

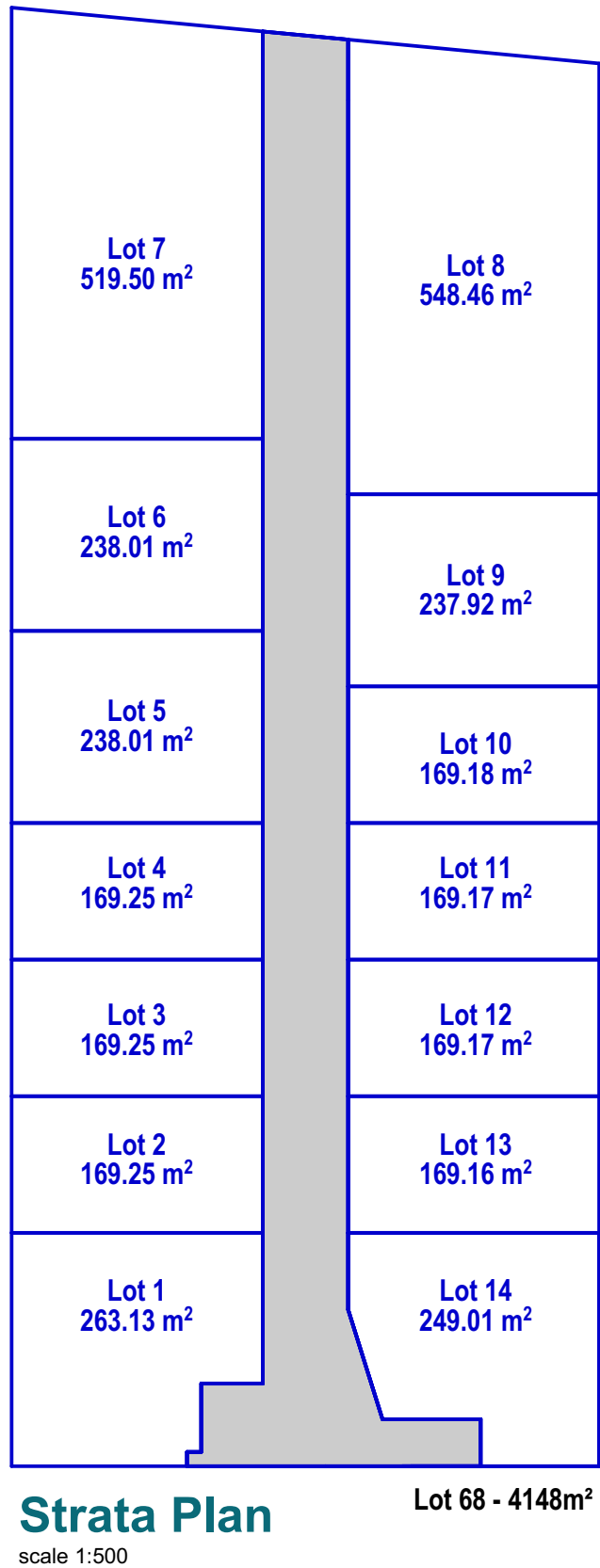
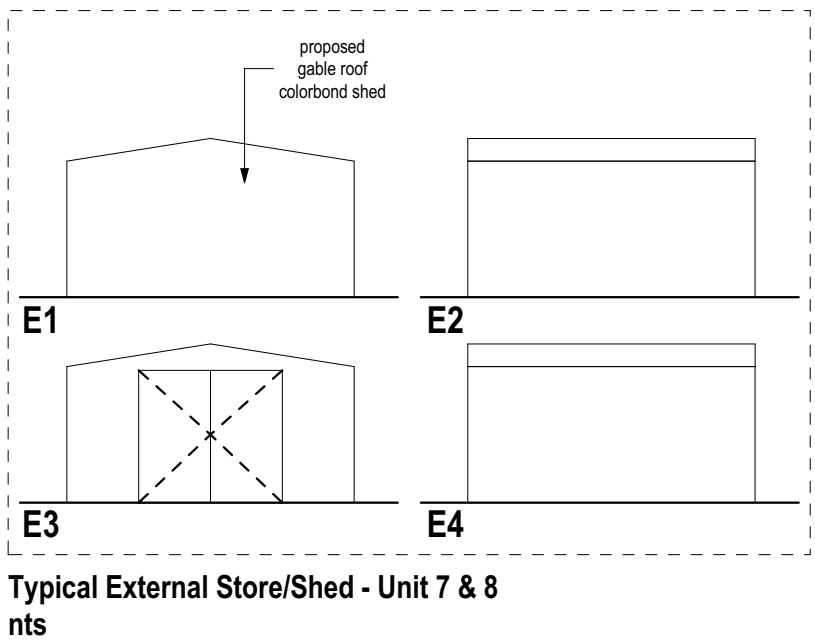




Dimensions
All dimensions and offsets are indicative ONLY for conceptual purposes and may vary at final documentation stage.

Termite Treatment
Supply and install 'termital' chemical termite treatment & use a physical termite barrier to boundary walls as required in accordance with AS3602-1:2014, NCC Part 3 with durable notes to SP5.3 & 3.3, remediation specification.

Stormwater Disposal
Refer to the most current Structures Consulting stormwater drainage plan for all stormwater disposal requirements & specifications to be fully implemented into the development.



Site Plan
scale 1:100

Client: Greenstorm Pty Ltd
Site Address: Proposed Villas
37 Ferguson Street, Middle Swan

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Job No: 2890
Rev: 01 of 04
Description: Planning Approval

mark anthony design

	BOLLARD LIGHT (DAY NIGHT SENSOR)
	UNIT NUMBER SIGNAGE & WALL LIGHT

Environmentally Sustainable Design (ESD) initiatives

- Climate responsive passive solar design.
- Energy efficient appliances and services.
- Automated lighting control systems for driveways and pathways.
- Provision for future solar photovoltaics with battery storage to all units.
- Provision for future EV charger installation to units 1, 2, 13 & 14
- Provide ventilation to all roof spaces.
- Waterwise local and native landscaping.
- Water efficient fixtures, fittings and appliances.

Type D (1 off)

Type D Building Area	Type D Open Space Calc.
Floor: 126.47m ²	Lot Area: 519.52m ²
Garage: 36.02m ²	Allowable Site Coverage 60%: 311.70m ²
Alfresco: 24.02m ²	Actual Site Coverage: 161.47m ²
Porch: 2.54m ²	(31.07%)
Total Area: 187.95m ²	

C1.2.1 Type D Landscape Calc.
Lot Area: 519.52m ²
Soft Landscaping required 15%: 80.34m ²
Soft Landscaping provided: 282.15m ²

Type C (3 off) LHD (SILVER LEVEL)

Type C Building Area	Type C Open Space Calc.
Floor: 123.87m ²	Lot Area: 238.01m ²
Garage: 32.15m ²	Allowable Site Coverage 60%: 142.81m ²
Alfresco: 19.28m ²	Actual Site Coverage: 169.89m ²
Porch: 2.48m ²	(69.69%)
Total Area: 168.77m ²	

C1.2.1 Type C Landscape Calc.
Lot Area: 238.01m ²
Soft Landscaping required 15%: 35.70m ²
Soft Landscaping provided: 35.73m ²

C3.1.1 Site cover

Although unit types A, B, C & F are over the 85% site cover allowed. The development incorporates suitable open space for its context which:

- Is consistent with existing developments in the area and provides the desired landscape character.
- All available spaces have clear signage or signage systems that provide access to visitors easily & safely.
- The building sits in context with the surrounding landscape.
- Subsidies to the communal street allow for landscaped areas to create an attractive communal street environment.
- A separate drying court is provided to each dwelling away from view of the outdoor living area and from communal areas.
- Provides opportunities for the residents to use space to the external of the building with all outdoor living areas being completed.

Overall: The design maximises landscaping and outdoor living areas that are suitable and practical for future residents.

C1.2.1 Trees and Landscaping

Although Unit type B Landscaping is under the 15% required. The development incorporates suitable landscaping for its context which:

- The landscaping allows for sustainable high quality landscape design.
- The Outdoor Living Area meets its required area and is simply used to provide an attractive landscaped area.
- The Outdoor Living Area meets its required area and is simply used to provide an attractive landscaped area.
- Provides opportunities for the residents to use space to the external of the building with all outdoor living areas being completed.

Overall: The design maximises landscaping and outdoor living areas that are suitable and practical for future residents.

Type B (7 off) SMALL DWELLING

Type B Building Area	Type B Open Space Calc.
Internal: 72.40m ²	Lot Area: 169.25m ²
Floor: 54.29m ²	Allowable Site Coverage 60%: 101.55m ²
Garage: 24.81m ²	Actual Site Coverage: 171.89m ²
Alfresco: 12.18m ²	(72.02%)
Porch: 2.08m ²	
Total Area: 123.98m ²	

C1.2.1 Type B Landscape Calc.
Lot Area: 169.25m ²
Soft Landscaping required 15%: 25.39m ²
Soft Landscaping provided: 73.53m ²

Type A (1 off)

Type A Building Area	Type A Open Space Calc.
Floor: 128.48m ²	Lot Area: 264.13m ²
Garage: 39.29m ²	Allowable Site Coverage 60%: 158.48m ²
Alfresco: 8.18m ²	Actual Site Coverage: 175.93m ²
Porch: 2.88m ²	(66.60%)
Total Area: 178.78m ²	

C1.2.1 Type A Landscape Calc.
Lot Area: 264.13m ²
Soft Landscaping required 15%: 39.61m ²
Soft Landscaping provided: 49.72m ²

Type E (1 off)

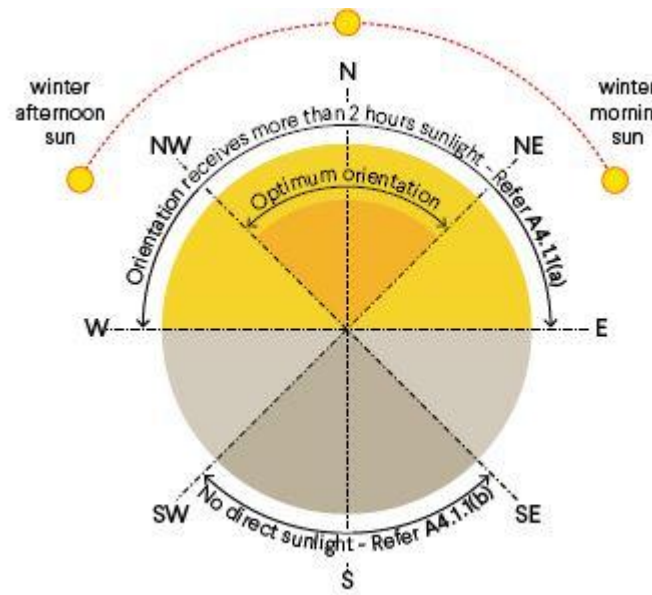
Type E Building Area	Type E Open Space Calc.
Floor: 134.65m ²	Lot Area: 548.46m ²
Garage: 36.02m ²	Allowable Site Coverage 60%: 329.08m ²
Alfresco: 24.02m ²	Actual Site Coverage: 170.35m ²
Porch: 1.82m ²	(31.17%)
Total Area: 196.77m ²	

C1.2.1 Type E Landscape Calc.
Lot Area: 548.46m ²
Soft Landscaping required 15%: 84.24m ²
Soft Landscaping provided: 283.37m ²

Type F (1 off)

Type F Building Area	Type F Open Space Calc.
Floor: 112.31m ²	Lot Area: 249.01m ²
Garage: 32.61m ²	Allowable Site Coverage 60%: 149.41m ²
Alfresco: 7.60m ²	Actual Site Coverage: 152.52m ²
Porch: 5.56m ²	(61.25%)
Total Area: 158.08m ²	

C1.2.1 Type F Landscape Calc.
Lot Area: 244.72m ²
Soft Landscaping required 15%: 36.70m ²
Soft Landscaping provided: 38.73m ²



Floor Plan
 scale:1:100