

COTTAGE & ENGINEERING SURVEYS
 Licensed Surveyors

87-89 Guthe Street, Osborne Park, Western Australia
 Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
 Email: perth@cottage.com.au Website: www.cottage.com.au
 J/N: 424528 DATE: 19 Sep 17 SCALE: 1:200 DRAWN: T.Currey

Builder: Blueprint Homes
 CLIENT: Moss
 LOT 251 #7 Macleod Close, Byford
 Shire of Serpentine / Jarrahdale D.Plan55797

SSA AREA	SEC Dome
	Power Pole
	Phone Pile
	Water Conn
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence

DRAWING NAME:	REVISION:
SITE PLAN	B
JOB No:	SHEET No:
17311b	1 OF 10

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

DATED:

OWNER: WITNESS:

OWNER: WITNESS:

BUILDER: WITNESS:

Rev No	Variation	Date Dm	By
B	BAL 12.5 & ENG UPD.	27-11-17	MR

Drawn By: MR Date Drawn: NOV'17 Salesman: BS

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. This should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
 Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
 Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
 Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbour levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

blueprint HOMES
 UNIT 22, 257 BALCATTAR RD, BALCATTAR W.A. 6021
 PHONE: (08) 6241 4888
 www.blueprinthomes.com.au



SITE AREA: 3030m²
 PROPOSED RESIDENCE: 196m²
 OPEN SPACE ACHIEVED: 2834m² OR 93%

No.	Soak Well Type
2.1 m3	1 SW 1500x1200
3.1 m3	1 SW 1600x1200
5.2 m3	Total Cap
263.0 m2	Roof Area
92.0 m2	Paved Area
355.0 m2	Total Area
4.4 m3	Capacity Required (Area x 0.012)
0.7 m3	Extra Capacity Provided

LOT MISCLOSE
 0.001 m

SOIL DESCRIPTION
 Sand / Poss Clay
 Thick Grass Cover



BAL RATING APPLICABLE
 SITE IS CLASSIFIED BAL 12.5
 AS PER ASSESSMENT
 (REFER TO SHEET 5)

Filtrex
 FILTREX INNOVATIVE WASTEWATER SOLUTIONS
 Phone: (08) 97 250 118

Filtrex Alternative Treatment Unit
 Filtrex ATU4_W
 (Nutrient Phosphate Retention)
 Alternating Cells
 14.2m x 4m 829 litres/24 hours

NO PORTION OF ANY BUILDING/BOUNDARY WALL/DRIVEWAY/PAVING AND OR FENCING TO BE CLOSER THAN 1200MM FROM SEPTIC TANKS AND 1800MM FROM CELL IRRIGATION AREA

STORMWATER SOAKWELLS ARE TO BE A MINIMUM OF 6 METRES FROM SYSTEM

NOTE: CELL IRRIGATION AREA AND SEPTIC TANKS ARE "NON TRAFFICABLE"

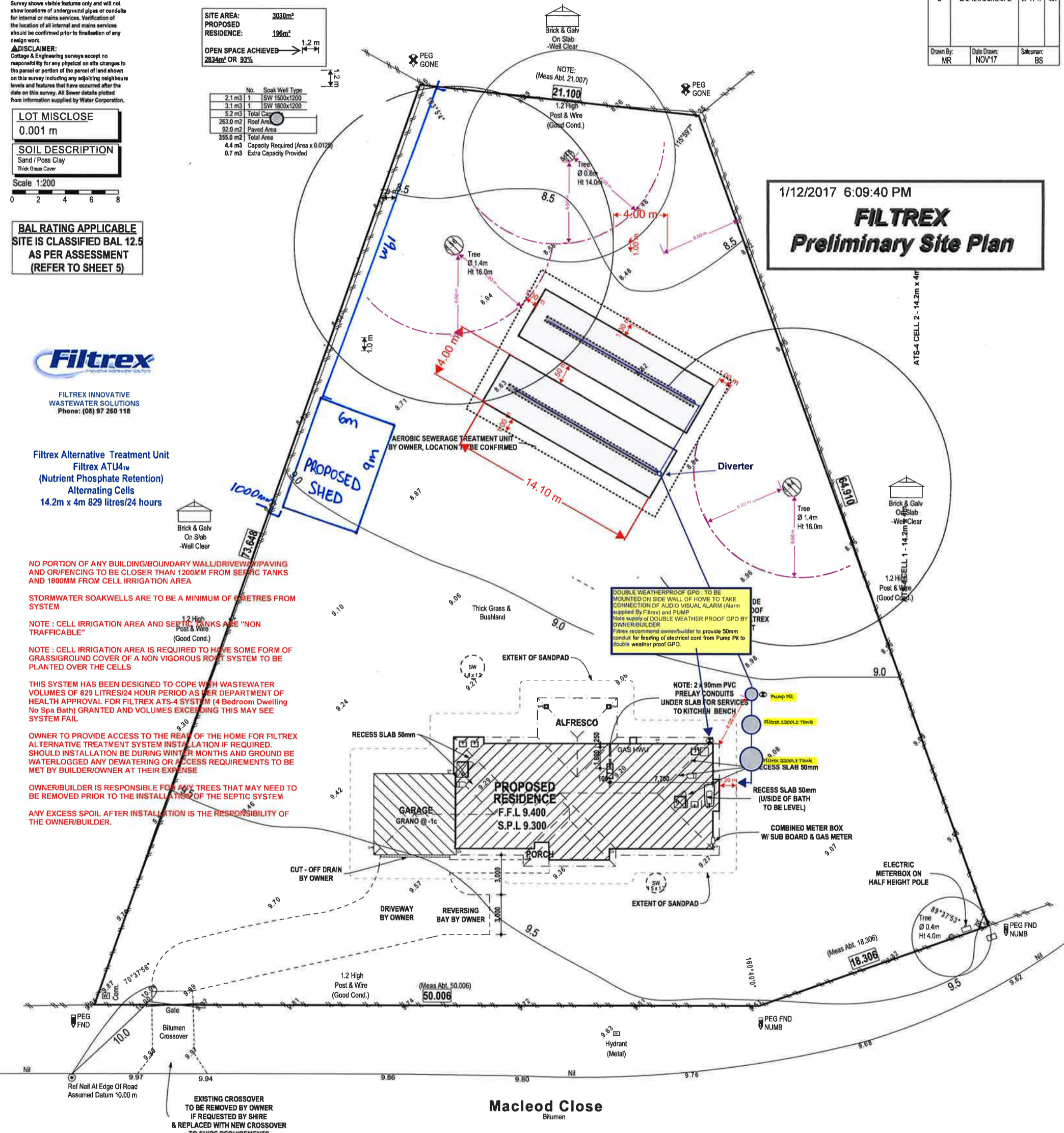
NOTE: CELL IRRIGATION AREA IS REQUIRED TO HAVE SOME FORM OF GRASS/GROUND COVER OF A NON VIGOROUS ROOT SYSTEM TO BE PLANTED OVER THE CELLS

THIS SYSTEM HAS BEEN DESIGNED TO COPE WITH WASTEWATER VOLUMES OF 829 LITRES/24 HOUR PERIOD AS PER DEPARTMENT OF HEALTH APPROVAL FOR FILTREX ATS-4 SYSTEM (4 Bedroom Dwelling No Spa Bath) GRANTED AND VOLUMES EXCEEDING THIS MAY SEE SYSTEM FAIL

OWNER TO PROVIDE ACCESS TO THE REAR OF THE HOME FOR FILTREX ALTERNATIVE TREATMENT SYSTEM INSTALLATION IF REQUIRED. SHOULD INSTALLATION BE DURING WINTER MONTHS AND GROUND BE WATERLOGGED ANY DEWATERING OR ACCESS REQUIREMENTS TO BE MET BY BUILDER/OWNER AT THEIR EXPENSE

OWNER/BUILDER IS RESPONSIBLE FOR ANY TREES THAT MAY NEED TO BE REMOVED PRIOR TO THE INSTALLATION OF THE SEPTIC SYSTEM

ANY EXCESS SPOIL AFTER INSTALLATION IS THE RESPONSIBILITY OF THE OWNER/BUILDER.



1/12/2017 6:09:40 PM
FILTREX
 Preliminary Site Plan

EXISTING CROSSOVER TO BE REMOVED BY OWNER IF REQUESTED BY SHIRE & REPLACED WITH NEW CROSSOVER TO SHIRE REQUIREMENTS

FILTREX PROPOSED SITE PLAN
 Revised
 4/12/2017 10:07:13 AM

ALL TRADES & AUTHORISED VISITORS TO BE AWARE OF SITE CONDITIONS & EXERCISE CAUTION

TERMITE TREATMENT: IN ACCORDANCE WITH AS 3660.1, PART 3.1.3.2 OF THE BCA

EUROPEAN BORER: TREATMENT PROTECTION FOR ALL TIMBER ROOF FRAMING TO BE H2 HAZARD LEVEL IN ACCORDANCE WITH A.S. 1594.

STORMWATER BY BUILDER

STORMWATER LAYOUT TO COMPLY WITH BCA PART 3.1 & AS/NZ 3500.3.2003

PLUMBING & DRAINAGE PART 3: STORMWATER DRAINAGE & SHIRE REQUIREMENTS

REFER TO SHEET 2 FOR SETOUT & SETBACK DIMENSIONS

GRANO NOTE: 100mm SLAB REQUIRED

SEPTIC SYSTEM BY CUSTOMER: TO SHIRE REQUIREMENTS (SHOWN DIAGRAMATICALLY ONLY) (CUSTOMER TO SUBMIT A SEPARATE APPLICATION TO SHIRE).



All Dimensions shown are measured from outside of frame (including purlins and girts). Dimensions shown are for illustrative purposes only and should not be used for assembly. Please refer to the relevant installation guides or detailed drawings provided for site preparation, portal frame layout and slab dimensions. Please refer to current Strato Gable Homeshed certification referenced 34109C by PFE Pty Ltd for 15° Homeshed range or certification referenced 2011-628 by RSA for 10° Homeshed range. Certifications are applicable to standard shed designs only.

Site Plan

Job Reference
Sales Person
Client Name

Mr Daniel Wilkes
Mr. Thomas Moss

Site Address Tba

Design Number
Date

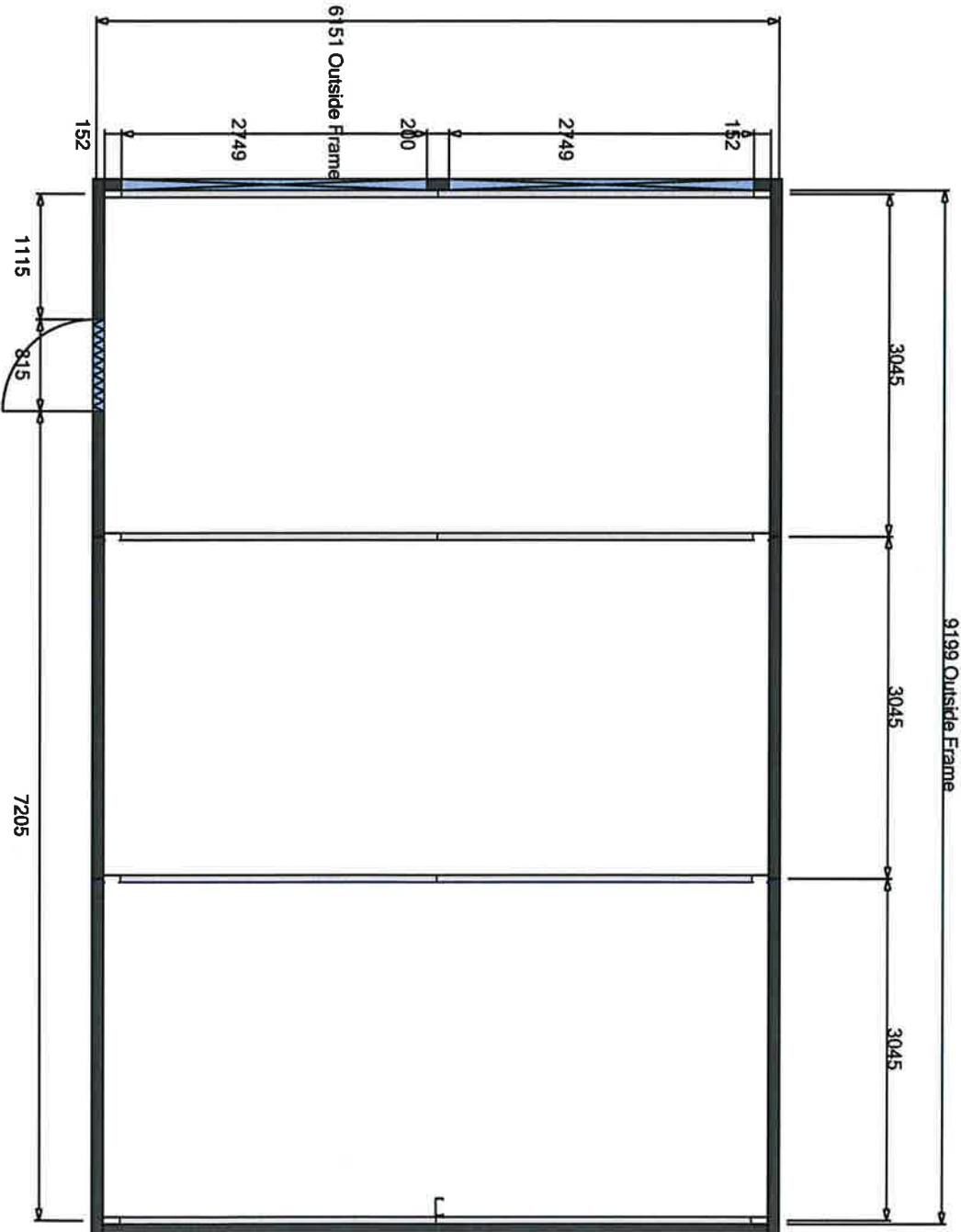
SQ175811
13/12/2018

Customer Signature



Front

Rear





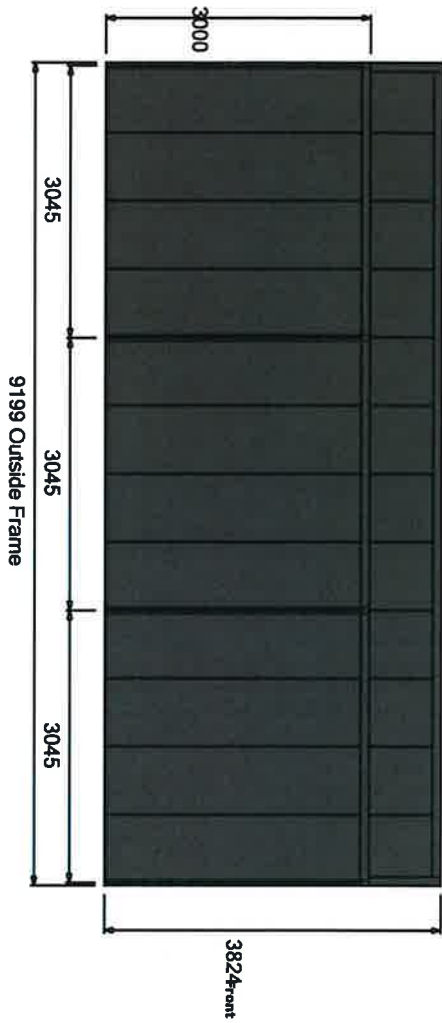
All Dimensions shown are measured from outside of frame (including purlins and girts). Dimensions shown are for illustrative purposes only and should not be used for assembly. Please refer to the relevant installation guides or detailed drawings provided for site preparation, portal frame layout and slab dimensions. Please refer to current Stratco Gable Homeshed certification referenced 34199C by PFE Pty Ltd for 15° Homeshed range or certification referenced 2011-628 by RSA for 10° Homeshed range. Certifications are applicable to standard shed designs only.

Elevations

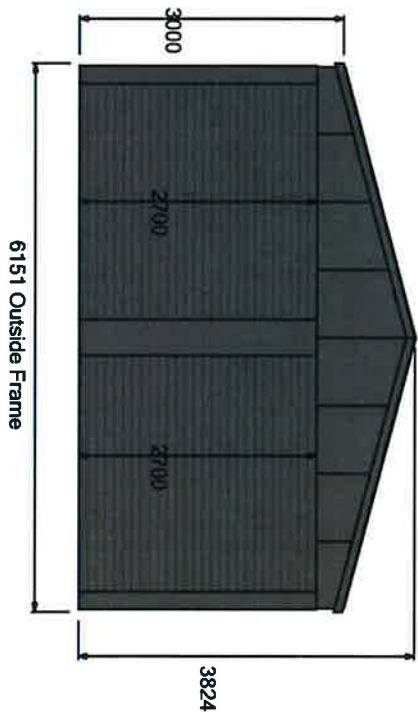
Job Reference	Mr Daniel Wilkes	Site Address	Tba	Design Number	SQ175811	Customer Signature
Sales Person	Mr. Thomas Moss			Date	13/12/2018	
Client Name						



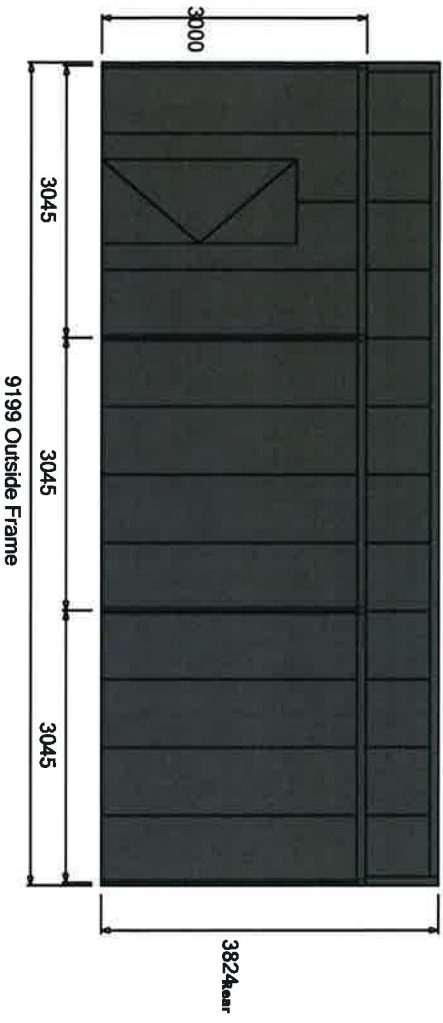
Left Elevation



Front External Elevation



Right Elevation



Rear External Elevation

