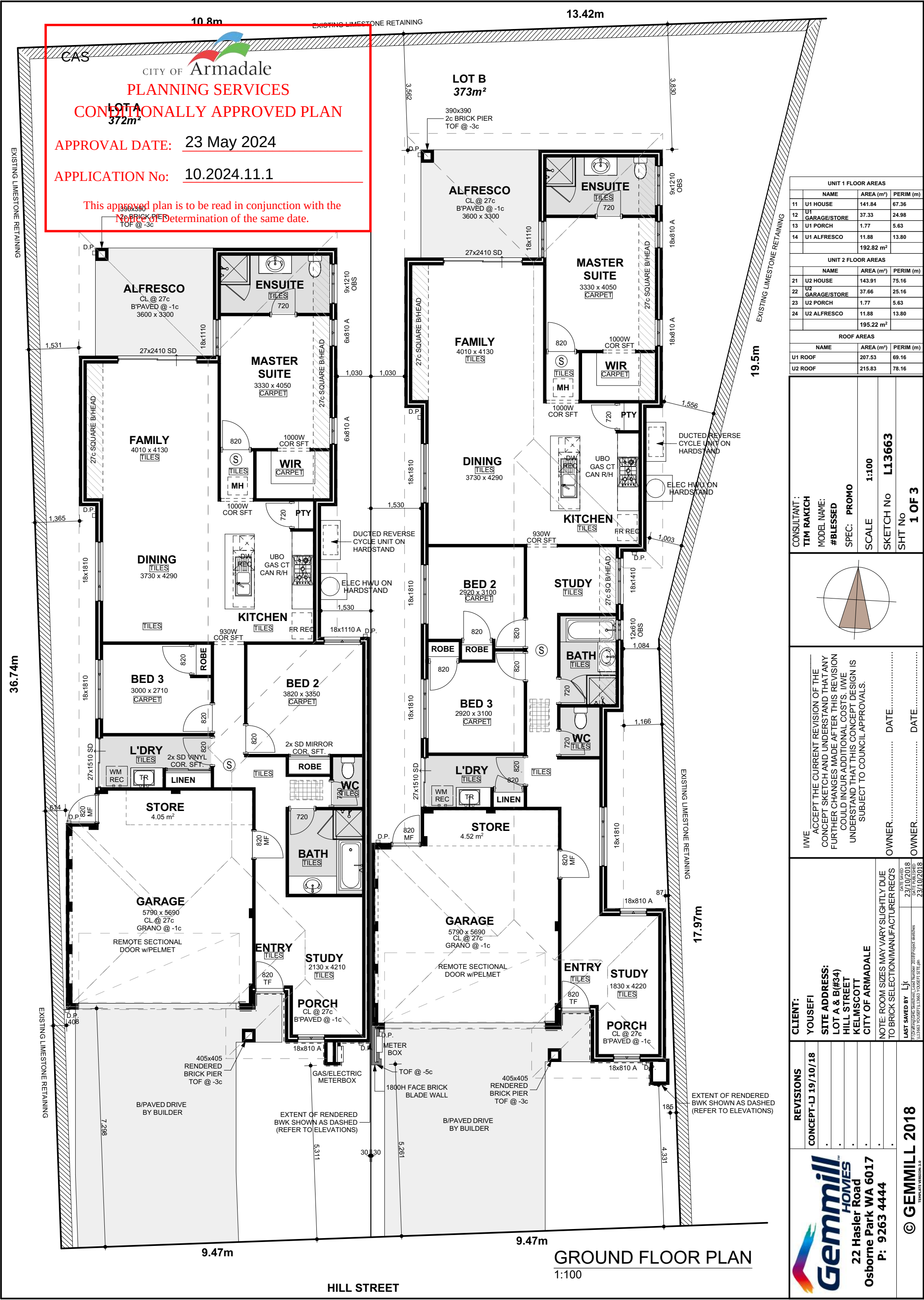




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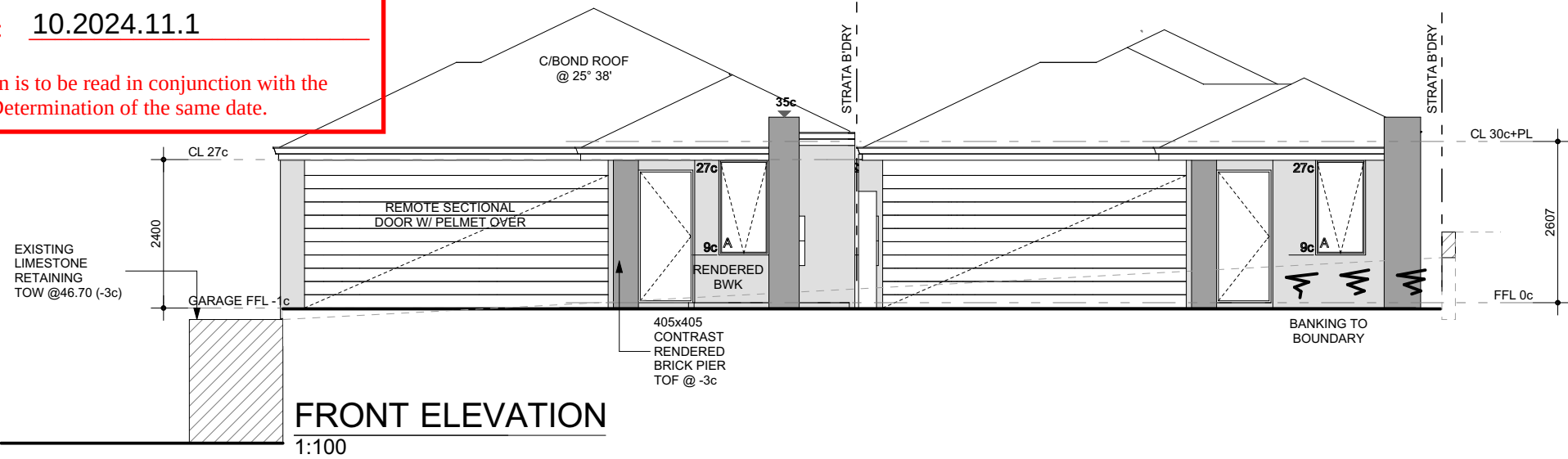


PLANNING SERVICES
CONDITIONALLY APPROVED PLAN

APPROVAL DATE: 23 May 2024

APPLICATION No: 10.2024.11.1

This approved plan is to be read in conjunction with the
Notice of Determination of the same date.



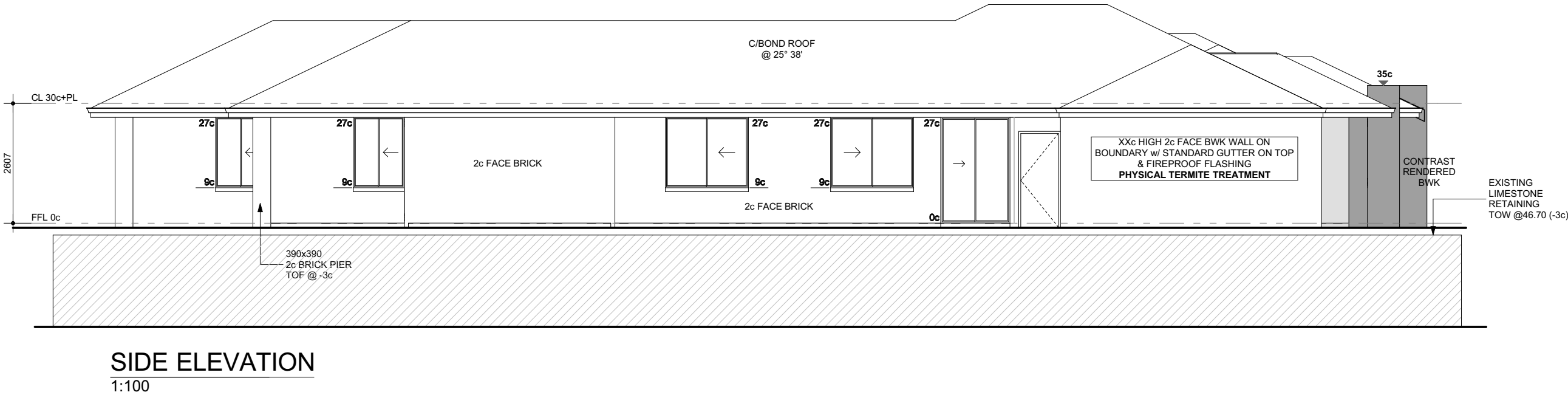
- »COLORBOND ROOF @ 25°38' PITCH
- »2c FACE BWK TO ENTIRE RESIDENCE (NOTE: ALL COURSE HEIGHTS SHOWN TO STANDARD BRICK COURSING)
- »RENDER TO FRONT ELEVATION AS SHOWN ON PLAN
- »30c+PL CEILINGS TO ENTIRE HOUSE, UNLESS OTHERWISE NOTED
- »SLAB THICKNESS AS PER ENGINEERS' DETAIL
- »H2 TREATMENT TO ROOF TIMBERS FOR EUROPEAN HOUSE BORER

CLIENT ADVISORY NOTES
ROOM SIZES MAY VARY SLIGHTLY DUE TO BRICK SELECTION/MANUFACTURE REQUIREMENTS
SKETCH SUBJECT TO REVISION AS PER BUILDERS DESIGN GUIDELINES, RESTRICTIVE COVENANTS AND DAP REQUIREMENTS
INTERNAL DIMENSIONS ARE NOMINAL ONLY
PLAN SUBJECT TO DEVELOPER AND COUNCIL APPROVALS.
NO ANGLED SITE PLAN AVAILABLE - DESIGN SUBJECT TO FEATURE SURVEY.
HOUSE DESIGN MUST BE SITED ON BLOCK PRIOR TO CONTRACT DRAWINGS.

SITE COVERAGE
DENSITY CODE: R25
COVENANTS: N/A
DESIGN GUIDELINES: N/A
DAP: N/A

LOT A
SITE AREA = 372m²
ALLOWED SITE COVER = 186m² (50%)
ACTUAL SITE COVER = 180.29m² (48.47%)

LOT B
SITE AREA = 373m²
ALLOWED SITE COVER = 186.5m² (50%)
ACTUAL SITE COVER = 182.03m² (48.80%)



Gemmill HOMES
22 Hasler Road
Osborne Park WA 6017
P: 9263 4444

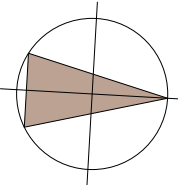
© GEMMILL 2018

REVISIONS
CONCEPT-LJ 19/10/18

CLIENT: YOUSEFI
SITE ADDRESS: LOT A & B(#34) HILL STREET KELMSCOTT CITY OF ARMADALE
NOTE: ROOM SIZES MAY VARY SLIGHTLY DUE TO BRICK SELECTION/MANUFACTURER REQ'S
LAST SAVED BY Ljt
DATE SAVED 23/10/2018
DATE PUBLISHED 23/10/2018

I/WE ACCEPT THE CURRENT REVISION OF THE CONCEPT SKETCH AND UNDERSTAND THAT ANY FURTHER CHANGES MADE AFTER THIS REVISION COULD INCUR ADDITIONAL COSTS. I/WE UNDERSTAND THAT THIS CONCEPT DESIGN IS SUBJECT TO COUNCIL APPROVALS.

OWNER..... DATE.....
OWNER..... DATE.....



CONSULTANT : TIM RAKICH
MODEL NAME: #BLESSED
SPEC: PROMO
SCALE 1:100
SKETCH No L13663
SHT No 2 OF 3

CAS



CITY OF Armadale

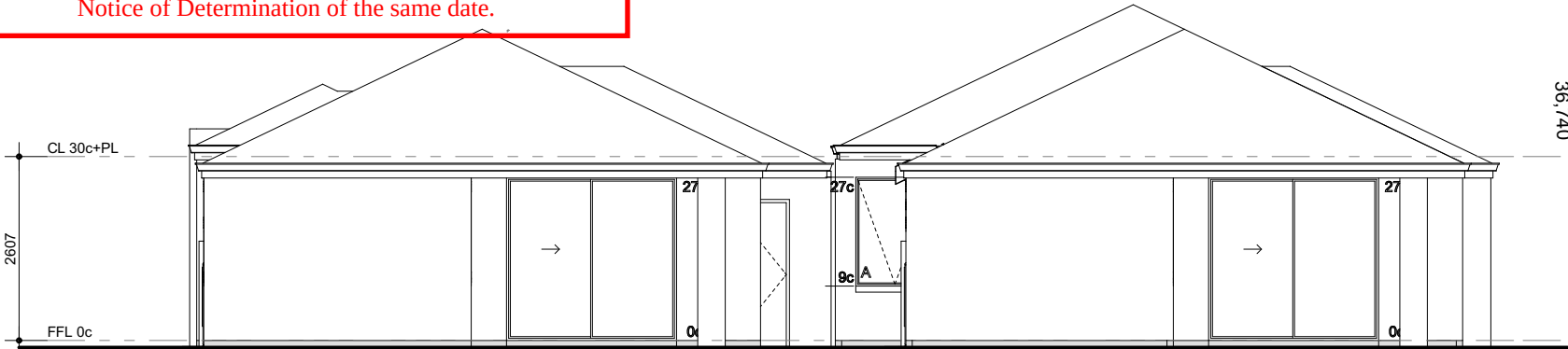
PLANNING SERVICES

CONDITIONALLY APPROVED PLAN

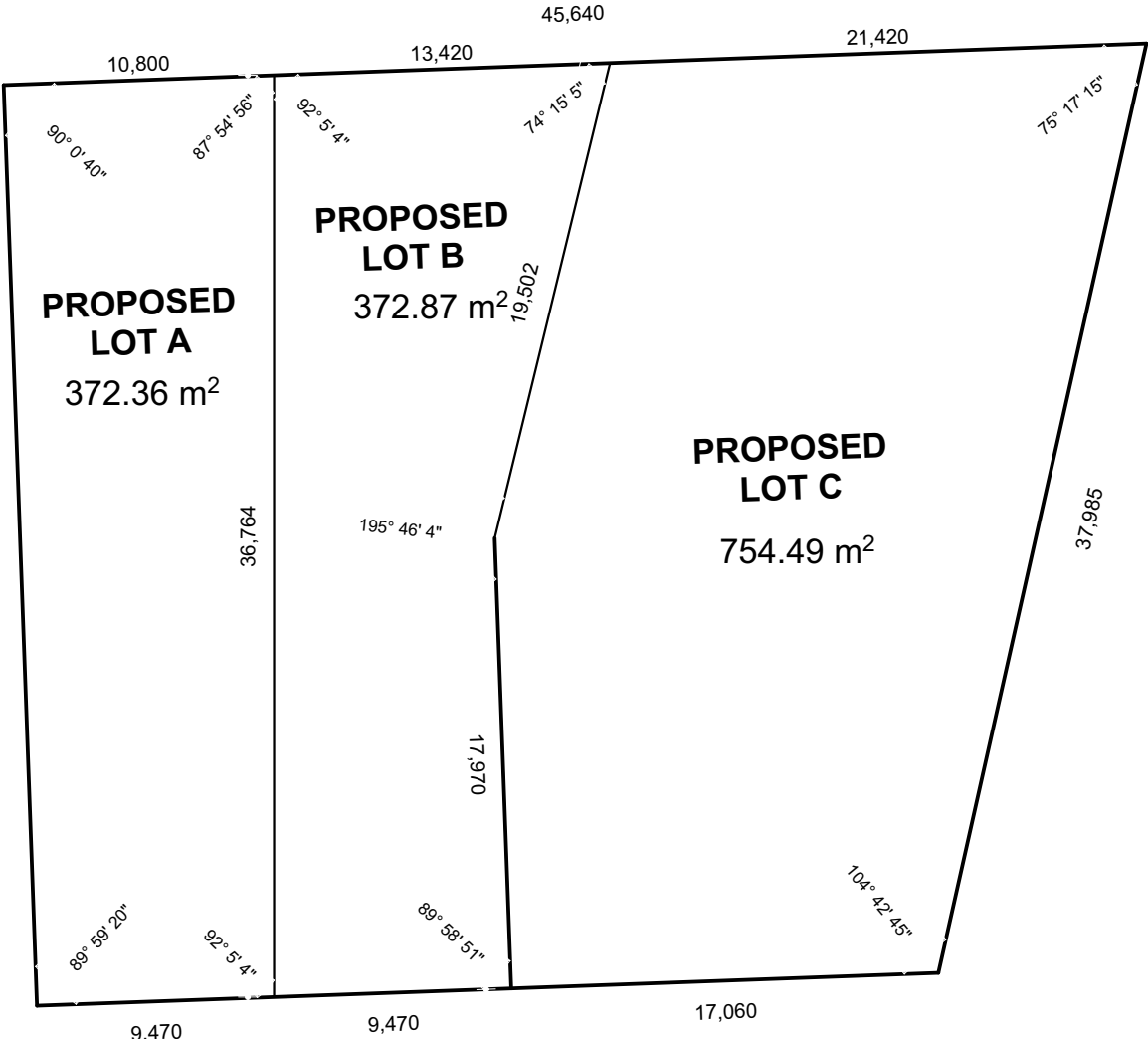
APPROVAL DATE: 23 May 2024

APPLICATION No: 10.2024.11.1

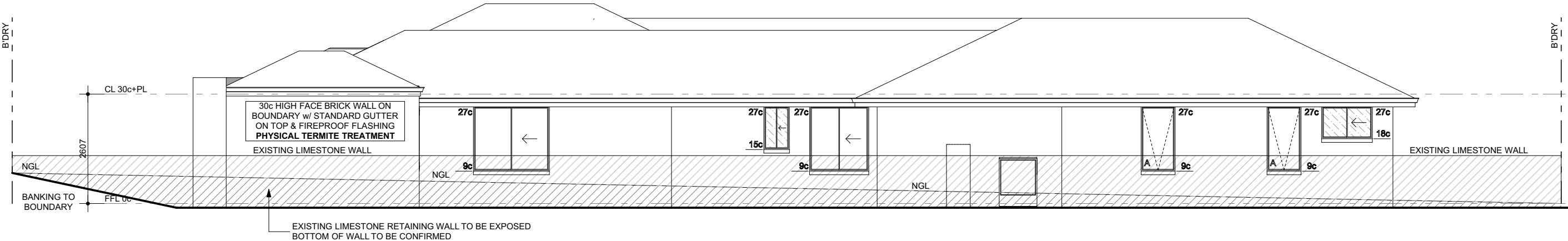
This approved plan is to be read in conjunction with the
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REAR ELEVATION
1:100



STRATA PLAN
1:300



SIDE ELEVATION
1:100


22 Hasler Road
Osborne Park WA 6017
P: 9263 4444

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TEMPLATE VERSION: 3.0

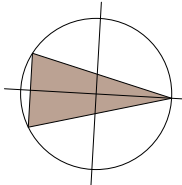
REVISIONS
CONCEPT-LJ 19/10/18

CLIENT: YOUSEFI
SITE ADDRESS: LOT A & B(#34) HILL STREET KELMSCOTT CITY OF ARMADALE
NOTE: ROOM SIZES MAY VARY SLIGHTLY DUE TO BRICK SELECTION/MANUFACTURER REQ'S
LAST SAVED BY Ljt F:\Drafting\GHS Sketches\Lead Number 2018\Project sketches U13663 YOUSEFI\U13663 YOUSEFI SITE.ppt
DATE SAVED 23/10/2018 DATE PUBLISHED 23/10/2018

I/WE _____
ACCEPT THE CURRENT REVISION OF THE
CONCEPT SKETCH AND UNDERSTAND THAT ANY
FURTHER CHANGES MADE AFTER THIS REVISION
COULD INCUR ADDITIONAL COSTS. I/WE
UNDERSTAND THAT THIS CONCEPT DESIGN IS
SUBJECT TO COUNCIL APPROVALS.

OWNER..... DATE.....

OWNER..... DATE.....



CONSULTANT : TIM RAKICH
MODEL NAME: #BLESSED
SPEC: PROMO
SCALE 1:100
SKETCH No L13663
SHT No 3 OF 3