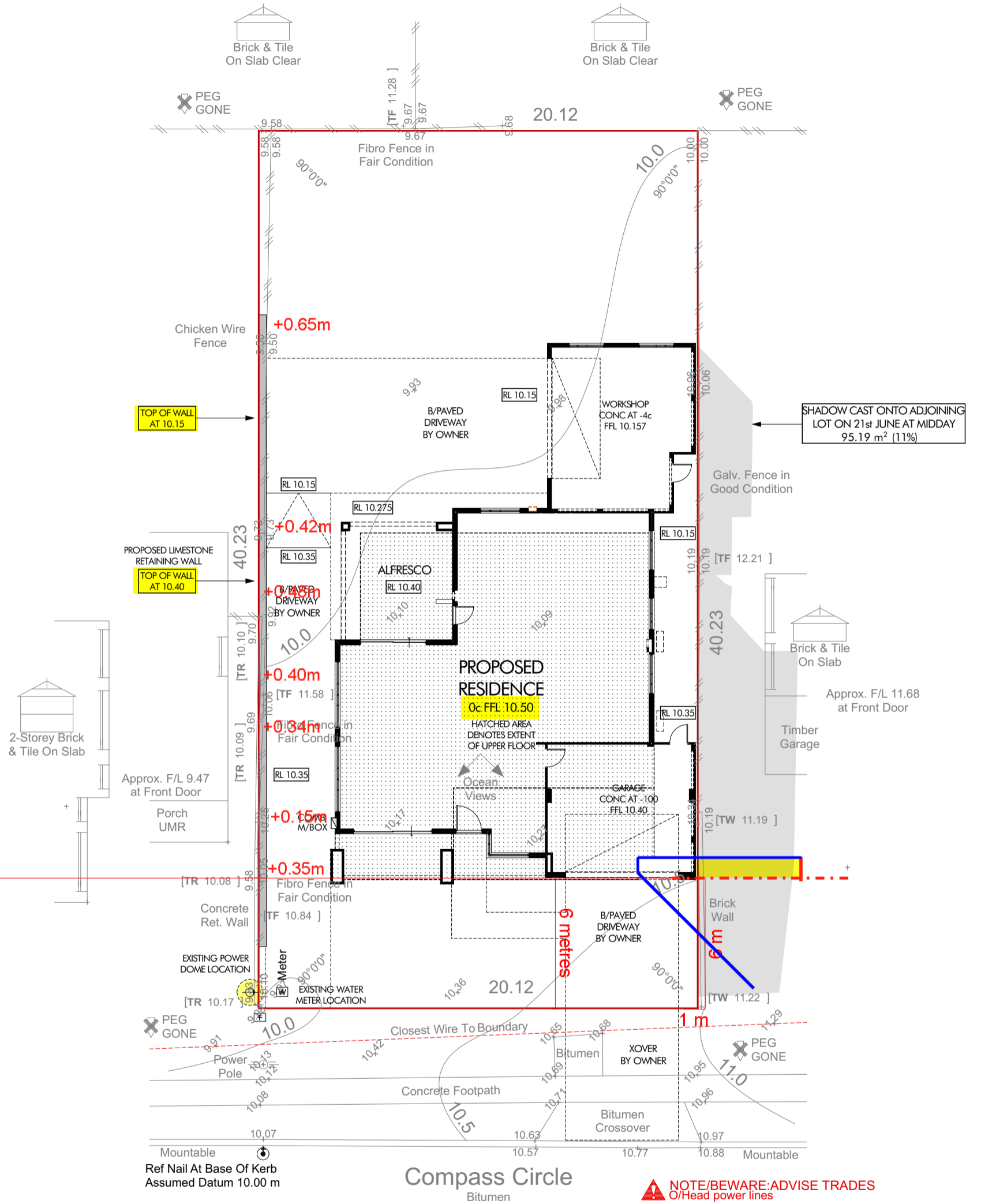


PROPOSED CORDY-HEDGE RESIDENCE

LOT 553 (#29) COMPASS CIRCLE



LEGEND	Symbol	Description
	⊕	SEC Dome
	⊕	Power Pole
	[T] [C]	Phone Pits
	[W]	Water Conn.
	[TP 10.00]	Top Pillar/Post
	[TW 10.00]	Top Wall
	[TR 10.00]	Top Retaining
	[TF 10.00]	Top Fence



PROPOSED CORDY-HEDGE RESIDENCE

LOT 553 (#29) COMPASS CIRCLE
YANCHEP

DATE: 21/7/20 V7

DRAWN: SR

REP: ZM

JOB No: 17335 SKETCH

CUSTOM

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AND THERE IS NO IMPLIED LICENCE FOR ITS USE
FOR ANY PURPOSE

PROPOSED SITE

SCALE: 1:200



WEBB & BROWN-NEAVES ARCHITECTS

CLIENT NOTES

-SKETCHES MAY INCLUDE ITEMS NOT INCLUDED IN BUILDERS STANDARD RANGE, PLEASE CHECK YOUR ADDENDA.

-ROOM DIMENSIONS ARE APPROXIMATE.

-DETAILS SUBJECT TO STRUCTURAL REQUIREMENTS, PROVISION OF FULL SITE SURVEY AND LOCAL COUNCIL APPROVAL.

-DESIGN SKETCHES MAY REQUIRE MODIFICATIONS TO COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE BCA.

-HOUSE DESIGN, SPECIFICATIONS, COLOURS AND MATERIAL MODIFICATIONS MAY BE REQUIRED TO COMPLY WITH THE ENERGY PROVISIONS OF THE NATIONAL CONSTRUCTION CODE. PLACEMENT ON THE LOT, ORIENTATION AND THE SPECIFIC CLIMATE ZONE WILL AFFECT THESE MODIFICATIONS.

DESIGN NOTES

ROOF PITCH 27°28'
COLORBOND ROOF

33c GROUND FLOOR
32c+PL UPPER FLOOR

RENDERED BWK EXTERNALLY

PLANNING NOTES

PLANNING REQD.? YES
R-CODE VARIATION? YES

THE PROPOSED DESIGN REQUIRES VARIATIONS TO THE R-CODES. APPROVAL OF VARIATIONS IS AT THE DISCRETION OF THE LOCAL AUTHORITY.

-WALL HEIGHT WILL REQUIRE JUSTIFICATION FOR COUNCIL APPROVAL.

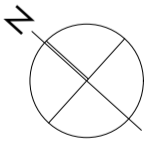
-RETAINING WALL HEIGHT WILL REQUIRE JUSTIFICATION FOR COUNCIL APPROVAL.

SITE REQUIREMENTS

ZONING - R20

SITE COVER % ALLOWED - 50%
SITE AREA - 809m²
PROPOSED SITE COVER - 298m²
SITE COVER % PROPOSED - 37%

OWNER
OWNER
BUILDER
DATE

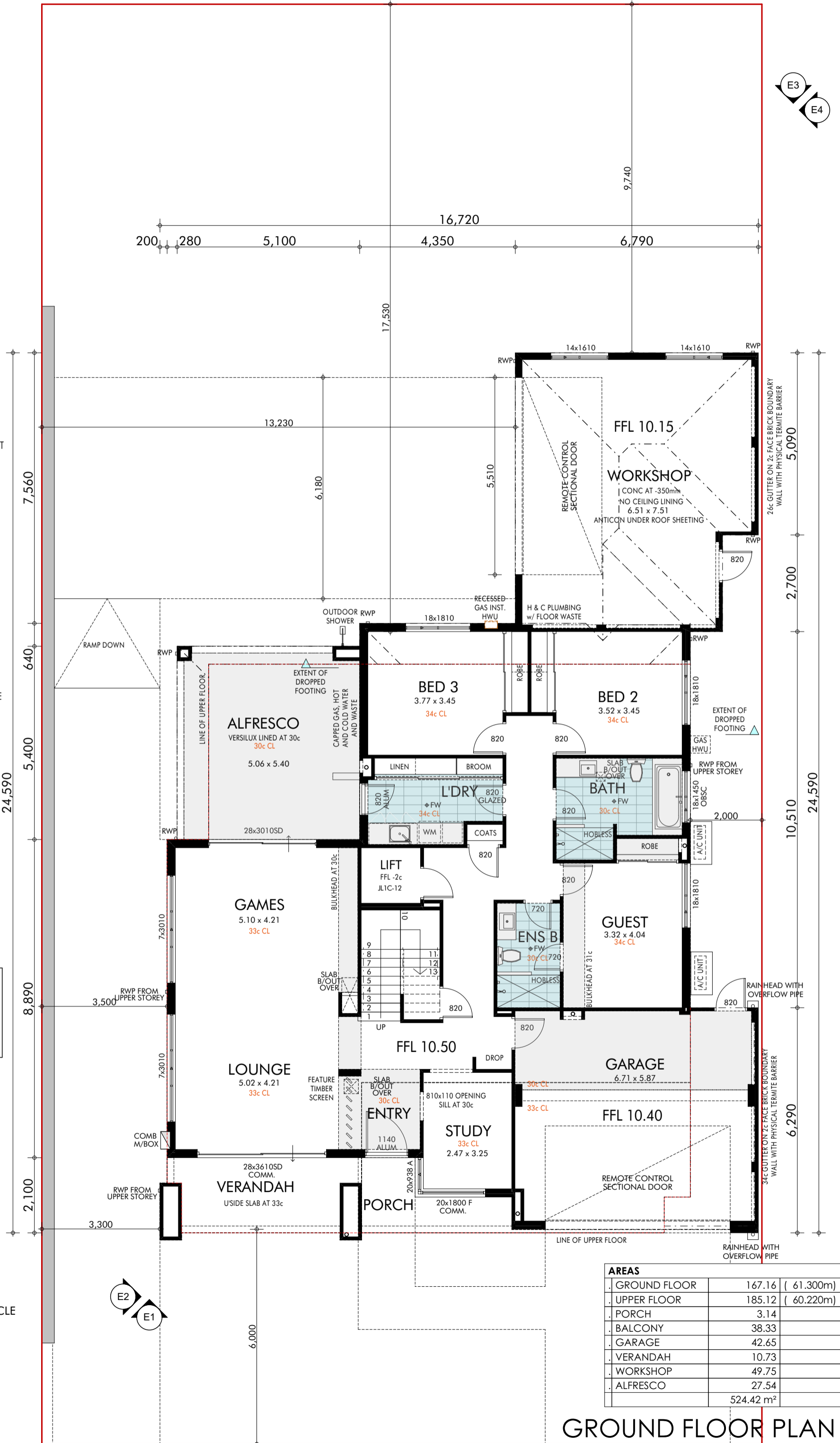


PROPOSED CORDY-HEDGE RESIDENCE

LOT 553 (#29) COMPASS CIRCLE YANCHEP

DATE: 21/7/20 V7
DRAWN: SR
REP: ZM
JOB No: 17335 SKETCH
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AREAS		
GROUND FLOOR	167.16	(61.300m)
UPPER FLOOR	185.12	(60.220m)
PORCH	3.14	
BALCONY	38.33	
GARAGE	42.65	
VERANDAH	10.73	
WORKSHOP	49.75	
ALFRESCO	27.54	
		524.42 m ²

GROUND FLOOR PLAN

SCALE: 1:100

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DATE

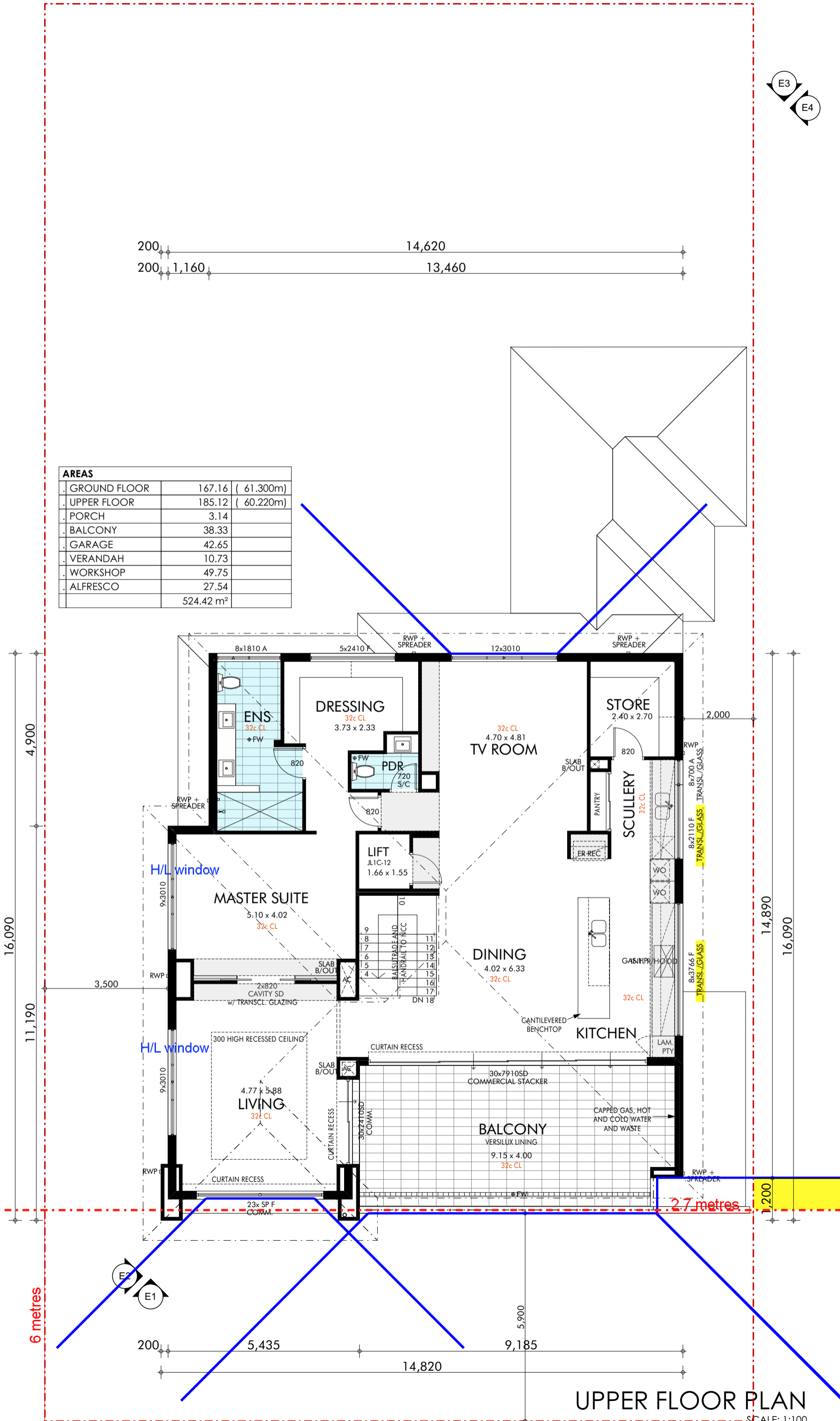
PROPOSED CORDY-HEDGE RESIDENCE

LOT 553 (#29) COMPASS CIRCLE
YANCHEP

DATE: 21/7/20 V7
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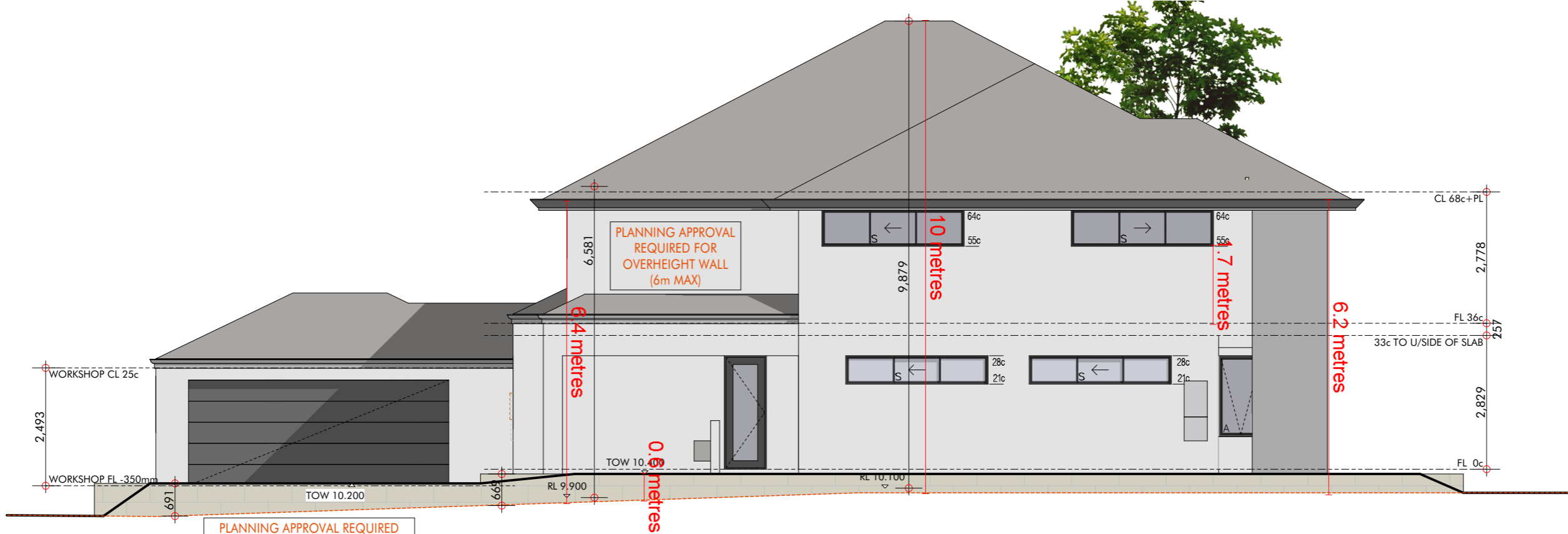


UPPER FLOOR PLAN

SCALE: 1:100



ELEVATION 1
1:100



ELEVATION 2
1:100

PLANNING APPROVAL REQUIRED FOR OVERHEIGHT BOUNDARY RETAINING WALL (500 MAX)

PLANNING APPROVAL REQUIRED FOR OVERHEIGHT WALL (6m MAX)

OWNER
OWNER
BUILDER
DATE

**PROPOSED
CORDY-HEDGE
RESIDENCE**

LOT 553 (#29) COMPASS CIRCLE
YANCHEP

DATE: 21/7/20 V7

DRAWN: SR

REP: ZM

JOB No: 17335

CUSTOM SKETCH

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ELEVATION 3
1:100



ELEVATION 4
1:100

OWNER
OWNER
BUILDER
DATE

PROPOSED
CORDY-HEDGE
RESIDENCE
LOT 553 (#29) COMPASS CIRCLE
YANCHEP
DATE: 21/7/20 V7 SR
DRAWN: ZM
REP: ZM
JOB No: 17335 SKETCH
CUSTOM

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