Document Set ID: 9443554
Version: 3, Version Date: 06/10/2026

LOT 1210

N
W E
S

Grano & Paving Areas	Area	Perimeter
Brick Paving		
DRIVEWAY	4.76	12.79
GARAGE	28.05	22.62
PATH	1.22	4.93
PORCH	0.88	3.76
VERANDAH	3.33	9.26

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

⚠ 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.

SITEPLAN NOTES:

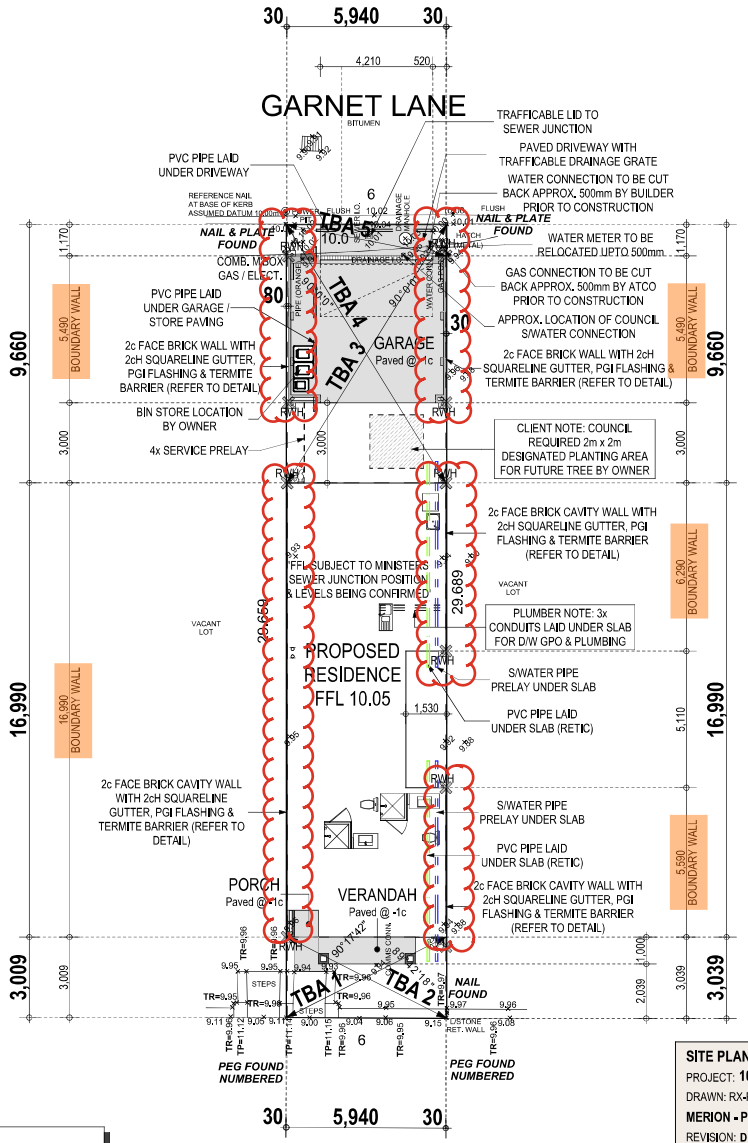
- N1 WIND CLASSIFICATION
- NON-COASTAL ZONE
- TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) USING TERMICO TERMITE MANAGEMENT SYSTEM
- EUROPEAN HOUSE BORER - ALL ROOF & CEILING TIMBER TO BE H2 TREATED
- INDICATES PARANAIL SETOUT BY LICENCED SURVEYOR
- NOTE: STORMWATER TO BE DRAINED AND CONNECTED TO COUNCIL SILT PIT (REFER TO ADDENDA)

CONCRETOR NOTES:

- UNLESS NOTED OTHERWISE, DROP PORCH/ VERANDAH FOOTING ADJACENT TO DRIVEWAY BY 2c
- IF APPLICABLE, DROP GARAGE FOOTINGS BY 2c TO A MINIMUM OF 1 METRE FROM THE GARAGE OPENING

SOIL TYPE:

- SAND WITH TRACE OF SILT
- WATER TABLE AT 1800mm



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

LOT MISCLOSE
0.001 m

Scale 1:200
0 2 4 6 8

SITE COVERAGE		
ZONED	RMD60	
SITE AREA	178.04m²	
SITE COV. AREA	92.09m²	
SITE COV. =51.7%		
OUTDOOR LIVING REQUIREMENTS	REQUIRED	ACHIEVED
OUTDOOR LIVING	17.8m²	18.0m²
UNCOVERED AREA	14.0m²	18.0m²

SITE PLAN
PROJECT: **10255** PAGE: **06 OF 09**
DRAWN: RX-PJ DATE: JAN'26
MERION - PORTICO
REVISION: **D** SCALE: 1:200

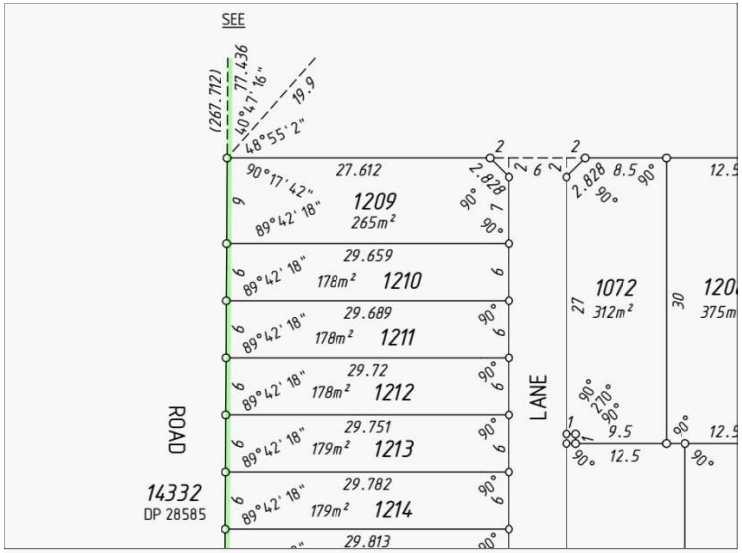
VARIATIONS:
VO3 - 24/04/26 VO4 - 06/07/26
VO5 - 29/07/26 VO7 - 28/08/26
VO6 - 17/08/26

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

forma.
BC10689
08 6285 5295
enquiries@formahomes.com.au
#83 McCOY STREET, MYAREE WA

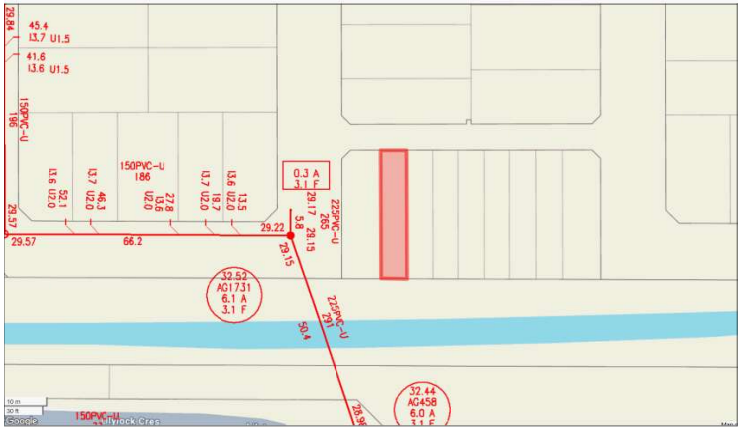
CONTOUR & FEATURE SURVEY

LOT	Lot 1210 (DP 431743 - Unapproved)
ADDRESS	Garnet Lane, Henley Brook
LGA	CITY OF SWAN
CLIENT	Aguoru
ORDER #	10255
GPS	Lat: -31.807312 Long: 115.976445
SSA	Yes **AREA** 178m²



ELEC.	U/Ground	**SEWER**	Yes (TBA)	**ROADS**	Bitumen	**COASTAL**	No
GAS	Yes	**COMMS**	Yes	**PATH**	Nil	**SOIL**	Refer to soil notes
WATER	Yes	**DRAINAGE**	Good	**KERBS**	Flush	**VEG.**	Light Grass Cover

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



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

JOB: 628901 **DATE:** 23 Jun 26 **DRAWN:** E. Sebuc

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CONSTRUCTION NOTES:

- COLORBOND ROOF COVER PITCHED @ 24°43'
- NON-COASTAL ZONE
- N1 WIND CLASSIFICATION
- 28c HIGH CEILING THROUGHOUT (UNO)
- RENDERED BWK AS INDICATED. REFER TO ELEVATIONS FOR FULL EXTENT
- 2c FACE BRICKWORK TO THE REMAINDER OF RESIDENCE
- EUROPEAN HOUSE BORER - ALL ROOF & CEILING TIMBER TO BE H2 TREATED
- DOUBLE BRICK CONSTRUCTION

CORROSION PROTECTION NOTES:

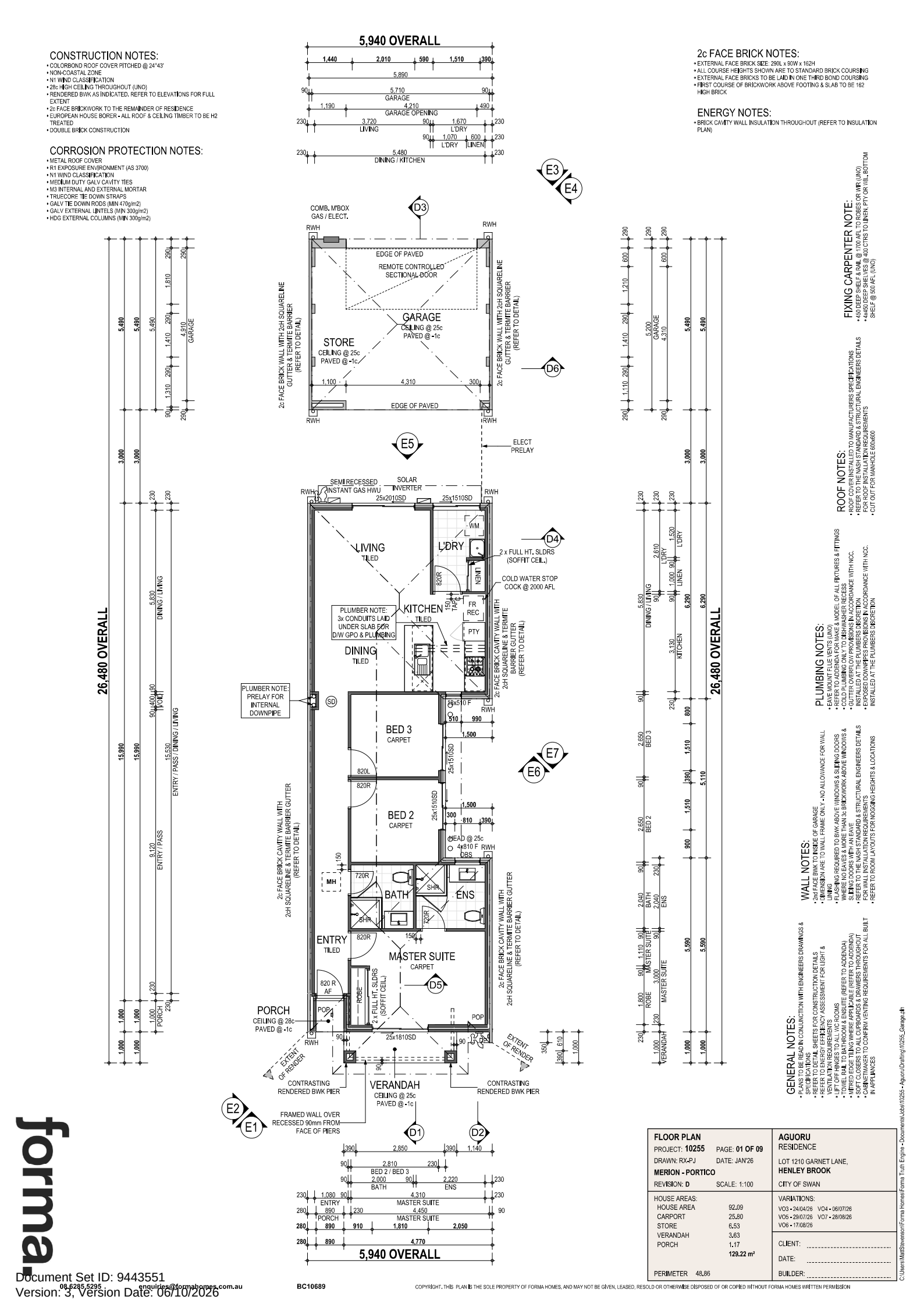
- METAL ROOF COVER
- R1 EXPOSURE ENVIRONMENT (AS 3700)
- N1 WIND CLASSIFICATION
- MEDIUM DUTY GALV CAVITY TIES
- M3 INTERNAL AND EXTERNAL MORTAR
- TRUECORE TIE DOWN STRAPS
- GALV TIE DOWN RODS (MIN 470g/m2)
- GALV EXTERNAL LINTELS (MIN 300g/m2)
- HDG EXTERNAL COLUMNS (MIN 300g/m2)

2c FACE BRICK NOTES:

- EXTERNAL FACE BRICK SIZE: 290L x 90W x 162H
- ALL COURSE HEIGHTS SHOWN ARE TO STANDARD BRICK COURSING
- EXTERNAL FACE BRICKS TO BE LAID IN ONE THIRD BOND COURSING
- FIRST COURSE OF BRICKWORK ABOVE FOOTING & SLAB TO BE 162 HIGH BRICK

ENERGY NOTES:

- BRICK CAVITY WALL INSULATION THROUGHOUT (REFER TO INSULATION PLAN)



FIXING CARPENTER NOTE:

- 450 DEEP SHELF & RAIL @ 1700 AFL TO ROBES OR WIR (UNO)
- 4x46/DEEP SHELVES @ 400 CTRS TO LINEN, PTY OR WIL, BOTTOM SHELF @ 900 AFL (UNO)

ROOF NOTES:

- ROOF COVER INSTALLED TO MANUFACTURERS SPECIFICATIONS
- REFER TO THE NASH STANDARD & STRUCTURAL ENGINEERS DETAILS FOR ROOF INSTALLATION REQUIREMENTS
- CUT OUT FOR MANHOLE 600x600

PLUMBING NOTES:

- EAVE MOUNT FLUE VENTS (UNO)
- REFER TO ADDENDA FOR MAKE & MODEL OF ALL FIXTURES & FITTINGS
- COLD PLUMBING ONLY TO DISHWASHER RECESS
- GUTTER OVERFLOW PROVISIONS IN ACCORDANCE WITH NCC. INSTALLED AT THE PLUMBERS DISCRETION
- EXPOSED DOWNPIPES PROVISIONS IN ACCORDANCE WITH NCC. INSTALLED AT THE PLUMBERS DISCRETION

WALL NOTES:

- 2m FACE BWK TO INSIDE OF GARAGE
- FINISH BOW ARE TO WALL FRAME ONLY - NO ALLOWANCE FOR WALL LINING
- FLASHING REQUIRED TO BWK ABOVE WINDOWS & SLIDING DOORS WHERE NO EAVES & MORE THAN 3c BRICKWORK ABOVE WINDOWS & SLIDING DOORS WITH AN EAVE
- REFER TO THE NASH STANDARD & STRUCTURAL ENGINEERS DETAILS FOR WALL INSTALLATION REQUIREMENTS
- REFER TO ROOM LAYOUTS FOR NOGGING HEIGHTS & LOCATIONS

GENERAL NOTES:

- PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & SPECIFICATIONS
- REFER TO DETAIL SHEETS FOR CONSTRUCTION DETAILS
- REFER TO ENERGY REPORT FOR ASSESSMENT FOR LIGHT & VENTILATION REQUIREMENTS
- LIFT OFF HINGES TO ALL WC ROOMS
- TOWEL RAIL TO BATHROOM & ENSUITE (REFER TO ADDENDA)
- MITRED EDGE TILING WHERE APPLICABLE (REFER TO ADDENDA)
- SOFT CLOSERS TO ALL CUPBOARDS & DRAWERS THROUGHOUT
- CABINETMAKER TO CONFIRM VENTING REQUIREMENTS FOR ALL BUILT IN APPLIANCES

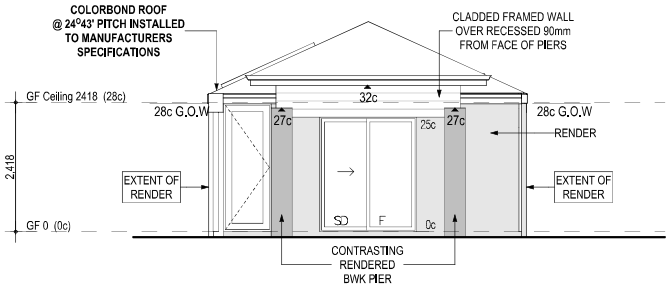
FLOOR PLAN	**AGUORU** RESIDENCE
PROJECT: **10255** PAGE: **01 OF 09**	LOT 1210 GARNET LANE, **HENLEY BROOK**
DRAWN: RX-PJ DATE: JAN'26	CITY OF SWAN
MERION - PORTICO	
REVISION: D SCALE: 1:100	

HOUSE AREAS:		VARIATIONS:
HOUSE AREA	92.09	VO3 - 24/04/26 VO4 - 06/07/26
CARPORT	25.80	VO5 - 29/07/26 VO7 - 28/08/26
STORE	6.53	VO6 - 17/08/26
VERANDAH	3.63	
PORCH	1.17	CLIENT:
	129.22 m²	DATE:
PERIMETER	48.86	BUILDER:

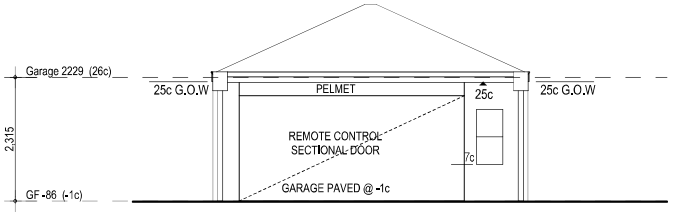
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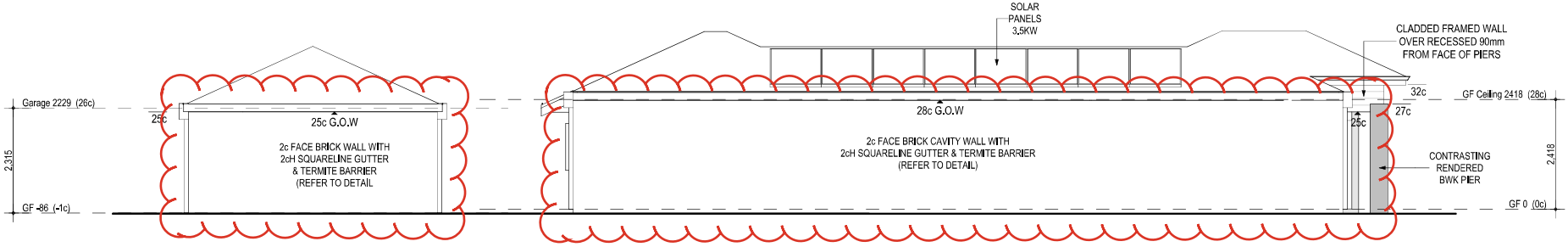
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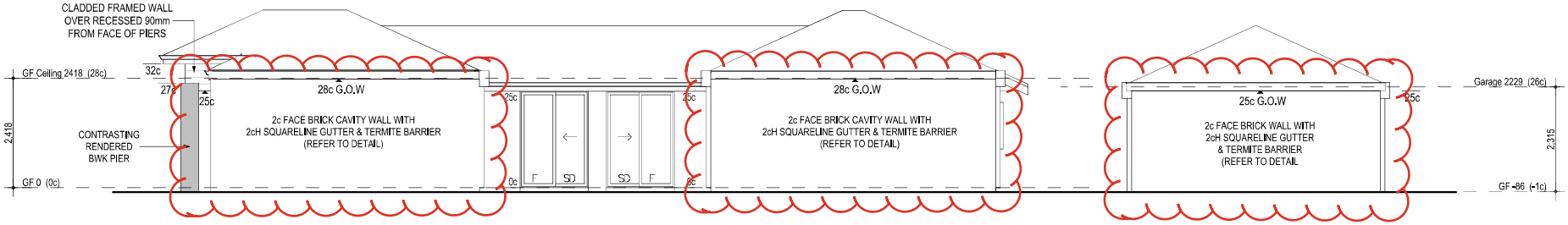
Elevation 1



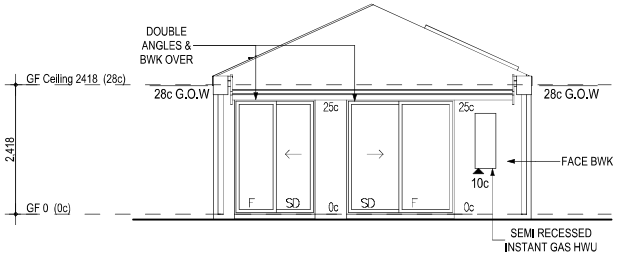
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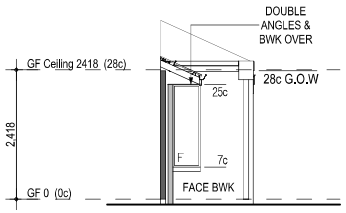
Elevation 2



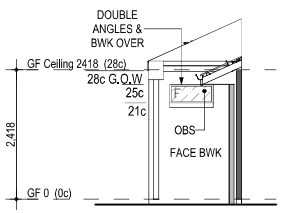
Elevation 4



Elevation 5



Elevation 6



Elevation 7

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ELEVATIONS

PROJECT: **10255** PAGE: **02 OF 09**

DRAWN: RX+PJ DATE: JAN'26

MERION - PORTICO

REVISION: D SCALE: 1:100

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AGUORU
RESIDENCE

LOT 1210 GARNET LANE,
HENLEY BROOK
CITY OF SWAN

VARIATIONS:
VO3 - 24/04/26 VO4 - 06/07/26
VO5 - 29/07/26 VO7 - 28/08/26
VO6 - 17/08/26

CLIENT:

DATE:

BUILDER:

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