

**DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE**

DATE  
**28-Feb-2023**

FILE  
**21-50096-5**



YURO BUILDING DESIGN

**PROPOSED DEVELOPMENT**

LOT 6 (#789) GREAT NORTHERN HIGHWAY, HERNE HILL

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**PLANNING**





**PLANNING**

**DISCLAIMER NOTE**  
PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF DOCUMENTS - ALL DIMENSIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY

**LOT 6 (#789)**  
AREA 57384m<sup>2</sup>

REF NO: 71949 FILE NO: 173 DATE: 27.05.22 DRAWN: AC

DESIGNER: YURO Building Design

SITE ADDRESS:  
LOT 6 (#789) GREAT NORTHERN HIGHWAY,  
HERNE HILL

LOCAL AUTHORITY: CITY OF SWAN

**TITLE DETAILS**

LOT NO: 6 C/T VOL: 1475  
DIAGRAM: 52173 FOL: 309

**LEGEND**

W WATER METER S STREET LAMP T TREE  
P POWER DOME - POWER POLE G GRATED DRAIN  
T TELECOM PIT L FENCE END M MANHOLE

**R. G. LESTER & ASSOCIATES**  
LICENSED LAND & ENGINEERING SURVEYORS  
NORTH BEACH PLAZA  
SHOP 7 | 1 NORTH BEACH ROAD | NORTH BEACH | WA | 6020  
PH: 9448 5009  
admin@lestersurveys.com.au

Block located more than 1 kilometre from the ocean.  
This lot is within a designated BUSHFIRE PRONE AREA.  
This lot may be subject to 100 YEAR FLOOD PLAIN.

IMPORTANT NOTE:  
LOCATION OF BOUNDARY PEGS & IMPROVEMENTS NOT GUARANTEED UNLESS BOUNDARIES ARE REPEGGED AT TIME OF SURVEY.  
CHECK TITLE FOR EASEMENTS, COVENANTS & CONSTRAINTS.  
PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING.

AREA: **5.7384ha** Surveyors JOB No: **71949**

AUSTRALIAN HEIGHT DATUM (AHD) DERIVED FROM SSM HERNE HILL 35A.

POSITION OF FEATURES IN RESPECT TO BOUNDARIES NOT GUARANTEED. ALL PEGS GONE AT TIME OF SURVEY, UNLESS SHOWN OTHERWISE.

ONLY OBVIOUS VISIBLE SERVICES HAVE BEEN LOCATED. PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION, THE RELEVANT SERVICE AUTHORITIES MUST BE CONTACTED TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES.

**DIAL BEFORE YOU DIG** www.1100.com.au  
POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEGGED OUT AT TIME OF SURVEY.

**NOTE:** THIS LOT IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA

**NOTE:** THIS LOT MAY BE SUBJECT TO 100 YEAR FLOOD PLAIN

**HOUSE AREAS**

Garage	71.91
Living	365.75
Outdoor Living	53.02
Portico	12.26
Utilities	17.03
Verandah	80.97
<b>TOTAL</b>	<b>600.94 m<sup>2</sup></b>

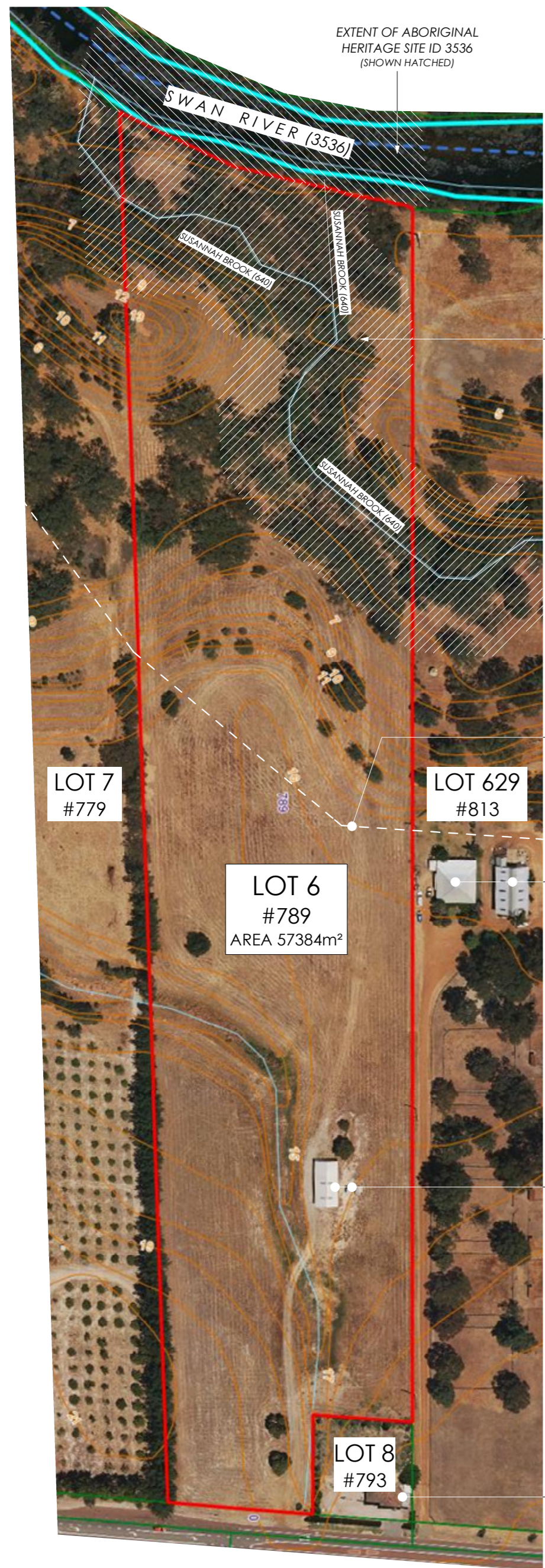
**SHED AREAS**

Proposed Shed	200.00
<b>TOTAL</b>	<b>200.00 m<sup>2</sup></b>

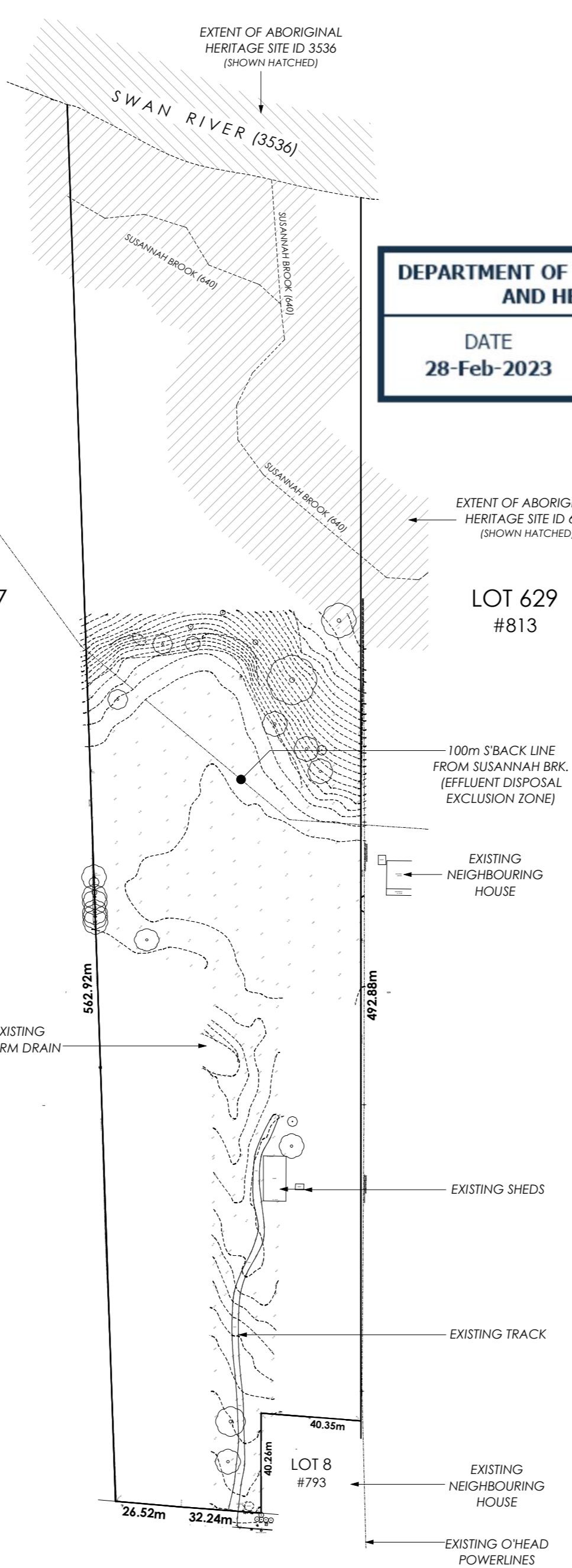


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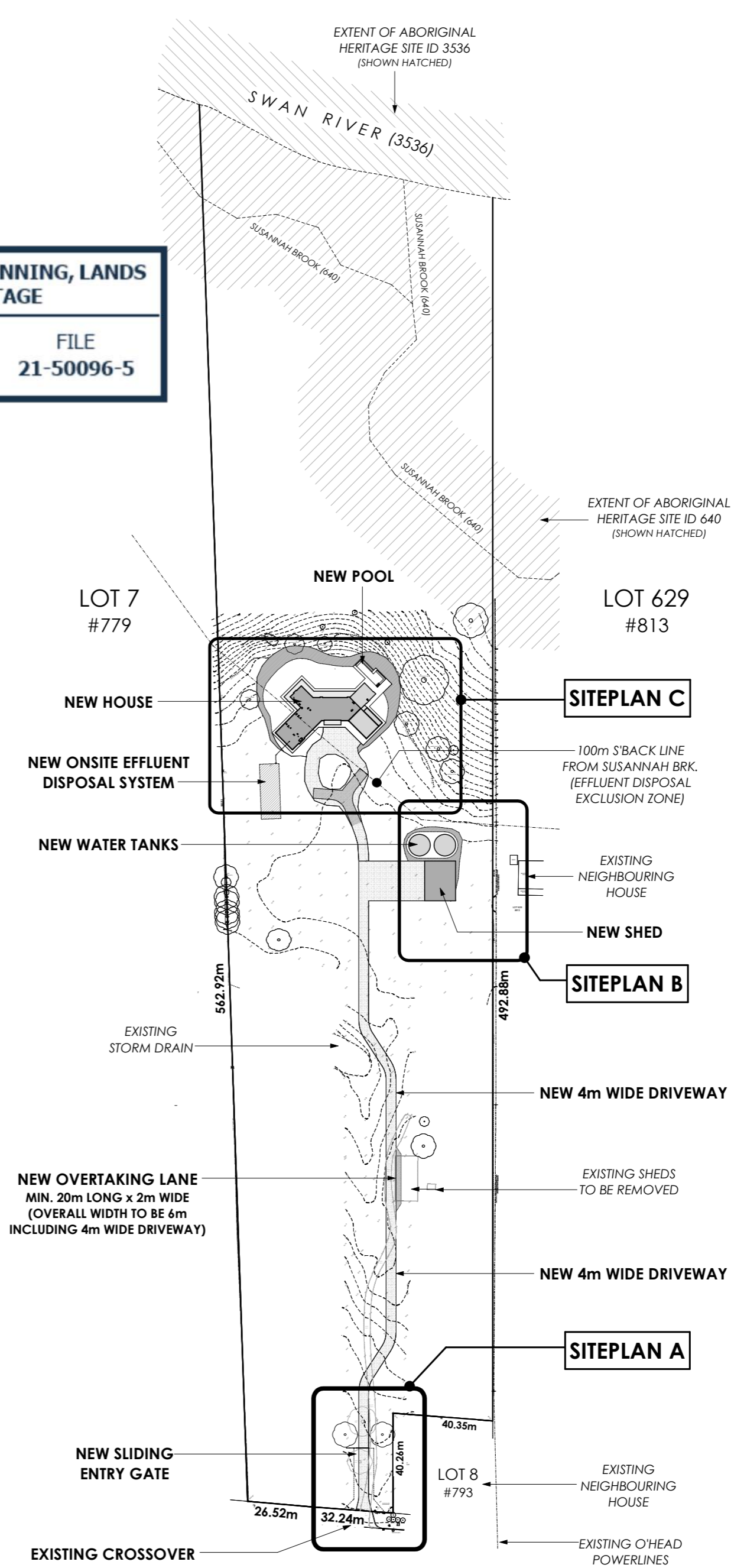
**PROPOSED DEVELOPMENT**  
LOT 6 (#789) GREAT NORTHERN HIGHWAY, HERNE HILL  
JOB No: 108-22 ISSUE DATE: Wednesday, 8 February 2023 SHEET: 1 of 6



**EXISTING SATELITE IMAGE**  
SCALE 1:1800 (APPROX.)



**EXISTING LOCATION PLAN**  
SCALE 1:1800

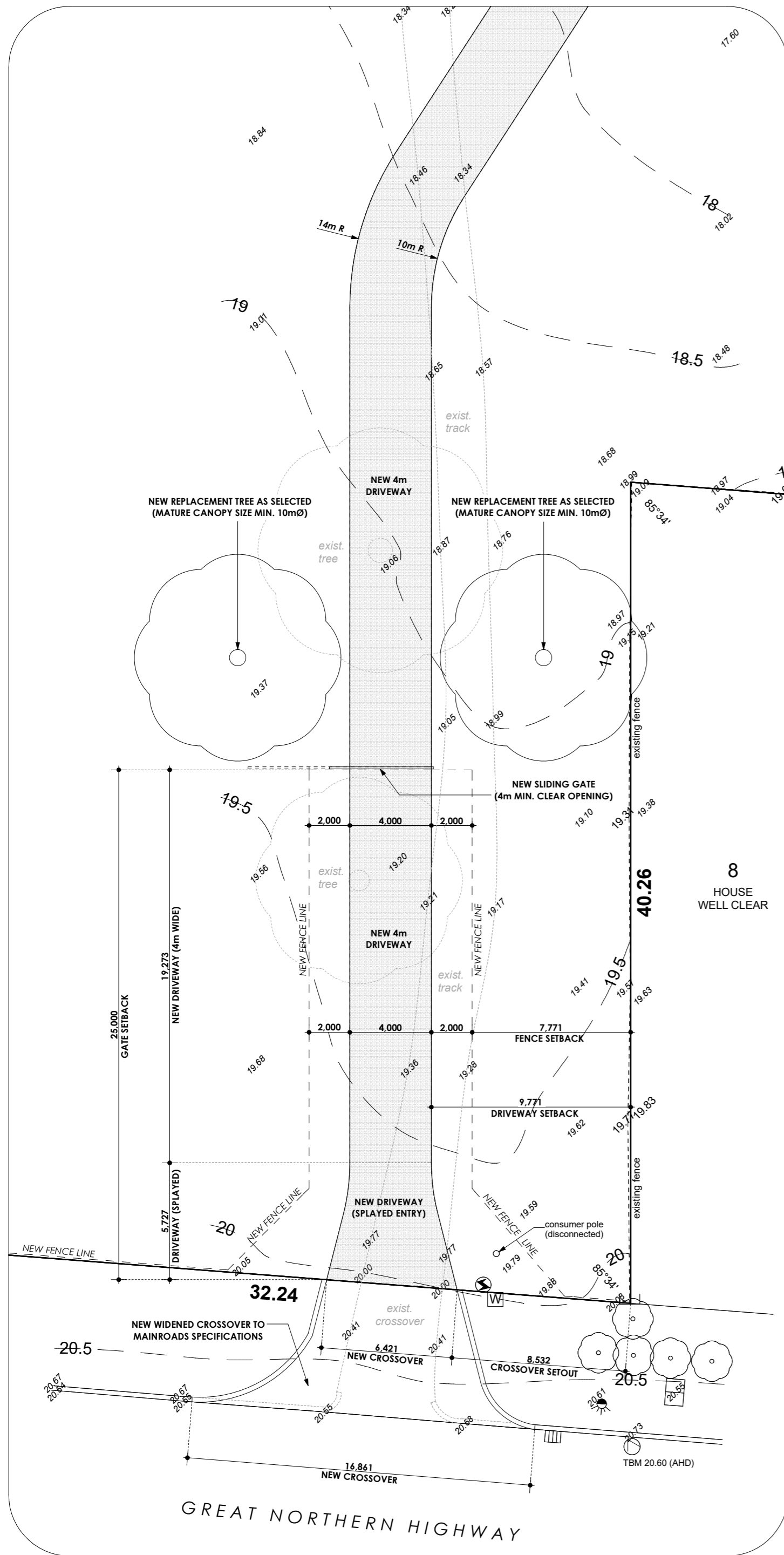


**PROPOSED LOCATION PLAN**  
SCALE 1:1800

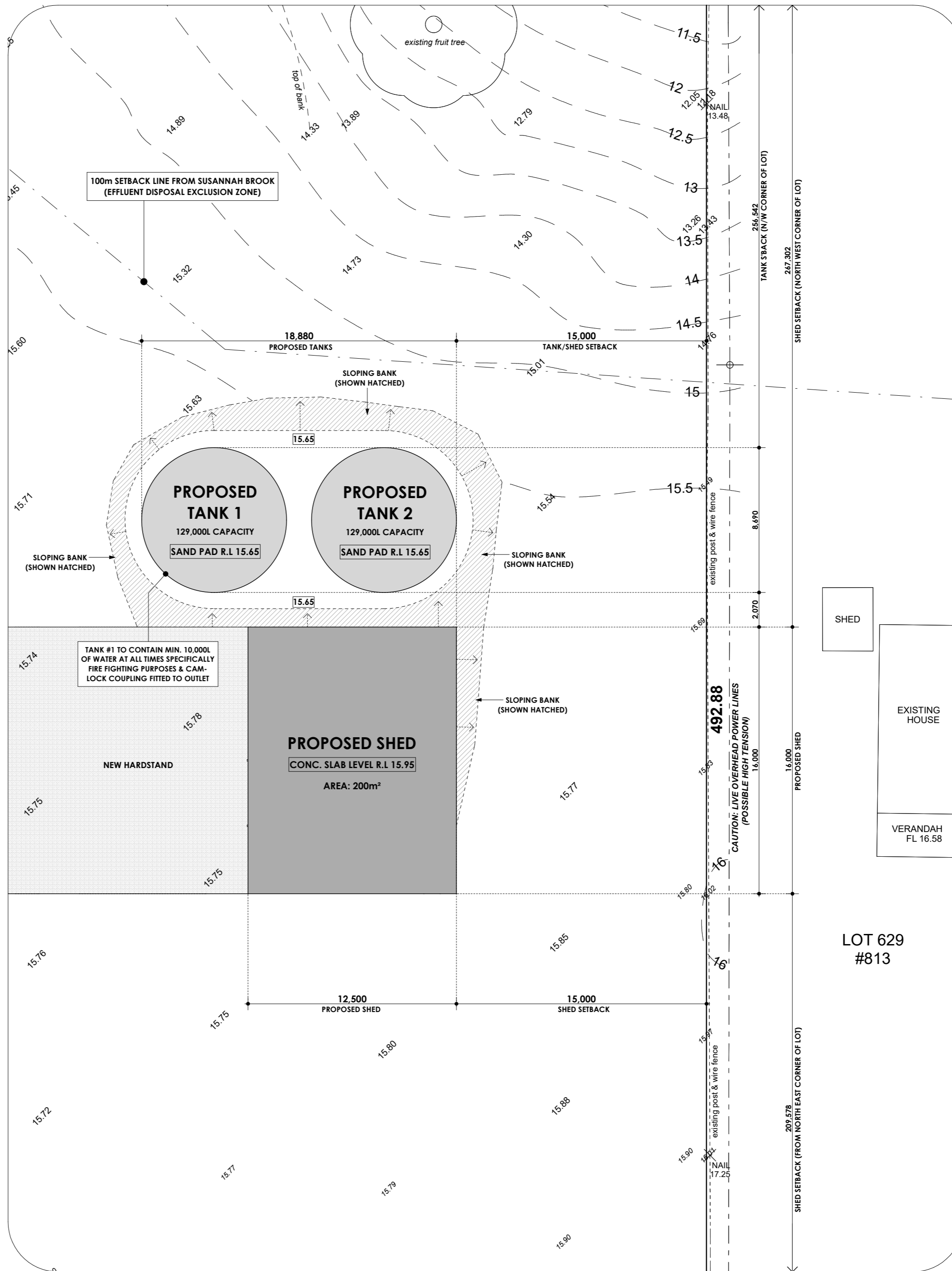
**DEPARTMENT OF PLANNING, LANDS AND HERITAGE**

DATE: 28-Feb-2023 FILE: 21-50096-5





**PROPOSED SITE PLAN \*A\***  
SCALE 1:200



**PROPOSED SITE PLAN \*B\***  
SCALE 1:200



**PLANNING**  
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PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING.

AREA:	Surveyors JOB No:
<b>5.7384ha</b>	<b>71949</b>
AUSTRALIAN HEIGHT DATUM (AHD) DERIVED FROM SSM HERNE HILL 35A.	
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**HOUSE AREAS**

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Living	365.75
Outdoor Living	53.02
Portico	12.26
Utilities	17.03
Verandah	80.97
<b>Total</b>	<b>600.94 m<sup>2</sup></b>

**SHED AREAS**

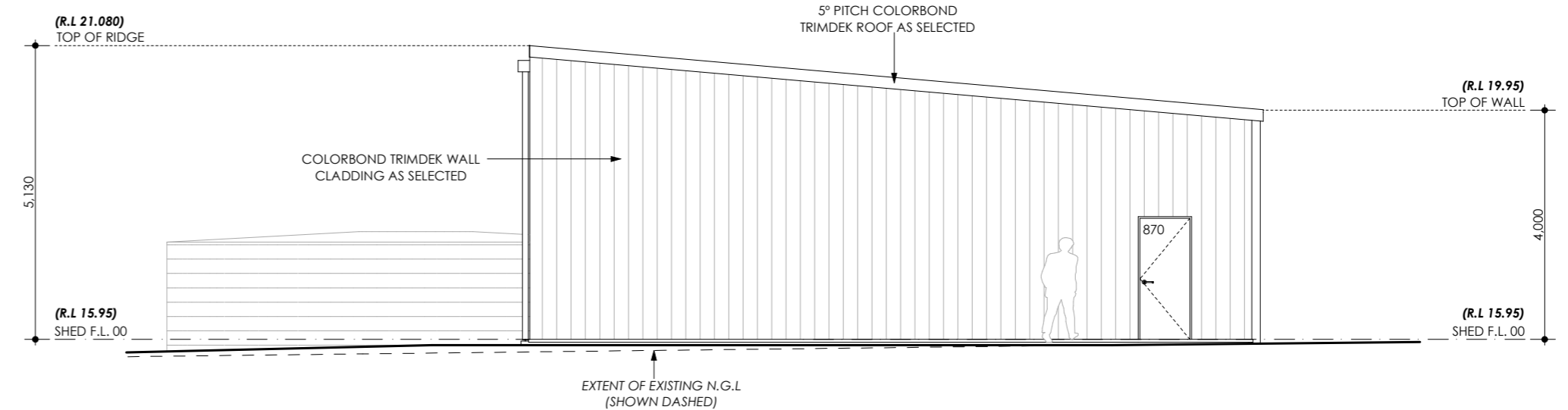
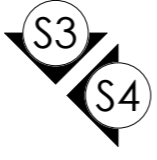
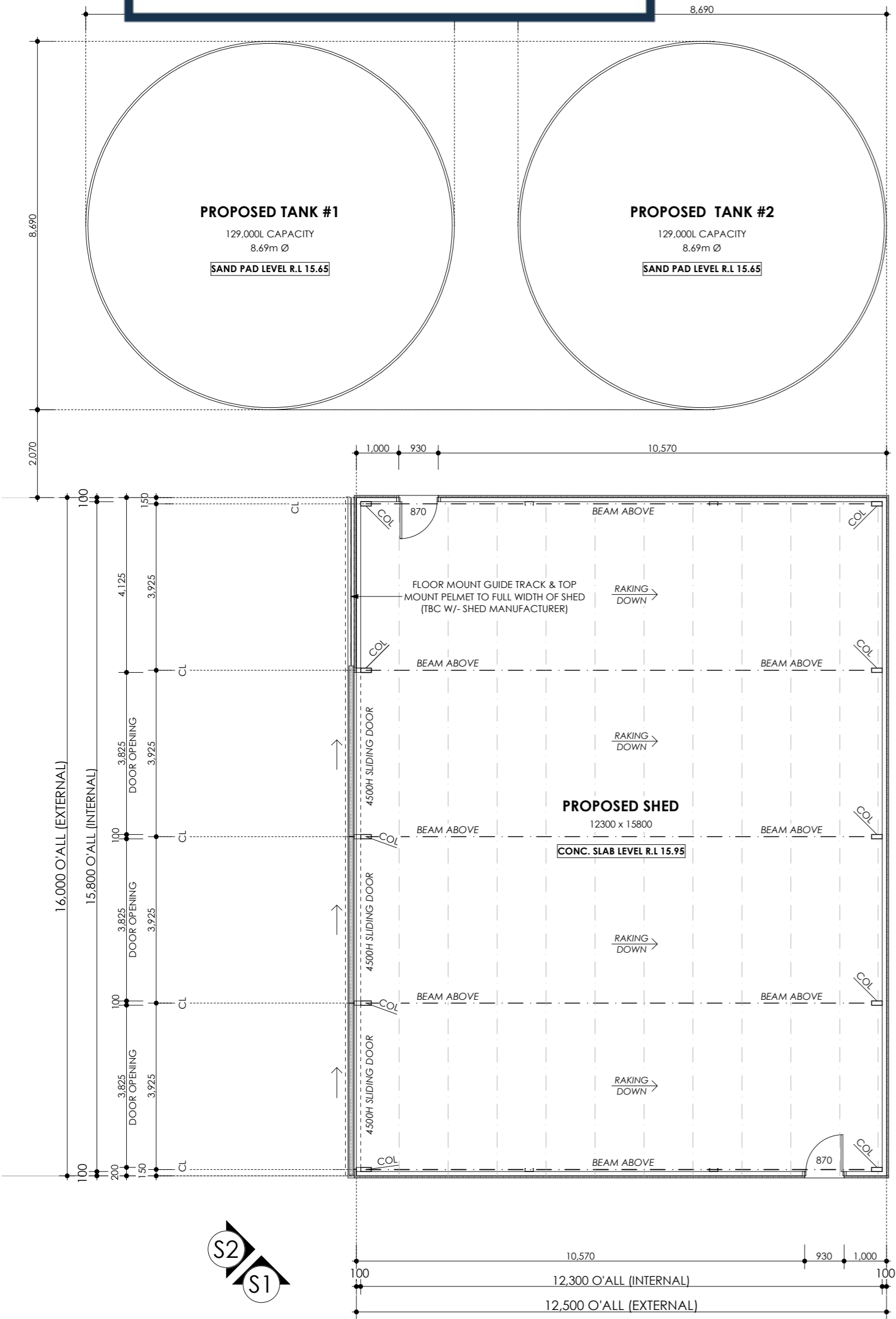
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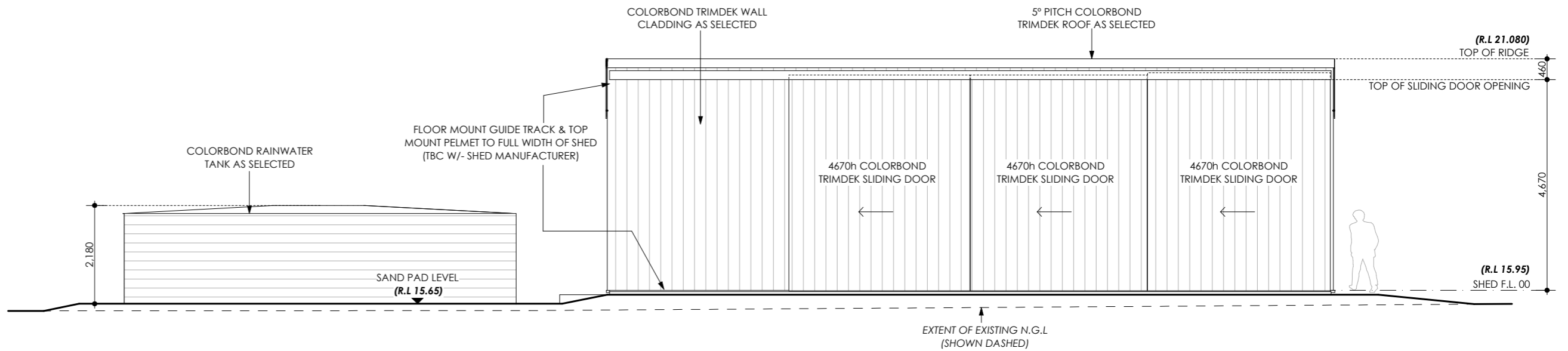
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LOT 629 #813

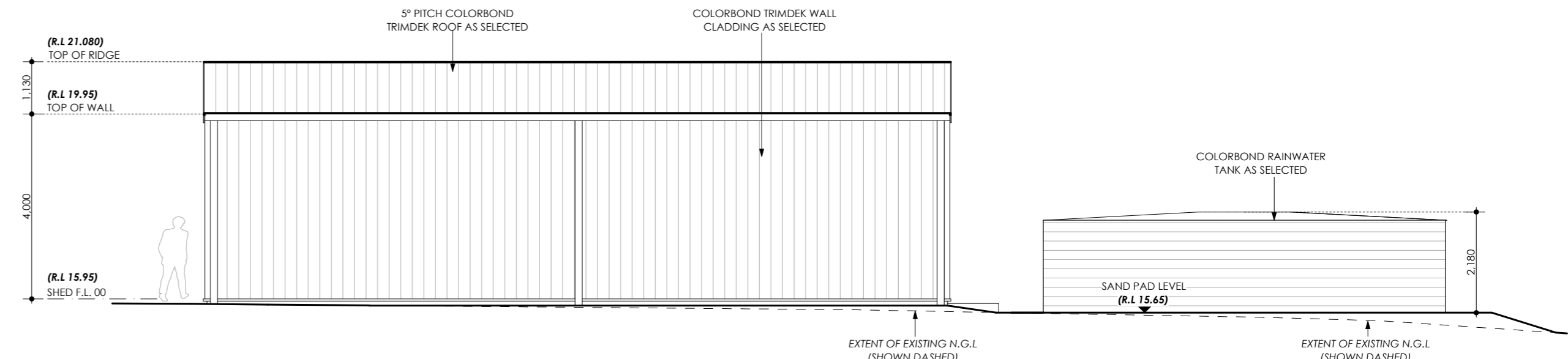
SHED  
EXISTING HOUSE  
VERANDAH FL 16.58



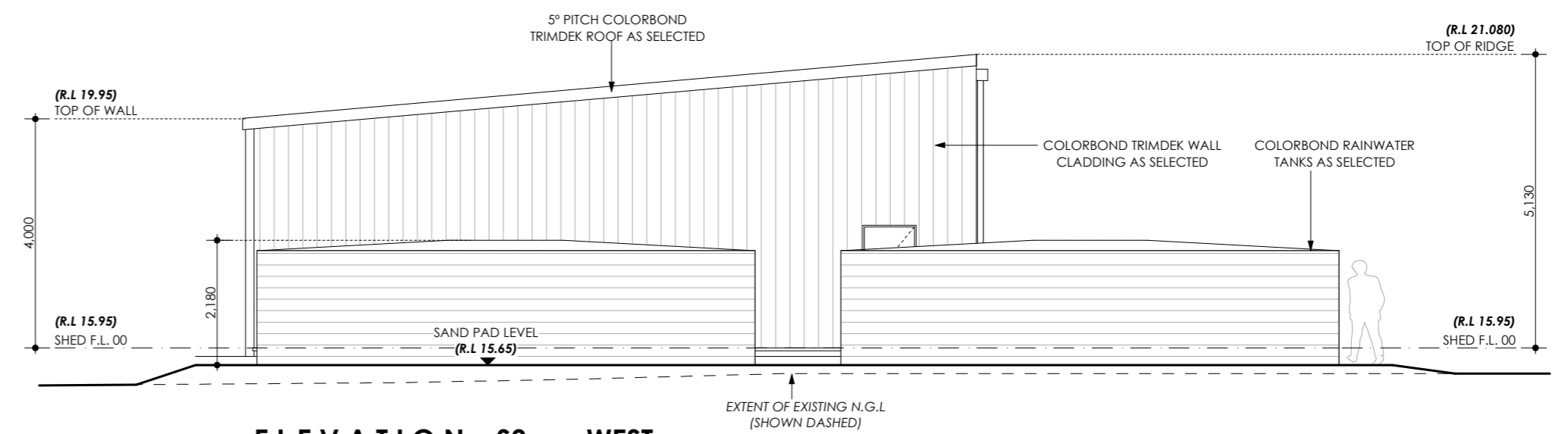
**ELEVATION S1 - EAST**  
SCALE 1:100



**ELEVATION S2 - SOUTH**  
SCALE 1:100



**ELEVATION S4 - NORTH**  
SCALE 1:100



**ELEVATION S3 - WEST**  
SCALE 1:100

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**FINISHES SCHEDULE**

- EXTERNAL WALLS**  
COLORBOND TRIMDEK CLADDING  
COLOUR - SHALE GREY
- ROOF COVER**  
COLORBOND TRIMDEK CLADDING  
COLOUR - SHALE GREY
- SLIDING & PERSONNEL DOORS**  
COLORBOND STEEL  
COLOUR - WINDSPRAY
- GUTTERS**  
COLORBOND STEEL  
COLOUR - WINDSPRAY
- DOWN PIPES**  
PVC (PAINTED FINISH)  
COLOUR - WINDSPRAY
- RAINWATER TANKS**  
COLORBOND STEEL  
COLOUR - SHALE GREY

**SHED AREAS**

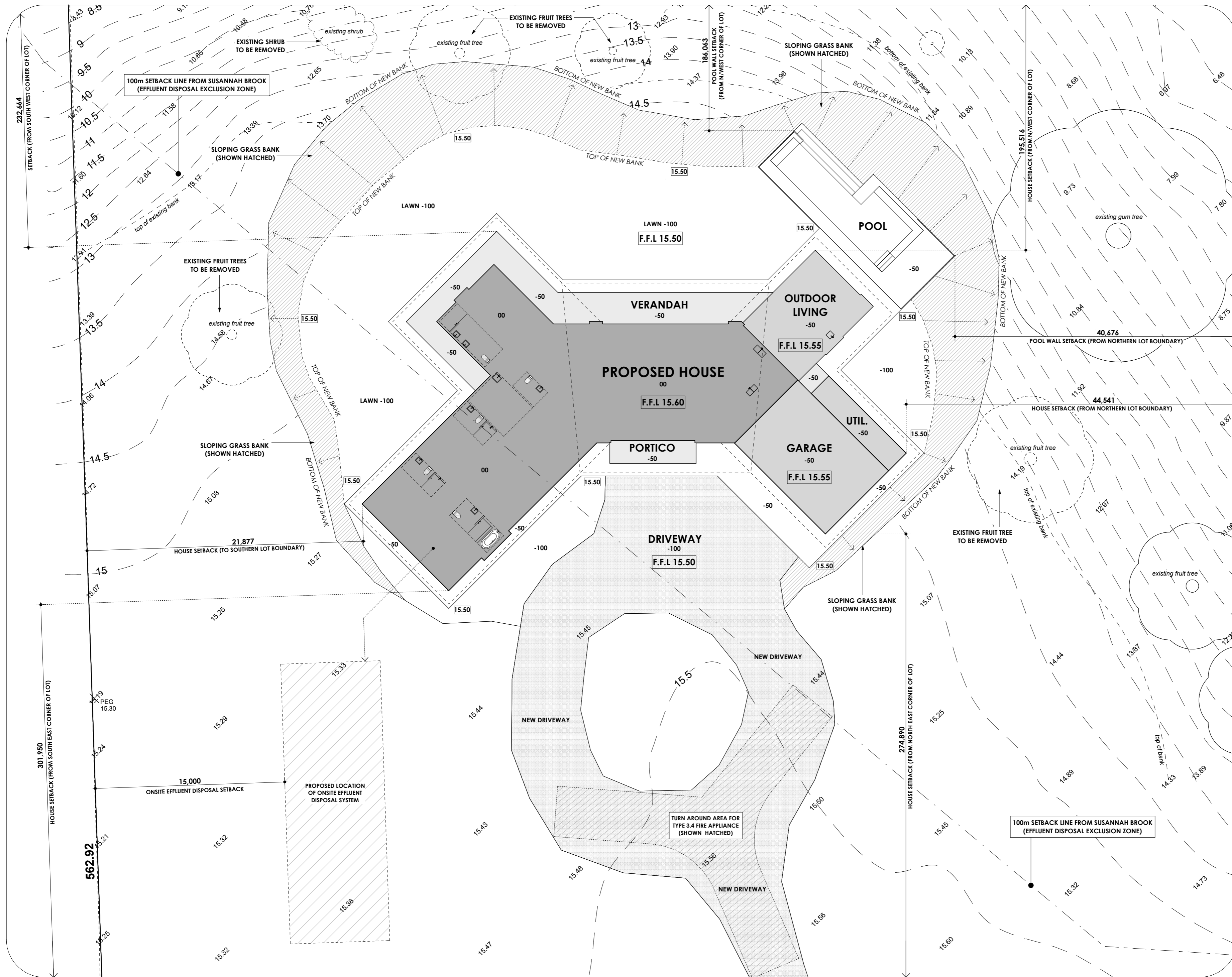
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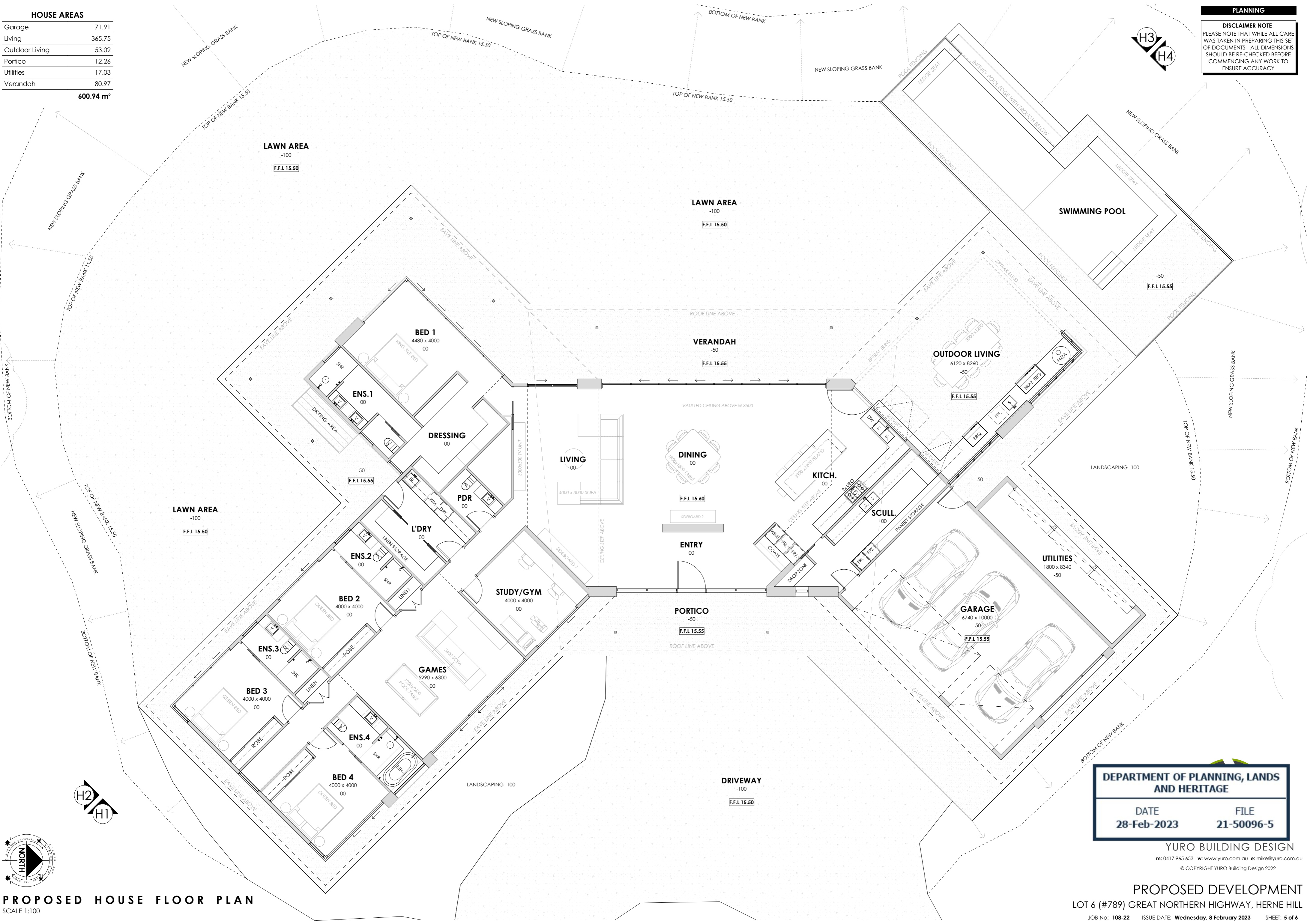
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**PROPOSED HOUSE FLOOR PLAN**  
SCALE 1:100

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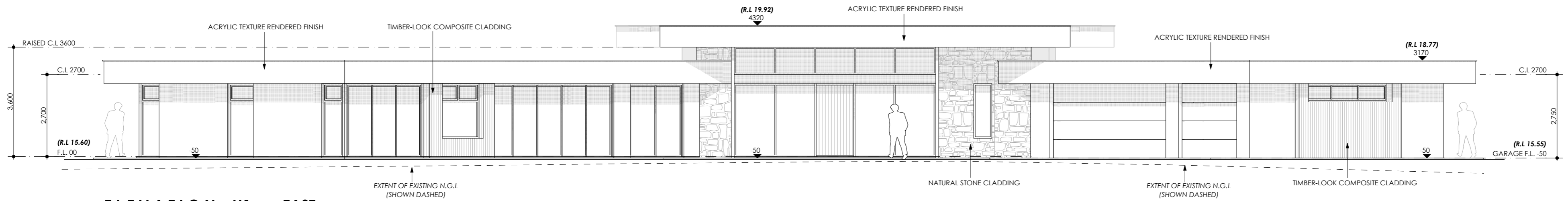
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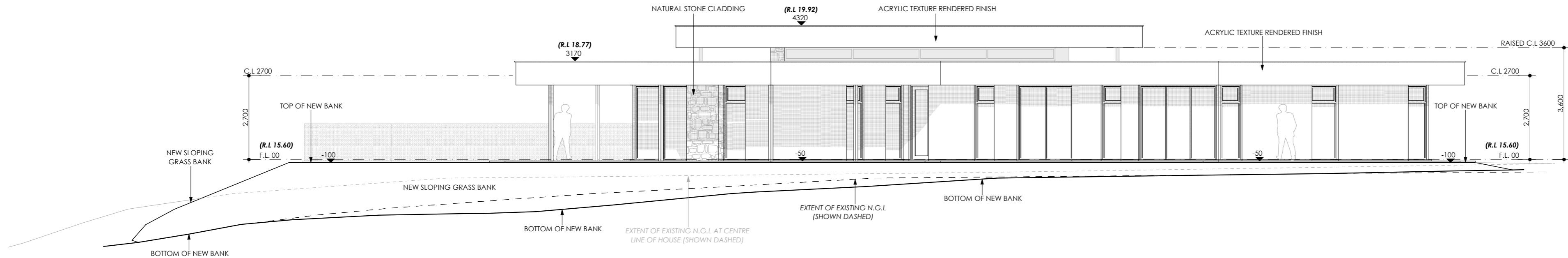
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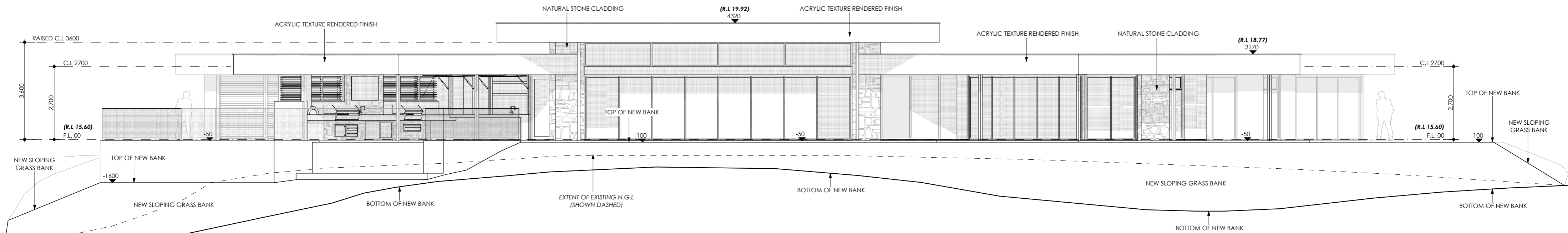
- EXTERNAL WALLS (MAIN)**
- ACRYLIC TEXTURE RENDER
- COLOUR - SHALE GREY
- (FEATURE 1)**
- NATURAL STONE CLADDING
- (FEATURE 2)**
- TIMBER-LOOK COMPOSITE CLADDING
- ROOF COVER**
- COLORBOND TRIMDEK CLADDING
- COLOUR - SHALE GREY (NOT VISIBLE)
- WINDOW FRAMES**
- POWDERCOATED ALUMINIUM
- COLOUR - WALLABY
- EXTERNAL STEELWORK**
- POWDERCOATED STEEL
- COLOUR - WALLABY
- DOWN PIPES**
- PVC (PAINTED FINISH)
- COLOUR - SHALE GREY
- EXTERNAL PAVING**
- POURED HONED CONCRETE



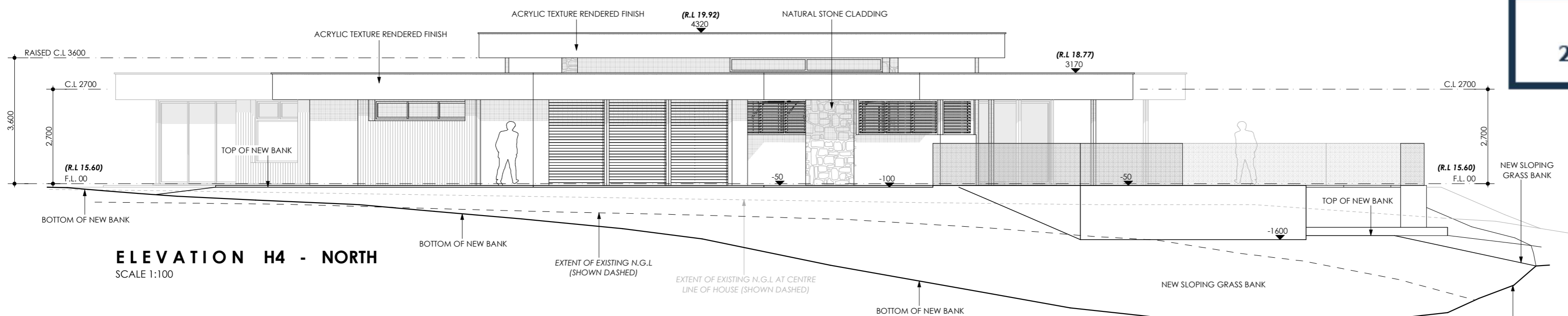
**ELEVATION H1 - EAST**  
SCALE 1:100



**ELEVATION H2 - SOUTH**  
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**ELEVATION H3 - WEST**  
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