

BEWARE:
OVERHEAD POWER
LINES IN AREA.
ADVISE TRADES

EVANS PLACE



CLIENT: Mr. Mark R. Summers & Ms. Vanessa Summers

ADDRESS: Lot 90 (#11) Evans Place Two Rocks

JOB NUMBER: 37007

CONSULTANT: Steve Quartermaine

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CONCEPT#:

01	26/10/2023	EP
02	7/11/2023	EP
03	23/11/2023	JED
04CD_TP	15/12/2023	EP

CLIENT: _____

CLIENT: _____

BUILDER: _____

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Ground Floor	218.71
Garage / Store	40.08
Alfresco	34.47
Verandah	16.87
Total:	310.13 m²
Perimeter:	70.16m

30c ceilings throughout
(unless otherwise noted)

Zoning	R20
Percentage allowed	50%
Site-Lot Area	968.51m ²
Site Cover Allowed	484.25m ²
Site Cover Used	260.01m ²
Actual Coverage	26.84%

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 TBA
Bush fire assessment required

Other Estate Guidelines For Consideration:

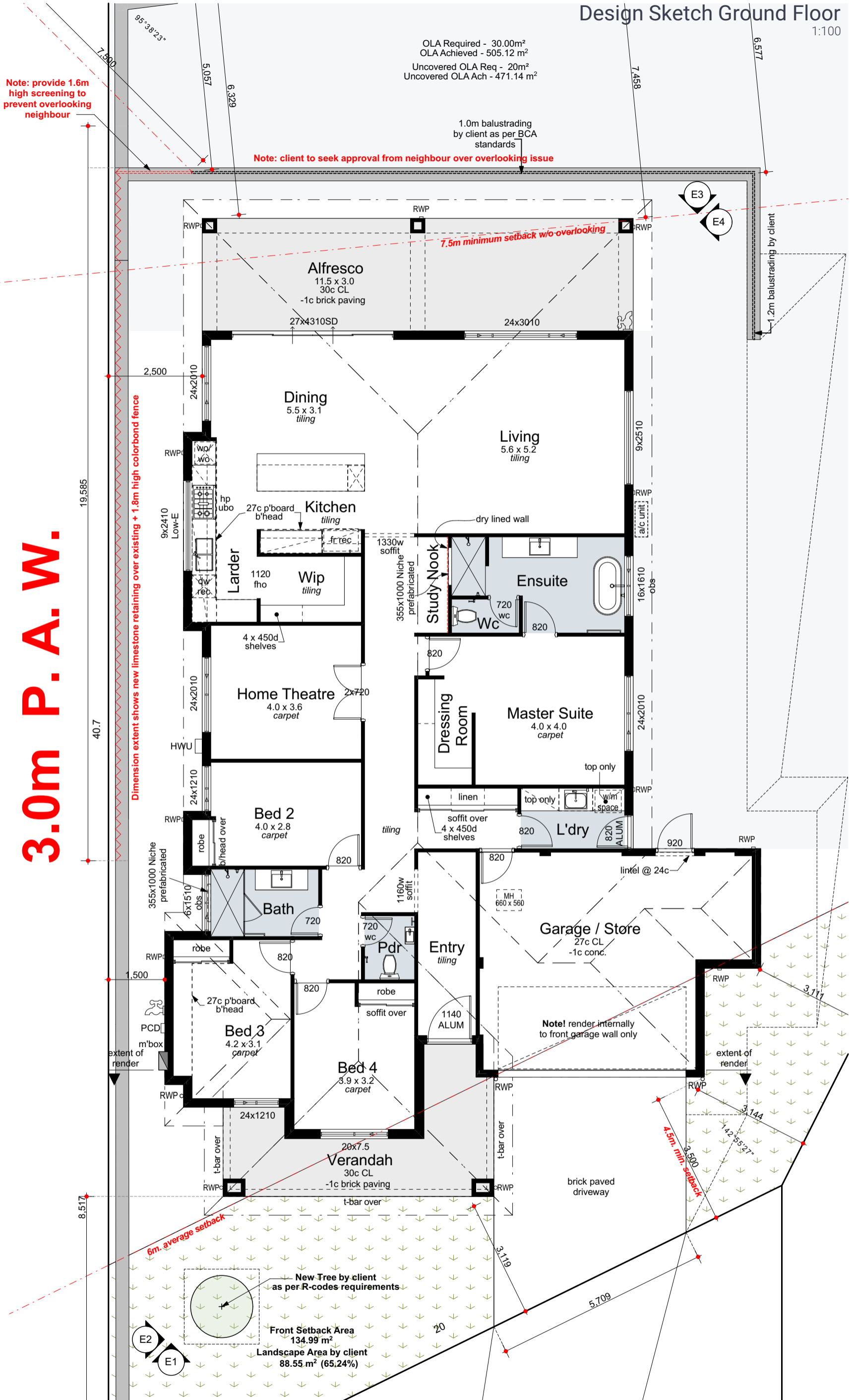
- Planning Required
- R-Code Variation

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:

- More than 500mm retaining and fill
- less than 4.5m garage setback
- rear overlooking-client to seek neighbour's approval



3.0m P.A.W.



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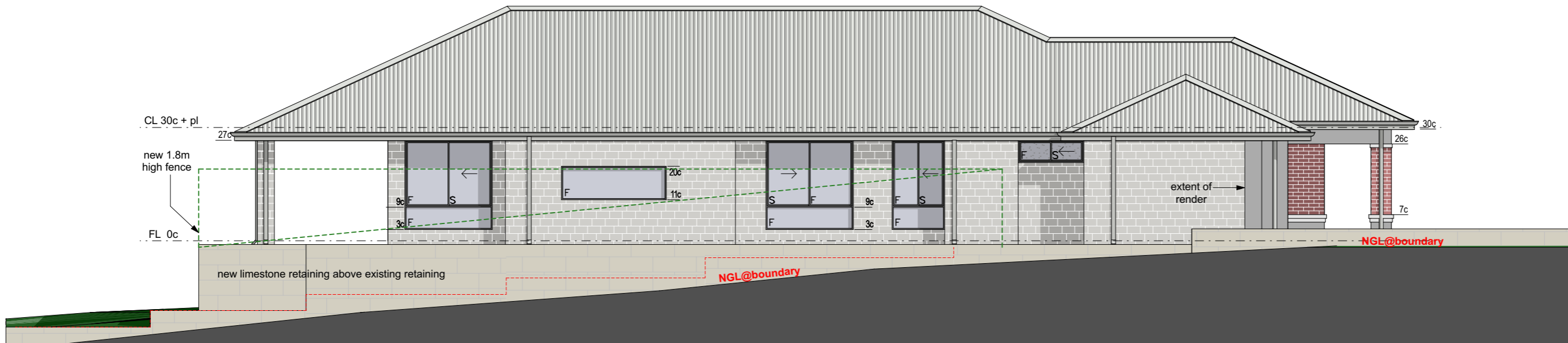
E1 Front Elevation
1:100



Perspective Front View



E1 Front Elevation
1:100



E2 Side Elevation
1:100



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E3 Rear Elevation
1:100



E4 Side Elevation
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