COVER
Building Permit - Overall
4 Waardong Court, Halls Head, WA 6210

DRAWING INDEX

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DATE	REV	REASON FOR ISSUE	BY
30-07-26	-	Issue for Consultants	

CONTRACTOR TO CHECK ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS MANUALLY SCALED OFF DRAWINGS. LARGE SCALE DWGS TAKE PRECEDENCE OVER SMALLER SCALE DWGS.

75 Apartments
4 Waardong Court, Halls Head, WA 6210
Sheet Name
COVER PAGE

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WAARDONG COURT

OLD COAST ROAD

PEG NOT FOUND

PEG FOUND NUMBERED

35.52

48.921

65.259

70.054

39.518

32.177

13.239

49.24

181°9'8"

131°26'55"

114°24'5"

152°30'17"

148°52'10"

140°57'30"

BEWARE:
OVERHEAD POWER LINES IN AREA
ADJOINS TRADES

NOTE:
NOTIFICATION:
REFER TO SEC 165 T.P&D. ACT
SEE DOCUMENT 0865013
TRANSPORT NOISE

NOTE:
NOTIFICATION:
REFER TO SEC. 165 T.P&D. ACT
SEE DOCUMENT 0865014
MOSQUITO BREEDING AREA

NOTE:
NOTIFICATION:
REFER TO SEC 165 T.P&D. ACT
SEE DOCUMENT 0891972
BUSHFIRE

LOT MISCLOSE
0.001 m

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

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

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

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

BEWARE: POSSIBLE SERVICE RUN IN & COST

Scale 1:200
0 2 4 6 8

COTTAGE SURVEYS
LICENSED SURVEYORS

87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
Osborne Park
Business Centre WA 6917

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	609840	**GPS**	Lat: -32.548509 Long: 115.706806	**ROADS**	Bitumen	**ELEC.**	U/Ground / O/Head
CLIENT	Powerstar Pty Ltd	**ORDER #**	G1612	**KERBS**	See Survey	**COMMS.**	Yes
ADDRESS	#4 Waardong Court	**LOT**	Lot 812 (DP 419819)	**FOOTPATH**	Concrete	**WATER**	Yes (Not loc.)
SUBURB	Halls Head			**SOIL**	Sand	**GAS**	Check Alinta
LGA	CITY OF MANDURAH	**AREA**	8015m² **VOL.** 4009 **FOL.** 365	**DRAINAGE**	Good	**SEWER**	Yes
DRAWN	J. Winston	**DATE**	27 May 25 **SSA** Yes	**VEGETATION**	Light Grass Cover	**COASTAL**	No (Approximate Only. Confirm With Sitec)



LEGEND

- CAR BAY SHADE STRUCT. (1)
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- SUBSTATION ACOUSTIC EXCLUSION ZONE
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- PROPOSED CONTOUR
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- PROPOSED R.L 9.00

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SITE AND SERVICES PLAN

Scale 1:200

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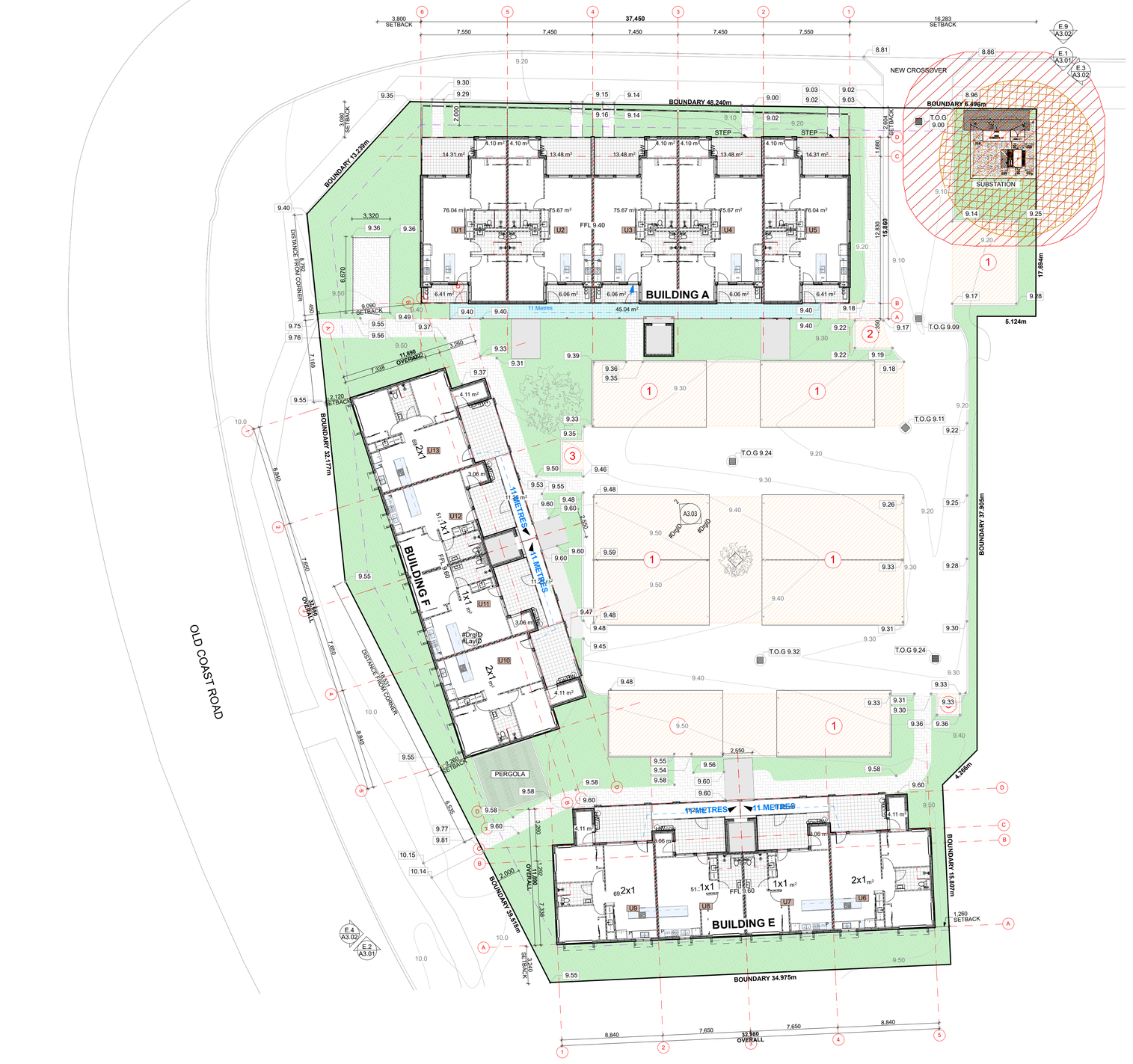
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SITE AND SERVICES PLAN

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WAARDONG COURT



SITE PLAN AND BLOCK SETOUT
Scale 1:200

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SITE COVERAGE

BUILDINGS	2760m²
ROADWAYS	1475m²
PATHS	502m²
PARKING SPACES	1134m²
TOTAL	5871m²
SITE	8015m²
SITE COVERAGE	**73.25%**

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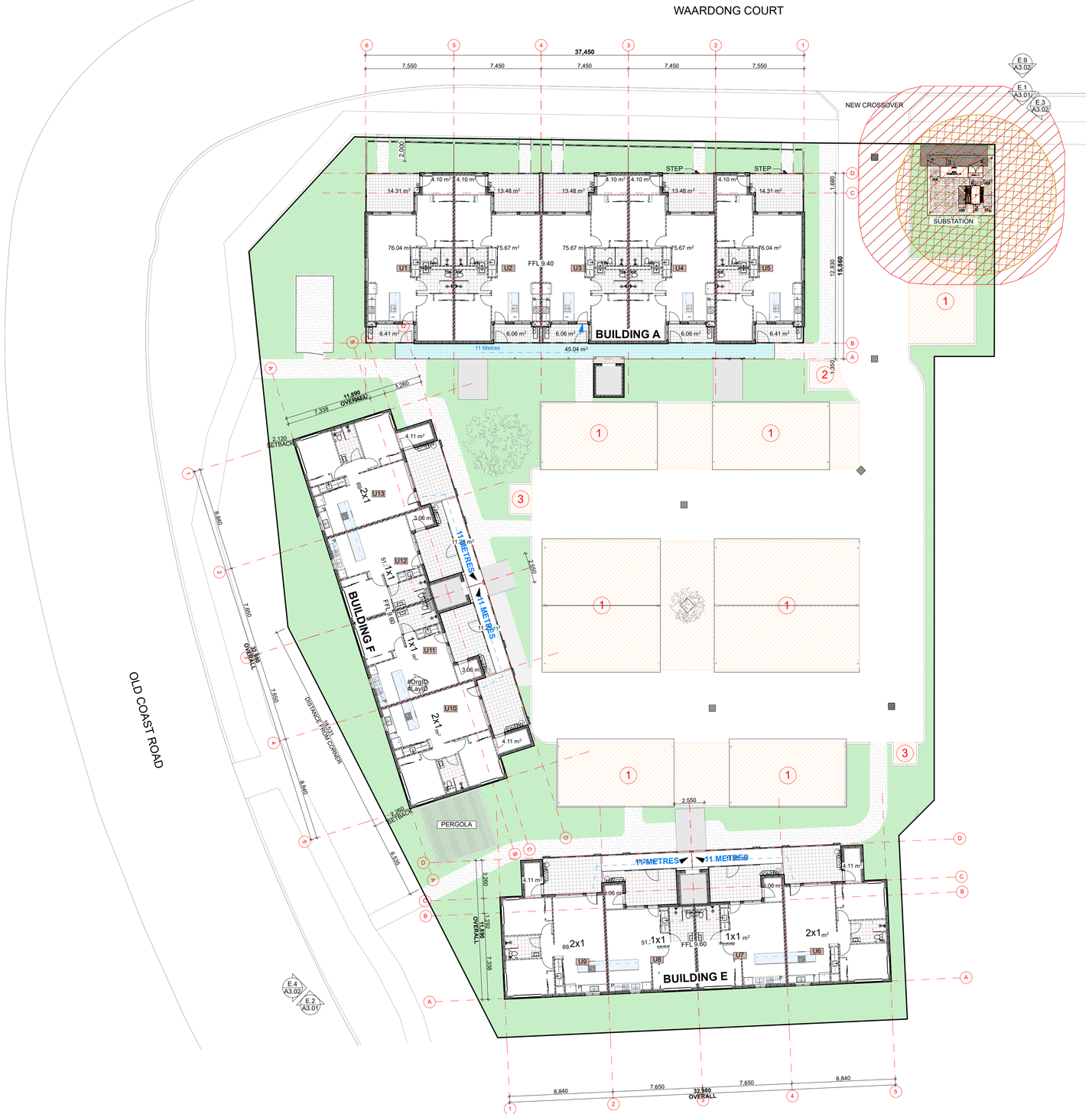
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Building Permit
Scale as shown - Half Scale @ A3



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OVERALL - GROUND FLOOR PLAN

Scale 1:200

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OVERALL - FIRST FLOOR PLAN

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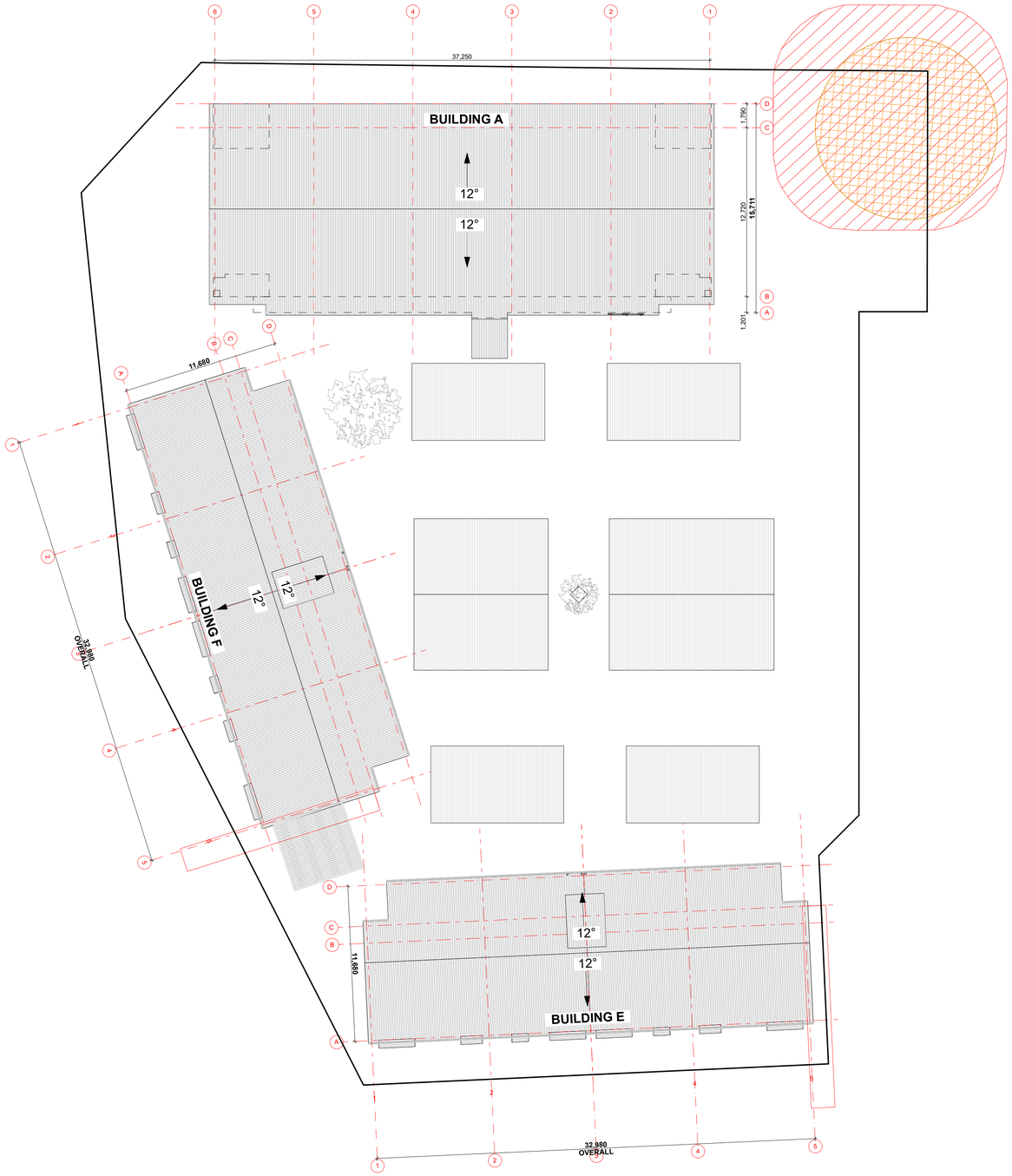
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16.1STRUCTURE SURFACE FINISHES
16.2FIXTURES & FITTINGS
16.3WATERPROOFING SYSTEMS
16.4FINISHES
16.5APPLIANCES
16.6TRIMS

OVERALL - ROOF PLAN

Scale 1:200

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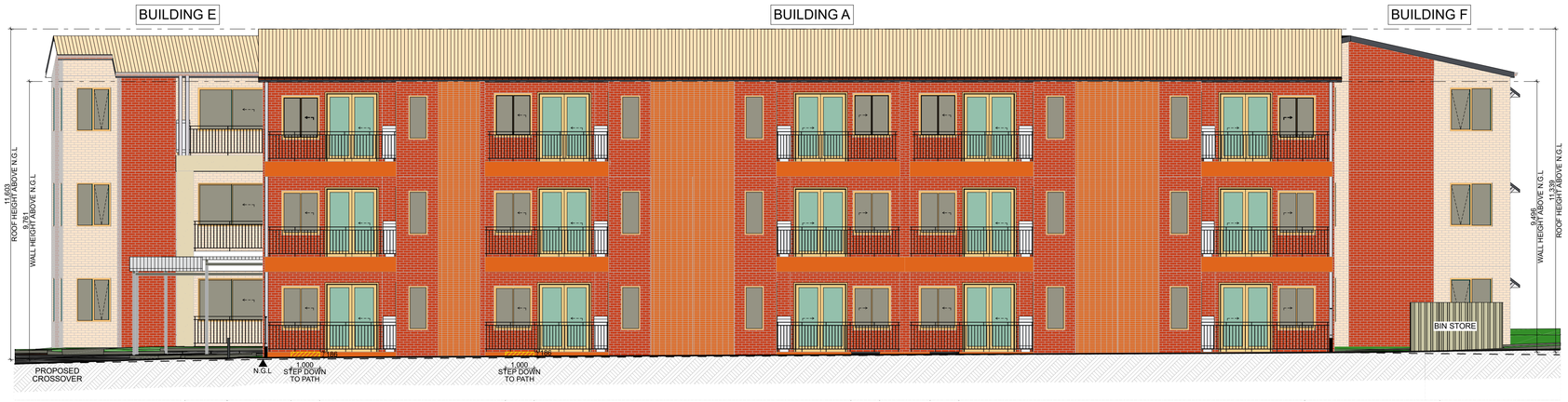
DATE	REV	REASON FOR ISSUE	BY
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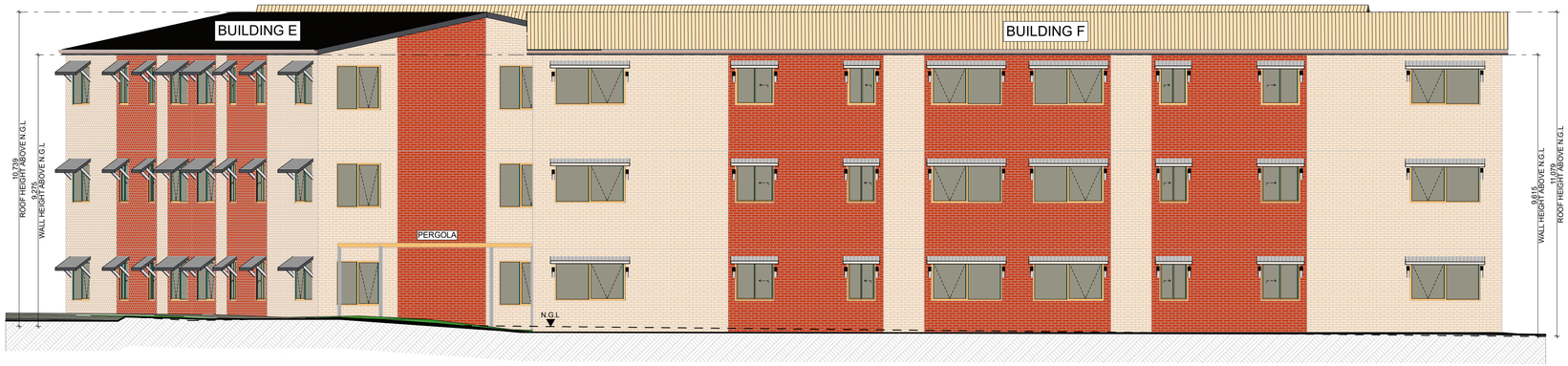
75 Apartments
4 Waardong Court, Halls Head, WA 6210
Sheet Name
OVERALL - ROOF PLAN

Building Permit

DRAWN	CM	DESIGNED	zz
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DATE	14/09/2026		
PROJECT No.	620-JAC	DRAWING No.	REV.
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E.1 NORTH ELEVATION
Scale 1:100



E.2 SOUTH ELEVATION
Scale 1:100

	NUBRICK TRADITIONAL DOMAIN TERRACOTTA
	NUBRICK TRADITIONAL DOMAIN TERRACOTTA- STACK BOND
	NUBRICK TRADITIONAL ACLAND CREAM
	RENDERED FINISH
	INNOVA GREY OAK

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16.4FINISHES
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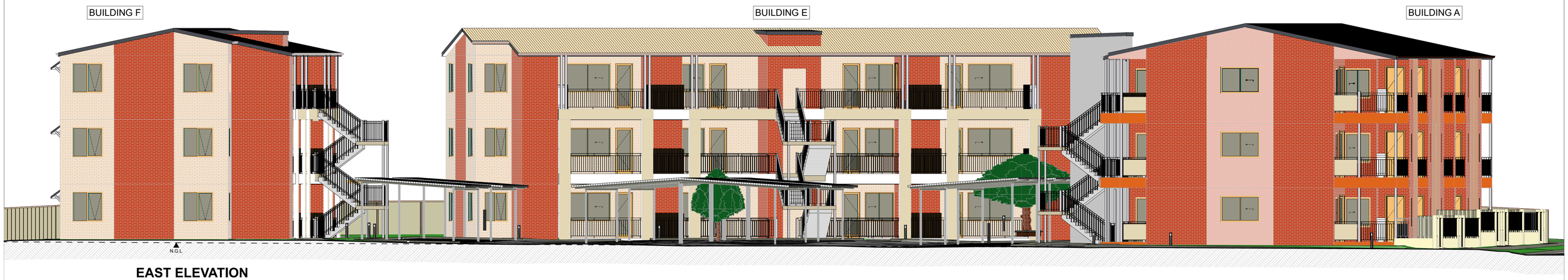
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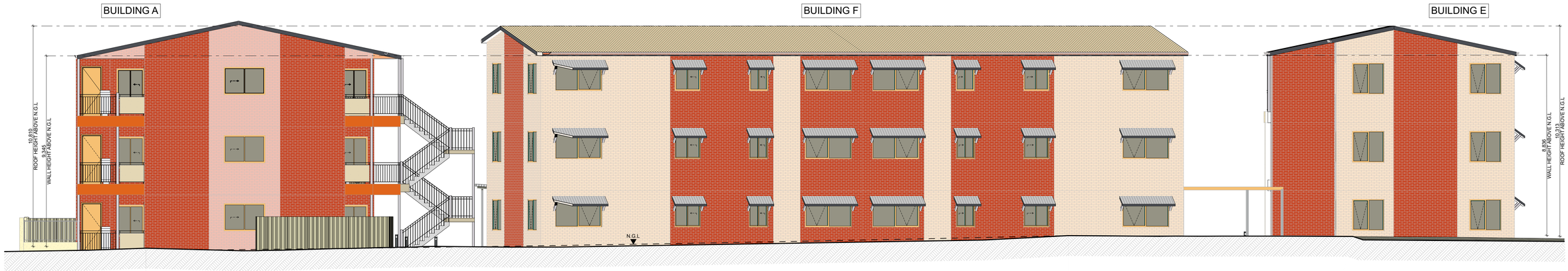
75 Apartments
4 Waardong Court, Halls Head, WA 6210
Sheet Name
ELEVATIONS 1

Building Permit

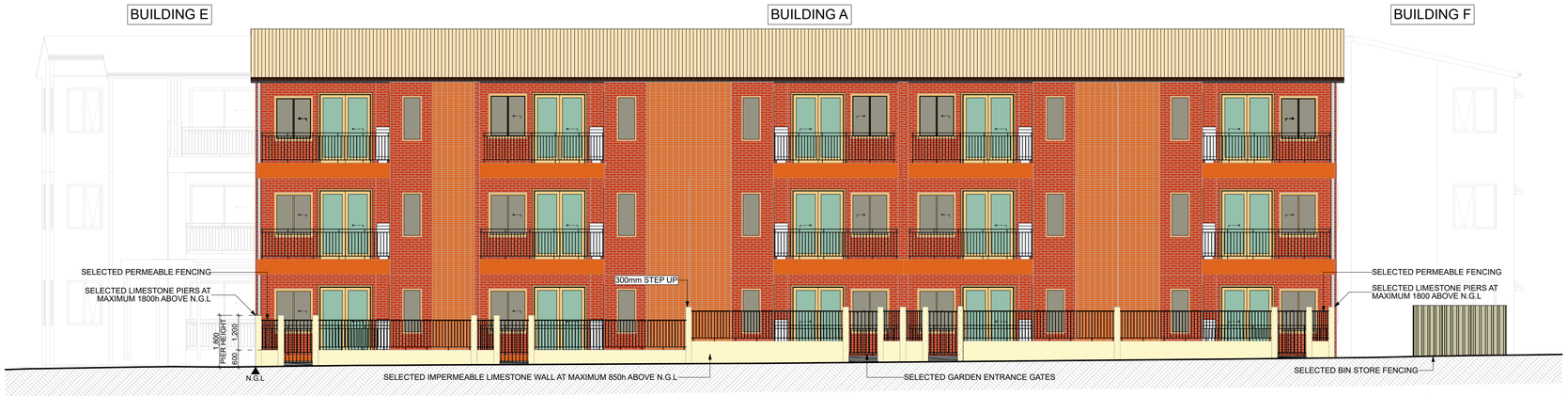
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CHECKED	SM	PRINCIPAL	Principal
DATE	14/09/2026		
PROJECT No.	620-JAC	DRAWING No.	A3.01
Scale as shown - Half Scale @ A3		REV.	Rev -



EAST ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100



NORTH ELEVATION - FENCE
Scale 1:100

	NUBRICK TRADITIONAL DOMAIN TERRACOTTA
	NUBRICK TRADITIONAL DOMAIN TERRACOTTA- STACK BOND
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75 Apartments
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Sheet Name

ELEVATIONS 2

Building Permit

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CHECKED	SM	PRINCIPAL	Principal
DATE	14/09/2026		
PROJECT No.	620-JAC	DRAWING No.	A3.02
Scale as shown - Half Scale @ A3		REV.	Rev -



Legend	
General waste 240l	
Recycling waste 240l	
Green waste 240l	

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Waste Management Plan
Scale 1:200

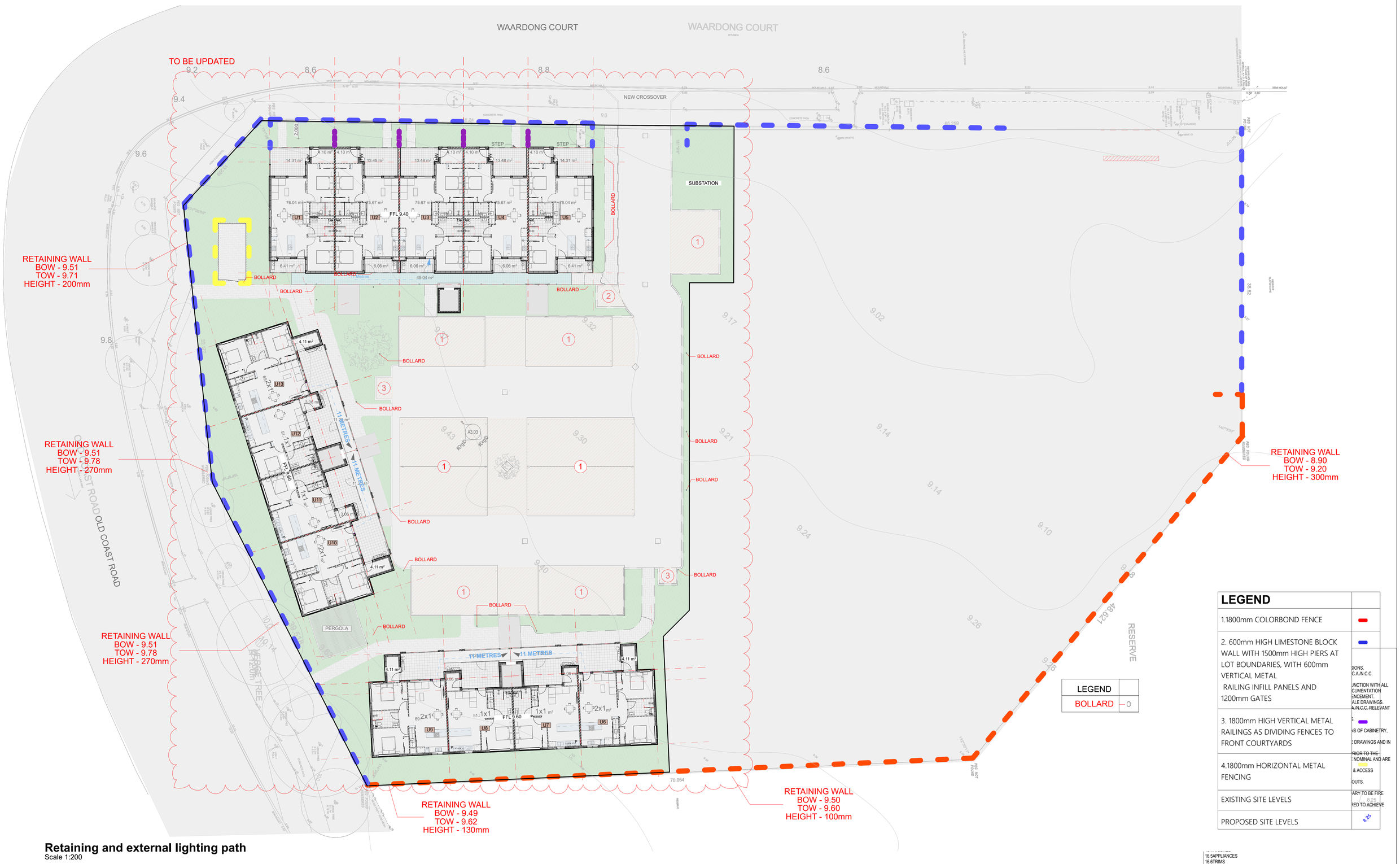
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Sheet Name
WASTE MANAGEMENT
Building Permit

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PROJECT No.	620-JAC	DRAWING No.	A4.01
Scale as shown - Half Scale @ A3		REV.	Rev -



Retaining and external lighting path
Scale 1:200

LEGEND	
1.1800mm COLORBOND FENCE	
2. 600mm HIGH LIMESTONE BLOCK WALL WITH 1500mm HIGH PIERS AT LOT BOUNDARIES, WITH 600mm VERTICAL METAL RAILING INFILL PANELS AND 1200mm GATES	
3. 1800mm HIGH VERTICAL METAL RAILINGS AS DIVIDING FENCES TO FRONT COURTYARDS	
4.1800mm HORIZONTAL METAL FENCING	
EXISTING SITE LEVELS	
PROPOSED SITE LEVELS	

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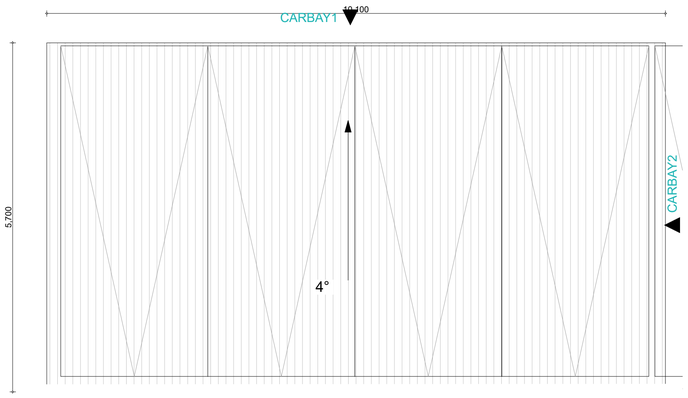
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RETAINING AND LIGHTING
Building Permit

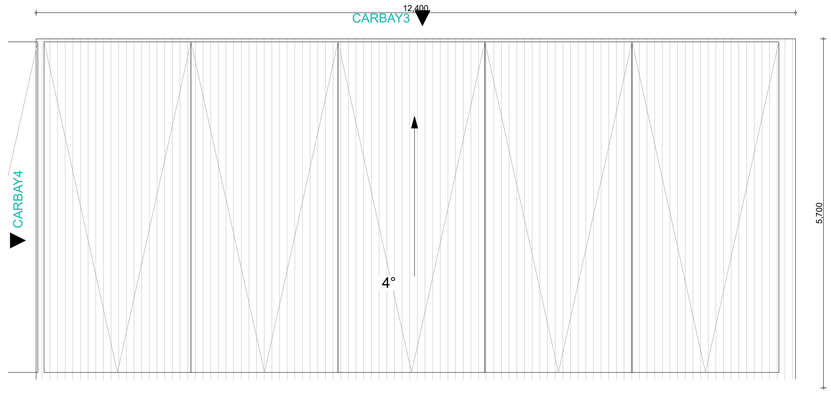
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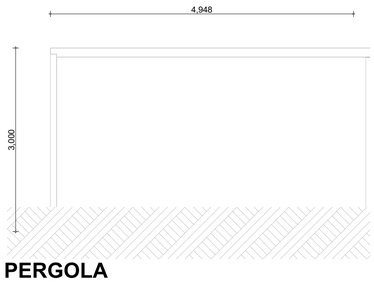
PERGOLA
SCALE 1:50



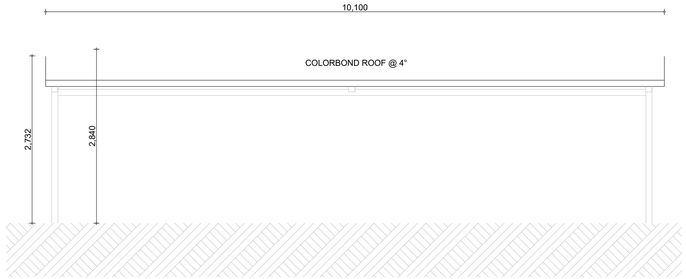
CARBAY 1
Scale 1:50



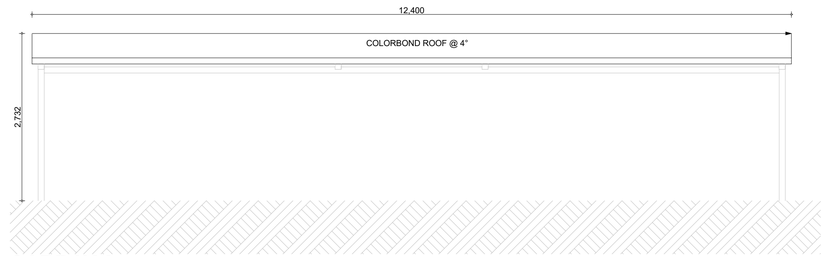
CARBAY 2
Scale 1:50



PERGOLA
Scale 1:50



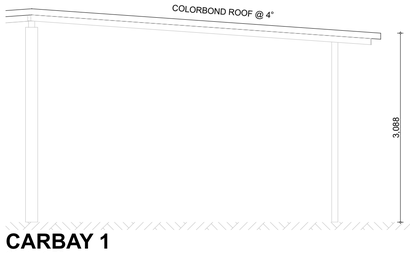
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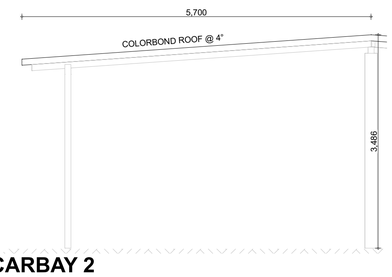
CARBAY 2
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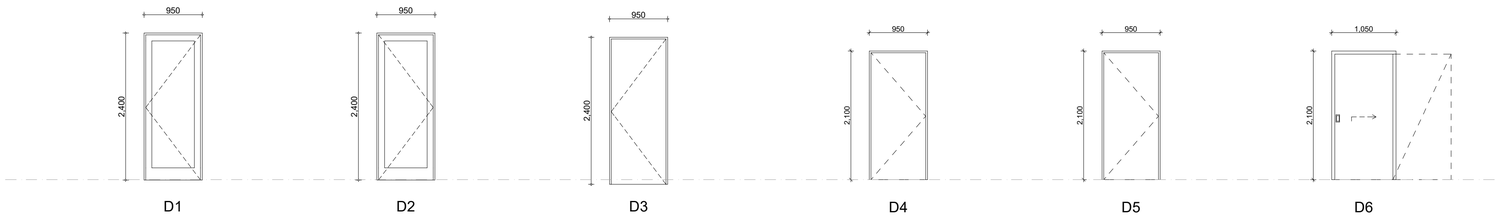
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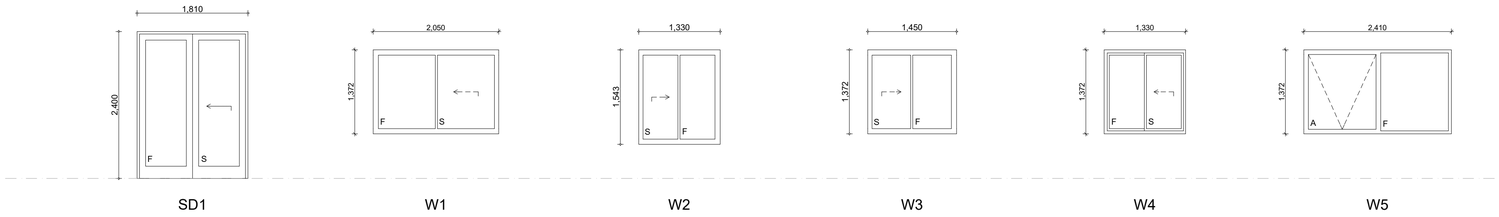
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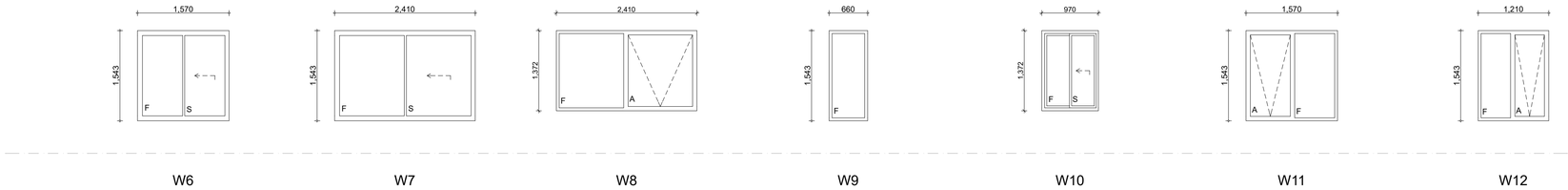
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4 Waardong Court, Halls Head, WA 6210
Sheet Name
COMMUNAL STRUCTURES
Building Permit

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MASTER DOOR & WINDOW SCHEDULE

WINDOW SCHEDULE

ID	TYPE	W x H SIZE	FRAMING	GLAZING	QTY
W1	Sliding window	2,050×1,372	FR-01	GL-01	6
W2	Sliding window	1,330×1,543	FR-01	GL-01	45
W3	Sliding window	1,450×1,372	FR-01	GL-01	15
W4	Sliding window	1,330×1,372	FR-01	GL-01	12
W5	Awning window	2,410×1,372	FR-01	GL-01	8
W5	Awning window	2,410×1,372	FR-01	GL-02	4
W6	Sliding window	1,570×1,543	FR-01	GL-01	12
W7	Sliding window	2,410×1,543	FR-01	GL-01	12
W8	Awning window	2,410×1,372	FR-01	GL-01	7
W8	Awning window	2,410×1,372	FR-01	GL-02	4
W8	Awning window	2,410×1,372	FR-01	GL-03	1
W9	Fixed window	660×1,543	FR-01	GL-01	15
W10	Sliding window	970×1,372	FR-01	GL-01	12
W11	Awning window	1,570×1,543	FR-01	GL-01	14
W11	Awning window	1,570×1,543	FR-01	GL-02	8
W11	Awning window	1,570×1,543	FR-01	GL-03	2
W12	Awning window	1,210×1,543	FR-01	GL-01	7
W12	Awning window	1,210×1,543	FR-01	GL-02	4
W12	Awning window	1,210×1,543	FR-01	GL-03	1
SD1	2-panel sliding door	1,810×2,400	FR-01	GL-01	15

EXTERNAL DOORS

ID	TYPE	W x H SIZE	FRAMING	GLAZING	QTY
D1	Entry door	950×2,400	FR-01	GL-01	15
D2	Entry door	950×2,400	FR-01	GL-01	24
D3	External door	950×2,400	FR-01		39

INTERNAL DOORS

ID	TYPE	W x H SIZE	FRAMING	GLAZING	QTY
D4	Internal door	950×2,100	FR-02		66
D5	Internal door	950×2,100	FR-02		39
D6	Cavity slider	870×2,100	FR-02		42

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.

DOOR & WINDOW NOTES

1. EXTERNAL DOORS TO BE 35mm THICK SOLIDCORE WITH FULL PERIMETRE ACOUSTIC SEALS.
2. REFER ELEVATIONS FOR HANDING AND POSITION OF WINDOWS.
3. REFER FLOOR PLANS FOR DOOR HANDING, TYPE OF WALLS RECEIVING DOOR AND/OR WINDOW FRAMES.
4. REFER FINISHES SCHEDULE FOR COLOURS AND FINISHES.
5. DOOR HANDLES SHALL BE @1050 AFL, U.N.O.

GLAZING NOTES

GL-01 - 6mm THICK GLASS WITH ACOUSTIC SEALS TO SLIDING AND HINGED DOORS AND FIXED/AWNING WINDOWS, EXPECTED TO ACHIEVE $R_w + C_{tr} \geq 26$.

GL-02 - 6.38mm THICK LAMINATED GLASS WITH ACOUSTIC SEALS AND FIXED/AWNING WINDOWS, EXPECTED TO ACHIEVE $R_w + C_{tr} \geq 28$.

GL-03 - 6.5mm THICK ACOUSTIC LAMINATE GLASS WITH ACOUSTIC SEALS AAND FIXED/AWNING WINDOWS, EXPECTED TO ACHIEVE $R_w + C_{tr} \geq 30$.

FRAMING NOTES

FR-01 - ALUMINIUM FRAMES WITH ACOUSTIC SEALS, HINGED DOORS WITH FULL PERIMETRE ACOUSTIC SEALS.

FR-02 - STEEL PROFILE DOOR FRAME WITH FULL PERIMETRE ACOUSTIC SEALS.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. CONTRACTOR SHALL CARRY OUT WORK IN CONFORMANCE WITH THE B.C.A./N.C.C. RELEVANT STANDARDS AND THE LOCAL AUTHORITY REQUIREMENTS.
4. THE MAIN CONTRACTOR IS TO ENSURE THIS DRAWING IS READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND SERVICE CONSULTANT DOCUMENTATION ENSURE FULL CO-ORDINATION BETWEEN TRADES PRIOR TO WORK COMMENCEMENT.
5. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL CARRY OUT WORK IN CONFORMANCE WITH THE B.C.A./N.C.C. RELEVANT STANDARDS AND THE LOCAL AUTHORITY REQUIREMENTS.
6. SEEK CLARIFICATION FROM SUPERINTENDENT FOR ANY DISCREPANCIES.
7. ALL EXTERNAL FLOOR SURFACES TO FALL AWAY FROM BUILDING.
8. REFER INTERIOR DOCUMENTATION FOR SETOUTS AND EXACT LOCATIONS OF CABINETRY, FITTINGS, FIXTURES, PLUMBING, FLOOR WASTES AND TILING.
9. ALL MATERIALS SHALL BE NEW & COMFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES.
10. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ALL WINDOW DIMENSIONS ARE NOMINAL AND ARE TO BE MEASURED ON SITE.
11. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL SITE CONDITIONS & ACCESS REQUIREMENTS.
12. REFER TO WALL TYPES PLANS FOR WALL & STRUCTURAL COLUMN SETOUTS.
13. REFER SLAB SETOUT PLANS FOR SLAB SETOUTS.
14. ENSURE ALL STRUCTURAL STEEL COLUMNS WITHIN 3m OF SITE BOUNDARY TO BE FIRE PROTECTED TO CODES AND STANDARDS.
15. INSTALL FLASHINGS, EDGE TRIMS AND APPROPRIATE SEALS AS REQUIRED TO ACHIEVE WEATHER TIGHTNESS. FINISH TO BE SAME AS ADJACENT MATERIAL U.N.O.
16. BUILDING TAG

REFER MASTER MATERIALS SCHEDULE FOR THE FOLLOWING AND MORE:
16.1STRUCTURE SURFACE FINISHES
16.2FIXTURES & FITTINGS
16.3WATERPROOFING SYSTEMS
16.4FINISHES
16.5APPLIANCES
16.6TRIMS

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DATE	REV	REASON FOR ISSUE	BY
14-09-26	A	Issue for CDC Consultant Review	
30-07-26	-	Issue for Consultants	

CONTRACTOR TO CHECK ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS MANUALLY SCALED OFF DRAWINGS. LARGE SCALE DWGS TAKE PRECEDENCE OVER SMALLER SCALE DWGS.

75 Apartments
4 Waardong Court, Halls Head, WA 6210
Sheet Name
DOOR & WINDOW SCHEDULE
Building Permit

DRAWN	CM	DESIGNED	zz
CHECKED	SM	PRINCIPAL	Principal
DATE	14/09/2026		
PROJECT No.	620-JAC	DRAWING No.	A5.01
Scale as shown - Half Scale @ A3		REV.	Rev -