

CONCEPT#:	19/09/2023	EP	CLIENT:	_____
01	6/10/2023	EP	CLIENT:	_____
02	15/12/2023	EP	CLIENT:	_____
03PCA1&2_TP	11/02/2024	EP	BUILDER:	_____
05TP				

Special

Dales Specifications

Ground Floor	145.45
Garage	40.22
Verandah	20.11
Total:	205.78 m²
Perimeter:	53.96m

Design Sketch Ground Floor

1:100

30c ceilings throughout
(unless otherwise noted)

27c high internal doors
throughout home
(unless otherwise noted)

Zoning	R20/R40
Percentage allowed	55%
Site-Lot Area	367.62m ²
Site Cover Allowed	202.91m ²
Site Cover Used	187.15m ²
Actual Coverage	50.90%

Mandatory Design Compliance (City of Wanneroo)

Preliminary drawing:
This design is subject to receipt of an accurate site survey & dimensions.

Miscellaneous:
BAL fire rating req's: BAL N/A
Noise attenuation req's: N/A

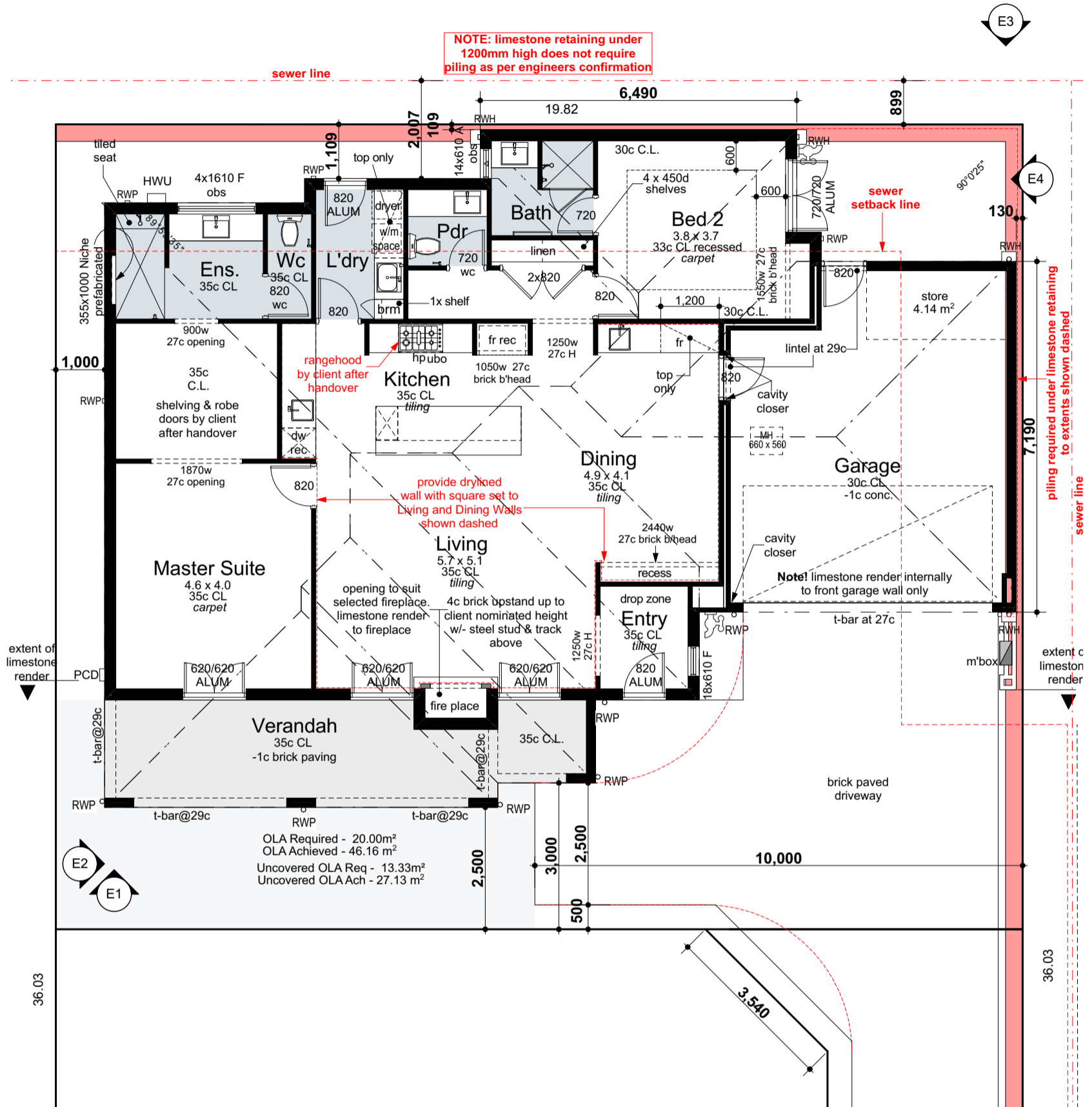
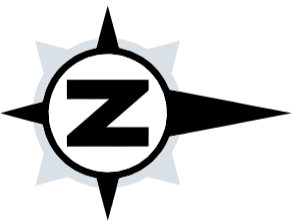
Local Planning Policies Applicable:

Town Planning

R-Code Variation Acknowledgement:

The proposed design requires a variation to the Residential Design Codes and therefore will be at the discretion of the local authority. As a result proceeding with this design may incur additional costs and time delays.

- REASONS:**
- Subdivision
 - overheight boundary wall
 - More than 500mm cut and fill
 - More than 500mm retaining walls.



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Roofing Note
24°43' Roof Pitch
Metal Roof



E1 Front Elevation
1:100



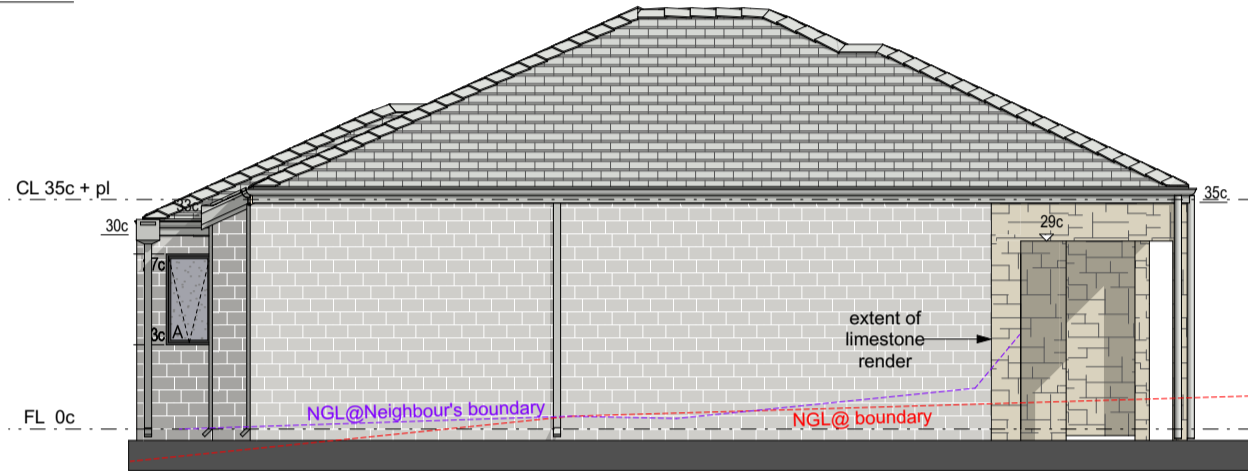
Perspective Front View

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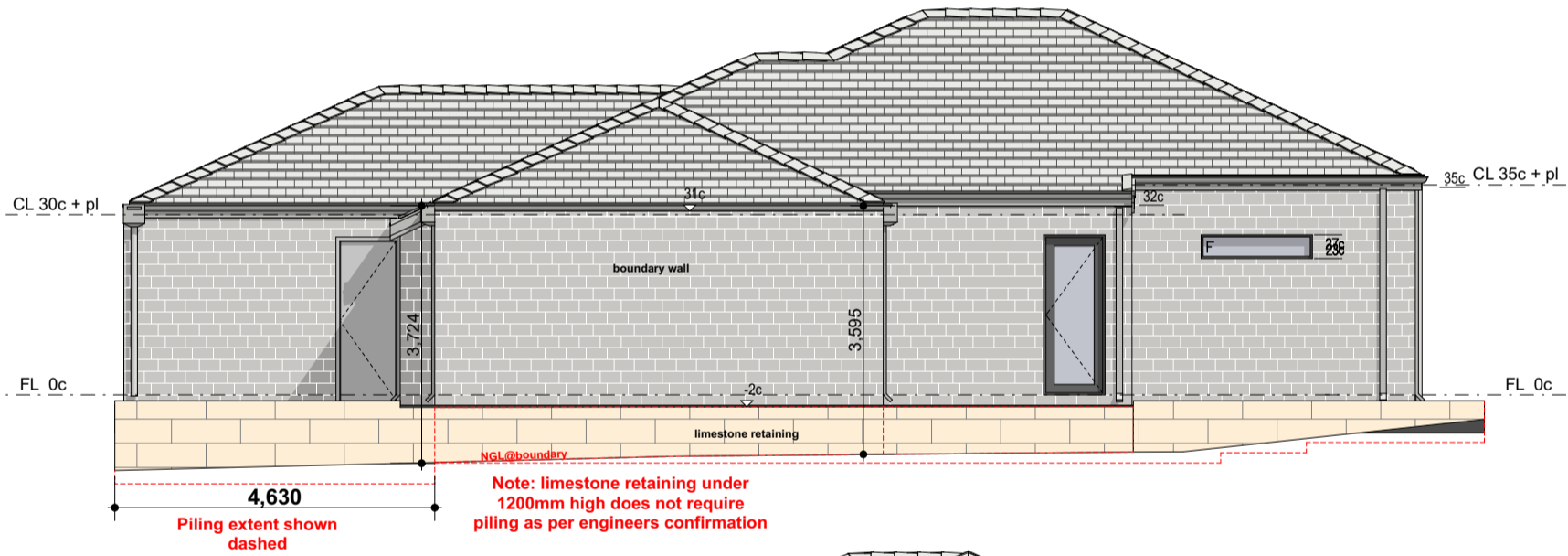
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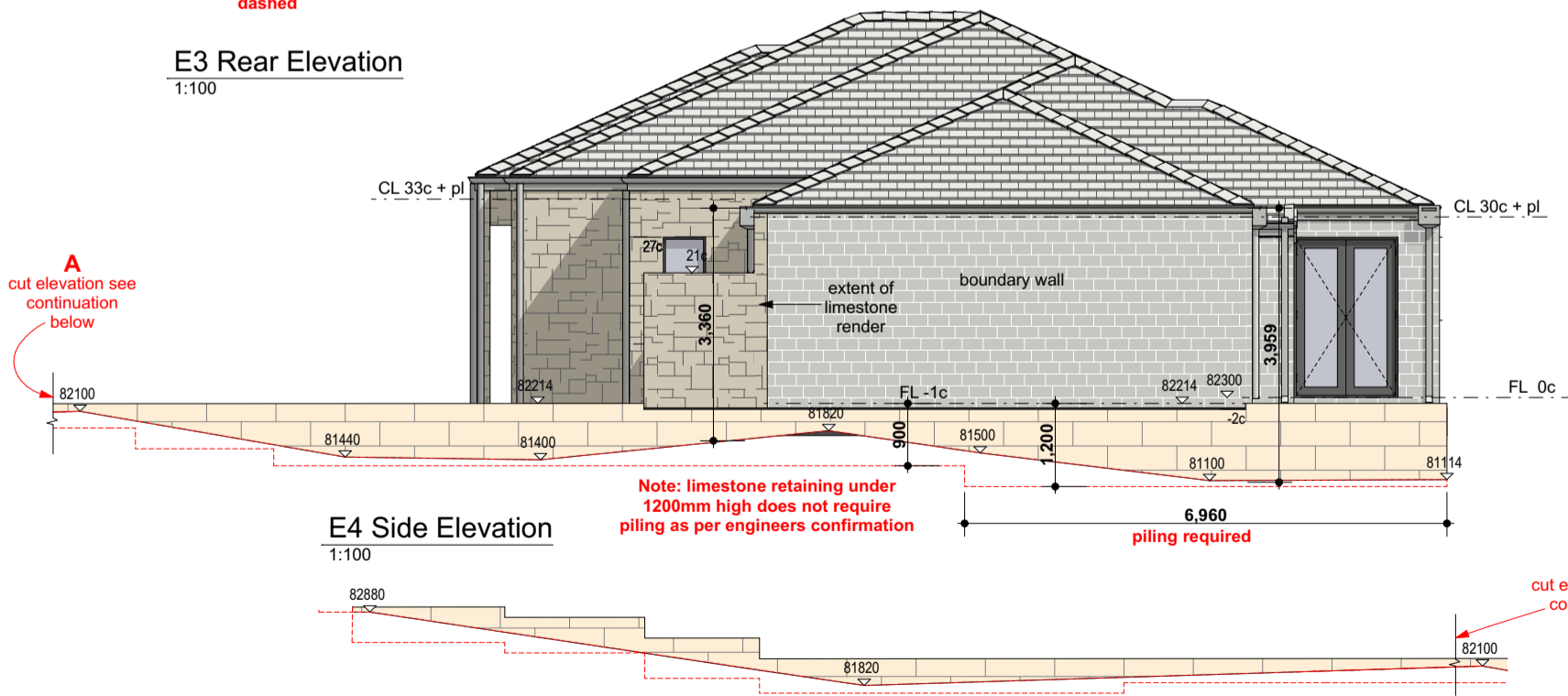
E1 Front Elevation
1:100



E2 Side Elevation
1:100



E3 Rear Elevation
1:100



E4 Side Elevation
1:100

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