

SOAKWELL CALCULATOR

Soak Well Type	No.	Capacity (m³)
SW 1200x1500	1	1.7 m³
SW 1500x1500	1	2.7 m³
Total Capacity		4.4 m³
Roof Area GF		342.0 m²
Total Area		342.0 m²
Capacity Required (Area x 0.0125)		4.3 m³
Extra Capacity Provided		0.1 m³

PAVING AREAS		
	AREA (m²)	PERIMETER (m)
ALFRESCO	10.50	13.00
ALFRESCO 2	10.50	13.00
CARPORT	35.94	23.98
DRIVEWAY & PATH	42.71	39.77
PORCH & PATH	15.10	22.80
TOTAL	114.75 m²	

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

NOTES

This plan has been prepared for the client and should not be used for any other purpose unless authorised by VERIS.

Cadastral Boundaries extracted by Veris from Landgate's Shared Location Information Platform at Date of Survey. For accurate Boundaries of Lots, a Boundary Re-establishment Survey by a Licensed Surveyor is required. Prior to the commencement of any work, relevant authorities should be contacted for the location of underground services.

Due to overwriting some levels may be switched off for this plot only.

Levels are based on AHD.

This note is an integral part of this plan.

SITE PLAN
1:200



Rev.	Date	Description	Surveyor	Drawn	Approved
00	11/09/24	ISSUED FOR REVIEW	RM	RM	

WESTERN AUSTRALIA www.veris.com.au
T 08 6241 3333 veris.wa@veris.com.au

Client: MYSTYLE HOMES

Surveyed By: R.MOORE Survey Date: 02/09/24

Drawn By: R.MOORE Drawn Date: 11/09/24

Approved By: _____

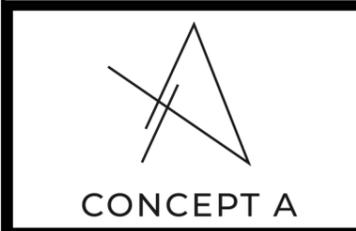
Scale (A3): 1: 200

Hor Datum: PCG94

Vert Datum: AHD 71

CONTOUR AND FEATURE SURVEY
14 TIPPERARY RISE
PADBURY WA 6025

Job No	Item No	Plan No	Rev
633047-014-001-00			
Sheet 1 of 1			



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

© Copyright 2022

CLIENT(S): _____

WITNESS: _____

PROPOSED RESIDENCE FOR:
BOMBAK MULTI-GENERATION LIVING

ADDRESS
**14 TIPPERARY RISE,
PADBURY
CITY OF JOONDALUP**

VARIATIONS:	VARIATIONS CONT'D:	JOB NO: 240902
DEVELOPMENT PLANS - 14/10/24		WIND RATING:
V02 - 06/11/24		TBA
V03 - 20/11/24		CORROSION CLASS:
WD - 24/02/25		TBA
ENERGY - 15/04/25		ENGINEERS DETAIL:
V06 - 22/09/25		TBA
V07 - 17/12/25		SHEET NO:
		22 OF 23

DO NOT SCALE FROM THIS DRAWING
 ALL SUB-CONTRACTORS TO CHECK DIMENSIONS & NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY
 ALL DIMENSIONS TO BRICKWORK.

ALL FITTINGS AND FIXTURES ARE DIAGRAMMATICALLY SHOWN ONLY - REFER TO BUILDER'S APPENDIX FOR MANUFACTURERS SPECIFICATION AND DETAILS.

ELECTRICAL NOTE

- INTERCONNECTED H.WIRED SMOKE DETECTOR TO BCA 3.7.2. AS INDICATED ON PLAN

SANITARY COMPARTMENT NOTE

- DOORS TO FACILITIES INSTALLED WITH LIFT-OFF HINGES AS PER PART 3.8.3.3 OF THE B.C.A (VOL 2)

GLAZING NOTE

- PROVIDE DOUBLE GLAZING + LOW E GLASS TO ALL WINDOWS & GLAZED DOORS

PLUMBER NOTE

- PROVIDE REFLUX VALVE TO SUIT HOBLESS SHR REQMENTS

NOTE: 2c BLOCKS LAID ONE THIRD BOND

SUPERVISOR NOTE

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROVIDED ENGINEERS DETAILS.

ROOF PLUMBER NOTE

- FINAL POSITIONS OF DP'S TO BE DETERMINED BY ROOF PLUMBER ON SITE

INSULATION NOTE

- R4.1 CEILING INSULATION TO HOUSE AND GARAGE. EXCLUDES OUTDOOR AREA (EAVE, PORTICO, ALFRESCO) U.N.O.
 - PROVIDE AIR-CELL PERMIVAC OR EQUIVALENT INSULATION THROUGHOUT THE EXTERNAL CAVITY WALLS & NEIGHBOURING WALL
 - PROVIDE R1.5 INSULATION THROUGHOUT SUSPENDED CONC. SLAB FLOOR

ROOF TIMBER NOTE

- ALL ROOF TIMBER TO BE "H2" TREATED PINE TO PROTECT AGAINST EUROPEAN HOUSE BORER (EXPOSED TIMBER BEAMS TO HAVE 2 COATS SOLVER DURAGUARD)

BRICKLAYER NOTE

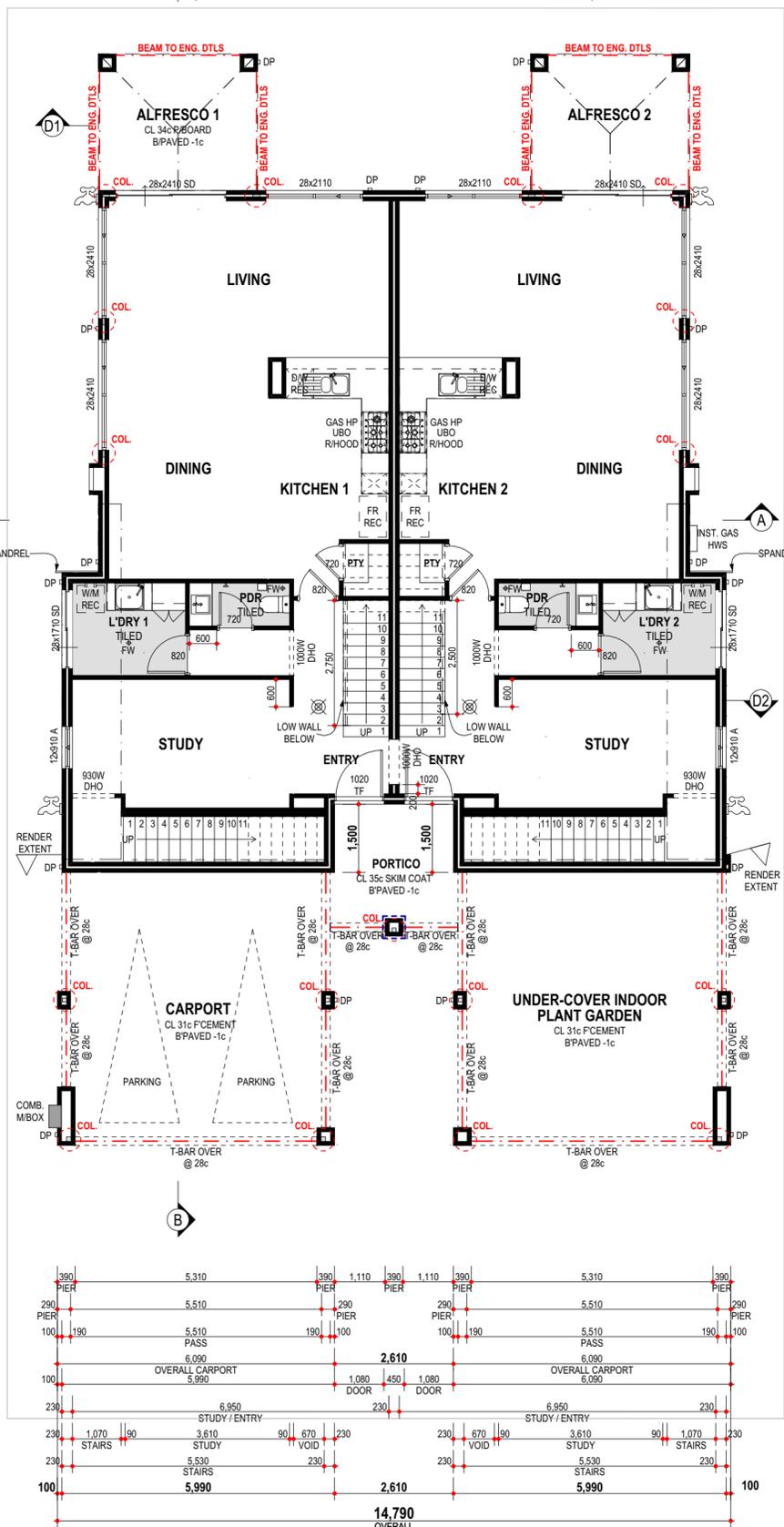
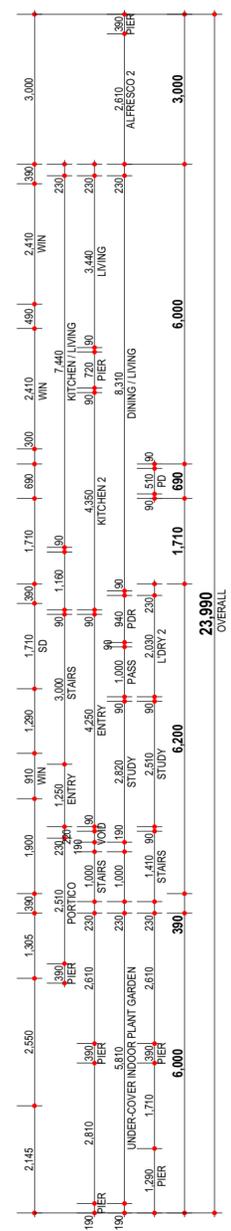
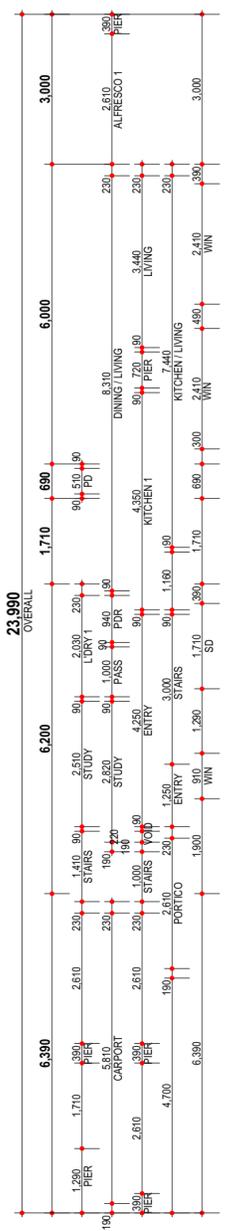
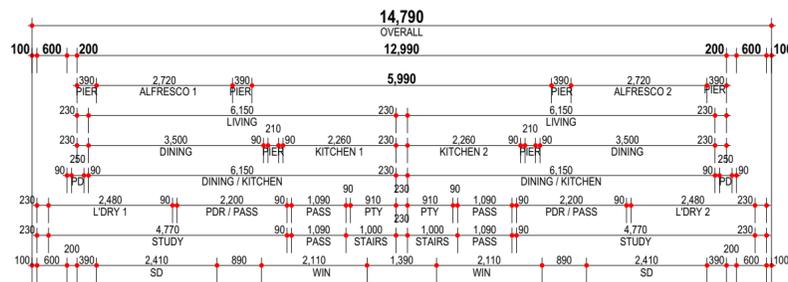
- ROOF TO BE TIED DOWN WITH 30mm HOOP IRON STRAP AT 1200ctrs DOWN MIN 18c
 - FULL HEIGHT STRAPS TO OPENINGS 2400 OR GREATER

TILING NOTE

- PROVIDE WALL AND FLOOR TILING TO ALL WET AREAS.
 - ALL TILING TO BE MITRED

FIXING CARPENTER NOTE

- 4x 450D SHELVES TO PANTRY AND LINEN U.N.O
 - 450D SHELF AND RAIL TO ROBES @ 1700 AFL



GROUND FLOOR PLAN
 1:100



SITE COVER	
ZONED:	R20
LOT SIZE:	528m ²
SITE COVER:	46.23% (244.08m ²)

CEILING HEIGHT 32c THROUGHOUT TO GROUND FLOOR & 31c + PLATE TO UPPER FLOOR U.N.O

NOTE:
 - RENDER TO FRONT ELEVATION ONLY
 - --- DENOTES CONTRASTING RENDER COLOUR

CLIENT NOTE:
 - SKETCH IS DRAWN AS 2c BRICKS. CHANGING TO 1c BRICKS WILL ALTER SOME INTERNAL & EXTERNAL ROOM SIZES
 - DRAWINGS ARE SUBJECT TO CHANGE PENDING STRUCTURAL CERTIFICATION, COUNCIL REQUIREMENTS, DEVELOPER'S COVENANTS, & BUILDING CODES. FINAL WORKING DRAWINGS MAY VARY FROM THESE DRAWINGS
 - CONCEPT A IS WORKING FROM A CLIENT SUPPLIED DESIGN AND THEREFORE HOLDS NO RESPONSIBILITY FOR ANY NON-COMPLIANT ISSUES THAT MAY ARISE

GROUND FLOOR AREA & PERIMETER:		
	AREA (m ²)	PERIMETER (m)
FLOOR PLAN	201.35	62.16
CARPOT	35.94	23.98
PORTICO	7.31	10.82
ALFRESCO 2	10.50	13.00
ALFRESCO 1	10.50	13.00
TOTAL	265.60	83.16
ROOF	38.89	54.44

CONCEPT A

These plans are and always shall remain the sole property of Concept A and must not be given, lent, resold, copied, copied or otherwise disposed of without the written permission of that company.

CLIENT(S):

WITNESS:

© Copyright 2022

PROPOSED RESIDENCE FOR:
BOMBAK MULTI-GENERATION LIVING

ADDRESS
**14 TIPPERARY RISE,
 PADBURY
 CITY OF JOONDALUP**

VARIATIONS:
 DEVELOPMENT PLANS - 14/10/24
 V02 - 06/11/24
 V03 - 20/11/24
 V04 - 24/02/25
 ENERGY - 15/04/25
 V05 - 22/09/25
 V06 - 17/12/25

VARIATIONS CONT'D:
 JOB NO: **240902**
 WIND RATING:
 CORROSION CLASS:
 ENGINEERS DETAIL:
 SHEET NO:
 1 OF 23

DO NOT SCALE FROM THIS DRAWING
 ALL SUB-CONTRACTORS TO CHECK DIMENSIONS & NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY
 ALL DIMENSIONS TO BRICKWORK.

ALL FITTINGS AND FIXTURES ARE DIAGRAMMATICALLY SHOWN ONLY - REFER TO BUILDER'S APPENDIX FOR MANUFACTURERS SPECIFICATION AND DETAILS.

SUPERVISOR NOTE

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROVIDED ENGINEERS DETAILS.

ROOF PLUMBER NOTE

- FINAL POSITIONS OF DP'S TO BE DETERMINED BY ROOF PLUMBER ON SITE

INSULATION NOTE

- R4.1 CEILING INSULATION TO HOUSE AND GARAGE. EXCLUDES OUTDOOR AREA (EAVE, PORTICO, ALFRESCO) U.N.O.
 - PROVIDE AIR-CELL PERMIVAC OR EQUIVALENT INSULATION THROUGHOUT THE EXTERNAL CAVITY WALLS & NEIGHBOURING WALL
 - PROVIDE R1.5 INSULATION THROUGHOUT SUSPENDED CONC. SLAB FLOOR

ROOF TIMBER NOTE

- ALL ROOF TIMBER TO BE "H2" TREATED PINE TO PROTECT AGAINST EUROPEAN HOUSE BORER (EXPOSED TIMBER BEAMS TO HAVE 2 COATS SOLVER DURAGUARD)

BRICKLAYER NOTE

- ROOF TO BE TIED DOWN WITH 30mm HOOP IRON STRAP AT 1200ctrs DOWN MIN 18c
 - FULL HEIGHT STRAPS TO OPENINGS 2400 OR GREATER

TILING NOTE

- PROVIDE WALL AND FLOOR TILING TO ALL WET AREAS.
 - ALL TILING TO BE MITRED

FIXING CARPENTER NOTE

- 4x 450D SHELVES TO PANTRY AND LINEN U.N.O
 - 450D SHELF AND RAIL TO ROBES @ 1700 AFL

ELECTRICAL NOTE

- INTERCONNECTED H.WIRED SMOKE DETECTOR TO BCA 3.7.2. AS INDICATED ON PLAN

SANITARY COMPARTMENT NOTE

- DOORS TO FACILITIES INSTALLED WITH LIFT-OFF HINGES AS PER PART 3.8.3.3 OF THE B.C.A (VOL 2)

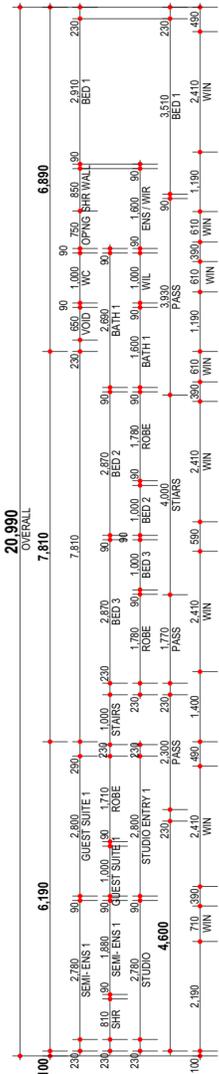
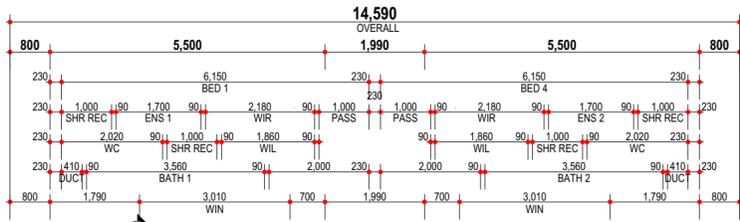
GLAZING NOTE

- PROVIDE DOUBLE GLAZING + LOW E GLASS TO ALL WINDOWS & GLAZED DOORS

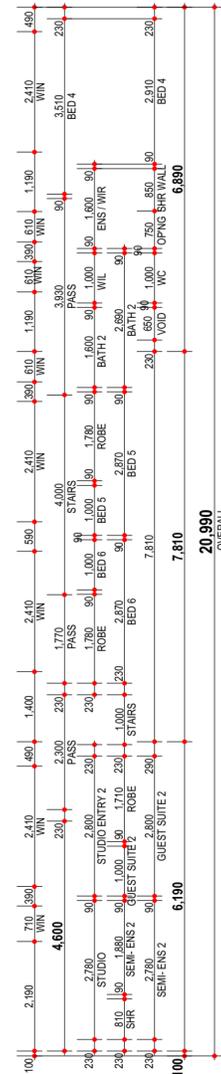
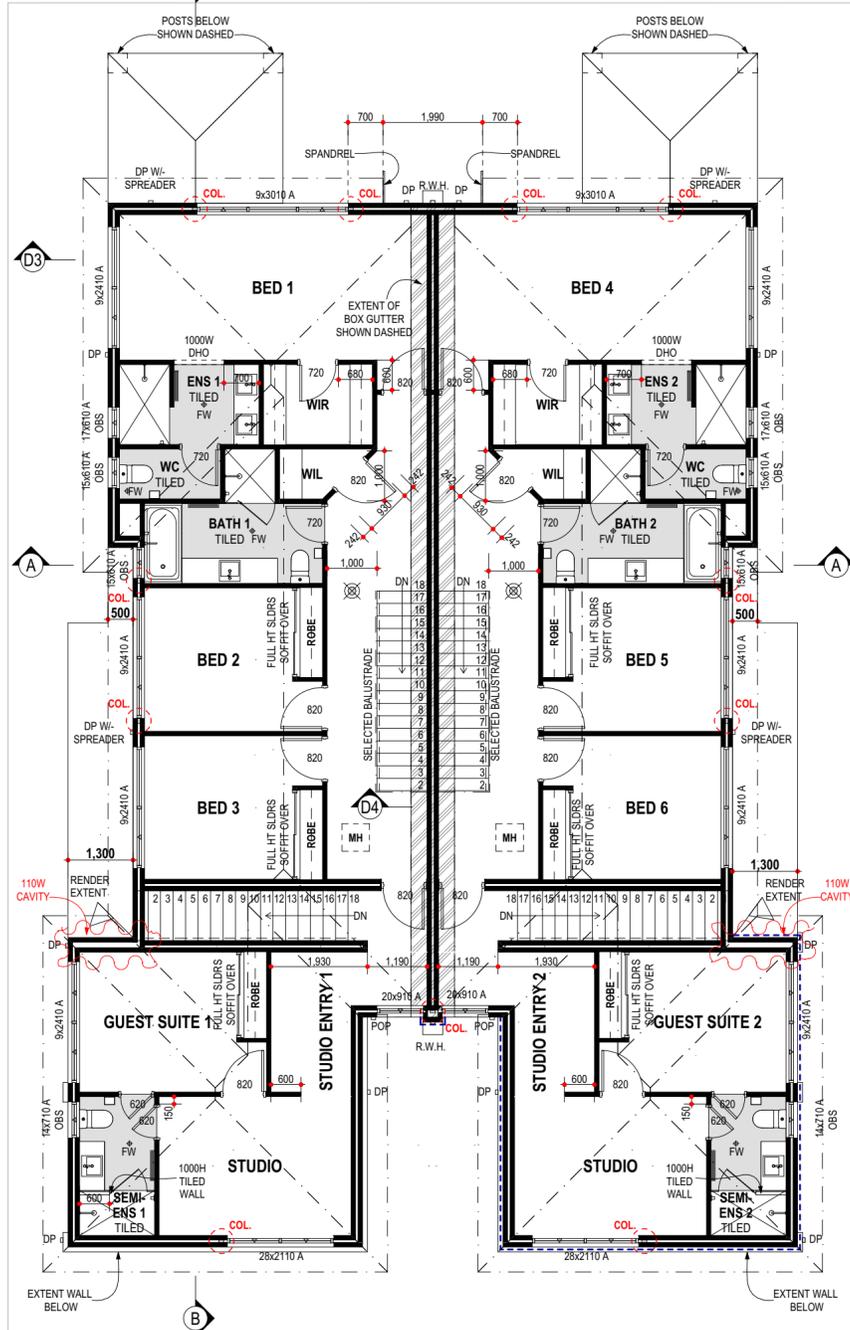
PLUMBER NOTE

- PROVIDE REFLUX VALVE TO SUIT HOBLESS SHR REQMENTS

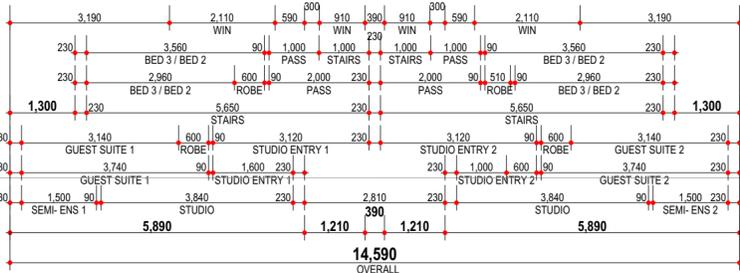
NOTE: 2c BLOCKS LAID ONE THIRD BOND



E3
E4



UPPER FLOOR PLAN
1:100



SITE COVER
 ZONED: R20
 LOT SIZE: 528m²
 SITE COVER: 46.23% (244.08m²)

CEILING HEIGHT 32c THROUGHOUT TO GROUND FLOOR & 31c + PLATE TO UPPER FLOOR U.N.O

NOTE:
 - RENDER TO FRONT ELEVATION ONLY
 - --- DENOTES CONTRASTING RENDER COLOUR

CLIENT NOTE:
 - SKETCH IS DRAWN AS 2c BRICKS. CHANGING TO 1c BRICKS WILL ALTER SOME INTERNAL & EXTERNAL ROOM SIZES
 - DRAWINGS ARE SUBJECT TO CHANGE PENDING STRUCTURAL CERTIFICATION, COUNCIL REQUIREMENTS, DEVELOPER'S COVENANTS, & BUILDING CODES. FINAL WORKING DRAWINGS MAY VARY FROM THESE DRAWINGS
 - CONCEPT A IS WORKING FROM A CLIENT SUPPLIED DESIGN AND THEREFORE HOLDS NO RESPONSIBILITY FOR ANY NON-COMPLIANT ISSUES THAT MAY ARISE

GROUND FLOOR AREA & PERIMETER:		
	AREA (m ²)	PERIMETER (m)
FLOOR PLAN	201.35	62.16
CARPENT	35.94	23.98
PORTICO	7.31	10.82
ALFRESCO 2	10.50	13.00
ALFRESCO 2	10.50	13.00
TOTAL	265.60	83.16
ROOF	38.89	54.44

CONCEPT A

These plans are and always shall remain the sole property of Concept A and must not be given, lent, resold, copied or otherwise disposed of without the written permission of that company.

CLIENT(S):
 WITNESS:

© Copyright 2022

PROPOSED RESIDENCE FOR:
BOMBAK MULTI-GENERATION LIVING

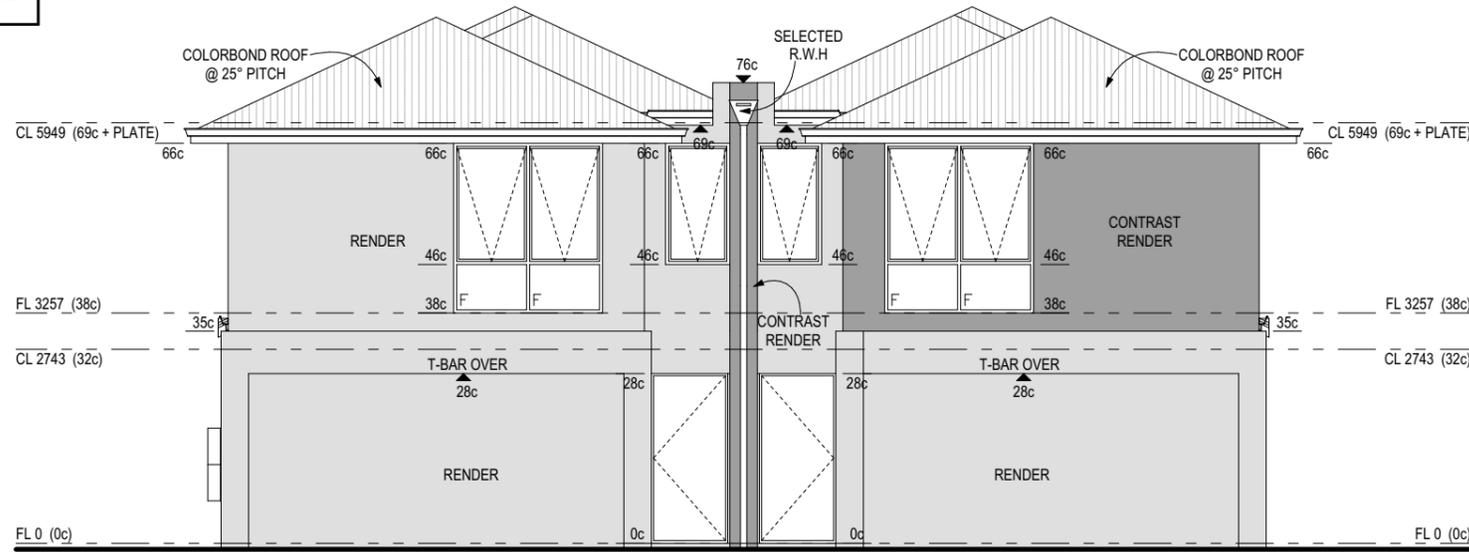
ADDRESS
**14 TIPPERARY RISE,
 PADBURY
 CITY OF JOONDALUP**

VARIATIONS:	VARIATIONS CONT'D:	JOB NO:
DEVELOPMENT PLANS - 14/10/24		240902
V02 - 06/11/24		
V03 - 20/11/24		
V0 - 24/02/25		
ENERGY - 15/04/25		
V06 - 22/09/25		
V07 - 17/12/25		

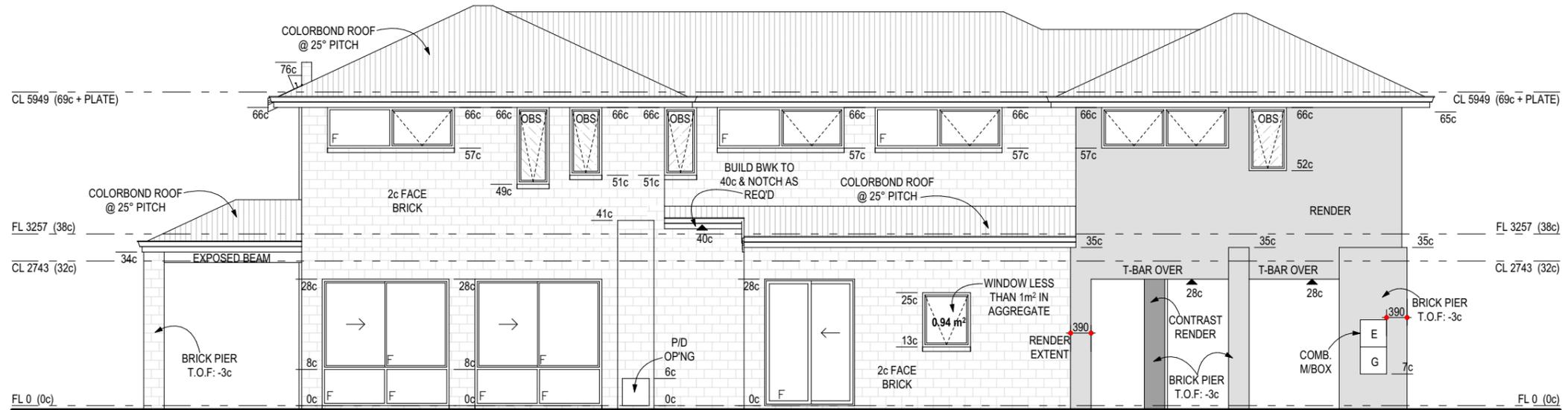
WIND RATING:	CORROSION CLASS:	ENGINEERS DETAIL:	SHEET NO:
TBA	TBA	TBA	2 OF 23

DO NOT SCALE FROM THIS DRAWING
 ALL SUB-CONTRACTORS TO CHECK DIMENSIONS
 & NOTES PRIOR TO INITIATING WORKS. ANY
 DISCREPANCIES TO BE NOTIFIED TO THE SITE
 SUPERVISOR WITHOUT DELAY
 ALL DIMENSIONS TO BRICKWORK.

ALL FITTINGS AND FIXTURES ARE DIAGRAMATICALLY SHOWN
 ONLY - REFER TO BUILDER'S ADDENDA FOR MANUFACTURERS
 SPECIFICATION AND DETAILS.



ELEVATION 1
 1:100



ELEVATION 2
 1:100



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

© Copyright 2022

CLIENT(S):

 WITNESS:

PROPOSED RESIDENCE FOR:
BOMBAK MULTI-GENERATION LIVING
 ADDRESS
**14 TIPPERARY RISE,
 PADBURY
 CITY OF JOONDALUP**

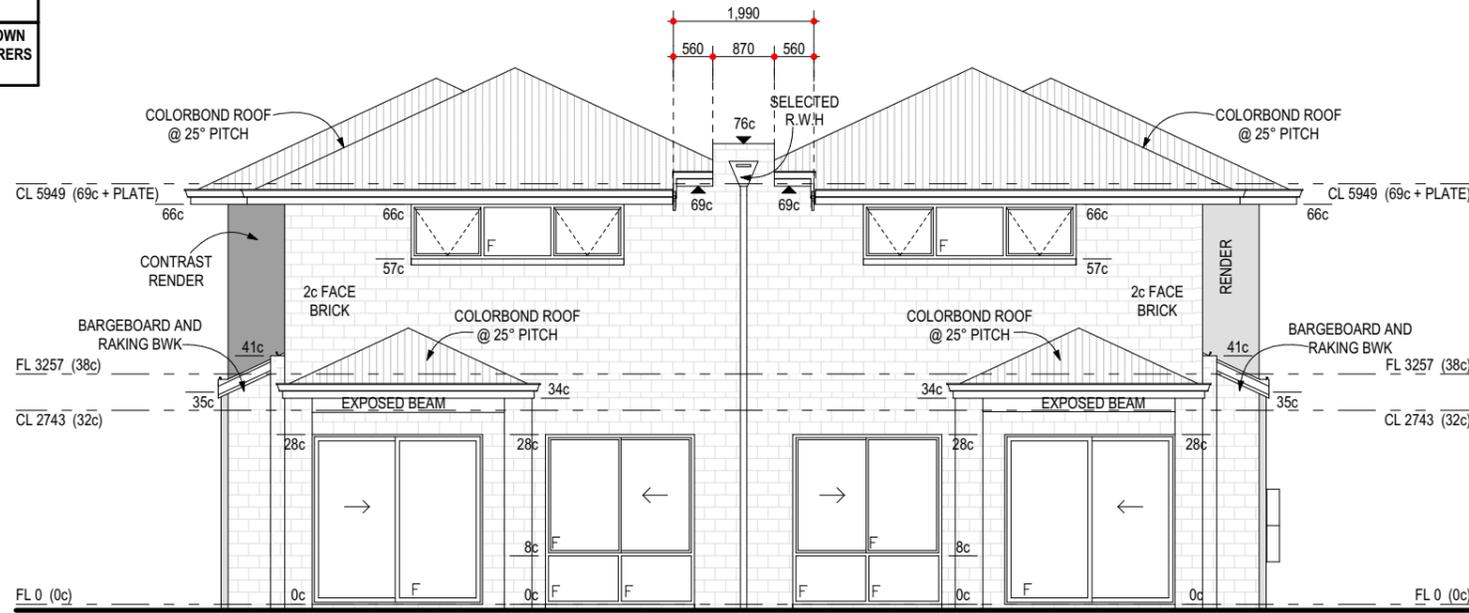
VARIATIONS:	VARIATIONS CONT'D:
DEVELOPMENT PLANS - 14/10/24	
V02 - 06/11/24	
V03 - 20/11/24	
WD - 24/02/25	
ENERGY - 15/04/25	
V06 - 22/09/25	
V07 - 17/12/25	

VARIATIONS CONT'D:

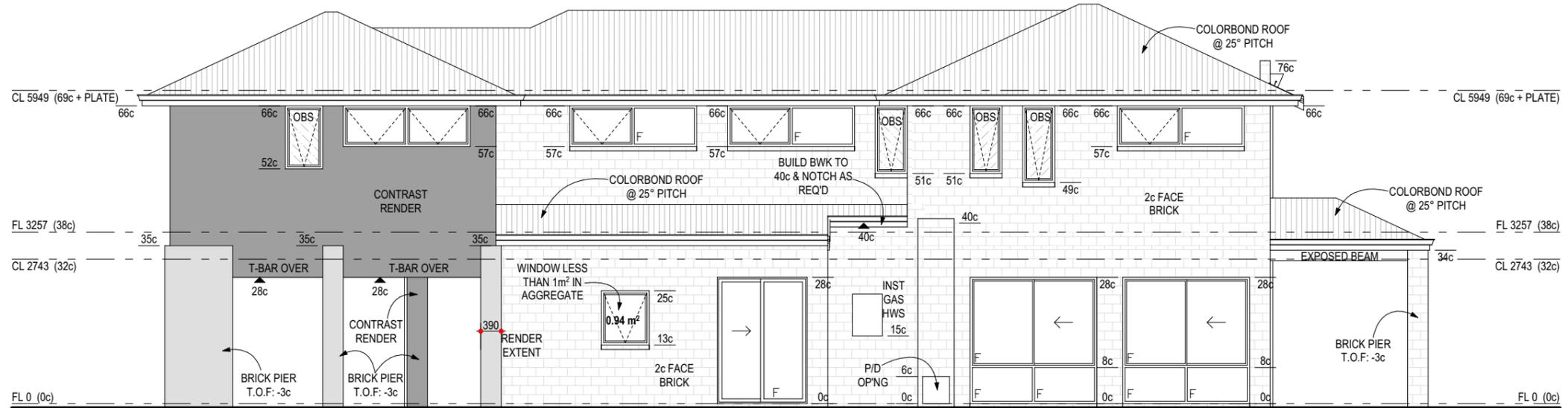
JOB NO:	240902
WIND RATING:	TBA
CORROSION CLASS:	TBA
ENGINEERS DETAIL:	TBA
SHEET NO:	3 OF 23

DO NOT SCALE FROM THIS DRAWING
 ALL SUB-CONTRACTORS TO CHECK DIMENSIONS
 & NOTES PRIOR TO INITIATING WORKS. ANY
 DISCREPANCIES TO BE NOTIFIED TO THE SITE
 SUPERVISOR WITHOUT DELAY
 ALL DIMENSIONS TO BRICKWORK.

ALL FITTINGS AND FIXTURES ARE DIAGRAMMATICALLY SHOWN
 ONLY - REFER TO BUILDER'S ADDENDA FOR MANUFACTURERS
 SPECIFICATION AND DETAILS.



ELEVATION 3
 1:100



ELEVATION 4
 1:100



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

© Copyright 2022

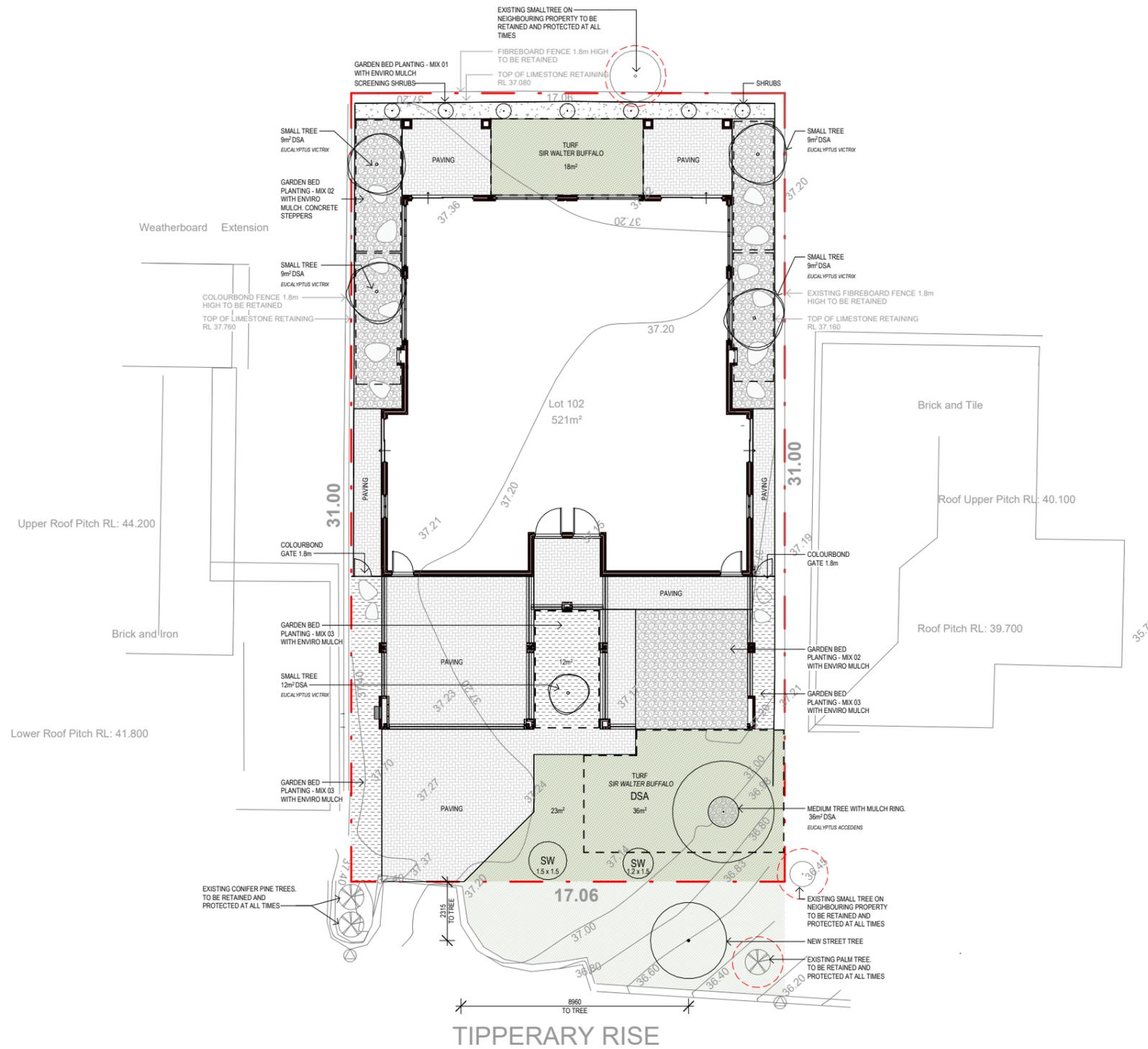
CLIENT(S):

 WITNESS:

PROPOSED RESIDENCE FOR:
BOMBAK MULTI-GENERATION LIVING
 ADDRESS
**14 TIPPERARY RISE,
 PADBURY
 CITY OF JOONDALUP**

VARIATIONS:	VARIATIONS CONT'D:
DEVELOPMENT PLANS - 14/10/24	
V02 - 06/11/24	
V03 - 20/11/24	
WD - 24/02/25	
ENERGY - 15/04/25	
V06 - 22/09/25	
V07 - 17/12/25	

VARIATIONS CONT'D:	JOB NO: 240902
	WIND RATING:
	TBA
	CORROSION CLASS:
	TBA
	ENGINEERS DETAIL:
	TBA
	SHEET NO:
	4 OF 23



LANDSCAPING LEGEND					
SYMBOL	PLANT / TREE	QUANTITY	POT SIZE	GROWTH HEIGHT	WIDTH
[Symbol]	TURF	77m ²	-	-	-
[Symbol]	GARDEN BED - MIX 01	11m ²	-	-	-
[Symbol]	GARDEN BED - MIX 02	61m ²	-	-	-
[Symbol]	GARDEN BED - MIX 03	31m ²	-	-	-
[Symbol]	CONCRETE STEPPER	-	-	-	-
[Symbol]	SHRUBS	7	5L	5m	1.5m
[Symbol]	ADENANTHOS SERICEUS - SHRUB				
[Symbol]	SMALL TREE	5	100L	5m	2m
[Symbol]	EUCALYPTUS VICTRIX				
[Symbol]	MEDIUM TREE	1	200L	10m	6m
[Symbol]	EUCALYPTUS ACCEDENS				
TOTAL SOFTSCAPED AREA		180m ² (35% OF TOTAL LOT)			
TOTAL TREE DSA		84m ² (16% OF TOTAL LOT)			

PAVING AREAS		
SYMBOL	LOCATION	AREA
[Symbol]	ALFRESCO - 01	10.20m ²
[Symbol]	ALFRESCO - 02	10.20m ²
[Symbol]	CARPORT	35.95m ²
[Symbol]	DRIVEWAY & PATH	42.70m ²
[Symbol]	PORCH & PATH	15.10m ²
[Symbol]	SIDE OF HOUSE PATH - 01	7.15m ²
[Symbol]	SIDE OF HOUSE PATH - 02	5.65m ²
TOTAL HARDSCAPED AREA		123.95m ²

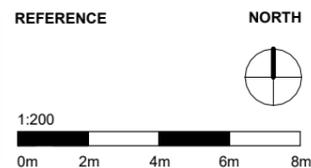
GENERAL NOTES

ALL TREES & PLANTS TO BE PLANTED AS PER COUNCIL REQUIREMENTS

ALL LANDSCAPING BY OWNER.

ALL LANDSCAPED AREAS TO HAVE SPRINKLERS ON AUTOMATED RETIC SYSTEM. LAYOUT OF SPRINKLERS LEFT TO DISCRETION OF LANDSCAPER.

PLANTING MIX SCHEDULE		
	POT SIZE	SPACING
MIX 01 CASUARINA GLAUCA NANA	140mm	1 / m ²
MIX 02 VIOLA HEDERACEA DICHONDRA REPENS	140mm	4 / m ²
MIX 03 WESTRINGIA FRUTICOSA ACACIA COGNATA ROSMARINUS 'TUSCANY BLUE' CASUARINA GLAUCA NANA	140mm	2 / m ²



NOTES

1. Do not scale drawing. Written dimensions govern
2. All dimensions are in millimeters unless noted otherwise
3. All dimensions shall be verified on site before proceeding with the work.
4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings

This drawing is an uncontrolled copy. Unless noted otherwise

REV DESCRIPTION
ISSUED FOR APPROVAL

DATE
04/10/2025

CLIENT
STEVEN BOMBAK

PROJECT
BOMBAK MULTI-GENERATION LIVING
14 TIPPERARY RISE,
PADBURY
CITY OF JOONDALUP

STATUS
DEVELOPMENT APPROVAL

DRAWING TITLE
LANDSCAPE PLAN

SCALE @ A3
1 : 200

DRAWN
AR

DRAWING NO.
SK_0001

PROJECT NO.
N/A

REV NO.
A