

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

**LOT 201 HN 48A EGINA STREET
MOUNT HAWTHORN 6016
TOTAL SITE AREA 307m²
R-30**

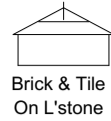
NOTE: FINAL LEVELS AND EXTENT OF RETAINING TO BE CONFIRMED ON SITE AFTER THE COMPLETION OF SITEWORKS.

NOTE: ALL DOWNPIPES TO BE CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE.

NOTE: NUMBER & LOCATION OF DOWNPIPES TO BE DETERMINED BY PLUMBER.

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

Sewer Junction
In: 1.8
Approx. Inv: 9.3
Approx. Depth: 2.3
Approx. Sewer Only
PEG Check Water Corp.



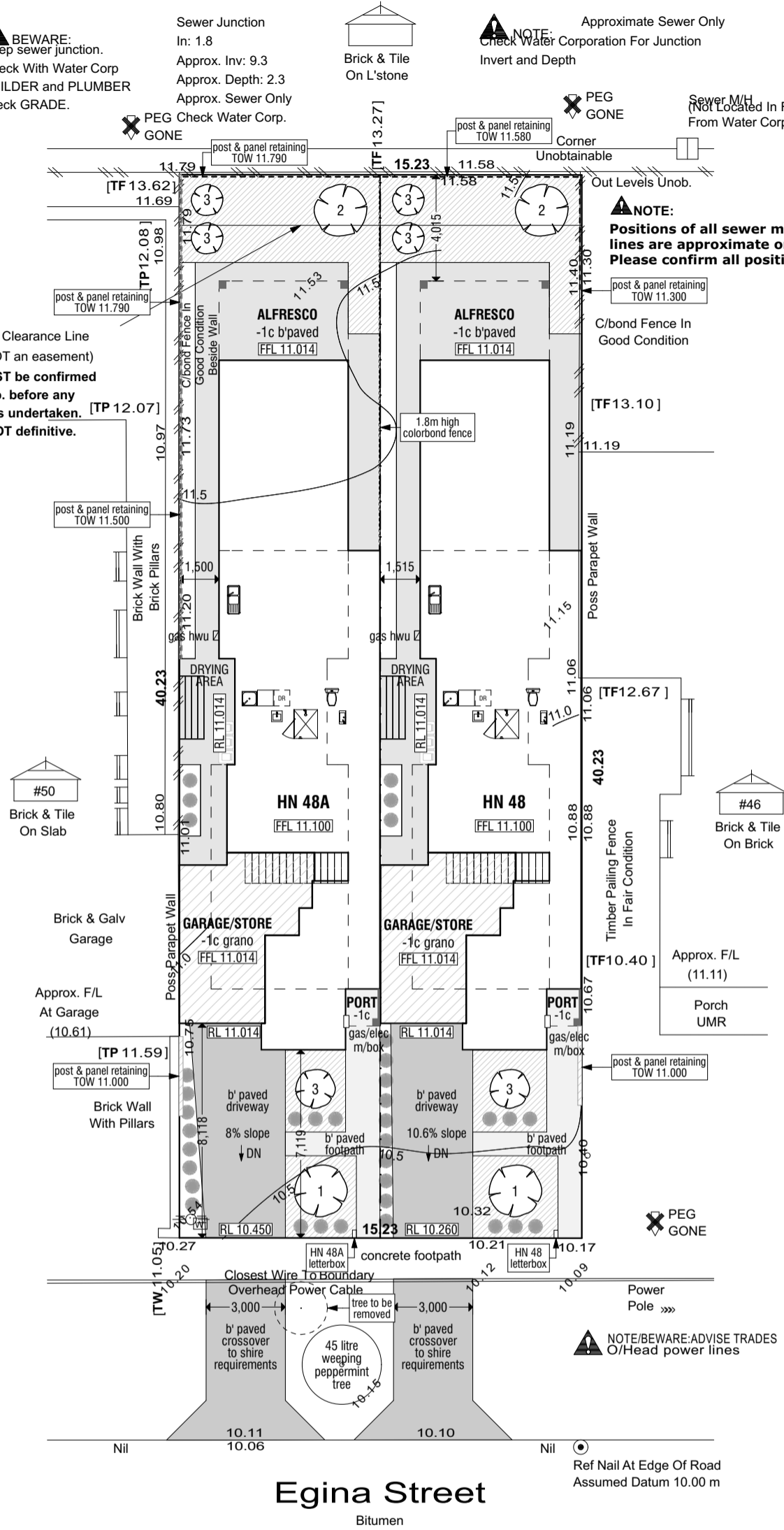
NOTE:
Check Water Corporation For Junction
Invert and Depth

PEG GONE

Sewer M/H
(Not Located In Field. Plotted
From Water Corp. Sheet Only)

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.

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.



Egina Street

Bitumen

HN 48A LANDSCAPING

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

40m² canopy cover = 13% of site

Deep soil zone shown hatched
44m² (14.4% of site)

HN 48 LANDSCAPING

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

40m² canopy cover = 13% of site

Deep soil zone shown hatched
47.2m² (15.5% of site)



Chinese Tallow



Magnolia



Pink Flowering Plum

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Site/Landscaping Plan



amendments:

22.12.20	a	re-design & new DA submission
01.02.21	b	overshadowing plan fixed
04.02.21	c	DA amendments - council changes
02.04.21	d	verge tree note changed

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**

**147m² OF
OVERSHADOWING ONTO
LOT 202 OF 307m² EQUALS
48% OF OVERSHADOWING**

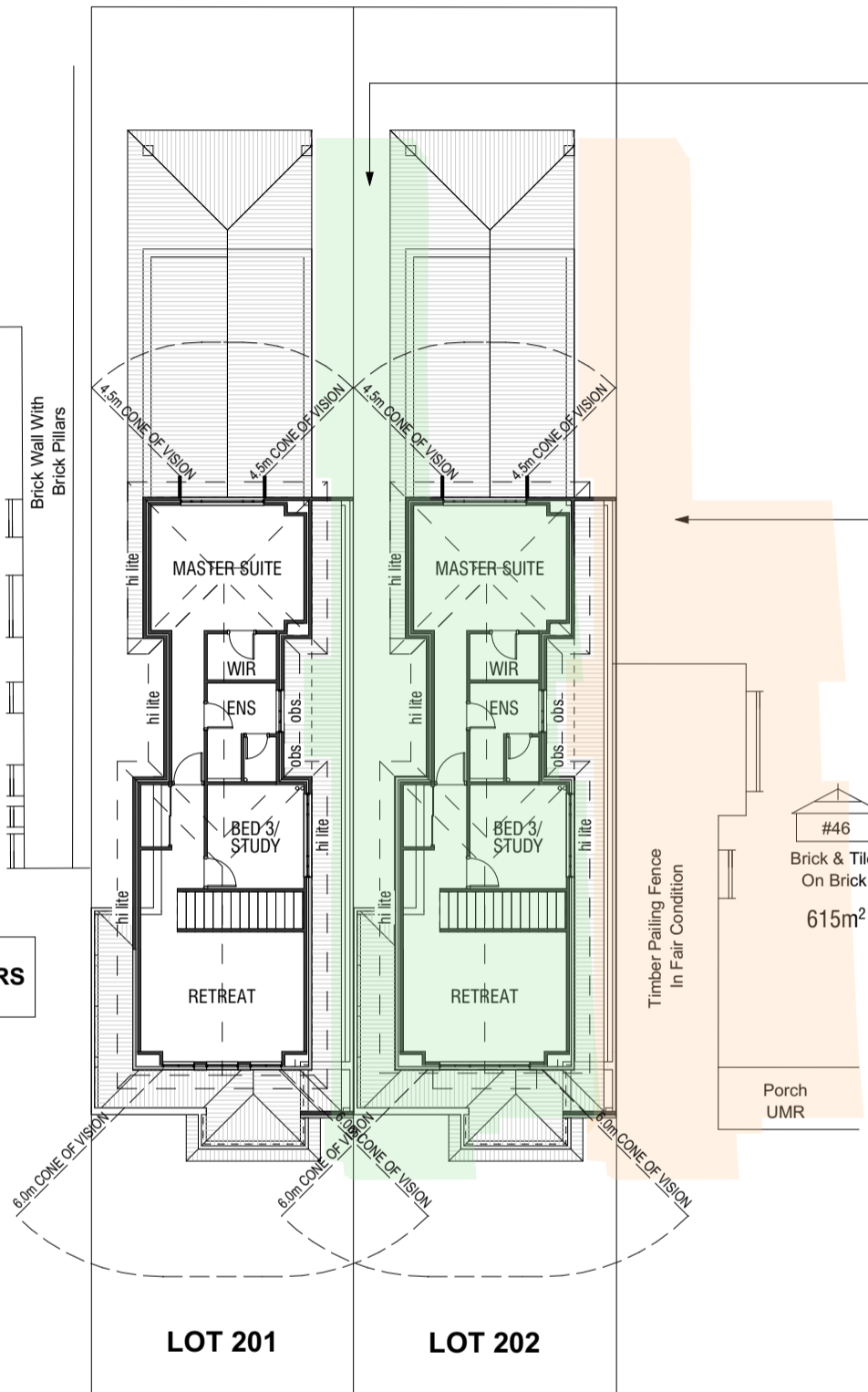
**SHADOW CAST
OF LOT 202 ONTO HN46
AT JUNE 21 12PM
SHOWN ORANGE**

**147m² OF
OVERSHADOWING ONTO
NEIGHBOURS PROPERTY
OF 615m² EQUALS 23.9%
OF OVERSHADOWING**

#50
Brick & Tile
On Slab

611m²

**NO OVERSHADOWING
OCCURS TO NEIGHBOURS
PROPERTY**



Egina Street

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Overshadowing & Privacy



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p: 9202 6888 • f: 9202 6801

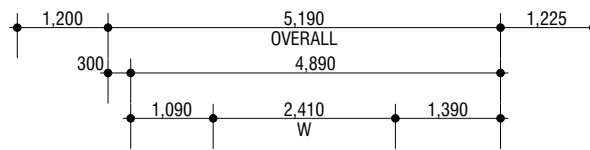
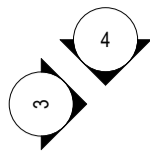
amendments:

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
01.02.21	i	overshadowing plan fixed
04.02.21	i	DA amendments - council changes

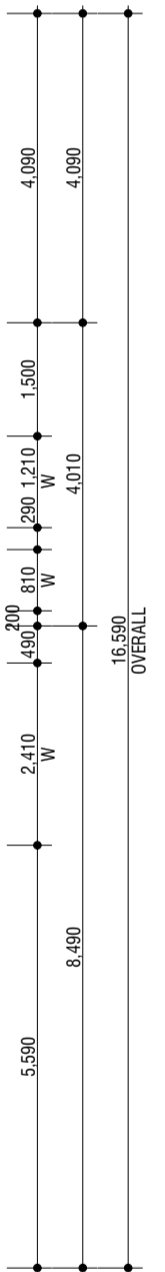
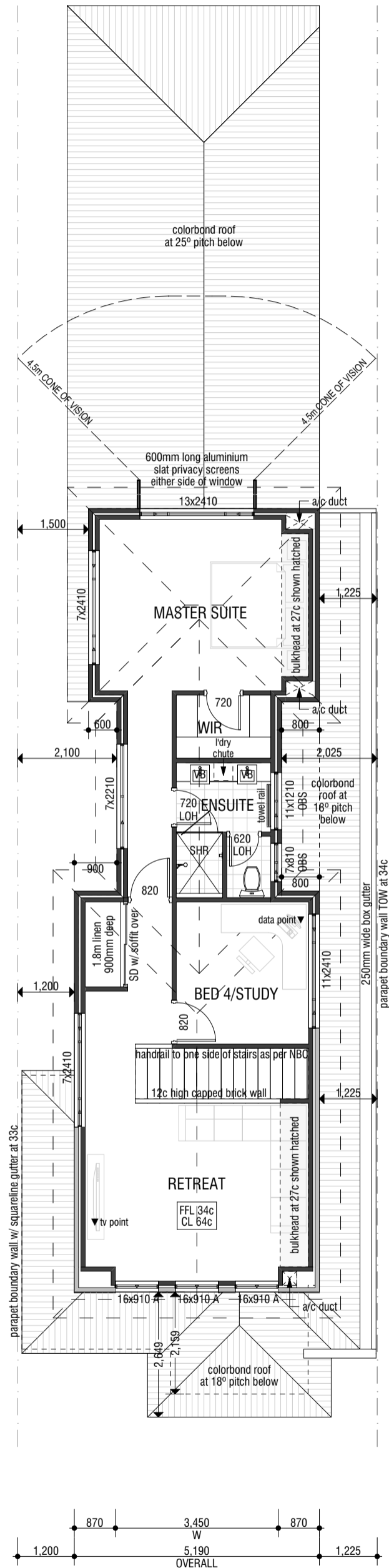
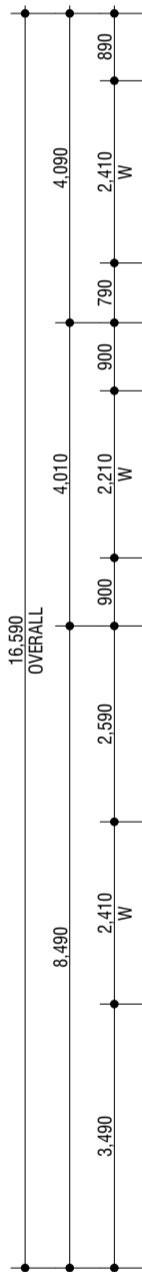
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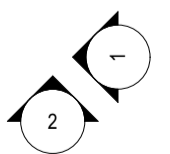
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1:200	01 DEC 2020	AVN	1580_DA 2 of 9



HN 48 AREAS	
GROUND LIVING	124.47
UPPER LIVING	78.06
GARAGE/STORE	25.27
ALFRESCO	14.67
PORTICO	1.82
	244.29 m ²



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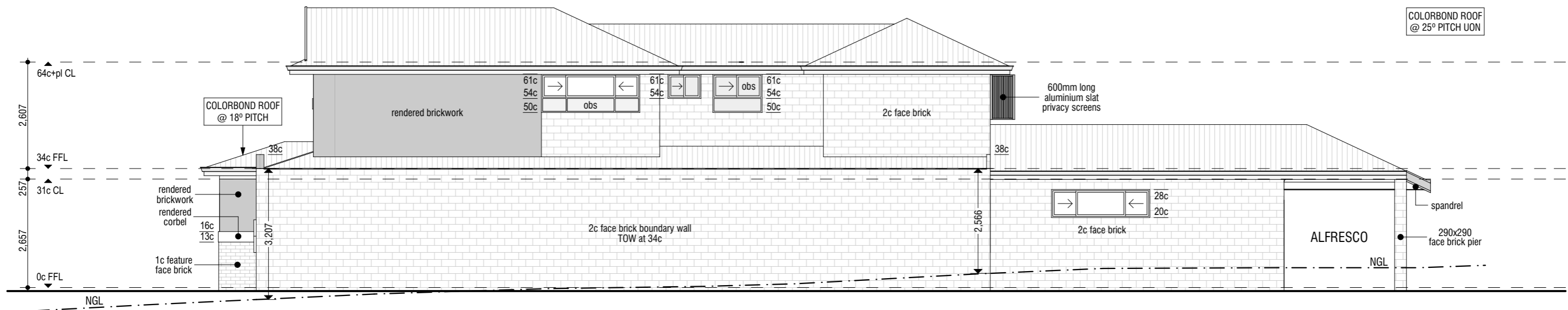
HN 48A Upper Floor Plan



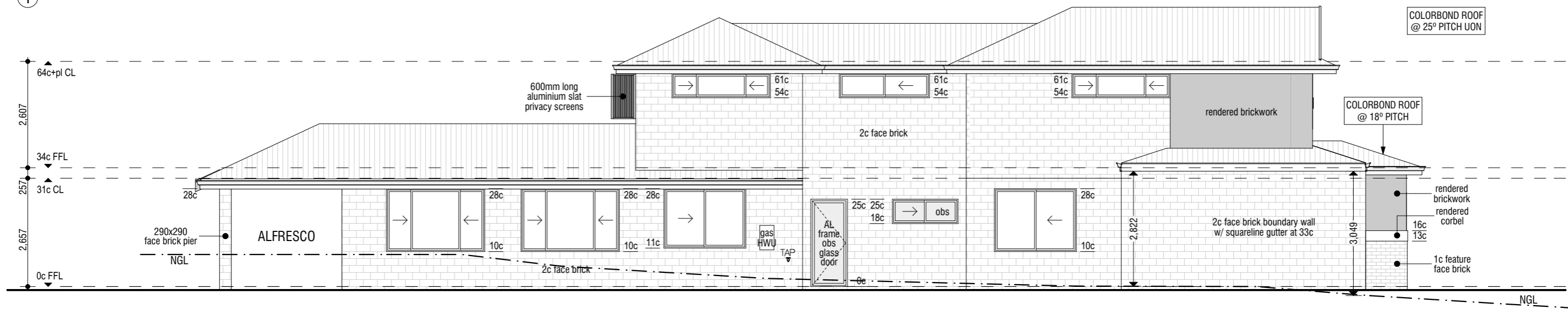
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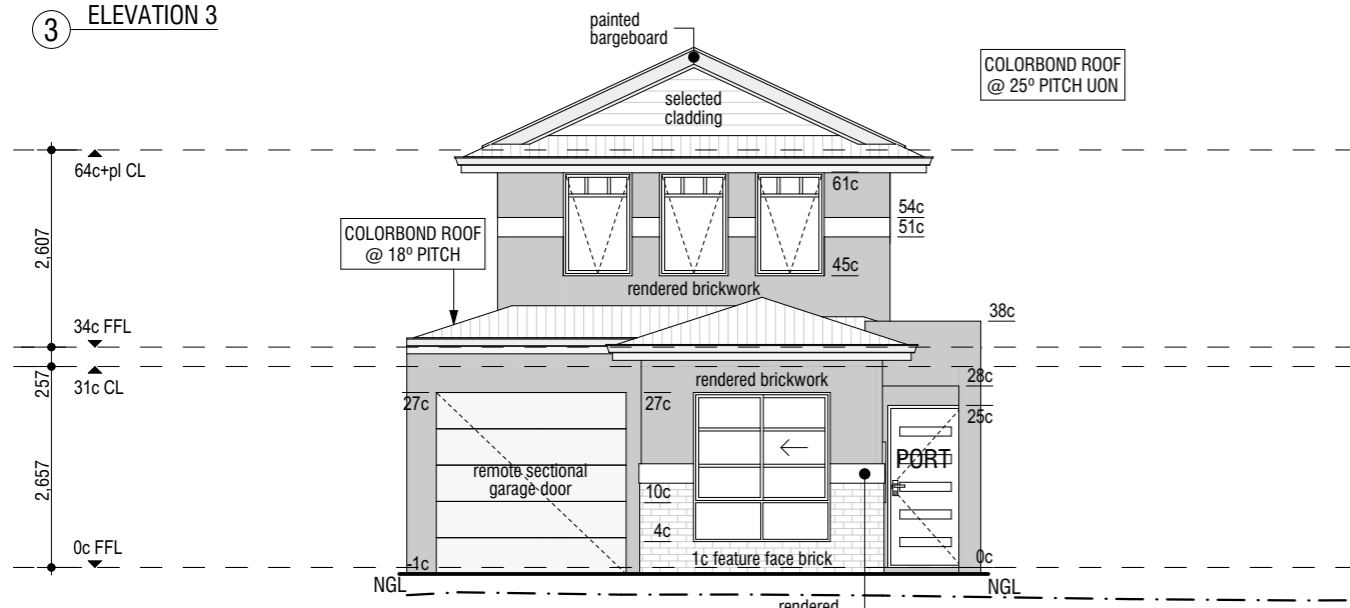
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project address: LOTS 201 & 202 HN48 & HN 48A EGINA ST MOUNT HAWTHORN WA 6016			
scale: 1:100	date: 01 DEC 2020	drawn by: AVN	drawing no.: 1580_DA 4 of 9



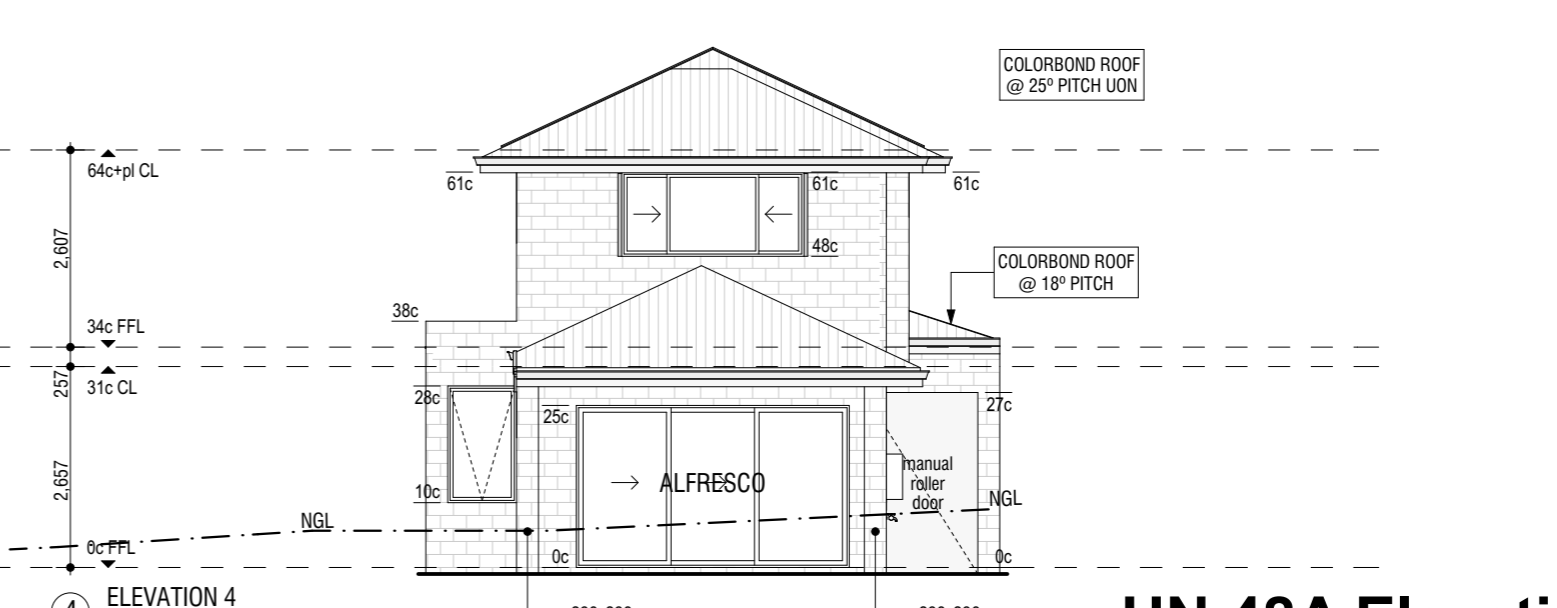
1 ELEVATION 1



3 ELEVATION 3



2 ELEVATION 2



4 ELEVATION 4

HN 48A Elevations

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scale: 1:100	date: 01 DEC 2020	drawn by: 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



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