

LEACH HWY

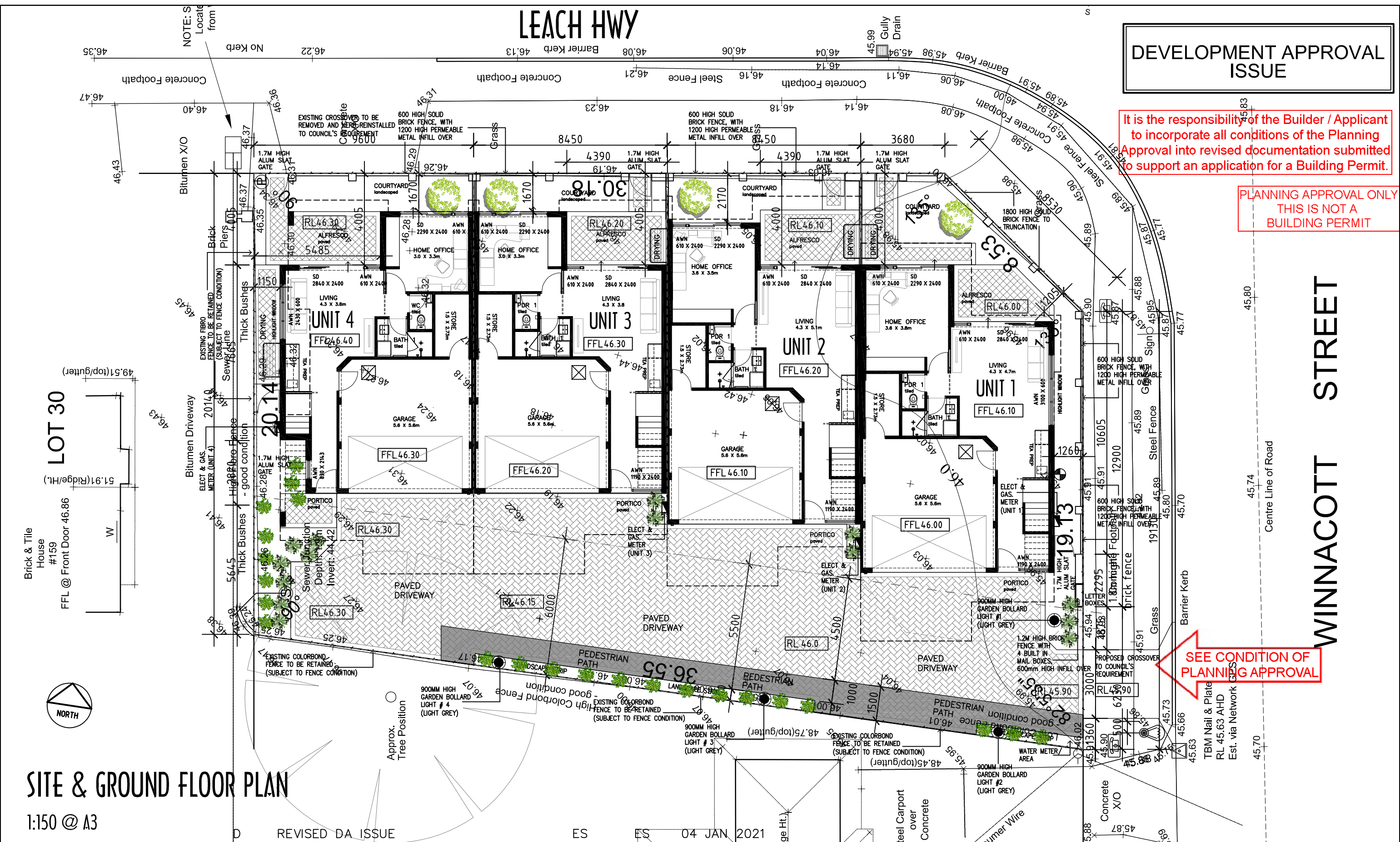
DEVELOPMENT APPROVAL ISSUE

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PLANNING APPROVAL ONLY
THIS IS NOT A BUILDING PERMIT

SEE CONDITION OF PLANNING APPROVAL

WINNACOTT STREET



SITE & GROUND FLOOR PLAN

1:150 @ A3

NOTE:
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revision/issue	description	drawn	checked	date
C	REVISED DA ISSUE	ES	ES	25 NOV 2020
B	AMENDED ISSUE FOR COUNCIL REVIEW	ES	ES	11 SEPT 2020
A	DEVELOPMENT APPROVAL ISSUE	ES	ES	17 JUNE 2020
project		drawn	description	
PROPOSED GROUP (4 TOWNHOUSES) DWELLING		ES	SITE PLAN GROUND FLOOR PLAN	
location		checked		
161 LEACH HWY, WILLAGEE, WA		ES		

Architectural STUDIO63
Design | Planning

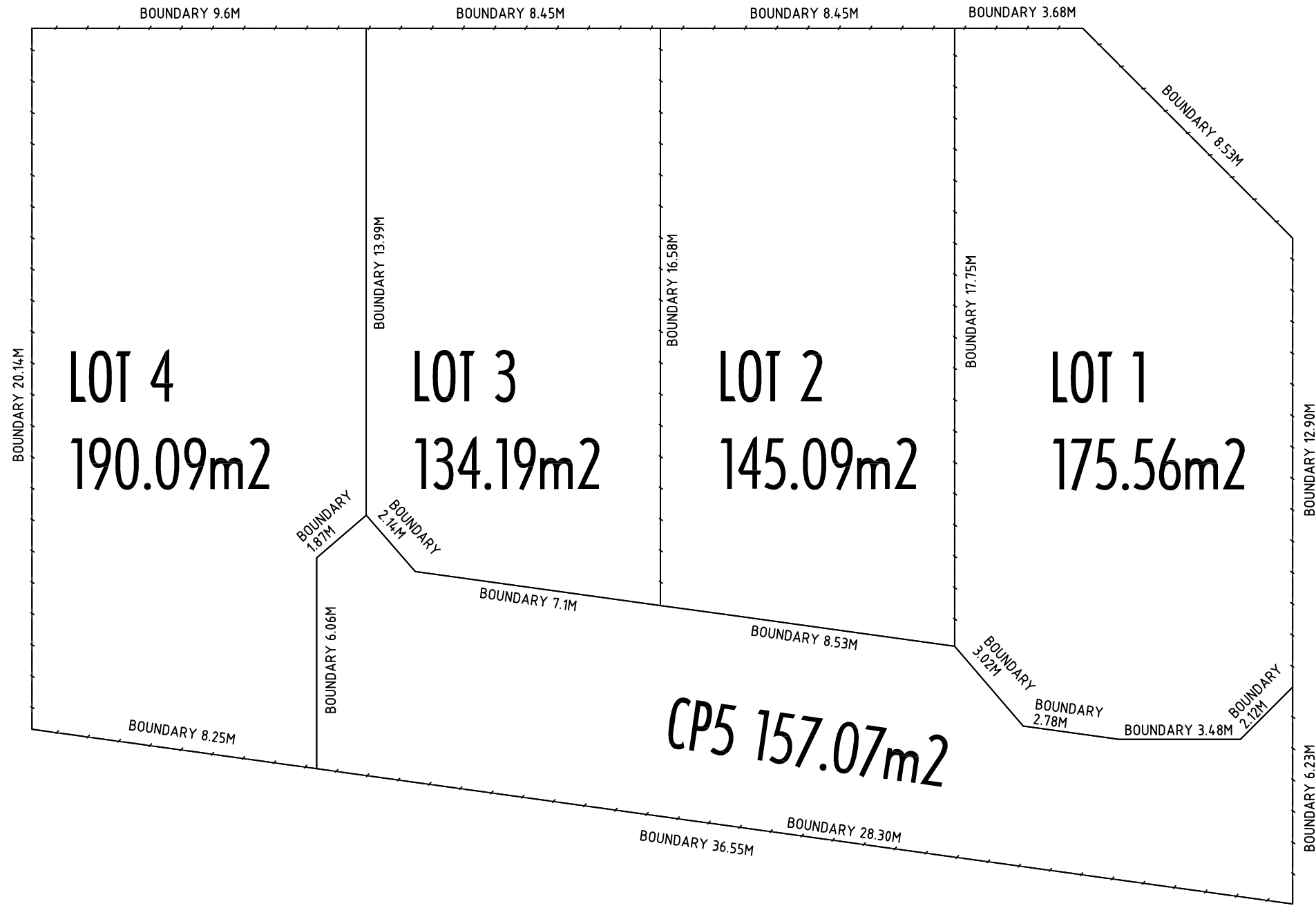
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Email: ericsoh@hondesignstudio.com
Address: 13, STORTFORD ROAD, SOUTHERN RIVER, WA 6110
Postal: P.O. Box 4553, HARRISDALE, WA 6112

scale	date	
1:200	JUNE 2020	
project no	dwg no	
1909	A04	
	rev	D

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STRATA PLAN

1:150 @ A3

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project	PROPOSED GROUP (4 TOWNHOUSES) DWELLING	drawn	description	
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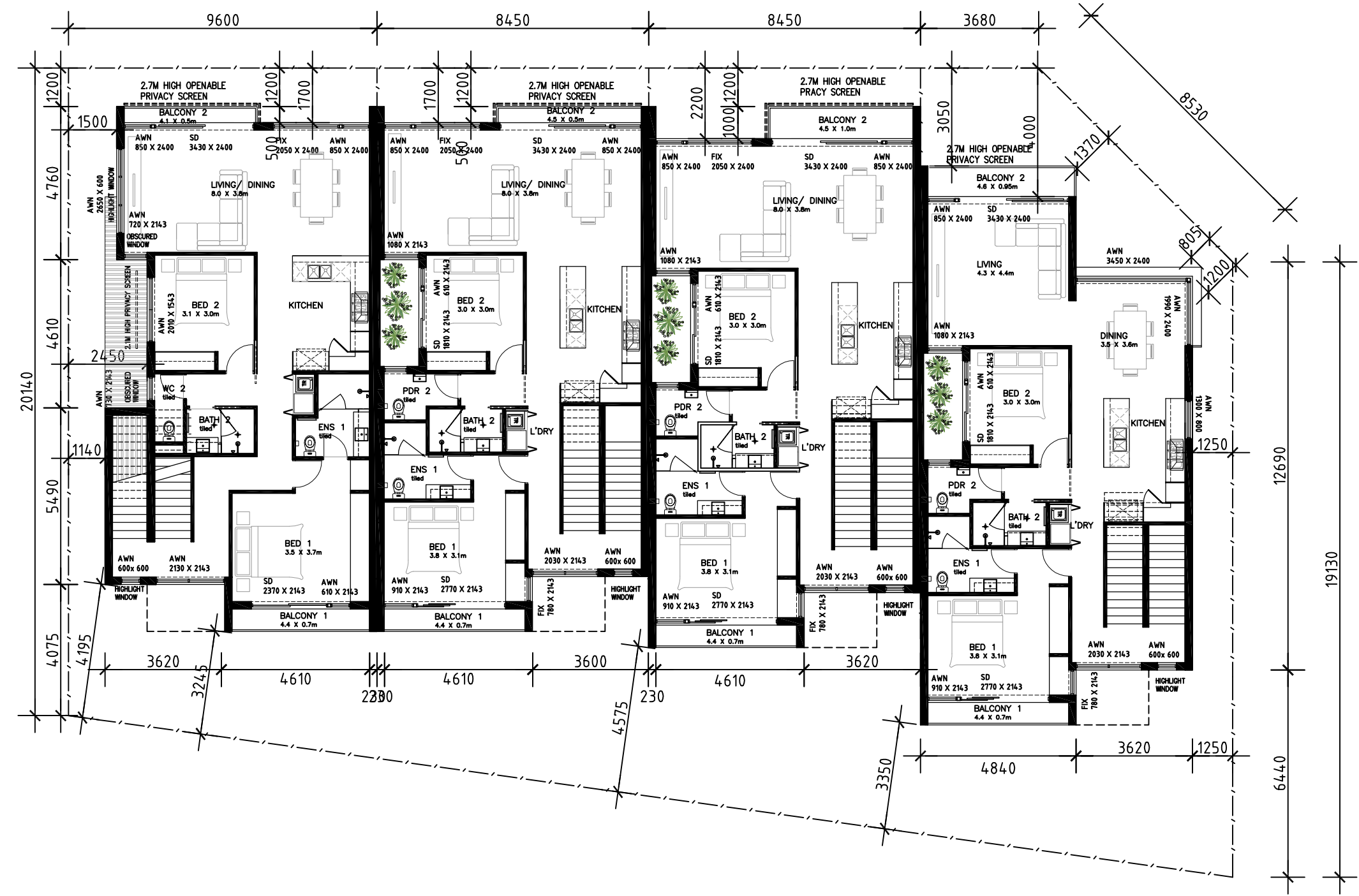
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Email: erlcs@hondesignstudio.com
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Postal : P.O.Box 4553, HARRISDALE, WA 6112

scale 1:150	date JUNE 2020	
	project no 1909	dwg no A03 rev D

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FIRST FLOOR PLAN

1:150 @ A3

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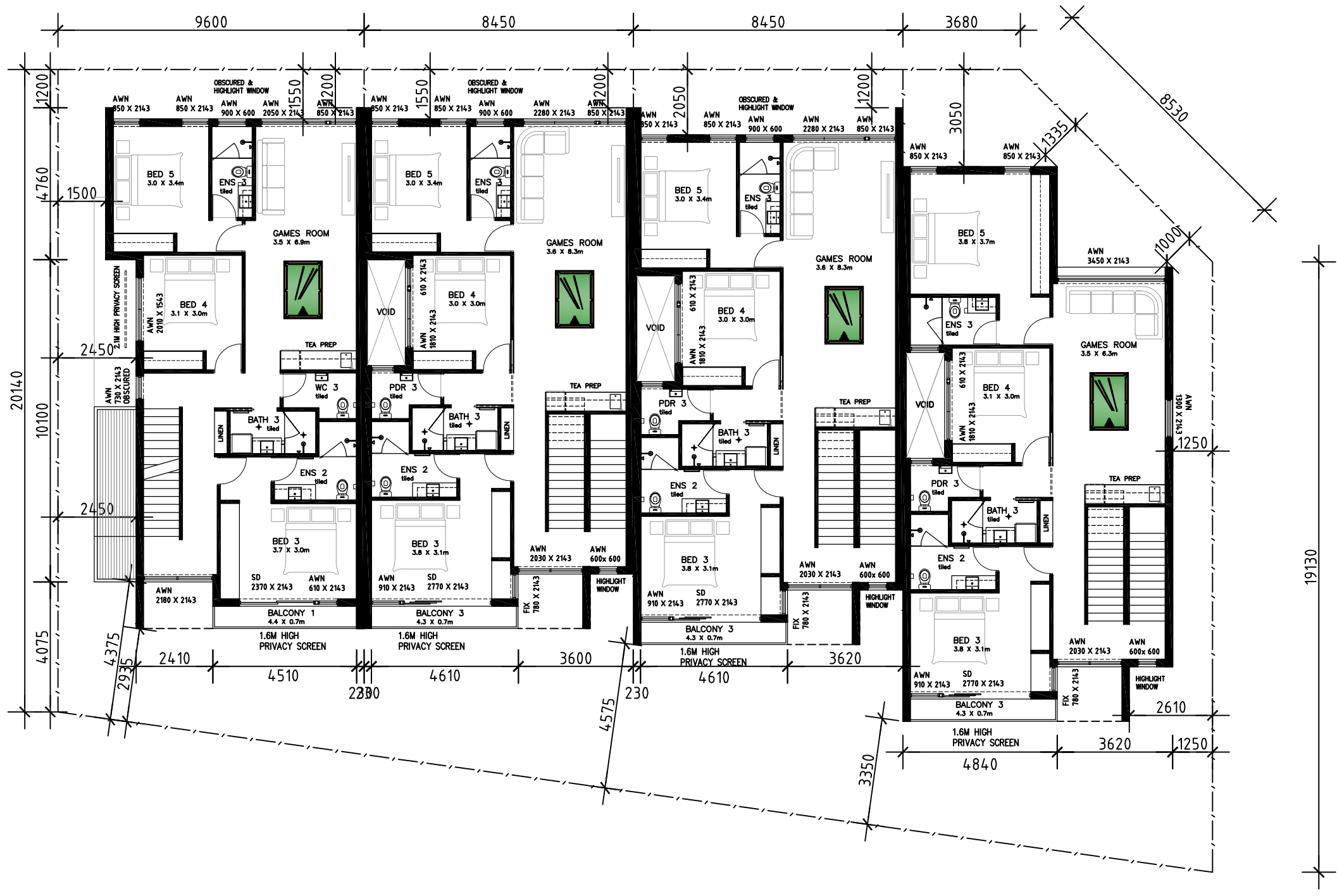
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Email: ericsoh@hondesignstudio.com
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SECOND FLOOR PLAN

1:150 @ A3

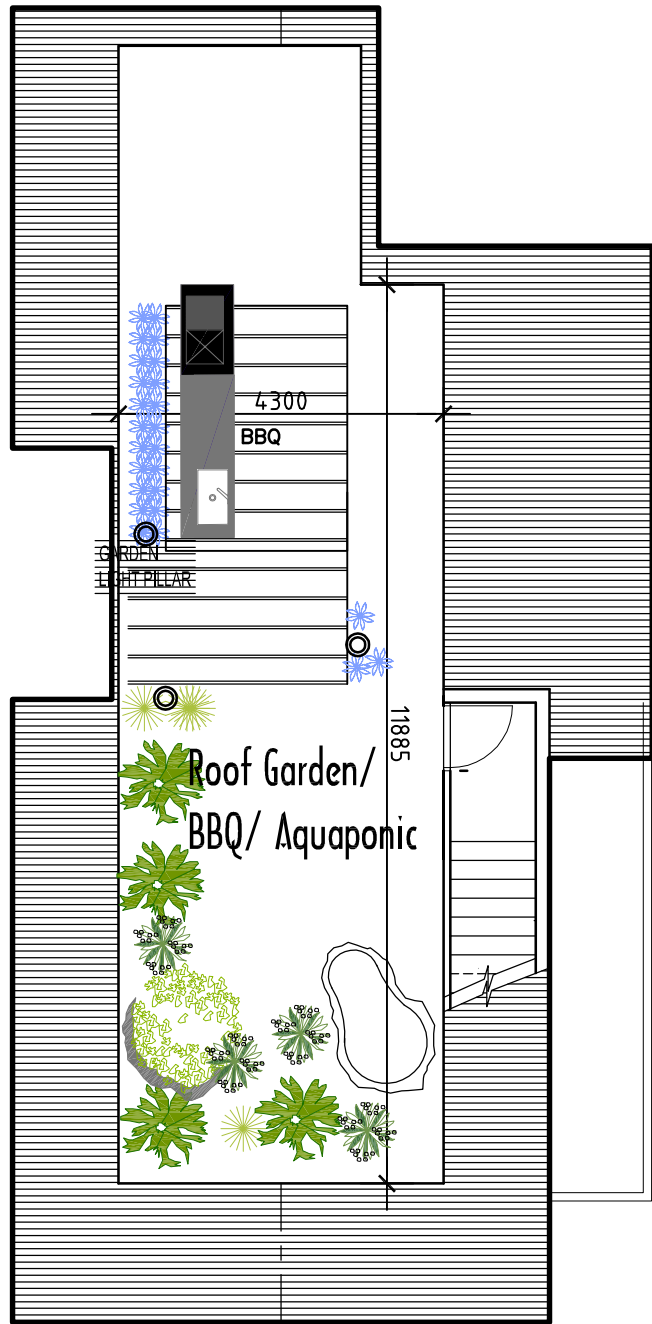
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		ES		

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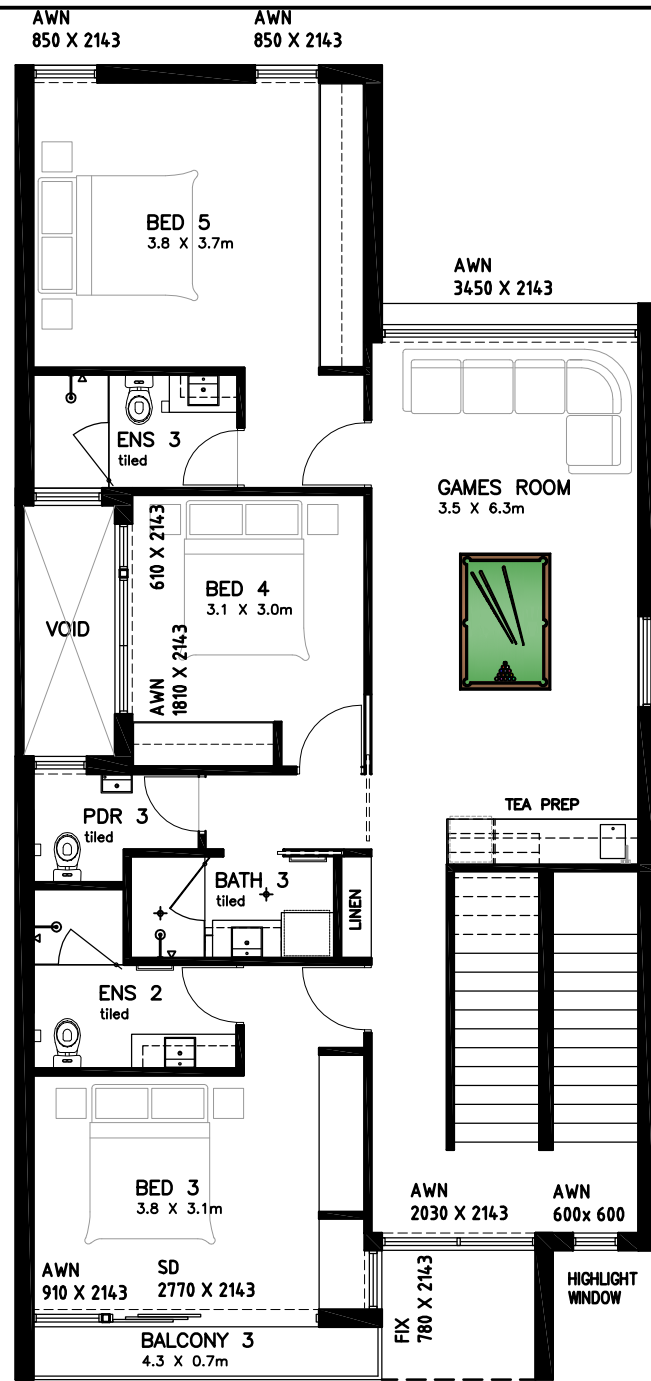
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Email: e@studio63.com.au | hondesignstudio.com
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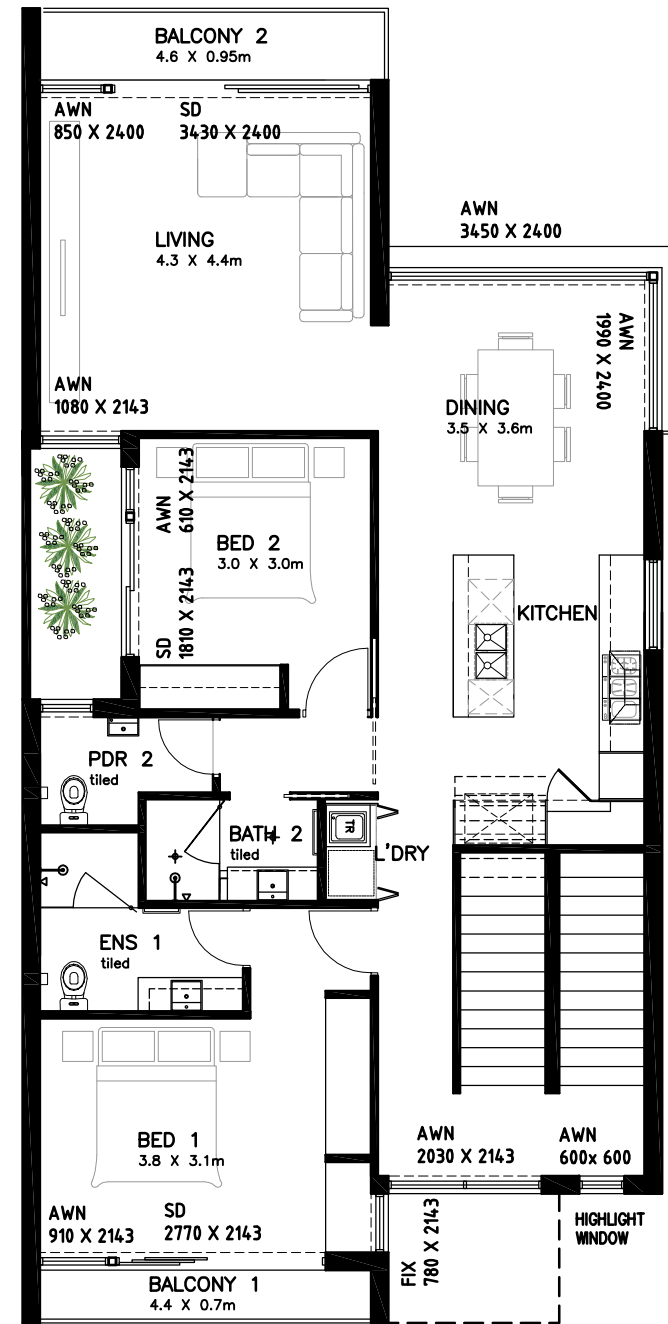
ROOF GARDEN FLOOR PLAN

1:100 @ A3



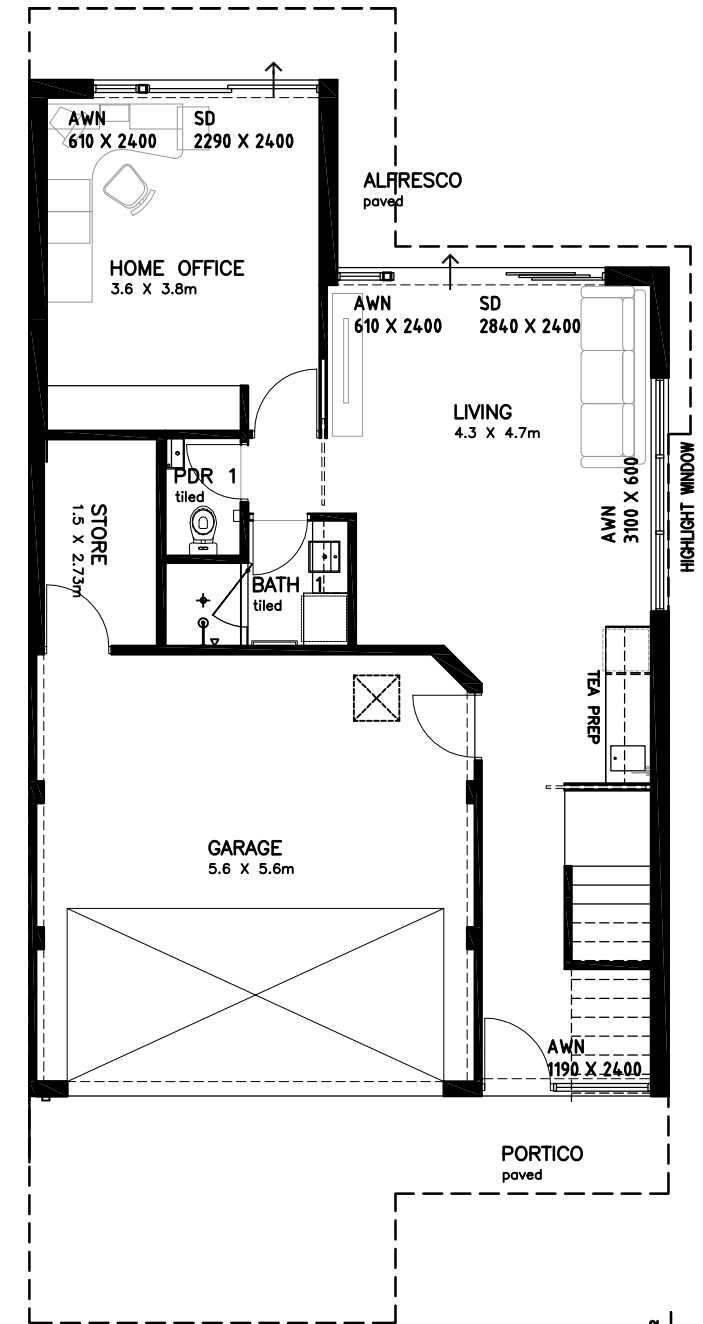
SECOND FLOOR PLAN

1:100 @ A3



FIRST FLOOR PLAN

1:100 @ A3



GROUND FLOOR PLAN

1:100 @ A3

**DEVELOPMENT APPROVAL
ISSUE**

**TOWNHOUSE - UNIT 1
FLOOR PLANS**

1:100 @ A3

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TOWN HOUSE (UNIT 1)

AREA:	340.2 m ²
- GROUND FLOOR AREA (excluding garage, store, alfresco, porch)	66.5 m ²
EXTERNAL	
- FIRST FLOOR AREA (excluding balconies)	116.6 m ²
EXTERNAL	
- SECOND FLOOR AREA (excluding balconies)	121 m ²
EXTERNAL	
- ROOF GARDEN AREA	61.2 m ²
EXTERNAL	
TOTAL LIVING AREA (excluding roof garden)	304.1 m ²
TOTAL AREA (including Garage & store)	340.2 m ²
GARAGE	32.0 m ²
BALCONY (3 BALCONIES)	10.3 m ²
STORE	4.1 m ²

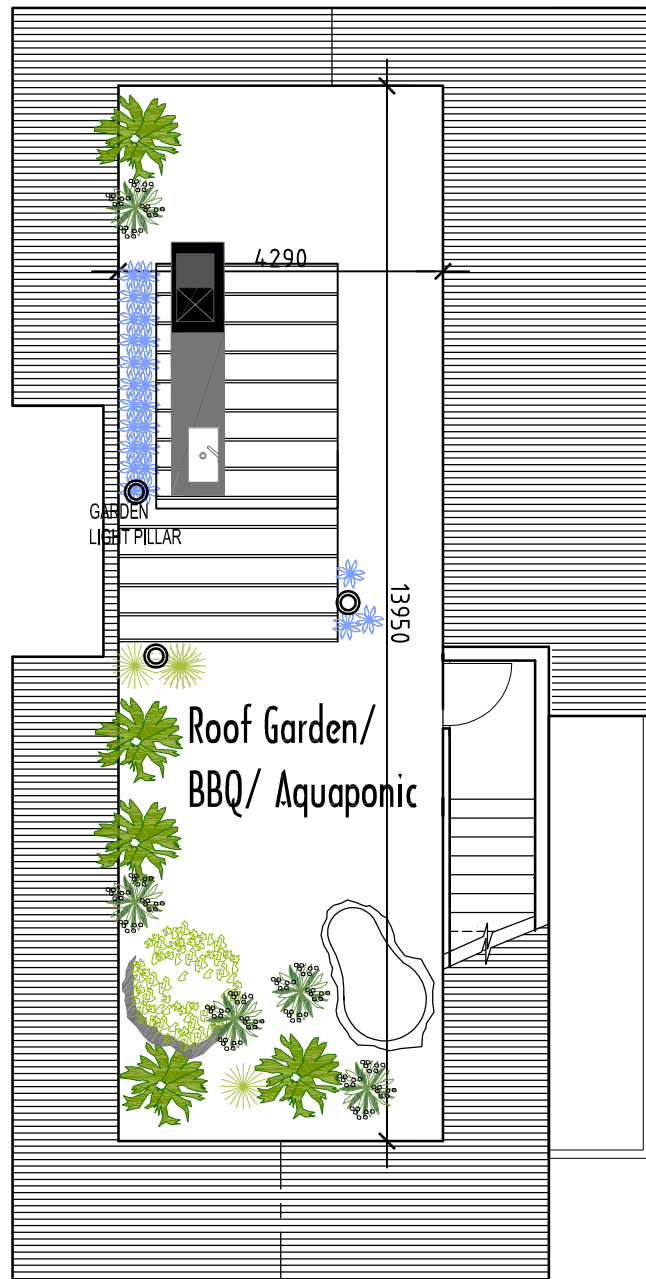
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		ES		

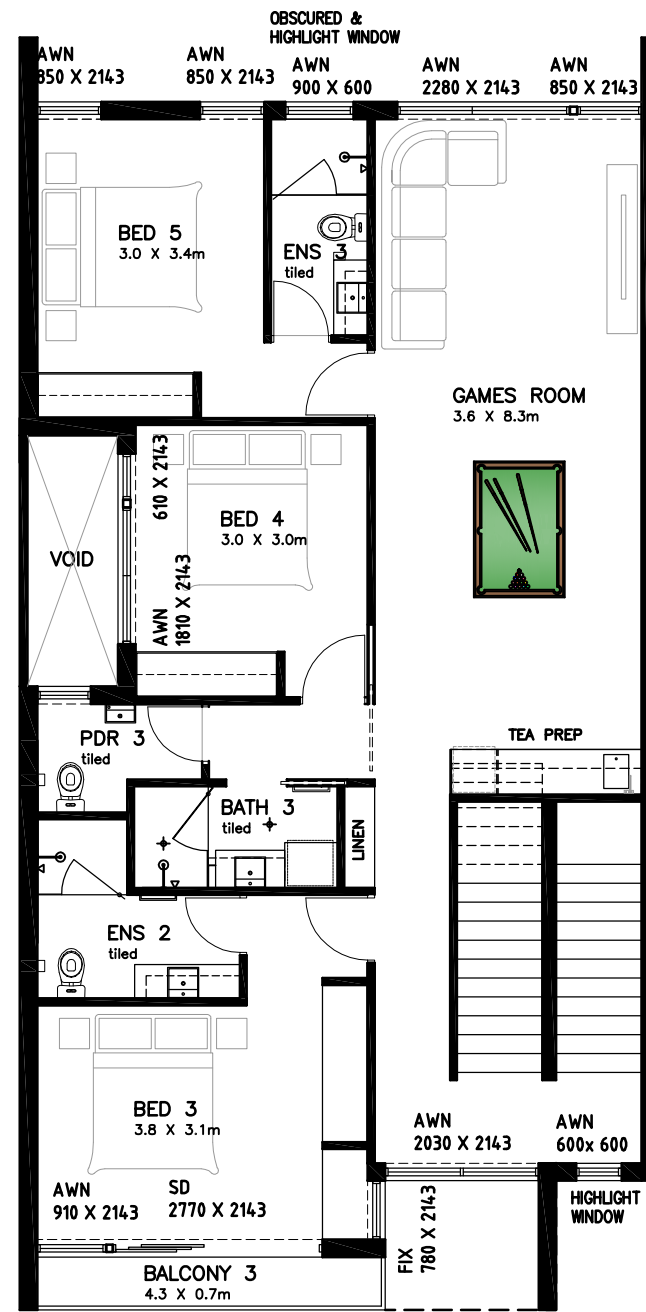
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Mobile : +61 411 225 365 | Tel: + 618 9398 3561 | Fax: + 618 9238 4929
Email: ericsoh@hondesignstudio.com
Address: 13, STORTFORD ROAD, SOUTHERN RIVER, WA 6110
Postal : P.O.Box 4553, HARRISDALE, WA 6112

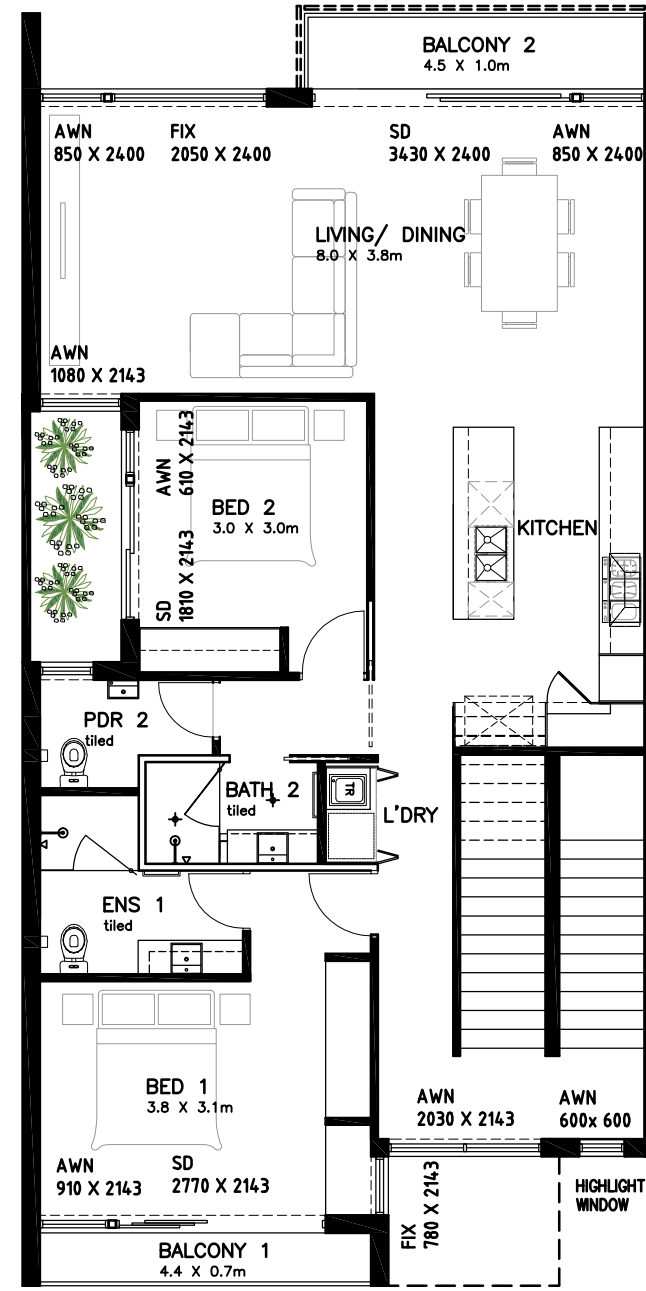
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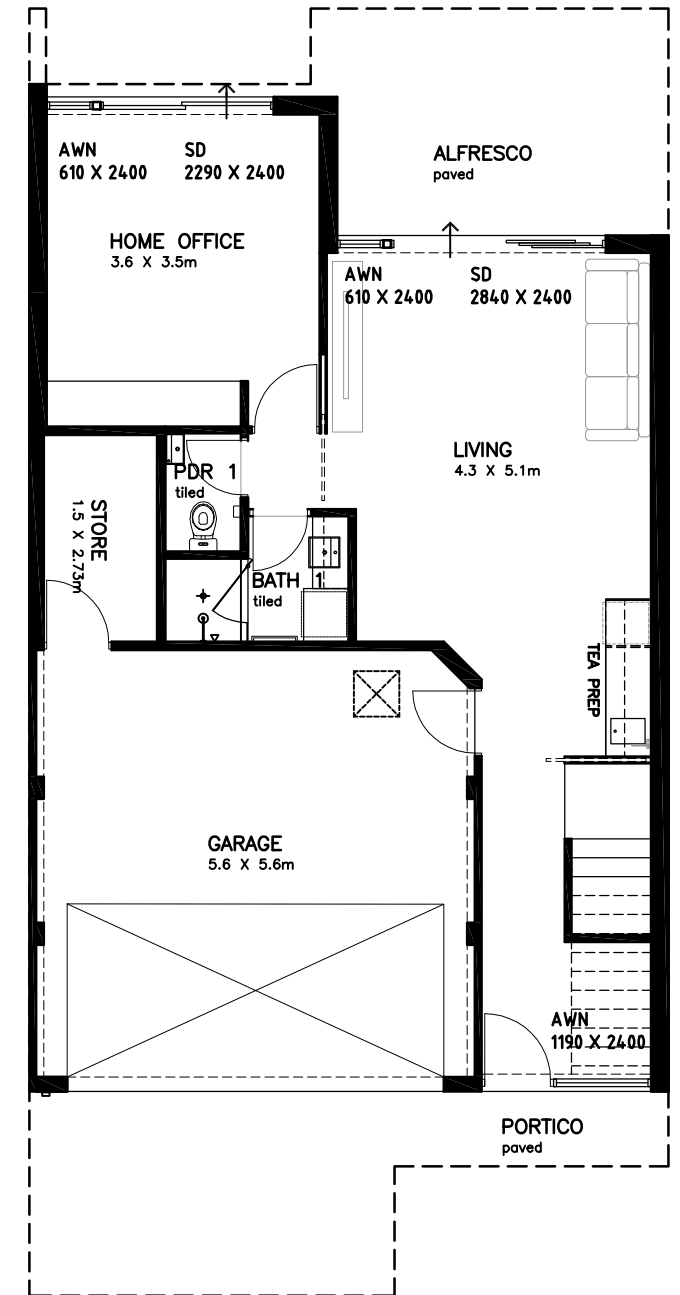
ROOF GARDEN FLOOR PLAN
1:100 @ A3



SECOND FLOOR PLAN
1:100 @ A3



FIRST FLOOR PLAN
1:100 @ A3



GROUND FLOOR PLAN
1:100 @ A3

DEVELOPMENT APPROVAL
ISSUE

TOWNHOUSE UNIT 2
FLOOR PLANS

1:100 @ A3

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TOWN HOUSE UNIT 2

AREA:		344.6 m ²
- GROUND FLOOR AREA (excluding garage, store, alfresco, porch)	66.3 m ²	
EXTERNAL		
- FIRST FLOOR AREA (excluding balconies)	120.7 m ²	
EXTERNAL		
- SECOND FLOOR AREA (excluding balconies)	121.5 m ²	
EXTERNAL		
- ROOF GARDEN AREA	60 m ²	
EXTERNAL		
TOTAL LIVING AREA (excluding roof garden)	308.5 m ²	
TOTAL AREA (including Garage & store)		344.6 m ²
GARAGE		32.0 m ²
BALCONY (3 BALCONIES)		10.3 m ²
STORE		4.1 m ²

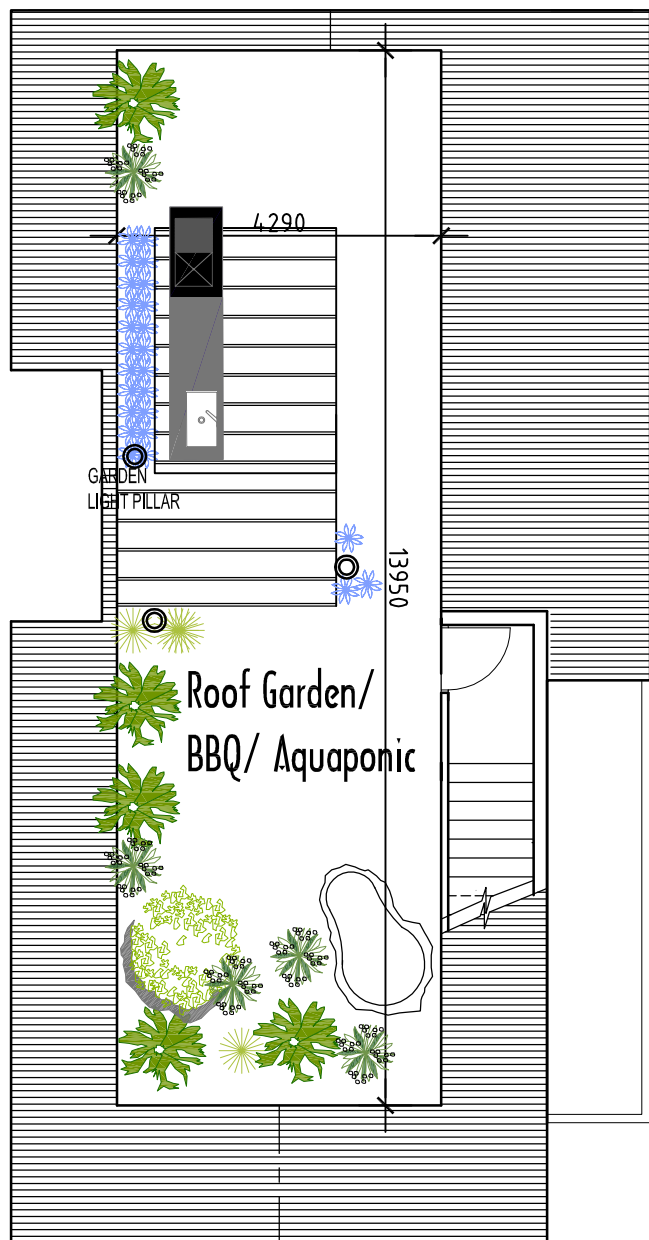
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project	PROPOSED GROUP (4 TOWNHOUSES) DWELLING	drawn	description	
location	161 LEACH HWY, WILLAGEE, WA	ES	TYPICAL FLOOR PLAN TOWNHOUSE UNIT 2	
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		ES		

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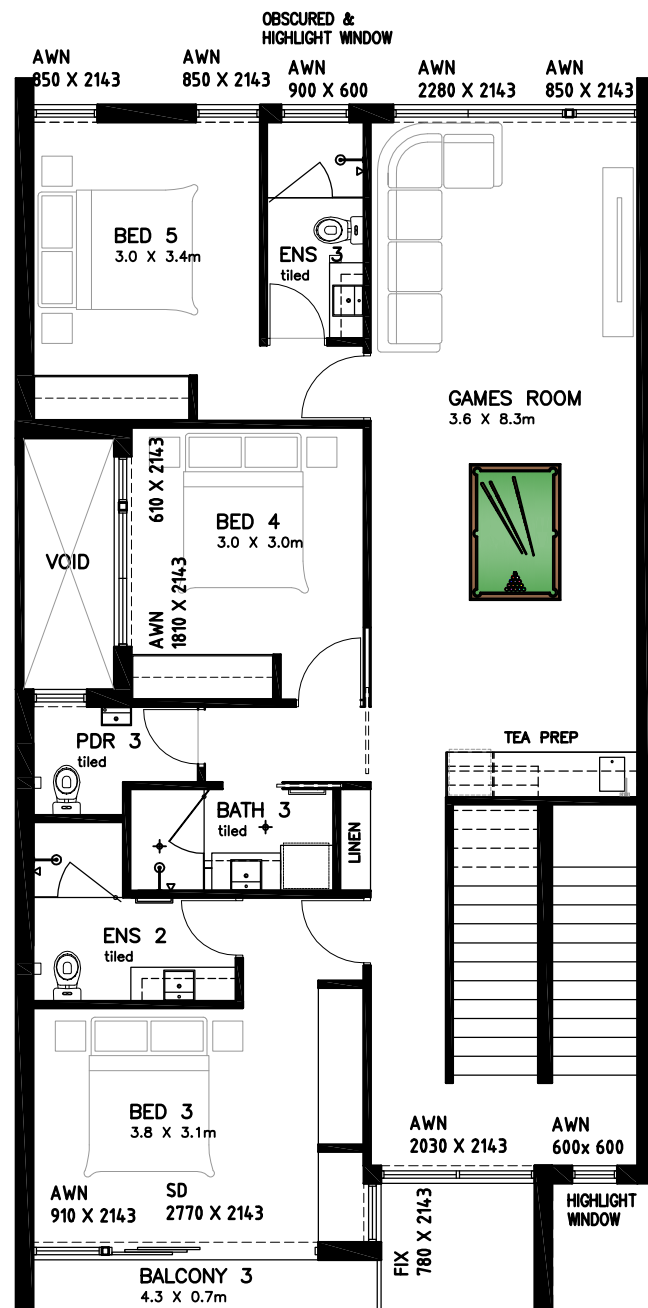
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Email: ericsoh@hondesignstudio.com
Address: 13, STORTFORD ROAD, SOUTHERN RIVER, WA 6110
Postal : P.O.Box 4553, HARRISDALE, WA 6112

scale	date JUNE 2020	
1:200	project no	dwg no
	1909	A12
		rev D



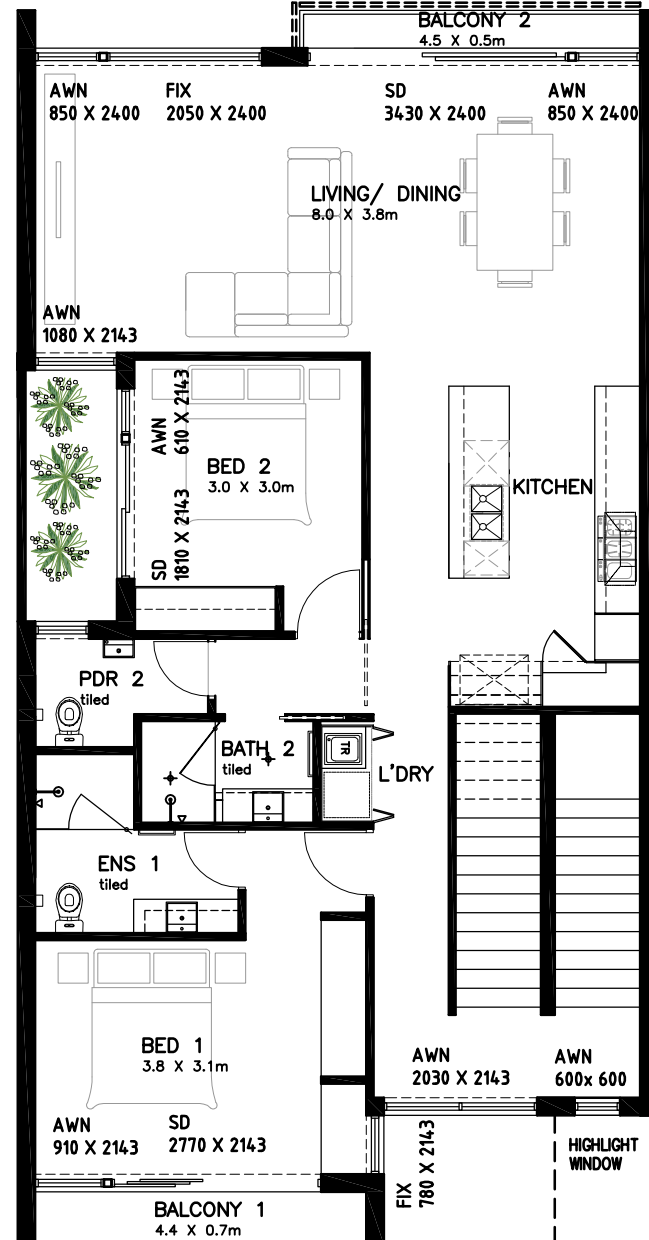
ROOF GARDEN FLOOR PLAN

1:100 @ A3



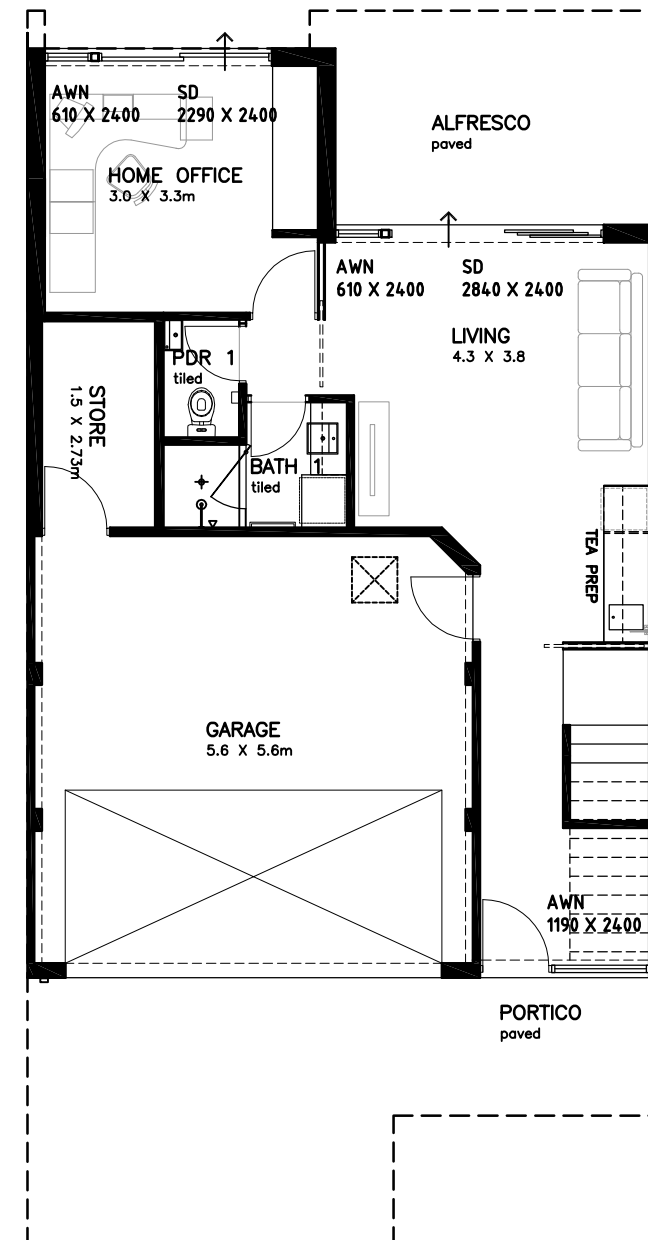
SECOND FLOOR PLAN

1:100 @ A3



FIRST FLOOR PLAN

1:100 @ A3



GROUND FLOOR PLAN

1:100 @ A3

DEVELOPMENT APPROVAL ISSUE

TOWNHOUSE UNIT 3 FLOOR PLANS

1:100 @ A3

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TOWN HOUSE UNIT 3

AREA:	
- GROUND FLOOR AREA (excluding garage, store, alfresco, porch)	57.3 m ²
- FIRST FLOOR AREA (excluding balconies)	120 m ²
- SECOND FLOOR AREA (excluding balconies)	121 m ²
- ROOF GARDEN AREA	60 m ²
TOTAL LIVING AREA (excluding roof garden)	298.3 m ²
TOTAL AREA (including Garage & store)	334.6 m ²
GARAGE	32.2 m ²
BALCONY (3 BALCONIES)	8.4 m ²
STORE	4.1 m ²

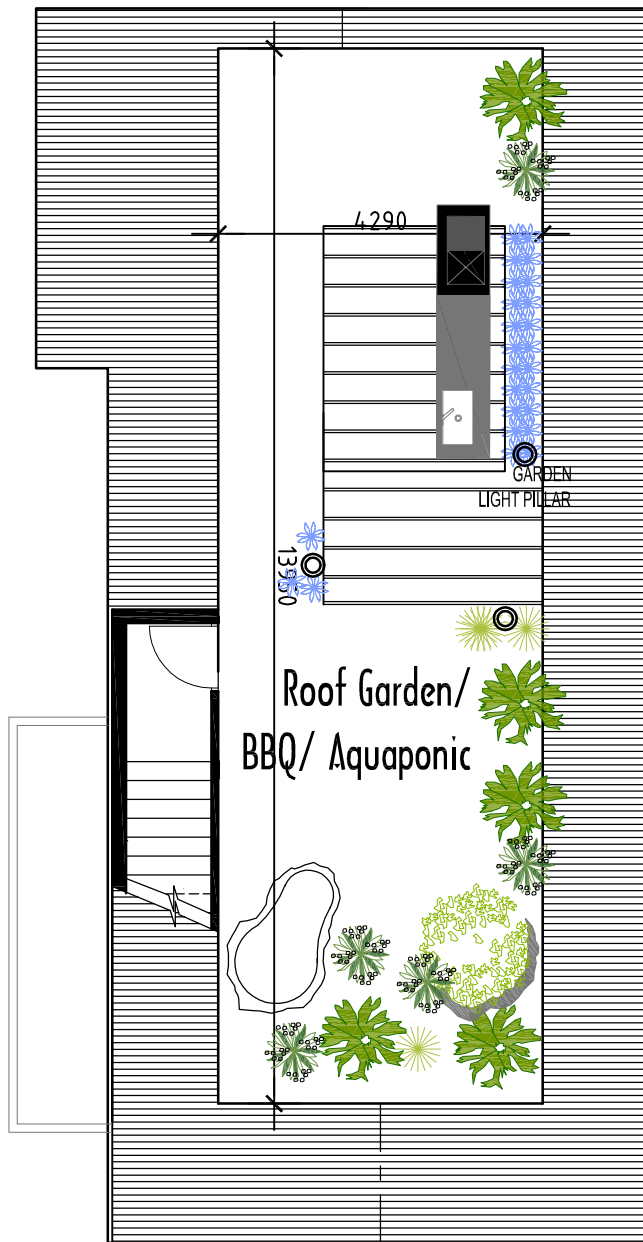
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project	PROPOSED GROUP (4 TOWNHOUSES) DWELLING	drawn	description	
location	161 LEACH HWY, WILLAGEE, WA	ES	TYPICAL FLOOR PLAN TOWNHOUSE UNIT 3	
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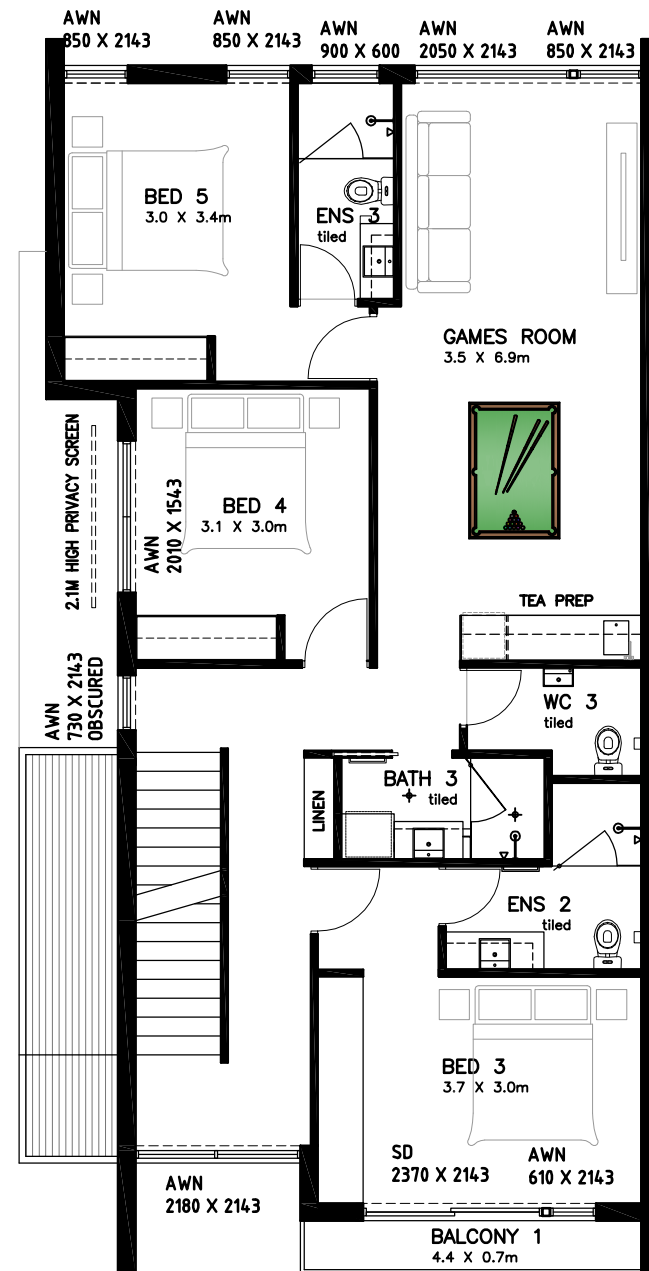
Mobile : +61 411 225 365 | Tel: + 618 9398 3561 | Fax: + 618 9238 4929
Email: ericsoh@hondesignstudio.com
Address: 13, STORTFORD ROAD, SOUTHERN RIVER, WA 6110
Postal : P.O.Box 4553, HARRISDALE, WA 6112

scale	1:200	date	JUNE 2020
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		rev	D



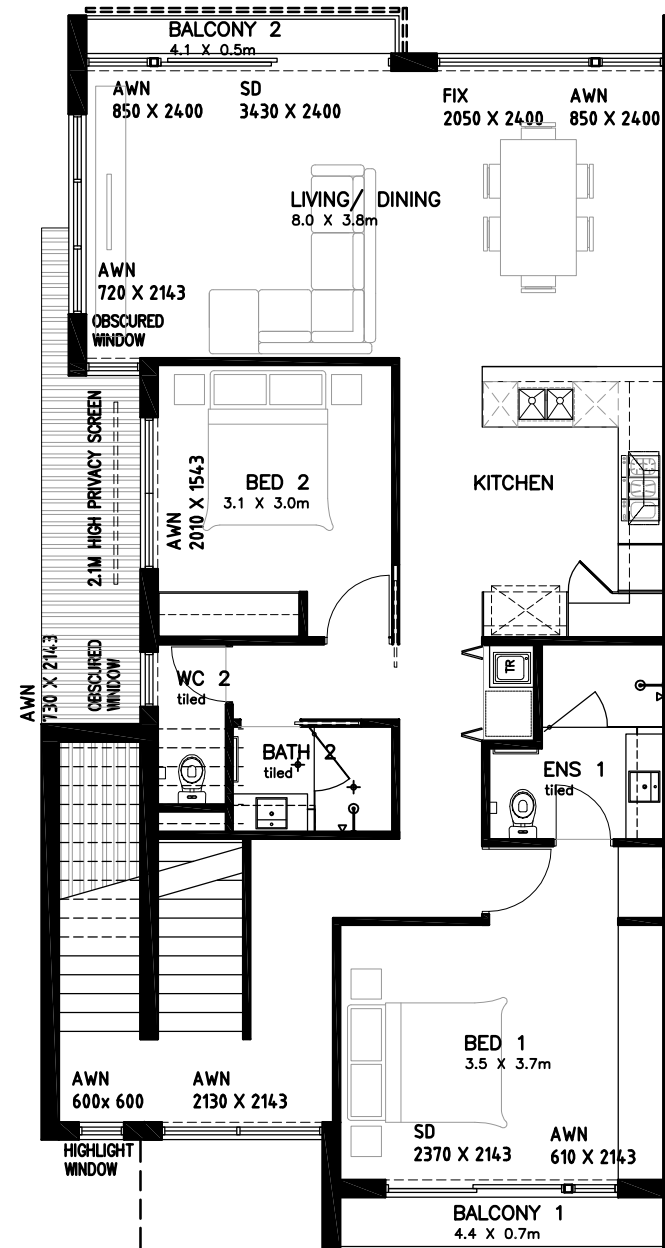
ROOF GARDEN FLOOR PLAN

1:100 @ A3



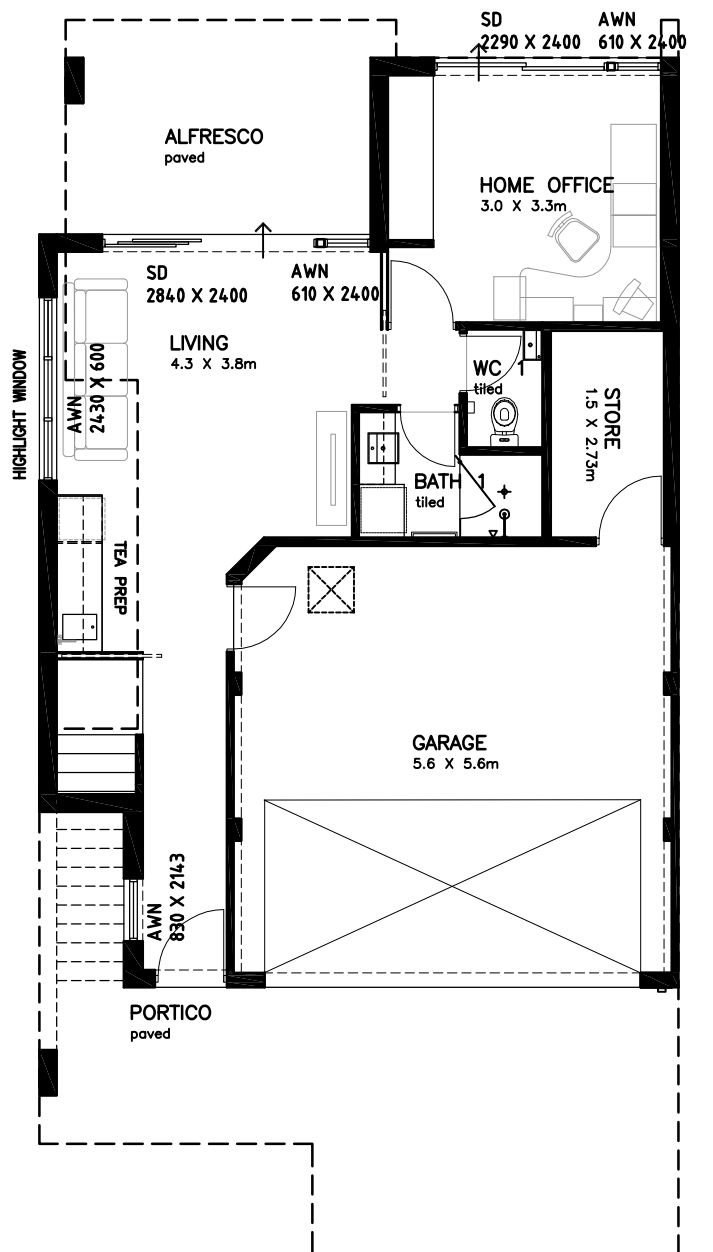
SECOND FLOOR PLAN

1:100 @ A3



FIRST FLOOR PLAN

1:100 @ A3



GROUND FLOOR PLAN

1:100 @ A3

DEVELOPMENT APPROVAL
ISSUE

TOWNHOUSE UNIT 4
FLOOR PLANS

1:100 @ A3

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TOWN HOUSE UNIT 4

AREA:	321 m ²
- GROUND FLOOR AREA (excluding garage, store, alfresco, porch) EXTERNAL	54.3 m ²
- FIRST FLOOR AREA (excluding balconies) EXTERNAL	118 m ²
- SECOND FLOOR AREA (excluding balconies) EXTERNAL	112 m ²
- ROOF GARDEN AREA EXTERNAL	60 m ²
TOTAL LIVING AREA (excluding roof garden)	284.3 m ²
TOTAL AREA (including Garage & store)	321 m ²
GARAGE	32.6 m ²
BALCONY (3 BALCONIES)	10.3m ²
STORE	4.1 m ²

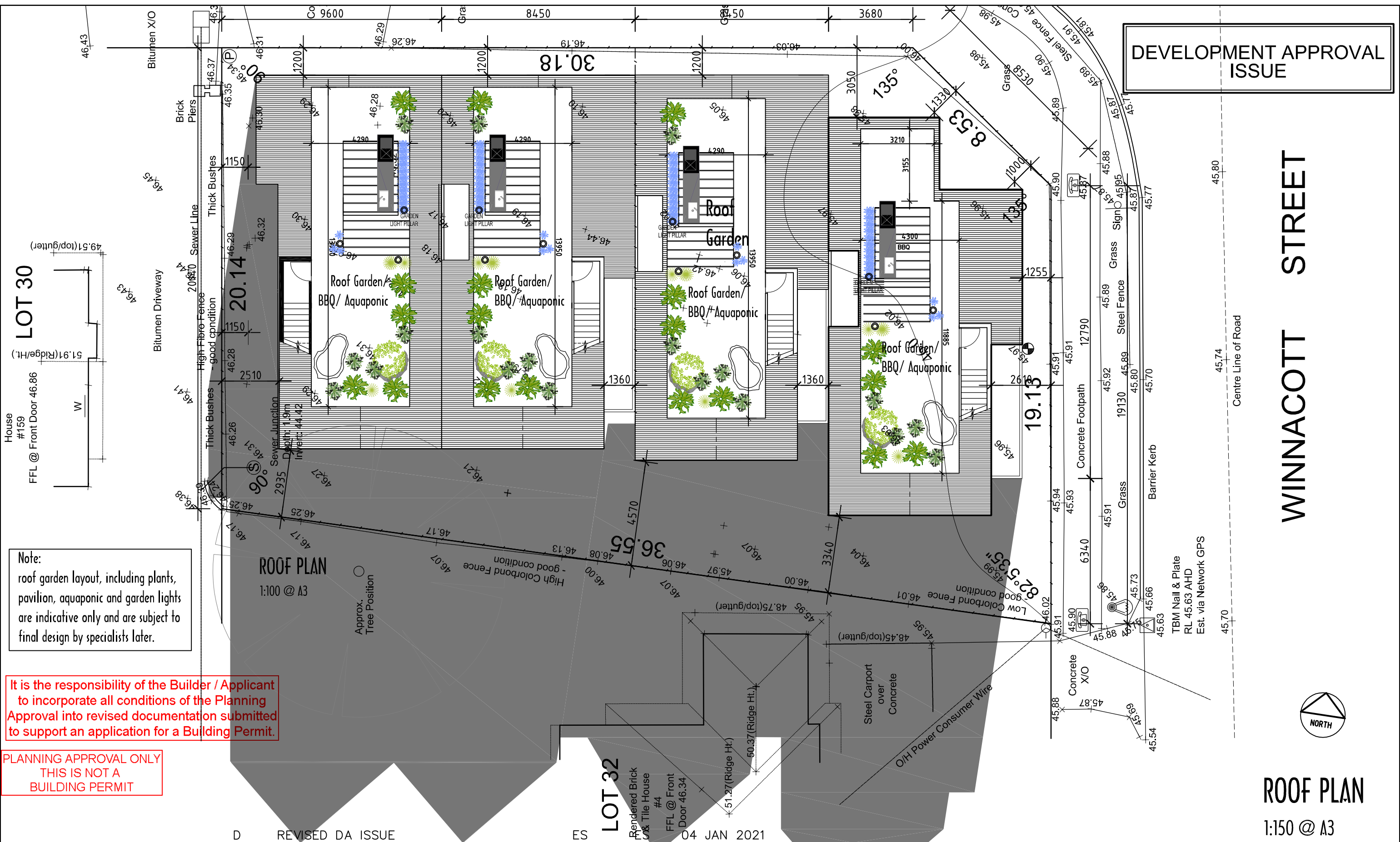
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project	PROPOSED GROUP (4 TOWNHOUSES) DWELLING	drawn	description	
location	161 LEACH HWY, WILLAGEE, WA	ES	TYPICAL FLOOR PLAN TOWNHOUSE UNIT 4	
		checked		
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Mobile : +61 411 225 365 | Tel: + 618 9398 3561 | Fax: + 618 9238 4929
Email: ericsoh@hondesignstudio.com
Address: 13, STORTFORD ROAD, SOUTHERN RIVER, WA 6110
Postal : P.O.Box 4553, HARRISDALE, WA 6112

scale	1:200	date	JUNE 2020
project no	1909	dwg no	A14
		rev	D



DEVELOPMENT APPROVAL ISSUE

WINNACOTT STREET

ROOF PLAN
1:150 @ A3

LOT 30

LOT 32

Note:
roof garden layout, including plants, pavilion, aquaponic and garden lights are indicative only and are subject to final design by specialists later.

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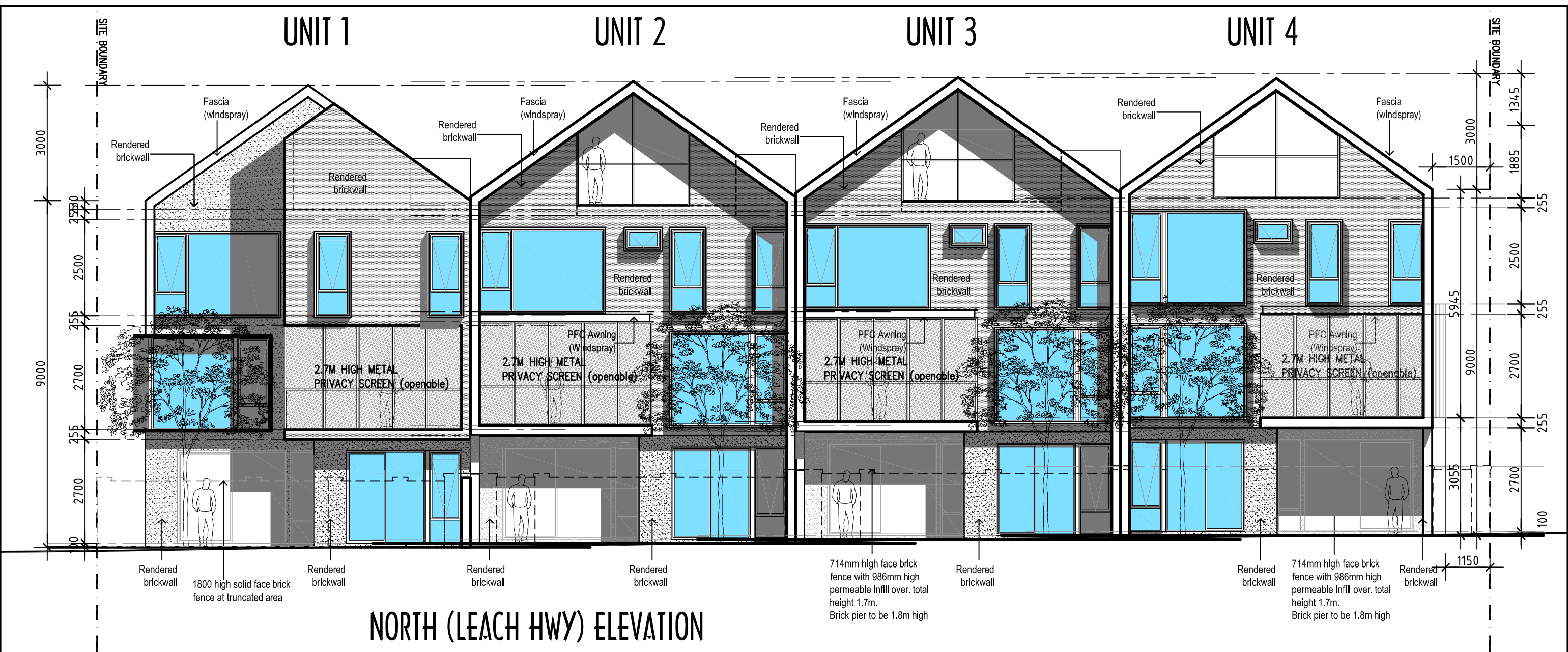
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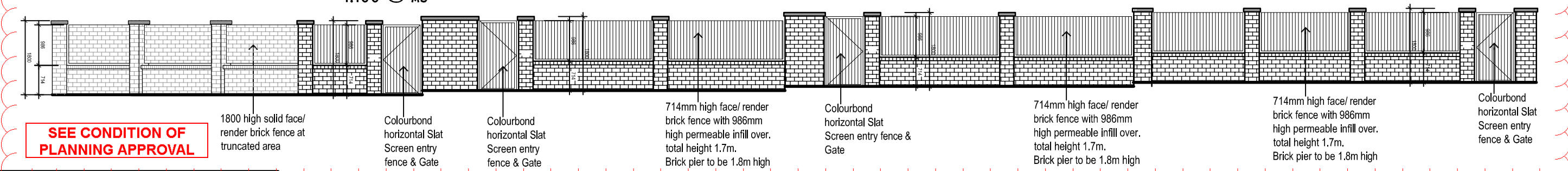
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Email: ericsoh@hondesignstudio.com
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1:150	JUNE 2020
project no	dwg no
1909	A02
	rev
	D



NORTH (LEACH HWY) ELEVATION

1:100 @ A3



NORTH (LEACH HWY) FENCE & GATE ELEVATION

1:100 @ A3

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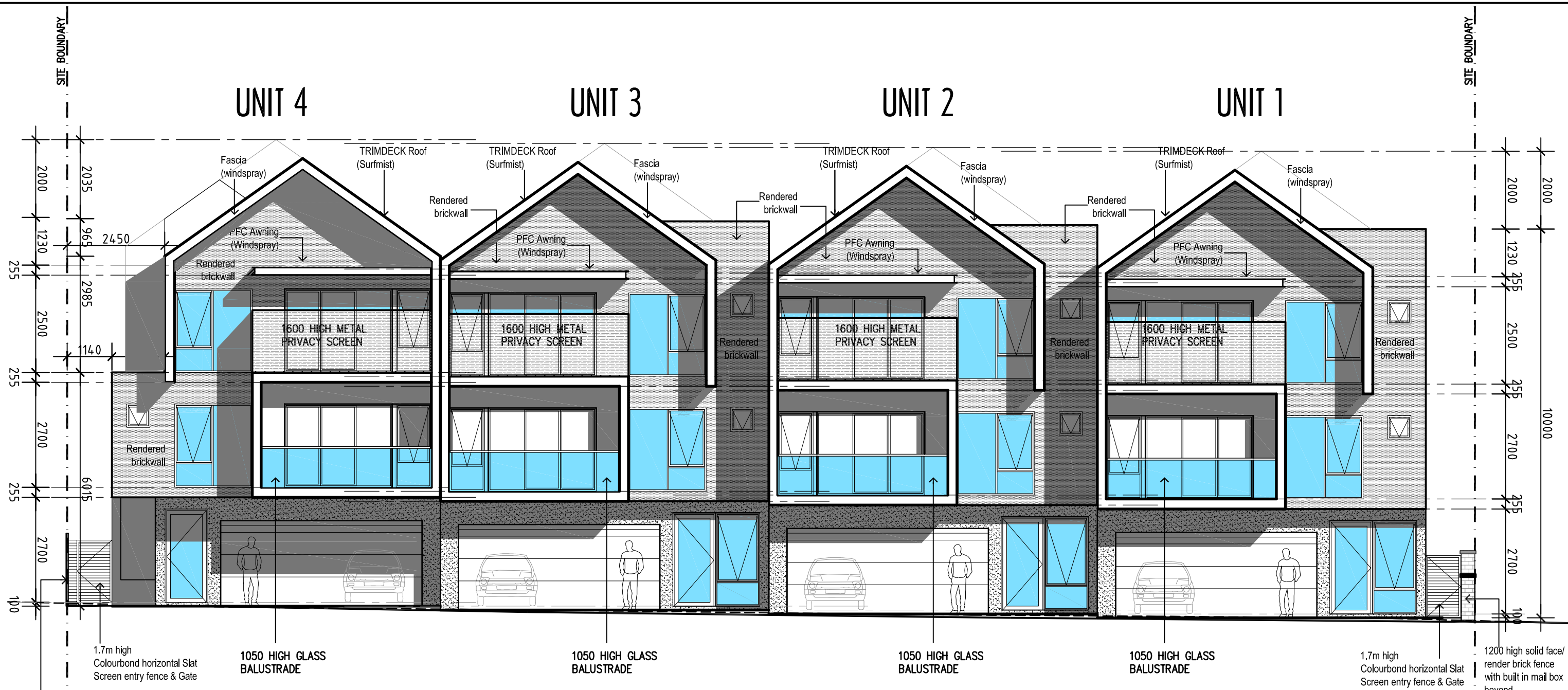
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Address: 13, STORTFORD ROAD, SOUTHERN RIVER, WA 6110
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scale	date JUNE 2020	
1:100	project no	dwg no
	1909	A07
		rev D



EXISTING FIBRO FENCE TO BE RETAINED (SUBJECT TO FENCE CONDITION)

INTERNAL STREET (SOUTH) ELEVATION

1:100 @ A3

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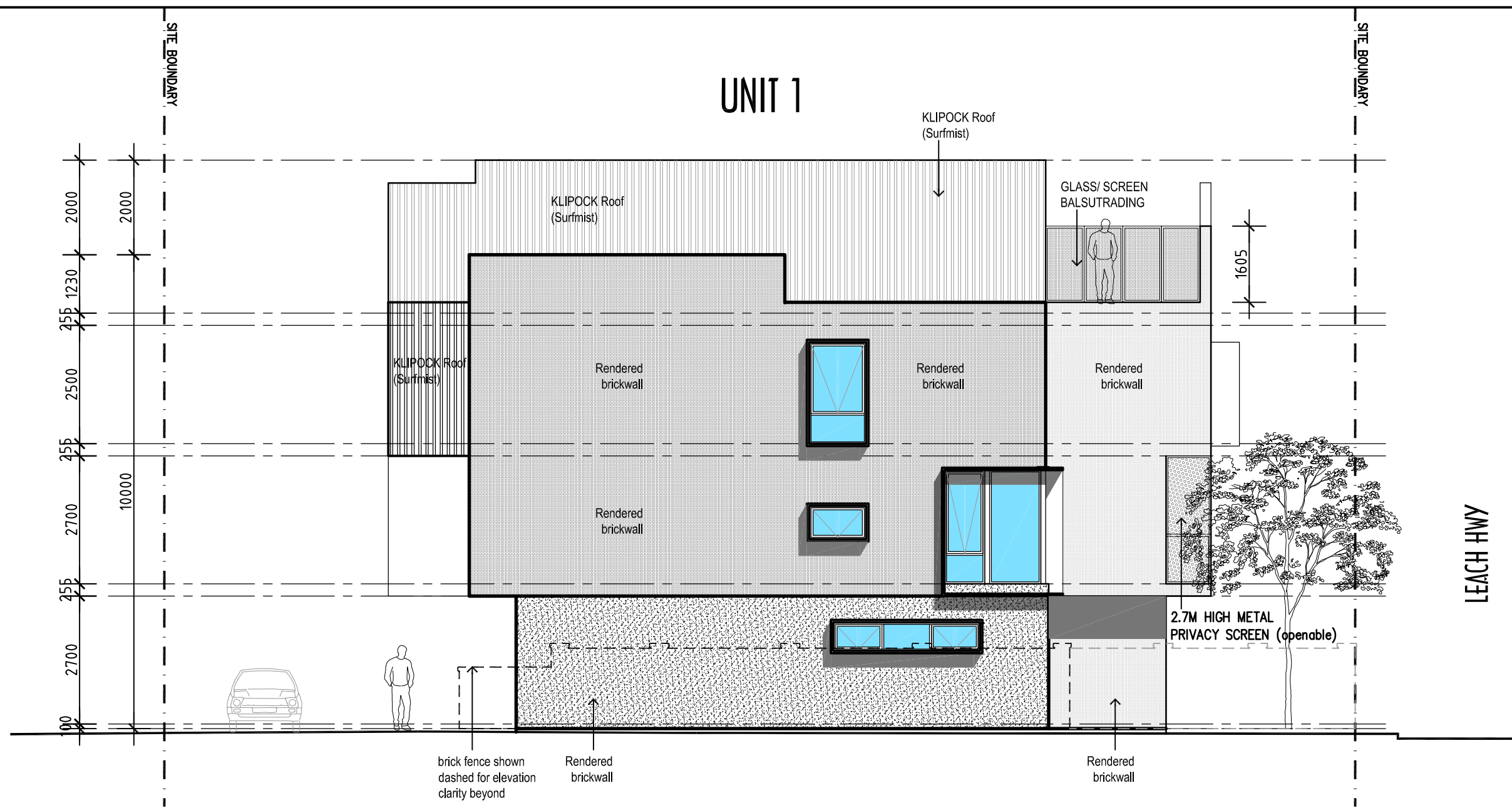
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1:100	project no	dwg no
	1909	A08
		rev D

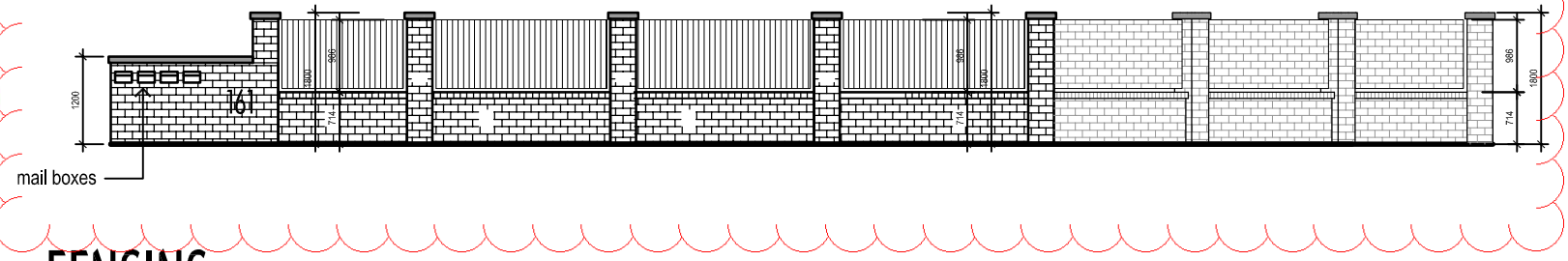
UNIT 1



EAST (WINNACOTT ST) ELEVATION

1:100 @ A3

SEE CONDITION OF PLANNING APPROVAL



PLANNING APPROVAL ONLY
THIS IS NOT A
BUILDING PERMIT

It is the responsibility of the Builder / Applicant to incorporate all conditions of the Planning Approval into revised documentation submitted to support an application for a Building Permit.

EAST (WINNACOTT ST) ELEVATION - FENCING

1:100 @ A3

DEVELOPMENT APPROVAL
ISSUE

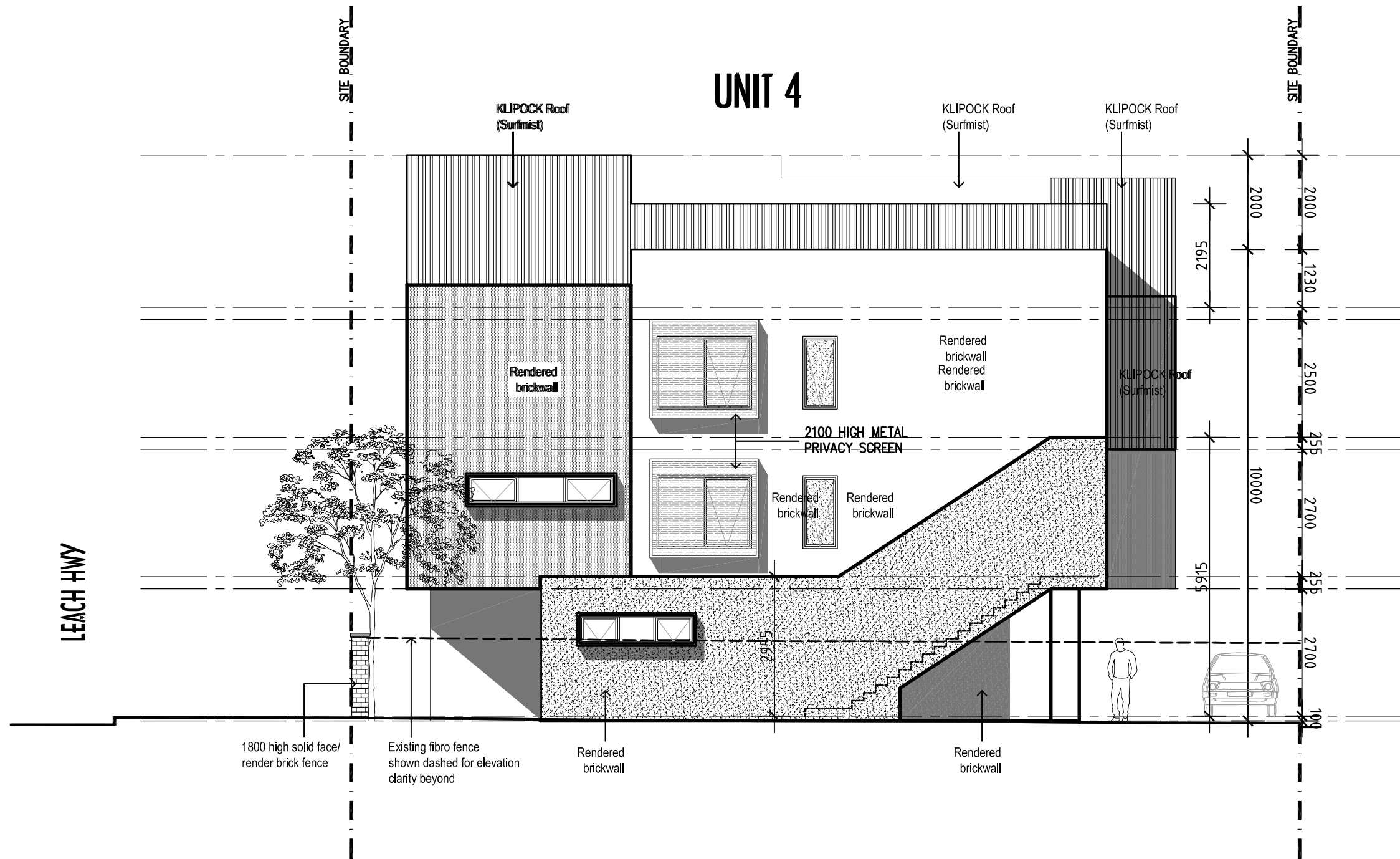
NOTE:
Check all dimensions on site before commencing. Work to figured dimensions, report any discrepancies to the Architect for decision before proceeding to work. This drawing is copyright and is not to be retained, copied or used without authority from the Architect

D	REVISED DA ISSUE	ES	ES	04 JAN 2021
C	REVISED DA ISSUE	ES	ES	25 NOV 2020
B	AMENDED ISSUE FOR COUNCIL REVIEW	ES	ES	11 SEPT 2020
A	DEVELOPMENT APPROVAL ISSUE	ES	ES	17 JUNE 2020
revision/issue	description	drawn	checked	date
project	PROPOSED GROUP (4 TOWNHOUSES) DWELLING	drawn	description	
location	161 LEACH HWY, WILLAGEE, WA	ES	ELEVATION	
		checked		
		ES		

Architectural STUDIO63
Design | Planning

Mobile : +61 411 225 365 | Tel: + 618 9398 3561 | Fax: + 618 9238 4929
Email: ericsoh@hondesignstudio.com
Address: 13, STORTFORD ROAD, SOUTHERN RIVER, WA 6110
Postal : P.O.Box 4553, HARRISDALE, WA 6112

scale 1:100	date JUNE 2020	
	project no 1909	dwg no A09
	rev D	



WEST ELEVATION

1:100 @ A3

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DEVELOPMENT APPROVAL
ISSUE

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Address : 13, STORTFORD ROAD, SOUTHERN RIVER, WA 6110
Postal : P.O.Box 4553, HARRISDALE, WA 6112

scale 1:100	date JUNE 2020	
	project no 1909	dwg no A10
	rev D	