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Location Plan – 13 Edgington Crescent, Koondoola



PROJECT:
PROPOSED MULTIPLE DWELLINGS DEVELOPMENT

ADDRESS:
**No 13 Edgington crescent,
 Koondoola**

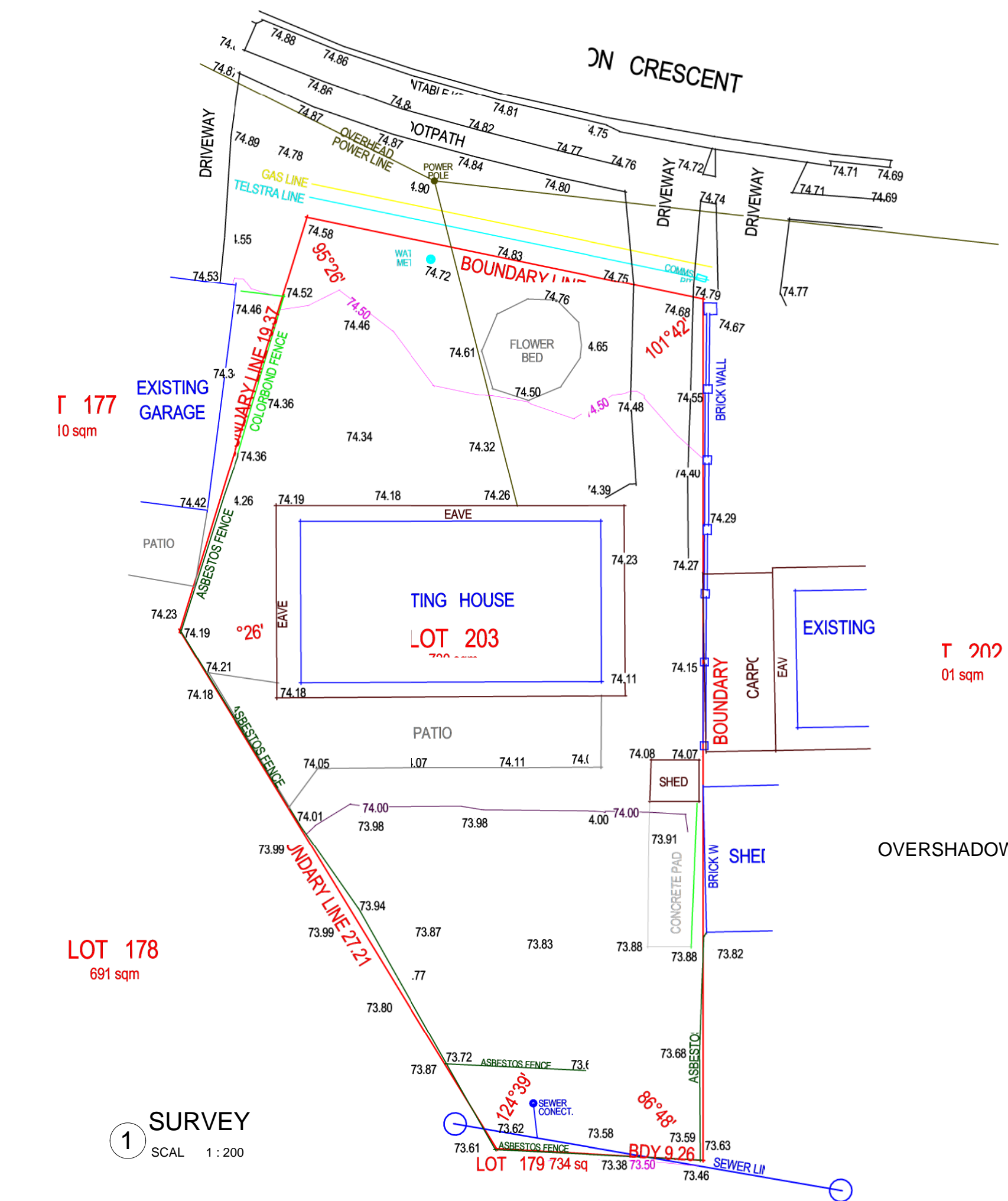
DWG:
**SITE PLANS, PERSPECTIVES &
 AERIAL**

Project No: 1808
 Date: 23.08.2018 Scale @ A2: 1 : 200
 DWG No: **A1.01** REV: **2**



City of Wanneroo
 IntraMaps GIS Viewer
 Disclaimer: Based on information provided by and with the permission of the Western Australian Land Information Authority (LIDAR) as a LandInfo.

Drawing List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
A1.01	SITE PLANS, PERSPECTIVES & AERIAL	2	23.08.2018
A1.02	PROPOSED SITE DEVELOPMENT PLAN	2	23.08.2018
A2.01	GROUND FLOOR PLAN	2	23.08.2018
A2.02	FIRST FLOOR PLAN	2	23.08.2018
A2.03	ROOF PLAN	2	23.08.2018
A3.01	ELEVATIONS	2	23.08.2018
A4.01	BREEZE PATHS	2	23.08.2018
Grand total: 7			



1 SURVEY
 SCAL 1 : 200



4 OVERSHADOW DIAGRAM
 SCAL 1 : 200



OVERSHADOW 48m²

OVERSHADOW 50m²

No.	Description	Date
1	Planning Drawings	15.05.2018
2	General Revisions	23.08.2018

DEMOLITION NOTES

1. ENTIRE SITE TO BE CLEARED.
2. EXISTING FOOTPATH TO BE CUT & MADE GOOD AS REQUIRED TO ALLOW FOR NEW CROSSOVER TO CONTINUE (WHERE APPLICABLE).
3. EXISTING CROSSOVER TO BE REMOVED AND VERGE REINSTATED (WHERE APPLICABLE).
4. DRIVEWAY TO BE 0.5m AWAY FROM VERGE LIGHT POLE AND SIDE BOUNDARY.
5. DO NOT SCALE FROM THE DRAWINGS.
6. FINAL DESIGN SUBJECT TO COUNCIL & WATER CORP. APPROVAL.

STORM WATER CALCULATION
 AREA $630\text{m}^2 \times 0.0125 = 7.875\text{m}^3$ (REQUIRED)
 SOAKWELLS $1500 \times 1500 \times 3 = 7.95\text{m}^3$ (PROVIDED)

COMMUNAL ON-SITE BIN STORAGE AREA
 TAP AND FLOOR WASTE (CONNECTED TO SEWER) TO BE PROVIDED IN COMPLIANCE WITH THE CITY'S HEALTH DEPARTMENT'S REQUIREMENTS.

OPEN SPACE CALCULATION
 PROPOSED SITE COVER 408m^2 (56%)
 PROPOSED OPEN SPACE 322m^2 (44%)

LIGHTING
 PROVIDE COMMON PROPERTY LIGHTING TO SWITCH WITH TIMER

⊗ DENOTES SET OUT PEG REQUIRED

PLANTS LEGEND

	No.	Pot size
 West Australian Tree: Eucalyptus macrandra (River yate)	5	90lt
 Deciduous Tree: Ornamental Pear (Parus) OR SIMILAR	4	90lt
 Shrbs: Grevillea (Robyn Gordon)	13	15cm
 Shrbs: Callistemon (Little John)	12	15cm
 Ground Covers: Scaevola Aemula (Purple Fanfare) Dampiera Diversifolia (Blue Eyes)	50	15cm



PROJECT:
PROPOSED MULTIPLE DWELLINGS DEVELOPMENT

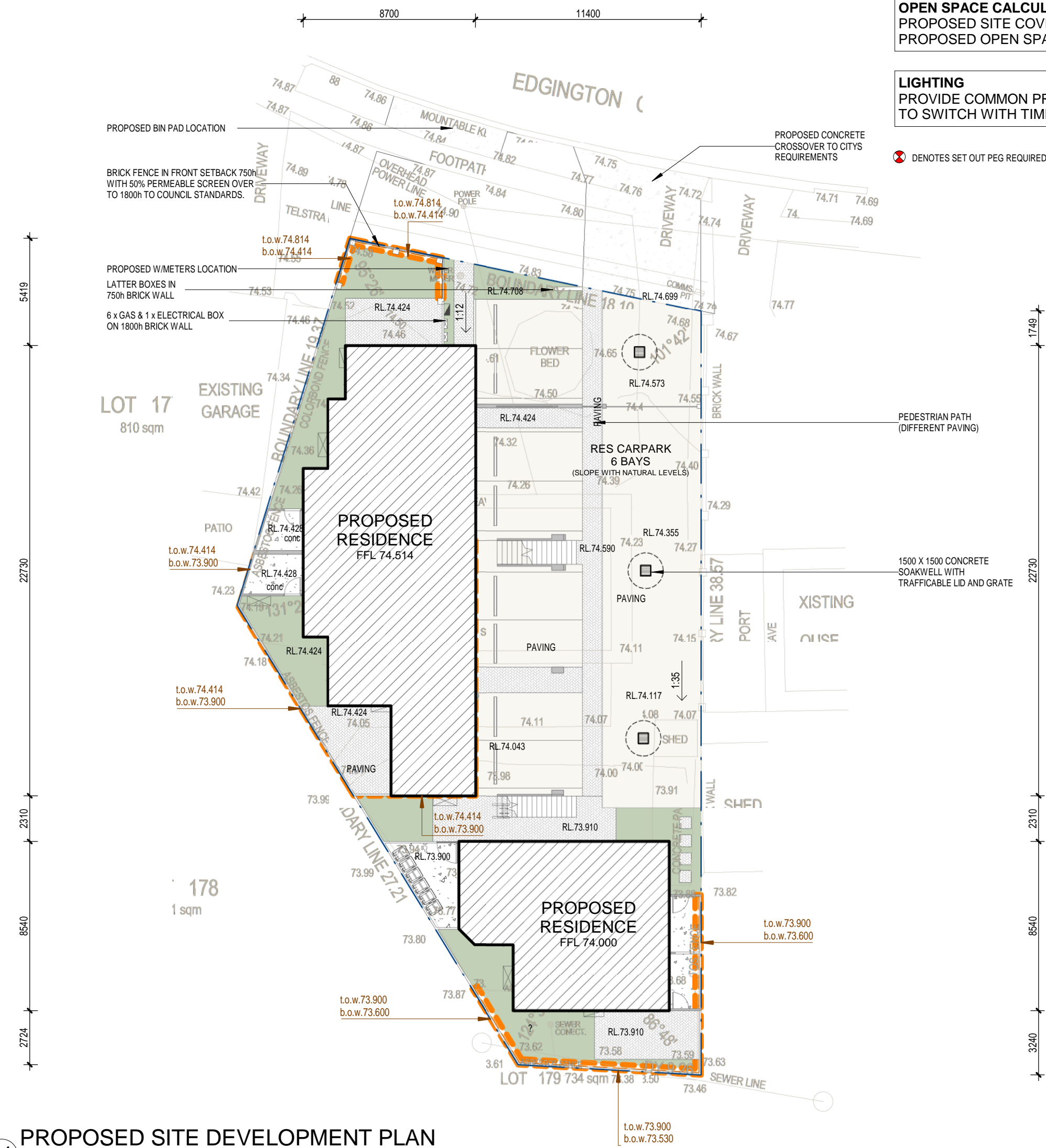
ADDRESS:
No 13 Edgington crecent, Koondoola

DWG:
PROPOSED SITE DEVELOPMENT PLAN

Project No: 1808

Date: 23.08.2018 Scale @ A2: 1 : 200

DWG No: **A1.02** REV: **2**









11 PROPOSED SITE DEVELOPMENT PLAN
 SCAL 1 : 200



1 INDICATIVE LANDSCAPING PLAN
 SCAL 1 : 200

LANDSCAPING LEGEND

-  100MM DEPTH OF MULCH
100MM DEPTH OF SOIL CONDITIONER
-  CONCRETE CROSS OVER
TO CITY COUNCIL STANDARDS
-  CHARCOAL PAVING
DRIVEWAY / PARKING AREAS
-  LIGHT GREY SMOOTH FINISH PAVING
PEDESTRIAN WALKING AREAS
-  LAWN
-  PROPOSED DEEP SOIL AREAS 64m^2

NOTES

- RETICULATION TO BE AUTOMATIC SYSTEMS OFF THE MAINS WATER SUPPLY.
- SYSTEM TO HAVE A RAIN SENSOR OVERRIDE INSTALLED.
- SYSTEM TO WATER LAWN AND GARDENS SEPERATELY.
- TORO 3" POP-UPS TO ALL LAWN AREAS.
- GARDENS TO HAVE A SUB SURFACE POLY DRIPPERS / INDIVIDUAL METERED SPRAYERS TO THE BASE OF EACH SHRUB.
- ALL GARDEN BEDS TO BE MULCHED WITH SHREDDED PINE BARK TO A DEPTH OF APPROX. 100MM.
- WINTERGREEN INSTANT LAWN TO AREAS AS SHOWN ON THE PLAN SUPPLIED. **(RETICULATED)**
- ALL PAVING (NOT BITUMEN) TO BE OF PERVIOUS MATERIAL IN ACCORDANCE WITH COUNCIL POLICY.
- INSTALL SEDIMENT TRAPS IN ACCORDANCE WITH COUNCIL POLICY.
- PROVIDE 100mm SLEEVES UNDER PAVING FOR RETICULATION.
- ACCESS WAYS ARE TO BE GRADED SO THAT STORMWATER IS DIRECTED TO LANDSCAPED AREAS.
- PAVED AREAS ARE TO BE GRADED SO THAT STORMWATER IS DIRECTED TO GARDEN/LAWNED AREAS.

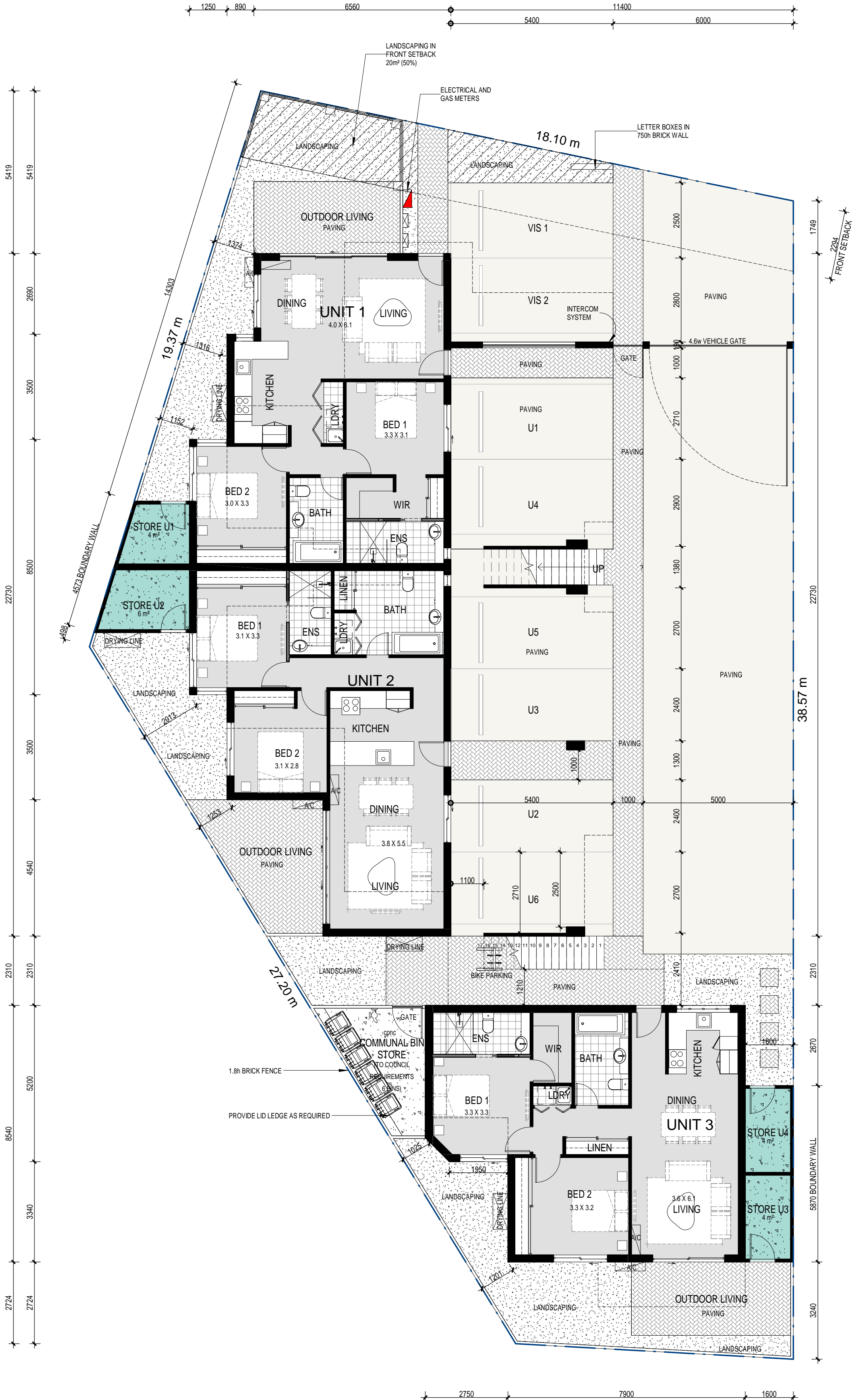
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**PROPOSED MULTIPLE
 DWELLINGS DEVELOPMENT**

ADDRESS:
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 Koondoola**

DWG:
GROUND FLOOR PLAN

Project No: 1808
 Date: 23.08.2018 Scale @ A2: 1 : 100
 DWG No: **A2.01** REV: **2**



PLOT RATIO AREAS

Level	Number	Name	Area
GF (bc)	U1	LIVING	81 m²
GF (bc)	U2	LIVING	82 m²
GF (bc)	U3	LIVING	81 m²
GF (bc)	3		244 m²
FF (bc)	U4	LIVING	82 m²
FF (bc)	U5	LIVING	82 m²
FF (bc)	U6	LIVING	80 m²
FF (bc)	3		245 m²
Grand total:			467 m²

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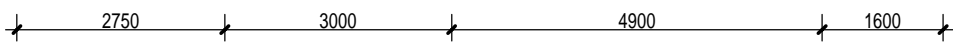
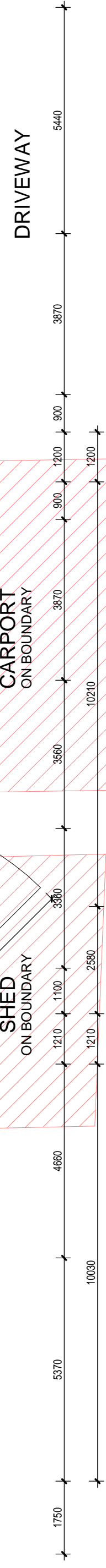
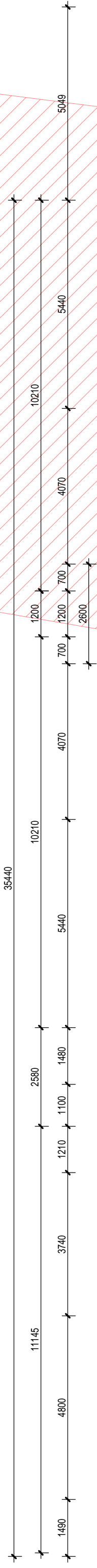
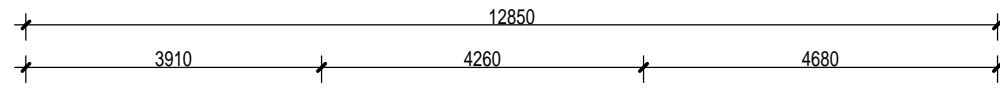
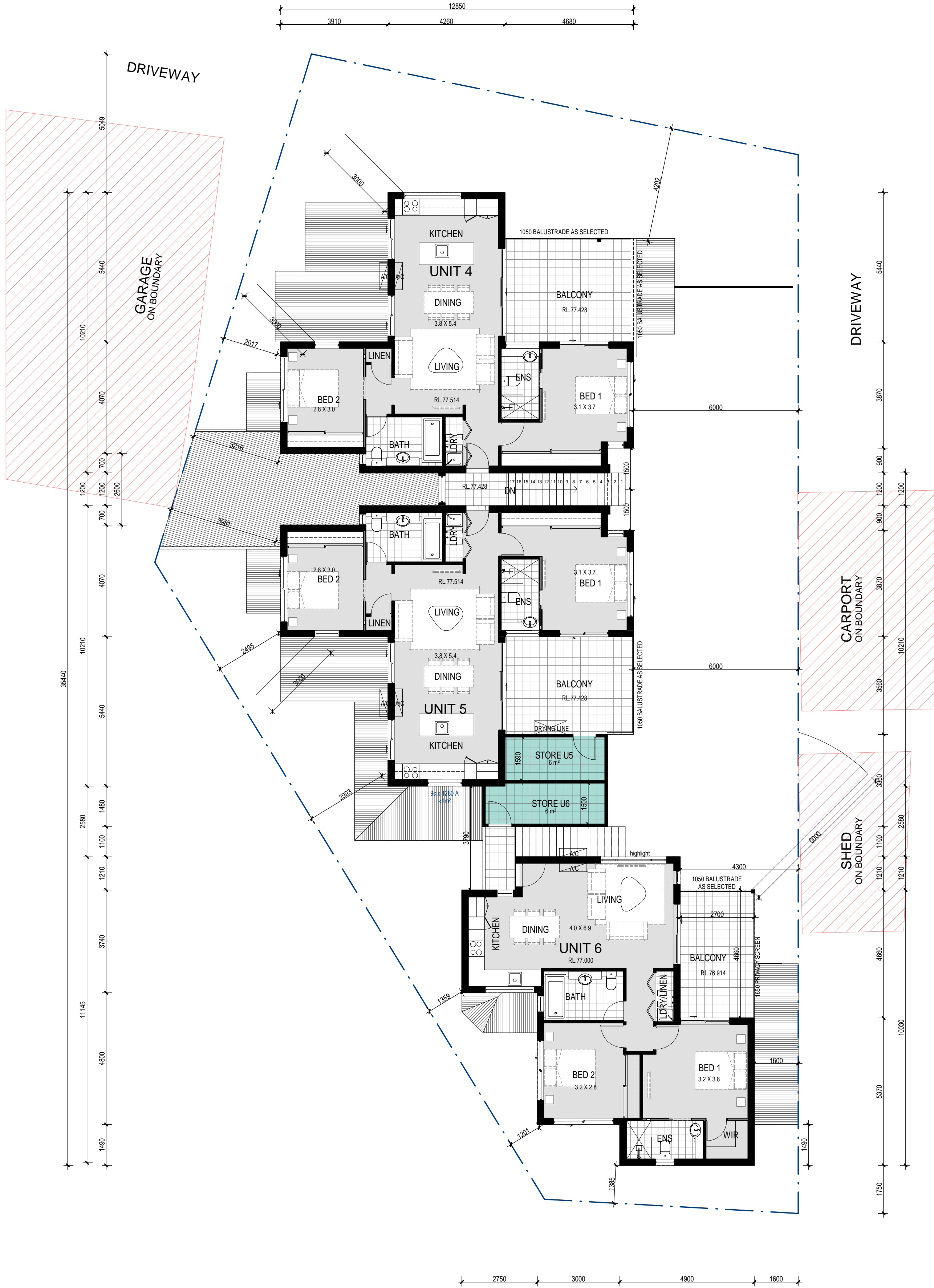
**DWG:
 FIRST FLOOR PLAN**

Project No: 1808
 Date: 23.08.2018 Scale @ A2: 1 : 100
 DWG No: **A2.02** REV: **2**



PLOT RATIO AREAS			
Level	Number	Name	Area
GF (0c)	U1	LIVING	81 m ²
GF (0c)	U2	LIVING	82 m ²
GF (0c)	U3	LIVING	81 m ²
GF (0c) 3	U4	LIVING	244 m ²
FF (05c)	U5	LIVING	82 m ²
FF (05c)	U6	LIVING	82 m ²
FF (05c) 3			243 m ²
Grand total:			487 m ²

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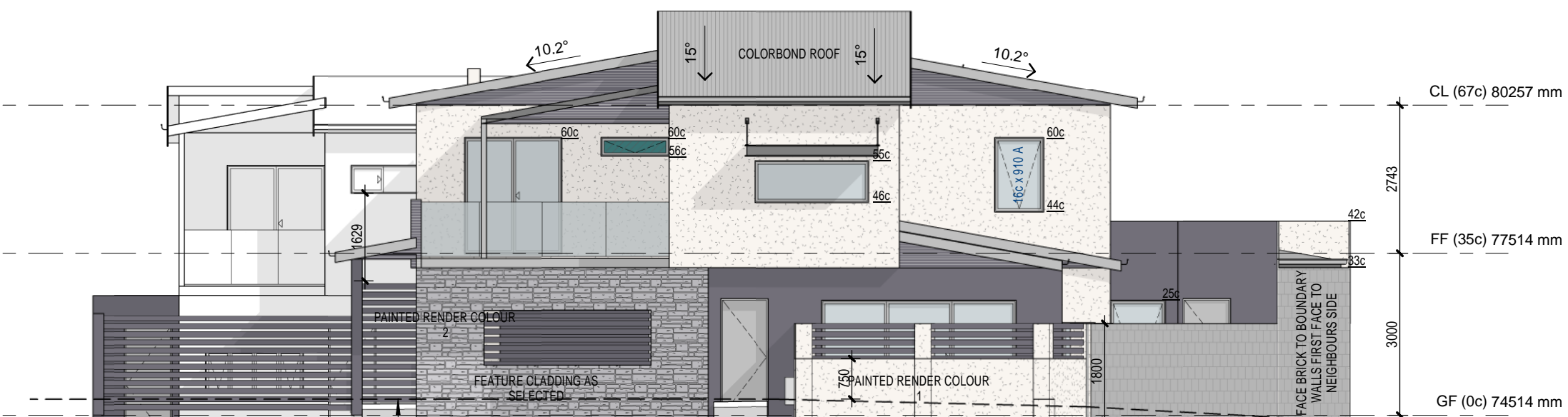
DWG:
ELEVATIONS

Project No: 1808

Date: 23.08.2018 Scale @ A2: 1 : 100

DWG No: REV:

A3.01 CL (67c) 80257 mm **2**



3 NORTH ELEVATION

SCAL 1 : 100



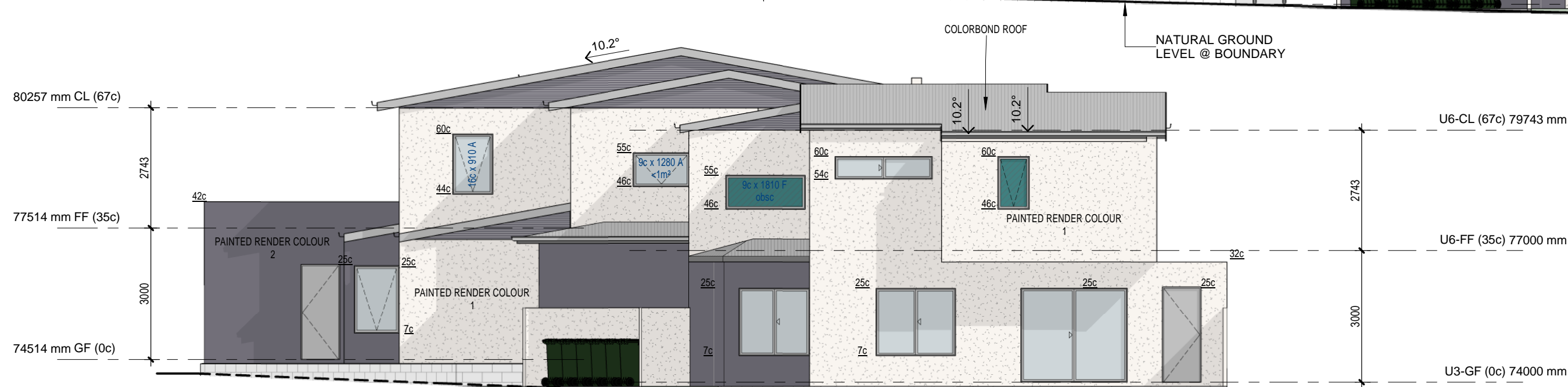
4 EAST ELEVATION

SCAL 1 : 100



1 WEST ELEVATION

SCAL 1 : 100



5 SOUTH ELEVATION

SCAL 1 : 100

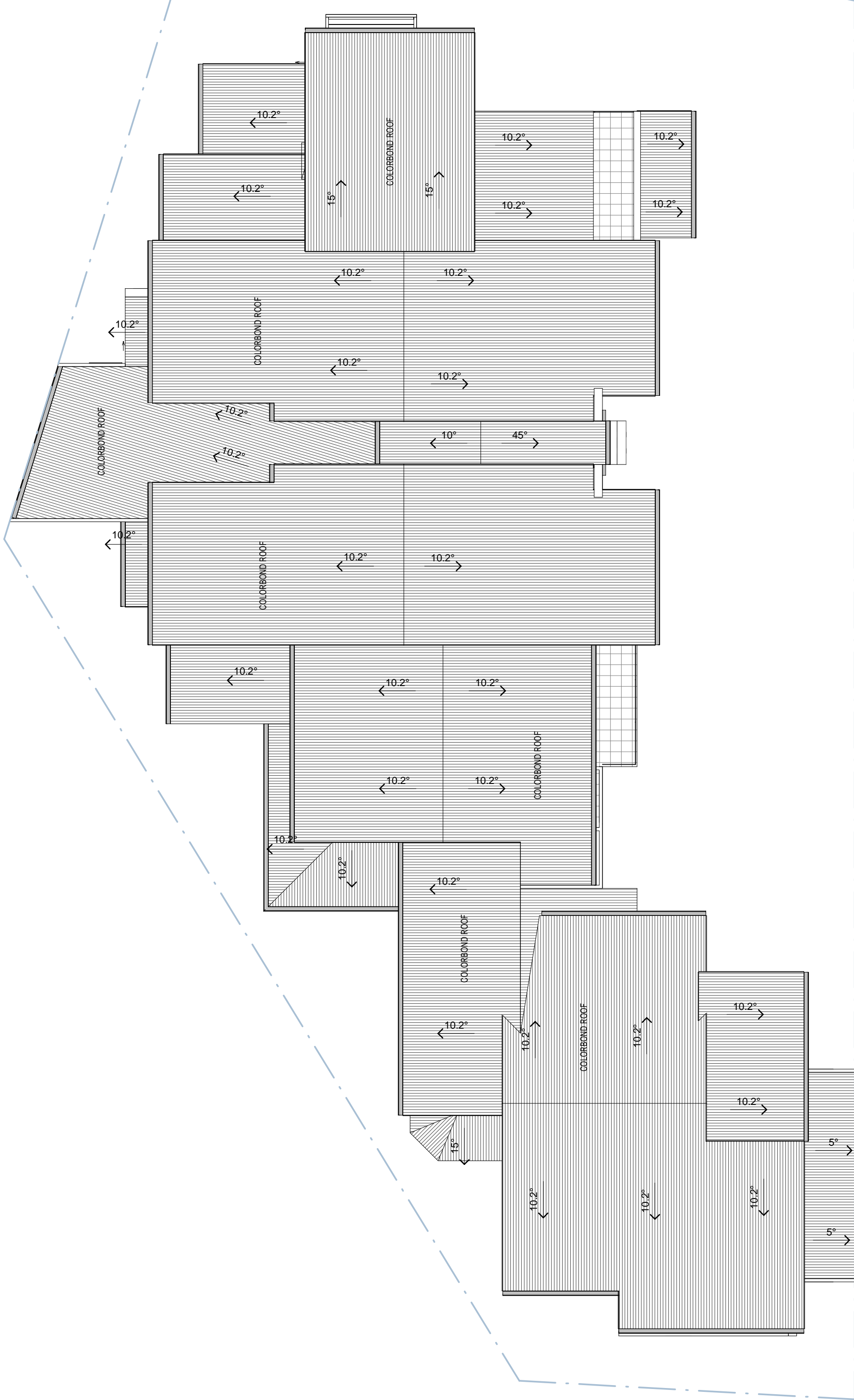
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DWG:
ROOF PLAN

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 DWG No: **A2.03** REV: **2**



A3.01
 3

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