



Unitz by Impressions

Planning & Development

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PRELIMINARY DESIGN ONLY
 DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.

DESIGN NOTE:
 SOME ASPECTS OF THE SKETCH DESIGN MAY HAVE TO BE ALTERED TO COMPLY WITH THE 6 STAR ENERGY EFFICIENCY RATINGS IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA (BCA). ONCE FINALISED, ADDITIONAL DESIGN COMPLIANCE ITEMS WILL BE AT EXTRA OVER COST/S TO SATISFY THE CODES.

RCODE REQUIREMENTS	R20	REQUIRED	COMPLIES
DWELLING FRONT SETBACK		2.5 min	YES
OPEN SPACE		50%	YES
BOUNDARY WALL LENGTH		9m	N/A
BOUNDARY WALL BEHIND SETBACK LINE			N/A
OVERLOOKING CONES OF VISION SHOWN			N/A

NOTE
 NO HOBS TO ENSUITE OR BATHROOM SHOWER, PROVIDE 80mm Ø WASTE. PROVIDE REFLUX VALVE TO SEWER CONNECTION

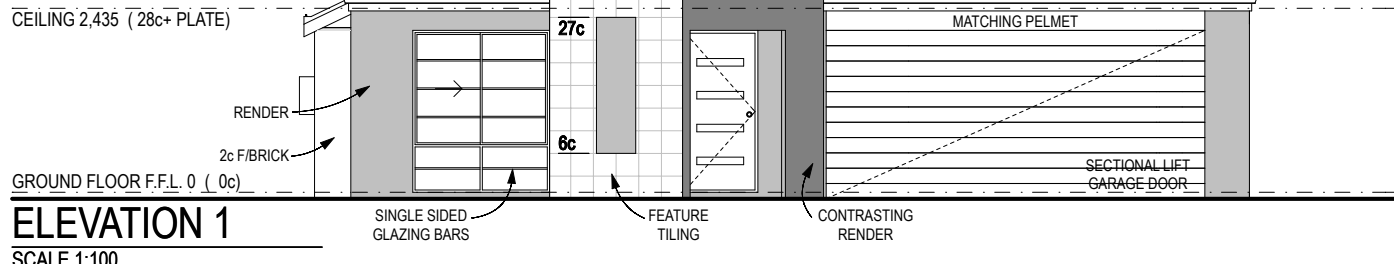
AREAS: GROUND FLOOR

	PERIM. (m)	AREA (m ²)
HOUSE AREA	62.24	156.38
GARAGE	27.78	36.79
ALFRESCO	17.05	15.39
STORE	8.40	4.05
PORCH	7.13	2.44
		215.05 m ²

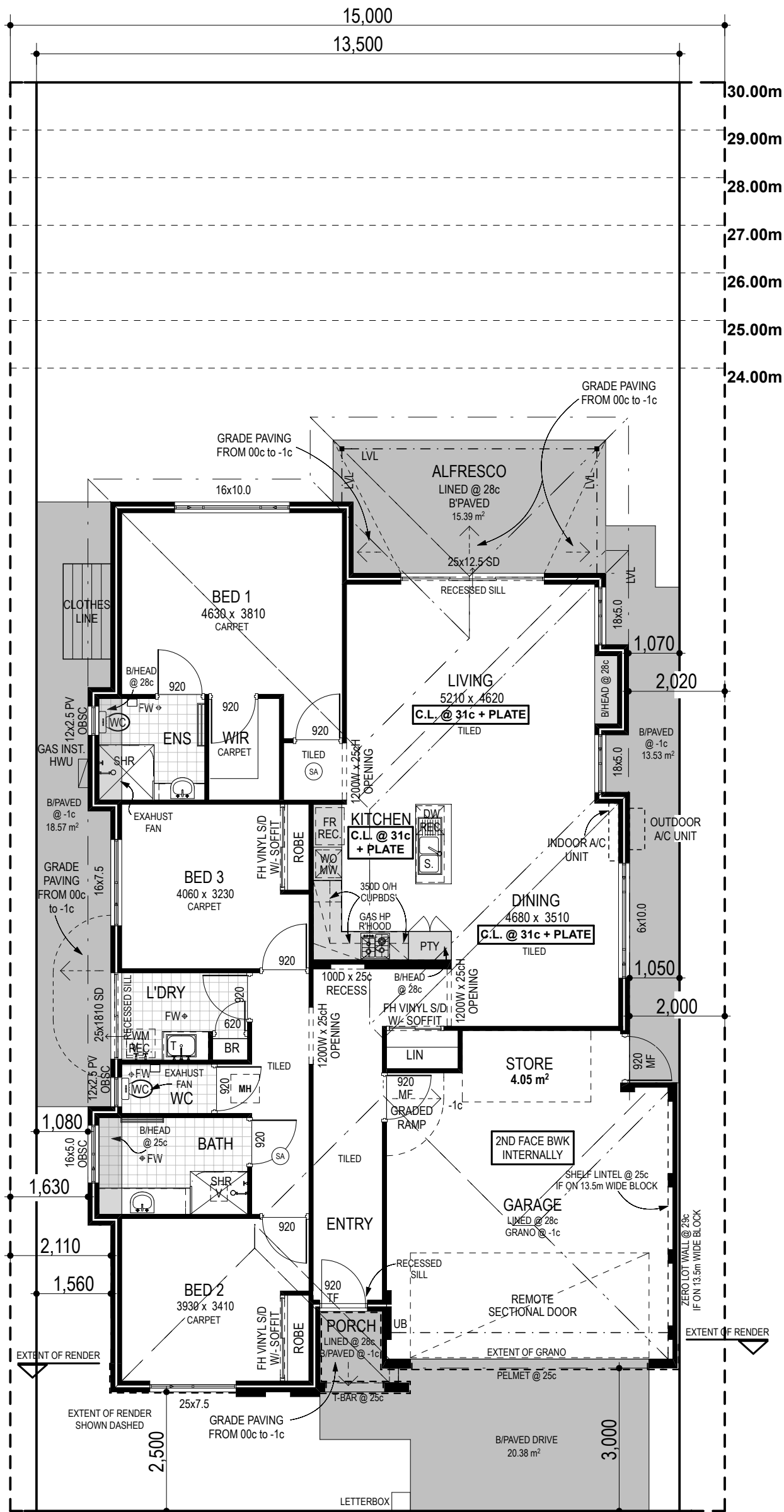
GROUND ROOF AREAS

AREA [m ² ON THE FLAT]	228.29
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TILED ROOF ON 25°38'0" (25°) PITCH.



ELEVATION 1
 SCALE 1:100



HILLTOP GROVE ESTATE

LOT: 1 JACOBY ST, MUNDARING
 DESIGN: MM
 DATE: 27.03.14
 PATH: stg04.realcognita.com/imp-design/
 Design/sales-sketches/rep-names/FRANK
 FERRALORO/2014/Commercial Property Group
 27.03.14/PLAN 5/CPG PLAN 5.pln

PLAN 5

UNITZ SPECIFICATION

FLOOR PLAN
 SCALE 1:100

ROAD