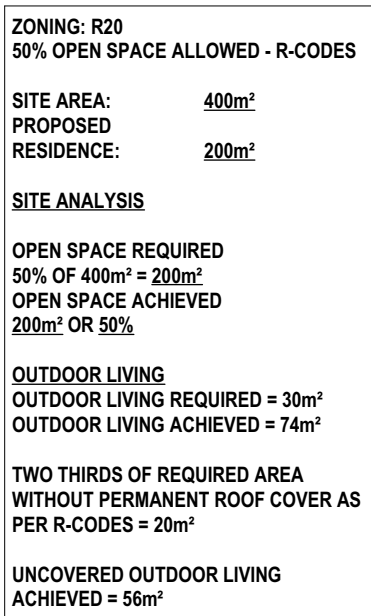




ZONING: R20
50% OPEN SPACE ALLOWED - R-CODES

SITE AREA: 400m²
PROPOSED
RESIDENCE: 200m²

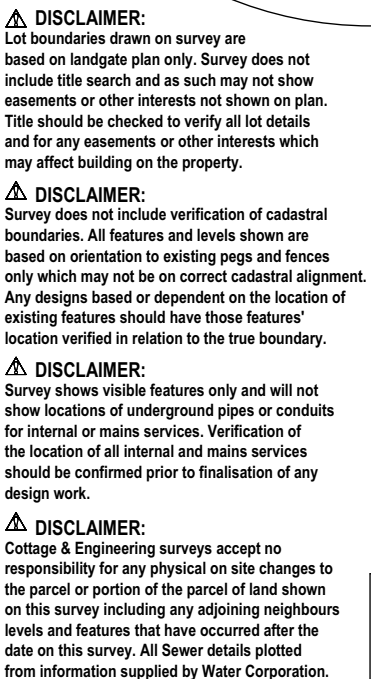
SITE ANALYSIS

OPEN SPACE REQUIRED
50% OF 400m² = 200m²
OPEN SPACE ACHIEVED
200m² OR 50%

OUTDOOR LIVING
OUTDOOR LIVING REQUIRED = 30m²
OUTDOOR LIVING ACHIEVED = 74m²

TWO THIRDS OF REQUIRED AREA
WITHOUT PERMANENT ROOF COVER AS
PER R-CODES = 20m²

UNCOVERED OUTDOOR LIVING
ACHIEVED = 56m²



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

Scale 1:200



0 2 4 6 8

 COTTAGE SURVEYS LICENSED SURVEYORS	87-89 Guthrie Street Osborne Park, WA 6017	JOB # 631895	GPS Lat: -31.901047 Long: 115.996030	ROADS Bitumen	ELEC. U/Ground / O/Head
	PO Box 1611 Osborne Park Business Centre WA 6917	CLIENT	ORDER # 25850b	KERBS Semi-Mount / Nil	COMMS. Yes
		ADDRESS SSL 5 Wingate Avenue	LOT Lot 123 (Plan 5212)	FOOTPATH Concrete	WATER Yes
		SUBURB Hazelmere		SOIL Sand, Clay(Poss)	GAS Check Alinta
	P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	LGA CITY OF SWAN	AREA 2203m ² VOL. 1187 FOL. 761	DRAINAGE Poor	SEWER Yes
	DRAWN S.Nguyen	DATE 17 Dec 25 SSA No	VEGETATION Light Grass Cover	COASTAL No	(Approximate Only Consult With State Street)

BRICKPAVER NOTE:
PAVERS TO BE LAID IN
BRICKBOND PATTERN
AS SHOWN ABOVE
PAYING TO FALL AWAY
FROM DWELLING
SCALE: NTS

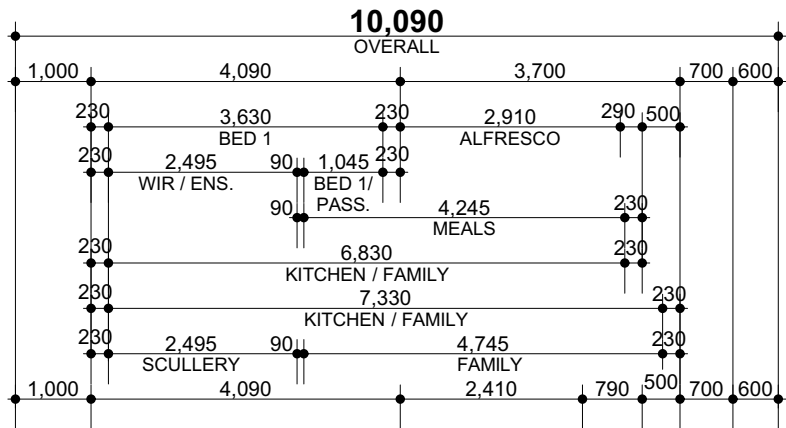
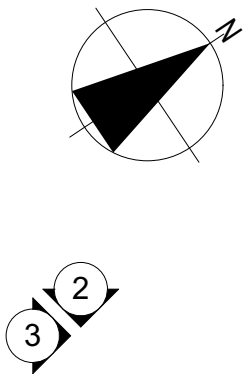
ALL TRADES & AUTHORISED VISITORS TO BE AWARE OF SITE CONDITIONS & EXERCISE CAUTION
EUROPEAN BORER: TREATMENT PROTECTION FOR ALL TIMBER ROOF FRAMING TO BE H2 HAZARD LEVEL IN ACCORDANCE WITH A.S. 1604.
STORMWATER BY BUILDER
REFER TO SHEET 2 FOR SETOUT & SETBACK DIMENSIONS
REFER TO ENGINEER'S STORMWATER DRAINAGE DESIGN & DETAIL DRAWING.
PLUMBER NOTE: PROVIDE REFLUX VALVE
EXISTING TREES (INCLUDING STUMPS) TO BE REMOVED ENTIRELY & AREA TO BE "RAKED" OF ALL TREE ROOTS PRIOR TO BUILDER COMMENCING ANY WORK ON SITE
STORMWATER LAYOUT TO COMPLY WITH BCA PART 3.3 & AS/NZ 3500.3.2021 PLUMBING & DRAINAGE PART 3: STORMWATER DRAINAGE & SHIRE REQUIREMENTS
GRANO NOTE: 195mm SLAB REQUIRED
TERMITE TREATMENT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA

31c CEILINGS TO FAMILY, MEALS, KITCHEN, SCULLERY & ENTRY ONLY

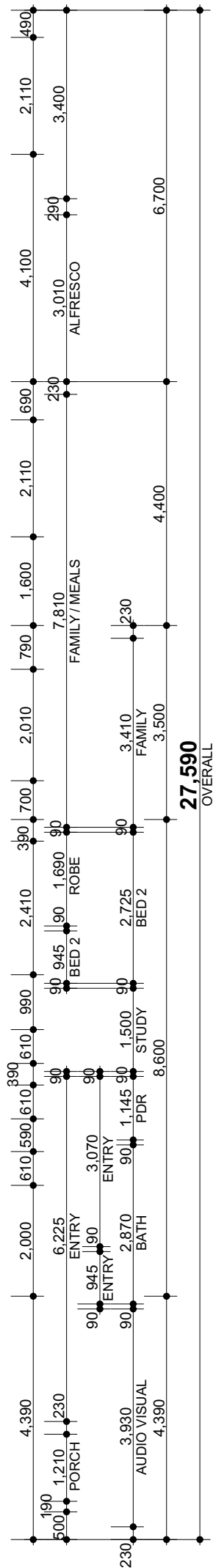
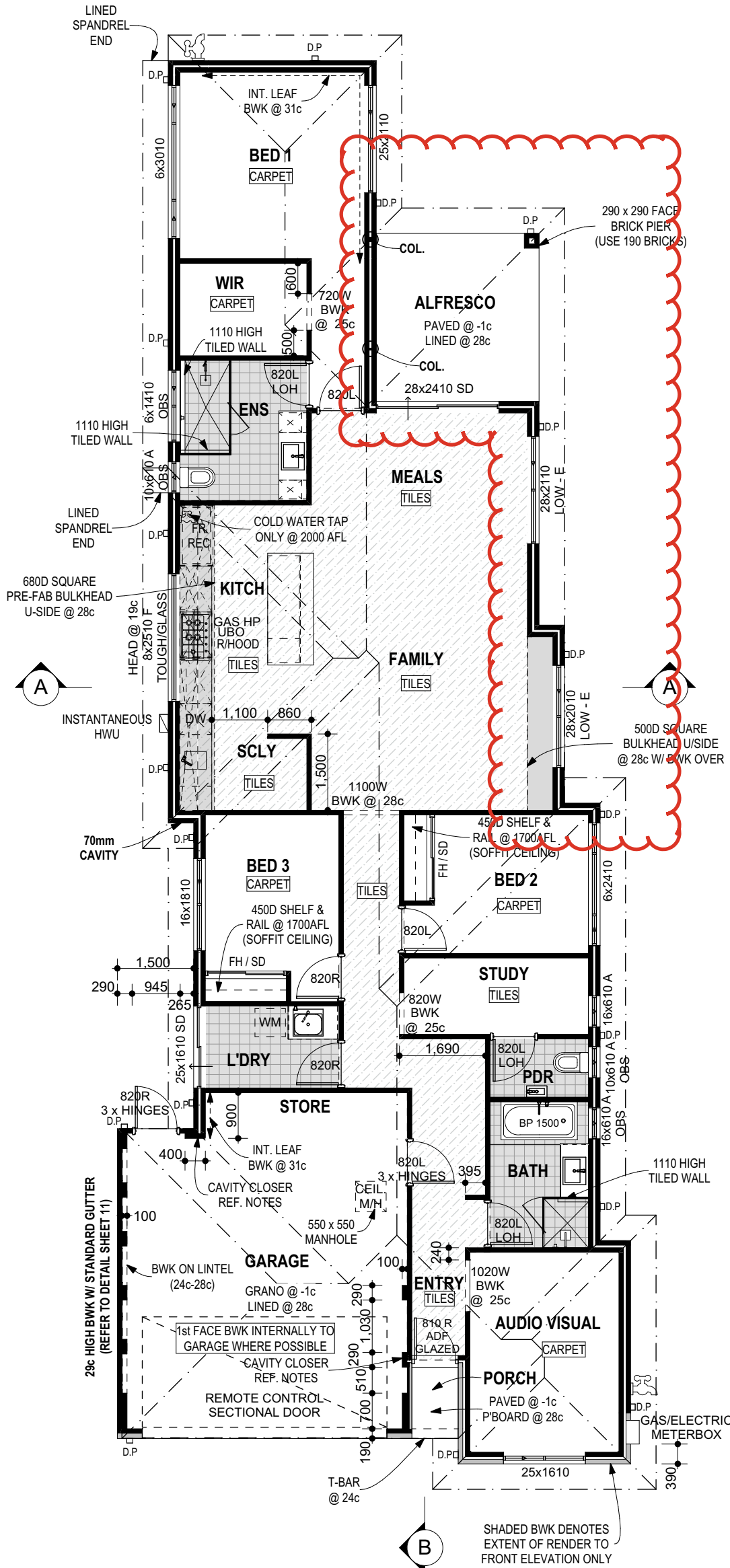
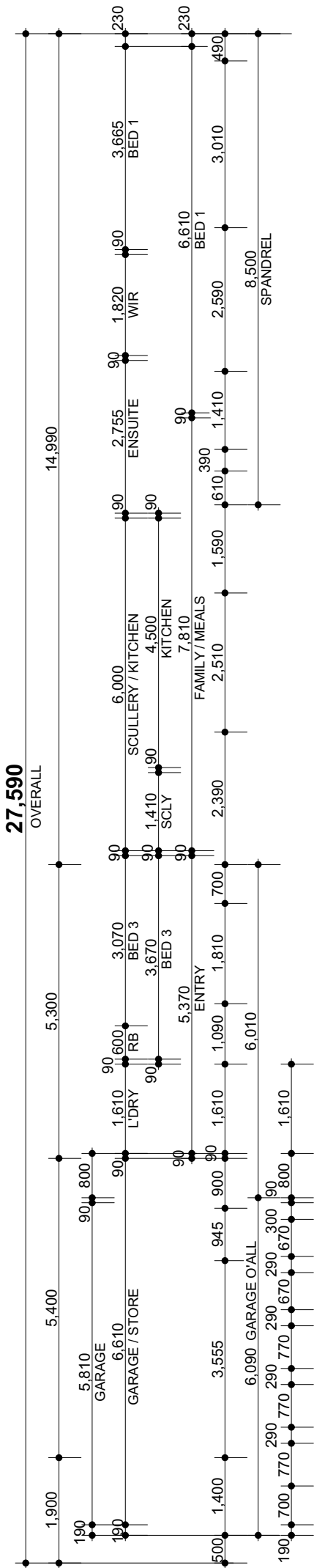
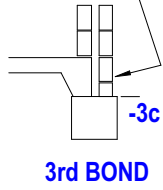
28c CEILINGS ELSEWHERE UNLESS NOTED OTHERWISE

MIN. 2.1KW PHOTOVOLTAIC SYSTEM TO BE INSTALLED BY OWNER AFTER HANDOVER PRIOR TO OCCUPATION

PROVIDE EXTRA LAYER OF SLAB MESH REFER TO ENG. DRAWINGS



BRICK LAYER NOTE:
EXTERNAL BRICKS
TO BE 290 x 162 x 90
(1st external course to
be a 1 course brick)



DIMENSIONS SHOWN ON PLAN RELATE TO BRICKWORK SET OUT ONLY. PLEASE ALLOW AN ADDITIONAL 15mm TO EACH WALL FOR PLASTER. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS

Area Names	Area	Perimeter
HOUSE AREA	160.80	73.36
GARAGE	37.82	25.18
ALFRESCO	10.56	13.00
PORCH	1.27	4.62
ROOF AREA	240.69	---

NOTES:

- EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF
- ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.
- CAVITY INSULATION AS REQUIRED - REFER SHEET 12
- R 4.0 FIBREGLASS BATT CEILING INSULATION TO HOUSE AND GARAGE AREAS ONLY AND VERTICALLY WHERE REQUIRED
- CAVITY BREACHES - BRICKLAYER TO BUILD IN CONCEALED, FULL HEIGHT FLASHING BETWEEN CAVITY CLOSER & INTERNAL LEAF.
- PROVIDE COLD WATER PLUMBING ONLY TO DW REC. & FR. REC.
- GRANO NOTE: 195mm SLAB REQUIRED
- EUROPEAN BORER: TREATMENT PROTECTION FOR ALL TIMBER ROOF FRAMING TO BE H2 HAZARD LEVEL IN ACCORDANCE WITH A.S. 1604
- PROVIDE REFLEX VALVE
- FINAL DOWNPIPE LOCATION IS DETERMINED ON SITE AND IS AT THE ROOF PLUMBERS DISCRETION

FLOOR PLAN

1:100

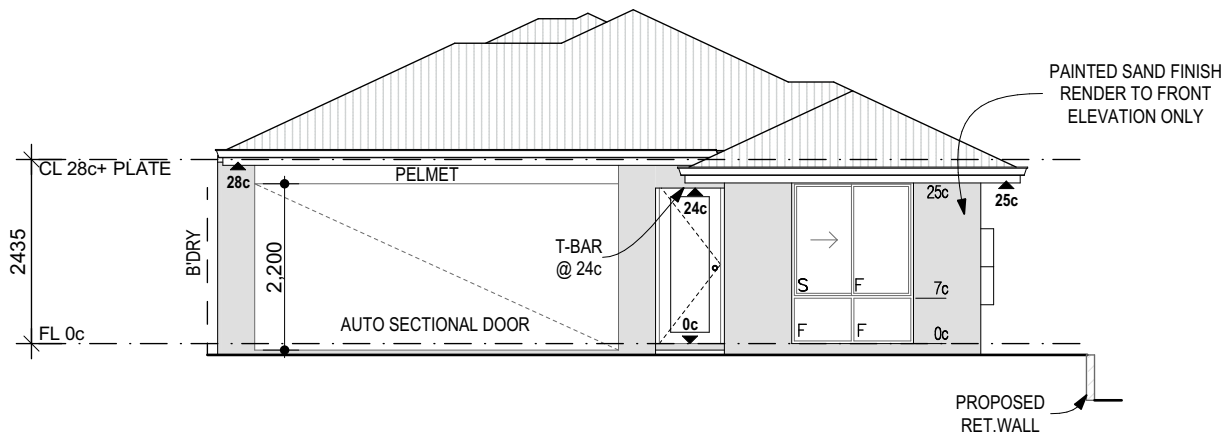
HOUSE NAME		DRAWING NAME		SHEET No.	
THE CHARDONNAY		FLOOR PLAN		4 OF 12	
Spec	VARIATIONS			CLIENT NAME	
PROMO	Rev No.	Variation:	Date Dm:	By:	
	B	ENG.UPD.	01-05-26	MR	
SITE ADDRESS					
SSL 5 Wingate Avenue					
Hazelmere					
SHIRE					
Swan					
Drawn By		Date Drawn.		Salesperson.	
MR		FEB/26		NM	

CUSTOM ORB METAL DECK ROOF
@ 25° PITCH TO AS1562.1

31c CEILINGS TO FAMILY, MEALS,
KITCHEN, SCULLERY & ENTRY
ONLY

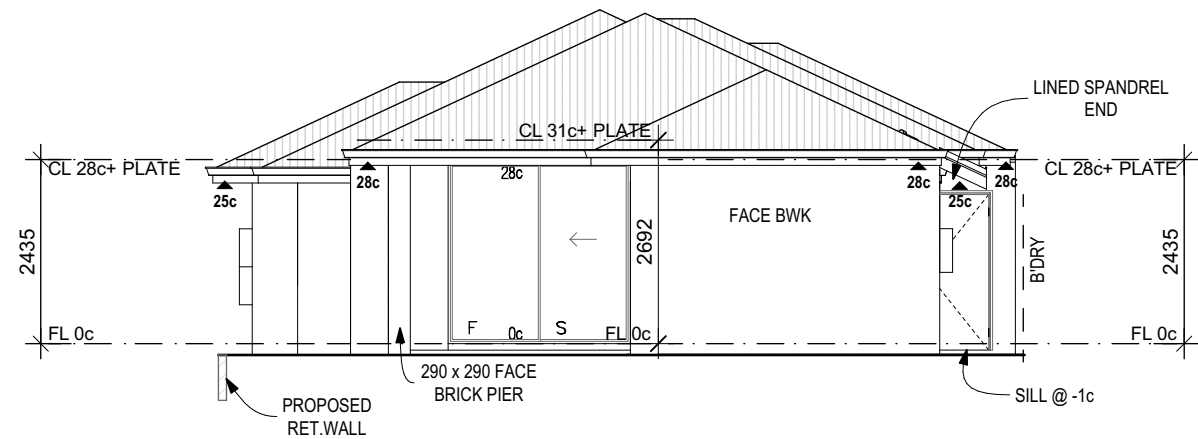
28c CEILINGS ELSEWHERE
UNLESS NOTED OTHERWISE

MIN. 2.1kW PHOTOVOLTAIC
SYSTEM TO BE INSTALLED BY
OWNER AFTER HANDOVER PRIOR
TO OCCUPATION



Elevation 1

1:100



Elevation 2

1:100

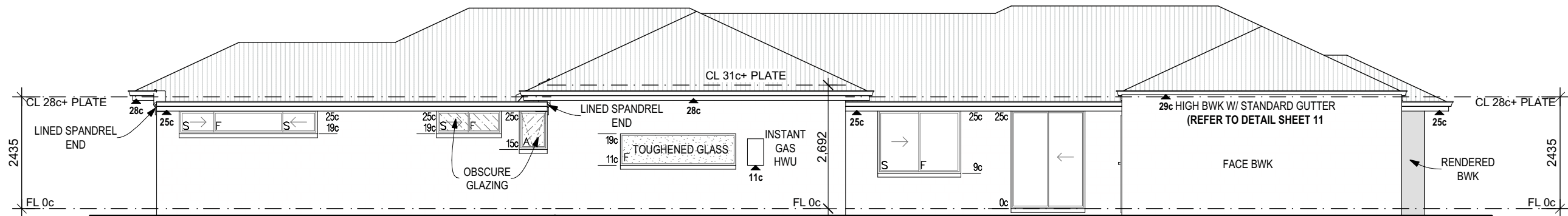
HOUSE NAME		DRAWING NAME			SHEET No.	
THE CHARDONNAY		ELEVATIONS 1			5 OF 14	
Spec	PROMO	VARIATIONS			CLIENT NAME	
		Rev No.	Variation:	Date Dwn:	By:	
		B	ENG.UPD.	01-05-26	MR	
						SITE ADDRESS
						SSL 5 Wingate Avenue
						Hazelmere
						SHIRE
						Swan
Drawn By		Date Drawn.		Salesperson.		
MR		FEB'26		NM		

MIN. 2.1kW PHOTOVOLTAIC
SYSTEM TO BE INSTALLED BY
OWNER AFTER HANDOVER PRIOR
TO OCCUPATION

CUSTOM ORB METAL DECK ROOF
@ 25° PITCH TO AS1562.1

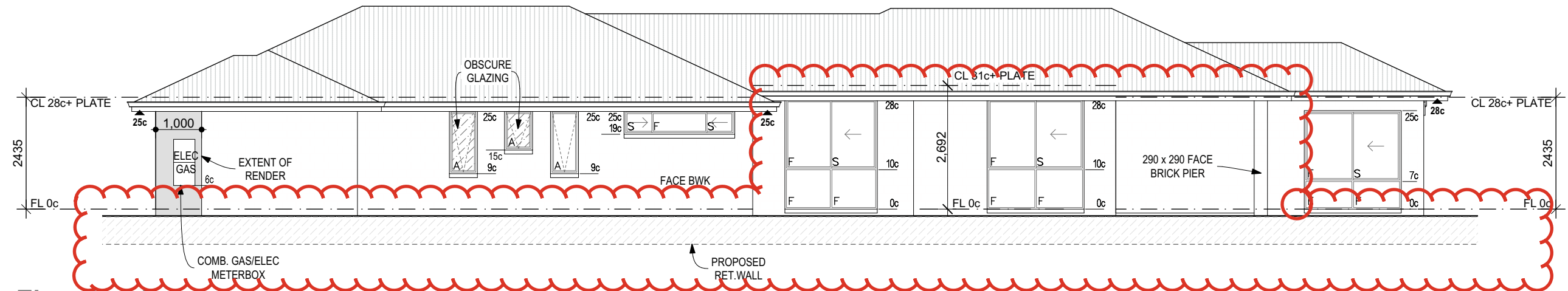
31c CEILINGS TO FAMILY, MEALS,
KITCHEN, SCULLERY & ENTRY
ONLY

28c CEILINGS ELSEWHERE
UNLESS NOTED OTHERWISE



Elevation 3

1:100



Elevation 4

1:100

HOUSE NAME		DRAWING NAME		SHEET No.	
THE CHARDONNAY		ELEVATIONS 2		6 OF 12	
Spec		VARIATIONS			CLIENT NAME
PROMO		Rev No.	Variation:	Date Drn:	By:
Elevation		B	ENG.UPD.	01-05-26	MR
06 show all elements		SITE ADDRESS SSL 5 Wingate Avenue Hazelmere SHIRE Swan			
		Drawn By		Date Drawn.	Salesperson.
		MR		FEB'26	NM