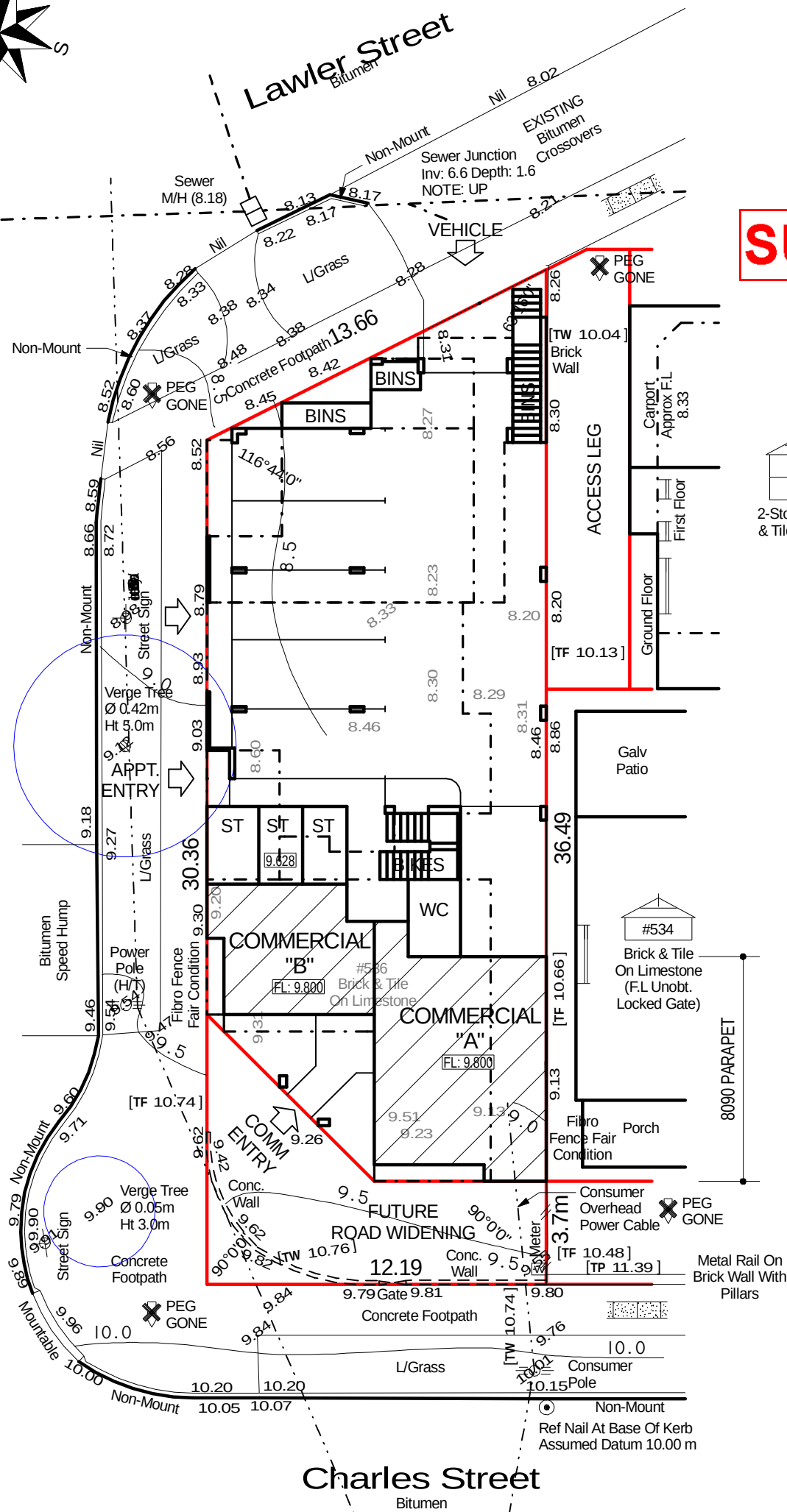


CITY OF VINCENT
RECEIVED
15 March 2019

Amended Plan

SUPERSEDED

Hilda Street
Bitumen



SITE PLAN

Scale 1:200



DEVELOPMENT SUMMARY

R60 - R100
TOTAL SITE AREA : 407 m²
EFFECTIVE SITE AREA : 344 m²

PLOT RATIO: 1.0 of 407 m² = 407 m²
285 m² PROVIDED (0.7)

SITE COVER: 55% MAXIMUM
287 m² of 407m² PROVIDED (70.6%)
GR. FL. BUILDING FOOTPRINT:
107 m² of 407m² PROVIDED (26.4%)

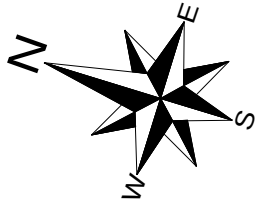
CARPARKING:

2 x RES. UNITS @ 1.0 BAYS = 2 BAYS
1 x RES. UNITS @ 1.25 BAYS = 1.25 BAYS
2 x COMM. UNITS @ 1.0 BAYS = 2 BAYS
5.25 CAR BAYS REQUIRED - 5 BAYS PROVIDED

BICYCLE PARKING @ 1 PER 3 DWELLINGS
3 PROVIDED IN STORES
VISITOR BICYCLE PARKING
@ 1 PER 10 DWELLINGS
2 PROVIDED

UNIT #	AREA	STAIR	BALCONY	STORE	PARKING
A	49.3m ² NLA	-	-	-	13.5 m ²
B	25.2m ² NLA	-	-	-	13.5 m ²
1	78.0 m ²	-	10.3 m ²	4.6 m ²	13.5 m ²
2	73.4 m ²	-	12.0 m ²	4.6 m ²	13.5 m ²
3	73.8 m ² + 49.6 m ²	6.7 m ²	10.0 m ² + 9.2 m ²	4.6 m ²	13.5 m ²
TOTAL	349.3 m ²	6.7 m ²	41.5 m ²	13.8 m ²	67.5 m ²

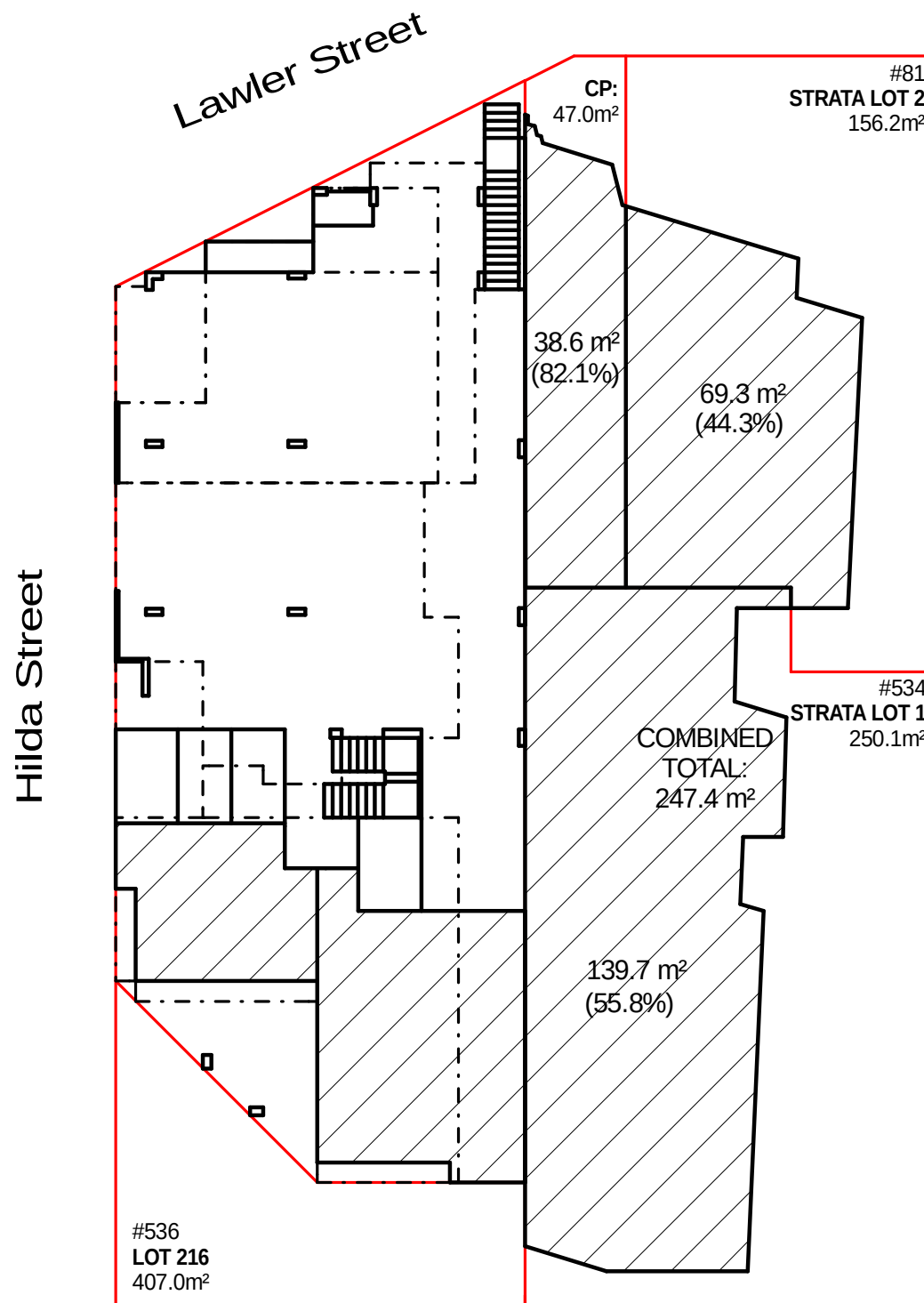
SITE PLAN



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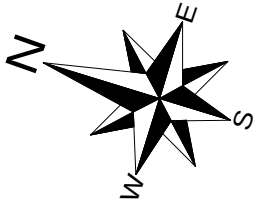
Charles Street

SHADOW DIAGRAM

MIDDAY - 21st JUNE

AREA OF SHADOW
CAST OVER BOTH
ADJOINING SITES
247.6 m² of
453.3 m²
(54.6%)

247.4 m² TOTAL OVER-SHADOWING -
less 38.6 m² R.O.W OVER-SHADOWING
= 208.8 m² of 453.3 m² = 46% EFFECTIVE

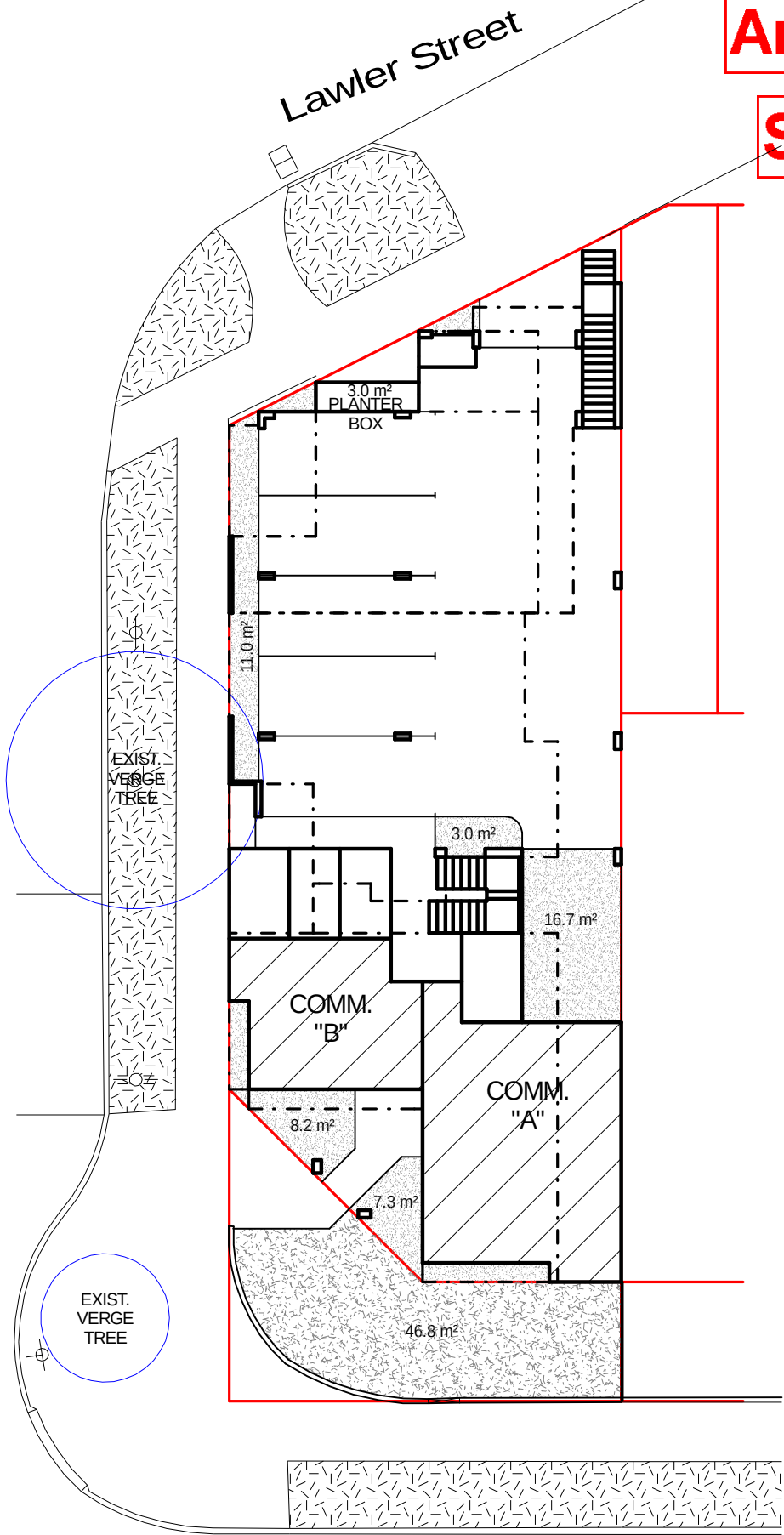


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Hilda Street



Charles Street

**LANDSCAPE CONTEXT
PLAN 1:200**

LEGEND

- DEEP SOIL LANDSCAPING (49.2 m²)
- SUPPLEMENTARY LANDSCAPING (46.8 m²)
- GRASSED VERGE

DRAFTING LOG	DATE
CONCEPT DESIGN	07/10/17
CONCEPT SCHEME 4 revA	09/03/18
CONCEPT SCHEME 4 revB	22/05/18
CONCEPT SCHEME 4 revC	19/06/18
CONCEPT SCHEME 4 revD	12/11/18
DA APP. SCHEME 5	13/03/19

CLIENT.....
DATE.....
CLIENT.....
DATE.....
BUILDER.....
DATE.....

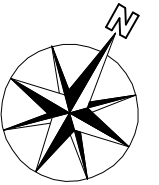
CONTEXT

COASTAL CAT:	WIND RATING:	ENG. DETAIL:
SHEET No.:	MAP REF.:	
3		
JOB No.:	17133	

Amended Plan

CITY OF VINCENT
RECEIVED
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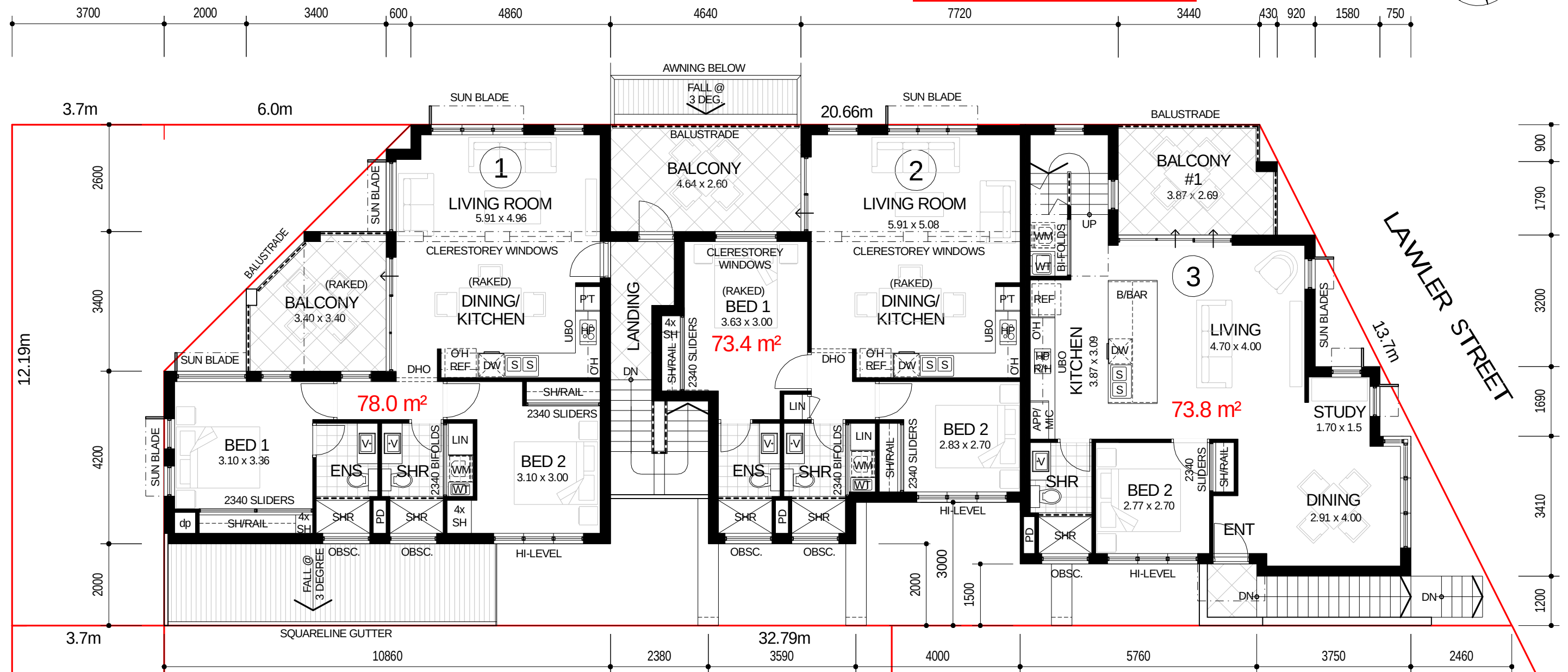
SUPERSEDED



HILDA STREET

CHARLES STREET

LAWLER STREET



FIRST FLOOR
1:100

PLOT RATIO: 285.0 m² (0.70)
SITE AREA: 407.7 m²

UNIT #	AREA	STAIR	BALCONY	STORE	PARKING
A	49.3m ² NLA	-	-	-	13.5 m ²
B	25.2m ² NLA	-	-	-	13.5 m ²
1	78.0 m ²	-	10.3 m ²	4.6 m ²	13.5 m ²
2	73.4 m ²	-	12.0 m ²	4.6 m ²	13.5 m ²
3	73.8 m ² + 49.6 m ²	6.7 m ²	10.0 m ² + 9.2 m ²	4.6 m ²	13.5 m ²
TOTAL	349.3 m ²	6.7 m ²	41.5 m ²	13.8 m ²	67.5 m ²



CLIENT:
THI LOAN TRAM
NGUYEN

ADDRESS:
LOT 216 (# 536)
CHARLES ST.
NORTH PERTH

DRAFTING LOG	DATE
CONCEPT SCHEME 4	21/02/18
CONCEPT SCHEME 4 revA	09/03/18
CONCEPT SCHEME 4 revB	22/05/18
CONCEPT SCHEME 4 revC	06/06/18
CONCEPT SCHEME 4 revD	12/11/18
DA APPL. SCHEME 5	13/03/19

CLIENT.....
DATE.....
CLIENT.....
DATE.....
BUILDER.....
DATE.....

FIRST FLOOR

COASTAL CAT: WIND RATING: ENG. DETAIL:

SHEET No.: MAP REF.:

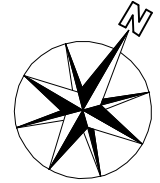
5

JOB No.: 17133

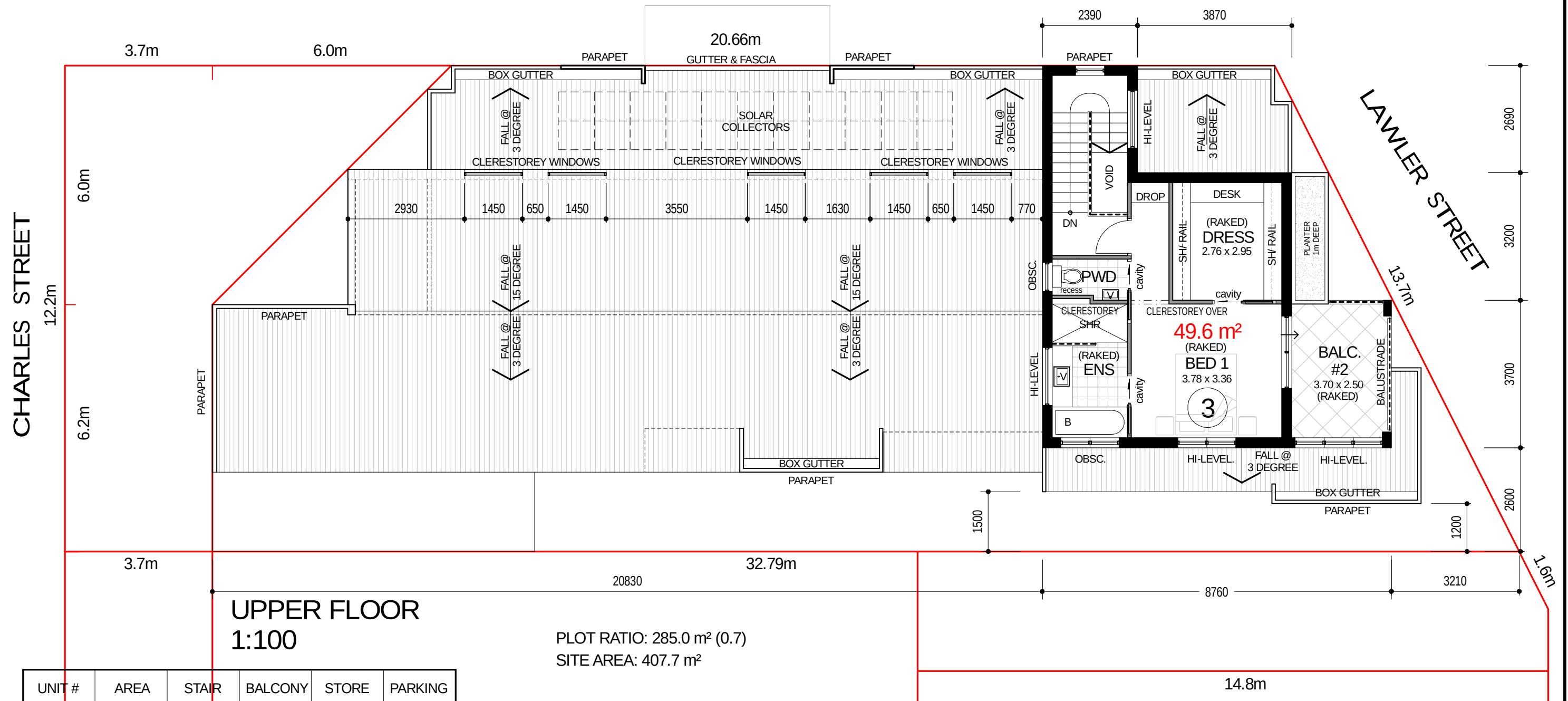
Amended Plan

SUPERSEDED

CITY OF VINCENT
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15 March 2019



HILDA STREET



UNIT #	AREA	STAIR	BALCONY	STORE	PARKING
A	49.3m²NLA	-	-	-	13.5 m²
B	25.2m²NLA	-	-	-	13.5 m²
1	78.0 m²	-	10.3 m²	4.6 m²	13.5 m²
2	73.4 m²	-	12.0 m²	4.6 m²	13.5 m²
3	73.8 m² + 49.6 m²	6.7 m²	10.0 m² + 9.2 m²	4.6 m²	13.5 m²
TOTAL	349.3 m²	6.7 m²	41.5 m²	13.8 m²	67.5 m²

PLOT RATIO: 285.0 m² (0.7)
SITE AREA: 407.7 m²



CLIENT:
THI LOAN TRAM
NGUYEN

ADDRESS:
LOT 216 (# 536)
CHARLES ST.
NORTH PERTH

DRAFTING LOG	DATE
CONCEPT SCHEME 4	21/02/18
CONCEPT SCHEME 4 revA	09/03/18
CONCEPT SCHEME 4 revB	22/05/18
CONCEPT SCHEME 4 revC	06/06/18
CONCEPT SCHEME 4 revD	12/11/18
DAAPPL. SCHEME 5	13/03/19

CLIENT.....
DATE.....
CLIENT.....
DATE.....
BUILDER.....
DATE.....

UPPER FLOOR

COASTAL CAT:	WIND RATING:	ENG. DETAIL:
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SHEET No.:	MAP REF.:
------------	-----------

6

AP REF.:

JOB No.:

17133

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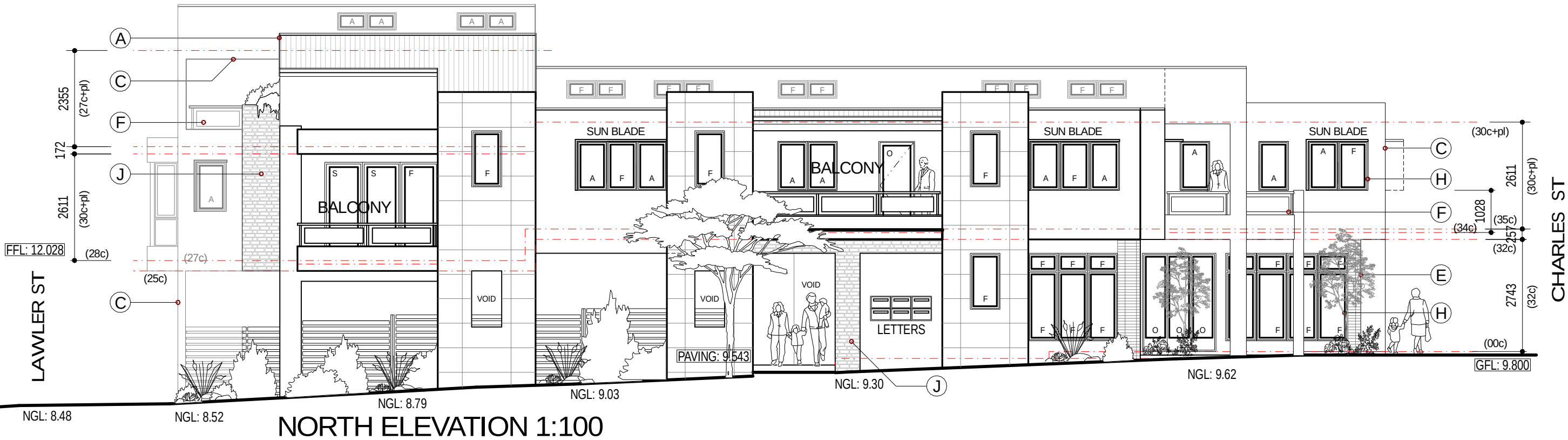
Amended Plan
SUPERSEDED

MATERIALS LEGEND

A	TRIMDEK ROOF @ 15° PITCH
B	TRIMDEK ROOF @ 3° PITCH
C	RENDER WITH PAINT FINISH (TYPICAL)
D	SELECTED WALL CLADDING
E	FEATURE SUBWAY TILING
F	GLASS BALUSTRADE
G	COLORBOND GUTTERS & DOWNPIPES
H	P/COATED ALUMINIUM AWNING WINDOWS
J	SELECTED FACE BRICKWORK



WEST ELEVATION 1:100



NORTH ELEVATION 1:100

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307 SELBY ST OSBORNE PARK WA 6017
PH: 9204 3655 E: info@perthresidential.com.au

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THI LOAN TRAM NGUYEN

ADDRESS:
**LOT 216 (# 536)
CHARLES ST.
NORTH PERTH**

DRAFTING LOG	DATE
CONCEPT SCHEME 4	21/02/18
CONCEPT SCHEME 4 revA	09/03/18
CONCEPT SCHEME 4 revB	22/05/18
CONCEPT SCHEME 4 revC	06/06/18
CONCEPT SCHEME 4 revD	12/11/18
DA APPL. SCHEME 5	13/03/19

CLIENT.....

DATE.....

CLIENT.....

DATE.....

BUILDER.....

DATE.....

ELEVATIONS 1

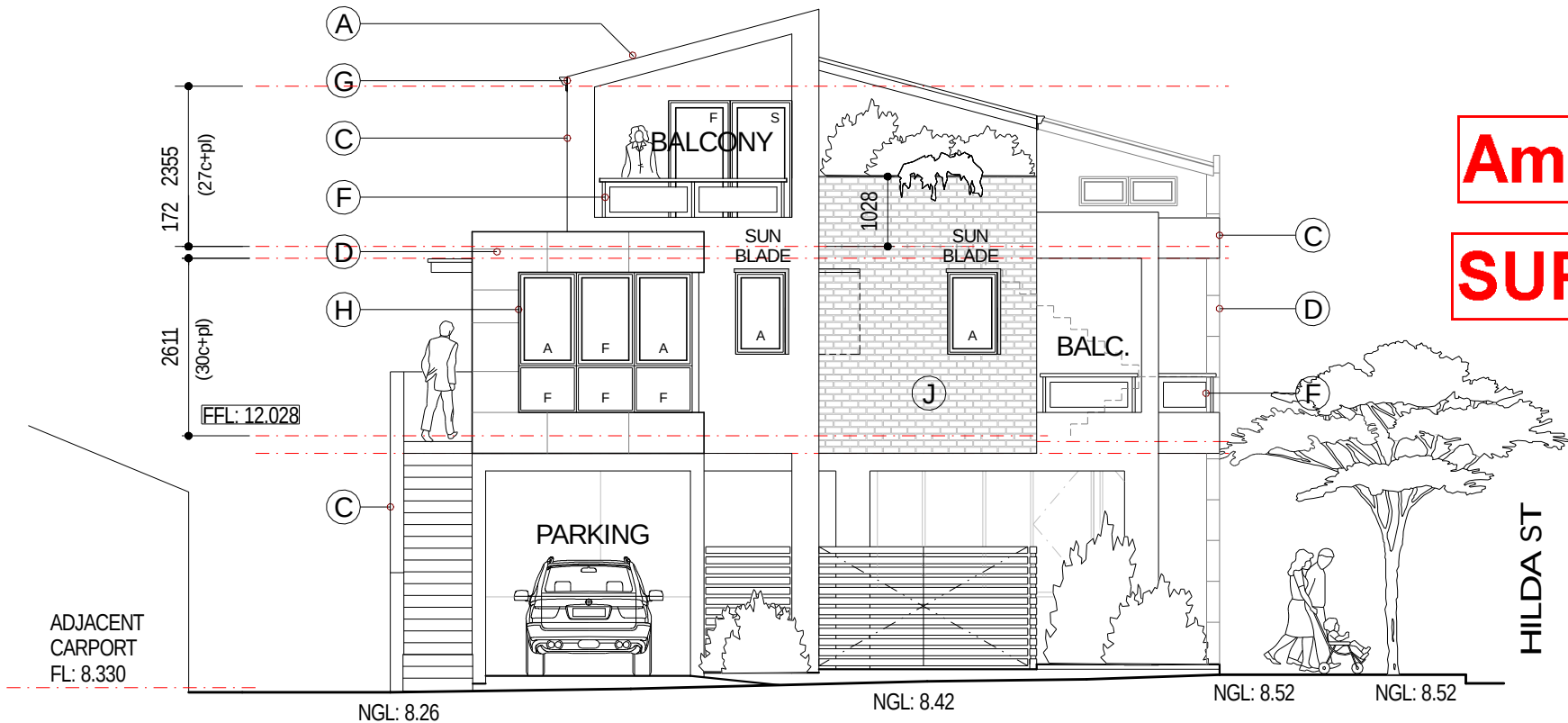
COASTAL CAT:	WIND RATING:	ENG. DETAIL:
SHEET No.: 7		MAP REF.:
JOB No.: 17133		

CITY OF VINCENT
RECEIVED
15 March 2019

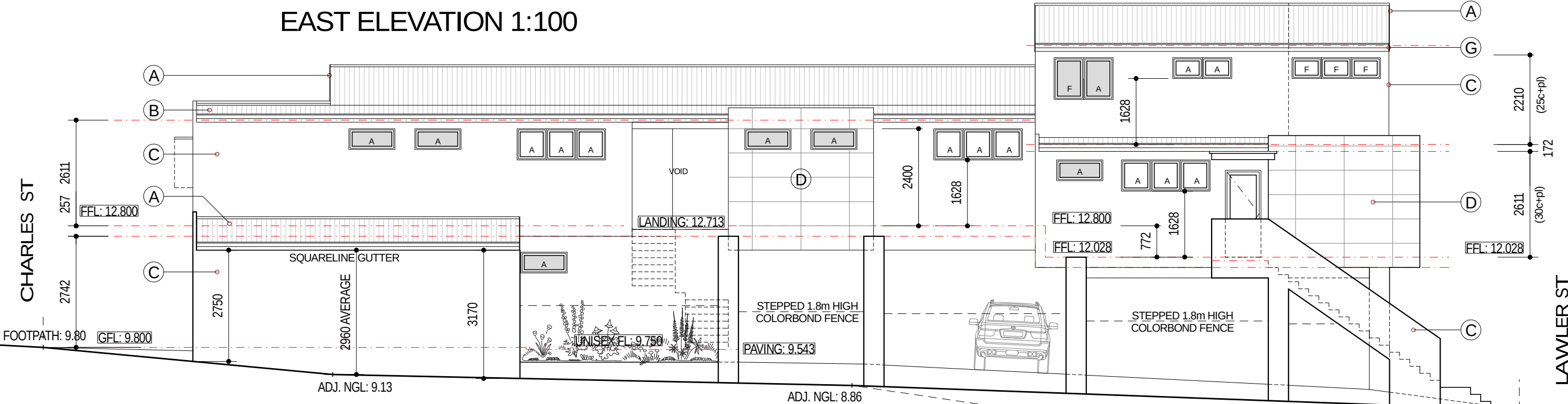
Amended Plan
SUPERSEDED

MATERIALS LEGEND

A	TRIMDEK ROOF @ 15° PITCH
B	TRIMDEK ROOF @ 3° PITCH
C	RENDER WITH PAINT FINISH (TYPICAL)
D	SELECTED WALL CLADDING
E	FEATURE SUBWAY TILING
F	GLASS BALUSTRADE
G	COLORBOND GUTTERS & DOWNPIPES
H	P/COATED ALUMINIUM AWNING WINDOWS
J	SELECTED FACE BRICKWORK



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

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ADDRESS:
**LOT 216 (# 536)
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NORTH PERTH**

DRAFTING LOG	DATE
CONCEPT SCHEME 4	21/02/18
CONCEPT SCHEME 4 revA	09/03/18
CONCEPT SCHEME 4 revB	22/05/18
CONCEPT SCHEME 4 revC	06/06/18
CONCEPT SCHEME 4 revD	12/11/18
DAAPPL. SCHEME 5	13/03/19

CLIENT.....
DATE.....
CLIENT.....
DATE.....
BUILDER.....
DATE.....

ELEVATIONS 2

COASTAL CAT:	WIND RATING:	ENG. DETAIL:
SHEET No.: 8	MAP REF:	
JOB No.: 17133		