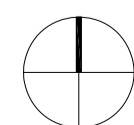




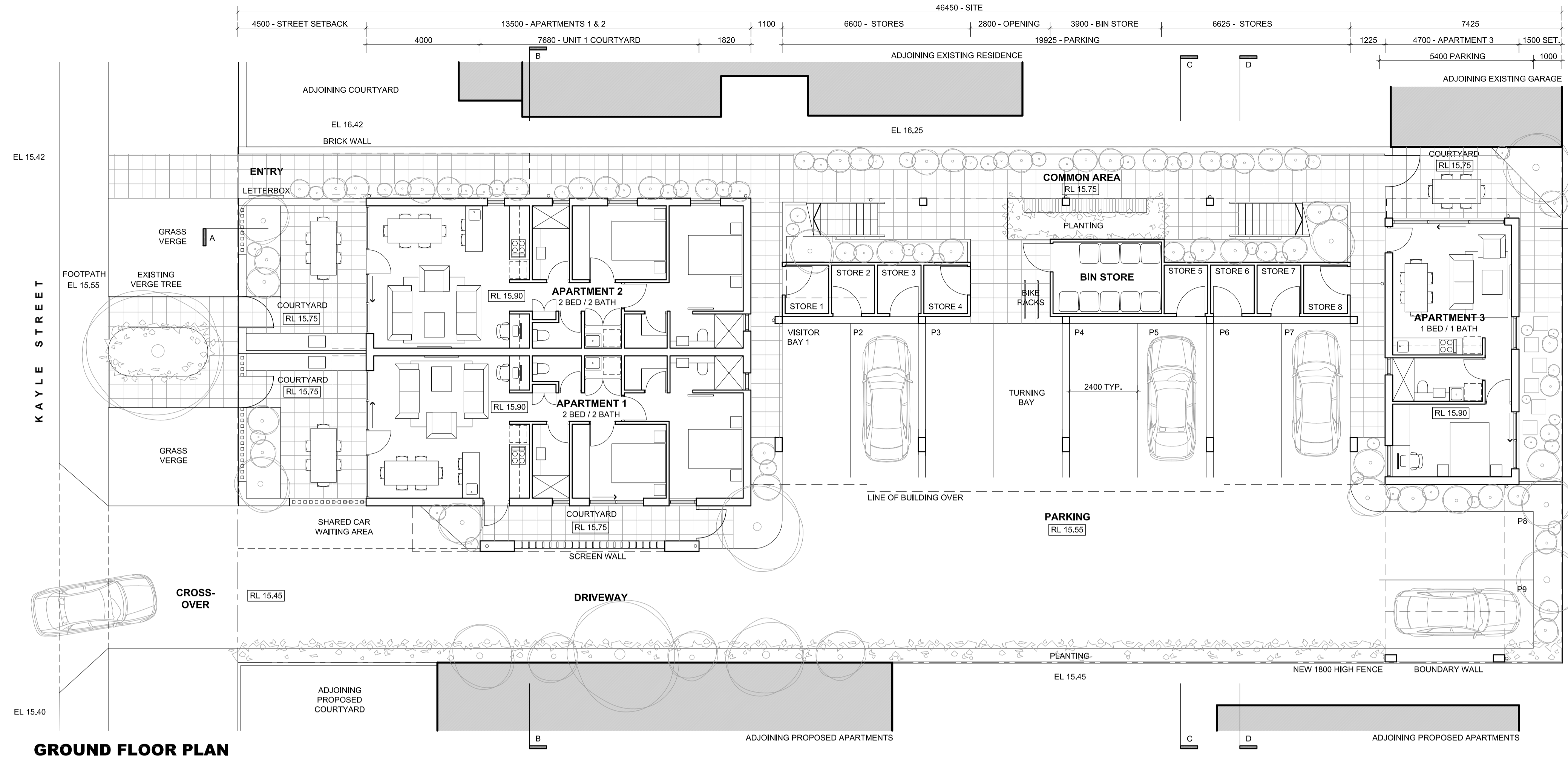
**LOCATION PLAN** NTS

REVISION	DATE	ISSUED FOR
0	10/08/2015	ISSUED FOR CLIENT REVIEW & COMMENT

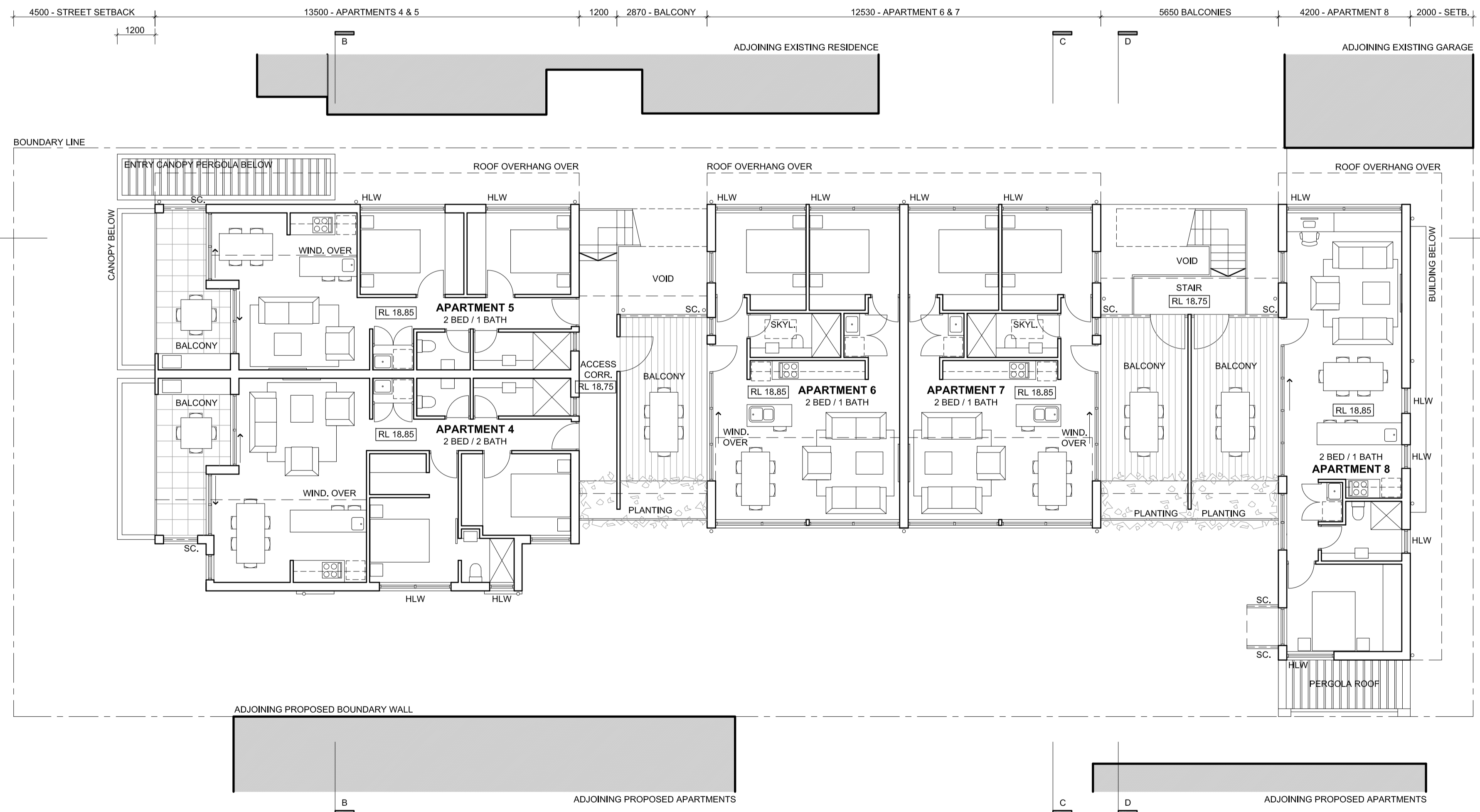


PROJECT <b>KAYLE STREET APARTMENTS</b>			DRAWING <b>LOCATION PLAN</b>		
20 (LOT 200) KAYLE STREET, NORTH PERTH, WA			STAGE <b>PLANNING</b>	SCALE <b>NTS</b>	DATE <b>10/08/2015</b>
DRAWN <b>SPV</b>	DESIGNED <b>SPV</b>	APPROVED <b>SPV</b>	DWG NO. <b>SK.00</b>		REV. <b>0</b>
© COPYRIGHT 2015 NOMA*					





**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

**APARTMENT AREA SCHEDULE**

- APARTMENT 1 (2 BED + 2 BATH + 2 off COURTYARDS)**  
72sqm + 33sqm COURT + 4sqm STORE
- APARTMENT 2 (2 BED + 2 BATH + COURTYARD)**  
72sqm + 24sqm COURT + 4sqm STORE
- APARTMENT 3 (1 BED + 1 BATH + COURTYARD)**  
45sqm + 28sqm COURT + 4sqm STORE
- APARTMENT 4 (2 BED + 2 BATH + BALCONY)**  
76sqm + 11sqm BALC. + 4sqm STORE
- APARTMENT 5 (2 BED + 1 BATH + BALCONY)**  
62sqm + 11sqm BALC. + 4sqm STORE
- APARTMENT 6 (2 BED + 1 BATH + BALCONY)**  
65sqm + 15sqm BALC. + 4sqm STORE
- APARTMENT 7 (2 BED + 1 BATH + BALCONY)**  
65sqm + 15sqm BALC. + 4sqm STORE
- APARTMENT 8 (1 BED + 1 BATH + BALCONY)**  
61sqm + 15sqm BALC. + 4sqm STORE

**DEVELOPMENT ANALYSIS**

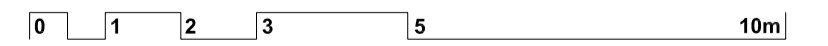
SITE R-CODE	R40 (R80 STANDARDS)
SITE AREA	840.7 sqm
ALLOWABLE PLOT RATIO	0.75
PLOT RATIO AREA (not inc. bin area & stores)	582.5 sqm (0.69)
OPEN SPACE (not inc. covered parking)	482.7 sqm (57%)
TOTAL LANDSCAPING	260.0 sqm (31%)
SOFT LANDSCAPING - COMMON AREA	92.0 sqm (11%)
SOFT LANDSCAPING - PRIVATE AREAS	43.0 sqm (5%)
TOTAL APARTMENTS	8
TOTAL PARKING SPACES	9
VISITOR PARKING BAYS	1
TOTAL STORES	8
BIN STORE	9 BINS

REVISION	DATE	ISSUED FOR
2	03/07/2015	ISSUED TO CITY OF VINCENT DAC FOR REVIEW
3	10/07/2015	ISSUED TO CITY OF VINCENT FOR DAC PRESENTATION
4	07/08/2015	AMENDED AS PER DAC COMMENTS
5	10/08/2015	AMENDED AS PER CLIENT COMMENTS
6	20/08/2015	AMENDED AS PER DAC CoV & CLIENT COMMENTS
7	03/09/2015	BALUSTRADE AMENDED AS PER DAC COMMENTS
8	14/09/2015	NEIGHBOURS DWELLING AMENDED AS PER CoV COMMENTS

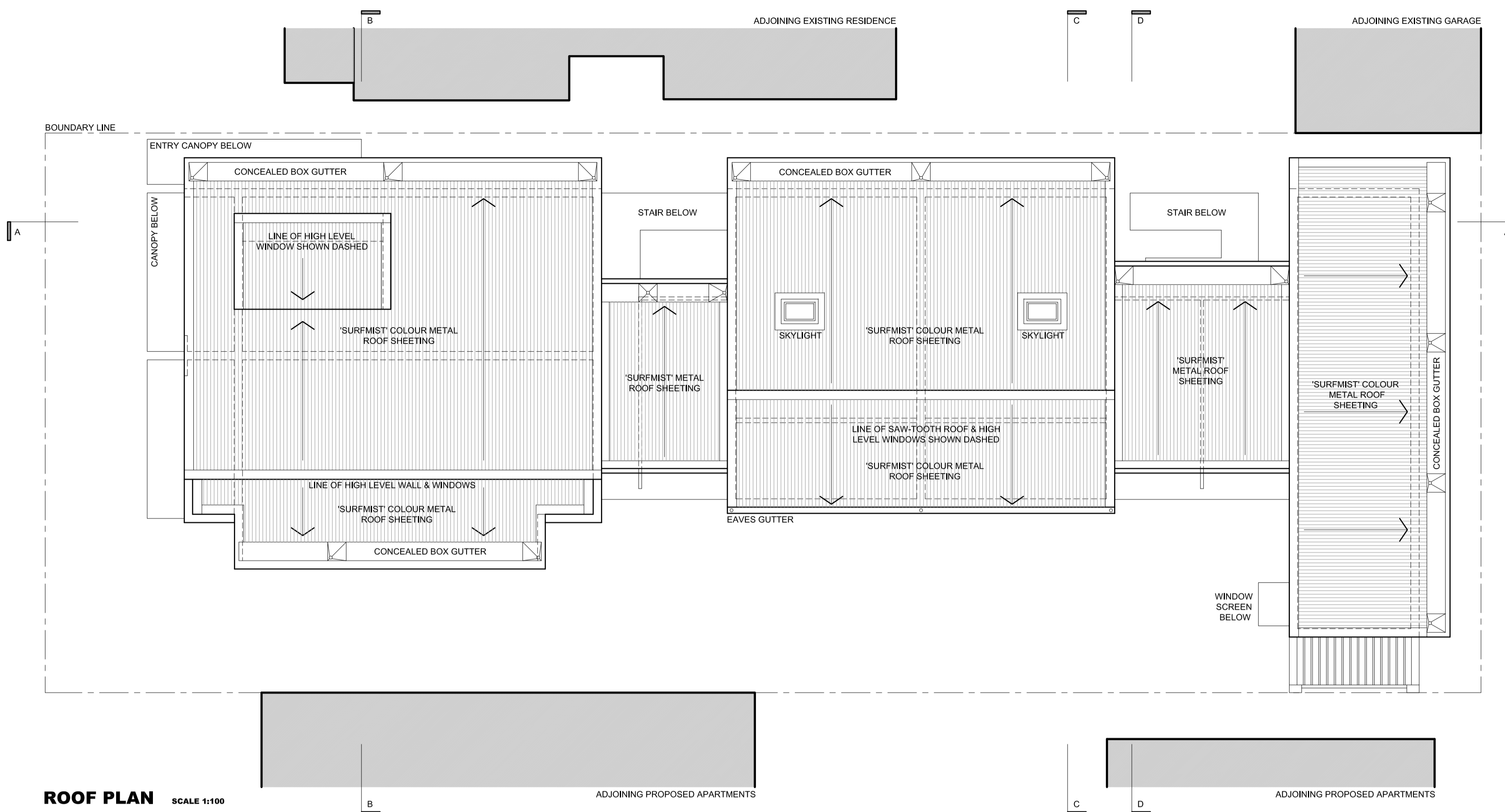


PROJECT		
<b>KAYLE STREET APARTMENTS</b>		
20 (LOT 200) KAYLE STREET, NORTH PERTH, WA		
DRAWN	DESIGNED	APPROVED
SPV	SPV	SPV
© COPYRIGHT 2015 NOMA*		

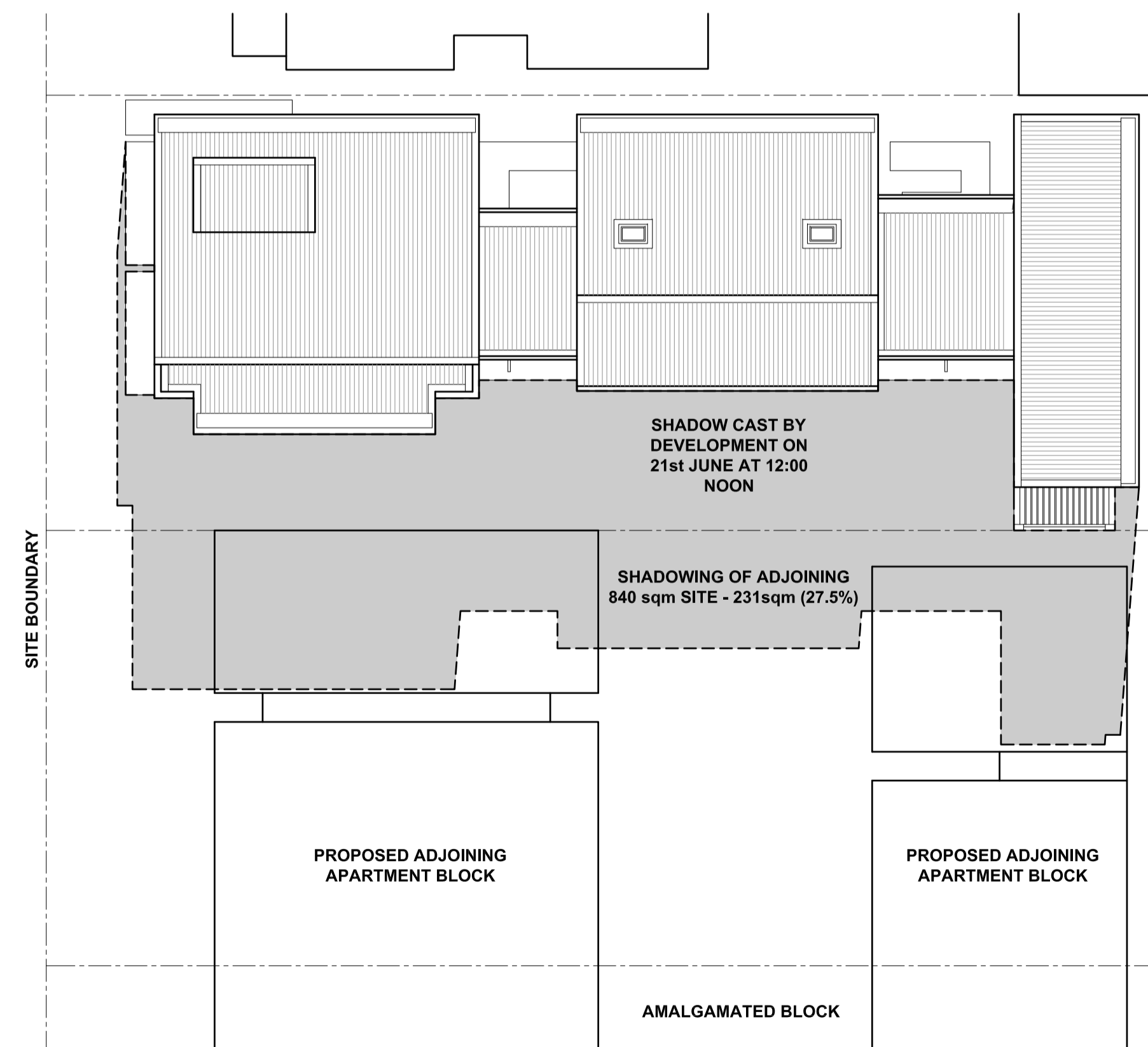
DRAWING			
<b>FLOOR PLANS - GROUND &amp; FIRST FLOOR</b>			
STAGE	PLANNING	SCALE	1:100 @ A1
DATE	26/06/2015		
DWG NO.	SK.01		REV. 8







**ROOF PLAN** SCALE 1:100

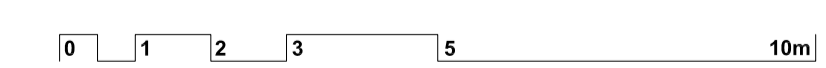


**SHADOW DIAGRAM** SCALE 1:200

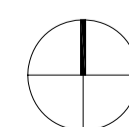
- EXISTING RESIDENCE 4.0m SETBACK
- EXISTING RESIDENCE 8.2m SETBACK
- EXISTING RESIDENCE 6.5m SETBACK
- EXISTING RESIDENCE 4.5m SETBACK
- EXISTING RESIDENCE 5.5m SETBACK
- EXISTING RESIDENCE 4.5m SETBACK
- EXISTING RESIDENCE 5.5m FRONT SETBACK
- EXISTING RESIDENCE 5.0m SETBACK
- EXISTING RESIDENCE 6.0m SETBACK
- PROPOSED APARTMENT BLOCK 4.5m SETBACK
- PROPOSED ADJOINING APARTMENT BLOCK 6.0m SETBACK
- EXISTING RESIDENCE 7.5m SETBACK
- EXISTING RESIDENCE 5.5m SETBACK
- EXISTING RESIDENCE 11.0m SETBACK



**STREET SETBACK DIAGRAM** SCALE 1:500



REVISION	DATE	ISSUED FOR
1	01/07/2015	ISSUED FOR CLIENT REVIEW & COMMENT
2	03/07/2015	ISSUED TO CITY OF VINCENT DAC FOR REVIEW
3	10/07/2015	ISSUED TO CITY OF VINCENT FOR DAC PRESENTATION
4	07/08/2015	AMENDED AS PER DAC COMMENTS
5	10/08/2015	STREET SETBACK DIAGRAM ADDED
6	20/08/2015	AMENDED AS PER DAC CoV & CLIENT COMMENTS
7	14/09/2015	NEIGHBOURING DWELLING AMENDED AS PER CoV COMMENTS



**PROJECT KAYLE STREET APARTMENTS**

20 (LOT 200) KAYLE STREET, NORTH PERTH, WA

DRAWN **SPV** DESIGNED **SPV** APPROVED **SPV**

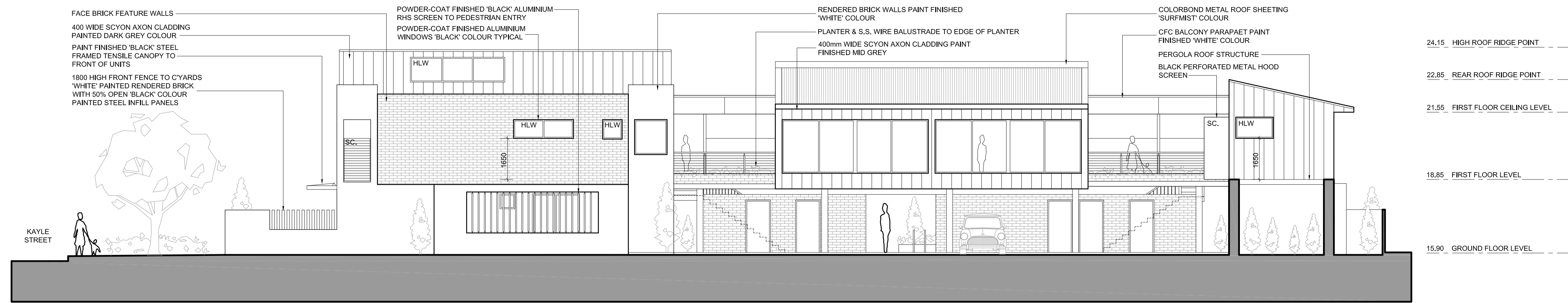
© COPYRIGHT 2015 NOMA\*

**DRAWING ROOF PLAN & SHADOW DIAGRAM**

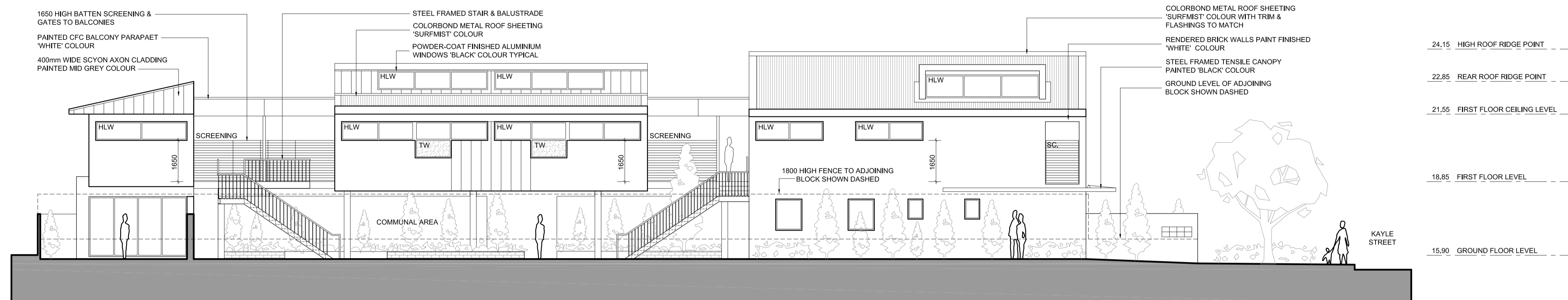
STAGE **PLANNING** SCALE **AS SHOWN** DATE **26/06/2015**

DWG NO. **SK.02** REV. **7**

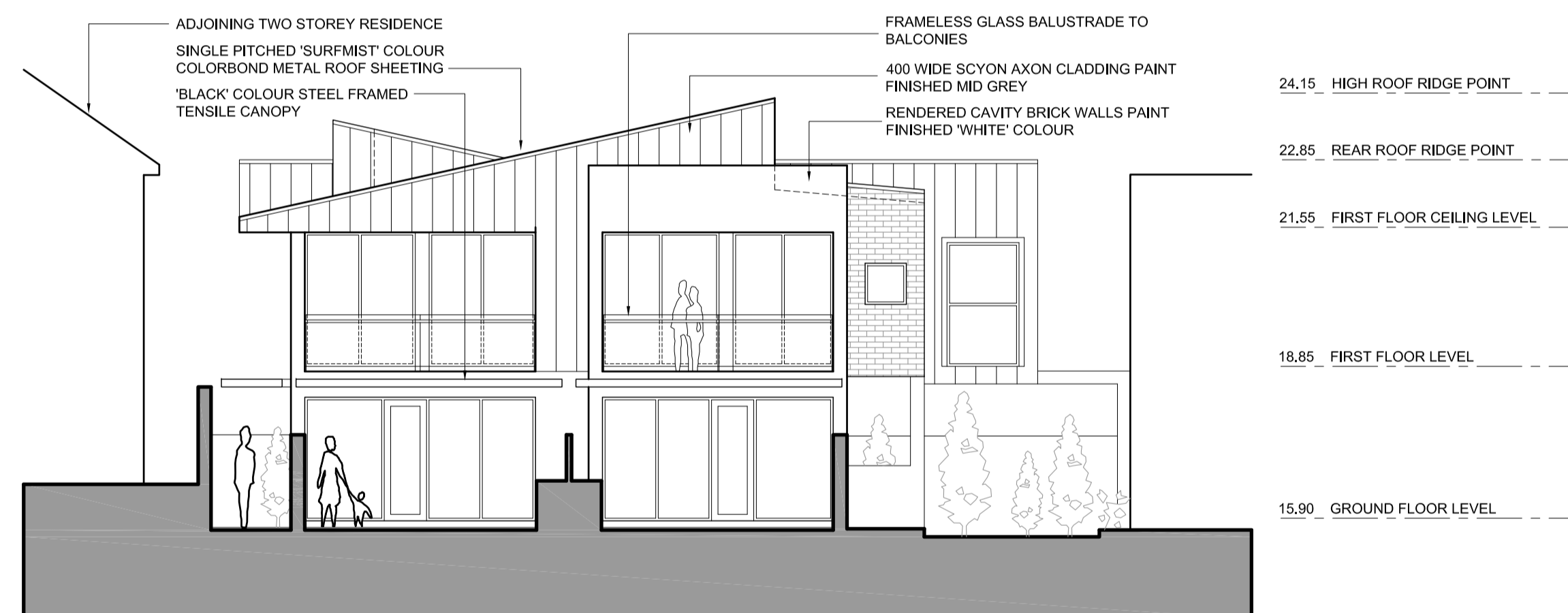




**SOUTH ELEVATION**



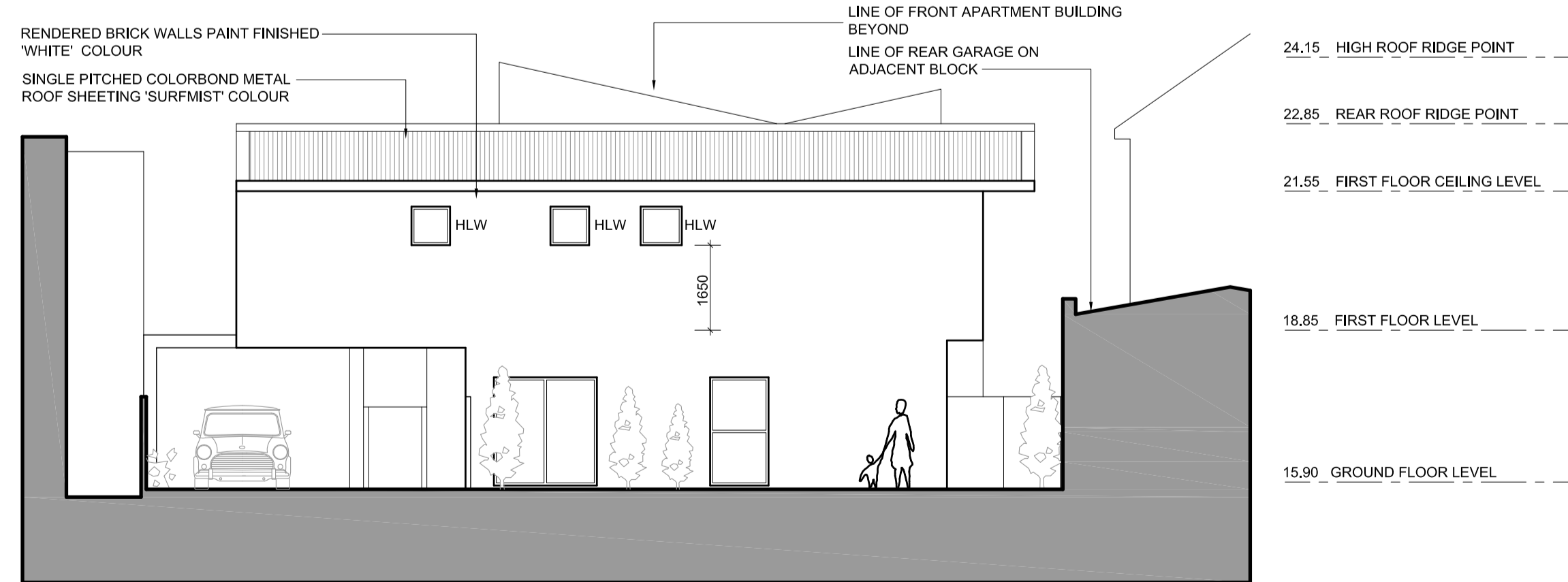
**NORTH ELEVATION**



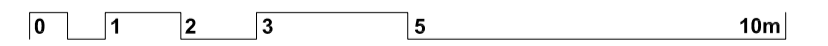
**WEST ELEVATION**



**STREET (WEST) ELEVATION**



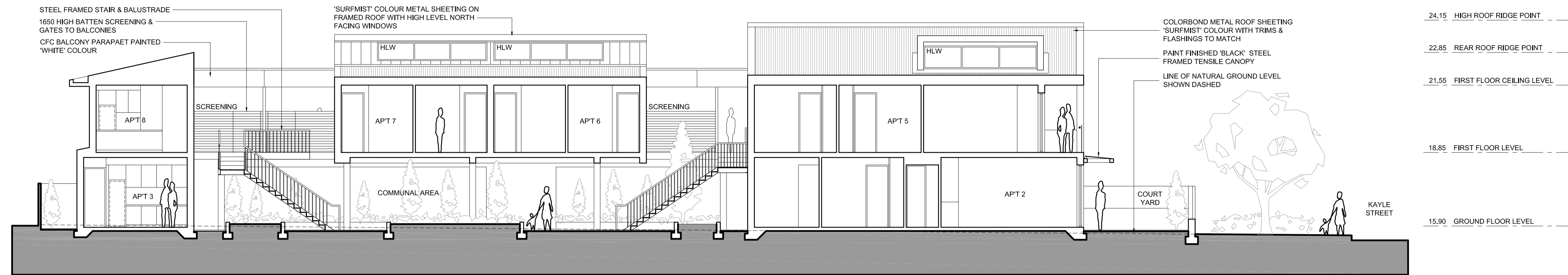
**EAST ELEVATION**



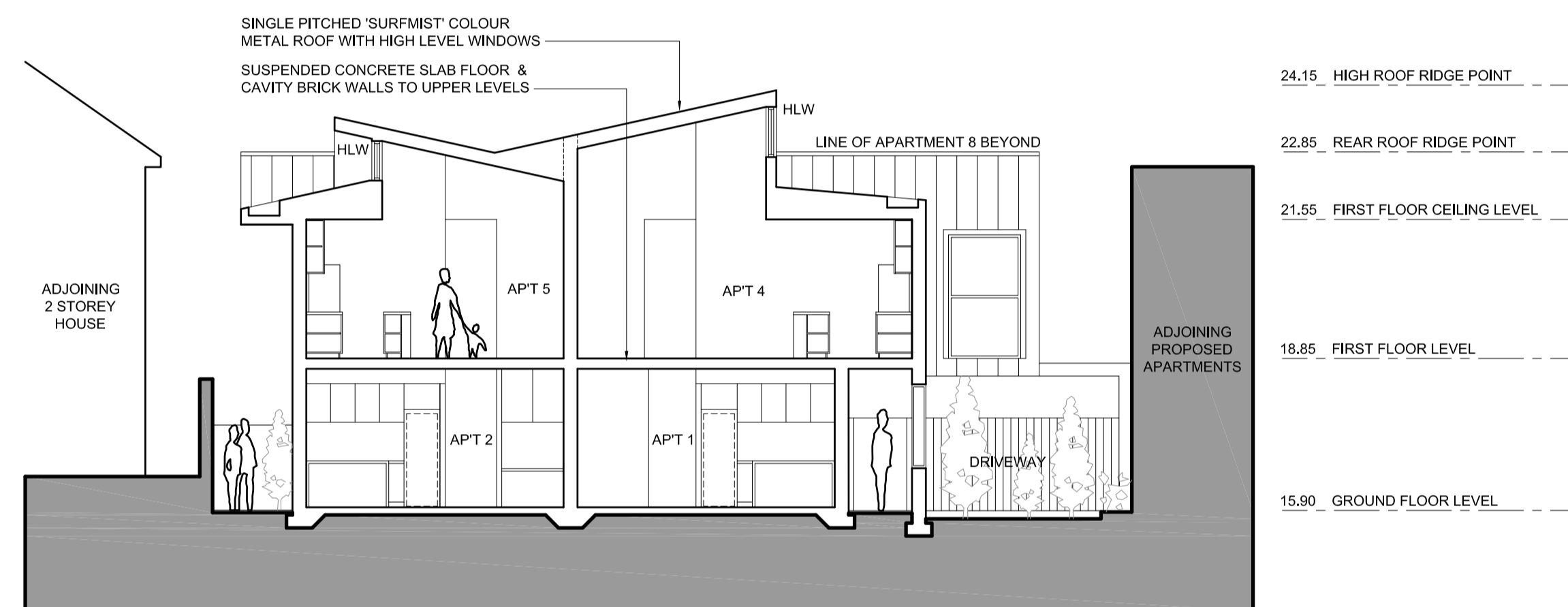
REVISION	DATE	ISSUED FOR
2	03/07/2015	ISSUED TO CITY OF VINCENT DAC FOR REVIEW
3	10/07/2015	ISSUED TO CITY OF VINCENT FOR DAC PRESENTATION
4	07/08/2015	AMENDED AS PER DAC COMMENTS
5	10/08/2015	AMENDED AS PER CLIENT COMMENTS
6	20/08/2015	AMENDED AS PER DAC CoV & CLIENT COMMENTS
7	03/09/2015	BALUSTRADE AMENDED AS PER DAC COMMENTS
8	14/09/2015	HEIGHTS AMENDED AS PER CoV COMMENTS



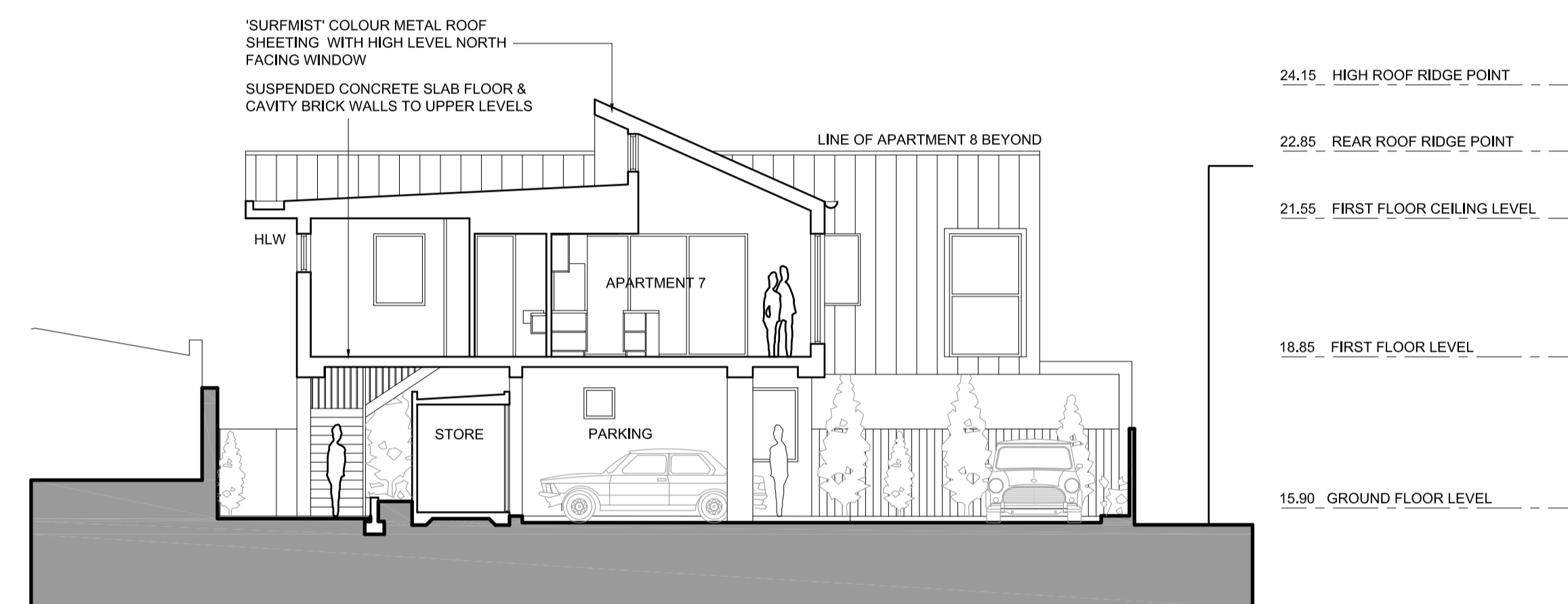
PROJECT			DRAWING	
<b>KAYLE STREET APARTMENTS</b>			<b>ELEVATIONS</b>	
20 (LOT 200) KAYLE STREET, NORTH PERTH, WA			STAGE	PLANNING
SCALE	1:100 @ A1	DATE	26/06/2015	
DRAWN	SPV	DESIGNED	SPV	APPROVED
© COPYRIGHT 2015 NOMA*			DWG NO.	SK.03
			REV.	8



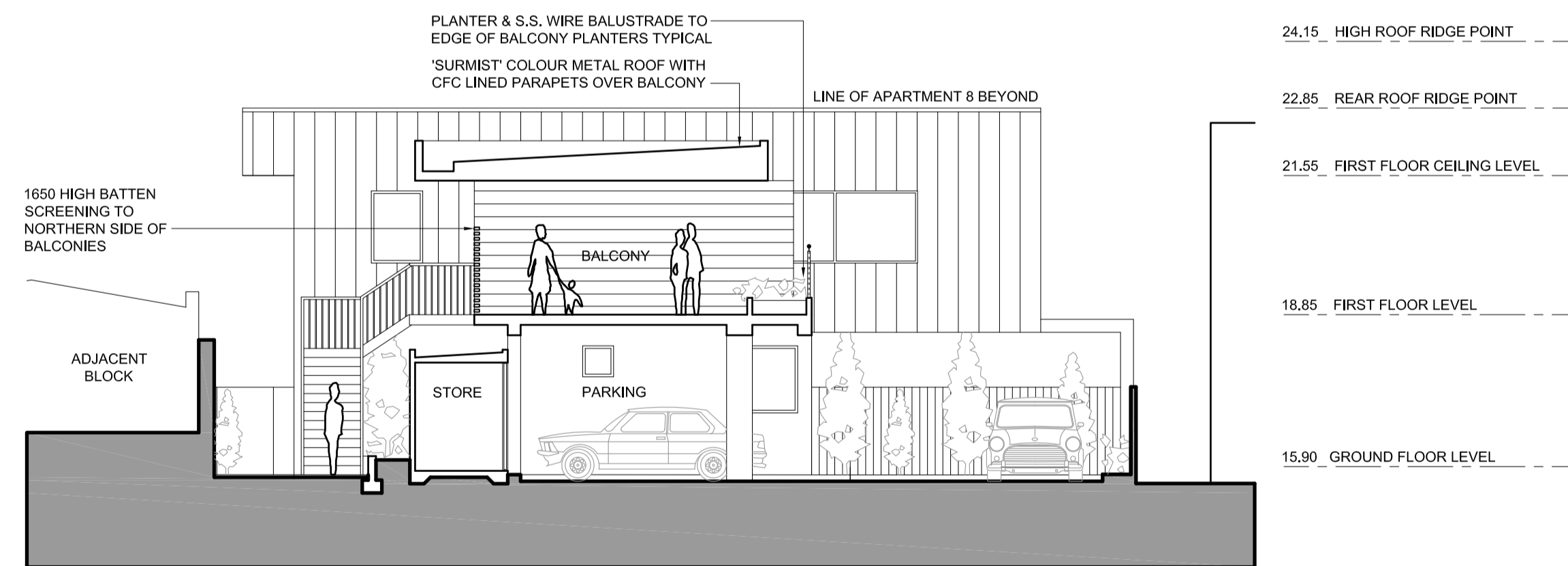
SECTION A - EAST WEST



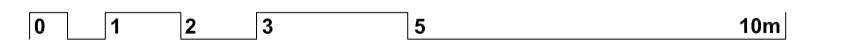
SECTION B - NORTH SOUTH



SECTION C - NORTH SOUTH



SECTION D - NORTH SOUTH



REVISION	DATE	ISSUED FOR
1	03/07/2015	ISSUED TO CITY OF VINCENT DAC FOR REVIEW
2	10/07/2015	ISSUED TO CITY OF VINCENT FOR DAC PRESENTATION
3	07/08/2015	AMENDED AS PER DAC COMMENTS
4	10/08/2015	AMENDED AS PER CLIENT COMMENTS
5	20/08/2015	AMENDED AS PER DAC CoV & CLIENT COMMENTS
6	03/09/2015	BALUSTRADE AMENDED AS PER DAC COMMENTS
7	14/09/2015	HEIGHTS AMENDED AS PER CoV COMMENTS



PROJECT				DRAWING		
<b>KAYLE STREET APARTMENTS</b>				<b>SECTIONS</b>		
20 (LOT 200) KAYLE STREET, NORTH PERTH, WA				STAGE	SCALE	DATE
				PLANNING	1:100 @ A1	26/06/2015
DRAWN	DESIGNED	APPROVED	© COPYRIGHT 2015 NOMA*			
SPV	SPV	SPV	DWG NO.	REV.		
			SK.04	7		