

DISCLAIMER:
Contour And Feature Survey Is From 16th Nov 2015
A.H.D Conversion Only 13th May 2022

BEWARE: POSSIBLE SERVICE RUN IN & COST

NOTE: "NO ACCESS" RESTRICTIVE COVENANT. REFER TO SEC 129BA T.L.A. SEE DOCUMENT K 147546

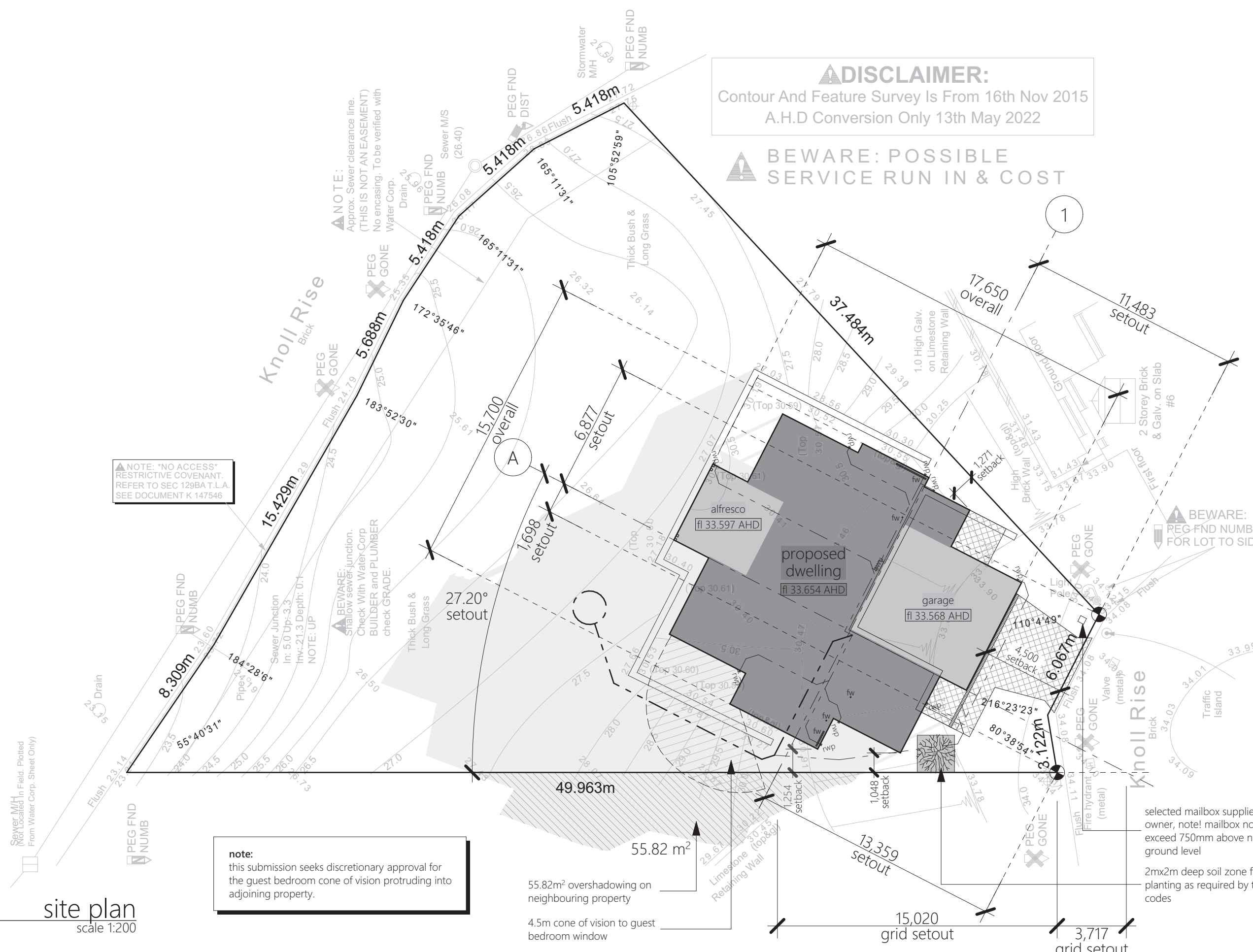
BEWARE: REG-FND NUMB. FOR LOT TO SIDE

note:
this submission seeks discretionary approval for the guest bedroom cone of vision protruding into adjoining property.

55.82 m² overshadowing on neighbouring property
4.5m cone of vision to guest bedroom window

selected mailbox supplied by owner, note! mailbox not to exceed 750mm above natural ground level
2mx2m deep soil zone for tree planting as required by the R-codes

site plan
scale 1:200



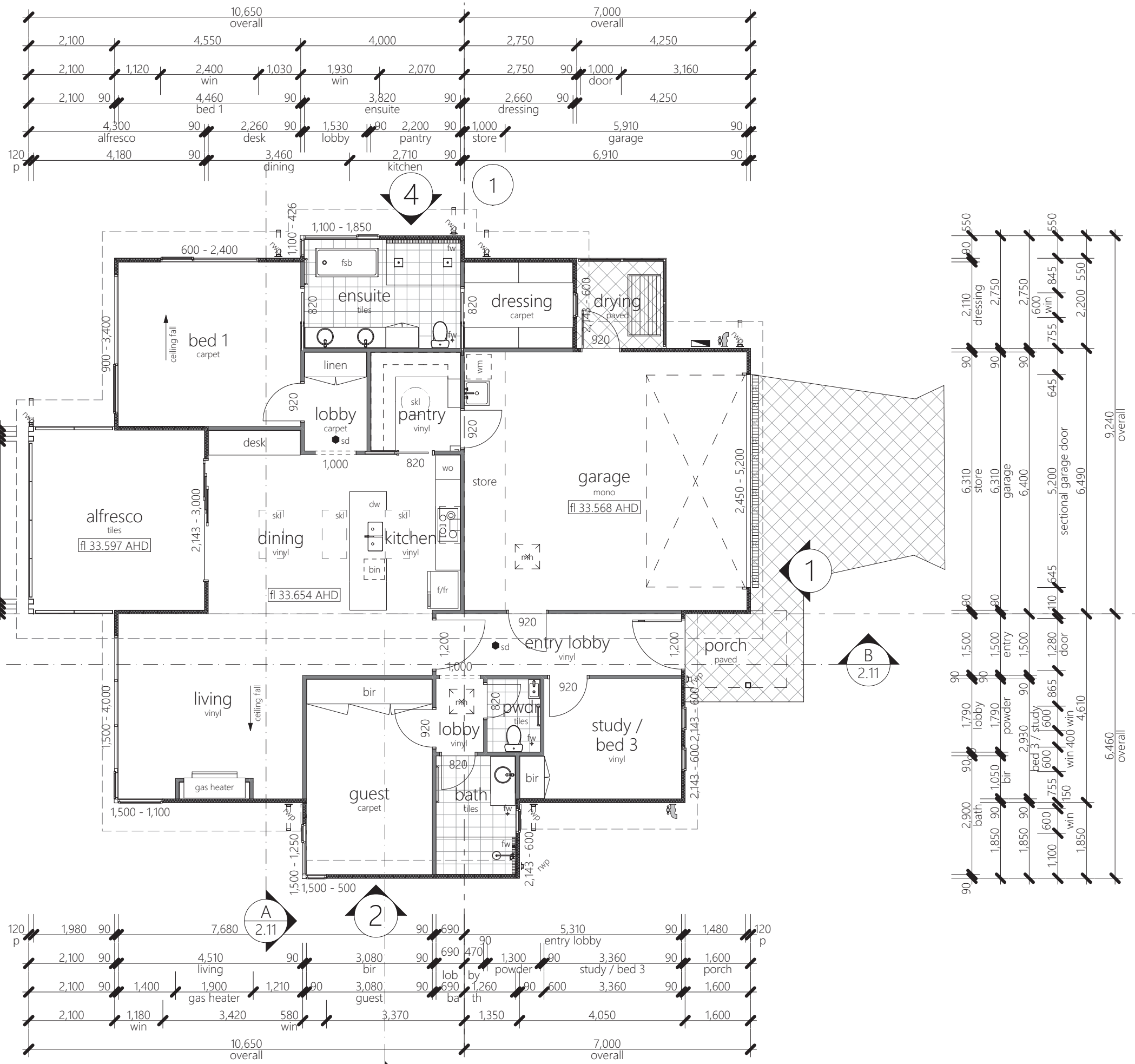
PROJECT:	DESCRIPTION:	REVISION:	AMENDMENT NOTES:	DATE:	DRAWN:	SCALE:
eatt house	site plan	A		3/10/2022	TAS	1:200 uno @ A3
Lot 230 (#6) Knoll Rise, Yanchep WA 6035				PROJECT N°:	DATE:	
				22008	3/10/2022	
				ISSUE:	DRAWING NUMBER:	
				DA Issue	SK1A	

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ground floor plan
scale 1:100

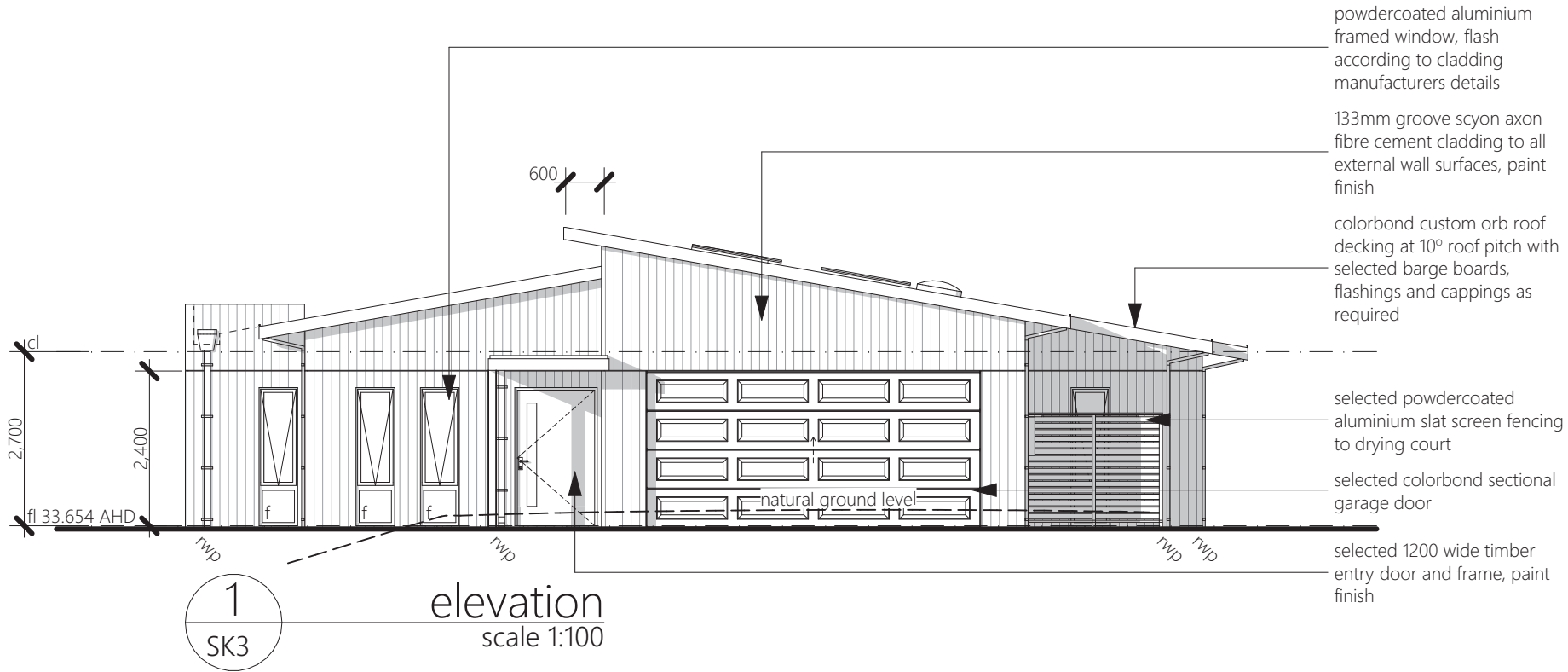


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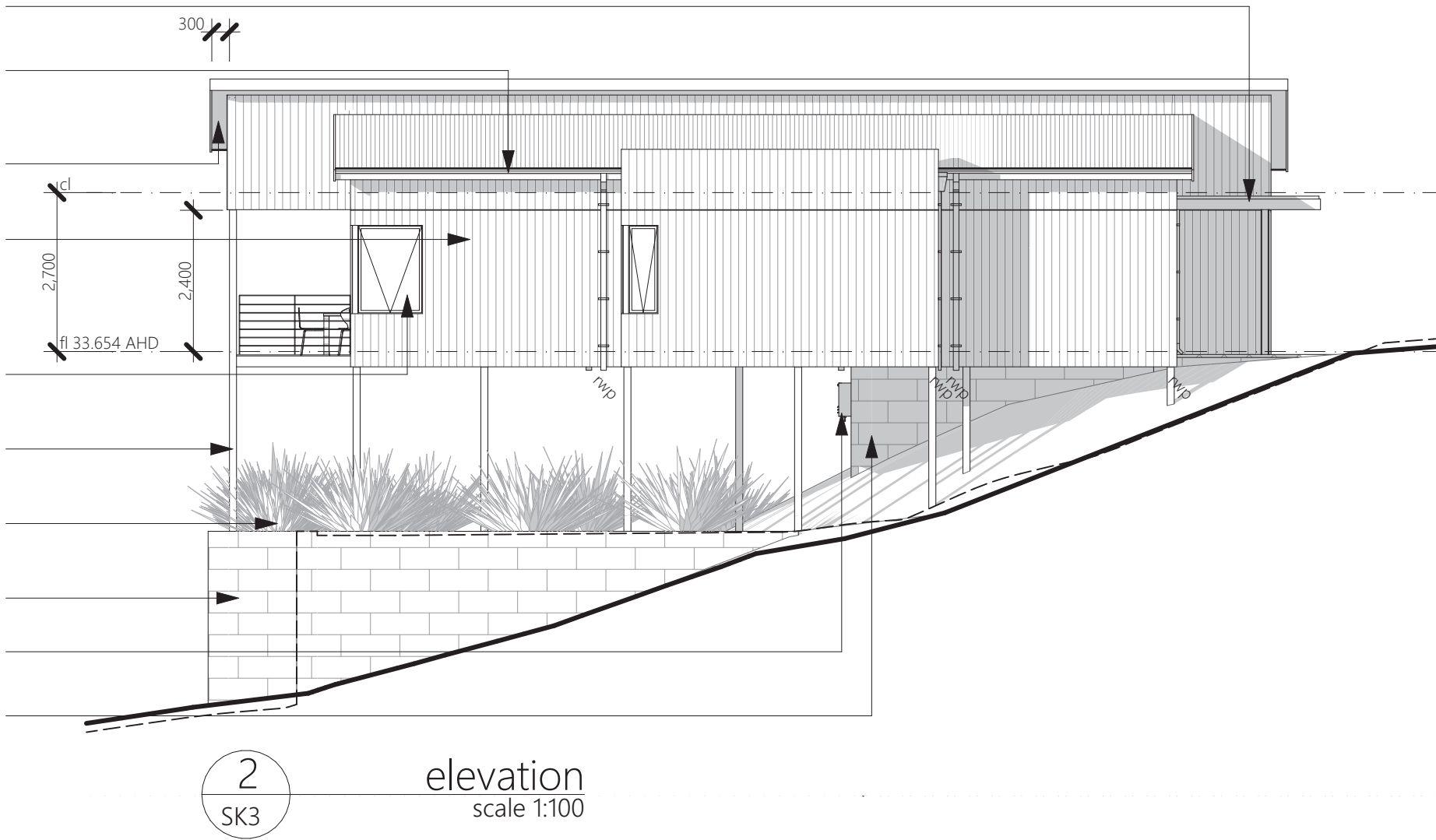


colours and finishes selection:

roof decking	-	colorbond surfmist
gutters	-	colorbond surfmist
fascias	-	paint finish lexicon quarter
barge boards	-	lexicon quarter
wall cladding paint generally	-	terrace white
guest, bath and ensuite cladding paint	-	milton moon
window frames	-	powdercoat white lustre
entry door	-	stained timber
structural framing	-	terrace white
downpipes	-	painted to match background
entry canopy	-	lexicon quarter

opening heights note:
head heights of openings generally to be set at 2143 afl unless otherwise noted.

- hot dipped galvanised steel entry canopy with concealed colorbond roof
- selected colorbond gutter and matching fascia
- fibre cement lined raking eaves
- 133mm groove scyon axon fibre cement cladding to all external wall surfaces, paint finish
- powdercoated aluminium framed corner window, flash according to cladding manufacturers details
- selected steel floor columns to structural details
- proposed vegetation beneath dwelling to minimise visual impact of floor support structure
- existing limestone block retaining walls to remain
- selected instantaneous gas hot water unit
- new limestone block retaining wall beneath proposed dwelling to structural details



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opening heights note:
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- powdercoated aluminium framed corner window, flash according to cladding manufacturers details
- tubular skylight to pantry
- electrical meter box
- colorbond custom orb roof decking at 10° roof pitch
- 133mm groove scyon axon fibre cement cladding to all external wall surfaces, paint finish
- selected powdercoated aluminium slat screen fencing to drying court

- new limestone block retaining wall beyond beneath proposed dwelling to structural details
- colorbond custom orb roof decking at 10° roof pitch with selected barge boards, flashings and cappings as required
- powdercoated aluminium framed glass sliding stacker door flash according to cladding manufacturers details

- selected velux fixed skylights with framed and plasterboard lined shafts
- selected steel floor columns to structural details
- existing limestone block retaining walls to remain
- selected balustrade to comply with BCA
- powdercoated aluminium framed corner window, flash according to cladding manufacturers details
- 133mm groove scyon axon fibre cement cladding to all external wall surfaces, paint finish
- new limestone block retaining wall beyond beneath proposed dwelling to structural details
- selected steel floor columns to structural details
- selected balustrade to comply with BCA
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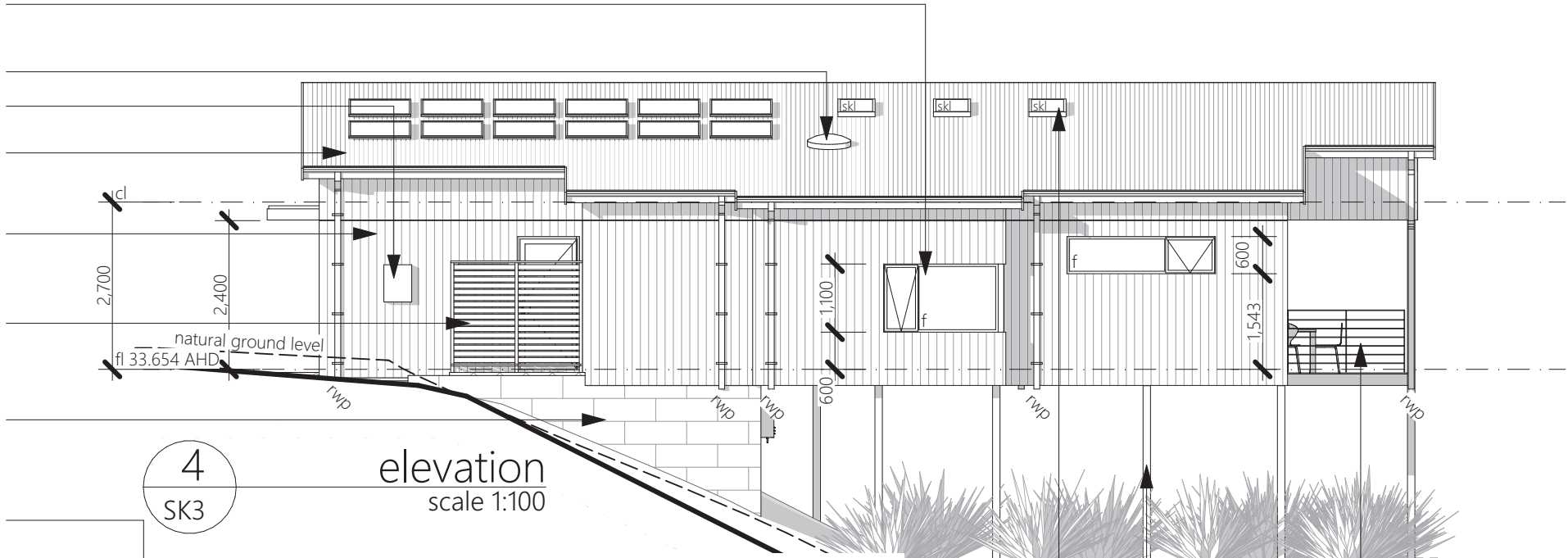
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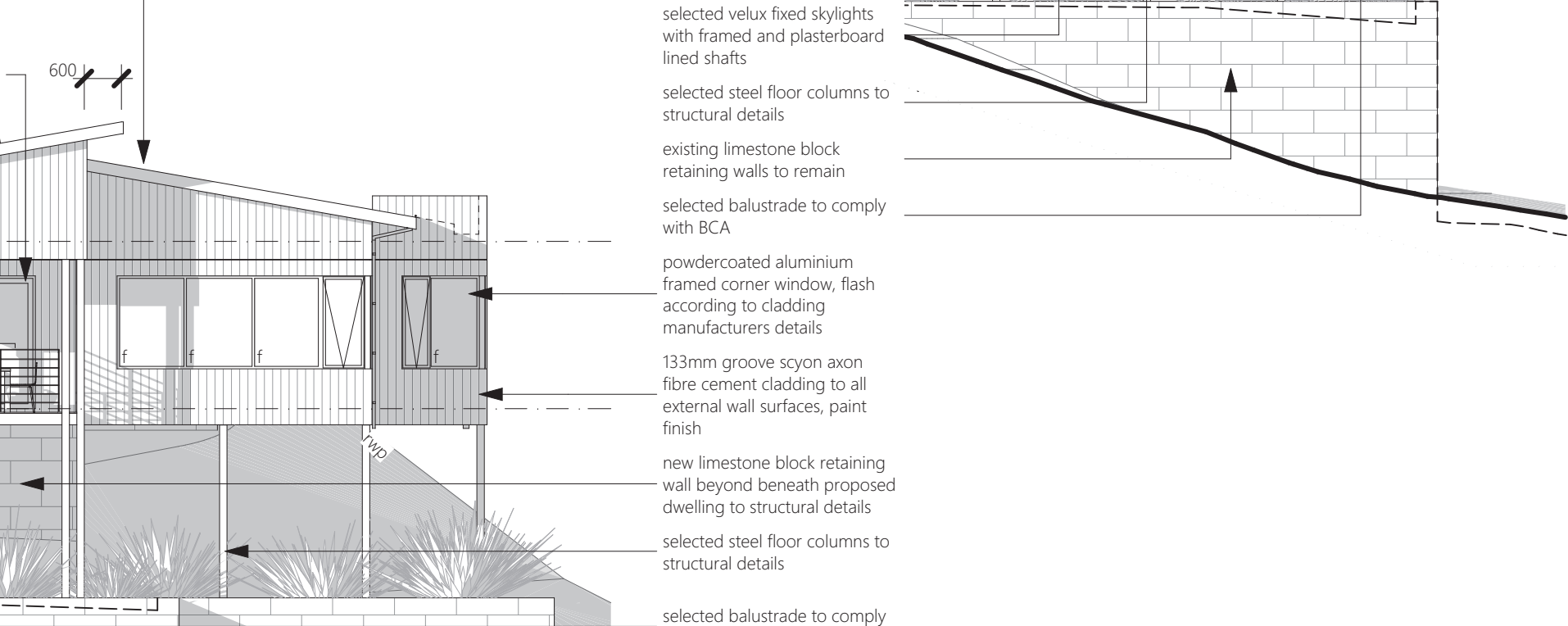
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elevation
scale 1:100



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