

DISCLAIMER:
 Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may be affecting the property.

NOTE: EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING WALL NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

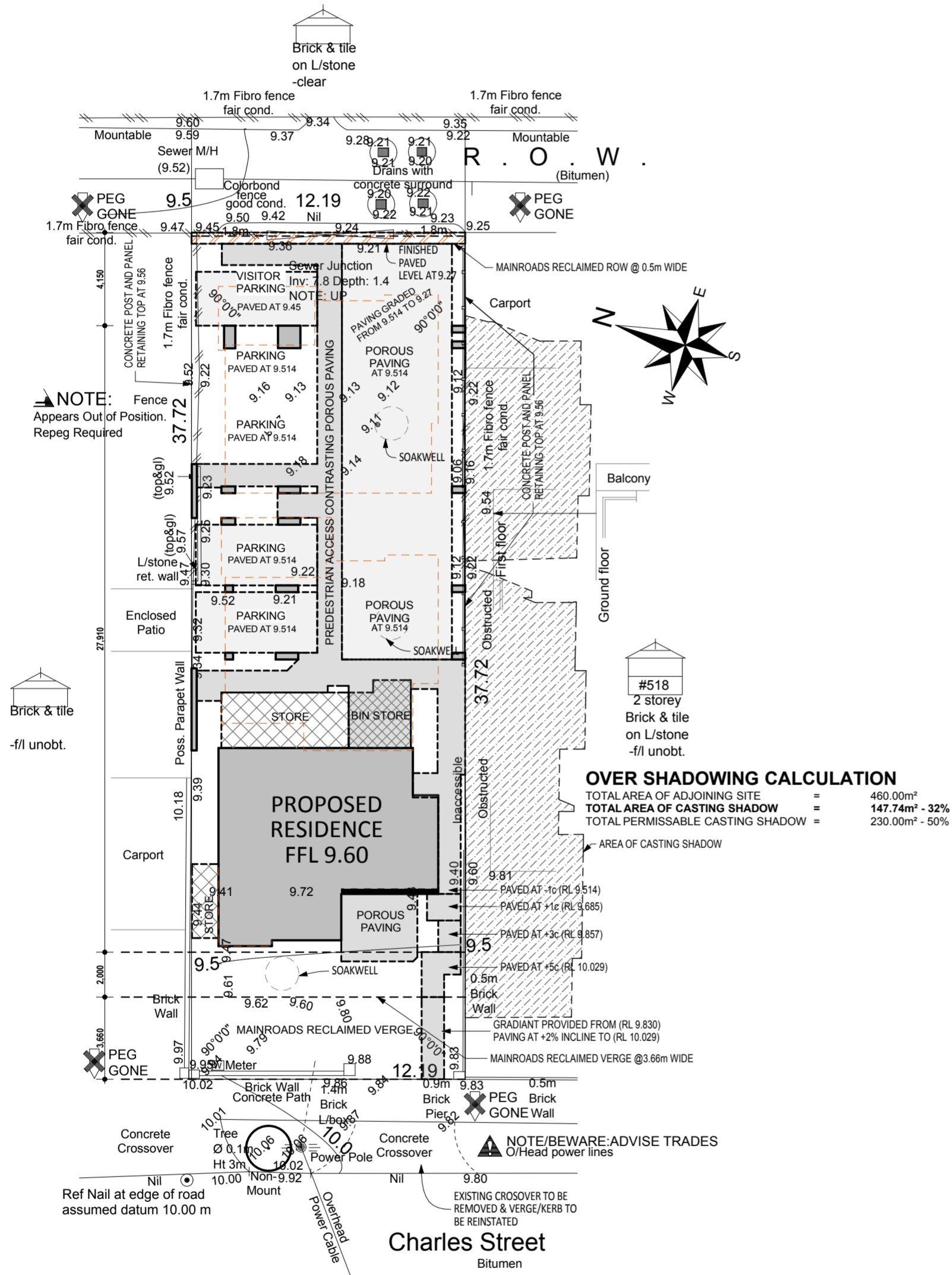
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
 Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
 Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted are as supplied by Water Corporation.

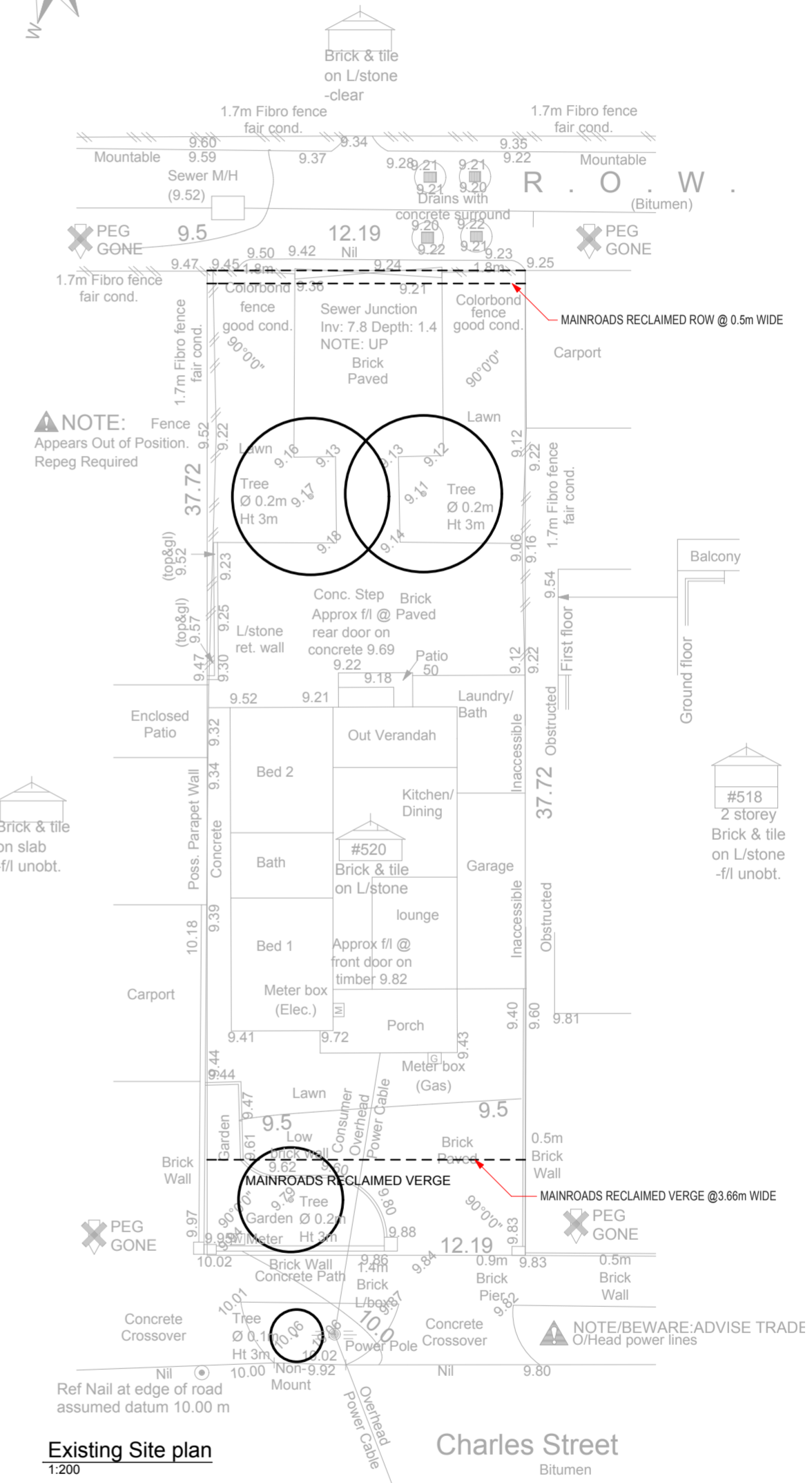
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures **boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.**

LOT MISCLOSE
0.000 m
SOIL DESCRIPTION
Sand
Refer to Survey



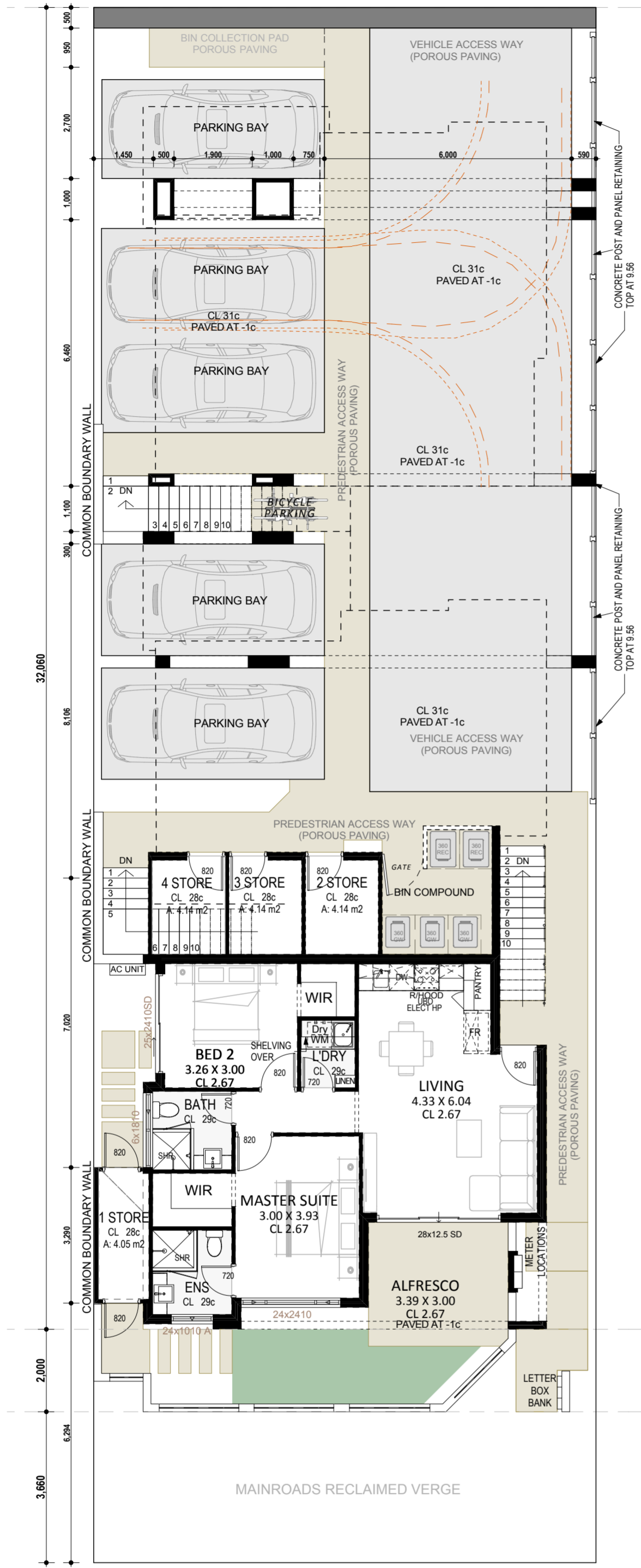
OVER SHADOWING CALCULATION

TOTAL AREA OF ADJOINING SITE	=	460.00m ²
TOTAL AREA OF CASTING SHADOW	=	147.74m ² - 32%
TOTAL PERMISSABLE CASTING SHADOW	=	230.00m ² - 50%

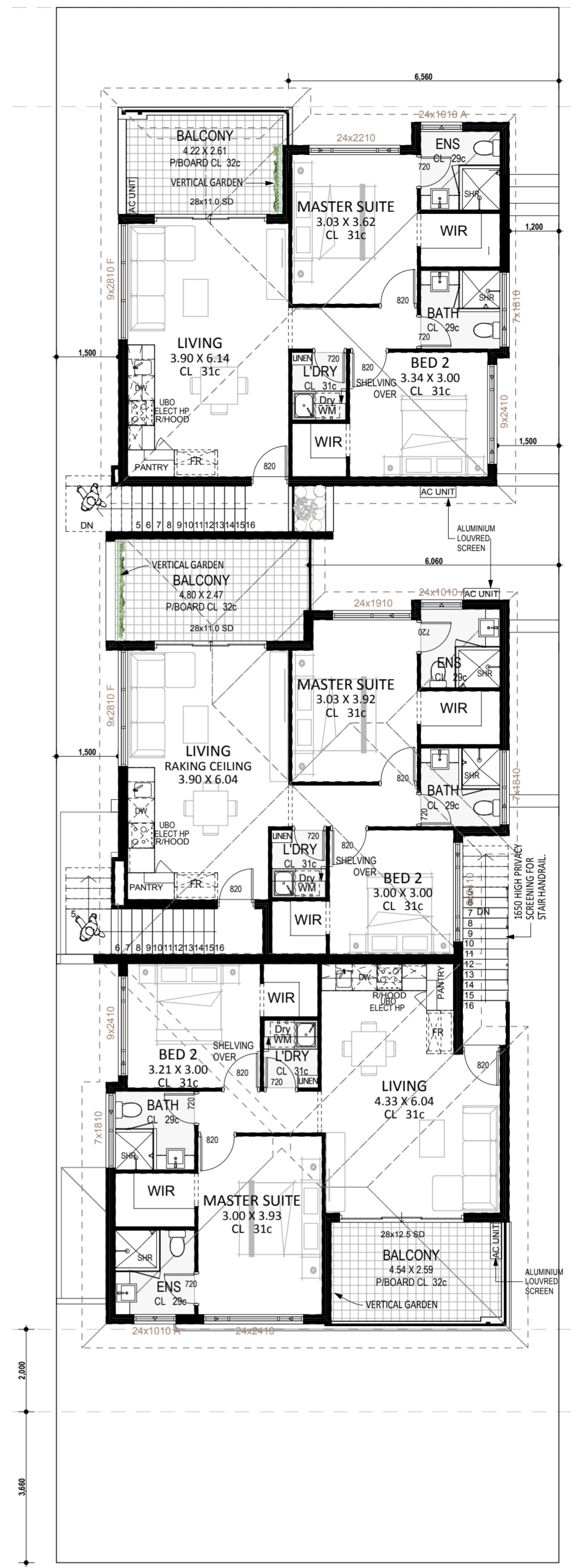


Existing Site plan
 1:200

Charles Street
 Bitumen



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

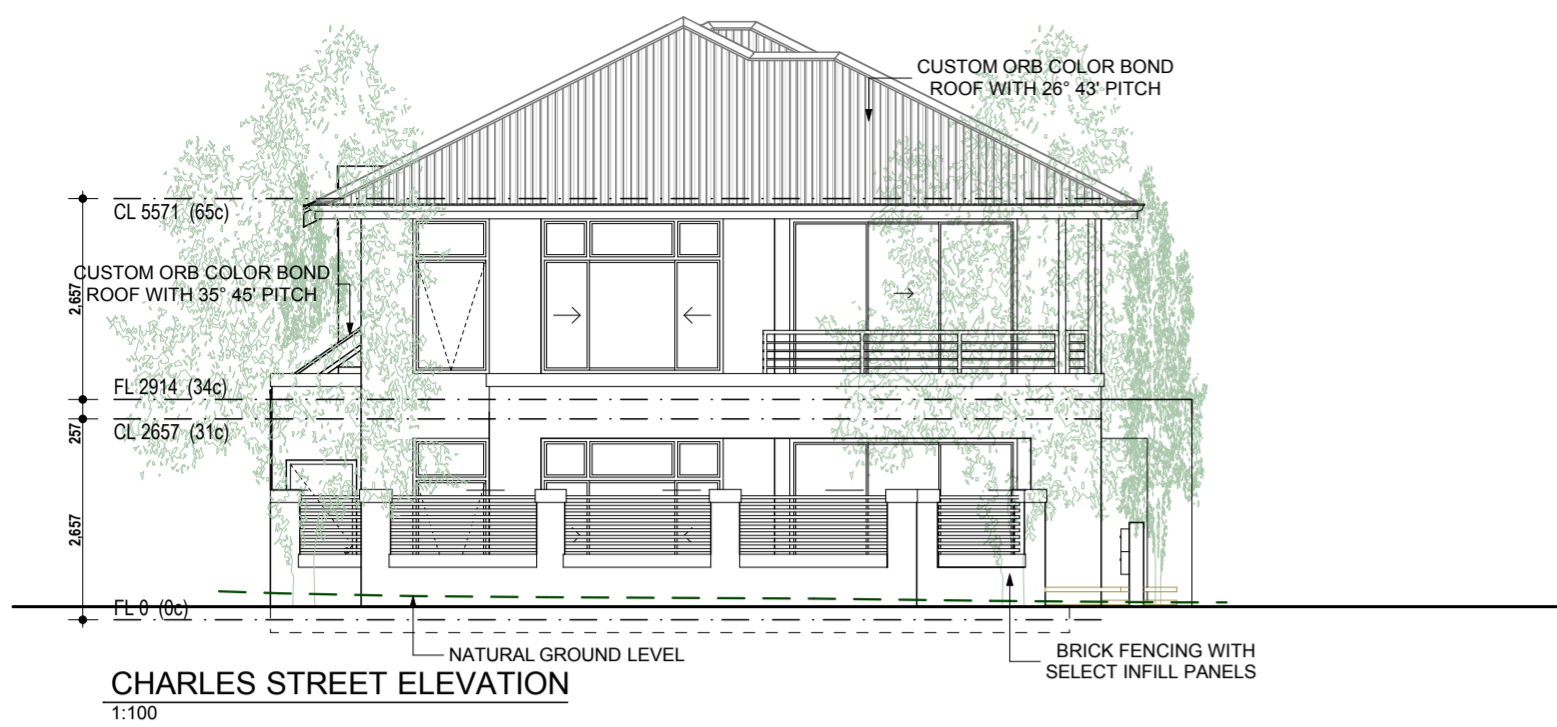
HOW IT MEASURES UP

LEVEL	LOCATION	AREA	PERIMETER
GROUND	A1 ALFRESCO	10.78	13.25
	A1 APARTMENT	71.81	37.51
	A1 CARBAY	14.61	16.22
	A1 STORE	4.65	9.41
	A2 CARBAY	14.64	16.23
	A2 STORE	4.71	8.76
	A3 CARBAY	12.98	15.62
	A3 STORE	4.60	8.67
	A4 CARBAY	13.77	15.90
	A4 STORE	4.71	8.75
	BIN COMPOUND	8.25	11.94
	VISITOR CARBAY	12.96	15.60
		178.47 m²	177.86 m
FIRST	A2 APARTMENT	73.19	37.51
	A2 BALCONY	11.31	14.28
	A3 APARTMENT	70.05	36.73
	A3 BALCONY	12.88	15.57
	A4 APARTMENT	73.09	36.63
	A4 BALCONY	10.56	13.66
	251.08 m²	154.38 m	
	429.55 m²	332.24 m	

CHARLES STREET DEVELOPMENT
#520 CHARLES STREET, NORTH PERTH.

Designed by: Adam Miller Revision: 13 Date: 14/01/2016 Consultant: Fab Marion

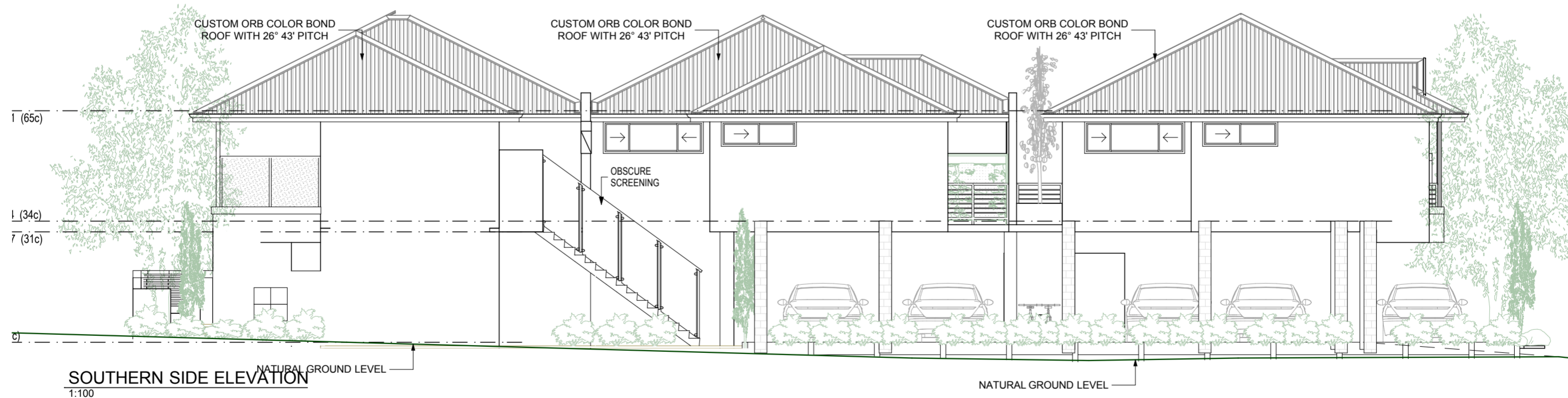
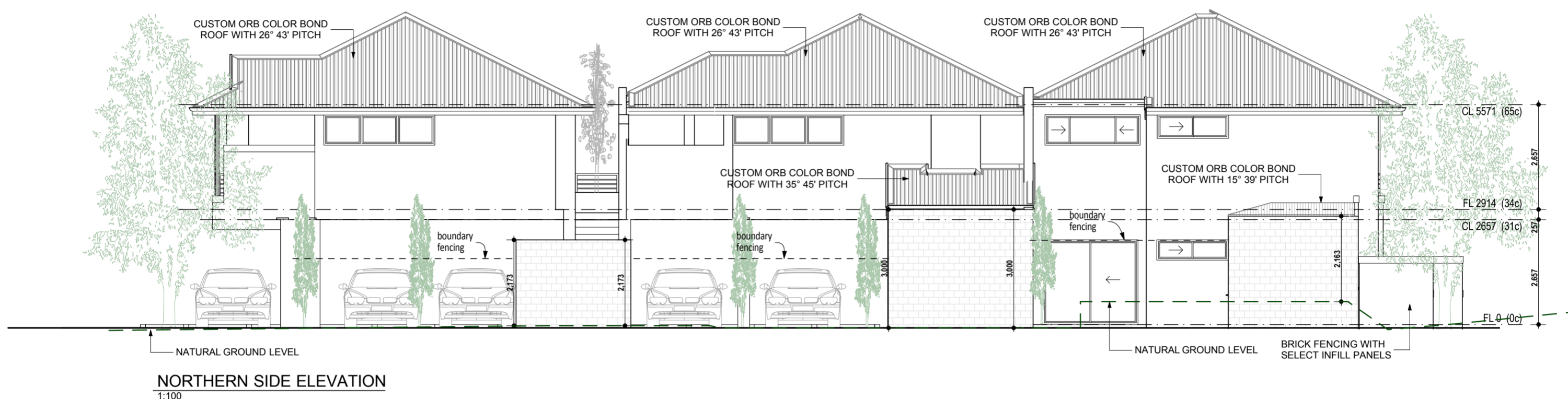


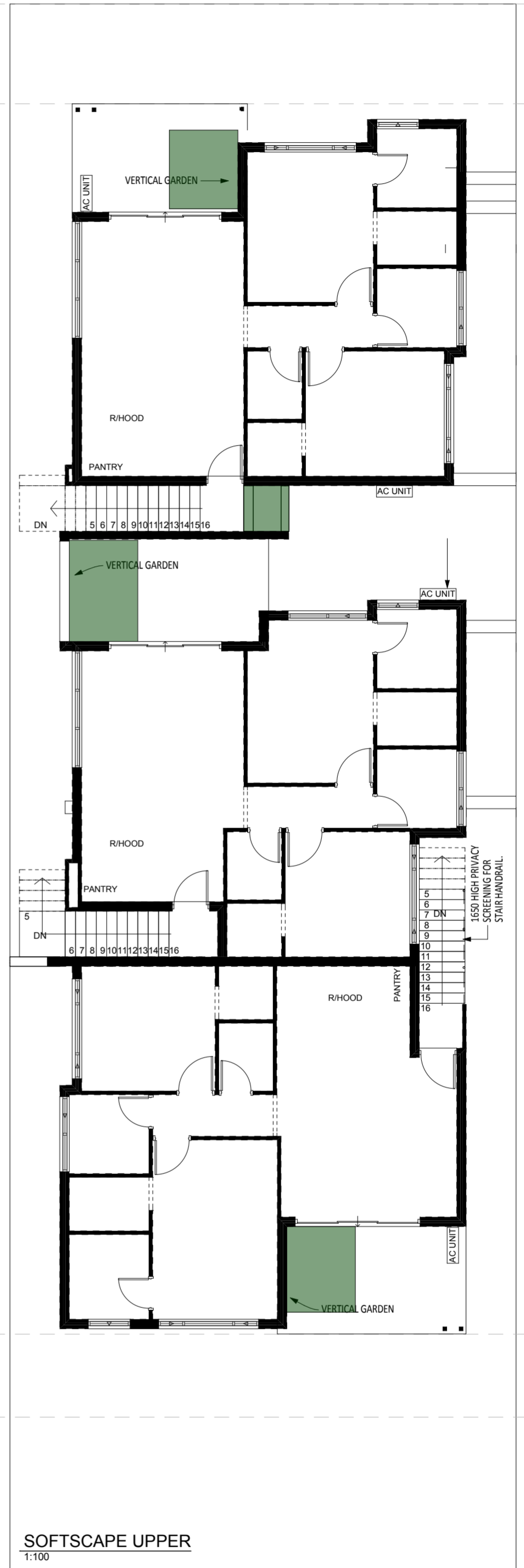
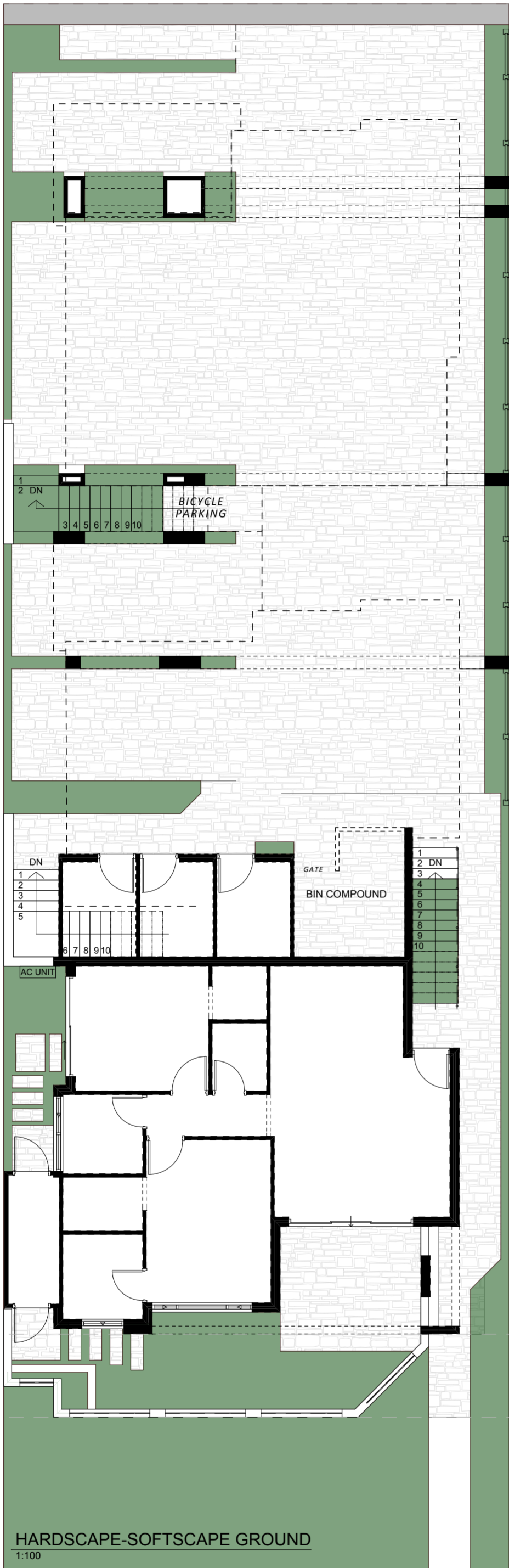


BALCONY AIR-CONDITIONING SCREEN

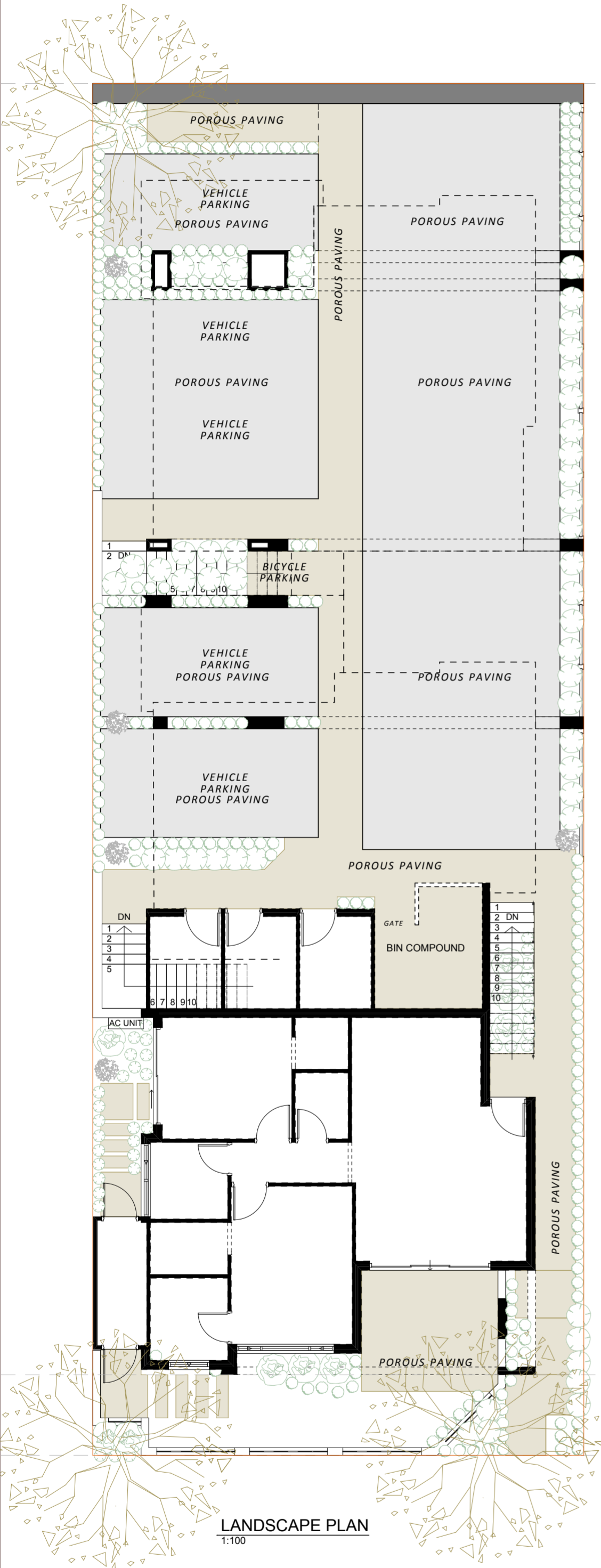


WALL MOUNTED UPPER FLOOR AIR-CONDITIONING SCREEN





PERCENTAGES	LANDSCAPE	SOFTSCAPE	PRIVATE SOFTSCAPE
-	30%	10%	5%
TOTAL SITE AREA			
459.81m ²	137.94m ²	45.98m ²	22.99m ²
<i>PROPOSED</i>	<i>247.06m²</i>	<i>106.42²</i>	<i>25.46m²</i>
NOMINAL SITE AREA (LESS MAIN ROADS RECLAIMED AREA)			
409.10m	122.73m ²	40.91m ²	20.46m ²
<i>PROPOSED</i>	<i>240.97m²</i>	<i>60.80m²</i>	<i>25.46m²</i>



PROPOSED LANDSCAPE PLAN	
	<p>Cats Paw (<i>Anigozanthos Humilis</i>)</p>
	<p>Kangaroo Paw (<i>Anigozanthos Mangelesii</i>)</p>
	<p>Blueberry Lily (<i>Dianella revoluta</i>)</p>
	<p>Maypole Apple - Ballerina Mature Width & Height 0.6m W x 3.5m H (ideal conditions)</p>
	<p>Hymenosporum flavum Native Frangipani Mature Width & Height up to 6m W x 10m H (ideal conditions)</p>

