LOT 2240

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.

EARTHWORKS NOTE
REFER TO STRUCTERRE REPORT FOR SITEWORKS INFORMATION

ALL DEMOLITION WORKS BY OWNER ARE TO BE COMPLETED TO THE BUILDERS TIME SCHEDULE

SERVICES NOTE
SEWER INVERT LEVEL NOT AVAILABLE AT WORKING DRAWINGS STAGE

WATER PRELAY LOCATED AT FRONT RIGHT OF BLOCK

BRICKPAVING NOTE
BRICKPAVING AS PER ADDENDA

90mm PVC PIPE TO BE PLACED 2m FROM THE CARPORT / GARAGE APPROX 300mm DEEP

SUPERVISOR NOTE
PLANS TO BE READ IN CONJUNCTION WITH ADDENDA.

DOWNPIPE NOTE
LOCATION OF DOWNPIPES IS AN INDICATION ONLY. BUILDERS DISCRETION EXCEPTED.

City of Rockingham
Reference Documents
Ref no: 1.2023.3062.1

CONCRETOR NOTE
ALL EXTERNAL CAVITY WALLS TO BE 2c CAVITY BRICKWORK (230mm); UNLESS NOTED OTHERWISE

TOP OF FOOTING TO BE AT -3c TO GARAGE AS SHOWN ON PLAN

CLIENT NOTE
F.F.L SHOWN ON PLAN MAY VARY TO WITHIN 50mm EITHER WAY

WHERE A BOUNDARY WALL IS INCLUDED, THE CLIENT IS TO OBTAIN A) WRITTEN PERMISSION FROM THE OWNER(S) OF ADJOINING LOT(S) TO REMOVE ANY EXISTING FENCE(S) B) WRITTEN PERMISSION FROM THE OWNER(S) OF ADJOINING LOT(S) TO ENTER ADJOINING PROPERTIES TO CONSTRUCT NEW BOUNDARY WALLS

COPIES OF THE WRITTEN PERMISSIONS TO BE PROVIDED TO THE BUILDER PRIOR TO COMMENCEMENT

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 these 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.

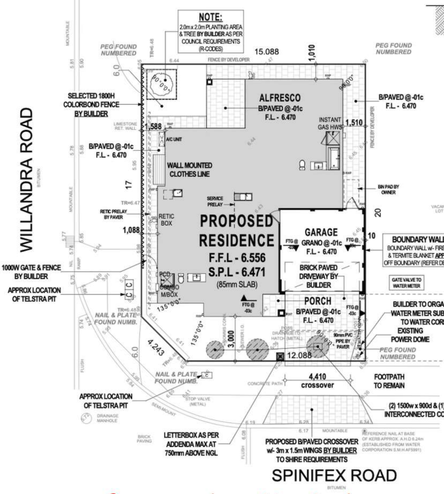
DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

NOTE: BUSHFIRE REFER TO SEC 3.5 P.NO. ACT SEE DOCUMENT PROXIMITY TO MOSQUITO BREEDING AREA

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

LOT MISCLOSE
0.000 m

Scale 1:200
0 2 4 6 8



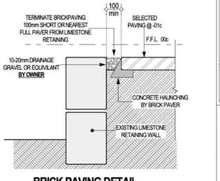
Crossover wing not to extend beyond boundary to which it serves. Contact the City's Strategic Asset Services on 9528 0333 to discuss

ALL TRADES NOTE
ENSURE ALL BUILDING MATERIALS AND RUBBISH ARE KEPT AWAY FROM SEWER INSPECTION OPENINGS AT ALL TIMES

STREET SETBACK PAVING PERCENTAGE
STREET SETBACK AREA = 26.18m² (50% = 13.09m²)
PAVING/ IMPERVIOUS SURFACE AREA = 9.39m² (35.87%)

STORMWATER NOTE
DISPOSAL OF STORMWATER AS PER COUNCIL REQUIREMENTS TO INTERCONNECTING SOAKWELLS BY BUILDER

FENCING NOTE
SELECTED 1800h COLORBOND FENCE BY BUILDER TO NORTHERN BOUNDARY



BRICK PAVING DETAIL
SCALE 1:20

HARDSTAND AREAS

MATERIAL	LOCATION	AREA
BRICK PAVING		
	CROSSOVER	13.75
	DRIVEWAY	22.87
	LHS PATH	13.84
	RHS & REAR PATH	23.95
	ALFRESCO	8.43
	PORCH	2.09
		84.93 m²

SITE ZONING-RMD - R40
CITY OF ROCKINGHAM

Area of Site	297m²
Area of Building	175.76m²
SITE COVERAGE	59.17%
Allowed Coverage	N/A

OUTDOOR LIVING CALCULATIONS
SITE ZONING-RMD - R40

Outdoor Living Area	30.13m²
Council Required	29.7m²
Uncovered Open Space	215.55m²
Council Required	20.79m²

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:
DATE.....
OWNER 1.....
OWNER 2.....
BUILDER.....

DR	DATE	CHK	DESCRIPTION
WF	14/04/23	WF	CONTRACT DRAWINGS
JK	17-04-23	JK	CONT CHECK
JM	04-09-23	AM	WORKING DRAWINGS
JM	08/09/23	JM	ENERGY & ENG. CHECK
SJ	30/11/23	SJ	CERTIFICATION AMEND

MODEL NAME: DUKE
DWG: SITE PLAN
SCALE: 1:200
JOB No: i23042
SHEET No: 11 of 11

New Choice HOMES
24 SANGIORGIO COURT
OSBORNE PARK WA 6017
PO BOX 1407 OSBORNE PARK
BUSINESS CENTRE WA 6916
PHONE: 9201 7800
FAX: 9444 5111
EMAIL: Reception@newchoicehomes.com.au

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LEGEND	
PS	POWER STAKE
PP	POWER POLE
PM	PHONE PIT
WC	WATER CONN.
SV	SEWER MANHOLE
TP	TOP WALL
TR	TOP RETAINING
FE	TOP FENCE

WARNING !
PLAN NOT YET APPROVED BY TITLES OFFICE
VERIFY LOT DIMENSIONS & ANGLES WITH TITLE

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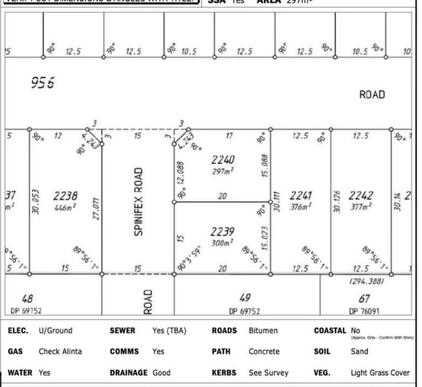
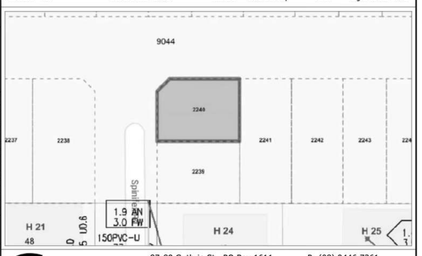
CONTOUR & FEATURE SURVEY

LOT	Lot 2240 (DP 426049 - Unapproved)
ADDRESS	Spinifex Road, Baldivis
LGA	CITY OF ROCKINGHAM
CLIENT	New Choice Homes
ORDER #	I23042
GPS	Lat: -32.340224 Long: 115.831725
SSA	Yes AREA 297m²

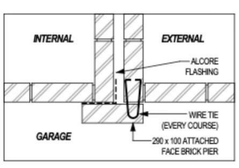


ELEC.	U/Ground	SEWER	Yes (TBA)	ROADS	Bitumen	COASTAL	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	COMMS	Yes	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	See Survey	VEG.	Light Grass Cover



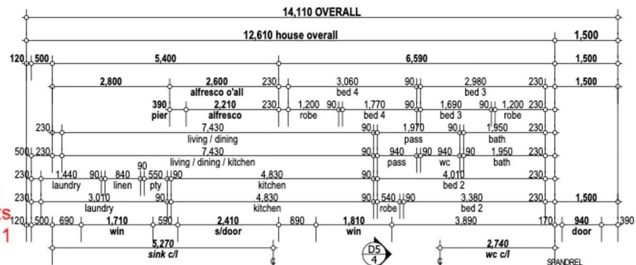
COTTAGE SURVEYS
87-89 Guthrie St Osborne Park WA 6017
PO Box 1611 Osborne Park BC WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

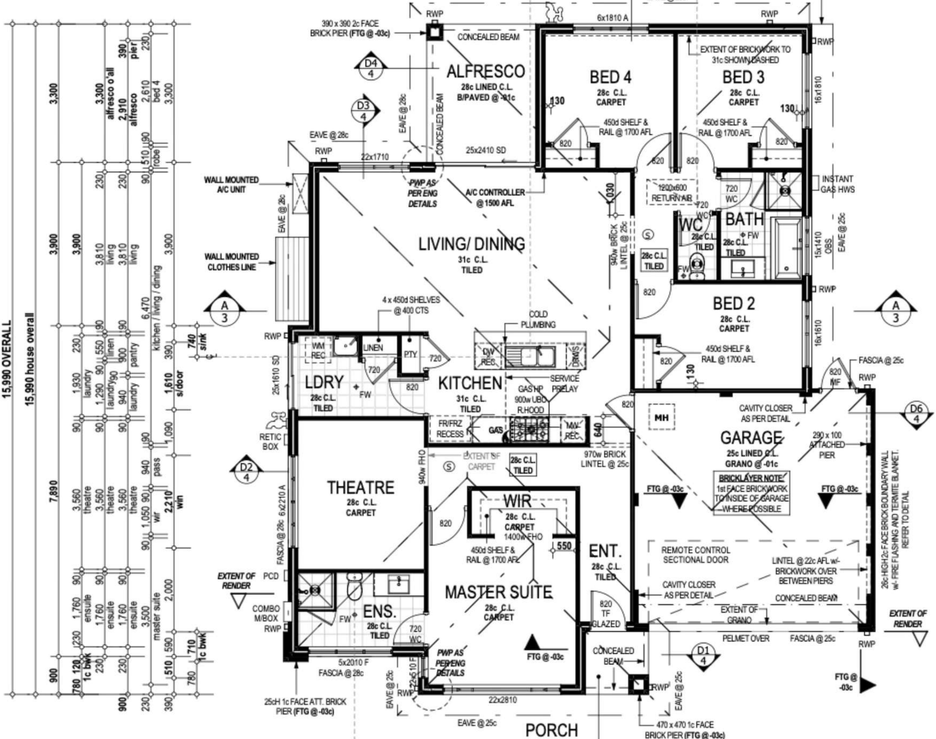
JOB: 542277 DATE: 24 Jul 23 DRAWN: T. Gill

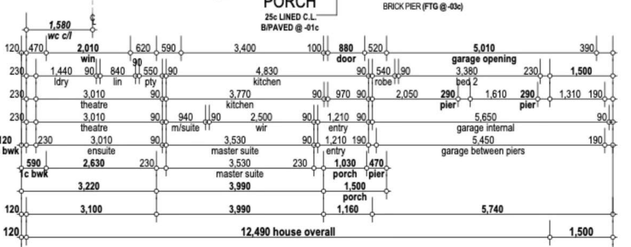


TYPICAL CAVITY CLOSER DETAIL (2c FACE BRICKWORK)
SCALE 1:20

City of Rockingham
Reference Documents
Ref no: 1.2023.3062.1







NOTES:
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING PLANS.
- ALL STRUCTURAL BEAMS TO BE IN ACCORDANCE WITH BCA REQUIREMENTS.
- **SITE CLASS S**
  WIND CLASS N1
  CORROSION CLASS R1
- ALL DIMENSIONS ARE NOMINAL ONLY.
- **ALL TRADES NOTE:** PLANS TO BE READ IN CONJUNCTION WITH ADDENDA. REFER TO ENGINEERS PLANS FOR STRUCTURAL SPECIFICATIONS & ROOF BEAMS LAYOUT.
- **NOTE** - PLEASE REFER TO THE GENERAL NOTES PAGE FOR ALL NOTES REFERING TO CONSTRUCTION & CERTIFICATION

Ⓢ H.WIRED SMOKE DETECTOR
EXHAUST FAN FLUMED
GAS BAYONET
GAS CONNECTION POINT
FW FLOOR WASTE

RENDER NOTE:
- PROVIDE RENDER TO FRONT ELEVATION ONLY. REMAINDER OF HOUSE TO BE 2c FACE BRICKWORK, EXTENTS SHOWN ON ELEVATIONS.

AIRCONDITIONING NOTE:
DUCTED REVERSE CYCLE AIR-CONDITIONING FROM BUILDERS STANDARD RANGE INCLUDED IN CONTRACT, TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

New Choice HOMES
24 SANGIORGIO COURT
OSBORNE PARK WA 6017
PO BOX 1407 OSBORNE PARK
BUSINESS CENTRE WA 6916
PHONE: 9201 7800
FAX: 9444 5111
EMAIL: Reception@newchoicehomes.com.au

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CLIENT: SHEN & LO

SITE ADDRESS:
LOT 2240 SPINIFEX ROAD
BALDIVIS
CITY OF ROCKINGHAM

NOTE: DIMENSIONS ON PLAN ARE TO BRICK SIZES WHEN CALCULATING MEASUREMENTS FOR ROOMS & FURNITURE ALLOW 10mm TO EACH WALL FOR PLASTER MARGIN.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:
DATE.....
OWNER 1.....
OWNER 2.....
BUILDER.....

DRAWN	DATE	CHKD	DESCRIPTION
WF	14/04/23	WF	CONTRACT DRAWINGS
JK	17-04-23	JK	CONT CHECK
JM	04-09-23	AM	WORKING DRAWINGS
JM	08/09/23	JM	ENERGY & ENG. CHECK
SJ	30/11/23	SJ	CERTIFICATION AMEND

AREAS

Zone	Area	Perimeter
HOUSE	143.24	56.96
GARAGE	32.85	23.06
ALFRESCO	8.58	11.80
PORCH	2.25	6.00
	186.92 m²	

ROOF AREAS

FLOOR	PITCH	AREA
GROUND FLOOR	24° 43' 0"	206.72
		206.72 m²

MODEL NAME: DUKE
DWG: GROUND FLOOR PLAN
SCALE: 1:100, 1:20
JOB No: i23042
SHEET No: 1 of 11