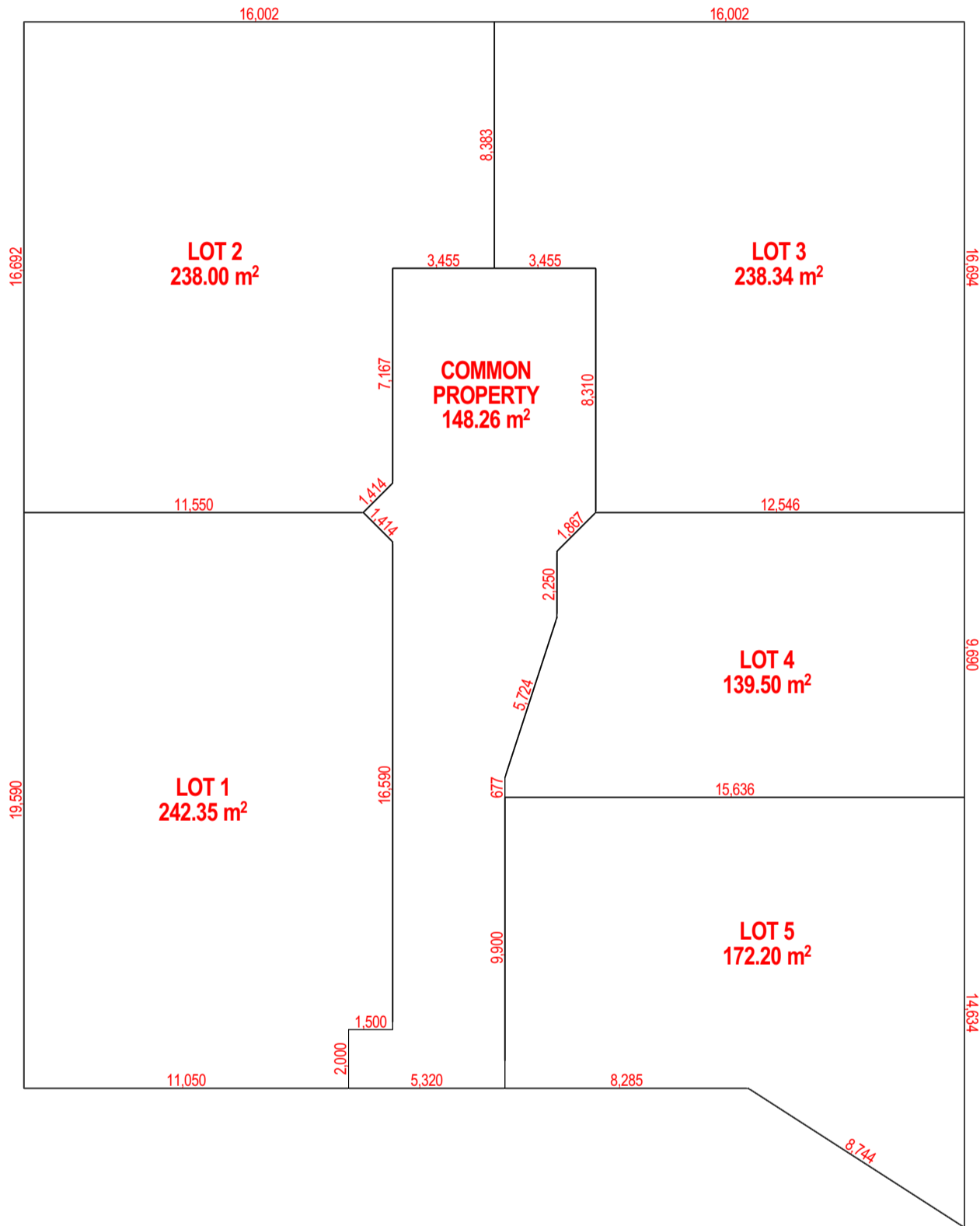


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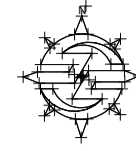
LOT 500, #5 & 7 BERSICA COURT, KARDINYA

HEIGHT DATUM A.H.D.

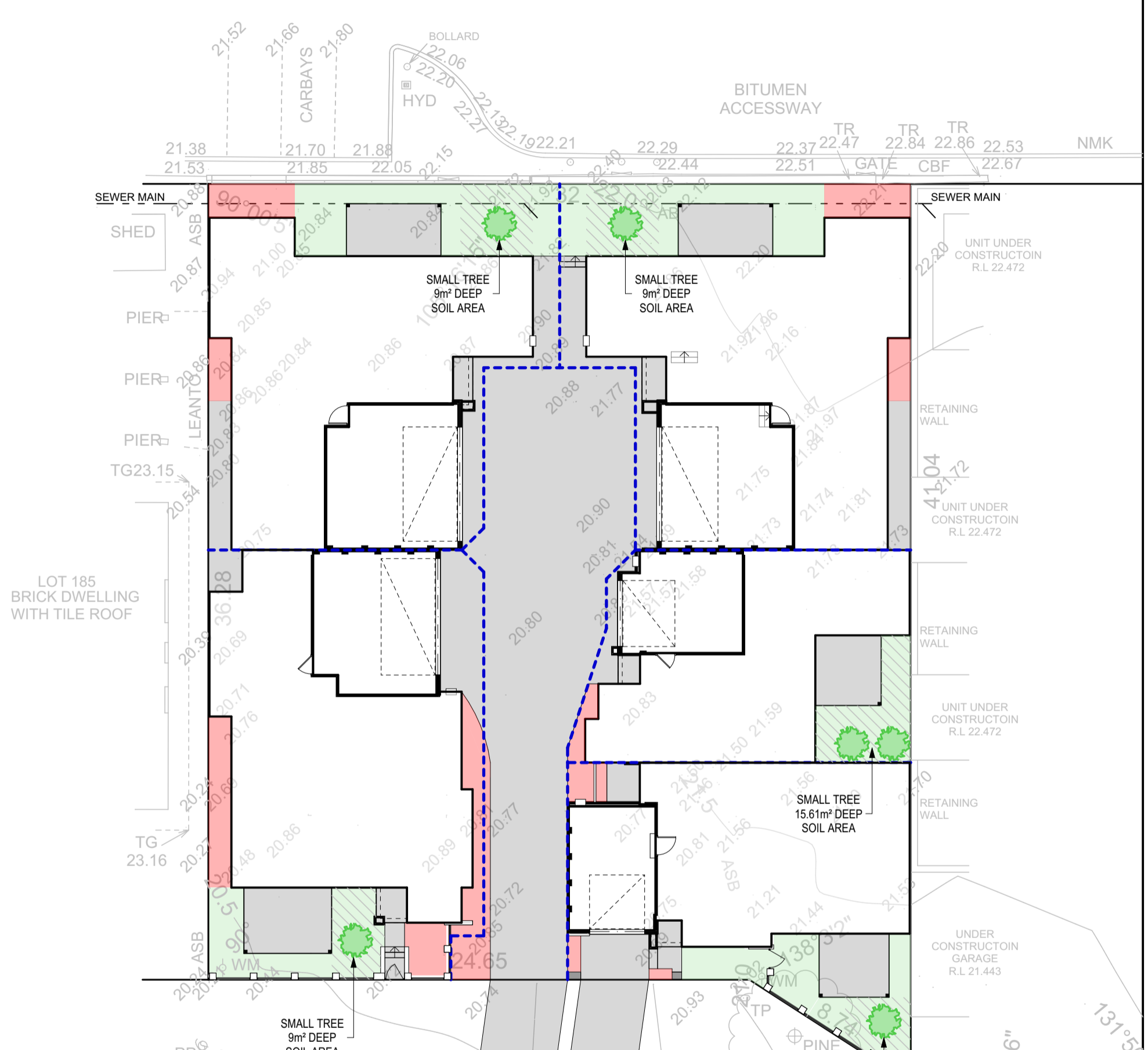
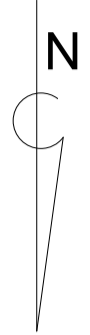
PLAN : 10785
 C/T : 1375-769, 1980-688, 1660-515, 1375-771 & 1375-772
 AUTHORITY : CITY OF MELVILLE
 TOTAL LOT AREA : 1179 m²
 SCALE : 1 : 200 @ A3
 SURVEY DATE : 06-02-2024
 JOB : 20523

THIS PROPOSED SUBDIVISION PLAN IS SUBJECT TO APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION & LOCAL GOVERNMENT & IS SUBJECT TO FIELD SURVEY TO CONFIRM PROPOSED DIMENSIONS.

DRAFTED BY : BH
 DATE : 21-10-2024
 CHECKED BY : DKM



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 LICENSED LAND SURVEYORS
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LANDSCAPING LEGEND			
BOTANIC NAME	COMMON NAME	POT SIZE	
GROUND COVER			
	EREMOPHILA GLABRA PROSTRATE	ROTTNEST EMU BUSH	200mm DIA
	GREVILLEA CRITHMIFOLIA PROSTRATE	NONE	200mm DIA
SHRUBS			
	LAURUS NOBILIS	BAY LAUREL	200mm DIA
	CONVOLVULUS CNEORUM	SILVER BUSH	200mm DIA
	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	200mm DIA
SMALL TREE			
	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	MIN. 35L
LAWN		PAVING	
	EXTENT OF LAWN		EXTENT OF PAVING

NOTES:
 - PROVIDE PVC PIPE UNDER DRIVEWAY FOR RETICULATION RUN
 - LAWN POPUP SPRINKLERS
 - GARDEN BEDS PLANT SPECIFIC DRIPPER SYSTEM
 - MULCH TO GARDEN BEDS

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PROPOSED DEVELOPMENT FOR:

LOT (#5-7)
BERSICA COURT, KARDINYA

LAYOUT: A3

DETAILS	DATE
PLANNING	06/05/2026

LANDSCAPING PLAN
 SCALE 1:200
 JOB No 26-04 SHEET 03 OF 06
 DRAWN BY AD LOCAL AUTHORITY CITY OF MELVILLE

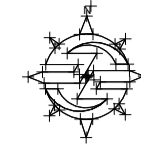
LOT 500, #5 & 7 BERSICA COURT, KARDINYA

HEIGHT DATUM A.H.D.

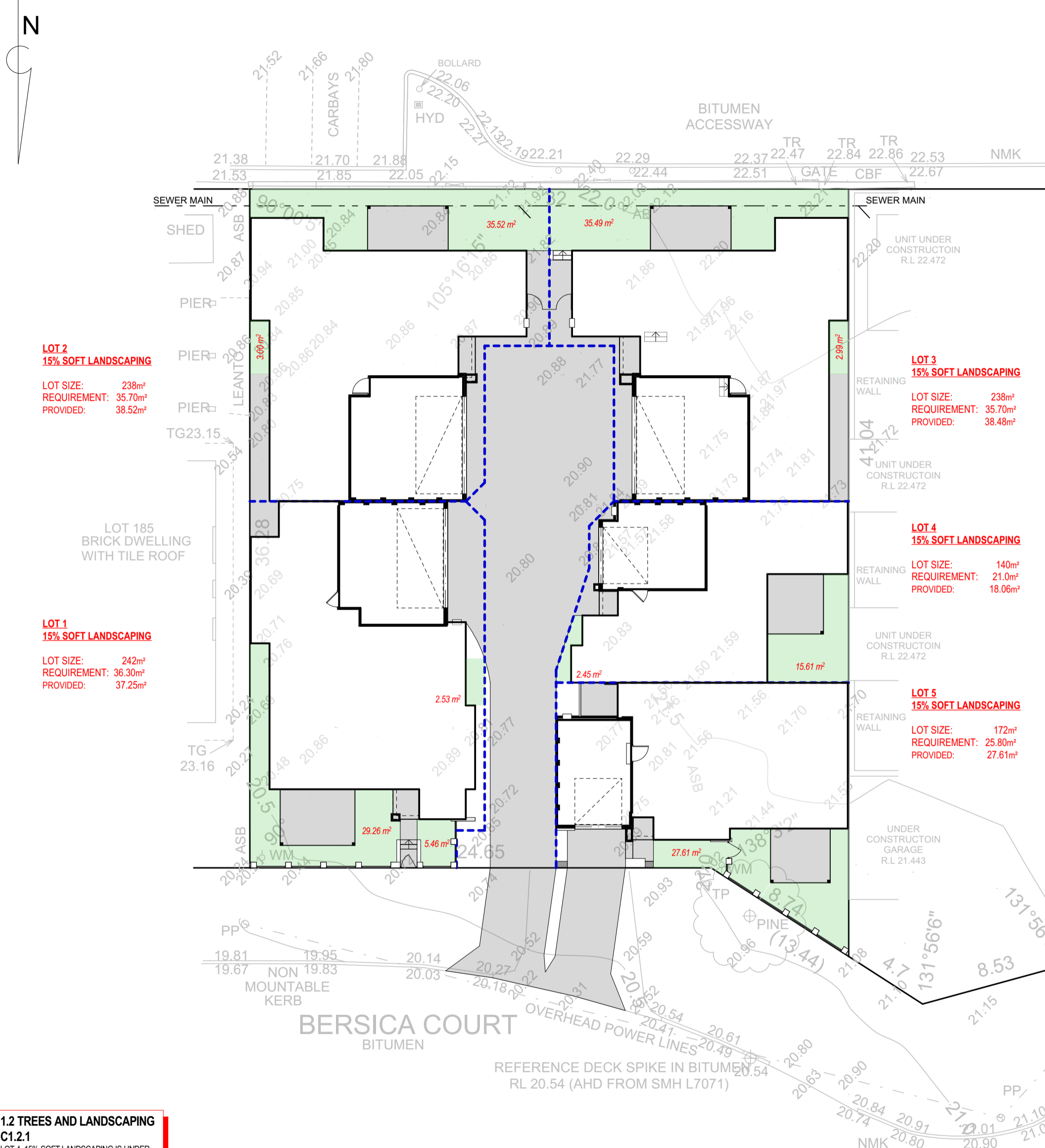
PLAN : 10785
 C/T : 1375-769,1980-688,1660-515,1375-771 & 1375-772
 AUTHORITY : CITY OF MELVILLE
 TOTAL LOT AREA : 1179 m²
 SCALE : 1 : 200 @ A3
 SURVEY DATE : 06-02-2024
 JOB : 20523

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DRAFTED BY : BH
 DATE : 21-10-2024
 CHECKED BY : DKM



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LOT 2
 15% SOFT LANDSCAPING
 LOT SIZE: 238m²
 REQUIREMENT: 35.70m²
 PROVIDED: 38.52m²

LOT 3
 15% SOFT LANDSCAPING
 LOT SIZE: 238m²
 REQUIREMENT: 35.70m²
 PROVIDED: 38.48m²

LOT 1
 15% SOFT LANDSCAPING
 LOT SIZE: 242m²
 REQUIREMENT: 36.30m²
 PROVIDED: 37.25m²

LOT 4
 15% SOFT LANDSCAPING
 LOT SIZE: 140m²
 REQUIREMENT: 21.0m²
 PROVIDED: 18.06m²

LOT 5
 15% SOFT LANDSCAPING
 LOT SIZE: 172m²
 REQUIREMENT: 25.80m²
 PROVIDED: 27.61m²

1.2 TREES AND LANDSCAPING C1.2.1
 LOT 4, 15% SOFT LANDSCAPING IS UNDER BY 2.94m² AND CREATES A VARIATION:
 - Site planning allows for site responsive & sustainable landscape design
 - Lot 4 Provides an additional small tree & provides 15.02m² of DSA to its primary garden area
 - The overall development exceeds the min. requirement for the 15% soft landscaping by at least 8.63m²

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 LAYOUT: A3

PROPOSED DEVELOPMENT FOR:
 [REDACTED]
 LOT (#5-7)
 BERSICA COURT, KARDINYA

DETAILS	DATE
PLANNING	06/05/2026

SOFT LANDSCAPING	
SCALE 1:200	
JOB No 26-04	SHEET 04 OF 06
DRAWN BY AD	LOCAL AUTHORITY CITY OF MELVILLE

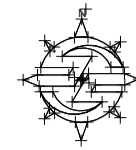
LOT 500, #5 & 7 BERSICA COURT, KARDINYA

HEIGHT DATUM A.H.D.

PLAN : 10785
 C/T : 1375-769, 1980-688, 1660-515, 1375-771 & 1375-772
 AUTHORITY : CITY OF MELVILLE
 TOTAL LOT AREA : 1179 m²
 SCALE : 1 : 200 @ A3
 SURVEY DATE : 06-02-2024
 JOB : 20523

THIS PROPOSED SUBDIVISION PLAN IS SUBJECT TO APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION & LOCAL GOVERNMENT & IS SUBJECT TO FIELD SURVEY TO CONFIRM PROPOSED DIMENSIONS.

DRAFTED BY : BH
 DATE : 21-10-2024
 CHECKED BY : DKM



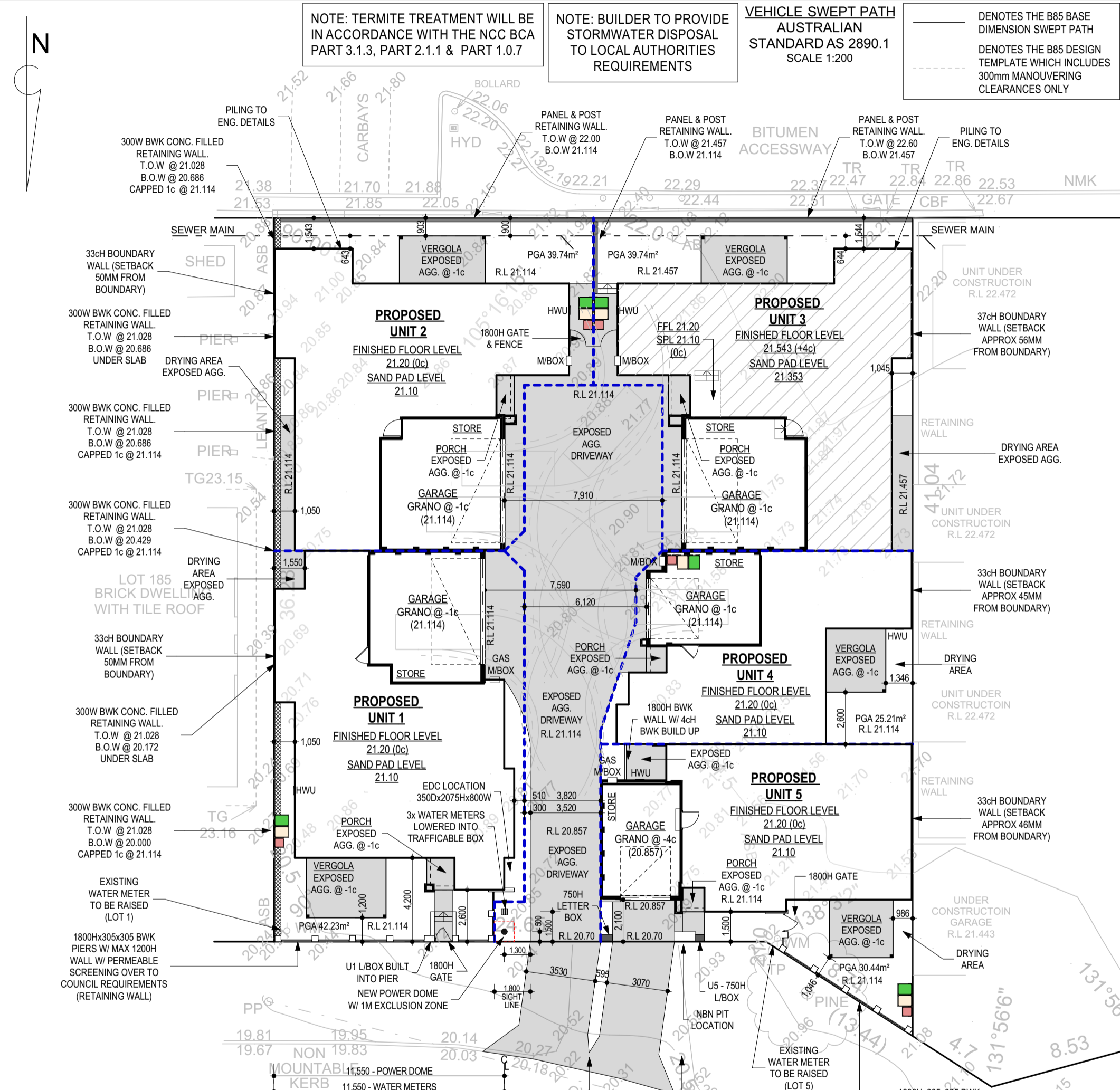
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NOTE: TERMITES TREATMENT WILL BE IN ACCORDANCE WITH THE NCC BCA PART 3.1.3, PART 2.1.1 & PART 1.0.7

NOTE: BUILDER TO PROVIDE STORMWATER DISPOSAL TO LOCAL AUTHORITIES REQUIREMENTS

VEHICLE SWEEP PATH AUSTRALIAN STANDARD AS 2890.1 SCALE 1:200

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



3.1 SITE COVER WALLS C.3.1
 - SITE COVER IS EXCEEDED BY THE FOLLOWING UNITS:
 UNIT 2 - 0.29%
 UNIT 3 - 0.51%
 UNIT 4 - 6.75%
 The site cover of the development is suitable for its context to:
 - Achieves appropriate building bulk on the site, consistent with the intent of the applicable density code and/or as outlined in the local planning framework.
 - Ensures sufficient outdoor space for landscaping including trees and deep soil areas.
 - Ensure adequate solar access and natural ventilation into the dwelling;
 - Provides opportunities for residents to use space external to the dwelling for outdoor pursuits and access within and around the site.
 - Provides space for utilities and essential facilities.
 - Compatible with the existing and/or desired streetscape and local character.

3.5 SITE WORKS & RETAINING WALLS C.3.5.1 & C3.5.2
 - U1 SCREEN / RETAINING WALL EXCEEDS 500MM IN HEIGHT/FILL
 - EASTERN & SOUTHERN RETAINING LOCATED ON BOUNDARY EXCEEDS 1M
 - Development considers and responds to the natural features of the site and requires minimal excavation/fill.
 - Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.
 - Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped

3.3 STREET SETBACKS C3.3.1
 - U5 BUILDING SETBACK FROM THE STREET BOUNDARY IS WITHIN THE 2M PRIMARY SETBACK BY 500MM
 Buildings are set back from street boundaries an appropriate distance to ensure they:
 - Consistent with the existing or future streetscape and local character.
 - Provides sufficient space for tree planting and other landscaping, as well as community interaction.
 - Provides adequate privacy to the dwellings.
 - Accommodates site planning requirements such as parking and utilities; and
 - Allows safety clearances for easements for essential service corridors and sightlines.

REFERENCE DECK SPIKE IN BITUMEN RL 20.54 (AHD FROM SMH L7071)
 EXISTING CROSSOVER TO BE REMOVED. KERB TO BE RE-INSTATED TO COUNCIL REQUIREMENTS
 2x NEW EXPOSED AGG. CROSSOVERS TO COUNCIL REQUIREMENTS

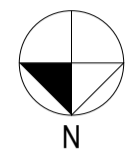
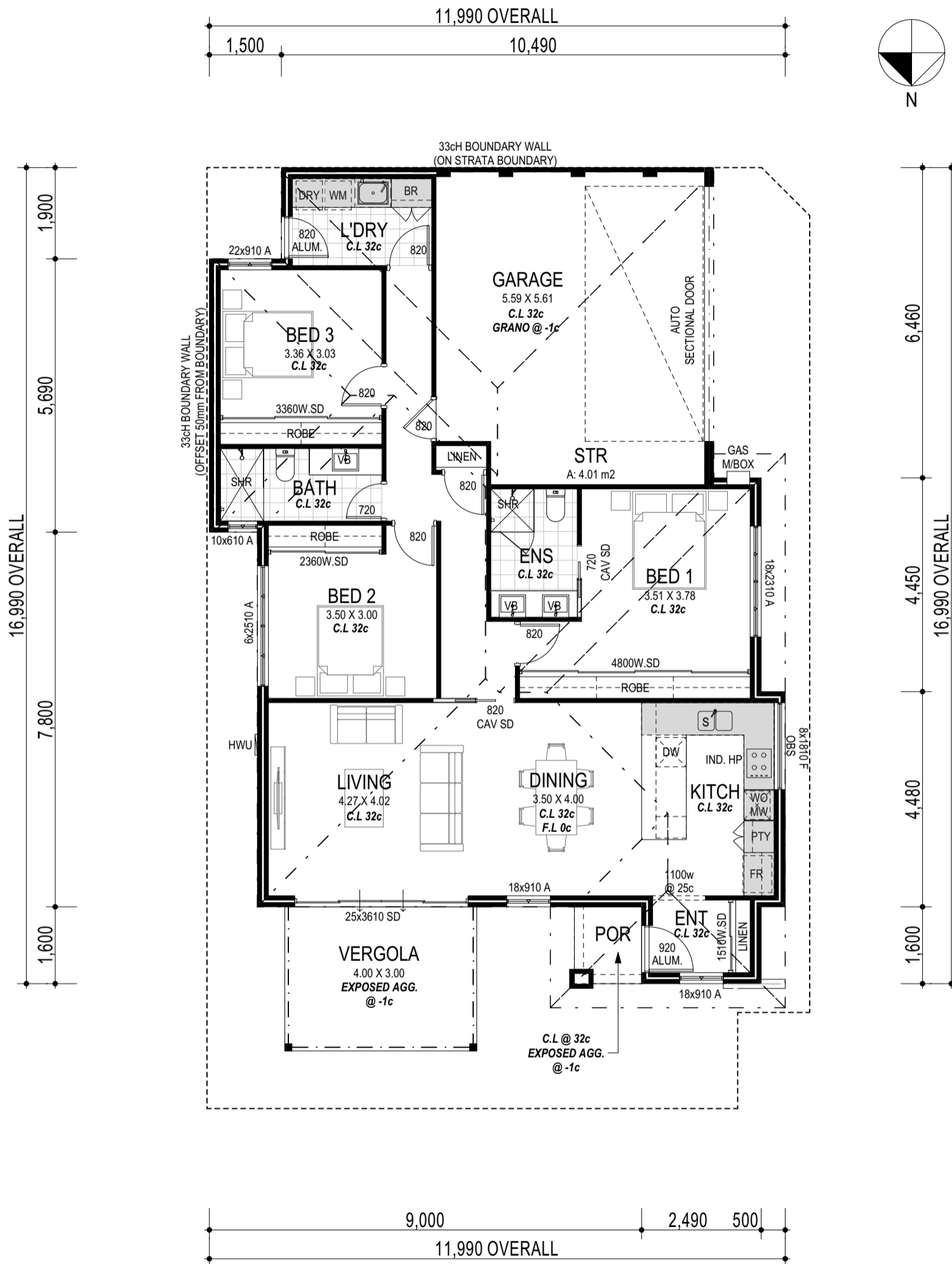
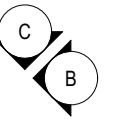
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PROPOSED DEVELOPMENT FOR:
LOT (#5-7) BERSICA COURT, KARDINYA

DETAILS	DATE
PLANNING	06/05/2026

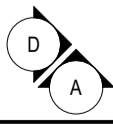
SITE PLAN
 SCALE 1:200
 JOB No 26-04 SHEET 06 OF 06
 DRAWN BY AD LOCAL AUTHORITY CITY OF MELVILLE

LOT 1



AREA	
GROUND FLR	128.89
GARAGE	37.12
PORCH	2.32
VERGOLA	11.99
TOTAL	180.32 m ²
PERIMETER	58.24 m

ZONED R60
OPEN SPACE REQUIREMENT = 70%
 LOT 1 AREA: 242m²
 TOTAL FOOTPRINT 166.01m² / LOT AREA 242m²
 x 100 = 68.59 % SITE COVERAGE



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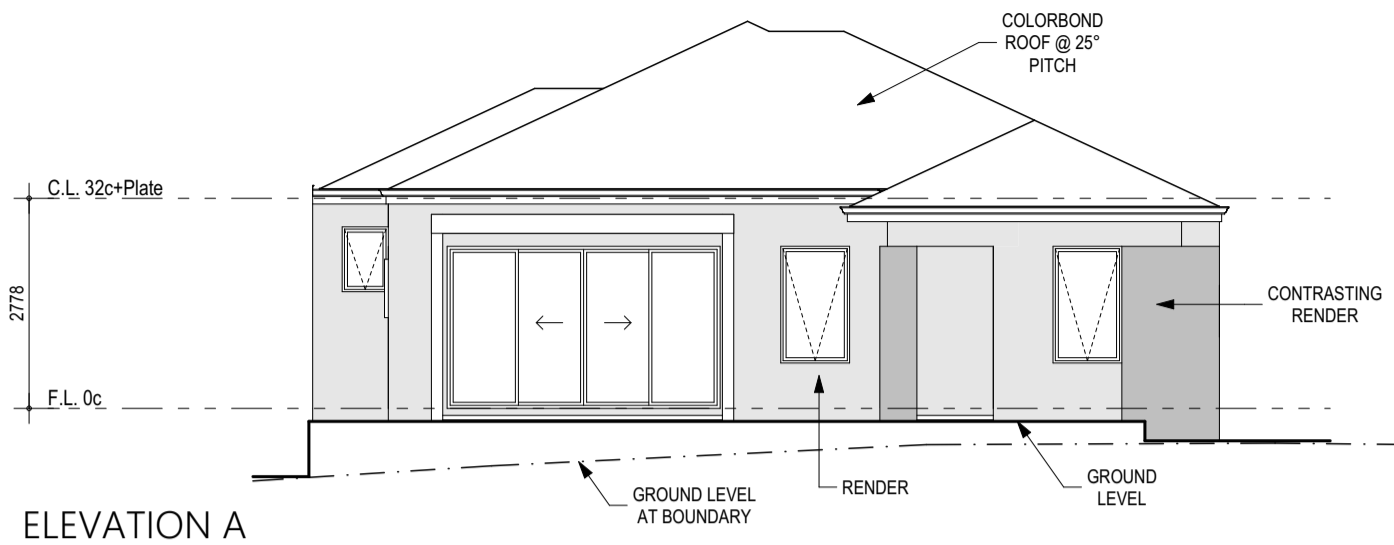
PROPOSED DEVELOPMENT FOR:
 [REDACTED]
LOT (#5-7) U1
BERSICA COURT, KARDINYA

DETAILS	DATE
PLANNING	06/05/2026

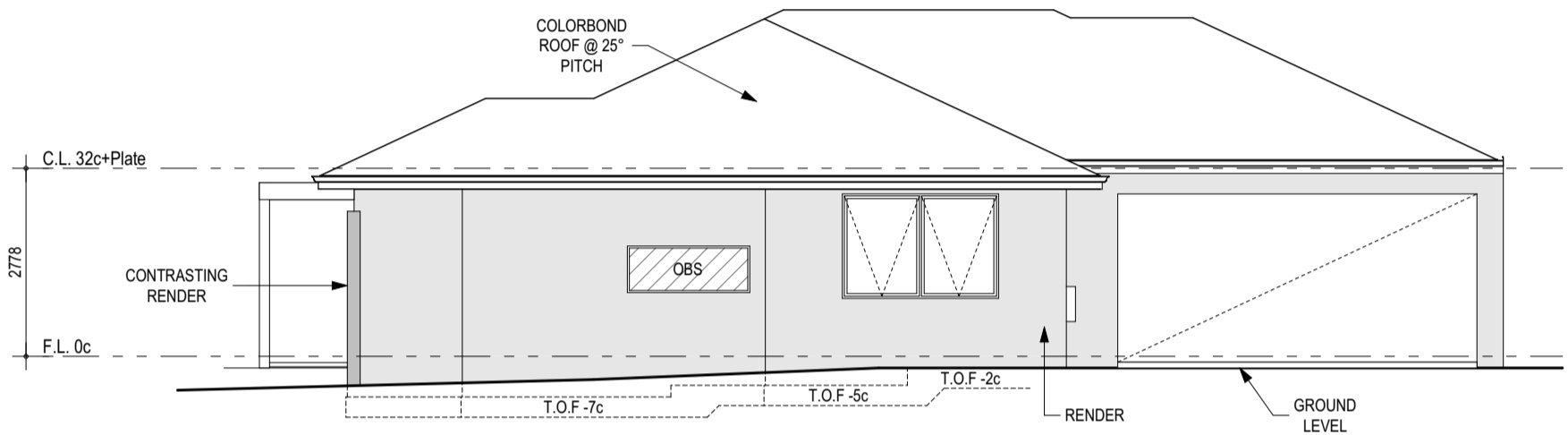
FLOOR PLAN
 SCALE 1:100
JOB No 26-04 **SHEET 01 OF 06**
DRAWN BY AD **LOCAL AUTHORITY CITY OF MELVILLE**

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LAYOUT: A3

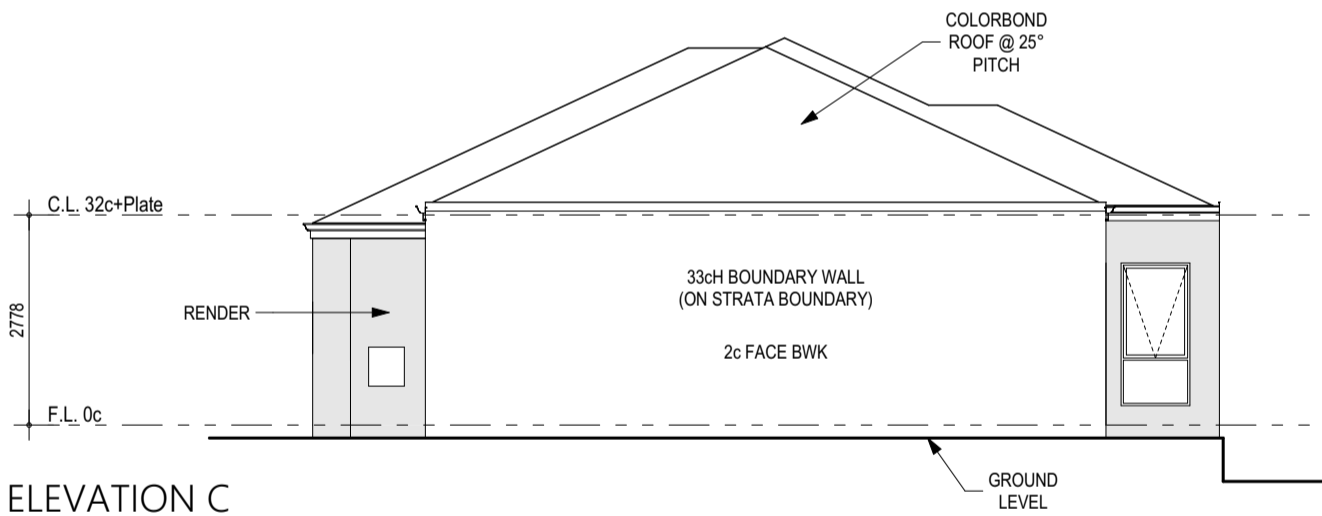
LOT 1



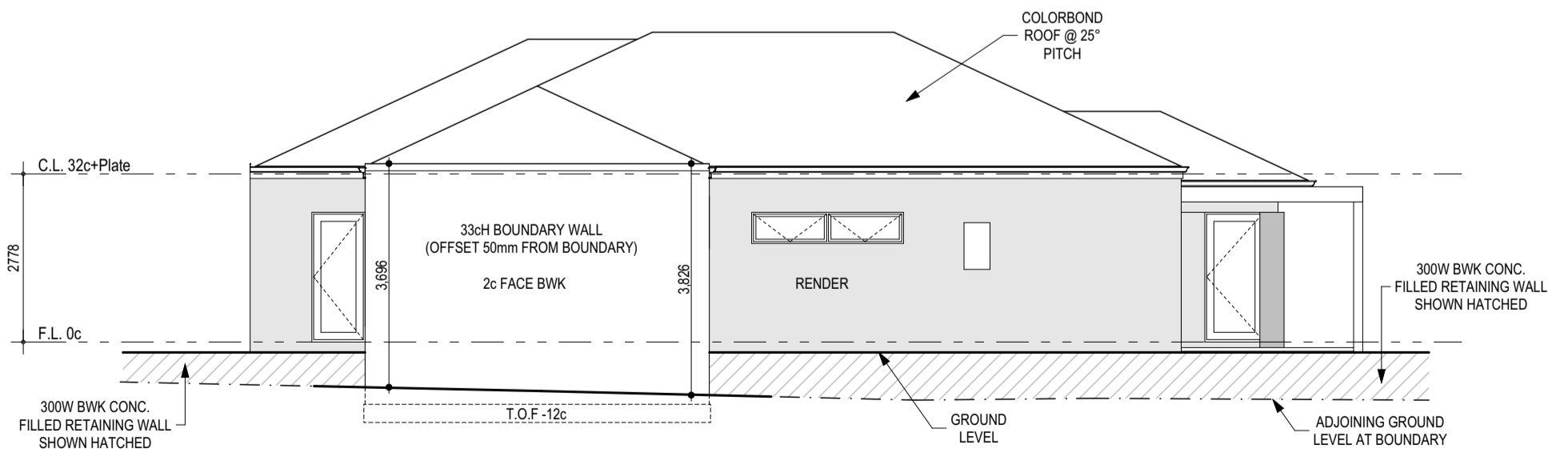
ELEVATION A



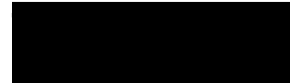
ELEVATION B



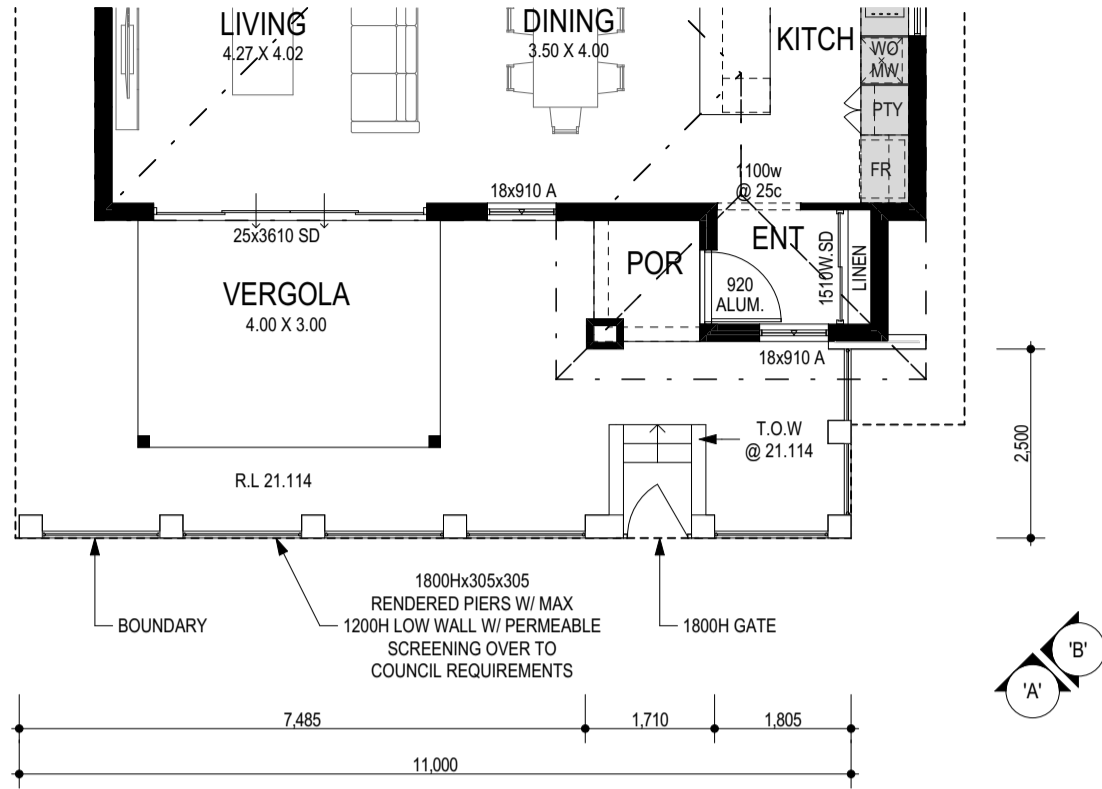
ELEVATION C



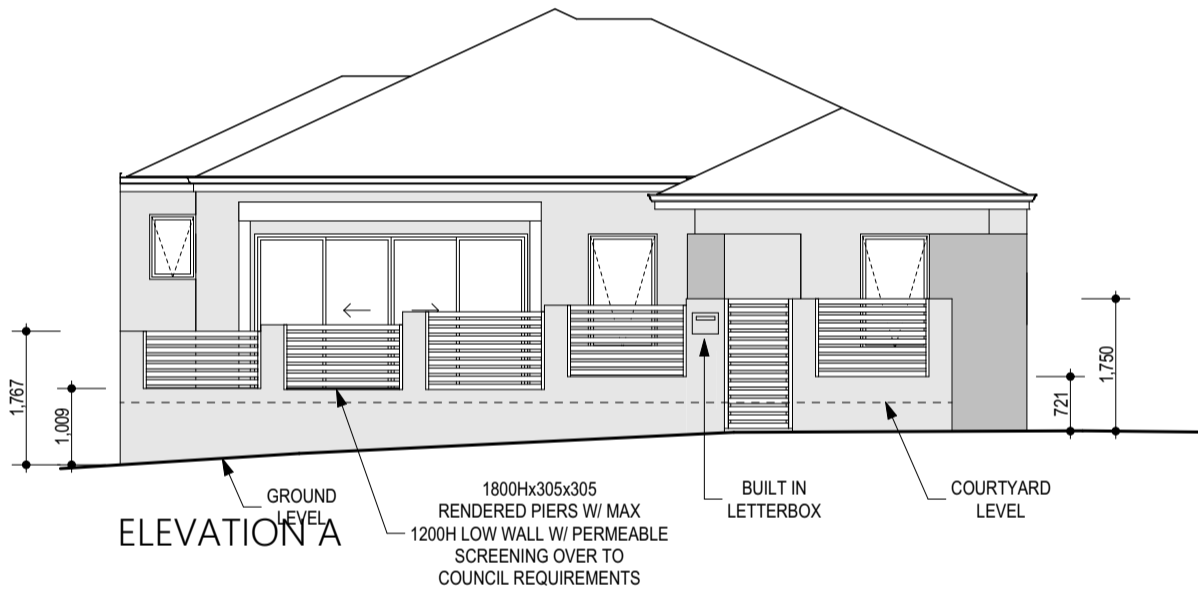
ELEVATION D



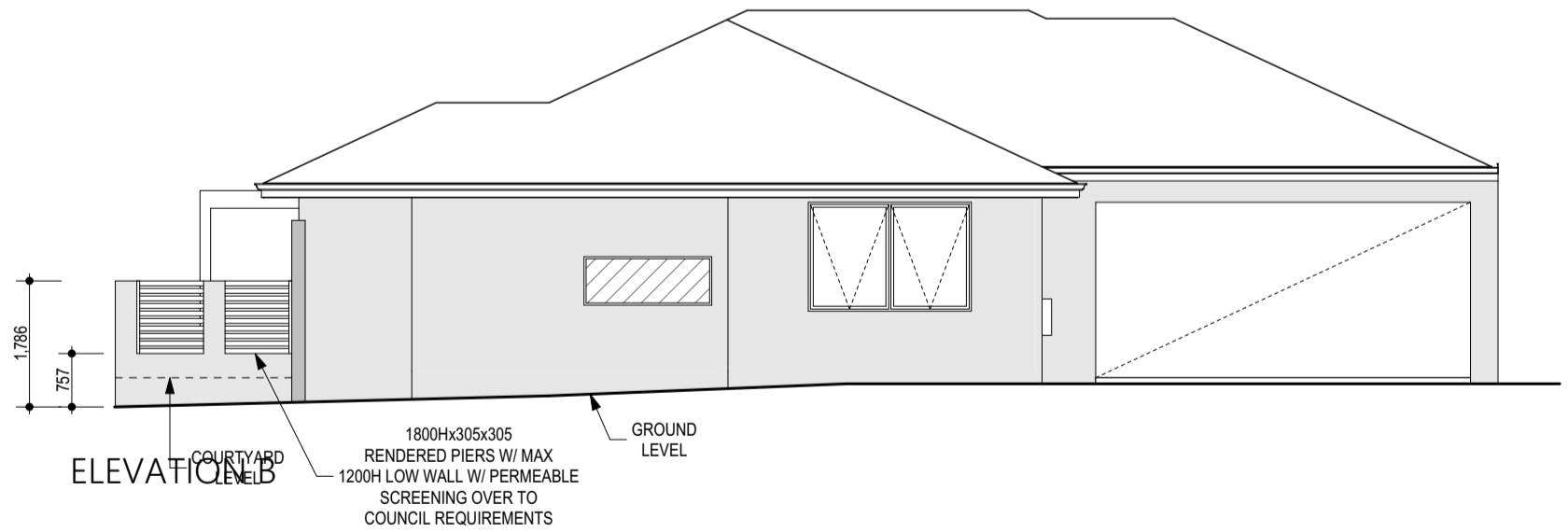
LOT 1



SCREEN WALL PLAN

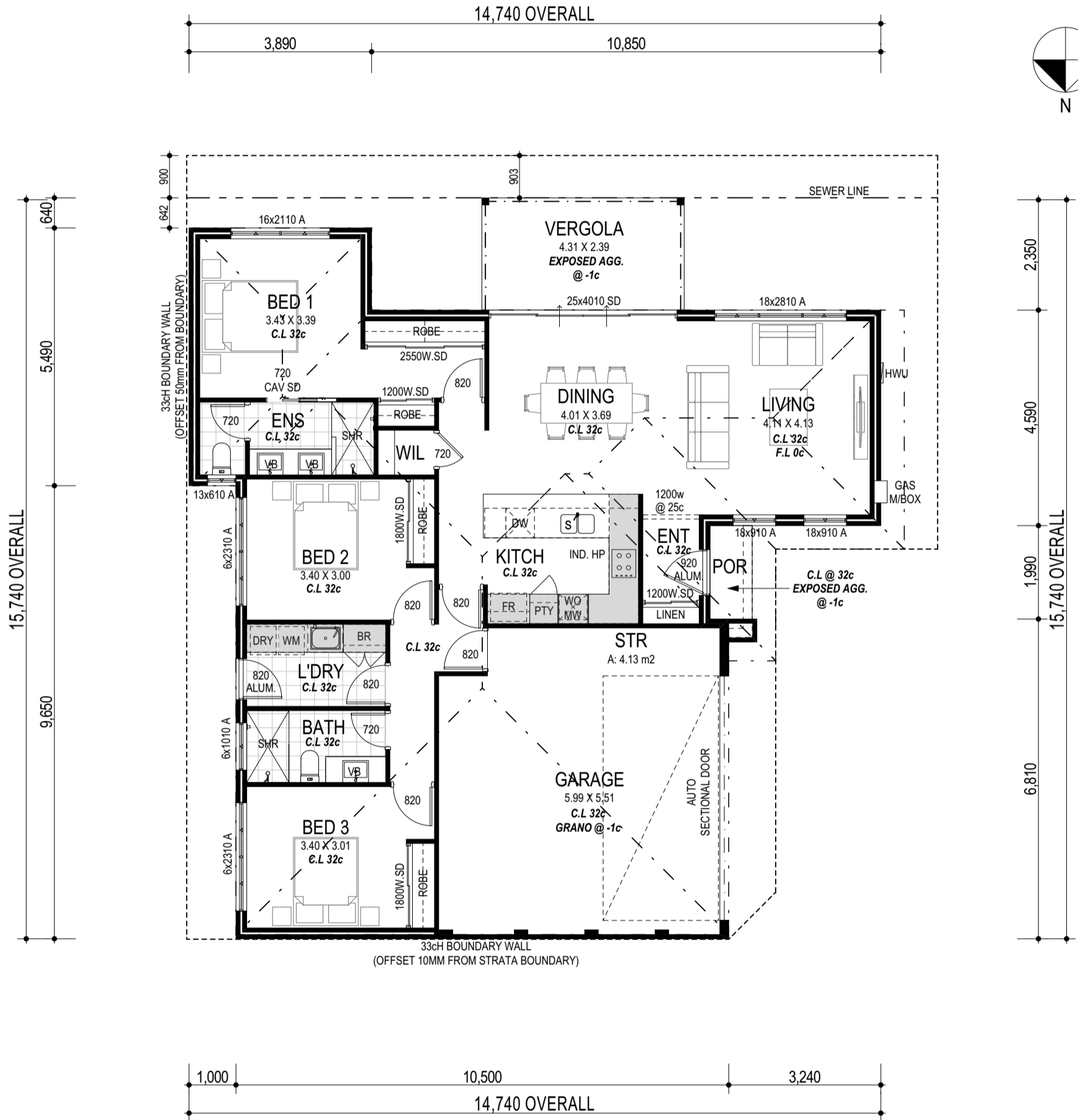


ELEVATION A



ELEVATION B

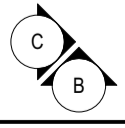


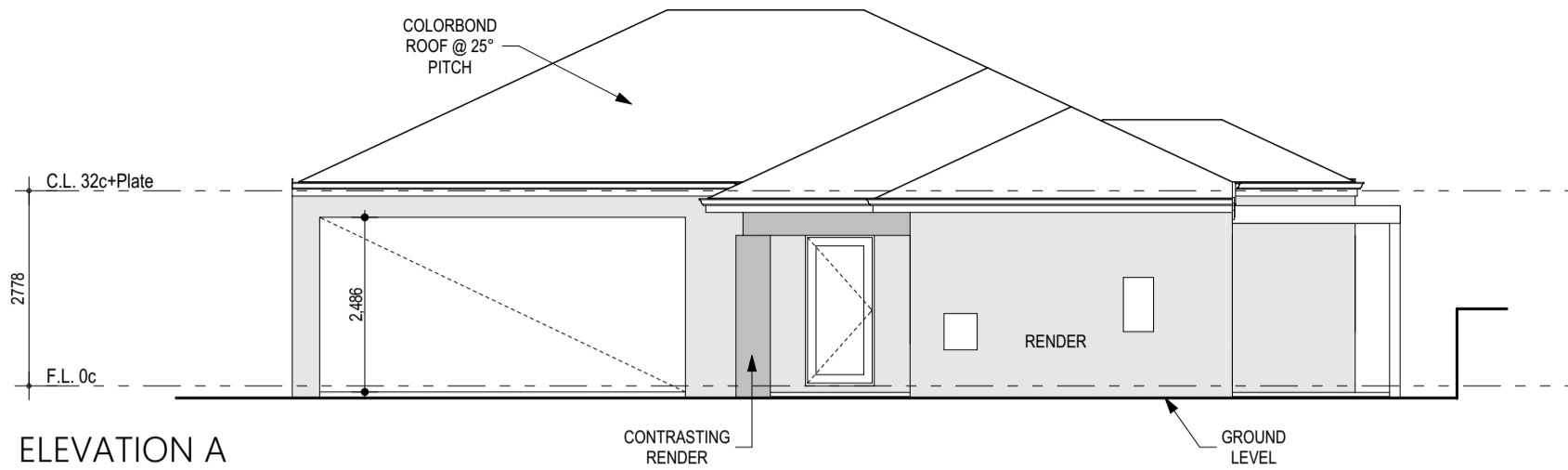


AREA

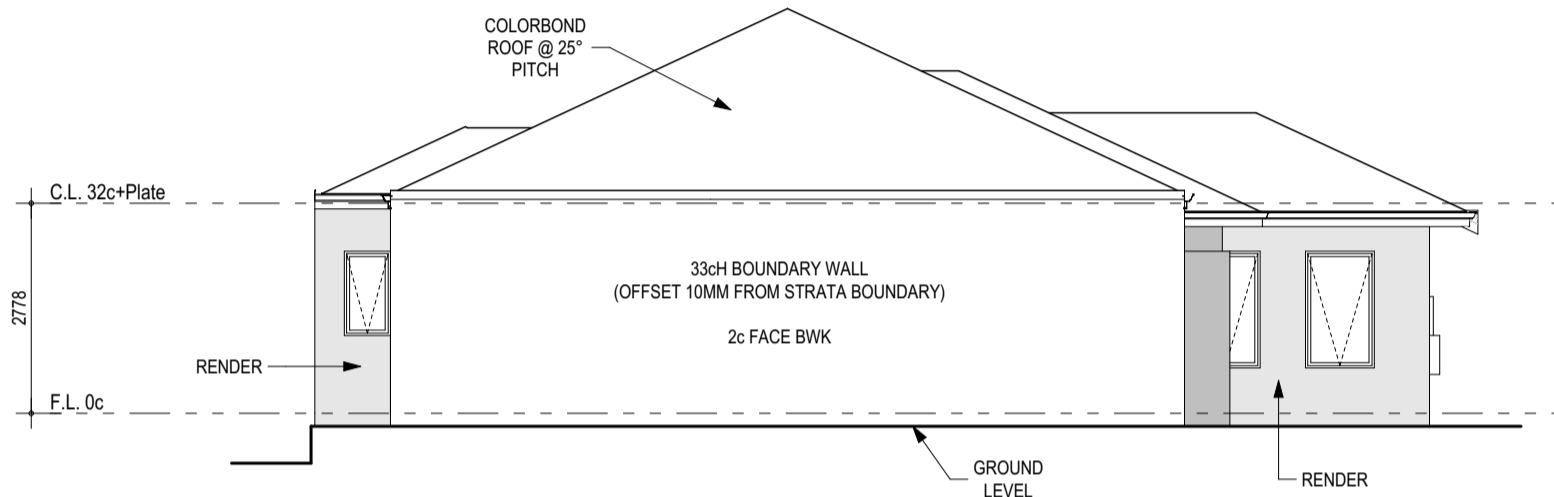
GROUND FLR	125.29
GARAGE	39.93
PORCH	2.09
VERGOLA	10.30
TOTAL	177.61 m ²
PERIMETER	59.76 m

ZONED R60
OPEN SPACE REQUIREMENT = 70%
 LOT 2 AREA: 238m²
 TOTAL FOOTPRINT 167.31m² / LOT AREA 238m²
 x 100 = 70.29 % SITE COVERAGE

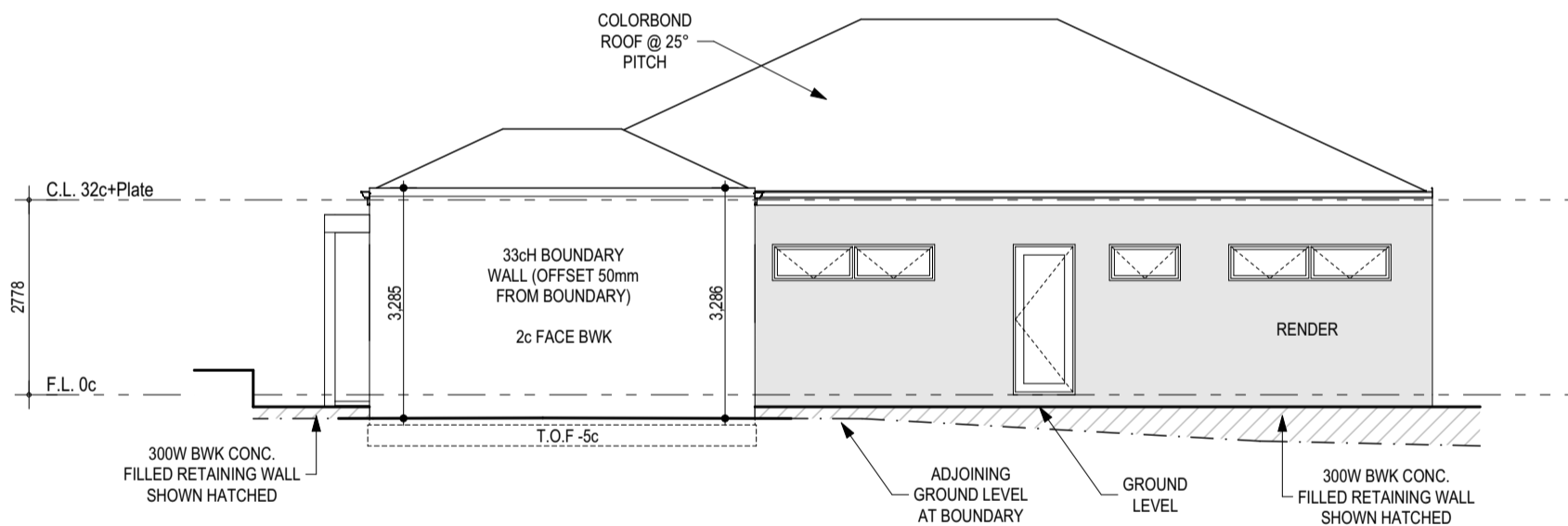




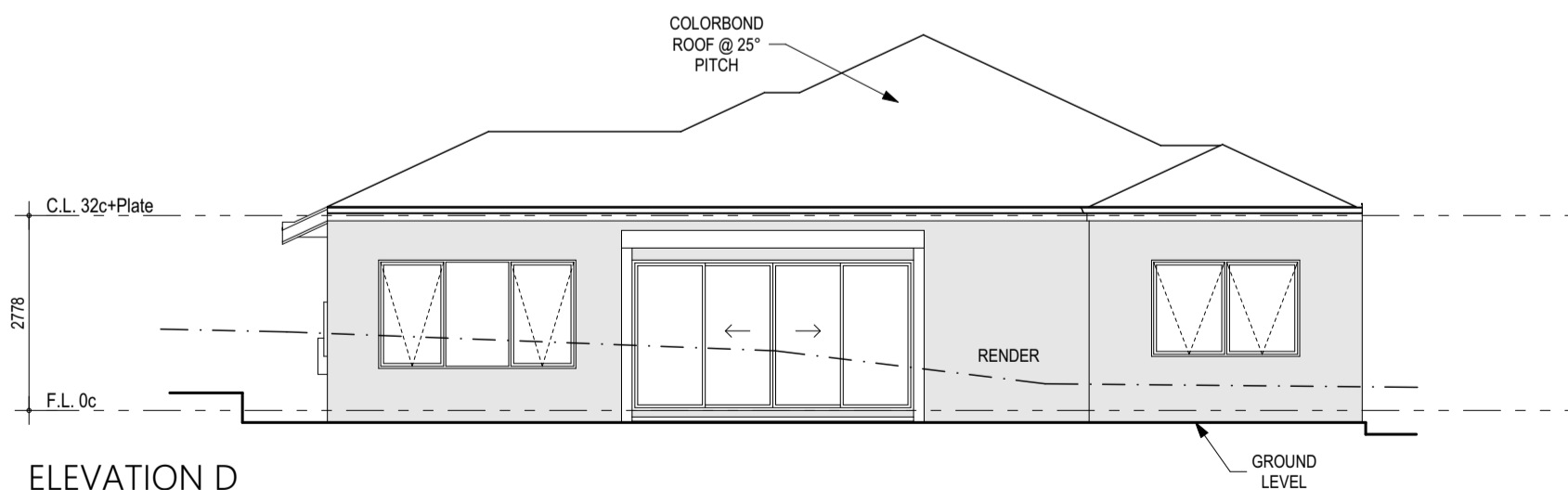
ELEVATION A



ELEVATION B

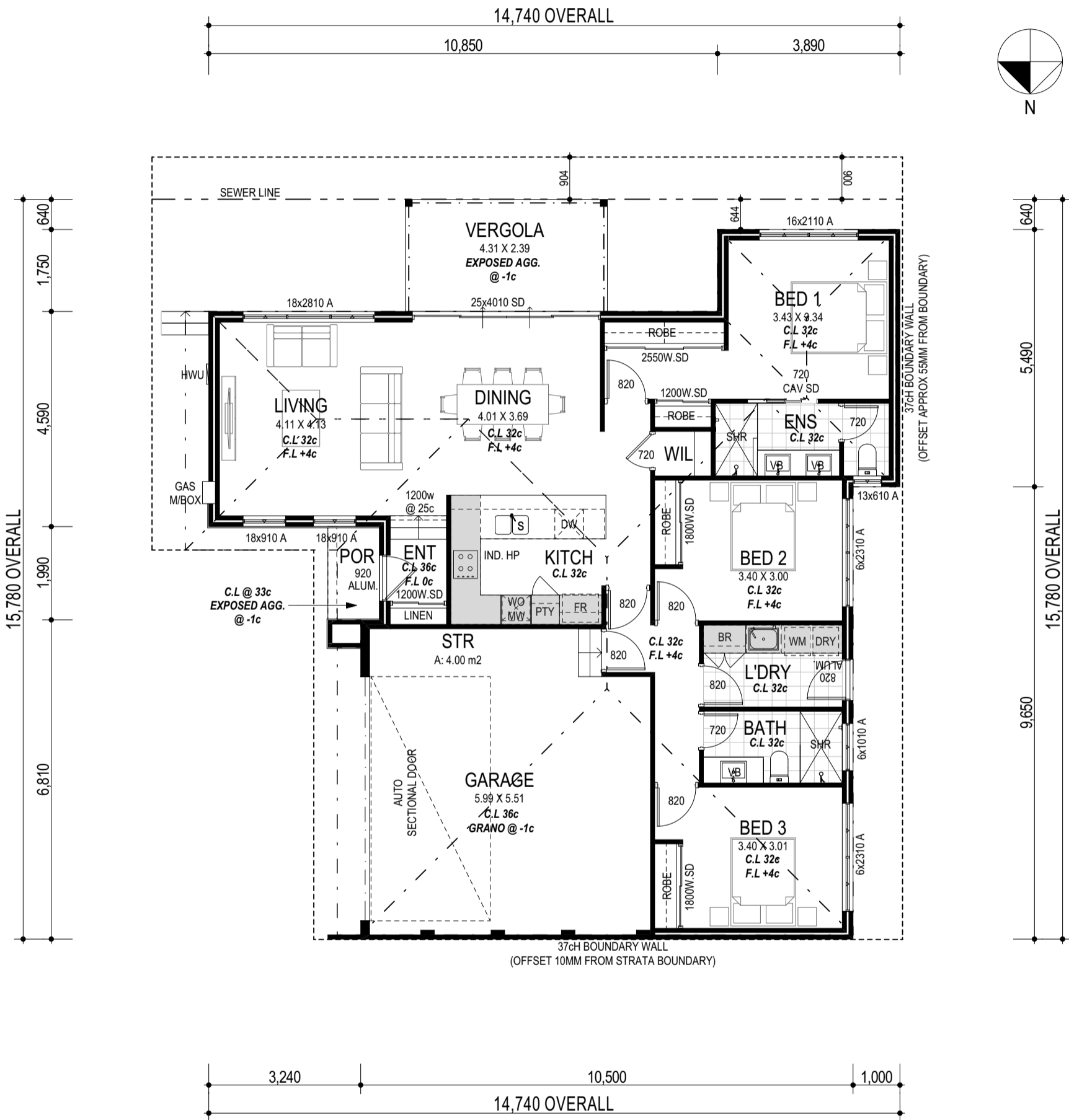
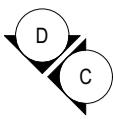


ELEVATION C



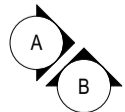
ELEVATION D

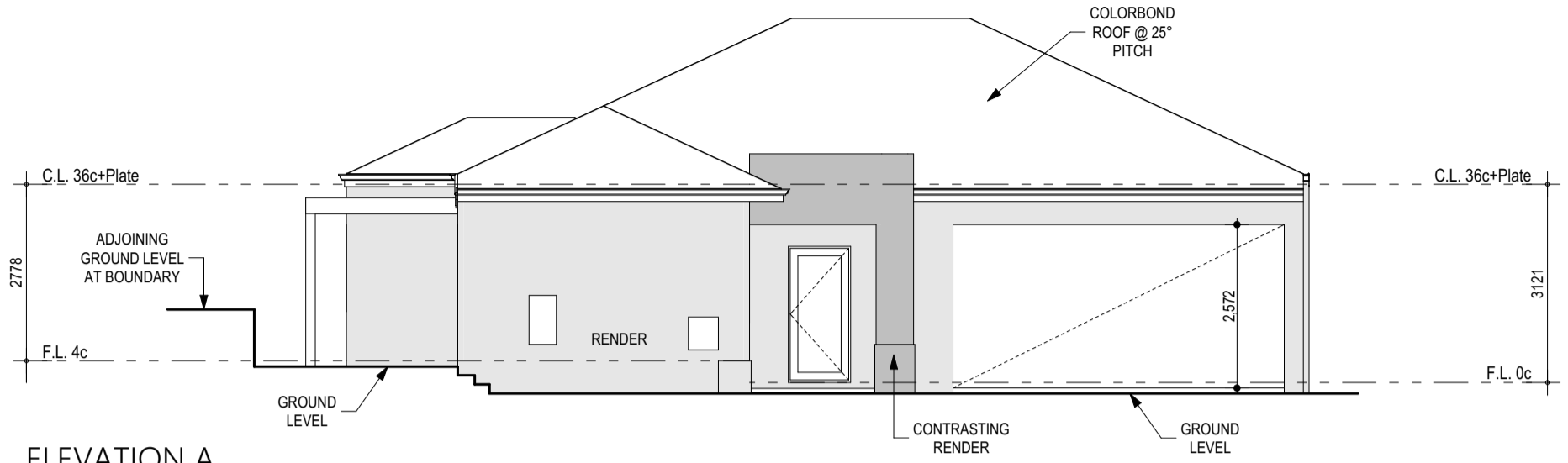




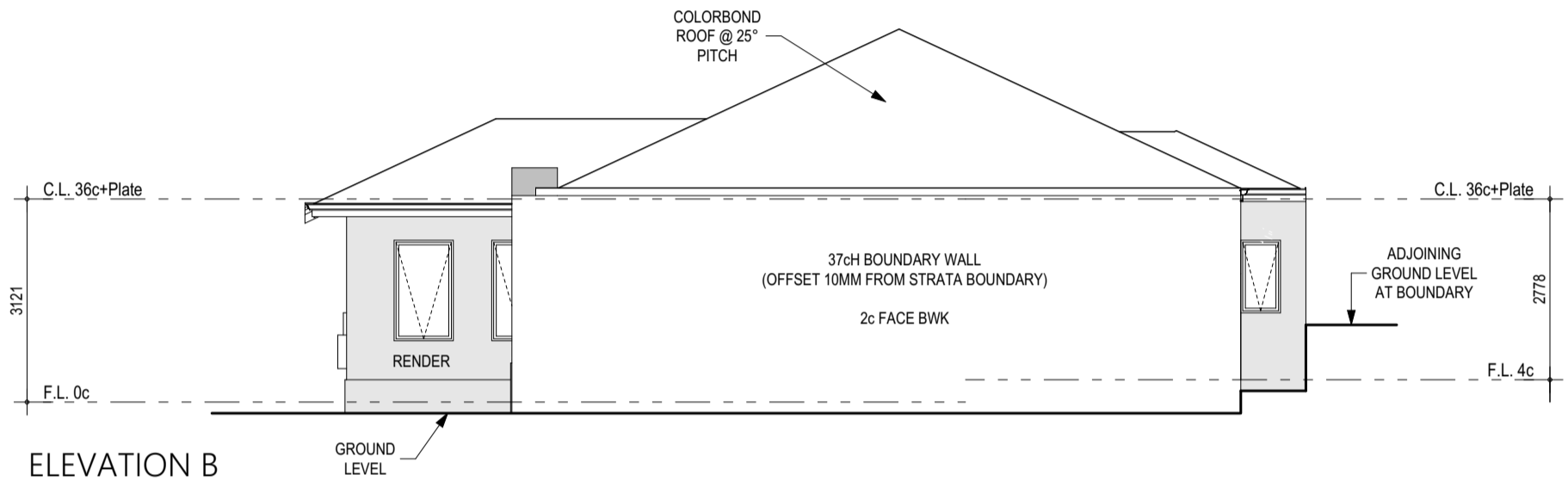
AREA	
GROUND FLR	125.29
GARAGE	39.93
PORCH	2.60
VERGOLA	10.30
TOTAL	178.12 m ²
PERIMETER	59.76 m

ZONED R60
OPEN SPACE REQUIREMENT = 70%
 LOT 3 AREA: 238m²
 TOTAL FOOTPRINT 167.82m² / LOT AREA 238m²
 x 100 = 70.51 % SITE COVERAGE

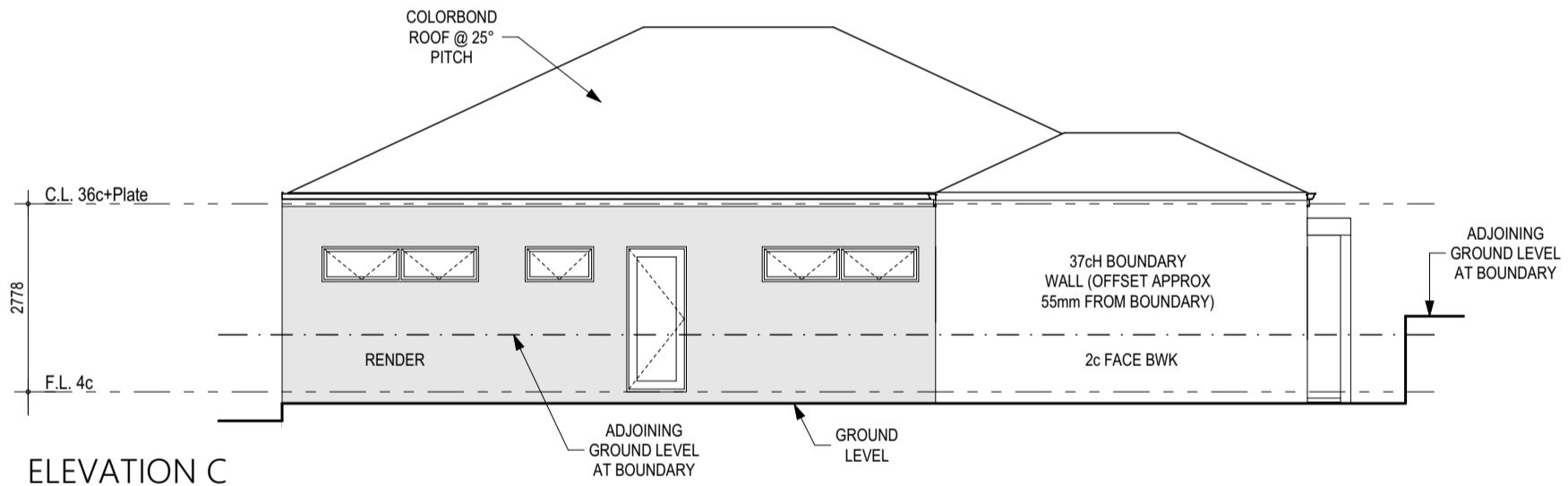




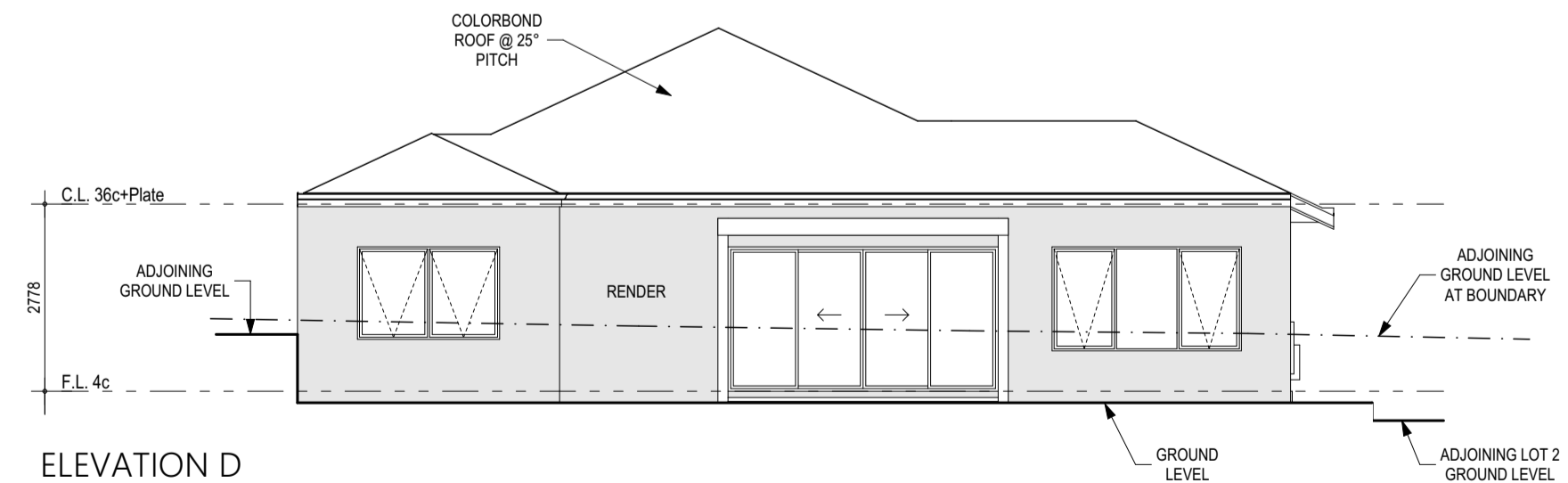
ELEVATION A



ELEVATION B

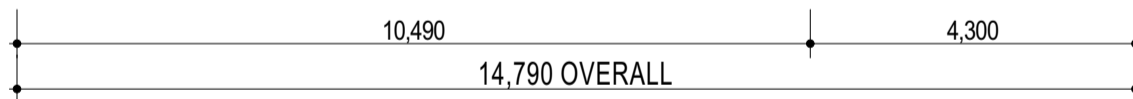
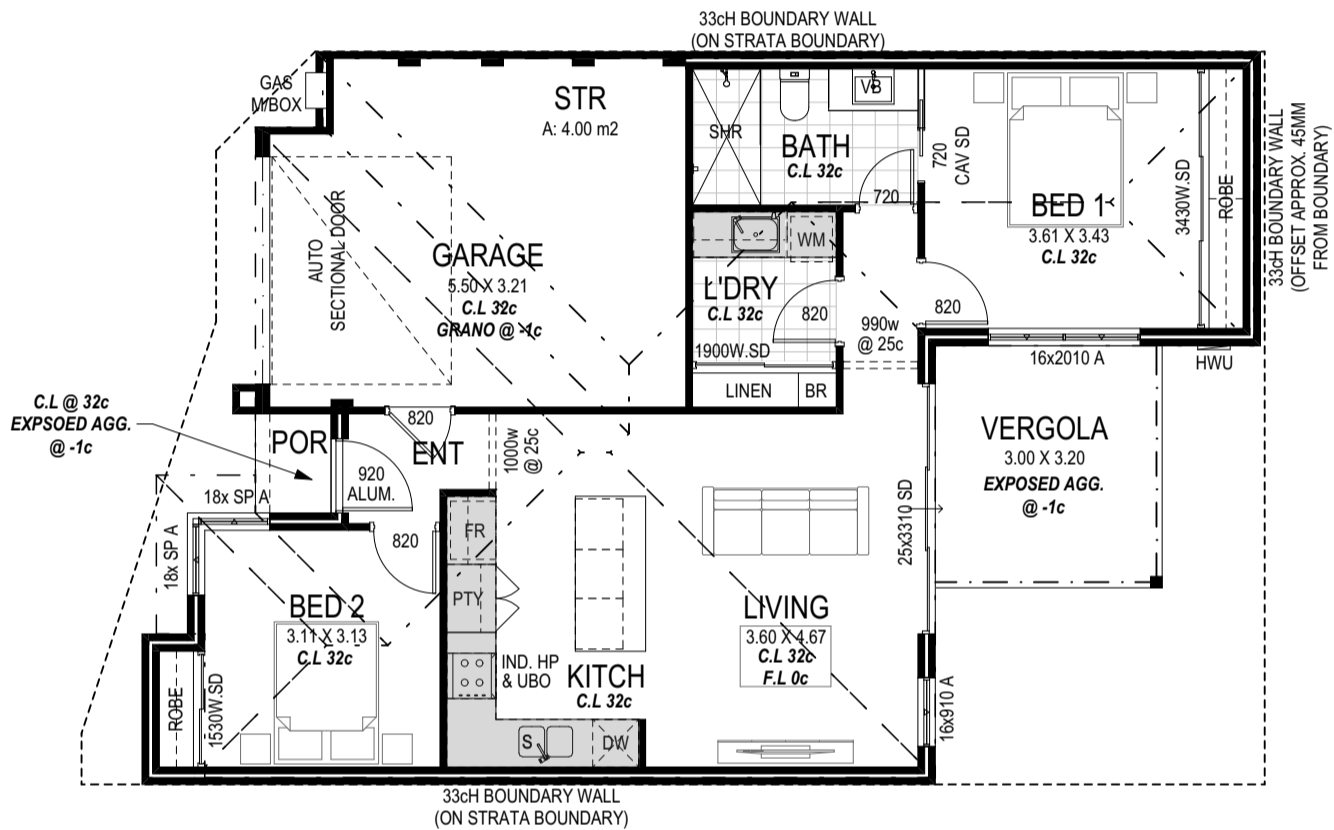
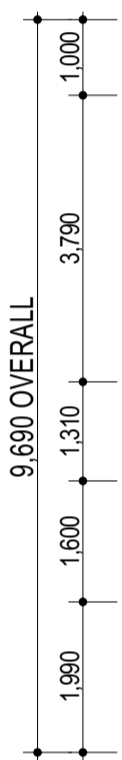
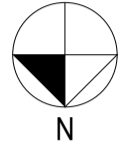
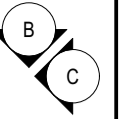


ELEVATION C



ELEVATION D

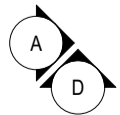
LOT 4



AREA

GROUND FLR	80.12
GARAGE	26.03
PORCH	1.31
VERGOLA	9.60
TOTAL	117.06 m ²
PERIMETER	48.96 m

ZONED R60
OPEN SPACE REQUIREMENT = 70%
 LOT 4 AREA: 140m²
 TOTAL FOOTPRINT 107.46m² / LOT AREA 140m²
 x 100 = 76.75% SITE COVERAGE



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PROPOSED DEVELOPMENT FOR:



LOT (#5-7) U4
BERSICA COURT, KARDINYA

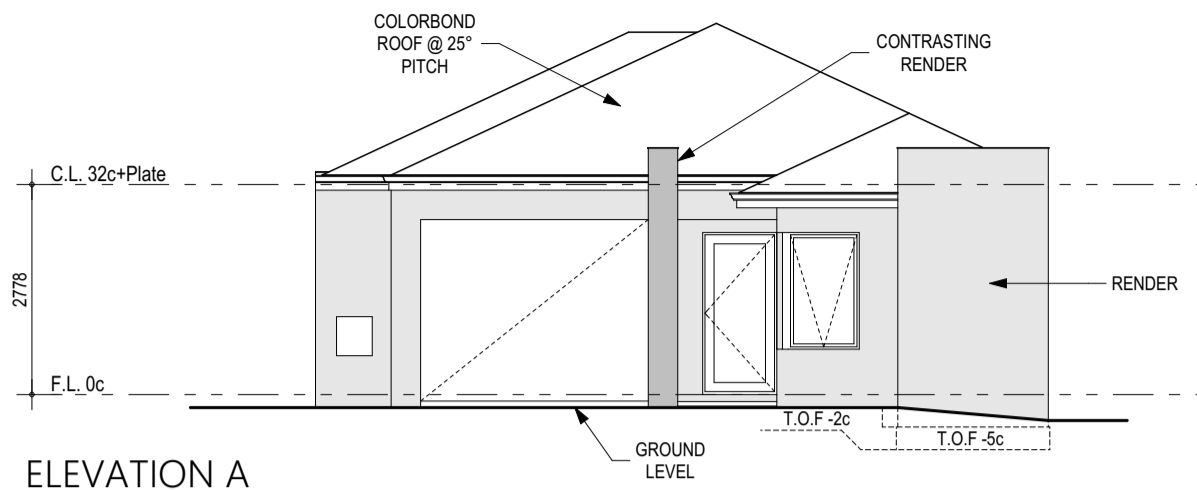
DETAILS	DATE
PLANNING	06/05/2026

FLOOR PLAN

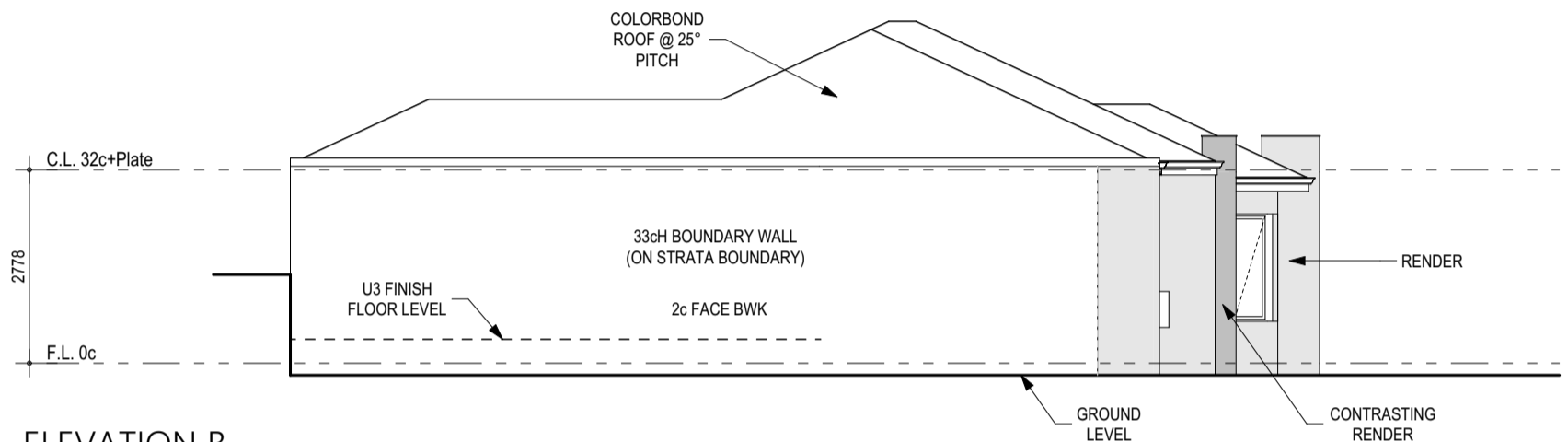
SCALE 1:100	
JOB No 26-04	SHEET 01 OF 06
DRAWN BY AD	LOCAL AUTHORITY CITY OF MELVILLE

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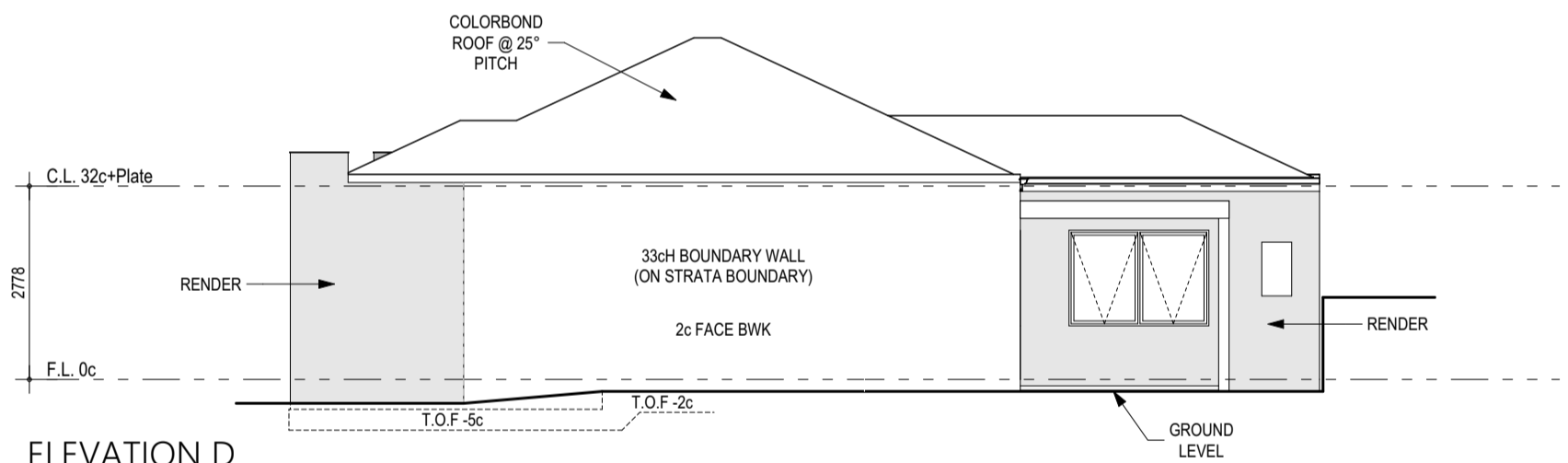
LAYOUT: A3



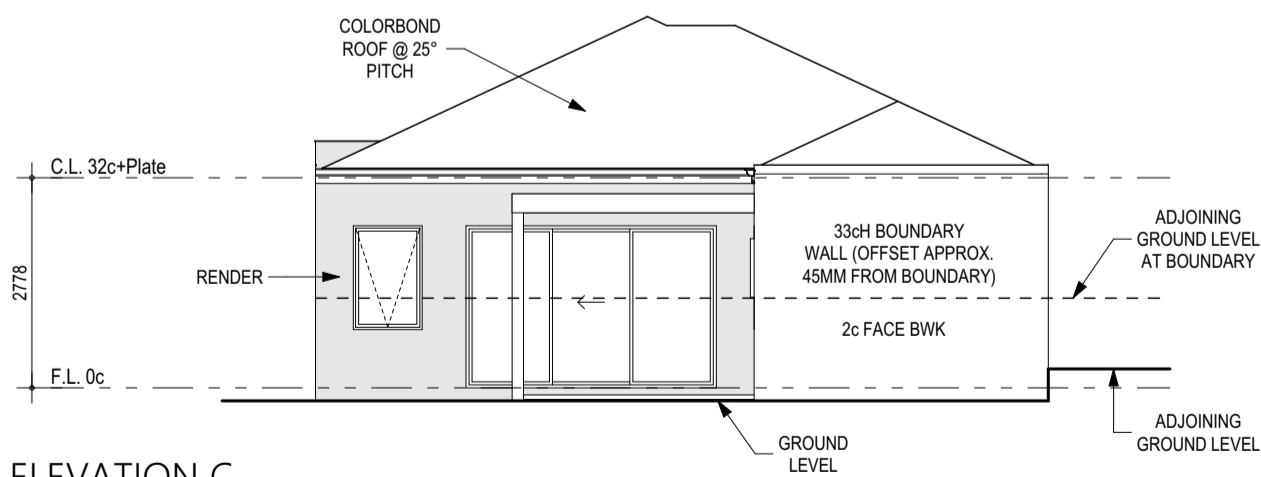
ELEVATION A



ELEVATION B

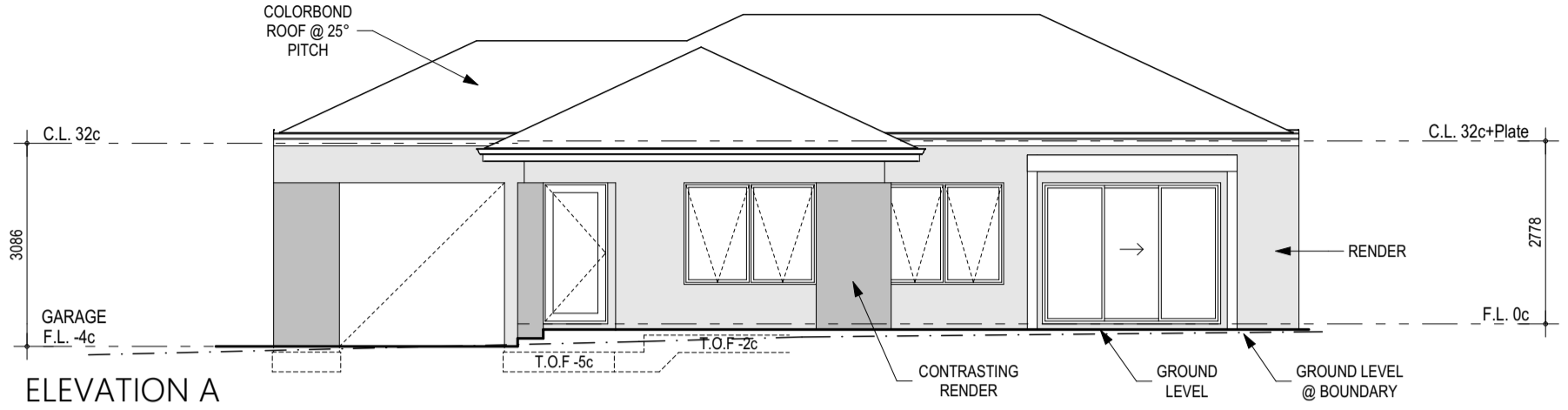


ELEVATION D

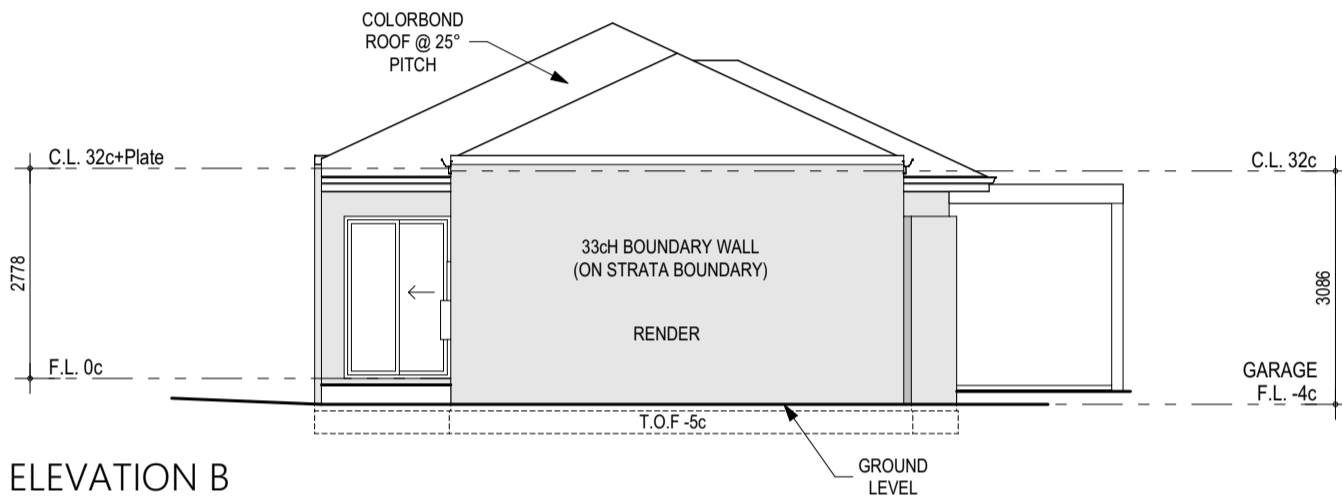


ELEVATION C

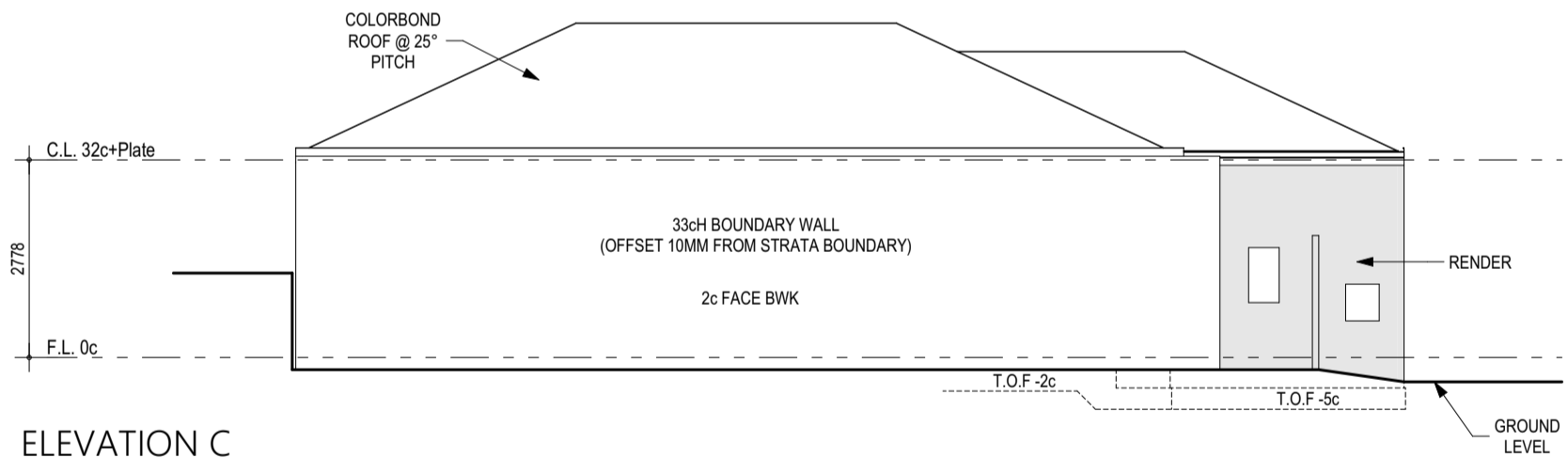




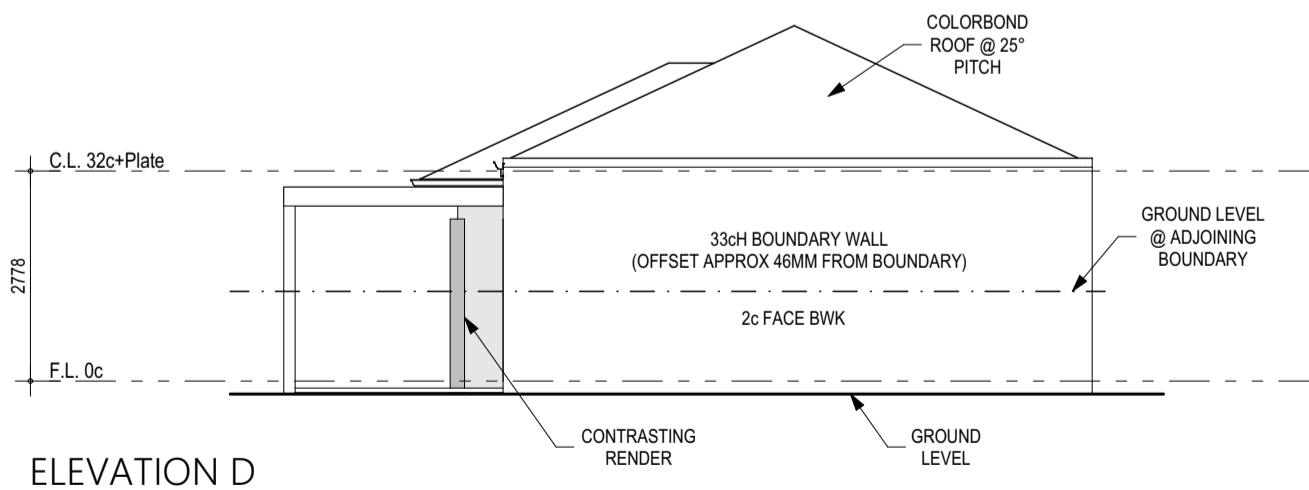
ELEVATION A



ELEVATION B

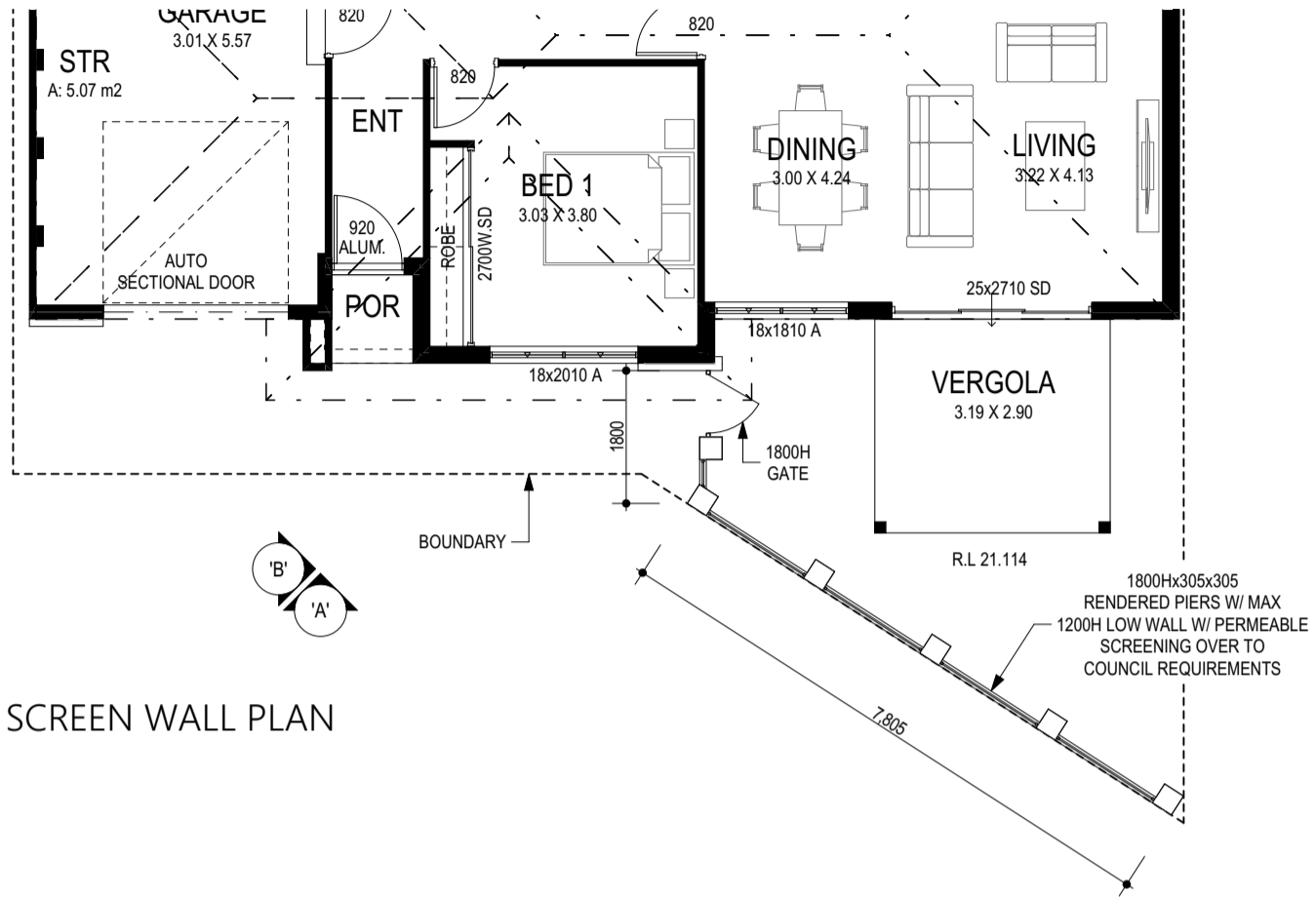


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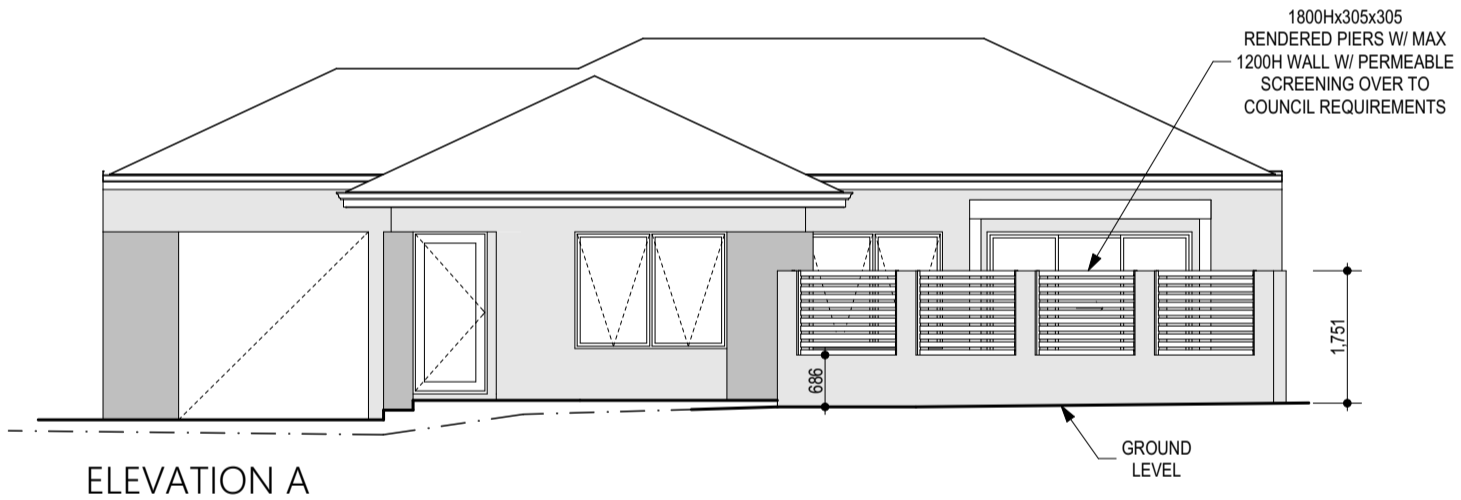


ELEVATION D

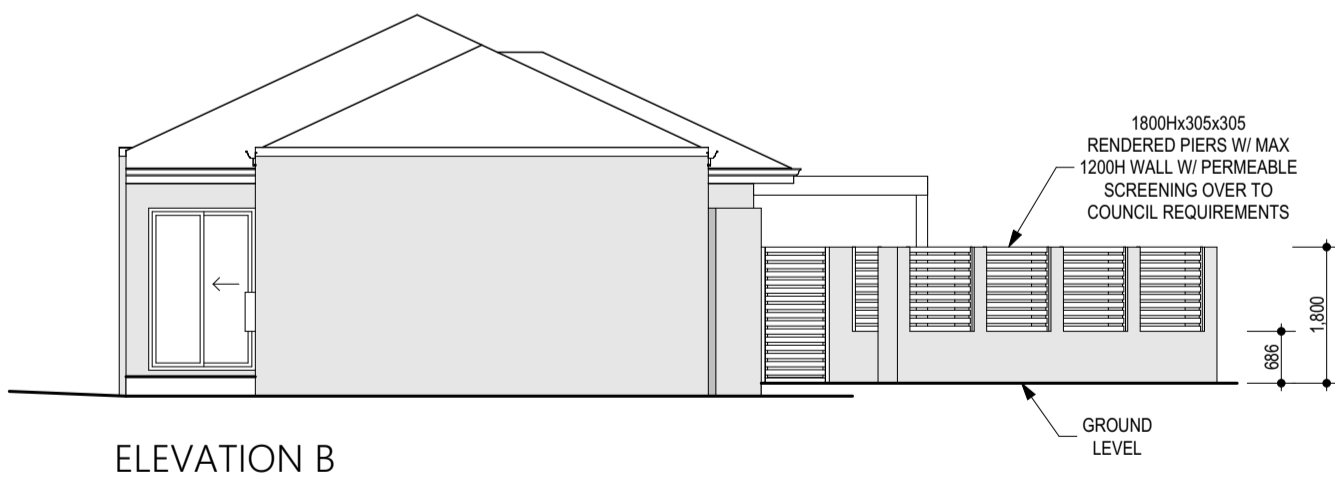
LOT 5



SCREEN WALL PLAN



ELEVATION A



ELEVATION B

