

FOOTPATH: Concrete  
 WATER: Not Visible  
 GAS: Not Visible  
 TELSTRA: NBN Located  
 RE-PEG: Recommended

ROAD: Bitumen  
 KERB: Varies  
 ELECTRICITY: Below Ground  
 VEGETATION: Sand  
 SEWER: Conn. Located

**LEGEND**

**SERVICES**

- COMMUNICATIONS NBN PIT
- ELECTRICITY DOME
- ROUND SEWER MANHOLE
- SERVICE UNKNOWN
- SEWER CONNECTION
- LOT DETAIL
- BWGL - BOTTOM OF WALL/GROUND LEVEL
- TWGL - TOP OF WALL/GROUND LEVEL
- TW - TOP OF WALL
- PF - PEG FOUND
- PG - PEG GONE

↓ ↓ DENOTES ACCESS RESTRICTION ONTO BEWICK AVENUE

TABLE OF REVISIONS			
REV	DATE	BY	CHANGES MADE
A	6/10/2017	AM	Initial Issue

**Lot 153**  
 DP 407814  
 Clear / Sand

**Lot 63**  
 P 11495  
 Two Storey Storey W/Board and Tin House  
 Clear

**Lot 62**  
 P 11495  
 Single Storey Rendered Brick and Tile House  
 Clear

**Lot 61**  
 P 11495  
 Single Storey Rendered Brick and Tile House  
 Clear

**Lot 8001**  
 DP 407814  
 Bushland

**BEWICK AVENUE**

**BEWICK**

**EXISTING SITE PLAN**

SHEET No. 1 of 26

CLIENT :	SURVEYED ON : 5/10/2017	LOT : 153 (#30) BEWICK AVENUE
AUTHORITY : CITY OF WANNEROO	PROCESSED BY : A.G./A.M.	TOWN/SUB : YANCHEP
MAP REF : N/A	SURVEYED BY : A.G.	C/T : 2917 / 22
BUILDERS/CLIENTS		BUILDER : CAPITAL INDUSTRIES
<small>SITE SURVEY only. The information shown on this drawing is current as at the Date of Survey. Boundary information, Easements etc. to be verified from the Certificate of Title, Plan/Diagram or a Boundary Repeg. Boundary position approximate only. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Sewer/Drainage may vary from schematic presentation, clearances to be checked on site. Services information to be confirmed with relevant AUTHORITIES. For underground services - ring "DIAL BEFORE YOU DIG" for confirmation of those services.</small>		LICENSED LAND & ENGINEERING SURVEYORS Unit 4 / 14 Halley Road, BALCATTA, WA, 6021 Telephone: (08) 9344 8885 Fax: (08) 9344 8889 Email: solutions@denada.net.au ABN: 81 606 090 788
SCALE : 1:200		BUILDER REF No :
SHEET A2 LANDSCAPE		JOB No : 21014
		DWG No : 21014cf-001
		REV. A



FOOTPATH: Concrete		ROAD: Bitumen	
WATER: Not Visible		KERB: Varies	
GAS: Not Visible		ELECTRICITY: Below Ground	
TELSTRA: NBN Located		VEGETATION: Sand	
RE-PEG: Recommended		SEWER: Conn. Located	

TABLE OF REVISIONS			
REV	DATE	BY	CHANGES MADE
A	6/10/2017	AM	Initial Issue

**LEGEND**

**SERVICES**

COMMUNICATIONS NBN PIT [Symbol]

ELECTRICITY DOME [Symbol]

ROUND SEWER MANHOLE [Symbol]

SERVICE UNKNOWN [Symbol]

SEWER CONNECTION [Symbol]

**LOT DETAIL**

BW/GL - BOTTOM OF WALL/GROUND LEVEL

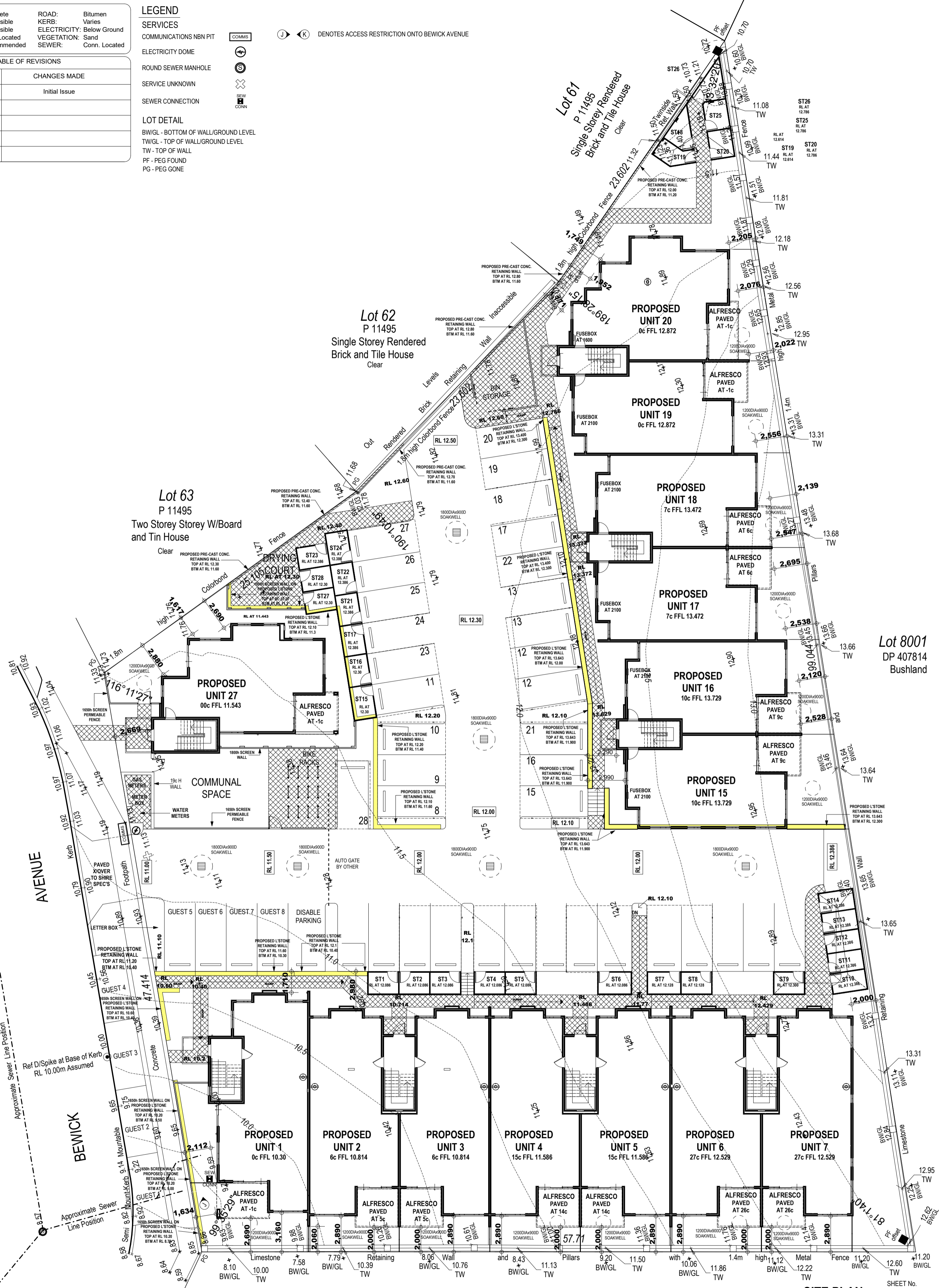
TW/GL - TOP OF WALL/GROUND LEVEL

TW - TOP OF WALL

PF - PEG FOUND

PG - PEG GONE

Lot 153  
DP 407814  
Clear / Sand

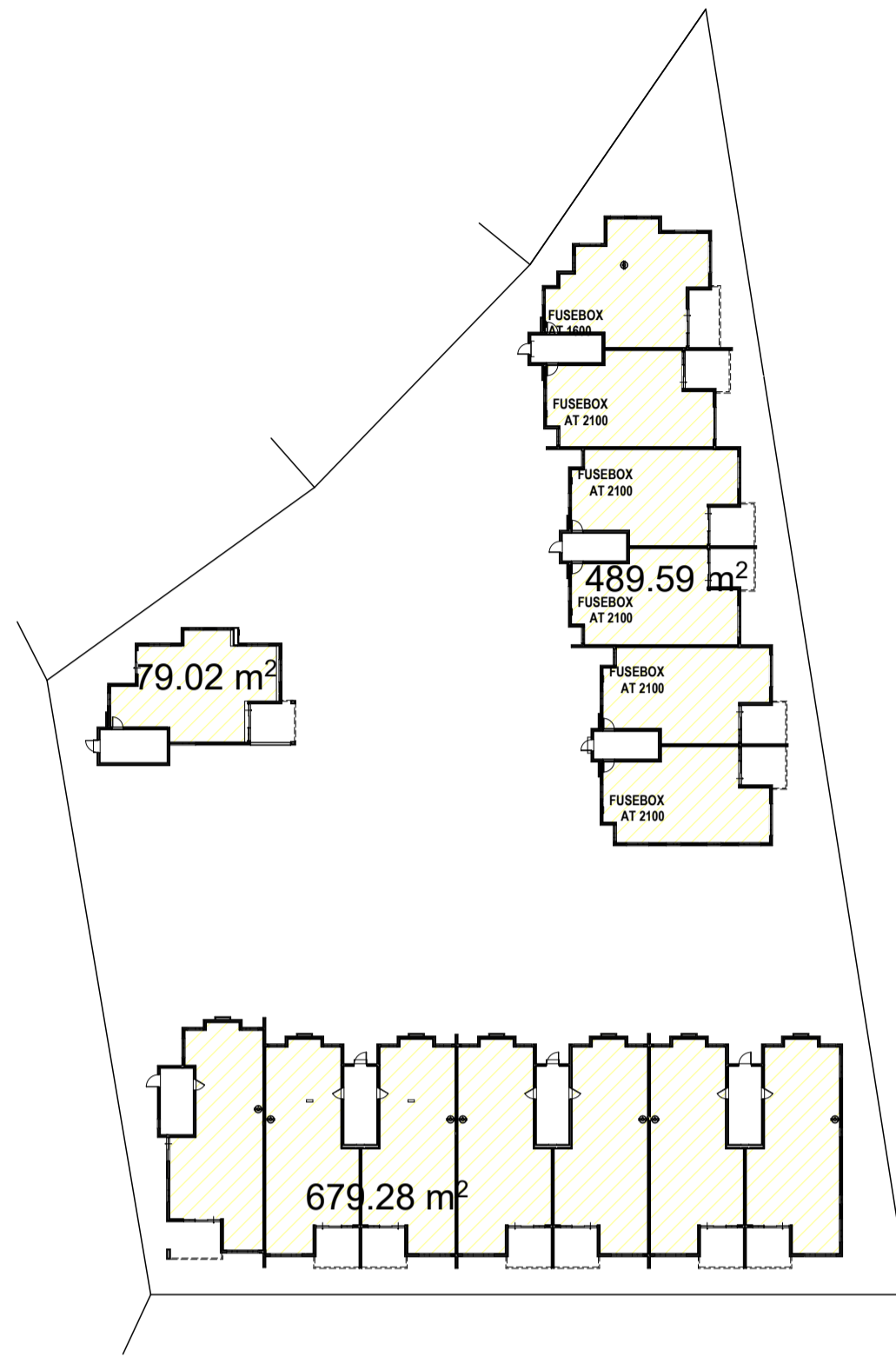


**SITE PLAN** SHEET No. 2 of 26

CLIENT :	SURVEYED ON : 5/10/2017	LOT : 153 (#30) BEWICK AVENUE
AUTHORITY : CITY OF WANNEROO	PROCESSED BY : A.G./A.M.	TOWN/SUB : YANCHEP
MAP REF : N/A	SURVEYED BY : A.G.	C/T : 2917 / 22
BUILDERS/CLIENTS		BUILDER : CAPITAL INDUSTRIES
SITE SURVEY only. The information shown on this drawing is current as at the Date of Survey. Boundary information, Easements etc. to be verified from the Certificate of Title, Plan/Diagram or a Boundary Repeg. Boundary position approximate only. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Sewer/Drainage may vary from schematic presentation, clearances to be checked on site. Services information to be confirmed with relevant AUTHORITIES. For underground services - ring "DIAL BEFORE YOU DIG" for confirmation of those services.		DP: 407814
SCALE : 1:200	BUILDER REF No :	JOB No :
SHEET A2 LANDSCAPE		21014
		DWG No : 21014cf-001
		REV. A

PLOT RATIO	
DEVELOPMENT AREA=	
GROUND FLOOR:	1247.89m <sup>2</sup>
UPPER FLOOR:	1247.89m <sup>2</sup>
TOTAL:	2495.78m <sup>2</sup>
SITE AREA=	3999.54m <sup>2</sup>
TOTAL PLOT RATIO=	62.40%
TOTAL PERMITTED=	65% (2599.701m <sup>2</sup> )

PLOT RATIO  
SCALE 1:500



OPEN SPACE	
OPEN SPACE=	2303.20m <sup>2</sup>
AMOUNT PROVIDED =	57.59%
TOTAL OPEN REQUIRED =	1399.839(35%)

OPEN SPACE  
SCALE 1:500



CLIENT:  
**FAIRWATER PTY LTD**  
ADDRESS:  
LOT 153 BEWICK AVENUE YANCHEP

AMENDMENTS:  
SKETCH DRAWING  
SKETCH DRAWING V2  
PLANNING DRAWING  
PLANNING DRAWING V2

**SPECIAL**




SHEET No.  
**3 of 26**

SCALE:1:500



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**LANDSCAPING LEGEND**







**LARGE TREES (30cm-12.0litre)**

-  CITRUS AURANTUM (ORANGE TREE)
-  TILIA (LIME TREE)
-  CITRUS LIMON (LEMON TREE)




**MEDIUM PLANTS (25cm-8.0litre)**

-  DRACINAS
-  RAPHIOCEPIS SNOW MAINDEN

**SMALL PLANTS (175cm-1.75litre)**

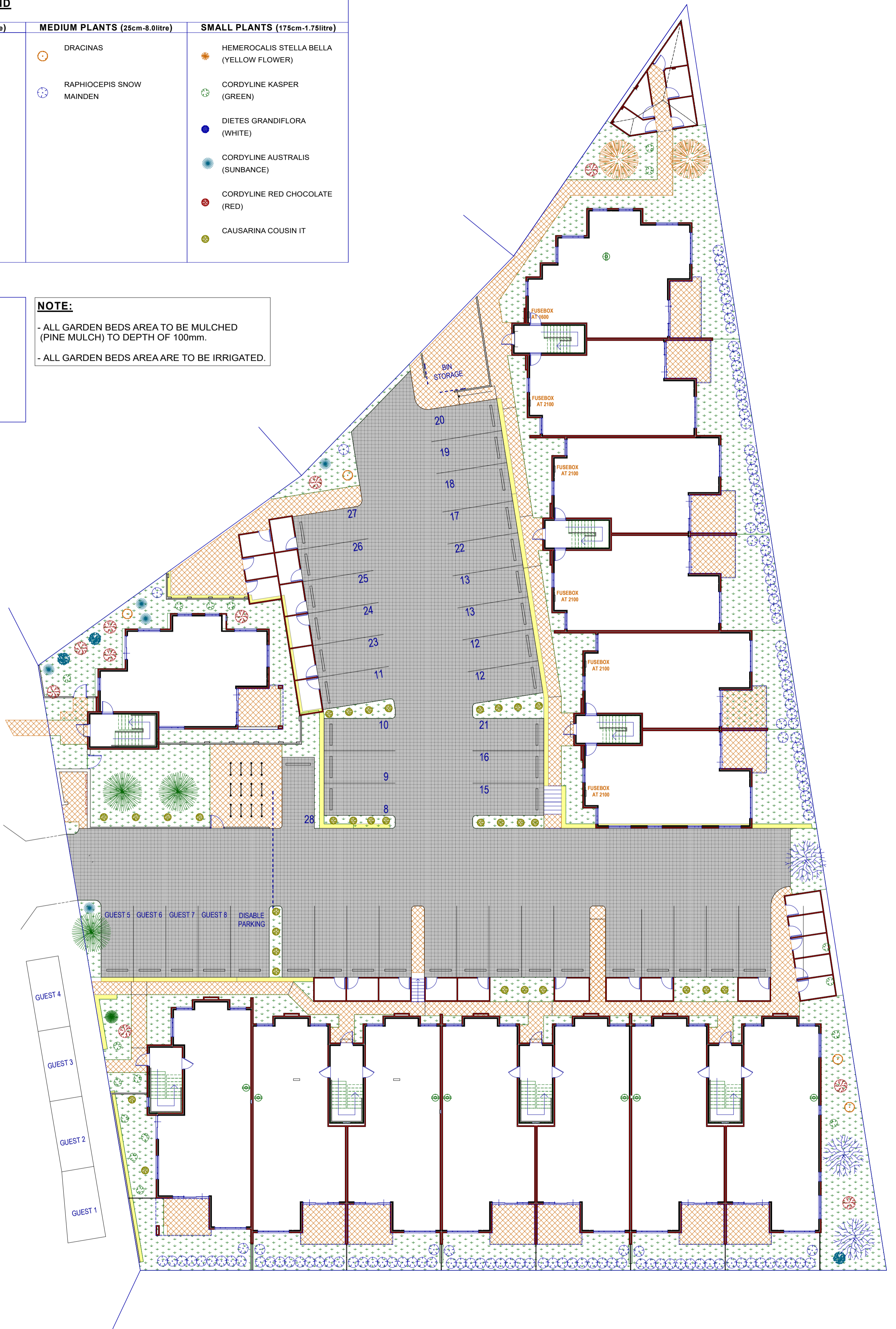
-  HEMEROCALIS STELLA BELLA (YELLOW FLOWER)
-  CORDYLINE KASPER (GREEN)
-  DIETES GRANDIFLORA (WHITE)
-  CORDYLINE AUSTRALIS (SUNBANCE)
-  CORDYLINE RED CHOCOLATE (RED)
-  CAUSARINA COUSIN IT

**LEGEND**

-  BLACK ASPHALT
-  PAVING
-  LANDSCAPING

**NOTE:**

- ALL GARDEN BEDS AREA TO BE MULCHED (PINE MULCH) TO DEPTH OF 100mm.
- ALL GARDEN BEDS AREA ARE TO BE IRRIGATED.



**LANDSCAPING PLAN**

CLIENT:  
**FAIRWATER PTY LTD**  
ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

AMENDMENTS:  
SKETCH DRAWING  
SKETCH DRAWING V2  
PLANNING DRAWING  
PLANNING DRAWING V2

**SPECIAL**

SHEET No.  
**4 of 26**

SCALE: 1:200

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**ELECTRICAL LEGEND**

●	BOLLARD LIGHT
⊕	WALL LIGHT
—	CARPORT FLURO



CLIENT:  
**FAIRWATER PTY LTD**  
ADDRESS:  
LOT 153 BEWICK AVENUE YANCHEP

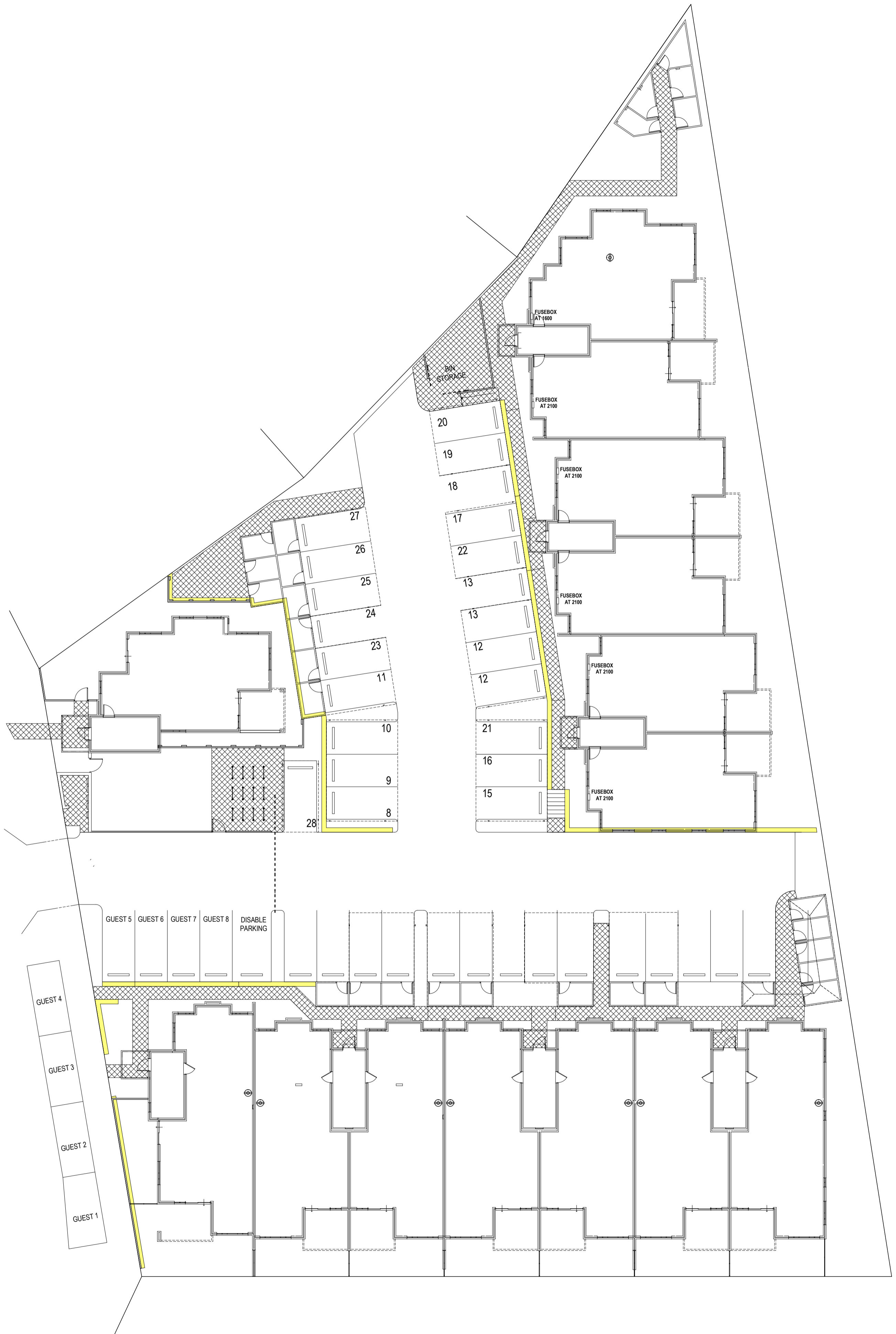
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SKETCH DRAWING V2  
PLANNING DRAWING  
PLANNING DRAWING V2

**SPECIAL**

SHEET No.  
**5 of 26**

SCALE: 1:200

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CLIENT:  
**FAIRWATER PTY LTD**  
 ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

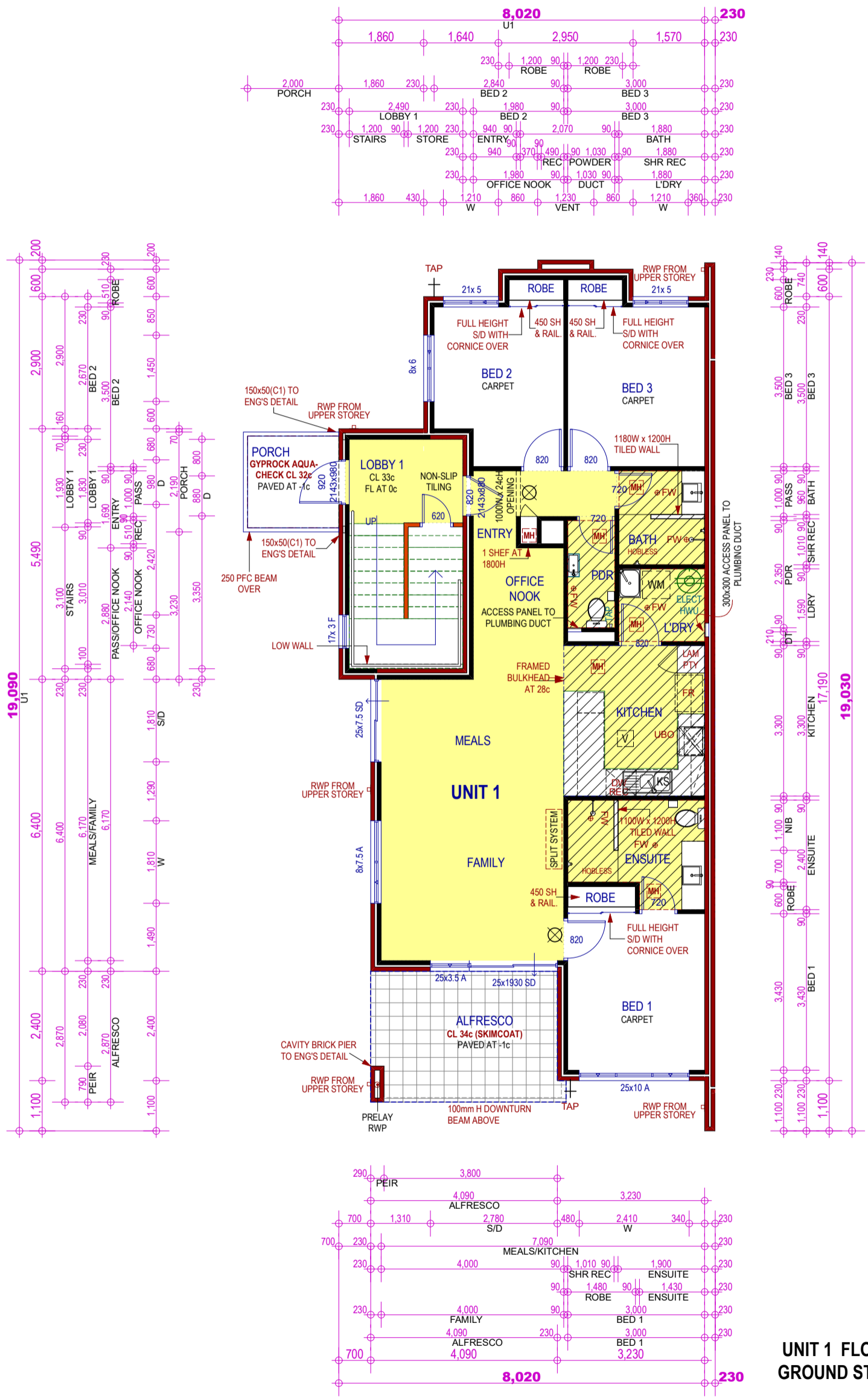
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 PLANNING DRAWING  
 PLANNING DRAWING V2

**SPECIAL**

SHEET No.  
**6 of 26**

SCALE: 1:200

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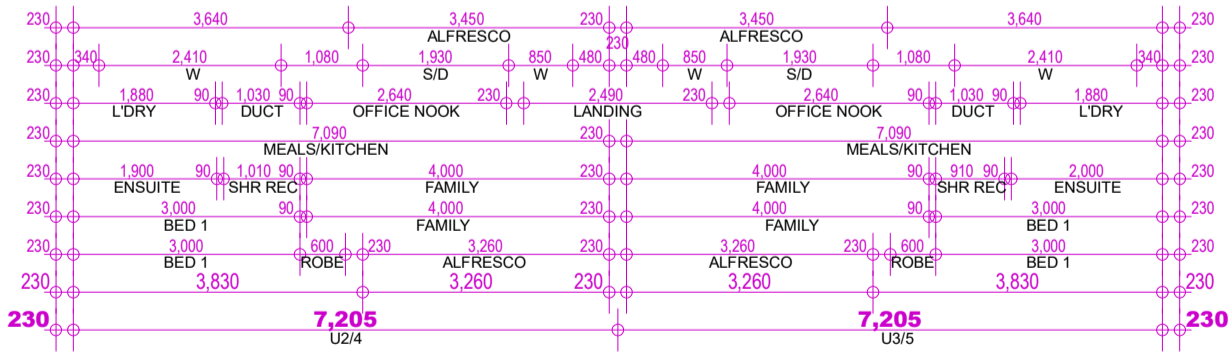
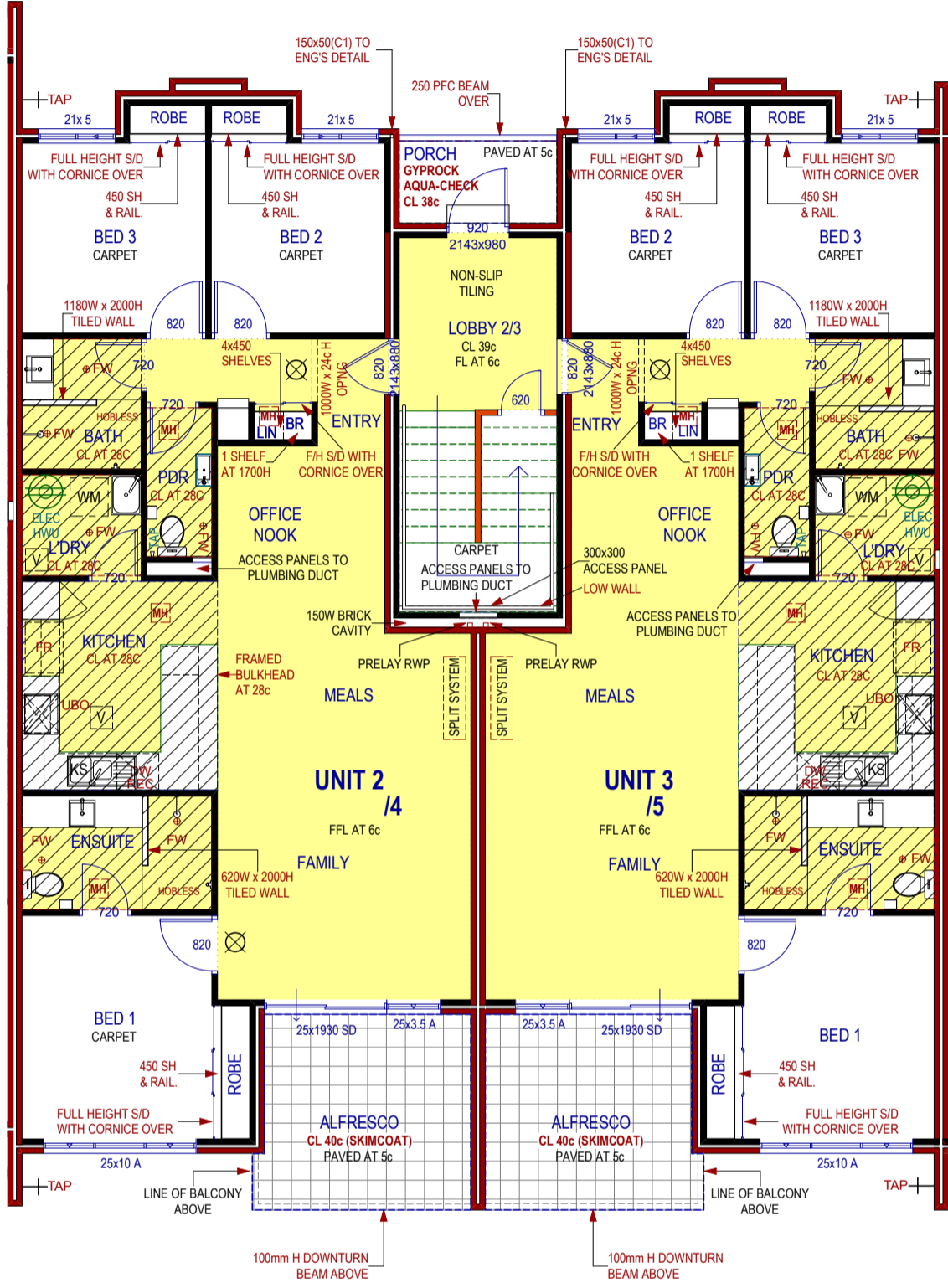
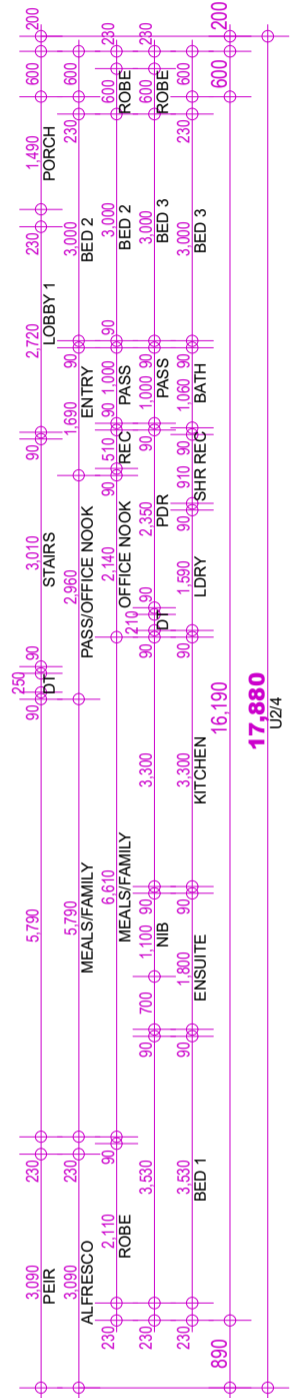
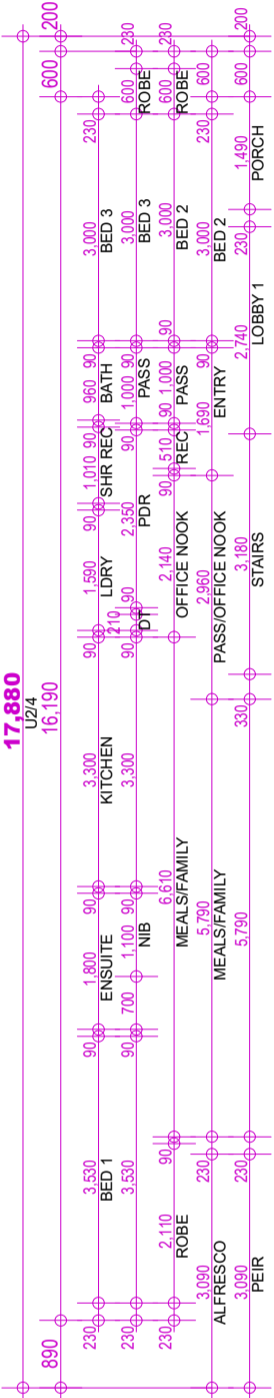
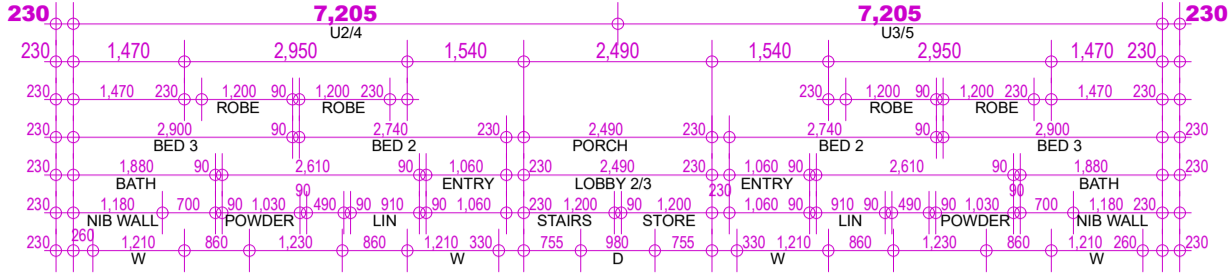
**UNIT 1 FLOOR PLAN  
GROUND STOREY**

CLIENT:  
**FAIRWATER PTY LTD**  
 ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

AMENDMENTS:  
 SKETCH DRAWING  
 SKETCH DRAWING V2  
 PLANNING DRAWING  
 PLANNING DRAWING V2

**SPECIAL**  
 SHEET No.  
**10 of 26**  
 SCALE:1:100

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**UNIT 2/4 & 3/5 FLOOR PLAN  
GROUND STOREY**

CLIENT:  
**FAIRWATER PTY LTD**  
ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

AMENDMENTS:  
SKETCH DRAWING  
SKETCH DRAWING V2  
PLANNING DRAWING  
PLANNING DRAWING V2

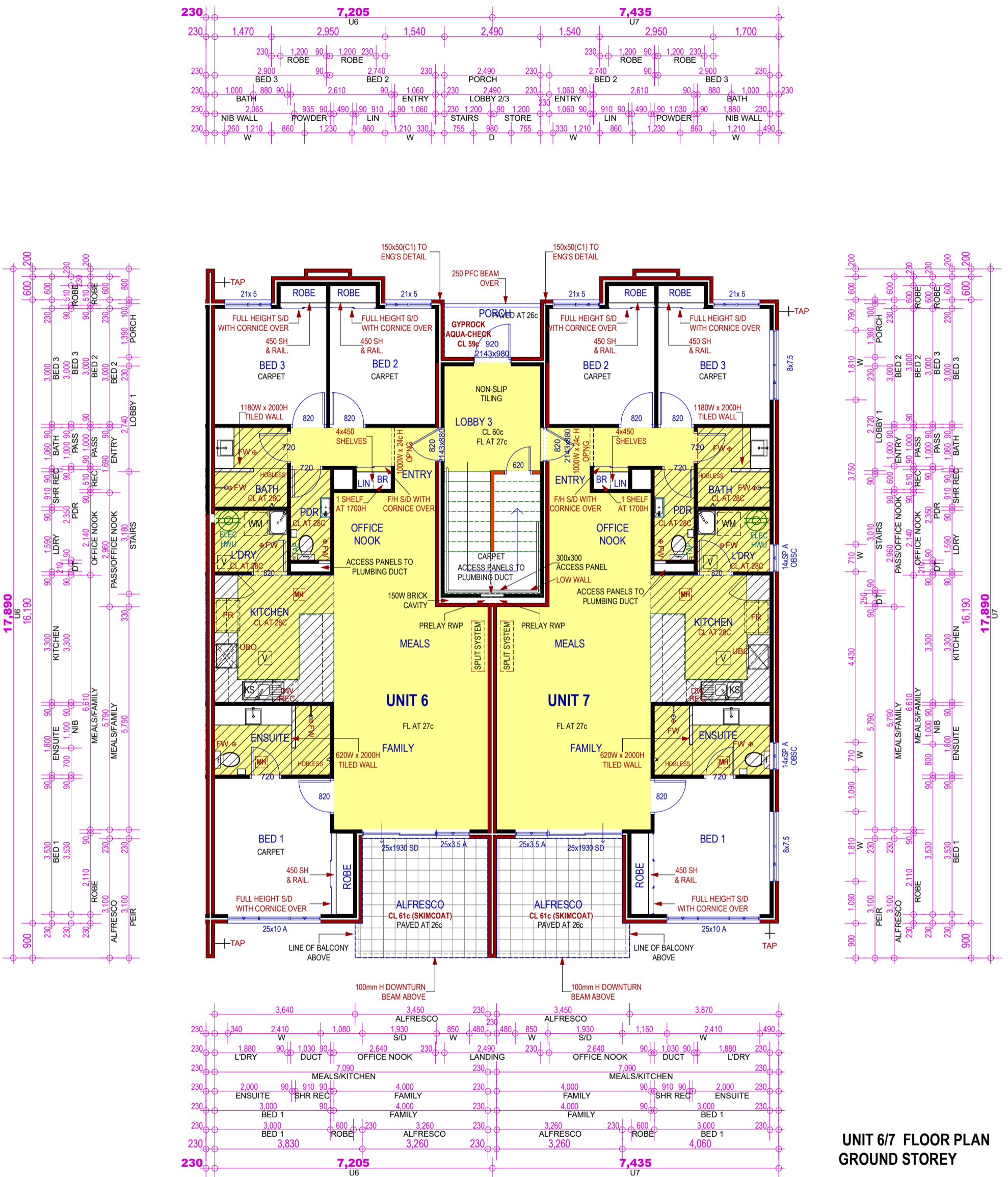
**SPECIAL**

SHEET No.  
**11 of 26**

SCALE:1:100

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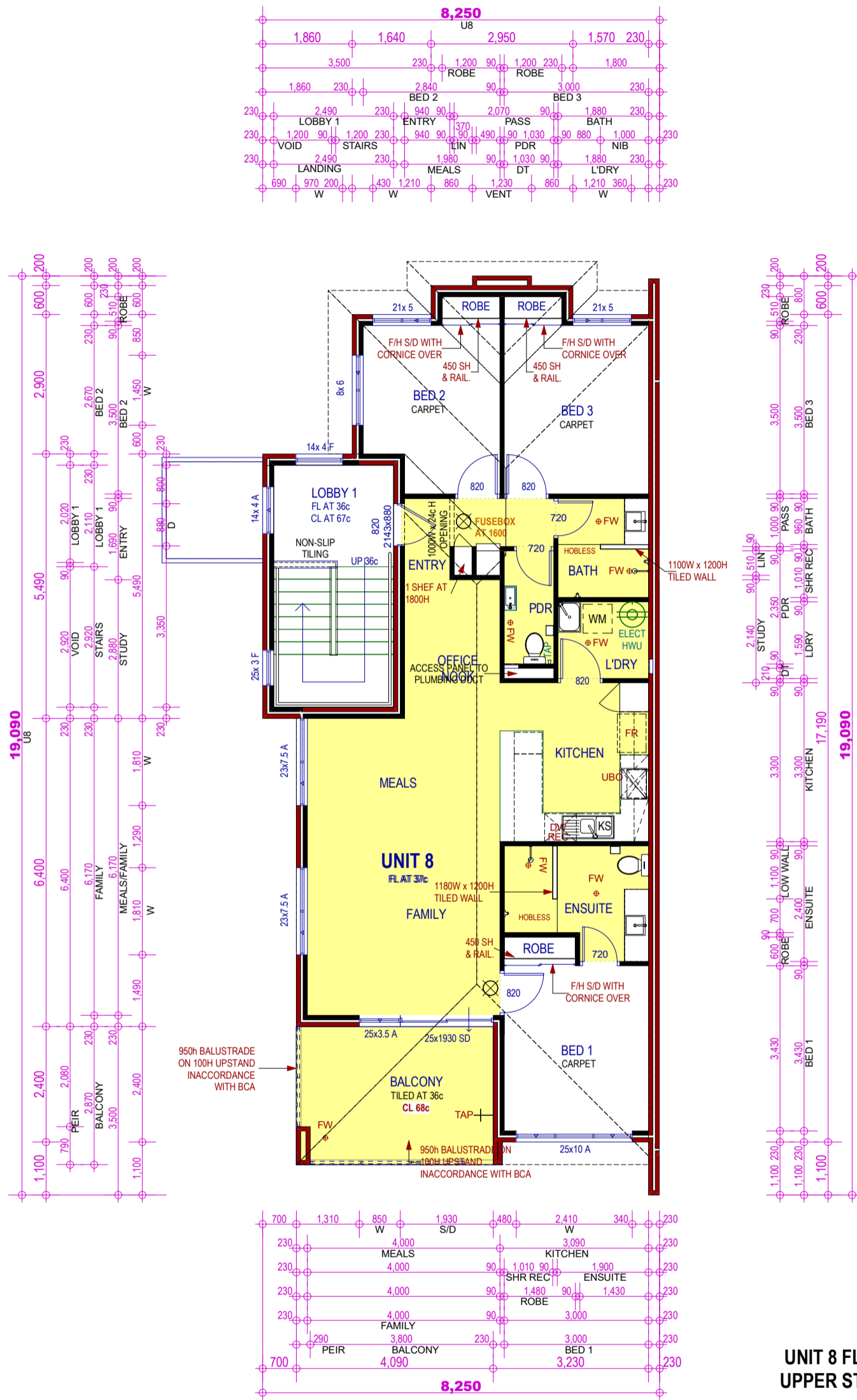
**UNIT 6/7 FLOOR PLAN  
GROUND STOREY**

CLIENT:  
**FAIRWATER PTY LTD**  
ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

AMENDMENTS:  
SKETCH DRAWING  
SKETCH DRAWING V2  
PLANNING DRAWING  
PLANNING DRAWING V2

**SPECIAL**  
SHEET No.  
**12 of 26**  
SCALE:1:100

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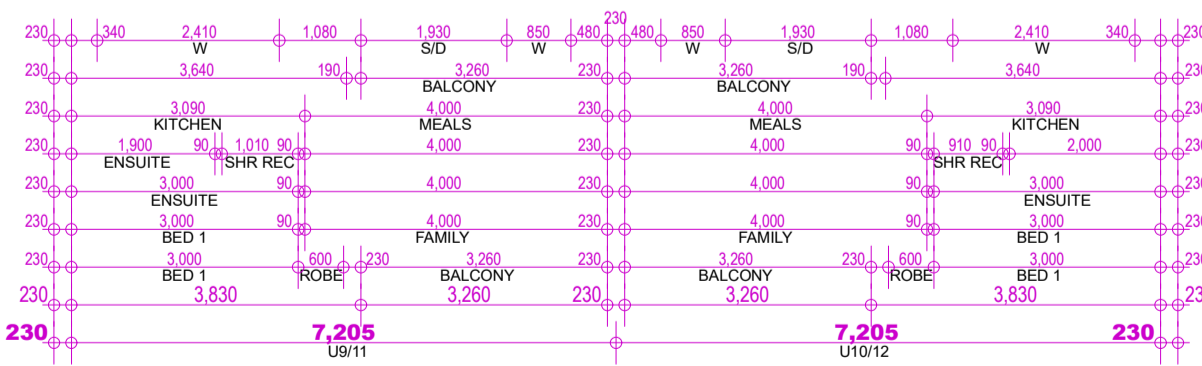
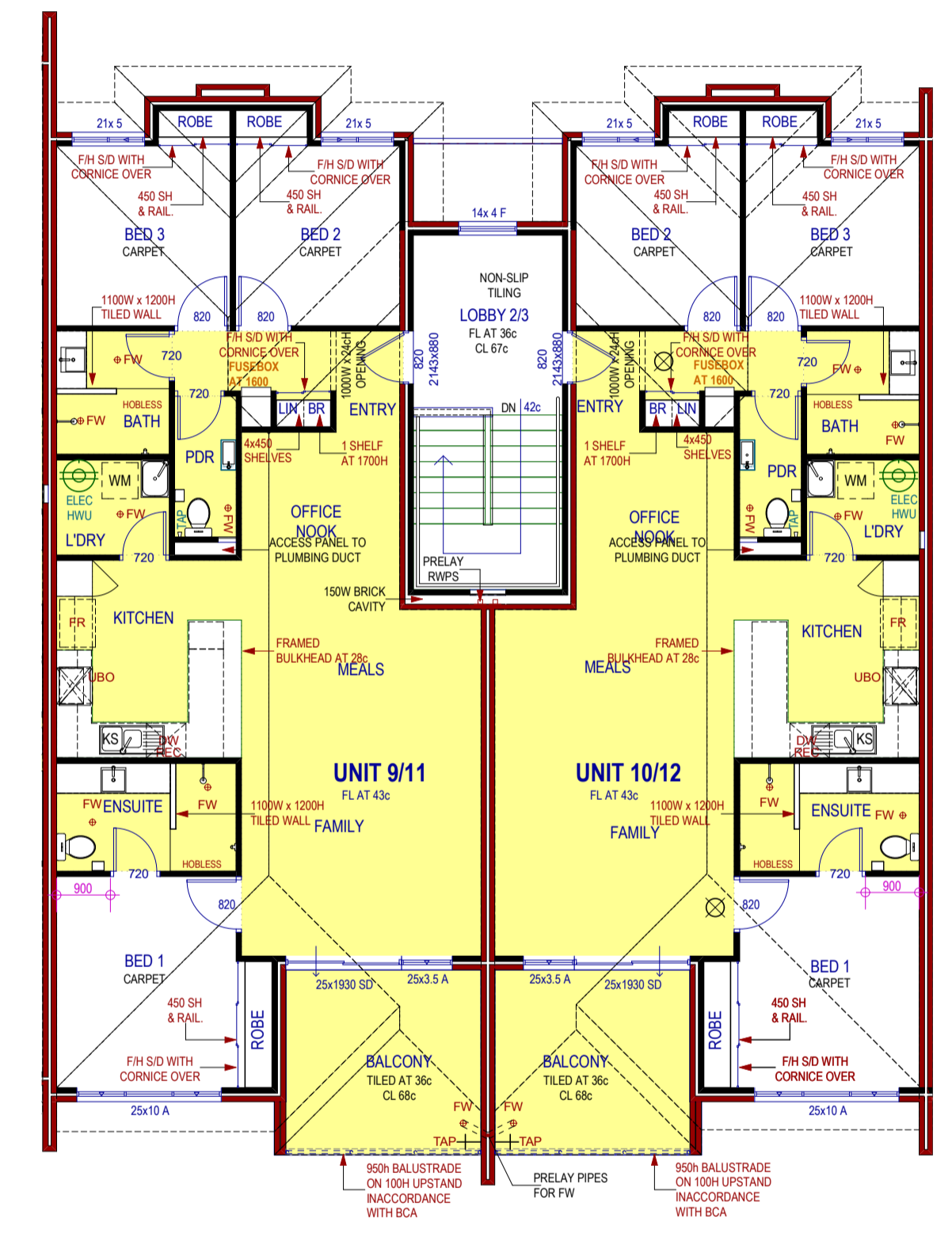
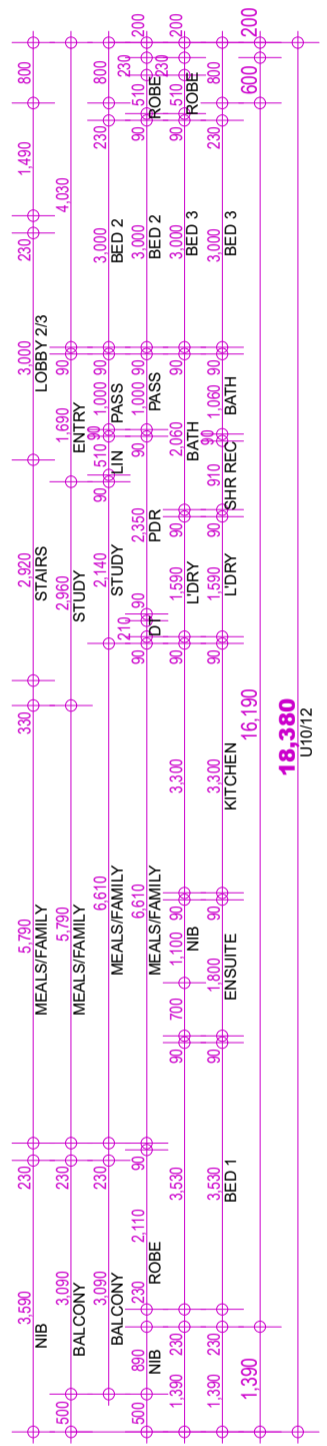
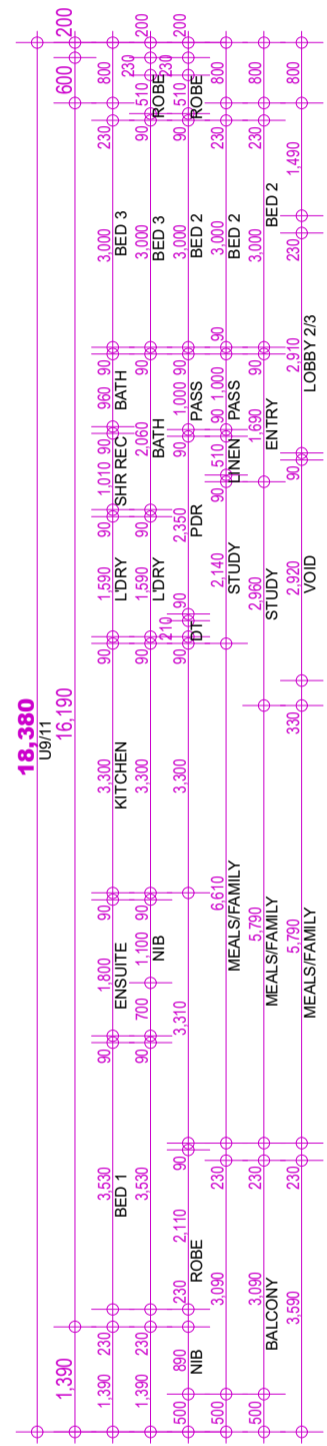
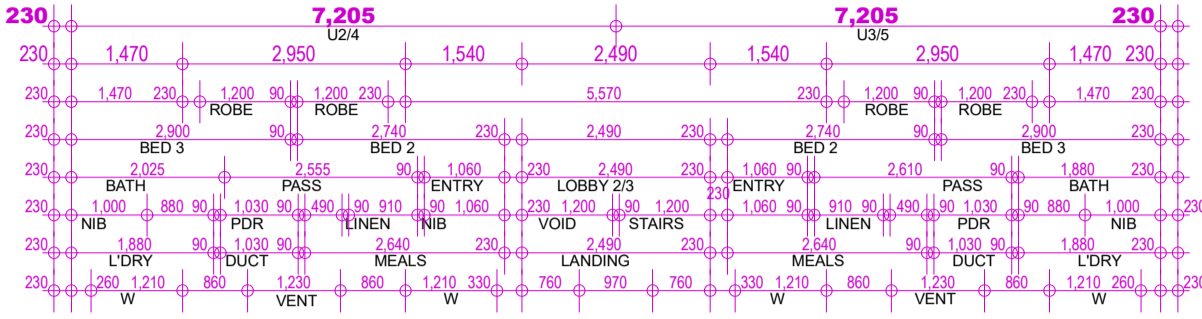


CLIENT:  
**FAIRWATER PTY LTD**  
 ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

AMENDMENTS:  
 SKETCH DRAWING  
 SKETCH DRAWING V2  
 PLANNING DRAWING  
 PLANNING DRAWING V2

**SPECIAL**  
 SHEET No.  
**13 of 26**  
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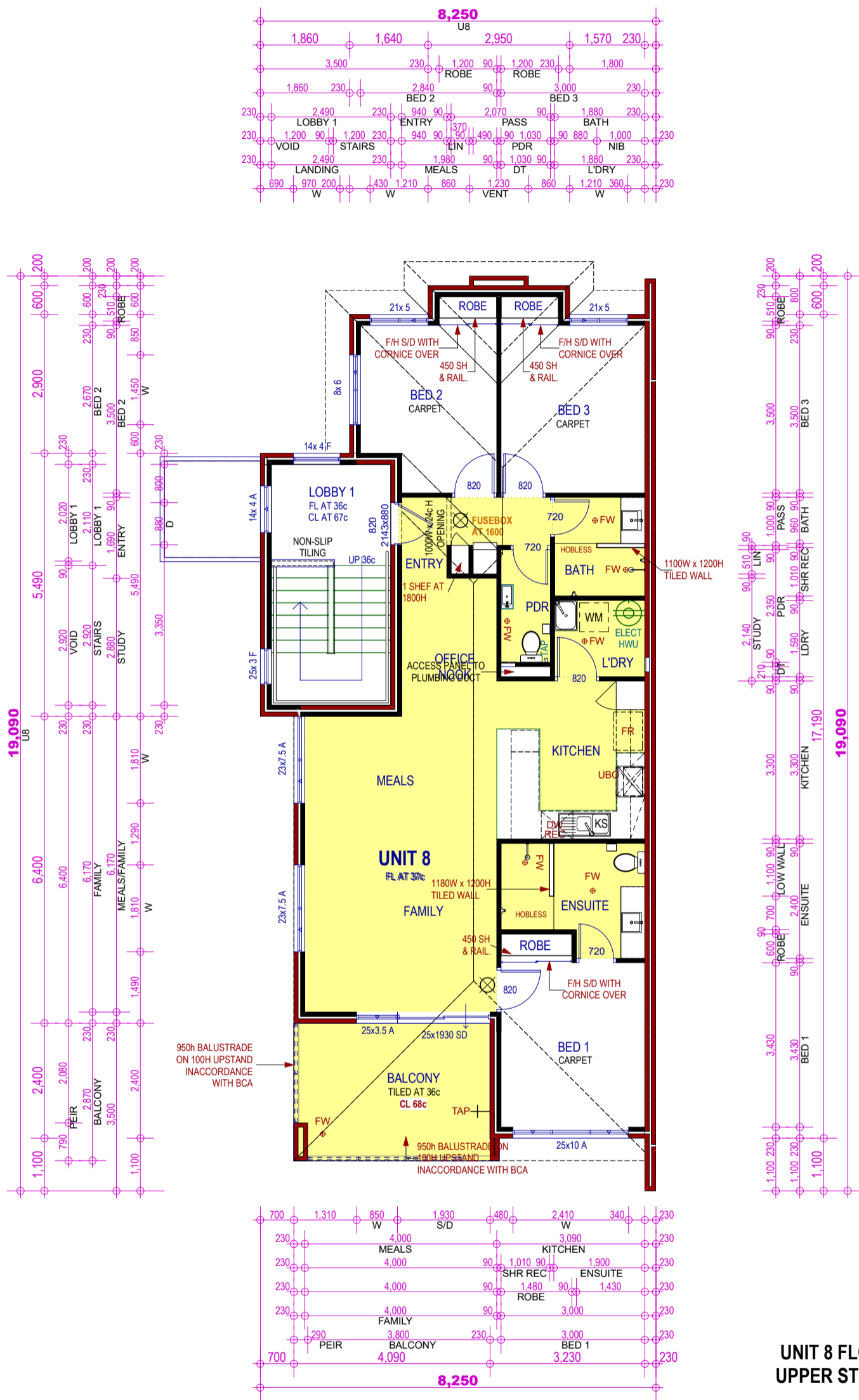
**UNIT 9/11 & 10/12 FLOOR PLAN UPPER STOREY**

CLIENT:  
**FAIRWATER PTY LTD**  
 ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

AMENDMENTS:  
 SKETCH DRAWING  
 SKETCH DRAWING V2  
 PLANNING DRAWING  
 PLANNING DRAWING V2

**SPECIAL**  
 SHEET No.  
**14 of 26**  
 SCALE:1:100

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**UNIT 8 FLOOR PLAN  
UPPER STOREY**

CLIENT:  
**FAIRWATER PTY LTD**  
 ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

AMENDMENTS:  
 SKETCH DRAWING  
 SKETCH DRAWING V2  
 PLANNING DRAWING  
 PLANNING DRAWING V2

**SPECIAL**

SHEET No.  
**15 of 26**

SCALE:1:100

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<b>AREA:</b>	
<b>UNIT 15</b>	
FLOOR AREA:	78.56m <sup>2</sup>
ALFRESCO:	10.39m <sup>2</sup>
<b>TOTAL:</b>	<b>88.95m<sup>2</sup></b>
<b>UNIT 16</b>	
FLOOR AREA:	78.56m <sup>2</sup>
ALFRESCO:	10.39m <sup>2</sup>
<b>TOTAL:</b>	<b>88.95m<sup>2</sup></b>
<b>UNIT 17</b>	
FLOOR AREA:	78.56m <sup>2</sup>
ALFRESCO:	10.39m <sup>2</sup>
<b>TOTAL:</b>	<b>88.95m<sup>2</sup></b>
<b>UNIT 18</b>	
FLOOR AREA:	78.56m <sup>2</sup>
ALFRESCO:	10.39m <sup>2</sup>
<b>TOTAL:</b>	<b>88.95m<sup>2</sup></b>
<b>UNIT 19</b>	
FLOOR AREA:	78.56m <sup>2</sup>
ALFRESCO:	10.39m <sup>2</sup>
<b>TOTAL:</b>	<b>88.95m<sup>2</sup></b>
<b>UNIT 20</b>	
FLOOR AREA:	88.32m <sup>2</sup>
ALFRESCO:	10.68m <sup>2</sup>
<b>TOTAL:</b>	<b>99.00m<sup>2</sup></b>

<b>AREA:</b>	
LOBBY 5:	10.24m <sup>2</sup>
LOBBY 6:	10.24m <sup>2</sup>
LOBBY 7:	11.29m <sup>2</sup>
<b>TOTAL:</b>	<b>31.77m<sup>2</sup></b>

**GROUND STOREY PLAN**

CLIENT:  
**FAIRWATER PTY LTD**  
ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

SKETCH DRAWING  
SKETCH DRAWING V2  
PLANNING DRAWING  
PLANNING DRAWING V2  
AMENDMENTS:



<b>AREA:</b>	
<b>UNIT 21</b>	
FLOOR AREA:	78.56m <sup>2</sup>
ALFRESCO:	10.39m <sup>2</sup>
TOTAL:	88.95m <sup>2</sup>
<b>UNIT 22</b>	
FLOOR AREA:	78.56m <sup>2</sup>
ALFRESCO:	10.39m <sup>2</sup>
TOTAL:	88.95m <sup>2</sup>
<b>UNIT 23</b>	
FLOOR AREA:	78.56m <sup>2</sup>
ALFRESCO:	10.39m <sup>2</sup>
TOTAL:	88.95m <sup>2</sup>
<b>UNIT 24</b>	
FLOOR AREA:	78.56m <sup>2</sup>
ALFRESCO:	10.39m <sup>2</sup>
TOTAL:	88.95m <sup>2</sup>
<b>UNIT 25</b>	
FLOOR AREA:	78.56m <sup>2</sup>
ALFRESCO:	10.39m <sup>2</sup>
TOTAL:	88.95m <sup>2</sup>
<b>UNIT 26</b>	
FLOOR AREA:	87.86m <sup>2</sup>
ALFRESCO:	10.68m <sup>2</sup>
TOTAL:	88.54m <sup>2</sup>

<b>AREA:</b>	
LOBBY 5:	10.24m <sup>2</sup>
LOBBY 6:	10.24m <sup>2</sup>
LOBBY 7:	11.29m <sup>2</sup>
TOTAL:	31.77m <sup>2</sup>

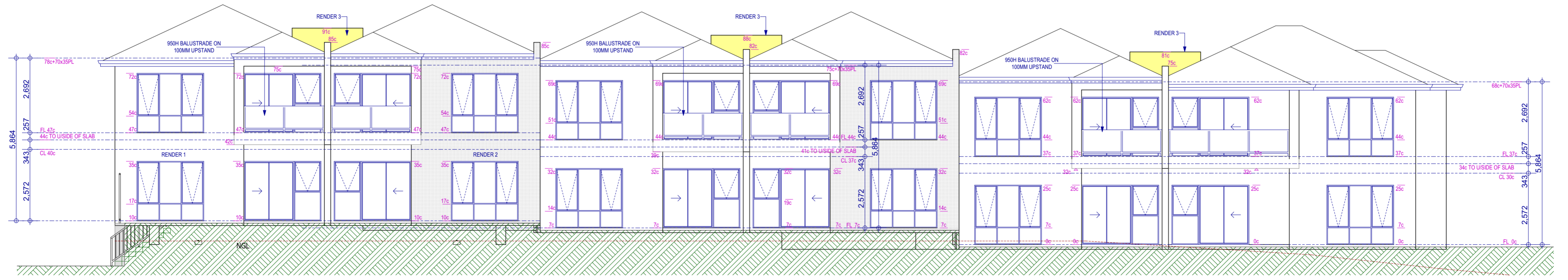
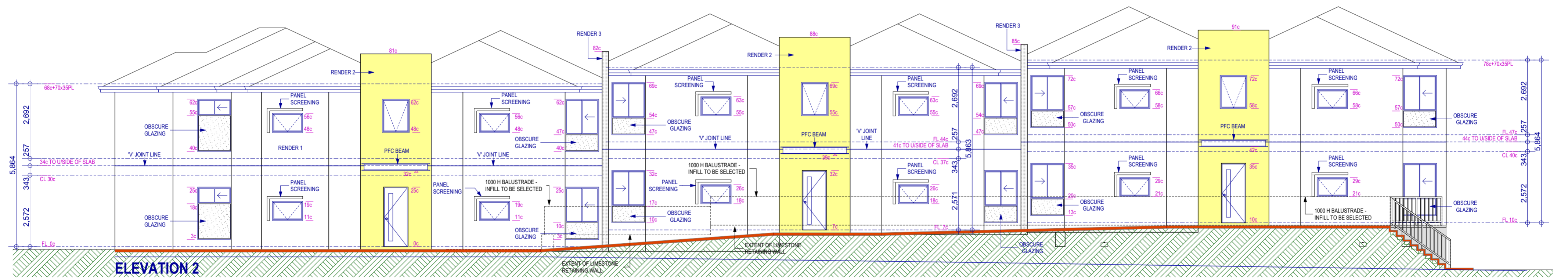
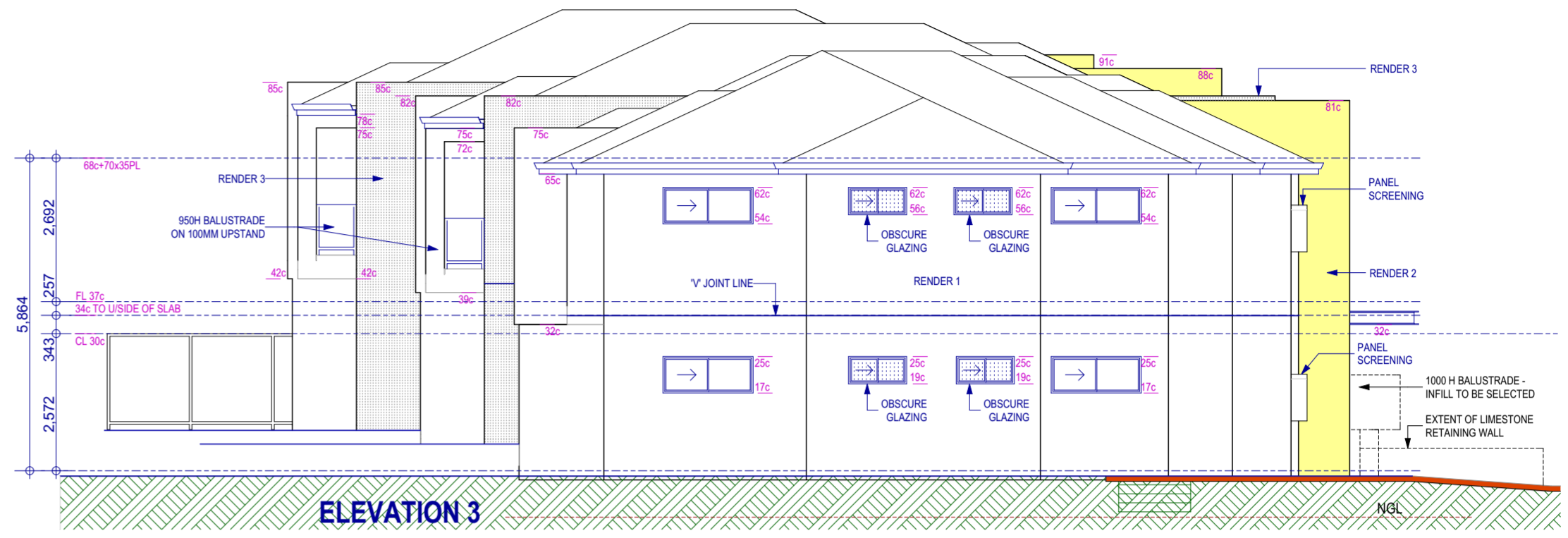
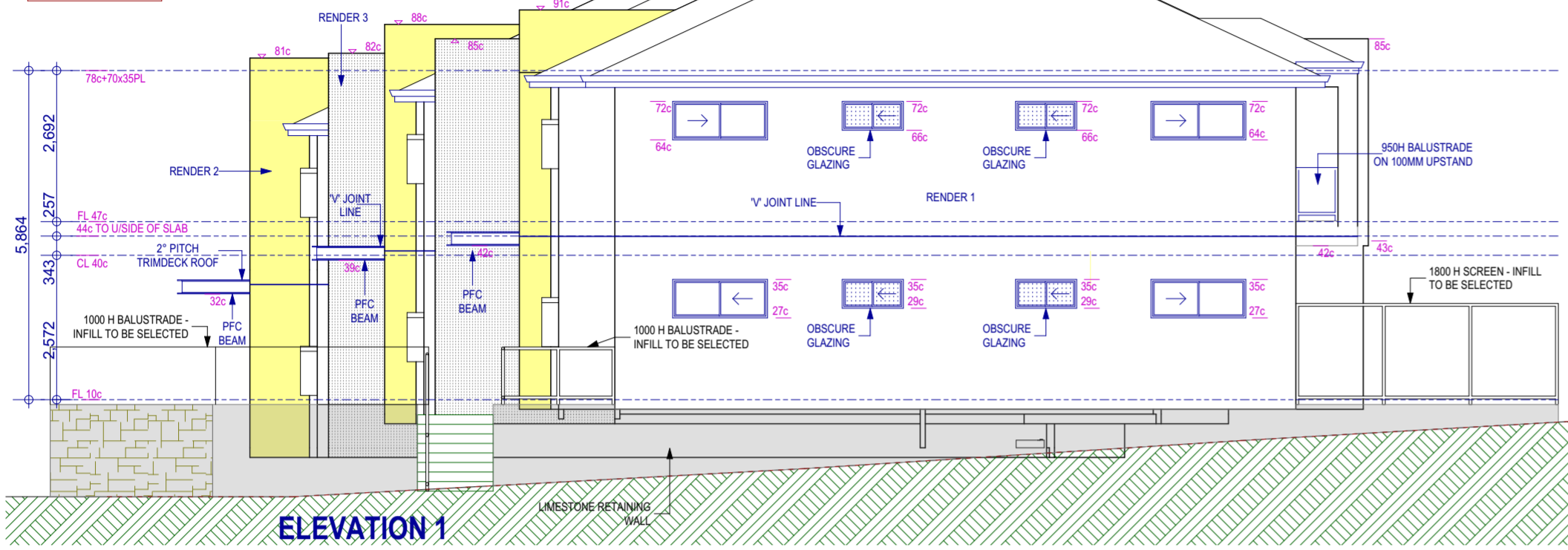
CLIENT:  
**FAIRWATER PTY LTD**  
 ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

SKETCH DRAWING  
 SKETCH DRAWING V2  
 PLANNING DRAWING  
 PLANNING DRAWING V2  
 AMENDMENTS:

UPPER STOREY PLAN

- RENDER COLOUR**
- RENDER 1 "BLEACHES QUARTZ"
  - RENDER 2 "BYGONE"
  - RENDER 3 "RAKU"

**25° PITCH METALDECK ROOF**



**NOTE:**  
 SELF CLOSING 35mm THICK  
 SOLID CORE DOOR. FRAME  
 WITH SMOKE SEAL STRIP.  
 (DENOTE BY #)

**NOTE:**  
 DROPPED CEILING AT 28c  
 WHERE SHOWN HATCHED

**AREA:**

**UNIT 27**

FLOOR AREA: 89.05m<sup>2</sup>

ALFRESCO: 11.10m<sup>2</sup>

LOBBY: 12.31m<sup>2</sup>

TOTAL: 112.46m<sup>2</sup>



**GROUND STOREY PLAN**

CLIENT:  
**FAIRWATER PTY LTD**  
 ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

AMENDMENTS:  
 SKETCH DRAWING  
 PLANNING DRAWING  
 PLANNING DRAWING V2

**SPECIAL**

SHEET No.  
**22 of 26**

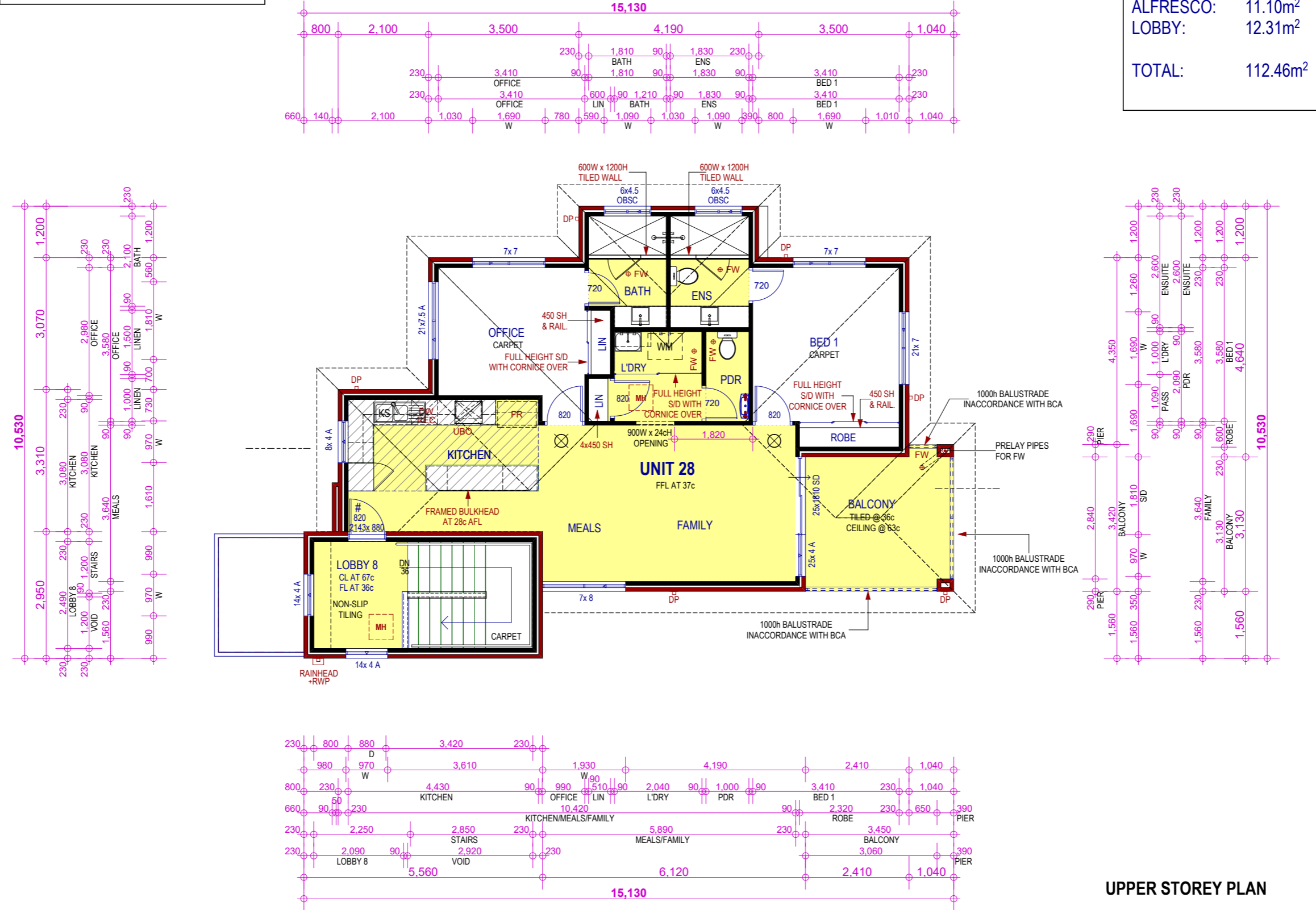
SCALE:1:100

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**NOTE:**  
 SELF CLOSING FIRE DOOR -/60/30  
 SMOKE SEAL STRIP.  
 (DENOTE BY #)

**AREA:**  
**UNIT 28**  
 FLOOR AREA: 89.05m<sup>2</sup>  
 ALFRESCO: 11.10m<sup>2</sup>  
 LOBBY: 12.31m<sup>2</sup>  
**TOTAL: 112.46m<sup>2</sup>**



**UPPER STOREY PLAN**

CLIENT:  
**FAIRWATER PTY LTD**  
 ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

SKETCH DRAWING  
 PLANNING DRAWING  
 PLANNING DRAWING V2

**SPECIAL**

SHEET No.  
**23 of 26**

SCALE:1:100

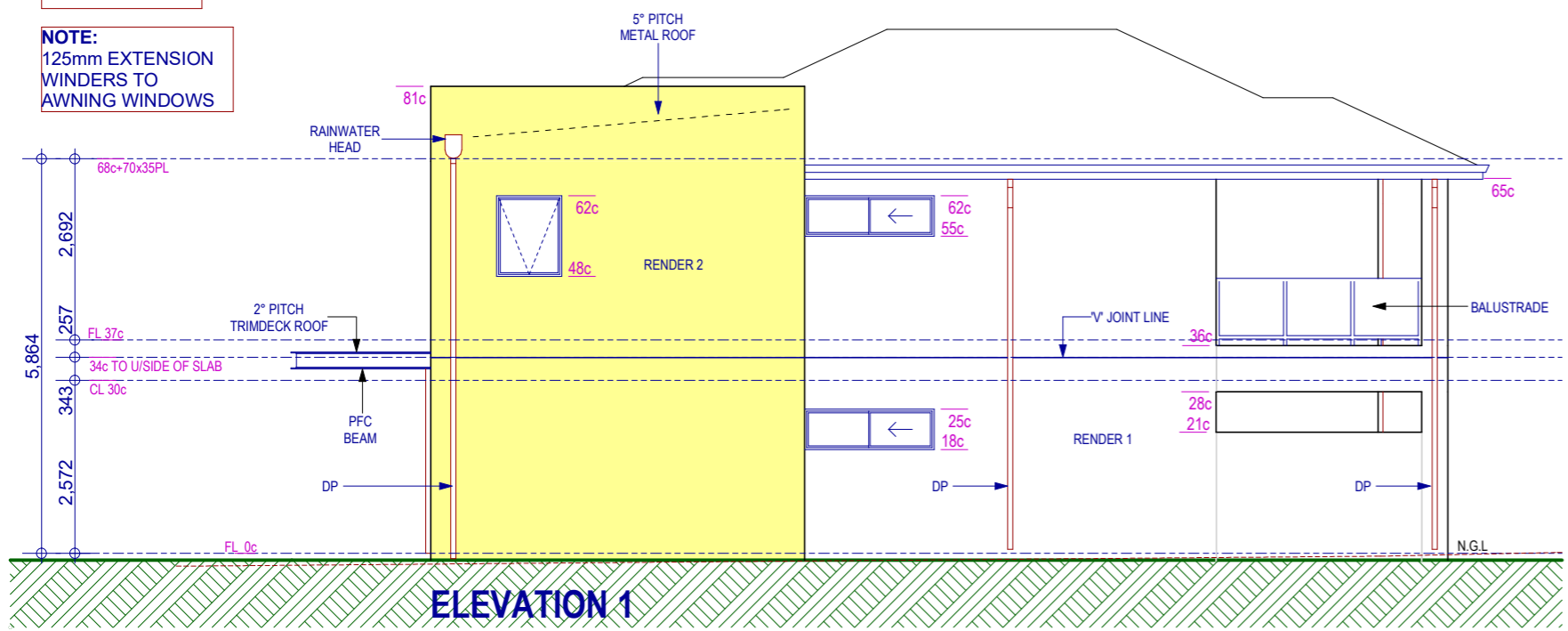
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**RENDER COLOUR**

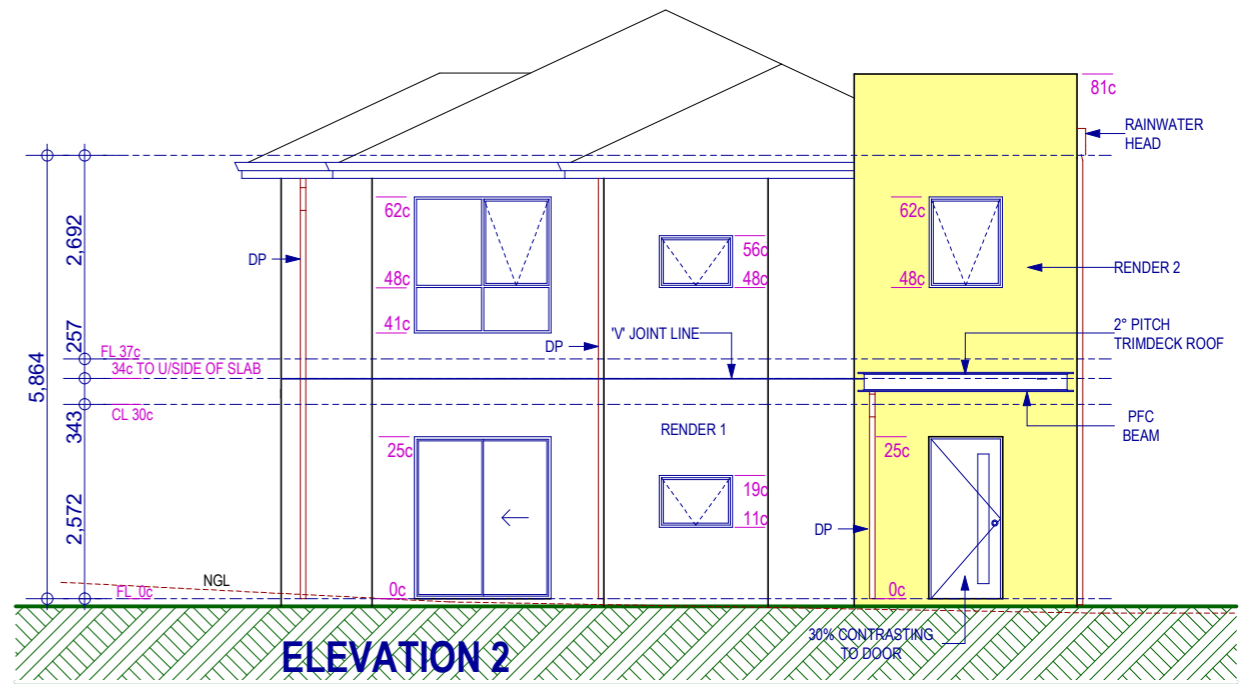
- RENDER 1 "BLEACHES QUARTZ"
- RENDER 2 "BYGONE"

**25° PITCH METALDECK ROOF**

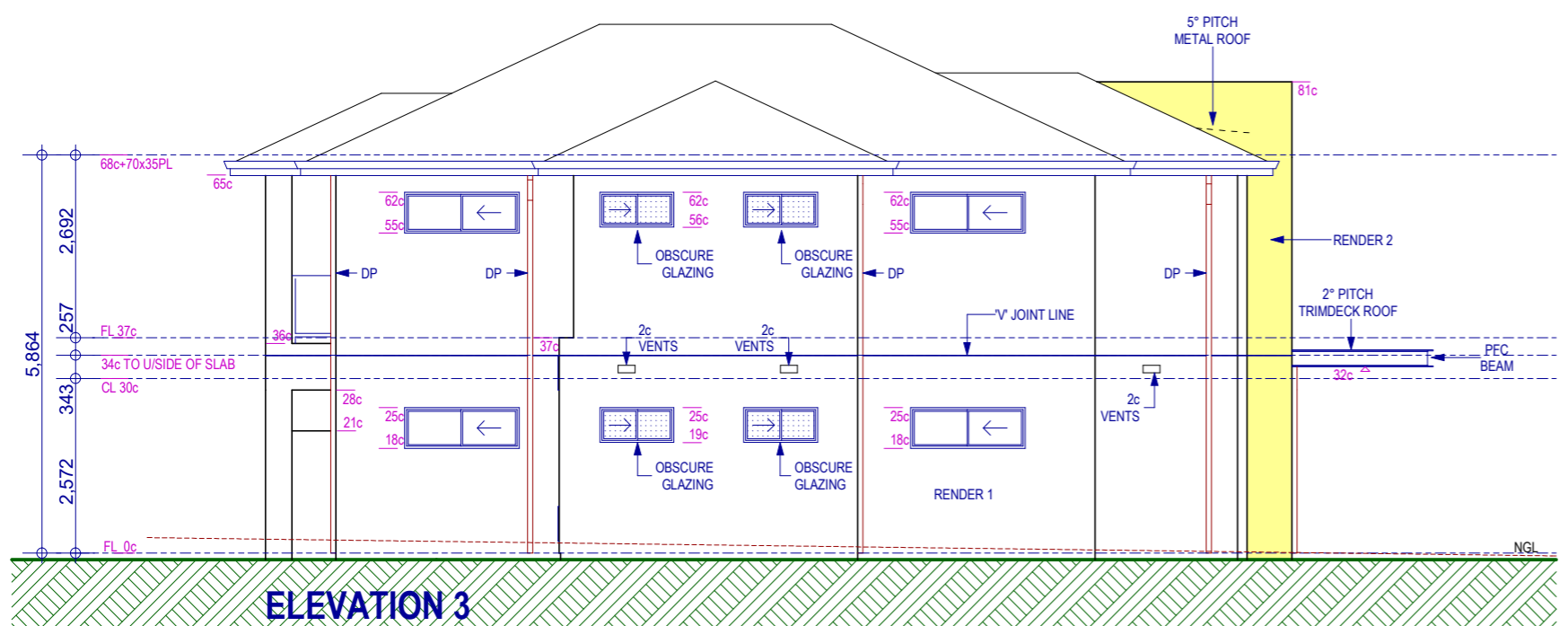
**NOTE:**  
125mm EXTENSION WINDERS TO AWNING WINDOWS



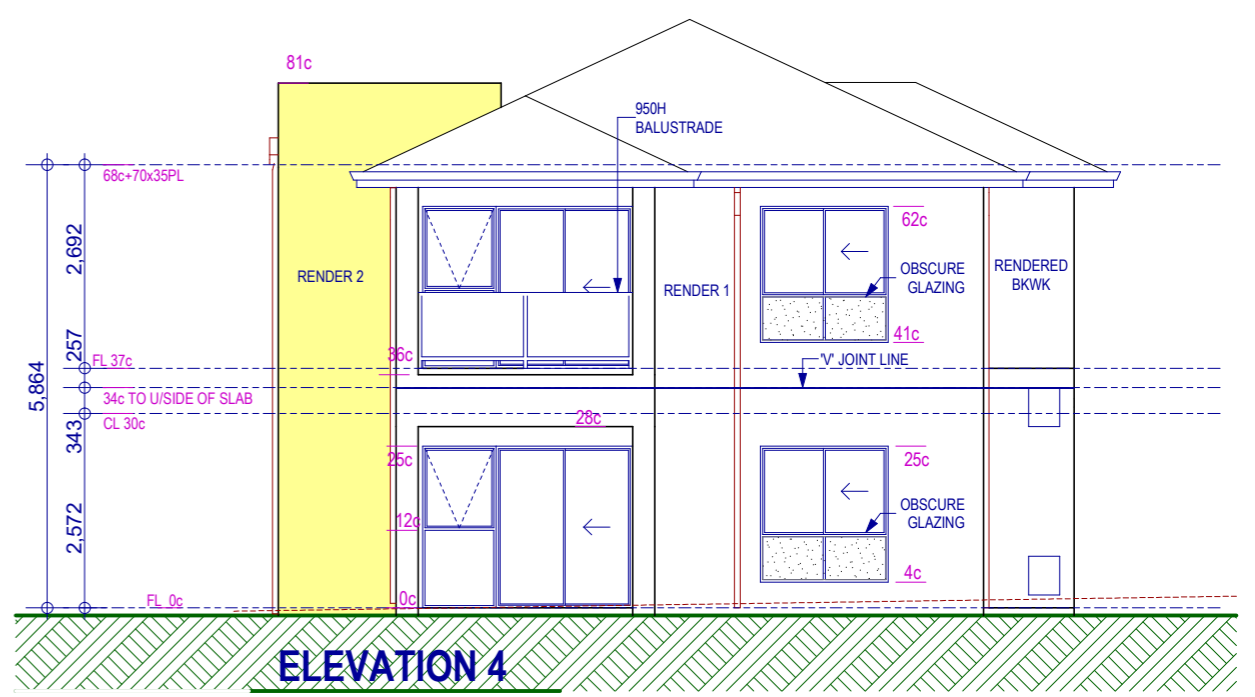
**ELEVATION 1**



**ELEVATION 2**



**ELEVATION 3**



**ELEVATION 4**

CLIENT: <b>FAIRWATER PTY LTD</b> ADDRESS: <b>LOT 153 BEWICK AVENUE YANCHEP</b>	AMENDMENTS: SKETCH DRAWING PLANNING DRAWING PLANNING DRAWING V2	<b>SPECIAL</b>
		SHEET No. <b>24 of 26</b>
		SCALE:1:100

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AREA:	
STORE 15:	4.46m <sup>2</sup>
STORE 16:	4.12m <sup>2</sup>
STORE 17:	4.12m <sup>2</sup>
STORE 21:	4.12m <sup>2</sup>
STORE 22:	4.12m <sup>2</sup>
STORE 24:	4.28m <sup>2</sup>
STORE 23:	4.18m <sup>2</sup>
STORE 27:	4.12m <sup>2</sup>
STORE 27:	4.12m <sup>2</sup>
<b>TOTAL:</b>	<b>37.64m<sup>2</sup></b>

**STORE AND CARBAY PLAN**

CLIENT:  
**FAIRWATER PTY LTD**  
 ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

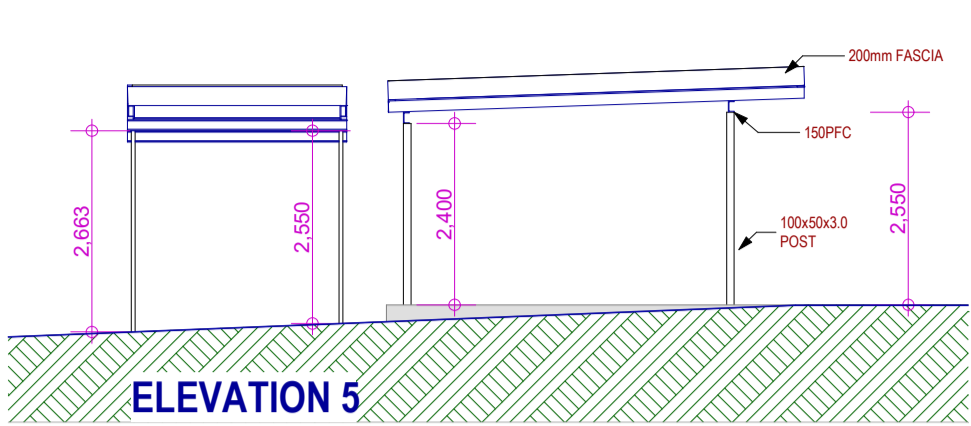
AMENDMENTS:  
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 PLANNING DRAWING  
 PLANNING DRAWING V2

**SPECIAL**

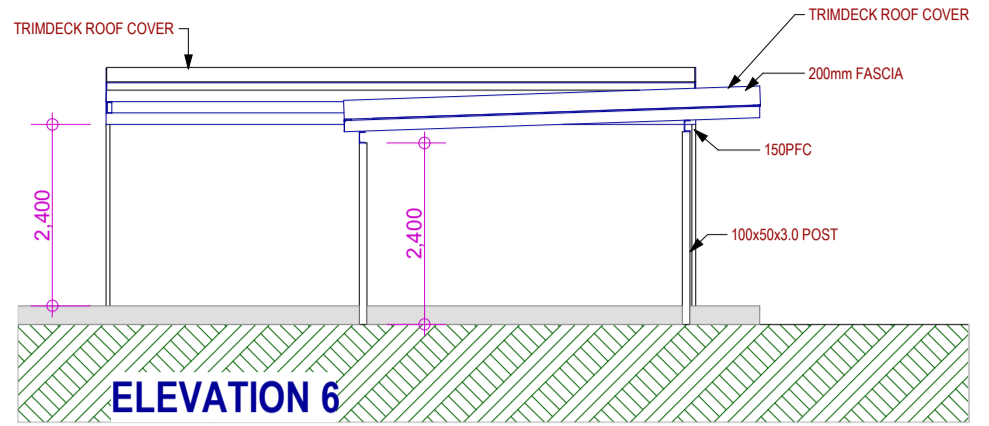
SHEET No.  
**25 of 26**

SCALE:1:100

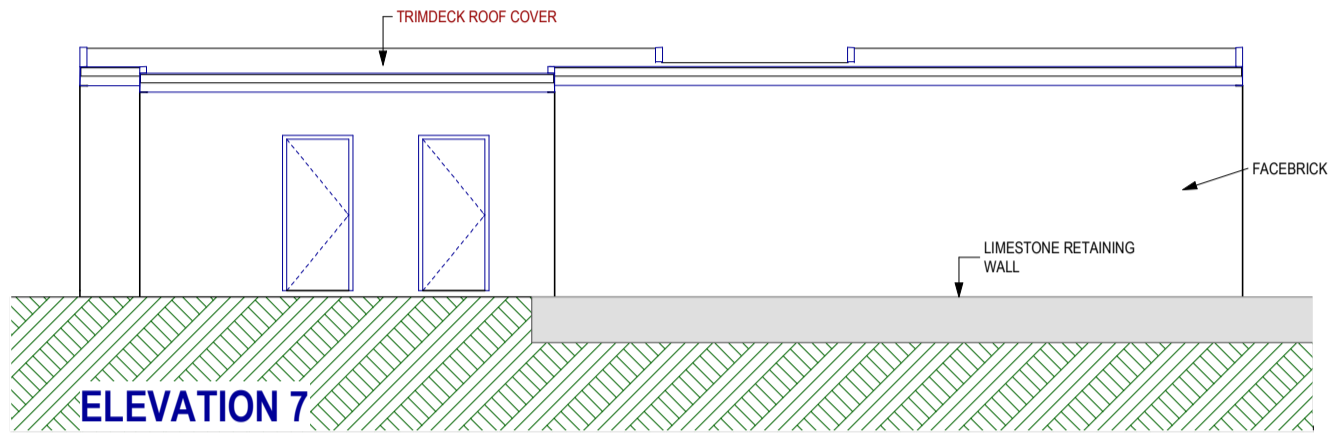
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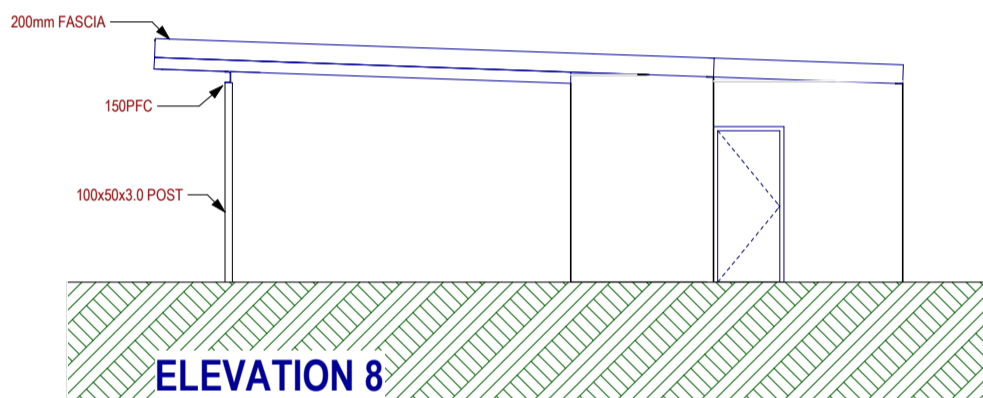
**ELEVATION 5**



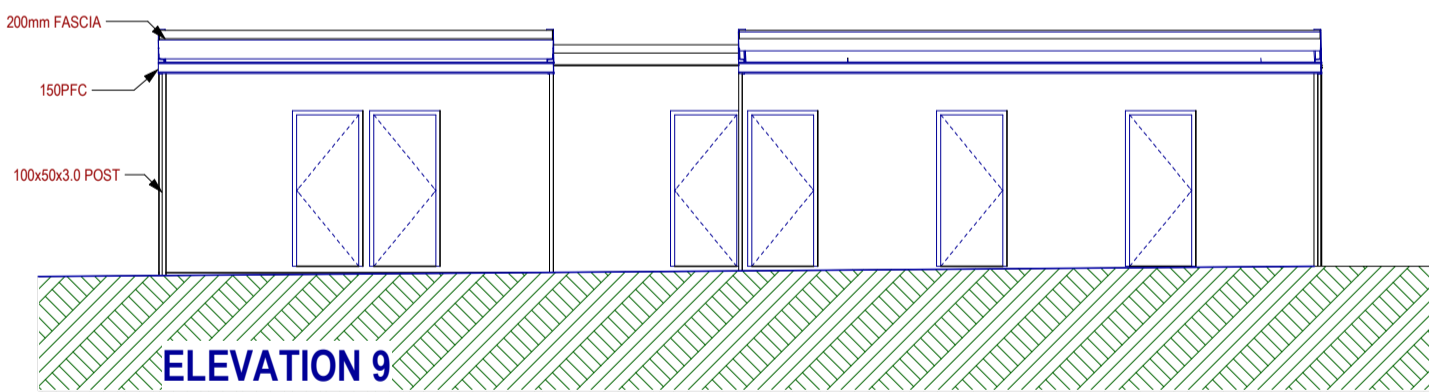
**ELEVATION 6**



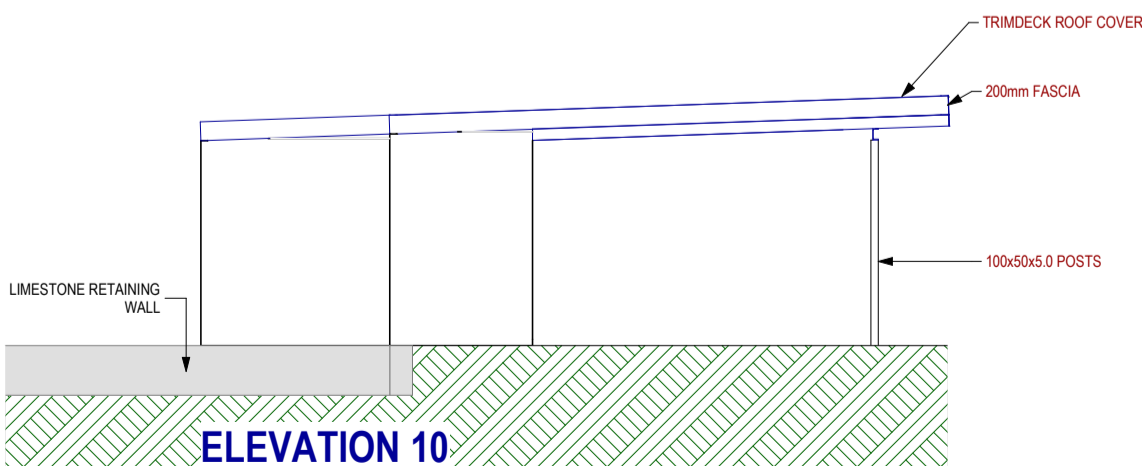
**ELEVATION 7**



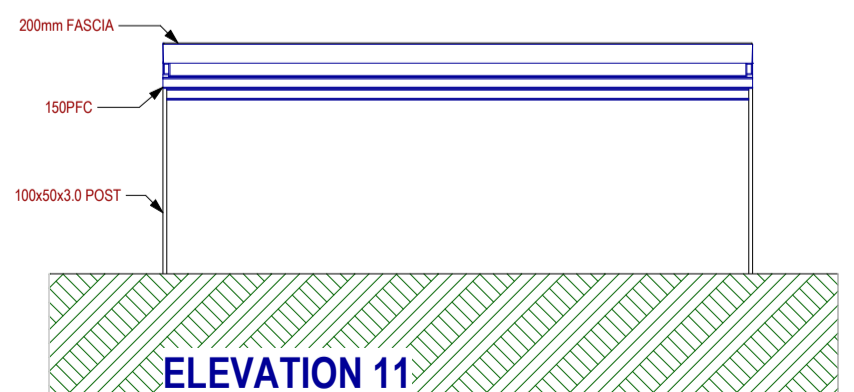
**ELEVATION 8**



**ELEVATION 9**



**ELEVATION 10**



**ELEVATION 11**

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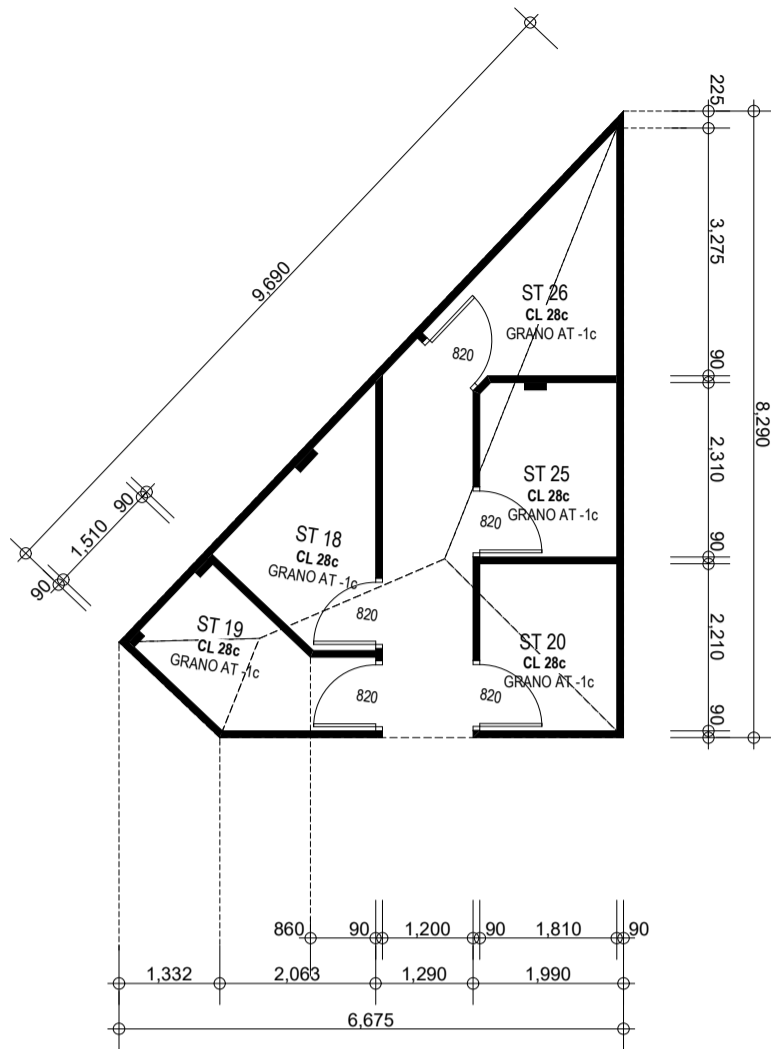
AMENDMENTS:  
SKETCH DRAWING  
PLANNING DRAWING  
PLANNING DRAWING V2

**SPECIAL**

SHEET No.  
**26 of 26**

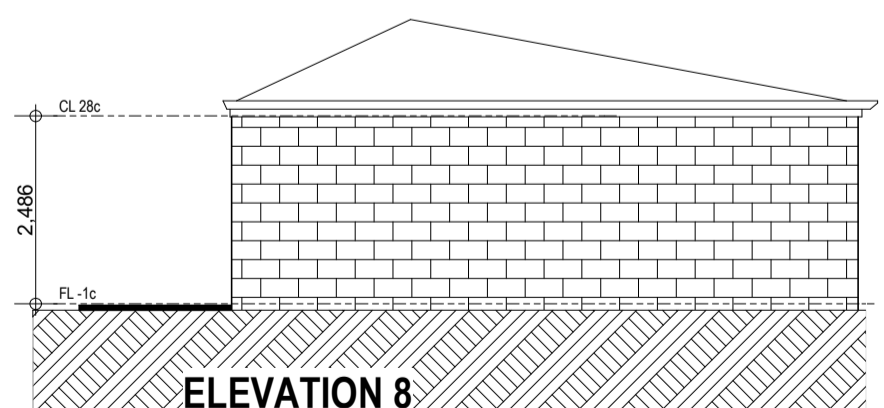
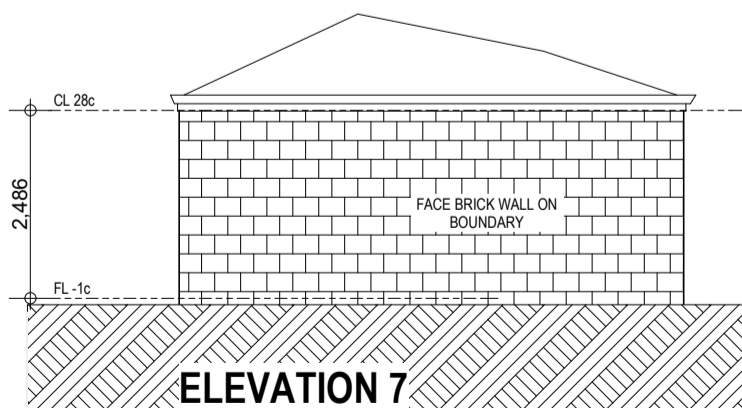
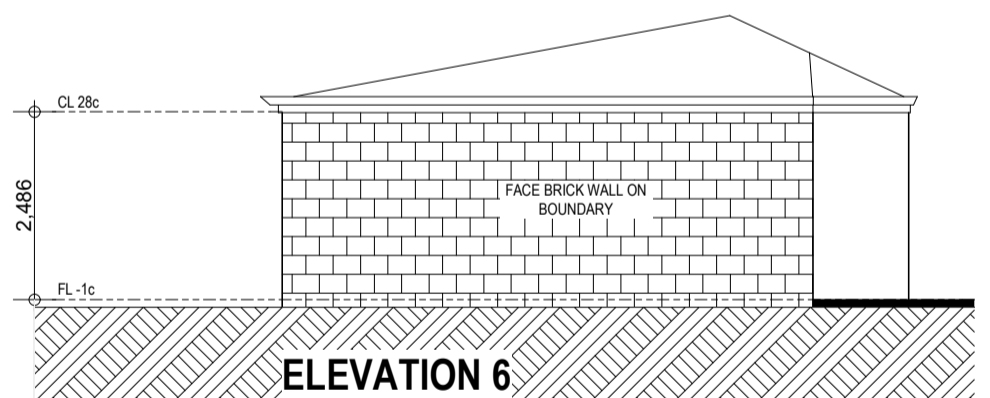
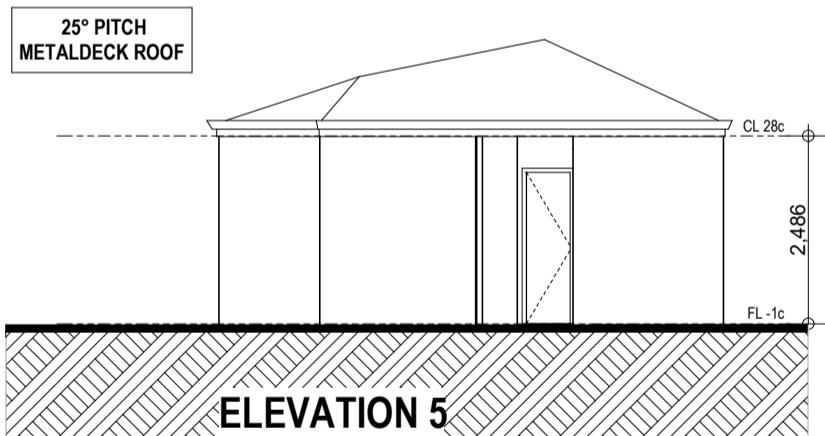
SCALE: 1:100, 1:200

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AREA:	
STORE 18:	4.37m <sup>2</sup>
STORE 19:	4.12m <sup>2</sup>
STORE 20:	4.00m <sup>2</sup>
STORE 25:	4.17m <sup>2</sup>
STORE 26:	4.80m <sup>2</sup>
<b>TOTAL:</b>	<b>21.46m<sup>2</sup></b>

STORE PLAN



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 ADDRESS:  
**LOT 153 BEWICK AVENUE YANCHEP**

AMENDMENTS:  
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 SKETCH DRAWING V2  
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 SKETCH DRAWING V2  
 PLANNING DRAWING  
 PLANNING DRAWING V2

AMENDMENTS:

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