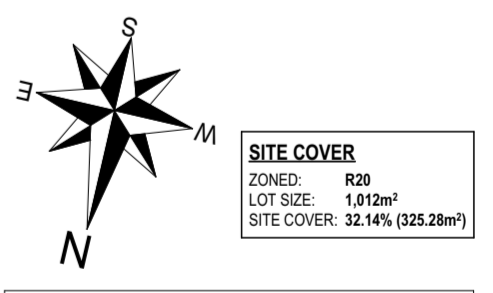


SKETCH PLAN
1:100

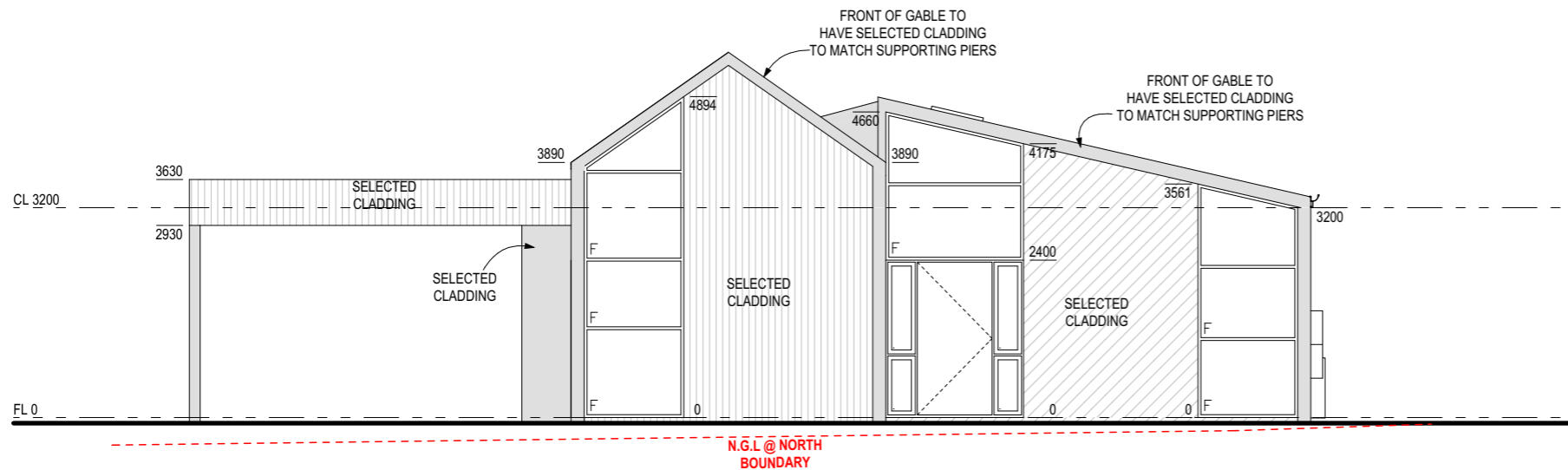


SITE COVER	
ZONED:	R20
LOT SIZE:	1,012m ²
SITE COVER:	32.14% (325.28m ²)

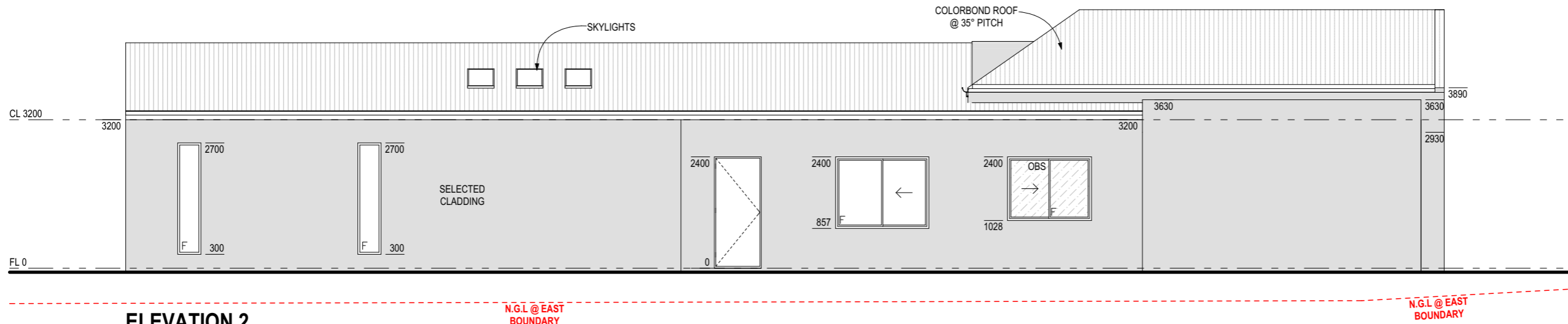
CEILING HEIGHT 3.2m HIGH U.N.O

CLIENT NOTE:
DRAWINGS ARE SUBJECT TO CHANGE PENDING STRUCTURAL CERTIFICATION, COUNCIL REQUIREMENTS, DEVELOPER'S COVENANTS, & BUILDING CODES. FINAL WORKING DRAWINGS MAY VARY FROM THESE DRAWINGS

AREAS:	AREA (m ²)	PERIMETER (m)
1. FLOOR PLAN	272.60	79.88
2. CARPORT	34.92	23.64
3. VERANDAH	10.13	15.92
4. ALFRESCO	29.81	21.84
5. TOTAL	347.45	91.52
6. ROOF	365.23	93.96



ELEVATION 1
1:100



ELEVATION 2
1:100



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CLIENT(S):

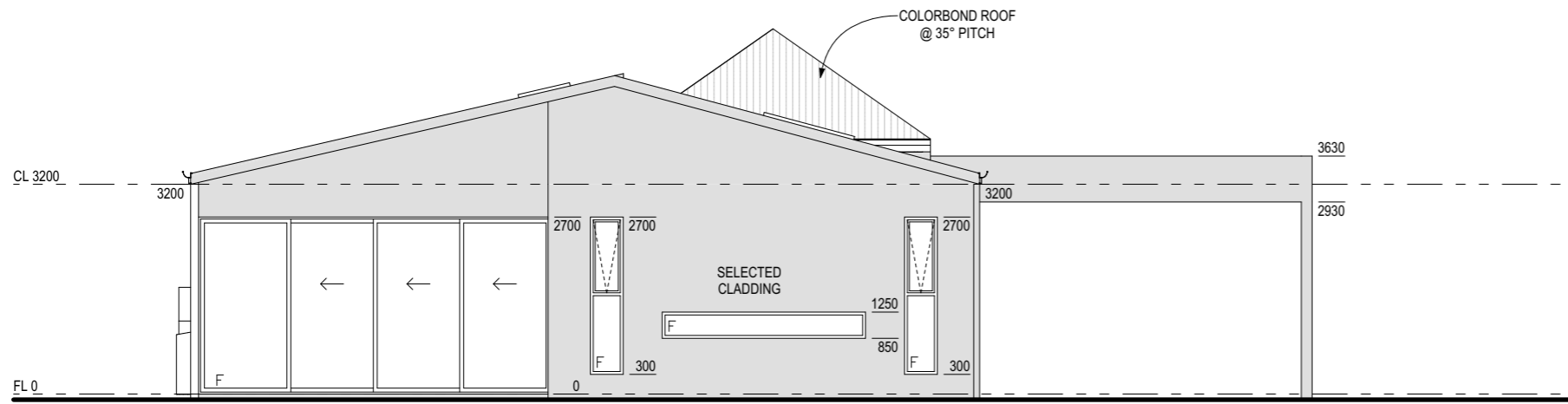
WITNESS:

PROPOSED RESIDENCE FOR:
S. & B. HARDING

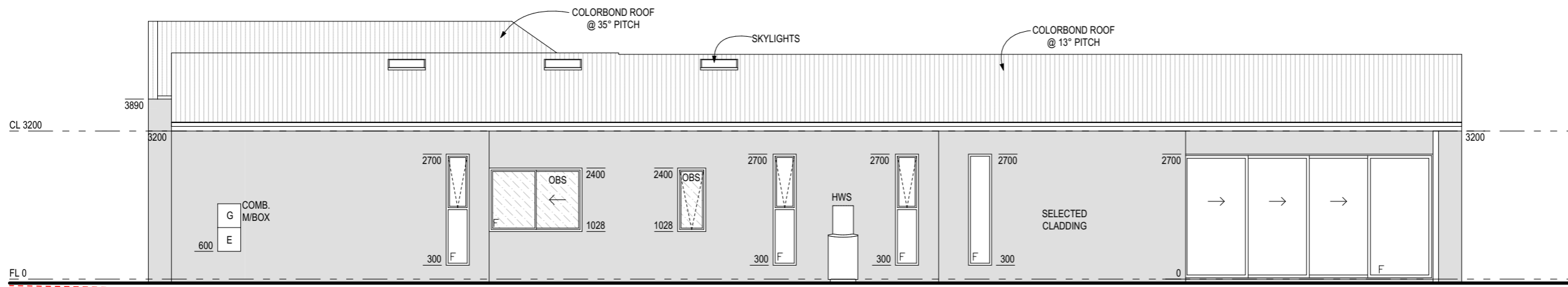
ADDRESS
**LOT 40 NEW STREET
WILLIAMS
SHIRE OF WILLIAMS**

VARIATIONS:	VARIATIONS CONT'D:
CONCEPT - 22/09/23	.
DEVELOPMENT PLANS - 14/12/23	.
V03 - 21/12/23	.
V04 - 19/01/24	.
V05 - 22/01/24	.
.	.
.	.
.	.


JOB NO: 230904-2
WIND RATING: TBA
CORROSION CLASS: TBA
ENGINEERS DETAIL: TBA
SHEET NO: 2 OF 5



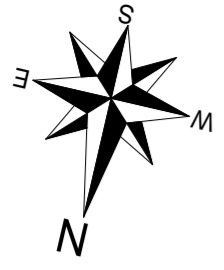
ELEVATION 3
1:100



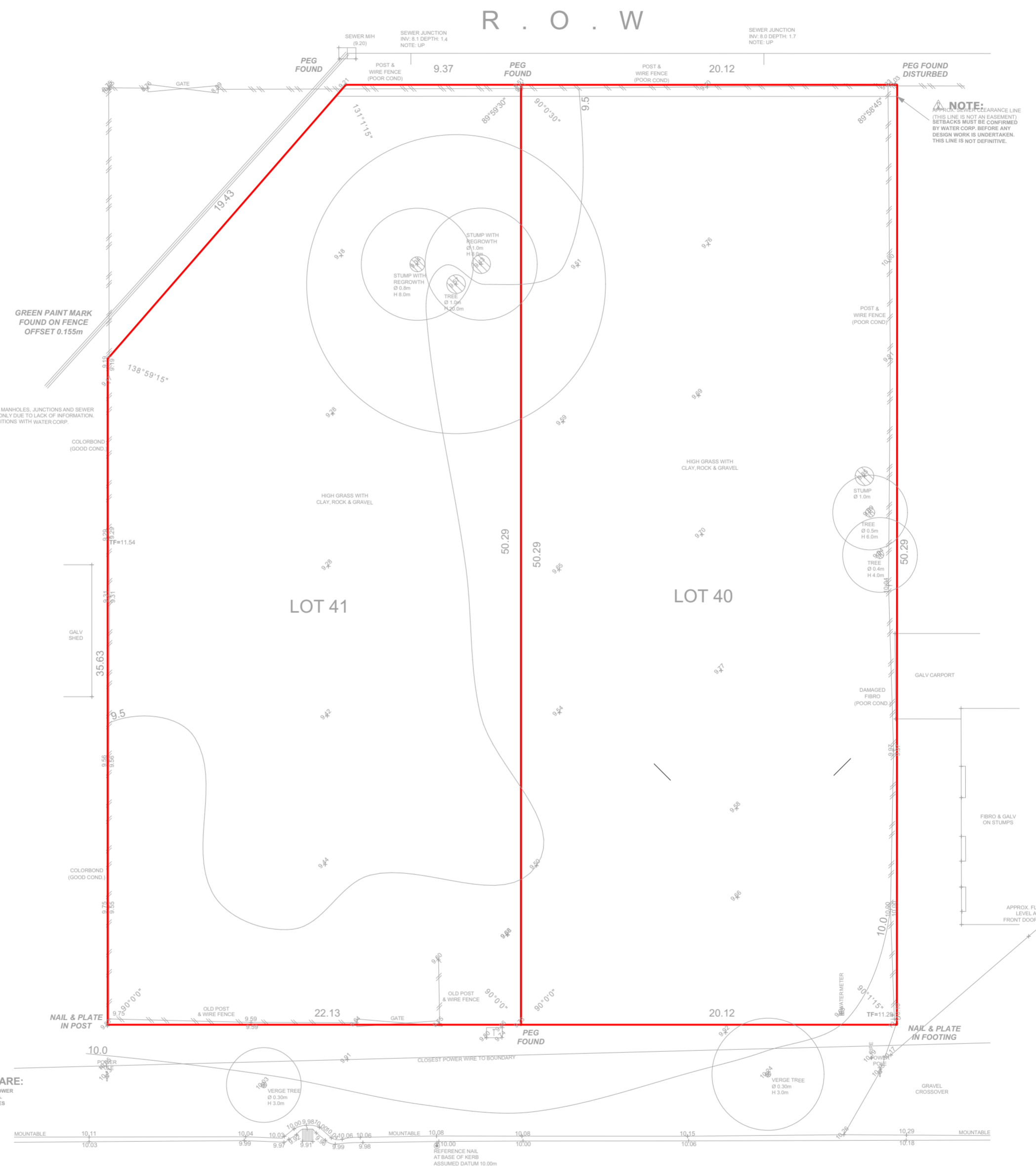
ELEVATION 4
1:100

	<p>These plans are and always shall remain the sole property of Concept A and must not be given, lent, resold, hired out, copied or otherwise disposed of without the written permission of that company</p> <p>© Copyright 2022</p>	<p>CLIENT(S):</p>	<p>PROPOSED RESIDENCE FOR: S. & B. HARDING</p>	<p>VARIATIONS:</p>	<p>VARIATIONS CONT'D:</p>	<p>JOB NO: 230904-2</p>
		<p>WITNESS:</p>	<p>ADDRESS LOT 40 NEW STREET WILLIAMS SHIRE OF WILLIAMS</p>	<p>CONCEPT - 22/09/23 DEVELOPMENT PLANS - 14/12/23 V03 - 21/12/23 V04 - 19/01/24 V05 - 22/01/24</p>	<p>WIND RATING: TBA CORROSION CLASS: TBA ENGINEERS DETAIL: TBA</p>	<p>SHEET NO: 3 OF 5</p>

POWER DOME
POWER POLE
PHONE PTS
WATER CONDUIT
TOP PILLAR/POST
TOP WALL
TOP RETAINING
TOP FENCE



NOTE:
CHECK SHIRE RE: AMALGAMATION BEWARE COULD
DELAY BUILDING LICENSE (AMALGAMATION PROCESS
APPROX. 6-9 MONTHS)



LOT 41 MISCLOSURE
0.010m
LOT 40 MISCLOSURE
0.019m

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

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DISCLAIMER:
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EXISTING SITE PLAN
1:200

NEW STREET
BITUMEN

Title Table		
Lot	Volume	Folio
40	1525	689
41	1525	690



	87-89 Guthrie Street Osborne Park, WA 6017	JOB # 552590	GPS Lat: -33.027490 Long: 116.88197	ROADS Bitumen	ELEC. O/Head
	PO Box 1611 Osborne Park Business Centre WA 6917	ADDRESS #18 & 20 New Street	LOT Lot 40, 41 (Plan 2781)	KERBS Mountable	COMMS. Yes
P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	SUBURB Williams	LGA SHIRE OF WAROONA	AREA 1012, 1019m ² VOL. See Table	FOOTPATH Nil	WATER Yes
	DRAWN J. Jee	DATE 22 Aug 23	SSA No	SOIL Sand, Gravel, Clay, Rock	GAS Check Alinta
				DRAINAGE Poor	SEWER Yes
				VEGETATION Refer to Survey	COASTAL No (Approximate Only Confirm With Shire)

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CLIENT(S):

WITNESS:

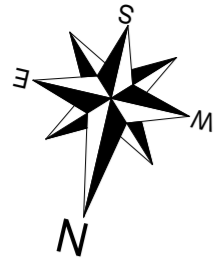
PROPOSED RESIDENCE FOR:
S. & B. HARDING

ADDRESS
**LOT 40 NEW STREET
WILLIAMS
SHIRE OF WILLIAMS**

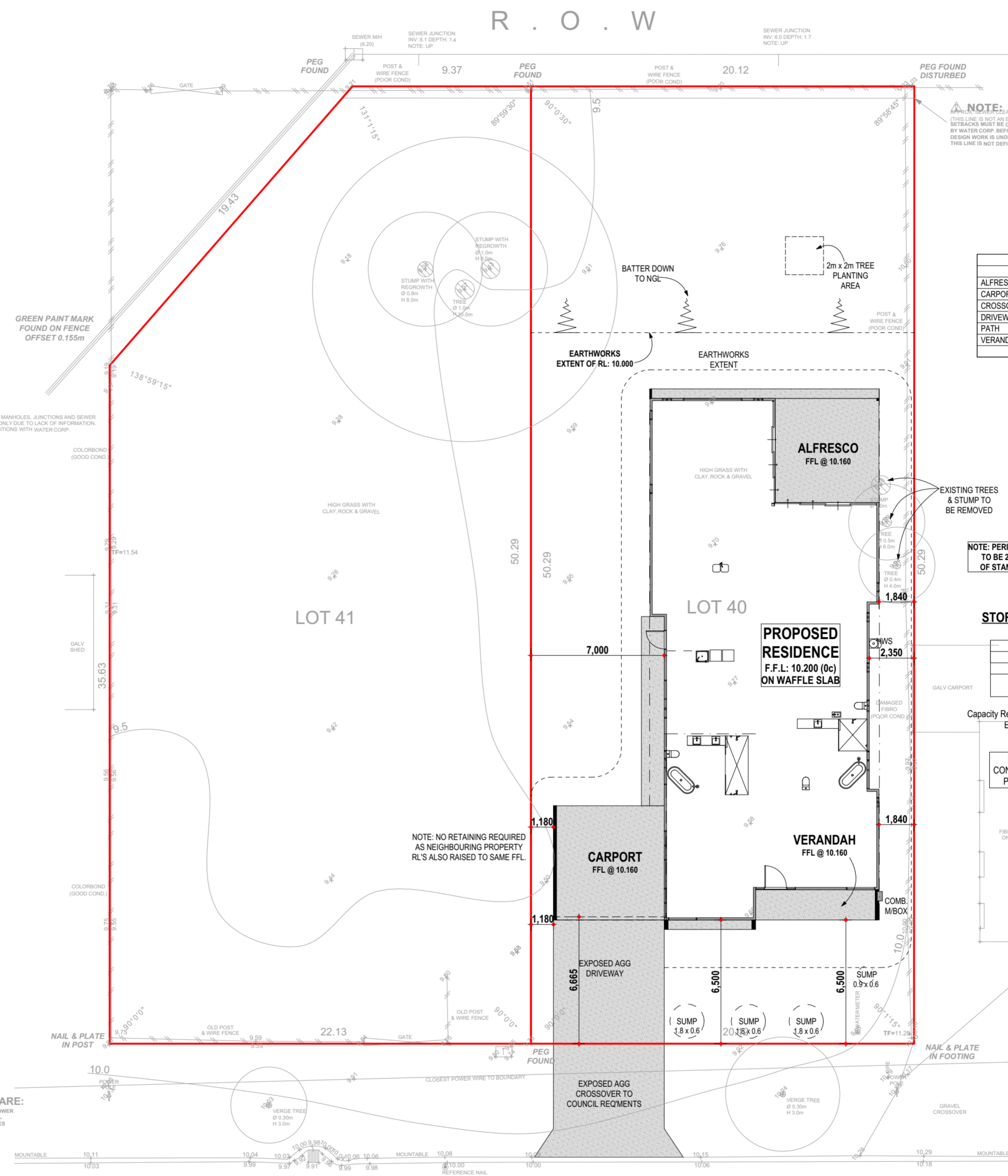
VARIATIONS:	VARIATIONS CONT'D:
CONCEPT - 22/09/23	
DEVELOPMENT PLANS - 14/12/23	
V03 - 21/12/23	
V04 - 19/01/24	
V05 - 22/01/24	

JOB NO: 230904-2
WIND RATING: TBA
CORROSION CLASS: TBA
ENGINEERS DETAIL: TBA
SHEET NO: 4 OF 5

○	POWER DOME
○	POWER POLE
○	PHONE PITS
○	WATER COIL
○	TOP PILLAR/POST
○	TOP WALL
○	TOP RETAINING
○	TOP FENCE



NOTE:
CHECK SHIRE RE: AMALGAMATION BEWARE COULD
DELAY BUILDING LICENSE (AMALGAMATION PROCESS)
APPROX. 6-9 MONTHS



EXPOSED AGGREGATE AREAS		
	AREA (m ²)	PERIMETER (m)
ALFRESCO	29.81	21.84
CARPORT	34.92	23.64
CROSSOVER	36.21	26.17
DRIVEWAY	37.84	24.64
PATH	11.93	22.28
VERANDAH	10.11	15.90
TOTAL	160.82 m²	

STORMWATER CALCULATOR		
Sump Type	No.	
900x600	1	0.4 m ³
1800x600	3	4.6 m ³
Total Capacity		5.0 m³
Roof Area GF		365.2 m²
Paved Area		23.8 m²
Total Area		388.9 m²
Capacity Required (Area x 0.0125)		4.9 m³
Extra Capacity Provided		0.1 m³

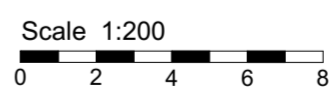
LOT 41 MISCLOSURE	0.010m
LOT 40 MISCLOSURE	0.019m

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SITE PLAN
1:200

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BITUMEN

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				DRAINAGE Poor	SEWER Yes
				VEGETATION Refer to Survey	COASTAL No (Approximate Only Confirm With Shire)

CLIENT(S):
WITNESS:

PROPOSED RESIDENCE FOR:
S. & B. HARDING
ADDRESS
**LOT 40 NEW STREET
WILLIAMS
SHIRE OF WILLIAMS**

VARIATIONS:	
CONCEPT - 22/09/23	
DEVELOPMENT PLANS - 14/12/23	
V03 - 21/12/23	
V04 - 19/01/24	
V05 - 22/01/24	

VARIATIONS CONT'D:	
WIND RATING:	TBA
CORROSION CLASS:	TBA
ENGINEERS DETAIL:	TBA
SHEET NO:	5 OF 5