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Client

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Site Address

Neevas Construction Pty Ltd

Proposed Triplex
58 Bawdan Street, Willagee



P: 9328 7577 M: 0411 105 009
E: info@markanthonydesign.com.au
A: 9/18 Brisbane Street (cnr Bulwer) Perth WA 6000
www.markanthonydesign.com.au

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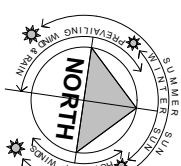
Dimensions

All dimensions and offsets are indicative
ONLY for council purposes and may vary
at final documentation stage

Built Strata Note

Built Strata boundary lines shown are to be
confirmed by a licensed surveyor & are for
Local Government planning purposes only.
The proposed subdivision boundaries are for
built strata purposes only

REFERENCE NAIL IN BITUMEN RL 25.96
(APPROX AHD FROM SMH U6874)

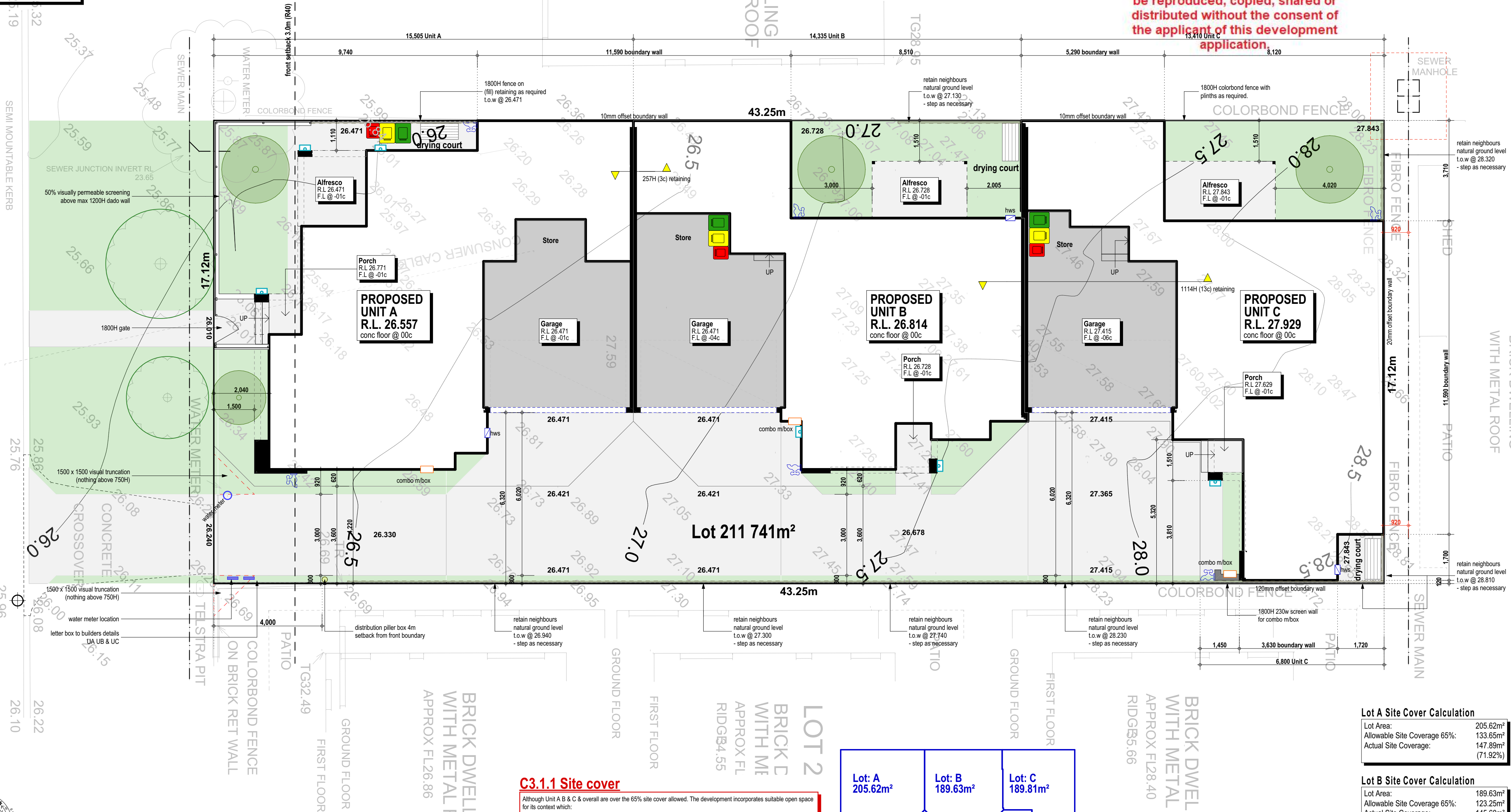


Site Plan

scale 1:100

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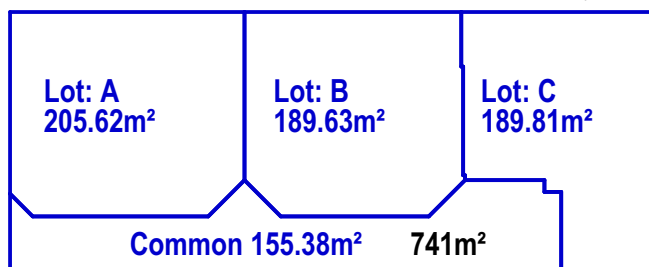


C3.1.1 Site cover

Although Unit A B & C & overall are over the 65% 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 streetscape character.
- All habitable rooms have major openings or highlight windows that provide access to natural sunlight
- The building bulk is consistent with an R40 zoned developments.
- Setbacks to the communal street allow for landscaped areas to create an attractive communal street appearance.
- A separate drying court is provided to each dwelling away from view of the communal areas.
- Provides opportunities for the residents to use space to the external of the building with all outdoor living areas being compliant.

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



Strata Plan

scale 1:500

Lot A Site Cover Calculation

Lot Area:	205.62m²
Allowable Site Coverage 65%:	133.65m²
Actual Site Coverage:	147.89m² (71.92%)

Lot B Site Cover Calculation

Lot Area:	189.63m²
Allowable Site Coverage 65%:	123.25m²
Actual Site Coverage:	145.68m² (76.82%)

Lot C Site Cover Calculation

Lot Area:	189.81m²
Allowable Site Coverage 65%:	123.37m²
Actual Site Coverage:	156.92m² (82.67%)

Site Cover Calculation (Overall)

Lot Area:	741m²
Common Area:	155.38m²
Total usable Lot Area:	585.62m²
Allowable Site Coverage 65%:	380.65m²
Overall Site Coverage:	450.49m² (76.92%)

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Document Set ID: 7536104

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checked MA
scale 1:100 (A2)
issued for Planning Approval

drawn m.stav

date 22.09.2026

JOB No.

2914

SHEET No.

01 of 06

REV No.

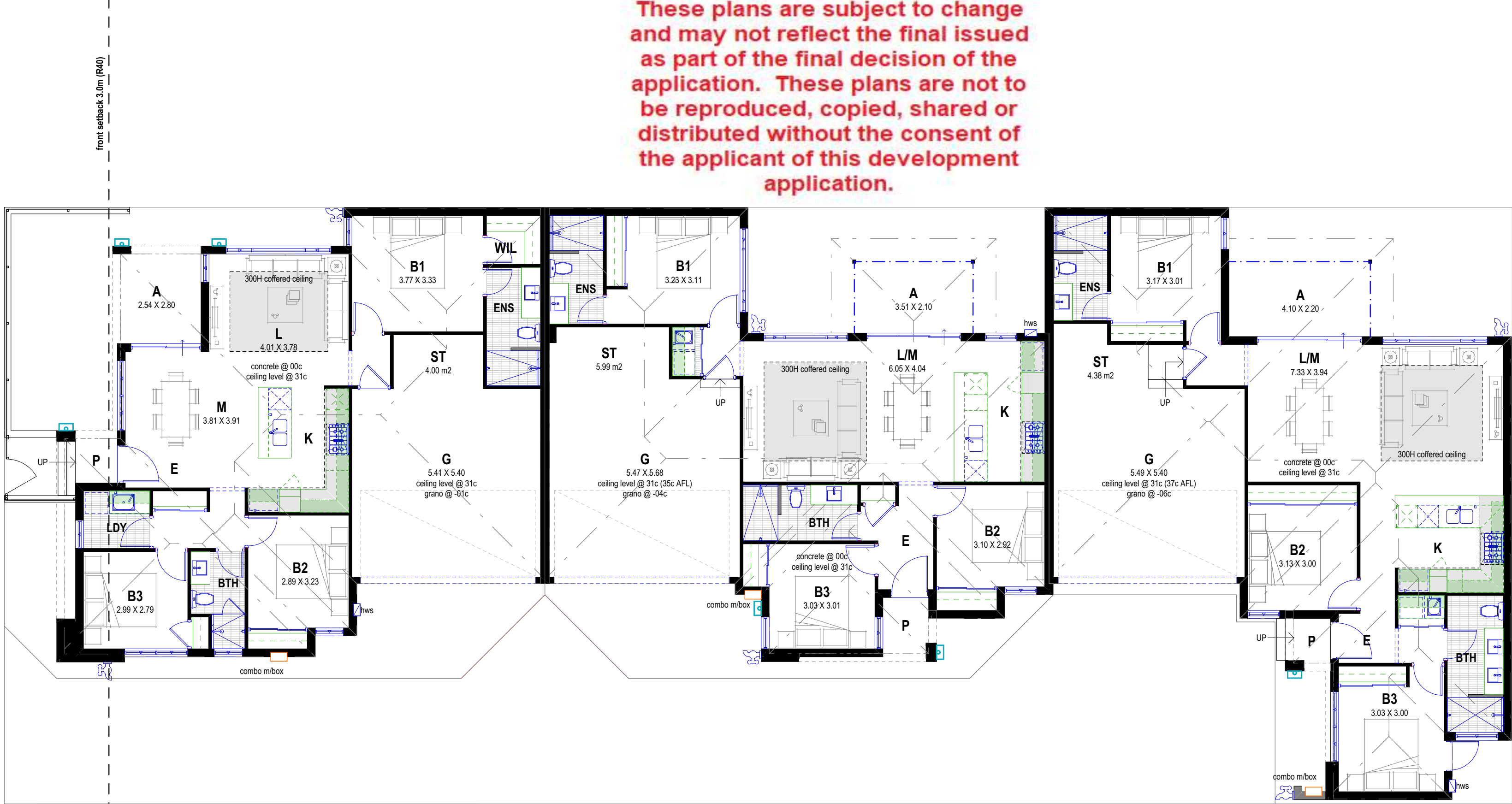
Rev X - xx.xx.2026

DESCRIPTION.

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Drawing Notes Legend			
c	= BRICK COURSE HEIGHT	wc	= WATER CLOSET
wt	= WITH	wm	= WASHING MACHINE
dp	= DOWNPIPE	dy	= DRYER
hwp	= SPREADER	dw	= DISHWASHER
rw	= RAIN WATER HEAD	s	= SINK
dh	= DOOR HEIGHT OPENING	wo	= WALL OVEN
ac	= AIR-CONDITIONING	ubo	= UNDER BENCH OVEN
mn	= MANHOLE	vb	= VANITY BASIN
sa	= SMOKE ALARM	hb	= HAND BASIN
bs	= BEDROOM SOUNDER	t	= TROUGH
td	= THERMAL DETECTOR	hp	= HOT PLATE
fw	= FLOOR WASTE	rs	= RANGEROOD
td	= TUN-DISH	oc	= OVERHEAD CUPBOARDS

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Floor Plan

scale 1:100

Unit A Building Area		Unit B Building Area		Unit C Building Area	
Floor:	103.26m²	Floor:	97.54m²	Floor:	108.56m²
Garage:	34.91m²	Garage:	38.13m²	Garage:	37.25m²
Alfresco:	7.11m²	Alfresco:	7.36m²	Alfresco:	9.02m²
Porch:	2.61m²	Porch:	2.41m²	Porch:	2.09m²
Total Area:	147.89m²	Total Area:	145.68m²	Total Area:	156.92m²

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**Proposed Triplex
58 Bawdan Street, Willagee**

Document Set ID: 7536104
Version: 2, Version Date: 23/09/2026

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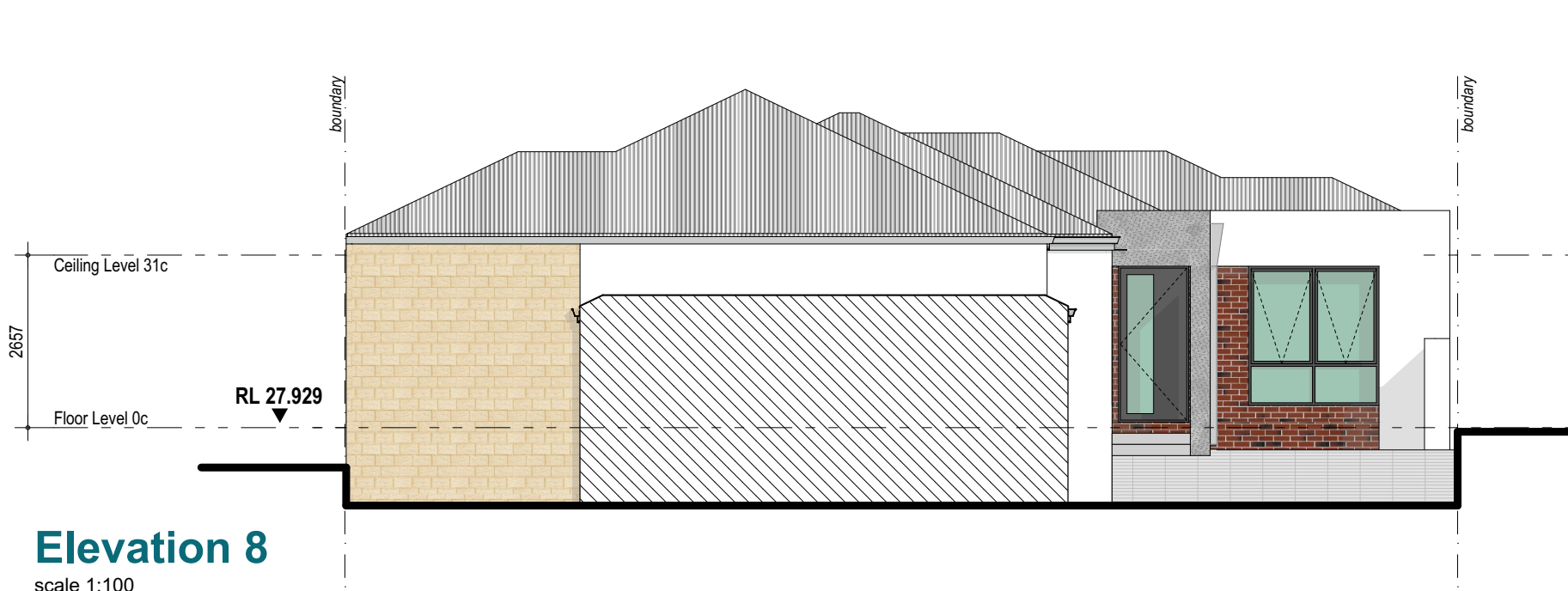
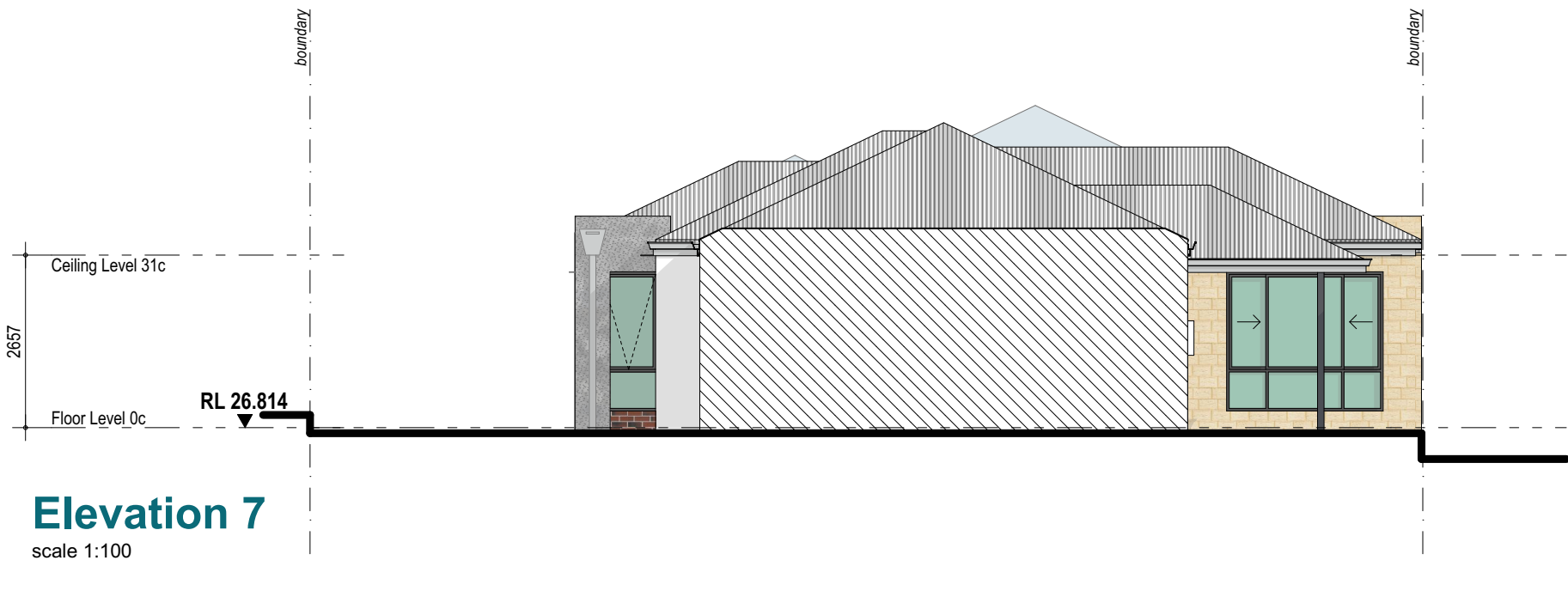
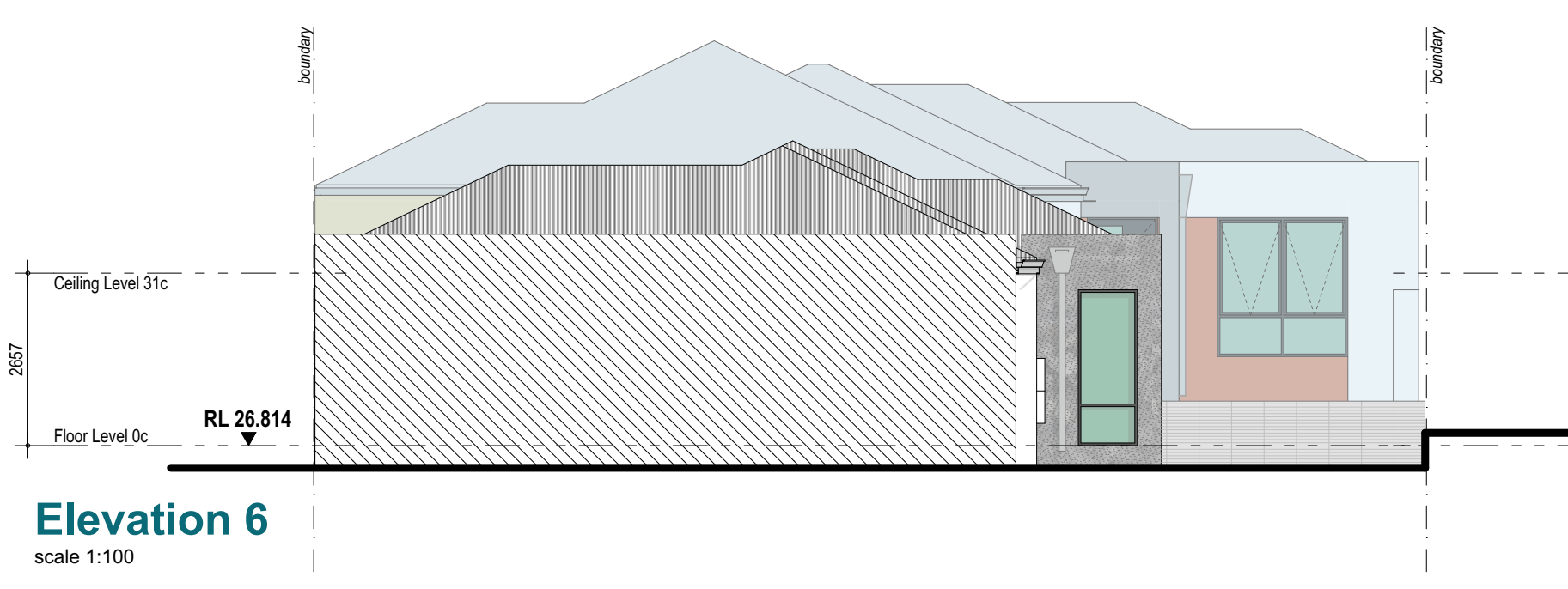
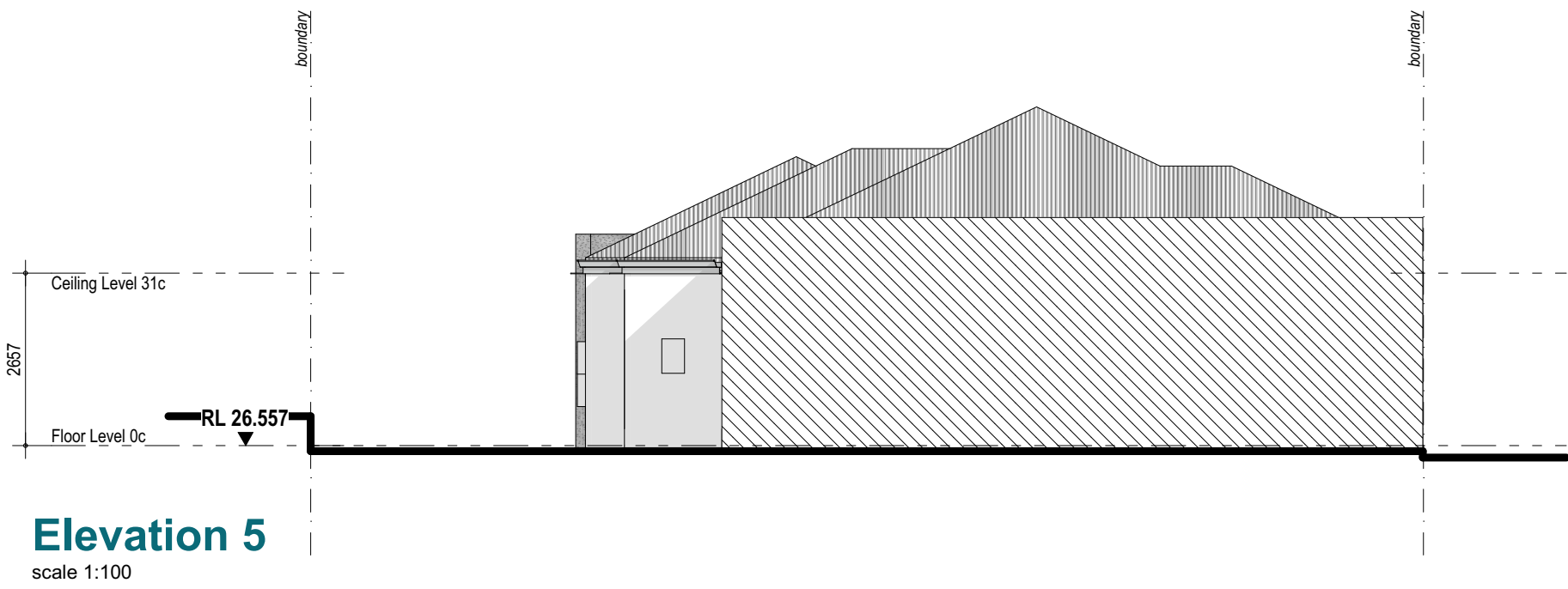
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scale 1:100 (A2)	date 22.09.2026
issued for Planning Approval	

JOB No. 2914	REV No. Rev X - xx.xx.2026
SHEET No. 02 of 06	DESCRIPTION

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Site Clearing Note

Site to be cleared of all existing vegetation unless indicated on drawings to remain

General Landscaping Notes

Planting Notes:

- 1. Planted areas shall be mulched with an organic mulch and/or feature pebbles/rocks to minimum depth of 50mm.
- 2. Provide root barriers to all trees.
- 3. Provide minimum 300mm soil depth to all landscaped areas

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



1 Grevillea Rhytidolia Deua Flame 'Grevillea'
up to 1.5m high x 1.5m wide
@1m spacings (xx off)



2 Dianella Little Jess 'Flax Lily'
400mm high x 400mm wide
@300mm spacings (xx off)



3 Callistemon Green Envoy 'Bottlebrush'
1m high x 1m wide
@ 800mm spacings (xx off)

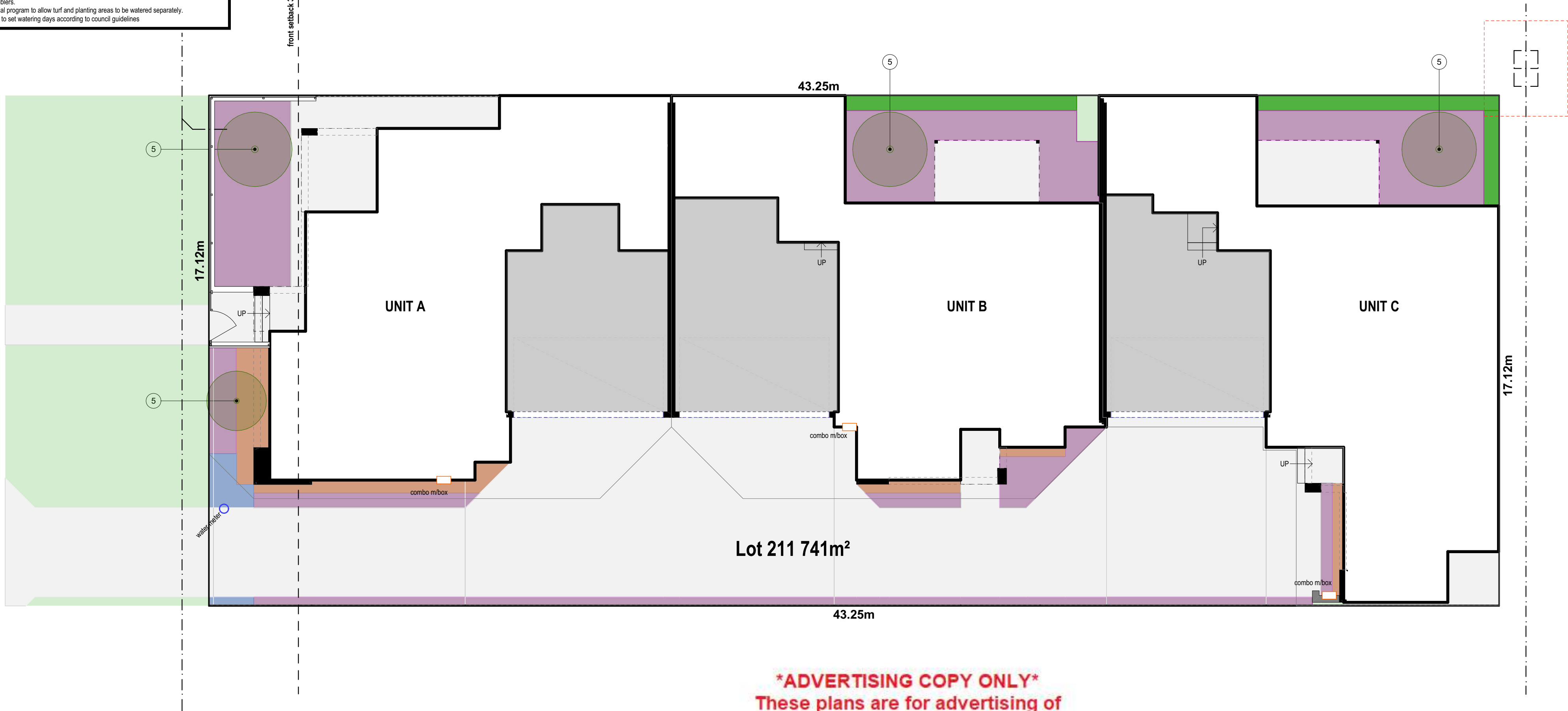


4 Grevillea Gin Gin Gem 'Spider Flower'
@300mm spacings (xx off)



5 MATURE TREE: 'Eucalyptus Caesia'
'Silver Princess' 90Lr pot.
To local council requirements. (xx off)

B A W D A N S T R E E T



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Landscaping Plan

scale 1:100

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scale 1:100 (A2)
issued for Planning Approval

drawn m.stav
date 22.09.2026

JOB No.
2914
SHEET No.
05 of 06

REV No.
Rev X - xx.xx.2026

DESCRIPTION.

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B A W D A N S T R E E T



Medium Density Codes Calculations

scale 1:100

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JOB No.	2914
SHEET No.	06 of 06

REV No.	Rev X - xx.xx.2026
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DESCRIPTION.	-
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C 1.2.2 Primary Street Setback Landscaping Calc.
Front Setback Area: 51.36m²
Landscaping Area required 30%: 15.40m²
Landscaping Area provided: 31.78m² (61.87%)

C1.2.1 Unit A Landscape Calc.
Lot Area: 205.63m²
Soft Landscaping required 15%: 30.84m²
Soft Landscaping provided: 31.16m²

PGA REQUIRED = 35m²
PGA PROVIDED = 35.01 m²

C1.2.1 TREES AND LANDSCAPING

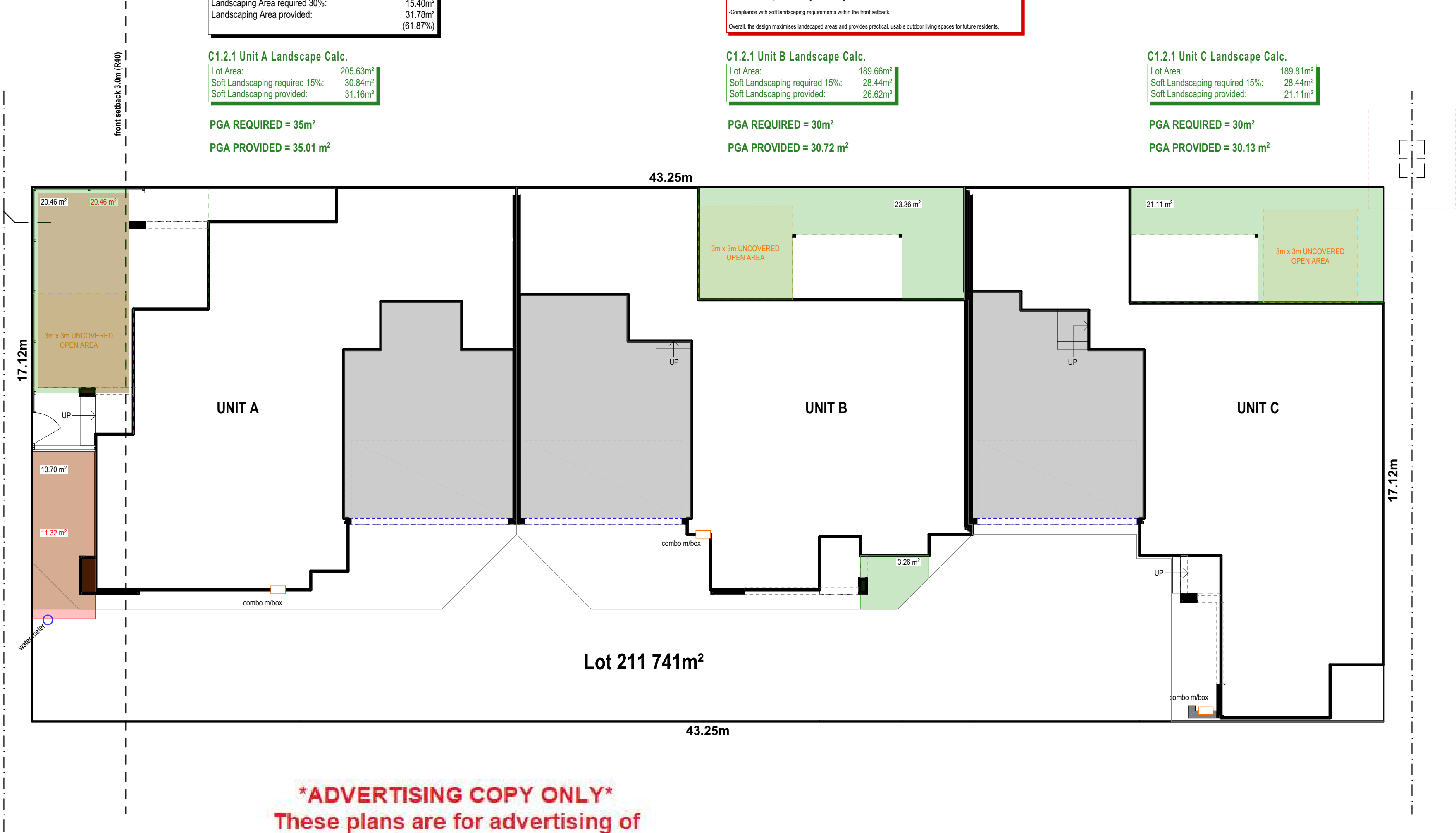
Although Unit B & C do not meet the minimum requirement of 15% soft landscaping, it does include the following:
-A generous soft landscaping area, slightly below the required 15%.
-Sufficient space within the landscaped area for planting the required number of mature trees.
-A small uncovered paved area designed for seating and tables for residents' use.
-Compliance with soft landscaping requirements within the front setback.
Overall, the design maximises landscaped areas and provides practical, usable outdoor living spaces for future residents.

C1.2.1 Unit B Landscape Calc.
Lot Area: 189.66m²
Soft Landscaping required 15%: 28.44m²
Soft Landscaping provided: 26.62m²

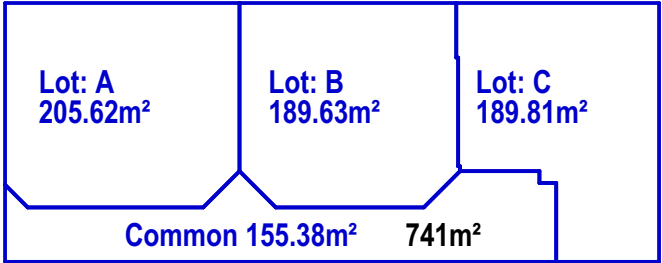
PGA REQUIRED = 30m²
PGA PROVIDED = 30.72 m²

C1.2.1 Unit C Landscape Calc.
Lot Area: 189.81m²
Soft Landscaping required 15%: 28.44m²
Soft Landscaping provided: 21.11m²

PGA REQUIRED = 30m²
PGA PROVIDED = 30.13 m²



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Strata Plan
scale 1:500