

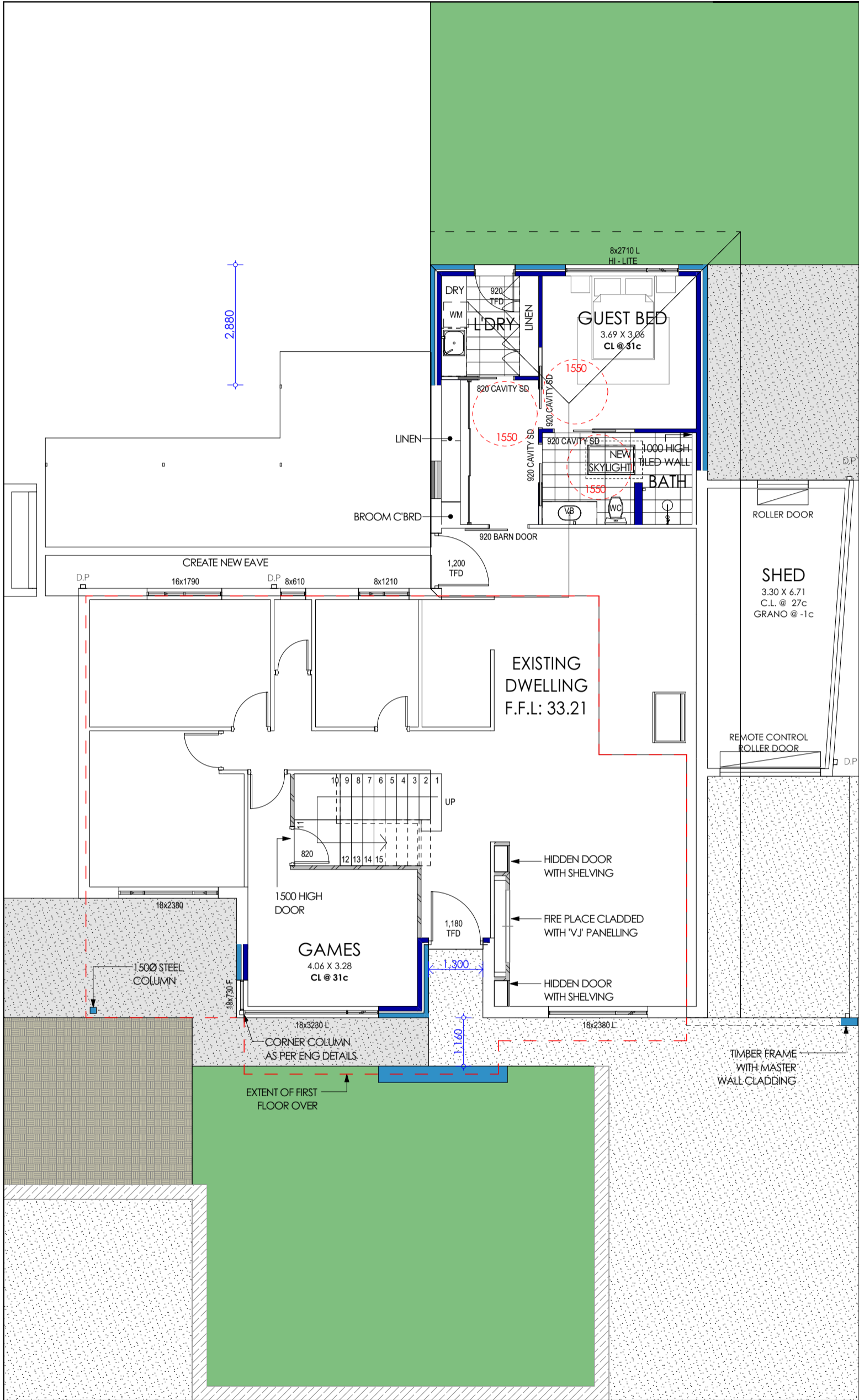


## Proposed McGuinness

At #110 Lymburner Drive, Hillarys. City of Joondalup

6,640  
1,050 980 1,210 2,710 690

3  
4



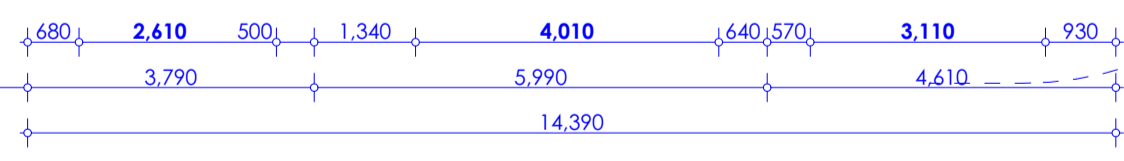
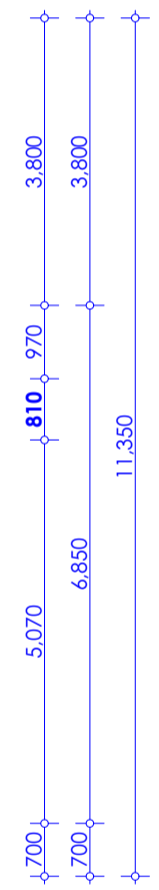
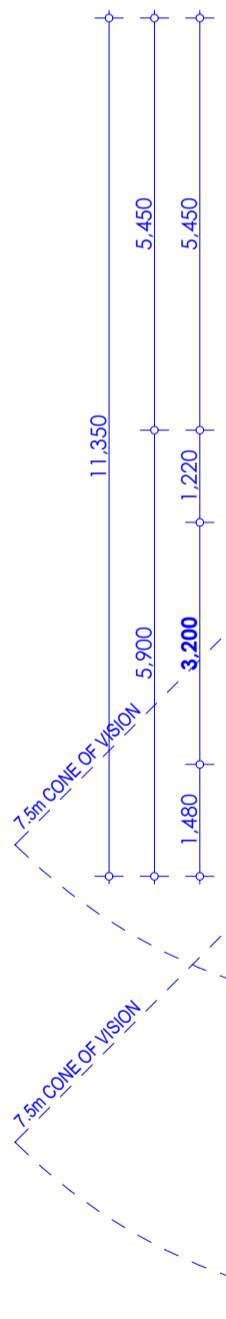
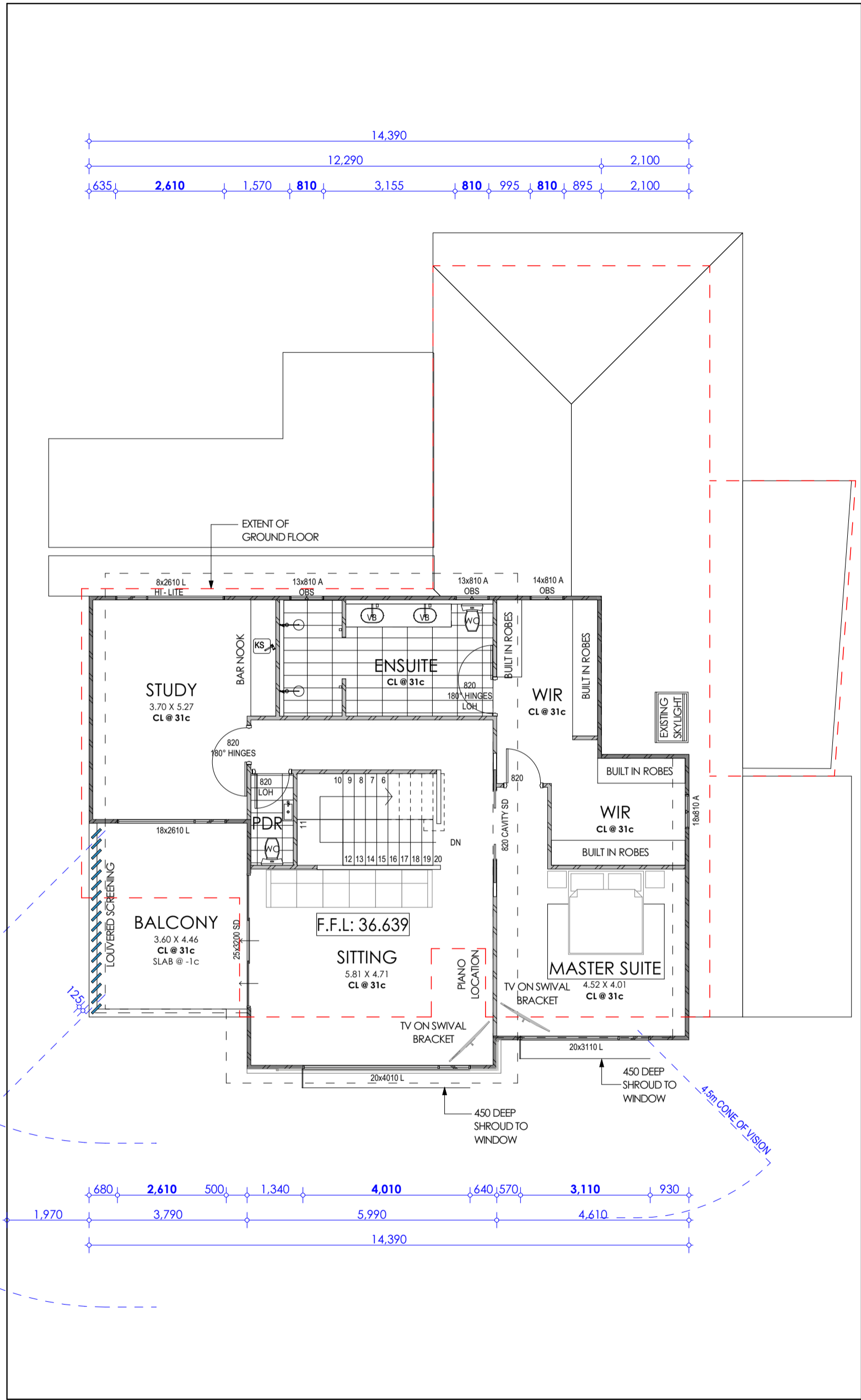
2.860  
900 850

4.920

2  
1

3,400 1,200 1,300  
5,900

Proposed Floor Plan  
1:100



Proposed First Floor Plan  
1:100

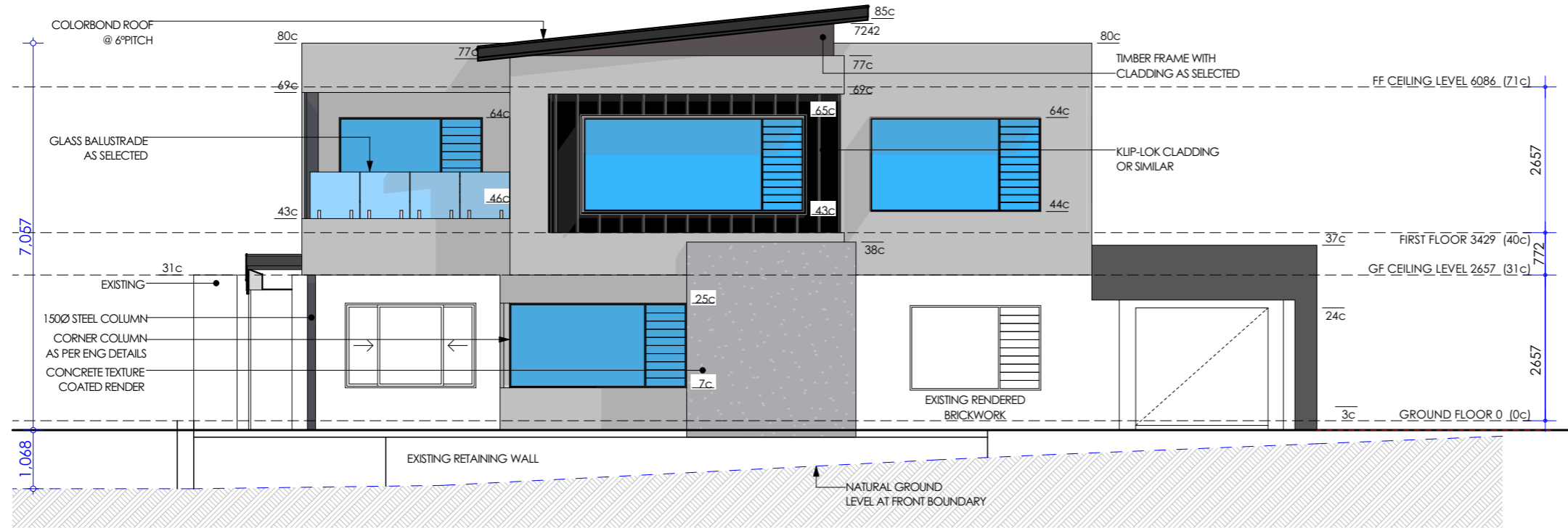
**TIMELESS HOME DESIGNS**  
 Director: Tim Veurink [www.timelesshomedesigns.com.au](http://www.timelesshomedesigns.com.au)  
 M // 0433 098 783 | E // tim@timelesshomedesigns.com.au

**Proposed McGuinness**  
 At # 110 Lymburner Drive, Hilliards  
 Job # **THD - 19006** | Concept #: C1  
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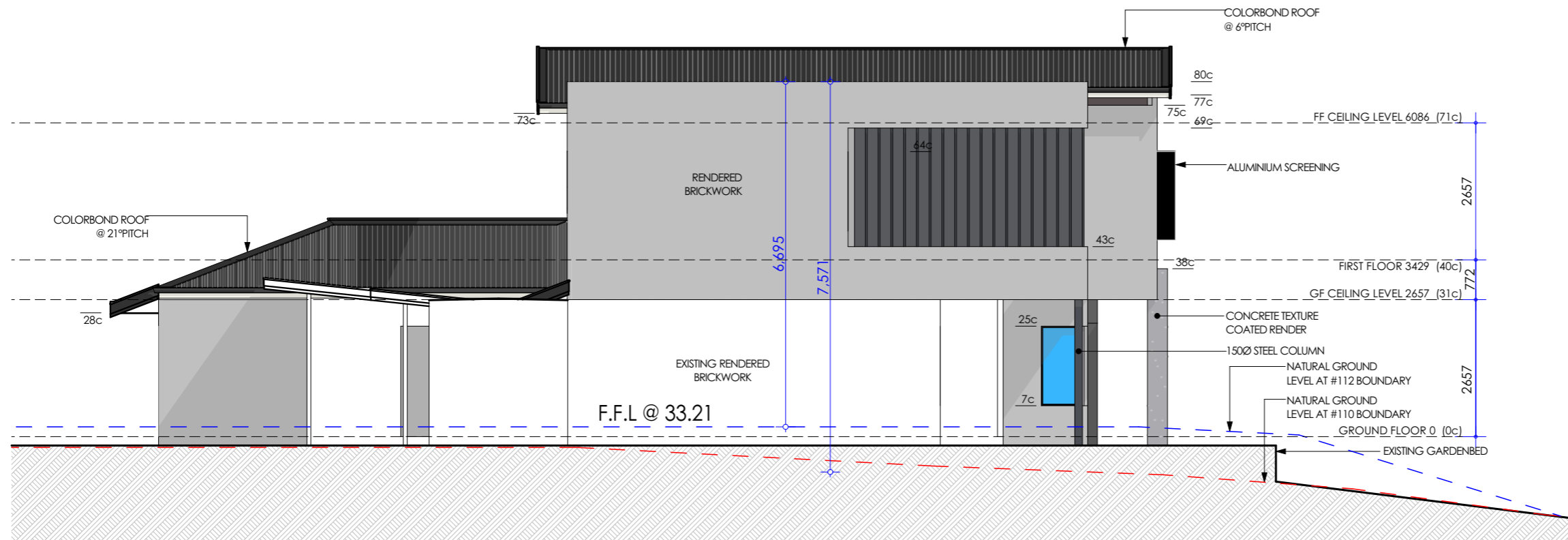
First Floor Plan  
 Date: 25/01/2024  
 SHEET No: 3 OF 8  
 Page Size: **A3**

SITE ZONING-R20  
 Area of Site 687m<sup>2</sup>  
 Shared C/P 0m<sup>2</sup>  
 Total Area of Site 687m<sup>2</sup>  
 Area of Building 218.76m<sup>2</sup>  
 SITE COVERAGE 31.8%  
 Allowed Coverage 50%

AREAS:		FIRST FLOOR	
Existing House	166.24 m <sup>2</sup>	First Floor	129.76 m <sup>2</sup>
Proposed House	7.54 m <sup>2</sup>	Balcony	17.62 m <sup>2</sup>
Existing Porch	2.85 m <sup>2</sup>		
Existing Shed	23.22 m <sup>2</sup>		



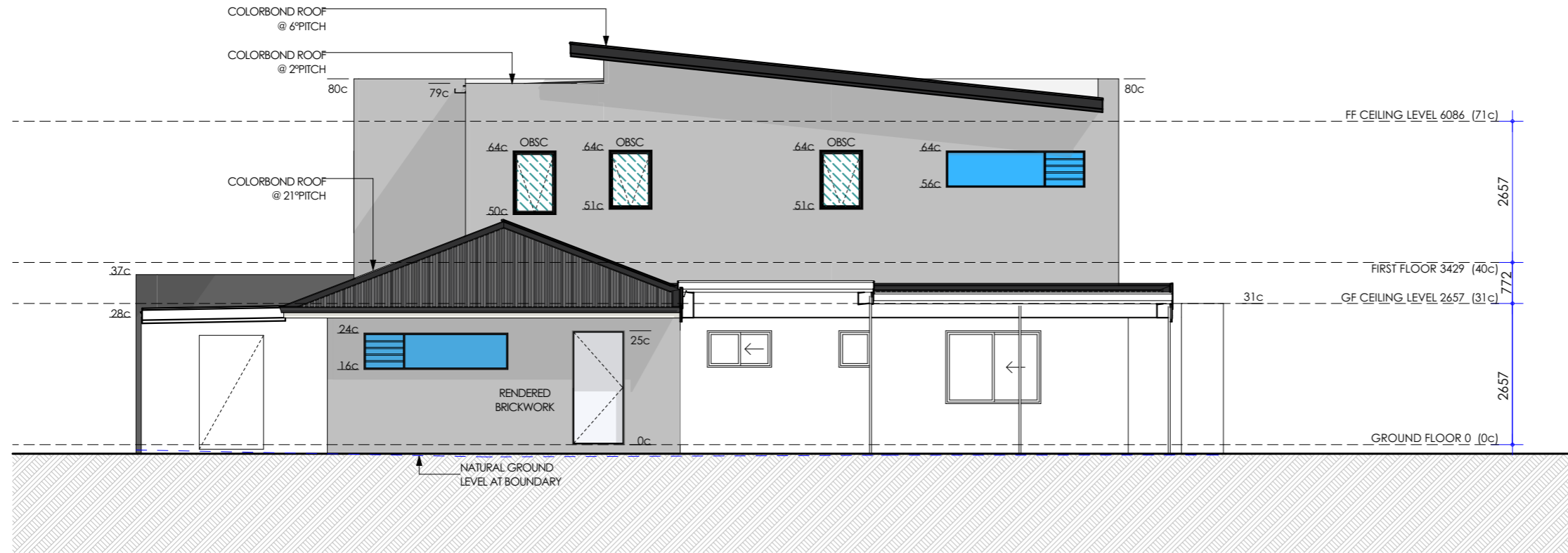
1 FRONT ELEVATION  
 1:100



2 SIDE ELEVATION  
 1:100

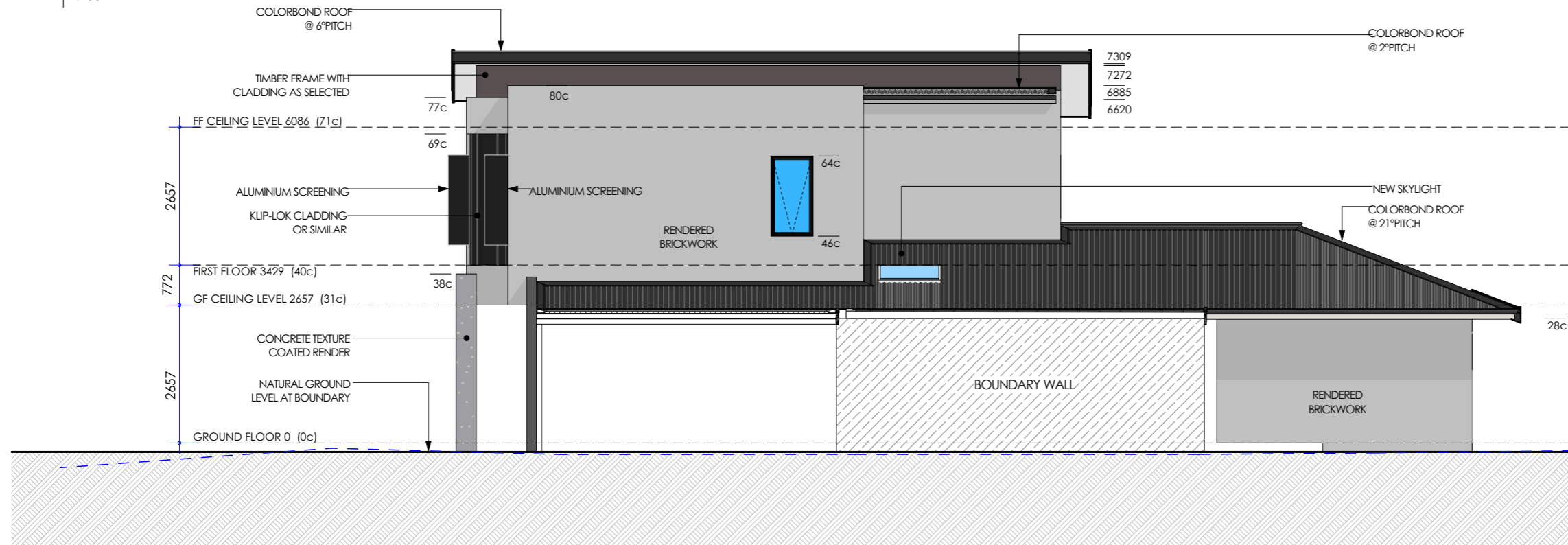
SITE ZONING-R20	
Area of Site	687m <sup>2</sup>
Shared C/P	0m <sup>2</sup>
Total Area of Site	687m <sup>2</sup>
Area of Building	218.76m <sup>2</sup>
SITE COVERAGE	31.8%
Allowed Coverage	50%

AREAS:		FIRST FLOOR	
<b>GROUND FLOOR</b>		First Floor	129.76 m <sup>2</sup>
Existing House	166.24 m <sup>2</sup>	Balcony	17.62 m <sup>2</sup>
Proposed House	7.54 m <sup>2</sup>		
Proposed Porch	19.12 m <sup>2</sup>		
Existing Porch	2.85 m <sup>2</sup>		
Existing Shed	23.22 m <sup>2</sup>		



3 REAR ELEVATION

1:100



4 SIDE ELEVATION

1:100

SITE ZONING-R20	
Area of Site	687m <sup>2</sup>
Shared C/P	0m <sup>2</sup>
Total Area of Site	687m <sup>2</sup>
Area of Building	218.76m <sup>2</sup>
SITE COVERAGE	31.8%
Allowed Coverage	50%

**FEATURE AND CONTOUR SURVEY**  
**OF LOT 348 ON PLAN 11043**  
**110 Lymburner Drive, Hillarys**  
**C/T Vol: 1392 Fol: 713**  
**our ref. 19-8552**

Feature Survey by  
**THE LAND DIVISION**  
 PLANNING | SURVEYING | DESIGN  
 PO Box 2444,  
 Malaga, WA 6090  
 Tel 08 9209 3232  
 Fax 08 9249 2551

Survey Date: 24 August 2019  
 Scale 1:200@A3  
 Client: McGuinness

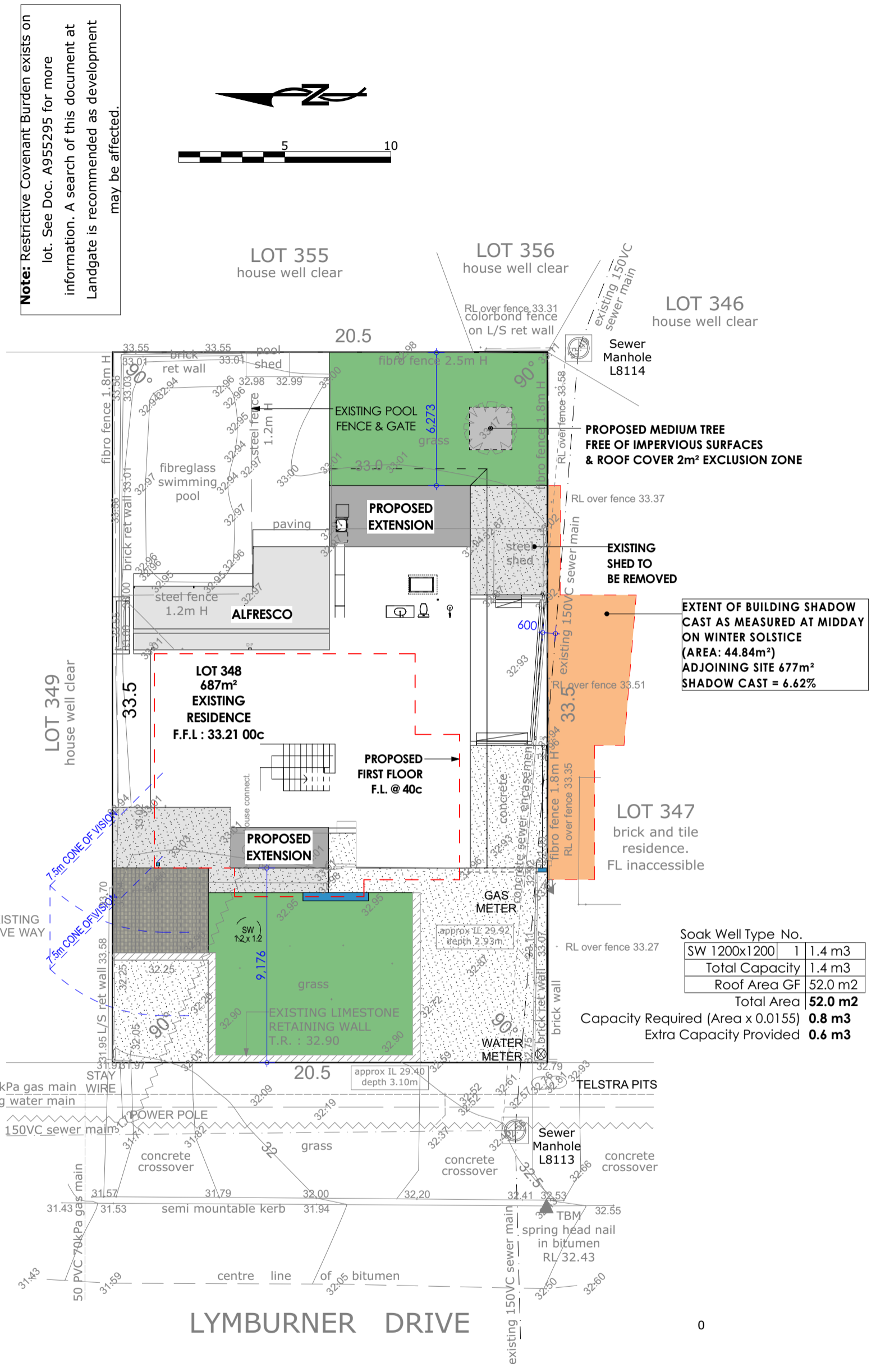
Rev	Date	Description	Surv	Drawn
0	30/08/19	Feature Survey Drafted	JL	AW

TBM spring head nail in bitumen equals RL 32.43 AHD  
 Based on sewer manhole R4936 RL 34.34 AHD (Water Corp e-plan)  
 Contractor to check datum before adopting levels

NOTES: 1) CONSULT LEGAL ADVICE ON EASEMENTS, ENCUMBRANCES AND CAVEATS THAT MAY APPEAR ON THE CERTIFICATE OF TITLE. 2) LEVELS ON ADJOINING PROPERTIES ARE APPROXIMATE DUE TO ACCESS RESTRICTIONS. 3) SERVICES PLOTTED AS VISUALLY SEEN ON SITE AND ARE APPROXIMATE. 4) SEWER POSITION AND LEVELS FROM WATER CORPORATION PLANS. 5) CONSULT DIAL BEFORE YOU DIG TO CHECK LOCATION OF UNDERGROUND SERVICES. 6) BEWARE OF OVERHEAD POWER LINE HAZARDS. 7) CONSULT TLD ON ANY ANOMALY BEFORE DESIGN AND CONSTRUCTION. 8) POSITION AND DEPTH OF SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR. 9) FEATURES ARE RELATED TO FENCE-LINES ONLY. NO CONNECTION MADE TO BOUNDARIES. **REPEG RECOMMENDED.**

**Note:** Restrictive Covenant Burden exists on lot. See Doc. A955295 for more information. A search of this document at Landgate is recommended as development may be affected.

LEGEND/KEY



**EXTENT OF BUILDING SHADOW CAST AS MEASURED AT MIDDAY ON WINTER SOLSTICE (AREA: 44.84m²) ADJOINING SITE 677m² SHADOW CAST = 6.62%**

Soak Well Type No.	
SW 1200x1200	1
Total Capacity	1.4 m3
Roof Area GF	52.0 m2
Total Area	<b>52.0 m2</b>
Capacity Required (Area x 0.0155)	<b>0.8 m3</b>
Extra Capacity Provided	<b>0.6 m3</b>

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**Proposed McGuinness**  
 At #110 Lymburner Drive, Hillarys  
 Job # **THD - 19006** | Concept #: C1  
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SITE PLAN	SITE ZONING-R20
Date: 25/01/2024	Area of Site 687m²
SHEET No: 7 OF 8	Shared C/P 0m²
Page Size: <b>A3</b>	Total Area of Site 687m²
	Area of Building 218.76m²
	<b>SITE COVERAGE 31.8%</b>
	Allowed Coverage 50%

| Tim Veurink : Designer

| E // tim@timelesshomedesigns.com.au

| M // 0433 098 783

| www.timelesshomedesigns.com.au

| Proposed McGuinness Residence

| At #110 Lymburner Drive, Hilliards

| City of Joondalup

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| Concept Number: C1

| Date: 04/09/2023

| SHEET No: 8 OF 8

| Page Size: A3

