

PROPOSED KENTVILLE HOLDINGS PTY LTD (AS TRUSTEE FOR THE MARZEC SUPERANNUATION FUND) DEVELOPMENT

LOT 17 (#157) LOFTUS STREET,
LEEDERVILLE



ILLUSTRATION ONLY



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PINDAN
HOMES

PROPOSED KENTVILLE HOLDINGS PTY LTD (AS TRUSTEE FOR THE MARZEC SUPERANNUATION FUND) DEVELOPMENT

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LEEDERVILLE



CONTEXT PLAN

DEVELOPMENT SUMMARY
TWO STOREY APARTMENT BUILDING

- 4x (3x2)

CARPARKING PROVIDED

- RESIDENTS= 7
- VISITOR=1

BICYCLE BAYS PROVIDED

- 3 BAYS

FEATURE SURVEY

STREET NAME : LOFTUS STREET	LOT # : 17	HOUSE # : 157	SUBURB : LEEDERVILLE	LOCAL AUTHORITY : CITY OF VINCENT	LOT AREA : 534m²	R CODE : R60	SURVEY DATE : 03/06/2014	SCALE : 1:200
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CLIENTS DETAILS:
RICHARD MARZEC

LEVEL DATUM:
AHD (Approx.)

DWG REF:
Loftus St 157 Leederville F

LEGEND

- WATER METER
- SEWER AC
- SEWER CONN.
- TELSTRA PIT
- POWER POLE
- TREE (TO SCALE)
- WINDOW
- DOOR
- TEMP. BENCHMARK
- SURVEY STATION
- VALVE
- TAP

NOTE : Fence line along Northern Boundary appears out of position. Boundary Re-establishment survey is recommended to verify boundary position.

IMPORTANT NOTES:

THE BOUNDARY CANNOT BE DEFINED DUE TO LACK OF SURVY MARKS / FEES. ALL BUILDING DIMENSIONS & FEATURES ARE APPROXIMATE ONLY. THE BOUNDARY MUST BE VERIFIED BY AN INDEPENDENT PROFESSIONAL SURVEYOR. ANY CHANGES TO THE BOUNDARY OR OTHER INFORMATION NOT SHOWN ON THIS PLAN MUST BE VERIFIED BY AN INDEPENDENT PROFESSIONAL SURVEYOR BEFORE ANY WORK IS STARTED ON SITE OR BLINDLY ASSUMED BY DESIGNERS ARCHITECTS. THE BOUNDARIES MUST BE DEGRADED AND EXACT OFFERS MUST BE OBTAINED FROM THE CORRECT LOCAL AUTHORITY AND ARE TO BE VERIFIED WHEN REQUIRED. THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY. SEVERAL PROPOSED WAYS FROM SCHEMATIC PRESENTATION CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION. CONSULT TITLE DEPARTMENT RECORDS FOR MORE INFORMATION.

LOFTUS STREET

AUSTIN LANE

LOT 16

LOT 17

SCALE 1:200 @ A3

TEL (08) 6144 0000
FAX (08) 6144 0099
59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
Email: info@visionsurveys.com.au

PLAN / DIAG / SP	P 1509	TELSTRA	PIT
ELECTRICITY	OVERHEAD	SEWERAGE	YES
WATER	CONNECTION	DRAINAGE	GOOD
GAS	YES	VEG. / SOIL	AS DESCRIBED

DEMOLITION PLAN
1:200

THIS IS THE DRAWING REFERRED TO IN THE
CONTRACT DATED: _____

PROPRIETOR _____

WITNESS _____

BUILDER _____

WITNESS _____

SITE PLAN NOTES:
FINISHED FLOOR LEVEL MAY VARY +/- 100mm



191 Great Eastern Highway,
Belmont WA 6104
Po Box 93
Belmont WA 6984
Tel: (08) 9471 5300
www.pindanhomes.com.au

PROPOSED	LOT 17 (#157) LOFTUS STREET, LEEDERVILLE		
CLIENT	KENTVILLE HOLDINGS PTY LTD		
PERMIT AUTHORITY	VINCENT	DESIGN & SPEC	SPECIAL LIFESTYLE

[illegible]

DRAWING	DEMOLITION PLAN		A2
JOB NO:	SW180704	SCALE	1:200
DWG NO:	SW180704.	REV NO:	2

COPYRIGHT: This design & drawing remains the sole property of Pindan Homes and shall not be copied, sold or circulated in any format without express written consent from Pindan Homes directors.

DEVELOPMENT SUMARY
TWO STOREY APARTMENT BUILDING
• 4x (3x2)
CARPARKING PROVIDED
• RESIDENTS= 7
• VISITOR=1
BICYCLE BAYS PROVIDED
• 3 BAYS

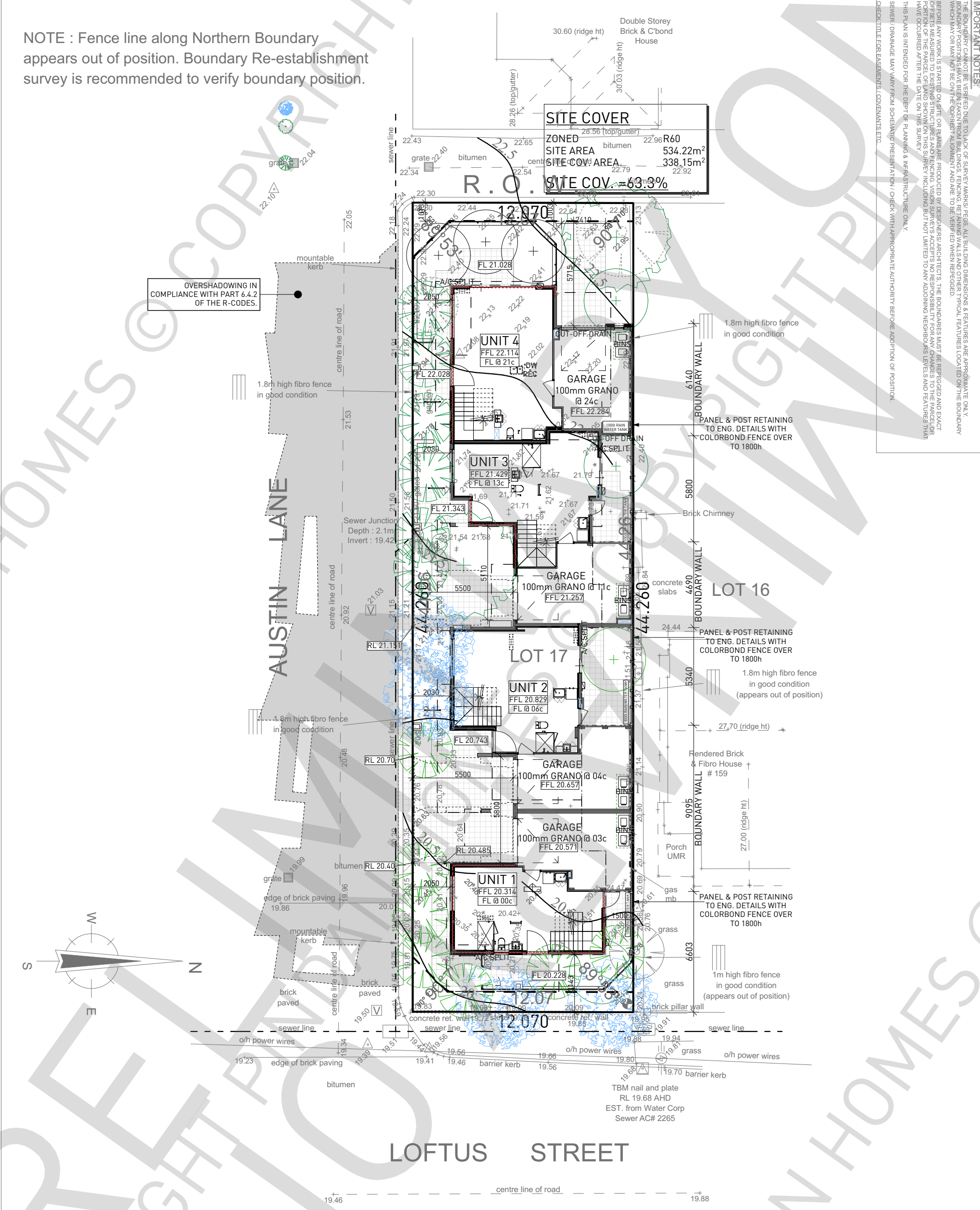
FEATURE SURVEY

CLIENTS DETAILS:
RICHARD MARZEC
LEVEL DATUM:
AHD (Approx.)
DWG REF:
Loftus St 157 Leederville F

STREET NAME: LOFTUS STREET
LOT #: 17
HOUSE #: 157
SUBURB: LEEDERVILLE
LOCAL AUTHORITY: CITY OF VINCENT
LOT AREA: 534m²
R CODE: R60
SURVEY DATE: 03/06/2014
SCALE AT A3 SIZE: 1:200

LEGEND
WATER METER SEWER AC SEWER CONN. TELSTRA PIT POWER POLE TREE (TO SCALE) WINDOW DOOR TEMP. BENCHMARK
SURVEY STATION VALVE TAP

NOTE : Fence line along Northern Boundary appears out of position. Boundary Re-establishment survey is recommended to verify boundary position.



VISION SURVEYS
Licensed & Engineering
Surveyors
Land Development
Consultants
Project Managers

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FAX (08) 6144 0099
59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 61019
Email: info@visionsurveys.com.au

SCALE 1:200 @ A3
0 5 10
PLAN / DIAG / SP P 1509
ELECTRICITY OVERHEAD
WATER CONNECTION
GAS YES
TELSTRA PIT
SEWERAGE YES
DRAINAGE GOOD
VEG. / SOIL AS DESCRIBED

SITE PLAN
1:200

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BEFORE ANY WORK IS STARTED ON SITE OR PLANNING PROCEEDS BY DESIGNERS ARCHITECTS, THE BOUNDARIES MUST BE RE-ESTABLISHED AND EXACT
POSITION OF THE PAVED OR UNPAVED SHOWN ON THIS SURVEY. THIS SURVEY IS NOT INTENDED TO BE USED FOR ANY PURPOSES OTHER THAN
THAT FOR WHICH IT WAS COMPILED. THIS SURVEY IS NOT INTENDED TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS
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KENTVILLE HOLDINGS PTY LTD
VINCENT DESIGN & SPEC SPECIAL LIFESTYLE

REV	DATE	SHEET	DESCRIPTION	DR	CH
0	18/07/18	ALL	ISSUE FOR PLANNING	DT	
1	05/11/18	ALL	PLANNING AMENDMENTS	DT	
2	23/11/18	ALL	PLANNING AMENDMENTS	DT	

DRAWING SITE PLAN A2
JOB NO: SW180704 SCALE 1:200
DWG NO: SW180704.04 REV NO: 2

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PLOT RATIO	[m²]
PLOT RATIO	433.93 \534m² = 0.812

DEEP SOIL ZONES	
DEEP SOIL AREA	79.19

NOTE
2c SUSPENDED SLAB SUBJECT TO
BUILDING SURVEYOR APPROVAL

LANDSCAPE LEGEND	
	100L CHINESE TALLOW 20m² CANOPY
	100L GLEDITSIA SUNBURST 28m² CANOPY
	45L MAGNOLIA LITTLE GEM 10m² CANOPY
	45L EUCALYPTUS CEASIA 7m² CANOPY
	1800h COLORBOND FENCE

NOTE: LANDSCAPING SHOWN INDICATIVE ONLY
PLANS TO BE PREPARED BY A REGISTERED
LANDSCAPE ARCHITECT TO COMPLY WITH CITY OF
VINCENT POLICY 7.1.1 PRIOR TO DEVELOPMENT
APPLICATION

R-CODE VARIATIONS:

- 6.1.1 BUILDING SIZE
 - Plot Ratio exceeds 0.7
- 6.1.4 LOT BOUNDARY SETBACKS
 - North boundary non-compliant (U3 ens)
- 6.1.5 OPEN SPACE
 - Open space non-compliant (45% Req.)
- 6.3.2 LANDSCAPING
 - Carparking within secondary street setback
- 6.3.4 DESIGN OF CAR PARKING SPACES
 - Carparking visible from street
 - Visitor Bays provide an accessible path of travel for people with disabilities
- 6.3.6 SITE WORKS
 - Excavation greater than 0.5m
- 6.3.7 RETAINING WALLS
 - Retaining greater than 0.5m
- 6.4.1 VISUAL PRIVACY
 - Overlooking from Unit 1

PLANNING POLICY 7.1.1 NOTES:

- 4.1 LANDSCAPING
 - Deep soil zone area non-compliant
 - Canopy cover TBA - Pending Landscape Plan
 - Landscape maintenance schedule pending
- 4.23 ENVIRONMENTALLY SUSTAINABLE DESIGN
 - Greywater suitability to be confirmed (Insufficient property area is available to achieve the necessary setbacks and area required for irrigation)
 - 5 star Green Star Rating pending

LANDSCAPE CALCULATIONS:

SITE AREA= 534.22m²
ROW AREA = 13.28m²
ROAD WIDENING= 14.07m²
REDUCED SITE AREA = 506.87m²

DEEP SOIL ZONE REQ = 76.03m² = 15%
• PROVIDED = 79.26m² = 15.63%

PRIMARY FRONT SETBACK AREA (EXCLUDING ROAD WIDENING) = 22.70m²
• SOFT LANDSCAPE PROVIDED= 11.56m² = 50.92%

CANOPY COVER REQUIRED = 152.06m² = 30%
• PROVIDED = 153.37= 30.25%

NCC VOL 1 NOTES:

- PART D3 ACCESSIBILITY FOR PEOPLE WITH DISABILITY - SUBJECT TO BUILDING SURVEYOR APPROVAL

WORKS BY OWNER:

THESE WORKS DO NOT FORM PART OF THE CONTRACT

- DEMOLITION
- RAIN WATER TANKS BY OWNER
- GREY WATER
- FLOOR COVERINGS (EXCLUDING WET AREAS)
- WINDOW TREATMENTS
- LANDSCAPING
- GATES
- INTERNAL WALL PAINTING
- AIR CONDITIONING

SITE COVER

ZONED R60
SITE AREA 534.22m²
SITE COV. AREA 338.15m²

SITE COV. =63.3%

MAX 55% (R-CODE VARIATION REQUIRED)



AREAS

	AREA [m²]	PERIM [m]
U1		
GF AREA	38.78	27.10
FF AREA	62.13	33.75
GARAGE/ST	25.04	
PORCH	8.16	
BALCONY	14.80	
U1 TOTAL AREA:	148.91 m²	
U2		
GF AREA	47.82	28.99
FF AREA	60.03	33.94
GARAGE/ST	24.97	
PORCH	3.31	
BALCONY	13.34	
U2 TOTAL AREA:	149.47 m²	
U3		
GF AREA	45.85	31.90
FF AREA	67.59	40.92
GARAGE/ST	26.12	
PORCH	1.44	
BALCONY	19.01	
U3 TOTAL AREA:	160.01 m²	
U4		
GF AREA	49.35	29.81
FF AREA	68.72	34.73
GARAGE/ST	24.24	
PORCH	1.13	
BALCONY	11.69	
U4 TOTAL AREA:	155.13 m²	
TOTAL AREA:	613.52 m²	
ROOF AREAS		
GF ROOF	35.89	0.00
FF ROOF	292.11	63.60
	328.00 m²	63.60 m

DESIGN NOTES

THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS.

- INSITU SUSPENDED CONCRETE SLAB (FIRST FLOOR)
- CEILING HEIGHTS (AFL):
 - GF 31c U.O.N.
 - FF 31c U.O.N.
- RENDER EXTERNALLY TO ENTIRE HOME, INC. INSIDE GARAGE
- WINDOW HEAD HEIGHTS (AFL):
 - GF 28c U.O.N.
 - FF 28c U.O.N.
- INTERNAL DOOR HEIGHTS (AFL):
 - GF 2340mm U.O.N.
 - FF 2340mm U.O.N.
- LOCATION OF A/C SPLIT SYSTEMS SUBJECT TO INSTALLERS RECOMMENDATIONS (BY OWNER)

GENERAL NOTES:

- EXTENT OF PAVING & LANDSCAPING SHOWN FOR ILLUSTRATION PURPOSES ONLY - REFER CONTRACT FOR ALLOWANCES
- SERVICES TO BE CONFIRMED PRIOR TO FINAL WORKING DRAWINGS
- FINAL HOUSE POSITION IS SUBJECT TO FEATURE SURVEY, COUNCIL AND / OR DEVELOPER APPROVAL
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- ALL FIRST FLOOR BEDROOM WINDOWS TO HAVE 120mm RESTRICTED OPENINGS AS PER AS 2016 NCC2016 VOL2 SECTION 3.9.2.5 PROTECTION OF OPENABLE WINDOWS

PROPOSED RESIDENCE FOR:

KENTVILLE HOLDINGS PTY LTD

SITE ADDRESS:

LOT 17 (#157) LOFTUS STREET,
LEEDERVILLE

DATE: 18/07/18

SKETCH NO: SW180704

REVISION NO: 0

ZONING: R60

DESIGN TYPE: SPECIAL

SPECIFICATION: LIFESTYLE

HOME CONSULTANT: CS

DRAWN BY: DT

PLANNING APPL: YES

LOCAL AUTHORITY: VINCENT

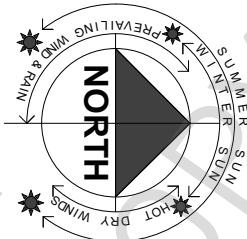
BAL: N/A

**PINDAN
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GROUND FLOOR PLAN

Scale 1:100



AREAS

	AREA (m²)	PERIM (m)
U1		
GF AREA	38.78	27.10
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GARAGE/ST	25.04	
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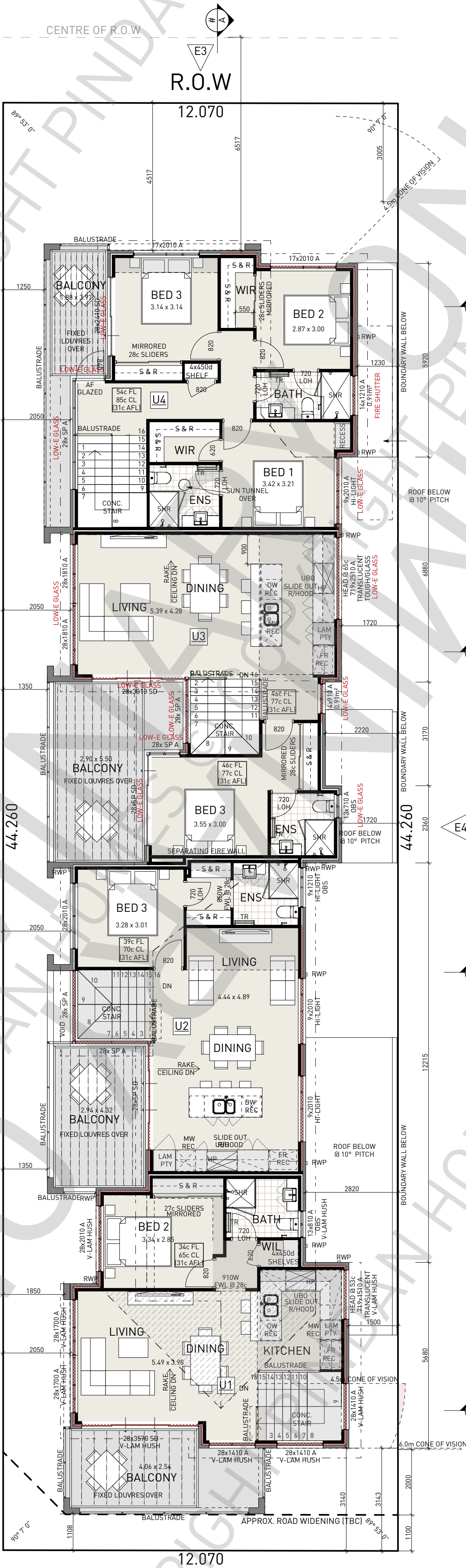
PLANNING APPL: YES

LOCAL AUTHORITY: VINCENT

BAL: N/A

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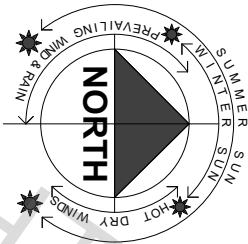


FIRST FLOOR PLAN

Scale 1:100

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ELEVATION 1
Scale 1:100



ELEVATION 3
Scale 1:100



ELEVATION 2
Scale 1:100



ELEVATION 4
Scale 1:100

AREAS		
	AREA [m²]	PERIM (m)
U1		
GF AREA	38.78	27.10
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TOTAL AREA:	613.52 m²	
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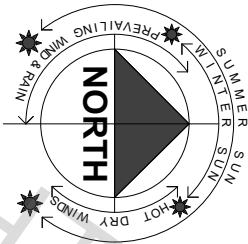
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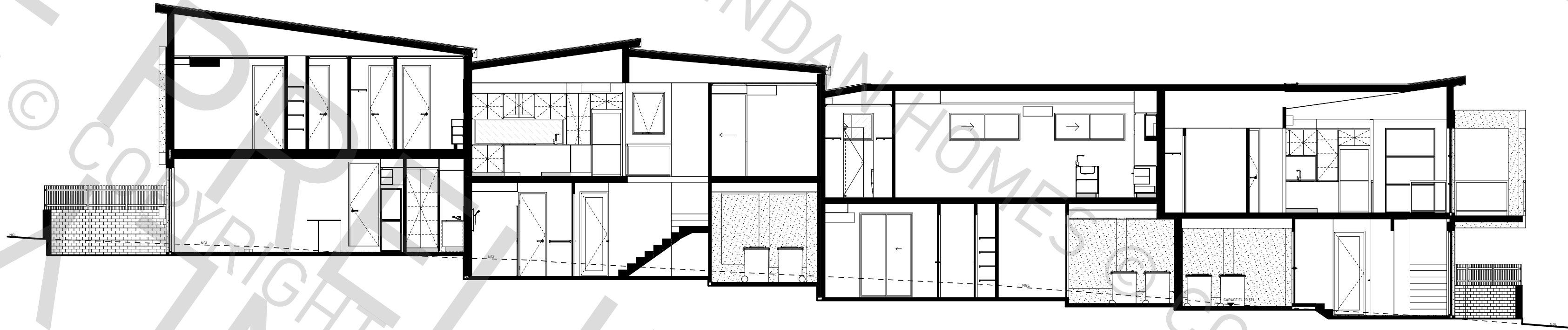
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 - FINAL DESIGN IS SUBJECT TO COMPLIANCE WITH BCA ENERGY EFFICIENCY REQUIREMENTS
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 - NO ALLOWANCE FOR NEW FENCING, REMOVING AND RELOCATING OF EXISTING FENCING, POOL FENCING, GATES OR RETAINING WALLS UNLESS NOTED IN THE CONTRACT
 - NO ALLOWANCE HAS BEEN MADE FOR TEMPORARY FENCING DURING THE COURSE OF CONSTRUCTION, INSTALLATION OF NEW FENCING OR RE-INSTALLMENT OF THE OLD FENCING UNLESS NOTED IN THE CONTRACT
 - NEGOTIATING & GAINING PERMISSION FOR THE REMOVAL OF FENCING WITH THE ADJOINING OWNER WHERE APPLICABLE IN ACCORDANCE WITH SECTION 80 OF THE BUILDING ACT.
 - ALL FIRST FLOOR BEDROOM WINDOWS TO HAVE 120mm RESTRICTED OPENINGS AS PER AS 2016 NCC2016, VOL2 SECTION 3.9.2.5 'PROTECTION OF OPENABLE WINDOWS'

PROPOSED RESIDENCE FOR:
KENTVILLE HOLDINGS PTY LTD
SITE ADDRESS:
LOT 17 (#157) LOFTUS STREET,
LEEDERVILLE
DATE: 18/07/18
SKETCH NO: SW180704
REVISION NO: 0
ZONING: R60
DESIGN TYPE: SPECIAL
SPECIFICATION: LIFESTYLE
HOME CONSULTANT: CS
DRAWN BY: DT
PLANNING APPL: YES
LOCAL AUTHORITY: VINCENT
BAL: N/A

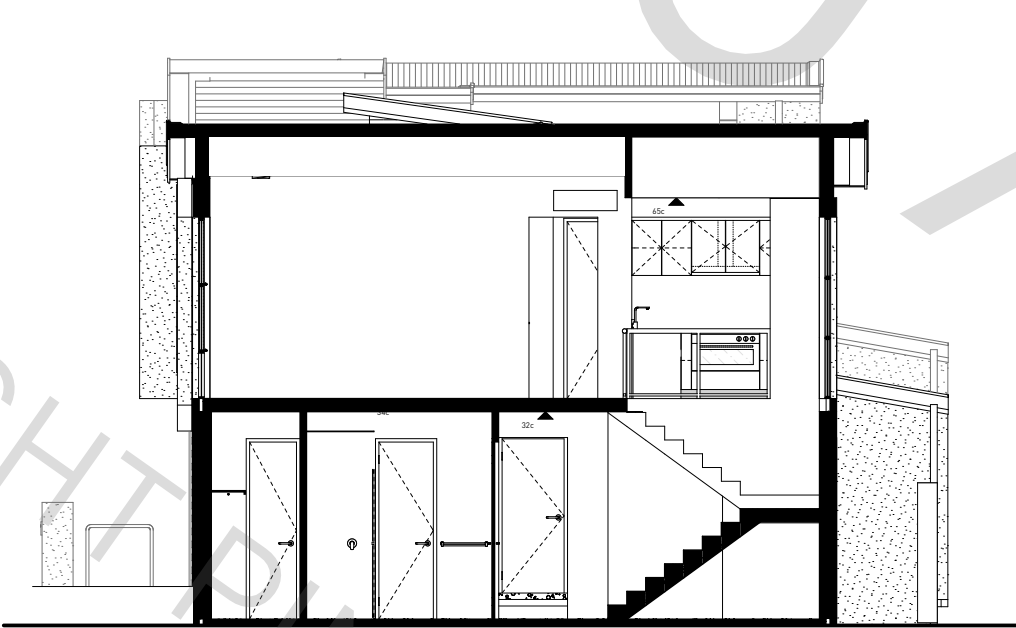
**PINDAN
HOMES**

191 Great Eastern Highway,
Belmont WA 6104
Po Box 93
Belmont WA 6984
Tel: (08) 9471 5300
www.pindanhomes.com.au



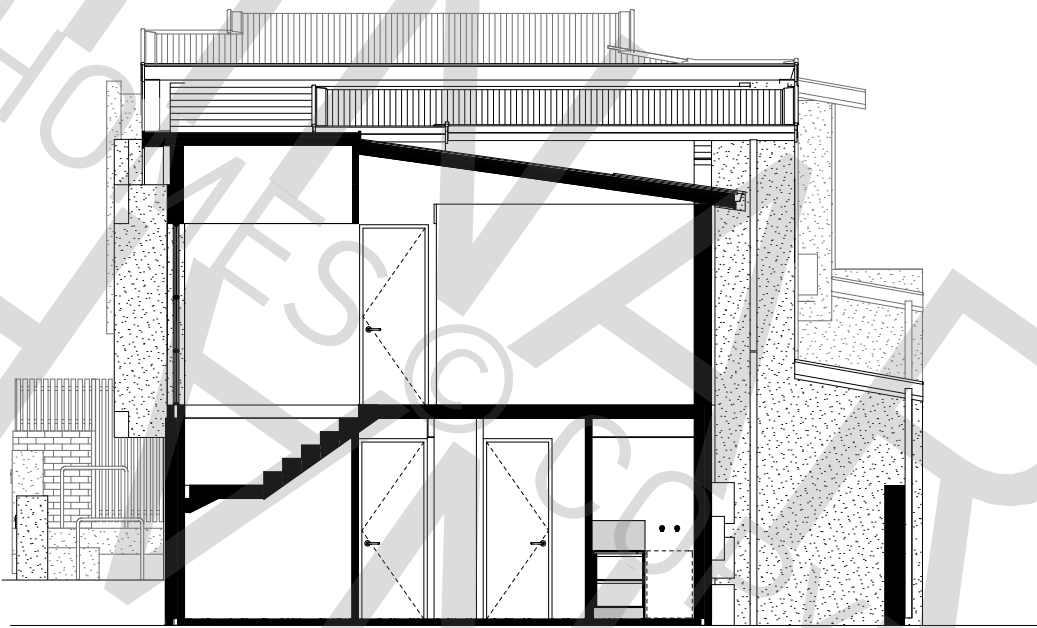
SECTION A

Scale 1:100



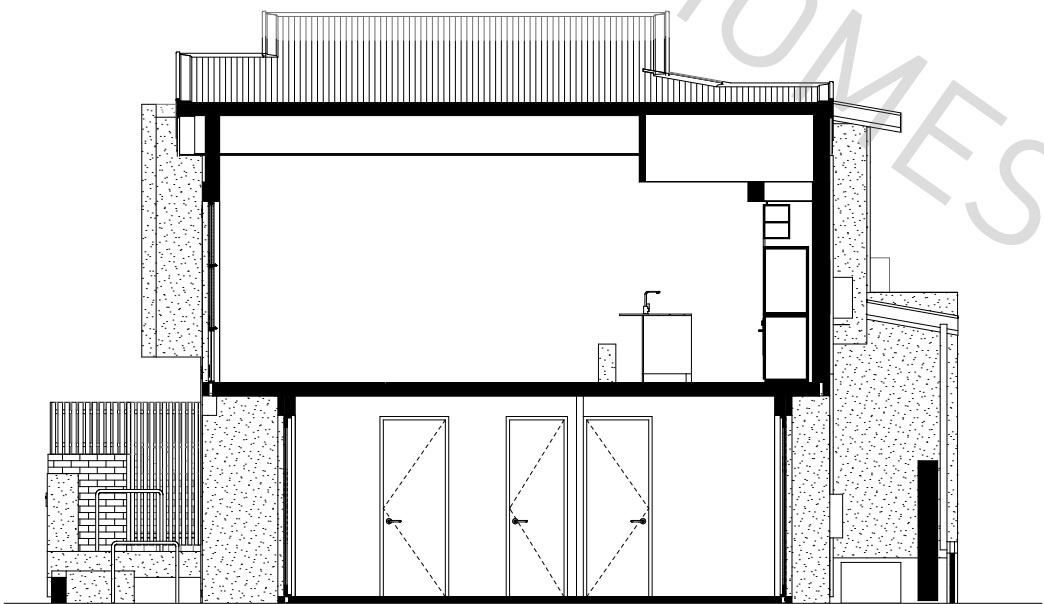
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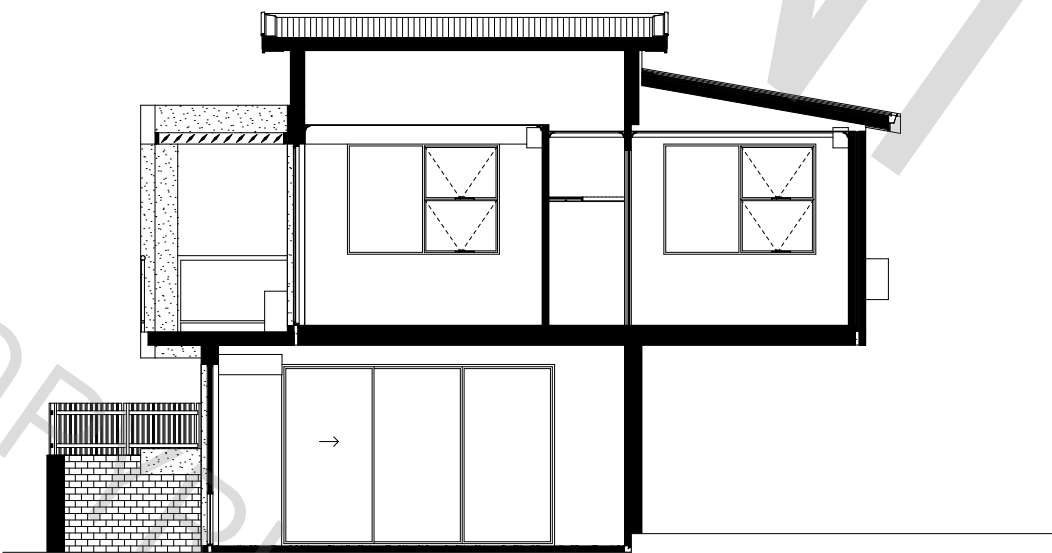
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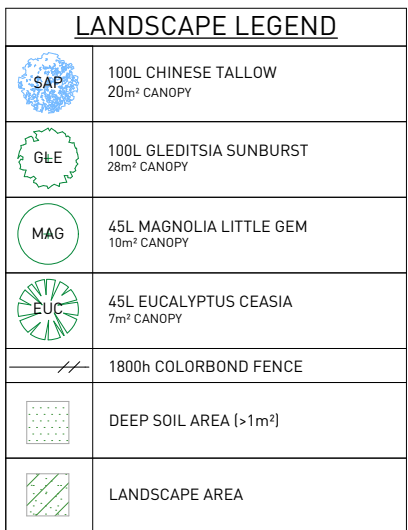
SECTION D

Scale 1:100



SECTION E

Scale 1:100



This detailed site plan illustrates the layout of a building complex, including various zones, trees, and dimensions. The plan is oriented with North at the top.

Key Features and Dimensions:

- Overall Dimensions:** The plan is bounded by 89' 53" 0" on the left, 90' 7" 0" on the right, and 12.070 on the top and bottom.
- Zones and Areas:**
 - DSZ (Designated Site Zone):** Multiple areas are labeled with DSZ values, such as DSZ: 16.26 m², DSZ: 8.50 m², DSZ: 5.76 m², DSZ: 3.08 m², DSZ: 9.48 m², DSZ: 9.48 m², DSZ: 2.84 m², DSZ: 4.70 m², DSZ: 2.24 m², DSZ: 1.49 m², DSZ: 5.56 m², DSZ: 16.12 m², DSZ: 13.81 m², DSZ: 7.25 m², and DSZ: 1.43 m².
 - CANOPY:** Various canopy areas are labeled, including CANOPY: 51.48 m², CANOPY: 10.87 m², CANOPY: 4.70 m², CANOPY: 8.31 m², and CANOPY: 13.81 m².
 - Other Labels:** MAG, EUC, SAP, GLE, CUT-OFF DRAIN, BINS, and G ROAD are also present.
- Internal Dimensions:** Internal dimensions are provided for several sections, such as 11.18 m, 44.260, and 12.070.
- Orientation:** The plan includes a north arrow pointing towards the top right.

DESIGN NOTES

THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS.

- INSITU SUSPENDED CONCRETE SLAB (FIRST FLOOR)
- CEILING HEIGHTS (AFL):
GF 31c U.O.N.
FF 31c U.O.N.
- RENDER EXTERNALLY TO ENTIRE HOME, INC. INSIDE GARAGE
- WINDOW HEAD HEIGHTS (AFL):
GF 28c U.O.N.
FF 28c U.O.N.
- INTERNAL DOOR HEIGHTS (AFL):
GF 2340mm U.O.N.
FF 2340mm U.O.N.
- LOCATION OF A/C SPLIT SYSTEMS SUBJECT TO INSTALLERS RECOMMENDATIONS (BY OWNER)

GENERAL NOTES:

EXTENT OF PAVING & LANDSCAPING
SHOWN FOR ILLUSTRATION PURPOSES
ONLY - REFER CONTRACT FOR
ALLOWANCES

- SERVICES TO BE CONFIRMED PRIOR TO
FINAL FENCING DRAWINGS
- FINAL HOUSE POSITION IS SUBJECT TO
FEATURE SURVEY, COUNCIL AND / OR
DEVELOPER APPROVAL
- ALL FENCING IS SUBJECT TO
COMPLIANCE WITH BCA ENERGY
EFFICIENCY REQUIREMENTS
FIGURES SHOWN FOR ILLUSTRATION
PURPOSES ONLY
- NO ALLOWANCE FOR NEW FENCING,
REMOVING AND RELOCATING OF EXISTING
FENCING, POOL FENCING, GATES OR
RELOCATING WALLS UNLESS NOTED IN
THE CONTRACT.
- NO ALLOWANCE HAS BEEN MADE FOR
TEMPORARY FENCING DURING THE
CONSTRUCTION OF THE STRUCTURE
INSTALLATION OF NEW FENCING OR RE-
INSTATEMENT OF THE OLD FENCING
UNLESS NOTED IN THE CONTRACT
- NO ALLOWANCE FOR GAINING PERMISSION
FOR THE REMOVAL OF FENCING WITH THE
ADJOINING OWNER WHERE APPLICABLE
REFER TO THE NEW WITH SECTION 80 OF
THE BUILDING ACT
- ALL FIRST FLOOR BEDROOM WINDOWS TO
HAVE 120mm RESTRICTED OPENINGS AS
PER AS 2106 NCC2016_V0L2 SECTION
3.9
- ALL FIRST FLOOR SECTION OF OPENABLE
WINDOWS

PROPOSED RESIDENCE FOR:	
KENTVILLE HOLDINGS PTY LTD	
SITE ADDRESS:	
LOT 17 (#157) LOFTUS STREET, LEEDERVILLE	
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REVISION NO:	0
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HOME CONSULTANT:	CS
DRAWN BY:	DT
PLANNING APPL:	YES
LOCAL AUTHORITY:	VINCENT
BAL:	N/A

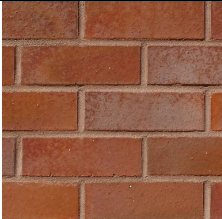
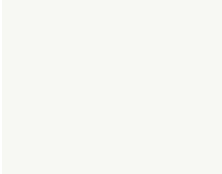
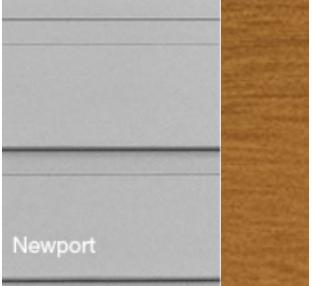
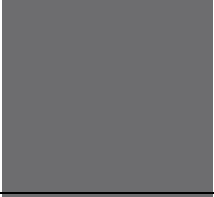
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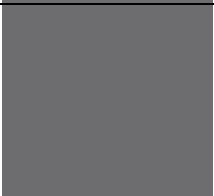
External Finishes Schedule

Project: 157 Loftus Street, Leederville

Date: 02/11/18

Feature 1c Face Brickwork	Midland Brick (Subiaco Red)		
Main Render Colour	Dulux – Vivid White		
Feature Cladding (James Hardies)	James Hardie Primeline Cladding (Newport) Timber Look Stain		
Window Frames	Charcoal Lustre		
Roof Cover	Colorbond Custom Orb Basalt		
Balcony Balustrade Frame:	Basalt Glass infill Panels		
Fencing Infill Frame:	Basalt		

External Finishes Schedule

Gutters & Fascia	Basalt		
Down pipes	Basalt		
Front Entry Door & Frame	Basalt Glass infill		
Paving	Midland Brick Promenade Pewter		
Electric/ Gas Meter box	To match render		