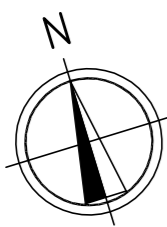
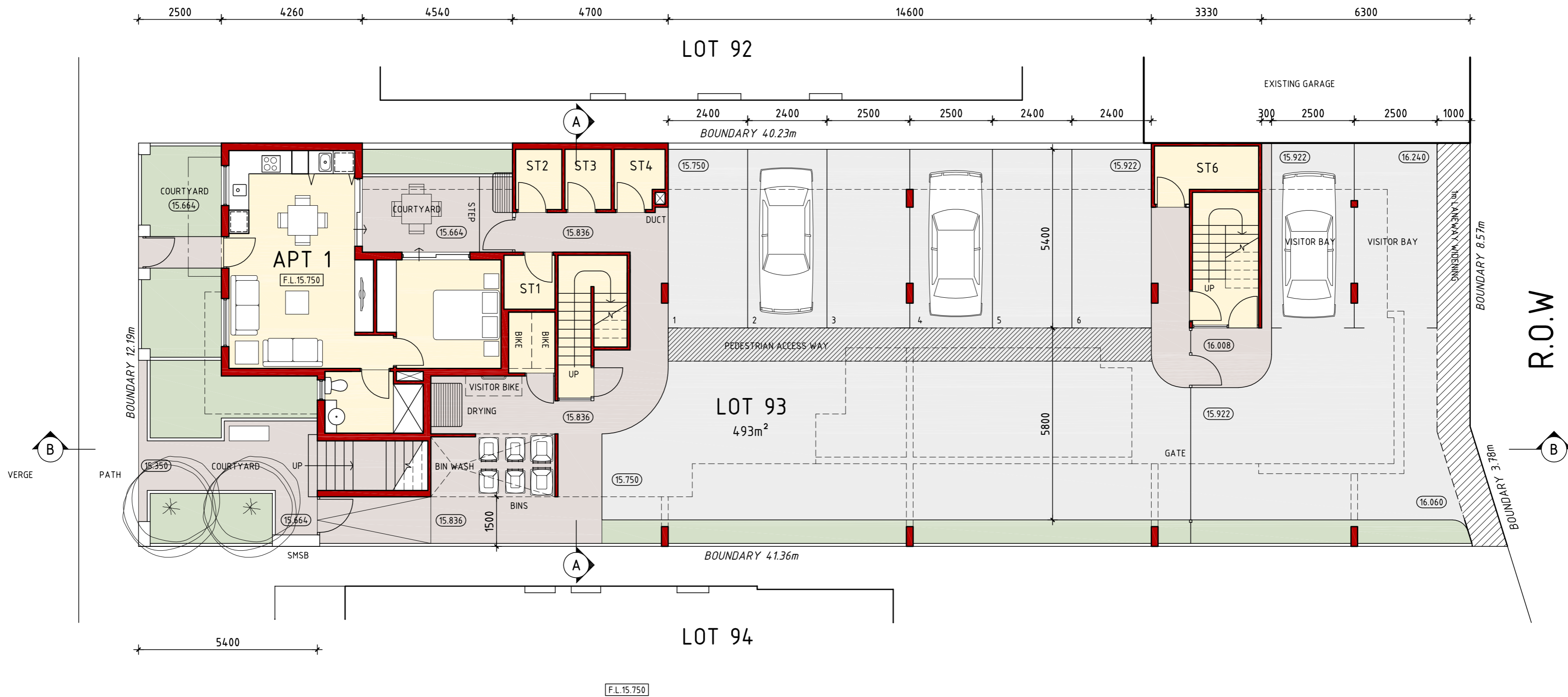


EAST PARADE

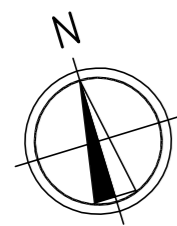
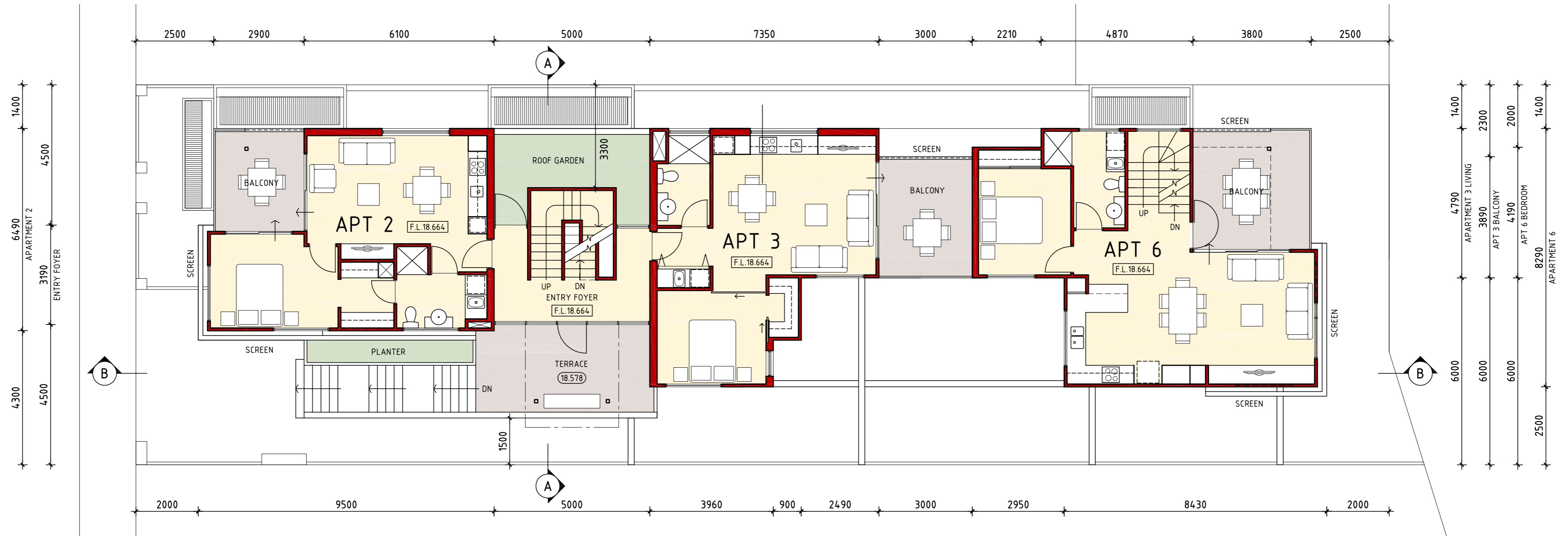


GROUND FLOOR PLAN

REV No.	DATE	REVISION DESCRIPTION
E	9-1-2014	ISSUED FOR DAC ASSESSMENT
D	29-11-2013	UNIT 6 MODIFIED
C	12-NOV-2013	VARIOUS REVISIONS
B	10-SEPT-2013	1x2 BED UNIT AT REAR IN LIEU OF 2x1 BED
A	30-JULY-2013	ISSUED TO CLIENT FOR REVIEW

REV No.	DATE	REVISION DESCRIPTION
G	9-5-2014	ISSUED FOR DEVELOPMENT APPROVAL
F	17-4-2014	REVISIONS FOLLOWING DAC/CITY OF VINCENT FEEDBACK

Franco Carozzi Architects 125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990 TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 943	PROJECT 5x1 & 1x2 BED APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & M. NEWMAN	DRAWN GE CHECKED GE DATE APRIL 2014 SCALE 1:100 @ A2 JOB DWG REV 914-S1-G
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FIRST FLOOR PLAN

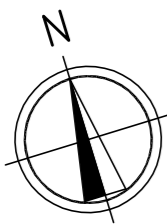
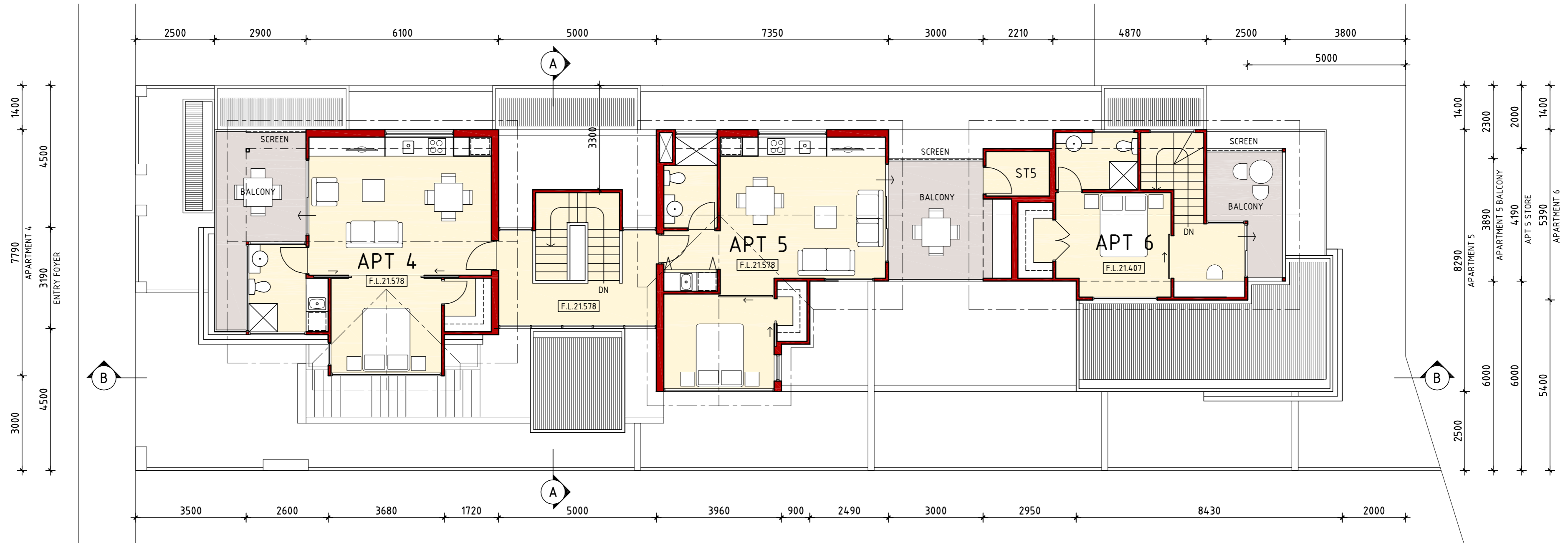
REV No.	DATE	REVISION DESCRIPTION
E	9-1-2014	ISSUED FOR DAC ASSESSMENT
D	29-11-2013	UNIT 6 MODIFIED
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REV No.	DATE	REVISION DESCRIPTION
G	9-5-2014	ISSUED FOR DEVELOPMENT APPROVAL
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Franco Carozzi Architects
 125A ROYAL STREET, EAST PERTH, WA 6004
 Telephone: (08) 9221 8226
 Facsimile: (08) 9221 8990
 TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD
 A.C.N. 069 710 943

PROJECT
 5x1 & 1x2 BED APARTMENTS
LOT 93 EAST PARADE
EAST PERTH
 FOR G. EDWARDS & M. NEWMAN

DRAWN	GE
CHECKED	GE
DATE	APRIL 2014
SCALE	1:100 @ A2
JOB	DWG
REV	914-S2-G

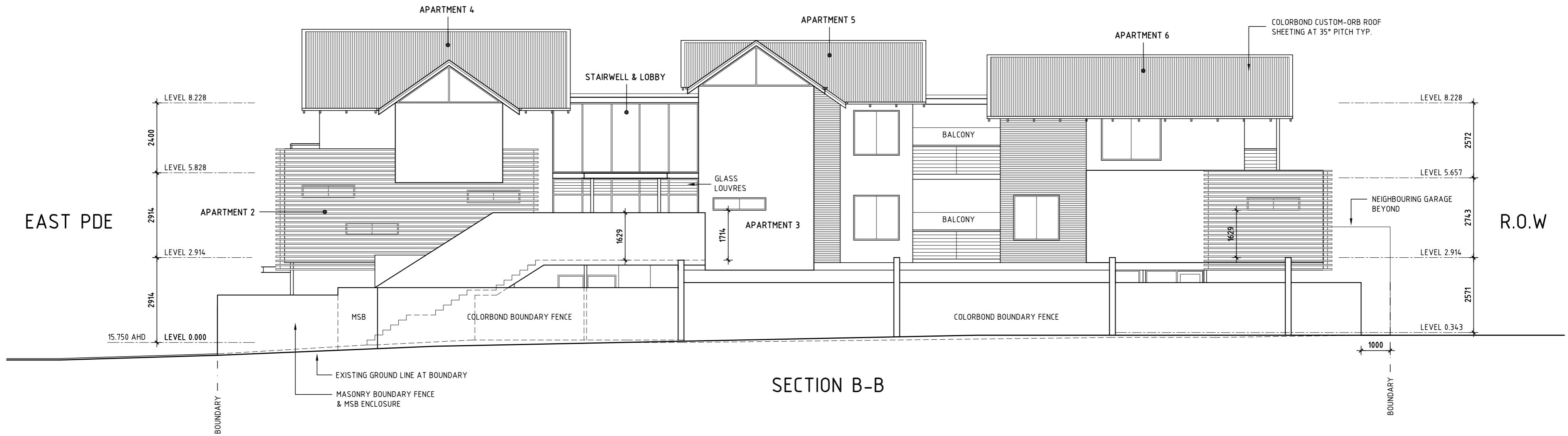


SECOND FLOOR PLAN

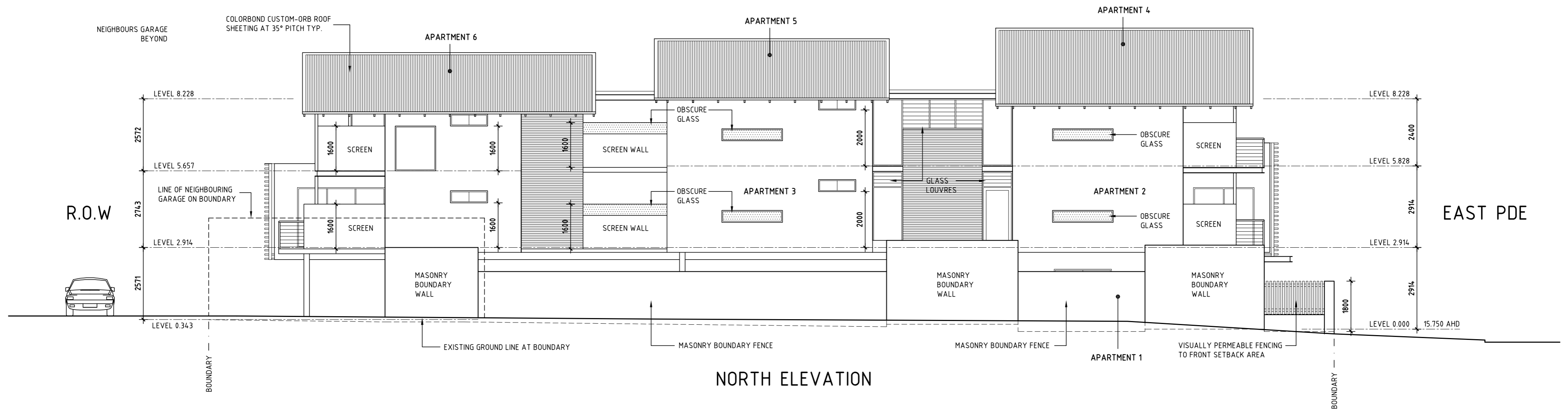
REV No.	DATE	REVISION DESCRIPTION
E	9-1-2014	ISSUED FOR DAC ASSESSMENT
D	29-11-2013	UNIT 6 MODIFIED
C	12-NOV-2013	VARIOUS REVISIONS
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A	30-JULY-2013	ISSUED TO CLIENT FOR REVIEW

REV No.	DATE	REVISION DESCRIPTION
G	9-5-2014	ISSUED FOR DEVELOPMENT APPROVAL
F	17-4-2014	REVISIONS FOLLOWING DAC/CITY OF VINCENT FEEDBACK

Franco Carozzi Architects 125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990 <small>TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 943</small>	PROJECT 5x1 & 1x2 BED APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & M. NEWMAN	DRAWN: GE CHECKED: GE DATE: APRIL 2014 SCALE: 1:100 @ A2 JOB: DWG REV: 914-S3-G
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SECTION B-B



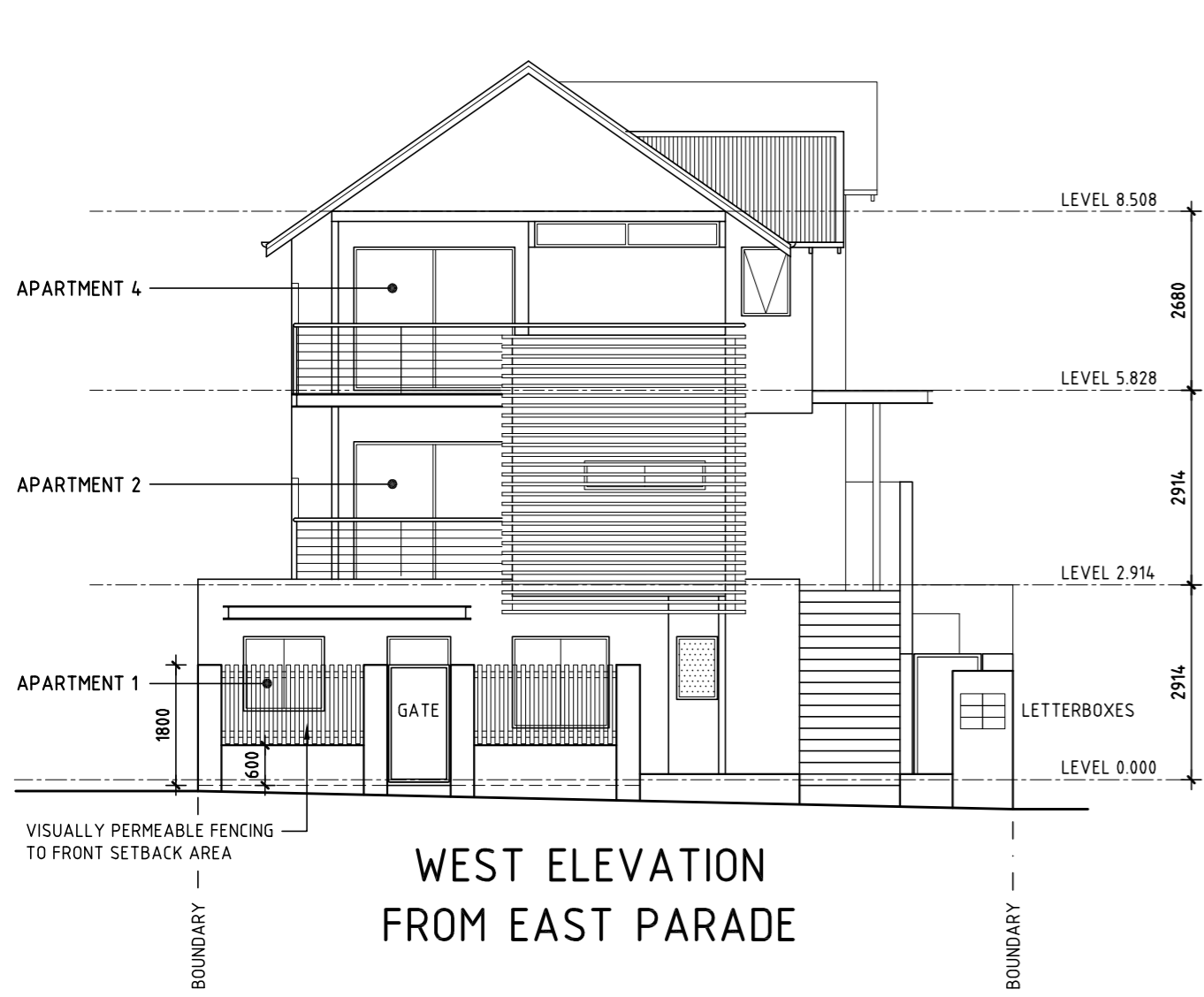
NORTH ELEVATION

ELEVATIONS

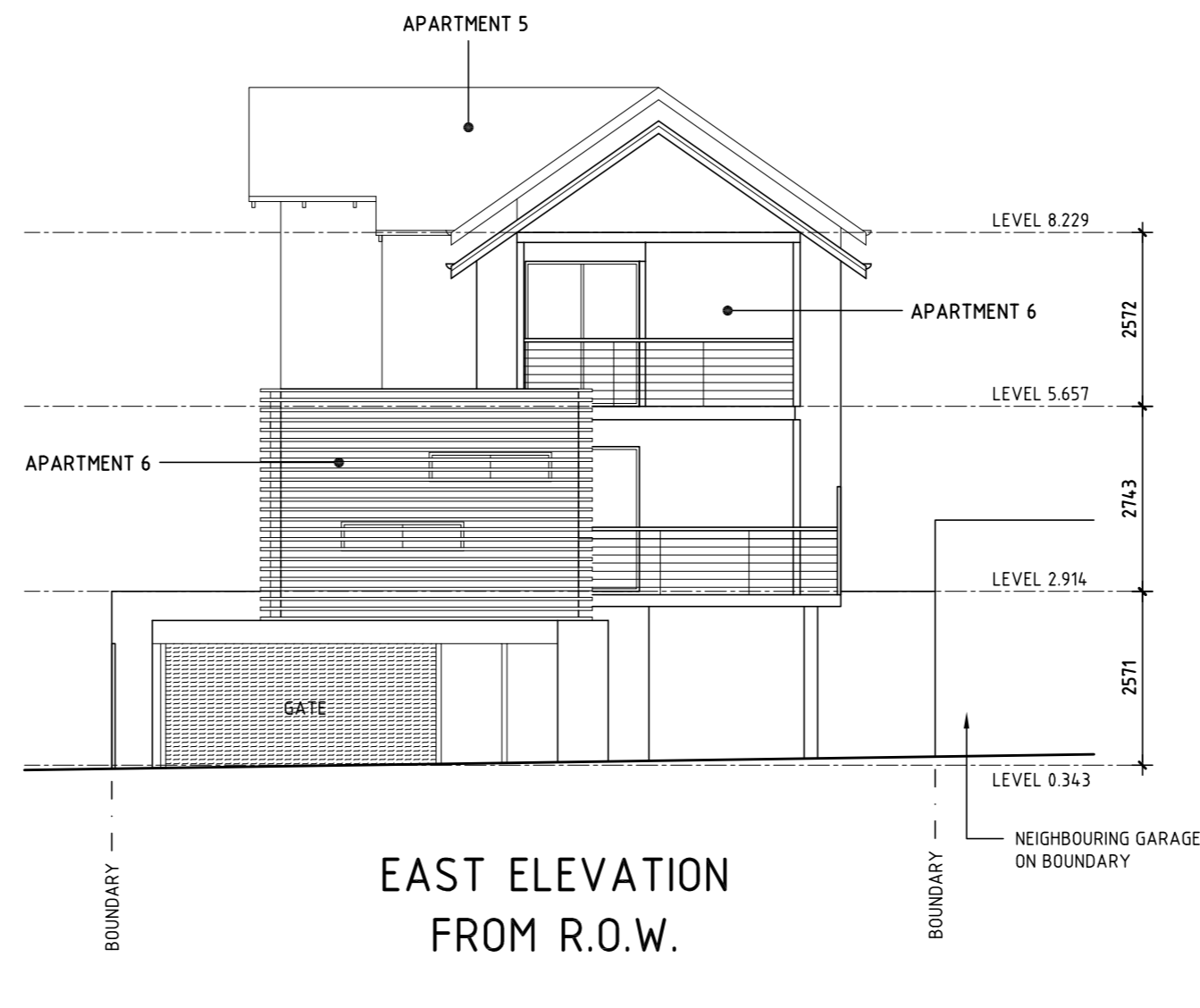
REV No.	DATE	REVISION DESCRIPTION
D	9-5-2014	ISSUED FOR DEVELOPMENT APPROVAL
C	9-1-2014	ISSUED FOR DAC ASSESSMENT
B	9-DEC-2013	ISSUED TO CLIENT FOR REVIEW
A	SEPT-2013	PRELIMINARY

REV No.	DATE	REVISION DESCRIPTION

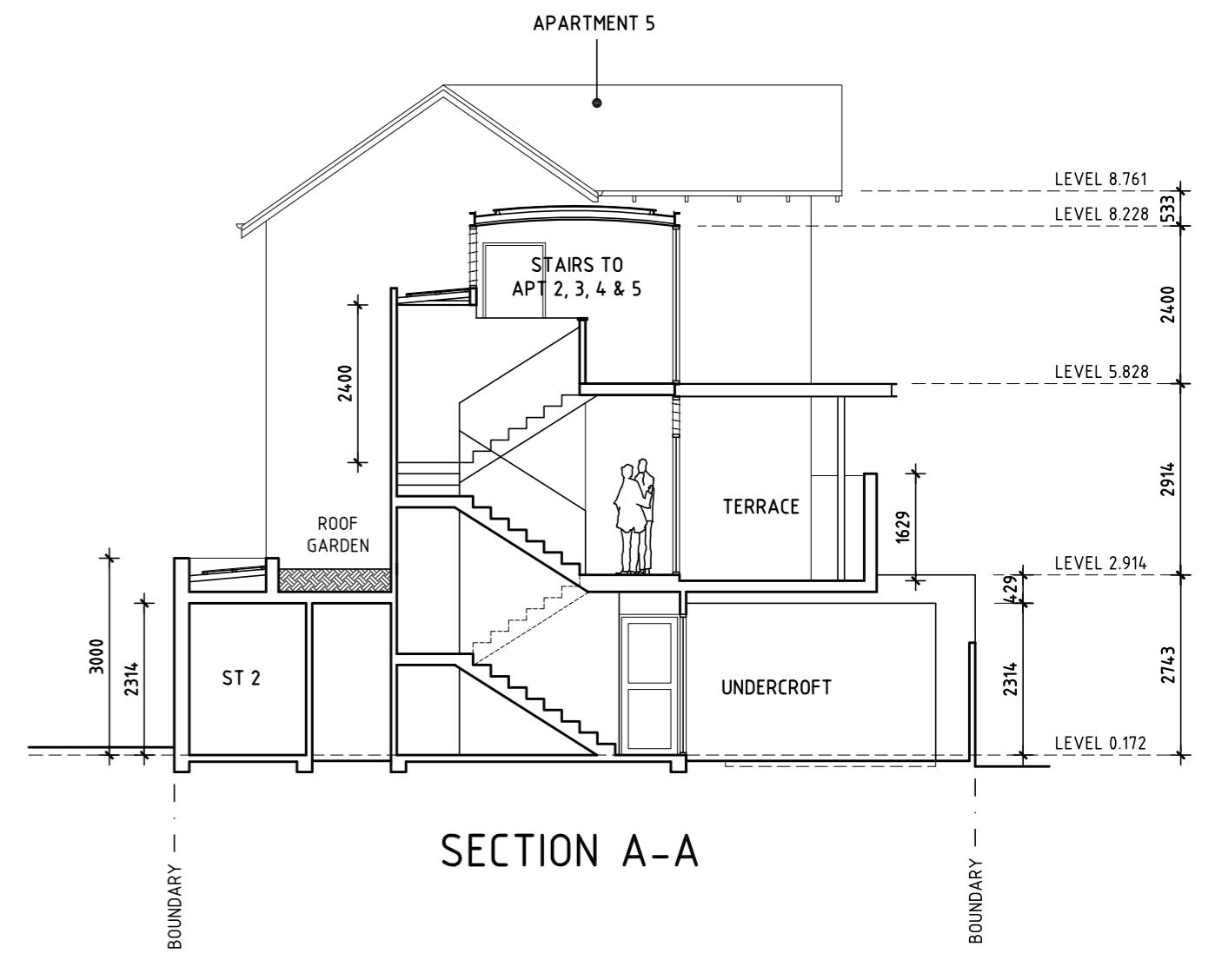
Franco Carozzi Architects 125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990 TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 943	PROJECT 5x1 & 1x2 BED APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & M. NEWMAN	DRAWN GE CHECKED GE DATE JULY 2013 SCALE 1:100 @ A2 JOB DWG REV 914-S4-D
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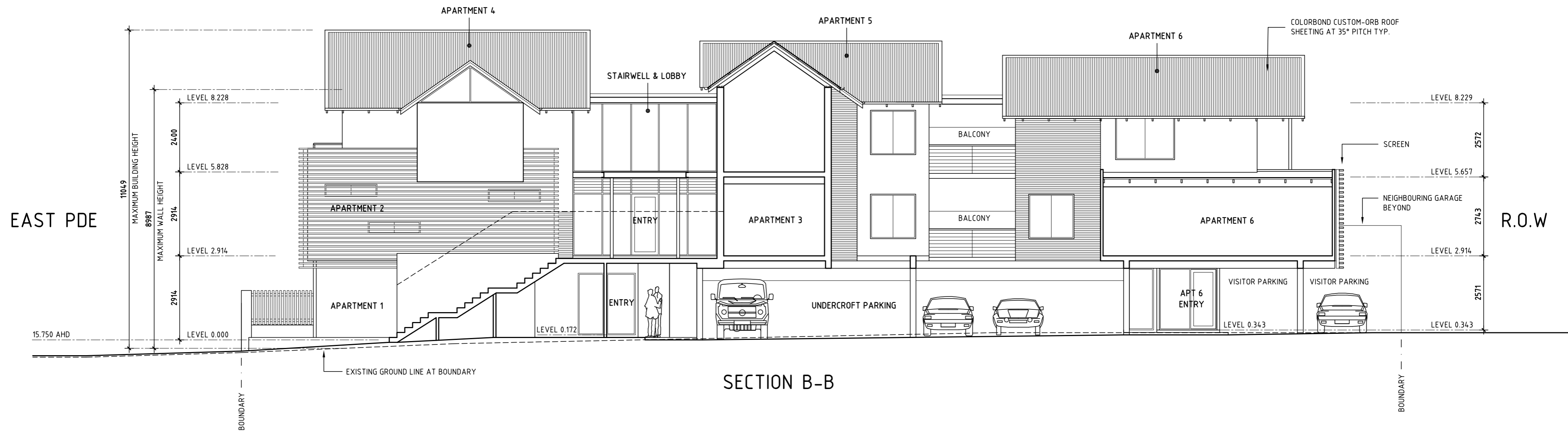
WEST ELEVATION FROM EAST PARADE



EAST ELEVATION FROM R.O.W.



SECTION A-A



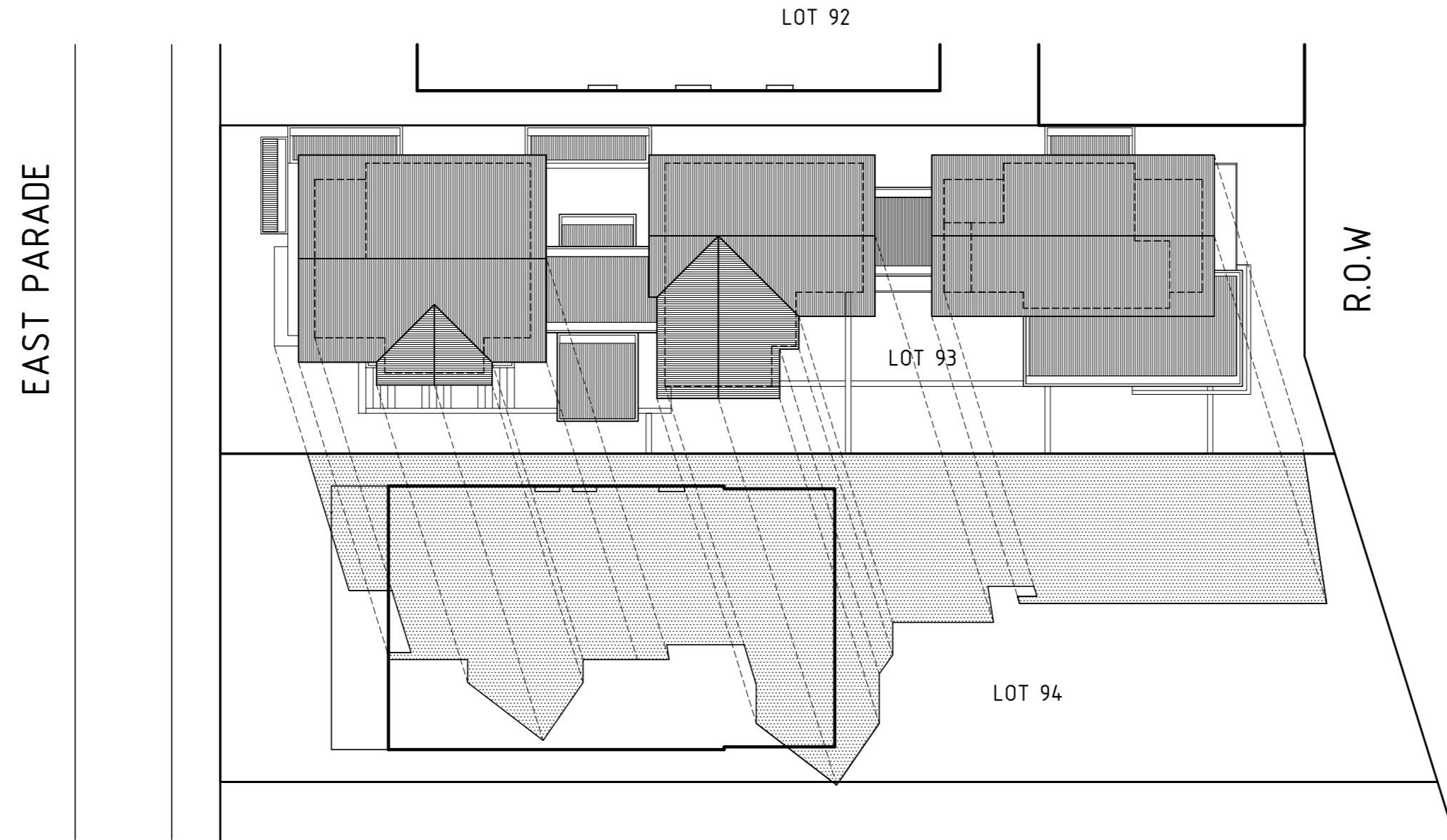
SECTION B-B

ELEVATIONS & SECTIONS

REV No.	DATE	REVISION DESCRIPTION
D	9-5-2014	ISSUED FOR DEVELOPMENT APPROVAL
C	9-1-2014	ISSUED FOR DAC ASSESSMENT
B	9-DEC-2013	ISSUED TO CLIENT FOR REVIEW
A	SEPT-2013	PRELIMINARY

REV No.	DATE	REVISION DESCRIPTION

Franco Carozzi Architects 125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990 TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 943	PROJECT 5x1 & 1x2 BED APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & M. NEWMAN	DRAWN GE CHECKED GE DATE JULY 2013 SCALE 1:100 @ A2 JOB DWG REV 914-S5-D
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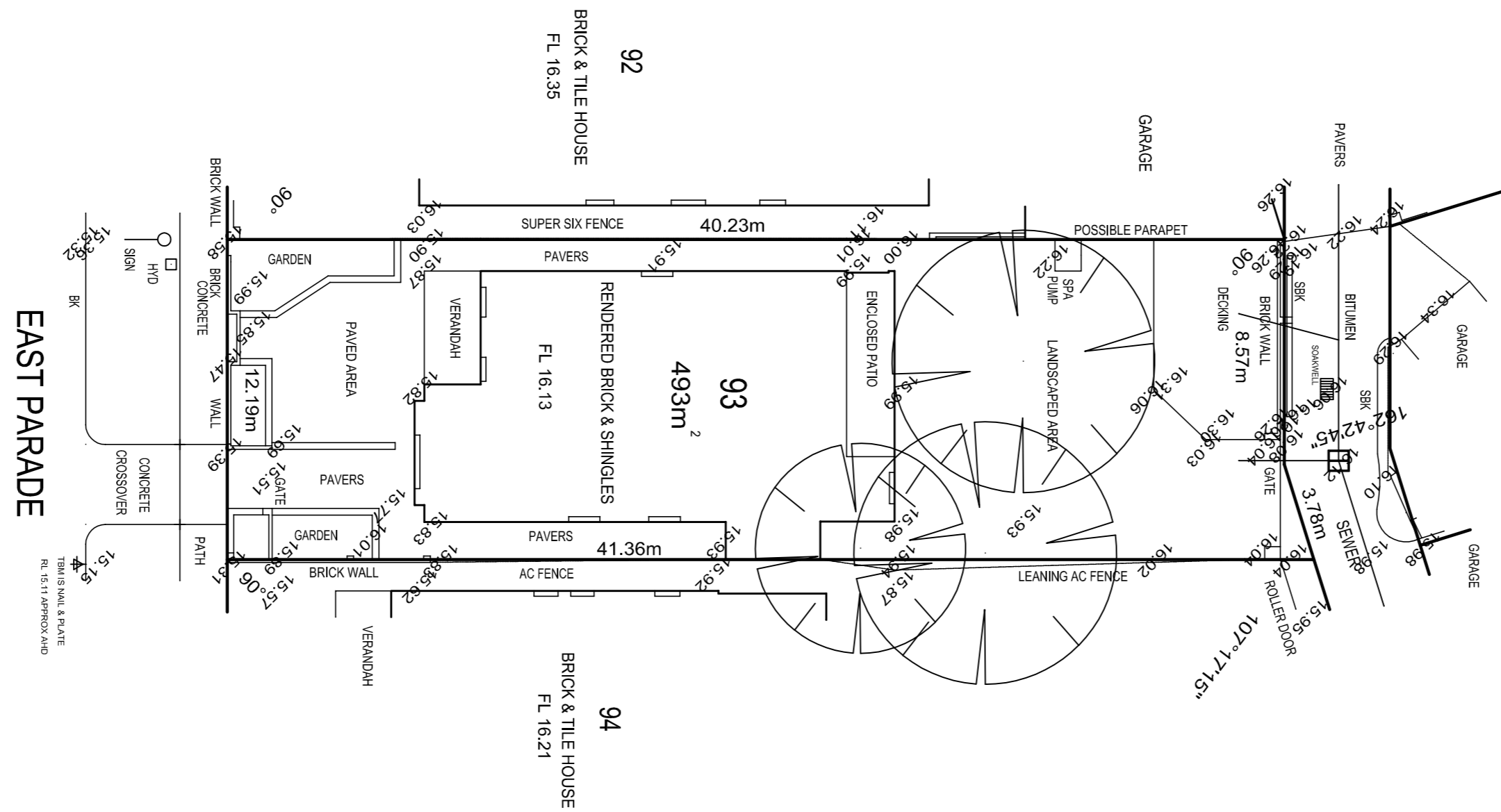
OVERSHADOWING DIAGRAM



HATCHED AREA INDICATES EXTENT OF SHADOW CAST ON LOT 94 AT 12.00PM ON 21ST JUNE

% OVERSHADOWING CALCULATION

TOTAL SHADED AREA - 263.8m²
 TOTAL SITE AREA OF LOT 94 - 528m²
 TOTAL % OVERSHADOWING - 50%

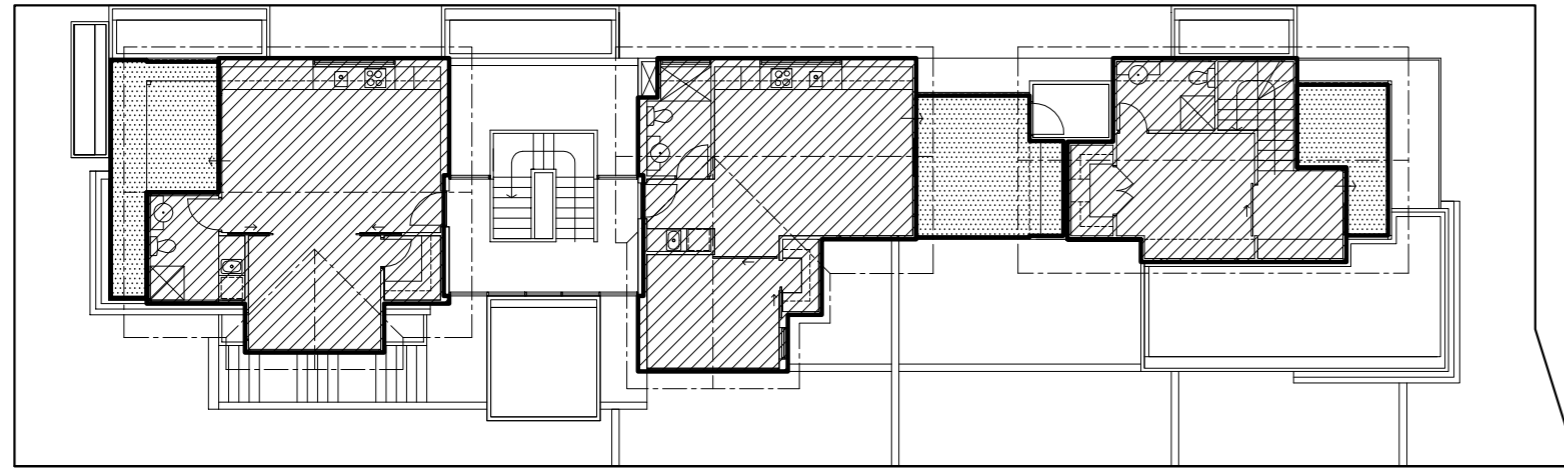


FEATURE SURVEY

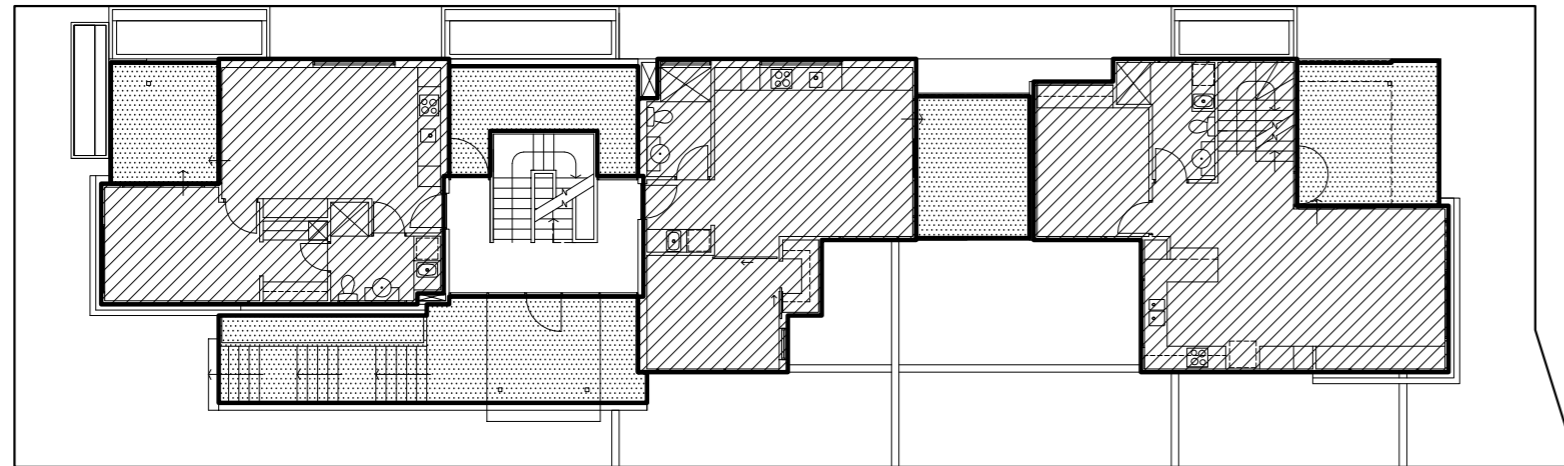
REV No.	DATE	REVISION DESCRIPTION
B	9-5-2014	ISSUED FOR DEVELOPMENT APPROVAL
A	9-1-2014	ISSUED FOR DAC ASSESSMENT

REV No.	DATE	REVISION DESCRIPTION

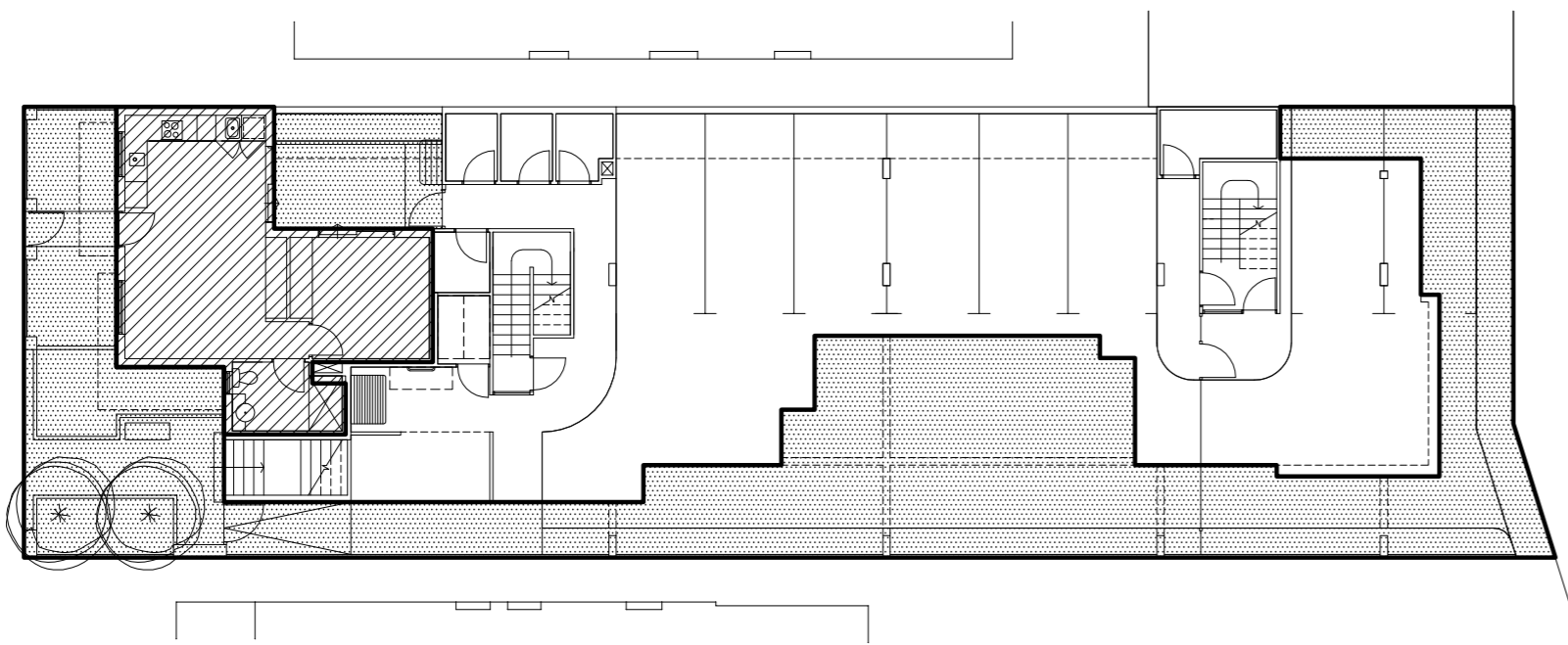
Franco Carozzi Architects 125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990 TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 943	PROJECT 5x1 & 1x2 BED APARTMENTS FOR G. EDWARDS & M. NEWMAN	DRAWN GE
	DATE JULY 2013	CHECKED GE
	SCALE 1:200 @ A2	JOB DWG REV
	LOT 93 EAST PARADE EAST PERTH	914-S6-B



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

OPEN SPACE & PLOT RATIO



PLOT RATIO AREA - 345.1m²

PLOT RATIO CALCULATION

TOTAL PLOT RATIO AREA - 345.1m²
 TOTAL SITE AREA - 493m²
 TOTAL PLOT RATIO - 0.70



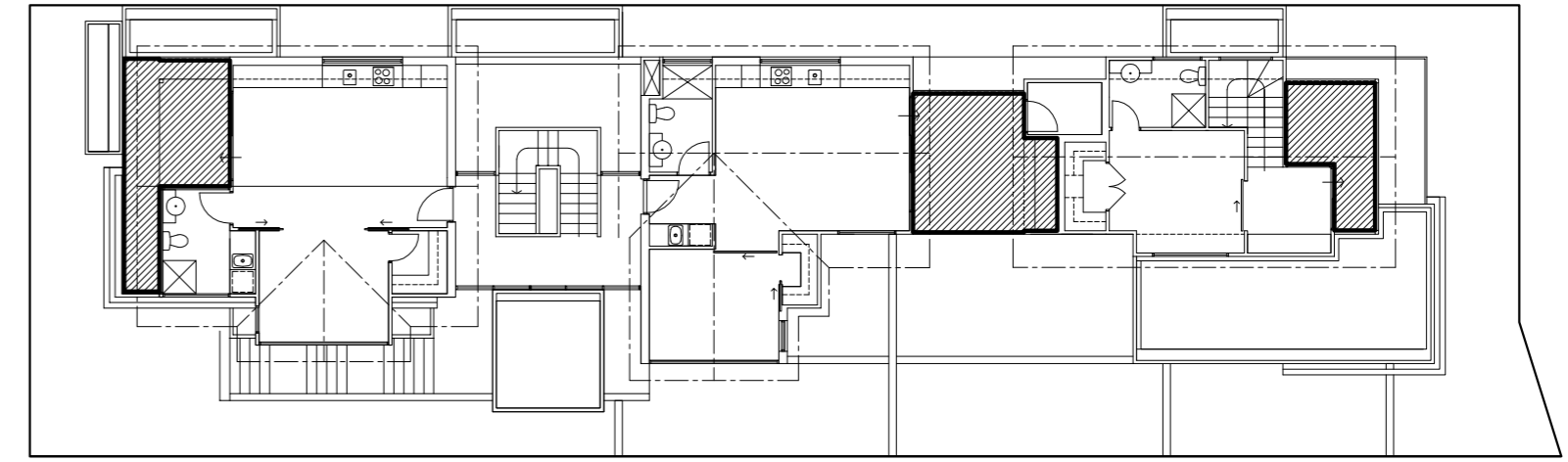
OPEN SPACE - 301.5m²

% OPEN SPACE CALCULATION

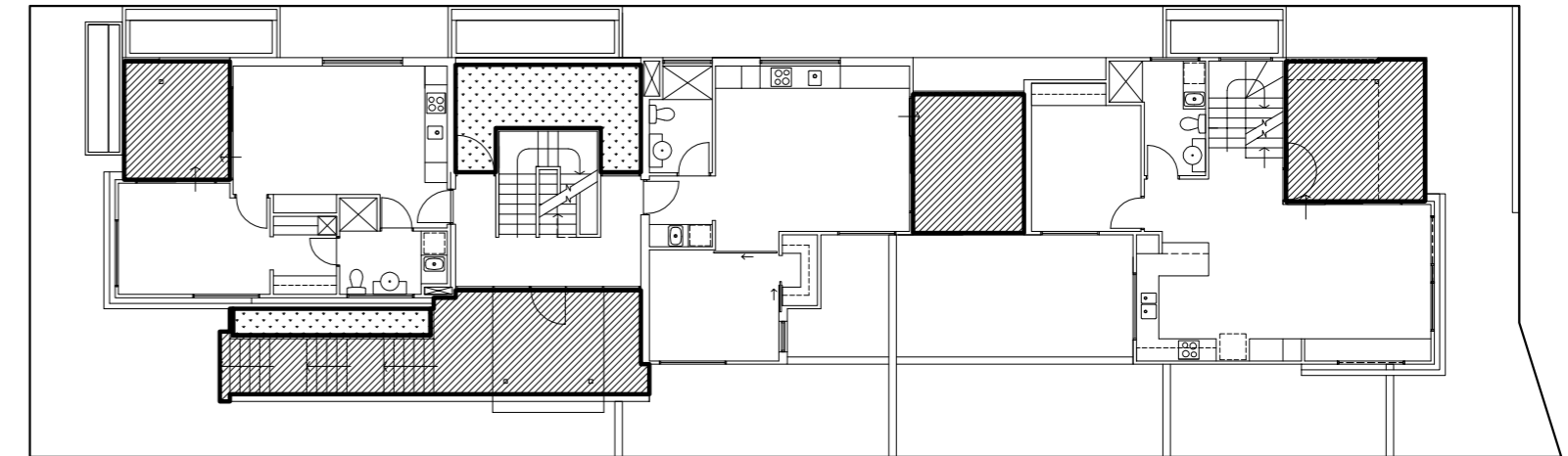
TOTAL OPEN SPACE AREA - 301.5m²
 TOTAL SITE AREA - 493m²
 TOTAL % OPEN SPACE - 61%

SCHEDULE OF AREAS (m²)

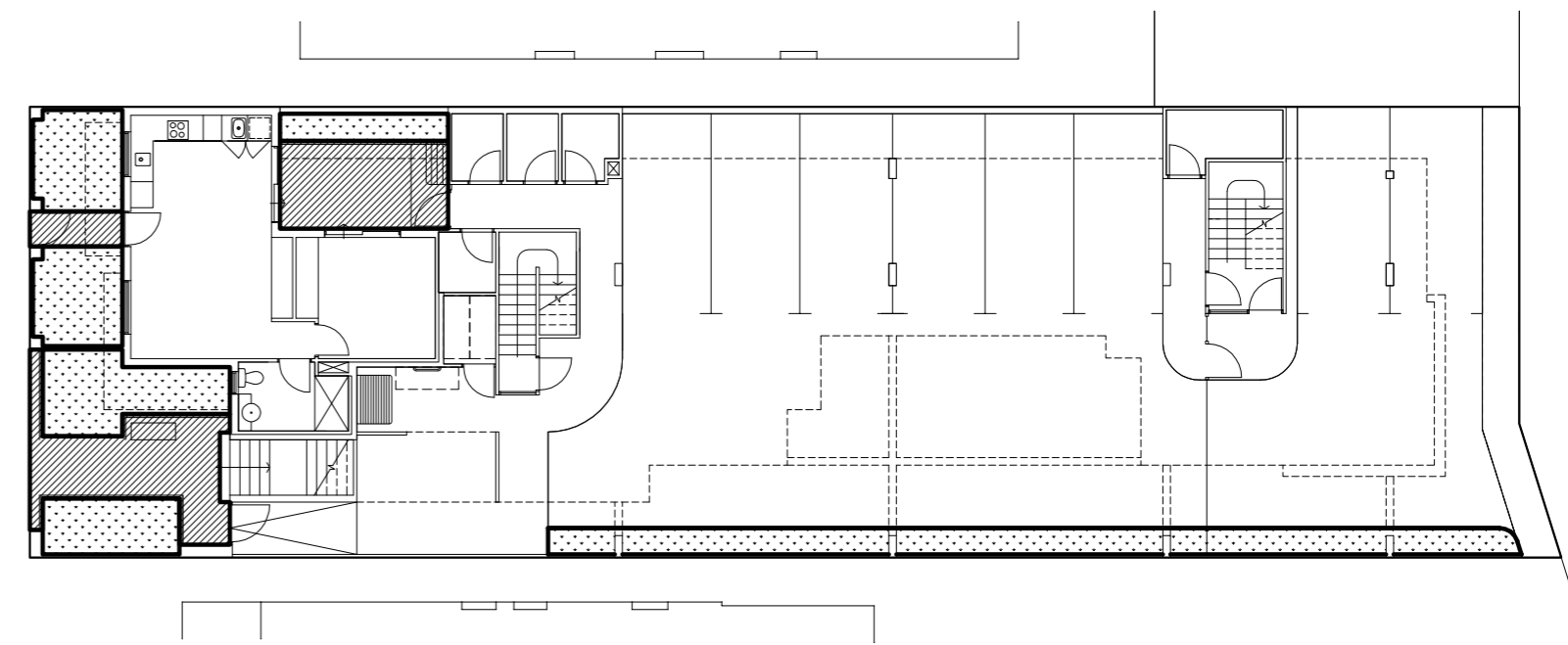
	PLOT RATIO AREA	BALCONY AREA	STORE AREA
APARTMENT 1	50.9	14.1	2.5
APARTMENT 2	48.6	9.5	2.5
APARTMENT 3	49.9	11.2	2.5
APARTMENT 4	49.5	12.5	2.6
APARTMENT 5	49.9	13.5	2.8
APARTMENT 6	96.3 (64.2+32.1)	21.4 (14.2+7.2)	4.6
TOTAL	345.1	82.2	17.5



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

LANDSCAPING



HARD LANDSCAPING - 119.2m²
 % HARD LANDSCAPING - 24.2%



SOFT LANDSCAPING - 63.3m²
 % SOFT LANDSCAPING - 12.8%

% LANDSCAPING CALCULATION

TOTAL LANDSCAPED AREA - 182.5m²
 TOTAL SITE AREA - 493m²
 TOTAL % LANDSCAPING - 37.0%

REV No.	DATE	REVISION DESCRIPTION
B	9-5-2014	ISSUED FOR DEVELOPMENT APPROVAL
A	9-1-2014	ISSUED FOR DAC ASSESSMENT

REV No.	DATE	REVISION DESCRIPTION

Franco Carozzi Architects 125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990 TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 943	PROJECT 5x1 & 1x2 BED APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & M. NEWMAN	DRAWN GE CHECKED GE DATE JULY 2013 SCALE 1:200 @ A2 JOB DWG REV 914-S7-B
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EAST PARADE

92

BRICK & TILE HOUSE
FL 16.35

40.23m

93

493 sqm
FL 16.13

DEMOLISH EXISTING HOUSE AND ASSOCIATED STRUCTURES

41.36m

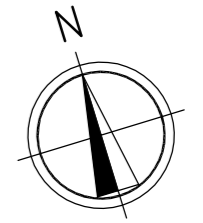
94

BRICK & TILE HOUSE
FL 16.21

12.19m

8.57m

3.78m



DEMOLITION PLAN

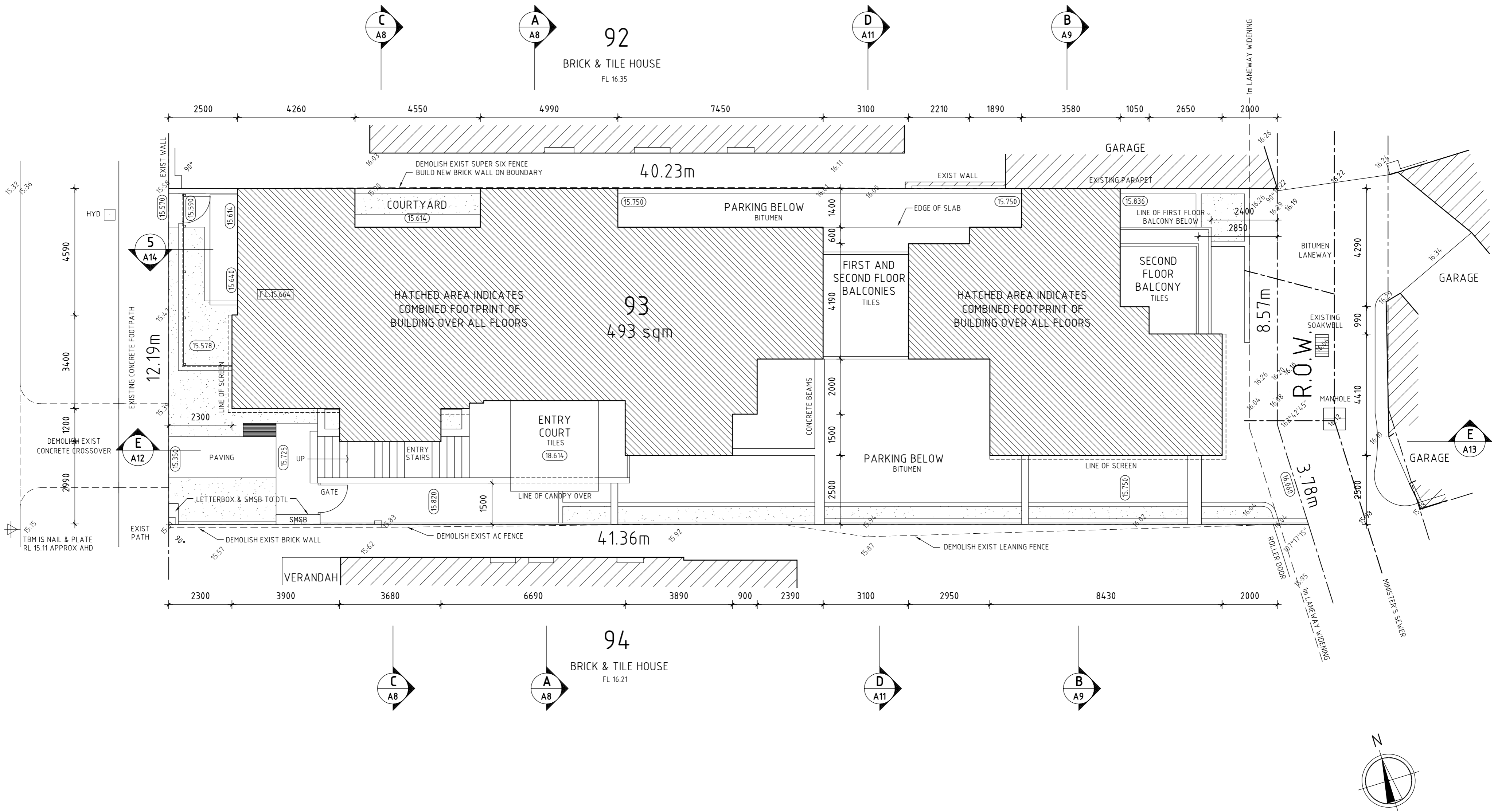
0	22-09-15	ISSUED FOR CERTIFICATE OF DESIGN COMPLIANCE			
REV No.	DATE	REVISION DESCRIPTION	REV No.	DATE	REVISION DESCRIPTION

Franco Carozzi Architects
125A ROYAL STREET, EAST PERTH, WA 6004
Telephone: (08) 9221 8226
Facsimile: (08) 9221 8990
TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD
A.C.N. 069 710 943

PROJECT
5x1 & 1x2 BED APARTMENTS
LOT 93 EAST PARADE
EAST PERTH
FOR G. EDWARDS & M. NEWMAN

DRAWN	AH
CHECKED	GE
DATE	APRIL 2015
SCALE	1:100 @ A2
JOB	DWG
REV	
914-A0-0	

EAST PARADE



SITE PLAN

REV No.	DATE	REVISION DESCRIPTION	REV No.	DATE	REVISION DESCRIPTION
0	22-09-15	ISSUED FOR CERTIFICATE OF DESIGN COMPLIANCE			

Franco Carozzi Architects 125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990 TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 963	PROJECT	5x1 & 1x2 BED APARTMENTS	DRAWN	AH
		LOT 93 EAST PARADE	CHECKED	GE
		EAST PERTH	DATE	APRIL 2015
		FOR G. EDWARDS & M. NEWMAN	SCALE	1:100 @ A2
			JOB	DWG REV

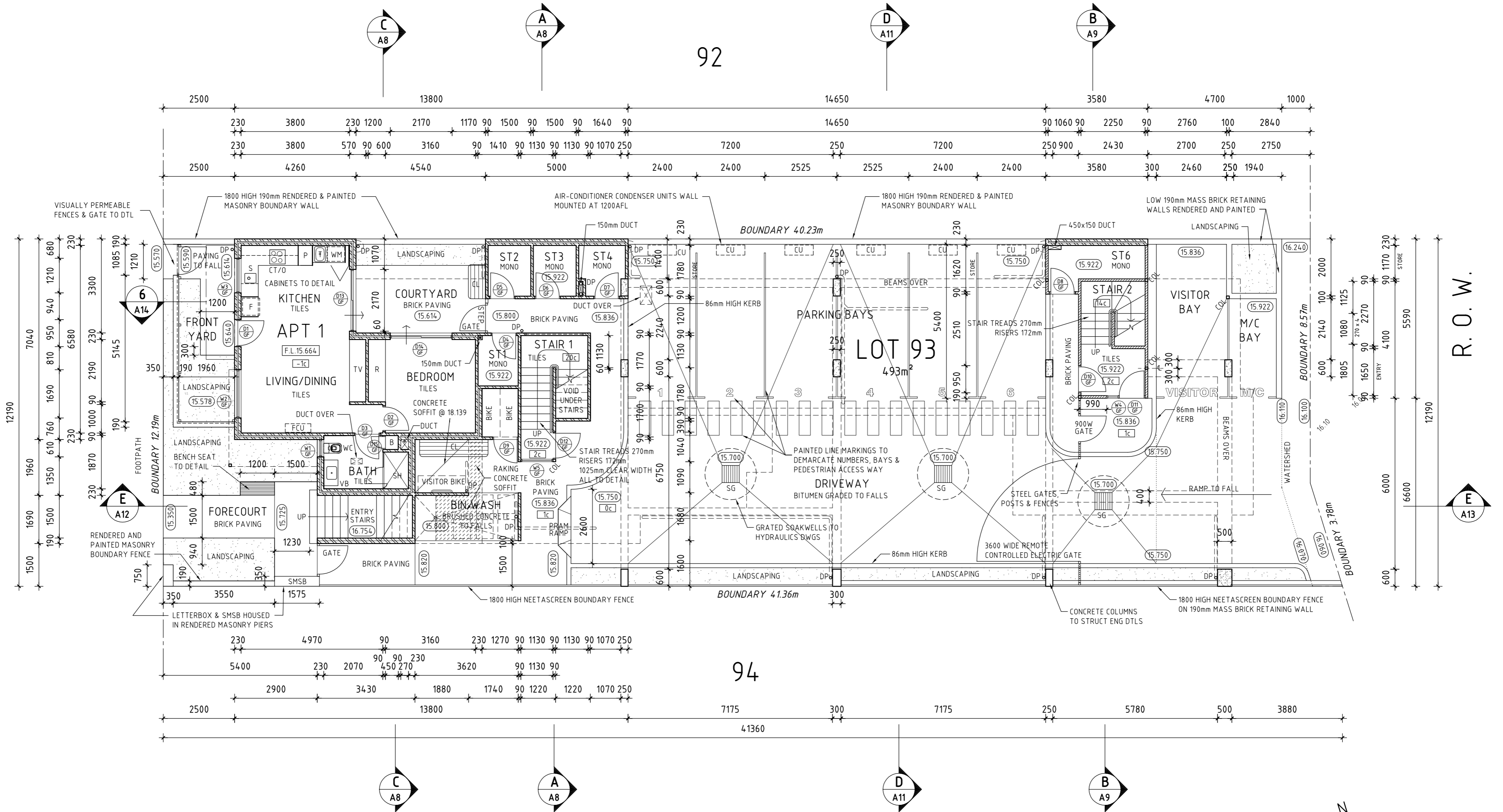
914-A1-0

92

94

EAST PARADE

R.O.W.

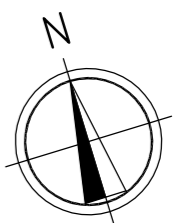


LEGEND OF WALL TYPES

- 90mm BRICK WALL
- 190mm BRICK WALL
- 230mm DOUBLE BRICK CAVITY WALL
- 90mm TIMBER FRAMED WALL

LEGEND

- | | | | |
|----|---------------------------|-----|--------------------------------|
| SH | SHOWER | S | INSET SINK |
| WC | TOILET SUITE | TV | TV CABINET |
| VB | VANITY BASIN | COL | STEEL COLUMN |
| WM | WASHING MACHINE | DP | RAINWATER DOWNPIPE |
| T | INSET LAUNDRY TROUGH | RWH | RAINWATER HEAD |
| R | ROBE UNIT | SPR | COLORBOND SPREADER |
| F | FRIDGE/FREEZER | SP | 50φ STAINLESS STEEL SPOUT |
| P | PANTRY UNIT | SG | STORMWATER GRATE |
| B | BROOM CUPBOARD | CL | CLOTHES LINE |
| CT | COOKTOP WITH EXHAUST HOOD | CU | AIR-CONDITIONER CONDENSER UNIT |
| O | UNDERBENCH OVEN | FCU | AIR-CONDITIONER FAN COIL UNIT |



GROUND FLOOR PLAN

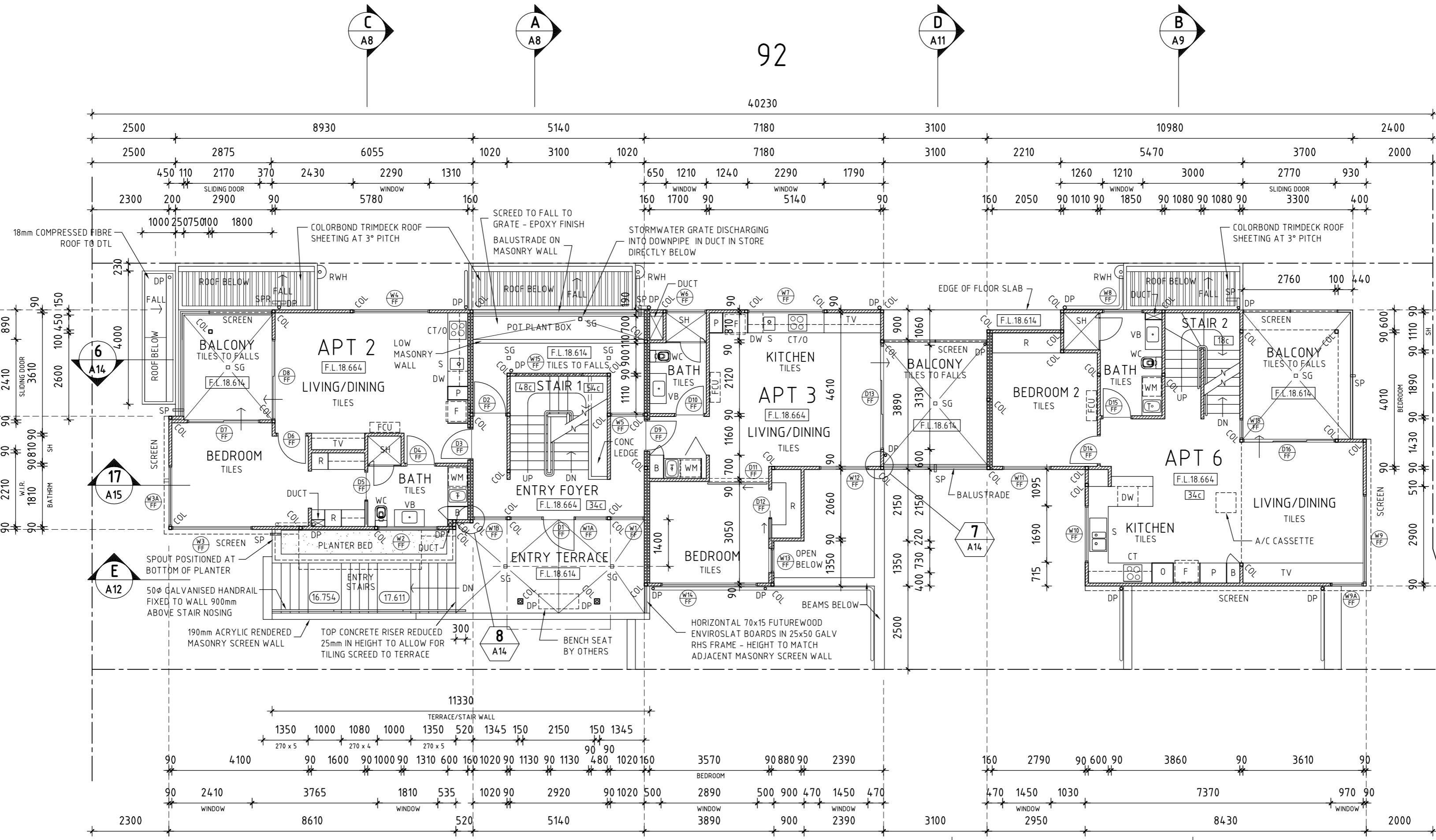
0	22-09-15	ISSUED FOR CERTIFICATE OF DESIGN COMPLIANCE								
REV No.	DATE	REVISION DESCRIPTION	REV No.	DATE	REVISION DESCRIPTION	Franco Carozzi Architects 125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990 TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 943		PROJECT 5x1 & 1x2 BED APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & M. NEWMAN		DRAWN AH CHECKED GE DATE APRIL 2015 SCALE 1:100 @ A2 JOB DWG REV 914-A2-0

EAST PARADE

R.O.W.

92

94

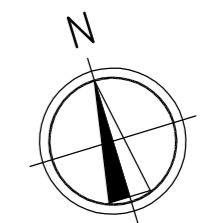


LEGEND OF WALL TYPES

- 90mm TIMBER FRAMED WALL
- 160mm TIMBER FRAMED WALL
70 FRAME + 20 CAVITY + 70 FRAME
- 160mm TIMBER FRAMED WALL
90 FRAME + 70 FRAME

LEGEND

- | | | | |
|----|---------------------------|-----|--------------------------------|
| SH | SHOWER | S | INSET SINK |
| WC | TOILET SUITE | TV | TV CABINET |
| VB | VANITY BASIN | COL | STEEL COLUMN |
| WM | WASHING MACHINE | DP | RAINWATER DOWNPIPE |
| T | INSET LAUNDRY TROUGH | RWH | RAINWATER HEAD |
| R | ROBE UNIT | SPR | COLORBOND SPREADER |
| F | FRIDGE/FREEZER | SP | 50φ STAINLESS STEEL SPOUT |
| P | PANTRY UNIT | SG | STORMWATER GRATE |
| B | BROOM CUPBOARD | CL | CLOTHES LINE |
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| O | UNDERBENCH OVEN | FCU | AIR-CONDITIONER FAN COIL UNIT |



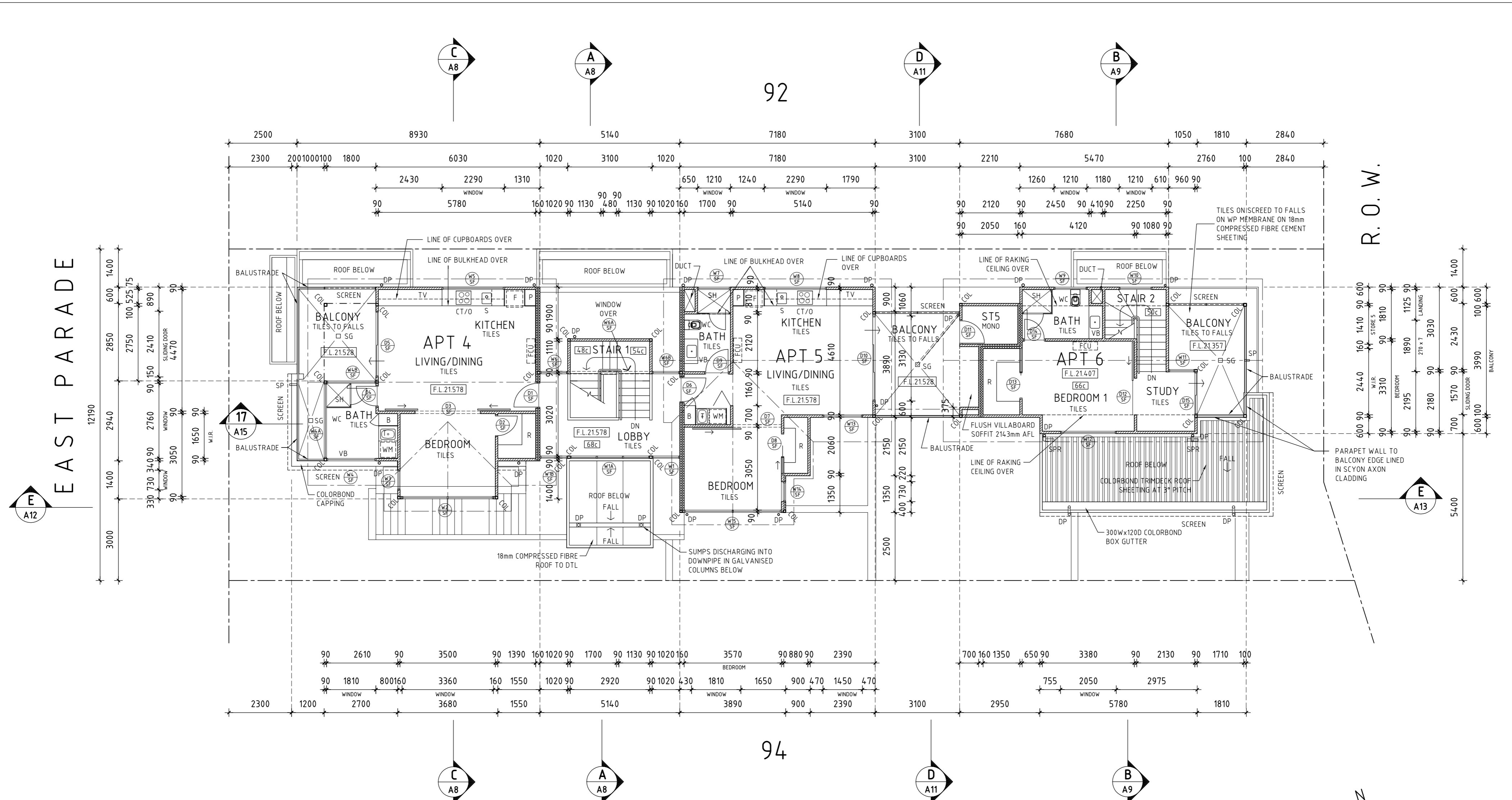
FIRST FLOOR PLAN

0	22-09-15	ISSUED FOR CERTIFICATE OF DESIGN COMPLIANCE			
REV No.	DATE	REVISION DESCRIPTION	REV No.	DATE	REVISION DESCRIPTION

<p>Franco Carozzi Architects</p> <p>125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990</p> <p>TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 943</p>	<p>PROJECT</p> <p>5x1 & 1x2 BED APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & M. NEWMAN</p>	<p>DRAWN AH</p> <p>CHECKED GE</p> <p>DATE APRIL 2015</p> <p>SCALE 1:100 @ A2</p> <p>JOB DWG REV</p> <p>914-A3-0</p>
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92

94



LEGEND OF WALL TYPES

- 90mm TIMBER FRAMED WALL
- 160mm TIMBER FRAMED WALL
70 FRAME + 20 CAVITY + 70 FRAME
- 160mm TIMBER FRAMED WALL
90 FRAME + 70 FRAME

LEGEND

- | | | | |
|----|---------------------------|-----|--------------------------------|
| SH | SHOWER | S | INSET SINK |
| WC | TOILET SUITE | TV | TV CABINET |
| VB | VANITY BASIN | COL | STEEL COLUMN |
| WM | WASHING MACHINE | DP | RAINWATER DOWNPIPE |
| T | INSET LAUNDRY TROUGH | RWH | RAINWATER HEAD |
| R | ROBE UNIT | SPR | COLORBOND SPREADER |
| F | FRIDGE/FREEZER | SP | 50Ø STAINLESS STEEL SPOUT |
| P | PANTRY UNIT | SG | STORMWATER GRATE |
| B | BROOM CUPBOARD | CL | CLOTHES LINE |
| CT | COOKTOP WITH EXHAUST HOOD | CU | AIR-CONDITIONER CONDENSER UNIT |
| O | UNDERBENCH OVEN | FCU | AIR-CONDITIONER FAN COIL UNIT |

SECOND FLOOR PLAN

REV No.	DATE	REVISION DESCRIPTION	REV No.	DATE	REVISION DESCRIPTION
0	22-09-15	ISSUED FOR CERTIFICATE OF DESIGN COMPLIANCE			

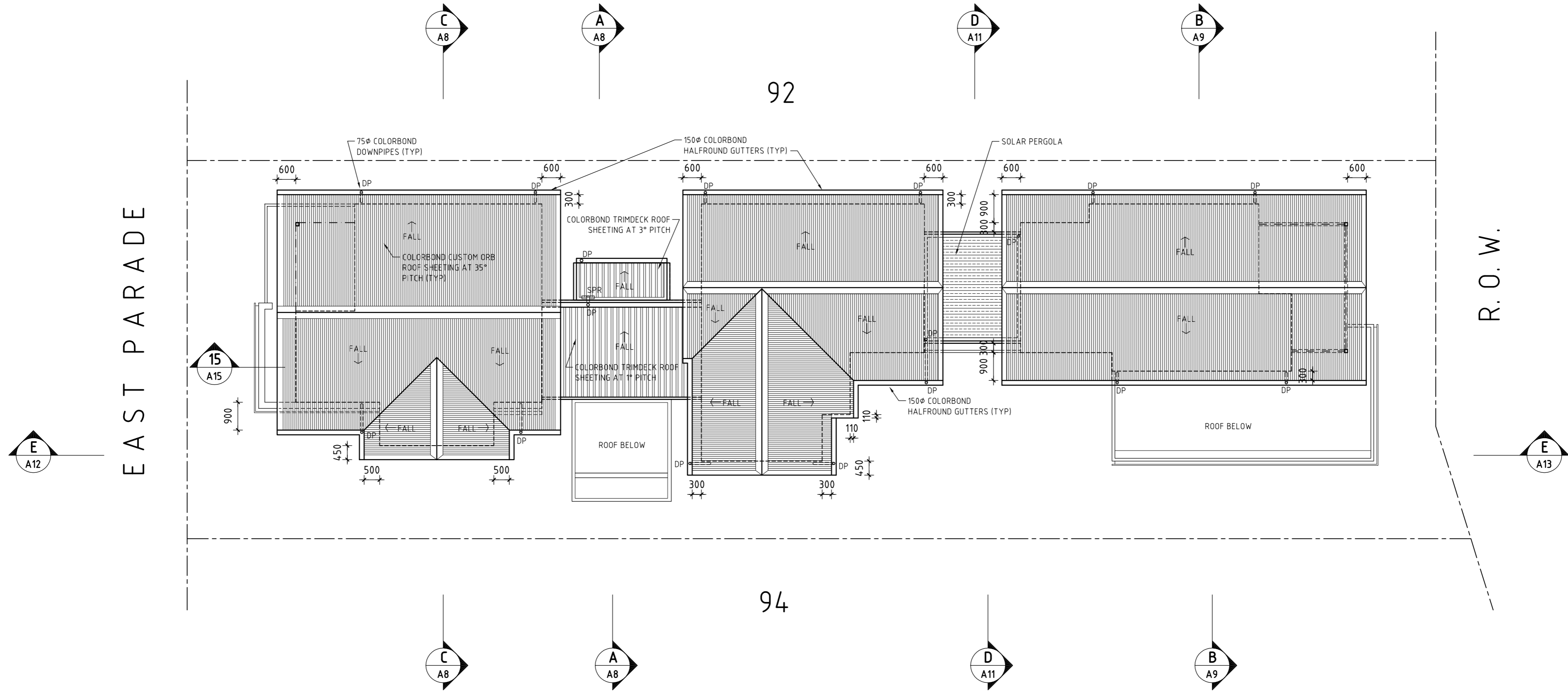
<p>Franco Carozzi Architects</p> <p>125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990</p> <p>TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 943</p>	<p>PROJECT</p> <p>5x1 & 1x2 BED APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & M. NEWMAN</p>	<p>DRAWN AH</p> <p>CHECKED GE</p> <p>DATE APRIL 2015</p> <p>SCALE 1:100 @ A2</p> <p>JOB DWG REV</p> <p>914-A4-0</p>
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EAST PARADE

R. O. W.

92

94

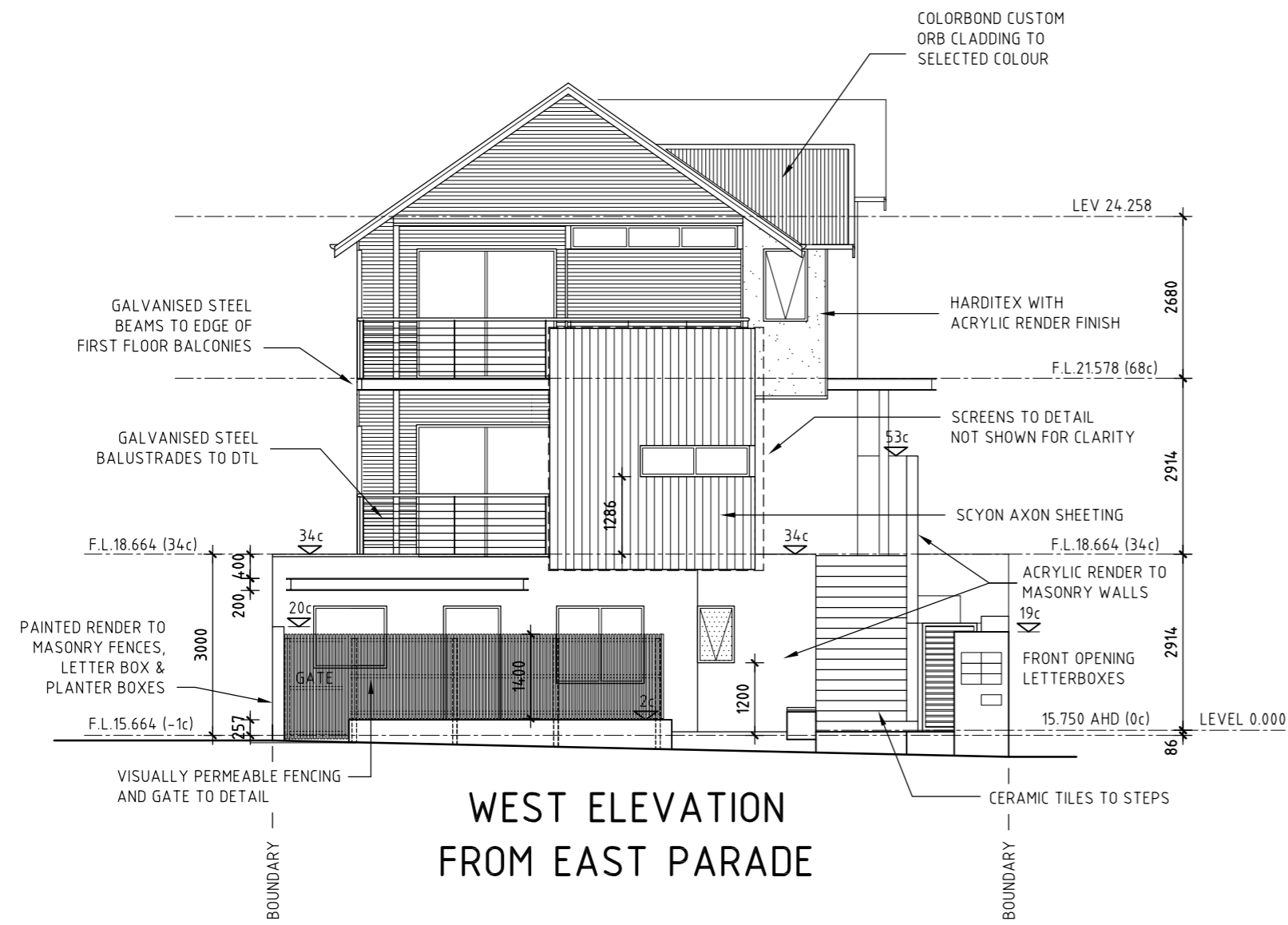


LEGEND

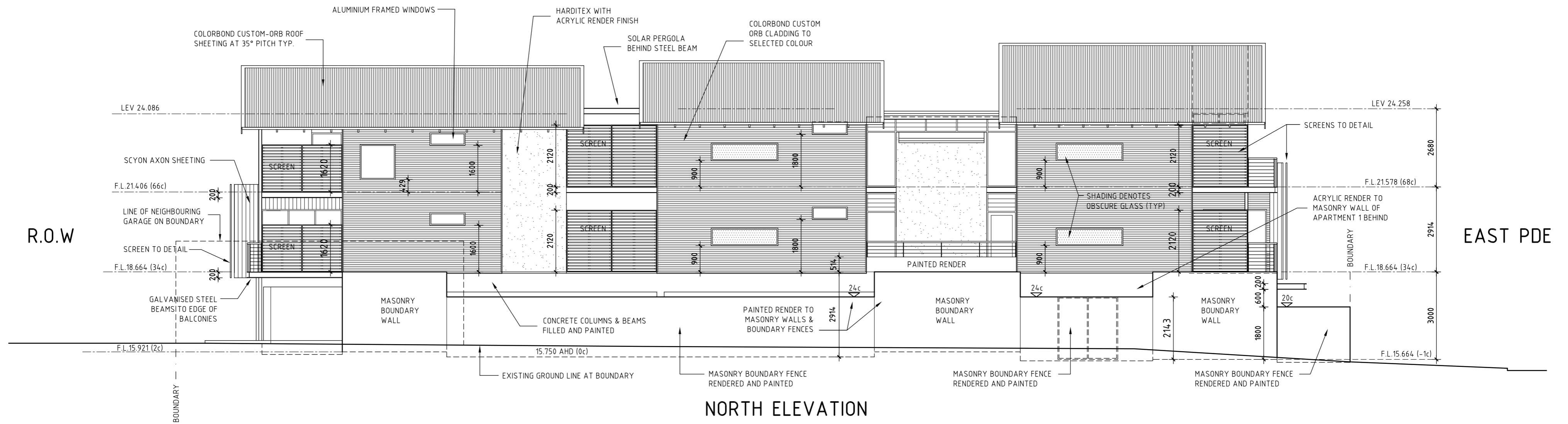
- | | |
|------------------------------|-----------------------------------|
| SH SHOWER | S INSET SINK |
| WC TOILET SUITE | TV TV CABINET |
| VB VANITY BASIN | COL STEEL COLUMN |
| WM WASHING MACHINE | DP RAINWATER DOWNPIPE |
| T INSET LAUNDRY TROUGH | RWH RAINWATER HEAD |
| R ROBE UNIT | SPR COLORBOND SPREADER |
| F FRIDGE/FREEZER | SP 50Ø STAINLESS STEEL SPOUT |
| P PANTRY UNIT | SG STORMWATER GRATE |
| B BROOM CUPBOARD | CL CLOTHES LINE |
| CT COOKTOP WITH EXHAUST HOOD | CU AIR-CONDITIONER CONDENSER UNIT |
| O UNDERBENCH OVEN | FCU AIR-CONDITIONER FAN COIL UNIT |

ROOF PLAN

0	22-09-15	ISSUED FOR CERTIFICATE OF DESIGN COMPLIANCE																		
REV No.	DATE	REVISION DESCRIPTION	REV No.	DATE	REVISION DESCRIPTION	Franco Carezzi Architects 125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990 <small>TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 943</small>					PROJECT 5x1 & 1x2 BED APARTMENTS LOT 93 EAST PARADE EAST PERTH FOR G. EDWARDS & M. NEWMAN					DRAWN AH CHECKED GE DATE APRIL 2015 SCALE 1:100 @ A2 JOB DWG REV 914-A5-0				



WEST ELEVATION
FROM EAST PARADE

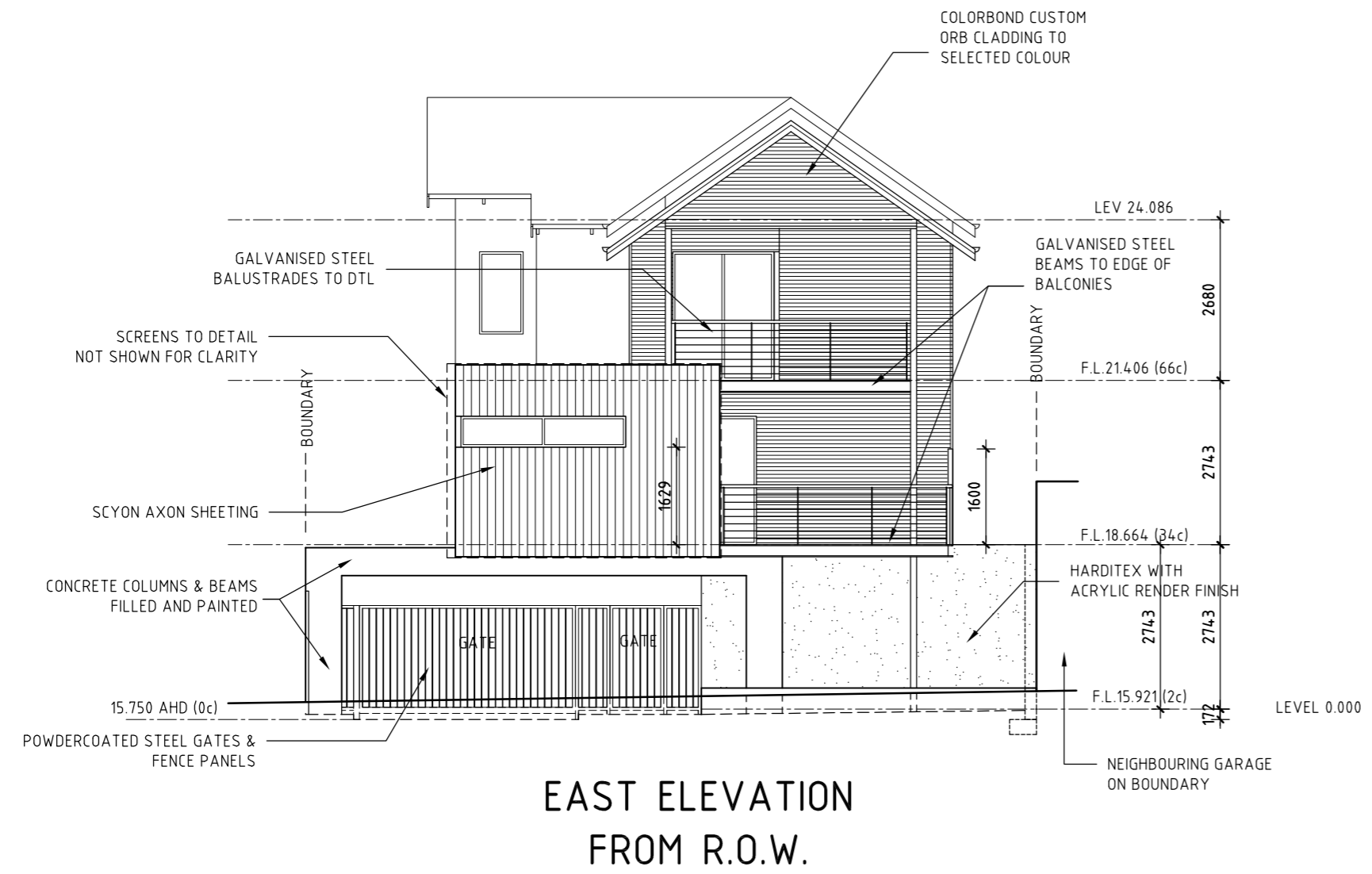


NORTH ELEVATION

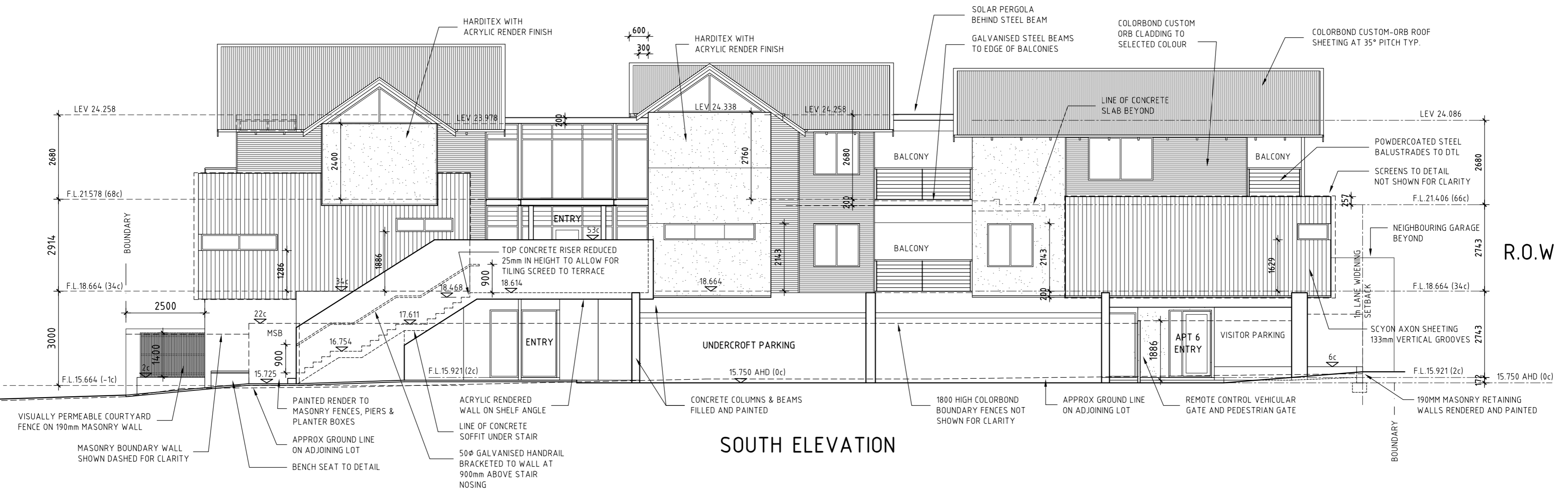
0	22-09-15	ISSUED FOR CERTIFICATE OF DESIGN COMPLIANCE			
REV No.	DATE	REVISION DESCRIPTION	REV No.	DATE	REVISION DESCRIPTION

Franco Carozzi Architects 125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990 TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 069 710 943	PROJECT	5x1 & 1x2 BED APARTMENTS	DRAWN	AH
		LOT 93 EAST PARADE	CHECKED	GE
		EAST PERTH	DATE	APRIL 2015
		FOR G. EDWARDS & M. NEWMAN	SCALE	1:100 @ A2
			JOB	DWG REV

914-A6-0



EAST ELEVATION FROM R.O.W.



SOUTH ELEVATION

REV No.	DATE	REVISION DESCRIPTION	REV No.	DATE	REVISION DESCRIPTION
0	22-09-15	ISSUED FOR CERTIFICATE OF DESIGN COMPLIANCE			

Franco Carozzi Architects 125A ROYAL STREET, EAST PERTH, WA 6004 Telephone: (08) 9221 8226 Facsimile: (08) 9221 8990 TRADING AS FRANCO CAROZZI ARCHITECTS, PTY LTD A.C.N. 669 710 943	PROJECT	5x1 & 1x2 BED APARTMENTS	DRAWN	AH
		LOT 93 EAST PARADE EAST PERTH	CHECKED	GE
		FOR G. EDWARDS & M. NEWMAN	DATE	APRIL 2015
			SCALE	1:100 @ A2
			JOB	DWG REV