

LEGEND

- SEWER INSPECTION
- POWER POLE / PILLAR
- WATER METER
- VERGE / LARGE TREE
- AHD SPOT HEIGHT
- CAADSTRAL BOUNDARY
- CONTOURS
- OVERHEAD POWERLINE
- BUILDING
- BRICK WALL
- FENCE
- SEWER PIPELINE
- WATER PIPELINE

LAND SURVEYORS PERTH
DELIVERING EXCELLENCE

Mirko Wiebking
Licensed Land Surveyor
PO Box 1414 Subiaco WA 6904
Mob: 0427 308 987
Email: mirko@land-surveyors-perth.com.au
Web: www.land-surveyors-perth.com.au

Regulation 25A Surveyor's Certificate
I, Mirko Wiebking, licensed surveyor, certify that on 12 December 2019, I re-established the boundaries as shown on the attached plan and that the survey was performed in accordance with all relevant written laws.

Licensed Surveyor Date

Feature Site Plan
Lot 29 (#321) Railway Avenue
Armadale WA 6112

Local Government: City of Armadale
Landgate Plan Ref: P 2766
Residential Zoning: R15/40

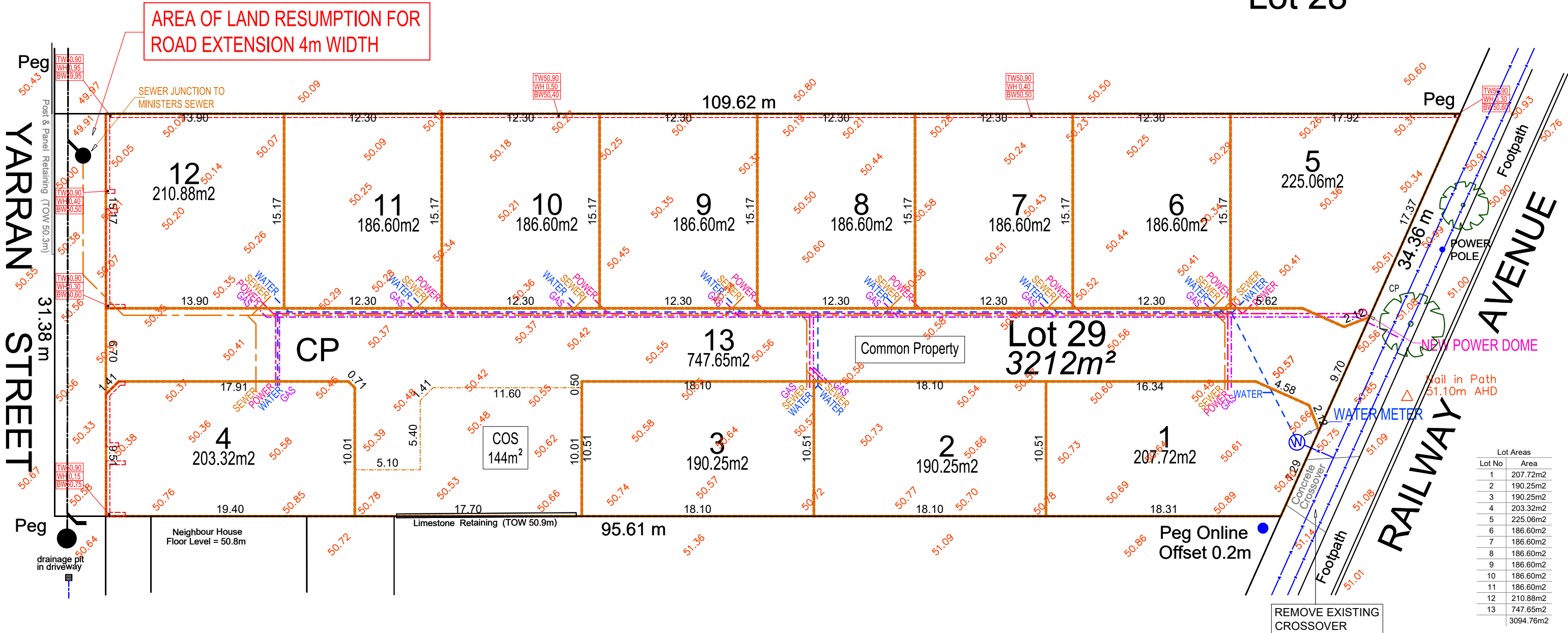
SURVEYED BY: MW 12/12/2019
DRAWN BY: MW 13/12/2019
JOB No: 66722
SCALE 1 : 300 @ A3

NOTE:
DIMENSIONS SHOWN ARE IN METRES TO NEAREST
AREAS SHOWN IN METRE SQUARED TO NEAREST
SURVEYOR TO CHECK ALL DIMENSIONS & ANGLES

Grandesign Pty Ltd
building design & consulting
mob 041 795 1575 email ntellery@gmail.com
grandesignwa.blogspot.com

Masada Property
M: 0413 787 042 P: 08 9525 1088
85 Cardup Siding Road, Cardup WA 6122

Lot 28



Lot 550

Lot 551

SURVEY STRATA SUBDIVISION PLAN
SCALE 1:300

Drawn: - - -
Printed: 23/12/20 11:31 AM Last Saved: 18/12/20 11:11 AM
CLIENT: **Masada Property for Harvestnet Group Pty Ltd**
SITE ADDRESS: **29 Railway Avenue Armadale WA 6112**
Project: **Twelve Single Storey Grouped Dwellings**
LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m² RESIDUE ZONING: R15/40
This Drawing Title: **Subdivision** Unit No: **1-12**
Dwg file name: Form: Street-Client-StageRev-(UnitNo) RailwayAveArm-Masada-DA4.dwg Sheet No: **01**

LEGEND

- SEWER INSPECTION
- POWER POLE / PILLAR
- WATER METER
- VERGE / LARGE TREE
- AHD SPOT HEIGHT
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Web: www.land-surveyors-perth.com.au

Note: Boundaries have been determined by plan dimensions only.
Location of underground services need to be confirmed before excavation or construction on site.

Regulation 25A Surveyor's Certificate
I, Mirko Wiebking, licensed surveyor, certify that on 12 December 2019, I re-established the boundaries as shown on the attached plan and that the survey was performed in accordance with all relevant written laws.

Licensed Surveyor Date

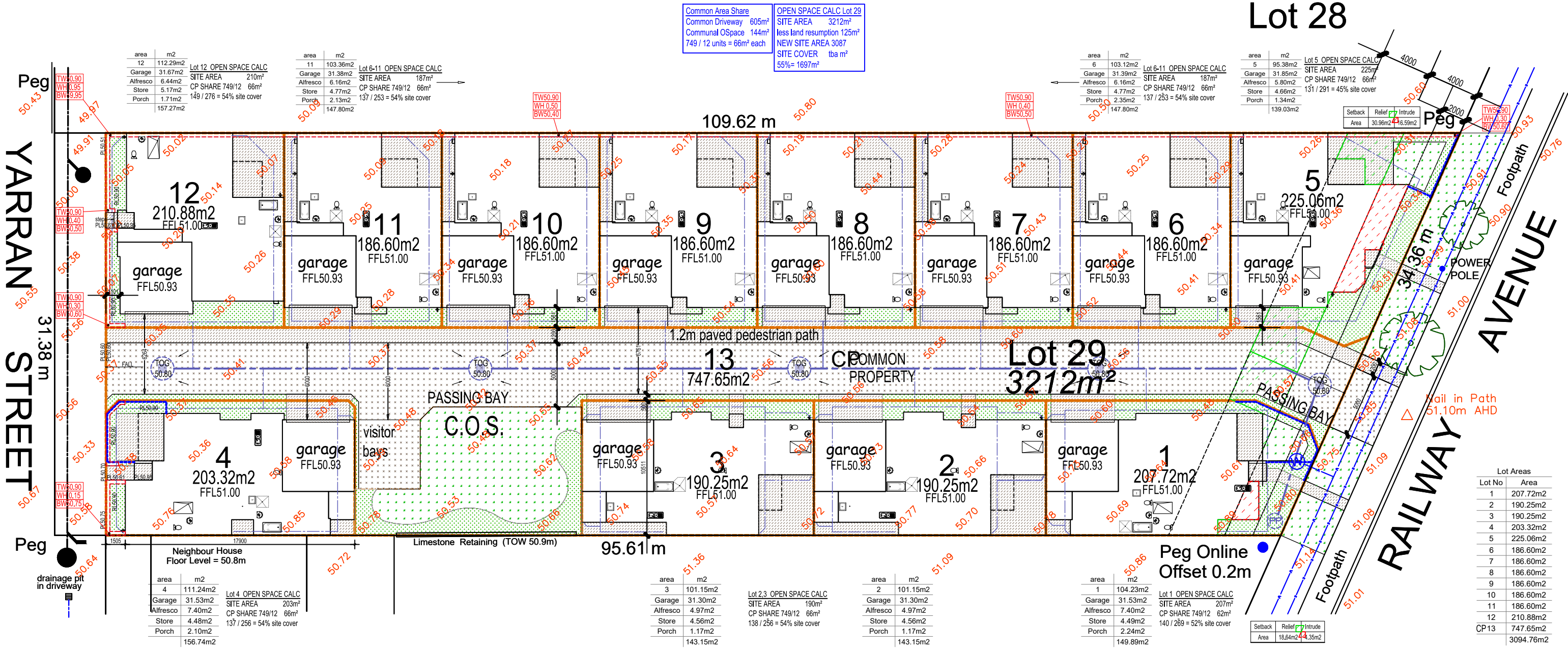
| NAME | DATE |
|-----------------|------------|
| SURVEYED BY: MW | 12/12/2019 |
| DRAWN BY: MW | 13/12/2019 |

Feature Site Plan
Lot 29 (#321) Railway Avenue
Armadale WA 6112

Local Government: City of Armadale
Landgate Plan Ref: P 2766
Residential Zoning: R15/40

SCALE 1 : 300 @ A3

Masada Property
M: 0413 787 042 P: 08 9525 1088
85 Cardup Siding Road, Cardup WA 6122



Common Area Share
Common Driveway 605m²
Communal OSpace 144m²
749 / 12 units = 66m² each

OPEN SPACE CALC Lot 29
SITE AREA 3212m²
less land resumption 125m²
NEW SITE AREA 3087
SITE COVER tba m²
55% = 1697m²

Lot 12 OPEN SPACE CALC

| area | m ² |
|--------------|----------------------------|
| 12 | 112.29m ² |
| Garage | 31.67m ² |
| Alfresco | 6.44m ² |
| Store | 5.17m ² |
| Porch | 1.71m ² |
| Total | 157.27m² |

SITE AREA 210m²
CP SHARE 749/12 66m²
149 / 276 = 54% site cover

Lot 6-11 OPEN SPACE CALC

| area | m ² |
|--------------|----------------------------|
| 11 | 103.36m ² |
| Garage | 31.38m ² |
| Alfresco | 6.16m ² |
| Store | 4.77m ² |
| Porch | 2.13m ² |
| Total | 147.80m² |

SITE AREA 187m²
CP SHARE 749/12 66m²
137 / 253 = 54% site cover

Lot 6-11 OPEN SPACE CALC

| area | m ² |
|--------------|----------------------------|
| 6 | 103.12m ² |
| Garage | 31.39m ² |
| Alfresco | 6.16m ² |
| Store | 4.77m ² |
| Porch | 2.35m ² |
| Total | 147.80m² |

SITE AREA 187m²
CP SHARE 749/12 66m²
137 / 253 = 54% site cover

Lot 5 OPEN SPACE CALC

| area | m ² |
|--------------|----------------------------|
| 5 | 95.38m ² |
| Garage | 31.85m ² |
| Alfresco | 5.80m ² |
| Store | 4.66m ² |
| Porch | 1.34m ² |
| Total | 139.03m² |

SITE AREA 225m²
CP SHARE 749/12 66m²
131 / 291 = 45% site cover

Neighbour House
Floor Level = 50.8m

| area | m ² |
|--------------|----------------------------|
| 4 | 111.24m ² |
| Garage | 31.53m ² |
| Alfresco | 7.40m ² |
| Store | 4.48m ² |
| Porch | 2.10m ² |
| Total | 156.74m² |

Lot 4 OPEN SPACE CALC
SITE AREA 203m²
CP SHARE 749/12 66m²
137 / 256 = 54% site cover

Lot 2,3 OPEN SPACE CALC

| area | m ² |
|--------------|----------------------------|
| 3 | 101.15m ² |
| Garage | 31.30m ² |
| Alfresco | 4.97m ² |
| Store | 4.56m ² |
| Porch | 1.17m ² |
| Total | 143.15m² |

Lot 2,3 OPEN SPACE CALC
SITE AREA 190m²
CP SHARE 749/12 66m²
138 / 256 = 54% site cover

Lot 2 OPEN SPACE CALC

| area | m ² |
|--------------|----------------------------|
| 2 | 101.15m ² |
| Garage | 31.30m ² |
| Alfresco | 4.97m ² |
| Store | 4.56m ² |
| Porch | 1.17m ² |
| Total | 143.15m² |

Lot 1 OPEN SPACE CALC
SITE AREA 207m²
CP SHARE 749/12 62m²
140 / 269 = 52% site cover

Lot 1 OPEN SPACE CALC

| area | m ² |
|--------------|----------------------------|
| 1 | 104.23m ² |
| Garage | 31.53m ² |
| Alfresco | 7.40m ² |
| Store | 4.49m ² |
| Porch | 2.24m ² |
| Total | 149.89m² |

Lot 1 OPEN SPACE CALC
SITE AREA 207m²
CP SHARE 749/12 62m²
140 / 269 = 52% site cover

Lot 550

Lot 551

SITE PLAN
SCALE 1:300

STORMWATER NOTES

- PP SOAKWELL AS PROPERTY PIT
- COLLECTION PITS WITH TRAFFICABLE LIDS & RAISED GRATES FOR PAVERS
- CONNECT DP'S WITH 90mm PVC TO SOAKWELLS, INTERCONNECT SOAKWELLS WITH 150mm PVC
- PIPEWORK SHOWN IS DIAGRAMMATIC AND MAY ALTER ON SITE AS DIRECTED BY BUILDER

Drawn: - - -
Printed: 23/12/20 11:31 AM Last Saved: 18/12/20 11:11 AM
CLIENT: Masada Property for Harvestnet Group Pty Ltd
SITE ADDRESS: 29 Railway Avenue Armadale WA 6112
Hse No: 321
Project: Twelve Single Storey Grouped Dwellings
LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m² RESIDE ZONING: R15/40
This Drawing Title: SitePlan1-300 Unit No: 1-12
Dwg file name: Form: Street-Client-StageRev-(UnitNo) RailwayAveArm-Masada-DA4.dwg Sheet No: 02

| | |
|--|--|
| Common Area Share | OPEN SPACE CALC Lot 29 |
| Common Driveway 605m ² | SITE AREA 3212m ² |
| Communal OSpace 144m ² | less land resumption 125m ² |
| 749 / 12 units = 66m ² each | NEW SITE AREA 3087 |
| | SITE COVER tba m ² |
| | 55% = 1697m ² |

Lot 28

Masada Property
 M: 0413 787 042 P: 08 9525 1088
 85 Cardup Siding Road, Cardup WA 6122

| area | m2 |
|----------|----------|
| 6 | 103.12m2 |
| Garage | 31.39m2 |
| Alfresco | 6.16m2 |
| Store | 4.77m2 |
| Porch | 2.35m2 |
| | 147.80m2 |

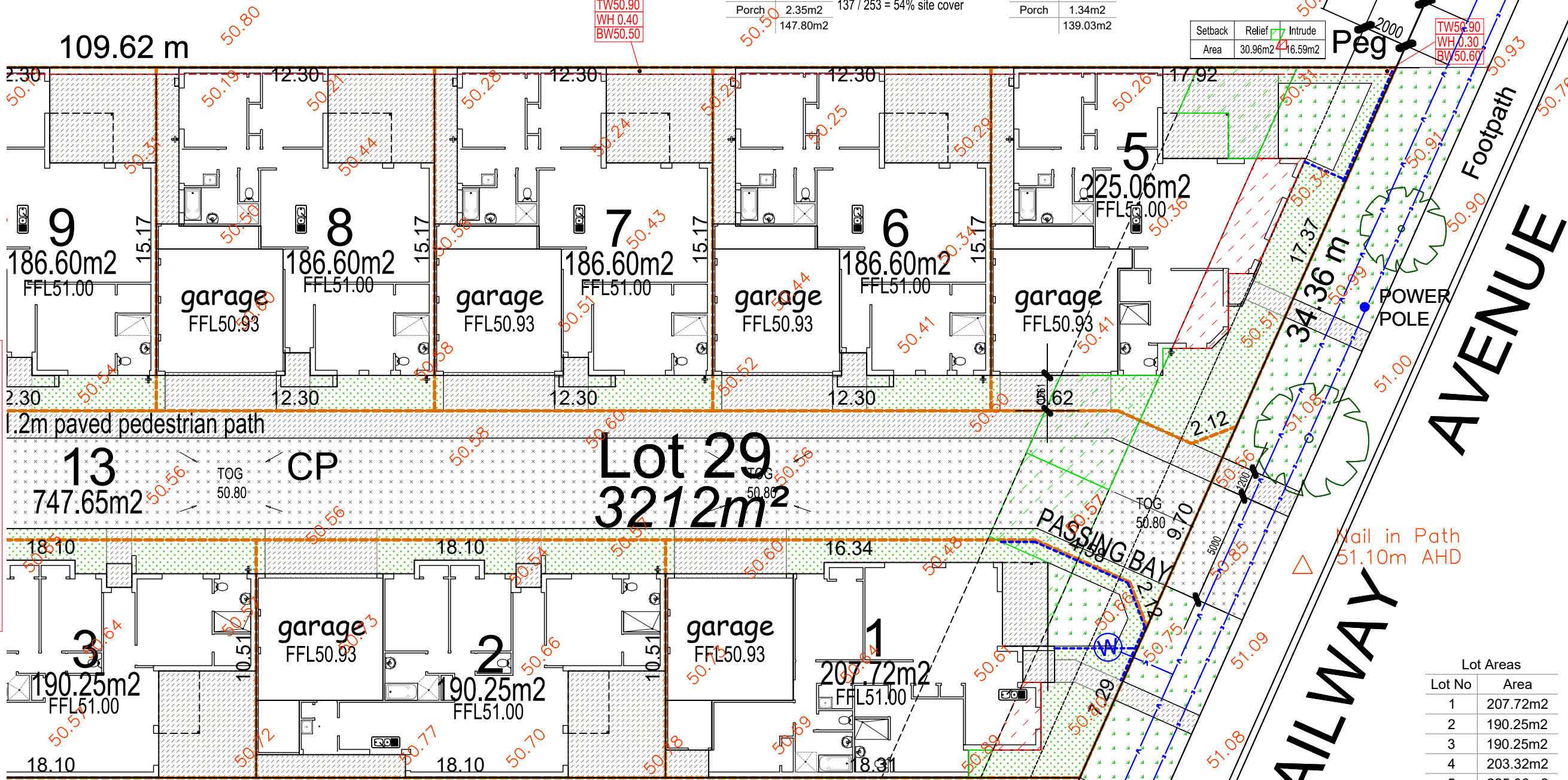
Lot 6-11 OPEN SPACE CALC
 SITE AREA 187m²
 CP SHARE 749/12 66m²
 137 / 253 = 54% site cover

| area | m2 |
|----------|----------|
| 5 | 95.38m2 |
| Garage | 31.85m2 |
| Alfresco | 5.80m2 |
| Store | 4.66m2 |
| Porch | 1.34m2 |
| | 139.03m2 |

Lot 5 OPEN SPACE CALC
 SITE AREA 225m²
 CP SHARE 749/12 66m²
 131 / 291 = 45% site cover

| Setback | Relief | Intrude |
|---------|---------|---------|
| Area | 30.96m2 | 16.59m2 |

| Setback | Relief | Intrude |
|---------|---------|---------|
| Area | 30.96m2 | 16.59m2 |



SEE CONTINUATION

| i | m2 |
|----|----------|
| | 101.15m2 |
| ge | 31.30m2 |
| co | 4.97m2 |
| e | 4.56m2 |
| h | 1.17m2 |
| | 143.15m2 |

Lot 23 OPEN SPACE CALC
 SITE AREA 190m²
 CP SHARE 749/12 66m²
 138 / 256 = 54% site cover

| area | m2 |
|----------|----------|
| 2 | 101.15m2 |
| Garage | 31.30m2 |
| Alfresco | 4.97m2 |
| Store | 4.56m2 |
| Porch | 1.17m2 |
| | 143.15m2 |

| area | m2 |
|----------|----------|
| 1 | 104.23m2 |
| Garage | 31.53m2 |
| Alfresco | 7.40m2 |
| Store | 4.49m2 |
| Porch | 2.24m2 |
| | 149.89m2 |

Peg Online
 Offset 0.2m

Lot 1 OPEN SPACE CALC
 SITE AREA 207m²
 CP SHARE 749/12 62m²
 140 / 269 = 52% site cover

| Setback | Relief | Intrude |
|---------|---------|---------|
| Area | 18.64m2 | 4.35m2 |

| Lot Areas | |
|-----------|-----------|
| Lot No | Area |
| 1 | 207.72m2 |
| 2 | 190.25m2 |
| 3 | 190.25m2 |
| 4 | 203.32m2 |
| 5 | 225.06m2 |
| 6 | 186.60m2 |
| 7 | 186.60m2 |
| 8 | 186.60m2 |
| 9 | 186.60m2 |
| 10 | 186.60m2 |
| 11 | 186.60m2 |
| 12 | 210.88m2 |
| 13 | 747.65m2 |
| | 3094.76m2 |

Drawn: - - -
 Printed 23/12/20 11:31 AM Last Saved 18/12/20 11:11 AM
 CLIENT:

Masada Property for Harvestnet Group Pty Ltd
 SITE ADDRESS: 29 Railway Avenue Armadale WA 6112
 Hse No: 321

Project: Twelve Single Storey Grouped Dwellings

LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m² R15/40

This Drawing Title: PartSitePlan1-200 Unit No: 1-12

Dwg file name: Form: Street-Client-StageRev-(UnitNo) RailwayAveArm-Masada-DA4.dwg Sheet No: 03



Lot 551

Common Area Share
Common Driveway 605m²
Communal OSpace 144m²
749 / 12 units = 66m² each

OPEN SPACE CALC Lot 29
SITE AREA 3212m²
less land resumption 125m²
NEW SITE AREA 3087
SITE COVER tba m²
55% = 1697m²

| area | m2 | Lot 12 OPEN SPACE CALC |
|----------|----------------------|----------------------------------|
| 12 | 112.29m ² | SITE AREA 210m ² |
| Garage | 31.67m ² | CP SHARE 749/12 66m ² |
| Alfresco | 6.44m ² | 149 / 276 = 54% site cover |
| Store | 5.17m ² | |
| Porch | 1.71m ² | |
| | 157.27m ² | |

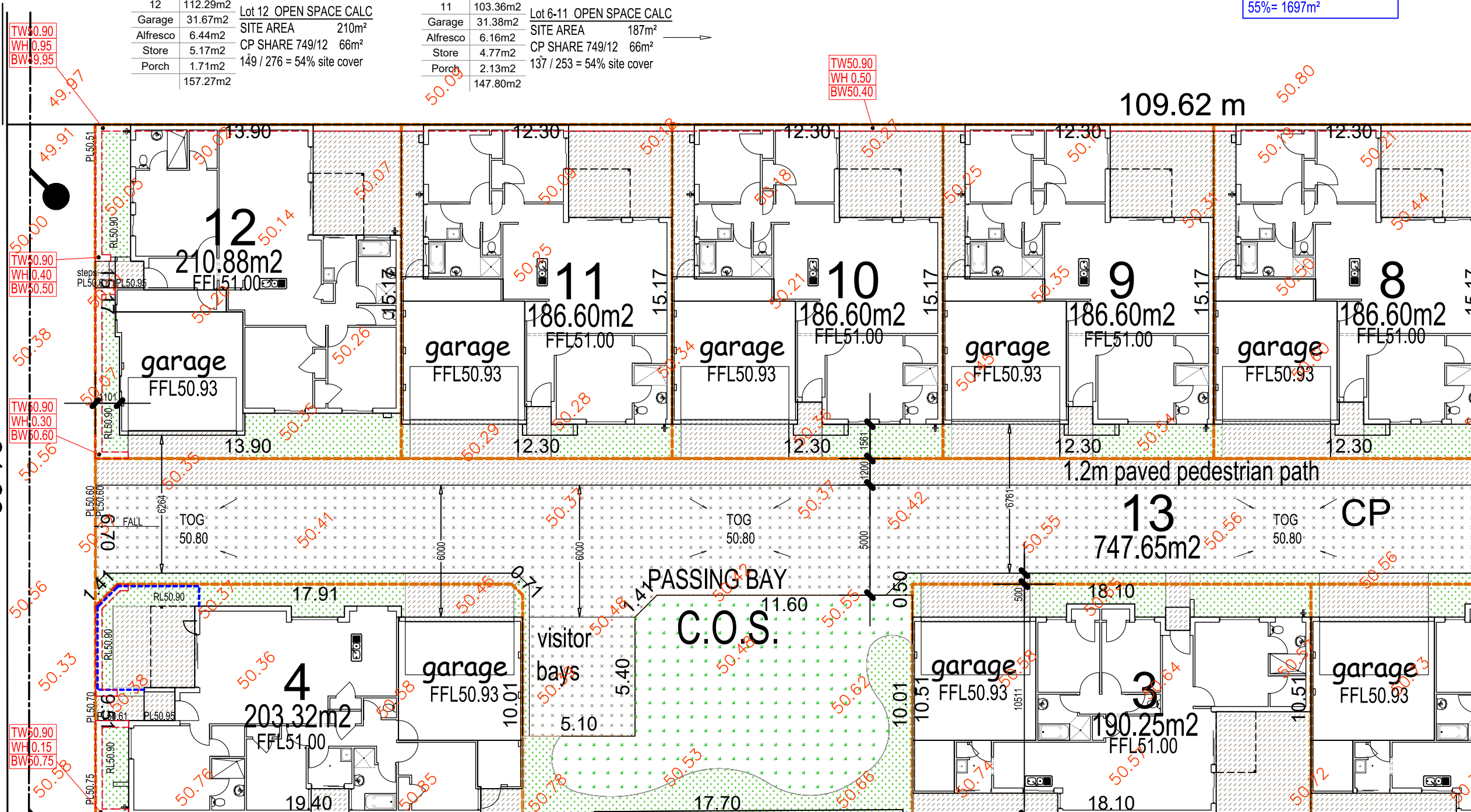
| area | m2 | Lot 6-11 OPEN SPACE CALC |
|----------|----------------------|----------------------------------|
| 11 | 103.36m ² | SITE AREA 187m ² |
| Garage | 31.38m ² | CP SHARE 749/12 66m ² |
| Alfresco | 6.16m ² | 137 / 253 = 54% site cover |
| Store | 4.77m ² | |
| Porch | 2.13m ² | |
| | 147.80m ² | |

| area | m2 | Lot 2,3 OPEN SPACE CALC |
|----------|----------------------|----------------------------------|
| 3 | 101.15m ² | SITE AREA 190m ² |
| Garage | 31.30m ² | CP SHARE 749/12 66m ² |
| Alfresco | 4.97m ² | 138 / 256 = 54% site cover |
| Store | 4.56m ² | |
| Porch | 1.17m ² | |
| | 143.15m ² | |

| area | m2 | Lot 4 OPEN SPACE CALC |
|----------|----------------------|----------------------------------|
| 4 | 111.24m ² | SITE AREA 203m ² |
| Garage | 31.53m ² | CP SHARE 749/12 66m ² |
| Alfresco | 7.40m ² | 137 / 256 = 54% site cover |
| Store | 4.48m ² | |
| Porch | 2.10m ² | |
| | 156.74m ² | |

| area | m2 | Lot 2 OPEN SPACE CALC |
|----------|----------------------|----------------------------------|
| 2 | 101.15m ² | SITE AREA 190m ² |
| Garage | 31.30m ² | CP SHARE 749/12 66m ² |
| Alfresco | 4.97m ² | 138 / 256 = 54% site cover |
| Store | 4.56m ² | |
| Porch | 1.17m ² | |
| | 143.15m ² | |

YARRAN STREET



SEE CONTINUATION

Lot 550

SITE PLAN
SCALE 1:200

Drawn: - - -
Printed: 23/12/20 11:31 AM Last Saved: 18/12/20 11:11 AM

CLIENT: **Masada Property for Harvestnet Group Pty Ltd**
SITE ADDRESS: **29 Railway Avenue Armadale WA 6112**
Hse No: 321

Project: **Twelve Single Storey Grouped Dwellings**

LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m² R15/40

This Drawing Title: **PartSitePlan1-200** Unit No: **1-12**

Dwg file name: Form: Street-Client-StageRev-(UnitNo) RailwayAveArm-Masada-DA4.dwg Sheet No: **04**

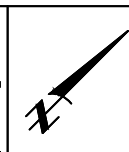
LEGEND

- SEWER INSPECTION
- POWER POLE / PILLAR
- WATER METER
- VERGE / LARGE TREE
- AHD SPOT HEIGHT
- CADASTRAL BOUNDARY
- CONTOURS
- OVERHEAD POWERLINE
- BUILDING
- BRICK WALL
- FENCE
- SEWER PIPELINE
- WATER PIPELINE

LAND SURVEYORS PERTH
DELIVERING EXCELLENCE

Mirko Wiebking
Licensed Land Surveyor
PO Box 1414 Subiaco WA 6904
Mob: 0427 308 987
Email: mirko@land-surveyors-perth.com.au
Web: www.land-surveyors-perth.com.au

Note: Boundaries have been determined by plan dimensions only.
Location of underground services need to be confirmed before excavation or construction on site.



Regulation 25A Surveyor's Certificate
I, Mirko Wiebking, licensed surveyor, certify that on 12 December 2019, I re-established the boundaries as shown on the attached plan and that the survey was performed in accordance with all relevant written laws.

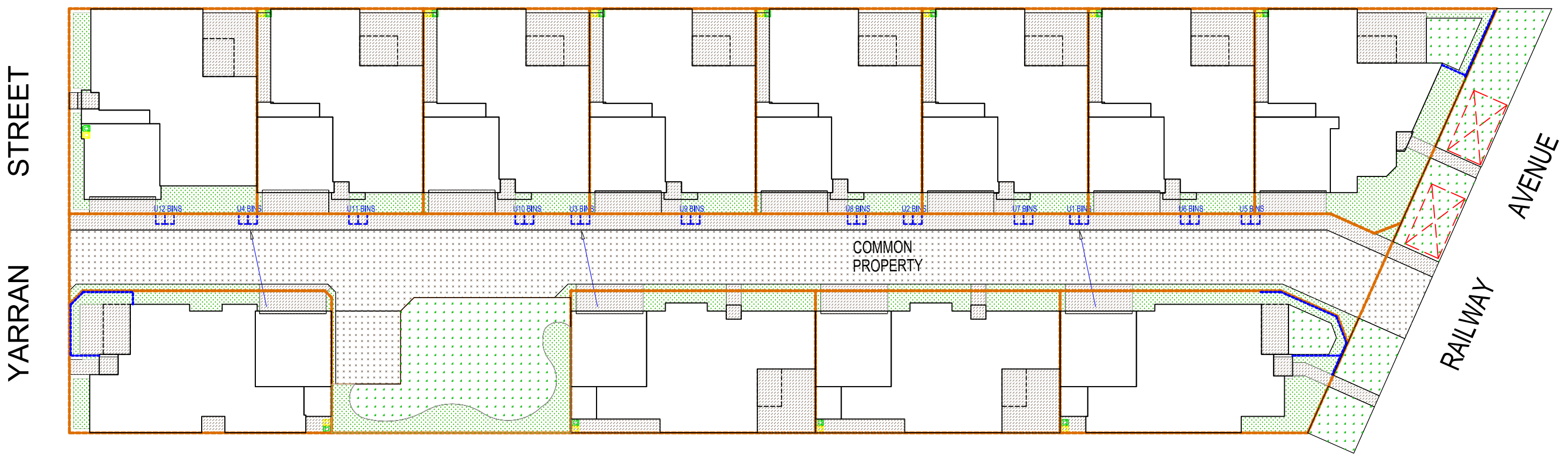
Licensed Surveyor Date

| NAME | DATE |
|-----------------|------------|
| SURVEYED BY: MW | 12/12/2019 |
| DRAWN BY: MW | 13/12/2019 |
| JOB No: 66722 | |

SCALE 1 : 300 @ A3

Feature Site Plan
Lot 29 (#321) Railway Avenue
Armadale WA 6112

Local Government: City of Armadale
Landgate Plan Ref: P 2766
Residential Zoning: R15/40

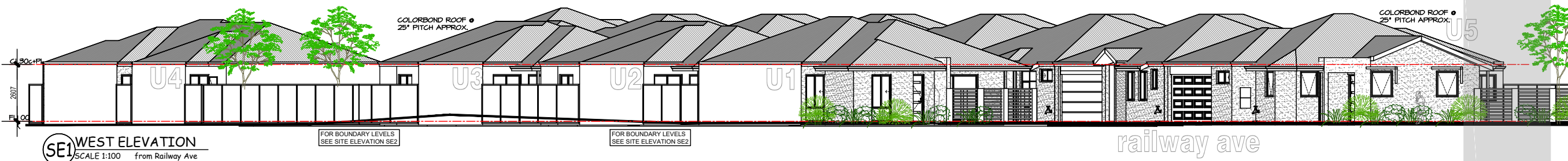


WASTE TRUCKS ARE ABLE TO DRIVE STRAIGHT THRU DEVELOPMENT

- bins collection position
- bins storage position
- bulk rubbish collection locations

WASTE MANAGEMENT PLAN
SCALE 1:300

| | |
|--|-------------------------------|
| Drawn: - - - | Last Saved: 18/12/20 11:11 AM |
| Printed: 23/12/20 11:32 AM | |
| CLIENT: Masada Property for Harvestnet Group Pty Ltd | |
| SITE ADDRESS: Lot: 29 Hse No: 321 Railway Avenue Armadale WA 6112 | |
| Project: Twelve Single Storey Grouped Dwellings | |
| LOCAL AUTHORITY: City of Armadale | TOTAL SITE AREA: 3212m2 |
| RESIDE ZONING: R15/40 | |
| This Drawing Title: WasteManagement | Unit No: 1-12 |
| Dwg file name: Form: Street-Client-StageRev-(UnitNo): RailwayAveArm-Masada-DA4.dwg | Sheet No: 05 |



SE1 WEST ELEVATION
SCALE 1:100 from Railway Ave

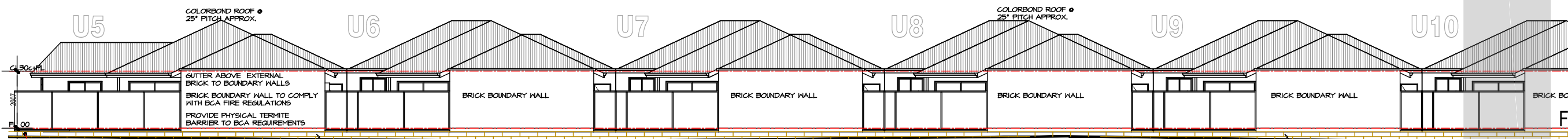


SE5 NORTH-WEST ELEVATION
SCALE 1:100 INTERNAL ROAD

elevations 1:200 @A3



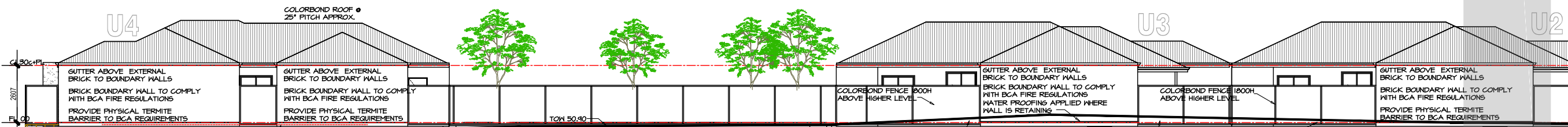
SE6 NORTH-WEST ELEVATION
SCALE 1:100 INTERNAL ROAD



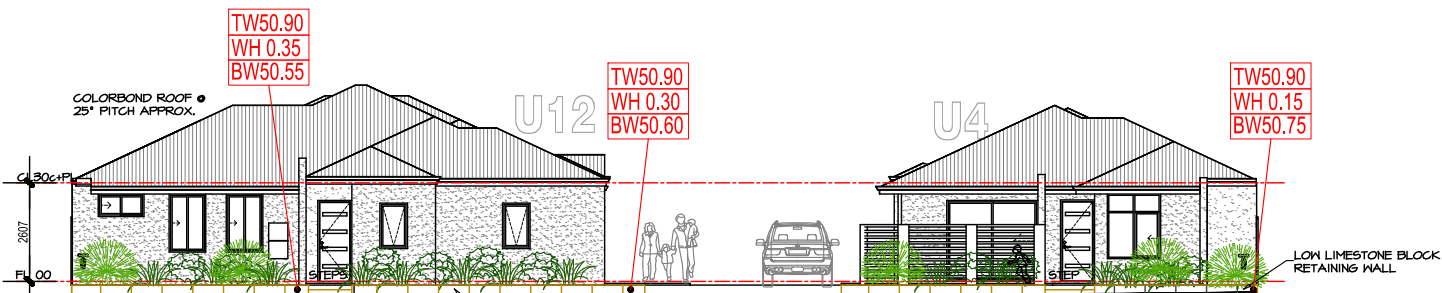
SE4 SOUTH ELEVATION
SCALE 1:100

elevations 1:200 @A3

SEE CONTINUATION



SE2 NORTH-WEST ELEVATION
SCALE 1:100



SE2 SOUTH - WEST ELEVATION
SCALE 1:100 Yarran Street

Drawn: - - -
Printed: 23/12/20 11:32 AM
Last Saved: 18/12/20 11:11 AM

Client: Masada Property for Harvestnet Group Pty Ltd

SITE ADDRESS:
lot: 29 Hse No: 321
Railway Avenue
Armadale WA 6112

Project: Twelve Single Storey Grouped Dwellings

LOCAL AUTHORITY: City of Armadale
TOTAL SITE AREA: 3212m2
TRADE ZONING: R15/40

This Drawing Title: Site Elevations
Unit No: 1-12

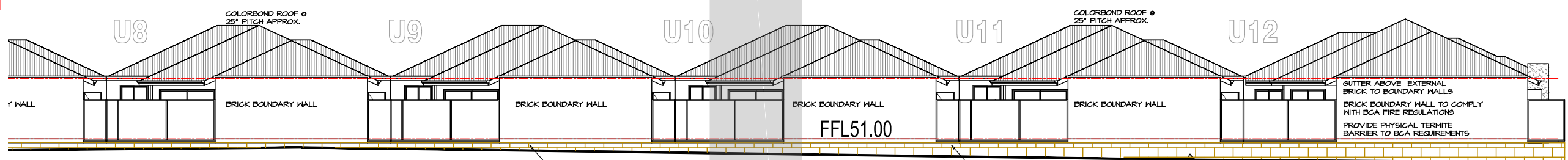
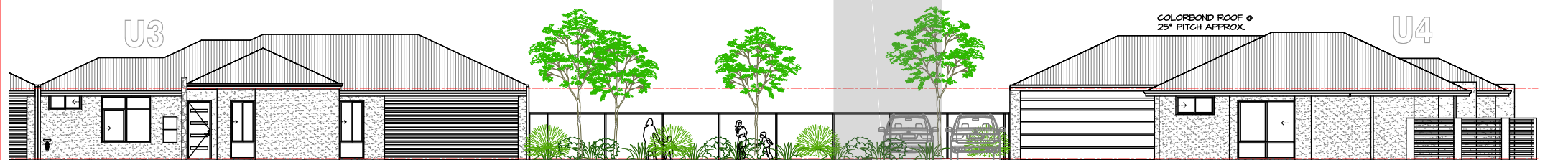
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RailwayAveArm-Masada-DA4.dwg
Sheet No: 06



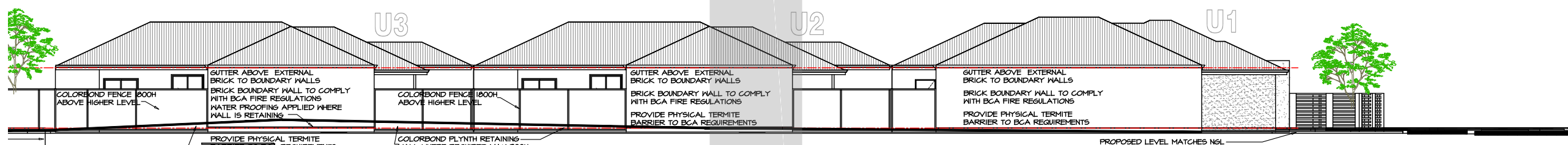
railway ave



elevations 1:200 @A3



elevations 1:200 @A3



ONE BLOCK WALL

SEE CONTINUATION

Drawn: - - -

Printed: 23/12/20 11:32 AM Last Saved: 18/12/20 11:11 AM

CLIENT: Masada Property for Harvestnet Group Pty Ltd

SITE ADDRESS: 29 Railway Avenue Armadale WA 6112

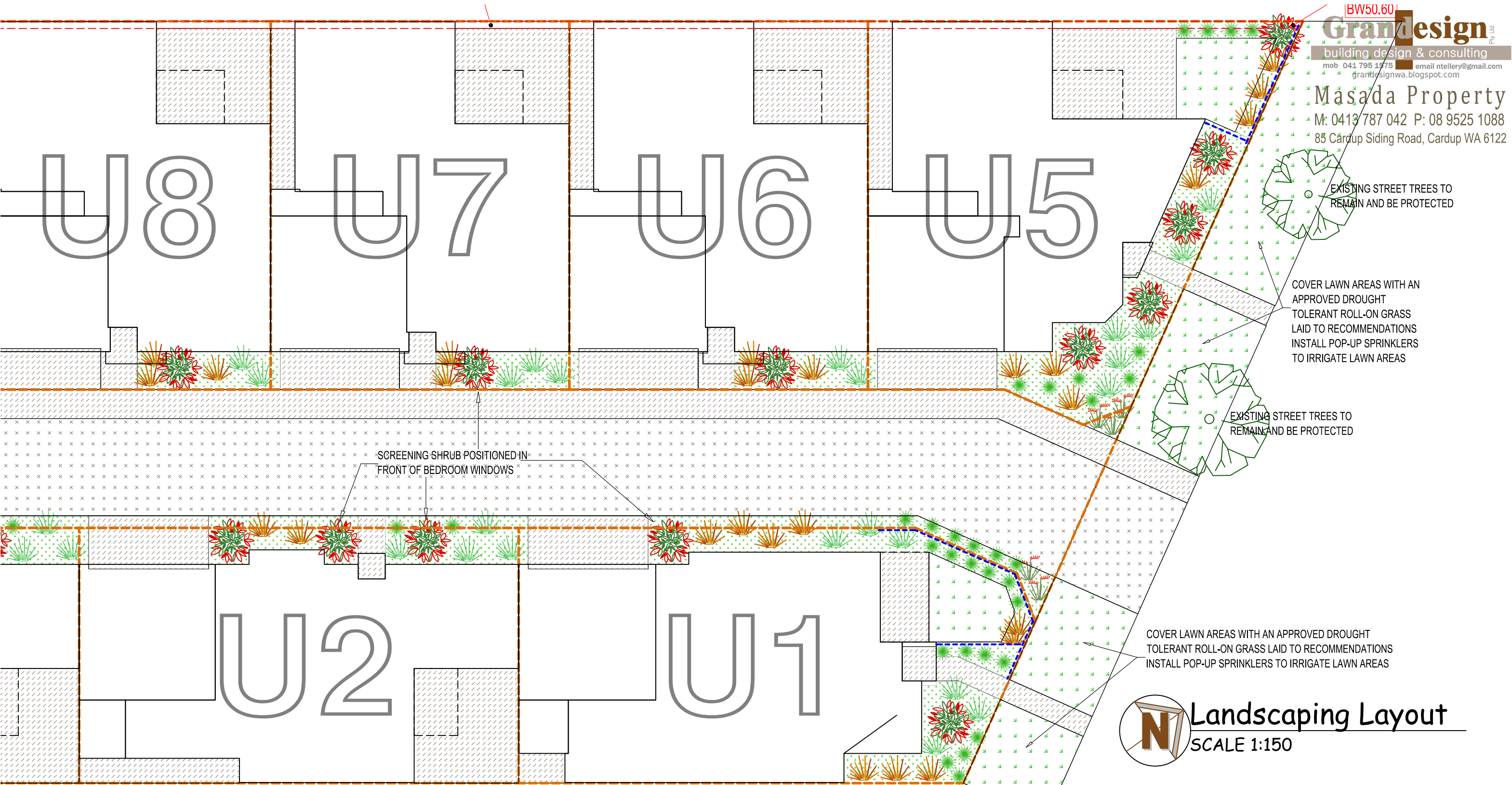
lot: 29 Hse No: 321

Project: Twelve Single Storey Grouped Dwellings

LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m2 IRM/ZONE ZONING: R15/40

This Drawing Title: SiteElevations Unit No: 1-12

Dwg file name: Form: Street-Client-StageRev-(UnitNo) RailwayAveArm-Masada-DA4.dwg Sheet No: 07



Landscaping Layout
 SCALE 1:150

LANDSCAPING NOTES:

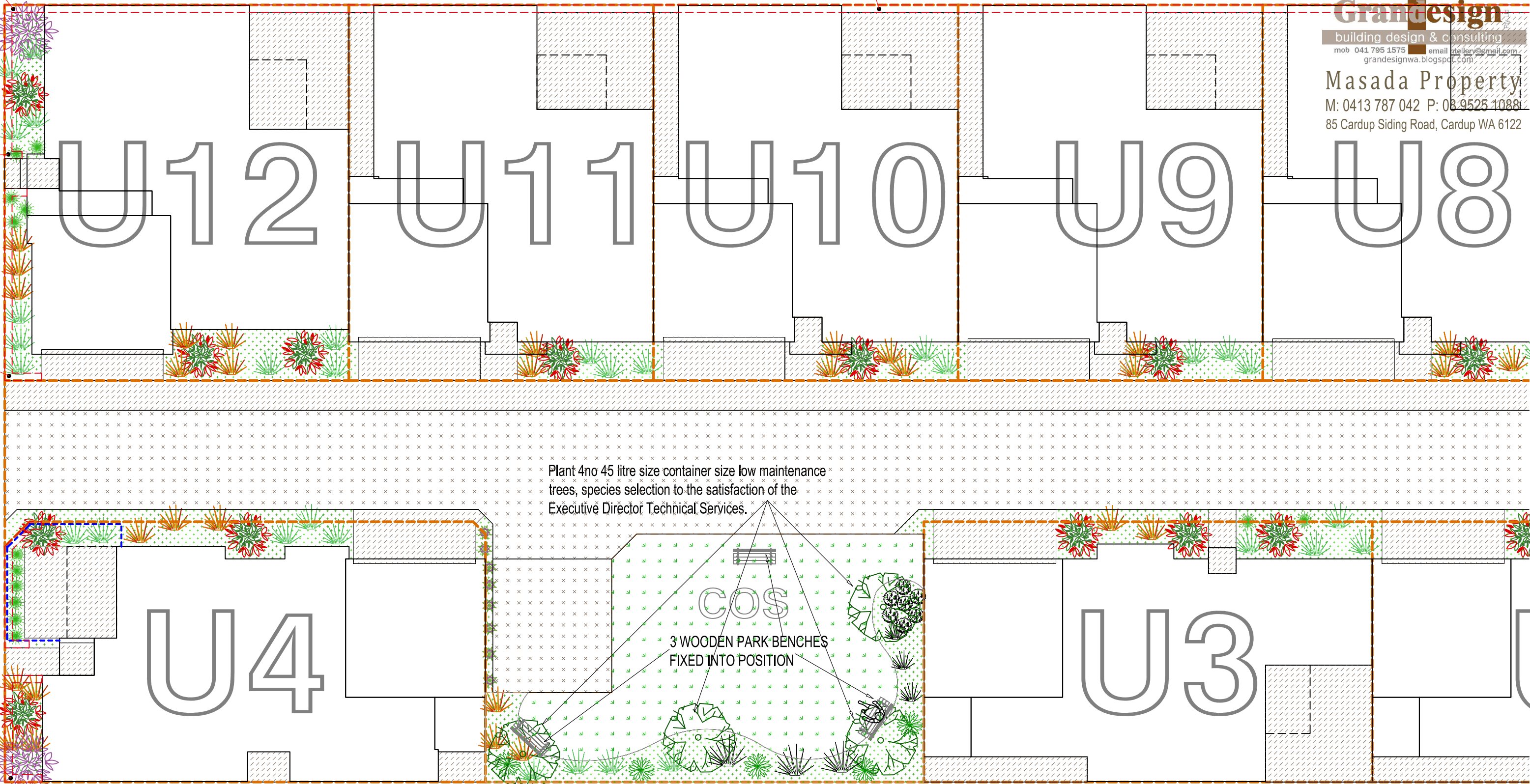
- COVER GARDEN BEDS WITH 75mm MIN SHREDDED TIMBER MULCH TO FINISH 20mm BELOW ADJACENT KERB OR GARDEN EDGE
- FERTILISE PLANTS WITH AN APPROVED SLOW RELEASE GRANULAR FERTILIZER OR BLOOD & BONE AT RECOMMENDED RATE
- COVER LAWN AREAS WITH AN APPROVED DROUGHT TOLERANT ROLL-ON GRASS LAID TO RECOMMENDATIONS
- INSTALL POP-UP SPRINKLERS TO IRRIGATE LAWN AREAS
- INSTALL RETICULATION SYSTEMS TO EACH HOUSE IN A SECURE LOCATION AND IRRIGATE LANDSCAPING
- PLANTS SHALL BE SUPPLIED IN THE FOLLOWING SIZES
 TREES 900 HIGH IN 10 LI POTS
 SHRUBS 600 HIGH IN 3000 POTS
 GROUND COVERS IN 1500 POTS

Landscaping Legend

| Symbol | Common Name | Quantity | Scientific Name |
|--------|-----------------------------|----------|------------------------------|
| | L-Flaxlilly-p | 45 | Dianella caerulea |
| | L-KangPaw-p | 5 | Anigozanthos |
| | L-NZFlax-p | 53 | Phormium tenax |
| | L-Photina-p | 25 | Photinia x fraseri |
| | L-SpanishIris-p | 54 | Iris xiphium |
| | L-WillowMurtle'AfterDark'-p | 2 | Agonis flexuosa "After Dark" |
| | Flax 'Anna Red' | 6 | Phormium Tenax |
| | Hebe | 7 | Variety |
| | Roheo | 8 | Tradescantia Spathacea |
| | Blue Gem Westringia | 5 | WES03 |
| ? | | | ? |

note: numbers shown are for total over both pages

Drawn: _____
 Printed: 23/12/20 11:32 AM Last Saved: 18/12/20 11:11 AM
 CLIENT: **Masada Property for Harvestnet Group Pty Ltd**
 SITE ADDRESS: **29 Railway Avenue Armadale WA 6112** Hse No: 321
 Project: **Twelve Single Storey Grouped Dwellings**
 LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m2 R15/40
 This Drawing Title: **Landscaping** Unit No: **1-12**
 Sheet No: **08**
 Dwg file name: Form: Street-Client-StageRev-(UnitNo) RailwayAveArm-Masada-DA4.dwg



Plant 4no 45 litre size container size low maintenance trees, species selection to the satisfaction of the Executive Director Technical Services.

3 WOODEN PARK BENCHES
FIXED INTO POSITION

LANDSCAPING NOTES:

- COVER GARDEN BEDS WITH 75mm MIN SHREDDED TIMBER MULCH TO FINISH 20mm BELOW ADJACENT KERB OR GARDEN EDGE
- FERTILISE PLANTS WITH AN APPROVED SLOW RELEASE GRANULAR FERTILIZER OR BLOOD & BONE AT RECOMMENDED RATE
- COVER LAWN AREAS WITH AN APPROVED DROUGHT TOLERANT ROLL-ON GRASS LAID TO RECOMMENDATIONS
- INSTALL POP-UP SPRINKLERS TO IRRIGATE LAWN AREAS
- INSTALL RETICULATION SYSTEMS TO EACH HOUSE IN A SECURE LOCATION AND IRRIGATE LANDSCAPING
- PLANTS SHALL BE SUPPLIED IN THE FOLLOWING SIZES
TREES 900 HIGH IN 10 LI POTS
SHRUBS 600 HIGH IN 3000 POTS
GROUND COVERS IN 1500 POTS

**SELECTED TREES
TO BE PLANTED**

Landscaping Legend

| Symbol | Common Name | Quantity | Scientific Name |
|--------|-----------------------------|----------|------------------------------|
| | L-Flaxlilly-p | 45 | Dianella caerulea |
| | L-KangPaw-p | 5 | Anigozanthos |
| | L-NZFlax-p | 53 | Phormium tenax |
| | L-Photina-p | 25 | Photinia x fraseri |
| | L-SpanishIris-p | 54 | Iris xiphium |
| | L-WillowMurtle'AfterDark'-p | 2 | Agonis flexuosa "After Dark" |
| | Flax 'Anna Red' | 6 | Phormium Tenax |
| | Hebe | 7 | Variety |
| | Roheo | 8 | Tradescantia Spathacea |
| | Blue Gem Westringia | 5 | WES03 |
| ? | ? | 2 | ? |

note: numbers shown are for total over both pages

Landscaping Layout
SCALE 1:150

Drawn: - - -
Printed: 23/12/20 11:32 AM Last Saved: 18/12/20 11:11 AM

CLIENT: **Masada Property for Harvestnet Group Pty Ltd**
SITE ADDRESS: **29 Railway Avenue Armadale WA 6112**
Hse No: 321

Project: **Twelve Single Storey Grouped Dwellings**

LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m² RESIDE ZONING: R15/40

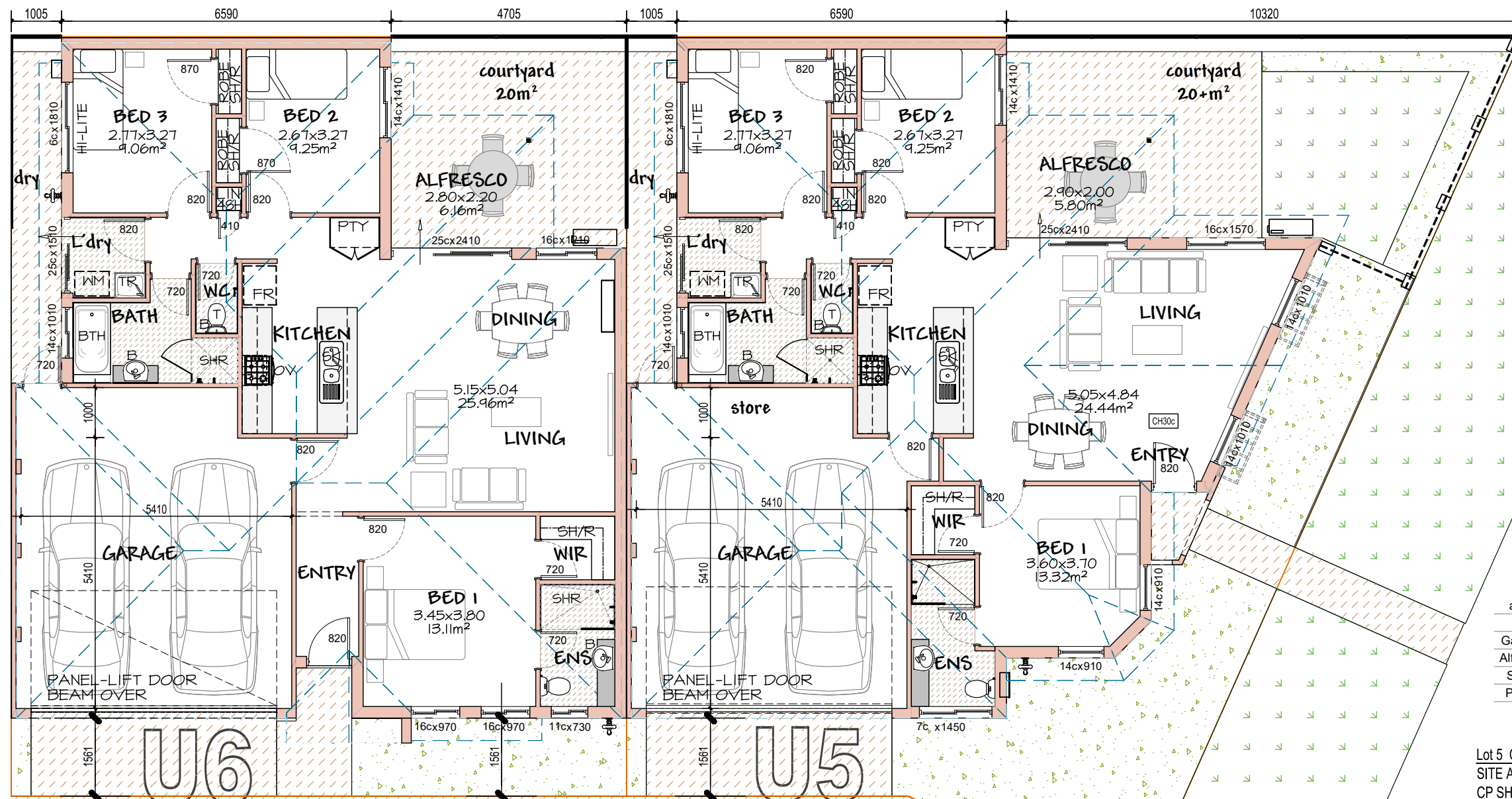
This Drawing Title: **Landscaping.** Unit No: **1-12**

Dwg file name: Form: Street-Client-StageRev-(UnitNo) RailwayAveArm-Masada-DA4.dwg Sheet No: **09**

Masada Property

M: 0413 787 042 P: 08 9525 1088

85 Cardup Siding Road, Cardup WA 6122



| area | m2 |
|----------|----------|
| 6 | 103.12m2 |
| Garage | 31.39m2 |
| Alfresco | 6.16m2 |
| Store | 4.77m2 |
| Porch | 2.35m2 |
| | 147.80m2 |

Lot 6-11 OPEN SPACE CALC
SITE AREA 187m²
CP SHARE 749/12 66m²
137 / 253 = 54% site cover

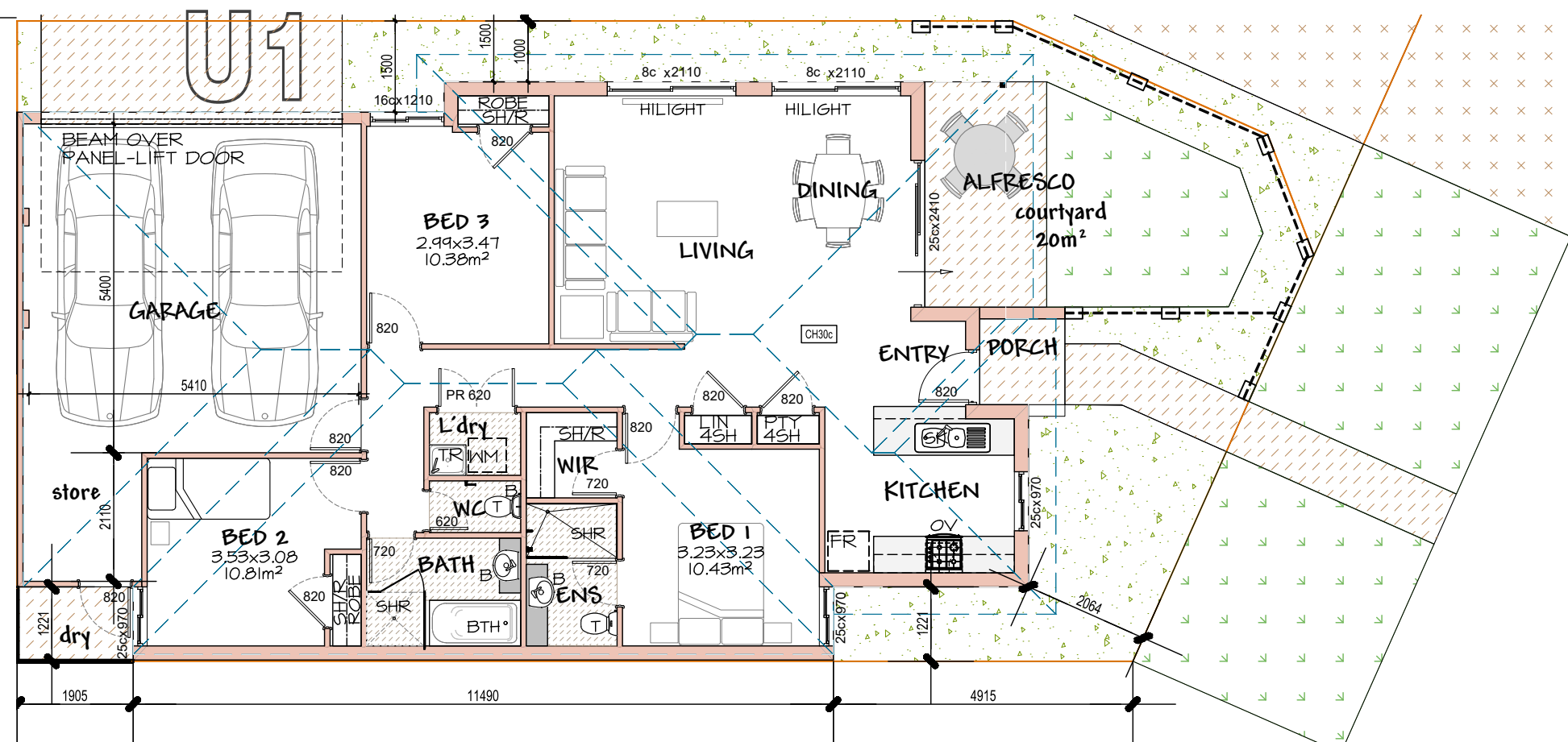
| area | m2 |
|----------|----------|
| 5 | 95.38m2 |
| Garage | 31.85m2 |
| Alfresco | 5.80m2 |
| Store | 4.66m2 |
| Porch | 1.34m2 |
| | 139.03m2 |

Lot 5 OPEN SPACE CALC
SITE AREA 225m²
CP SHARE 749/12 66m²
131 / 291 = 45% site cover

FLOOR PLAN
SCALE 1:100

| area | m2 |
|----------|----------|
| 1 | 104.23m2 |
| Garage | 31.53m2 |
| Alfresco | 7.40m2 |
| Store | 4.49m2 |
| Porch | 2.24m2 |
| | 149.89m2 |

Lot 1 OPEN SPACE CALC
SITE AREA 207m²
CP SHARE 749/12 62m²
140 / 269 = 52% site cover



Drawn: - - -
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CLIENT: **Masada Property for Harvestnet Group Pty Ltd**
SITE ADDRESS: **Railway Avenue Armadale WA 6112**
lot: **29** Hse No: **321**

Project: **Twelve Single Storey Grouped Dwellings**

LOCAL AUTHORITY: **City of Armadale** TOTAL SITE AREA: **3212m2** R-15/40

This Drawing Title: **Floor Plan U1.5.6** Unit No: **1-12**

Dwg file name: Form: Street-Client-StageRev1-UnitNo: **10**
RailwayAveArm-Masada-DA4.dwg

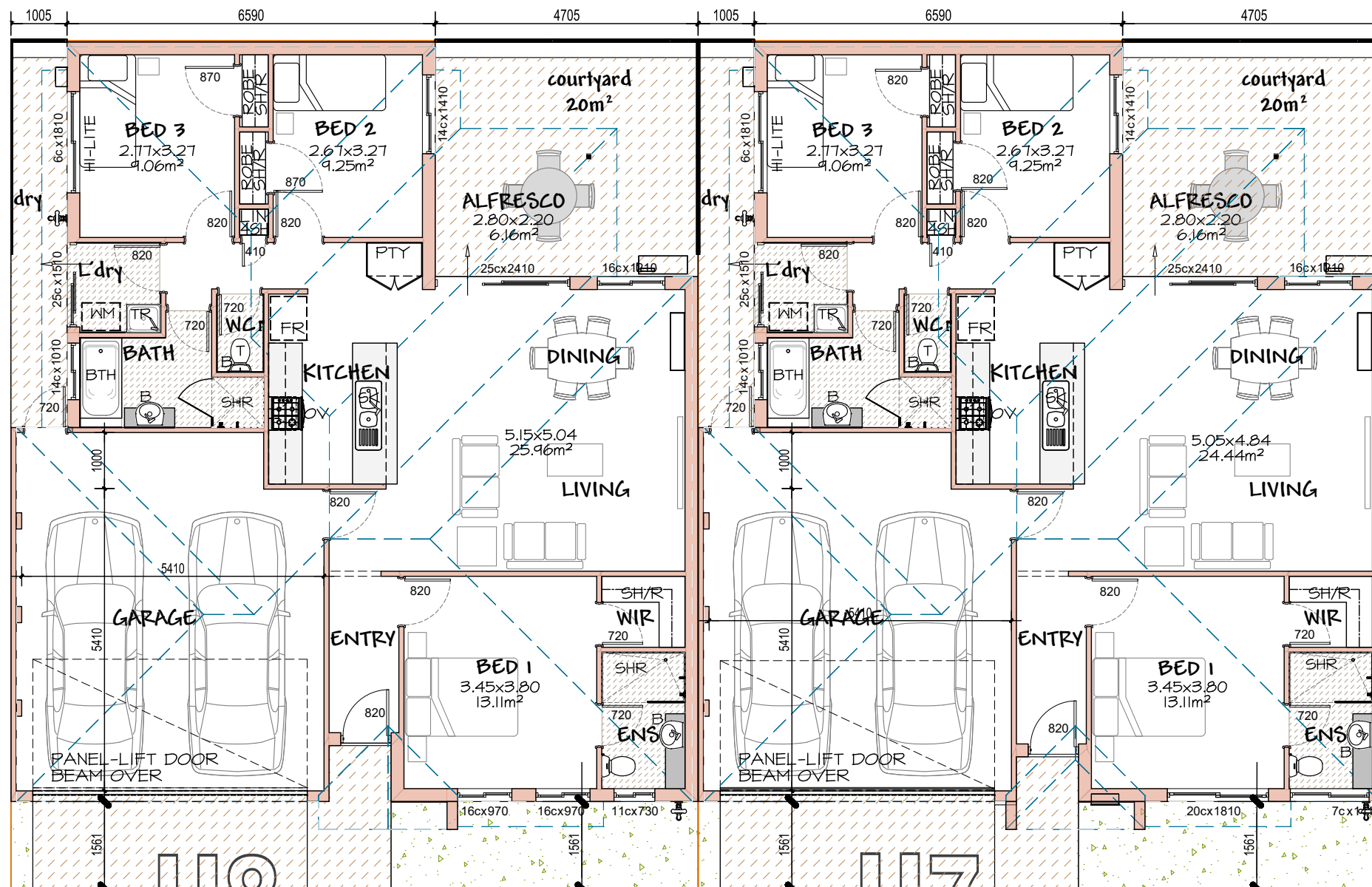
Masada Property

M: 0413 787 042 P: 08 9525 1088

85 Cardup Siding Road, Cardup WA 6122

| area | m2 |
|----------|----------|
| 6 | 103.12m2 |
| Garage | 31.39m2 |
| Alfresco | 6.16m2 |
| Store | 4.77m2 |
| Porch | 2.35m2 |
| | 147.80m2 |

Lot 6-11 OPEN SPACE CALC
SITE AREA 187m²
CP SHARE 749/12 66m²
137 / 253 = 54% site cover



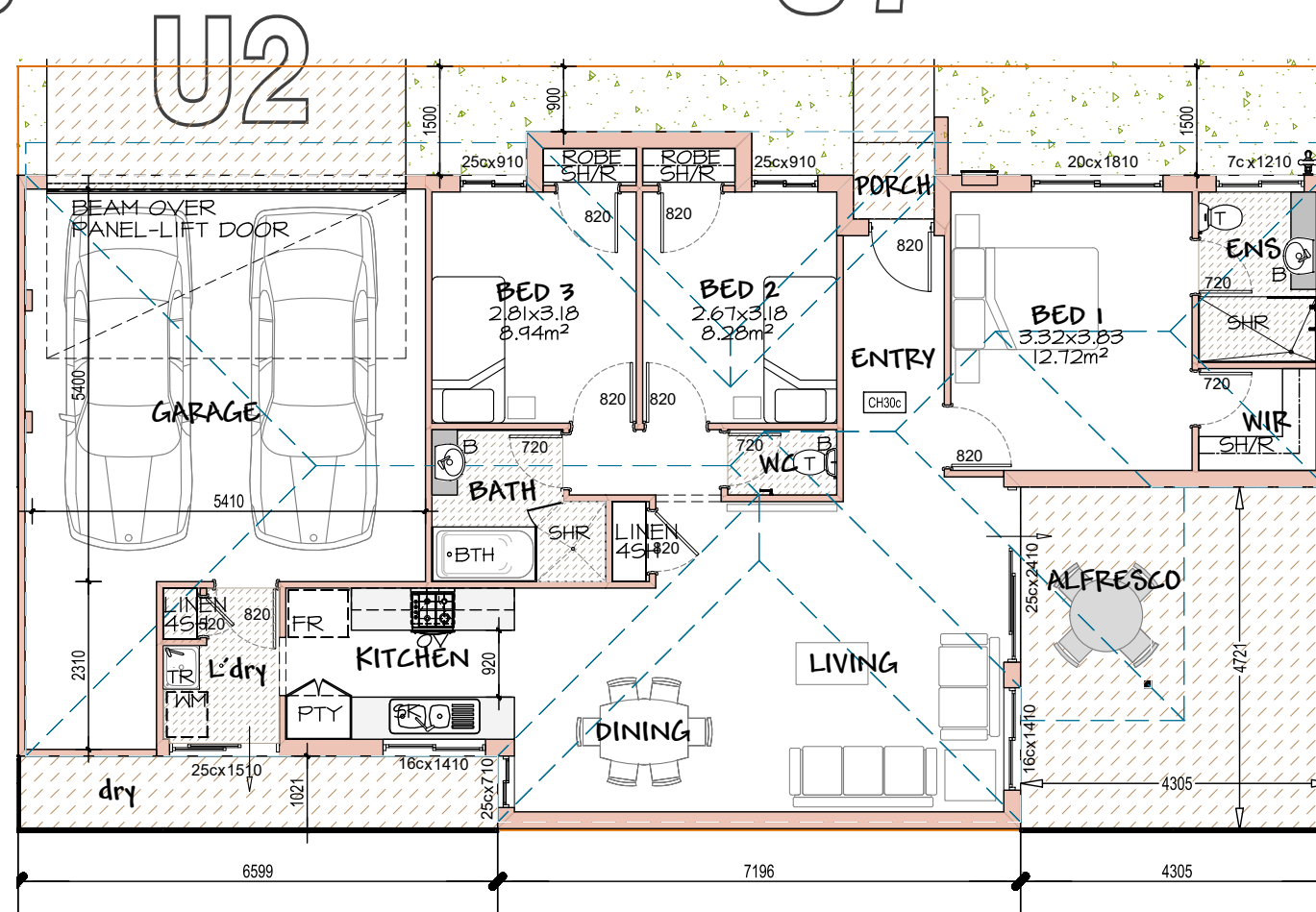
| area | m2 |
|----------|----------|
| 6 | 103.12m2 |
| Garage | 31.39m2 |
| Alfresco | 6.16m2 |
| Store | 4.77m2 |
| Porch | 2.35m2 |
| | 147.80m2 |

Lot 6-11 OPEN SPACE CALC
SITE AREA 187m²
CP SHARE 749/12 66m²
137 / 253 = 54% site cover

FLOOR PLAN
SCALE 1:100

| area | m2 |
|----------|----------|
| 2 | 101.15m2 |
| Garage | 31.30m2 |
| Alfresco | 4.97m2 |
| Store | 4.56m2 |
| Porch | 1.17m2 |
| | 143.15m2 |

Lot 2,3 OPEN SPACE CALC
SITE AREA 190m²
CP SHARE 749/12 66m²
138 / 256 = 54% site cover



Drawn: - - -
Printed 23/12/20 11:32 AM Last Saved 18/12/20 11:11 AM

CLIENT: **Masada Property for Harvestnet Group Pty Ltd**
SITE ADDRESS: 29 Railway Avenue Armadale WA 6112
lot: 29 Hse No: 321

Project: **Twelve Single Storey Grouped Dwellings**

LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m² R-15/40

This Drawing Title: **Floor Plan U2.7.8** Unit No: **1-12**

Dwg file name: Form: Street-Client-StageRev-(UnitNo) RailwayAveArm-Masada-DA4.dwg Sheet No: **11**

Masada Property

M: 0413 787 042 P: 08 9525 1088

85 Cardup Siding Road, Cardup WA 6122

| area | m2 |
|----------|----------|
| 11 | 103.36m2 |
| Garage | 31.38m2 |
| Alfresco | 6.16m2 |
| Store | 4.77m2 |
| Porch | 2.13m2 |
| | 147.80m2 |

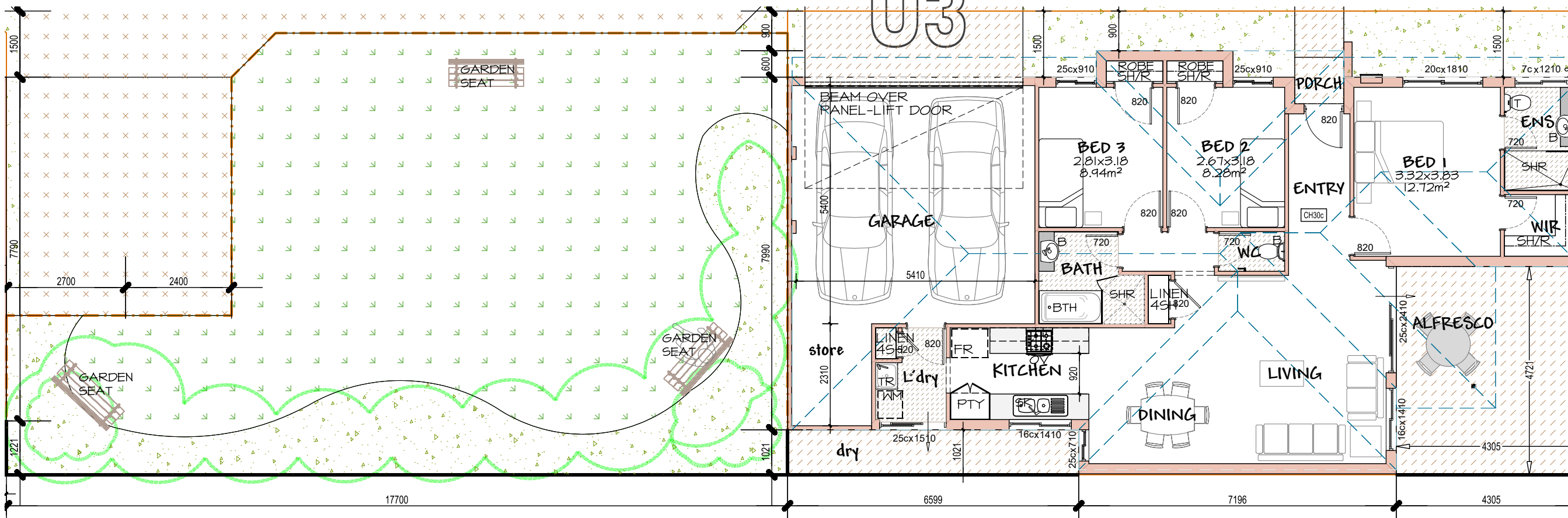
Lot 6-11 OPEN SPACE CALC
SITE AREA 187m²
CP SHARE 749/12 66m²
137 / 253 = 54% site cover



| area | m2 |
|----------|----------|
| 11 | 103.36m2 |
| Garage | 31.38m2 |
| Alfresco | 6.16m2 |
| Store | 4.77m2 |
| Porch | 2.13m2 |
| | 147.80m2 |

Lot 6-11 OPEN SPACE CALC
SITE AREA 187m²
CP SHARE 749/12 66m²
137 / 253 = 54% site cover

FLOOR PLAN
SCALE 1:100



| area | m2 |
|----------|----------|
| 3 | 101.15m2 |
| Garage | 31.30m2 |
| Alfresco | 4.97m2 |
| Store | 4.56m2 |
| Porch | 1.17m2 |
| | 143.15m2 |

Lot 2,3 OPEN SPACE CALC
SITE AREA 190m²
CP SHARE 749/12 66m²
138 / 256 = 54% site cover

Drawn: - - - - -
Printed: 23/12/20 11:32 AM Last Saved: 18/12/20 11:11 AM
CLIENT:

Masada Property for Harvestnet Group Pty Ltd

SITE ADDRESS: 29 Railway Avenue Armadale WA 6112
Hse No: 321

Project: Twelve Single Storey Grouped Dwellings

| LOCAL AUTHORITY | TOTAL SITE AREA | R-GRADE ZONING |
|------------------|-----------------|----------------|
| City of Armadale | 3212m2 | R15/40 |

This Drawing Title: Floor Plan U3.9.10 Unit No: 1-12

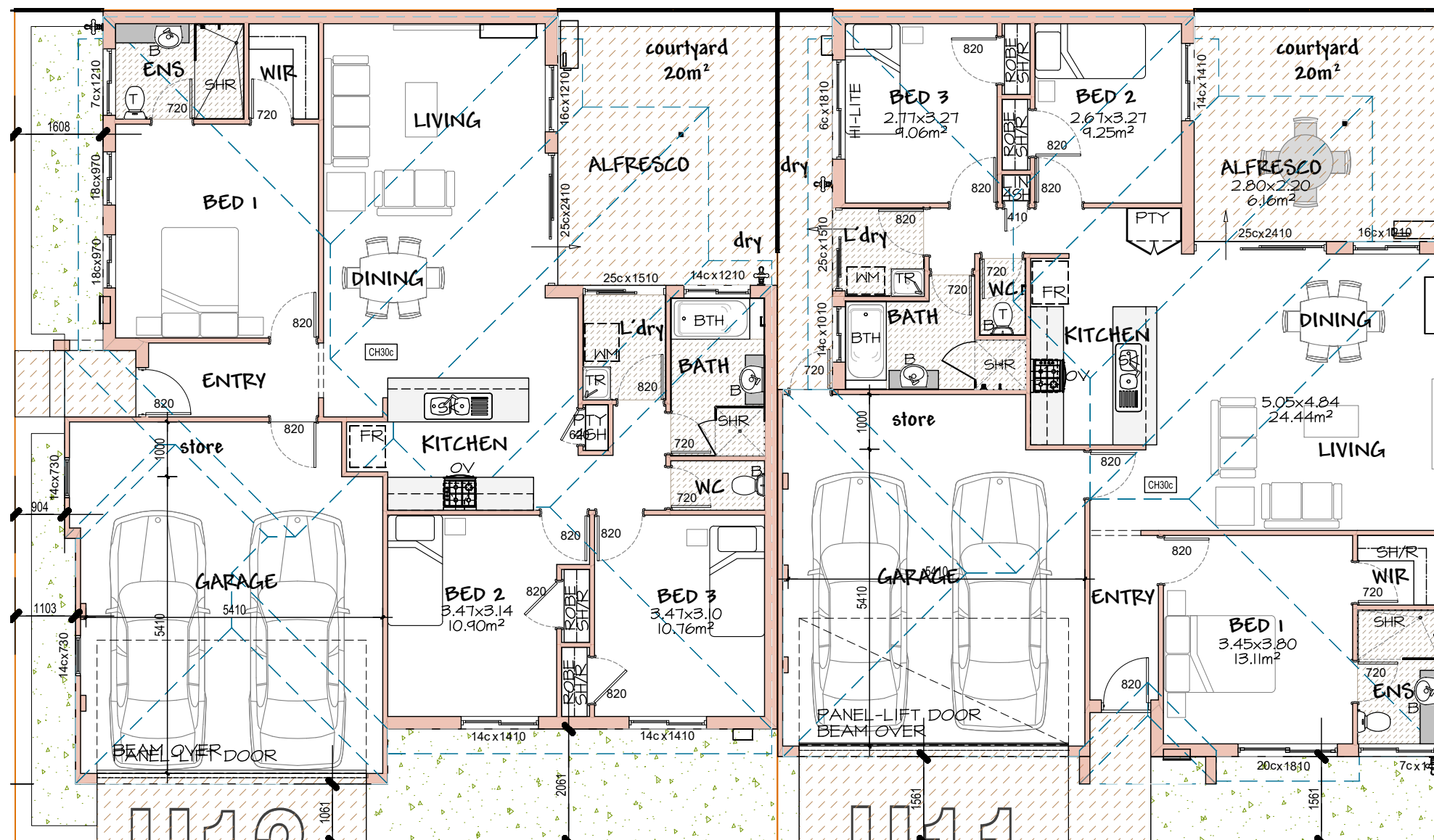
Dwg file name: Form: Street-Client-StageRev1-UnitNo: 12
RailwayAveArm-Masada-DA4.dwg

| area | m2 |
|----------|----------|
| 12 | 112.29m2 |
| Garage | 31.67m2 |
| Alfresco | 6.44m2 |
| Store | 5.17m2 |
| Porch | 1.71m2 |
| | 157.27m2 |

Lot 12 OPEN SPACE CALC
SITE AREA 210m²
CP SHARE 749/12 66m²
149 / 276 = 54% site cover

| area | m2 |
|----------|----------|
| 11 | 103.36m2 |
| Garage | 31.38m2 |
| Alfresco | 6.16m2 |
| Store | 4.77m2 |
| Porch | 2.13m2 |
| | 147.80m2 |

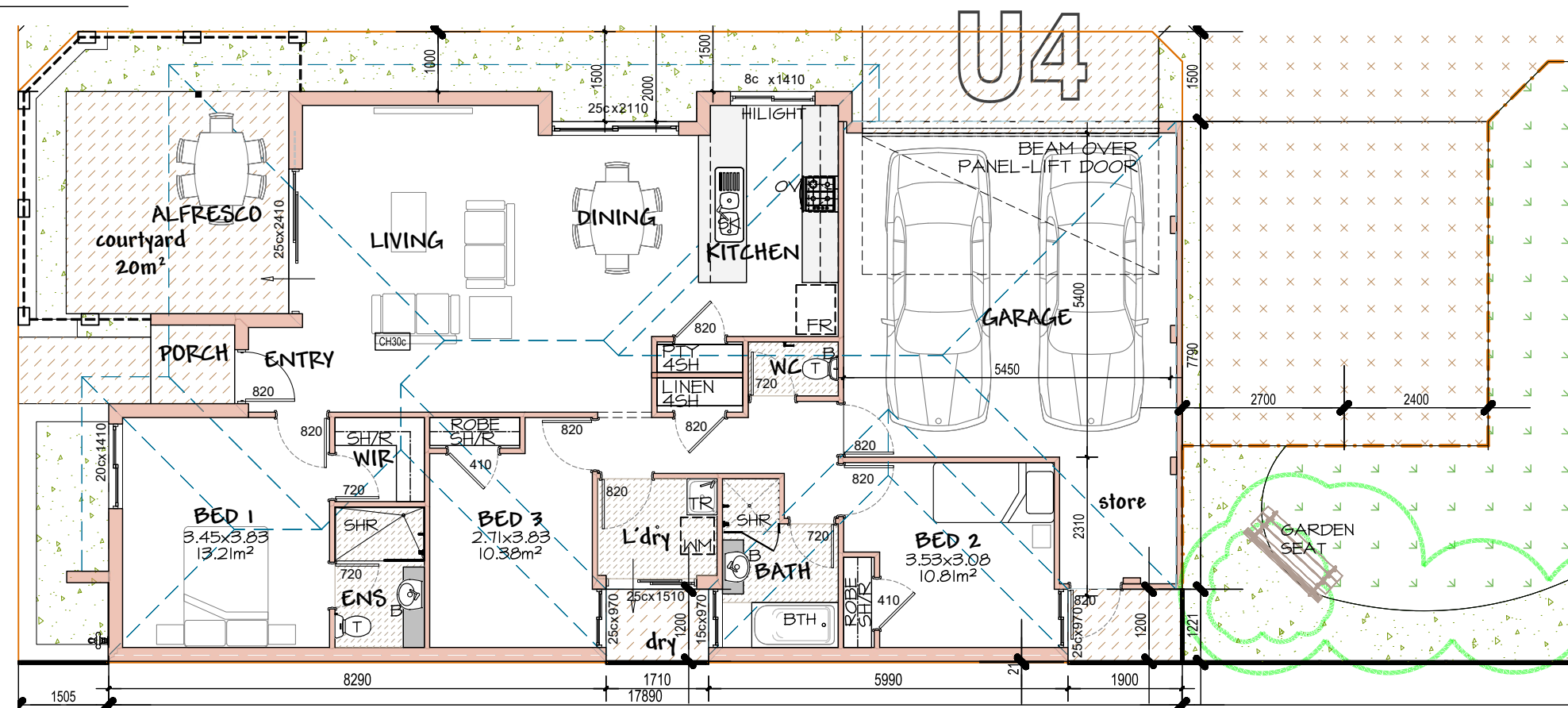
Lot 6-11 OPEN SPACE CALC
SITE AREA 187m²
CP SHARE 749/12 66m²
137 / 253 = 54% site cover



FLOOR PLAN
SCALE 1:100

| area | m2 |
|----------|----------|
| 4 | 111.24m2 |
| Garage | 31.53m2 |
| Alfresco | 7.40m2 |
| Store | 4.48m2 |
| Porch | 2.10m2 |
| | 156.74m2 |

Lot 4 OPEN SPACE CALC
SITE AREA 203m²
CP SHARE 749/12 66m²
137 / 256 = 54% site cover



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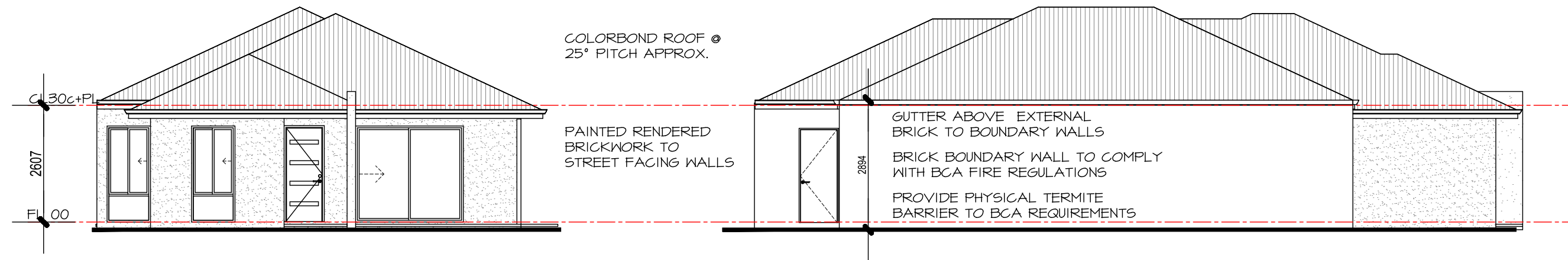
CLIENT: **Masada Property for Harvestnet Group Pty Ltd**
SITE ADDRESS: 29 Railway Avenue Armadale WA 6112
lot: 29 Hse No: 321

Project: **Twelve Single Storey Grouped Dwellings**

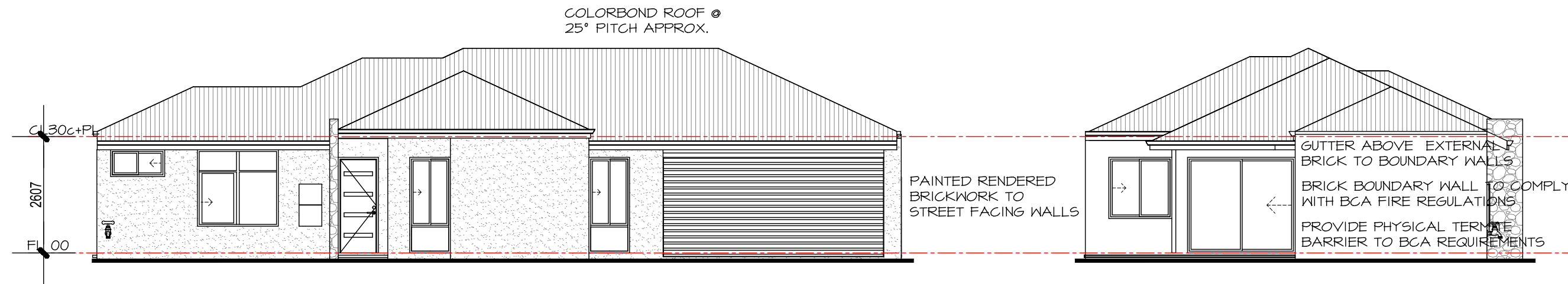
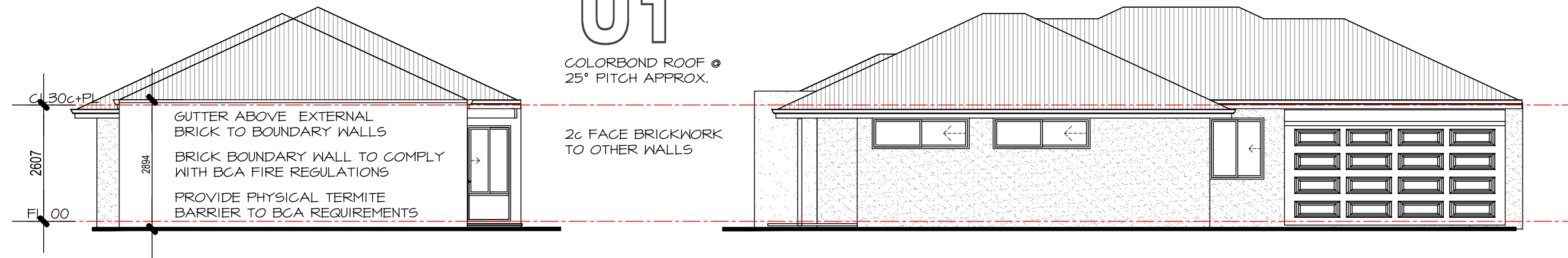
LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m² IR-GRIDE ZONING: R15/40

This Drawing Title: **Floor Plan U4.11.12** Unit No: **1-12**

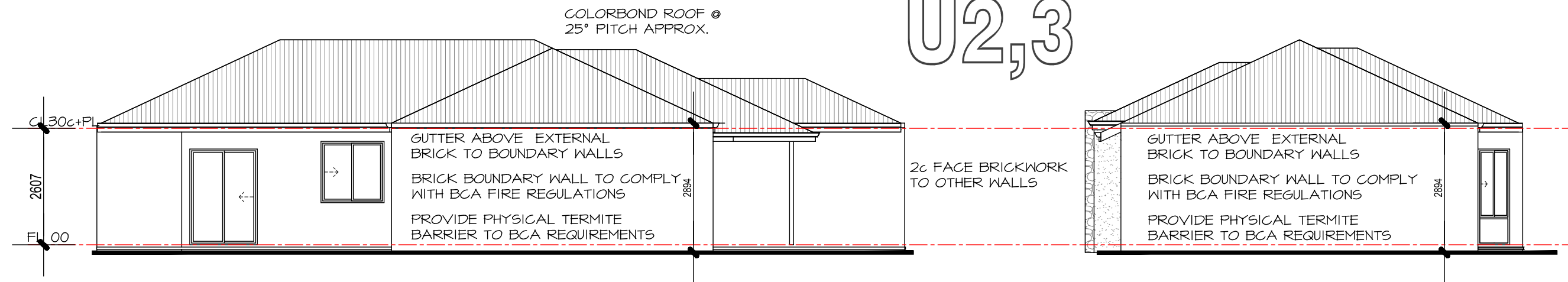
Dwg file name: Form: Street-Client-StageRev1-UnitNo: RailwayAveArm-Masada-DA4.dwg Sheet No: **13**



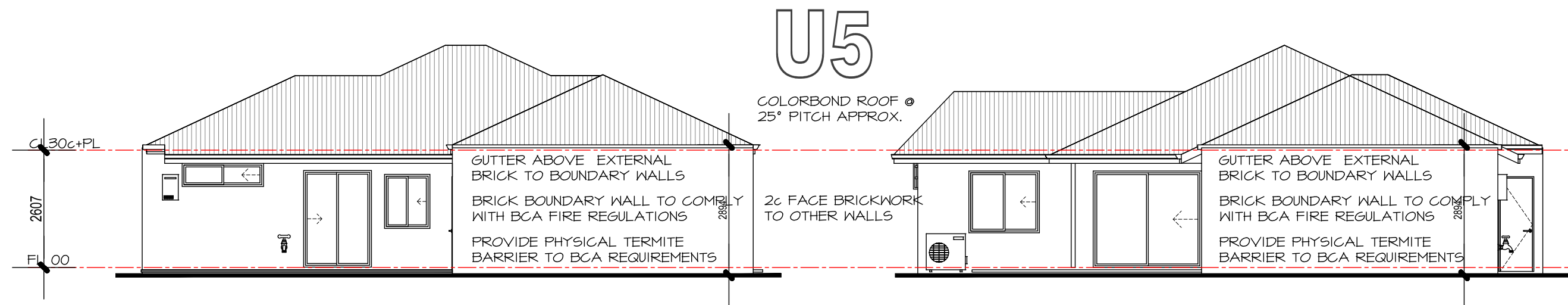
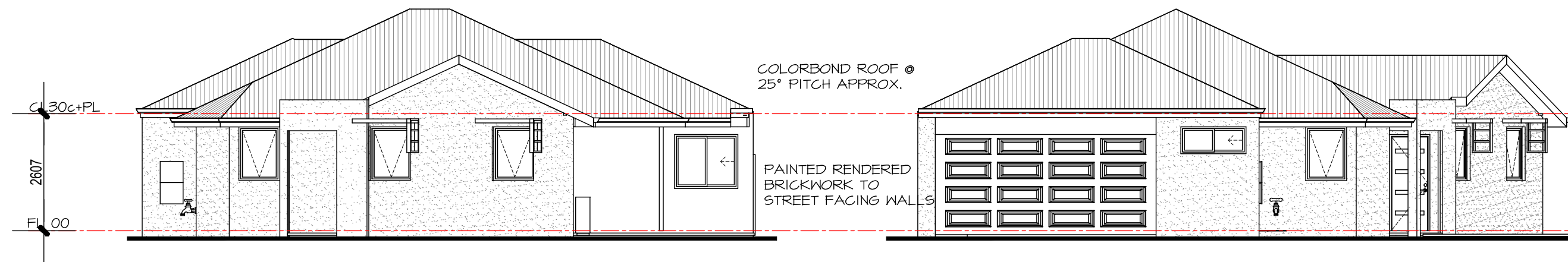
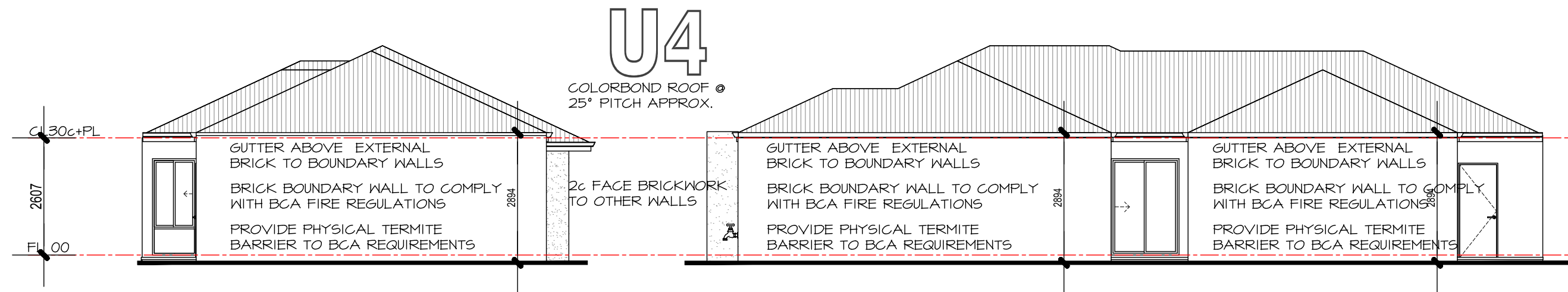
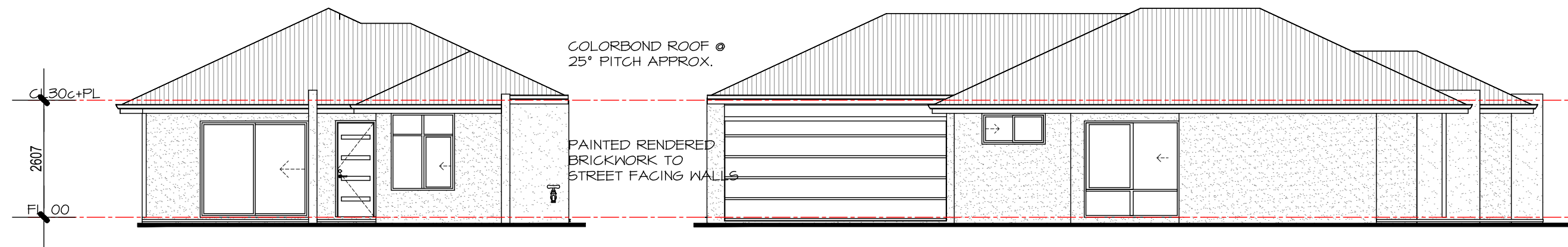
U1



U2,3



| | |
|---|--------------------------------|
| Drawn: - - - | Last Saved: 18/12/20 11:11 AM |
| Printed: 23/12/20 11:33 AM | |
| CLIENT: Masada Property for Harvestnet Group Pty Ltd | |
| SITE ADDRESS: Railway Avenue Armadale WA 6112 | |
| lot: 29 | Hse No: 321 |
| Project: Twelve Single Storey Grouped Dwellings | |
| LOCAL AUTHORITY: City of Armadale | TOTAL SITE AREA: 3212m2 |
| IR ZONE ZONING: R15/40 | |
| This Drawing Title: U1-3 Elevations | Unit No: 1-12 |
| Dwg file name: RailwayAveArm-Masada-DA4.dwg | Sheet No: 20 |



Drawn: - - -

Printed: 23/12/20 11:33 AM Last Saved: 18/12/20 11:11 AM

CLIENT: Masada Property for Harvestnet Group Pty Ltd

SITE ADDRESS: 29 Railway Avenue Armadale WA 6112

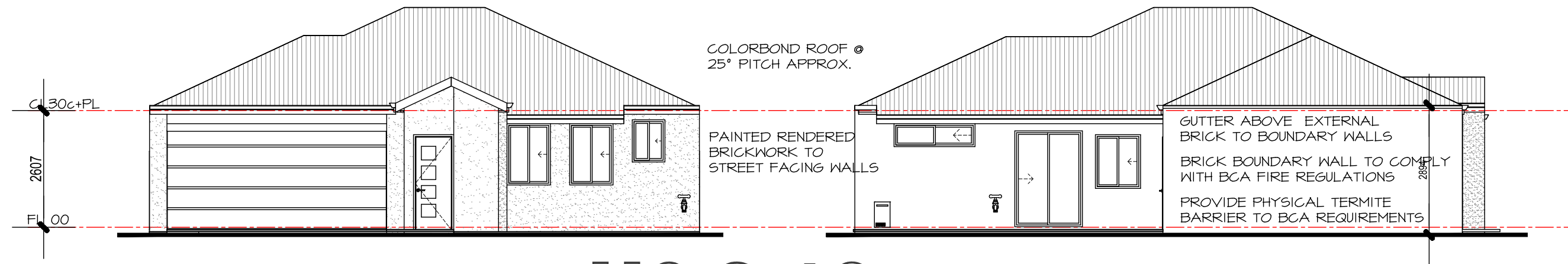
lot: 29 Hse No: 321

Project: Twelve Single Storey Grouped Dwellings

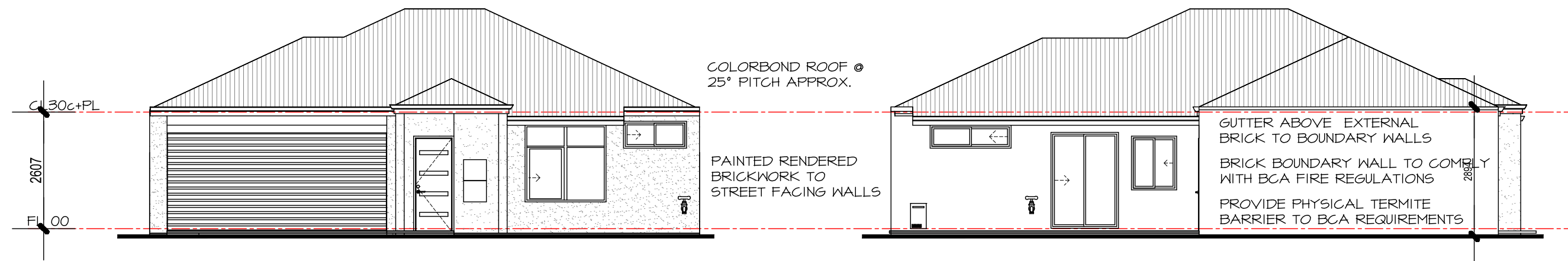
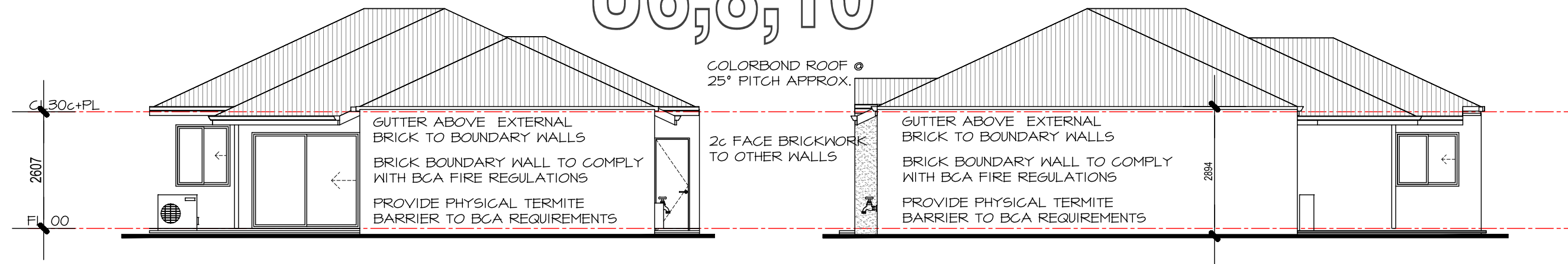
LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m2 IR-CODE ZONING: R15/40

This Drawing Title: U4-5 Elevations Unit No: 1-12

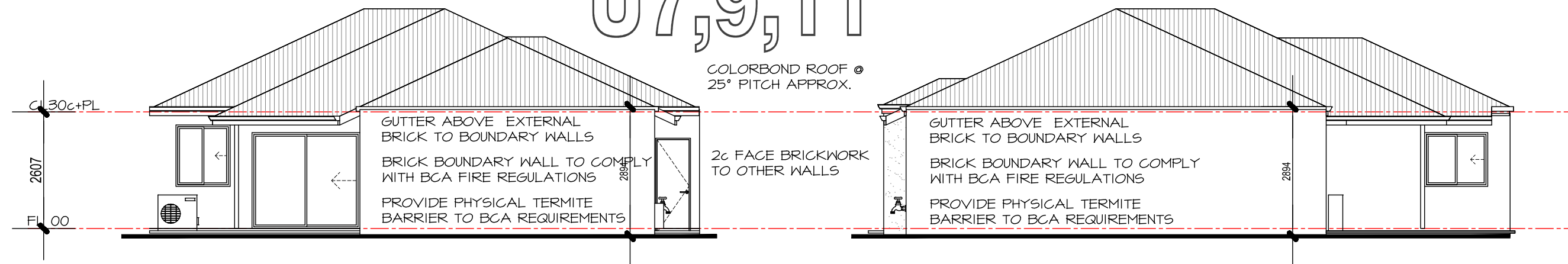
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U6,8,10



U7,9,11



Drawn: - - -

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CLIENT: Masada Property for Harvestnet Group Pty Ltd

SITE ADDRESS: 29 Railway Avenue Armadale WA 6112

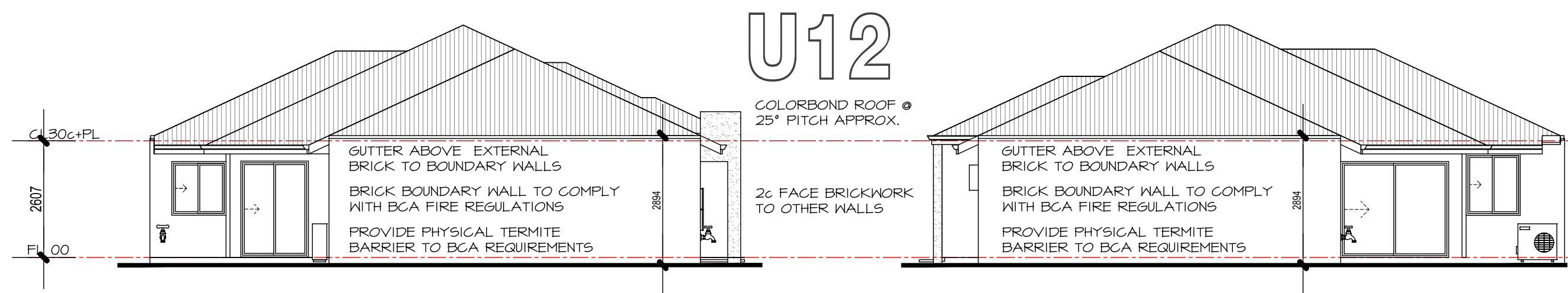
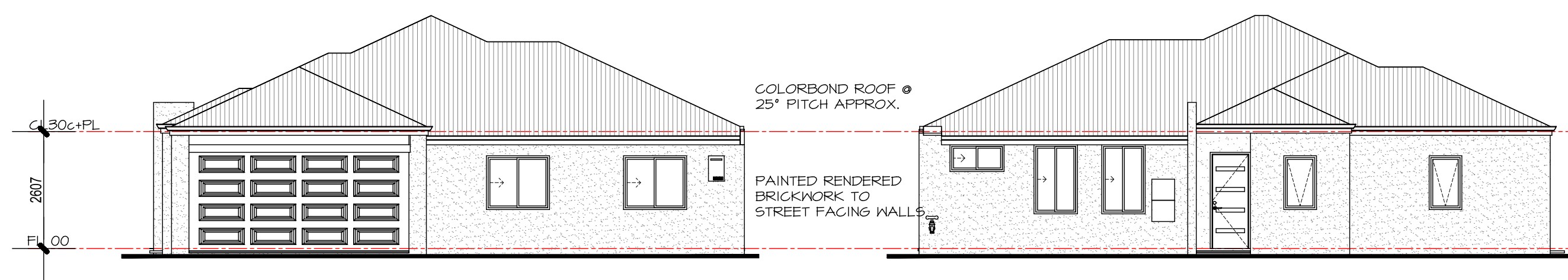
lot: 29 Hse No: 321

Project: Twelve Single Storey Grouped Dwellings

LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m2 IR-ROAD ZONING: R15/40

This Drawing Title: U6-11 Elevations Unit No: 1-12

Dwg file name: Form: Street-Client-StageRev-(Unit)No: RailwayAveArm-Masada-DA4.dwg Sheet No: 22



Drawn: - - -

Printed: 23/12/20 11:33 AM Last Saved: 18/12/20 11:11 AM

CLIENT:
Masada Property for Harvestnet Group Pty Ltd
SITE ADDRESS:
lot: **29** Hse No: **321**
Railway Avenue
Armadale WA 6112

Project:
Twelve Single Storey Grouped Dwellings

LOCAL AUTHORITY: City of Armadale TOTAL SITE AREA: 3212m2 IR-ROAD ZONING: R15/40

This Drawing Title: **U12 Elevations** Unit No: **1-12**

Dwg file name: Form: Street-Client-StageRev-(UnitNo) RailwayAveArm-Masada-DA4.dwg Sheet No: **23**