

CITY OF VINCENT
RECEIVED
28 August 2018

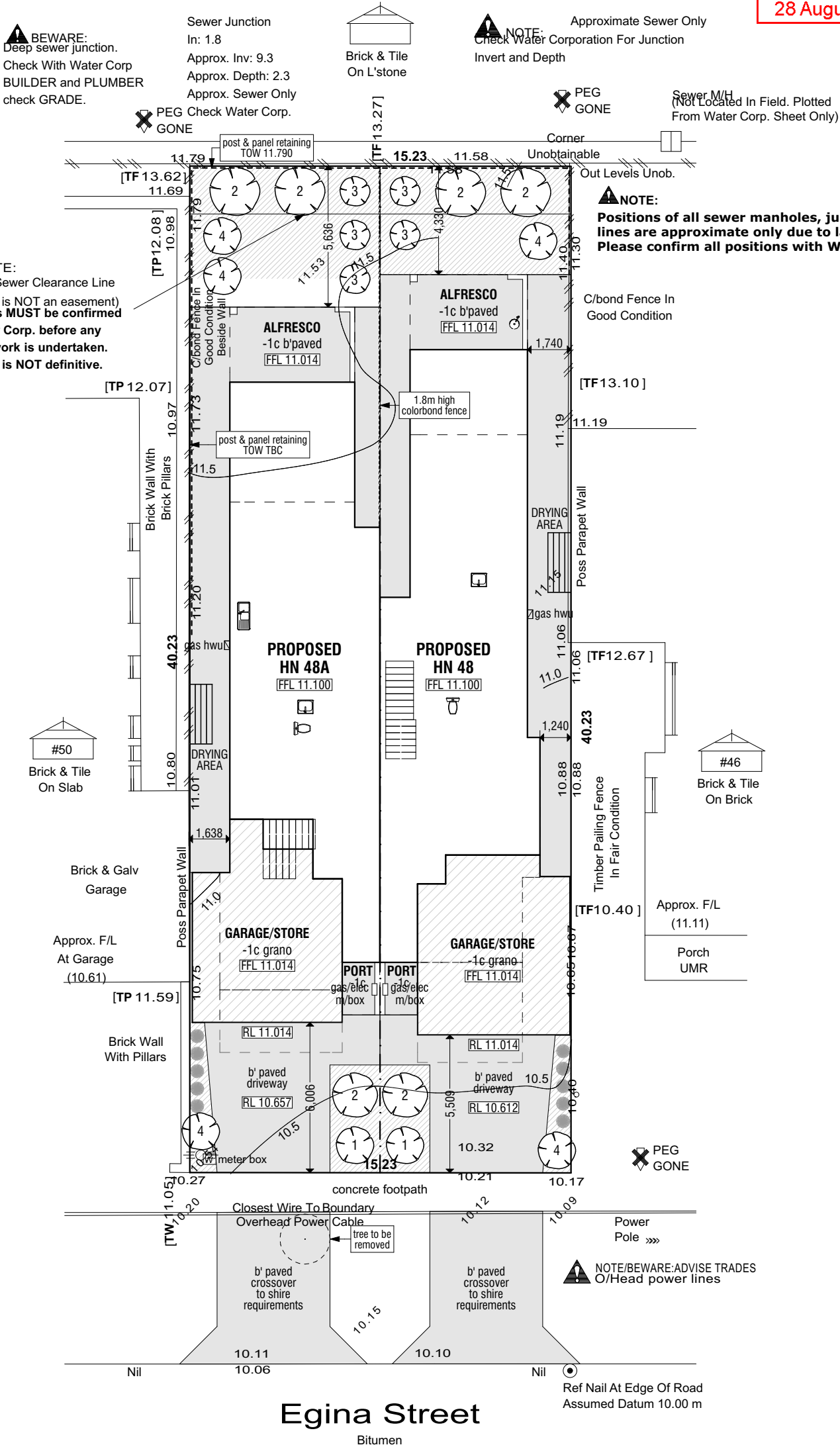
LOT 5 HN 48 EGINA STREET
MOUNT HAWTHORN 6016
TOTAL SITE AREA 613m²
R-30

NOTE: FINAL LEVES AND EXTENT OF
RETAINING TO BE CONFIRMED ON
SITE AFTER THE COMPLETION OF
SITEWORKS.

NOTE: ALL DOWNPIPES TO BE
CONNECTED TO SOAKWELLS WITH
PVC STORMWATER PIPE.

NOTE: NUMBER & LOCATION OF
DOWNPIPES TO BE DETERMINED BY
PLUMBER.

NOTE:
Approx. Sewer Clearance Line
(This line is NOT an easement)
Setbacks MUST be confirmed
by Water Corp. before any
design work is undertaken.
This line is NOT definitive.



LANDSCAPING

COMMON NAME	QTY	CANOPY	TOTAL CANOPY
1 Chinese Tallow	02	6m	12m
2 Magnolia Grandiflora	06	10m	60m
3 Jacaranda	05	8m	40m
4 Crepe Myrtle	05	3m	15m
			127m

127m² canopy cover = 20% of site

Deep soil zone shown hatched
Minimum 46m² per lot (15% of site)



Chinese Tallow



Magnolia Grandiflora



Jacaranda



Crepe Myrtle

Site Plan



67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6916
p: 9202 6888 • f: 9202 6801

amendments:

05.06.18	a	submit to council for DA
28.08.18	b	DA amendments

project:
MALCOLM & MAY ROE'S RESIDENCES

project address:
LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016

scale: 1:200
date: 23 APR 2018
drawn by: AVN
drawing no.: 1580_DA 1 of 10

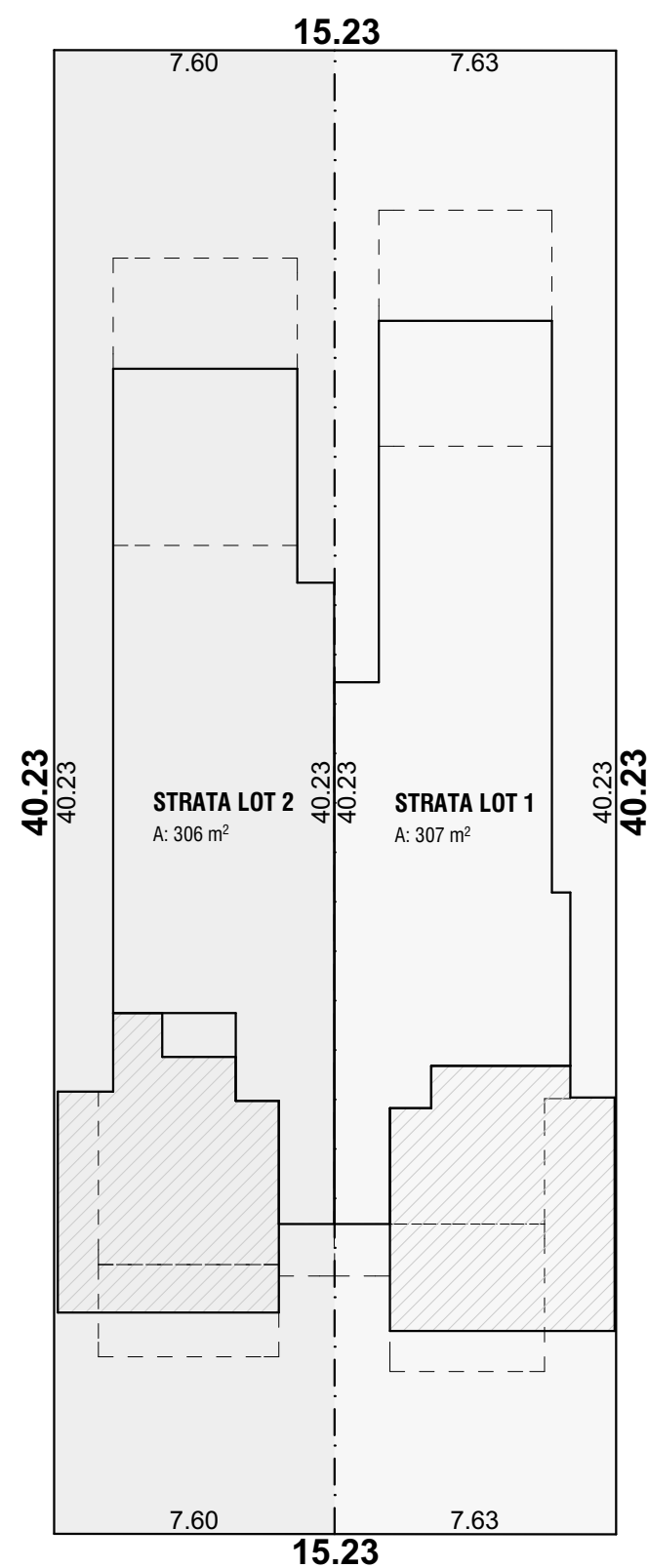
AREAS STRATA LOTS (m2)	
STRATA LOT 1	307.0
STRATA LOT 2	306.0
	613.0 m ²

STRATA LOT 1
Area 307m²

HN 8A AREAS (m2)	
UPPER LIVING	118.7
GROUND LIVING	117.3
GARAGE/STORE	41.5
BALCONY	16.8
ALFRESCO	14.1
PORTICO	2.1
	310.5 m ²
SITE COVER	160.9 m ²
SITE COVER	52%

STRATA LOT 2
Area 306m²

HN 8B AREAS (m2)	
UPPER LIVING	116.0
GROUND LIVING	110.2
GARAGE/STORE	40.3
ALFRESCO	15.0
BALCONY	12.2
PORTICO	2.1
	295.8 m ²
SITE COVER	152.6 m ²
SITE COVER	50%



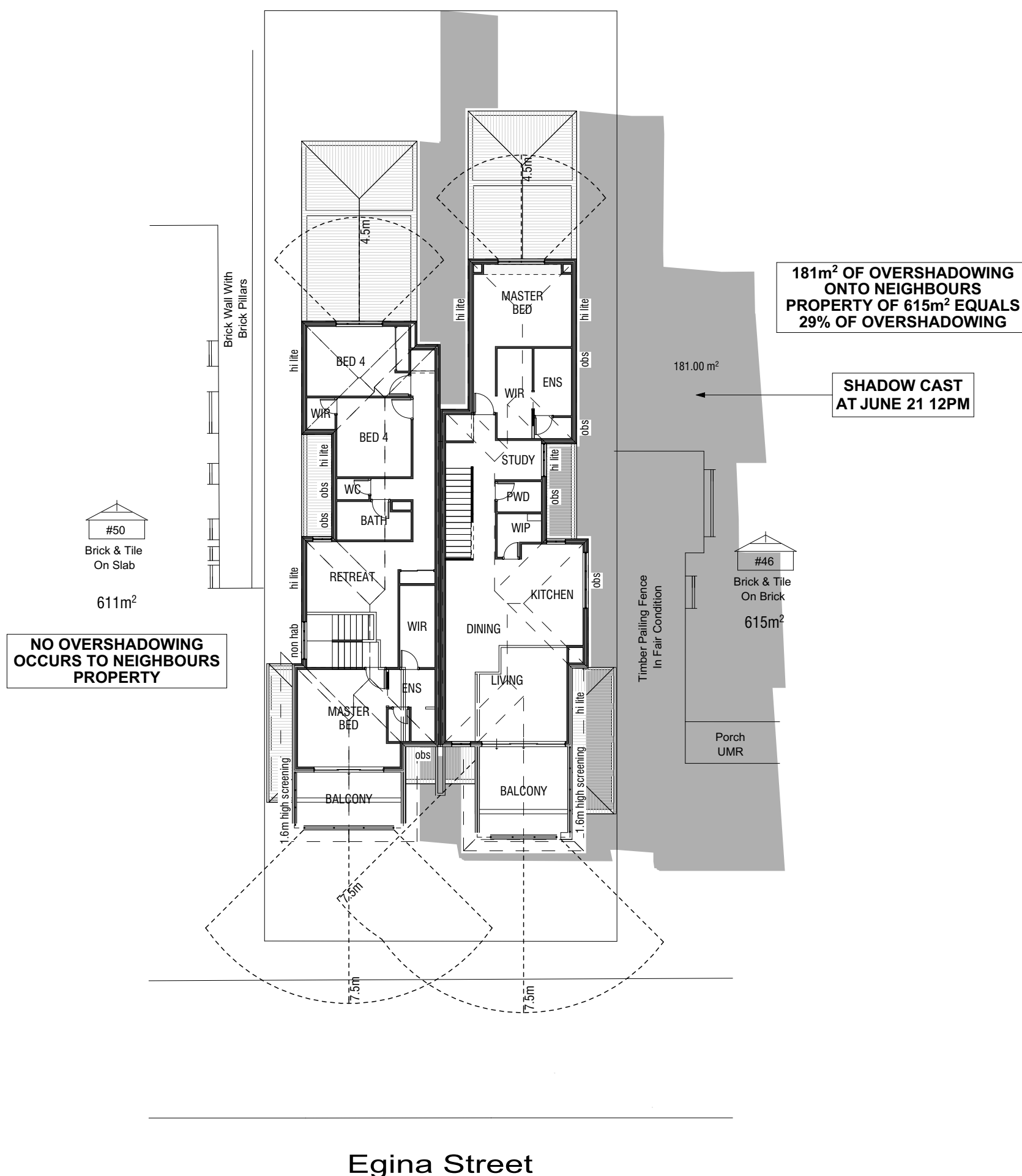
Strata Plan



#51
Brick & Tile
On L'stone

490m²

**NO OVERSHADOWING
OCCURS TO NEIGHBOURS
PROPERTY**



Overshadowing & Privacy



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[illegible]

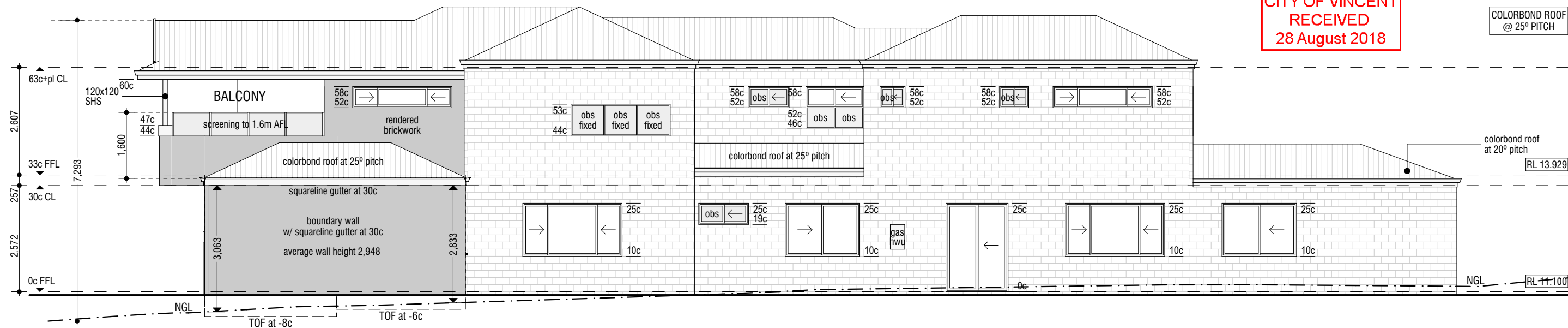
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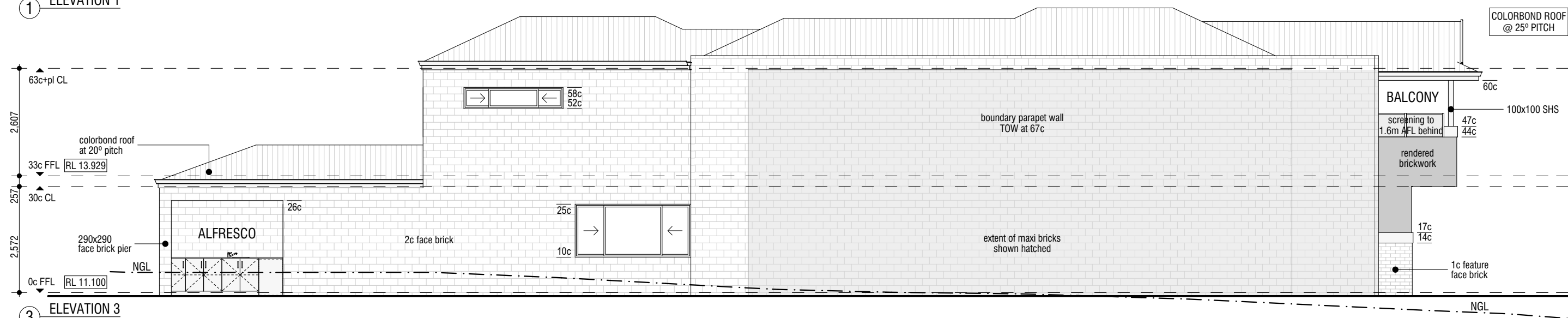
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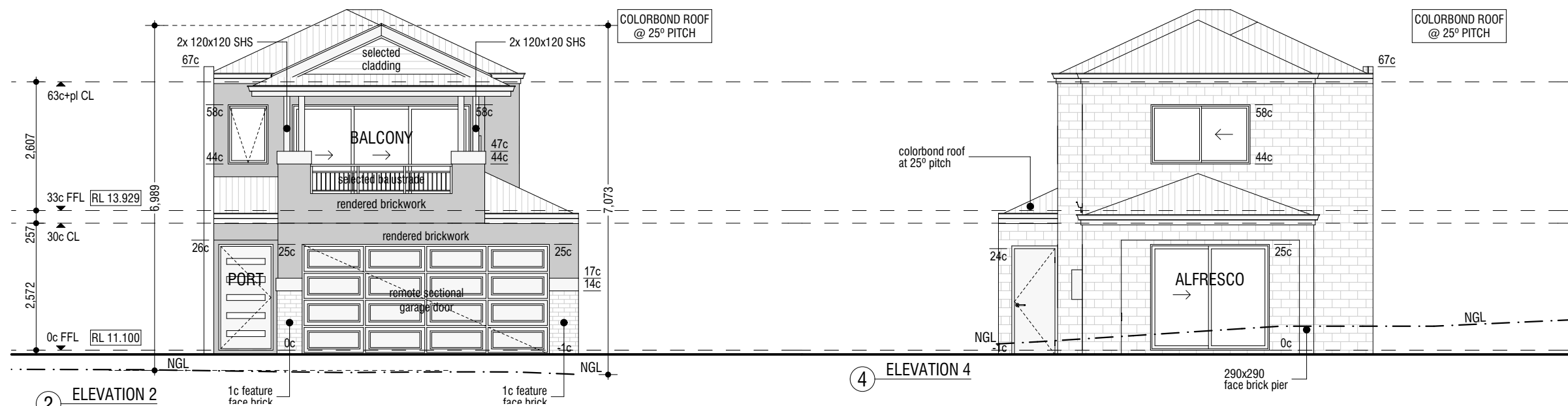
COLORBOND ROOF
@ 25° PITCH



1 ELEVATION 1



3 ELEVATION 3



2 ELEVATION 2

4 ELEVATION 4

HN 48 Elevations



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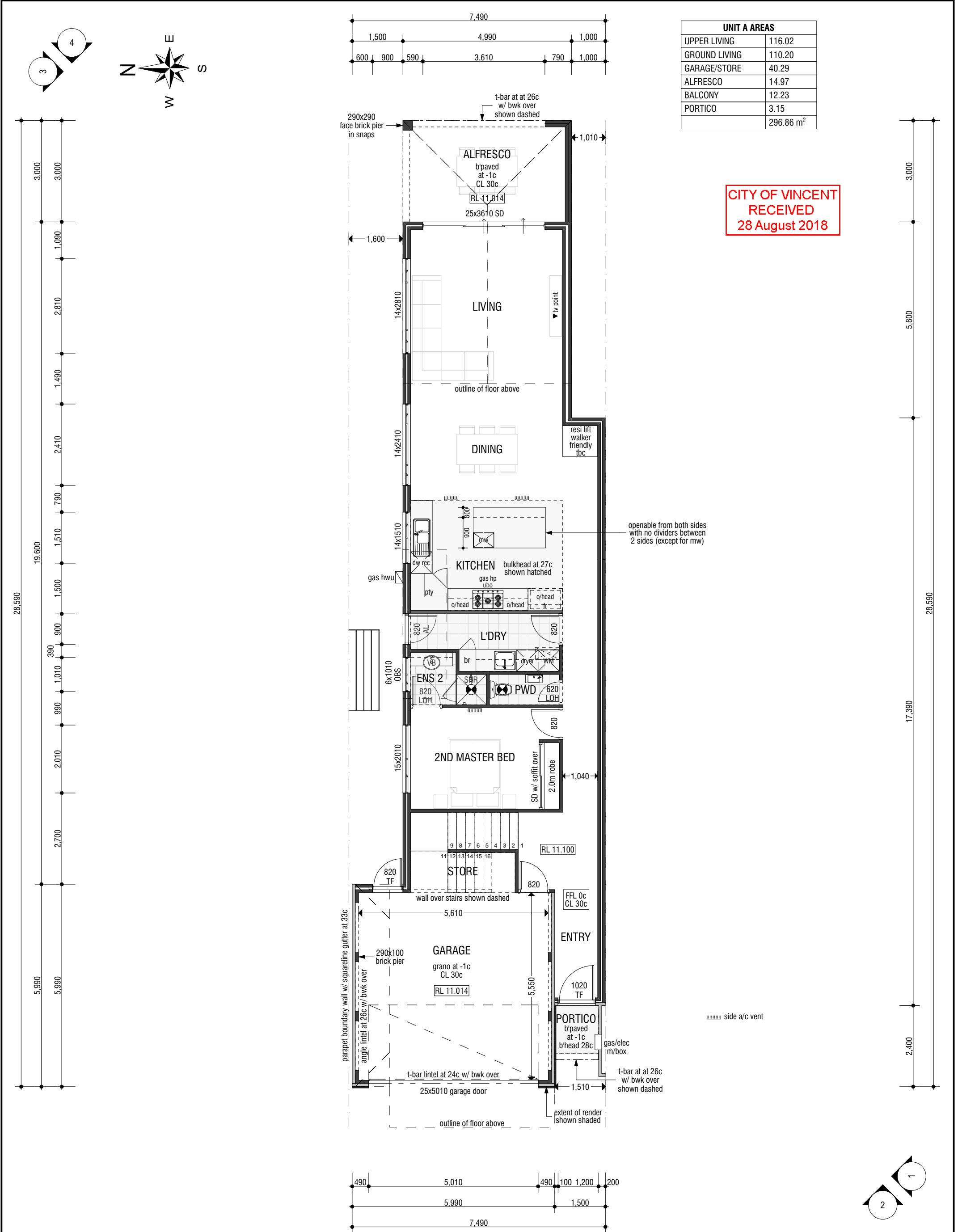
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1580_DA 6 of 10



UNIT A AREAS	
UPPER LIVING	116.02
GROUND LIVING	110.20
GARAGE/STORE	40.29
ALFRESCO	14.97
BALCONY	12.23
PORTICO	3.15
	296.86 m ²

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HN 48A Ground Floor Plan

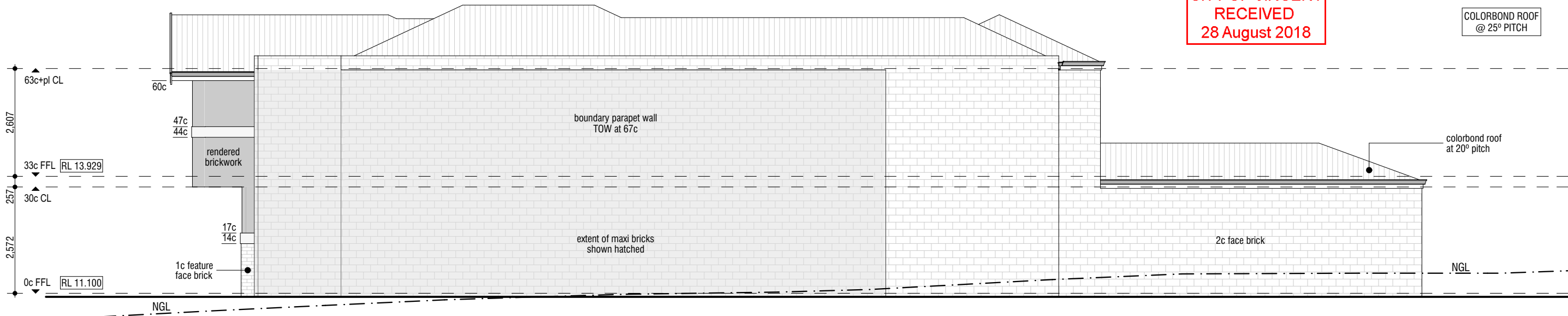


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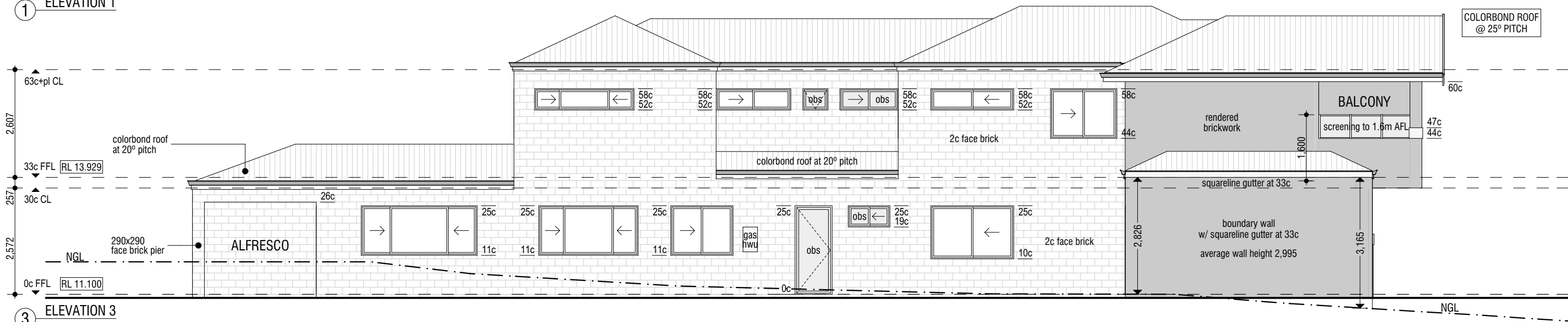
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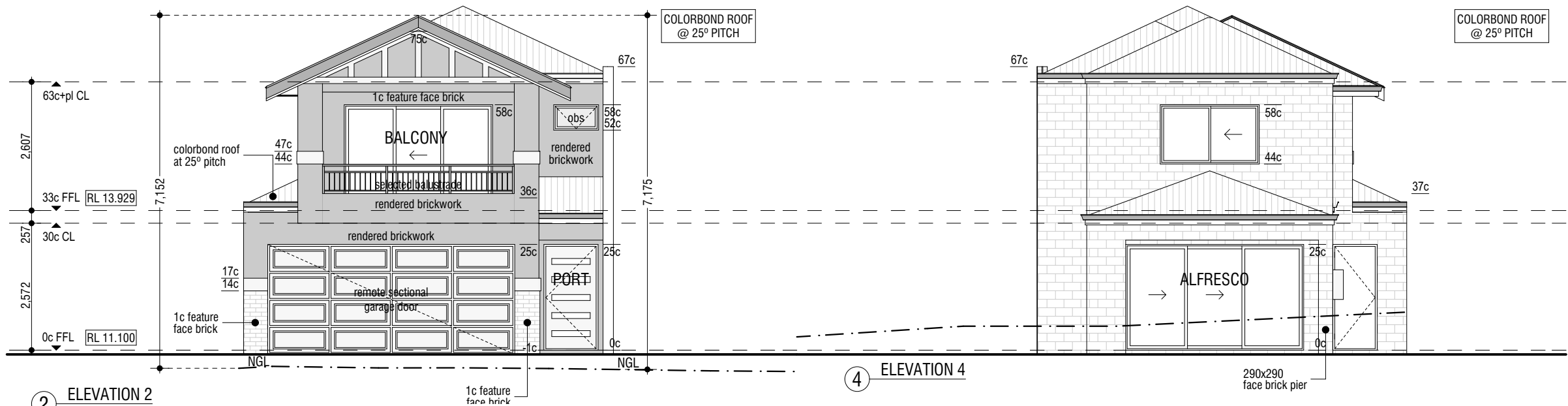
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3 ELEVATION 3



2 ELEVATION 2

4 ELEVATION 4

HN 48A Elevations



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HN 48A MATERIAL SELECTION

LIGHT RENDER COLOUR:
HIGHGATE OR SIMILAR

MEDIUM RENDER COLOUR:
DULUX FLOODED GUM OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
BASALT

FACE BRICK:
RED VINTAGE OR SIMILAR



HN 48 MATERIAL SELECTION

LIGHT RENDER COLOUR:
HIGHGATE OR SIMILAR

MEDIUM RENDER COLOUR:
DULUX COLORBOND DUNE OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
SURFMIST

FACE BRICK:
RED VINTAGE OR SIMILAR

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3D Views



INTEGRITY
developments

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