

OWNER TO ENSURE SEWER RUN TO EXISTING HOUSE IS MADE CLEAR PRIOR TO CONSTRUCTION OR TO ENSURE THAT PIPING DEPTH/ TYPE IS SUITABLE TO BE BUILT OVER

SEWER JUNCTION TO BE CUT BACK OR RELOCATED BY OWNER

PILING REQUIRED

**PROPOSED RESIDENCE
FFL 72.100
SPL 72.015**

ALL VEGETATION/ STRUCTURES WITHIN LOT 2 TO DEMOLISHED/ REMOVED FROM SITE PRIOR TO CONSTRUCTION

Paving Areas	
	Area
Alfresco Area	6.7
Paving	121.0
Porch Area	1.2
	128.9 m ²

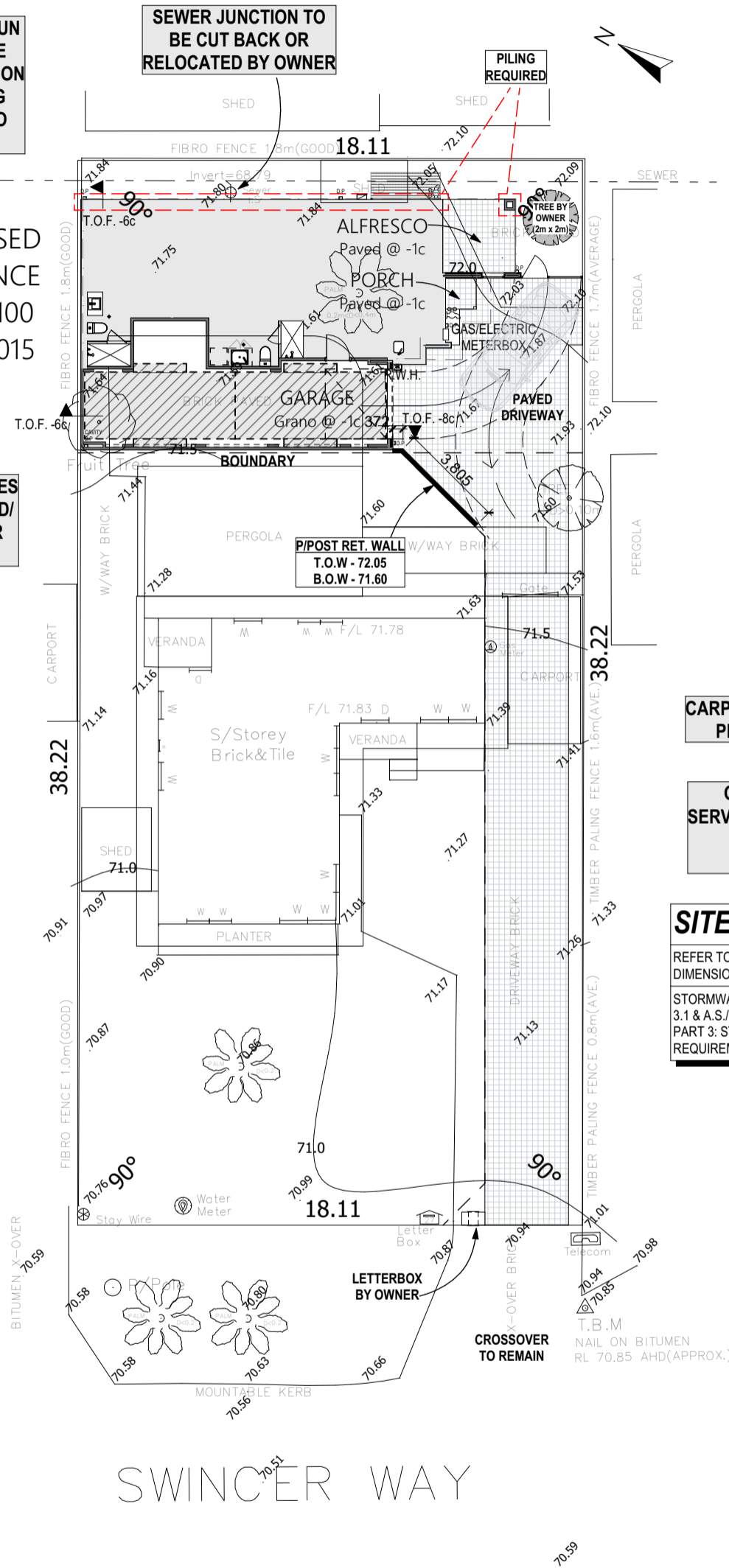
CARPORT/ GATE TO BE REMOVED PRIOR TO CONSTRUCTION

OWNER TO ENSURE ALL SERVICES ARE MADE AVAILABLE TO LOT 2 PRIOR TO CONSTRUCTION

SITE NOTES:

REFER TO SHEET 2 FOR SETOUT & SETBACK DIMENSIONS.

STORMWATER LAYOUT TO COMPLY WITH BCA PART 3.1 & A.S./NZ 3500.3.2003 PLUMBING & DRAINAGE PART 3: STORMWATER DRAINAGE & SHIRE REQUIREMENTS.



SWINCER WAY



SITE ADDRESS
#27A SWINCER WAY, KOONDOOLA

CITY/ SHIRE OF
WANNEROO

CLIENT NAME

DATE

SIGNATURE

DATE

CLIENT NAME

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SIGNATURE

CUSTOM

**SKETCH ONLY
PREMIUM
SALESPERSON**

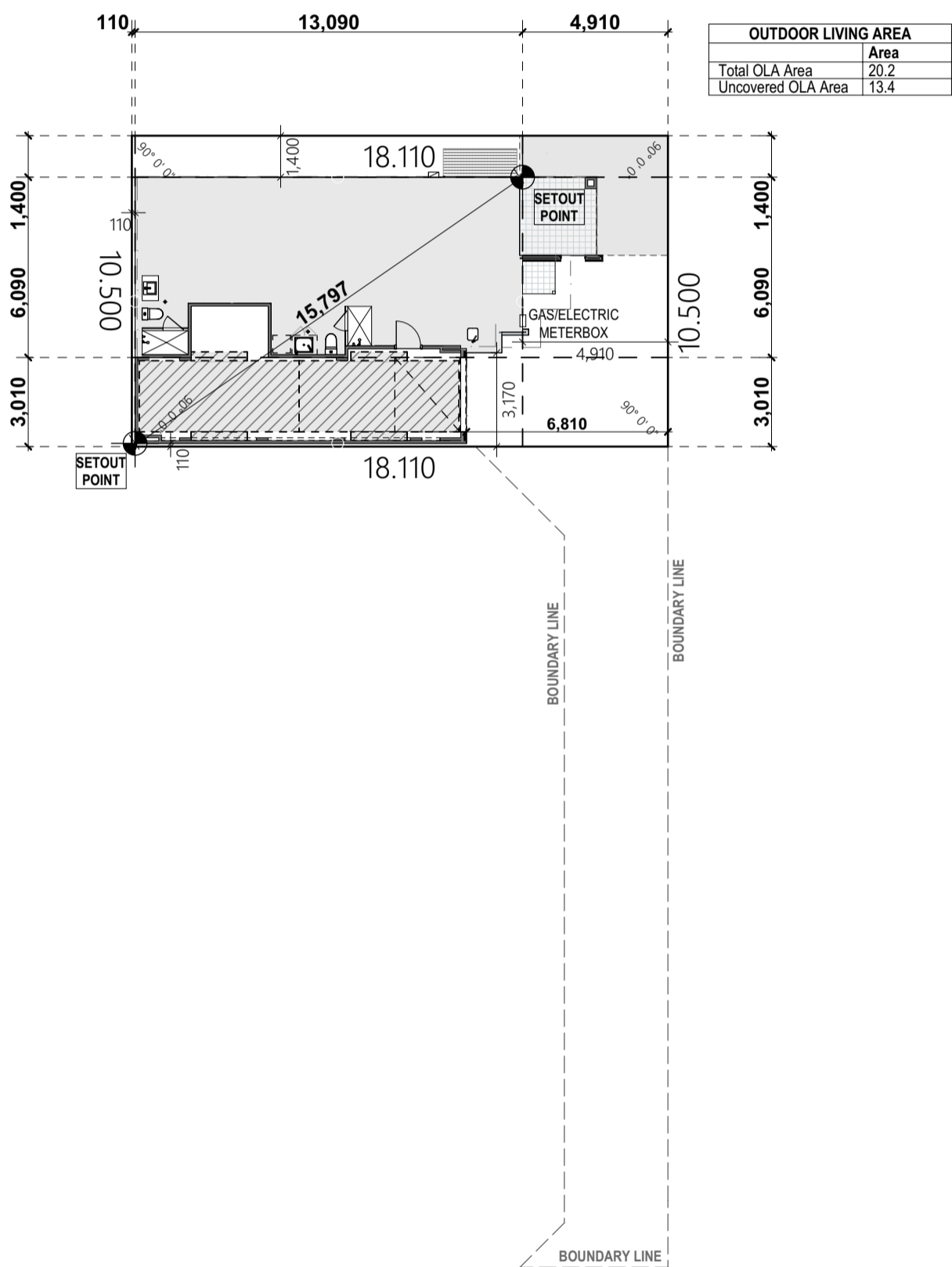
**SITE PLAN
1:200**

DESIGN VARIATIONS

REV NO.	VARIATION	DRAWN	BY
1.	INITIAL DESIGN	15/08/22	AG
2.	-	-	XX
3.	-	-	XX
4.	-	-	XX
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11.	-	-	XX

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SITE COVERAGE	
ZONED	R40
% ALLOWED	55%
SITE AREA	190.16m ²
SITE COV. AREA	111.11m ²
SITE COV. = 58.4%	
COMMON AREA (103m ² / 2)	51m ²
SITE AREA + COMMON AREA	241m ²
ADJUSTED SITE COVERAGE = 46.01%	



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SITE LAYOUT PLAN

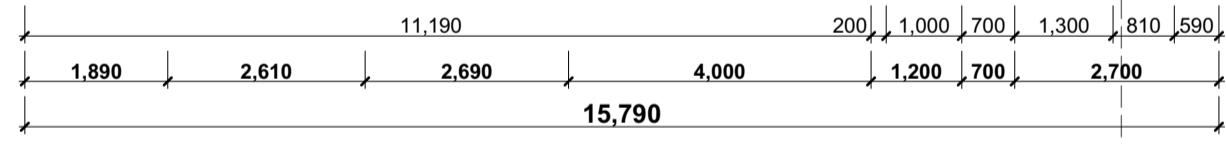
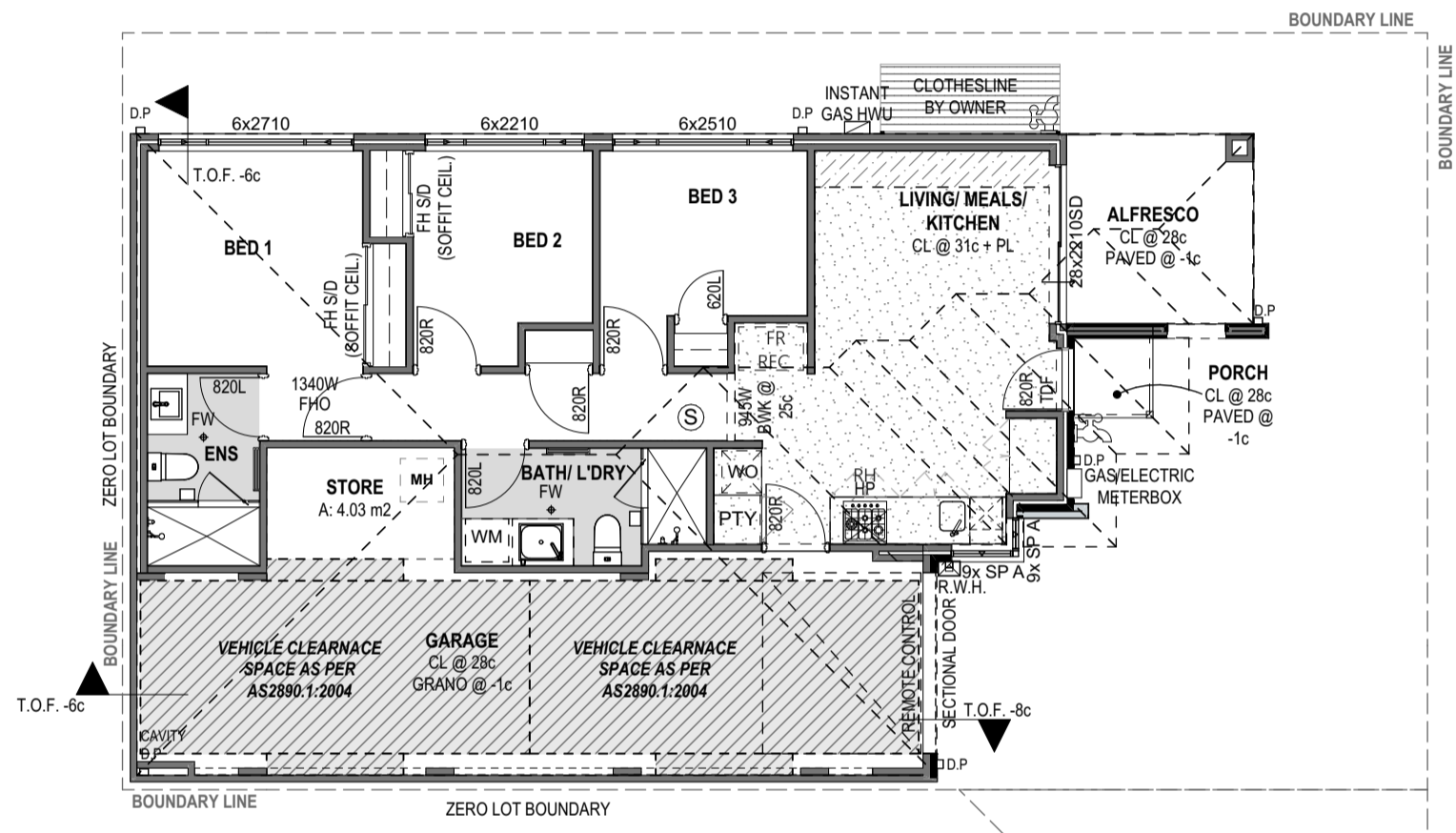
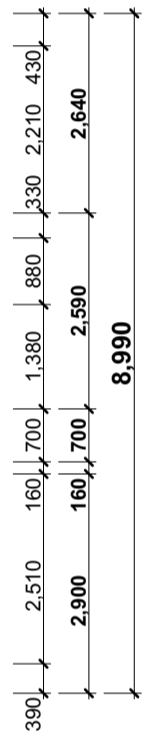
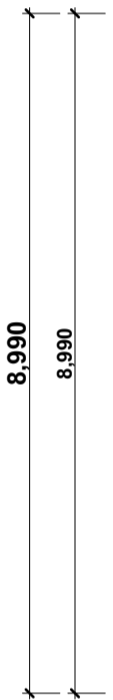
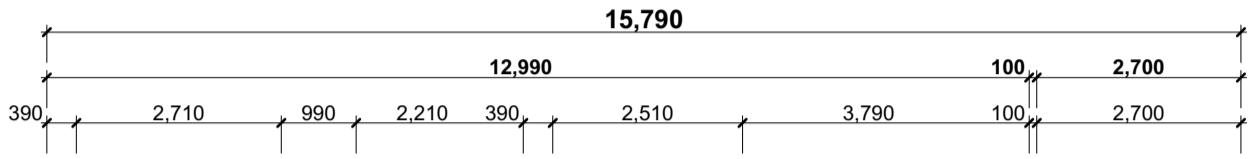
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NOTES:
COLORBOND ROOF @ 25DEG U.N.O.
28c CEILINGS THROUGHOUT UNLESS NOTED OTHERWISE
EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF
 REFER TO ENGINEERS PLANS AND ADDENDA
 LIFT OFF HINGES TO ROOMS WITH ENCLOSED TOILETS



AREAS & PERIMETERS:

Area Names	Area	Perimeters
Porch Area	1.2	4.4
Alfresco Area	6.9	10.5
Garage Area	37.9	32.2
GF House Area	72.9	42.1
	118.9 m ²	
GF ROOF AREA	119.5	---
	119.5 m ²	



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GROUND FLOOR PLAN

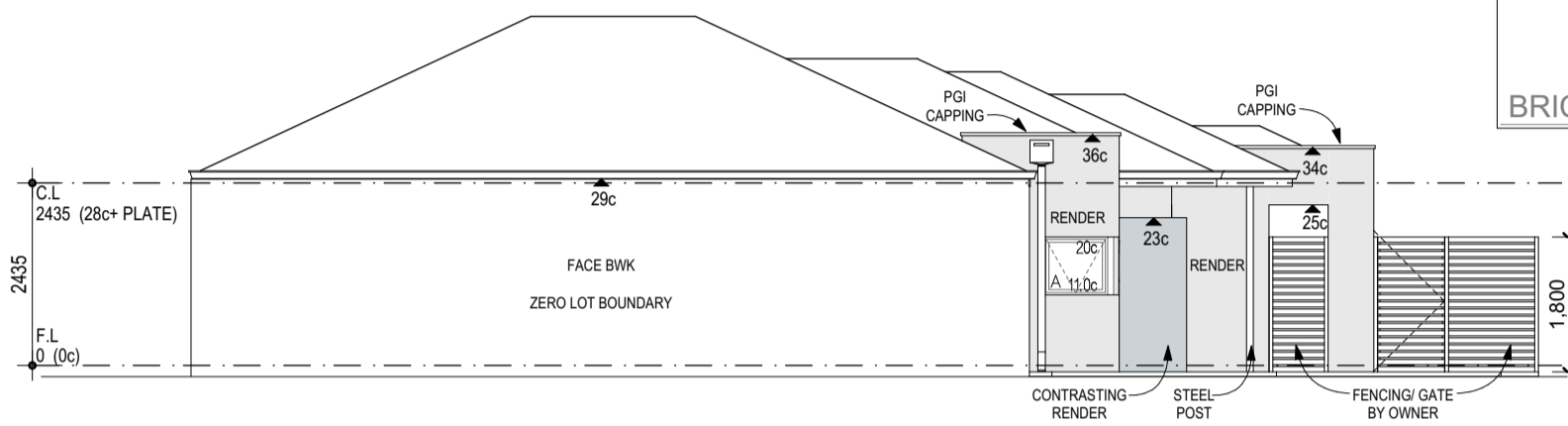
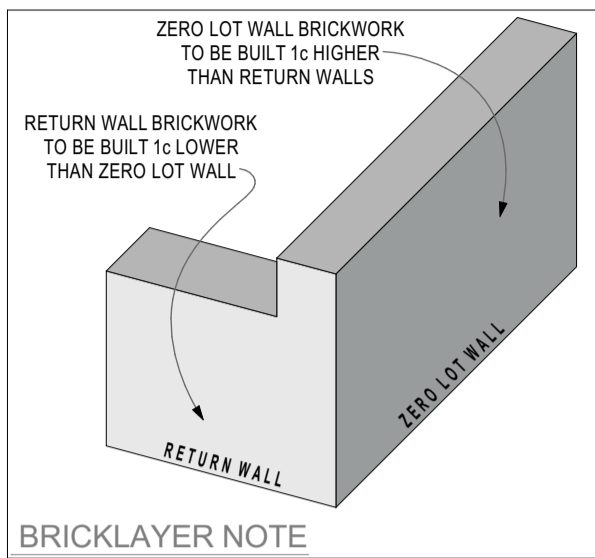
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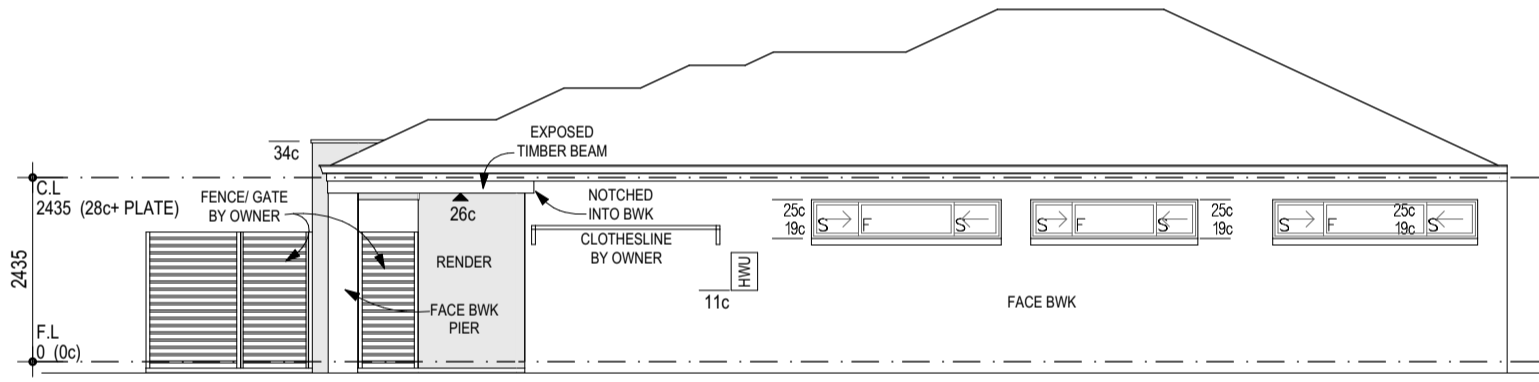
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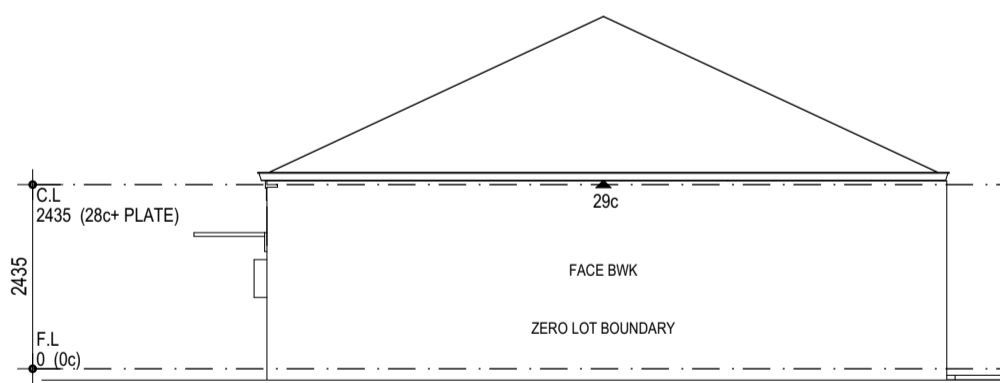
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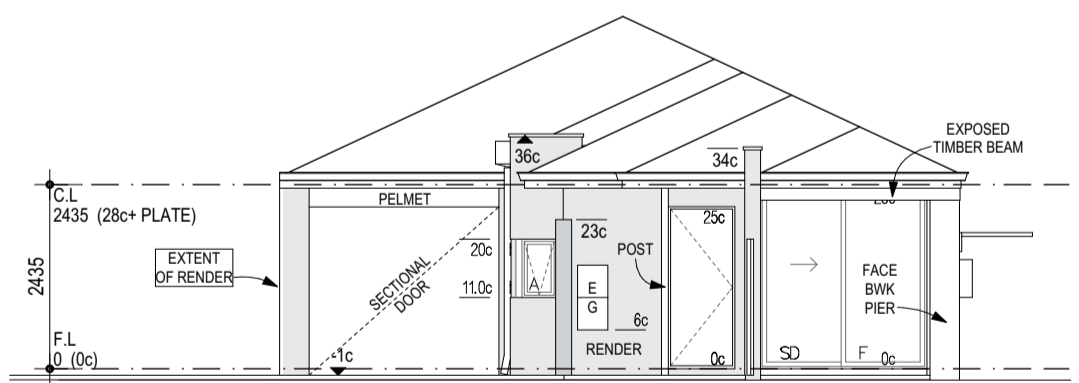
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



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