

BAL: 12.5 FOR UNIT 4 & 5 ONLY
REFER TO PROJECT DETAILS FOR BAL REQUIREMENTS AND SPECIFICATIONS

SITE CLASSIFICATION:
CLASS 'A'

SAND PAD LEVEL MAY VARY 100mm EITHER WAY, DUE TO ON SITE REQUIREMENTS

EARTHWORKS BY BUILDER

230w CAVITY BWK (U.N.O)

ACRYLIC FINISH RENDER EXTERNALLY (U.N.O)

'R4' DURABILITY CLASSIFICATION

PLUMBER NOTE:
REFLUX VALVE INCLUDED

'N2' WIND CLASSIFICATION

STORMWATER DISPOSAL BY BUILDER TO COUNCIL REQ.

REFER SHEET A.02 FOR SITE SETOUT AND SETBACKS

RETAINING LEGEND

PANEL AND POST BY BUILDER

LANDSCAPING BY OWNER

PLUMBER NOTE:
RETICULATION SLEEVES: PROVIDE AS FOLLOWS:

100mm PVC-U SLEEVE 300mm BELOW DRIVEWAYS, AS SHOWN. IF NOT SHOWN, PROVIDE SLEEVE AT THE JUNCTION OF DRIVEWAY AND CARPORT FLOOR

PROVIDE 90° ELBOW TO EACH END, 300mm OUT FROM THE GROUND, VISIBLE FOR THE LANDSCAPER

FIT SLEEVES IN ONE STRAIGHT LENGTH UNDER THE DRIVEWAY TO ALLOW DRAW WIRES TO BE EASILY DRAWN THROUGH RETIC SLEEVE

STORMWATER CALCULATIONS

ON SITE STORAGE CAPACITY FOR RESIDENTIAL LOTS DESIGNED TO BE AS PER THE CITY OF ROCKINGHAM REQUIREMENTS 1 IN 10 YEAR EVENT

IMPERVIOUS AREAS	
UNIT 1 ROOF AREA	: 79.0m ²
UNIT 2 ROOF AREA	: 142.6m ²
UNIT 3 ROOF AREA	: 142.6m ²
UNIT 4 ROOF AREA	: 142.6m ²
UNIT 5 ROOF AREA	: 142.6m ²
COMMON DRIVEWAY AREA	: 321.0m ²
TOTAL	: 970.40m ²
VOLUME REQUIRED	: 39.04m ³

SIZE OF SOAKWELLS USED :
8 x 1.80 x 1.8m Deep : 36.8m³
1 x 1.50 x 1.8m Deep : 3.2m³

SOAKWELL CAPACITY PROVIDED : 40m³

SITE - PROPOSED PLAN

1:200

WINNING

SHELFORD QUALITY HOMES

131 DIXON ROAD ROCKINGHAM WA 6168
PH: (08) 9599 1500
www.shelford.com.au

LOCALITY: CITY OF ROCKINGHAM

CLIENT NAME:
SERBI PTY LTD ATF THE MCGAVIN FAMILY TRUST

ADDRESS:
LOT 23 (No.10) VICTORIA STREET, ROCKINGHAM

REV.	BY:	DATE:	PO:	AMENDMENTS:
C	DD	21.02.25		COUNCIL CONDITIONS
D	DD	27.02.25		COUNCIL CONDITIONS
E	RX-EV	10.03.25		CORRECTIONS
1	MA	20.03.25		ISSUED FOR CONSTRUCTION
2	MA	24.06.25		ADDITIONAL PAVING UNDER GATE
3	JR	29.08.25		PRESTART VO'S #1-39
4	JR	05.09.25		PRESTART CORRECTIONS
5	MA	30.10.25		VO# 42
6	MA	11.02.26		GATE AMENDMENTS

This drawing forms part of the contract dated

Owner

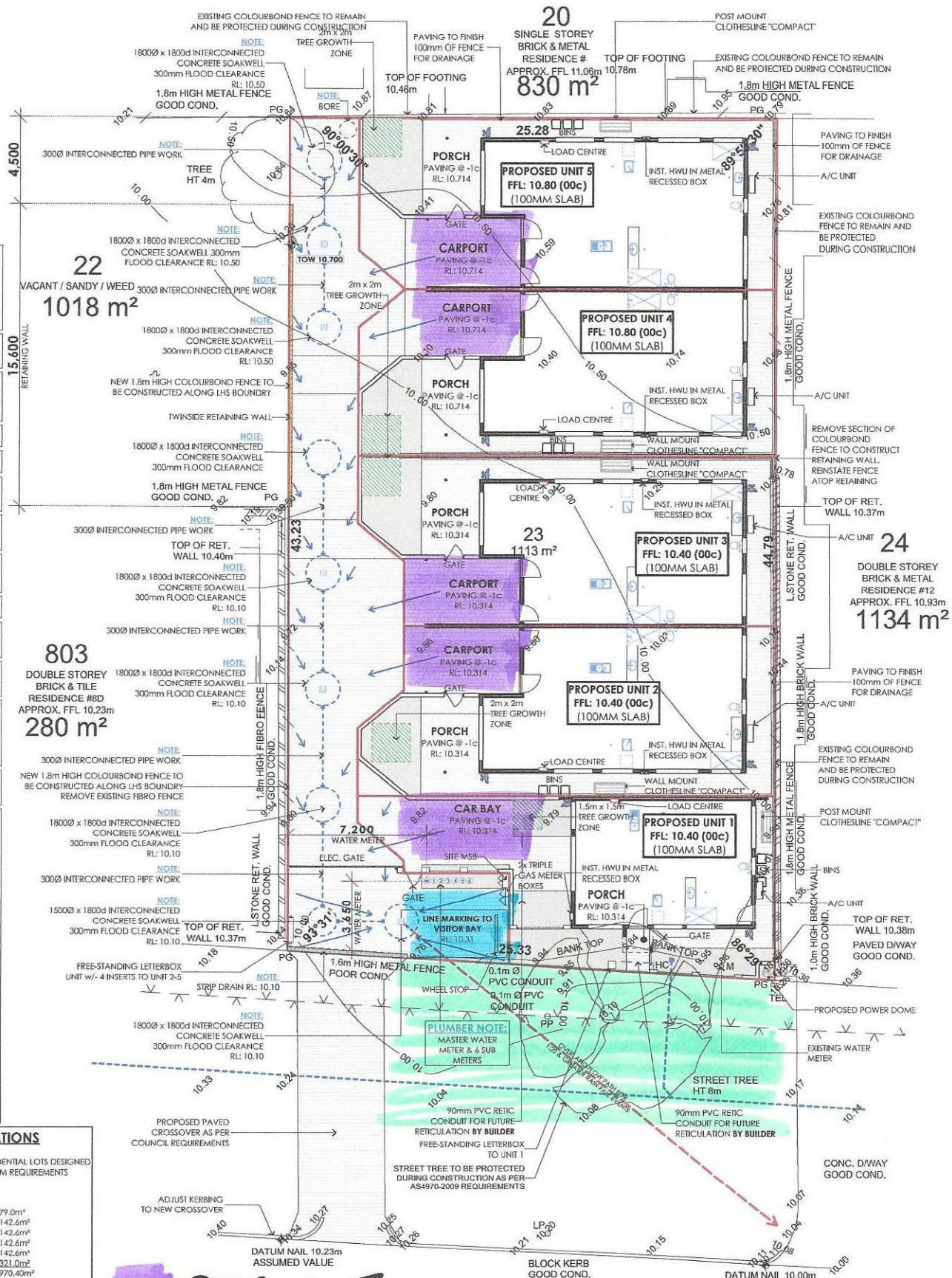
Owner

Builder

SITE - PROPOSED PLAN

JOB No: 23VIC_SITE
DATE: 10.03.25
DRAWN: RX-EV
SHEET No: 1
REV:

A.03 OF 7 6



CAR BAY x 5

UNIT 2 CAR BAY x 1

GRASSED AREA

CLIENT NOTE:

ALL DIMENSIONS STATED ON THIS DRAWING RELATE TO BRICKWORK SETOUT ONLY. NO ALLOWANCE IS MADE FOR THE ADDITIONS OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS

TERMITE MANAGEMENT NOTE:

PRIMARY BUILDING ELEMENTS NOT SUBJECT TO TERMITE ATTACK AS PER N.C.C. 3.1.4.2 (b) AND A.S. 3660.1 - 2014

BRICKLAYER NOTE:

HOLDING DOWN STRAP AND ROD REQUIREMENTS REFER TO ENGINEERS NOTES & DETAILS
230mm CAVITY BWK, 1/3 BOND 2c
HIGH FACE BWK EXTERNALLY (U.N.O.)
"LOH" INDICATES LIFT OFF HINGES

FIXING CARPENTER NOTE:

450mm WIDE SHELF & RAIL 1450mm HIGH TO BUILT IN ROBES
450mm WIDE SHELF & RAIL 1800mm HIGH TO WALK IN ROBES
4 SHELVES - 450mm WIDE SHELF @ 1850, 1400, 950 & 500
TOWEL RAIL HEIGHTS AS NOTED ON ROOM LAYOUTS
TOILET ROLL HOLDER TO BE FIXED AT 700mm ABOVE FL UNLESS OTHERWISE NOTED
PROVIDE 20mm CLEARANCE TO ALL INTERNAL DOORS

ROOF CARPENTER NOTE:

BOXOUT REQUIRED FOR STANDARD
MANHOLE SIZE 550mm x 550mm (NOMINAL)
EAVES 500mm WIDE BOXED AND LINED UNLESS OTHERWISE NOTED

ROOF PLUMBER NOTE:

ANY RAINWATER PIPE LOCATION CHANGES PROPOSED BY ROOF PLUMBER TO BE CONFIRMED WITH SUPERVISOR/BUILDER PRIOR TO ANY COMMENCEMENT OF WORKS

ENERGY EFFICIENCY NOTE:

R4.1 BATT INSULATION TO CEILING (NOT INCLUDING PORCH)
WEATHER SEALS TO EXTERNAL DOORS REFER TO ENERGY REPORT
R0.15 FOIL FACED INSULATION TO EXTERNAL BRICK CAVITY WALLS SHOWN HATCHED

ELECTRICIAN NOTE:

SINGLE PHASE POWER

AREAS		
	AREA	PERIMETER
GROUND FLOOR	66.07	32.96
PORCH	1.88	5.54
	67.95 m ²	
AREAS		
	AREA	PERIMETER
ROOF AREA	76.70	36.60

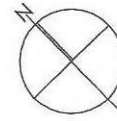
DO NOT SCALE FROM DRAWING. DIMENSIONS SHOWN ARE TO BE FOLLOWED & MUST BE CHECKED ON SITE

EXHAUST FAN NOTE:
EXHAUST FANS AND RANGEHOOD TO BE FLUMED TO OUTSIDE AIR

Ⓢ DENOTES SMOKE DETECTOR

BOX GUTTER OVER, SEE DETAILS

UNIT 1



UNIT 1



PLUMBER NOTE:

REFLUX VALVE REQUIRED

SITE CLASSIFICATION:

CLASS 'A'

'R4' DURABILITY CLASSIFICATION

'N2' WIND CLASSIFICATION

METAL ROOF @ 5° PITCH (U.N.O.)

CEILING 31c + PLATE (U.N.O.)

230w CAVITY BWK (U.N.O.)

ACRYLIC FINISH RENDER EXTERNALLY (U.N.O.)

FLOOR PLAN
1:100

Bedroom

Bathroom

Store Room

Living Area

Outdoor Patio

WINNING

LOCALITY: CITY OF ROCKINGHAM

REV: BY: DATE: PD: AMENDMENTS:

WORKING DRAWINGS
CORRECTIONS
ISSUED FOR CONSTRUCTION
VARIATION #37

This drawing forms part of the contract dated

FLOOR PLAN

JOB No: 23VIC_U1
DATE: 10.03.25
DRAWN: RX-EV
REV: 1

Owner: _____

Owner: _____

Builder: _____

A.01 OF 10 1

SHELFORD
QUALITY HOMES

131 DIXON ROAD ROCKINGHAM WA 6168
PH: (08) 9599 1500
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CLIENT NOTE:
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TERMITE MANAGEMENT NOTE:
PRIMARY BUILDING ELEMENTS NOT SUBJECT TO TERMITE ATTACK AS PER N.C.C. 3.1.4.2 (b) AND A.S. 2846.1 - 2014

BRICKLAYER NOTE:
HOLDING DOWN STRAP AND ROD REQUIREMENTS REFER TO ENGINEERING NOTES & DETAILS
230mm CAVITY BRICK (10/80/80) 3C
HIGH FACE BRICK EXTERNALLY (S.N.O.)
100V INDICATES LIFT OFF FINISH

FIXING CARPENTER NOTE:
450mm WIDE SHELF & RAIL, 1600mm HIGH TO BUILT IN ROSES
450mm WIDE SHELF & RAIL, 1600mm HIGH TO WALK IN ROSES
4 SHELVES - 450mm WIDE SHELF @ 1800, 1400, 950 & 500
TOWER SHIP HEIGHTS AS NOTED ON ROOM LAYOUTS
TOILET ROLL HOLDER TO BE FIXED AT 700mm ABOVE F.L. UNLESS OTHERWISE NOTED
PROVIDE 20mm CLEARANCE TO ALL INTERNAL DOORS

ROOF CARPENTER NOTE:
BONNET REQUIRED FOR STANDARD
A/C WALLS @ 250mm x 500mm (NOMINAL)
EAVES 300mm WIDE SHELF @ 1800, 1400, 950 & 500
UNLESS OTHERWISE NOTED

ROOF PLUMBER NOTE:
ANY RAINWATER PIPE LOCATION CHANGES PROPOSED BY ROOF PLUMBER TO BE CO-ORDINATED WITH SUPERVISOR/BUILDER PRIOR TO ANY COMMENCEMENT OF WORKS

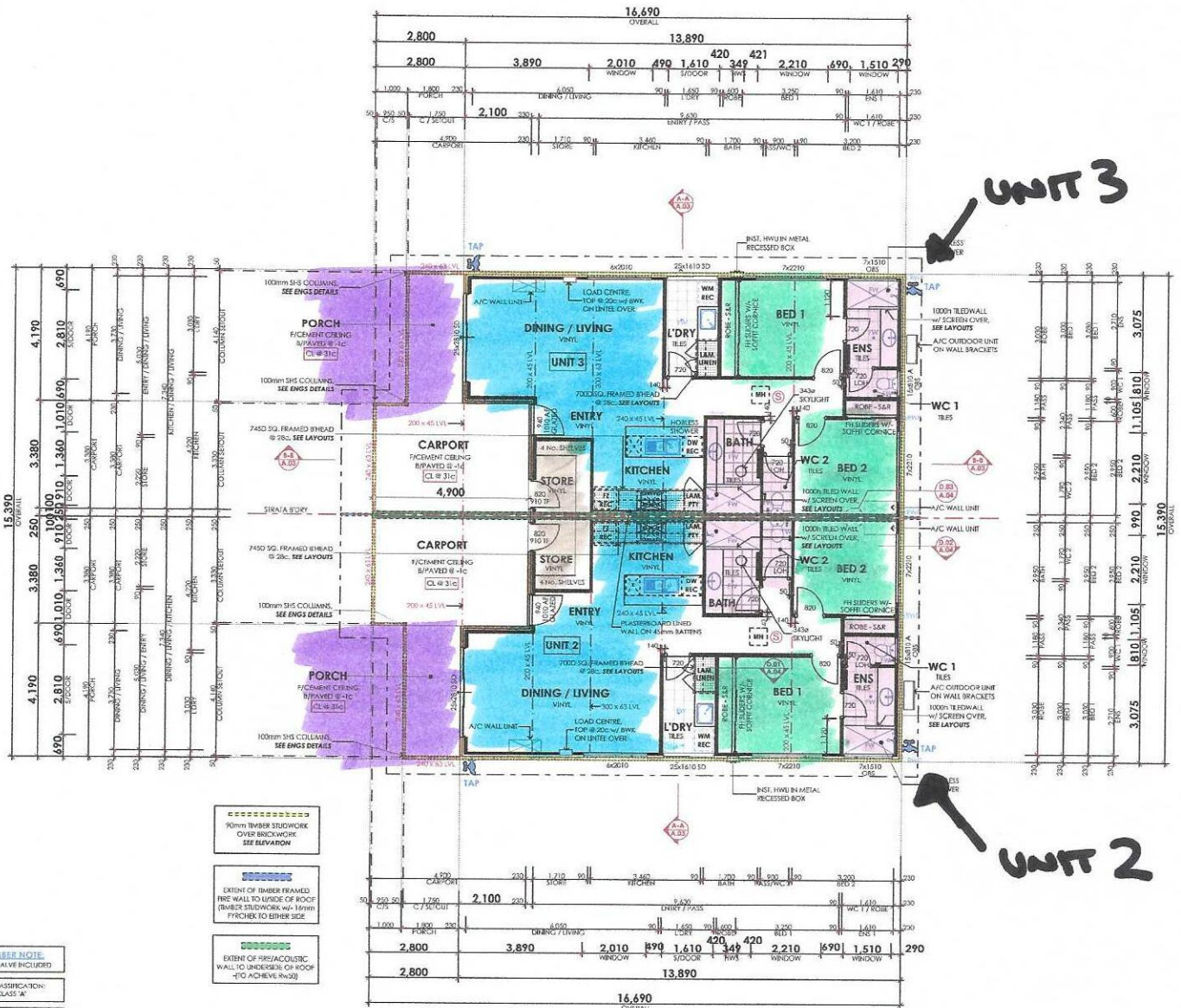
ENERGY EFFICIENCY NOTE:
R4.1 BATT INSULATION TO CEILING
NOT INCLUDING CARPORT & PORCH
WEATHER SEAL TO EXTERNAL DOORS REFER TO ENERGY REPORT

ELECTRICIAN NOTE:
SINGLE PHASE POWER



AREAS		
AREA	PERIMETER	
HOUSE (UNIT 2)	99.51	43.17
HOUSE (UNIT 3)	99.51	43.17
CARPORT (UNIT 3)	17.00	16.74
CARPORT (UNIT 2)	17.00	16.74
PORCH (UNIT 2)	7.54	11.36
PORCH (UNIT 3)	7.54	11.36
246.14 m²		
AREA PERIMETER		
ROOF AREA (UNIT 2)	142.64	52.77
ROOF AREA (UNIT 3)	142.64	52.77

UNIT 2+3



- PLUMBER NOTE: REFLEX VALVE INCLUDED
- SEE CLASSIFICATION CLASS 'A'
- 100V DURABILITY CLASSIFICATION
- 100V WIND CLASSIFICATION
- METAL ROOF @ 60/20 PITCH (BLACK)
- CEILING 3c + PLATE (S.N.O.)
- 230mm CAVITY BRICK (S.N.O.)
- ACRYLIC FINISH RENDER EXTERNALLY (S.N.O.)

- 100mm TIMBER STUDWORK OVER BRICKWORK SEE ELEVATION
- EXTENT OF TIMBER FRAMED FIRE WALL TO INSIDE OF ROOF (UNLESS INDICATED WITH 100mm FIRECHECK TO EITHER SIDE)
- EXTENT OF FIRE/ACUSTIC WALL TO UNDERSIDE OF ROOF (TO ACHIEVE R4.0)

Bedrooms Living Areas
Bathrooms Outdoor Areas
Store Rooms

WITHIN 100m	LOCALITY: CITY OF ROCKINGHAM	REV: BY: DATE: P2: AMENDMENTS:	The drawing forms part of the contract stated	FLOOR PLAN
	CLIENT NAME: SERBI PTY LTD AT THE MCGAVIN FAMILY TRUST ADDRESS: LOT 23 (No.10) VICTORIA STREET, ROCKINGHAM	1: 10/03/25 2: 20/03/25	WORKING DRAWINGS CORRECTIONS ISSUED FOR CONSTRUCTION	DATE: 10/03/25 DRAWN: RX-EV REV: 1
131 DORSET ROAD ROCKINGHAM WA 6108 PH: 08 9597 1500 WWW.SHELFORDQUALITYHOMES.COM			Owner: _____ Over: _____ Builder: _____	A.01 OF 12 1

CLIENT NOTE:
ALL DIMENSIONS STATED ON THIS DRAWING RELATE TO BRICKWORK SETOUT ONLY. NO ALLOWANCE IS MADE FOR THE ADHESIONS OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS.

TERMINATE MANAGEMENT NOTE:
PRIMARY BUILDING ELEMENTS NOT SUBJECT TO TERMINATE ATTACK AS PER N.C.C. 3.1.4.2 (b) AND A.S. 3668.1 - 2014

BRICKLAYER NOTE:
HOLDING DOWN STRAP AND ROD REQUIREMENTS REFER TO HANDBOOKS NOTES & DETAILS
250mm CAVITY BRICK (B.N.O.)
HIGH FACE BRICK EXTERNALLY (B.N.O.)
300mm INDICATES LEFT OFF FINISHES

FIXING CARPENTER NOTE:
450mm WIDE SHELF & RAIL 125mm HIGH TO BUILT IN ROSES
450mm WIDE SHELF & RAIL 180mm HIGH TO WALL IN ROSES
4 SHELVES - 450mm WIDE SHELF @ 1800, 1400, 950 & 500
TOWEL RAIL 1800mm AS NOTED ON ROOM LAYOUTS
TOILET ROLL HOLDER TO BE FIXED AT 700mm ABOVE FLOOR UNLESS OTHERWISE NOTED
PROVIDE 20mm CLEARANCE TO ALL INTERNAL DOORS

ROOF CARPENTER NOTE:
BOARDS REQUIRED FOR STANDARD
A/AN/HOLE SIZE 500mm x 500mm (NOMINAL)
EAVES 500mm WIDE BOARDS AND
UNLESS OTHERWISE NOTED

ROOF PLUMBER NOTE:
ANY RAINWATER PIPE LOCATION CHANGES
PROPOSED BY ROOF PLUMBER TO BE
CO-ORDINATED WITH SUPERVISOR/ARCHITECT
PRIOR TO ANY COMMENCEMENT OF WORKS

ENERGY EFFICIENCY NOTE:
R-1 BATT INSULATION TO CEILING
(NOT INCLUDING CARPORT & PORCH)
WEATHER SEAL TO EXTERNAL
DOORS REFER TO ENERGY REPORT

ELECTRICIAN NOTE:
SINGLE PHASE POWER



AREAS		
	AREA	PERIMETER
HOUSE (UNIT 4)	99.53	43.17
HOUSE (UNIT 5)	99.53	43.17
CARPORT (UNIT 5)	17.00	16.74
CARPORT (UNIT 4)	17.00	16.74
PORCH (UNIT 5)	7.54	11.98
PORCH (UNIT 4)	7.54	11.98
	248.14 m ²	
AREAS		
	AREA	PERIMETER
ROOF AREA (UNIT 4)	142.64	52.77
ROOF AREA (UNIT 5)	142.64	52.77

- DO NOT SCALE FROM DRAWING. DIMENSIONS SHOWN ARE TO BE FOLLOWED & MUST BE CHECKED ON SITE.
- EXHAUSTION NOTE:**
EXHAUST FANS AND RANGEHOODS TO BE FLUED TO OUTSIDE AIR
- SMOKES DETECTOR:**
DENOTES SMOKE DETECTOR
- NOTE:**
- REVERSE CYCLE A/C BY SUPPLIER
- NOTE:**
- VINYL PLANK GENERAL GLAZES THROUGHOUT INCLUDING SCOTCH 199.19

UNIT 4 + 5

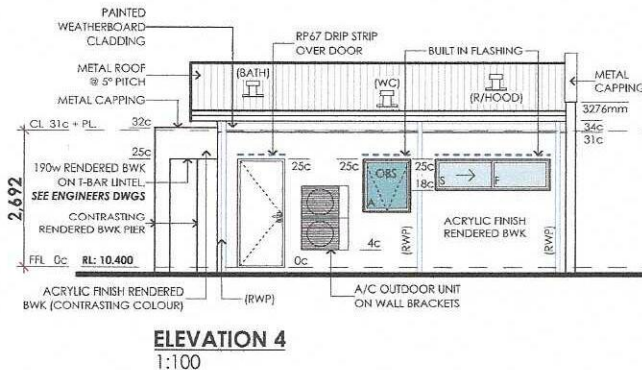
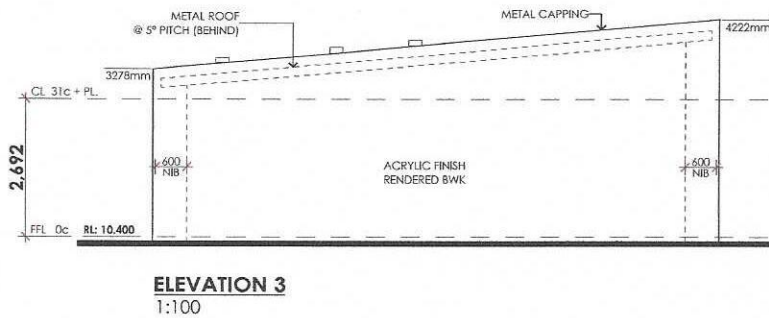
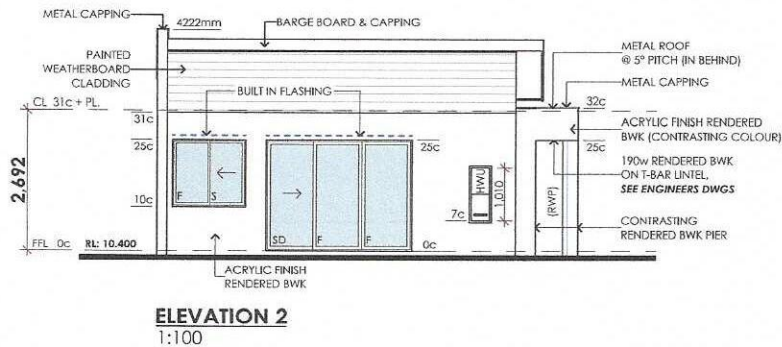
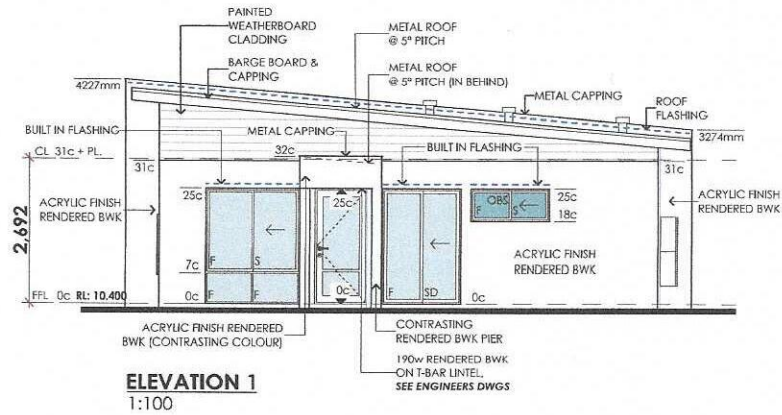
UNIT 5

UNIT 4

- PLUMBER NOTE:**
BRICK VALVE INCLUDED
- SEE CLASSIFICATION: CLASS A
- 184 DURABILITY CLASSIFICATION
- 12% WIND CLASSIFICATION
- METAL ROOF @ 9200 PITCH (B.N.O.)
- CEILING 31c - PLATE (B.N.O.)
- 250mm CAVITY BRICK (B.N.O.)
- ACRYLIC FINISH RENDER EXTERNALLY (B.N.O.)
- NOTE: BAL 12.5**
REFER TO PROJECT DETAILS FOR BAL REQUIREMENTS AND SPECIFICATIONS
- ANTICORROSION - THROUGHOUT

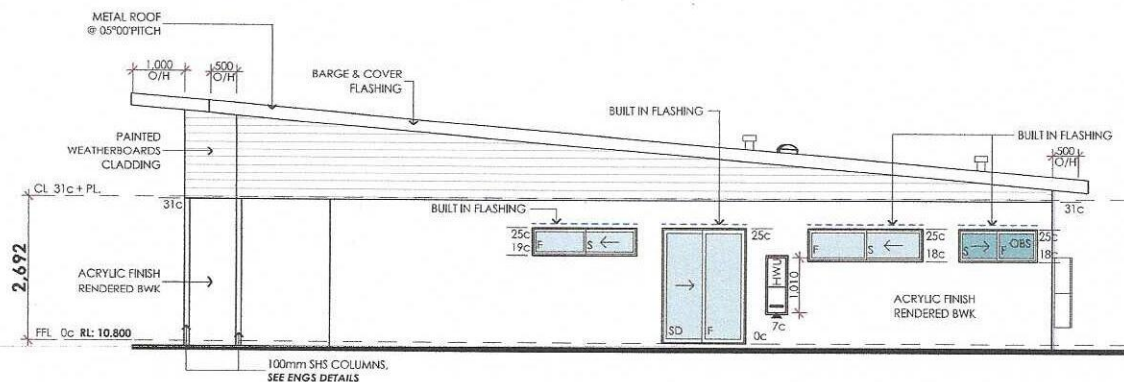
BEDROOMS
BATHROOMS
STUDY ROOMS
LIVING AREAS
OUTDOOR PATIO

ELEVATIONS UNIT 1

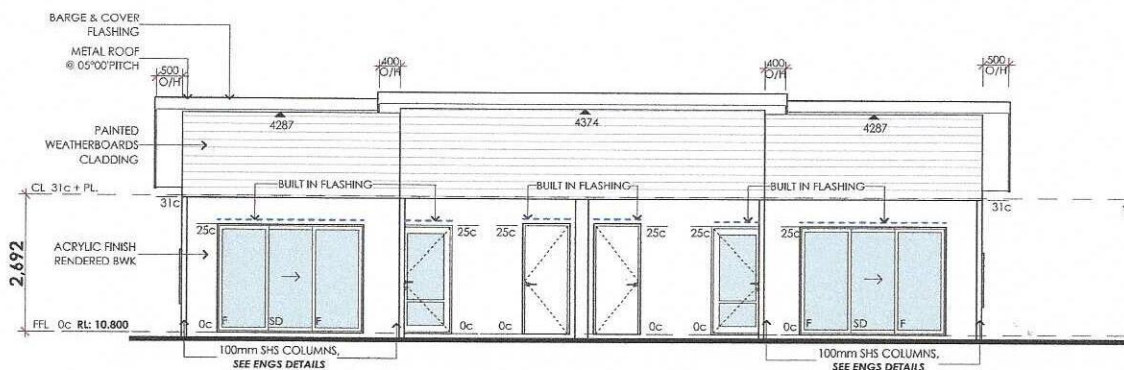


WINNING SHELFORD QUALITY HOMES 131 DIXON ROAD ROCKINGHAM WA 6168 PH: (08) 9599 1500 www.shelford.com.au	LOCALITY: CITY OF ROCKINGHAM CLIENT NAME: SERBI PTY LTD ATF THE MCGAVIN FAMILY TRUST ADDRESS: LOT 23 (No.10) VICTORIA STREET, ROCKINGHAM	REV: BY: DATE: PD: AMENDMENTS: A VN-FQ 09.01.25 B RX-EV 10.03.25 I MA 20.03.25	WORKING DRAWINGS CORRECTIONS ISSUED FOR CONSTRUCTION VARIATION #37	This drawing forms part of the contract dated <i>undated</i> Owner <i>undated</i> Owner <i>undated</i> Builder <i>undated</i>	ELEVATIONS JOB No: 23VIC_U1 DATE: 10.03.25 DRAWN: RX-EV REV: <i>undated</i> A.02 OF 10 1
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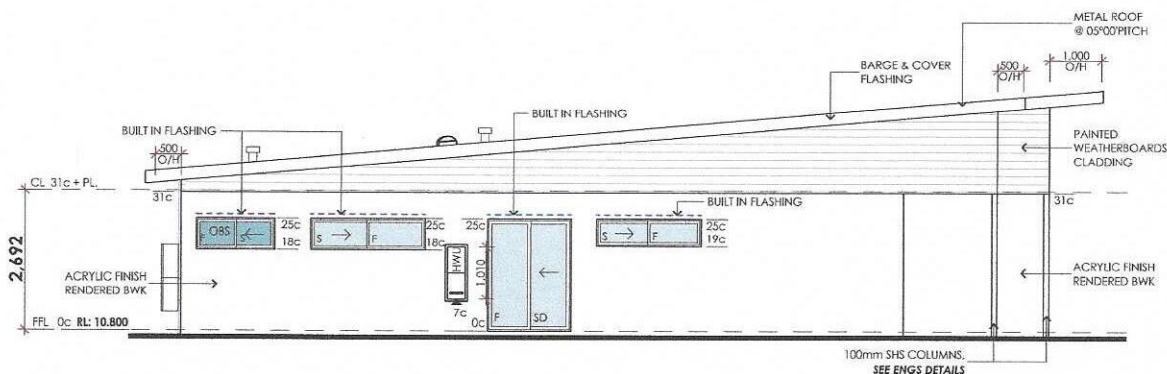
ELEVATIONS UNIT 4 + 5



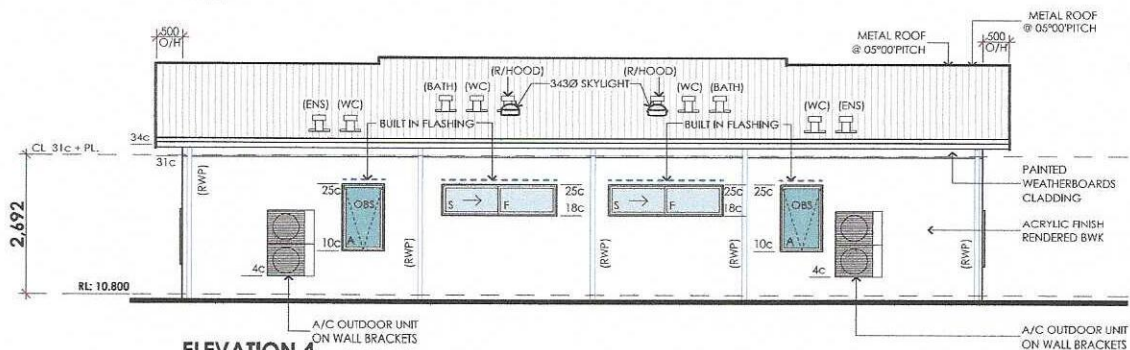
ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100

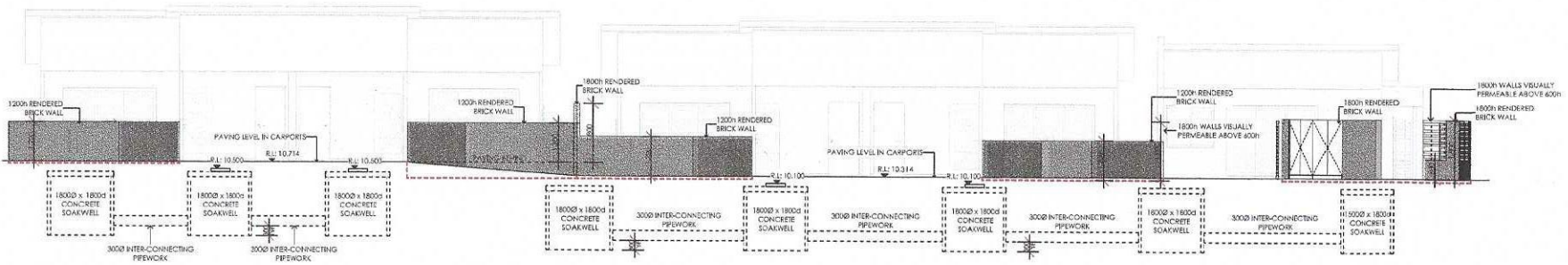


ELEVATION 4
1:100

SCREEN WALL ELEVATION 1
1:100

Labels and dimensions in the drawing include:
 - ELECTRIC FENCE GATE
 - 1800x RENDERED BRICK WALL
 - 1800x WALLS VISUALLY PERMEABLE ABOVE 1200
 - 1800x WALLS VISUALLY PERMEABLE ABOVE 1200
 - 1800x RENDERED BRICK WALL
 - 1200 (width of central door)
 - 1800 (height of leftmost section)
 - NATURAL GROUND LEVEL @ BOUNDARY
 - TOF @ -4C
 - TOF @ -3C
 - TOF @ -4C

SCREEN WALL ELEVATION 1
1:100 A.06



SCREEN WALL ELEVATION 2
1:100 A.06

(A2 SHEET SIZE)																															
WINNING				CLIENT NAME				LOCALITY: CITY OF ROCKINGHAM				REV:		BY:		DATE:		PO:		AMENDMENTS:				This drawing forms part of the contract dated 10/03/25				SCREEN WALL ELEVATIONS			
 SHELFORD QUALITY HOMES				SERBI PTY LTD AT THE MCGAVIN FAMILY TRUST ADDRESS: LOT 23 (No.10) VICTORIA STREET, ROCKINGHAM				A		REVISED		10/03/25		DRAWING		COUNCIL CONSENTS		DRAWING		JOB NO:		23VIC_SITE		10/03/25		8X-EV					
								B		DD		13/02/25		C		DD		21/02/25		D		DD		21/02/25		E		DD			
								C		DD		21/02/25		F		DD		21/02/25		G		DD		21/02/25		H		DD			
								D		DD		21/02/25		I		DD		21/02/25		J		DD		21/02/25		K		DD			
								E		DD		21/02/25		L		DD		21/02/25		M		DD		21/02/25		N		DD			
13/ 230M ROAD ROCKINGHAM WA 6108 P.O. BOX 9399 1502 www.shelfordhomes.com.au				LOT 23 (No.10) VICTORIA STREET, ROCKINGHAM				MA		20/03/25		MA		20/03/25		ISSUED FOR CONSTRUCTION				Owner: _____ Builder: _____				SHEET NO:		A.07 OF 7		1			