SITE COVERAGE

ZONED	R5 / 20
% ALLOWED	50%
SITE AREA	890m²
SITE COV. AREA	224.19m²

SITE COV. = 25.18%

OUTDOOR LIVING REQUIREMENTS

	REQUIRED	ACHIEVED
OUTDOOR LIVING	30m²	387.08m²
UNCOVERED AREA	20m²	387.08m²

NOTE:

ALL EXISTING DETAILS, DIMENSIONS AND HEIGHTS TAKEN FROM SUPPLIED DRAWINGS AND TO BE CHECKED ON SITE BY BUILDER

NOTE:

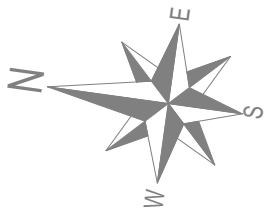
NOTE: BUILDER TO LOCATE AND BE AWARE OF ALL RELEVANT AUTHORITY SERVICES (SEWER, WATER, POWER, ETC.).
CONDUCT BYDA SEARCH AND FOLLOW ALL GUIDELINES WHEN BUILDING NEAR SERVICES.

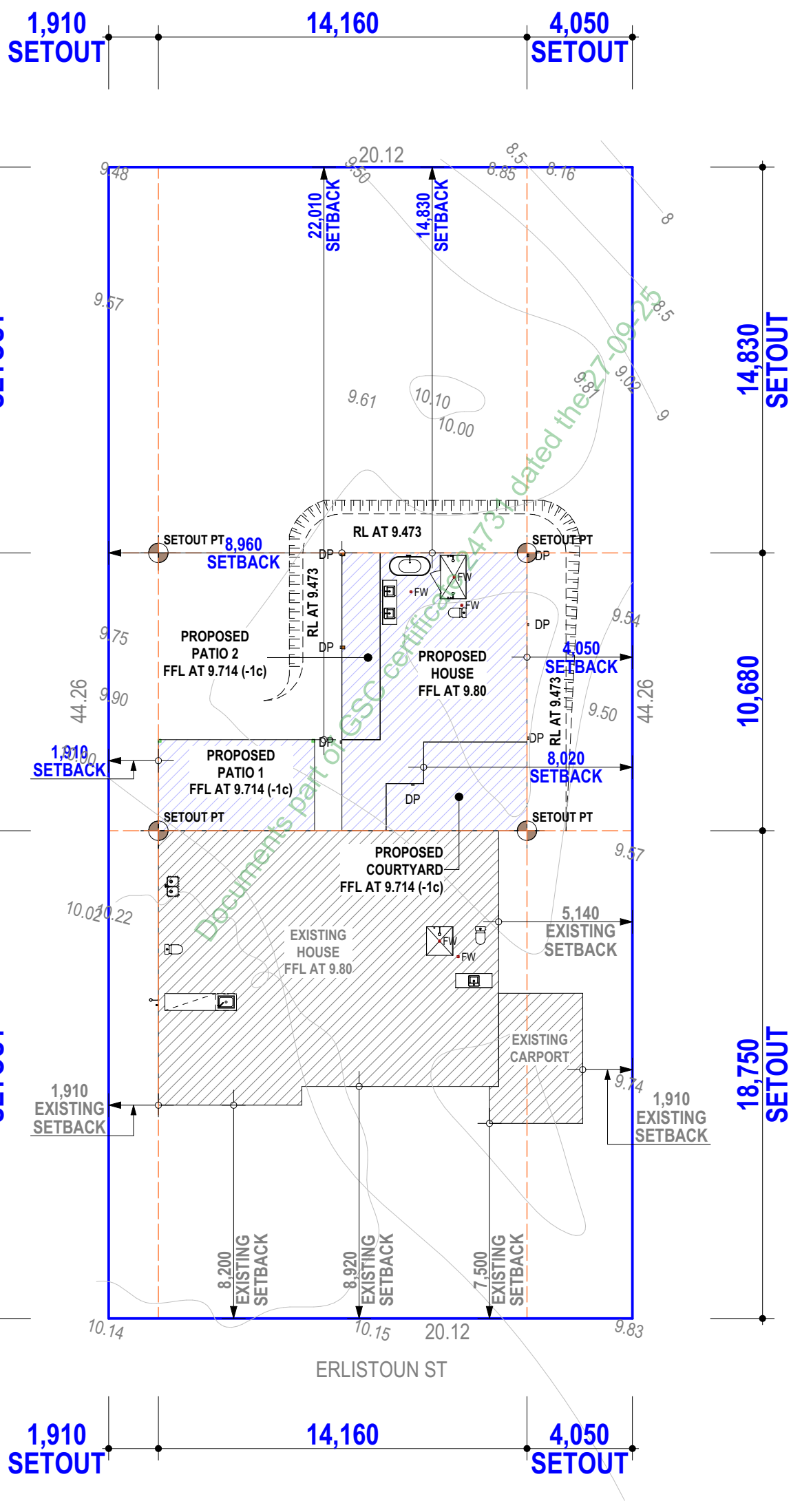
NOTES

1.1 ALL DIMENSIONS ON PLAN, NEW & EXISTING, TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK OR PLACING OF ORDERS.
1.2 LOCATION OF EXISTING SEWER, ELECTRICAL AND GAS RUN/PIPES AFFECTING PROPOSAL TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS.
1.3 ANY DISCREPANCIES ON DRAWINGS TO BE REPORTED TO THE DESIGNER IMMEDIATELY.
1.4 DESIGNER ACCEPTS NO RESPONSIBILITY FOR EXPENSES OR COSTS INCURRED DUE TO FAILURE TO COMPLY WITH ITEMS 1.1, 1.2 & 1.3 ABOVE.
1.5 DESIGNER ACCEPTS NO RESPONSIBILITY FOR ANY COPYRIGHT INFRINGEMENT NOTICE LODGED AGAINST PLAN PREPARED IN ACCORDANCE WITH OWNER'S BRIEF AND INSTRUCTIONS.
1.6 ALL WORK TO COMPLY WITH THE NCC, RELEVANT AUSTRALIAN STANDARDS CODES, REQUIREMENTS OF LOCAL AND GOVERNMENT AUTHORITIES AND TO NORMAL GOOD BUILDING PRACTICE.
1.7 USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.
1.8 ALL MATERIALS, FIXTURES, FITTINGS AND BUILDING COMPONENTS TO CONFORM TO, AND TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & DETAILS.
1.9 THESE DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDER'S SPECIFICATION, ENGINEER'S AND SURVEY DRAWINGS.

GENERAL NOTE:

- BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS AND ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND/OR FABRICATION.
- ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS ANY DISCREPANCIES TO BE REPORTED FOR DETERMINATION.
- NOTIFY DESIGNER IF ANY DISCREPANCIES THAT MAY OCCUR PRIOR TO CONSTRUCTION OR FABRICATION.
- ALL WORKS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCC'S/B.C.A REQUIREMENTS.
- MITRE AND WELD T-BARS AT CORNERS AND TREAT IN ACCORDANCE WITH MOST CURRENT AUSTRALIA STANDARDS AND ABCB NCC 2022 HP PART 6.3.
- WET AREA AND APPLIANCE DETAILS PROVIDED BY OWNER (CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB).
- NUMBER AND POSITION OF DOWNPIPES SHOWN AS APPROXIMATE ONLY AND ARE TO BE AS PER THE PLUMBERS DISCRETION AND IN ACCORDANCE WITH ABCB NCC 2022 HP PART 7.4.
- BATH AND SHOWER INSTALLATION AND WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 AND ABCB NCC 2022 HP PART 10.2.
- CEILING, WALL INSULATION AND OTHER ENERGY EFFICIENCY REQUIREMENTS AS DEFINED IN ENERGY ASSESSMENT.
- GLAZING TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS 1288 AND ABCB NCC 2022 HP PART 8.
- SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH ABCB NCC 2022 HP PART 10.4.1 AND 10.4.2.
- SUPPLY AND INSTALL CHEMICAL TERMITE TREATMENT IN ACCORDANCE WITH AS3660.1-2014 AND MANUFACTURER SPECIFICATIONS.
- TERMITE BARRIER PROTECTION TO BE USED ON ALL BOUNDARY WALLS SUCH AS 'KORDON' OR 'HOMEGUARD' IN ACCORDANCE WITH AS3660.1-2014 AND ABCB NCC 2022 HP PART 3.4.
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684.
- UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION.
- ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786.
- ELECTRICIAN TO SUPPLY AND INSTALL MECHANICAL VENTILATION TO REQUIRED WET AREAS IN
- ACCORDANCE WITH AS1668.2 AND ABCB NCC 2022 HP PART 10.6. (ALL VENTS TO BE DUCTED TO EXTERNAL AIR).





Documents part of GSC certificate 2473 dated the 27-09-25

APPROVED

GREEN START CONSULTING
fast building approvals

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www.greenstartconsulting.com.au

City of Rockingham
Reference Documents
Ref no: 1.2025.3439.1

Perth Drafting	JOB No. 00132	DWG TITLE _A3_SITE PLAN	SCALE: 1:200	DATE: 04/09/25	PAGE: 01 of 05
	CLIENT KRISTIE SIMPSON	PROJECT ADDRESS LOT 23 (#20) ERLISTOUN ST, GOLDEN BAY CITY OF ROCKINGHAM	DRAWN BY: KS1		

NOTE:
ALL EXISTING DETAILS,
DIMENSIONS AND HEIGHTS TAKEN FROM
SUPPLIED DRAWINGS AND TO
BE CHECKED ON SITE BY BUILDER

Floor Areas		
Floor	**Area**	**Area**
GROUND FLOOR		
	PROPOSED HOUSE	181.68
	EXISTING HOUSE	132.45
	PROPOSED PATIO 1	21.00
	EXISTING CARPORT	16.65
	PROPOSED PATIO 2	10.55
		362.33 m²

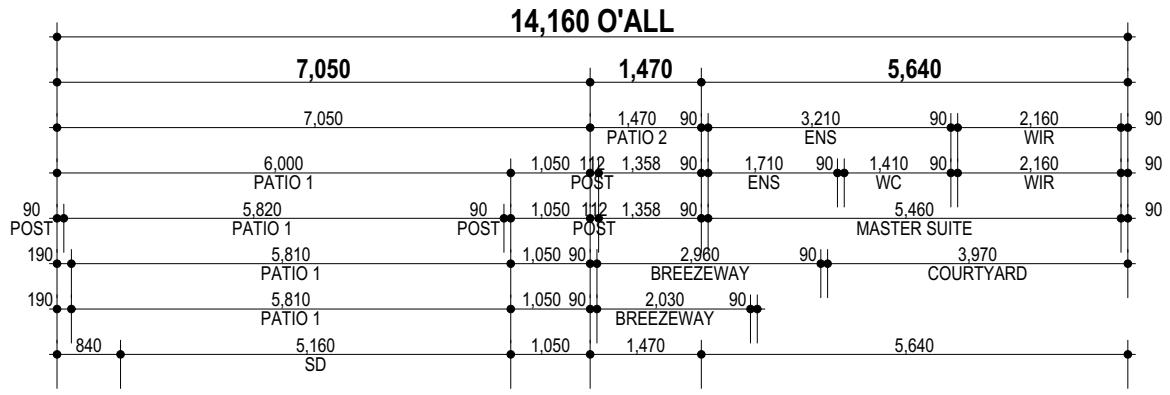
Perimeters		
Floor	**Area**	**Perimeter**
GROUND FLOOR		
	EXISTING CARPORT	17.16
	EXISTING HOUSE	47.24
	PROPOSED HOUSE	79.42

Roof Areas			
Floor	**Pitch**	**Flat**	**Pitched**
GROUND			
	18.00°	564.81	593.87
	25.72°	76.44	84.85

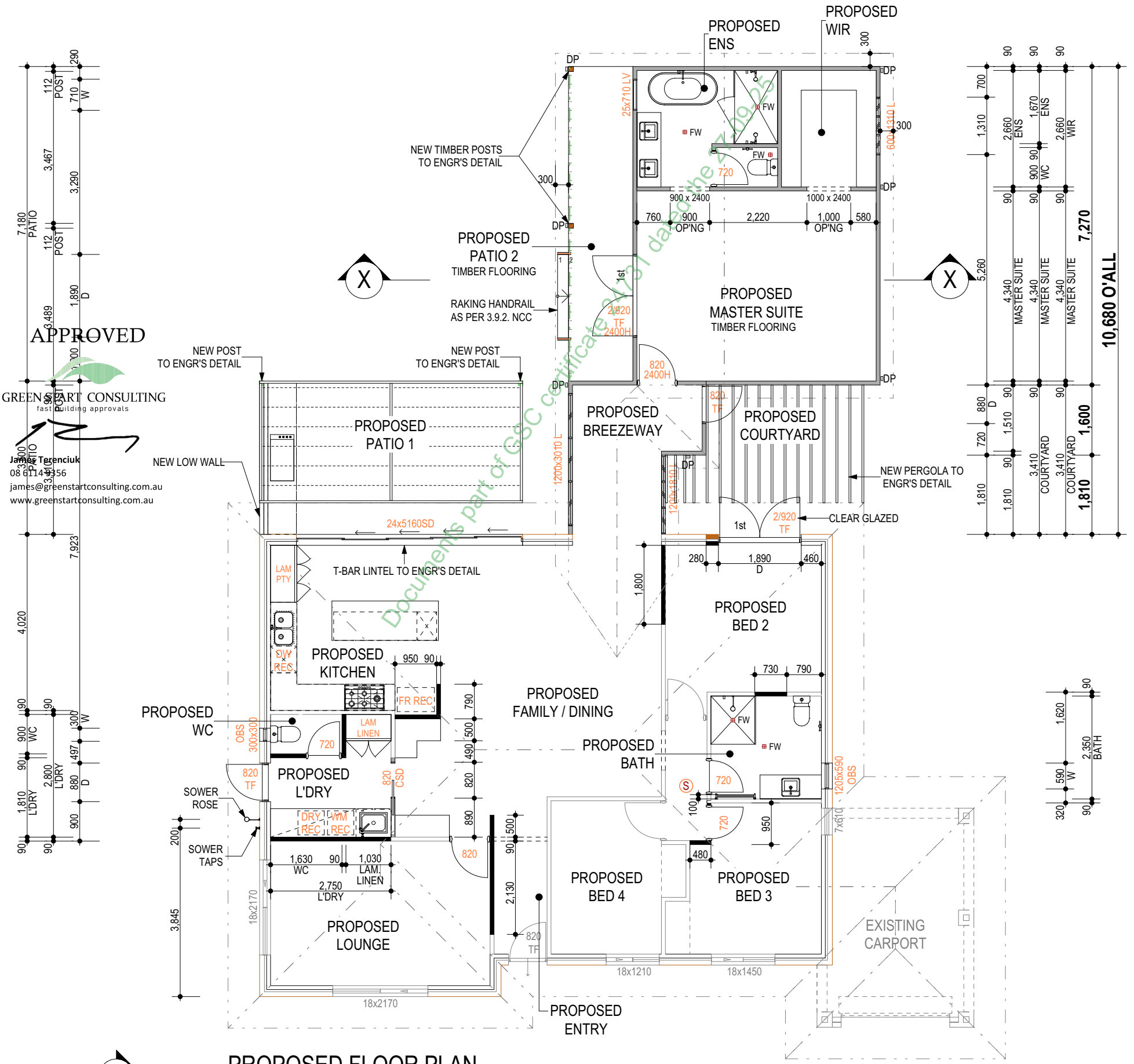
City of Rockingham
Reference Documents
Ref no: 1.2025.3439.1







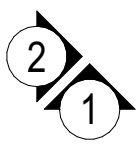




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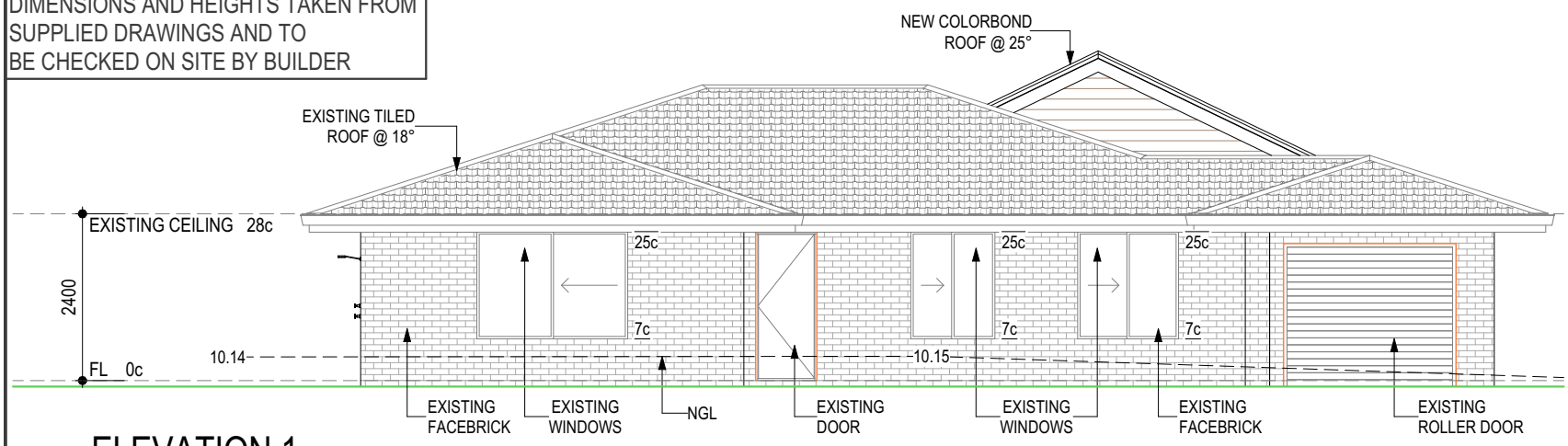
Documents part of GSC certificate 21731 dated the 27.09.25

PROPOSED FLOOR PLAN
1:100

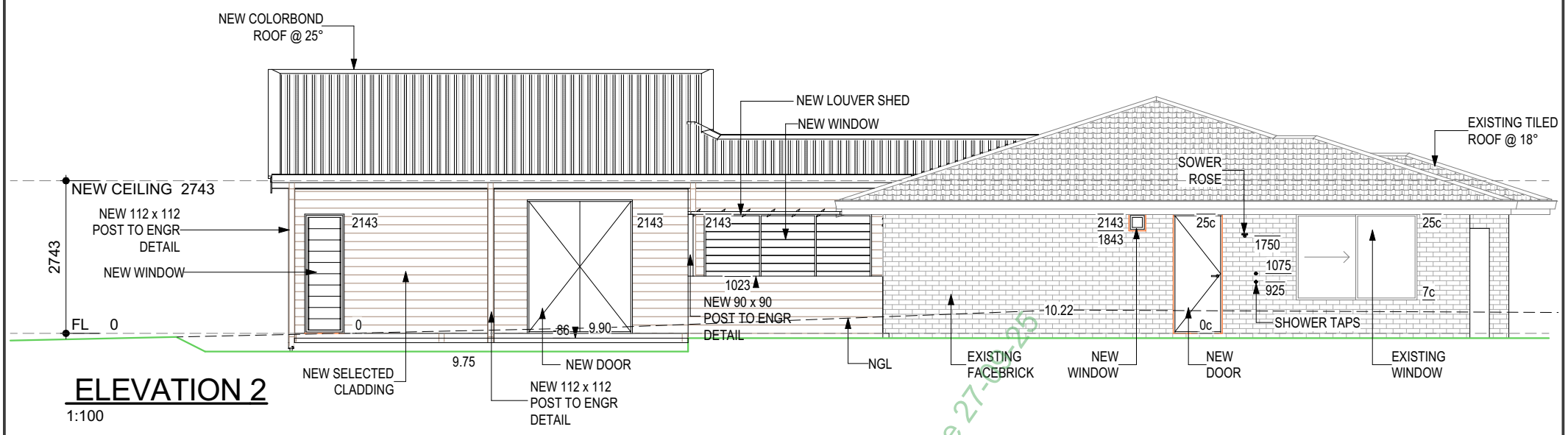


Perth Drafting	JOB No. 00132	DWG TITLE _A3_FLOOR PLAN	SCALE: 1:100	DATE: 04/09/25
	CLIENT KRISTIE SIMPSON	PROJECT ADDRESS LOT 23 (#20) ERLISTOUN ST, GOLDEN BAY CITY OF ROCKINGHAM	DRAWN BY: KS1	PAGE: 03 of 05

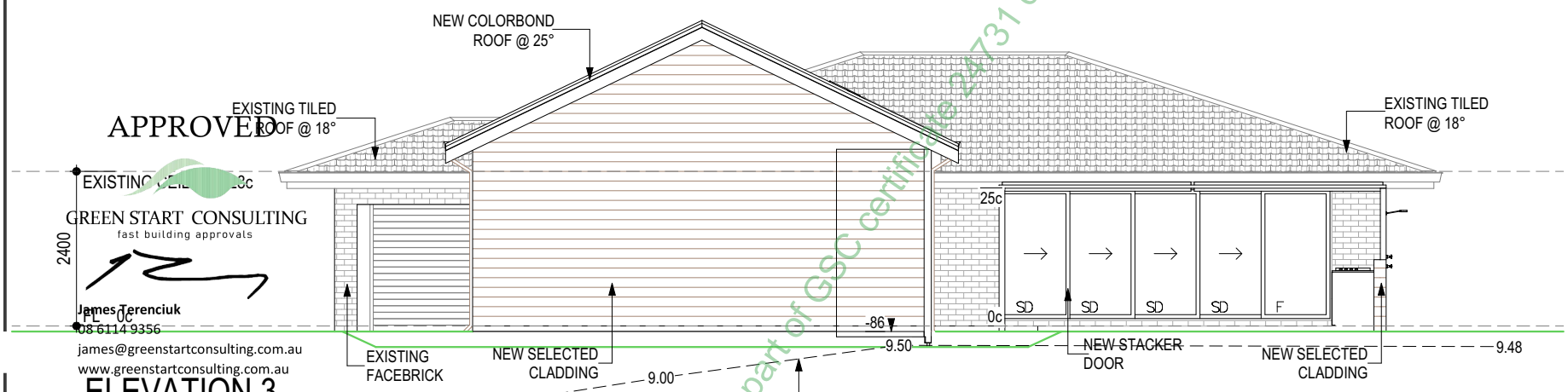
NOTE:
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ELEVATION 1
1:100



ELEVATION 2
1:100

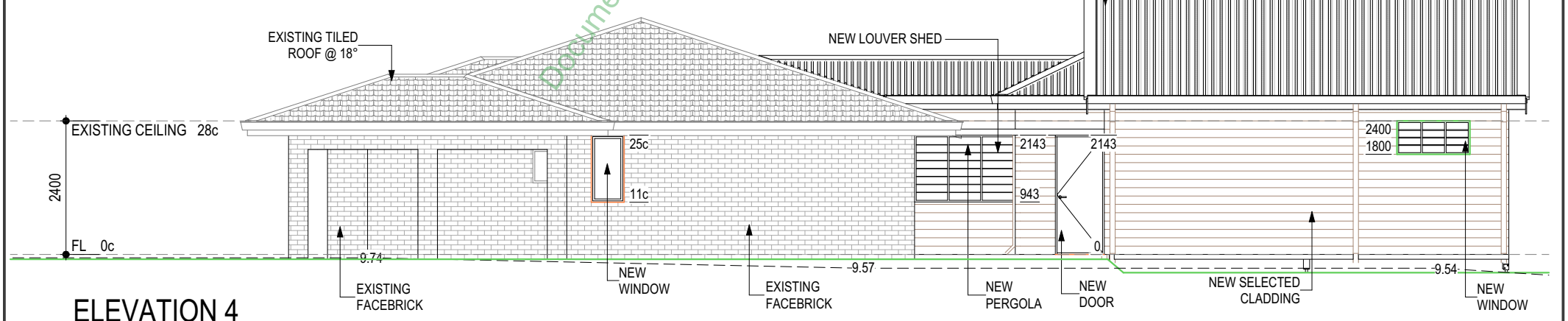


APPROVED

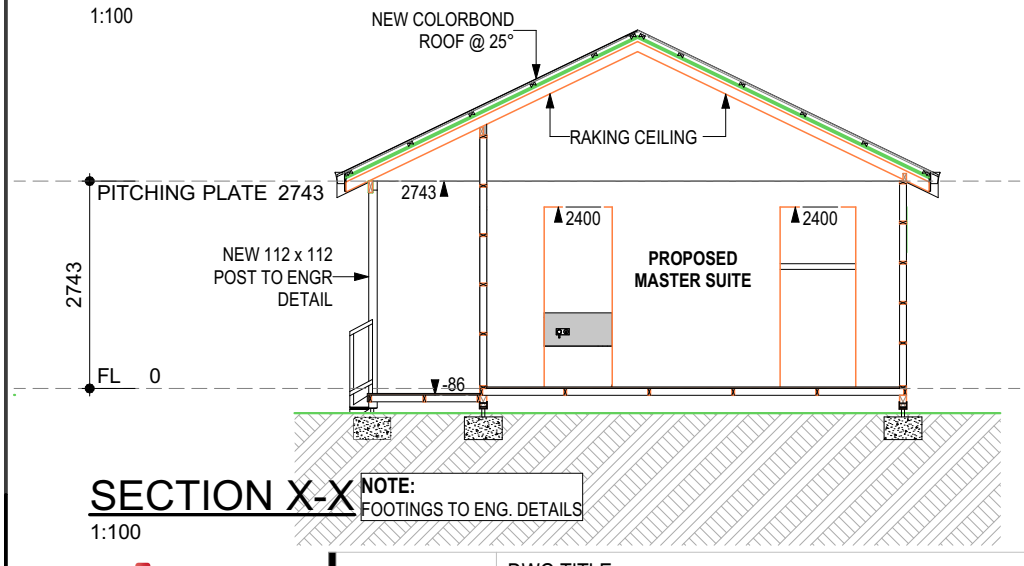
GREEN START CONSULTING
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ELEVATION 3
1:100



ELEVATION 4
1:100



SECTION X-X
1:100

NOTE:
FOOTINGS TO ENG. DETAILS

Documents part of GSC certificate 24731 dated the 27-08-25

City of Rockingham
Reference Documents
Ref no: 1.2025.3439.1

Perth Drafting

JOB No. 00132	DWG TITLE _A3_ ELEVATIONS, SECTIONS	SCALE: 1:100	DATE: 04/09/25	PAGE: 04 of 05
CLIENT KRISTIE SIMPSON	PROJECT ADDRESS LOT 23 (#20) ERLISTOUN ST, GOLDEN BAY CITY OF ROCKINGHAM	DRAWN BY: KS1		