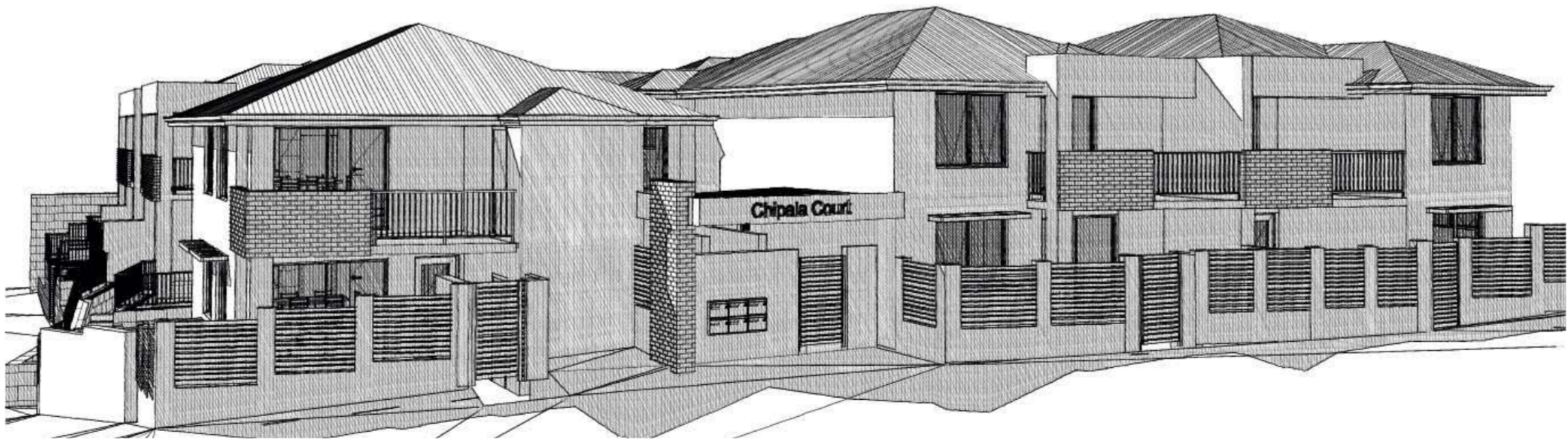


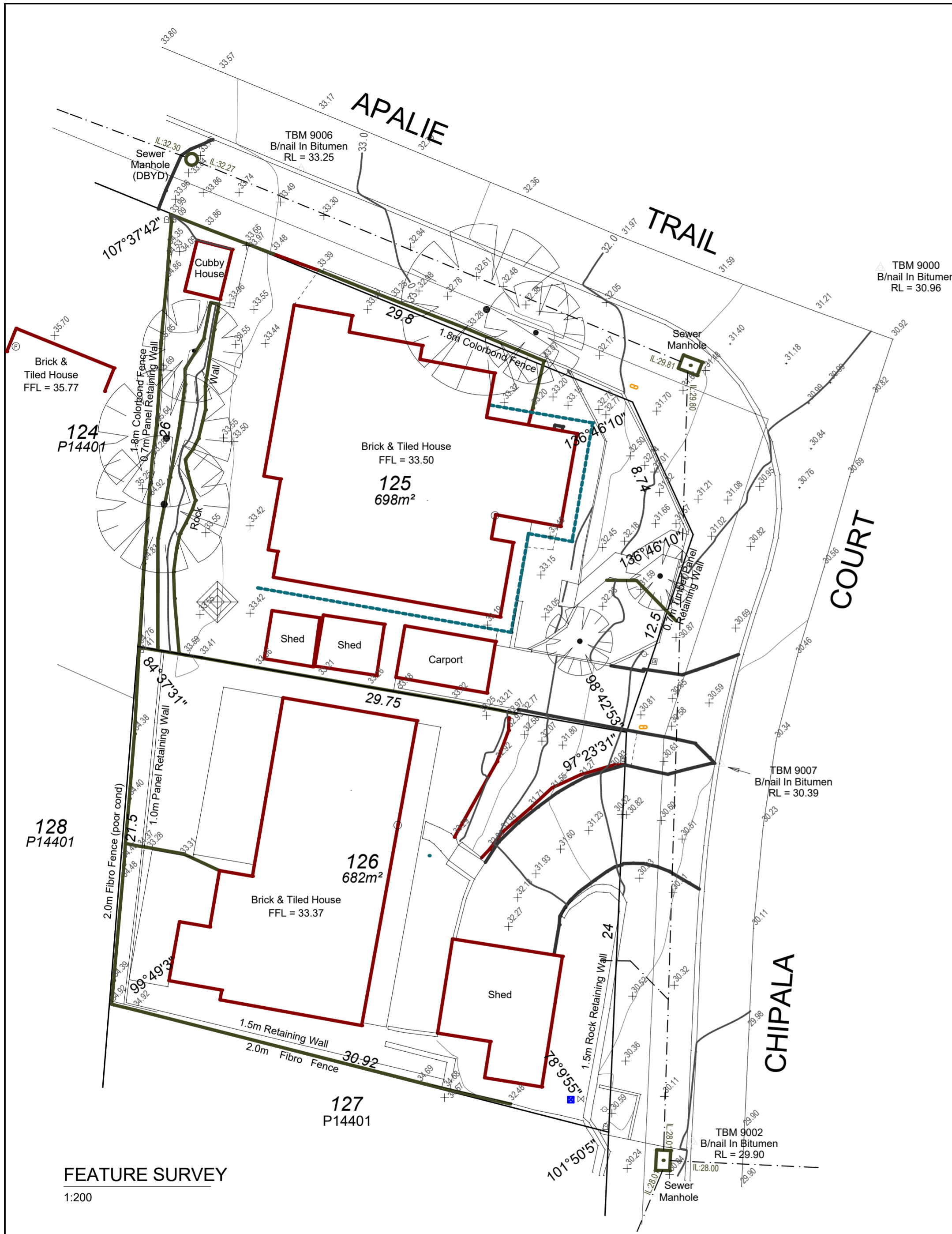
Lot 125 (#1) & Lot 126 (#3) Chipala Court, Edgewater

14x Multi-Dwelling Development

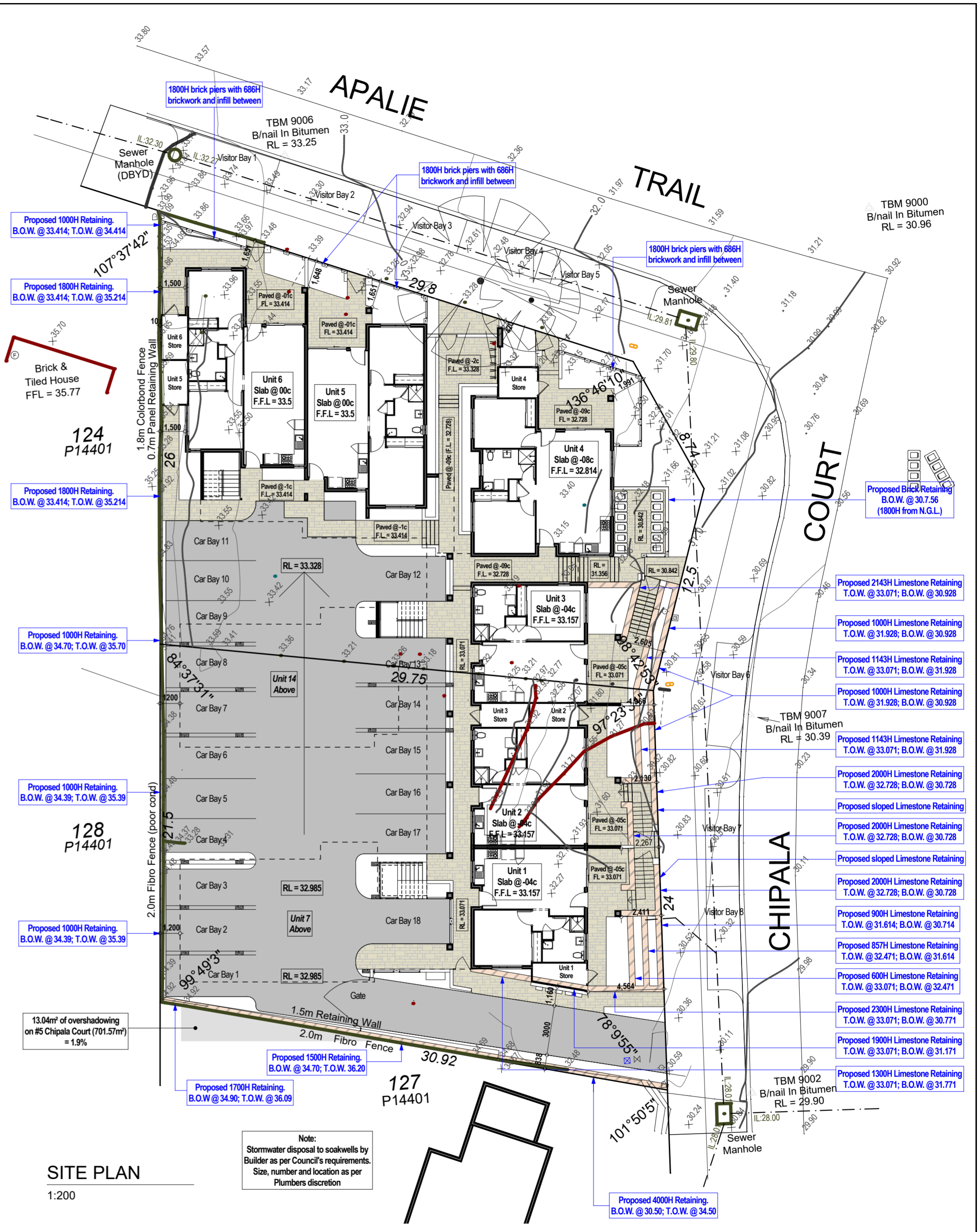
Planning Drawings

Page No.	Description
1	Cover Page
2	Feature Survey & Site Plan
3	Ground Floor Plans
4	Upper Floor Plans
5	Elevations 1
6	Elevations 2
7	Landscaping Plan





FEATURE SURVEY
1:200



SITE PLAN
1:200

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Site Plan

Job Address :
Lot 125 (#1) & Lot 126 (#3) Chipala Court, Edgewater City of Joondalup

Scale : 1:200

Dr	Description	Revisions/Variations	Checked	Date
CB	Planning Amendments		CB	24/07/17
CB	Planning Drawings		CB	29/05/17

Designed : CB

Sheet : 2 OF 7 (A2)



UNIT 1 AREAS	UNIT 2 AREAS	UNIT 3 AREAS	UNIT 4 AREAS	UNIT 5 AREAS	UNIT 6 AREAS
Floor Area = 49.97m ² Alfresco = 8.37m ² Store = 4.77m ² TOTAL AREA = 63.11m ²	Floor Area = 50.29m ² Alfresco = 8.37m ² Store = 4.47m ² TOTAL AREA = 62.83m ²	Floor Area = 51.10m ² Alfresco = 8.59m ² Store = 4.17m ² TOTAL AREA = 63.86m ²	Floor Area = 73.12m ² Alfresco = 9.03m ² Store = 4.45m ² TOTAL AREA = 86.6m ²	Floor Area = 72.23m ² Alfresco = 11.03m ² Store = 4.45m ² TOTAL AREA = 87.71m ²	Floor Area = 71.83m ² Alfresco = 10.25m ² Store = 4.45m ² TOTAL AREA = 86.53m ²
UNIT 7 AREAS	UNIT 8 AREAS	UNIT 9 AREAS	UNIT 10 AREAS	UNIT 11 AREAS	UNIT 12 AREAS
Floor Area = 72.3m ² Balcony = 14.42m ² Store = 4.63m ² TOTAL AREA = 91.35m ²	Floor Area = 51.02m ² Balcony = 8.63m ² Store = 4.63m ² TOTAL AREA = 64.28m ²	Floor Area = 50.29m ² Balcony = 4.17m ² Store = 4.63m ² TOTAL AREA = 63.09m ²	Floor Area = 51.10m ² Balcony = 12.25m ² Store = 4.47m ² TOTAL AREA = 67.82m ²	Floor Area = 72.11m ² Balcony = 10.55m ² Store = 4.38m ² TOTAL AREA = 87.04m ²	Floor Area = 72.3m ² Balcony = 16.41m ² Store = 4.63m ² TOTAL AREA = 93.34m ²
UNIT 13 AREAS	UNIT 14 AREAS				
Floor Area = 72.11m ² Balcony = 10.55m ² Store = 4.38m ² TOTAL AREA = 87.04m ²	Floor Area = 72.3m ² Balcony = 16.41m ² Store = 4.63m ² TOTAL AREA = 93.34m ²				

UNIT 1-14 TOTAL AREA
1093.22m ²
PLOT RATIO
Total Floor Area = 882.05m ² Total Lot Area = 1380m ² Plot Ratio = 63.9%

LANDSCAPING NOTE
The amount of planting in the landscaped areas are shown indicative only. The amount of planting subject to change to comply with council's requirements.

Ground Floor Plan

1:100

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Ground Floor Plan

Job Address :
Lot 125 (#1) & Lot 126 (#3) Chipala Court, Edgewater
City of Joondalup

Scale : 1:100

Ground Floor Plan

Job Address :
Lot 125 (#1) & Lot 126 (#3) Chipala Court, Edgewater
City of Joondalup

Scale : 1:100

Job No. 17-1-3CHIP

Revisions/Variations	Checked	Date
CB Planning Amendments		24/07/17
CB Planning Drawings		29/05/17
Dm Description		

UNIT 1 AREAS	
Floor Area	= 49.97m ²
Alfresco	= 8.37m ²
Store	= 4.77m ²
TOTAL AREA	= 63.11m ²

UNIT 2 AREAS	
Floor Area	= 50.29m ²
Alfresco	= 8.37m ²
Store	= 4.17m ²
TOTAL AREA	= 62.83m ²

UNIT 3 AREAS	
Floor Area	= 51.10m ²
Alfresco	= 8.59m ²
Store	= 4.17m ²
TOTAL AREA	= 63.86m ²

UNIT 4 AREAS	
Floor Area	= 73.12m ²
Alfresco	= 9.03m ²
Store	= 4.45m ²
TOTAL AREA	= 86.6m ²

UNIT 5 AREAS	
Floor Area	= 72.23m ²
Alfresco	= 11.03m ²
Store	= 4.45m ²
TOTAL AREA	= 87.71m ²

UNIT 6 AREAS	
Floor Area	= 71.83m ²
Alfresco	= 10.25m ²
Store	= 4.45m ²
TOTAL AREA	= 86.53m ²

UNIT 7 AREAS	
Floor Area	= 72.3m ²
Balcony	= 14.42m ²
Store	= 4.63m ²
TOTAL AREA	= 91.35m ²

UNIT 8 AREAS	
Floor Area	= 51.02m ²
Balcony	= 8.63m ²
Store	= 4.63m ²
TOTAL AREA	= 64.28m ²

UNIT 9 AREAS	
Floor Area	= 50.29m ²
Balcony	= 8.63m ²
Store	= 4.17m ²
TOTAL AREA	= 63.09m ²

UNIT 10 AREAS	
Floor Area	= 51.10m ²
Balcony	= 12.25m ²
Store	= 4.17m ²
TOTAL AREA	= 67.52m ²

UNIT 11 AREAS	
Floor Area	= 72.89m ²
Balcony	= 10.83m ²
Store	= 4.45m ²
TOTAL AREA	= 88.17m ²

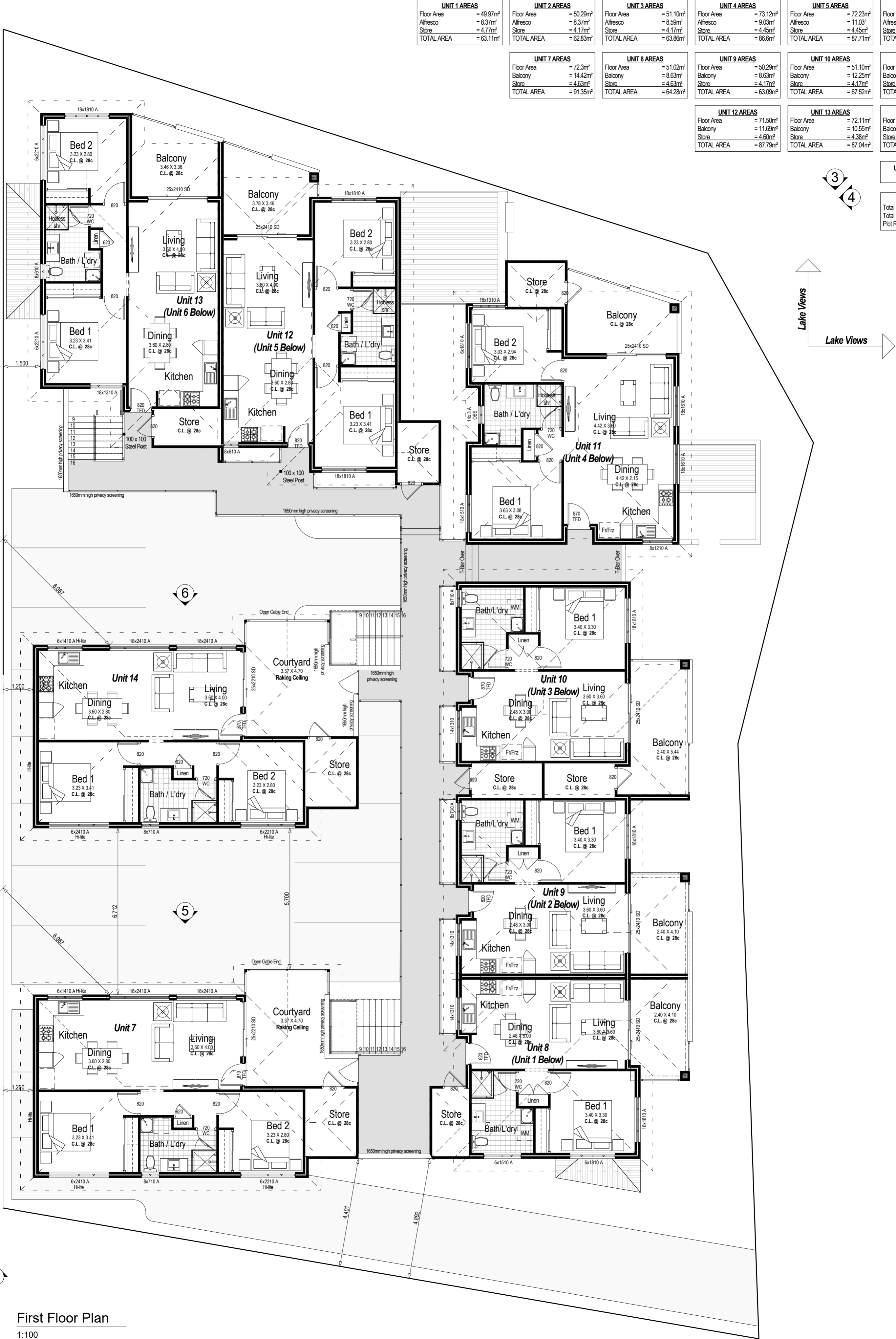
UNIT 12 AREAS	
Floor Area	= 71.50m ²
Balcony	= 11.69m ²
Store	= 4.60m ²
TOTAL AREA	= 87.79m ²

UNIT 13 AREAS	
Floor Area	= 72.11m ²
Balcony	= 10.55m ²
Store	= 4.39m ²
TOTAL AREA	= 87.04m ²

UNIT 14 AREAS	
Floor Area	= 72.3m ²
Balcony	= 16.41m ²
Store	= 4.63m ²
TOTAL AREA	= 93.34m ²

UNIT 1-14 TOTAL AREA	
	1093.22m ²

PLOT RATIO	
Total Floor Area	= 882.05m ²
Total Lot Area	= 1380m ²
Plot Ratio	= 63.9%



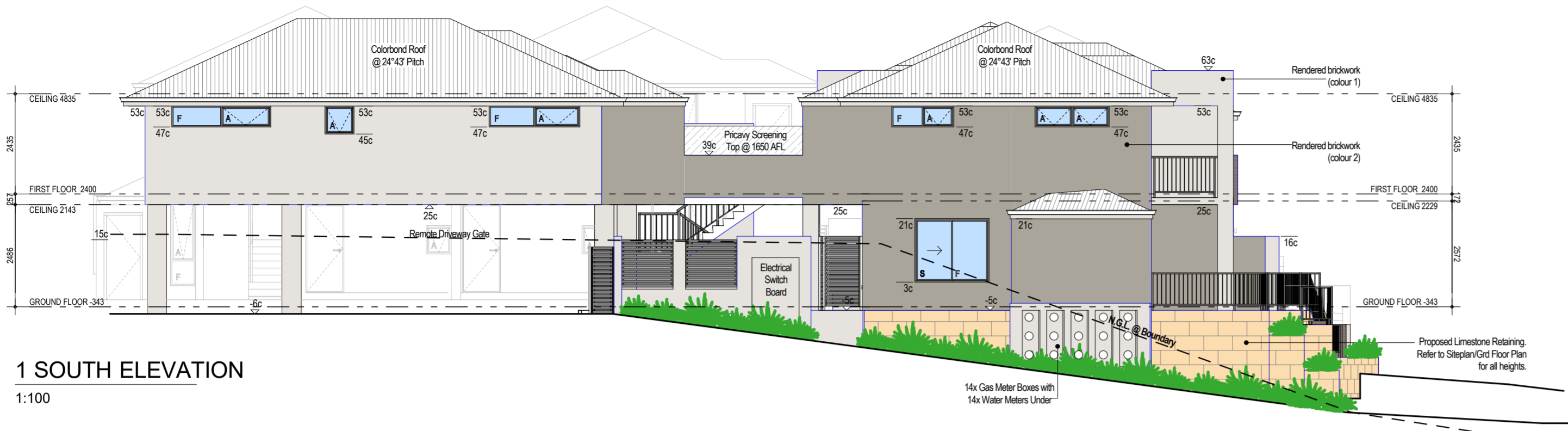
First Floor Plan

1:100

First Floor Plan

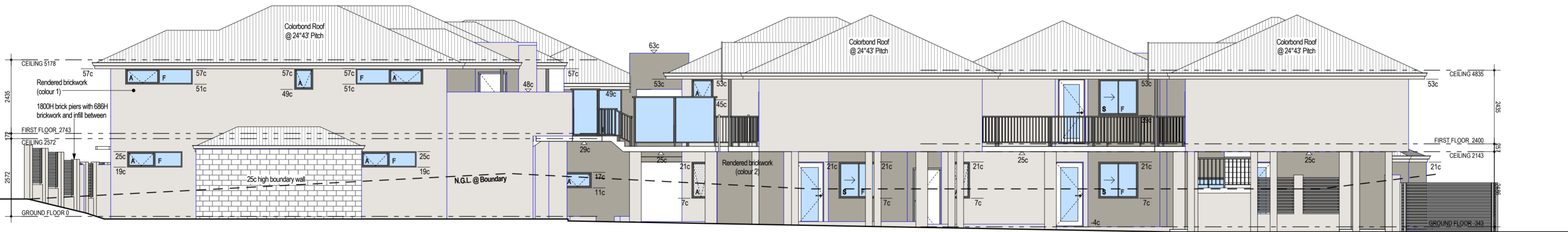
Dr	Description	Checked	Date
CB	Planning Amendments	CB	24/07/17
CB	Planning Drawings	CB	29/05/17

Revisions/Variations



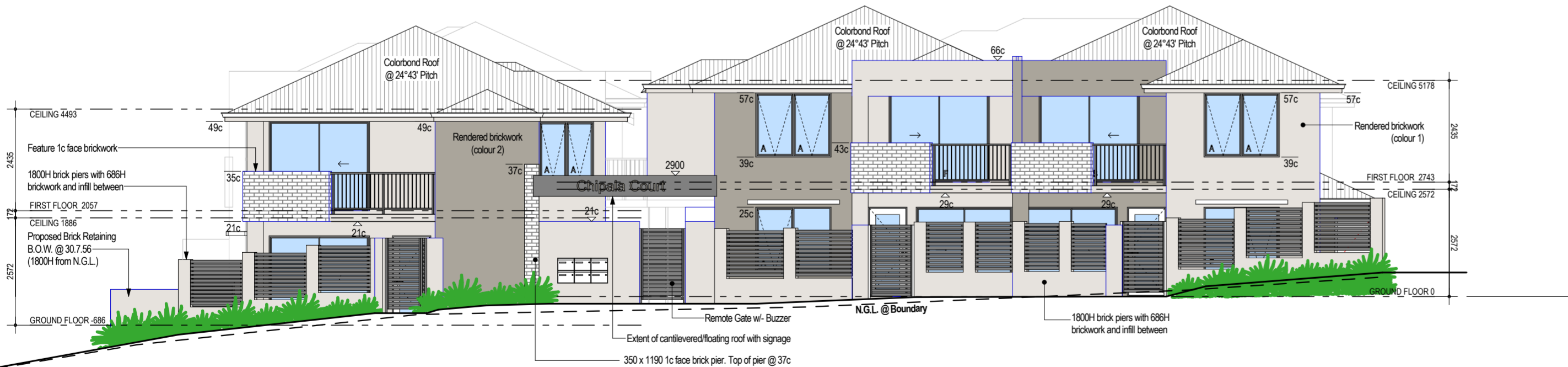
1 SOUTH ELEVATION

1:100



2 WEST ELEVATION

1:100



3 NORTH ELEVATION

1:100

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Elevations 1

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City of Joondalup

Scale : 1:100

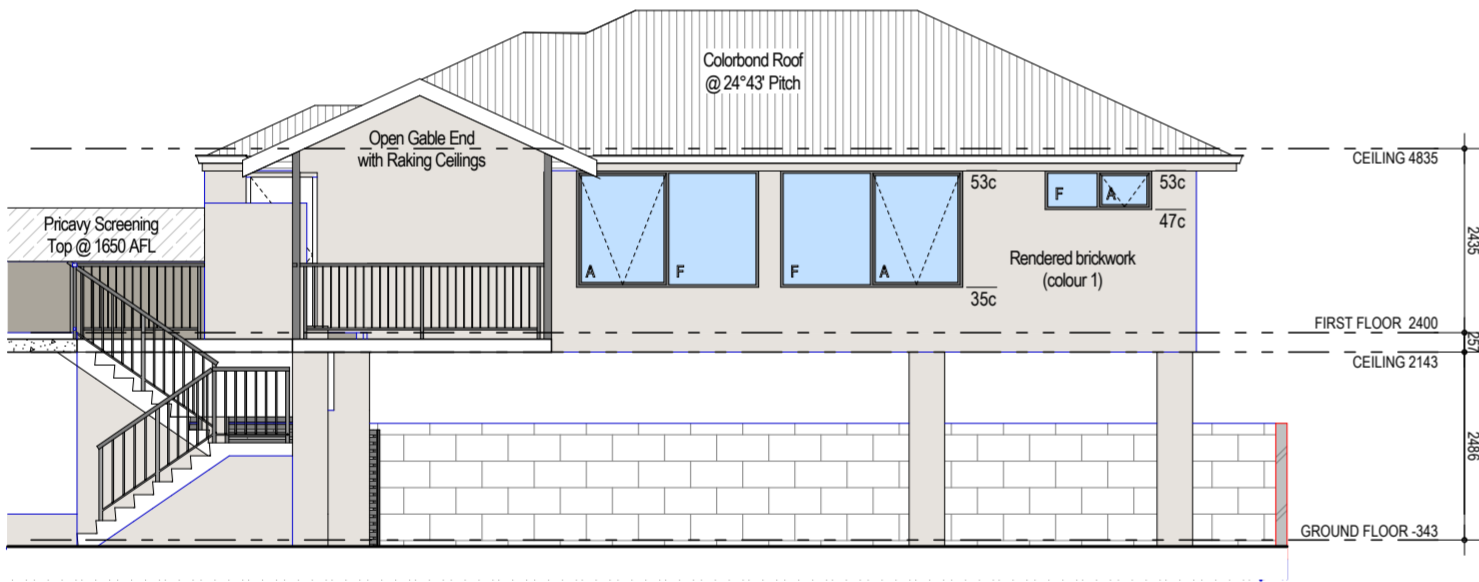
Job No. 17-1-3CHIP

Drn	Description	Checked	Date
CB	Planning Amendments	CB	24/07/17
CB	Planning Drawings	CB	29/05/17

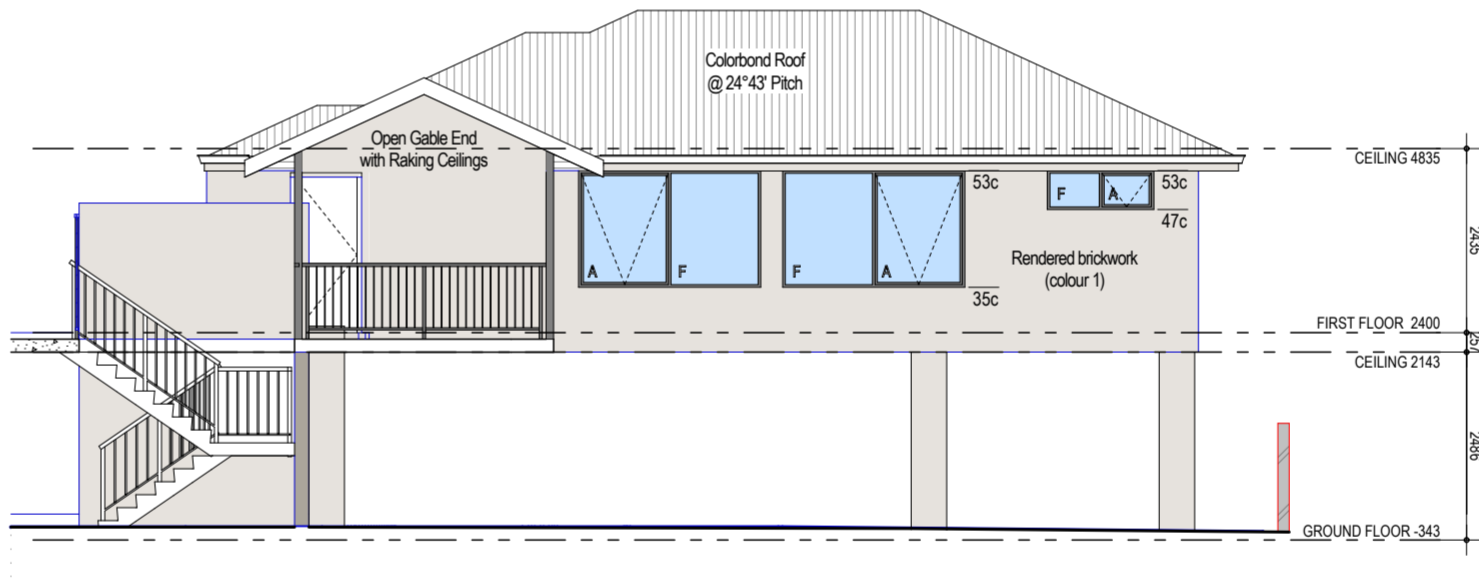
Revisions/Variations
Designed : CB
Sheet : 5 OF 7 (A2)



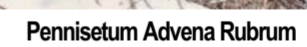
4 EAST ELEVATION
1:100







5 ELEVATION
1:100



6 ELEVATION
1:100



LANDSCAPING PLANT LEGEND			
Symbol	Description	Size of Plant	Amount
	LOMANDRA filiformis	30cm Wide - 30cm High	69
	LEUCOPHYTA Silver Nugget (Compact Form Cushion Bush)	50cm Wide - 50cm High	69
	Dianella 'King Alfred'	35cm Wide - 35cm High	64
	Pennisetum Advena Rubrum	100cm Wide - 120cm High	20
	Pistacia Chinensis	up to 6m wide x 8m high (100L)	7

LANDSCAPING GROUND COVER LEGEND	
	Mulched Area
	Selected Parking Paved Area
	Paved Area
	Grass

NOTE:

- LANDSCAPED AREA TO BE MULCHED (50mm) TO COUNCILS REQUIREMENTS.
- IRRIGATION DRIP SPRINKLER RETICULATION TO SERVICE LANDSCAPED AREA TO BE CONNECTED TO AUTOMATIC CONTROL SYSTEM BOX.
- PLANT TYPE MAY VARY DEPENDING AVAILABILITY/ MAY BE REPLACED WITH A SIMILAR PLANT

Environmentally Sustainable Design – Checklist

Under the City's planning policy, *Environmentally Sustainable Design in the City of Joondalup*, the City encourages the integration of environmentally sustainable design principles into the construction of all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

Environmentally sustainable design is an approach that considers each building project from a 'whole-of-life' perspective, from the initial planning to eventual decommissioning. There are five fundamental principles of environmentally sustainable design, including: siting and structure design efficiency; energy efficiency; water efficiency; materials efficiency; and indoor air quality enhancement.

For detailed information on each of the items below, please refer to the *Your Home Technical Manual* at: www.yourhome.gov.au, and *Energy Smart Homes* at: www.clean.energy.wa.gov.au.

This checklist must be submitted with the planning application for all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

The City will seek to prioritise the assessment of your planning application and the associated building application if you can demonstrate that the development has been designed and assessed against a national recognised rating tool.

Please tick the boxes below that are applicable to your development.

Siting and structure design efficiency

Environmentally sustainable design seeks to affect siting and structure design efficiency through site selection, and passive solar design.

Does your development retain:

- ☐ existing vegetation; and/or
- ☒ natural landforms and topography

Does your development include:

- ☒ northerly orientation of daytime living/working areas with large windows, and minimal windows to the east and west
- ☒ passive shading of glass
- ☒ sufficient thermal mass in building materials for storing heat
- ☒ insulation and draught sealing
- ☒ floor plan zoning based on water and heating needs and the supply of hot water; and/or
- ☒ advanced glazing solutions

Energy efficiency

Environmentally sustainable design aims to reduce energy use through energy efficiency measures that can include the use of renewable energy and low energy technologies.

Do you intend to incorporate into your development:

- ☐ renewable energy technologies (e.g. photo-voltaic cells, wind generator system, etc); and/or
- ☒ low energy technologies (e.g. energy efficient lighting, energy efficient heating and cooling, etc); and/or
- ☒ natural and/or fan forced ventilation

Water efficiency

Environmentally sustainable design aims to reduce water use through effective water conservation measures and water recycling. This can include stormwater management, water reuse, rainwater tanks, and water efficient technologies.

Does your development include:

- ☐ water reuse system(s) (e.g. greywater reuse system); and/or
- ☐ rainwater tank(s)

Do you intend to incorporate into your development:

- ☒ water efficient technologies (e.g. dual-flush toilets, water efficient showerheads, etc)

Materials efficiency

Environmentally sustainable design aims to use materials efficiently in the construction of a building. Consideration is given to the lifecycle of materials and the processes adopted to extract, process and transport them to the site. Wherever possible, materials should be locally sourced and reused on-site.

Does your development make use of:

- ☐ recycled materials (e.g. recycled timber, recycled metal, etc)
- ☐ rapidly renewable materials (e.g. bamboo, cork, linoleum, etc); and/or
- ☐ recyclable materials (e.g. timber, glass, cork, etc)
- ☒ natural/living materials such as roof gardens and "green" or planted walls

Indoor air quality enhancement

Environmentally sustainable design aims to enhance the quality of air in buildings, by reducing volatile organic compounds (VOCs) and other air impurities such as microbial contaminants.

Do you intend to incorporate into your development:

- ☒ low-VOC products (e.g. paints, adhesives, carpet, etc)

'Green' Rating

Has your proposed development been designed and assessed against a nationally recognised "green" rating tool?

- ☒ Yes
- ☐ No

If yes, please indicate which tool was used and what rating your building will achieve:

HAS BEEN DESIGNED TO ACHIEVE 6 STAR RATING.

If yes, please attach appropriate documentation to demonstrate this assessment.


If you have not incorporated or do not intend to incorporate any of the principles of environmentally sustainable design into your development, can you tell us why:

Is there anything else you wish to tell us about how you will be incorporating the principles of environmentally sustainable design into your development:

When you have checked off your checklist, sign below to verify you have included all the information necessary to determine your application.

Thank you for completing this checklist to ensure your application is processed as quickly as possible.

Applicant's Full Name: CLAUDIO BERNIA Contact Number: 04220 44465

Applicant's Signature:  Date Submitted: 29/5/17

Accepting Officer's Signature: _____

Checklist Issued: March 2011