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PROPOSED MIXED USE DEVELOPMENT DISTRICT 2 - HARBOURSIDE VILLAGE Lot 351 (#15 Boston Quays)



ARTIST IMPRESSION



ARTIST IMPRESSION

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 F: 9303 9986
 ABN: 28 133 554 748
 E: info@inspiredhomes.net.au
 W: www.inspiredhomes.net.au
 BRN: 12767



Client:
 Davey
Address:
 Lot 351 #15 Boston
 Quays Mindarie

PLANS REFERRED TO IN CONTRACT:

Owner: Date:
 Owner: Date:
 Owner: Date:
 Builder: Date:

Issued For:
 Development Approval

Designed by:
 V.V
 Drawn by: V.V
 Checked by: Builder
 Date:
 Issued: 3/02/2020
 Printed: 3/02/2020

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SITE ANALYSIS

LOCAL SITE CONTEXT PLAN DISTRICT 2 - HARBOURSIDE VILLAGE

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HOUSE SEARCH LOT AND PLAN SEARCH PARK & RESERVE

City of Wanneroo

IntraMaps GIS Viewer
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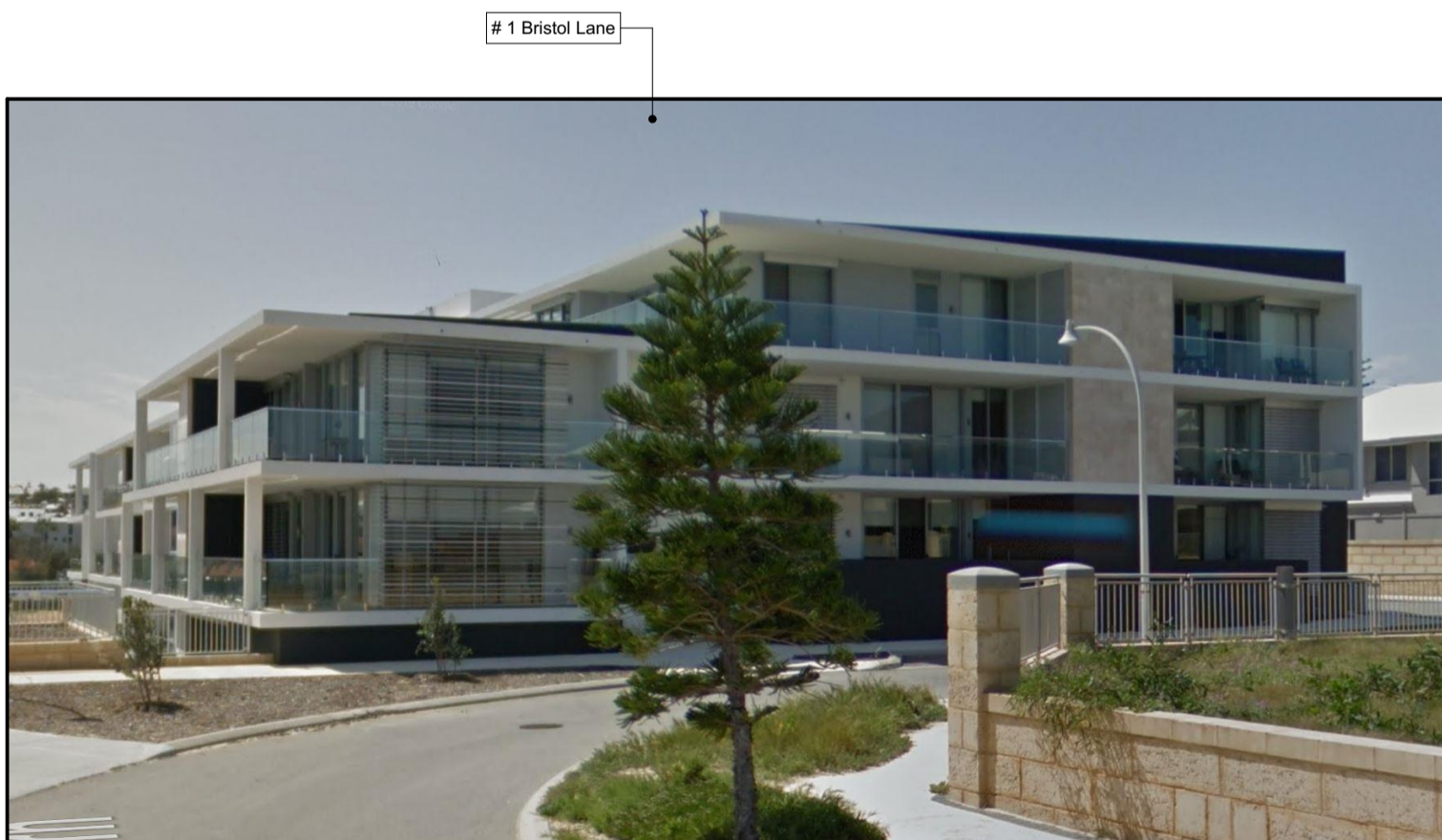
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SITE ANALYSIS

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LOCAL SITE CONTEXT PLAN DISTRICT 2 - HARBOURSIDE VILLAGE



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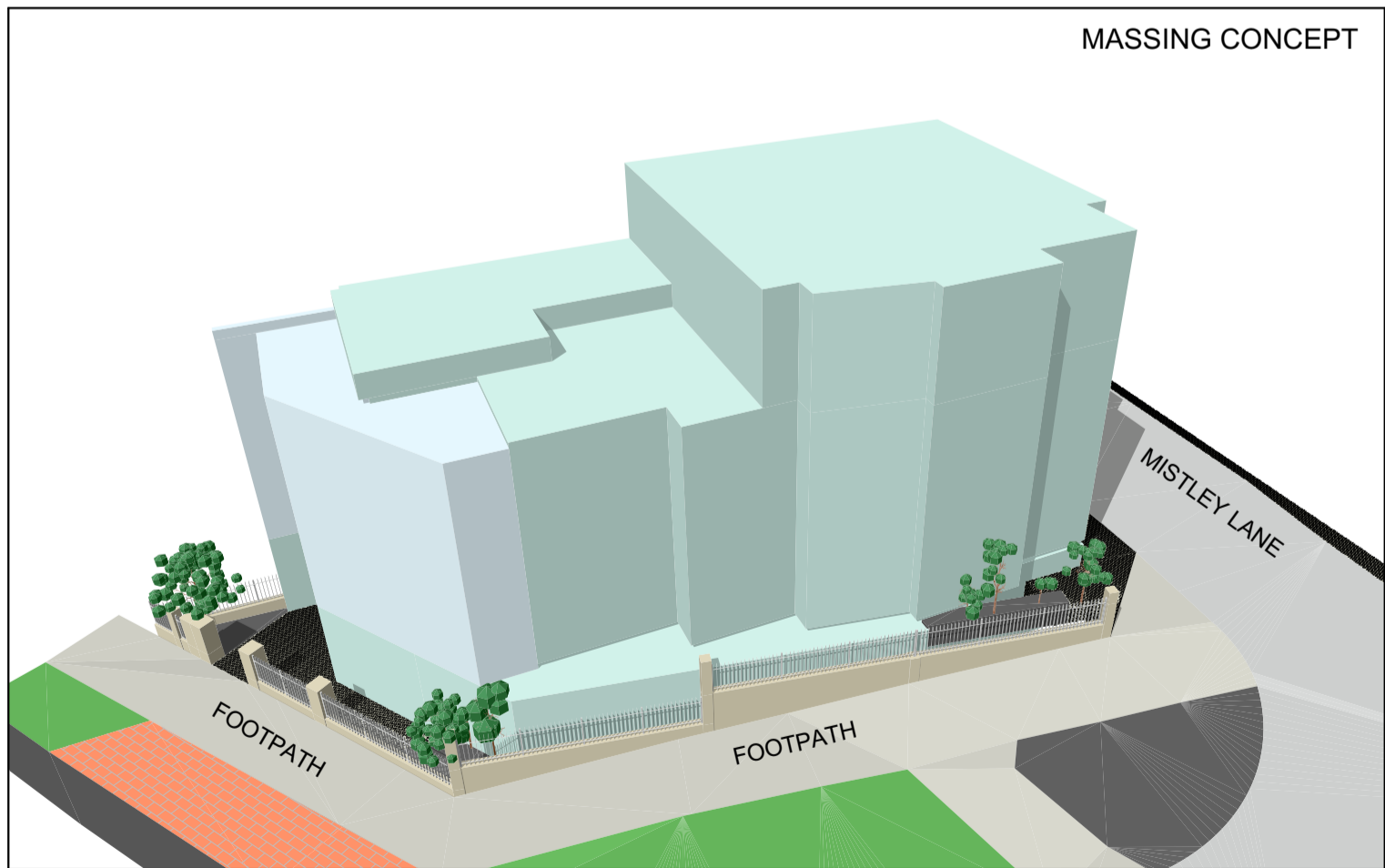
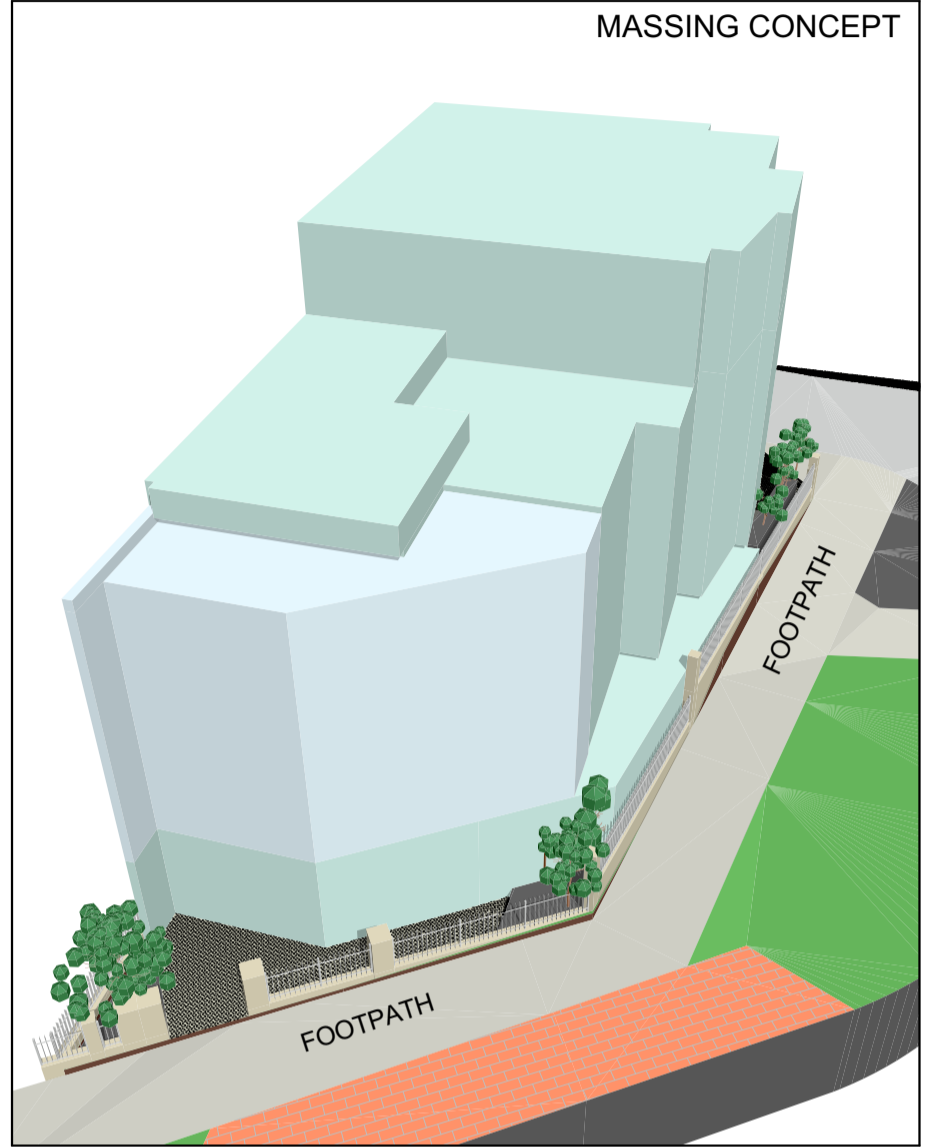
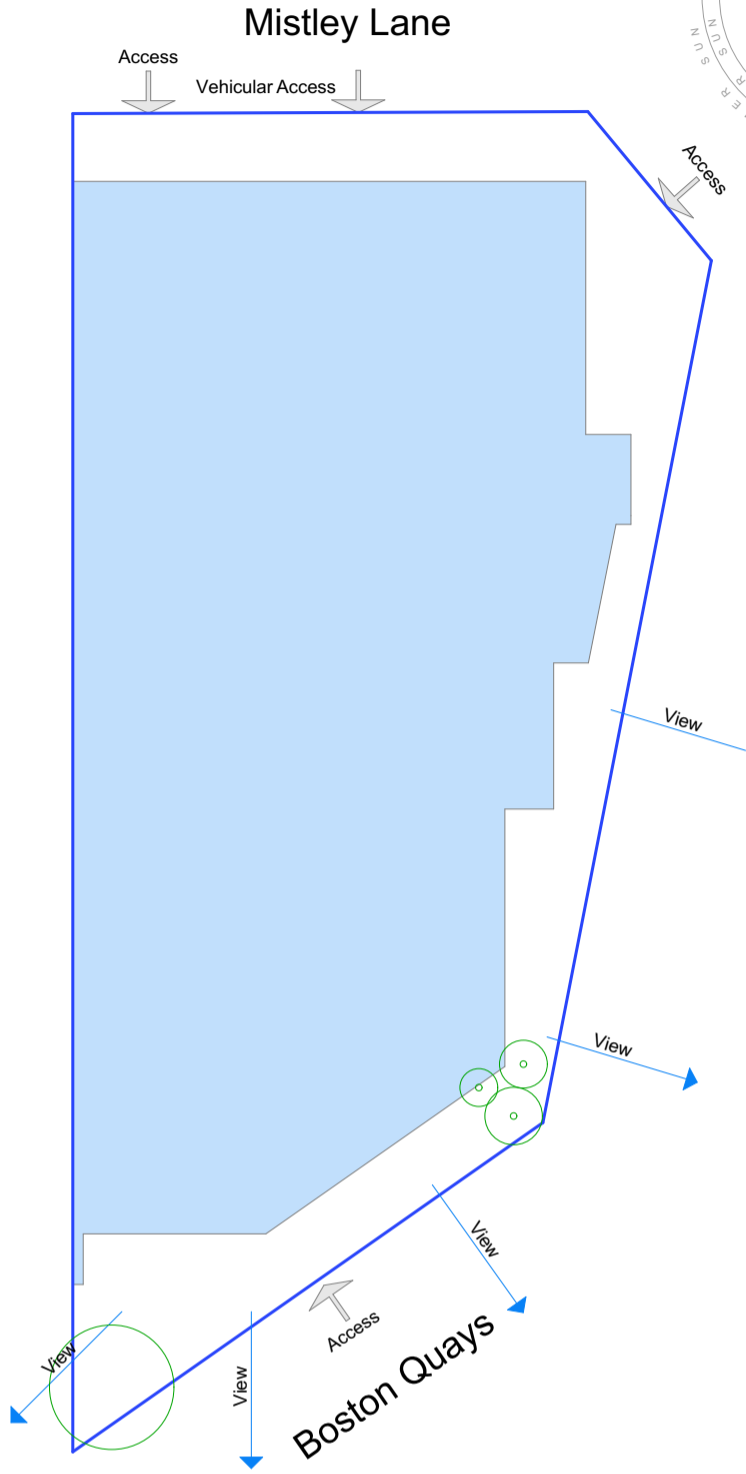
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Perspectives

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Massing Diagram

DISCLAIMER

The content of this plan is current and correct as of the date stated within the revision panel.
 The boundaries shown on the plan were not re-established as part of the survey, therefore the plan does not guarantee their accuracy.
 Existing easements, encumbrances or interests are not depicted and a title search is recommended to obtain the information.
 Re-establishment of the cadastral boundaries is recommended for proposed works on or near the boundary. Service information to be confirmed with the relevant authorities.
 For underground services ring "Dial Before you Dig" for confirmation.

REV	COMMENT	DATE	CHK
0	ISSUE FOR USE	06/11/17	NP

PROJECT

**15 BOSTON QUAYS,
MINDARIE
FEATURE SURVEY**

CLIENT

APEX DESIGN BUILD

SURVEYED		DRAFTED	
MJK	03/11/17	MJK	06/11/17
DATUM	GRID	LOT NO.	
AHD (SMH)	LOCAL	351	
PLAN/DIAGRAM		CERT. OF TITLE	
P41382		2573-232	

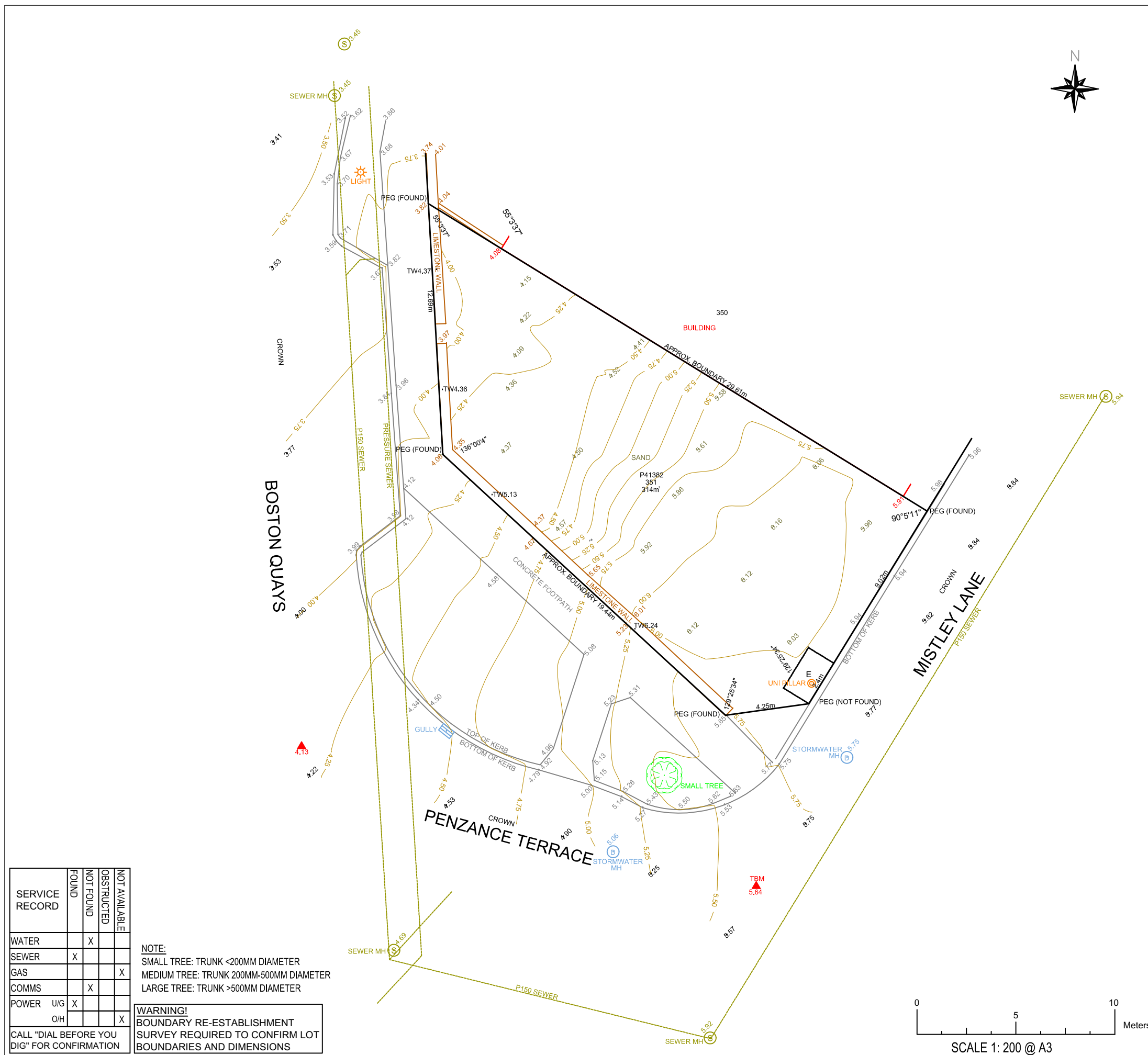
FILE REFERENCE

PRECAL

DBYD

FILE NAME

17085-APX-C01-133-001_0.dwg



SERVICE RECORD	FOUND	NOT FOUND	NOT AVAILABLE	OBSTRUCTED
WATER		X		
SEWER	X			
GAS			X	
COMMS		X		
POWER	U/G	X		
	O/H			X

NOTE:
 SMALL TREE: TRUNK <200MM DIAMETER
 MEDIUM TREE: TRUNK 200MM-500MM DIAMETER
 LARGE TREE: TRUNK >500MM DIAMETER

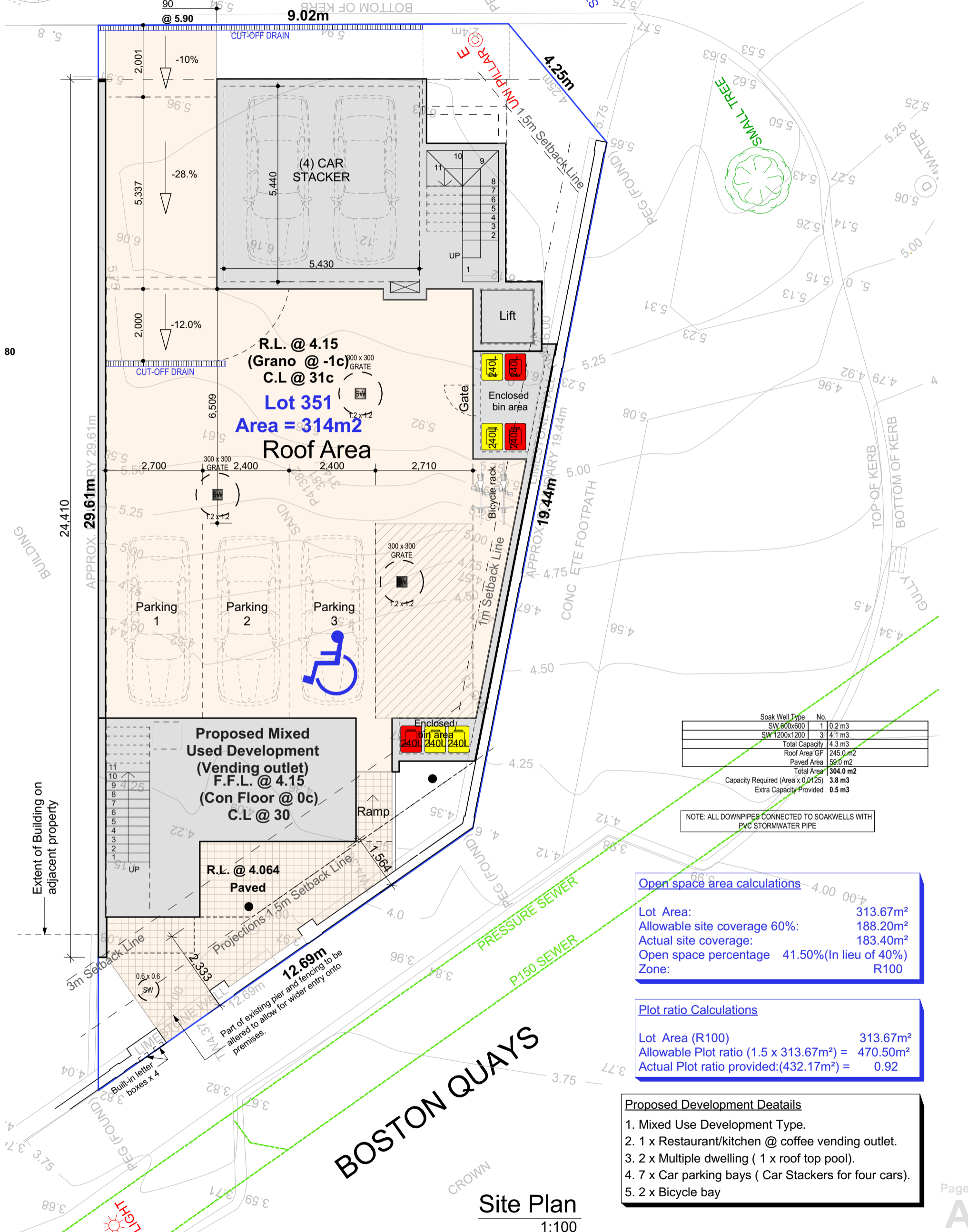
WARNING!
 BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARIES AND DIMENSIONS

CALL "DIAL BEFORE YOU DIG" FOR CONFIRMATION



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MISTLETT LANE



Soak Well Type	No.	Capacity
SW 600x600	1	0.2 m3
SW 1200x1200	3	4.1 m3
Total Capacity		4.3 m3
Roof Area GF		245.0 m2
Paved Area		59.0 m2
Total Area		304.0 m2
Capacity Required (Area x 0.0125)		3.8 m3
Extra Capacity Provided		0.5 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

Open space area calculations	
Lot Area:	313.67m ²
Allowable site coverage 60%:	188.20m ²
Actual site coverage:	183.40m ²
Open space percentage	41.50%(In lieu of 40%)
Zone:	R100

Plot ratio Calculations	
Lot Area (R100)	313.67m ²
Allowable Plot ratio (1.5 x 313.67m ²) =	470.50m ²
Actual Plot ratio provided:(432.17m ²) =	0.92

- Proposed Development Details**
- Mixed Use Development Type.
 - 1 x Restaurant/kitchen @ coffee vending outlet.
 - 2 x Multiple dwelling (1 x roof top pool).
 - 7 x Car parking bays (Car Stackers for four cars).
 - 2 x Bicycle bay

Site Plan

1:100

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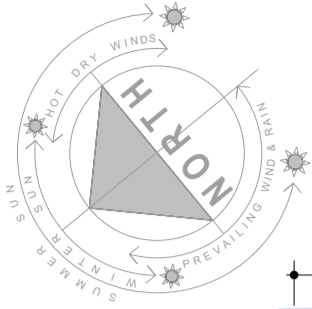
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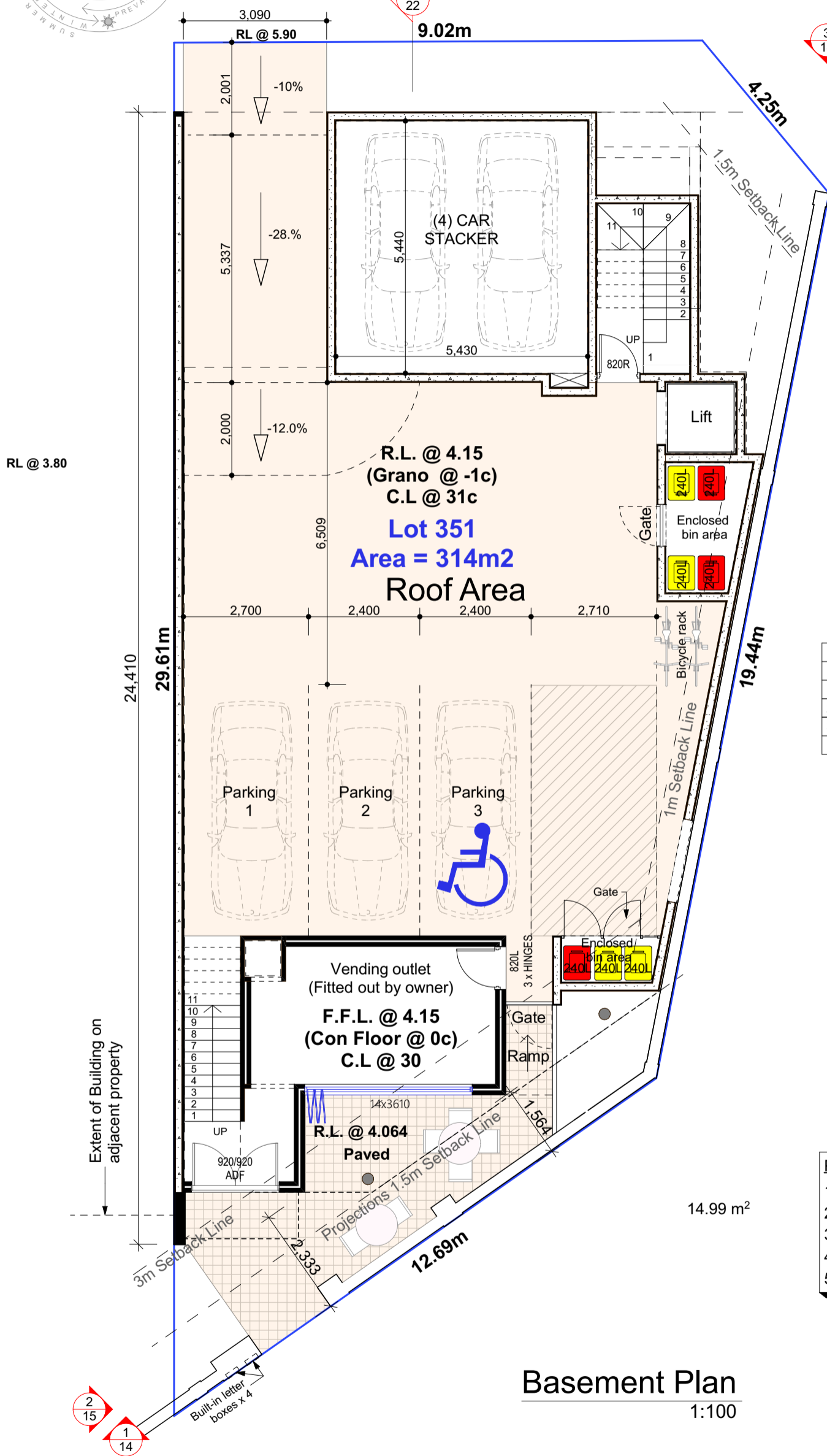
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Mistley Lane



Basement Floor Areas		
	Name	Area
1	Basement Parking/Stairs/Lift	154.19
2	Vending outlet/Stairs	30.19
3	Car Stackers	34.07
		218.45 m²

Open space area calculations

Lot Area: 313.67m²
 Allowable site coverage 60%: 188.20m²
 Actual site coverage: 183.40m²
 Open space percentage 41.50%(In lieu of 40%)
 Zone: R100

Plot ratio Calculations

Lot Area (R100) 313.67m²
 Allowable Plot ratio (1.5 x 313.67m²) = 470.50m²
 Actual Plot ratio provided:(432.17m²) = 0.92

Proposed Development Details

1. Mixed Use Development Type.
2. 1 x Restaurant/kitchen @ coffee vending outlet.
3. 2 x Multiple dwelling (1 x roof top pool).
4. 7 x Car parking bays (Car Stackers for four cars).
5. 2 x Bicycle bay

Basement Plan

1:100

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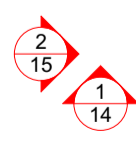
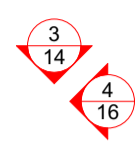
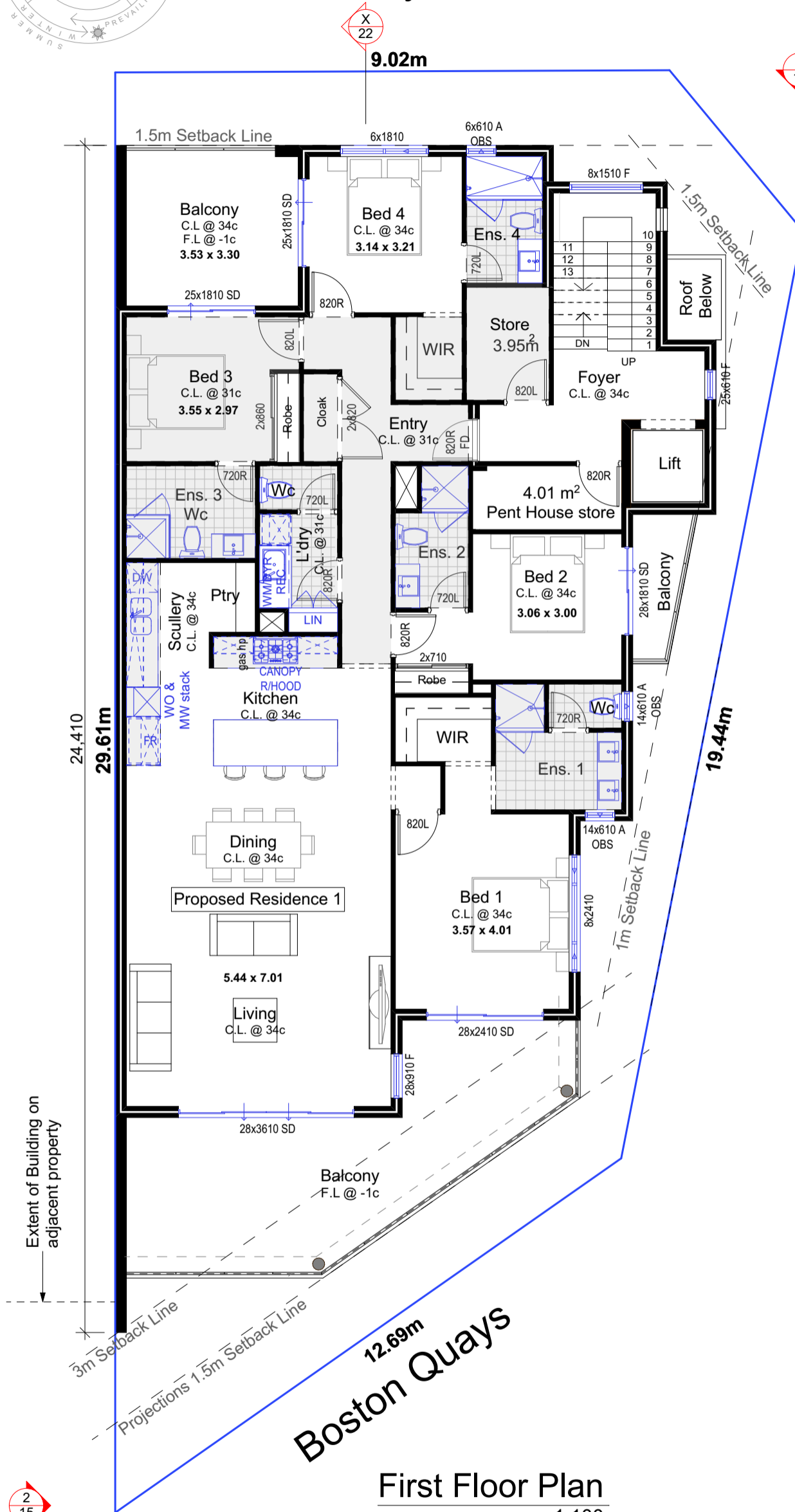
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Mistley Lane

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First Floor Areas			
	Name	Perimeter	Area
1	House/Stairs/Lift	64.66	193.57
2	Balcony 1	28.77	29.08
3	Balcony 2	14.12	12.41
4	Balcony 3	8.25	3.16
			238.22 m²

Open space area calculations

Lot Area:	313.67m ²
Allowable site coverage 60%:	188.20m ²
Actual site coverage:	183.40m ²
Open space percentage	41.50%(In lieu of 40%)
Zone:	R100

Plot ratio Calculations

Lot Area (R100)	313.67m ²
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 4. 7 x Car parking bays (Car Stackers for four cars).
 5. 2 x Bicycle bay

First Floor Plan
1:100

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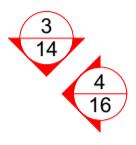
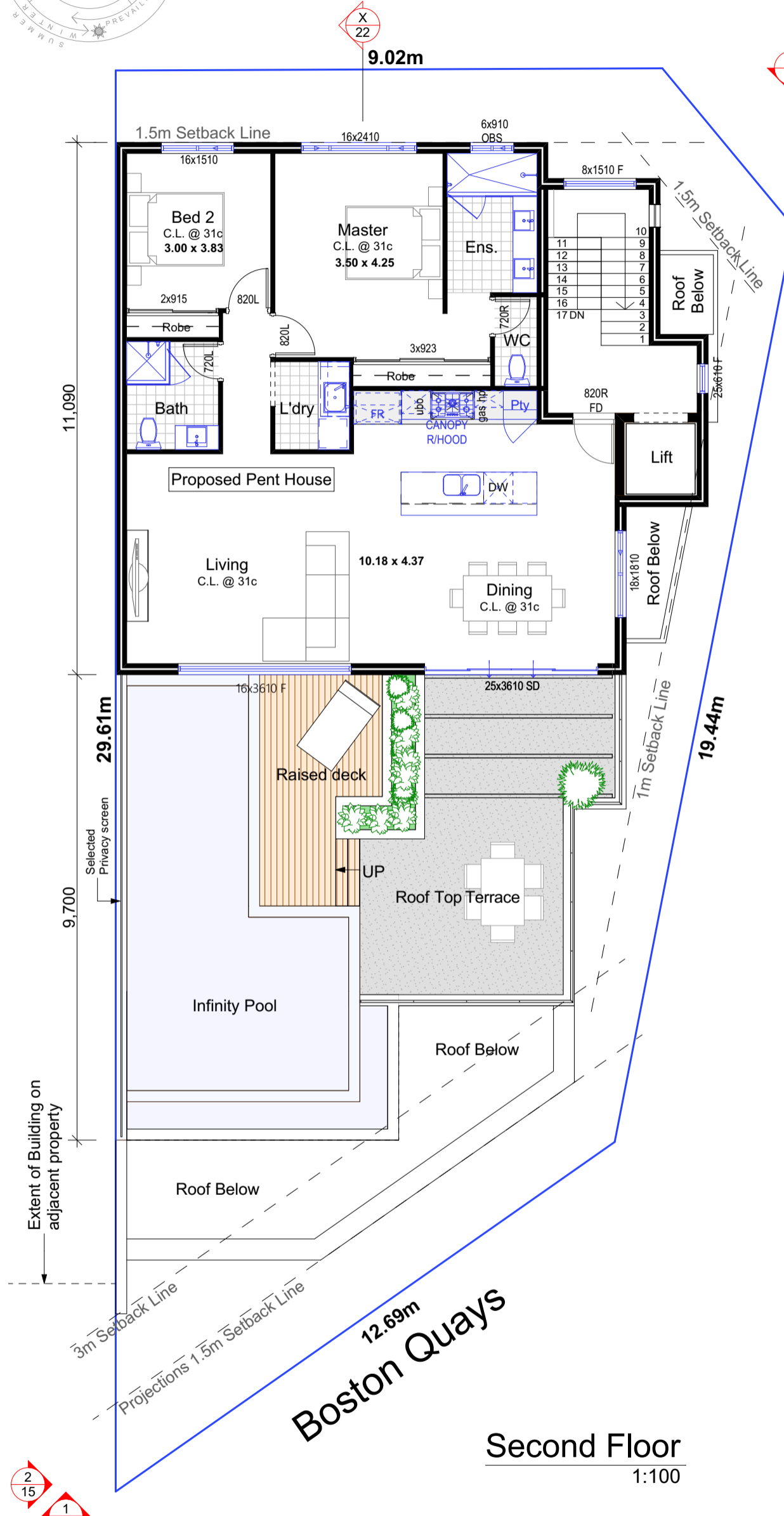
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First Floor Plan



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Second Floor		
Name	Perimeter	Area
1 Pent House/Stairs/Lift	46.86	125.19
2 Roof Top Terrace/Pool	40.68	85.66
		210.85 m²

Open space area calculations

Lot Area:	313.67m ²
Allowable site coverage 60%:	188.20m ²
Actual site coverage:	183.40m ²
Open space percentage	41.50%(In lieu of 40%)
Zone:	R100

Plot ratio Calculations

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Second Floor

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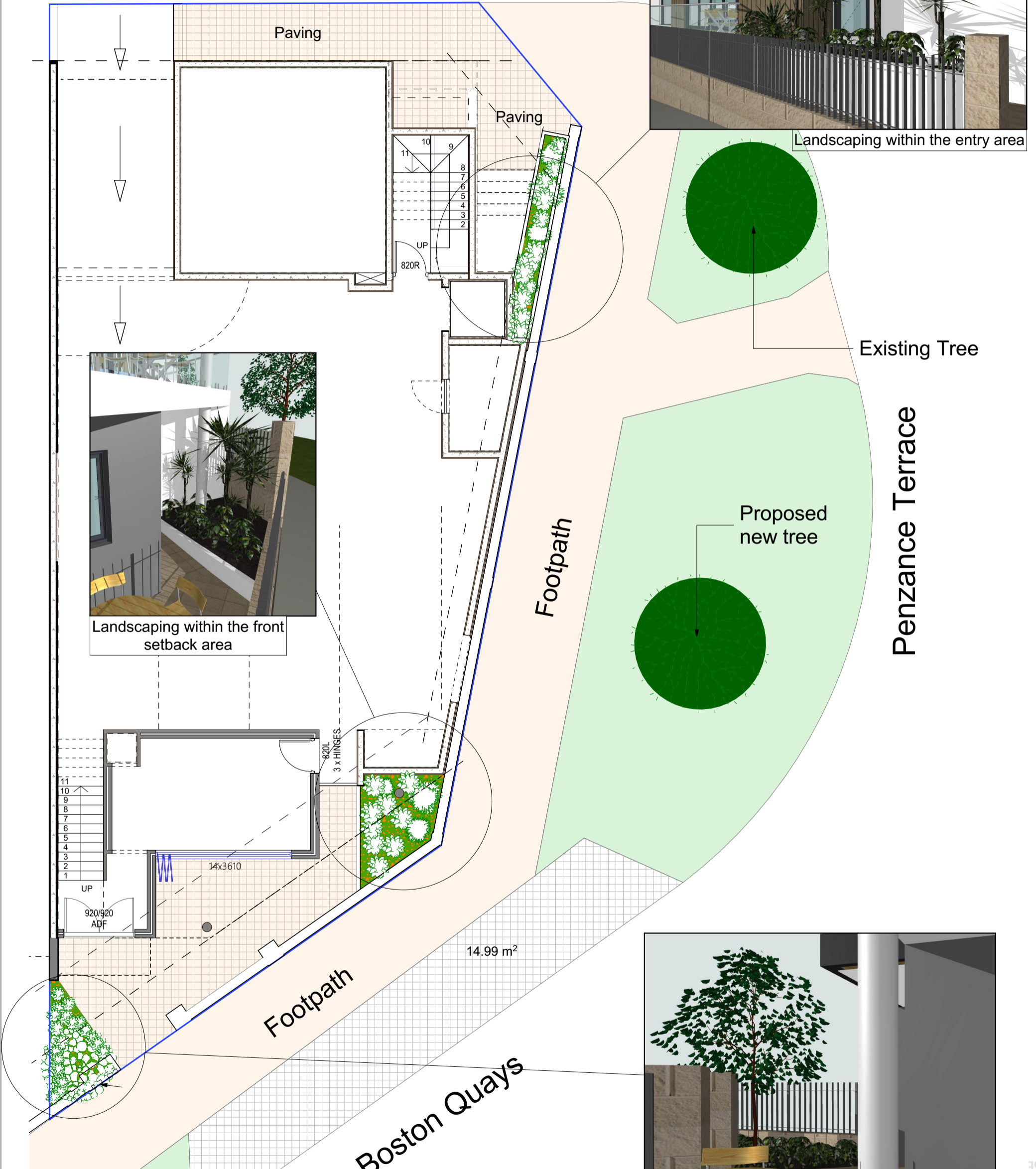
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Second Floor Plan

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Landscaping Plan

1:100

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 Landscaping Plan

Landscaping within the front setback area

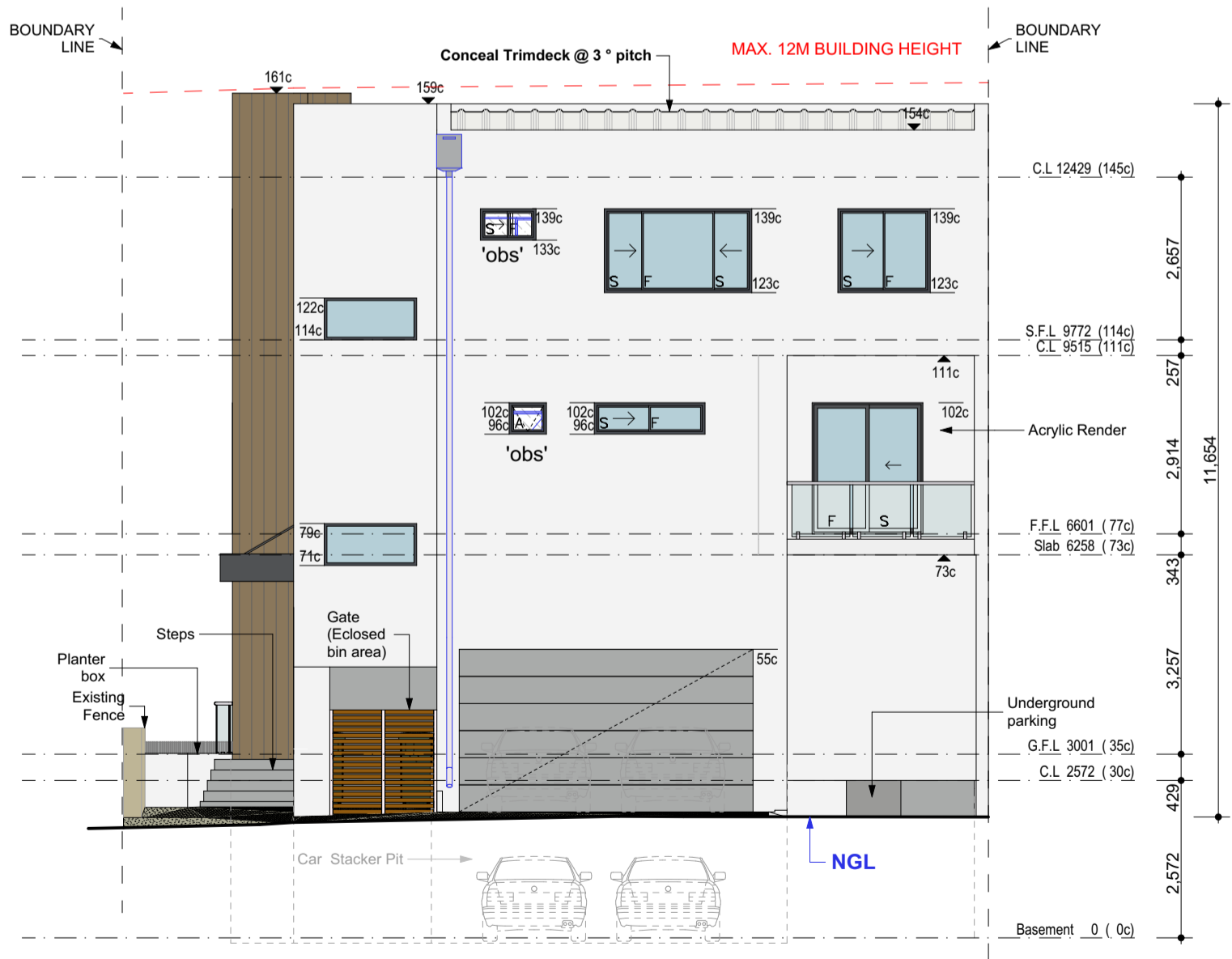
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Elevation 1
1:100



Elevation 3
1:100

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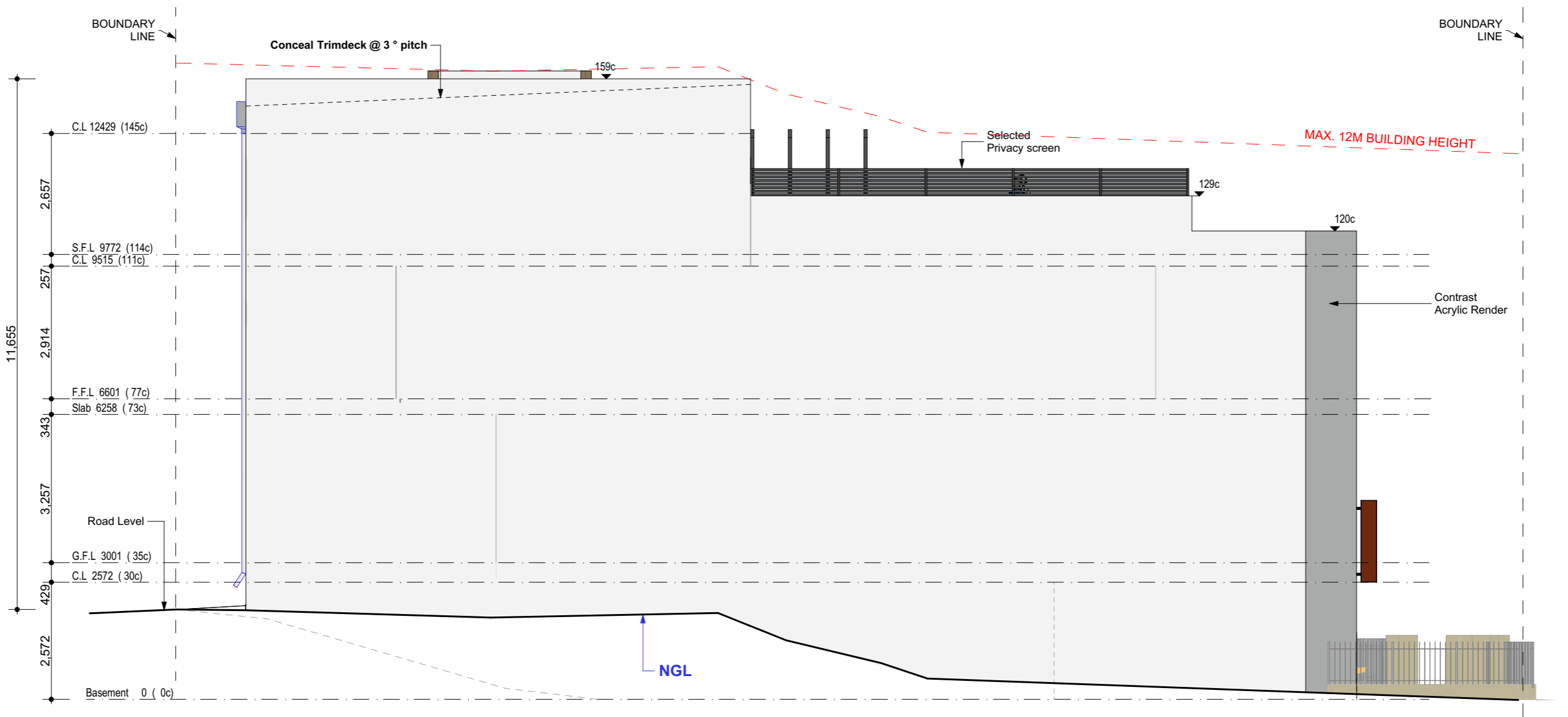
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Elevation 1 & 3

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Elevation 2
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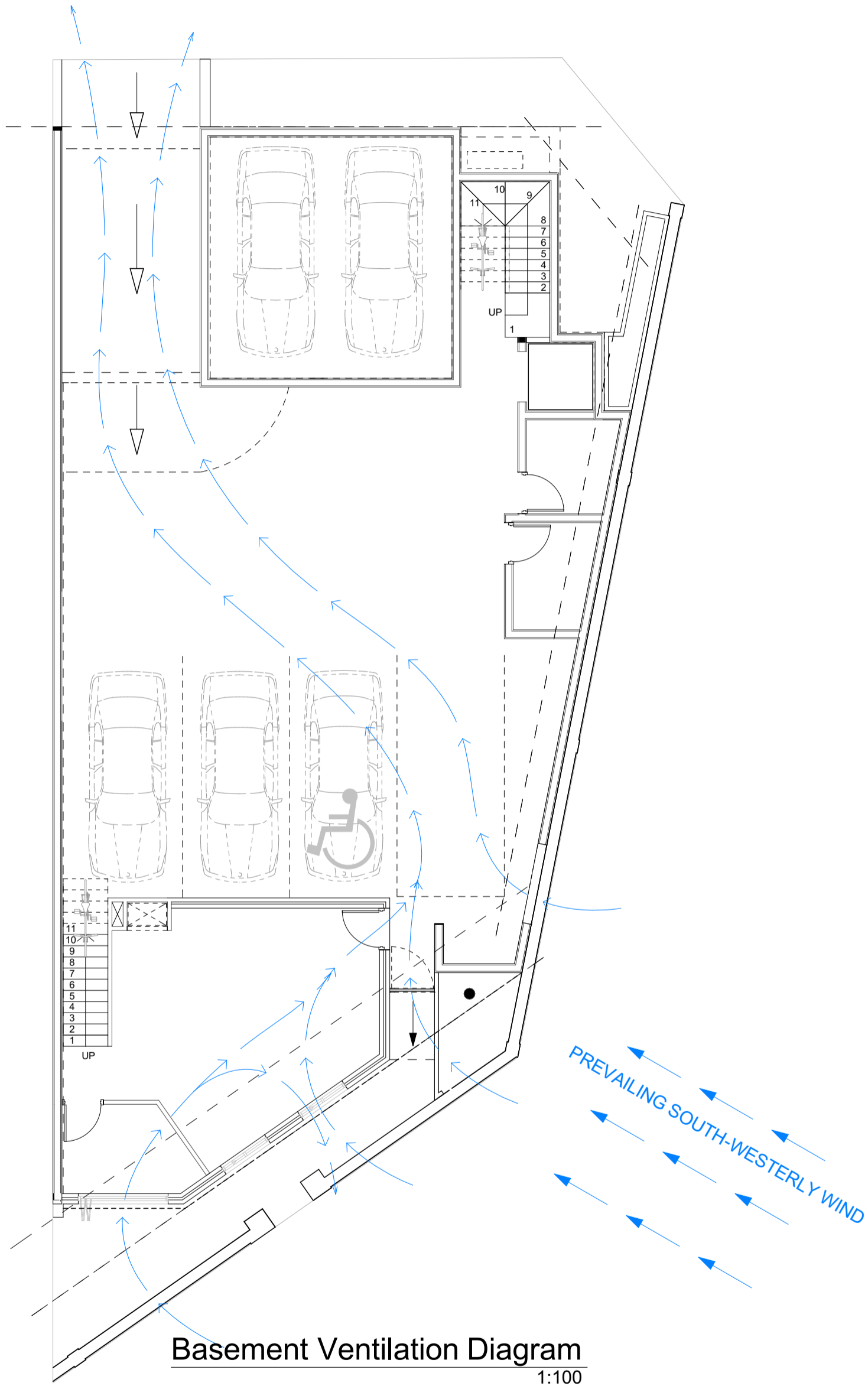


Elevation 4
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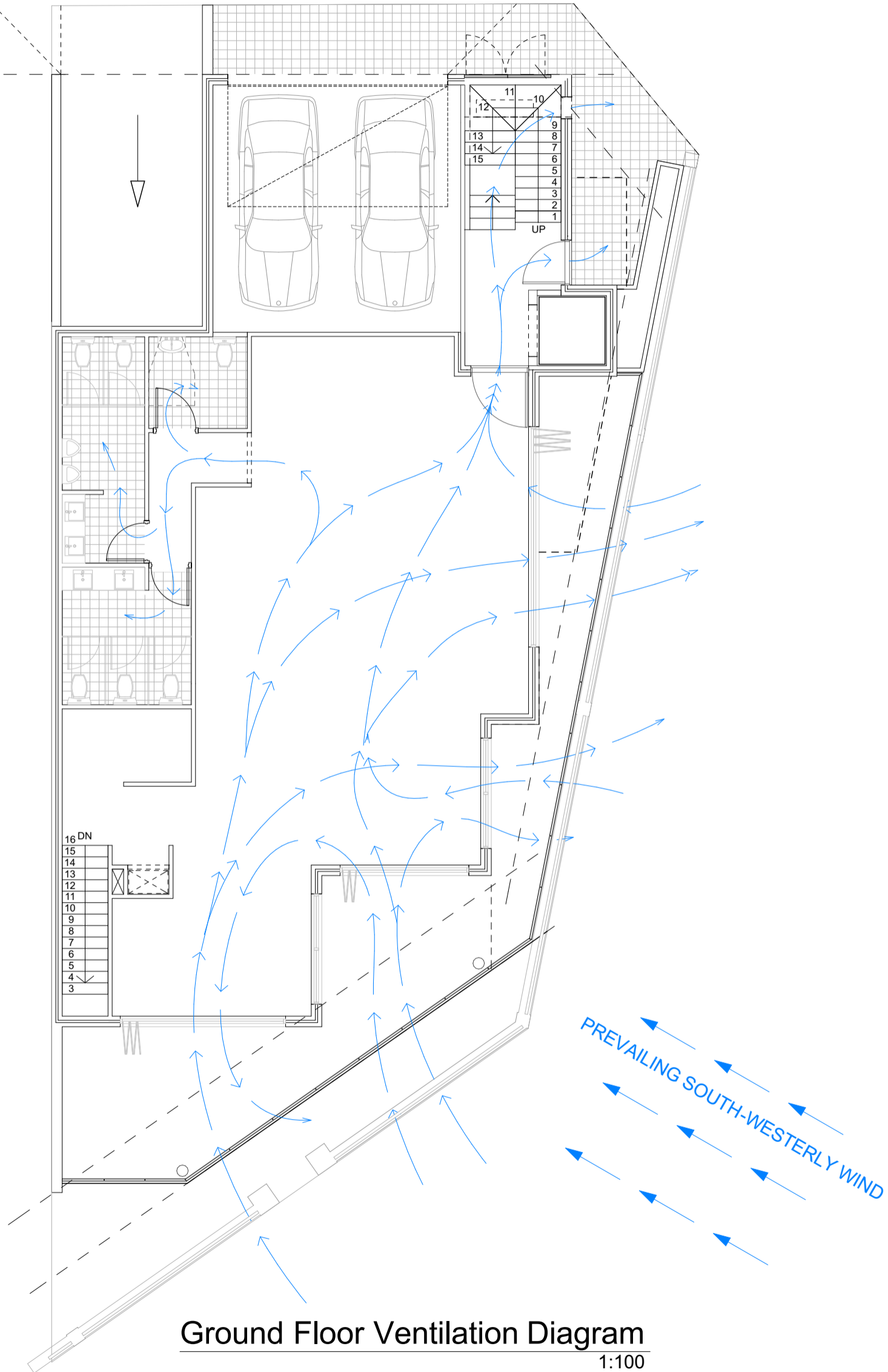
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Ground Floor Ventilation Diagram

1:100

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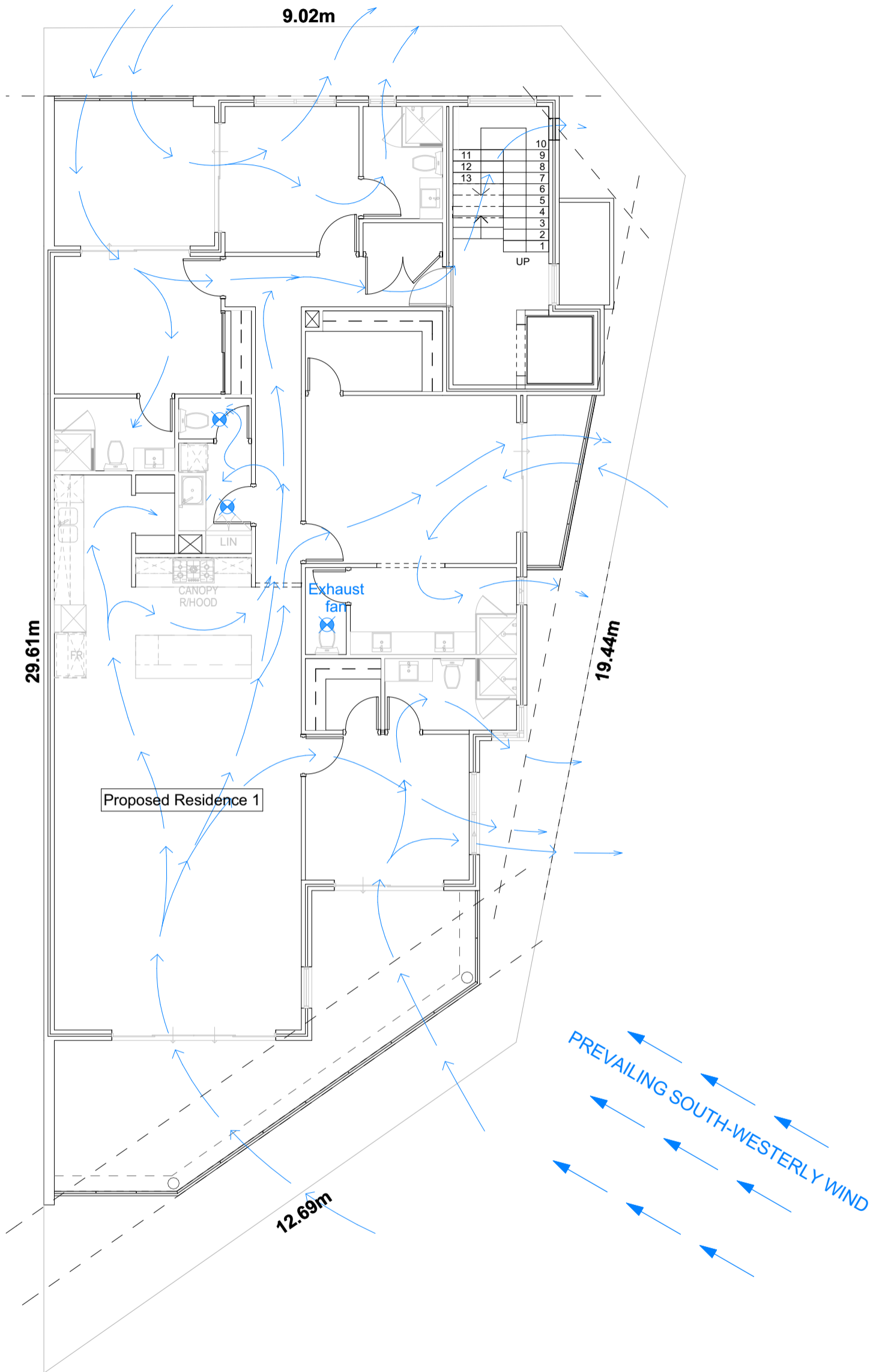
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First Floor Ventilation Diagram
1:100

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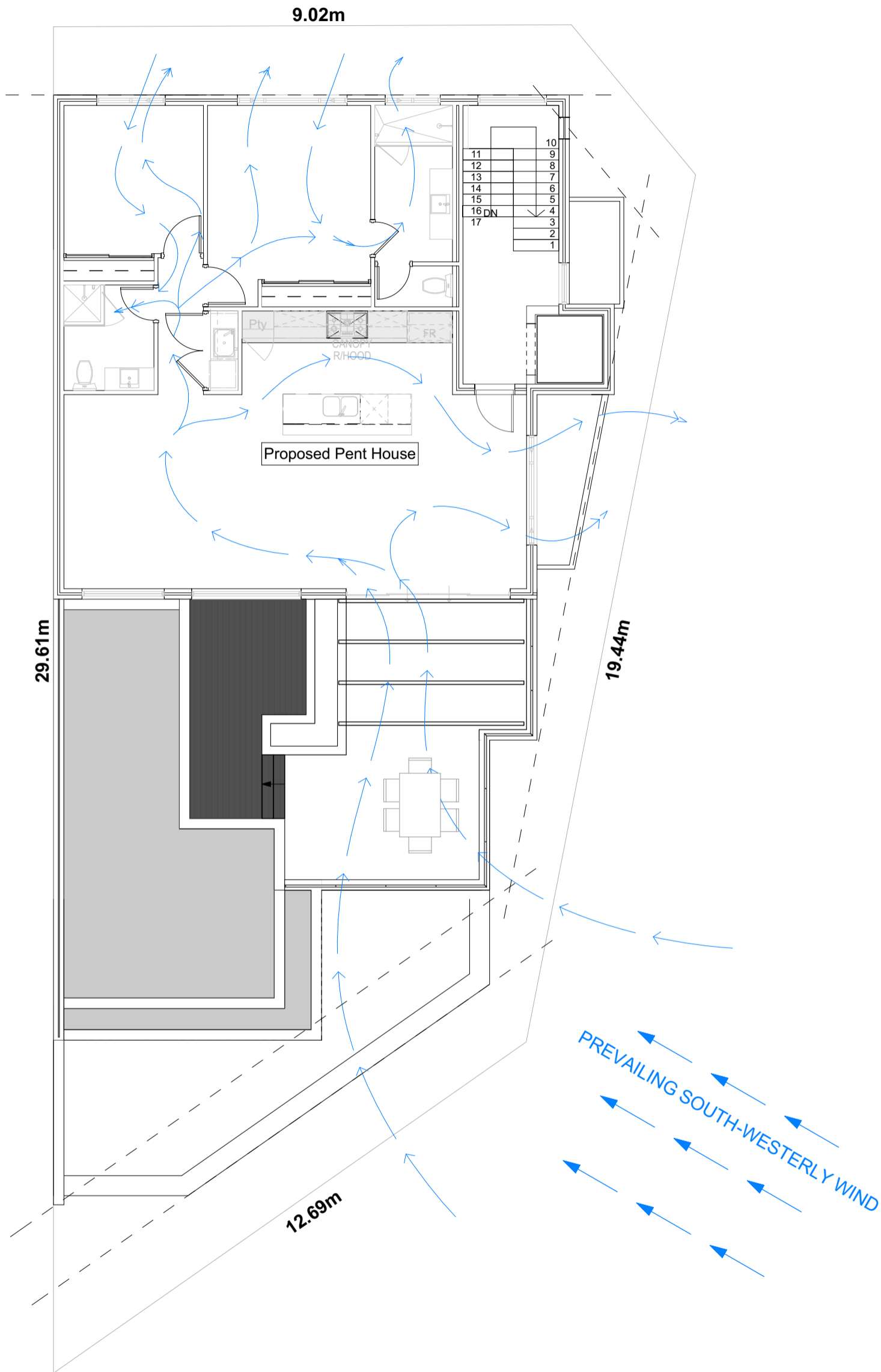
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Strategy Plan

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Second Floor Ventilation diagram

1:100

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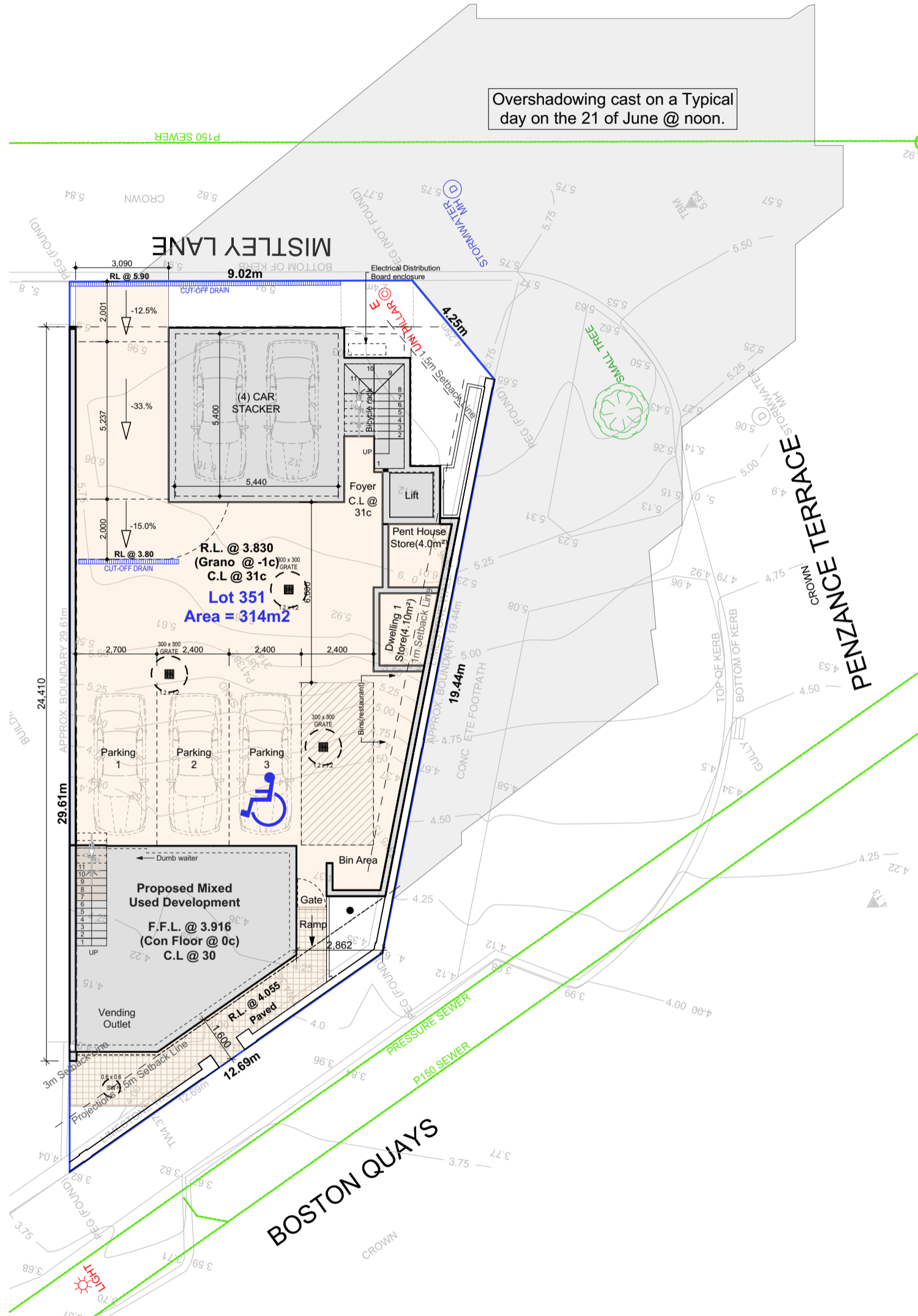
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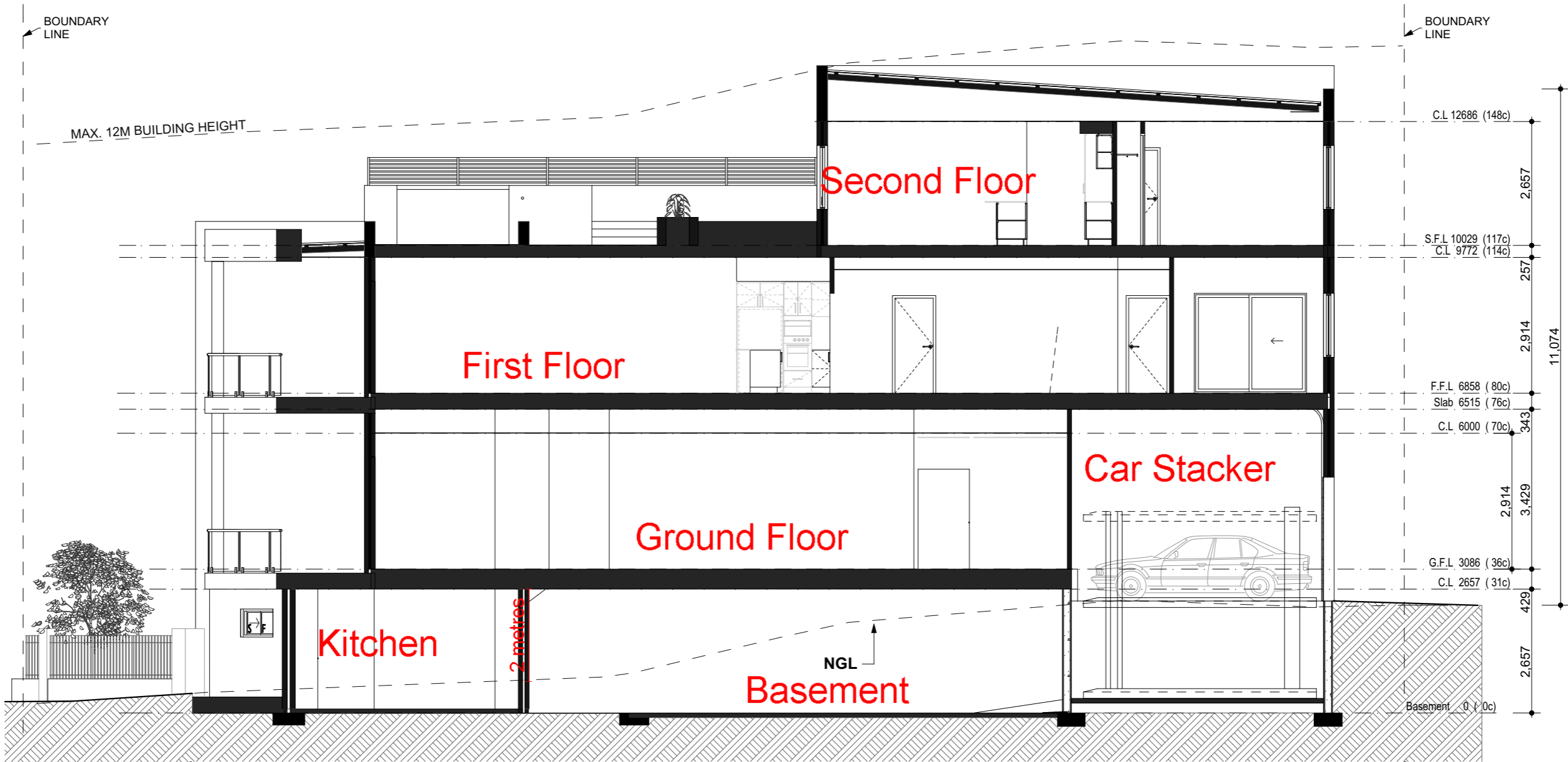
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Overshadowing Diagram

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