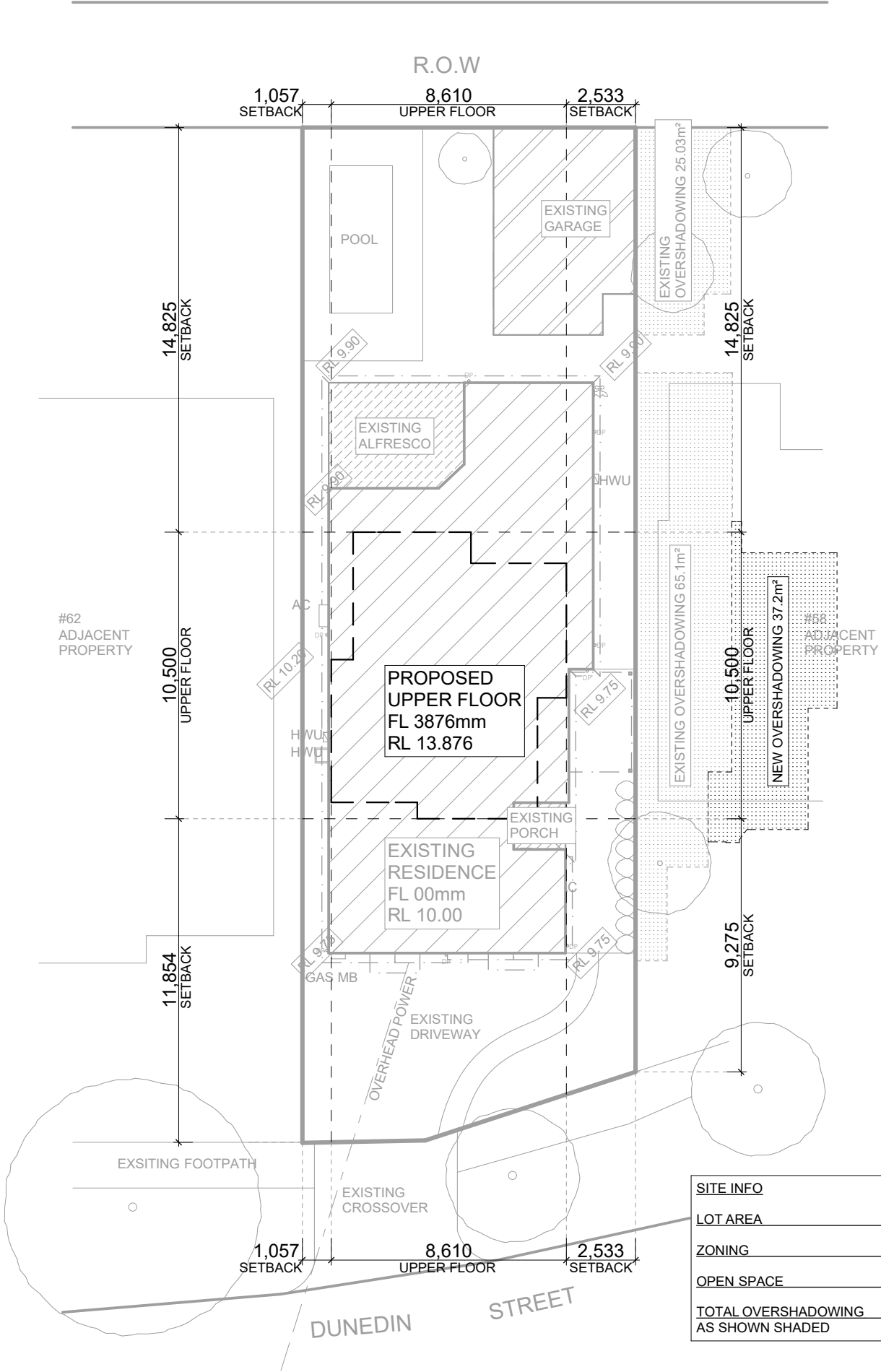
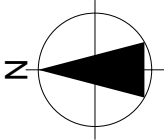




SITE INFO	
LOT AREA	443m ²
ZONING	R30
OPEN SPACE	236.5m ² / 53.4%
TOTAL OVERSHADOWING AS SHOWN SHADED	127.3m ² / 32%

SITE FEATURE SURVEY PLAN
1:200



STAGE:
PLANNING / ENGINEERING
CLIENT:
FIONA & OWEN BOLGER
PROPOSED RESIDENCE AT:
60 DUNEDIN STREET
MOUNT HAWTHORN

SHEET: SITE FEATURE SURVEY PLAN			
DATE:	REV:	DESCRIPTION:	BY:
04-06-21	A	CONTRACT	MS
28-06-21	B	CONTRACT	MS
09-08-21	C	PLANNING / ENGINEERING	MS
DATE PRINTED: 9/08/2021			

NEXUS HOME IMPROVEMENTS: P: 21 HAMMOND ROAD COCKBURN CENTRAL WA 6164 T: 08 9414 1789 ABN: 72152669326 W: www.nexushomesgroup.com.au	SHEET N ^o : 1 OF 9 JOB N ^o : 2021 SCALE: A3 SHEET
NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY	

LEGEND:

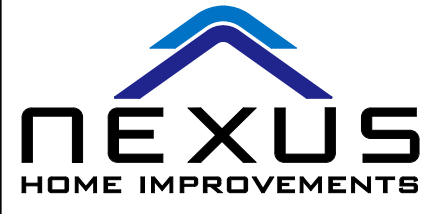
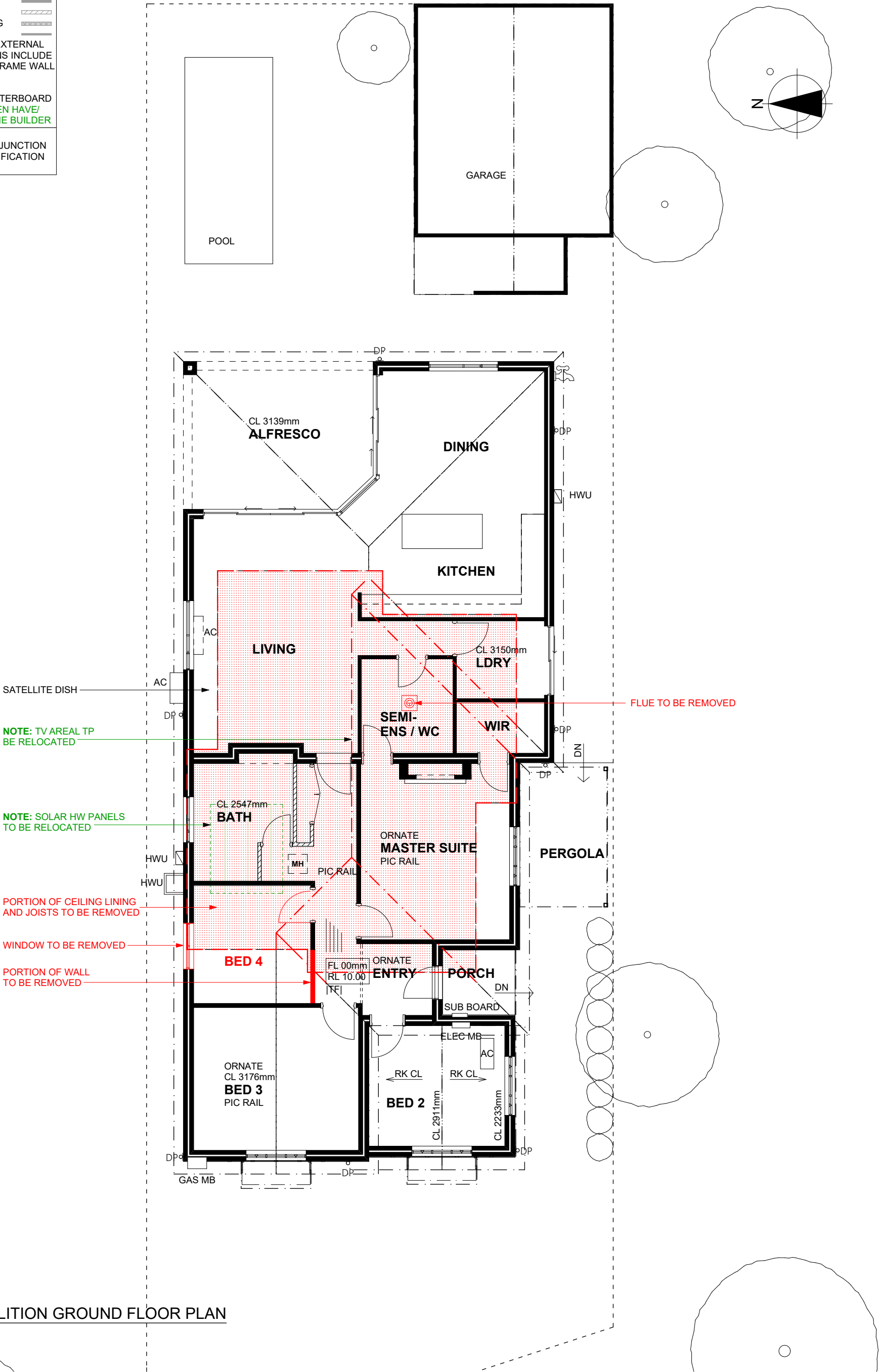
NEW	EXIST
BRICK WALL	
TIMBER FRAME WALL	
MASTERWALL CLADDING	
CLADDING AS NOTED	

WHERE POD CONSTRUCTION: EXTERNAL WALLS AND INTERNAL POD JOINS INCLUDE PLYWOOD BOARD ON TIMBER FRAME WALL
[CF] CONCRETE FLOOR
[TF] TIMBER FRAME FLOOR
ZIG ZAG = DRYLINE PLASTERBOARD

GREEN NOTES = ITEMS IN GREEN HAVE/NOT BEEN ALLOWED FOR BY THE BUILDER

ADDENDUM NOTE:
DRAWINGS TO BE READ IN CONJUNCTION WITH ADDENDUM TO THE SPECIFICATION AND COLOUR ADDENDUM

CITY OF VINCENT
RECEIVED
11 August 2021



STAGE:
PLANNING / ENGINEERING

CLIENT:
FIONA & OWEN BOLGER

PROPOSED RESIDENCE AT:
**60 DUNEDIN STREET
MOUNT HAWTHORN**

SHEET: DEMOLITION GROUND FLOOR			
DATE:	REV:	DESCRIPTION:	BY:
04-06-21	A	CONTRACT	MS
28-06-21	B	CONTRACT	MS
09-08-21	C	PLANNING / ENGINEERING	MS
DATE PRINTED: 9/08/2021			

NEXUS HOME IMPROVEMENTS:

P: 21 HAMMOND ROAD
COCKBURN CENTRAL
WA 6164

T: 08 9414 1789

ABN: 72152669326

W: www.nexushomesgroup.com.au

SHEET N°:
2 OF 9

JOB N°:
2021

SCALE: A3 SHEET

NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY

LEGEND:

NEW

EXIST

BRICK WALL

TIMBER FRAME WALL

MASTERWALL CLADDING

CLADDING AS NOTED

WHERE POD CONSTRUCTION: EXTERNAL WALLS AND INTERNAL POD JOINS INCLUDE PLYWOOD BOARD ON TIMBER FRAME WALL

[CF] CONCRETE FLOOR

[TF] TIMBER FRAME FLOOR

ZIG ZAG = DRYLINE PLASTERBOARD

GREEN NOTES = ITEMS IN GREEN HAVE/NOT BEEN ALLOWED FOR BY THE BUILDER

ADDENDUM NOTE:

DRAWINGS TO BE READ IN CONJUNCTION WITH ADDENDUM TO THE SPECIFICATION AND COLOUR ADDENDUM

WINDOW NOTE:

UPPER FLOOR BEDROOM WINDOWS TO BE PROTECTED IN ACCORDANCE WITH BCA 3.9.2.5

STAIR NOTE:

STAIR CONSTRUCTION TO COMPLY WITH BCA 3.9.1. BALUSTRADE AND HANDRAILS TO COMPLY WITH BCA 3.9.2

CITY OF VINCENT
RECEIVED
11 August 2021

GROUND FLOOR PLAN
1:100

GF AREAS	
EXISTING ALFRESCO	19.02
EXISTING GARAGE	37.72
EXISTING GROUND	170.07
EXISTING PORCH	3.25
	230.06 m ²

STAGE:
PLANNING / ENGINEERING

CLIENT:
FIONA & OWEN BOLGER

PROPOSED RESIDENCE AT:
60 DUNEDIN STREET
MOUNT HAWTHORN

SHEET: GROUND FLOOR			
DATE:	REV:	DESCRIPTION:	BY:
04-06-21	A	CONTRACT	MS
28-06-21	B	CONTRACT	MS
09-08-21	C	PLANNING / ENGINEERING	MS

NEXUS HOME IMPROVEMENTS: P: 21 HAMMOND ROAD COCKBURN CENTRAL WA 6164 T: 08 9414 1789 ABN: 72152669326 W: www.nexushomesgroup.com.au	SHEET NO: 3 OF 9 JOB NO: 2021 SCALE: A3 SHEET
NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY	

DATE PRINTED: 9/08/2021 Y:\2 - CONTRACT & CONSTRUCTION FOLDER\Bolger (Fiona & Owen 60 Dunedin Street Mount Hawthorn)\Plans\CAD p\© COPYRIGHT

LEGEND:

NEW

EXIST

BRICK WALL

TIMBER FRAME WALL

MASTERWALL CLADDING

CLADDING AS NOTED

WHERE POD CONSTRUCTION: EXTERNAL WALLS AND INTERNAL POD JOINS INCLUDE PLYWOOD BOARD ON TIMBER FRAME WALL

[CF] CONCRETE FLOOR

[TF] TIMBER FRAME FLOOR

ZIG ZAG = DRYLINE PLASTERBOARD

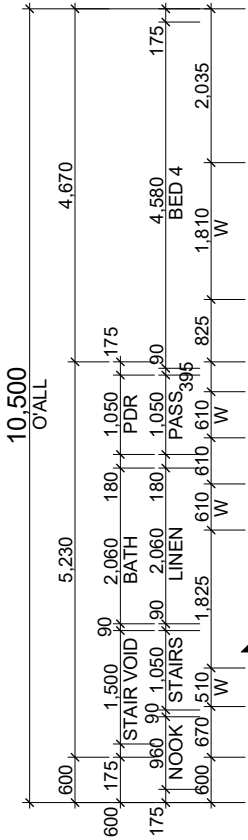
GREEN NOTES = ITEMS IN GREEN HAVE/ NOT BEEN ALLOWED FOR BY THE BUILDER

ADDENDUM NOTE:
DRAWINGS TO BE READ IN CONJUNCTION WITH ADDENDUM TO THE SPECIFICATION AND COLOUR ADDENDUM

WINDOW NOTE: UPPER FLOOR BEDROOM WINDOWS TO BE PROTECTED IN ACCORDANCE WITH BCA 3.9.2.5

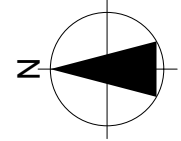
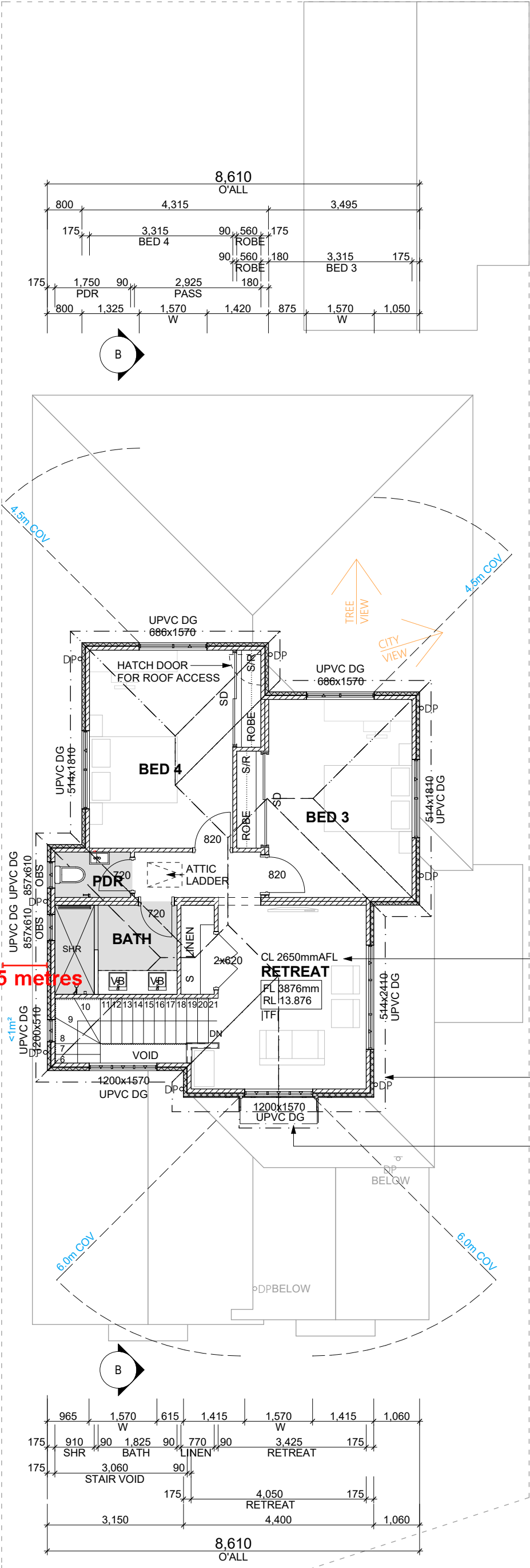
STAIR NOTE: STAIR CONSTRUCTION TO COMPLY WITH BCA 3.9.1. BALUSTRADE AND HANDRAILS TO COMPLY WITH BCA 3.9.2

CITY OF VINCENT
RECEIVED
11 August 2021

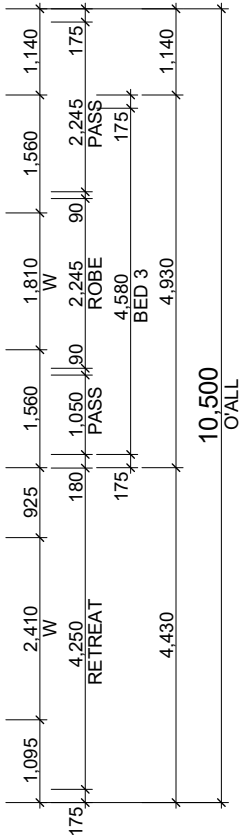


The upper floor Pdr / Shower / Stair wall would be set back 1.05 metres from the northern boundary instead of the permitted 1.2 metres.

UPPER FLOOR PLAN
1:100



E3
E4



GYPROCK SYMPHONY CORNICE TO UPPER FLOOR

OPEN EAVE WITH EXPOSED RAFTERS TO MATCH EXISTING

NOTE: UPVC DOUBLE GLAZED WINDOWS TO UPPER FLOOR

E2
E1



STAGE:
PLANNING / ENGINEERING

CLIENT:
FIONA & OWEN BOLGER

PROPOSED RESIDENCE AT:
**60 DUNEDIN STREET
MOUNT HAWTHORN**

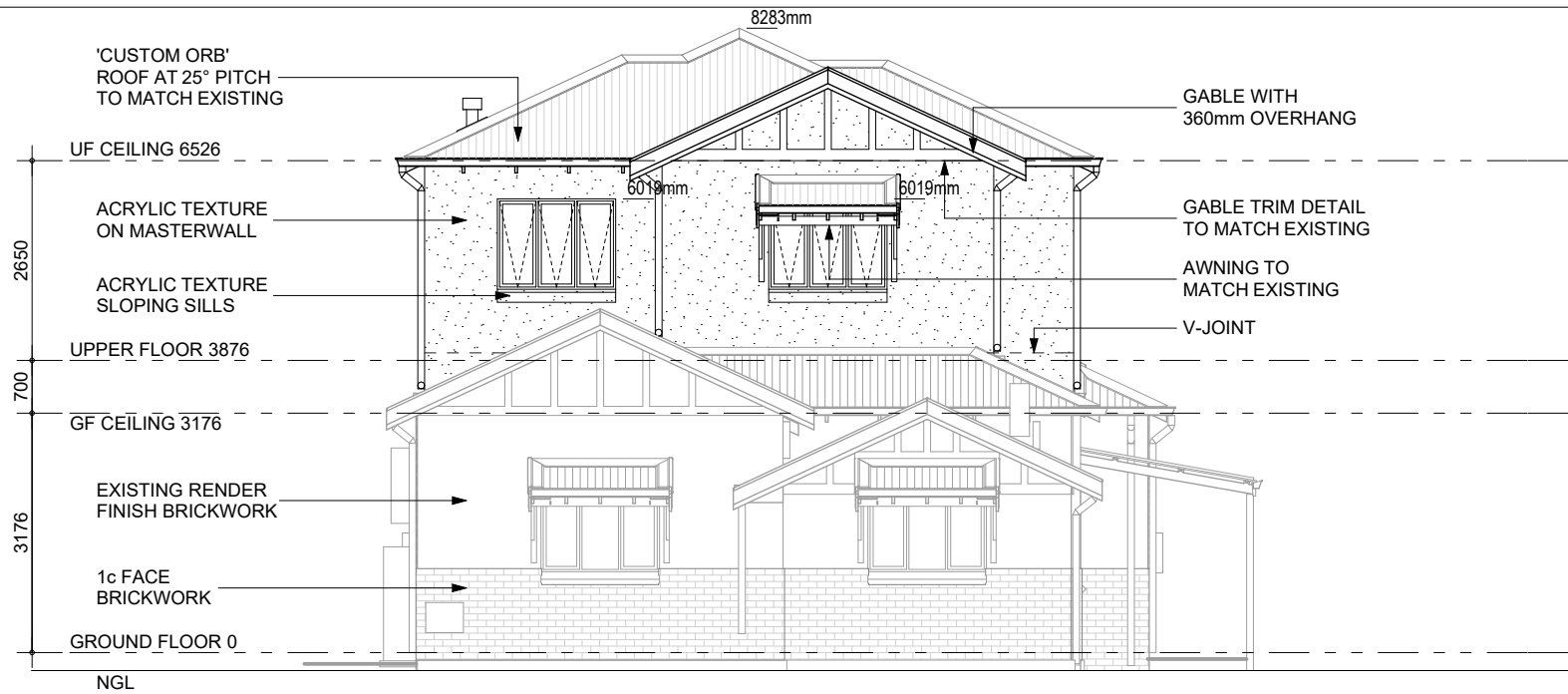
SHEET:
UPPER FLOOR

DATE:	REV:	DESCRIPTION:	BY:
04-06-21	A	CONTRACT	MS
28-06-21	B	CONTRACT	MS
09-08-21	C	PLANNING / ENGINEERING	MS

DATE PRINTED: 9/08/2021 Y:\2 - CONTRACT & CONSTRUCTION FOLDER\Bolger (Fiona & Owen 60 Dunedin Street Mount Hawthorn)\Plans\CAD\p\© COPYRIGHT

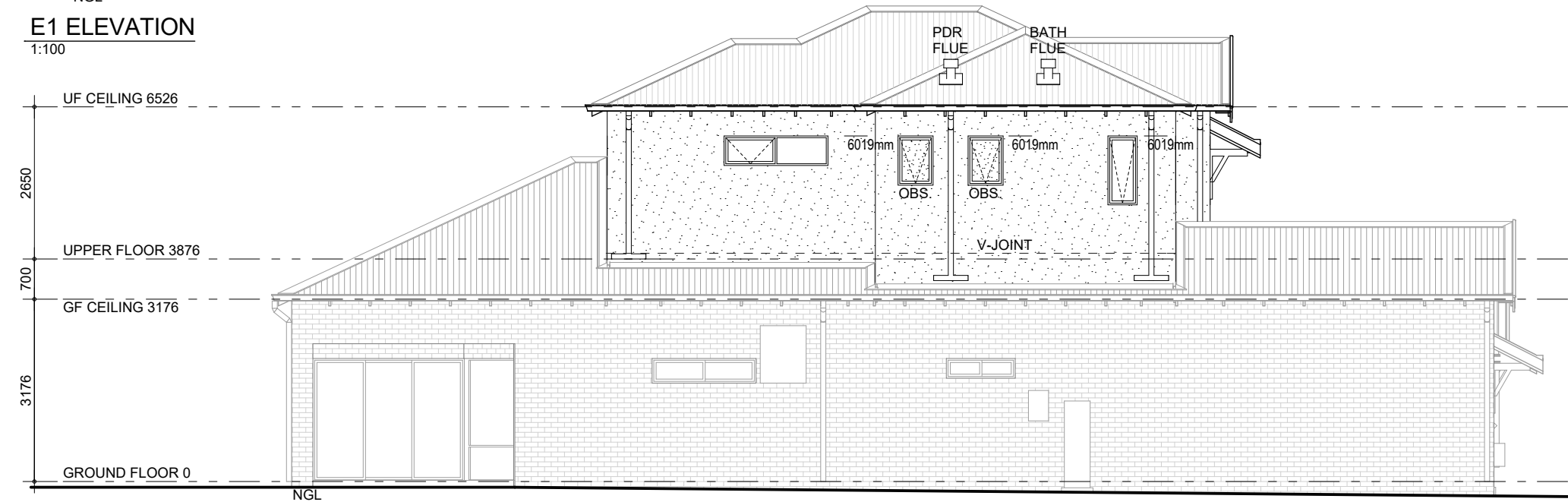
UF AREAS	
PROPOSED UPPER	76.10
	76.10 m ²
NEXUS HOME IMPROVEMENTS: P: 21 HAMMOND ROAD COCKBURN CENTRAL WA 6164 T: 08 9414 1789 ABN: 72152669326 W: www.nexushomesgroup.com.au	SHEET N°: 4 OF 9 JOB N°: 2021 SCALE: A3 SHEET
NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY	

CITY OF VINCENT
RECEIVED
11 August 2021



E1 ELEVATION

1:100



E2 ELEVATION

1:100



E3 ELEVATION

1:100



E4 ELEVATION

1:100



STAGE:
PLANNING / ENGINEERING

CLIENT:
FIONA & OWEN BOLGER

PROPOSED RESIDENCE AT:
60 DUNEDIN STREET
MOUNT HAWTHORN

SHEET:
ELEVATIONS

DATE:	REV:	DESCRIPTION:
04-06-21	A	CONTRACT
28-06-21	B	CONTRACT
09-08-21	C	PLANNING / ENGINEERING

BY:
MS
MS
MS

NEXUS HOME IMPROVEMENTS:
P: 21 HAMMOND ROAD
COCKBURN CENTRAL
WA 6164
T: 08 9414 1789
ABN: 72152669326
W: www.nexushomesgroup.com.au

SHEET N°:
5 OF 9

JOB N°:
2021

SCALE: A3 SHEET

NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY

DATE PRINTED: 9/08/2021 Y:\2 - CONTRACT & CONSTRUCTION FOLDER\Bolger (Fiona & Owen 60 Dunedin Street Mount Hawthorn)\Plans\CAD\©COPYRIGHT