH	17.12.20	AH
05	VO 03, 05-07	JD	15.01.21	JD

Sub-contractors to verify all dimensions on site.

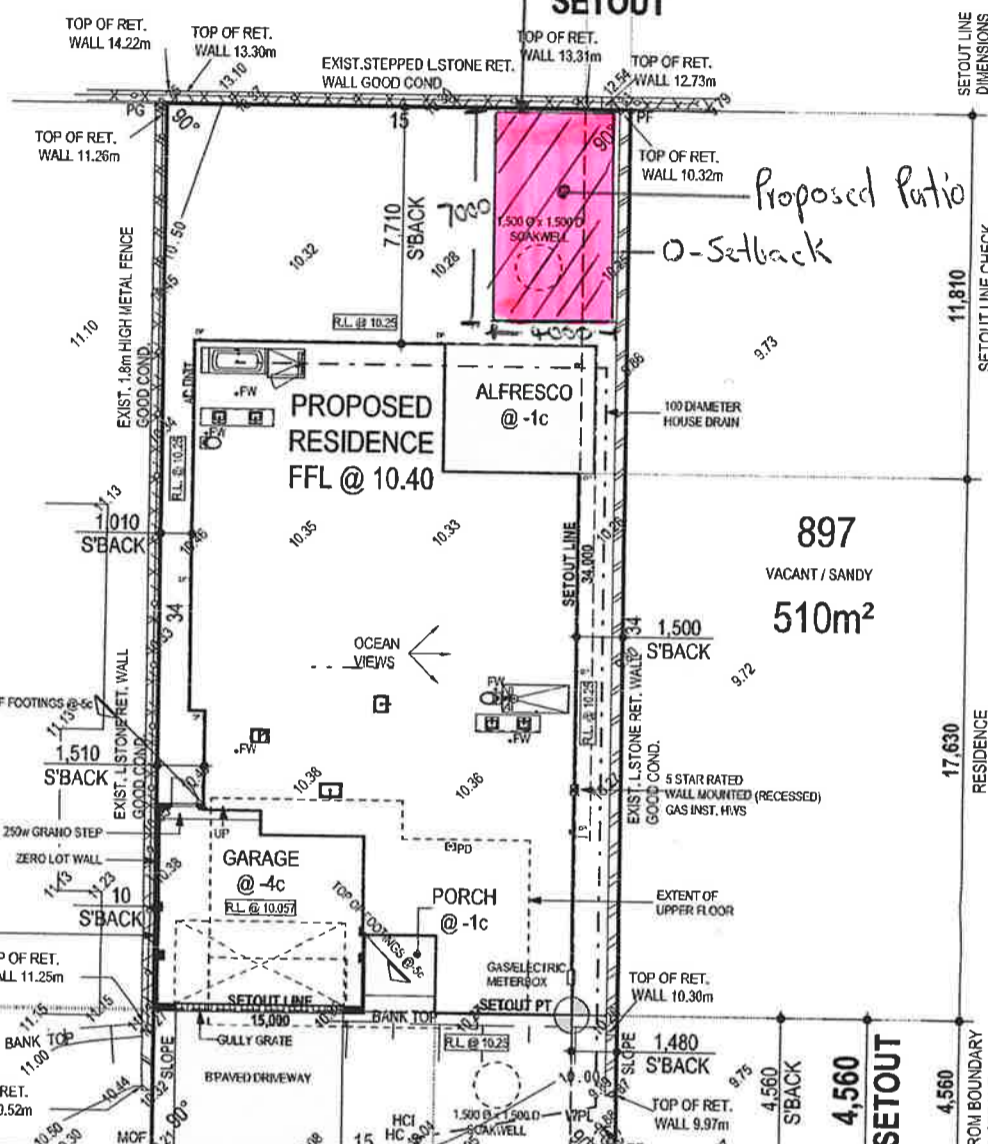
SERVICE LEGEND

- 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 □ 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
 - MARK ON FEATURE ■ MOF

9005 0-Setback

VACANT / SANDY
106.0487ha

1,480 SETOUT



895 RESIDENCE UNDER CONSTRUCTION APPROX. FFL 11.31m
510m²

897 VACANT / SANDY
510m²

NOTE: REFLEX VALVE TO SEWER JUNCTION.

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

SITE COVERAGE
SITE AREA = 510.00 m²
FLOOR AREA = 257.79 m²
SITE COVERAGE = 50.55 %

LOCATION	GRAND m ²	B'PAVED m ²
Alfresco & Porch	00.00	24.53
Garage & Driveway	39.53	25.59

SITE PLAN
1:200
GROUND COVER
SANDY / WEED / RUBBISH

NOTE: RESTRICTIVE COVENANT - SEE DP 416939 & DOC.O188927

NOTE: OVERSHADOWING NOT APPLICABLE DUE TO EXTENT DOES NOT EXCEED TO NEIGHBOUR LOT.

NOTE: INTERCONNECTED STORMWATER DISPOSAL BY BUILDER TO SHIRE REQUIREMENTS

STORMWATER CALCULATIONS

REQUIRED SOAKWELL CAPACITY.
= 1.0m³ OF STORAGE PER 65m² OF ROOF AREA

REQUIRED MINIMUM TOTAL CAPACITY
= ROOF AREA OF (310.78m² / 65m²) x 1.0m³ = 4.78m³

SELECTED SOAKWELLS
2 x 1500Ø x 1500D (2.65m³) = 5.30m³

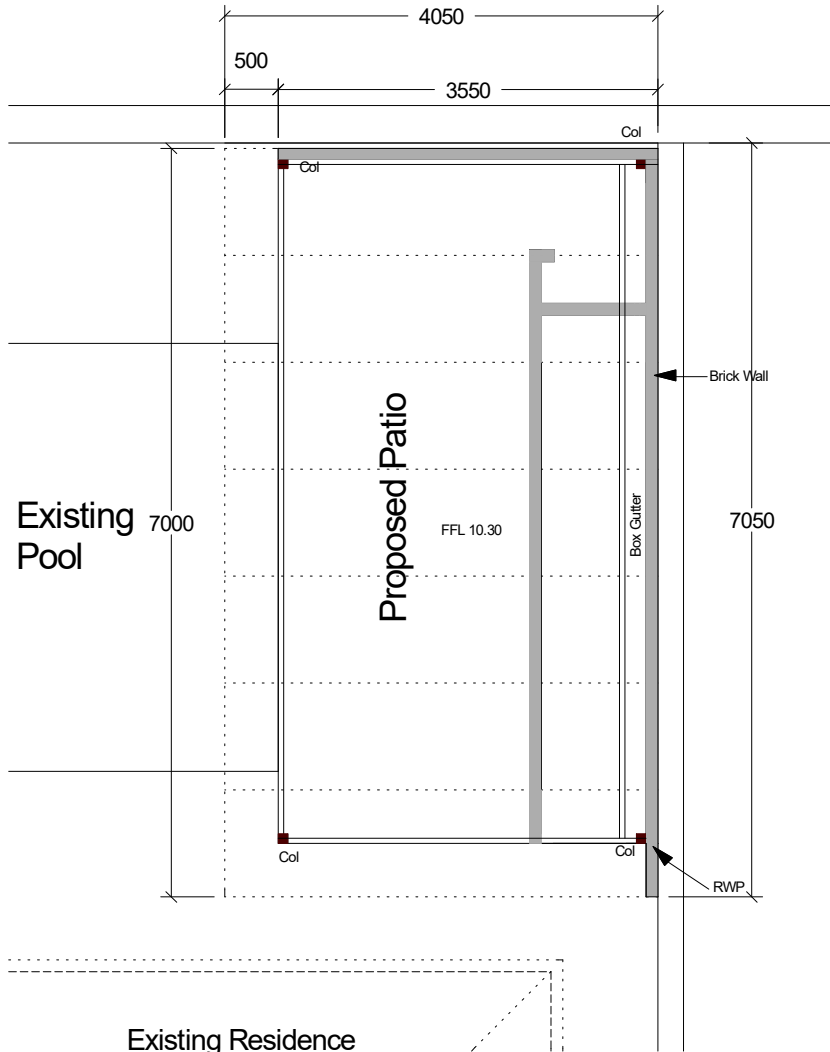
TOTAL SOAKWELL CAPACITY = 5.30m³

LOT RECORDS				
STATUS	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
LOT SERVICE				
WATER	✓			
SEWERAGE	✓			
GAS				✓
TELE.	✓			
DRAINAGE				✓
POWER	W/G	✓		
	O/H			✓
AREA: NEW 07/2019				
COASTAL DISTANCE 500m				
LOT: 896				
AREA: 510 m ²				
APPROX. AHD + 19.11m				
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				7.54
SEWER BROUGHT UP				2.40
DEPTH TO CONNECTION				0.10

TITLE : FEATURE SURVEY	LOT : 896 No. 53 VITRINELLA AV
CLIENT : L & N ROWNEY	SUBURB : JINDALEE
BUILDER : RESIDENTIAL BUILDING WA PTY LTD	AUTHORITY : CITY OF WANNEROO
	DP : 416939
	C/T : 2969/370
	UBD REF : 104 A 1
	GPS : S 31.63839°
	E 115.68188°
SHEET 14 of 14	BUILDER'S REF 39940
SURVEYED 18/03/20	SCALE @ A3 1:200
DWG No 38399-01-100	REV A

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

NOTE: This PLAN is current at the Surveyed Data, NOT FOR CONSTRUCTION purposes without site collaboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Covenants, etc. ALL SERVICES require verification from the relevant AUTHORITY - suggest contacting 'Dig Before You Dig' for underground services & a site inspection.
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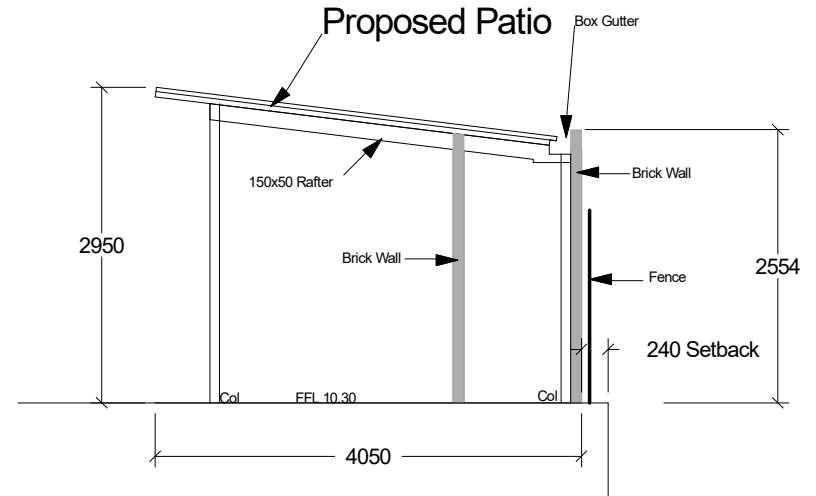
Proposed Patio

Existing Pool

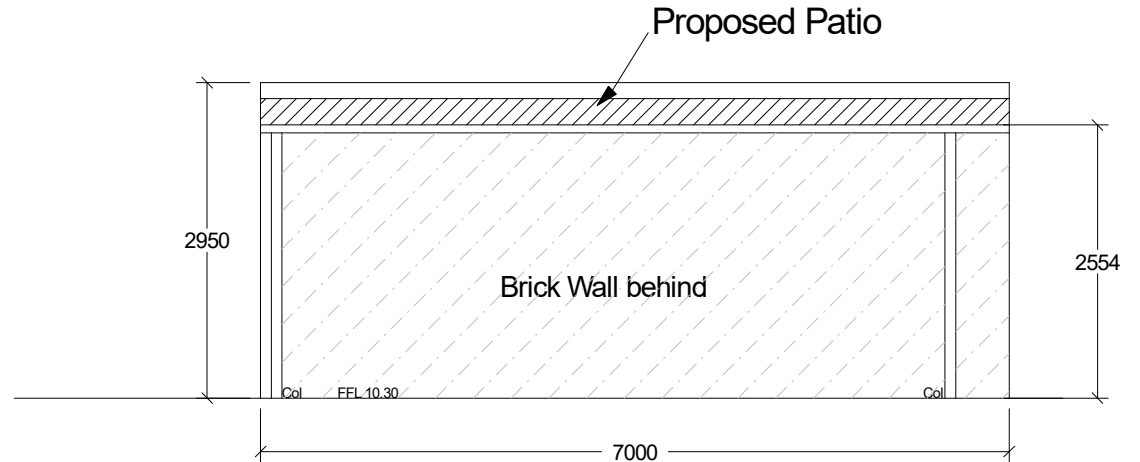
Existing Residence

A ▲

PLAN



ELEVATION A



ELEVATION B

Job name	Luke Rowney	Drawn by	David Bailey
Job number		Date	12/06/2023
Job address	53 Vitrinella Ave	Scale	1:50 @ A3
Job suburb	Jindalee 6036	Sheet	1 of 1
		Initial	