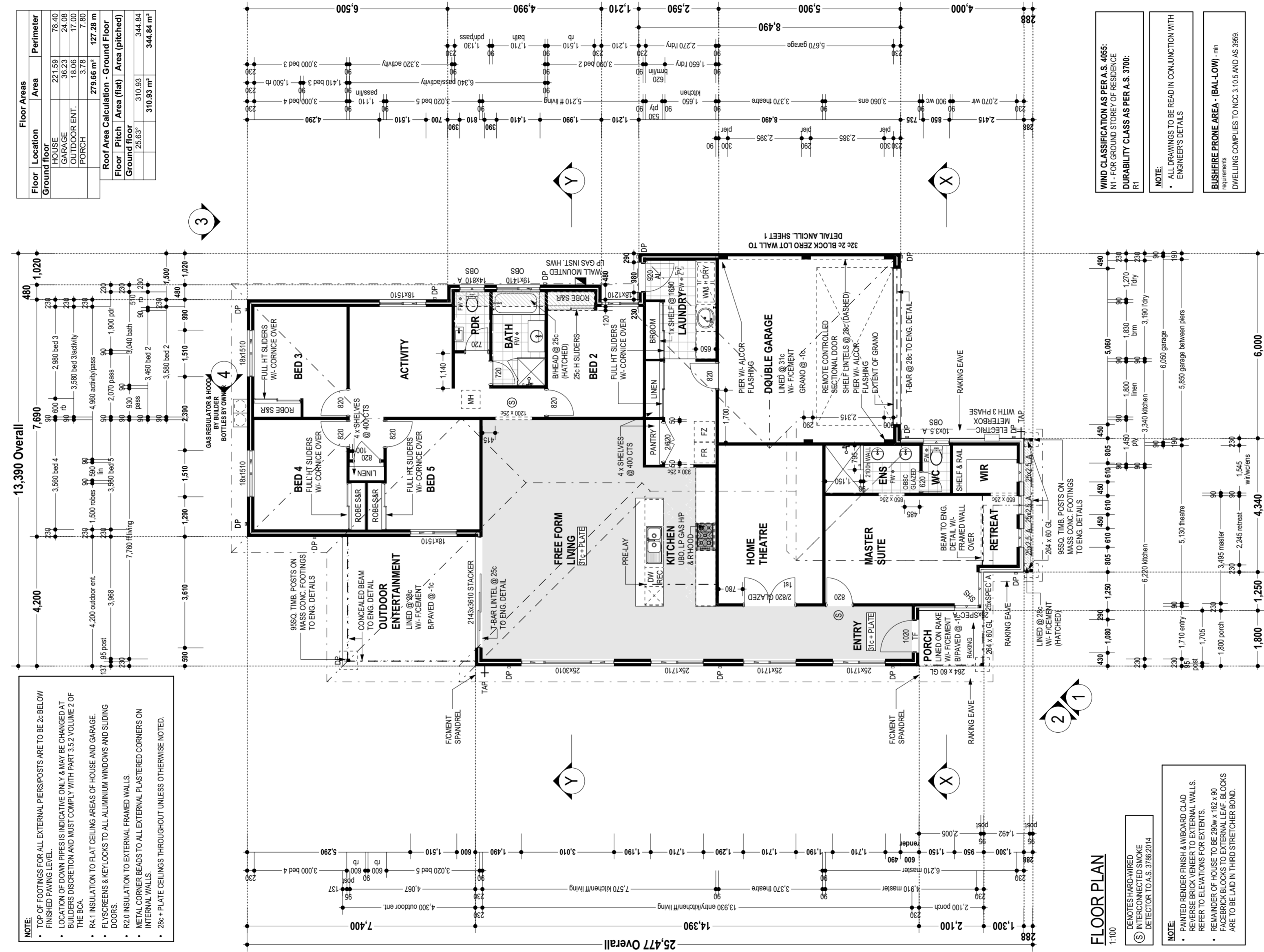


Floor Areas		
Floor	Location	Perimeter
Ground floor	HOUSE	78.40
	GARAGE	36.23
	OUTDOOR ENT.	18.06
	PORCH	3.78
		7.80
Roof Area Calculation - Ground Floor		127.28 m
Floor	Pitch	Area (flat) - Area (pitched)
Ground floor	25.63°	310.93
		344.84 m <sup>2</sup>



**NOTE:**

- TOP OF FOOTINGS FOR ALL EXTERNAL PIERS/POSTS ARE TO BE 2c BELOW FINISHED PAVING LEVEL.
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION AND MUST COMPLY WITH PART 3.5.2 VOLUME 2 OF THE BCA.
- R4.1 INSULATION TO FLAT CEILING AREAS OF HOUSE AND GARAGE.
- EUSREENS & KEYLOCKS TO ALL ALUMINIUM WINDOWS AND SLIDING DOORS.
- R2.0 INSULATION TO EXTERNAL FRAMED WALLS.
- METAL CORNER BEADS TO ALL EXTERNAL PLASTERED CORNERS ON INTERNAL WALLS.
- 28c+ PLATE CEILINGS THROUGHOUT UNLESS OTHERWISE NOTED.

**WIND CLASSIFICATION AS PER A.S. 4055:**  
N1 - FOR GROUND STOREY OF RESIDENCE

**DURABILITY CLASS AS PER A.S. 3700:**  
R1

**NOTE:**

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS

**BUSHFIRE PRONE AREA - (BAL-LOW) - min requirements**  
DWELLING COMPLIES TO NCC 3.10.5 AND AS 3959

**FLOOR PLAN**  
1:100

Ⓢ DENOTES HARCHWAVED INTERCONNECTED SHIMCO DETECTOR TO A.S. 3786:2014


**NOTE:**

- PAINTED RENDER FINISH & W/BOARD CLAD REVERSE BRICK VENEER TO EXTERNAL WALLS. REFER TO ELEVATIONS FOR EXTENTS.
- REMAINDER OF HOUSE TO BE 290w x 162 x 90 FACEBRICK BLOCKS TO EXTERNAL LEAF. BLOCKS ARE TO BE LAID IN THIRD STRETCHER BOND.

## ROSA BROOK TRADITIONAL

ELEMENTS SPECIFICATION MODEL N°

© COPYRIGHT 4753



Reg. Builder No: 11421 A Division of JNH GROUP Pty Ltd  
36 Hasler Road, Osborne Park, W.A. 6017  
Telephone: (08) 6241 7000, Facsimile: (08) 6241 7001  
P.O. Box 55, Westfield Shopping Centre, Innaloo, W.A. 6918.  
A.B.N. 61 05 364 823

REV	VO #	DRN	DATE	CHK
1	FFL	DK	20/03/23	RP
		DK	03/04/23	DK

Sub-contractors to verify all dimensions on site.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.


DATED: ...../...../.....

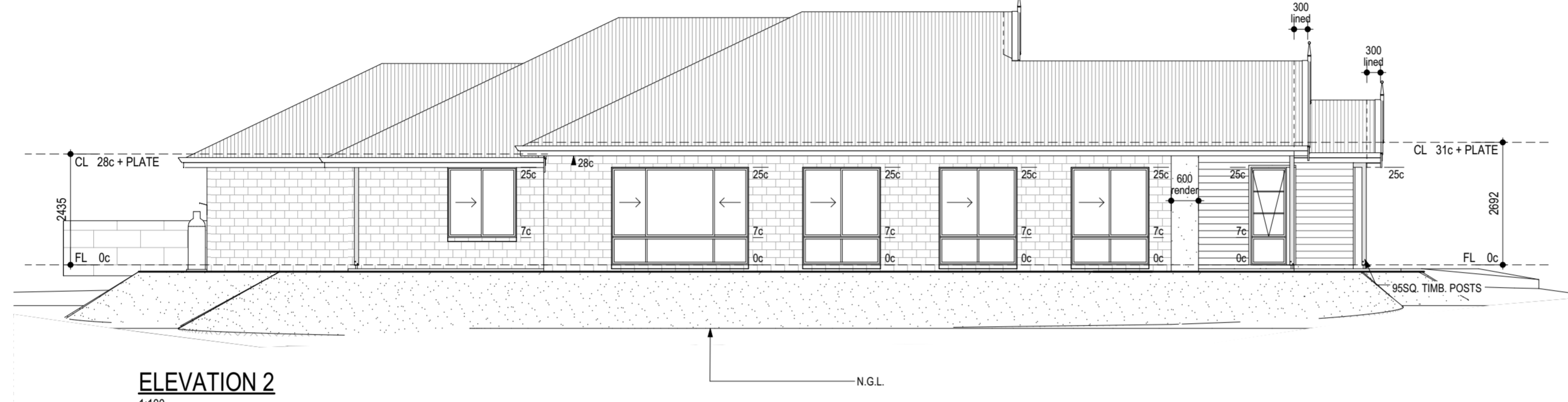
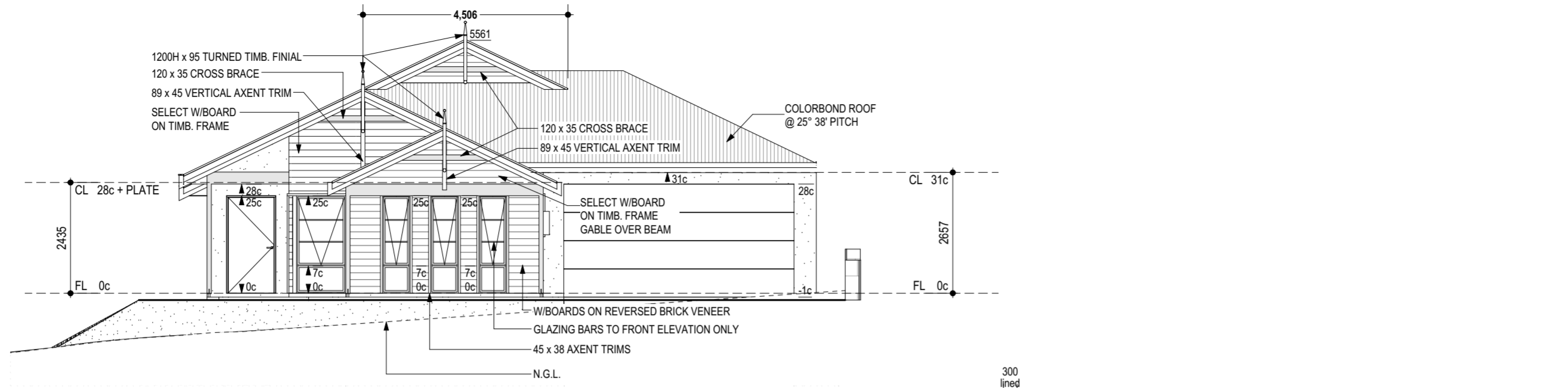
OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

CLIENT:  
**P. & E. GILL**

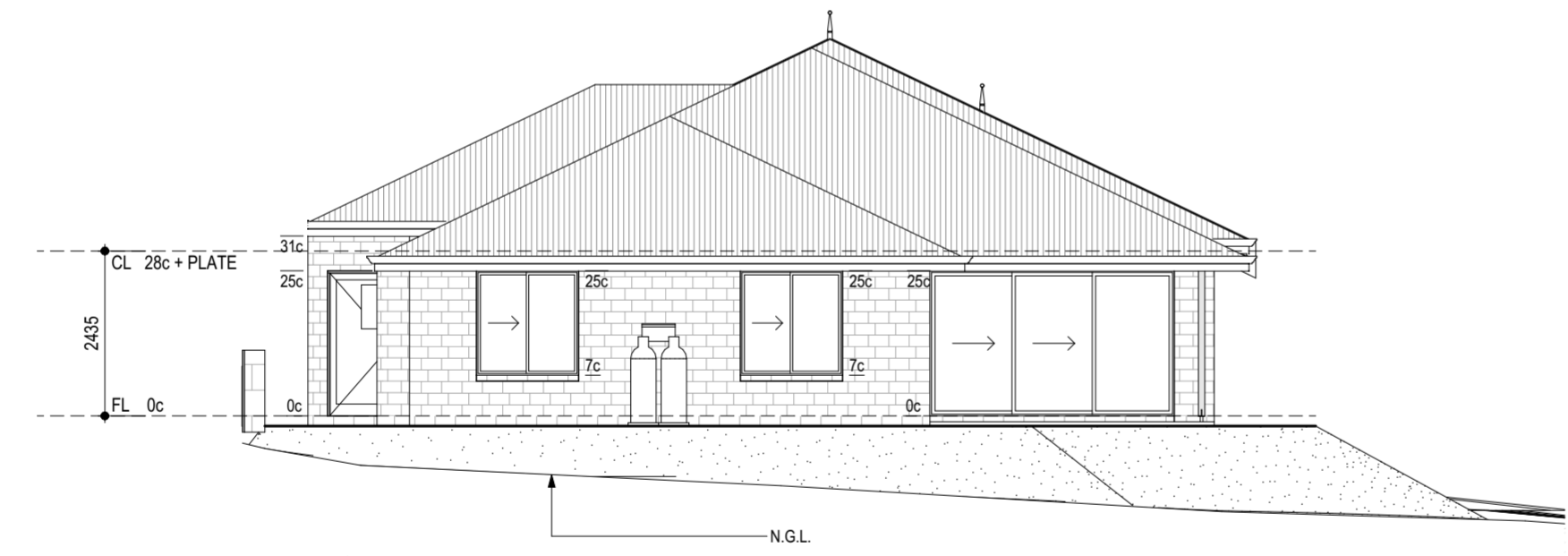
ADDRESS:  
**LOT 118 (9)  
MCNEIL GROVE  
JARRAHDAL**

SHEET N°	<b>1</b> OF 9
JOB N°	304676
REVISION	DATE
1	03/04/23

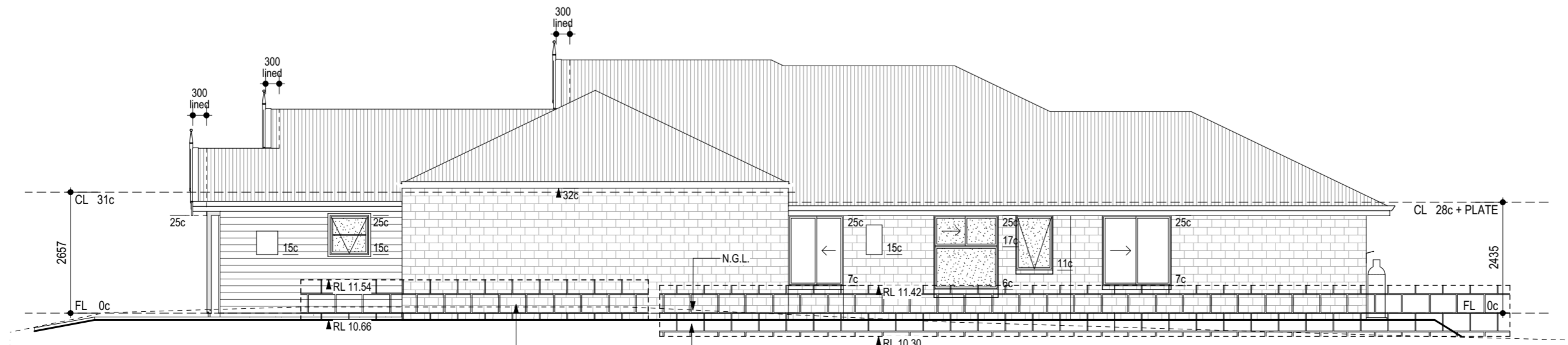




**ELEVATION 2**  
1:100



**ELEVATION 3**  
1:100



**ELEVATION 4**  
1:100

**ROSA BROOK TRADITIONAL**

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Telephone: (08) 6241 7000, Facsimile: (08) 6241 7001  
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A.B.N. 61 05 364 823.

REV	VO #	DRN	DATE	CHK
1	FFL	DK	20/03/23	RP
		DK	03/04/23	DK

Sub-contractors to verify all dimensions on site.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

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

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

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

CLIENT:  
**P. & E. GILL**

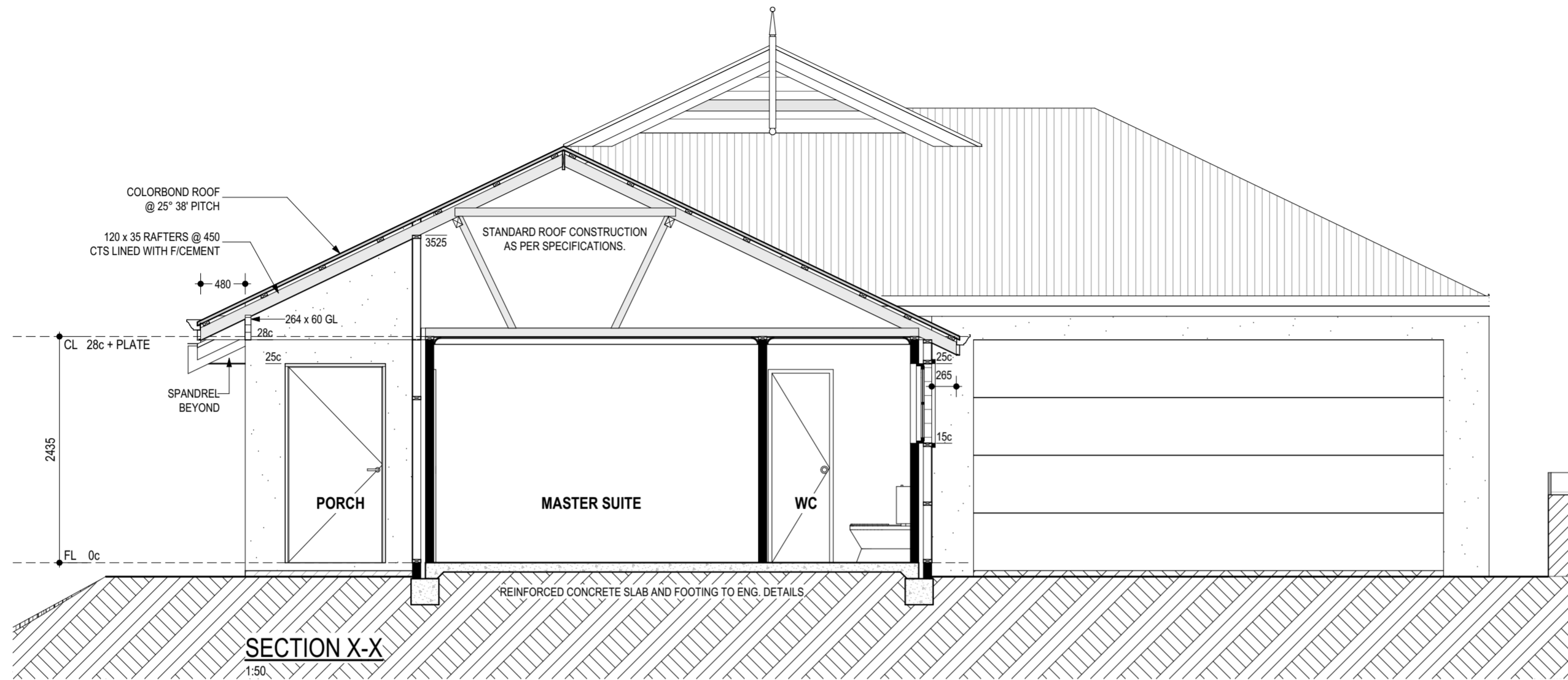
ADDRESS:  
LOT 118 (9)  
MCNEIL GROVE  
JARRAHDALE

SHEET N° **2 OF 9**

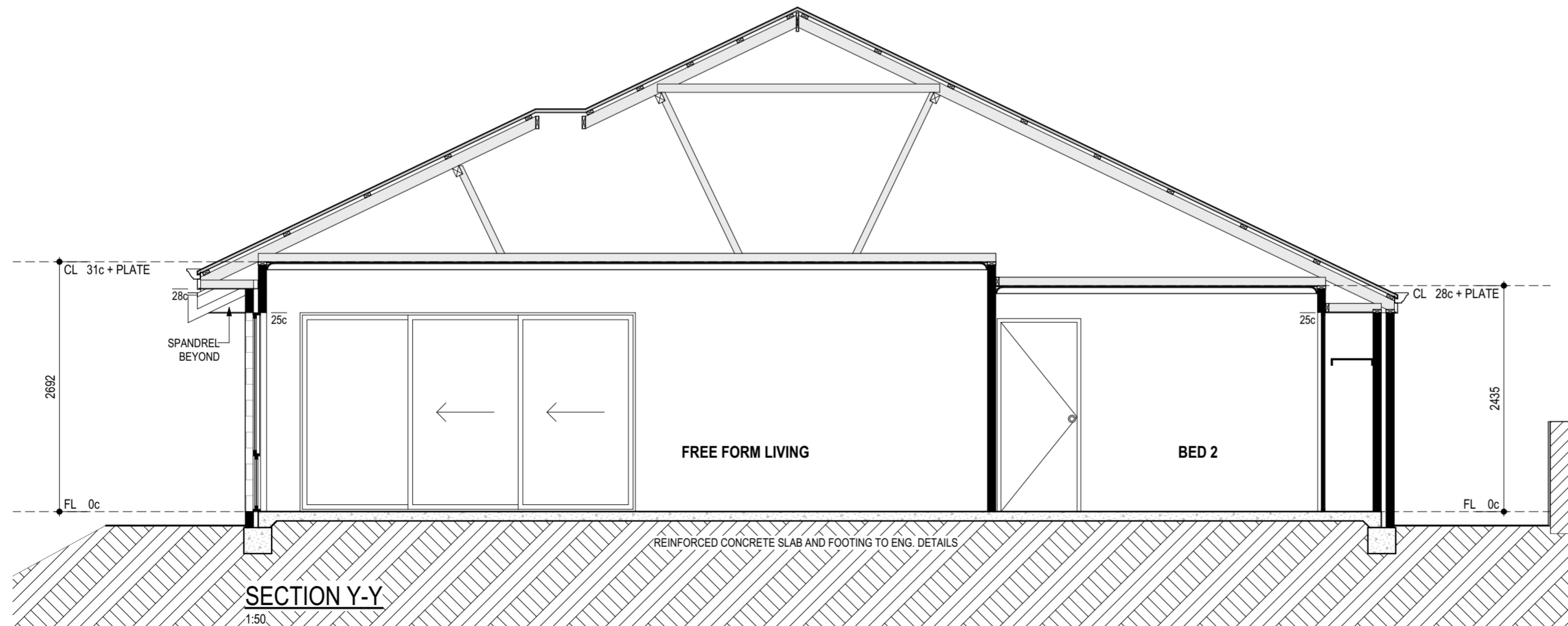
JOB N° **304676**

REVISION **1** DATE **03/04/23**

X:\DRAFTING\JOBS\RBC-Jobs\304500-304999\304676 RBC GILL\CAD\304676 RBC GILL.plt



SECTION X-X  
1:50



SECTION Y-Y  
1:50

**ROSA BROOK TRADITIONAL**

ELEMENTS SPECIFICATION MODEL N°  
© COPYRIGHT 4753

Reg. Builder No: 11421 A Division of JWH GROUP Pty Ltd  
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Telephone: (08) 6241 7000. Facsimile: (08) 6241 7001.  
P.O. Box 55, Westfield Shopping Centre,  
Innaloo, W.A. 6918.  
A.B.N. 61 05 364 823.

REV	VO #	DRN	DATE	CHK
1	FFL	DK	03/04/23	DK

Sub-contractors to verify all dimensions on site.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER WITNESS  
OWNER WITNESS  
BUILDER WITNESS

CLIENT:  
**P. & E. GILL**

ADDRESS:  
LOT 118 (9)  
MCNEIL GROVE  
JARRAHDAL

SHEET N°	<b>3 OF 9</b>	
JOB N°	<b>304676</b>	
REVISION	DATE	
1	03/04/23	

X:\DRAFTING\JOBS\RBC-Jobs\304500-304999\304676 RBC GILL\CAD\304676 RBC GILL.plt



**APPLIANCE RECESS SIZE NOTE:**

- IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE APPLIANCE RECESS SIZES AS INDICATED ON THESE PLANS FOR ALL OWNER SUPPLIED APPLIANCES ARE OF ADEQUATE SIZE TO SUIT THEIR APPLIANCE.
- IF THE SIZES ARE NOT SUITABLE THE BUILDER MUST BE NOTIFIED PRIOR TO CONSTRUCTION. OTHERWISE NO RESPONSIBILITY CAN BE ACCEPTED FOR INCORRECT SIZES.

**CABINETMAKER NOTE:**

- CUTOFF SIZES ARE SUBJECT TO CHANGE. PLEASE CONFIRM ALL SIZES WITH APPLIANCE MANUFACTURERS PRIOR TO COMMENCEMENT OF WORK.
- STONE B'TOPS TO KITCHEN. TIGHTFORM TO REMAINING BENCHTOPS.
- PROVIDE HANDLES TO ALL CABINET DOORS & DRAWERS (SHOWN DIAGRAMATICALLY ONLY).
- ANY DISCREPANCIES IN DOCUMENTATION ARE TO BE REFERRED BACK TO THE SUPERVISOR FOR RESOLUTION PRIOR TO MANUFACTURE OR INSTALLATION OF CABINET WORKS.
- PROVIDE BI-FOLD CORNER HINGES TO ALL CORNER CUPBOARDS (IF APPLICABLE).

**TILER NOTE:**

- TILED SILLS TO WET AREAS WHERE SHOWN.
- TILED BRICK KICKERS TO VANITIES & BATH HOBS UNLESS NOTED OTHERWISE.
- 1 ROW OF SKIRTING TILES TO ALL WET AREAS UNLESS NOTED OTHERWISE.
- 1 ROW OF TILES ABOVE KITCHEN BENCHTOP UNLESS NOTED OTHERWISE.
- 1 ROW OF TILES ABOVE VANITIES AND BATHS UNLESS NOTED OTHERWISE.
- 1 ROW OF TILES OVER L'DRY B'TOP.
- MITRED EDGES TO ALL EXTERNAL TILED CORNERS.

**ROSA BROOK TRADITIONAL**

ELEMENTS SPECIFICATION MODEL N°  
© COPYRIGHT 4753

Reg. Builder N° 11423. A Division of JWH GROUP Pty Ltd  
36 Hasler Road, Osborne Park, W.A. 6017  
Telephone: (08) 6241 7000. Facsimile: (08) 6241 7001.  
P.O. Box 55, Westfield Shopping Centre, Innaloo, W.A. 6918.  
A.B.N. 61 105 364 823.

REV	VO #	DRN	DATE	CHK
1	FFL	DK	20/03/23	RP
		DK	03/04/23	DK

Sub-contractors to verify all dimensions on site.

**THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.**

DATED:...../...../.....

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

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

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

CLIENT:  
**P. & E. GILL**

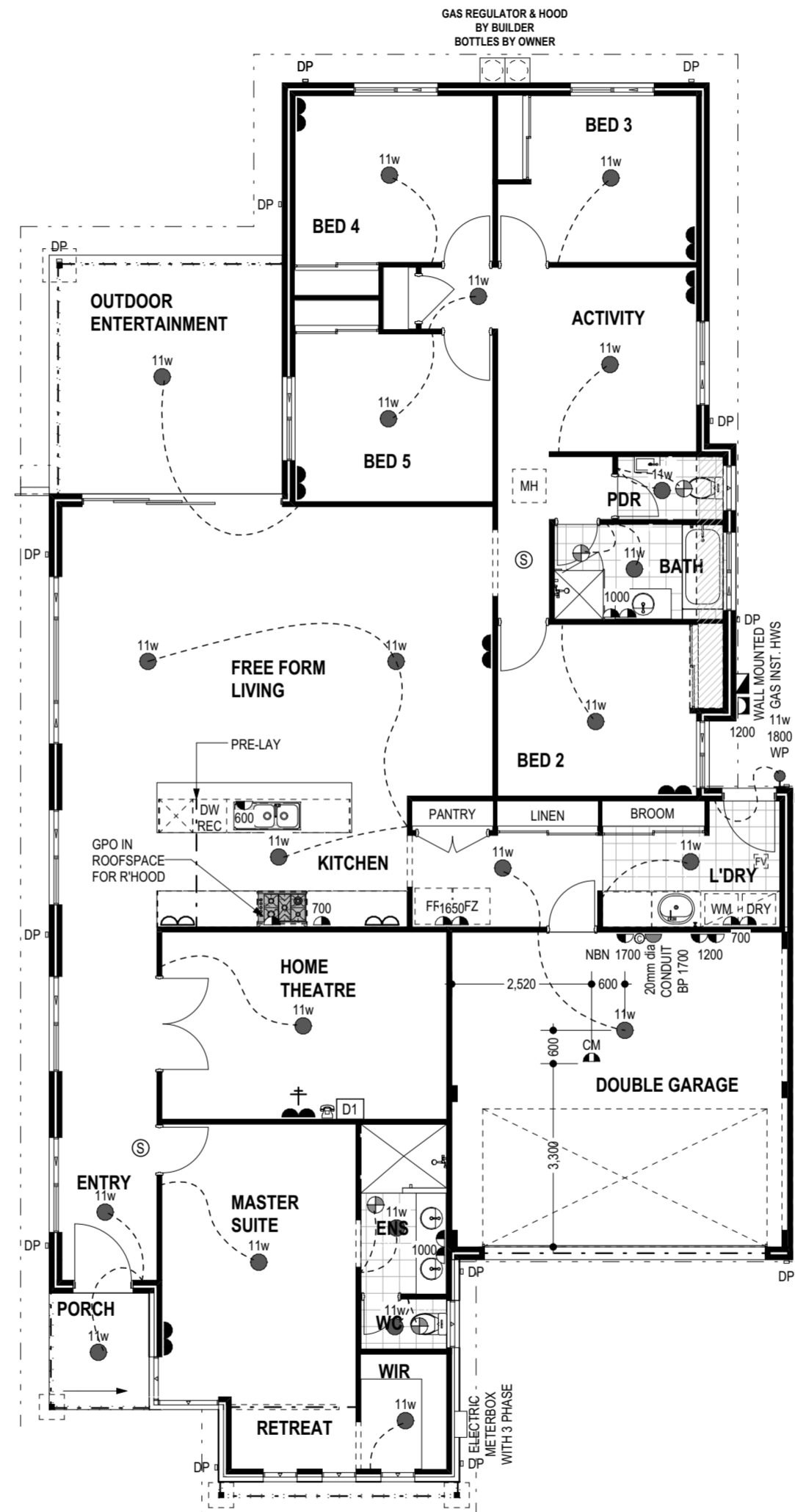
ADDRESS:  
**LOT 118 (9)  
MCNEIL GROVE  
JARRAHDALE**

SHEET N° **4 OF 9**

JOB N° **304676**

REVISION **1** DATE **03/04/23**

ELECTRICAL LEGEND - GROUND FLOOR			
Symbol	Name		Watts
<b>DATA &amp; SECURITY</b>			
D1	DATA-1	1	0
☎	PHONE POINT	1	0
Ⓢ	SMOKE DETECTOR (INTERCONNECTED)	2	0
⚡	TV POINT	1	0
			0
<b>LIGHTING</b>			
● 11w	CEILING LIGHT 11w	22	11
⊕	EXHAUST FAN (FLUMED) - CEILING MOUNTED	4	0
☂ WP	WALL LIGHT - WEATHER PROOF @ HEIGHT NOMINATED A.F.L. 11w	1	11
			253
<b>MISCELLANEOUS</b>			
BP	BLANK PLATE @ HEIGHT NOMINATED A.F.L. WITH 20mm dia CONDUIT	1	0
			0
<b>POWER</b>			
⌌	GPO DOUBLE @ 1,050 A.F.L.	2	0
⌌	GPO DOUBLE @ 300 A.F.L.	8	0
⌌	GPO DOUBLE @ HEIGHT NOMINATED A.F.L.	5	0
⌌	GPO SINGLE @ HEIGHT NOMINATED A.F.L.	4	0
CM	GPO SINGLE CEILING MOUNTED	1	0
☂	GPO SINGLE WEATHERPROOF @ HEIGHT NOMINATED A.F.L.	1	0
			0
			253

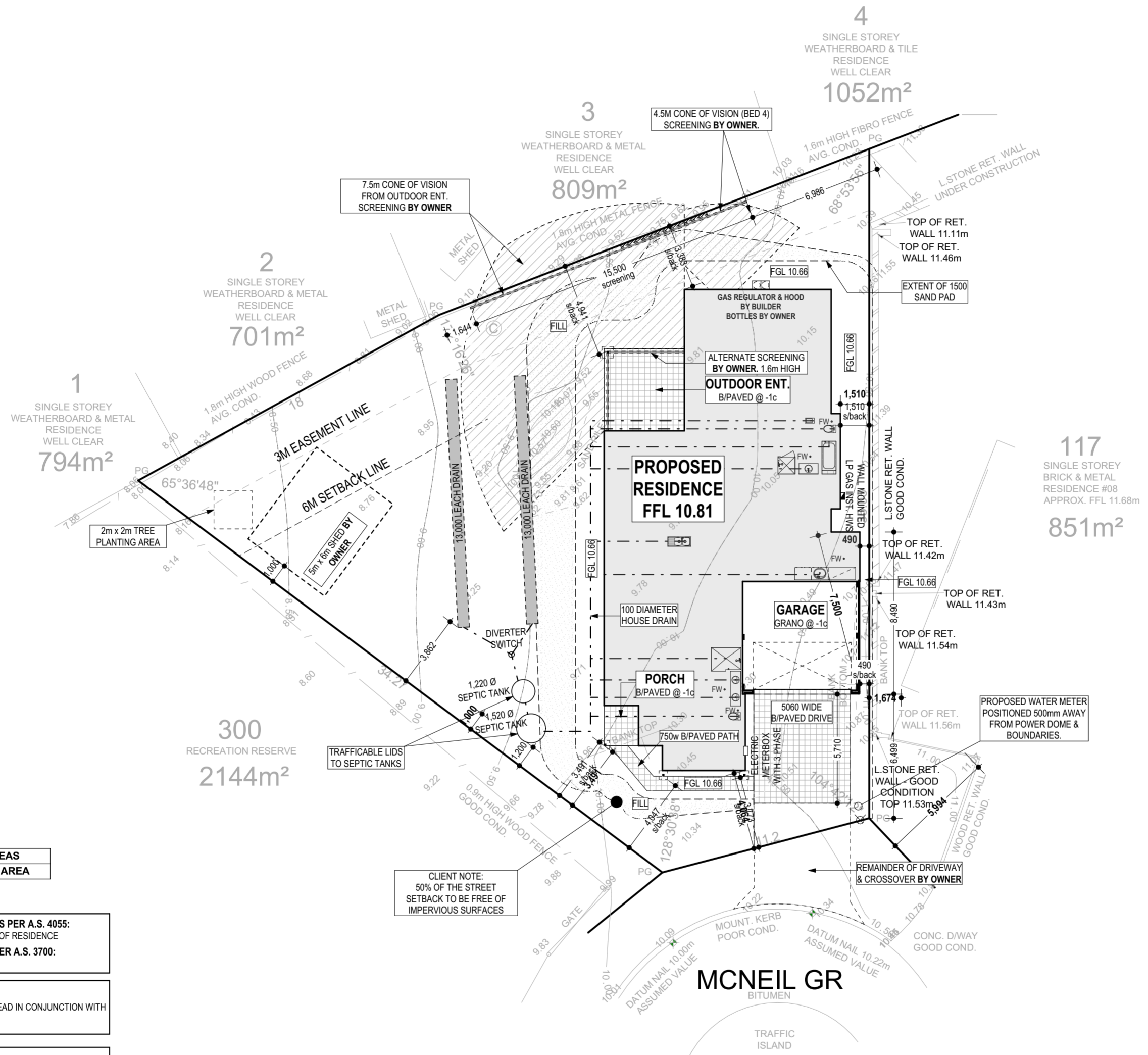


**ELECTRICIAN NOTE:**

- TELEPHONE POINT PROVISION ONLY - TELSTRA CONNECTION IS BY OWNER.
- RANGEHOOD TO BE FLUMED EXTERNALLY

**ELECTRICAL**  
1:100

<b>ROSA BROOK TRADITIONAL</b>				
ELEMENTS SPECIFICATION	MODEL N°			
© COPYRIGHT	4753			
<small>Reg. Builder N° 11423. A Division of JWH GROUP Pty Ltd                  36 Hasler Road, Osborne Park, W.A. 6017                  Telephone: (08) 6241 7000. Facsimile: (08) 6241 7001.                  P.O. Box 55, Westfield Shopping Centre, Innaloo, W.A. 6918.                  A.B.N. 61 105 364 823.</small>				
REV	VO #	DRN	DATE	CHK
1	FFL	DK	20/03/23	RP
		DK	03/04/23	DK
Sub-contractors to verify all dimensions on site.				
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.				
DATED:...../...../.....				
OWNER		WITNESS		
OWNER		WITNESS		
BUILDER		WITNESS		
CLIENT: P. & E. GILL				
ADDRESS: LOT 118 (9) MCNEIL GROVE JARRAHDALE				
SHEET N°	5 OF 9		- 4 ANG	
JOB N°	304676			
REVISION	DATE			
1	03/04/23			



**SERVICE LEGEND**

POWER	
CONSUMER POLE	○ CP
POWER POLE	○ PP
LIGHT POLE	○ LP
STAY POLE	○ SP
S. WIRE ANCHOR	○ SWA
UNI PILLAR	⊗
EXPOSED CABLES	○ EC
GAS	
PRE-LAID CONN.	○ GPL
METER	□ GM
SEWERAGE	
MANHOLE	○ SMH
INSPECT. SHAFT	○ IS
INSPECT. OPENING	○ IO
HOUSE CONNECTION	○ HC
HOUSE CONN. INDICATOR	○ HCI
INSPECT. SHAFT CONNECTION	○ ISC
TELE.	
PIT	□ TEL
PRE-LAID CONN.	○ TPL
DRAINAGE	
MANHOLE	○ DMH
GULLY PIT	□
LOT PIT	○ LDP
HOUSE CONN.	○ DHC
SIDE ENTRY PIT	□
COMBINATION ENTRY PIT	□
WATER	
STOP VALVE	○ WSV
HYDRANT	○ HY
FLUSH POINT	○ FP
WATER TAP	⊕ WTP
WATER METER	⊕ M
PRE-LAID CONN.	○ WPL
SURVEY	
DATUM NAIL	◆
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	○ PG
STAKE FOUND	○ STF

**LOT RECORDS**

LOT SERVICE	STATUS		
	LOCATED	AVAILABLE	NO SERVICE CONFIRM
WATER	✓	✓	✓
SEWERAGE			✓
GAS			✓
TELE.	✓	✓	✓
DRAINAGE			✓
POWER	U/G	✓	
	O/H		✓

AREA: ESTAB 10/1995  
COASTAL DISTANCE >10km  
LOT: 118  
AREA: 850 m<sup>2</sup>  
APPROX. AHD N/A

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

SITE PAVING AREAS	
LOCATION	AREA

**WIND CLASSIFICATION AS PER A.S. 4055:**  
N1 - FOR GROUND STOREY OF RESIDENCE  
**DURABILITY CLASS AS PER A.S. 3700:**  
R1

**NOTE:**  
• ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS

**BUSHFIRE PRONE AREA - (BAL-LOW)** - min requirements  
DWELLING COMPLIES TO NCC 3.10.5 AND AS 3959.

REV	VO #	DRN	DATE	CHK
1	FFL	DK	20/03/23	RP
		DK	03/04/23	DK

**SITE PLAN**

1:200

**NOTE**  
SEPTIC TANKS AND LEACH DRAINS TO SHIRE REQUIREMENTS  
DIAGRAMMATIC REPRESENTATION ONLY

**SEPTIC CALCULATIONS**

GROUND LEVEL AT LEACH DRAIN	9.450
LID LEVEL (At) GROUND LEVEL	0.000
INVERT LEVEL (lid -0.150)	-0.150
FALL FOR LONGEST RUN (18.00/60)	0.300
HEAD ALLOWANCE	0.600
<b>MINIMUM FLOOR LEVEL</b>	<b>10.200</b>

Sub-contractors to verify all dimensions on site.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

SHEET N° **6 OF 9** + 4 ANC

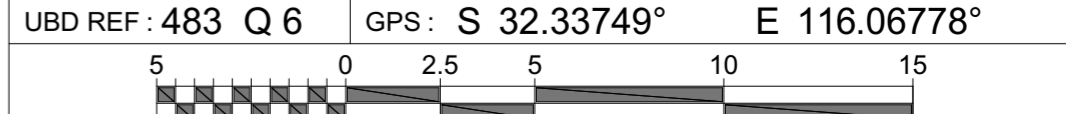
TITLE : FEATURE SURVEY  
CLIENT : PAUL & ERIN GILL  
BUILDER : RURAL BUILDING COMPANY PTY LTD

LOT : 118 No. 9 MCNEIL GR  
SUBURB : JARRAHDAL  
P : 21063  
AUTHORITY : SHIRE OF SERPENTINE-JARRAHDAL  
C/T : 2059/179



P: (08) 9354 8511  
W: www.linkssurveying.com.au  
E: info@linkssurveying.com.au

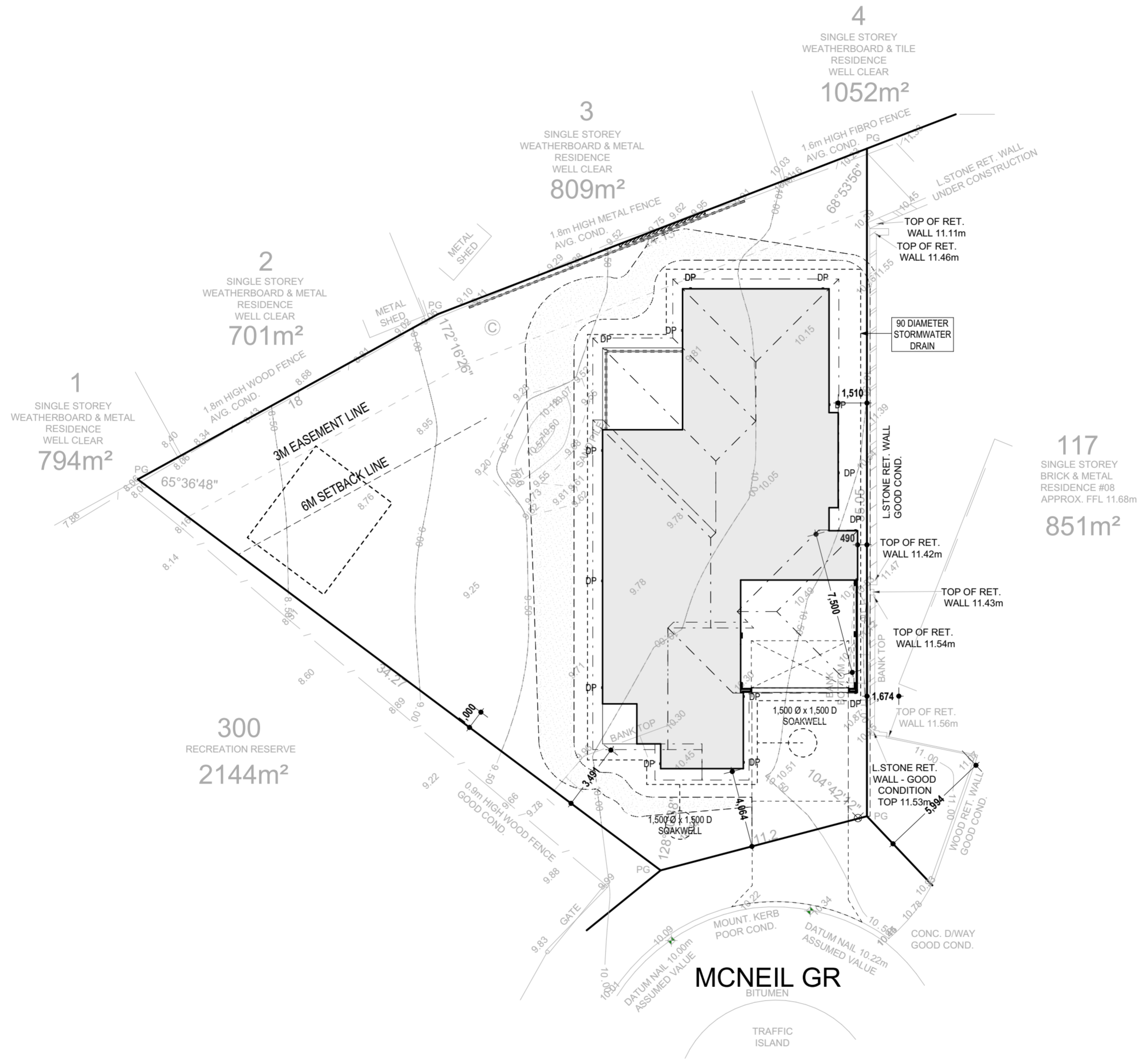
**NOTE** This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996



NOTE : DRAINAGE EASEMENT ©

**GROUND COVER**  
SANDY / WEED / GRAVEL

SHEET 1 of 1	BUILDER'S REF 304676	SURVEYED 14/11/22	SCALE @ A2 1:200	DWG No 46155-01-100	REV A
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**SERVICE LEGEND**

POWER	
CONSUMER POLE	○ CP
POWER POLE	○ PP
LIGHT POLE	○ LP
STAY POLE	○ SP
S. WIRE ANCHOR	○ SWA
UNI PILLAR	⊗
EXPOSED CABLES	○ EC
GAS	
PRE-LAID CONN.	○ GPL
METER	□ GM
SEWERAGE	
MANHOLE	○ SMH
INSPECT. SHAFT	○ IS
INSPECT. OPENING	○ IO
HOUSE CONNECTION	○ HC
HOUSE CONN. INDICATOR	○ HCI
INSPECT. SHAFT CONNECTION	○ ISC
TELE.	
PIT	□ TEL
PRE-LAID CONN.	○ TPL
DRAINAGE	
MANHOLE	○ DMH
GULLY PIT	□
LOT PIT	○ LDP
HOUSE CONN.	○ DHC
SIDE ENTRY PIT	□
COMBINATION ENTRY PIT	□
WATER	
STOP VALVE	○ WSV
HYDRANT	○ HY
FLUSH POINT	○ FP
WATER TAP	⊕ WTP
WATER METER	⊕ M
PRE-LAID CONN.	○ WPL
SURVEY	
DATUM NAIL	◆
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	○ PG
STAKE FOUND	○ STF

**LOT RECORDS**

LOT SERVICE	STATUS			
	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER		✓		✓
SEWERAGE				✓
GAS				✓
TELE.		✓		✓
DRAINAGE				✓
POWER	U/G	✓		
	O/H			✓
AREA: ESTAB 10/1995				
COASTAL DISTANCE >10km				
LOT: 118				
AREA: 850 m²				
APPROX. AHD N/A				
SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.				

**STORMWATER PLAN**  
1:200

**NOTE:**  
• STORMWATER DISPOSAL BY BUILDER TO SHIRE REQUIREMENTS.

**STORMWATER CALCULATIONS**  
 REQUIRED STORMWATER CAPACITY = 1.0m³ OF STORAGE PER 65m² OF ROOF AREA  
 REQUIRED MINIMUM TOTAL CAPACITY = ROOF AREA OF (311.00m² / 65m²) x 1.0m³ = 4.78m³  
 SELECTED SOAKWELLS  
 2 x 1500Ø x 1500D (2.65m³) = 5.30m³  
 TOTAL SOAKWELL CAPACITY = 5.30m³

REV	VO #	DRN	DATE	CHK
1	FFL	DK	20/03/23	RP
		DK	03/04/23	DK

Sub-contractors to verify all dimensions on site.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.  
DATED:...../...../.....

OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

SHEET N° **7 OF 9** + 4 ANC

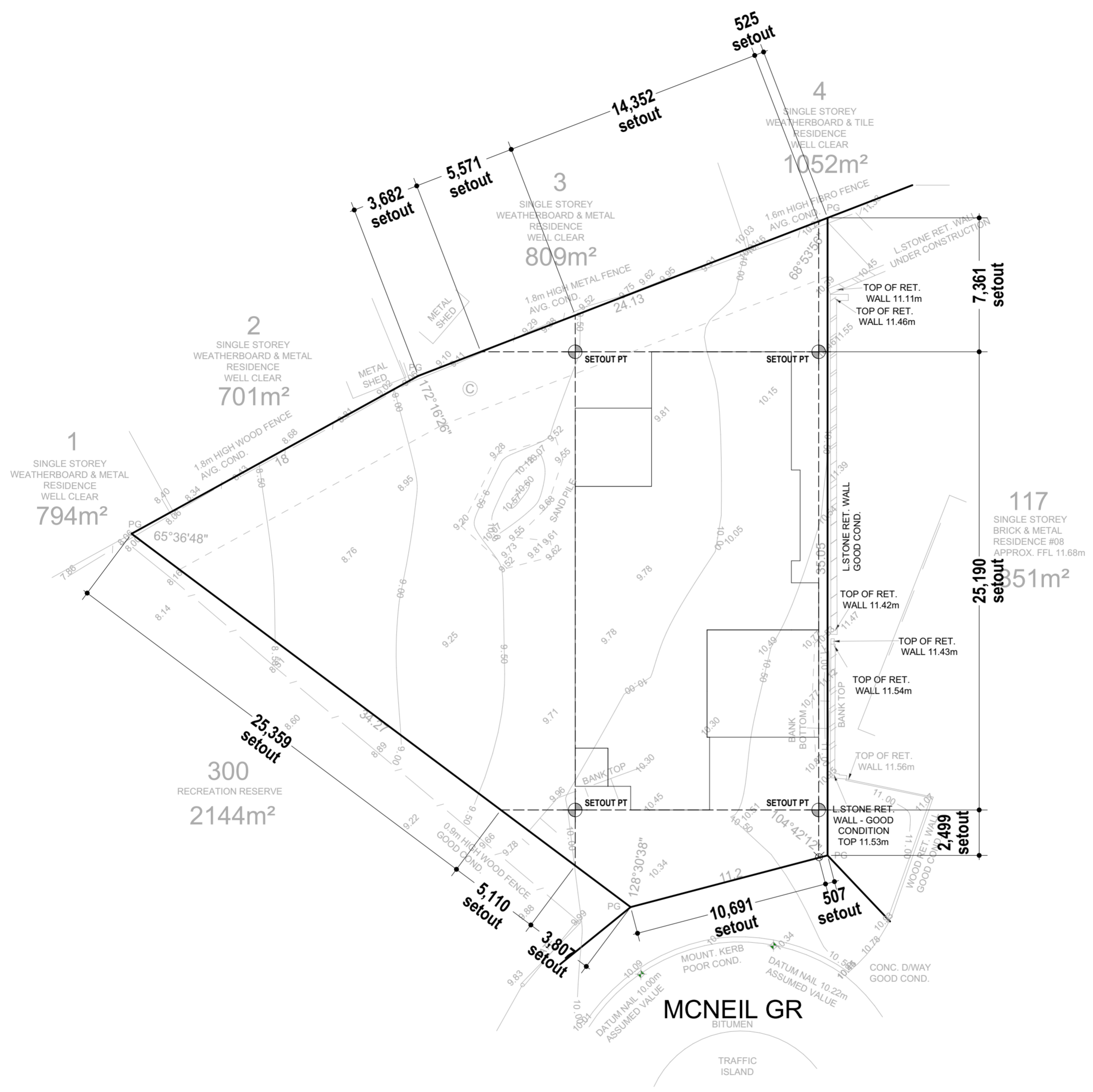
NOTE : DRAINAGE EASEMENT ©

GROUND COVER
SANDY / WEED / GRAVEL

TITLE : FEATURE SURVEY	LOT : 118 No. 9 MCNEIL GR
CLIENT : PAUL & ERIN GILL	SUBURB : JARRAHDAL E P : 21063
BUILDER : RURAL BUILDING COMPANY PTY LTD	AUTHORITY : SHIRE OF SERPENTINE-JARRAHDAL E C/T : 2059/179
UBD REF : 483 Q 6	GPS : S 32.33749° E 116.06778°
SHEET 1 of 1	BUILDER'S REF 304676
SURVEYED 14/11/22	SCALE @ A2 1:200
DWG No 46155-01-100	REV A

NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996

Ordinary Council Meeting - 17 July 2023



**SERVICE LEGEND**

POWER	
CONSUMER POLE	○ CP
POWER POLE	○ PP
LIGHT POLE	○ LP
STAY POLE	○ SP
S. WIRE ANCHOR	○ SWA
UNI PILLAR	⊗
EXPOSED CABLES	○ EC
GAS	
PRE-LAID CONN.	○ GPL
METER	□ GM
SEWERAGE	
MANHOLE	○ SMH
INSPECT. SHAFT	○ IS
INSPECT. OPENING	○ IO
HOUSE CONNECTION	○ HC
HOUSE CONN. INDICATOR	○ HCI
INSPECT. SHAFT CONNECTION	○ ISC
TELE.	
PIT	□ TEL
PRE-LAID CONN.	○ TPL
DRAINAGE	
MANHOLE	○ DMH
GULLY PIT	□
LOT PIT	○ LDP
HOUSE CONN.	○ DHC
SIDE ENTRY PIT	□
COMBINATION ENTRY PIT	□
WATER	
STOP VALVE	○ WSV
HYDRANT	○ HY
FLUSH POINT	○ FP
WATER TAP	⊕ WTP
WATER METER	⊕ M
PRE-LAID CONN.	○ WPL
SURVEY	◆
DATUM NAIL	◆
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	○ PG
STAKE FOUND	○ STF

**LOT RECORDS**

LOT SERVICE	STATUS		
	LOCATED	AVAILABLE	NO SERVICE CONFIRM
WATER	✓		✓
SEWERAGE			✓
GAS			✓
TELE.	✓		✓
DRAINAGE			✓
POWER	U/G	✓	
	O/H		✓

AREA: ESTAB 10/1995  
 COASTAL DISTANCE >10km  
 LOT: 118  
 AREA: 850 m²  
 APPROX. AHD N/A

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

REV	VO #	DRN	DATE	CHK
1	FFL	DK	20/03/23	RP
		DK	03/04/23	DK

Sub-contractors to verify all dimensions on site.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER: ..... WITNESS: .....

OWNER: ..... WITNESS: .....

BUILDER: ..... WITNESS: .....

SHEET N° **8 OF 9** + 4 ANC

NOTE : DRAINAGE EASEMENT ©

**GROUND COVER**  
 SANDY / WEED / GRAVEL

TITLE : FEATURE SURVEY  
 CLIENT : PAUL & ERIN GILL  
 BUILDER : RURAL BUILDING COMPANY PTY LTD

**LINKS SURVEYING**  
 P: (08) 9354 8511  
 W: www.linkssurveying.com.au  
 E: info@linkssurveying.com.au

LOT : 118 No. 9 MCNEIL GR  
 SUBURB : JARRAHDALÉ  
 AUTHORITY : SHIRE OF SERPENTINE-JARRAHDALÉ  
 UBD REF : 483 Q 6  
 GPS : S 32.33749° E 116.06778°

P : 21063  
 C/T : 2059/179

NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996	SHEET 1 of 1	BUILDER'S REF 304676	SURVEYED 14/11/22	SCALE @ A2 1:200	DWG No 46155-01-100	REV A
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**SITE SETOUT PLAN**  
 1:200





# Final - Product & Colour Selection



**Date:** 29/05/2023  
**Job Number:** 304676  
**Client:** Paul James & Erin Kim GILL  
**Lot Address:** Lot 118 9 McNeil Grove JARRAHDALÉ WA 6124  
**Sales Consultant:** Paul Yates  
**Prestart Liaison:** Bonnie Muccilli - 62417006  
**Elevation:** Single Storey  
**Specification:** Elements

## 1 CONSTRUCTION TYPE

QTY



Construction Type

Double Brick



**Builder:** Includes rendered and reverse brick veneer/cladded feature elevation as per plan

## 2 SITE WORKS

Rock breaking, removal or hard digging is excluded unless otherwise noted below.

By Builder



Earthworks - By



**Builder:** Remove surface vegetation including trees within 1.5m (minimum) of building perimeter, provide additional sand if required, level & compact sand pad (Inc. compaction certificate) to FFL:10.81 - CS#4-2

Note, allowance included for Hard digging / Rock breaking - CS#4-6

Note, allowance included to remove excess material from site - CS#4-3

Note, allowance included to remove sand pile from site - CS#4-4

Note, allowance included to remove excavated sand and material from site - CS#20-8

Note, NO allowances for sub soil drain or water proof membrane - CS#4-8

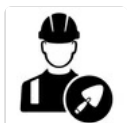


Access Track - By

Other



**Builder:** No Allowances included



Service Trench - By

By Builder

Other



Retaining Walls - By

**i** **Builder:** Note, existing as per plan - Right side (facing) boundary. Refer to Engineer inspection report.

Note, Owner to provide and install retaining, to front left corner of house, to retain sand pad for future drive/access to Owners Shed, after key handover - CS#21-1



Retaining Wall - Type

Reconstituted Limestone

Retaining Wall Location: As per plans



Power Run In - By

By Builder



Power Run In - Phase

Three Phase Power



Meter Box

Electric Only Meter Box

Meter Box Location: As per plans



Power Provider

Synergy Account Number

**i** **Builder:** P3001782449



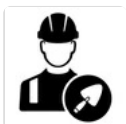
Phone Conduit - By

By Builder



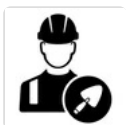
Phone Conduit - Type

NBN Compatible Telecommunications Conduit



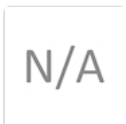
Waste Water - By

By Builder






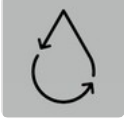



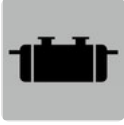
Water Run In - By

By Builder




Gas - By

Not Applicable

	Gas - Type	Not Applicable
	Gas Connection	Not Applicable <i><b>i</b> Builder: No mains connection available &amp; no gas appliances</i>
	Stormwater - By	By Builder
	Stormwater - Type	Soakwells as per plan
	Wind Classification	N1
	Coastal Requirements	Coastal Condition R1
	Bushfire Attack Level	BAL Low Refer to plans for details
	Waste Water - Type	Septic System <i><b>i</b> Builder: Septic Tank and concrete leach drains including health test and connections, including trafficable lids as shown on plan, for future shed access - CS#12-2</i>  <i>Note, this price doesn't include additional sand fill for semi inverted or fully inverted leach drains. Note, there are additional charges for sump and pump when necessary fall is not achieved.</i>

### 3 TERMITE TREATMENT

	TERMITE TREATMENT	Primary Building Elements not subject to attack in accord with AS3660.1 and compliant with Part 3.1.3.2 of BCA Australia Vol. 2 2016 (Standard)
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### 4 FLOOR CONSTRUCTION

CONCRETE SLAB: Footings and floor slab are as per Engineers Detail and Specification.

## 5 EXTERNAL WALL CONSTRUCTION



2c Face Brick

Bremer Bay (Standard)  
 Midland Brick

Standard 1/3 Bond for 2c Face Bricks

Sills: To all windows and sliding doors



Jointing

Concave Joint



Mortar

Natural Brickies Cream



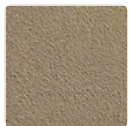
Mortar - Type

M3



Weep Hole

Standard Weepa



External Render

Sand Finish Render



Wall Cladding

PrimeLine - Heritage - 300mm (Standard)  
 James Hardie



Window Trim

Axent Trim Smooth - Horizontal Board - 45x38mm  
 James Hardie

**Builder:** Included as per plan

## 6 INTERNAL WALL CONSTRUCTION



Internal Utility Brick

Clay cored as per engineers requirements



Internal Wall Finish

White Set Plaster



Timber Wall Frame

H2 Treated Timber to AS 1684

## 7 ALUMINIUM JOINERY

Windows and doors include standard keylocks.

Sliding windows include vent locks as per window manufacturer's specifications

All windows are keyed alike



Window and Sliding  
Doors frame colour

Magnolia (Standard)



Aluminium Entry Door  
Colour  
Laundry

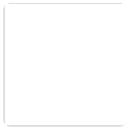
Magnolia (Standard)



Aluminium Entry Door  
Laundry

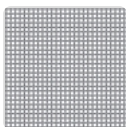
Aluminium 820mm 1 Lite Front Entry Door

*Builder: CS#19-1*



Aluminium Entry Door  
Glazing  
Laundry

Clear Glazing



Flyscreen

Standard Flyscreens Mesh

*Builder: Note, includes stacker sliding door to Alfresco - CS#18-1*

Flyscreens: To all opening windows (excluding louvre windows)

Flydoors: To all external sliding doors (excluding stacker, hinged and bi-fold doors)

Flyscreen & Flydoors: Frames to match window frame colour

Standard residential glazing to all glazed windows and external doors



Window Glazing

Clear Glazing



Privacy Window Glazing

Satin Lite Glazing



Breezelocks

To all sliding sashes



Awning Winders

Awning Window Lock to match window colour



Glazing Bars

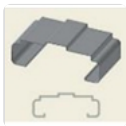
Double Sided Glazing Bars

## 8 DOOR FRAMES



1020mm Entry Timber Door Frame Entry

Double rebated timber frame weather sealed (Paint grade finish)



Garage to House Door Frame

Steel Deluxe profile with three hinges and Entrance set striker plates, Inc. RP4 seal to base and RP61 seal to surround. (Standard)



Metal Door Frames

Steel Deluxe profile (Standard)



Timber Internal Door Frames

Not Applicable

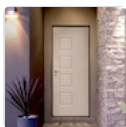


Timber Internal Door Frames - Wet Areas

Not Applicable

## 9 EXTERNAL DOORS

All doors are Corinthian unless otherwise indicated



Front Entry Door Entry

Urban - PURB 04 (Urban) Corinthian Doors



Front Entry Door Glazing Entry

Other

**Builder: Not Applicable**



Garage / House Door

Solidor Tempered Hardboard Corinthian

Mushroom Stop: To external double external doors (if applicable)

Barrel Bolts: To external timber double doors (if applicable)

## 10 INTERNAL DOORS



Internal Doors

Other

*Kind of barn door but in segments.*



Feature Internal Doors

Other

**Builder:** Ensuite WC: Moda - PMOD1GT (Translucent Glazed) - CS#20-1

No allowance has been made to cut doors over floorcoverings. (An allowance of approx 15 - 20 mm is left under doors).



Bypass Sliding Doors  
Broom Cupboard

No items chosen



Bypass Sliding Doors  
Bedroom 5

No items chosen



Bypass Sliding Doors  
Bedroom 2

No items chosen



Bypass Sliding Doors  
Bedroom 3

No items chosen



Bypass Sliding Doors  
Bedroom 4

No items chosen



Bypass Sliding Doors  
Linen

No items chosen



Bypass Sliding Door  
Frame Colour  
Broom Cupboard

No items chosen



Bypass Sliding Door  
Frame Colour  
Bedroom 5

No items chosen



Bypass Sliding Door  
Frame Colour  
Bedroom 2

No items chosen





Bypass Sliding Door  
 Frame Colour  
 Bedroom 3

No items chosen



Bypass Sliding Door  
 Frame Colour  
 Bedroom 4

No items chosen



Bypass Sliding Door  
 Frame Colour  
 Linen

No items chosen

## 11 FIXING HARDWARE

All timber external doors are keyed alike

Dummy handles to non active doors not included

All fixing hardware is Gainsborough unless otherwise indicated

## 12 EXTERNAL FIXING HARDWARE



Front Entry Door Handle  
 Entry

No items chosen



Garage / House Door  
 Handle

Contemporary Angular Trilock - Matt Black (Trilock)  
 Gainsborough  
 8901ANGMBK



Aluminium Entry Door  
 Handle  
 Laundry

Aluminium Door Handle - Matt Black

## 13 INTERNAL FIXING HARDWARE



Internal Door Handle

Adel Passage Leverset - Matt Black (Elements)  
 Gainsborough  
 1400PROADEMB

Privacy Sets: To Bathroom, Ensuite & WC's (Privacy set to bedroom if no ensuite door).

## 14 ACCESSORIES FIXING HARDWARE

### Ensuite



Towel Rail

WISH - Double Towel Rail - 750mm - Brushed Nickel (Elements)  
 Alder  
 40721



Toilet Roll Holder

WISH - Toilet Roll Holder - Brushed Nickel (Elements)

Alder  
40722

## Bathroom



Towel Rail

WISH - Double Towel Rail - 750mm - Brushed Nickel (Elements)

Alder  
40721

## Powder Room



Toilet Roll Holder

WISH - Toilet Roll Holder - Brushed Nickel (Elements)

Alder  
40722



Towel Ring

WISH - Towel Ring - Brushed Nickel (Elements)

Alder  
40723

## 15 MOULDINGS

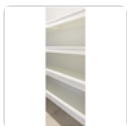
### Broom Cupboard



Shelving

1 White Melamine Shelf

### Linen 2



Shelving

4 White Melamine Shelves

*Builder: To Bed Passage Linen as per plan*

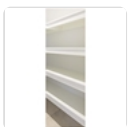
### Bedroom 5



Shelf Rails

No items chosen

### Pantry



Shelving

4 White Melamine Shelves

### Walk in Robe



Shelf Rails

White melamine shelf with 19mm chrome hanging rail (Standard)

### Bedroom 2



Shelf Rails

White melamine shelf with 19mm chrome hanging rail (Standard)

### Bedroom 3



Shelf Rails

White melamine shelf with 19mm chrome hanging rail (Standard)

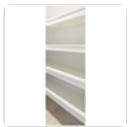
### Bedroom 4



Shelf Rails

White melamine shelf with 19mm chrome hanging rail (Standard)

### Linen



Shelving

4 White Melamine Shelves

*Builder: To Laundry Linen*

### Other



Gable Battens

Other

*Builder: Note, 120 x 35 cross braces to 3 x gables with 1 x 89 x 45 vertical Axent Trim above Master/Retreat Gable only as per plan*



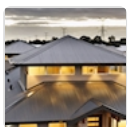
Finial

AG002 (1200mm long)

*Builder: As per plan*

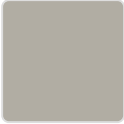


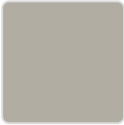






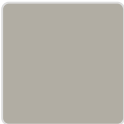
## 16 ROOF

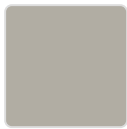
FRAME TYPE: H2 Treated Timber to AS 1684



Colorbond Roof Profile

Standard Colorbond Profile (Standard)

	Colorbond Roof Colour	Dune (Contemporary) Colorbond
	Gutter Profile	Ovolo Colorbond profile (slotted) excluding "0" lot gutters
	Downpipe Profile	Colorbond 95 x 45 Downpipe
	Downpipe Colour	Dune (Contemporary) Colorbond <div style="border: 1px solid #ccc; padding: 5px; margin-top: 5px;"> <p><i><b>Builder:</b> Note, excludes DPs located on cladding, render or posts</i></p> <p><i>DP located on Outdoor Entertainment Post - Woodland Grey</i></p> </div>
	Fascia	Woodland Grey (Standard) Colorbond
	Gable Cladding	PrimeLine - Heritage - 300mm James Hardie
	Roof Vent	PVC (Standard / BAL12.5/19)
	Vent Guard	Not Applicable
	Barge Board	180 x 16 Scyon Barge (fibre cement)
	Eaves	4.5mm fibre cement with pvc join
Exposed Beams: As Per plans		
	Gutter Colour	Dune (Contemporary) Colorbond



Colorbond Capping

Dune (Contemporary)  
 Colorbond



Posts

Other

**i** **Builder:** 120 x 120 Kapur timber posts - Front Elevation only as per plan  
 95 x 95 Kapur timber posts - Outdoor Entertainment only as per plan

**17 INSULATION**



Ceiling Insulation

R4.1 Batts

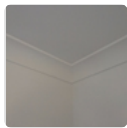


Wall Insulation

R2.0 to Perimeter Walls

**i** **Builder:** To reverse brick veneer/cladded external walls only as per plans

**18 CEILINGS**



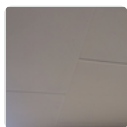
Internal Ceiling

Flushlined Plasterboard



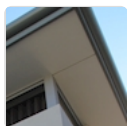
Cornice

Cove - 75mm



External Ceiling  
 Outdoor Living

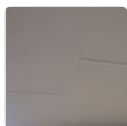
4.5mm fibre cement with pvc join



External Ceiling  
 Porch

6mm fibre cement with negative detail join

**i** **Builder:** Note, negative detail to be painted white to match ceiling



External Ceiling  
 Alfresco

4.5mm fibre cement with pvc join



External Raking Ceiling  
 Porch

Raking Fibre Cement Ceiling  
 with negative detail  
 James Hardie

**i** **Builder:** Note, negative detail to be painted white to match ceiling



Garage Ceiling

4.5mm fibre cement with pvc join

## 19 CABINETWORK

### Kitchen



Stone Benchtop

No items chosen



Stone Benchtop Finish

Gloss Finish



Stone Benchtop Edge

Pencil Round Edge - 20mm  
EssaStone



Cupboard Door Colour

Laminex Laminate Doors/Drawers (Laminex)  
Laminex

*Builder: Seed*



Cupboard Door Finish

No items chosen



Cupboard Door Profile

No items chosen



Drawers

No items chosen



Kickboard

To Match Base Cabinetry  
Laminex



Handle Direction

Vertical to doors and Horizontal to drawers



Dishwasher Recess

As per plan

## Laundry



Laminate Benchtops **No items chosen**



Laminate Benchtop Finish **No items chosen**



Laminate benchtop edge **No items chosen**



Cupboard Door Colour

Laminex Laminate Doors/Drawers (Laminex)  
Laminex

**Builder:** Seed



Cupboard Door Finish **No items chosen**



Cupboard Door Profile **No items chosen**



Handle Direction **Vertical Handles**

## Ensuite



Laminate Benchtops **No items chosen**



Laminate Benchtop Finish **No items chosen**



Laminate benchtop edge **No items chosen**



Cupboard Door Colour

Rural Oak - Natural (Laminex)  
Laminex

**Builder:** Vertical Grain



Cupboard Door Finish Natural (Standard)



Cupboard Door Profile Standard Cupboard Door (Standard)



Handles Bar Handle 134x27 - 109.86.002 - Stainless Steel (Designer Range)  
Hafele



Handle Direction Vertical Handles

### Bathroom



Laminite Benchtops No items chosen



Laminite Benchtop Finish No items chosen



Laminite benchtop edge No items chosen



Cupboard Door Colour Rural Oak - Natural (Laminex)  
Laminex

*Builder: Vertical Grain*



Cupboard Door Finish Natural (Standard)



Cupboard Door Profile Standard Cupboard Door (Standard)



Handles Bar Handle 134x27 - 109.86.002 - Stainless Steel (Designer Range)  
Hafele





Handle Direction

Vertical Handles

**Other**

All cabinetwork is lined internally with white melamine

ABS edging and soft closers to doors and drawers.

Under bench ovens to be flush mounted

**20 PLUMBER**

**Kitchen**



Sink

No items chosen



Sink Mixer

SOHO - Sink Mixer - Matt Black (Elements)  
 Alder  
 54495

**Laundry**



Laundry Trough

Metro Utility Basin - 35 Litre (Advantage)  
 Caroma

**Builder: CS#19-1**



Washing Machine Tap

Akita - Washing Machine Taps  
 Alder  
 38390



Floor Waste

Square Floor Waste



Laundry Mixer

SOHO - Sink Mixer - Matt Black (Elements)  
 Alder  
 54495

**Ensuite**



Basin

Round - Inset Basin - 1 Tap Hole (Elements)  
 with Tap Landing  
 Clark  
 CL40011.W1

2



Basin Mixer

SOHO - Basin Mixer - Brushed Nickel (Elements)  
 Alder  
 54080

2



Shower Mixer

SOHO - Wall Mixer - Brushed Nickel (Elements)  
 Alder  
 54380



Shower Waste

Standard Chrome Floor Waste (Elements)



Toilet

Round - Back To Wall Toilet Suite - with soft close seat  
 Clark



Floor Waste

Square Floor Waste

**Bathroom**



Basin

Round - Inset Basin - 1 Tap Hole (Elements)  
 with Tap Landing  
 Clark  
 CL40011.W1



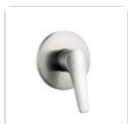
Basin Mixer

SOHO - Basin Mixer - Brushed Nickel (Elements)  
 Alder  
 54080



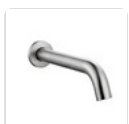
Bath

No items chosen



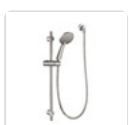
Bath Mixer

SOHO - Wall Mixer - Brushed Nickel (Elements)  
 Alder  
 54380



Bath Spout & Mixer

SOHO - Bath Spout 220mm - Brushed Nickel (Elements)  
 Alder  
 98851



Shower Head

EXCITE - Rail Shower HS375 - Brushed Nickel (Elements)  
 Alder  
 98830



Shower Mixer

SOHO - Wall Mixer - Brushed Nickel (Elements)  
 Alder  
 54380



Shower Waste

Standard Chrome Floor Waste (Elements)



Floor Waste

Square Floor Waste

### Powder Room



Basin Mixer

SOHO - Basin Mixer - Brushed Nickel (Elements)  
 Alder  
 54080



Toilet

Round - Back To Wall Toilet Suite - with soft close seat  
 Clark



Floor Waste

Square Floor Waste

### Other

External taps as per plan.

## 21 CERAMIC TILES

Mitred tiles included through out

Main wet area and shower floors may require tiles to be cut diagonally to achieve the correct fall to floor and shower wastes



Wet Area Tiling

Crosby Tiles (Metro)  
 Crosby Tiles

**Builder:** Selection 186080

Tiling extent as per signed plans, Variations & Tile Selection sheet.



Soap Holders

Tiled Soap Niche - Size as per plan (Upgrades)

## 22 APPLIANCES

### Kitchen



Oven

No items chosen



Hot Plate

No items chosen



Rangehood

No items chosen

### Other



Hot Water Unit

No items chosen

## 23 ELECTRICAL



Electrical Consultation

Lucci Design Consult  
 Beacon Lighting

**i** **Builder:** As per Lucci quote and layout dated 12/5/2023 - PCV1#4-2



Ceiling Fans

Ceiling Fan

**i** **Builder:** 3 x ceiling fans included - Refer Lucci quote & layout



Ceiling Fans

Ceiling Fan with Light

**i** **Builder:** 5 x ceiling fans with lights included - Refer Lucci quote & layout



Exhaust Fans  
 Ensuite

Reef 250mm Round Ducted Exhaust Fan - White  
 Beacon Lighting  
 209031

2



Exhaust Fans  
 Bathroom

Reef 250mm Round Ducted Exhaust Fan - White  
 Beacon Lighting  
 209031



Exhaust Fans  
 Powder Room

Reef 250mm Round Ducted Exhaust Fan - White  
 Beacon Lighting  
 209031

Exhaust Fan's flumed to external air

Hardwired smoke alarms as per plan



NBN Package

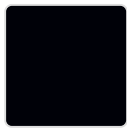
NBN Internal Pre-Lay – NBN compatible telecommunications conduit from external entry point to future NTD location with single GPO and blank face plate (up to 15m conduit)

**Builder:** CS#10-7

TV points, Data Points & Phone points as per plan

## 24 GLAZING

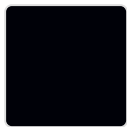
### Ensuite



Mirror Frame

Slimline - Black (Standard)

### Bathroom



Mirror Frame

Slimline - Black (Standard)



Shower Screens

Semi Frameless Shower Screen

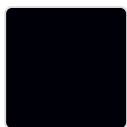
**Builder:** Including pivot door as per plan - Mirage profile



Shower Frame Colour

Satin Silver

### Powder Room



Mirror Frame

Slimline - Black (Standard)

## 25 GRANO & PAVING

### Perimeter Paths



Paver

No items chosen



Paving Pattern

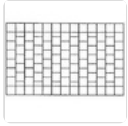
No items chosen

## Outdoor Living



Paver

Masterpave 60 - Arctic (Granite) (Masterpave 60 - 200 x 200)  
Midland Brick



Paving Pattern

Standard Pattern 5 (Standard)  
Roman cobble border with roman cobble stretcher bond infill

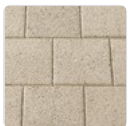
## Garage



Grano

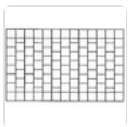
NATURAL GREY, non-slip finish

## Porch



Paver

Masterpave 60 - Arctic (Granite) (Masterpave 60 - 200 x 200)  
Midland Brick



Paving Pattern

Standard Pattern 5 (Standard)  
Roman cobble border with roman cobble stretcher bond infill

## Other



Crossover

By owner after handover

## 26 GARAGE DOOR



Garage Door

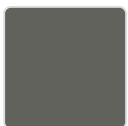
Ribline  
Steel Line Garage Doors



Garage Door Colour






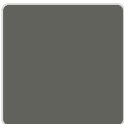





Woodland Grey (Standard)  
Colorbond

## 27 EXTERIOR PAINTING



Barges & Scribes

Colorbond® Woodland Grey® (Paint Colours)  
Wattyl  
50.7

	Gable insert	Wattyl Paint Colour Wattyl <b>Builder: Pearl Owl</b>
	Eaves	Wattyl White Wattyl
	External Ceilings	Wattyl White Wattyl
	Downpipes on render	To Match External Wall Colour <b>Builder: Note, downpipes on cladding to also match wall colour</b>
	Meter Box	Wattyl Paint Colour Wattyl <b>Builder: Pearl Owl</b>
	Exposed Beams	Colorbond® Woodland Grey® (Paint Colours) Wattyl 50.7
	Posts	Colorbond® Woodland Grey® Wattyl 50.7
	Front Entry Door and Frame Entry	Wattyl Paint Colour Wattyl <b>Builder: Gretna</b>
	Garage / House Door and Frame	Wattyl Paint Colour Wattyl <b>Builder: Astor White</b>
	Main Render	Wattyl Paint Colour Wattyl <b>Builder: Gretna</b>
	Finial	Colorbond® Woodland Grey® Wattyl 50.7 <b>Builder: Note, including cross brace</b>



Window Trim Colour

Wattyl Paint Colour  
Wattyl

**Builder: Pearl Owl**



Cladding

Wattyl Paint Colour  
Wattyl

**Builder: Pearl Owl**

## 28 INTERIOR PAINTING



Doors and Door Frames

Wattyl Paint Colour  
Wattyl

**Builder: Astor White**



Ceilings & Cornices

Wattyl White  
Wattyl



Shelf & Rail  
Bedroom 5

No items chosen



Shelf & Rail  
Walk in Robe

Wattyl White  
Wattyl



Shelf & Rail  
Bedroom 2

Wattyl White  
Wattyl



Shelf & Rail  
Bedroom 3

Wattyl White  
Wattyl



Shelf & Rail  
Bedroom 4

Wattyl White  
Wattyl



Shelving  
Broom Cupboard

Wattyl White  
Wattyl



Shelving  
Linen 2

Wattyl White  
Wattyl





Shelving  
Pantry

Wattyl White  
Wattyl



Shelving  
Linen

Wattyl White  
Wattyl

- \* Any selection of a colour requiring a specific undercoat for maximum opacity shall incur an additional cost
  - \* Colours indicated as having limited exterior colour fastness can not be selected for external areas
  - \* Any selection of a colour indicated as possibly requiring more than two coats for adequate coverage shall incur an additional cost
  - \* No Paint allowed to fencing and gates
  - \* External doors painted with dark colours exposed to direct sunlight will warp
- Should the Owner select dark paint colours for external doors, the Builder and the Manufacturer will void any warranty
- \* External doors with clear finish or stain & varnish should be refinished every 12 months by the owner

The Builder acknowledges that where selected, due care shall be taken with the installation of gloss finish surfaces and shall ensure that an acceptable finish is provided to the Owner at practical completion. The Builder however does not accept responsibility for the performance of the material after practical completion and shall not accept any claim from the Owner relating to the performance and/or appearance of the material after practical completion. The Owner acknowledges the Builder has made them aware that the material may be prone to surface irregularities and that these irregularities may not necessarily appear prior to practical completion and that the choice to select gloss finish surfaces shall be at the Owners risk.

## 29 OTHER



OTHER

Other

**i** **Builder:** Allowance included for material handling - CS#17-5



OTHER

Other 2

**i** **Builder:** Note, existing kerb - Removal and replacement of damaged kerb to be completed by Owner after completion / key handover if required - CS#17-4

Please Note:

1. Prestart Variations are carried out with reference to clause Six (6) of the Lump Sum Building Contract.
2. All variations are now regarded as final, any alterations and additions after the prestart variations have been sent to drafting for the plans to be redrawn will incur an administration variation fee (per trade) plus drafting fees if applicable. All requests must be in writing and must be authorised and agreed to by The Rural Building Company Pty Ltd (RBC)/WA Country Builders (WACB) before the variation is actioned.
3. All materials, fittings, fixtures that are being supplied by the Client and installed by the Builder are to be delivered to site within three days notice from the Builder and are to be insured by the Client against loss, theft or damage.
4. Items to be installed "by the Client or their contractors" shall be carried out to the Builder's satisfaction at and within the time the Builder allows. The Builder reserves the right to complete any works not satisfactory finished and the cost shall be charged to the Client with full Builder's margin by the way of a variation order to the contract.
5. All material colours selected e.g. bricks, mortar, grano, etc are subject to manufacturers colour variations and fading. No responsibility is taken by the Builder for colour variation.
6. E & OE (Note: Errors and Omissions Excepted).

---

**Customer**

---

**Date**

---

**Builders Representative**

---

**Date**

---

**Customer**

---

**Date**



29 May 2023

Shire of Serpentine Jarrahdale  
 Planning Department  
 6 Paterson Street  
 MUNDIJONG WA 6123

**ATTN: David Quelch**

Dear David

RE: Proposed Residence – Lot 118 (#9) McNeil Grove, Jarrahdale

Please find attached our application for planning approval. As discussed, our application requires consideration by the council regarding Local Planning Policy 3.1 and substantial justification is required against each item outlined in the policy. Each item has been addressed below.

Discretion is also sought in relation to the Residential Design Codes identified in this letter.

**Local Planning Policy 3.1 McNeil Grove Design Guidelines**

Please find below each item of the policy addressed, with full justification where required.

1. Development Requiring Council Approval

- Approval sought for the Development of new buildings as per the plans provided.

2. Information to be lodged with planning application

- Landscaping and future planting is by owner after handover, and not part of this application.
- A schedule of selections outlining colours and finishes of external materials is provided in line with items 3 below.

3. Matters Required to be Considered by Council Arising From Town Planning Scheme No 2

- The proposed dwelling provides an articulated façade which demonstrates architectural detail reflecting the scale, style and spatial arrangements of the Heritage Precinct and will provide a positive contribution to the prevailing and future development context and streetscape. A mixed use of materials has been incorporated into the front elevation including render, timber beams and posts, weatherboards and colourbond roof. Details include 3 gables with cross brace and turned timber finials, portrait awning windows with glazing bars and raking porch.
- The site is vacant and clear and no removal of vegetation is required for our application. Any future landscaping or planting will be by owner and not part of this application.
- Please find attached selected colours and materials. Earthy colours and low reflective materials have been selected as per the main selections outlined below:

**Metro**  
 36 Hasler Road  
 Osbourne Park WA 6017  
 6241 7000

**Albany**  
 96 – 102 Stirling Tce  
 Albany WA 6330  
 9842 8400

**Bunbury**  
 Unit 18, Homemaker Centre  
 42 Strickland St  
 Bunbury WA 6230  
 9792 0100

**Busselton**  
 Unit 2,  
 11-13 Bussell Hwy  
 Busselton WA 6280  
 9754 9000

**Esperance**  
 90 Demper St  
 Esperance WA 6450  
 6168 1960

**Geraldton**  
 12 Bayly St  
 Geraldton WA 6530  
 9964 5001



- a. Colorbond roof: Dune
  - b. Render: Sand finish – Watty Gretna
  - c. Downpipes, gutter: Dune
  - d. Fascia & Finials: Woodland Grey
  - e. Cladding: Primeline Heritage 300mm Watty Pearl Owl
  - f. Window/Door frame colour: Magnolia
  - g. Window trim: Watty Pearl Owl
  - h. Garage door: Woodland Grey
  - i. Barges & Scribes: Woodland Grey
  - j. Exposed Beams & Posts: Woodland Grey
- Site disturbance has been kept to a minimum considering the difficulties the site presents. The site is an unusual shape with a very narrow frontage and a cross fall of 2.95m (contour levels of 10.95 to 8.00). Cut and fill cannot be avoided, but we have certainly minimised the impact. The finished floor level has been carefully considered in relation to safe pedestrian and vehicular access from street and allowing a compliant driveway gradient. The proposed orientation of the home along the south-east boundary allows the dwelling to receive the maximum amount of northern winter sun whilst at the same time preserving the solar access to adjoining properties. By working with the contours along the boundary, we have minimised site disturbance given that the site classification is 'S' and requires a 500mm sand pad above cut base. By encroaching slightly on the setbacks we can benefit by working with the natural land form. Site cut has been maximised to the adjacent boundary while not undermining the existing retaining wall to the neighbouring site. Access is now also available for the clients down the western boundary.
  - Solar orientation has been carefully considered, with both indoor and outdoor living areas orientated to benefit from the northern aspect.
  - Fencing is not proposed in our application.

#### 4. Additional Matters to be considered by Council

##### 4.1 Setbacks

The front boundary setback is compliant with the Residential Planning Codes R12.5. An averaging diagram has been provided for illustration.

The site has only one side neighbour, being Lot 117 on the south-east boundary as the other side boundary abuts a Recreation reserve. Lot 117 has a street setback of 5.994m as illustrated on the averaging diagram provided. As both dwellings angle towards a cul-de-sac, the setbacks are not read together in one continuous line as perceived from the street. Our proposal has the garage setback complimenting the neighbouring property setback along this boundary with the corners adjacent.

The proposed dwelling is long and narrow to work with the site contours. By pushing the house forward into the street setback, we can reduce earthworks by minimising cut and fill. Development within the street setback is to be designed to limit the visual intrusion into views from neighbouring dwellings into the street and from along the street – as outlined in the Residential Design codes Figure Series 2. As the proposed site is on a cul-de-sac with the adjoining property a Recreational reserve, the views of the adjoining properties are not compromised.

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90 Demper St  
Esperance WA 6450  
6168 1960

**Geraldton**  
12 Bayly St  
Geraldton WA 6530  
9964 5001



#### 4.2 Alterations and Additions

Not applicable.

#### 4.3 Roofs

The proposed single storey dwelling has a colorbond roof with a pitch of 25°38'.

#### 4.4 Verandahs/Window Canopies

The front porch is an extension of the primary roof line with the same pitch. It is lined on the rake and unenclosed.

#### 4.5 Windows and Doors

The windows to the proposed dwelling are rectangular and portrait. The windows on the front elevation have also been articulated to compliment the Heritage precinct with glazing bars, and window trims to compliment the wall cladding. (colours above). The front door addresses the street, with the façade articulated with windows so that there are no large expanses of blank walls facing the street.

#### 4.6 Front Fences

No front or secondary street fencing is proposed as part of this application.

#### 4.7 Sheds/Outbuildings

A future shed by owner is proposed by the owners after handover as illustrated on the site plan and is not part of this application. It is set well back from the main building line, located in an awkward corner of the unusual shaped site.

The attached garage is set well back from the primary building line, maintaining consistency with the roof pitch, colours and materials of the main building.

#### 4.8 Materials

300mm Primeline Heritage weatherboards on reversed brick veneer with complimentary framed gables is proposed for the front elevation to the Master bedroom, Walk-in Robe and ensuite. Watty Pearl Owl is used which is an off-white. The remainder of the façade is in rendered brickwork Watty Gretna which is a neutral earthy cream with a brown hue.

The rear and sides of the home are 2c face brick in Bremer Bay by Midland Brick (a dark cream brick with brown fleck).

#### 4.9 Colour

The painted exposed timber beams and posts are Woodland Grey – which has a deep earthy green hue.

All accent colours are complimentary, being off-white or earthy green/grey/brown tones.

The colorbond roof is Dune, which is a light earthy grey.

#### 4.10 Signage

Signage during construction would be as per Local Planning Policy No5 – Control of Advertisements.

#### 4.11 Sustainable Timber Products

Where possible, our suppliers will source timber products from sustainable managed forests in preference to rainforest or old growth native forests.

#### 4.12 Solar Orientation

The proposed orientation of the home along the south-east boundary allows the dwelling to receive the maximum amount of northern winter sun whilst at the same time preserving the solar access to adjoining properties. The adjoining property at Lot 117 has a finished floor level of 870mm higher than our proposed level of 10.81 significantly limiting adverse impact on the amenity of the adjoining property.

##### Metro

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##### Geraldton

12 Bayly St  
Geraldton WA 6530  
9964 5001



Window orientation has been carefully considered to capture prevailing breezes, with eaves to all habitable rooms.

4.13 Solar Collectors

Not applicable

### **5.1.3 Lot boundary setback**

The proposed design has a garage wall built up to the lot boundary forward of the street setback, and the rear setback is less than the 6m required by R12.5.

- Pushing the garage wall onto the boundary allows for more effective use of space and privacy for the occupants in their outdoor areas.
- The proposed garage boundary wall abuts an existing retaining wall on Lot 117 with heights of 11.42 and 11.54. The height of this wall is significantly higher than the finished floor level of the proposed residence at 10.81. There is no adverse impact on the amenity of the adjoining property as Lot 117 has a finished floor level of 870mm higher than our proposed level of 10.81 – reducing the building bulk.
- The incursion into the primary street setback is well compensated for open space behind the setback as illustrated in the averaging diagram provided.
- The front boundary is very narrow. By building the garage wall up to the lot boundary, we are opening up the site for the proposed façade to address the street with clearly definable entry points visible and accessed from the street. By pulling the garage off the boundary, the front door is less visible.
- There is no overlooking issue or loss of privacy on adjoining properties. Screening is provided to the rear where necessary by owner. Privacy is likely to be enhanced to adjoining properties outdoor areas.
- The site is an unusual shape with the 6m rear setback taking up a large portion of the usable site. By encroaching on the setbacks we have ensured a siting that works with the site contours and maximises direct sunlight to habitable rooms and outdoor living areas for adjoining properties.
- Many existing houses on McNeil Grove have buildings in the 6m rear setback, these are predominantly outbuildings.

Should you wish to discuss this application further please feel free to contact me on 6241 7000 or email me directly at [jaye.smith@jwh.com.au](mailto:jaye.smith@jwh.com.au)

Kind regards,  
Jaye Smith  
JWH Regional Designer

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Geraldton WA 6530  
9964 5001

# AS 3959 Bushfire Attack Level (BAL) Assessment Report

Site Details			
<b>Address:</b>	Lot 118, 9 McNeil Grove		
<b>Suburb:</b>	Jarrahdale	<b>Postcode:</b>	6124
<b>Local Government Area:</b>	Shire of Serpentine-Jarrahdale		
<b>Description of Building Works:</b>	New Residential Building		

Report Details			
<b>Report Number:</b>	5248	<b>Report Revision:</b>	1
<b>Assessment Date:</b>	27/08/2023	<b>Report Date:</b>	29/03/2023




BPAD Accredited Practitioner Details			
<b>Prepared by:</b>	Paul Smith	I hereby declare that I am a BPAD accredited bushfire practitioner. 	
<b>Author:</b>	Gavin Fancote		
<b>Company Details:</b>	Entire Fire Management		
I hereby certify that I have undertaken the assessment of the above-mentioned site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959 -2018 (Method 1)		<b>Accreditation No.</b>	BPAD37922
		<b>Signature:</b>	
<i>Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the Assessment date. If the assessment was completed more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated report issued.</i>			

## Site Assessment & Site Plans

(Attached as page 2 of this report)

The assessment of this site / development was undertaken on the above-mentioned date by an Accredited BPAD Practitioner for determining the Bushfire Attack Level in accordance with AS 3959 - 2018 Simplified Procedure (Method 1).





	<b>Project</b> Lot 118, 9 Mcneil Grove, Jarrahdale			<b>Legend</b> <span style="border: 1px dashed blue; padding: 2px;"> </span> Subject Property <span style="border: 1px dashed red; padding: 2px;"> </span> 150m Exclusion Zone <span style="border: 1px dashed cyan; padding: 2px;"> </span> 100m Exclusion Zone <span style="color: blue;">➔</span> Photo Location <span style="border: 1px dashed black; padding: 2px;"> </span> Vegetation Plot Boundary <span style="background-color: yellow; border: 1px solid black; padding: 2px;"> </span> Class G - Grassland <span style="border: 1px dashed black; padding: 2px;"> </span> Excluded c2.2.3.2(c,e,f) <span style="background-color: white; border: 1px solid black; padding: 2px;"> </span> New Building	<b>Notes</b> 
	<b>Title</b> Vegetation Classification				
<b>Entire Empire Pty Ltd</b> ABN: 63 468 728 651 Office: (08) 9498 0056 Address: 6 Potts Road Forrestdale Business Park Forrestdale WA 6112	<b>Size</b> A3	<b>Scale</b> 1:1200	<b>Sheet</b> 5248	<b>Rev</b> 0	
<b>Name</b> Paul Smith		<b>Date</b> 29/03/2023		Ordinary Council Meeting - 17 July 2023	




**Vegetation Classification**

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.


<b>Photo ID:</b>	1	<b>Plot no:</b>	1	
<b>Vegetation Classification or Exclusion Clause</b>				
Excluded - Low Threat Vegetation				
<b>Description</b>				
2.2.3.2 (f) Regarded as Low threat vegetation: Managed grasslands in a minimum fuel condition. Including saline wetlands, public reserves, parklands, sporting fields, vineyards, orchards, cultivated gardens and nature strips and windbreaks.				


<b>Photo ID:</b>	2	<b>Plot no:</b>	1	
<b>Vegetation Classification or Exclusion Clause</b>				
Excluded - Low Threat Vegetation				
<b>Description</b>				
2.2.3.2 (f) Regarded as Low threat vegetation: Managed grasslands in a minimum fuel condition. Including saline wetlands, public reserves, parklands, sporting fields, vineyards, orchards, cultivated gardens and nature strips and windbreaks.				


<b>Photo ID:</b>	3	<b>Plot no:</b>	1&2	
<b>Vegetation Classification or Exclusion Clause</b>				
Excluded - Low Threat Vegetation				
<b>Description</b>				
2.2.3.2 (f) Regarded as Low threat vegetation: Managed grasslands in a minimum fuel condition. Including public reserves, parklands, sporting fields, vineyards, and cultivated gardens. 2.2.3.2 (c) Multiple areas of vegetation less than 0.25ha in area and not within 20m of the site, or areas of vegetation being classified vegetation.				

**Vegetation Classification (continued)**

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

<b>Photo ID:</b>	4	<b>Plot no:</b>	2	
<b>Vegetation Classification or Exclusion Clause</b>				
Excluded - Low Threat Vegetation				
<b>Description</b>				
2.2.3.2 (c) Multiple areas of vegetation less than 0.25ha in area and not within 20m of the site, or other areas of vegetation being classified vegetation.				

<b>Photo ID:</b>	5	<b>Plot no:</b>	32	
<b>Vegetation Classification or Exclusion Clause</b>				
Excluded - Low Threat Vegetation				
<b>Description</b>				
2.2.3.2 (c) Multiple areas of vegetation less than 0.25ha in area and not within 20m of the site, or other areas of vegetation being classified vegetation.				

<b>Photo ID:</b>	6	<b>Plot no:</b>	3	
<b>Vegetation Classification or Exclusion Clause</b>				
Class G - Grassland				
<b>Description</b>				
Unmanaged grassland. With isolated single trees.				

<b>Photo ID:</b>	7	<b>Plot no:</b>	4
<b>Vegetation Classification or Exclusion Clause</b>			
Excluded - Low Threat Vegetation			
<b>Description</b>			
2.2.3.2 (e) Non vegetated areas that are permanently cleared of vegetation, roads, buildings and rocky outcrops.			



<b>Photo ID:</b>	8	<b>Plot no:</b>	4
<b>Vegetation Classification or Exclusion Clause</b>			
Excluded - Low Threat Vegetation			
<b>Description</b>			
2.2.3.2 (e) Non vegetated areas that are permanently cleared of vegetation, roads, buildings and rocky outcrops.			





<b>Photo ID:</b>	9	<b>Plot no:</b>	4
<b>Vegetation Classification or Exclusion Clause</b>			
Excluded - Low Threat Vegetation			
<b>Description</b>			
2.2.3.2 (e) Non vegetated areas that are permanently cleared of vegetation, roads, buildings and rocky outcrops.			




**Vegetation Classification (continued)**

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

<b>Photo ID:</b>	10	<b>Plot no:</b>	4	
<b>Vegetation Classification or Exclusion Clause</b>				
Excluded - Low Threat Vegetation				
<b>Description</b>				
2.2.3.2 (e) Non vegetated areas that are permanently cleared of vegetation, roads, buildings and rocky outcrops.				

<b>Photo ID:</b>	11	<b>Plot no:</b>	5	
<b>Vegetation Classification or Exclusion Clause</b>				
Excluded - Low Threat Vegetation				
<b>Description</b>				
2.2.3.2 (e) Non vegetated areas that are permanently cleared of vegetation, roads, buildings and rocky outcrops.				

<b>Photo ID:</b>	12	<b>Plot no:</b>	5	
<b>Vegetation Classification or Exclusion Clause</b>				
Excluded - Low Threat Vegetation				
<b>Description</b>				
2.2.3.2 (e) Non vegetated areas that are permanently cleared of vegetation, roads, buildings and rocky outcrops.				

**Potential Bushfire Impacts**

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified on the following page.

**Relevant Fire Danger Index**

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

**Fire Danger Index FDI 80 Table 2.4.3**

*Table 1: BAL Analysis*

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Excluded - Low Threat Vegetation	N/A	0m	LOW
2	Excluded - Low Threat Vegetation	N/A	29m	LOW
3	Class G - Grassland	0-5° Downslope	60m	LOW
4	Excluded - Low Threat Vegetation	N/A	1m	LOW
5	Excluded - Low Threat Vegetation	N/A	8m	LOW
<b>Determined Bushfire Attack Level</b>				<b>LOW</b>

**Determined Bushfire Attack Level (BAL)**

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

**Notes:**