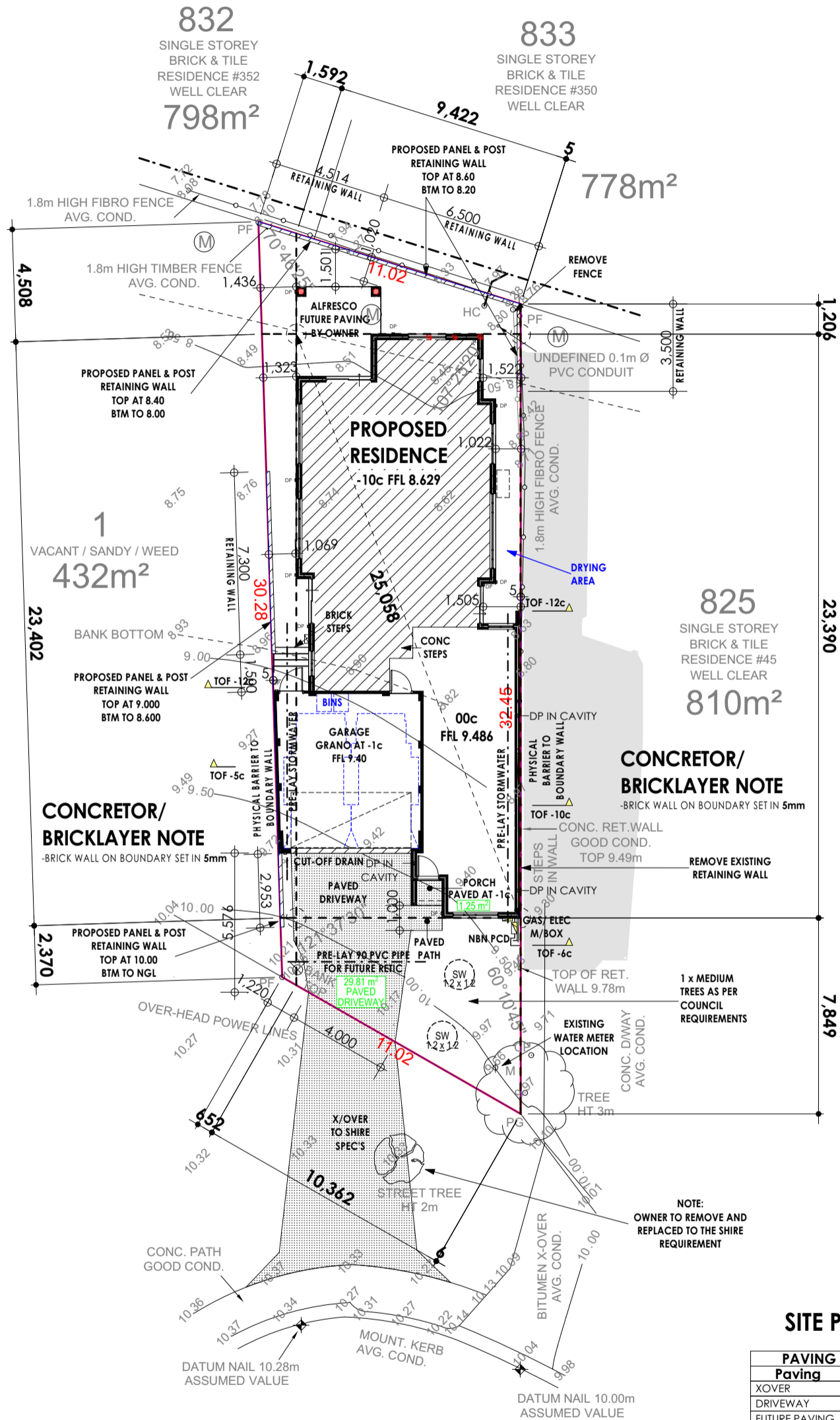


SIGNATURES		DRAWN / AMENDMENTS	
CLIENT 1: .....	DATE: .....	18/12/20 FINANCE KT	
CLIENT 2: .....	DATE: .....	02/03/21 PLANNING KT	
BUILDERS: .....	DATE: .....	19/03/21 WORKING DWG VO_62249 BB / KT	
		06/04/21 ENG CHK KT	
		23/04/21 VO 62747 AB	
		03/05/21 PSVO 62731 AB/AT	
NO STRUCTURAL CHANGES (PRINTED DATE: 28/09/2021)			

SHEET: 1 of 10



**SERVICE LEGEND**

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

**LOT RECORDS**

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

AREA: NEW 10/2020  
COASTAL DISTANCE 1.5-10km  
LOT: 2  
AREA: 313 m<sup>2</sup>  
APPROX. AHD + 38.28m

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 2.59  
SEWER BROUGHT UP 3.20  
DEPTH TO CONNECTION 2.51

**SITE PLAN**

PAVING AREAS	
Paving	Area
XOVER	47.37
DRIVEWAY	29.81
FUTURE PAVING	11.24
PATH	1.25
PORCH	1.02
<b>Grano</b>	<b>90.69 m<sup>2</sup></b>
<b>Grano</b>	<b>Area</b>
GARAGE	37.09
	<b>37.09 m<sup>2</sup></b>

**DANGER: OVERHEAD POWERLINES**

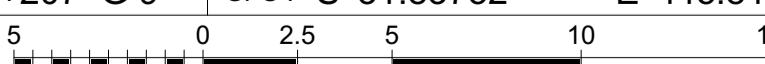
**CLIENT NOTE**  
-FLOOR LEVELS ON PLAN CAN VARY 100mm EITHER WAY

**GROUND COVER**

SANDY / GRASS / WEED

NOTE : MINERAL RESERVATION (M)

**ABERDARE WAY**  
BITUMEN

TITLE : FEATURE SURVEY	LOT : 2 No. 43/B ABERDARE WAY
CLIENT : MARSIGLIA	SUBURB : WARWICK
BUILDER : IDEAL HOMES	SSP : 81133
	AUTHORITY : CITY OF JOONDALUP
	C/T : 2992/719
	UBD REF : 207 G 9
	GPS : S 31.83752° E 115.81299°
	5 0 2.5 5 10 15
	
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 1 of 1
	BUILDER'S REF I20419
	SURVEYED 10/02/21
	SCALE @ A3 1:200
	DWG No 41485-01-100
	REV A

SIGNATURES		DRAWN / AMENDMENTS	
CLIENT 1: .....	DATE: .....	18/12/20 FINANCE KT	
CLIENT 2: .....	DATE: .....	02/03/21 PLANNING KT	
BUILDERS: .....	DATE: .....	19/03/21 WORKING DWG VO_62249 BB / KT	
		06/04/21 ENG CHK KT	
		23/04/21 VO 62747 AB	
		03/05/21 PSVO 62731 AB/AT	

**SERVICE LEGEND**

POWER	
CONSUMER POLE	○ CP
POWER POLE	○ PP
LIGHT POLE	○ LP
STAY POLE	○ SP
S. WIRE ANCHOR	○ SWA
UNI PILLAR	⊗
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GAS	
PRE-LAID CONN.	○ GPL
METER	□ GM
SEWERAGE	
MANHOLE	○ SMH
INSPECT. SHAFT	○ IS
INSPECT. OPENING	○ IO
HOUSE CONNECTION	○ HC
HOUSE CONN. INDICATOR	○ HCI
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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	⊕ M
PRE-LAID CONN.	○ WPL
SURVEY	
DATUM NAIL	◆
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	PG
STAKE FOUND	○ STF

**11. TREE CANOPY AND DEEP SOIL AREAS - LANDSCAPE AREA**

11.1 SITE AREA:	313m <sup>2</sup>
20% OF SITE (MIN)=	62.60m <sup>2</sup>
TOTAL L'SCAPE AREA	
ACHIEVED=	49.63m <sup>2</sup>
SHORTFALL=	12.97m <sup>2</sup>
ADDITIONAL AREA=	17.51m <sup>2</sup>

11.2 - N/A

11.3 - N/A

11.4 L'SCAPE AREA:	62.60m <sup>2</sup>
30% OF L'SCAPE (MAX):	18.78m <sup>2</sup>
PAVED AREA	
PATH & DRIVEWAY =	31.06m <sup>2</sup>

11.5 1.5m MIN L'SCAPE SETBACKS NOTED

11.6 DWELLING SETBACK AREA:	62.57m <sup>2</sup>
50% OF SETBACK (MIN):	31.28m <sup>2</sup>
L'SCAPE AREA ACHIEVED=	32.29m <sup>2</sup>

**12. TREE CANOPY AND DEEP SOIL AREAS - TREE SIZES & DSA**

12.1

(a.) FIGURE 3.3 a-f

- a - N/A (NO EXISTING TREES)
- b - SHOWN ON PLAN
- c - N/A (NO EXISTING TREES)
- d - N/A (NO EXISTING TREES)
- e - N/A (NO PAVING ON DSA)
- f - N/A (NO PAVING ON DSA)

(b.) TABLE 3.3b - TREE SIZES

- 1 x MEDIUM TREE NOTED TO FRONT
- 1 x SMALL TREE NOTED TO REAR

12.2 DEEP SOIL AREAS SHOWN PERMEABLE

**13. TREE CANOPY AND DEEP SOIL AREAS - TREES**

13.1

- 1 x MEDIUM TREE NOTED
- 1 x SMALL TREE NOTED

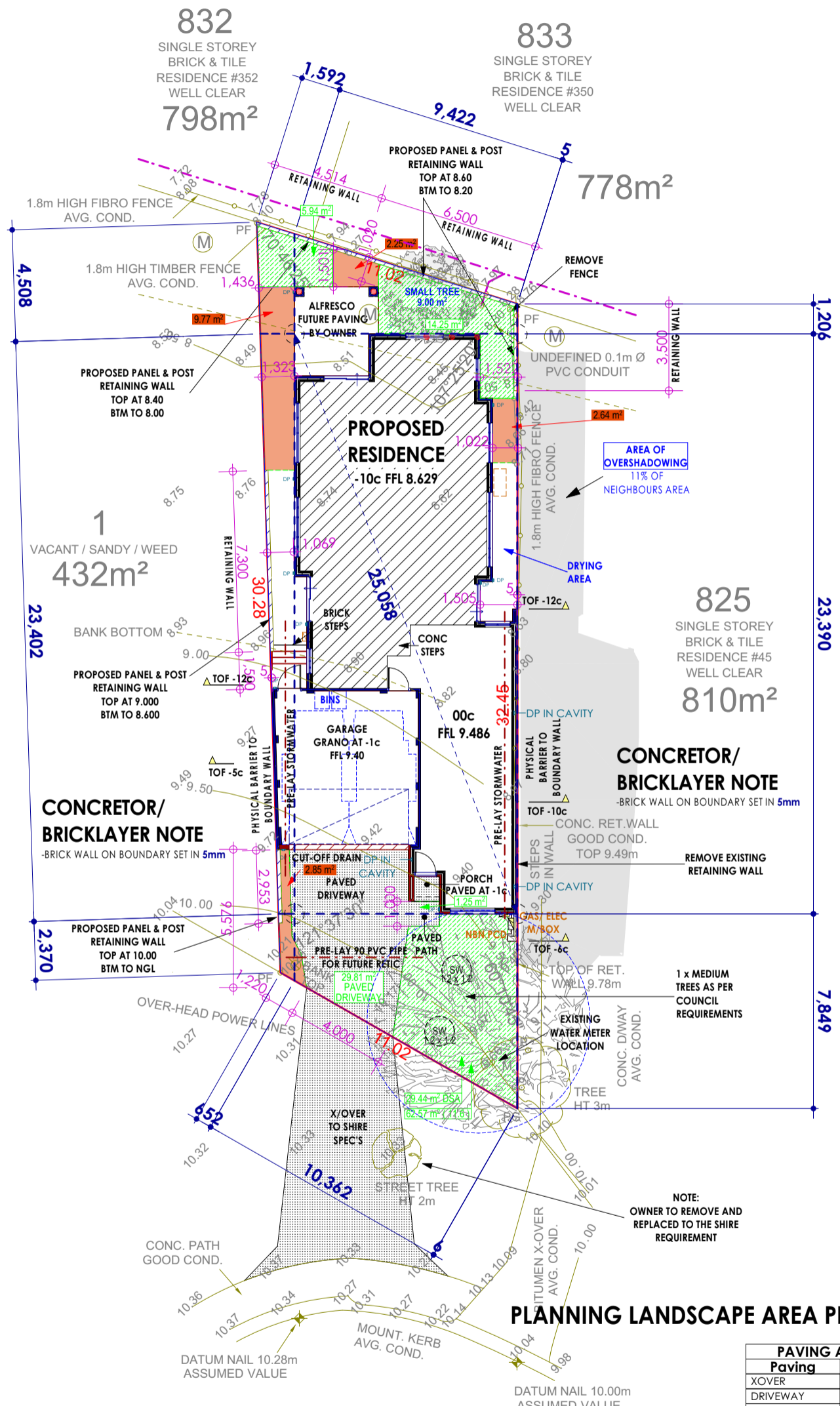
**DANGER: OVERHEAD POWERLINES**

**CLIENT NOTE**  
-FLOOR LEVELS ON PLAN CAN VARY 100mm EITHER WAY

**GROUND COVER**

SANDY / GRASS / WEED

NOTE : MINERAL RESERVATION (M)



**PLANNING LANDSCAPE AREA PLAN**

PAVING AREAS	
Paving	Area
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DRIVEWAY	29.81
FUTURE PAVING	11.24
PATH	1.25
PORCH	1.02
<b>Grano</b>	<b>90.69 m<sup>2</sup></b>
<b>Area</b>	<b>37.09</b>
GARAGE	37.09
	<b>37.09 m<sup>2</sup></b>

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	
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SEWER BROUGHT UP	3.20
DEPTH TO CONNECTION	2.51

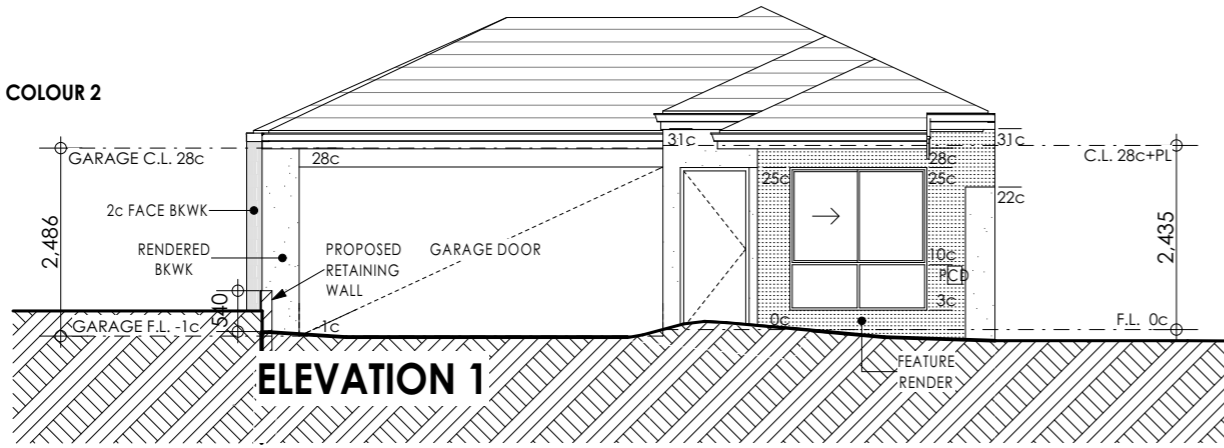
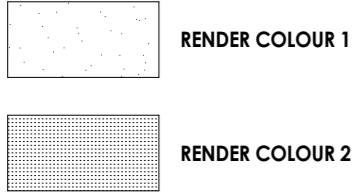
**ABERDARE WAY**  
BITUMEN

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	BUILDER'S REF I20419
	SURVEYED 10/02/21
	SCALE @ A3 1:200
	DWG No 41485-01-100
	REV A

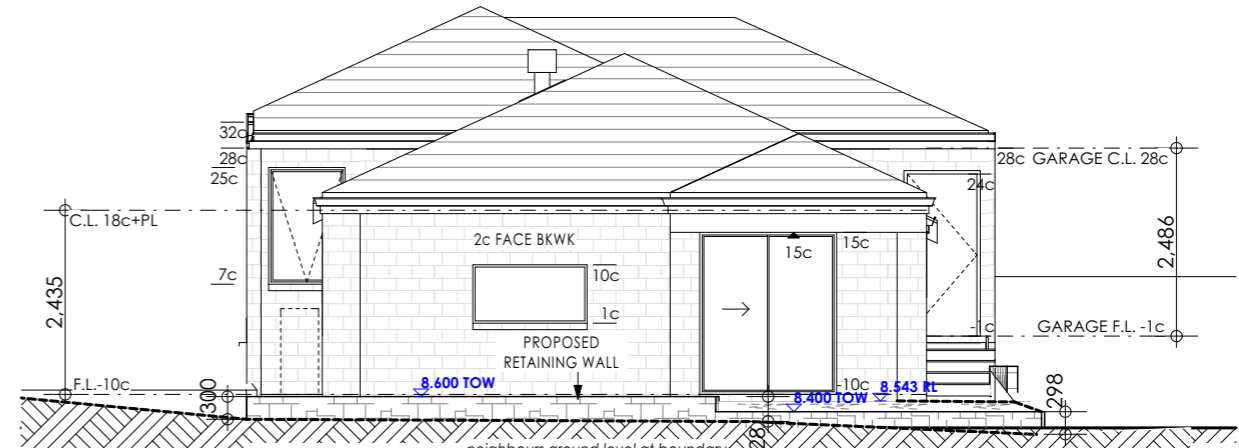


1c SOLID RECESSED SILLS TO 2c FACE BRICKWORK U.O.N.

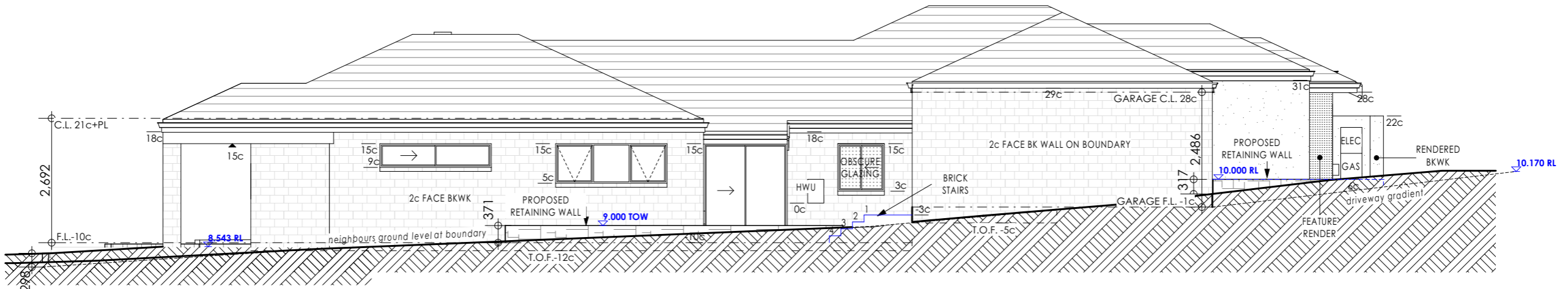
25° PITCH  
TILED ROOF  
-ROOF FRAME TO COMPLY WITH AS1684  
-R3 CORROSION CLASSIFICATION  
-N1 WIND CLASSIFICATION



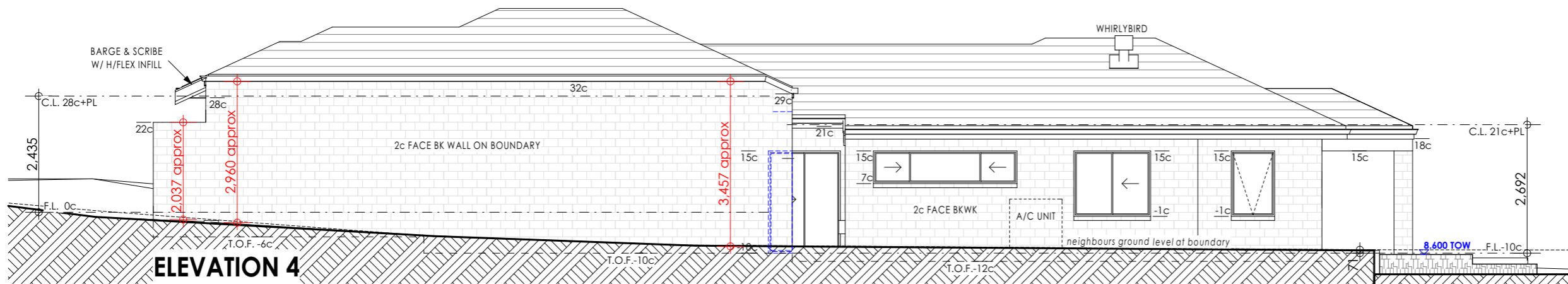
ELEVATION 1



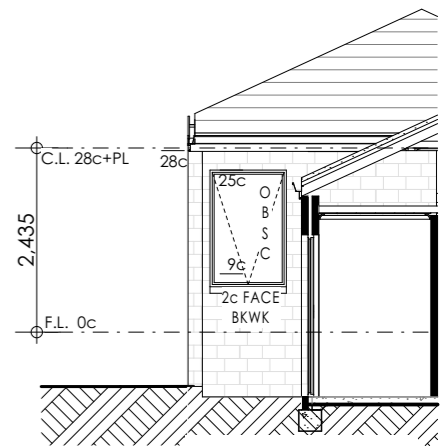
ELEVATION 3



ELEVATION 2




ELEVATION 4



ELEVATION 5


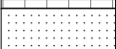
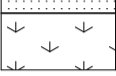
ELEVATIONS

 14 LUISINI ROAD WANGARA 6065 PH: 6200 2022 E: info@idealhomes.com.au	CLIENT <b>MARSIGLIA</b> PROPOSED RESIDENCE <b>LOT 2 (#43b) ABERDARE WAY,                  WARWICK</b> HOUSE TYPE: <b>RIVIERA</b>	SIGNATURES CLIENT 1: ..... DATE ..... CLIENT 2: ..... DATE ..... BUILDERS: ..... DATE ..... NO STRUCTURAL CHANGES (PRINTED DATE: 28/09/2021)	DRAWN / AMENDMENTS 18/12/20 FINANCE KT 02/03/21 PLANNING KT 19/03/21 WORKING DWG VO_62249 BB / KT 06/04/21 ENG CHK KT 23/04/21 VO 62747 AB 03/05/21 PSVO 62731 AB/AT	WORKING DRAWINGS © COPYRIGHT IDEAL HOMES BCA ENERGY EFFICIENCY REQUIREMENTS MAY ALTER THIS DESIGN Dimensions take preference over scaling & to be checked on site prior to commencing construction	JOB NO: <b>I20419</b> QUOTE NO: <b>Q20504.1</b> SCALE: 1:100 SHEET: <b>6 of 10</b>

SIGNATURES		DRAWN / AMENDMENTS	
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NO STRUCTURAL CHANGES (PRINTED DATE: 28/09/2021)			

### LANDSCAPE LEGEND

	Lagerstroemia Sioux	Crepe Myrtle	Tree	Pink	4-5m h
	Sapium sebiferum	Chinese Tallow	Tree	-	8-12m h
	Hakea Lissocarpha	Honey Bush	Shrub	White	1-1.5m h
	Bossiaea Eriocarpa	Brown Pea	Shrub	Red	0.6m h

	PAVING BY BUILDER
	PAVING BY OWNER
	LAWN BY OWNER

**NOTE:**  
LANDSCAPING BY OWNER AFTER HANDOVER.  
MULCHING TO ALL GARDEN BEDS TO RETAIN WATER.

