

**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.

**BOUNDARY NOTE**  
GARAGE BOUNDARY WALL TO BE CONSTRUCTED 50mm FROM SIDE BOUNDARY AS INDICATED.

**FENCING NOTE**  
NO TEMPORARY FENCING REQUIRED

TEMPORARY FENCING AND/OR FENCE REMOVAL MAY BE REQUIRED DURING CONSTRUCTION OF THE BOUNDARY WALL SHOULD ACTIVITY HAVE OCCURRED ON THE NEIGHBOURING LOT. ADDITIONAL COST WILL BE INCURRED BY THE CLIENT IF DEEMED REQUIRED.

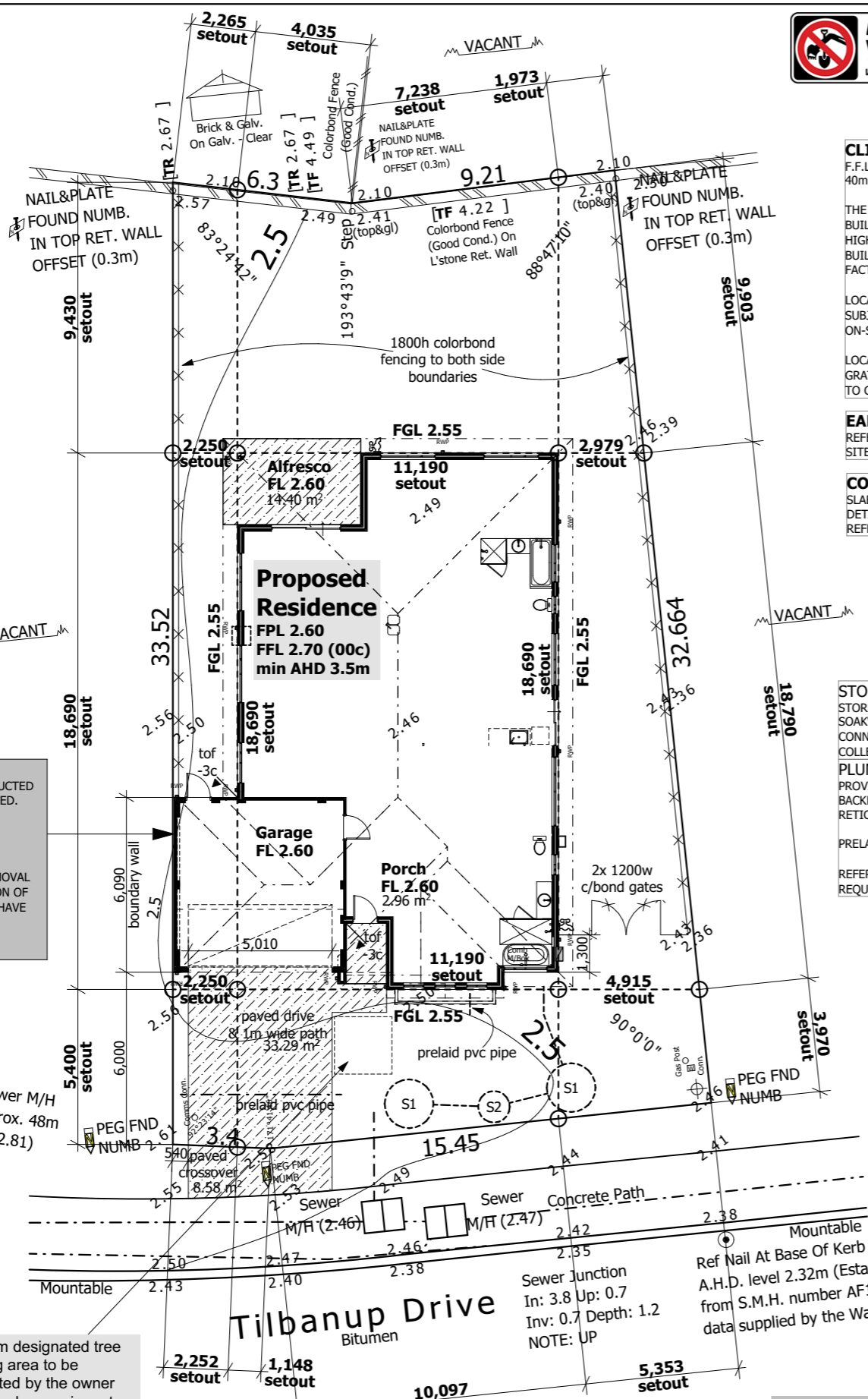
**NOTE:**  
NOTIFICATION. REFER TO SEC 70A T.L.A. SEE DOCUMENT K158564

**NOTE:**  
NOTIFICATION. REFER TO SEC 70A T.L.A. SEE DOCUMENT 3936405 MOSQUITO BREEDING AREA

**NOTE:**  
RESTRICTIVE COVENANT. REFER TO SEC 136D T.L.A. SEE DOCUMENT DEVELOPMENT CONTROLS

**LOT MISCLOSE**  
0.001 m

Scale 1:200



Impervious Area	Required vol/m <sup>2</sup>	Calc'd Storage	Soakwell Design volume	with grate	Qty	Total vol' provided
242.54m <sup>2</sup>	1m <sup>3</sup> /65m <sup>2</sup>	3.73m <sup>3</sup>	(S1) 1500x900d (1.58m <sup>3</sup> ) (S2) 900x900d (0.57m <sup>3</sup> )	N	2	3.73m <sup>3</sup>
<b>STORMWATER CALCULATIONS</b>						

**Setback Average**  
Area forward: 7.32m<sup>2</sup>  
Area behind: 17.52m<sup>2</sup>

**Open Space:**  
Zoning: R20  
Site Area: 562m<sup>2</sup>  
Min Open Space Req: 281m<sup>2</sup> (50%)  
Covered as per Part 5.1.4 C4: 207.53m<sup>2</sup>  
**Open Space Provided: 354.47m<sup>2</sup> (63.07%)**



**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

**CLIENT NOTE**  
F.F.L SHOWN ON PLAN MAY VARY TO WITHIN 40mm EITHER WAY

THE OWNER IS RESPONSIBLE FOR NOTIFYING THE BUILDER IF THEIR SITE IS IN A FLOOD PLAIN OR HIGH WATER TABLE. BUILDER IS NOT RESPONSIBLE FOR EXTERNAL FACTORS EFFECTING PERFORMANCE.

LOCATION AND NUMBER OF RWP'S SHOWN ARE SUBJECT TO CHANGE ON-SITE AT BUILDERS DISCRETION.

LOCATION AND SIZES OF RETENTION WELLS, GRATES, OR OVERFLOWS SHOWN ARE SUBJECT TO CHANGE ON-SITE AT PLUMBER'S DISCRETION.

**EARTHWORKER NOTE**  
REFER TO SOIL REPORT FOR SITEWORKS INFORMATION

**CONCRETOR NOTE**  
SLAB AND FOOTING DESIGN AS PER ENGINEERS DETAIL. REFER TO SUPPORTING DOCUMENTATION.

**STORMWATER NOTE**  
STORMWATER DISPOSAL TO SOAKWELLS (UNLESS NOTED) CONNECT ALL RWPS VIA DRAIN GRATE COLLECTION.

**PLUMBER NOTE**  
PROVIDE STOP GATE VALVE, 'T' JOINT & BACKFLOW PREVENTION DEVICE FOR FUTURE RETIC.

PRELAY RETIC SLEEVES AS PER PLAN.

REFER TO ENGINEERS NOTES FOR MIN SETBACK REQUIREMENTS FOR SOAKWELLS.

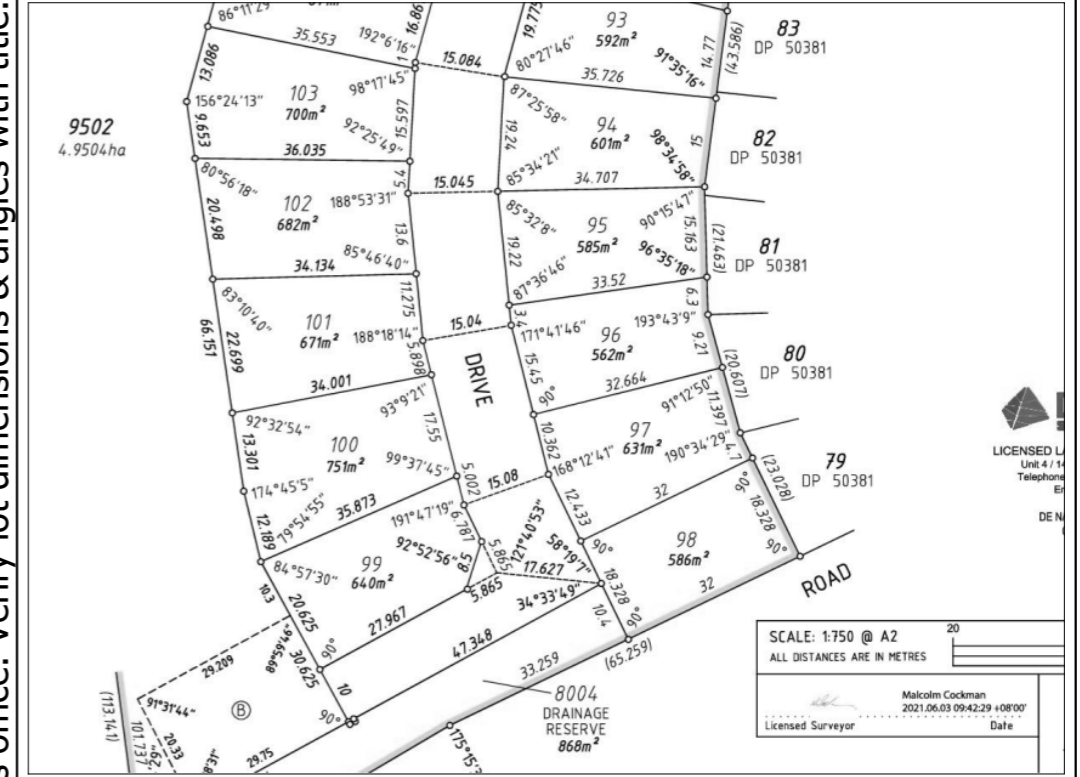


Cnr Blair & Hayes Sreet  
PO Box 354 Bunbury WA 6231.  
TELEPHONE: (08) 9792 0555 FACSIMILE: (08) 97920 556  
ABN 17 071 096 350

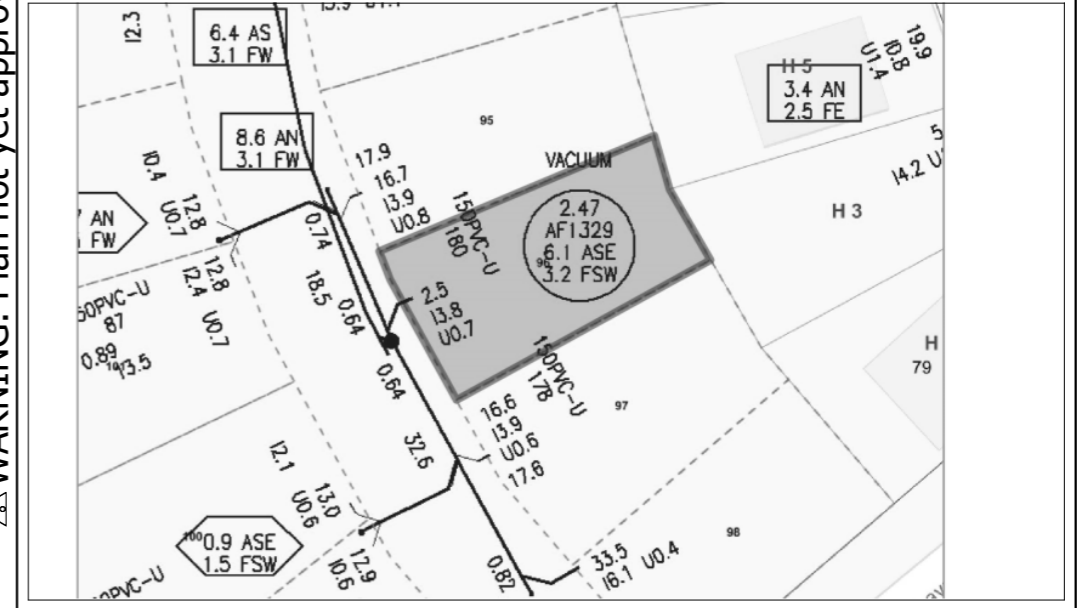
**! WARNING !**  
PLAN NOT YET APPROVED BY TITLES OFFICE.  
VERIFY LOT DIMENSIONS & ANGLES WITH TITLE.

**CONTOUR & FEATURE SURVEY**

LOT Lot 96 (DP 418698 - Unapproved)  
ADDRESS Tilbanup Drive, Geographe  
LGA CITY OF BUSSELTON  
CLIENT Forrest  
ORDER # 24003  
GPS Lat: -33.646682 Long: 115.363362  
SSA Yes AREA 562m<sup>2</sup>



ELEC.	U/Ground	SEWER	Yes	ROADS	Bitumen	COASTAL	Yes
GAS	Check Alinta	COMMS	Not loc.	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Mountable	VEG.	Light Grass Cover



**COTTAGE SURVEYS**

87-89 Guthrie St PO Box 1611 P: (08) 9446 7361  
Osborne Park Osborne Park BC E: perth@cottage.com.au  
WA 6017 WA 6917 W: www.cottage.com.au

JOB: 504599 DATE: 08 Jul 21 DRAWN: T. Do

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

# CARTER

**WIND CLASS ▶ N3**

**BUSHFIRE ▶ BAL-12.5**

**CORROSION ▶ R3**

**30c Ceilings Throughout**  
unless otherwise noted

**CLIENT NOTE**  
F.F.L SHOWN ON PLAN MAY VARY TO WITHIN 40mm EITHER WAY

DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. NO ALLOWANCE FOR PLASTER OR WALL FINISHES. CONSIDERATION SHOULD BE GIVEN WHEN CALCULATING CLEARANCES FOR FUTURE FURNISHINGS / FITTINGS.

NUMBER AND LOCATION OF RWPs IS APPROXIMATE AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION.

BUILDER ACCEPTS NO RESPONSIBILITY FOR DAMAGE TO EXTERNAL PERSONAL ACCESS DOORS DUE TO WEATHERING.

**BRICK LAYER NOTE**  
REFER TO ENGINEERS DETAILS FOR MASONRY REINFORCEMENT & COURSING.

**ROOF CARPENTER NOTE**  
ROOF BEAMS SHOWN ARE APX. REFER TO SCHEDULED & ENGINEER DOCUMENTS FOR LOCATION & REQUIREMENTS.

FRAME OUT AIR CON RETURN VENT 1135mm X 535mm (WHERE APPLICABLE)

**FIXING CARPENTER NOTE**  
450mm DEEP SHELF & RAIL AT 1800h TO BUILT-IN ROBES

450mm DEEP SHELF & RAIL AT 1800h TO WALK-IN ROBES

TOWEL RAILS AT 900h U.O.N.

4x 450mm DEEP SHELVES TO LINEN. HEIGHTS; 500, 900, 1300, 1700 AFL

SCULLERY SHELVES AS PER DETAILS ON SHEET 05.

PROVIDE SUPPORTS TO SHELVING AS REQ'D (max 1500w UNSUPPORTED)

**AIR CON NOTE**  
FINAL POSITION OF AIR CON AND OUTLETS IS AT THE DISCRETION OF THE INSTALLER

**BUSHFIRE RATING BAL 12.5**  
**AS-3959-2018**

**EXTERNAL GLAZED ELEMENTS**

- ALUMINIUM MESH SCREENS TO ALL OPENABLE PORTIONS OF WINDOWS (2mm MAX APERTURE)
- AWNINGS WINDOWS REQUIRE INTERNAL SCREENS
- 5mm TOUGHENED GLASS TO ALL GLAZING LESS THAN 400mm FROM THE GROUND
- 5mm TOUGHENED GLASS TO ALL SLIDING DOORS.

**EXTERNAL WALLS**

- 2mm WEEPHOLES TO BRICKWORK
- ALL EXTERNAL GAPS SHALL BE SCREENED OR SEALED TO PREVENT GAPS NO GREATER THAN 2mm

**DOORS**

- BAL-12.5 RATED ENTRY DOORS, MIN 35mm SOLID CORE TIMBER OR ALUMINIUM.
- EMBER SEALS TO GARAGE DOOR/S INCLUDING RECESSED HARDSTAND TO SUIT

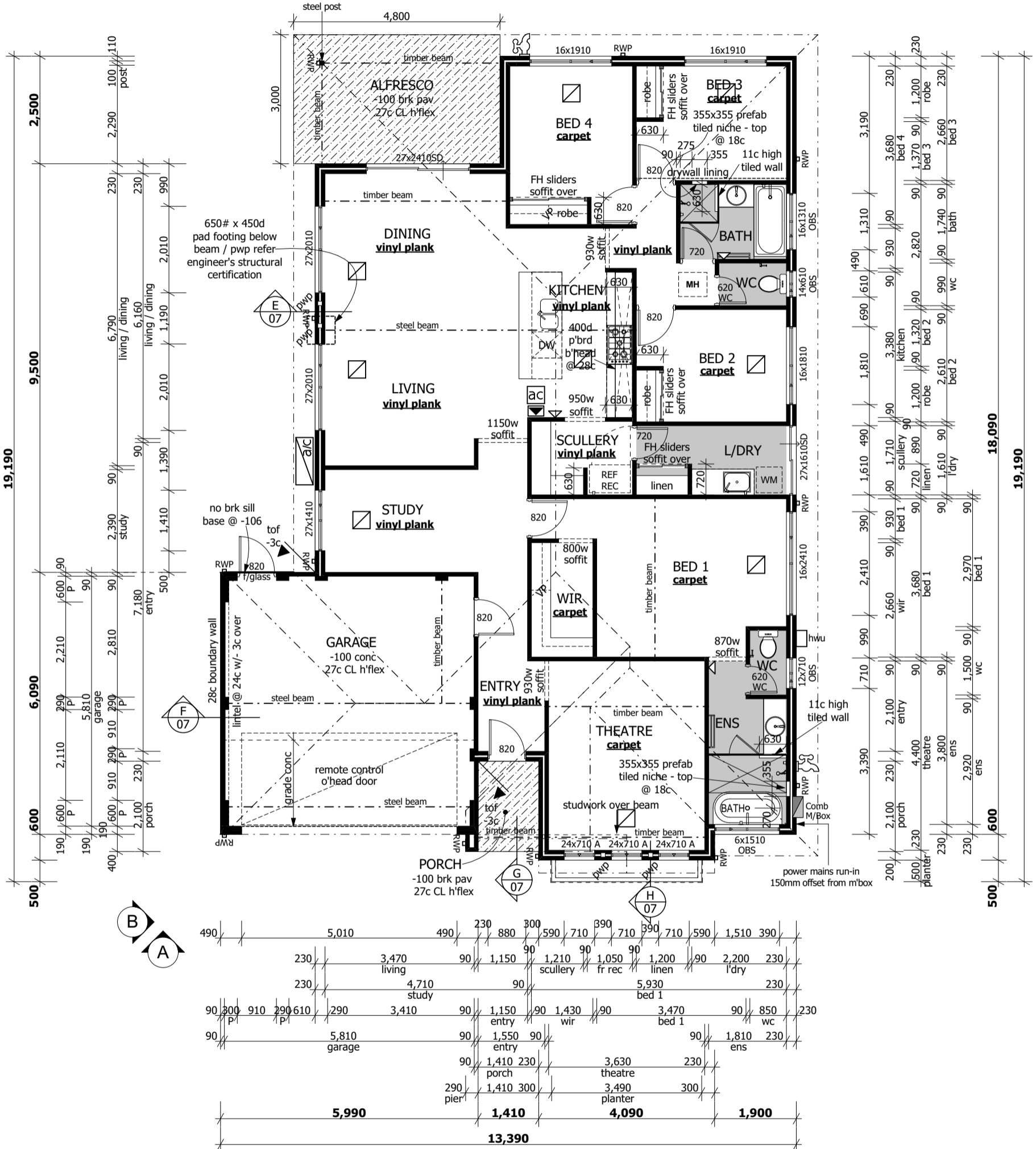
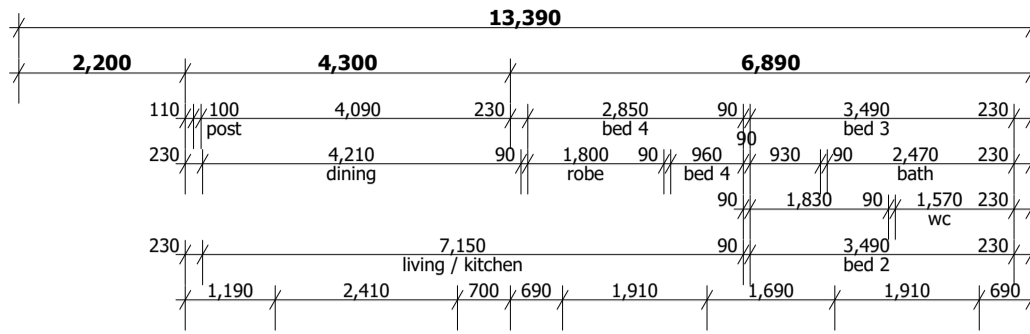
**PENETRATIONS**

- NON-COMBUSTIBLE SPARK GUARDS OR MESH COVERS TO FLUMES (2mm MAX APERTURE)
- ROOF PENETRATIONS SHALL BE SEALED WITH A NON-COMBUSTIBLE SEALER. ALL JOINTS SUITABLE BACKED WITH BREATHABLE SARKING OR MESH (2mm MAX APERTURE)

**ROOF COVER:**

- METAL SHEET - 55mm ANTICON TO ENTIRE ROOF WITH NON-COMBUSTIBLE MINERAL WOOL BLANKET ALONG GUTTERS, RIDGES AND VALLEYS
- TILED - FULL SARKING TO ENTIRE ROOF DIRECTLY ON TOP OF ROOF FRAME.

**TO BE READ IN CONJUNCTION WITH ADDENDA FOR EXACT PRODUCT & SPECIFICATIONS**



**AREA CALC**

1 HOUSE	169.38	( 59.760m)
2 GARAGE	34.80	
3 ALFRESCO	14.40	
4 PORCH	2.96	
<b>TOTAL</b>	<b>221.54 m²</b>	

**AMENDMENTS:**

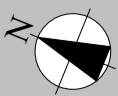
Contract	26/7/21	CB
Full Certs	15/9/21	CB
VO 1 (finals)	15/11/21	CB

**CLIENT:**  
M.A. Forrest

**ADDRESS:**  
Lot 96 Tilbanup Drive,  
GEOGRAPHE

**SHEET:**  
02 of 08

**JOB NUMBER:**  
24003



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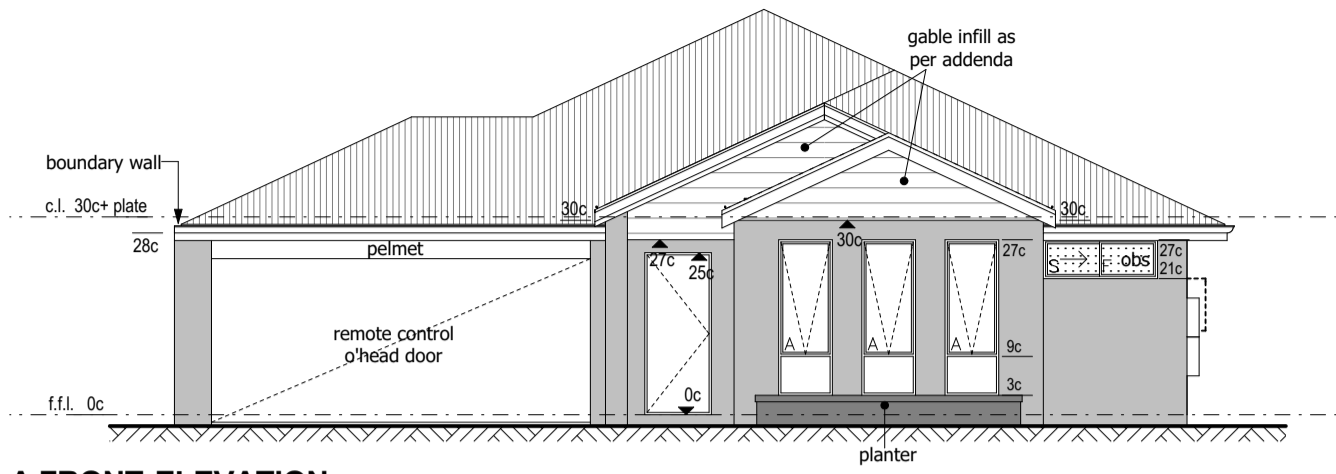
**FLOOR PLAN**  
1:100



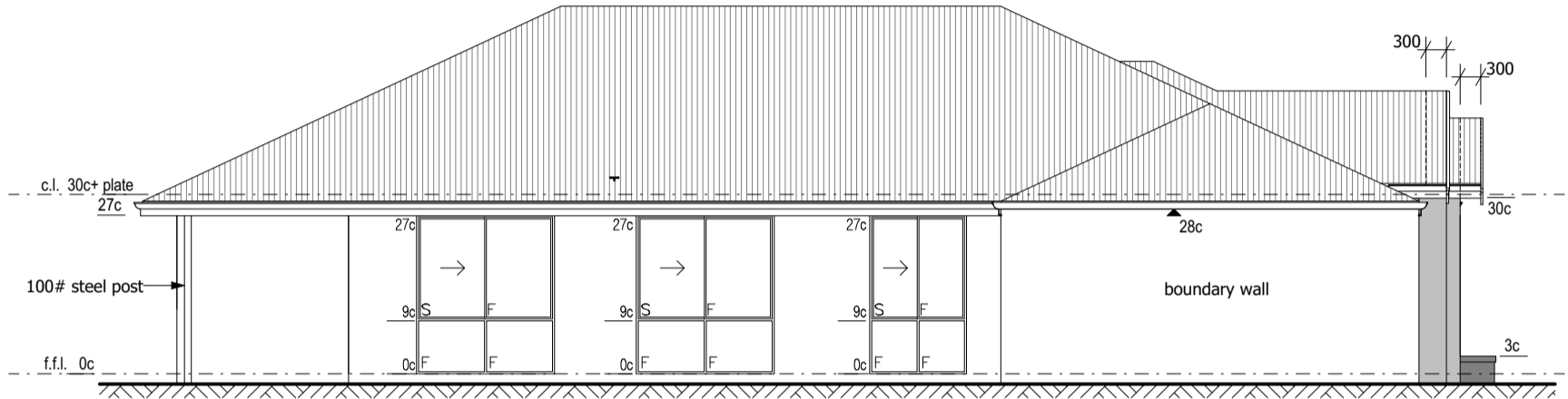
**Homebuyers**  
**Centre**

# CARTER

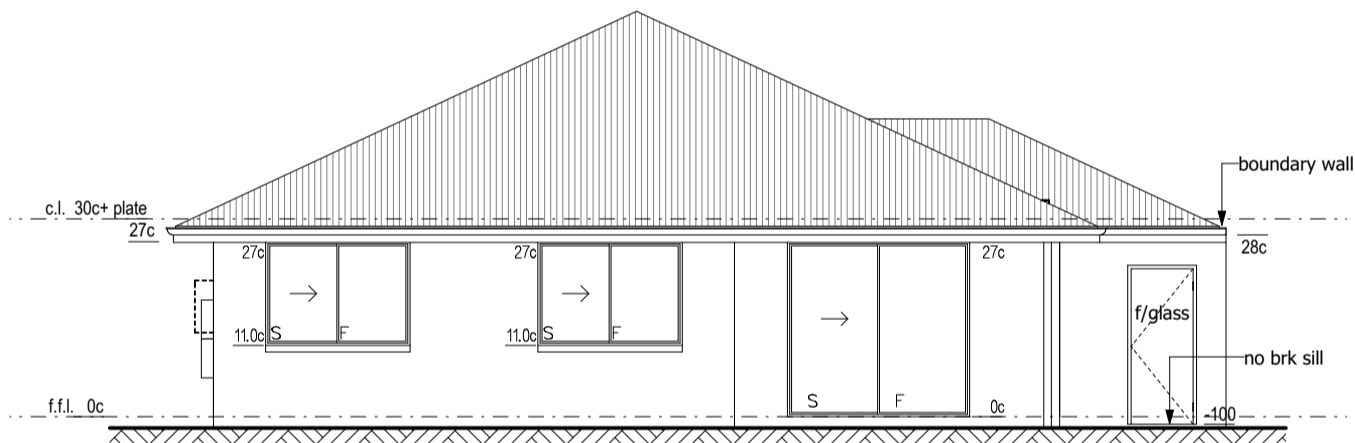
**ROOFING NOTE**  
 METAL ROOF  
 24°43' PITCH  
 IN ACCORDANCE WITH  
 AS1684 AND ENGINEERS  
 DETAILS



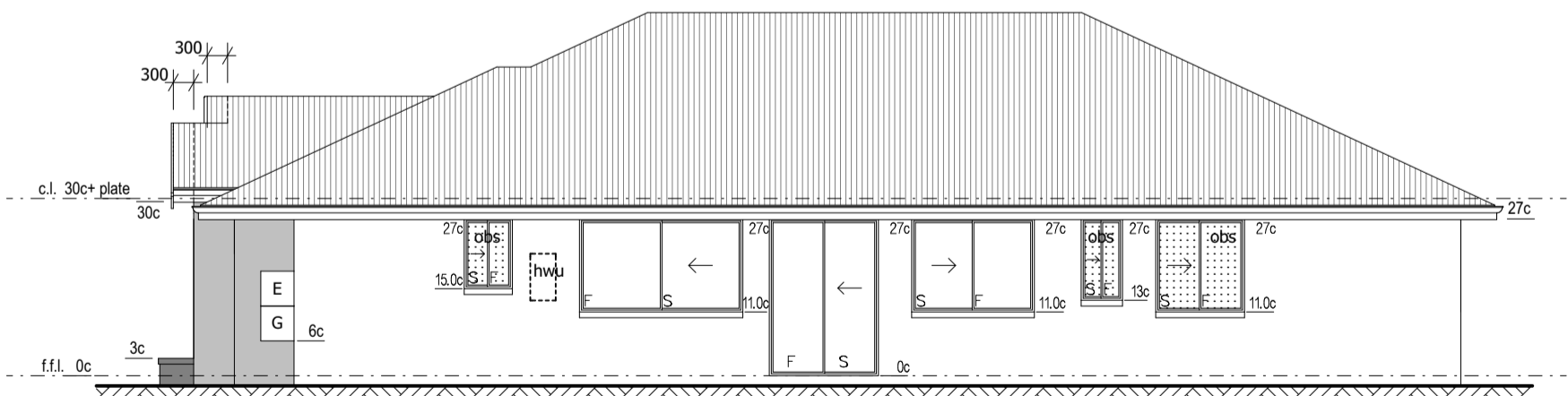
**A FRONT ELEVATION**  
 1:100



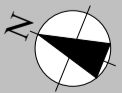
**B SIDE ELEVATION**  
 1:100



**C REAR ELEVATION**  
 1:100



**D SIDE ELEVATION**  
 1:100



CLIENT: \_\_\_\_\_  
 CLIENT: \_\_\_\_\_  
 BUILDER: \_\_\_\_\_

**AMENDMENTS:**  
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 VO 1 (finals) 15/11/21 CB

CLIENT:  
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SHEET:  
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# CARTER

## ELECTRICIAN NOTE

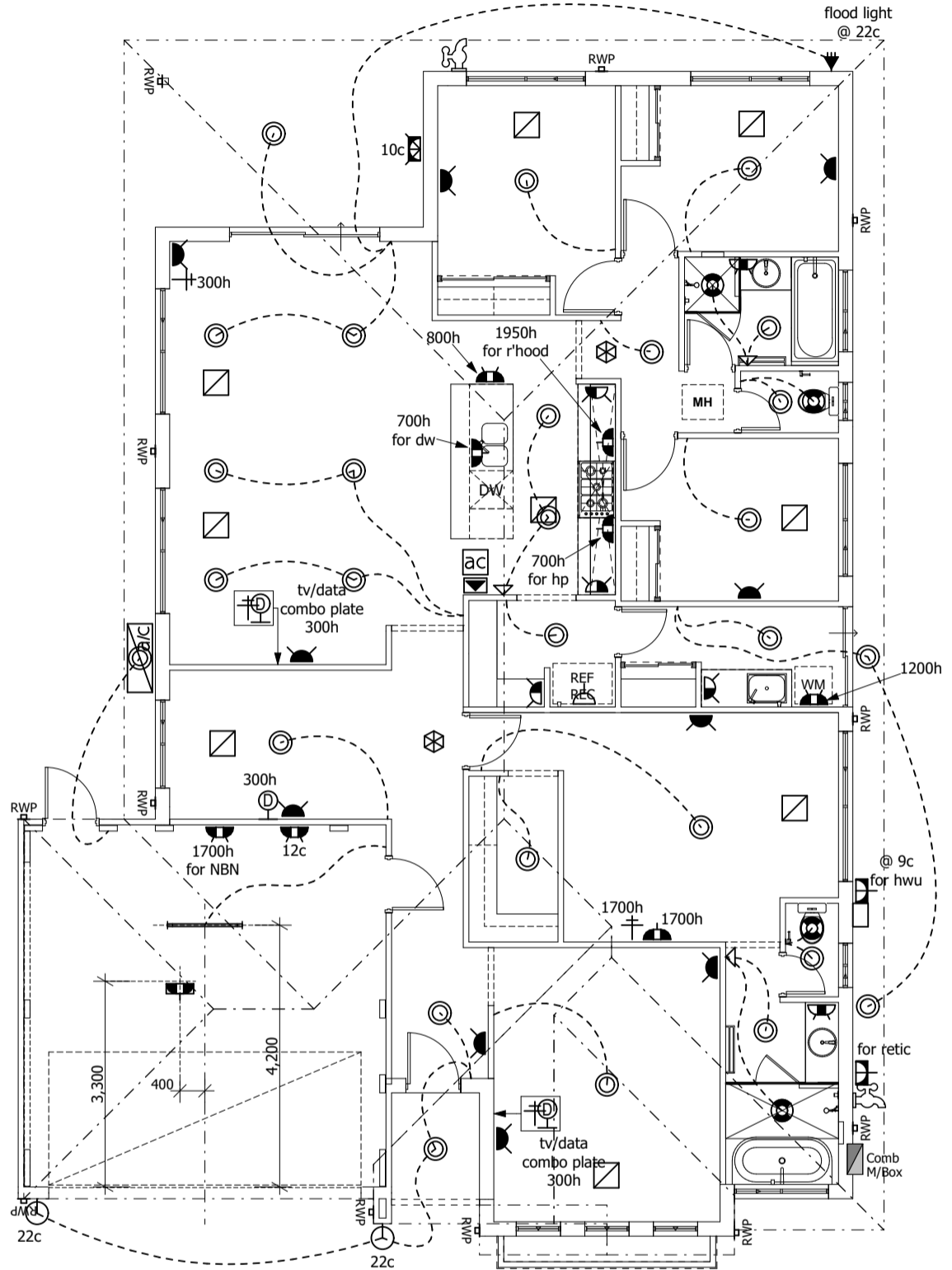
LIGHT SWITCHES TO BE AT 1250h AND 200mm HORIZONTALLY FROM EDGE OF DOOR FRAME UNLESS NOTED.

SMOKE DETECTORS TO SUIT B.C.A 3.7.5 INTERCONNECTED, HARDWIRED AND WITH BATTERY BACK-UP.

ALL DOWNLIGHTS ARE NON-VENTED (IF INCLUDED) ALL LIGHTS ARE INSTALLED TO COMPLY WITH N.C.C 3.12.5.5

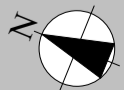
## PRELAY NOTE

PRELAY REQUIRED FOR KITCHEN ISLAND BENCH FOR PLUMBING & POWER



## ELECTRICAL LEGEND

	20mm CONDUIT	3
	25mm CONDUIT W/- WALL BOX	1
	AIR COND CONTROLLER	1
	AIR COND OUTLET	9
	AIR COND REVERSE UNIT	1
	DATA POINT	3
	DOUBLE GPO - 1050 AFL	4
	DOUBLE GPO - 300 AFL	10
	DOUBLE GPO - 930 AFL	2
	DOUBLE GPO - SPECIFIED HEIGHT	4
	EXHAUST FAN FLUMED	4
	Hunter III Flood Light	1
	LOW VOLTAGE LED LIGHT	28
	Neo LED	1
	SINGLE GPO - 1550 AFL	1
	SINGLE GPO - CEILING MOUNTED	1
	SINGLE GPO - SPECIFIED HEIGHT	4
	SMOKE DETECTOR CEILING MOUNT	2
	TV POINT	4
	WALL LIGHT	2
	WEATHERPROOF DOUBLE GPO	1
	WEATHERPROOF SINGLE GPO	2



CLIENT: \_\_\_\_\_  
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 BUILDER: \_\_\_\_\_

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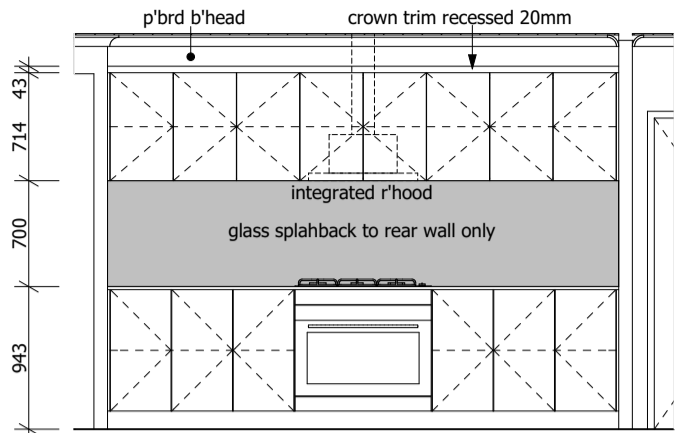
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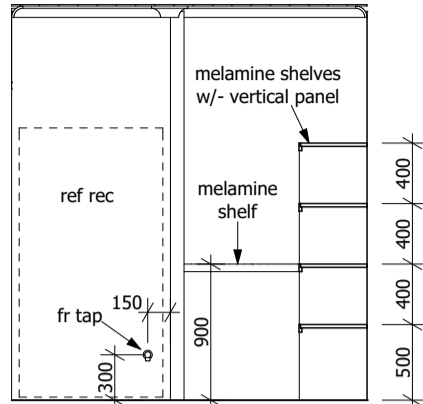
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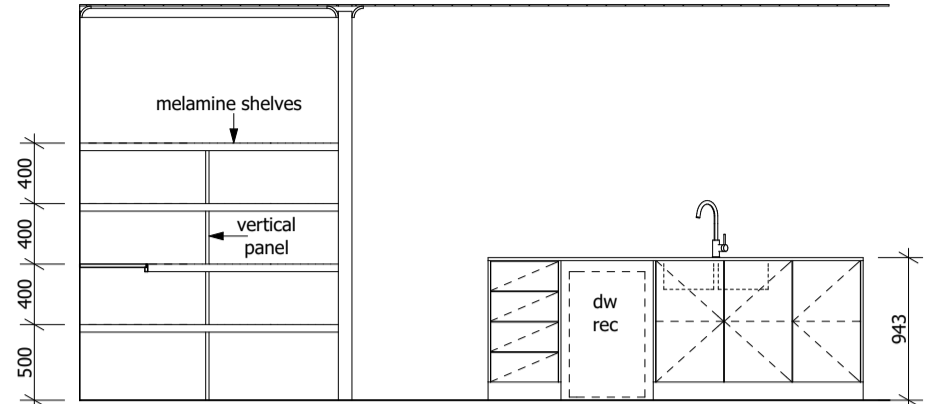




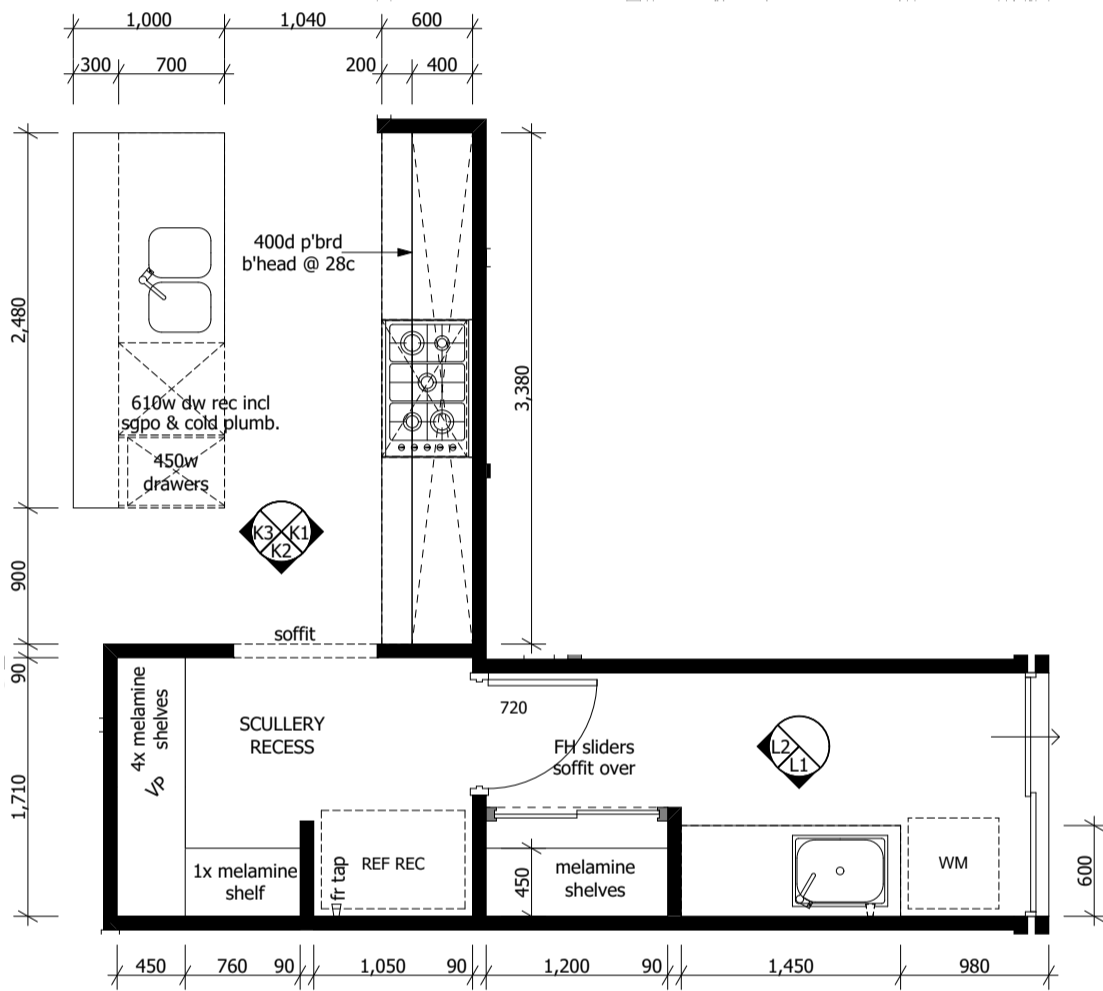
**K1 KITCHEN**  
1:50



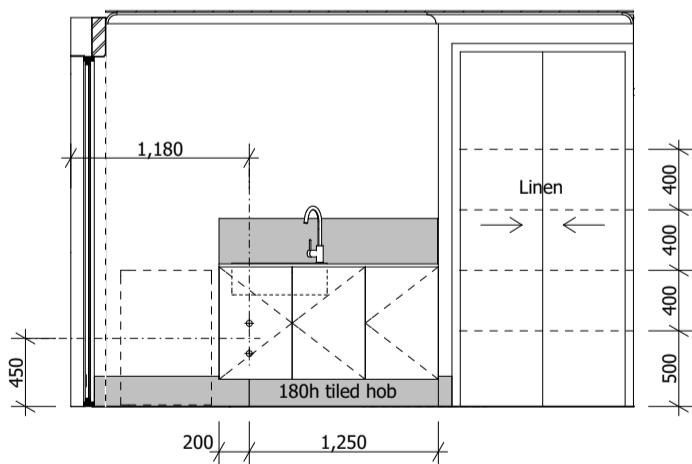
**K2 KITCHEN**  
1:50



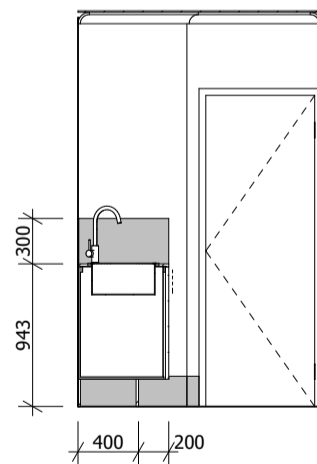
**K3 KITCHEN**  
1:50



**Kitchen / Laundry Layout**  
1:50



**L1 LAUNDRY**  
1:50



**L2 LAUNDRY**  
1:50

**PLUMBER NOTE**  
SHOWER ROSES ARE 1925mm A.F.L. U.O.N.

**CLIENT NOTE**  
LOCATIONS OF JOINS IN BENCHTOPS ARE AT THE DISCRETION OF THE CABINETMAKER

**TILER NOTE**  
REFER TO TILE SELECTION SHEET FOR TILE SIZES, LAYING PATTERNS, FEATURE TILES ETC

VANITY CBRD HOBBS ARE 180mm HIGH AND RECESSED 250mm IN FRONT AND 200mm TO THE SIDES, UNLESS OTHERWISE NOTED / SHOWN.

PLANS ARE TO BE READ IN CONJUNCTION WITH BUILDERS STANDARD SPECIFICATION, ADDENDA AND ENGINEERS DOCUMENTS.

CLIENT: \_\_\_\_\_  
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BUILDER: \_\_\_\_\_

**AMENDMENTS:**

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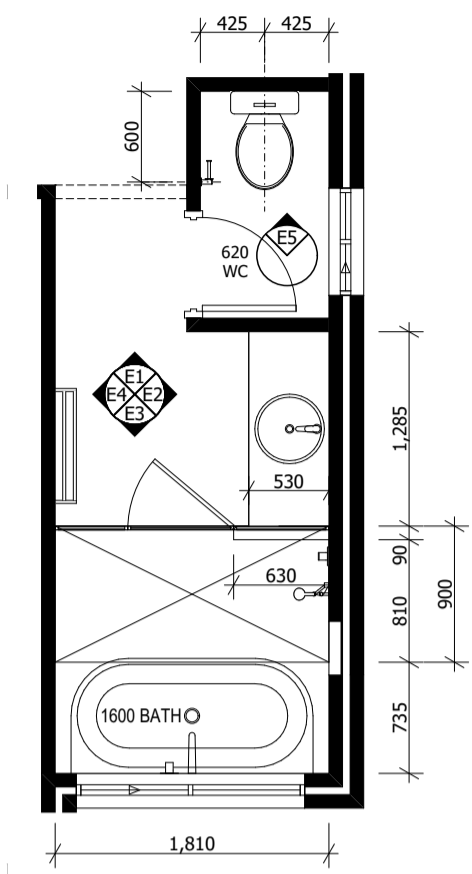
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SHEET:  
05 of 08

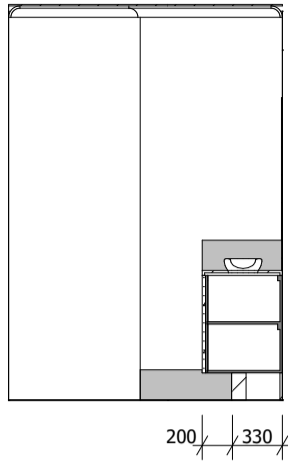
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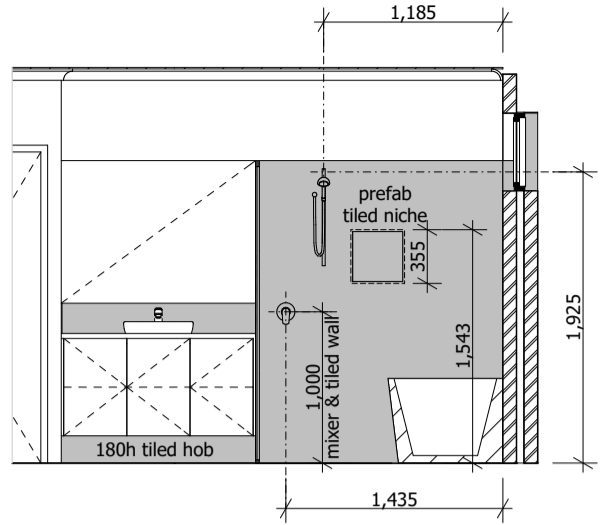




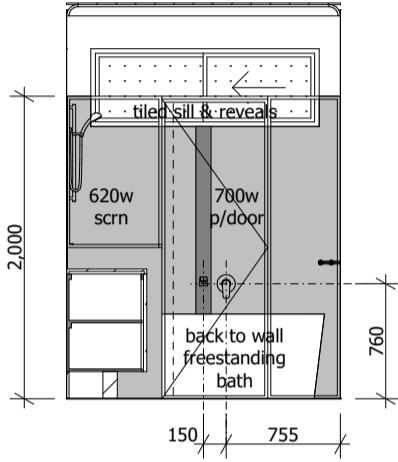
**Ensuite Layout**  
1:50



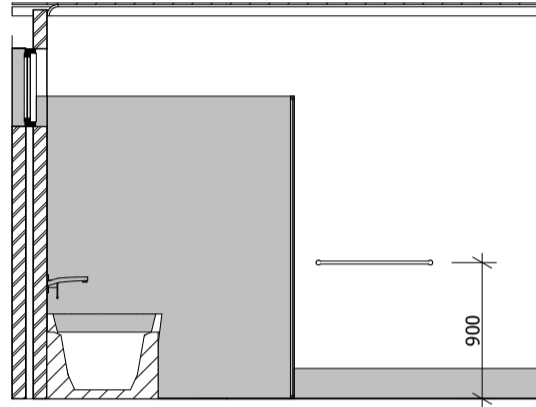
**E1 ENSUITE**  
1:50



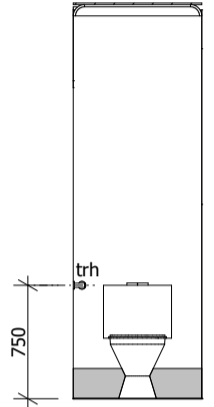
**E2 ENSUITE**  
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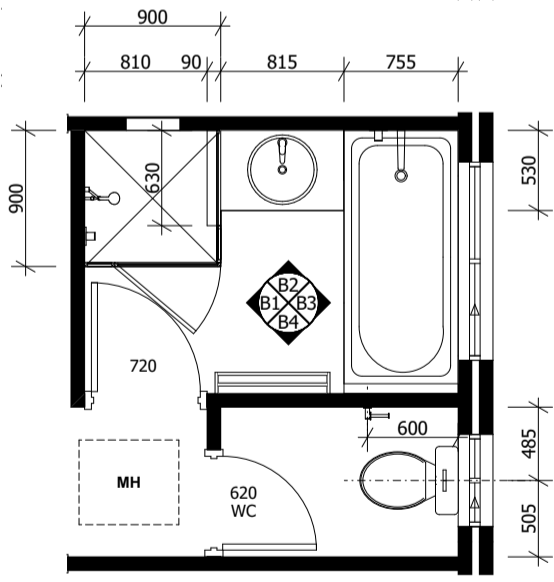
**E3 ENSUITE**  
1:50



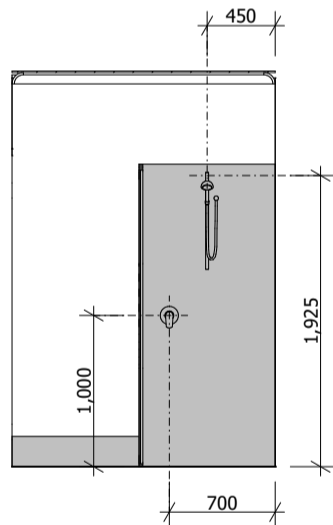
**E4 ENSUITE**  
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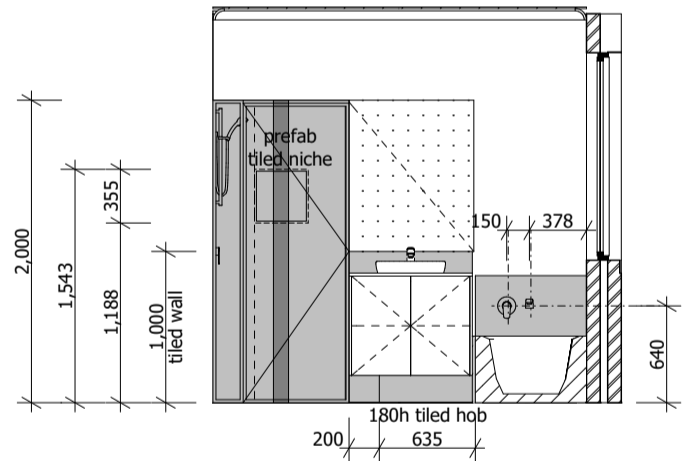
**E5 ENSUITE**  
1:50



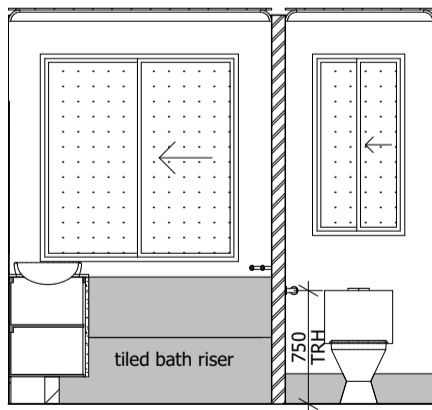
**Bathroom Layout**  
1:50



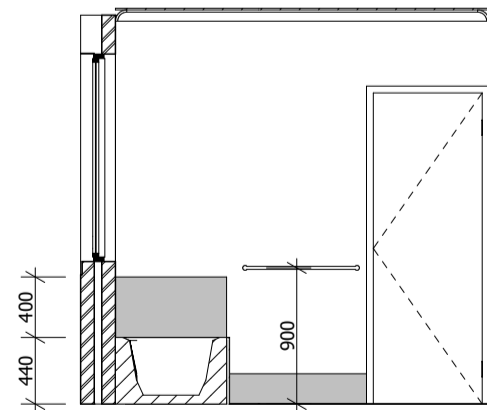
**B1 BATHROOM**  
1:50



**B2 BATHROOM**  
1:50



**B3 BATHROOM**  
1:50



**B4 BATHROOM**  
1:50

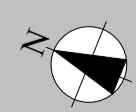
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BUILDER: \_\_\_\_\_

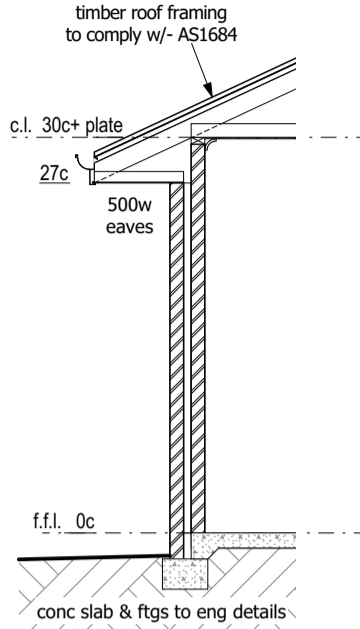
**AMENDMENTS:**  
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Full Certs 15/9/21 CB  
VO 1 (finals) 15/11/21 CB

CLIENT:  
M.A. Forrest

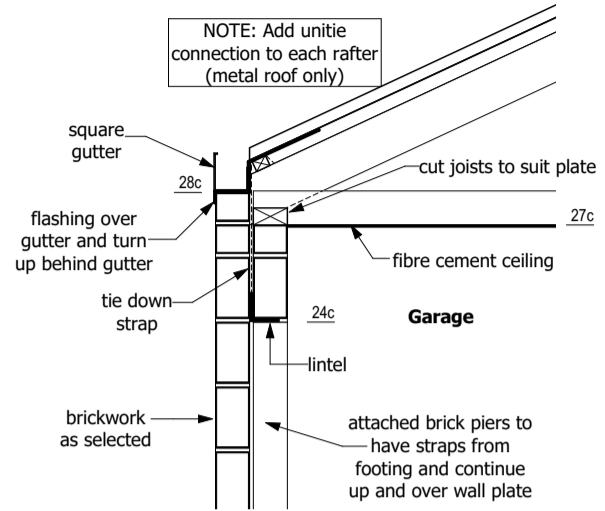
SHEET:  
06 of 08

ADDRESS:  
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GEOGRAPHE

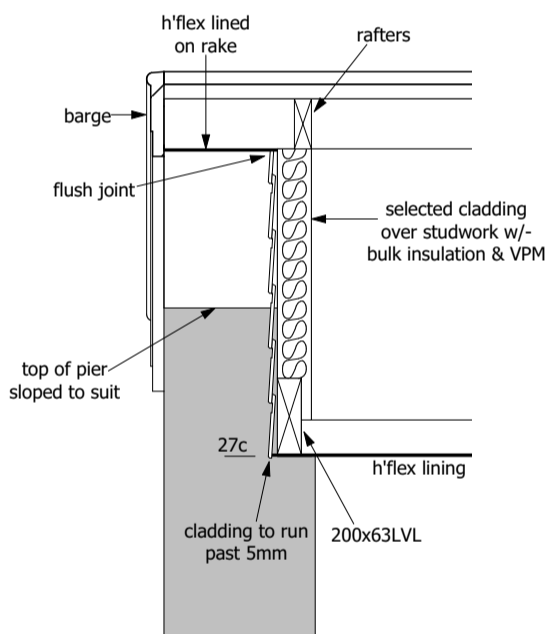
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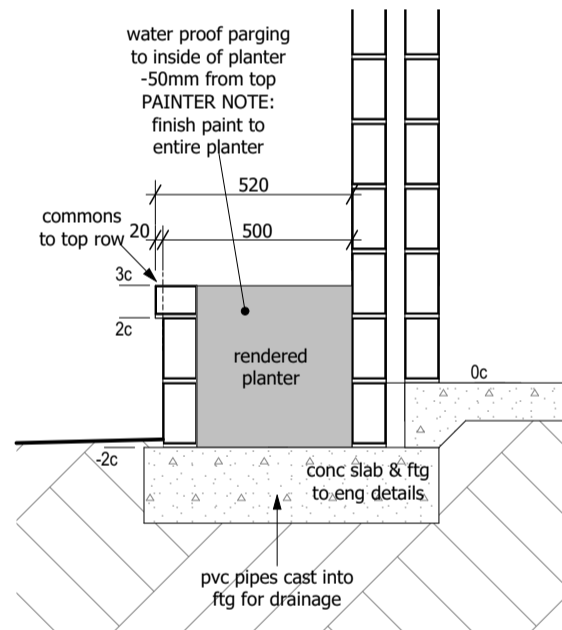
**E TYPICAL SECTION**  
1:50



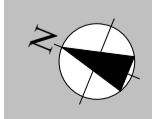
**F GARAGE BOUNDARY WALL DETAIL**  
1:20



**G PORCH DETAIL**  
1:20



**H PLANTER DETAIL**  
1:20



CLIENT: \_\_\_\_\_  
 CLIENT: \_\_\_\_\_  
 BUILDER: \_\_\_\_\_

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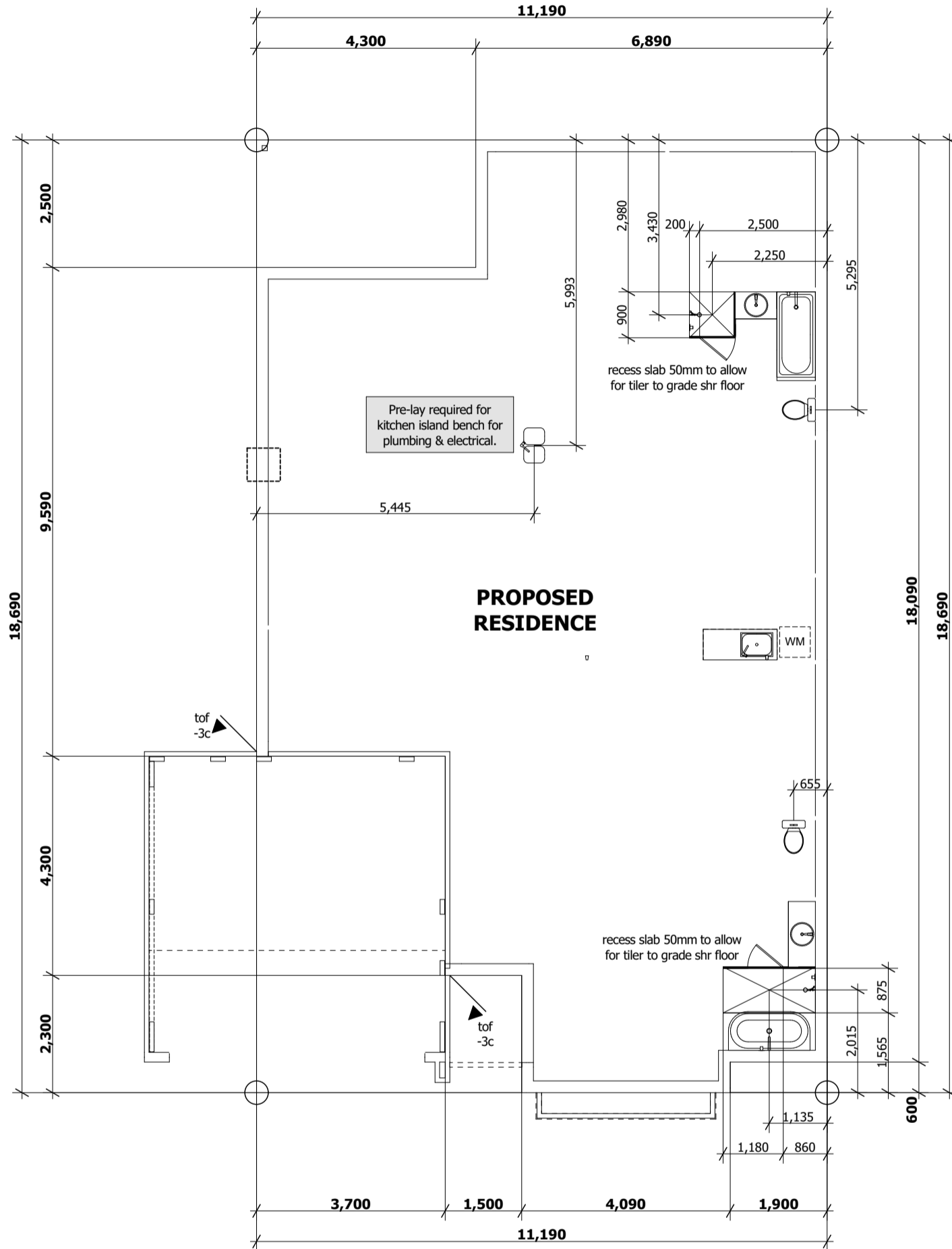
## CONCRETOR NOTE

ENSURE PRELAY TO KITCHEN ISLAND BENCH IS COMPLETED BEFORE CONCRETE POUR, IF APPLICABLE.

CONC. PAD FTGS at -3c FOR BRICK PIER AND STEEL POSTS TO ENGINEER'S DETAIL.

DROP TOP OF FTGS TO -03c TO ALLOW FOR GRADE TO FRONT OF GARAGE.

CHEMICAL TERMITE TREATMENT REQUIRED PRIOR TO SLAB POUR.



## CONCRETE LAYOUT 1:100

CLIENT: \_\_\_\_\_  
 CLIENT: \_\_\_\_\_  
 BUILDER: \_\_\_\_\_

**AMENDMENTS:**

Contract	26/7/21	CB
Full Certs	15/9/21	CB
VO 1 (finals)	15/11/21	CB

CLIENT: M.A. Forrest  
 SHEET: 08 of 08

ADDRESS: Lot 96 Tilbanup Drive,  
 GEOGRAPHE  
 JOB NUMBER: 24003

