



PROPOSED MIXED USE DEVELOPMENT

LOT 216 (#536) CHARLES STREET

NORTH PERTH

J/N 17133

CITY OF VINCENT
RECEIVED
11 October 2019

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: 427466 DATE: 14 Nov 17 SCALE: 1:200 DRAWN: M. Bateman

Builder : Perth Residential Developments
CLIENT : Nguyen
LOT 216 #536 Charles Street, North Perth

OLD
AREA

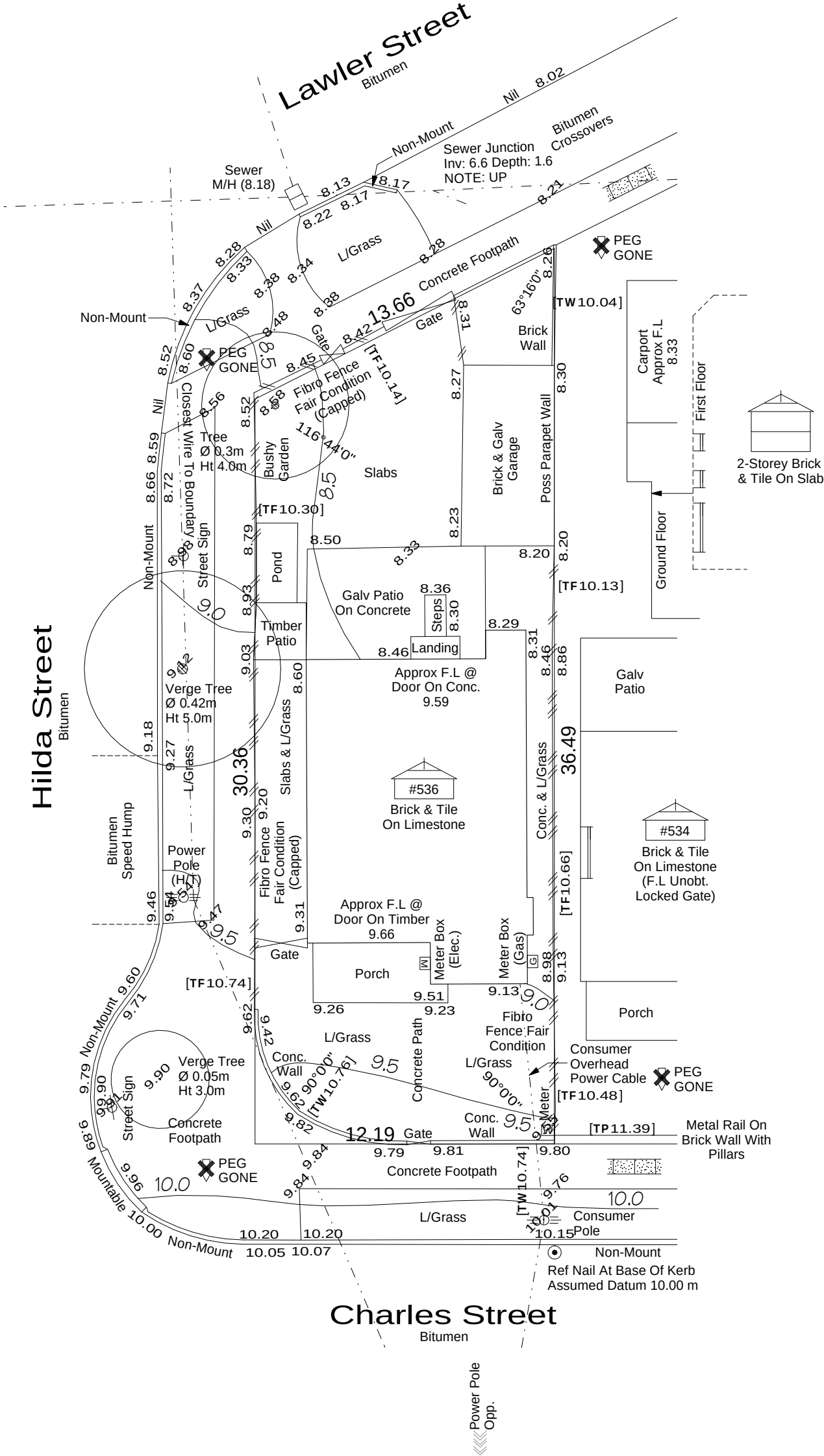
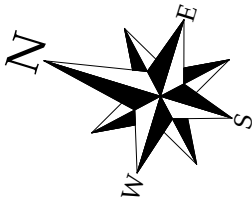
+	SEC Dome
⊕	Power Pole
T C	Phone Pits
W	Water Conn.
[TP10.00]	Top Pillar/Post
[TW10.00]	Top Wall
[TR10.00]	Top Retaining
[TF10.00]	Top Fence

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Amended Plan

LOT MISCLOSE
0.018 m

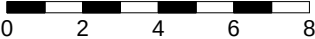
SOIL DESCRIPTION
Sand
Refer to Survey



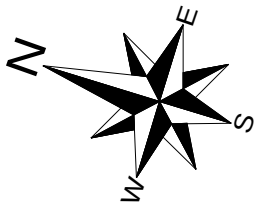
DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR
EASEMENTS AND WESTERN POWER FOR SET-BACKS.

NOTE/BEWARE: ADVISE TRADES
O/Head power lines

Scale 1:200



NOTE:
TELSTRA/COMMS. PIT NOT LOCATED
ADJACENT TO LOT AT TIME OF SURVEY.
VERIFY AVAILABILITY WITH TELSTRA.



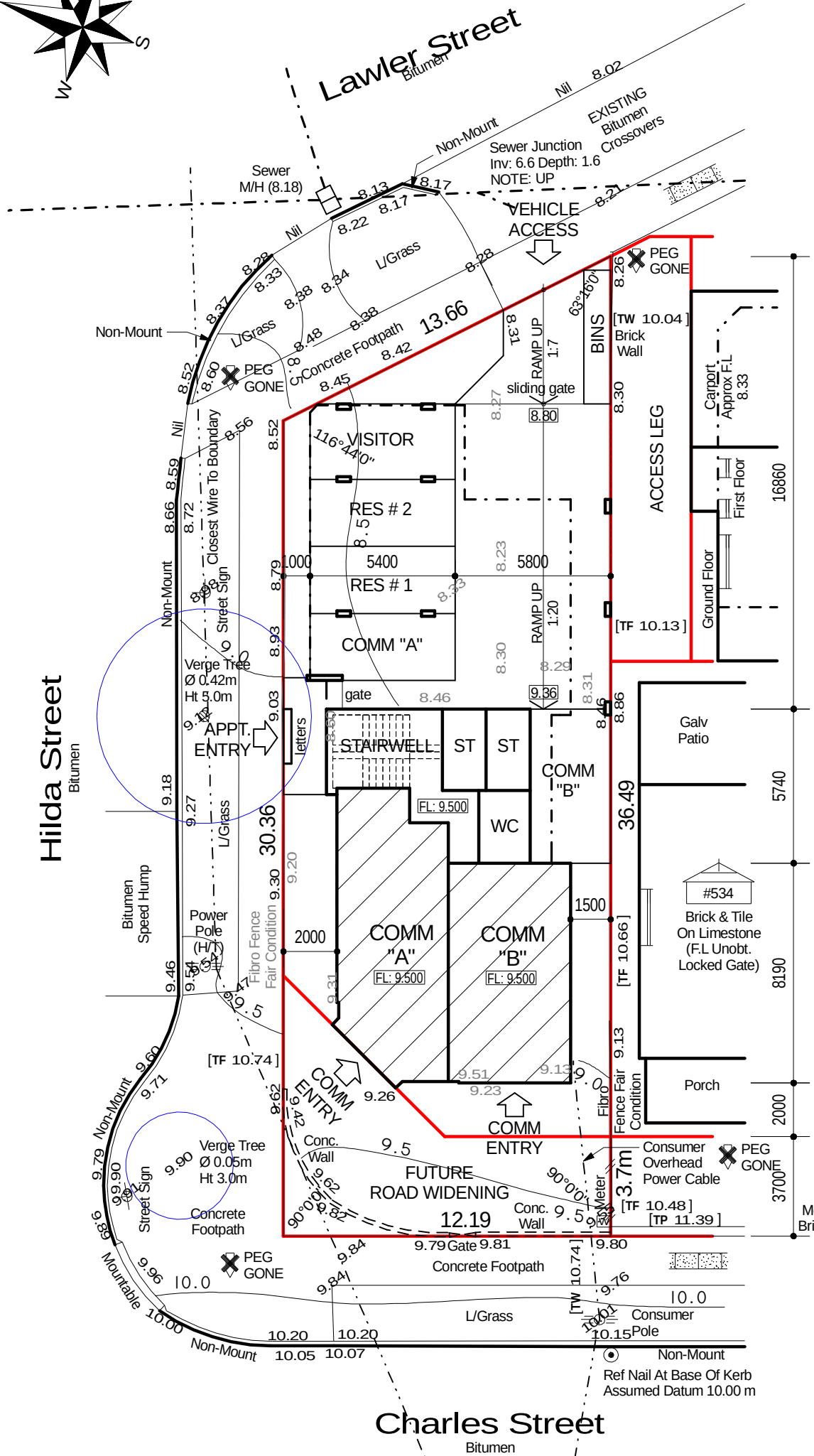
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Hilda Street
Bitumen

Lawler Street
Bitumen

Charles Street
Bitumen



2-Storey Brick
& Tile On Slab

DEVELOPMENT SUMMARY

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

PLOT RATIO: 0.8 of 344 m² = 275 m²
241 m² PROVIDED (0.7)

SITE COVER: 60% MAXIMUM
203 m² of 344m² PROVIDED (59%)

CARPARKING:

2 x RES. UNITS @ 1.0 BAYS = 2 BAYS
2 x COMM. UNITS @ 1.0 BAYS = 2 BAYS
1 x VISITOR BAY PROVIDED

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

LANDSCAPE: 59.3 m² of 344m² PROV. (17%)
SUPPLEMENTARY LANDSCAPING
IN ROAD WIDENING: 63.1 m²

SITE PLAN

Scale 1:200
0 2 4 6 8

UNIT #	AREAS	LOBBY UNISEX	BALCONY	STORE	PARKING
A	42.8m ² NLA	-	-	-	13.7 m ²
B	38.2m ² NLA	-	-	-	13.7 m ²
1	79.9 m ²	-	11.6 m ²	5.0 m ²	13.7 m ²
2	79.3 m ²	-	11.9 m ²	5.0 m ²	13.7 m ²
TOTAL	240.2 m ²	20.8 m ²	23.5 m ²	10.0 m ²	54.8 m ²

perthresidentialdevelopments

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A.B.N. 65 582 662 731
307 SELBY ST OSBORNE PARK WA 6017
PH: 9204 3655 E: info@perthresidential.com.au

CLIENT:
THI LOAN TRAM NGUYEN

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

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
DA APP. SCHEME 5	13/03/19
SCHEME 6 - DA APPL	30/05/19
SCHEME 6 - DA APPL revA	26/06/19
SCHEME 6 - DA APPL revB	27/08/19

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DATE.....

BUILDER.....

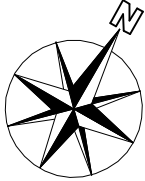
DATE.....

SITE PLAN

COASTAL CAT:	WIND RATING:	ENG. DETAIL:
SHEET No.: 1		MAP REF.:
JOB No.: 17133		

Amended Plan

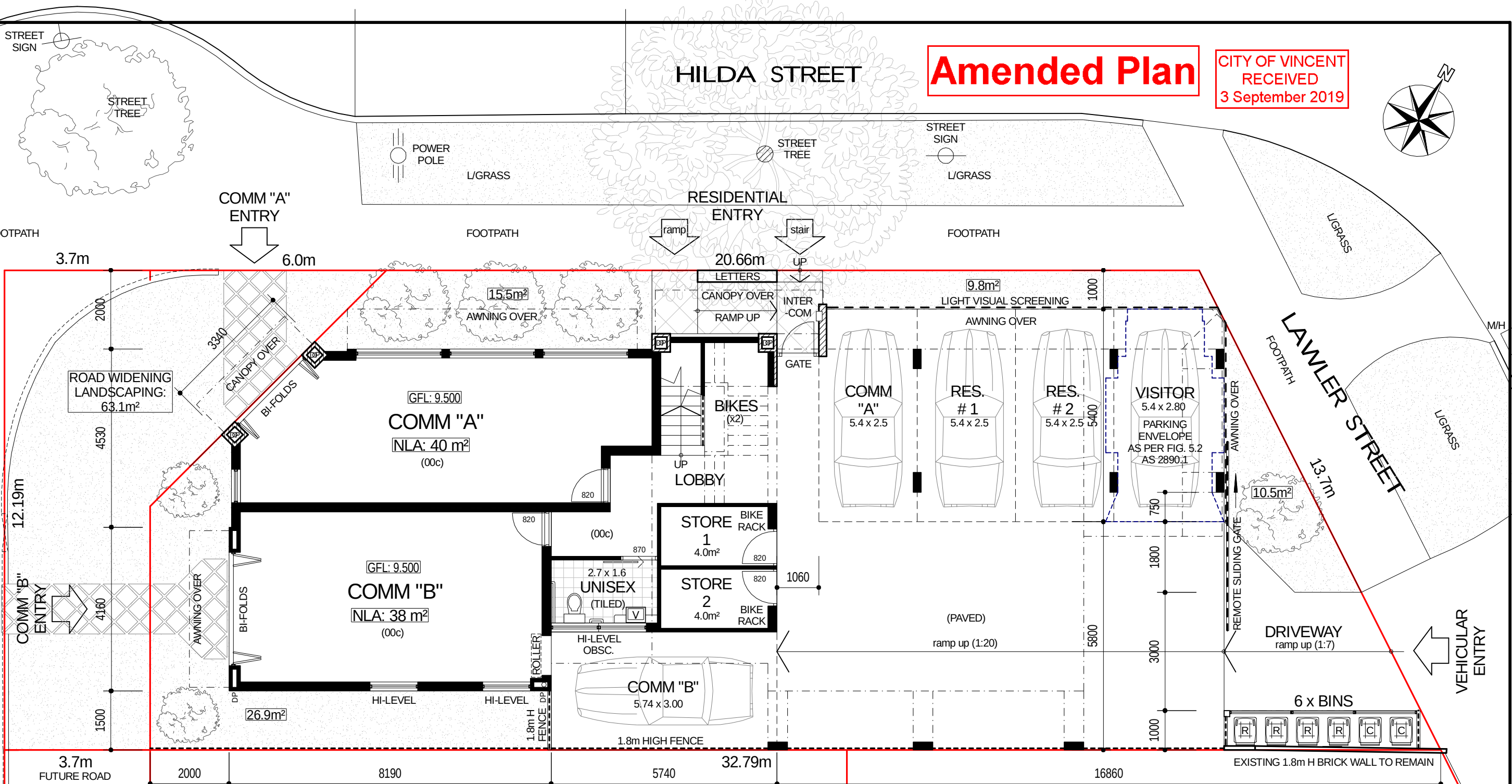
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CHARLES STREET

HILDA STREET

LAWLER STREET



GROUND FLOOR
1:100

SITE COVER: 203.4 m² (59%)
SITE AREA: 344.4 m²
PLOT RATIO: 240.2 m² (0.7)
LANDSCAPE: 59.3 m² (17%) plus
ROAD WIDENING LANDSCAPE: 63.1m²

ACCESS LEG

NOTE! FOR SITE LEVELS REFER SITE PLAN SURVEY

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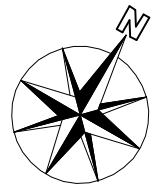
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GROUND FLOOR

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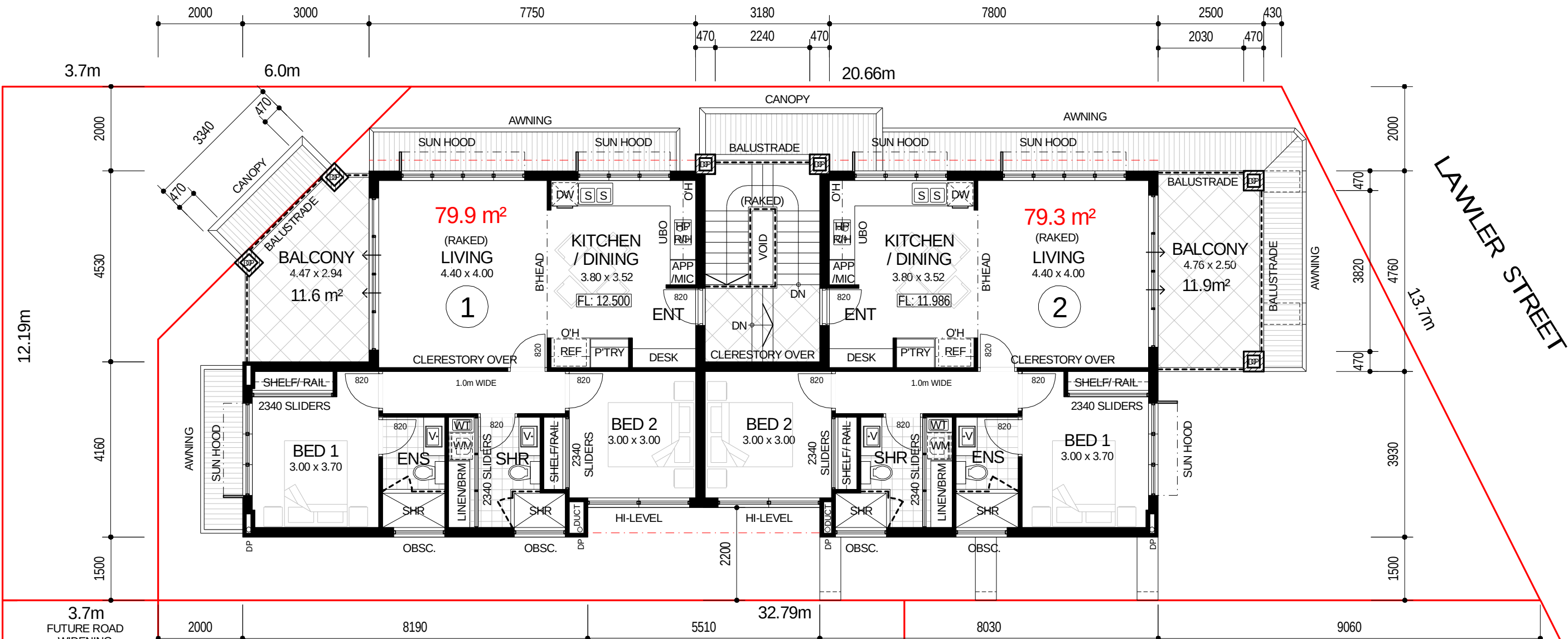


HILDA STREET

Amended Plan

CHARLES STREET

LAWLER STREET



FIRST FLOOR
1:100

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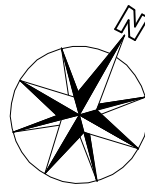
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FIRST FLOOR
COASTAL CAT: WIND RATING: ENG. DETAIL:
SHEET No.: 2 MAP REF.:
JOB No.: **17133**

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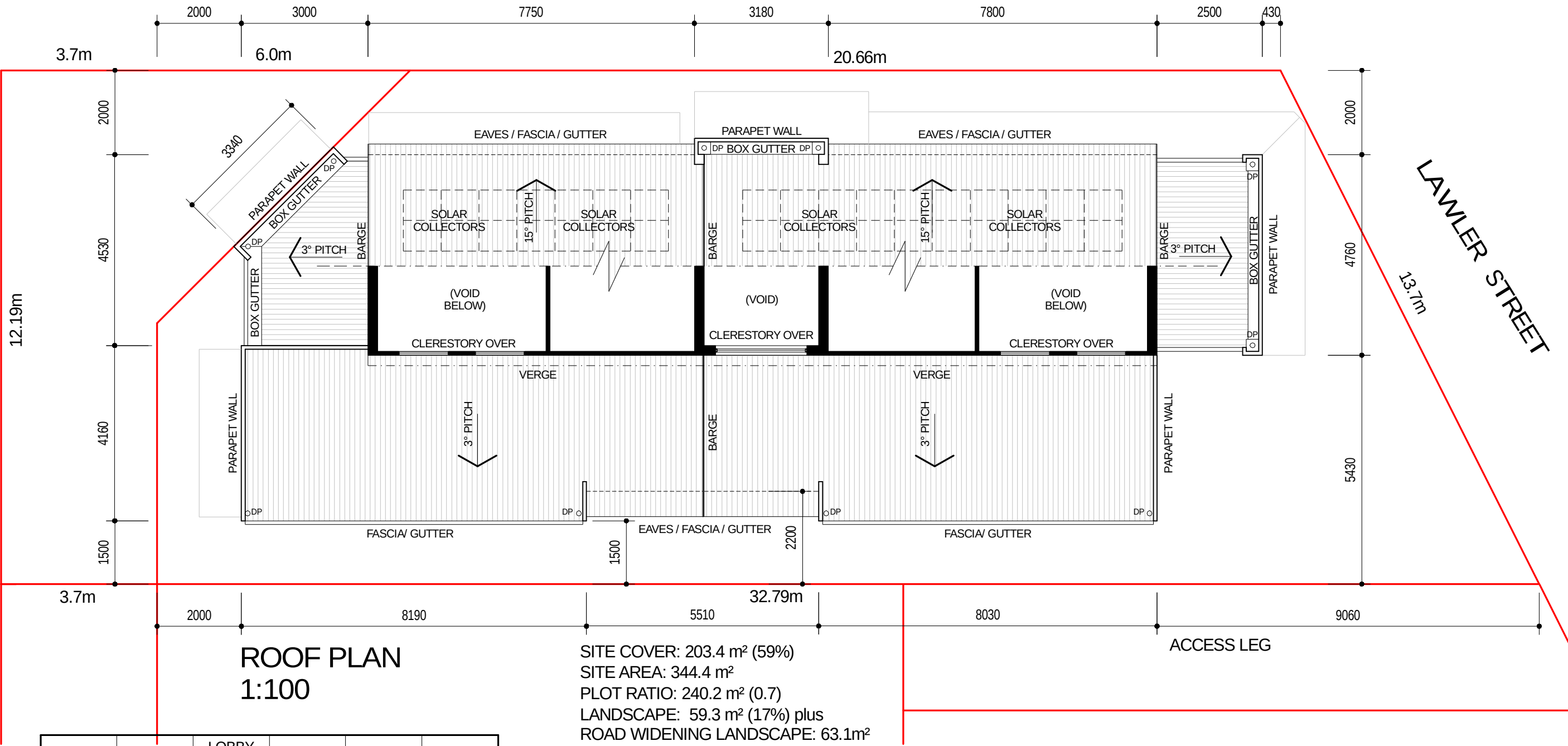


HILDA STREET

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CHARLES STREET

LAWLER STREET



ROOF PLAN
1:100

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CLIENT.....

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ROOF PLAN

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

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MATERIALS LEGEND

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



WEST ELEVATION 1:100



NORTH ELEVATION 1:100



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ELEVATIONS 1

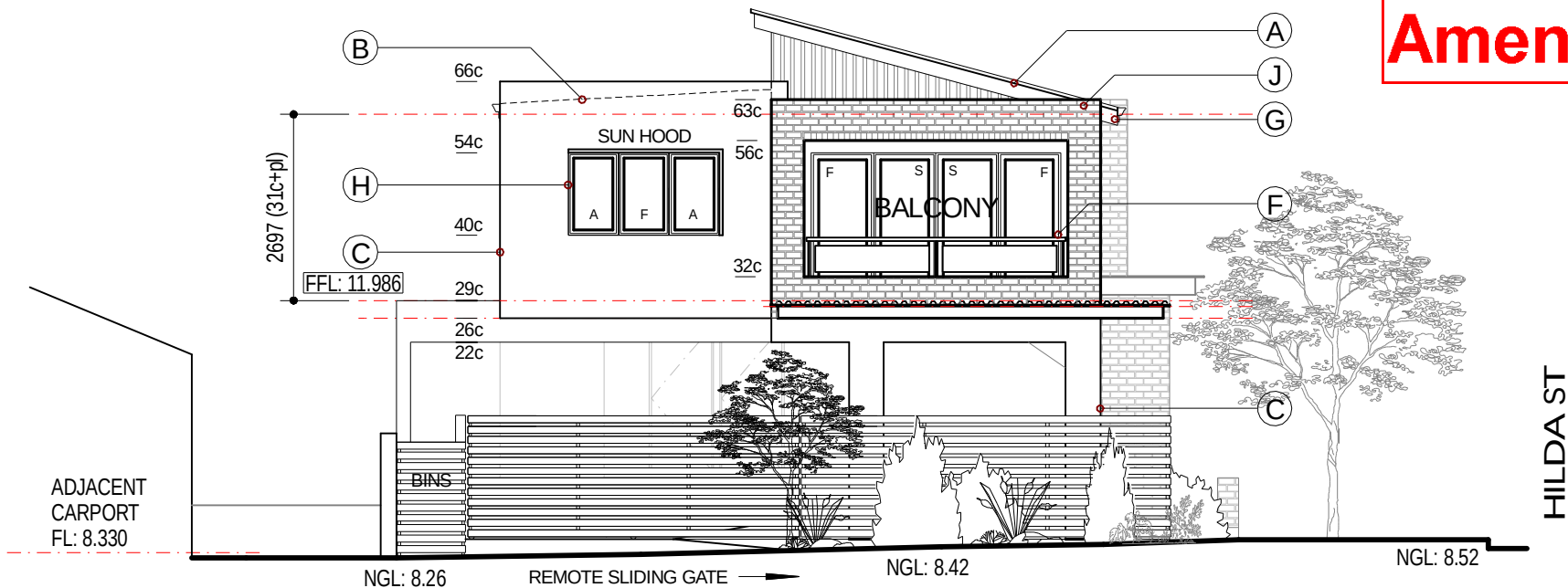
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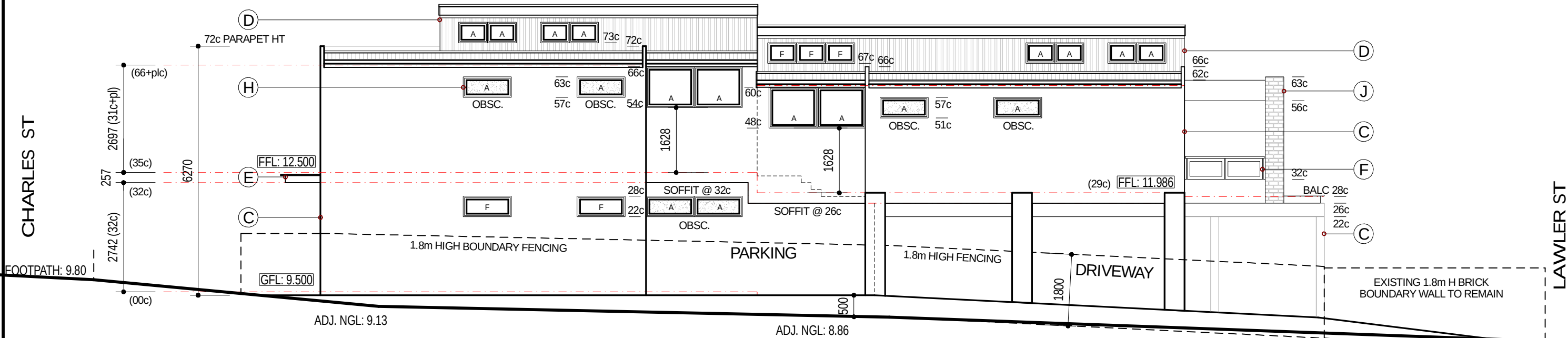
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J	HERITAGE RED FACE BRICKWORK

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EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

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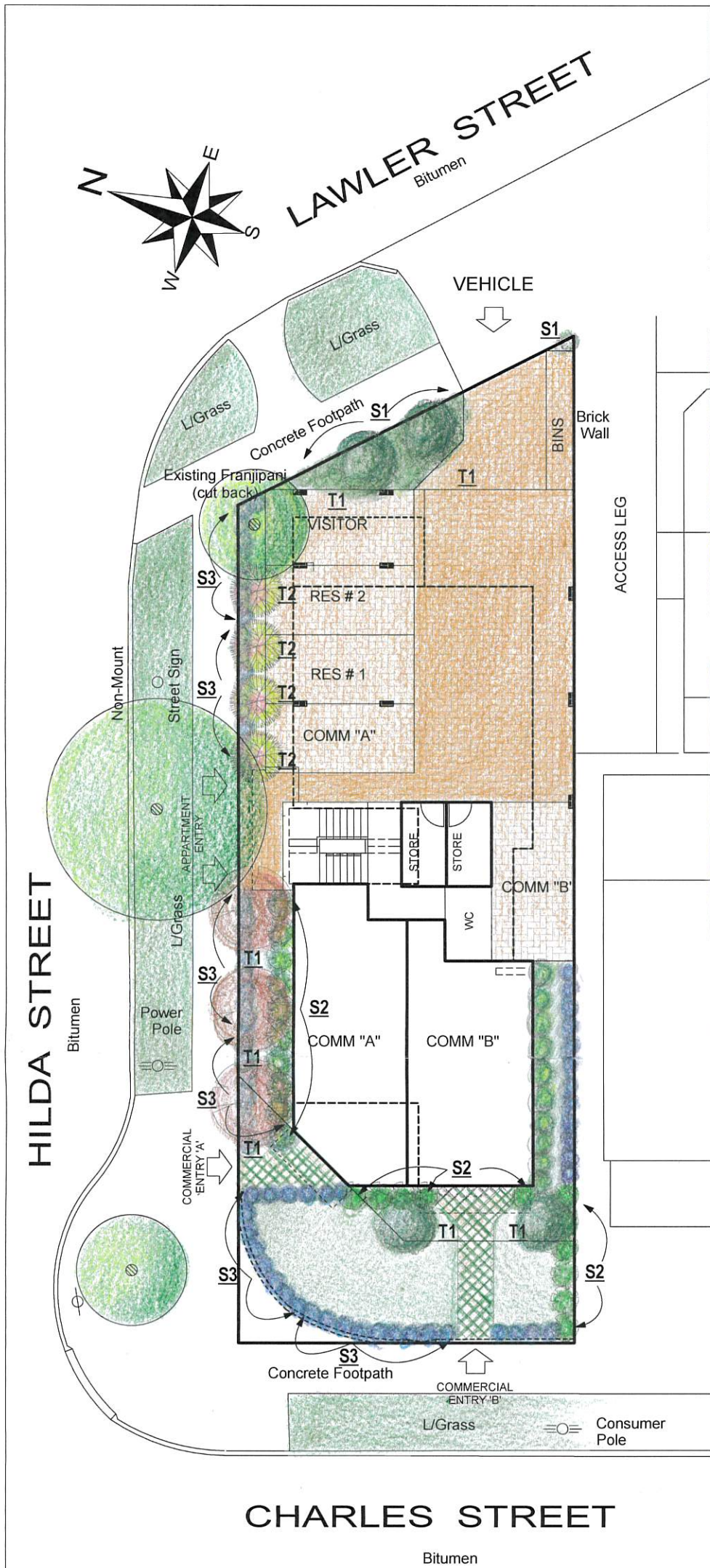
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ELEVATIONS 2

COASTAL CAT:	WIND RATING:	ENG. DETAIL:
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Lagerstromia Indica
Diamonds in the Dark Pure White



Magnolia 'Genie'



Magnolia grandiflora 'Little Gem'



Agapanthus 'Snowball'



Gardenia Augusta Florida



Nepeta 'Catmint' Walkers Low



Dichondra repens

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PLANTING LEGEND

SHRUBS

S1	Agapanthus 'Snowball'	.6m	14cm	30
S2	Gardenia Augusta Florida	1m	5ltr	30
S3	Nepeta x faassenii "Walkers Low"	.75m	14cm	62

TREES

T1	Lagerstromia Indica White	3m	30ltr	3
T2	Magnolia 'Genie'	2m	12ltr	4
T3	Magnolia Grandiflora 'Little Gem'	3m	30ltr	4

GROUND COVER

GC1	Dichondra repens	seed
-----	------------------	------

PLANTING

LANDSCAPE MIX TO BE USED IN THE BASE AND SURROUNDS OF EACH PLANT.
HOSE IN LANDSCAPE MIX WHILE PLANTING AND ENSURE PLANTS ARE MAINTAINED UNTIL ESTABLISHED.
MOST PLANTS ARE SEMI DROUGHT TOLERANT AND/OR FRAGRANT.
"WINTER GREE" OR SIMILAR SELECTED ROLLED LAWN LAID ON LEVELLED AND COMPACTED SOIL.

MULCH

ALL GARDENS "JUNGLE" MULCHED TO A DEPTH OF 75MM ON COMPLETION WITH 50MM BREATHING SPACE AROUND STEMS AND TRUNKS OF PLANT ENSURING THAT IT IS LEVEL WITH THE SURROUNDING PAVING.

RETICULATION

AUTO RETICULATION OFF MAINS.
ALL MAIN PIPES SHALL BE A MINIMUM CLASS 9PVC
ALL GARDEN BEDS WATERED BY SHRUB HEADS AND MICRO SPRAYS
DRIP FEED LINES SHALL BE USED FOR NARROW HEDGING GARDENS.
LAWN WATERED BY POP-UP SPRINKLERS