HUNT ROAD

Construction Stage 1: 18 dwellings + Clubhouse and infrastructure

Construction Stage 2: 16 dwellings

Construction Stage 3: 18 dwellings

PROPOSED ROAD

AREA OF WORKS

EXISTING BITUMEN & GRAVEL ROAD

EXISTING BUILDING

EXISTING HOUSE

PREFABRICATED TOILET BLOCK

PREFABRICATED "APPLE PODS"

NEW FENCE

Reserved

FLUSH CONCRETE KERB TO ENGINEERS DETAILS

NEW BOLLARD

NEW LANDSCAPING TO LANDSCAPE CONTRACTORS DIRECTION

NEW LINE MARKING IN ACCORDANCE WITH A.S.

ALUMINIUM POWDERCOATED AS1926.1 COMPLIANT POOL FENCING - (1200 HIGH, NON CLIMBABLE < 100mm GAPS)

ALUMINIUM POWDERCOATED AS1926.1 COMPLIANT POOL GATE (SWING OUTWARDS WITH COMPLIANT HARDWARE) SELF LATCHING SELF CLOSING AND SAFETY SIGNAGE TO AS1926.1

AS1926.1 CPR SIGNAGE

POOL SYSTEM TO CLIENT'S DIRECTION

SAUNA ROOM SIZE TO CLIENTS DIRECTION

AMENITIES 149 m²

CARPORTS BY CLIENT/OTHERS

VERGOLAS AND DECKS BY CLIENT/ OTHERS

DECKS BY CLIENT/ OTHERS

ALL LANDSCAPING BY CLIENT/OTHERS

COMMON OUTDOOR SPACE

EXISTING TREES

BOWLING GREEN

FLUSH CONCRETE KERB TO ENGINEERS DETAILS

NEW RED ASPHALT WITH ROADBASE TO ENGINEERS DETAILS

DRIVING AND AISLE BY CLIENT/ OTHERS

68.59 DISTANCE FROM PROPOSED TO BOUNDARY

98.33 DISTANCE FROM PROPOSED TO BOUNDARY

19.45 DISTANCE FROM PROPOSED TO BOUNDARY

52.23 DISTANCE FROM PROPOSED TO BOUNDARY

14.46 DISTANCE FROM PROPOSED TO BOUNDARY

INDICATIVE. FOR ACCURATE HEIGHT LEVELS AND PROPE DRAINAGE, STORMWATER MANAGEMENT, AND CIVIL WORKS, PLEASE REFER TO CI ENGINEER.

ZONE LEGEND

CODE	PLAN	DESCRIPTION	STATUS

LANDSCAPING SURFACES

HATCH	SURFACE	DESCRIPTION
	05 Earth - Brown	
	05 Grass - Green	
	05 Grass - Green	Roll on Turf
	05 Road - Asphalt Dark	
	F51 Paving - Brick Paving Grey	
	F52 Paving - Cobblestone	
	W23 Stonework - Rounded Random Large	
	W24 Stonework - Small Pebbles	

SITE LEGEND

SYMBOL	DESCRIPTION	STATUS

SITE LEVEL NOTES

HRBIOS Masterplan (2BED_UNIT).pln

- EXISTING FINISHED GROUND LEVEL
- 0.000 NEW FINISHED GROUND LEVEL
- FFL 0.000 NEW FINISHED FLOOR LEVEL

SITE NOTES

EXISTING PLAN HAS BEEN DRAWN FROM SURVEY INFORMATION PROVIDED. THE DRAWING ACCURACY AND COMPLETENESS WILL REFLECT THE ACCURACY AND COMPLETENESS OF THE ORIGINAL SURVEY. CHECK ALL DIMENSIONS ON SITE PRIOR TO ANY SET OUT.

EXISTING SERVICES POINTS TO BE VERIFIED ON-SITE - LOCATIONS SHOWN ON THESE PLANS ARE INDICATIVE ONLY. STORMWATER SYSTEM TO N.C.C. AND LOCAL GOVERNMENT REQ. BUILDER TO APPLY FOR WATER CORP APPROVAL INCL. FLIMSY SUBMISSION, AND CROSSOVER APPROVAL.

BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND FITTINGS AND FIXTURES CONDITIONS, (BOTH NEW AND EXISTING TO BE REUSED). REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH ANY PHASE OF THE WORK.

DO NOT SCALE DIMENSIONS FROM DRAWINGS.

BALUSTRADES AND HANDRAILS TO COMPLY WITH N.C.C. AND RELEVANT A.S. REQ. TERMITE BARRIER TO N.C.C. AND A.S. 3660.1-2014 REQ.

NOTE:
INSTALL BRICK EXPANSION JOINTS TO STRUCT. ENG. DETAILS OR TO A.S. ENSURE NO MOISTURE BRIDGING IN CAVITY

SITE CALCULATIONS

NO.	ZONE NAME	AREA (SQ.M)

TOTAL SITE AREA	39452 m²
TOTAL FOOTPRINT	3185 m²
OPEN SPACE	36267 m²
OPEN SPACE %	91.9%
SOFT LANDSCAPING %	22.3%

GENERAL NOTES:
- ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- REFER ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DO NOT SCALE DIMENSIONS FROM DRAWINGS.
- CHECK AND CONFIRM EXISTING LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THIS DRAWING IS PROTECTED BY AUSTRALIAN AND INTERNATIONAL COPYRIGHT LAW AND IS TO BE USED ONLY FOR WORK WHEN AUTHORISED IN WRITING BY PATRICK HUBBLE ARCHITECTS PTY LTD T/A HUBBLE DESIGN.
- THIS DRAWING IS ONLY TO BE USED FOR ITS EXPRESSELY INTENDED PURPOSE ONLY.
- DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
- ALL BOUNDARIES AND CONTOURS ARE SUBJECT TO SURVEY DRAWING.
- EXISTING SERVICES POINTS TO BE VERIFIED ON-SITE - LOCATIONS SHOWN ON THESE PLANS ARE INDICATIVE ONLY
- ALL WORKS TO COMPLY TO N.C.C. & RELEVANT AUSTRALIAN STANDARDS.

ISSUE REV	DESCRIPTION	DATE	DWG REV
W	ISSUE FOR BP - RFI	20/5/2026	20
V	ISSUE FOR BUILDING PERMIT	9/4/2026	19
U	ISSUE FOR BUILDING PERMIT	31/3/2026	18
T	ISSUE FOR CONSULTANTS	9/3/2026	17
S	ISSUE FOR CONSULTANTS	9/3/2026	16
R	ISSUE FOR CONSULTANTS	4/3/2026	15

LAYOUT TITLE: SITE PLAN

PROJECT STATUS: BUILDING PERMIT

SCALE: 1:250 @A1

DRAWN: | CHKD: I.Z. | P.H.

PROJECT/CLIENT: **RETIREMENT VILLAGE 18 HUNT ROAD BEVERLEY WA - AUSTRALIA**

Anuoluwa Esther Oladipo

PROJECT NO: 2024-16

DRAWING NO: **A1-02**

TLC PROJECTS