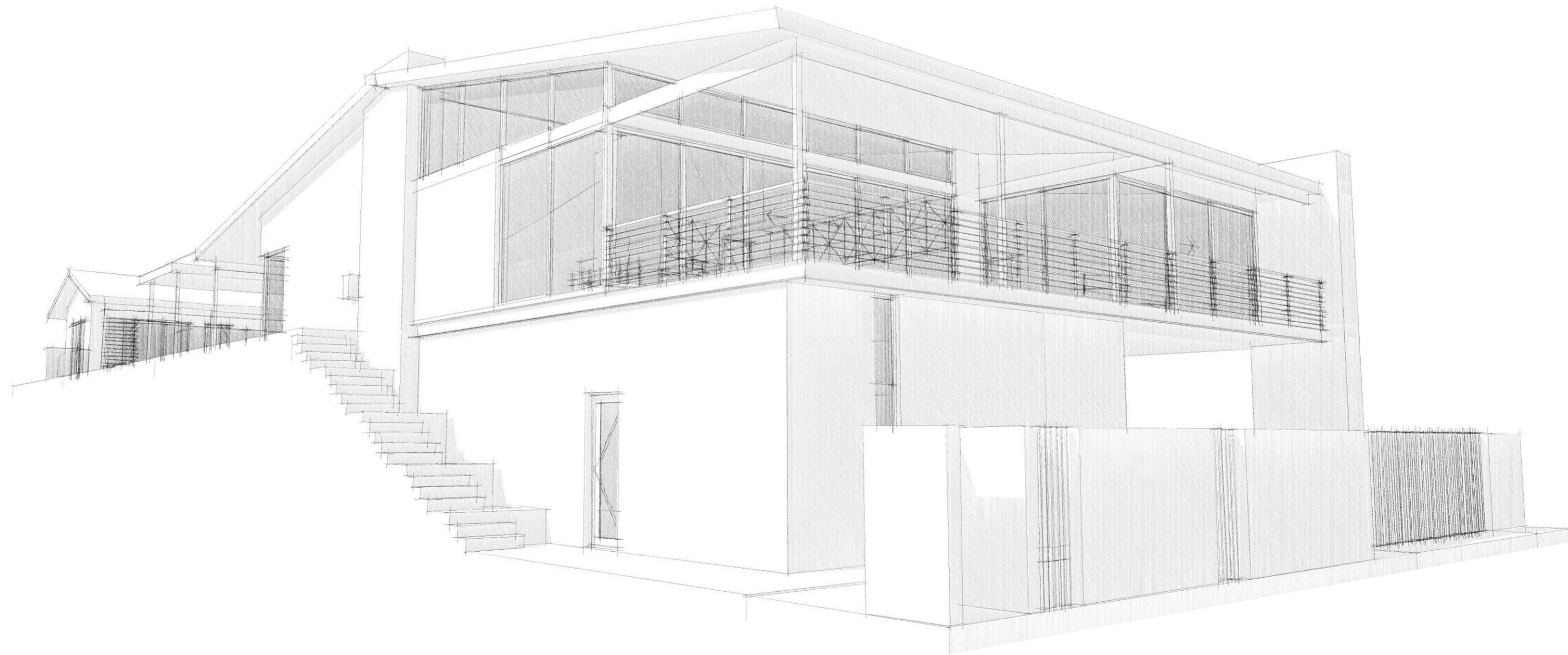


# Development Application

Schneider + Tsalis

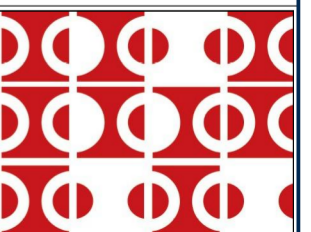
#76 Ocean Drive,  
Quinns Rocks.



D1580  
REV 03  
5/12/2023

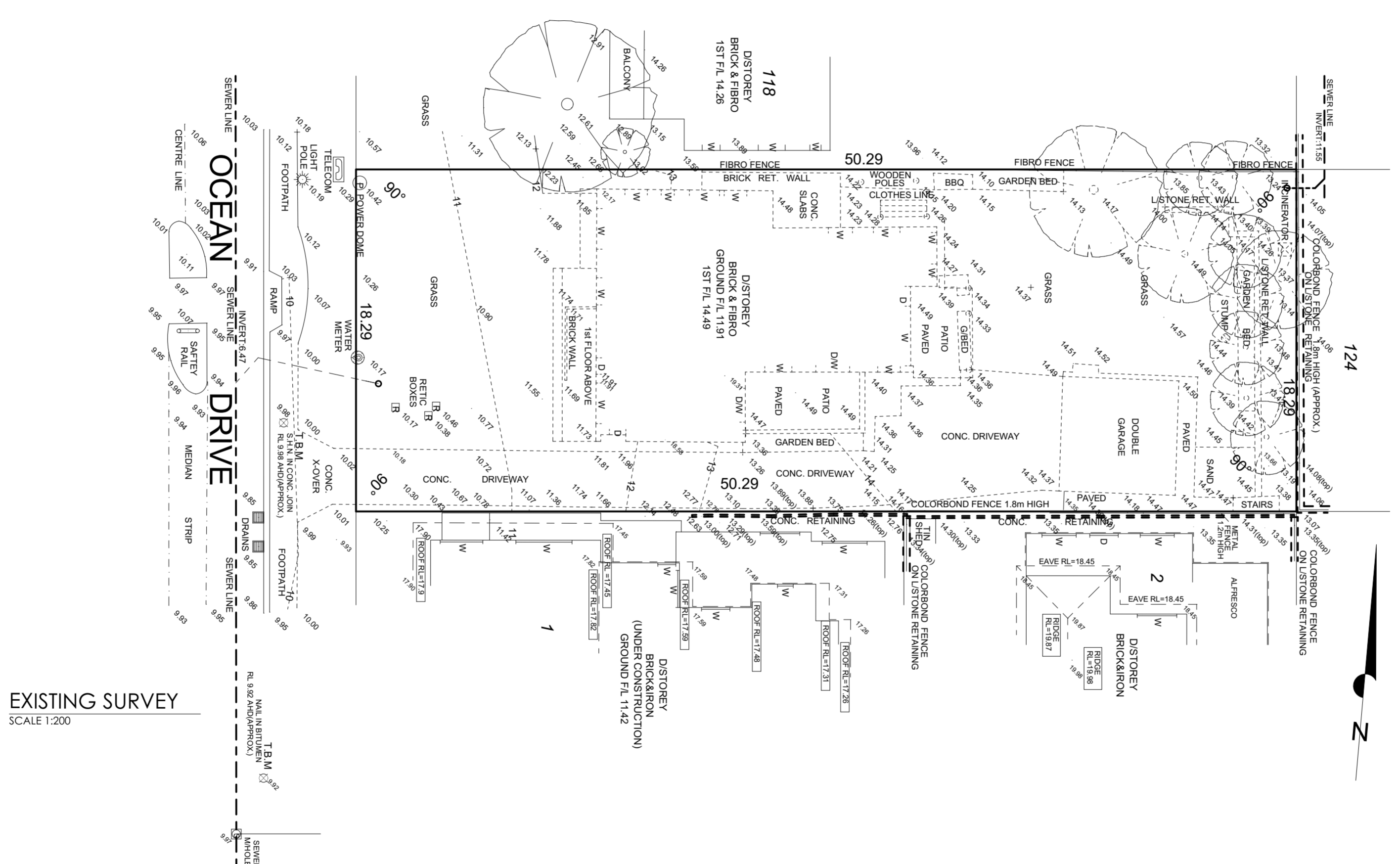


daniel cassetta *Design*



FEATURE SURVEY OF LOT 117(76) OCEAN DRIVE, QUINNS ROCKS	CLIENT: ROBIN SCHNEIDER & SOFIA VELLIOS	Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed
SCALE: 1:200 PLAN: 7318 C/T: 1281/61 LOCAL AUTHORITY: CITY OF WANNEROO DATUM: AHD(APPROX.)		
TUSCOM SUBDIVISION CONSULTANTS Pty. Ltd. (JAMES TEOH 93168388)	DATE: 15/11/2023	

TOTAL AREA 921m<sup>2</sup> AS PER PLAN 7318



EXISTING SURVEY  
SCALE 1:200

client:  
**Schneider + Tsalis**  
address:  
#76 Ocean Drive,  
Quinns Rocks.

REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE
DA SUBMISSION	00	MR	28/08/2023
CLIENT AMEND	01	GD	17/10/2023
CLIENT AMEND	02	GD	19/10/2023
ADD SURVEY	03	MR	05/12/2023

reference:	<b>SITE SURVEY</b>	drawn by:	<b>E.SCALETTI</b>	date drawn:	<b>DATE OF ISSUE</b>
		sheet size:	<b>SIZE</b>	scale:	<b>1:100, 1:200</b>
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job no:	<b>D1580</b>	sheet no:	<b>A01</b>		

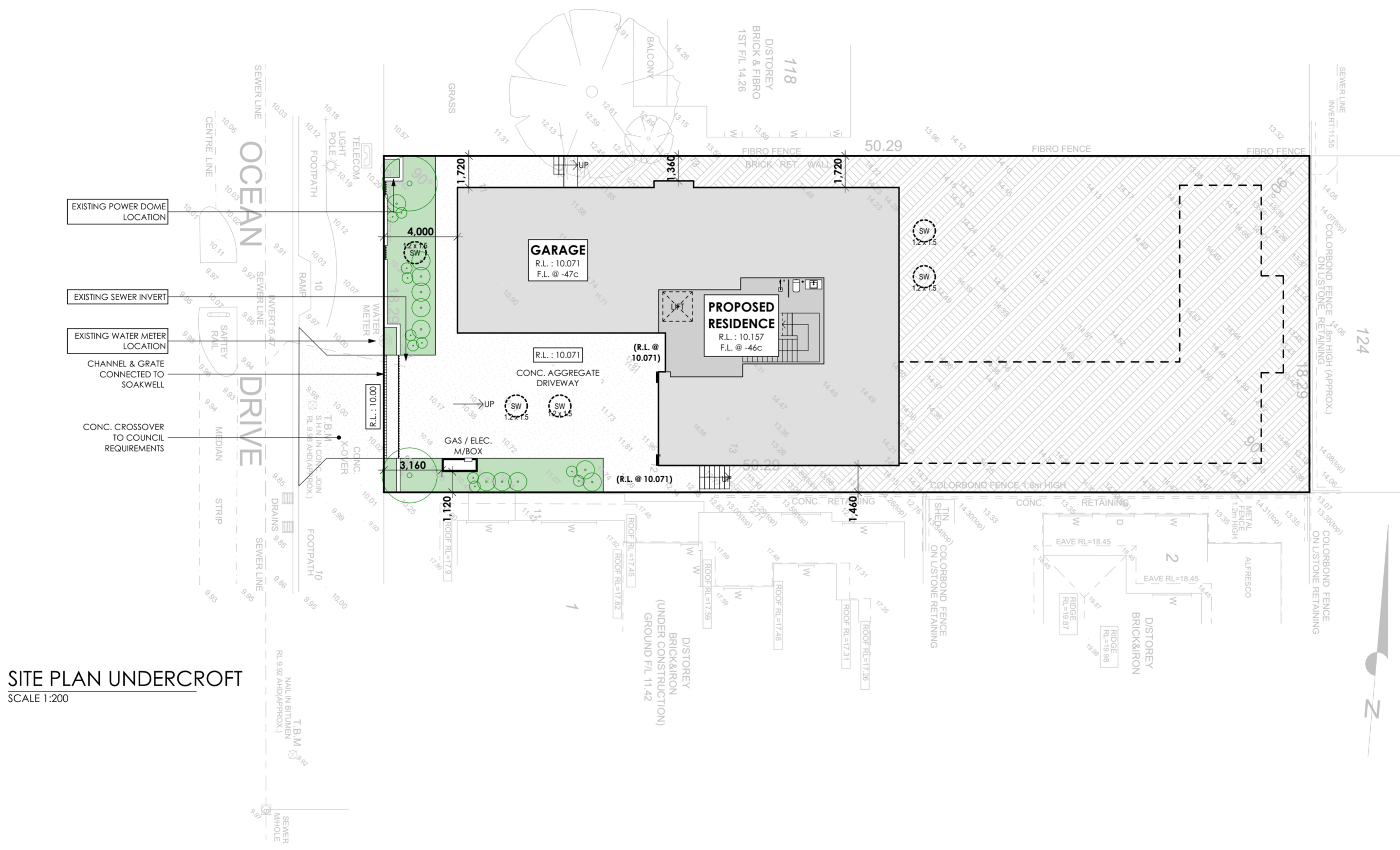
FEATURE SURVEY OF LOT 117(76) OCEAN DRIVE, QUINNS ROCKS	CLIENT: ROBIN SCHNEIDER & SOFIA VELLIOS	Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed
SCALE: 1:200 PLAN: 7318 C/T: 1281/61 LOCAL AUTHORITY: CITY OF WANNEROO DATUM: AHD(APPROX.)		
TUSCOM SUBDIVISION CONSULTANTS Pty. Ltd. (JAMES TEOH 93168388)	DATE: 15/11/2023	

TOTAL AREA 921m<sup>2</sup> AS PER PLAN 7318

OPEN SPACE CALC'S.	
SITE AREA:	919.80m <sup>2</sup>
TOTAL HOUSE AREA:	448.47m <sup>2</sup>
OPEN SPACE ACHIEVED:	51.20%

Soak Well Type	No.	Capacity
SW 1200x1500	5	8.5 m <sup>3</sup>
Total Capacity		8.5 m <sup>3</sup>
Roof Area GF		619.8 m <sup>2</sup>
Total Area		619.8 m <sup>2</sup>
Capacity Required (Area x 0.0125)		7.7 m <sup>3</sup>
Extra Capacity Provided		0.8 m <sup>3</sup>

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE



SITE PLAN UNDERCROFT  
SCALE 1:200

client:  
**Schneider + Tsalis**  
address:  
#76 Ocean Drive,  
Quinns Rocks.

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CLIENT AMEND	01	GD	17/10/2023
CLIENT AMEND	02	GD	19/10/2023
ADD SURVEY	03	MR	05/12/2023

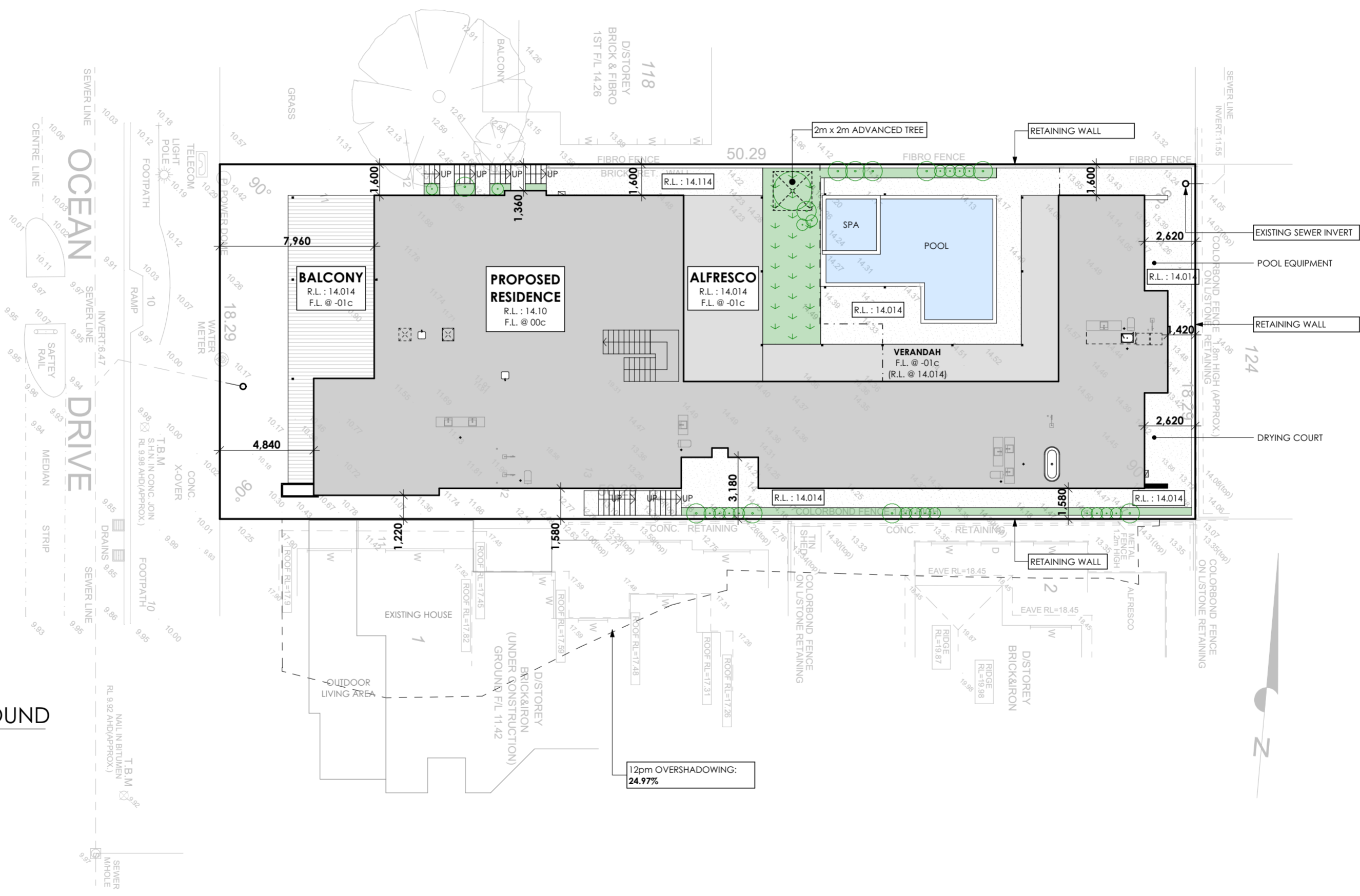
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<b>SITE PLAN UNDERCROFT</b>	sheet size: <b>SIZE</b>	scale: <b>1:100, 1:200</b>
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FEATURE SURVEY OF	LOT 117(76) OCEAN DRIVE, QUINNS ROCKS	CLIENT:	ROBIN SCHNEIDER & SOFIA VELLIOS	Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed					
SCALE:	1:200	PLAN:	7318	C/T:	1281/61	LOCAL AUTHORITY:	CITY OF WANNEROO	DATUM:	AHD(APPROX.)
TUSCOM SUBDIVISION CONSULTANTS Pty. Ltd.	(JAMES TEOH 93168388)	DATE:	15/11/2023						

TOTAL AREA 921m<sup>2</sup> AS PER PLAN 7318

OPEN SPACE CALC'S.	
SITE AREA:	919.80m <sup>2</sup>
TOTAL HOUSE AREA:	448.47m <sup>2</sup>
OPEN SPACE ACHIEVED:	51.20%

**SITE PLAN GROUND**  
SCALE 1:200



client:  
**Schneider + Tsalis**

address:  
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Quinns Rocks.

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CLIENT AMEND	02	GD	19/10/2023
ADD SURVEY	03	MR	05/12/2023

reference:  
**SITE PLAN GROUND**

drawn by: **E.SCALETTI** date drawn:  
sheet size: **SIZE 1:200, 1:108.70** scale: **DATE OF ISSUE**

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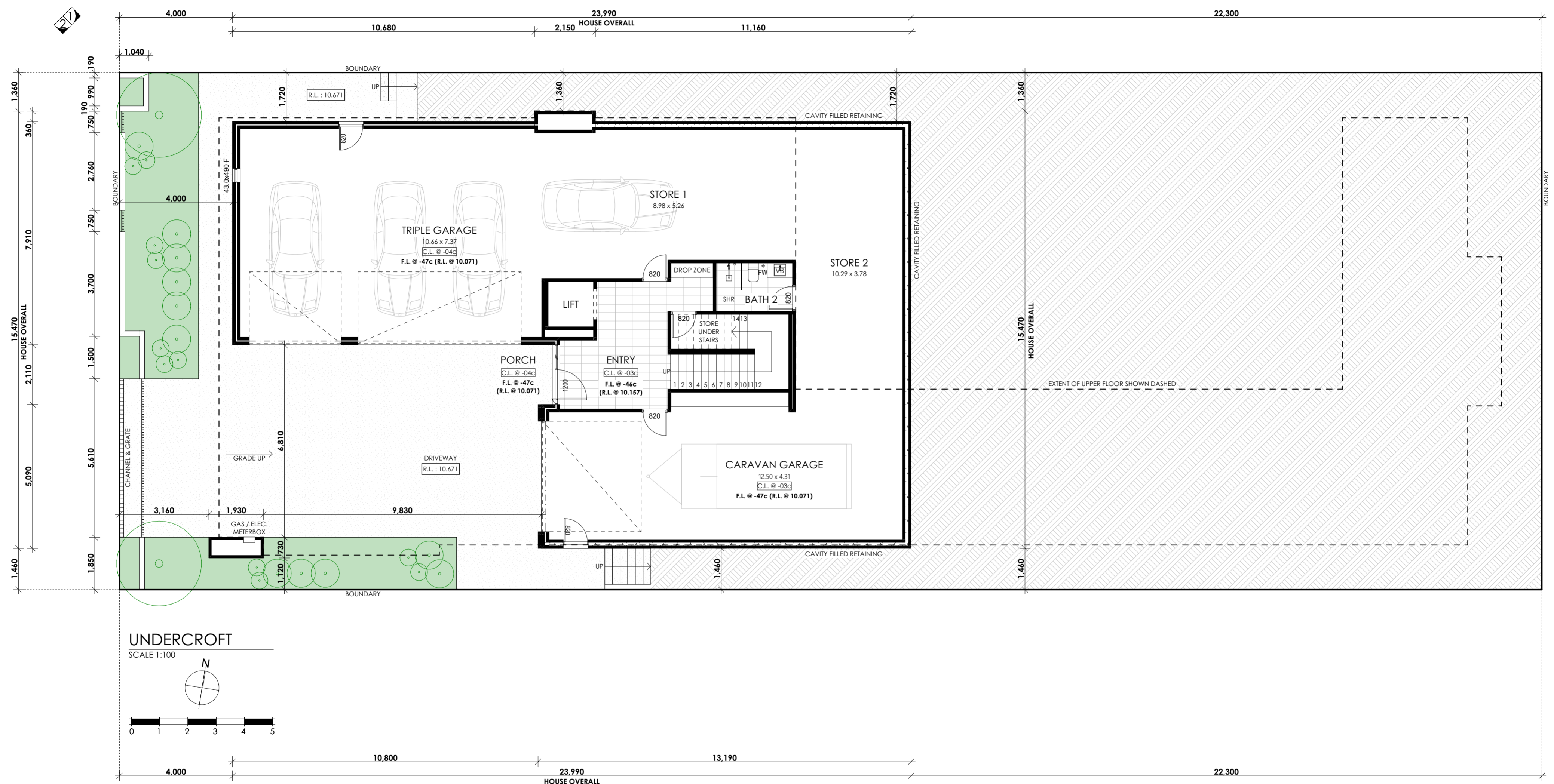
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job no: **D1580** sheet no: **A03**

**DWELLING AREAS**

TOTAL AREA (ALL STORIES)	
PORCH:	0.80
ALFRESCO:	39.17
UNDERCROFT:	41.37
VERANDAH 1:	44.03
BALCONY:	49.04
GARAGE:	242.46
GROUND FLOOR:	434.56
<b>TOTAL</b>	<b>851.43 m<sup>2</sup></b>



client:  
**Schneider + Tsalis**  
 address:  
 #76 Ocean Drive,  
 Quinns Rocks.

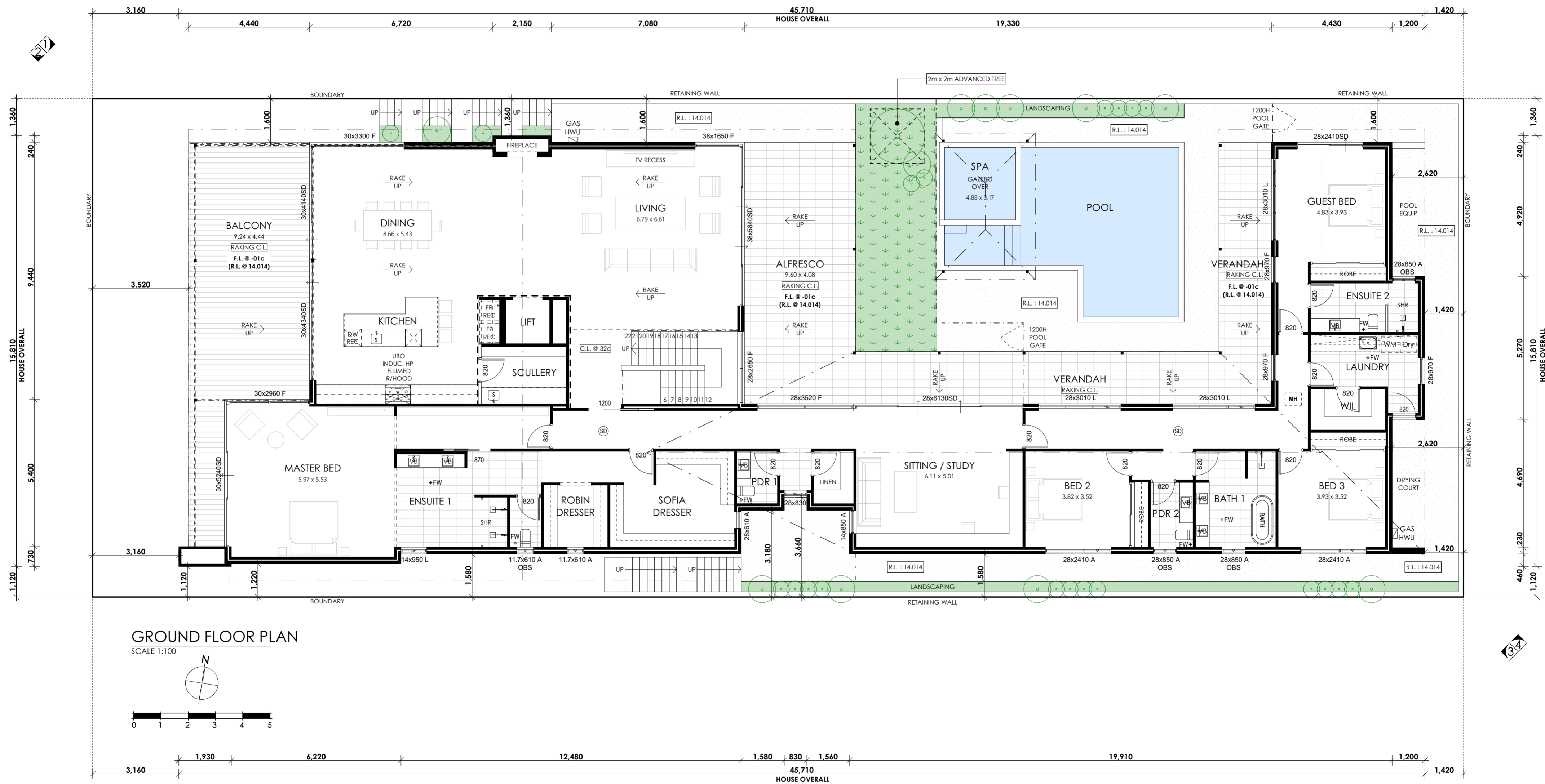
REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE
DA SUBMISSION	00	MR	28/08/2023
CLIENT AMEND	01	GD	17/10/2023
CLIENT AMEND	02	GD	19/10/2023
ADD SURVEY	03	MR	05/12/2023

reference:  
**UNDERCROFT**  
 drawn by: **E.SCALETTI** date drawn:  
 sheet size: **SIZE** scale: **1:100**  
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 job no: **D1580** sheet no: **A04**

### DWELLING AREAS

#### TOTAL AREA (ALL STORIES)

PORCH:	0.80
ALFRESCO:	39.17
UNDERCROFT:	41.37
VERANDAH 1:	44.03
BALCONY:	49.04
GARAGE:	242.46
GROUND FLOOR:	434.56
<b>TOTAL:</b>	<b>851.43 m<sup>2</sup></b>



client:  
**Schneider + Tsalis**

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REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE
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ADD SURVEY	03	MR	05/12/2023

reference:  
**GROUND FLOOR**

drawn by: **E.SCALETTI** date drawn: **DATE OF ISSUE**

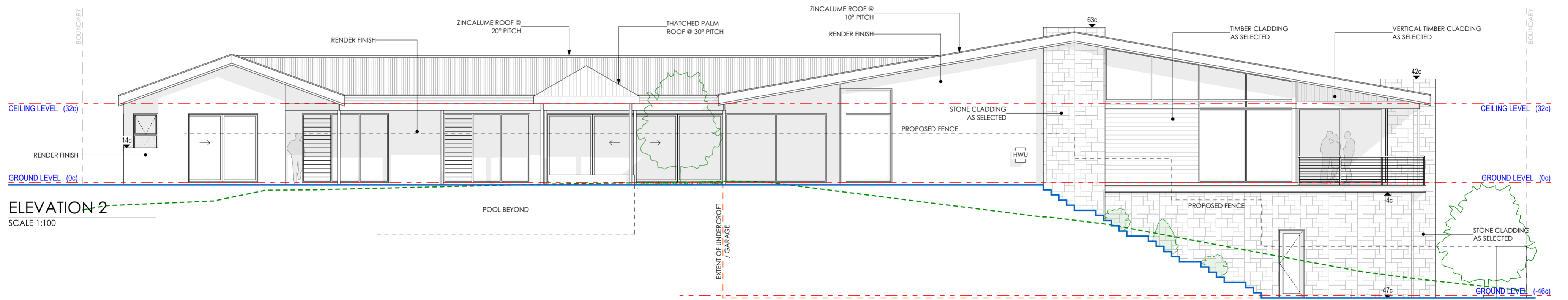
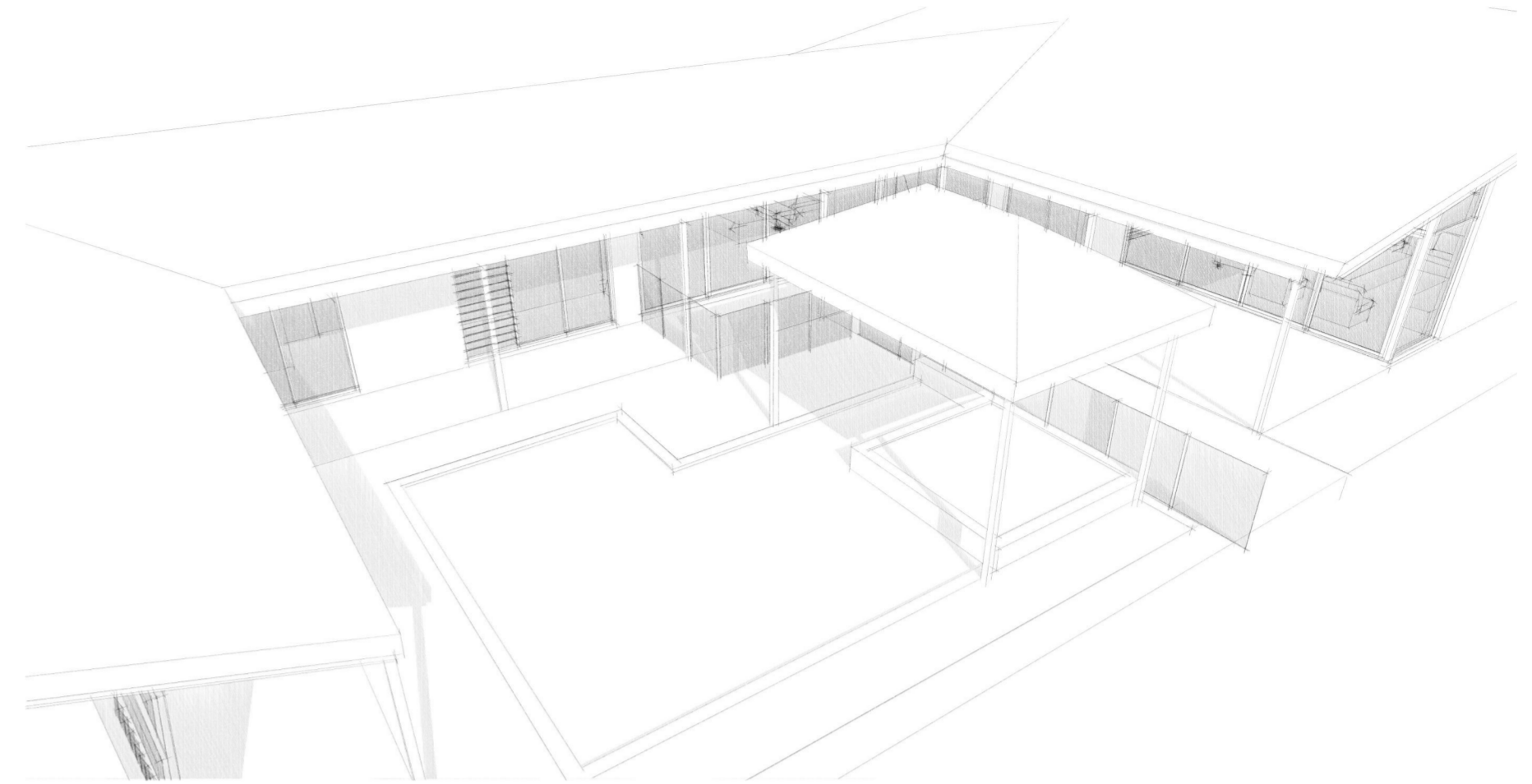
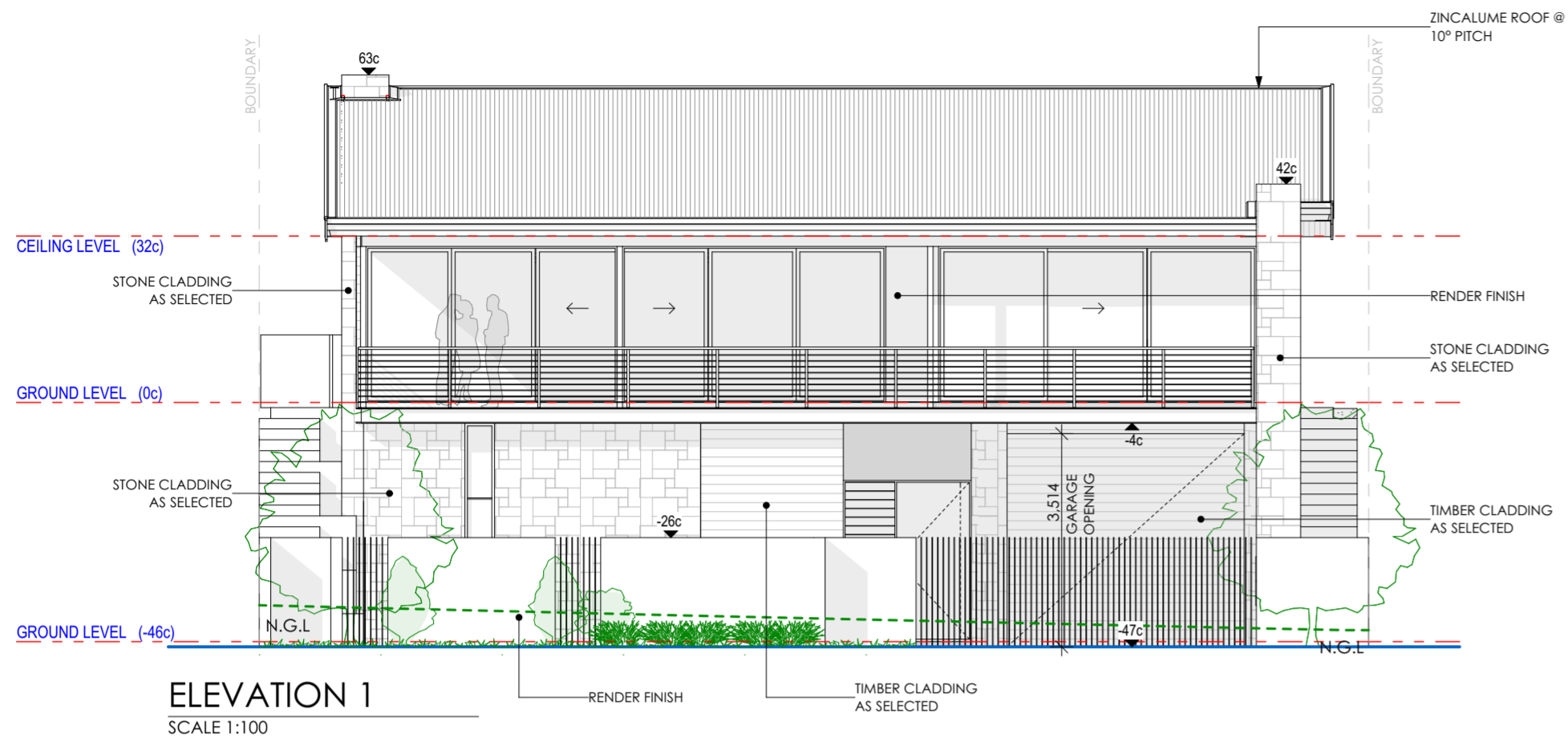
sheet size: **SIZE** scale: **1:100**

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ADD SURVEY	03	MR	05/12/2023

reference:  
**ELEVATION 1-2**

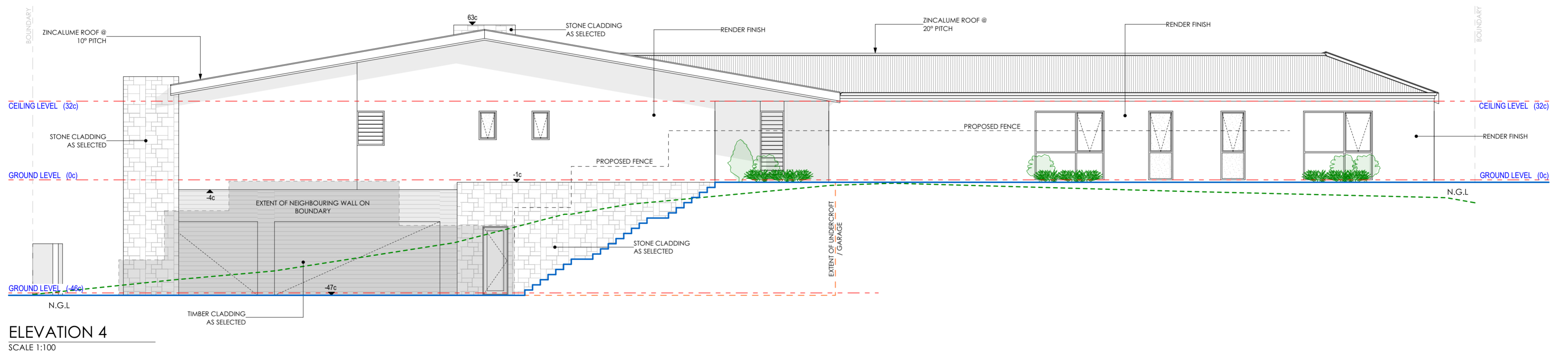
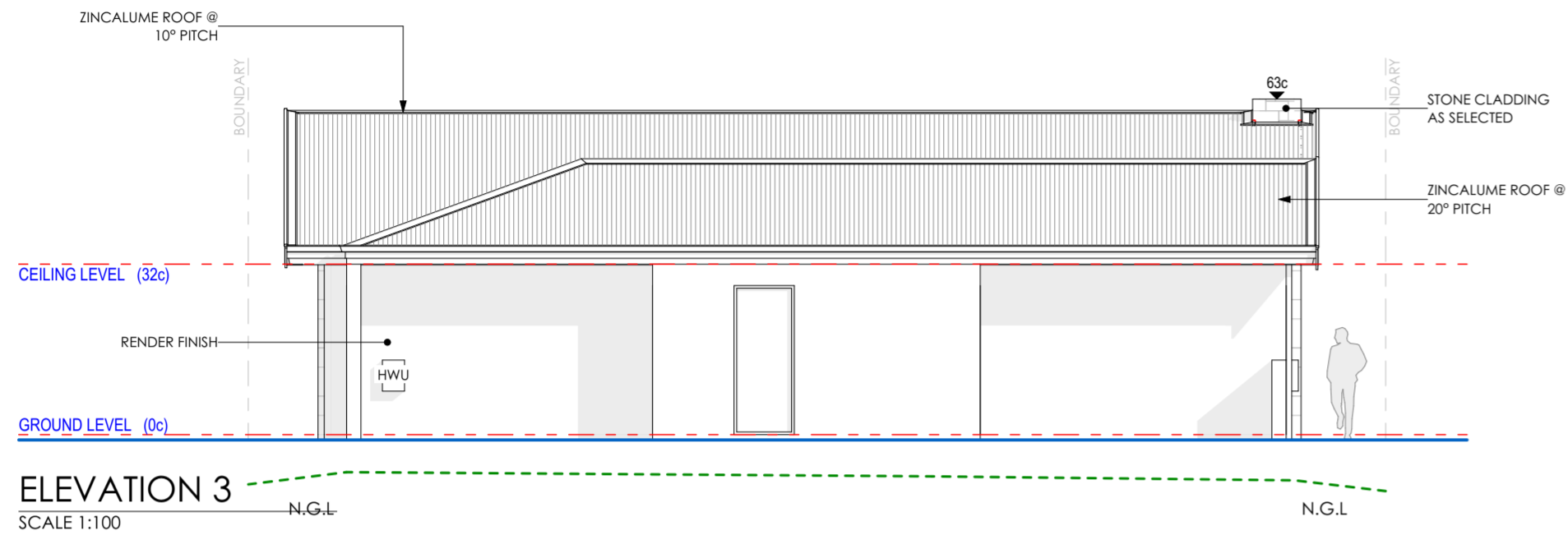
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job no: **D1580** sheet no: **A06**



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CLIENT AMEND	02	GD	19/10/2023
ADD SURVEY	03	MR	05/12/2023

reference:  
**ELEVATION 3-4**

drawn by: **E.SCALETTI** date drawn:  
 sheet size: **SIZE** scale: **1:100**

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job no: **D1580** sheet no: **A07**





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Schneider + Tsalis

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CLIENT AMEND	01	GD	17/10/2023
CLIENT AMEND	02	GD	19/10/2023
ADD SURVEY	03	MR	05/12/2023

reference:	3D ELEVATION	drawn by:	E.SCALETTI	date drawn:	DATE OF ISSUE
		sheet size:	SIZE	scale:	
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