

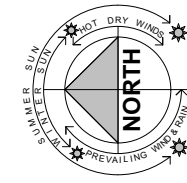
General Note: Landscaping, Fencing, Paving & Furniture Placement are an Indication and are for Illustration Purpose Only

Design Note: Final Drawings may Vary once a Feature Survey is completed. Engineering and Council may also alter this design

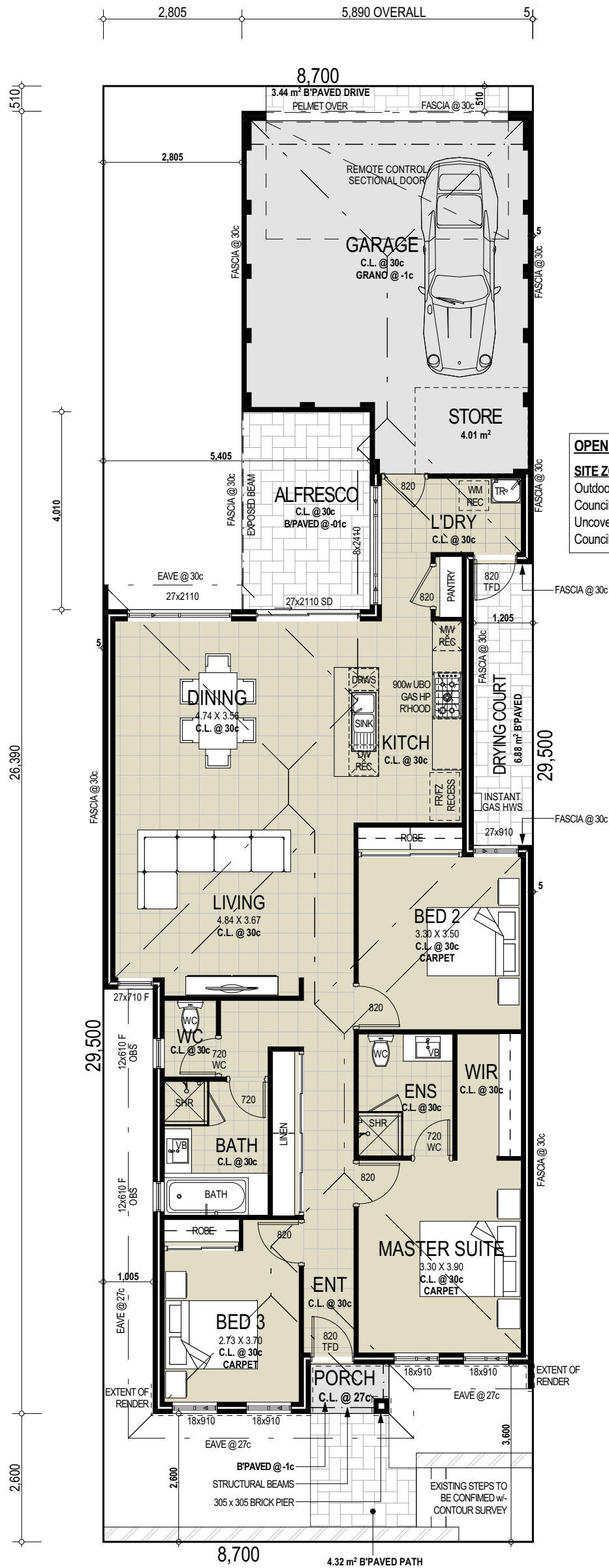
Elevation Note: Materials & Finishes in this 3D Image are for Illustration Purpose only

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| SITE ZONING-R40 | |
|--------------------|----------------------|
| Area of Site | 259m ² |
| Shared C/P | N/A |
| Total Area of Site | 259m ² |
| Area of Building | 170.67m ² |
| SITE COVERAGE | 65.8% |
| Allowed Coverage | N/A |



MANCHESTER LANE



| OPEN SPACE CALCULATIONS | |
|-------------------------|---------------------|
| SITE ZONING - R40 | |
| Outdoor Living Area | 21.67m ² |
| Council Required | 20.00m ² |
| Uncovered Open Space | 11.29m ² |
| Council Required | 10.00m ² |

BUSHFIRE PRONE AREA
BAL 12.5 PROVISIONS
APPLICABLE

CLIENT NOTE: PLEASE CHECK ALL WINDOWS/DOOR SIZES & POSITIONS. THERE WILL BE NO ALLOWANCE FOR ANY STRUCTURAL CHANGES AFTER PPA SIGN UP, THIS INCLUDES FOOTPRINT OF HOUSE, ROOF LINES, WINDOWS & DOORS, INTERNAL & EXTERNAL DOORS ETC. UNLESS REQUIRED BY ENGINEERS, DEVELOPERS OR COUNCIL.

OBSERVATORY AVENUE



Quote Number: iQ19040
Model Name: BR075-06 - MILO
Draft Sketch: A
Sales Consultant: MICHAEL CONDELLI
Drawn: ADAM MCGAVIGAN
Date Drawn: 06/06/19

| Ground Floor | Area | Perimeter | ROOF AREAS | | |
|--------------|-----------------------|-----------|--------------|------------|-----------------------|
| HOUSE | 130.66 | 57.86 | FLOOR | PITCH | AREA |
| GARAGE | 40.02 | 26.48 | GROUND FLOOR | 24° 43' 0" | 192.97 |
| PORCH | 1.59 | 5.18 | | | 192.97 m ² |
| | 172.27 m ² | 89.52 m | | | |

Ground Floor Plan
1:100

Client Signature: _____

PROPOSED HOUSE & LAND PACKAGE
LOT 652 OBSERVATORY AVENUE, AUBIN GROVE

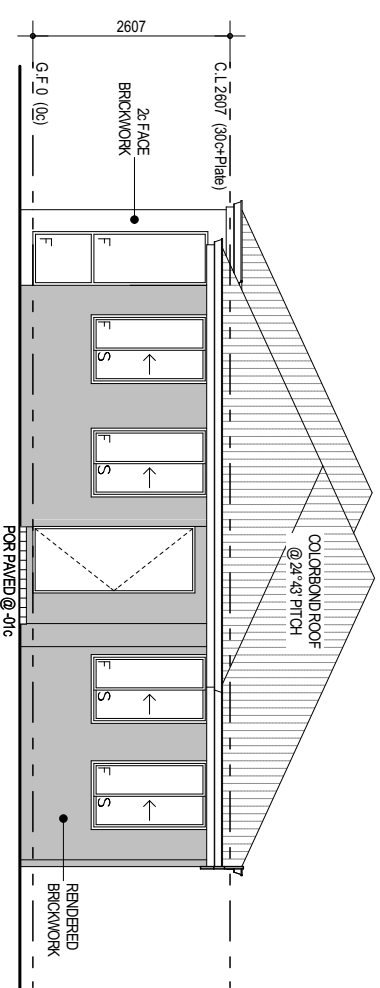
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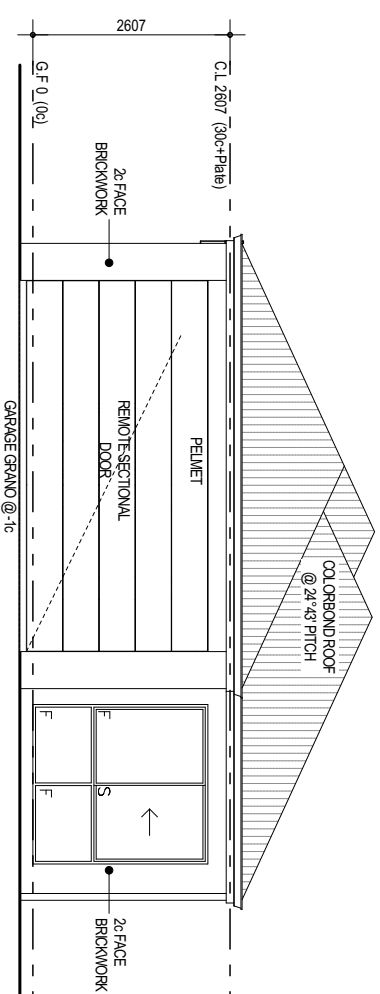
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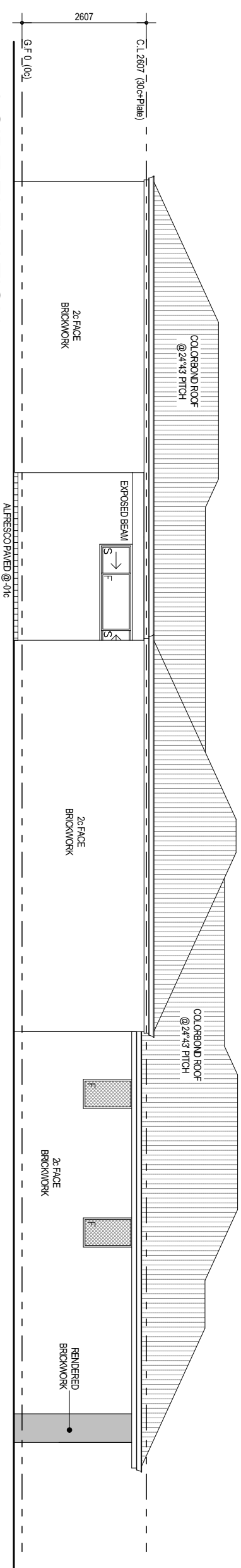
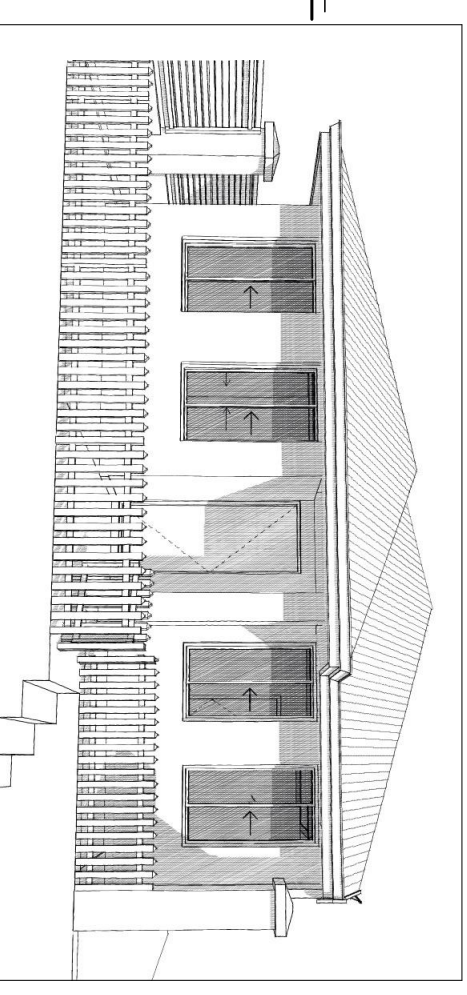
| | |
|--------------------|---------------------|
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| Shared C/P | 259m ² |
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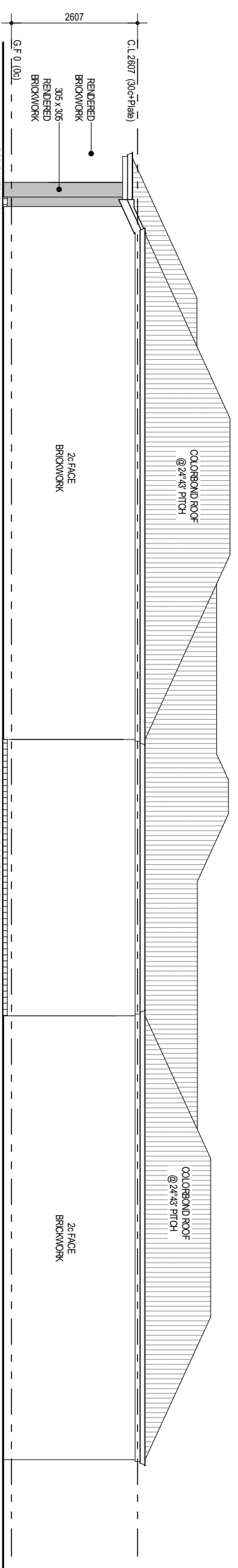
1 FRONT ELEVATION
1:100



3 REAR ELEVATION
1:100



2 SIDE ELEVATION
1:100



4 SIDE ELEVATION
1:100



newchoice homes
u4/325 Haldorne Street Osborne Park
ph: 9201 7800

| |
|------------------------------------|
| Quote Number: iQ19040 |
| Model Name: BR075-06 - MILLO |
| Draft Sketch: A |
| Sales Consultant: MICHAEL CONDELLI |
| Drawn: ADAM MCGAVICAN |
| Date Drawn: 06/06/19 |

| Ground Floor | Area | Perimeter | ROOF AREAS | PITCH | AREA |
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| | 172.27 m ² | 89.52 m | | | |

Elevations
1:100, 1:333.33

Client Signature:

PROPOSED HOUSE & LAND PACKAGE
LOT 652 OBSERVATORY AVENUE, AUBIN GROVE