

PROPOSED 4 x MULTIPLE DWELLINGS
LOT 162 (#377) WALCOTT STREET COOLBINIA

CITY OF VINCENT
RECEIVED
8 February 2019

NOTE:
MATERIAL SHOWN ARE INDICATIVE
ONLY. REFER TO MATERIALS
SCHEDULE PROVIDED AS PER DAC
APPLICATION

ROOF SHEETING - COLOUR:
COLORBOND BASALT

ALTERNATIVE RENDER -
COLOUR: TAUBMANS STUFFING

MAIN RENDER -
COLOUR: TO MATCH
SURFMIST

SOFFIT - COLOUR: TO
MATCH SURFMIST

ROOF BARGE AND FLASHING - COLOUR:
TO MATCH MONUMENT



MAIN RENDER - COLOUR: TO MATCH
SURFMIST

SCREENING POSTS - TIMBER OR STEEL -
PAINTED: TAUBMANS TAMPICO BROWN

230x110x76 FACE BRICKWORK -
MIDLAND BRICK 'RUSSET RED' WITH
CREAM MORTAR

ALTERNATIVE RENDER - COLOUR:
TAUBMANS STUFFING

MAIN RENDER - COLOUR: TO MATCH
SURFMIST

Table with 2 columns: Drawing ID, Description. Rows include COVER (MATERIAL SELECTIONS), EXISTING SITE PLAN (AHD LEVELS), U/CROFT SITE, SITE, LANDSCAPE PLAN, CANOPY COVER, UNDERCROFT, UNDERCROFT PARKING, GROUND FLOOR, FIRST FLOOR, ELEVATIONS, and 3D VIEWS AT R.O.W.

GATE - TIMBER OR STEEL - PAINTED:
TAUBMANS TAMPICO BROWN

FENCE INFILLS - COLOUR: TO
MATCH CHARCOAL LUSTRE

WINDOW FRAMES - COLOUR:
CHARCOAL LUSTRE

MAIN RENDER - COLOUR: TO
MATCH SURFMIST

project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
LOT 162 (#377) WALCOTT STREET
COOLBINIA

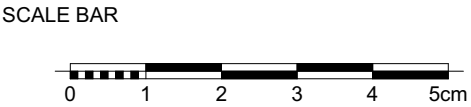


Table with 3 columns: Revision Description, REV, REV. DATE. Includes details on Initial DAC Set, changes to planning, and various revisions.

Building Development Group Pty Ltd
Suite 5, 18-22 Riseley St.
Ardross WA, 6153
P: 08 9364 9550
E: bdgwa@westnet.com.au
Drawing title: COVER (MATERIAL SELECTIONS)
Drawing no: A-00
Revision: REVG

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

LOT MISCLOSE
0.000 m
SOIL DESCRIPTION
Sand
Refer to Survey

COTTAGE & ENGINEERING SURVEYS

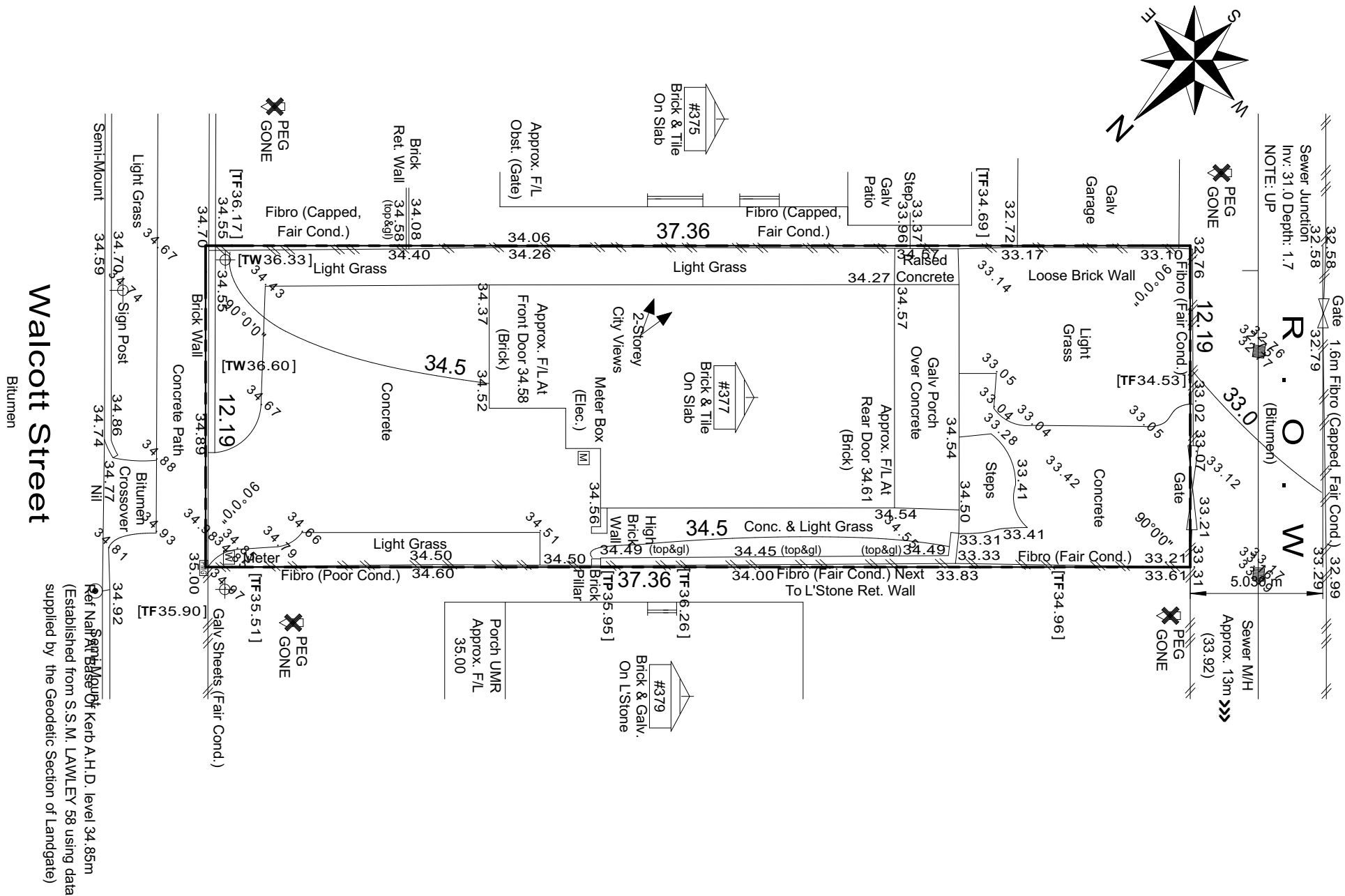
Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998 Email : perth@cottage.com.au Website: www.cottage.com.au			
J/N:	DATE:	SCALE:	DRAWN:
429751	09 Jan 18	1:200	M. Miatke-Ware

Builder : Building Development Group Constructions
CLIENT :
LOT 162 #377 Walcott Street, Coolbinia

OLD AREA	LEGEND	
	SEC Dome	
	Power Pole	
	Phone Pits	
	Water Conn.	
	Top Pillar/Post	
	Top Wall	
	Top Retaining	
	Top Fence	

Plan2630



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project name:

PROPOSED 4 x MULTIPLE DWELLINGS

address:

LOT 162 (#377) WALCOTT STREET
COOLBINIA

SCALE BAR



REVISION DESCRIPTION

REV	REV. DATE
A	26-03-18
B	10-04-18
C	16-04-18
D	09-10-18
E	2-11-18
F	14-01-19
G	08-02-19

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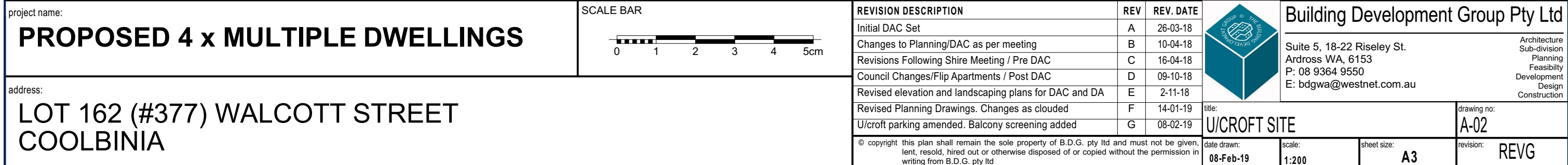
Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction

EXISTING SITE PLAN (AHD LEVELS)

date drawn: 08-Feb-19
scale: 1:200
sheet size: A3

drawing no: A-01

revision: REVG



PROPOSED PLOT RATIO	
UNIT 1	
UNIT AREA	85.95
UNIT 2	
UNIT AREA	86.92
UNIT 3	
UNIT AREA	85.01
UNIT 4	
UNIT AREA	85.85
343.73 m ²	

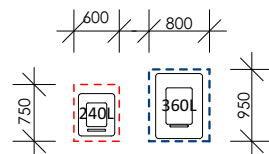
PLOT RATIO CALCULATIONS	
SITE ZONING:	R60
MAXIMUM PLOT RATIO REQUIRED :	0.7 (318.5m ²)
LOT AREA :	455m ²
PLOT RATIO ACHIEVED:	343.73m ² (0.75)

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SITE PLAN LEGEND

VERTICAL GARDEN AND SURFACE
DRAINAGE INTO STONE MULCH

BIN DIMENSIONS



LEVEL SHOWN ARE TO AUSTRALIAN HEIGHT DATUM (AHD)	
NOTE: AVERAGE NATURAL GROUND LEVEL = 33.862	
LEVELS USED:	-34.40
	-34.50
	-33.14
	-33.41

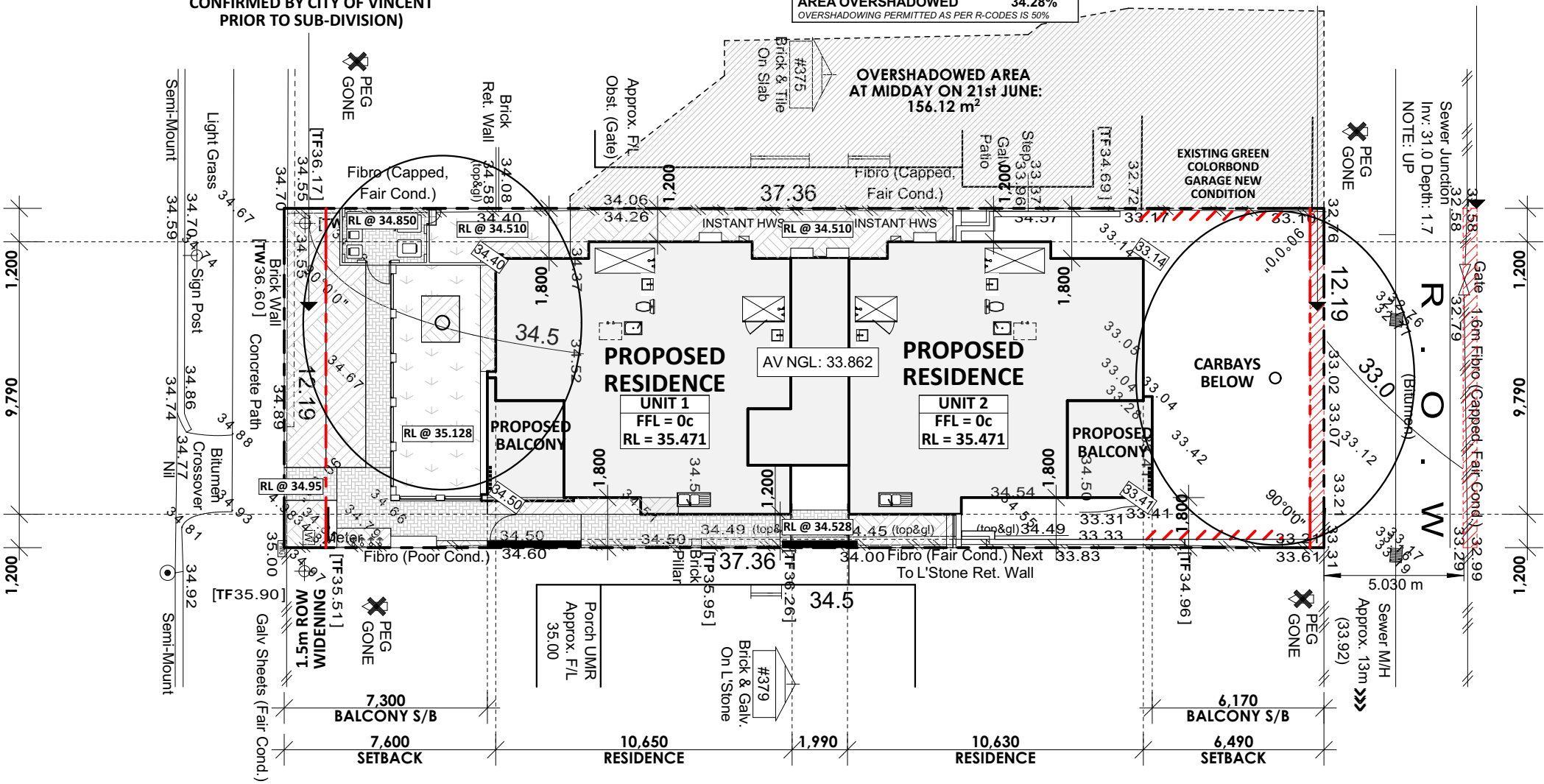
Walcott Street

Ref Nail At Base Of Kerb A.H.D. level 34.85m
(Established from S.S.M. LAWLEY 58 using data
supplied by the Geodetic Section of Landgate)

UP TO 1.5m ROW WIDENING (TO BE
CONFIRMED BY CITY OF VINCENT
PRIOR TO SUB-DIVISION)

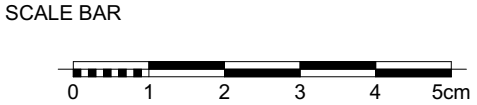
LOT ZONING	
NEIGHBOUR'S LOT AREA	455.42m ²
SHADOW CAST ONTO LOT	156.12m ²
AREA OVERSHADOWED	34.28%
OVERSHADOWING PERMITTED AS PER R-CODES IS 50%	

EXTENT OF FUTURE 0.5m ROW
WIDENING SHOWN HATCHED RED



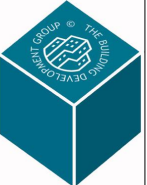
project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
**LOT 162 (#377) WALCOTT STREET
COOLBINIA**



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Revised Planning Drawings. Changes as clouded	F	14-01-19
U/croft parking amended. Balcony screening added	G	08-02-19

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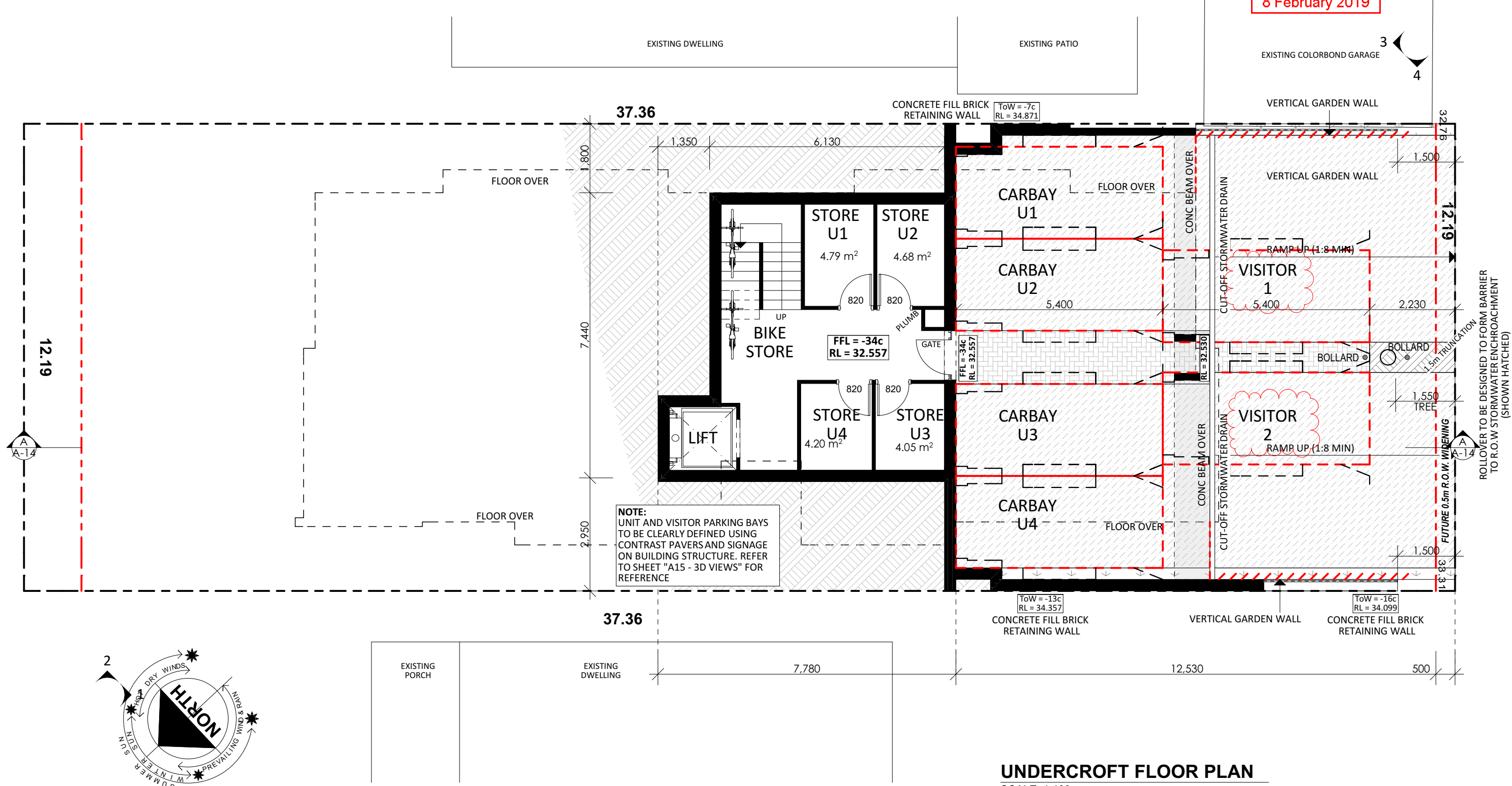
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title: SITE	drawing no: A-03
date drawn: 08-Feb-19	revision: REV G
scale: 1:200	sheet size: A3

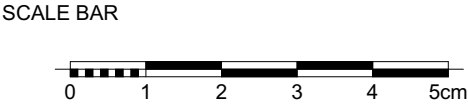
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UNDERCROFT FLOOR PLAN
SCALE: 1:100

project name:
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title:
UNDERCROFT

date drawn:
08-Feb-19

scale:
1:100

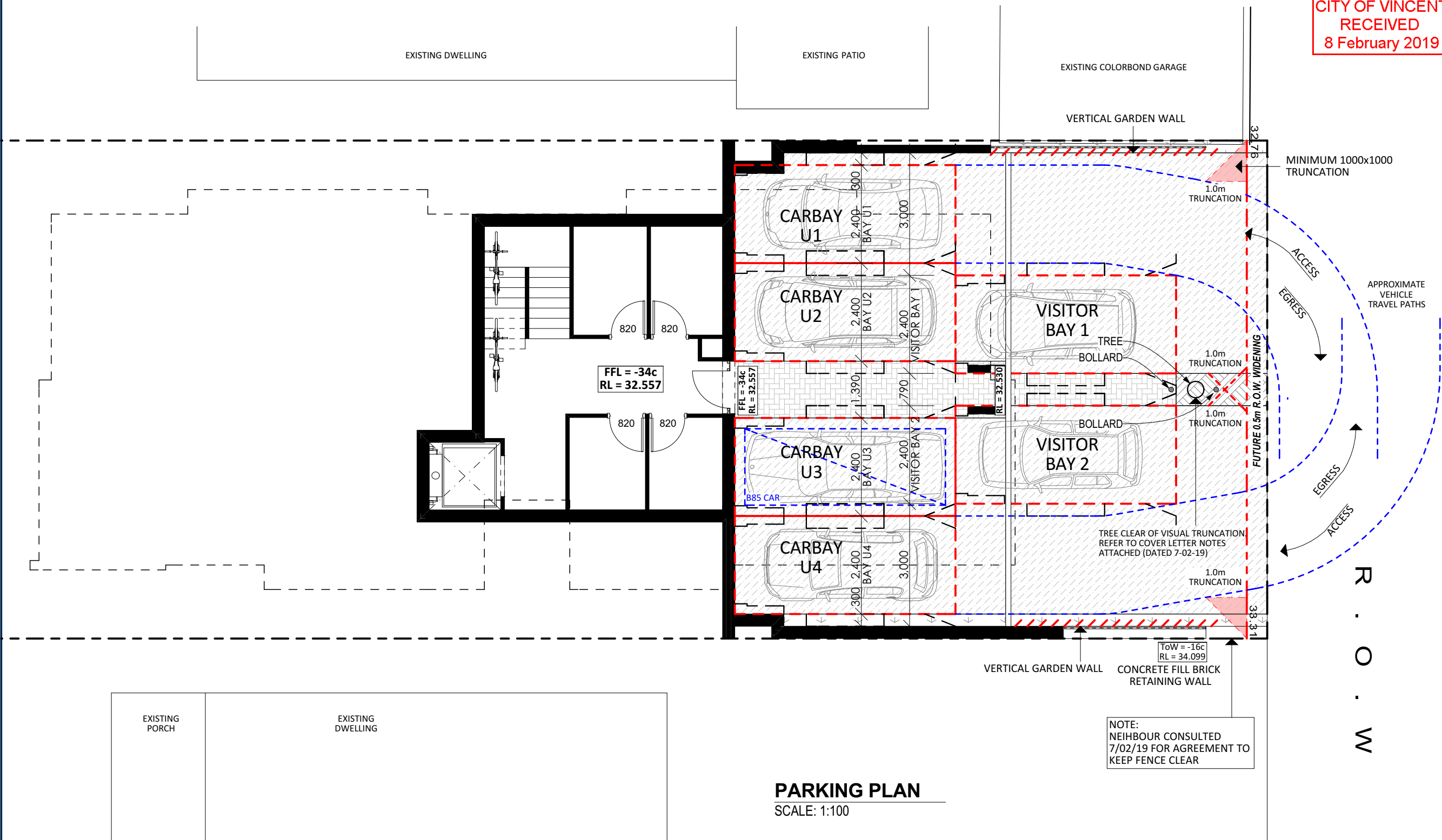
sheet size:
A3

drawing no:
A-06

revision:
REV G

COMPLIANCE CLARIFICATION OF VEHICLE SIGHT LINES

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project name:

PROPOSED 4 x MULTIPLE DWELLINGS

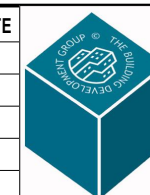
address:

LOT 162 (#377) WALCOTT STREET
COOLBINIA

SCALE BAR



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title:
UNDERCROFT PARKING

drawing no:
A-07

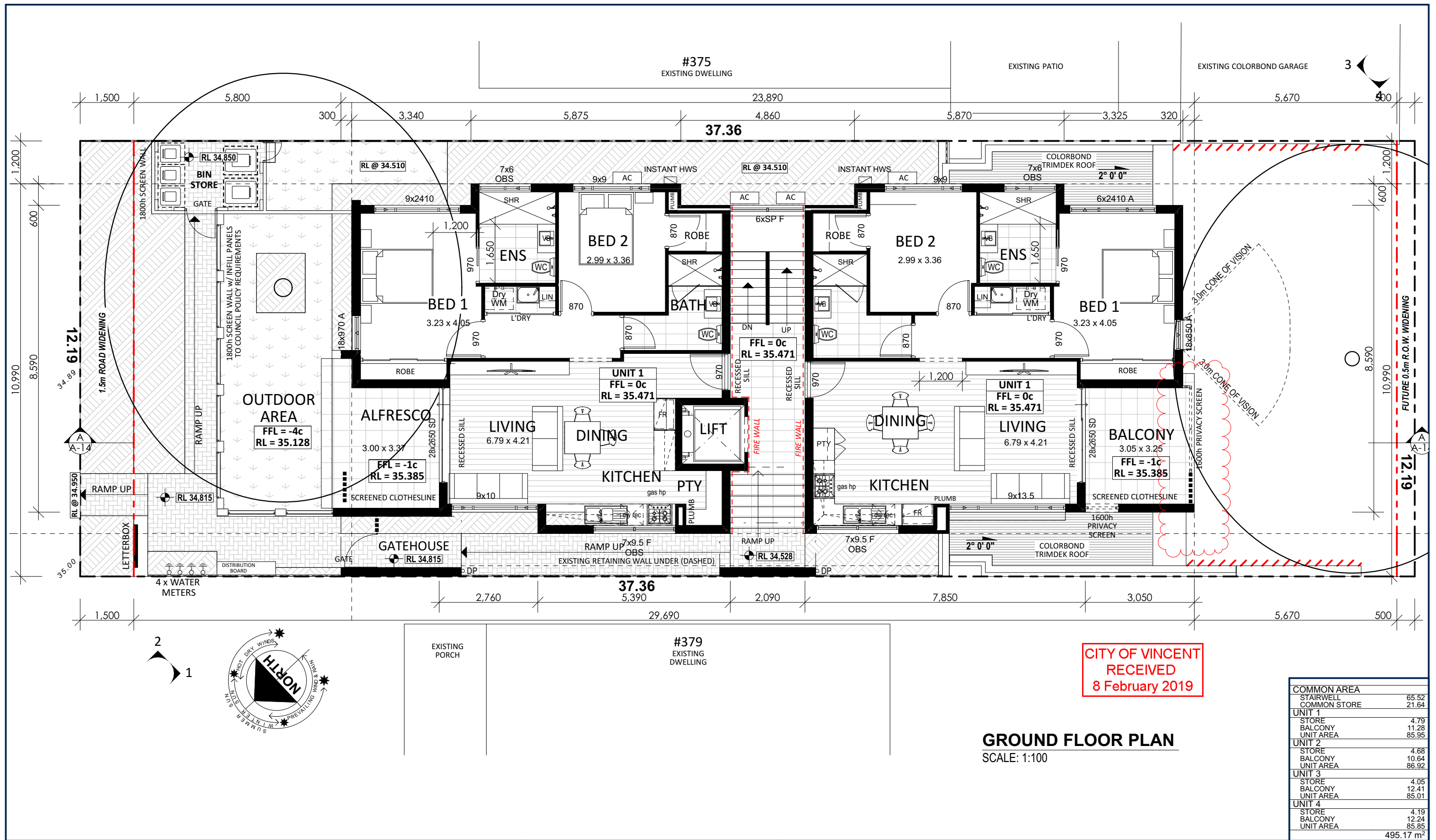
n, in	date drawn: 08-Feb-19
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scale:
1:100

sheet size:

revision: REVG

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GROUND FLOOR PLAN
SCALE: 1:100


COMMON AREA	
STAIRWELL	65.52
COMMON STORE	21.64
UNIT 1	
STORE	4.79
BALCONY	11.28
UNIT AREA	85.95
UNIT 2	
STORE	4.68
BALCONY	10.64
UNIT AREA	86.92
UNIT 3	
STORE	4.05
BALCONY	12.41
UNIT AREA	85.01
UNIT 4	
STORE	4.19
BALCONY	12.24
UNIT AREA	85.85
495.17 m ²	

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PROPOSED 4 x MULTIPLE DWELLINGS

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COOLBINIA**

SCALE BAR
0 1 2 3 4 5cm

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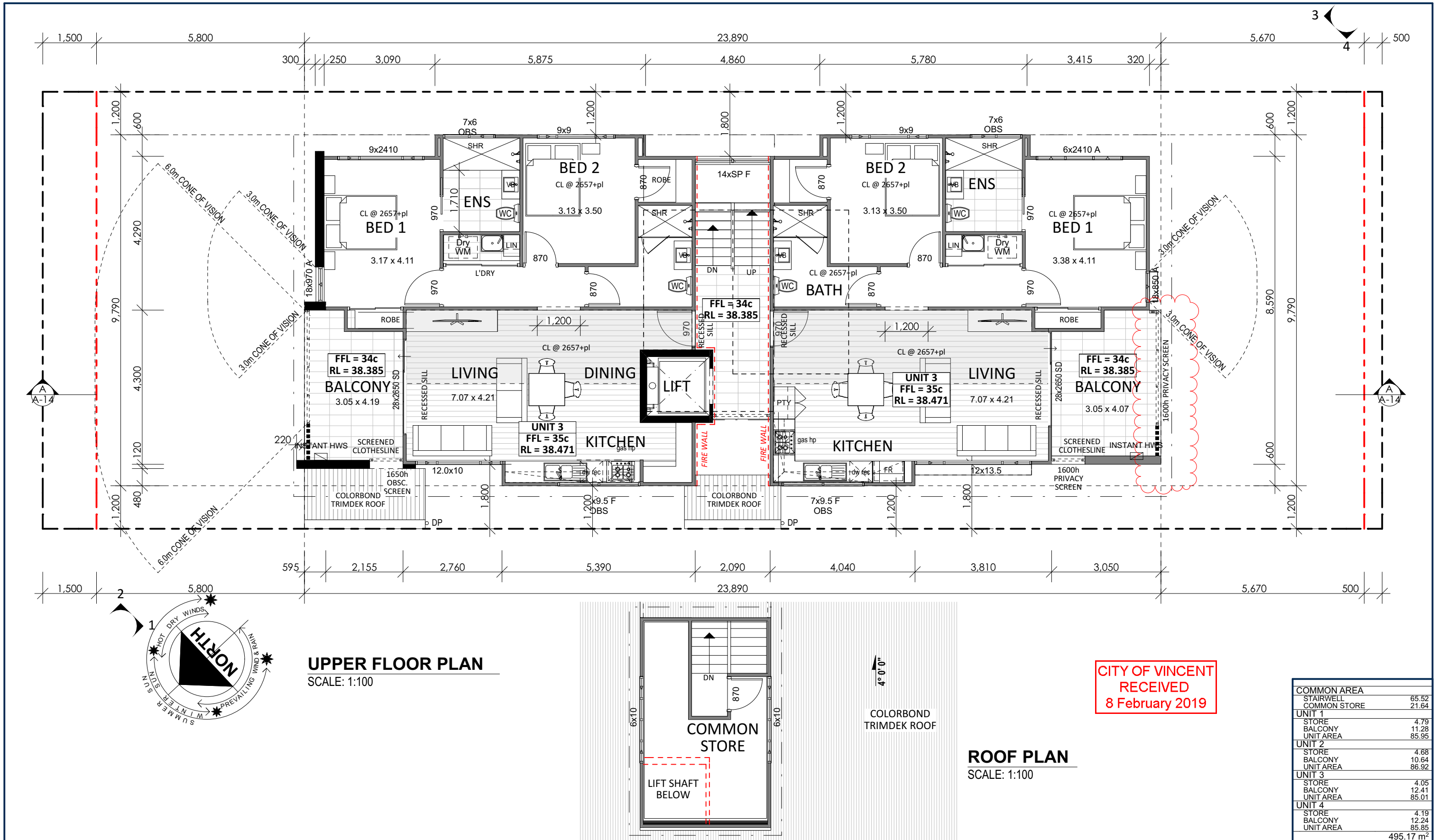
drawing no:
A-08
revision:
REV G

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08-Feb-19

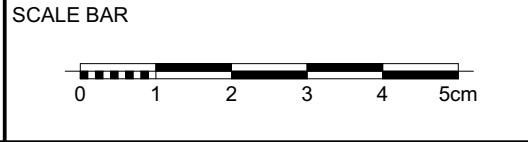
scale:
1:100, 1:1

sheet size:
A3



project name:
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address:
**LOT 162 (#377) WALCOTT STREET
COOLBINIA**



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Architecture
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drawing no:
A-09

revision:
REV G

title:
FIRST FLOOR

date drawn:
08-Feb-19

scale:
1:100, 1:1

sheet size:
A3

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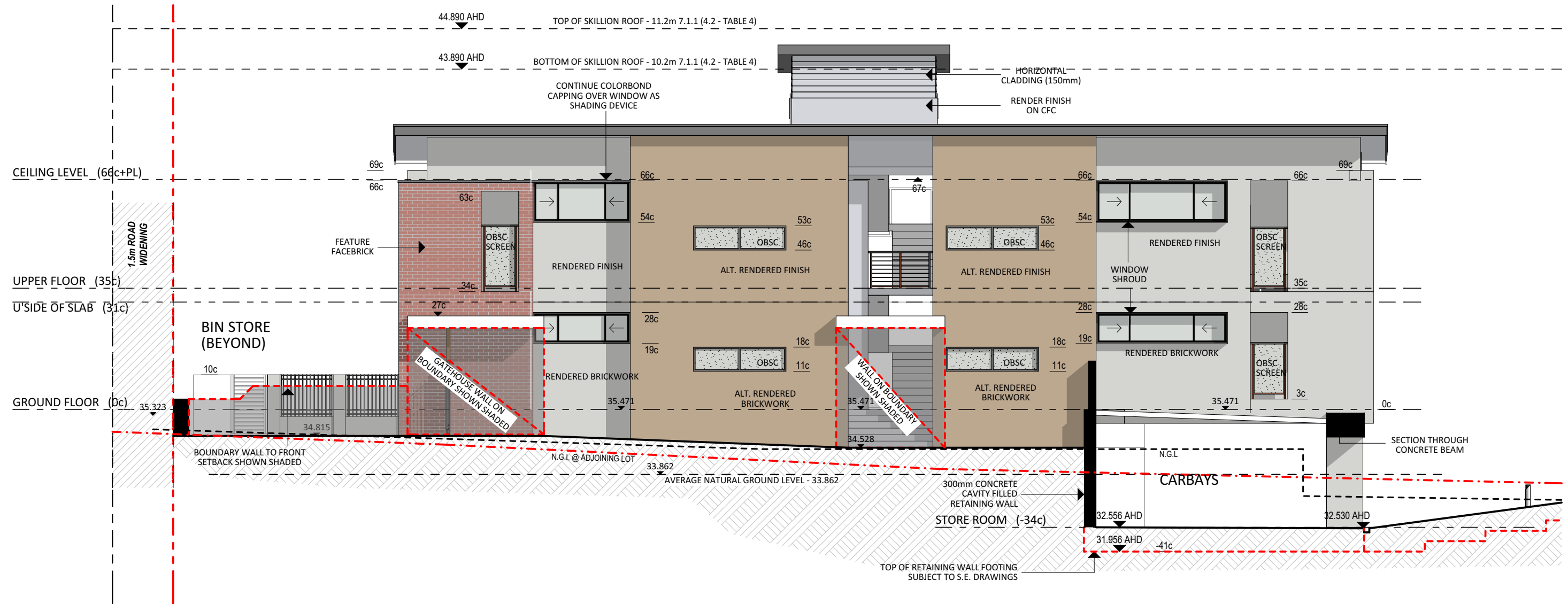


SCALE: 1:100

revision: REVG

NOTE:
GLAZING - 6.38mm LAMINATED
GLASS. ACOUSTIC REPORT WILL BE
COMMISSIONED FOLLOWING
PLANNING APPROVAL AND PRIOR
TO BUILDING PERMIT.

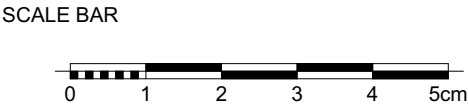
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2 NORTH WEST ELEVATION
SCALE: 1:100

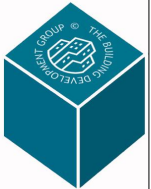
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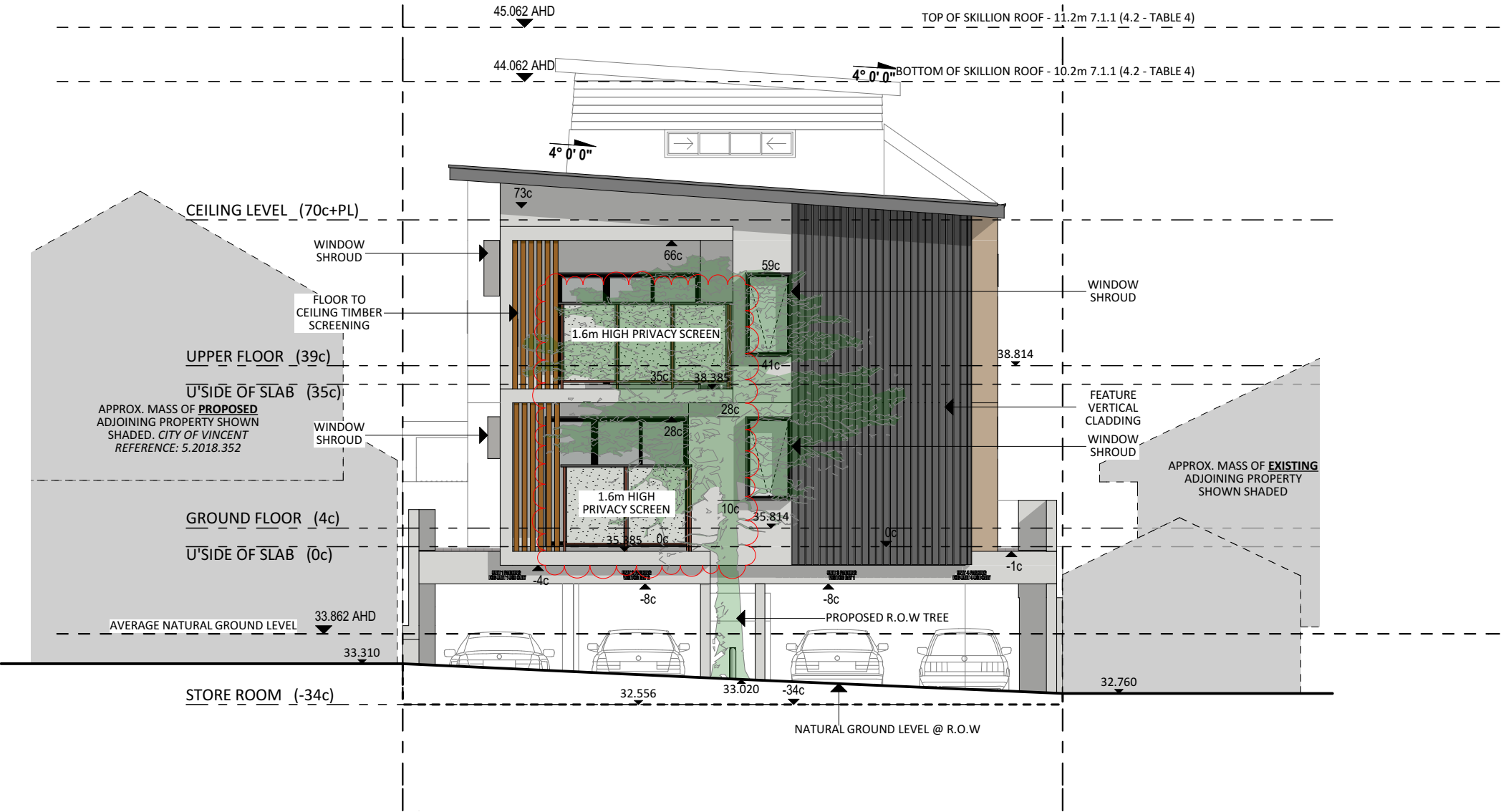
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Suite 5, 18-22 Riseley St. Ardross WA, 6153 P: 08 9364 9550 E: bdgwa@westnet.com.au		
title: ELEVATIONS	date drawn: 08-Feb-19	sheet size: A3
drawing no: A-11	revision: REV G	

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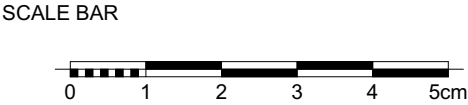
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3 R.O.W. / SOUTH WEST ELEVATION
SCALE: 1:100

project name:
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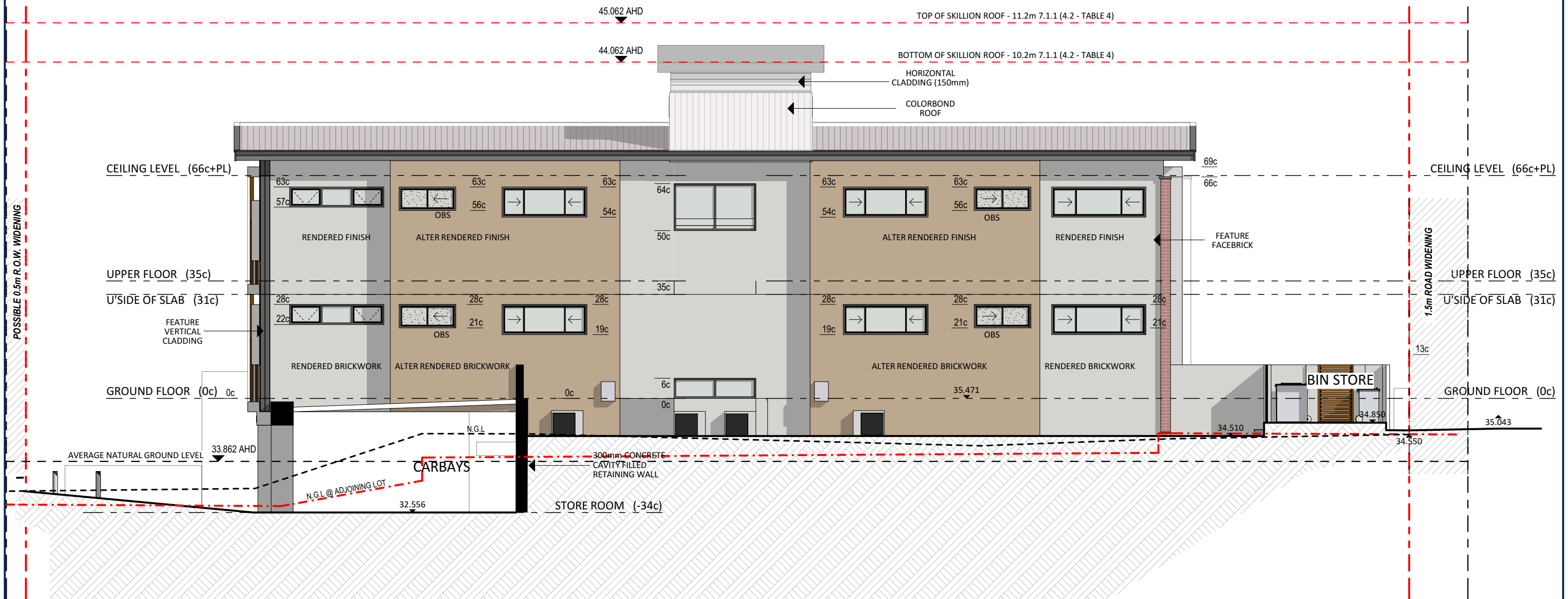
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title: ELEVATIONS		drawing no: A-12
date drawn: 08-Feb-19	scale: 1:100	revision: REV G

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NOTE:
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TO BUILDING PERMIT.



4

SOUTH EAST ELEVATION

SCALE: 1:100

project name:

PROPOSED 4 x MULTIPLE DWELLINGS

address:

**LOT 162 (#377) WALCOTT STREET
COOLBINIA**

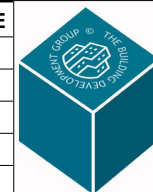
SCALE BAR



REVISION DESCRIPTION

REV	REV. DATE
A	26-03-18
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Construction

title:
ELEVATIONS

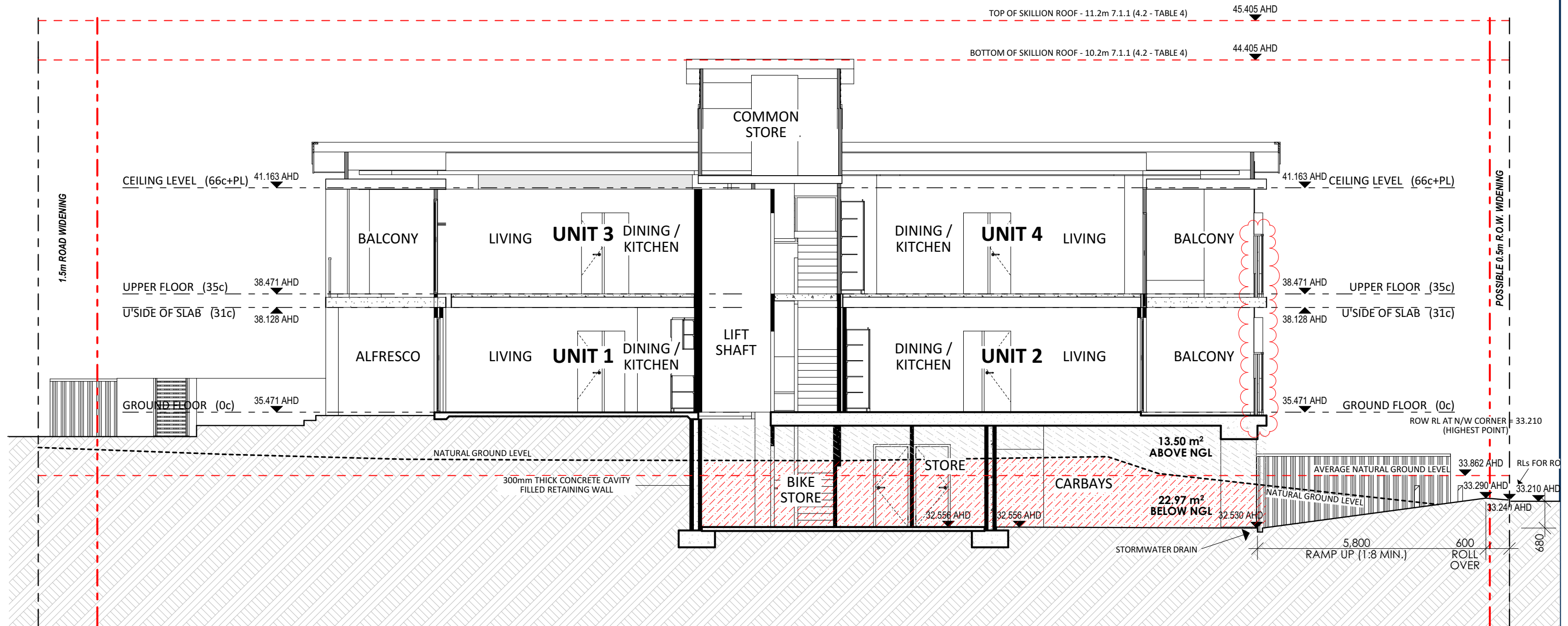
date drawn:
08-Feb-19

scale:
1:100

sheet size:
A3

drawing no:
A-13

revision:
REV G



A **SECTION A**
SCALE: 1:100

project name:

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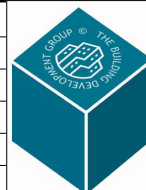
SCALE BAR



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title:
SECTION (UNDERCROFT NGL)

drawing no:
A-14

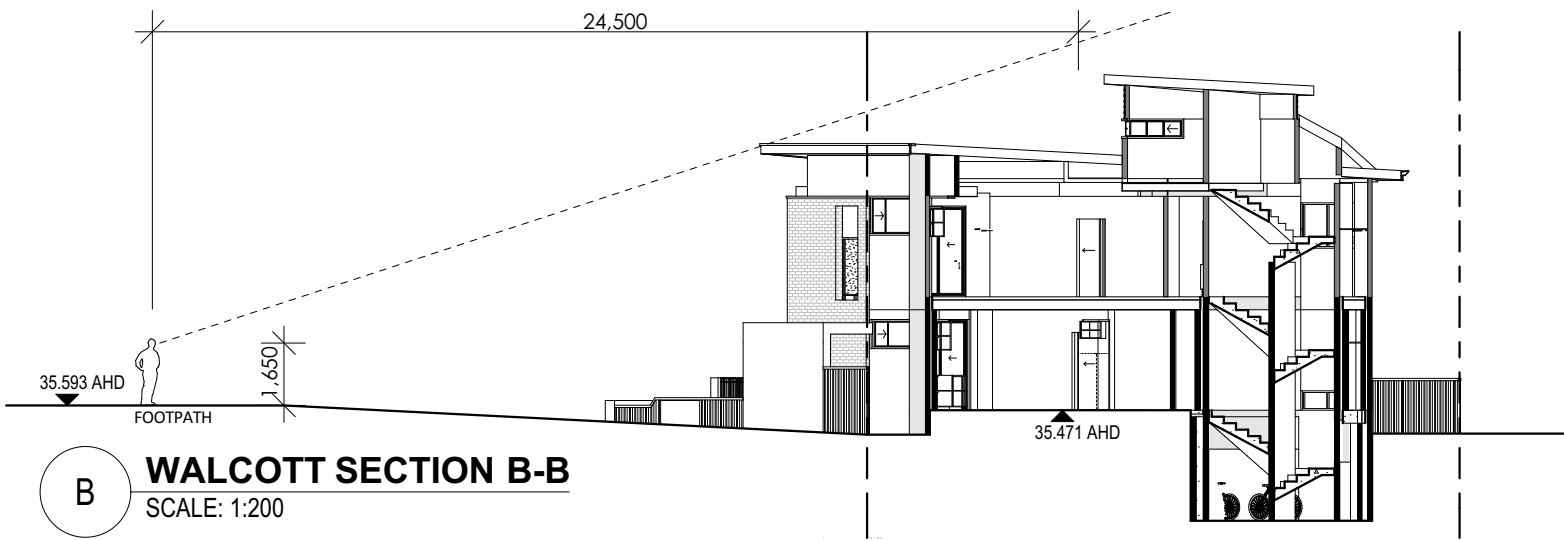
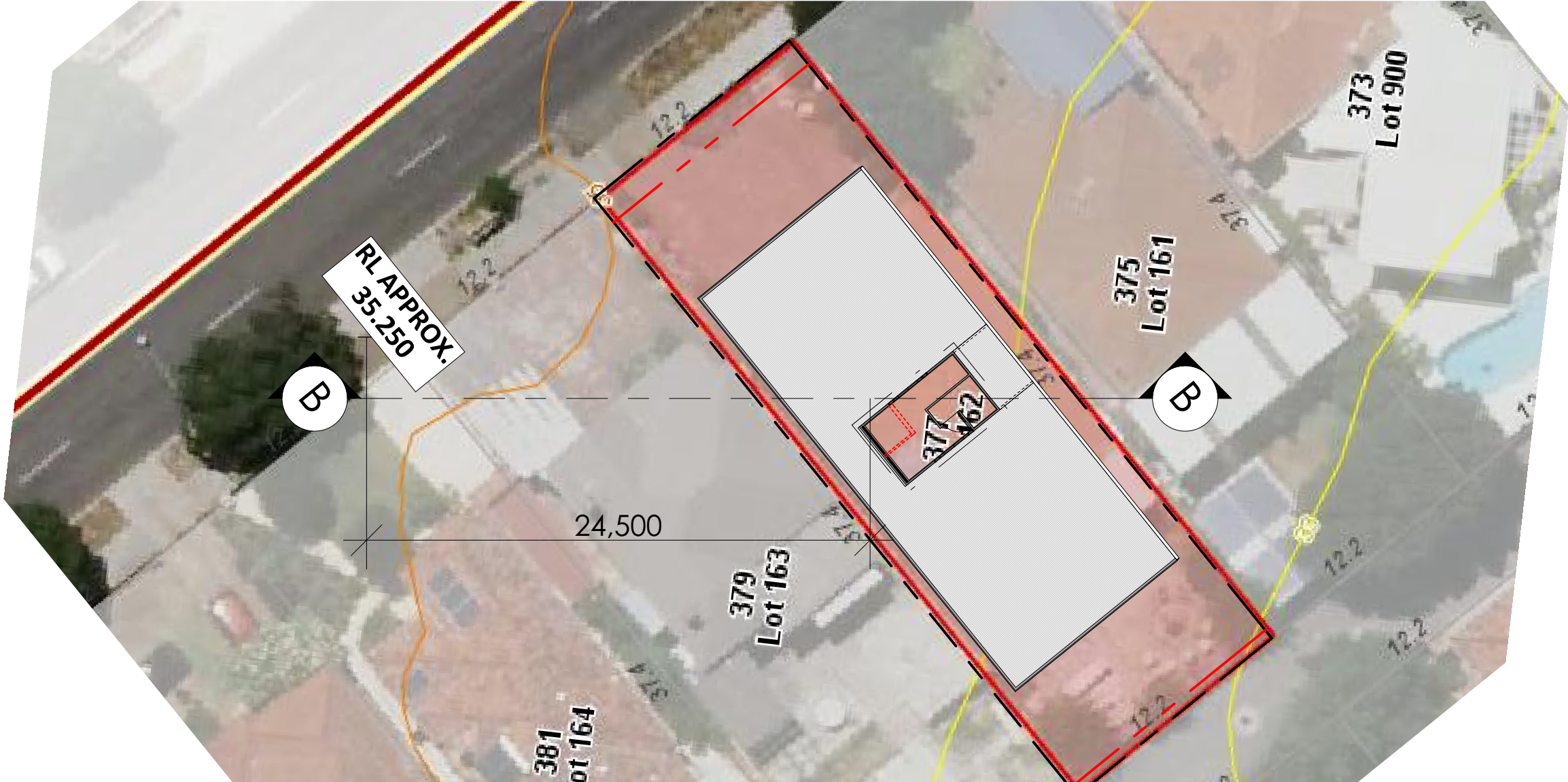
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08-Feb-19

scale:
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sheet size:
A3

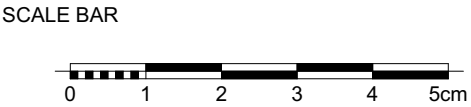
revision:
REV G

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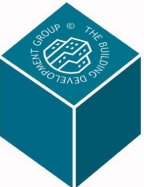
project name:
PROPOSED 4 x MULTIPLE DWELLINGS

address:
**LOT 162 (#377) WALCOTT STREET
COOLBINIA**



REVISION DESCRIPTION	REV	REV. DATE
Initial DAC Set	A	26-03-18
Changes to Planning/DAC as per meeting	B	10-04-18
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U/croft parking amended. Balcony screening added	G	08-02-19

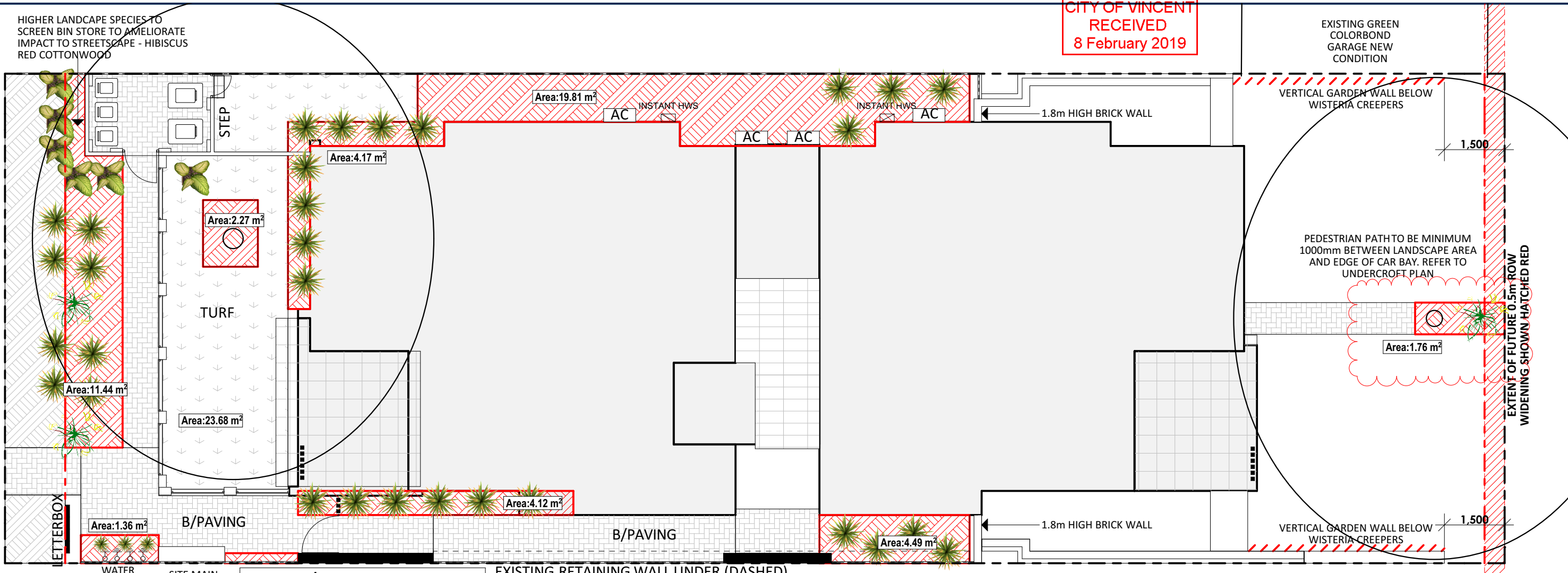
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Architecture
Sub-division
Planning
Feasibility
Development
Design
Construction

title: SECTION (VIEW FROM FOOTPATH)	drawing no: A-15
date drawn: 08-Feb-19	revision: REV G
scale: 1:200, 1:250	sheet size: A3



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PLANT LEGEND (EXCLUDING SHADING PLANTS)



- KANGAROO PAW PYRUS USSURIENSIS
14cm POTS PLANTED @ 1m x 1m CENTRES
H: 500mm , W: 1000mm AT MATURITY
- FLAX LILY DIANELLA PURNINA CULTIVARS
14cm POTS PLANTED @ 1m x 1m CENTRES
H: 500mm , W: 1000mm AT MATURITY
- HIBISCUS RED COTTONWOOD
MAINTAINED TO 2000mm HEIGHT
- TURF
- MULCH
AMAZON SANDGROPER BRAND
80mm COVER ON 100mm
LANDSCAPE MIX BASE

LANDSCAPING PLAN
SCALE: 1:100

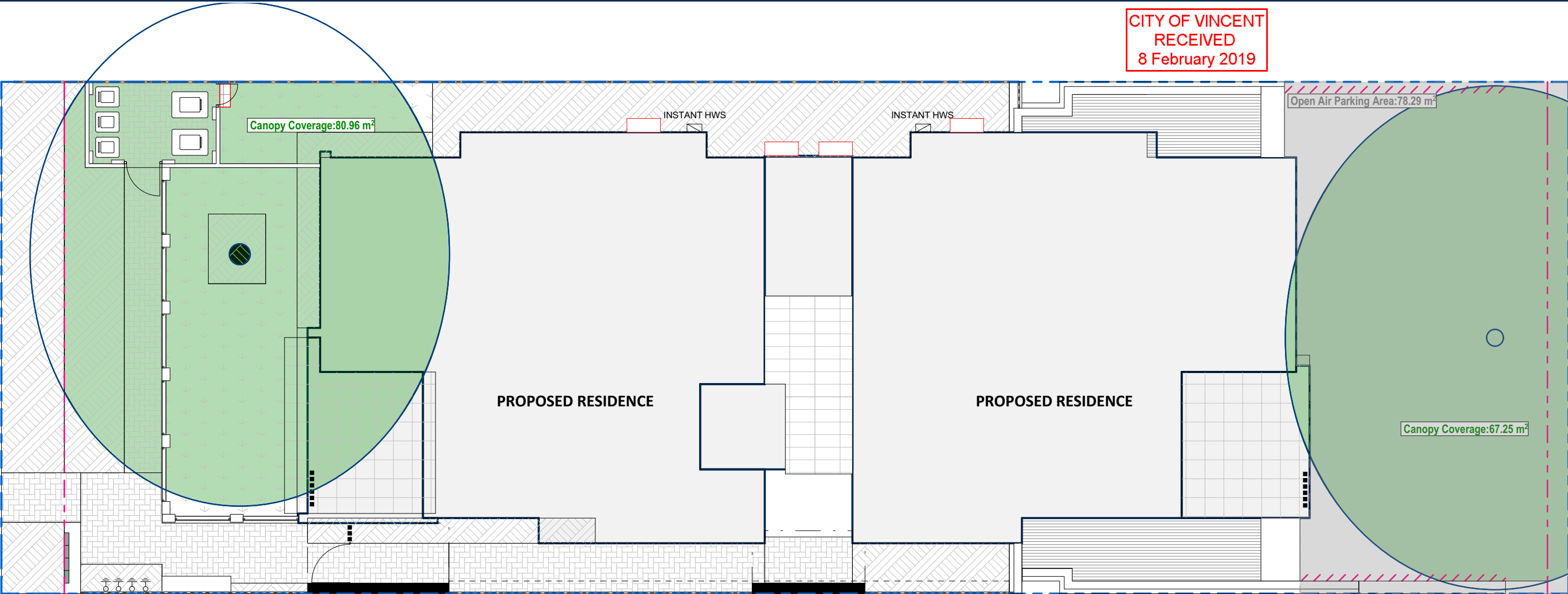
BOLLARD / GATE HOUSE LIGHTING:
TO BE POSITIONED TO ALLUMINATE
FRONT AND REAR PEDESTRIAN
ACCESS

- TOTAL AREA (LESS WALCOTT WIDENING): 433.83m2
DEEP SOIL ZONE REQUIRED: 15% | 65.07m2
DEEP SOIL AREA ACHIEVED: 73.71m2
- GARDENS WITH AUTOMATED RETICULATION SYSTEM
 - AS CONSTRUCTED PROVIDED TO BODY OF OWNERS FOR "MANAGEMENT STATEMENT"
- ONGOING MAINTAINANCE BY THE STRATA COMPANY MANAGER TO INCLUDE:
- REGULAR RETICULATION CHECKS IN SUMMER MONTHS (MINIMUM WEEKLY DURING FIRST 2 SUMMER MONTHS OF ESTABLISHMENT BY DEVELOPER)
 - RETIC SYSTEM TO BE SET "OFF" DURING WINTER MONTHS
 - DEAD PLANTS TO BE REPLACED
 - REMULCH INTERVALS TO BE INITIATED WHEN MULCH HAS REDUCED TO 20mm SURFACE COVER
 - UNIT 1 OWNERS TO BE RESPONSIBLE FOR MAINTAINANCE OF FRONT GARDEN AREA OR BODY CORP AGENTS TO BE PERMITTED ACCESS TO MAINTAIN. COST TO BE PASSED ONTO UNIT 1 OWNER

ARCHITECTS + PLANNING
GREG MOORE ARCHITECT
reg: 1426 tel: 0407 447 943

project name: PROPOSED 4 x MULTIPLE DWELLINGS		SCALE BAR 		<table><tr><th>REVISION DESCRIPTION</th><th>REV</th><th>REV. DATE</th></tr><tr><td>Initial DAC Set</td><td>A</td><td>26-03-18</td></tr><tr><td>Changes to Planning/DAC as per meeting</td><td>B</td><td>10-04-18</td></tr><tr><td>Revisions Following Shire Meeting / Pre DAC</td><td>C</td><td>16-04-18</td></tr><tr><td>Council Changes/Flip Apartments / Post DAC</td><td>D</td><td>09-10-18</td></tr><tr><td>Revised elevation and landscaping plans for DAC and DA</td><td>E</td><td>2-11-18</td></tr><tr><td>Revised Planning Drawings. Changes as clouded</td><td>F</td><td>14-01-19</td></tr><tr><td>U/croft parking amended. Balcony screening added</td><td>G</td><td>08-02-19</td></tr></table>		REVISION DESCRIPTION	REV	REV. DATE	Initial DAC Set	A	26-03-18	Changes to Planning/DAC as per meeting	B	10-04-18	Revisions Following Shire Meeting / Pre DAC	C	16-04-18	Council Changes/Flip Apartments / Post DAC	D	09-10-18	Revised elevation and landscaping plans for DAC and DA	E	2-11-18	Revised Planning Drawings. Changes as clouded	F	14-01-19	U/croft parking amended. Balcony screening added	G	08-02-19	 <table><tr><td colspan="2">Building Development Group Pty Ltd</td><td>Architecture Sub-division Planning Feasibility Development Design Construction</td></tr><tr><td colspan="3">Suite 5, 18-22 Riseley St. Ardross WA, 6153 P: 08 9364 9550 E: bdgwa@westnet.com.au</td></tr></table>		Building Development Group Pty Ltd		Architecture Sub-division Planning Feasibility Development Design Construction	Suite 5, 18-22 Riseley St. Ardross WA, 6153 P: 08 9364 9550 E: bdgwa@westnet.com.au		
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PLANT LEGEND (SHADING PLANTS ONLY)



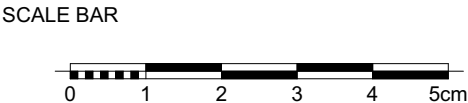
LONDON PLANE TREE - PLANTANUS ACERIFOLIA
NOTE: ALTERNATIVE PLANT IS AGREED TO BE SELECTED USING THE CITY OF VINCENT RECOMMENDED LIST
WIDTH : 12m (FRONT) 10m (REAR)
HEIGHT: 12m (FRONT) 10m (REAR)

TOTAL AREA (LESS WALCOTT WIDENING): 433.83m2
SITE CANOPY AREA REQUIRED: 30% | 130.15m2
CANOPY AREA ACHIEVED: 148.11m2

OPEN AIR PARKING AREA: 78.29m2
SITE CANOPY AREA REQUIRED: 80% | 62.32m2
CANOPY AREA ACHIEVED: 67.25m2

CANOPY COVERAGE PLAN
SCALE: 1:100

project name:
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title: CANOPY COVER	drawing no: A-05
date drawn: 08-Feb-19	revision: REV G
scale: 1:100	sheet size: A3



FOR ILLUSTRATION PURPOSES ONLY | RIGHT OF WAY ELEVATION



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3D VIEWS AT R.O.W

date drawn:
08-Feb-19

scale:
A3

sheet size:
A3

revision:
REV G

drawing no:
A-16