

**THE REVIVE
WELLNESS
COMPANY**

**MANAGEMENT
PLAN FOR
SHORT-TERM
ACCOMMODATION**



20/01/2022

**PROPERTY
ADDRESS**

13a Gallagher St, Eden Hill
6054

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1. BACKGROUND & OVERVIEW

The Revive Wellness Company is a boutique short-term accommodation management company providing end-to-end management with a focus on providing a relaxing environment for families and visitors to the Bassendean community.

The property is located at 13a Gallagher St, Eden Hill 6054 and hosts a maximum of four (4) guests. The home is a three (3) bedroom and two (2) bathroom with five (5) allocated car-bays under this management plan in accordance with sections 15. Parking and 17. Appendix 2 Parking Plan & Drawings.

The master bedroom has a queen bed and ensuite, the second bedroom has a queen bed, direct access to the back deck, and is overlooking the backyard and pool. The home currently has a Home Business License under The Revive Wellness Company from the Town of Bassendean which enables the owner to conduct Swedish Relaxation or Remedial Massage treatments for the guests staying in the purpose fitted out massage room by the entrance.

Part of our management procedures & guest handbooks includes providing local recommended tips for nearby shops, restaurants, cafes, restaurants, entertainment, sights, attractions & much more. This local spending allows local businesses in the council area to thrive and continue or expand their operations. We find from speaking with the business owners and staff they are very grateful for this contribution we provide.

The home received Development Approval from the Town of Bassendean and is a recent subdivision based upon urban infill requirements for increased diversity of housing stock within the local community. This type of development assists the state and the Town of Bassendean meet the planned density targets within the WA Regulations and Local Town Planning Scheme for Perth at 3.5 million people by 2050. Under this framework, the Town is required to deliver at least 4,150 new dwellings, increasing the population to approximately 24,300 people.

An Airbnb and short-term accommodation enables homeowners to support the community and engage with the next industrial revolution of the internet of things (IoT) 4.0 . The Town's 2008 existing Planning Scheme No. 10 has no reference to Short Term Accommodation within residential zoned dwellings. The Council Approved Strategy and draft Town Planning Scheme No. 11 addresses this gap in line with its Table 2 residential objectives for a range of choice and densities to meet the communities needs, facilitate, and encourage high-quality design, built form and streetscapes and provide a range of non-residential uses which are compatible with and complementary to residential development. Table 3 under the Use and Development Class Holiday House allows for Holiday Home use following local government development approval and public advertising in accordance with clause 64 of the

deemed provisions.

As of 19/1/2022, there are approximately 24 Airbnb's, excluding 13a Gallagher St Eden Hill, with short-stay accommodation services which has a shortage of options for the local community.

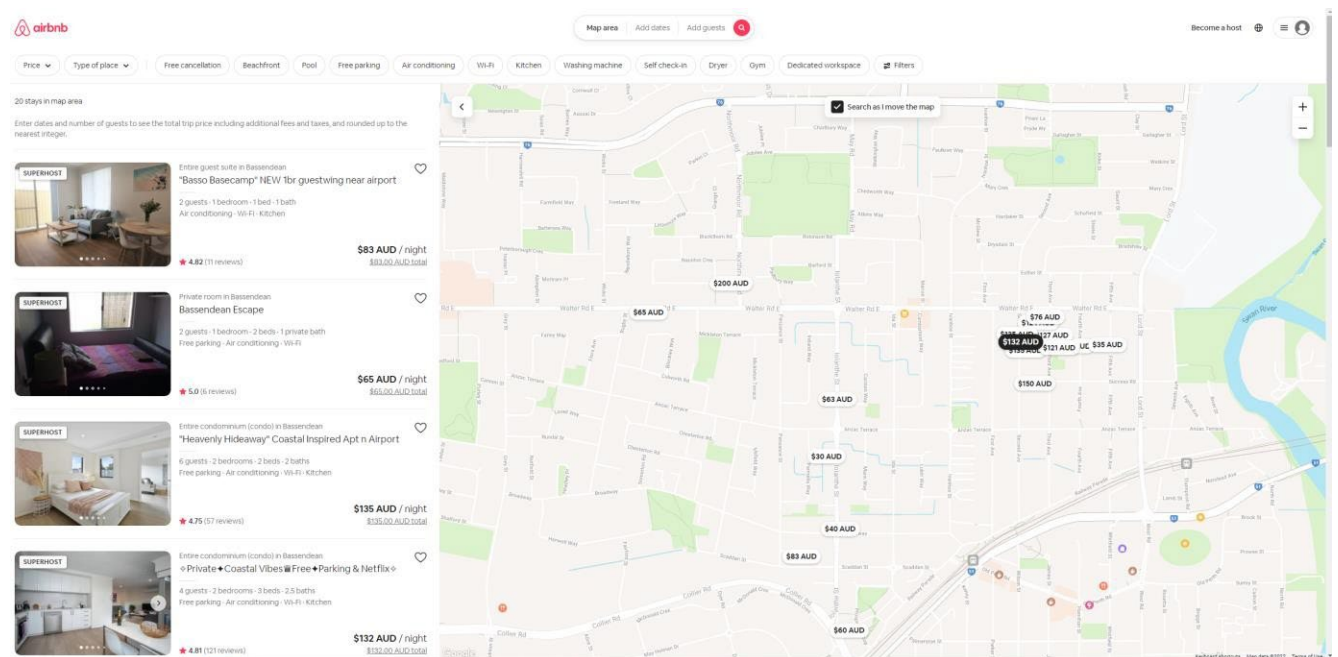


Figure 1: Airbnb Town of Bassendean North Map Search Area as at 6.15PM on 19/1/2022.

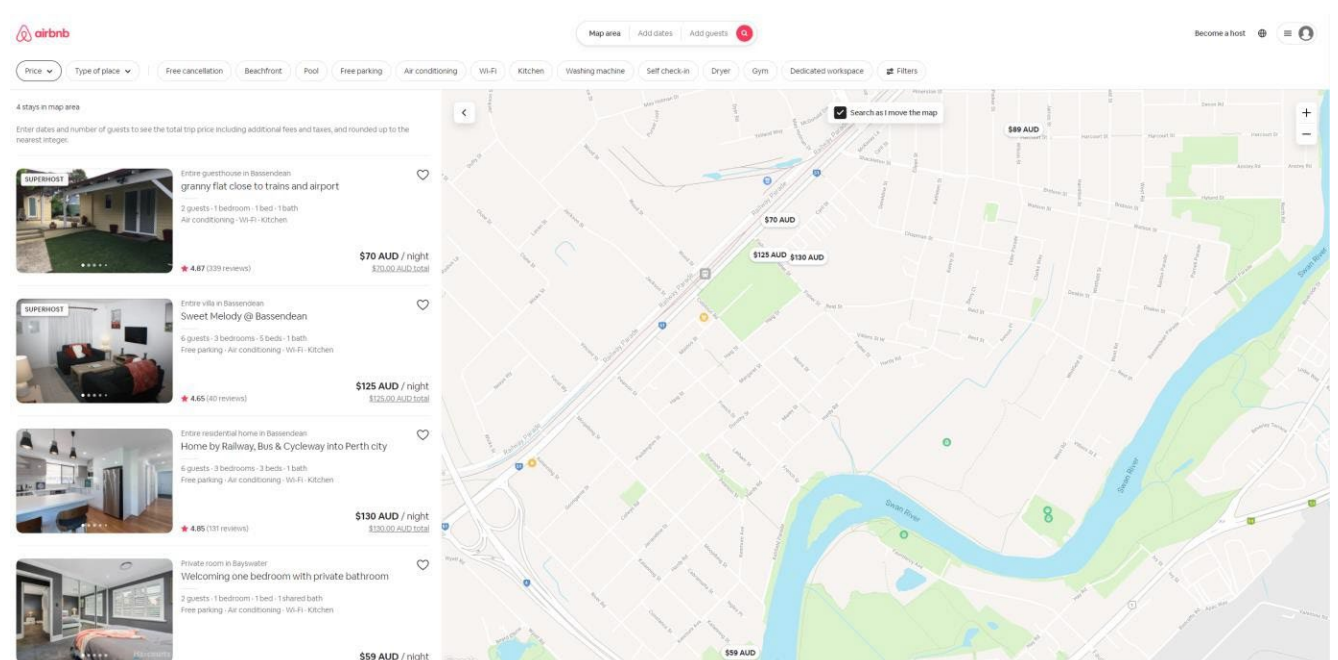


Figure 2: Airbnb Town of Bassendean South Map Search Area as at 6.15PM on 19/1/2022.

Short-term accommodation is a unique experience, and the guiding principles of my Code of Conduct are to treat this property as your own home, respect your neighbours & leave it as you find it.

Airbnb and short-term accommodation deliver a staggering economic contribution to Western Australia and to its Local Government Authorities. In a 56-page report commissioned by Deloitte's into the economic effects of Airbnb in Western Australia, it was revealed that in just one year between 2015-2016 in Western Australia 171,500 Airbnb guests spent \$155m supporting 780 jobs and \$100 million in GSP. These figures have grown exponentially in recent years and are of enormous benefit to local businesses, residents, guests, and the tourism sector.

2. OBJECTIVES OF MANAGEMENT PLAN

To clearly outline and demonstrate the professional management procedures implemented by The Revive Wellness Company to ensure the smooth operational management of the subject property whilst mitigating perceived disruptions to the local amenity & surrounding areas.

3. BOOKING REQUIREMENTS

We anticipate approximately one booking per week and our average trip length is between 5-8 nights. This is based on the average performance of our listings between May 2021 to December 2021.

We specify a mandatory minimum stay length of three (3) nights as we find this significantly deters any unwanted targeting for parties or gatherings. We also have a booking cut-off time after 7:00 pm so that we can't allow last-minute and late-night bookings to occur from opportunistic and likely undesirable guests. Furthermore, guests require approval as part of the screening process.

4. GUEST SCREENING PROCEDURES

When a guest requests or books a stay at this property, we will view and determine whether the guest's profile includes their required verification steps:

- Contact details including full name(s), phone number & e-mail address
- Acceptance of our stipulated house rules
- Confirmed payment
- Profile photo (if set)
- Government-issued ID (such as driver's license or passport)
- Written reviews/recommendations from other hosts,
- Their overall star rating which can be categorised for items such as observance of house rules, cleanliness & communication, we are only accepting a 4/5 stars or higher.
- Total number of guests & location-based

- Their reason for visiting Bassendean/Perth & booking the property
- Proof of COVID-19 double dose vaccination

We will then further screen the potential guest by cross-referencing linked social media accounts, obtaining names of all guests, requiring government-issued ID that all guests are required to submit upon successful booking confirmation.

We have set a "pre-booking questionnaire" requesting applicable responses in relation to the above.

Once we have carried out a thorough check of the prospective guest, we then have a right to refuse, accept or cancel the reservation. Prior to or after acceptance of the booking, we also send our "party screening" message which essentially reiterates our stance on no parties to be hosted at the premises and encourages guests to cancel their booking if that is their intent.

Our set of house rules is displayed both on the online listing and in our comprehensive guest handbook which is located inside the property in the kitchen. We have provided house rules to suit the property, location, neighbourhood, and landlord's desires.

The Airbnb platform is currently the only platform we intend to list on and most of our communication is done through the application itself. We privately message our guests before, during, and after their stays and all the correspondence is saved on the Air BnB platform as recommended.

For peace of mind and assurance of how rare significant issues are, Brent Thomas, former Head of Public Policy of Airbnb Australia has said on record that just a mere 0.004% of claims through Airbnb are for amounts exceeding \$1000.

5. CHECK-IN & CHECK-OUT PROCEDURE

Check-in is from 2:00 pm until late, this is because guests can arrive off long-haul flights late at night or arrive after work as they have traveled by car from the country. We will obtain from the guests their arrival time so we can then match it with the security cameras so we can keep track of the correct number of guests entering the property and cars also.

The property includes detailed visual and written easy check-in instructions and guests find them extremely easy to follow and do not cause any disruption in checking in or out of our properties.

Check-out is at 10 am or earlier on their departure date.

A secure smart lock has been fitted to the property with a mobile app that enables us to with the smartphone app, we can easily control anywhere in the world. We can lock and unlock it from anywhere at any time, any where should an issue arise. As part of our check-in procedure, we will share a secure pincode for the door to our Airbnb guest. Each unique code will be traced on an access control log. The code is set up to enable access from the guests check-in time and expires at 10.15am.

We also offer a 'meet & greet service and like to find out when their estimated time of arrival will be and may offer to meet the guest from time to time to welcome them to the property if required.

Our check-in instructions are issued to guests three (3) days prior to their arrival and are issued through Airbnb for safety & security or as appropriate. The guests will be issued with detailed check-in instructions to guide them through the whole process, they will receive a photo of the property they are staying at, how to access the house via the smart lock and code, how to access the front door, parking instructions, and where the council bins are located and what day to put them out and bring them back in.

6. GUEST HANDBOOK

When a guest checks in, they are encouraged to read our 'Guest Handbook' which provides them with all the important information they need to know to have an enjoyable, safe & respectful stay. This lists the property manager's contact details, emergency contact details, emergency plan, house rules, parking rules, bin collection days, public transport, nearby amenities, sights, attractions in the area, and more.

Guests will also always have access to the Airbnb platform during their stay and are required to communicate with their property managers on this platform so all details pertaining to their booking are documented. The Airbnb platform also provides guests with the host's contact details.

The guest handbook which we have created is very comprehensive which significantly mitigates any risk and issues regarding the stays.

7. MITIGATION & COMPLAINTS PROCEDURE

We are contactable 24/7 and our phone numbers and e-mail addresses are provided to our guests upon confirmation of booking and are also advertised in the property for easy access.

We have provided these contact details to nearby neighbours for us to be even more effective in managing our properties. **The primary contact for complaints 24/7, is Ally and her number is 0401365705.**

Where Ally is not available, a secondary list of contact for complaints handling is as below:

- Andrew 0433701855
- Debra 0405033282
- Joe 0410375205
- Neroli 0407081170

In no circumstances, are complaints to be directed to the Town of Bassendean or the Police without contacting one of the five people available as primary and secondary contacts above.

In our online Airbnb listing, which the guest(s) must agree to before booking with us and also included in the guest handbook, we have extensively listed our house rules in respect to the property and other nearby residents of the surrounding area & amenities. Priority is given to adherence to our noise and parking policy.

If guests fail to adhere to our house rules, they are at risk of having their booking canceled immediately. Guests will have their access code revoked immediately. Persons on the complaints handling, or other engaged private security professionals will attend in-person to have the guest/s removed.

If we receive any complaints about guests, they will be dealt with immediately upon receipt of said complaint. We will conduct an investigation by checking the security camera historical and realtime footage for parking and general guest complaints and review the noise monitors for noise complaints and compliance. These security features ensure that we can make decisions that are in the best interest of all parties and quickly and easily determine whether or not the house rules have been complied with.

If they have not, guest access codes will be revoked immediately electronically. Guests will be advised over the security cameras and then via the Airbnb app that they have breached the house rules, what they have done and the consequences. Persons on the contact list, or other engaged private security professionals will attend in-person to have the guest/s removed.

Guests and visitors must not create noise that is offensive and excessive to occupiers of neighbouring properties especially between 10 pm and 7 am Monday to Saturday and 10 pm – 9 am on Sunday and public holidays, during arrival, and during departure, and at any time throughout the occupancy.

- Offensive and excessive noise is prohibited and will result in termination of permission to occupy the property, eviction, and extra charges for damage, security, and other expenses, which will be deducted under the terms and conditions.
- Guests and visitors must not engage in any anti-social behaviour and must minimize their impact upon the residential amenity of neighbours and the local community.

Persons on the contact list, or other engaged private security professionals will attend in-person to have the guest/s removed.

Any complainant will be kept informed throughout the process and will be encouraged to provide evidence to support the cause of us taking swift action. From receipt of a complaint, it is extremely rare for an issue to extend beyond just a few minutes, and we aim to resolve all issues within 30 minutes – 1 hour total.

Real-time noise monitoring will be installed in the property for noise mitigation. This technological device will enable three important criteria to appease non-conformance to the House Rules outlining “excessive noise after 10 pm”.

Peaceful Night's Sleep

- Assurance that if a noise nuisance is created by guests, the management is aware before complaint calls need to be made.

Protection Against Complaints

- Time-stamped data allows management to quickly validate or invalidate a complaint about noise, in real-time or post check-out of guests are often easy targets for false, perceived, or real noise complaints.

Proactive Prevention

- With early awareness of a noise issue, management can proactively prevent larger problems. This can always be done in a friendly, positive manner. Guests generally want to follow the rules and appreciate friendly outreach.

8. USE & MAINTENANCE

The owner of the property has real-time access of the bookings calendar and may regularly schedule maintenance works in between guests stays to ensure the property is kept up to our property and guest's expectations. Property maintenance is regularly reported and resolved swiftly either during or after guest's stays depending on the severity so that the appearance of the property meets or exceeds the standard of neighboring properties. The property has been purposely designed by the owner to facilitate a relaxed Bali Villa resort and is complete with a lap pool, spa and sauna which well looked after by the owner. If any obsolete furniture must be removed, we will store the items in the secure garage or off site and dispose of them appropriately, preferably at the next bulk verge collection.

9. INSURANCE

The property is covered by Landlord Insurance by The Hollard Insurance Company which specifically covers the owner and the premises for short term accommodation and the properties used as an Air BnB. The property is covered for Accidental Damage with a building replacement value of \$325,000, contents sum insured to the sum of \$30,000, and liability coverage of \$20,000,000. The Landlord Insurance Certificate of Currency period of cover is 16/06/2021 to 16/06/2022.

10. SAFETY

The property includes compliant RCDs and Smoke Alarms. A licensed electrician may be required to provide an electrical safety certificate from time to time to make sure the property is compliant and safe. We also offer first aid kits, fire extinguishers, fire blankets, and implementing an emergency safety plan in case of a fire. In our detailed guest handbook, guests are provided with the contact details for the local police station, hospitals & fire station and that our emergency contact number is '000'.

11. HYGIENE, COMFORT & WASTE MANAGEMENT

Rubbish and recycling items are to be disposed of in accordance with the local council policies and in the correct allocated bins for weekly collection on Thursday, the bins are taken to the verge by Don at 15 Gallagher st, Eden Hill. Any excess rubbish must not be left in the sight of a public area and is removed by housekeeping.

Guests are notified & reminded to place all rubbish & recycling in the allocated bins at the front of the property.

The cleaning & housekeeping team, who are local Bassendean residents, are also asked to attend and assist with rubbish disposal at checkout and if the property is

vacant.

Bin location & contents are monitored by the security cameras and housekeeping at each check-out, and we may gather photo/evidence of this so we can effectively & efficiently maintain the bins both inside and at the front of the property to mitigate risk of problems.

The property includes a fully functional kitchen with a fridge and pantry for food storage and there have never been problems with vermin or pests – if this changes then we can send professional pest control companies to rectify this swiftly and implement measures to prevent the occurrence in the future.

The linen and towels are removed off-site following each check-out clean and our housekeeper washes, dry's and returns the bedding upon completion.

Exhaust fans & air conditioning/heating appliances and regularly checked by the housekeeping teams and repaired or replaced if required, guests are also encouraged to report maintenance to us immediately upon discovery so that swift resolution can be made.

A washing machine and dryer are provided for guests convenience to use during their stay to wash their clothes as required.

12. SECURITY, SAFETY & COMMUNITY

We have installed a [DMSS – Dahua Technology surveillance system](#) with four (4) security cameras, three cameras cover the front of the entire frontage of the home, Driveway, Front Courtyard and Entrance. The Entrance is set up with a virtual tripwire which records and sends all activity with a 10-second recording to two operational key contacts.

We have the ability to regularly monitor CCTV footage on a live basis and if this is desired by the Town of Bassendean we can provide historical footage up to on average 3 weeks.

The footage provides an expansive view of the front door of the property which is the only entry point, this is to further ensure compliance and observance of house rules including parking and parties.

Additionally, we have installed three internal and external intuitive decibel devices named [Roomonitor's https://roomonitor.com/airbnb-eu/](https://roomonitor.com/airbnb-eu/). The three noise monitoring devices monitor the decibel level within the household and entertaining areas. Alarms are customised to SMS and call us if levels peak and persist at certain pre-set decibel ranges which will allow mitigation of noise and compliance with the noise policy, particularly between hours of 10:00 pm – 7:00 am.

These noise monitoring devices are hard-wired AC 240V powered and are located in discreet shielded locations. Therefore, the devices are unlikely to be spotted or tampered with. Additionally, if the devices are tampered/moved/unplugged the device will go offline and be clearly visible on the noise monitoring software and the owner will notified of the disturbance. The owner can then through the other security measures set up notify the guests to reconnect the noise devices, or perform a manual 'live' inspection.

As we have cameras with two way speakers, after a noise alarm, we can login to the cameras to view whether the guests are making significant amounts of noise and talk them directly from wherever we are in the world, there and then, in real time.

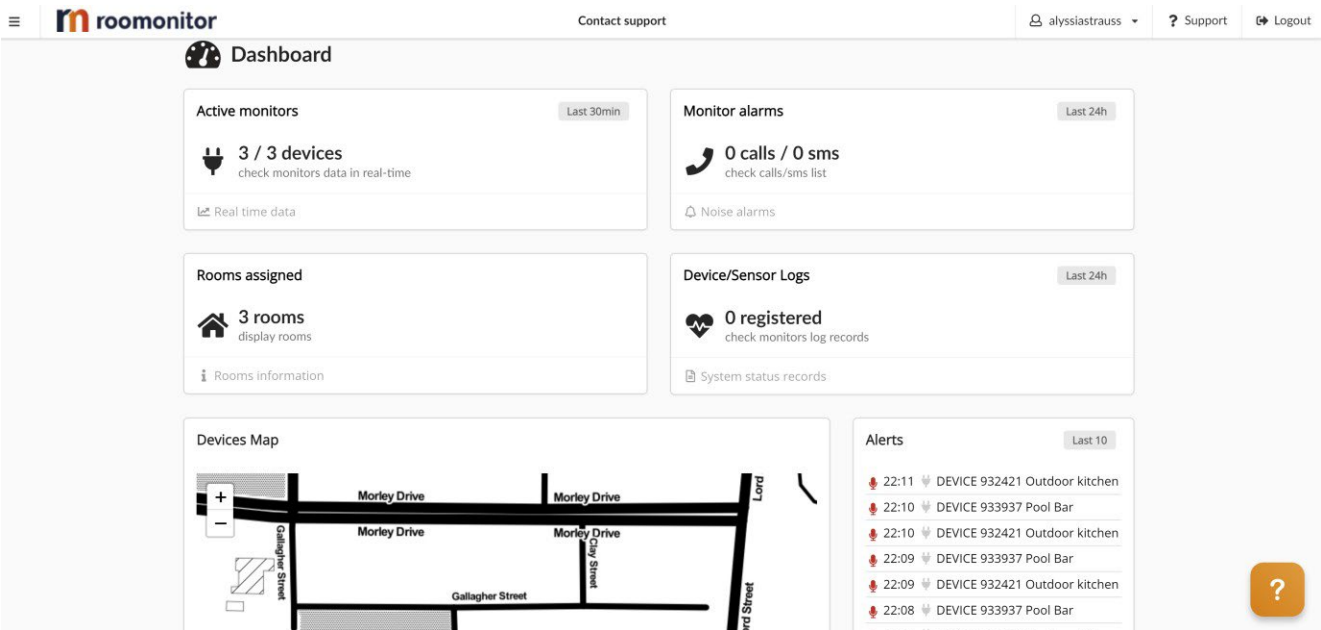


Figure 3: Roomonitor Dashboard for 13a Gallagher St Eden Hill.



Figure 4: Roomonitor all Monitors data list last 24 hours for 13a Gallagher St Eden Hill.

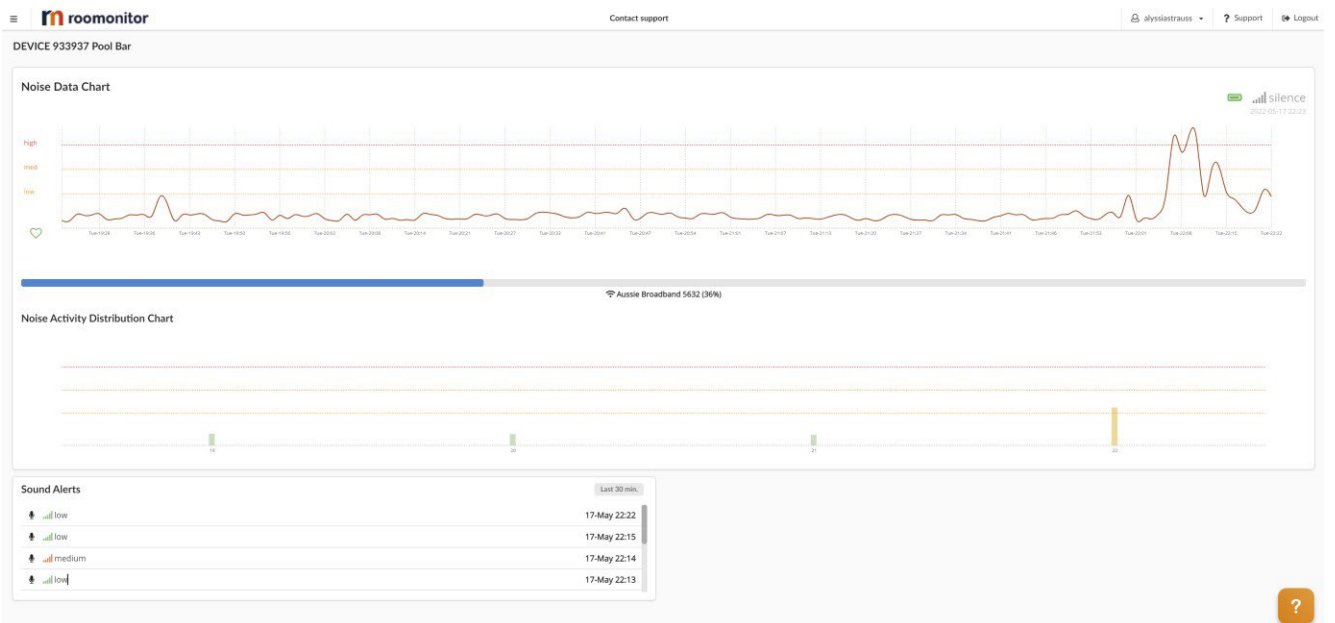


Figure 5: Roomonitor Device data dashboard last 24 hours for 13a Gallagher St Eden Hill.

The settings page for device 933937 includes sections for General, Noise, and Alarms. The Alarms section is highlighted with a red border.

General

Room name: DEVICE 933937 Pool Bar

Timezone: (GMT+08:00) Western Time - Perth

Noise

Microphone sensibility: 1 2 3 4

Room monitoring: ☒

24h alarms: ☐

Alarm notifications: ☒

Send noise mail notification for this device: ☒

Notify the guest beforehand in case of noise: ☐

Alarms

Set the time period in which noise alarms will be enabled (24h format)

From: 22:00 To: 07:00

Figure 6: Roomonitor Device Settings for general date & time, Noise level alarm, threshold setpoint at 3 out of 4, alarm notification settings and Alarm time periods enabled from 10PM to 7am daily for 13a Gallagher St Eden Hill.

13. CAR PARKING

The property comes with three (3) allocated car-bays. One (1) bay is in the secure garage, two (2) bays are located in the open driveway in front of the secure garage. If required additional parking is available at Mary Crescent Reserve and the Alf Faulkner Hall within the public carpark.

Short-term tourist guests will often either have just one hire car between them however for bookings from local guests and during the booking process, guests will be able to provide us with further information regarding whether they will need to park vehicles at the premises as we allow for three (3) allocated car-bays and advertise this accordingly. Although there is street parking, we do not advertise these as being available for guests and certainly do not expect any parking issues from our experience managing the property as short-term guests typically have fewer cars than long-term residents.

On occasion, particularly during this COVID pandemic, guests include local Australian travelers from within WA and from interstate. In our experience managing the property, this can include guests with large 4WD's and campervans or trailers or even boats. In this case, as part of our screening process, guests may be permitted to park approved vehicles 180 meters west on the verge of Mary Crescent Reserve to avoid street parking due to complaints from neighbours whom own and operate a 24/7 truck breakdown repair business two houses down to the east of the Airbnb and other neighbours who require access to their driveways.

Further, we provide details for rideshare companies such as Uber and Ola. We also promote our local taxi companies.

As stated in our online listing, in the house rules section under 'Things to Know' is our parking information, it is also listed again in the 'Space' section of the listing & guest handbook, it states:

- Please only park inside the garage, driveway.
- Off-street parking is not allowed.
- Additional parking available at Mary Crescent Reserve and the Alf Faulkner Hall within the public carpark.

As the property will be used for residential purposes, we expect no excessive number of trips to and from the property and we further request that consent be granted for visitors and guests to further mitigate and monitor the usage of the property & parking.

14. DRAFT POSITION STATEMENT – PLANNING FOR TOURISM

An assessment against the location criteria laid out in the Department of Planning, Lands and Heritage Draft Position Statement – Planning for Tourism can be seen below. As shown the location of the The Revive Wellness Company is generally compliant with the Draft Position Statement.

Locational Consideration	Proposal
Provision of and access to tourist amenity proximity to social, cultural, and leisure attractions, and accessibility to transport routes and public transport services.	<p>The subject site is located in proximity to the Swan Valley Wine Region as well as public transport access to Guildford, Midland and Perth City via the Success Hill Train Station. Additionally, multiple bus routes provide access to Morley Regional Centre.</p> <p>The Swan Valley Wine Region currently has limited accommodation options within the region, with the subject site providing an alternative located in proximity.</p>
Adequate standard of services and infrastructure necessary, for example reticulated or drinking water supply and service, capacity of on-site solutions.	<p>The proposed site provides for adequate standards of services and infrastructure.</p>
Locations to minimise adverse interface issues, particularly amenity impacts on surrounding residential and other land uses (for example rural).	<p>The subject site and surrounds are currently subject to a split density coding of R20/R30 with the lot size of the site developed at the R30 density. Meaning the area is zoned for medium density development. The subject site and surrounds are currently in a transitional period away from low density residential to a medium density residential locale.</p> <p>The perceived amenity impacts of the subject site are within the realm of possibility of expected amenity impacts from a medium density development.</p>
Risk of natural hazards and the extent of measures which may need to be in place to address the level of risk.	<p>The location is considered low risk of natural hazards.</p>

15. SUMMARY

Short stay accommodation is not subject to the same stringent rules of the Residential Tenancy Act 1987 in favour of a tenant and their rights to occupy a premise and therefore we have significant power to be able to manage any potential antisocial behaviour.

You can always be assured of our best intentions and respect for the public amenity and our neighbourhood. Our management team and housekeeping staff all live, work or operate businesses within the Town of Bassendean and we want to continually improve the local community, local economy and support our neighbours.

16. APPENDIX 1 – HOME DRAWINGS

GENERAL NOTE

- THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT ALLOW FOR PLASTER THICKNESS.
- PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS.
- CEILING VENTS / MANHOLE LOCATION IS SUBJECT TO CHANGE AT THE BUILDER'S DISCRETION.
- THE BUILDER RESERVES THE RIGHT TO ADJUST WINDOW AND SLIDING DOOR SIZES, INTERNAL ROOM SIZES, AND O'ALL LENGTH AND WIDTH OF DWELLING, WHICH MAY RESULT IN A CHANGE IN THE O'ALL HOUSE AREA FROM THE ORIGINAL STANDARD HOUSE PLAN.

BRICKLAYER NOTE

- WEEPHOLES AT MINIMUM 1200 CENTRES TO CAVITY BRICKWORK
- 2ND FACE BRICKWORK TO INSIDE OF GARAGE.
- 230w RENDERED CAVITY BRICKWORK AS SHOWN ON FLOOR PLAN WITH 230w CAVITY FACE BRICKWORK LAID 1/3 BOND TO REMAINDER OF HOUSE.

CEILING FIXER NOTE

- CEILING @ 28c + PLATE UNLESS NOTED OTHERWISE.

ROOF INSULATION NOTE

- R4.0 CEILING INSULATION AS PER ADDENDA.

ROOF PLUMBER NOTE

- DOWNPIPES TO BE LOCATED AS PER PLANS. CAN ONLY BE RELOCATED IF APPROVAL FROM SUPERVISOR IS GRANTED.
- GUTTER BRACKETS TO BE INSTALLED @ 1200mm MAX CENTRES

CONCRETOR NOTE

- PIER & POST FOOTING TOP @ -2c FROM PAVING LEVEL OR AS NOTED ON FLOOR PLAN

FIXING CARPENTER NOTE

- 450D SHELF @ 1700 HIGH AND RAIL TO ALL WIR, ROBE & ROBE RECESS UNLESS NOTED OTHERWISE.
- 4 x 450D SHELVES TO LINEN.
- PROVIDE MID-SHELF SUPPORT WHERE NOTED "MSS" TO ANY SHELF OVER 2.4m LONG.

TRADES/SUPPLIERS/SUPERVISORS NOTE:

- FOR TYPICAL NOW LIVING CONSTRUCTION DETAILS, REFER TO SEPERATE DETAILS DOCUMENT. CONTACT BUILDING SUPERVISOR IF REQUIRED.

NOW living

LEVEL 3, 6 BENNETT STREET, EAST PERTH, WA 6004
TEL: (08) 6461 5350 FAX: (08) 6461 5383
P.O. BOX 131, MT. HAWTHORN WA 6915
REG. BUILDER N°: 6915 A.C.N. 009 063076

REVISION	VO #	DRN	DATE	CHK
VO 1	WD 1	DK	27/10/17	MH
VO 1	WD 2	MH	19/12/17	MH
JAS AMEND	WD 3	MH	20/12/17	MH
VO 2	WD 4	MH	22/01/18	MH
JAS AMEND	WD 5	MV	19/02/18	MV
VO 3 & 4	WD 6	MH	21/03/18	MH
Sub-contractors to verify all dimensions on site.				

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

CLIENT:
STRAUSS

ADDRESS:
**LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL**

ONE-OFF

MODEL N°	DATE
MAP REF.	WIND RATING
COASTAL CATEGORY	ENGINEERS DETAIL
R1	D10
HOME ID	SHEET N°
90152	1 OF 7

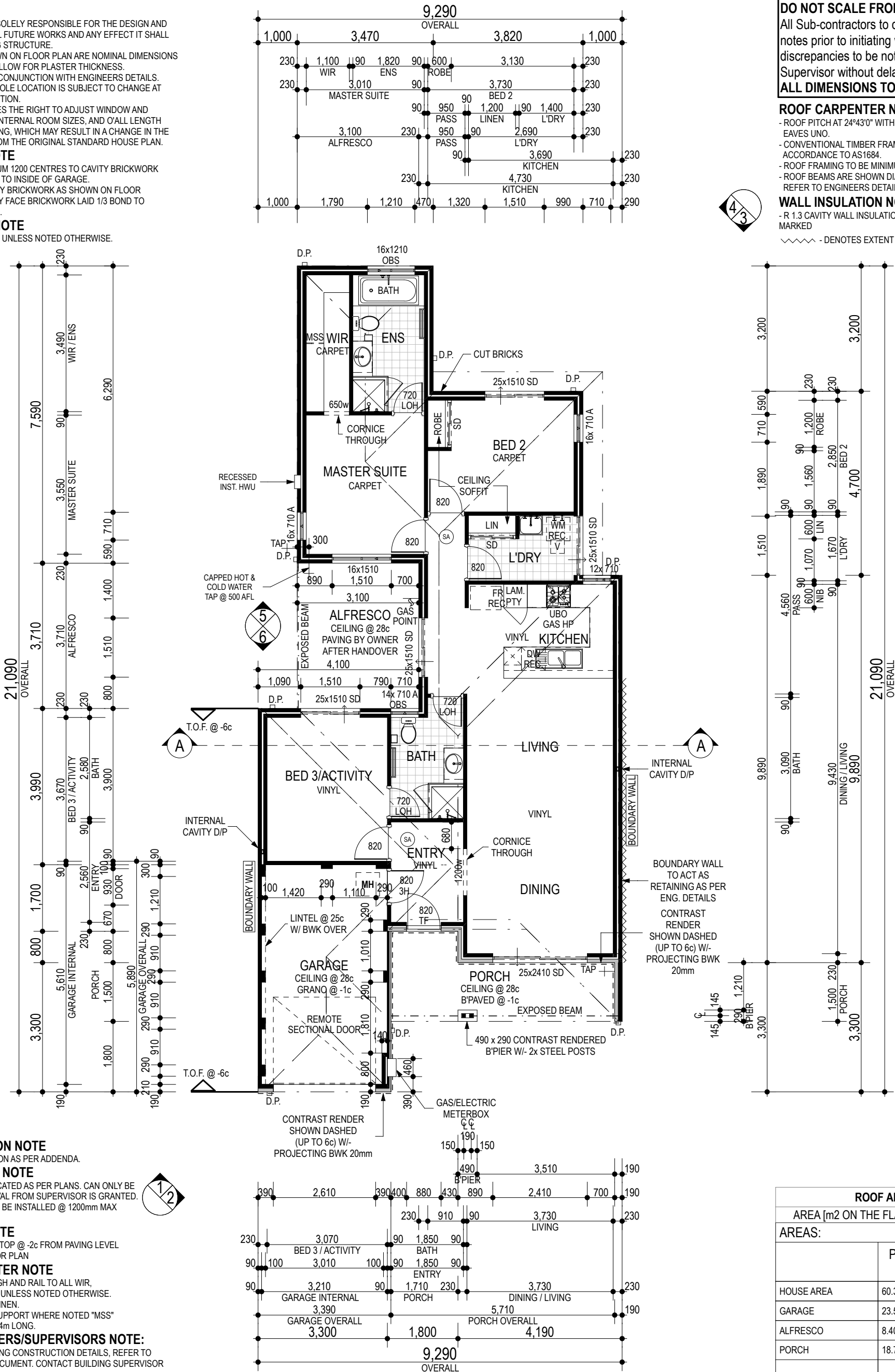
DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

ROOF CARPENTER NOTE

- ROOF PITCH AT 24°43'0" WITH 500w BOXED LINED EAVES UNO.
- CONVENTIONAL TIMBER FRAMED ROOF APPLIES IN ACCORDANCE TO AS1684.
- ROOF FRAMING TO BE MINIMUM H2 TREATED TIMBER.
- ROOF BEAMS ARE SHOWN DIAGRAMMATICALLY ONLY REFER TO ENGINEERS DETAIL.

WALL INSULATION NOTE

- R 1.3 CAVITY WALL INSULATION TO EXTERNAL WALL AS MARKED
- ~~~~~ - DENOTES EXTENT OF CAVITY INSULATION

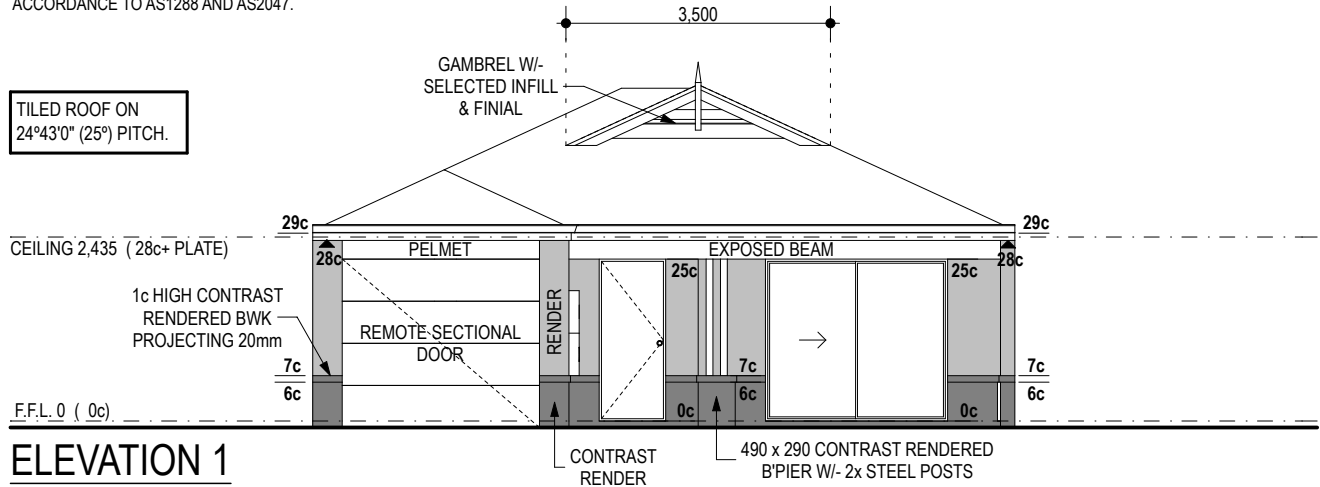


ROOF AREAS		
AREA [m2 ON THE FLAT]		157.30
AREAS:		
	PERIM. (m)	AREA (m2)
HOUSE AREA	60.33	112.65
GARAGE	23.56	19.51
ALFRESCO	8.40	11.50
PORCH	18.78	10.22
		153.88 m²

© COPYRIGHT

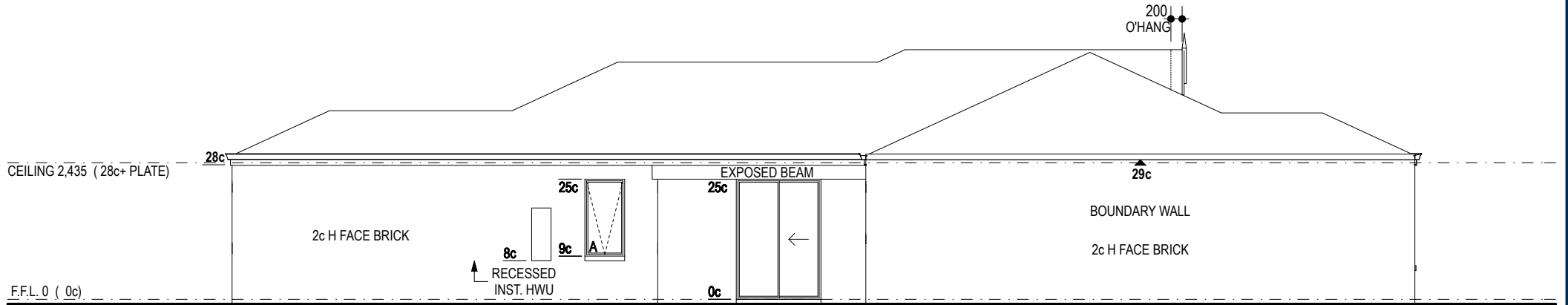
WINDOW SUPPLIER NOTE
- SHADED WINDOWS INDICATES OBSCURE GLAZING.
- GLAZING DESIGNED AND CONSTRUCTED IN ACCORDANCE TO AS1288 AND AS2047.

TILED ROOF ON 24°43'0" (25°) PITCH.

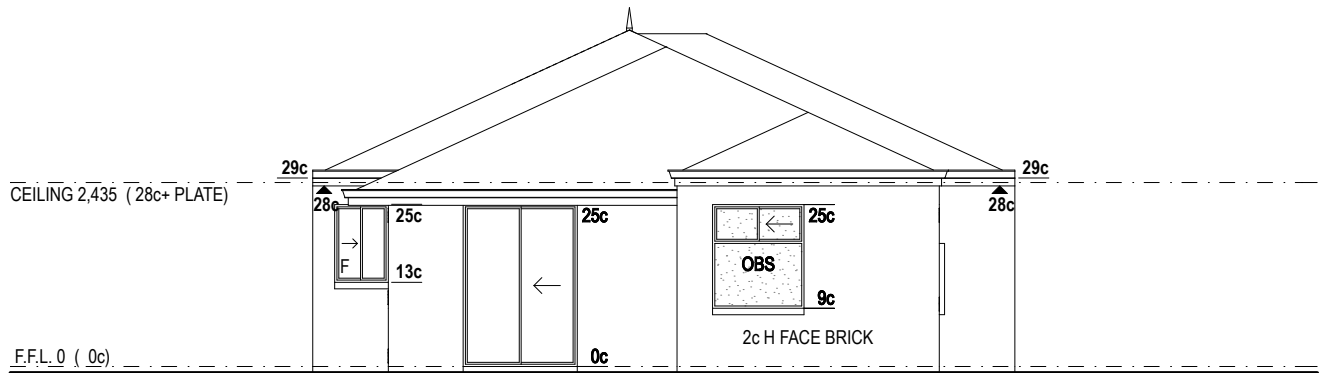


ELEVATION 1
SCALE 1:100

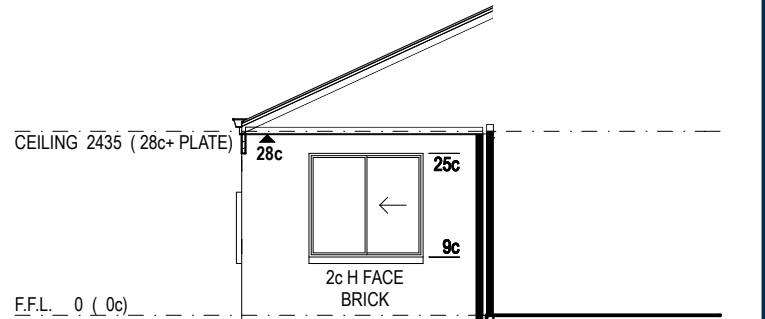
DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.



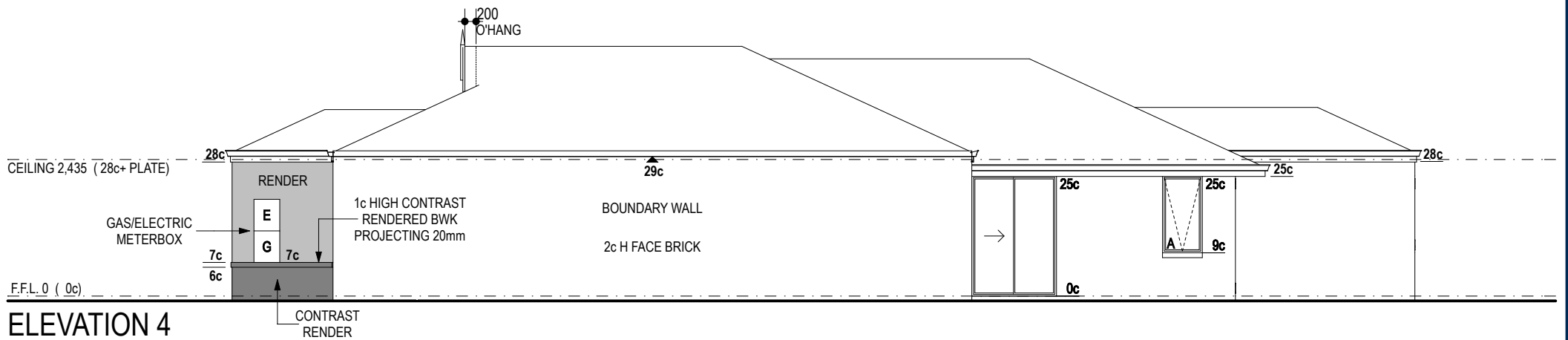
ELEVATION 2
SCALE 1:100



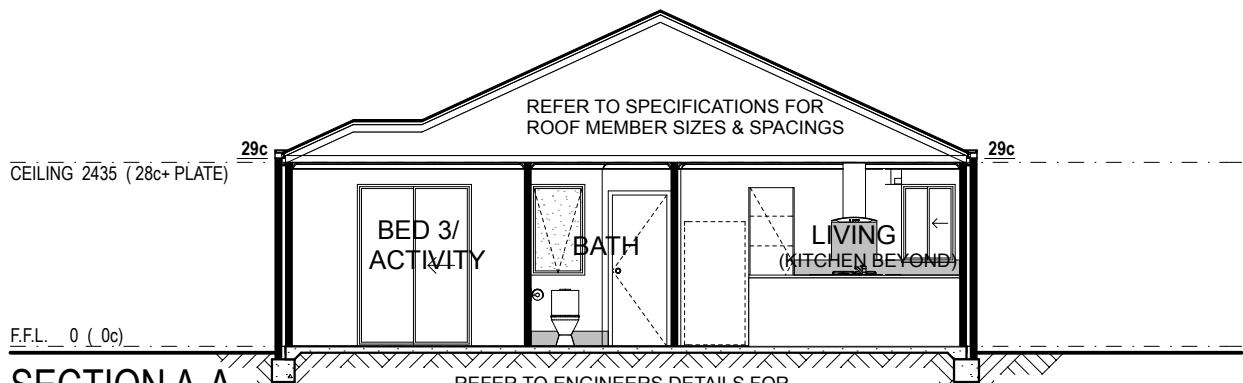
ELEVATION 3
SCALE 1:100



ELEVATION 5
SCALE 1:100

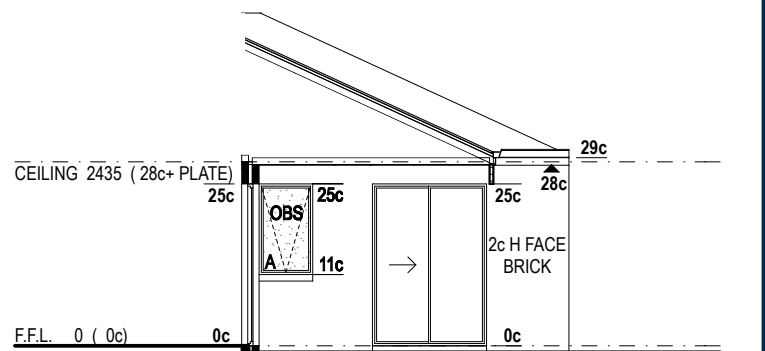


ELEVATION 4
SCALE 1:100



SECTION A-A
SCALE 1:100

REFER TO ENGINEERS DETAILS FOR CONCRETE FOOTINGS, WATERPROOFING, SLAB & SAND PAD REQUIREMENTS



ELEVATION 6
SCALE 1:100

NOW living

LEVEL 3, 6 BENNETT STREET, EAST PERTH, WA 6004
TEL: (08) 6461 5350 FAX: (08) 6461 5383
P.O. BOX 131, MT. HAWTHORN WA 6915
REG. BUILDER N°: 6915 A.C.N. 009 063076

REVISION	VO #	DRN	DATE	CHK
	WD 1	DK	27/10/17	MH
VO 1	WD 2	MH	19/12/17	MH
JAS AMEND	WD 3	MH	20/12/17	MH
VO 2	WD 4	MH	22/01/18	MH
JAS AMEND	WD 5	MV	19/02/18	MV
VO 3 & 4	WD 6	MH	21/03/18	MH
Sub-contractors to verify all dimensions on site.				

ORIGINAL:

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

CLIENT: STRAUSS
ADDRESS: LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL

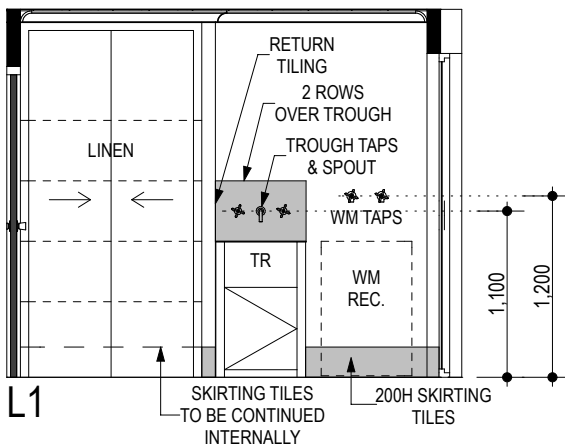
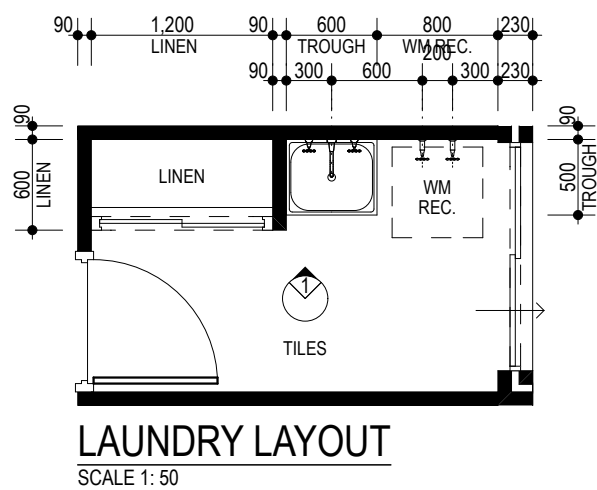
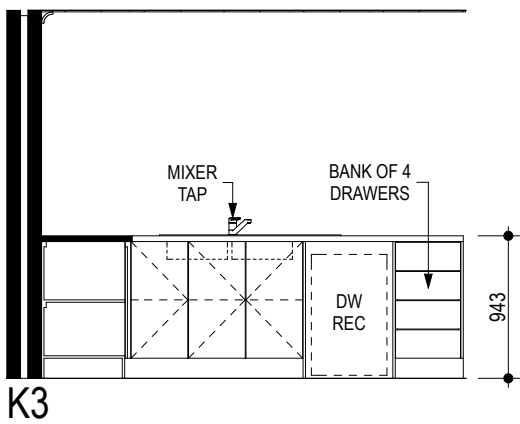
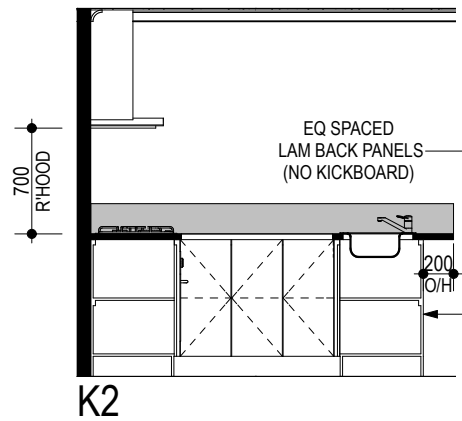
ONE-OFF	
MODEL N°	DATE
MAP REF.	WIND RATING
COASTAL CATEGORY	ENGINEERS DETAIL
R1	D10
HOME ID	SHEET N°
90152	2 OF 7

- WET AREAS CONSTRUCTED IN ACCORDANCE WITH PART 3.8.1 OF BCA AND AS3740.

- EXTENT OF WALL TILING SHOWN SHADED.

- 610w OPENING UNDER BENCH TOP.
- COLD WATER OUTLET.

All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.



		DRN	DATE	CHK
REVISION	VO #			
	WD 1	DK	27/10/17	MH
VO 1	WD 2	MH	19/12/17	MH
JAS AMEND	WD 3	MH	20/12/17	MH
VO 2	WD 4	MH	22/01/18	MH
JAS AMEND	WD 5	MV	19/02/18	MV
VO 3 & 4	WD 6	MH	21/03/18	MH
Sub-contractors to verify all dimensions on site.				

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

CLIENT:
STRAUSS

ADDRESS:
LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL

ONE-OFF

MODEL N°	DATE 21/03/18
MAP REF.	WIND RATING N1
COASTAL CATEGORY R1	ENGINEERS DETAIL
HOME ID 90152	SHEET N° 3 OF 7

GENERAL NOTE

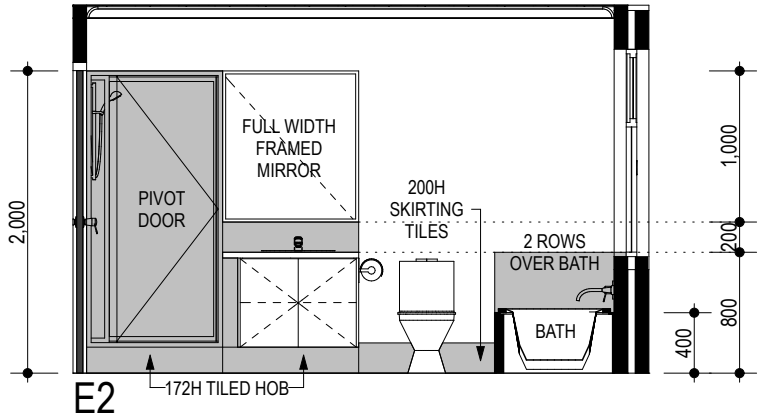
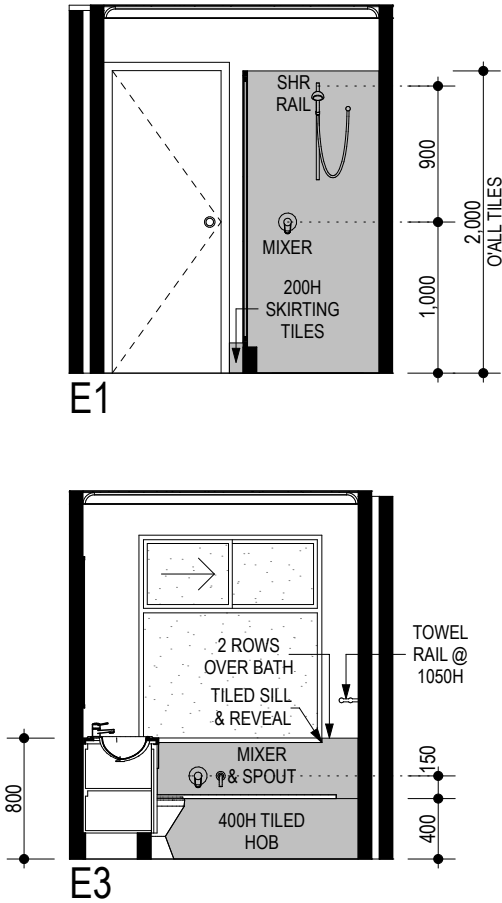
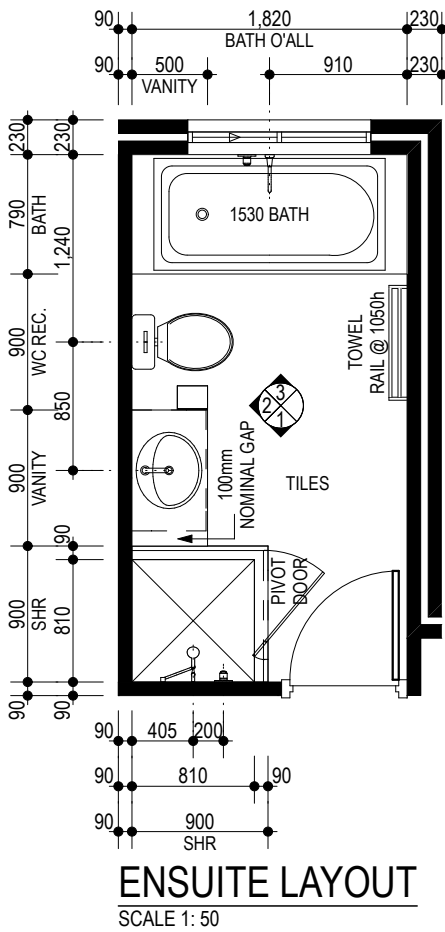
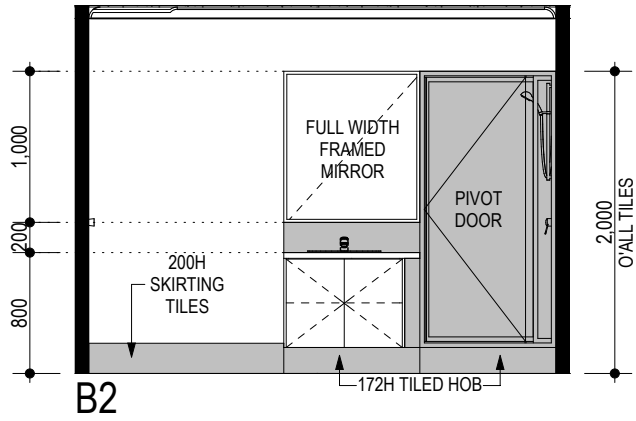
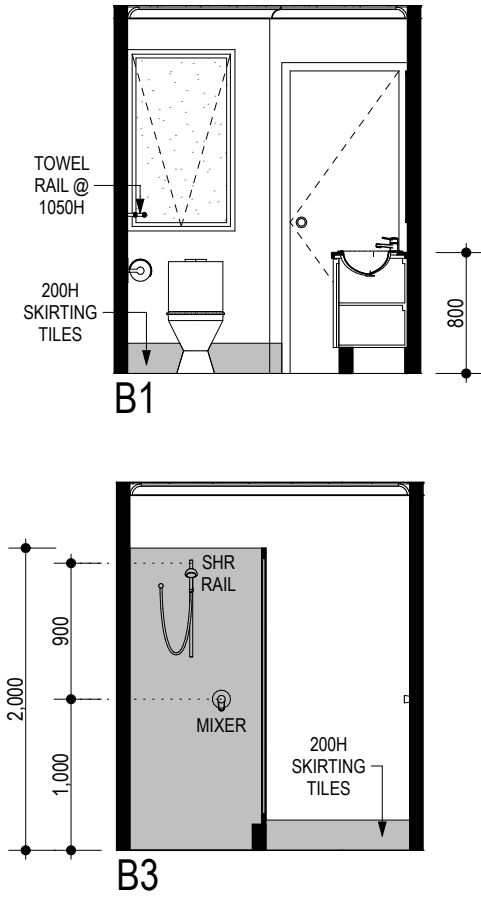
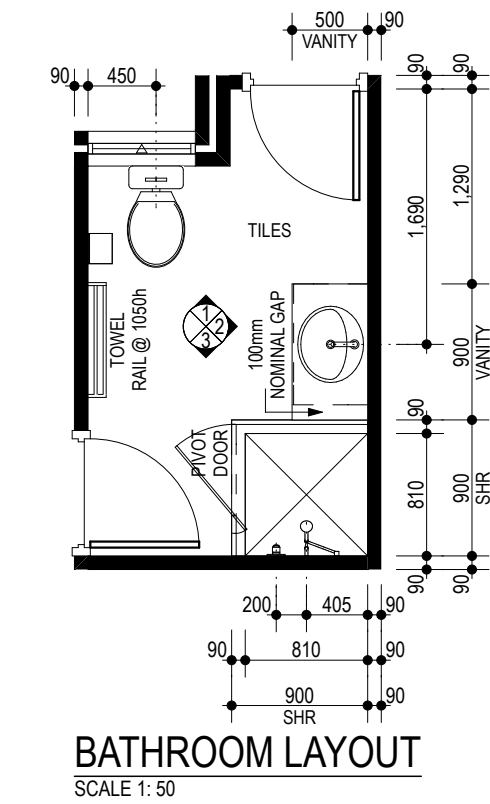
- WET AREAS CONSTRUCTED IN ACCORDANCE WITH PART 3.8.1 OF BCA AND AS3740.

TILER NOTE

- EXTENT OF WALL TILING SHOWN SHADED.

DO NOT SCALE FROM THIS DRAWING

All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.



NOW living

LEVEL 3, 6 BENNETT STREET, EAST PERTH, WA 6004
TEL: (08) 6461 5350 FAX: (08) 6461 5383
P.O. BOX 131, MT. HAWTHORN WA 6915
REG. BUILDER N°: 6915 A.C.N. 009 063076

REVISION	VO #	DRN	DATE	CHK
	WD 1	DK	27/10/17	MH
VO 1	WD 2	MH	19/12/17	MH
JAS AMEND	WD 3	MH	20/12/17	MH
VO 2	WD 4	MH	22/01/18	MH
JAS AMEND	WD 5	MV	19/02/18	MV
VO 3 & 4	WD 6	MH	21/03/18	MH

Sub-contractors to verify all dimensions on site.

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

CLIENT:
STRAUSS

ADDRESS:
**LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL**

ONE-OFF	
MODEL N°	DATE 21/03/18
MAP REF.	WIND RATING N1
COASTAL CATEGORY R1	ENGINEERS DETAIL D10
HOME ID 90152	SHEET N° 4 OF 7

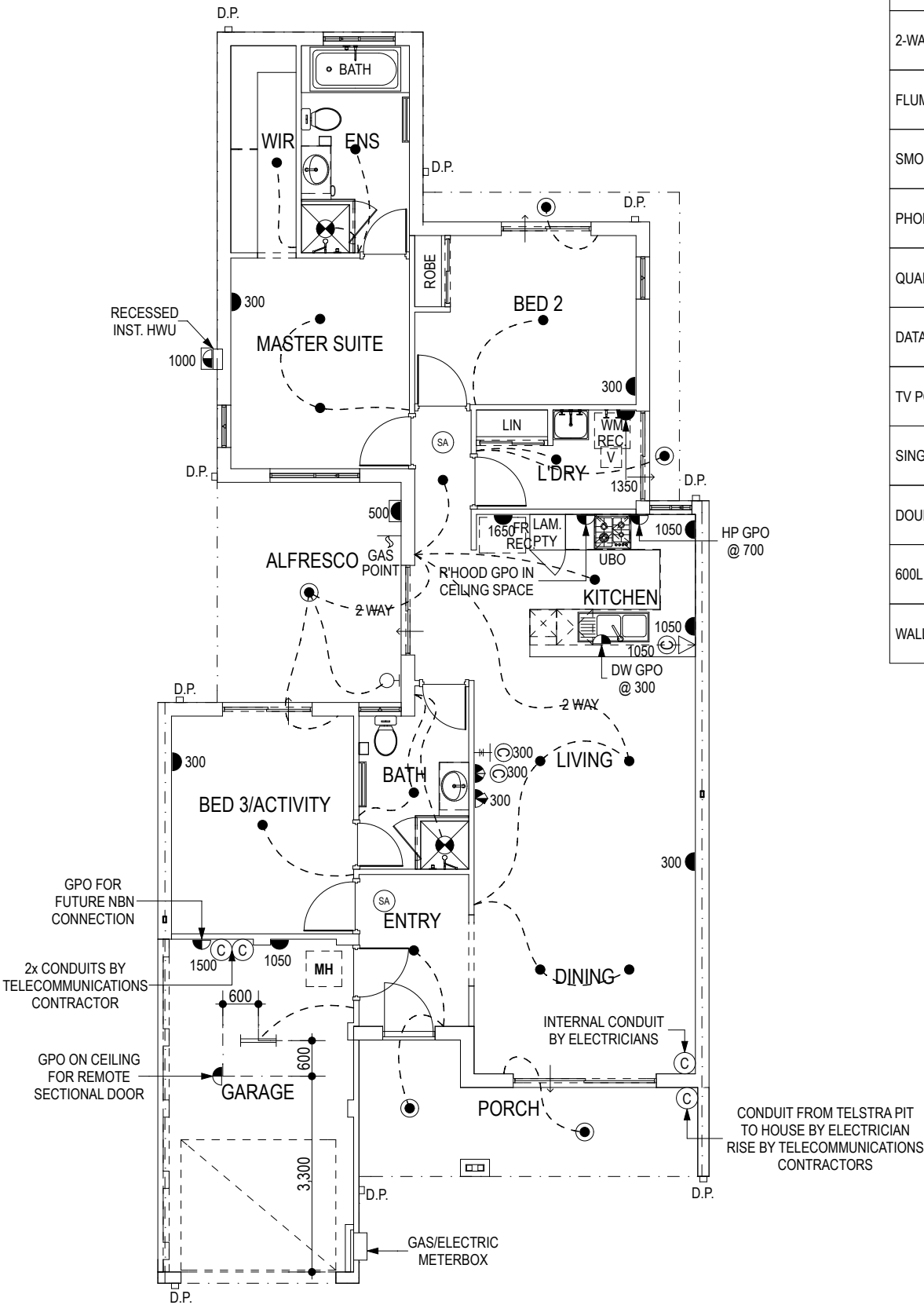
GENERAL NOTE

- ELECTRICAL POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS.
- WP GPO INSIDE RECESSED BOX UNDERNEATH HWU.
- SMOKE DETECTOR TO AS3786

DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.

ALL DIMENSIONS TO BRICKWORK.

ELECTRICAL SYMBOLS		
DOWN LIGHT		15
DOUBLE GPO		11
SINGLE GPO		5
EXTERNAL DOWN LIGHT		5
CONDUIT		4
2-WAY SWITCH	2 WAY	2
FLUMED EXHAUST FAN		2
SMOKE ALARM (HARD WIRED)		2
PHONE POINT WITH CONDUIT		1
QUAD GPO		1
DATA POINT WITH CONDUIT		1
TV POINT WITH CONDUIT		1
SINGLE WATER PROOF GPO		1
DOUBLE WATER PROOF GPO		1
600L DOUBLE FLUORO WITH DIFFUSER		1
WALL LIGHT @ 1800 AFL		1



NOW living
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P.O. BOX 131, MT. HAWTHORN WA 6915
REG. BUILDER N°: 6915 A.C.N. 009 063076

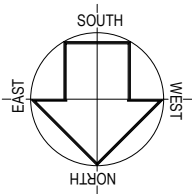
REVISION	VO #	DRN	DATE	CHK
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VO 1	WD 2	MH	19/12/17	MH
JAS AMEND	WD 3	MH	20/12/17	MH
VO 2	WD 4	MH	22/01/18	MH
JAS AMEND	WD 5	MV	19/02/18	MV
VO 3 & 4	WD 6	MH	21/03/18	MH
Sub-contractors to verify all dimensions on site.				

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

CLIENT:
STRAUSS

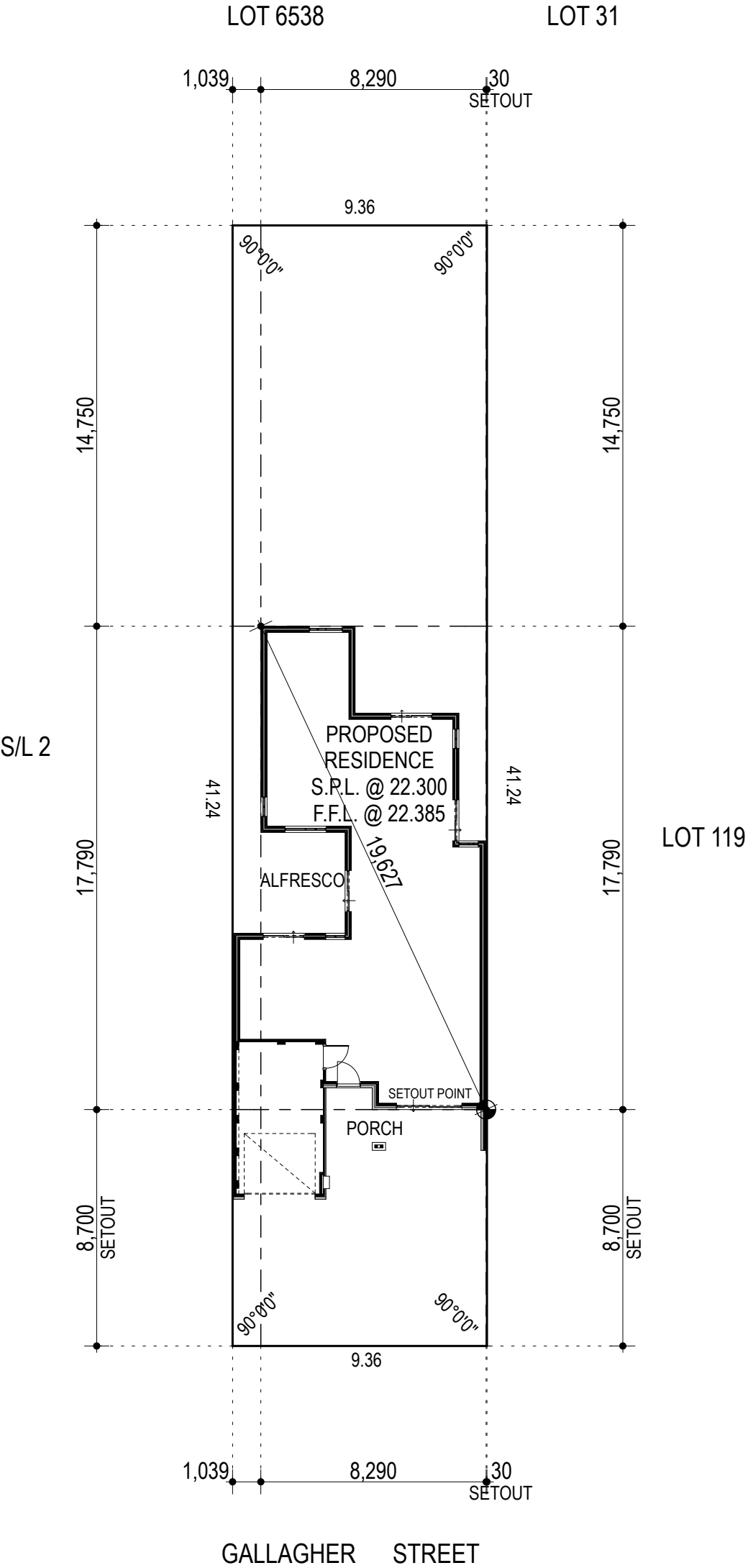
ADDRESS:
**LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL**

ONE-OFF	
MODEL N°	DATE 21/03/18
MAP REF.	WIND RATING N1
COASTAL CATEGORY R1	ENGINEERS DETAIL D10
HOME ID 90152	SHEET N° 5 OF 7



STRATA LOT 1
OF LOT 120 (P 7771)
386sqm

DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions &
notes prior to initiating works. Any
discrepancies to be notified to the Site
Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.



NOW living

LEVEL 3, 6 BENNETT STREET, EAST PERTH, WA 6004
TEL: (08) 6461 5350 FAX: (08) 6461 5383
P.O. BOX 131, MT. HAWTHORN WA 6915
REG. BUILDER N°: 6915 A.C.N. 009 063076

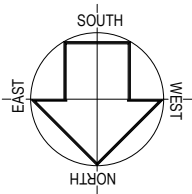
REVISION	VO #	DRN	DATE	CHK
	WD 1	DK	27/10/17	MH
VO 1	WD 2	MH	19/12/17	MH
JAS AMEND	WD 3	MH	20/12/17	MH
VO 2	WD 4	MH	22/01/18	MH
JAS AMEND	WD 5	MV	19/02/18	MV
VO 3 & 4	WD 6	MH	21/03/18	MH

Sub-contractors to verify all dimensions on site.

CLIENT: _____
DATE: _____
CLIENT: _____
DATE: _____
BUILDER: _____
DATE: _____

CLIENT:
STRAUSS
ADDRESS:
LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL

ONE-OFF	
MODEL N°	DATE 21/03/18
MAP REF.	WIND RATING N1
COASTAL CATEGORY R1	ENGINEERS DETAIL D10
HOME ID 90152	SHEET N° 6 OF 7



WARNING!
BOUNDARY RE-PEG SURVEY
REQUIRED TO CONFIRM PEG POSITIONS

STRATA LOT 1 OF LOT 120 (P 7771)

386sqm

SANDY
WEED COVER

NOTE: BOUNDARY POSITION
AS PER ALIGNMENT
REQUIRES REPEG SURVEY

NOTE: APPROXIMATELY 18.8 Km
FROM COAST LINE

NOTE: PEG POSITIONS TO BE CONFIRMED
BY SURVEY.

NOTE: A.H.D. VALUE DERIVED FROM
SEWER MANHOLE P4430. THIS VALUE
DERIVED FROM WATER CORP. AS
CONSTRUCTED RECORDS & MAY NOT BE
EXACT. AN A.H.D. SURVEY IS REQUIRED
TO OBTAIN AN ACCURATE VALUE.

NOTE: SEWER MH No. P4430
APPROXIMATELY 134m FROM DATUM
(LOCAL LEVEL. 16.26)
(A.H.D. LEVEL. 16.26)

NOTE: UNABLE TO LOCATE TELSTRA PIT
AT TIME OF SURVEY.

NOTE:
SEWER CONNECTION TO
REAR OF PROPERTY

LOT 6538

EXIST.
BRICK & TILE
RESIDENCE
(WELL CLEAR)

IRON SHED
(APPROX.)

LOT 31

EXIST.
BRICK & TILE
RESIDENCE
(WELL CLEAR)

DO NOT SCALE FROM THIS DRAWING

All Sub-contractors to check dimensions &
notes prior to initiating works. Any
discrepancies to be notified to the Site
Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

ZONING : R20/R30
SITE AREA: 386.00 m²
COVERAGE ALLOWANCE:(55%) 212.30 m²
ACTUAL COVERAGE: 153.88 m²

FENCING NOTE:

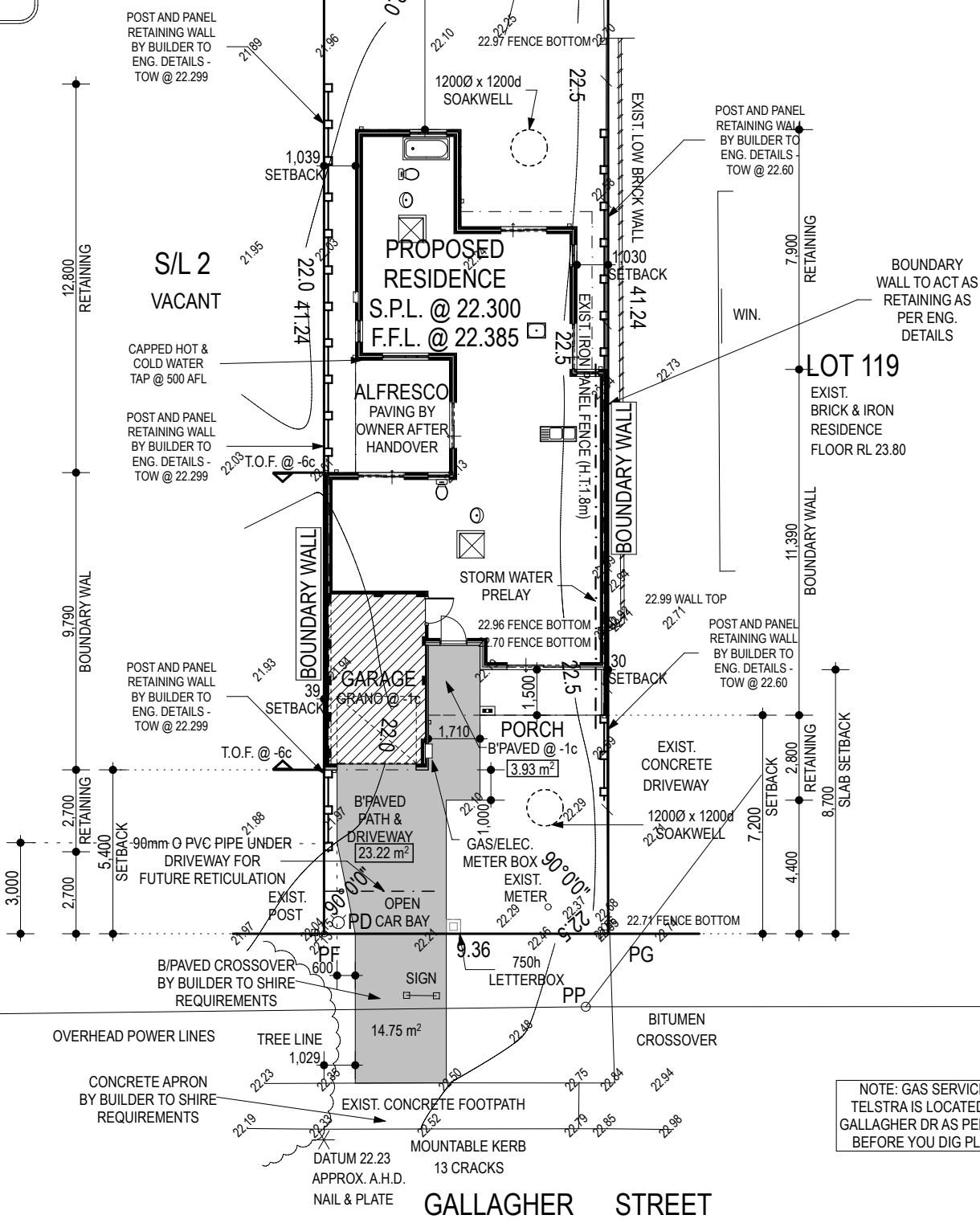
- ALL BOUNDARY FENCING BY OWNER.
- NOTE BOUNDARY FENCE POSITION'S
SHOWN ARE FOR ILLUSTRATIVE
PURPOSE'S ONLY. THE FINAL POSITION
AND QUANTITY OF BOUNDARY FENCING IS
AT THE OWNER'S DISCRETION.

NOTE:

STORM WATER DISPOSAL TO BE
CONNECTED TO SOAKWELLS.

NOTE:

SEWER RUNS PARALLEL
W/- REAR BOUNDARY
ON LOT 6538.



NOTE:

GATE BY OWNER AFTER
HANDOVER

NOTE:

1800H MASONRY FENCE (SOLID TO
600H, PERMEABLE ABOVE 600H)
BY OWNER AFTER HANDOVER

NOTE:

FRONT COURTYARD LANDSCAPING
TBC BY OWNER AFTER HANDOVER

NOTE: GAS SERVICE &
TELSTRA IS LOCATED ON
GALLAGHER DR AS PER DIAL
BEFORE YOU DIG PLANS

CLIENT	STRAUSS	BUILDER	NOW LIVING
LOT	STRATA LOT 1 OF LOT 120 GALLAGHER STREET	AUTHORITY	BASSENDAN
SUBURB	EDEN HILL	MAP REF.	230 36 63
PLAN	SP 75501	C/T Vol.Fol.	
DATE OF SURVEY	16.10.2017	SCALE	1:200 @ A3
JOB No.	OURS: 219030	YOURS:	90152

SCALE BAR				DRAFTED	T.M.	SURVEYOR	S.C.						
SERVICE INFORMATION				SEWERAGE	YES	DEPTH	N/A						
GAS	BTC		WATER	YES		PRELAID	YES	RIGHT					
AREA	ESTABLISHED		TELSTRA	BTC		POWER	U/G						
WATER	SV	STOP VALVE	HY	HYDRANT	FP	FLUSH POINT	METER	WATER METER					
SEWERAGE	○	SEW SEWER MANHOLE	IS	INSPECTION SHAFT	IQ	INSPECTION OPENING	GAS	GAS. GAS METER					
POWER	CP	CONSUMER POLE	PP	POWER POLE	LP	LAMP POST	SP	STAY POLE	○ PD	POWER DOME			
STORMWATER	⊗	SW MANHOLE	▢	GRATE	▤	SIDE ENTRY PIT	TELSTRA	⌒	PIT	TELSTRA PIT			
SURVEY	°	PE	PEG FOUND	°	Pdist	PEG DISTURBED	°	PG	PEG GONE	△	STATION	*	DATUM / CONTROL

AUTOMATED SURVEYS PTY LTD
LICENSED SURVEYORS AND DEVELOPMENT CONSULTANTS

3 Ord Street
West Perth
WA 6005
Telephone: +61 (08) 9214 1777
Facsimile: +61 (08) 9214 1778

P.O. Box 1648
West Perth
WA 6872

The information on this drawing is current as at the date of survey.
Services are to be confirmed with relevant Authorities.
This includes without limitation:
Sewerage, Water Supply, Drainage, Power Supply, Gas Supply & Communications.
Further interests / notifications / encumbrances may be listed on the Certificate of Title.
Location of boundary in relation to fences or boundary markers is not guaranteed.
Boundary is placed arbitrarily as per 'best fit'. Repetition Survey will be required.
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NOW living

LEVEL 3, 6 BENNETT STREET, EAST PERTH, WA 6004
TEL: (08) 6461 5350 FAX: (08) 6461 5383
P.O. BOX 131, MT. HAWTHORN WA 6915
REG. BUILDER N°: 6915 A.C.N. 009 063076

REVISION	VO #	DRN	DATE	CHK
VO 1	WD 1	DK	27/10/17	MH
JAS AMEND	WD 2	MH	19/12/17	MH
VO 2	WD 3	MH	20/12/17	MH
JAS AMEND	WD 4	MH	22/01/18	MH
VO 3 & 4	WD 5	MV	19/02/18	MV
	WD 6	MH	21/03/18	MH

Sub-contractors to verify all dimensions on site.

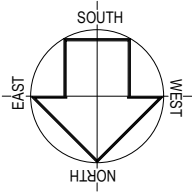
CLIENT:
DATE:
CLIENT:
DATE:
BUILDER:
DATE:

CLIENT:
STRAUSS
ADDRESS:
**LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL**

ONE-OFF

MODEL N°	DATE
MAP REF.	21/03/18
COASTAL CATEGORY	WIND RATING
R1	N1
HOME ID	ENGINEERS DETAIL
90152	D10
	SHEET N°
	7 OF 7

20. APPENDIX 2 – PARKING PLAN DRAWINGS



Parking Plan

DO NOT SCALE FROM THIS DRAWING

Contractors to check dimensions & to initiating works. Any parties to be notified to the Site without delay. DIMENSIONS TO BRICKWORK.

STRATA LOT 1
OF LOT 120 (P 7771)

386sqm

SANDY
WEED COVER

NOTE: BOUNDARY POSITION
AS PER ALIGNMENT
REQUIRES REPEG SURVEY

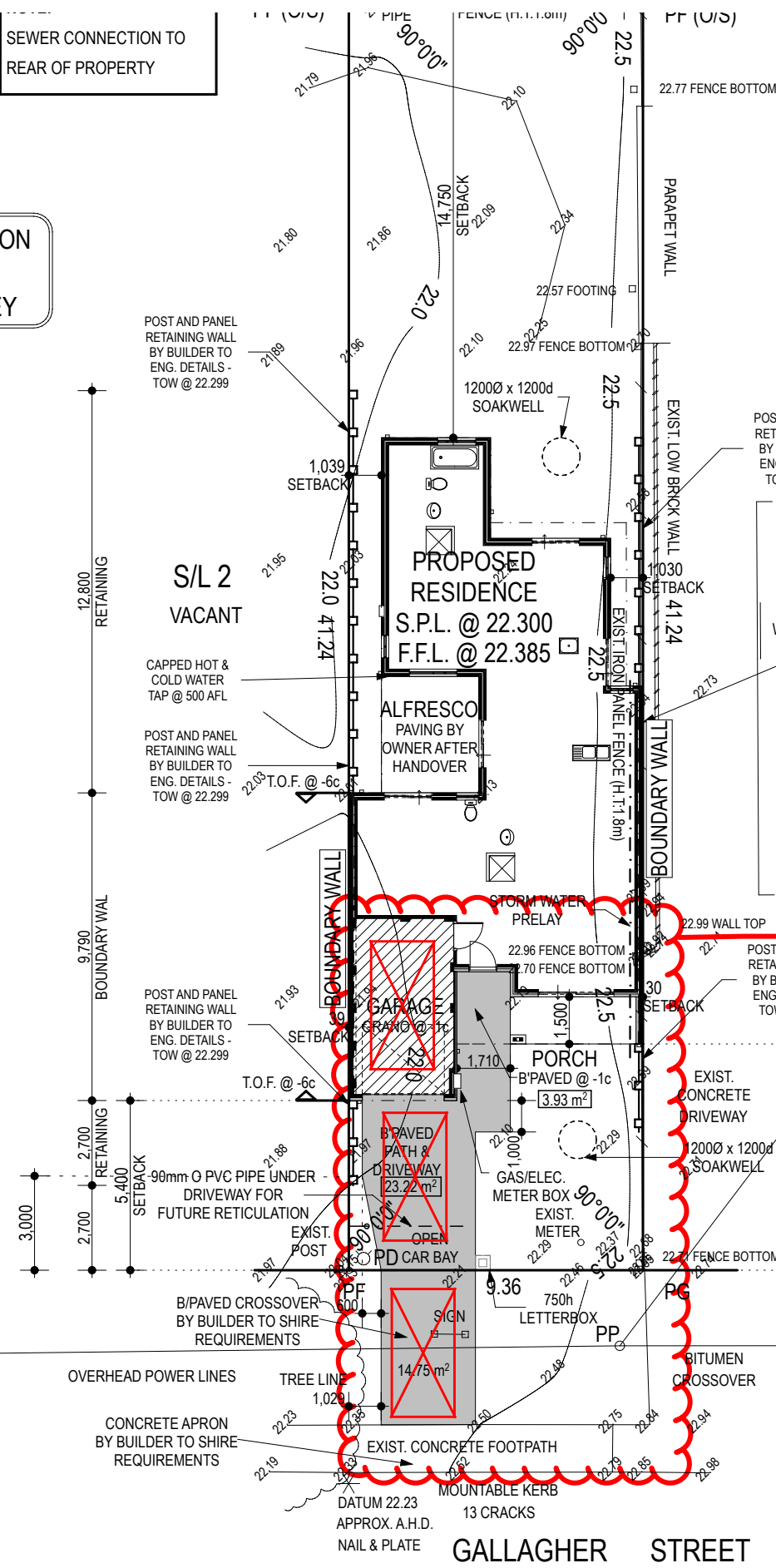
NOTE: APPROXIMATELY 18.8 Km
FROM COAST LINE

NOTE: PEG POSITIONS TO BE CONFIRMED
BY SURVEY.

NOTE: A.H.D. VALUE DERIVED FROM
SEWER MANHOLE P4430. THIS VALUE
DERIVED FROM WATER CORP. AS
CONSTRUCTED RECORDS & MAY NOT BE
EXACT. AN A.H.D. SURVEY IS REQUIRED
TO OBTAIN AN ACCURATE VALUE.

NOTE: SEWER MH No. P4430
APPROXIMATELY 134m FROM DATUM
(LOCAL LEVEL. 16.26)
(A.H.D. LEVEL. 16.26)

NOTE: UNABLE TO LOCATE TELSTRA PIT
AT TIME OF SURVEY.



Accessible Car bays.
Street parking is not
permitted by
neighbours nor the
owner due to public
complaints and a
neighbours 24/7
business. Additional
parking for visitors
must be approved
and visitors if
required can park at
the public car park
located at Mary
Crescent Reserve
and Alf Faulkner Hall.
No parking on the
street verge is
permitted.

CLIENT	STRAUSS	BUILDER	NOW LIVING
LOT	STRATA LOT 1 OF LOT 120 GALLAGHER STREET	AUTHORITY	BASSENDEN
SUBURB	EDEN HILL	MAP REF.	230 36 63
PLAN	SP 75501	C/T Vol.Fol.	
DATE OF SURVEY	16.10.2017	SCALE	1:200 @ A3
JOB No.	OURS: 219030	YOURS:	90152

SERVICE INFORMATION				SEWERAGE	YES	DEPTH	N/A
GAS	BTC	WATER	YES	PRELAI	YES	RIGHT	
AREA	ESTABLISHED	TELSTRA	BTC	POWER	U/G		
WATER	SV STOP VALVE	HY HYDRANT	FP FLUSH POINT	METER	WATER METER		
SEWERAGE	SEW SEWER MANHOLE	IS INSPECTION SHAFT	IO INSPECTION OPENING	GAS	GAS	GAS METER	
POWER	CP CONSUMER POLE	PP POWER POLE	LP LAMP POST	SP STAY POLE	PD POWER DOME		
STORMWATER	SW MANHOLE	GRATE	SIDE ENTRY PIT	TELSTRA	TELSTRA PIT		
SURVEY	PF PEG FOUND	Pdist PEG DISTURBED	PG PEG GONE	STATION	DATUM / CONTROL		

AUTOMATED SURVEYS PTY LTD
LICENSED SURVEYORS AND DEVELOPMENT CONSULTANTS

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Telephone: +61 (08) 9214 1777
Facsimile: +61 (08) 9214 1778

The information on this drawing is current as at the date of survey.
Services are to be confirmed with relevant Authorities.
This includes without limitation:
Sewerage, Water Supply, Drainage, Power Supply, Gas Supply & Communications.
Further interests / notifications / encumbrances may be listed on the Certificate of Title.
Location of boundary in relation to fences or boundary markers is not guaranteed.
Boundary is placed arbitrarily as per 'best fit'. Repag Survey will be required.
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NOW living

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TEL: (08) 6461 5350 FAX: (08) 6461 5383
P.O. BOX 131, MT. HAWTHORN WA 6915
REG. BUILDER N°: 6915 A.C.N. 009 063076

REVISION	VO #	DRN	DATE	CHK
VO 1	WD 1	DK	27/10/17	MH
JAS AMEND	WD 2	MH	19/12/17	MH
VO 2	WD 3	MH	20/12/17	MH
JAS AMEND	WD 4	MH	22/01/18	MH
VO 3 & 4	WD 5	MV	19/02/18	MV
	WD 6	MH	21/03/18	MH

Sub-contractors to verify all dimensions on site.

CLIENT: _____
DATE: _____
CLIENT: _____
DATE: _____
BUILDER: _____
DATE: _____

CLIENT: STRAUSS
ADDRESS: LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL

ONE-OFF

MODEL N°	DATE
MAP REF.	21/03/18
COASTAL CATEGORY	WIND RATING
R1	N1
HOME ID	ENGINEERS DETAIL
90152	D10
	SHEET N°
	7 OF 7

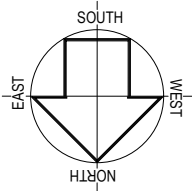
Parking Plan

Street parking is not permitted by neighbours nor the owner due to public complaints and a neighbours 24/7 business.

Additional parking for visitors must be approved and visitors if required can park at the public car park located at Mary Crescent Reserve and Alf Faulkner Hall highlighted in green. No parking on the street verge is permitted.



21. APPENDIX 3 – FIRE & EMERGENCY EXIT PLAN DRAWINGS



WARNING!
BOUNDARY RE-PEC
REQUIRED TO CON

Fire & Emergency Exit Plan

DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions &
notes prior to initiating works. Any
discrepancies to be notified to the Site
Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

STRATA LOT 1
OF LOT 120 (P 7771)

NOTE:
SEWER CONI
REAR OF PR

Path of
emergency exit
from backyard
Spa, Sauna, Pool
& Alfresco Area

Path of
emergency exit
from within
home out of the
Front Door or
Garage

Emergency
Muster Point
on Front Verge
Lawn

ZONING : R20/R30
SITE AREA: 386.00 m²
COVERAGE ALLOWANCE:(55%) 212.30 m²
ACTUAL COVERAGE: 153.88 m²

FENCING NOTE:

- ALL BOUNDARY FENCING BY OWNER.
- NOTE BOUNDARY FENCE POSITION'S SHOWN ARE FOR ILLUSTRATIVE PURPOSE'S ONLY. THE FINAL POSITION AND QUANTITY OF BOUNDARY FENCING IS AT THE OWNER'S DISCRETION.

NOTE:

STORM WATER DISPOSAL TO BE CONNECTED TO SOAKWELLS.

NOTE:

UNSPARALLEL
BOUNDARY
538.

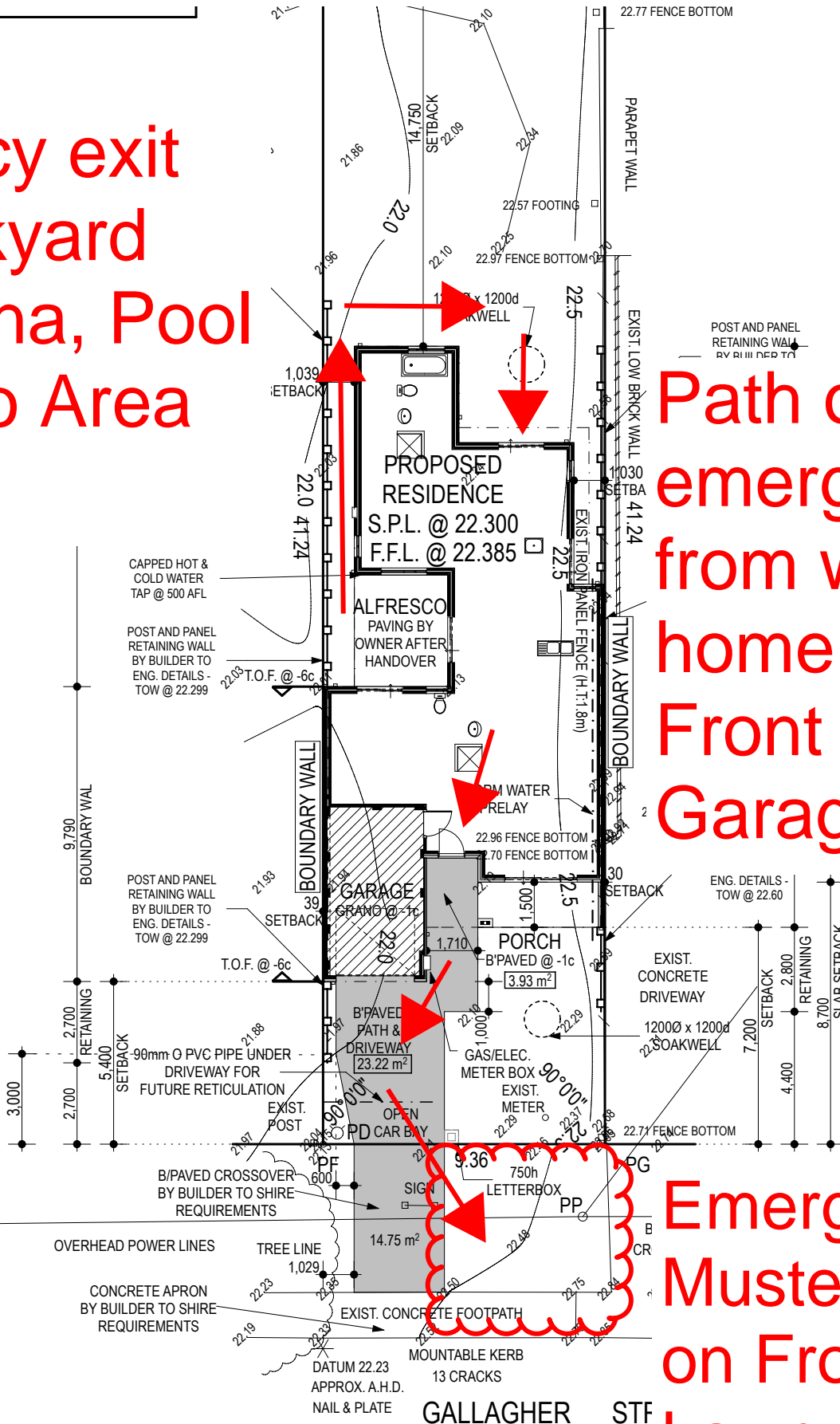
GATE BY OWNER AFTER HANDOVER

NOTE:

1800H MASONRY FENCE (SOLID TO 600H, PERMEABLE ABOVE 600H)
BY OWNER AFTER HANDOVER

NOTE:

FRONT COURTYARD LANDSCAPING
TRC BY OWNER AFTER HANDOVER



APPROXIMATELY 134m FROM DATUM
(LOCAL LEVEL. 16.26)
(A.H.D. LEVEL. 16.26)

NOTE: UNABLE TO LOCATE TELSTRA PIT
AT TIME OF SURVEY.

SEW CONN POSITION
APPROXIMATE ONLY
SEW INV. 20.95
UP. 0.00
DEPTH. UNKNOWN

CLIENT	STRAUSS	BUILDER	NOW LIVING
LOT	STRATA LOT 1 OF LOT 120 GALLAGHER STREET	AUTHORITY	BASSENDEN
SUBURB	EDEN HILL	MAP REF.	230 36 63
PLAN	SP 75501	C/T Vol.Fol.	
DATE OF SURVEY	16.10.2017	SCALE	1:200 @ A3
JOB No.	OURS: 219030	YOURS:	90152

SCALE BAR	SURVEYOR S.C.
SERVICE INFORMATION	DEPTH N/A
GAS BTC	WATER YES
PRELAI	YES
RIGHT	
AREA ESTABLISHED	TELSTRA BTC
POWER U/G	
WATER SV STOP VALVE	HY HYDRANT
FP FLUSH POINT	METER WATER METER
SEWERAGE	SEW SEWER MANHOLE
IS INSPECTION SHAFT	IQ INSPECTION OPENING
GAS GAS	GAS METER
POWER CP CONSUMER POLE	PP POWER POLE
LP LAMP POST	SP STAY POLE
PD POWER DOME	
STORMWATER	SW MANHOLE
GRATE	SIDE ENTRY PIT
TELSTRA	PIT TELSTRA PIT
SURVEY	PF PEG FOUND
Pdist PEG DISTURBED	PG PEG GONE
STATION	DATUM / CONTROL

AUTOMATED SURVEYS PTY LTD
LICENSED SURVEYORS AND DEVELOPMENT CONSULTANTS

3 Ord Street
West Perth
WA 6005
Telephone: +61 (08) 9214 1777
Facsimile: +61 (08) 9214 1778

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NOW living

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TEL: (08) 6461 5350 FAX: (08) 6461 5383
P.O. BOX 131, MT. HAWTHORN WA 6915
REG. BUILDER N°: 6915 A.C.N. 009 063076

REVISION	VO #	DRN	DATE	CHK
VO 1	WD 1	DK	27/10/17	MH
VO 2	WD 2	MH	19/12/17	MH
JAS AMEND	WD 3	MH	20/12/17	MH
VO 2	WD 4	MH	22/01/18	MH
JAS AMEND	WD 5	MV	19/02/18	MV
VO 3 & 4	WD 6	MH	21/03/18	MH

Sub-contractors to verify all dimensions on site.

CLIENT: _____
DATE: _____
CLIENT: _____
DATE: _____
BUILDER: _____
DATE: _____

CLIENT: STRAUSS
ADDRESS: LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL

ONE-OFF

MODEL N°	DATE
MAP REF.	21/03/18
COASTAL CATEGORY	WIND RATING
R1	N1
HOME ID	ENGINEERS DETAIL
90152	D10
	SHEET N°
	7 OF 7

GENERAL NOTE

- THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT ALLOW FOR PLASTER THICKNESS.
- PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS.
- CEILING VENTS / MANHOLE LOCATION IS SUBJECT TO CHANGE AT THE BUILDER'S DISCRETION.
- THE BUILDER RESERVES THE RIGHT TO ADJUST WINDOW AND SLIDING DOOR SIZES, INTERNAL ROOM SIZES, AND O'ALL LENGTH AND WIDTH OF DWELLING, WHICH MAY RESULT IN A CHANGE IN THE O'ALL HOUSE AREA FROM THE ORIGINAL STANDARD HOUSE PLAN.

BRICKLAYER NOTE

- WEEPHOLES AT MINIMUM 1200 CENTRES TO CAVITY BRICKWORK
- 2ND FACE BRICKWORK TO INSIDE OF GARAGE.
- 230w RENDERED CAVITY BRICKWORK AS SHOWN ON FLOOR PLAN WITH 230w CAVITY FACE BRICKWORK LAID 1/3 BOND TO REMAINDER OF HOUSE.

CEILING FIXER NOTE

- CEILING @ 28c + PLATE UNLESS NOTED OTHERWISE.

Fire Safety Plan in Home

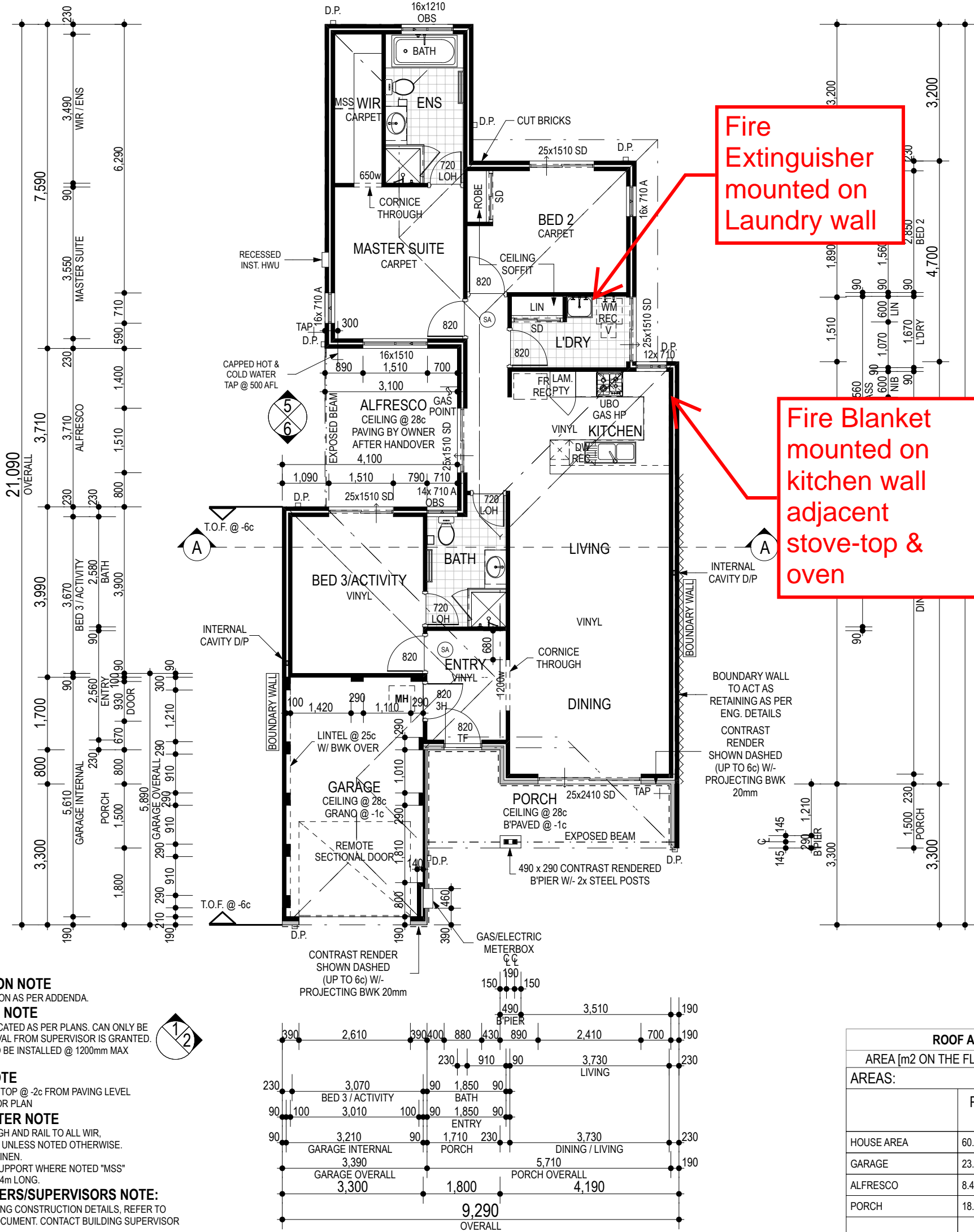
DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

ROOF CARPENTER NOTE

- ROOF PITCH AT 24°43'0" WITH 500w BOXED LINED EAVES UNO.
- CONVENTIONAL TIMBER FRAMED ROOF APPLIES IN ACCORDANCE TO AS1684.
- ROOF FRAMING TO BE MINIMUM H2 TREATED TIMBER.
- ROOF BEAMS ARE SHOWN DIAGMATICALLY ONLY REFER TO ENGINEERS DETAIL.

WALL INSULATION NOTE

- R 1.3 CAVITY WALL INSULATION TO EXTERNAL WALL AS MARKED
- ~~~~~ - DENOTES EXTENT OF CAVITY INSULATION



ROOF INSULATION NOTE

- R4.0 CEILING INSULATION AS PER ADDENDA.

ROOF PLUMBER NOTE

- DOWNPIPES TO BE LOCATED AS PER PLANS. CAN ONLY BE RELOCATED IF APPROVAL FROM SUPERVISOR IS GRANTED.
- GUTTER BRACKETS TO BE INSTALLED @ 1200mm MAX CENTRES

CONCRETOR NOTE

- PIER & POST FOOTING TOP @ -2c FROM PAVING LEVEL OR AS NOTED ON FLOOR PLAN

FIXING CARPENTER NOTE

- 450D SHELF @ 1700 HIGH AND RAIL TO ALL WIR, ROBE & ROBE RECESS UNLESS NOTED OTHERWISE.
- 4 x 450D SHELVES TO LINEN.
- PROVIDE MID-SHELF SUPPORT WHERE NOTED "MSS" TO ANY SHELF OVER 2.4m LONG.

TRADES/SUPPLIERS/SUPERVISORS NOTE:

- FOR TYPICAL NOW LIVING CONSTRUCTION DETAILS, REFER TO SEPERATE DETAILS DOCUMENT. CONTACT BUILDING SUPERVISOR IF REQUIRED.

ROOF AREAS		
AREA [m2 ON THE FLAT]		157.30
AREAS:		
	PERIM. (m)	AREA (m2)
HOUSE AREA	60.33	112.65
GARAGE	23.56	19.51
ALFRESCO	8.40	11.50
PORCH	18.78	10.22
		153.88 m ²

NOW living

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JAS AMEND	WD 4	MH	22/01/18	MH
VO 3 & 4	WD 5	MV	19/02/18	MV
	WD 6	MH	21/03/18	MH

Sub-contractors to verify all dimensions on site.

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

CLIENT: STRAUSS
ADDRESS: LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL

ONE-OFF

MODEL N°	DATE
MAP REF.	21/03/18
COASTAL CATEGORY	WIND RATING
R1	N1
HOME ID	ENGINEERS DETAIL
90152	D10
	SHEET N°
	1 OF 7

Fire Safety Plan Backyard



Fire Blanket
mounted on wall
adjacent BBQ

Fire Blanket
mounted on outdoor
kitchen wall adjacent
woodfired pizza oven

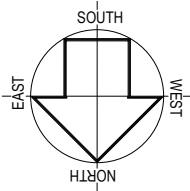
22. APPENDIX 4 – WATER & SWIM SAFETY PLAN DRAWINGS

Water & Swim Safety Plan

- 
1. Spa & Sauna Safety Rules
 2. Resuscitation Instructions for Children and Adults fixed on wall

- 
1. Pool Safety Rules
 2. Flotation device &
 3. Resuscitation Instructions for Children and Adults fixed on wall

23. APPENDIX 5 – SECURITY PLAN & CAMERA LOCATION DRAWINGS



WARNING!
BOUNDARY RE-PEG SURVEY
REQUIRED TO CONFIRM PEG POSITIONS

LOT 6538

EXIST.
BRICK & TILE
RESIDENCE
(WELL CLEAR)

LOT 31

EXIST.
BRICK & TILE
RESIDENCE
(WELL CLEAR)

DO NOT SCALE FROM THIS DRAWING
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notes prior to initiating works. Any
discrepancies to be notified to the Site
Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

STRATA LOT 1 OF LOT 120 (P 7771)

386sqm

SANDY
WEED COVER

NOTE: BOUNDARY POSITION
AS PER ALIGNMENT
REQUIRES REPEG SURVEY

NOTE:
SEWER CONNECTION TO
REAR OF PROPERTY

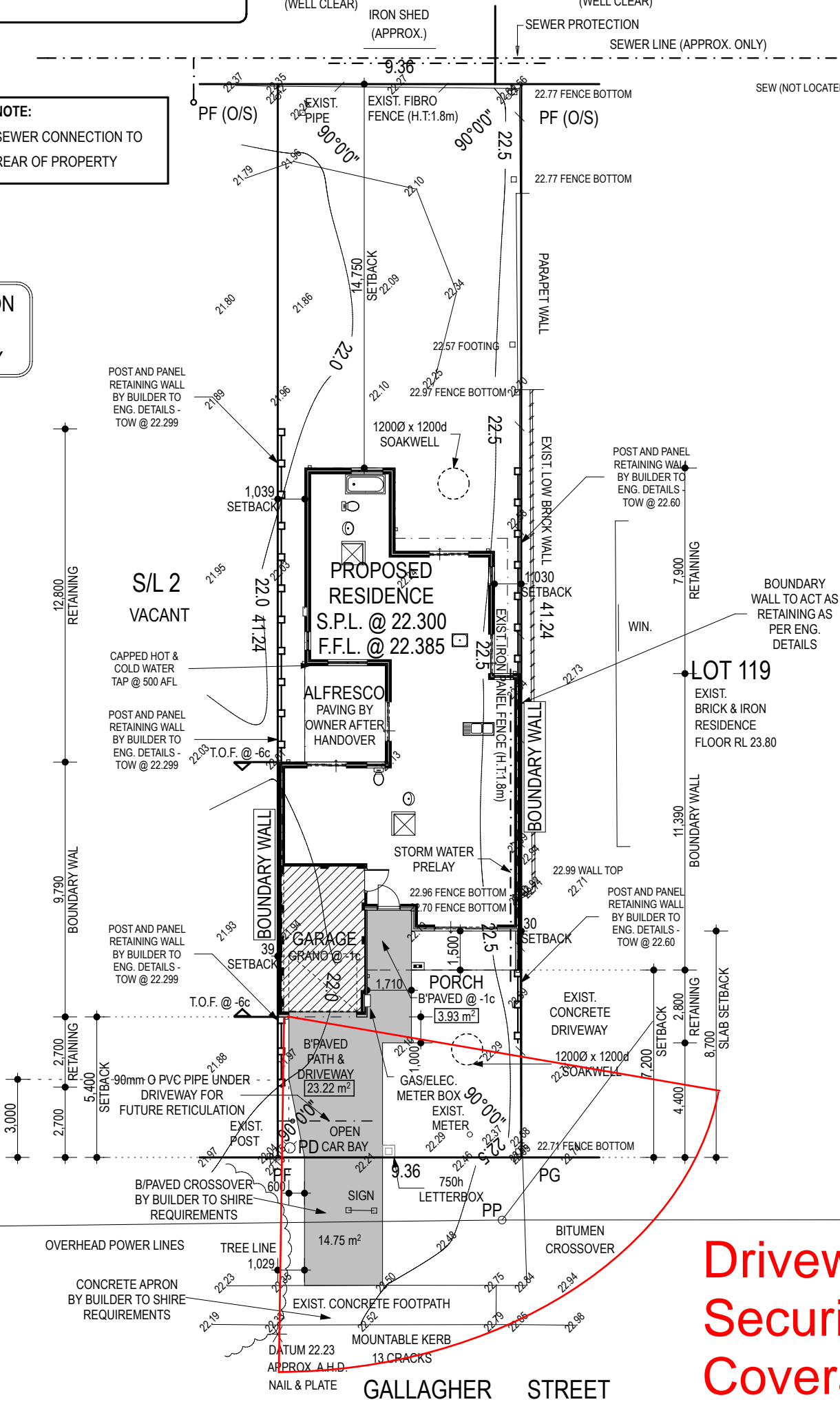
NOTE: APPROXIMATELY 18.8 Km
FROM COAST LINE

NOTE: PEG POSITIONS TO BE CONFIRMED
BY SURVEY.

NOTE: A.H.D. VALUE DERIVED FROM
SEWER MANHOLE P4430. THIS VALUE
DERIVED FROM WATER CORP. AS
CONSTRUCTED RECORDS & MAY NOT BE
EXACT. AN A.H.D. SURVEY IS REQUIRED
TO OBTAIN AN ACCURATE VALUE.

NOTE: SEWER MH No. P4430
APPROXIMATELY 134m FROM DATUM
(LOCAL LEVEL. 16.26)
(A.H.D. LEVEL. 16.26)

NOTE: UNABLE TO LOCATE TELSTRA PIT
AT TIME OF SURVEY.



ZONING : R20/R30
SITE AREA: 386.00 m²
COVERAGE ALLOWANCE:(55%) 212.30 m²
ACTUAL COVERAGE: 153.88 m²

FENCING NOTE:
- ALL BOUNDARY FENCING BY OWNER.
- NOTE BOUNDARY FENCE POSITION'S
SHOWN ARE FOR ILLUSTRATIVE
PURPOSE'S ONLY. THE FINAL POSITION
AND QUANTITY OF BOUNDARY FENCING IS
AT THE OWNER'S DISCRETION.

NOTE:
STORM WATER DISPOSAL TO BE
CONNECTED TO SOAKWELLS.

NOTE:
SEWER RUNS PARALLEL
W/- REAR BOUNDARY
ON LOT 6538.

NOTE:
GATE BY OWNER AFTER
HANDOVER

NOTE:
1800H MASONRY FENCE (SOLID TO
600H, PERMEABLE ABOVE 600H)
BY OWNER AFTER HANDOVER

NOTE:
FRONT COURTYARD LANDSCAPING
TBC BY OWNER AFTER HANDOVER

Driveway Security Camera Coverage Map

CLIENT STRAUSS BUILDER NOW LIVING

LOT STRATA LOT 1 OF LOT 120 GALLAGHER STREET AUTHORITY BASSENDEAN

SUBURB EDEN HILL MAP REF. 230 36 63

PLAN SP 75501 C/T Vol.Fol.

DATE OF SURVEY 16.10.2017 SCALE 1:200 @ A3

JOB No. OURS: 219030 YOURS: 90152

SCALE BAR
SERVICE INFORMATION

GAS	BTC	WATER	YES	PRELAY	YES	RIGHT
AREA	ESTABLISHED	TELSTRA	BTC	POWER	U/G	
WATER	SV STOP VALVE	HY HYDRANT	FP FLUSH POINT	METER	WATER METER	
SEWERAGE	SEW SEWER MANHOLE	IS INSPECTION SHAFT	IO INSPECTION OPENING	GAS	GAS	GAS METER
POWER	CP CONSUMER POLE	PP POWER POLE	LP LAMP POST	SP STAY POLE	PD POWER DOME	
STORMWATER	SW MANHOLE	GRATE	SIDE ENTRY PIT	TELSTRA	PIT	TELSTRA PIT
SURVEY	PF PEG FOUND	Pdist PEG DISTURBED	PG PEG GONE	STATION	DATUM / CONTROL	

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VO 2	WD 4	MH	22/01/18	MH
JAS AMEND	WD 5	MV	19/02/18	MV
VO 3 & 4	WD 6	MH	21/03/18	MH

Sub-contractors to verify all dimensions on site.

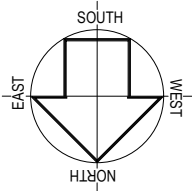
CLIENT:
DATE:
CLIENT:
DATE:
BUILDER:
DATE:

CLIENT: STRAUSS
ADDRESS: LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL

ONE-OFF

MODEL N°	DATE
MAP REF.	21/03/18
COASTAL CATEGORY	WIND RATING
R1	N1
HOME ID	ENGINEERS DETAIL
90152	D10
	SHEET N°
	7 OF 7





WARNING!
BOUNDARY RE-PEG SURVEY
REQUIRED TO CONFIRM PEG POSITIONS

LOT 6538

EXIST.
BRICK & TILE
RESIDENCE
(WELL CLEAR)

LOT 31

EXIST.
BRICK & TILE
RESIDENCE
(WELL CLEAR)

DO NOT SCALE FROM THIS DRAWING
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discrepancies to be notified to the Site
Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

STRATA LOT 1 OF LOT 120 (P 7771)

386sqm

SANDY
WEED COVER

NOTE: BOUNDARY POSITION
AS PER ALIGNMENT
REQUIRES REPEG SURVEY

NOTE:
SEWER CONNECTION TO
REAR OF PROPERTY

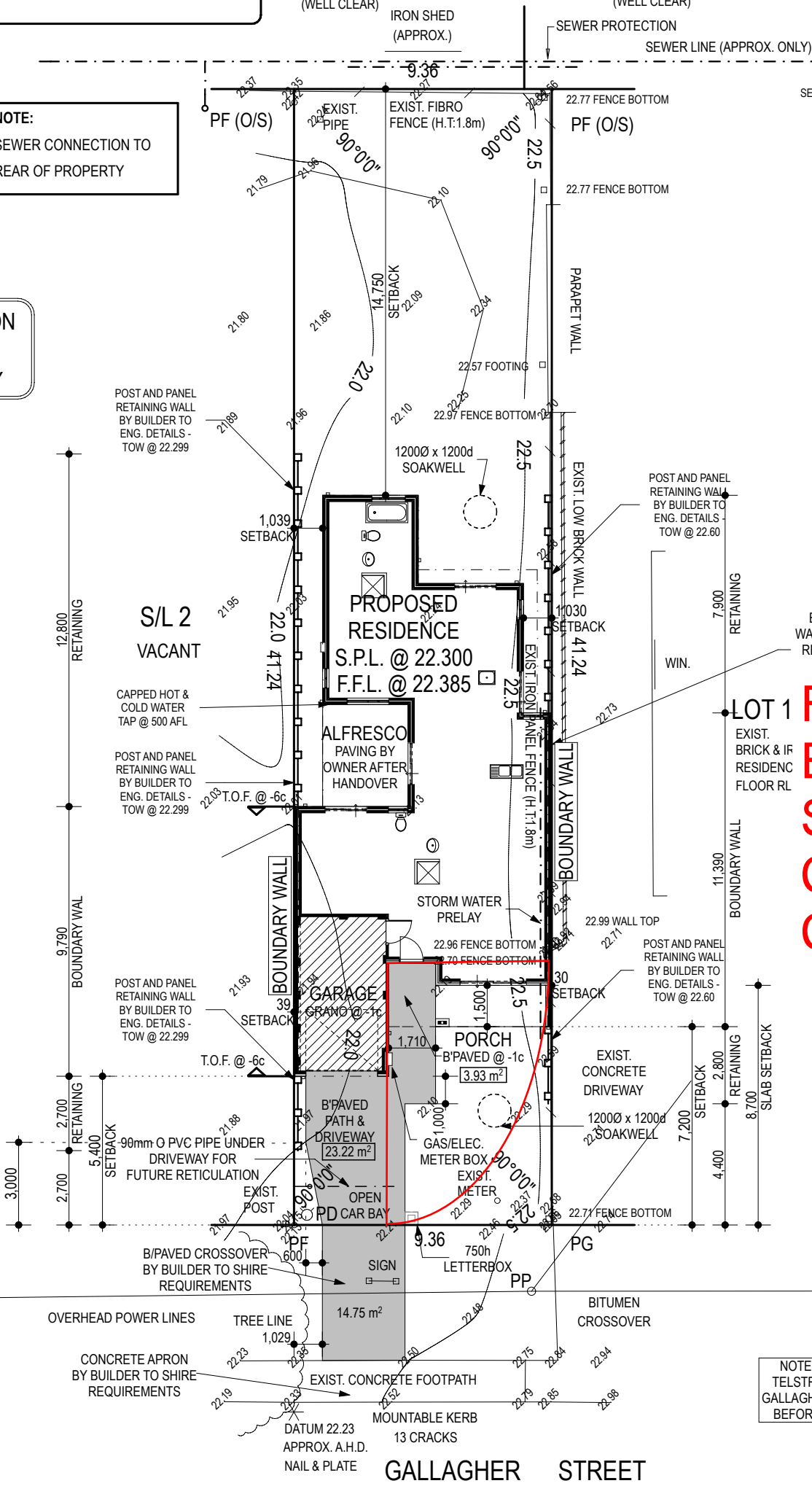
NOTE: APPROXIMATELY 18.8 Km
FROM COAST LINE

NOTE: PEG POSITIONS TO BE CONFIRMED
BY SURVEY.

NOTE: A.H.D. VALUE DERIVED FROM
SEWER MANHOLE P4430. THIS VALUE
DERIVED FROM WATER CORP. AS
CONSTRUCTED RECORDS & MAY NOT BE
EXACT. AN A.H.D. SURVEY IS REQUIRED
TO OBTAIN AN ACCURATE VALUE.

NOTE: SEWER MH No. P4430
APPROXIMATELY 134m FROM DATUM
(LOCAL LEVEL. 16.26)
(A.H.D. LEVEL. 16.26)

NOTE: UNABLE TO LOCATE TELSTRA PIT
AT TIME OF SURVEY.



ZONING : R20/R30
SITE AREA: 386.00 m²
COVERAGE ALLOWANCE:(55%) 212.30 m²
ACTUAL COVERAGE: 153.88 m²

FENCING NOTE:
- ALL BOUNDARY FENCING BY OWNER.
- NOTE BOUNDARY FENCE POSITION'S
SHOWN ARE FOR ILLUSTRATIVE
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NOTE:
STORM WATER DISPOSAL TO BE
CONNECTED TO SOAKWELLS.

NOTE:
SEWER RUNS PARALLEL
W/- REAR BOUNDARY
ON LOT 6538.

**Front
Entrance
Security
Camera
Coverage Map**

SALE OF CONVEYANCE HANDOVER

NOTE:
1800H MASONRY FENCE (SOLID TO
600H, PERMEABLE ABOVE 600H)
BY OWNER AFTER HANDOVER

NOTE:
FRONT COURTYARD LANDSCAPING
TBC **BY OWNER AFTER HANDOVER**

NOTE: GAS SERVICE &
TELSTRA IS LOCATED ON
GALLAGHER DR AS PER DIAL
BEFORE YOU DIG PLANS

CLIENT STRAUSS BUILDER NOW LIVING

LOT STRATA LOT 1 OF LOT 120 GALLAGHER STREET AUTHORITY BASSENDEAN

SUBURB EDEN HILL MAP REF. 230 36 63

PLAN SP 75501 C/T Vol.Fol.

DATE OF SURVEY 16.10.2017 SCALE 1:200

JOB No. OURS: 219030 YOURS: 90152

SCALE BAR SERVICE INFORMATION DRAFTED T.M. SURVEYOR S.C.

GAS BTC WATER YES PRELaid YES RIGHT

AREA ESTABLISHED TELSTRA BTC POWER U/G

WATER SV STOP VALVE HY HYDRANT FP FLUSH POINT METER WATER METER

SEWERAGE SEW SEWER MANHOLE IS INSPECTION SHAFT IO INSPECTION OPENING GAS GAS GAS METER

POWER CP CONSUMER POLE PP POWER POLE LP LAMP POST SP STAY POLE PD POWER DOME

STORMWATER SW MANHOLE GRATE SIDE ENTRY PIT TELSTRA TELSTRA PIT

SURVEY PF PEG FOUND Pdist PEG DISTURBED PG PEG GONE STATION DATUM / CONTROL

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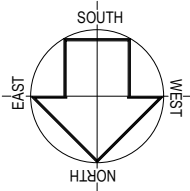
Sub-contractors to verify all dimensions on site.

CLIENT: _____
DATE: _____
CLIENT: _____
DATE: _____
BUILDER: _____
DATE: _____

CLIENT: STRAUSS
ADDRESS: LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL

ONE-OFF

MODEL N°	DATE
MAP REF.	21/03/18
COASTAL CATEGORY	WIND RATING
R1	N1
HOME ID	ENGINEERS DETAIL
90152	D10
	SHEET N°
	7 OF 7



WARNING!
BOUNDARY RE-PEG SURVEY
REQUIRED TO CONFIRM PEG POSITIONS

STRATA LOT 1 OF LOT 120 (P 7771)

386sqm

SANDY
WEED COVER

NOTE: BOUNDARY POSITION
AS PER ALIGNMENT
REQUIRES REPEG SURVEY

NOTE: APPROXIMATELY 18.8 Km
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(A.H.D. LEVEL. 16.26)

NOTE: UNABLE TO LOCATE TELSTRA PIT
AT TIME OF SURVEY.

LOT 6538

EXIST.
BRICK & TILE
RESIDENCE
(WELL CLEAR)

IRON SHED
(APPROX.)

LOT 31

EXIST.
BRICK & TILE
RESIDENCE
(WELL CLEAR)

DO NOT SCALE FROM THIS DRAWING

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NOTE:
SEWER CONNECTION TO
REAR OF PROPERTY

Backyard
Security
Camera
Coverage
Map

IONING : R20/R30
SITE AREA: 386.00 m²
COVERAGE ALLOWANCE:(55%) 212.30 m²
ACTUAL COVERAGE: 153.88 m²

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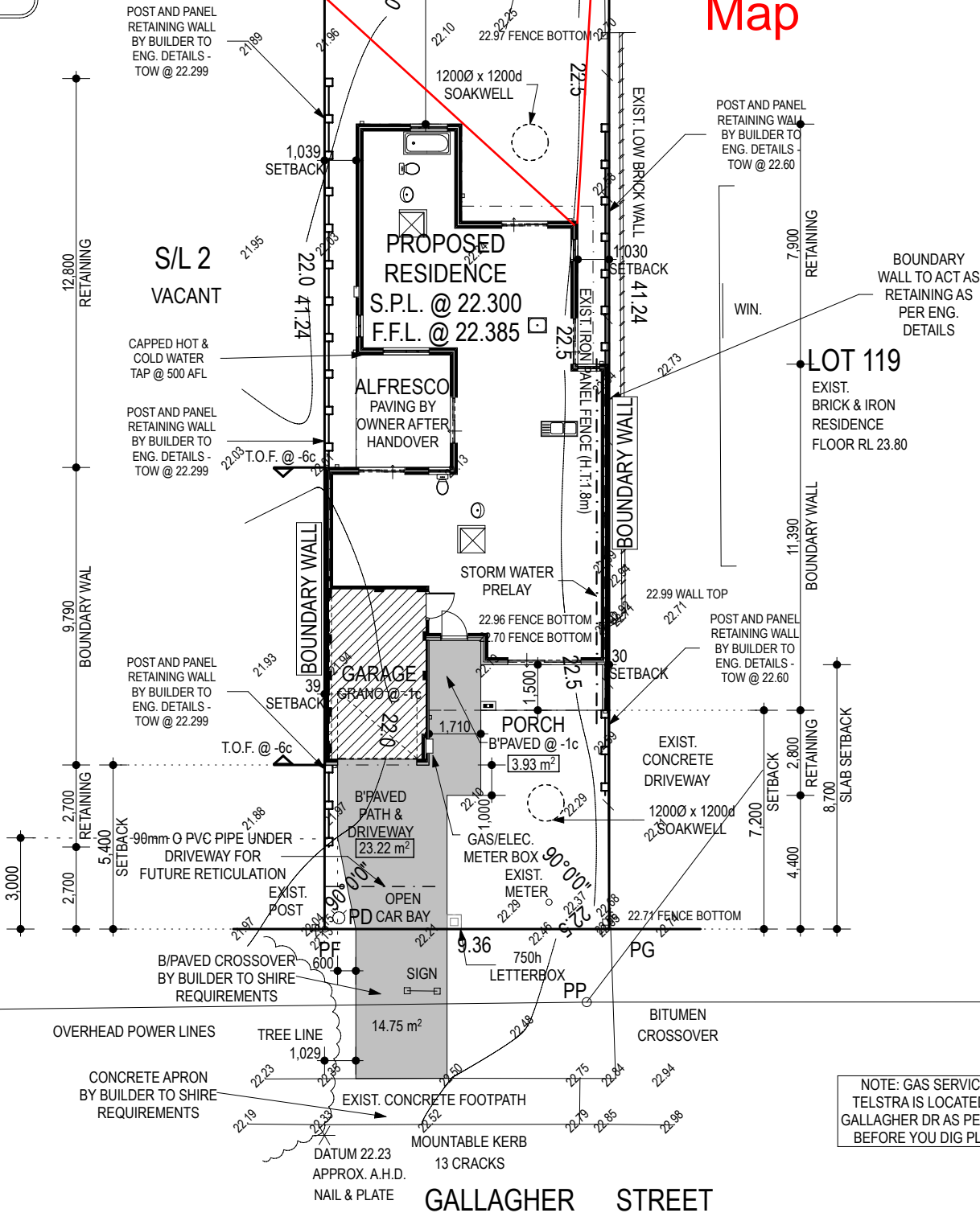
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W/- REAR BOUNDARY
ON LOT 6538.



NOTE:

GATE BY OWNER AFTER
HANDOVER

NOTE:

1800H MASONRY FENCE (SOLID TO
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SCALE BAR								DRAFTED		T.M.		SURVEYOR		S.C.																																									
SERVICE INFORMATION								SEWERAGE		YES		DEPTH		N/A																																									
GAS				BTC				WATER				YES		PRELAID				YES		RIGHT																																			
AREA				ESTABLISHED				TELSTRA				BTC				POWER				U/G																																			
WATER				SV				STOP VALVE				HY				HYDRANT				FP				FLUSH POINT				METER				WATER METER																							
SEWERAGE								SEW				SEWER MANHOLE				IS				INSPECTION SHAFT				IQ				INSPECTION OPENING				GAS				GAS								GAS METER											
POWER				CP				CONSUMER POLE				PP				POWER POLE				LP				LAMP POST				SP				STAY POLE								PD				POWER DOME											
STORMWATER								SW				MANHOLE								GRATE								SIDE ENTRY PIT				TELSTRA								PIT				TELSTRA PIT											
SURVEY								PF				PEG FOUND								Pdist				PEG DISTURBED								PG				PEG GONE								STATION								DATUM / CONTROL			

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VO 2	WD 3	MH	20/12/17	MH
JAS AMEND	WD 4	MH	22/01/18	MH
VO 3 & 4	WD 5	MV	19/02/18	MV
	WD 6	MH	21/03/18	MH

Sub-contractors to verify all dimensions on site.

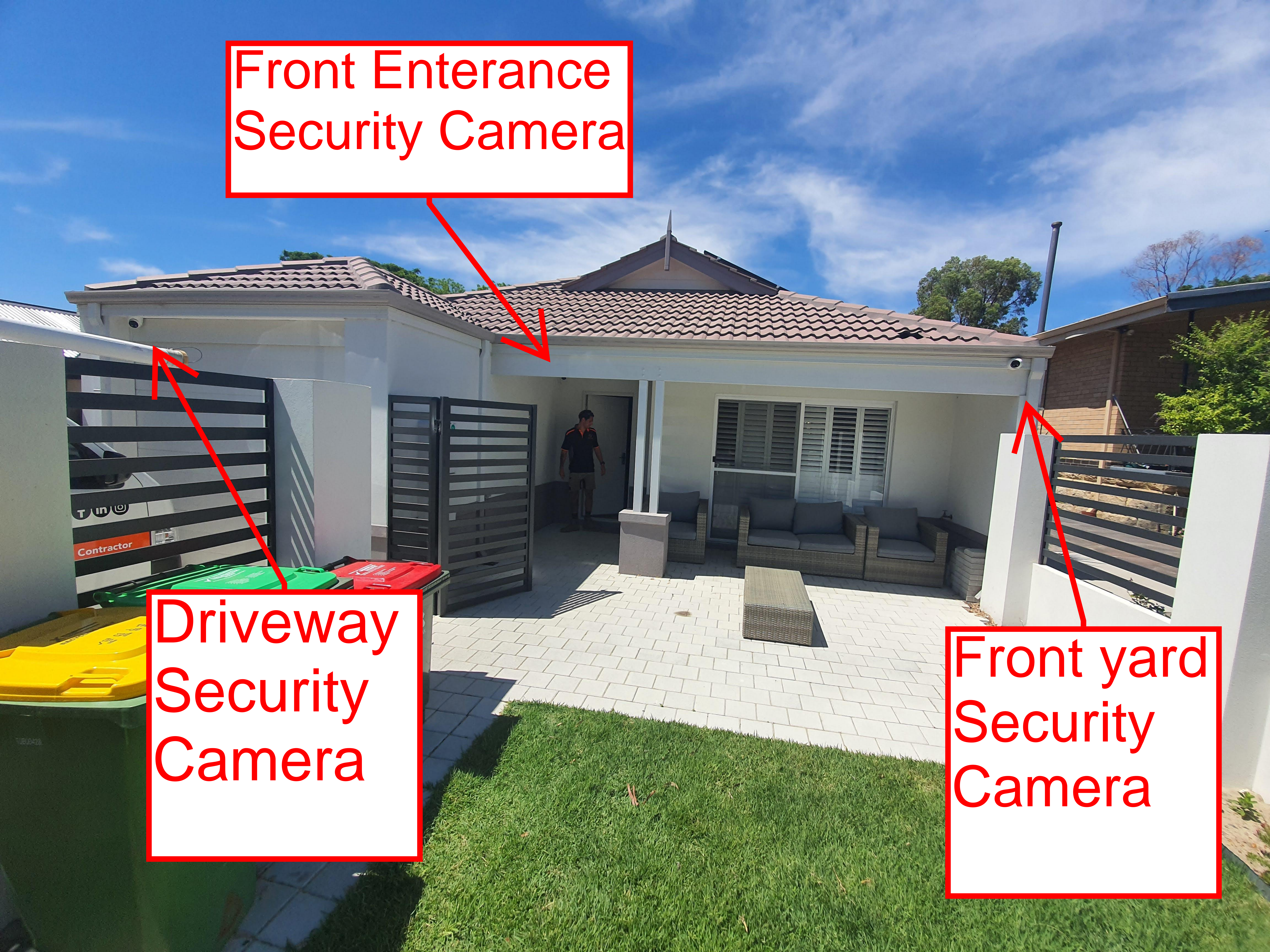
CLIENT:
DATE:
CLIENT:
DATE:
BUILDER:
DATE:

CLIENT:
STRAUSS
ADDRESS:
**LOT 1 OF 120 (#13A)
GALLAGHER STREET
EDEN HILL**

ONE-OFF

MODEL N°	DATE
MAP REF.	21/03/18
COASTAL CATEGORY	WIND RATING
R1	N1
HOME ID	ENGINEERS DETAIL
90152	D10
	SHEET N°
	7 OF 7

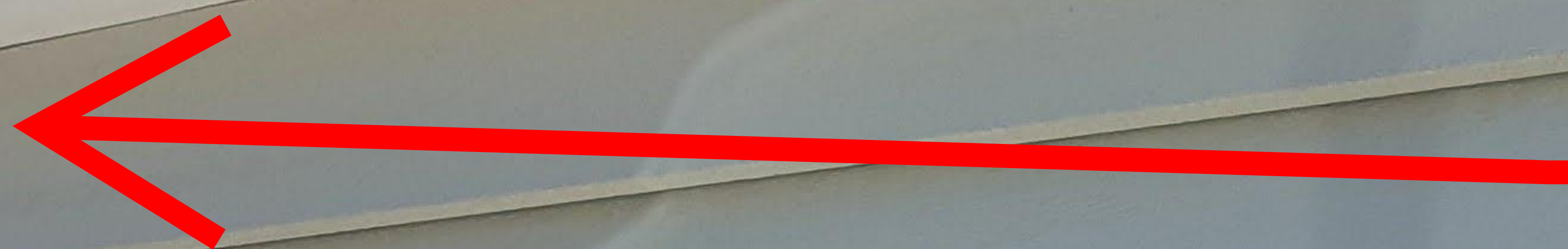
Front Entrance
Security Camera



Driveway
Security
Camera

Front yard
Security
Camera

Driveway
Security
Camera



Front yard
Security
Camera



Front
Entrance
Security
Camera



Backyard
Security
Camera



Backyard
Security
Camera



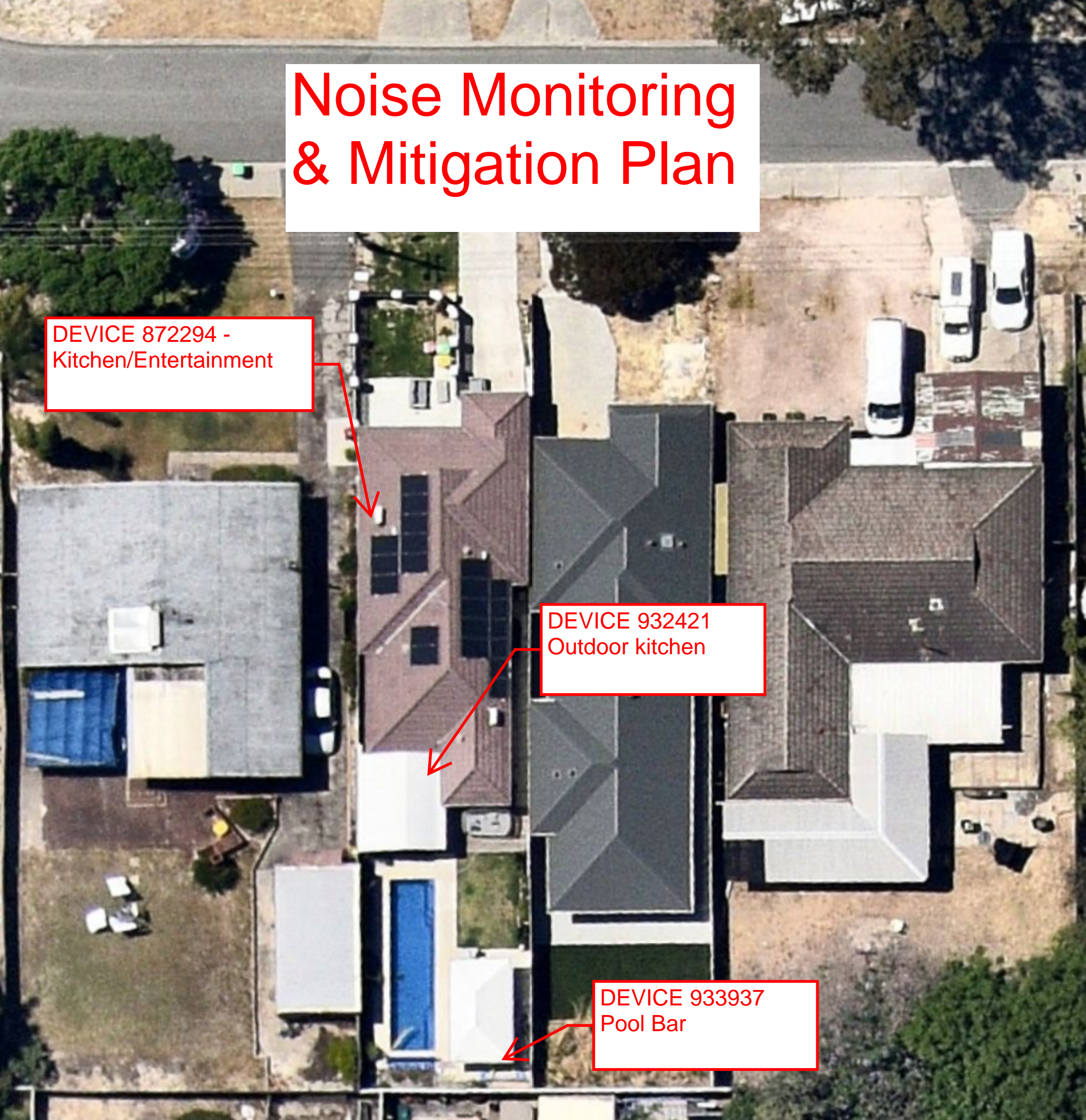
20. APPENDIX 6 – NOISE MONITORING PLAN, LOCATIONS, PHOTOS & PORTAL

Noise Monitoring & Mitigation Plan

DEVICE 872294 -
Kitchen/Entertainment

DEVICE 932421
Outdoor kitchen

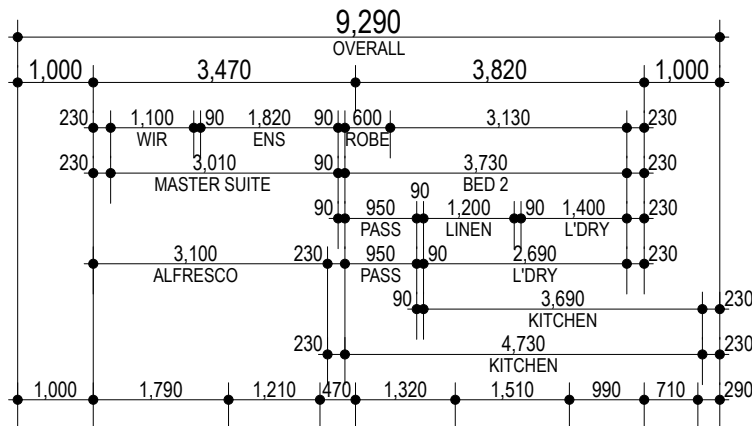
DEVICE 933937
Pool Bar



- THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT ALLOW FOR PLASTER THICKNESS.
- PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS.
- CEILING VENTS / MANHOLE LOCATION IS SUBJECT TO CHANGE AT THE BUILDER'S DISCRETION.
- THE BUILDER RESERVES THE RIGHT TO ADJUST WINDOW AND SLIDING DOOR SIZES, INTERNAL ROOM SIZES, AND O'ALL LENGTH AND WIDTH OF DWELLING, WHICH MAY RESULT IN A CHANGE IN THE O'ALL HOUSE AREA FROM THE ORIGINAL STANDARD HOUSE PLAN.

- WEEPHOLES AT MINIMUM 1200 CENTRES TO CAVITY BRICKWORK
- 2ND FACE BRICKWORK TO INSIDE OF GARAGE.
- 230w RENDERED CAVITY BRICKWORK AS SHOWN ON FLOOR PLAN WITH 230w CAVITY FACE BRICKWORK LAID 1/3 BOND TO REMAINDER OF HOUSE.

- CEILING @ 28c + PLATE UNLESS NOTED OTHERWISE.

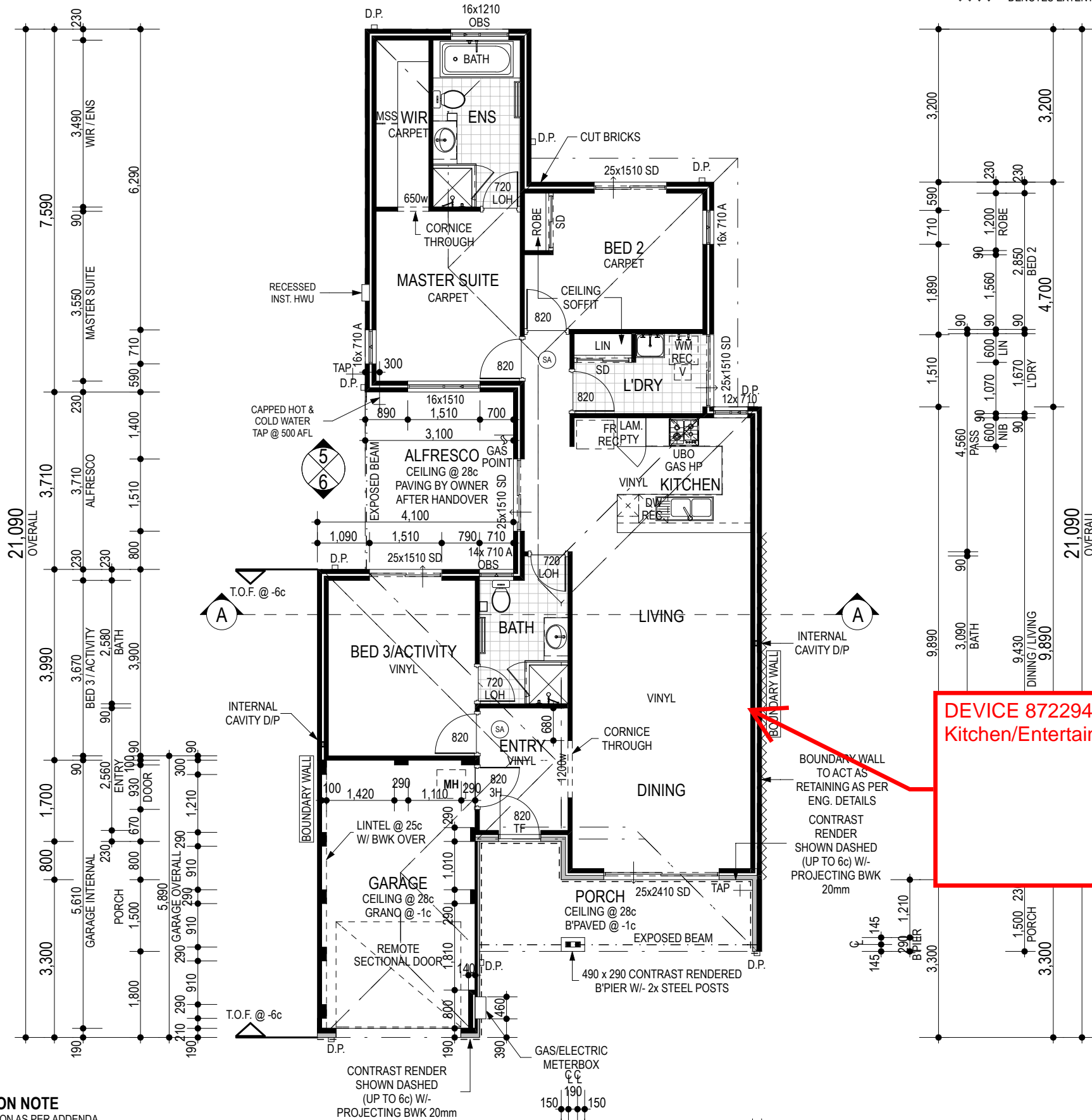


All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.

- ROOF PITCH AT 24°43'0" WITH 500w BOXED LINED EAVES UNO.
- CONVENTIONAL TIMBER FRAMED ROOF APPLIES IN ACCORDANCE TO AS1684.
- ROOF FRAMING TO BE MINIMUM H2 TREATED TIMBER
- ROOF BEAMS ARE SHOWN DIAGRAMMATICALLY ONLY REFER TO ENGINEERS DETAIL.

- R 1.3 CAVITY WALL INSULATION TO EXTERNAL WALL AS MARKED

~~~~~ - DENOTES EXTENT OF CAVITY INSULATION



DEVICE 872294 -  
Kitchen/Entertainment

- R4.0 CEILING INSULATION AS PER ADDENDA.

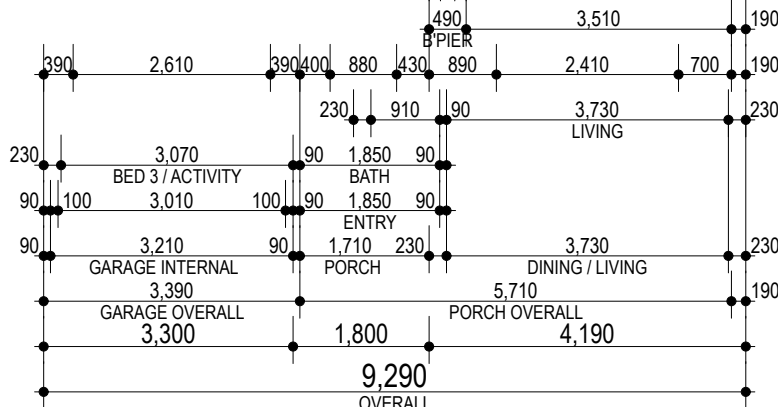
- DOWNPIPES TO BE LOCATED AS PER PLANS. CAN ONLY BE RELOCATED IF APPROVAL FROM SUPERVISOR IS GRANTED.
- GUTTER BRACKETS TO BE INSTALLED @ 1200mm MAX CENTRES

- PIER & POST FOOTING TOP @ -2c FROM PAVING LEVEL  
OR AS NOTED ON FLOOR PLAN

- 450D SHELF @ 1700 HIGH AND RAIL TO ALL WIR,  
ROBE & ROBE RECESS UNLESS NOTED OTHERWISE.

- PROVIDE MID-SHELF SUPPORT WHERE NOTED "MSS"  
TO ANY SHELF OVER 2.4m LONG.

- FOR TYPICAL NOW LIVING CONSTRUCTION DETAILS, REFER TO SEPERATE DETAILS DOCUMENT. CONTACT BUILDING SUPERVISOR IF REQUIRED.



| ROOF AREAS            |               |                       |
|-----------------------|---------------|-----------------------|
| AREA [m2 ON THE FLAT] |               | 157.30                |
| AREAS:                |               |                       |
|                       | PERIM.<br>(m) | AREA<br>(m2)          |
| HOUSE AREA            | 60.33         | 112.65                |
| GARAGE                | 23.56         | 19.51                 |
| ALFRESCO              | 8.40          | 11.50                 |
| PORCH                 | 18.78         | 10.22                 |
|                       |               | 153.88 m <sup>2</sup> |

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LEVEL 3, 6 BENNETT STREET, EAST PERTH, WA 6004  
TEL: (08) 6461 5350 FAX: (08) 6461 5383  
P.O. BOX 131, MT. HAWTHORN WA 6915  
REG. BUILDER N°: 6915 A.C.N. 009 063076

|                                                   |      | DRN | DATE     | CHK |
|---------------------------------------------------|------|-----|----------|-----|
| REVISION                                          | VO # |     |          |     |
|                                                   | WD 1 | DK  | 27/10/17 | MH  |
| VO 1                                              | WD 2 | MH  | 19/12/17 | MH  |
| JAS AMEND                                         | WD 3 | MH  | 20/12/17 | MH  |
| VO 2                                              | WD 4 | MH  | 22/01/18 | MH  |
| JAS AMEND                                         | WD 5 | MV  | 19/02/18 | MV  |
| VO 3 & 4                                          | WD 6 | MH  | 21/03/18 | MH  |
|                                                   |      |     |          |     |
|                                                   |      |     |          |     |
| Sub-contractors to verify all dimensions on site. |      |     |          |     |

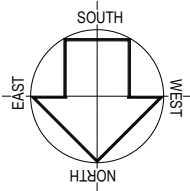
|          |       |
|----------|-------|
| CLIENT:  | ..... |
| DATE:    | ..... |
| CLIENT:  | ..... |
| DATE:    | ..... |
| BUILDER: | ..... |
| DATE:    | ..... |

CLIENT:  
STRAUSS

ADDRESS:  
LOT 1 OF 120 (#13A)  
GALLAGHER STREET  
EDEN HILL

## ONE-OFF

|                        |                    |
|------------------------|--------------------|
| MODEL N°               | DATE<br>21/03/18   |
| MAP REF.               | WIND RATING<br>N1  |
| COASTAL CATEGORY<br>R1 | ENGINEERS DETAIL   |
| HOME ID<br>90152       | SHEET N°<br>1 OF 7 |



WARNING!  
BOUNDARY RE-PEG SURVEY  
REQUIRED TO CONFIRM PEG POSITIONS

## STRATA LOT 1 OF LOT 120 (P 7771)

386sqm

SANDY  
WEED COVER

NOTE: BOUNDARY POSITION  
AS PER ALIGNMENT  
REQUIRES REPEG SURVEY

NOTE: APPROXIMATELY 18.8 Km  
FROM COAST LINE

NOTE: PEG POSITIONS TO BE CONFIRMED  
BY SURVEY.

NOTE: A.H.D. VALUE DERIVED FROM  
SEWER MANHOLE P4430. THIS VALUE  
DERIVED FROM WATER CORP. AS  
CONSTRUCTED RECORDS & MAY NOT BE  
EXACT. AN A.H.D. SURVEY IS REQUIRED  
TO OBTAIN AN ACCURATE VALUE.

NOTE: SEWER MH No. P4430  
APPROXIMATELY 134m FROM DATUM  
(LOCAL LEVEL. 16.26)  
(A.H.D. LEVEL. 16.26)

NOTE: UNABLE TO LOCATE TELSTRA PIT  
AT TIME OF SURVEY.

### LOT 6538

EXIST.  
BRICK & TILE  
RESIDENCE  
(WELL CLEAR)

IRON SHED  
(APPROX.)

### LOT 31

EXIST.  
BRICK & TILE  
RESIDENCE  
(WELL CLEAR)

**DO NOT SCALE FROM THIS DRAWING**  
All Sub-contractors to check dimensions &  
notes prior to initiating works. Any  
discrepancies to be notified to the Site  
Supervisor without delay.  
**ALL DIMENSIONS TO BRICKWORK.**

NOTE:  
SEWER CONNECTION TO  
REAR OF PROPERTY

DEVICE 933937  
Pool Bar

ZONING : R20/R30  
SITE AREA: 386.00 m<sup>2</sup>  
COVERAGE ALLOWANCE:(55%) 212.30 m<sup>2</sup>  
ACTUAL COVERAGE: 153.88 m<sup>2</sup>

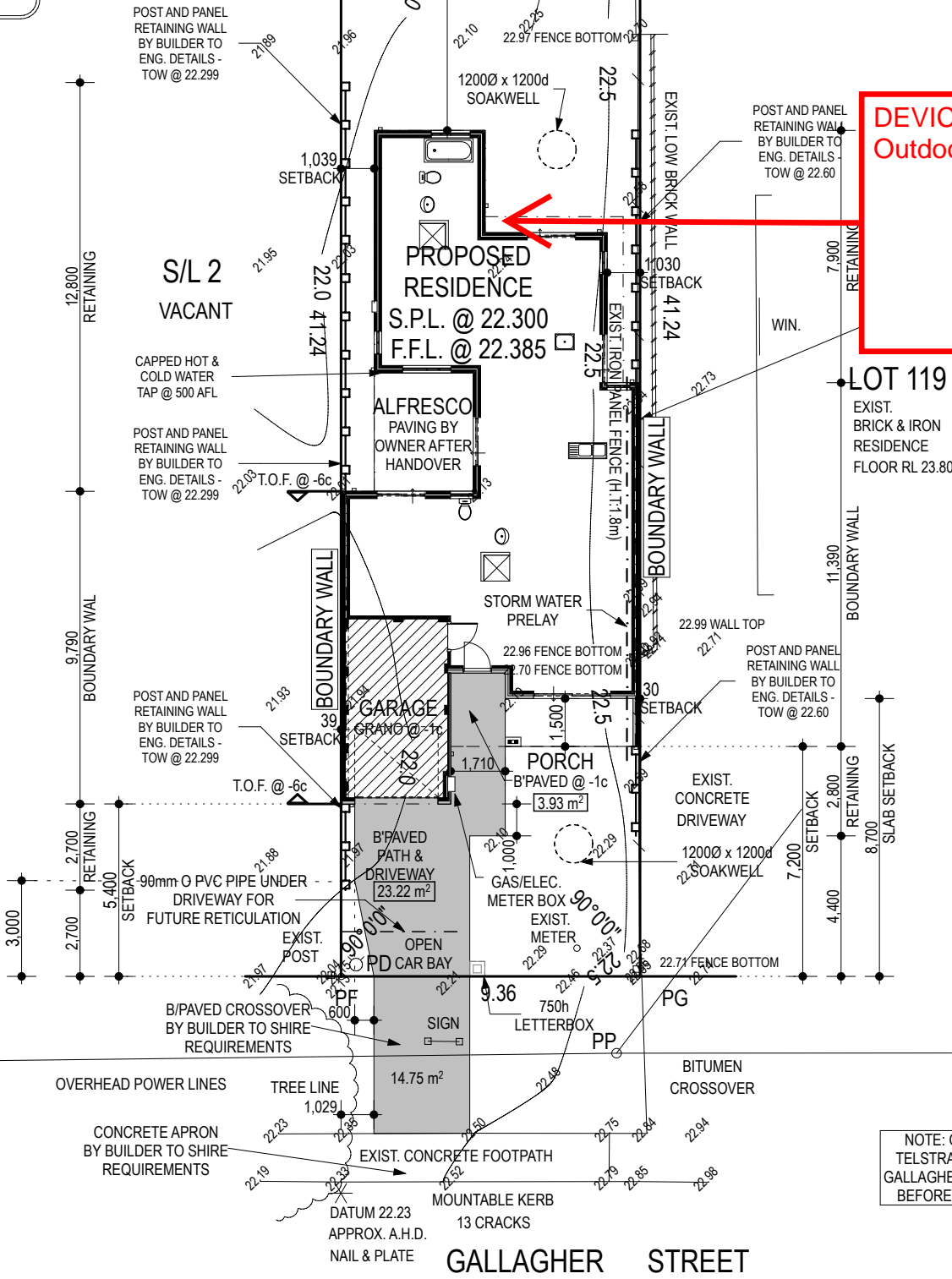
**FENCING NOTE:**

- ALL BOUNDARY FENCING BY OWNER.
- NOTE BOUNDARY FENCE POSITION'S  
SHOWN ARE FOR ILLUSTRATIVE  
PURPOSE'S ONLY. THE FINAL POSITION  
AND QUANTITY OF BOUNDARY FENCING IS  
AT THE OWNER'S DISCRETION.

NOTE:  
STORM WATER DISPOSAL TO BE  
CONNECTED TO SOAKWELLS.

NOTE:  
SEWER RUNS PARALLEL  
W/- REAR BOUNDARY  
ON LOT 6538.

DEVICE 932421  
Outdoor kitchen



NOTE:  
GATE BY OWNER AFTER  
HANDOVER

NOTE:  
1800H MASONRY FENCE (SOLID TO  
600H, PERMEABLE ABOVE 600H)  
BY OWNER AFTER HANDOVER

NOTE:  
FRONT COURTYARD LANDSCAPING  
TBC BY OWNER AFTER HANDOVER

NOTE: GAS SERVICE &  
TELSTRA IS LOCATED ON  
GALLAGHER DR AS PER DIAL  
BEFORE YOU DIG PLANS

GALLAGHER STREET

|                |                                          |              |            |
|----------------|------------------------------------------|--------------|------------|
| CLIENT         | STRAUSS                                  | BUILDER      | NOW LIVING |
| LOT            | STRATA LOT 1 OF LOT 120 GALLAGHER STREET | AUTHORITY    | BASSEDEAN  |
| SUBURB         | EDEN HILL                                | MAP REF.     | 230 36 63  |
| PLAN           | SP 75501                                 | C/T Vol.Fol. |            |
| DATE OF SURVEY | 16.10.2017                               | SCALE        | 1:200 @ A3 |
| JOB No.        | OURS: 219030                             | YOURS:       | 90152      |

|                     |                               |                                    |                                    |                           |                   |             |                 |      |
|---------------------|-------------------------------|------------------------------------|------------------------------------|---------------------------|-------------------|-------------|-----------------|------|
| SCALE BAR           |                               |                                    |                                    |                           | <u>DRAFTED</u>    | T.M.        | <u>SURVEYOR</u> | S.C. |
| SERVICE INFORMATION |                               |                                    |                                    |                           | <u>SEWERAGE</u>   | YES         | <u>DEPTH</u>    | N/A  |
| <u>GAS</u>          | BTC                           | <u>WATER</u>                       | YES                                | <u>PRELAID</u>            | YES               | RIGHT       |                 |      |
| <u>AREA</u>         | ESTABLISHED                   | <u>TELSTRA</u>                     | BTC                                | <u>POWER</u>              | U/G               |             |                 |      |
| <u>WATER</u>        | SV <sub>o</sub> STOP VALVE    | HY <sub>o</sub> HYDRANT            | FP <sub>o</sub> FLUSH POINT        | METER <sub>o</sub>        | WATER METER       |             |                 |      |
| <u>SEWERAGE</u>     | ○ SEW SEWER MANHOLE           | IS <sub>o</sub> INSPECTION SHAFT   | IQ <sub>o</sub> INSPECTION OPENING | <u>GAS</u>                | GAS <sub>o</sub>  | GAS METER   |                 |      |
| <u>POWER</u>        | CP <sub>o</sub> CONSUMER POLE | PP <sub>o</sub> POWER POLE         | LP <sub>o</sub> LAMP POST          | SP <sub>o</sub> STAY POLE | ○ PD              | POWER DOME  |                 |      |
| <u>STORMWATER</u>   | SW MANHOLE                    | GRATE                              | SIDE ENTRY PIT                     | <u>TELSTRA</u>            |                   | TELSTRA PIT |                 |      |
| <u>SURVEY</u>       | ° PF <sub>o</sub> PEG FOUND   | ° Pdist <sub>o</sub> PEG DISTURBED | ° PG <sub>o</sub> PEG GONE         | △ STATION                 | * DATUM / CONTROL |             |                 |      |

**AUTOMATED SURVEYS** PTY LTD  
LICENSED SURVEYORS AND DEVELOPMENT CONSULTANTS

3 Ord Street  
West Perth  
WA 6005  
Telephone: +61 (08) 9214 1777  
Facsimile: +61 (08) 9214 1778

P.O. Box 1648  
West Perth  
WA 6872

The information on this drawing is current as at the date of survey.  
Services are to be confirmed with relevant Authorities.  
This includes without limitation:  
Sewerage, Water Supply, Drainage, Power Supply, Gas Supply & Communications.  
Further interests / notifications / encumbrances may be listed on the Certificate of Title.  
Location of boundary in relation to fences or boundary markers is not guaranteed.  
Boundary is placed arbitrarily as per 'best fit'. Repetition Survey will be required.  
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**NOW living**

LEVEL 3, 6 BENNETT STREET, EAST PERTH, WA 6004  
TEL: (08) 6461 5350 FAX: (08) 6461 5383  
P.O. BOX 131, MT. HAWTHORN WA 6915  
REG. BUILDER N°: 6915 A.C.N. 009 063076

| REVISION  | VO # | DRN | DATE     | CHK |
|-----------|------|-----|----------|-----|
| VO 1      | WD 1 | DK  | 27/10/17 | MH  |
| VO 2      | WD 2 | MH  | 19/12/17 | MH  |
| JAS AMEND | WD 3 | MH  | 20/12/17 | MH  |
| VO 2      | WD 4 | MH  | 22/01/18 | MH  |
| JAS AMEND | WD 5 | MV  | 19/02/18 | MV  |
| VO 3 & 4  | WD 6 | MH  | 21/03/18 | MH  |

|                                                   |
|---------------------------------------------------|
| Sub-contractors to verify all dimensions on site. |
|---------------------------------------------------|

CLIENT: \_\_\_\_\_  
DATE: \_\_\_\_\_  
CLIENT: \_\_\_\_\_  
DATE: \_\_\_\_\_  
BUILDER: \_\_\_\_\_  
DATE: \_\_\_\_\_

CLIENT:  
**STRAUSS**  
ADDRESS:  
**LOT 1 OF 120 (#13A)  
GALLAGHER STREET  
EDEN HILL**

**ONE-OFF**

|                  |                  |
|------------------|------------------|
| MODEL N°         | DATE             |
| MAP REF.         | 21/03/18         |
| COASTAL CATEGORY | WIND RATING      |
| R1               | N1               |
| HOME ID          | ENGINEERS DETAIL |
| 90152            | D10              |
|                  | SHEET N°         |
|                  | 7 OF 7           |



Logout

## DEVICE 872294 - Kitchen/Entertainment

silence

2022-05-16 21:59



872294

Aussie Broadband 5632 (68%)

v4.1.1

## DEVICE 932421 Outdoor kitchen

silence

2022-05-16 21:58



932421

Aussie Broadband 5632 (36%)

v4.1.1

## DEVICE 933937 Pool Bar

silence

2022-05-16 21:59



933937

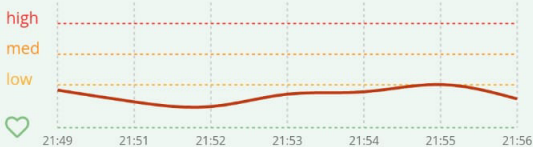




## DEVICE 932421 Outdoor kitchen

silence

2022-05-16 21:56



932421

Aussie Broadband 5632 (34%)

v4.1.1

## DEVICE 933937 Pool Bar

silence

2022-05-16 21:57



933937

Aussie Broadband 5632 (40%)

v4.1.1







Logout



## Monitors (3)



Cards



List

All Monitors

**DEVICE 872294 -**  
**Kitchen/Entertainment**

872294 (v4.1.1)



silence

2022-05-16 21:59

**DEVICE 932421 Outdoor**  
**kitchen**

932421 (v4.1.1)



silence

2022-05-16 21:58

**DEVICE 933937 Pool Bar**

933937 (v4.1.1)



silence

2022-05-16 21:59





DEVICE 933937  
Pool Bar







A photograph of an indoor dining area. In the foreground, a long white table is covered with a white tablecloth and a long, narrow, light-colored woven runner. A small decorative object, possibly a turtle, sits on the runner. Several dark-colored chairs with patterned cushions are arranged around the table. In the background, a large glass door leads to an outdoor area. To the right of the door, there is a dark-colored outdoor kitchen unit with a sink, a faucet, and a refrigerator. A red arrow points from a text box to the outdoor kitchen. The walls are made of light-colored stone or brick, and the floor is made of dark wood. A shelf with various decorative items is visible on the left wall.

DEVICE 932421  
Outdoor kitchen





932421

CE

000

FC



DEVICE 872294 -  
Kitchen/Entertainment



