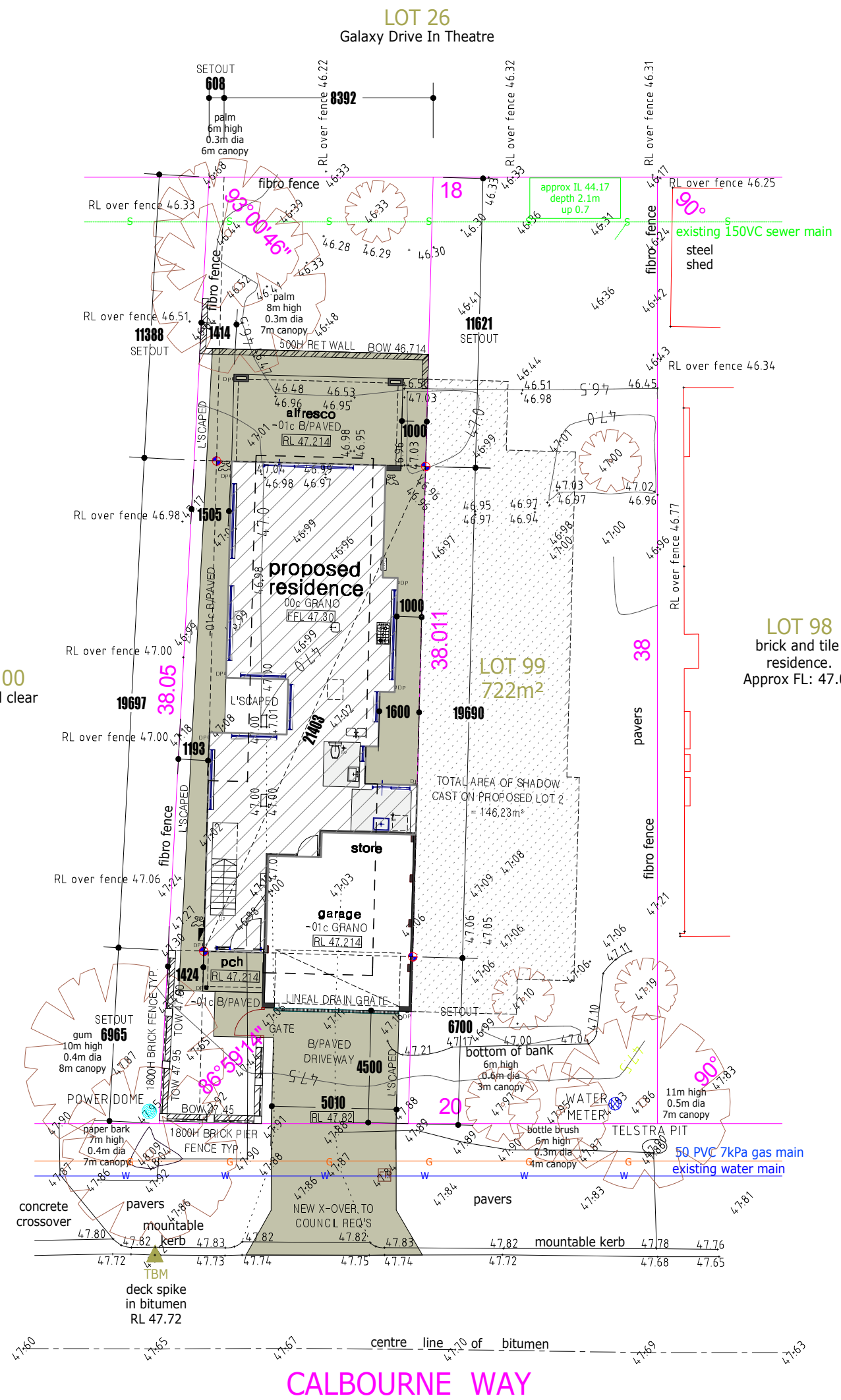
NOTE: No title viewed by The Land Division. A certificate of title check for easements and encumbrances is highly recommended as should they exist, they may affect design.



LEGEND/KEY
Edge of Patio/Carport Structure/Verandah
Gutter Line
Gas Main
Water Main
Sewer Main
Fire Hydrant
Water Meter
Power Dome
Telstra Pit
Tree

TBM deck spike in bitumen equals RL 47.72 AHD
Based on sewer manhole P3215 RL 44.11 AHD (Water Corp e-plan)
Contractor to check datum before adopting levels

Survey Date: 03 July 2019 | Scale 1:200@A3

Client: Vecchio Homes

Rev	Date	Description	Surv	Drawn
0	04/07/19	Feature Survey Drafted	TF	TF

FEATURE AND CONTOUR SURVEY OF LOT 99 ON PLAN 12513
21 Calbourne Way, Kingsley
C/T Vol: 1514 Fol: 180
our ref. 19-8494

THE LAND DIVISION
PLANNING | SURVEYING | DESIGN
Feature Survey by
PO Box 2444,
Malaga, WA 6090
Tel 08 9209 3232
Fax 08 9249 2551

NOTES: 1) CONSULT LEGAL ADVICE ON EASEMENTS, ENCUMBRANCES AND CAVEATS THAT MAY APPEAR ON THE CERTIFICATE OF TITLE. 2) LEVELS ON ADJOINING PROPERTIES ARE APPROXIMATE DUE TO ACCESS RESTRICTIONS. 3) SERVICES PLOTTED AS VISUALLY SEEN ON SITE AND ARE APPROXIMATE. 4) SEWER POSITION AND LEVELS FROM WATER CORPORATION PLANS. 5) CONSULT DIAL BEFORE YOU DIG TO CHECK LOCATION OF UNDERGROUND SERVICES. 6) BEWARE OF OVERHEAD POWER LINE HAZARDS. 7) CONSULT TLD ON ANY ANOMALY BEFORE DESIGN AND CONSTRUCTION. 8) POSITION AND DEPTH OF SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR. 9) FEATURES ARE RELATED TO FENCE-LINES ONLY. NO CONNECTION MADE TO BOUNDARIES. **REPEG RECOMMENDED.**

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printed : 1/10/2019 4:28 PM
revision : B
sheet : 02/06
scale : 1:200 @ A3
client : A & L COLAVECCHIO
project : TWO STOREY RESIDENCE
LOT 99 #21 CALBOURNE WAY, KINGSLEY. W.A.
date : JULY 2019
job no : 19-018

date :	revision :
28-07-19	CONCEPT DRAWINGS ISSUED TO CLIENT
09-08-19	DRAWINGS ISSEUD FOR DEVELOPMENT APPROVAL
01-10-19	DA19/0740 - AMMENDMENTS AS PER PRELIM ASSESMENT

A
B

general notes

- DO NOT SCALE FROM THE DRAWINGS.
- STRATA BOUNDARY LINES SHOWN ARE TO BE CONFIRMED BY LICENSED SURVEYOR & ARE FOR TOWN PLANNING PURPOSES ONLY.
- ALL PLUMBING, ELECTRICAL, STORMWATER & IRRIGATION CONDUIT TO BE INSTALLED/ PRELAYED PRIOR TO POURING CONCRETE OR LAYING PAVING. EXTENT OF PAVING TO OWNERS SPECIFICATION. CONFIRM PRIOR TO LAYING.
- SUPPLY AND INSTALL 'DURSBAN' CHEMICAL TERMITE TREATMENT TO MANUFACTURERS SPECIFICATION & USE BI-FLEX CHEMICAL SPRAY HOMEGUARD PHYSICAL BARRIER TO BOUNDARY WALLS TO COMPLY WITH A.S. 3660-1.
- REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR PILE FOOTINGS SIZE & LOCATION DETAILS.

site plan
1:200

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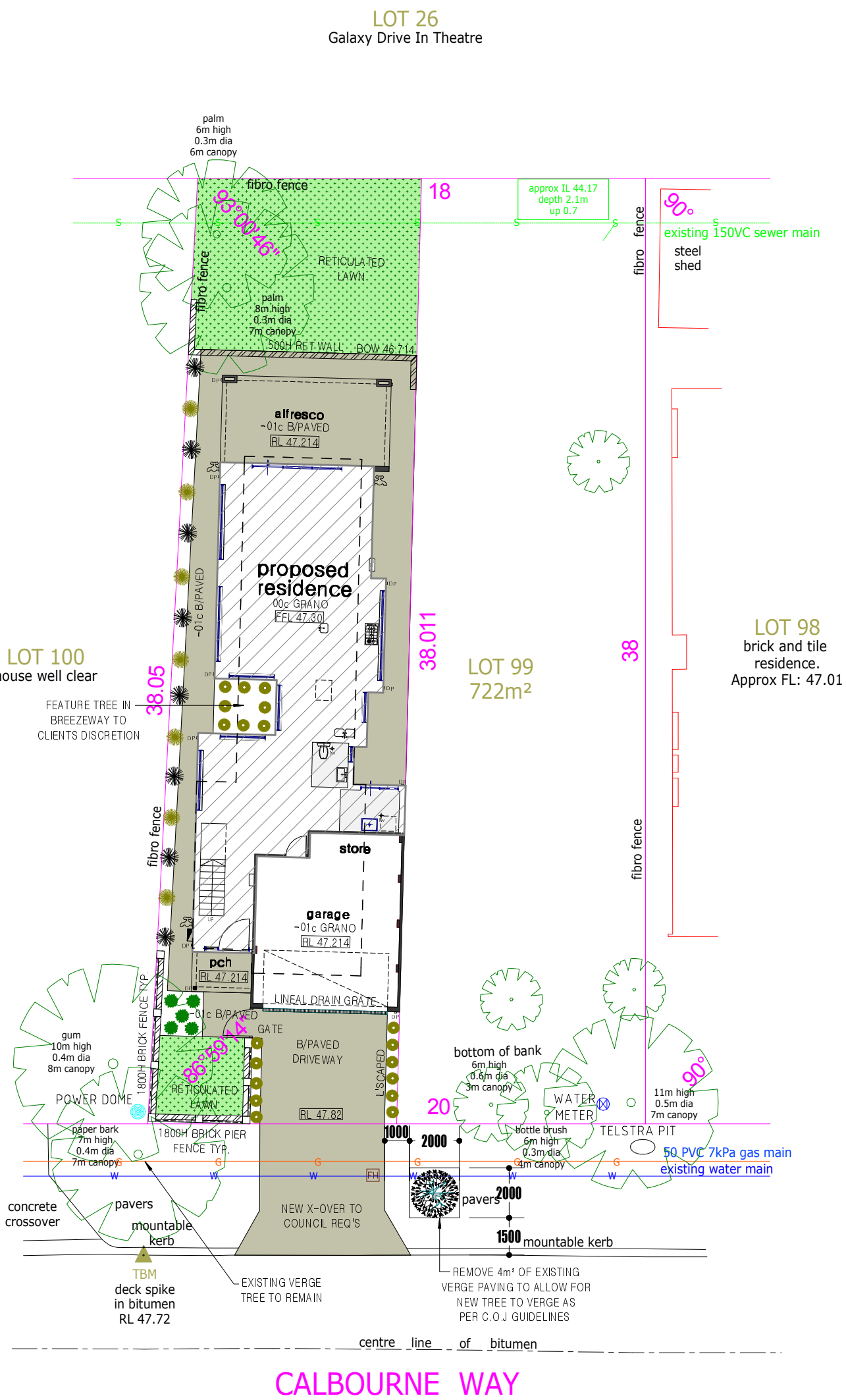

landscape key

GND COVERS
- TRADESCANTIA SPATHACEA 'MOSES IN CRADLE' (400H x 400W x 140 POT)
- RHAPHIOLEPIS 'SNOW MAIDEN' (750H x 750W x 140 POT)

SHRUBS
- ANIGOZANTHOS MANGLESI 'KANGAROO PAW' (1000H x 1200W x 140 POT)
- AGAVACEAE 'CORDYLINE RED FOUNTAIN CABBAGE TREE' (1000H x 1000W x 170 POT)
- ASTELIA CHATHAMICA 'SILVER SPEAR' (1500H x 1000W x 140 POT)

TREES
- TRISTANIOPSIS LAURINA 'WATER GUM' (7000-12000 HIGH x 5000 WIDE)
- LAGERSTROEMIA INDICA NATCHEZ 'WHITE CREPE MYRTLE' (7000H x 5000W)

PLANT SELECTION MAY VARY SUBJECT TO AVAILABILITY MAY BE REPLACED WITH A SIMILAR PLANT.

MULCHING
GARDEN BEDS TO BE MULCHED WITH BLACK MULCH TO A DEPTH OF NO LESS THAN 100MM AND NO DEEPER THAN 150MM

LAWN
THE AREA OF THE LAWNS WILL NEED PREPARING WITH A SPECIALIZED TOPSOIL FOR MOISTURE RETENTION AND NUTRITION. IT SHOULD BE SPREAD TO A DEPTH OF AT LEAST 20MM BEFORE TURFING.

IRRIGATION
ALL PLANTED AREAS INCLUDING LAWN WILL BE RETICULATED WITH AN IRRIGATION SYSTEM, PLUMBING CONNECTION, MASTER SOLENOID VALVE PVC MAINLINE, POLY SUB MAINS.
ALL COURTYARDS WILL BE RETICULATED AND CONNECTED TO THE MAINS.
ALL PLANTS CONNECTED TO DRIPLINE (NETA FIM) WATER ONLY PLANTS, NO WASTAGE.

FERTILIZER/ SOIL
IT IS RECOMMENDED THAT A SOIL TREATMENT CONTAINING A FERTILIZER AND WATER HOLDING AGENT BE APPLIED AT THE TIME OF PLANTING THE DRIVEWAY AND COURTYARD PLANTS. A PRODUCT SUCH AS 'TERRACOTTEM' WOULD BE IDEAL.

PAVING
ALL ACCESS WAYS & DRIVEWAYS ARE TO BE GRADED SO THAT STORMWATER IS DIRECTED TO LANDSCAPING AREAS.
ALL PAVED AREAS ARE TO BE GRADED SO THAT STORMWATER IS DIRECTED TO LAWN OR LANDSCAPED AREAS WHERE APPLICABLE.

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client :	A & L COLAVECCHIO
project :	TWO STOREY RESIDENCE LOT 99 #21 CALBOURNE WAY, KINGSLEY. W.A.
date :	JULY 2019
job no :	19-018
scale :	1:200 @ A3
sheet :	03/06
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printed :	1/10/2019 7:19 PM

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landscaping plan

1:200

0 5 10

TBM deck spike in bitumen equals RL 47.72 AHD
Based on sewer manhole P3215 RL 44.11 AHD (Water Corp e-plan)
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Survey Date: 03 July 2019 | Scale 1:200@A3

Client: Vecchio Homes

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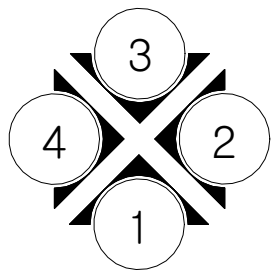
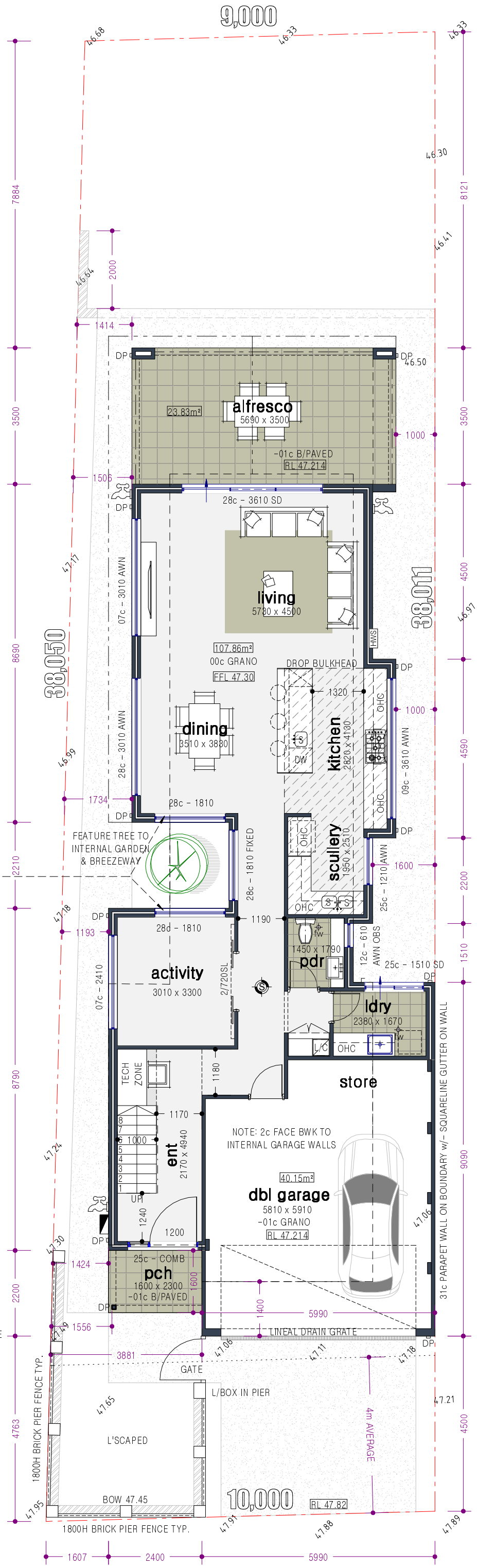
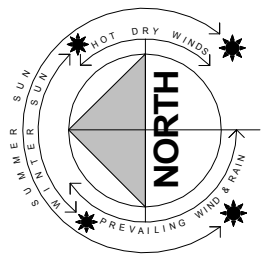
FILE= J:\RS Design\2019\19-018\21 Calbourne Way Kingsley_Proposed Residence Revised.SKF

ground floor plan

1:100





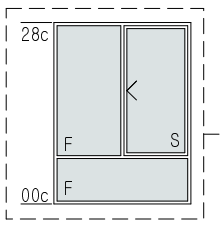


JUSTIFICATION - 5.1.3 LOT BOUNDARY SETBACK

WE UNDERSTAND THE MINIMAL PORTION OF BRICKWORK TO THE ALFRESCO INCREASES THAT OVERALL LENGTH OF THE PROPOSED WALL TO THE DINING & LIVING (8690mm) ON THE NORTHERN BOUNDARY ABOVE 9m. DUE TO THE COMPLEXITY OF THE SITE WHERE THE NORTHERN BOUNDARY ANGLE PROVIDES LIMITED AREA NARROWING TOWARD THE REAR OF THE BLOCK. IT IS ACKNOWLEDGED THAT THE SUM OF THESE WALLS EXCEEDS THE 9m MINIMUM LENGTH REQUIRED AS PER TABLE 2A IN THE R-CODES. CONSIDERATION HAS BEEN TAKEN INTO REDUCING THE BUILDINGS BULK TO THE ADJOINING PROPERTY IN THIS AREA. THE AMOUNT OF WALL ABOVE THE 25c OPENING BETWEEN WALL AND PIER THAT OCCUPIES THE ALFRESCO IS INSUFFICIENT IN HAVING AN IMPACT ON THE AMENITY OF THE ADJOINING PROPERTY. A MINIMUM SETBACK OF 1.414m INCREASES TO 1.734m ON THE GROUND LEVEL & THE UPPER FLOOR LEVEL IS SETBACK A MINIMUM 2.479m AT ITS CLOSEST POINT TO THE BOUNDARY THUS, THE WALLS HAVE BEEN DESIGNED AS TO STILL ALLOW ADEQUATE NATURAL LIGHT & VENTILATION TO BOTH PROPERTIES. INCLUSION OF A HI-LITE AND FULL HEIGHT WINDOW OPENING IN BOTH THESE AREAS HAVE BEEN SETBACK >1.5m AS REQUIRED. THESE WINDOWS PROVIDED IN BOTH AREAS MINIMISE THE POSSIBILITY OF OVERLOOKING AND ALLOW ADEQUATE PRIVACY TO THE ADJOINING PROPERTY.

JUSTIFICATION - 5.1.3 LOT BOUNDARY SETBACK

ITS UNDERSTOOD THE OVERALL LENGTH OF THE PROPOSED WALL TO THE KITCHEN (4590mm) ON THE SOUTHERN BOUNDARY IS SETBACK A MINIMUM 1m FROM THE BOUNDARY. HAVING LOCATED A 772mm HIGH x 3610mm WINDOW OPENING TO THE KITCHEN WALL COULD CONSIDER IT A MAJOR OPENING. IT IS ACKNOWLEDGED THAT A 1.5m MINIMUM SETBACK BE REQUIRED AS PER TABLE 2A IN THE R-CODES. WE ASK THAT CONSIDERATION BE TAKEN AS TO THE NECESSITY OF LOCATING THIS WINDOW FOR CROSS VENTILATION, INCREASED NATURAL LIGHT TO THE MAIN LIVING ZONES OF THE ABODE & THEREFORE A MORE COMFORTABLE AMENITY. THE WINDOW OPENING HAS BEEN LOCATED @ BENCH HEIGHT LEVEL, TO HAVE INSUFFICIENT IMPACT ON THE AMENITY OF THE ADJOINING PROPERTY WHILE, THE POSSIBILITY OF OVERLOOKING HAS BEEN MINIMALISED & ADEQUATE PRIVACY TO THE ADJOINING PROPERTY HAS BEEN RETAINED.



JUSTIFICATION - 5.1.3 LOT BOUNDARY SETBACK

WE UNDERSTAND THE MINIMAL PORTION OF BRICKWORK TO THE PORCH INCREASES THAT OVERALL LENGTH OF THE PROPOSED WALL TO THE ENTRY & ACTIVITY (8790mm) ON THE NORTHERN BOUNDARY ABOVE 9m. DUE TO THE COMPLEXITY OF THE SITE WHERE THE NORTHERN BOUNDARY ANGLE PROVIDES LIMITED AREA NARROWING TOWARD THE REAR OF THE BLOCK. IT IS ACKNOWLEDGED THAT THE SUM OF THESE WALLS EXCEEDS THE 9m MINIMUM LENGTH REQUIRED AS PER TABLE 2A IN THE R-CODES. CONSIDERATION HAS BEEN TAKEN INTO REDUCING THE BUILDINGS BULK TO THE ADJOINING PROPERTY IN THIS AREA. THE AMOUNT OF WALL THAT OCCUPIES THE PORCH (1.51m²) IS INSUFFICIENT TO HAVE AN IMPACT ON THE AMENITY OF THE ADJOINING PROPERTY. A MINIMUM SETBACK OF 1.193m INCREASES TO 1.424m ON THE GROUND LEVEL & THE UPPER FLOOR LEVEL IS SETBACK THE REQUIRED MINIMUM 1.244m AT ITS CLOSEST POINT TO THE BOUNDARY THUS, THE WALLS HAVE BEEN DESIGNED AS TO STILL ALLOW ADEQUATE NATURAL LIGHT & VENTILATION TO BOTH PROPERTIES. INCLUSION OF MINOR OPENINGS IN BOTH THE ACTIVITY WALL (2.661m HIGH) & STAIRCASE VOID WALL (5.161m HIGH) HAVE BEEN SETBACK >1.2m AS REQUIRED. THE PORTION OF HI-LITE WINDOWS PROVIDED IN BOTH AREAS MINIMISE THE POSSIBILITY OF OVERLOOKING AND ALLOW ADEQUATE PRIVACY TO THE ADJOINING PROPERTY.

JUSTIFICATION - RDLPP SCHEDULE 1 - CROSSOVER WIDTH

ALTHOUGH THE WIDTH OF THE PROPOSED CROSSOVER (5.01m) EXCEEDS THE MINIMUM 3.0m REQUIRED, WE ASK THAT IT BE CONSIDERED SATISFACTORY DUE TO THE NATURE OF THE PROPOSED DEVELOPMENT. ADEQUATE SPACE HAS BEEN ALLOWED FOR SOFT LANDSCAPING WITHIN THE FRONT SETBACK TO THE COURTYARD AREA. STREET TREES ARE PROVIDED TO THE VERGE AND THE HARDSTAND AREA HAS BEEN LIMITED TO JUST THE GARAGE OPENING WIDTH AS TO ALLOW FOR EASE OF VEHICLE ACCESS & SUITABLE ON-SITE PARKING BAYS REDUCING THE NEED FOR STREET VERGE PARKING.

areas :

lot	- 361m²
ground	- 107.86m²
upper	- 111.41m²
garage/ store	- 39.97m²
alfresco	- 23.89m²
porch	- 3.84m²
total	**- 286.97m²**

JUSTIFICATION - 5.2.2 GARAGE WIDTH

ALTHOUGH THE PROPOSED FRONT GARAGE WIDTH DOES NOT COMPLY WITH OCCUPYING <50% OF THE PRIMARY STREET SETBACK OUTLINED IN THE R-CODES, THE FASCADE WIDTH 5990mm (60%) OF THE GARAGE IS SETBACK 4.5m AS TO NOT HAVE AN IMPACT ON THE AMENITY OF THE ADJOINING PROPERTIES. THE GARAGE IS TO BE CONSTRUCTED IN BRICK RENDERED FINISH TO COMPLIMENT THE AMENITY AND PROVIDE CONTRAST TO THE UPPER FLOOR WEATHERBOARD FINISH. THE UPPER FLOOR HAS BEEN OFFSET >500mm BEHIND THE GARAGE & SUFFICIENT SPACE HAS BEEN GIVEN FOR LANDSCAPING w/- INCLUSION OF SPACE FOR A FRONT PARKING BAY. CONSIDERATION HAS BEEN TAKEN WHERE INCLUSION OF A LARGE GLASS MAIN FRONT ENTRY DOOR & MAJOR OPENINGS TO BOTH THE UPPER ENTRY VOID/ BEDROOM WINDOWS HAVE BEEN INCLUDED IN THE PRIMARY STREET ELEVATION WITH AN INTENTION TO SOFTEN THE STREETFRONT ELEVATION WHILE STILL MAINTAINING SATISFACTORY STREET SURVEILLANCE. WE BELIEVE THIS POSITIVELY CONTRIBUTES TO THE FUTURE DEVELOPMENT OF THE EXISTING STREETSCAPE.

JUSTIFICATION - 5.2.1 DWELLING ALIGNMENT

ALTHOUGH THE PROPOSED LOCATION OF THE FRONT GARAGE IS POSITIONED >500mm (1.4m TO UPPER STOREY BEDROOM) AHEAD OF THE DWELLING ALIGNMENT, CONSIDERATION HAS BEEN TAKEN INTO ALLOWING CLEAR SIGHTLINES TO THE STREET. THE 4.5m FRONT SETBACK ALLOWS A NON OBSTRUCTIVE VIEW OF THE PROPERTY FROM THE STREET, WITH A CLEAR POINT OF ENTRY DEFINED BY THE LARGE GLAZED ENTRY DOOR AND PORTICO. LARGE GLAZED OPENINGS TO BOTH THE UPPER ENTRY & BEDROOM HAVE BEEN POSITIONED IN ORDER TO ALLOW NON OBSTRUCTED VIEWS TO THE STREETSCAPE IN TURN. INCLUSION OF A VISUALLY PERMEABLE FRONT COURTYARD ALSO PROVIDES DEPTH TO THE FASCADE AND COMPLIMENTS THE STREETSCAPE WHILE NOT DETRACTING AT ALL FROM THE APPEARANCE OF THE DWELLING.

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01-10-19	DA19/0740 - AMMENDMENTS AS PER PRELIM ASSESMENT

client :	A & L COLAVECCHIO
project :	TWO STOREY RESIDENCE LOT 99 #21 CALBOURNE WAY, KINGSLEY. W.A.
date :	JULY 2019
job no :	19-018
scale:	1:100 @ A3
sheet :	04/06
revision :	B
printed :	2/10/2019 12:59 PM

general notes

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- VERIFY ALL PLUMBING AND A/C DUCTS PRIOR TO POURING CONCRETE SUSPENDED SLAB.
- WET AREA & APPLIANCE DETAILS PROVIDED BY OWNER.CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB.
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FILE= J:\RS Design\2019\19-01821 Calbourne Way Kingsley_Proposed Residence Revised.SKF

upper floor plan

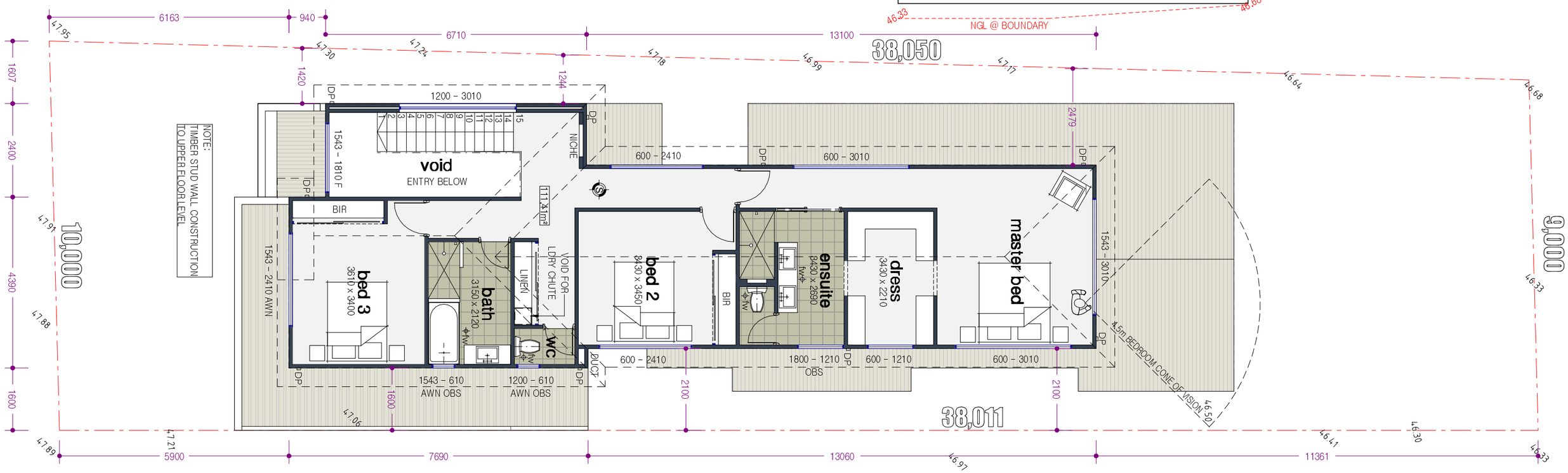
1:100

west elevation 1

1:100

east elevation 3

1:100



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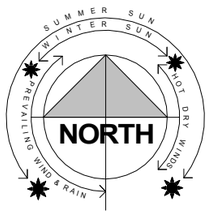

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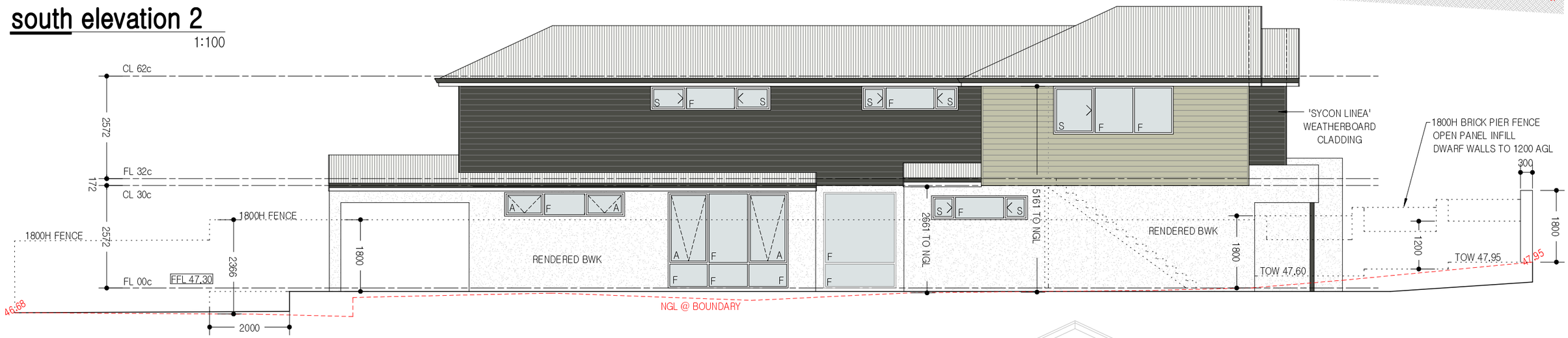
south elevation 2

1:100

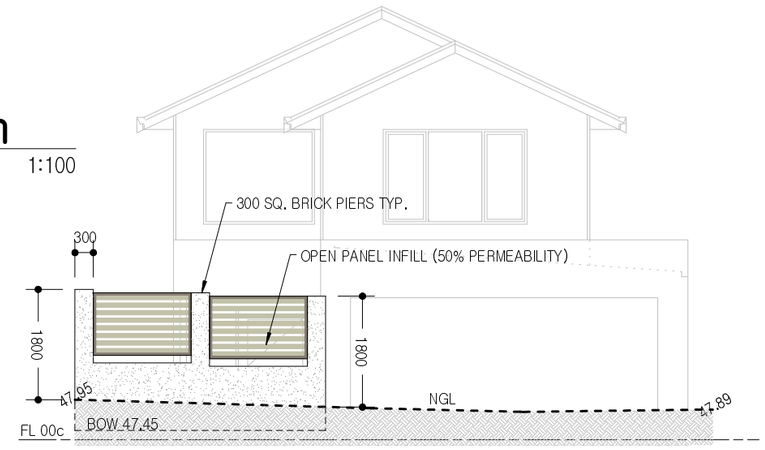


north elevation 4

1:100

fence elevation

1:100



JUSTIFICATION – 5.4.1 VISUAL PRIVACY – ALFRESCO & RETAINING

THE SITES ANGLED NATURE NARROWING TOWARD THE REAR IS LESS THAN FAVOURABLE TO HELP ACHIEVE THE 7.5m CONE OF VISION REQUIRED FROM THE REAR ALFRESCO AREA. NATURAL SITE CHARACTERISTICS REQUIRE DEVELOPMENT BE LOCATED TOWAD THE WESTERN BOUNDARY AS TO MAKE THE MOST SUFFICIENT USE OF BUILDING AREA & LIVING SPACES. THE EXISTING SLOPE OF TERRAIN TO THE FRONT SETBACKLEAVES MINIMAL ALLOWANCE TO DROPPING FLOOR LEVELS. AS THE DRIVEWAY GRADIENT IS CURRENTLY @ THE REQUIRED MINIMUM 1:7 SLOPE RATIO. NATURAL GROUND LEVELS TO BOTH THE PROPOSED SUBDIVIDED LOT & THE NEIGHBOURING PROPERTIES INCLUDE EXISTING RETAINING WALLS TO REAR VEGETATED/ LANDSCAPED AREAS BELOW. FINISHED FLOOR LEVELS HAVE BEEN CALCULATED AS TO ALLOW FOR SIMILAR SITE LEVELS AS PER THE EXISTING DWELLING. THIS SHALL ALLOW FOR MINIMAL CUT & FILL AND SUBSTANTIALLY LESS SITE WORKS. SIGNIFICANT LARGE TREES & VEGETATION COVERAGE ALONG THE NORTHERN FENCE LINE INCREASE VISUAL PRIVACY TO THE NEIGHBOURING PROPERTY. WHILE A PROPOSED 2m EXTENSION OF THE RETAINING WALL TO THIS BOUNDARY WILL ALLOW FURTHER SCREENING @ 1.8m AFL. WE BELIEVE MORE THAN ADEQUATE PRIVACY IS PROVIDED THUS PREVENTING OVERLOOKING TO THE ADJOINING PROPERTY ON THE NORTHERN SIDE. THE SUBDIVIDED LOT TO THE SOUTHERN BOUNDARY WILL BE VACANT WHICH SHOULD ALSO BE CONSIDERED. THE REAR RETAINING WALL IS PROPOSED TO BE 0.5m HIGH WITH NGL'S TO SLOPE BACK TO THE REAR BOUNDARY RESPECTIVELY. THE CLIENT/APPLICANT UNDERSTANDS THAT THE CITY WILL UNDERTAKE ADVERTISING IN REGARDS TO THIS MATTER.

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- ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER/ BUILDER.

	date :	revision :
	28-07-19	CONCEPT DRAWINGS ISSUED TO CLIENT
A	09-08-19	DRAWINGS ISSUED FOR DEVELOPMENT APPROVAL
B	01-10-19	DA19/0740 – AMMENDMENTS AS PER PRELIM ASSESMENT

client : A & L COLAVECCHIO

printed : 1/10/2019 7:12 PM

project : TWO STOREY RESIDENCE
LOT 99 #21 CALBOURNE WAY,
KINGSLEY. W.A.

revision : B

sheet : 06/06

date : JULY 2019

job no : 19-018

scale: 1:100 @ A3

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