

CYNOSURE ARCHITECTURE

DUNE HOUSE - DESIGN DEVELOPMENT

03.08.2026



CONCEPT DESIGN			
Number	Sheet	Revision	Date
A000	COVER SHEET	H	03.08.2026
A002	LOCALITY PLAN	H	03.08.2026
A003	FEATURE SURVEY	G	03.08.2026
A010	PROPOSED SITE PLAN	H	03.08.2026
A011	SITE PLAN - OVERLAYS	G	03.08.2026
A100	UNDERCROFT - GENERAL ARRANGEMENT	G	03.08.2026
A110	GROUND FLOOR - GENERAL ARRANGEMENT	R	17.08.2026
A300	ELEVATIONS 1/2	G	17.08.2026
A301	ELEVATIONS 2/2	F	03.08.2026
A302	DIAGRAMMATIC SECTIONS	E	03.08.2026
A900	MASSING MODEL - ARCHITECTURE EMBEDDED IN SLOPE	G	03.08.2026
A901	VISUAL PERSPECTIVES - UNDERCROFT REVETMENT	G	03.08.2026
A910	VISUAL PERSPECTIVES - OCEAN INTERFACE	G	03.08.2026
A999	DIRECT STREET DRIVEWAY DIAGRAM	B	03.08.2026



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SITE INFORMATION

LOT 94 (NO. 10) ST IVES COVE, WARNBRO, WA 6169
LOT AREA: 3,948 M² (APPROX. 0.39 HA)

ZONE / R-CODE: R5 - CITY OF ROCKINGHAM

BUSHFIRE PRONE: YES - WITHIN COASTAL VEGETATION ZONE (BAL ASSESSMENT REQUIRED FOR ANY NEW BUILD)

EASEMENT: NO KNOWN EASEMENTS (BEACHFRONT LOT ABUTS COASTAL RESERVE; DIRECT BEACH ACCESS)

CURRENT DEVELOPMENT: VACANT LAND (UNDEVELOPED DUNE LOT)

BUILDING ENVELOPE: EXISTING BUILDING ENVELOPE: 1,123 M² WITH PROPOSED 10% (112.3M²) BUILDING ENVELOPE EXTENSION

PROPOSED DEVELOPMENT: NEW SINGLE RESIDENTIAL DWELLING (CONCEPT DESIGN STAGE)

PLANNING SUMMARY

HEIGHT: TWO-STORY DWELLING ALLOWED; 7.0M WALL HEIGHT LIMIT, 10.0M HIPPED / PITCHED ROOF HEIGHT LIMIT. DESIGN SHOULD REMAIN LOW-RISE AND RESPONSIVE TO COASTAL CHARACTER

BUSHFIRE: BAL-RATED SITE (VARIES FROM 12.5 TO FZ); FULL BAL ASSESSMENT + AS3959 COMPLIANCE REQUIRED

COASTAL EXPOSURE: SITE SITS BEHIND COASTAL SETBACK LINE; BUILDING ENVELOPE LIKELY ALREADY POSITIONED ACCORDINGLY

SETBACKS: BUILDING SETBACKS GENERALLY COMPLY WITH THE APPLICABLE R-CODES. WHERE A SETBACK VARIES FROM THE DEEMED-TO-COMPLY PROVISIONS, THE PROPOSED BUILDING IS CONTAINED WHOLLY WITHIN THE APPROVED BUILDING ENVELOPE. THE APPROVED BUILDING ENVELOPE IS RELIED UPON AS JUSTIFICATION FOR ASSESSMENT AGAINST THE RELEVANT PERFORMANCE CRITERIA OF THE R-CODES.

LANDSCAPING: NO CLEARING OUTSIDE ENVELOPE EXCEPT FOR FIRE PROTECTION; FENCING LIMITED TO ENVELOPE BOUNDARY

ACCESS: VEHICLE ACCESS VIA CUL-DE-SAC; USE MINIMAL-CLEARING DRIVEWAY PATH; ALL-WEATHER ACCESS LIKELY REQUIRED

WASTEWATER: NO MAINS SEWER; ON-SITE EFFLUENT SYSTEM MAY NEED TO BE CONSIDERED (E.G. ATU)

SERVICES: UNDERGROUND POWER AND SCHEME WATER AVAILABLE; NBN LIKELY VIA WIRELESS/SATELLITE; NO MAINS GAS

DA REQUIRED: YES - ALL DEVELOPMENT IN WARNBRO DUNES REQUIRES DEVELOPMENT APPLICATION

KEY DA CONSIDERATIONS: COMPLIANCE WITH BUILDING ENVELOPE, BUSHFIRE MANAGEMENT, HEIGHT/FORM, AND ENVIRONMENTAL PROTECTION (VEGETATION RETENTION)

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08.12.2025	B	Concept Design - Revised following client comment	
12.11.2025	A	Concept Design	

ARCHITECT


Cynosure Architecture
02 Church Street, Perth, WA 6000

CLIENT

Willem and Linda
Vandervan

PROJECT NAME

DUNE HOUSE
10 ST. IVES COVE

DRAWING NAME

LOCALITY PLAN

DESIGN DEVELOPMENT

SCALE 1 : 500 (A1)
0 5 10 15 20 25 30 M

PROJECT No.	DRAWING No.	REV
2541	A002	H
DRAWN BY		MB

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DD.MM.YY	REV	DESCRIPTION	CHECKED

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PROJECT NAME

DUNE HOUSE

10 ST. IVES COVE

DRAWING NAME

FEATURE SURVEY

DESIGN DEVELOPMENT

SCALE 1 : 200 (A1)

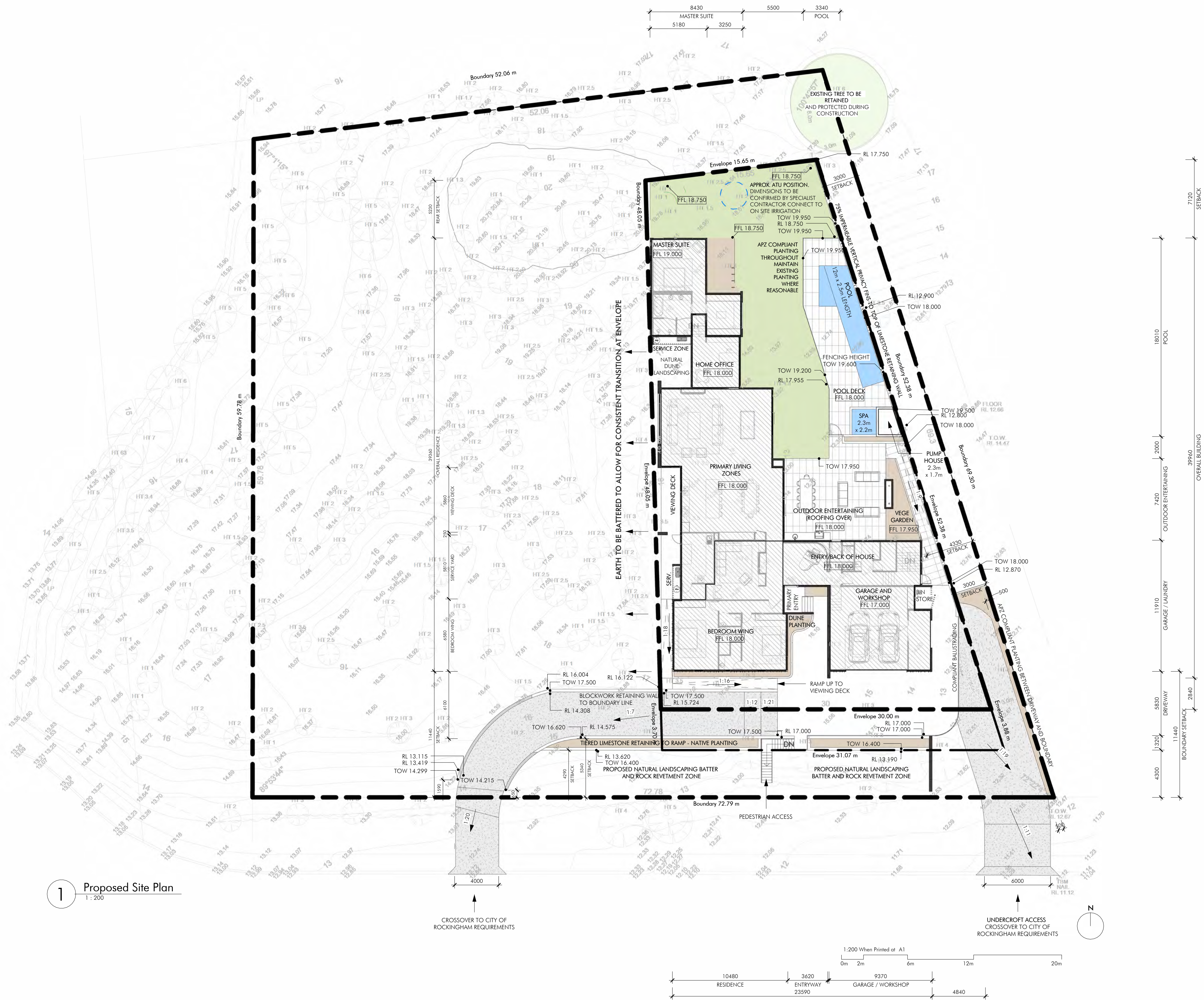


PROJECT No. 2541	DRAWING No. A003	REV G
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1 Proposed Site Plan
1 : 200

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PROJECT NAME

DUNE HOUSE
10 ST. IVES COVE

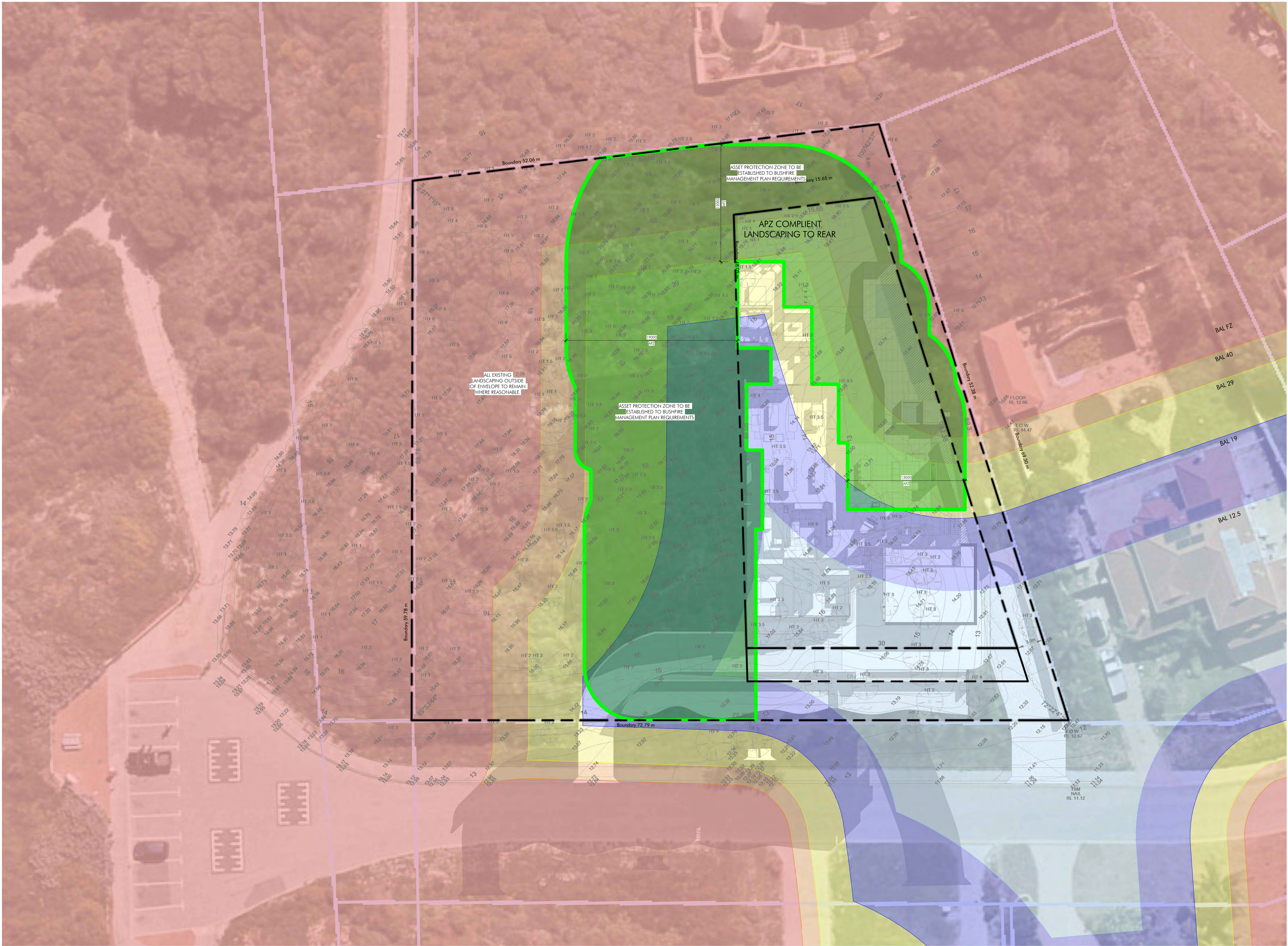
DRAWING NAME

PROPOSED SITE PLAN

DESIGN DEVELOPMENT

SCALE 1 : 200 (A1)
0 2 4 6 8 10 12 M

PROJECT No.	DRAWING No.	REV
2541	A010	H
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10 ST. IVES COVE

DRAWING NAME

SITE PLAN - OVERLAYS

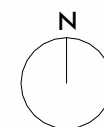
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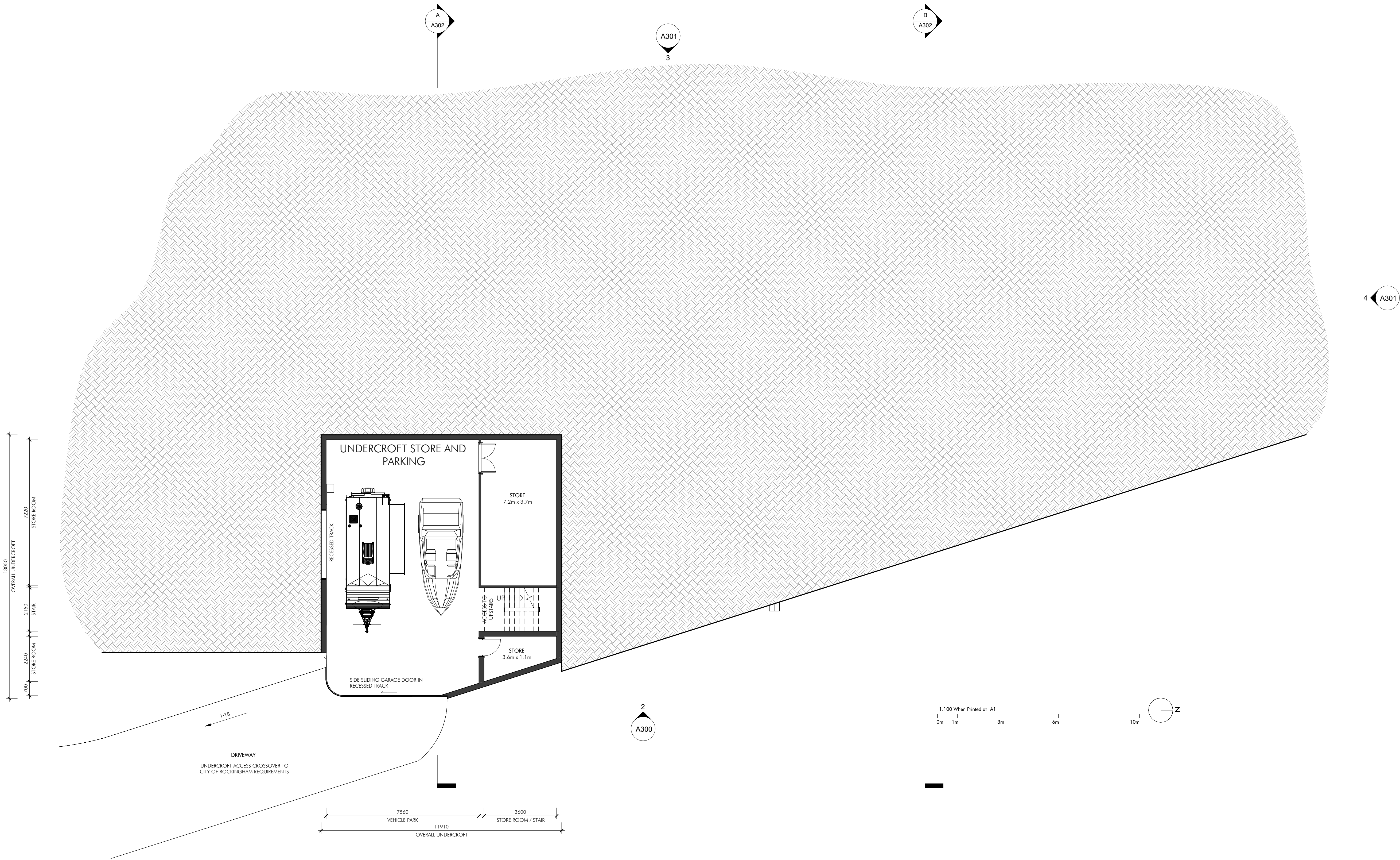
SCALE 1 : 200 (A1)

0 2 4 6 8 10 12 M

PROJECT No.	DRAWING No.	REV
2541	A011	G
DRAWN BY		Author

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1 Undercroft Plan
1 : 100

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DUNE HOUSE
10 ST. IVES COVE

DRAWING NAME

**UNDERCROFT - GENERAL
ARRANGEMENT**

DESIGN DEVELOPMENT

SCALE 1 : 100 (A1)
0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
2541	A100	G
DRAWN BY		MB

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- | GENERAL AREAS | |
|---|--------------------|
| GROUND FLOOR FOOTPRINT (LIVING) | 383m ² |
| GROUND FLOOR FOOTPRINT (GARAGE) | 73m ² |
| UNDERCROFT FOOTPRINT | 150m ² |
| COVERED OUTDOOR AREAS | 120m ² |
| POOL AREA | 115m ² |
| ROOF COVERAGE | 605m ² |
| OPEN AREA (WITHIN BUILDING ENVELOPE) | 410m ² |
| OPEN AREA (FULL SITE INCLUSIVE) | 3122m ² |
| THE ABOVE AREAS ARE SUBJECT TO FINAL CONSTRUCTION METHODOLOGY | |



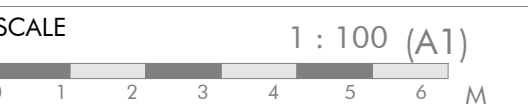
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DUNE HOUSE

GROUND FLOOR - GENERAL ARRANGEMENT

SCALE 1 : 100 (A1)



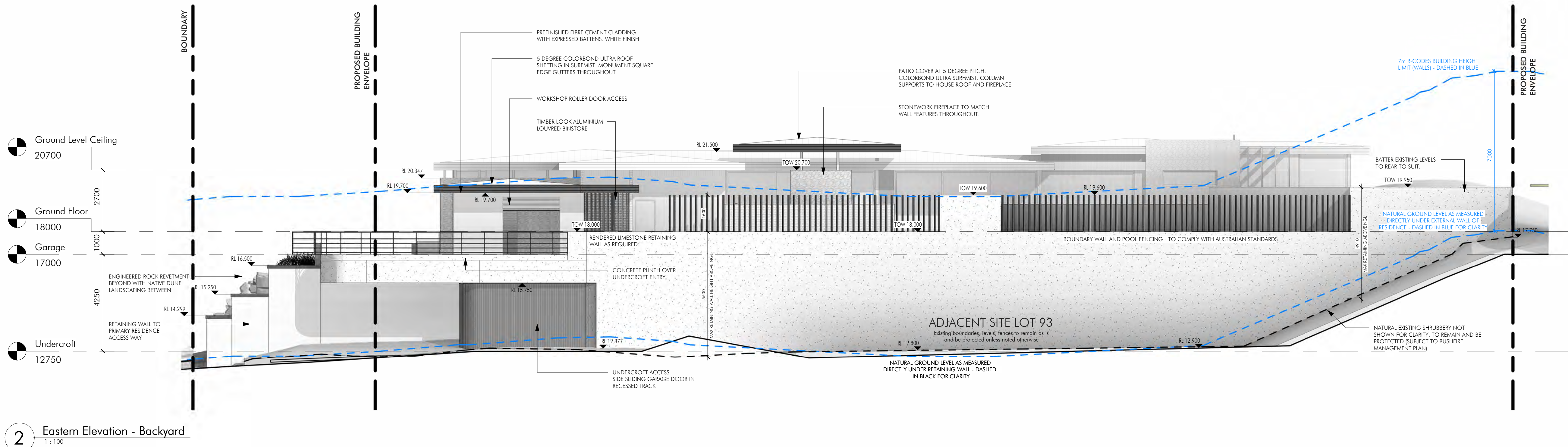
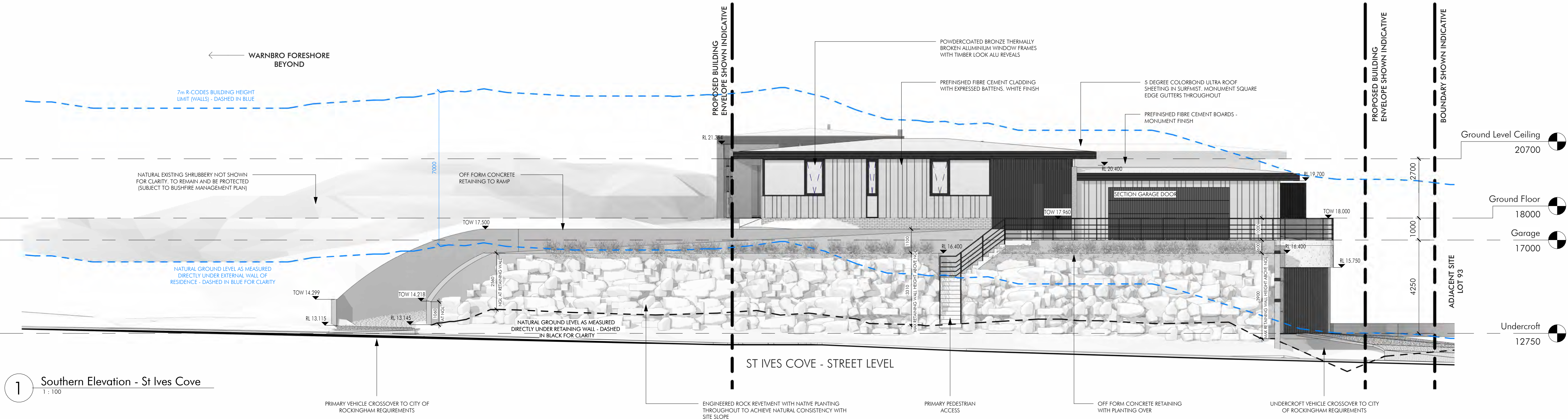
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Willem and Linda Vanderven

PROJECT NAME

DUNE HOUSE
10 ST. IVES COVE

DRAWING NAME

ELEVATIONS 1/2

DESIGN DEVELOPMENT

SCALE 1 : 100 (A1)

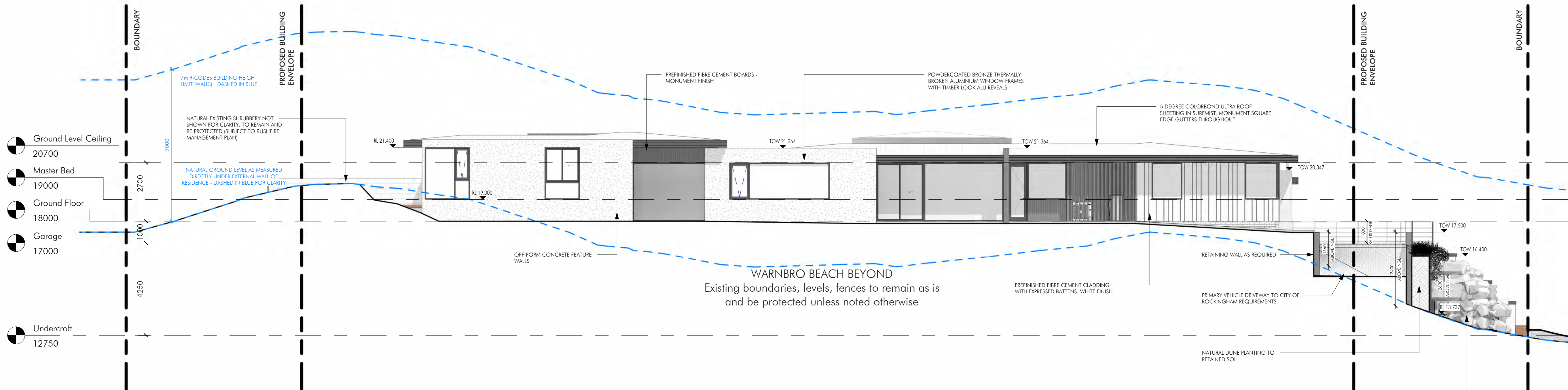
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PROJECT No.	DRAWING No.	REV
2541	A300	G
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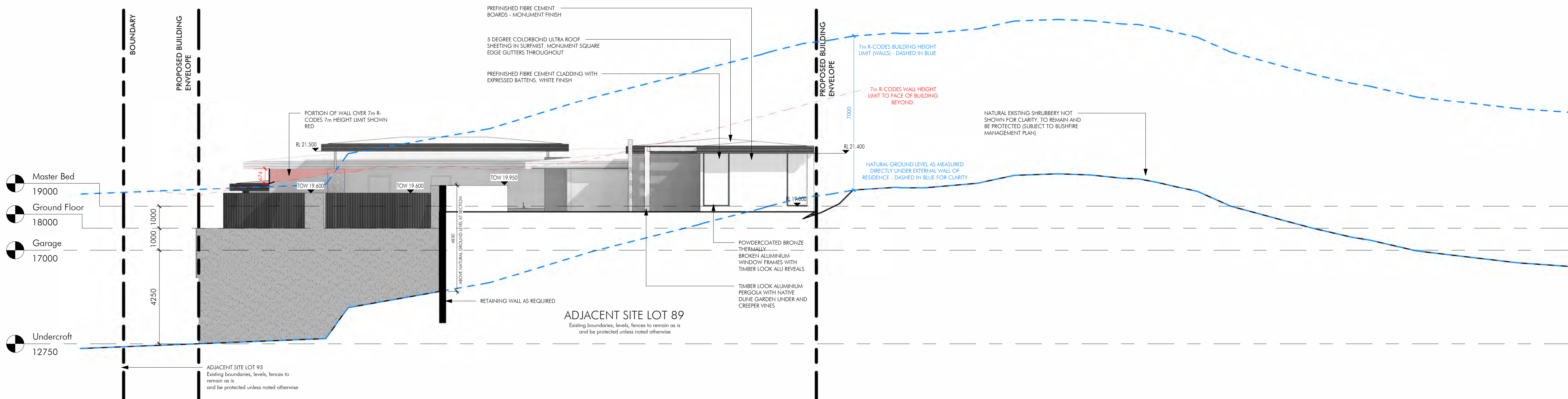
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3 Western Elevation - Ocean Outlook
1 : 100



4 Northern Elevation - Penguin Island Outlook
1 : 100

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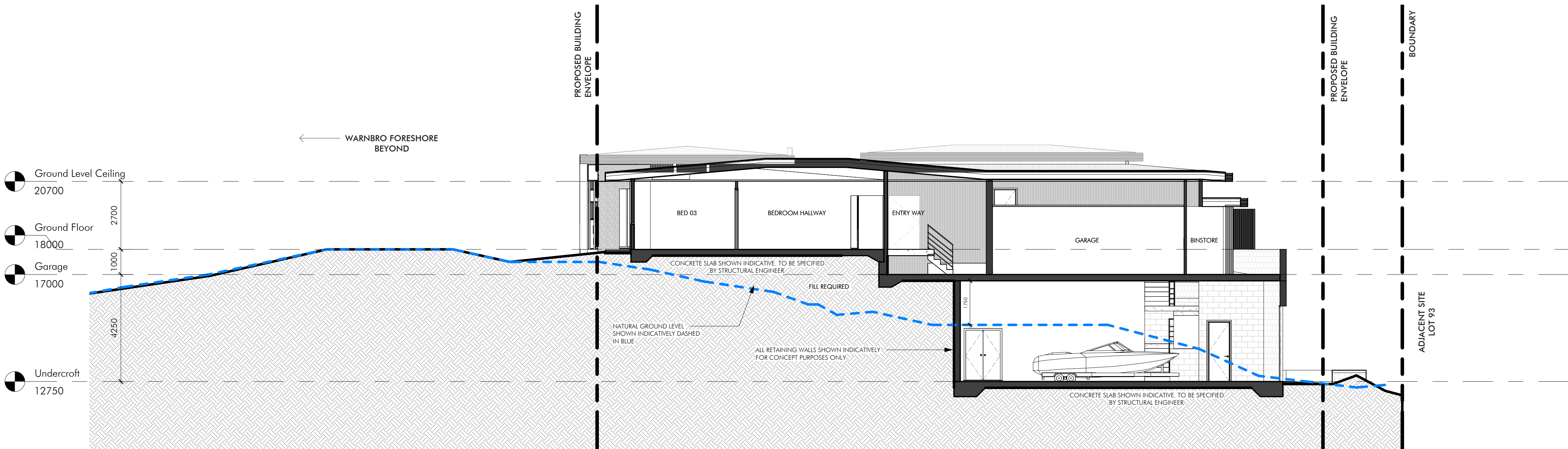
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ELEVATIONS 2/2

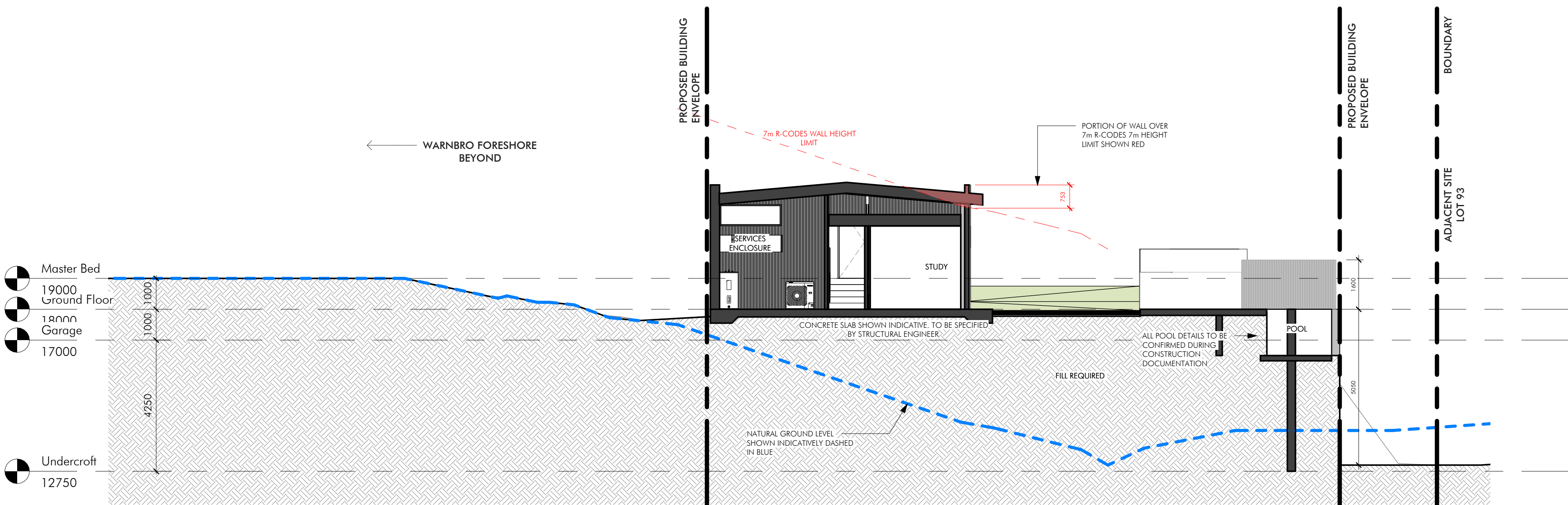
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0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
2541	A301	F
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A Section AA
1 : 100



B Section BB
1 : 100

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10 ST. IVES COVE

DRAWING NAME

**DIAGRAMMATIC
SECTIONS**

DESIGN DEVELOPMENT

SCALE 1 : 100 (A1)
0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
2541	A302	E
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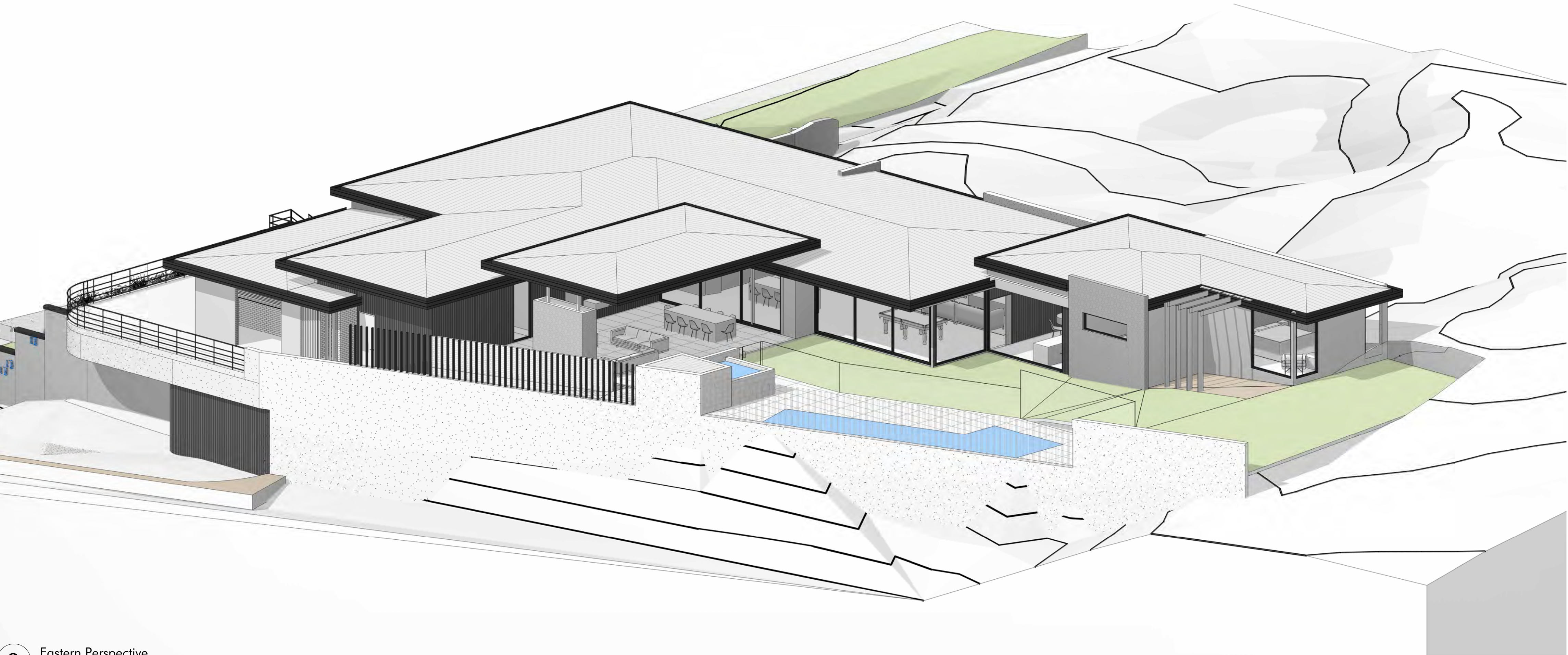
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1 Western Perspective

MASSING MODEL ONLY: FINAL ARTICULATION, DESIGN AND MATERIALITY TO VARY GREATLY



2 Eastern Perspective

MASSING MODEL ONLY: FINAL ARTICULATION, DESIGN AND MATERIALITY TO VARY GREATLY

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PROJECT NAME

DUNE HOUSE
10 ST. IVES COVE

DRAWING NAME

**MASSING MODEL -
ARCHITECTURE
EMBEDDED IN SLOPE**

DESIGN DEVELOPMENT

SCALE (A1)
0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
2541	A900	G
DRAWN BY	Author	



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DD ANALYST	REV	DESCRIPTION	CHECKED

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Willem and Linda
Vandervan

PROJECT NAME

DUNE HOUSE
10 ST. IVES COVE

DRAWING NAME

**VISUAL PERSPECTIVES -
UNDERCROFT
REVTMENT**

DESIGN DEVELOPMENT

SCALE
0 1 2 3 4 5 6 M (A1)

PROJECT No. 2541	DRAWING No. A901	REV G
DRAWN BY		Author

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DUNE HOUSE

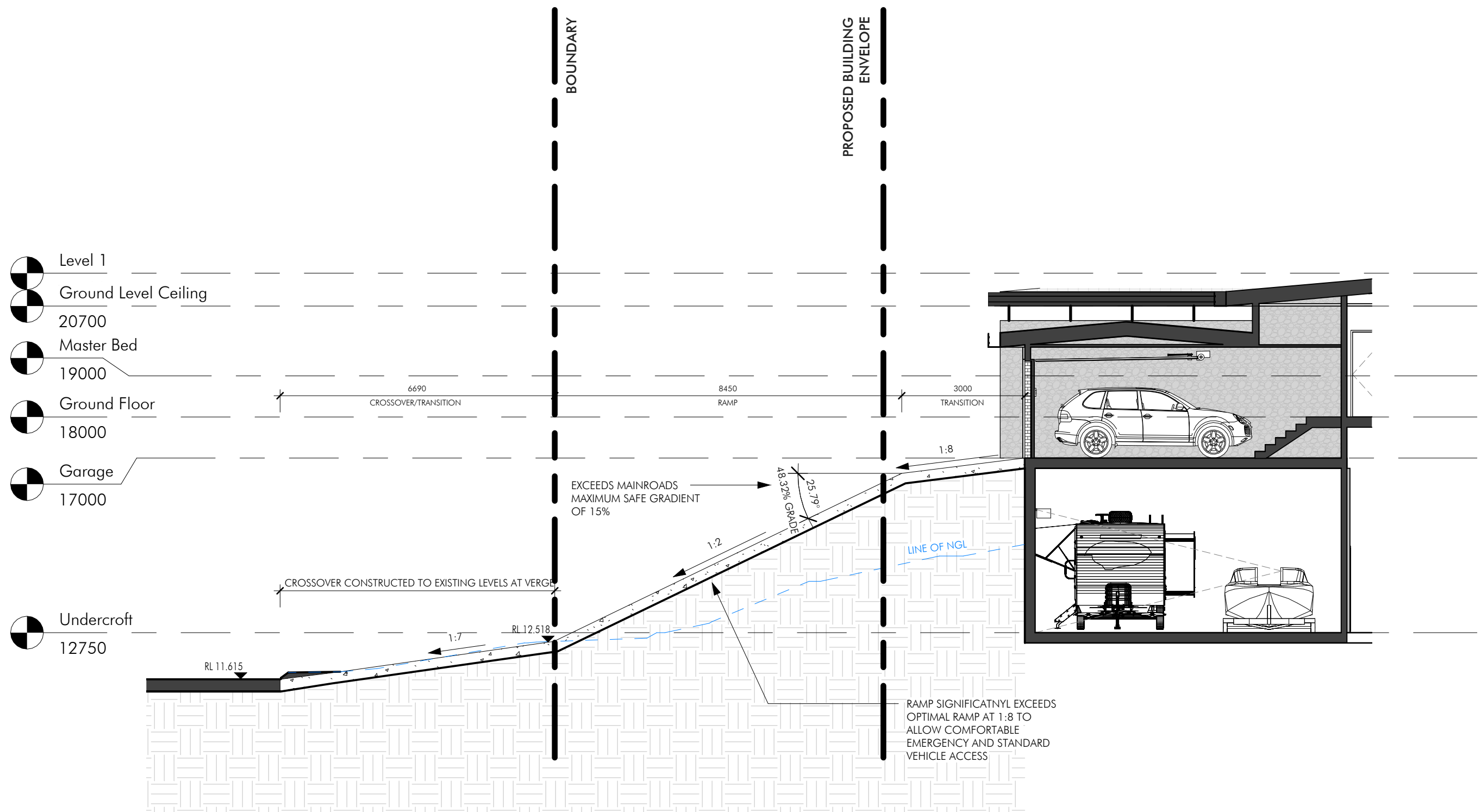
10 ST. IVES COVE

VISUAL PERSPECTIVES - OCEAN INTERFACE

SCALE (A1)

0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
2541	A910	G
DRAWN BY		Author



1 Section 1
1 : 100

DIRECT STREET DRIVEWAY DIAGRAM

DUNE HOUSE

10 ST. IVES COVE - DESIGN DEVELOPMENT

03.08.2026

A999

CYNOSURE