

⊕	Power Dome
○	Power Pole
□	Phone Pits
⊞	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

PILING NOTE:
POSSIBLE PILING REQUIRED DUE TO PROXIMITY OF SEWER LINE. TO BE DETERMINED BY ENGINEER

TREE REMOVAL
NOTE: ALL TREE REMOVAL WORKS BY OWNER
OWNER IS TO REMOVE ALL TREES INCLUDING STUMP GRINDING/STUMP REMOVAL FROM THE PROPOSED BUILDING AREA TO THE SATISFACTION OF THE BUILDER

PILING NOTE:
PILING REQUIRED DUE TO PROXIMITY OF SEWER LINE AS PER ENGINEERS DETAILS

DEMOLITION WORKS
NOTE: ALL DEMOLITION WORKS BY OWNER
OWNER IS TO PROVIDE A CLEAR AND SUITABLE SITE FOR THE CONSTRUCTION OF A NEW HOME INCLUDING THE REMOVAL OF THE FOLLOWING - ALL EXISTING STRUCTURES, EXISTING SEPTIC SYSTEMS, DRIVEWAYS AND OTHER OBJECTS TO THE SATISFACTION OF THE BUILDER

FENCING NOTE
SELECTED 1800H COLORBOND FENCE BY BUILDER TO COMMON PROPERTY / UNIT 1 & WESTERN BOUNDARY OF UNIT 1 & 2 EXTENT SHOWN ZIG-ZAG

LOT MISCLOSE
0.000 m

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DISCLAIMER:
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DISCLAIMER:
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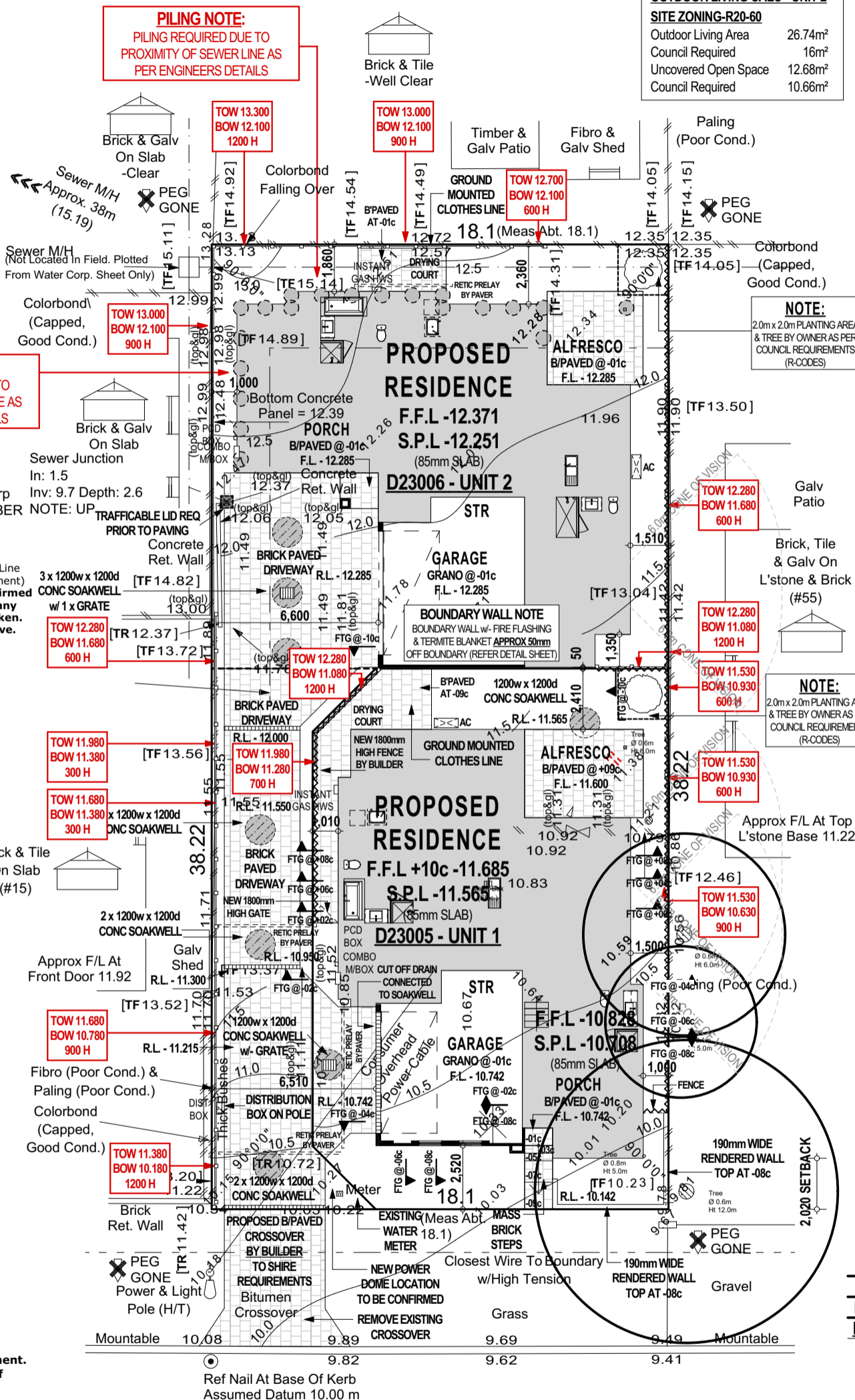
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PILING REQUIRED DUE TO PROXIMITY OF SEWER LINE AS PER ENGINEERS DETAILS

OUTDOOR LIVING CALC - UNIT 2
SITE ZONING-R20-60

Outdoor Living Area	26.74m ²
Council Required	16m ²
Uncovered Open Space	12.68m ²
Council Required	10.66m ²



THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:

DATE.....
OWNER 1.....
OWNER 2.....
BUILDER.....

DR	DATE	CHK	DESCRIPTION
B.P.	13-11-23	JS	PLANNING DWGS

MODEL NAME: NCH DEVELOPMENT
INDIVIDUAL
DWG: SITE PLAN
SCALE: 1:200
JOB No: D23005 & D23006 SHEET No: 6 of 7

OUTDOOR LIVING CALC - UNIT 1
SITE ZONING-R20-60

Outdoor Living Area	33.69m ²
Council Required	16m ²
Uncovered Open Space	17.24m ²
Council Required	10.66m ²

UNIT 2-R20-60
CITY OF WANNEROO

Area of Site	304.08m ²
Shared C/P	45.96m ²
Total Area of Site	350.04m ²
Area of Building	171.99m ²
SITE COVERAGE	49.13%
Allowed Coverage	55%

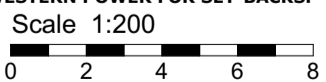
UNIT 1-R20-60
CITY OF WANNEROO

Area of Site	295.78m ²
Shared C/P	45.96m ²
Total Area of Site	341.75m ²
Area of Building	172.57m ²
SITE COVERAGE	50.49%
Allowed Coverage	55%

HARDSTAND AREAS
MATERIAL LOCATION AREA
BRICK PAVING

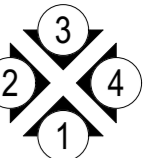
U2-DRY COURT	5.97
U1-DRIVE	14.88
U1-DRY COURT	15.98
U2-DRIVEWAY	46.03
CP DRIVEWAY	72.64
U2-PORCH	1.98
U2-ALFRESCO	14.06
U1-ALFRESCO	16.45
U1-PATH	2.80
U1-PORCH	0.78
CROSSOVER	23.20
TOTAL	214.77 m²

DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.



ROADS	Bitumen	ELEC.	O/Head
KERBS	Mountable	COMMS.	Yes
FOOTPATH	Nil	WATER	Yes
SOIL	Sand	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	Refer to Survey	COASTAL	No

(Approximate Only Confirm With Shire)

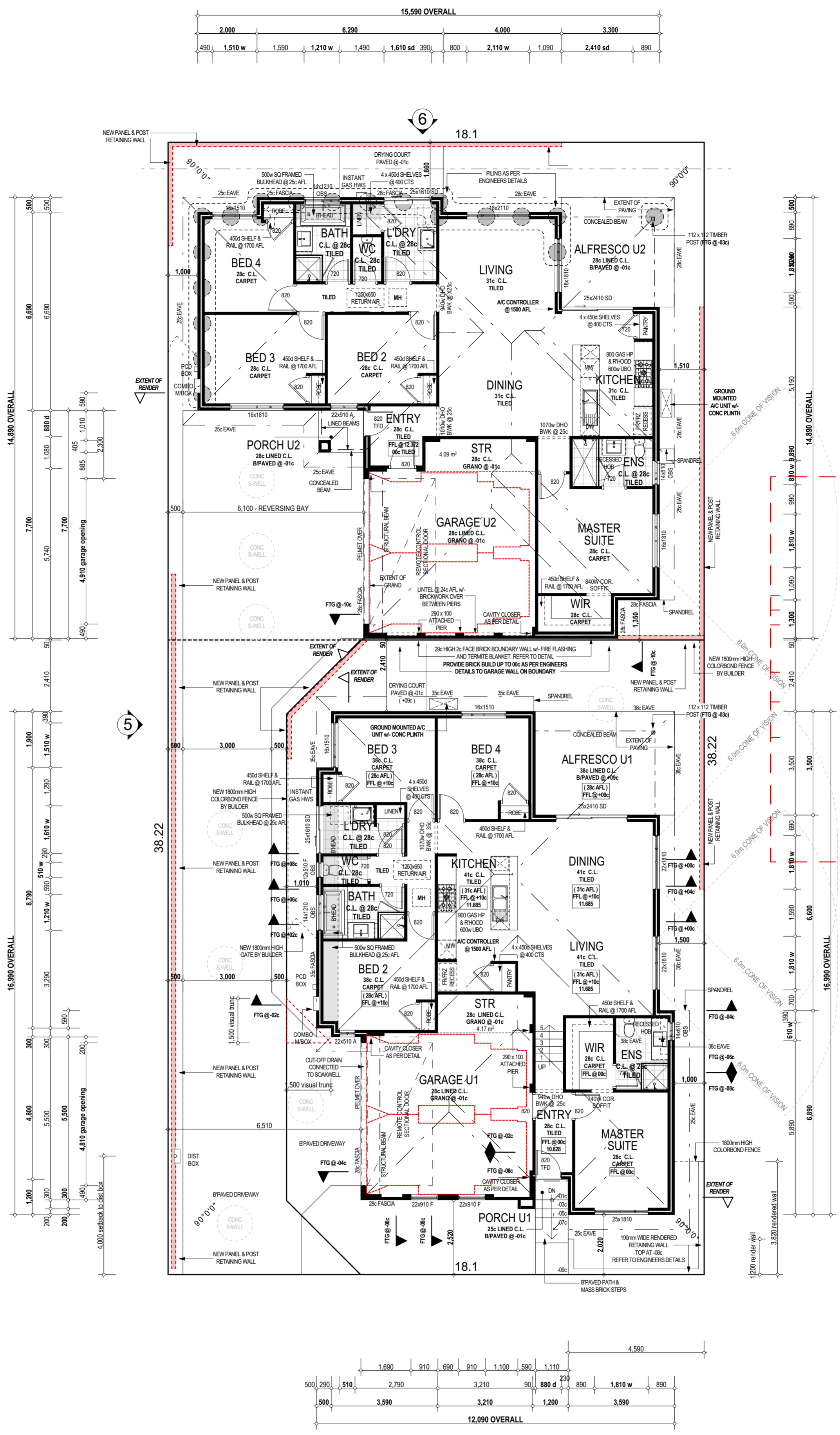


NOTES:
 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING PLANS.
 ALL STRUCTURAL BEAMS TO BE IN ACCORDANCE WITH BCA REQUIREMENTS.
 SITE CLASS A
 WIND CLASS N1
 CORROSION CLASS R3
 ALL DIMENSIONS ARE NOMINAL ONLY.
ALL TRADES NOTE:
 PLANS TO BE READ IN CONJUNCTION WITH ADDENDA. REFER TO ENGINEERS PLANS FOR STRUCTURAL SPECIFICATIONS & ROOF BEAMS LAYOUT.
NOTE:
 PLEASE REFER TO THE GENERAL NOTES PAGE FOR ALL NOTES REFERRING TO CONSTRUCTION & CERTIFICATION
RENDER NOTE:
 PROVIDE RENDER TO FRONT ELEVATION ONLY. REMAINDER OF HOUSE TO BE 2c FACE BRICKWORK. EXTENTS SHOWN ON ELEVATIONS.

- ⊙ H. WIRED SMOKE DETECTOR
- ⊙ EXHAUST FAN FLUMED
- ⊙ GAS BAYONET
- ⊙ GAS CONNECTION POINT
- ⊙ FLOOR WASTE

Zone	Area	Perimeter
UNIT 2	134.97	62.95
GARAGE U2	37.01	25.08
ALFRESCO U2	14.06	15.00
PORCH U2	2.14	5.86
	188.18 m ²	108.90 m

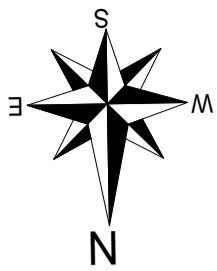
ROOF AREAS LOT 2	FLOOR	PITCH	AREA
	GF	24° 43' 0"	203.15
			203.15 m ²



Zone	Area	Perimeter
UNIT 1	134.33	61.04
GARAGE U1	36.95	25.66
ALFRESCO U1	16.45	16.40
PORCH U1	0.78	3.62
	188.51 m ²	106.72 m

ROOF AREAS	FLOOR	PITCH	AREA
	GF	24° 43' 0"	205.60
			205.60 m ²

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:	DRAWN	DATE	CHKD	DESCRIPTION	AREAS	MODEL NAME: NCH DEVELOPMENT
	B.P.	13-11-23	JS	PLANNING DWGS		
DATE.....						DWG: GROUND FLOOR PLAN
OWNER 1.....						SCALE: 1:100 A2
OWNER 2.....						JOB No: D23005 & D23006
BUILDER.....						SHEET No: 1 of 7



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○	Power Pole
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⊞	Water Conn.
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[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

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 OWNER 1.....
 OWNER 2.....
 BUILDER.....

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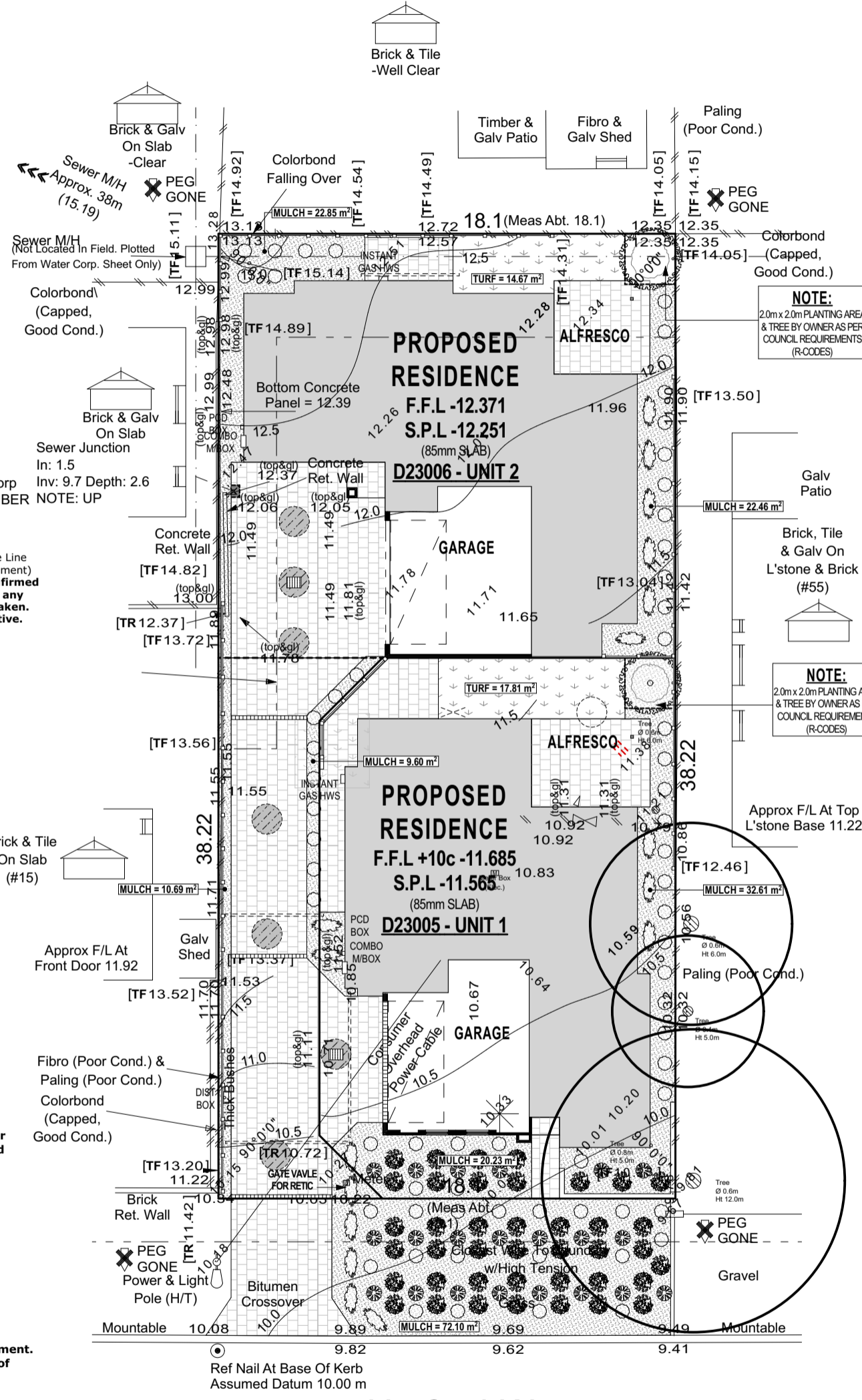
MODEL NAME: NCH DEVELOPMENT
INDIVIDUAL
 DWG: LANDSCAPE PLAN
 SCALE: 1:200
 JOB No: D23005 & D23006 SHEET No: 7 of 7

BEWARE:
 Deep sewer junction.
 Check With Water Corp
 BUILDER and PLUMBER
 NOTE: UP check GRADE.

NOTE:
 Approx. Sewer Clearance Line
 (This line is NOT an easement)
Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.

NOTE:
 2.0m x 2.0m PLANTING AREA & TREE BY OWNER AS PER COUNCIL REQUIREMENTS (R-CODES)

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 2.0m x 2.0m PLANTING AREA & TREE BY OWNER AS PER COUNCIL REQUIREMENTS (R-CODES)



LOT MISCLOSE
 0.000 m

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HARDSTAND AREAS		
MATERIAL	LOCATION	AREA
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		214.77 m ²

NOTE: ALL LANDSCAPING BY OWNER TO MEET COUNCIL REQUIREMENTS

LANDSCAPING LEGEND		
TYPE	VARIETY	SYMBOL
STANDARD TREE	Eucalyptus vicitrix (Little Ghost Gum)	○
SHRUB / HEDGE	Pink Rice Flower (Pimelea leucomela)	●
STRAPPY LEAFED PLANT	Kangaroo Paw (Anigozanthos manglesii)	⊙
STRAPPY LEAFED PLANT	Morning Iris (Orthrosanthus laxus)	○
GROUNDCOVERS	Little Pentas (Melaleuca pentagona)	⊕
TURF	Wintergreen Couch	⊞
MULCH	Enviro Mulch - Or similar (finely ground composted tree mulch)	⊞

AUTOMATED RETICULATION SYSTEM W/ RAIN SENSOR BY OWNER TO MEET COUNCIL REQUIREMENTS. CONTROLLER LOCATION INSIDE GARAGE.

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SOIL	Sand	GAS	Check Alinta
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VEGETATION	Refer to Survey	COASTAL	No (Approximate Only Confirm With Shire)

Harford Way
 Bitumen