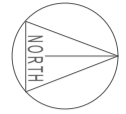
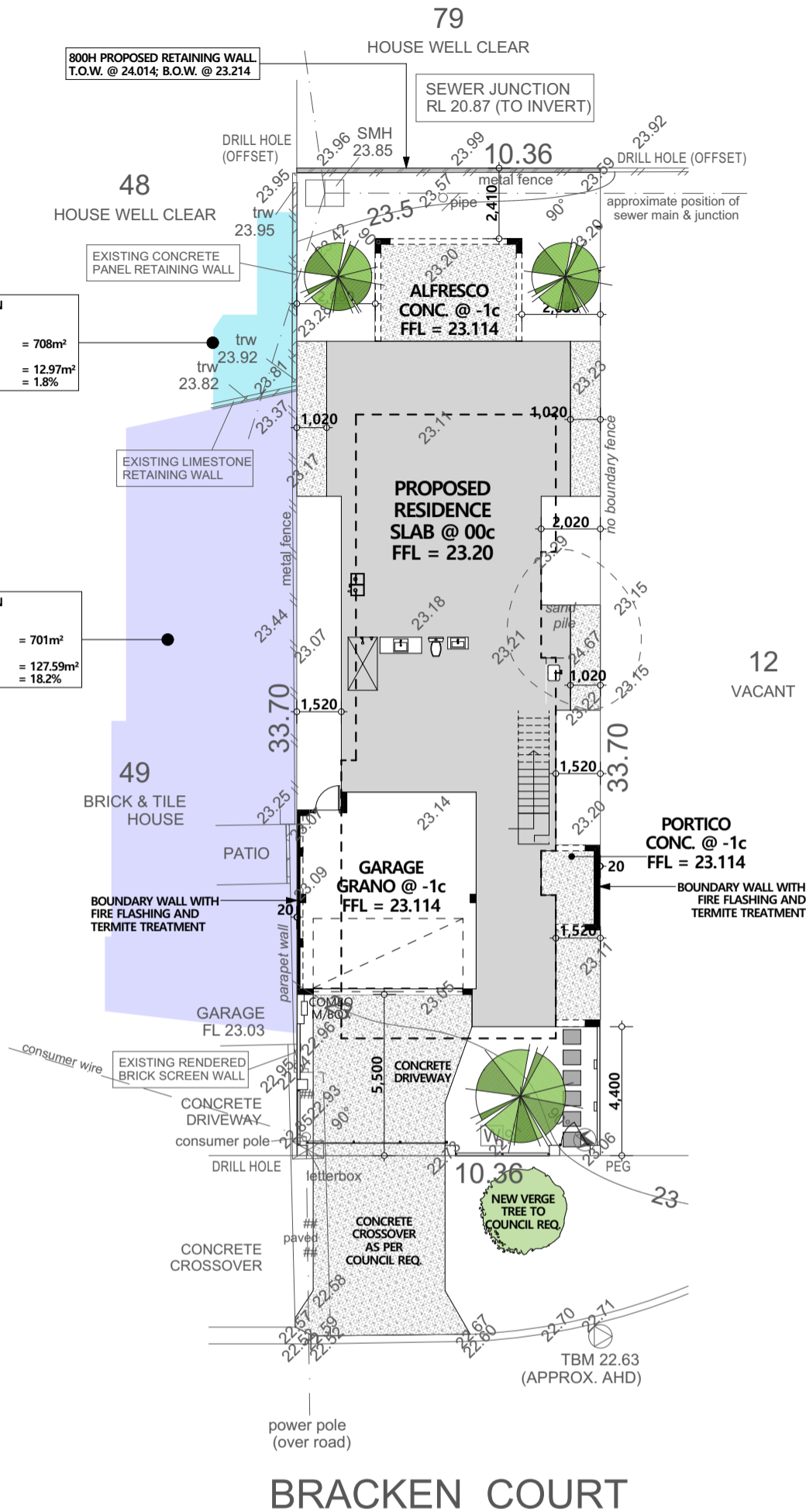


LOT No: 11

AREA : 349m<sup>2</sup>



**AMENDED PLANS**  
Received: 18 November 2022



**OVERSHADOWING CALCULATION (MIDDAY, JUNE 21st)**  
LOT 48 (No. 3) HALGANIA WAY, DUNCRAIG = 708m<sup>2</sup>  
OVERSHADOWING = 12.97m<sup>2</sup> = 1.8%

**OVERSHADOWING CALCULATION (MIDDAY, JUNE 21st)**  
LOT 49 (No. 1) BRACKEN COURT, DUNCRAIG = 701m<sup>2</sup>  
OVERSHADOWING = 127.59m<sup>2</sup> = 18.2%

**SITE PLAN**  
1:200

POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEG CARRIED OUT AT TIME OF SURVEY.

POSITION OF FEATURES IN RESPECT TO BOUNDARIES NOT GUARANTEED. PEGS MISSING AT TIME OF SURVEY.

ONLY OBVIOUS VISIBLE SERVICES HAVE BEEN LOCATED. PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES MUST BE CONTACTED TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES.



AUSTRALIAN HEIGHT DATUM (AHD) DERIVED FROM SEWER MANHOLE E0440 LID LEVEL.



**SITE PLAN 1:200 at A3**

REF NO: 71930 FILE NO: 231 DATE: 04.05.22 DRAWN: AC		<b>R. G. LESTER &amp; ASSOCIATES</b> LICENSED LAND & ENGINEERING SURVEYORS NORTH BEACH PLAZA SHOP 7   1 NORTH BEACH ROAD   NORTH BEACH   WA   6020 PH: 9448 5009 admin@lestersurveys.com.au		<b>NOTES</b> Block located more than 1 kilometre from the ocean.		BUILDER:	
<b>SURVEYOR SITE INSPECTION REPORT</b>				CLIENT / S: <b>RACHAEL INNES</b>			
ELECTRICITY: UNDERGROUND		GAS: NOT SIGHTED		SITE ADDRESS:			
PHONE: NOT SIGHTED		WATER: YES		<b>LOT 11 (#3A) BRACKEN COURT, DUNCRAIG</b>			
SEWERAGE: YES, ABOUT 2.7m DEEP (TO INVERT)		ROAD: BITUMEN		Local Authority: CITY OF JOONDALUP			
KERB: MOUNTABLE (cracked)		FOOTPATH: NIL		<b>TITLE DETAILS</b>			
VEGETATION: GRASS & WEEDS		SOIL: SAND & POSSIBLE LIMESTONE AT DEPTH		LOT NOS: 11		C/T VOL: 4018	
VIEWS: NIL		REPEG: SEE PLAN		Deposited Plan: 422891		FOL: 20	
REPEG TYPE: OLD SURVEY AREA		LEGEND		JOB No:		SURVEY JOB No: <b>71930</b>	
<ul style="list-style-type: none"> <li>[N] NBN PIT</li> <li>[T] TELECOM PIT</li> <li>[C] COMMUNICATION PIT</li> <li>[P] POWER DOME</li> <li>[P] POWER POLE</li> <li>[S] STREET LAMP</li> </ul>		<ul style="list-style-type: none"> <li>[G] GAS</li> <li>[H] HYDRANT</li> <li>[F] FENCE END</li> <li>[P] PILLAR</li> <li>[trw] TOP OF RETAINING WALL</li> </ul>		<ul style="list-style-type: none"> <li>[T] TREE</li> <li>[P] PALM TREE</li> <li>[S] TREE STUMP</li> <li>[S] SIDE ENTRY PIT</li> <li>[M] DRAINAGE MANHOLE</li> </ul>		<ul style="list-style-type: none"> <li>[G] GRATED DRAIN</li> <li>[S] STOP VALVE</li> <li>[W] PRE-LAID WATER PIPE</li> <li>[W] WATER METER</li> <li>[M] SEWERAGE MANHOLE</li> <li>[S] SEWERAGE INSPECTION LID</li> </ul>	

Y:\71930BRACKEN.SKf



M: 0403 267 690  
E: rmdesigner@live.com.au  
A: PO Box 280 Osborne Park 6917

© COPYRIGHT  
This drawing is the copyright of Rino Marsala Design

**Project Address:**  
Lot 11 (No. 3A) Bracken Court,  
Duncraig  
(City of Joondalup)

**Client:**  
R. Innes & C. McIver

**Drawing Name:**

Site Plan

**Designed by :**  
RMD

**Scale :**  
1:200

**Job No :**  
22-3BRAC

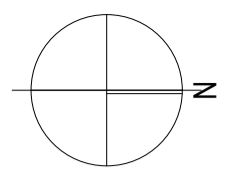
**Sheet :**  
3 OF 14

**Sheet size :**  
A3

CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RMD	16/09/22
CB	DA Plans - Revision 02	RMD	28/05/22
CB	DA Plans - Revision 01	RMD	23/05/22
CB	DA Plans	RMD	12/05/22
Drn	Description	Checked	Date
	Revisions/Variations		

AREAS		
<b>Ground Floor</b>	<b>Area</b>	<b>Perimeter</b>
Ground Floor	139.07	66.70
Garage & Store	41.15	26.00
Alfresco	17.50	17.00
Portico	5.09	9.78
	<b>202.81 m<sup>2</sup></b>	<b>119.48 m</b>
<b>Upper Floor</b>	<b>Area</b>	<b>Perimeter</b>
Upper Floor	140.44	58.42
Balcony	6.94	17.24
	<b>147.38 m<sup>2</sup></b>	<b>75.66 m</b>
<b>Total Area</b>	<b>= 350.19m<sup>2</sup></b>	

SITE COVERAGE:	
R-Code Zoning	= R20/40
Site Area	= 349.13m <sup>2</sup>
Allowed 55% of 349.13m <sup>2</sup>	= 192.02m <sup>2</sup>
Site Coverage Provided	= 190.93m <sup>2</sup>
	= (54.6%)
Open Space	= 45.4%
<b>Outdoor Living Area (O.L.A.)</b>	<b>= 61.23m<sup>2</sup></b>
<b>Uncovered O.L.A.</b>	<b>= 37.23m<sup>2</sup></b>



**GROUND FLOOR PLAN**  
1:100

Drn	Description	Checked	Date
CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RWD	16/09/22
CB	DA Plans - Revision 02	RWD	28/05/22
CB	DA Plans - Revision 01	RWD	23/05/22
CB	DA Plans	RWD	12/05/22

**Project Address:**  
Lot 11 (No. 3A) Bracken Court,  
Dun Craig  
(City of Joondalup)

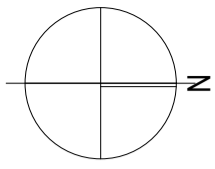
**Client:**  
R. Innes & C. McIver

**Drawing Name:**  
Ground Floor Plan

<b>Designed by :</b>	<b>Job No :</b>
RMD	22-3BRAC
<b>Scale :</b>	<b>Sheet :</b> <b>Sheet size :</b>
1:100, 1:1	4 OF 14 A3

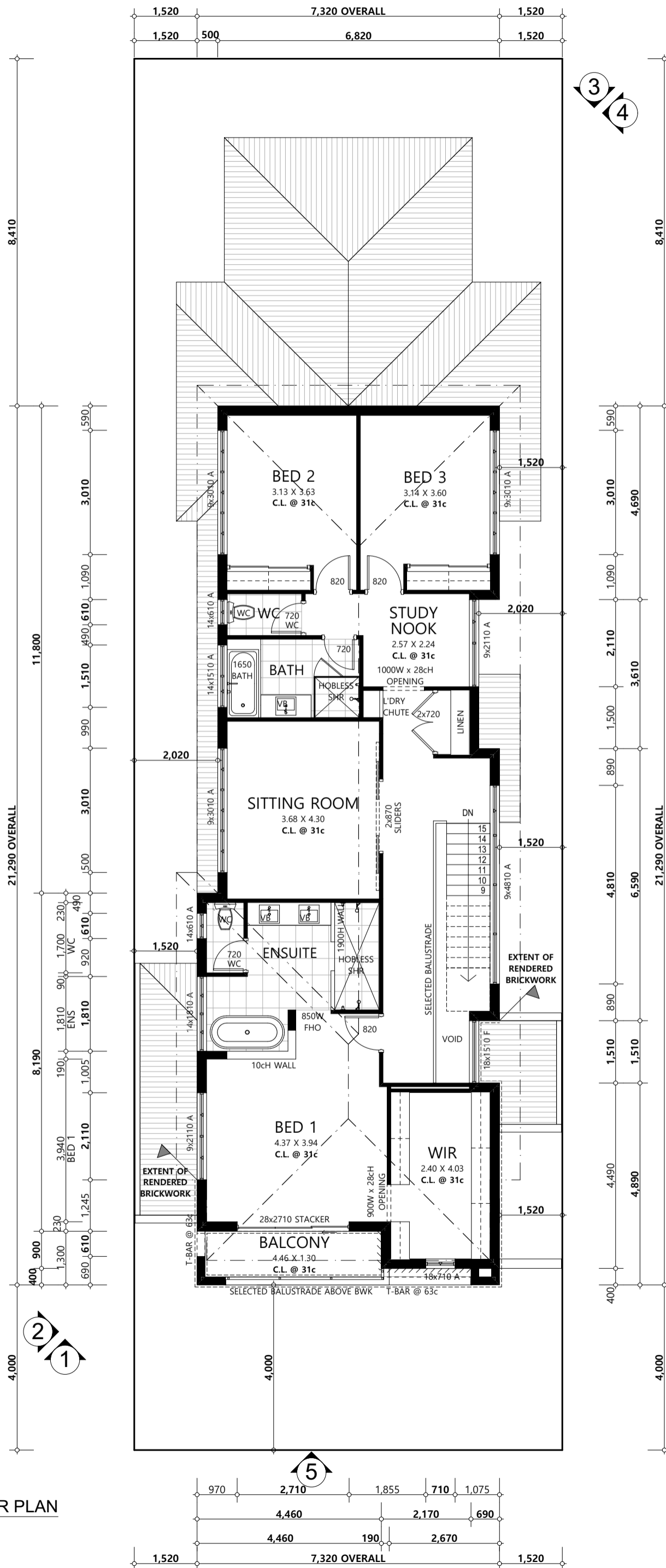


M: 0403 267 890  
E: rmdesigner@live.com.au  
A: PO Box 280 Osborne Park 6917  
© COPYRIGHT  
This drawing is the copyright of Rino Marsala Design



AREAS		
Ground Floor	Area	Perimeter
Ground Floor	139.07	66.70
Garage & Store	41.15	26.00
Alfresco	17.50	17.00
Portico	5.09	9.78
	<b>202.81 m<sup>2</sup></b>	<b>119.48 m</b>
Upper Floor	Area	Perimeter
Upper Floor	140.44	58.42
Balcony	6.94	17.24
	<b>147.38 m<sup>2</sup></b>	<b>75.66 m</b>
<b>Total Area</b>	<b>= 350.19m<sup>2</sup></b>	

SITE COVERAGE:	
R-Code Zoning	= R20/40
Site Area	= 349.13m <sup>2</sup>
Allowed 55% of 349.13m <sup>2</sup>	= 192.02m <sup>2</sup>
Site Coverage Provided	= 190.93m <sup>2</sup>
	= (54.6%)
Open Space	= 45.4%
Outdoor Living Area (O.L.A.)	= 61.23m <sup>2</sup>
Uncovered O.L.A.	= 37.23m <sup>2</sup>



**UPPER FLOOR PLAN**  
1:100

Drn	Description	Checked	Date
CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RWD	16/09/22
CB	DA Plans - Revision 02	RWD	28/05/22
CB	DA Plans - Revision 01	RWD	23/05/22
CB	DA Plans	RWD	12/05/22

**Project Address:**  
Lot 11 (No. 3A) Bracken Court,  
Dun Craig  
(City of Joondalup)

**Client:**  
R. Innes & C. McIver

**Drawing Name:**  
Upper Floor Plan

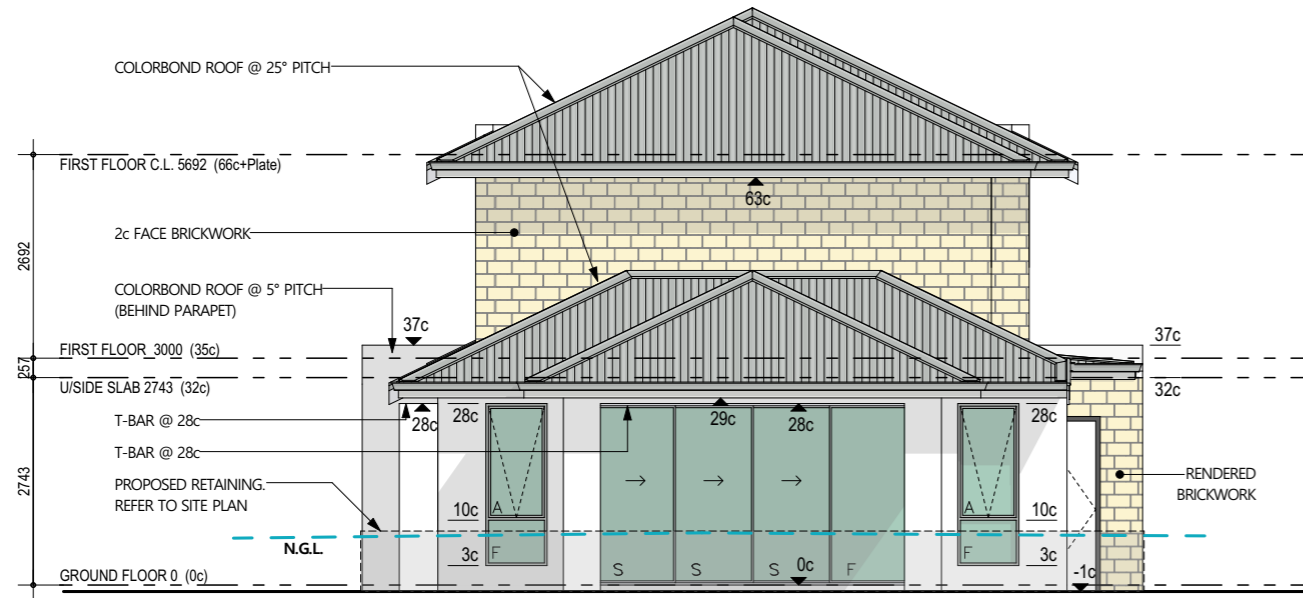
<b>Designed by :</b> RMD	<b>Job No :</b> 22-3BRAC
<b>Scale :</b> 1:100, 1:1	<b>Sheet :</b> 5 OF 14
	<b>Sheet size :</b> A3



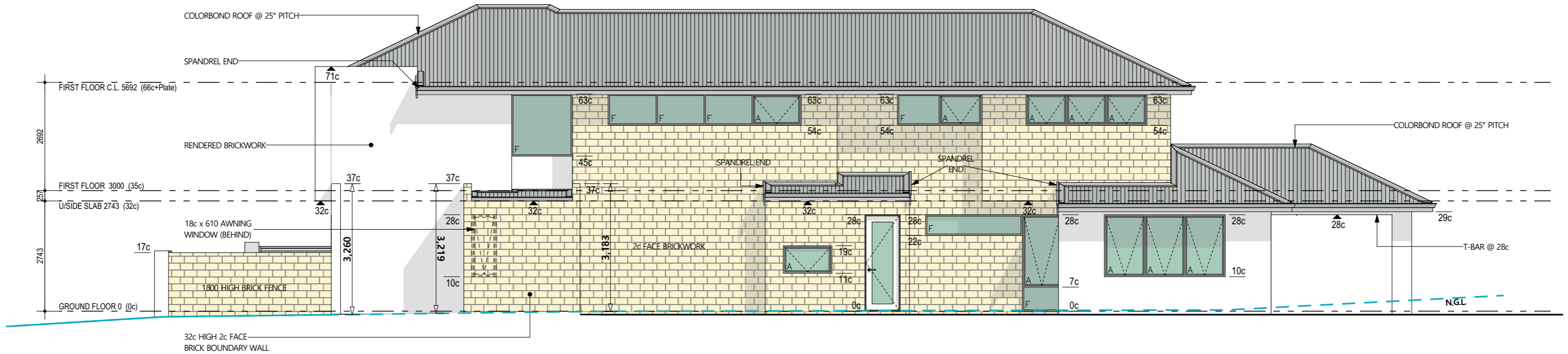
M: 0403 267 690  
E: rmdesigner@live.com.au  
A: PO Box 280 Osborne Park 6917

© COPYRIGHT  
This drawing is the copyright of Rino Marsala Design





**3 REAR ELEVATION (WEST)**  
1:100



**4 SIDE ELEVATION (NORTH)**  
1:100



M: 0403 267 890  
E: rmdesigner@live.com.au  
A: PO Box 280 Osborne Park 6917

© COPYRIGHT  
This drawing is the copyright of Rino Marsala Design

**AMENDED PLANS**  
**Received: 18 November 2022**

**Project Address:**  
Lot 11 (No. 3A) Bracken Court,  
Dun Craig  
(City of Joondalup)

**Client:**  
R. Innes & C. Mclver

**Drawing Name:**  
Elevations 3 & 4

**Designed by :**  
RMD

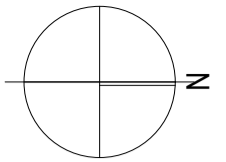
**Scale :**  
1:100

**Job No :**  
22-3BRAC

**Sheet :**  
7 OF 14

**Sheet size :**  
A3

Drn	Description	Checked	Date
CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RMD	16/09/22
CB	DA Plans - Revision 02	RMD	28/05/22
CB	DA Plans - Revision 01	RMD	23/05/22
CB	DA Plans	RMD	12/05/22



**PROPOSED LANDSCAPE SPECIES SELECTION**

**TREES:**



*Acer palmatum*  
Small Tree



*Sapium sebiferum*  
Chinese Tallow



*Pyrus calleryana*  
'Capital'



*Prunus blairiana*  
Small Tree

**LOW TO MEDIUM SHRUBS:**



*Pittosporum tenuifolium*  
'Golf Ball'



*Pittosporum tobira*  
'Miss Muffet'



*Alternanthera dentata*  
'Little Ruby'



*Hymenosporum flavum*  
'Gold Nugget'

**STRAPPY LEAF PLANTS**



*Lepidosperma calcicola*



*Dianella caerulea x*  
'Weeping Kate'



*Patersonia occidentalis*

**LANDSCAPE DESIGN NOTES:**

- 1** STRAPPY LEAF PLANTS
- 2** LOW TO MEDIUM SHRUBS
- 3** SMALL SIZE TREE WITH DSA  
(TOTAL = 4x SMALL TREE)
- 4** MEDIUM TREE
- 5** TURF

**GENERAL NOTES:**

- PLANTING BEDS TO BE FULLY IRRIGATED.

- PROPOSED PLANTING POT SIZE:

- TREES = 100L - 200L
- SHRUBS/GROUNDCOVER = 175mm - 300mm

- PLANTED AREA SHALL BE MULCHED WITH 50mm DEPTH MULCH.

**LANDSCAPING CALCULATIONS**

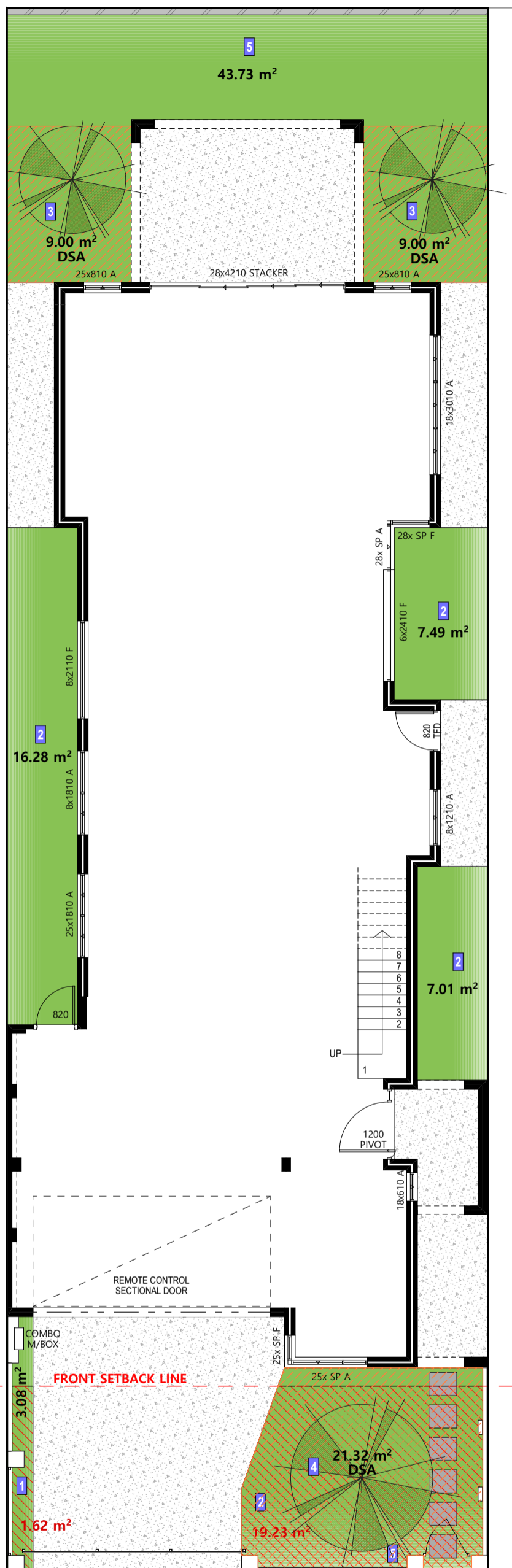
TOTAL LOT AREA	= 349.13m <sup>2</sup>
LANDSCAPE AREA REQUIRED (20%)	= 69.83m <sup>2</sup>
LANDSCAPING AREA PROVIDED	= 99.72m <sup>2</sup> = 28.56%
TOTAL DEEP SOIL AREAS PROVIDED (2x SMALL TREES & 1x MEDIUM TREE)	= 39.32m <sup>2</sup>

LANDSCAPING WITHIN FRONT SETBACK	= 20.85m <sup>2</sup> (1.62m <sup>2</sup> + 19.23m <sup>2</sup> ) = 50.24%
----------------------------------	--

FRONT SETBACK AREA	= 41.44m <sup>2</sup>
--------------------	-----------------------

SHADING INDICATES EXTENT OF LANDSCAPING AREA

SHADING INDICATES EXTENT OF DEEP SOIL AREA (DSA)



LANDSCAPING PLAN  
1:100

VERGE TREE TO COUNCIL REQ.

**Project Address:**  
Lot 11 (No. 3A) Bracken Court,  
Dun Craig  
(City of Joondalup)

**Client:**  
R. Innes & C. McIver

**Drawing Name:**  
Landscaping Plan

**Designed by:**  
RMD

**Scale:**

**Job No:**  
22-3BRAC

**Sheet:**  
8 OF 14

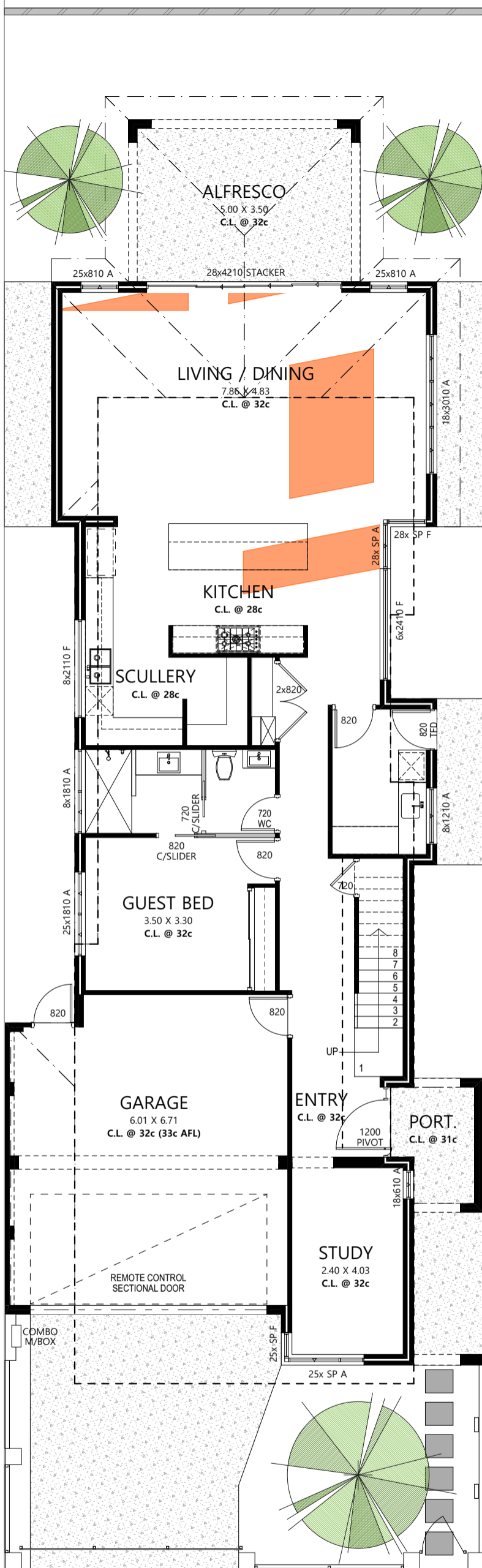
**Sheet size:**  
A3

Drn	Description	Checked	Date
CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RMD	16/09/22
CB	DA Plans - Revision 02	RMD	28/05/22
CB	DA Plans - Revision 01	RMD	23/05/22
CB	DA Plans	RMD	12/05/22

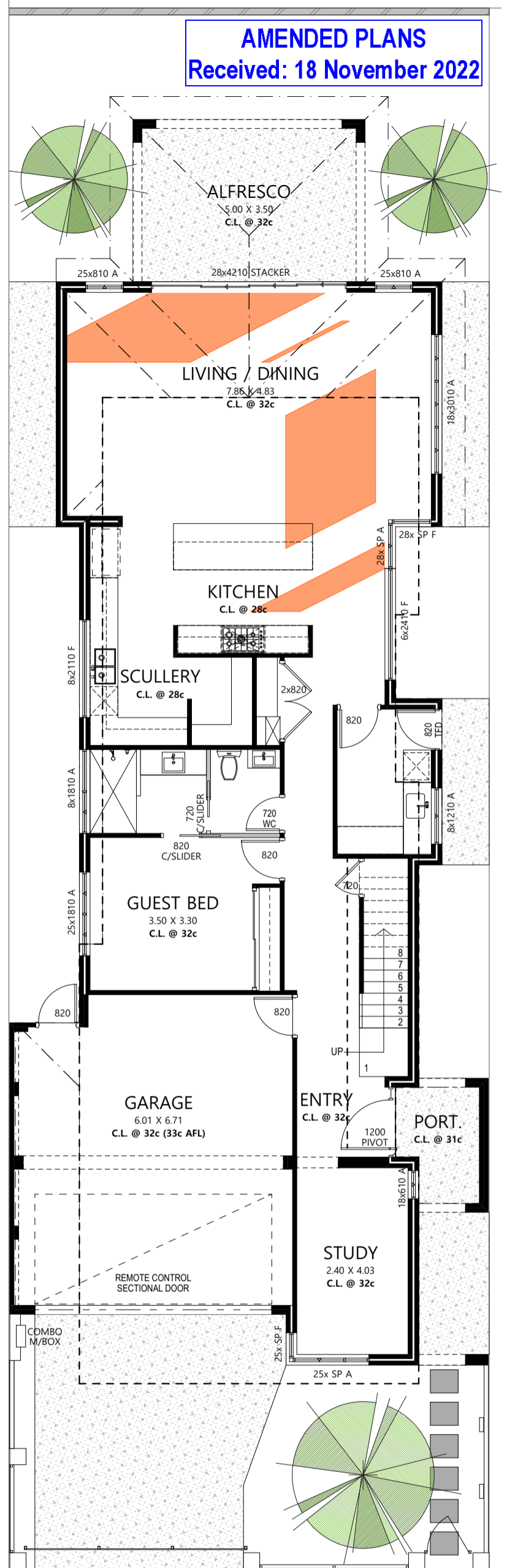
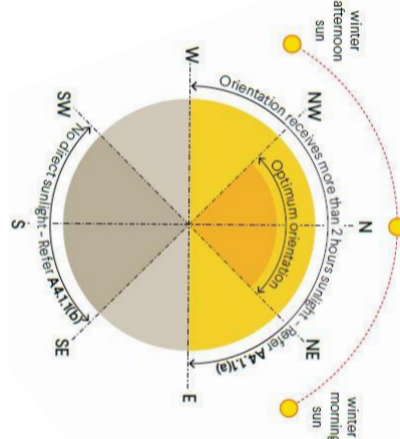


M: 0403 267 690  
E: rmdesigner@live.com.au  
A: PO Box 280 Osborne Park 6917

© COPYRIGHT  
This drawing is the copyright of Rino Marsala Design



SHADING INDICATES  
EXTENT OF NATURAL LIGHT



**LIGHT ACCESS PLAN - 1pm**  
1:100

**LIGHT ACCESS PLAN - 2pm**  
1:100



**Project Address:**  
Lot 11 (No. 3A) Bracken Court,  
Dun Craig  
(City of Joondalup)

**Client:**  
R. Innes & C. McIver

M: 0403 267 690  
E: rmdesigner@live.com.au  
A: PO Box 280 Osborne Park 6917  
© COPYRIGHT  
This drawing is the copyright of Rino Marsala Design

**Drawing Name:**  
Natural Light Plans

**Designed by :**  
RMD

**Scale :**  
1:100, 1:200

**Job No :**  
22-3BRAC

**Sheet :**  
9 OF 14

**Sheet size :**  
A3

Drn	Description	Checked	Date
CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RMD	16/09/22
CB	DA Plans - Revision 02	RMD	28/05/22
CB	DA Plans - Revision 01	RMD	23/05/22
CB	DA Plans	RMD	12/05/22



7am - 21st JUNE (NO SHADE)



8am - 21st JUNE (NO SHADE)



M: 0403 267 690  
 E: rmdesigner@live.com.au  
 A: PO Box 280 Osborne Park 6917

© COPYRIGHT  
 This drawing is the copyright of Rino Marsala Design

**Project Address:**  
 Lot 11 (No. 3A) Bracken Court,  
 Duncraig  
 (City of Joondalup)

**Client:**  
 R. Innes & C. McIver

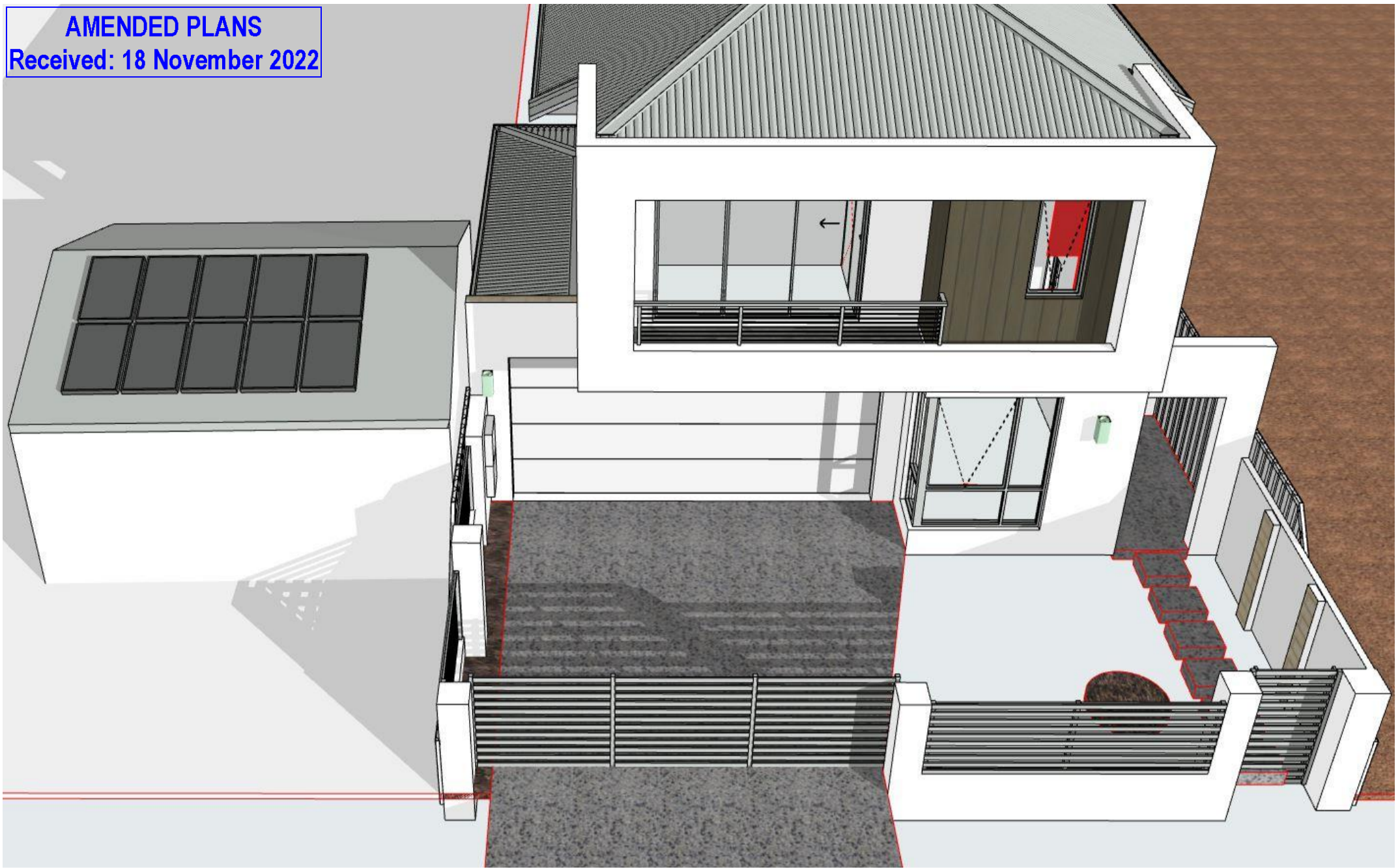
**Drawing Name:**  
 Solar Panels Overshadowing 7am-8am

**Designed by :** RMD  
**Job No :** 22-3BRAC

**Scale :** 1:1.33  
**Sheet :** 10 OF 14  
**Sheet size :** A3

Drn	Description	Checked	Date
CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RMD	16/09/22
CB	DA Plans - Revision 02	RMD	28/05/22
CB	DA Plans - Revision 01	RMD	23/05/22
CB	DA Plans	RMD	12/05/22





**9am - 21st JUNE (NO SHADE)**



**10am - 21st JUNE (MINIMAL SHADE)**



M: 0403 267 690  
 E: rmdesigner@live.com.au  
 A: PO Box 280 Osborne Park 6917

© COPYRIGHT  
 This drawing is the copyright of Rino Marsala Design

**Project Address:**  
 Lot 11 (No. 3A) Bracken Court,  
 Duncraig  
 (City of Joondalup)

**Client:**  
 R. Innes & C. McIver

**Drawing Name:**  
 Solar Panels Overshadowing 9am-10am

**Designed by :** RMD  
**Job No :** 22-3BRAC

**Scale :** 1:1.33  
**Sheet :** 11 OF 14  
**Sheet size :** A3

Drn	Description	Checked	Date
CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RMD	16/09/22
CB	DA Plans - Revision 02	RMD	28/05/22
CB	DA Plans - Revision 01	RMD	23/05/22
CB	DA Plans	RMD	12/05/22



**11am - 21st JUNE (MINIMAL SHADE)**



M: 0403 267 690  
 E: rmdesigner@live.com.au  
 A: PO Box 280 Osborne Park 6917

© COPYRIGHT  
 This drawing is the copyright of Rino Marsala Design

**Project Address:**  
 Lot 11 (No. 3A) Bracken Court,  
 Duncraig  
 (City of Joondalup)

**Client:**  
 R. Innes & C. McIver

**Drawing Name:**  
 Solar Panels Overshadowing 11am

**Designed by :** RMD  
**Job No :** 22-3BRAC

**Scale :** 1:133  
**Sheet :** 12 OF 14  
**Sheet size :** A3

Drn	Description	Checked	Date
CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RMD	16/09/22
CB	DA Plans - Revision 02	RMD	28/05/22
CB	DA Plans - Revision 01	RMD	23/05/22
CB	DA Plans	RMD	12/05/22



**Project Address:**

LOT 11 (No. 3A)  
BRACKEN COURT,  
DUNCRAIG  
(City of Joondalup)

**Project Type:**

Two-Storey Dwelling

**Client:**

R. Innes & C. McIver

Drn	Description	Checked	Date
CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RMD	16/09/22
CB	DA Plans - Revision 02	RMD	28/05/22
CB	DA Plans - Revision 01	RMD	23/05/22
CB	DA Plans	RMD	12/05/22

Revisions/Variations

**Development Application Plans**

DWG/Sheet No.	Title	Sheet Size
01	Cover Page	A3
02	Feature Survey	A3
03	Site Plan	A3
04	Ground Floor Plan	A3
05	Upper Floor Plan	A3
06	Elevations 1 & 2	A3
07	Elevations 3 & 4	A3
08	Landscaping Plan	A3
09	Natural Light Plans	A3
10	Solar Panels Overhadowing 7-8am	A3
11	Solar Panels Overhadowing 9-10am	A3
12	Solar Panels Overhadowing 11am	A3
13	3D Perspective 01	A3
14	3D Perspective 02	A3

**Designed by :**  
RMD

**Job No :**  
22-3BRAC

**Scale :**

**Sheet :**  
1 OF 14 (A3)



M: 0403 267 690  
E: rmdesigner@live.com.au  
A: PO Box 280 Osborne Park 6917

© COPYRIGHT

This drawing is the copyright of Rino Marsala Design



M: 0403 267 690  
 E: rmdesigner@live.com.au  
 A: PO Box 280 Osborne Park 6917

© COPYRIGHT  
 This drawing is the copyright of Rino Marsala Design

**Project Address:**  
 Lot 11 (No. 3A) Bracken Court,  
 Duncraig  
 (City of Joondalup)

**Client:**  
 R. Innes & C. Mclver

**Drawing Name:**  
 3D Perspective 01

**Designed by :**  
 RMD

**Scale :**

**Job No :**  
 22-3BRAC

**Sheet :**  
 13 OF 14

**Sheet size :**  
 A3

Drn	Description	Checked	Date
CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RMD	16/09/22
CB	DA Plans - Revision 02	RMD	28/05/22
CB	DA Plans - Revision 01	RMD	23/05/22
CB	DA Plans	RMD	12/05/22

Note: Materials, finishes & landscaping in the 3D images are for illustration purposes only.



M: 0403 267 690  
 E: rmdesigner@live.com.au  
 A: PO Box 280 Osborne Park 6917

© COPYRIGHT  
 This drawing is the copyright of Rino Marsala Design

**Project Address:**  
 Lot 11 (No. 3A) Bracken Court,  
 Duncraig  
 (City of Joondalup)

**Client:**  
 R. Innes & C. Mclver

**Drawing Name:**  
 3D Perspective 02

**Designed by :**  
 RMD

**Scale :**

**Job No :**  
 22-3BRAC

**Sheet :**  
 14 OF 14

**Sheet size :**  
 A3

Drn	Description	Checked	Date
CB	DA Plans - Revision 06	RMD	17/11/22
CB	DA Plans - Revision 05	RMD	11/11/22
CB	DA Plans - Revision 04	RMD	29/09/22
CB	DA Plans - Revision 03	RMD	16/09/22
CB	DA Plans - Revision 02	RMD	28/05/22
CB	DA Plans - Revision 01	RMD	23/05/22
CB	DA Plans	RMD	12/05/22
Revisions/Variations			