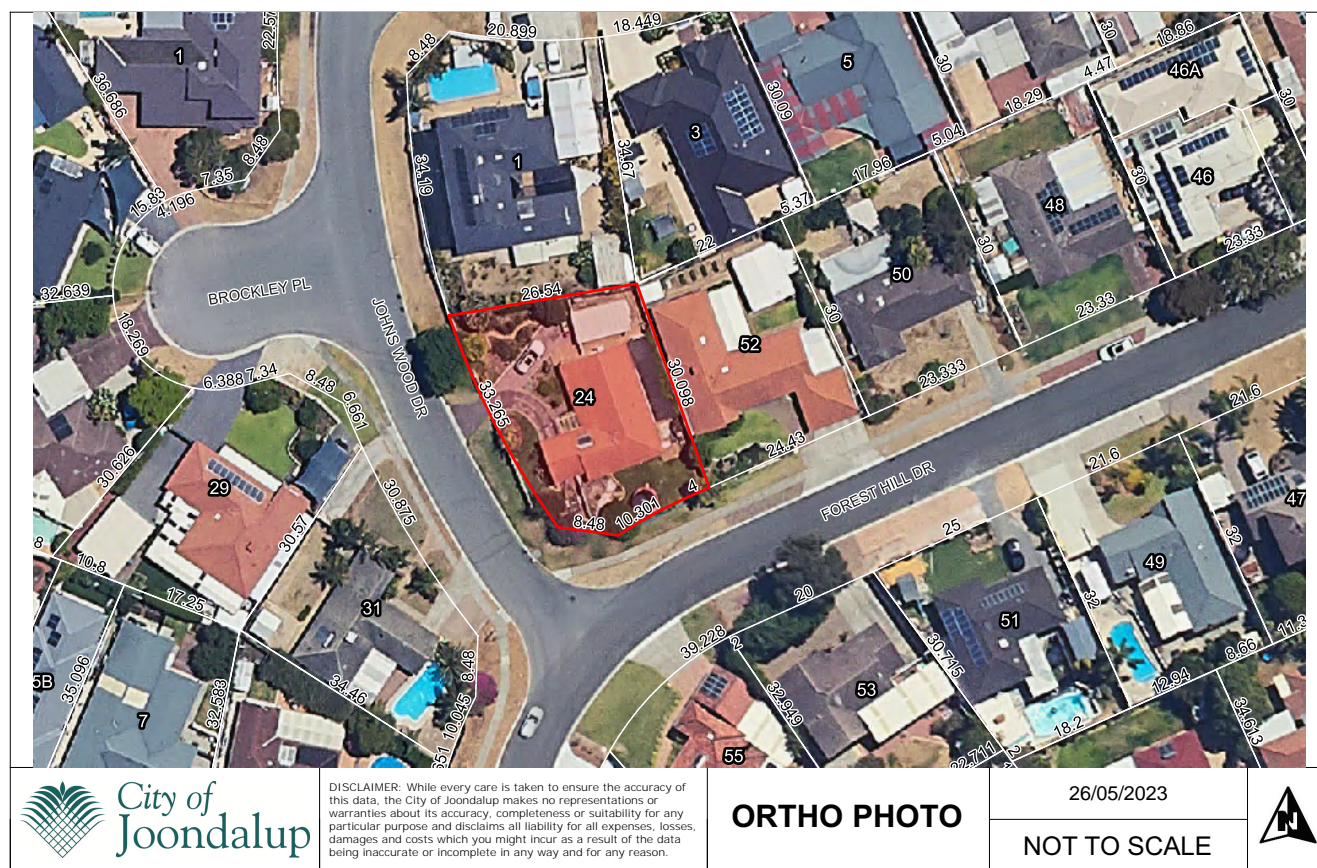
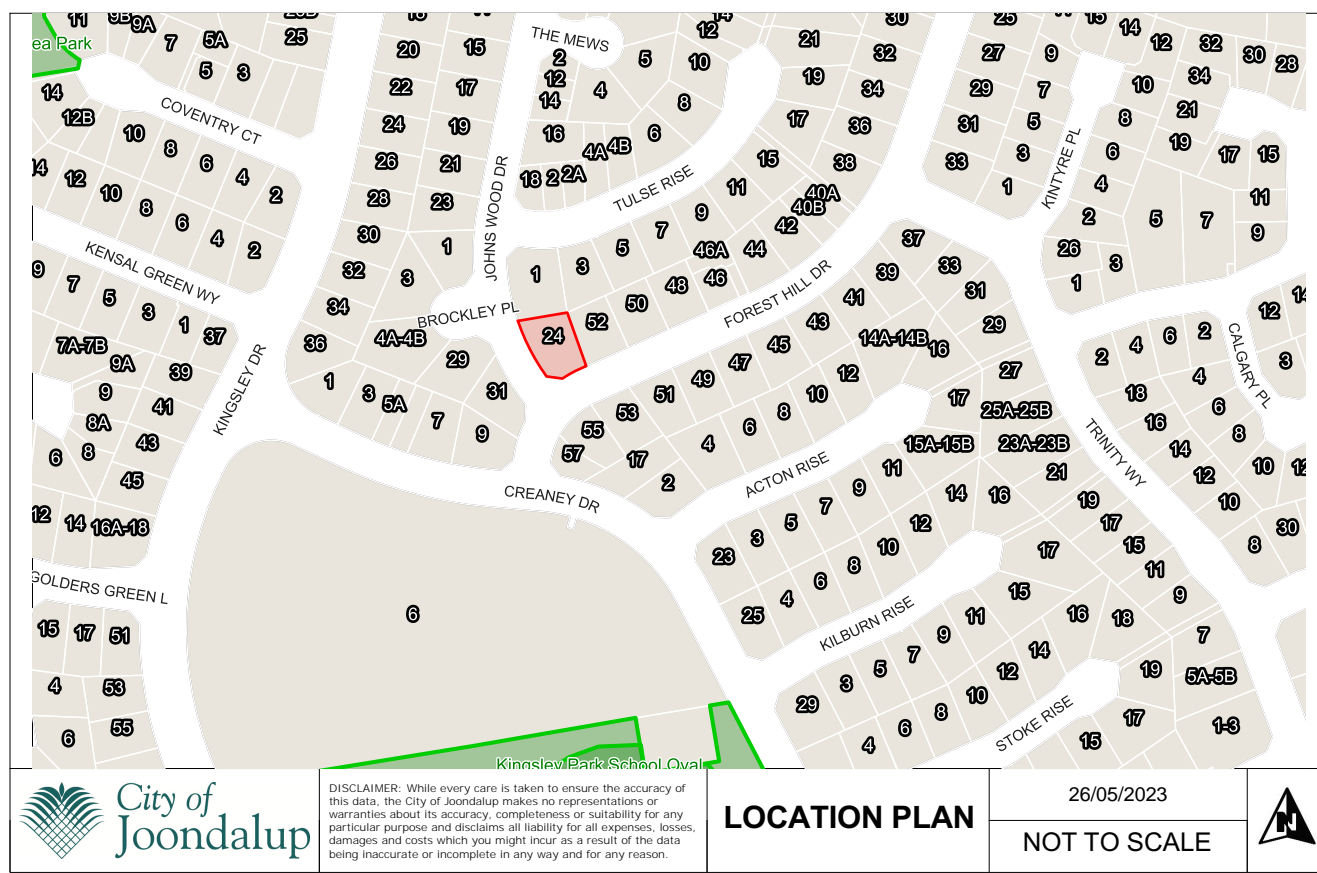
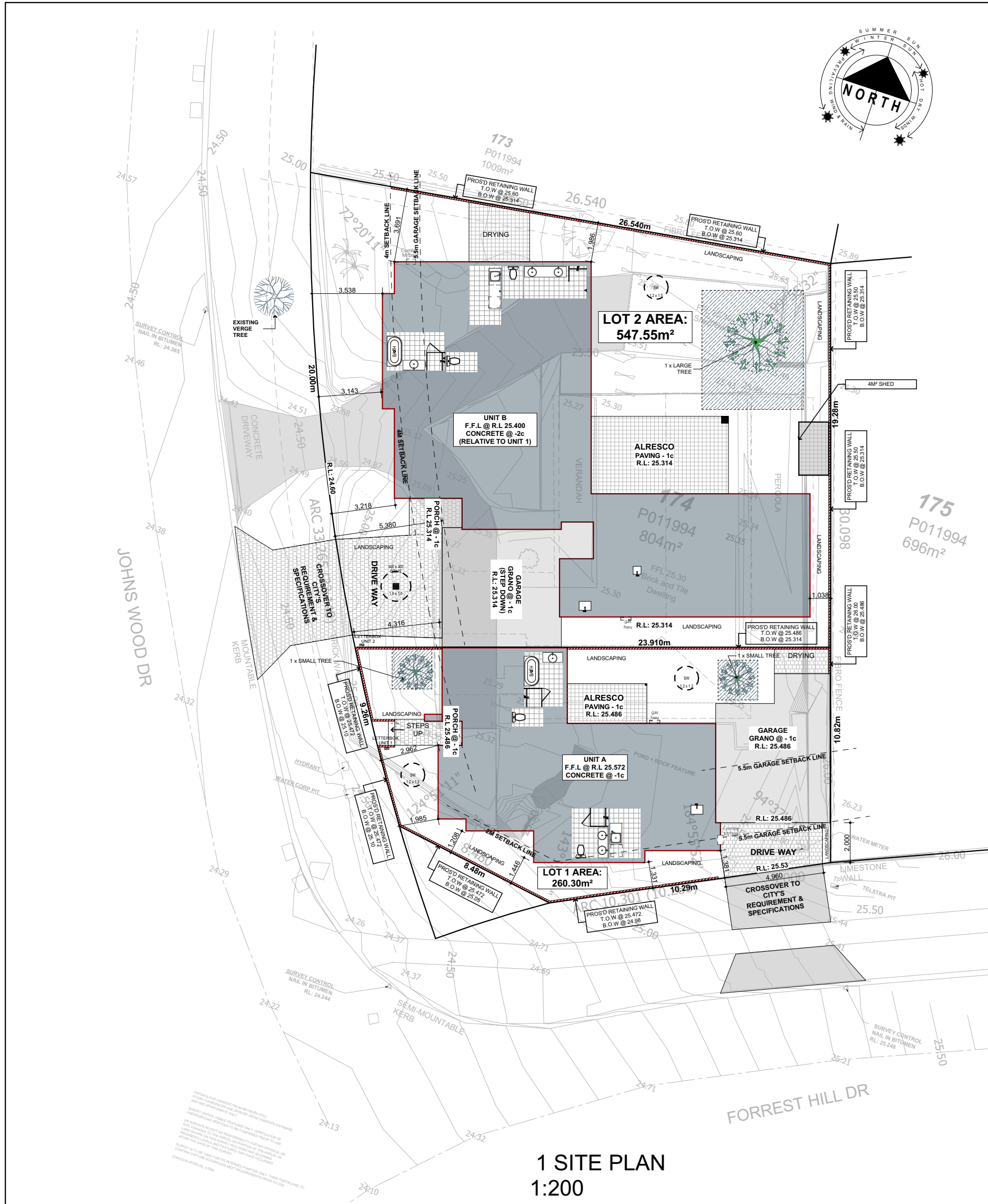


REV	AMENDMENTS	APPD	DATE	GENERAL NOTES / REFERENCES		DRAWN/SURVEYED BY:	AK	PLOT DATE: 12/02/2023	LOCATION: KINGSLEY			
						CHECKED BY:	AK	L174 (#24) JOHNS WOOD DR				
						VERIFIED BY:	AK	SITE SURVEY				
0	FOR REVIEW					COORD SYSTEM / HEIGHT DATUM:	PCG94 AHD	DRAWING STATUS:	FINAL	DRAWING NO:	001	REV



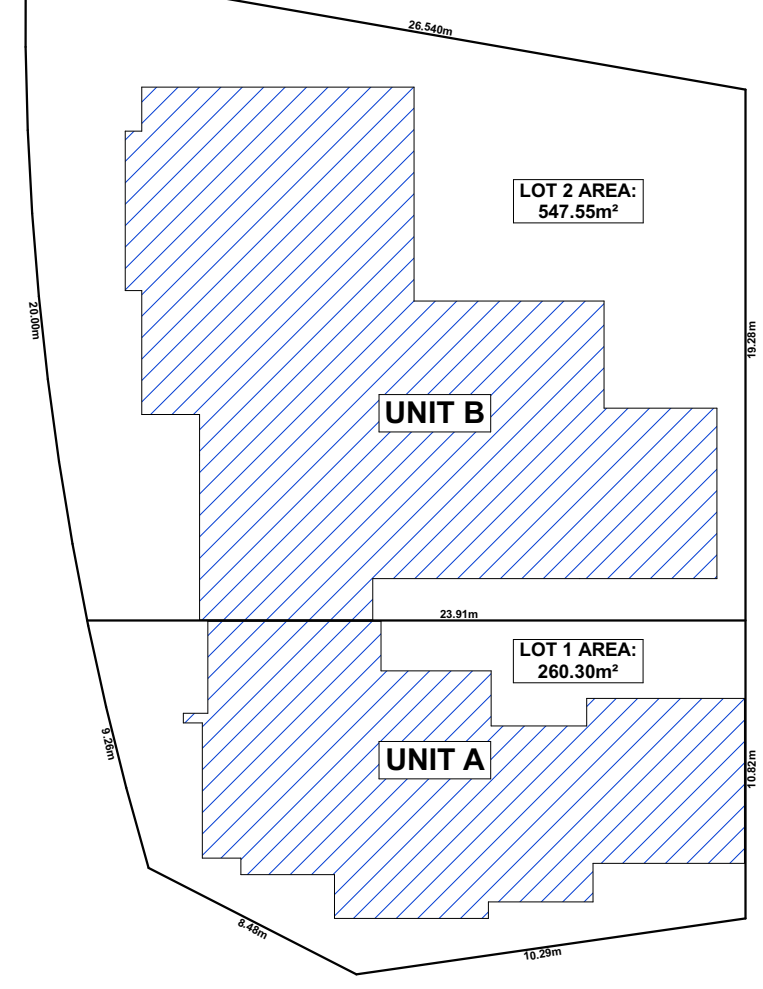
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<p>08 8249 1510 info@desiredhomes.com.au www.desiredhomes.com.au</p>	<p>CLIENT SCOTT TOWNSEND</p>	<p>proposed 2 x single storey grouped dwellings development</p>	<p>DRAWING NAME SITE INFORMATION & SITE PLAN</p>	<p>ISSUED FOR AMENDED DA</p>	<p>JOB NOS P23-03</p>	<p>D/ BY V.V</p>	<p>ISSUE DATE 28/09/2023</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NOS</th> <th>DESCRIPTION</th> <th>DRN</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>PLANNING AMENDMENT</td> <td>DL</td> <td>4.12.23</td> </tr> </table>	NOS	DESCRIPTION	DRN	DATE	1	PLANNING AMENDMENT	DL	4.12.23	<p>Notes</p> <ul style="list-style-type: none"> - ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT TO BE SCALED FROM THIS DRAWING. - ALL DIMENSIONS ARE IN MILLIMETERS. - ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE TO THE APPROVED DRAWINGS, BUILDING CODES, CONSTRUCTION STANDARDS, REGULATIONS AND SPECIFICATION. - THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SPECIFICATION AND OTHER RELEVANT DETAILS OR SCHEDULES AS MAY BE ISSUED.
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1 SITE PLAN
1:200

**PROPOSED STRATALOT
SUBDIVISION PLAN**



LOT 2 UNIT B

OPEN SPACE CALCULATION

LOT 2 AREA:	547.55m ²
OPEN SPACE REQUIRED 45%:	246.40m ²
ACTUAL SITE COVER:	242.80m ² (44.40%)
OPEN SPACE ACHIEVED:	55.60%
ZONED R20/40 (HIGHER CODE ADOPTED)	

LOT 1 UNIT A

OPEN SPACE CALCULATION

LOT 1 AREA:	260.30m ²
OPEN SPACE REQUIRED 45%:	117.10m ²
ACTUAL SITE COVER:	156.78m ² (57.45%)
OPEN SPACE ACHIEVED:	42.55%
ZONED R20/40 (HIGHER CODE ADOPTED)	

LOT 2 UNIT 2

LANDSCAPE AREA CALCULATION

LOT 2 AREA:	547.55m ²
LANDSCAPE AREA REQUIRED 20%:	109.50m ²
LANDSCAPE AREA PROVIDED	223.60m ² (41.27%)
FRONT SETBACK AREA (PRIMARY STREET):	95.20m ²
FRONT SETBACK AREA REQUIRED 50%:	47.60m ²
FRONT SETBACK AREA PROVIDED:	66.70m ² (70.00%)

LOT 1 UNIT 1

LANDSCAPE AREA CALCULATION

LOT 1 AREA:	260.30m ²
LANDSCAPE AREA REQUIRED 20%:	52.06m ²
LANDSCAPE AREA PROVIDED	95.62m ² (33.60%)
FRONT SETBACK AREA (PRIMARY STREET):	30.70m ²
FRONT SETBACK AREA REQUIRED 50%:	15.35m ²
FRONT SETBACK AREA PROVIDED:	24.45m ² (79.60%)

UNIT B

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

Soak Well Type	No.	Capacity
SW 1200x1500	1	1.7 m ³
SW 1500x1500	1	2.7 m ³
Total Capacity		4.4 m³
Roof Area GF		271.9 m ²
Paved Area		35.0 m ²
Total Area		306.9 m²
Capacity Required (Area x 0.0125)		3.8 m ³
Extra Capacity Provided		0.5 m ³

UNIT A

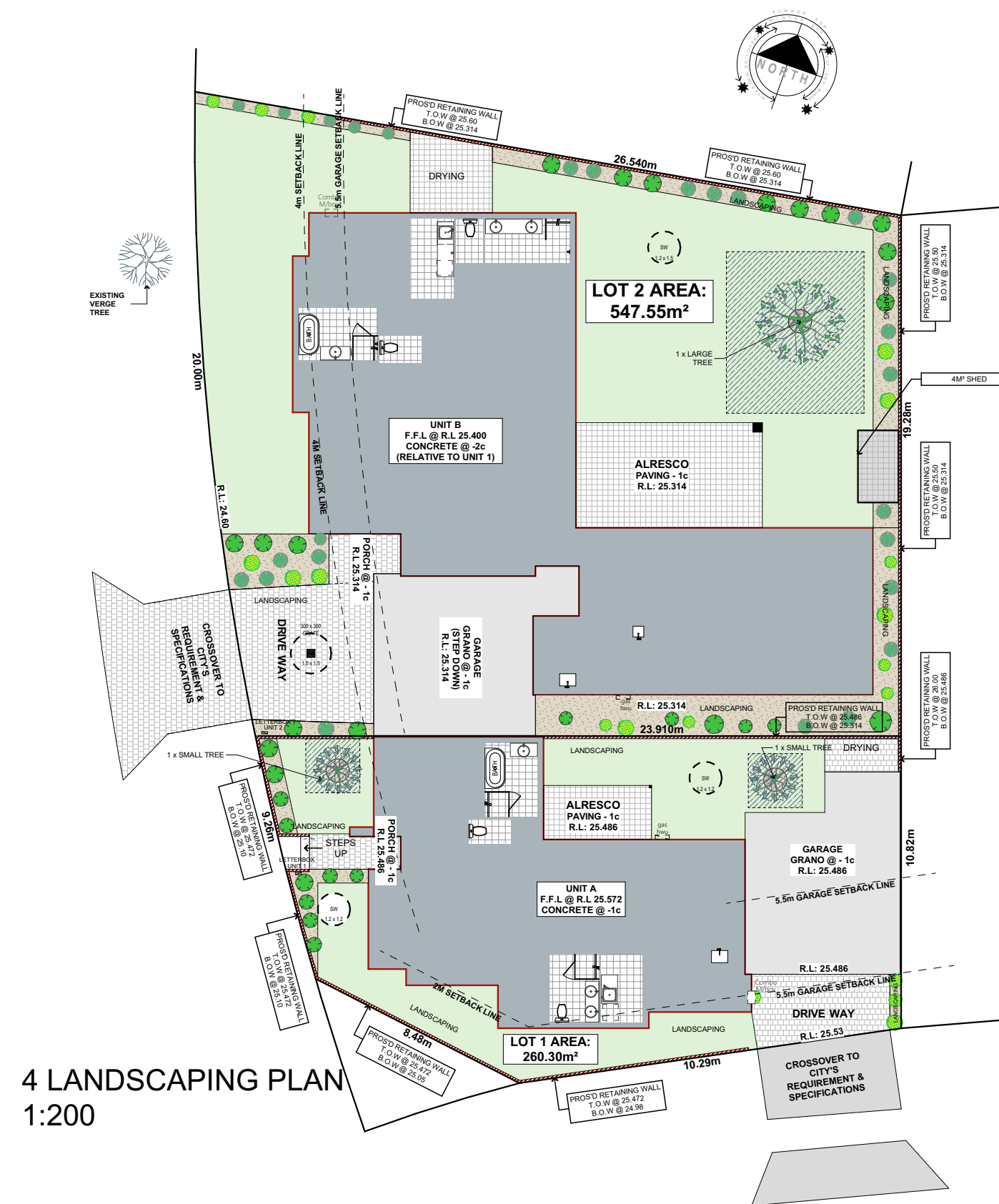
NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

No.	Soak Well Type	Capacity
2.7 m ³	2 SW 1200x1200	
Total Capacity		2.7 m³
154.0 m ²	Roof Area GF	
19.5 m ²	Paved Area	
173.5 m²	Total Area	
2.2 m ³	Capacity Required (Area x 0.0125)	
0.6 m ³	Extra Capacity Provided	

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4 LANDSCAPING PLAN
1:200

- LANDSCAPING NOTES**
- ALL AREAS TO BE PAVED MUST BE SLOPED TO DRAIN.
 - ALL AREAS TO BE LANDSCAPED MUST BE INSPECTED FOR UNDERGROUND SERVICES, DRAIN LINES, ETC. PRIOR TO DIGGING OF ANY KIND.
 - ENSURE ALL WEEDS AND LEFT OVER DEBRIS FROM CONSTRUCTION ARE REMOVED AND THE SOIL IS WELL CONDITIONED BEFORE PLANTING.
 - ALL PLANTED AREAS WITHIN LOT BOUNDARIES AND COMMON PROPERTY AREAS ARE TO BE COVERED WITH MULCH.
 - POSITION OF SPRINKLER HEADS AND RUNNING OF RETICULATION LINE ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE CONTRACTOR WHERE REQUIRED TO SUIT RUNNING SERVICES AND DRAIN SYSTEM.
 - RETICULATION CONTROLLER TO BE WITHIN THE GARAGE WITH APPROPRIATE POWER SUPPLY.

Landscaping Legend

Symbol	Common Name	Picture
	Grey cotton Head	
	Dianela blueberry	
	Butterfly bush	
	Coral Gum (100L Small tree)	
	Blackwood chip (mulch)	
	Grass	
	Paving	

CLIENT: SCOTT TOWNSEND

proposed 2 x single storey grouped dwellings development

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SITE ADDRESS
LOT 174 (#24) JOHNS WOOD DRIVE KINGSLEY

DRAWING NAME
SITE PLAN & LANDSCAPING PLAN

ISSUED FOR
AMENDED DA

JOB NOS
P23-03

SHEET NOS
2 of 5

D/ BY
V.V

DRN/ BY
V.V

ISSUE DATE
28/09/2023

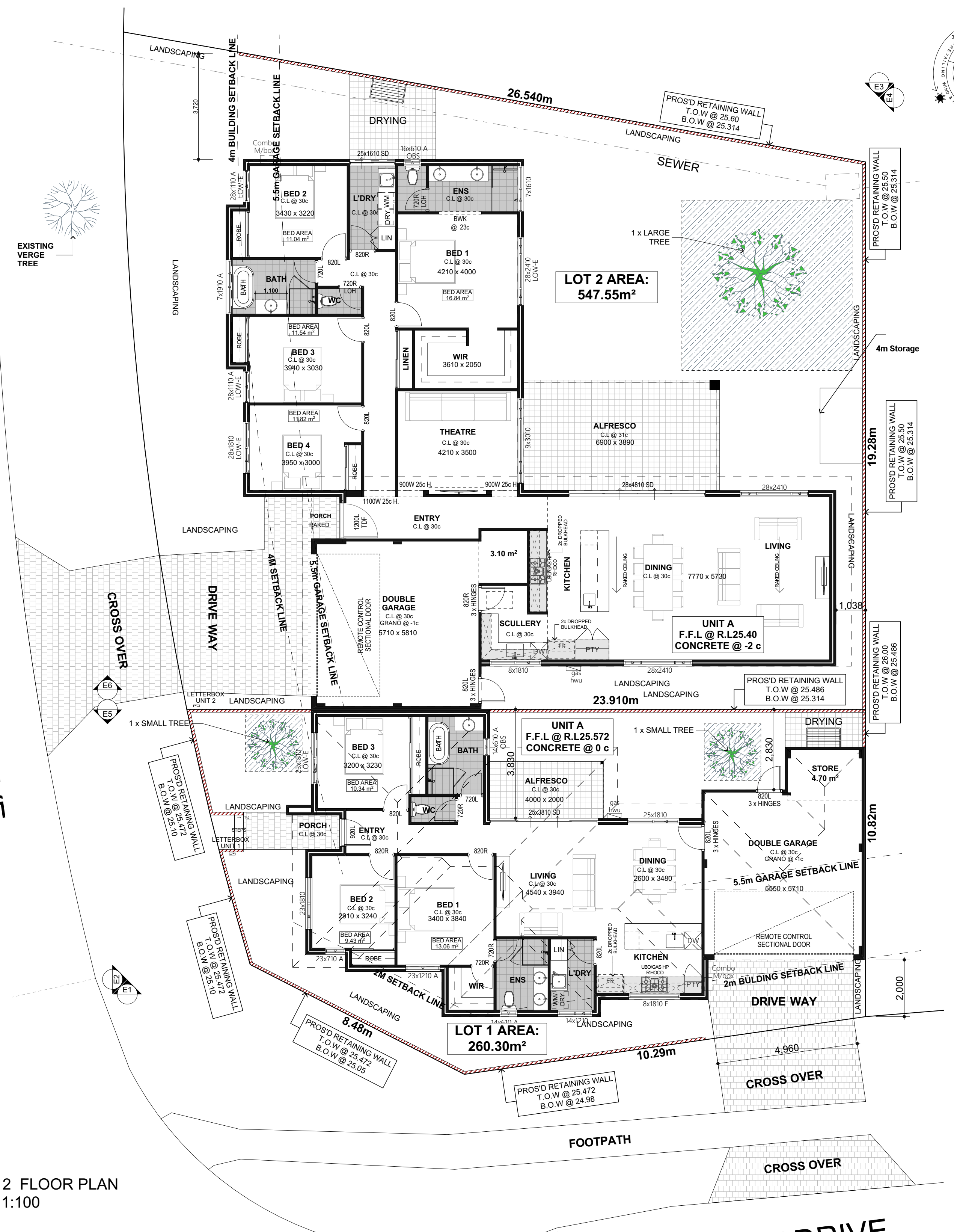
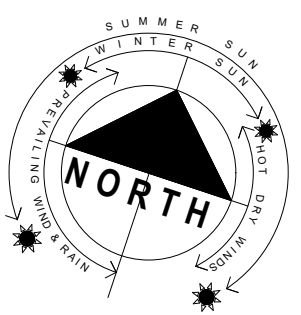
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SCALE
1:200

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JOHNS WOOD DRIVE

2 FLOOR PLAN
1:100

UNIT B AREA CALCULATIONS		
Name	Perimeter	Area
1 Ground Floor Living	82.82	203.16
2 Garage & Store	28.10	38.13
3 Alfresco	21.58	26.84
4 Porch	5.54	1.91
		270.04 m²

LOT 2 UNIT B	
OPEN SPACE CALCULATION	
LOT 2 AREA:	547.55m ²
OPEN SPACE REQUIRED 45%:	246.40m ²
ACTUAL SITE COVER:	242.80m ² (44.40%)
OPEN SPACE ACHIEVED:	55.60%
ZONED R20/40 (HIGHER CODE ADOPTED)	

UNIT A AREA CALCULATIONS		
Name	Perimeter	Area
1 Ground Floor Living	51.76	109.93
2 Garage & Store	26.64	38.66
3 Alfresco	12.00	8.00
4 Porch	5.42	1.82
		158.41 m²

LOT 1 UNIT A	
OPEN SPACE CALCULATION	
LOT 1 AREA:	260.30m ²
OPEN SPACE REQUIRED 45%:	117.10m ²
ACTUAL SITE COVER:	156.78m ² (57.45%)
OPEN SPACE ACHIEVED:	42.55%
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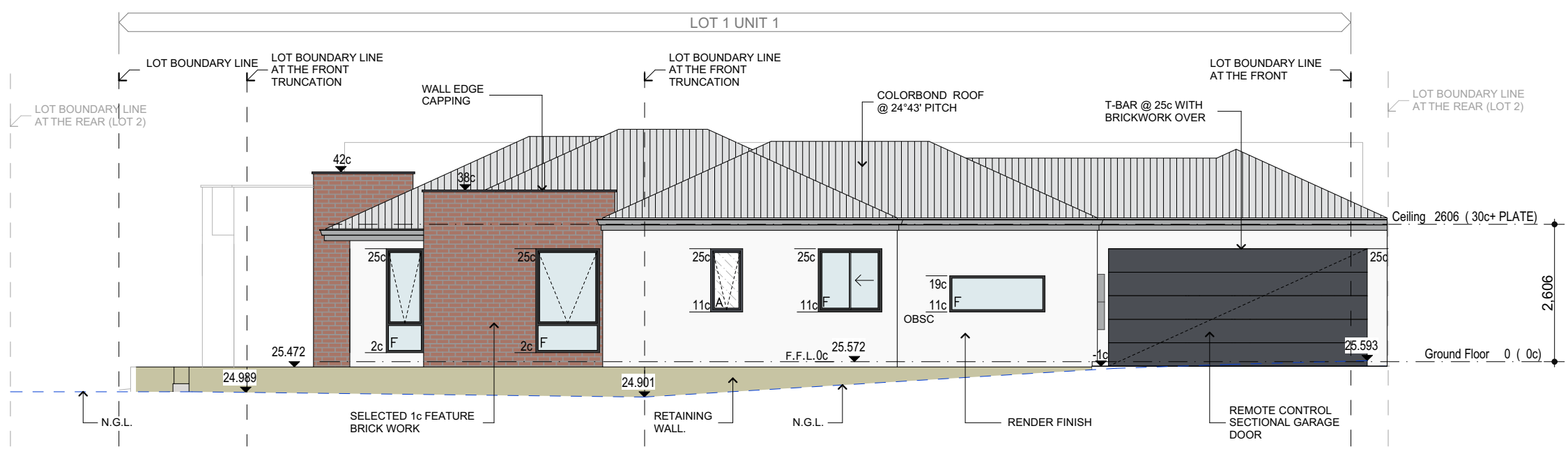
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CLIENT **SCOTT TOWNSEND** proposed **2 x single storey grouped dwellings development**

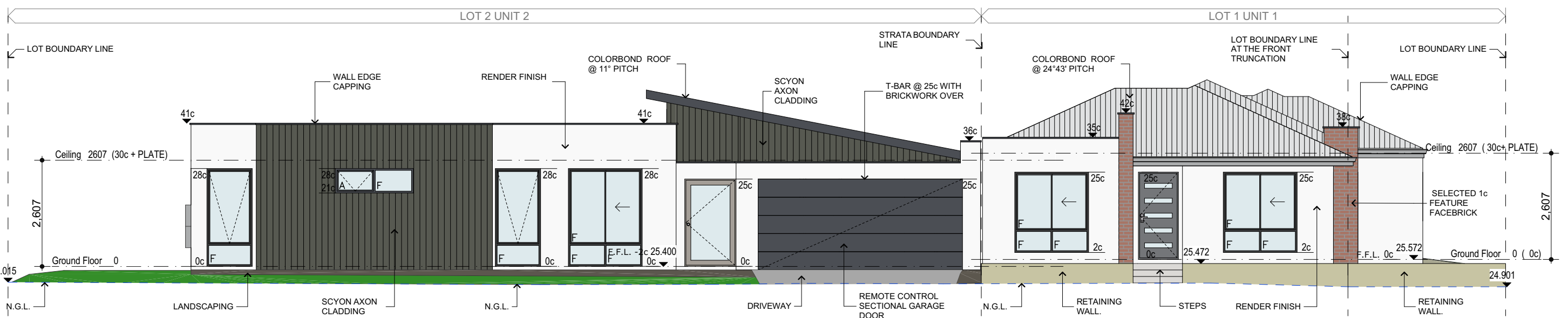
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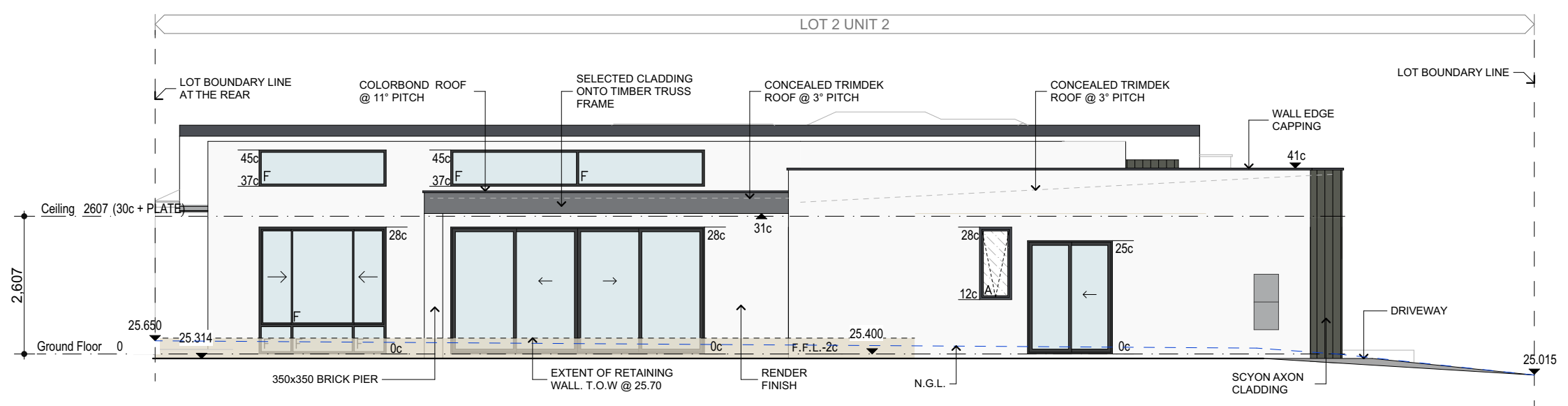
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E1 UNIT 1 SIDE ELEVATION
1:100



E2 ALL UNITS FRONT ELEVATION
1:100



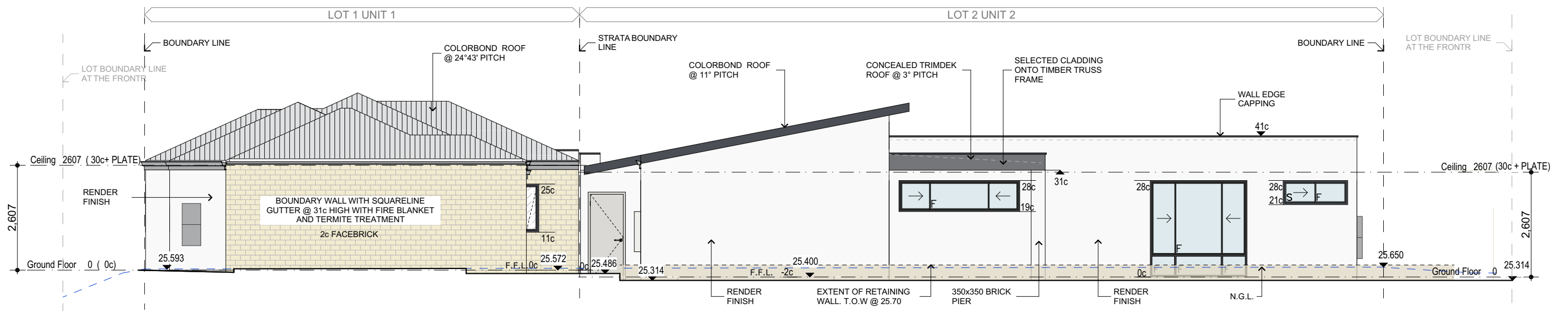
E3 UNIT 2 SIDE ELEVATION
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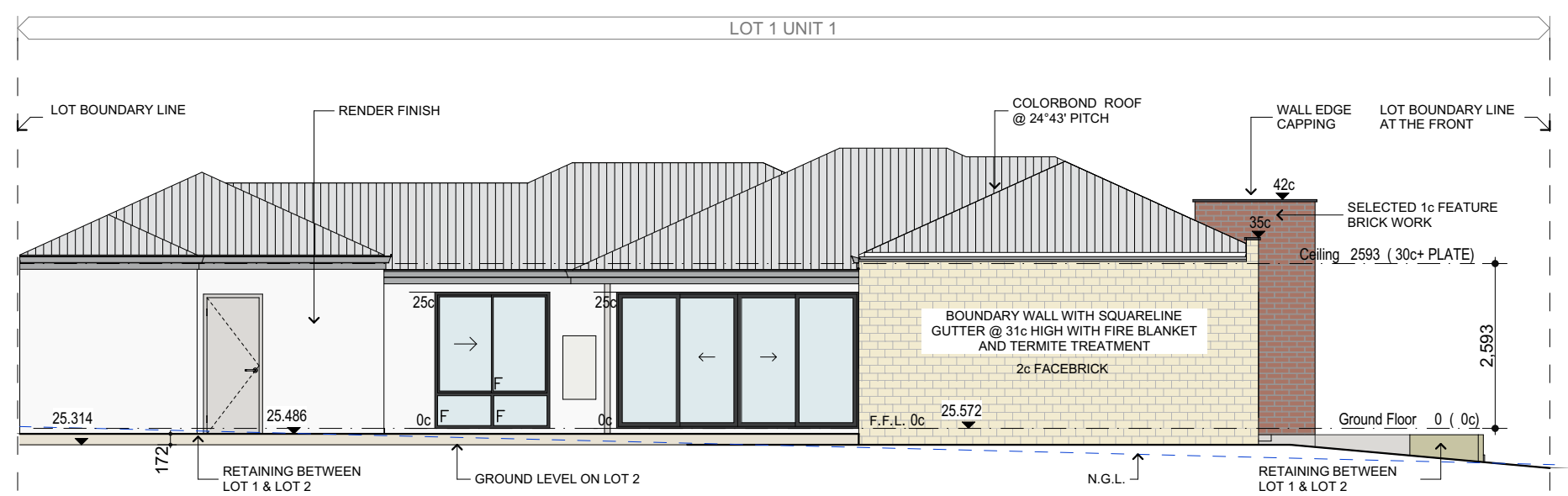
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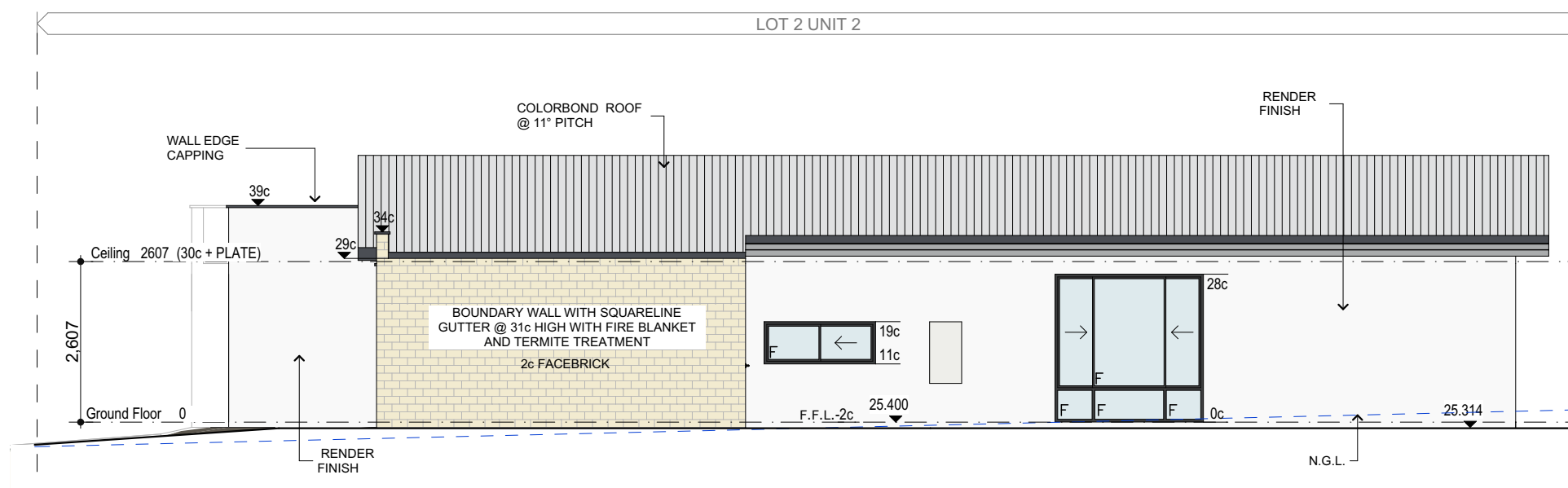
CLIENT SCOTT TOWNSEND	proposed 2 x single storey grouped dwellings development																
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E4 ALL UNITS REAR ELEVATION
1:100



E5 UNIT 1 SIDE ELEVATION
1:100



E6 UNIT 2 SIDE ELEVATION
1:100



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