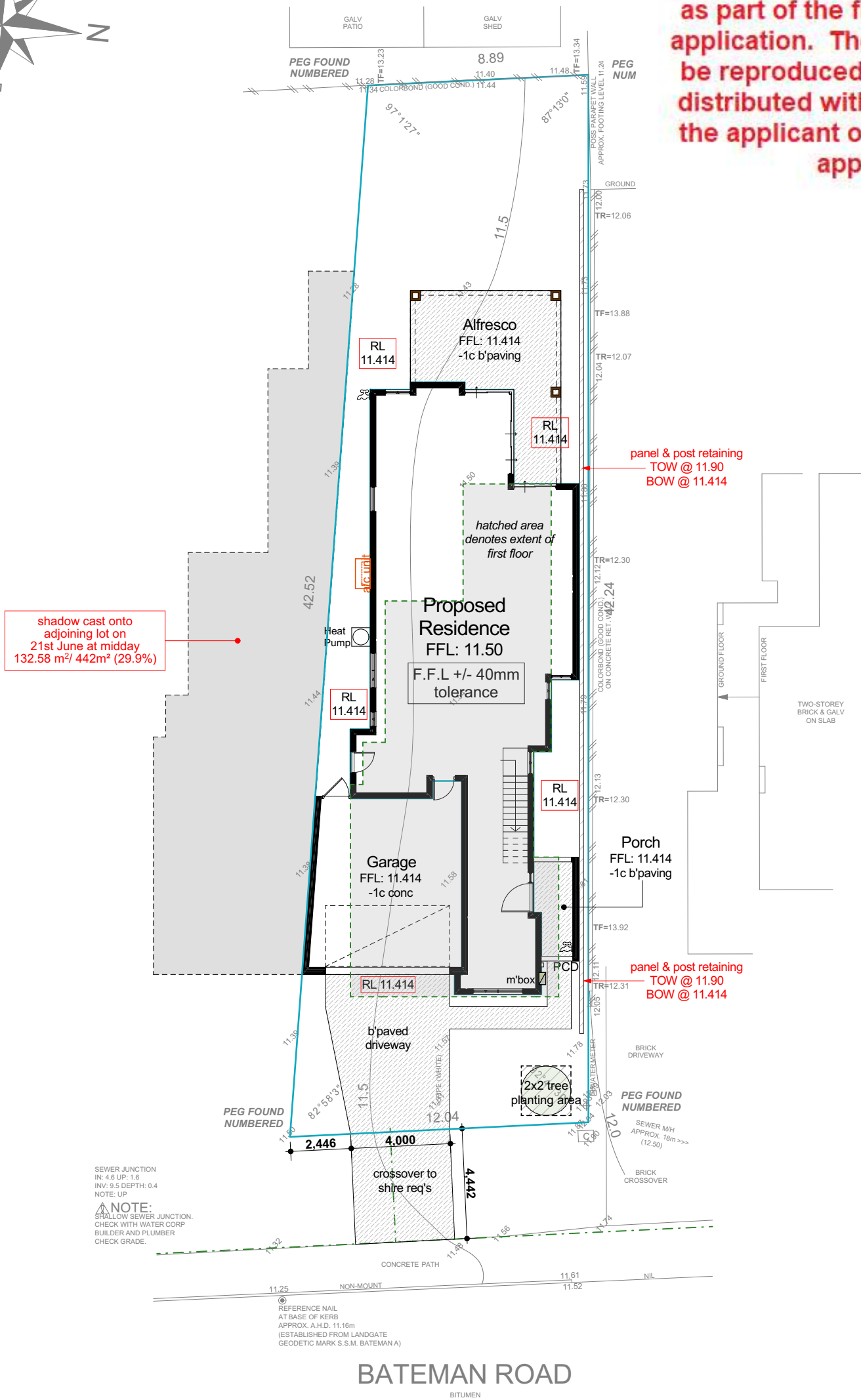


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WEBB & BROWN-NEAVES

CLIENT L Hua
ADDRESS #104a Bateman Road MOUNT PLEASANT
JOB NUMBER 18390
CONSULTANT Nick Monzu

CONCEPTS		
1	24-11-25	JD
2	11-12-25	JD
3	17-12-25	JD
4	19-01-26	JD
5	02-02-26	JD
6	20-04-26	JD
PD	18-05-26	JD

CLIENT
CLIENT
BUILDER

PLANNING APPROVAL NOTES:

IS PLANNING REQD - YES
IS R-CODE VARIATION REQD - YES

NON COMPLIANCE ITEMS:

-29.9% overshadowing proposed in lieu of max 25%

CLIENT ACKNOWLEDGMENT OF NON COMPLIANCE

Although WB Homes tries to understand all R-Codes, Design guidelines, Local Government policies and developers requirements , we cannot guarantee every requirement has been taken into consideration. Any non-compliance to the R-codes and/or Local Government is subject to approval from the Local Government authority. Justifications of non-compliance does not guarantee that approval will be granted and changes to the design maybe required. Delays in receiving building/planning approvals due to non-compliance of the R-Codes and/or Local Planning policies may result in price increases.

The client acknowledges the items listed under the non-compliance notes above.

Client

Client

GREEN TITLE SITE / SURVEY STRATA SITE

DESIGN NOTES

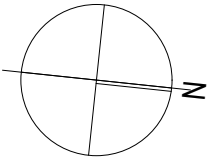
ROOF 18°57' GF Roof Pitch
24°43' FF Roof Pitch
10°12' Garage Roof Pitch
Metal ROOF

32c (-fc) ceilings to Ground Floor
28c ceilings to First Floor

SITE REQUIREMENTS

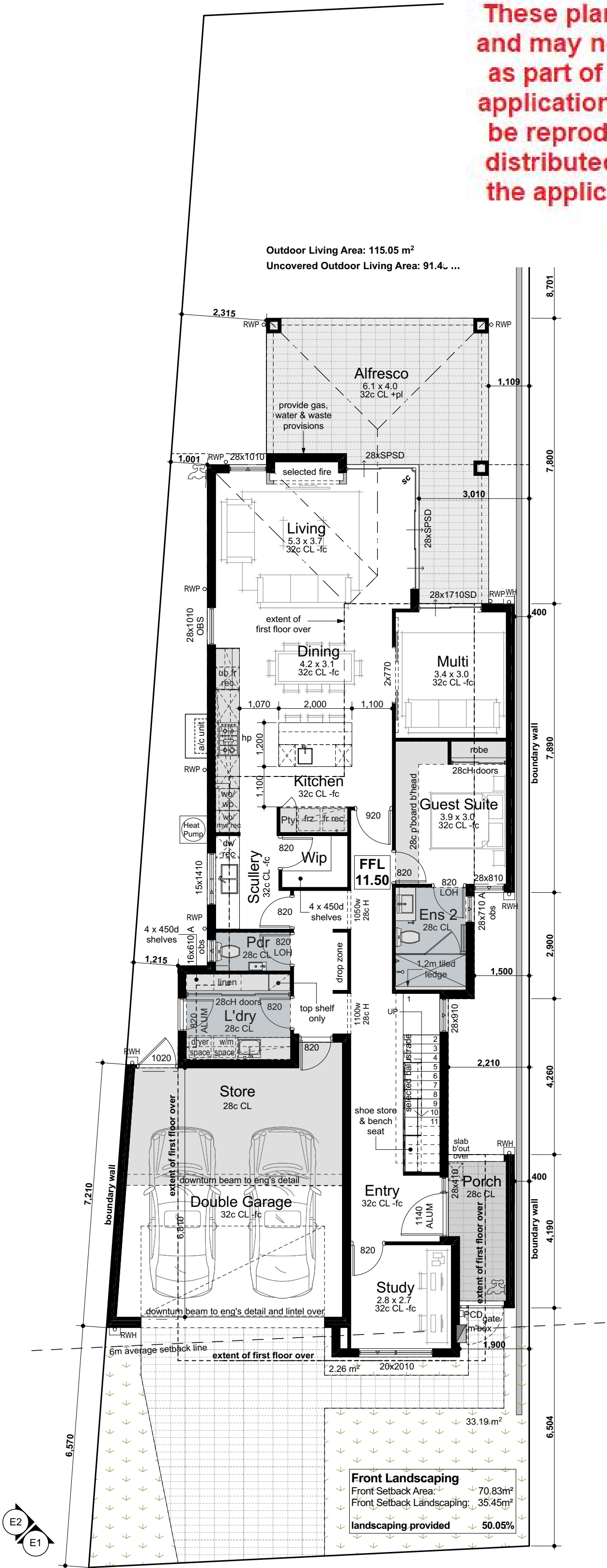
ZONING - R20

SITE COVER % ALLOWED - 50%
SITE AREA - 442m²
PROPOSED SITE COVER - 192.57m²
SITE COVER % PROPOSED - 44%



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Areas	Perimeter
1 Ground Floor	147.88 70.34m
2 First Floor	134.44 59.96m
3 Double Garage	44.69
4 Alfresco	30.84
4 Porch	6.98
TOTAL	364.83 m²

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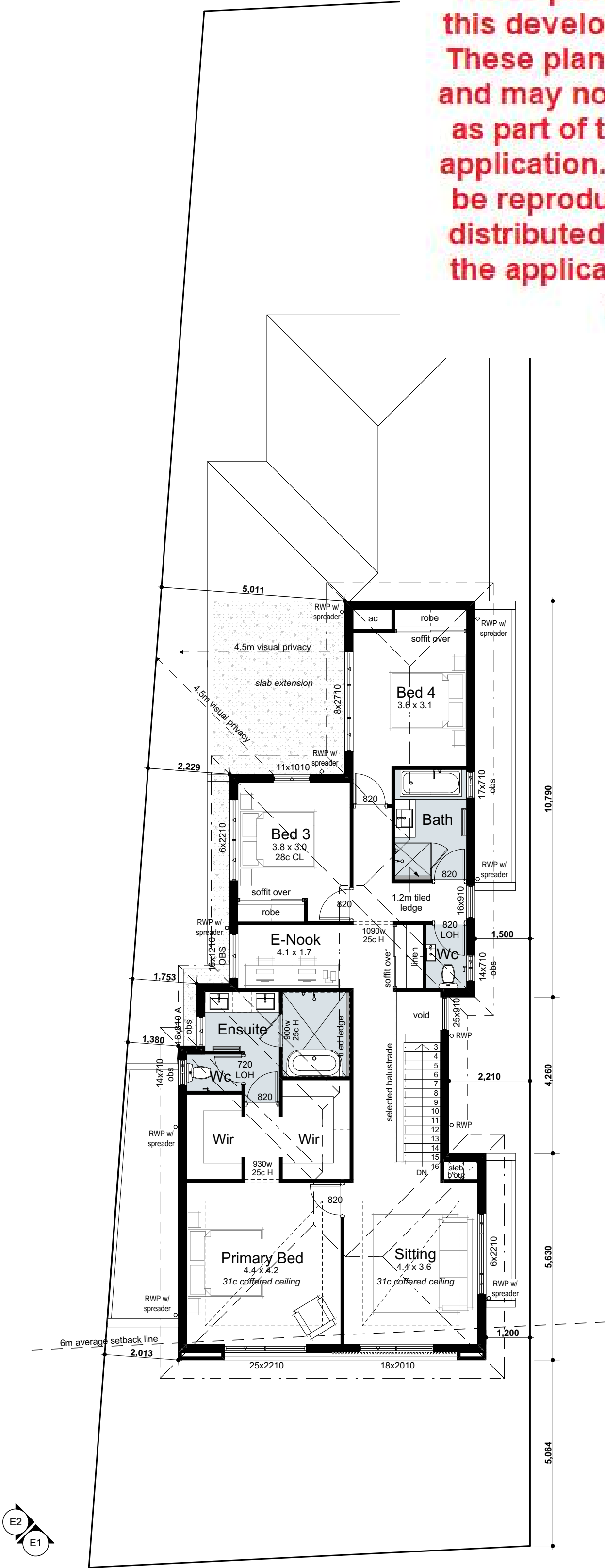
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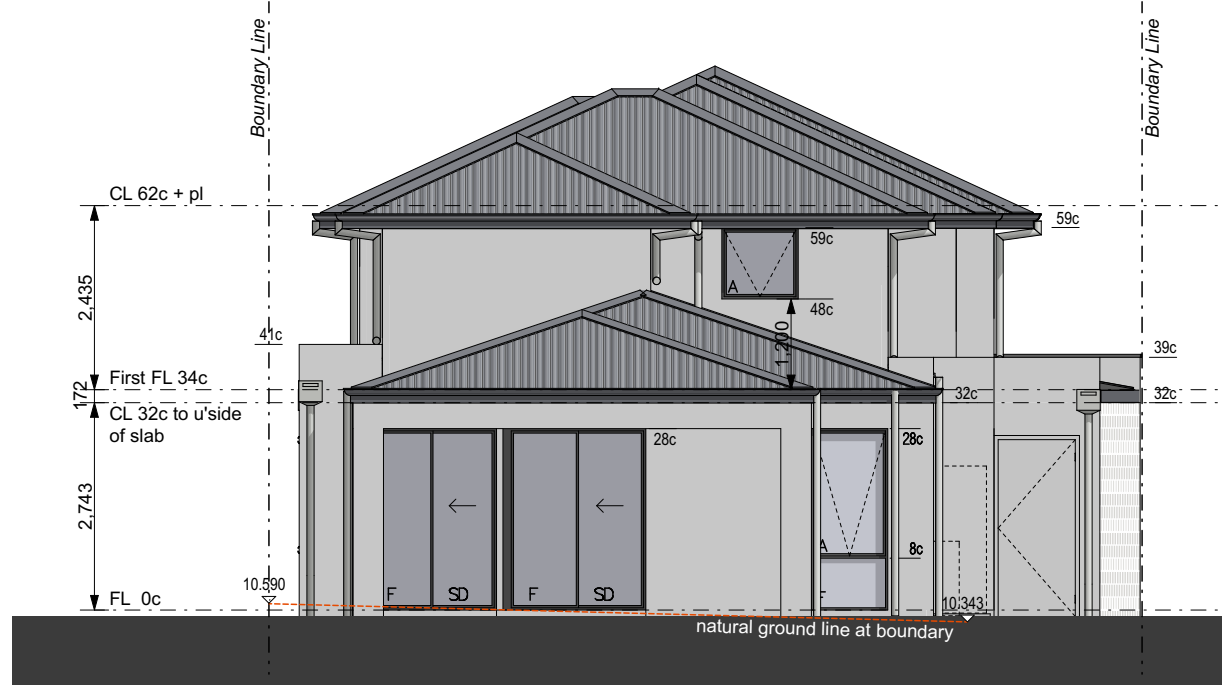
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JD
JD
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JD
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E1 Front Elevation
1:100



E3 Rear Elevation
1:100

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E2 Side Elevation
1:100



E4 Side Elevation
1:100

CLIENT	
CLIENT	
BUILDER	

JD	JD	JD	JD	JD	JD
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JOB NUMBER	18390
CONSULTANT	Nick Monzu

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WB

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WB

WEBB & BROWN-NEAVES

C
A
J
C

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