



1 LOT 633 GENERAL SITE PLAN 1_500
1 : 500

LEGEND

- CONTOURS
- PROPOSE PROPERTY LINES
- PROPOSED UNITS



2 3D - LOT 633 OVERVIEW
1 : 1

DATE	NO.	DESCRIPTION
10.07.2024	E	ISSUED FOR DA
06.07.2024	D	DA ISSUED FOR REVIEW
14.06.2024	C	PRELIMINARY ISSUE
30.05.2024	B	DA PRELIMINARY REVIEW
14.05.2024	A	DA PRELIMINARY REVIEW



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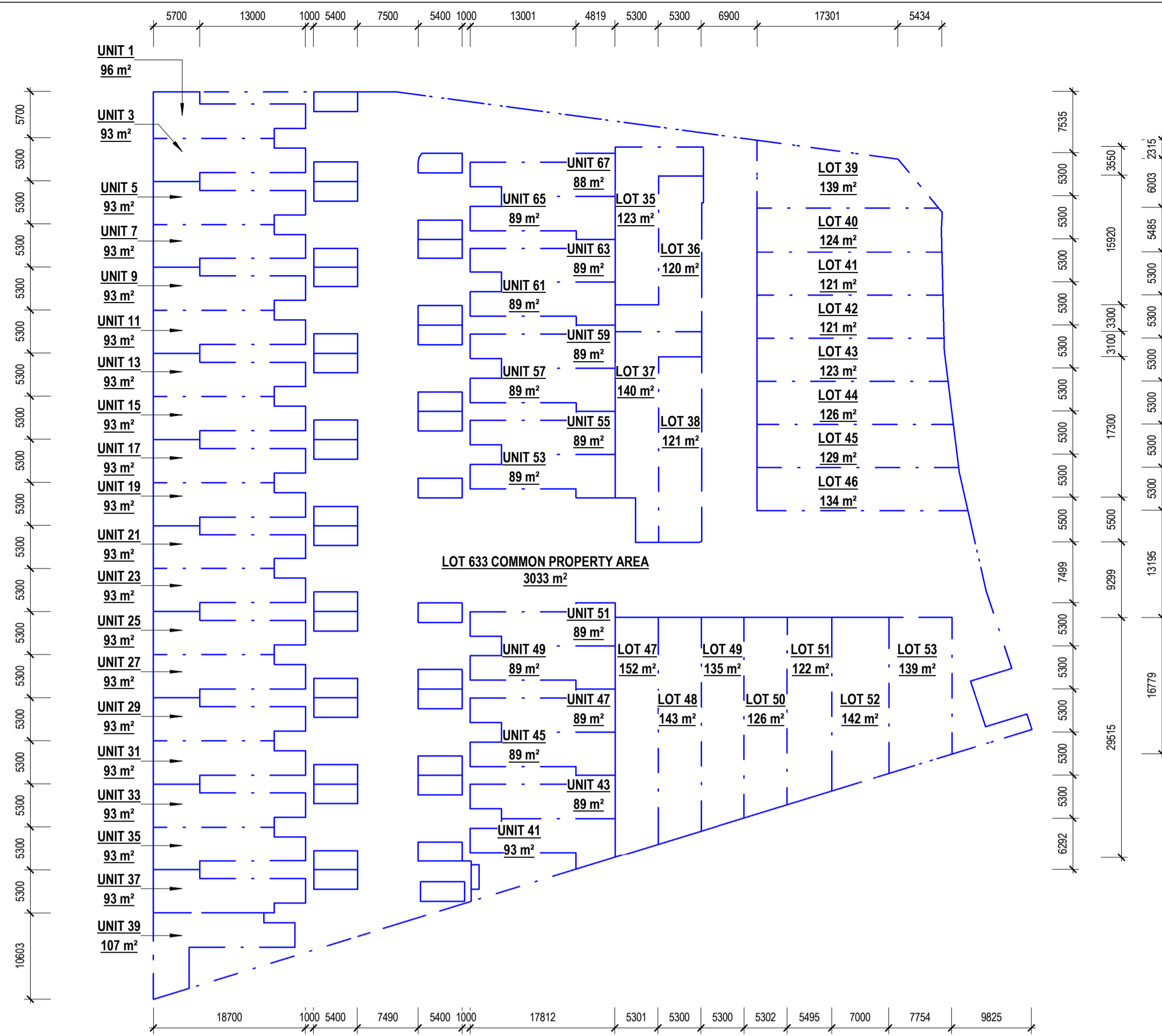


1 9444 9511 SUITE 13
F 9444 9522 127 HERDSMAN POE
E info@modus.net.au WARRALEY 6014
ABN 27 121 224 459 PO BOX 222
ACN 121 224 459 COMO WA 6952

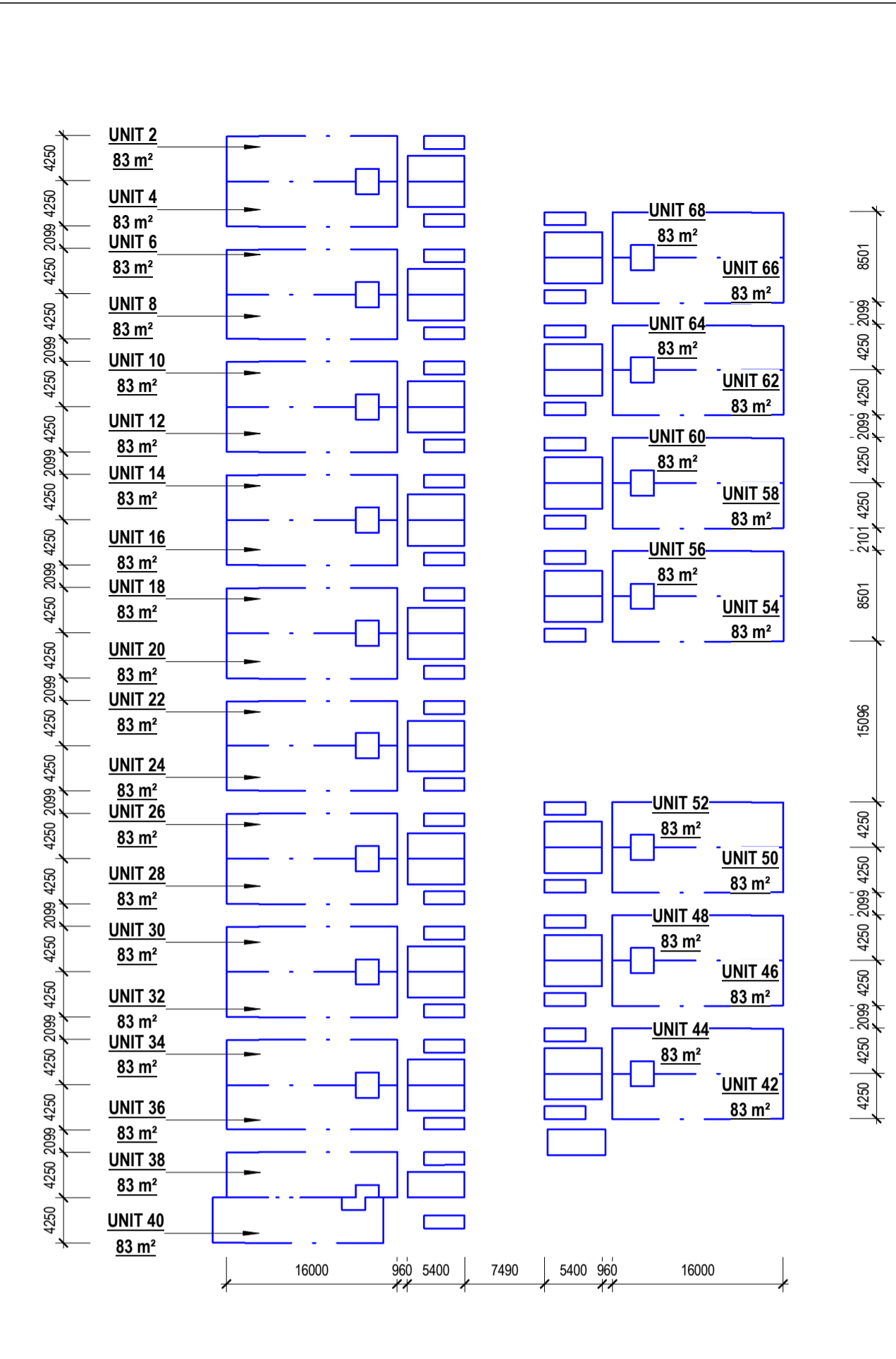
LOT 633 GENERAL SITE PLAN

JINGARRI ESTATE - NICKOL,
KARRATHA LOT 633 & 678
BUTCHERBIRD DRIVE
KARRATHA

MODUS PROJECT	D24-1768
DESIGN	FM
DRAWN	FM
CHECKED	FM
SCALE	As Indicated
DATE	APRIL 2024
REVISION	E
A1	DWG A10000



1 LOT 633 GL UNITS AREA SCHEME PLAN
1 : 500



2 LOT 633 L1 UNITS AREAS SCHEME PLAN
1 : 500

LOT 633 Area Schedule_T1 (GL)							
Name	Area	Proportionate share of Common Property sqm	Effective Site Area	Site Coverage (Unit)	Site Coverage (Storage)	Total coverage %	Open Space Provided %
UNIT 1	95.54 m²	34.86 m²	130.40 m²	54.73 m²	3 m²	60%	40%
UNIT 3	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 5	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 7	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 9	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 11	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 13	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 15	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 17	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 19	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 21	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 23	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 25	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 27	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 29	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 31	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 33	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 35	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 37	93.26 m²	34.86 m²	128.12 m²	54.73 m²	3 m²	62%	38%
UNIT 39	107.7 m²	34.86 m²	141.59 m²	54.73 m²	3 m²	54%	46%
UNIT 41	92.77 m²	34.86 m²	127.63 m²	54.73 m²	3 m²	62%	38%
UNIT 43	88.53 m²	34.86 m²	123.39 m²	54.73 m²	3 m²	65%	35%
UNIT 45	88.61 m²	34.86 m²	123.47 m²	54.73 m²	3 m²	65%	35%
UNIT 47	88.54 m²	34.86 m²	123.40 m²	54.73 m²	3 m²	65%	35%
UNIT 49	88.53 m²	34.86 m²	123.39 m²	54.73 m²	3 m²	65%	35%
UNIT 51	88.53 m²	34.86 m²	123.39 m²	54.73 m²	3 m²	65%	35%
UNIT 53	88.60 m²	34.86 m²	123.46 m²	54.73 m²	3 m²	65%	35%
UNIT 55	88.60 m²	34.86 m²	123.46 m²	54.73 m²	3 m²	65%	35%
UNIT 57	88.59 m²	34.86 m²	123.45 m²	54.73 m²	3 m²	65%	35%
UNIT 59	88.60 m²	34.86 m²	123.46 m²	54.73 m²	3 m²	65%	35%
UNIT 61	88.60 m²	34.86 m²	123.46 m²	54.73 m²	3 m²	65%	35%
UNIT 63	88.60 m²	34.86 m²	123.46 m²	54.73 m²	3 m²	65%	35%
UNIT 65	88.59 m²	34.86 m²	123.45 m²	54.73 m²	3 m²	65%	35%
UNIT 67	88.44 m²	34.86 m²	123.30 m²	54.73 m²	3 m²	65%	35%

LOT 633 Area Schedule_T1 (L1)							
Name	Area	Proportionate share of Common Property sqm	Effective Site Area	Site Coverage (Unit)	Site Coverage (Storage)	Total coverage %	Open Space Provided %
UNIT 2	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 4	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 6	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 8	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 10	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 12	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 14	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 16	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 18	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 20	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 22	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 24	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 26	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 28	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 30	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 32	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 34	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 36	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 38	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 40	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 42	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 44	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 46	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 48	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 50	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 52	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 54	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 56	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 58	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 60	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 62	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 64	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 66	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%
UNIT 68	82.93 m²	34.86 m²	117.79 m²	55.26 m²	3 m²	70%	30%

LOT 633 Area Schedule_T2							
Name	Area	Proportionate share of Common Property sqm	Effective Site Area	Site Coverage (Unit)	Site Coverage (Storage)	Total coverage %	Open Space Provided %
LOT 35	122.72 m²	34.86 m²	157.58 m²	45.90 m²	4 m²	41%	59%
LOT 36	120.01 m²	34.86 m²	154.87 m²	45.90 m²	4 m²	42%	58%
LOT 37	140.12 m²	34.86 m²	174.98 m²	45.90 m²	4 m²	36%	64%
LOT 38	120.81 m²	34.86 m²	155.67 m²	45.90 m²	4 m²	41%	59%
LOT 39	138.88 m²	34.86 m²	173.74 m²	45.90 m²	4 m²	36%	64%
LOT 40	124.25 m²	34.86 m²	159.11 m²	45.90 m²	4 m²	40%	60%
LOT 41	120.62 m²	34.86 m²	155.48 m²	45.90 m²	4 m²	41%	59%
LOT 42	121.31 m²	34.86 m²	156.17 m²	45.90 m²	4 m²	41%	59%
LOT 43	122.67 m²	34.86 m²	157.53 m²	45.90 m²	4 m²	41%	59%
LOT 44	126.01 m²	34.86 m²	160.87 m²	45.90 m²	4 m²	40%	60%
LOT 45	129.48 m²	34.86 m²	164.34 m²	45.90 m²	4 m²	39%	61%
LOT 46	134.07 m²	34.86 m²	168.93 m²	45.90 m²	4 m²	37%	63%
LOT 47	152.14 m²	34.86 m²	187.00 m²	45.90 m²	4 m²	33%	67%
LOT 48	143.48 m²	34.86 m²	178.34 m²	45.90 m²	4 m²	35%	65%
LOT 49	134.85 m²	34.86 m²	169.71 m²	45.90 m²	4 m²	37%	63%
LOT 50	126.22 m²	34.86 m²	161.08 m²	45.90 m²	4 m²	40%	60%
LOT 51	121.81 m²	34.86 m²	156.67 m²	45.90 m²	4 m²	41%	59%
LOT 52	141.67 m²	34.86 m²	176.53 m²	45.90 m²	4 m²	35%	65%
LOT 53	139.36 m²	34.86 m²	174.22 m²	45.90 m²	4 m²	36%	64%

ALL THE GROUND FLOOR UNITS FOR T1 ARE ACCESSIBLE

DATE	NO.	DESCRIPTION
10.07.2024	B	ISSUED FOR DA
06.07.2024	A	DA ISSUED FOR REVIEW



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ACN 121 224 459 COMO WA 6952

LOT 633 UNITS INFORMATION

JINGARRI ESTATE - NICKOL,
KARRATHA LOT 633 & 678
BUTCHERBIRD DRIVE
KARRATHA

MODUS PROJECT D24-1768

REVISION	DESCRIPTION
1	DESIGN FM
2	DRAWN FM
3	CHECKED FM
4	SCALE 1:500
5	DATE APRIL 2024



LEGEND

- LOT BOUNDARY
- SETBACK LINE
- UNIT FOOTPRINT
- CONCRETE FOOTPATH
- PAVING
- BALCONY
- LANDSCAPING (REFER TO LANDSCAPING PACKAGE FOR DETAILS)
- ROAD
- MOTOR BIKE BAY
- VISITOR'S BAY
- CARPORT AREA
- OPEN CAR BAY AREA
- STORAGE
- OVERHEAD STRUCTURE
- PRIMARY GARDEN
- PD / DB POWER DOME / DISTRIBUTION BOARD
- WM WATER METER
- ST BOLLARD LIGHT
- HARD FENCE 1800H
- BATTENS PERMEABLE FENCE 1600H
- BS WASTE M. BINS STORAGE
- WASTE M. BINS COLLECTION
- FFL SYMBOL
- TX TRANSFORMER AND SWITCHGEAR
- A/C UNITS

DATE	NO.	DESCRIPTION
10.07.2024	F	ISSUED FOR DA
05.07.2024	E	DA ISSUED FOR REVIEW
14.06.2024	D	PRELIMINARY ISSUE
30.05.2024	C	DA PRELIMINARY REVIEW
14.05.2024	B	DA PRELIMINARY REVIEW
08.05.2024	A	PRELIMINARY REVIEW



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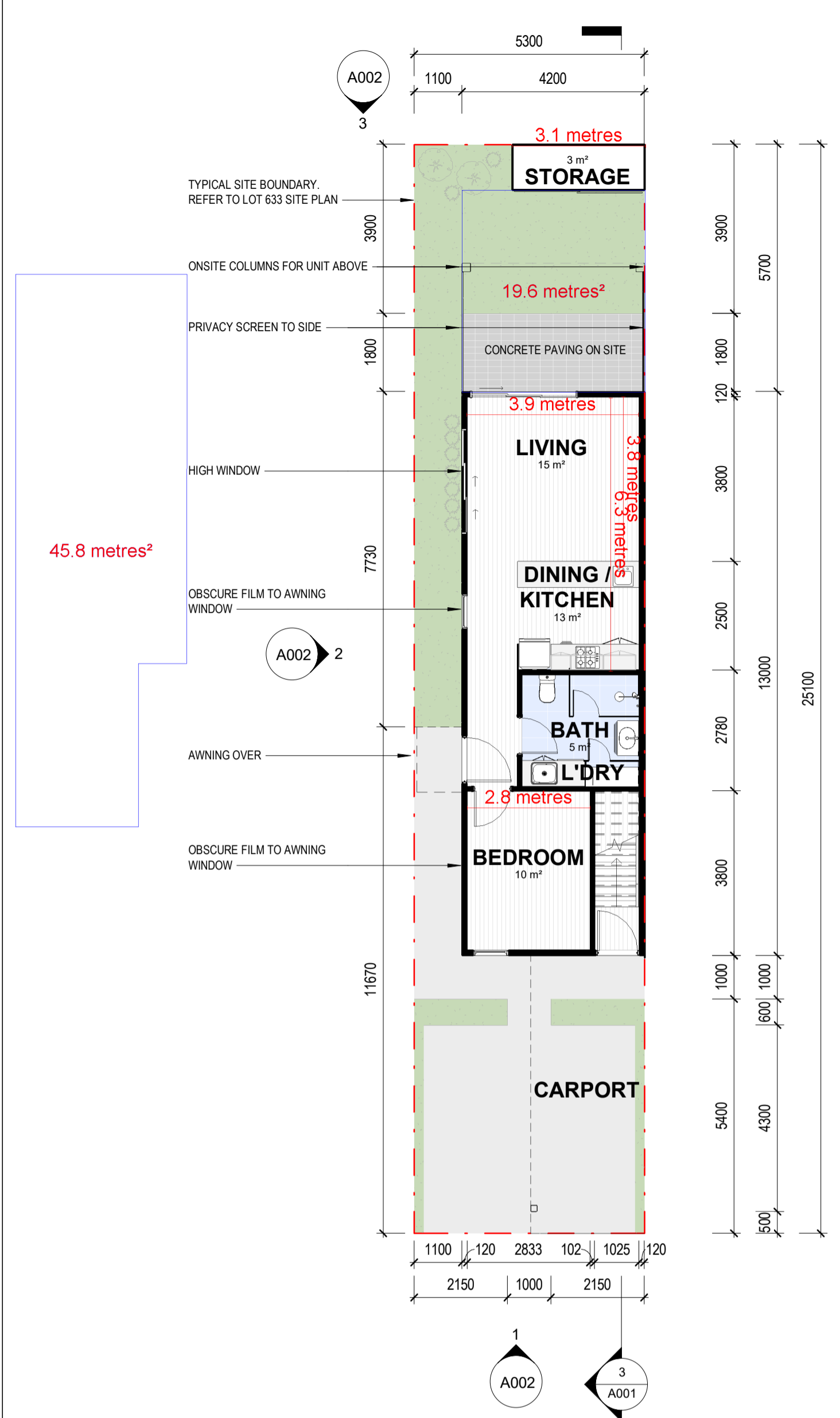
LOT 633 GL SITE PLAN

JINGARRI ESTATE - NICKOL,
 KARRATHA LOT 633 & 678
 BUTCHERBIRD DRIVE
 KARRATHA

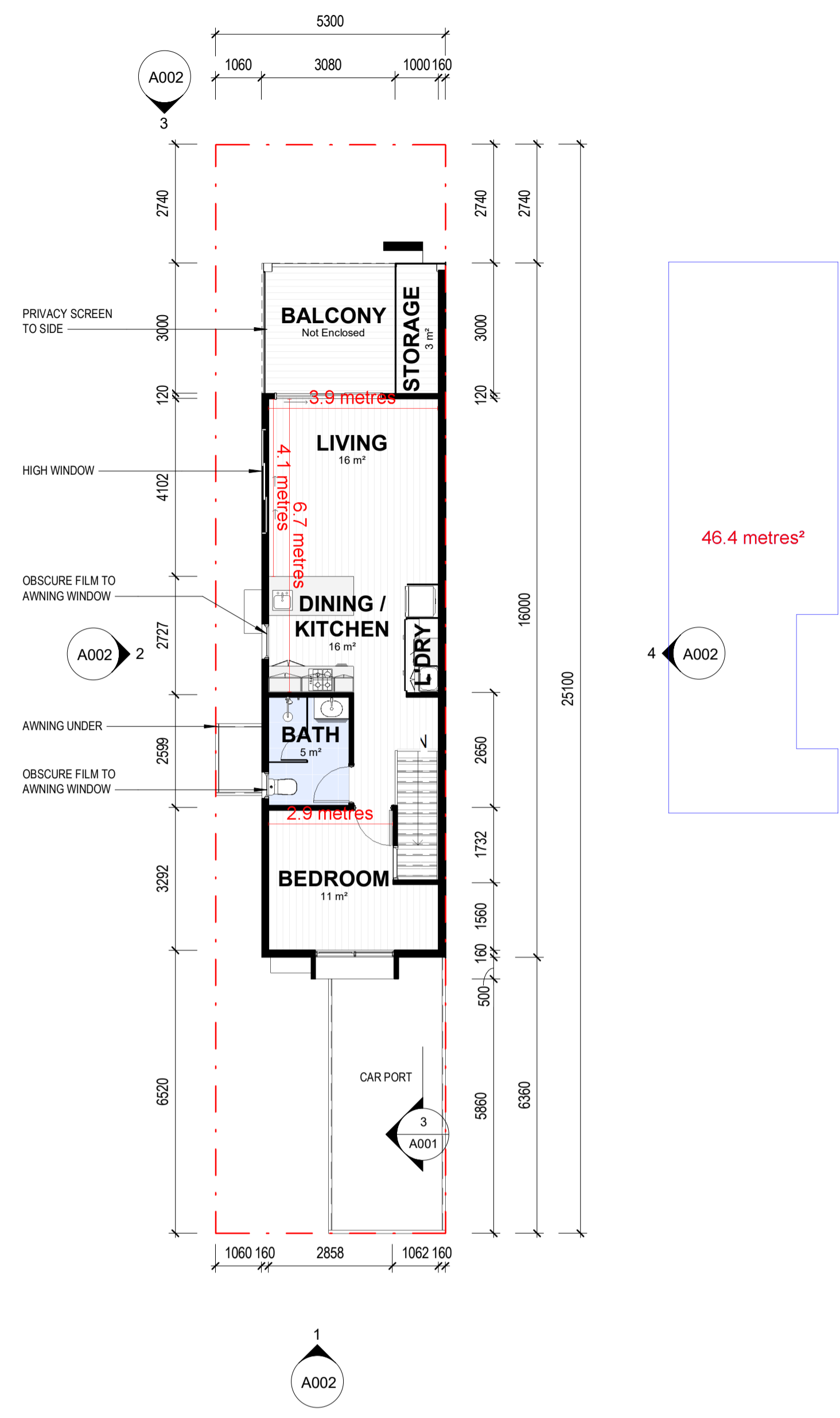
REVISION	DESCRIPTION
1	MODUS PROJECT D24-1768
2	DESIGN FM
3	DRAWN FM
4	CHECKED FM
5	SCALE 1:200
6	DATE APRIL 2024
7	REVISION F

A1 DWG A10100

1 LOT 633 GL SITE PLAN
 1 : 200



1 GROUND FLOOR LEVEL
1 : 100



2 FIRST FLOOR LEVEL
1 : 100



3 SECTION 3
1 : 50

DATE	NO.	DESCRIPTION
10/07/2024	C	ISSUED FOR DA
05/07/2024	B	DA ISSUED FOR REVIEW
14/05/2024	A	DA PRELIMINARY REVIEW

DATE	NO.	DESCRIPTION

DAVISON
PROPERTY

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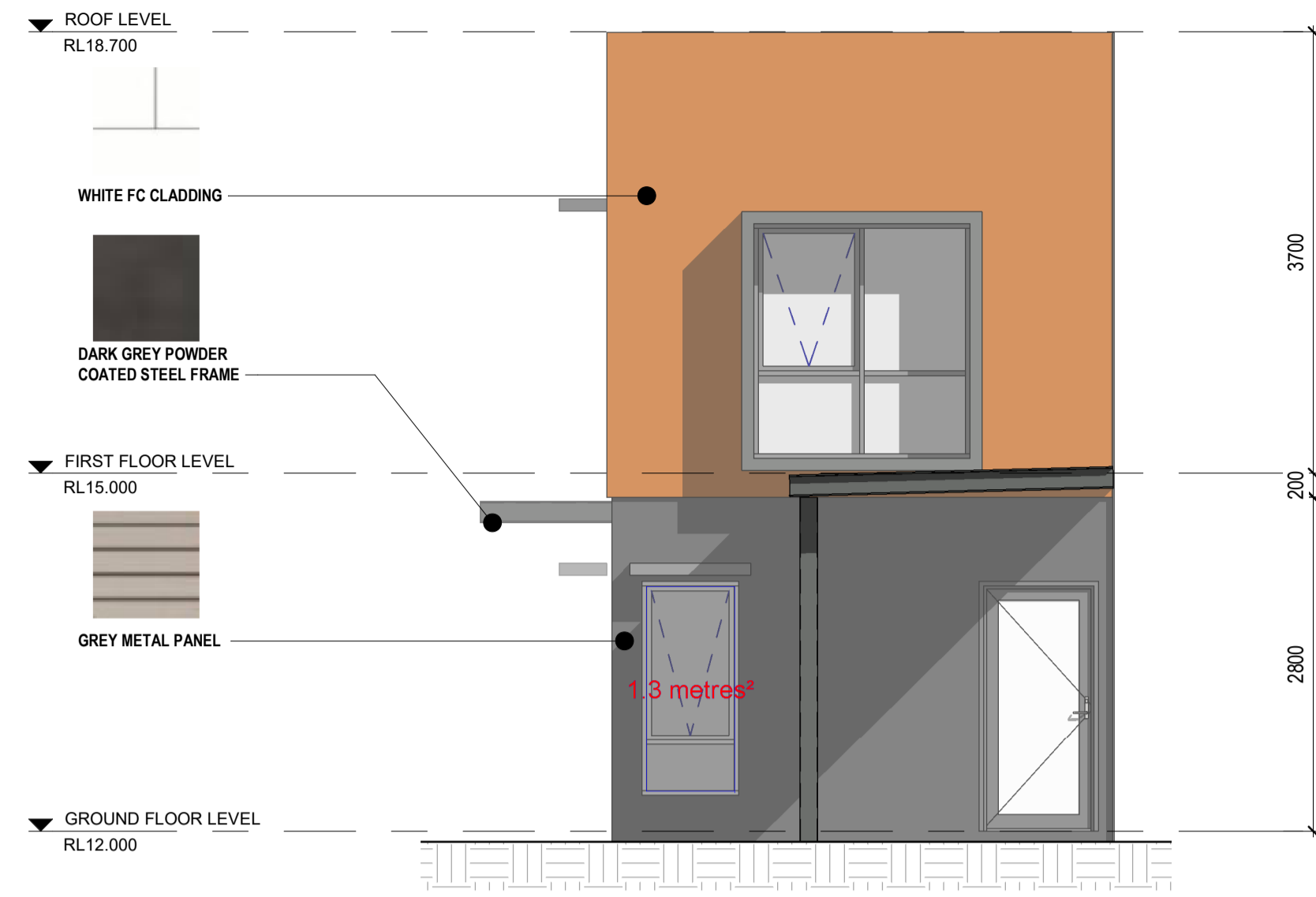
l 9444 9511 SUITE 13
f 9444 9522 127 HERDSMAN PDE
e info@modus.net.au WARRALEY 6014
ABN 27 121 224 459 PO BOX 222
ACN 121 224 459 COMO WA 6952

T1B_GA PLANS

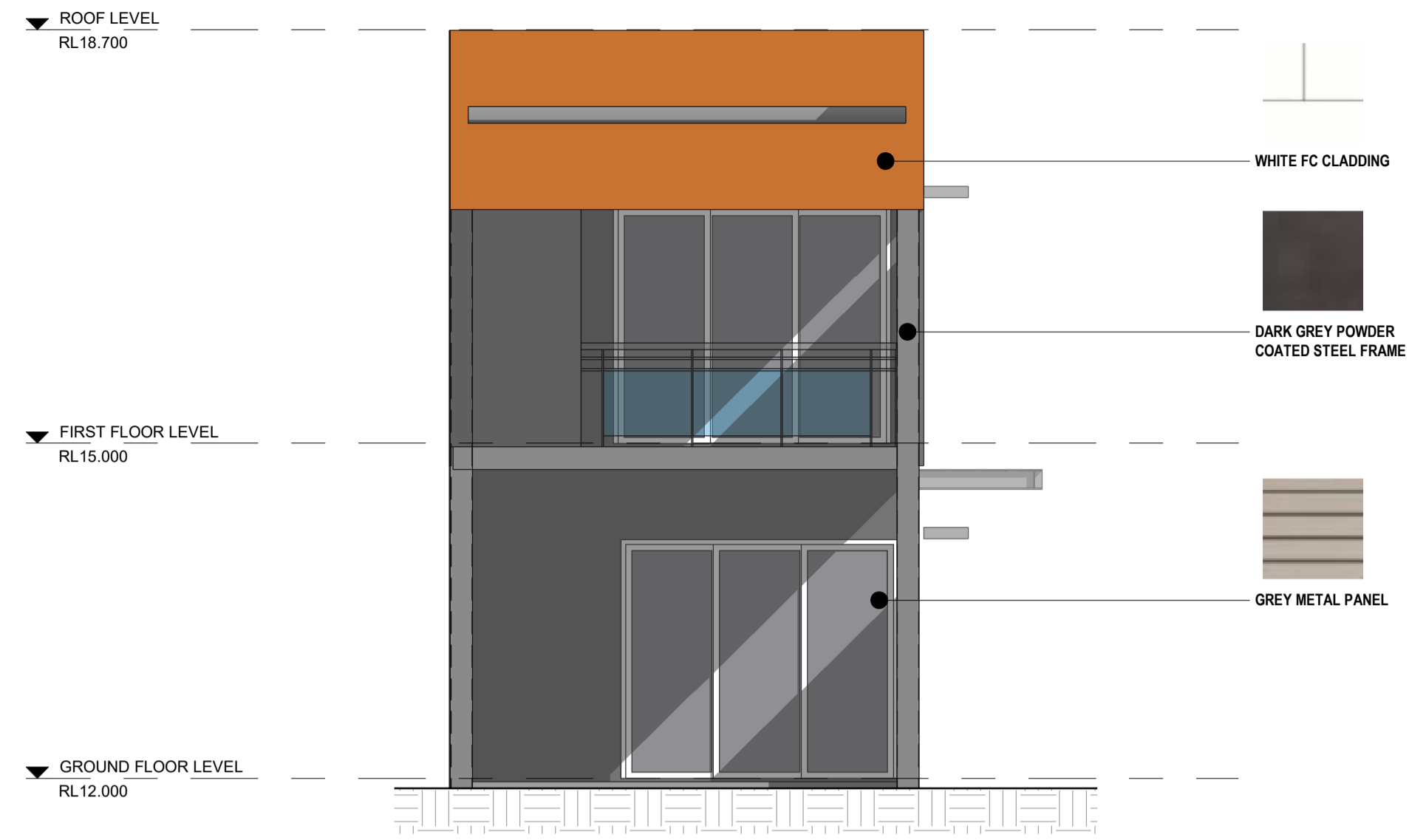
JINGARRI ESTATE - NICKOL,
KARRATHA LOT 633 & 678
BUTCHERBIRD DRIVE
KARRATHA

MODUS PROJECT	D24-1768
DESIGN	FM
DRAWN	BF
CHECKED	FM
SCALE	As indicated
DATE	MAY 2024
REVISION	B

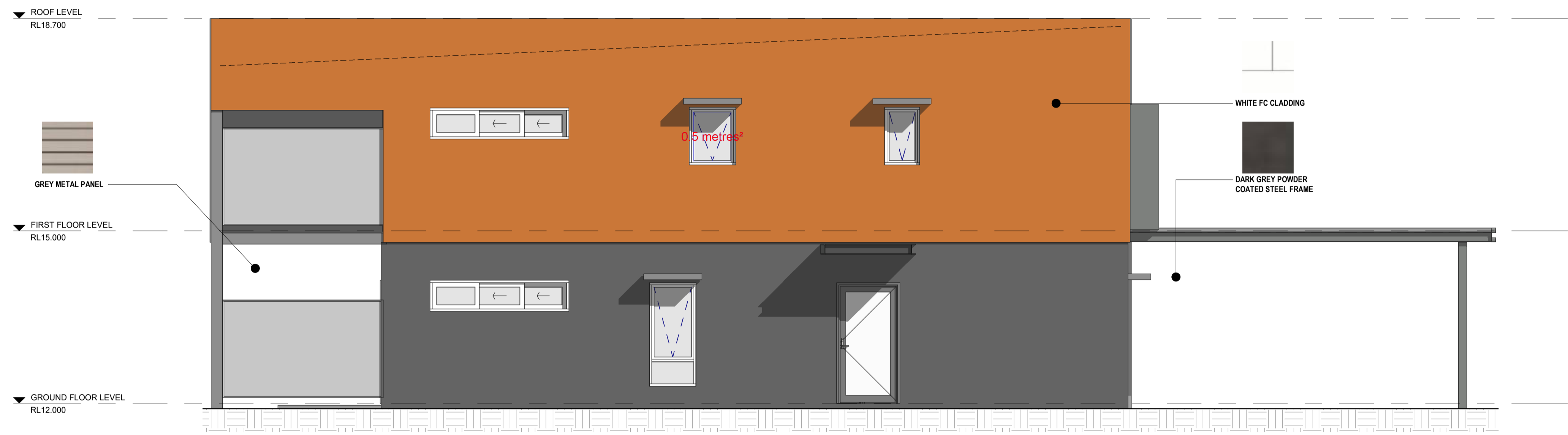
A1 DWG A001



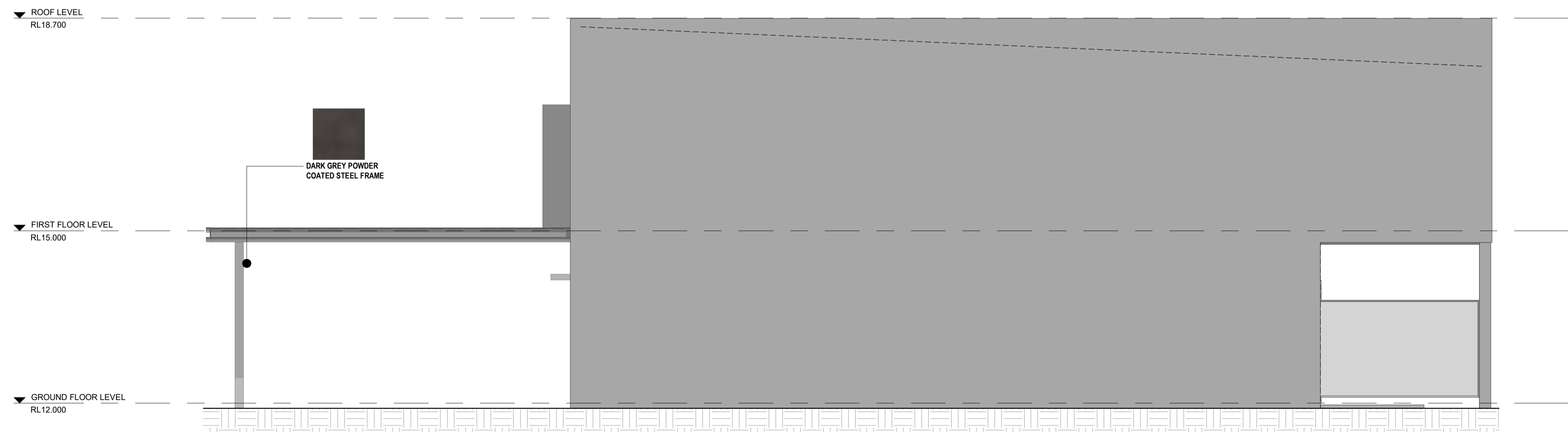
1 01 - FRONT ELEVATION
1 : 50



3 03 - REAR ELEVATION
1 : 50



2 02 - LEFT SIDE ELEVATION
1 : 50



4 04 - RIGHT SIDE ELEVATION
1 : 50

DATE	No.	DESCRIPTION
10/07/2024	C	ISSUED FOR DA
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14/05/2024	A	DA PRELIMINARY REVIEW



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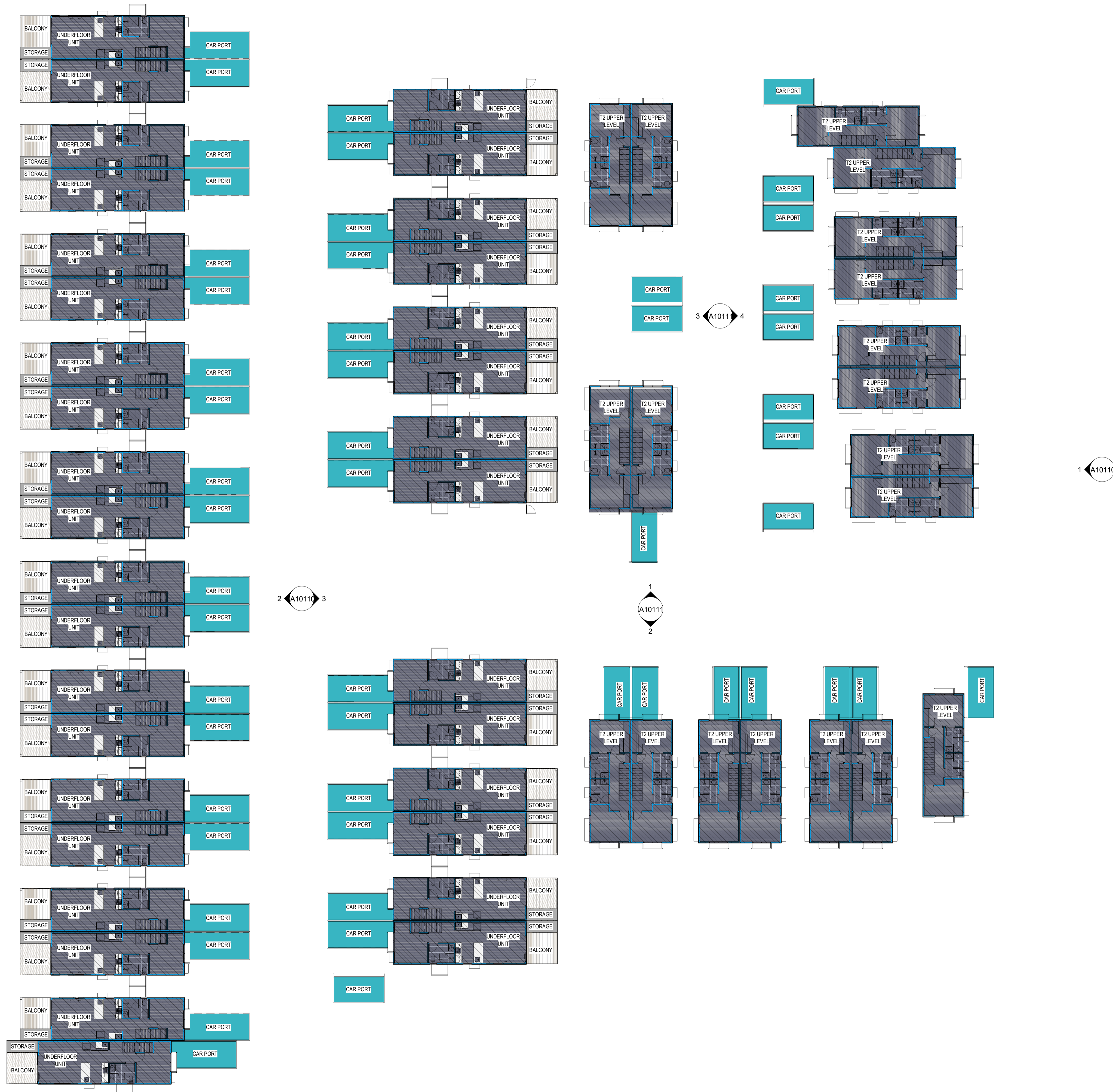
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 ABN 27 121 224 459 PO BOX 222
 ACN 121 224 459 COMO WA 6952

T1B_ELEVATIONS

JINGARRI ESTATE - NICKOL,
 KARRATHA LOT 633 & 678
 BUTCHERBIRD DRIVE
 KARRATHA

MODUS PROJECT	D24-1768
DESIGN	FM
DRAWN	BF
CHECKED	FM
SCALE	1 : 50
DATE	MAY 2024
REVISION	B

A1 DWG A002



LEGEND

- LOT BOUNDARY
- SETBACK LINE
- UNIT FOOTPRINT
- CONCRETE FOOTPATH
- PAVING
- BALCONY
- LANDSCAPING (REFER TO LANDSCAPING PACKAGE FOR DETAILS)
- ROAD
- MOTOR BIKE BAY
- VISITOR'S BAY
- CARPORT AREA
- OPEN CAR BAY AREA
- STORAGE
- OVERHEAD STRUCTURE
- PRIMARY GARDEN
- PD / DB POWER DOME / DISTRIBUTION BOARD
- WM WATER METER
- ST BOLLARD LIGHT
- HARD FENCE 1800H
- BATTENS PERMEABLE FENCE 1600h
- BS WASTE M. BINS STORAGE
- WASTE M. BINS COLLECTION
- FFL SYMBOL
- TX TRANSFORMER AND SWITCHGEAR
- A/C UNITS

DATE	NO.	REVISION	DESCRIPTION
13.07.2024	B	ISSUED FOR DA	
06.07.2024	A	DA ISSUED FOR REVIEW	



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LOT 633 L1 SITE PLAN

JINGARRI ESTATE - NICKOL,
 KARRATHA LOT 633 & 678
 BUTCHERBIRD DRIVE
 KARRATHA

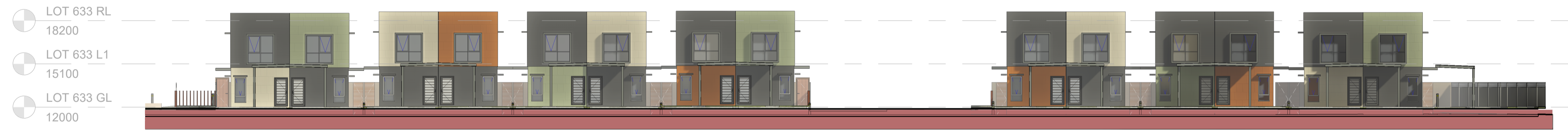
MODUS PROJECT	D24-1768
DESIGN	FM
DRAWN	FM
CHECKED	FM
SCALE	1:200
DATE	APRIL 2024
REVISION	B



1 LOT 633 EXT. MAIN ELEV.
1 : 200



2 LOT 633 INT. 01 ELEV.
1 : 200



3 LOT 633 INT. 02 ELEV.
1 : 200

DATE	No.	DESCRIPTION
15.07.2024	E	ISSUED FOR DA
06.07.2024	D	DA ISSUED FOR REVIEW
14.08.2024	C	PRELIMINARY ISSUE
30.05.2024	B	DA PRELIMINARY REVIEW
14.05.2024	A	DA PRELIMINARY REVIEW

REVISION SCHEDULE

DAVISON
PROPERTY

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LOT 633 ELEVATIONS

JINGARRI ESTATE - NICKOL,
KARRATHA LOT 633 & 678
BUTCHERBIRD DRIVE
KARRATHA

MODUS PROJECT D24-1768
DESIGN FM
DRAWN FM
CHECKED FM
SCALE 1 : 200
DATE APRIL 2024
REVISION E

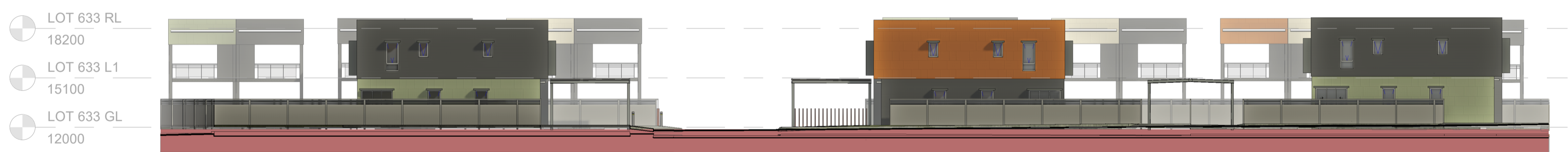
A1 DWG A10110



1 LOT 633 INT. 03 ELEV.
1 : 200



2 LOT 633 INT. 04 ELEV.
1 : 200



3 LOT 633 INT. 05 ELEV.
1 : 200



4 LOT 633 INT. 06 ELEV.
1 : 200

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CHECKED	FM
SCALE	1 : 200
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REVISION	E

A1 DWG A10111



1 3D - LOT 633 BUTCHERBIRD DR
1:1



2 3D - LOT 633 BUTCHERBIRD CORNER
1:1



3 3D - LOT 633



4 3D - LOT 633 OVERALL
1:1

REVISION SCHEDULE	
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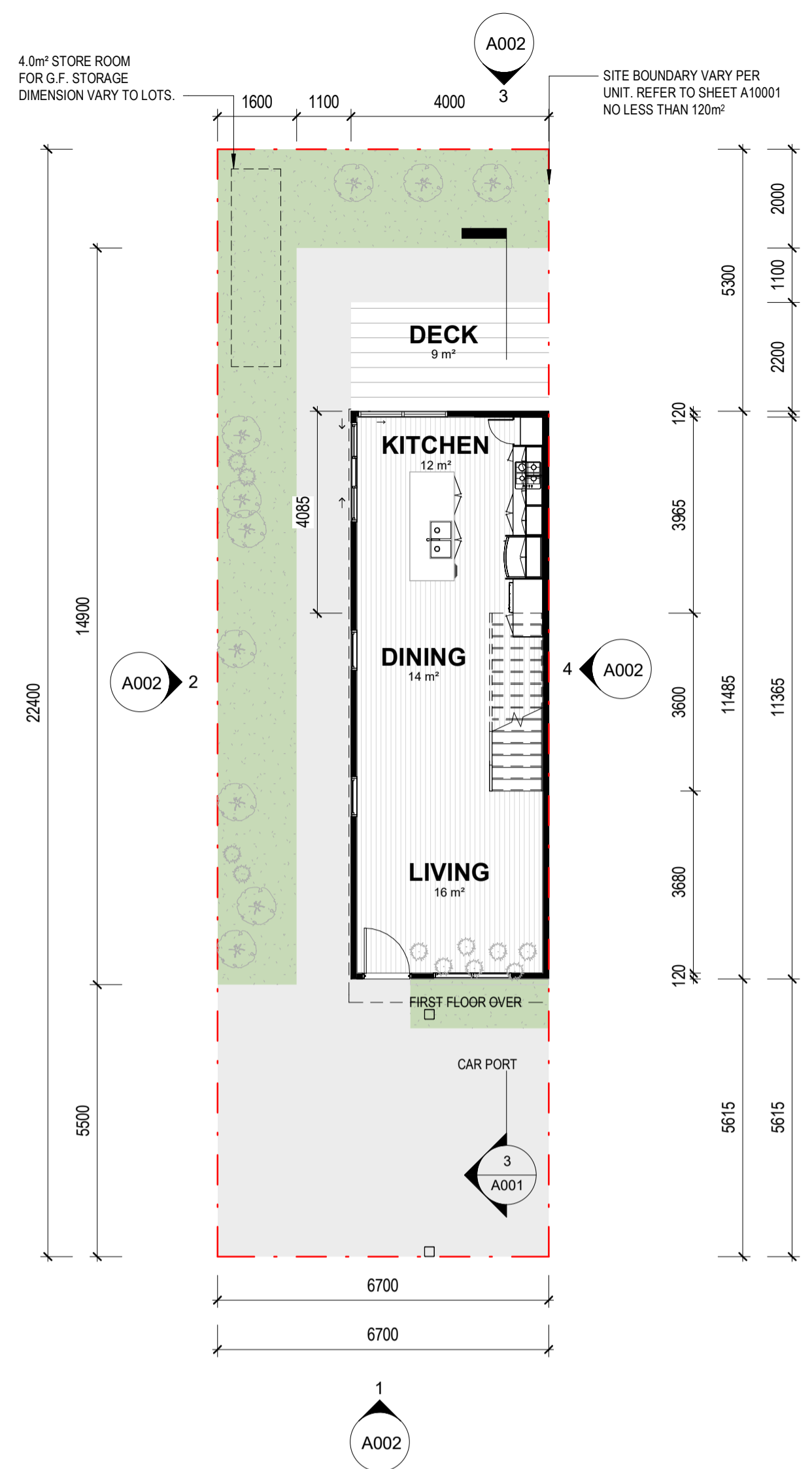
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ABN 27 121 224 459 PO BOX 222
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3D IMAGES

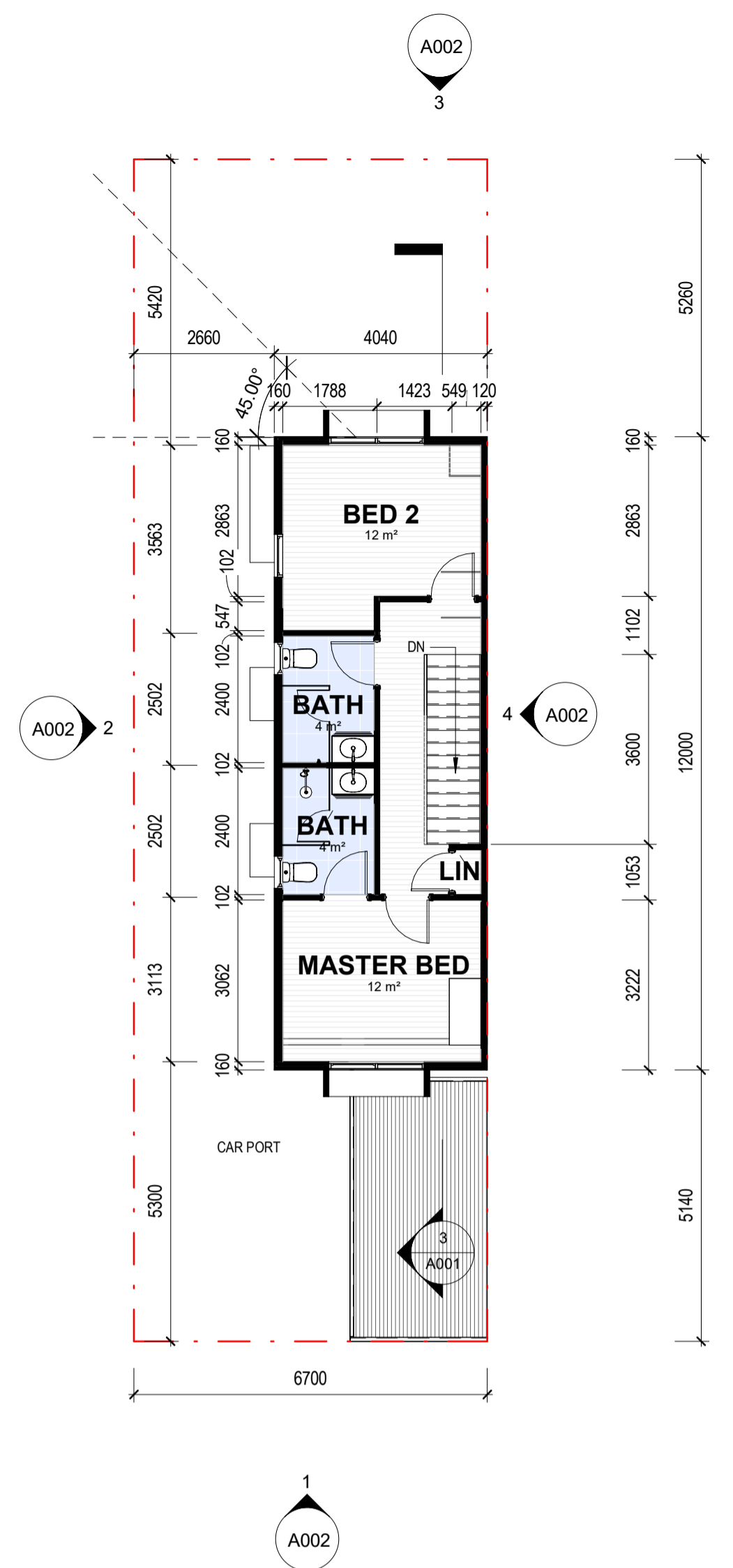
JINGARRI ESTATE - NICKOL,
KARRATHA LOT 633 & 678
BUTCHERBIRD DRIVE
KARRATHA

MODUS PROJECT	D24-1768
DESIGN	FM
DRAWN	FM
CHECKED	FM
SCALE	1:1
DATE	APRIL 2024
REVISION	C

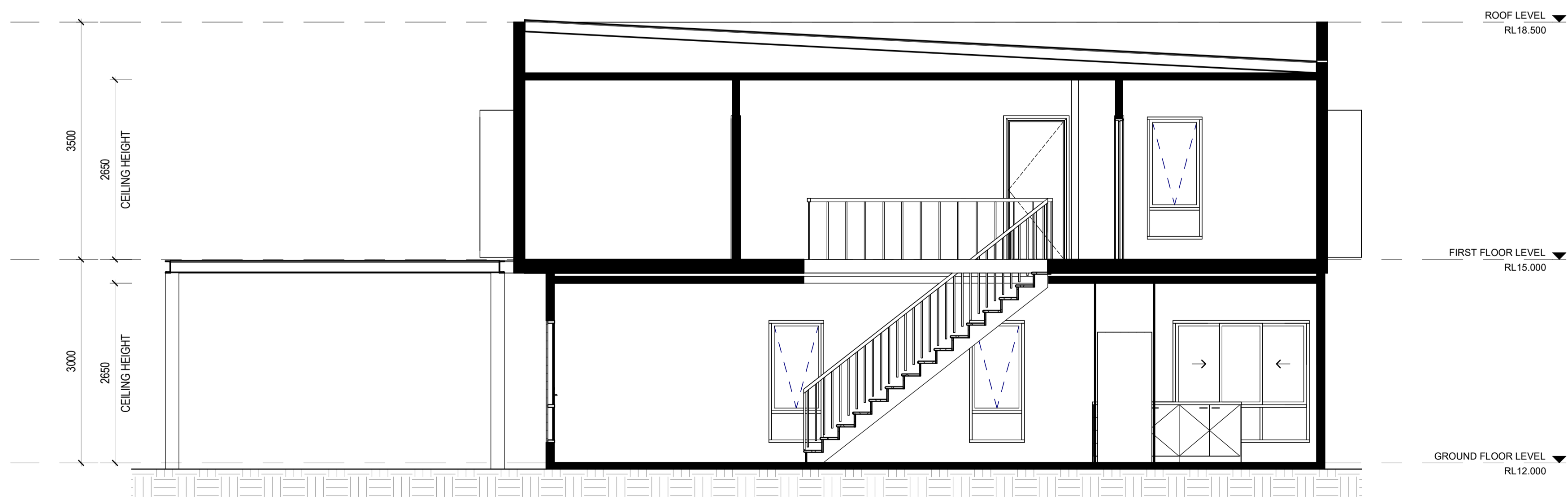
A1 DWG A10112



1 GROUND FLOOR LEVEL
1 : 100



2 FIRST FLOOR LEVEL
1 : 100



3 SECTION 3
1 : 50

REVISION SCHEDULE	
DATE	DESCRIPTION
10/07/2024	C ISSUED FOR DA
05/07/2024	B DA ISSUED FOR REVIEW
14/05/2024	A DA PRELIMINARY REVIEW



CLIENT:
Contractor to verify all dimensions on site before commencing work. MODUS Design Pty Ltd is to be notified of any discrepancies in the dimensions and setting out of the work, for resolution. Copyright of designs shown herein is retained by this office. Authority is required for any reproduction.



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T2B_GA PLANS

JINGARRI ESTATE - NICKOL,
KARRATHA LOT 633 & 678
BUTCHERBIRD DRIVE
KARRATHA

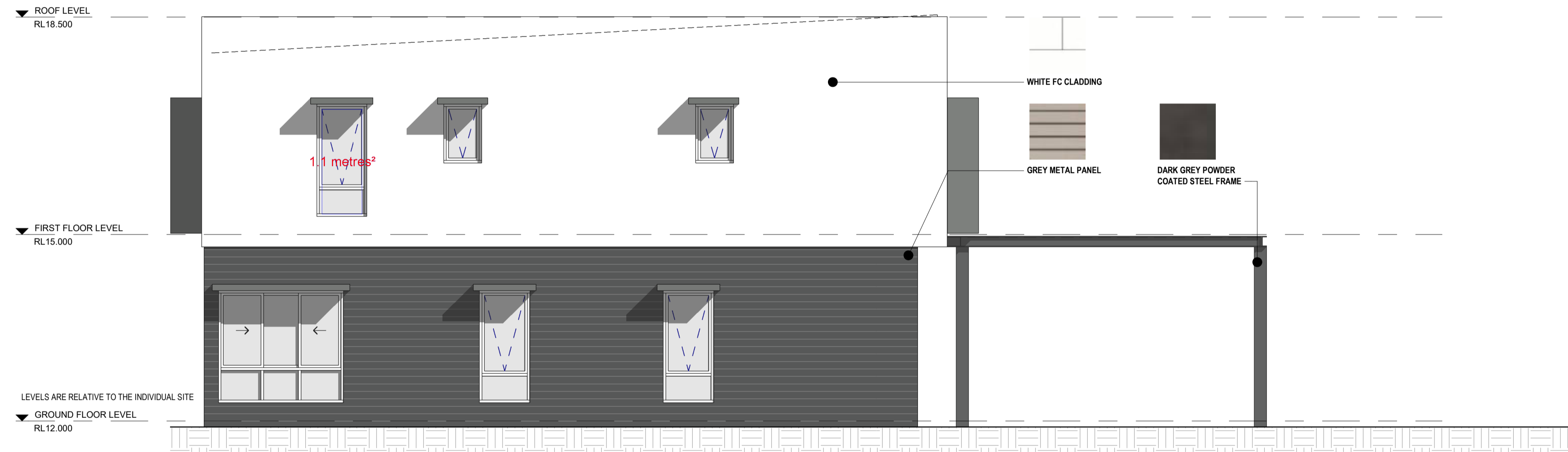
MODUS PROJECT	D24-1768
DESIGN	FM
DRAWN	BF
CHECKED	FM
SCALE	As indicated
DATE	MAY 2024
REVISION	C

A1 DWG A001

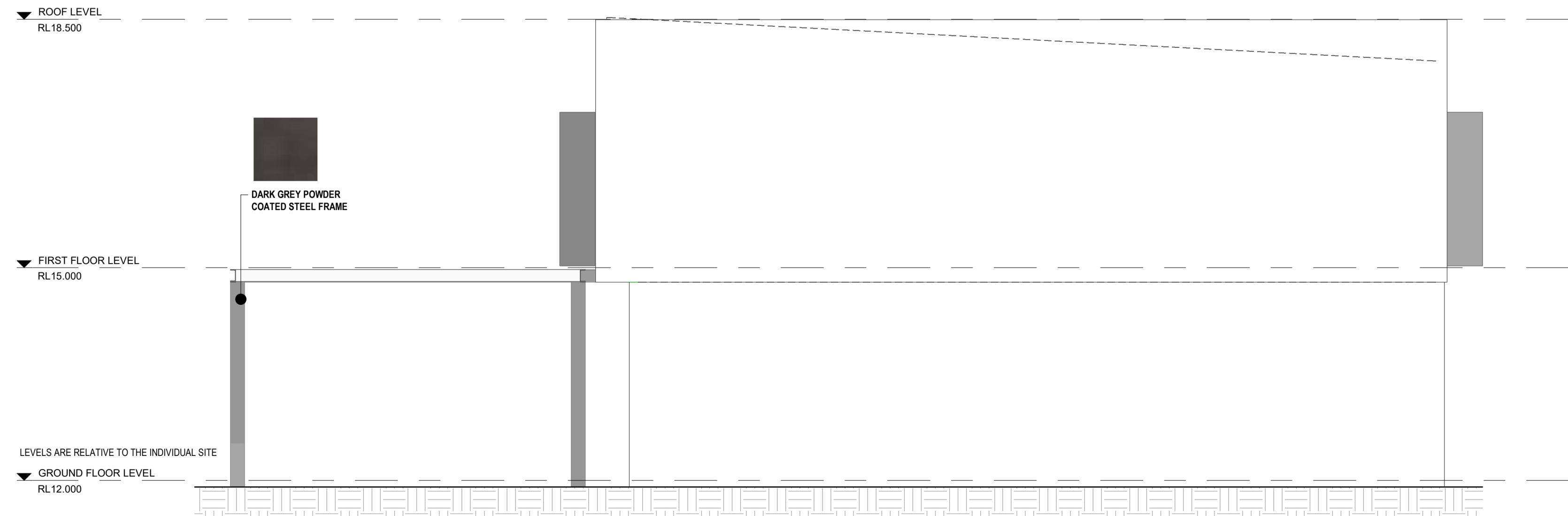


1 01 - FRONT ELEVATION
1 : 50

3 03 - REAR ELEVATION
1 : 50



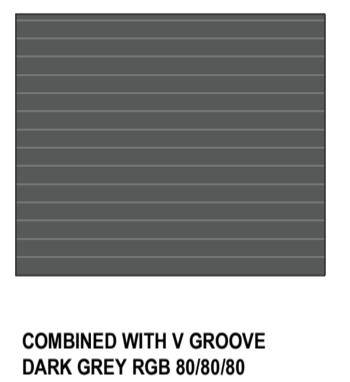
2 02 - LEFT SIDE ELEVATION
1 : 50



4 04 - RIGHT SIDE ELEVATION
1 : 50



COLOUR PALLET



COMBINED WITH V GROOVE
DARK GREY RGB 80/80/80

DATE	NO.	DESCRIPTION
10/07/2024	C	ISSUED FOR DA
05/07/2024	B	DA ISSUED FOR REVIEW
14/05/2024	A	DA PRELIMINARY REVIEW



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T2B_ELEVATIONS

JINGARRI ESTATE - NICKOL,
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BUTCHERBIRD DRIVE
KARRATHA

MODUS PROJECT	D24-1768
DESIGN	FM
DRAWN	BF
CHECKED	FM
SCALE	1 : 50
DATE	MAY 2024
REVISION	C
DWG	A002