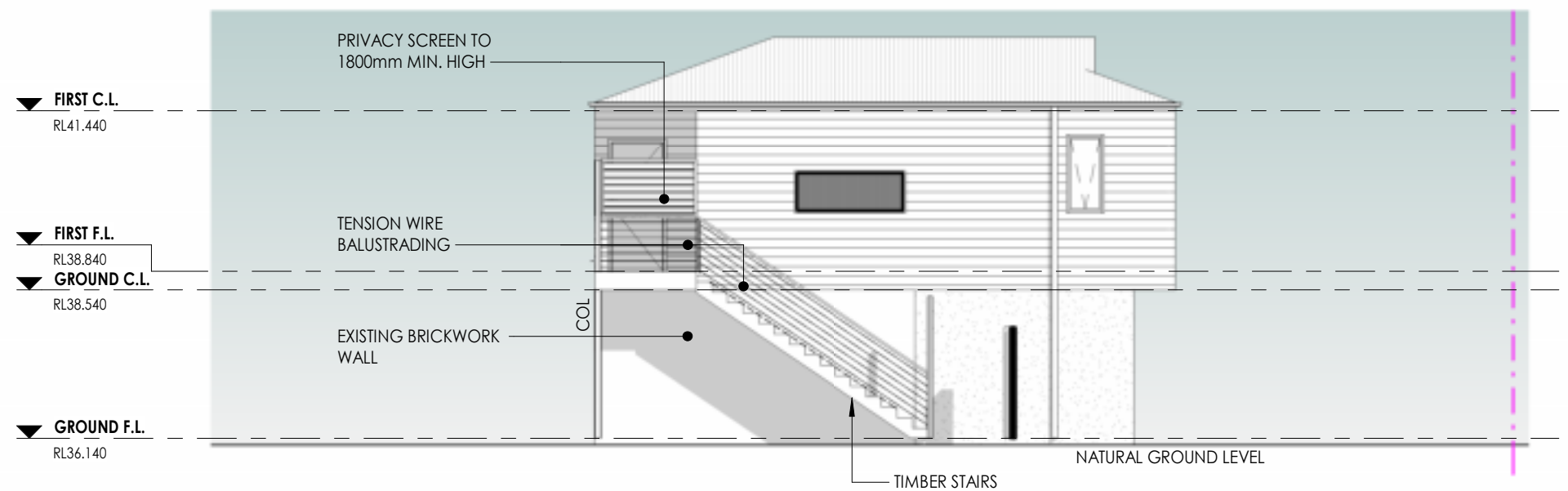


SOUTH ELEVATION

SCALE 1 : 100



EAST ELEVATION

SCALE 1 : 100

**NOT FOR CONSTRUCTION
WORK IN PROGRESS - NOT FOR COUNCIL
SUBMISSION**

4/10/2023 4:41:15 PM

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B A REV	04.10.23	AMENDED TO CLIENT COMMENT BALUSTRADE & SCREEN WALL FOR RETROSPECTIVE APPROVAL	SHEET SIZE	 <p>VAN DER HAUS</p> <p><small>© copyright of designs shown herein is retained by van der haus. written authority is required for any reproduction</small></p>	CLIENT	ROB TRAYNOR		
	28.09.23		COUNCIL		CITY OF MELVILLE	PROJECT	LOT 69 (No. 21) CACHUCA COURT DUNCRAIG	
	DATE	DESCRIPTION	JOB	21-020A	TITLE	ELEVATIONS	DRG No A5.01	REVISION B











41

residence well clear

40

residence well clear

2.1m high metal fence behind
1.8m high fibro fence

1.6m high fibro fence

23.6

79°53'20"

1.8m high fibro fence

metal shed

low brick garden bed

tree
ø0.4 Ht: 9
canopy: 7

timber patio

EXISTING RESIDENCE
173.9m²
F.F.L. 36.23

70

residence well clear
residence # 19

DIAGONAL HATCH FOR
PROPOSED UPPER
FLOOR ADDITION
56.14m²

brick paving

EXISTING PAVING TO
BE REPLACED TO
MATCH WITH NEW

EXISTING GARAGE
29.7m²
F.F.L. 36.14

DIAGONAL HATCH FOR
PROPOSED UPPER
FLOOR ADDITION
56.5m²

REMOVE FENCE &
GATE.

PROPOSED GROUND
FLOOR ADDITION
20.85m²
F.F.L. 36.14

1.3m high fibro fence
NEW FENCE & GATE

4m SETBACK LINE

low brick wall

PORTION OF NEW
PAVING TO MATCH
NEW DRIVEWAY

NEW DRIVEWAY &
CROSSOVER TO LOCAL
AUTHORITY REQUIREMENTS

ALL STORMWATER TO BE
RETAINED ON SITE

1500 x 1500 SOAKWELL
WITH TRAFFICABLE LID
tree
ø0.1 Ht: 3
canopy: 2

99°2'58"

tree
ø0.5 Ht: 7
canopy: 6

36.00

ALL STORMWATER TO BE
RETAINED ON SITE

AREAS	
EXISTING RESIDENCE:	173.90m ²
EXISTING GARAGE:	29.70m ²
PROPOSED GROUND FLOOR ADDITION:	20.85m ²
PROPOSED FIRST FLOOR ADDITION:	56.50m ²
TOTAL:	224.45m ²
LOT:	714.20m ²
SITE COVERAGE:	31.43%

SOAKWELL REQUIREMENTS	
ROOF AREA	58.4m ²
PAVED AREA	111.36m ²
TOTAL	169.76m ²
1m ² SOAKWELL SERVES 80m ² (CITY OF JOONDALUP - 20 YEAR, 5 MINUTE STORM)	
VOLUME REQUIRED	2.122m ³
SOAKWELLS SHOWN 1 x 1500 x 1500	
VOLUME ACHIEVED	2.65m ³

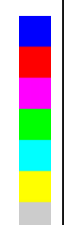
OVERALL SITE PLAN
SCALE 1 : 100

CACHUCA COURT

(bitumen)



PRINT IN COLOUR



REV	DATE	DESCRIPTION
F	12.12.22	Dimensions updated
C	22.11.22	Building Permit Drawings Updated to A2 Sheet
B	20.06.22	Amended to Council Comment
A	20.05.22	Issued for DA



SHEET SIZE	A2	JOB	21-020	CLIENT	ROB TRAYNOR
COUNCIL	CITY OF JOONDALUP	SCALE	AS SHOWN	PROJECT	LOT 69 (No. 21) CACHUCA COURT DUNCRAIG
DESIGNER	MS	DRAWN	MS	TITLE	OVERALL SITE PLAN
DRG No	A1.02	REVISION	F		

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