

LOT 800 (ORIG. LOT 123)
326m²

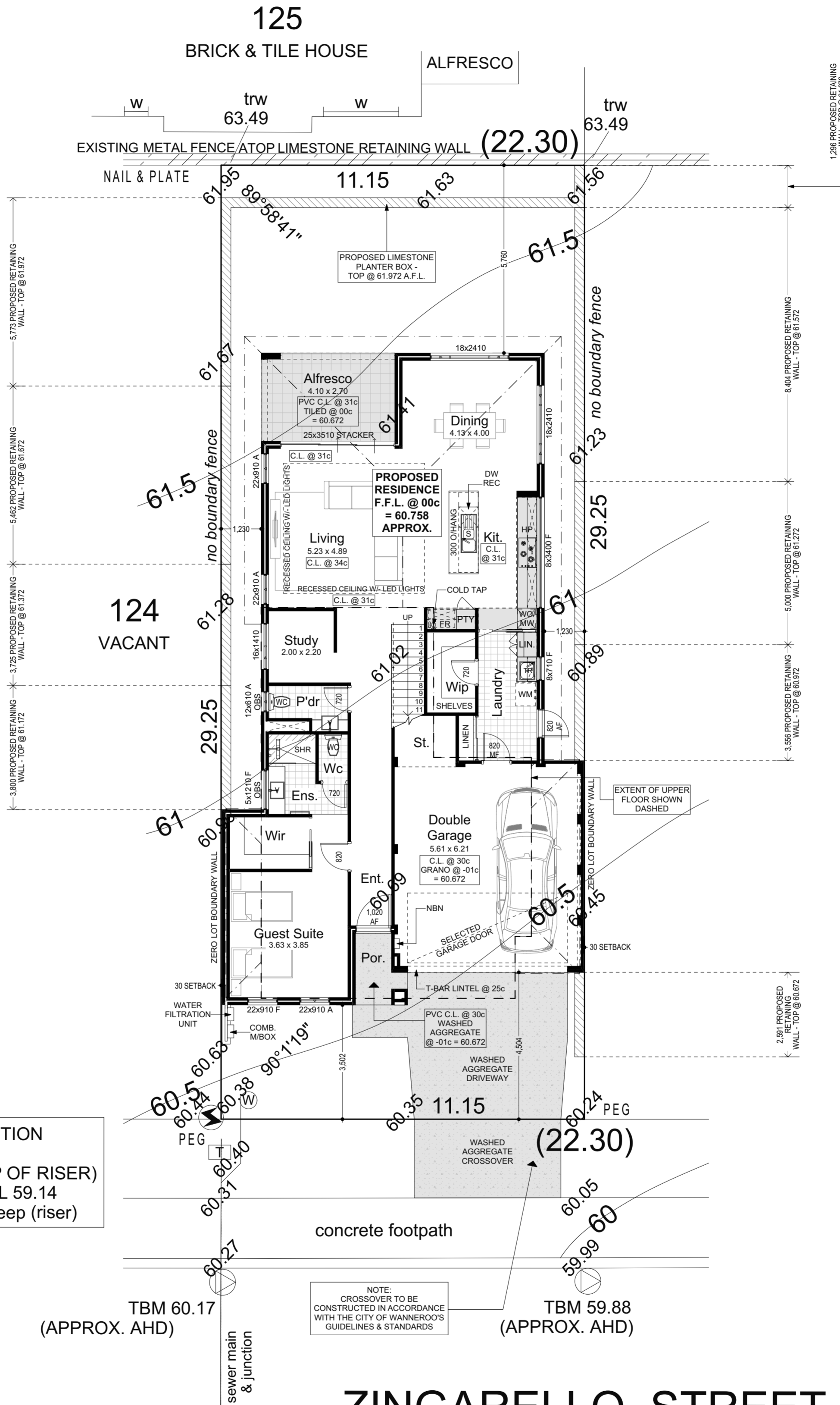
ZONING RMD30

NOTE:
NO SITE COVERAGE STANDARDS
APPLY WHERE OUTDOOR LIVING
AREA REQUIREMENTS ARE MET

**DEVELOPMENT
APPROVAL
REQUIRED**

NOTE:
UNLESS OTHERWISE
NOTED C.L. @ 31c

NOTE:
DOUBLE GLAZING TO
ALL WINDOWS, SLIDING
DOORS AND GLAZED
DOOR PANELS



SEWER JUNCTION
IN 0.6 UP 1.2
RL 60.34 (TOP OF RISER)
INVERT LEVEL 59.14
about 0.05m deep (riser)

NOTE:
CROSSOVER TO BE
CONSTRUCTED IN ACCORDANCE
WITH THE CITY OF WANNEROO'S
GUIDELINES & STANDARDS

ZINGARELLO STREET



GROUND FLOOR PLAN

Areas	
LIVING	133.151
GARAGE	37.336
ALFRESCO	11.070
PORCH	2.932
	184.489 m ²
PERIMETER	59.760
ROOF AREA ON THE FLAT	115.731



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NOTES

CONFIRM ALL DIMENSIONS ON SITE
PRIOR TO COMMENCEMENT OF WORK.
REFER TO ENGINEER'S DRAWINGS FOR
STRUCTURAL AND CONCRETE WORK.
CONSTRUCTION DETAILS MAY VARY ON SITE
AT THE BUILDER'S OR OWNER'S DISCRETION.
DO NOT SCALE FROM DRAWINGS.

This drawing shall remain the sole property of TECNICA DESIGNERS and
must not be copied, given, lent, resold, hired out or otherwise disposed
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REV.	VARIATION	DRN	DATE
1.	AMENDS	M.M.	02/10/2020
2.	AMENDS	M.M.	15/10/2020
3.	PLNG DRWGS	V.T.	05/12/2020

CLIENT

ELVEN PROPERTY PTY LTD

ADDRESS

LOT 800 (ORIG. LOT 123)
ZINGARELLO STREET,
PEARSALL

JOB NO.

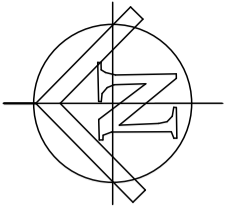
2657 - 20

SHEET NO.

2 OF 6

SCALE

1:100



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326m²

ZONING RMD30

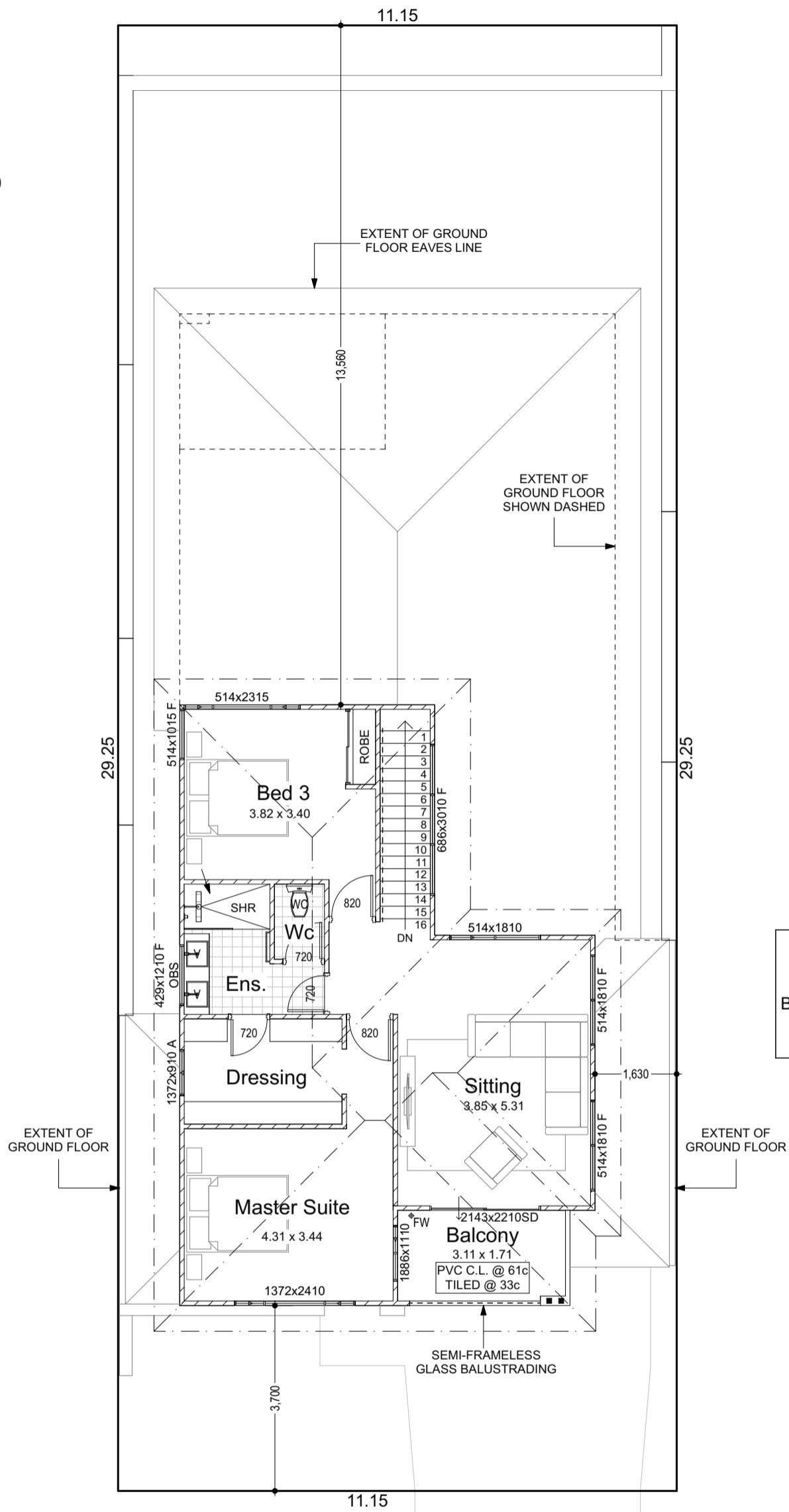
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DESIGN SUBJECT TO
LOCAL AUTHORITY
APPROVAL

NOTE:
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NOTED C.L @ 61c

NOTE:
UNLESS OTHERWISE
NOTED F.L @ 33c

NOTE:
DOUBLE GLAZING TO
ALL WINDOWS, SLIDING
DOORS AND GLAZED
DOOR PANELS



NOTE:
UNLESS OTHERWISE
NOTED ALL WALLS TO
BE 90mm TIMBER FRAMED
SHOWN



UPPER
FLOOR PLAN

Areas	
LIVING	78.377
BALCONY	6.270
	84.647 m ²
PERIMETER	40.560
ROOF AREA ON THE FLAT	106.551

Z I N G A R E L L O S T R E E T

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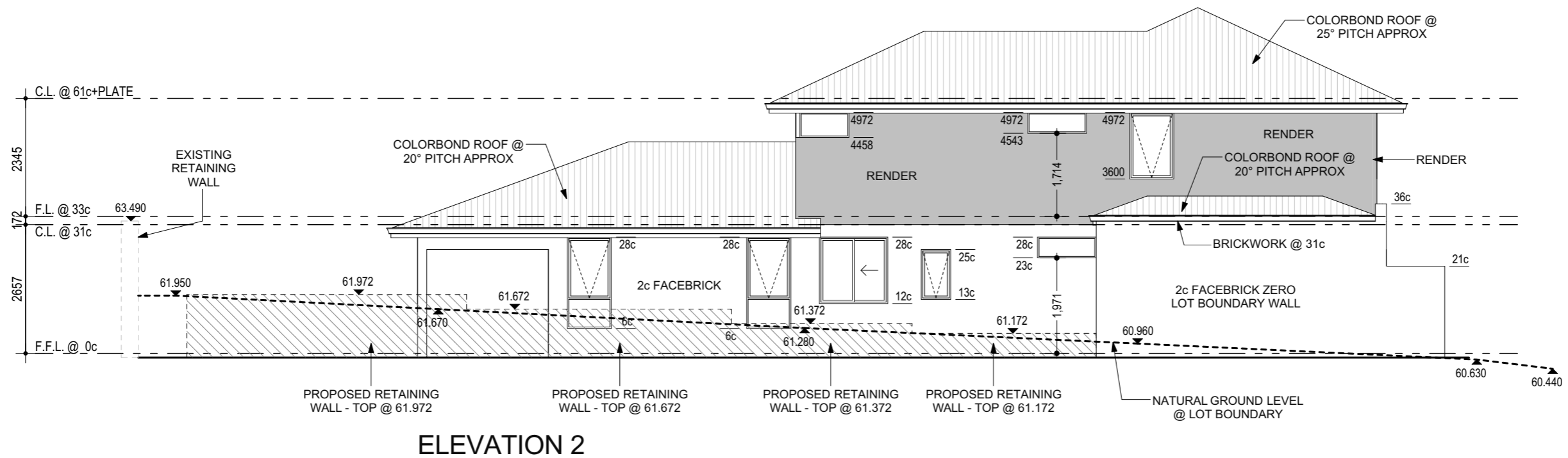
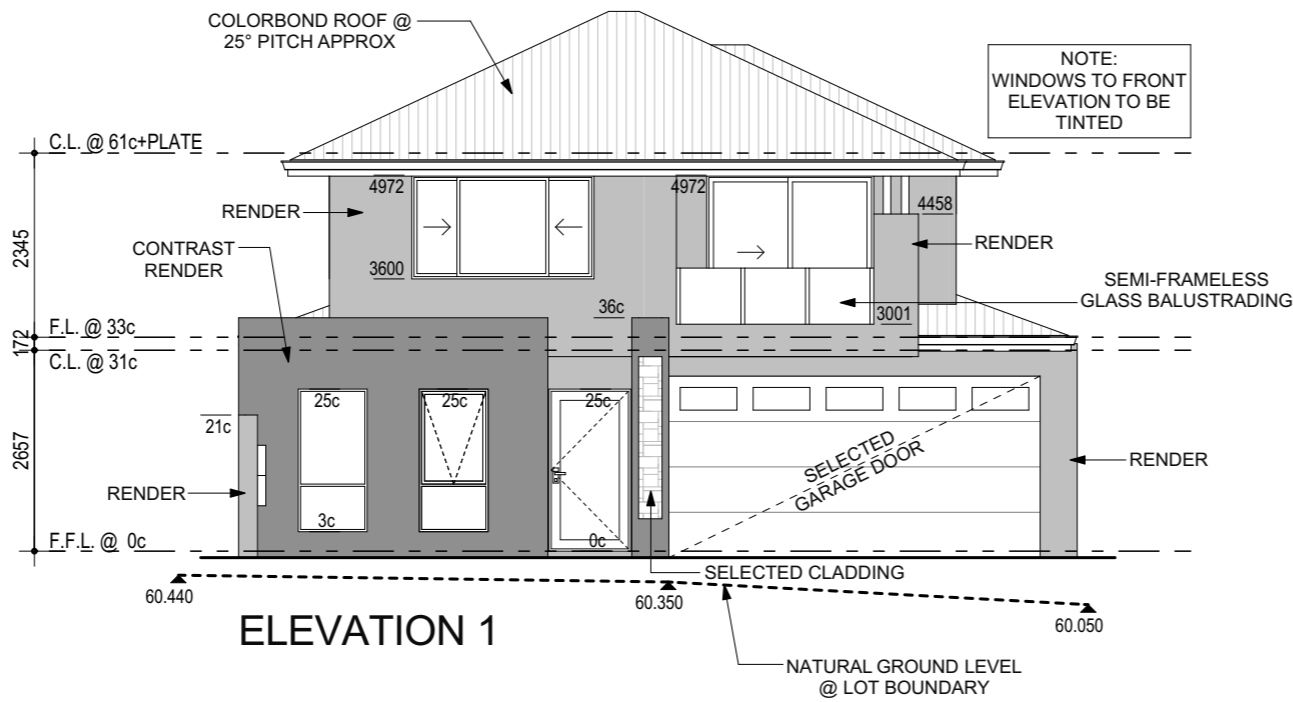
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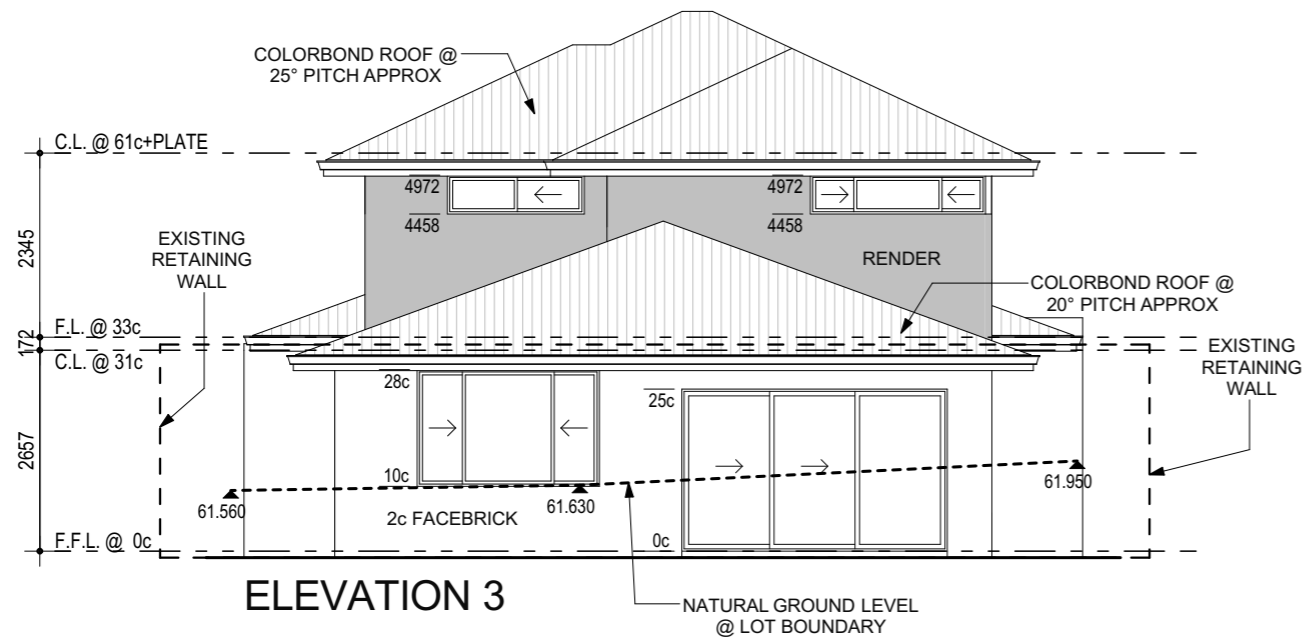
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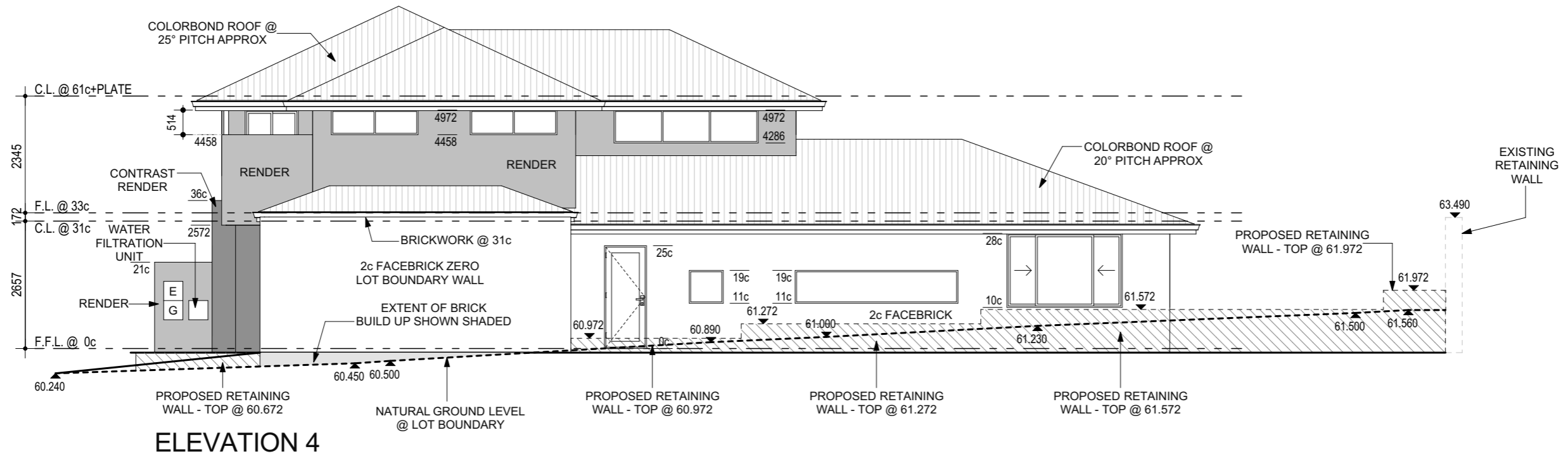
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ELEVATION 3



ELEVATION 4



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