

LEGEND		POWER DOME
		POWER POLE
		PHONE PITS
		WATER CONN.
		TP=10.00 TOP PILLAR/POST
		TW=10.00 TOP WALL
		TR=10.00 TOP RETAINING
		TF=10.00 TOP FENCE

NOTE:
NOTIFICATION.
REFER TO SEC 165 T.P.D. ACT 2005
SEE DOCUMENT
BUSHFIRE MANAGEMENT PLAN

NOTE:
RESTRICTIVE COVENANT.
REFER TO SEC 136D T.L.A. 1893
SEE DOCUMENT

LOT MISCLOSE
0.000 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.

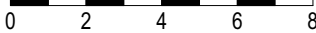
DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

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

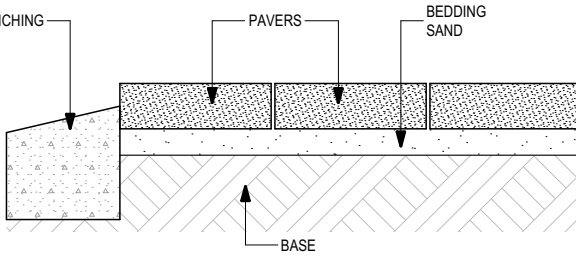
SCALE 1:200

Scale 1:200



TYPICAL PAVING HAUNCHING DETAIL

1: 10



NOTE

85mm CONC. SLAB

SITE COVERAGE

DENSITY CODE: R20
COVENANTS: YES
DESIGN GUIDELINES: YES
LDP: YES

SITE AREA = 465.23m²
ALLOWED SITE COVER = 232.61m² (50%)
ACTUAL SITE COVER = 206.42m² (44.39%)

STORMWATER REQUIREMENTS

No.	Soak Well Type
3.4 m3	2 SW 1200x1500
3.4 m3	Total Capacity
244.1 m2	Roof Area GF
244.1 m2	Total Area
3.1 m3	Capacity Required (Area x 0.0125)
0.3 m3	Extra Capacity Provided

DOWNPIPES CONNECTED TO
SOAKWELLS VIA 90ø PVC PIPES

BRICK PAVED AREAS		
ID	Area (m ²)	Perim (m)
ALFRESCO	9.89	13.00
CROSSOVER	17.65	19.96
DRIVEWAY & PATH	30.34	22.10
DRYING COURT	4.06	8.50
PORCH	2.62	7.22
GRANO AREAS		
ID	Area (m ²)	Perim (m)
A/C PAD	0.72	3.60
GARAGE	32.81	24.04

EARTHWORKER NOTE:

- REFER TO SITE PLAN FOR ALL SITE-SPECIFIC REQUIREMENTS
- SAND PAD LEVELS ARE NOT TO HAVE VARIANCE EXCEEDING +/- 40mm
- PROVIDE CLEAR SANDY SITE FREE OF ALL TREES AND VEGETATION INCLUDING THE GRUBBING OUT OF ALL ROOTS TO THE PROPOSED BUILDING AREA
- ALL BORE HOLES TO BE COMPACTED IN LAYERS TO ENG. REQUIREMENTS
- COMPACTION CERTIFICATE REQUIRED

COTTAGE
SURVEYS
LICENSED SURVEYORS

87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
Osborne Park
Business Centre WA 6917

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB # 578803 GPS Lat: -32.399884 Long: 115.762568
CLIENT SMART SOFTWARE PTY LTD ORDER # 106479
ADDRESS Mandalay Bend LOT Lot 30 (DP 426641 - Unapproved)
SUBURB Secret Harbour
LGA CITY OF ROCKINGHAM AREA 465m²
DRAWN B. Hiskins DATE 14 Jun 24 SSA Yes

ROADS Bitumen
KERBS Mountable
FOOTPATH Nil
SOIL Sand
DRAINAGE Good
VEGETATION Light Grass Cover
ELEC. U/Ground
COMMS. Yes
WATER Yes
GAS Check Alinta
SEWER Yes
COASTAL No (Approximate Only Confirm With Shire)

ENDEAVOUR
HOMES

22 HASLER ROAD
OSBORNE PARK WA 6017
P: 9263 4444
F: 9263 4466

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NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH
THE ADDENDA & ENGINEERS' DRAWINGS

LAST SAVED BY 15/08/2024
DATE PUBLISHED 20/08/2024

VARIATIONS

ENGS AB 07/08/24
DATE.....
OWNER.....
OWNER.....
BUILDER.....

THIS IS ONE OF THE DRAWINGS
REFERRED TO IN THE
BUILDING CONTRACT:

CLIENT:
SMART SOFTWARE PTY LTD
SITE ADDRESS:
LOT 30
MANDALAY BEND
SECRET HARBOUR
CITY OF ROCKINGHAM

NOTE: ALL DIMENSIONS ON PLAN ARE TO
RAW BRICK SIZES AND DO NOT INCLUDE ANY
ALLOWANCES FOR WALL LININGS. ALL DIMENSIONS
STRICTLY TO TAKE PREFERENCE OVER SCALING

MODEL NAME: **BENNINGTON**
SPEC: **FOUNDATION SERIES**

DRAWN **VN-IV** DATE **25/07/24**
CHECKED **AB** WIND CLASSIFICATION **N1**
COASTAL CLASSIFICATION **R3** ENGINEERS DETAIL **D10**
SHT No **9 OF 10** JOB **106479**

WARNING: Plan not yet approved by titles office. Verify lot dimensions & angles with title.