ZONING:	R30 / LDP	
SITE AREA:	342 m²	
SITE ALLOWANCE:	55% 188 m²	
SITE COVERAGE:	178 m²	

NOTE:

- ANY REPAIRS/REMOVAL/REINSTATING OF FENCING OR RETAINING WALLS WILL BE THE RESPONSIBILITY OF THE OWNER
- ALL TREES SHOWN HATCHED ARE TO BE REMOVED BY OWNER INCLUDING ALL GRUBBING OUT OF THE ROOTS.

STORMWATER DISPOSAL NOTE:

- ALL STORMWATER DISPOSAL TO BE CONTAINED ON SITE TO 1 x 1200Ø x 1200mm & 1 x 1500Ø x 900mm DEEP SOAKWELLS AS PER SHIRE REQUIREMENTS.
- SOAKWELL LOCATION MAY BE ADJUSTED AT PLUMBERS DISCRETION.

NOTE:

N1 WIND CLASSIFICATION. REFER TO ENGINEERS SPECIFICATION.

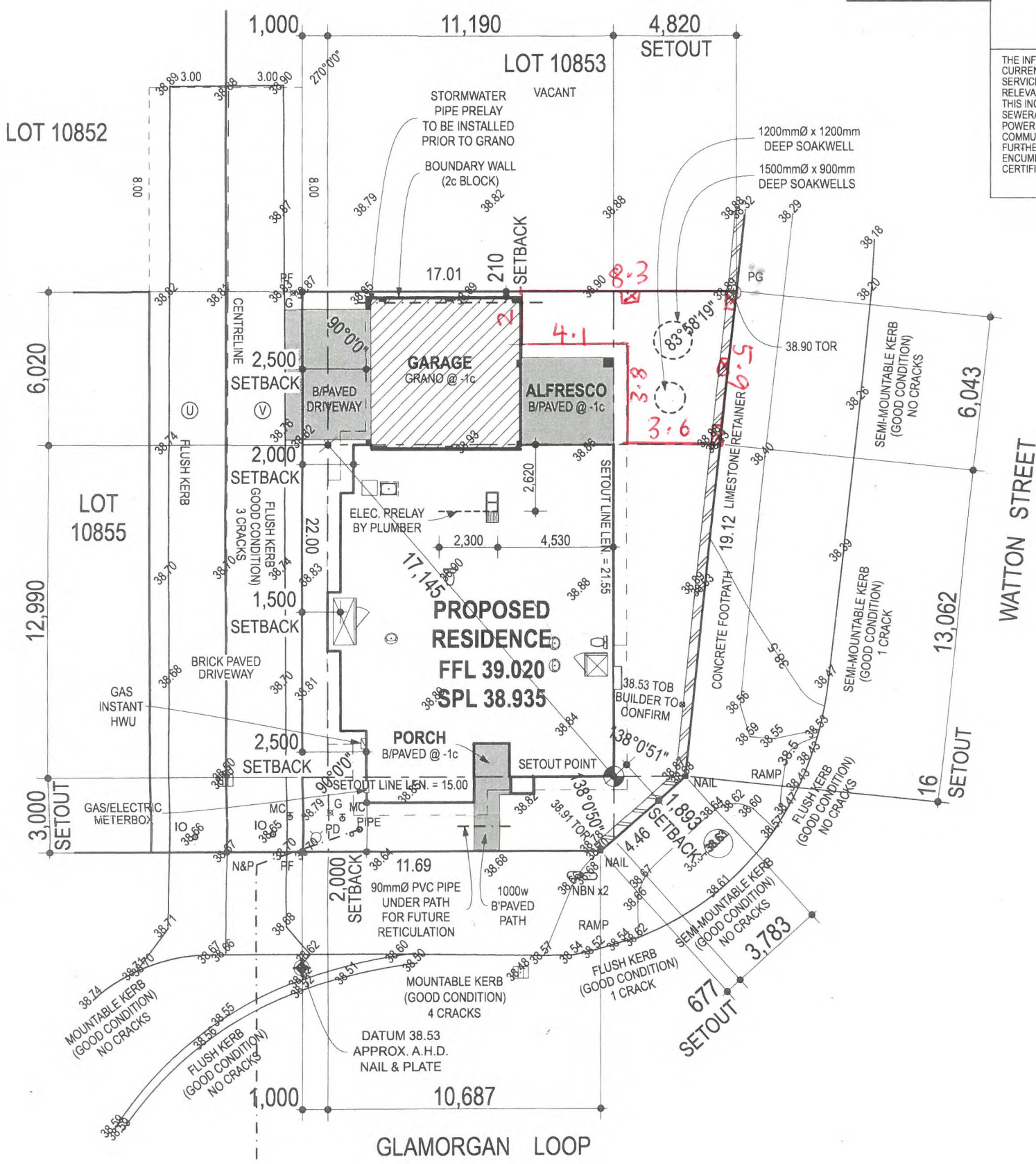
COASTAL CATEGORY R1

LOT 10854

344 m²

SANDY

THE INFORMATION ON THIS DRAWING IS CURRENT AS AT THE DATE OF SURVEY. SERVICES ARE TO BE CONFIRMED WITH RELEVANT AUTHORITIES.
THIS INCLUDES WITHOUT LIMITATION; SEWERAGE, WATER SUPPLY, DRAINAGE, POWER SUPPLY, GAS SUPPLY & COMMUNICATIONS.
FURTHER INTERESTS / NOTIFICATIONS / ENCUMBERANCES MAY BE LISTED ON THE CERTIFICATE OF TITLE.



COMMON LEGEND

PF	PEG FOUND
Pdist	PEG DISTURBED
PG	PEG GONE
	DATUM / CONTROL
SV	STOP VALVE
HY (GROUND)	HYDRANT
FP	FLUSH POINT
TAP	WATER TAP
MC	METER CONNECTION
M	WATER METER
	DRAINAGE MANHOLE
	GRATE
	SIDE ENTRY PIT
SEW	SEWER MANHOLE
IS	INSPECTION SHAFT
IO	INSPECTION OPENING
CP	CONSUMER POLE
PP	POWER POLE
LP	LAMP POST
SP	STAY POLE
PD	POWER DOME / PILLAR
TEL / NBN	TELSTRA / NBN PIT
GAS	GAS METER
G	GAS LINE MARKER (PT)
99 TOW	TOP OF WALL
99 TOR	TOP OF RETAINER
99 STILL	STILL DEEPER
99 TOB	TOP OF BACKING BLOCK
99 TOF	TOP OF FOOTING
99 BOR	BOTTOM OF RETAINER
99 BOF	BOTTOM OF FENCE FRAME

SERVICE INFORMATION

SEWERAGE:	YES	
WATER:	YES	
PRELAID:	YES	LEFT
GAS:	YES	BTC
COMM.	YES	
POWER:	U/G	

TBE - To Be Establish; **BTC** - Builder To Confirm

Ⓥ
EASEMENT: (ACCESS)
SEC 136C OF THE TLA
BENEFIT TO: LOTS 10852, 10854 & 10855
LAND BURDENED: 10853

Ⓤ
EASEMENT: (ACCESS)
SEC 136C OF THE TLA
BENEFIT TO: LOTS 10853 - 10855
LAND BURDENED: 10852

IO
POSITION OF SEWERAGE LINE AND SEWERAGE CONNECTION ARE APPROXIMATE ONLY
SEWER INVERT LEVEL 37.04
SEWER BROUGHT UP 1.2
DEPTH TO CONNECTION 0.5

NOTE: BOUNDARY POSITION AS PER ALIGNMENT

WARNING: BOUNDARY RE-PEG SURVEY WILL BE REQUIRED TO CONFIRM, REPLACE AND/OR ADJUST BOUNDARY MARKS TO THE CORRECT POSITIONS.

JOB N°	SHEET N°
92736	7 OF 7

REVISION	VO #	DRN	DATE	CHK
	DAS	CJA	03/09/19	JOS
	DAS	CJA	09/09/19	CJA
6* REPORT		CJA	09/09/19	CJA
SITE SURVEY		CJA	09/09/19	LT
PRESTART	1	JOS	27/09/19	JOS

Sub-contractors to verify all dimensions on site.

CLIENT:

DATE:

CLIENT:

DATE:

BUILDER:

DATE:

OWNERS COPY FINAL DRAWINGS

5 0 2.5 5 10

ALL DISTANCES ARE IN METRES

AUTOMATED SURVEYS PTY LTD
LICENSED SURVEYORS and DEVELOPMENT CONSULTANTS
3 HASLER RD, OSBORNE PARK, WA 6017
P.O.Box 1862, Osborne Park DC WA 6916
Telephone (08) 9214 1777
www.automatedsurveys.com.au

REV.	DATE OF SURVEY	DESCRIPTION	SURVEYOR	DRAFTER	CHECKED
B					
A	02/09/2019	SITE SURVEY	VXI	ABR	

BUILDER: HOMESTART
REF.: H 92736

PLAN: DP 415075
C/T.: N/A

H. Grid: LOCAL
V. Datum: APPROX.

A.H.D level: 39.08
Local level: 39.08

A.H.D. value SEWER M/H
derived from: AF0408

Distance from Datum: 59.48 m

CLIENT: ELLENS

PROJECT: LOT 10854 GLAMORGAN LOOP, ELLENBROOK

AUTHORITY: CITY OF SWAN

UBD MAP: 171 /41 /14

PLAN: SITE SURVEY

PACKAGE: B

SCALE: 1: 200 @ A3

Approx. distance: 24.55 km FROM COAST LINE, 2.49 km FROM BROOK, 0.39 km FROM LAKE

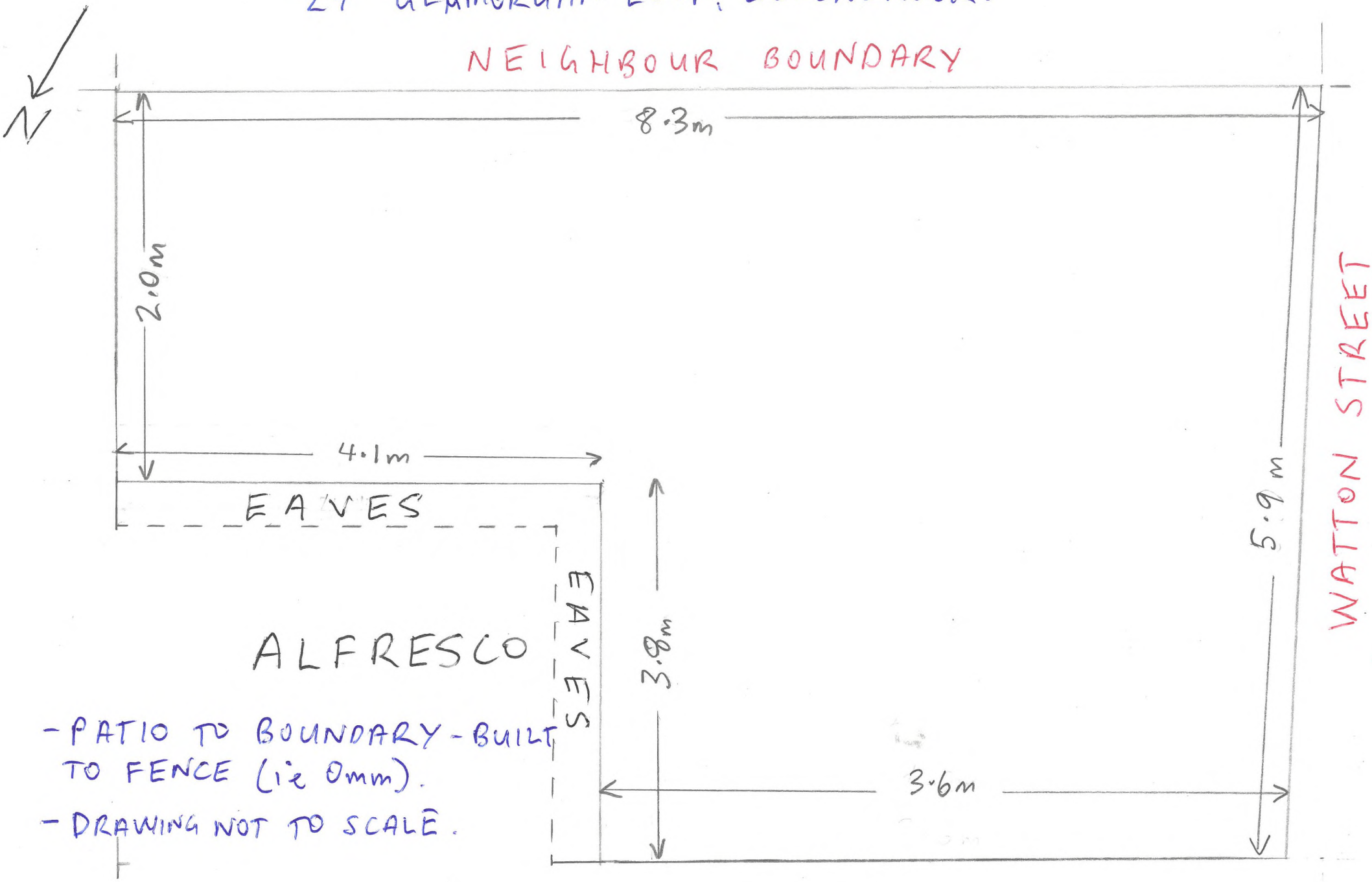
SHEET: 1 of 1

DRAWING No.: 228868

REV: A

FILE PATH : /Volumes/Shares/hst-dft/jobs/92000-92999/92736_V20/92736.pln

27 GLAMORGAN LOOP, ELLENBROOK.

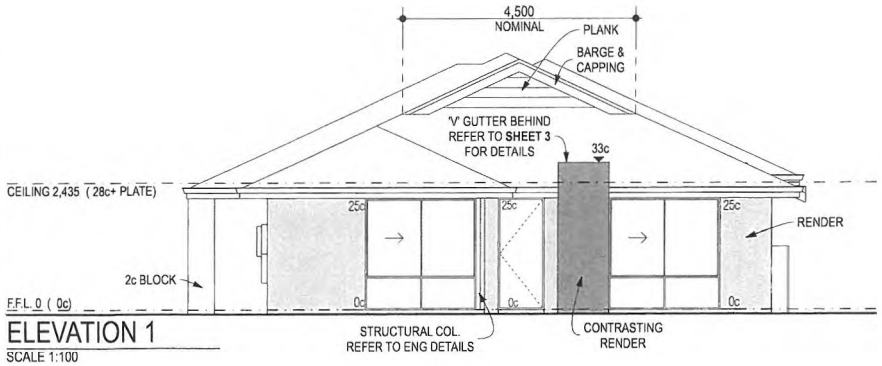


- PATIO TO BOUNDARY - BUILT TO FENCE (ie 0mm).
- DRAWING NOT TO SCALE.

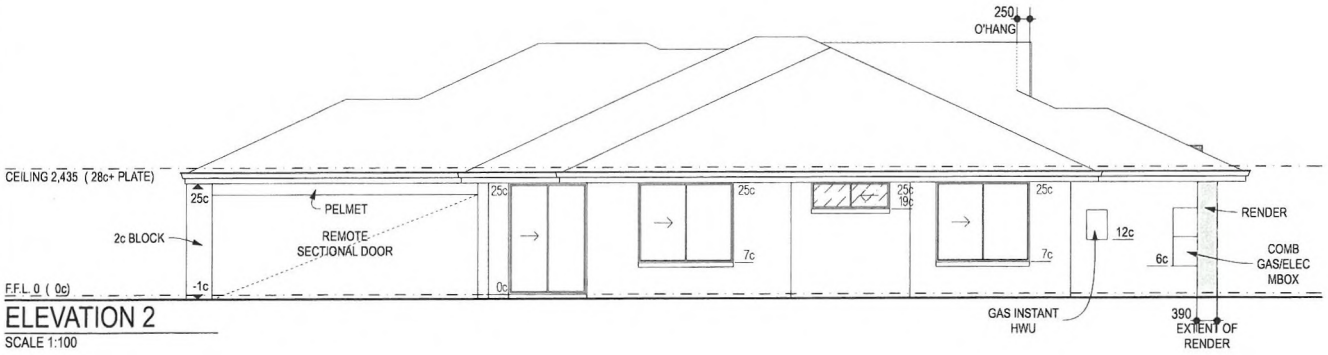
NOTE:
230 CAVITY RENDERED BRICKWORK TO FRONT ELEVATION WITH 230 CAVITY FACE BRICKWORK LAID 1/3 BOND TO REMAINDER.

NOTE:
ROOF TIE DOWN/FIXING STRAPS TO COMPLY WITH NCC CLAUSE 3.3 OR AS PER ENGINEER'S DETAIL.
COLORBOND ROOF ON 24°43'0" (25°) PITCH.

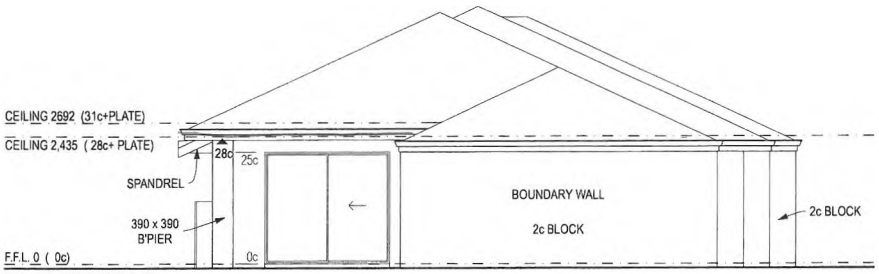
GLAZING NOTE:
OBSCURED GLAZING SHOWN AS



ELEVATION 1
SCALE 1:100

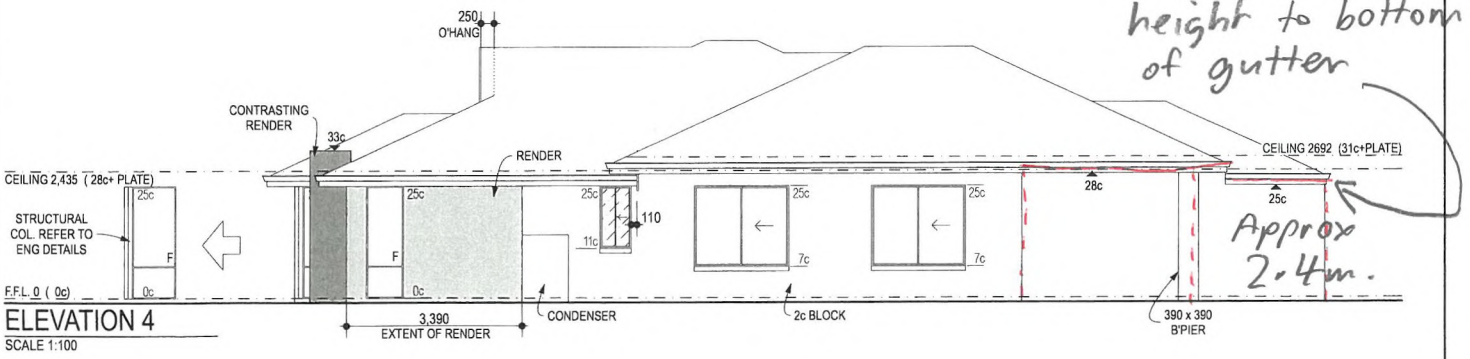


ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100

- colour - white
- Flat roof.
- Patio roof height to bottom of gutter



ELEVATION 4
SCALE 1:100

HomeStart
6 Bennett Street, East Perth, WA 6004
Tel: (08) 6461 5300 Fax: (08) 6461 5304
P.O. Box 131, Mt. Hawthorn, W.A. 6915
Reg. Builder N°: 6415 A.C.N. 009 063 076

REVISION	VO #	DRN	DATE	CHK
	DAS	CJA	03/09/19	JOS
	DAS	CJA	09/09/19	CJA
6* REPORT		CJA	09/09/19	CJA
SITE SURVEY		CJA	09/09/19	LT
PRESTART	1	JOS	27/09/19	JOS

Sub-contractors to verify all dimensions on site.

CLIENT:
DATE:
CLIENT:
DATE:
BUILDER:
DATE:

OWNERS COPY FINAL DRAWINGS

CLIENT:
ELLENS

ADDRESS:
LOT 10854
GLAMORGAN LOOP
ELLENBROOK
(LEXIA)

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ONE-OFF

DREAM HOME 3 x 2 SUPER PACK

MODEL N°	DATE
92001	27/09/19
MAP REF.	WIND RATING
171 /41 /14	N1
COASTAL CATEGORY	ENGINEERS DETAIL
R1	D10
JOB N°	SHEET N°
92736	2 OF 7

DOCNO:92736:A3:DRAWINGS ORIGINAL:
FILE PATH /Volumes/Shares/hsl-dfl/jobs/92000-92999/92736_V20/92736.pln

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Version: 3, Version Date: 04/09/2026