



NOTE:

- PANEL AND POST RETAINING WALL(S) TO ENGINEERS DETAILS BY OWNER.
- BOTTOM LEVEL OF RETAINING WALL(S) EXCLUDES RETAINING EMBEDMENT.

LOCATION	GRANO m ²	B'PAVED m ²
Alfresco & Porch	00.00	30.54
Garage & Driveway	33.38	28.04

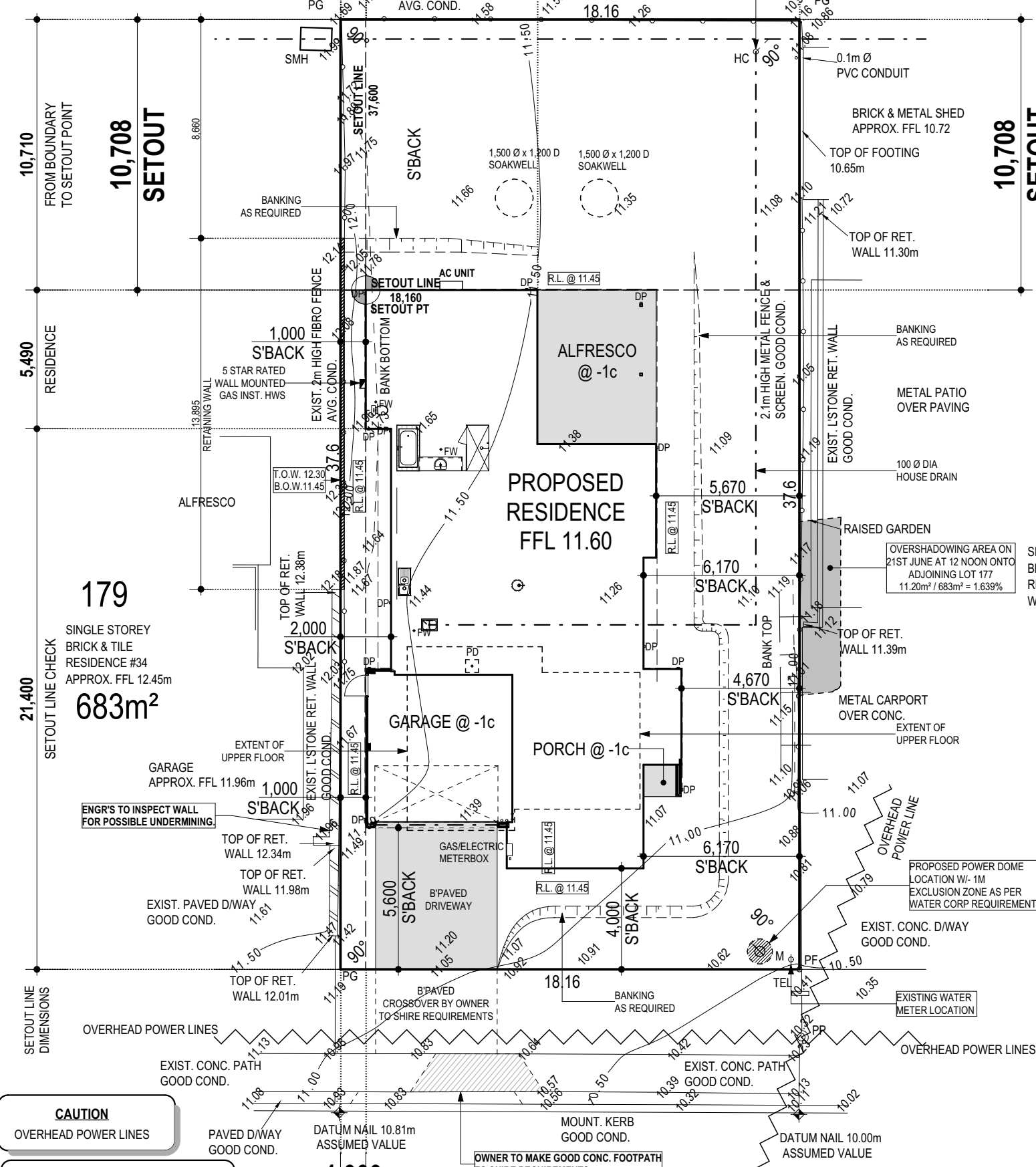
WORKING DRAWINGS
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

SERVICE LEGEND

SERVICE	SYMBOL
POWER	
CONSUMER POLE	○ CP
POWER POLE	○ PP
LIGHT POLE	○ LP
STAY POLE	○ SP
S. WIRE ANCHOR	○ SWA
UNI PILLAR	⊗
EXPOSED CABLES	○ EC
GAS	
PRE-LAID CONN.	○ GPL
METER	□ GM
SEWERAGE	
MANHOLE	○ SMH
INSPECT. SHAFT	○ IS
INSPECT. OPENING	○ IO
HOUSE CONNECTION	○ HC
HOUSE CONN. INDICATOR	○ HCI
INSPECT. SHAFT CONNECTION	○ ISC
TELE.	
PIT	□ TEL
PRE-LAID CONN.	○ TPL
DRAINAGE	
MANHOLE	○ DMH
GULLY PIT	□
LOT PIT	○ LDP
HOUSE CONN.	○ DHC
SIDE ENTRY PIT	□
COMBINATION ENTRY PIT	□
WATER	
STOP VALVE	○ WSV
HYDRANT	○ HY
FLUSH POINT	○ FP
WATER TAP	○ WTP
WATER METER	φ M
PRE-LAID CONN.	○ WPL
SURVEY	
DATUM NAIL	◆
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	PG
STAKE FOUND	○ STF



177
SINGLE STOREY BRICK & TILE RESIDENCE #30 WELL CLEAR
683m²

179
SINGLE STOREY BRICK & TILE RESIDENCE #34 APPROX. FFL 12.45m
683m²

CAUTION
OVERHEAD POWER LINES

SOIL CLASSIFICATION:
A - SANDY SITE.
PLEASE REFER TO ENGINEER'S SITE CLASSIFICATION REPORT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE COVERAGE
SITE AREA = 682.00 m²
FLOOR AREA = 217.33 m²
SITE COVERAGE = 31.87 %

SITE PLAN

1:200
GROUND COVER
SANDY / WEED / RUBBLE

NOTE:
• INTERCONNECTED STORMWATER DISPOSAL BY BUILDER TO SHIRE REQUIREMENTS

STORMWATER CALCULATIONS
REQUIRED SOAKWELL CAPACITY.
= 1.0m³ OF STORAGE PER 65m² OF ROOF AREA
REQUIRED MINIMUM TOTAL CAPACITY
= ROOF AREA OF (257.38m² / 65m²) x 1.0m³ = 3.96m³
SELECTED SOAKWELLS
2 x 1500Ø x 1200D (2.12m³) = 4.24m³
TOTAL SOAKWELL CAPACITY = 4.24m³

LOT RECORDS

STATUS	LOT SERVICE			CONFIRM
	LOCATED	AVAILABLE	NO SERVICE	
WATER	✓			
SEWERAGE	✓			
GAS		✓		✓
TELE.	✓			
DRAINAGE				✓
POWER	U/G			✓
	O/H	✓		✓

AREA: ESTAB 12/1970
COASTAL DISTANCE 1.5-10km
LOT: 178
AREA: 682 m²
APPROX. AHD +27.50m

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY, HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION APPROXIMATE ONLY
SEWER INVERT LEVEL 9.01
SEWER BROUGHT UP 0.00
DEPTH TO CONNECTION 2.07

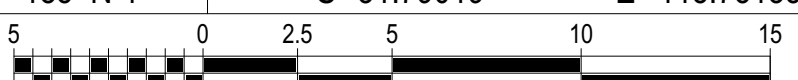
REV	VO #	DRN	DATE	CHK
01	SITING	VN-MD	28.10.20	AH
02	P&C	TAF	20.01.21	TAF

Sub-contractors to verify all dimensions on site.

TITLE : FEATURE SURVEY	LOT : 178 No. 32 KOOMBANA WAY
CLIENT : R & D TAYLOR	SUBURB : KALLAROO P : 9843
BUILDER : RESIDENTIAL BUILDING WA PTY LTD	AUTHORITY : CITY OF JOONDALUP C/T : 496/90A
UBD REF : 185 N 4	GPS : S 31.79019° E 115.75135°



P: (08) 9354 8511
W: www.linkssurveying.com.au
E: info@linkssurveying.com.au



NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996	SHEET 14 of 14	BUILDER'S REF 40778	SURVEYED 02/10/20	SCALE @ A3 1:200	DWG No 39865-01-100	REV A
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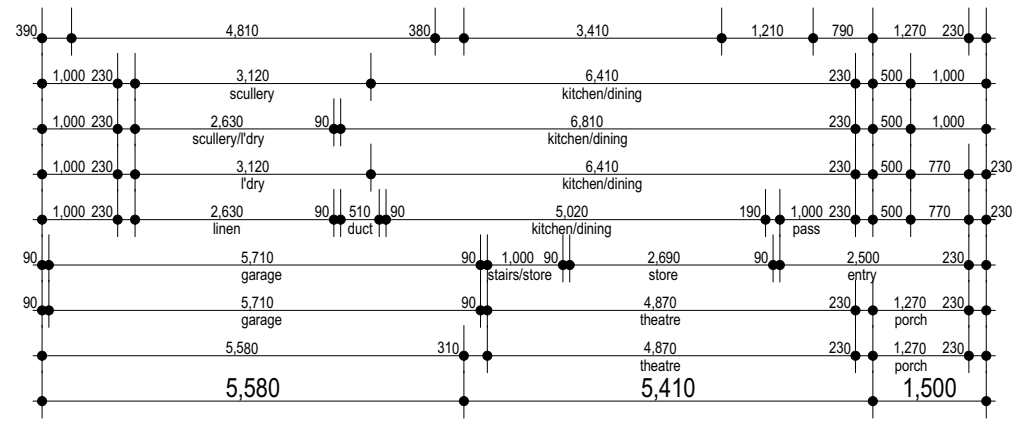
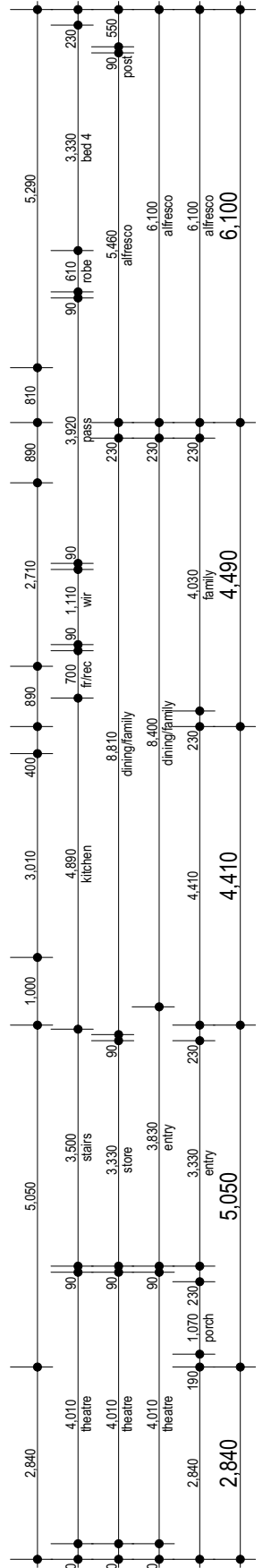
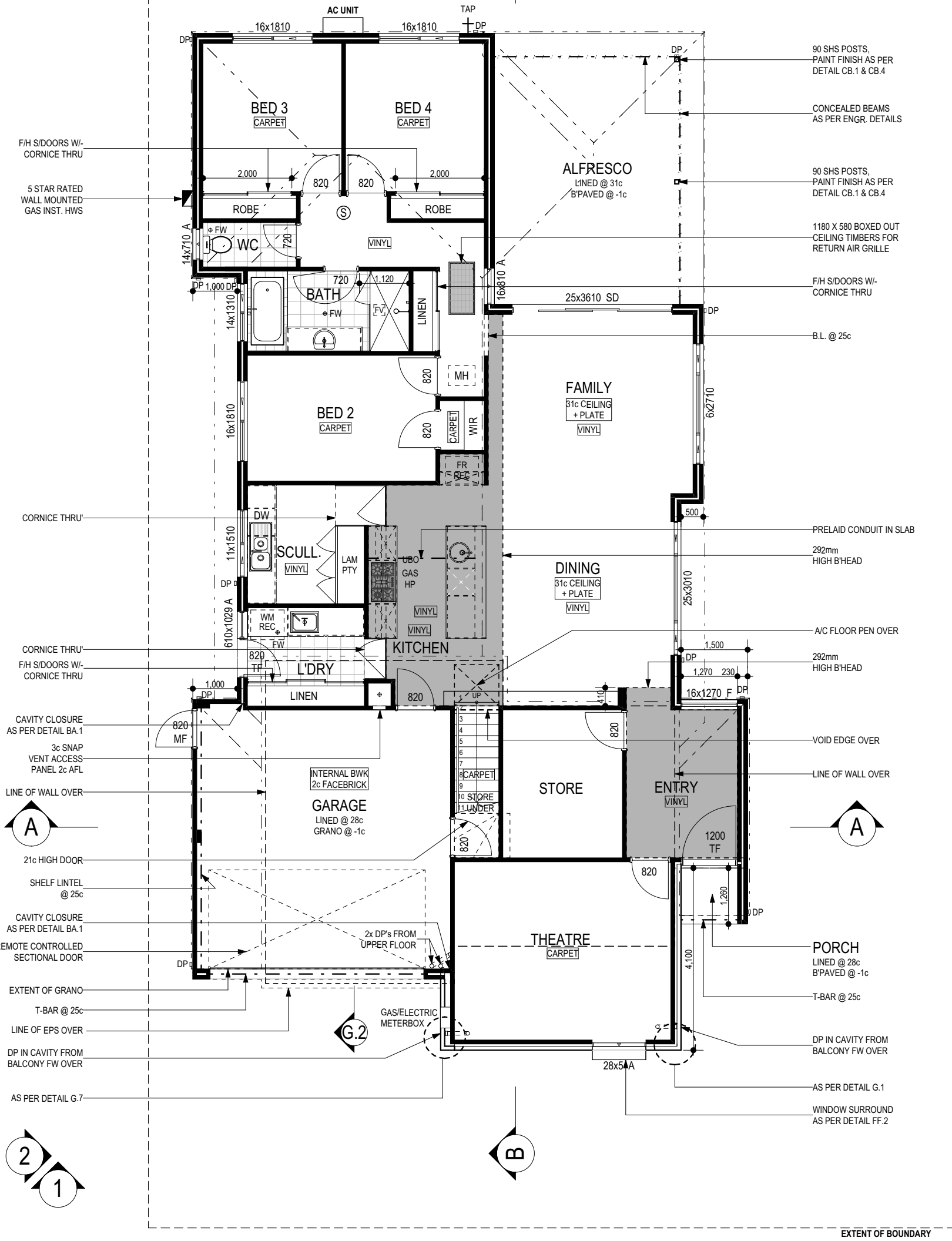
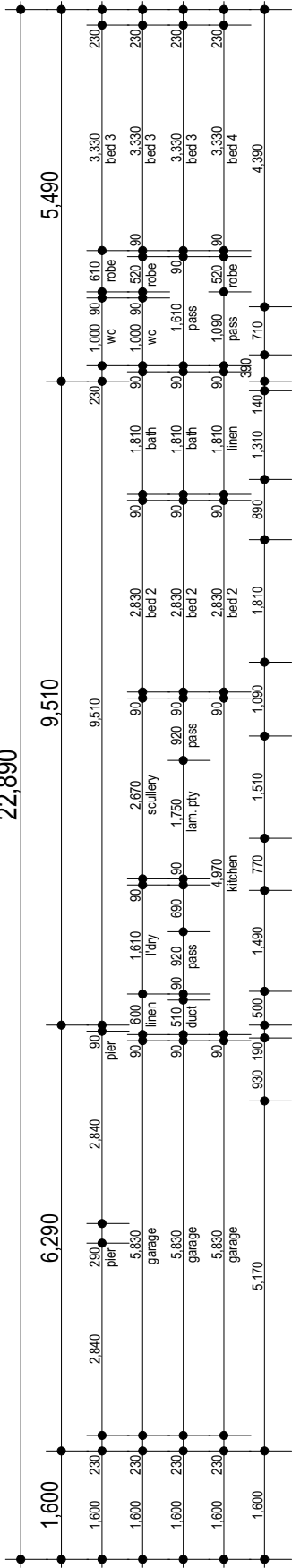
NOTE:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS
- WINDOW RESTRICTION TO ALL UPPER FLOOR BEDROOM WINDOWS AS PER NCC 3.9.2.5
- R4.0 BATTS CEILING INSULATION TO HOUSE (EXCLUDING AREA UNDER SUSPENDED FLOOR) GARAGE & TO UNDERSIDE FIRST FLOOR AREAS (INCLUDING STAIRS) THAT LIE OVER GARAGE & EXTERNAL AREAS.
- R2.0 BATTS TO EXTERNAL STUD FRAMED WALLS WITH FIBRE CEMENT BASED CLADDING AND TO FIRST FLOOR EXTERNAL STUD WALLS BELOW GROUND FLOOR ROOF LINE.
- ALL BULKHEADS AND DROPPED CEILINGS SHOWN HATCHED TO BE METAL FRAME CONSTRUCTION.

WIND CLASSIFICATION AS PER A.S. 4055:
 N1 - FOR GROUND STOREY OF RESIDENCE
 N1 - FOR UPPER STOREY OF RESIDENCE
 NOTE: FOR RESIDENCES GREATER THAN DOUBLE STOREY REFER TO THE ENGINEERS OFFICE.

DURABILITY CLASS AS PER A.S. 3700:
 R3 - COASTAL CONDITIONS APPLY

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
1st floor	HOUSE	58.84	32.96
	BALCONY	12.40	15.50
		71.24 m²	48.46 m
Ground floor	HOUSE	180.09	72.20
	GARAGE	35.35	24.18
	ALFRESCO	28.67	21.60
	PORCH	1.89	5.52
		246.00 m²	123.50 m
		317.24 m²	171.96 m
Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor	25° 38'	181.39	201.20
		181.39 m²	201.20 m²
1st floor	8° 0'	38.42	38.80
	10° 0'	37.57	38.15
		75.99 m²	76.95 m²
		257.38 m²	278.15 m²



(S) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR TO A.S. 3786:2014

GROUND FLOOR PLAN
 1:100

SHEET N°	1 OF 14
JOB N°	40778
REVISION	DATE
02	20.01.21

ADDRESS:
 LOT 178 (#92)
 KOOMBANA WAY
 KALLAROO

CLIENT:
 R. S. & D. A. TAYLOR

OWNER: WITNESS

OWNER: WITNESS

BUILDER: WITNESS

WORKING DRAWINGS
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DATED:

Sub-contractors to verify all dimensions on site.

REV	VO #	DATE	CHK
01	SI/NG	28.10.20	AH
02	PAC	20.01.21	TAF

(09) 9202 9200
 65 Walters Drive Osborne Park WA 6027
 P.O. Box 55 Westfield Shopping Centre Inland WA 6918
 Email: info@newlevell.com.au Tel: 92 9202 9200 Fax: 92 9202 9202

NEW LEVELL HOMES

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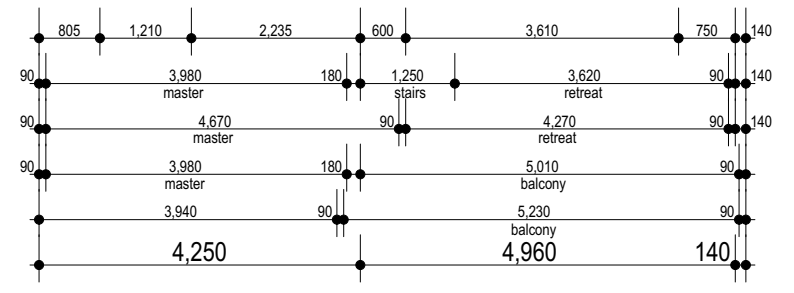
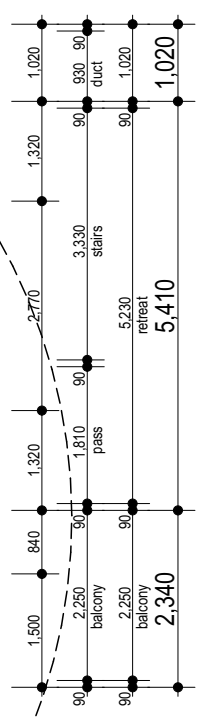
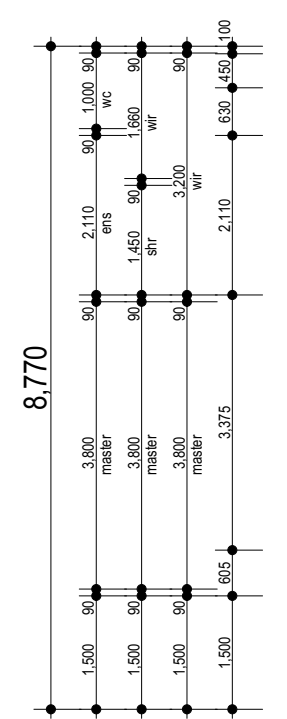
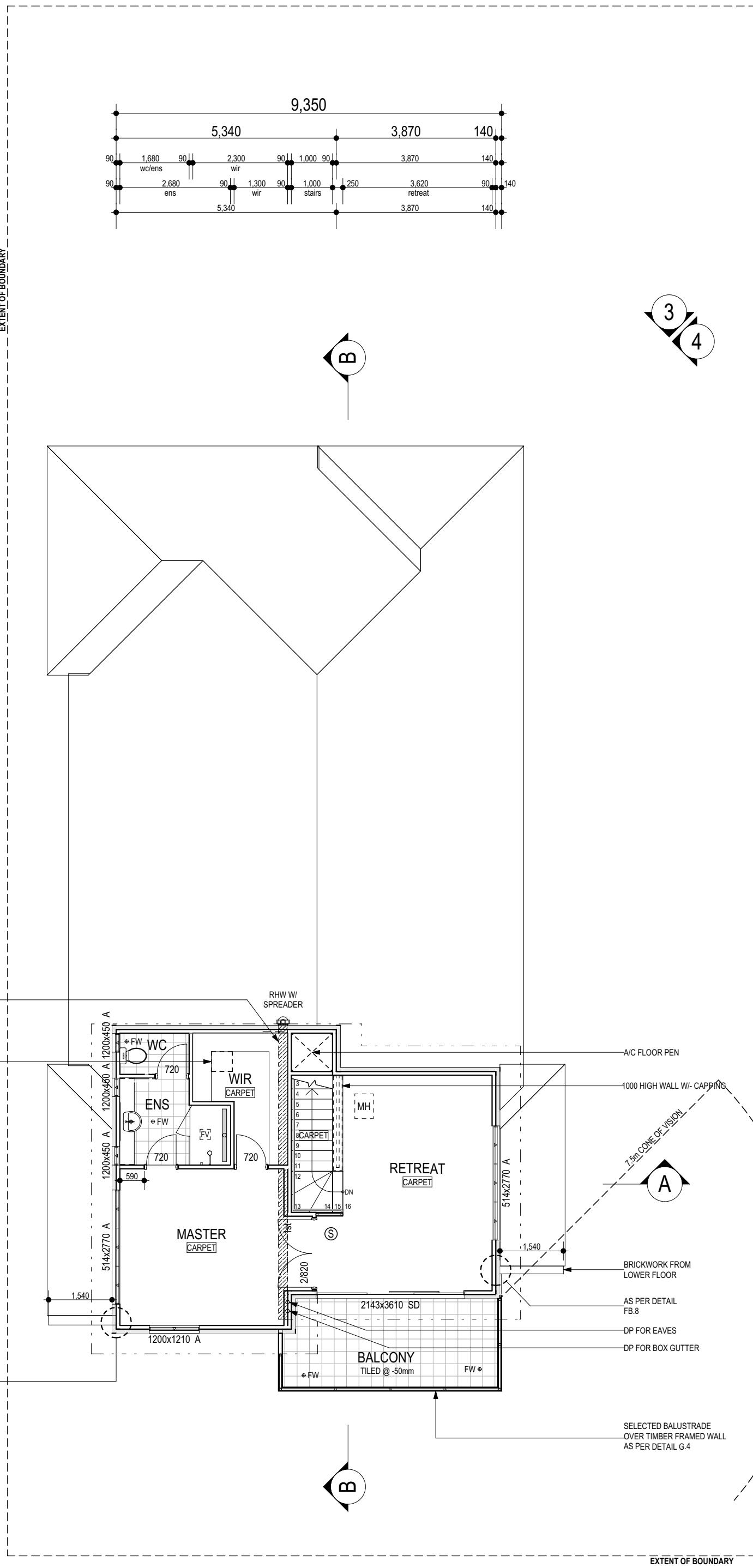
THE BEACH HOUSE MODIFIED

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(S) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR TO A.S. 3786:2014

UPPER FLOOR PLAN
 1:100

SHEET NO. 2 OF 14 JOB NO. 40778 REVISION DATE 20.01.21	ADDRESS: LOT 178 (#32) KOOMBANA WAY KALLAROO	CLIENT: R. S. & D. A. TAYLOR	OWNER: _____ WITNESS: _____ OWNER: _____ WITNESS: _____ BUILDER: _____ WITNESS: _____	WORKING DRAWINGS THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT. DATED:	(09) 9302 9300 65 Walters Drive, Osborne Park WA 6027 PO Box 555 Westfield Shopping Centre, Inverlochy WA 6918 <small>Built by Residential Building Pty Ltd. AC 15025. ABN 61 106 262 282</small>	NEW LEVVA HOMES	MODEL NO. 6389	THE BEACH HOUSE MODIFIED	© COPYRIGHT
	REV. NO. DATE CHK. 01 VAWND 28.10.20 AH 02 SITNG 28.10.20 AH 02 PAC TAF 20.01.21 TAF	Sub-contractors to verify all dimensions on site.							

THE BEACH HOUSE MODIFIED

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MODEL N°
6389



(08) 9202 9200
65 Walters Drive, Osbourne Park WA 6017
P.O. Box 55 Westfield Shopping Centre, Innaloo WA 6918

Built by Residential Building WA Pty Ltd. BC 13053. ABN 81 106 262 382

REV	VO #	DRN	DATE	CHK
01	SITING	VN-MD	28.10.20	AH
02	P&C	TAF	20.01.21	TAF

Sub-contractors to verify all dimensions on site.

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DATED:...../...../.....

OWNER: WITNESS:

OWNER: WITNESS:

BUILDER: WITNESS:

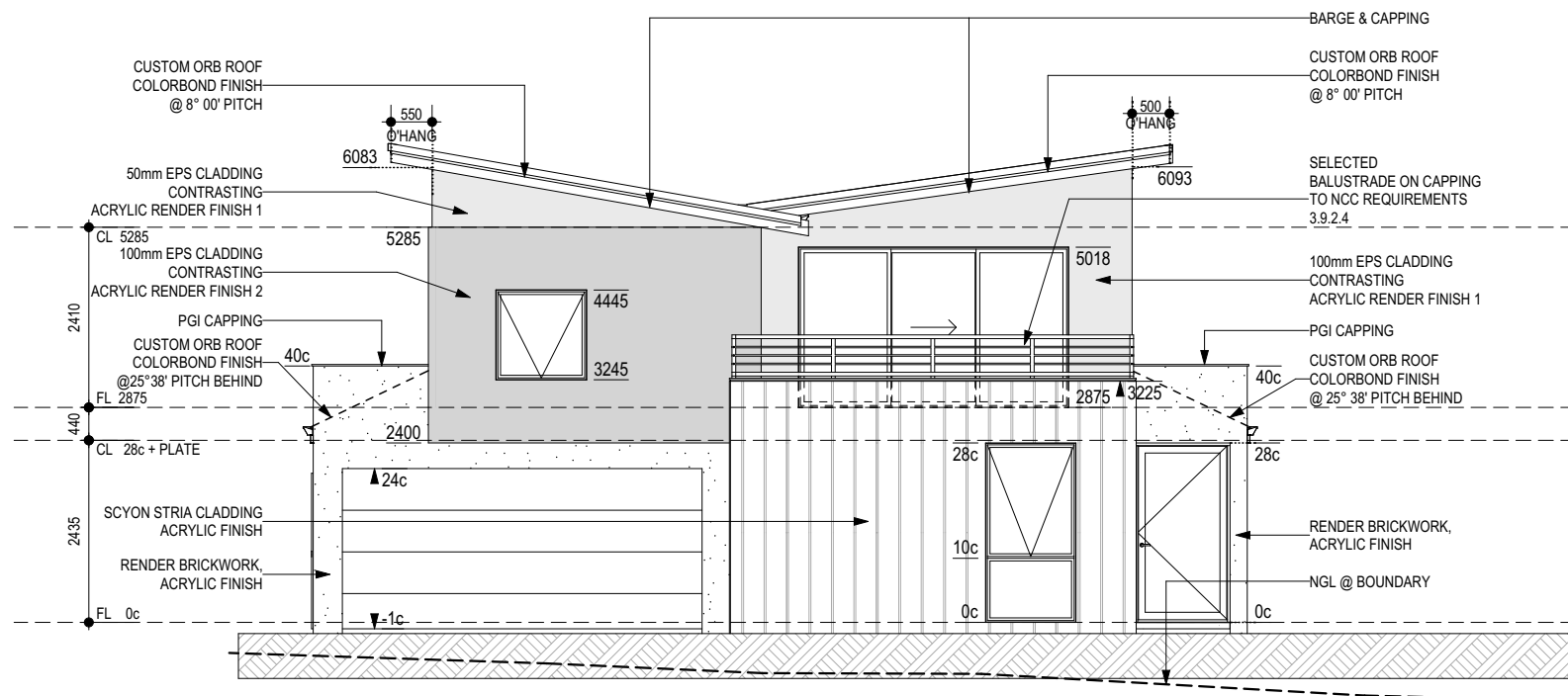
CLIENT:
R. S. & D. A. TAYLOR

ADDRESS:
**LOT 178 (#32)
KOOMBANA WAY
KALLAROO**

SHEET N° **3 OF 14**
+ 6 ANG.

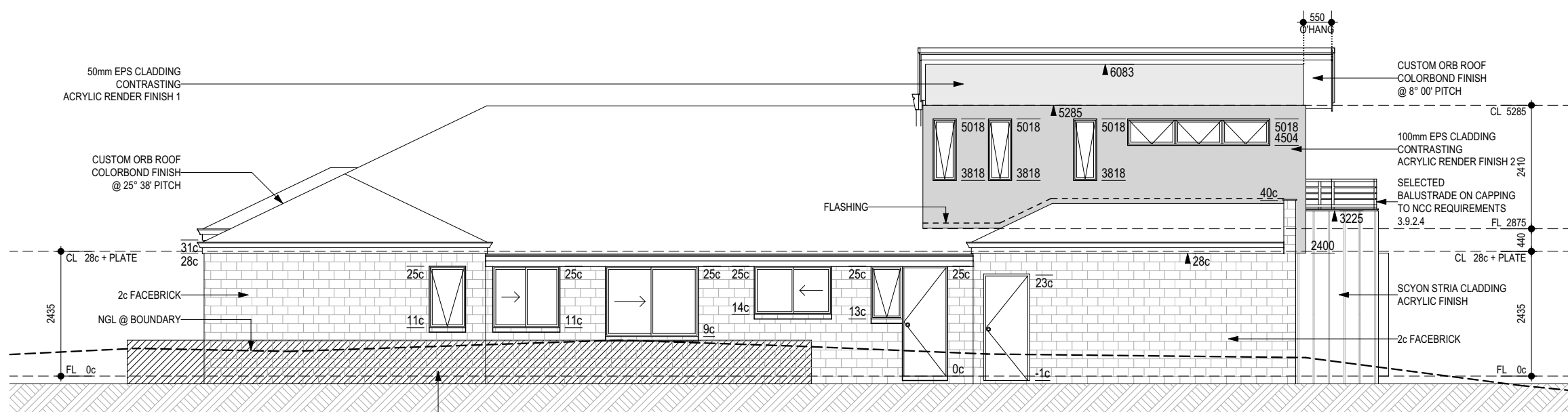
JOB N°
40778

REVISION DATE
02 20.01.21



ELEVATION 1

1:100



ELEVATION 2

1:100

THE BEACH HOUSE MODIFIED

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MODEL N°
6389



(OB) 9202 9200
65 Walters Drive, Osbourne Park WA 6017
P.O. Box 55 Westfield Shopping Centre, Innaloo WA 6918

Built by Residential Building WA Pty Ltd. BC 13053. ABN 81 106 262 382

REV	VO #	DRN	DATE	CHK
01	SITING	VN-MD	28.10.20	AH
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WORKING DRAWINGS

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DATED:...../...../.....

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

CLIENT:
R. S. & D. A. TAYLOR

ADDRESS:
**LOT 178 (#32)
KOOMBANA WAY
KALLAROO**

SHEET N° **4 OF 14**
+ 6 ANG.

JOB N°
40778

REVISION	DATE
02	20.01.21

