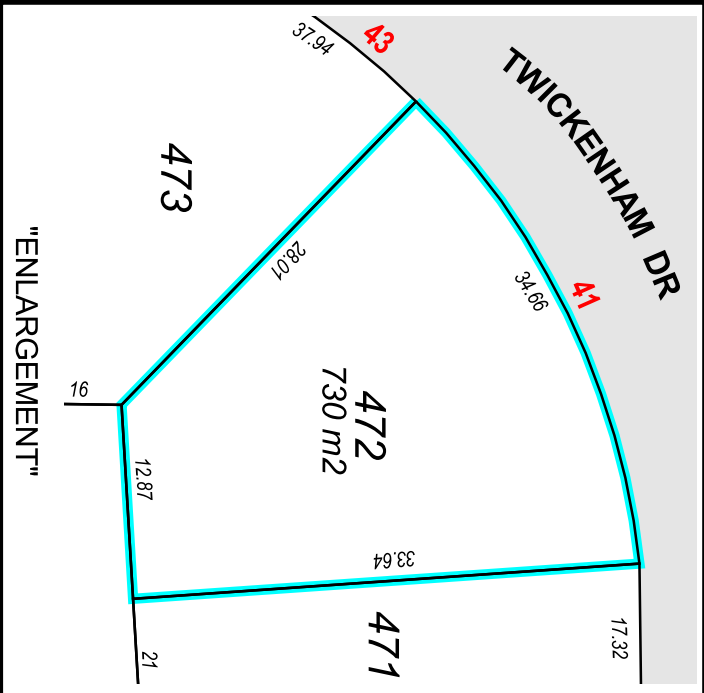
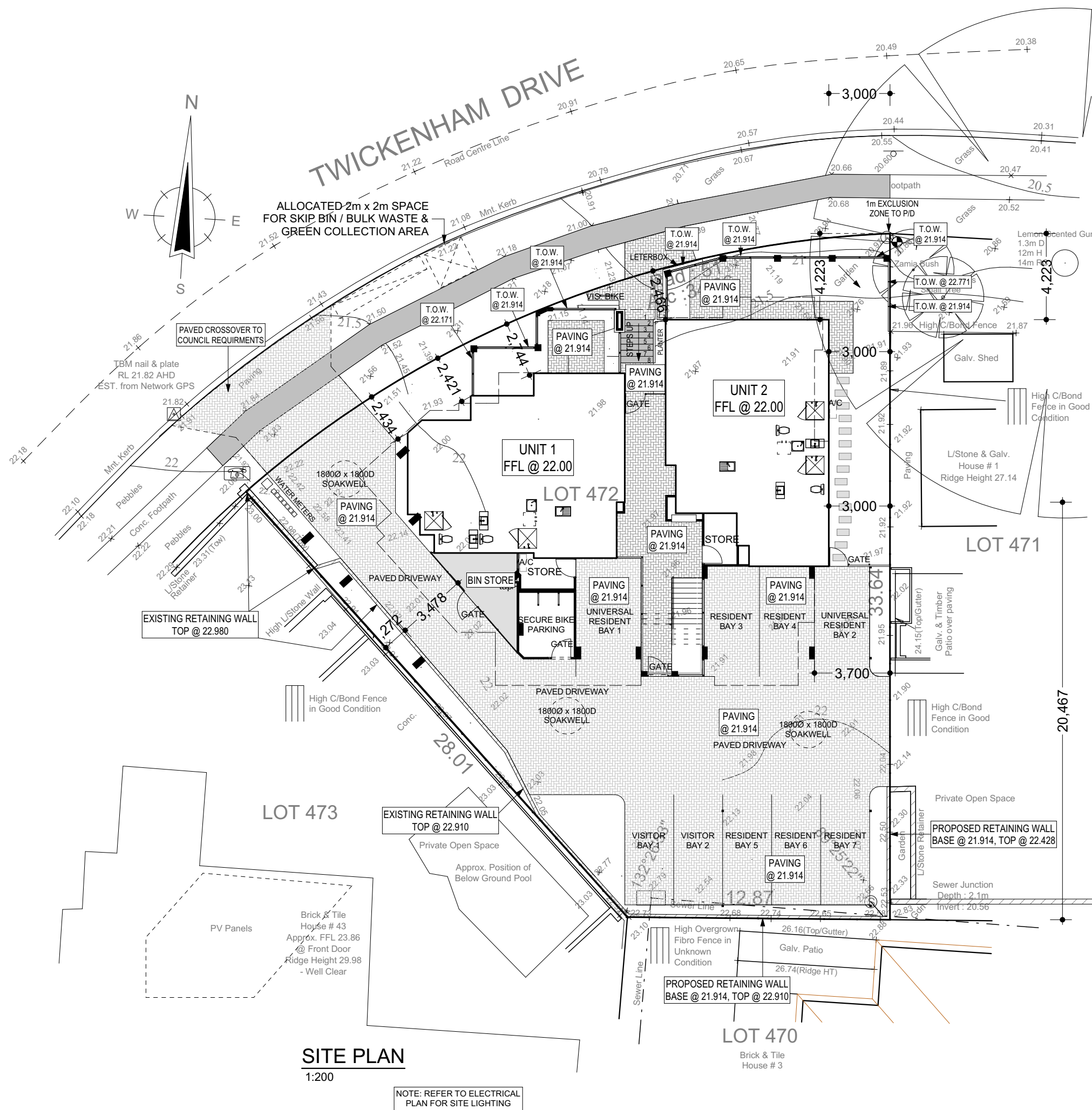




Subject Site  
Lot 472 Plan 12553  
41 Twickenham Drive, Kingsley







FEATURE SURVEY		STREET NAME:	LOT #:	HOUSE #:	SUBURB:	LOCAL AUTHORITY:	LOT AREA:	R CODE:	SURVEY DATE:	SCALE AT A3 SIZE:
CLIENTS DETAILS:		Twickenham Drive	472	41	Kingsley	City of Joondalup	730m <sup>2</sup>	R20/60	05/03/2019	1:200
LEVEL DATUM:		LEGEND								
AHD (Approx.)		WATER METER    SEWER AC    TELSTRA PIT    POWER DOME    TREE (TO SCALE)    TEMP. BENCHMARK    AC AIRCON UNIT    GD GARAGE DOOR SEWER CONN.    SIGN POLE    HW HOT WATER UNIT    GM GAS METERBOX								
VISION SURVEYS CONSULTING		T: (08) 6144 0000 F: (08) 6144 0099 59 SCARBOROUGH BEACH RD, SCARBOROUGH WA 6019 Email: info@visionsc.com.au www.visionsurveys.com.au		SCALE 1:200 @ A3		IMPORTANT NOTES: THE BOUNDARY CANNOT BE VERIFIED DUE TO LACK OF SURVEY MARKS/ PEGS. ALL BUILDING DIMENSIONS & FEATURES ARE APPROXIMATE ONLY. BOUNDARY POSITIONS HAVE BEEN TAKEN FROM BUILDINGS, FENCING, RETAINING WALLS AND OTHER TYPICAL FEATURES LOCATED ON THE BOUNDARY WHICH MAY OR MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED. BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ ARCHITECTS, THE BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS MEASURED TO EXISTING STRUCTURES AND FENCING. VISION SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY. THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.				
PLAN / DIAG / SP		P-12553		TELSTRA		YES				
ELECTRICITY		UNDERGROUND		SEWERAGE		YES				
WATER		CONNECTION		DRAINAGE		GOOD				
GAS		YES		VEG. / SOIL		AS DESCRIBED				

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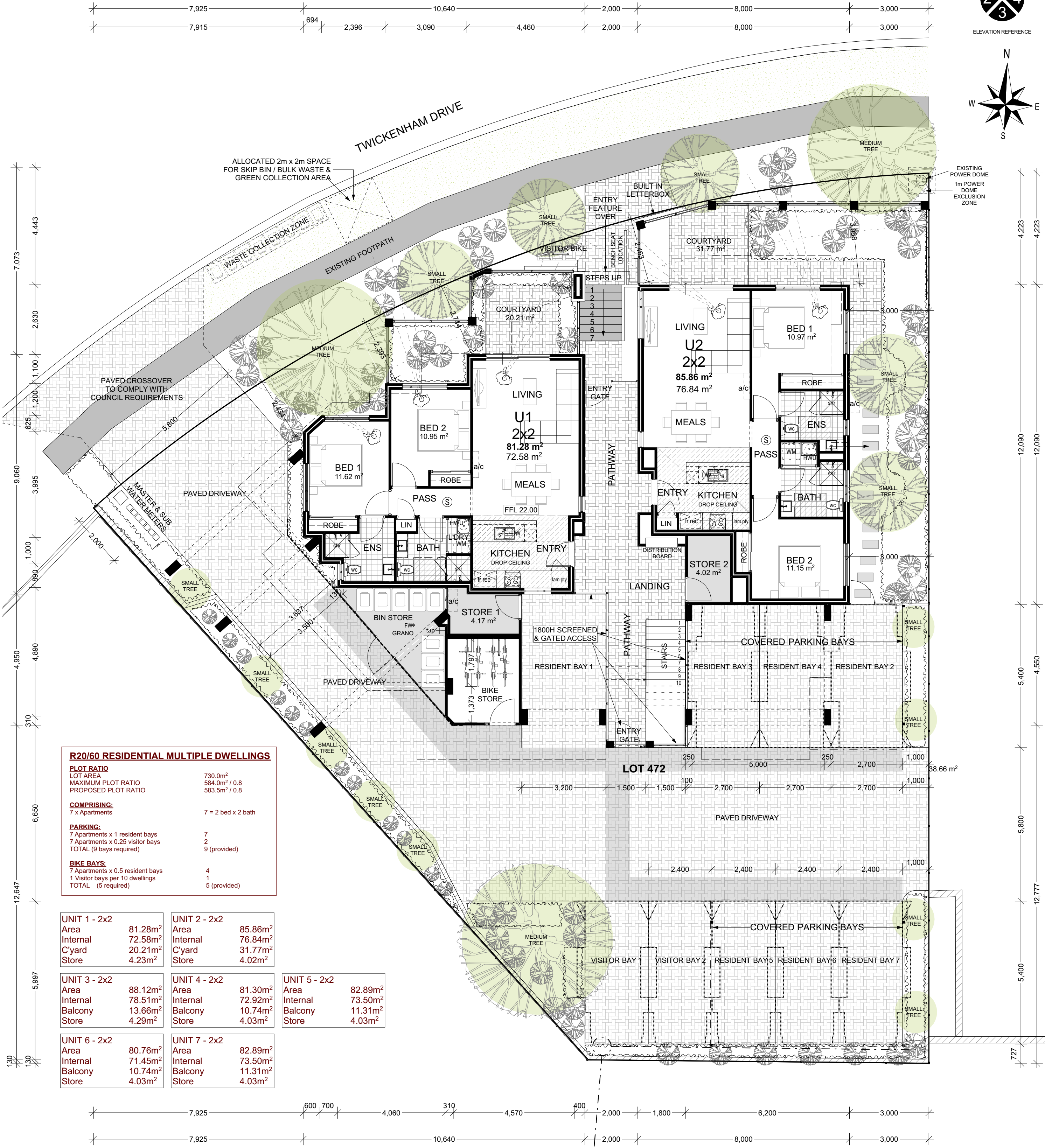
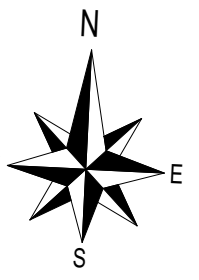
41 Twickenham Drive, Kingsley



# GROUND FLOOR PLAN



ELEVATION REFERENCE



**R20/60 RESIDENTIAL MULTIPLE DWELLINGS**

<b>PLOT RATIO</b>	
LOT AREA	730.0m <sup>2</sup>
MAXIMUM PLOT RATIO	584.0m <sup>2</sup> / 0.8
PROPOSED PLOT RATIO	583.5m <sup>2</sup> / 0.8
<b>COMPRISING:</b>	7 = 2 bed x 2 bath
<b>PARKING:</b>	7 Apartments x 1 resident bays
	7 Apartments x 0.25 visitor bays
	TOTAL (9 bays required)
	9 (provided)
<b>BIKE BAYS:</b>	7 Apartments x 0.5 resident bays
	1 Visitor bays per 10 dwellings
	TOTAL (5 required)
	5 (provided)

<b>UNIT 1 - 2x2</b>	<b>UNIT 2 - 2x2</b>	
Area 81.28m <sup>2</sup>	Area 85.86m <sup>2</sup>	
Internal 72.58m <sup>2</sup>	Internal 76.84m <sup>2</sup>	
C'yard 20.21m <sup>2</sup>	C'yard 31.77m <sup>2</sup>	
Store 4.23m <sup>2</sup>	Store 4.02m <sup>2</sup>	
<b>UNIT 3 - 2x2</b>	<b>UNIT 4 - 2x2</b>	<b>UNIT 5 - 2x2</b>
Area 88.12m <sup>2</sup>	Area 81.30m <sup>2</sup>	Area 82.89m <sup>2</sup>
Internal 78.51m <sup>2</sup>	Internal 72.92m <sup>2</sup>	Internal 73.50m <sup>2</sup>
Balcony 13.66m <sup>2</sup>	Balcony 10.74m <sup>2</sup>	Balcony 11.31m <sup>2</sup>
Store 4.29m <sup>2</sup>	Store 4.03m <sup>2</sup>	Store 4.03m <sup>2</sup>
<b>UNIT 6 - 2x2</b>	<b>UNIT 7 - 2x2</b>	
Area 80.76m <sup>2</sup>	Area 82.89m <sup>2</sup>	
Internal 71.45m <sup>2</sup>	Internal 73.50m <sup>2</sup>	
Balcony 10.74m <sup>2</sup>	Balcony 11.31m <sup>2</sup>	
Store 4.03m <sup>2</sup>	Store 4.03m <sup>2</sup>	

## GROUND FLOOR PLAN

1:100

**LIVABLE HOUSING DESIGN:**

SILVER LEVEL DESIGN ELEMENTS INCLUDED TO GROUND FLOOR UNITS:

- SAFE & CONTINUOUS STEP FREE PATH OF TRAVEL FROM THE STREET TO THE DWELLING ENTRANCE VIA DRIVEWAY.
- LEVEL ENTRANCES TO THE UNITS, WITH 820mm CLEAR ENTRANCE OPENINGS.
- 1000mm WIDE PASSAGEWAYS WITH 820mm CLEAR INTERNAL DOOR OPENINGS.
- 900mm TOILET SPACE WIDTH (BATHROOM).
- 1200mm CLEARANCE IN FRONT OF TOILET (BATHROOM).
- 1x HOBLESS SHOWER IN ROOM CORNER (BATHROOM).
- 2x 5400mm LONG x 3200mm WIDE PARKING BAYS.

**WASTE STORAGE REQUIREMENT\*:**

BEDROOMS = 14

GENERAL WASTE: 14x80L = 1120L = 4x360L BINS

RECYCLE WASTE: 14x40L = 560L = 2x360L BINS

GREEN WASTE: 14x40L = 560L = 2x360L BINS

**TOTAL = 8x 360L BINS**

REFER TO 'LEVEL 1 WASTE MANAGEMENT PLAN - DESIGN PHASE' ATTACHED

\*WALGA MULTIPLE DWELLING WASTE MANAGEMENT PLAN GUIDELINES - APPENDIX 1

**ACOUSTIC REQUIREMENTS:**

ACOUSTIC REPORT TO BE SUBMITTED PRIOR TO DESIGN REVIEW PANEL

**DANMAR DEVELOPMENTS**

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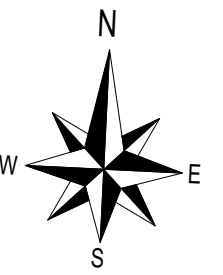
41 Twickenham Drive, Kingsley



# FIRST FLOOR PLAN



ELEVATION REFERENCE



**SETBACK AVERAGING:**  
 PORTION BUILDING FORWARD SETBACK: 0.07m<sup>2</sup>  
 PORTION BUILDING BEHIND SETBACK: 33.81 x 9.07 = 42.88m<sup>2</sup>  
 0.16% ENCROACHMENT INTO THE 3m AVERAGE SETBACK AREA

<b>R20/60 RESIDENTIAL MULTIPLE DWELLINGS</b>	
<b>LOT RATIO</b>	730.0m <sup>2</sup>
<b>MAXIMUM PLOT RATIO</b>	584.0m <sup>2</sup> / 0.8
<b>PROPOSED PLOT RATIO</b>	583.5m <sup>2</sup> / 0.8
<b>COMPRISING:</b>	7 = 2 bed x 2 bath
<b>PARKING:</b>	7 Apartments x 1 resident bays 7 Apartments x 0.25 visitor bays TOTAL (9 bays required)
<b>BIKE BAYS:</b>	7 Apartments x 0.5 resident bays 1 Visitor bays per 10 dwellings TOTAL (5 required)

UNIT	Area	Internal	C'yard	Store
<b>UNIT 1 - 2x2</b>	81.28m <sup>2</sup>	72.58m <sup>2</sup>	20.21m <sup>2</sup>	4.23m <sup>2</sup>
<b>UNIT 2 - 2x2</b>	85.86m <sup>2</sup>	76.84m <sup>2</sup>	31.77m <sup>2</sup>	4.02m <sup>2</sup>
<b>UNIT 3 - 2x2</b>	88.12m <sup>2</sup>	78.51m <sup>2</sup>	13.66m <sup>2</sup>	4.29m <sup>2</sup>
<b>UNIT 4 - 2x2</b>	81.30m <sup>2</sup>	72.92m <sup>2</sup>	10.74m <sup>2</sup>	4.03m <sup>2</sup>
<b>UNIT 5 - 2x2</b>	82.89m <sup>2</sup>	73.50m <sup>2</sup>	11.31m <sup>2</sup>	4.03m <sup>2</sup>
<b>UNIT 6 - 2x2</b>	80.76m <sup>2</sup>	71.45m <sup>2</sup>	10.74m <sup>2</sup>	4.03m <sup>2</sup>
<b>UNIT 7 - 2x2</b>	82.89m <sup>2</sup>	73.50m <sup>2</sup>	11.31m <sup>2</sup>	4.03m <sup>2</sup>

**LIVABLE HOUSING DESIGN:**  
 SILVER LEVEL DESIGN ELEMENTS INCLUDED TO GROUND FLOOR UNITS:

- SAFE & CONTINUOUS STEP FREE PATH OF TRAVEL FROM THE STREET TO THE DWELLING ENTRANCE VIA DRIVEWAY.
- LEVEL ENTRANCES TO THE UNITS, WITH 820mm CLEAR ENTRANCE OPENINGS.
- 1000mm WIDE PASSAGEWAYS WITH 820mm CLEAR INTERNAL DOOR OPENINGS.
- 900mm TOILET SPACE WIDTH (BATHROOM).
- 1200mm CLEARANCE IN FRONT OF TOILET (BATHROOM).
- 1x HOBBLESS SHOWER IN ROOM CORNER (BATHROOM).
- 2x 5400mm LONG x 3200mm WIDE PARKING BAYS.

**WASTE STORAGE REQUIREMENT\*:**  
 BEDROOMS = 14  
 GENERAL WASTE: 14x80L = 1120L = 4x360L BINS  
 RECYCLE WASTE: 14x40L = 560L = 2x360L BINS  
 GREEN WASTE: 14x40L = 560L = 2x360L BINS  
**TOTAL = 8x 360L BINS**

REFER TO 'LEVEL 1 WASTE MANAGEMENT PLAN - DESIGN PHASE' ATTACHED

\*WALGA MULTIPLE DWELLING WASTE MANAGEMENT PLAN GUIDELINES - APPENDIX 1

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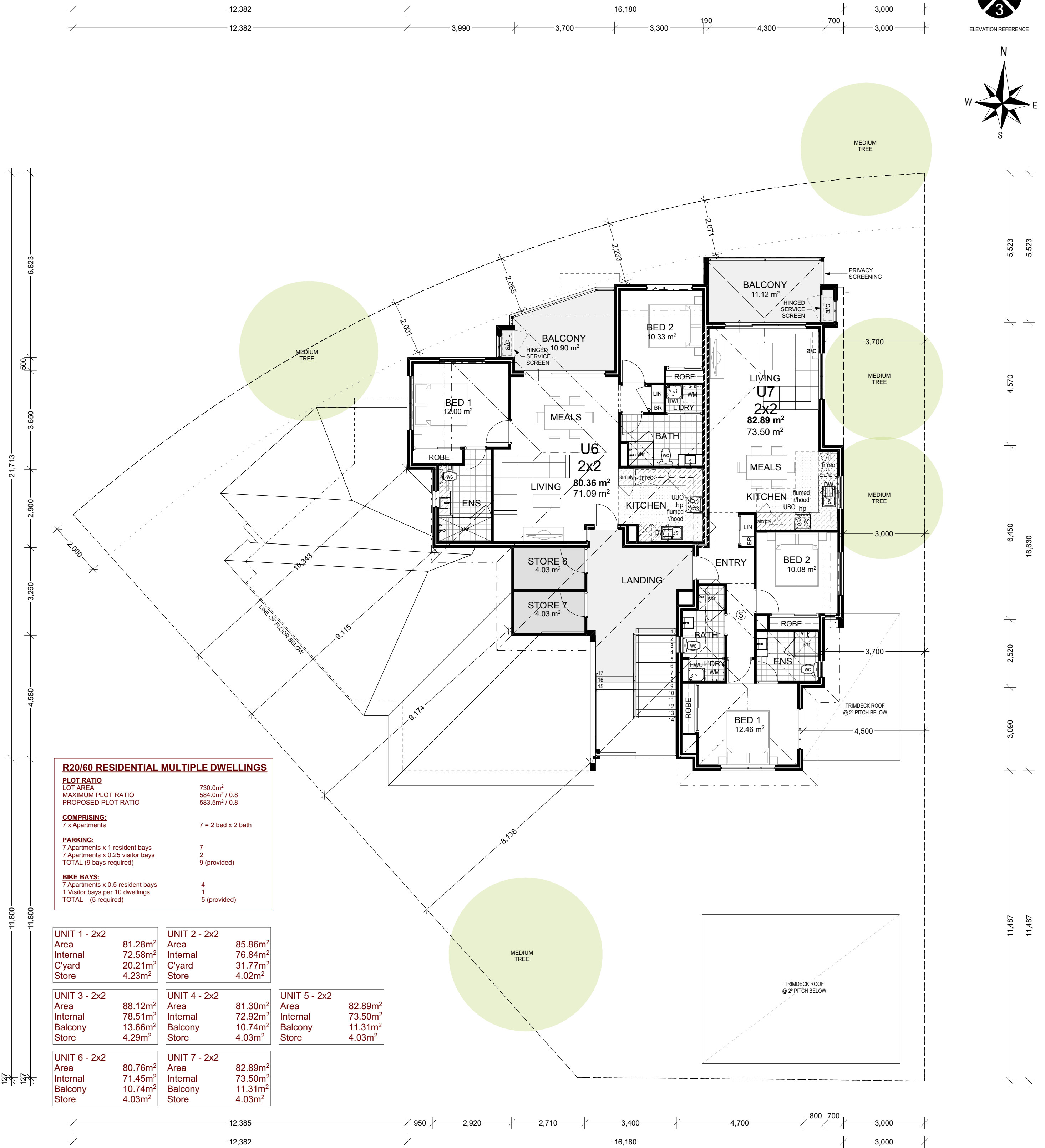
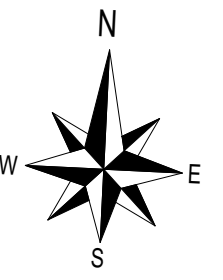
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DATE	13-Feb-20
DRAWN BY	JR

41 Twickenham Drive, Kingsley

# SECOND FLOOR PLAN



ELEVATION REFERENCE



R20/60 RESIDENTIAL MULTIPLE DWELLINGS	
<b>PLOT RATIO</b>	
LOT AREA	730.0m <sup>2</sup>
MAXIMUM PLOT RATIO	584.0m <sup>2</sup> / 0.8
PROPOSED PLOT RATIO	583.5m <sup>2</sup> / 0.8
<b>COMPRISING:</b>	
7 x Apartments	7 = 2 bed x 2 bath
<b>PARKING:</b>	
7 Apartments x 1 resident bays	7
7 Apartments x 0.25 visitor bays	2
TOTAL (9 bays required)	9 (provided)
<b>BIKE BAYS:</b>	
7 Apartments x 0.5 resident bays	4
1 Visitor bays per 10 dwellings	1
TOTAL (5 required)	5 (provided)

UNIT 1 - 2x2	UNIT 2 - 2x2	UNIT 3 - 2x2	UNIT 4 - 2x2	UNIT 5 - 2x2
Area 81.28m <sup>2</sup>	Area 85.86m <sup>2</sup>	Area 88.12m <sup>2</sup>	Area 81.30m <sup>2</sup>	Area 82.89m <sup>2</sup>
Internal 72.58m <sup>2</sup>	Internal 76.84m <sup>2</sup>	Internal 78.51m <sup>2</sup>	Internal 72.92m <sup>2</sup>	Internal 73.50m <sup>2</sup>
C'yard 20.21m <sup>2</sup>	C'yard 31.77m <sup>2</sup>	Balcony 13.66m <sup>2</sup>	Balcony 10.74m <sup>2</sup>	Balcony 11.31m <sup>2</sup>
Store 4.23m <sup>2</sup>	Store 4.02m <sup>2</sup>	Store 4.29m <sup>2</sup>	Store 4.03m <sup>2</sup>	Store 4.03m <sup>2</sup>
UNIT 6 - 2x2	UNIT 7 - 2x2			
Area 80.76m <sup>2</sup>	Area 82.89m <sup>2</sup>			
Internal 71.45m <sup>2</sup>	Internal 73.50m <sup>2</sup>			
Balcony 10.74m <sup>2</sup>	Balcony 11.31m <sup>2</sup>			
Store 4.03m <sup>2</sup>	Store 4.03m <sup>2</sup>			

**LIVABLE HOUSING DESIGN:**  
SILVER LEVEL DESIGN ELEMENTS INCLUDED TO GROUND FLOOR UNITS:

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- LEVEL ENTRANCES TO THE UNITS, WITH 820mm CLEAR ENTRANCE OPENINGS.
- 1000mm WIDE PASSAGEWAYS WITH 820mm CLEAR INTERNAL DOOR OPENINGS.
- 900mm TOILET SPACE WIDTH (BATHROOM).
- 1200mm CLEARANCE IN FRONT OF TOILET (BATHROOM).
- 1x HOBLESS SHOWER IN ROOM CORNER (BATHROOM).
- 2x 5400mm LONG x 3200mm WIDE PARKING BAYS.

**WASTE STORAGE REQUIREMENT\*:**  
BEDROOMS = 14  
GENERAL WASTE: 14x80L = 1120L = 4x360L BINS  
RECYCLE WASTE: 14x40L = 560L = 2x360L BINS  
GREEN WASTE: 14x40L = 560L = 2x360L BINS  
**TOTAL = 8x 360L BINS**

REFER TO 'LEVEL 1 WASTE MANAGEMENT PLAN - DESIGN PHASE' ATTACHED

\*WALGA MULTIPLE DWELLING WASTE MANAGEMENT PLAN GUIDELINES - APPENDIX 1

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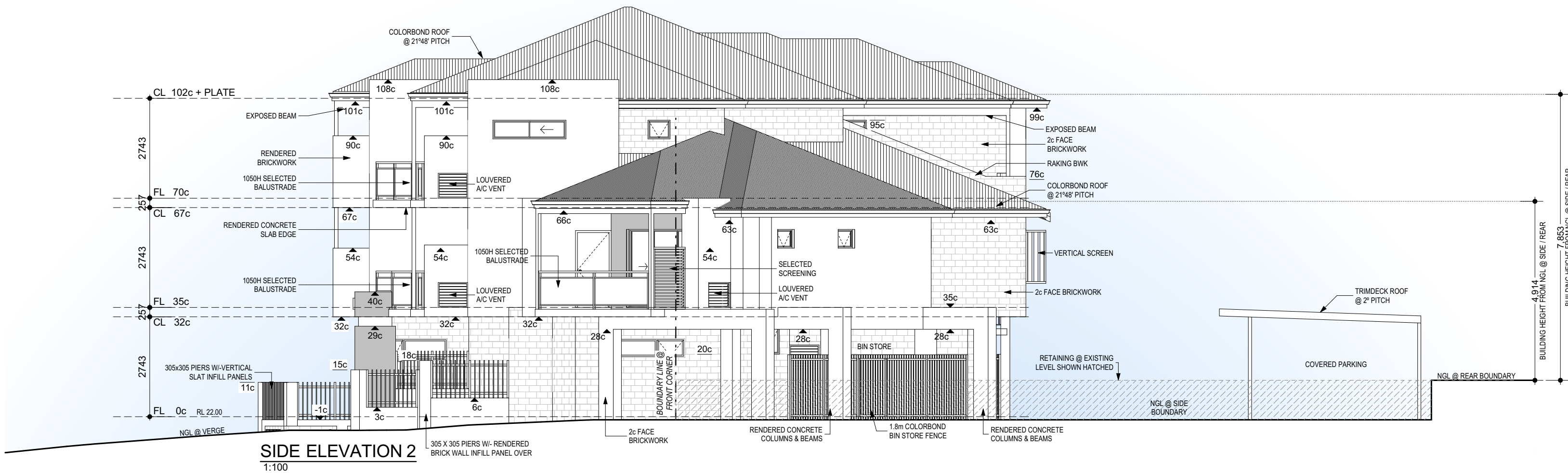
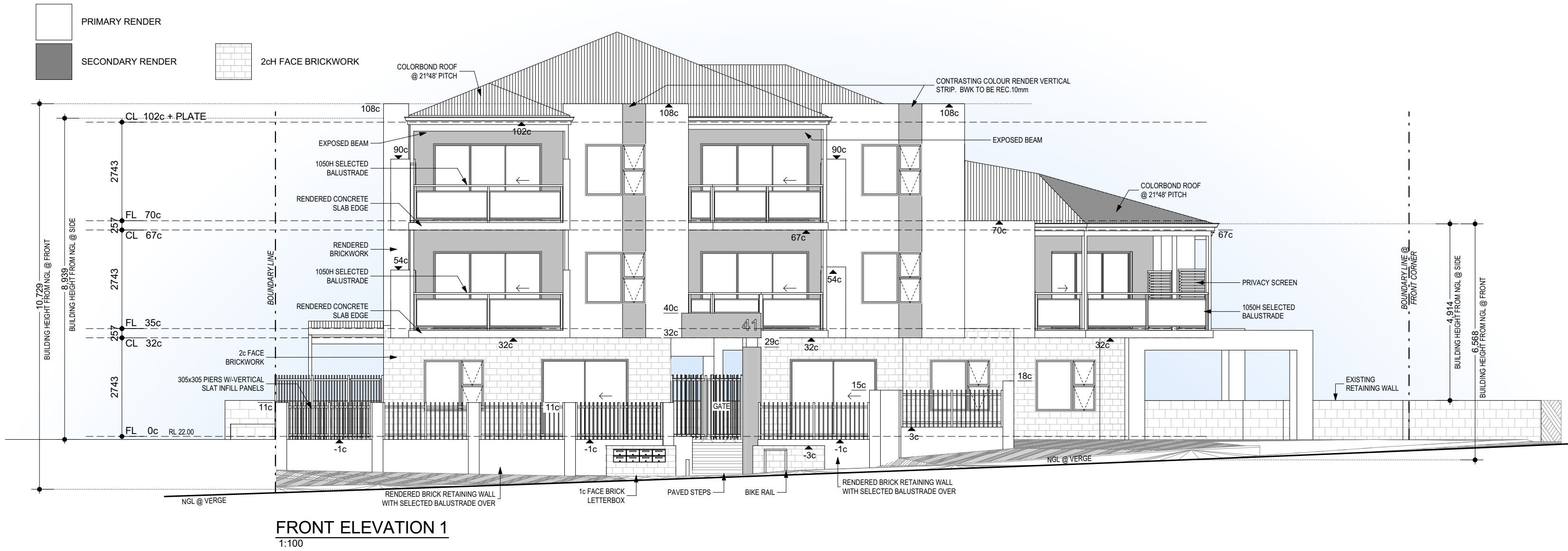
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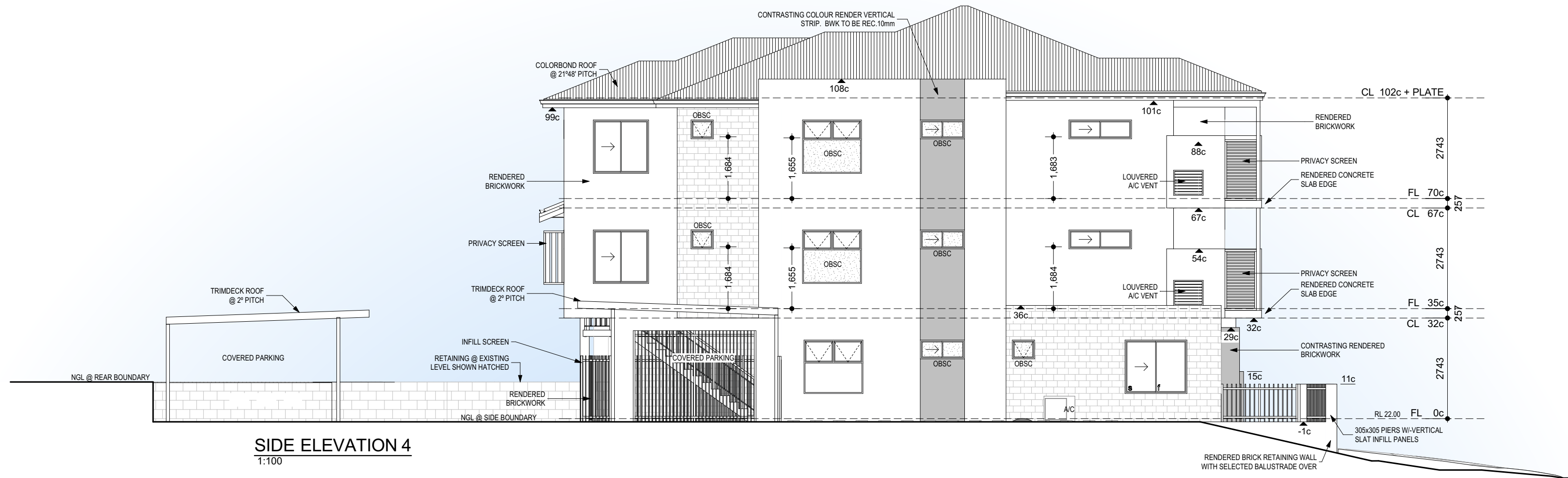
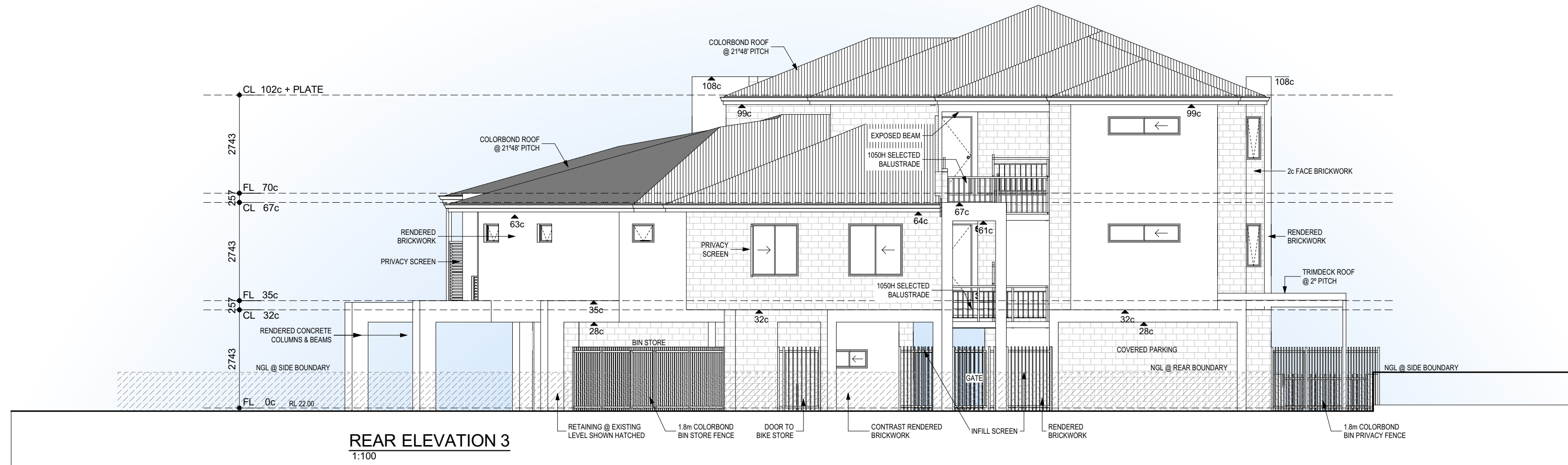
# ELEVATIONS 1 & 2



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# ELEVATIONS 3 & 4

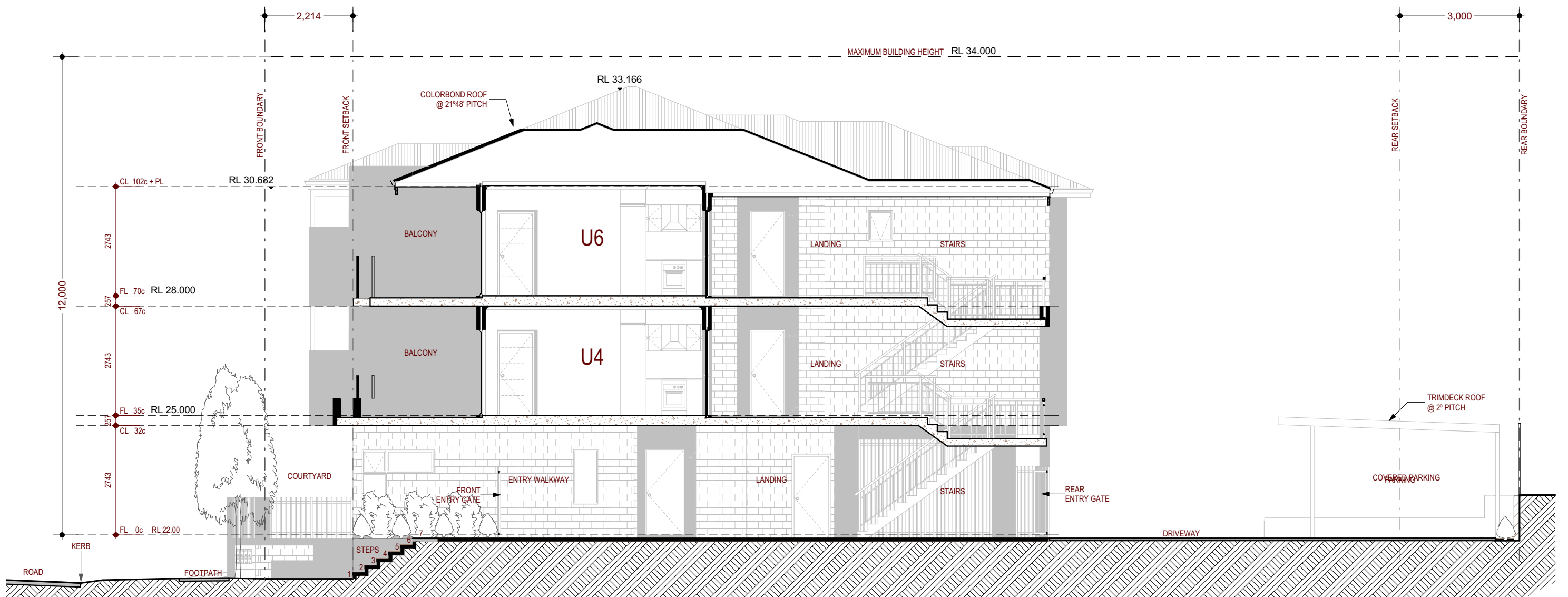


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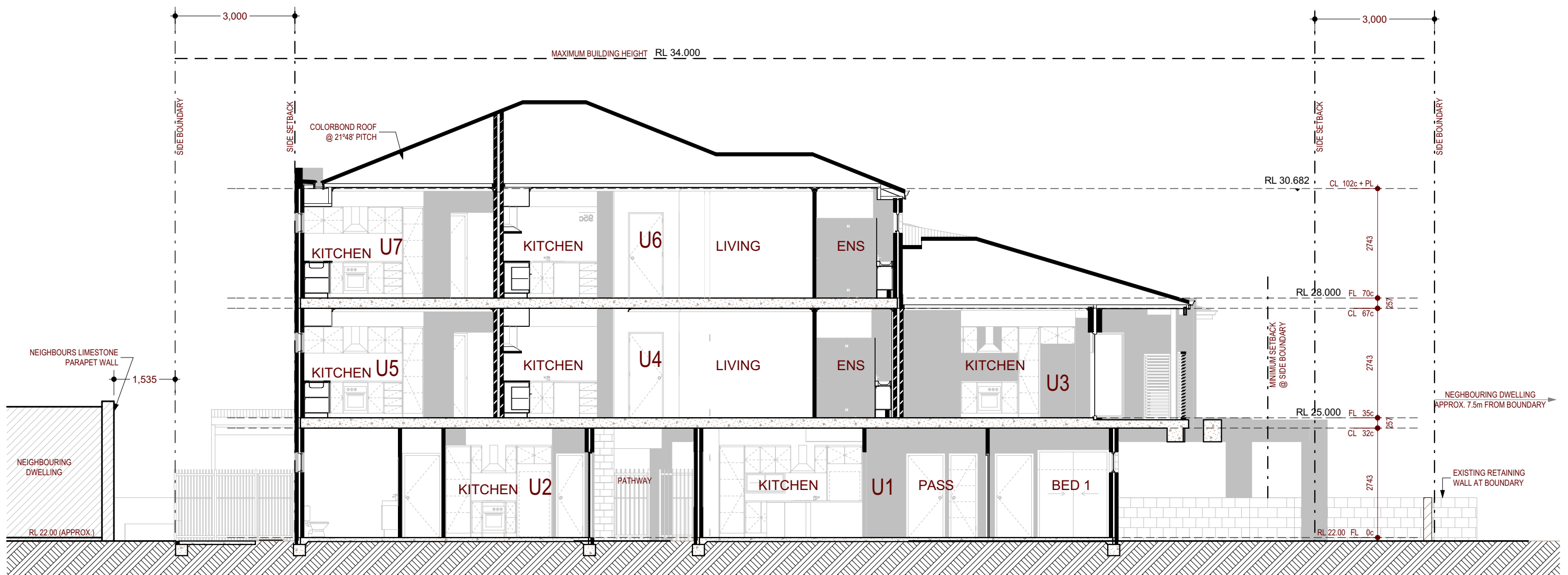
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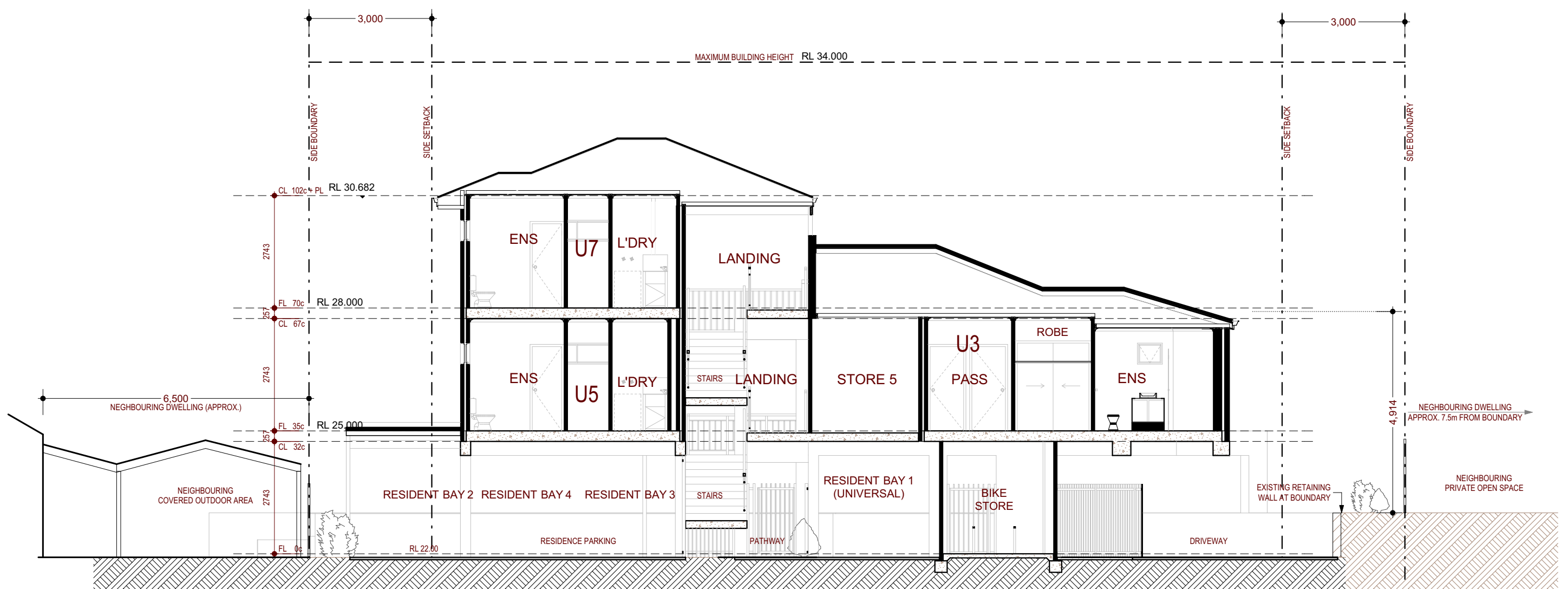
# SECTIONS



**SECTION A - FRONT TO REAR**  
1:100



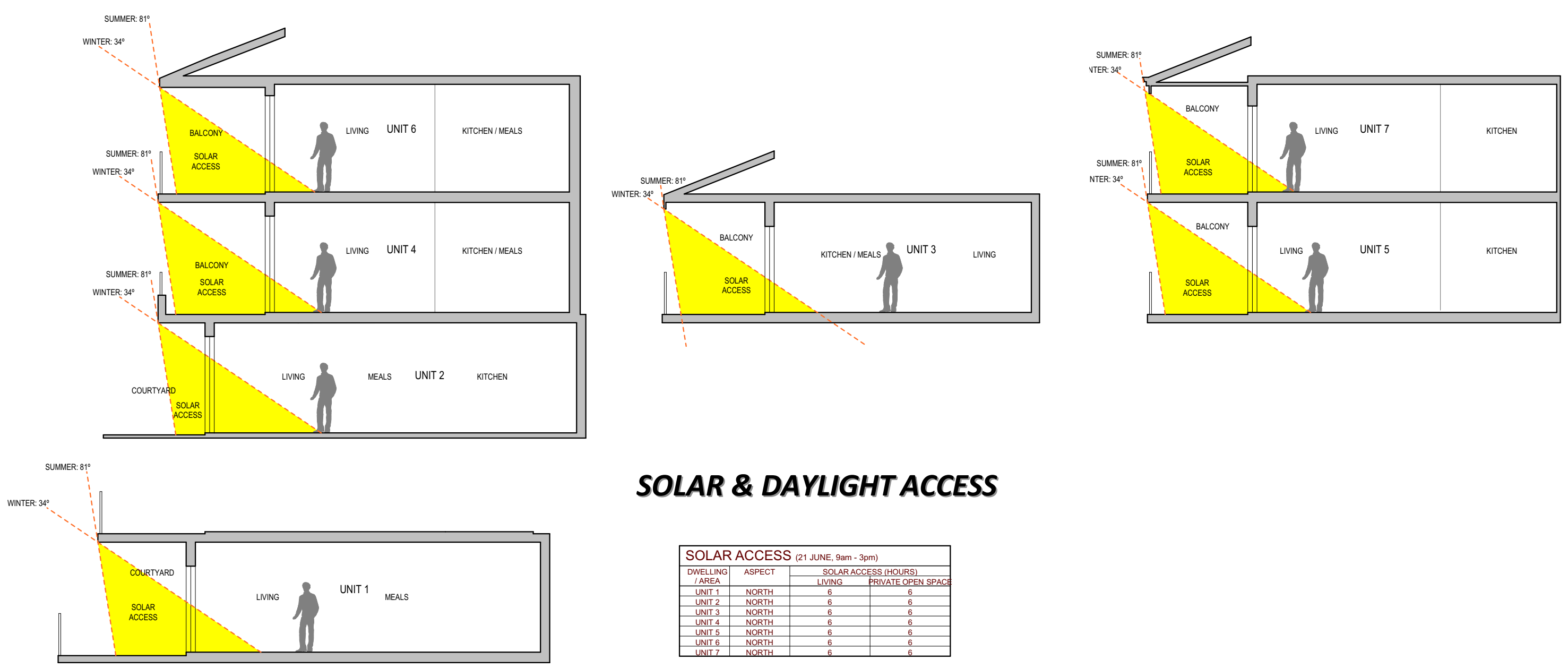
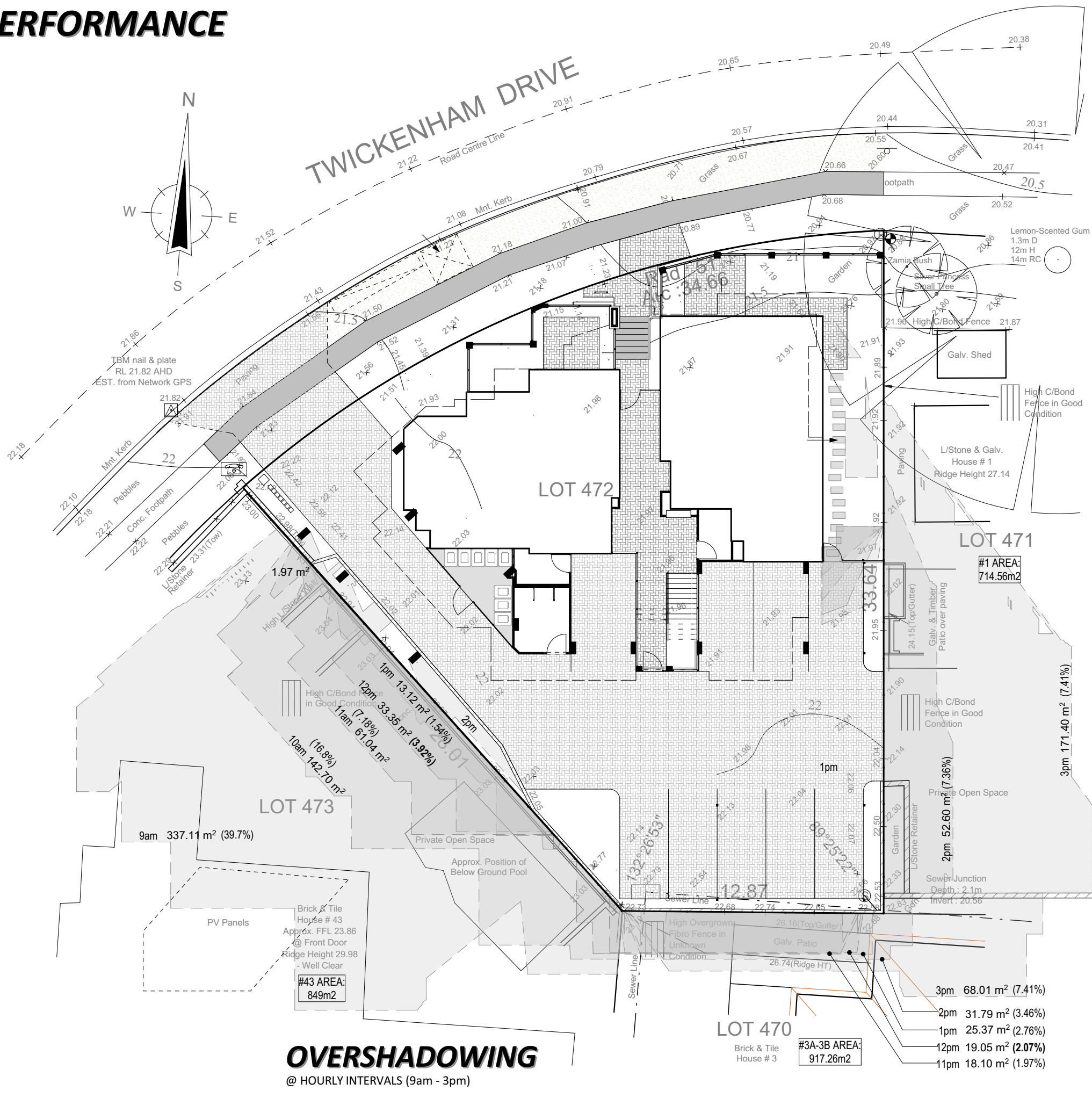
**SECTION B - SIDE TO SIDE**  
1:100



**SECTION C - SIDE TO SIDE**  
1:100



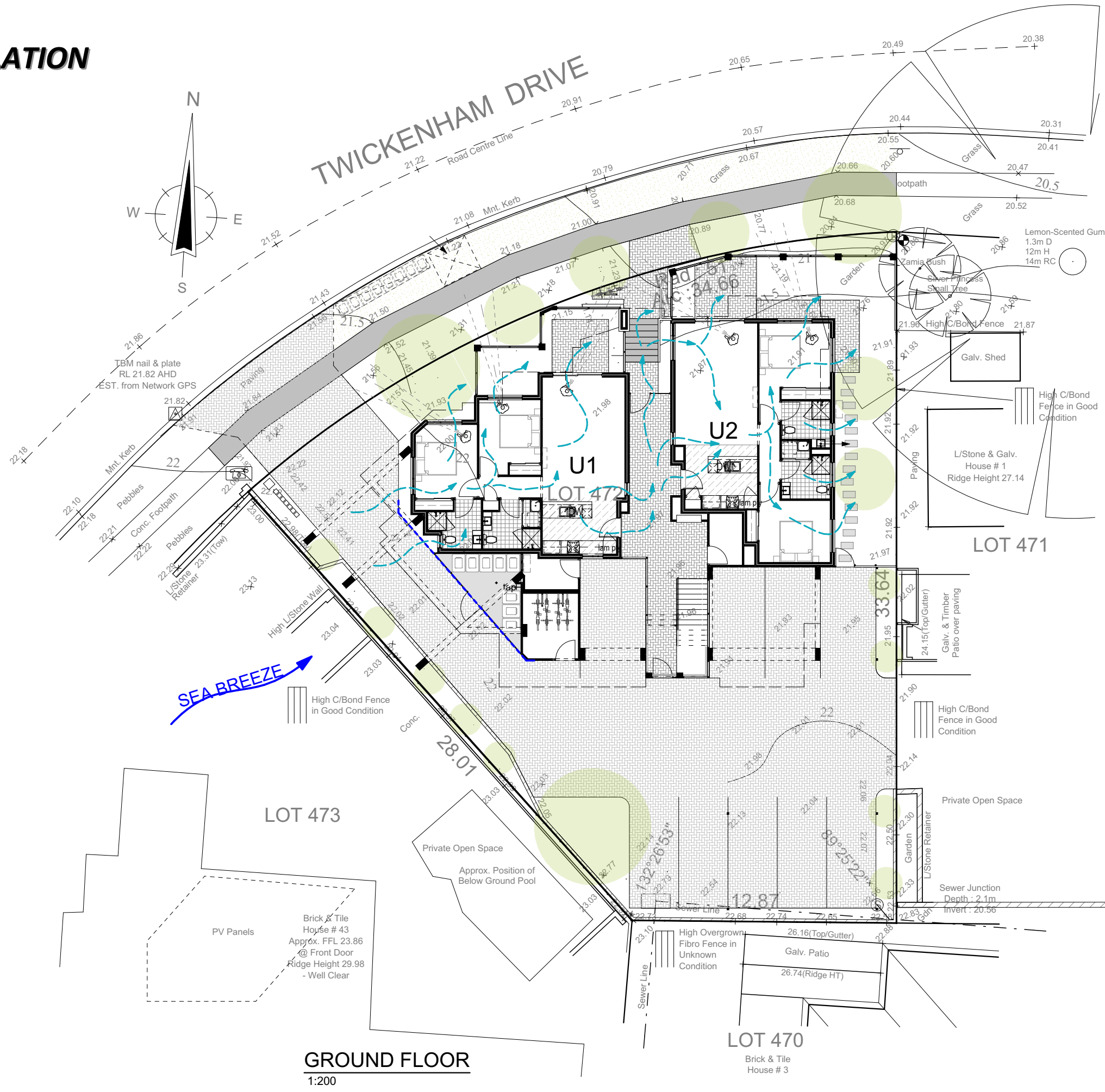
# BUILDING PERFORMANCE



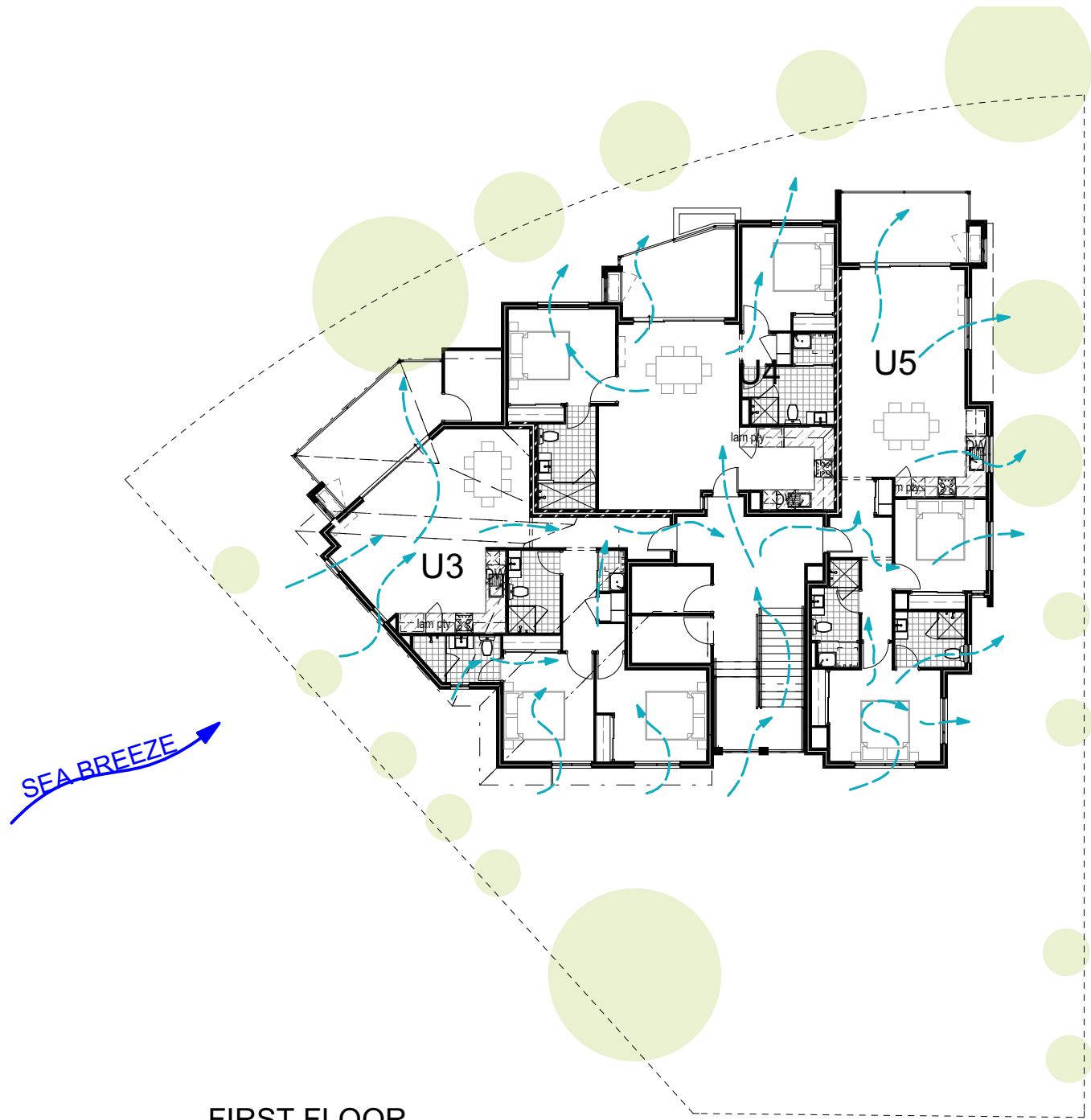


# BUILDING PERFORMANCE

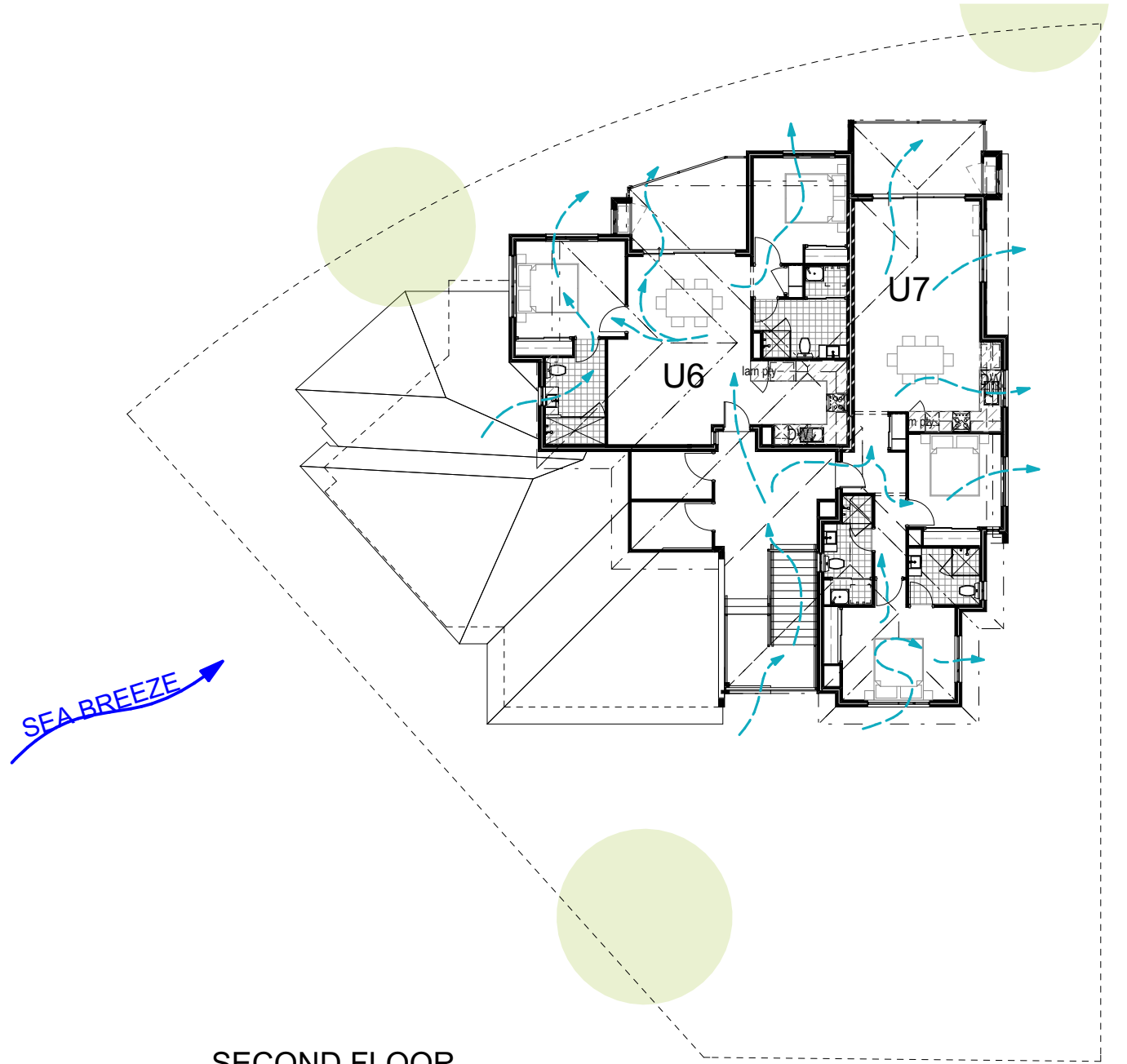
## - NATURAL VENTILATION



**GROUND FLOOR**  
1:200



**FIRST FLOOR**  
1:200



**SECOND FLOOR**

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# 41 Twickenham Drive Kingsley



DRAWING No.	DRAWING TYPE	DRAWING NAME
1	COVER PAGE	COVER PAGE & CONTENTS
2	SITE ANALYSIS	SITE PLAN
3	DESIGN	GROUND FLOOR PLAN
4	DESIGN	1st FLOOR PLAN
5	DESIGN	2ND FLOOR PLAN
6	DESIGN	ELEVATIONS 1 & 2
7	DESIGN	ELEVATIONS 3 & 4
8	DESIGN	SECTIONS
9	DESIGN	BUILDING PERFORMANCE - SHADOW & SOLAR ACCESS
10	DESIGN	BUILDING PERFORMANCE - NATURAL VENTILATION
11	DESIGN	ILLUSTRATIVE VIEWS & MODELS
12	DESIGN	ELECTRICAL
13	DESIGN	LANDSCAPING PLAN

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# ILLUSTRATIVE VIEWS & MODELS



ILLUSTRATION - STREET VIEW FROM NORTH-EAST



STREET VIEW FROM WEST NORTH-WEST



ILLUSTRATION - STREET VIEW FROM NORTH-WEST



ILLUSTRATION - OVERVIEW FROM WEST NORTH-WEST

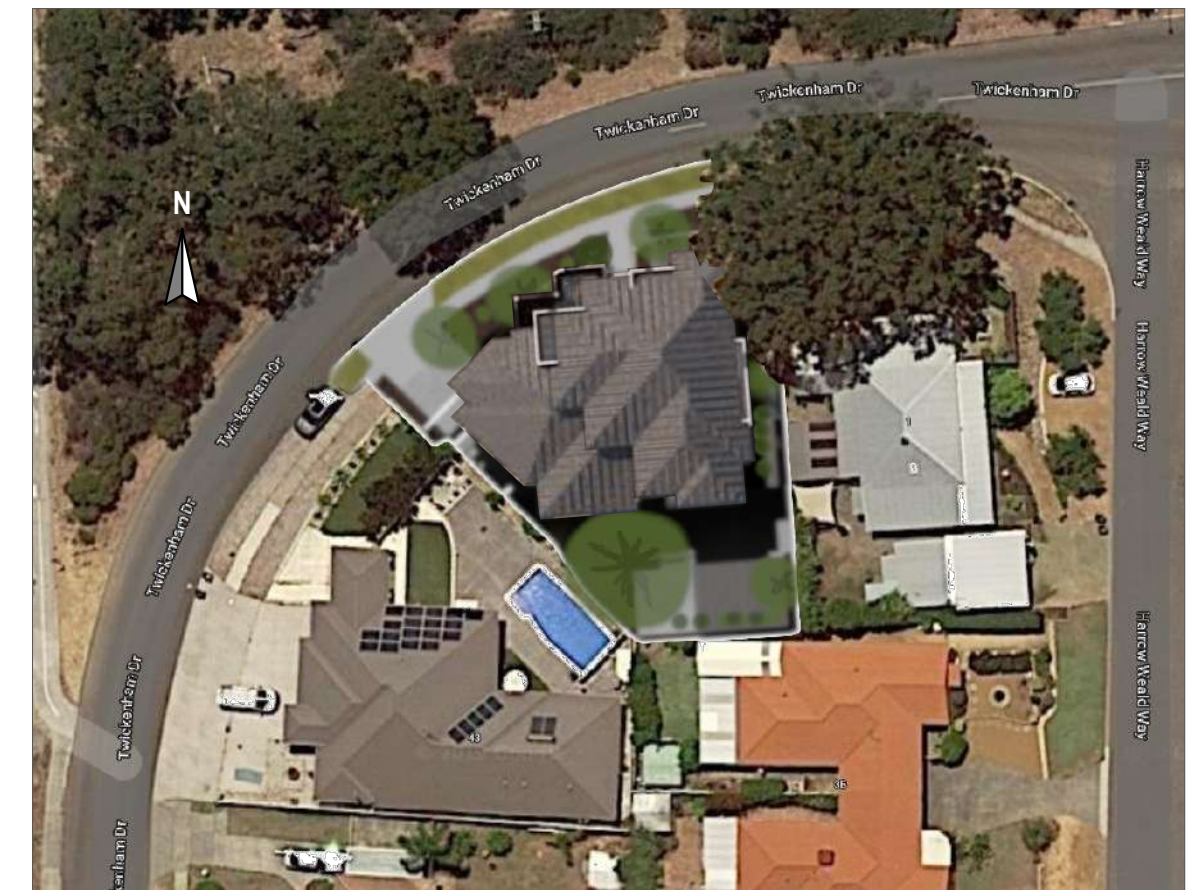


ILLUSTRATION - OVERHEAD VIEW

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**41 Twickenham Drive, Kingsley**





**PLANTING SCHEDULE:**

SPECIES IMAGE	SYMBOL	TYPE	MAX SIZE (HT x SPREAD)	POT SIZE	QUANTITY
		GROUND COVER			
		1. HIBERTIA SCANDENS	0.5m x 0.5m	14cm	1 - 55
		2. EREMOPHILA GLABRA	0.5m x 0.5m	14cm	2 - 43
		3. WESTRINGIA LOW HORIZON	0.5m x 0.5m	14cm	3 - 38
		4. SCAEVOLA PURPLE FUSION	0.5m x 0.5m	14cm	4 - 32
		5. DICHOCHORDA REPENS TRAY	0.1m - cover	5cm	5 - 0
		LIRIOPE	0.4m x 0.4m	14cm	73
		NATIVE IRIS	0.5m x 0.5m	14cm	48
		KANGAROO PAW (BIG RED/GOLD)	0.6m x 0.5m	25cm	12
		RHAPHIOLEP (SNOW MAIDEN)	1.5m x 0.5m	25cm	0
		LILLY PILLY (RED HEAD)	5m x 2m	5L	14
		MAGNOLIA (KAY PARRIS)	5m x 2m	100L	3
		MAGNOLIA (TEDDY BEAR)	4m x 3m	100L	2
		CRIMSON SPIRE	6m x 2m	100L	9
		CHINESE TALLOW	7.0m - 5.0m	150L	2
		ORNAMENTAL MANCHURIAN PEAR	10.0m - 6.0m	200L	1
		JACARANDA MIMOSIFOLIA	10.0m - 8.0m	200L	0

**NOTES:**

- Species in undercover/low-light locations to be selected to suit conditions.
- Species availability to be confirmed, substitute species of similar size & type if required.
- All planting areas to have a minimum 75mm organic mulch, top level with adjoining.
- All planting areas to have automatic trickle irrigation/sprayers to suit surface & location type.

**GROUND COVER:**

HATCH	TYPE
[Hatch]	Brick Paving
[Hatch]	Contrasting Brick Paving
[Hatch]	Irrigated lawn
[Hatch]	Mulched garden beds

LANDSCAPING PLAN  
1:100

**SITE LANDSCAPE PLAN**

**LOT 1 (#10) Twickenham Drive, KINGSLEY**

CLIENT: DANMAR DEVELOPMENTS

CONSULTANT: SIMON

DESIGNED BY: SIMON

DRAWN BY: JR

REV. NO. 7 DATE: 13-Feb-20

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CONTENT: **GROUND FLOOR PLAN**

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**SimonsLANDSCAPES**  
COMPLETE OUTDOOR DEVELOPMENT

ADDRESS: 6 Rebecca Court Beldon, 6027  
EMAIL: simon@simonslandscapes.com  
WEB SITE: www.simonslandscapes.com  
MOBILE: 0411205563

SIGNED: [Signature]

Hi, my name is Simon from Simon's Landscapes.

With over 15 years experience Simons Landscapes pride ourselves on quality of the highest standard. We have Designed & installed for all Danmar Development Projects since operations began. Implementing & Designing landscape plans is something we do on a daily basis. Our Scope of works extends into constant maintenance on residential and commercial project sites for the years following installation. This ensures the greenspace matures and flourishes to its full potential. Simons Landscapes has an excellent understanding of all native and waterwise plants and trees which are individually chosen & designed for each individual project site & to suit the surrounding native flora. The plants and trees are sourced from local nurseries and hand picked to ensure quality control. All quality soils, fertilisers and mulch are used to give every plant and tree the best possible growing conditions. Simons Landscapes predominantly selects plants illustrated in the Water Corporations plant list for water wise solutions. The grass selected & installed on any Simons Landscape project is sourced from Greenfields Turf Farm. It is a locally run business, producing high quality ground cover grown & adapted to the Western Australian climate. All grass is installed with lawn starter and soil wetter agent. Total Eden supply Simons Landscapes with all reticulation hardware. Trickle irrigation systems predominately installed on most development sites to ensure no water is wasted and the plants are watered at the root level. Water Corporation guidelines for planting, irrigation and mulching are followed closely, with the correct installation techniques our team at Simons Landscapes ensure present and future water wise outcomes for every development site. Simons Landscapes have a long running and growing relationship with all suppliers which continually keep us updated in new trends, materials and innovative waterwise landscape design solutions. We frequently attend Landscape design & reticulation workshops along with seminars to stay ahead of the market with current products and design trends. Here at Simons Landscapes, the team and I pride ourselves on the workmanship and communication with builders and clients. Every project we undertake is treated with diligence to achieve the best outcome possible for the future of our environment and fast growing community.

Kind Regards,  
Simon Coxhead  
Director

**GREEN SPACE REQUIREMENTS TABLE**

SITE AREA	MIN. DEEP SOIL AREA	MIN. REQ. FOR TREES
700 - 1,000m²	10% ALLOWANCE (NO EXISTING TREES)	2 MEDIUM TREES OR 1 LARGE TREE & SMALL TREES TO SUIT AREA.
730.00m²	10% of 730.00m² = 73m²	2 MEDIUM REQUIRED.
TOTAL LANDSCAPING LOT AREA	730.00m²	
ON SITE LANDSCAPING AREA	PROPOSED 147.00m² (20%) (NOT INCL. VERGE LANDSCAPING)	
TOTAL DSA AREA	146.32m² (INCL. PORTIONS OF VERGE AREA)	