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PLANNING

19th AUGUST 2026

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CALICO JACK PROJECT

UNEARTHED

#84a (LOT 216) MOREING RD, ATTADALE, WA (CITY OF MELVILLE)

DARKLIGHT DESIGN

This information is provided from TechnologyOne ECM

PROPOSED SITE PLAN

SCALE @ 1:100 (A1)

PLANNING LEGEND

PROPOSED SITE COVER (R25)

TOTAL SITE = 366.86 m2

PROPOSED SITE COVER = 190.14 m2

R25 MAX ALLOWED = 50% SITE COVER

SITE COVER PERCENTAGE = 51.82 %

OPEN SPACE PERCENTAGE = 48.18%

OVERSHADOWING CALCULATIONS:

R25 PERMITS 25% OVERSHADOWING

NEIGHBOURING LOT (86 MOREING ROAD) = 940m²
PROPOSED OVERSHADOWING CREATES 199.10m² OF SHADOWS CAST AT MIDDAY ON 21st JUNE
= 21.180%

NOTE: EXTENTS INDICATED WITH HATCH AND DOES NOT ALLOW FOR OBSTRUCTIONS OF NEIGHBOURING PROPERTY (IE BOUNDARY FENCES) OR EXISTING BUILDING FOOTPRINTS CURRENTLY ESTABLISHED AND FOLLOWS THE APPROXIMATE NATURAL GROUND LINE ESTIMATED.

LANDSCAPING LEGEND

LANDSCAPED GARDEN BED
PLANT SPECIFICATIONS AS PER BUILDERS DETAILS

EXPOSED AGGREGATE CONCRETE HARDSTAND
REFER SPECIFICATION FOR DETAILS. MINIMUM THICKNESS 100mm TBC BY CONTRACTOR

NATURAL GRASS / LAWN
DETAILS TBC

SOAKWELL LEGEND

NOTE: EXISTING SOAKWELLS NOT SHOWN AS LOCATIONS ARE UNKNOW. BUILDER TO CONFIRM ON SITE ALL DETAILS AND ADJUST BELOW CALCULATIONS AND SOAKWELL REQUIREMENTS AS REQUIRED TO SUIT NEW RESIDENCE. SOAKWELLS INDICATED ON DRAWINGS ARE FOR ENTIRE SYSTEM.

DESIGN IS PRELIMINARY ONLY AND ADJUSTED AT BL STAGE AS NEEDED

SW - SOAK WELL

PRELIMINARY LOCATION ONLY

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored is calculated by multiplying square metres of impervious surface by 0.020. This is suitable for a 1 in 20 year storm.
3. Down pipes to be located so each tank fills at same rate (i.e. Roof Area to each tank is proportional to its Volume).
4. Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.

DRAINAGE CALCULATIONS.

Impervious Area (GF Roof)

Area A. (GF Roof Area)	=68.73m².
Volume to store	= 1.375m³
Area B. (UF Roof Area)	=154.19m².
Volume to store	= 8.083m³
Area C. (Driveway Hardstand)	=47.152m².
Volume to store	= 0.943m³
TOTAL TO STORE	**= 5.401m³**

VOLUME TO STORE AS PER CITY OF MELVILLE AND STORMWATER CALCULATOR

DIAM	DEPTH	No of TANKS	VOLUME
1500	1200	3	6.36m³

ALL OTHER PAVED AREAS RUN OFF INTO GARDEN BEDS

TANK VOLUME

DIAM	DEPTH	VOLUME
1800	900	2.29
	1200	3.05
	1500	3.82
	1800	4.58
1500	900	1.59
	1200	2.12
1200	900	1.02
	1200	1.36
900	600	0.38
	1200	0.76

WHERE REQUIRED BUILDER TO REPLACE WITH PLASTIC SOAKWELLS WRAPPED IN GEOFABRIC WITH SIZES TO SUIT ACCESS ISSUES DOWN SIDE OF HOUSE - VOLUME TO MATCH REQUIREMENTS INDICATED

WHERE REQUIRED BUILDER TO REPLACE WITH PLASTIC SOAKWELLS WRAPPED IN GEOFABRIC WITH SIZES TO SUIT ACCESS ISSUES DOWN SIDE OF HOUSE - VOLUME TO MATCH REQUIREMENTS INDICATED

TREE LEGEND:

TREE RETAINED
TREE TO BE RETAINTED AND PROTECTED AS REQUIRED DURING BUILIDING WORKS.

TREE REMOVED
TREE TO BE REMOVED COMPLETELY TO SUIT PROPOSED WORKS

NEIGHBOURING / VERGE TREE
TREE OUTSIDE OF APPLICANT BOUNDARY. TO BE PROTECTED DURING WORKS IF REQUIRED. ALL DETAILS AND PROTECTIONS TBC ON SITE

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CALICO JACK
IF IN DOUBT ASK - DO NOT SCALE

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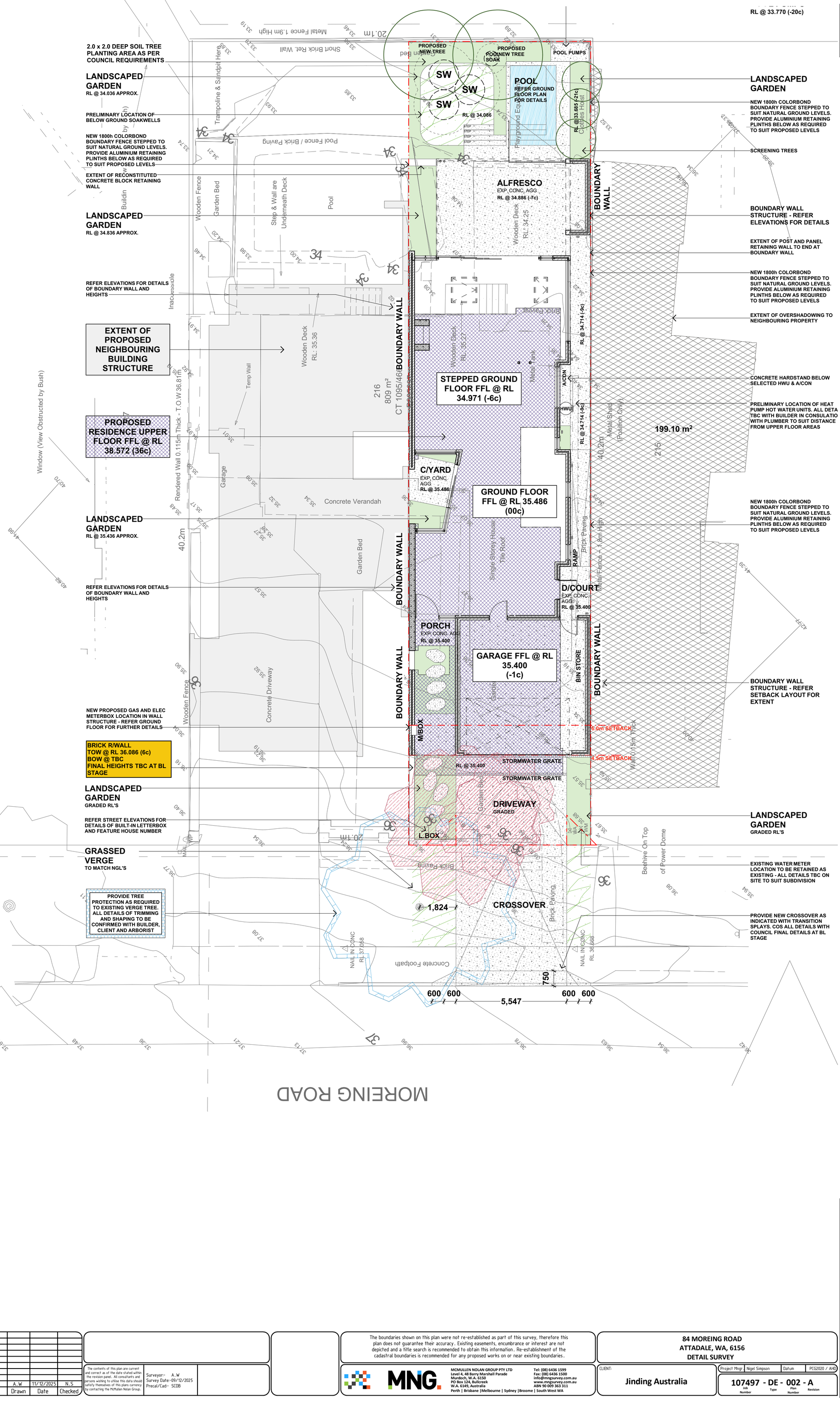
BUILDER SPECIFICATION:
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STAGING NOTE:
REFER BUILDERS SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BUILD CONTRACT. DOCUMENTATION REFLECTS ENTIRE PACKAGE OF WORKS AND NOT THE BUILDER AND CLIENTS AGREED EXTENT OF WORKS DURING TENDER.

LANDSCAPING NOTE:
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CEILING NOTE:
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COASTAL NOTE:
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Rev.	Description	Drawn	Date	Checked
A	Initial Issue	A.W	11/12/2025	N.S

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

Surveyor:- A.W
Survey Date:-09/12/2025
Precal/Cad:- SCDB

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

84 MOREING ROAD
ATTADALE, WA, 6156
DETAIL SURVEY

MCMULLEN NOLAN GROUP PTY LTD
Level 4, 48 Barry Marshall Parade
Murdoch, W.A. 6150
PO Box 124, Bullcreek
W.A. 6149, Australia
Perth | Brisbane |Melbourne | Sydney |Broome | South West WA
Tel: (08) 6436 1599
Fax: (08) 6436 1500
info@mngsurvey.com.au
www.mngsurvey.com.au
ABN 90 009 363 311

CLIENT: **Jinding Australia**

Project Mngr: Nigel Simpson | Datum: PCG2020 / AHD

107497 - DE - 002 - A
Job Number - Type - Plan Number - Revision

issue	revision/reason for issue	date
E	PLANNING APPLICATION	19.08.26
D	PLANNING APPLICATION REVIEW	12.08.26
C	PLANNING REVIEW	30.06.26
B	DETAILED DESIGN REVIEW	22.06.26
A	CLIENT REVIEW	08.06.26

CALICO JACK PROJECT
#84a MOREING ROAD, ATTADALE, WA
(CITY OF MELVILLE)

DARKLIGHTDESIGN

PROPOSED SITE PLAN

design	AB	drawn	AB/RH
scale	AS SHOWN ON DRAWINGS	project #	X483-25
status	PLANNING	checked	AB

DA01.2

REVISION E

PLOT DATE Wednesday, 19 August 2026

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Document Set ID: 7825235
Version: 1, Version Date: 19/08/2026

Print Date: 20 August 2026, 11:23 am

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GROUND FLOOR PLAN

SCALE @ 1:50 (A1)

AREAS

GF AREAS	
GF LIVING	139.41 m²
ALFRESCO	36.29 m²
DOUBLE GARAGE & STORE	45.98 m²
GF TOTAL	**221.67 m²**
UF AREAS	
UF LIVING	152.29 m²
UF TOTAL	152.29 m²
O/ALL LIVING	**291.70 m²**
O/ALL TOTAL	**373.96 m²**

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CALICO JACK
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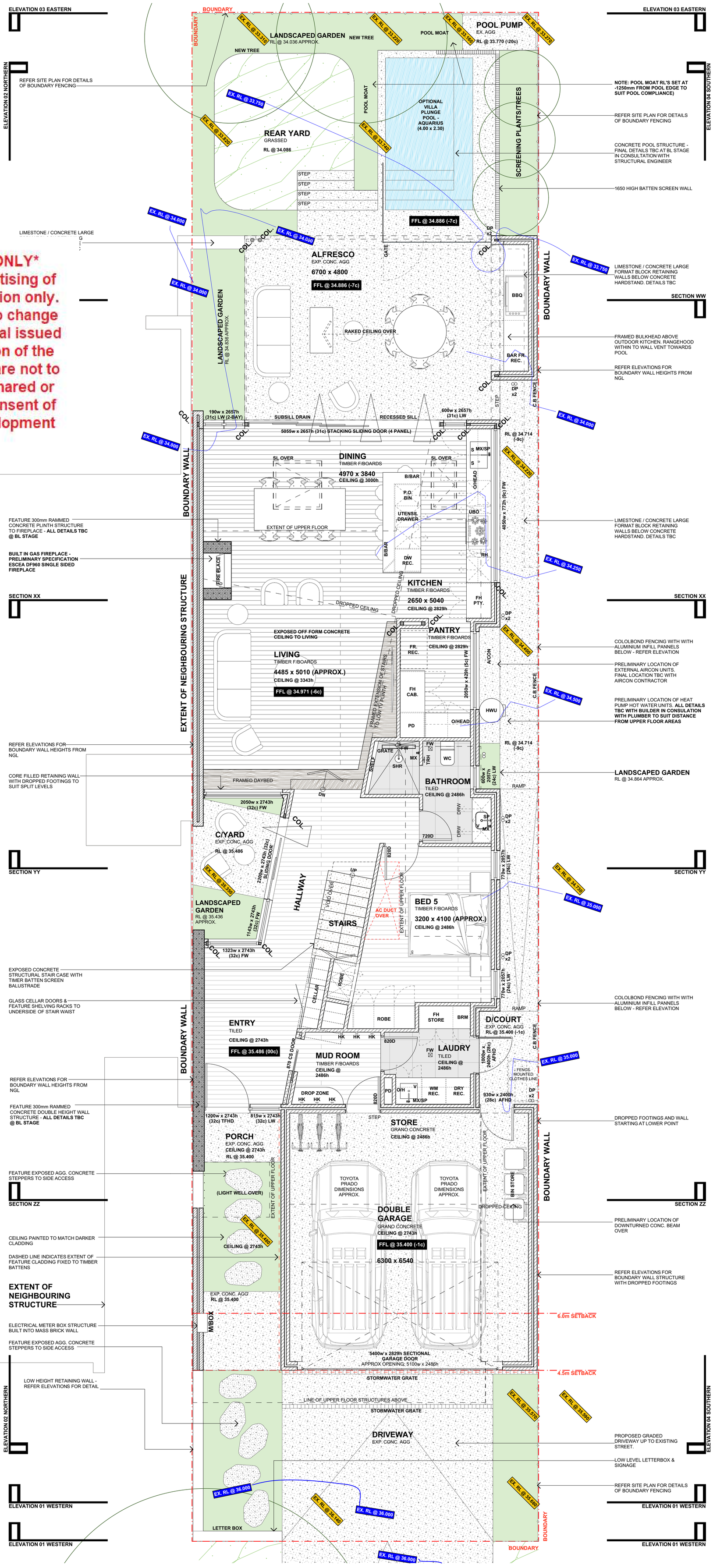
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CEILING NOTE:
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COASTAL NOTE:
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E	PLANNING APPLICATION	19.08.26
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A	CLIENT REVIEW	08.06.26
issue	revision/reason for issue	date

CALICO JACK PROJECT
#84a MOREING ROAD, ATTADALE, WA
(CITY OF MELVILLE)

DARKLIGHTDESIGN

GROUND FLOOR PLAN

design	AB	drawn	AB/RH
scale	AS SHOWN ON DRAWINGS	project #	X483-25
status	PLANNING	checked	AB

DA02.1 — REVISION E

PLOT DATE: Wednesday, 19 August 2026

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Document Set ID: 7523235
Version: 1, Version Date: 19/08/2026

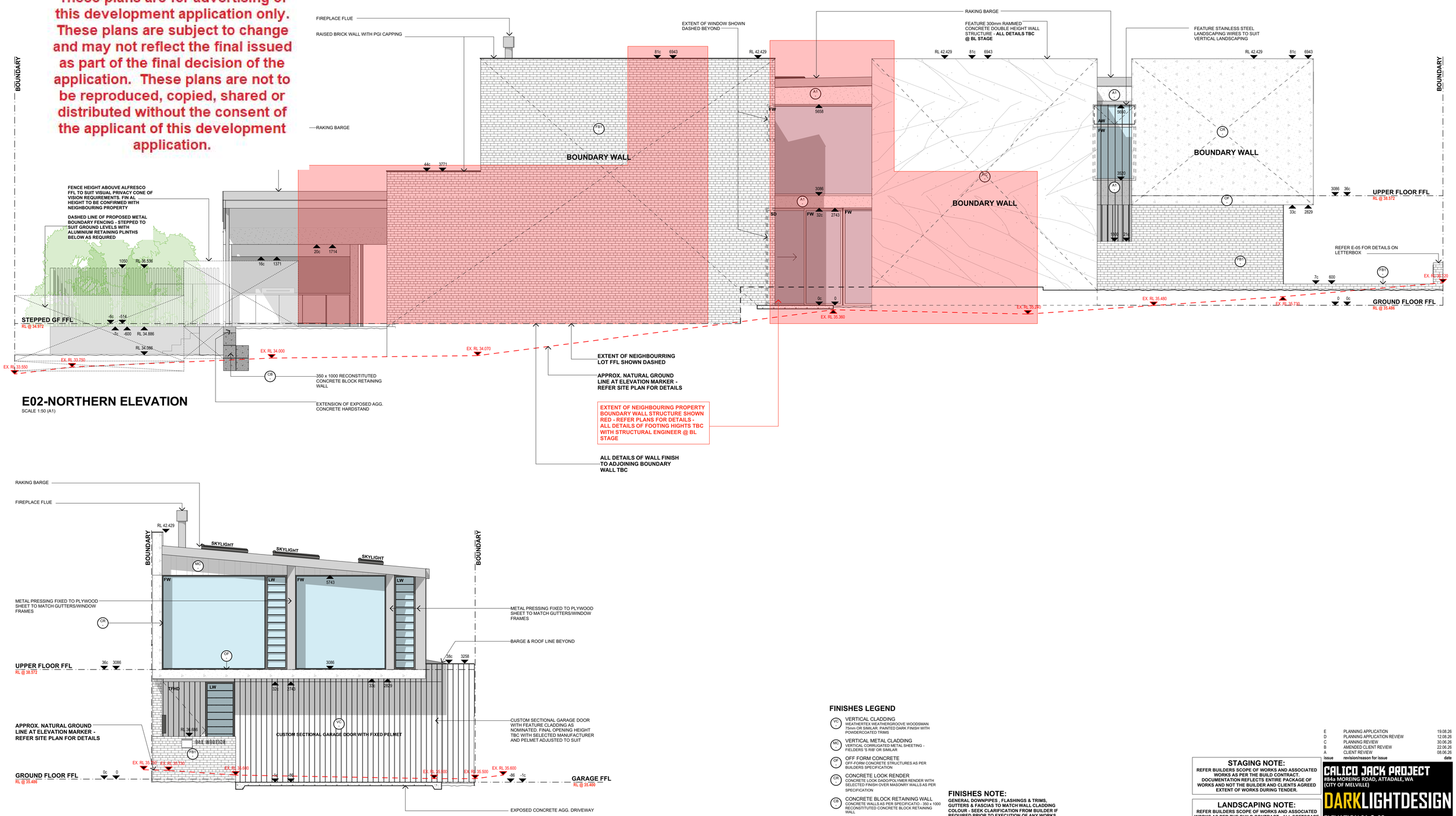
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ELEVATION 01 & 02

SCALE @ 1:50 (A1)

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E02-NORTHERN ELEVATION

SCALE 1:50 (A1)

E01- WESTERN ELEVATION

SCALE 1:50 (A1)

FINISHES LEGEND

- VC1 — VERTICAL CLADDING — WEATHERTEX WEATHERGROOVE WOODSMAN 75mm OR SIMILAR. PAINTED DARK FINISH WITH POWDERCOATED TRIMS
- MC — VERTICAL METAL CLADDING — VERTICAL CORRUGATED METAL SHEETING - FIELDERS 'S RIB' OR SIMILAR
- OF — OFF FORM CONCRETE — OFF-FORM CONCRETE STRUCTURES AS PER BUILDERS SPECIFICATION
- CR — CONCRETE LOOK RENDER — CONCRETE LOOK DADO/POLYMER RENDER WITH SELECTED FINISH OVER MASONRY WALLS AS PER SPECIFICATION
- CB — CONCRETE BLOCK RETAINING WALL — CONCRETE WALLS AS PER SPECIFICATIO - 350 x 1000 RECONSTITUTED CONCRETE BLOCK RETAINING WALL
- RC — RAMMED CONCRETE - NATURAL — RAMMED CONCRETE OFF FORM FEATURE WALL STRUCTURE. DETAILS TBC WITH NOMINTED CONTRACTOR AND ENG. AT BL STAGES
- FB1 — WHITE PAINTED BRICK — 1c1 FACE BRICK COMMON IN STANDARD HALF BOND PATTERN TO BOUNDARY WALLS
- A1 — ACRYLIC RENDER - WHITE FINISH — ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY WALLS AND EPS FOAM AS PER BUILDER SPECIFICATION, NOTE: SELECTIONS ARE PRELIMINARY REFER TO RENDERS FOR DETAIL
- A2 — RENDER - BOUNDARY WALL — ACRYLIC RENDER OR 2c FACE BRICK WITH SELECTED FINISH OVER MASONRY WALLS AS PER BUILDER SPECIFICATION. EXACT FINISH TO MATCH A1 OR 2c FACE BRICK IN 2/3RD BOND WITH SIMILAR FINISH TO RENDER UNLESS REQUIRED FOR NEIGHBOURING DIVIDING WALL STRUCTURES TO OWNERS INTERNAL

FINISHES NOTE:

GENERAL DOWNPIPES , FLASHINGS & TRIMS, GUTTERS & FASCIAS TO MATCH WALL CLADDING COLOUR - SEEK CLARIFICATION FROM BUILDER IF REQUIRED PRIOR TO EXECUTION OF ANY WORKS

ALL DOWNPIPES, RWH AND SPREADERS SHOWN FOR ILLUSTRATION PURPOSES ONLY - REFER ROOF PLANS FOR ALL DETAILS AND SPECIFIATIONS

CONTROL JOINTS:

BUILDER TO CONFIRM ON SITE AND PROVIDE NECESSARY CONTROL / EXPANSION JOINTS IN SELECTED WALL FINISHES

BUILDER SPECIFICATION:

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CALICO JACK
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CALICO JACK PROJECT
#84a MOREING ROAD, ATTADALE, WA
(CITY OF MELVILLE)

DARKLIGHTDESIGN

ELEVATION 01 & 02

design	AB	drawn	AB/RH
scale	AS SHOWN ON DRAWINGS	project #	X483-25
status	PLANNING	checked	AB

DA04.1 — REVISION E

PLOT DATE Wednesday, 19 August 2026

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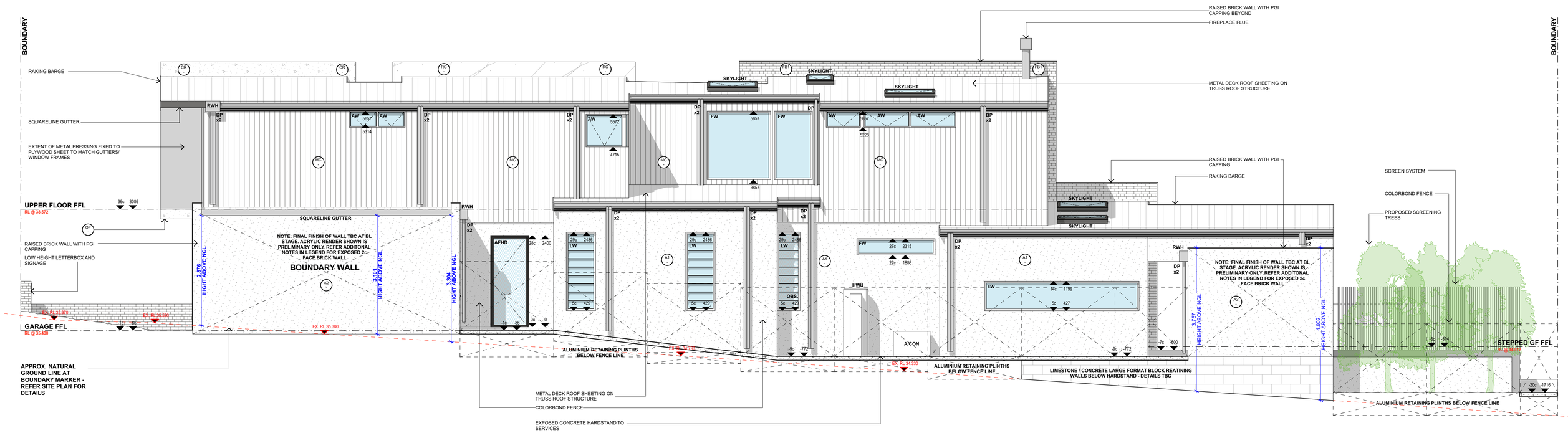
FINAL SPECIFICATIONS OF EXTEIOR FINISHES TBC AT BL STAGES. ALL HATCHING PATTERNS INDICATED AND 3D PRESENTATION ARE PRELIMINARY ONLY

Document Set ID: 7823384
Version: 1, Version Date: 19/08/2026
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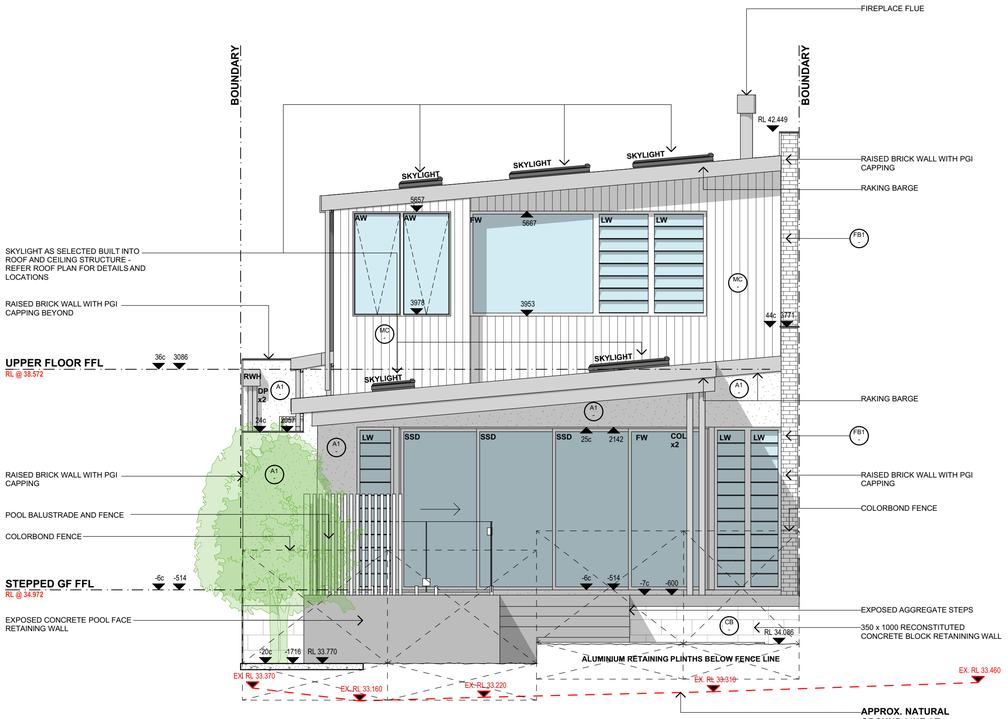
ELEVATION 03 & 04

SCALE @ 1:50 (A1)



E04- SOUTHERN ELEVATION

SCALE 1:50 (A1)



E03- EASTERN ELEVATION

SCALE 1:50 (A1)

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FINISHES LEG

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- MC — VERTICAL MET — VERTICAL CORRUG — FIELDERS 'S RIB' OI
- OF — OFF FORM COI — OFF-FORM CONCRE — BUILDERS SPECIFICATION
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FINISHES NOTE:
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CALICO JACK
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CALICO JACK PROJECT
#84a MOREING ROAD, ATTADALE, WA
(CITY OF MELVILLE)

DARKLIGHTDESIGN

ELEVATION 03 & 04

design	AB	drawn	AB/RH
scale	AS SHOWN ON DRAWINGS	project #	X483-25
status	PLANNING	checked	AB

DA04.2 — REVISION E

PLOT DATE Wednesday, 19 August 2026

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FINAL SPECIFICATIONS OF EXTEIOR FINISHES TBC AT BL STAGES. ALL HATCHING PATTERNS INDICATED AND 3D PRESENTATION ARE PRELIMINARY ONLY

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PLANNING

19TH AUGUST 2026

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BLACKBEARDS HOUSE

#84 MOREING ROAD, ATTADALE, WA
(CITY OF MELVILLE)

DESIGN, PLANNING & DRAFTING
DARKLIGHT DESIGN

UNEARTHED

Document Set ID: 7823384
Version: 1, Version Date: 19/08/2026

Print Date: 20 August 2026, 11:23 am

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PROPOSED SITE PLAN

SCALE @ 1:100 (A1)

PLANNING LEGEND

PROPOSED SITE COVER (R25)

TOTAL SITE = 443.00m²
PROPOSED SITE COVER = 214.40m²
R15 MAX ALLOWED = 50% SITE COVER
SITE COVER PERCENTAGE = 48.31%
OPEN SPACE PERCENTAGE = 51.69%

LANDSCAPING LEGEND

- **LANDSCAPED GARDEN BED** — PLANT SPECIFICATIONS AS PER BUILDERS DETAILS
- **EXPOSED AGGREGATE CONCRETE HARDSTAND**
- **CHLORINATED WATER (POOL)** — REFER PLANS FOR DETAILS
- **NATURAL GRASS / LAWN** — DETAILS TBC
- **PAVING**
- **TIMBER DECKING**

SOAKWELL LEGEND

NOTE: EXISTING SOAKWELLS NOT SHOWN AS LOCATIONS ARE UNKNOW. BUILDER TO CONFIRM ON SITE ALL DETAILS AND REMOVE TO SUIT NEW RESIDENCE. SOAKWELLS INDICATED ON DRAWINGS ARE FOR ENTIRE SYSTEM.

SW - SOAK WELL

PRELIMINARY LOCATION ONLY

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored is calculated by multiplying square metres of impervious surface by 0.020. This is suitable for a 1 in 20 year storm.
3. Down pipes to be located so each tank fills at same rate (i.e. Roof Area to each tank is proportional to its Volume).
4. Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.

DRAINAGE CALCULATIONS.

Impervious Area (GF Roof)

Area A. (UF Roof Area)	=124.03m².
Volume to Store	=2.480m³.
Area B. (GF Roof Area)	=117.20m².
Volume to Store	=2.344m³.
Area C. (Driveway)	=32.05m².
Volume to Store	=0.641m³
TOTAL TO STORE	**5.465m³**

DIAM	DEPTH	No of TANKS	VOLUME
1500	1200	3	6.36m³.

TOTAL: 6.36m³

ALL OTHER PAVED AREAS RUN OFF INTO GARDEN BEDS

TANK VOLUME

DIAM	DEPTH	VOLUME
1800	900	2.29
	1200	3.05
	1500	3.82
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	1200	1.36
900	600	0.38
	1200	0.76

WHERE REQUIRED BUILDER TO REPLACE WITH PLASTIC SOAKWELLS WRAPPED IN GEOFABRIC WITH SIZES TO SUIT ACCESS ISSUES DOWN SIDE OF HOUSE - VOLUME TO MATCH REQUIREMENTS INDICATED

EXISTING BUILDING STRUCTURE TO BE COMPLETLY REMOVED AND SITE MADE GOOD TO SUIT PROPOSED NEW WORKS

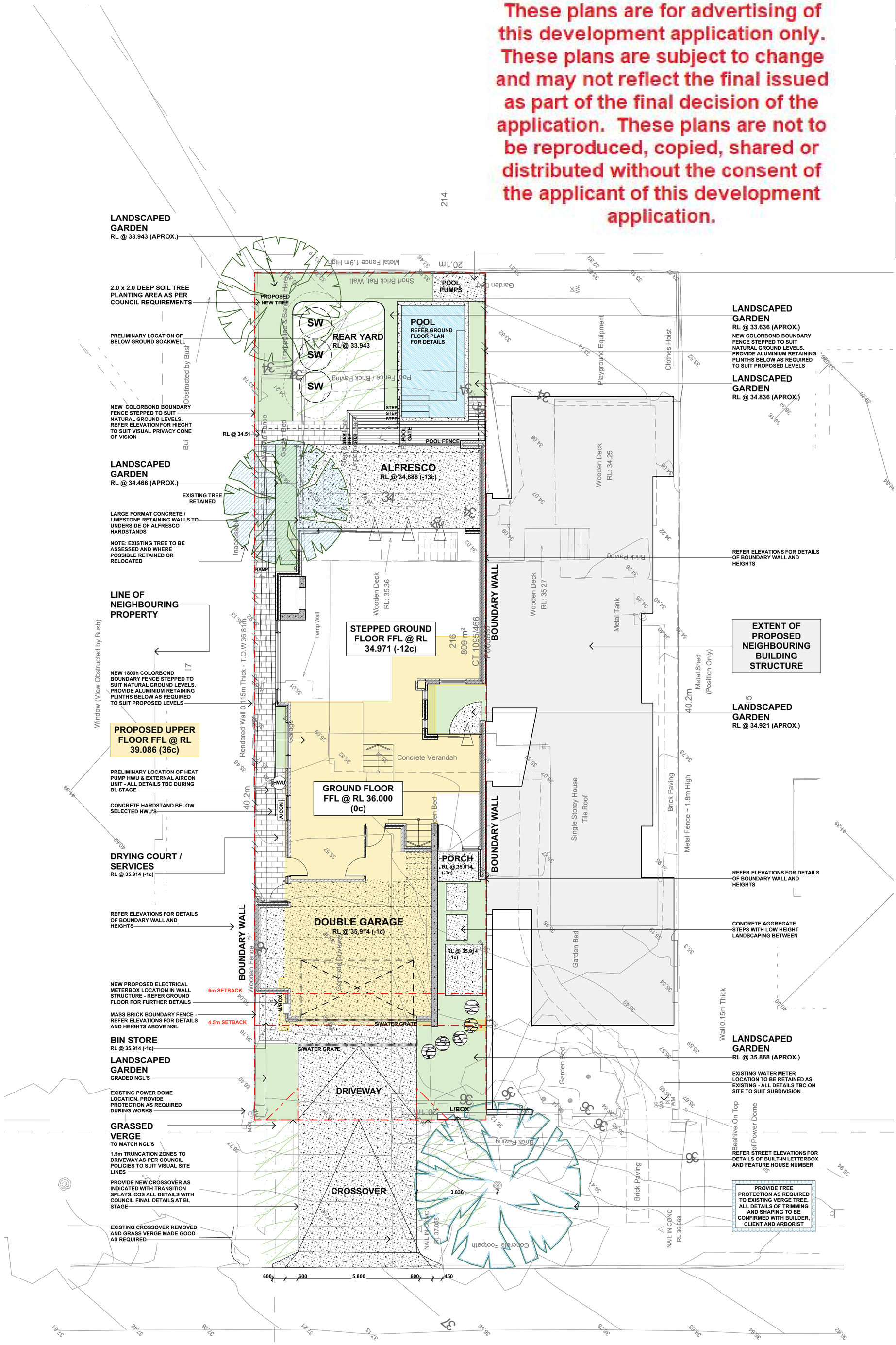
TREE LEGEND:

- **TREE RETAINED** — TREE TO BE RETAINED AND PROTECTED AS REQUIRED DURING BUILIDING WORKS. TRIM AS REQUIRED IN CONSULTATION WITH ARBORIST
- **TREE REMOVED** — TREE TO BE REMOVED COMPLETELY TO SUIT PROPOSED WORKS
- **TREE PROTECTION** — TREE TO BE RETAINED AND PROTECTED AS REQUIRED - ALL DETAILS TO BE CONFIRMED WITH LANDSCAPE DESIGNER DURING BL STAGE

STREET SETBACK LANDSCAPING

TOTAL AREA = 65.82m²
PROPOSED HARDSTAND = 40.140m²
MAX ALLOWED = 50% SITE COVER
HARDSTAND PERCENTAGE = 60.98%
SOFTSCAPE PERCENTAGE = 39.02%

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BLACKBEARDS

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Rev.	Description	Drawn	Date	Checked
J	PLANNING APPLICATION		19.08.26	
I	PLANNING APPLICATION REVIEW		12.08.26	
H	AMENDED DESIGN REVIEW		30.07.26	
G	AMENDED BUILDER REVIEW		28.07.26	
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C	DETAILED DESIGN REVIEW		19.06.26	
B	AMENDED BUILDER REVIEW		17.06.26	
A	BUILDER REVIEW		08.06.26	
issue	revision/reason for issue		date	

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

Surveyor:- A.W
Survey Date:-09/12/2025
Precal/Cad:- SCDB

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

MCMULLEN NOLAN GROUP PTY LTD
Level 4, 48 Barry Marshall Parade
Murdoch, W.A. 6150
PO Box 124, Bullcreek
W.A. 6149, Australia
Perth | Brisbane |Melbourne | Sydney |Broome | South West WA
Tel: (08) 6436 1599
Fax: (08) 6436 1500
info@mngsurvey.com.au
www.mngsurvey.com.au
ABN 90 009 363 311

84 MOREING ROAD
ATTADALE, WA, 6156
DETAIL SURVEY

CLIENT:
Jinding Australia

Project Mngr	Nigel Simpson	Datum	PCG2020 / AHD

107497 - DE - 002 - A
Job Number | Type | Plan Number | Revision

BLACKBEARDS HOUSE
#84 MOREING ROAD, ATTADALE, WA
(CITY OF MELVILLE)

DARKLIGHTDESIGN

PROPOSED SITE PLAN

design	AB	drawn	WDJ/AB
scale	AS SHOWN ON DRAWINGS	project #	X483-25
status	PLANNING	checked	AB

DA01.02 — J REVISION

PLOT DATE Wednesday, 19 August 2026

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Document Set ID: 7823244
Version: 1, Version Date: 19/08/2026
Print Date: 20 August 2026, 11:23 am

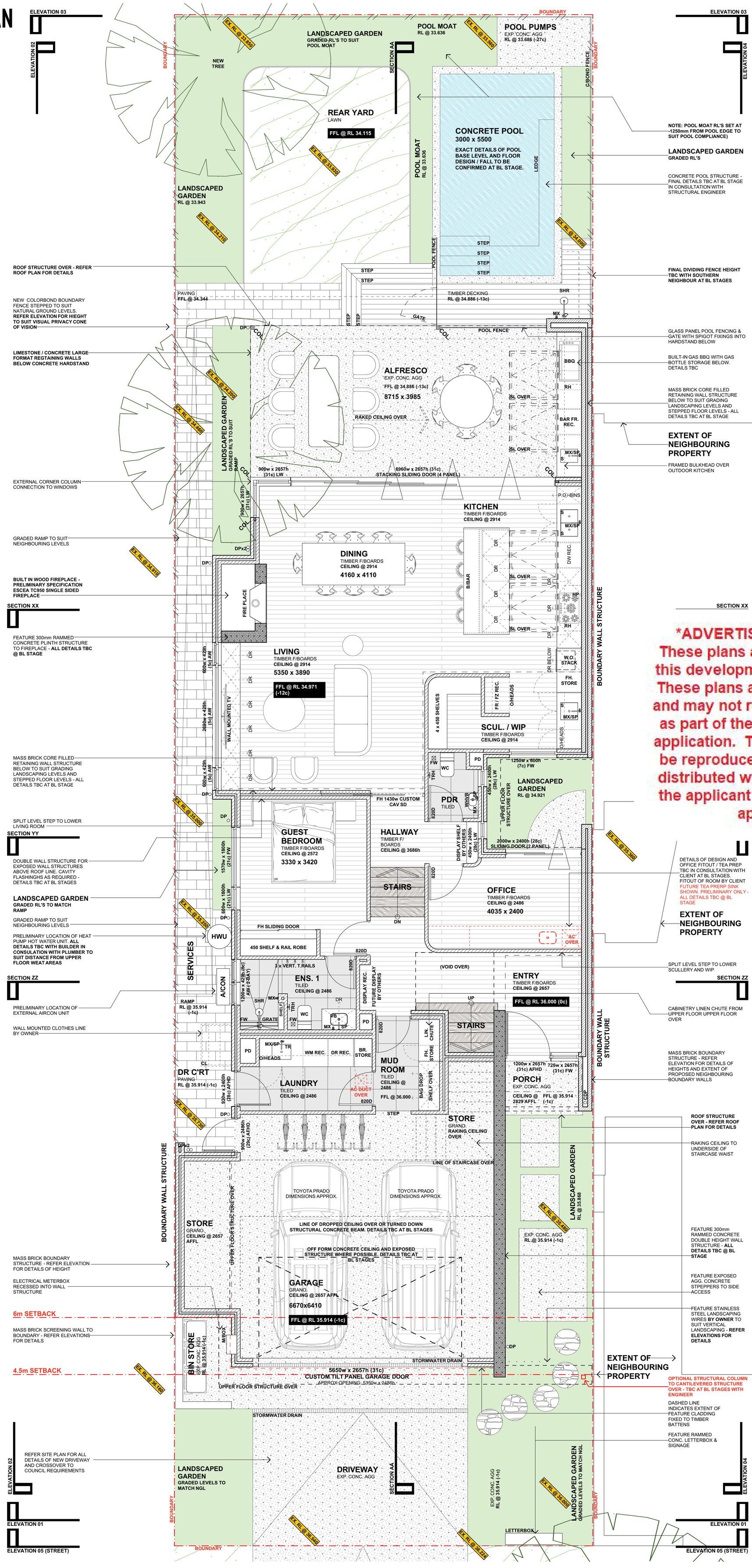
This information is provided from TechnologyOne ECM

GROUND FLOOR PLAN

SCALE @ 1:50 (A1)

AREAS

GF AREAS	
GARAGE / STORE	61.98 m²
PORCH	2.98 m²
ALFRESCO	35.98 m²
GF LIVING	143.52 m²
GF TOTAL	**244.46 m²**
UF AREAS	
UF LIVING	120.87 m²
VOID / STIARS	8.86 m²
UF TOTAL	**129.87 m²**
O/ALL LIVING	**264.39m²**
O/ALL TOTAL	**374.34m²**



BLACKBEARDS

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G	AMENDED BUILDER REVIEW	28.07.26
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A	BUILDER REVIEW	08.06.26

BLACKBEARDS HOUSE
#84 MOREING ROAD, ATTADALE, WA
(CITY OF MELVILLE)

DARKLIGHTDESIGN

GROUND FLOOR PLAN

design	AB	drawn	WDJ/AB
scale	AS SHOWN ON DRAWINGS	project #	X483-25
status	PLANNING	checked	AB

DA02.01 — REVISION K

PLOT DATE Wednesday, 19 August 2026

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Document Set ID: 7823334
Version: 1, Version Date: 19/08/2026
Print Date: 20 August 2026, 11:23 am

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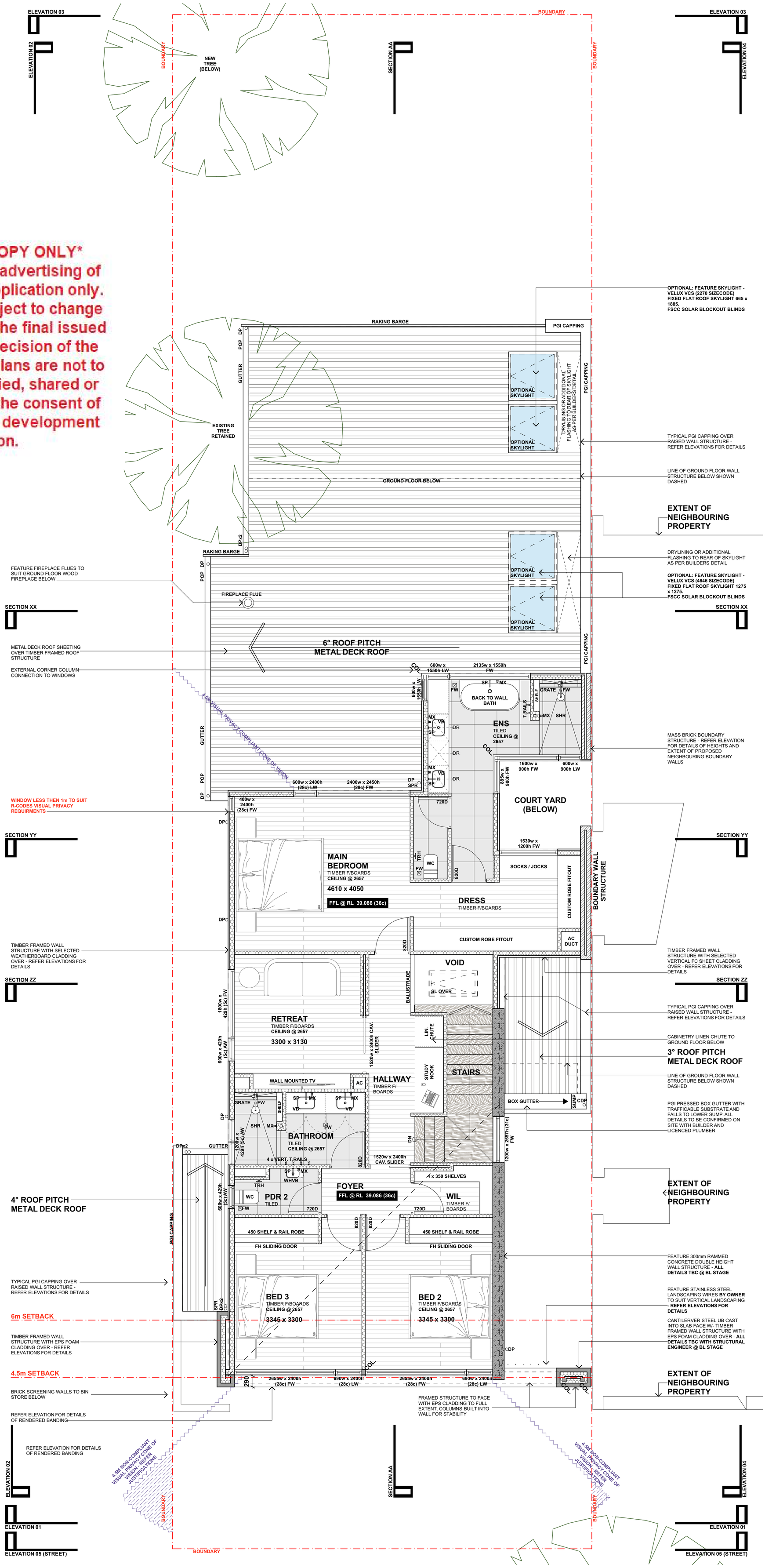
UPPER FLOOR PLAN

SCALE @ 1:50 (A1)

AREAS

GF AREAS	
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ALFRESCO	35.98 m²
GF LIVING	143.52 m²
GF TOTAL	**244.46 m²**
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UF LIVING	120.87 m²
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BLACKBEARDS HOUSE
#84 MOREING ROAD, ATTADALE, WA
(CITY OF MELVILLE)

DARKLIGHTDESIGN

UPPER FLOOR PLAN

design	AB	drawn	WDJ/AB
scale	AS SHOWN ON DRAWINGS	project #	X483-25
status	PLANNING	checked	AB

DA02.02 — K REVISION

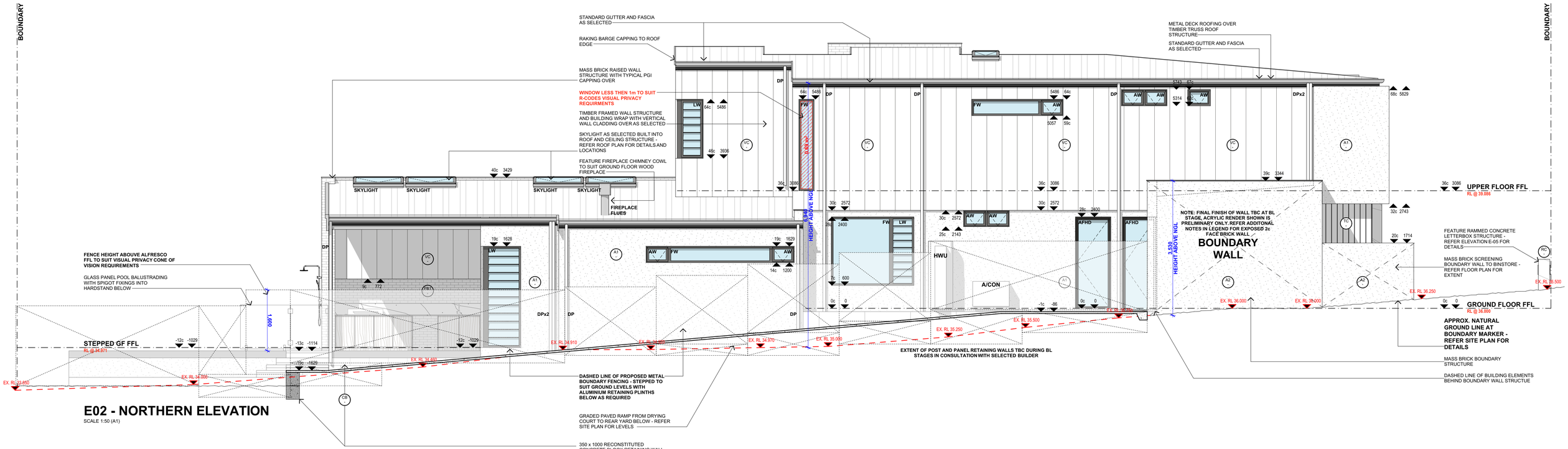
PLOT DATE Wednesday, 19 August 2026

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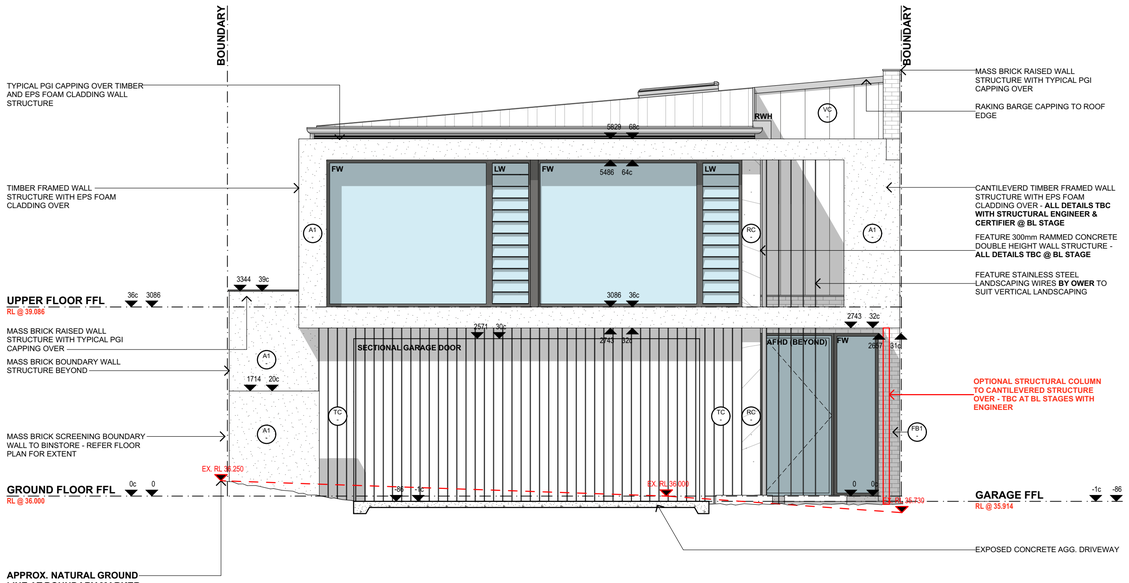
ELEVATION E01 WESTERN & E02 NORTHERN

SCALE @ 1:50 (A1)



E02 - NORTHERN ELEVATION

SCALE 1:50 (A1)



E01 - WESTERN ELEVATION

SCALE 1:50 (A1)

FINISHES LEGEND

- VC — VERTICAL CLADDING: ASCN 400 OR SIMILAR. PAINTED DARK FINISH WITH POWDERCOATED TRIMS
- TC — TIMBER CLADDING: WEATHERTEX WEATHERGROOVE WOODSMAN 75mm OR SIMILAR. STAINED FINISH WITH POWDERCOATED TRIMS
- FB1 — WHITE PAINTED BRICK: 1c FACE BRICK COMMON IN STANDARD HALF BOND PATTERN TO BOUNDARY WALLS
- A1 — ACRYLIC RENDER - WHITE FINISH: ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY WALLS AND EPS FOAM AS PER BUILDER SPECIFICATION. NOTE: SELECTIONS ARE PRELIMINARY REFER TO RENDERS FOR DETAIL
- A2 — RENDER - BOUNDARY WALL: ACRYLIC RENDER OR 2c FACE BRICK WITH SELECTED FINISH OVER MASONRY WALLS AS PER BUILDER SPECIFICATION. EXACT FINISH TO MATCH A1 OR 2c FACE BRICK IN 2/3RD BOND WITH SIMILAR FINISH TO RENDER UNLESS REQUIRED FOR NEIGHBOURING DIVIDING WALL STRUCTURES TO OWNERS INTERNAL COURTYARDS, ETC. DETAILS TBC AT BL STAGE
- RC — OFF FORM CONCRETE - NATURAL: RAMMED CONCRETE OFF FORM FEATURE WALL STRUCTURE. DETAILS TBC WITH NOMINATED CONTRACTOR AND ENG. AT BL STAGES
- CB — CONCRETE BLOCK RETAINING WALL: 350 x 1000 RECONSTITUTED CONCRETE BLOCK RETAINING WALL

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CONTROL JOINTS:

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BLACKBEARDS
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BLACKBEARDS HOUSE
#84 MOREING ROAD, ATTADALE, WA
(CITY OF MELVILLE)

DARKLIGHTDESIGN

ELEVATION E01 WESTERN & E02 NORTHERN

design	AB	drawn	WDJ/AB
scale	AS SHOWN ON DRAWINGS	project #	X483-25
status	PLANNING	checked	AB

DA04.01 — REVISION J

PLOT DATE: Wednesday, 19 August 2026

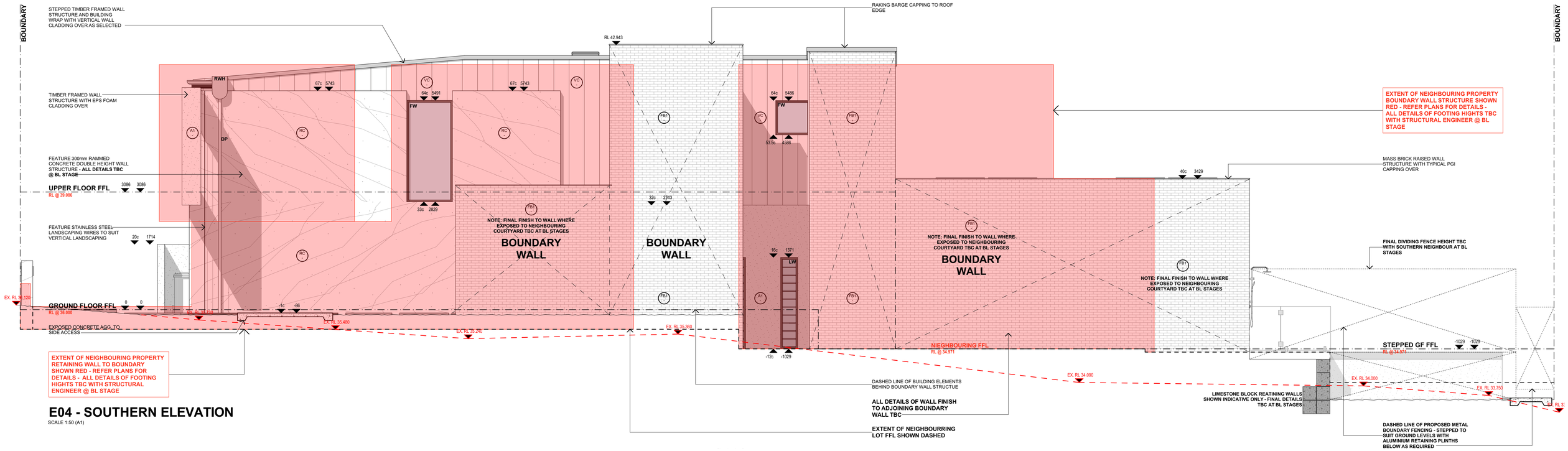
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FINAL SPECIFICATIONS OF EXTEIOR FINISHES TBC AT BL STAGES. ALL HATCHING PATTERNS INDICATED AND 3D PRESENTATION ARE PRELIMINARY ONLY

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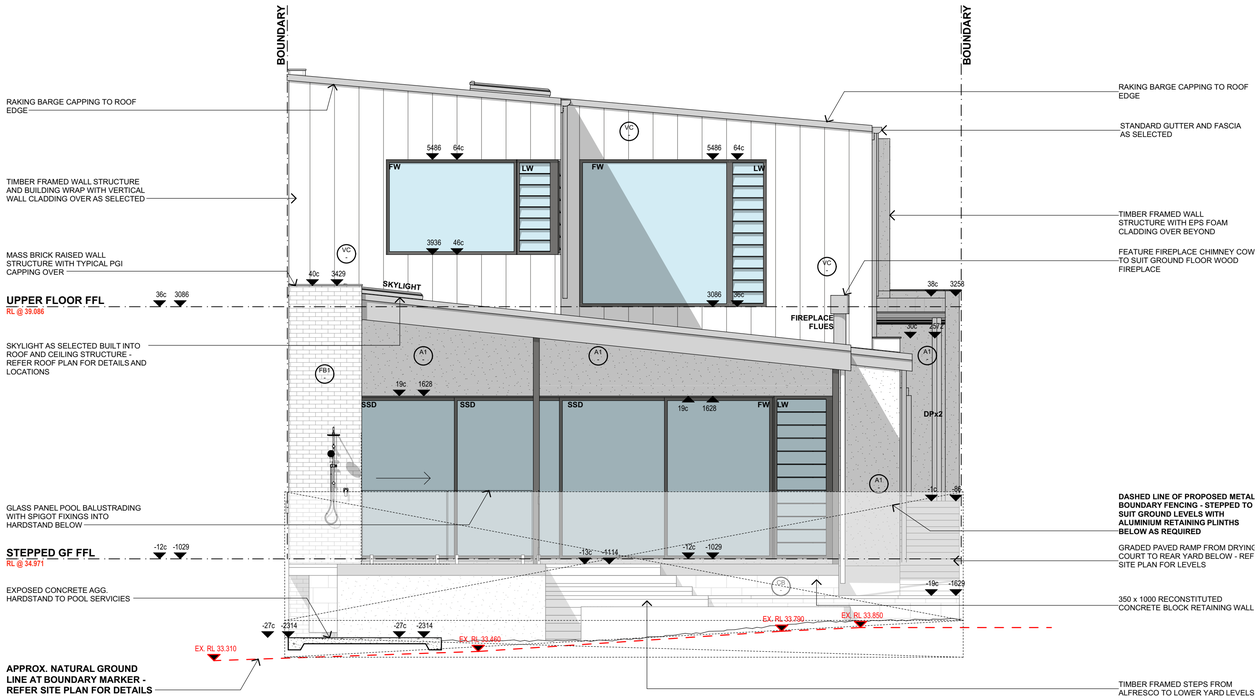
ELEVATION E04 SOUTHERN & E03 EASTERN

SCALE @ 1:50 (A1)



E04 - SOUTHERN ELEVATION

SCALE 1:50 (A1)



E03 - EASTERN ELEVATION

SCALE 1:50 (A1)

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revision/reason for issue	**date**

EXTENT OF WORKS DURING TENDER.

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CKBEARDS HOUSE
EING ROAD, ATTADALE, WA
WEVILLE)

DARKLIGHTDESIGN

ELEVATION E04 SOUTHERN & E03 EASTERN

design	AB	drawn	WDJ/AB
scale	AS SHOWN ON DRAWINGS	project #	X483-25
status	PLANNING	checked	AB

DA04.02 — J REVISION

PLOT DATE: Wednesday, 19 August 2026

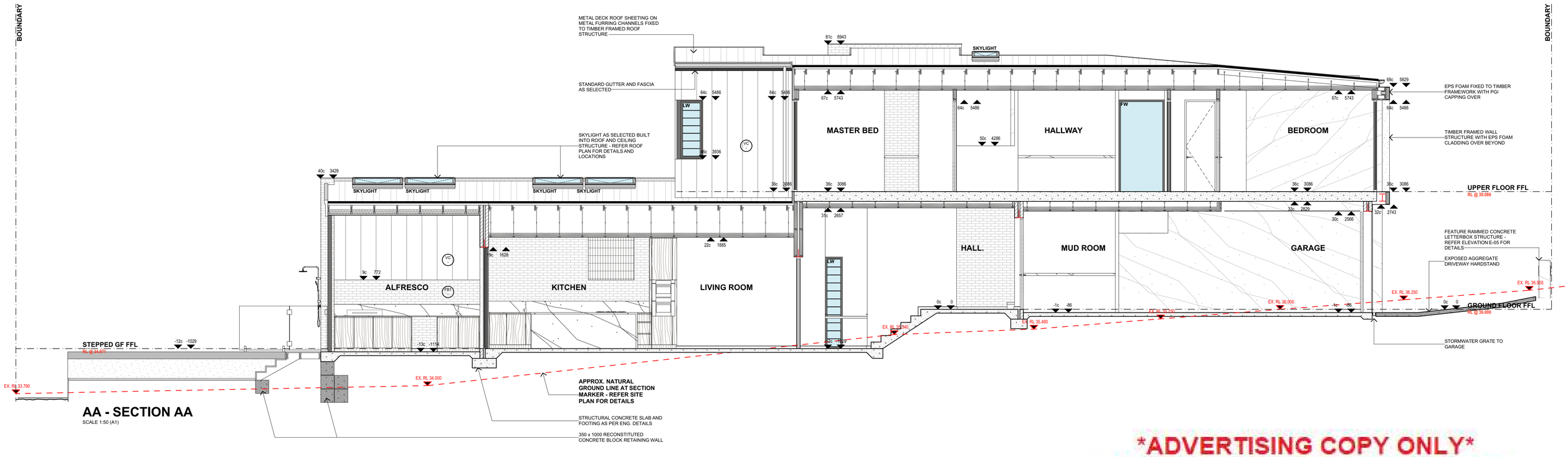
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SECTION AA & XX

SCALE @ 1:50 (A1)



AA - SECTION AA

SCALE 1:50 (A1)

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- FBR — WHITE PAINTED BRICK: 1c FACE BRICK COMMON IN STANDARD HALF BOND PATTERN TO BOUNDARY WALLS
- A1 — ACRYLIC RENDER - WHITE FINISH: ACRYLIC RENDER WITH SELECTED FINISH OVER MASONRY WALLS AND EPS FOAM AS PER BUILDER SPECIFICATION. NOTE: SELECTIONS ARE PRELIMINARY REFER TO RENDERS FOR DETAIL
- A2 — RENDER - BOUNDARY WALL: ACRYLIC RENDER OR 2c FACE BRICK WITH SELECTED FINISH OVER MASONRY WALLS AS PER BUILDER SPECIFICATION. EXACT FINISH TO MATCH A1 OR 2c FACE BRICK IN 2/3RD BOND WITH SIMILAR FINISH TO RENDER UNLESS REQUIRED FOR NEIGHBOURING DIVIDING WALL STRUCTURES TO OWNERS INTERNAL COURTYARDS, ETC. DETAILS TBC AT BL STAGE
- RC — OFF FORM CONCRETE - NATURAL: RAMMED CONCRETE OFF FORM FEATURE WALL STRUCTURE. DETAILS TBC WITH NOMINATED CONTRACTOR AND ENG. AT BL STAGES
- CB — CONCRETE BLOCK RETAINING WALL: 350 x 1000 RECONSTITUTED CONCRETE BLOCK RETAINING WALL

FINISHES NOTE:

GENERAL DOWNPIPES , FLASHINGS & TRIMS, GUTTERS & FASCIAS TO MATCH WALL CLADDING COLOUR - SEEK CLARIFICATION FROM BUILDER IF REQUIRED PRIOR TO EXECUTION OF ANY WORKS

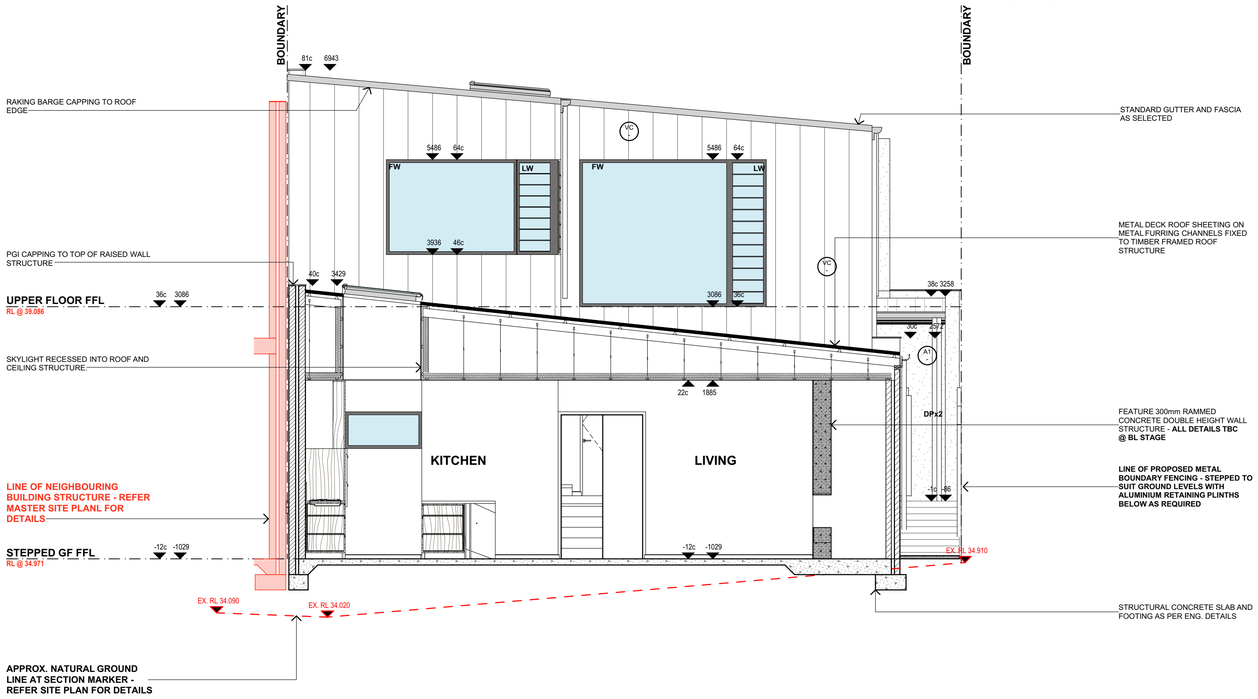
ALL DOWNPIPES, RWH AND SPREADERS SHOWN FOR ILLUSTRATION PURPOSES ONLY - REFER ROOF PLANS FOR ALL DETAILS AND SPECIFIATIONS

CONTROL JOINTS:

BUILDER TO CONFIRM ON SITE AND PROVIDE NECESSARY CONTROL / EXPANSION JOINTS IN SELECTED WALL FINISHES

BUILDER SPECIFICATION:

BUILDERS SPECIFICATION TAKES PRECEDENT OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS



XX - SECTION XX

SCALE 1:50 (A1)

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NOTE: STRUCTURAL DESIGN SHOWN PRELIMINARY - ALL DETAILS TBC AT BL STAGE WITH STRUCTURAL ENGINEER

BLACKBEARDS

IF IN DOUBT ASK - DO NOT SCALE

STRUCTURAL NOTE:
DESIGN IS SUBJECT TO STRUCTURAL ENGINEERS REVIEW. OVERALL DESIGN MAY CHANGE DEPENDENT AT BL STAGE - DETAILS TBC

BUILDER SPECIFICATION:
BUILDERS SPECIFICATION TAKES PRECEDENT OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS

STAGING NOTE:
REFER BUILDERS SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BUILD CONTRACT. DOCUMENTATION REFLECTS ENTIRE PACKAGE OF WORKS AND NOT THE BUILDER AND CLIENTS AGREED EXTENT OF WORKS DURING TENDER.

LANDSCAPING NOTE:
REFER BUILDERS SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BUILD CONTRACT - ALL SOFTSCAPE ELEMENTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY - REFER BUILDERS SPECIFICATIONS FOR DETAILS.

CEILING NOTE:
CEILINGS HEIGHTS TBC AT BL IN CONSULTATION WITH BUILDER AND AIRCONDITIONING MANUFACTURER. HEIGHTS NOMINATED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE

COASTAL NOTE:
ALL FINISHES, SPECIFICATIONS, CONSTRUCTION METHODOLOGIES, ETC. REQUIRED TO COMPLETE THE SCOPE OF WORKS ARE TO COMPLY WITH THE RELEVANT STANDARDS OR CODES FOR BREAKING SURF OR SALT WATER BODY IN CLOSE PROXIMITY. BUILDER TO CONFIRM ALL DETAILS PRIOR TO COMMENCEMENT OF ANY WORKS

issue	revision/reason for issue	date
B	PLANNING APPLICATION	19.08.26
A	PLANNING APPLICATION REVIEW	12.08.26

BLACKBEARDS HOUSE
#84 MOREING ROAD, ATTADALE, WA
(CITY OF MELVILLE)

DARKLIGHTDESIGN

SECTION AA & XX

design	AB	drawn	WDJ/AB
scale	AS SHOWN ON DRAWINGS	project #	X483-25
status	PLANNING	checked	AB

DA05.01 — B REVISION

PLOT DATE Wednesday, 19 August 2026

THESE DOCUMENTS ARE THE SOLE PROPERTY OF DARKLIGHT DESIGN AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT AUTHORISATION FROM THE DIRECTOR

FINAL SPECIFICATIONS OF EXTEIOR FINISHES TBC AT BL STAGES. ALL HATCHING PATTERNS INDICATED AND 3D PRESENTATION ARE PRELIMINARY ONLY

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