



REV	VO #	DRN	DATE	CHK
01	VO 01	CEM	01.03.22	CEM
02	SITING	VN-MA	20.06.22	AH
03	P&C	CC	13.07.22	CC

Sub-contractors to verify all dimensions on site.

### WORKING DRAWINGS

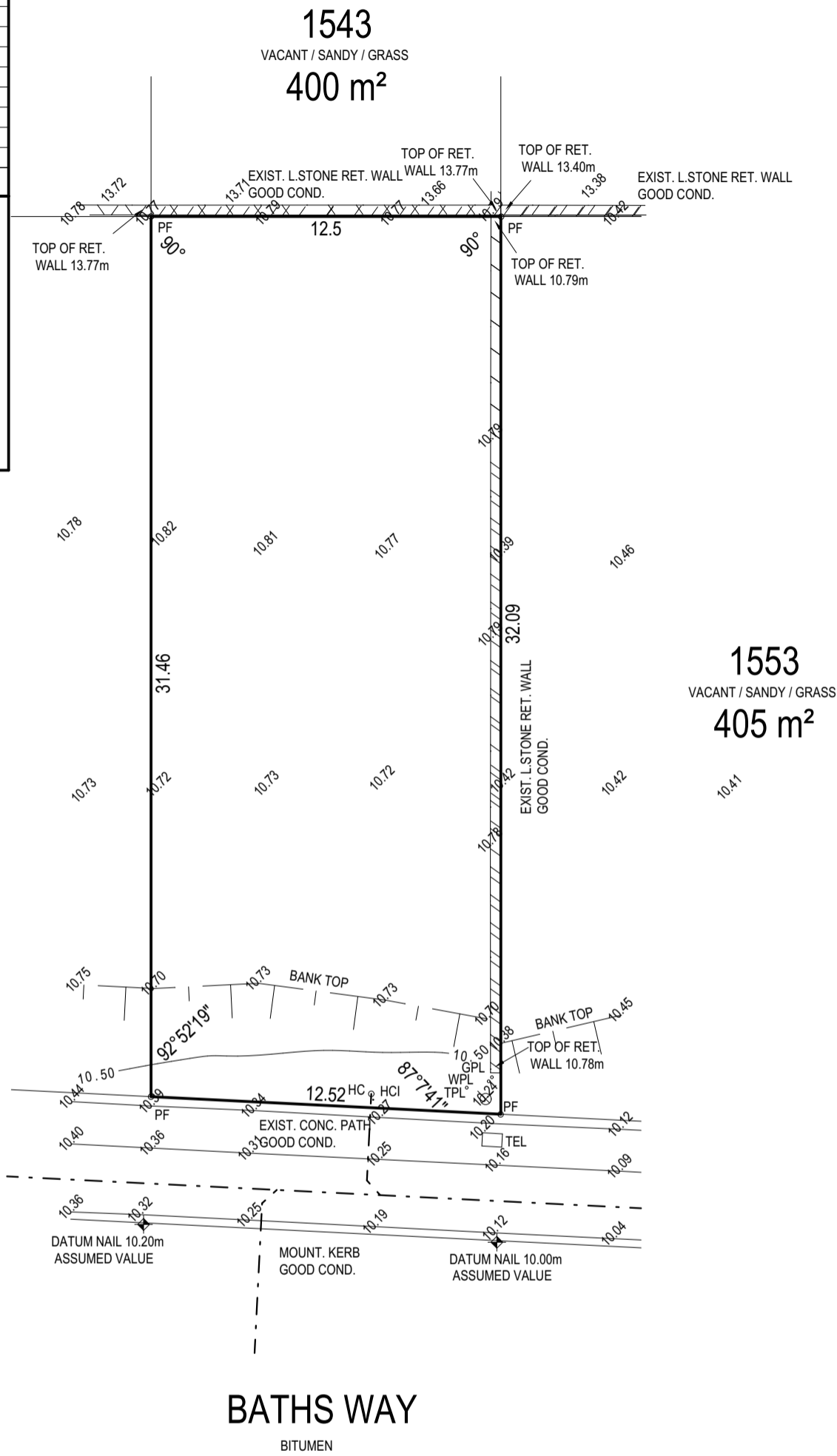
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

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

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS



### SERVICE LEGEND

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	□ G
LOT PIT	○ LDP
HOUSE CONN.	○ DHC
SIDE ENTRY PIT	□ SEP
COMBINATION ENTRY PIT	□ CEP
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

### LOT RECORDS

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

AREA: NEW 06/2022

COASTAL DISTANCE 280m

LOT: 1554  
AREA: 397 m²

APPROX. AHD + 10.41m

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 7.97  
SEWER BROUGHT UP 1.70  
DEPTH TO CONNECTION 0.64

### EXISTING SITE PLAN

1:200

#### GROUND COVER

SANDY / GRASS

NOTE : RESTRICTIVE COVENANT SEE DP 421587 & DOC

TITLE : FEATURE SURVEY		LOT : 1554 No.12 BATHS WAY	
CLIENT : A DILION		SUBURB : BURNS BEACH	
BUILDER : RESIDENTIAL BUILDING WA PTY LTD		DP : 421587	
AUTHORITY : CITY OF JOONDALUP		C/T : N/A	
UBD REF : 144 P 6	GPS : S 31.72208°	E 115.71601°	
SHEET 14 of 16	BUILDER'S REF 41622	SURVEYED 19/05/22	SCALE @ A3 1:200
DWG No 43335-01-100		REV A	

**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



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03	P&C	CC	13.07.22	CC

Sub-contractors to verify all dimensions on site.

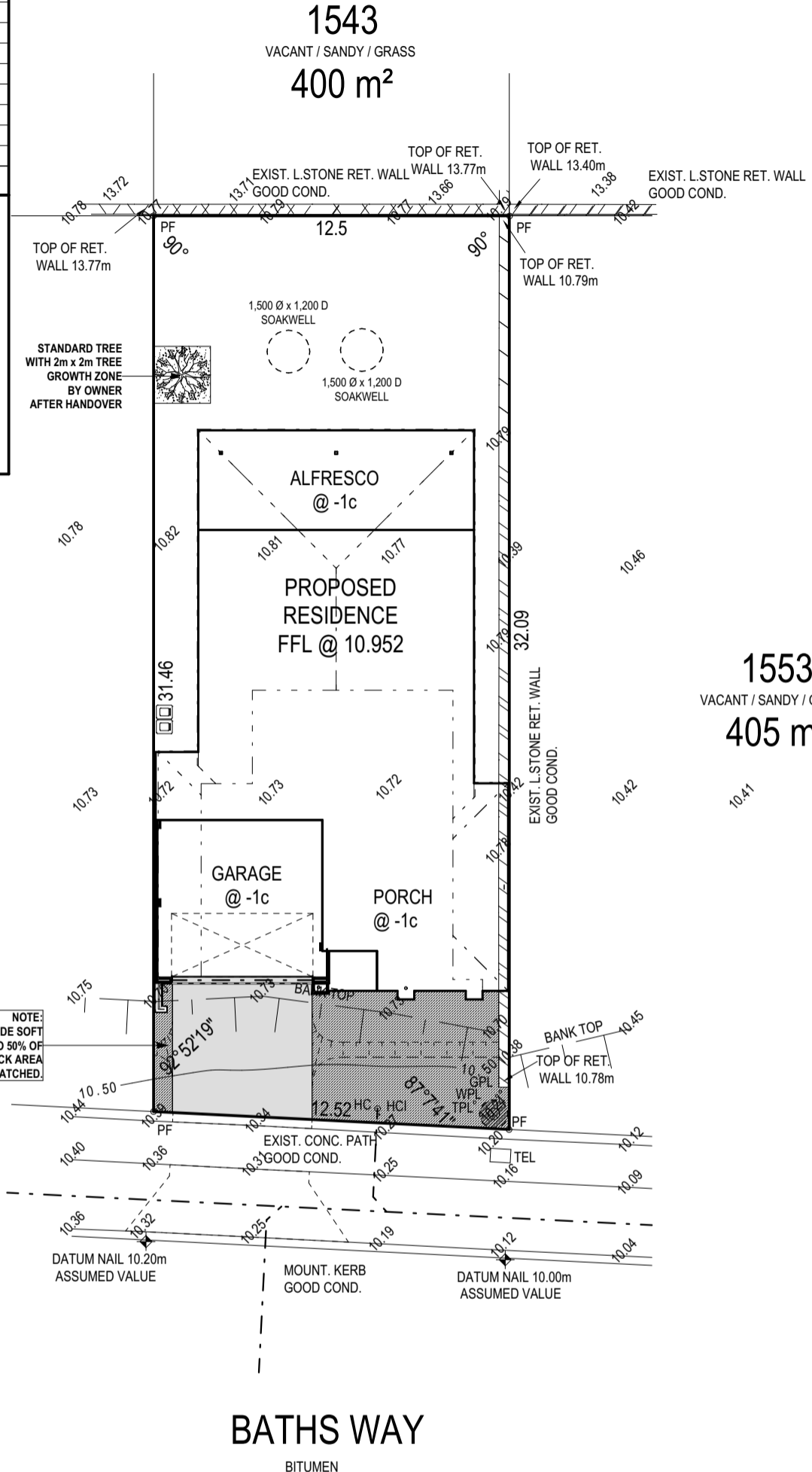
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DATED:...../...../.....

OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

**1555**  
VACANT / SANDY / GRASS  
**466 m<sup>2</sup>**



NOTE:  
OWNER TO PROVIDE SOFT  
LANDSCAPING TO 50% OF  
FRONT SETBACK AREA  
SHOWN HATCHED.

### LANDSCAPING PLAN

1:200

<b>GROUND COVER</b>
SANDY / GRASS

NOTE : RESTRICTIVE COVENANT SEE DP 421587 & DOC

### SERVICE LEGEND

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	⊕ M
PRE-LAID CONN.	○ WPL
SURVEY	
DATUM NAIL	◆
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	PG
STAKE FOUND	○ STF

### LOT RECORDS

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

AREA: NEW 06/2022

COASTAL DISTANCE **280m**

LOT: 1554  
AREA: 397 m<sup>2</sup>

APPROX. AHD **+ 10.41m**

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 7.97  
SEWER BROUGHT UP 1.70  
DEPTH TO CONNECTION 0.64

TITLE : FEATURE SURVEY	LOT : 1554 No.12 BATHS WAY
CLIENT : A DILION	SUBURB : BURNS BEACH
BUILDER : RESIDENTIAL BUILDING WA PTY LTD	DP : 421587
	AUTHORITY : CITY OF JOONDALUP
	C/T : N/A
UBD REF : 144 P 6	GPS : S 31.72208° E 115.71601°
SHEET 16 of 16	BUILDER'S REF 41622
SURVEYED 19/05/22	SCALE @ A3 1:200
DWG No 43335-01-100	REV A

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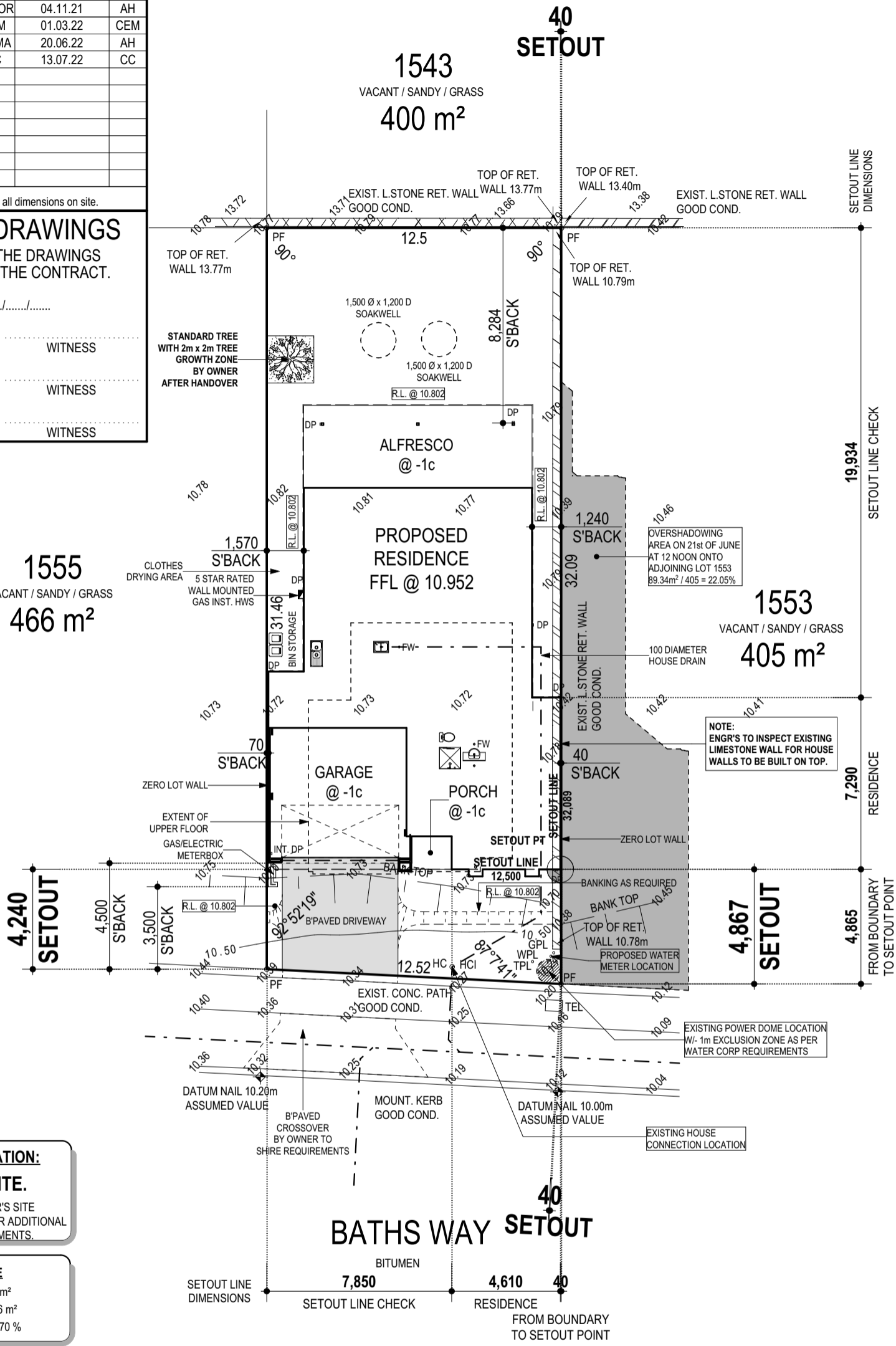
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OWNER	WITNESS
BUILDER	WITNESS



### SERVICE LEGEND

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GULLY PIT	□
LOT PIT	○ LDP
HOUSE CONN.	○ DHC
SIDE ENTRY PIT	□
COMBINATION ENTRY PIT	□
WATER	
STOP VALVE	○ WSV
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SURVEY	
DATUM NAIL	◆
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	PG
STAKE FOUND	○ STF

### LOT RECORDS

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

AREA: NEW 06/2022

COASTAL DISTANCE: 280m

LOT: 1554

AREA: 397 m<sup>2</sup>

APPROX. AHD: + 10.41m

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SEWER CONNECTION POSITION APPROXIMATE ONLY

SEWER INVERT LEVEL: 7.97

SEWER BROUGHT UP: 1.70

DEPTH TO CONNECTION: 0.64

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

**SITE COVERAGE**  
SITE AREA = 397.00 m<sup>2</sup>  
FLOOR AREA = 177.46 m<sup>2</sup>  
SITE COVERAGE = 44.70 %

LOCATION	GRANO m <sup>2</sup>	B'PAVED m <sup>2</sup>
Garage, Driveway	31.83	23.99

### SITE PLAN

1:200

**GROUND COVER**  
SANDY / GRASS

**STORMWATER CALCULATIONS**  
REQUIRED STORMWATER CAPACITY = 1.0m<sup>3</sup> OF STORAGE PER 65m<sup>2</sup> OF ROOF AREA  
REQUIRED MINIMUM TOTAL CAPACITY = ROOF AREA OF (228.56m<sup>2</sup> / 65m<sup>2</sup>) x 1.0m<sup>3</sup> = 3.52m<sup>3</sup>  
SELECTED SOAKWELLS  
2 x 1500Ø x 1200D (2.12m<sup>3</sup>) = 4.24m<sup>3</sup>  
TOTAL SOAKWELL CAPACITY = 4.24m<sup>3</sup>

**NOTE:**  
• REFLUX VALVE TO SEWER JUNCTION

**NOTE:**  
• INTERCONNECTED STORMWATER DISPOSAL BY BUILDER TO SHIRE REQUIREMENTS

NOTE : RESTRICTIVE COVENANT SEE DP 421587 & DOC

TITLE : FEATURE SURVEY	LOT : 1554 No.12 BATHS WAY
CLIENT : A DILION	SUBURB : BURNS BEACH
BUILDER : RESIDENTIAL BUILDING WA PTY LTD	AUTHORITY : CITY OF JOONDALUP
	DP : 421587
	C/T : N/A



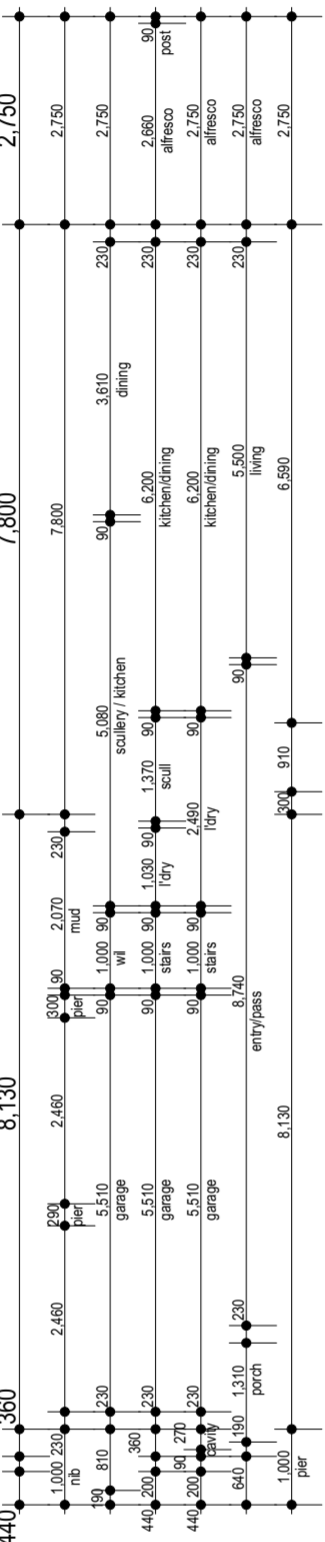
P: (08) 9354 8511  
W: www.linkssurveying.com.au  
E: info@linkssurveying.com.au

UBD REF : 144 P 6	GPS : S 31.72208°	E 115.71601°

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- NOTE:**
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS
  - WINDOW RESTRICTORS TO UPPER FLOOR BEDROOM WINDOWS AS PER NCC 3.9.2.6 & 3.9.2.7
  - ALL BULKHEADS AND DROPPED CEILINGS SHOWN HATCHED TO BE METAL FRAME CONSTRUCTION.
  - R4.0 BATTS CEILING INSULATION TO HOUSE (EXCLUDING AREAS UNDER SUSPENDED FLOOR) GARAGE & TO UNDERSIDE OF FIRST FLOOR AREAS (INCLUDING STAIRS) THAT LIE OVER GARAGE & EXTERNAL AREAS.
  - R2.0 BATTS INSULATION TO EXTERNAL STUD FRAMED WALLS WITH FIBRE CEMENT BASED CLADDING & TO FIRST FLOOR EXTERNAL STUD WALLS BELOW THE GROUND FLOOR ROOF LINE.
  - LOCATION OF DOWNPIPES IS INDICATIVE ONLY & MAY BE CHANGES AT BUILDERS DISCRETION AND MUST COMPLY WITH PART 3.5.2 VOLUME 2 OF THE BCA.
  - CLOSED CELL THERMO REFLECTIVE INSULATION TO THE EXTERNAL WALLS OF THE KITCHEN, DINING AND LIVING ROOMS.

**BUSHFIRE PRONE AREA - (BAL-LOW)** - min requirements DWELLING COMPLIES TO BCA 3.7.4 AND AS 3959.

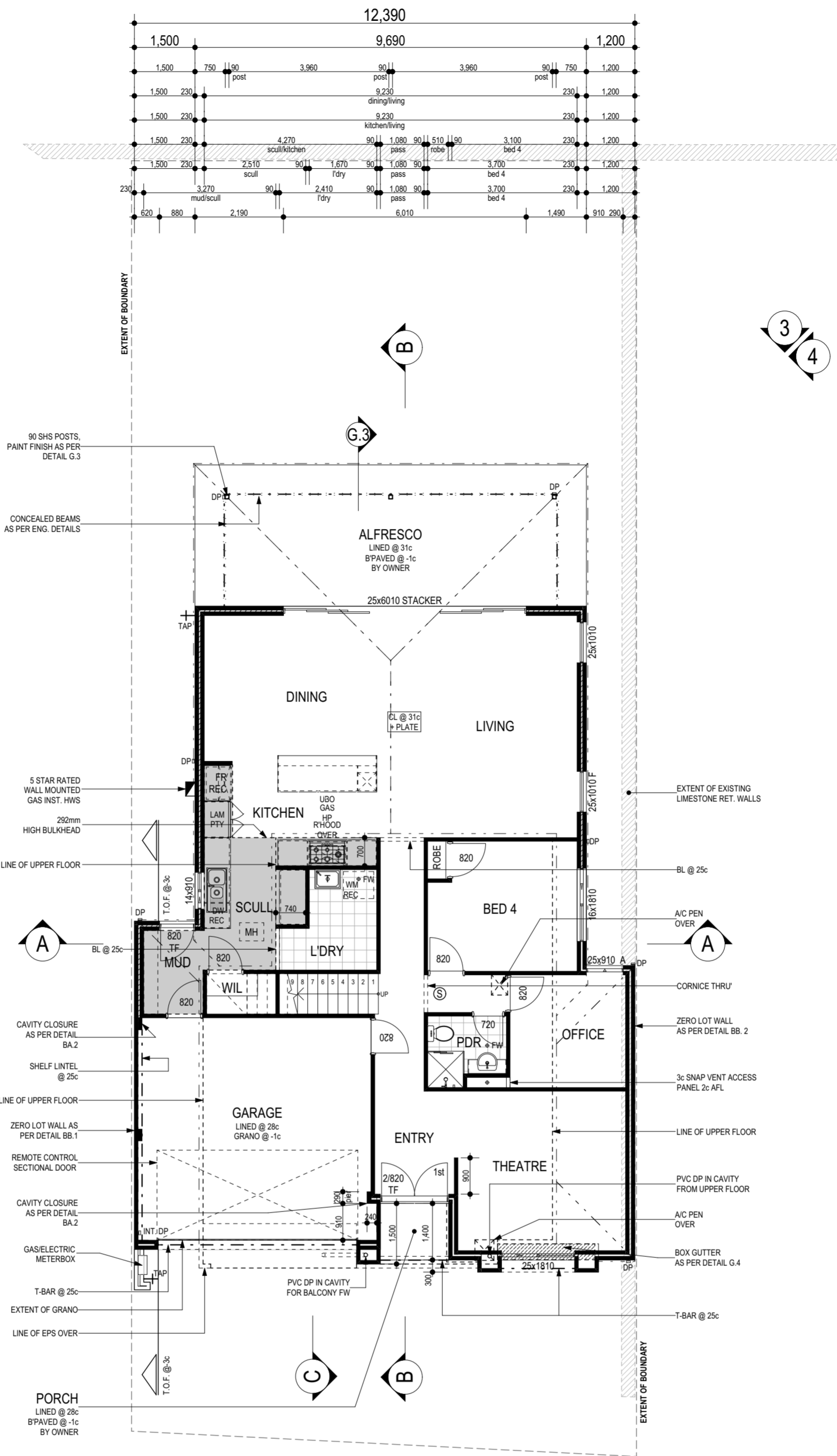


**WIND CLASSIFICATION AS PER A.S. 4055:**  
 N2 - FOR GROUND STOREY OF RESIDENCE  
 N1 - FOR UPPER STOREY OF RESIDENCE  
 NOTE: FOR RESIDENCES GREATER THAN DOUBLE STOREY REFER TO THE ENGINEERS OFFICE.

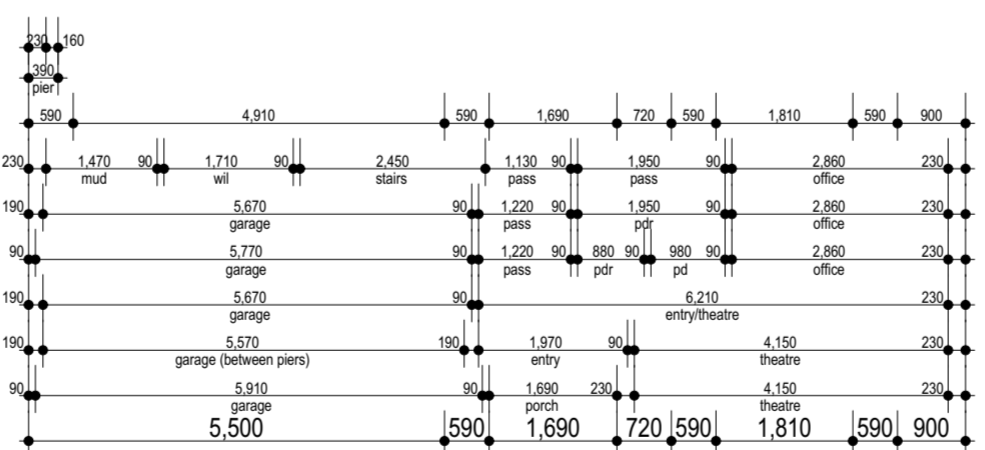
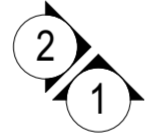
**DURABILITY CLASS AS PER A.S. 3700:**  
 R4 - COASTAL CONDITIONS APPLY

(S) DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR TO A.S. 3786.2014

**GROUND FLOOR PLAN**  
 1:100



Floor Areas - All Stories			
Floor	Location	Area	Perimeter
1st floor	HOUSE	80.79	38.42
	BALCONY	4.20	9.87
		<b>84.99 m<sup>2</sup></b>	<b>48.29 m</b>
Ground floor	HOUSE	140.72	58.36
	GARAGE	34.16	26.98
	ALFRESCO	33.91	26.38
	PORCH	2.58	7.56
		<b>211.37 m<sup>2</sup></b>	<b>118.28 m</b>
		<b>296.36 m<sup>2</sup></b>	<b>166.57 m</b>
Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor	24° 43'	123.99	136.52
		<b>123.99 m<sup>2</sup></b>	<b>136.52 m<sup>2</sup></b>
1st floor	25° 38'	104.57	115.99
		<b>104.57 m<sup>2</sup></b>	<b>115.99 m<sup>2</sup></b>
		<b>228.56 m<sup>2</sup></b>	<b>252.51 m<sup>2</sup></b>



Sub-contractors to verify all dimensions on site.

**WORKING DRAWINGS**  
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DATE: .....

OWNER: ..... WITNESS: .....

OWNER: ..... WITNESS: .....

BUILDER: ..... WITNESS: .....

CLIENT: **A. D. & C. R. KILIAN**

ADDRESS: **LOT 1554 (#12)  
 BATHS WAY  
 BURNS BEACH**

SHEET # **1** OF **16**

JOB # **41622**

REVISION DATE **13.07.22**

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**THE TIFFANY**

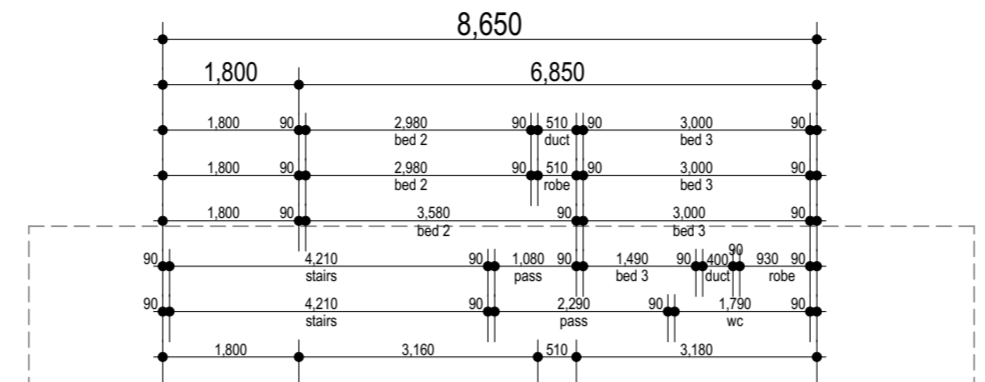
**NEW LEVEAU HOMES**

(08) 9202 9200  
 65 Walters Drive, Osborne Park WA 6017  
 P.O. Box 55 Westfield Shopping Centre, Inverloch VIC 6918  
 Built by Residential Building WA Pty Ltd. BC 32029. ABN 63 3204 282 382

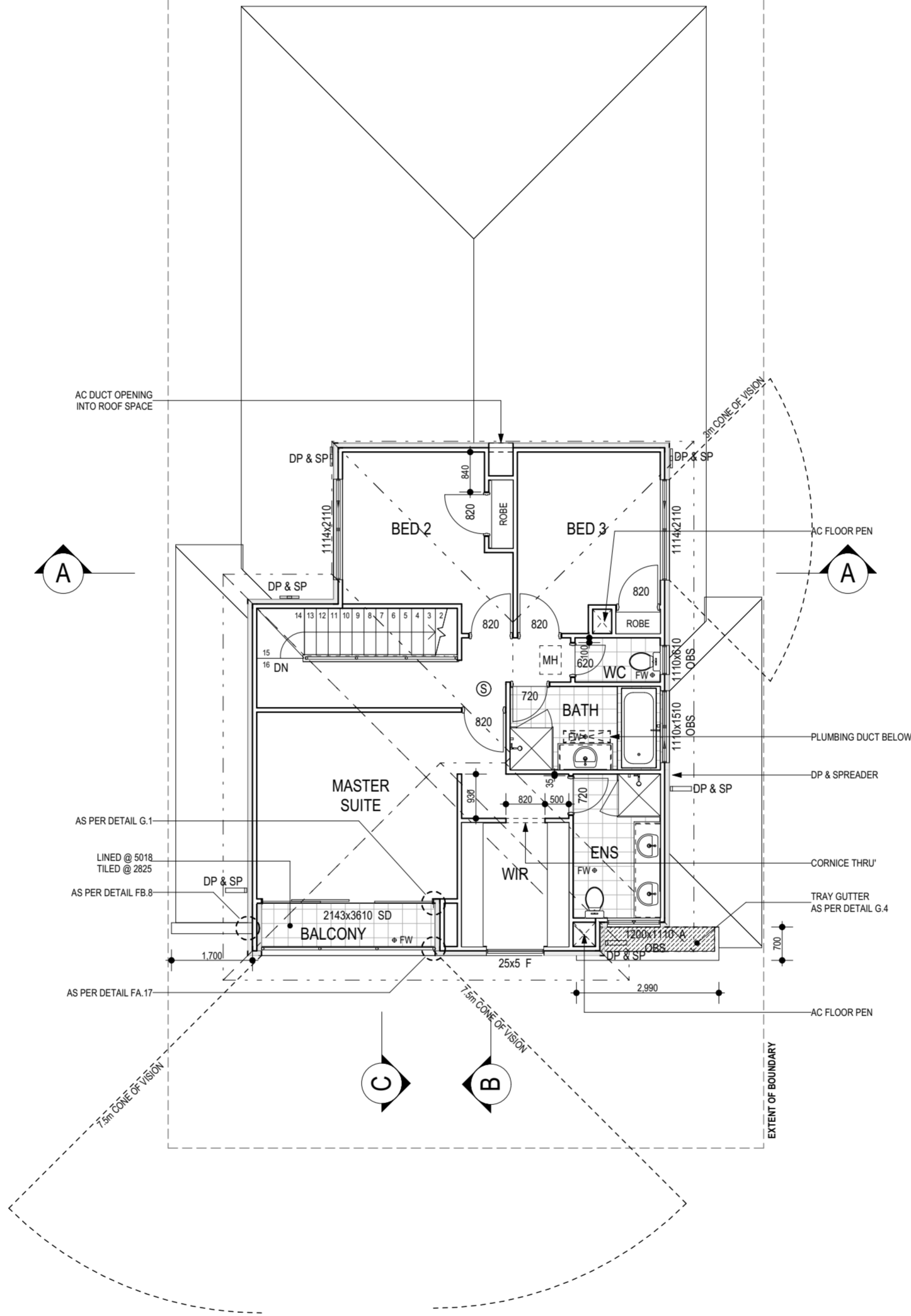
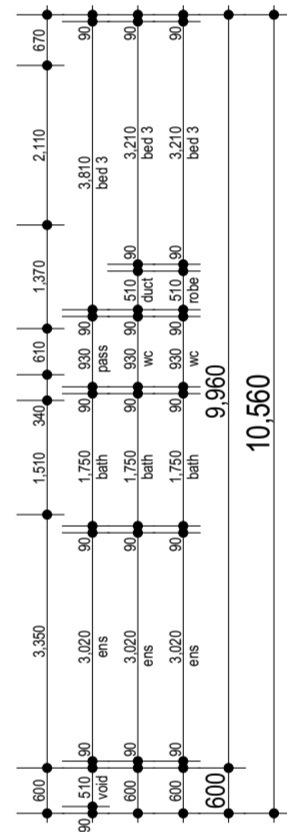
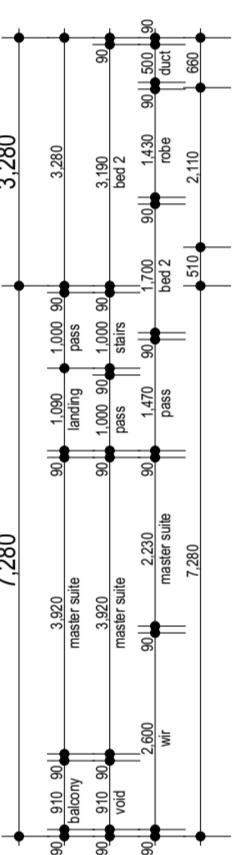
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**BUSHFIRE PRONE AREA - (BAL-LOW)** - min requirements  
DWELLING COMPLIES TO BCA 3.7.4 AND AS 3959.



Floor Areas - All Stories			
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		<b>84.99 m<sup>2</sup></b>	<b>48.29 m</b>
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	ALFRESCO	33.91	26.38
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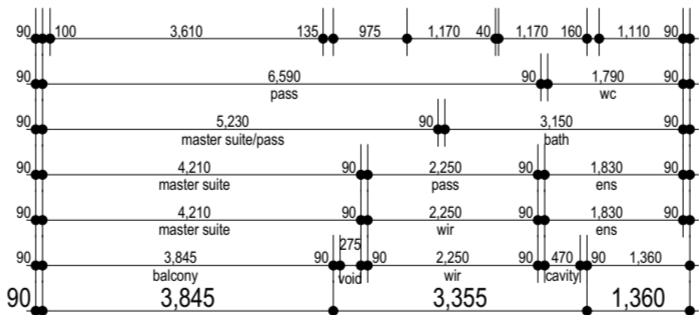


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**DURABILITY CLASS AS PER A.S. 3700:**  
R4 - COASTAL CONDITIONS APPLY

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

**UPPER FLOOR PLAN**  
1:100



<p>THE TIFFANY</p> <p>© COPYRIGHT MODEL # 6246H</p>		<p>(08) 8202 8200</p> <p>655 Walters Drive, Osborne Park WA 6017</p> <p>P.O. Box 55 Westfield Shopping Centre, Inverloch VIC 6918</p> <p><small>built by residential building WA Pty Ltd. RC 33029. WA 61 3206 2862</small></p>	
<p>NEW HOMES</p>	<p>DRN DATE CHK</p> <p>VO # [blank] 04/11/21 JAH</p> <p>01 VO 01 GEM 01/03/22 GEM</p> <p>02 SITING VANMA 20/06/22 JAH</p> <p>03 P&amp;C CC 13/07/22 CC</p>	<p>Sub-contractors to verify all dimensions on site.</p> <p><b>WORKING DRAWINGS</b></p> <p>THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.</p> <p>DATED: 13/07/22</p>	
<p>CLIENT: A. D. &amp; C. R. KILIAN</p> <p>BUILDER: [blank]</p> <p>OWNER: [blank]</p> <p>OWNER: [blank]</p> <p>OWNER: [blank]</p> <p>OWNER: [blank]</p> <p>WITNESS: [blank]</p> <p>WITNESS: [blank]</p> <p>WITNESS: [blank]</p>		<p>ADDRESS: LOT 1554 (#12) BATHS WAY BURNS BEACH</p>	
<p>SHEET # 2 OF 16</p> <p>JOB # 41622</p> <p>REVISION DATE 13.07.22</p>	<p>DATE: 13.07.22</p>		

# THE TIFFANY

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MODEL N°  
6246H



(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
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		CC	13.07.22	CC

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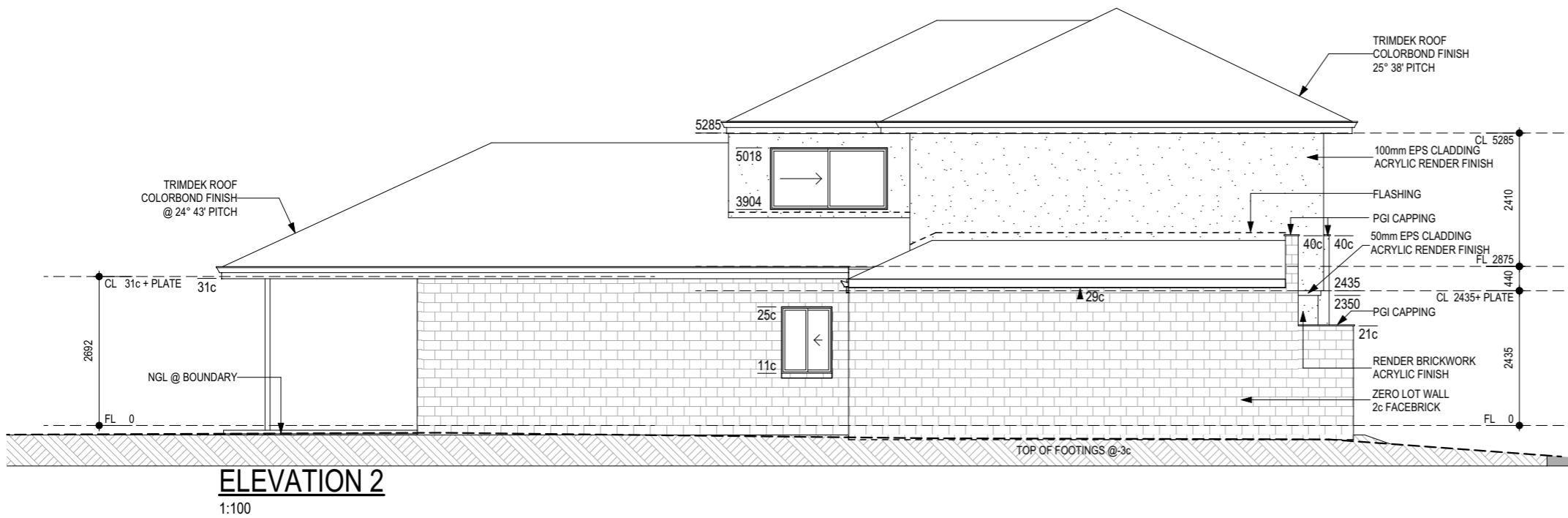
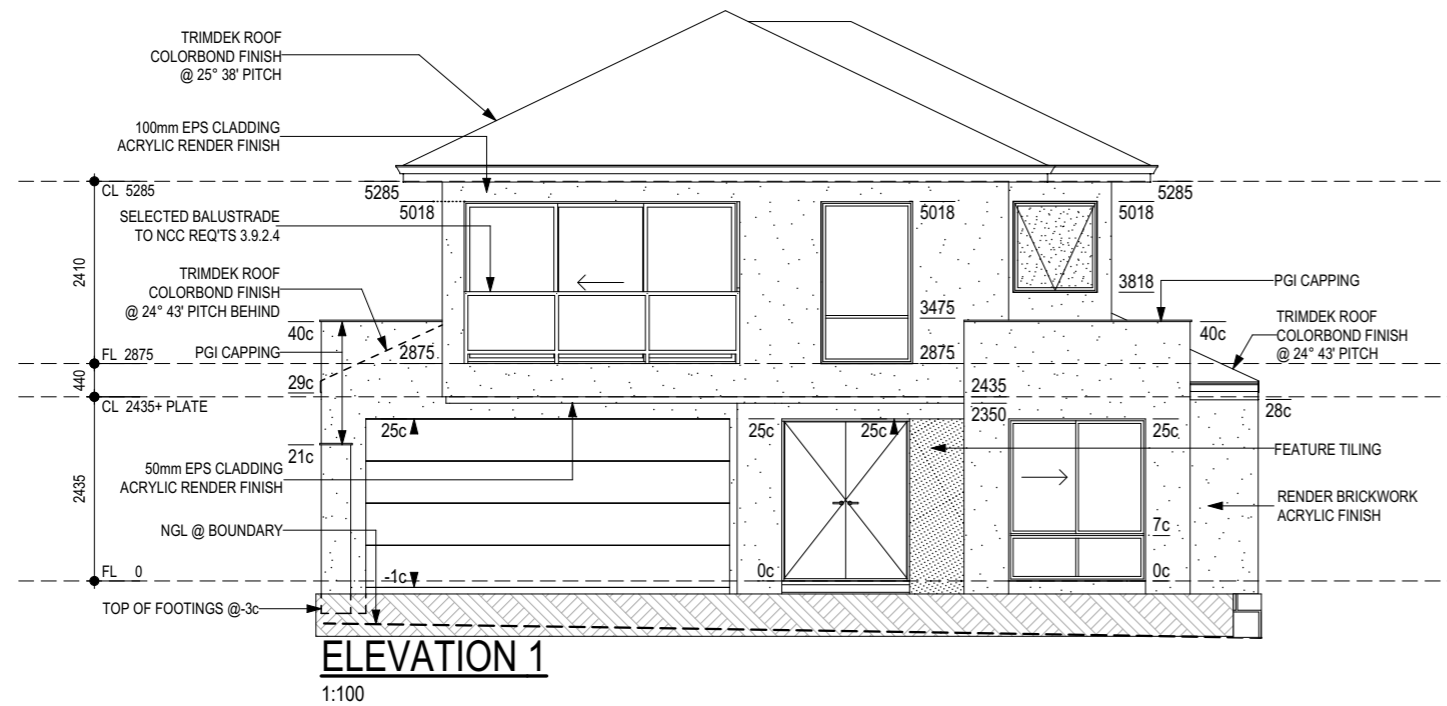
CLIENT:  
**A. D. & C. R. KILIAN**

ADDRESS:  
**LOT 1554 (#12)  
BATHS WAY  
BURNS BEACH**

SHEET N° **3** OF 16  
+ 7 ANG.

JOB N°  
**41622**

REVISION DATE  
**03 13.07.22**



# THE TIFFANY

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MODEL N°  
6246H



(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
		VN-JOR	04.11.21	AH
01	VO 01	CEM	01.03.22	CEM
02	SITING	VN-MA	20.06.22	AH
03	P&C	CC	13.07.22	CC

Sub-contractors to verify all dimensions on site.

## WORKING DRAWINGS

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

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

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

CLIENT:

A. D. & C. R. KILIAN

ADDRESS:

LOT 1554 (#12)  
BATHS WAY  
BURNS BEACH

SHEET N°

4 OF 16  
+ 7 ANG.

JOB N°

41622

REVISION

03

DATE

13.07.22

