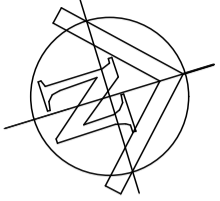
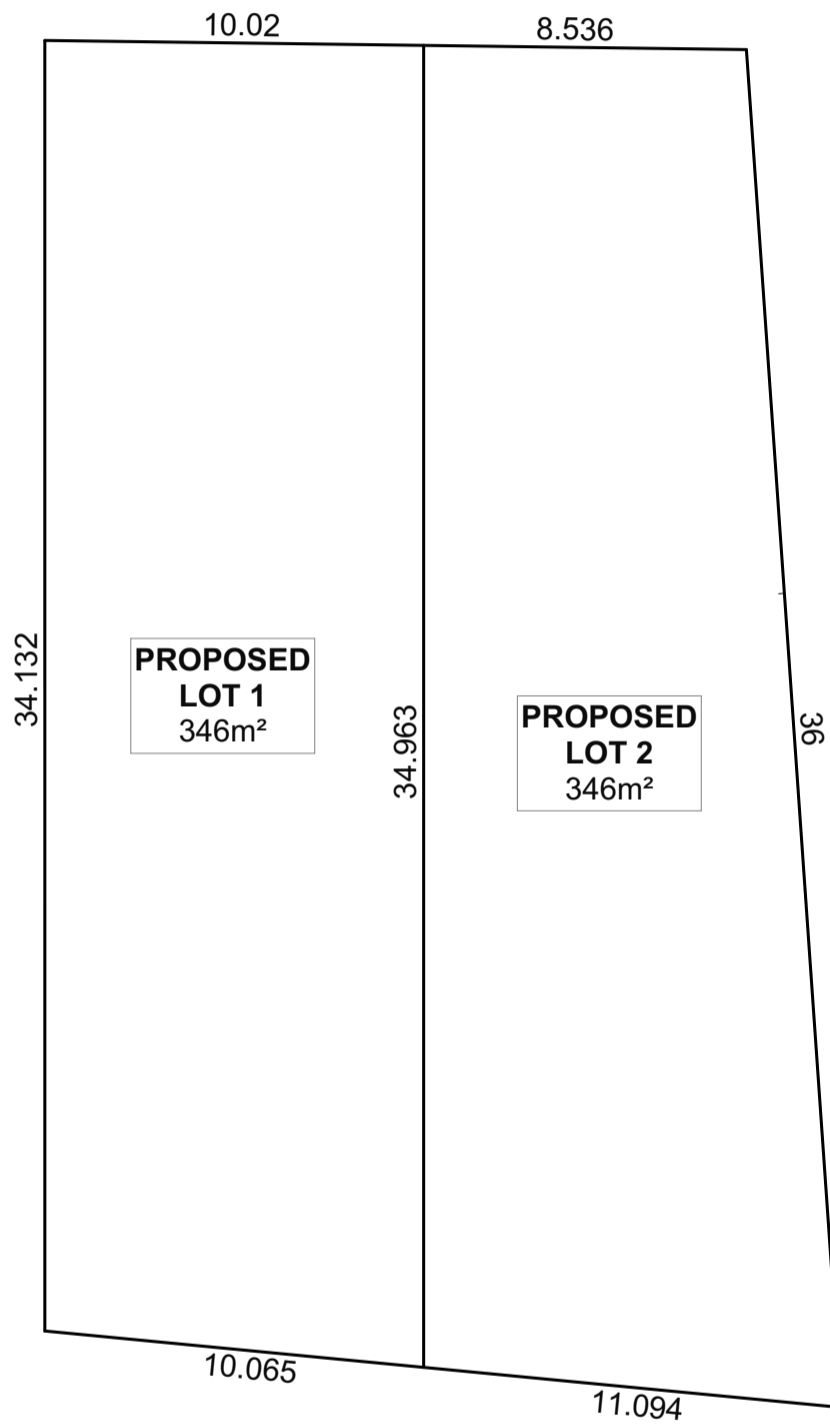


SALES CONSULTANT:
PETER GRYGIEL



LOT 1
346m²

ZONING R20/R40
(SUBJECT TO LPP)



KINGSLEY DRIVE

SITE SUBDIVISION PLAN

ASSETBUILD
HOMES OF DISTINCTION

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NOTES
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REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL AND CONCRETE WORK.
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DATE	STAGE	DRAWN
17/11/2023	AMENDS	M.M.
14/11/2023	AMENDS	V.T.
20/09/2023	AMENDS	M.M.
20/09/2023	PLNG-DRWG	M.M.
25/08/2023	AMENDS	M.M.
23/08/2023	CAD CONCEPT	M.M.
ZONING: H.O.A.	VERSION: 006	

CLIENT
DREW WALKER

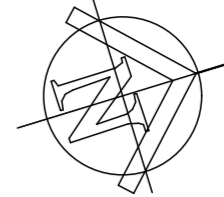
ADDRESS
LOT 1 (ORIG. LOT 551, No. 39)
KINGSLEY DRIVE, KINGSLEY

JOB NO.
2708 - 23

SHEET NO.
2 OF 5

SCALE 1:200

SALES CONSULTANT:
PETER GRYGIEL



LOT 1
346m²

ZONING R20/R40
(SUBJECT TO LPP)

DEVELOPMENT
APPROVAL
REQUIRED

BAL -
BAL NOT APPLICABLE
TO THIS LOT

NOTE:
SUBJECT TO THE
DEVELOPMENT IN 'HOUSING
OPPORTUNITY AREAS' LOCAL
PLANNING POLICY

NOTE:
UNLESS OTHERWISE
NOTED C.L. @ 31c

NOTE:
WRITTEN JUSTIFICATION
REQUIRED FOR PROPOSED
CODE VARIATION AGAINST
R-CODES - 1.5m SETBACK
TO WALL WITH MAJOR
OPENING NOT PROVIDED

NOTE:
WRITTEN JUSTIFICATION
REQUIRED FOR PROPOSED
CODE VARIATION AGAINST
H.O.A. L.P.P SUB-SECTION
6 - SIDE & REAR SETBACKS

NOTE:
WRITTEN JUSTIFICATION
REQUIRED FOR PROPOSED
CODE VARIATION AGAINST
R-CODES DESIGN PRINCIPLE
5.2.2 - GARAGE WIDTH

NOTE:
UNLESS OTHERWISE NOTED
ALL PROPOSED RETAINING
WALLS TO BE CONCRETE
PANEL & POST (P&P)

NOTE:
WRITTEN JUSTIFICATION
REQUIRED FOR PROPOSED
CODE VARIATION AGAINST
R-CODES DESIGN PRINCIPLE
5.3.7 - SITE WORKS

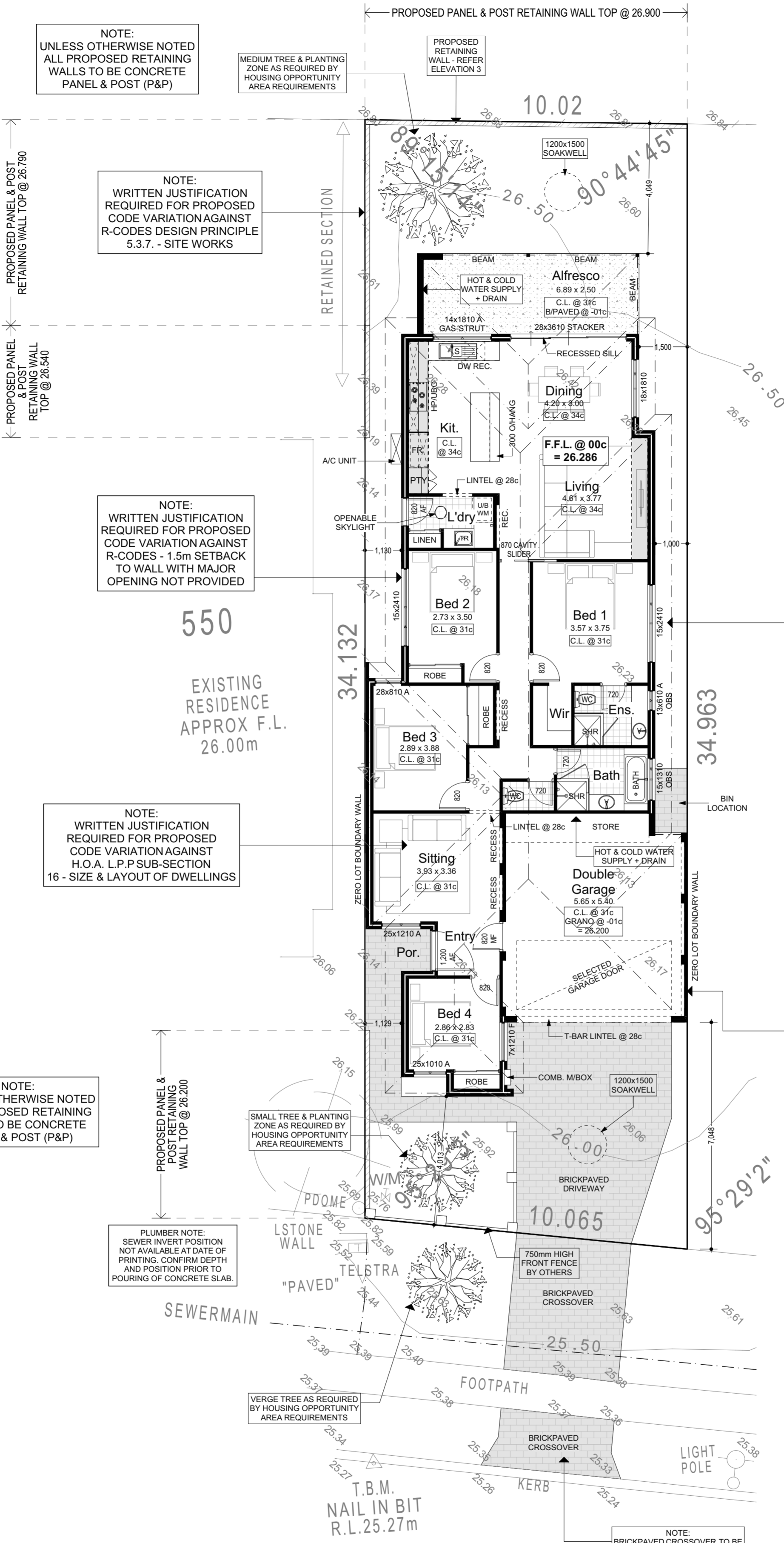
NOTE:
WRITTEN JUSTIFICATION
REQUIRED FOR PROPOSED
CODE VARIATION AGAINST
R-CODES - 1.5m SETBACK
TO WALL WITH MAJOR
OPENING NOT PROVIDED

NOTE:
WRITTEN JUSTIFICATION
REQUIRED FOR PROPOSED
CODE VARIATION AGAINST
H.O.A. L.P.P SUB-SECTION
16 - SIZE & LAYOUT OF DWELLINGS

NOTE:
UNLESS OTHERWISE NOTED
ALL PROPOSED RETAINING
WALLS TO BE CONCRETE
PANEL & POST (P&P)

PLUMBER NOTE:
SEWER INVERT POSITION
NOT AVAILABLE AT DATE OF
PRINTING. CONFIRM DEPTH
AND POSITION PRIOR TO
POURING OF CONCRETE SLAB.

NOTE:
BRICKPAVED CROSSOVER TO BE
CONSTRUCTED IN ACCORDANCE
WITH THE CITY OF JOONDALUP'S
GUIDELINES & STANDARDS



FLOOR PLAN

Areas	
LIVING	150.984
GARAGE	36.290
ALFRESCO	17.225
PORCH	1.179
	205.678 m ²
PERIMETER	67.440
ROOF AREA ON THE FLAT	224.753

SITE COVERAGE: 188.45m² (54.46%)
OPEN SPACE: 157.55m² (45.54%)

KINGSLEY DRIVE

ASSETBUILD
HOMES OF DISTINCTION

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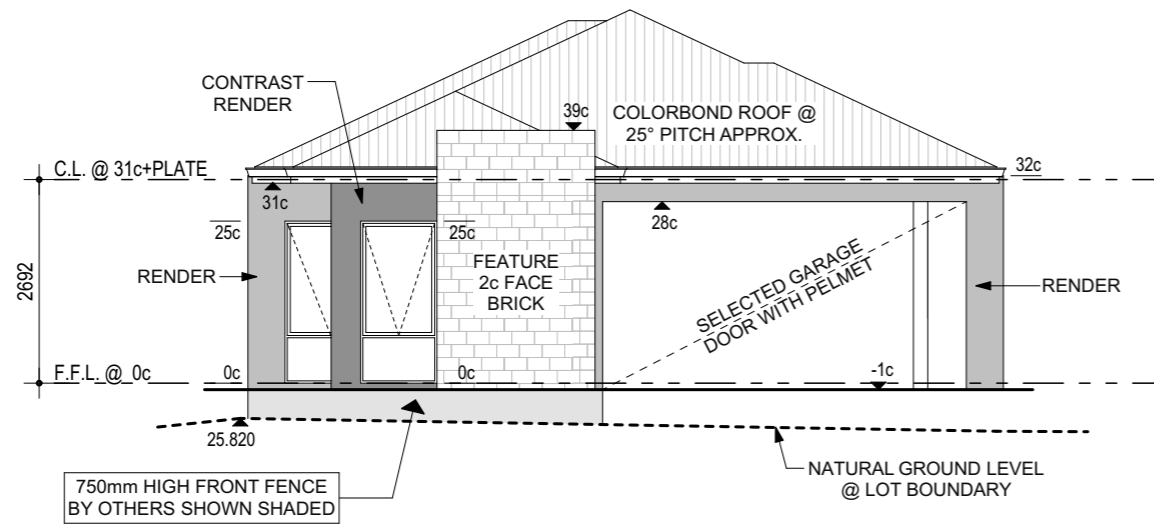
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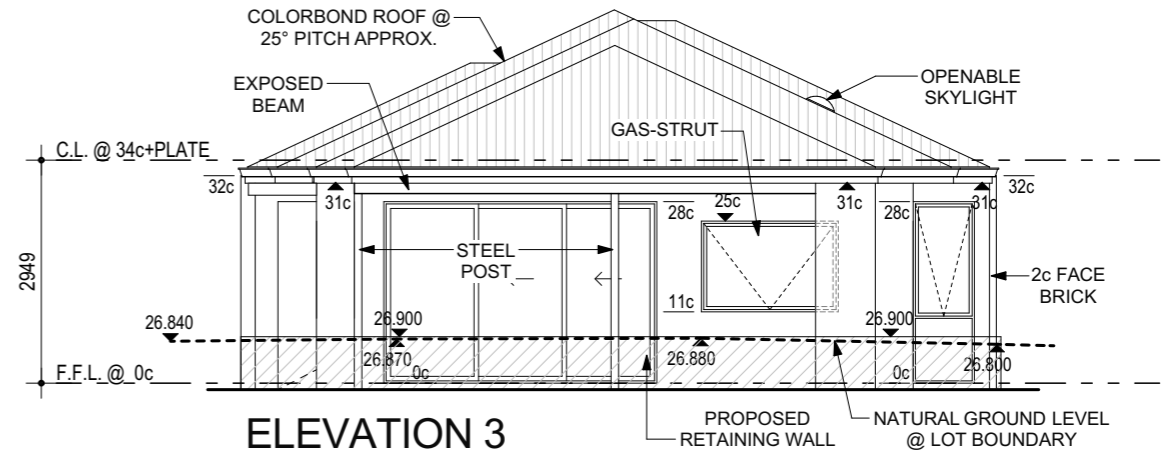
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ZONING: H.O.A.	VERSION: 006		

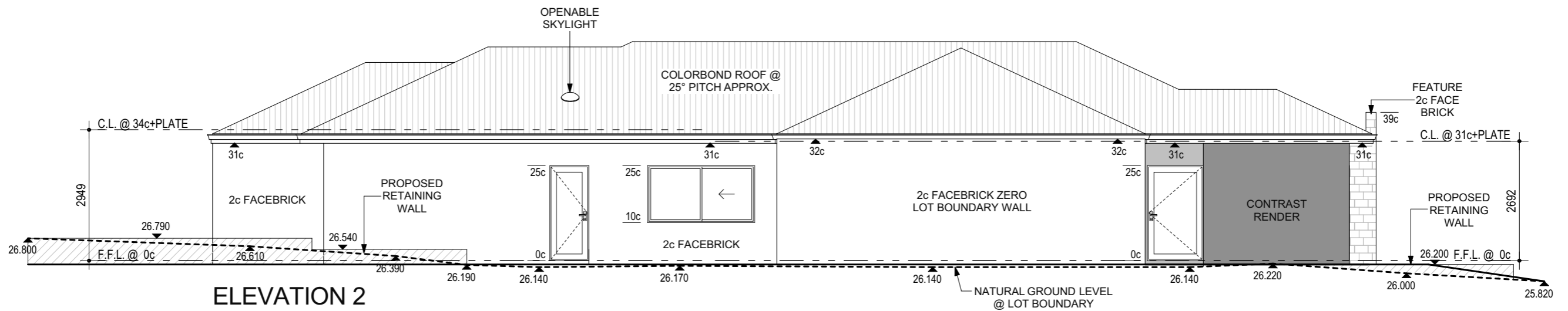
ADDRESS	LOT 1 (ORIG. LOT 551, No. 39) KINGSLEY DRIVE, KINGSLEY	JOB NO.	2708 - 23
		SHEET NO.	1 OF 1
		SCALE	1:100



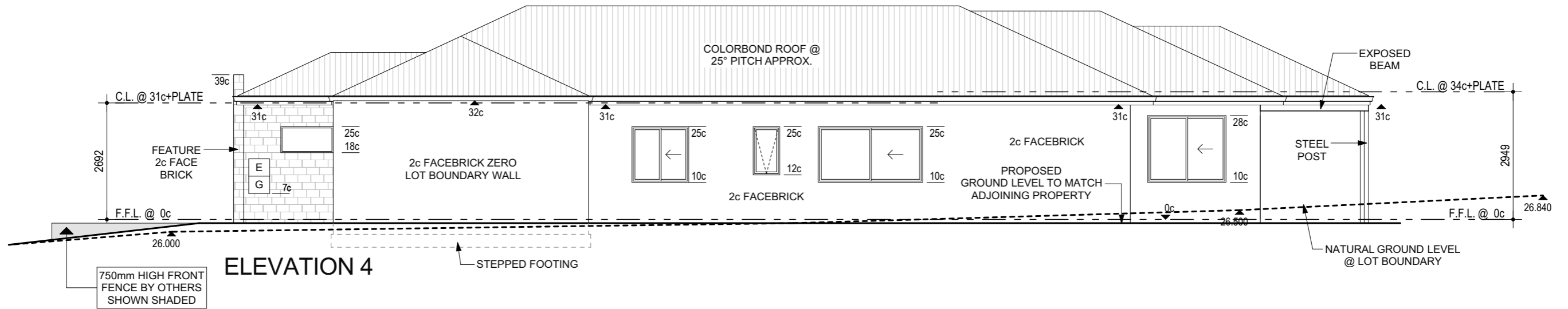
ELEVATION 1



ELEVATION 3



ELEVATION 2



ELEVATION 4

ASSETBUILD
HOMES OF DISTINCTION

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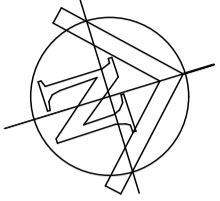
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CLIENT	ADDRESS
DREW WALKER	LOT 1 (ORIG. LOT 551, No. 39) KINGSLEY DRIVE, KINGSLEY

JOB NO.	SHEET NO.	SCALE
2708 - 23	5 OF 5	1:100

SALES CONSULTANT:
PETER GRYGIEL



LOT 1
346m²

ZONING R20/R40
(SUBJECT TO LPP)

NOTE:
ALL LANDSCAPED
AREAS TO BE FULLY
RETICULATED

GROUND COVER LEGEND

	RETAINING WALL
	LAWN AREAS
	MULCHED AREAS
	BRICKPAVED
	WASHED AGGREGATE

STORMWATER DRAINAGE CALCULATIONS:

LOT 1	
SITE AREA:	346m ²
LANDSCAPED AREA:	77m ²
IMPERVIOUS AREA TO BE SEALED:	269m ²
SIZE OF SOAKWELLS USED: 2 x 1200mm dia. x 1500mm deep	
EACH SOAKWELL CATERES FOR: 1200mm x 1500mm = 139.1m ²	
TOTAL AREA CATERED FOR: =	278.2m ²

NOTE:
TREE CANOPY
APPROXIMATELY
7m & TREE HEIGHT
APPROXIMATELY 10m

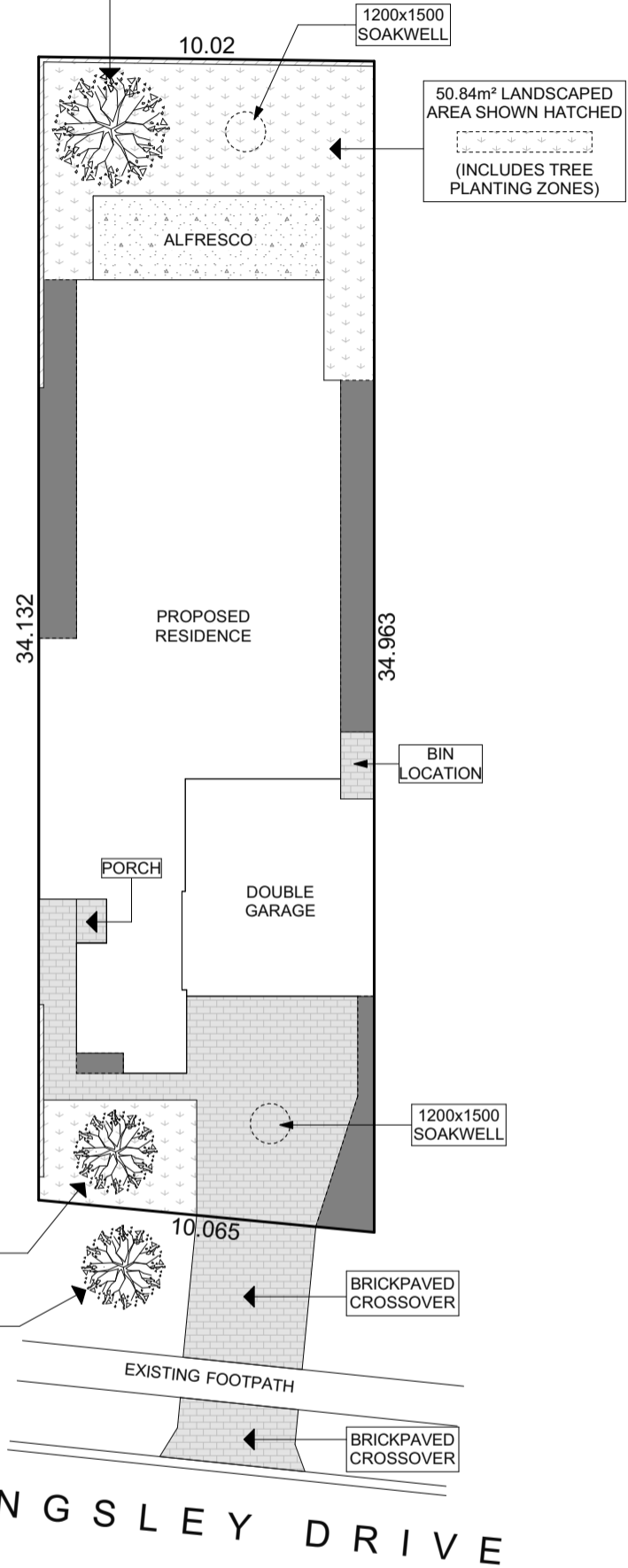
15.17m² LANDSCAPED
AREA SHOWN HATCHED
(INCLUDES TREE
PLANTING ZONES)

NOTE:
TREE CANOPY
APPROXIMATELY
4m & TREE HEIGHT
APPROXIMATELY 4m

PROPOSED SMALL TREE
AS PER CITY OF JOONDALUP'S
REQUIREMENTS

VERGE TREE AS REQUIRED
BY HOUSING OPPORTUNITY
AREA REQUIREMENTS

PROPOSED MEDIUM TREE
AS PER CITY OF JOONDALUP'S
REQUIREMENTS



PROPOSED TREE LEGEND

TYPE	SPECIES	COMMON NAME	PLANTING SIZE (INDICITIVE)	TOTAL
SMALL TREES	CALLISTEMON MYRTACEAE	KINGS PARK SPECIAL - BOTTLEBRUSH	200 LITRES	1
MEDIUM TREES	CORYMBIA EXIMIA	YELLOW BLOODWOOD	200 LITRES	1
VERGE TREES	CALLISTEMON MYRTACEAE	KINGS PARK SPECIAL - BOTTLEBRUSH	200 LITRES	1

LANDSCAPING PLAN

ASSETBUILD
HOMES OF DISTINCTION

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