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LEGEND

DRAINAGE
- Drainage Grate
- Side Entry Pit
- Drainage M/H

ELECTRICITY
- PD — Power Dome
- C — Cable Box
- CP — Consumer Pole
- LP — Light Pole
- PP — Power Pole
- STAY — Stay Pole
- STAY — Stay Wire Anchor

GAS
- M/H — Gas M/H Surround
- Gas Valve
- METER — Gas Meter

SEWER
- S — Sewer Manhole
- IO — Sewer Insp Opening
- S — Sewer Line

TELECOM.
- Telecom Manhole
- T — Telecom Pillar
- PILLAR — Telecom Pit
- T — PIT

WATER
- W — Water Meter
- Tap
- H — Hydrant
- Stop Valve
- FP — Flush Point

SURVEY
- TBM
- PEG — Peg
- Control Point
- Floor Level

MISC.
- Bottom of Bank
- Top Of Bank
- Window

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22219 PROJECT

SMYTH

16 OCEAN DRIVE
QUINNS ROCKS
CITY OF WANNEROO

WORKING DRAWINGS

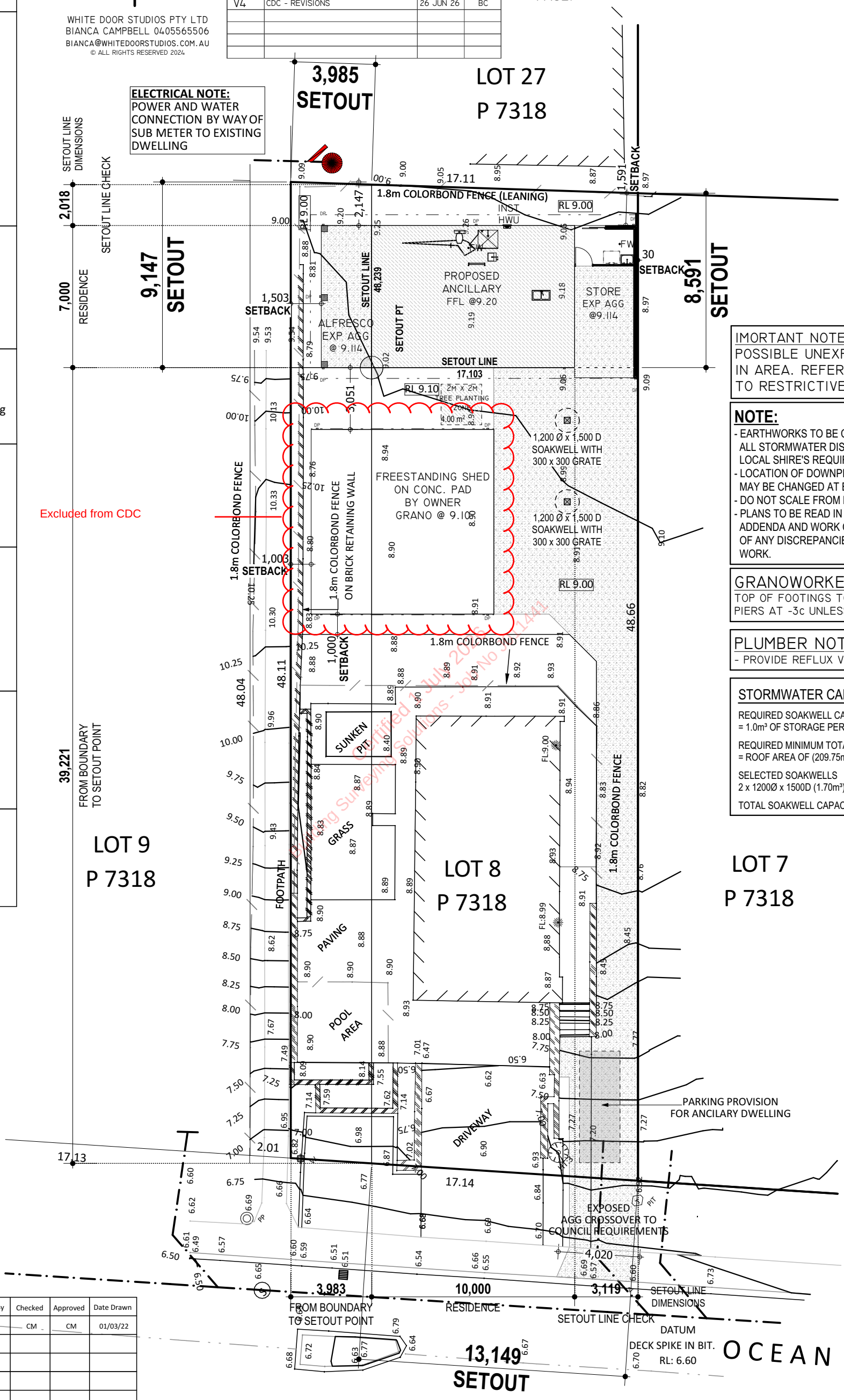
REV #	NOTES	DATE	DWN
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VERSION: V4 - WORKING DRAWINGS
DRAWING: SITE PLAN
SCALE: 1:200
PAGE: 1 OF 7
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ZONED R20
OPEN SPACE CALCS.
(MIN OPEN SPACE REQ'D = 50%)
EXISTING AREA (100.83m²) + PROPOSED AREA (91.63m²) = 192.460m²
/ LOT AREA (827.61m²)
- SITE COVER = 23.25%
- OPEN SPACE PROVIDED = 76.75%

ELECTRICAL NOTE:
POWER AND WATER CONNECTION BY WAY OF SUB METER TO EXISTING DWELLING

Excluded from CDC



IMORTANT NOTE:
POSSIBLE UNEXPLODED ORDENANCE IN AREA. REFER TO RESTRICTIVE COVENANTS

NOTE:
- EARTHWORKS TO BE CARRIED OUT BY BUILDER. ALL STORMWATER DISPOSAL TO SOAKWELLS TO LOCAL SHIRE'S REQUIREMENTS BY BUILDER
- LOCATION OF DOWNPIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION.
- DO NOT SCALE FROM DRAWINGS.
- PLANS TO BE READ IN CONJUNCTION WITH ADDENDA AND WORK ORDER. NOTIFY BUILDER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

GRANOWORKER NOTE:
TOP OF FOOTINGS TO EXTERNAL POST AND PIERS AT -3c UNLESS NOTED OTHERWISE.

PLUMBER NOTE
- PROVIDE REFLUX VALVE TO SEWER LINE.

STORMWATER CALCULATIONS

REQUIRED SOAKWELL CAPACITY.
= 1.0m³ OF STORAGE PER 65m² OF ROOF AREA

REQUIRED MINIMUM TOTAL CAPACITY
= ROOF AREA OF (209.75m² / 65m²) x 1.0m² = 3.23m³

SELECTED SOAKWELLS
2 x 1200Ø x 1500D (1.70m³) = 3.40m³

TOTAL SOAKWELL CAPACITY = 3.40m³

Revision	Description	Drawn By	Checked	Approved	Date Drawn
0	Initial Issue	PM	CM	CM	01/03/22

Maloney Surveying
Licensed, Civil and Construction Surveying
Engineering, Construction and Civil Surveying, Feature Surveys, Boundary Re-Establishments, Subdivisions, Aerial Surveying and Photography.
Phone: 1300 00 2567
Email: info@ckindustries.com.au
Website: www.ckindustries.com.au
Office: Unit 16, 110 Inspiration Drive, Wangara WA 6065
Mail: P.O.Box 14 Wanneroo WA 6946

Positional Uncertainty
± 0.01m Horizontal
± 0.01m Vertical

PAPER SIZE A3

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FEATURE AND CONTOUR SURVEY
LOT 8 (#16) OCEAN DRIVE
QUINNS ROCK
CITY OF WANNEROO

Job Number: CLAN-OCEAN
Drawing Number: 001
Revision: 0

Client: KEVIN SMYTH

C/T: 1826/669
Surveyed By: PM
Vertical Datum: AHD
PLAN: P7318
Surveyed Date: 28/02/22
Horizontal Datum: LOCAL

BSS Approved 1 July 2026 J011441

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NOTE:

- DO NOT SCALE FROM DRAWINGS.
- VERTICAL BRICK COURSING HEIGHTS ARE RELATED TO STANDARD BRICK SIZES.
- ALL INTERNAL DIMENSIONS ARE TO BRICK SIZES, NOT FINISHED SIZES.
- THE CONSTRUCTION DETAILS REFERRED TO IN THESE DOCUMENTS ARE SUPERCEEDED BY ENGINEERS STRUCTURAL DRAWINGS. AND ARE FOR BUILDERS REFERENCE ONLY.
- PROVIDE INSULATION TO HOUSE CEILINGS AS PER ADDENDA.
- LOCATION OD DOWNPIPES IS INDICATIVE ONLY AND MAY BE CHANGED AT ROOF PLUMBERS DISCRETION. DOWNPIPE SIZING AND QUANTITY TO BE IN ACCORDANCE WITH AS/NZS 3500.3 AND NCC - HOUSING PROVISIONS (HP) PART 7.4 APPLIES.
- TOP OF FOOTINGS FOR PIER/POSTS TO ALFRESCO ARE TO BE 2c BELOW FINISHED PAVING LEVEL UNLESS NOTED OTHERWISE.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.
- ALL WET AREAS TO COMPLY WITH PARTS 10.2.1-10.2.6, 10.2.12 & AS 3740
- 'WC' DENOTES LIFT-OFF HINGES.

CONSTRUCTION NOTE:

PLASTER TO ALL INTERNAL WALLS.

COLORBOND ROOF 25 DEGREE PITCH, UNLESS OTHERWISE NOTED

SLOTTED GUTTERS TO PROVIDE OVERFLOW CAPACITY AND PREVENT BACKFLOW INTO THE BUILDING IN ACCORDANCE WITH NCC HOUSING PROVISIONS PART 7.4 AND AS/NZS 3500.3.

INTERNAL WALL LINING NOTE:

- VILLABOARD (9mm) WALL LINING TO ALL BATHROOM WALLS

CEILING NOTE:

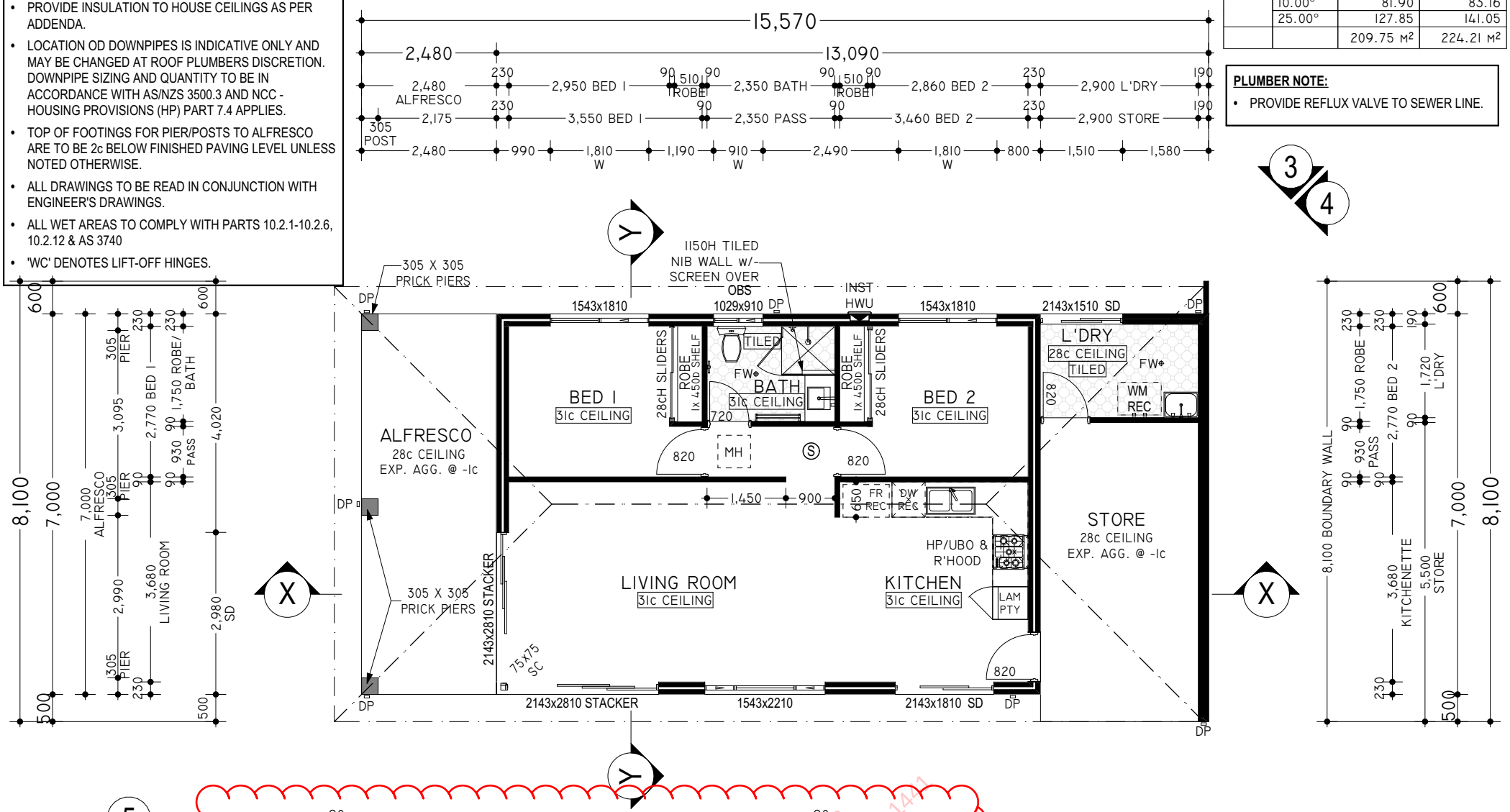
- 31c CEILINGS THROUGHOUT UNLESS NOTED OTHERWISE

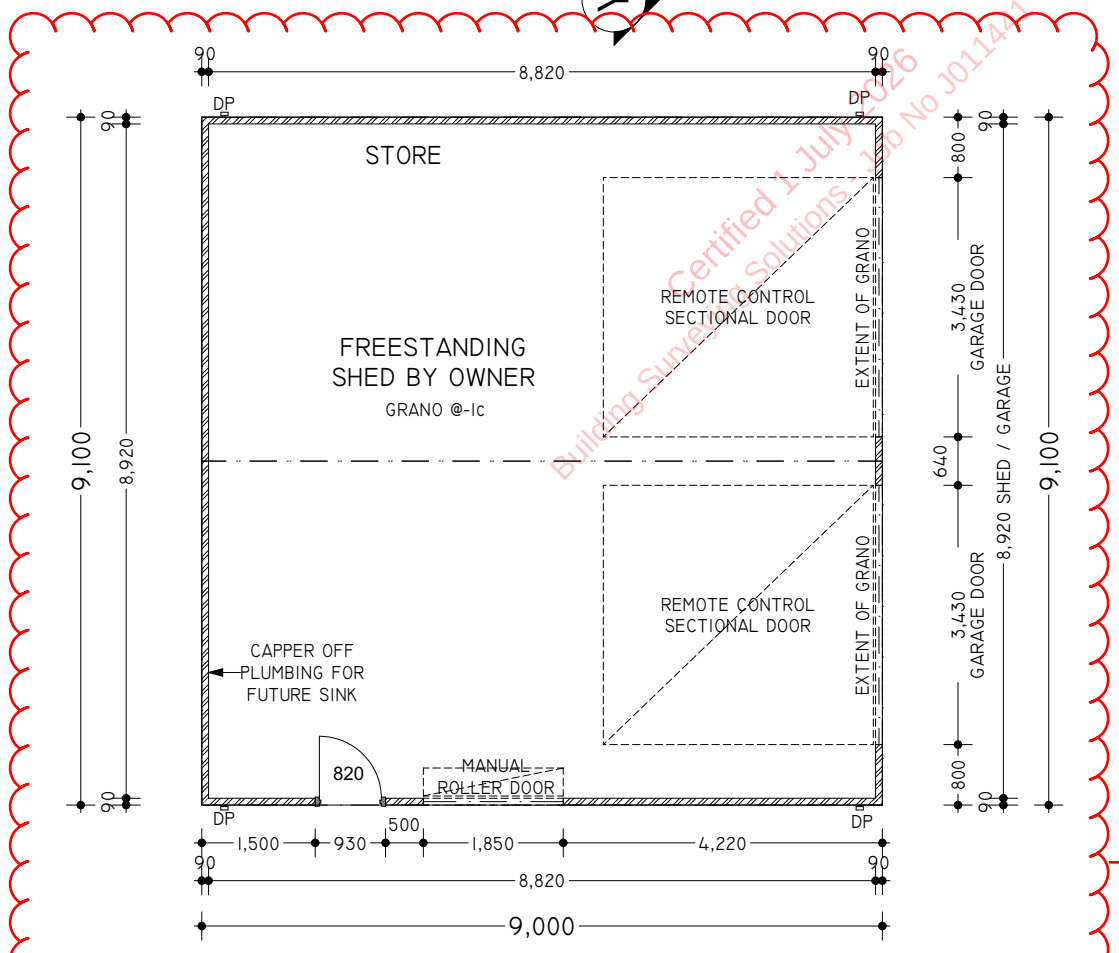
FLOOR AREAS		
FLOOR	AREA	AREA
GROUND FLOOR		
	SHED / GARAGE	81.90
	ANCILLARY	70.00
	STORE / L'DRY	23.18
	ALFRESCO	17.36
		192.44 M²

ROOF AREAS			
FLOOR	PITCH	FLAT	PITCHED
GROUND FLOOR			
	10.00°	81.90	83.16
	25.00°	127.85	141.05
		209.75 M²	224.21 M²

PLUMBER NOTE:

- PROVIDE REFLUX VALVE TO SEWER LINE.



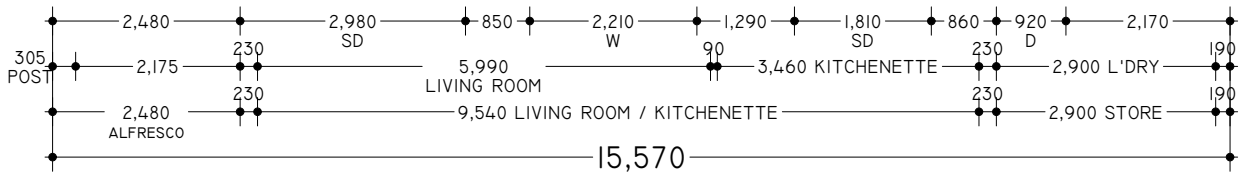


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7 STAR COMPLIANCE NOTE:

- Wall insulation (min. R2.0 plus reflective wall wrap) to all external brick veneer walls.
- Ceiling insulation (min. R4.1) to all ceilings throughout house and store.
- Double Glazing to Bed 1, Bed 2, and Kitchenette/Living Room windows and Sliding Doors (U-Value 4.1 or below, SHGC 0.52 or within 5%)
- Tiled floor to Kitchenette, living & dining.

Excluded from CDC



GROUND FLOOR PLAN

1:100

22219 PROJECT

SMYTH

DESIGN DRAWINGS - STAGE 1			
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16 OCEAN DRIVE
QUINNS ROCKS
CITY OF WANNEROO

VERSION: V4 - WORKING DRAWINGS
DRAWING: GROUND FLOOR
SCALE: 1:100
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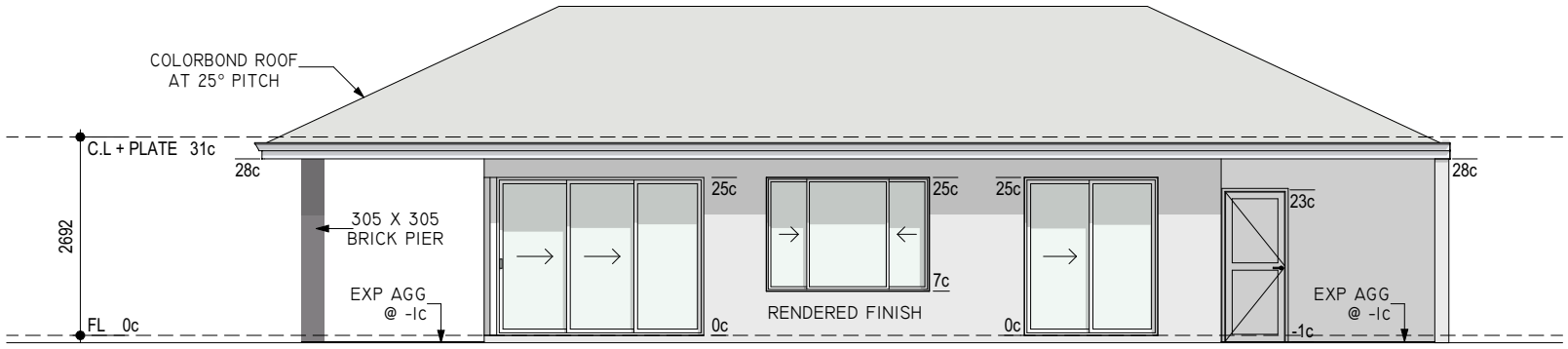
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CONSTRUCION NOTES:

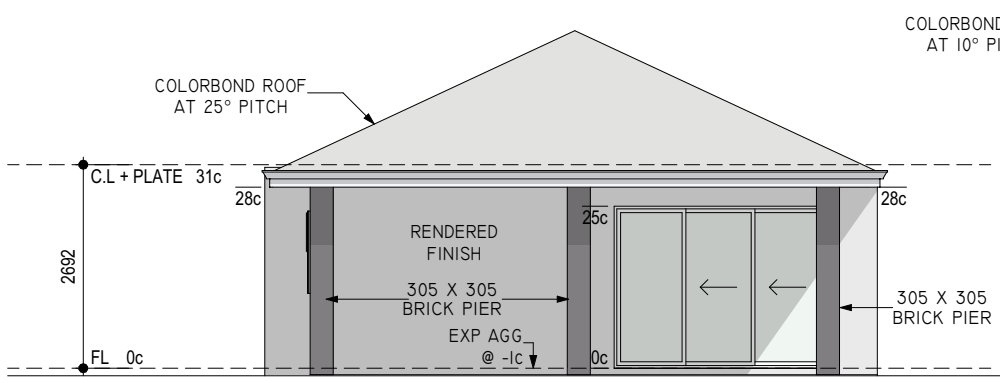
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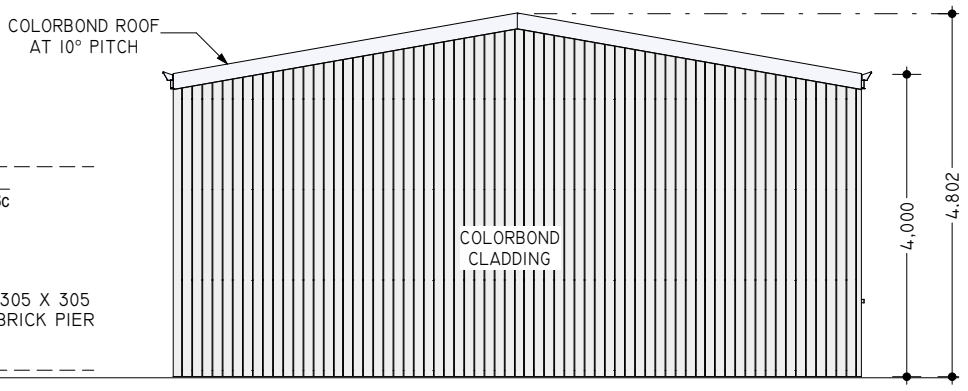
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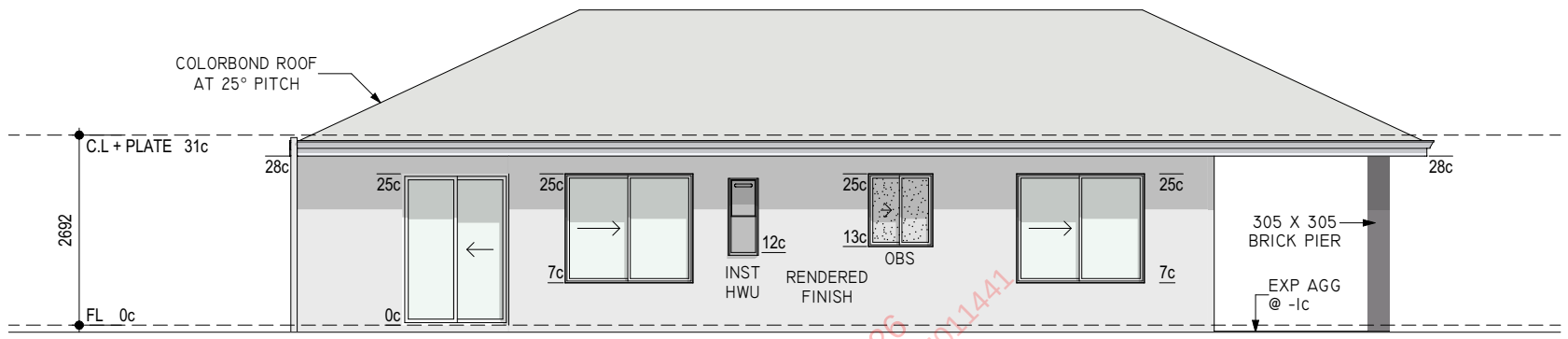


ELEVATION 1
1:100

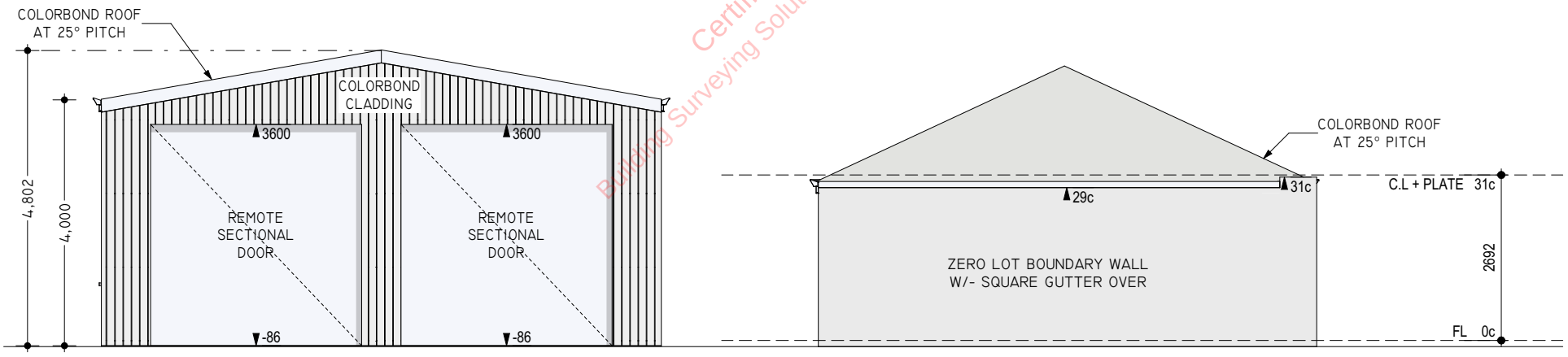




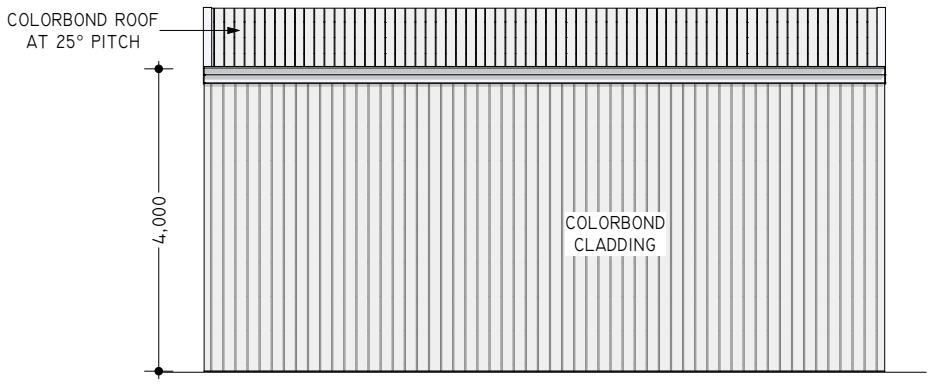
ELEVATION 2
1:100



ELEVATION 3
1:100



ELEVATION 4
1:100



ELEVATION 5
1:100

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22219 PROJECT

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VERSION: V4 - WORKING DRAWINGS
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