LEGEND

PLAN 1: STRUCTURE PLAN MAP

- R-Code Boundary
- Breakwater Overtopping Line
- 0.1m wide P.A.W.
- 3m Wide P.A.W.
- 24 hour public access easement pursuant to section 195 and 196 of the land Administration Act 1997. 3 metres wide
- Public Open Space

DISTRICT 1 HARBOUR NORTH

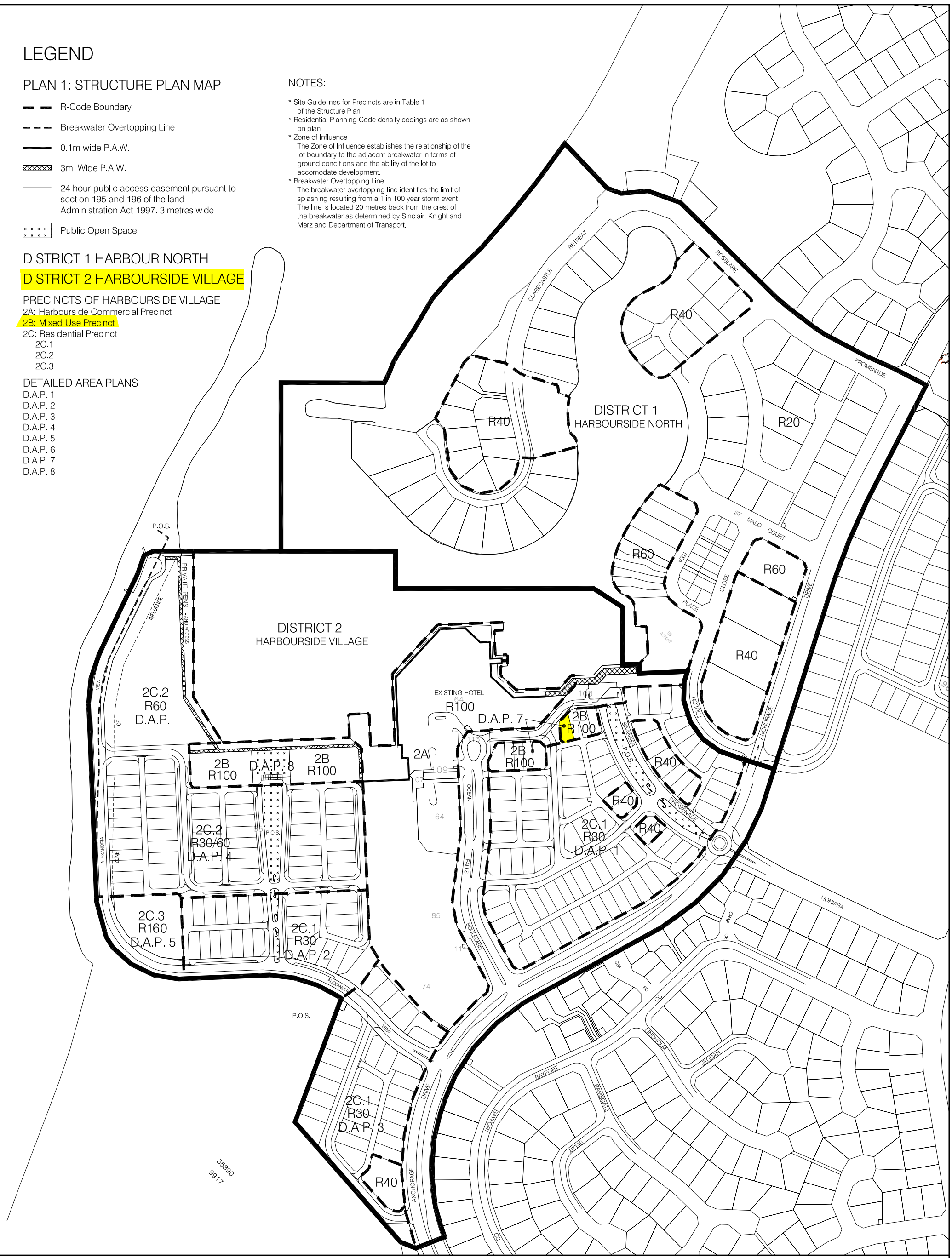
DISTRICT 2 HARBOURSIDE VILLAGE

PRECINCTS OF HARBOURSIDE VILLAGE
2A: Harbourside Commercial Precinct
2B: Mixed Use Precinct
2C: Residential Precinct
2C.1
2C.2
2C.3

DETAILED AREA PLANS
D.A.P. 1
D.A.P. 2
D.A.P. 3
D.A.P. 4
D.A.P. 5
D.A.P. 6
D.A.P. 7
D.A.P. 8

NOTES:

* Site Guidelines for Precincts are in Table 1 of the Structure Plan
* Residential Planning Code density codings are as shown on plan
* Zone of Influence
  The Zone of Influence establishes the relationship of the lot boundary to the adjacent breakwater in terms of ground conditions and the ability of the lot to accomodate development.
* Breakwater Overtopping Line
  The breakwater overtopping line identifies the limit of splashing resulting from a 1 in 100 year storm event. The line is located 20 metres back from the crest of the breakwater as determined by Sinclair, Knight and Merz and Department of Transport.



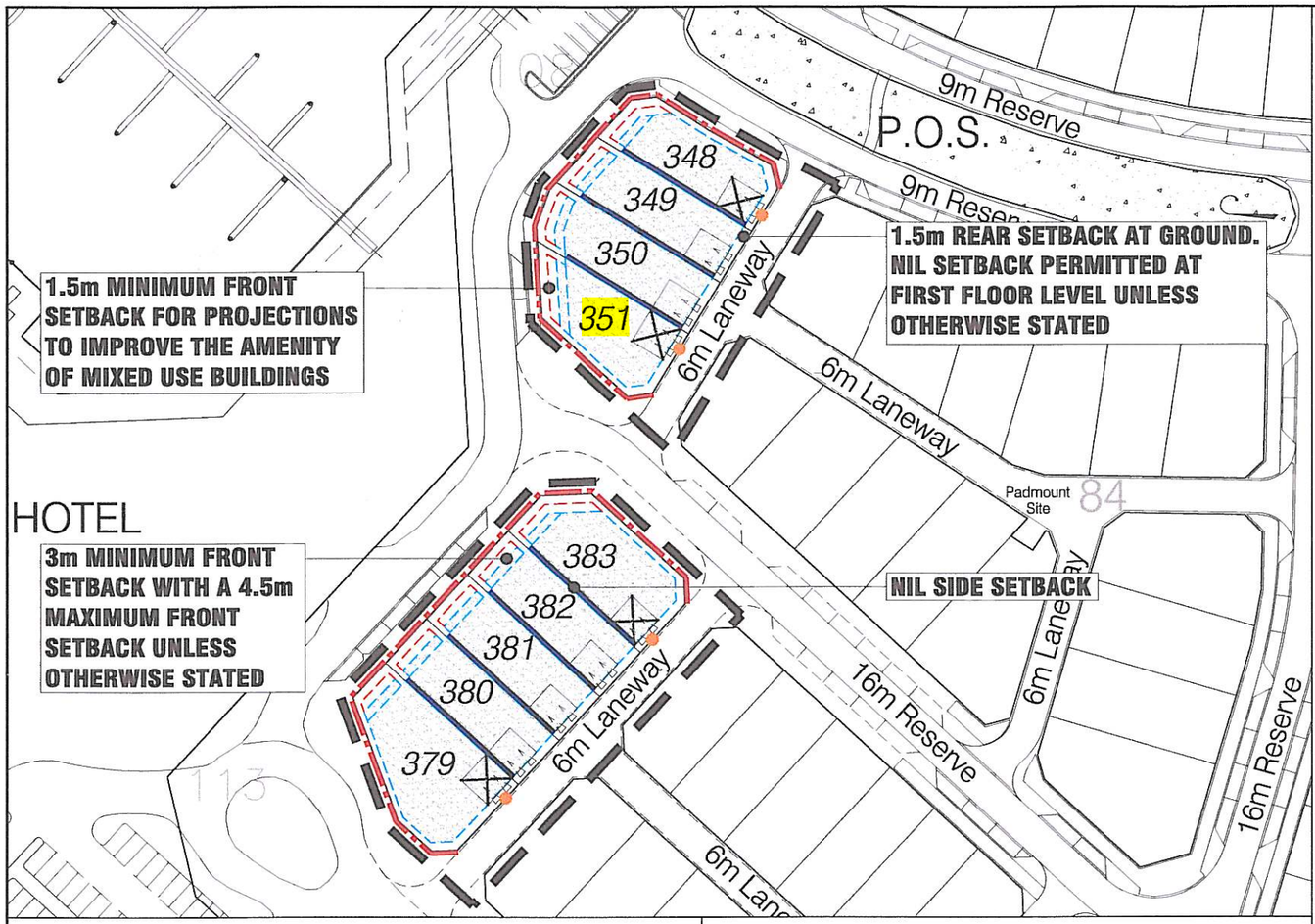
STRUCTURE PLAN

MINDARIE KEYS HARBOURSIDE VILLAGE
CITY OF WANNEROO

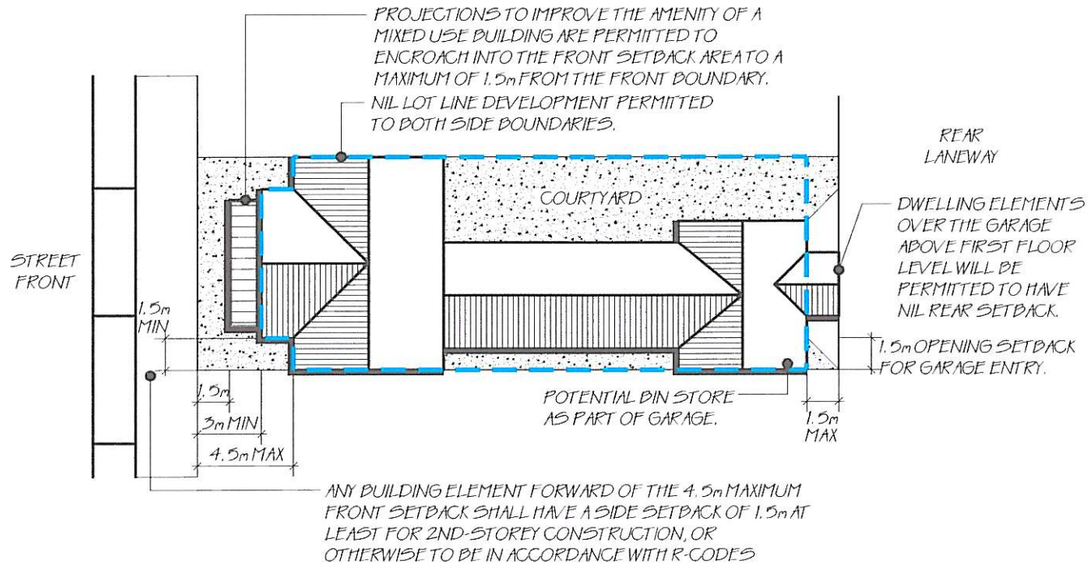
AREAS AND DIMENSIONS SUBJECT TO SURVEY

SOURCE: CHAPPELL LAMBERT EVERETT

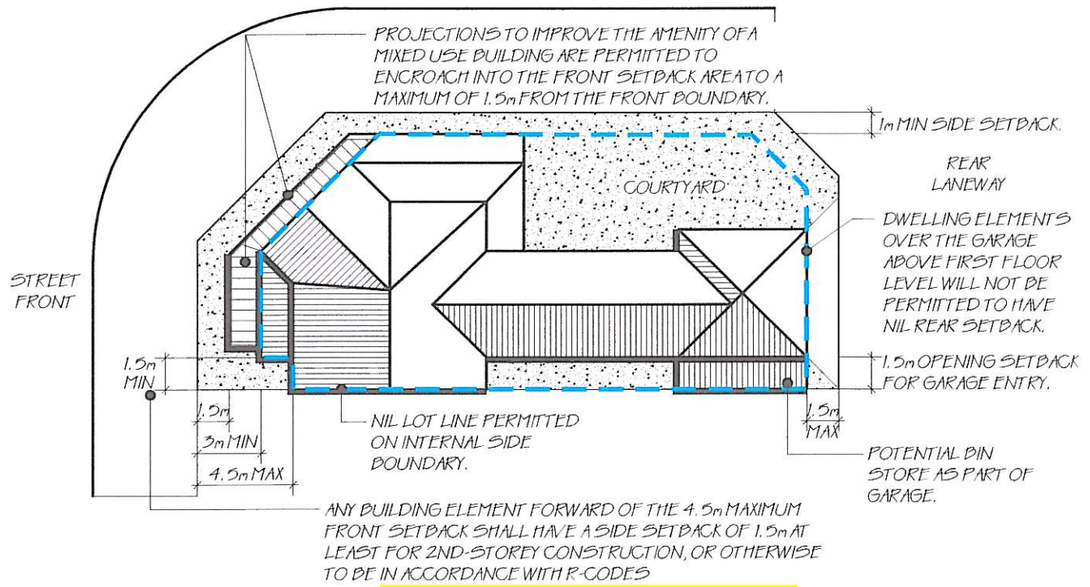
TOWN PLANNING AND URBAN DESIGN



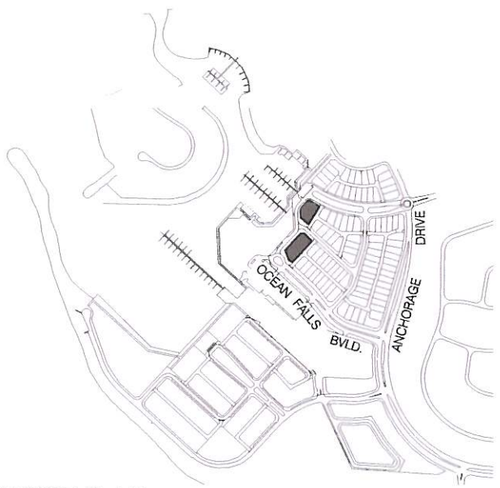
TYPICAL SITE LAYOUT



Lots 10m wide



Lots more than 10m wide



LOCATION PLAN

LEGEND

- D.A.P. No 7 BOUNDARY
- PREFERRED GARAGE LOCATION
- DESIGNATED GARAGE LOCATION
- BUILDING ENVELOPE
- NO VEHICULAR ACCESS PERMITTED
- NIL SIDE SETBACK LOCATION
- NO NIL REAR SETBACK PERMITTED AT FIRST FLOOR LEVEL

DETAILED AREA PLAN No. 7
MINDARIE KEYS HARBOURSIDE VILLAGE
CITY OF WANNEROO

Endorsed by the City of Wanneroo

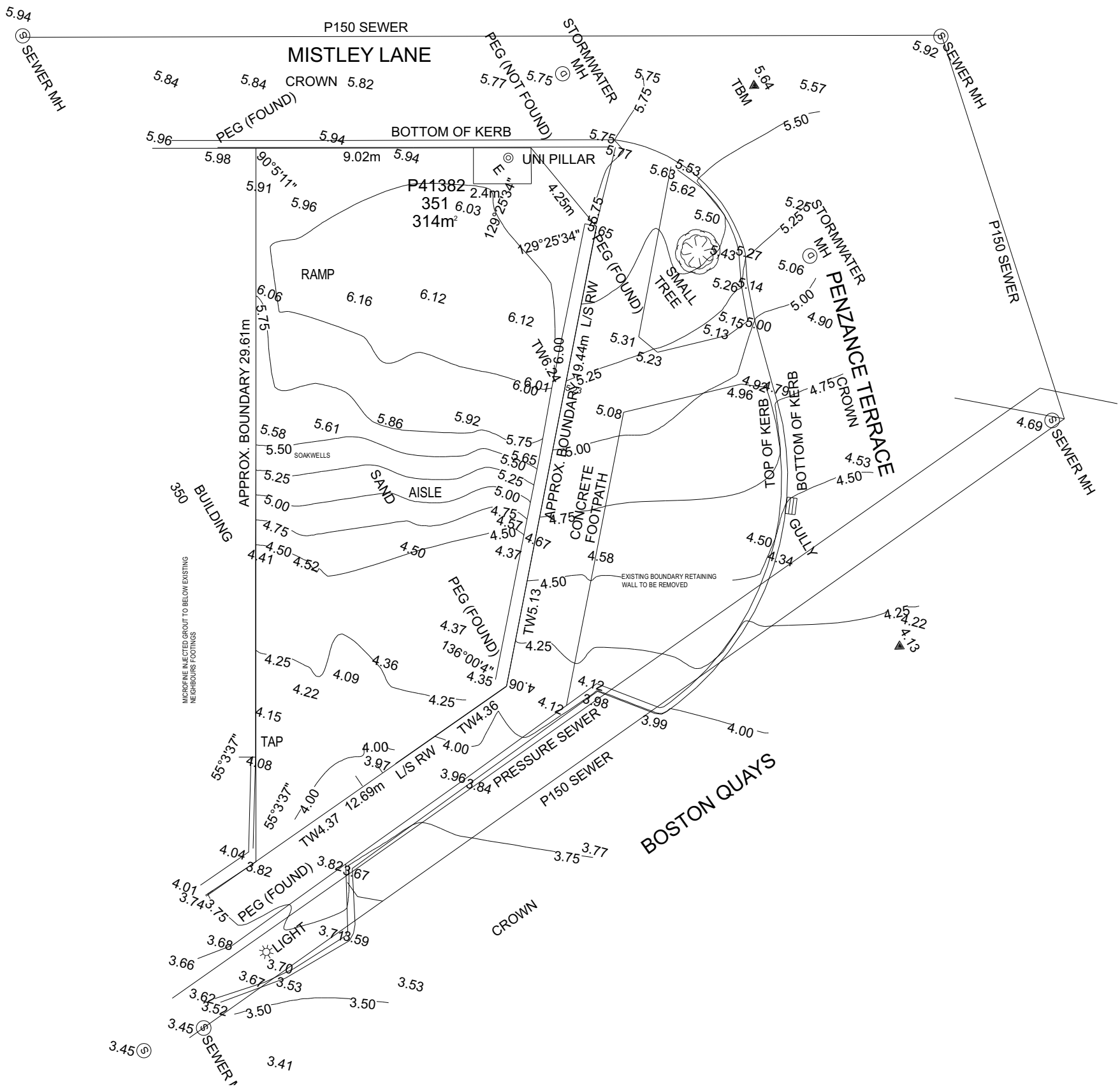
....

Manager, Planning Services Date

CHAPPELL & LAMBERT
TOWN PLANNING
URBAN DESIGN
LEVEL 2 - 36 ROWLAND STREET SUBIACO WA 6008 PO BOX 796 SUBIACO WA 6904
TELEPHONE (08) 9382 1233 FACSIMILE (08) 9382 1127 EMAIL craft@clplan.com

AREAS AND DIMENSIONS SUBJECT TO SURVEY

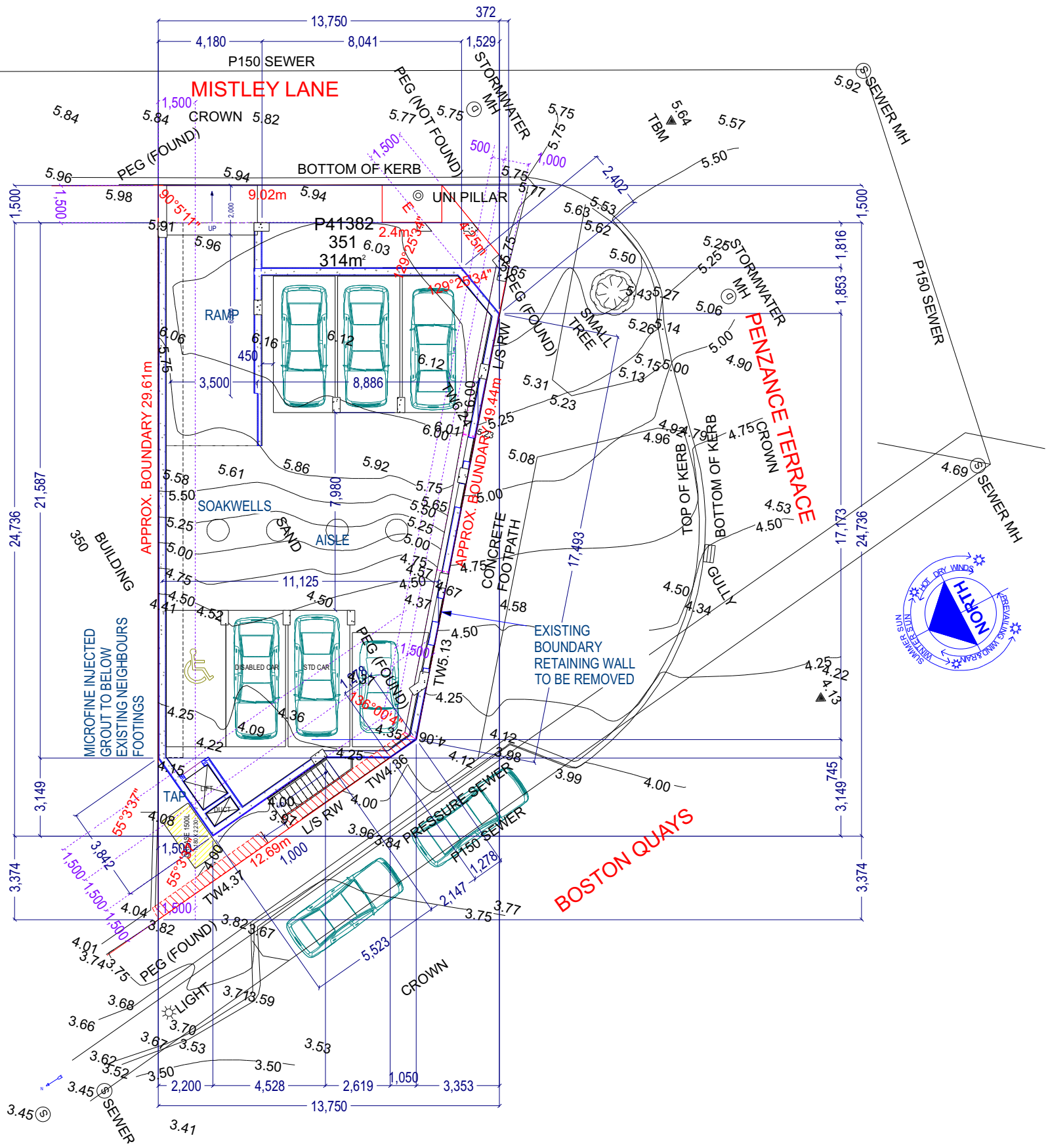
SCALE	DATE	COMPILED	REVISED	PLAN No.
1:1 000	05.06.03	MAPS, SHA	26.07.04	706-88F



EXCEPTIONAL ADESIGN DRAFTING ESTIMATING Design, Drafting, Service	© COPYRIGHT RESERVED **Darryl Crosling** **E - exceptional_ade@yahoo.com.au** **M - 0417 945 036** **F - 08 9467 9123** **www.exceptionaldesign.biz**	CLIENT A. Davey, Cabaret Gaming Pty Ltd	PROJECT PROPOSED 4 LEVEL MIXED USE DEVELOPMENT LOT 3351, 15 BOSTON QUAYS MINDARIE WA 6030	DATE 14/2/2018 SHEET A02.1	SURVEY SCALE 1:200 ON A3

ENGINEERS STRUCTURAL DRAWINGS & DETAILS OVERIDE THOSE SHOWN ON THESE PLANS

DOORS & WINDOWS ARE SUBJECT TO ENERGY EFFICIENCY REPORT



DESIGN SPEC. - BASEMENT

EXCAVATION - BASEMENT AREA
RETAINING - INJECTION GROUNDING TO NEIGHBOURS HOUSE.
RETAINING - FILLED CAVITY BRICK WALLS.
PILING - NONE.
TERMITE TREATMENT - PHYSICAL BARRIER TO BOUNDARY WALL.
FLOOR TYPE - CONCRETE TO LIFT & RAMP.
FLOOR TYPE - BITUMEN TO CARPARKING.
STAIRS - CONCRETE.
BALUSTRADES - TO OWNERS SELECTION.
EXTERNAL CLADDING - RENDERED ABOVE GROUND
COLUMNS - CONCRETE.
INTERNAL CLADDING - LIMESTONE FACE BRICKS
DOOR FRAMES - STEEL.
CEILINGS - CONCRETE SOFFIT.
STORMWATER - CONCRETE SOAKWELLS TO BASEMENT.

DESIGN SPEC. - GROUND FLOOR.
TERMITE TREATMENT - PHYSICAL BARRIER TO NON SUSPENDED FOOTINGS.
FLOOR TYPE - SUSPENDED CONCRETE SLAB WITH BAND BEAMS OR DROP PANELS.
STAIR TYPE - CONCRETE.
INTERNAL BALUSTRADES - METAL.
EXTERNAL BALUSTRADES - TBA.
EXTERNAL WALL TYPE - 230 BRICK (2C
EXTERNAL CLADDING - CEMENT RENDER
EXTERNAL WALL FEATURES - TBA.
COLUMNS - CONCRETE / BRICK PIER.
INTERNAL WALL TYPE - 90 BRICK (2C)
INTERNAL CLADDING - FLOAT & SET
INTERNAL WALL FEATURES - TBA..
GLASS DOOR TYPES - SLIDING / STACKING
GLASS FRAMES - ALUMINIUM POWDER COATED.
WINDOW GLASS - TBA.
DOOR FRAMES - STEEL
CEILINGS - SKIM COAT TO SOFFIT.
CEILING FEATURES - TBA.
CORNICE - TBA.
EAVES / AWNINGS - TBA.
HEATING - TBA.
HWS - TBA.
AIR CONDITIONING - TBA.
DRIVEWAY & XOVER - TBA.

DESIGN SPEC. - 1ST & 2ND FLOOR.

DESIGN SPEC. - GROUND FLOOR.
FLOOR TYPE - SUSPENDED CONCRETE SLAB WITH BAND BEAMS OR DROP PANELS.
STAIR TYPE - CONCRETE.
INTERNAL BALUSTRADES - METAL.
EXTERNAL BALUSTRADES - TBA.
EXTERNAL WALL TYPE - 230 BRICK (2C
EXTERNAL CLADDING - CEMENT RENDER
EXTERNAL WALL FEATURES - TBA.
COLUMNS - CONCRETE / BRICK PIER.
INTERNAL WALL TYPE - 90 BRICK (2C)
INTERNAL CLADDING - FLOAT & SET
INTERNAL WALL FEATURES - TBA..
GLASS DOOR TYPES - SLIDING / STACKING
GLASS FRAMES - ALUMINIUM POWDER COATED.
WINDOW GLASS - TBA.
DOOR FRAMES - STEEL
CEILINGS - SKIM COAT TO SOFFIT.
CEILING FEATURES - TBA.
CORNICE - TBA.
ROOF FRAME TYPE - STEEL C/Z.
SARKING - ANTICON.
ROOF CLADDING - COLORBOND CUSTOM ORB TO MARINE SPECS.
EAVES / AWNINGS - TBA.
HEATING - TBA.
HWS - TBA.
AIR CONDITIONING - TBA.
BENCHTOPS - TBA
BASE CABINETS - OVERHEAD CABINETS - TBA
DISHWASHER RECESS - STANDARD 630DRAWS
CABINET DOORS - TBA
COOKTOP - 900 - GAS
OVEN - UNDERBENCH - 900 - ELECTRIC.
EXHAUST - STAINLESS HOOD.
VANITIES - CERAMIC.
BATHROOM WALL TILING - TBA
LAUNDRY WALL TILING - TBA
WC WALL TILING - TBA
SKIRTING - MDF
INTERNAL DOORS - COLONIAL

OPEN SPACE CALCULATION	
AREAS	m2
BASEMENT PARKING (EXCL)	221.57
BASEMEMT RAMP	35.12
GRD FLR	131.9
GRD FLR - VERANDAH	29.14
GRD FLR - VERANDAH	31.65
GRD FLR - PARKING	46.53
BINS	9.64
1ST FLR	220.38
1ST FLR - BALCONY	50.17
2ND FLR	220.38
2ND FLR - BALCONY	50.17
ROOF TOP (258m2 OPEN)	270.46
TOTAL	1317.11
- FRONT OPEN SPACE	19.92
- REAR OPEN SPACE	18.12
- ROOF OPEN SPACE	258
TOTAL OPEN SPACE	296.04
LOT SIZE	314
OPEN SPACE %	94.28

PLOT RATIO CALCULATION	
AREAS	m2
TOTAL BUILDING AREA	1317.11
LESS DEDUCTIONS	
LIFT SHAFTS	-14.25
COMMON STAIRS	-33.12
DUCTS	-4.16
BASEMENT	-256.69
GROUND LEVEL PARKING	-46.53
STORE ROOMS	-14.28
BALCONIES	-100.34
VERANDAHS	-60.79
ROOF OPEN SPACE	-258
TOTAL PLOT AREA	528.95
LOT AREA	314
PLOT AREA RATIO %	1.68

FLOOR LEVEL SCHEDULE	
REAR BOUNDARY	5.94
FRONT BOUNDARY	3.82
2ND FLOOR	12.04
1ST FLOOR	9.04
GROUND FLOOR	6.04
BASEMENT	3.383

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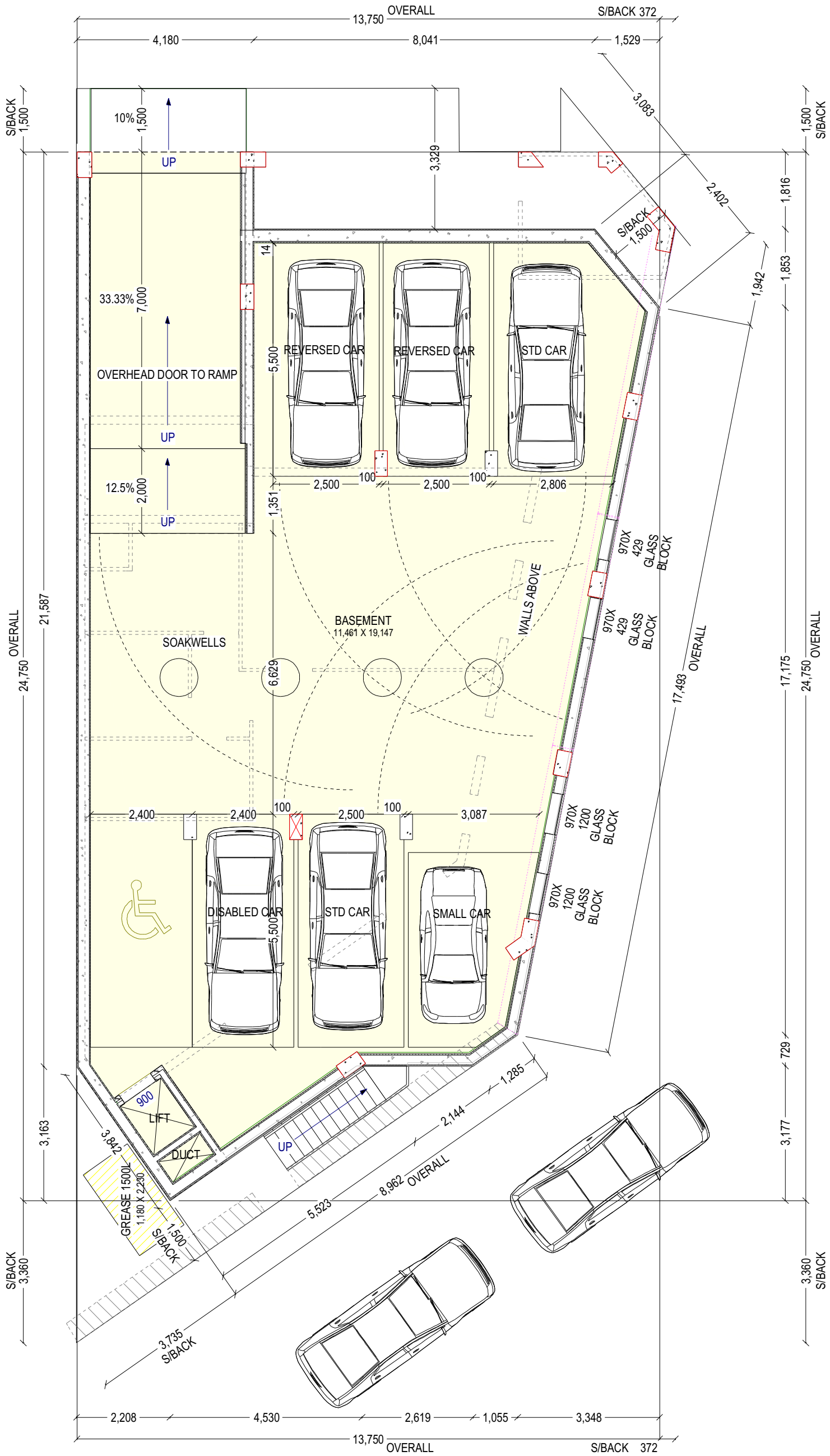
CLIENT
A. Davey, Cabaret Gaming Pty Ltd

PROJECT
PROPOSED 4 LEVEL MIXED USE DEVELOPMENT
LOT 3351, 15 BOSTON QUAYS
MINDARIE WA 6030

DATE 14/2/2018
SHEET A02.2

SITE PLAN
SCALE 1:200 ON A3



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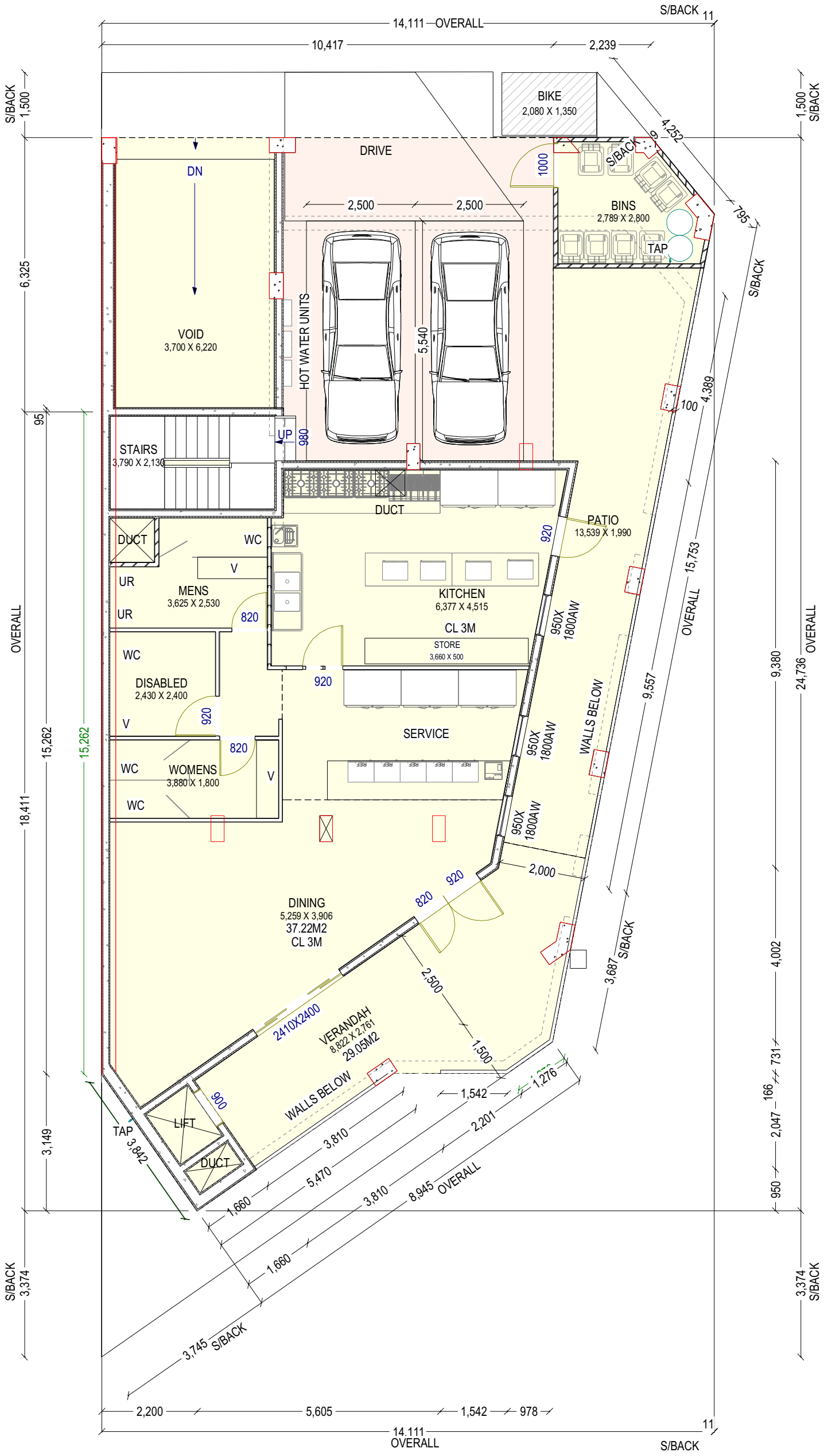

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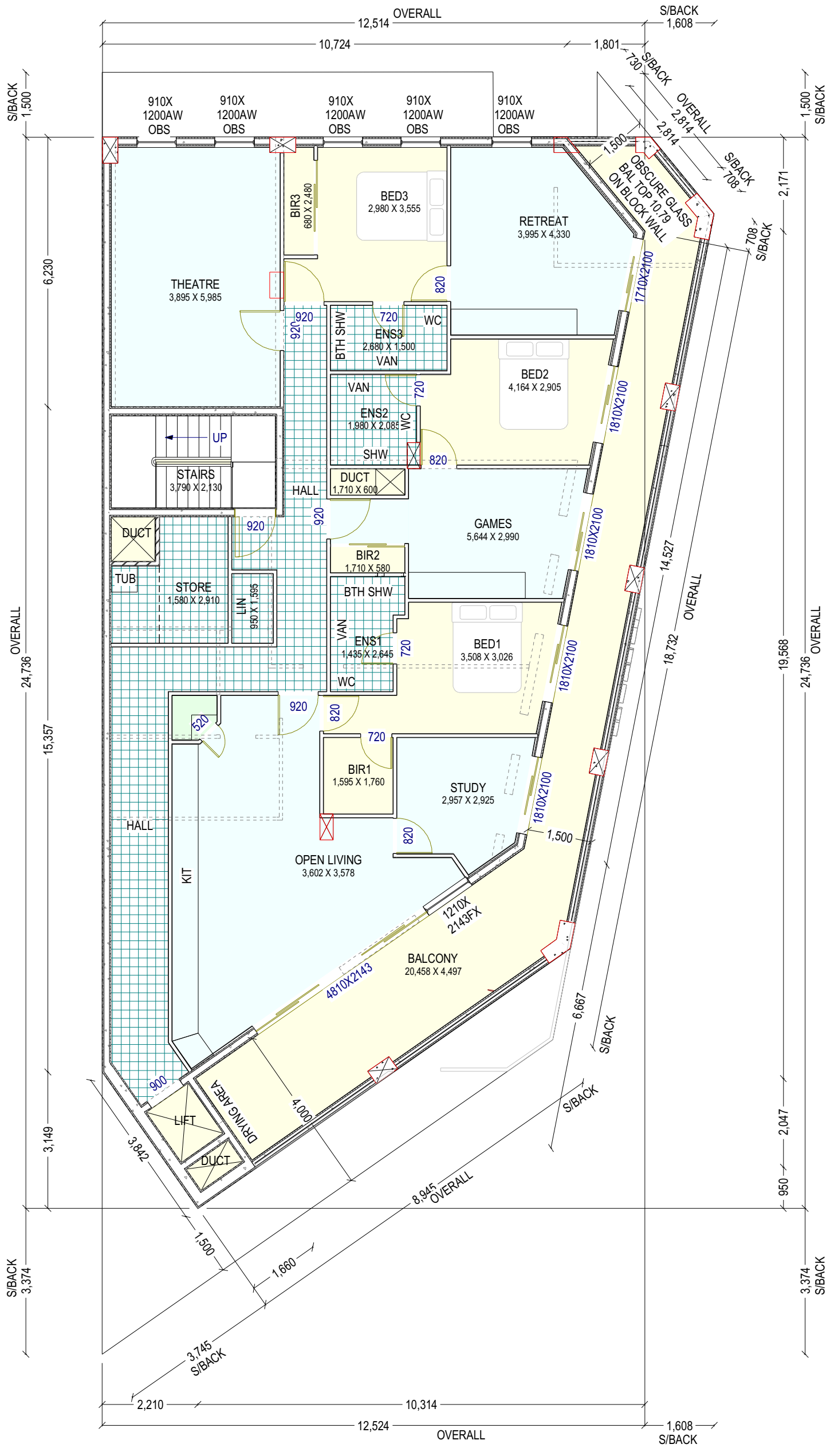

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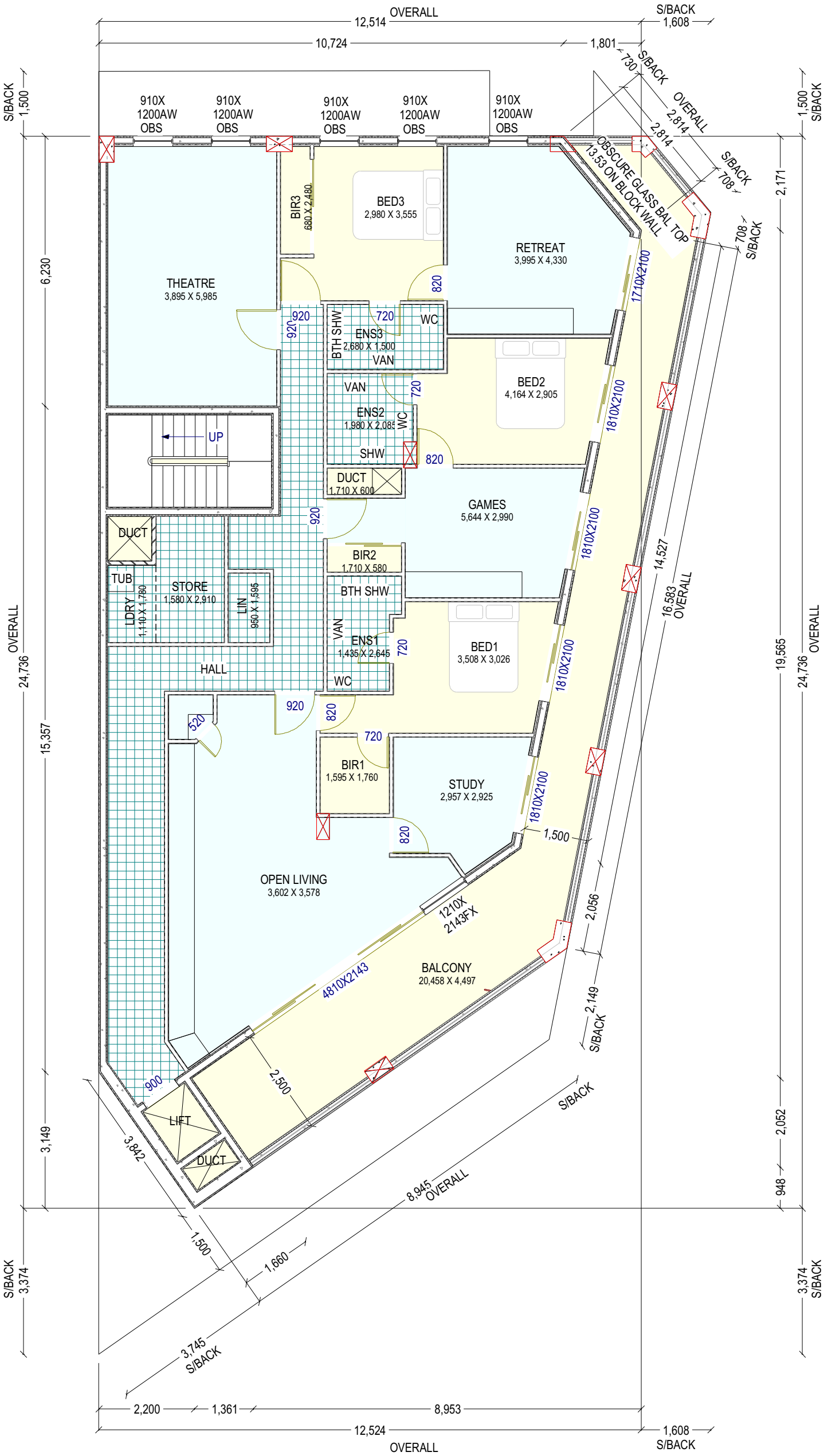

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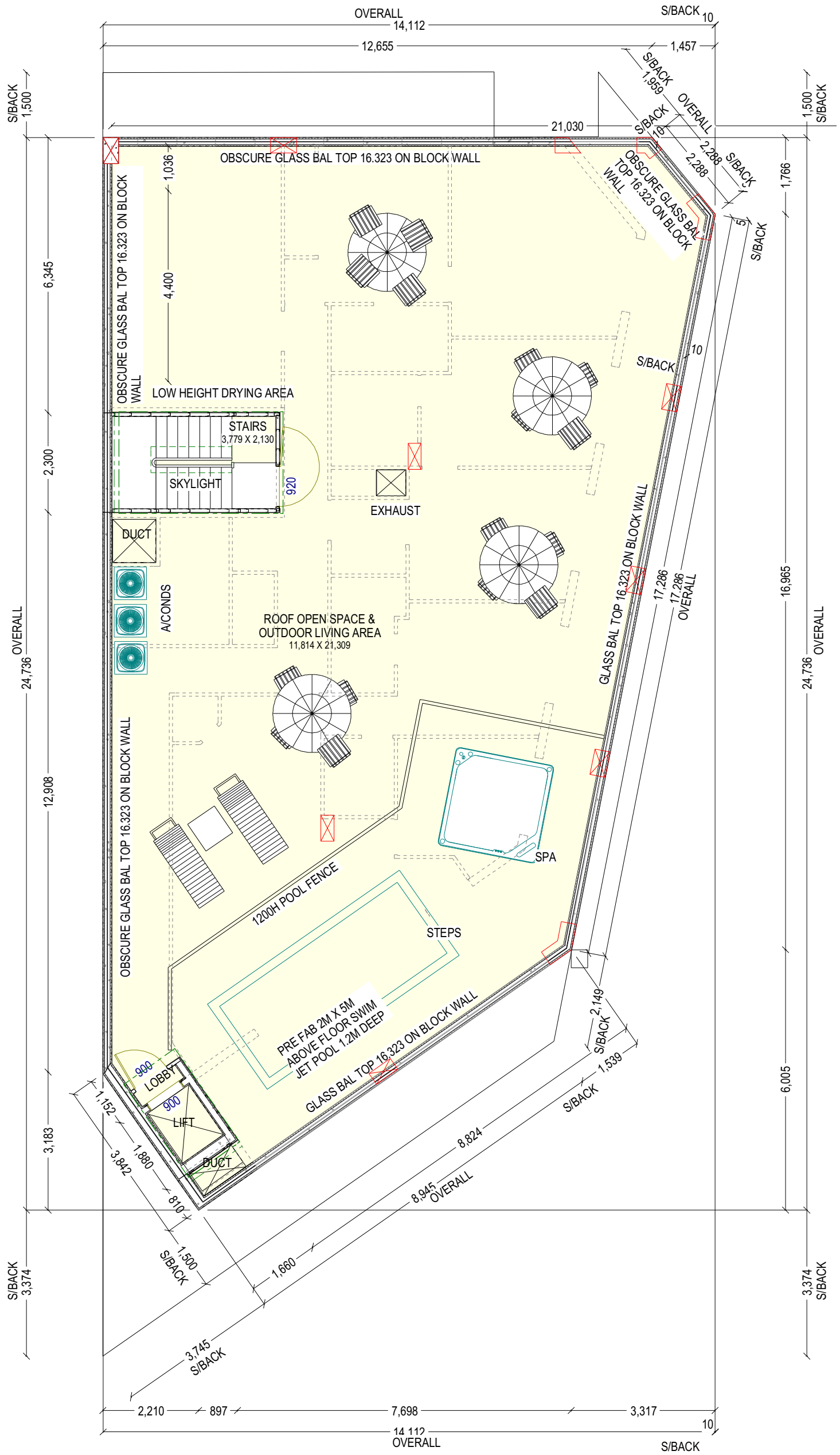

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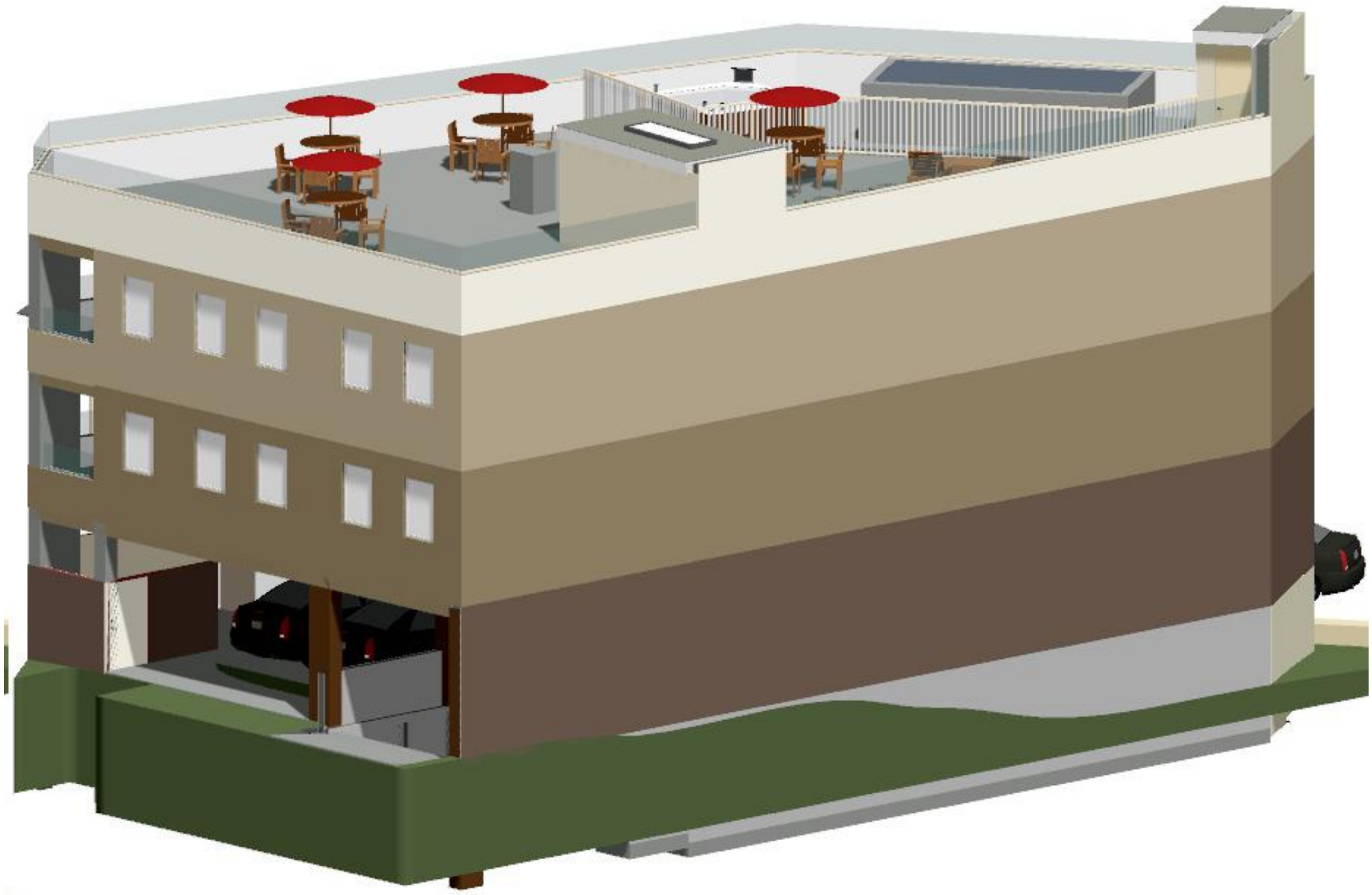

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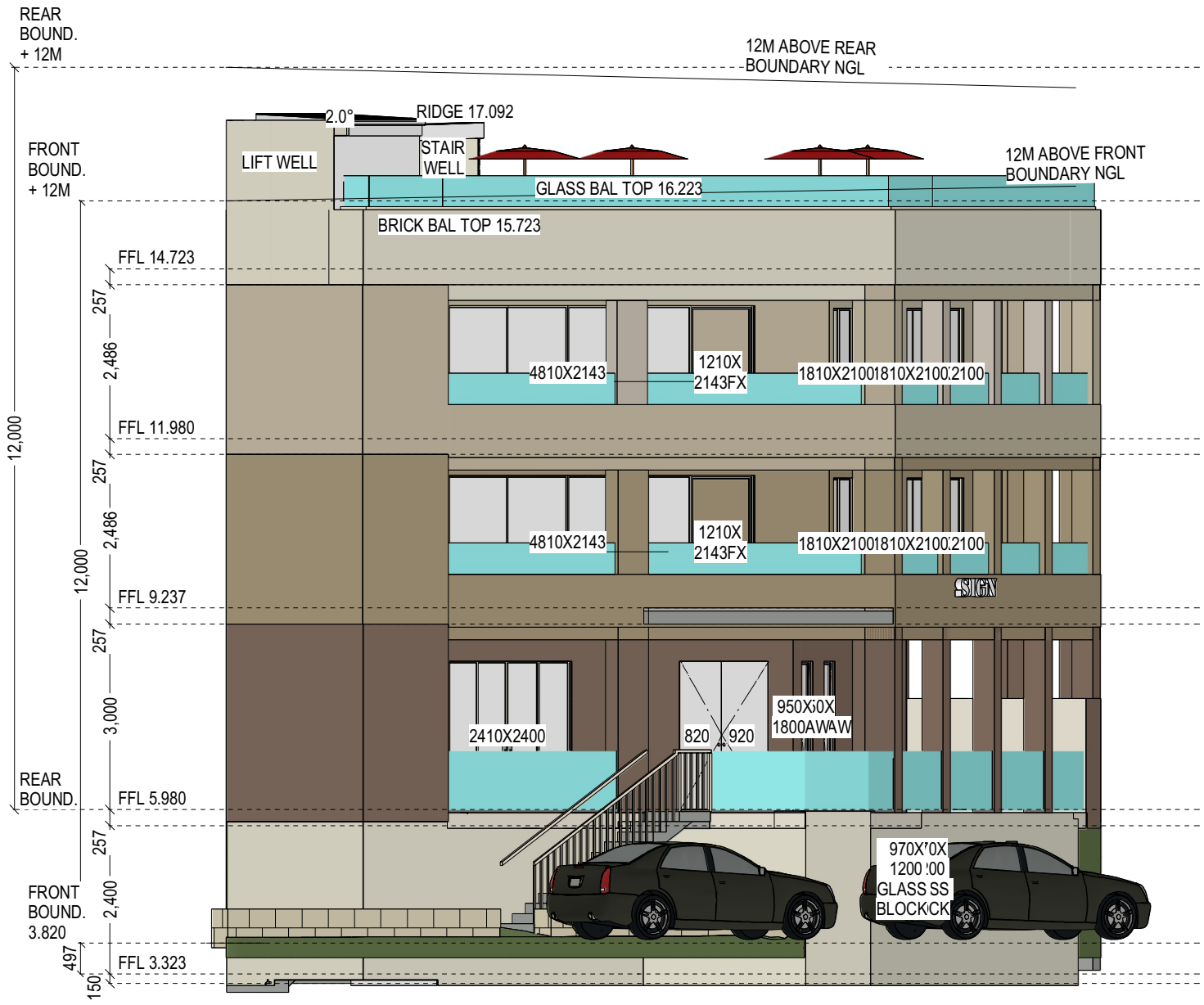
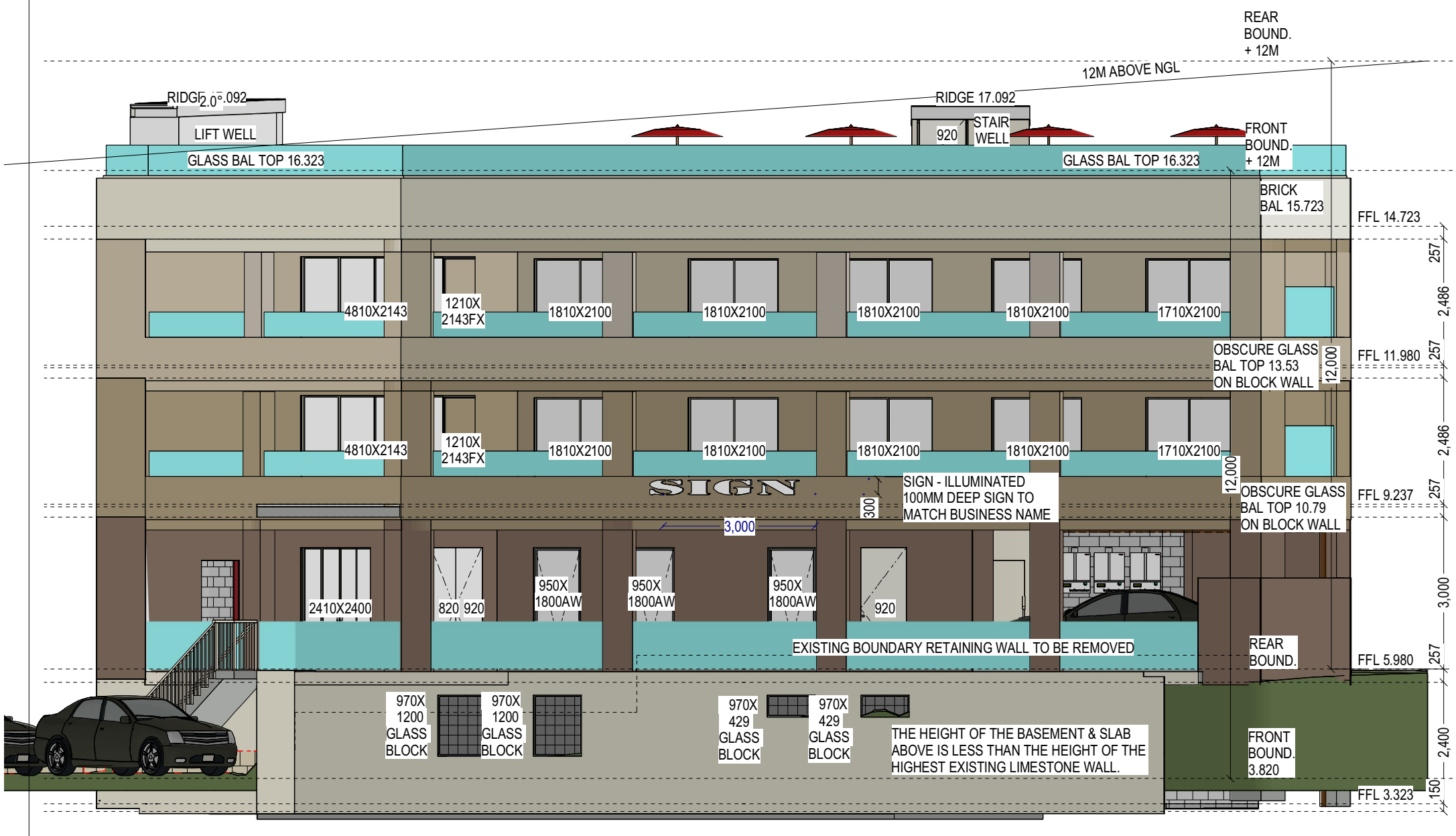


FRONT ELEVATION



RIGHT ELEVATION

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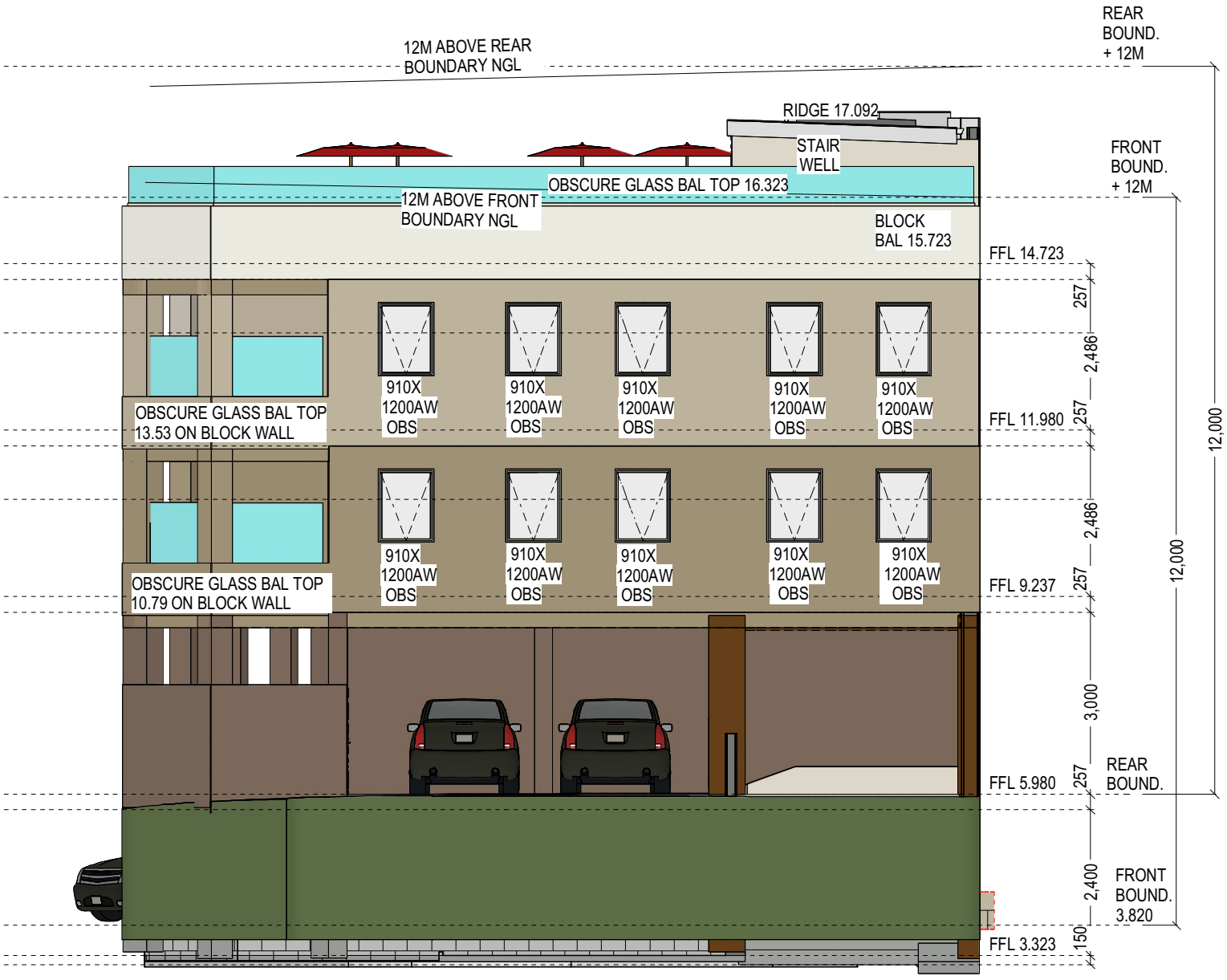
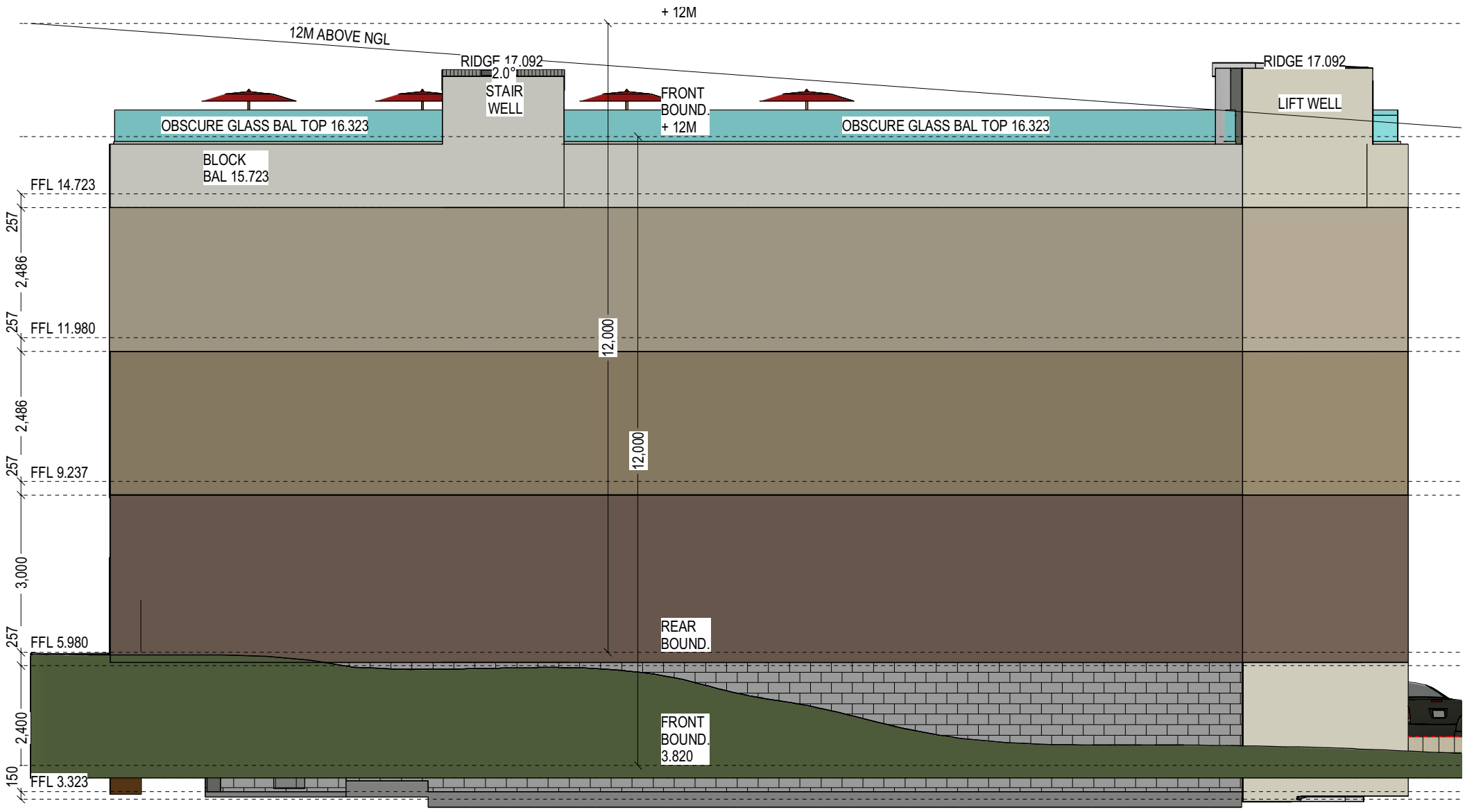


REAR ELEVATION



LEFT ELEVATION

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