

COASTAL CONDITION R3

NOTE:
THE OWNER TO DEMOLISH ALL STRUCTURES, TREES AND OTHER OBJECTS TO THE SATISFACTION OF THE BUILDER INCLUDING THE REMOVAL OF BURIED DEBRIS SUCH AS SEPTIC TANKS, LEACH DRAINS, SOAKWELLS AND POOLS.

LIMESTONE ACCESS TRACK
BY BUILDER FOR CONSTRUCTION USE

OVERSHADOWING CALCULATIONS

NO OVERSHADOWING ONTO NEIGHBOURING PROPERTIES

NOTE:
THE OWNER IS LIABLE FOR REMOVAL OF ANY BOUNDARY FENCES IF REQUIRED FOR CONSTRUCTION PURPOSES

STORMWATER DISPOSAL
BY BUILDER TO COUNCIL REQUIREMENTS

NOTE:
LANDSCAPING BY OWNER TO SHIRE REQUIREMENTS

PLANT LEGEND

GROUND COVERS (0 - 1m) SPACINGS 1 - 2m
GREVILLEA CRITHMIFOLIA
LOW SHRUBS (1 - 2m) SPACINGS 2m
DRYANDRA PRAEMORSA
AGONIS FLEXUOSA "NANA"

UNIT 1

LOCATION	GRANO m ²	B/PAVED m ²
Porch, Alfresco, Path & A/C Plinth	-	10.09 m ²
Garage, Store & Drive	36.73 m ²	44.90 m ²

UNIT 2

LOCATION	GRANO m ²	B/PAVED m ²
Porch, Alfresco, Path & A/C Plinth	-	11.81 m ²
Garage, Store & Drive	35.49 m ²	14.20 m ²

COMMON PROPERTY

LOCATION	GRANO m ²	B/PAVED m ²
Driveway	-	78.09 m ²
Crossover	-	-

SITE PLAN

SCALE 1:200

NOTE: CONTROL INFORMATION NOT AVAILABLE AT TIME OF SURVEY. BOUNDARY PLACED AS PER BEST FIT, ALIGNED WITH PEGS FOUND AND RETAINING WALLS.

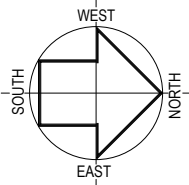
SEWER INFORMATION
NOT AVAILABLE
AT TIME OF SURVEY

CLIENT:.....
DATE:.....
CLIENT:.....
DATE:.....
BUILDER:.....
DATE:.....

JOB N°	87081/82	SHEET N°	3 OF 4	
REVISION	VO #	DRN	DATE	CHK
PLANNING		FG	29/06/16	MC

LOT 600

653sqm
SANDY



NOTE: BOUNDARY POSITION APPROXIMATE ONLY REQUIRES REPEG SURVEY

NOTE: APPROXIMATELY 8.3 Km FROM COAST LINE

NOTE: HOUSE DESIGN SUBJECT TO BUSHFIRE ATTACK LEVEL 12.5 REQUIREMENTS

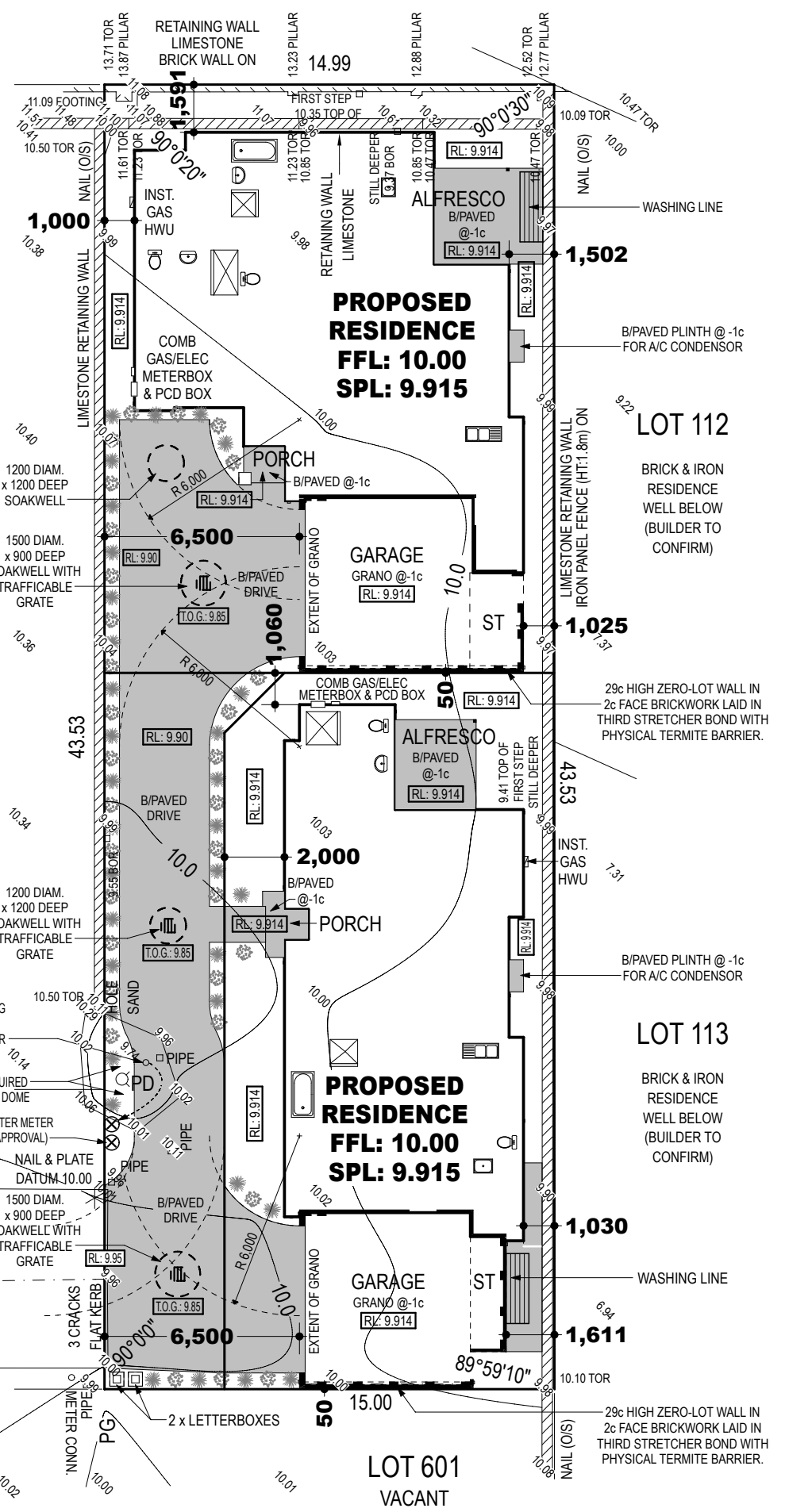
NOTE: HOUSE DESIGN SUBJECT TO NOISE INSULATION PACKAGE (A). REFER DAP FOR REQUIREMENTS

LOT 676
VACANT

WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.

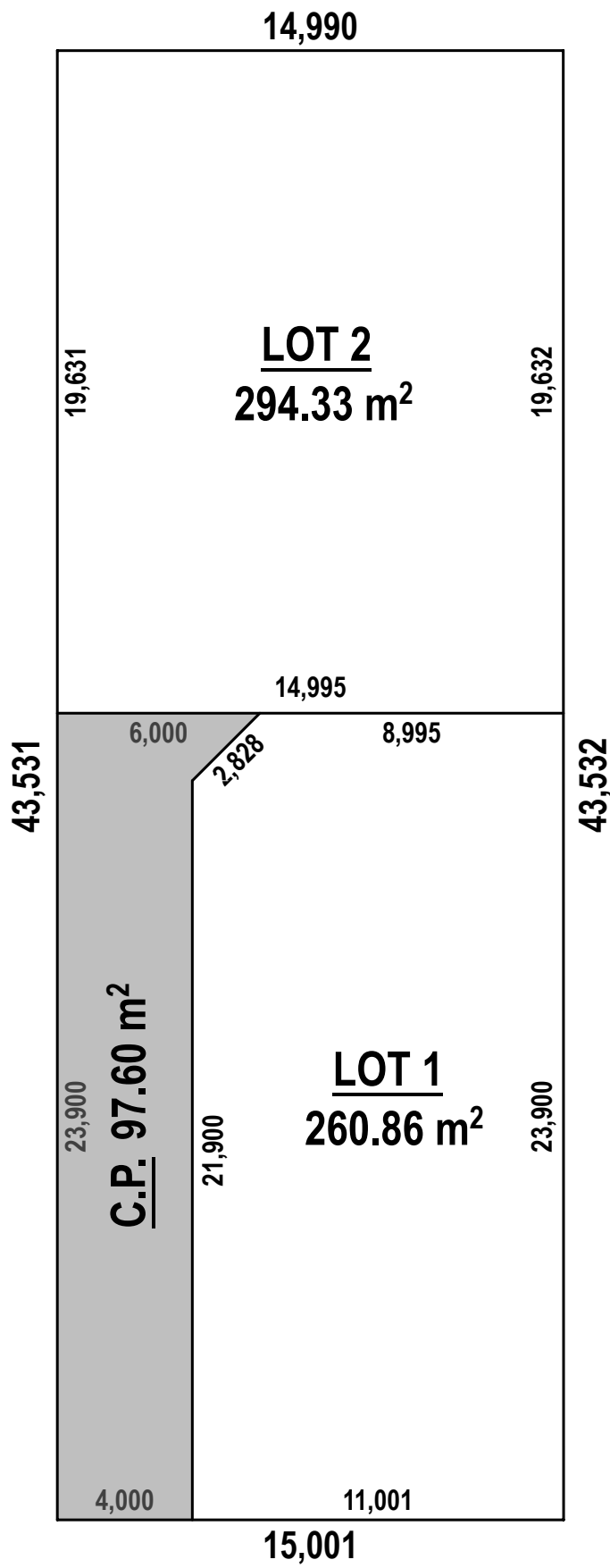
NOTE: PRELIMINARY UNLODGED PLAN ONLY. SUBJECT TO LANDGATE AUDIT & APPROVAL

LOT 701
NO ACCESS



LANDGATE PLAN SUBJECT TO MATERIAL CHANGE AND WAPC APPROVAL

CLIENT	BUILDER	IMPRESSIONS	SCALE BAR	DRAFTED	J.P.	SURVEYOR	R.K.			
LOT	600 SORBONNE TURN	AUTHORITY	COCKBURN	SERVICE INFORMATION				DEPTH	N/A	
SUBURB	AUBIN GROVE	MAP REF.	388 26 02	GAS	BTC	WATER	YES	PRELAI	YES	RIGHT
PLAN	PRELIM. 408370	C/T Vol.Fol.		AREA	NEW	TELSTRA	YES	POWER	U/G	
DATE OF SURVEY	06.04.16	SCALE	1:200	WATER	SV _o STOP VALVE	HY _o HYDRANT	FP _o FLUSH POINT	METER _o	WATER METER	
JOB No.	OURS: 209287	YOURS: 87081-82	@ A3	SEWERAGE	○ SEW SEWER MANHOLE	IS _o INSPECTION SHAFT	IQ _o INSPECTION OPENING	GAS _o	GAS METER	
				POWER	CP _o CONSUMER POLE	PP _o POWER POLE	LP _o LAMP POST	SP _o STAY POLE	PD _o POWER DOME	
				STORMWATER	○ SW MANHOLE	□ GRATE	□ SIDE ENTRY PIT	TELSTRA	PIT	TELSTRA PIT
				SURVEY	° PF PEG FOUND	° Pdist PEG DISTURBED	° PG PEG GONE	△ STATION	* DATUM / CONTROL	



PROPOSED STRATA LAYOUT
SCALE 1:200



Reg. Builder N°: 6415. A Division of J. Corp Pty. Ltd.
Ground Floor, 6 Bennett St. East Perth W.A. 6004.
Telephone: (08) 6461 5588. Facsimile (08) 6461 5501.
PO Box 115 Mt Hawthorn W.A. 6016.
A.C.N. 009 063 076.

REVISION	VO #	DRN	DATE	CHK
PLANNING		FG	29/06/16	MC

Sub-contractors to verify all dimensions on site.

CLIENT:

DATE:

CLIENT:

DATE:

BUILDER:

DATE:

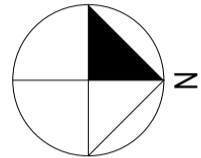
CLIENT:

ADDRESS:
STRATA LOTS 1 & 2
OF LOT 600
SORBONNE TURN
AUBIN GROVE

© COPYRIGHT

ONE OFF

UNITZ SPECIFICATION	2c BLOCKS
MODEL N°	DATE 29/06/16
MAP REF. 388 26 02	WIND RATING -
COASTAL CONDITION R3	ENGINEERS DETAIL -
JOB N° 87081/82	SHEET N° 4 OF 4



S/L 2 SITE COVERAGE CALCULATIONS	
Total Site Area (incl 48.8 CP)	343.13 m ²
House, Store & Garage Area	171.69 m ²
Site Cover (%)	50.03%

AREAS - UNIT 2		
	PERIM. (m)	AREA (m ²)
HOUSE AREA	55.82	132.74
GARAGE	23.18	33.19
ALFRESCO	11.40	8.00
STORE	10.16	5.89
PORCH	5.57	1.72
		181.54 m ²

ROOF AREAS - UNIT 2	
AREA [m ² ON THE FLAT]	183.06

S/L 1 SITE COVERAGE CALCULATIONS	
Total Site Area (incl 48.8 CP)	309.66 m ²
House, Store & Garage Area	158.64 m ²
Site Cover (%)	51.23%

AREAS - UNIT 1		
	PERIM. (m)	AREA (m ²)
HOUSE AREA	54.56	118.37
GARAGE	23.26	33.40
ALFRESCO	11.40	8.10
STORE	10.06	4.56
PORCH	7.48	2.24
		166.67 m ²

ROOF AREAS - UNIT 1	
AREA [m ² ON THE FLAT]	174.17

NOTE:
HOUSE DESIGN SUBJECT TO NOISE INSULATION PACKAGE (A). REFER DAP FOR REQUIREMENTS

NOTE:
HOUSE DESIGN SUBJECT TO BUSHFIRE ATTACK LEVEL 12.5 REQUIREMENTS

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THIS HOUSE DESIGN IS THE SOLE PROPERTY OF J-CORP AND SHOULD NOT BE USED OR ALTERED WITHOUT THE EXPRESS WRITTEN ASSIGNMENT OR LICENCE BY THE BUILDER TO NOMINATED PARTIES

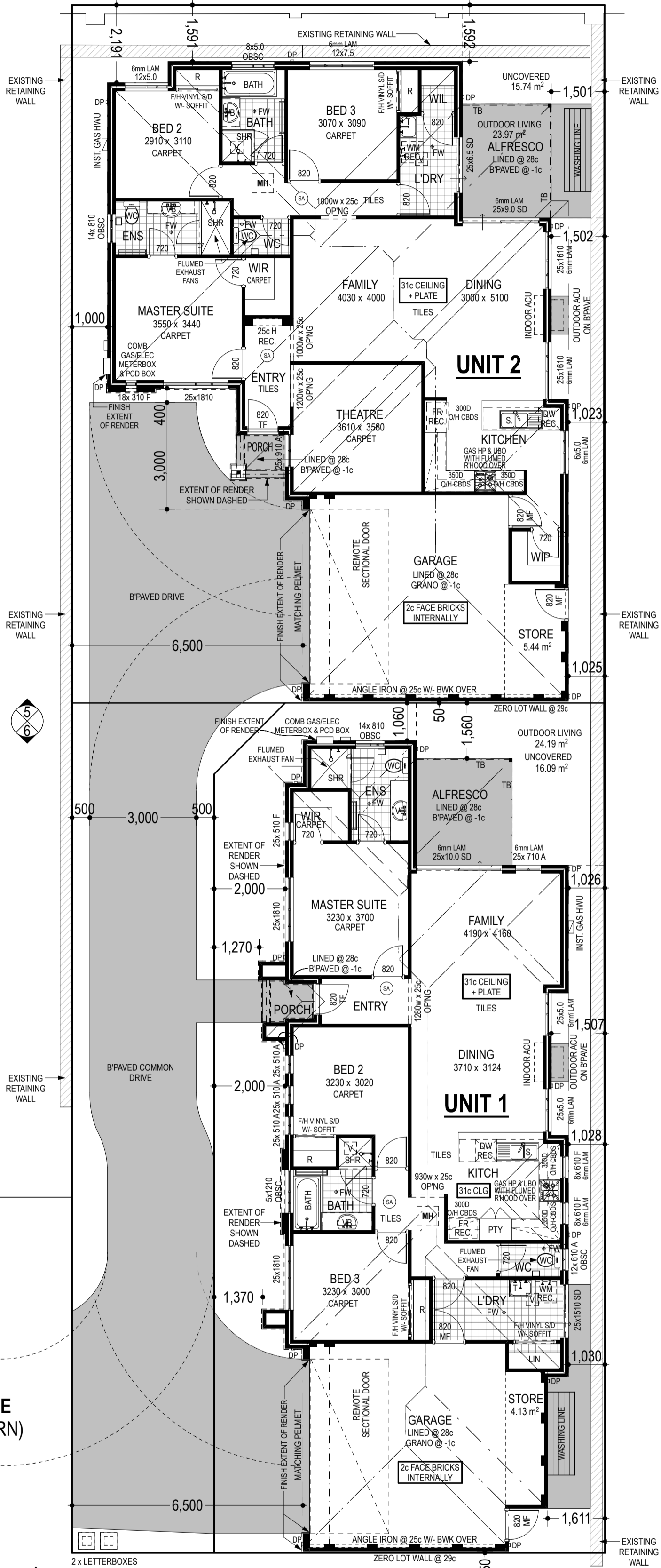
DESIGN NOTE:
SOME ASPECTS OF THE SKETCH DESIGN MAY HAVE TO BE ALTERED TO COMPLY WITH THE 6 STAR ENERGY EFFICIENCY RATINGS IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA (BCA). ONCE FINALISED, ADDITIONAL DESIGN COMPLIANCE ITEMS WILL BE AT EXTRA OVER COST/S TO SATISFY THE CODES.

R30/DAP REQ'S	REQUIRED	COMPLIES
FRONT SETBACK	2m min	YES
OPEN SPACE	55%	VARIATION
BOUNDARY WALL LENGTH	2/3 Behind s'back	YES
OUTDOOR LIVING AREA	24m ²	YES / NO
BOUNDARY WALL BEHIND SETBACK LINE		YES
OVERLOOKING CONES OF VISION SHOWN		N/A

NOTE:

- DESIGN TO COMPLY WITH 6 STAR REQUIREMENTS.
- 230 CAVITY BRICKWORK WITH RENDERED FINISH EXTERNALLY TO FRONT ELEVATION ONLY. 2c BLOCKS TO REMAINDER OF HOME.
- IF THE TYPE OF BRICKWORK IS CHANGED, ROOM SIZES AND OVERALL SIZES MAY CHANGE

FLOOR PLAN
SCALE 1:100



ROAD RESERVE (SORBONNE TURN)

REVISION	VO #	DRN	DATE	CHK
PLANNING		FG	29/06/16	MC

CLIENT:

DATE:

CLIENT:

DATE:

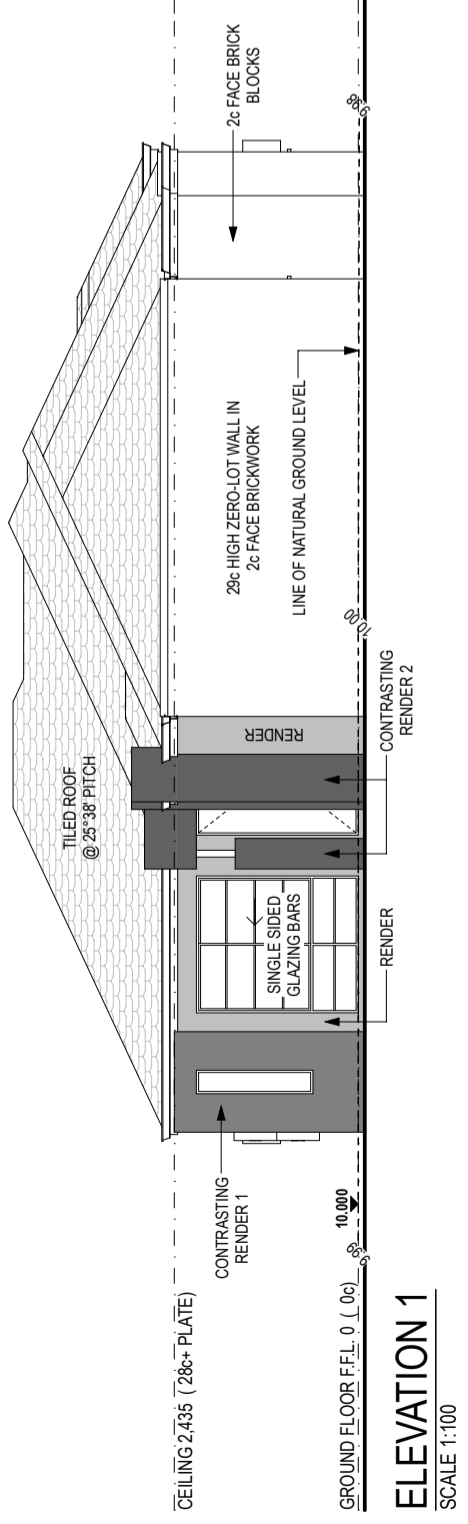
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DATE:

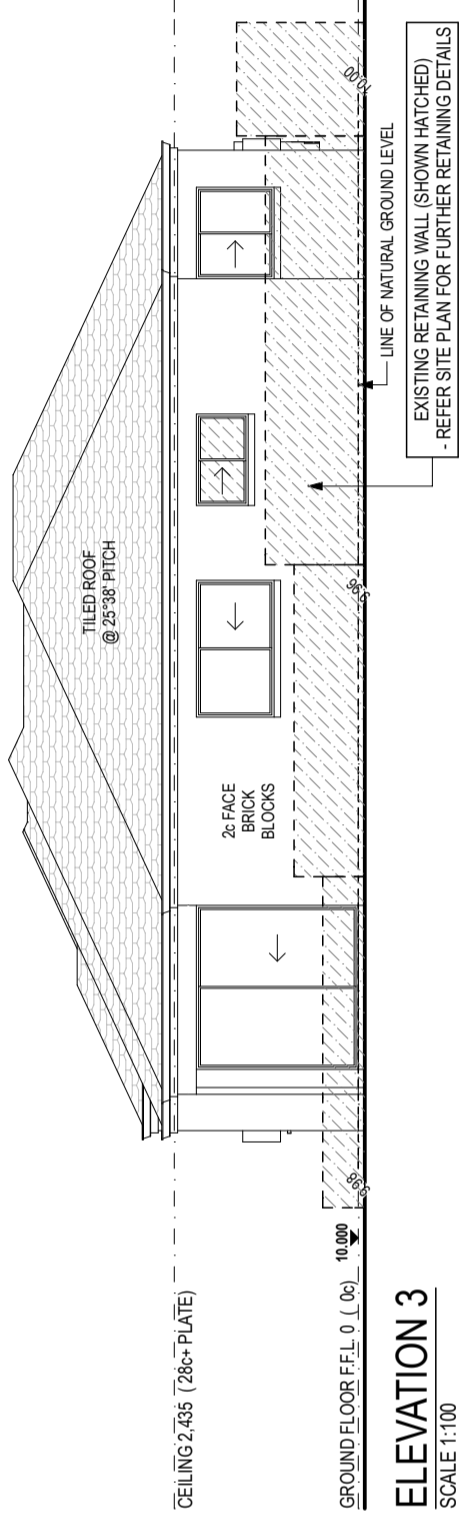
CLIENT:

ADDRESS:
STRATA LOTS 1 & 2
OF LOT 600
SORBONNE TURN
AUBIN GROVE

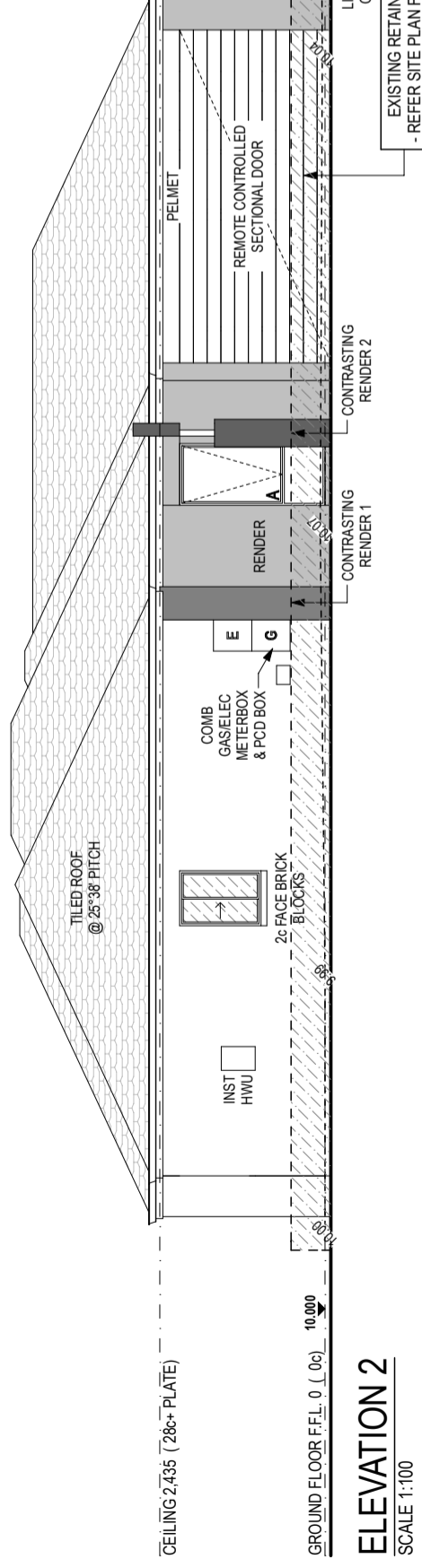
ONE OFF	
UNITZ SPECIFICATION	2c BLOCKS
MODEL N°	
MAP REF.	388 26 02
COASTAL CONDITION	R3
JOB N°	87081/82
DATE	29/06/16
WIND RATING	-
ENGINEERS DETAIL	-
SHEET N°	1 OF 4



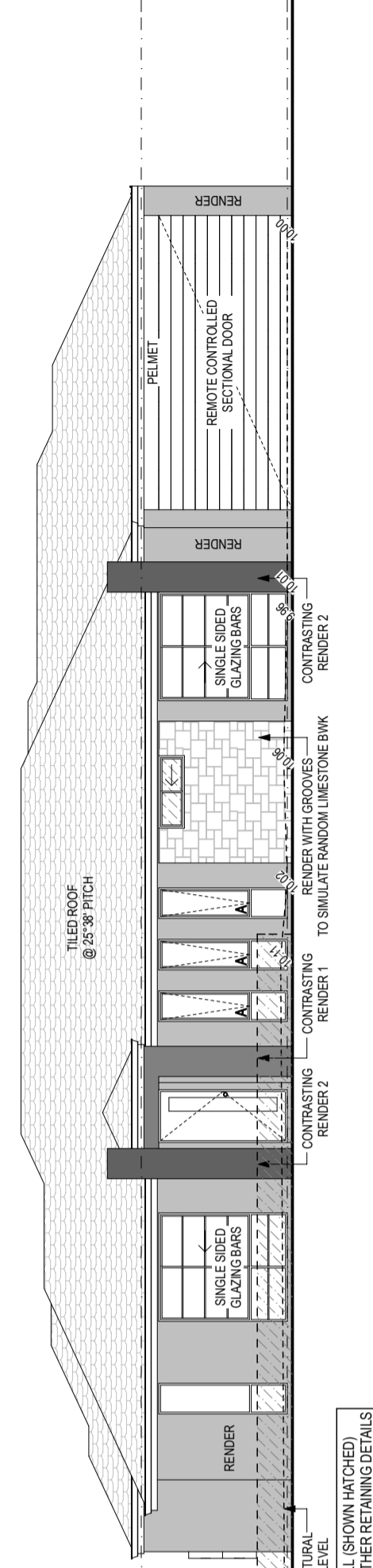
ELEVATION 1
SCALE 1:100



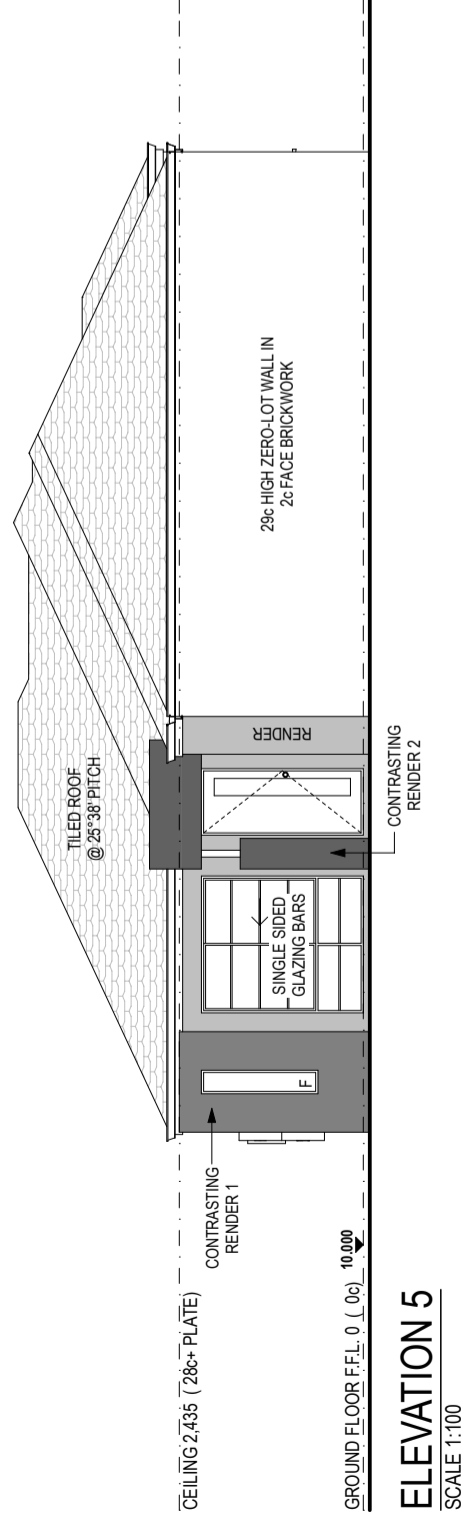
ELEVATION 3
SCALE 1:100



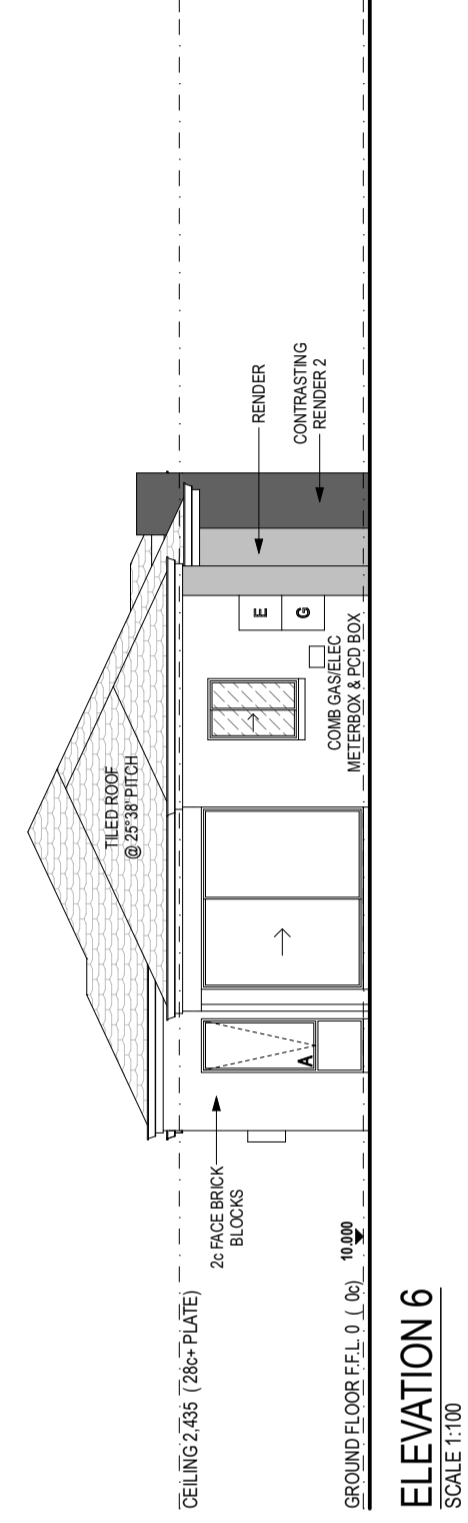
ELEVATION 2
SCALE 1:100



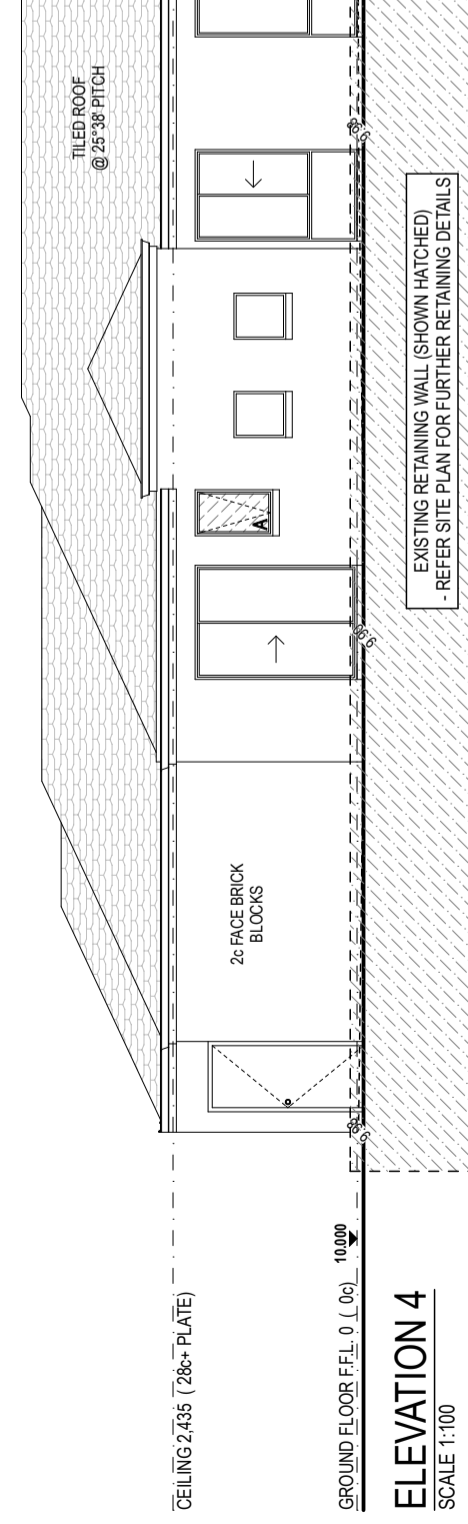
ELEVATION 3
SCALE 1:100



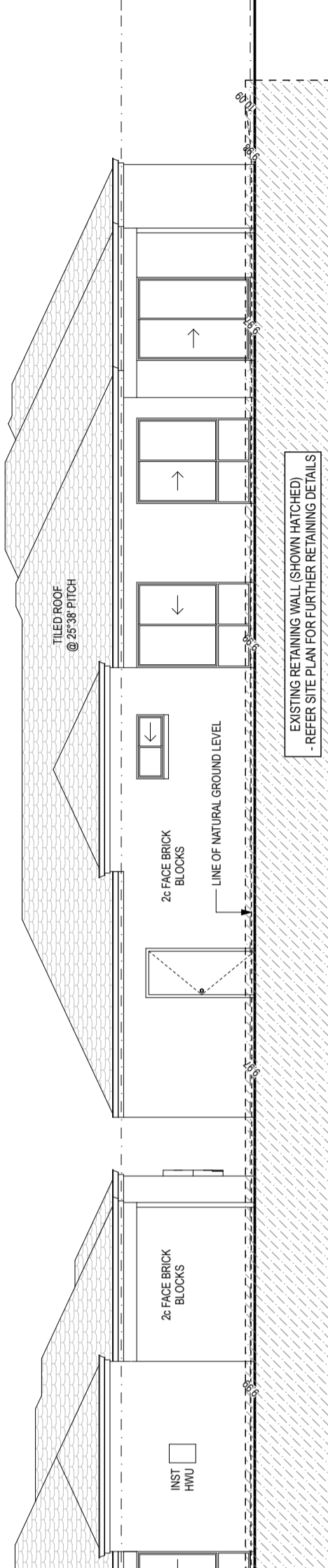
ELEVATION 5
SCALE 1:100



ELEVATION 6
SCALE 1:100



ELEVATION 4
SCALE 1:100



ELEVATION 6
SCALE 1:100



Reg. Business 4414
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 West Perth WA 6005
 PO Box 115 Mt Hawthorn WA 6016
 A.C.N. 89 862 076

DOCUMENT 31/06/2016 DRAWINGS

REVISION	VO #	DRN	DATE	CHK	CLIENT:
PLANNING		FG	29/06/16	MC	
Sub-contractors to verify all dimensions on site.					

CLIENT:
 STRATA LOTS 1 & 2
 OF LOT 600
 SORBONNE TURN
 AUBIN GROVE

UNITZ SPECIFICATION MODEL N°	DATE	WIND RATING	ENGINEERS DETAIL	SHEET N°
2c BLOCKS	29/06/16	-	-	2 OF 4
MAP REF.	COASTAL CONDITION	JOB N°		
388 26 02	R3	87081/82		