

# TWO SEMI-DETACHED DWELLINGS

61 MARTIN COURT WEST LAKES

## AREAS

- SITE DWELLING 1 - 360SQM
- SITE DWELLING 2 - 352SQM

PRIVATE OPEN SPACE DWELLING 1 - 109SQM  
 PRIVATE OPEN SPACE DWELLING 2 - 104SQM

GROUND FLOOR LIVING - 132SQM

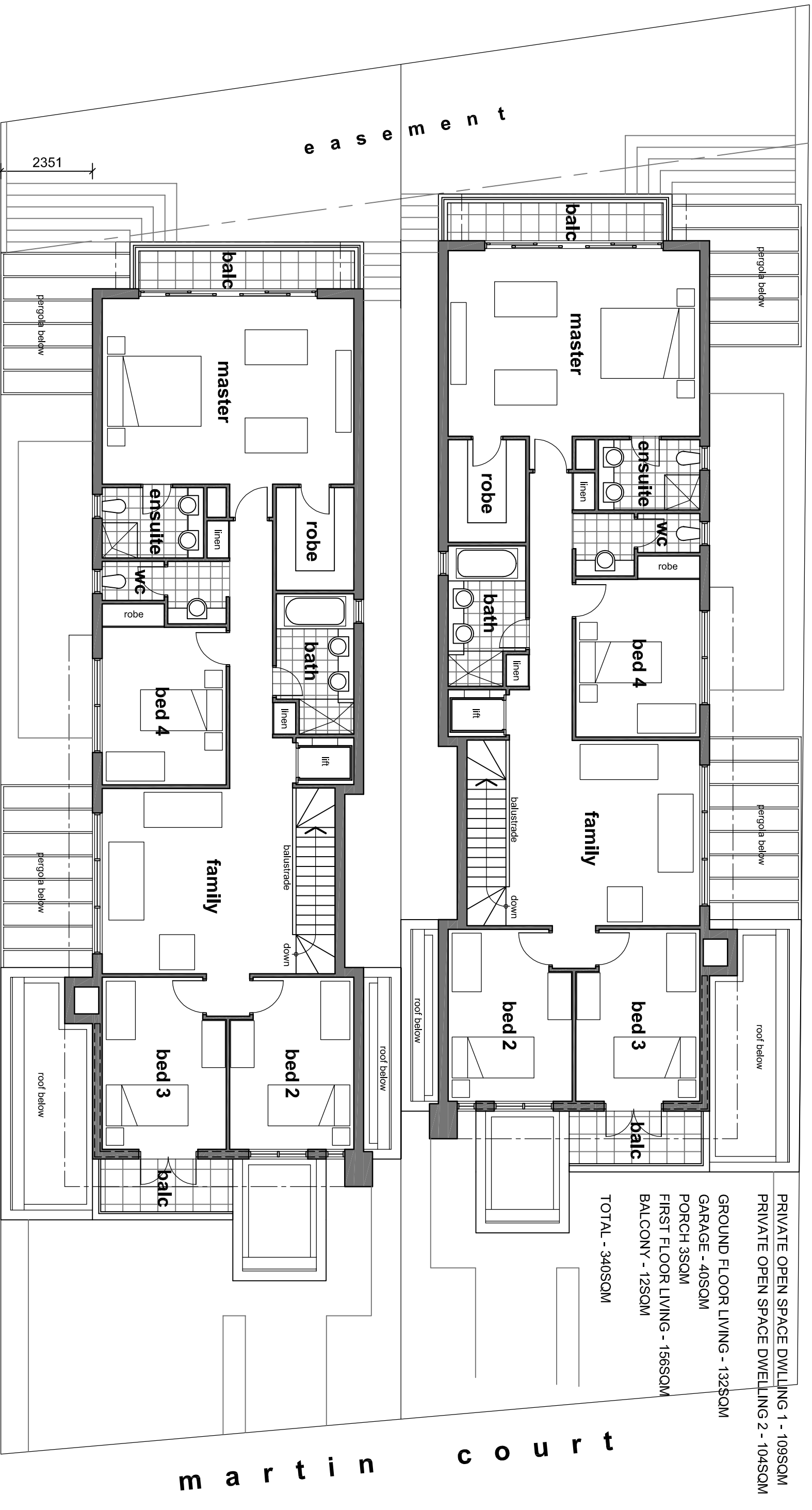
GARAGE - 40SQM

PORCH 3SQM

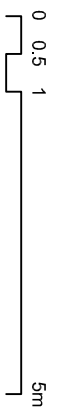
FIRST FLOOR LIVING - 156SQM

BALCONY - 12SQM

TOTAL - 340SQM

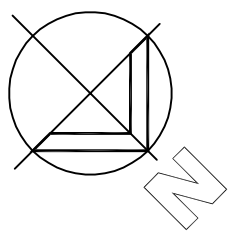


**FIRST FLOOR PLAN**  
 1:100 AT A3



adjacent dwelling

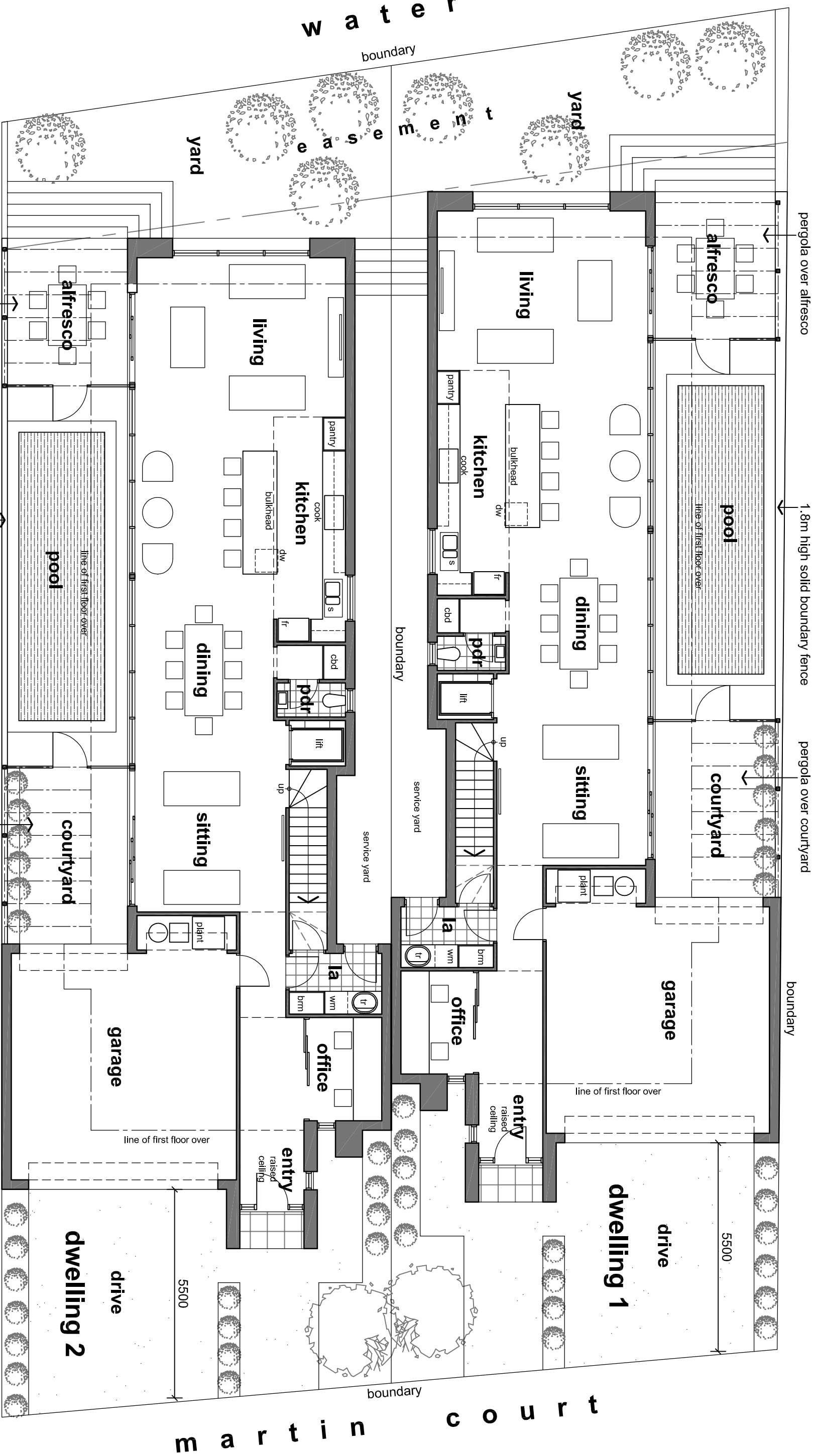
m a r t i n c o u r t



# TWO SEMI-DETACHED DWELLINGS

61 MARTIN COURT WEST LAKES

adjacent dwelling



water boundary

yard

easement

yard

pergola over alfresco

1.8m high solid boundary fence

pergola over courtyard

boundary

alfresco

pool  
line of first floor over

courtyard

garage

drive

dwelling 1

living

kitchen

dining

sitting

office

entry  
raised ceiling

boundary

service yard

service yard

service yard

boundary

living

kitchen

dining

sitting

office

entry  
raised ceiling

garage

drive

dwelling 2

alfresco

pool  
line of first floor over

courtyard

pergola over alfresco

1.8m high solid boundary fence

pergola over courtyard

boundary

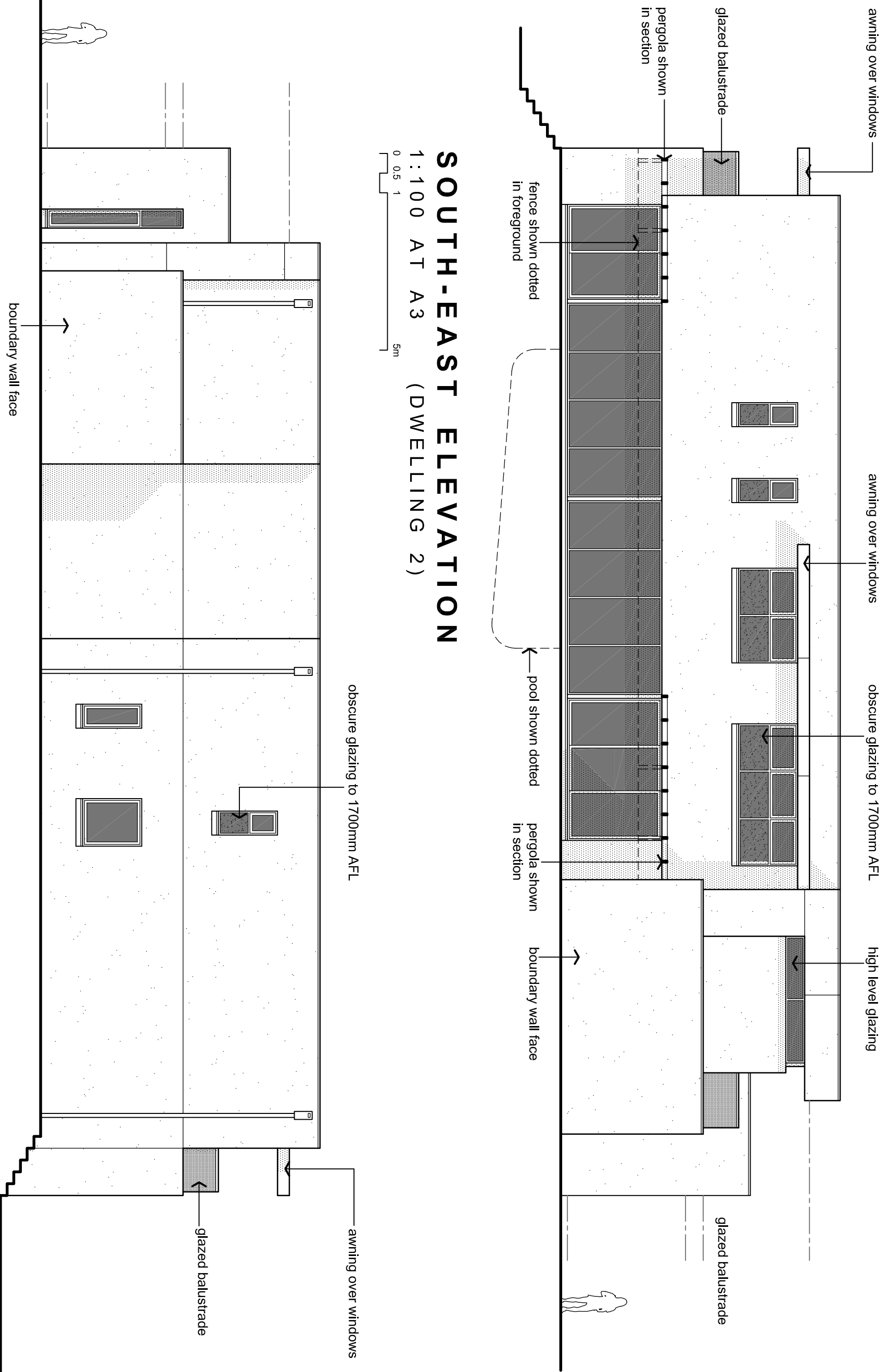
SITE GROUND FLOOR PLAN

1:100 AT A3

0 0.5 1 5m

adjacent dwelling

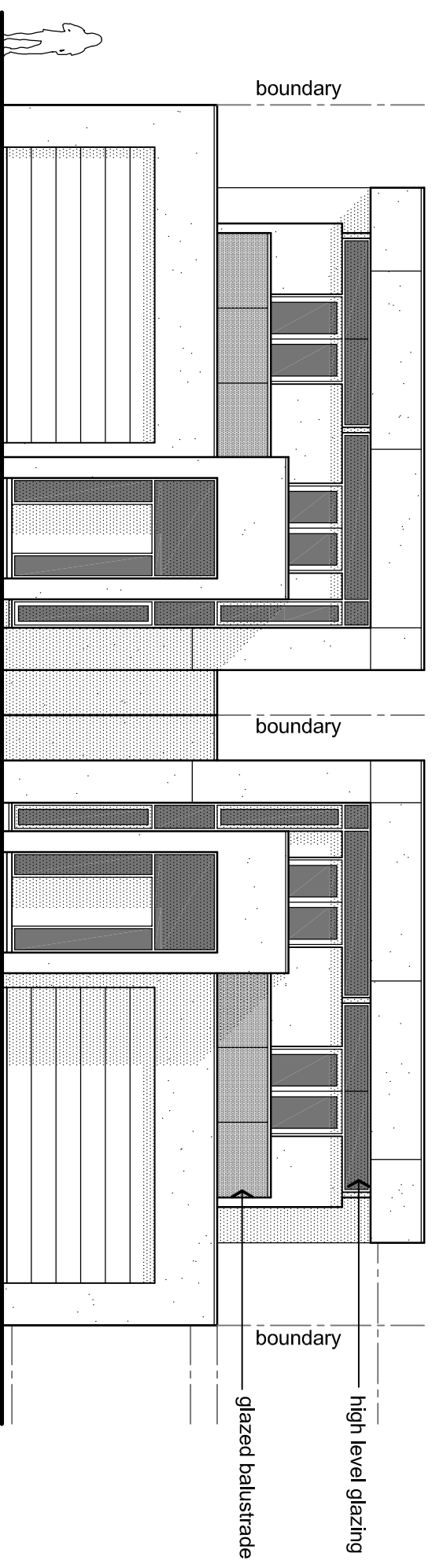
martin court



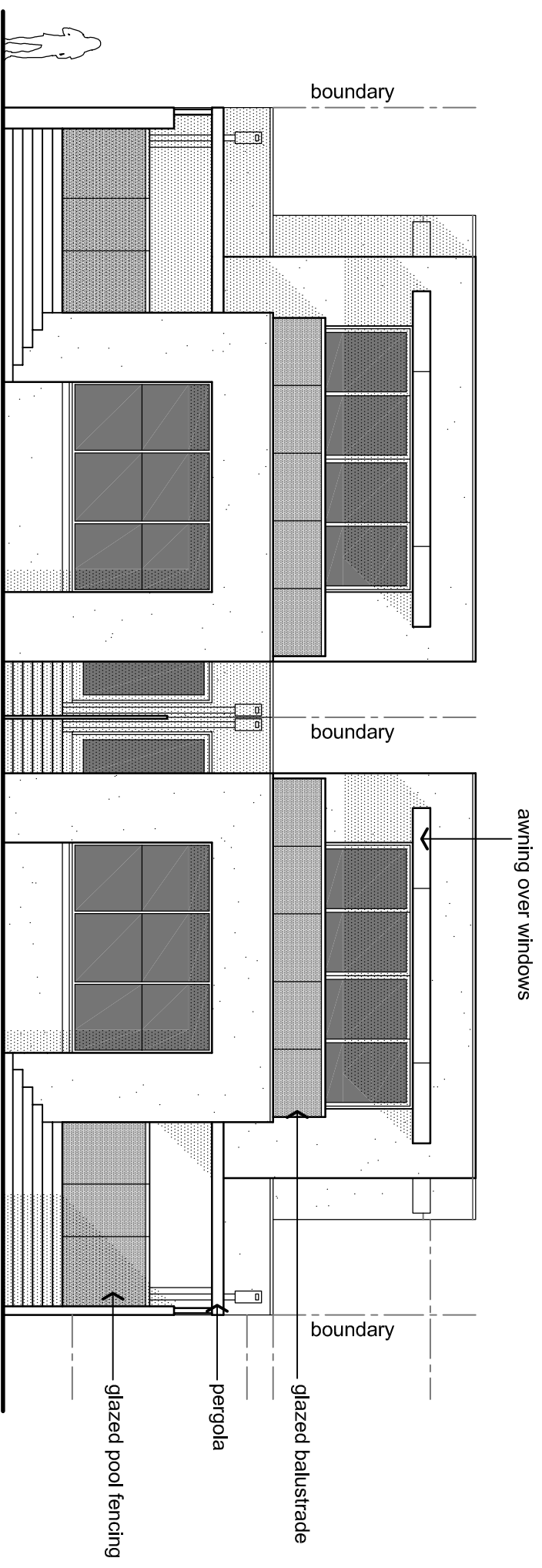
**SOUTH-EAST ELEVATION**  
 1:100 AT A3 (DWELLING 2)

**NORTH-WEST ELEVATION**  
 1:100 AT A3 (DWELLING 2)

**TWO SEMI-DETACHED DWELLINGS**  
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**NORTH-EAST ELEVATION**  
 1:100 AT A3



**SOUTH-WEST ELEVATION**  
 1:100 AT A3

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