

**GROUND FLOOR PLAN**  
1:100

SITE AREA = 612 m <sup>2</sup>	
BUILDING AREA = 221.16 m <sup>2</sup>	
SITE COVERAGE = 36.14 %	
ZONING = R20	
CITY OF WANNEROO	
NOTE: PLAN IS SUBJECT TO FURTHER ADJUSTMENT UPON RECEIPT OF SURVEY	
NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN	
<b>BUILDING AREA</b>	
UPPER FLOOR	187.83
GROUND FLOOR	157.95
GARAGE / GYM	59.83
ALFRESCO	33.75
PORCH	3.54
<b>TOTAL</b>	<b>442.90 m<sup>2</sup></b>
<b>NOTES</b>	
CONCEPT SKETCH ONLY DESIGN SUBJECT TO LOCAL COUNCIL & DEVELOPER APPROVAL	
COASTAL REQUIRED	
BAL 12.5 APPLICABLE	
PLANNING REQUIRED	
STORMWATER REQUIREMENTS	
SOAKWELLS	REQUIRED

HOUSE TYPE:  
**INDIVIDUAL DESIGN**

CLIENTS NAME:  
**BAVERSTOCK**

SITE ADDRESS:  
**LOT 1546 (#24) LANYARD OUTLOOK,  
JINDALEE**

PROJECT NO:  
**DD0123**

SHEET NO:  
**1 of 5**

DESIGN BY:  
**JF**

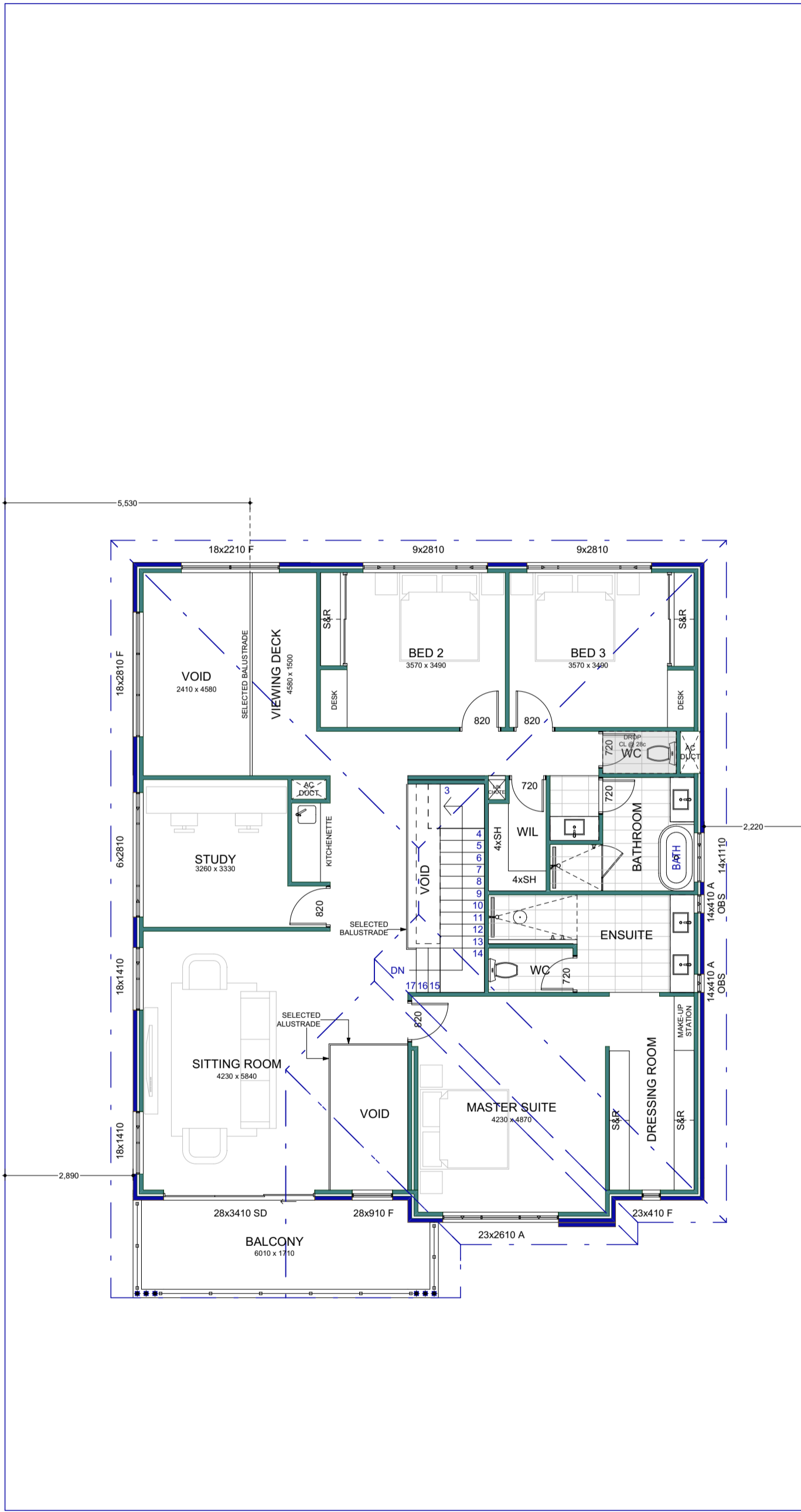
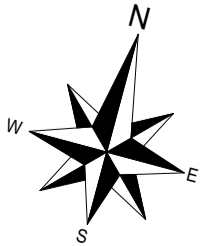
**NOTE: BCA REGULATION IN  
REGARDS TO ENERGY EFFICIENCY  
REQUIREMENTS TO NEW DWELLINGS  
MAY ALTER THIS DESIGN**

This plan is COPYRIGHT UNDER  
DISTINCT DESIGN & DRAFTING  
Reproduction of this plan is illegal  
without the written permission of  
DISTINCT DESIGN & DRAFTING

ID	DESCRIPTION	DRAWN	DATE
1	SKETCH - V1	JF	16.03.23
2	SKETCH - V2	JF	30.03.23
3	DA DRAWINGS - V1	JF	04.04.23
4	DA DRAWINGS - V2	JF	09.05.23



**DISTINCT DESIGN & DRAFTING**  
132 EGLINTON CRESCENT HAMERSLEY WA 6022  
M: 0422 177 094 E: distinctdd@gmail.com W: www.distinctdesignanddrafting.com.au



**UPPER FLOOR PLAN**  
1:100

SITE AREA = 612 m<sup>2</sup>  
 BUILDING AREA = 221.16 m<sup>2</sup>  
 SITE COVERAGE = 36.14 %  
 ZONING = R20  
 CITY OF WANNEROO

NOTE:  
 PLAN IS SUBJECT TO FURTHER  
 ADJUSTMENT UPON RECEIPT  
 OF SURVEY

NOTE: BCA REGULATION IN REGARDS  
 TO ENERGY EFFICIENCY REQUIREMENTS  
 TO NEW DWELLINGS MAY ALTER THIS  
 DESIGN

BUILDING AREA	
UPPER FLOOR	187.83
GROUND FLOOR	157.95
GARAGE / GYM	59.83
ALFRESCO	33.75
PORCH	3.54
<b>TOTAL</b>	<b>442.90 m<sup>2</sup></b>

NOTES	
CONCEPT SKETCH ONLY DESIGN SUBJECT TO LOCAL COUNCIL & DEVELOPER APPROVAL	
COASTAL REQUIRED	
BAL 12.5 APPLICABLE	
PLANNING REQUIRED	
STORMWATER REQUIREMENTS	
SOAKWELLS	REQUIRED

HOUSE TYPE:  
**INDIVIDUAL DESIGN**

CLIENTS NAME:  
**BAVERSTOCK**

SITE ADDRESS:  
**LOT 1546 (#24) LANYARD OUTLOOK,  
 JINDALEE**

PROJECT NO:  
**DD0123**

SHEET NO:  
**2 of 5**

DESIGN BY:  
**JF**

**NOTE: BCA REGULATION IN  
 REGARDS TO ENERGY EFFICIENCY  
 REQUIREMENTS TO NEW DWELLINGS  
 MAY ALTER THIS DESIGN**

This plan is COPYRIGHT UNDER  
 DISTINCT DESIGN & DRAFTING  
 Reproduction of this plan is illegal  
 without the written permission of  
 DISTINCT DESIGN & DRAFTING

ID	DESCRIPTION	DRAWN	DATE
1	SKETCH - V1	JF	16.03.23
2	SKETCH - V2	JF	30.03.23
3	DA DRAWINGS - V1	JF	04.04.23
4	DA DRAWINGS - V2	JF	09.05.23

**DISTINCT DESIGN & DRAFTING**  
 132 EGLINTON CRESCENT HAMERSLEY WA 6022  
 M: 0422 177 094 E: distinctdd@gmail.com W: www.distinctdesignanddrafting.com.au



1ST RENDER COLOUR

2ND RENDER COLOUR

WEATHERBOARD CLADDING

2c FACE BRICKWORK

**ELEVATION 1**  
1:100



**ELEVATION 2**  
1:100



**DISTINCT DESIGN & DRAFTING**

132 EGLINTON CRESCENT HAMERSLEY WA 6022  
M: 0422 177 094 E: distinctdd@gmail.com W: www.distinctdesignanddrafting.com.au

ID	DESCRIPTION	DRAWN	DATE
1	SKETCH - V1	JF	16.03.23
2	SKETCH - V2	JF	30.03.23
3	DA DRAWINGS - V1	JF	04.04.23
4	DA DRAWINGS - V2	JF	09.05.23

**NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN**

*This plan is COPYRIGHT UNDER DISTINCT DESIGN & DRAFTING. Reproduction of this plan is illegal without the written permission of DISTINCT DESIGN & DRAFTING*

PROJECT NO:  
**DD0123**

SHEET NO:  
**3 of 5**

DESIGN BY:  
**JF**

HOUSE TYPE:  
**INDIVIDUAL DESIGN**

CLIENTS NAME:  
**BAVERSTOCK**

SITE ADDRESS:  
**LOT 1546 (#24) LANYARD OUTLOOK, JINDALEE**

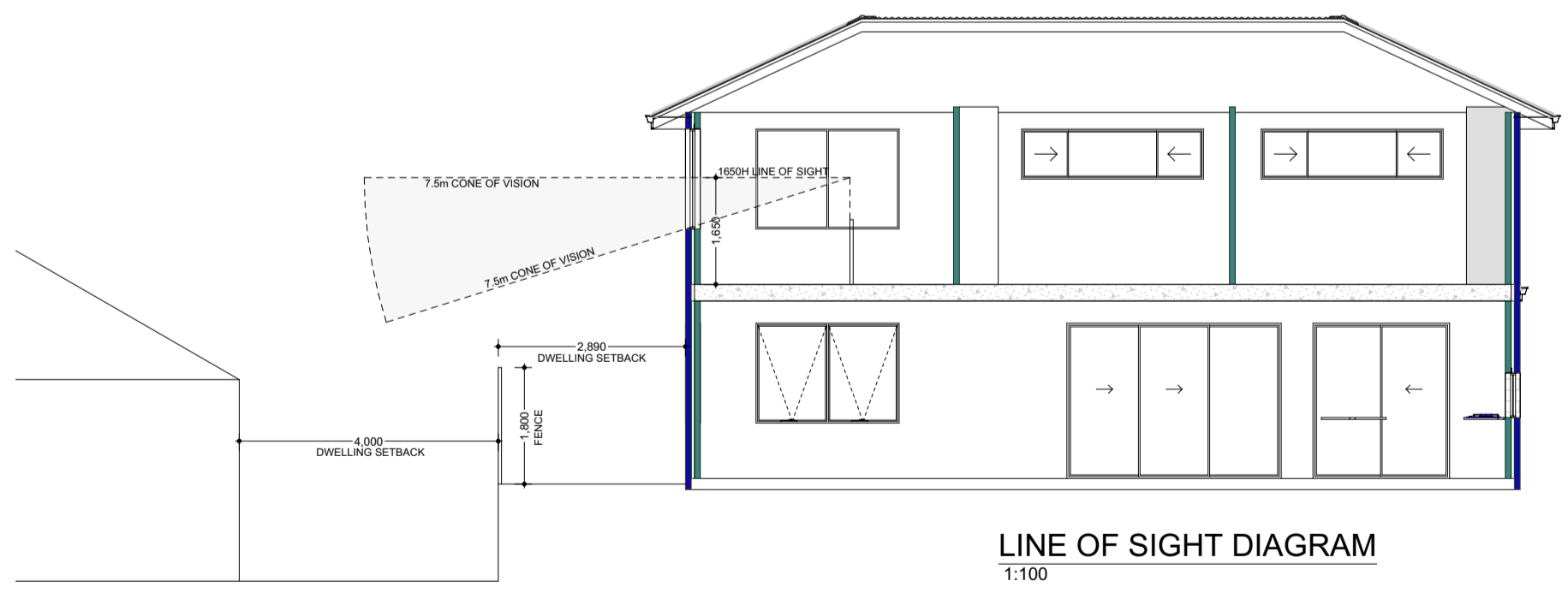
	1ST RENDER COLOUR
	2ND RENDER COLOUR
	WEATHERBOARD CLADDING
	2c FACE BRICKWORK



**ELEVATION 3**  
1:100



**ELEVATION 4**  
1:100



**LINE OF SIGHT DIAGRAM**  
1:100



**DISTINCT DESIGN & DRAFTING**  
132 EGLINTON CRESCENT HAMERSLEY WA 6022  
M: 0422 177 094 E: distinctdd@gmail.com W: www.distinctdesignanddrafting.com.au

ID	DESCRIPTION	DRAWN	DATE
1	SKETCH - V1	JF	16.03.23
2	SKETCH - V2	JF	30.03.23
3	DA DRAWINGS - V1	JF	04.04.23
4	DA DRAWINGS - V2	JF	09.05.23

**NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN**

*This plan is COPYRIGHT UNDER DISTINCT DESIGN & DRAFTING. Reproduction of this plan is illegal without the written permission of DISTINCT DESIGN & DRAFTING*

PROJECT NO:  
**DD0123**

SHEET NO:  
**4 of 5**

DESIGN BY:  
**JF**

HOUSE TYPE:  
**INDIVIDUAL DESIGN**

CLIENTS NAME:  
**BAVERSTOCK**

SITE ADDRESS:  
**LOT 1546 (#24) LANYARD OUTLOOK, JINDALEE**