

LEGEND

	POWER DOME
	POWER POLE
	WATER CONN.
TP	TOP PILLARPOST
TWF	TOP TIMBER WALL
TRF	TOP RETAINING
TFT	TOP FENCE

Current Building Envelope – 939m2

Proposed New Building Envelope – 962m2

Soak Well Type	No.	
SW 1800x1200	2	6.1 m3
Total Capacity		6.1 m3
Roof Area GF		436.8 m2
Total Area		436.8 m2
Capacity Required (Area x 0.0125)		5.5 m3
Extra Capacity Provided		0.6 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

PEG FOUND NUMBERED (OBSTRUCTED)

ADJACENT LOT PEG FOUND

PEG FOUND NUMBERED (OBSTRUCTED)

PEG FOUND NUMBERED

19.368

161°4'45"

77.595

91°17'20"

83°48'34"

80.169

31m

8.25m

25.814 SETBACK

1,755 SETOUT

30.790

1,755 SETOUT

34.30m

11.810 SETOUT

5.810 SETBACK

7m

10.660 SETBACK

6.5m

28.0m

28.0m

ALFRESCO

HARDSTAND @ -1c BY OWNER RL 22.914

GARAGE

SLAB @ -1c RL 22.914

1.755 SETBACK

PROPOSED RESIDENCE

32.760

FFL 00c RL 23.0

LPG GAS BOTTLES & REGULATOR

Shed

10.660 SETBACK

18.5m

11.190

Gravel Track by owner

11.5m

5.000 SETOUT

PORCH

HARDSTAND @ -1c BY OWNER RL 22.914

32.927

34.30m

NOTE: TREES SHOWN DASHED TO BE REMOVED

5.000 SETOUT

41m

1,755 SETOUT

1,755 SETOUT

NOTE: TREES SHOWN DASHED TO BE REMOVED

42.25m

12.796 SETBACK

COMB M/BOX ON POST

PEG FOUND NUMBERED

36.922

PEG FOUND NUMBERED

26.736 SETBACK

BEWARE POSSIBLE SERVICE RUN IN & COST

Gravel Track by owner

28.369

C/OVER TO COUNCIL REQUIREMETS

PEG FOUND NUMBERED

YORRELL ROAD

NOTE:
NOTIFICATION.
REFER TO SEC165 T.P&D. ACT
SEE DOCUMENT O574932
MARKET GARDENS

NOTE:
NOTIFICATION.
REFER TO SEC165 T.P&D. ACT
SEE DOCUMENT O574931
BUSHFIRE MANAGEMENT PLAN

NOTE:
NOTIFICATION.
REFER TO SEC 70A T.L.A.
SEE DOCUMENT O574930
NO RETICULATED SEWER

NOTE:
RESTRICTIVE COVENANT.
REFER TO SEC 136D TLA
SEE DOCUMENT DP 418619 & DOC O574929

LOT MISCLOSE
0.001 m

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.

SITE PLAN

SCALE 1:250

Scale 1:250

0 2 4 6 8

COTTAGE SURVEYS LICENSED SURVEYORS

87-89 Guthrie Street
Osborne Park, WA 6017

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JOB #	552304	GPS	Lat: -32.359821 Long: 115.793159			ELEC.	U/Ground
						COMMS.	Yes
ADDRESS	Yorrell Road	LOT	Lot 827 (DP 424432)			WATER	Yes
SUBURB	Baldivis					GAS	Check Alinta
LGA	CITY OF ROCKINGHAM	AREA	5784m²	VOL. 4033	FOL. 209	SEWER	Nil
DRAWN	T. Do	DATE	04 Aug 23		SSA No	COASTAL	N (Approximate Only Confirm With Shire)

ROADS	Bitumen		
KERBS	Semi-Mount		
FOOTPATH	Nil		
SOIL	Sand		
DRAINAGE	Good		
VEGETATION	Refer to Survey		

CUSTOM

DIRECT HOMES WA
PO BOX 4634, BALDIVIS WA 6171
Ph: (08) 9526 8609 Fax: 08 6230 5325
www.directhomeswa.com.au
Builders Reg N°: 101873 ABN: 63286713303

CLIENT NAME:

SITE ADDRESS:

LOT 827 YORREL ROAD, BALDIVIS

LOCAL AUTHORITY:
CITY OF ROCKINGHAM

Direct Homes WA reservesthe right to varydimensions and materialsfrom those on display. Pleasecheckplans, specification& addenda carefully.All dimensions to take preferance over scaling.

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DATE:	REV:	DRN:	AMENDMENTS:

Sub-contractors to verify all dimensions on site.

SITE PLAN

JOB No.

N

DRAWN: AR

COASTAL:

SHEET No: 2 OF 9

DATE: 21/02/2024

REV: F