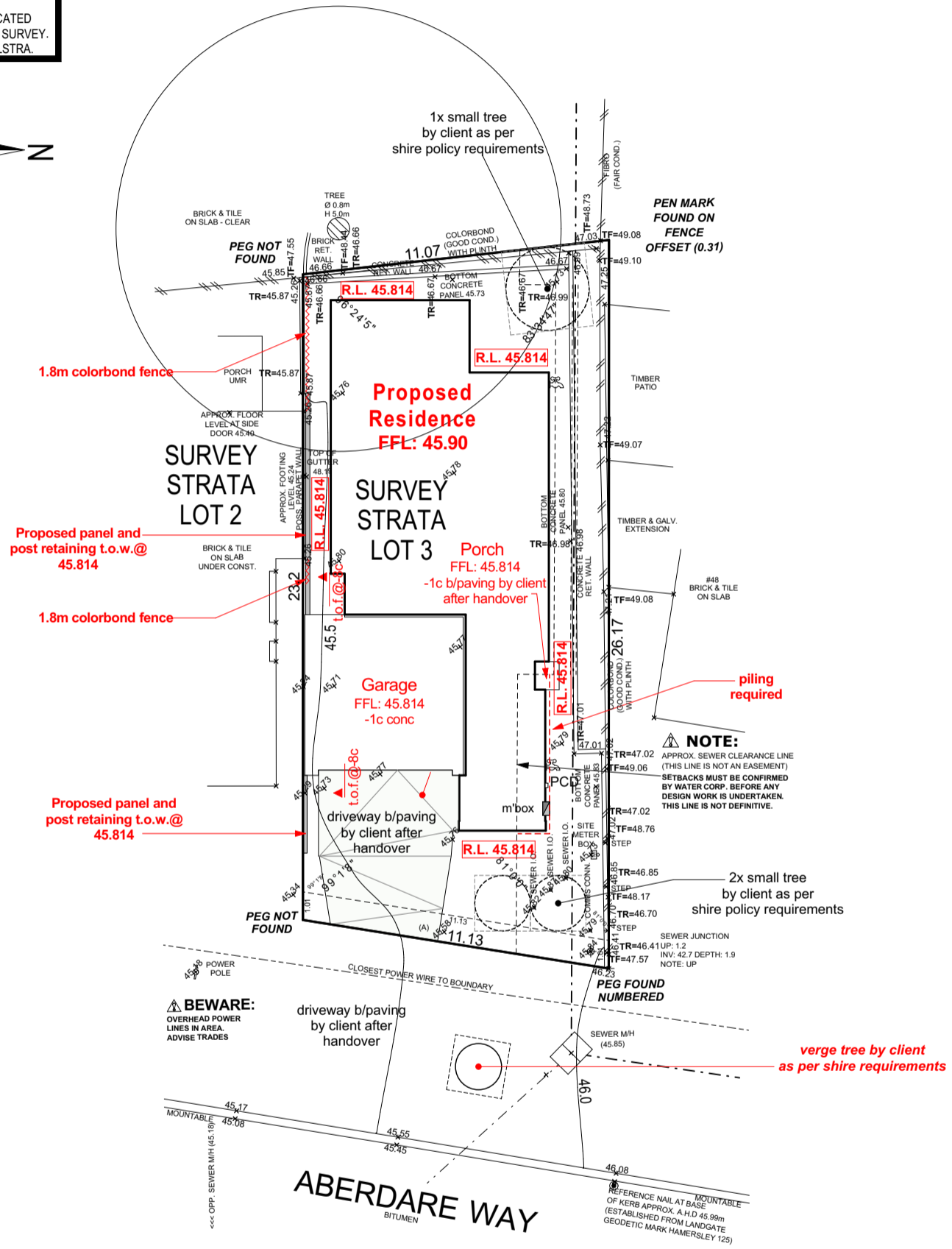
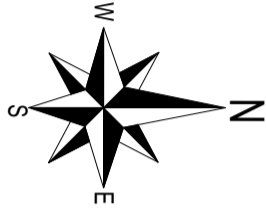


▲ NOTE:
TELSTRA/COMMS. PIT NOT LOCATED
ADJACENT TO LOT AT TIME OF SURVEY.
VERIFY AVAILABILITY WITH TELSTRA.



Special

Dales Specifications

Garage / Store	31.59
Ground Floor	102.97
Porch	0.88
Total:	135.44 m²
Perimeter:	

31c ceilings throughout
(unless otherwise noted)

28c high internal doors
throughout home
(unless otherwise noted)

Zoning	R20/40
Percentage allowed	55%
Site-Lot Area	271.50m ²
Site Cover Allowed	149.325m ²
Site Cover Used	138.86m ²
Actual Coverage	51.14%

Mandatory Design Compliance (City of Joondalup Housing Opportunity Area)

Preliminary drawing:

Housing Opportunity Area:

- Blank Walls not to exceed 20% of total Lot frontage
- Landscape Area 20% of Site Area
- Room Glazing -15% of area and 50% openable
- Minimum Master Bedroom 10m² with 3m. minimum dimension
- Other Bedrooms 9m² with 3m minimum dimension
- 2.7m Height for Ground Floor

Miscellaneous:

- BAL fire rating req's: BAL N/A
- Noise attenuation req's: N/A

Local Planning Policies Applicable:

-
-

- R-Code Variation
- Town Planning

R-Code Variation Acknowledgement:

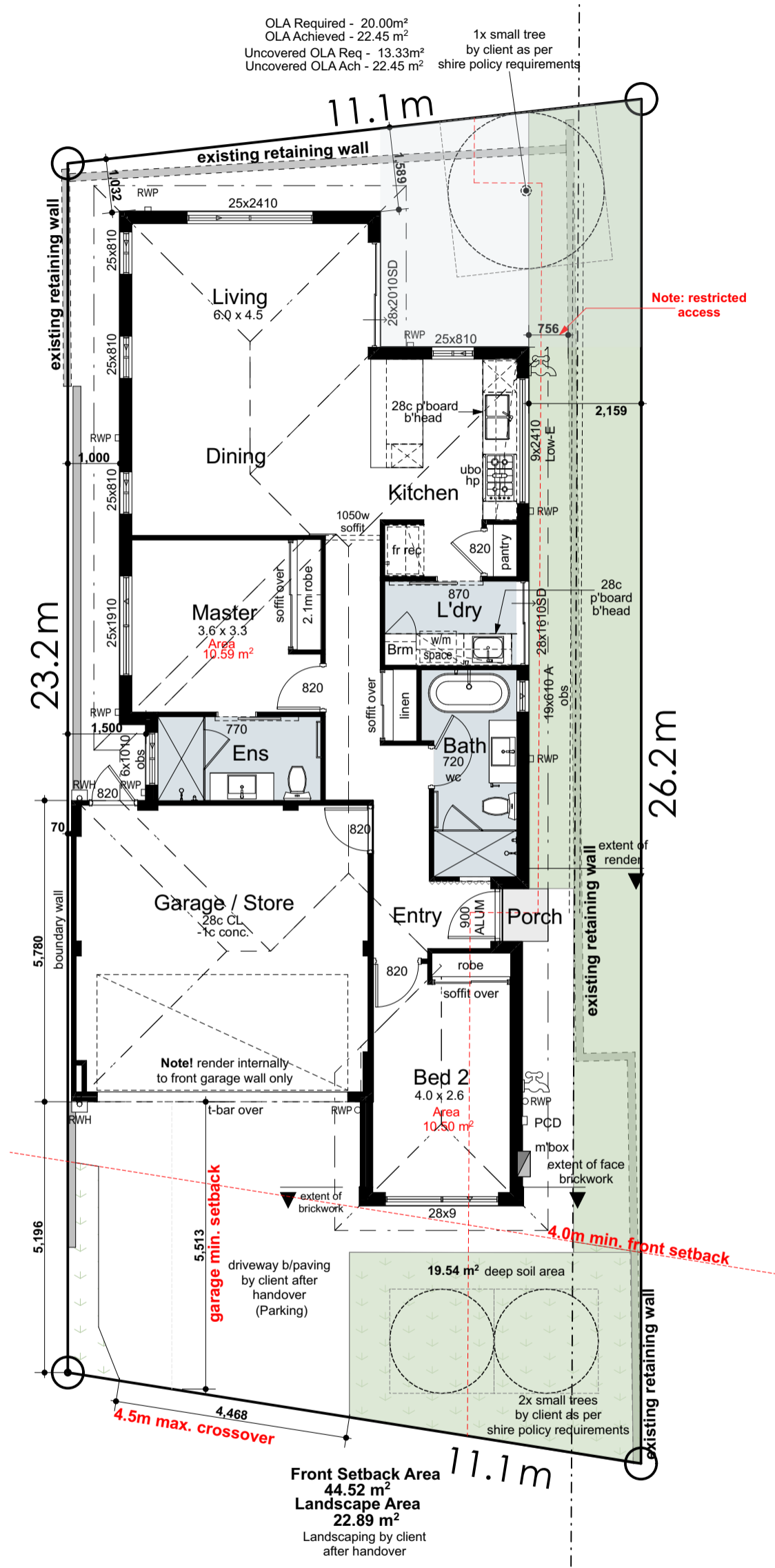
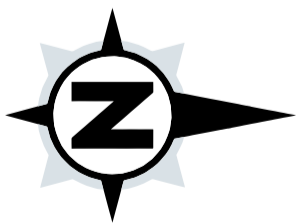
The proposed design requires a variation to the Residential Design Codes and therefore will be at the discretion of the local authority. As a result proceeding with this design may incur additional costs and time delays.

REASONS:

- Housing Opportunity Area requirements needs town planning approval
- Blank walls exceed 20% of lot frontage
- Door to Store

Landscape Area Calculations

Lot Area = 271.50m²
HOALP landscape required=20% (54.30m²)
Provided =60.35m² (22.22%)
Minimum 15% of soft landscaping per site required (complies)



Front Setback Area 44.52 m²
Landscape Area 22.89 m²
Landscaping by client after handover

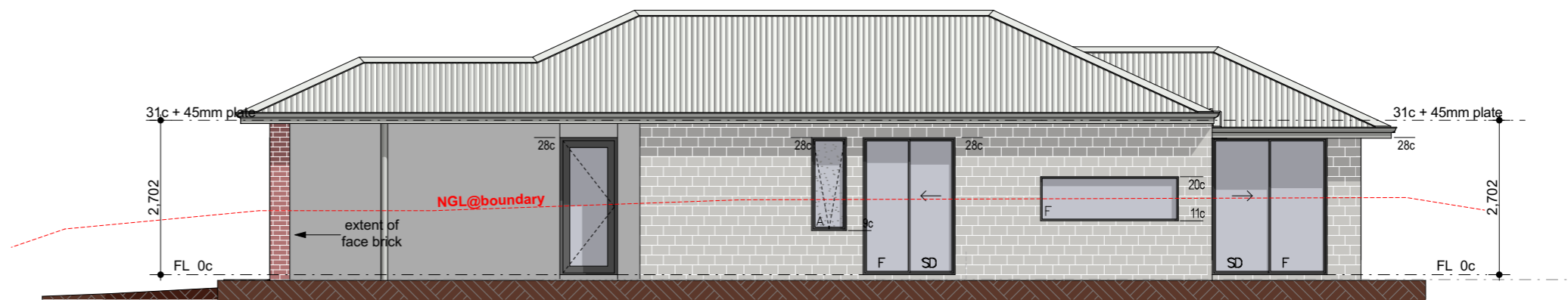




E3 Rear Elevation
1:100



E2 Side Elevation
1:100



E4 Side Elevation
1:100