

+	POWER DOME
+	POWER POLE
+	PHONE PIT
+	WATER DOME
+	TOP PILLARPOST
+	TOP RAIL
+	TOP RETAINING
+	TOP FENCE

<b>LOT INFORMATION</b>	
ZONING: R20	
SITE AREA: 935.13m <sup>2</sup> ALLOWED COVER: 50% (467.57m <sup>2</sup> ) ACTUAL COVER: 26.92% (251.73m <sup>2</sup> )	
PLANNING: YES	
PLANNING NOTES: - FILL OVER 0.5M - 1m HIGH RETAINING ON BOUNDARY	
SITE CLASSIFICATION : A FOOTING DETAIL : A85 WIND CATEGORY : N2 COASTAL CONDITIONS : SEVERE MARINE (R4)	
<b>TERMITE TREATMENT NOTE:</b> TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2019 PART 3.1.3, PART 2.1.1 & PART 1.0.7	
<b>STANDARD NCC NOTE:</b> - 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.	
<b>CONCRETE NOTE:</b> SET SHOWER RECESSES DOWN 50mm. MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS	
<b>LANDSCAPING NOTE:</b> MIN 50% OF STREET SETBACK AREA TO BE PERVIOUS AREAS (SOFTSCAPED) BY OWNER AFTER HANDOVER	
<b>SEPTIC SYSTEM NOTE:</b> SEPTIC SYSTEM BY OWNER TO COUNCIL REQUIREMENTS. LOCATION, LENGTH & DEPTH OF SEWER RUN TO BE @ PLUMBERS DISCRETION.	

**LOT MISCLOSE**  
0.000 m

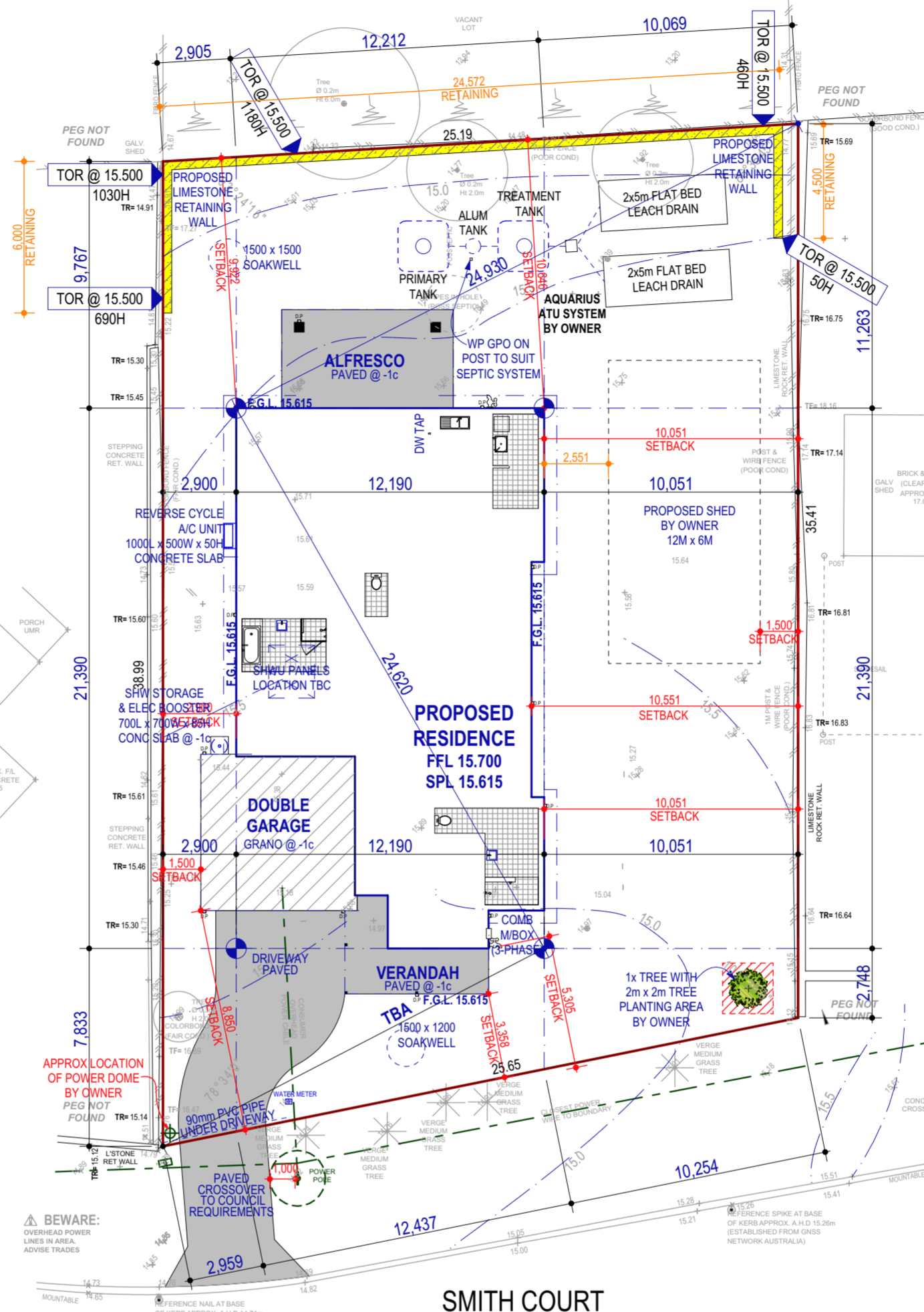
**DISCLAIMER:**  
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be pegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

**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.



**STORMWATER NOTE:**  
STORMWATER DISPOSAL VIA SOAKWELLS TO COUNCIL REQUIREMENTS

**DRAINAGE NOTES:**  
1. Volumes are in cubic metres & Areas in square metres.  
2. Volumes to be stored based on 0.0122 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) = 313.47m<sup>2</sup>.  
Volume to Store = 3.82m<sup>3</sup>.

Impervious Area (Paving) Area B.  
(Driveway & Path) = 41.50m<sup>2</sup>  
Volume to Store = 0.51m<sup>3</sup>.  
(Storm-water grate to soak well).  
Run to existing Soakwells

**TOTAL VOLUME TO DRAIN**  
AREA A + AREA B = 4.33m<sup>3</sup>.

**NUMBER TANKS REQ'D** = (TAKEN FROM TABLE)  
1x1500 x 1200 = 2.12m<sup>3</sup>  
1x1500 x 1500 = 2.65m<sup>3</sup>

**TWO TANKS REQUIRED**

**TOTAL TANK VOLUME =**  
4.77m<sup>3</sup>.

**TANK VOLUME.**

DIAM	DEPTH	VOL
1800	900	2.29
	1200	3.05
	1500	3.82
1500	1800	4.58
	900	1.59
	1200	2.12
	1500	2.65
1200	1800	3.18
	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

**SEPTIC CALCULATIONS**

FFL = 15.700  
MIN FALL REQ. = (DISTANCE FROM FURTHERST PLUMBING FIXTURE TO FIRST SEPTIC TANK + 60) + 0.55m  
(31 + 60) + 0.55m = 1.07

FFL - MIN FALL REQ. = REQUIRED INVERT  
15.700 - 1.07 = 14.63

GROUND LEVEL AT SEPTIC TANK - 0.70m = INVERT  
15.300 - 0.70 = 14.60

FALL IS COMPLIANT IF REQ. INVERT IS GREATER THAN ACTUALLY INVERT  
14.63 > 14.60 = COMPLIANT

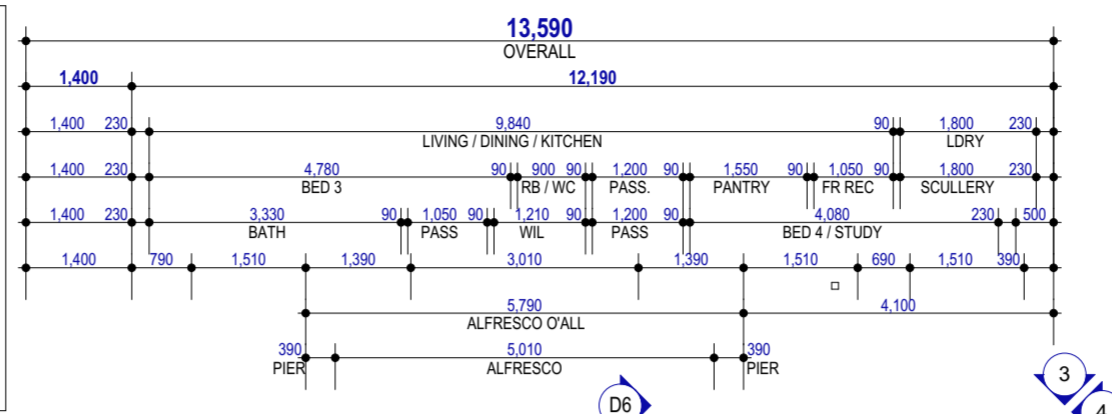
Scale 1:200

	87-89 Guthrie Street Osborne Park, WA 6017	JOB # 545289	GPS Lat: -31.547855 Long: 115.630348	ROADS Bitumen	ELEC. O/Head
	PO Box 1611 Osborne Park Business Centre WA 6917	CLIENT Derek Alfred Gobby	LOT Lot 69 (Plan 7667)	KERBS Mountable	COMMS. Yes
P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	ADDRESS #6 Smith Court	SUBURB Yanchep	AREA 936m <sup>2</sup> VOL. 171 FOL. 133A	SOIL Sand	WATER Yes
	LGA CITY OF WANNEROO	DRAWN J. Jee	DATE 04 May 23	DRAINAGE Good	GAS Check Alinta
			SSA No	VEGETATION Refer to Survey	SEWER Nil
					COASTAL 600m To Ocean (Approximate Only - Confirm With Shores)

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

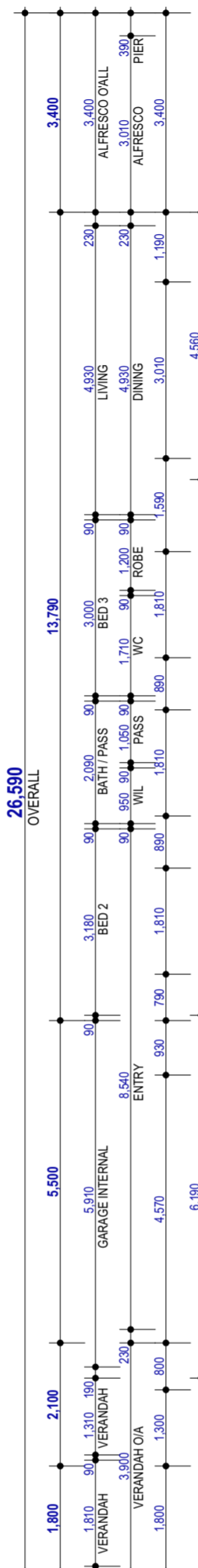
	THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT:	VARIATIONS:	CLIENT: <b>GOBBY</b>	THE SCOTSDALE - CHOICE	
	OWNER: _____ DATE: _____	REV: DESCRIPTION:	SITE ADDRESS: <b>LOT 69 (#6) SMITH COURT YANCHEP WA 6035</b>	SITE PLAN A2	
OWNER: _____ DATE: _____	1' 6-STAR	INT: NO	SALES: MADLEINE PETTIT	DATE: 16/01/2024	SHEET N°: 04 of 13
BUILDER: _____ DATE: _____	2' SVI01	CHK: AV	DRAWN: NS	SCALE: 1:200	REVISION N°: 7
	3' VO1 (1-4)	DATE: 23.09.23			JOB N°: 2307007M
	4' AMENDMENTS (ENG'S DETAILS)	31.08.23			
	5' VO3 (1-189) PRESTART	28.09.23			
	6' VO5 (1-2)	25.10.23			
		01.11.23			
		04.12.23			
		16.01.23			

**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 ADDENDA.  
 28c CEILINGS UNLESS OTHERWISE NOTED.

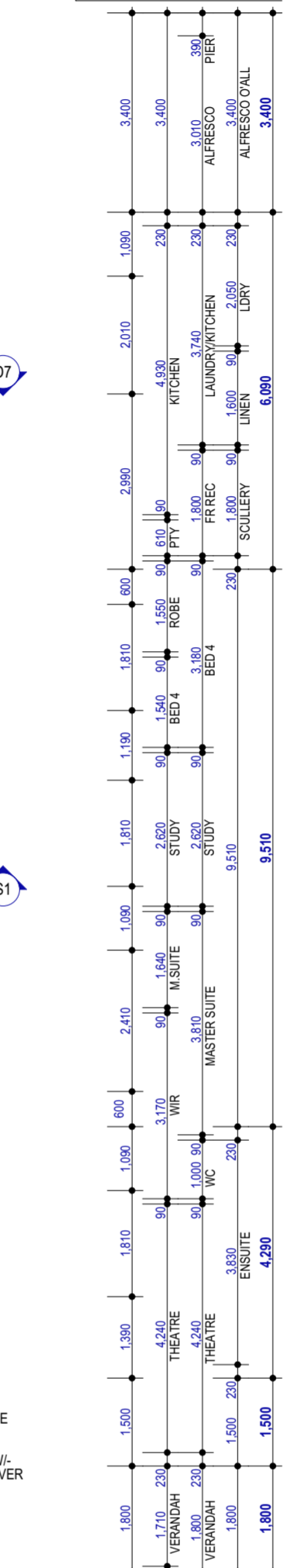
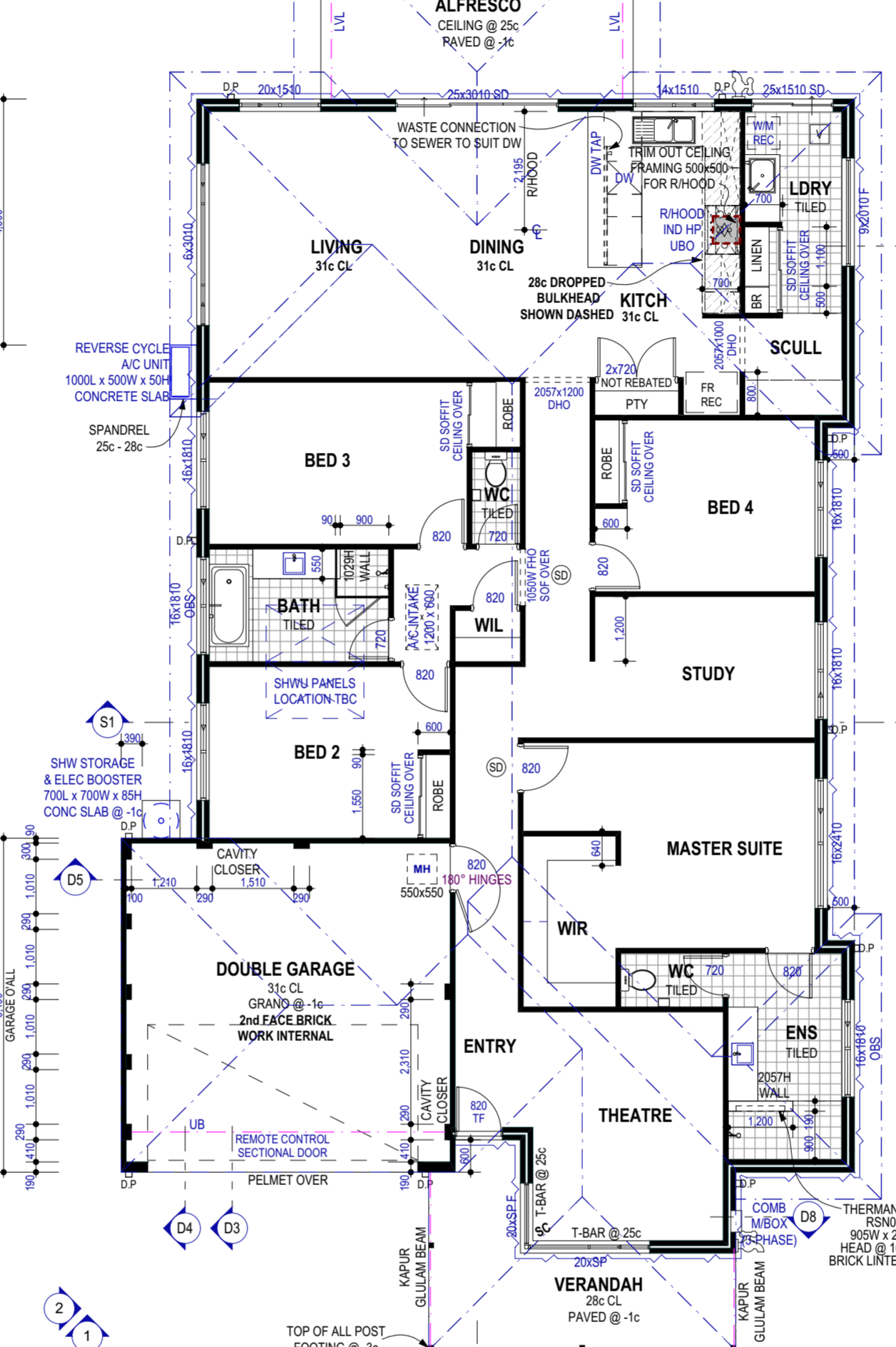


**FIXING CARPENTER NOTE:**  
 WIL LINEN & PTY:  
 4x 450d SHELVES @ 400 CTS  
 TOP SHELF @ 1750  
 ROBES & WIR :  
 LAMINATE SHELF & RAIL @ 1750  
 BROOM:  
 LAMINATE SHELF @ 1750  
 NOTE: UPRIGHT SUPPORT PANELS REQUIRE FOR SHELVING EXCEEDING 1800mm. EXACT LOCATIONS DETERMINED ON SITE AT FIXIN CARPENTERS DISCRETION

**PLUMBER NOTES:**  
 PLUMBER TO INSTALL FLOOR WASTES WHERE REQUIRED IN ACCORDANCE WITH THE HEALTH ACT.



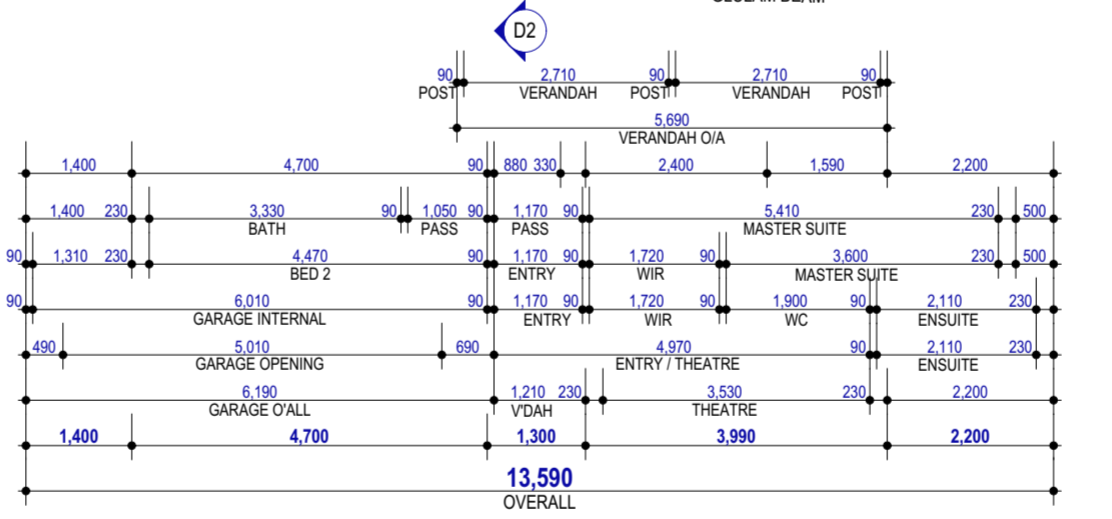
**INTERNAL WALL NOTE:**  
 INTERNAL PLASTERED WALLS TO BE PAINTED THROUGHOUT UNLESS NOTED OTHERWISE. (REFER TO ADDENDA)



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

**ENERGY EFFICIENCY COMPLIANCE:**  
 \* EXTENT OF CAVITY INSULATION IF REQUIRED TO ACHIEVE ENERGY COMPLIANCE, INDICATED ON PLAN AS MATERIAL TO FINISH 500mm BEYOND CORNERS

AREAS		
Name	Area	Perimeter
ALFRESCO	19.69	18.38
GARAGE	37.39	24.76
HOUSE	214.24	68.16
VERANDAH	13.52	19.18
	<b>284.84 m<sup>2</sup></b>	



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

SITE CLASSIFICATION : A  
 FOOTING DETAIL : A85  
 WIND CATEGORY : N2  
 COASTAL CONDITIONS : SEVERE MARINE

**BRICKLAYER NOTE:**  
 EXTERNAL BRICKS TO I 290 X 162 X 90 (1st exten course to be 2 course brick 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

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.	DESCRIPTION:	INT.	CHK.	DATE:
1	6-STAR	-	AV	31.08.23
2	SVO1	-	AV	28.09.23
3	VO 1(1-4)	-	AV	25.10.23
4	AMENDMENTS (ENG'S DETAILS)	-	AV	01.11.23
5	VO3(1-188) PRESTART	AR	AV	04.12.23
6	VO5(1-2)	TK	AV	16.01.23

CLIENT: **GOBBY**

SITE ADDRESS: **LOT 69 (#6) SMITH COURT YANCHEP WA 6035**

SALES: MADLEINE PETTIT DRAWN: NS

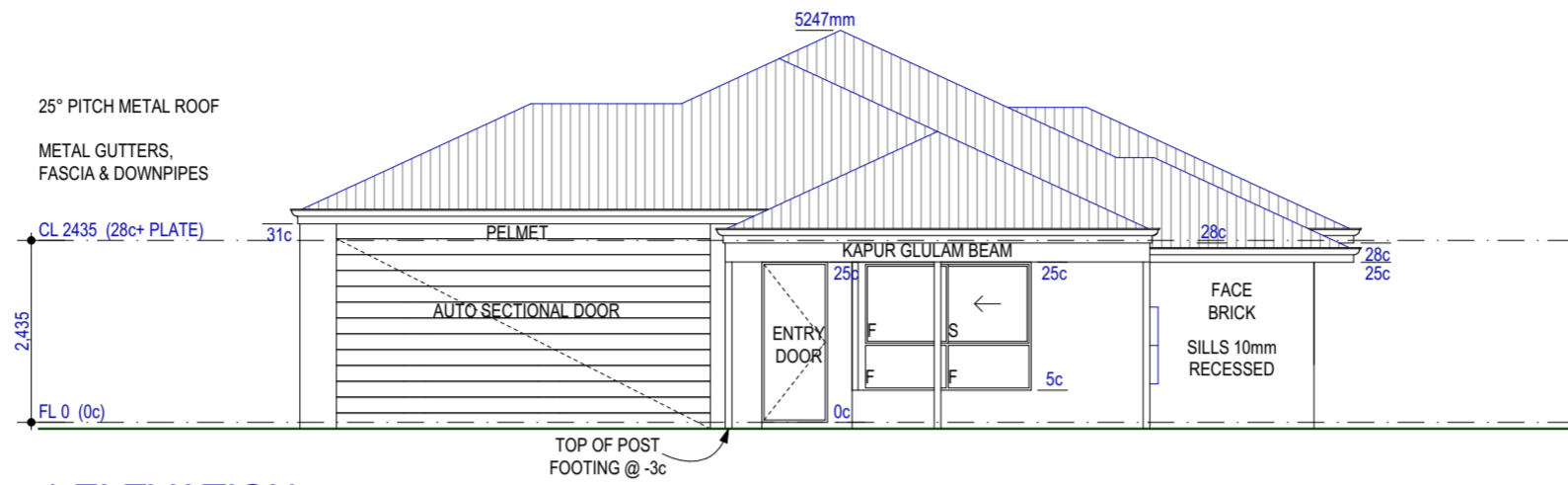
**THE SCOTSDALE - CHOICE**

**FLOOR PLAN A2**

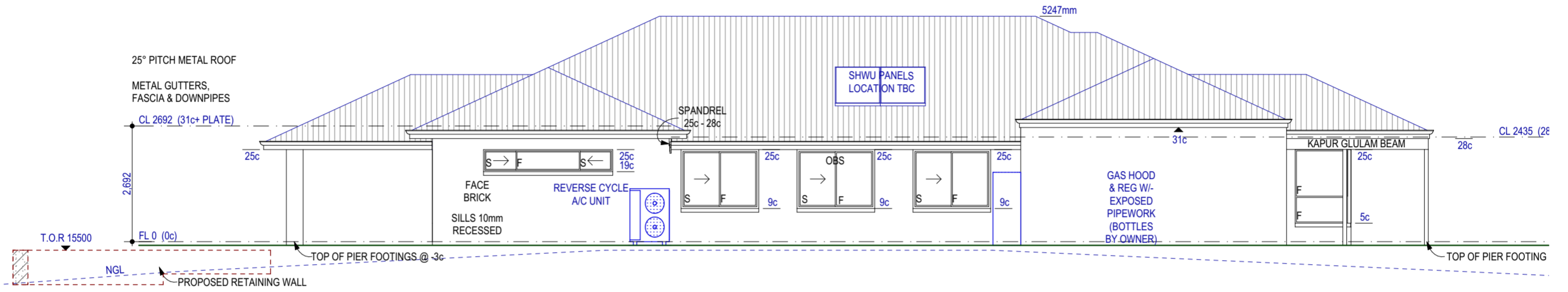
DATE: 16/01/2024 SHEET N°: 06 of 13

SCALE: 1:1, 1:100

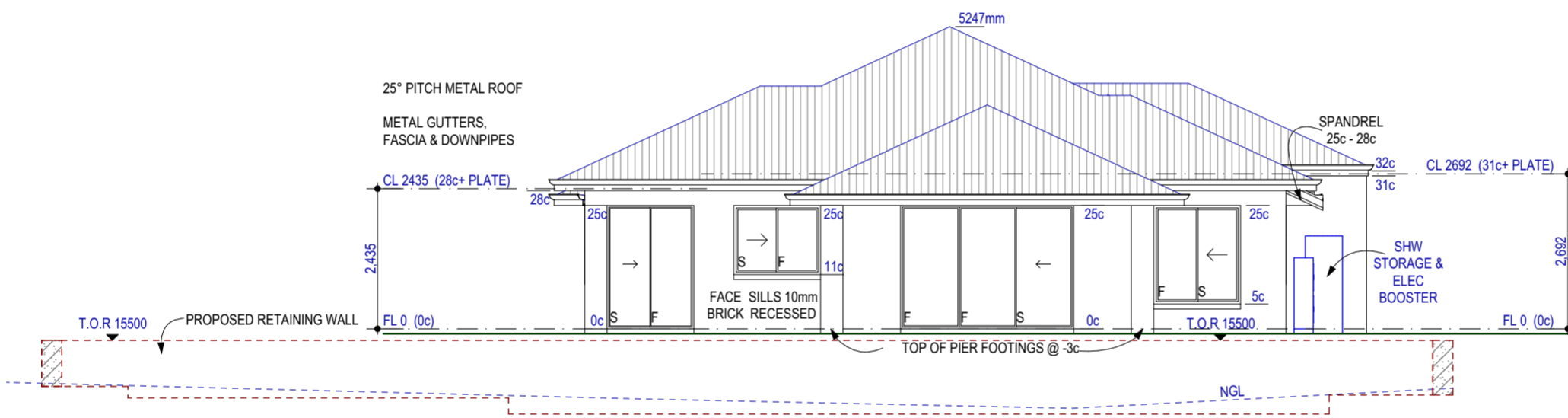
REVISION N°: 7 JOB N°: 2307007M



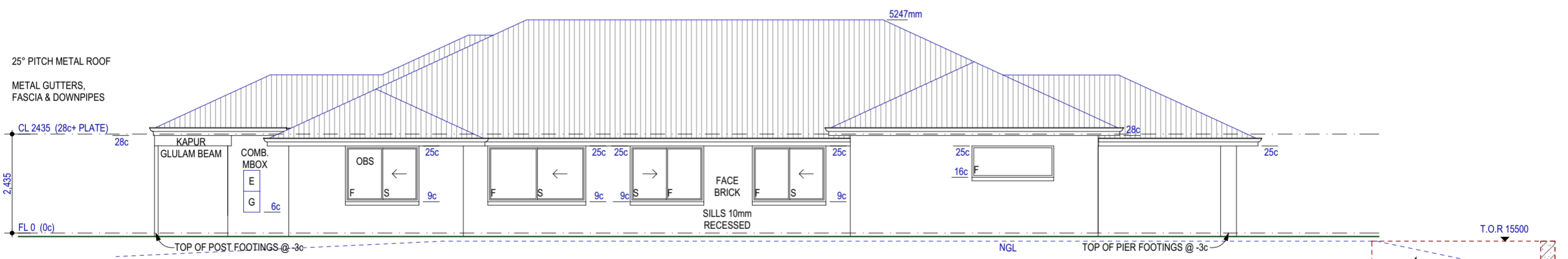
**1 ELEVATION**  
1:100



**2 ELEVATION**  
1:100



**3 ELEVATION**  
1:100



**4 ELEVATION**  
1:100

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 :			<b>VARIATIONS:</b> REV: DESCRIPTION: INT: CHK: DATE: 1' - 6-STAR - AV - 31.08.23 2' - SV01 - AV - 28.09.23 3' - VO 1(1-4) - AV - 25.10.23 4' - AMENDMENTS (ENG'S DETAILS) - AR - AV - 04.12.23 5' - VO-3 (1-189) PRESTART - TK - AV - 16.01.23 6' - VO5 (1-2) - AV - 16.01.23		CLIENT: <b>GOBBY</b> SITE ADDRESS: <b>LOT 69 (#6) SMITH COURT YANCHEP WA 6035</b>		<b>THE SCOTSDALE - CHOICE</b> <b>ELEVATIONS A2</b> DATE: 16/01/2024 SCALE: 1:100 REVISION N°: <b>7</b>		
	BUILDERS REGISTRATION N° 12049 16 FROBISHER STREET OSBORNE PARK WA 6017 Phone (08) 9208 1111 Fax (08) 9208 1122 © Copyright 2016	OWNER: ..... DATE: ..... OWNER: ..... DATE: ..... BUILDER: ..... DATE: .....	SALES: MADLEINE PETTIT DRAWN: NS	SHEET N°: <b>07</b> of <b>13</b> JOB N°: <b>2307007M</b>						



ALL DIMENSIONS SHALL BE TAKEN BETWEEN BRICKWORK OR STRUCTURAL FRAMING AND DO NOT INCLUDE PLASTER OR GYPROCK MARGIN. ALL DIMENSIONS TO THE FACE UNLESS SPECIFIED OTHERWISE. **ARTIST IMPRESSION ONLY**

**redink**  
 H O M E S  
 BUILDERS REGISTRATION N° 12049  
 16 FROBISHER STREET  
 OSBORNE PARK WA 6017  
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THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT :

OWNER.....DATE.....  
 OWNER.....DATE.....  
 BUILDER.....DATE.....

VARIATIONS:

REV:	DESCRIPTION:
1'	CONTRACT
2'	6-STAR
3'	SV01
4'	VO 1 (1-6)
5'	AMENDMENTS (ENG'S DETAILS)
6'	VO-3 (1-189) PRESTART
7'	VO5 (1-2)
8'	
9'	

INT:	CHK:	DATE:
NS	AV	29.08.23
-	AV	31.08.23
-	AV	28.09.23
-	AV	25.10.23
-	AV	01.11.23
AR	AV	04.12.23
TK	AV	16.01.23

CLIENT: **GOBBY**

SITE ADDRESS:  
**LOT 69 (#6) SMITH COURT  
 YANCHEP WA 6035**

SALES: MADLEINE PETTIT DRAWN: NS

THE SCOTSDALE - CHOICE	
PERSPECTIVES	
DATE: 16/01/2024	SHEET N°: 13 of 13
SCALE: 1:1	JOB N°: 2307007M
REVISION N°: 7	