



NOTE: APPROXIMATELY 7.1 Km
FROM COAST LINE

NOTE: ADD 14.49 TO ALL LEVELS ON PLAN TO OBTAIN APPROXIMATE A.H.D. LEVELS. THIS VALUE DERIVED FROM WATER CORP. AS CONSTRUCTED RECORDS & MAY NOT BE EXACT. AN A.H.D. SURVEY IS REQUIRED TO OBTAIN AN ACCURATE VALUE.

CONFIRMED BY SURVEY.
DRILL HOLE POSITIONS TO BE

BUILDING OWNERS SHOULD BE AWARE THAT CONSTRUCTION AT OR NEAR THE BOUNDARY COULD RESULT IN A GREATER RISK OF TERMITE ENTRY AND MORE FREQUENT INSPECTIONS MAY BE REQUIRED.

DATE: _____

HOME ID		SHEET N°	
46780		5 OF 5	
REVISION	VO. #	DRN	DATE
PRELIM PLANS		SC	13.04.16
SITING		GSM/JH	25.04.16
PRE-CONTRACT		ER	29.04.16
AMENDMENTS		EPZ	02.05.16
V.O.	1,2,3	EL	25.05.16
CORRECTIONS		VLC	26.05.16



BUILDING SERVICES

Jescar Pty Ltd

Registration 14

Sub-contractors to verify all dimensions on site.

Sub-contractors to verify all dimensions on site.

2,050

CENTRE OF LANE

CONFIRMED BY SURVEY.
NAIL + PLATE POSITION TO BE

NOTE SUPERVISOR:
POSSIBLE UNDERMINING
ISSUE WITH GARAGE
BOUNDARY WALL LEVEL
UNDERMINING THE EXIST.
RETAINING WALL.
CARE TO ENSURE RETAINING
WALL IS NOT UNDERMINED ON
EXCAVATION FOR GARAGE
BOUNDARY WALL FOOTINGS.

SEW CONN POSITION
APPROXIMATE ONLY
SEW INV. 7.24
UP. 1.8
DEPTH. 1.10m

- ALL STORMWATER DISPOSAL TO BE CONTAINED ON SITE TO 2 x 1500Ø x 1200d INTERCONNECTING SOAKWELLS.

- SOAKWELL LOCATION MAY BE ADJUSTED AT PLUMBERS DISCRETION TO BCA & LOCAL AUTHORITY REQUIREMENTS.

- NO ALLOWANCE HAS BEEN MADE BY THE SHIRE OR DEVELOPER FOR OFF SITE STORM WATER DISPOSAL TO MAIN DRAINS.

- BGC HAVE ALLOWED SOAK WELLS WHICH CAPACITY HAS BEEN CALCULATED IN ACCORDANCE WITH LOCAL AUTHORITY & BCA REQUIREMENTS ALLOWING FOR A 20 YEAR STORM OF A 5 MINUTE DURATION.
- THE BUILDER ACCEPTS NO RESPONSIBILITY, SHOULD THE SYSTEM NOT OPERATE CORRECTLY AS A RESULT OF GREATER RAINFALL, ON SITE CONDITIONS SUCH AS LIMESTONE, CLAY, OR HIGH WATER TABLE.

- HOUSE FOOTINGS @ -2c, -4c
- GARAGE FOOTINGS @ -4c
- POST FOOTINGS @ -3c
- GARAGE BOUNDARY WALL FOOTINGS @ -4c
- PIER FOOTINGS @ -4c

ANY REPAIRS/ REMOVAL/ REINSTATING OF
FENCING OR RETAINING WALLS WILL BE THE
RESPONSIBILITY OF THE OWNER.

PLANNING REQUIRED FOR FRONT SETBACKS AND DWELLING ORIENTATION.

CONFIRMED BY SURVEY.
TAIL + PLATE POSITIONS TO BE

COASTAL CONDITION R3

NOTE:
DWELLING TO COMPLY WITH
AS3959 TO BAL 12.5
RATING

NOTE:
230 CAVITY RENDERED BRICKWORK AS SHOWN ON
FLOOR PLAN W/ 230 CAVITY FACEBRICK LAID 1/3
BOND TO REMAINDER

NOTE:

OWNER SUPPLIED ITEMS AS INDICATED ON PLANS DO NOT FORM PART OF THIS CONTRACT & BUILDING LICENCE. OWNER TO SEEK APPLICABLE APPROVAL(S) & INSTALL AFTER HANDOVER & PRIOR TO OCCUPATION.

THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE

YOURS: 46780

SURVEY ° PF PEG FOUND ° Pdist PEG DISTURBED ° PG PEG GONE △ STATION * DATUM / CONTROL



Telephone: +61 (08) 9214 1777
Facsimile: +61 (08) 9214 1778

The information on this drawing is current as at the date of survey.
Services are to be confirmed with relevant Authorities.
This includes without limitation:
Sewerage, Water Supply, Drainage, Power Supply, Gas Supply & Communications.
Further interests / notifications / encumbrances may be listed on the Certificate of Title.
Location of boundary in relation to fences or boundary markers is not guaranteed.
Boundary is placed arbitrarily as per 'best fit'. Repay Survey will be required.
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ANCILLARY DWELLING NOTES:

NOTE: BAL-LOW DUE TO
CLEARED VEGETATION.

NOTE: SUB FLOOR IS MADE OF
STEEL- NO TERMITE TREATMENT
REQUIRED

NOTE: ALL GLAZING TO COMPLY
WITH AS1298-

NOTE: WASHING MACHINE IN BATHROOM
UNDER BASIN + LAUNDRY TROUGH
IN BATHROOM BESIDE DOOR.

NOTE: FLOOR LEVEL TO
ANCILLARY BUILDING
TO BE 200MM HEIGHT

NOTE: SMOKE ALARMS
TO BE INSTALLED IN

ACCORDANCE WITH NCC 2022
VOL 2. CLAUSE H3D6 AND
AS 3796: 2014 - HARDWIRED +
BATTERY BACKUP + INTERCONNECTED

NOTE: ROOF DRAINAGE, GUTTERS,
DOWNPIPES TO COMPLY WITH
NCC 2022 VOL 2. CLAUSE H2D6 +
AS/NZS 3500.3:2021.

AS 3660.1 TERMITE MANAGEMENT SECTION 1.5

BUILDING OWNERS SHOULD BE AWARE THAT
CONSTRUCTION AT OR NEAR THE BOUNDARY
COULD RESULT IN A GREATER RISK OF
TERMITE ENTRY AND MORE FREQUENT
INSPECTIONS MAY BE REQUIRED.

ANCILLARY DWELLING NOTES:

NOTE: BONDOR METEOROPANEL
FOR INSULATED WALL PANELS TO
BE INSTALLED- CERTIFICATE TO BE
SUPPLIED

NOTE: BONDOR METEOROPANEL FOR
ROOFING PANELS TO BE INSTALLED-
CERTIFICATION TO BE SUPPLIED

WARNING!
BOUNDARY RE-PEG SURVEY
REQUIRED TO CONFIRM PEG POSITIONS

CLIENT:

DATE:

CLIENT:

DATE:

BUILDER:

DATE:

HOME ID

46780

SHEET N°

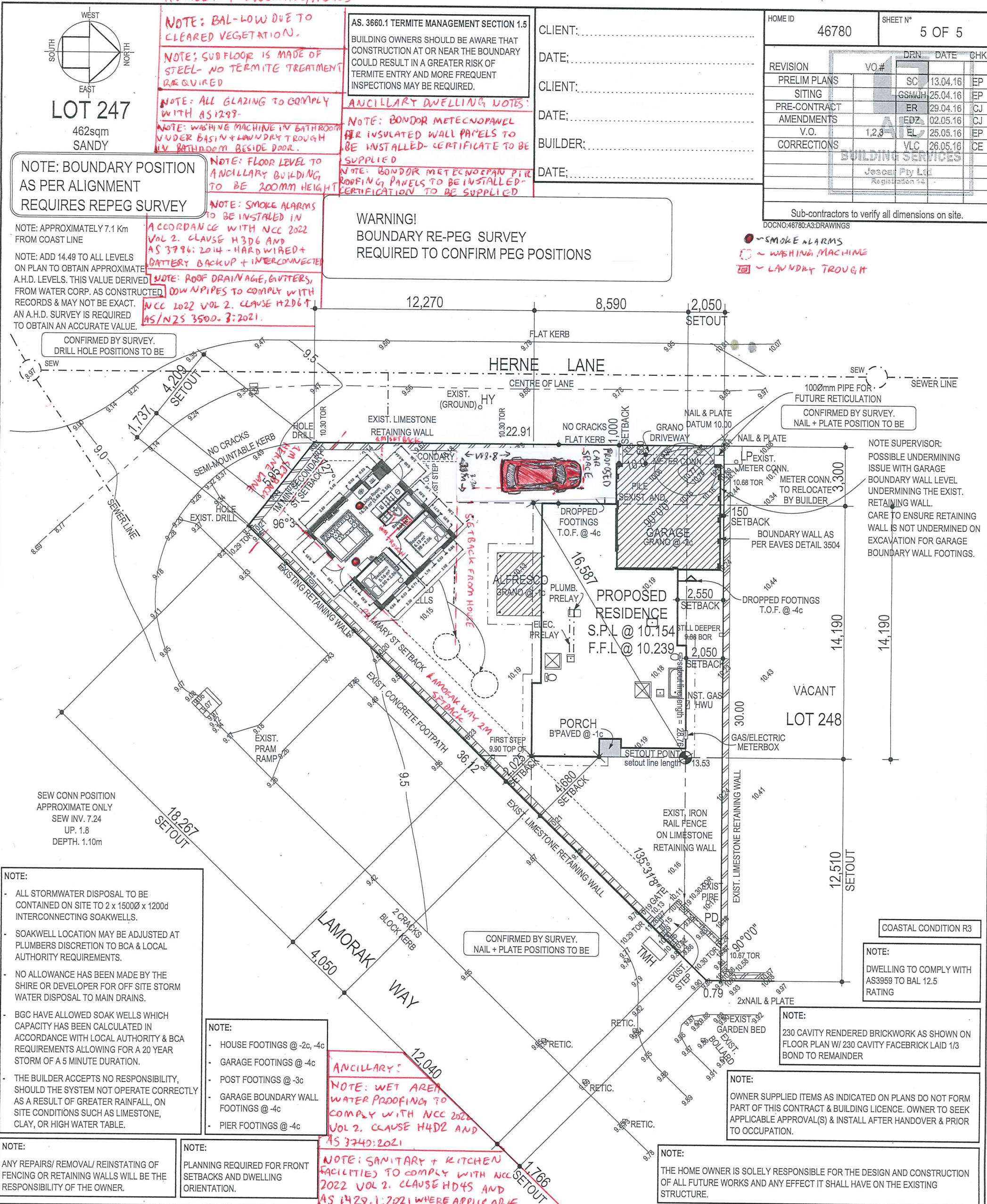
5 OF 5

REVISION	VO.#	DRN	DATE	CHK
PRELIM PLANS		SC	13.04.16	EP
SITING		GSMJH	25.04.16	EP
PRE-CONTRACT		ER	29.04.16	CJ
AMENDMENTS		EDZ	02.05.16	CJ
V.O.	1,2,3	EL	25.05.16	EP
CORRECTIONS		VLC	26.05.16	CE

Sub-contractors to verify all dimensions on site.

DOCNO:46780:A3:DRAWINGS

• SMOKE ALARMS
• WASHING MACHINE
• LAUNDRY TROUGH



NOTE:

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NOTE:

ANY REPAIRS/ REMOVAL/ REINSTATING OF FENCING OR RETAINING WALLS WILL BE THE RESPONSIBILITY OF THE OWNER.

NOTE:

PLANNING REQUIRED FOR FRONT SETBACKS AND DWELLING ORIENTATION.

ANCILLARY:

NOTE: WET AREA WATER PROOFING TO COMPLY WITH NCC 2022 VOL 2. CLAUSE H4D2 AND AS 3740:2021

NOTE: SANITARY + KITCHEN FACILITIES TO COMPLY WITH NCC 2022 VOL 2. CLAUSE H4D5 AND AS 1429.1:2021 WHERE APPLICABLE

NOTE:

THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.

CLIENT	ROGUE	BUILDER	WA HOUSING CENTRE
LOT	247 LAMORAK WAY	AUTHORITY	ROCKINGHAM
SUBURB	BALDIVIS	MAP REF.	477 21 39
PLAN	402395	C/T Vol.Fol.	
DATE OF SURVEY	11.04.16	SCALE	1:200 @ A3
JOB No.	OURS: 209661	YOURS:	46780

SERVICE INFORMATION				SEWERAGE	YES	DEPTH	1.10m
GAS	BTC	WATER	YES	PRELAD	YES	LEFT	
AREA	NEW	TELSTRA	YES	POWER	U/G		
WATER	SV STOP VALVE	HY HYDRANT	FP FLUSH POINT	METER	WATER METER		
SEWERAGE	SEW SEWER MANHOLE	IS INSPECTION SHAFT	IQ INSPECTION OPENING	GAS	GAS	GAS METER	
POWER	CP CONSUMER POLE	PP POWER POLE	LP LAMP POST	SP STAY POLE	PD POWER DOME		
STORMWATER	SW MANHOLE	GRATE	SIDE ENTRY PIT	TELSTRA	TELSTRA PIT		
SURVEY	PF PEG FOUND	Pdist PEG DISTURBED	PG PEG GONE	STATION	DATUM / CONTROL		

