




**Jose Morales Macedo**  
 DESIGN STUDIO  
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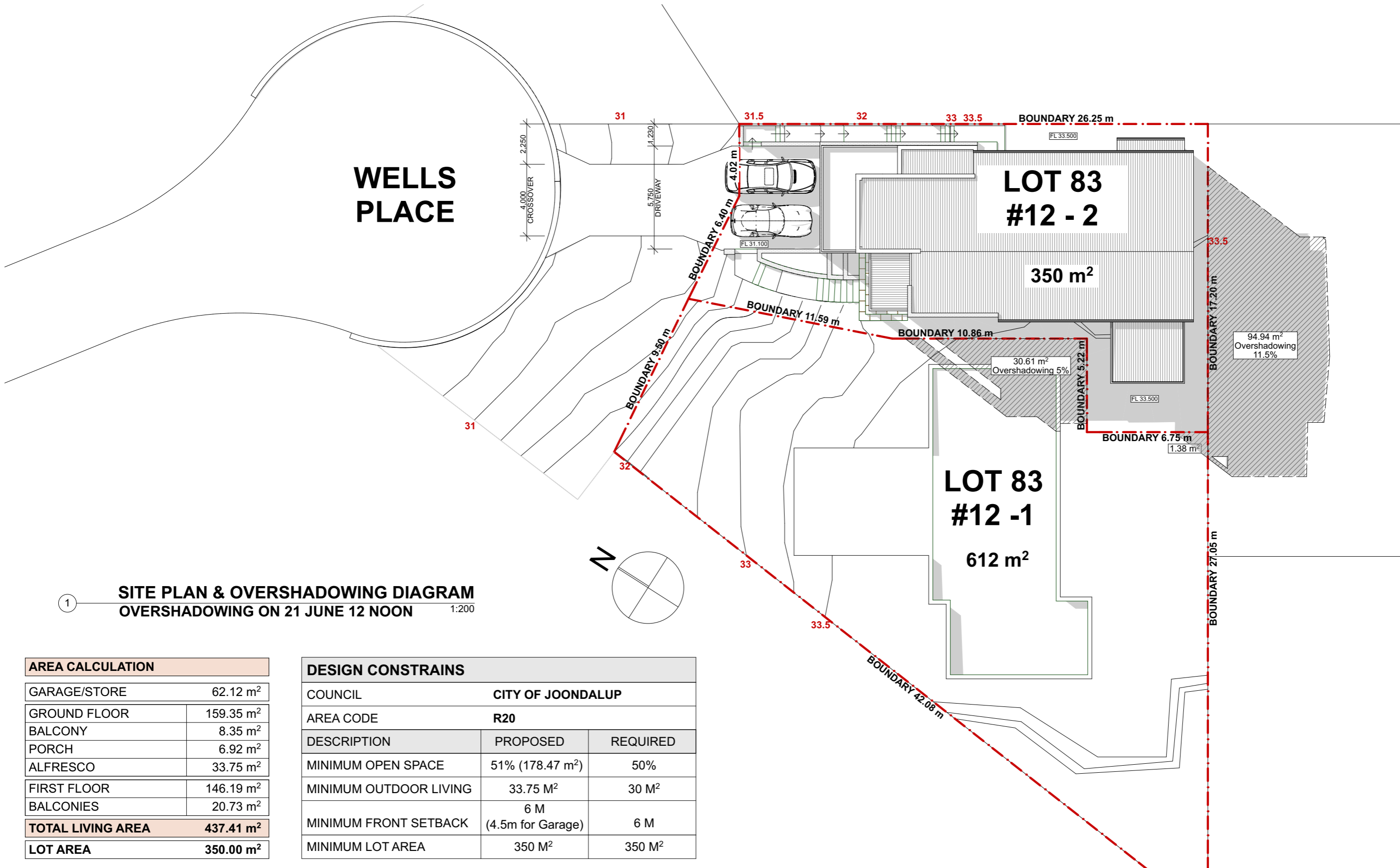
**NEW RESIDENCE**  
 LOT 83, 2-12 WELLS PLACE, PADBURY

REV	DATE	BY	DESCRIPTION

**3D VIEW**  
 CLIENT: INNOVATIVE CONSTRUCTIONS AND BUILDERS  
 PROJECT No.: 18008      **DEVELOPMENT APPLICATION**

DRAWN: JAMM  
 DESIGN: JOSE MORALES MACEDO  
 DATE: 26/11/2018  
 SCALE: 1:124.35 @ A3

**A1**



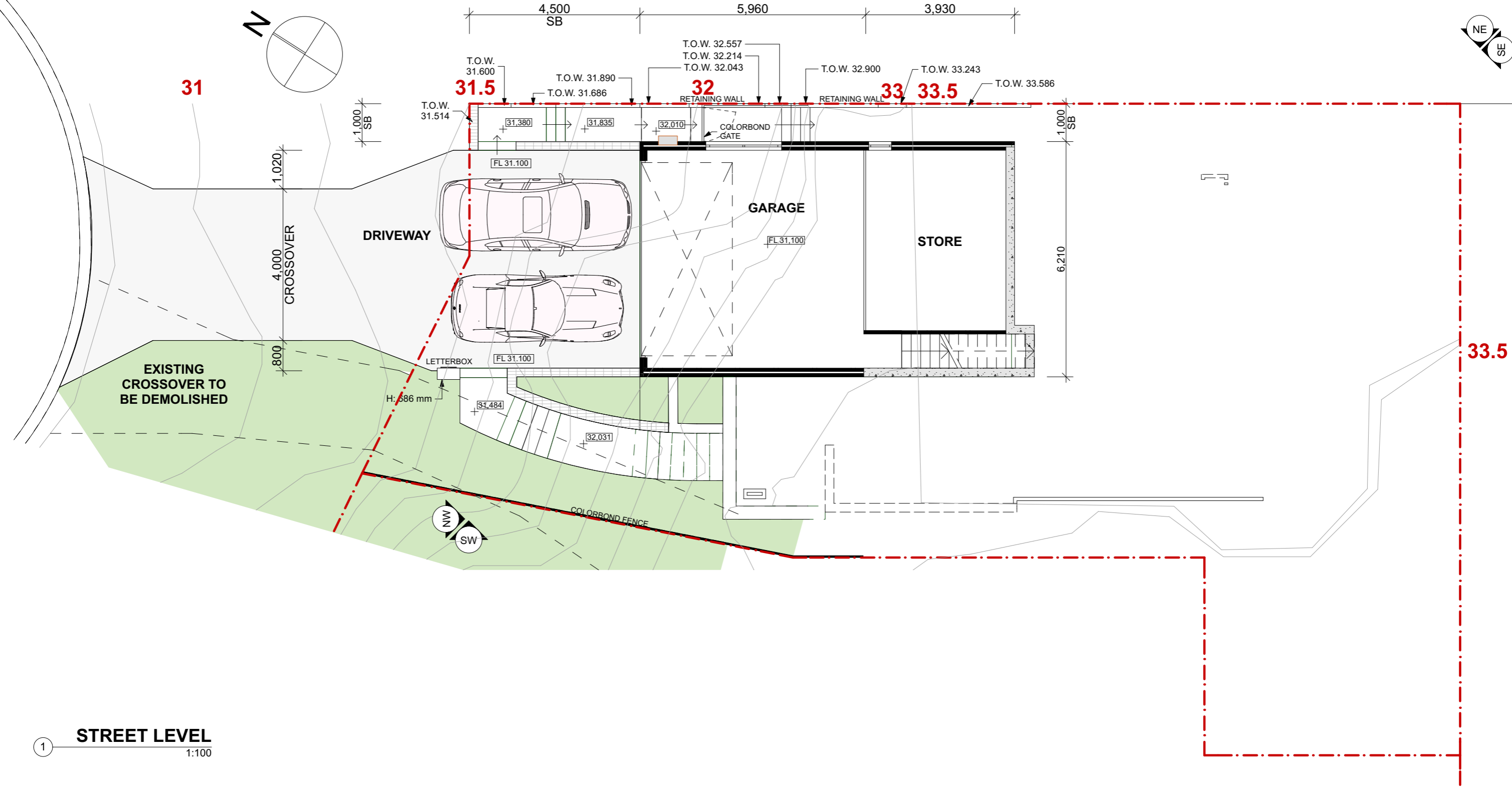
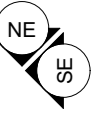
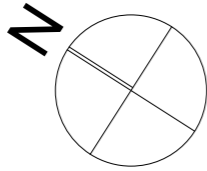
1 SITE PLAN & OVERSHADOWING DIAGRAM  
OVERSHADOWING ON 21 JUNE 12 NOON 1:200

AREA CALCULATION	
GARAGE/STORE	62.12 m <sup>2</sup>
GROUND FLOOR	159.35 m <sup>2</sup>
BALCONY	8.35 m <sup>2</sup>
PORCH	6.92 m <sup>2</sup>
ALFRESCO	33.75 m <sup>2</sup>
FIRST FLOOR	146.19 m <sup>2</sup>
BALCONIES	20.73 m <sup>2</sup>
<b>TOTAL LIVING AREA</b>	<b>437.41 m<sup>2</sup></b>
<b>LOT AREA</b>	<b>350.00 m<sup>2</sup></b>

DESIGN CONSTRAINTS		
COUNCIL	CITY OF JOONDALUP	
AREA CODE	R20	
DESCRIPTION	PROPOSED	REQUIRED
MINIMUM OPEN SPACE	51% (178.47 m <sup>2</sup> )	50%
MINIMUM OUTDOOR LIVING	33.75 M <sup>2</sup>	30 M <sup>2</sup>
MINIMUM FRONT SETBACK	6 M (4.5m for Garage)	6 M
MINIMUM LOT AREA	350 M <sup>2</sup>	350 M <sup>2</sup>

REV	DATE	BY	DESCRIPTION

WELLS PLACE



1 STREET LEVEL  
1:100

REV 0

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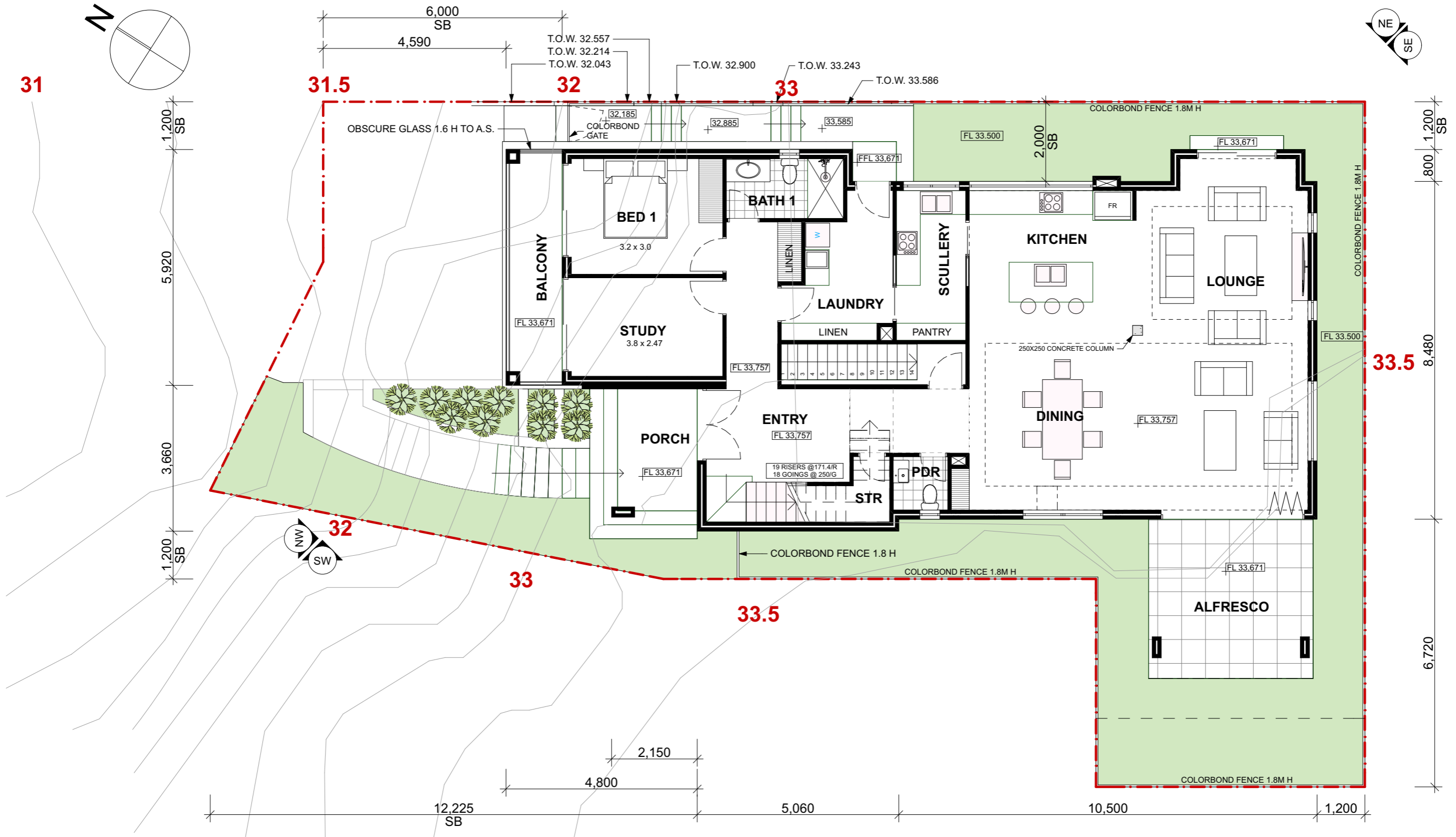
**NEW RESIDENCE**  
LOT 83, 2-12 WELLS PLACE, PADBURY

REV	DATE	BY	DESCRIPTION


**STREET LEVEL**  
CLIENT: INNOVATIVE CONSTRUCTIONS AND BUILDERS  
PROJECT No.: 18008  
**DEVELOPMENT APPLICATION**

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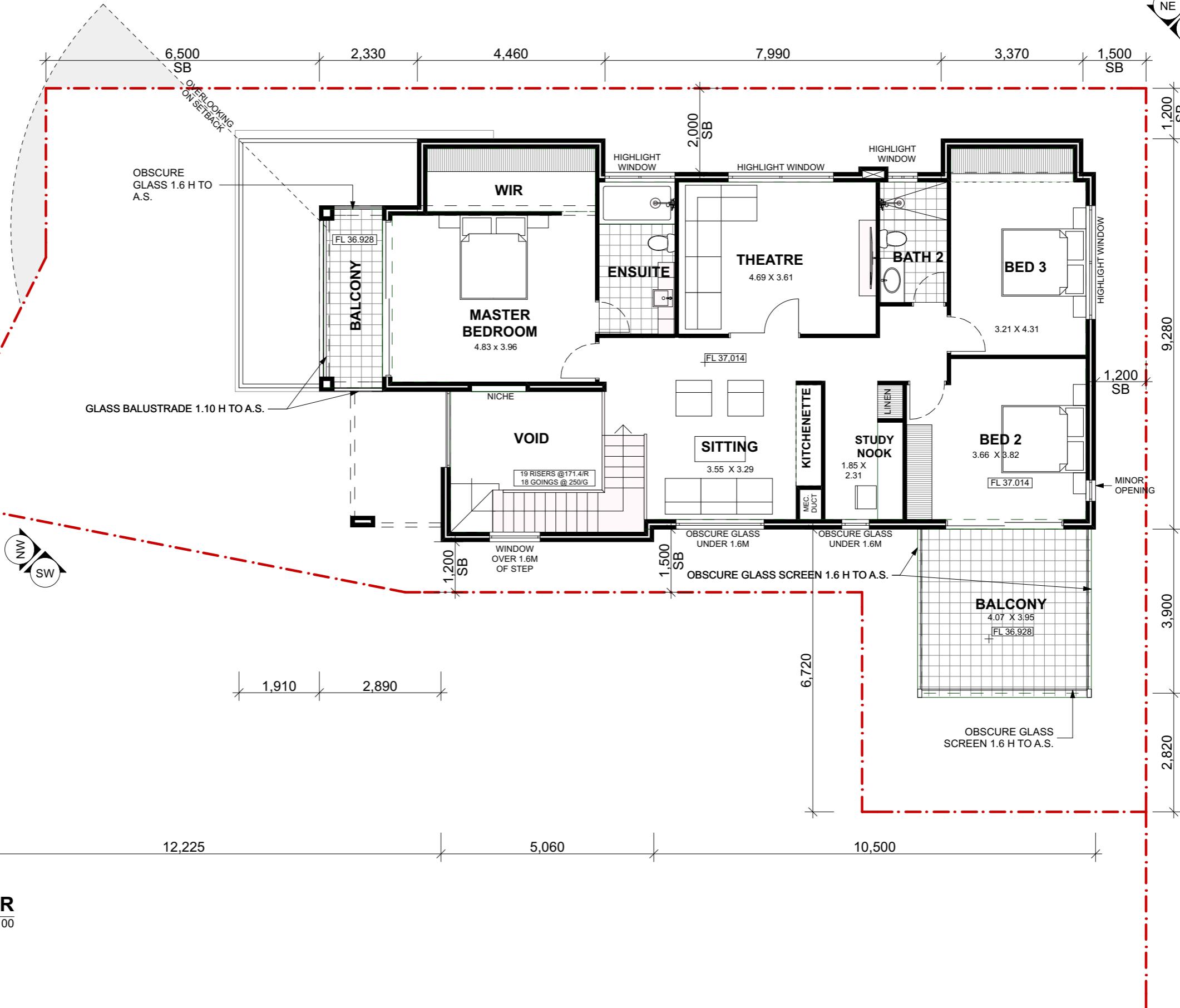
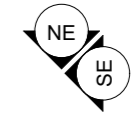
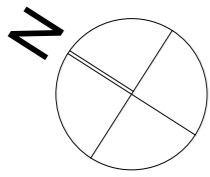
**A3**



1 **GROUND FLOOR**  
1:100

 <b>Jose Morales Macedo</b> DESIGN STUDIO 0421 824 504 • josemoralesmacedo@gmail.com	<b>NEW RESIDENCE</b>  LOT 83, 2-12 WELLS PLACE, PADBURY	REV    DATE    BY    DESCRIPTION	<b>GROUND FLOOR</b>  CLIENT: INNOVATIVE CONSTRUCTIONS AND BUILDERS PROJECT No.: 18008 <b>DEVELOPMENT APPLICATION</b>	DRAWN: JAMM DESIGN: JOSE MORALES MACEDO DATE: 26/11/2018 SCALE: 1:100 @ A3	<b>A4</b>
		REV    DATE    BY    DESCRIPTION		SCALE: 1:100 @ A3	
		REV    DATE    BY    DESCRIPTION		SCALE: 1:100 @ A3	

REV 0



**FIRST FLOOR**

1:100

1



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**NEW RESIDENCE**

LOT 83, 2-12 WELLS PLACE, PADBURY

REV	DATE	BY	DESCRIPTION

**FIRST FLOOR**

CLIENT: INNOVATIVE CONSTRUCTIONS AND BUILDERS

PROJECT No.: 18008

**DEVELOPMENT APPLICATION**

DRAWN: JAMM

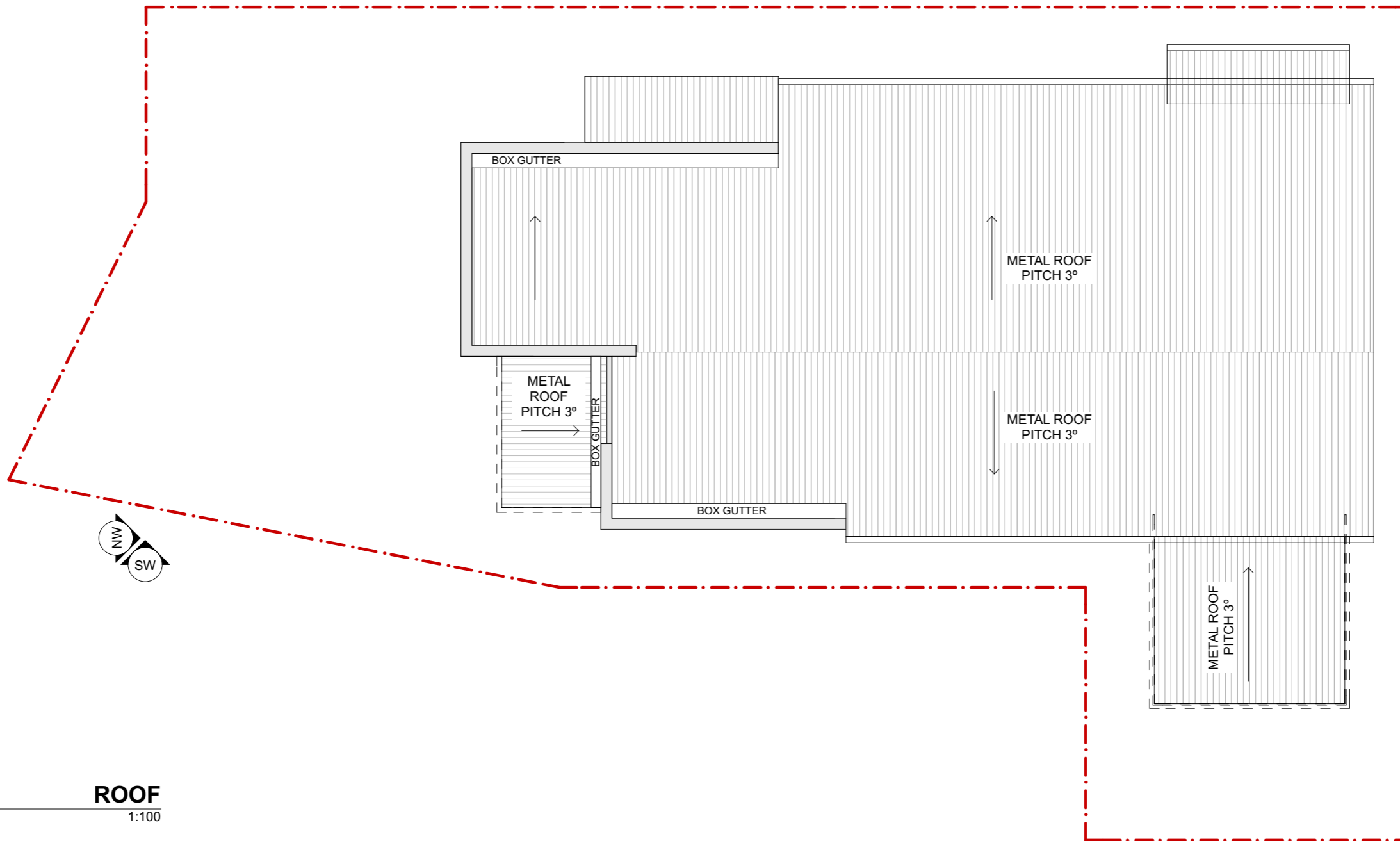
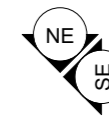
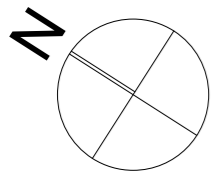
DESIGN: JOSE MORALES MACEDO

DATE: 26/11/2018

SCALE: 1:100 @ A3

**A5**

REV 0



**ROOF**  
1:100

1

REV 0

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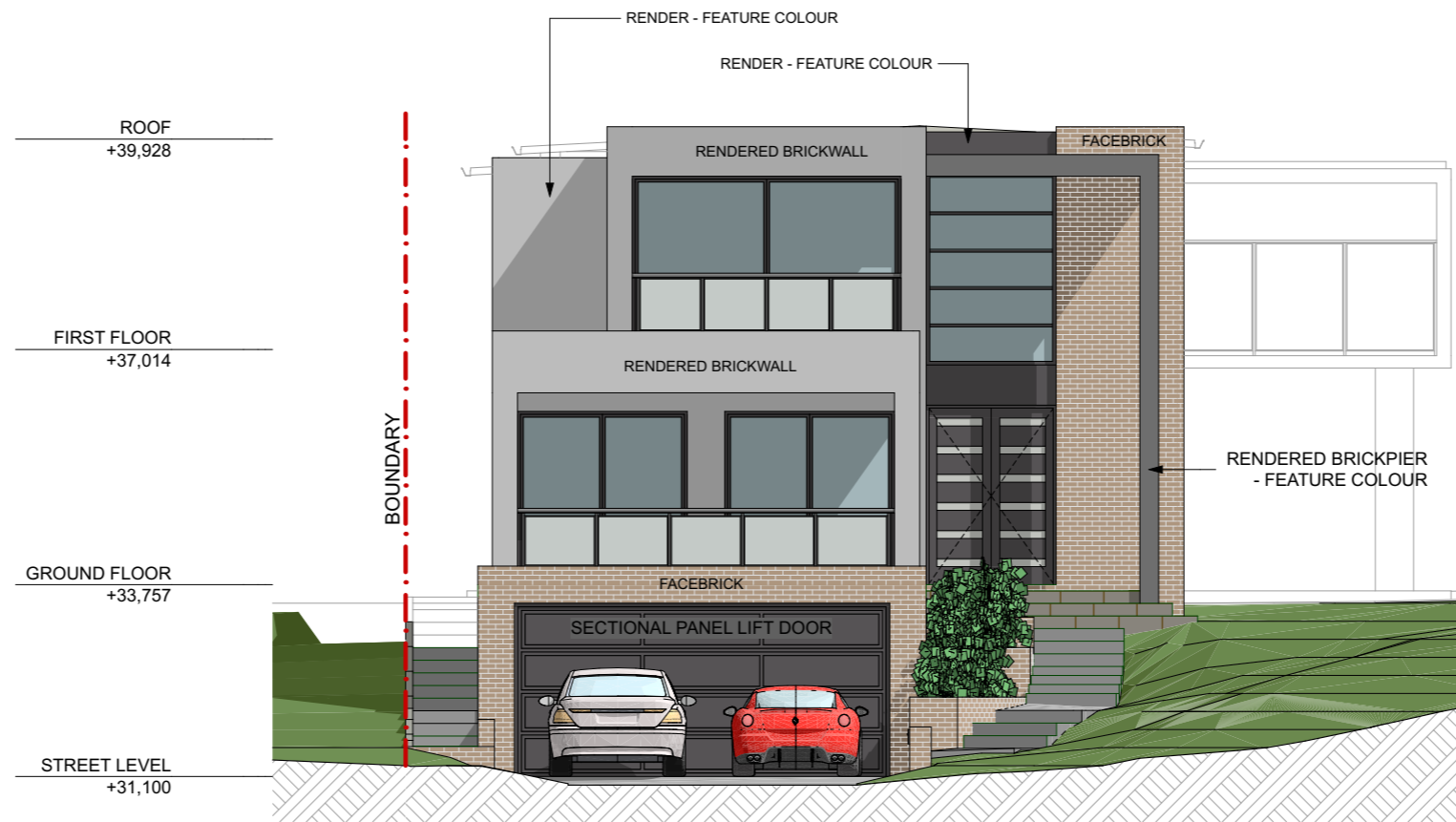
**NEW RESIDENCE**  
LOT 83, 2-12 WELLS PLACE, PADBURY

REV	DATE	BY	DESCRIPTION

**ROOF PLAN**  
CLIENT: INNOVATIVE CONSTRUCTIONS AND BUILDERS  
PROJECT No.: 18008  
**DEVELOPMENT APPLICATION**

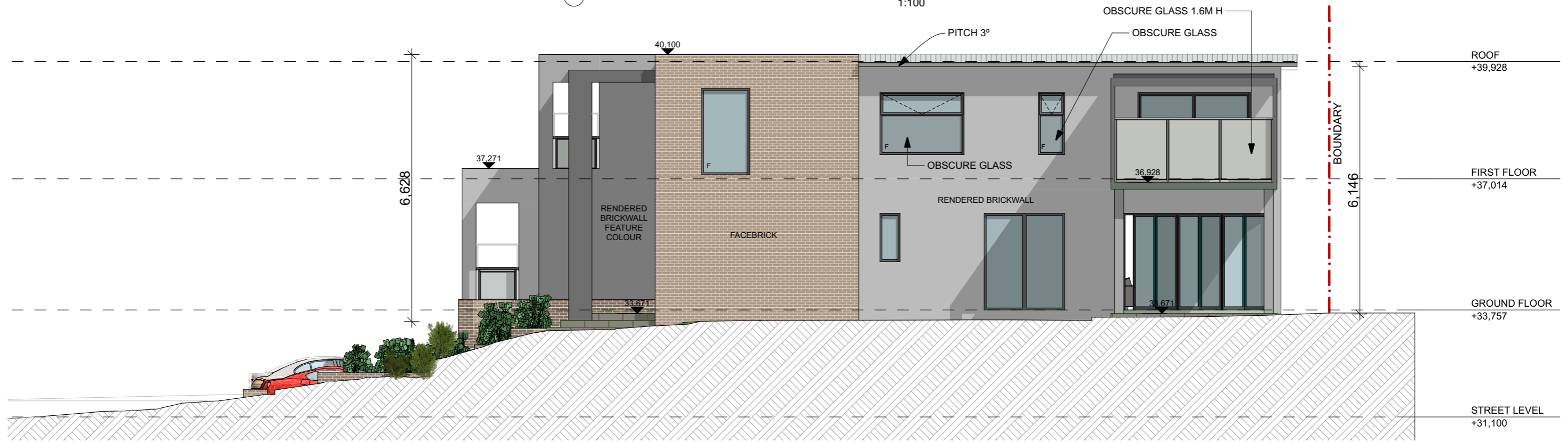
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DESIGN: JOSE MORALES MACEDO  
DATE: 26/11/2018  
SCALE: 1:100 @ A3

**A6**



**WELLS PLACE ELEVATION**

1:100



**SOUTH-WEST ELEVATION**

1:100

REV	DATE	BY	DESCRIPTION

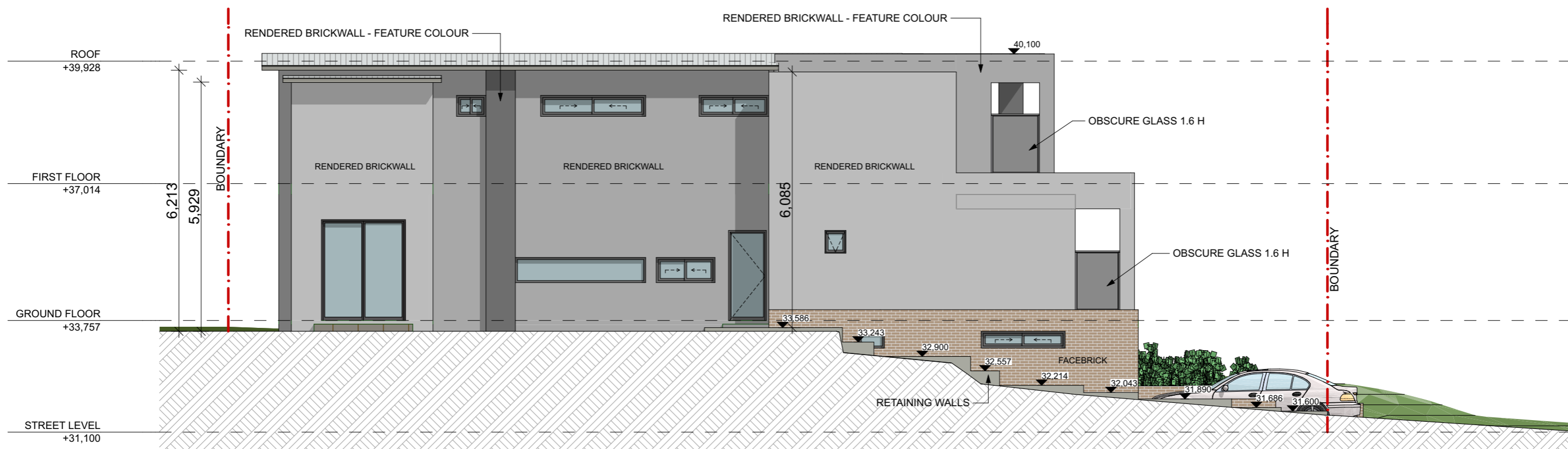
**ELEVATIONS**

CLIENT: INNOVATIVE CONSTRUCTIONS AND BUILDERS  
PROJECT No.: 18008  
**DEVELOPMENT APPLICATION**

DRAWN: JAMM  
DESIGN: JOSE MORALES MACEDO  
DATE: 26/11/2018  
SCALE: 1:100 @ A3



2 SOUTH-EAST ELEVATION 1:100



1 NORTH-EAST ELEVATION 1:100

REV	DATE	BY	DESCRIPTION

**ELEVATIONS**

CLIENT: INNOVATIVE CONSTRUCTIONS AND BUILDERS  
 PROJECT No.: 18008

**DEVELOPMENT APPLICATION**

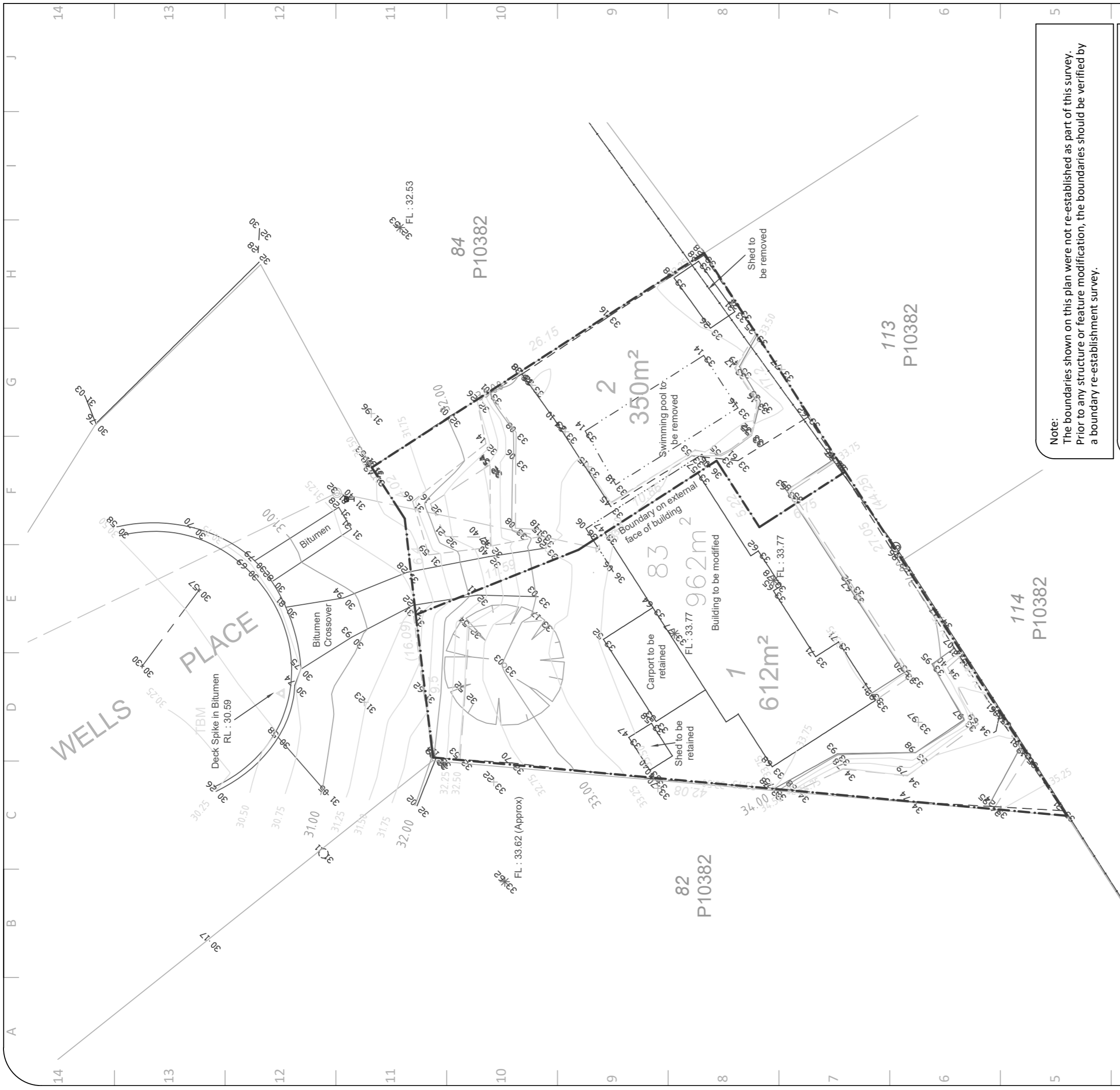
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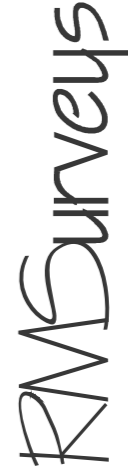
**LEGEND**

- ▲ TBM
- + Nat Surface Pt
- \* Floor Level
- Power Pole
- Stay Wire Anchor
- ⊕ Water Meter
- ⊙ Sewer Manhole
- Sewer Shaft
- ⊕ Tree
- Road C/L
- Top of Kerb
- Bot of Kerb
- Driveway Edge
- Fence
- Top Of Bank
- Building Line
- Gutter
- Pool
- Power Cable
- Retaining Wall

Note:  
AHD datum based on sewer manhole L1661.

Note:  
The boundaries shown on this plan were not re-established as part of this survey. Prior to any structure or feature modification, the boundaries should be verified by a boundary re-establishment survey.

Notes:  
This drawing indicates the presence of some services which may be located underground. Some services may have been plotted using a "best fit" interpretation of information supplied by relevant Government departments and private companies.  
Not all underground services have been shown on this drawing and current Dial Before You Dig information should be obtained before commencing any excavation works.

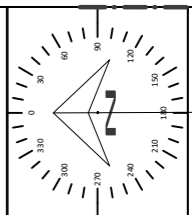


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Client  
**Bakhtyar Humayun**

Rev	Initial Issue	Drawn	Chkd	Appvd	Date
0	JW	BB	BB	BB	24/08/17



Surveyor YL  
Survey Date 05/06/15  
Vertical Datum AHD  
Horizontal Datum LOCAL  
PAPER SIZE A3

**APPLICATION FOR SUBDIVISION**  
**Lot 83 (#12) Wells Place, Padbury**  
**City of Joondalup**

Job No. **BAK-PAD**  
Drawing No. **BAK-PAD-05**  
Revision **0**