

REV **E**

ISSUED FOR BUILDING PERMIT

**LOT 2501  
PORTUS CRES,  
MINDARIE**

PROPOSED

**SINGLE  
STOREY  
DWELLING**

CONTEMPO  
DESIGN

P : +61 433 255 725  
E : email@contempo.design  
W : www.contempo.design

|       |              |          |           |       |           |         |                                                      |
|-------|--------------|----------|-----------|-------|-----------|---------|------------------------------------------------------|
| ELEC. | U/Ground     | SEWER    | Yes (TBA) | ROADS | Brick     | COASTAL | 870m To Ocean<br>(Approx. Only - Confirm With Shire) |
| GAS   | Check Alinta | COMMS    | Not loc.  | PATH  | Nil       | SOIL    | Sand                                                 |
| WATER | Yes          | DRAINAGE | Good      | KERBS | Mountable | VEG.    | Light Grass Cover                                    |

NOTE:  
RESTRICTIVE COVENANT.  
REFER TO SEC 136D T.L.A.  
SEE DOCUMENT Q379506

LOT MISCLOSE  
0.000 m

NOTE:  
TELSTRA/COMMS. PIT NOT LOCATED  
ADJACENT TO LOT AT TIME OF SURVEY.  
VERIFY AVAILABILITY WITH TELSTRA.

## CONTOUR & FEATURE SURVEY

|         |                                  |
|---------|----------------------------------|
| LOT     | Lot 2501 (DP 429747)             |
| ADDRESS | Portus Crescent, Mindarie        |
| LGA     | CITY OF WANNEROO                 |
| CLIENT  | Swart                            |
| ORDER # | Swart                            |
| GPS     | Lat: -31.698595 Long: 115.713166 |
| SSA     | Yes                              |
| AREA    | 597m <sup>2</sup>                |
| VOL.    | 4072                             |
| FOL.    | 415                              |

## SITE COVERAGE

|            |                      |
|------------|----------------------|
| ZONED      | R30                  |
| % ALLOWED  | 70%                  |
| SITE AREA  | 597.13m <sup>2</sup> |
| SITE COVER | 322.89m <sup>2</sup> |

## SITE COV. =54.1%

## OUTDOOR LIVING REQUIREMENTS

|                |                    |                     |
|----------------|--------------------|---------------------|
|                | REQUIRED           | ACHIEVED            |
| OUTDOOR LIVING | 24.0m <sup>2</sup> | 137.5m <sup>2</sup> |
| UNCOVERED AREA | 16.0m <sup>2</sup> | 112.0m <sup>2</sup> |

## SITE CLASSIFICATION = A CLASS

(REFER ENGINEER'S SITE CLASSIFICATION REPORT FOR DETAILS)

## WIND CLASSIFICATION = N2

(REFER ENGINEER'S SITE CLASSIFICATION REPORT FOR DETAILS)

## CONCRETOR NOTE:

- PROVIDE 25mm SLAB SETDOWN TO WET AREAS
- PROVIDE ADDITIONAL 30mm SLAB SETDOWN TO SHOWER RECESS.
- PROVIDE REFLUX VALVE TO HOBLESS SHR.
- INSTALL PLUMBING PRELAY TO KITCHEN ISLAND BENCH PRIOR TO CONCRETE POUR.
- ALL EXTERNAL BRICK PIER FOOTINGS TO BE AT -3c U.N.O.
- DROP FOOTINGS AS INDICATED
- PROVIDE SLAB THICKENINGS AS INDICATED ON ENGINEER'S STRUCTURAL DRAWINGS
- OFFSET FOOTING FLUSH WITH BRICKWORK DIRECTLY BELOW METERBOX.
- COLUMN AND BEAM LOCATIONS TO BE CONFIRMED WITH ENGINEER DRAWINGS PRIOR TO COMMENCING WORK

## EXTERNAL SURFACES DRAINAGE NOTE:

- UNLESS THE DESIGN AND INSTALLATION OF SURFACE DRAINAGE SYSTEMS SATISFY SECTION 5 & 6 OF AS/NZS 3500.3, ALL IMPERVIOUS EXTERNAL SURFACES INCLUDING BALCONIES SHALL BE NO LESS THAN 50mm BELOW INTERNAL SLAB LEVEL, UNLESS A CHANNEL GRATE DRAIN IS PROVIDED BETWEEN THE EXTERNAL WALL AND THE ADJACENT EXTERNAL SURFACE AREA.
- ALL IMPERVIOUS EXTERNAL SURFACES ON GROUND SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM 1:40 SLOPE.
- IMPERVIOUS BALCONY SURFACES SHALL HAVE A MINIMUM 1:100 FALL TOWARDS FLOOR WASTES.

## ALL PAVING BY BUILDER UNLESS OTHERWISE NOTED

## TERMITE MANAGEMENT NOTE:

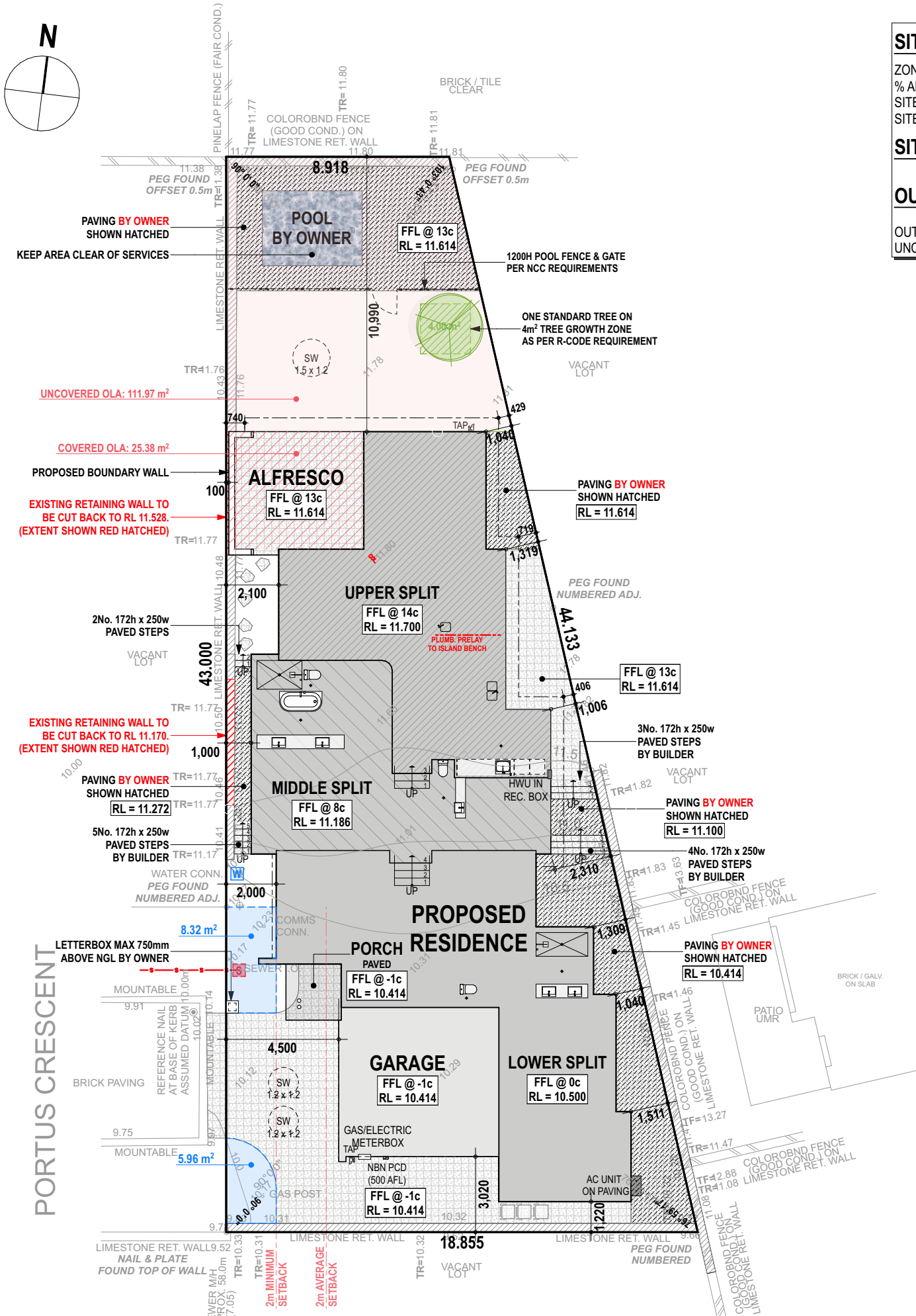
- APPLY CHEMICAL TERMITE SOIL BARRIER TREATMENT AND A PHYSICAL TERM-MESH BARRIER TO ALL SLAB PENETRATIONS, CONTROL JOINTS AND BOUNDARY WALLS IN ACCORDANCE WITH AS3660.1 AND MANUFACTURERS SPECIFICATIONS. IN ADDITION, ALL ROOF TIMBERS USED TO BE H2 PRESERVATIVE TREATED IN ACCORDANCE WITH AS1604.

## STORMWATER NOTE:

- STORMWATER DRAINAGE IN ACCORDANCE WITH H2D2 & H2D6 OF NCC 2022 AND PART 3.3.2 & 7 OF THE ABCB HOUSING PROVISIONS STANDARD 2022
- ALL STORMWATER DRAINAGE INCLUDING CHANNEL GRATES, SHALL BE CONNECTED TO SOAKWELL SYSTEM IN ACCORDANCE WITH AS 3500.3
- SOAKWELL LOCATIONS SHOWN AS A GUIDE ONLY. CONTRACTOR TO CONFIRM LOCATIONS ON SITE.

## SOAKWELL CALCULATIONS:

| Soak Well Type                    | No. |          |
|-----------------------------------|-----|----------|
| SW 1200x1200                      | 2   | 2.7 m3   |
| SW 1500x1200                      | 1   | 2.1 m3   |
| Total Capacity                    |     | 4.8 m3   |
| Roof Area GF                      |     | 344.4 m2 |
| Total Area                        |     | 344.4 m2 |
| Capacity Required (Area x 0.0125) |     | 4.3 m3   |
| Extra Capacity Provided           |     | 0.5 m3   |



**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.

**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.

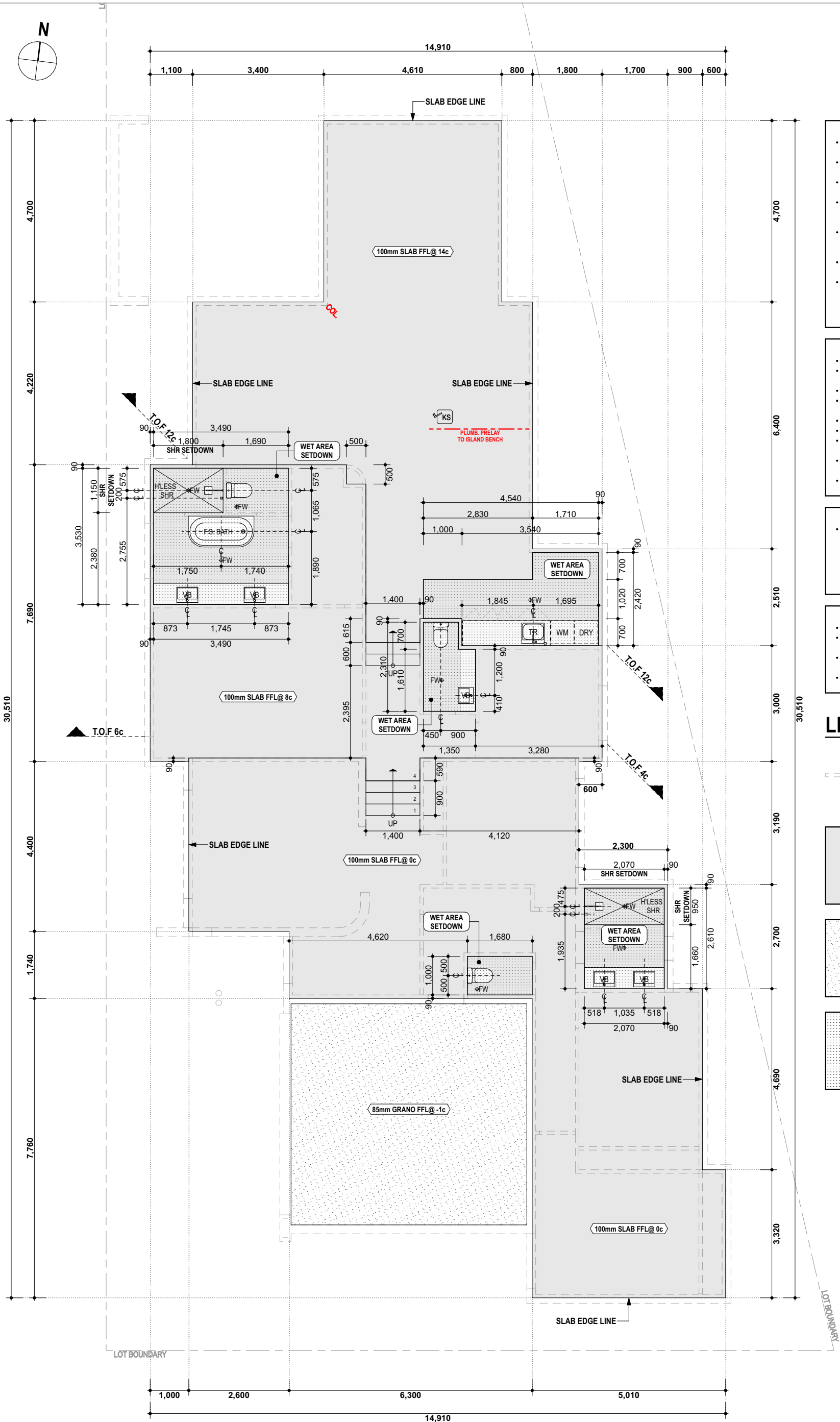
|                 |
|-----------------|
| POWER DOME      |
| POWER POLE      |
| PHONE PITS      |
| WATER CONN.     |
| TOP PILLAR/POST |
| TOP WALL        |
| TOP RETAINING   |
| TOP FENCE       |

Scale 1:200



|                      |
|----------------------|
| SIGNATURES           |
| OWNER: _____         |
| OWNER: _____         |
| BUILDER: _____       |
| DATE: ____/____/____ |

| REV | REVISION                                     | BY | DATE       | TITLE                             | JOB No.     |
|-----|----------------------------------------------|----|------------|-----------------------------------|-------------|
| A   | ISSUED FOR CONCEPT DESIGN                    | JG | 20.11.2025 | SITE PLAN                         | J25-129     |
| B   | DESIGN DEVELOPMENT                           | JG | 16.12.2025 | CLIENT                            |             |
| C   | ADD POOL TO REAR                             | MR | 20.02.2026 | F.J. SWART                        |             |
| D   | ISSUED FOR BUILDING PERMIT (CHECKED BY D.L.) | JB | 06.04.2026 | ADDRESS                           |             |
| E   | CLIENT AMENDMENTS                            | AH | 16/04/2026 | LOT 2501 PORTUS CRES,<br>MINDARIE |             |
|     |                                              |    |            | SHIRE                             |             |
|     |                                              |    |            | CITY OF WANNEROO                  |             |
|     |                                              |    |            |                                   | SIZE ISO A3 |
|     |                                              |    |            |                                   | SCALE 1:100 |
|     |                                              |    |            |                                   | SHEET REV   |
|     |                                              |    |            |                                   | A.01 E      |



**GENERAL NOTES:**

- ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK.
- ALL DIMENSIONS STRICTLY TO TAKE PREFERENCE OVER SCALING.
- ANY DISCREPANCIES WHICH MAY ARISE ARE TO BE QUERIED WITH THE BUILDER BEFORE CONTINUING.
- ANY DISCREPANCIES MUST BE REFERRED TO THE BUILDER OR THE SUBCONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR WORKS.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING SPECIFICATIONS, ADDENDA AND ALL OTHER CONSULTANTS DRAWINGS
- REFER TO ENGINEER'S DETAILS FOR CONCRETE SLAB & FOOTING SPECIFICATIONS.
- ALL WORKS TO BE CARRIED OUT TO RELEVANT AUSTRALIAN STANDARDS, NCC REQUIREMENTS & RELEVANT AUTHORITIES. WORK TO BE DONE IN A GOOD AND WORKMAN LIKE MANNER AND TO THE ENTIRE SATISFACTION OF THE BUILDER.

**CONCRETOR NOTE:**

- PROVIDE 25mm SLAB SETDOWN TO WET AREAS.
- PROVIDE ADDITIONAL 30mm SLAB SETDOWN TO SHOWER RECESS.
- PROVIDE REFLUX VALVE TO HOBLESS SHR.
- **INSTALL PLUMB. PRELAY TO KITCHEN ISLAND BENCH PRIOR TO CONCRETE POUR.**
- ALL EXTERNAL BRICK PIER FOOTINGS TO BE AT -3c U.N.O.
- DROP FOOTINGS AS INDICATED
- PROVIDE SLAB THICKENINGS AS INDICATED ON ENGINEER'S STRUCTURAL DRAWINGS
- OFFSET FOOTING FLUSH WITH BRICKWORK DIRECTLY BELOW METERBOX.
- COLUMN AND BEAM LOCATIONS TO BE CONFIRMED WITH ENGINEER DRAWINGS PRIOR TO COMMENCING WORK

**TERMITE MANAGEMENT NOTE:**

- APPLY CHEMICAL TERMITE SOIL BARRIER TREATMENT AND A PHYSICAL TERMI-MESH BARRIER TO ALL SLAB PENETRATIONS, CONTROL JOINTS AND BOUNDARY WALLS IN ACCORDANCE WITH AS3660.1 AND MANUFACTURERS SPECIFICATIONS. IN ADDITION, ALL ROOF TIMBERS USED TO BE H2 PRESERVATIVE TREATED IN ACCORDANCE WITH AS1604.

**SETOUT NOTES:**

- SLAB & PLUMBING SETOUT MEASURED FROM EDGE OF SLAB
- SLAB EXTENTS/PERIMETER TO BE CONFIRMED WITH ENGINEER DRAWINGS PRIOR TO COMMENCING WORKS.
- COLUMN AND BEAM LOCATIONS TO BE CONFIRMED WITH ENGINEER DRAWINGS PRIOR TO COMMENCING ANY WORK
- ANY DISCREPANCIES ARE TO BE QUERIED WITH THE BUILDER BEFORE CONTINUING.

## LEGEND:

--- GROUND FLOOR WALLS

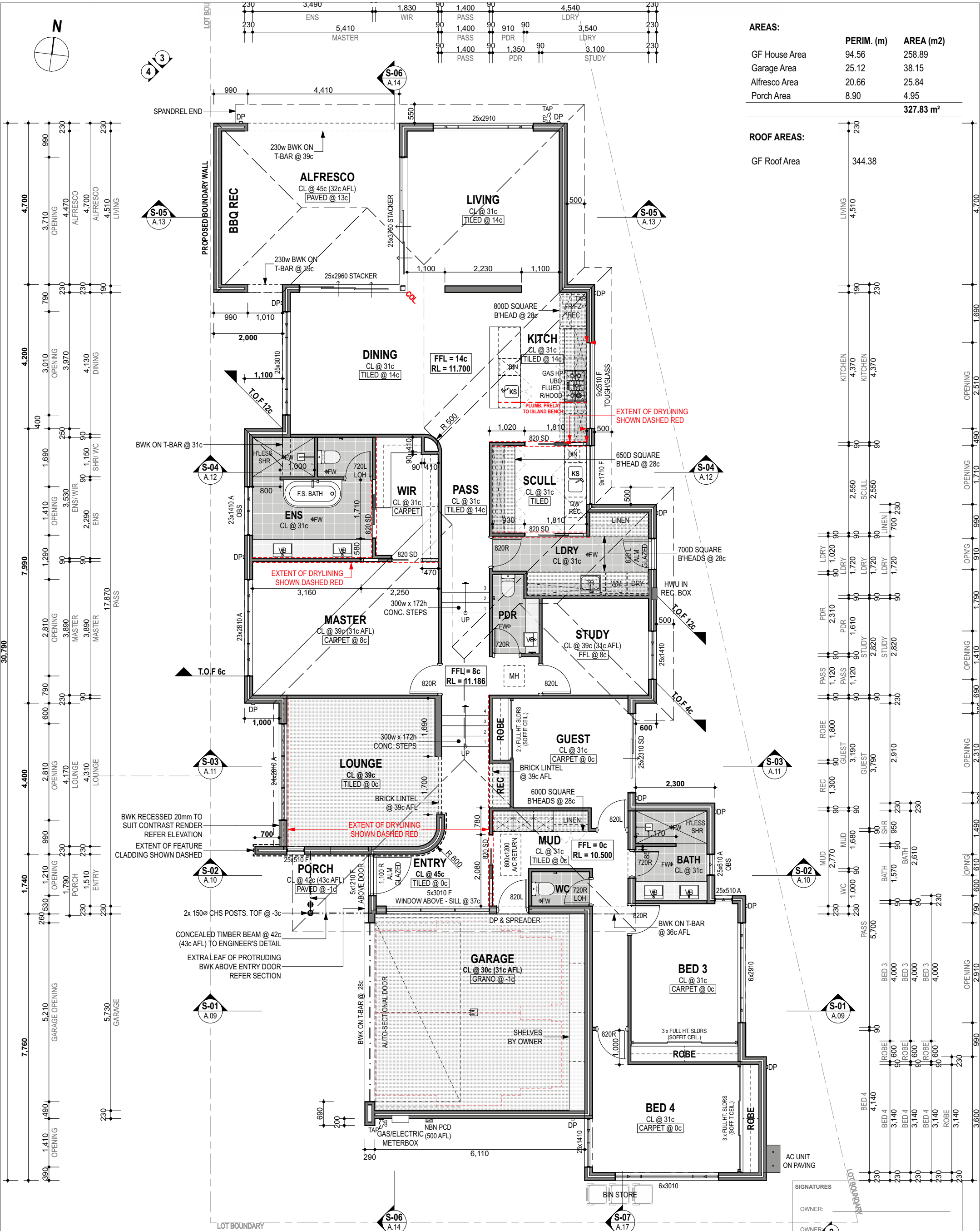
100mm CONCRETE SLAB FFL @ 0c

1c (85mm) GARAGE GRANO FFL @ -1c

WET AREA SETDOWN

|            |             |
|------------|-------------|
| SIGNATURES |             |
| OWNER:     | _____       |
| OWNER:     | _____       |
| BUILDER:   | _____       |
| DATE:      | ___/___/___ |

| REV | REVISION                                     | BY | DATE       | TITLE                          | JOB No.        |
|-----|----------------------------------------------|----|------------|--------------------------------|----------------|
| A   | ISSUED FOR CONCEPT DESIGN                    | JG | 20.11.2025 | SLAB SETOUT PLAN               | <b>J25-129</b> |
| B   | DESIGN DEVELOPMENT                           | JG | 16.12.2025 | CLIENT                         | SIZE ISO A3    |
| C   | ADD POOL TO REAR                             | MR | 20.02.2026 | F.J. SWART                     | SCALE 1:100    |
| D   | ISSUED FOR BUILDING PERMIT (CHECKED BY D.L.) | JB | 06.04.2026 | ADDRESS                        | SHEET          |
| E   | CLIENT AMENDMENTS                            | AH | 16/04/2026 | LOT 2501 PORTUS CRES, MINDARIE | REV            |
|     |                                              |    |            | SHIRE                          | A.02           |
|     |                                              |    |            | CITY OF WANNEROO               | <b>E</b>       |



| AREAS:        | PERIM. (m) | AREA (m2)             |
|---------------|------------|-----------------------|
| GF House Area | 94.56      | 258.89                |
| Garage Area   | 25.12      | 38.15                 |
| Alfresco Area | 20.66      | 25.84                 |
| Porch Area    | 8.90       | 4.95                  |
|               |            | 327.83 m <sup>2</sup> |

| ROOF AREAS:  |        |
|--------------|--------|
| GF Roof Area | 344.38 |

REFER SHEET A.03 FOR GENERAL NOTES

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Registered Builder No. 14290

IN COLLABORATION WITH

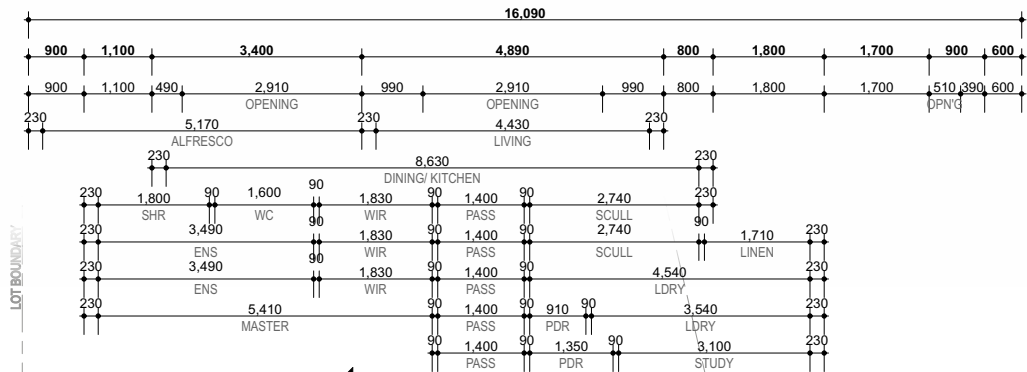
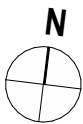
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DESIGN

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W: www.contempo.design  
M: 0433 255 725

| REV | REVISION                                     | BY | DATE       | TITLE                             | JOB No. |
|-----|----------------------------------------------|----|------------|-----------------------------------|---------|
| A   | ISSUED FOR CONCEPT DESIGN                    | JG | 20.11.2025 | GROUND FLOOR PLAN (1:100)         | J25-129 |
| B   | DESIGN DEVELOPMENT                           | JG | 16.12.2025 | CLIENT                            |         |
| C   | ADD POOL TO REAR                             | MR | 20.02.2026 | F.J. SWART                        |         |
| D   | ISSUED FOR BUILDING PERMIT (CHECKED BY D.L.) | JB | 06.04.2026 | ADDRESS                           |         |
| E   | CLIENT AMENDMENTS                            | AH | 16/04/2026 | LOT 2501 PORTUS CRES,<br>MINDARIE |         |
|     |                                              |    |            | SHIRE                             |         |
|     |                                              |    |            | CITY OF WANNEROO                  |         |

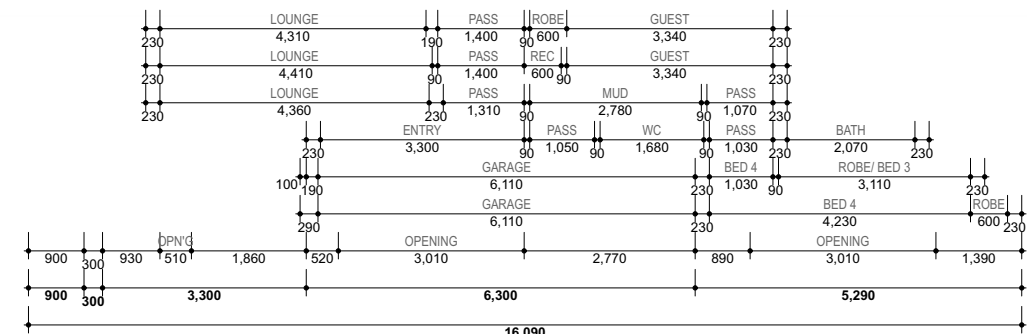
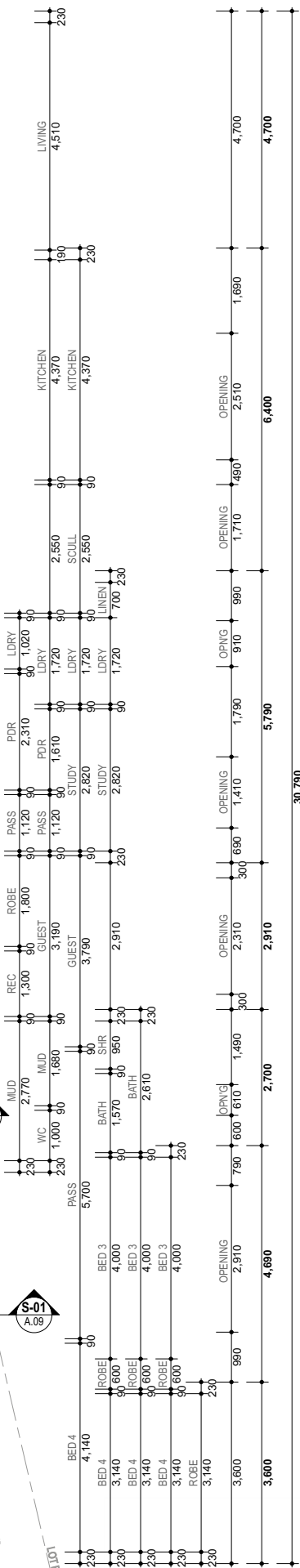
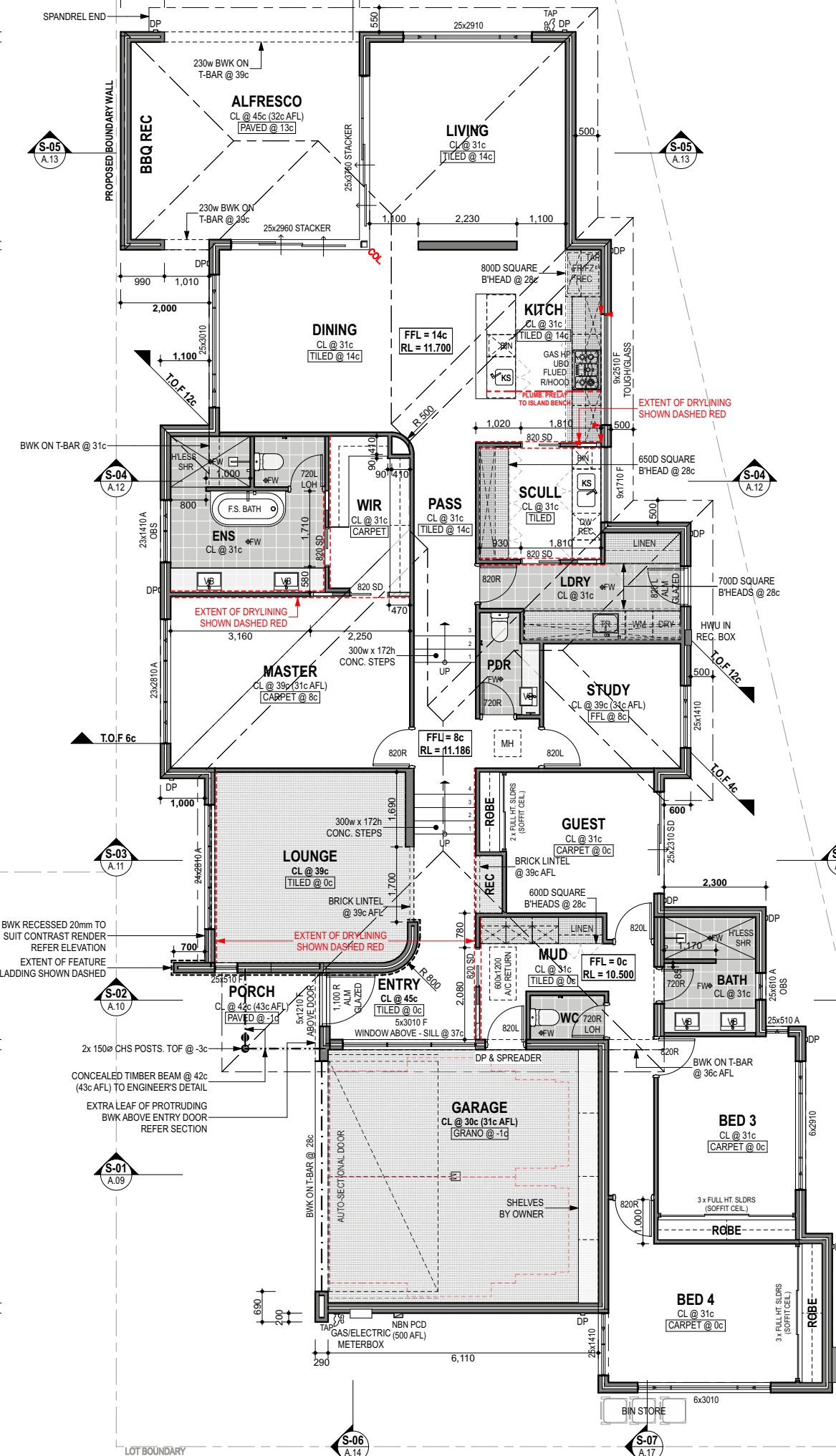
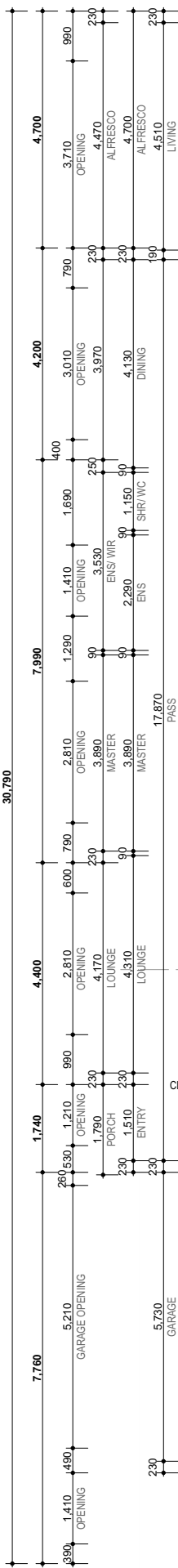
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| SIZE  | ISO A3 |
| SCALE | 1:100  |
| SHEET | A.04   |
| REV   | E      |

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| AREAS:        | PERIM. (m) | AREA (m2) |
|---------------|------------|-----------|
| GF House Area | 94.56      | 258.89    |
| Garage Area   | 25.12      | 38.15     |
| Alfresco Area | 20.66      | 25.84     |
| Porch Area    | 8.90       | 4.95      |
|               |            | 327.83 m² |

| ROOF AREAS:  |        |
|--------------|--------|
| GF Roof Area | 344.38 |



NOT TO SCALE

REFER SHEET A.03 FOR GENERAL NOTES

| SIGNATURES |     |
|------------|-----|
| OWNER:     |     |
| OWNER:     |     |
| BUILDER:   |     |
| DATE:      | / / |

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| REV | REVISION                                     | BY | DATE       |
|-----|----------------------------------------------|----|------------|
| A   | ISSUED FOR CONCEPT DESIGN                    | JG | 20.11.2025 |
| B   | DESIGN DEVELOPMENT                           | JG | 16.12.2025 |
| C   | ADD POOL TO REAR                             | MR | 20.02.2026 |
| D   | ISSUED FOR BUILDING PERMIT (CHECKED BY D.L.) | JB | 06.04.2026 |
| E   | CLIENT AMENDMENTS                            | AH | 16/04/2026 |

|                                                      |
|------------------------------------------------------|
| TITLE<br><b>GROUND FLOOR PLAN (NTS)</b>              |
| CLIENT<br><b>F.J. SWART</b>                          |
| ADDRESS<br><b>LOT 2501 PORTUS CRES,<br/>MINDARIE</b> |
| SHIRE<br><b>CITY OF WANNEROO</b>                     |

|                           |
|---------------------------|
| JOB No.<br><b>J25-129</b> |
| SIZE<br>ISO A3            |
| SCALE<br>NTS              |
| SHEET<br>A.05             |
| REV<br><b>E</b>           |

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- CONFIRM ENGINEER'S TIE DOWN PROVISIONS PRIOR TO COMMENCEMENT.
- CONFIRM ENGINEER'S WALL BRACING PROVISIONS PRIOR TO ANY WALL CONSTRUCTION.
- PROVIDE ALCOR CAVITY FLASHING TO ALL GROUND FLOOR WINDOW AND DOOR HEADERS.
- PROVIDE ALCOR CAVITY FLASHING TO ALL UPPER FLOOR WINDOW AND DOOR SILLS.



① ACRYLIC TEXTURE COAT RENDER

⑧ ACRYLIC TEXTURE COAT RENDER (CONTRAST)

**(c) ALUMINIUM WINDOW & DOOR FRAMES**

(D) 2c FACE BRICKWORK

1:100

1

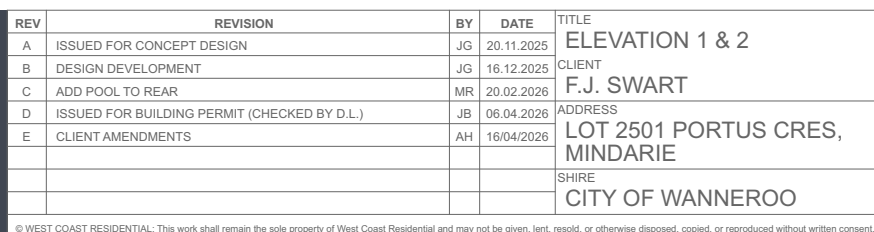
A 04



1:100

2

A 04

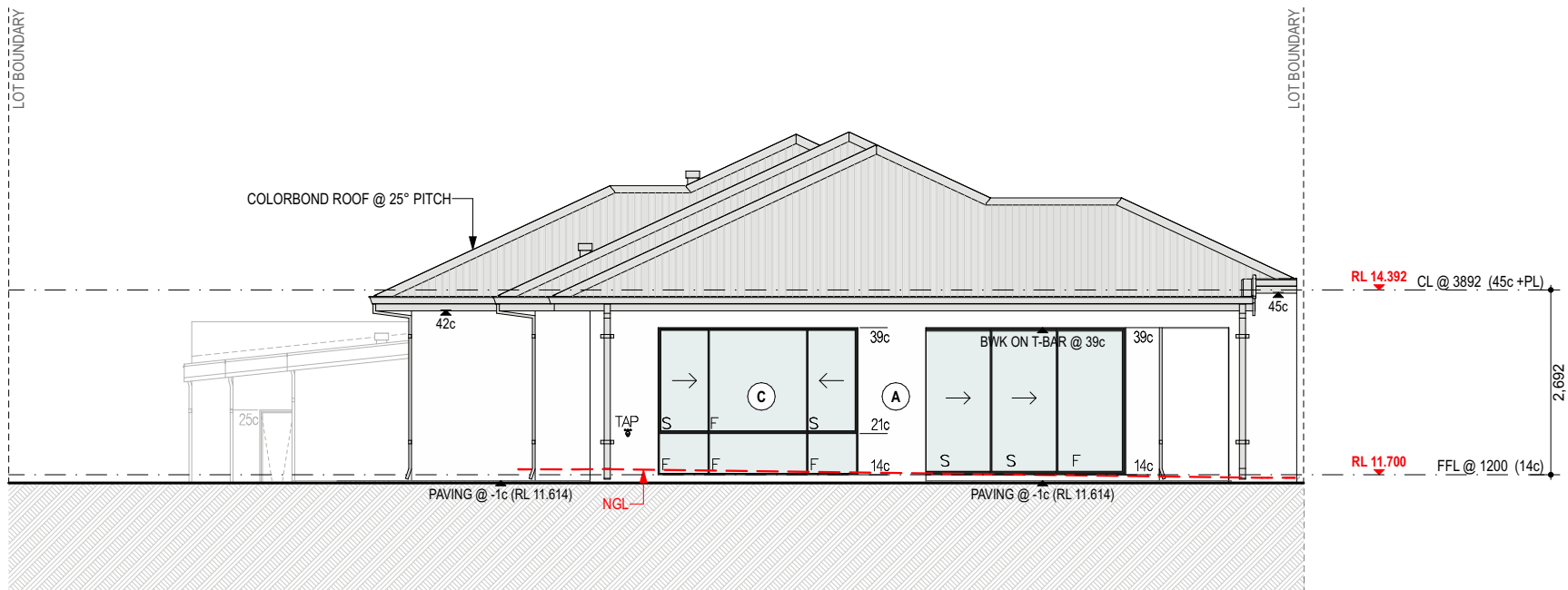


|      |  |
|------|--|
| A.06 |  |
|------|--|

DATE:      /      /

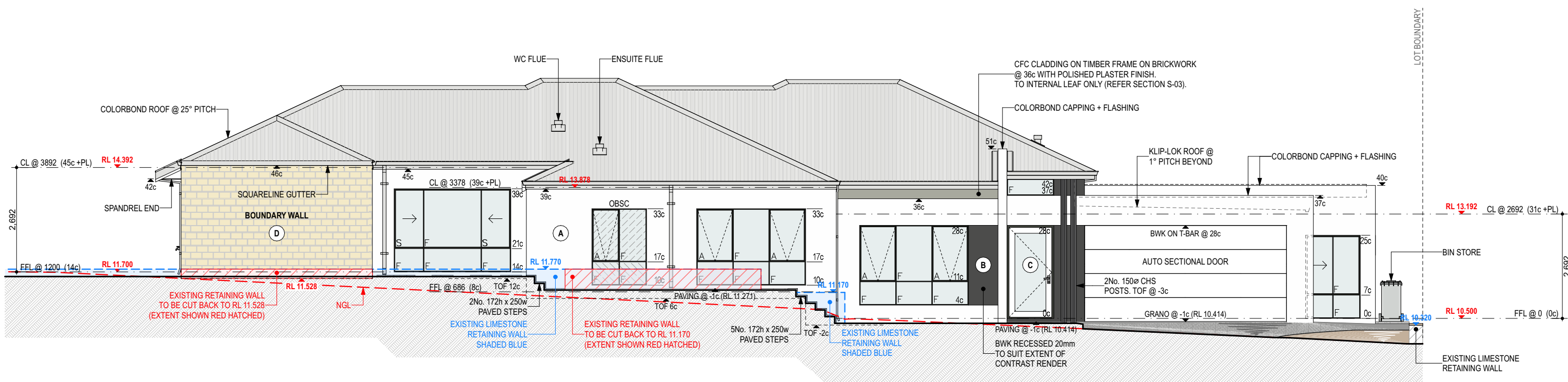
**BRICKLAYER NOTES:**

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- CONFIRM ENGINEER'S WALL BRACING PROVISIONS PRIOR TO ANY WALL CONSTRUCTION.
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- PROVIDE ALCOR CAVITY FLASHING TO ALL UPPER FLOOR WINDOW AND DOOR SILLS.

**MATERIAL SCHEDULE**

REFER ADENDA FOR SELECTED COLOURS &amp; FINISHES

- (A) ACRYLIC TEXTURE COAT RENDER
- (B) ACRYLIC TEXTURE COAT RENDER (CONTRAST)
- (C) ALUMINIUM WINDOW & DOOR FRAMES
- (D) 2c FACE BRICKWORK

**ELEVATION**

1:100

**4**

A.04

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M: 0433 255 725

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|-----|----------------------------------------------|----|------------|-----------------------------------|----------------|
| A   | ISSUED FOR CONCEPT DESIGN                    | JG | 20.11.2025 | ELEVATION 3 & 4                   | <b>J25-129</b> |
| B   | DESIGN DEVELOPMENT                           | JG | 16.12.2025 | CLIENT                            |                |
| C   | ADD POOL TO REAR                             | MR | 20.02.2026 | F.J. SWART                        |                |
| D   | ISSUED FOR BUILDING PERMIT (CHECKED BY D.L.) | JB | 06.04.2026 | ADDRESS                           |                |
| E   | CLIENT AMENDMENTS                            | AH | 16/04/2026 | LOT 2501 PORTUS CRES,<br>MINDARIE |                |
|     |                                              |    |            | SHIRE                             | SIZE ISO A3    |
|     |                                              |    |            | CITY OF WANNEROO                  | SCALE 1:100    |
|     |                                              |    |            |                                   | SHEET A.07     |
|     |                                              |    |            |                                   | REV. <b>E</b>  |

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**SIGNATURES**

OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_

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

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_