

Meridian Industries Pty Ltd

Proposed Multi Dwellings at Lot 16 (#50A) Frederick Street, Wanneroo



Unit Area Schedule

Unit	Type	Plot Ratio Area	Balcony	Alfresco	Store	Total
1	A	74.04m ²		25.80m ²	4.84m ²	104.68m ²
2	A	74.04m ²		25.80m ²	4.12m ²	103.96m ²
3	B	93.09m ²		23.44m ²	4.00m ²	120.53m ²
4	C	76.75m ²	17.63m ²		4.91m ²	99.29m ²
5	C	76.75m ²	17.63m ²		4.04m ²	98.42m ²
6	D	77.69m ²	10.03m ²		4.00m ²	91.72m ²
7	D	76.69m ²	10.3m ²		4.05m ²	91.72m ²
8	C	76.75m ²	16.12m ²		4.23m ²	97.10m ²
9	C	76.75m ²	21.01m ²		4.05m ²	101.81m ²
Total		704.94m²				910.62m²

On-Site Parking

Location	A
Vehicle Parking - Residential	9
Vehicle Parking - Visitors	8
Motorbike Parking	0
Total	17
Bicycle Parking - Residential	3
Bicycle Parking - Visitors	1
Total	4

Building Size

Lot Area	1160m ²
Residential Zoning	R60
Max. Plot Ratio	.7
Max. Plot Ratio Area	812m ²
Calculated Plot Ratio	.605
Calculated Plot Ratio Area	702.13m ²
Min. Open Space % Req.	45%
Open Space Provided	41.72%

Combination Yield

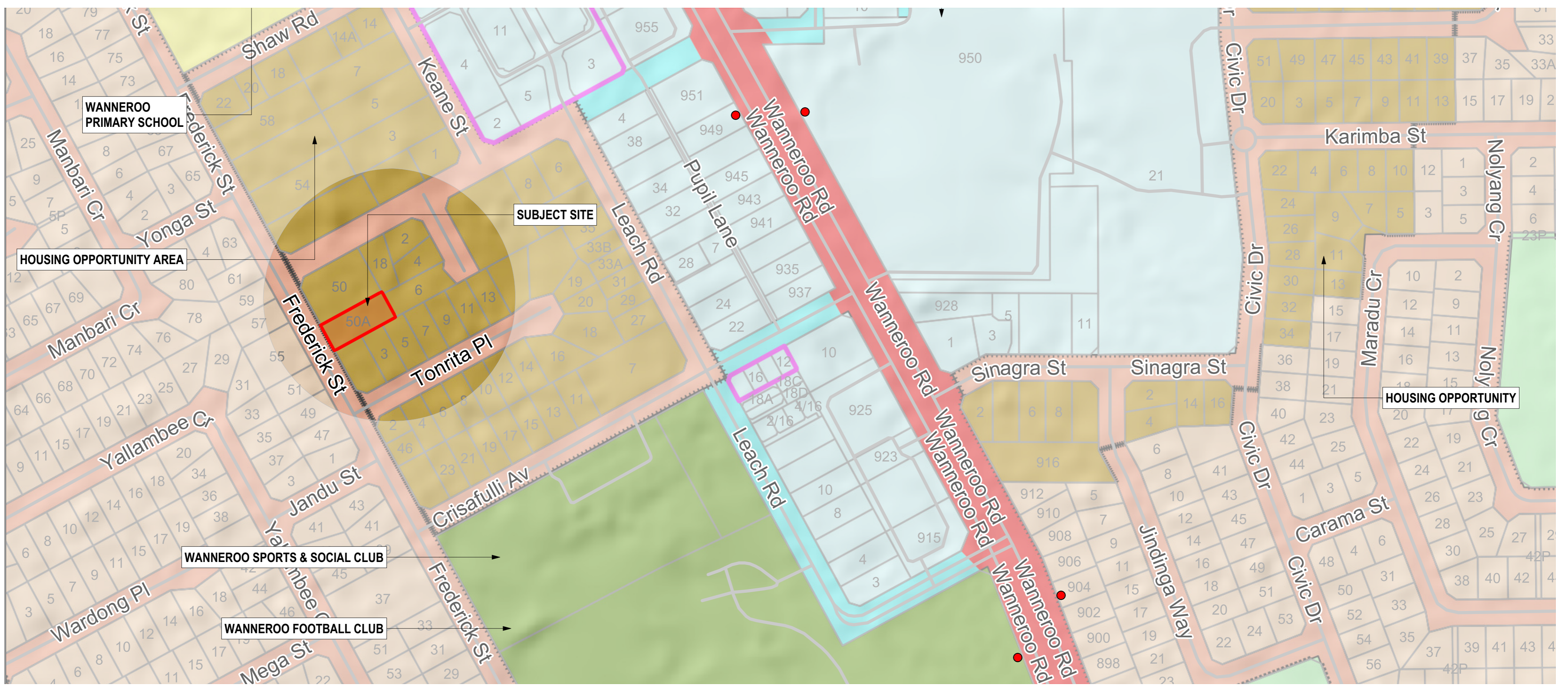
Combination	No	GF	UF
1B x 1B	0		
2B x 1B	0		
2B x 2B	9	3	6
Total	9	3	6

Unit Type Schedule

Code	Level	Type	Combination	Total
	GF	A	2B x 2B	2
	GF	B	2B x 2B	1
	UF	C	2B x 2B	4
	UF	D	2B x 2B	2
Total				9

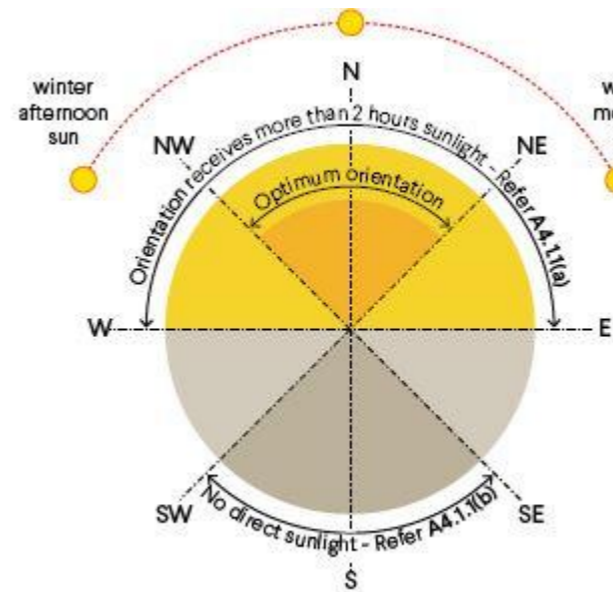


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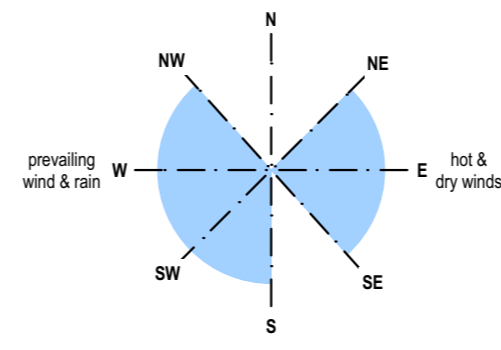
Local Area Context Plan

scale 1:12000 (source: City of Wanneroo Maps)



Sunlight Diagram

as per Figure 4.1b



Prevailing Wind Direction

Legend

	RECREATION / PARKS
	COMMERCIAL CENTRE
	CIVIC
	HOUSING OPPORTUNITY AREA
	BUS STOP
	MAJOR ROAD



Site Area Context Plan

scale 1:1000 (source: City of Wanneroo Maps)

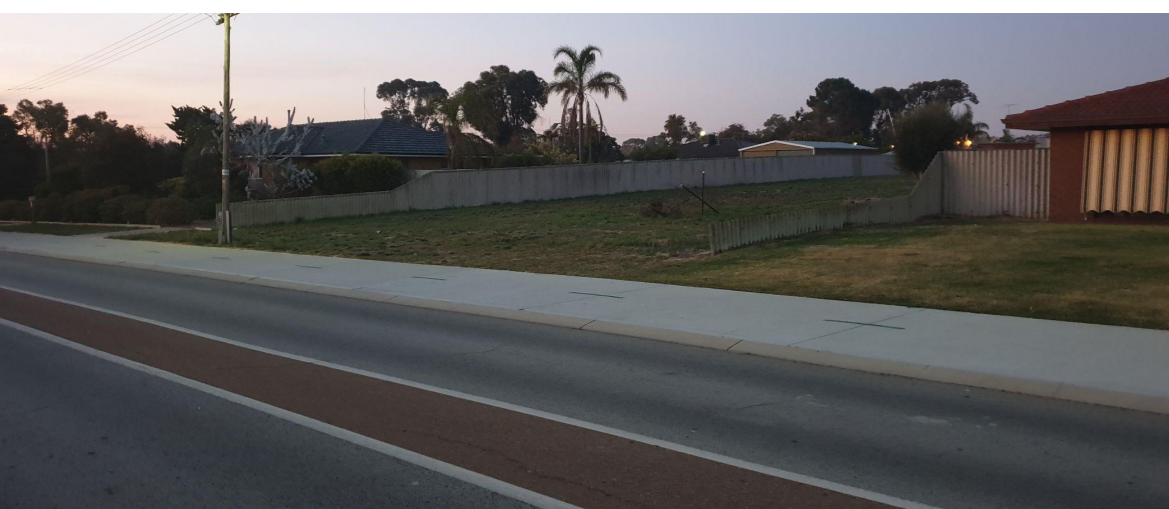


Image Location 1

(Photo Taken 14/05/2019)



Image Location 2

(Photo Taken 14/05/2019)



Image Location 3

(Photo Taken 14/05/2019)

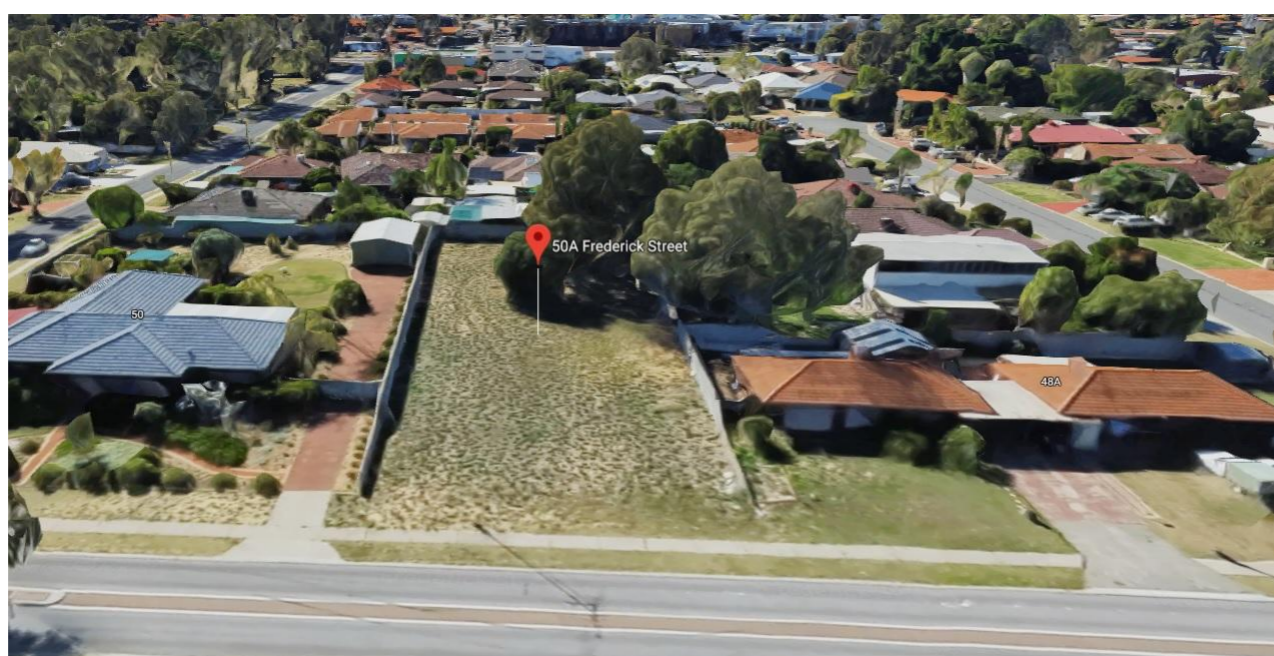


Image Location A1

(Image from Google Streetview - Taken August 2014)



Image Location A2

(Image from Google Streetview - Taken August 2014)

OLD AREA	SEC Dome
LEGEND	Power Pole
	Phone Pits
	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

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 affect building on the property.

DISCLAIMER:
 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 from information supplied by Water Corporation.

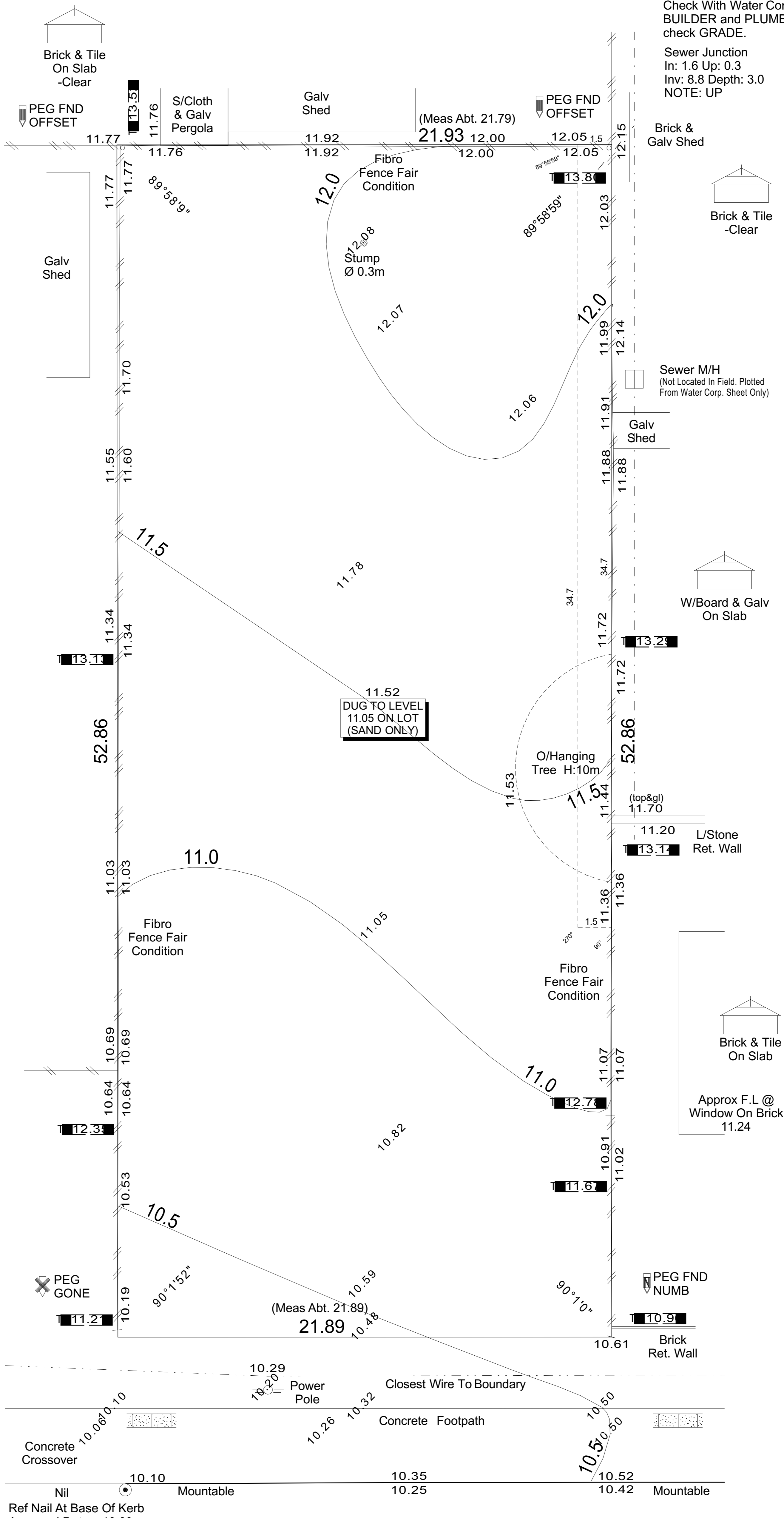
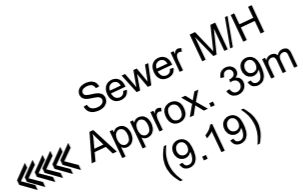
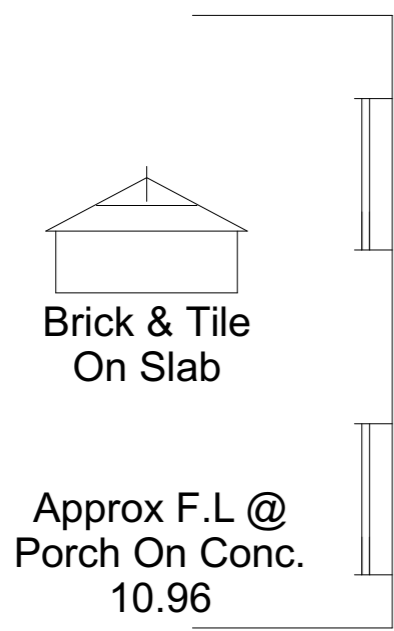
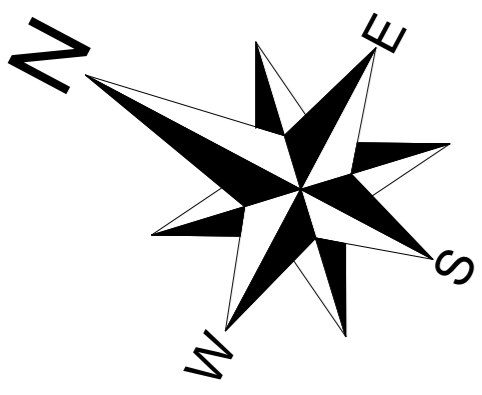
NOTE: EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES.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

BEWARE:
 Deep sewer junction.
 Check With Water Corp
 BUILDER and PLUMBER
 check GRADE.

Sewer Junction
 In: 1.6 Up: 0.3
 Inv: 8.8 Depth: 3.0
 NOTE: UP

LOT MISCLOSE
 0.004 m

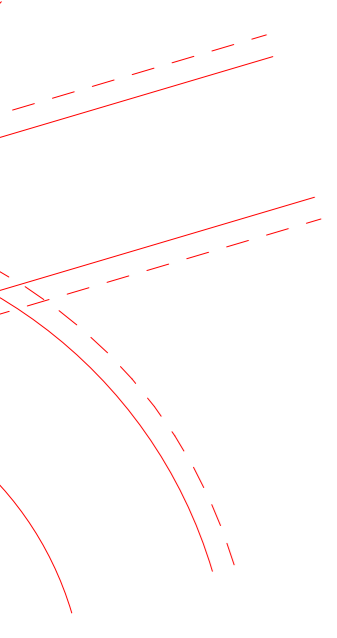
SOIL DESCRIPTION
 Sand
 Medium Grass Cover



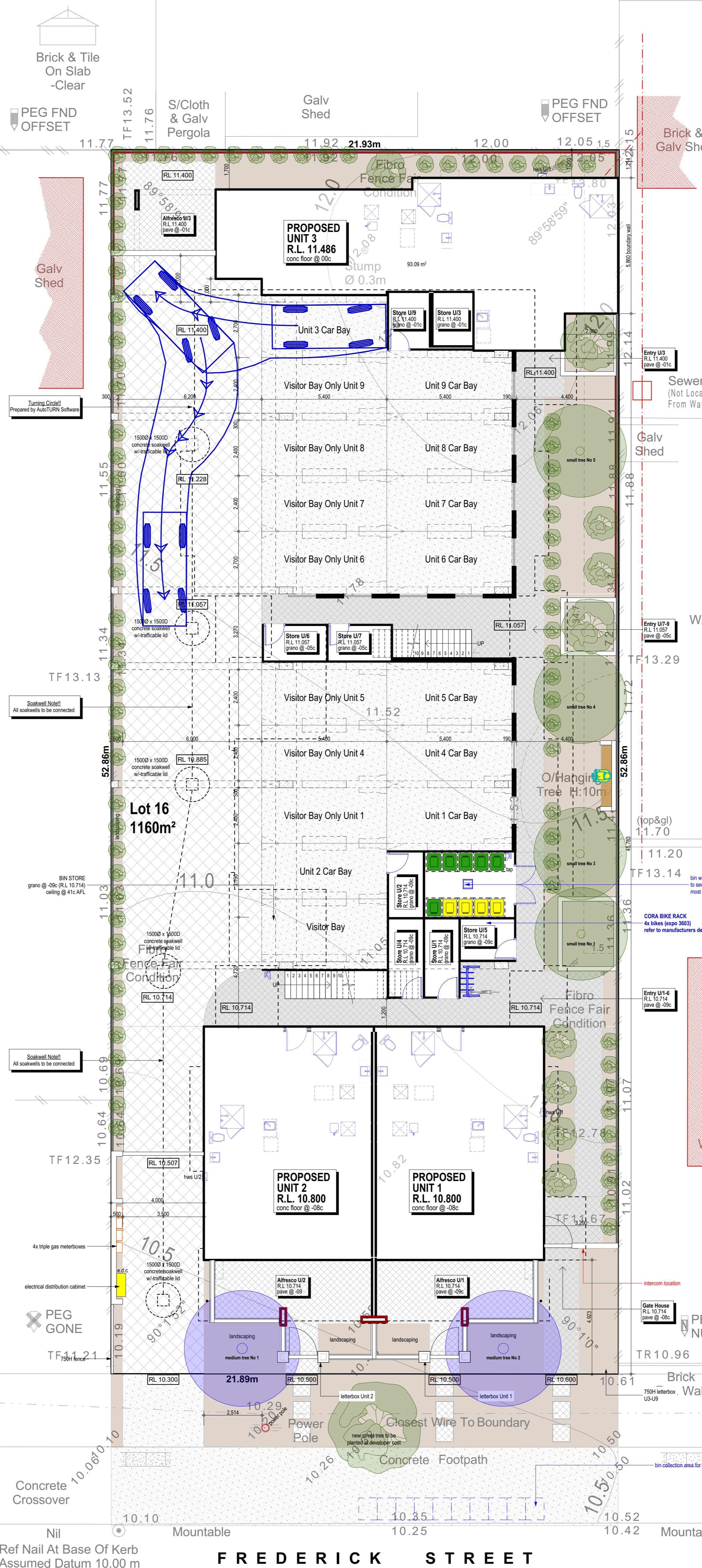
Ref Nail At Base Of Kerb Assumed Datum 10.00 m

Frederick Street
 Bitumen

NOTE:
 TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.



BEWARE:
 Deep sewer junction.
 Check With Water Corp
 BUILDER and PLUMBER
 check GRADE.
 Sewer Junction
 In: 1.6 Up: 0.3
 Inv: 8.8 Depth: 3.0
 NOTE: UP



Brick & Tile
 On Slab
 Approx F.L. @
 Porch On Conc.
 10.96

Brick & Tile
 On Slab
 Approx F.L. @
 Window On Brick
 11.24

Sewer M/H
 Approx. 39m
 (9.19)

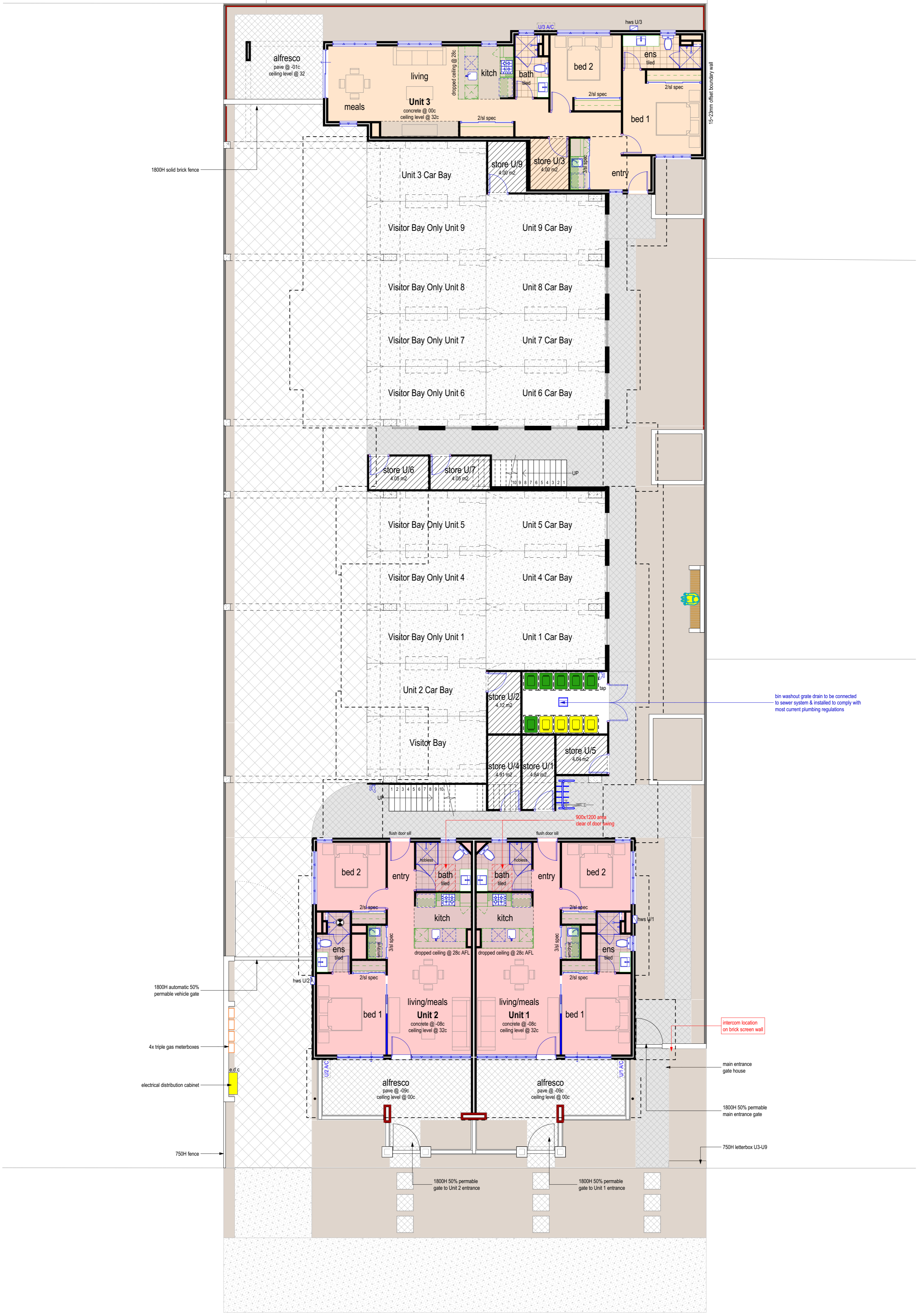
Ref Nail At Base Of Kerb
 Assumed Datum 10.00 m
FREDERICK STREET
 Bitumen



Site Plan
 scale 1:100
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 Client
 Meridian Industries Pty Ltd
 Site Address
 Proposed Multi Dwellings at Lot 16
 (#50A) Frederick Street, Wanneroo



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	issued for Planning Approval	SHEET No. 03 of 08		



Ground Floor Plan
scale 1:100

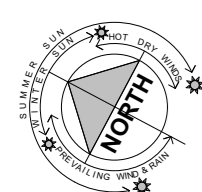
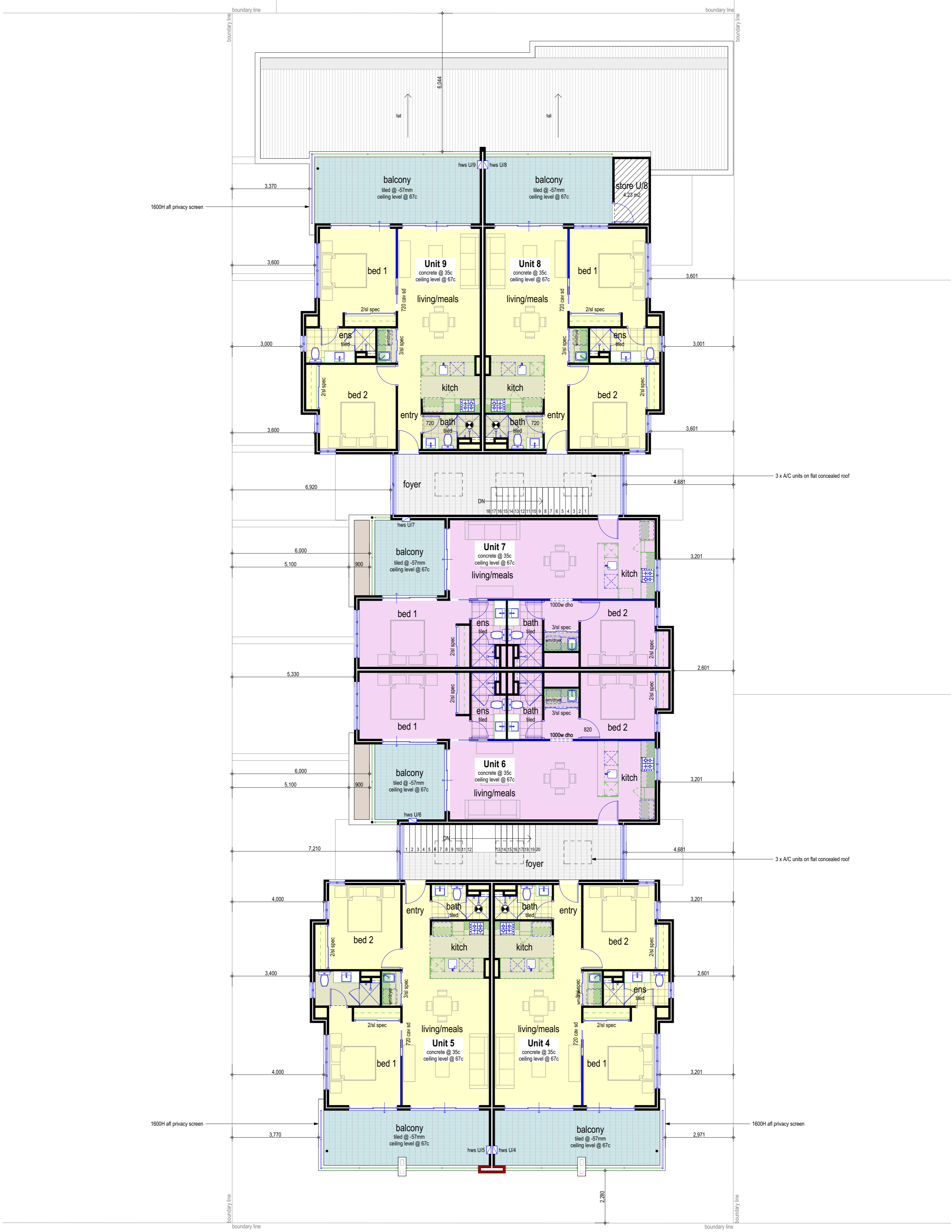
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drawn: m.stav
scale: 1:100 (A1)
date: 12.09.2019

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Upper Floor Plan
scale 1:100

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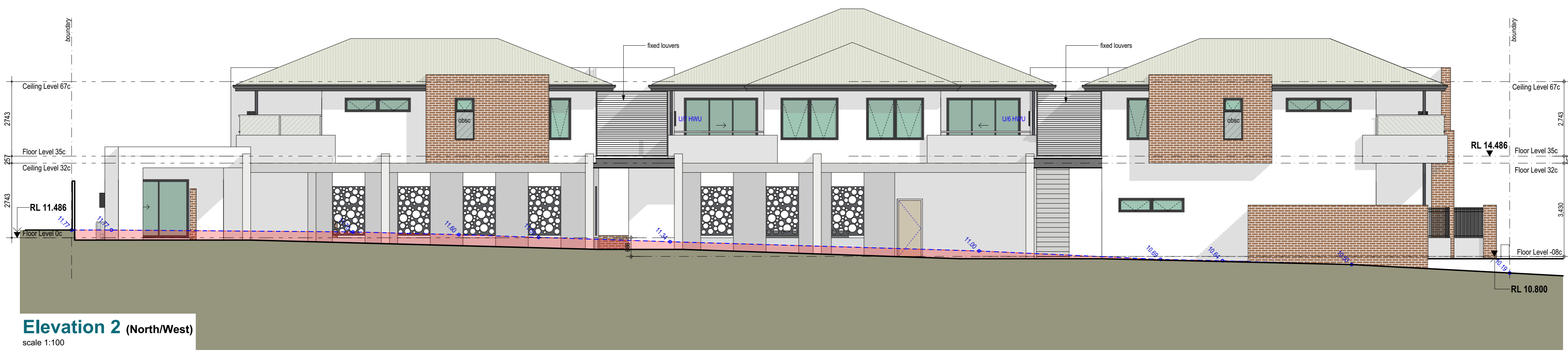
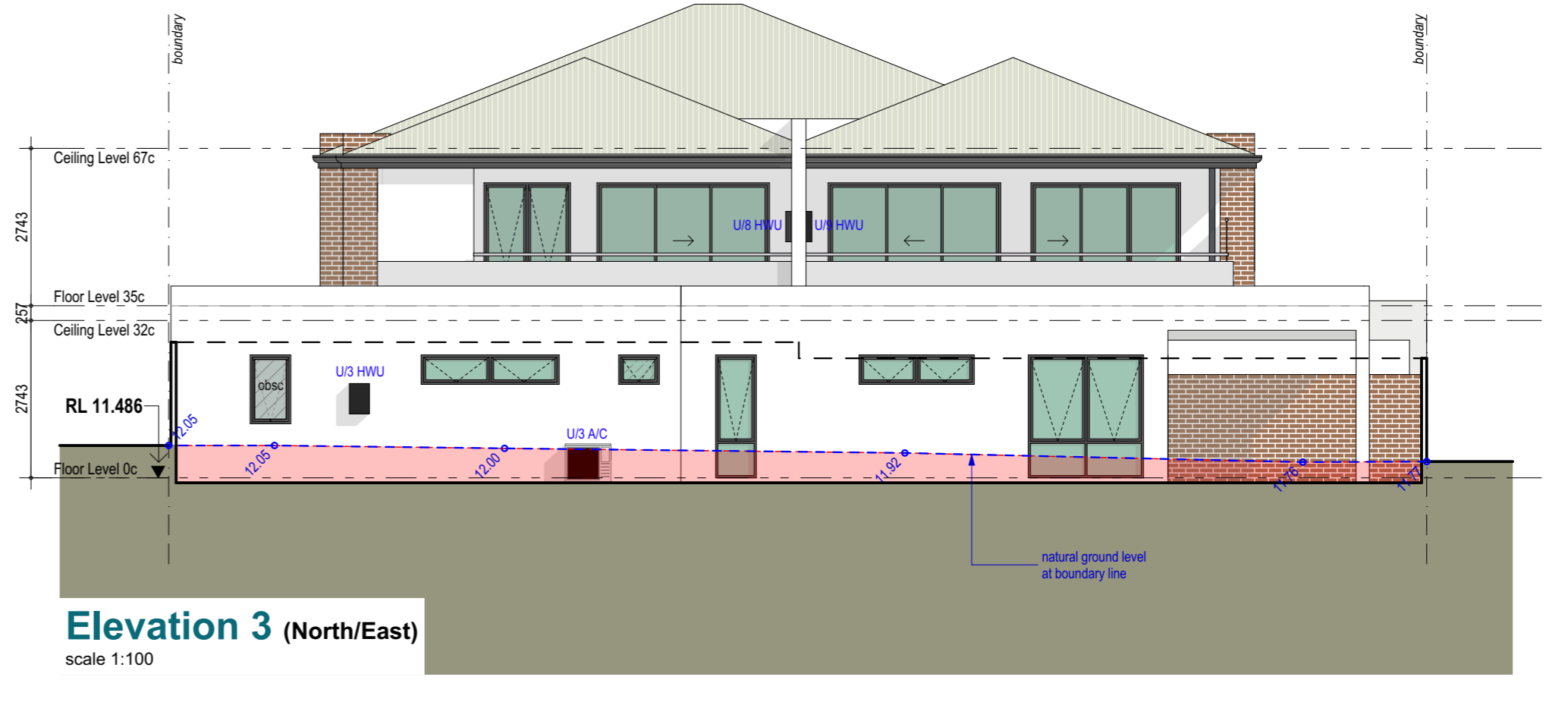
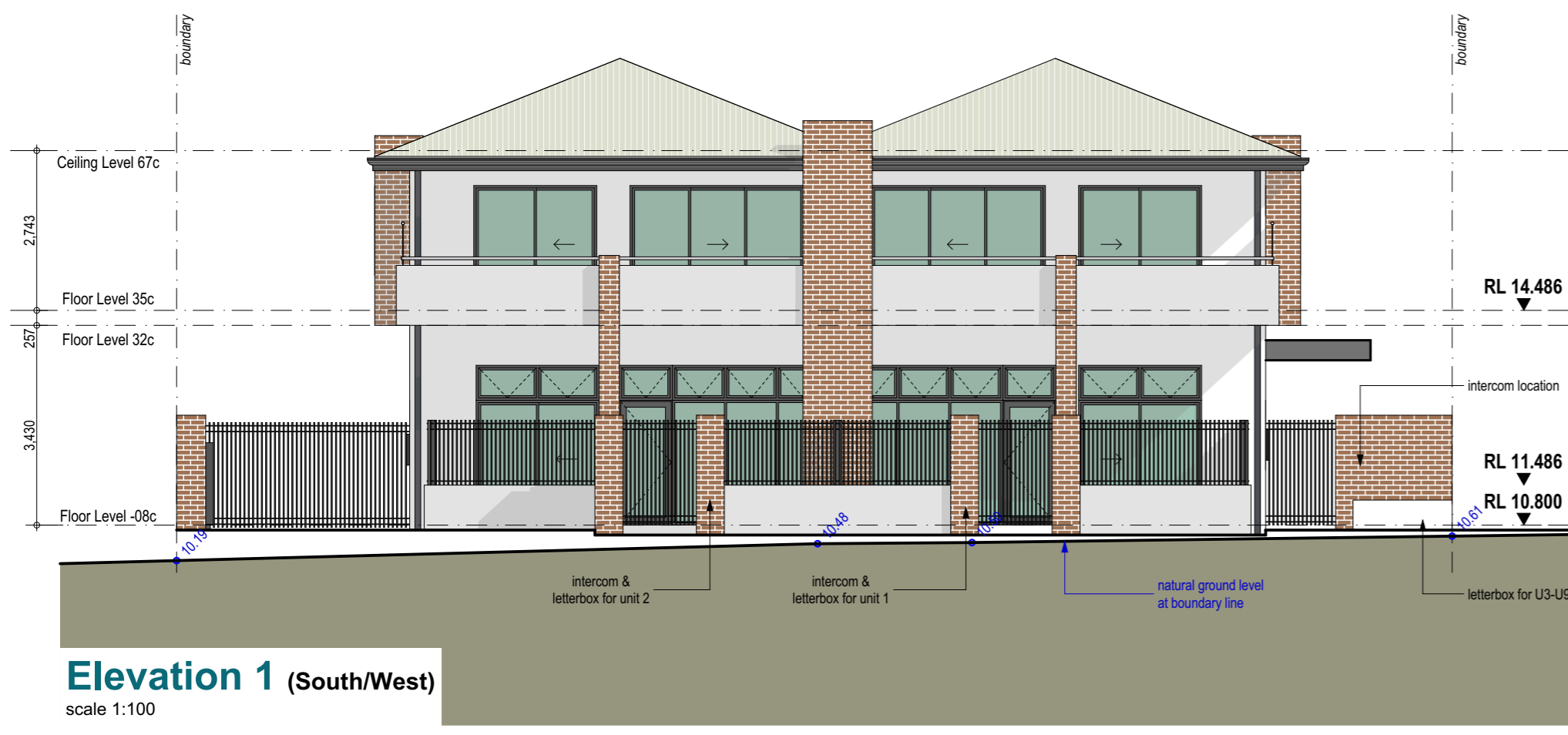
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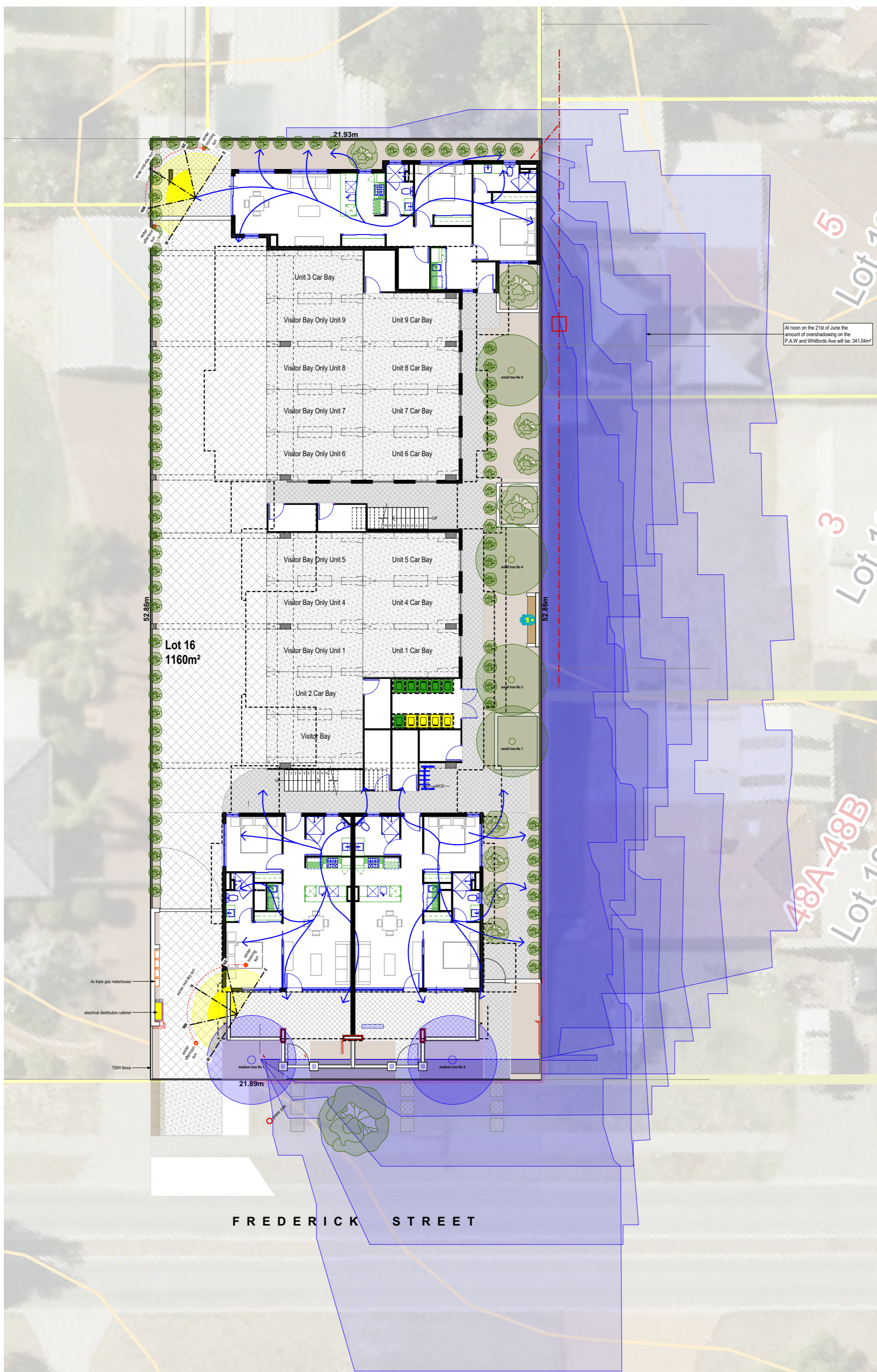
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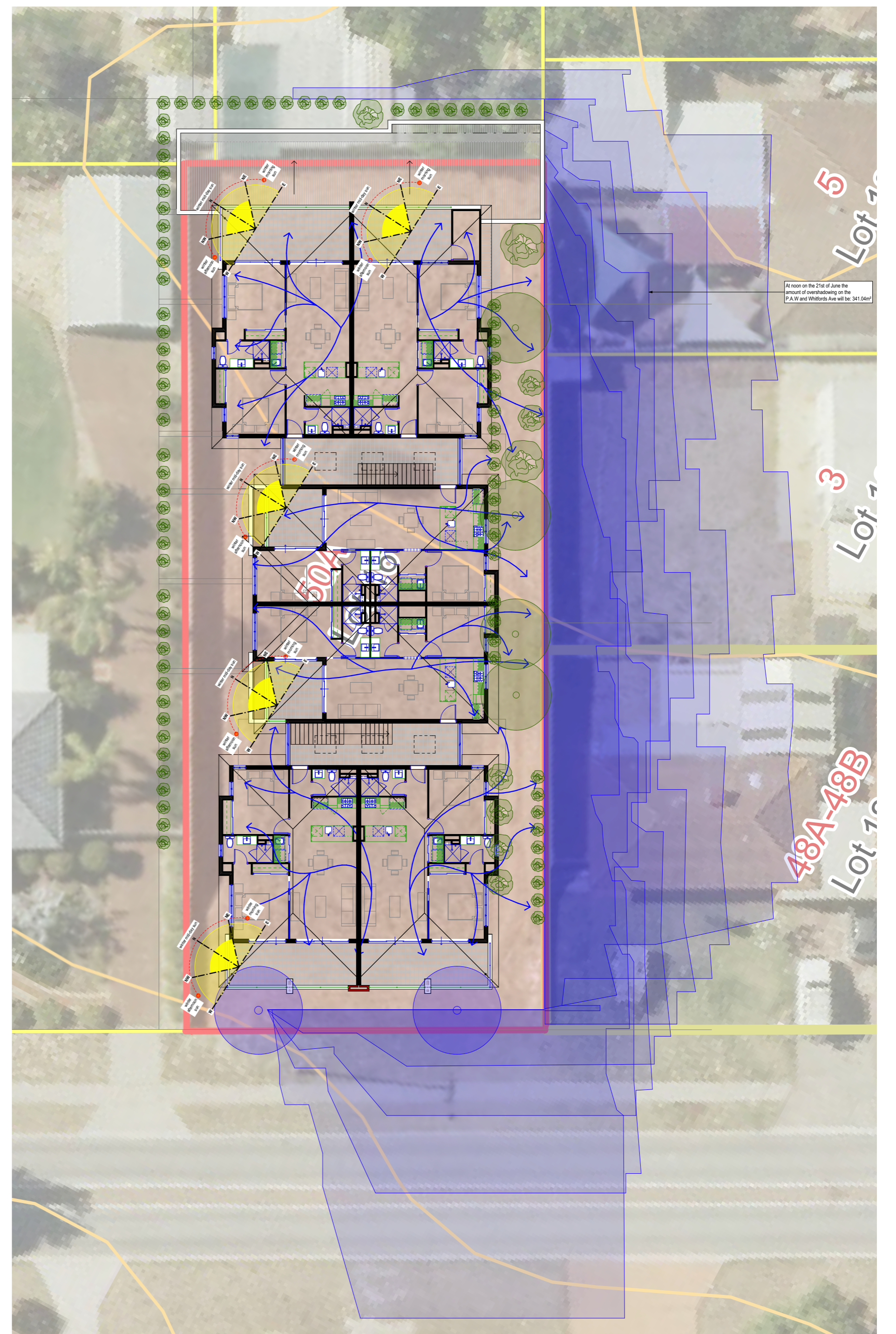
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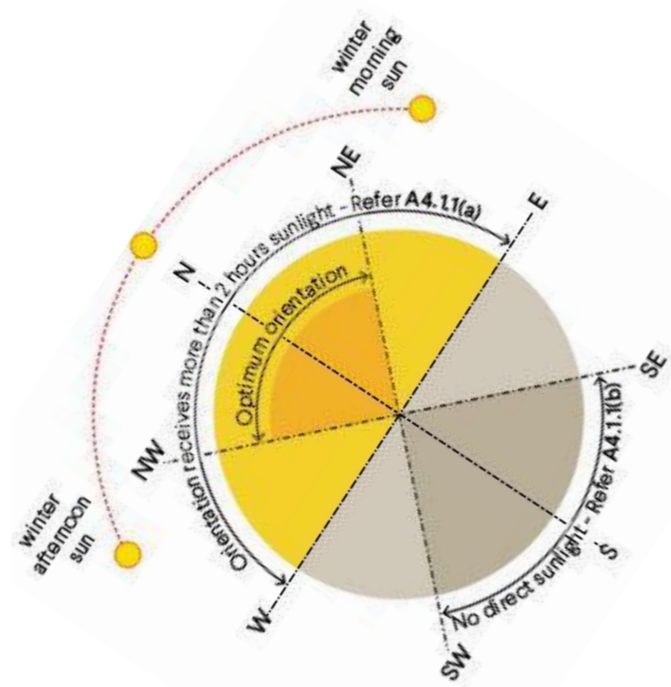
Sun Study & Ventilation Diagram (Ground Floor)
scale 1:200



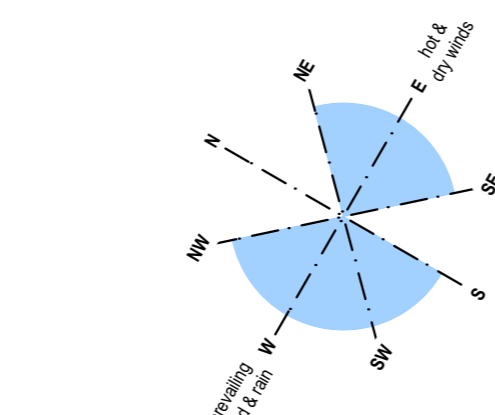
Sun Study & Ventilation Diagram (Upper Floor)
scale 1:200

Solar Access Table

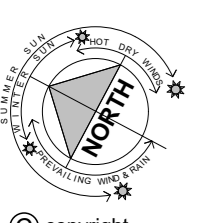
Unit	Type	receives < 2 hours sunlight
1	A	NO
2	B	YES
3	C	YES
4	D	NO
5	E	YES
6	E	YES
7	F	YES



Sunlight Diagram
as per Figure 4.1b



Prevailing Wind Direction





F R E D E R I C K S T R E E T

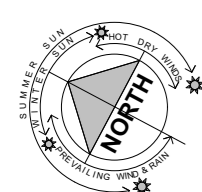
Soft/Hardscape & Deepsoil Calculations

	m²
Site Area	1160m²
Softscape	194.57m²
Hardscape	965.43m²
Required Deepsoil (10%)	116.00m²
Provided Deepsoil (12.34%)	143.20m²

- Planting Notes:**
1. Planted areas shall be mulched with an organic mulch to minimum depth of 75mm.
 2. Planting desites to be a minimum of 3 plants / m²
- Irrigation Notes:**
1. All planting and grassing to be irrigated via a fully automatic system from mains water.
 2. All Turf to be irrigated via pop up risers.
 3. All shrubs to be irrigated with drip line.
 4. Trees to be irrigated via bubblers.
 5. Irrigation system shall be dual program to allow turf and planting areas to be watered separately.
 6. Irrigation to be programmed to set watering days according to council guidelines

Landscaping Legend

DE	Dianella Ensifolia	Silver Flax Lily	140mm	CA	Cupaniopsis Anacardioides	Tuckeroo	90 ltr
DR	Dianella Revoluta	Blueberry Lily	140mm	HF	Hymenosporum Flavum	Native Frangipani	90 ltr
LL	Lomandra Longifolia	Long Leaf Mat Rush	140mm	LG	Eucalyptus Victrix	Little Ghost Gum	90 ltr
LB	Leucophyta Brownii	Cushion Bush	140mm	CT	Sapium Sebiferum	Chinese Tallow	90 ltr
AS	Acmena Smithii	Dwarf Lilly	140mm	MG	Magnolia Grandiflora	Magnolia Little Gem	90 ltr
TL	Tristaniopsis Laurina Dwarf	Burgandy Blush	140mm	PC	Prunus Crimson Spire	Flowering Plum	90 ltr
LL	Lomandra Longifolia	Tanika	140mm	AT	Tristaniopsis Laurina	Luscious	90 ltr
CSJ	Trachelospermum Jasminoides	Chinese Star Jasmine	140mm	JA	Jacaranda Mimosifolia	Jacaranda	90 ltr



Landscaping Plan

scale 1:100

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