

Diag.14389

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.**

 **BEWARE:**
Deep sewer junction.
Check With Water Corp
BUILDER and **PLUMBER**
check **GRADE**.

 **NOTE:** Approximate Sewer Only
Check Water Corporation For Junction
Invert and Depth

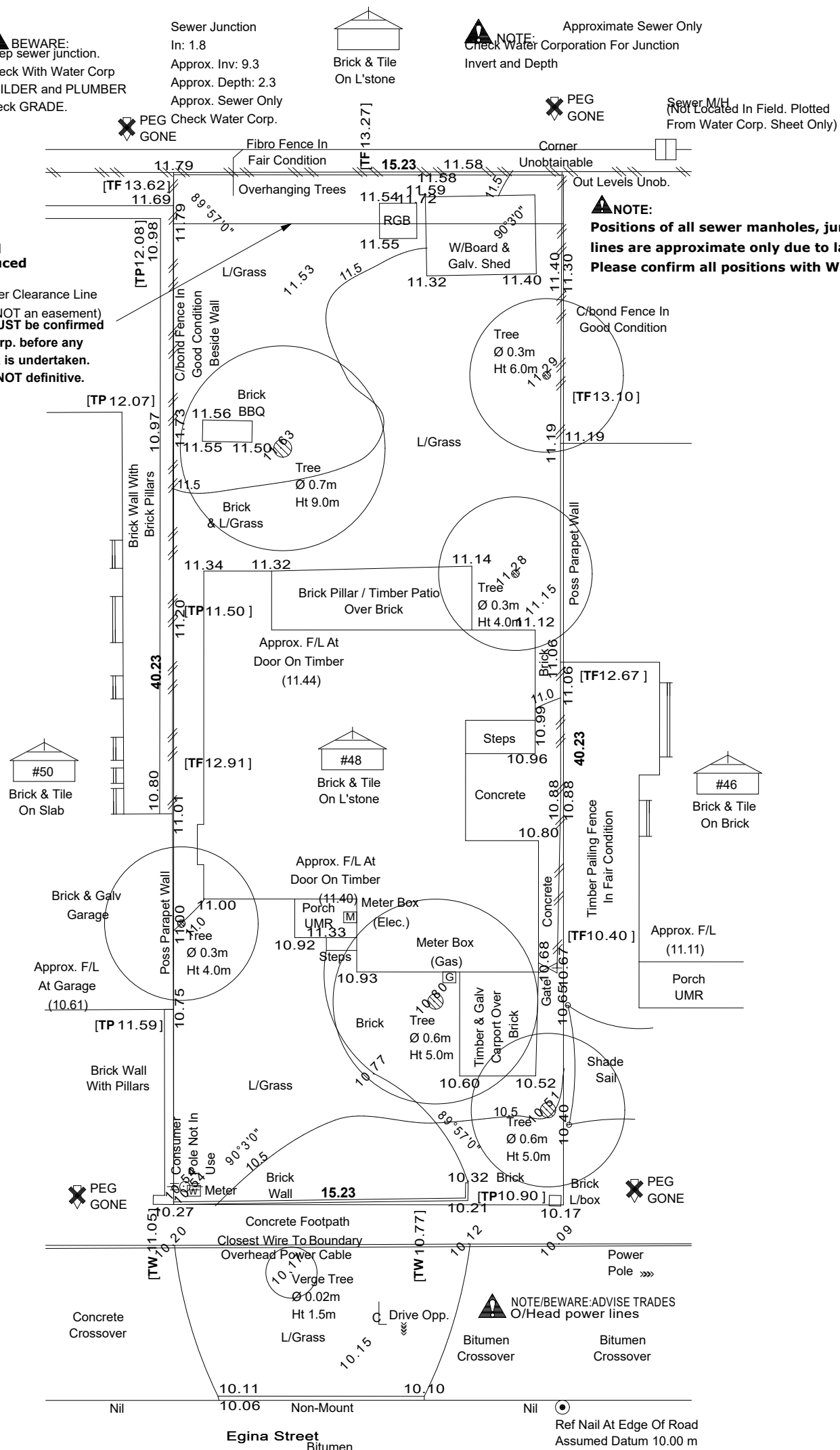
NOTE:
Positions of all sewer manholes, junctions and sewer lines are approximate only due to lack of information. Please confirm all positions with Water Corp.

LOT MISCLOSE

0.000 m

SOIL DESCRIPTION

Sand
Light Grass Cover

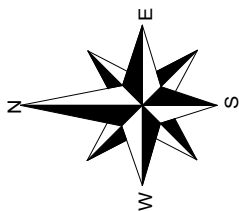


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PLANS
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Scale 1:200





LOT 202 HN 48 EGINA STREET
MOUNT HAWTHORN 6016
TOTAL SITE AREA 306m²
R-30

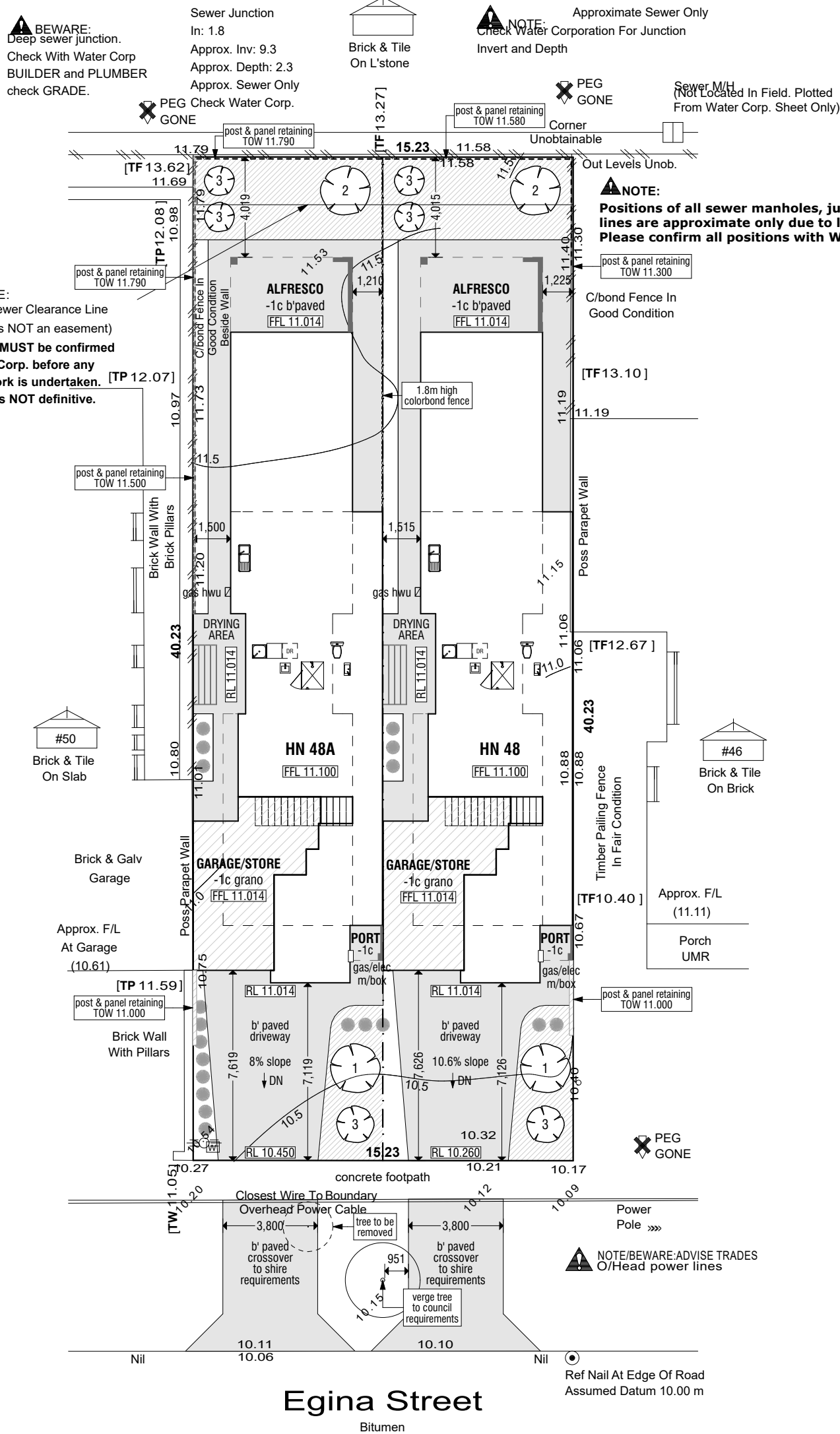
LOT 201 HN 48A EGINA STREET
MOUNT HAWTHORN 6016
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R-30

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.

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HN 48A LANDSCAPING

COMMON NAME	QTY	CANOPY	TOTAL CANOPY
1 Chinese Tallow	01	6m	6m
2 Magnolia	01	10m	10m
3 Flowering Plum	03	8m	24m
			40m

40m² canopy cover = 13% of site

Deep soil zone shown hatched
39.4m² (12.9% of site)

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Chinese Tallow



Magnolia



Flowering Plum

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Site/Landscaping 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
22.10.18	c	front setback + upper floor areas changes
17.12.18	d	SAT changes - porticos
24.01.19	e	HN48A upper floor setback 7.11m from front boundary
14.02.19	f	changes for SAT hearing
25.03.19	g	overshadowing plan changes
03.12.20	h	re-design & new DA submission

project:
COLIN & CORINNE ROE'S RESIDENCES

project address:
LOTS 201 & 202 HN48 & HN 48A EGINA ST MOUNT HAWTHORN WA 6016

scale:

1:200

date:

01 DEC 2020

drawn by:

AVN

drawing no.:

1580_DA 1 of 9

#51
Brick & Tile
On L'stone

490m²

NO OVERSHADOWING
OCCURS TO NEIGHBOURS
PROPERTY

SHADOW CAST OF
LOT 201 ONTO LOT 202
AT JUNE 21 12PM
SHOWN GREEN

105m² OF
OVERSHADOWING ONTO
LOT 202 OF 307m² EQUALS
34% OF OVERSHADOWING

SHADOW CAST
OF LOT 202 ONTO HN46
AT JUNE 21 12PM
SHOWN ORANGE

105m² OF
OVERSHADOWING ONTO
NEIGHBOURS PROPERTY
OF 615m² EQUALS 17% OF
OVERSHADOWING

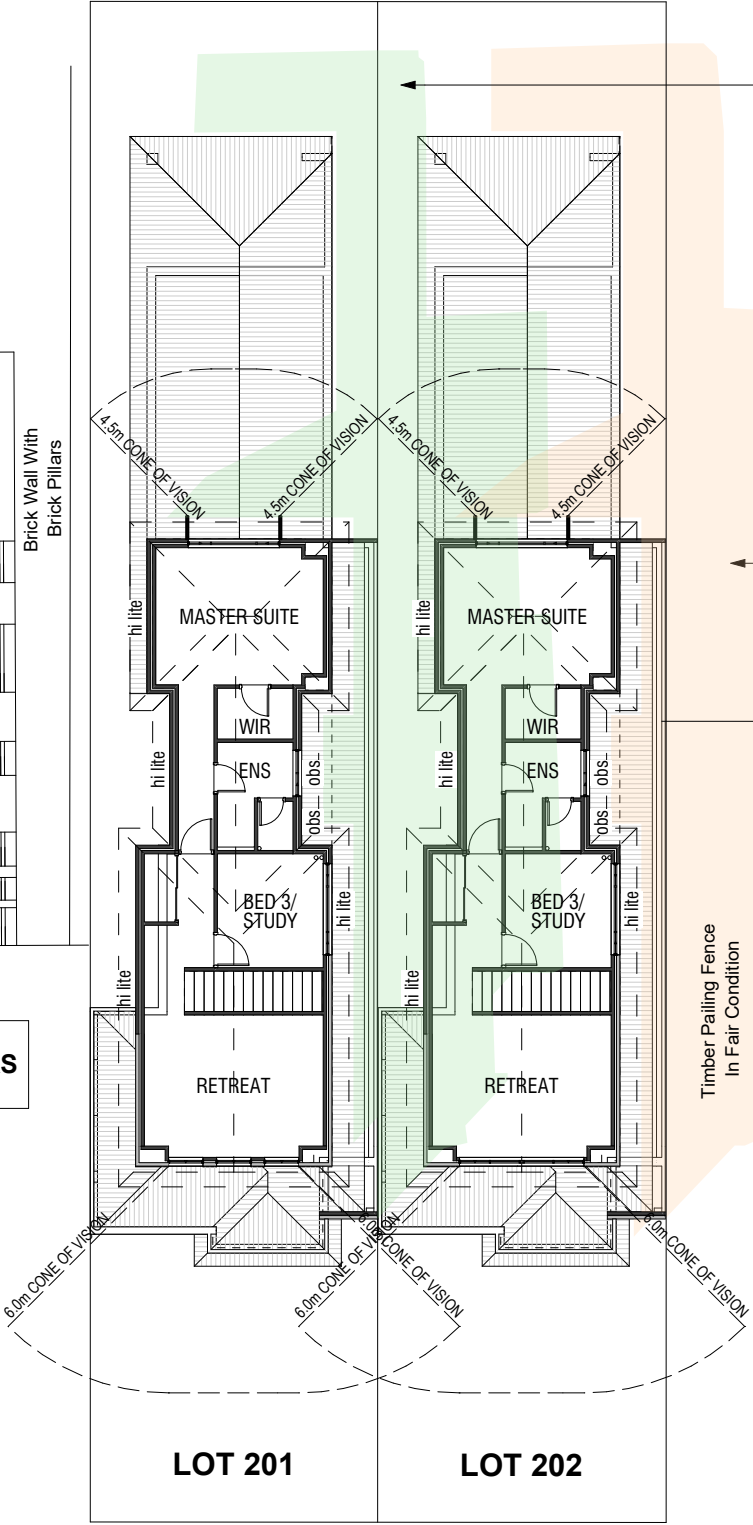
#50
Brick & Tile
On Slab

611m²

NO OVERSHADOWING
OCCURS TO NEIGHBOURS
PROPERTY

#46
Brick & Tile
On Brick
615m²

Porch
UMR



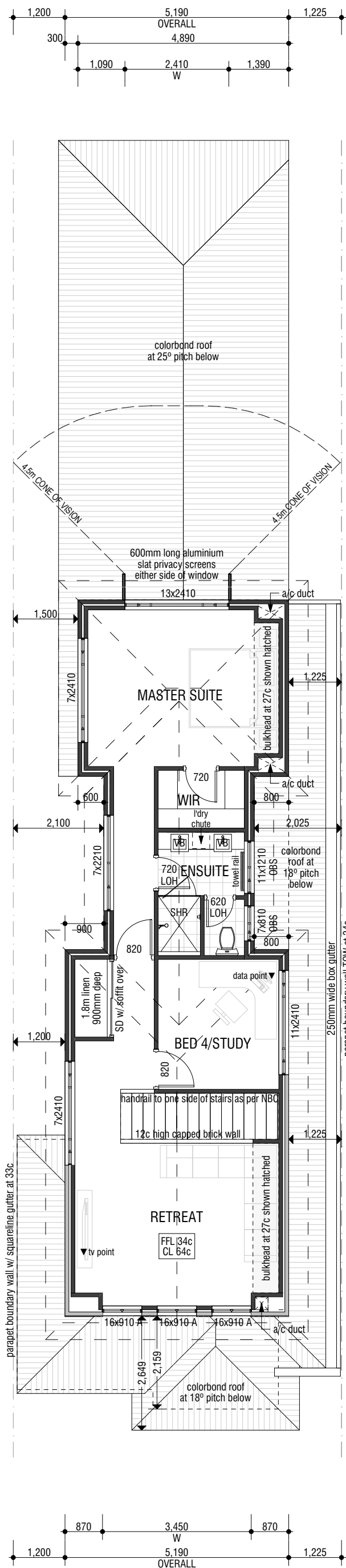
Egina Street

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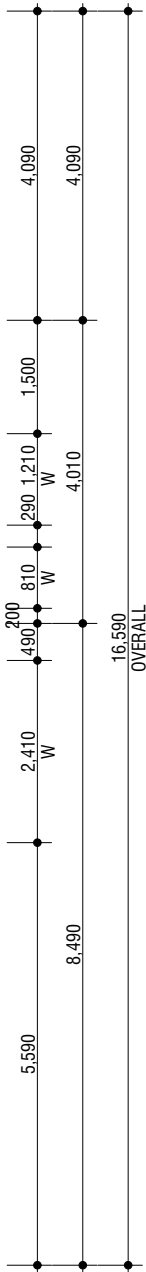
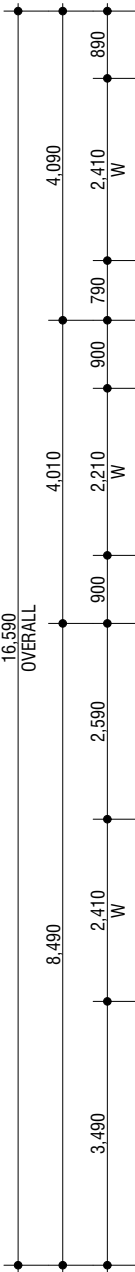
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Overshadowing & Privacy

 67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6916 p: 9202 6888 • f: 9202 6801	amendments:					project: COLIN & CORINNE ROE'S RESIDENCES				
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HN 48 AREAS	
GROUND LIVING	124.40
UPPER LIVING	78.06
GARAGE/STORE	25.99
ALFRESCO	14.67
PORTICO	1.82
	244.94 m ²



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HN 48A Upper Floor Plan



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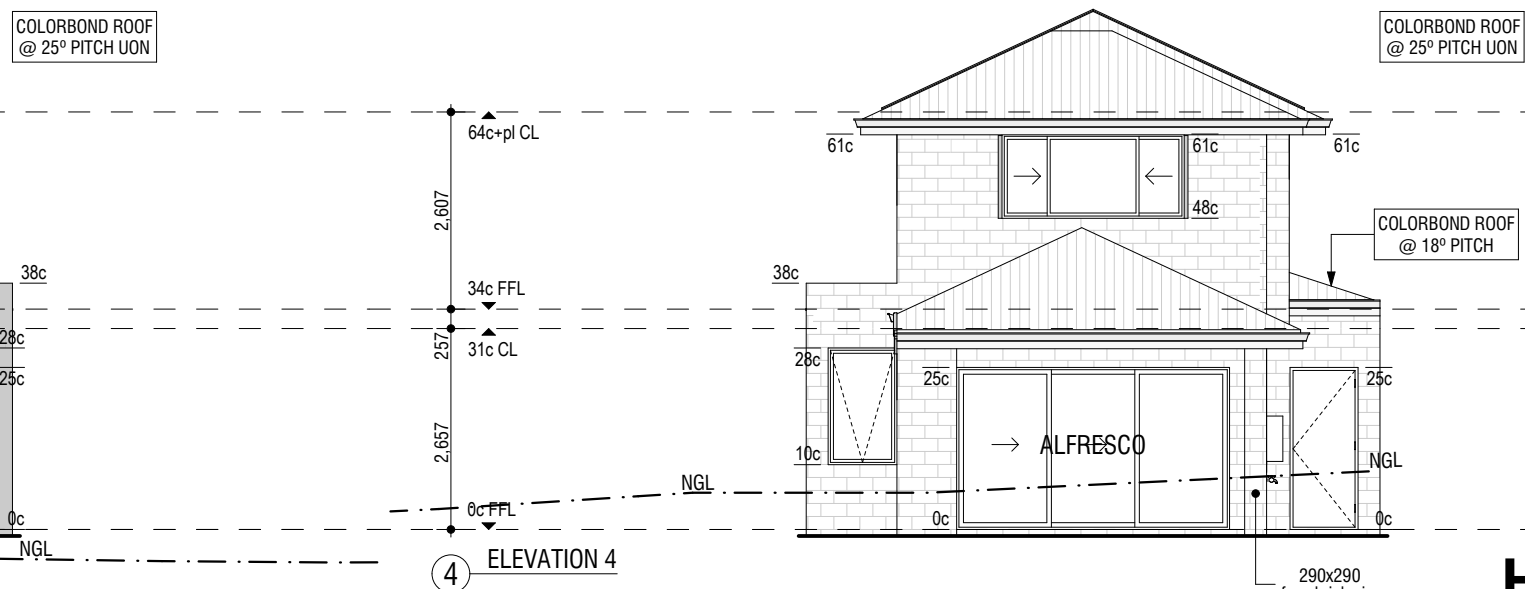
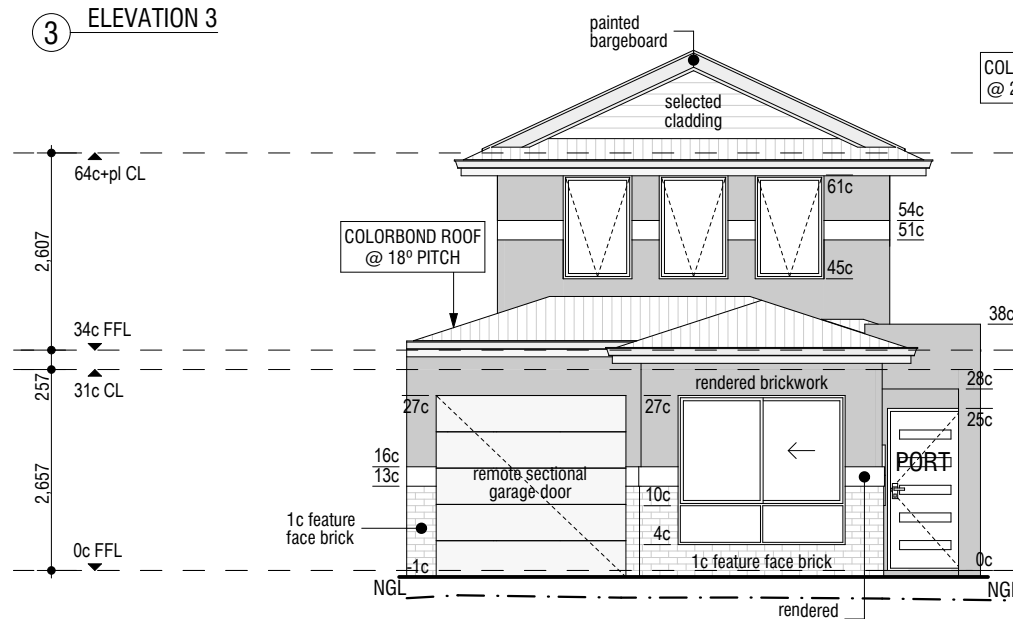
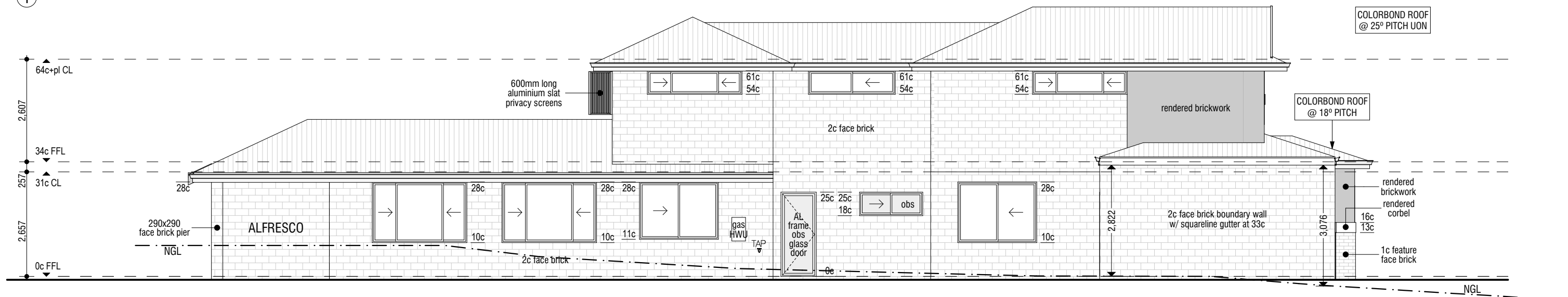
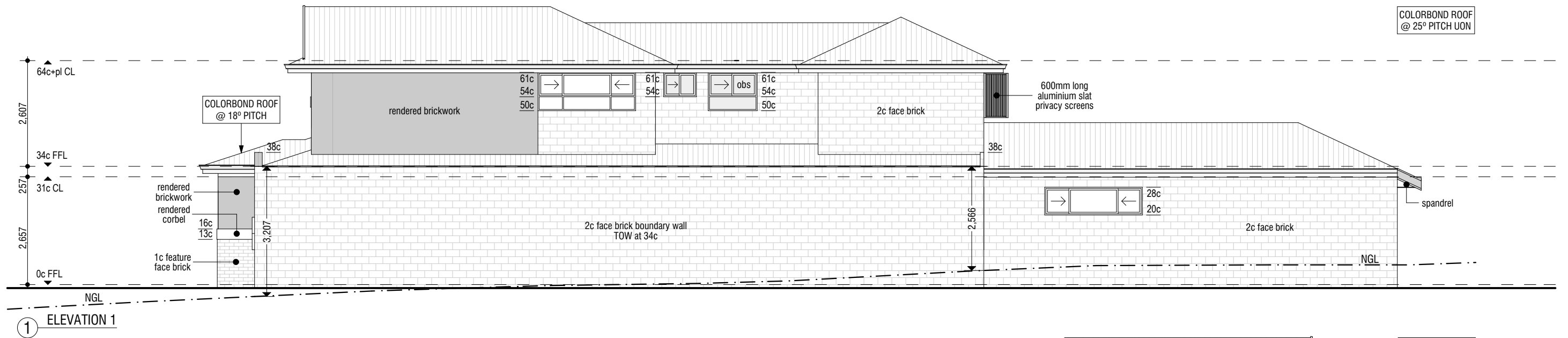
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1:100	01 DEC 2020	AVN	1580_DA 4 of 9



HN 48A Elevations

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AVN

drawing no.:

1580_DA 5 of 9

HN 48A MATERIAL SELECTION

RENDER COLOUR:
DULUX FLOODED GUM OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
COLORBOND WALLABY

FACE BRICK:
RED VINTAGE OR SIMILAR



HN 48 MATERIAL SELECTION

RENDER COLOUR:
DULUX HIGHGATE OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
COLORBOND BASALT

FACE BRICK:
RED VINTAGE OR SIMILAR



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3D Views