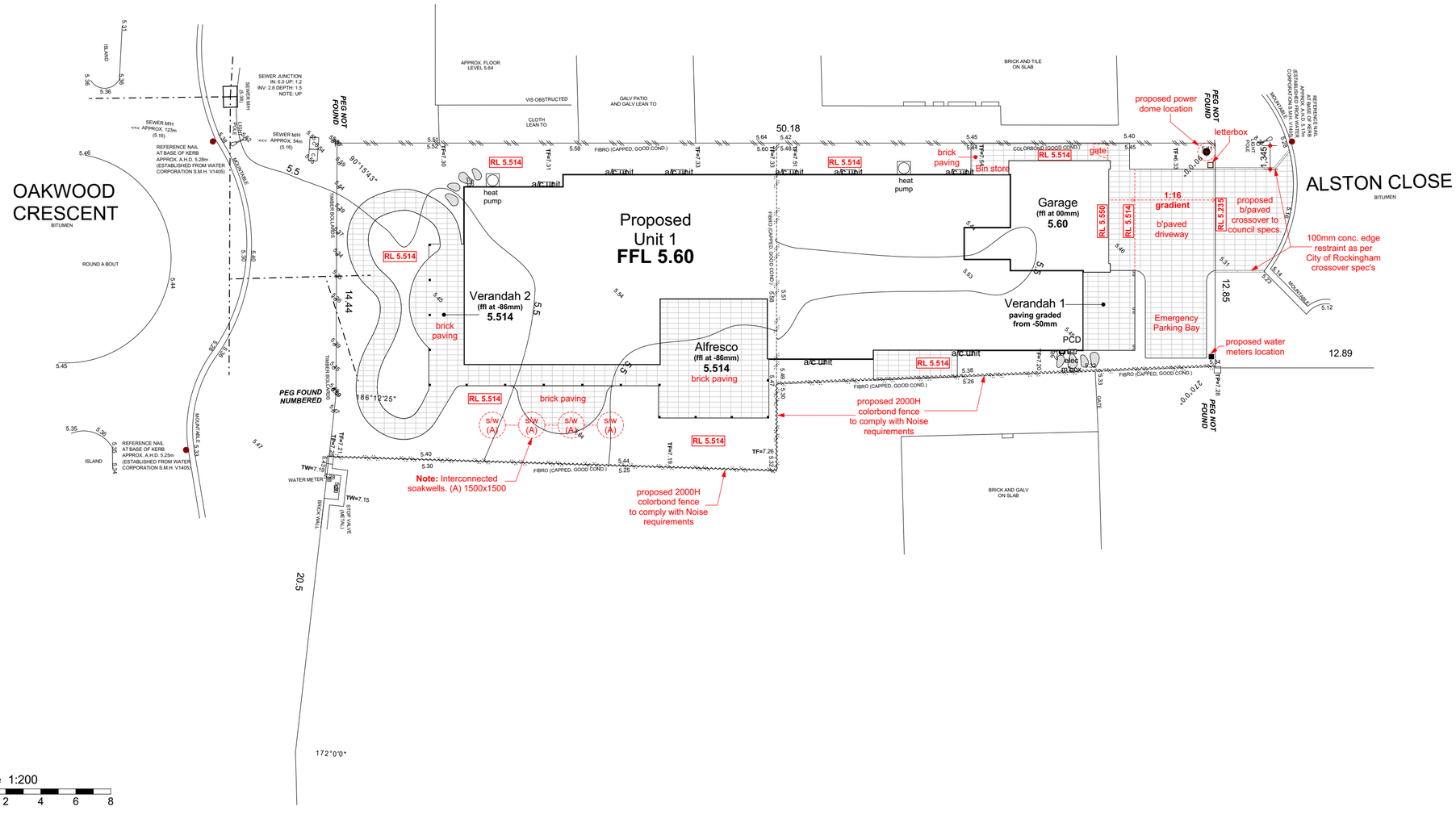
Special

LHA silver

Proposed Site

1:200



NOTE:
UNDERGROUND POWER NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH WESTERN POWER.

LEGEND

		POWER DOME
		POWER POLE
PH	PH	PHONE PITS
		WATER CONN.
TP=	10.00	TOP PILLAR/POST
TW=	10.00	TOP WALL
TR=	10.00	TOP RETAINING
TF=	10.00	TOP FENCE
TG=	10.00	TOP GUTTER

LOT MISCLOSE
0.000 m

⚠ 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.

⚠ DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

⚠ DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

Scale 1:200
0 2 4 6 8

DALE ALCOCK PROJECTS

CLIENT: Brightwater

ADDRESS: Lot 1 Alston Close, Waikiki

JOB NUMBER: TBC

CONSULTANT: Dale Alcock Projects

C:\Users\jcook\OneDrive - ABN Group Cloud\Desktop\Waikiki 5x5_DA Plans.pln

CONCEPT#:

01 concept	12/01/2026	JDC
02 DA Drawings	28/05/2026	JDC

CLIENT: _____

CLIENT: _____

BUILDER: _____

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Special

LHA silver

Ground Floor	318.33	1
Garage	40.45	
Alfresco	42.06	
V'dah 1	13.33	
V'dah 2	29.65	
Total:	443.82 m²	
Perimeter:	104.64m	

2545mm ceilings throughout
(unless otherwise noted)

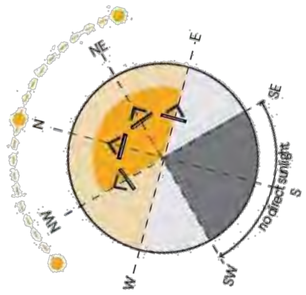
Fully Framed Home
(with truss roof)

Mandatory Design Compliance
Part Lot 1 Alston Close, Waikiki

Zoning:
Community Purpose
Nursing Home
Town Planning Scheme no. 2

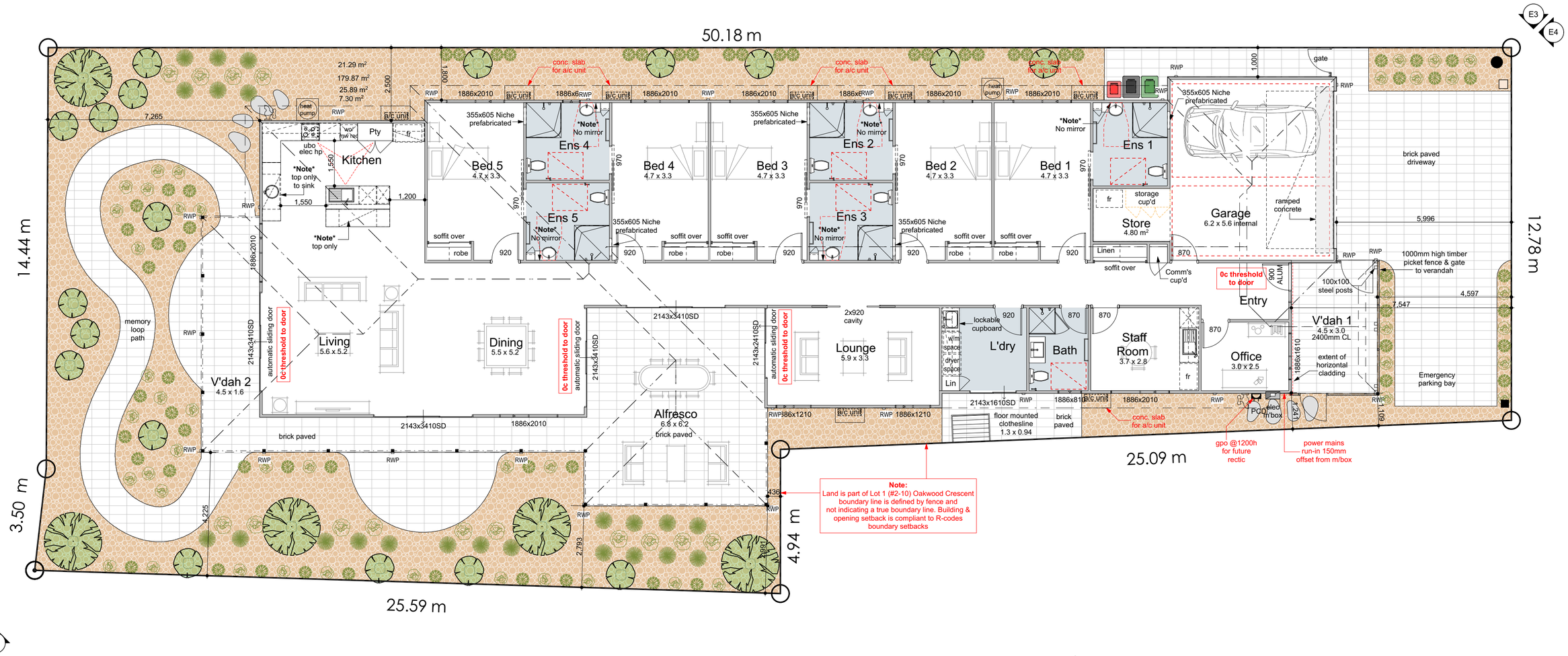
Approx Site Area: 794.33m²
Site cover: 47.80%

Miscellaneous:
BAL fire rating req's: N/A
Noise attenuation req's: yes
Noise assessment required.
Package A applies
- Steel channels fixed to the outside of the stud frame, 9mm fibre cement sheet, 75mm insulation, two layers of 16mm fyrchek plasterboard to inside face
- No glazing upgrades required in initial assessment against SPP 5.4
- sarking required to roof
- continuous solid fence min. 2m high as a screen for OLA facing noise corridor



Design Sketch Ground Floor

1:100



NOISE CORRIDOR DIRECTION - READ STREET

DALE ALCOCK PROJECTS

Page 1 of 2

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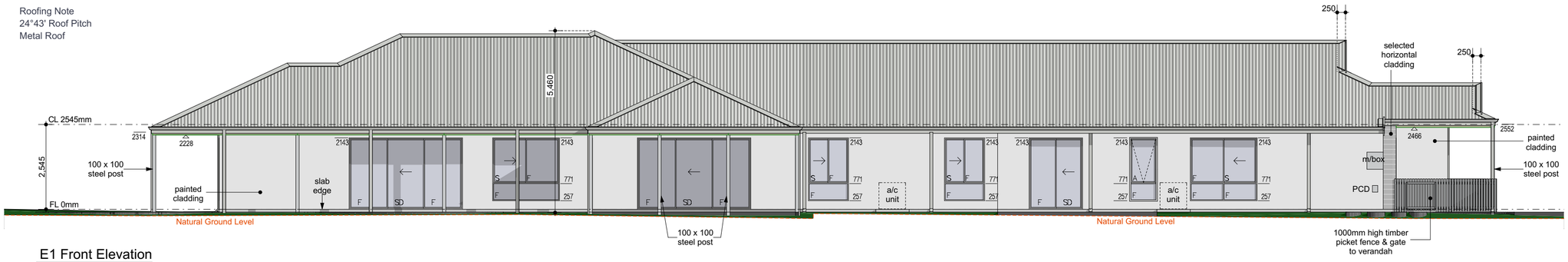
BUILDER: _____

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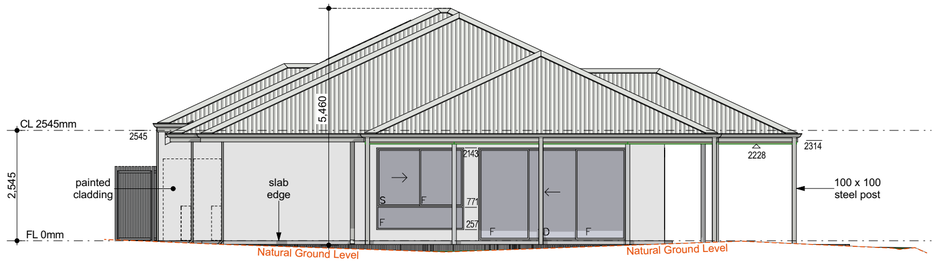
Special

LHA silver

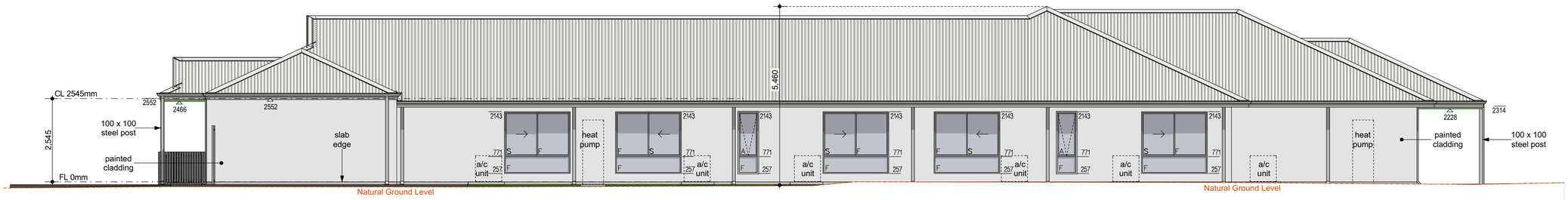
Roofing Note
24°43' Roof Pitch
Metal Roof



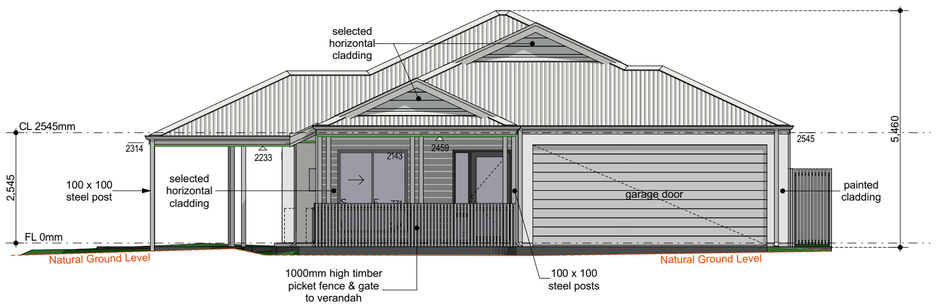
E1 Front Elevation
1:100



E2 Side Elevation
1:100



E3 Rear Elevation
1:100



E4 Side Elevation
1:100

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