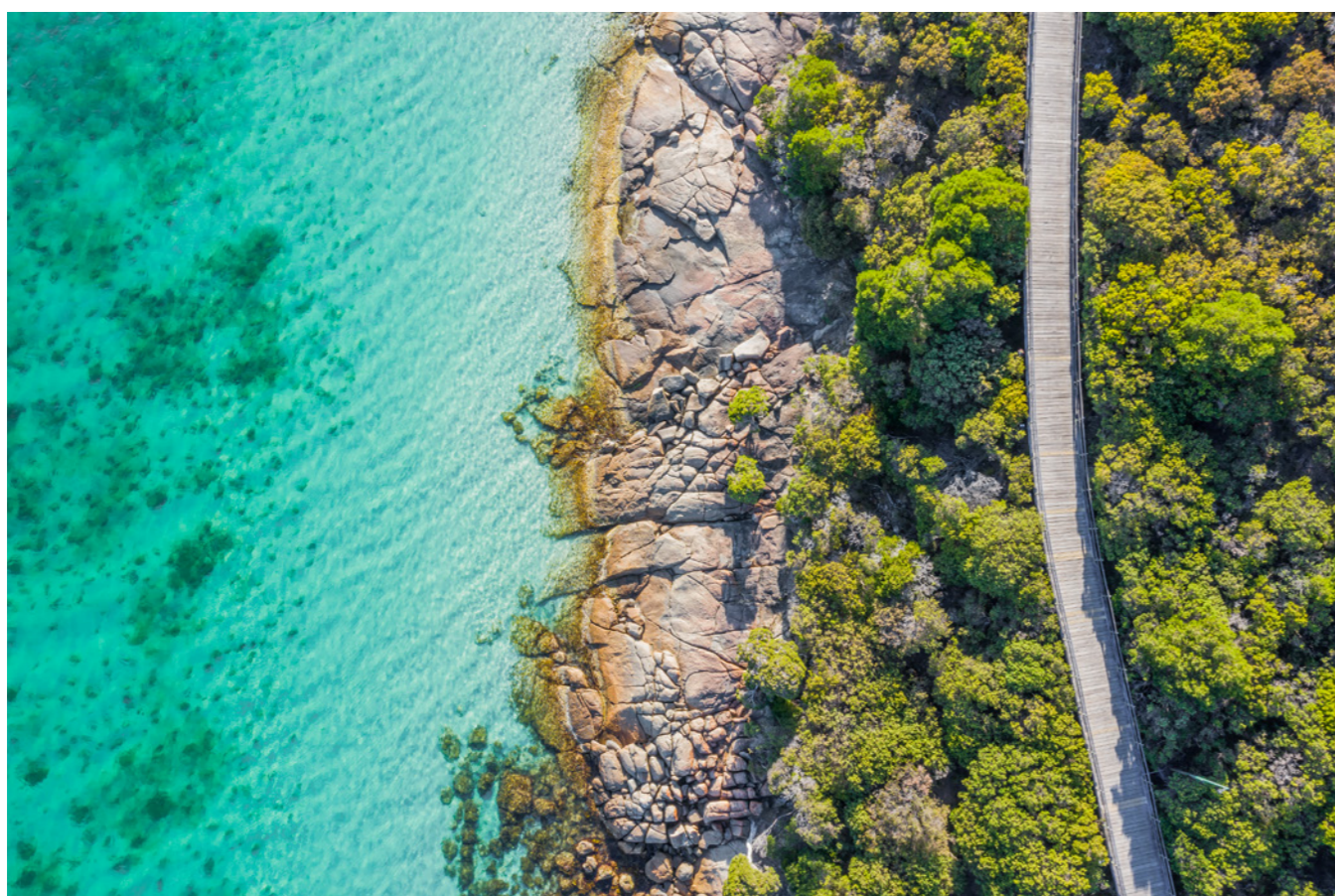
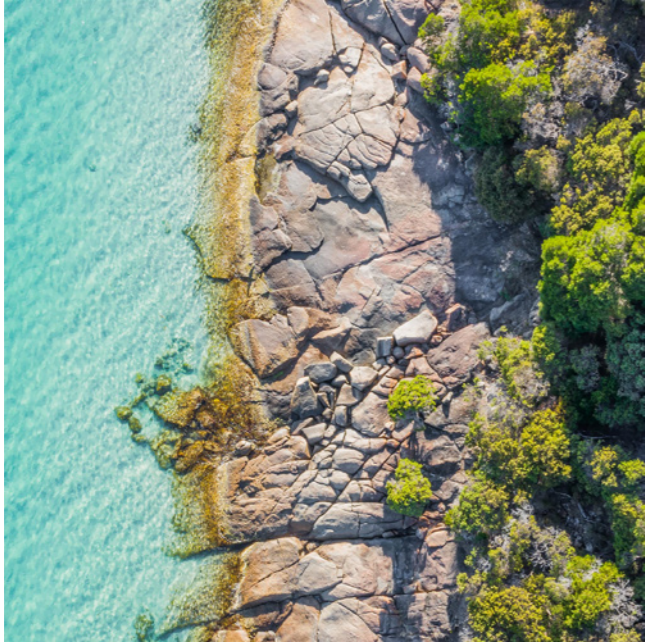


MIDDLETON BEACH

STAGE 1A TERRACE HOUSING DEVELOPMENT



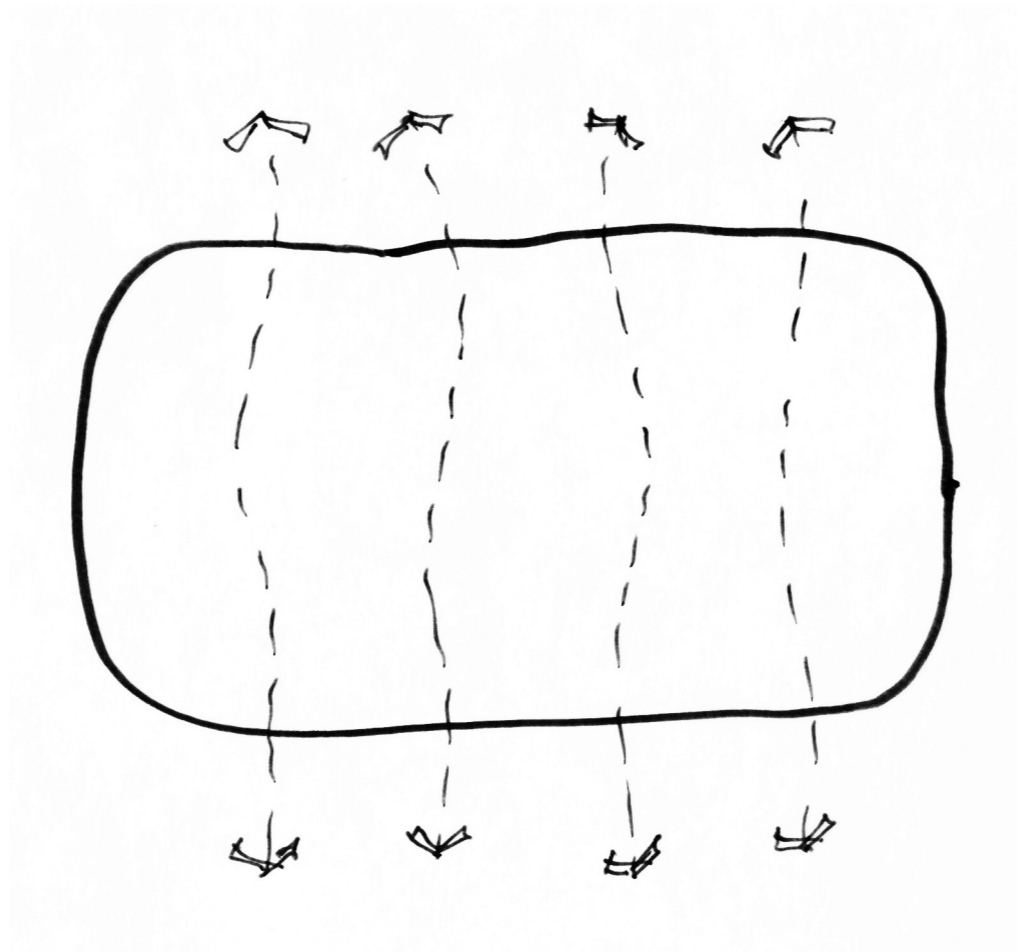
DEVELOPMENT APPROVAL
March 2021
Revision E



Swimming, jumping and diving off the rocks as the favorite activity for children



Collecting, cooking and eating Periwinkles under the Peppermint trees



“ The connection of the two aspects of the site - northern sun & southern vegetated mountain - is enveloped by a notion of softness and calm stemming from the indigenous heritage of a playful yet restful beach environment ”



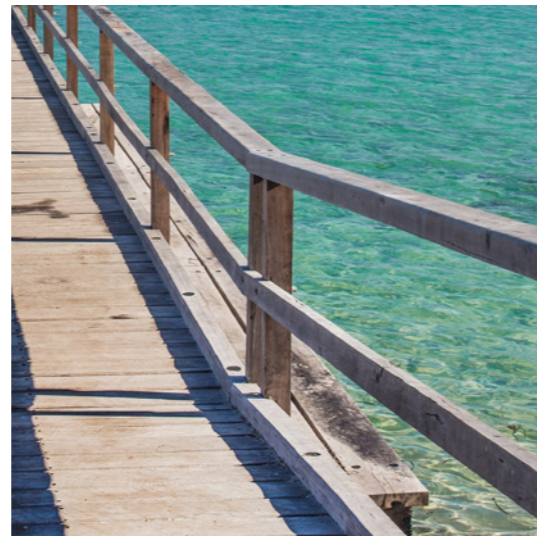
Soft & shady Peppermint trees provided restful picnic places



Iridescent Christmas Beetles present in the Peppermint grove were caught and admired before let go again



Light sand & off whites



Simple coastal structures

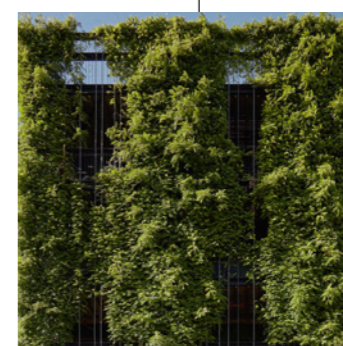
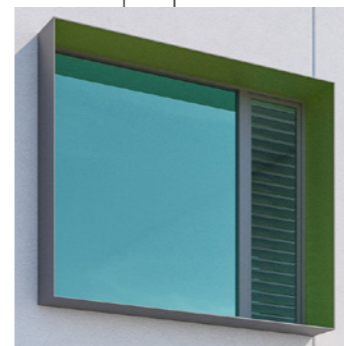
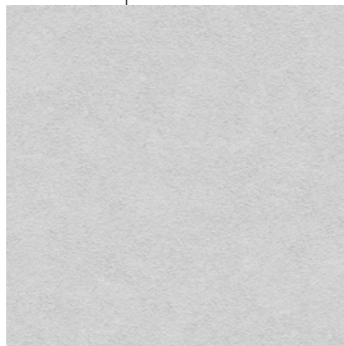


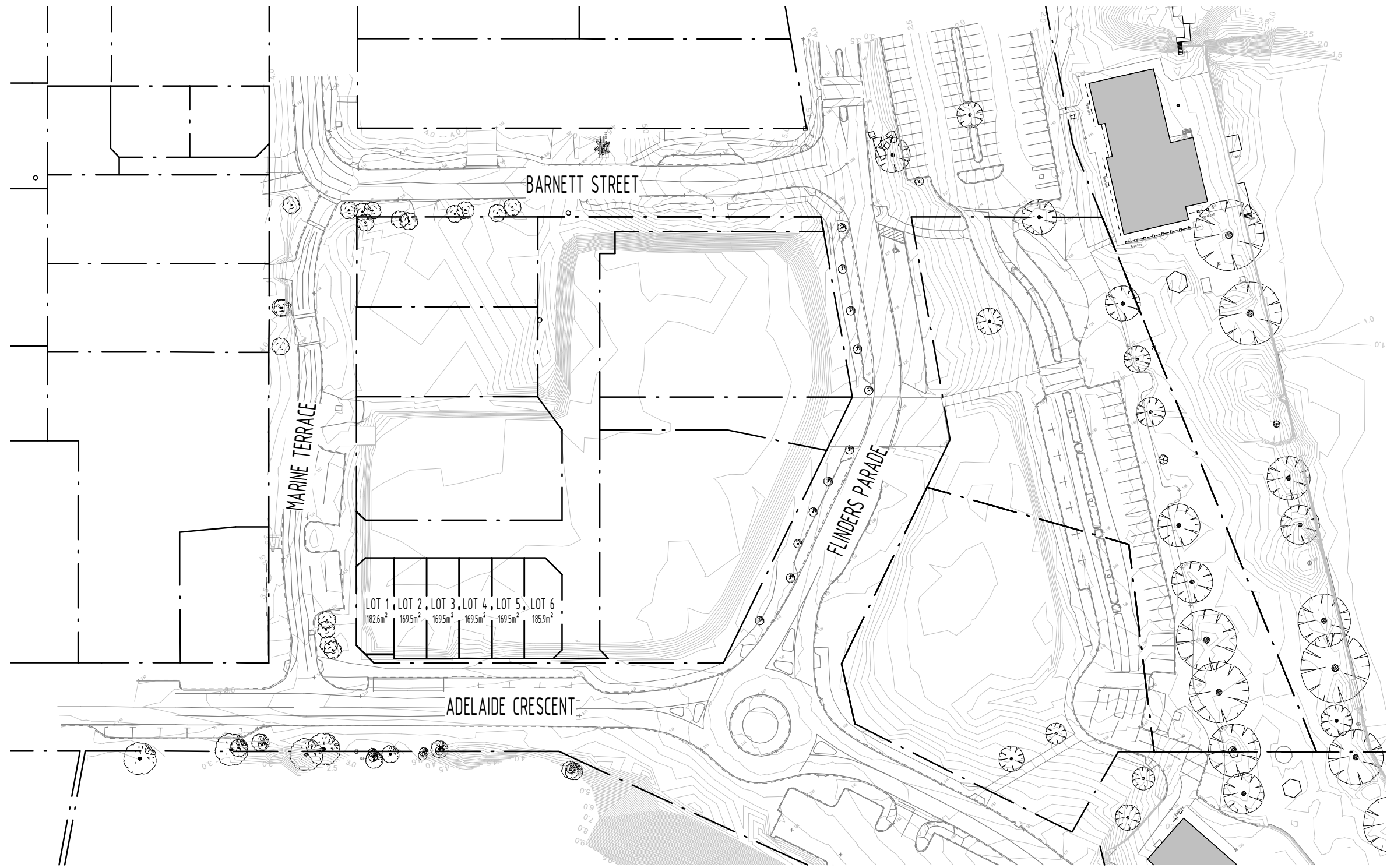
Coastal granite, lush native vegetation, turquoise clear water



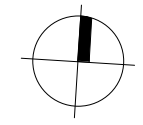
Shades of olive/ green referencing local Periwinkles and Christmas Beetles

Light silvered timber; earthy tones





1 01 EXISTING SITE PLAN
SCALE 1:1000 @ A3

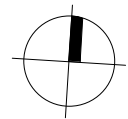


DA.03	rev
29/03/2021	E

NOTE:
REFER TO TOWN PLANNER'S,
LANDSCAPE ARCHITECT'S &
CIVIL ENGINEER'S DRAWINGS
FOR STREETScape



1 PROPOSED SITE PLAN
SCALE 1: 1000 @ A3



DA.04	rev
29/03/2021	E

NOTE:
REFER TO TOWN PLANNER'S,
LANDSCAPE ARCHITECT'S &
CIVIL ENGINEER'S DRAWINGS
FOR STREETScape

LOT 1 AREAS:
SITE AREA: 183m²
GF FECA: 65m²
FF FECA: 103m²
TOTAL FECA: 168m²
CARPARKING: 49m²
TERRACE: 12m²
GROSS FLOOR AREA: 229m²

LOT 2 AREAS:
SITE AREA: 170m²
GF FECA: 85m²
FF FECA: 97m²
TOTAL FECA: 182m²
UC PAVING: 19m²
TERRACE: 17m²
GROSS FLOOR AREA: 218m²

LOT 3 AREAS:
SITE AREA: 170m²
GF FECA: 85m²
FF FECA: 98m²
TOTAL FECA: 183m²
UC PAVING: 19m²
TERRACE: 17m²
GROSS FLOOR AREA: 219m²

LOT 4 AREAS:
SITE AREA: 170m²
GF FECA: 85m²
FF FECA: 98m²
TOTAL FECA: 183m²
UC PAVING: 19m²
TERRACE: 17m²
GROSS FLOOR AREA: 219m²

LOT 5 AREAS:
SITE AREA: 170m²
GF FECA: 85m²
FF FECA: 98m²
TOTAL FECA: 183m²
UC PAVING: 19m²
TERRACE: 17m²
GROSS FLOOR AREA: 219m²

LOT 6 AREAS:
SITE AREA: 186m²
GF FECA: 57m²
FF FECA: 104m²
TOTAL FECA: 161m²
CARPARKING & SITTING: 57m²
TERRACE: 12m²
GROSS FLOOR AREA: 230m²

BIN PRESENTATION AREAS
FOR LOT 1, 2 & 3

FLUSH MOUNTED KERBS
FOR STEP & HAZARD
FREE ACCESS TO BIN
PRESENTATION AREAS



BUILT IN STORAGE SPACE
UNDER EACH STAIRS; BOTTOM
FOUR TREADS REMOVABLE TO
SUIT WINDING LAYOUT &
RESIDENTIAL LIFT IF DESIRED

FLUSH MOUNTED KERBS
FOR STEP & HAZARD
FREE ACCESS TO BIN
PRESENTATION AREAS

1 PROPOSED GROUND FLOOR PLAN
SCALE 1: 200 @ A3

FEATURE TREE WITH
SEATING

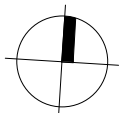
LINE OF BAL-29 SETBACK.
REFER TO BUSHFIRE
CONSULTANT'S REPORT

FEATURE BREEZE
BLOCK SCREEN W.
BICYCLE RACK BEYOND

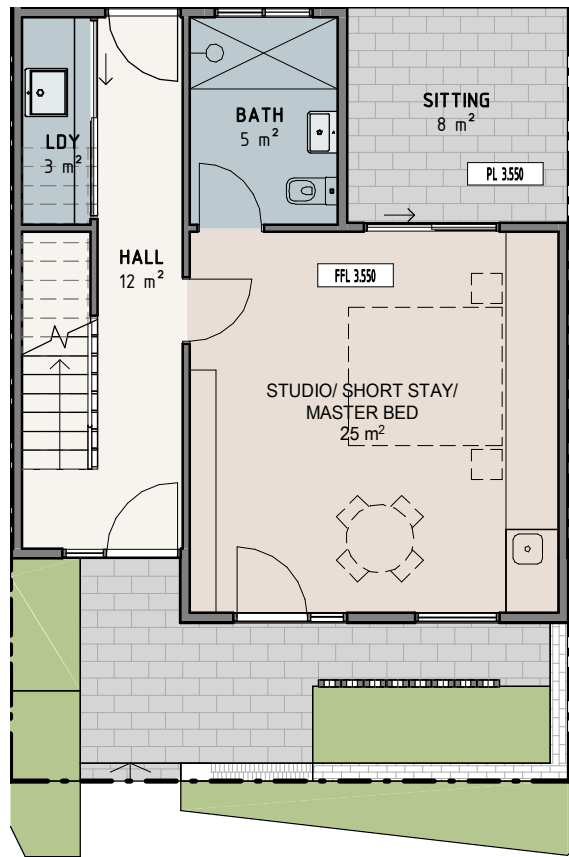
PLUMBING
PROVISION
IN WALL

LOW RETAINING WALL
TO GARDEN BED

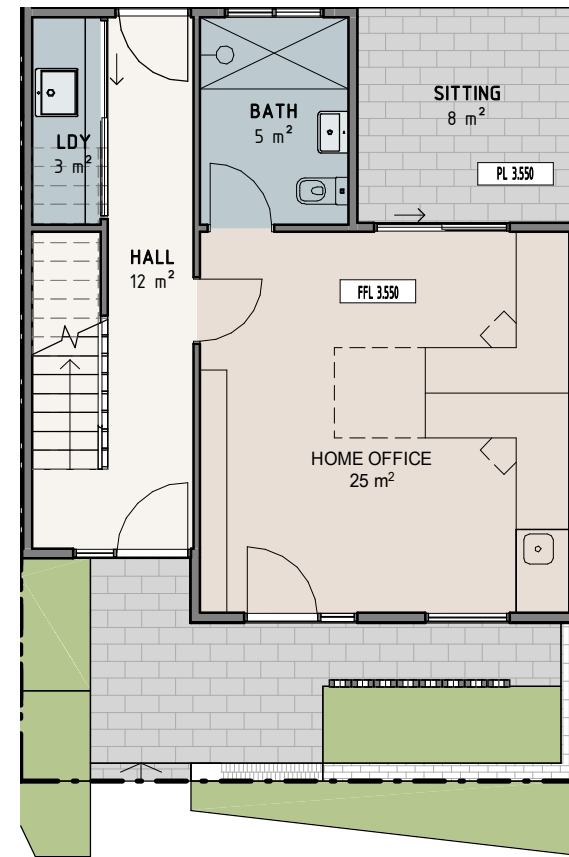
BIN PRESENTATION AREAS
FOR LOT 4, 5 & 6



DA.05	rev
29/03/2021	E



1 MULTI-USE (LOT 2) - STUDIO/ SHORT STAY/ MASTER BED
SCALE 1: 100 @ A3



2 MULTI-USE (LOT 2) - HOME OFFICE
SCALE 1: 100 @ A3



3 MULTI-USE (LOT 1) - SMALL CAFE/ JUICE BAR
SCALE 1: 100 @ A3



4 MULTI-USE (LOT 1) - SMALL CONSULTING
SCALE 1: 100 @ A3

NOTE:
REFER TO TOWN PLANNER'S,
LANDSCAPE ARCHITECT'S &
CIVIL ENGINEER'S DRAWINGS
FOR STREETScape

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GROSS FLOOR AREA: 229m²

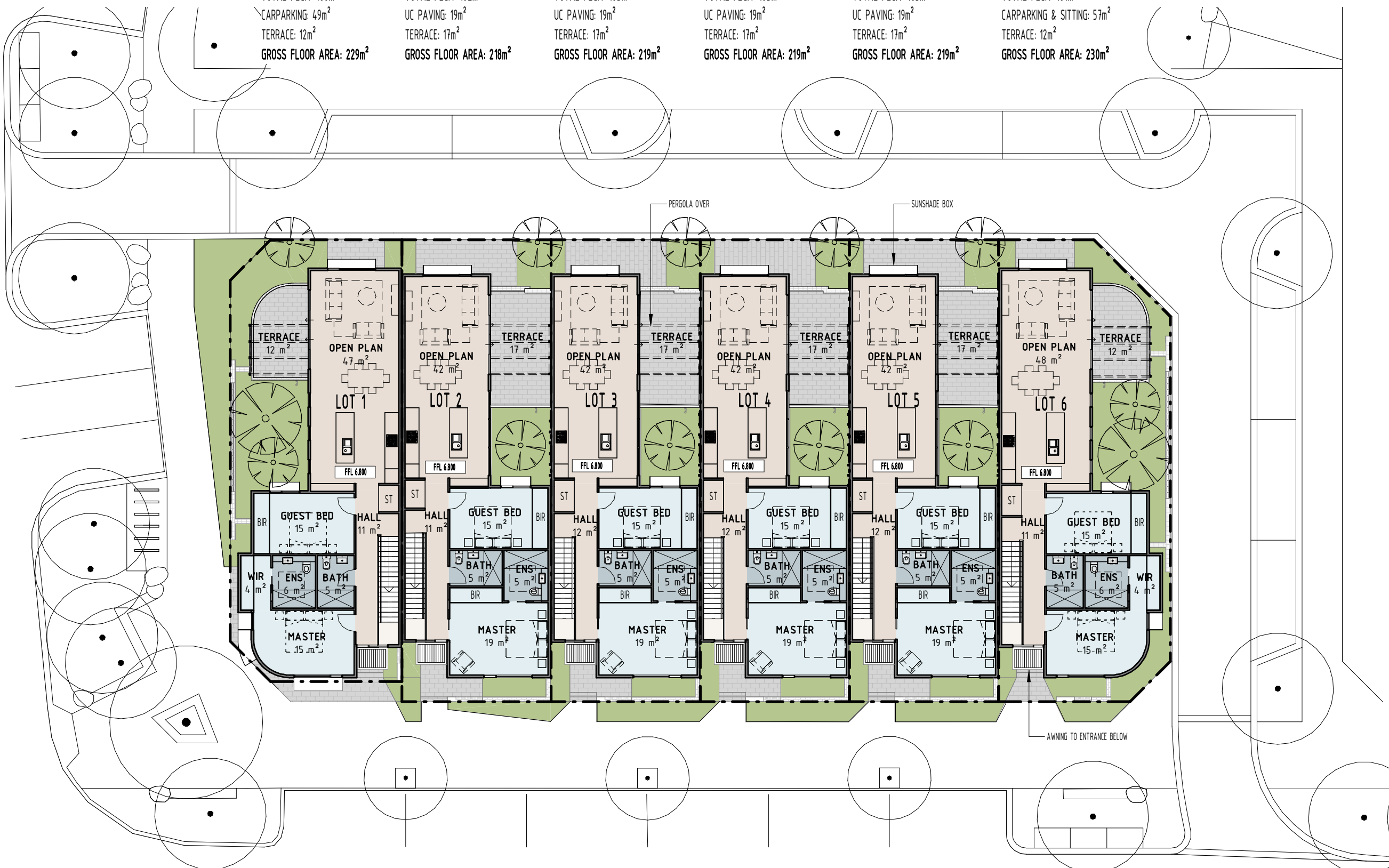
LOT 2 AREAS:
SITE AREA: 170m²
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FF FECA: 97m²
TOTAL FECA: 182m²
UC PAVING: 19m²
TERRACE: 17m²
GROSS FLOOR AREA: 218m²

LOT 3 AREAS:
SITE AREA: 170m²
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FF FECA: 98m²
TOTAL FECA: 183m²
UC PAVING: 19m²
TERRACE: 17m²
GROSS FLOOR AREA: 219m²

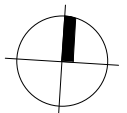
LOT 4 AREAS:
SITE AREA: 170m²
GF FECA: 85m²
FF FECA: 98m²
TOTAL FECA: 183m²
UC PAVING: 19m²
TERRACE: 17m²
GROSS FLOOR AREA: 219m²

LOT 5 AREAS:
SITE AREA: 170m²
GF FECA: 85m²
FF FECA: 98m²
TOTAL FECA: 183m²
UC PAVING: 19m²
TERRACE: 17m²
GROSS FLOOR AREA: 219m²

LOT 6 AREAS:
SITE AREA: 186m²
GF FECA: 57m²
FF FECA: 104m²
TOTAL FECA: 161m²
CARPARKING & SITTING: 57m²
TERRACE: 12m²
GROSS FLOOR AREA: 230m²

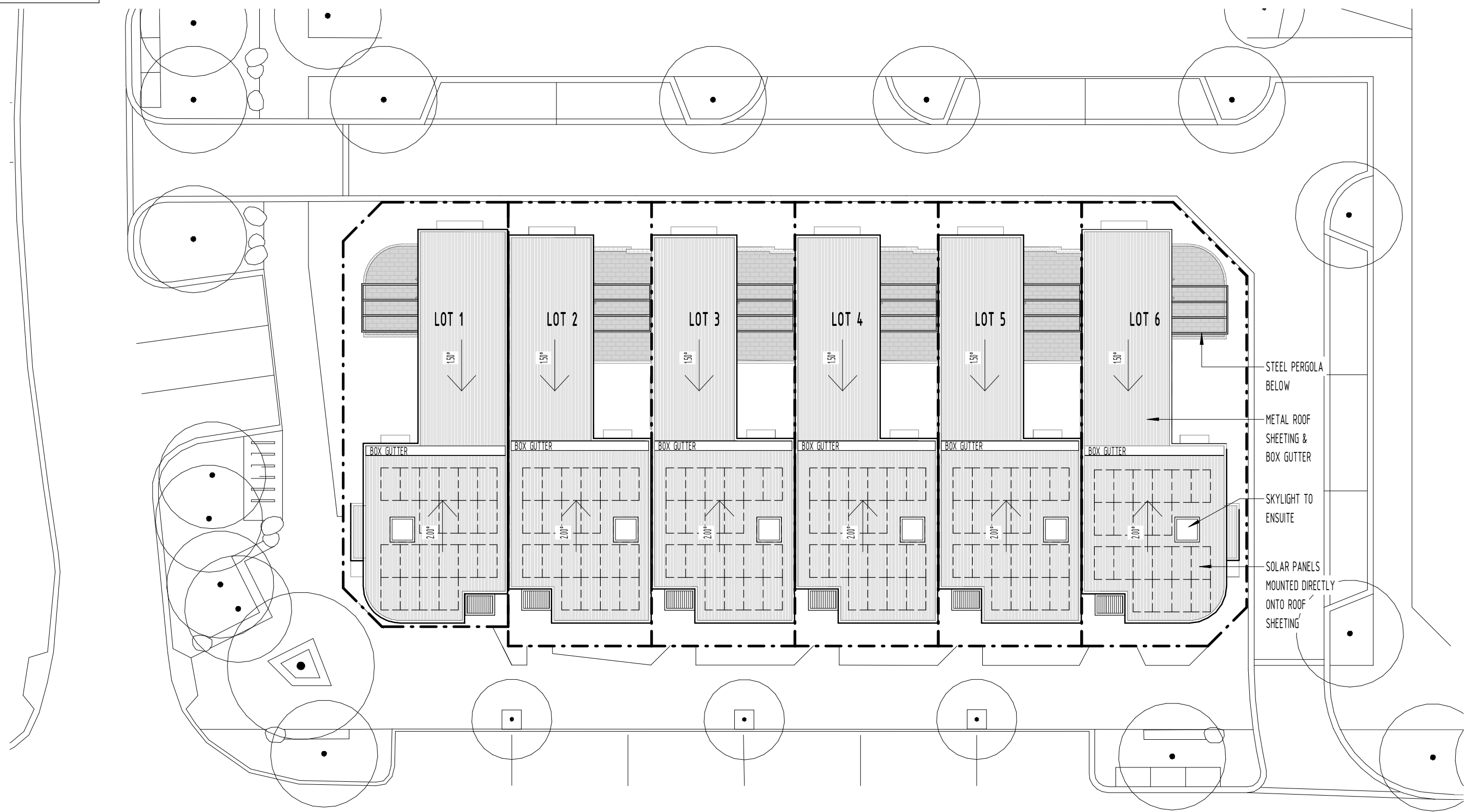


1 PROPOSED FIRST FLOOR PLAN
SCALE: 1:200 @ A3

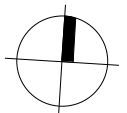


DA.07	rev
29/03/2021	E

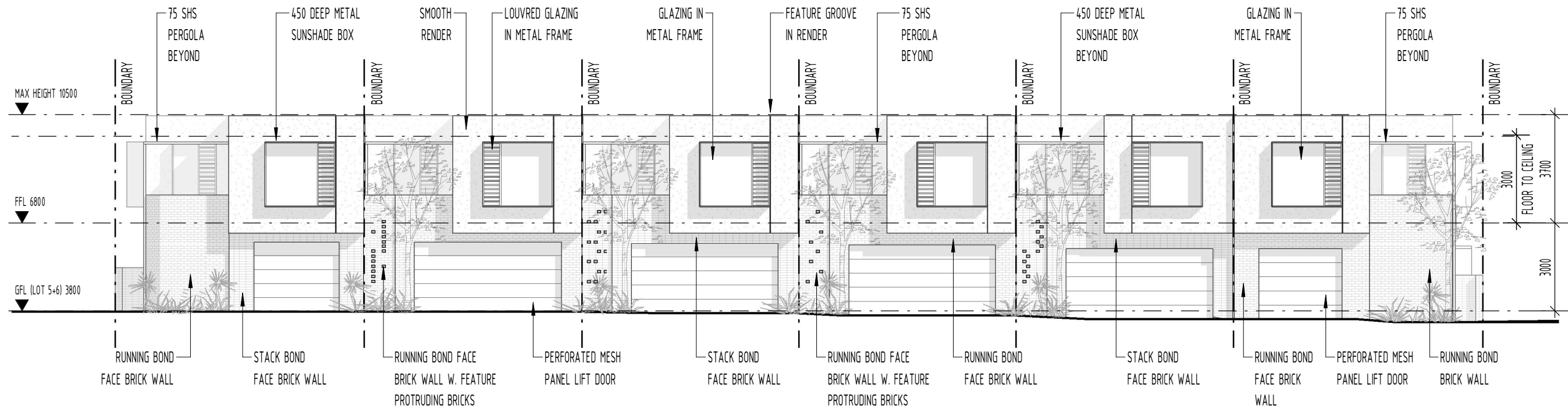
NOTE:
REFER TO TOWN PLANNER'S,
LANDSCAPE ARCHITECT'S &
CIVIL ENGINEER'S DRAWINGS
FOR STREETScape



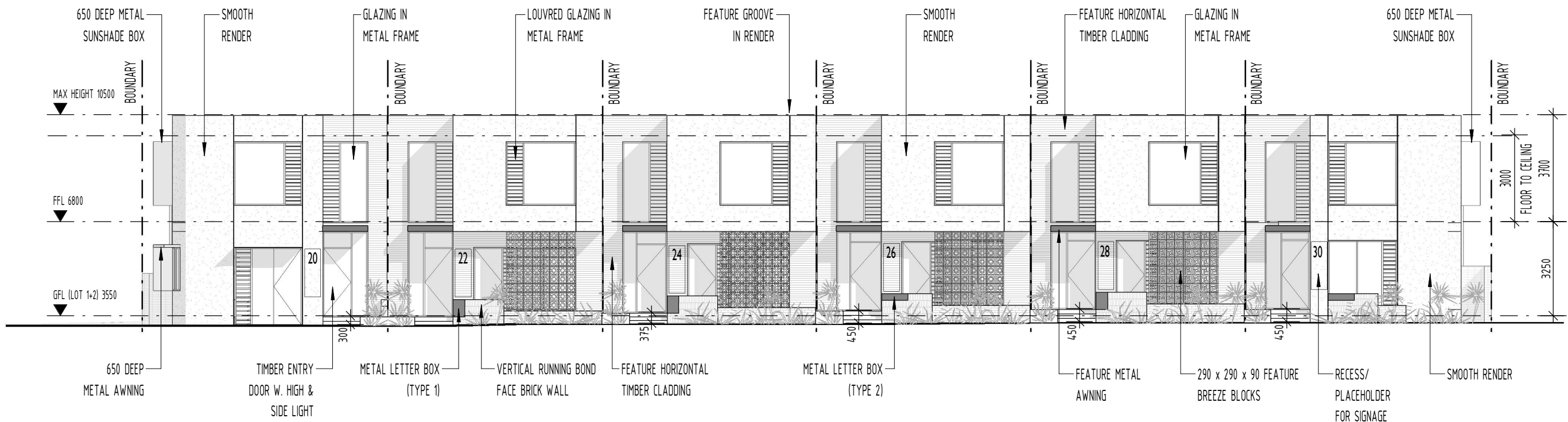
1 PROPOSED ROOF PLAN
SCALE 1:200 @ A3



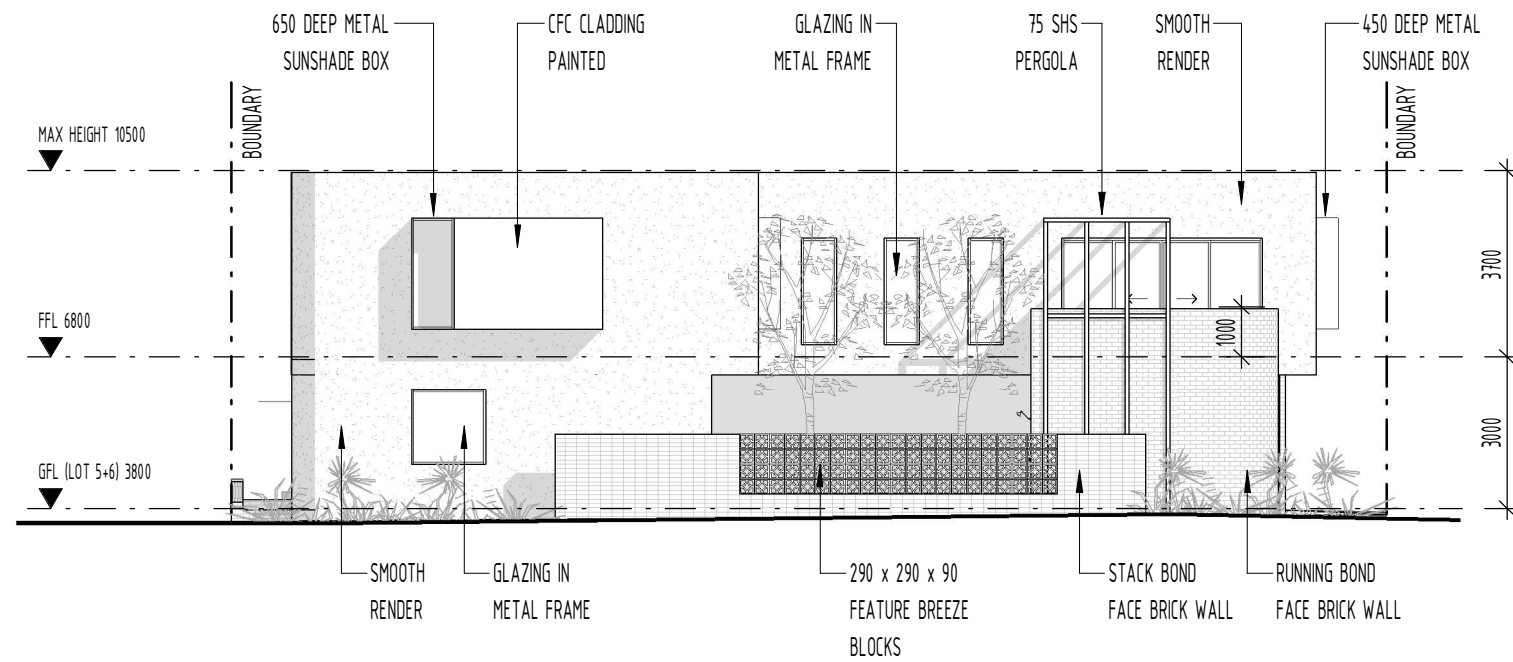
DA.08	rev
29/03/2021	E



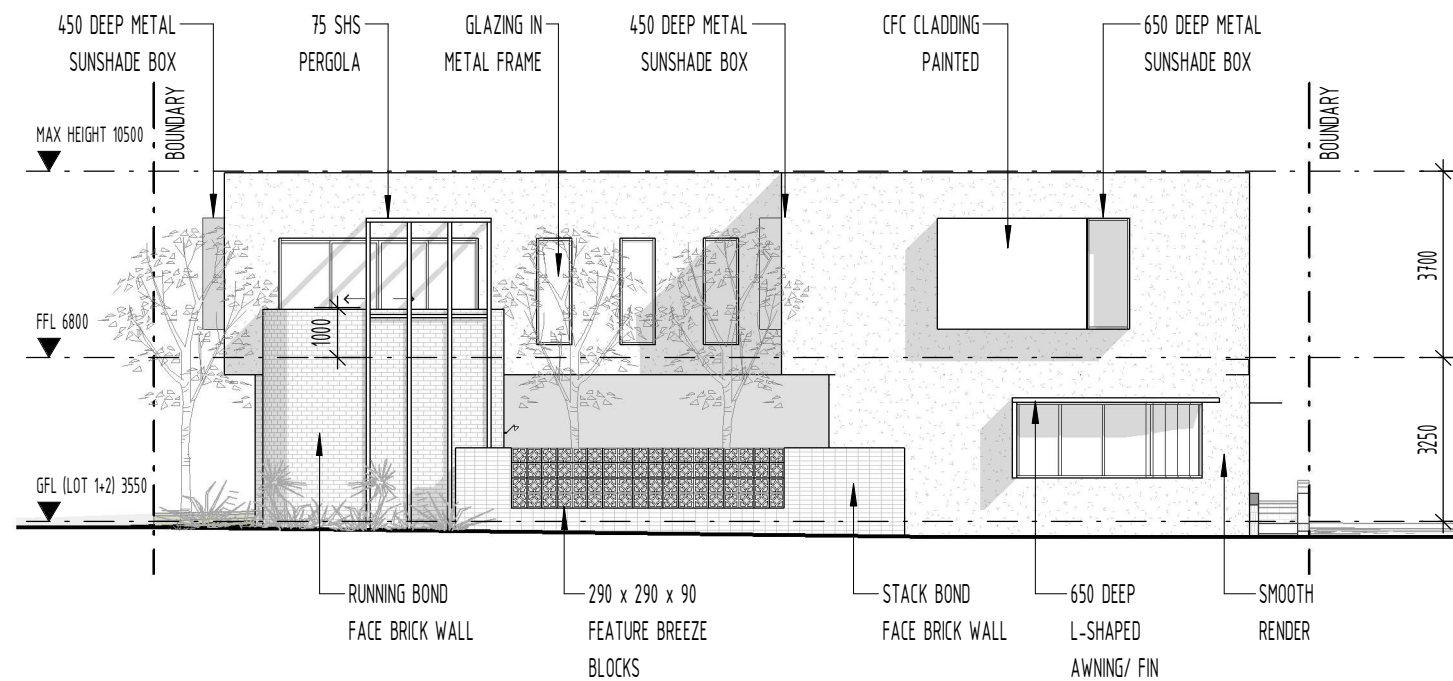
1 NORTH ELEVATION
SCALE 1 : 150 @ A3



2 SOUTH ELEVATION
SCALE 1 : 150 @ A3



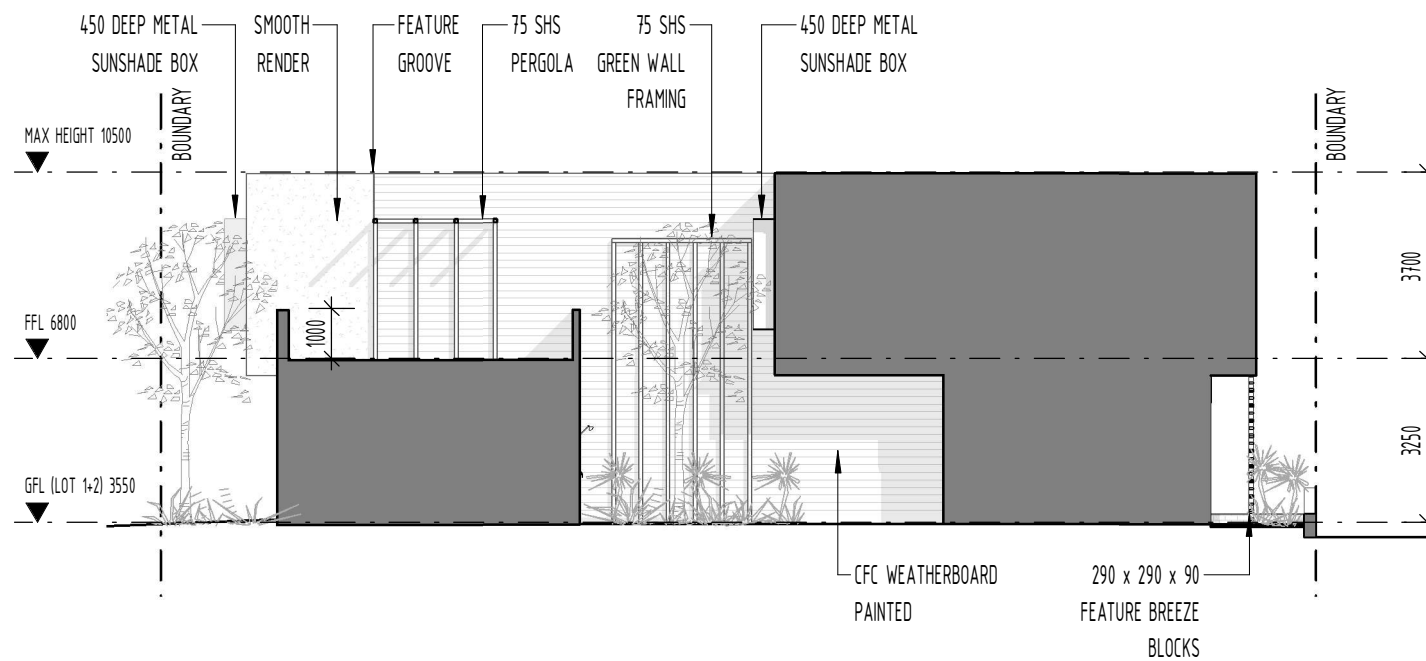
1 EAST ELEVATION
SCALE 1 : 150 @ A3



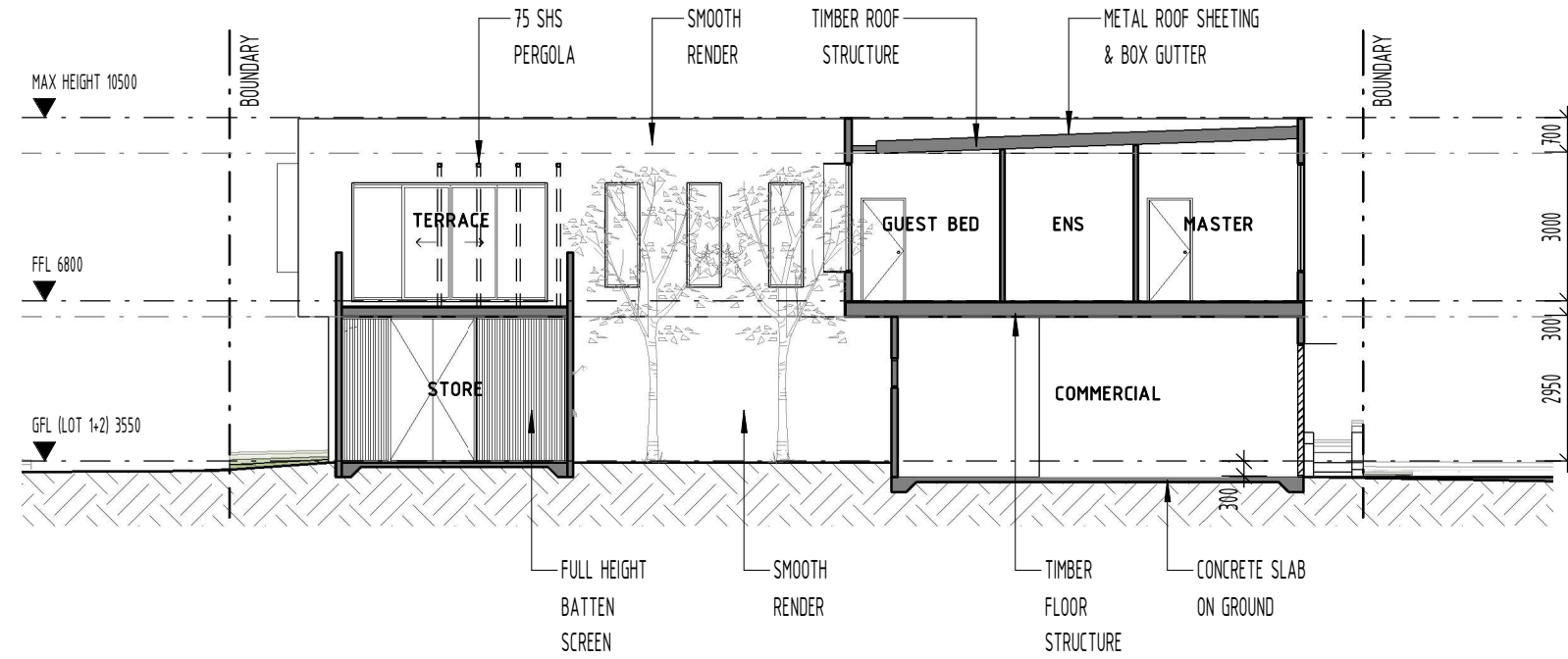
2 WEST ELEVATION
SCALE 1 : 150 @ A3



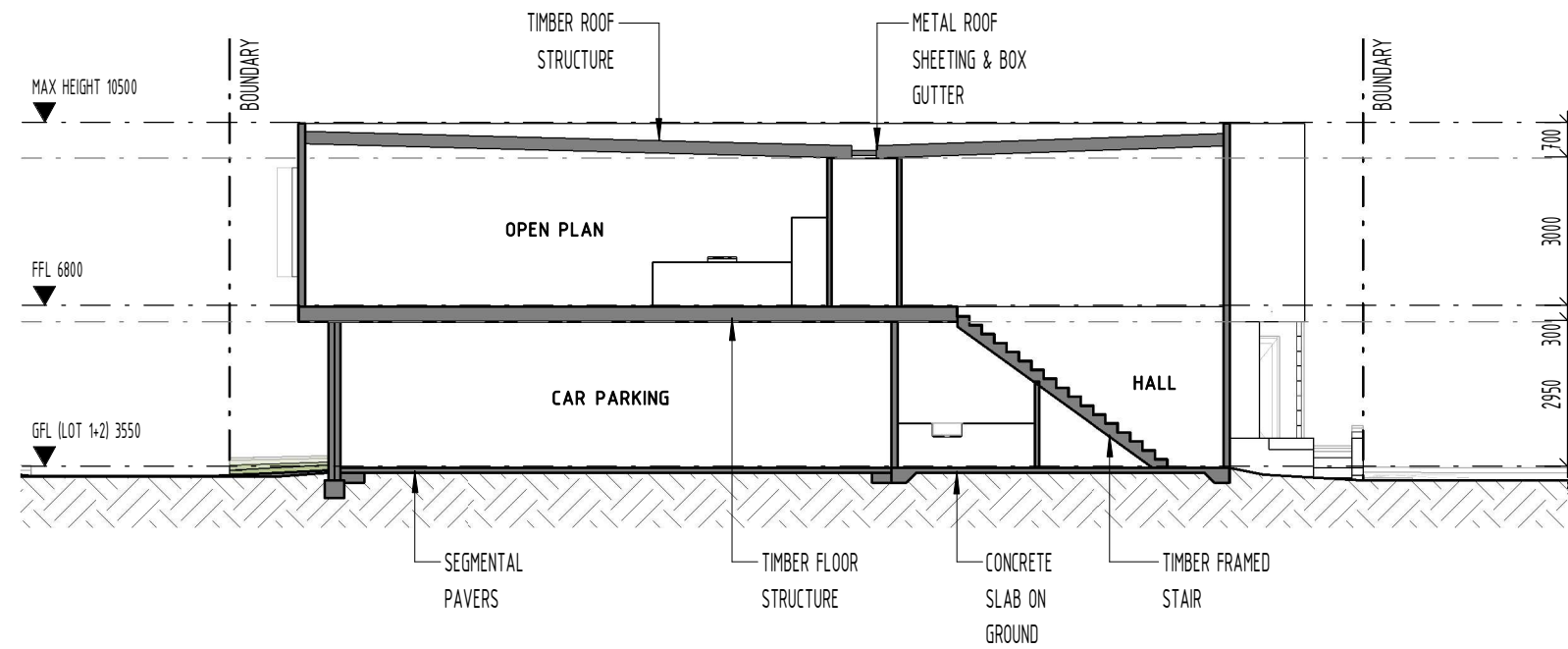
1 LOT 2-5 - EAST ELEVATION
SCALE 1 : 150 @ A3



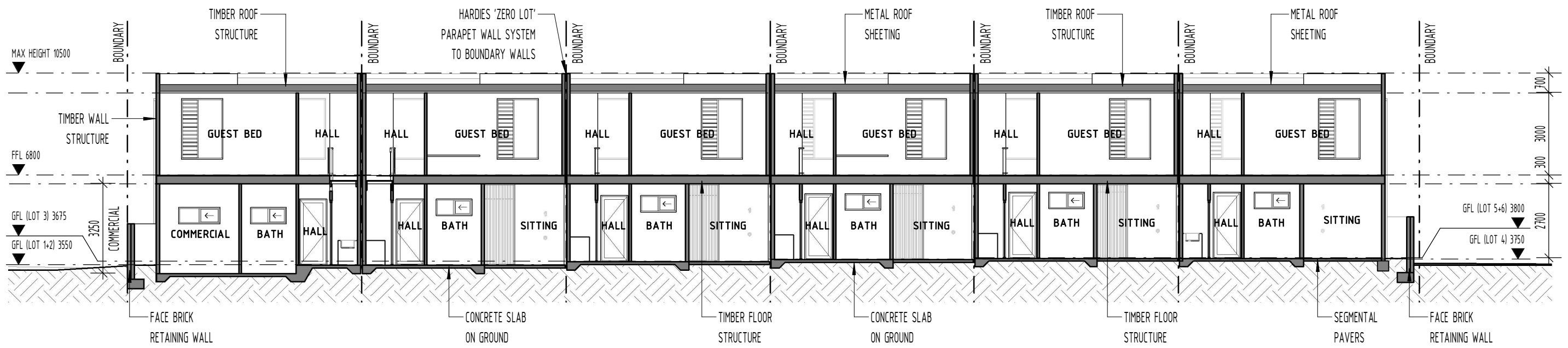
2 LOT 2-5 - WEST ELEVATION
SCALE 1 : 150 @ A3



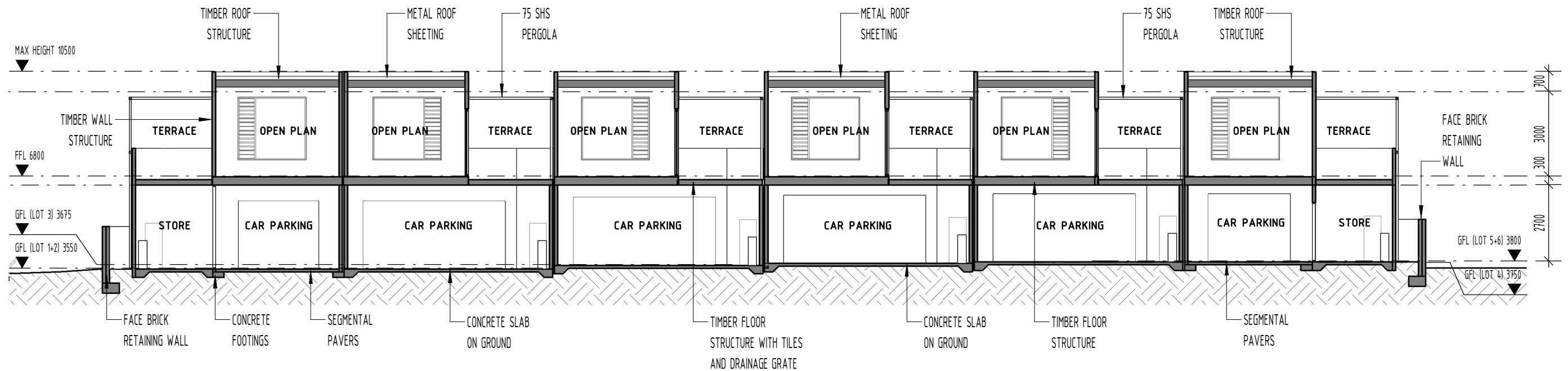
1 SECTION A - LOT 1
SCALE 1:150 @ A3



2 SECTION B - LOT 1
SCALE 1:150 @ A3



1 SECTION C - LOT 1 TO 6
SCALE 1 : 150 @ A3



2 SECTION D - LOT 1 TO 6
SCALE 1 : 150 @ A3

1

WALL FINISHES

NTS



RE-01

Rendered Polystyrene Cladding
Masterwall 50mm
Finish: Trowel on Acrylic Render
Colour: Off White



RE-02

Rendered Fibre Cement Cladding
James Hardie HardieTex System
Finish: Trowel on Acrylic Render
Colour: Off White



WB-01

Fibre Cement Weatherboard Cladding
James Hardie Linea Weatherboard
Finish: Painted
Colour: Warm Grey



FC-01

Fibre Cement Flat Panel Cladding
James Hardie EasyLap Panel
Finish: Painted
Colour: Warm Grey



BR-01

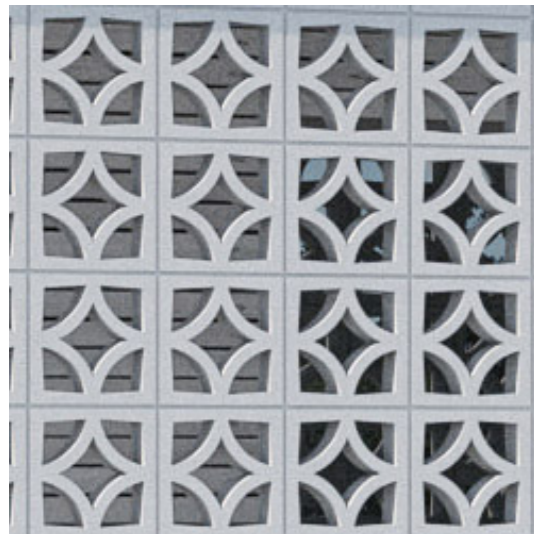
Face Brick
Brikmakers Toolonga
Grout: TBA
Bond: Running & Stack

2 GLAZING

NTS

3 ROOF SHEETING

NTS



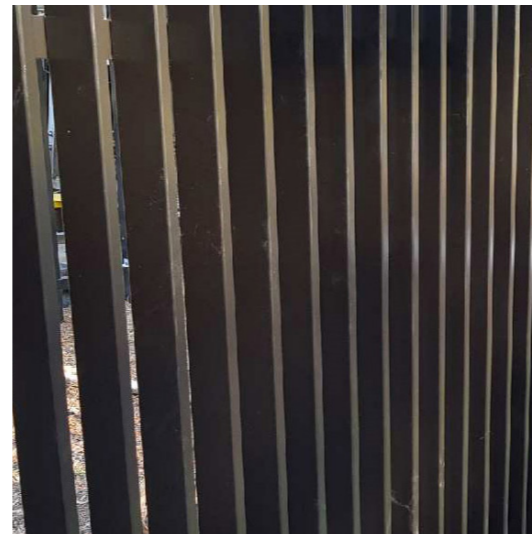
BR-02

Breeze Blocks
Cubic Products Custom
Type: Custom
Colour: Off White



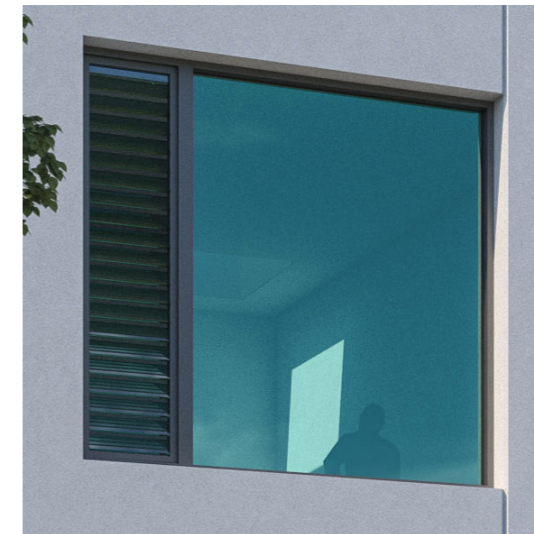
TMB-01

Timber Cladding
Tallowwood or Spotted Gum BAL 29
Finish: Pre Finish Timber Preservative
Colour: Weathered Silver



TMB-02

Timber Screen & Gates
90 x 45mm CCA
Finish: Painted
Colour: Charcoal



WINDOWS & DOORS

Tinted Double Glazing
Powder coated Aluminium Framing
Colour: Colorbond Basalt



ME-01

Metal Roof Sheetting
Lysaght Colorbond Steel
Profile: Klip-Lok Classic 700
Colour: Shale Grey

1 PAVING FINISHES
NTS



PA-01

Brikmakers Geo Collection
Size: Vistapave 60
Colour: Gem

2 LANDSCAPE ELEMENTS
NTS



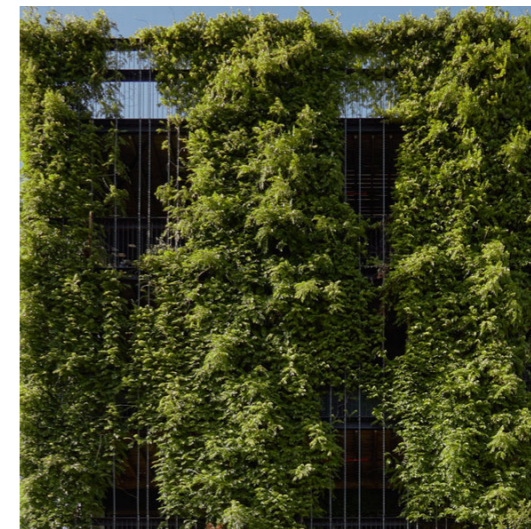
VERTICAL PLANTING

TBA



TERRACE PERGOLAS

Steel SHS Framing with Coastal Vines
Finish: Galvanised & Painted



COURTYARD GREEN WALL

TBA



STREET TREES

Agonis flexuosa
- WA Peppermint Tree

3 ARCHITECTURAL ELEMENTS
NTS



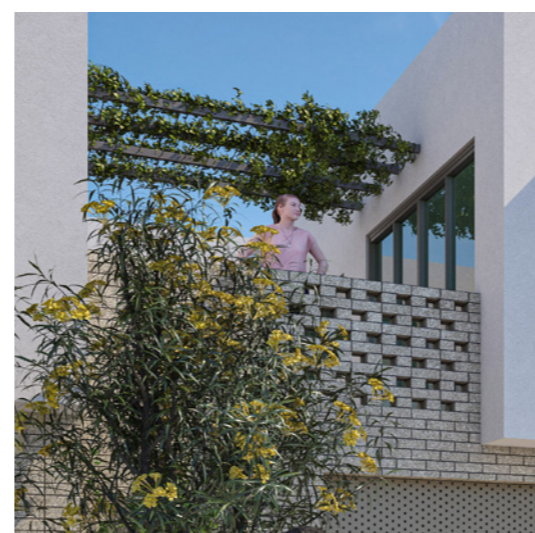
GARAGE DOORS

Custom Panel Lift Doors
TBA
Material: Perforated Aluminium
Colour: Warm Grey



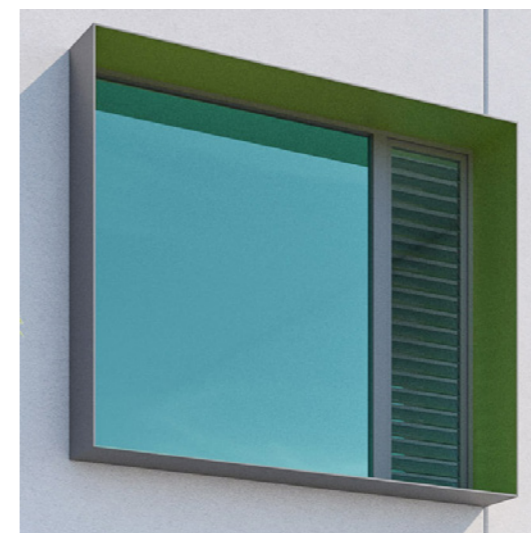
ENTRY CANOPIES & LETTERBOXES

Metal Canopies & Letterboxes
Finish: Powdercoated
Colour: Mix of Local Greens



TERRACE BALUSTRADES

Hit and Miss Face Brick
Brikmakers Toolonga
Grout: TBA
Bond: Running



WINDOW HOODS

Aluminium Window Hoods
Heka Hoods 300mm & 450mm
Finish: Powdercoated w. Painted Reveals
Colour: Basalt & Olive Greens



① VIEW FROM SW CORNER
NTS



① VIEW OF SW CORNER
NTS



① ADELAIDE CRESCENT FACADE
NTS



① THE MEWS
NTS



① MARINE TERRACE FACADE
NTS