

SITE AREA: 756m²

MAX DENSITY - R60 - 0.7 529m²

0.75 - 567m²

PLOT RATIO = 567m²

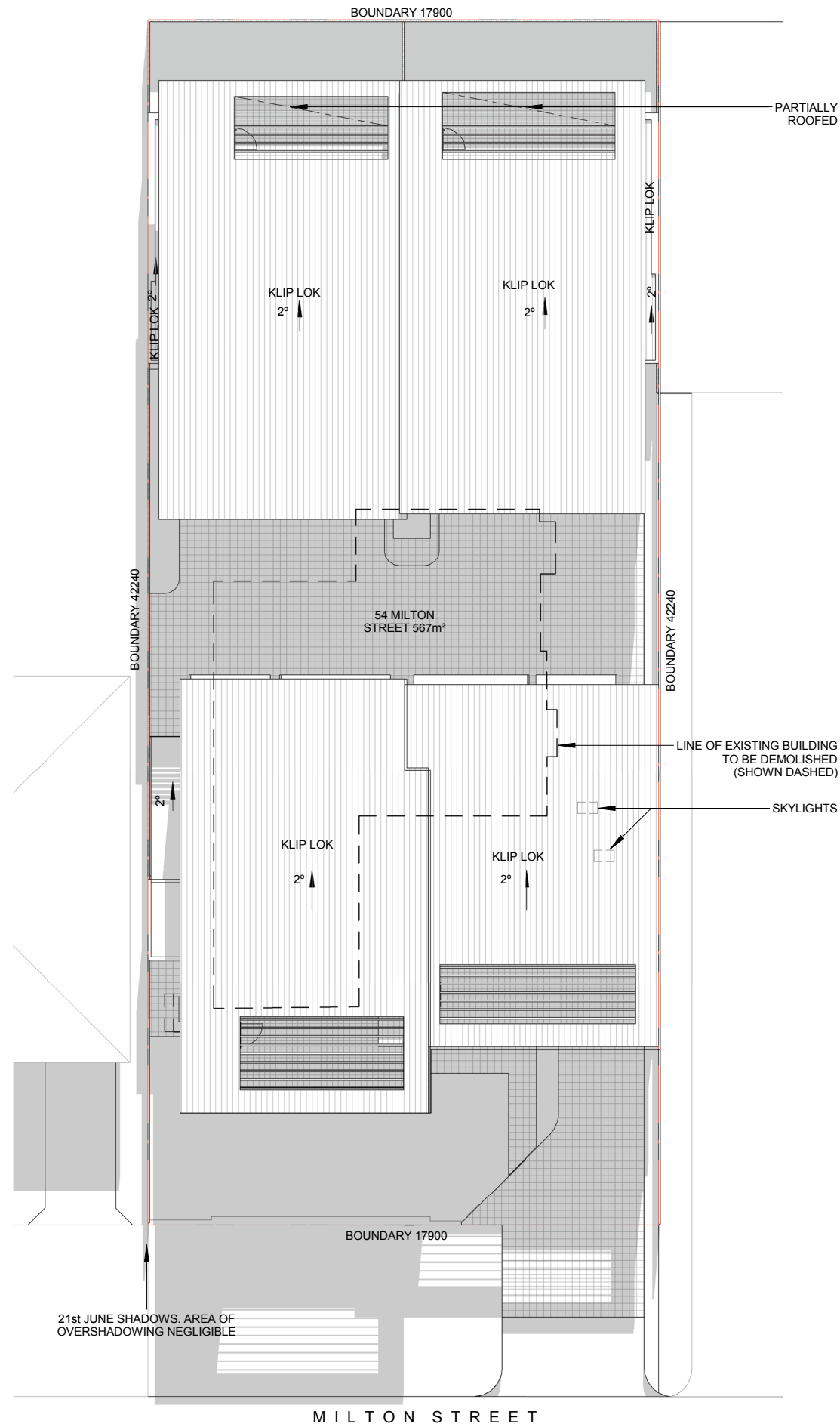
MAX DEVELOPABLE AREA 567m²
 PROPOSED DEVELOPMENT AREA
 GROUND FLOOR - 232m²
 LEVEL 1 - 334m²
 TOTAL = 566m²

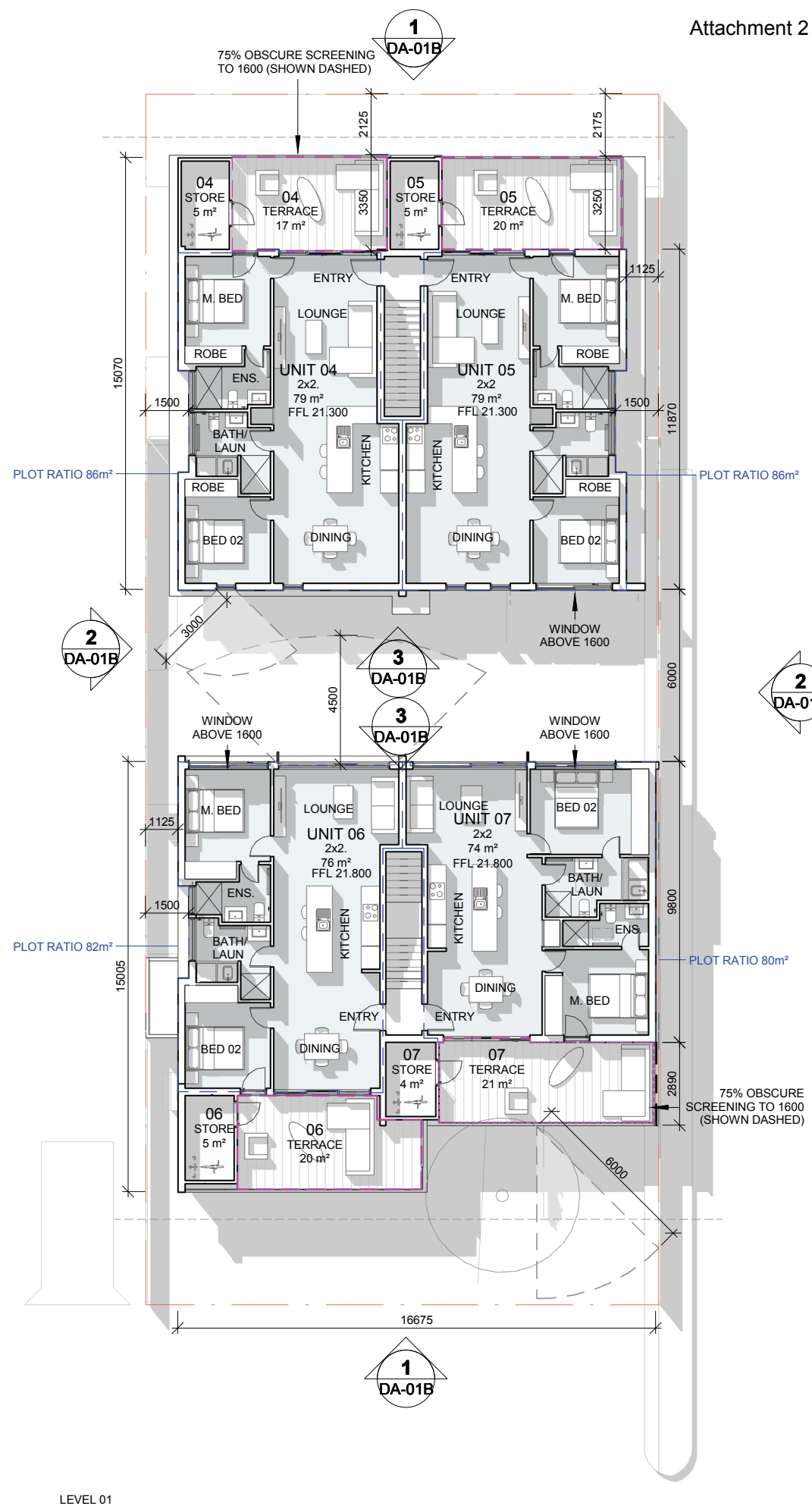
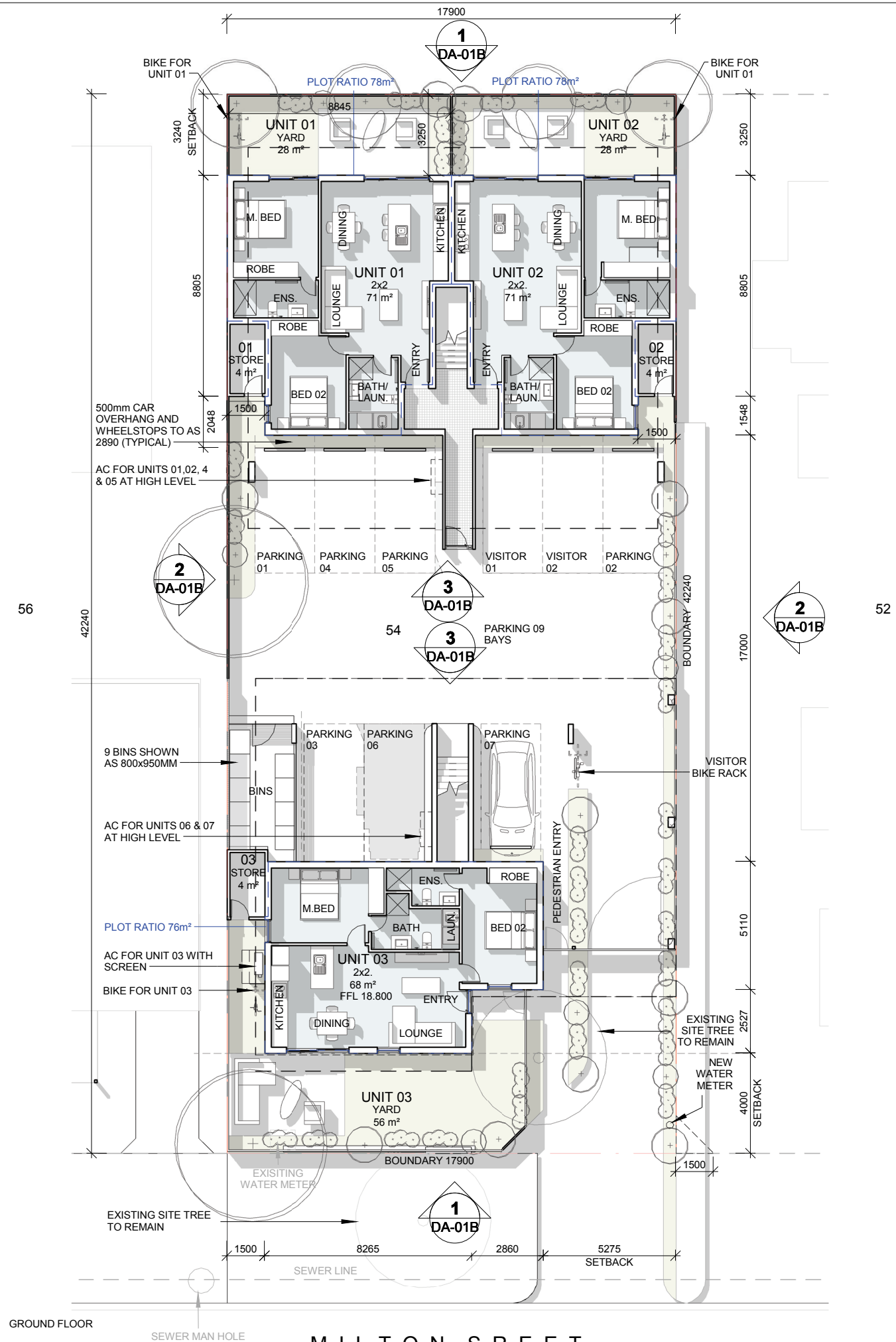
MIN OPEN SPACE 45% - 340.2m²
 PROPOSED OPEN SPACE - 363m²

MAX BUILDING WALL HEIGHT - 9m
 PROPOSED BUILDING WALL HEIGHT - 6.0m

REQUIRED PARKING - 9 BAYS
 PROPOSED PARKING - 8 BAYS

UNIT SCHEDULE			
Name	Type	Net Area	Gross
UNIT 01	2x2	71 m ²	79.1m ²
UNIT 02	2x2	71 m ²	79.1m ²
UNIT 03	2x2	68 m ²	79.9m ²
UNIT 04	2x2	79 m ²	87.2m ²
UNIT 05	2x2	79 m ²	87.2m ²
UNIT 06	2x2	76 m ²	83.3m ²
UNIT 07	2x2	74 m ²	81.3m ²
Grand total		517 m ²	566m ²





GROUND FLOOR

LEVEL 01

MILTON STREET



OPEN SPACE CALCULATION

SITE AREA	756m ²
OPEN SPACE PROVIDED	357m ²
MINIMUM REQUIRED OPEN SPACE 45% OF 756m ²	340.2m ²

SOFT LANDSCAPING TO PRIVATE OUTDOOR LIVING AREAS

GROUND FLOOR LEVEL 01	76m ²
TOTAL	75m ²
MINIMUM REQUIRED 5% OF 756m ²	37.8m ²

SOFT LANDSCAPING TO COMMON PROPERTY AREAS

GROUND FLOOR	44.0m ²
TOTAL	44.0m ²
MINIMUM REQUIRED 10% OF 756m ²	75.6m ²

LANDSCAPING TO TOTAL SITE

HARD LANDSCAPING PRIVATE GROUND FL LEVEL 01	39m ²
	77m ²
TOTAL	116m ²
SOFT LANDSCAPING PRIVATE	
TOTAL	75m ²
SOFT LANDSCAPING COMMON	
TOTAL	44m ²
LANDSCAPING TOTAL	235m ²
MINIMUM REQUIRED 30% OF 756m ²	226.8m ²

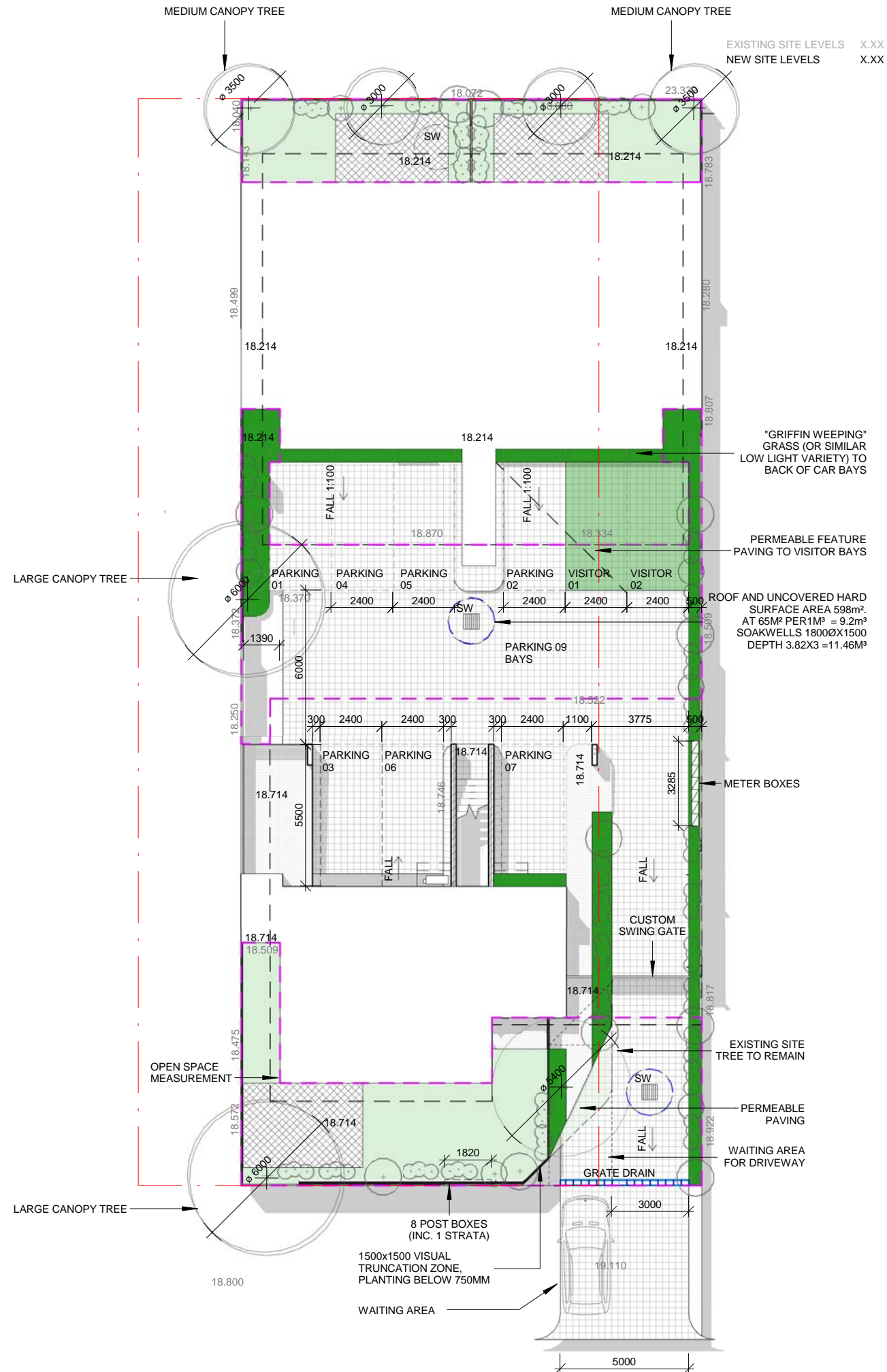
OUTDOOR LIVING SPACE

Name	Type	Required	Provided
UNIT 01	2x2	10m ²	28m ²
UNIT 02	2x2	10m ²	28m ²
UNIT 03	2x2	10m ²	58m ²
UNIT 04	2x2	10m ²	17m ²
UNIT 05	2x2	10m ²	20m ²
UNIT 06	2x2	10m ²	19m ²
UNIT 07	2x2	10m ²	21m ²
Grand total		70m ²	191m ²

Legend

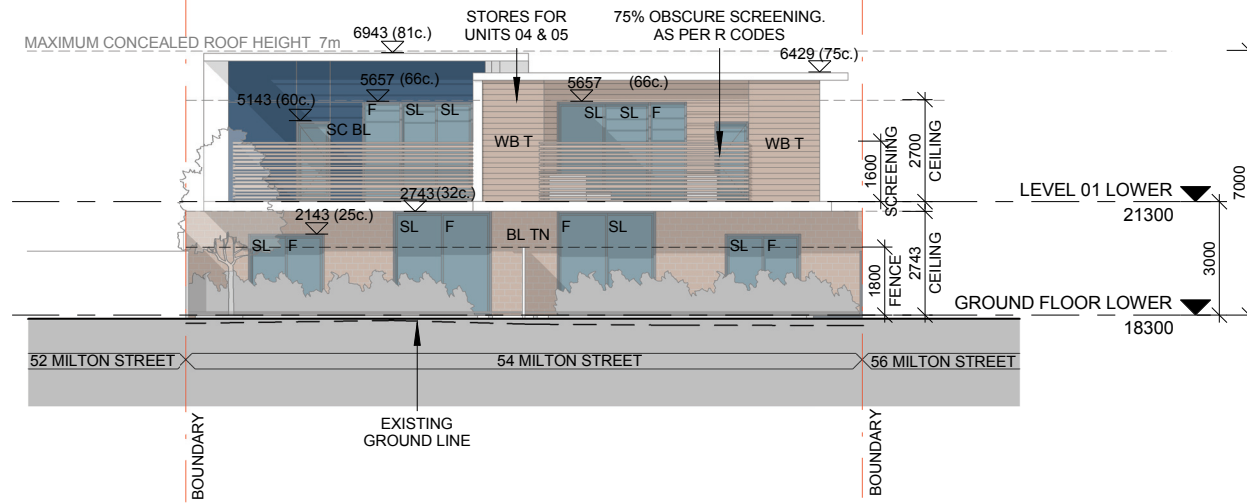
- Pedestrian Feature Paving
- Trafficable Paving
- Tree - Refer to List
- Shrub - Refer to List

- Trees** - 400mm Pot
 Gleditsia Triacanthos - Honey Locust - Water Wise
 Jacaranda - *Jacaranda Mimosifolia* - Water Wise
 (Include 1200mm Deep Verican Root Barrier)
- Shrub** - 200mm Pot
 Melaleuca Green Globe - *Melaleuca Armillaris* - Water Wise
 Acacia Honey Bun - *Acacia Howittii* - Water Wise
 Common Woolly Bush - *Adenanthos Cygnorum* - Water Wise
- Ground Covers** - 100mm Pot
 Limelight - *Acacia Cognata* - Water Wise
 Snake Wattle - *Acacia Aculeatissima* - Water Wise

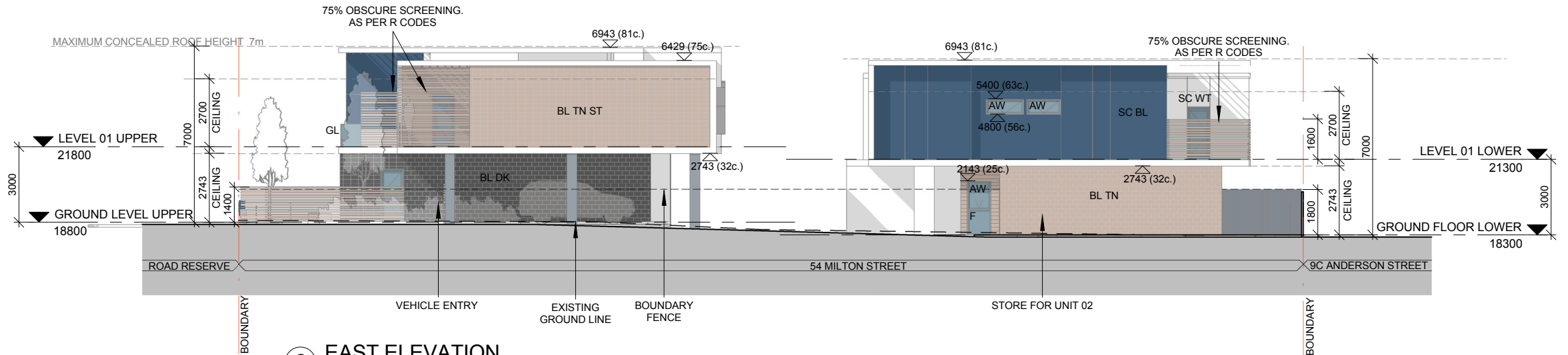


ELEVATION LEGEND

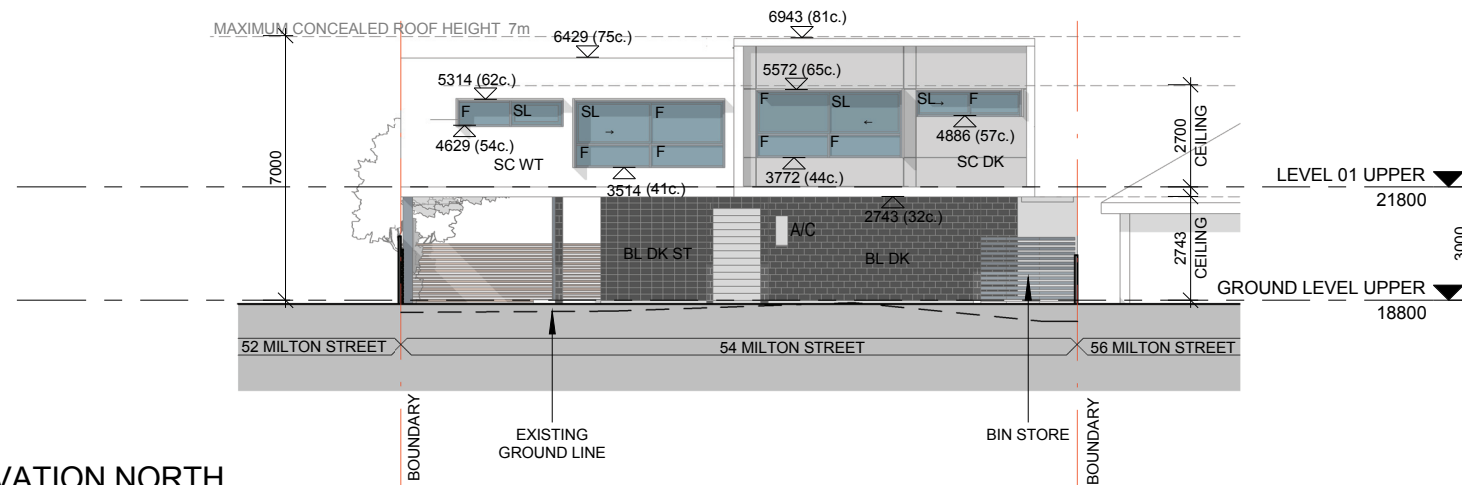
- SC W -SCYON MATRIX, WHITE
- SC BL -SCYON MATRIX, DARK BLUE
- SC DK -SCYON MATRIX, DARK GREY
- WB TN -WEATHERBOARD, TAN
- BL DK -BLOCKWORK, CHARCOAL, STRETCHER BOND
- BL TN -BLOCKWORK, TAN, STRETCHER BOND
- DL DK ST -BLOCKWORK, CHARCOAL, STACK BOND
- BL TN ST -BLOCKWORK, TAN, STACK BOND
- AW -AWNING WINDOW
- F -FIXED WINDOW
- SL -SLIDING WINDOW/DOOR
- O -OBSCURE GLAZING
- GL -CLEAR GLASS



1 NORTH ELEVATION
1 : 200



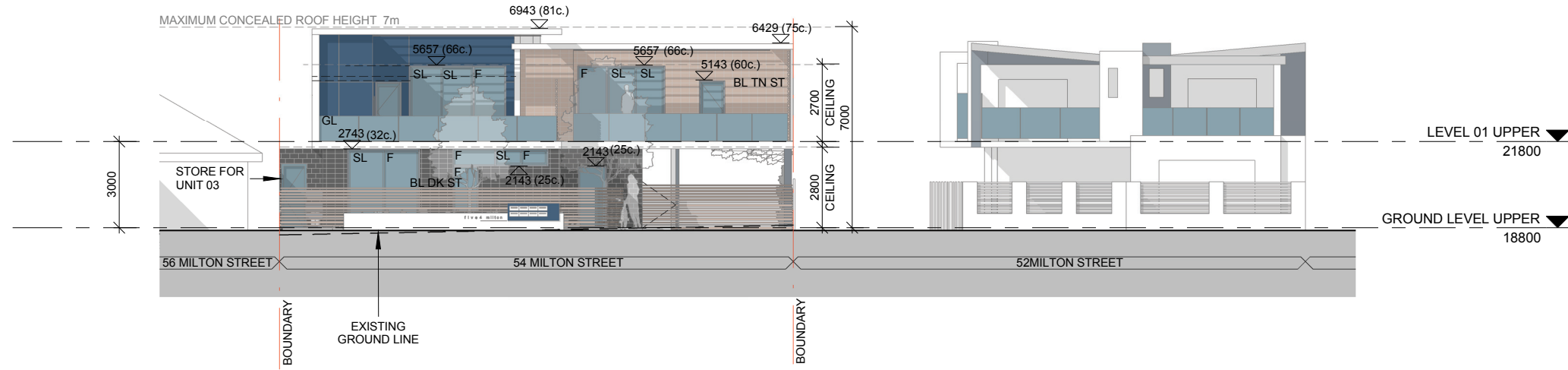
2 EAST ELEVATION
1 : 200



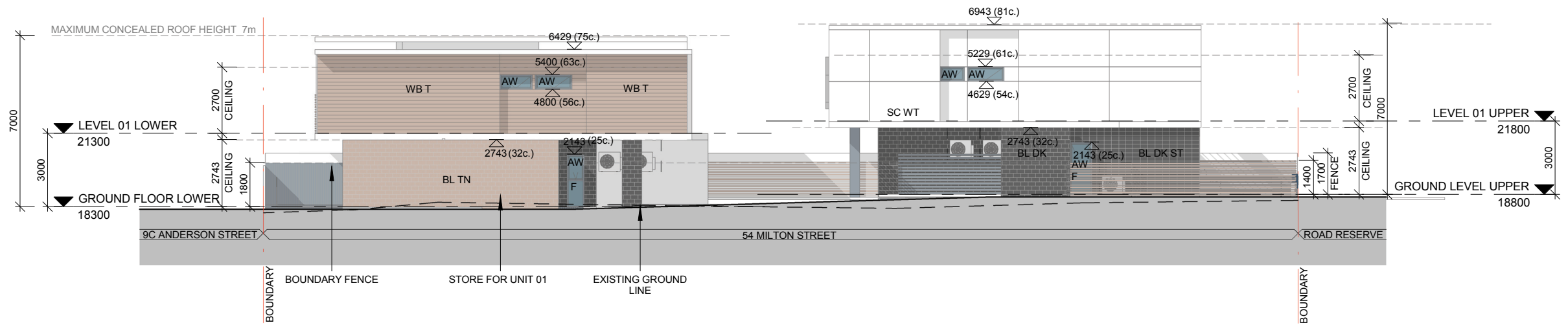
3 INTERNAL ELEVATION NORTH
1 : 200

ELEVATION LEGEND

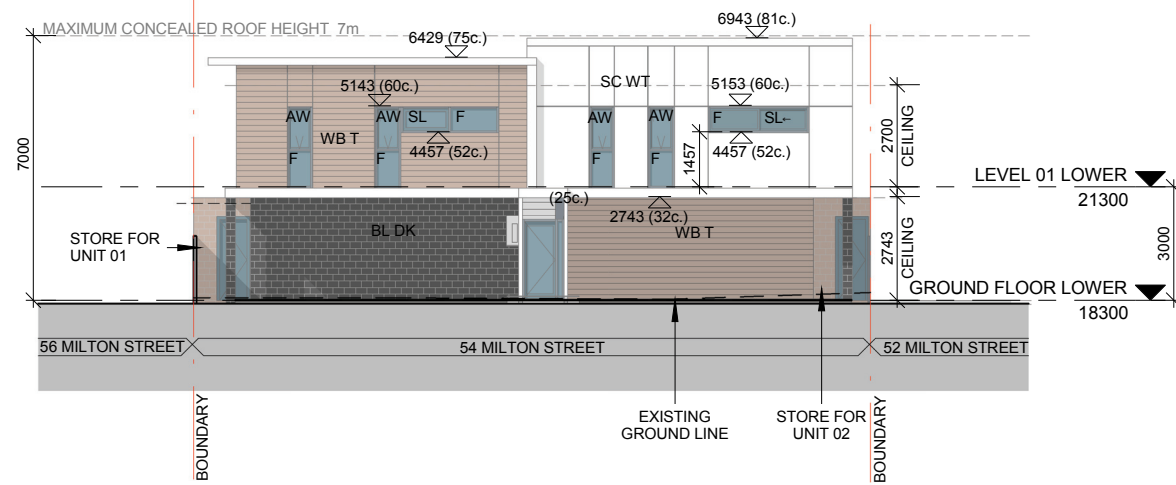
- SC W -SCYON MATRIX, WHITE
- SC BL -SCYON MATRIX, DARK BLUE
- SC DK -SCYON MATRIX, DARK GREY
- WB TN -WEATHERBOARD, TAN
- BL DK -BLOCKWORK, CHARCOAL, STRETCHER BOND
- BL TN -BLOCKWORK, TAN, STRETCHER BOND
- DL DK ST -BLOCKWORK, CHARCOAL, STACK BOND
- BL TN ST -BLOCKWORK, TAN, STACK BOND
- AW -AWNING WINDOW
- F -FIXED WINDOW
- SL -SLIDING WINDOW/DOOR
- O -OBSCURE GLAZING
- GL -CLEAR GLASS



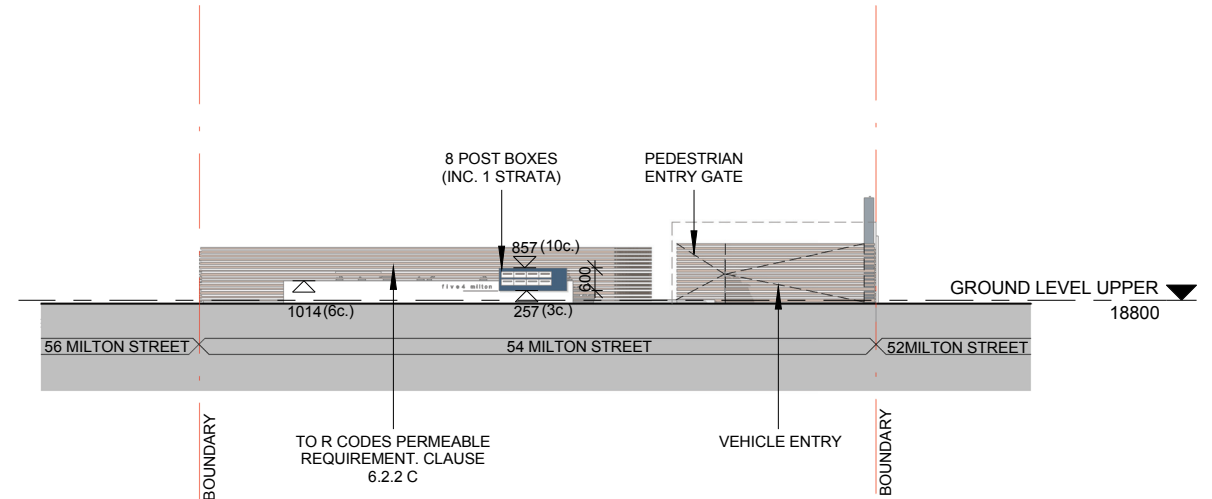
1 SOUTH ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200

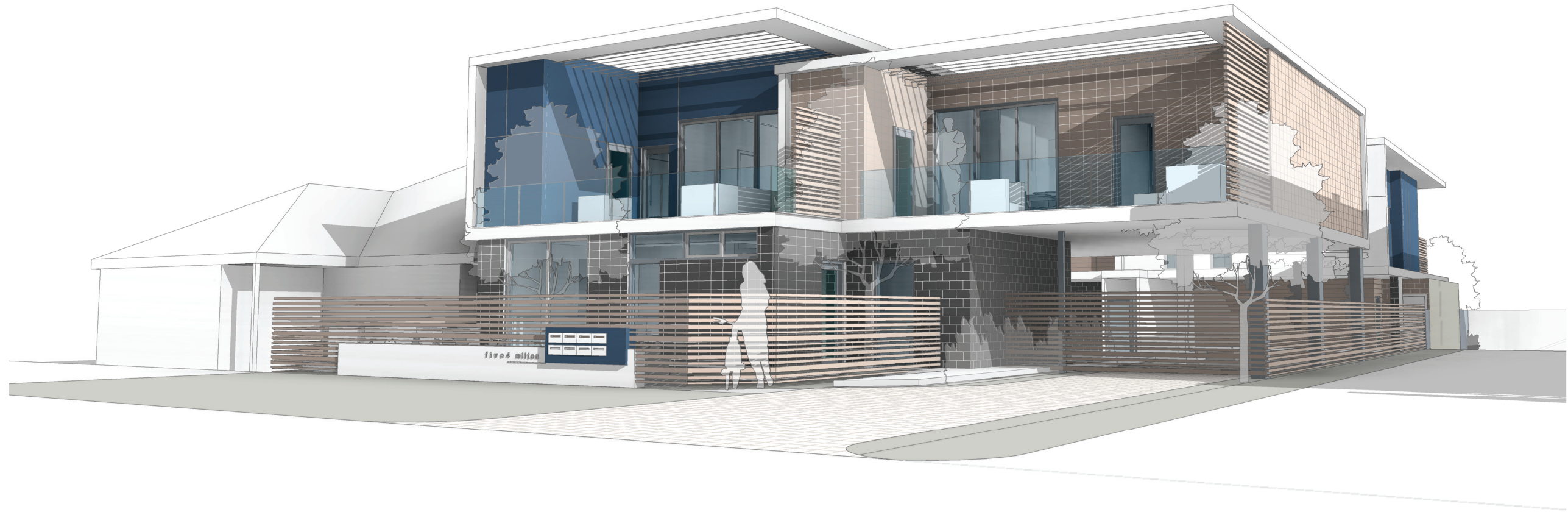


3 INTERNAL ELEVATION SOUTH
1 : 200



4 STREET FENCING
1 : 200





54



MAINE
ARCHITECTURE
a: L1, 20 dive street west perth wa 6005 w: maine.com.au
e: info@maine.com.au p: (08) 9467 9500 abn: 29 167 319 182
© 2014. This drawing and design are copyright and the
property of Maine Architecture and must not be retained,
copied or used without an expressed written authority.

Client
MEGARA

Project
54 MILTON ST, MT HAWTHORN

Drawing Name
SITE SURVEY

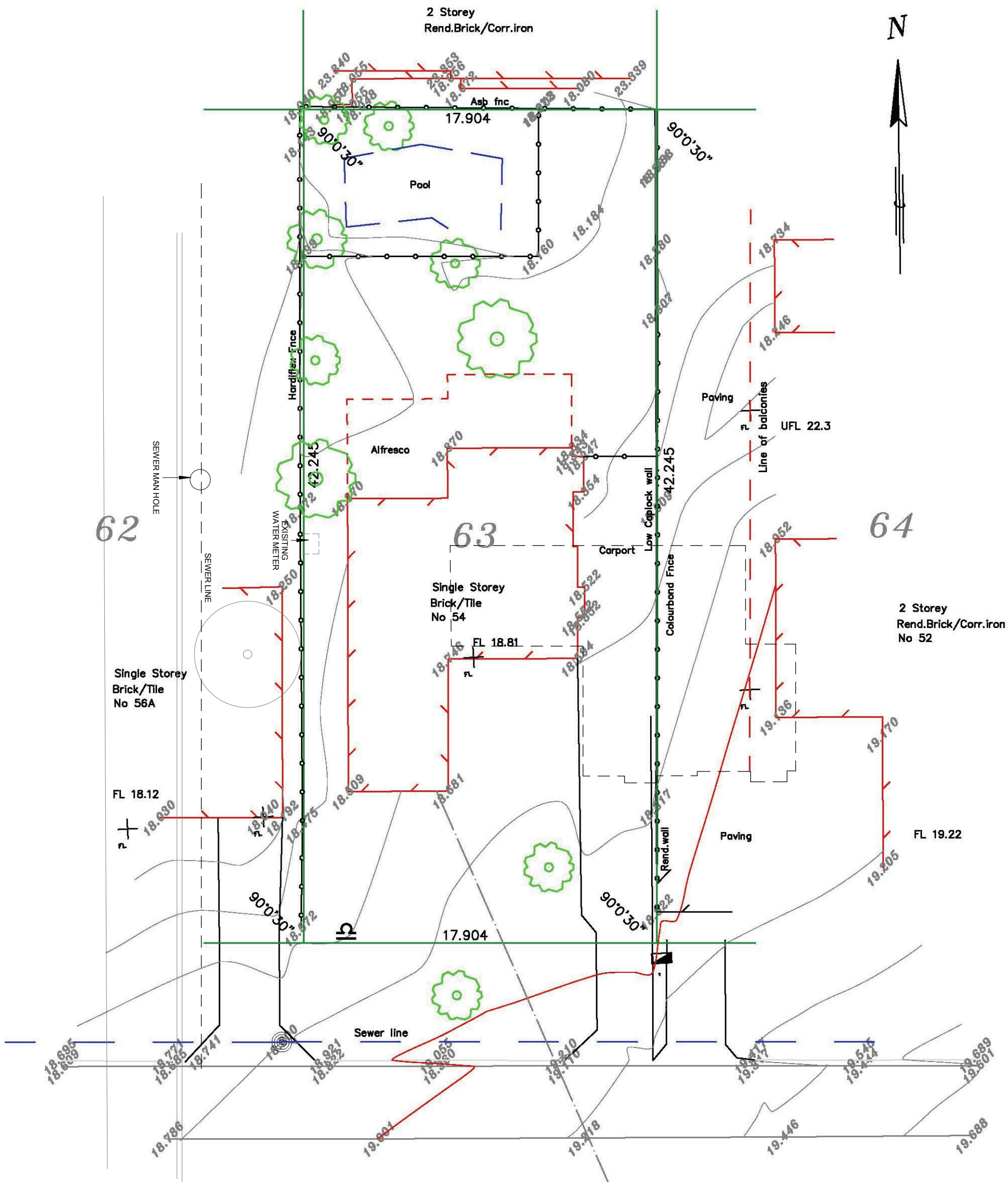


Scale
1 : 200 @ A3

Project Number
01531

Date
04.03.16

Drawing Number
DA-07B



Note: Boundary location and dimensions subject to survey
All underground services need to be verified

Milton Street

TBM @
RL 19.28

Datum AHD
Contour Interval 0.2m

Scale 1: 200 @ A3

Key Features	
Telecom	
Water meter	
Power Pole	
Power Dome	
Sewer M/H	

db Surveys
55 Chrysostom Street Trigg Perth 6029
Ph/Fax 61 8 94481033
LICENSED LAND and ENGINEERING SURVEYORS

Feature Survey
Lot 63 on Plan 6049
54 Milton St Mt Hawthorn

Dwg: FS646-06
db surveys
LICENSED LAND SURVEYORS