

COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email: perfh@cottage.com.au Website: www.cottage.com.au
J/No 331341 Drawn: J. Lewis

SOIL DESCRIPTION

Sand
Light Grass Cover

AMENDED PLANS

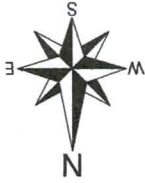
AVELING HOMES HAS THE COPYRIGHT PROTECTION ON ANY DRAWINGS OR PRELIMINARY DESIGNS THAT ARE ISSUED TO CLIENTS. THESE PLANS CANNOT BE COPIED OR UTILISED BY ANYONE OTHER THAN AVELING HOMES PTY. LTD WITHOUT THE EXPRESS PERMISSION OF AVELING HOMES PTY. LTD.

NOTE:
31c +PLATE CEILING LEVEL UNLESS NOTED OTHERWISE.
METAL DECK ROOF AT 25° EAVE AT 480mm PARKED CEMENT RENDER FINISH TO EXTERNAL B/WK UNLESS NOTED OTHERWISE.

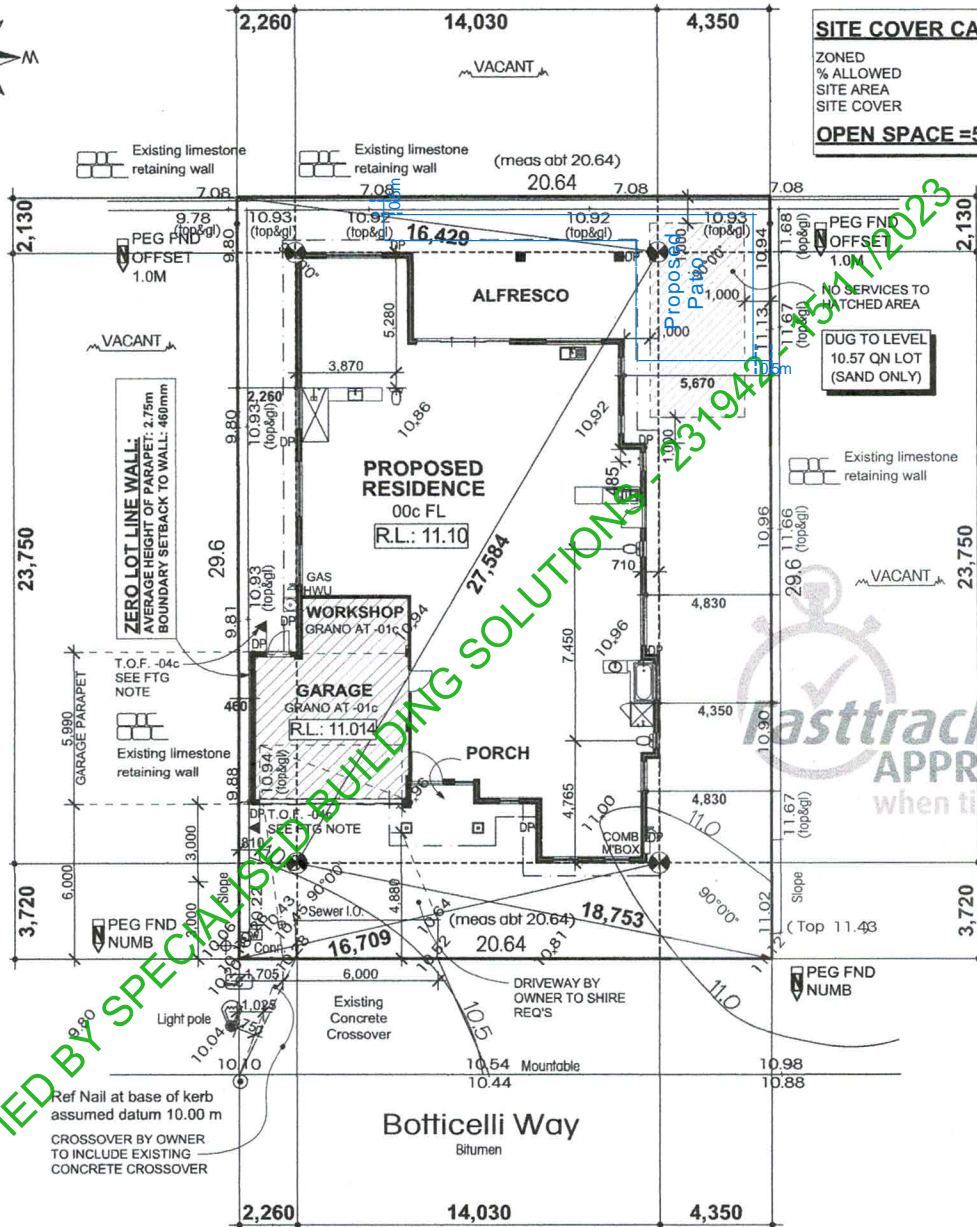
NOTE:
LOT MISCLOSE (0.000m)

WARNING :
PLAN/DIAGRAM NOT YET APPROVED BY TITLES OFFICE. VERIFY LOT DIMENSIONS & ANGLES WITH TITLE.

NOTE: ALL FEATURES SHOWN ON SURVEY ARE POSITIONED FROM EXISTING PEGS/FENCES & WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT.



TERMITE TREATMENT IS TO BE THE HANDSPRAYING OF BIFENTHRIN IN ACCORDANCE WITH AS 3660.1
NOTE: PROVIDE TERMIMESH PHYSICAL TERMITE BARRIER TO GARAGE ZERO LOT LINE WALL
NOTE: SET DOWN SHOWER RECESS BASE 30mm & FIT REFLUX VALVE
PROVIDE GATE VALVE TO WATER METER
STORMWATER DISPOSAL BY BUILDER TO COUNCIL REQUIREMENTS (SPOON DRAINS ONLY)
SITE CLASSIFICATION : A
WIND CATEGORY : N1
COASTAL CONDITIONS : NO
GAS AVAILABILITY : Y (MED)
EARTHWORKER NOTE F.F.L. MAY VARY + OR - 40mm
GARAGE FOOTING NOTE: TOP OF FOOTING AT -04c, BASE OF FOOTING TO BEAR ON EXISTING LIMESTONE RETAINING WALL BACKING STONES



SITE COVER CALC.

ZONED R20/30
% ALLOWED 60%
SITE AREA 610.94m²
SITE COVER 279.81m²

OPEN SPACE =54.2%

NO SERVICES TO WATCHED AREA
DUG TO LEVEL 10.57 ON LOT (SAND ONLY)

NOTE:
TELSTRA PIT STILL TO BE ESTABLISHED AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA

NOTE:
NOTIFICATION. REFER TO SEC 70A T.L.A. SEE DOCUMENT DEVELOPMENT PROVISIONS AFFECTING BUILDING DESIGN

NOTE:
NOTIFICATION. REFER TO SEC 165 P&D. ACT. SEE DOCUMENT PROXIMITY TO MARKET GARDENS



Specialised Building Solutions

Stress Free Building Approvals

THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

NOTE: All Sewer details plotted from information supplied by Water Corporation.
Elec. ϕ U/Ground Water Yes Sewer Yes(to be adv.)
Gas Yes (medium) Phone Yes(To be Est.)Footpath Nil
Road Bitumen Kerb Mountable Drainage Good

PAVING & GRANO AREA
GRANO - GARAGE / WORKSHOP 42.45
42.45 m²

PLANNING OR CODE VARIATION REQ'D: NO

ENERGY EFFICIENCY 6 STAR REQUIREMENTS
Cavity Brick Insulation: NIL
Living Area Ceiling Insulation: R4.1
Garage Area Ceiling Insulation: NIL
Roof Insulation: NIL
Design Changes: NIL
Window Glazing Type: Single Clear Glazing
ENERGY EFFICIENCY RATING COMPLETE: YES

AVELING HOMES
HOME LAND FINANCE
BUILDERS REGISTRATION N° 12788
Level 1, 42 Cedric Street, Stirling WA 6021
Phone (08) 6144 1000 Fax (08) 6144 1004
© Copyright 2014 AVELING HOMES

Drwg: **SITE PLAN**
Client: **SHORTO**
Site: **LOT 59 BOTTICELLI WAY, LANDSDALE**
Map Ref: StreetSmart® - 283-2679

CONTRACTS
OWNER: DATE: _____
OWNER: DATE: _____
BUILDER: DATE: _____

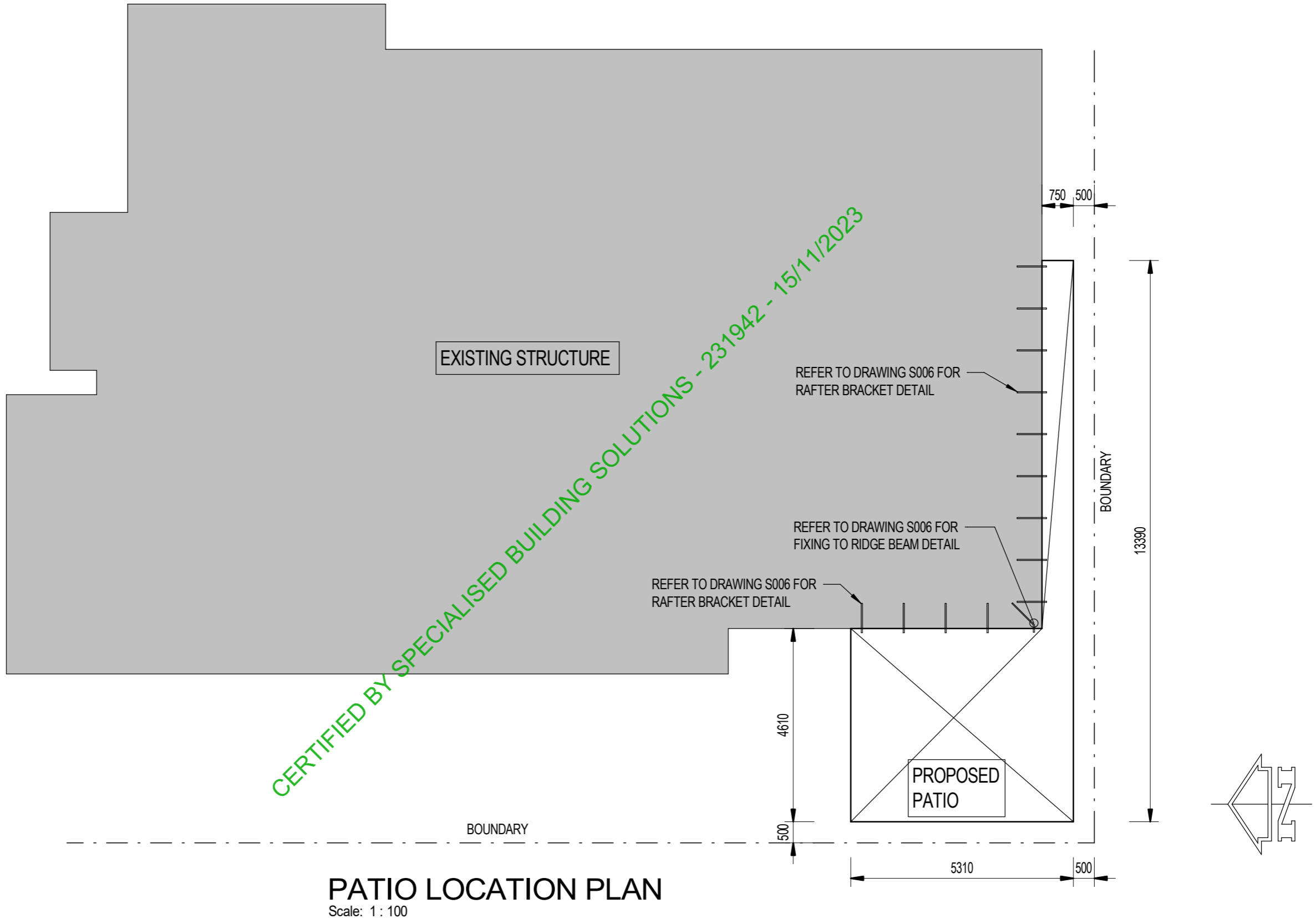
Local Authority: **CITY OF WANNEROO**
Project No: **11 591**
Date: **18/02/14**
Drn By: **ALM**
Check: **SS**
Sales: **CH**
Scale: **1:1, 1:200, 1:10**
Sheet #01 Rev: 01



Specialised Building Solutions

Stress Free Building Approvals

THESE PLANS TO BE READ
IN CONJUNCTION WITH
SITE SPECIFIC
CONSTRUCTION NOTES



Mr Duc Trinh BE, MIEAust, CPEng

Registered Professional Engineer # 2524609
31 METHUEN WAY, DUNCRAIG, WA 6023
MOBILE: +61 419 895 493
EMAIL: khacduc@gmail.com

SIGN:

DATE: 29/10/23

ISSUE	REVISION	DATE
A	ISSUED FOR APPROVAL	29/10/23

CLIENT NAME:
ADDRESS: 7 BOTTICELLI WAY
LANDSDALE WA 6065
PATIO DESIGN

PATIO LOCATION PLAN

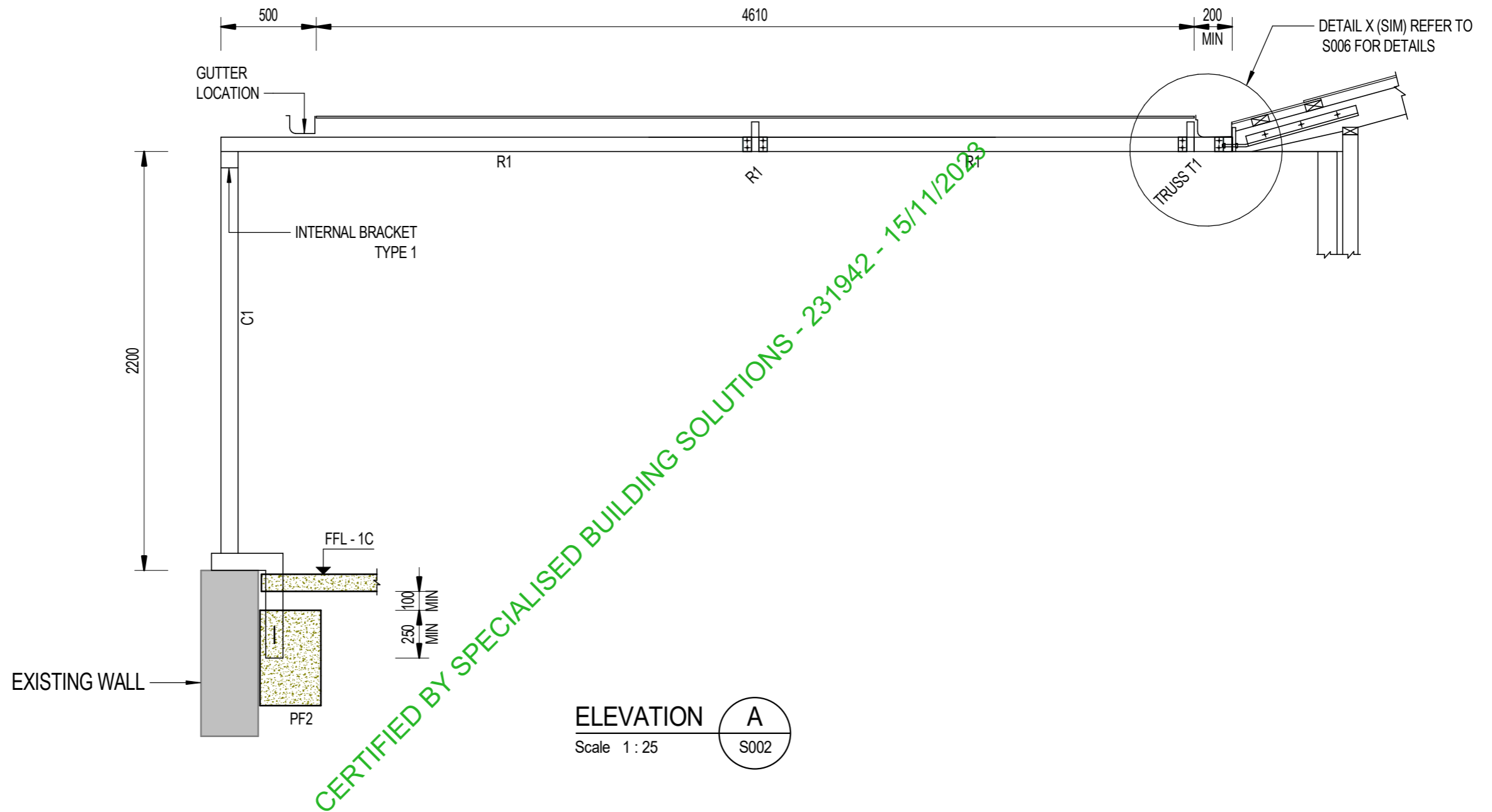
Project Number	01	S001
Date	29/10/23	
Drawn by	TB	Scale
Checked by	DT	1 : 100



Specialised Building Solutions

Stress Free Building Approvals

THESE PLANS TO BE READ
IN CONJUNCTION WITH
SITE SPECIFIC
CONSTRUCTION NOTES



Mr Duc Trinh BE, MIEAust, CPEng

Registered Professional Engineer # 2524609
31 METHUEN WAY, DUNCRAIG, WA 6023
MOBILE: +61 419 895 493
EMAIL: khacduc@gmail.com

SIGN:

DATE: 29/10/23

ISSUE	REVISION	DATE
A	ISSUED FOR APPROVAL	29/10/23

CLIENT NAME:
ADDRESS: 7 BOTTICELLI WAY
LANDSDALE WA 6065
PATIO DESIGN

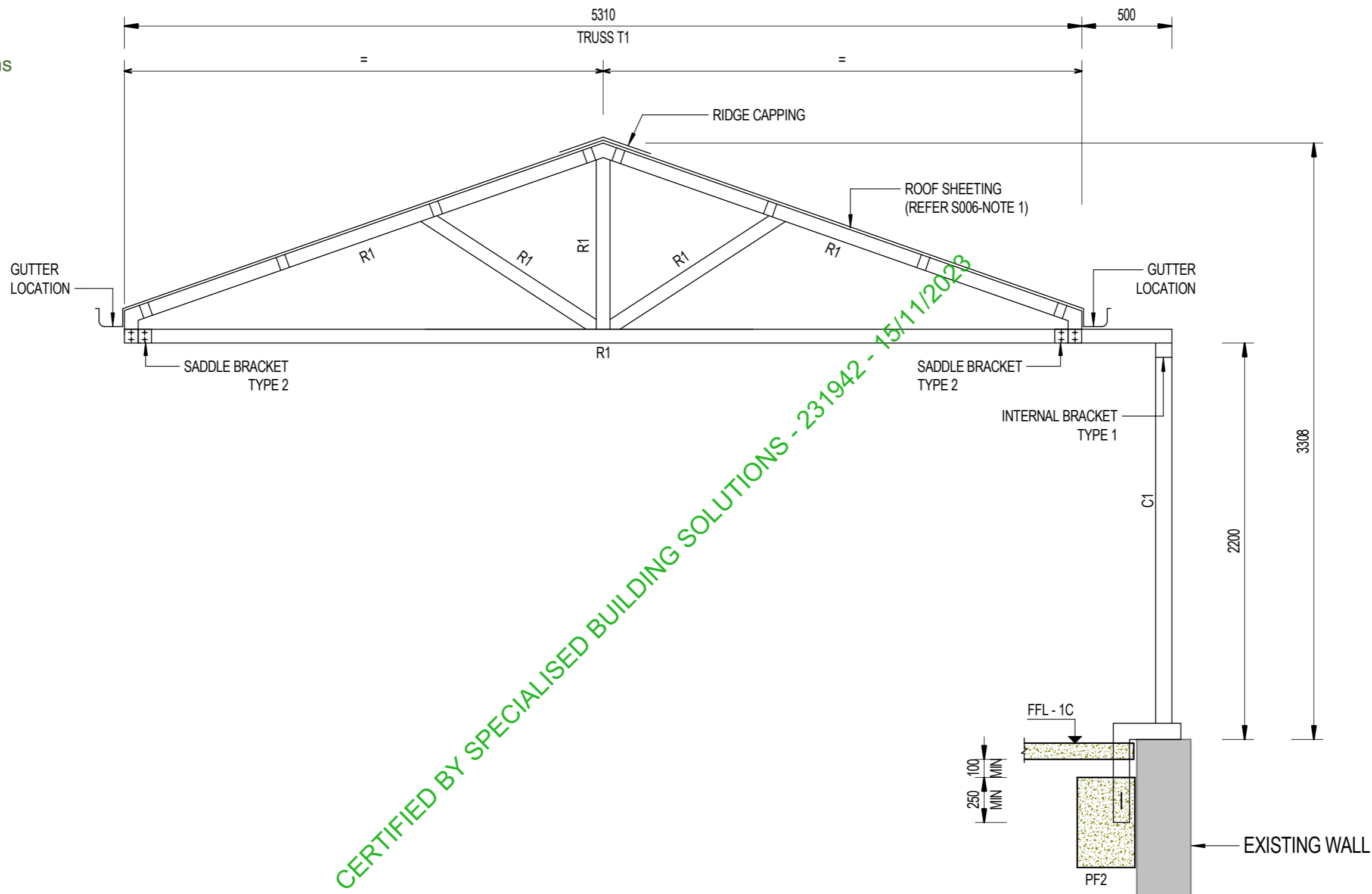
PATIO ELEVATION SHEET 1

Project Number	01	S003
Date	29/10/23	
Drawn by	TB	
Checked by	DT	
Scale		1 : 25



Specialised Building Solutions
Stress Free Building Approvals

THESE PLANS TO BE READ
IN CONJUNCTION WITH
SITE SPECIFIC
CONSTRUCTION NOTES



CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 231942 - 15/11/2023

ELEVATION B
Scale 1 : 25

Mr Duc Trinh BE, MIEAust, CPEng
Registered Professional Engineer # 2524609
31 METHUEN WAY, DUNCRAIG, WA 6023
MOBILE: +61 419 895 493
EMAIL: khacduc@gmail.com

SIGN:

DATE: 29/10/23

ISSUE	REVISION	DATE
A	ISSUED FOR APPROVAL	29/10/23

CLIENT NAME:
ADDRESS: 7 BOTTICELLI WAY
LANDSDALE WA 6065
PATIO DESIGN

PATIO ELEVATION SHEET 2

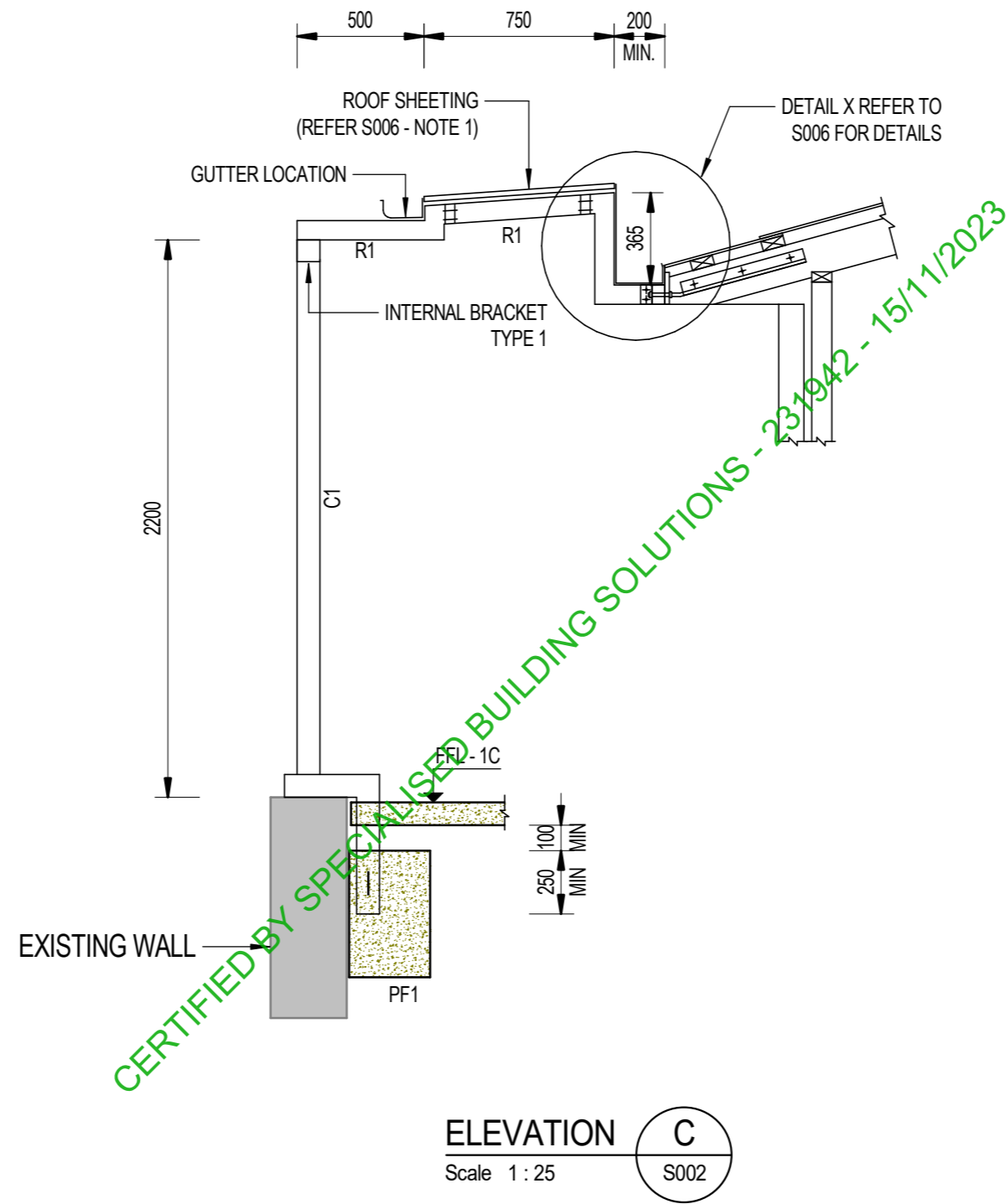
Project Number	01	S004
Date	29/10/23	
Drawn by	TB	
Checked by	DT	
Scale		1 : 25



Specialised Building Solutions

Stress Free Building Approvals

THESE PLANS TO BE READ
IN CONJUNCTION WITH
SITE SPECIFIC
CONSTRUCTION NOTES



Mr Duc Trinh BE, MIEAust, CPEng

Registered Professional Engineer # 2524609
31 METHUEN WAY, DUNCRAIG, WA 6023
MOBILE: +61 419 895 493
EMAIL: khacduc@gmail.com

SIGN:

DATE: 29/10/23

ISSUE	REVISION	DATE
A	ISSUED FOR APPROVAL	29/10/23

CLIENT NAME:
ADDRESS: 7 BOTTICELLI WAY
LANDSDALE WA 6065
PATIO DESIGN

PATIO ELEVATION SHEET 3

Project Number	01	S005
Date	29/10/23	
Drawn by	TB	
Checked by	DT	
Scale		1 : 25