



project yield:

ground floor	:	2 off 1x1 dwellings plus 330 sqm of commercial
first floor	:	4 off 1x1 dwellings plus 6 off 2x1 dwellings
second floor	:	9 off 2x1 dwellings
third floor	:	9 off 2x1 dwellings
total	:	30 apartments

plot ratio calculations:

zoning	:	R80
plot ratio	:	1.0
site area	:	2023 sqm
allowable plot ratio area	:	2023 sqm

ground floor	:	460 sqm
first floor	:	698 sqm
second floor	:	698 sqm
third floor	:	695 sqm

proposed plot ratio area : 2551 sqm
proposed plot ratio : 1.26

car parking:

note: calculations are based on location A

occupier	:	23 dwellings of 75 sqm or less at 0.75 car bays per dwelling require 17.25 car bays
	:	7 dwellings over 75 sqm at 1 car bay per dwelling require 7 car bays
visitor	:	30 dwellings at 0.25 car bays per dwelling require 7.5 car bays
commercial (office)	:	tenancies require min of 4 bays each. therefore allow 12 car bays
total bays required:	:	44 bays
total bays provided:	:	58 bays

bicycle parking:

occupier	:	30 dwellings at 1 bicycle space for every 3 dwellings requires 10 spaces.
visitor	:	30 dwellings at 1 bicycle space for every 10 dwellings requires 3 spaces.
commercial	:	2 bicycle spaces for each tenancy. therefore allow 6 spaces.
total spaces required	:	19 spaces
total spaces provided	:	20 spaces

waste management:

every 3 two bed dwellings require 2 regular refuse
and 2 regular recycle bins.

every 2 single bed dwellings require 1 regular
refuse and 1 regular recycle bin. .

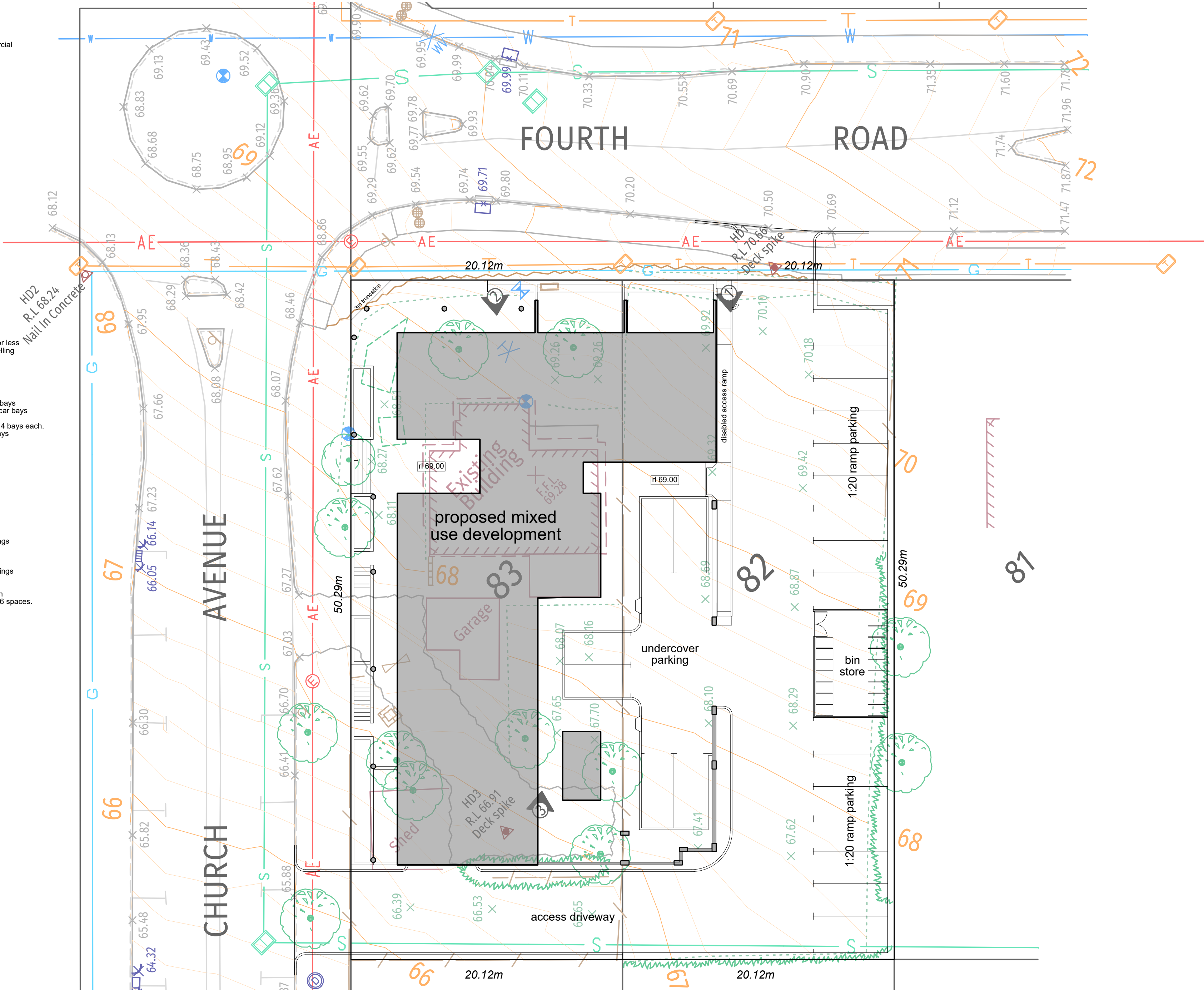
therefore 24 two bed dwellings require 16 regular
refuse and 16 regular recycle bins.
the 6 single bed units require 3 regular refuse
and 3 regular recycle bins.

for commercial allow 20L/100sqm/day x 5 days.
330 sqm of commercial therefore requires
2 regular refuse and 2 regular recycle bins

total regular bins required: 21 off 240L refuse
bins and 21 off 240L recycle bins. this equates
to 8 off 660L refuse bins and 8 off 660L recycle
bins

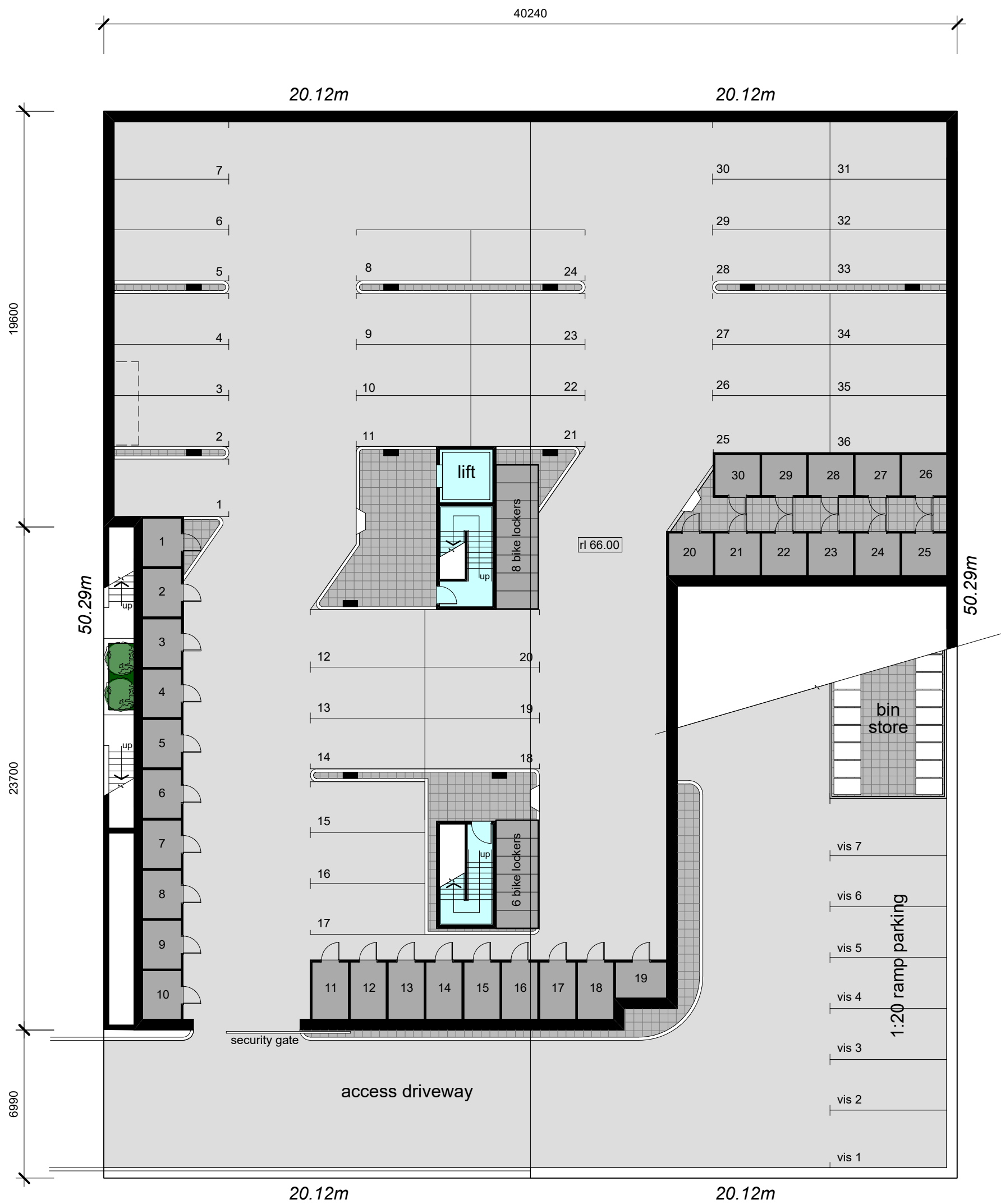
total bins provided: 8 off 660L refuse bins
and 8 off 660L recycle bins.

site plan
scale 1:200@A2



proposed mixed use development

at lots 82 & 83 cnr Fourth Road and Church Avenue, Armadale WA 6112



 **basement plan**
scale 1:200@A2



 **ground floor plan**
scale 1:200@A2

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 first floor plan
scale 1:200@A2



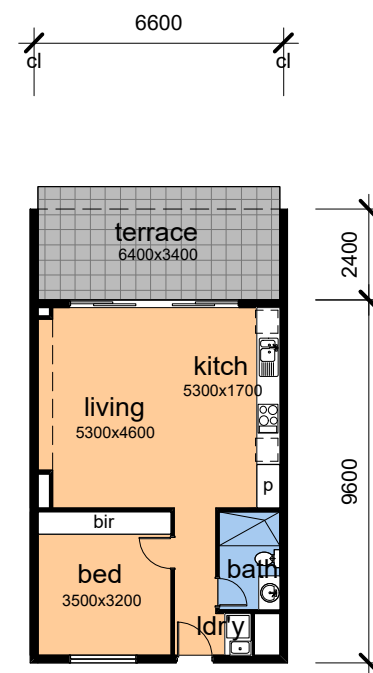
 second floor plan
scale 1:200@A2

proposed mixed use development

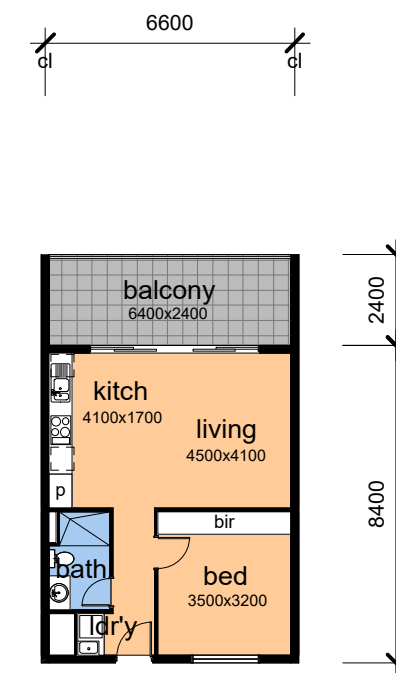
at lots 82 & 83 cnr Fourth Road and Church Avenue, Armadale WA 6112



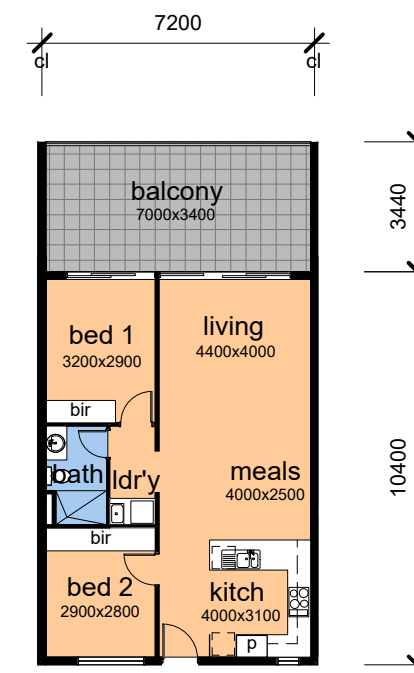
third floor plan
scale 1:200@A2



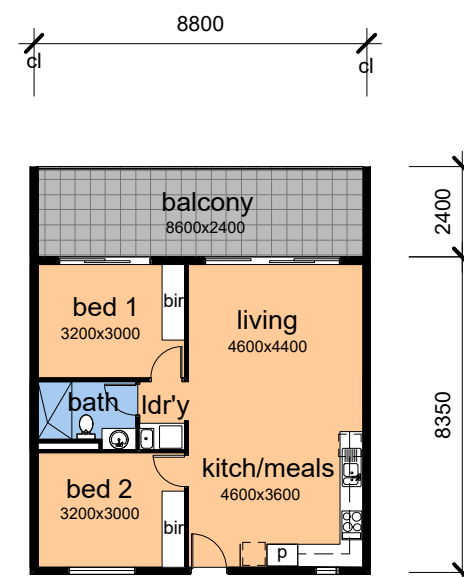
unit type A
one bed one bath
63 sqm excl terrace
units 1,2
total 2 off



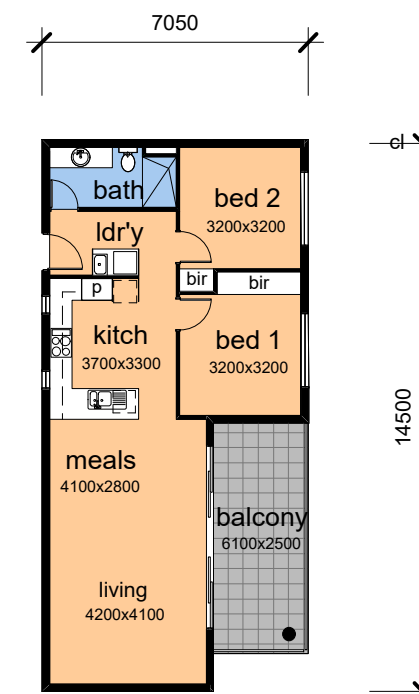
unit type B
one bed one bath
55 sqm excl balcony
units 3,4,5,6
total 4 off



unit type C
two bed one bath
75 sqm excl terrace
units 9,10,11,12,18,
19,20,21,27, 28, 29, 30
total 12 off



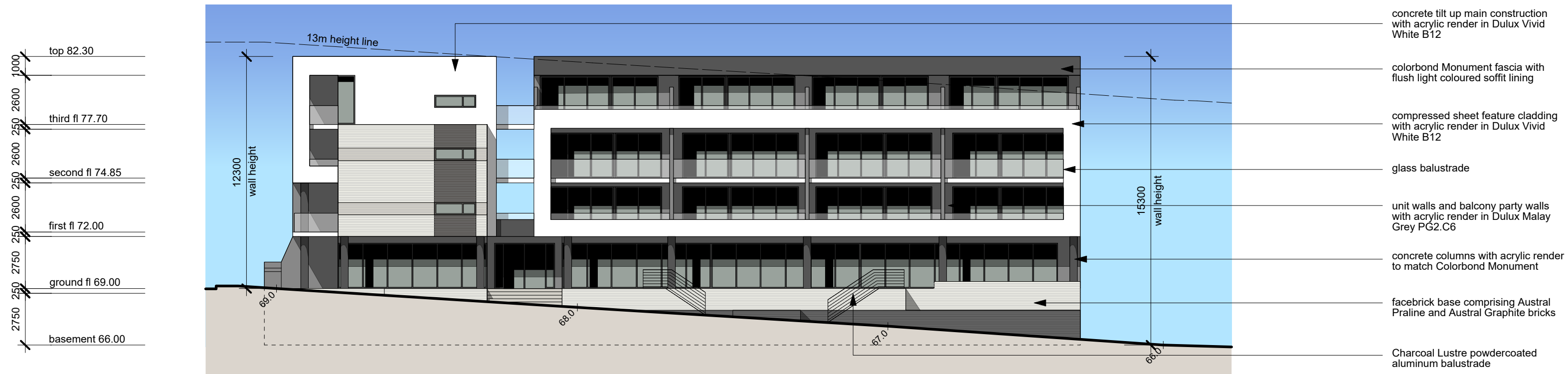
unit type D
two bed one bath
75 sqm excl terrace
units 13,14,15,22,23,24
total 6 off



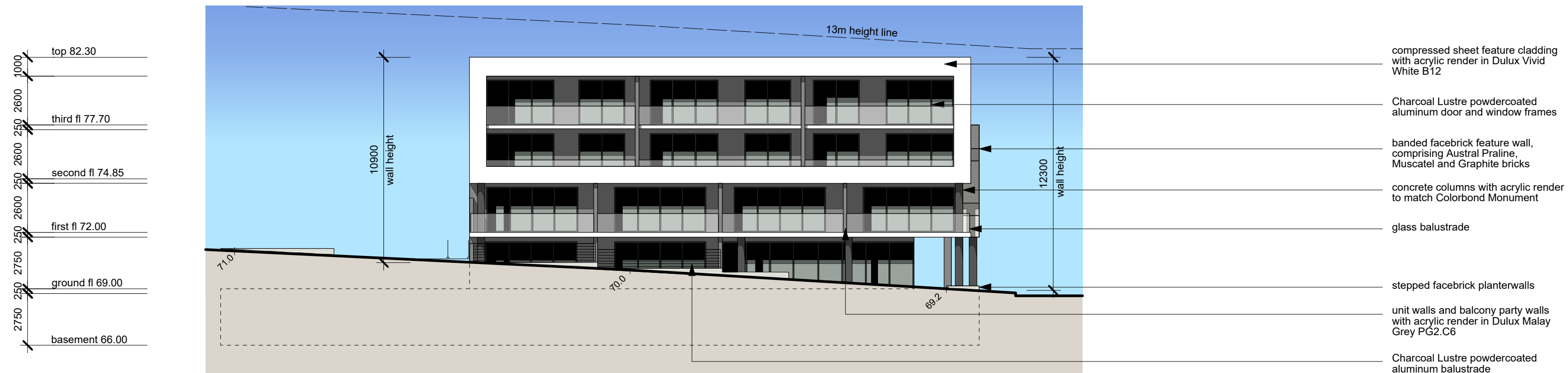
unit type E
two bed one bath
85 sqm excl terrace
units 7,8,16,17,25,26
total 6 off

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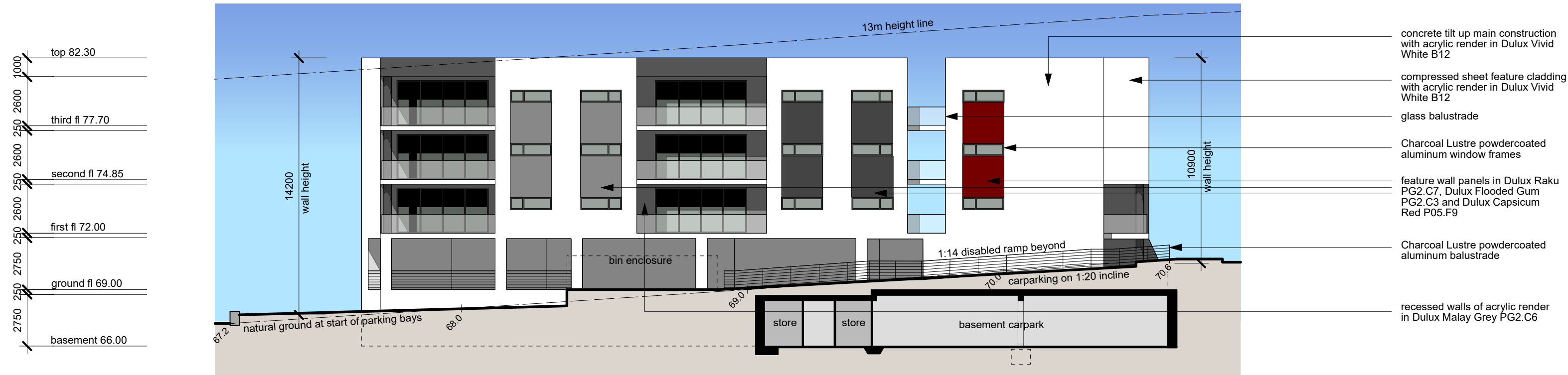
north-west elevation
scale 1:200@A2



north-east elevation
scale 1:200@A2

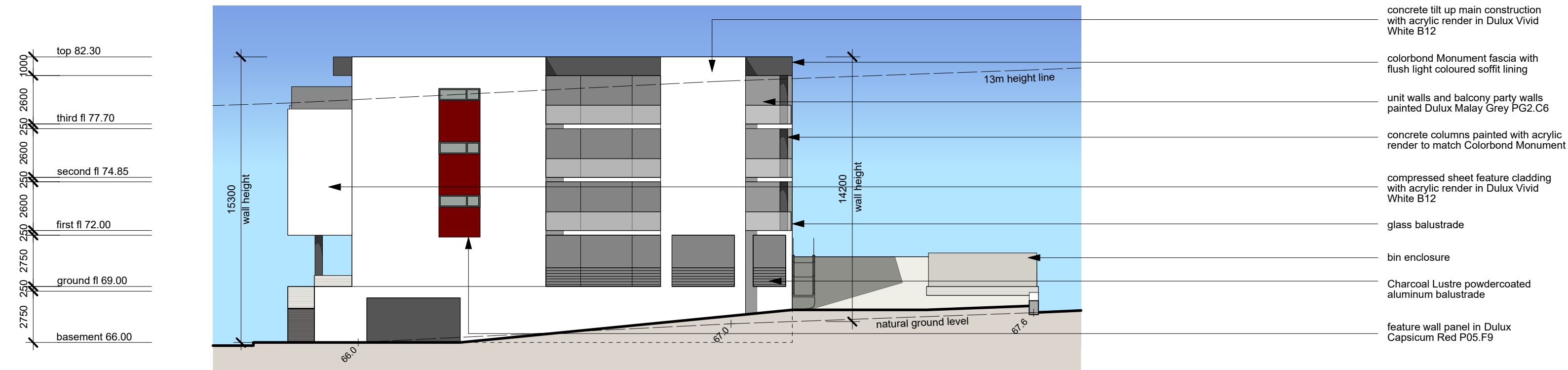
proposed mixed use development

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south-east elevation

scale 1:200@A2



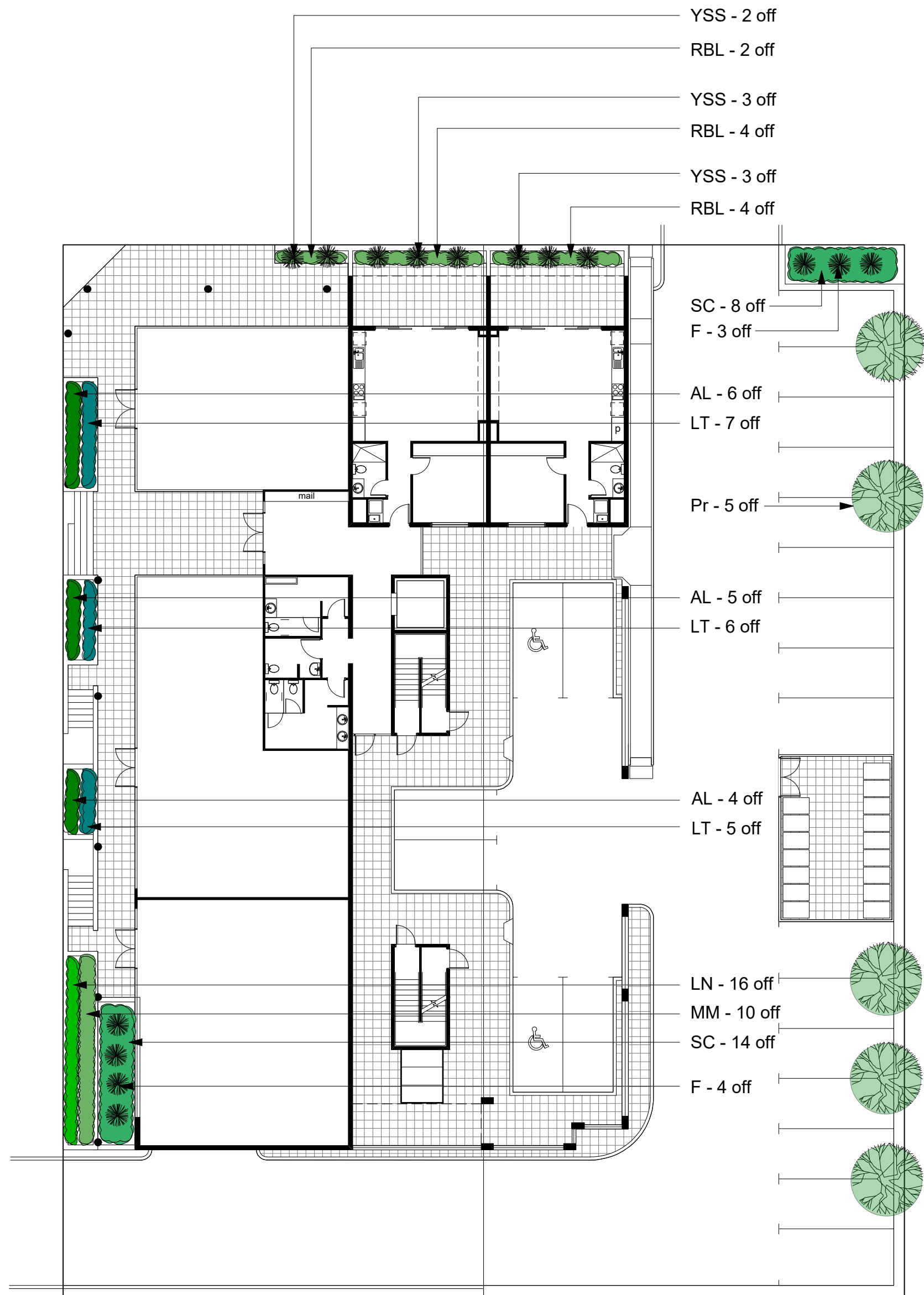
south-west elevation

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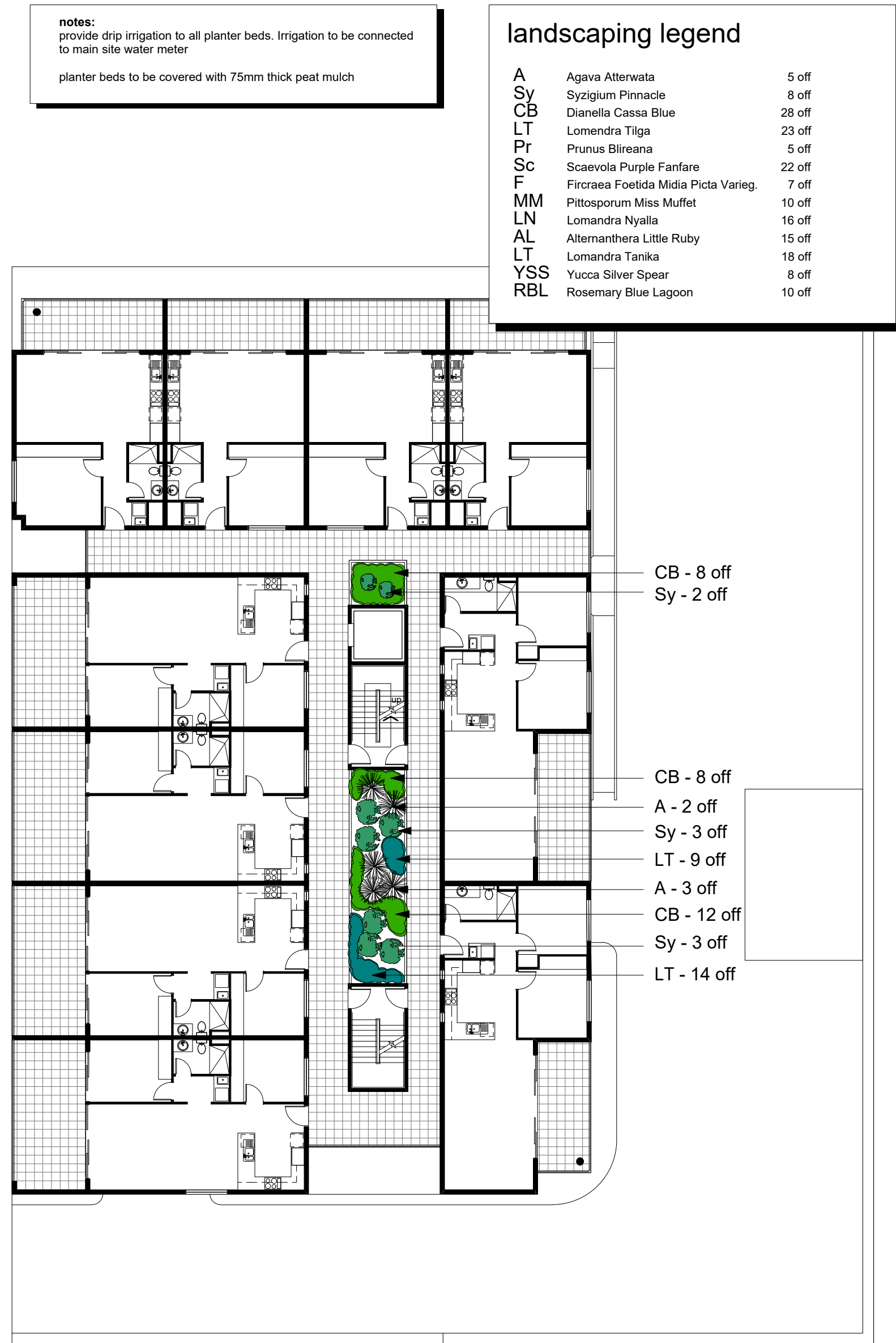
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 landscape plan - ground floor
scale 1:200@A2



 landscape plan - first floor
scale 1:200@A2

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