Contact Officer: Michael Ball (08) 9411 3444

Our Ref: DA18/0316 -6030104



20 September 2018

Mikasa Designs PO Box 577 MANDURAH WA 6210

18 Grouped Dwellings 27/6 Barnong Lookout BEELIAR WA 6164

I refer to your application dated 19/04/2018 for the above and advise that the proposed development has been conditionally approved in accordance with the attached Notice of Determination on Application for Planning Approval. This approval was granted pursuant to clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015 under the requirements for development approval stipulated in clause 60. Delegated authority was exercised by clause 82 of the Planning and Development (Local Planning Schemes) Regulations 2015.

PRIOR TO ANY WORKS WHATSOEVER COMMENCING ON-SITE, AN APPLICATION FOR A BUILDING PERMIT MUST BE SUBMITTED TO THE CITY OF COCKBURN UNDER THE PROVISIONS OF THE BUILDING REGULATIONS AND APPROVAL FROM THE CITY OF COCKBURN IS REQUIRED IN THE FORM OF A BUILDING PERMIT. AS PART OF THE BUILDING PERMIT APPLICATION, ALL INFORMATION NECESSARY FOR THE PURPOSE OF ADDRESSING CONDITIONS IN THE ATTACHED APPROVAL SHALL ALSO BE PROVIDED.

Should you be aggrieved by this determination, there is a right of review by the State Administrative Tribunal under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted within 28 days of the date of this decision to the State Administrative Tribunal, 6th Floor, 565 Hay Street, Perth. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or via website: www.sat.justice.wa.gov.au.

Planning approval does not remove the need for any other approvals, licences or permits that may be required.

Michael Ball

PLANNING OFFICER



2018

NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

PLANNING AND DEVELOPMENT ACT 2005

Description of proposed development: x18 Grouped Dwellings

APPROVAL TO COMMENCE DEVELOPMENT

Owner Name & Address Ocean Road Infrastructure Pty Ltd

PO Box 1320 CANNING BRIDGE

APPLECROSS WA 6153

LOCATION: 27/6 Barnong Lookout BEELIAR WA 6164

LOT: 27 PLAN/DIAGRAM: S/63970

FOLIO NO: 236 VOL NO: 2932

Application Date: 19/04/2018 Received on: 26/04/2018

The application for development approval is approved subject to the following conditions:

CONDITIONS

- 1. Development may be carried out only in accordance with the details of the application as approved herein and any approved plan.
- 2. Prior to the issue of a Building Permit, the landowner/applicant contributing towards development infrastructure provisions pursuant to the City's Town Planning Scheme No. 3, to the City's satisfaction.
- 3. A detailed landscaping plan shall be submitted to and approved by the City, prior to the issue of a Building Permit, and shall include the following:
 - a) the location, number, size and species type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - b) any lawns to be established;
 - c) any existing landscape areas to be retained;
 - d) those areas to be reticulated (including an irrigations plan to be provided, indicating the prelay of irrigation to common areas and tree/garden beds); and
 - e) verge treatments including the provision of seven street trees.
- 4. The landscaping being installed in accordance with the approved plan,

reticulated and/or irrigated and maintained thereafter to the satisfaction of the City. The landscaping shall be installed prior to the occupation of the dwellings hereby approved. Any plantings which fail to establish within the first 12 months of occupancy shall be replaced to the satisfaction of the City.

- 5. All stormwater being contained and disposed of on-site to the satisfaction of the City.
- 6. **Prior to the issue of the Occupancy Permit**, visitor parking signs shall be provided, to the satisfaction of the city. Details of signs shall be provided prior to the issue of the Occupancy Permit.
- 7. **Prior to the issue of a Building Permit**, common property lighting details shall be provided to the satisfaction of the City.
- 8. **Prior to the issue of the Occupancy Permit**, common property lighting shall be provided, to the satisfaction of the city
- 9. No development shall occur over the Western Power easement.
- 10. Prior to the lodgement of a Building Permit, a detailed material, colours and finishes schedule for the development, to be provided to the City's satisfaction. The details as agreed by the City are to be implemented and maintained in the development.
- 11. Provisions identified in the approved Waste Management Plan "Lot 9000, 9007 & 9032 Ningham Lookout, Beeliar" dated 3 July, 2018, which include recycling measures and management of residential waste, are to be implemented and maintained thereafter to the satisfaction of the City.
- 12. Prior to the initial occupation of the dwellings, the development shall clearly display the street number/s.
- 13. All service related hardware (air conditioning, condenser units, solar hot water units etc) are to be positioned in locations where they are not visible from adjoining properties and the public realm, or effectively screened to the satisfaction of the City.
- 14. No activities causing noise and/or inconvenience to neighbours being carried out after 7.00pm or before 7.00am, Monday to Saturday, and not at all on Sunday or Public Holidays.
- 15. **Prior to the commencement of works**, a Dust Management Plan shall be submitted to and approved by the City. The approved Dust Management Plan shall be implemented thereafter, to the satisfaction of the City.
- 16. **Prior to the issue of a Building Permit**, a further Acoustic Report shall be submitted to and approved by the City and implemented thereafter, to the satisfaction of the City.
- 17. All noise attenuation measures, identified by the Herring Storer Acoustics Report "Proposed Development Lot 9000 Beeliar Drive, Beeliar" (Ref 23011-1-

Document Set ID: 7819683 Version: 3, Version Date: 20/09/2018 18078; dated 17 April 2018) and the further acoustic report required under condition 16, are to be implemented prior to occupancy of the development and the requirements of the Acoustic Report are to be observed at all times.

- 18. Prior to the issue of a Building Permit, written confirmation from a recognised acoustic consultant that all recommendations made in the Acoustic Report prepared by Herring Storer Acoustics; and the further Acoustic Report required under condition 16 have been incorporated into the proposed development, shall be submitted to the City.
- 19. **Prior to the initial occupation of development**, the builder shall provide written confirmation that the requirements of the Acoustic Report referred to in condition 16 and 17 have been incorporated into the completed development with the Form BA7 Completion Form.
- 20. Clothes drying areas shall be screened at all times from public view.
- 21. The submission of a construction management plan for the development for assessment and approval by the City **prior to lodgement for a Building Permit** detailing how it is proposed to manage:
 - a. Access to and from the site:
 - b. Delivery of materials and equipment to the site;
 - c. Storage of materials and equipment on the site;
 - d. Parking arrangements for contractors and subcontractors;
 - e. Management of construction waste; and
 - f. Other matters likely to impact on the surrounding properties.

FOOTNOTES

- a) This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the Council, or with any requirements of the City of Cockburn Town Planning Scheme No. 3. Prior to the commencement of any works associated with the development, a building license will be required.
- b) In relation to Condition 2, please be advised that proposed Scheme Amendment 128 to Town Planning Scheme No. 3 seeks to introduce additional exemptions to development contribution payments. Until the gazettal of this amendment, you are advised to contact the City's Development Contribution Officer on 9411 3444 to make other arrangements.
- c) With regards to Condition 5, the City requires the onsite storage capacity be designed to contain a 1 in 100 year storm of 5 minute duration. This is based on the requirements to contain surface water by the National Construction Code.
- d) Delegation of the determination of the application has been granted to the Local Government from the Department of Planning, Lands and Heritage (DPLH) for this application to be approved as 18 grouped dwellings on the approved lot sizes, as the DPLH have advised that the proposal is consistent with the intent of the structure plan.

Document Set ID: 7819683 Version: 3, Version Date: 20/09/2018

- e) The development site shall be connected to the reticulated sewerage system of the Water Corporation before commencement of any use.
- f) With regard to condition 7 above, all outdoor lighting shall be installed and maintained in accordance with Australian Standard AS 4282 1997 "Control of the Obtrusive Effects of Outdoor Lighting".
- g) Wash-down wastewater shall not enter stormwater disposal systems or otherwise be discharged to the environment.
- h) With regard to Condition 15 above, an Application for Approval of a Dust Management Plan form may be obtained from www.cockburn.wa.gov.au, and shall identify the mitigation and contingency measures proposed by the developer. Appropriate mitigation and contingency measures are outlined in the Department of Environment Regulation publication "Land development sites and impacts on air quality" (November 1996). The developer is further advised that Council approval may be required for bulk earthworks on Class 3 and 4 development sites between 1 October and 31 March the following year.
- i) With regard to Condition 16 and 17 above, the acoustic report shall be prepared by a suitably qualified and recognised acoustic consultant and demonstrate the design and location of plant and other sources of noise within the development (such as air-conditioners, entry gates etc) will not exceed the assigned noise levels set out in the *Environmental Protection (Noise) Regulations 1997* (as amended). State Planning Policy 5.4 requires that the provision of suitable mechanical ventilation or air conditioning with fresh air intakes must be included as part of the Building Permit Application to protect occupants from noise intrusion. The provision of air conditioning or mechanical ventilation and noise emissions from these services must be addressed within the acoustic report.
- j) All toilets, ensuites and kitchen facilities in the development are to be provided with mechanical ventilation flued to the outside air, in accordance with the requirements of the National Construction Code (Building Code of Australia), the Sewerage (Lighting, Ventilation and Construction) Regulations 1971, Australian Standard S1668.2-1991 "The use of mechanical ventilation for acceptable indoor air quality" and the City of Cockburn Health Local Laws 2000. The City's Health Service further recommends that laundries without external windows and doors should be ventilated to external air and condensating clothes dryers installed.
- k) The development shall comply with the noise pollution provisions of the Environmental Protection Act 1986, and more particularly with the requirements of the Environmental Protection (Noise) Regulations 1997. The installation of equipment within the development including air-conditioners, spas, pools and similar equipment shall not result in noise emissions to neighbouring properties exceeding those imposed by the Environmental Protection (Noise) Regulations 1997 (as amended).
- I) With regard to the street numbering of this proposal, you are advised to contact the City's Land Administration team on 9411 3444 or email streetnumbers@cockburn.wa.gov.au to ensure that any street numbers used comply with the City's requirements. This should be done prior to any sales contracts being drawn up.

Document Set ID: 7819683 Version: 3, Version Date: 20/09/2018

- m) As part of transitioning Australia to the National Broadband Network (NBN), developers are encouraged to engage early with NBN, at least six months before the required service date, to understand requirements around future connections and the timing of infrastructure provision. This will ensure a connection is ready when residents move in. For more information please refer to nbn.com.au/buildwithnbn or contact NBN on newdevelopments@nbnco.com.au or 1800 687 626.
- n) The issue of a planning approval does not negate the need for the owner and/or applicant to seek all other required approvals for the site. You may also require approval under the *Strata Titles Act 1985*, approval from any relevant Strata company or other Strata Lot owners.
- o) Please be advised that any application to subdivide this property in accordance with the provisions of the Planning and Development Act 2005 or Strata Titles Act 1985, may incur a condition of approval, a notification, pursuant to Section 165 of the *Planning and Development Act 2005*/Section 70A of the *Transfer of Land Act 1893* should be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a hazard or other factor. Notice of this notification to be included on the deposited plan. The notification to state as follows: "This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected, by transport noise. Transportation noise controls and Quiet House Design strategies at potential cost to the owner may be required to achieve an acceptable level of noise reduction. Further information is available on request from the relevant local government offices."
- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the decision, the approval shall lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the Council having first been sought and obtained.
- Note 3: If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of determination.

SIGNED:	DATED:	20 September 2018	
NEW CO			
Michael Ball			
PLANNING OFFICER			

for and on behalf of the City of Cockburn.



TERRANOVIS PTY LTD 18 PROPOSED TOWNHOUSES

Lot 27 Beeliar Drive BEELIAR WA 6164



SHEET	NAME	DATE	COMMENT	REV
1	FEATURE SURVEY	11/09/2018 1:10 PM	STRATA PLAN ADDED	F
2	GROUND SITE & STRATA PLAN	11/09/2018 1:10 PM	STRATA PLAN ADDED	F
3	UPPER SITE PLAN	11/09/2018 1:10 PM	STRATA PLAN ADDED	F
4	GROUND FLOOR PLAN	11/09/2018 1:10 PM	STRATA PLAN ADDED	F
5	UPPER FLOOR PLAN	11/09/2018 1:10 PM	STRATA PLAN ADDED	F
6	TYPICAL FLOOR PLANS	11/09/2018 1:10 PM	STRATA PLAN ADDED	F
7	ELEVATIONS	11/09/2018 1:10 PM	STRATA PLAN ADDED	F
8	ELEVATIONS	11/09/2018 1:10 PM	STRATA PLAN ADDED	F
9	ELEVATIONS	11/09/2018 1:10 PM	STRATA PLAN ADDED	F
10	LANDSCAPING PLAN	11/09/2018 1:10 PM	STRATA PLAN ADDED	F
11	PERSPECTIVES	11/09/2018 1:10 PM	STRATA PLAN ADDED	F

CITY OF COCKBURN DEVELOPMENT APPLICATION Subject to any amendments shown in red and compliance with conditions of approval

APPROVED

20 Sep 2018 File Ref: DA18/0316 Plan 1 of 13



CITY OF COCKBURN **DEVELOPMENT APPLICATION Subject to any amendments shown in red** and compliance with conditions of approval

APPROVED

20 Sep 2018 File Ref: DA18/0316 Plan 2 of 13

Note: For enlargements of some portions of the perimeter of parcel not shown on this plan please see Stata Plan 63970 **Note:** Easement exists in area designated $\widehat{Y_3}$. See Doc. G508178 for more information. A search of this document at Landgate is recommended as development may be affected. **Note:** Easement exists in area designated (Energy Operatioins [Powers] ACT 1979). See Doc. L206449 for more information. A search of this document at Landgate is recommended as development may be affected.

High Voltage Powerline

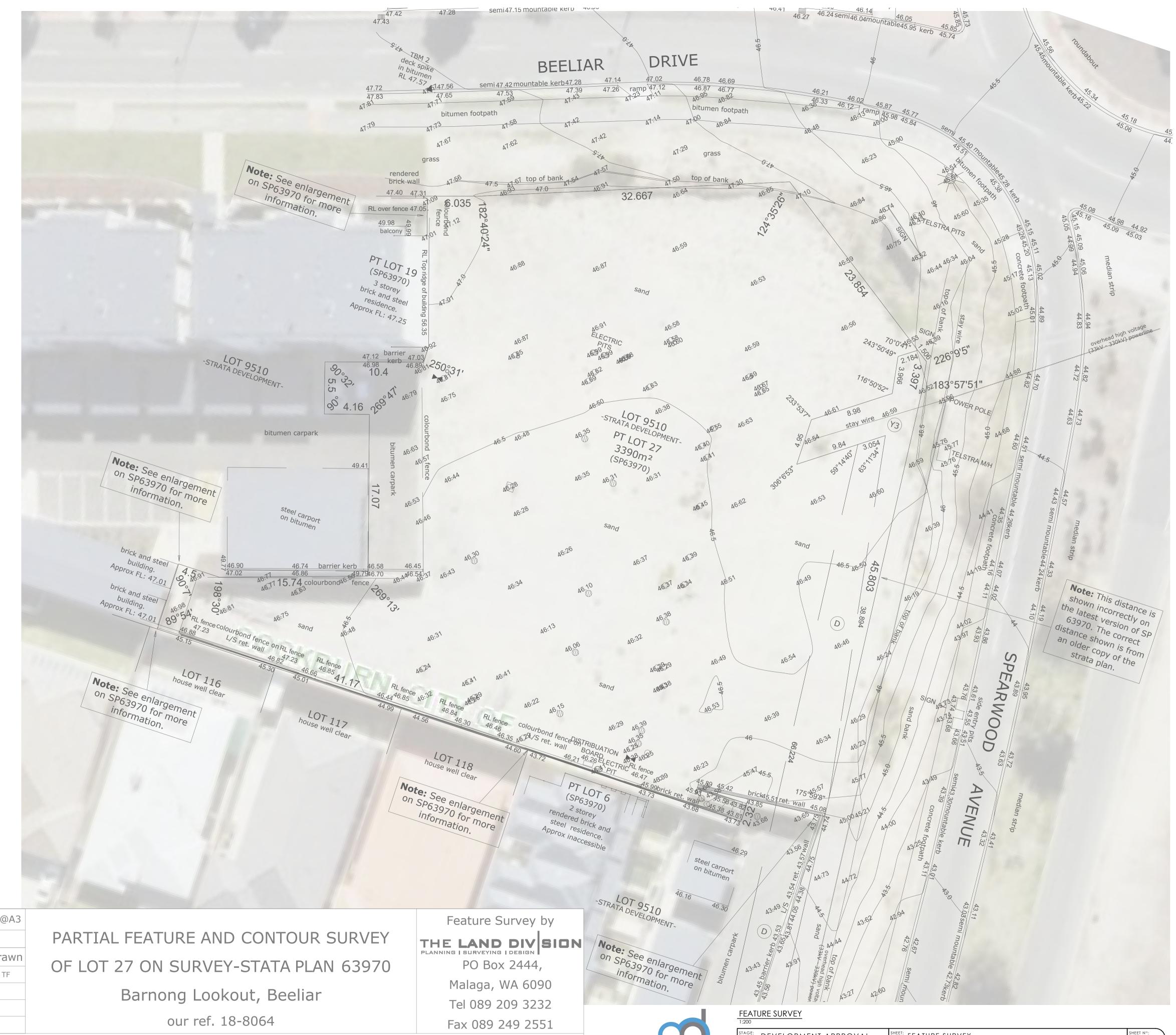
before adopting levels

LEGEND/KEY

		Edge Of Balcony		Sewe	er Manhole					
		Edge Of Patio/Carport	*	Lig	ght Pole					
	\supset	Unidentified PVC Pipe	-	Pov	wer Pole					
	0	Unidentified Pipe	(4)	Ele	ctical Pit					
E	Н	Fire Hydrant	0	Те	lstra Pit					
•	~	Stop Valve	0		Sign					
	TI	3M 1 deck spike in bitun (Spearwood Avenue)	nen	Su	rvey Date	e: 2	1 June 2018	S	cale 1:4	00@A3
	-	equals RL 42.02 AHD 8		(Client: Oc	ear	Road Infrastruc	tuı	re Pty L	td
	11	BM 2 deck spike in bitun (Beeliar Drive)	nen	Rev	Date		Description		Surv	Drawn
		equals RL 47.57 AHD Based on SSM - THOM5		0	27/06/18	F	eature Survey Drafted		TF	TF
		RL 33.933 AHD								
	(Landgate Geodetic Acce	ss)							
	(Contractor to check datu	ım							

Gully

Gully

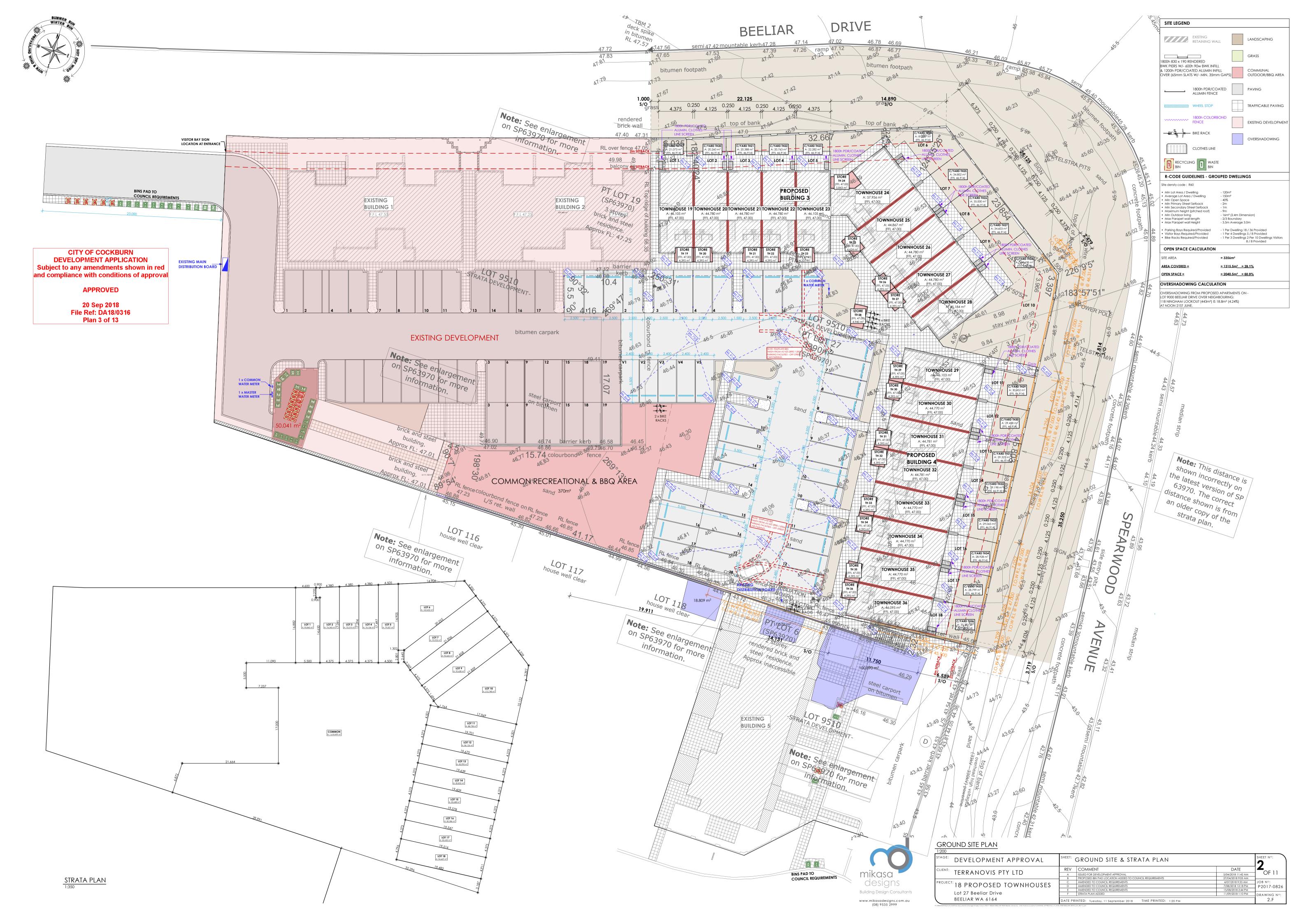


semi47.15 mountable kerb

NOTES: 1) CONSULT LEGAL ADVICE ON EASEMENTS, ENCUMBRANCES AND CAVEATS THAT MAY APPEAR ON THE CERTIFICATE OF TITLE. 2) LEVELS ON ADJOINING PROPERTIES ARE APPROXIMATE DUE TO ACCESS RESTRICTIONS. 3) SERVICES PLOTTED AS VISUALLY SEEN ON SITE AND ARE APPROXIMATE. 4) SEWER POSITION AND LEVELS FROM WATER CORPORATION PLANS. 5) CONSULT DIAL BEFORE YOU DIG TO CHECK LOCATION OF UNDERGROUND SERVICES. 6) BEWARE OF OVERHEAD POWER LINE HAZARDS. 7) CONSULT TLD ON ANY ANOMALY BEFORE DESIGN AND CONSTRUCTION. 8) POSITION AND DEPTH OF SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR. 9) FEATURES ARE RELATED TO FENCE-LINES ONLY. NO CONNECTION MADE TO BOUNDARIES. REPEG RECOMMENDED.

mikasa designs Building Design Consultants www.mikasadesigns.com.au (08) 9535 2999

00				
GE: DEVELOPMENT APPROVAL	SHEET:	FEATURE SURVEY		SHEET Nº:
ENT: TEDDANIONIS DIVITO	REV	COMMENT	DATE]
TERRANOVIS PTY LTD	Α	ISSUED FOR DEVELOPMENT APPROVAL	5/04/2018 11:42 AM	OF 11
	В	PROPOSED BIN PAD LOCATION ADDED TO COUNCIL REQUIREMENTS	27/04/2018 9:05 AM	
DJECT: 10 DD O D O CED TOWN HOUSES	С	AMENDED TO COUNCIL REQUIREMENTS	4/07/2018 9:33 AM	JOB Nº:
DIECT: 18 PROPOSED TOWNHOUSES	D	AMENDED TO COUNCIL REQUIREMENTS	7/08/2018 12:18 PM	P2017-0826
	E	AMENDED TO COUNCIL REQUIREMENTS	15/08/2018 2:44 PM	
Lot 27 Beeliar Drive	F	STRATA PLAN ADDED	11/09/2018 1:10 PM	DRAWING Nº:
BEELIAR WA 6164	DATE PR	INTED: Tuesday, 11 September 2018 TIME PRINTED: 1:19 PM		1.F

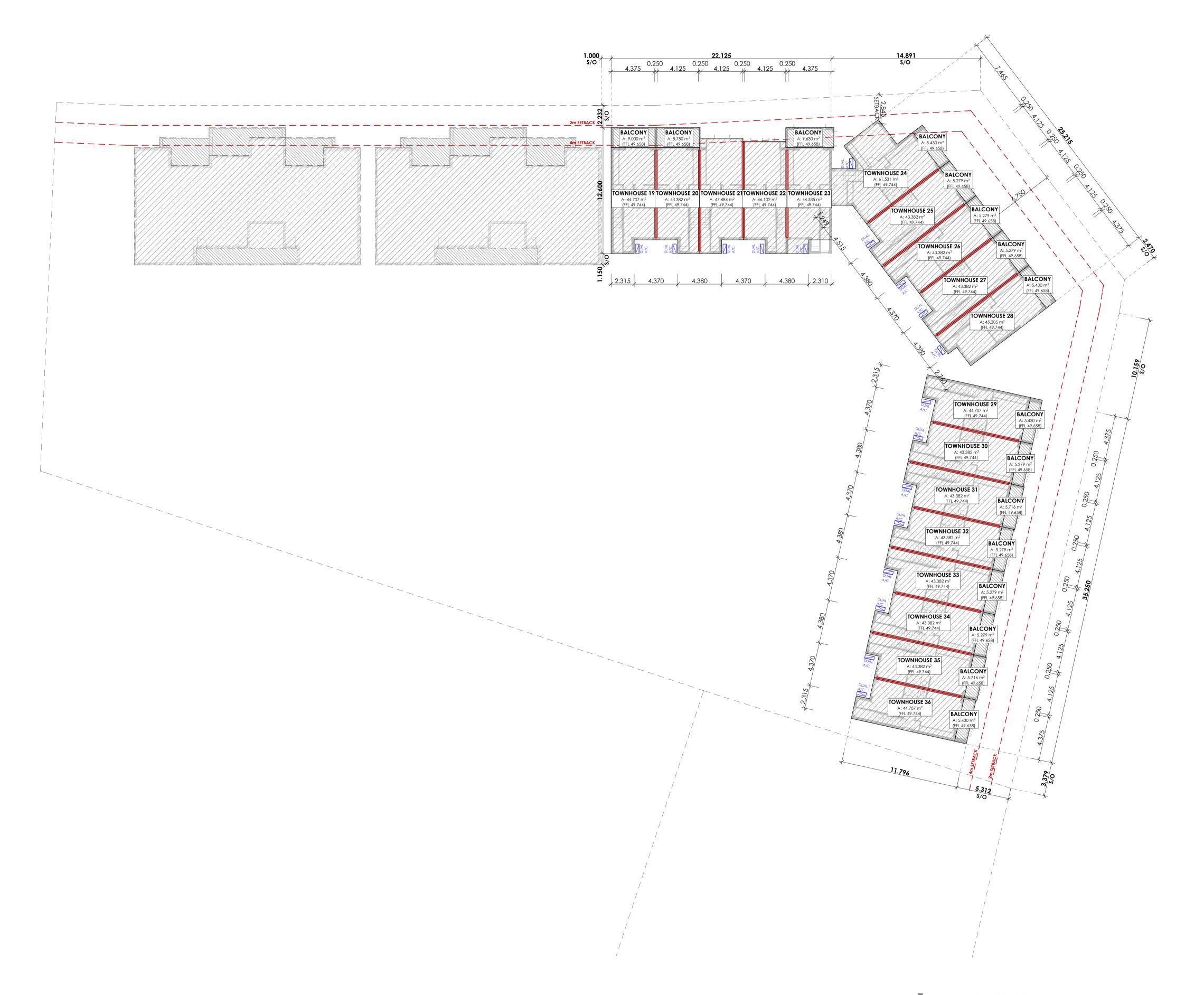




CITY OF COCKBURN
DEVELOPMENT APPLICATION
Subject to any amendments shown in red
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20 Sep 2018 File Ref: DA18/0316 Plan 4 of 13



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UPPER FLOOR SITE PLAN

AGE: DEVELOPMENT APPROVAL	SHEET:	UPPER SITE PLAN		SHEET N°:
IENT: TEDDANOVIC DIVITO	REV	COMMENT	DATE	ار ا
TERRANOVIS PTY LTD	Α	ISSUED FOR DEVELOPMENT APPROVAL	5/04/2018 11:42 AM	OF 11
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	E	AMENDED TO COUNCIL REQUIREMENTS	15/08/2018 2:44 PM	
Lot 27 Beeliar Drive	F	STRATA PLAN ADDED	11/09/2018 1:10 PM	DRAWING NO:
BEELIAR WA 6164	DATE PR	RINTED: Tuesday, 11 September 2018 TIME PRINTED: 1:20 PM		3.F

R-CODE GUIDELINES - GROUPED DWELLINGS

- 9m - 16m² (2.4m Dimension) - 2/3 Boundary - 3.5m Average 3.0m

= 1315.5m² = 39.1%

= 2040.5m² = 60.9%

= 3356m²

- 1 Per Dwelling 18 / 36 Provided - 1 Per 4 Dwellings 5 / 8 Provided - 1 Per 3 Dwellings 2 Per 10 Dwellings Visitors 8 / 8 Provided

Min Lot Area / Dwelling
Average Lot Area / Dwelling
Min Open Space
Min Primary Street Setback
Min Secondary Street Setback
Maximum height (pitched roof)
Min Outdoor living
Max Parapet wall length
Max Parapet wall Height

Parking Bays Required/Provided
 Visitor Bays Required/Provided
 Bike Racks Required/Provided

OPEN SPACE CALCULATION

OVERSHADOWING CALCULATION

OVERSHADOWING FROM PROPOSED APARTMENTS ON -LOT 9000 BEELIAR DRIVE OVER NEIGHBOURING: 118 NINGHAM LOOKOUT (443m²) IS 18.8m² (4.24%) AT NOON 21ST JUNE.

SITE AREA

AREA COVERED =

OPEN SPACE =

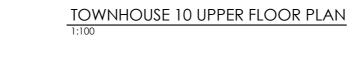


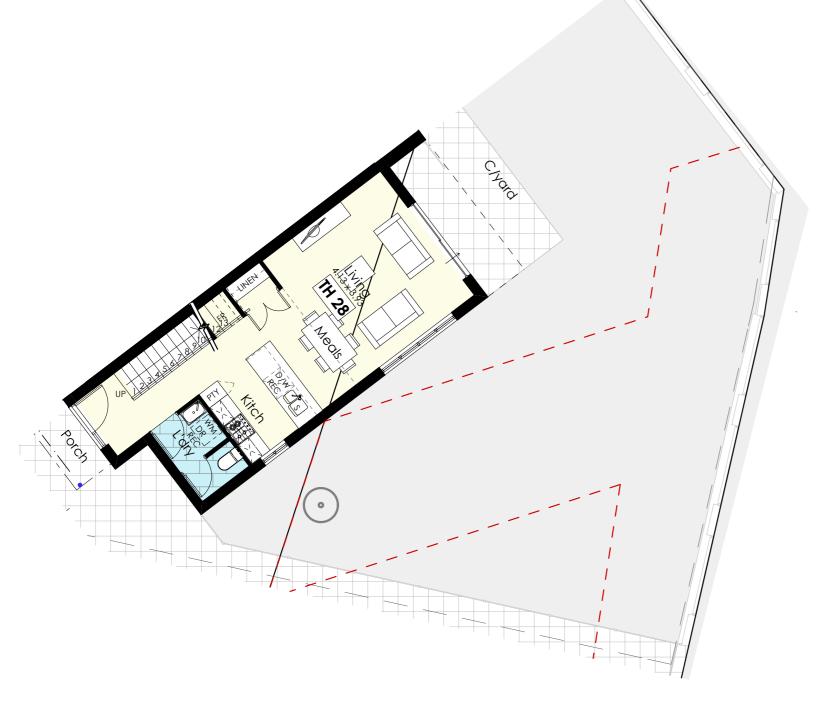


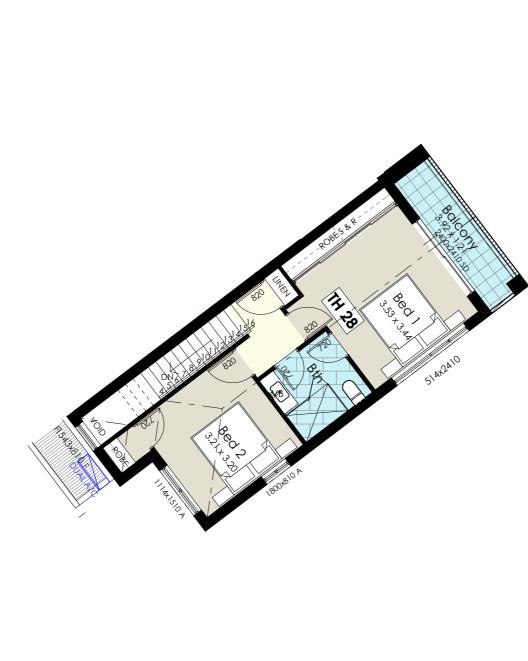


STAGE: DEVELOPMENT APPROVAL	SHEET:	TYPICAL FLOOR PLANS		SHEET Nº:
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TERRANOVIS PTY LTD	Α	ISSUED FOR DEVELOPMENT APPROVAL	5/04/2018 11:42 AM	OF 11
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PROJECT: 18 PROPOSED TOWNHOUSES	D	AMENDED TO COUNCIL REQUIREMENTS	7/08/2018 12:18 PM	☐ P2017-0826
	E	AMENDED TO COUNCIL REQUIREMENTS	15/08/2018 2:44 PM	. 2017 0020
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BEELIAR WA 6164	DATE PR	INTED: Tuesday, 11 September 2018 TIME PRINTED: 1:20 PM		6.F

TOWNHOUSE 10 GROUND FLOOR PLAN 1:100







TOWNHOUSE 6 UPPER FLOOR PLAN

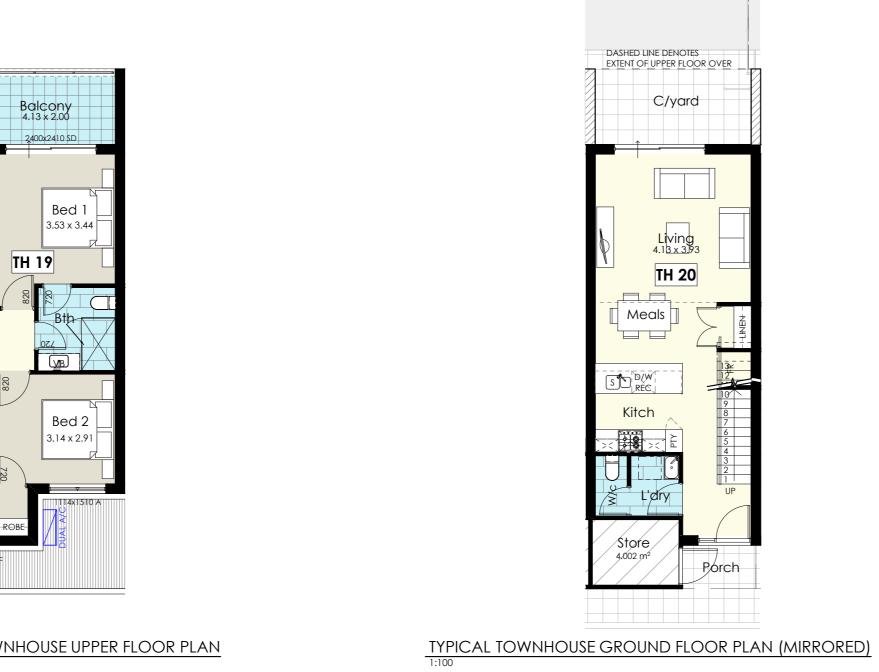


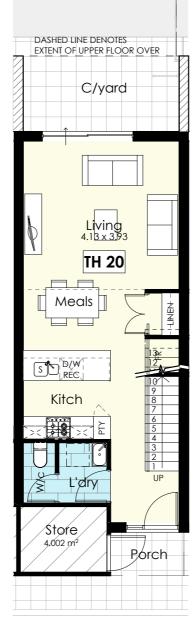


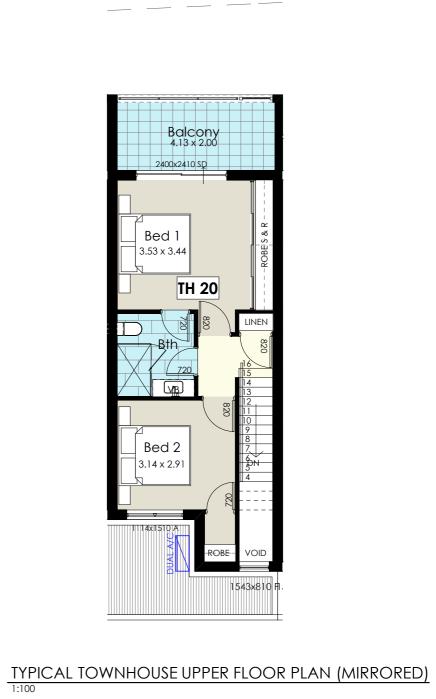




1543x810 F









C/yard

Living 4.13 x 3.93

TH 19

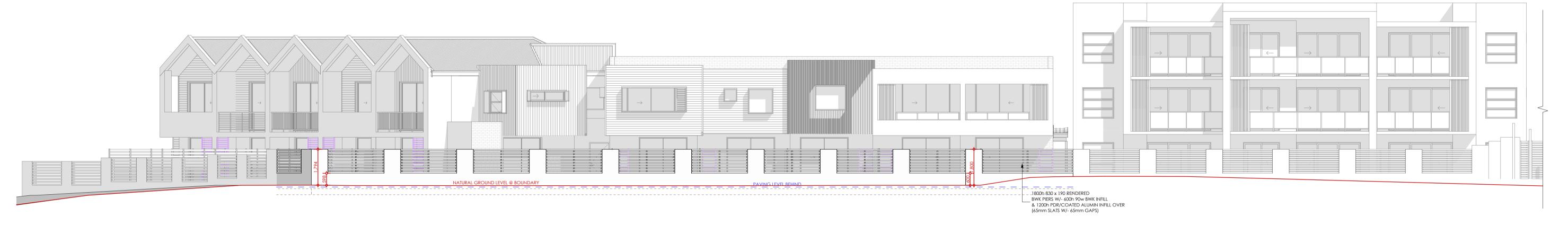
Meals

Store 4,002 m²

TYPICAL TOWNHOUSE GROUND FLOOR PLAN
1:100

EXISTING APARTMENT WALL FINISHES LEGEND STAGE 1 SELECTED 1c FACE BWK CUSTOM ORB ROOF @ 35° PITCH (700:1000) TOWNHOUSE 23 **TOWNHOUSE 22** TOWNHOUSE 21 TOWNHOUSE 20 TOWNHOUSE 19 RENDERED FINISH BWK FINISH BWK SELECTED CONTRASTING SELECTED CLADDING -CL @ 31c AFL SELECTED CLADDING SELECTED TMB. CLADDING — SELECTED TIMBER CLADDING FFL @ 32c (RL 49.744) RETAINING WALL EXISTING LIMESTONE BLOCK RETAINING WALL CONTRASTING RENDERED FINISH BWK -PROPOSED CONC. CAVITY FILLED BWK RETAINING WALL RENDERED FINISH SELECTED 1c FACE/BWK -FFL @ 0c (RL 47.000)

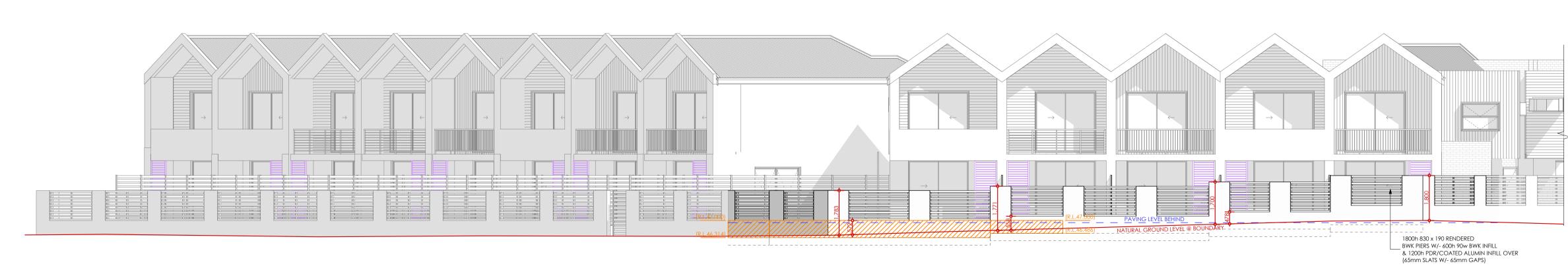
E1 FRONT ELEVATION



E1 FRONT FENCE ELEVATION



E2 R/H CORNER SIDE ELEVATION



CITY OF COCKBURN
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E2 R/H CORNER FENCE ELEVATION

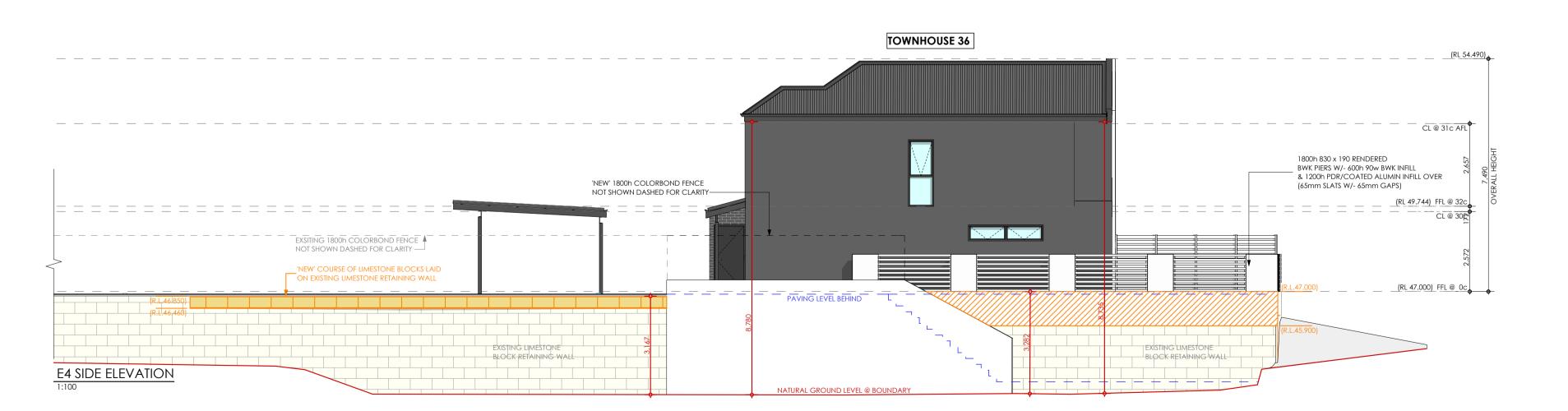


DEVELOPMENT APPROVAL	SHEET:	ELEVATIONS		SHEET N°:
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E3 R/H SIDE FENCE ELEVATION 1:100



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DEVELOPMENT APPROVAL	SHEET: ELEVATIONS		SHEET N°:
	REV COMMENT	DATE	
ERRANOVIS PTY LTD	A ISSUED FOR DEVELOPMENT APPROVAL	5/04/2018 11:42 AM	OF 11
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BEELIAR WA 6164	DATE PRINTED: Tuesday, 11 September 2018 TIME PRINTED: 1:20 PM		8.F

WALL FINISHES LEGEND

SELECTED 1c FACE BWK

RENDERED FINISH BWK

SELECTED CONTRASTING CLADDING

SELECTED CLADDING

RETAINING WALL

SELECTED TIMBER CLADDING

EXISTING LIMESTONE BLOCK RETAINING WALL

FINISH BWK



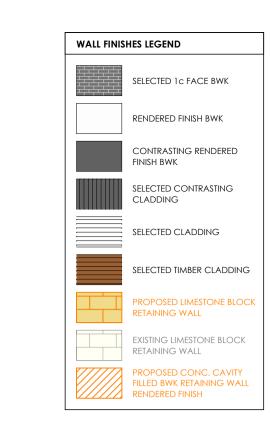


E6 REAR ELEVATION

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DEVELOPMENT APPLICATION
Subject to any amendments shown in red
and compliance with conditions of approval

APPROVED

20 Sep 2018 File Ref: DA18/0316 Plan 10 of 13



STAGE: DEVELOPMENT APPROVAL	SHEET:	ELEVATIONS		SHEET N°:
CLIENT: TERRANGIALS RIVITO	REV	COMMENT	DATE	7
TERRANOVIS PTY LTD	А	ISSUED FOR DEVELOPMENT APPROVAL	5/04/2018 11:42 AM	OF 11
	В	PROPOSED BIN PAD LOCATION ADDED TO COUNCIL REQUIREMENTS	27/04/2018 9:05 AM	
PROJECT: 10 DD CD COED TOWN IN CHOSE	С	AMENDED TO COUNCIL REQUIREMENTS	4/07/2018 9:33 AM	JOB Nº:
PROJECT: 18 PROPOSED TOWNHOUSES	D	AMENDED TO COUNCIL REQUIREMENTS	7/08/2018 12:18 PM	P2017-0826
	E	AMENDED TO COUNCIL REQUIREMENTS	15/08/2018 2:44 PM	
Lot 27 Beeliar Drive	F	STRATA PLAN ADDED	11/09/2018 1:10 PM	DRAWING Nº:
BEELIAR WA 6164	DATE PE	RINTED: Tuesday, 11 September 2018 TIME PRINTED: 1:20 PM		9.F



VERGE GRADE SECTION
1:50

CITY OF COCKBURN DEVELOPMENT APPLICATION Subject to any amendments shown in red and compliance with conditions of approval

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LANDSCAPING LEGEND BOTANICAL NAME COMMON NAME 1. Hemiandra pungens SNAKE BUSH GROUND COVER 1/m² Calothamnus sanguineus SILK LEAVED BLOOD FLOWER MEDIUM SHRUB 73 Eucalyptus torquata COOLGARDIE GUM Eucalyptus macrandra LONG FLOWERED MARLOCK SMALL TREE 5 SMALL TREE 62 SMALL TREE 7 LANDSCAPING **LANDSCAPING NOTES**

- GARDEN BEDS & VERGES TO BE MULCHED TO A DEPTH OF NO LESS THAN 100mm.
 TREES ARE TO BE SEMI-MATURE AT A MINIMUM OF 2m HIGH AND ALL OTHER PLANTS TO HAVE A MINIMUM POT SIZE OF 200mm.
- 3. SHOULD THE ABOVE SELECTED SPECIES NOT BE AVAILABLE, OTHER SPECIES MAY BE SELECTED FROM THE RECOMMENDED PLANT LIST.

 3. SHOULD THE ABOVE SELECTED SPECIES NOT BE AVAILABLE, OTHER SPECIES MAY BE SELECTED FROM THE RECOMMENDED PLANT LIST. 4. LOW FLOW TRICKLE IRRIGATION SYSTEMS TO ALL LANDSCAPED AREAS













LANDSCAPING NOTES

ABOVE SPECIES HAVE BEEN SELECTED TO SUIT THE LOCAL AREA SOIL TYPE AND CONDITIONS. DESIGNATED SPECIES HAVE BEEN SELECTED AS TO BE DROUGHT RESISTANCE AND TO BE IN CONSIDERATION OF LIMITED STATE WATER RESOURCES.

LANDSCAPING PLAN 1:200

mikasa designs Building Design Consultants

www.mikasadesigns.com.au (08) 9535 2999

DEVELOPMENT APPROVAL	SHEET:	LANDSCAPING PLAN		SHEET N°:
TEDDANOVIC DIVITO	REV	COMMENT	DATE] U OF 11
terranovis pty ltd	Α	ISSUED FOR DEVELOPMENT APPROVAL	5/04/2018 11:42 AM	1 OF 11
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PROPOSED DEVELOPMENT LOT 9000 BEELIAR DRIVE, BEELIAR

DEVELOPMENT APPLICATION ACOUSTIC REPORT

APRIL 2018

OUR REFERENCE: 23011-1-18078

