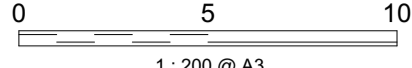


**CONTOUR & FEATURE SURVEY OF LOT 85
(PROPOSED STRATALOTS 1 & 2)
#72 TRAILWOOD DRIVE, WOODVALE**

HEIGHT DATUM A.H.D.

CHECK TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS ETC.
THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY PEGS FOUND OR FENCE POSITIONS SHOWN, UNLESS A BOUNDARY RE-ESTABLISHMENT SURVEY HAS BEEN UNDERTAKEN BY SURVEYING SOLUTIONS WA. ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE BEEN POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES & WALLS.
A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO UNDERTAKING ANY SITE WORKS OR CONSTRUCTION.
INFORMATION SHOWN ON THIS SURVEY IS CURRENT AT THE DATE SHOWN. SURVEYING SOLUTIONS WA ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT HAVE OCCURRED AFTER THIS DATE, TO SITE LEVELS AND FEATURES OR BUILDINGS. CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY PLANS AND ARE SUBJECT TO FIELD SURVEY UNLESS SHOWN OTHERWISE.

PLAN : 12933 (STRATA PLAN 82123)
C/T : 1543 - 449
AUTHORITY : CITY OF JOONDALUP
TOTAL LOT AREA : 739m²
SCALE : 1 : 200 @ A3
SURVEY DATE : 18-12-2023
JOB : 19595



DRAFTED BY : BH
DATE : 20-12-2023
CHECKED BY : DKM



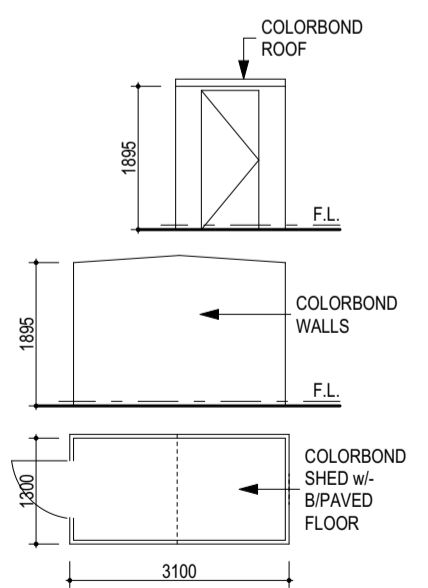
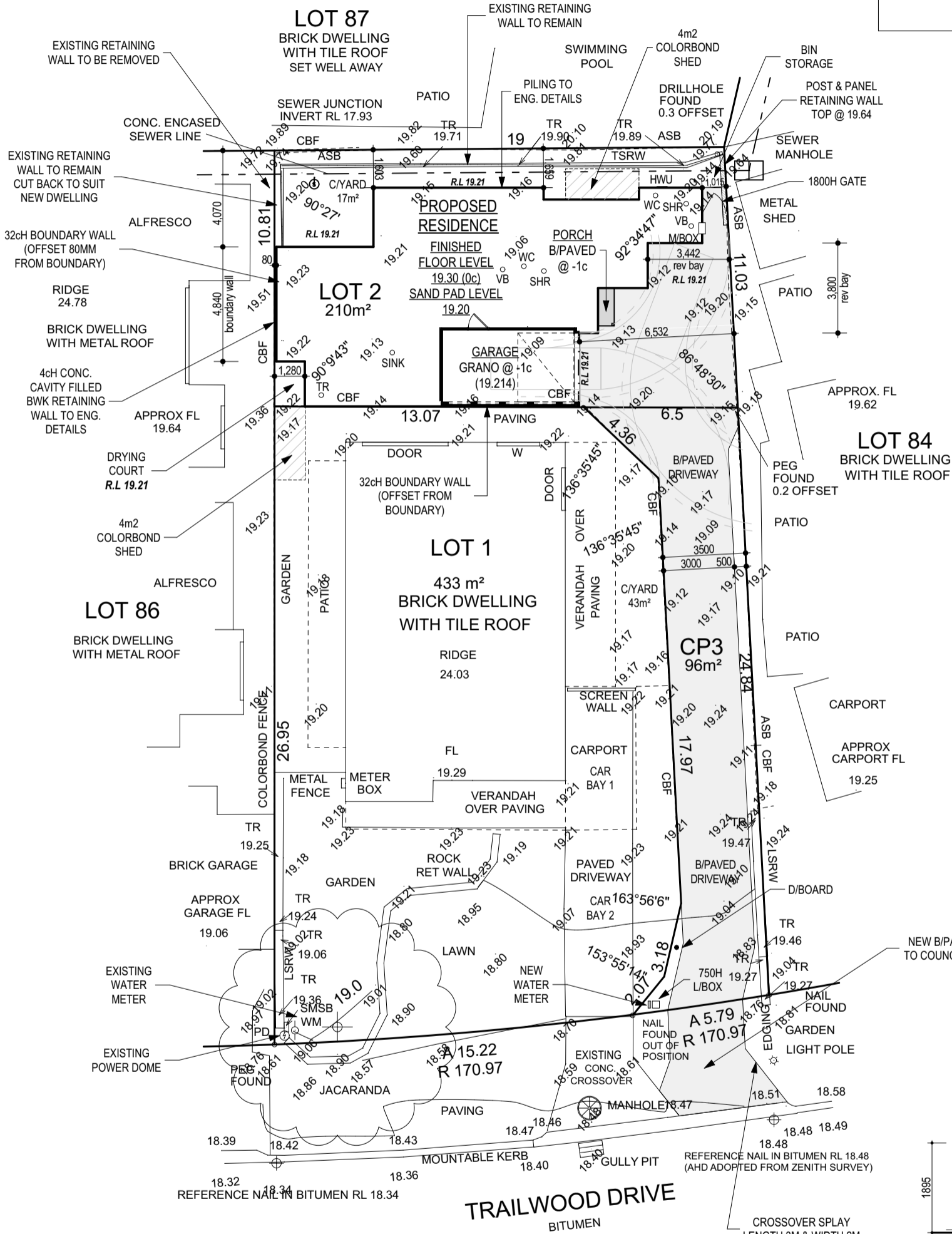
NOTE: BUILDER TO PROVIDE STORMWATER DISPOSAL TO LOCAL AUTHORITIES REQUIREMENTS

NOTE: BUILDER TO PROVIDE REFLUX VALVE TO HOME DUE TO NO HOBBS TO SHOWER RECESS/ES.

NOTE: TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE NCC BCA PART 3.1.3, PART 2.1.1 & PART 1.0.7

**VEHICLE SWEEP PATH
AUSTRALIAN STANDARD
AS 2890.1**

— DENOTES THE B85 BASE DIMENSION SWEEP PATH
- - - DENOTES THE B85 DESIGN TEMPLATE WHICH INCLUDES 300mm MANOUEVERING CLEARANCES ONLY



DIAL 1100 BEFORE YOU DIG

POWER - UNDERGROUND
WATER - YES
SEWERAGE - YES
GAS - YES
TELSTRA - YES
HYDRANTS - REFER TO WATER CORP E-PLAN
DRAINAGE - GOOD
ROAD - BITUMEN
KERB - MOUNTABLE
FOOTPATH - NONE
VIEWS - RESERVE OPPOSITE
OVERHANGING TREES - NONE
SIGNIFICANT ENCROACHMENTS - NONE
BUSH FIRE PRONE AREA - YES

ASB - ASBESTOS FENCE
CBF - COLORBOND FENCE
LSRW - LIMESTONE RET WALL
PD - POWER DOME
SMSB - SITE MAIN SWITCHBOARD
TSRW - TWINSIDE RETAINING WALL
WM - WATER METER

NOTE: BOUNDARY CORNER PEGS NOT FOUND UNLESS NOTED ON SURVEY
NOTE: STRATALOT CERTIFICATE OF TITLES NOT ISSUED AT TIME OF SURVEY

<p>Jubilee HOME BUILDERS</p> <p>p 08 9571 3512 e office@jubileehb.com.au w jubileehb.com.au</p>	<p>COPYRIGHT © THESE PLANS ARE THE SOLE PROPERTY OF JUBILEE HOME BUILDERS & MAY NOT BE REPRODUCED OR MODIFIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.</p> <p>A3</p>	<p>PROPOSED DEVELOPMENT FOR:</p> <p>LU</p> <p>LOT 85 (#72)</p> <p>TRAILWOOD DRIVE, WOODVALE</p>	<p>DETAILS</p> <p>PLANNING</p>	<p>DATE</p> <p>17/01/2024</p>	<p>SITE PLAN</p> <p>SCALE 1:200</p>
			<p>JOB No</p> <p>J1504</p>	<p>SHEET</p> <p>04 OF 04</p>	
			<p>DRAWN BY</p> <p>AD</p>	<p>LOCAL AUTHORITY</p> <p>CITY OF JOONDALUP</p>	

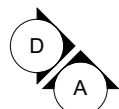
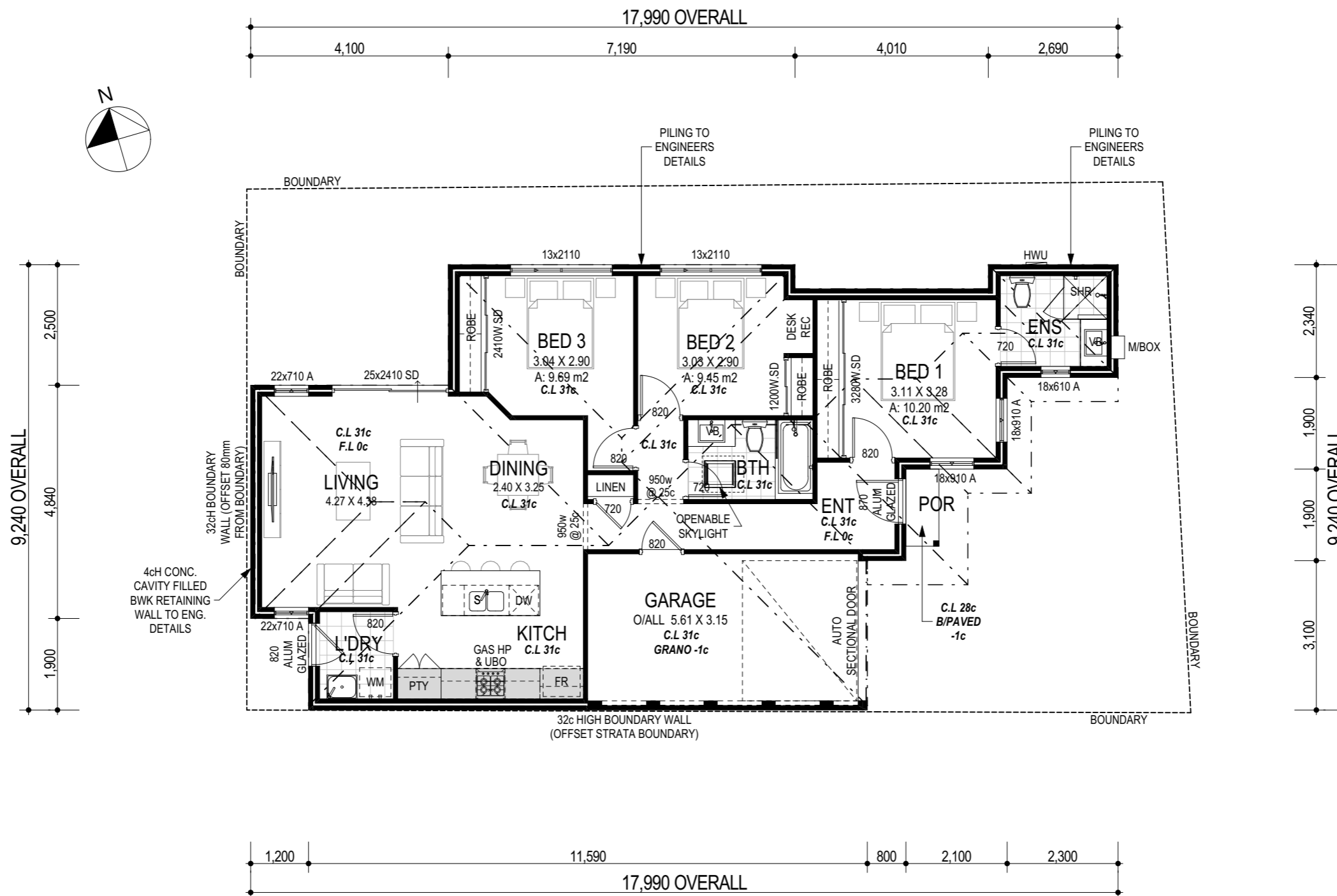
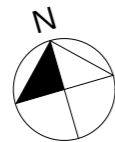
LOT 2

ZONED R20/60
OPEN SPACE REQUIRED = 40%

LOT AREA: 210m² + 48m² (CP) = 258m²
 - TOTAL FOOTPRINT 122.84m² = 135.16m²
 +TOTAL LOT AREA %
 = 52.38% OPEN SPACE

AREA

GROUND FL	103.96
GARAGE	18.88
PORCH	1.10
TOTAL	123.94 m ²
PERIMETER	55.78 m
GRAND TOTAL	123.94 m ²



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A3

PROPOSED DEVELOPMENT FOR:
LU
 LOT 85 (#72)
 TRAILWOOD DRIVE,
 WOODVALE

DETAILS	DATE
PLANNING	17/01/2024

FLOOR PLAN

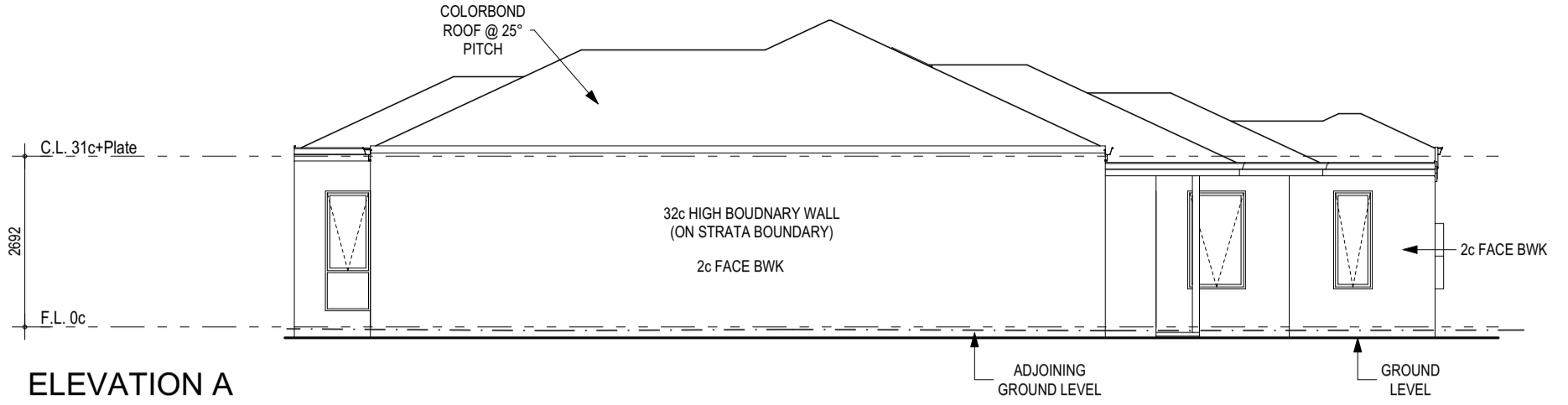
SCALE 1:100

JOB No **J1504**

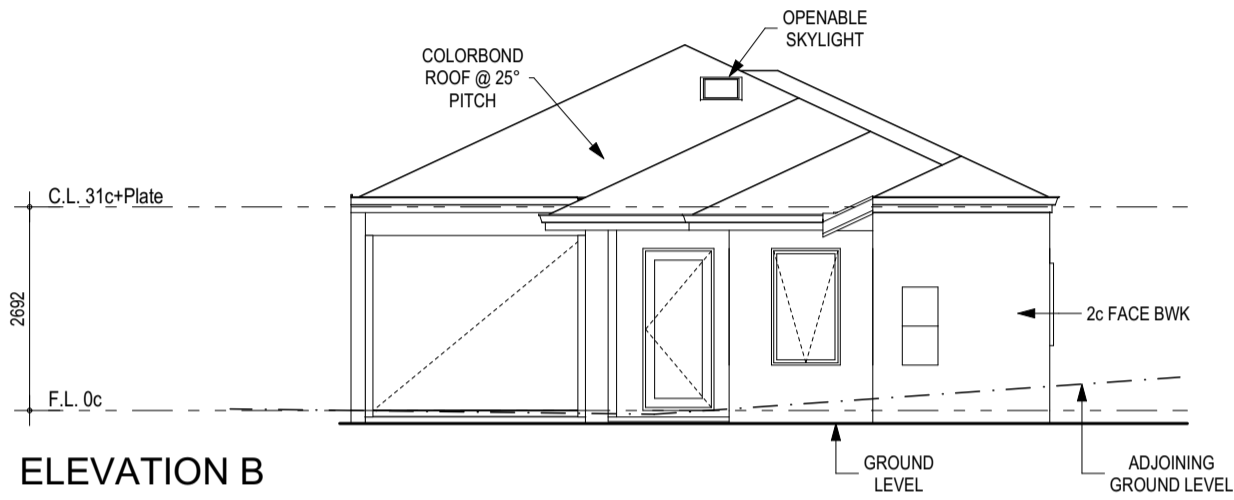
DRAWN BY **AD**

SHEET **01 OF 04**

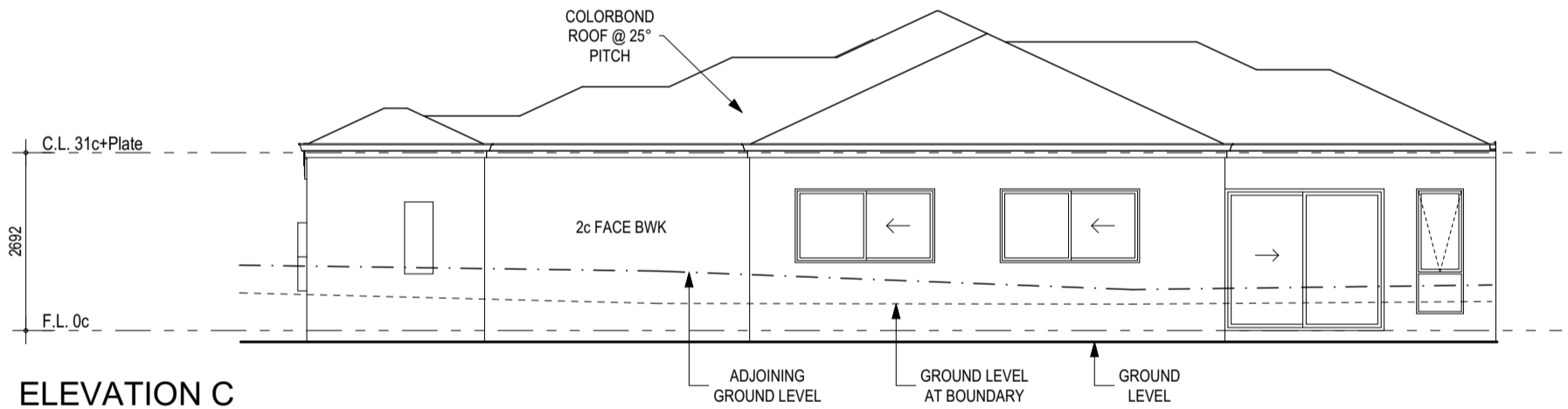
LOCAL AUTHORITY
CITY OF JOONDALUP



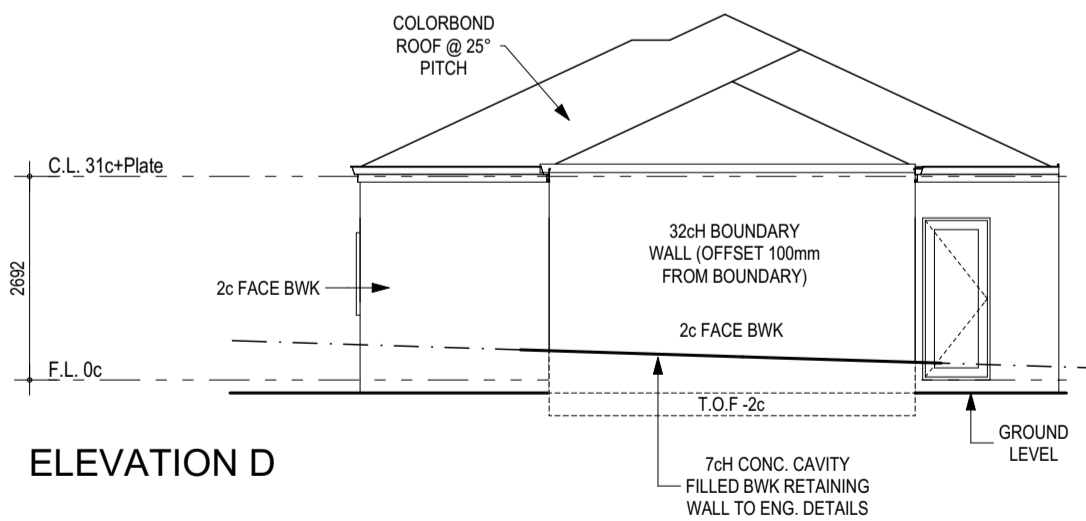
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

LOT 87

EXISTING PLANTER WALL RETAINED

35.9m² DEEP SOIL AREA

3 x PCS

PROPOSED LAWN (12.8m²)

MIX 4
AREA - 3.3 m²
2 x Asel
1 x Asni
3 x Dire
2 x Phxa

MIX 5
AREA - 12.2 m²
12 x Dylr
6 x Dylu
9 x Ligi
3 x Thma

MIX 4
AREA - 7.6 m²
4 x Asel
2 x Asni
6 x Dire
4 x Phxa

LOT 2

MIX 2
AREA - 1.9 m²
6 x Loll

MIX 2
AREA - 7.5 m²
23 x Loll

LOT 84

DEEP SOIL AREA (42m²)

EXISTING GARDEN RETAINED (20m²)

LOT 86

LOT 1

3 x MKP

EXISTING GARDEN RETAINED (75m²)

EXISTING PERMEABLE GRAVEL GARDEN BED RETAINED (22m²)

129m² DEEP SOIL AREA

EXISTING WALL RETAINED

EXISTING PAVING RETAINED

EXISTING LAWN RETAINED (54m²)

MIX 3
AREA - 2.5 m²
1 x Acco
1 x Dire
1 x GrCo
1 x Lebr
1 x Welo

MIX 1
AREA - 0.9 m²
1 x Ergl
1 x LoLi
1 x Myin

EXISTING MEDIUM TREE RETAINED (JMI - JACARANDA MIMOSIFOLIA)

MIX 1
AREA - 3.2 m²
2 x Ergl
4 x LoLi
2 x Myin

1 x AFL

MIX 3
AREA - 4 m²
1 x Acco
2 x Dire
1 x GrCo
1 x Lebr
1 x Welo

TRAILWOOD DRIVE

LOT AREAS

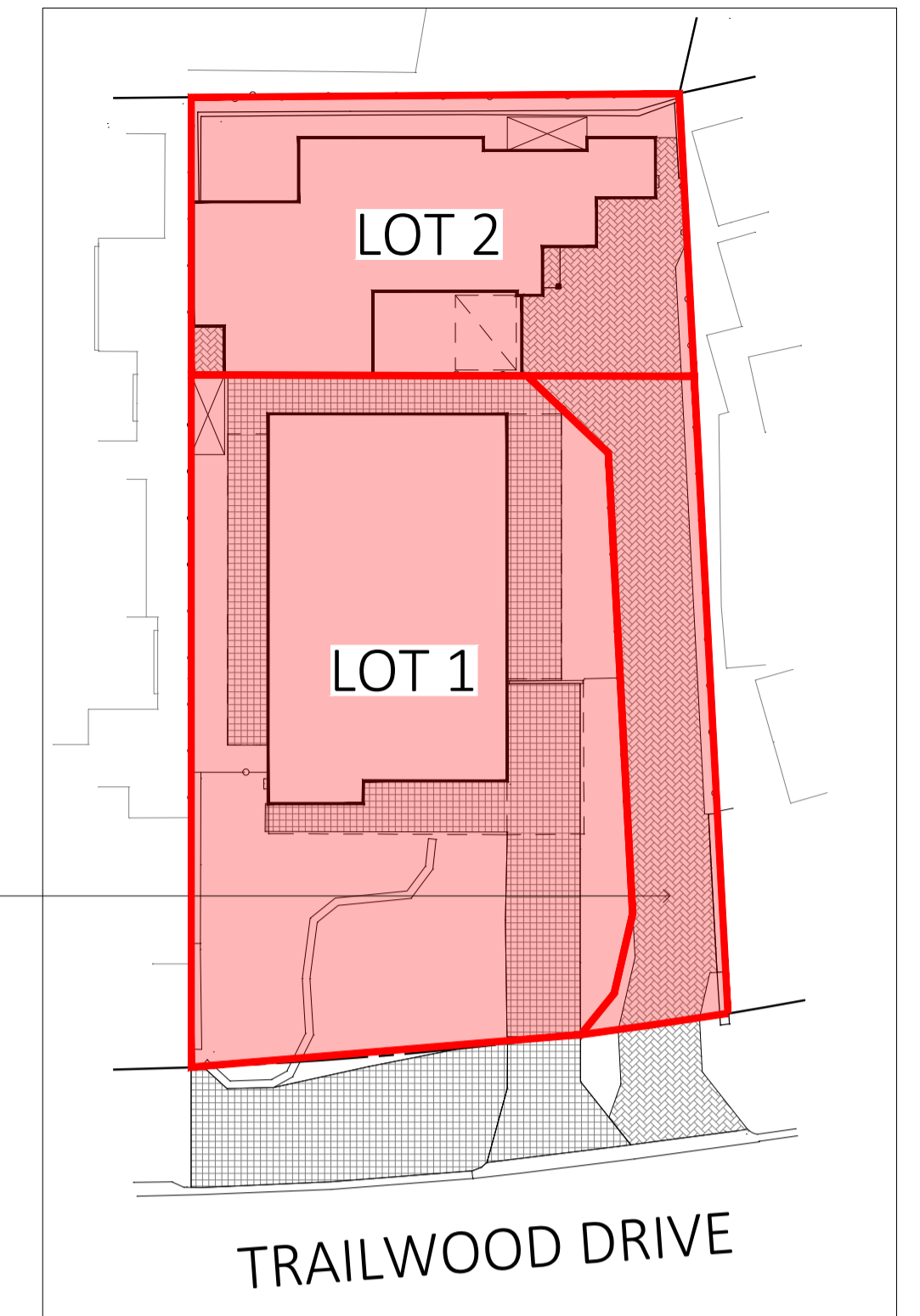
LOT NUMBER	TOTAL AREA (m ²)
LOT 1	432.92
LOT 2	210.50
COMMON PROPERTY	95.94
TOTAL	739.36

LANDSCAPE AREAS

LOT NUMBER	TOTAL AREA (m ²)
LOT 1	171.0
LOT 2	37.80
COMMON PROPERTY	10.90
TOTAL LANDS. AREA*	219.70
VERGE	13.20
TOTAL LANDS. AREA OVERALL	232.90

*ON LOT ONLY (EXCLUDES VERGE LANDSCAPE). INCLUDES COMBINED AREAS OF GARDEN AND LAWN INCLUDING EXISTING LAWN AND GARDEN.

COMMON PROPERTY



PLANT SCHEDULES

MIX 1

Key	Botanic Name	Pot	Qty.
Ergl	Eremophila glabra (prostrate)	130mm	3
LoLi	Lomandra 'LimeTuff'	130mm	5
Myin	Myoporum insulare (prostrate)	130mm	3

MIX 2

Key	Botanic Name	Pot	Qty.
Loll	Lomandra 'Little Lime'	130mm	29

MIX 3

Key	Botanic Name	Pot	Qty.
Acco	Acacia cognata 'Limelight'	130mm	2
Dire	Dichondra repens	130mm	3
GrCo	Grevillea 'Coral Fusion'	130mm	2
Lebr	Leucophyta brownii	130mm	2
Welo	Westringia 'Low Horizon'	130mm	2

MIX 4

Key	Botanic Name	Pot	Qty.
Asel	Aspidistra elatior	130mm	4
Asni	Asplenium nidus	130mm	2
Dire	Dichondra repens	130mm	6
Phxa	Philodendron xanadu	130mm	4

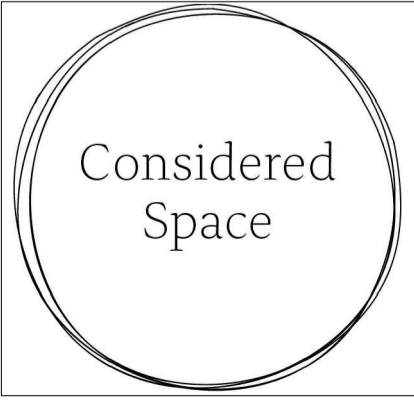
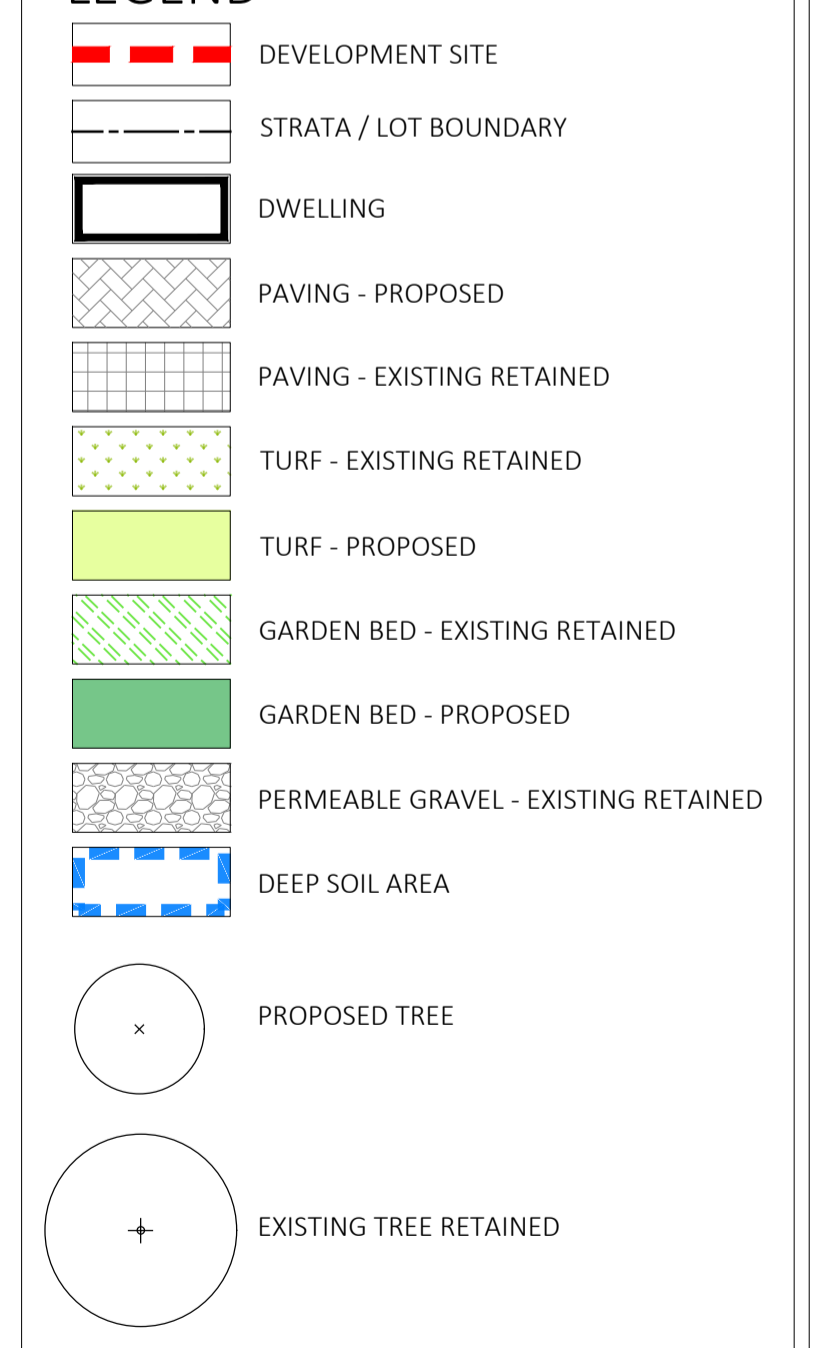
MIX 5

Key	Botanic Name	Pot	Qty.
Dylr	Dianella 'DR5000 (PBR) Little Rev'	130mm	12
Dylu	Dyopsis lutescens	5 Litre	6
Ligi	Liriope 'Evergreen giant'	130mm	9
Thma	Thysanolaena maxima 'Tiger grass'	130mm	3

TREES

KEY	BOTANIC NAME	POT	QTY.	HEIGHT (APPROX.)	WIDTH (APPROX.)
AFL	Agonis flexuosa 'Burgundy'	100 Litre	1	6 METRES	4.0 METRES
MKP	Magnolia 'Kay Parris'	100 Litre	3	6 METRES	3.0 METRES
PCS	Pyrus cal. 'Southworth Dancer'	100 Litre	3	7 METRES	4.5 METRES
JMI	Jacaranda mimosifolia	EXISTING	1	10 METRES	8.0 METRES

LEGEND



EMAIL: info@consideredspace.com.au
WEBSITE: www.consideredspace.com.au
PHONE: +61 438 880 124

REV	DATE	DRAWN	APPROVED	ISSUE OR AMENDMENT
A	11.01.23	BM	CT	ISSUE FOR INFORMATION

STANDARD NOTES
1. CONSTRUCTION: THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION UNLESS ISSUED AS REVISION 0 AND SIGNED AS APPROVE.
2. SET OUT & DIMENSIONS: THE CONTRACTOR SHALL SET OUT ALL PATHS, WALLS, HARD SURFACES AND ELEMENTS EITHER ON SITE PRIOR TO CONSTRUCTION AND SHALL OBTAIN THE SUPERINTENDENT'S APPROVAL PRIOR TO WORKS COMMENCING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. CHECK ALL DRAWING SCALES IN CONJUNCTION WITH DRAWING SIZE.
3. SERVICES & SITE ASSETS: THE CONTRACTOR SHALL INVESTIGATE THE NATURE AND LOCATION OF ALL EXISTING SERVICES AND RETAINED SITE ASSETS AFFECTED BY THEIR WORKS. FAILURE TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTOR'S LIABILITIES.
4. REFERENCE: THE CONTRACTOR SHALL REFER TO ALL CONTRACT DOCUMENTS, THE SPECIFICATION AND DRAWINGS PRIOR TO AND DURING THE WORKS.
5. DISCREPANCIES: NOTIFY SUPERINTENDENT OF ANY SUSPECTED OR KNOWN DISCREPANCIES OR ERRORS PRIOR TO THE COMMENCEMENT OF WORKS.
6. RELEVANT STANDARDS: THE CONTRACTOR SHALL UNDERTAKE ALL PRICING AND WORKS IN ACCORDANCE WITH CURRENT INDUSTRY BEST PRACTICE AND ALL RELEVANT AUSTRALIAN STANDARDS.
7. SERVICE LOCATOR: THE CONTRACTOR SHALL UNDERTAKE A DAL BEFORE YOU DIG PROCESS PRIOR TO COMMENCING WORKS ON SITE. THE CONTRACTOR SHALL ENGAGE A SERVICE LOCATOR TO MAP THE SPECIFIC LOCATIONS AND DEPTH OF ALL SERVICES AND ADVISE ALL RELEVANT STAFF AND SUBCONTRACTORS IN WRITING PRIOR TO COMMENCING WORKS ON SITE.



CLIENT
JUBILEE HOME BUILDERS
PROJECT
LOT 85 (72) TRAILWOOD DRIVE,
WOODVALE, WA

DRAWING TITLE
LANDSCAPE PLAN

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DESIGNED BY: CT	APPROVED BY: CT
DRAWING BY: BM	DATE INITIALLY DRAWN: 05.01.2024
SCALE 1:100 @ A1	
DRAWING NUMBER JUB004-01-001	REVISION A