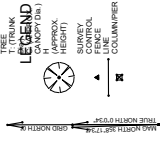
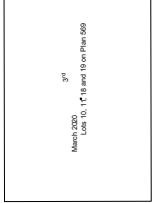
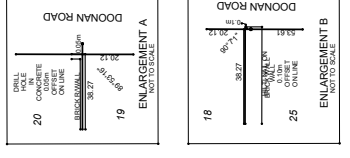


**THE MELVISTA
NEDLANDS
ARCHITECTURAL DRAWINGS**

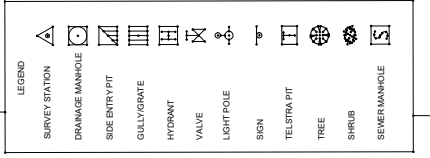
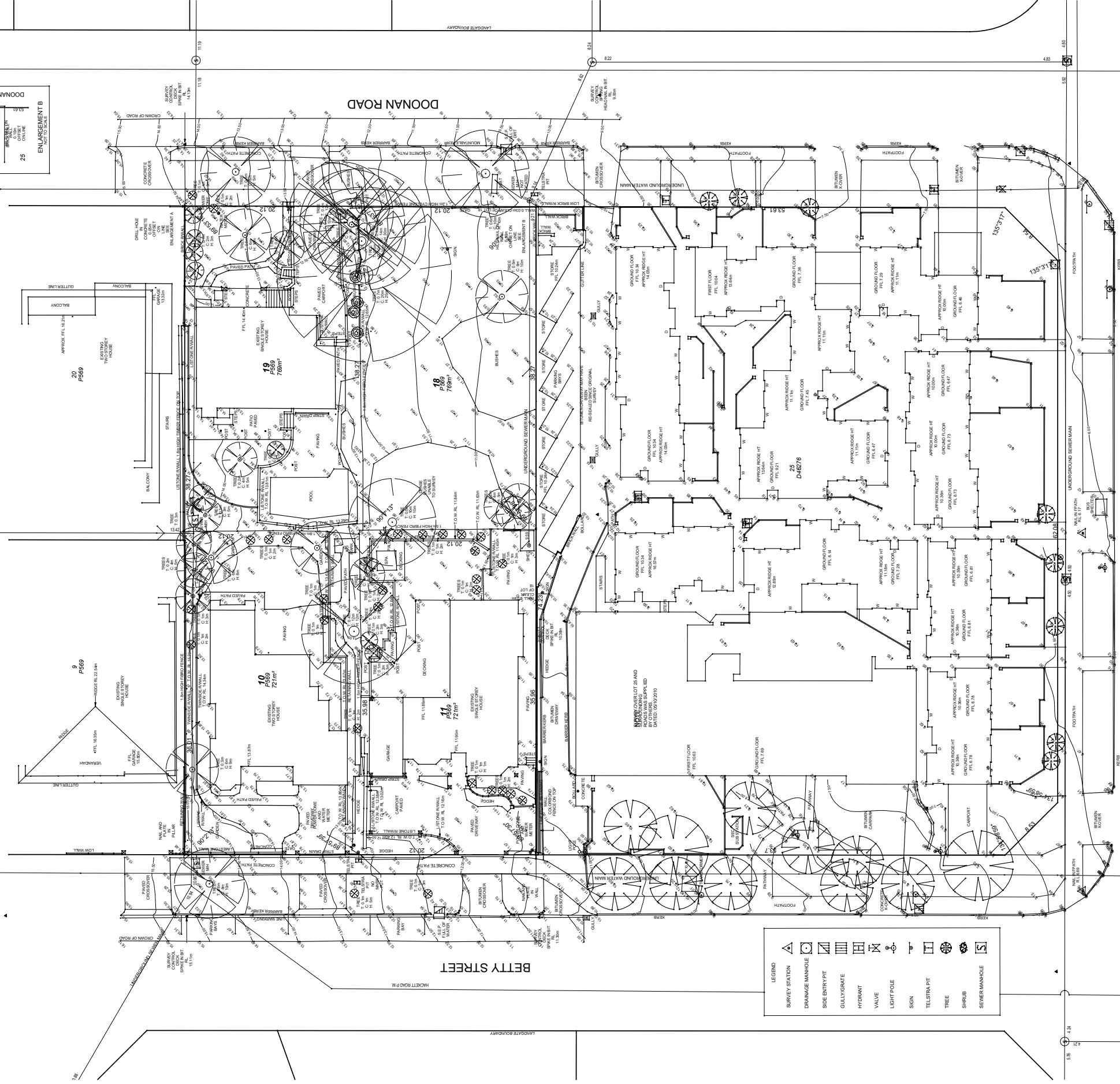


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DISCLAIMER:

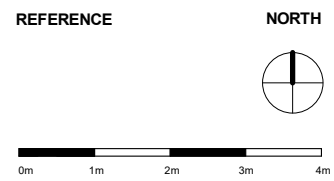
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REV DESCRIPTION

A Development Application

DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE

SITE SURVEY PRECINCT

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0010

SCALE @ A3

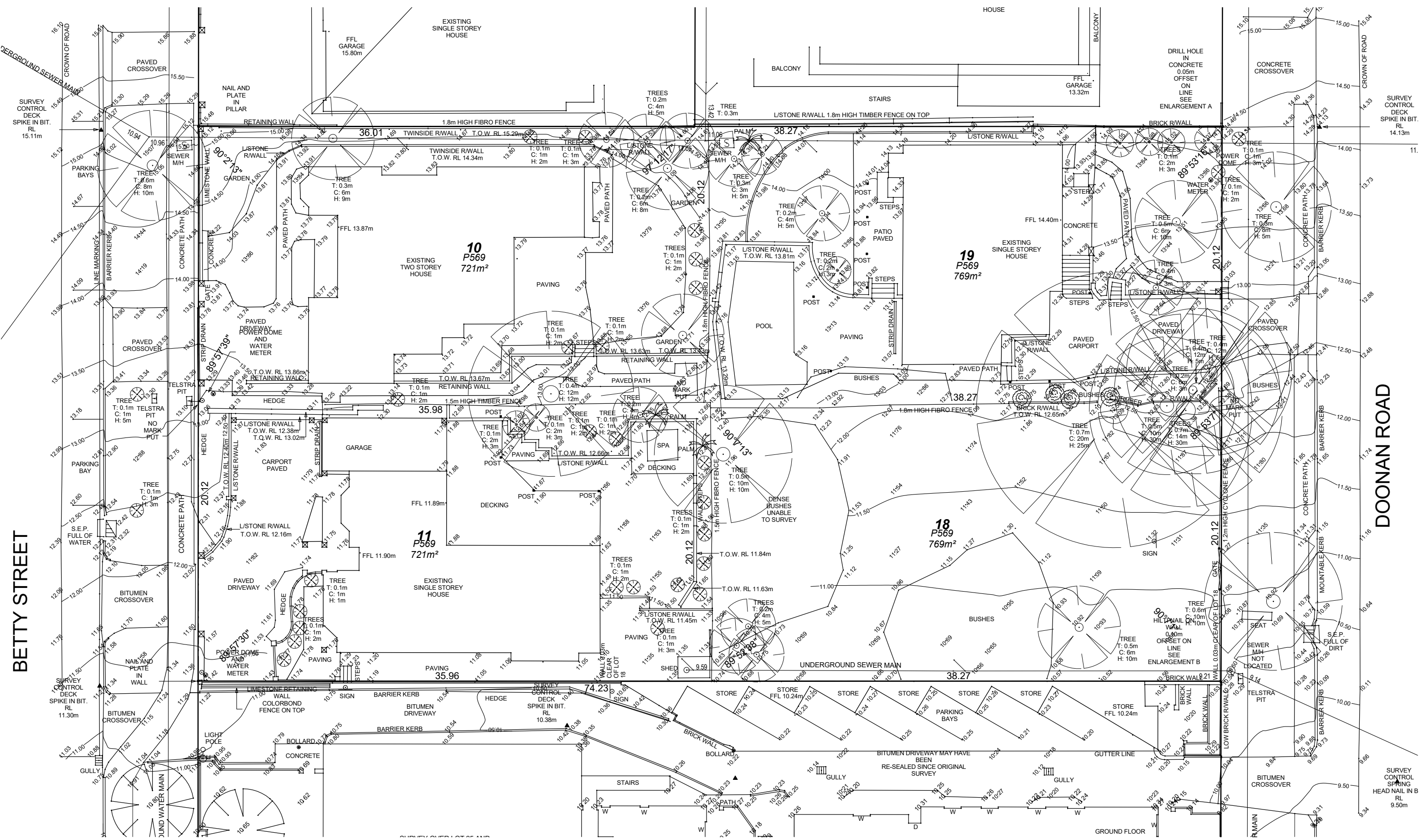
1 : 500

PROJECT NO.

013409

REV NO.

A



BETTY STREET

DOONAN ROAD

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REFERENCE

NORTH

0m 1m 2m 3m 4m

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A	Development Application

DATE
08/06/2020

CLIENT
ORYX COMMUNITIES

PROJECT
THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
SITE SURVEY

REVIEWED
MJ

APPROVED
MJ



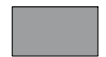
DRAWING NO.
SK_0011

SCALE @ A3
1 : 250

PROJECT NO.
013409

REV NO.
A

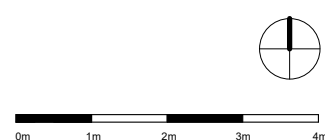
SITE CONTEXT

-  PARK LAND
-  1 STOREY
-  2 STOREY +



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A Development Application

DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT
 THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
 SITE - CONTEXT

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.
 SK_0012

SCALE @ A3

1 : 1000

PROJECT NO.

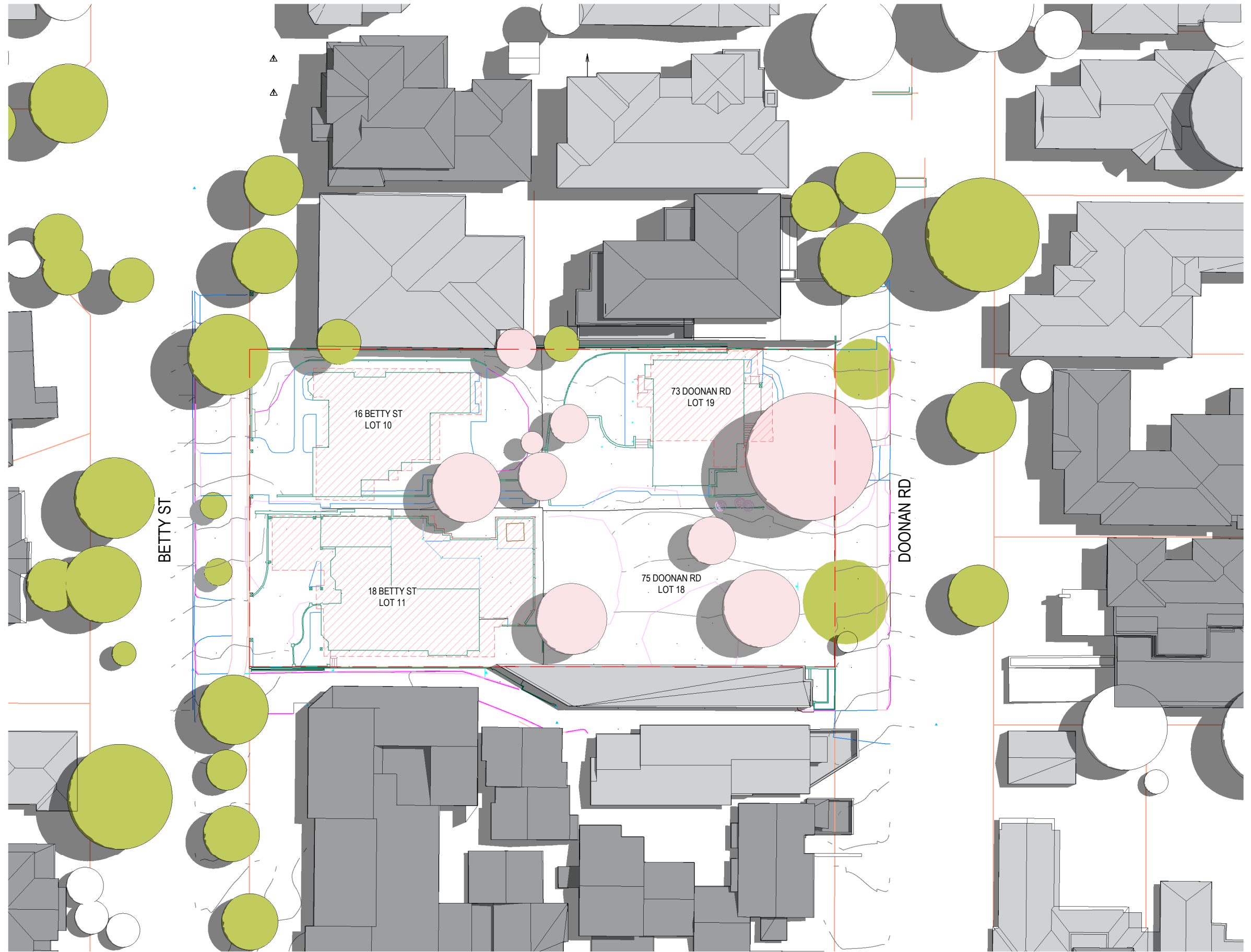
013409

REV NO.

A

SITE TREES

-  EXISTING TREES
-  EXISTING TREES TO BE REMOVED
-  EXISTING BUILDING TO BE REMOVED

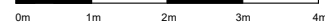


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NORTH



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PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
 SITE - TREES

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0013

SCALE @ A3

As indicated

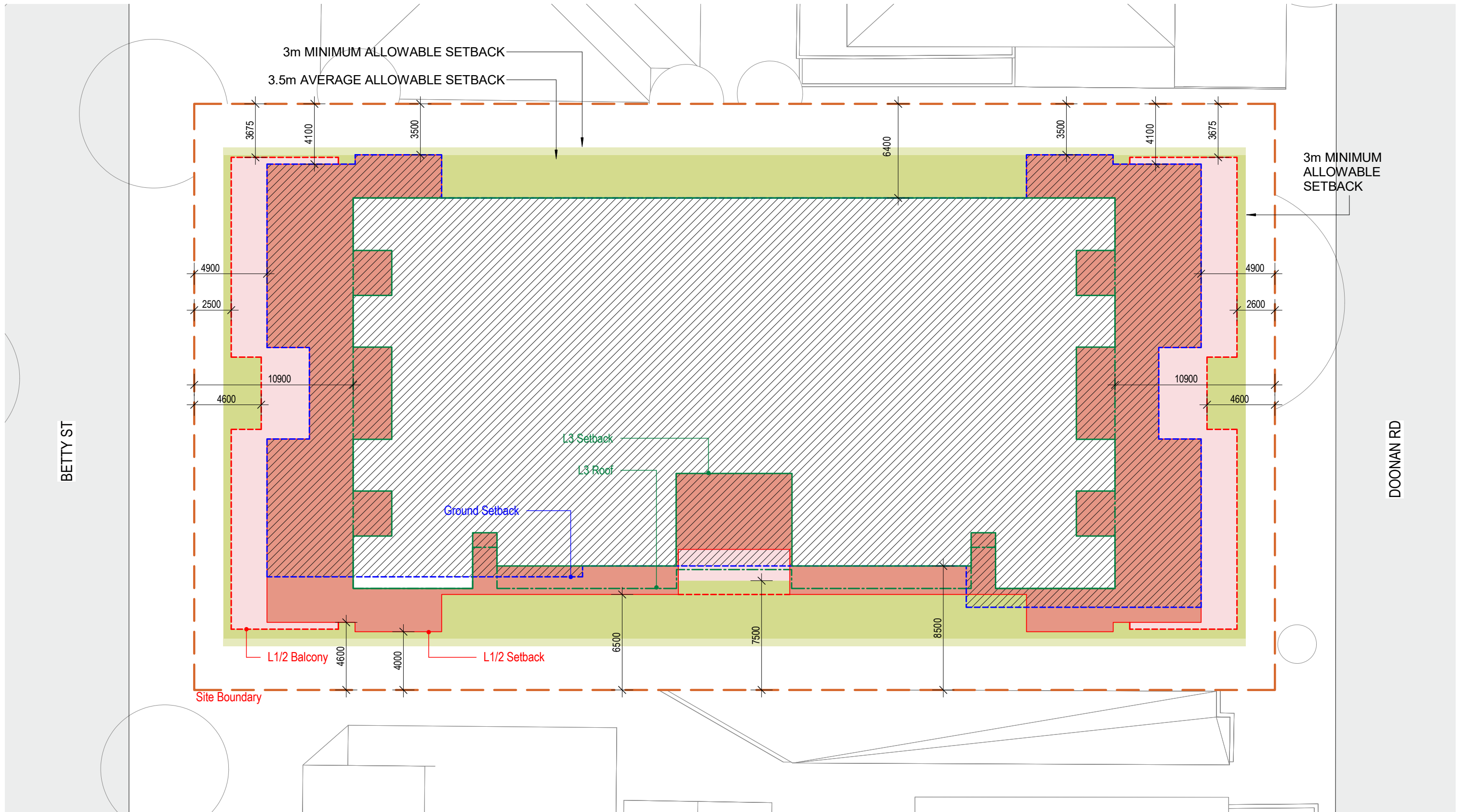
PROJECT NO.

013409

REV NO.

A

SETBACKS

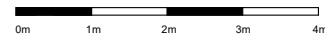


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PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
 SITE - SETBACKS

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0014

SCALE @ A3

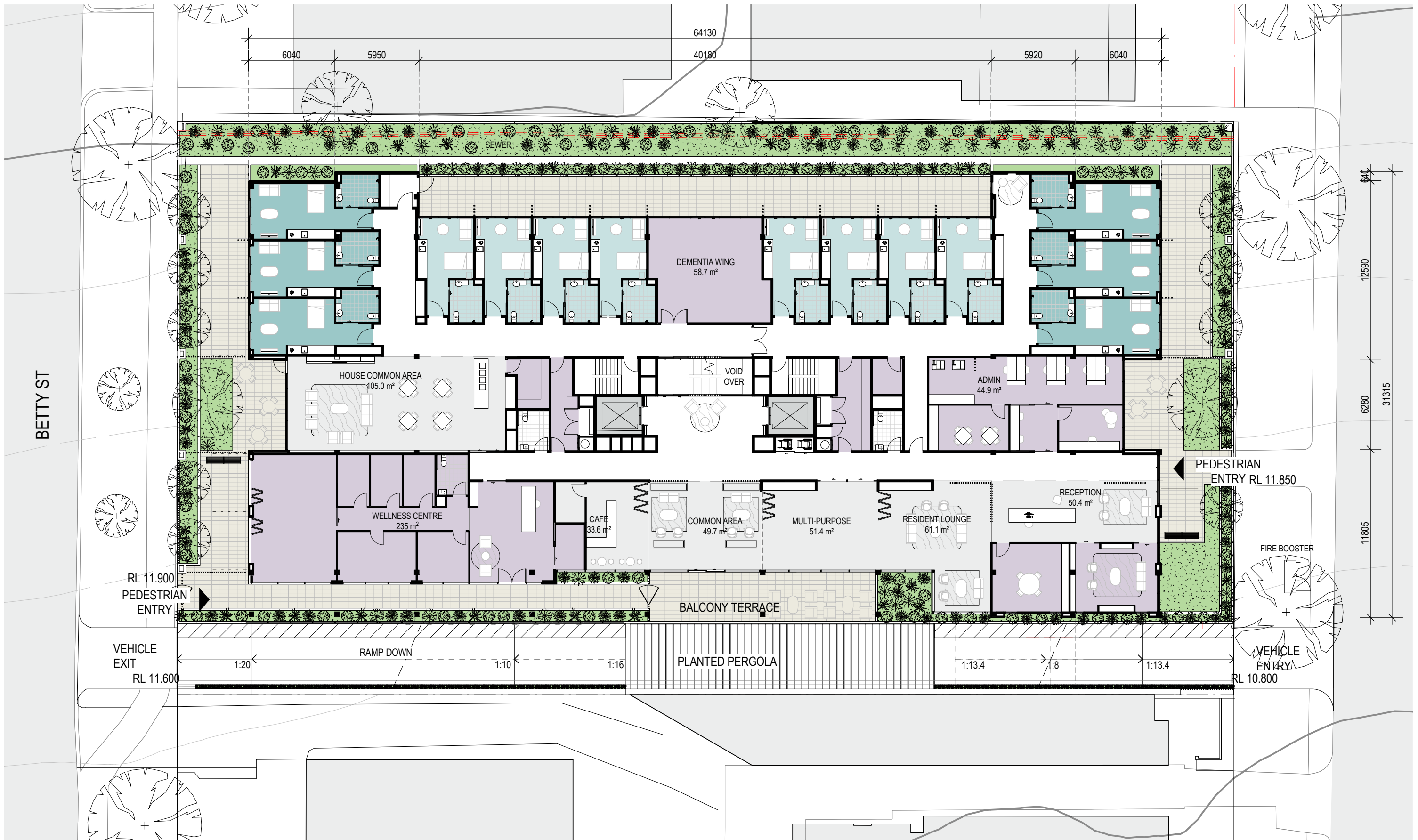
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PROJECT NO.

013409

REV NO.

A

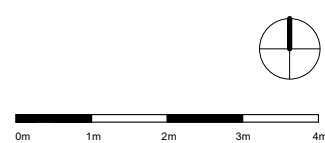


GA PLAN - SITE
1:250



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DATE

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CLIENT

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PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
SITE PLAN

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0015

SCALE @ A3

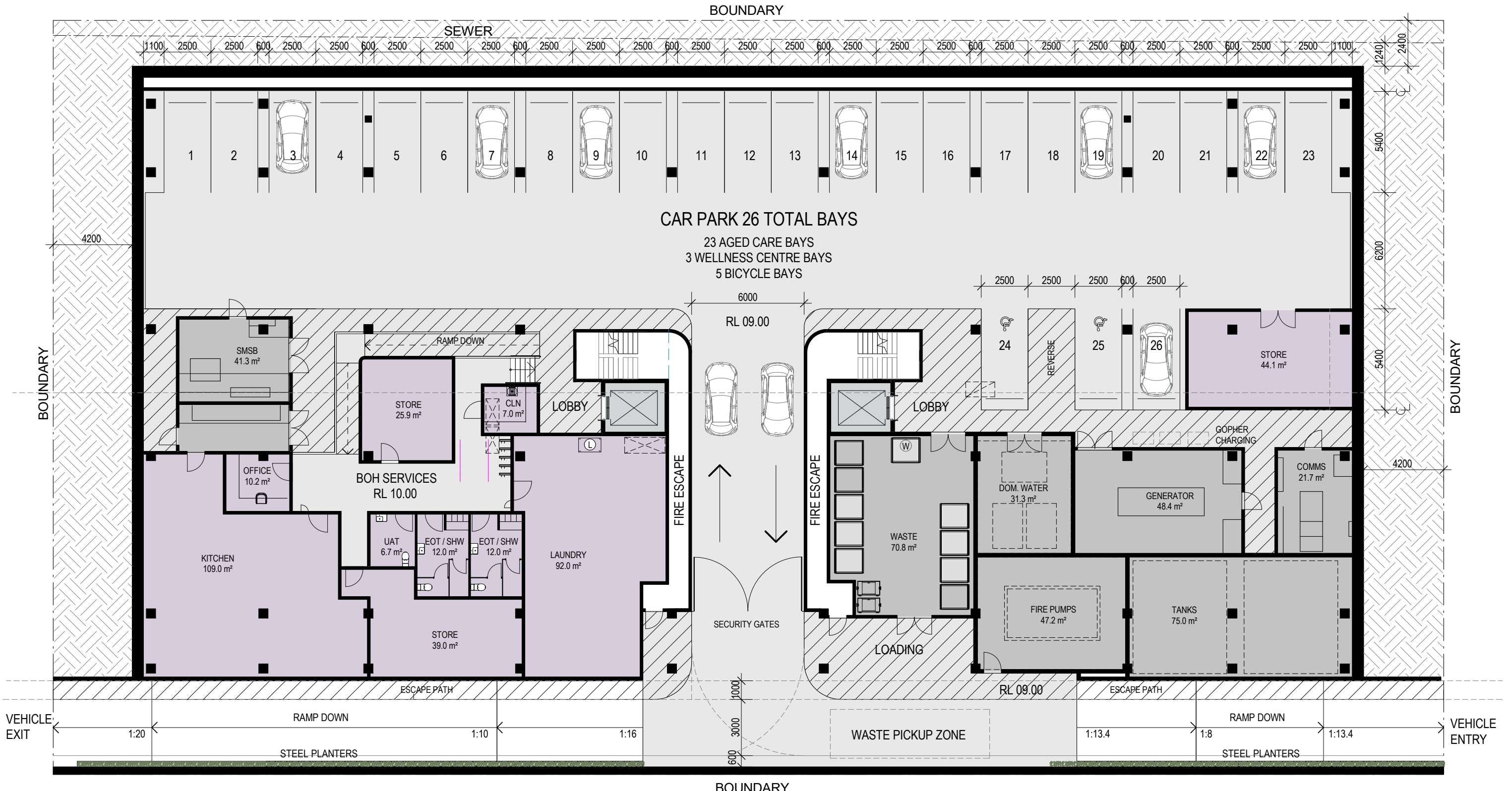
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PROJECT NO.

013409

REV NO.

A

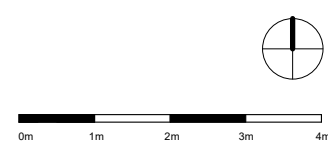


GA PLAN - LEVEL 01
1:200



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PROJECT
THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
GA PLAN - BASEMENT

REVIEWED

MJ

APPROVED
MJ

DRAWING NO.
SK_0020

SCALE @ A3

1 : 200

PROJECT NO.
013409

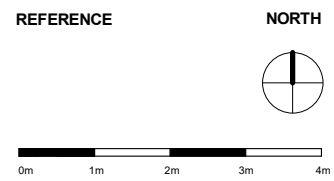
REV NO.



GA PLAN - L00(Ground)
1:200



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DATE
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PROJECT
THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
GA PLAN - LEVEL 00

REVIEWED
MJ

APPROVED
MJ

DRAWING NO.
SK_0021

SCALE @ A3
1 : 200

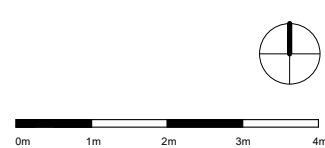
PROJECT NO.
013409

REV NO.
A



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PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
 GA PLAN - LEVEL 01

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0022

SCALE @ A3

1 : 200

PROJECT NO.

013409

REV NO.

A

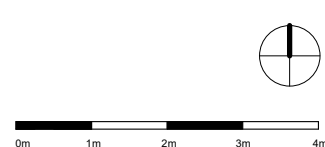


GA PLAN - LEVEL 02
1:200



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PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
GA PLAN - LEVEL 02

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.
SK_0023

SCALE @ A3

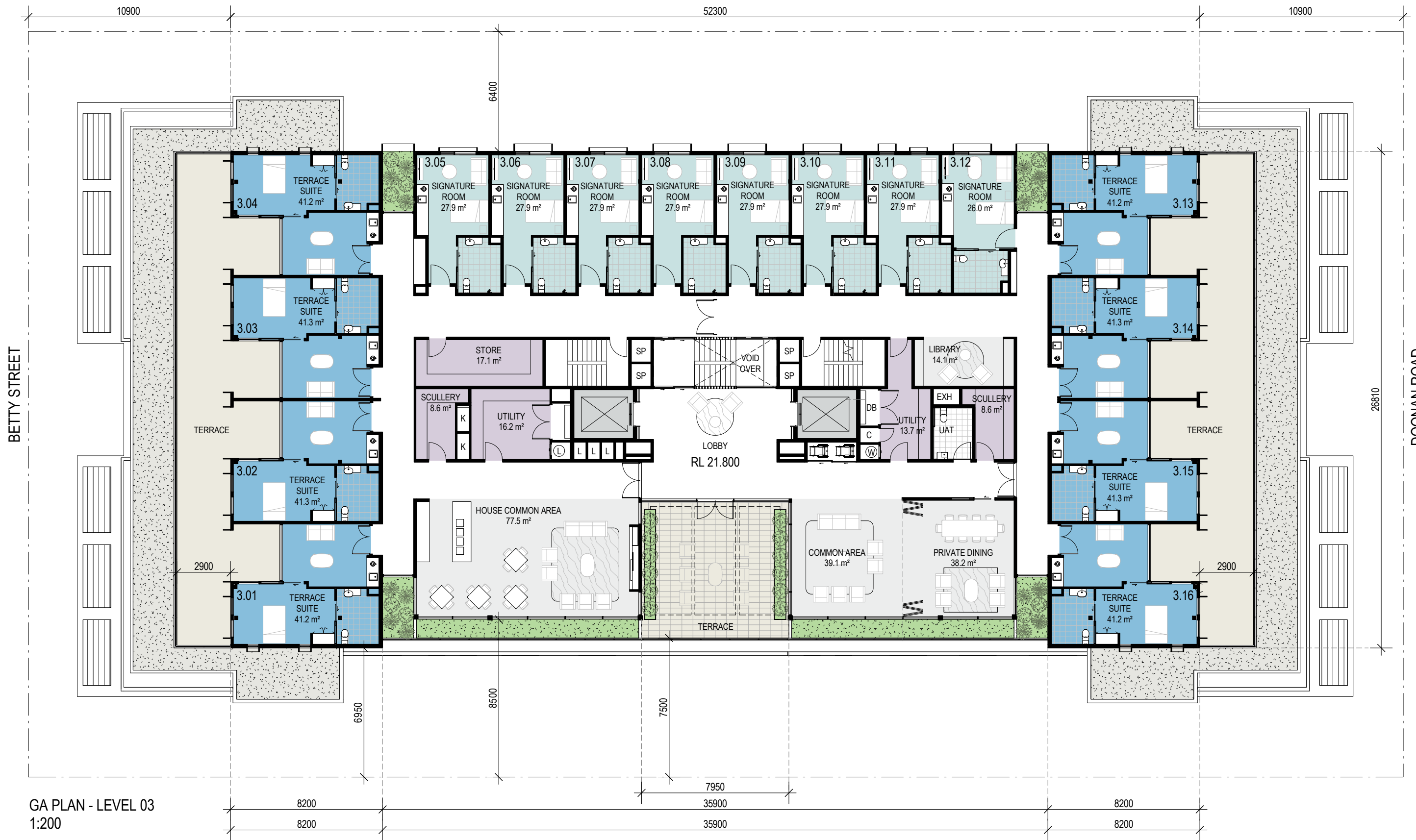
1 : 200

PROJECT NO.

013409

REV NO.

A



GA PLAN - LEVEL 03
1:200

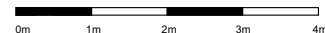


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PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
GA PLAN - LEVEL 03

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0024

SCALE @ A3

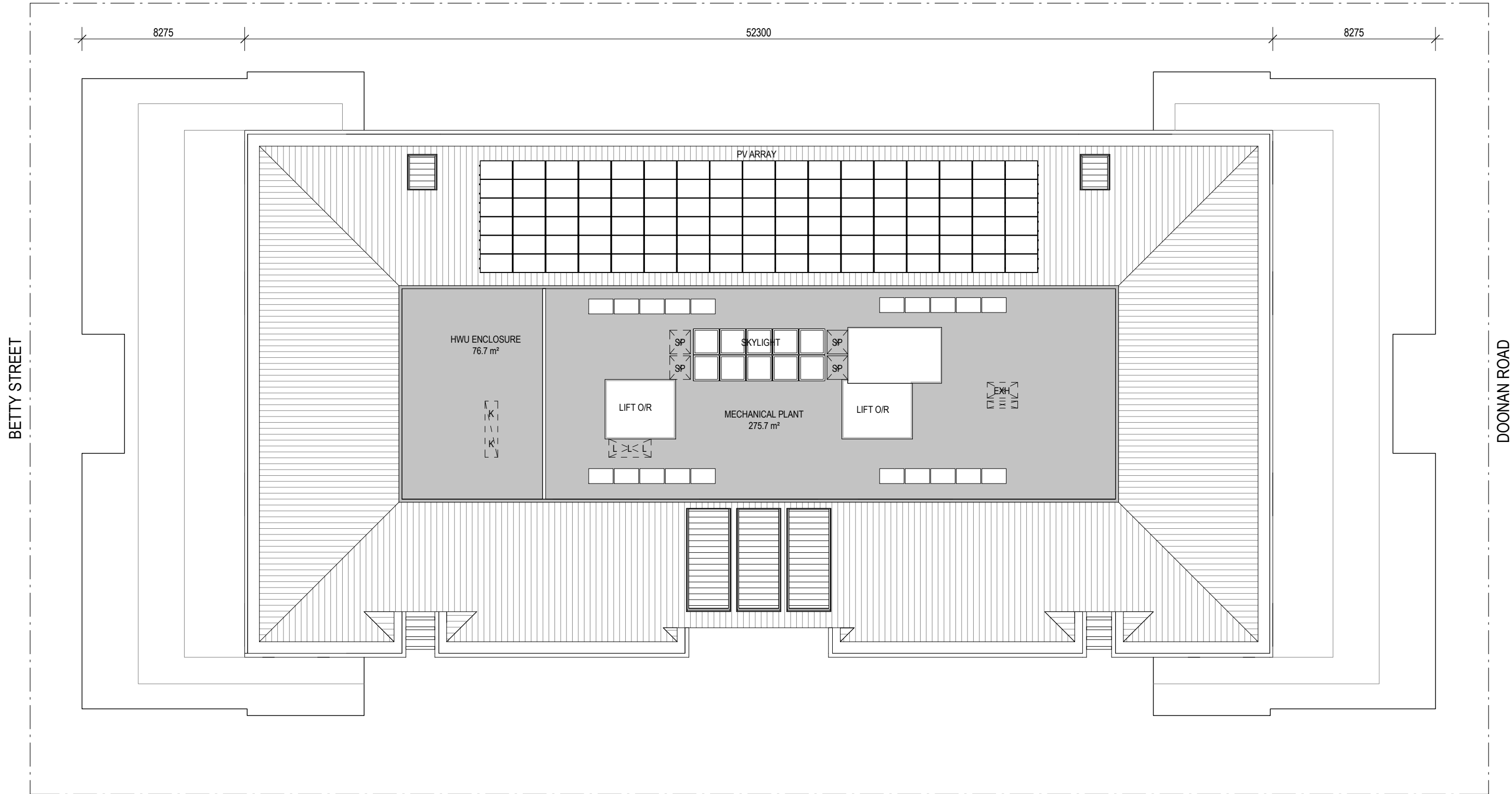
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PROJECT NO.

013409

REV NO.

A

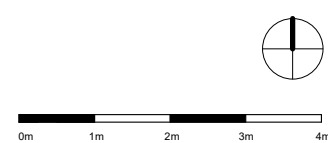


GA PLAN - ROOF
1:200



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DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
GA PLAN - ROOF

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0025

SCALE @ A3

1 : 200

PROJECT NO.

013409

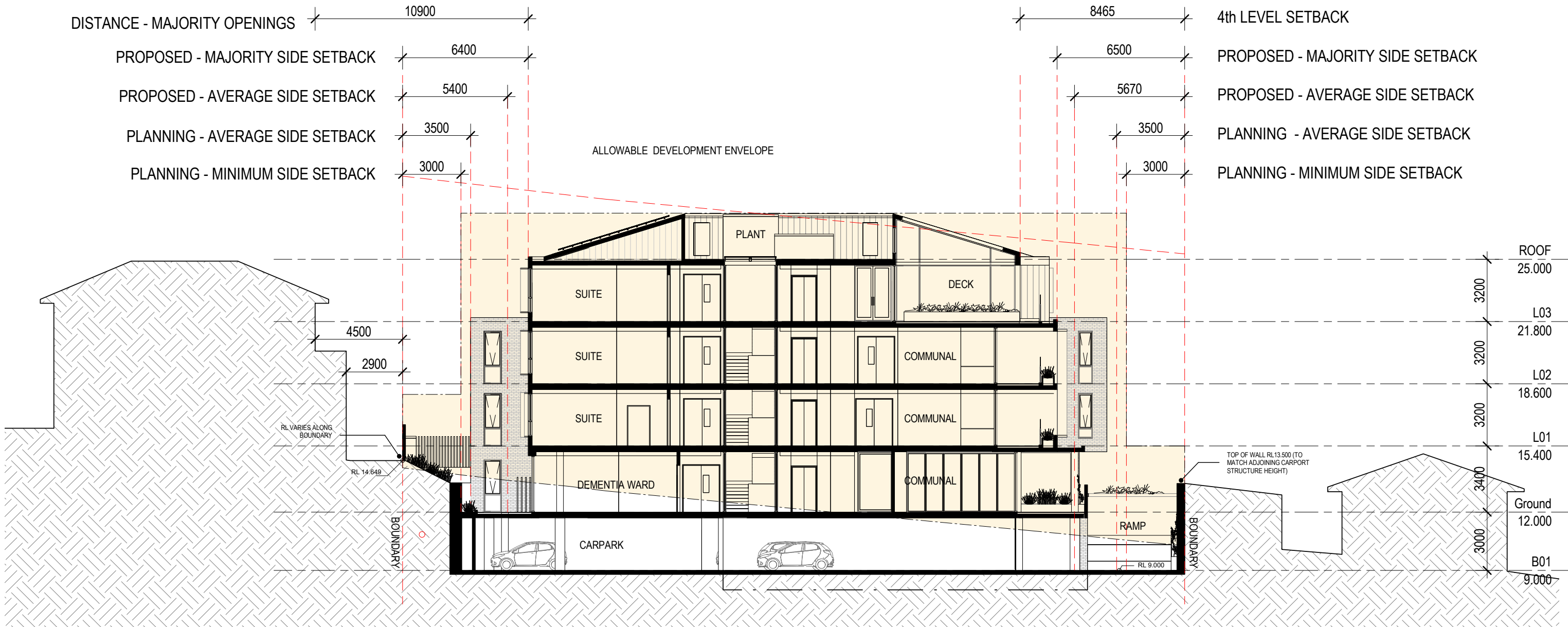
REV NO.

A

62.5% @ 6.4m Setback
 19.50% @ 4.1m Setback
 18.5% @ 3.5m Setback

62.5% @ 5.2m Setback
 19% @ 4.6m Setback
 18.5% @ 3.5m Setback

DISTANCE - MAJORITY OPENINGS	10900	8465	4th LEVEL SETBACK
PROPOSED - MAJORITY SIDE SETBACK	6400	6500	PROPOSED - MAJORITY SIDE SETBACK
PROPOSED - AVERAGE SIDE SETBACK	5400	5670	PROPOSED - AVERAGE SIDE SETBACK
PLANNING - AVERAGE SIDE SETBACK	3500	3500	PLANNING - AVERAGE SIDE SETBACK
PLANNING - MINIMUM SIDE SETBACK	3000	3000	PLANNING - MINIMUM SIDE SETBACK

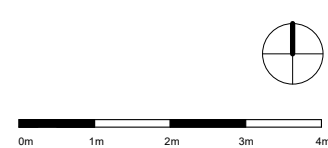


SECTION - NORTH/SOUTH
 1:200



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REV DESCRIPTION

A	Development Application
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DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
 SHORT SECTION

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0030

SCALE @ A3

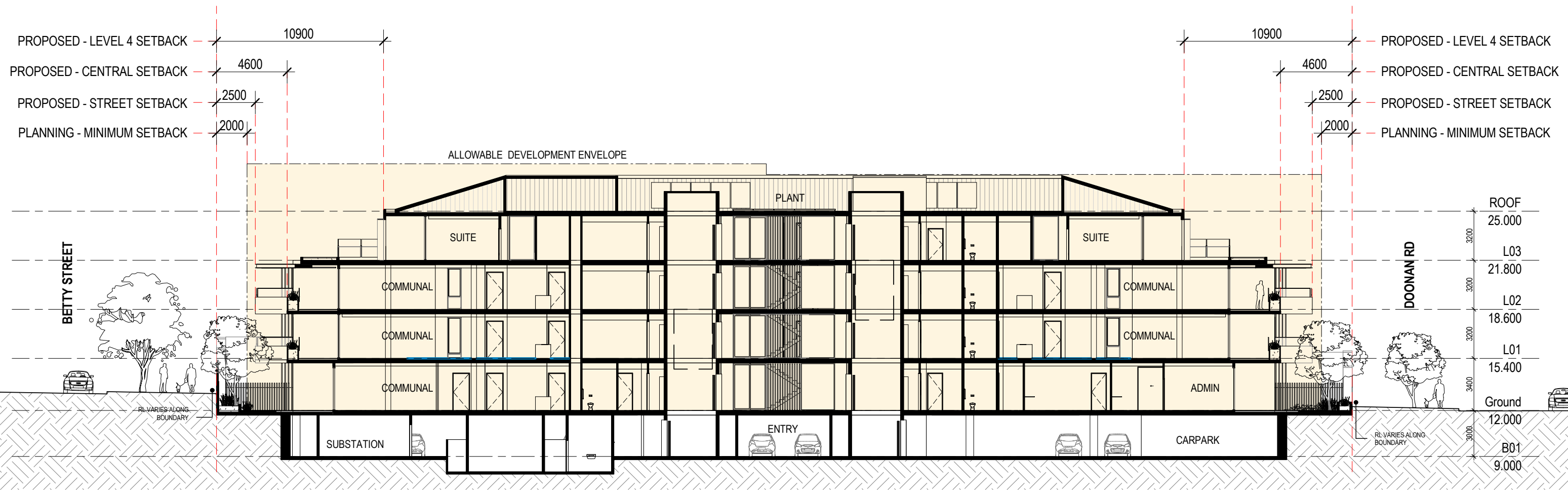
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PROJECT NO.

013409

REV NO.

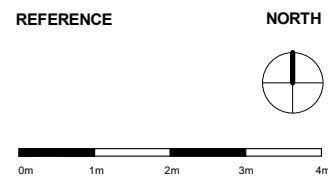
A



SECTION - EAST WEST
1:200



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REV DESCRIPTION
 A Development Application

DATE
 08/06/2020

CLIENT
 ORYX COMMUNITIES

PROJECT
 THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
 LONG SECTION

REVIEWED
 MJ

APPROVED
 MJ

DRAWING NO.
 SK_0031

SCALE @ A3
 1 : 250

PROJECT NO.
 013409

REV NO.
 A



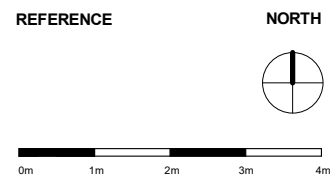
ELEVATION - DOONAN ROAD CONTEXT
1:500



ELEVATION - BETTY STREET CONTEXT
1:500



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REV DESCRIPTION
A Development Application

DATE
08/06/2020

CLIENT
ORYX COMMUNITIES
PROJECT
THE MELVISTA, NEDLANDS



STATUS
DRAWING TITLE
STREET CONTEXT ELEVATIONS

REVIEWED
MJ
APPROVED
MJ
DRAWING NO.
SK_0040

SCALE @ A3
1 : 500
PROJECT NO.
013409
REV NO.
A



ELEVATION - EAST
1:250



ELEVATION - NORTH
1:250

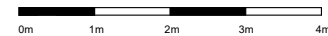


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NORTH



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DATE

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CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
NORTH & EAST ELEVATION

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0041

SCALE @ A3

1 : 250

PROJECT NO.

013409

REV NO.

A



ELEVATION - WEST
1:250



ELEVATION - SOUTH
1:250

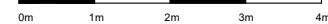


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REV DESCRIPTION

A Development Application

DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE

SOUTH & WEST ELEVATION

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0042

SCALE @ A3

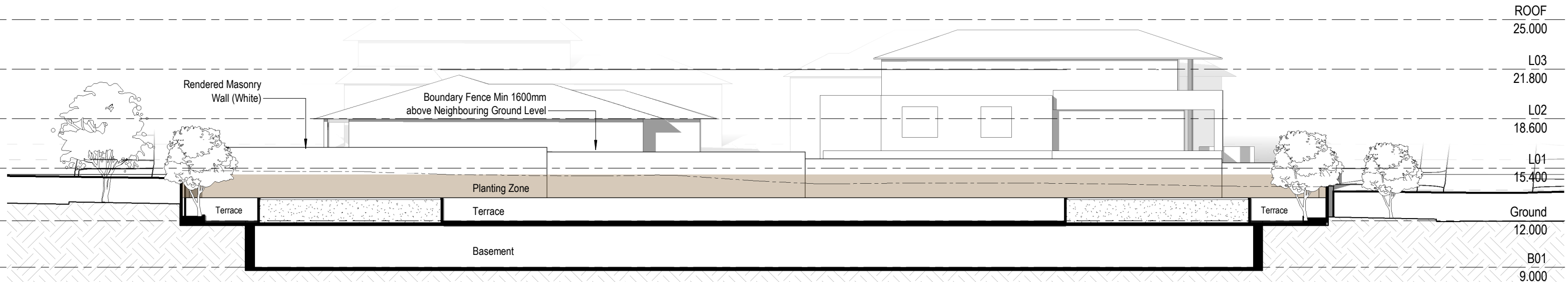
1 : 250

PROJECT NO.

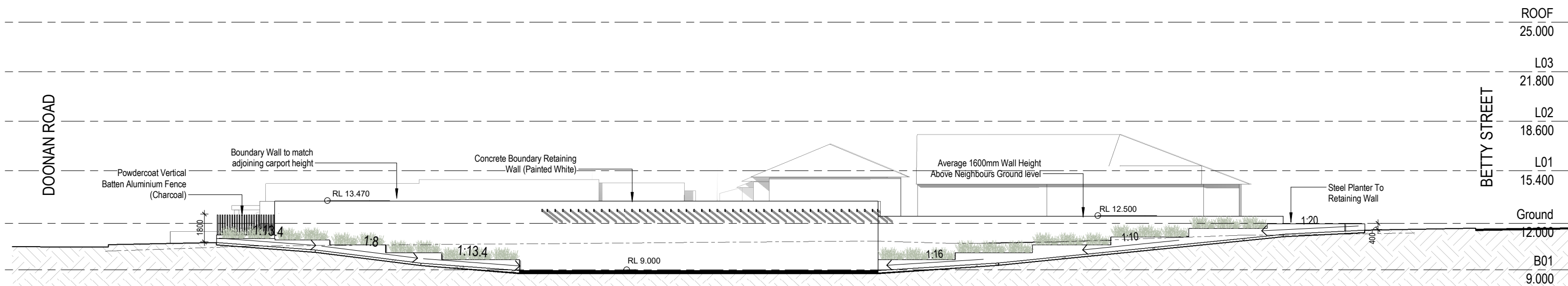
013409

REV NO.

A



BOUNDARY ELEVATION - FACING NORTH
1:250

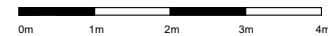


BOUNDARY ELEVATION - FACING SOUTH
1:250



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A Development Application

DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
BOUNDARY ELEVATIONS

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0043

SCALE @ A3

1 : 250

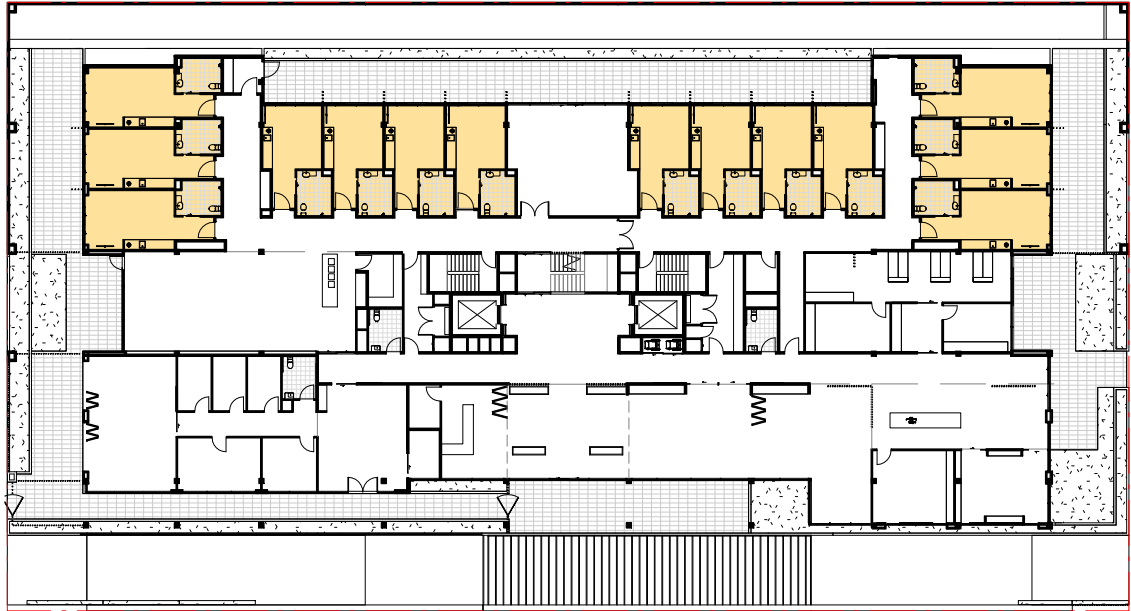
PROJECT NO.

013409

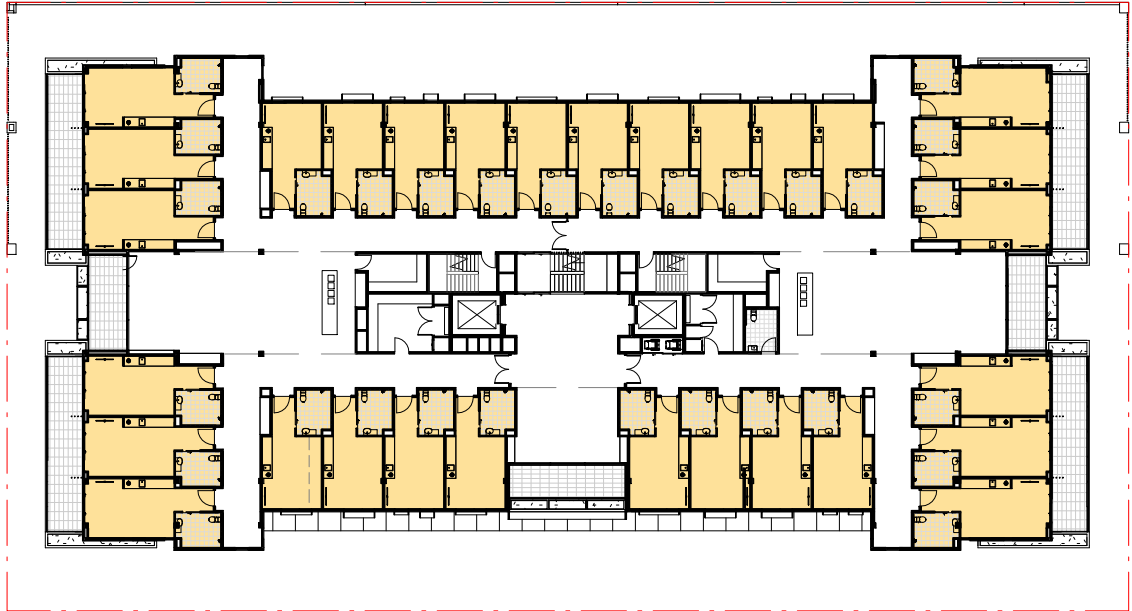
REV NO.

A

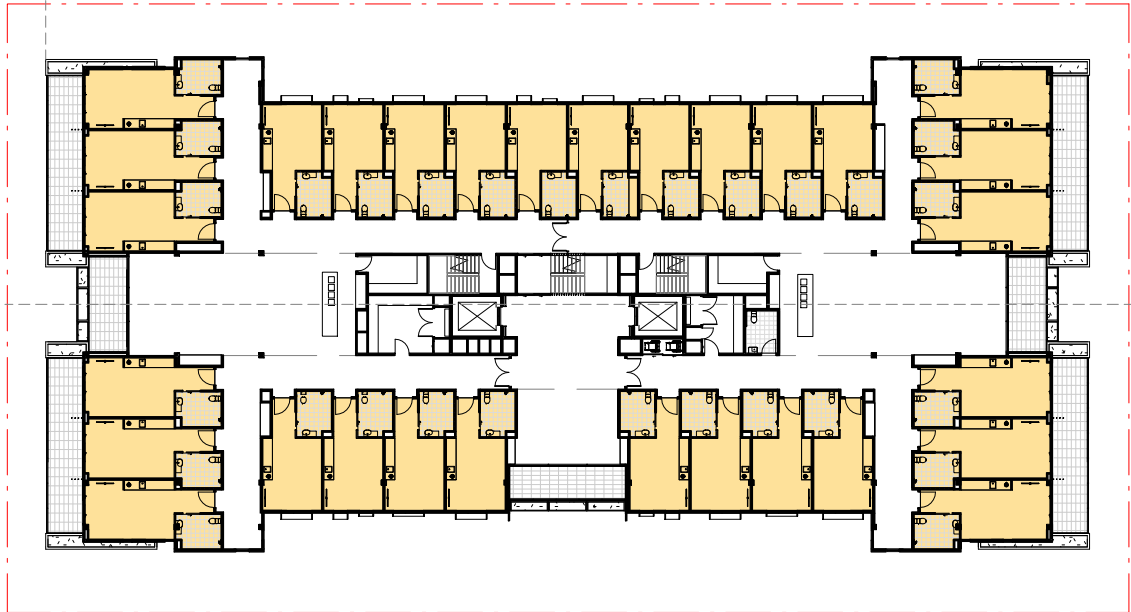
PLOT RATIO



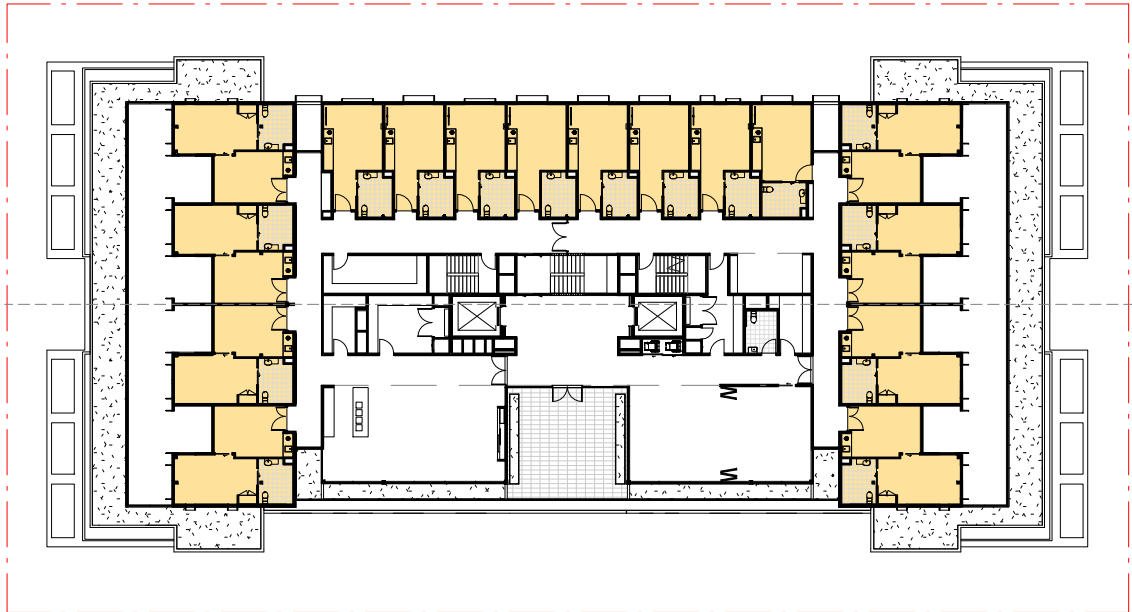
LEVEL 00 - PLOT RATIO: 445.6 m²



LEVEL 01 - PLOT RATIO: 975.6 m²



LEVEL 02 - PLOT RATIO: 975.6 m²



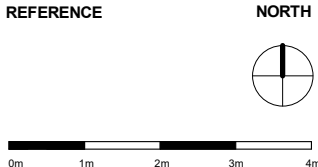
LEVEL 03 - PLOT RATIO: 583.2 m²

ALLOWABLE PLOT RATIO 1:1 = 2980m²

PROPOSED PLOT RATIO 1:1 = 2980m²



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A	Development Application
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PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE

DA - PLOT RATIO

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0050

SCALE @ A3

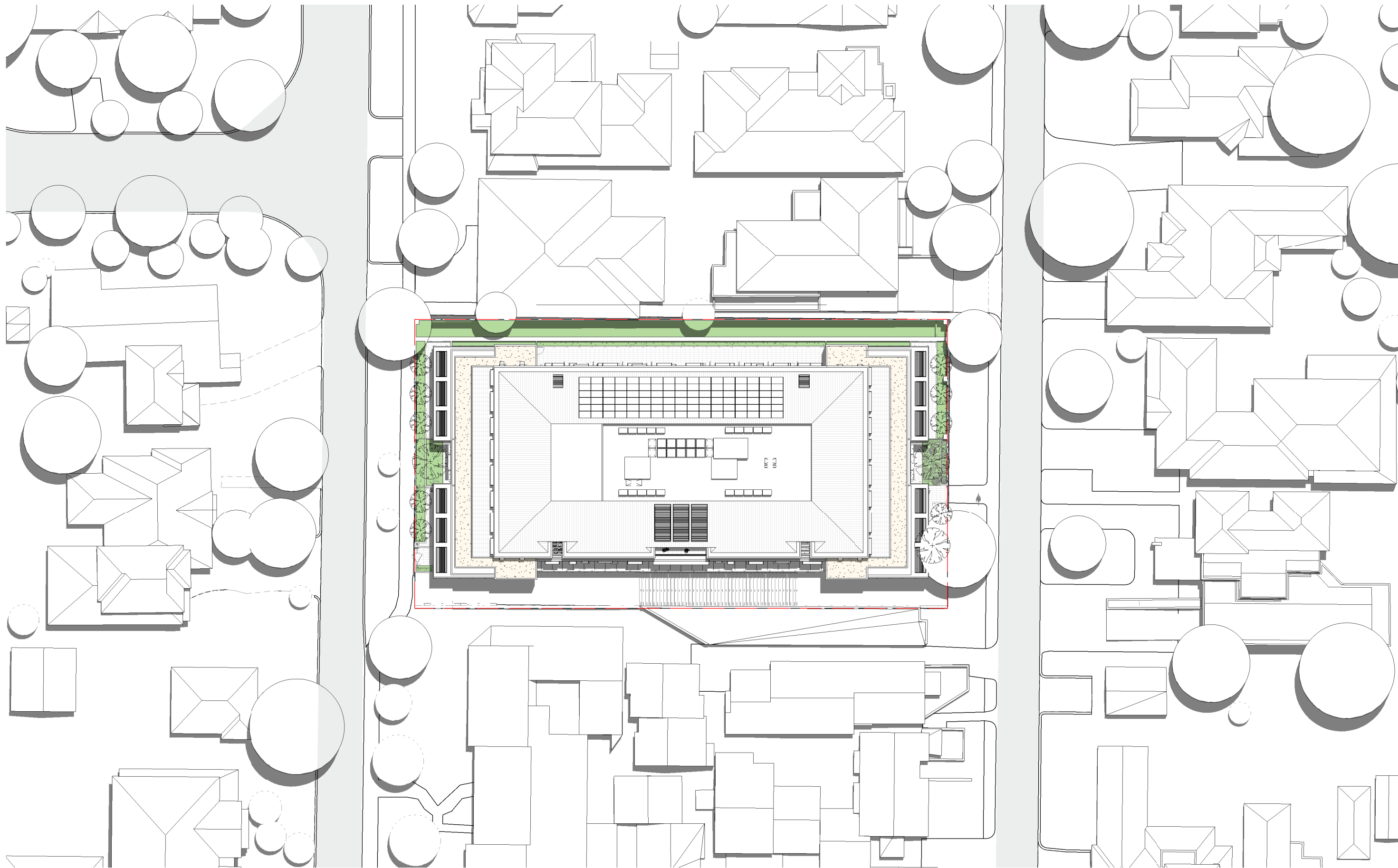
1 : 500

PROJECT NO.

013409

REV NO.

A

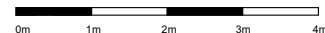


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DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
 DA - AERIAL VIEW

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0052

SCALE @ A3

1 : 500

PROJECT NO.

013409

REV NO.

A



DOONAN ROAD VIEW - FACING WEST
NTS

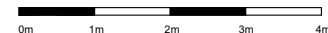


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REV DESCRIPTION

A Development Application

DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
DOONAN ROAD VIEW

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0053

SCALE @ A3

PROJECT NO.

013409

REV NO.

A



BETTY STREET VIEW - FACING NORTH
NTS

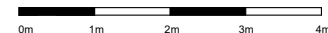


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DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE

BETTY STREET VIEW - NORTH

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0055

SCALE @ A3

PROJECT NO.

013409

REV NO.

A



BETTY STREET VIEW - FACING SOUTH
NTS

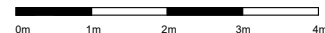


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DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
BETTY STREET - SOUTH

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0056

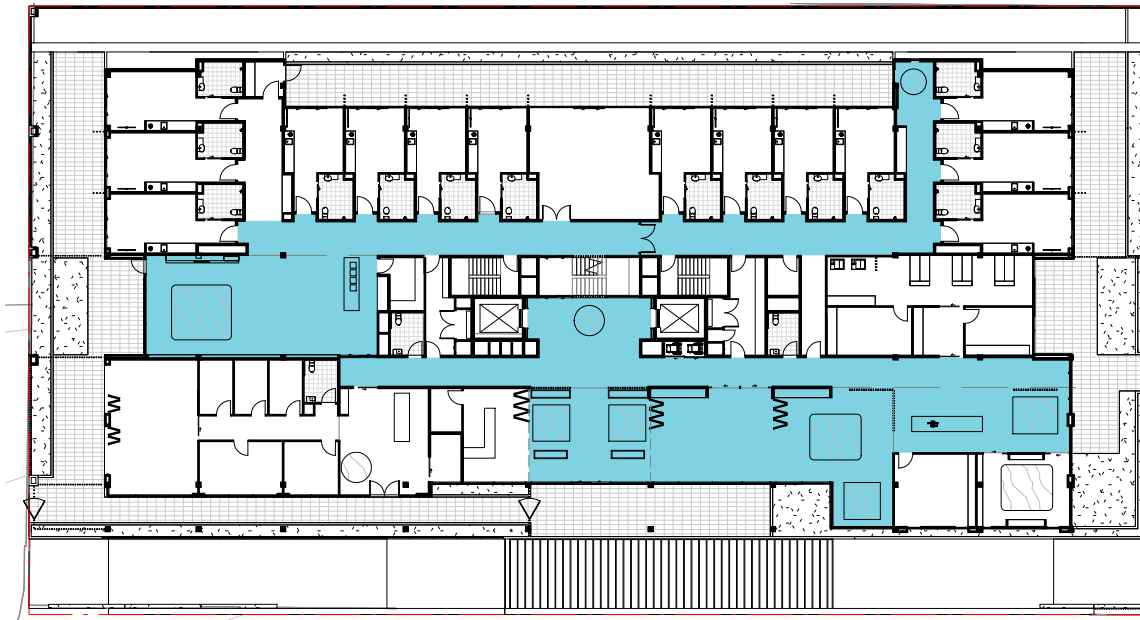
SCALE @ A3

PROJECT NO.

013409

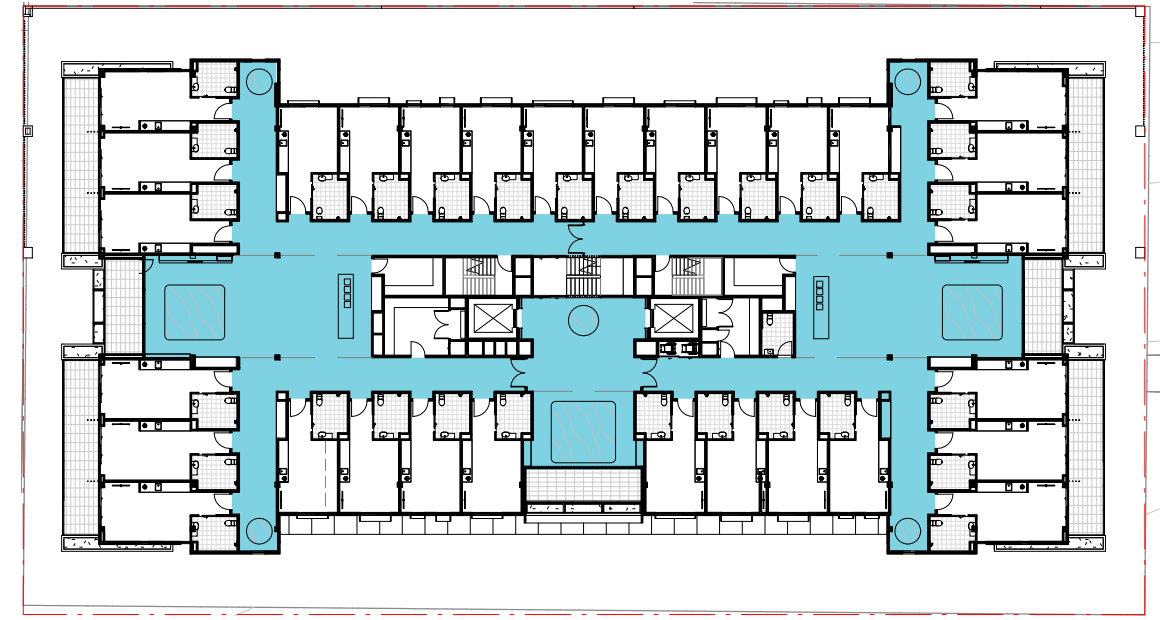
REV NO.

A



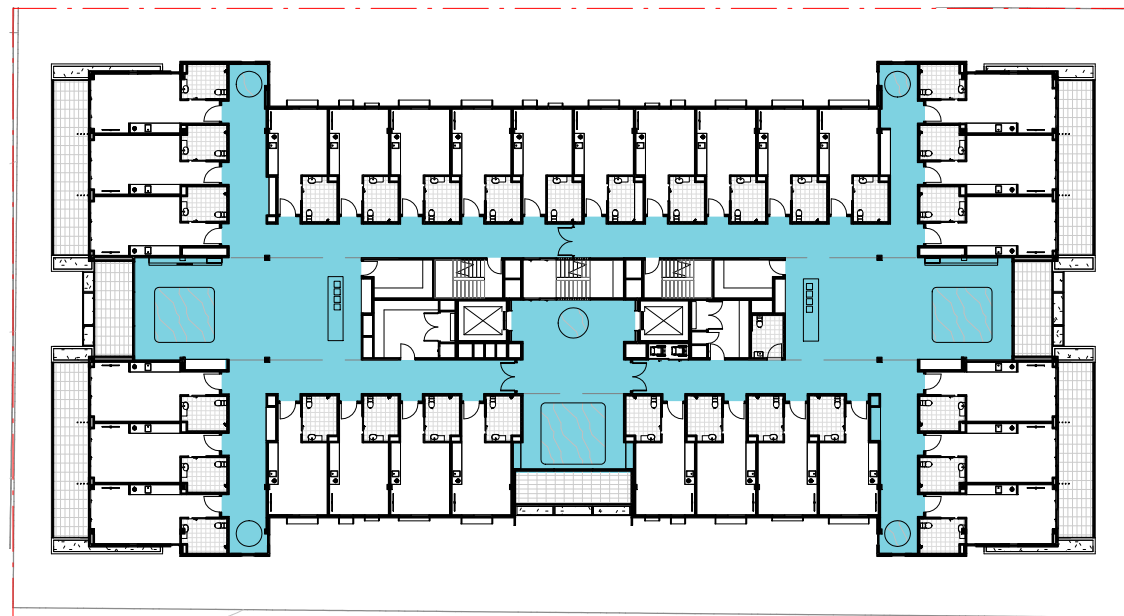
LEVEL 00

21.4% (3 OF 14 SUITES) CAPABLE OF NATRUAL CROSS VENTILATION



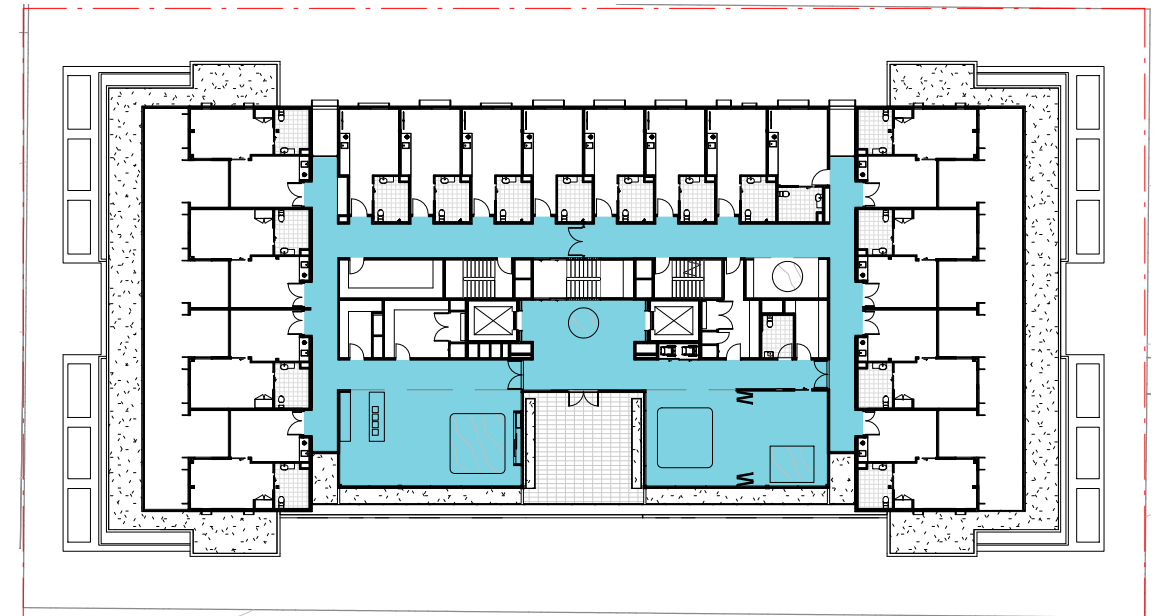
LEVEL 01

60% (18 OF 30 SUITES) CAPABLE OF NATRUAL CROSS VENTILATION



LEVEL 02

60% (18 OF 30 SUITES) CAPABLE OF NATRUAL CROSS VENTILATION



LEVEL 03

37.5% (6 OF 16 SUITES) CAPABLE OF NATRUAL CROSS VENTILATION

HABITABLE SPACE ACHIEVING NATURAL CROSS-VENTILATION OR FACING 45-90 DEGREE TO PREVAILING WIND.

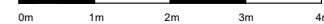


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REV DESCRIPTION

A Development Application

DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE

DA - Ventilation

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0058

SCALE @ A3

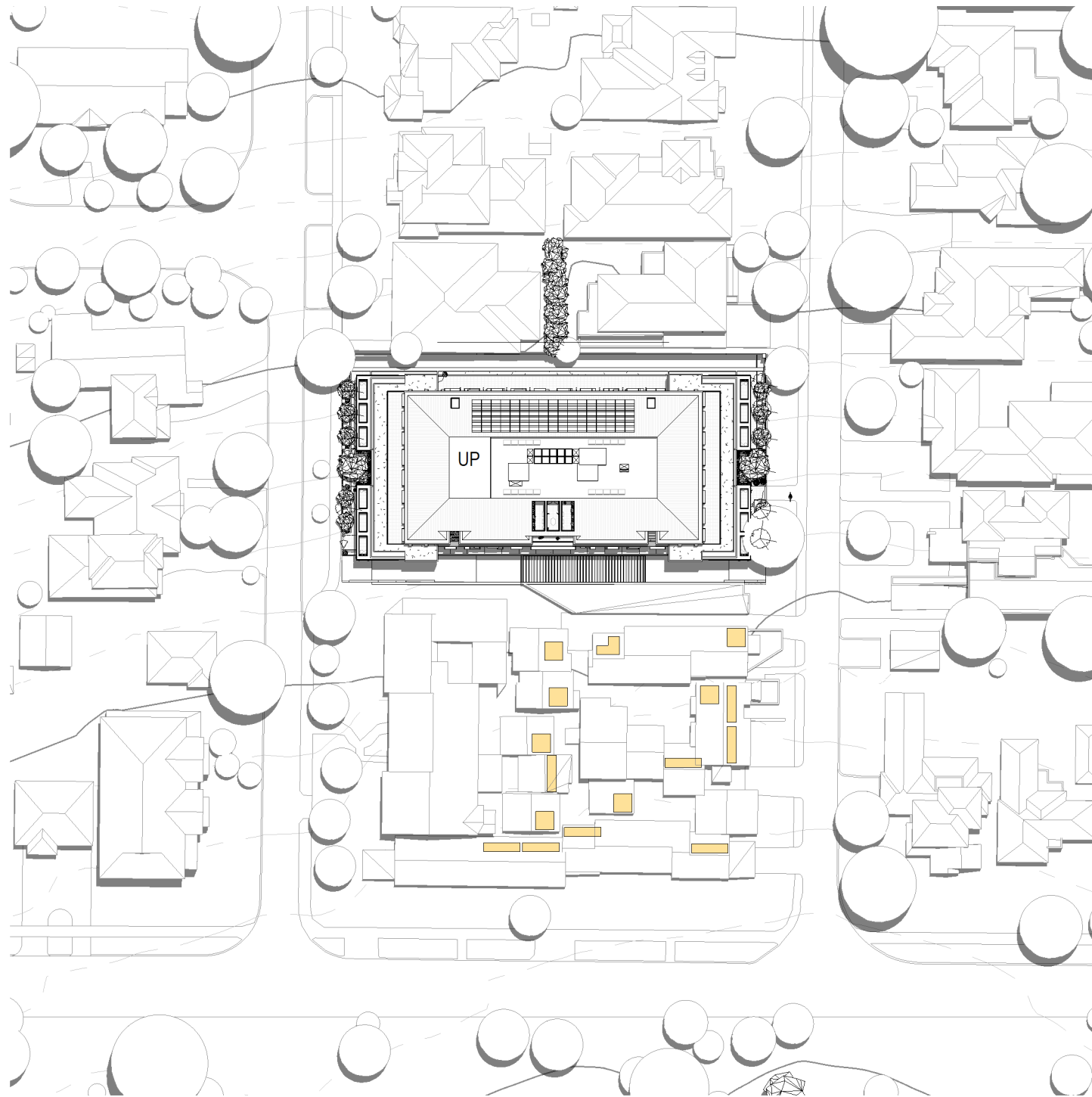
1 : 500

PROJECT NO.

013409

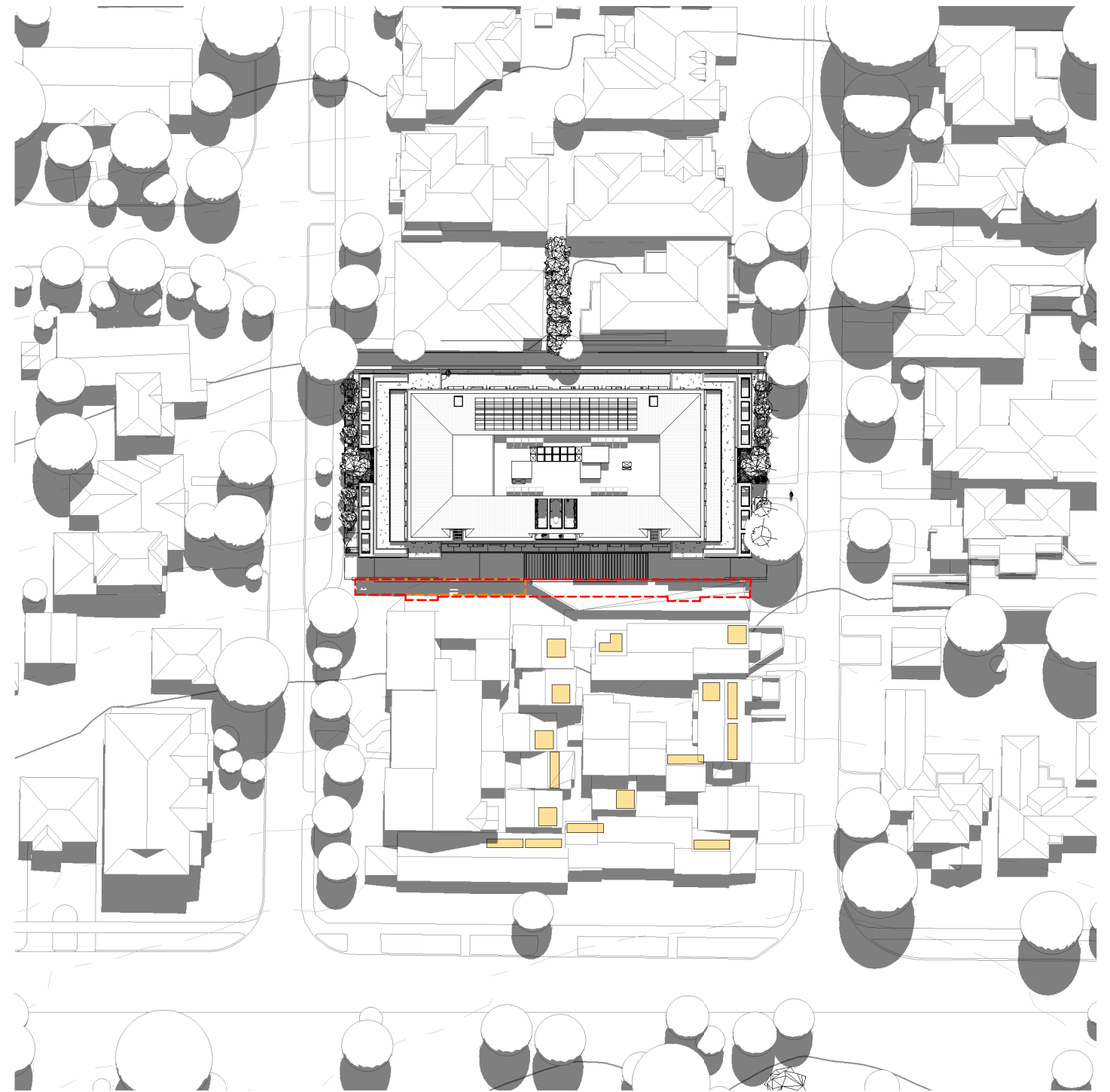
REV NO.

A



21ST DECEMBER - 12PM

0m² OF SHADOW ON ADJOINING PROPERTY
0% OVERSHADOWING ON LOT 25



21ST SEPTEMBER - 12PM

214m² OF SHADOW ON ADJOINING PROPERTY
 --- 4.89% OVERSHADOWING ON LOT 25
 --- 1.8% NEW OVERSHADOWING ON GROUND PLAIN

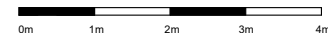


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REV DESCRIPTION

A Development Application

DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE

DA Sun Study 1

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0070

SCALE @ A3

1 : 1000

PROJECT NO.

013409

REV NO.

A



21ST JUNE - 12PM

1009m2 OF SHADOW ON ADJOINING PROPERTY

22.9% OVERALL OVERSHADOWING ON LOT 25

7.2% NEW OVERSHADOWING ON GROUND PLAIN

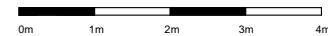


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REV DESCRIPTION

A Development Application

DATE

08/06/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE

DA Sun Study 2

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0071

SCALE @ A3

1 : 1000

PROJECT NO.

013409

REV NO.

A