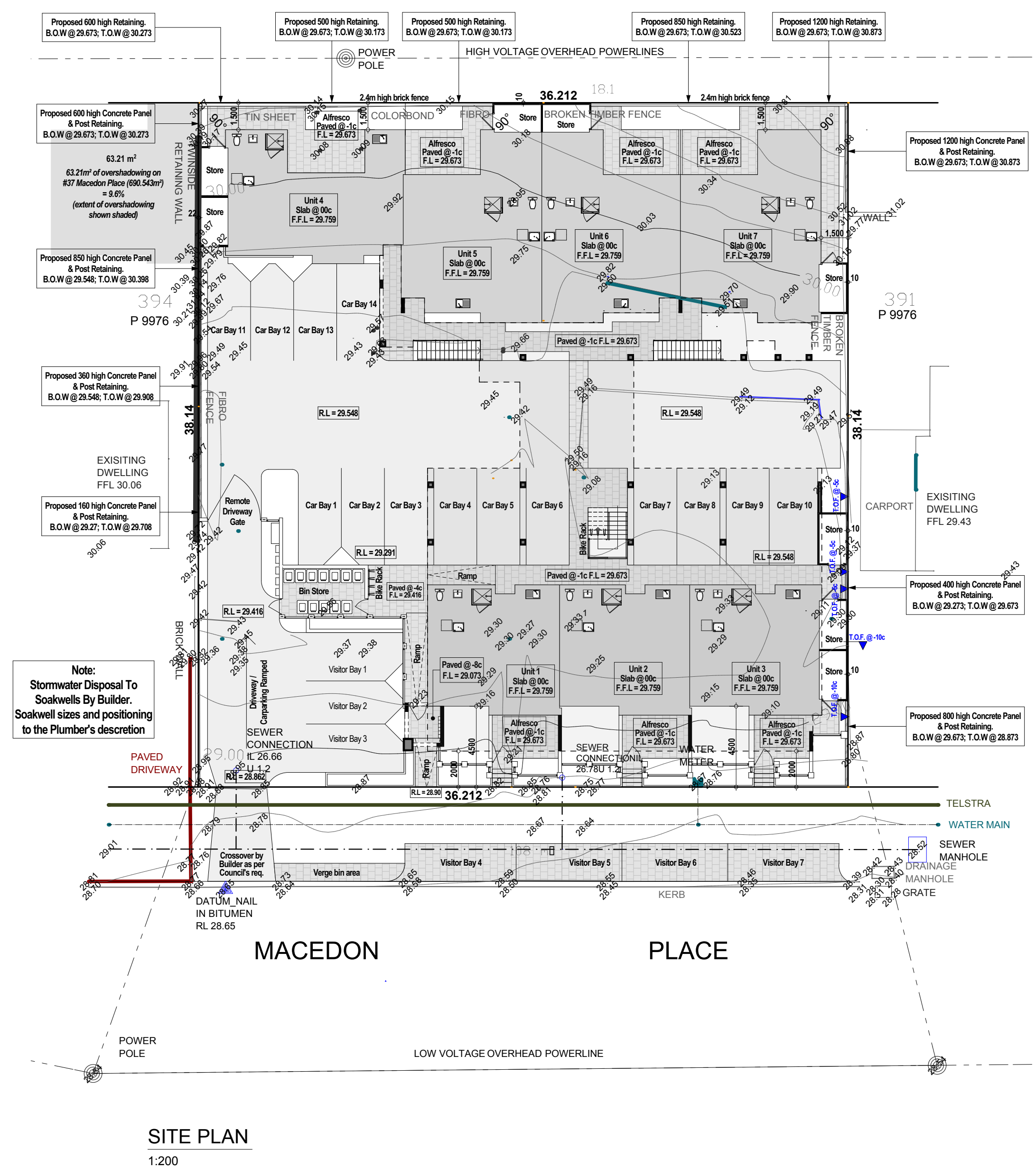
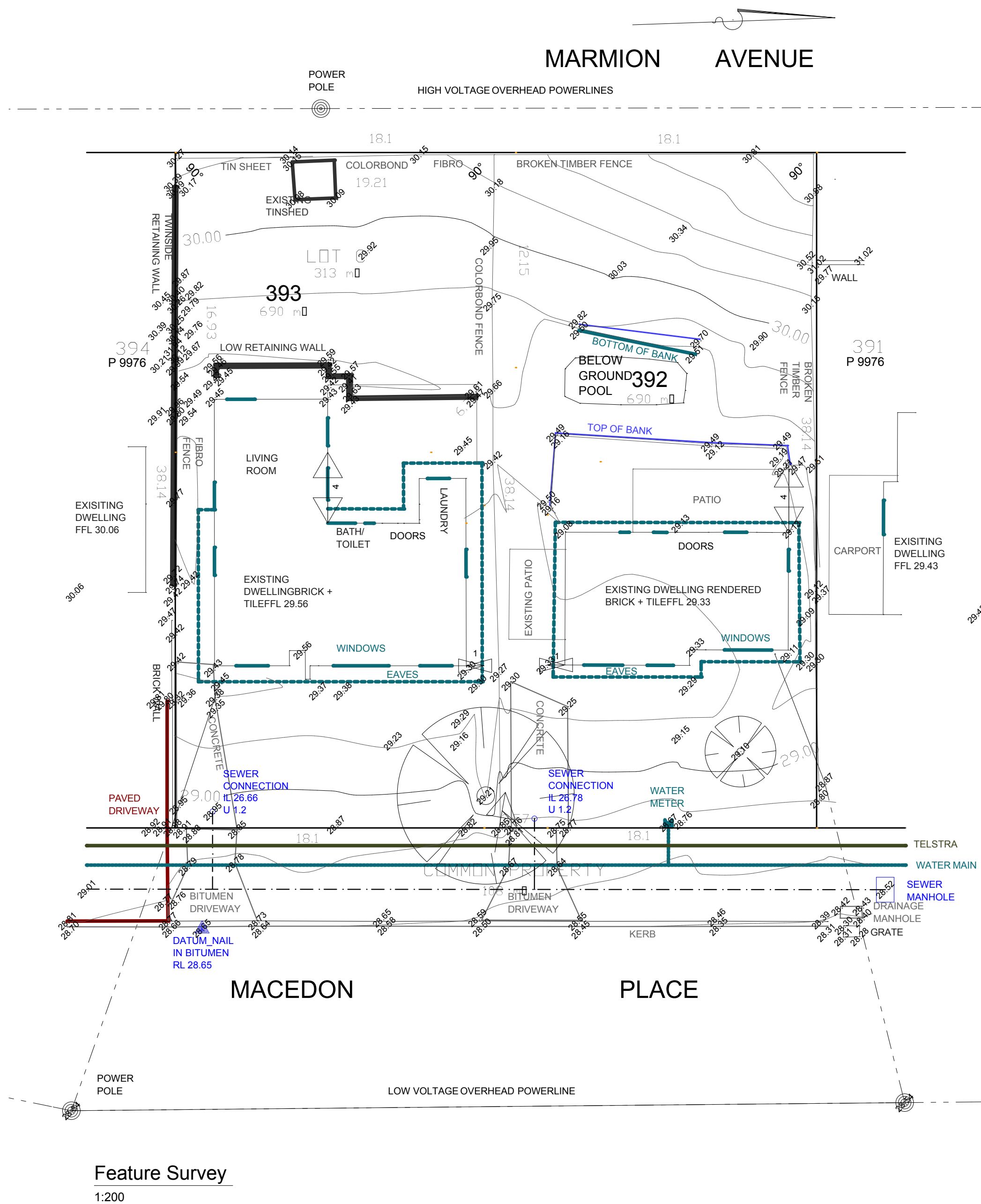








Ground Floor Plan
1:100

M A C E D O N P L A C E

Lot Area = 1380.67m² R20/R40

Site Coverage
Total GF Building Area = 560.39m²
= 40.6%
(Allowed Site Coverage = 55%)

Plot Ratio
Total Floor Area = 886.85m²
Total Lot Area = 1380.67m²
Plot Ratio = 64.2%
(Allowed Plot Ratio = 60%)

Landscaping Calculations
Landscaping inside Street Setback = 69.83m² = 49.97%
(Hardscape inside Street Setback = 69.91m²)

UNIT 01 AREAS

Ground Floor	Area	Perimeter
Unit 01 Floor	51.34	30.50
Unit 01 Alfresco	9.67	12.92
Unit 01 Store	4.91	9.20
	65.92 m ²	52.62 m

UNIT 02 AREAS

Ground Floor	Area	Perimeter
Unit 02 Floor	50.56	30.27
Unit 02 Alfresco	9.67	12.92
Unit 02 Store	4.50	8.85
	64.73 m ²	52.04 m

UNIT 03 AREAS

Ground Floor	Area	Perimeter
Unit 03 Floor	50.58	30.55
Unit 03 Alfresco	8.71	12.92
Unit 03 Store	4.50	8.85
	63.79 m ²	52.32 m

UNIT 04 AREAS

Ground Floor	Area	Perimeter
Unit 04 Floor	59.30	40.07
Unit 04 Alfresco	10.33	13.41
Unit 04 Store	4.54	8.85
	74.17 m ²	62.33 m

UNIT 05 AREAS

Ground Floor	Area	Perimeter
Unit 05 Floor	68.99	37.20
Unit 05 Alfresco	10.46	13.37
Unit 05 Store	4.46	8.75
	83.91 m ²	59.32 m

UNIT 06 AREAS

Ground Floor	Area	Perimeter
Unit 06 Floor	68.65	36.97
Unit 06 Alfresco	10.75	13.60
Unit 06 Store	4.60	8.94
	83.96 m ²	59.32 m

UNIT 07 AREAS

Ground Floor	Area	Perimeter
Unit 07 Floor	69.95	37.43
Unit 07 Alfresco	10.75	13.60
Unit 07 Store	4.60	8.94
	85.30 m ²	59.97 m

UNIT 08 AREAS

Upper Floor	Area	Perimeter
Unit 08 Floor	75.36	37.54
Unit 08 Balcony	16.97	18.58
Unit 08 Store	4.54	8.62
	96.87 m ²	64.74 m

UNIT 09 AREAS

Upper Floor	Area	Perimeter
Unit 09 Floor	50.42	29.04
Unit 09 Balcony	19.34	20.08
Unit 09 Store	4.35	8.73
	74.11 m ²	57.85 m

UNIT 10 AREAS

Upper Floor	Area	Perimeter
Unit 10 Floor	73.33	36.54
Unit 10 Balcony	16.88	18.50
Unit 10 Store	5.06	9.04
	95.47 m ²	64.08 m

UNIT 11 AREAS

Upper Floor	Area	Perimeter
Unit 11 Floor	59.62	39.79
Unit 11 Balcony	10.33	13.41
Unit 11 Store	4.59	8.89
	74.54 m ²	62.09 m

UNIT 12 AREAS

Upper Floor	Area	Perimeter
Unit 12 Floor	69.54	37.20
Unit 12 Balcony	10.46	13.37
Unit 12 Store	4.56	8.57
	84.56 m ²	59.14 m

UNIT 13 AREAS

Upper Floor	Area	Perimeter
Unit 13 Floor	68.75	36.97
Unit 13 Balcony	10.75	13.60
Unit 13 Store	4.56	8.57
	84.06 m ²	59.14 m

UNIT 14 AREAS

Upper Floor	Area	Perimeter
Unit 14 Floor	70.26	37.20
Unit 14 Balcony	10.75	13.60
Unit 14 Store	4.38	8.37
	85.39 m ²	59.17 m

U1 - 14 Total Area = 1116.68m²

ADDITIONAL AREAS

Entry Portico = 5.29m²
Upper Floor Walkway = 142.45m²
Carpark & Driveway = 516.41m²

borniadesign
BUILDING DESIGN | PLANNING | DOCUMENTATION
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Ground Floor Plan

Client : Jonescorp
Job Address : Lot 392 (#33) & Lot 393 (#35) Macedon Place, Craige (City of Joondalup)
Scale : 1:100, 1:1

Job No. 17-33-35MAC

Designed : CB

Sheet : 3 OF 7 (A3)

Revisions/Variations

Drn Description Checked Date

CB Planning Drawings CB 23/12/17



Upper Floor Plan

1:100

Lot Area = 1380.67m² R20/R40

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(Allowed Site Coverage = 55%)

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Unit 02 Alfresco	9.67	12.92
Unit 02 Store	4.50	8.85
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Unit 03 Floor	50.58	30.55
Unit 03 Alfresco	8.71	12.92
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UNIT 10 AREAS

Upper Floor	Area	Perimeter
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Unit 10 Store	5.06	9.04
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Unit 11 Store	4.59	8.89
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UNIT 12 AREAS

Upper Floor	Area	Perimeter
Unit 12 Floor	69.54	37.20
Unit 12 Balcony	10.46	13.37
Unit 12 Store	4.56	8.57
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Upper Floor	Area	Perimeter
Unit 13 Floor	68.75	36.97
Unit 13 Balcony	10.75	13.60
Unit 13 Store	4.56	8.57
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Upper Floor	Area	Perimeter
Unit 14 Floor	70.26	37.20
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Unit 14 Store	4.38	8.37
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U1 - 14 Total Area = 1116.68m²

ADDITIONAL AREAS

Entry Portico = 5.29m²
Upper Floor Walkway = 142.45m²
Carpark & Driveway = 516.41m²

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Upper Floor Plan

Client :

Jonescorp

Job Address :

Lot 392 (#33) & Lot 393 (#35) Macedon Place,
Craigie (City of Joondalup)

Scale : 1:100, 1:1

Job No. 17-33-35MAC

Designed : CB

Sheet : 4 OF 7 [A3]

CB Planning Drawings

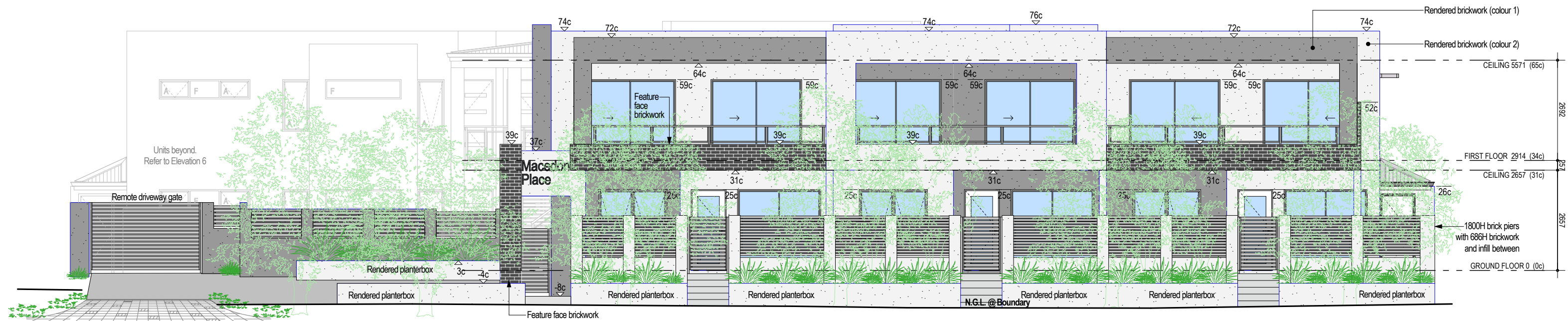
Dn Description

Revisions/Variations

Checked

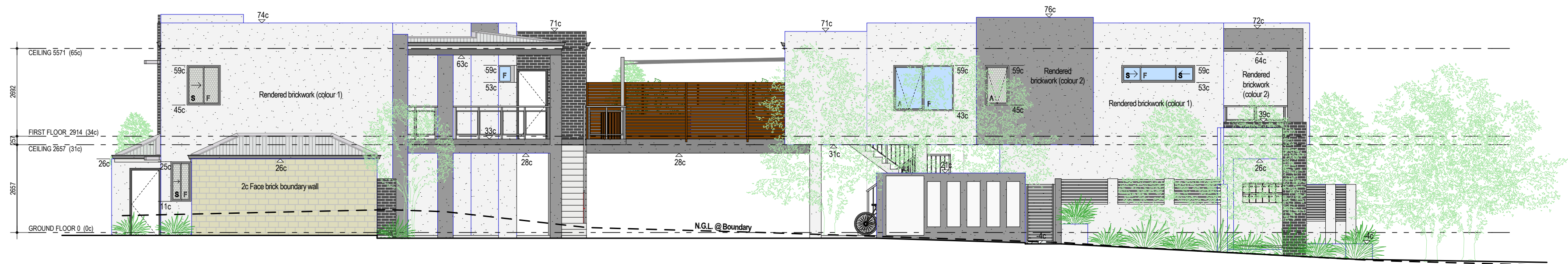
Date

CB 23/12/17



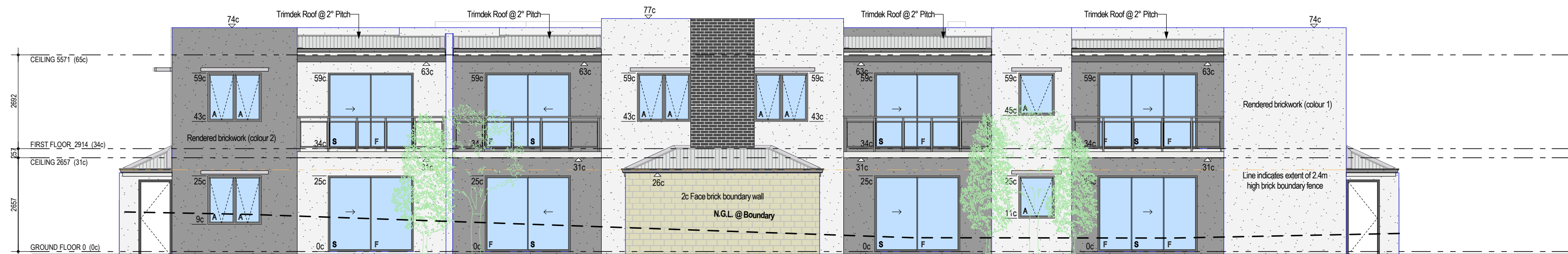
1 Front Elevation (East)

1:100



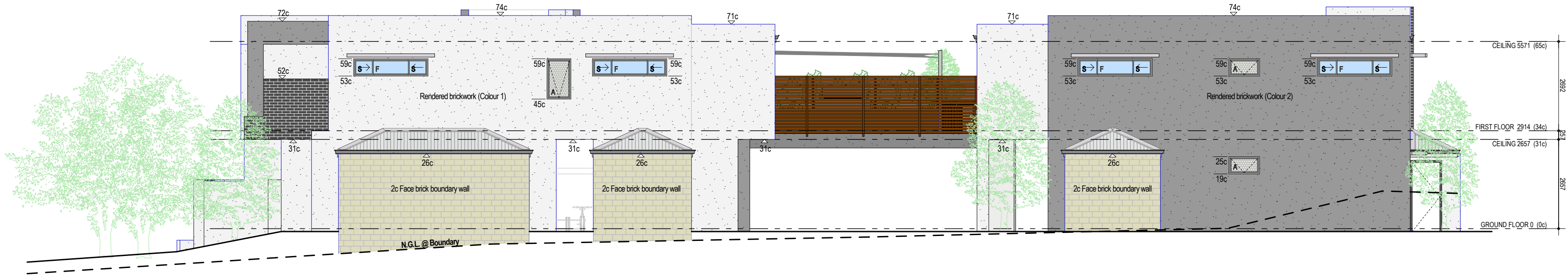
2 Side Elevation (South)

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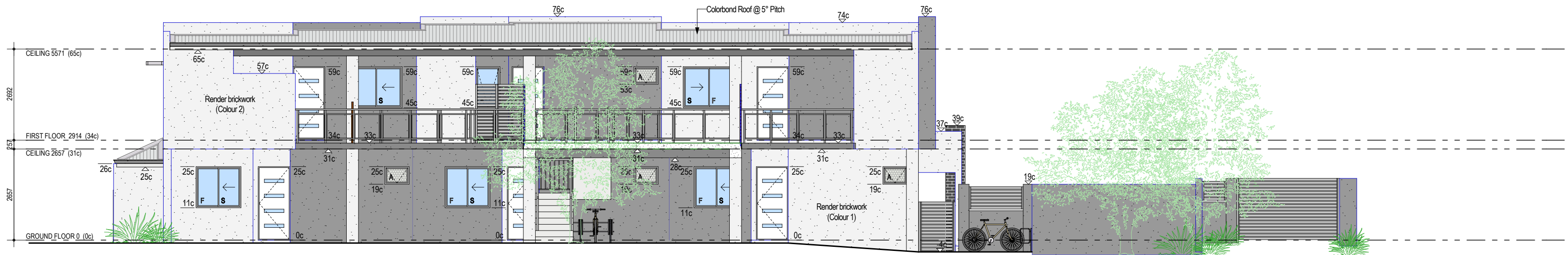
3 Rear Elevation (West)

1:100



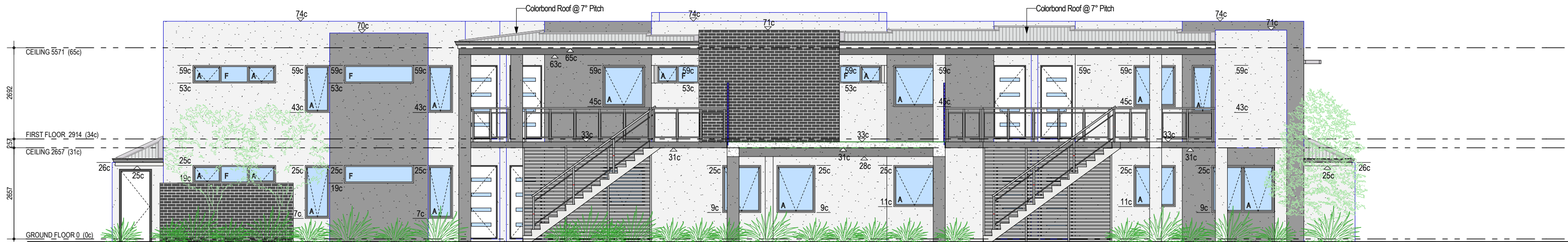
4 Side Elevation (North)

1:100



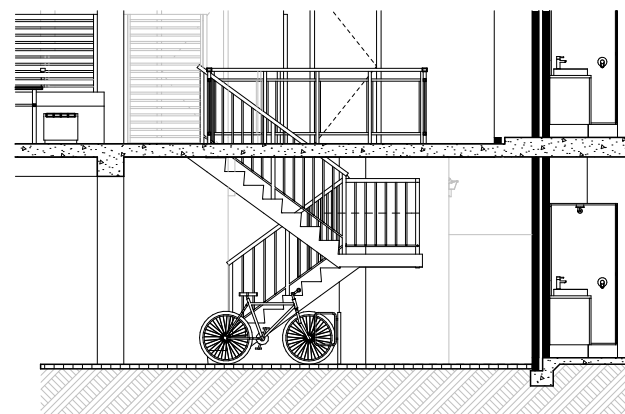
5 Driveway Elevation

1:100



6 Driveway Elevation

1:100



Bicycle Rack Under Stairs

1:100



Landscaping Plan

1:200

LANDSCAPING PLANT LEGEND			
Symbol	Description	Size of Plant	Amount
	LOMANDRA filiformis	30cm Wide - 30cm High	As per council requirements
	LEUCOPHYTA Silver Nugget (Compact Form Cushion Bush)	50cm Wide - 50cm High	As per council requirements
	Pistacia Chinensis (Chinese Pistachio)	up to 6m wide x 8m high	7
	Magnolia Grandiflora 'Little Gem' (Dwarf Magnolia)	up to 4m - 6m high	7 (2x to communal open space)
	Sapium Sebiferum (Chinese Tallow)	up to 5m - 7m high	5
	Pyrus Ussuriensis (Manchurian Pear)	up to 5m - 7m high	6
	Turfed Area		
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			



LEUCOPHYTA
Silver Nugget
(Compact Form
Cushion Bush)



LOMANDRA
filiformis



Magnolia Grandiflora
'Little Gem'
(Dwarf Magnolia)



Pistacia Chinensis
(Chinese Pistachio)



Sapium Sebiferum
(Chinese Tallow)



Pyrus Ussuriensis
(Manchurian Pear)

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Landscaping Plan

Client :
Jonescorp

Job Address :
Lot 392 (#33) & Lot 393 (#35) Macedon Place,
Craigie (City of Joondalup)

Scale : 1:200

CB	Planning Drawings		CB	23/12/17
Dm	Description		Checked	Date
Revisions/Variations				
Designed : CB				
Sheet : 7 OF 7 (A3)				



Jonescorp
 Lot 392 (#33) & Lot 393 (#35) Macedon Place, Craigie
 Multi-Dwellings
Development Application Drawings



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



SITE PHOTOGRAPHS



1



2



3



4



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:

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

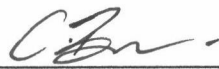
If you have not incorporated or do not intend to incorporate any of the principles of environmentally sustainable design into your development, can you tell us why:

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 BORNIA Contact Number: 0922044465

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

Accepting Officer's Signature: _____

Checklist Issued: March 2011