

Site Classification: TBA
(refer Eng. details)
N2 Wind classification
TC2.5 Terrain Category
NS Shielding
T0 Topography
R1 Corrosion Classification

NOTE!
3 PHASE POWER

NOTE!
BAL LOW APPLIES
TO THIS SITE

NOTES:
* STORMWATER DISPOSAL TO SHIRE REQUIREMENTS
(SHOWN DIAGRAMMATICALLY)
* SAND PAD LEVEL MAY VARY 100mm EITHER WAY DUE
TO ON SITE RESTRICTIONS

AREAS		
ID	Area	Perimeter
GROUND FLOOR		
HOUSE	106.30	57.56
ANCILLARY	62.61	38.50
GARAGE 2	19.71	18.68
GARAGE 1	18.40	17.81
ALFRESCO	13.79	15.60
PORCH 1	2.61	6.62
PORCH 2	1.50	5.00
	224.92 m²	159.77 m

PAVING AREA	
LOCATION	Area
LHS PATH	6.48
DRYING AREA 2	9.99
DRYING AREA 1	3.12
DRIVEWAY	34.33
COURTYARD 2	13.01
COURTYARD 1	16.53
	83.46 m²

APPROX TRUE NORTH



WARNINGS

- UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM PLANS SUPPLIED BY THE RELEVANT AUTHORITIES THROUGH THE "DIAL BEFORE YOU DIG" SERVICE. ACCURATE LOCATION OF SERVICES CAN ONLY BE GUARANTEED BY EXCAVATION. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES.
- DETAILS OF NEIGHBOURING PROPERTIES HAVE BEEN MEASURED FROM WITHIN SUBJECT SITE. THE POSITION OF THESE IS THEREFORE APPROXIMATE. ACCESS TO RELEVANT PROPERTIES WILL NEED TO BE ARRANGED TO PROVIDE ACCURATE DETAIL.

NOTATIONS

- COORDINATES ARE ON A LOCAL PLANE DATUM BASED UPON ARBITRARY BEARINGS.
- LAND IN SURVEY IS SHOWN ENCLOSED WITHIN THICK MAGENTA CONTINUOUS LINES.
- LEVEL SHOWN ON THIS PLAN ARE ARBITRARY IN METRES.
- ONLY VISIBLE SERVICES AT SURFACE LEVEL HAVE BEEN LOCATED.
- ONLY WINDOWS DIRECTLY FACING THE SUBJECT SITE HAVE BEEN LOCATED WHERE PRACTICABLE.
- ALL PLOTTED EXISTING SERVICES WERE DERIVED FROM INFORMATION PROVIDED BY DIAL BEFORE YOU DIG.
- ALL DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE AND LINEWORK.

TITLE BOUNDARIES

A RE-ESTABLISHMENT SURVEY HAS NOT BEEN UNDERTAKEN AS PART OF THIS SURVEY.

THE LOT BOUNDARIES DEPICTED ON THE SURVEY RELY SOLELY ON THE DEVELOPER PLAN. DIMENSION AND ANGLE SHOWN IS HEAVILY BASED ON ASSUMPTION AND APPROXIMATION.

IT'S IMPORTANT TO NOTE THAT THE TITLE SEARCH IS NOT FACTORED IN, POTENTIALLY OMITTING EASEMENTS OR OTHER INTERESTS NOT INDICATED ON THE PLAN. IT'S ADVISABLE TO REVIEW THE TITLE FOR CONFIRMATION OF ALL LOT DETAILS AND TO IDENTIFY ANY EASEMENTS OR OTHER INTERESTS THAT COULD IMPACT PROPERTY DEVELOPMENT.

LEGEND

	RIVET/NAIL		STOP VALVE
	GAS METER		FIRE HYDRANT
	GAS UNDERGROUND		SEWER PIT
	WATER METER		INSPECTION SHAFT
	WATER TAP		DRAINAGE PIPE
	NBN CONNECTION		FLOOR LEVEL
	ELECTRIC PIT		GAS VALVE
	ELECTRICAL CABINET		UNIDENTIFIED UTILITY
	ELECTRIC LIGHT POLE		UNIDENTIFIED PIT
	LIGHT POLE		UNIDENTIFIED POLE
	ELECTRIC POLE		CLICKABLE 360° PHOTO
	ELECTRIC DOME		APPROX TITLE BOUNDARY
	TELECOMM PILLAR		APPROX TREE HEIGHT
	TELECOMM PIT		U.GROUND SEWER LINE
	SIGN		
	SEWER CONNECT		

CONTOUR & FEATURE SURVEY

LOT	LOT 71 (DP N/A)
ADDRESS	#N/A BARLETTA VISTA, BULLSBROOK
LGA	CITY OF SWAN
CLIENT	SELECT LIVING
ORDER	107617
GPS	LAT: -31.656552 , LNG: 116.041886
SSA	AREA 425m²

SITE PLAN 1:200

CLIENT:	JN: 5350
PROJECT ADDRESS:	PAGE: 1 of 14
LOT 71 BARLETTA VISTA BULLSBROOK WA 6084	

ORIGINAL SHEET SIZE: A3
SCALE BAR: 0 2 4 6 8 10
SCALE: 1:200 (LENGTHS ARE IN METRES)

VERSION INFORMATION:

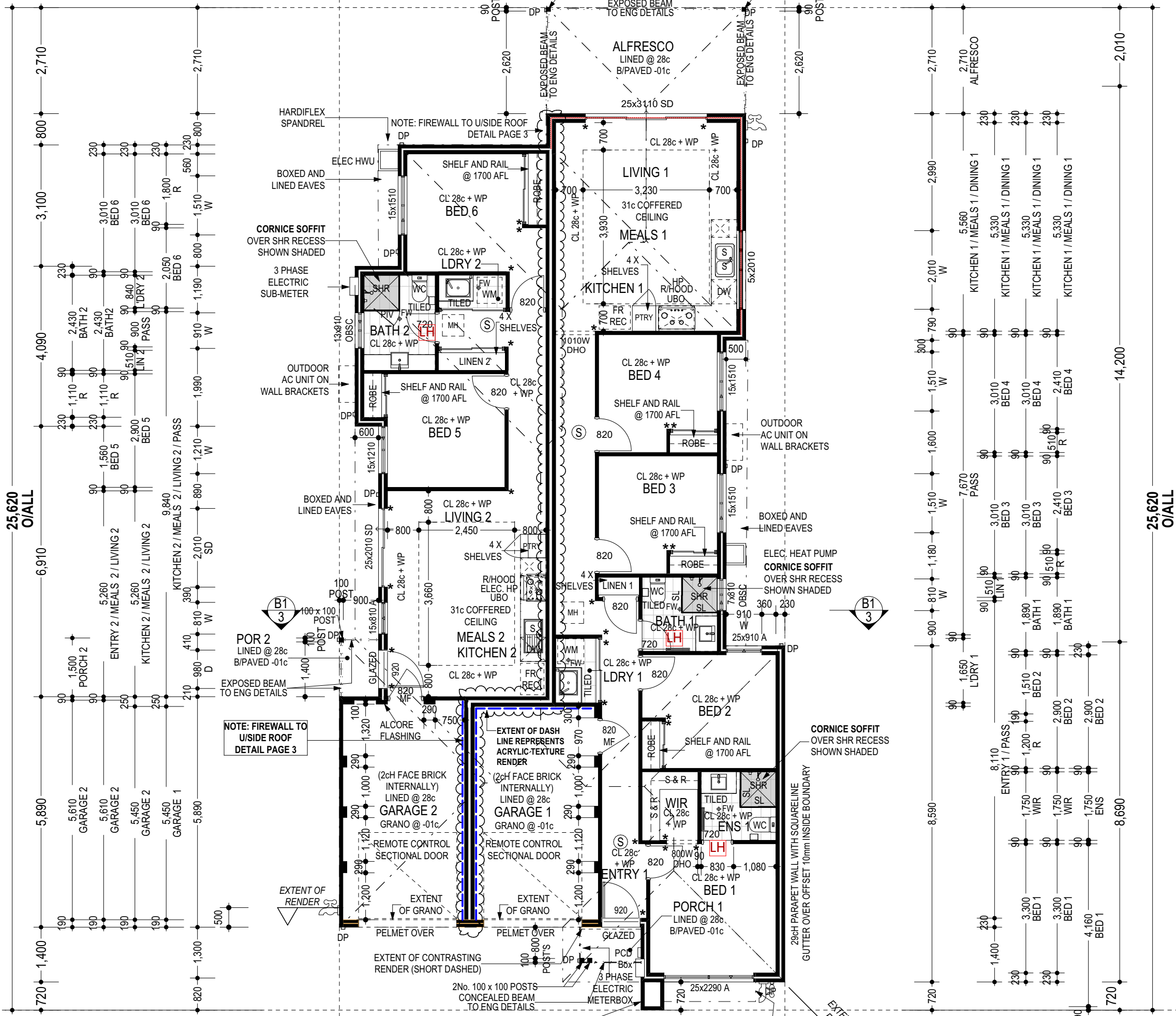
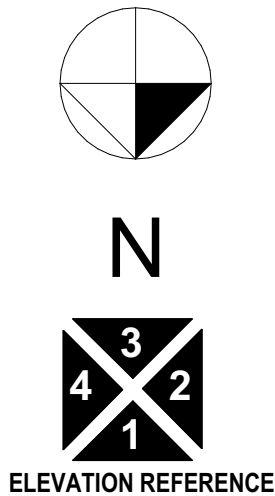
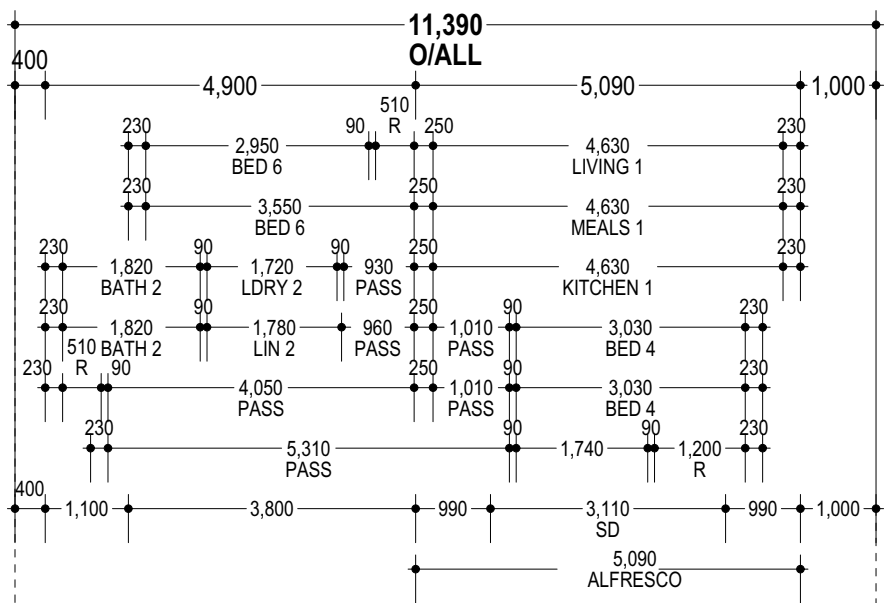
Ver:	DATE:	CHANGES:
1	11/12/2025	FIRST ISSUE.

SURVEYORS REFERENCE: 107617
VERSION NUMBER: 1
DATE OF SURVEY: 05/12/2025
SURVEYOR: BB
DRAWN: FI
CHECKED: ZY

PLAN OF EXISTING CONDITIONS

GENERAL NOTES:

- * Check all dimension on site prior to construction
- * All services to be chased into walls except at meterbox location.
- * R4.1 insulation to internal ceilings & garage only
- * 2c face brickwork (laid THIRD) b/work throughout unless otherwise noted (walls start w/- longreach)
- * Shelf & rail @ 1700 afl to robes
- * 4 equal shelves to linen & pantry (where applicable)
- * FH Vinyl sliding doors w/- cornice soffits to robes & linen (where applicable) unless noted otherwise
- * Metal beads *** to all trafficable corners
- * Final position of exhaust fans, rainwater pipes (DP) will be determined on site to suit relevant situation
- * Termite protection to garage parapet wall (REFER SPEC)
- * Provide removable lift off Hinges to all WC/toilets where distance to door is less than 1200mm

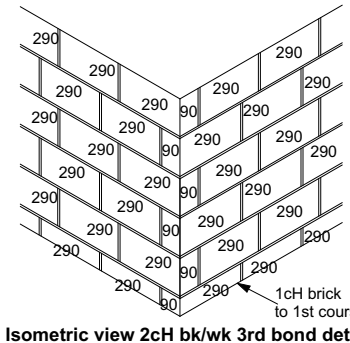
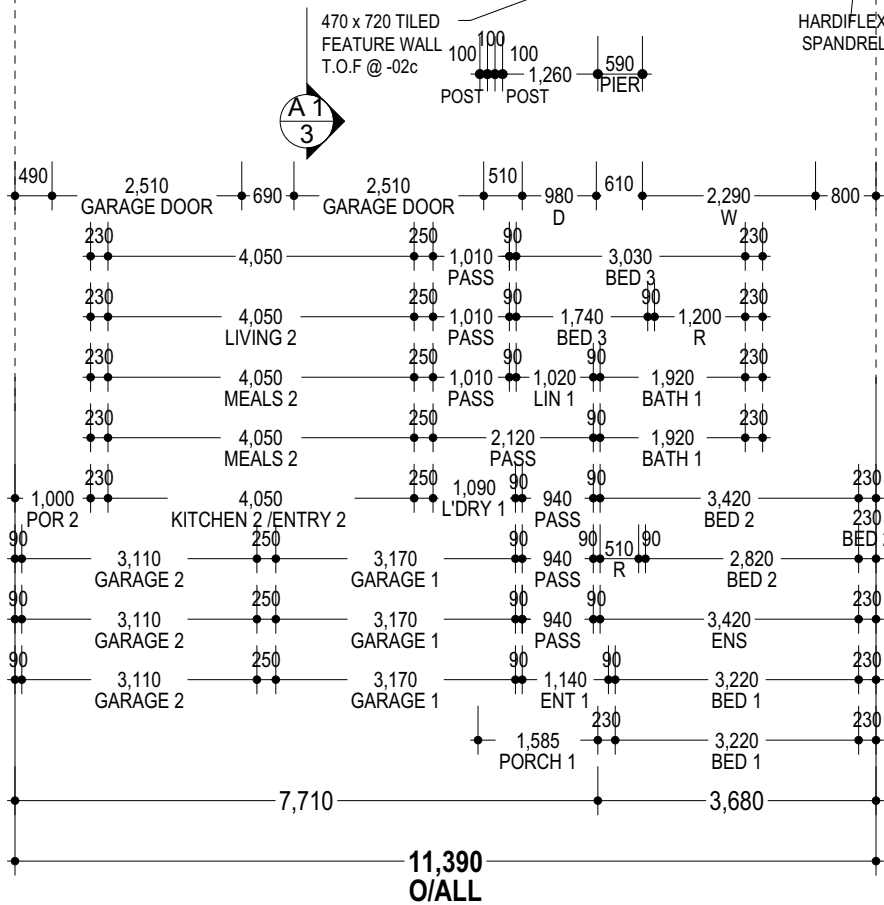


ENGINEERING NOTES:

WIND CLASS N2

- * Plans to be read in conjunction w/- engineer's details
- * Refer to engineer's details for tie down requirements
- * Head & Sill flashing to all windows/sliding doors as required
- * Roof holding down straps to be built into brickwork at max 1200 centres and fixed over roof purlins
- * Longreach bricks over internal/external door and windows with openings greater than 1600 and/or less than 3c brickwork above (including T-bar)
- * Screw fixed all sliding door heads to lintel-bar over
- * Reinforced bed joints to b/work over t-bars throughout as per engineers details
- * Galvanised rods to isolated piers throughout as engineer's details

FLOOR PLAN
1:100



NOTE!
3 PHASE POWER
REQUIRED

NOTE! PLAN TO SCALE ON A2
(NOT TO SCALE ON A3)

AREAS		
ID	Area	Perimeter
GROUND FLOOR		
HOUSE	106.30	57.56
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PORCH 1	2.61	6.62
PORCH 2	1.50	5.00
	224.92 m²	159.77 m

CLIENT:	JN: 5350	HOUSE TYPE: THE ATHENA MK2 - INDUSTRY ELEVATION	
		VERSION	DATE
PROJECT ADDRESS: LOT 71 BARLETTA VISTA BULLSBROOK WA 6084	PAGE:3 of 14 LOT AREA: 425m² ZONING: R20 BAL: LOW DATE: 30/7/25 DRAWN: VVK-NT	DESCRIPTION	



PROJECT ADDRESS:
LOT 71 BARLETTA VISTA BULLSBROOK
WA 6084

PAGE: 5 of 14
LOT AREA: 425m²
ZONING: R20
BAL: LOW
DATE: 30/7/25
DRAWN: VVK-NT

[illegible]