



Brick & Tile
on Slab (#3)
Approx. F.L. 10.91

LOT 423

OUTDOOR LIVING AREA = 41.80m²
UNCOVERED = 20.69m²

overshadowing
onto 3 ABITIBI TURN = 37.64m²

overshadowing
onto 36
BONNIEVILLE WAY
= 14m²

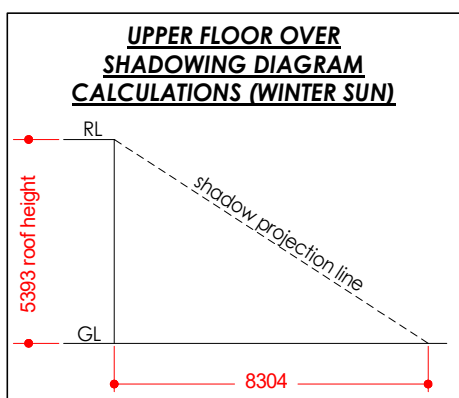
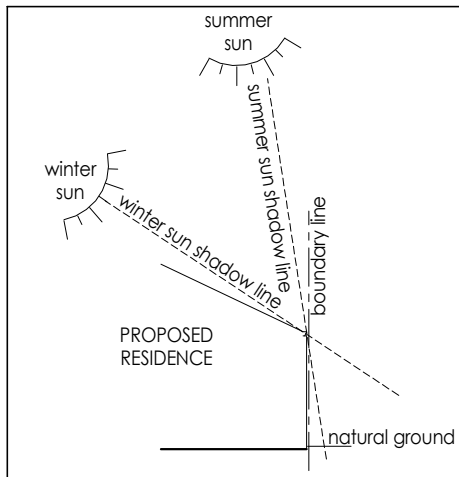
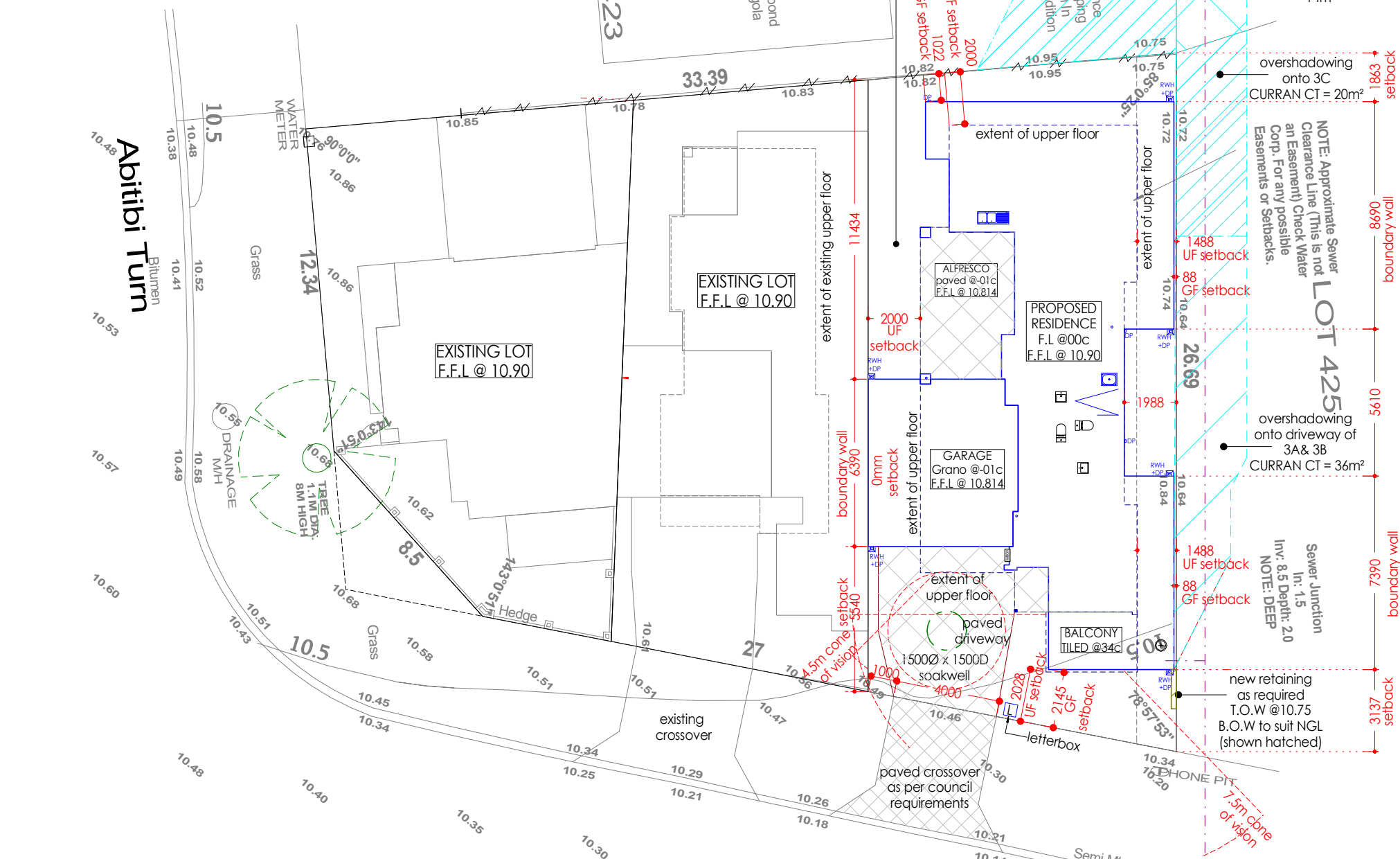
overshadowing
onto 3C
CURRAN CT = 20m²

NOTE: Approximate Sewer
Clearance Line (This is not
an Easement) Check Water
Corp. For any possible
Easements or Setbacks.

overshadowing
onto driveway of
3A & 3B
CURRAN CT = 36m²

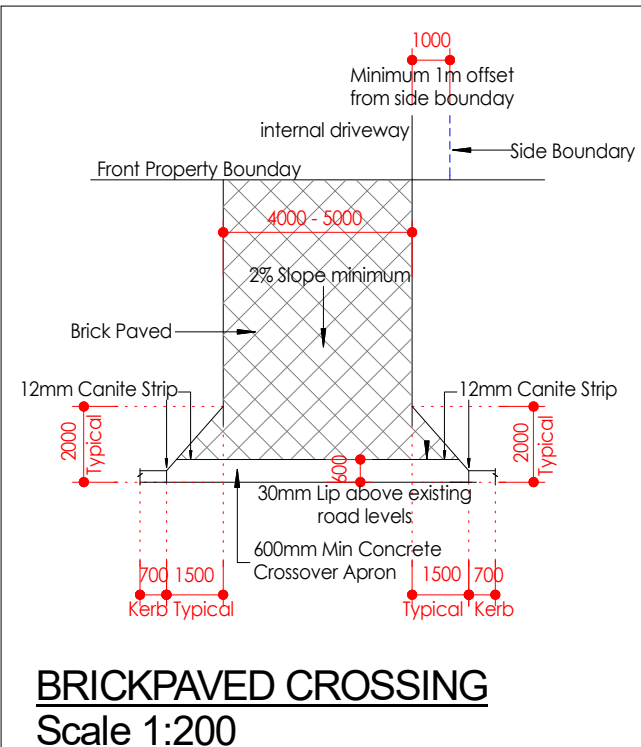
Sewer Junction
Inv: 1.5
NOTE: DEEP

new retaining
as required
T.O.W @ 10.75
B.O.W to suit NGL
(shown hatched)



OVERSHADOWING CALCULATIONS
REFER TO SITE PLAN FOR AREAS
ON NEIGHBOURING LOTS

NOTE:
DIAGRAM HAS BEEN CALCULATED AND DRAWN
BY ACURATELY PLOTTING AVAILABLE SITE LEVELS
OF THE ADJOINING PROPERTY AND THE EXISTING
FLOOR LEVELS OF THE NEIGHBOURING RESIDENCE.



BRICKPAVED CROSSING
Scale 1:200

DRAINAGE CALCULATIONS

AREA OF ROOF = 200x 0.0125
= 2.5m²
No. OF DOWN PIPES = 9
EACH DP SERVED VOLUME (ON AVG.)
= 0.27m³

DIAMETER	DEPTH	VOLUME	DP SERVED	TOTAL VOLUME
1500	1500	2.65m ³	09	2.5m ³

NOTE:
LOCATION OF DOWNPIPES, SOAKWELLS
AND FLOOR WASTES ARE INDICATIVE ONLY
& MAY BE CHANGED ON SITE TO PLUMBERS
DISCRETION

NOTE:
BUILDER TO COMPLETE
SITE INSPECTION TO
DETERMINE EXISTING
RETAINING BOTTOM OF
WALL DEPTH TO ENSURE
NEW STRUCTURES
WILL NOT UNDERMINE

NOTE:
EXISTING FENCES TO BE
REMOVED AND REPLACED
TO ALLOW CONSTRUCTION
OF BOUNDARY WALLS AT
BUILDERS DISCRETION.
NECESSARY PERMISSIONS
TO OBTAINED BY BUILDER
PRIOR TO REMOVAL

NOTE:
REFLUX VALVE MAY BE
REQUIRED DUE TO HOBLESS
SHOWERS. LOCATION TO THE
DISCRETION OF THE PLUMBER

NOTE:
BUILDER TO LIAISE WITH
WESTERN POWER REGARDING
OVERHEAD CONSUMER LINES,
POWER DOMES AND
DISTRIBUTION BOARDS.
ALL PROVISIONS AND
LOCATIONS TO WESTERN
POWERS DISCRETION.

NOTE:
BUILDER TO LIAISE WITH
WATER CORPORATION
REGARDING WATER METERS.
ALL PROVISIONS AND
LOCATIONS TO WATER
CORPORATION'S DISCRETION.



MENNELL
1B CURRAN CT
JOONDALUP
CITY OF JOONDALUP

JOB NUMBER		DRAWING NAME		
2024017		PROPOSED SITE PLAN		
START DATE	FEB 2024	REVISION DESCRIPTION	IN.	DATE
SHEET	02 of 06	FINAL CONCEPT DESIGN	LJ	29/02/24
SCALE	1:200	PLANNING	LJ	21/03/24
REVISION	-			

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LANDSCAPE LEGEND						
QTY	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SYM
13	5L	GREVILLEA	GREVILLEA	150cm	50cm	
11	5L	DIANELLA REVOLUTA	FLAX LILY	40cm	30cm	
11	12L	CORDYLINE RED STAR	CABBAGE TREE	100cm	250cm	
2	90L	PROPOSED TREES - NAME AND SIZE NOTED ON PLAN				
AREA		GROUND TREATMENT				
60.90m ²		MULCHED AREA (MINIMUM DEPTH OF 10CM)				
51.84m ²		PAVING				
		GRASS TO REMAINING				

RETICULATION

RETICULATION WILL BE PROVIDED TO ALL GARDEN BEDS, LAWN AREA AND STANDARD TREE

DRIPPER/TRICKLE IRRIGATION SYSTEM ONLY
NEW PLANTS TO BE WATERED ONCE TWICE PER WEEK FOR THE FIRST FEW WEEKS AFTER PLANTING. THEN ONCE PER WEEK AFTER 1-2 YEARS OR TWICE A WEEK IN THE SUMMER PERIODS. WATER IN THE MORNINGS TO AVOID DISEASES. WATERING FROM A COMMON WATER METER, RETIC WILL BE AN AUTOMATIC SYSTEM, WHICH CAN BE TURNED OFF MANUALLY DURING WINTER MONTHS.

LANDSCAPING		
LOT AREA	294.770m ²	
MIN. LANDSCAPE AREA	58.954m ²	(20%)
PROPOSED AREA	64.03m ²	(21.72%)
DSA REQUIRED FOR OR	2x SMALL TREES 1x MEDIUM TREE	
DSA PROVIDED FOR	2x SMALL TREES	

NOTE: ALL LANDSCAPING AREAS TO HAVE A MINIMUM SOIL DEPTH OF 300mm



NEW MAGNOLIA (LITTLE GEM)
ADVANCED TREE TO BE PLANTED (90L)
GROWS UP TO 4m HIGH & 2.5mØ AT MATURITY



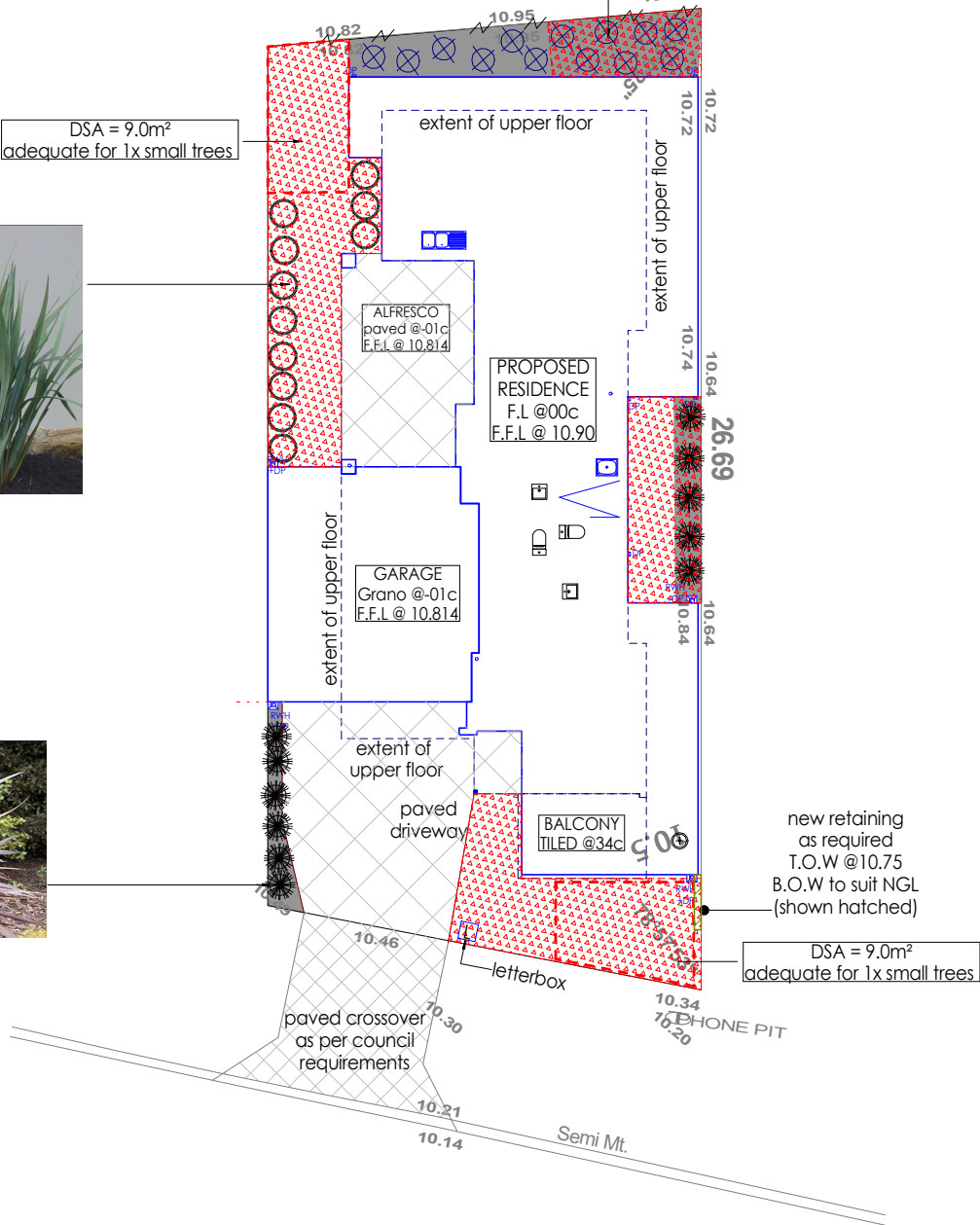
DIANELLA



CORDYLINE



GREVILLEA



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2024017		LANDSCAPING PLAN		
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FEB 2024		FINAL CONCEPT DESIGN	LJ	29/02/24
SHEET	A3	PLANNING	LJ	21/03/24
03 of 06				
SCALE	REVISION			
1:200	-			

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**GROUND & UPPER FLOOR
RENDERED MAXI BRICKWORK
BASED ON 305 x 90 x 162mm
RENDER AND CLADDING
AS PER ELEVATIONS**
- INCLUDING RENDERED BWK TO
INSIDE OF GARAGE & STORE
- 1st COURSE OF BWK ABOVE FOOTING
& SLAB TO BE 76mm CORED BRICK

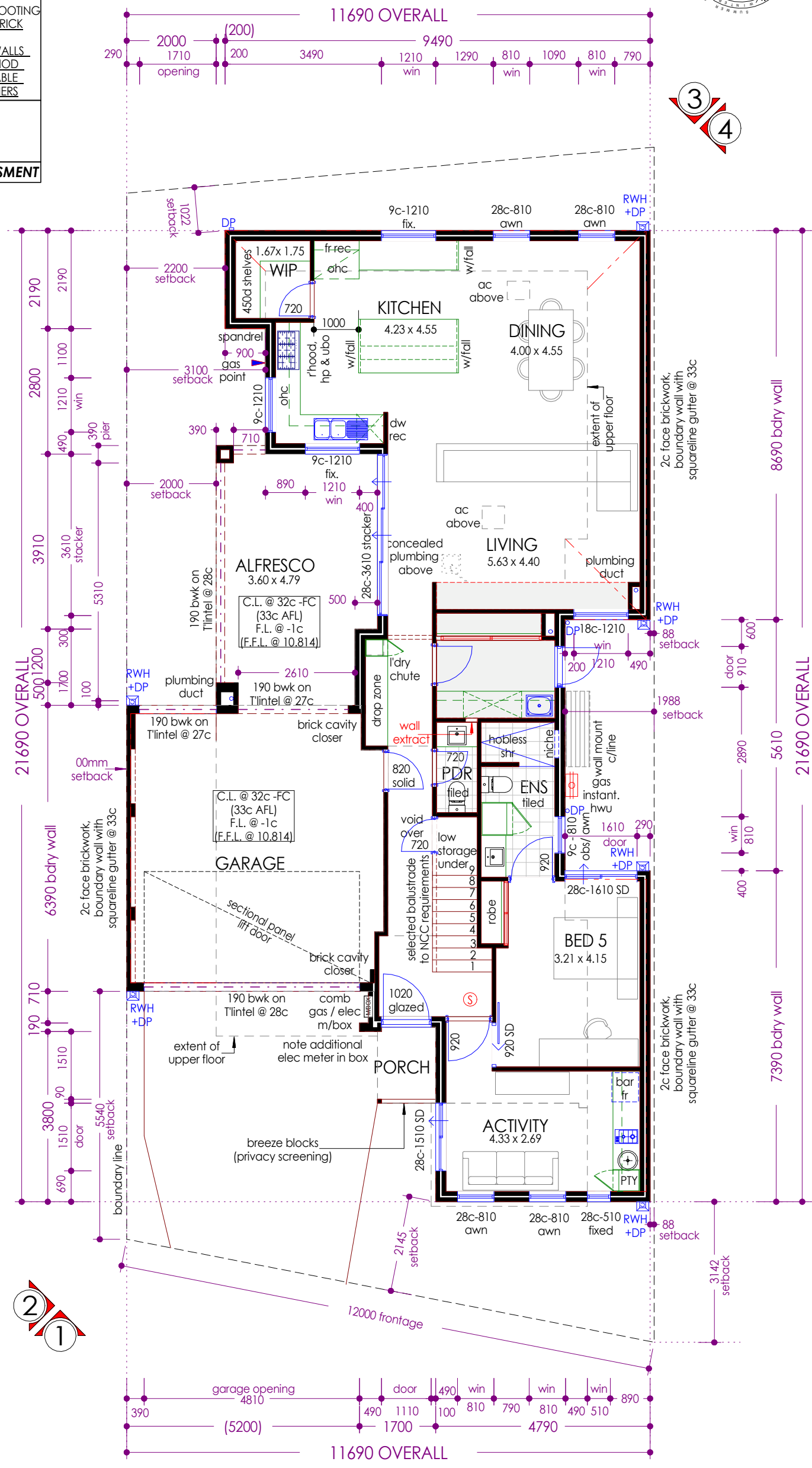
- 2C FACE BRICK BOUNDARY WALLS
USE ONE THIRD BONDING METHOD
WITH STD CUTS WHERE APPLICABLE
AND SQUINTS TO 45° EXT CORNERS

**COLORBOND ROOF
5° PITCH U.O.N**
WIND CLASSIFICATION
AS PER ENGINEER'S DETAILS

SUBJECT TO NOISE ASSESSMENT



AREAS	
GROUND FLOOR	132.250m ²
GARAGE	35.91m ²
PORCH	2.210m ²
ALFRESCO	19.56m ²
TOTAL GROUND FLOOR AREA	188.850m²
UPPER FLOOR	140.17m ²
BALCONY	8.48m ²
TOTAL UPPER FLOOR AREA	148.65m²
TOTAL AREA	337.50m²
OPEN SPACE CALCULATOR	
LOT AREA	294.770m ² R60
OPEN SPACE REQUIRED	117.908m ² (40%)
PROPOSED SITE COVER	180.85m ² (61.35%)
OPEN SPACE PROVIDED	113.92m ² (38.65%)



- NOTE:**
230 CAVITY
BRICKWORK GENERALLY
2400h DOORS INTERNALLY
- NOTE:**
GF CEILING LEVELS @32c -FC
UNLESS NOTED OTHERWISE
UF CEILING LEVELS @32c + PL
UNLESS NOTED OTHERWISE
- NOTE:**
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LOCATION TO THE DISCRETION
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- DENOTES STRUCTURAL
COLUMN &/or WIND POSTS
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- Ⓢ DENOTES SMOKE DETECTOR



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JOB NUMBER		DRAWING NAME	
2024017		GROUND FLOOR PLAN	
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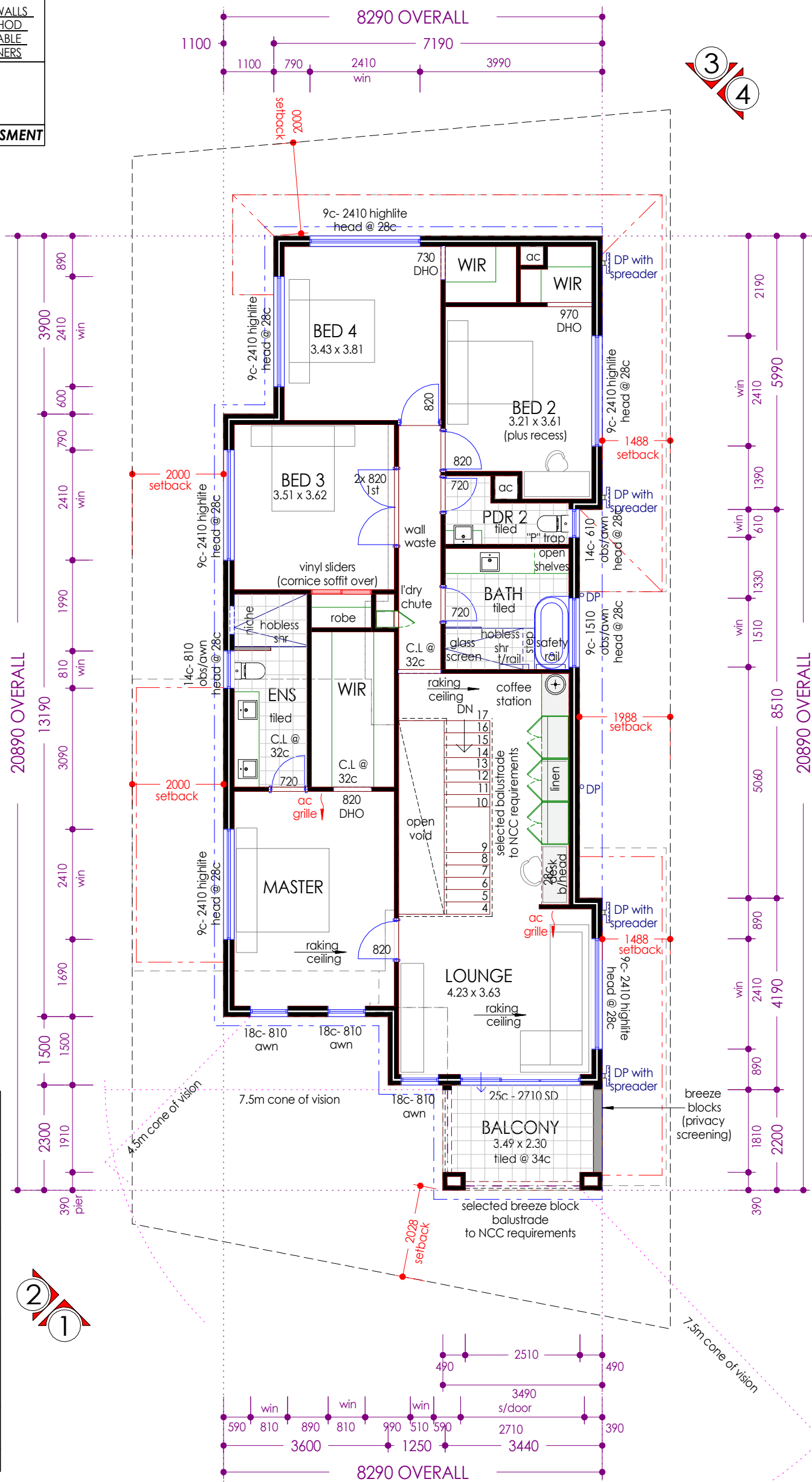
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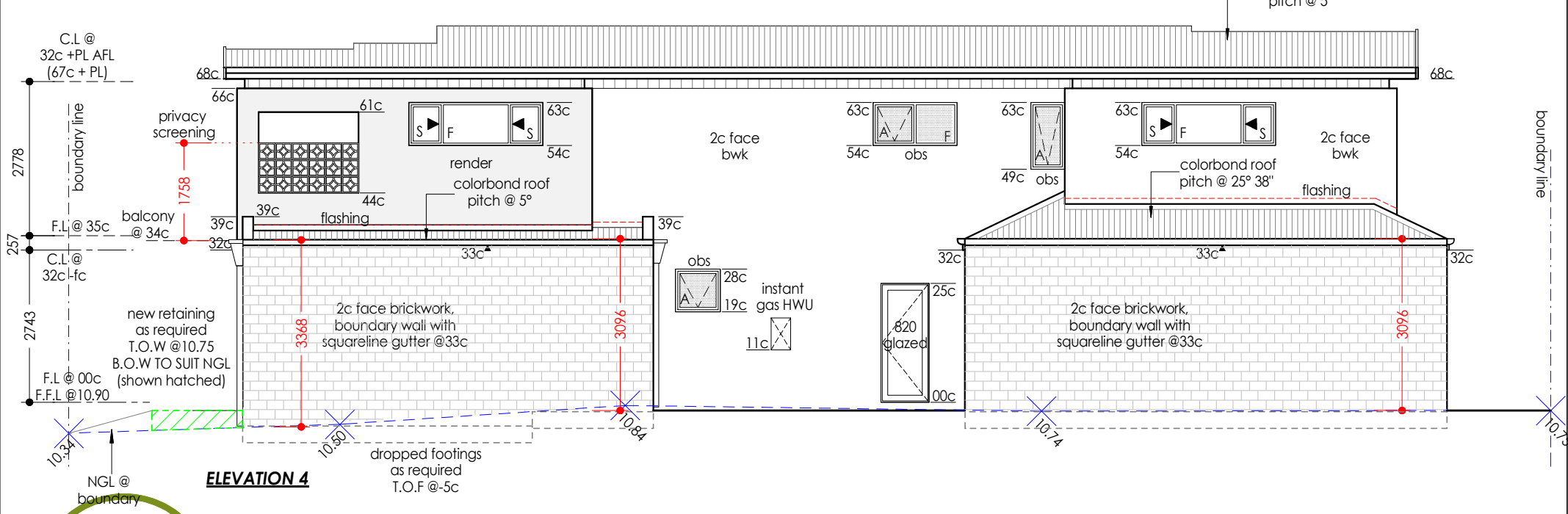
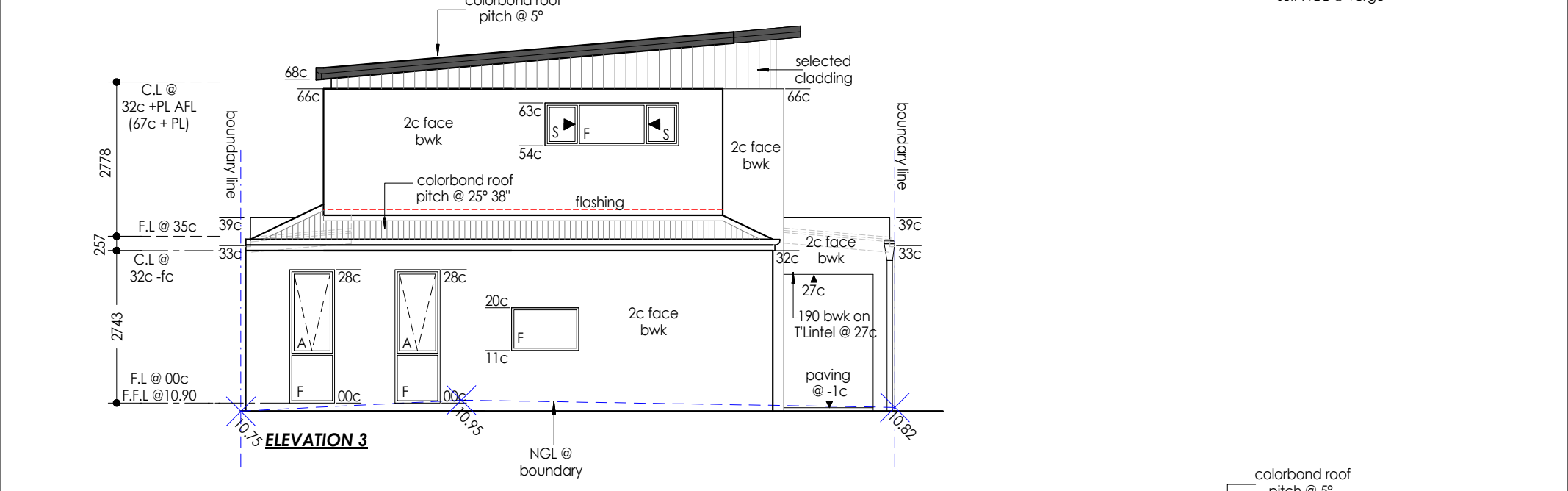
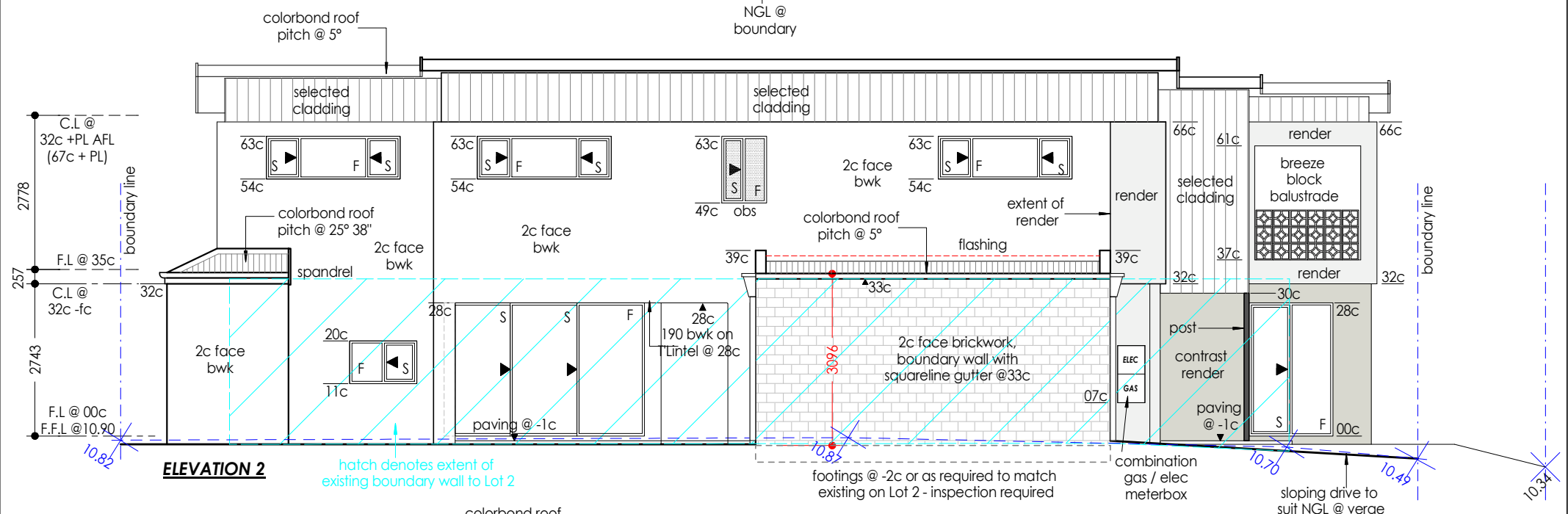
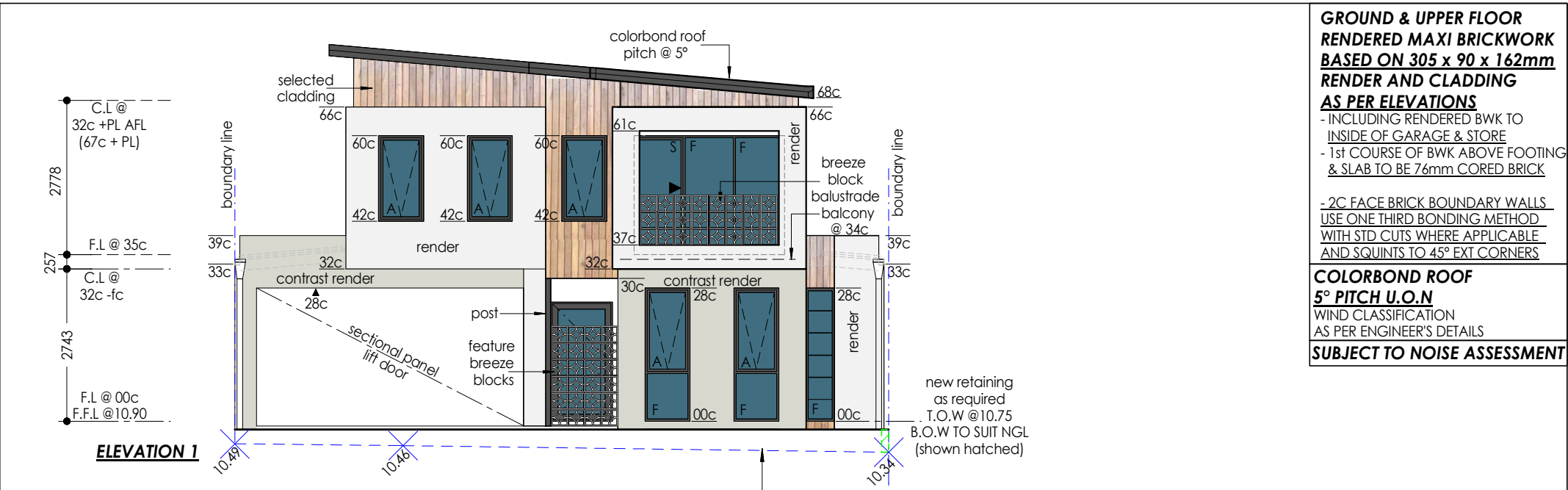
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CITY OF JOONDALUP

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START DATE FEB 2024		REVISION DESCRIPTION	IN.	DATE	BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au design@ktrcreations.com.au 9381 2106
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SCALE 1:100		PLANNING	LJ	21/03/24	
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