City of Karratha
DEVELOPMENT APPROVAL
No. DA23-042
28/07/2023
Page 1 of 22

BAYNTON RESIDENTIAL PROPOSAL

DEVELOPMENT APPLICATION

A	DA			23.03.2023
revision/ issue	description	drawn by	check by	date

project
PROPOSED DEVELOPMENT
location
LOT 481 BAJAMALU DRIVE BAYNTON

drawn JK
checked NP
description COVER
scale
date 23.03.2023
project no 13.22
dwg no SK00
rev A

Hodge Collard Preston
ARCHITECTS
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West Perth, WA 6005
PO Box 743, West Perth, WA 6872
Ph: (08) 9322 5144
Fax: (08) 9322 5740
Email: admin@hcparch.com



LOCATION PLAN



KEY PLAN

N

A	DA			23.03.2023
revision/ issue	description	drawn by	check by	date

project
PROPOSED DEVELOPMENT
location
LOT 481 BAJAMALU DRIVE BAYNTON

drawn: Author
checked: Checker

description
LOCATION PLAN

Hodge Collard Preston
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scale: 1 : 500
date: 23.03.2023
project no: 13.22
dwg no: SK01
rev: A

1.8M HIGH VISUALLY PERMEABLE FRONT FENCE POWDERCOAT FINISH. TO LOT 9 ONLY

1.2M HIGH VISUALLY PERMEABLE FRONT FENCE POWDERCOAT FINISH

1.2M HIGH VISUALLY PERMEABLE FRONT FENCE POWDERCOAT FINISH

1.2M HIGH COLORBOND FENCE

BIN PAD AREA

SEMI MOUNTABLE KERB

CROSSOVER TO COUNCILS REQUIREMENTS

SEWER JUNCTION INVERT 16.43 (UP 0.7)

LIGHT POLE

BITUMEN

REFERENCE NAIL IN BITUMEN RL 18.13 (AHD FROM SMH 1345)

133.863

42°45'51"

BRICK WALL WITH PIERS

VISITOR PARKING/ BOAT/ CARAVAN BAYS

COLORBOND FENCE

1.8M HIGH COLORBOND FENCING TYP

1.8M HIGH COLORBOND FENCING

HOUSE TYPE 5
FFL 18.00
LOT 9
320.0 m²

HOUSE TYPE 1
FFL 18.10
LOT 8
322.3 m²

HOUSE TYPE 1
FFL 18.20
LOT 7
322.3 m²

HOUSE TYPE 1
FFL 18.30
LOT 6
322.4 m²

HOUSE TYPE 1
FFL 18.40
LOT 5
322.3 m²

HOUSE TYPE 1
FFL 18.50
LOT 4
322.3 m²

HOUSE TYPE 1
FFL 18.50
LOT 3
330.2 m²

HOUSE TYPE 1
FFL 18.60
LOT 2
322.3 m²

HOUSE TYPE 3
FFL 18.70
LOT 1
369.4 m²

HOUSE TYPE 2
FFL 18.20
LOT 10
277.0 m²

HOUSE TYPE 2
FFL 18.30
LOT 11
273.0 m²

HOUSE TYPE 2
FFL 18.40
LOT 12
273.0 m²

HOUSE TYPE 2
FFL 18.50
LOT 13
273.0 m²

HOUSE TYPE 2
FFL 18.60
LOT 14
273.0 m²

HOUSE TYPE 2
FFL 18.70
LOT 15
273.4 m²

HOUSE TYPE 2
FFL 18.80
LOT 16
281.4 m²

LOT 17
HOUSE TYPE 4
FFL 18.90

LOT 481
8404m²
SANDY SOIL

GENERALLY 1.8M HIGH COLORBOND GREY RIDGE FENCING BETWEEN PROPERTIES

TUMEN 1H 1345

STANDARD BITUMEN

CROSSOVER TO COUNCILS REQUIREMENTS

VISITOR BAY

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21-22 23-24 25-26 27-28 29 30

1.8M HIGH OPEN FENCING TO BOUNADRY FOR PASSIVE SURVEILLANCE

RESERVE 51881
LOT 500

APARTMENT BUILDING 1
FFL 18.40

APARTMENT BUILDING 2
FFL 18.70

POWER POLE
LOW VOLTAGE SERVICE ACCES ONLY

TRANSFORMER

BRICK PILLAR

COLORBOND FENCE

1 - SITE PLAN
1 : 200

N

City of Karratha
DEVELOPMENT APPROVAL
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C	VERGE LANDSCAPING REMOVED			26.06.2023
B	AMENDED DA			9.06.2023
A	DA			23.03.2023
revision/ issue	description	drawn by	check by	date

project: PROPOSED DEVELOPMENT
location: LOT 481 BAJAMALU DRIVE BAYNTON
drawn: JK
checked: NP
description: SITE PLAN WITH LANDSCAPING
scale: 1 : 200
date: 26.06.2023
project no: 13.22
dwg no: SK02
rev: C

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1.2M HIGH VISUALLY PERMEABLE FRONT FENCE POWDERCOAT FINISH

1.2M HIGH VISUALLY PERMEABLE FRONT FENCE POWDERCOAT FINISH TYP

1.2M HIGH VISUALLY PERMEABLE FRONT FENCE POWDERCOAT FINISH

1.8M HIGH VISUALLY PERMEABLE FRONT FENCE POWDERCOAT FINISH. TO LOT 9 ONLY

1.2M HIGH COLORBOND FENCE TYP

CROSSOVER TO COUNCILS REQUIREMENTS

SETBACK

1.8M HIGH COLORBOND FENCING

VISITOR PARKING/ BOAT/ CARAVAN BAYS

BRICK WALL WITH PIERS

BIN PAD AREA

HOUSE TYPE 5 FFL 18.00 LOT 9 320.0 m²

HOUSE TYPE 1 FFL 18.10 LOT 8 322.3 m²

HOUSE TYPE 1 FFL 18.20 LOT 7 322.3 m²

HOUSE TYPE 1 FFL 18.30 LOT 6 322.4 m²

HOUSE TYPE 1 FFL 18.40 LOT 5 322.3 m²

HOUSE TYPE 1 FFL 18.50 LOT 4 322.3 m²

HOUSE TYPE 1 FFL 18.50 LOT 3 330.2 m²

HOUSE TYPE 1 FFL 18.60 LOT 2 322.3 m²

HOUSE TYPE 3 FFL 18.70 LOT 1 369.4 m²

HOUSE TYPE 2 FFL 18.20 LOT 10 277.0 m²

HOUSE TYPE 2 FFL 18.30 LOT 11 273.0 m²

HOUSE TYPE 2 FFL 18.40 LOT 12 273.0 m²

HOUSE TYPE 2 FFL 18.50 LOT 13 273.0 m²

HOUSE TYPE 2 FFL 18.60 LOT 14 273.0 m²

HOUSE TYPE 2 FFL 18.70 LOT 15 273.4 m²

HOUSE TYPE 2 FFL 18.80 LOT 16 281.4 m²

HOUSE TYPE 4 FFL 18.90 LOT 17 370.5 m²

LOT 481 8404m² SANDY SOIL

GENERALLY 1.8M HIGH COLORBOND GREY RIDGE FENCING BETWEEN PROPERTIES

STANDARD BITUMEN

VISITOR BAY

1.8M HIGH OPEN FENCING TO BOUNDARY FOR PASSIVE SURVEILLANCE

RESERVE 51881
LOT 500

APARTMENT BUILDING 1 FFL 18.40

APARTMENT BUILDING 2 FFL 18.70

PROPOSED STORAGE UNITS

REFER TO LANDSCAPING PLAN FOR DETAILS. REMOVED FOR CLARITY

RELOCATE POWER DOME

SERVICE ACCES ONLY

EXISTING TRANSFORMER

BRICK PILLAR

1 SITE PLAN WITHHOUT LANDSCAPING
1 : 200

City of Karratha
DEVELOPMENT APPROVAL
No. DA23-042
28/07/2023
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revision/ issue	description	drawn by	check by	date
B	AMENDED DA			9.06.2023
A	DA			23.03.2023

project: PROPOSED DEVELOPMENT
location: LOT 481 BAJAMALU DRIVE BAYNTON
drawn: Author
checked: Checker
description: SITE PLAN WITHOUT LANDSCAPING
scale: 1 : 200
date: 9.06.2023
project no: 13.22
dwg no: SK02.1
rev: B

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1 - TYPICAL TYPE 1 HOUSE FLOOR PLAN
1 : 100

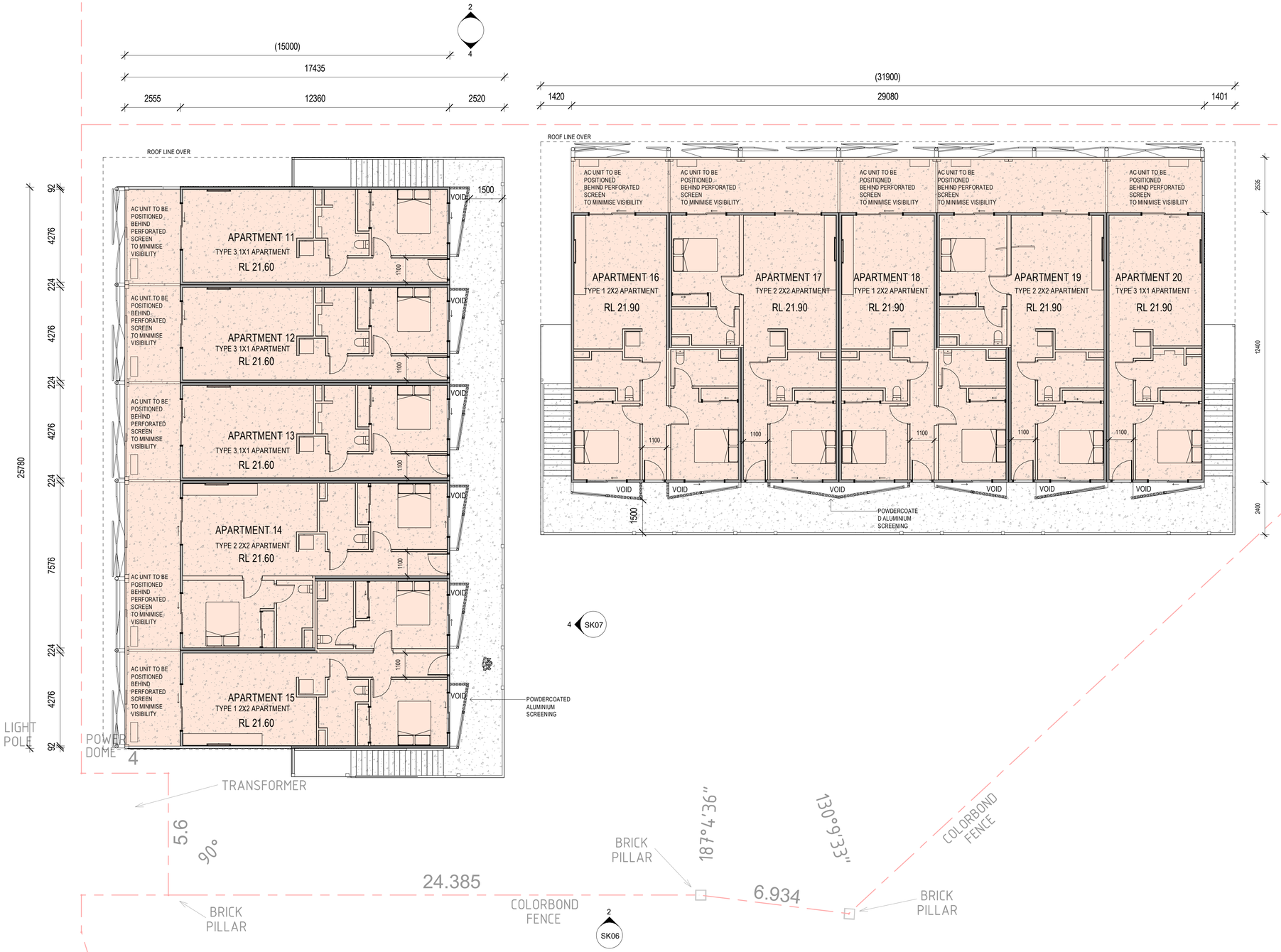
City of Karratha
DEVELOPMENT APPROVAL
No. DA23-042
28/07/2023
Page 5 of 22

revision/ issue	description	drawn by	check by	date
C	VERGE LANDSCAPING REMOVED			26.06.2023
A	DA			23.03.2023

project: PROPOSED DEVELOPMENT
location: LOT 481 BAJAMALU DRIVE BAYNTON
drawn: Author
checked: Checker
description: APARTMENT SITE PLAN WITH LANDSCAPING
scale: 1 : 100
date: 26.06.2023
project no: 13.22
dwg no: SK03
rev: C

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DEVELOPMENT APPROVAL
No. DA23-042
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revision/ issue	description	drawn by	check by	date

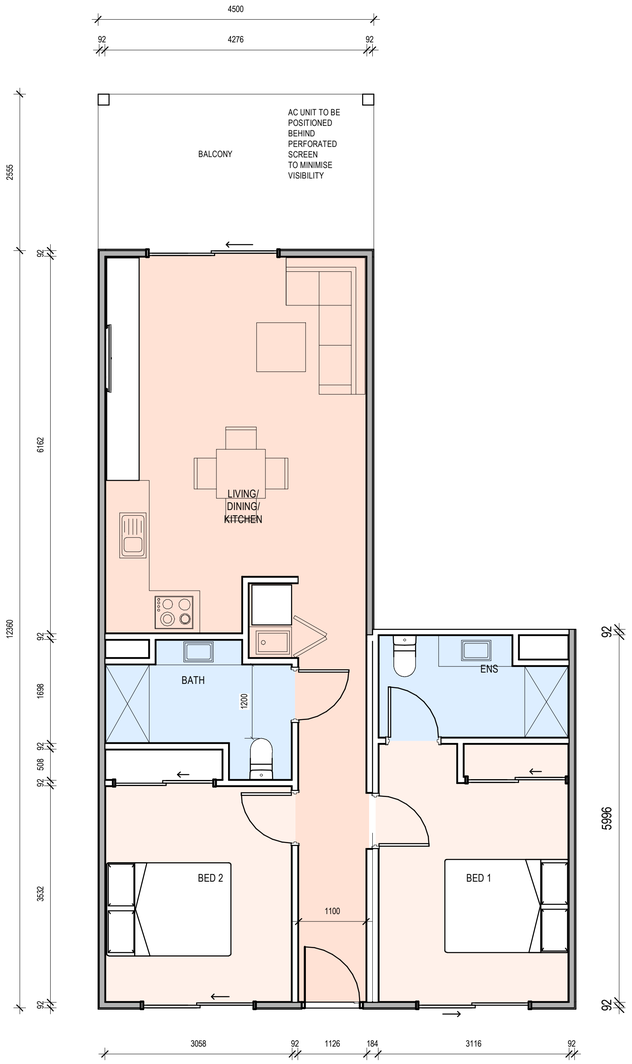
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PROPOSED DEVELOPMENT
location
LOT 481 BAJAMALU DRIVE BAYNTON

drawn: Author
checked: Checker
description: APARTMENT FIRST FLOOR PLAN

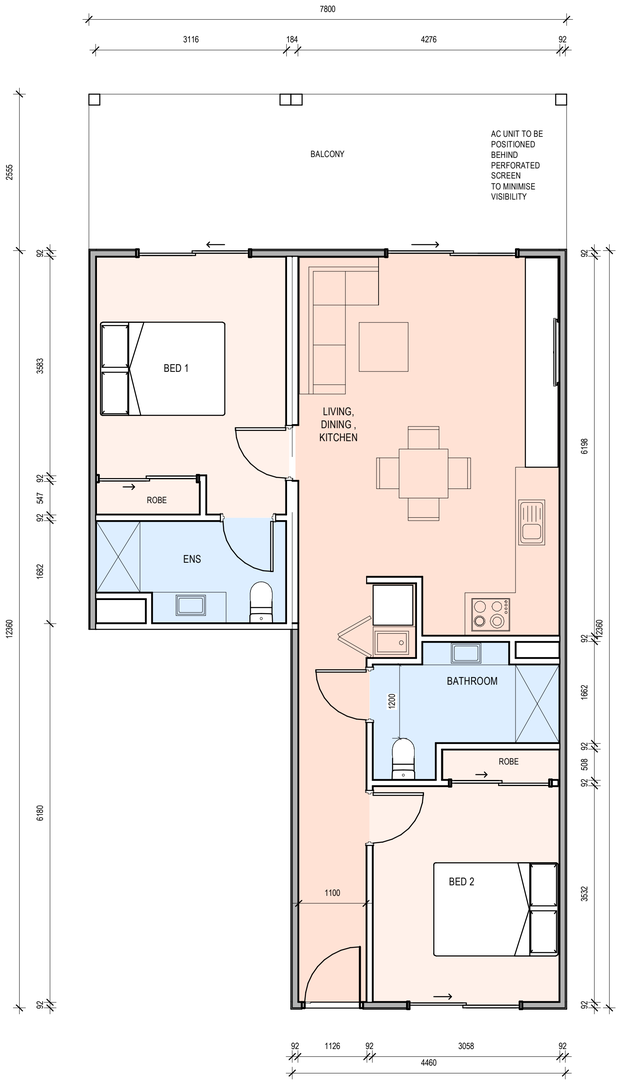
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scale: 1 : 100
date: 23.03.2023
project no: 13.22
dwg no: SK04
rev: A

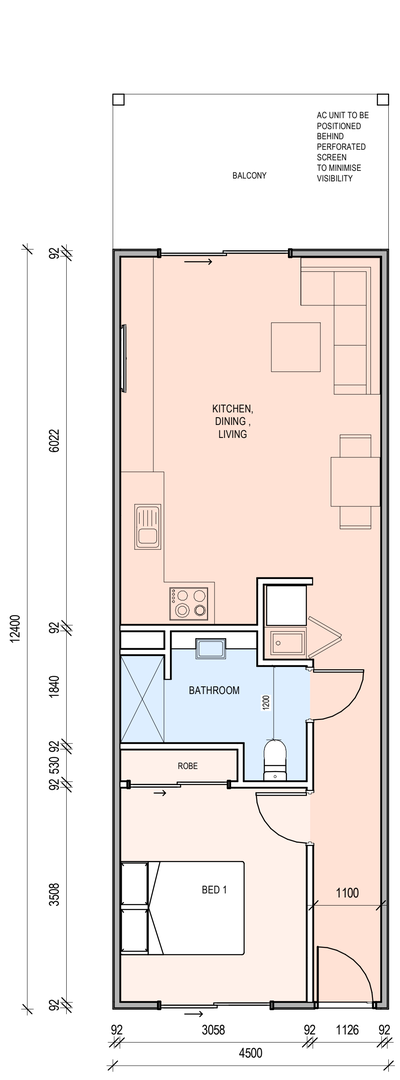
City of Karratha
DEVELOPMENT APPROVAL
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28/07/2023
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TYPE 1 2X2 APARTMENT



TYPE 2 2X2 APARTMENT



TYPE 3 1X1 APARTMENT

1 / - TYPICAL TYPE 1 HOUSE FLOOR PLAN
1 : 50

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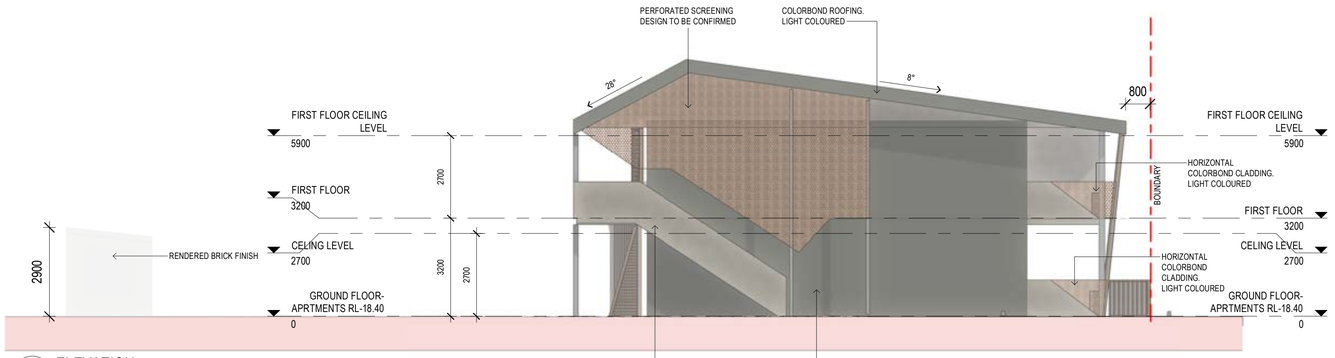
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revision/ issue	description	drawn by	check by	date

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location: LOT 481 BAJAMALU DRIVE BAYNTON
drawn: Author
checked: Checker
description: APARTMENT TYPES

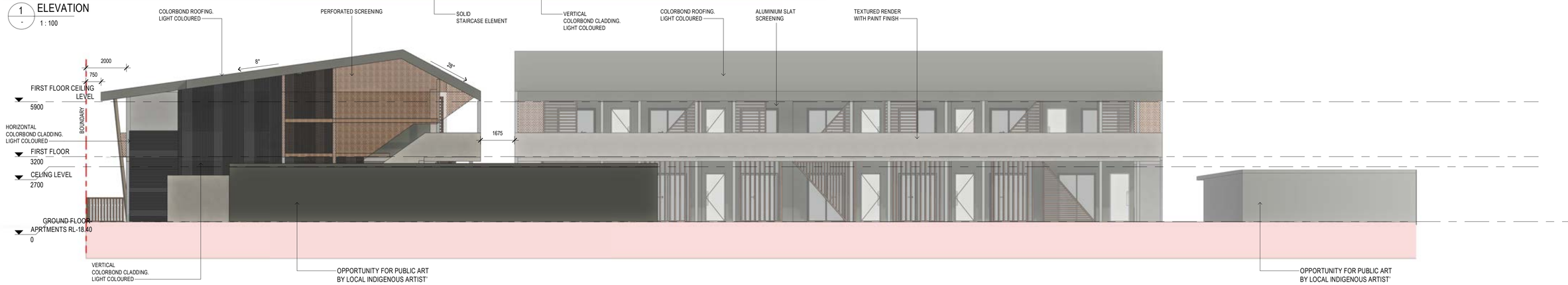
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scale: 1 : 50
date: 23.03.2023
project no: 13.22
dwg no: SK05
rev: A

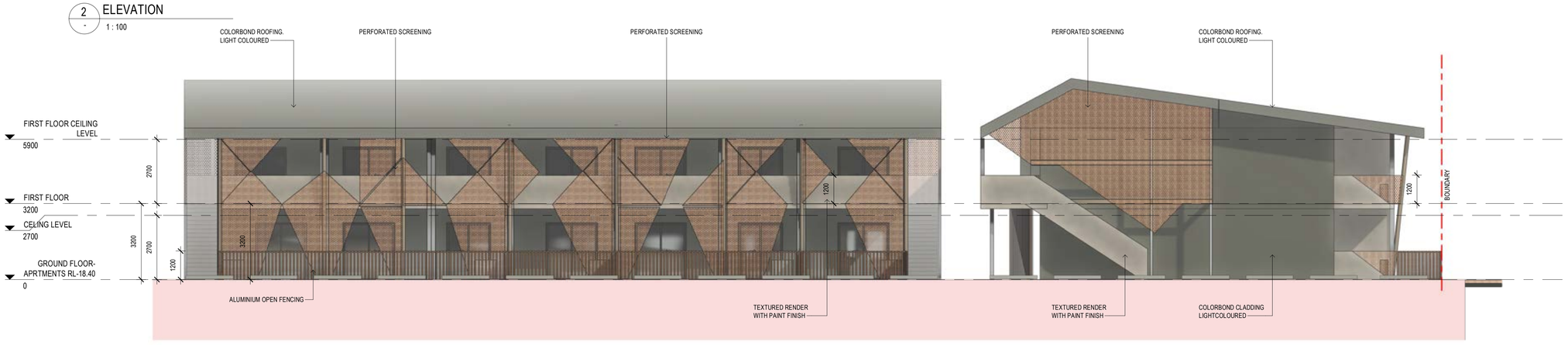
City of Karratha
DEVELOPMENT APPROVAL
No. DA23-042
28/07/2023
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1 - ELEVATION
1 : 100



2 - ELEVATION
1 : 100



4 - ELEVATION
1 : 100



3 - ELEVATION
1 : 100

A	DA			23.03.2023
revision/ issue	description	drawn by	check by	date

project
PROPOSED DEVELOPMENT
location
LOT 481 BAJAMALU DRIVE BAYNTON

drawn Author
checked Checker

description
ELEVATIONS

scale 1 : 100

date 23.03.2023

project no 13.22

dwg no SK06

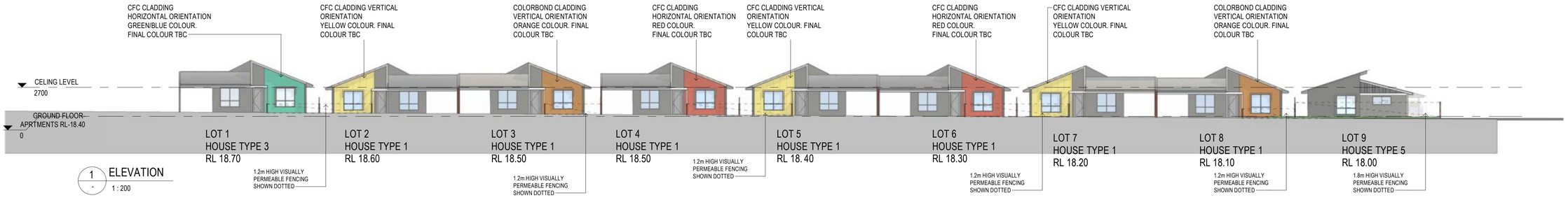
rev A

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City of Karratha
DEVELOPMENT APPROVAL
No. DA23-042
28/07/2023
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4 - ELEVATION
1 : 100



1 - ELEVATION
1 : 200



2 - ELEVATION
1 : 200

NOTE :

REFER TO TYPICAL HOUSE
DESIGN FOR ADDITIONAL DETAILS



3 - ELEVATION
1 : 200

LOT 9
HOUSE TYPE 5
RL 18.00

LOT 10
HOUSE TYPE 2
RL 18.20

B	AMENDED DA			9.06.2023
A	DA			23.03.2023
revision/ issue	description	drawn by	check by	date

project
PROPOSED DEVELOPMENT
location
LOT 481 BAJAMALU DRIVE BAYNTON

drawn JK
checked NP
description ELEVATIONS

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scale As indicated
date 9.06.2023
project no 13.22
dwg no SK07
rev B



ARTIST IMPRESSION



ARTIST IMPRESSION



ARTIST IMPRESSION

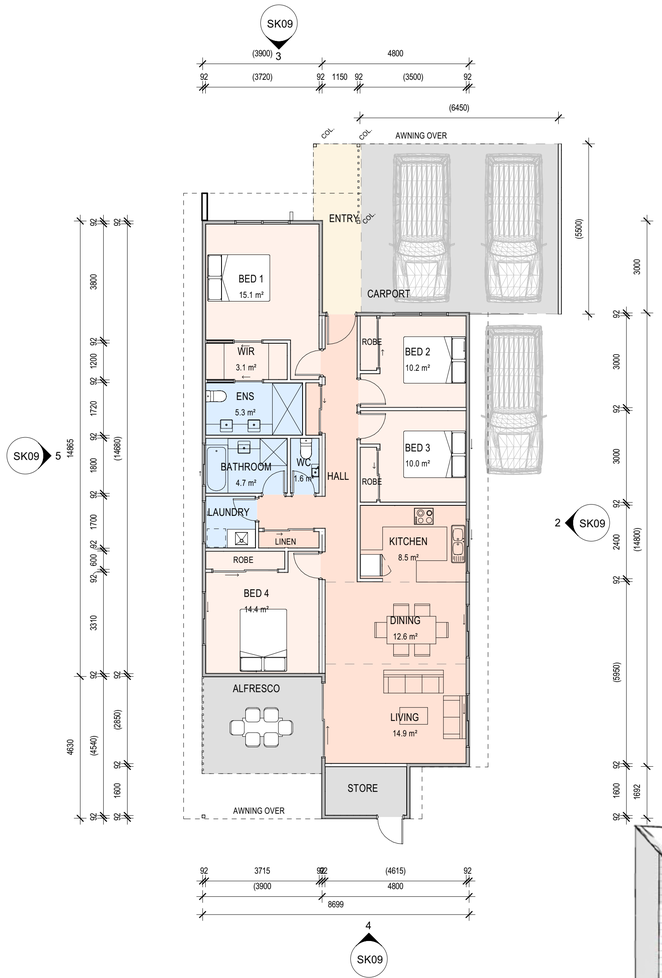
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revision/ issue	description	drawn by	check by	date

project
PROPOSED DEVELOPMENT
location
LOT 481 BAJAMALU DRIVE BAYNTON

drawn: Author
checked: Checker
description: PERSPECTIVES

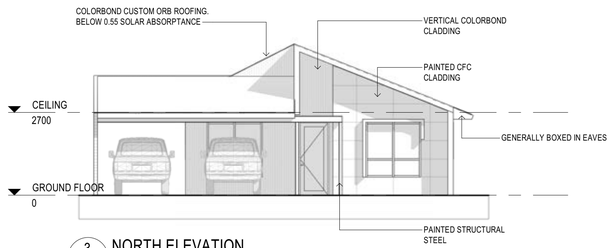
Hodge Collard Preston
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scale
date 23.03.2023
project no 13.22
dwg no SK08
rev A



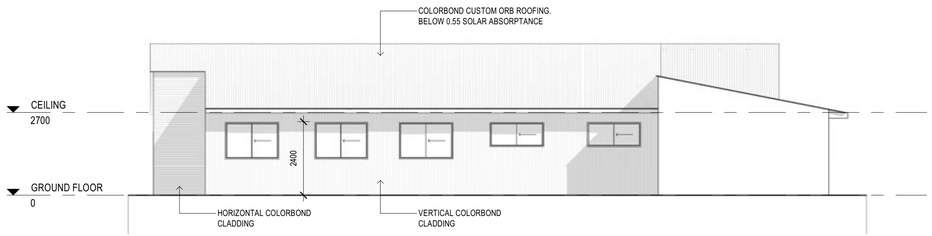
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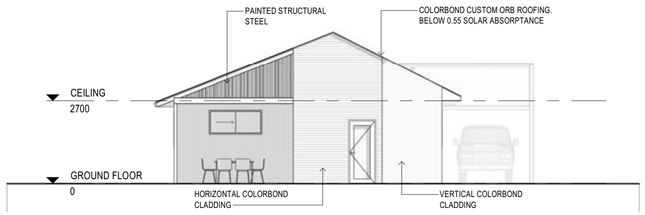
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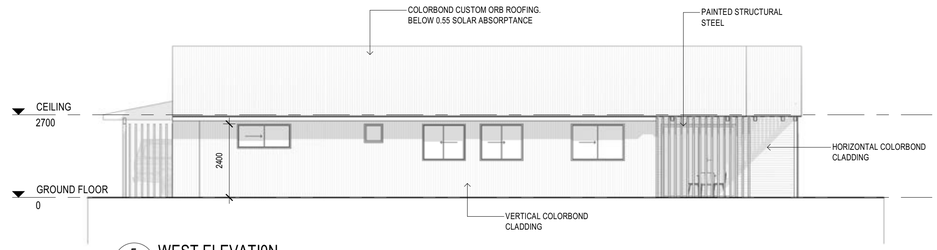
2 EAST ELEVATION

1 : 100



4 SOUTH ELEVATION

1 : 100



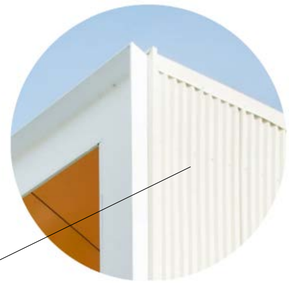
5 WEST ELEVATION

1 : 100

EXPOSED STEEL WORK ELEMENTS

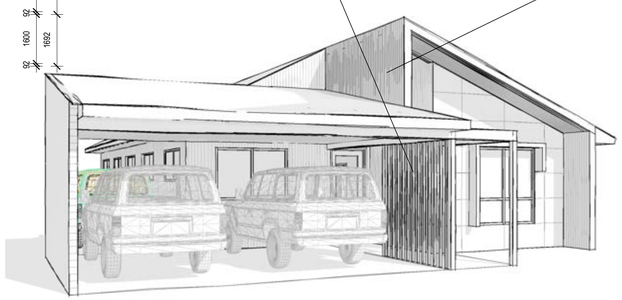


COLORBOND CLADDING



CFC CLADDING





6 PERSPECTIVE



7 PERSPECTIVE

City of Karratha
DEVELOPMENT APPROVAL
No. DA23-042
28/07/2023
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A	DA			21.03.2023
revision/ issue	description	drawn by	check by	date

project
PROPOSED DEVELOPMENT
location
LOT 481 BAJAMALU DRIVE BAYNTON

drawn JK
checked NP

description
HOUSE TYPE 1

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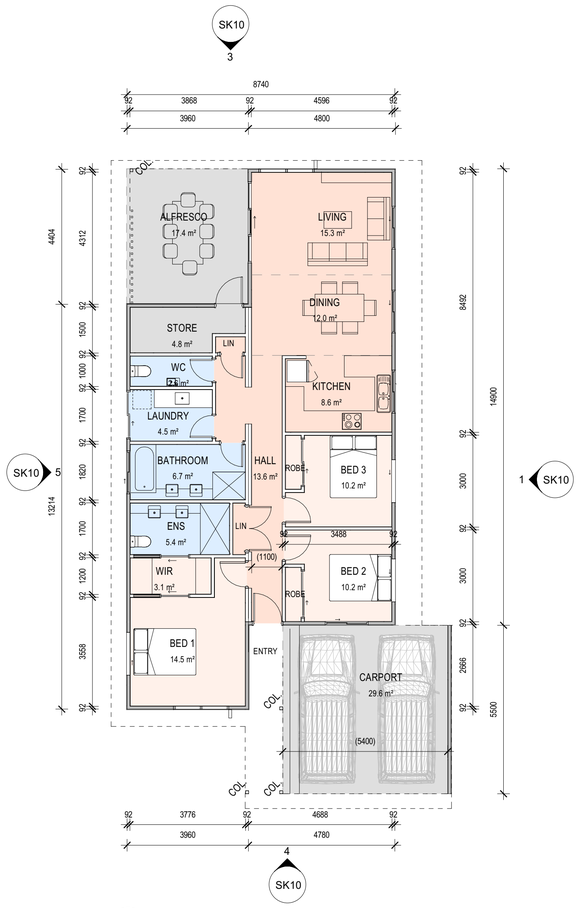
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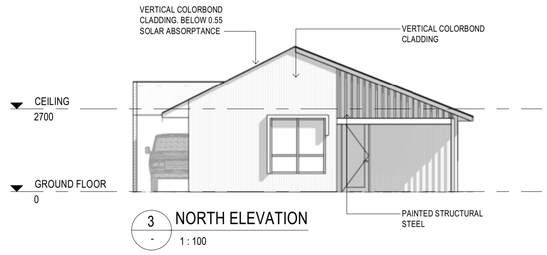
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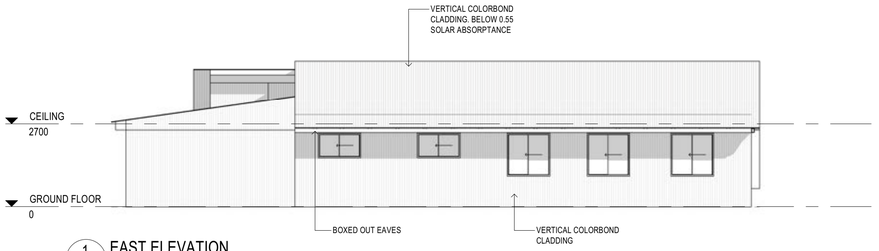
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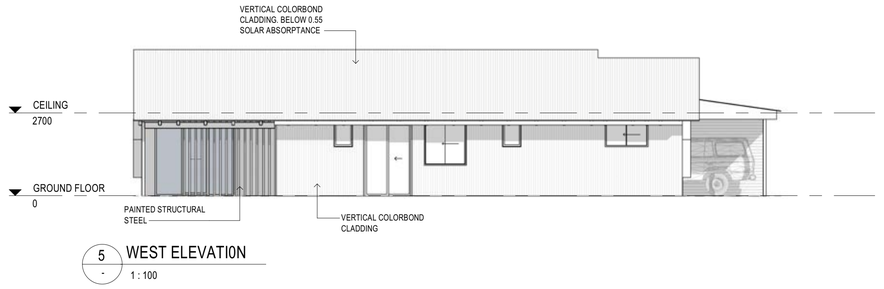
2 TYPICAL HOUSE TYPE 2
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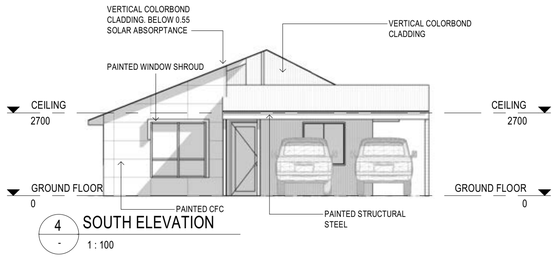
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1 EAST ELEVATION
1 : 100



5 WEST ELEVATI0N
1 : 100

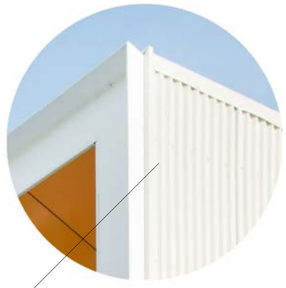


4 SOUTH ELEVATION
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CFC CLADDING



COLORBOND CLADDING

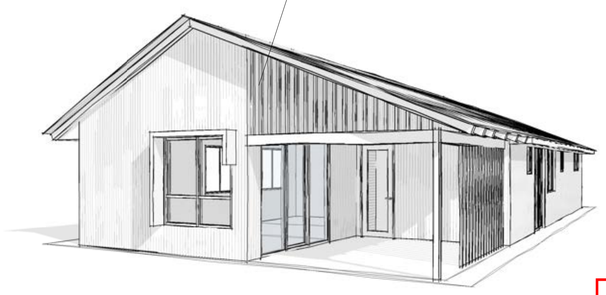


EXPOSED STEEL WORK





6 PERSPECTIVE 1



7 PERSPECTIVE 2

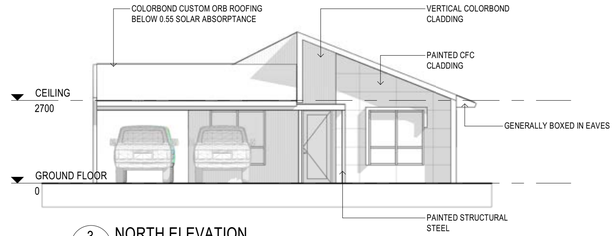
City of Karratha
DEVELOPMENT APPROVAL
No. DA23-042
28/07/2023
Page 12 of 22

revision/ issue	description	drawn by	check by	date

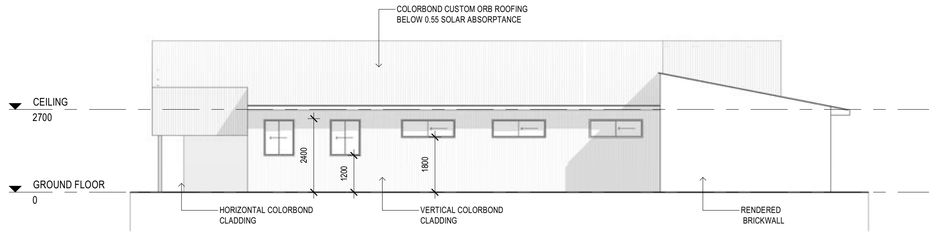
project
PROPOSED DEVELOPMENT
location
LOT 481 BAJAMALU DRIVE BAYNTON

drawn: JK
checked: NP
description: HOUSE TYPE 2
scale: 1 : 100
date
project no: 13.22
dwg no: SK10
rev

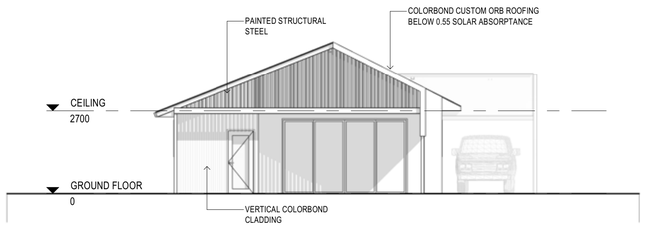
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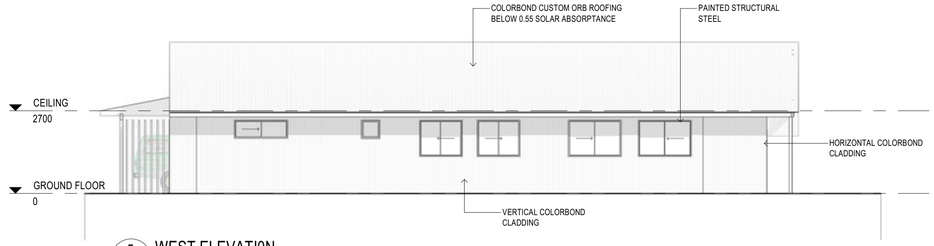
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4 - SOUTH ELEVATION
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5 - WEST ELEVATION
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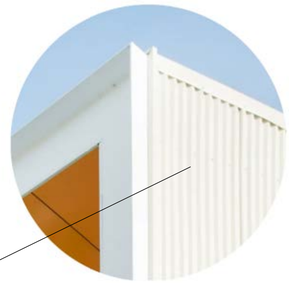


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EXPOSED STEEL WORK ELEMENTS

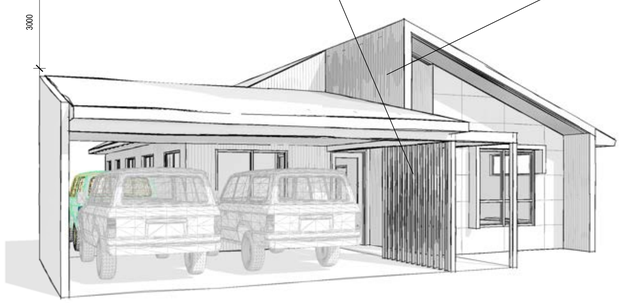


COLORBOND CLADDING



CFC CLADDING





6 - PERSPECTIVE



7 - PERSPECTIVE

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A	DA			21.03.2023
revision/ issue	description	drawn by	check by	date

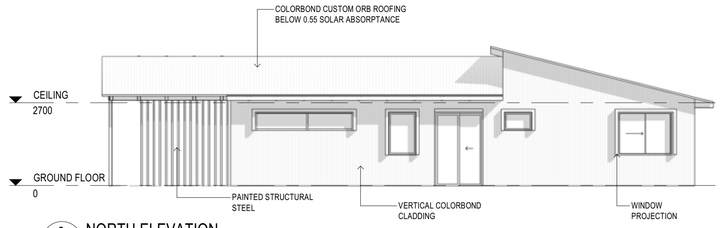
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location: LOT 481 BAJAMALU DRIVE BAYNTON
drawn: JK
checked: NP
description: HOUSE TYPE 3

Hodge Collard Preston ARCHITECTS
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Email: admin@hcparch.com

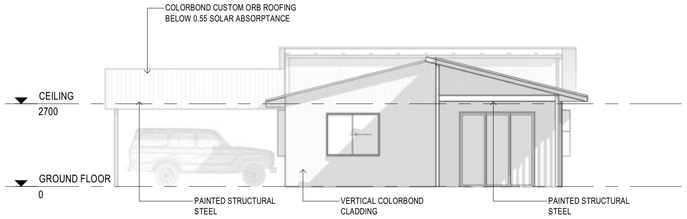
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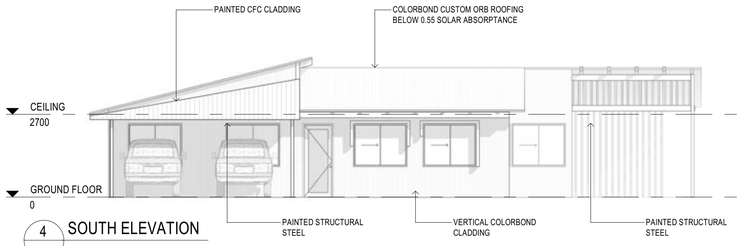
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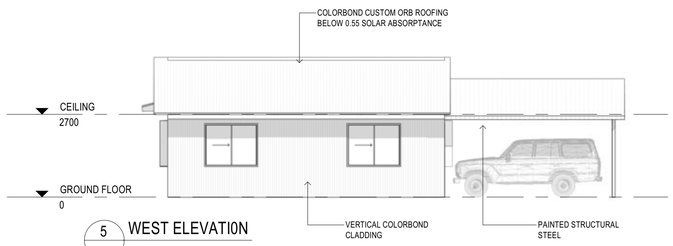
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1 EAST ELEVATION
1 : 100



4 SOUTH ELEVATION
1 : 100



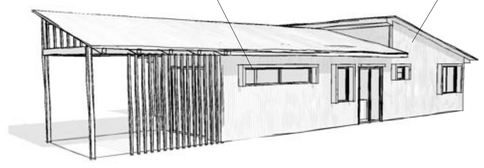
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1 : 100





6 PERSPECTIVE





7 PERSPECTIVE

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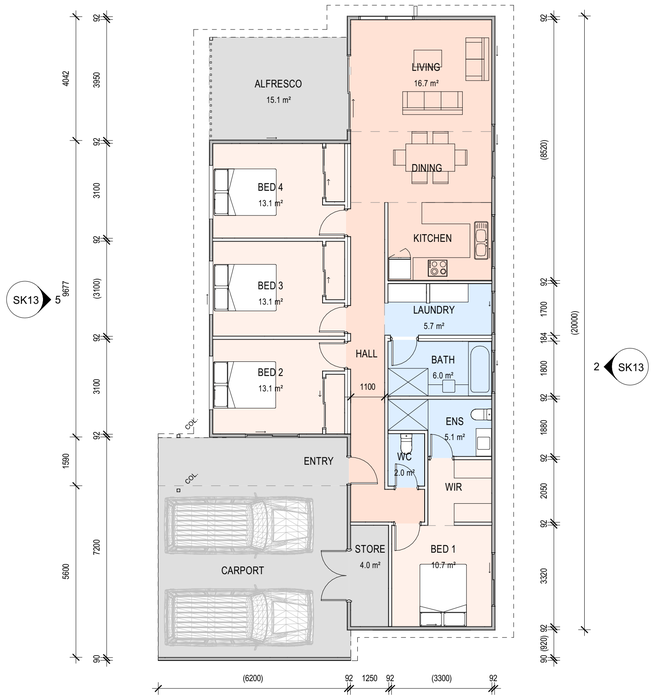
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revision/ issue	description	drawn by	check by	date

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location: LOT 481 BAJAMALU DRIVE BAYNTON
drawn: JK
checked: NP
description: HOUSE TYPE 4

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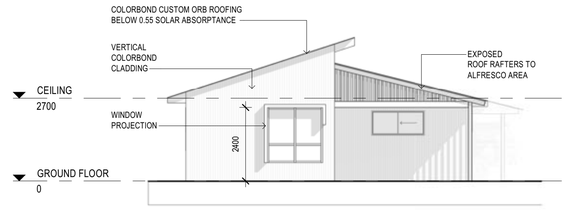
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rev: A

SK13
3

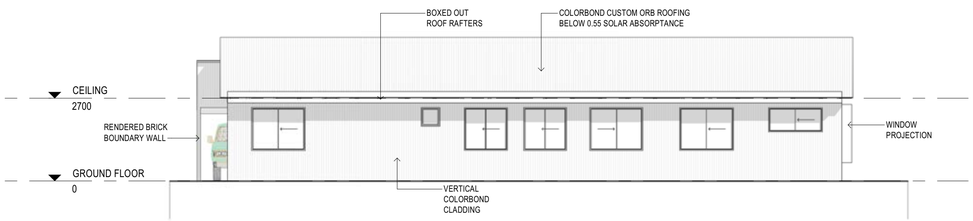


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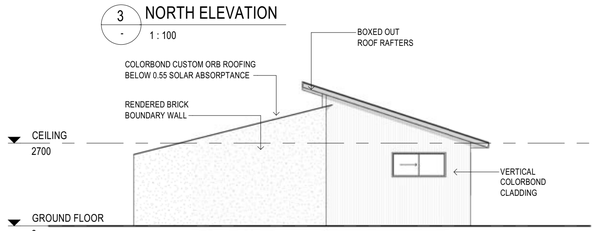
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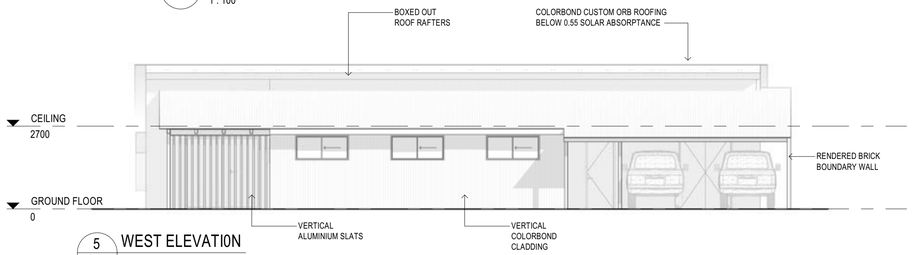
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2 - EAST ELEVATION
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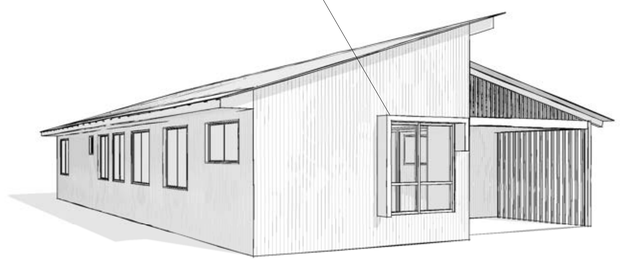


4 - SOUTH ELEVATION
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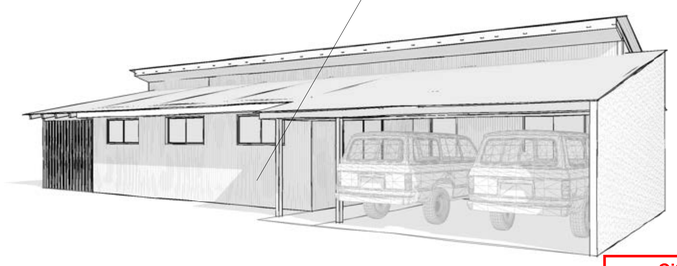
5 - WEST ELEVATION
1 : 100





6 - PERSPECTIVE





7 - PERSPECTIVE 2

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A	DA			21.03.2023
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project: PROPOSED DEVELOPMENT
location: LOT 481 BAJAMALU DRIVE BAYNTON
drawn: JK
checked: NP
description: HOUSE TYPE 5

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scale: 1 : 100
date: 21.03.2023
project no: 13.22
dwg no: SK13
rev: A

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LOT 481 BAJAMALU DRIVE, BAYNTON - KARRATHA

DEVELOPMENT APPLICATION PACKAGE

LANDSCAPE DESIGN

ISSUE FOR APPROVAL
REVISION - C

01 Preliminary Plants Selections
02 Landscape Concept Plan - Overall
03 Landscape Concept Plan - Apartment
04 Landscape Concept Plan - House Typical
05 Landscape Design Note & Maintenance Strategy

LANDSCAPE DESIGN

TDL
BEYOND GREEN

PRELIMINARY PLANTS SELECTION

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TREES SELECTION


Acacia coriacea


Delonix regia


Eucalyptus victrix


Melaleuca argentea


Melaleuca leucadendra


Melaleuca quinquenervia


Pelthophorum pterocarpum


Tipuana tipu

SHRUBS AND GROUNDCOVERS


Acacia gregorii prostrate


Acacia saligna prostrate


Acacia stellaticeps


Adenanthos sericeus



Agave attenuata


Aloe 'Big Red'


Aristida latifolia


Banksia nivea

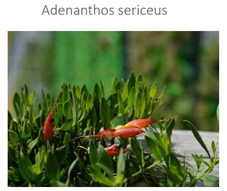

Calothamnus hirsutus


Carissa grandiflora


Dianella revoluta


Eremophila glabra


Eremophila compacta


Eremophila roseworthy


Eremophila macdonnellii


Eremophila maculata


Eremophila pterocarpa


Eremophila nivea


Gomprena canescens


Grevillea crithminfolia


Grevillea gin gin gem


Grevillea wickhamii


Hypocalymma angustifolium


Ipomoea costata


Lepidosperma calcicola


Liriope muscari


Lomandra nyalla


Lomandra tanika


Myoporum parvifolium


Nerium oleander


Olearia axillaris


Poa poiformis

Ptilotus exalatus

Russelia equisetiformis

Scaevola crassifolia

Scaevola meelup

Senna artemisioides

Tecoma smithii

Westringia 'Grey Box'

Westringia 'mundi'

EDIBLE SPECIES - COMMUNAL EDIBLE GARDEN

Blueberry sp.

Mandarin Orange

Tahitian Lime

Eureka lemon

Pyrus sp.- Pear Tree

Punica granatum- Pomegranate

Ficus carica- Figs

Kale sp.

Leek sp.

Rubus ursinus- Boysenberry

Spring Onion

Tomato sp.

Mint sp.

Rosmarinus officinialis

Thyme sp.

LANDSCAPE CONCEPT PLAN - OVERALL

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OUTDOOR LIGHTING STRATEGIES


Tree Uplight


Bollard lighting


Strip light


Radius pathway lights.

MATERIAL SELECTIONS

Exposed Aggregate Finish

Timber Decking

Concrete Seating


Compacted Summerstone Fines


Local Stone Bonded Aggregate- Driveway


Karratha Stone Paving

LANDSCAPE DESIGN NOTE

1. **ENTRY LANDSCAPE**
   Shaded area to be filled with various species of shade tolerant plants creating a lush and green entry.

2. **COMMUNAL PARK**
   Proposed seating nodes, open lawn and decking area provide space for users to sit and relax. The large and medium trees, create a shaded area for the communal kitchen and seating nook.

3. **COMMUNITY EDIBLE GARDEN**
   A place to gather, educate as well as a space for social cohesion and build a sense of community. Proposed edible garden to be filled with fruiting trees, herbs and bush tucker species with a mix of seasonsal veggies.

4. **FRONT GARDEN**
   A mix of native and waterwise low shrubs and groundcovers with flowering tree such as Tipuana tipu and Peltophorum pterocarpum.

5. **PUBLIC AMENITIES**
   The inclusion of seating, outdoor kitchen/BBQ and shade structure for the residents helps to encourage engagement and movement into the communal park.

6. **FEATURE TREES**
   Various species of native/local trees to be proposed to provide shade and increase canopy cover for the property.

7. **SWALE / DRY CREEK**
   Proposed swale / dry creek bed as a landscape feature whilst serving as a drainage. Predominatley rush and sedge species such as Lomandra tanika and Aristida latifolia.

8. **PLANTING PALETTE**
   Consisting a mix of native / local and waterwise species that create beautiful forms, shades of colours and textures throughout the whole area.

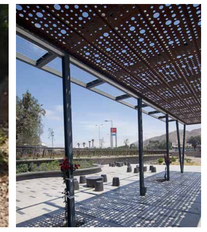
INSPIRATIONAL IMAGES













TDL BEYONDGREEN

REVISION	DESCRIPTION
C	ISSUE FOR APPROVAL

AUTHOR: JR Q.A: TD SCALE : 1:250 A1

LOT 481 BAJAMALU DRIVE, BAYNTON KARRATHA
LANDSCAPE CONCEPT

02

LANDSCAPE CONCEPT PLAN - APARTMENT

City of Karratha
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PRELIMINARY PLANTS SELECTION

Acacia coriacea

Delonix regia

Eucalyptus victrix

Melaleuca quinquenervia

Pelthophorum pterocarpum

Tipuana tipu

Adenanthos sericeus

Aristida latifolia

Calothamnus hirsutus

Carissa grandiflora

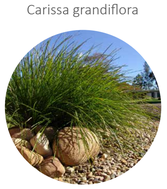
Eremophila compacta

Eremophila macdonnellii

Eremophila maculata


Gomprena canescens


Grevillea gingin gem


Lomandra tanika


Myoporum parvifolium

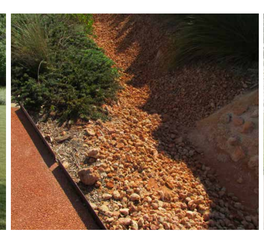

Nerium oleander

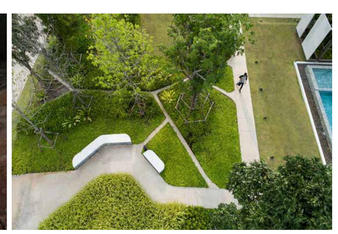

Scaevola crassifolia


Westringia 'Grey Box'

INSPIRATIONAL IMAGES











TDL
BEYOND GREEN

REVISION	DESCRIPTION
C	ISSUE FOR APPROVAL

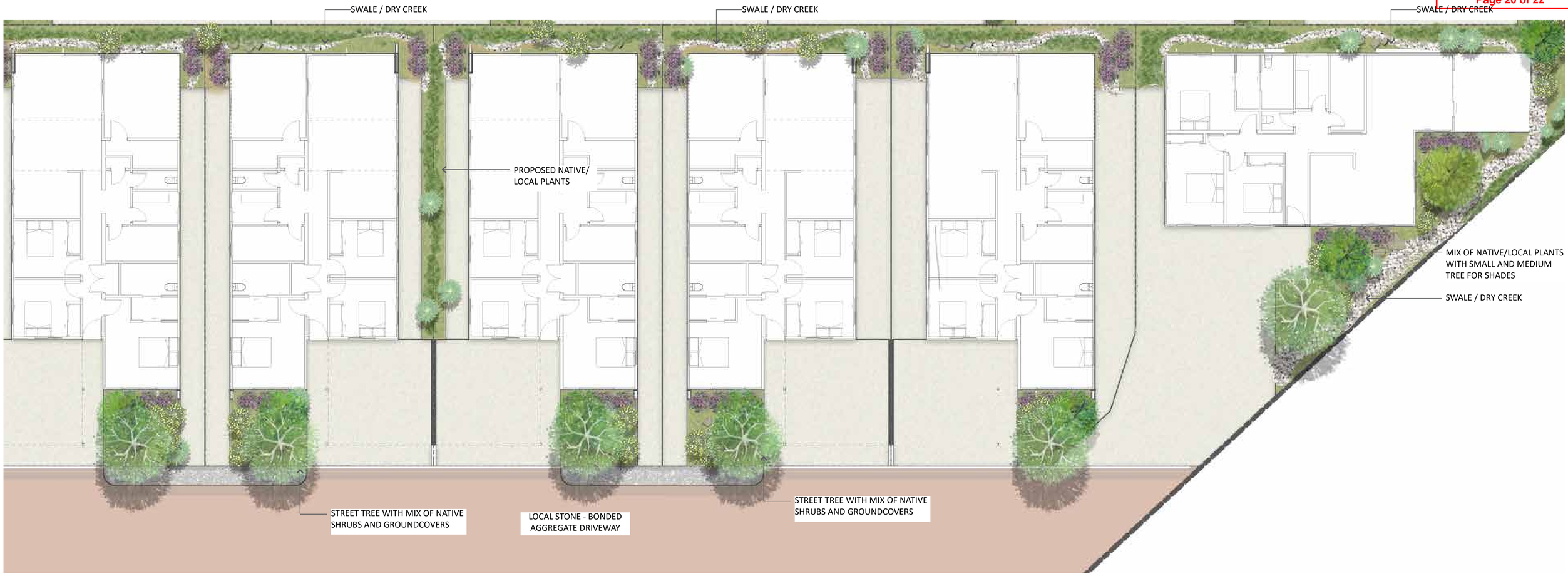
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LOT 481 BAJAMALU DRIVE, BAYNTON KARRATHA
LANDSCAPE CONCEPT

03

LANDSCAPE CONCEPT PLAN - HOUSE TYPICAL

City of Karratha
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PRELIMINARY PLANTS SELECTION



INSPIRATIONAL IMAGES

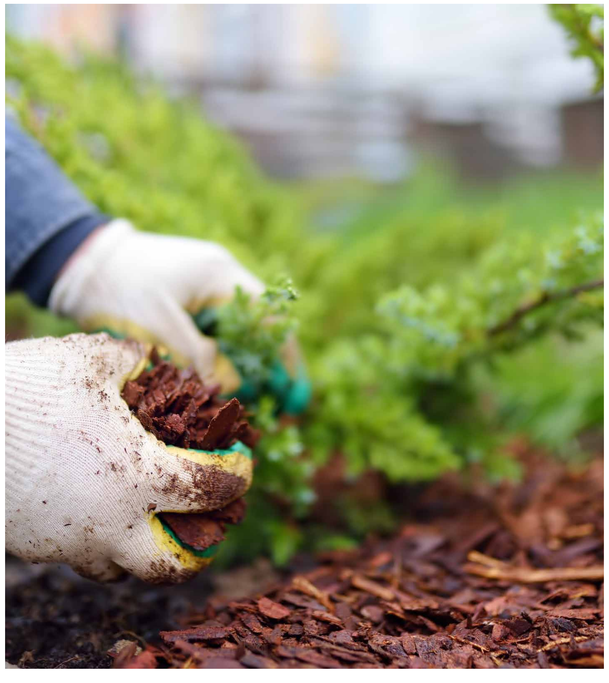


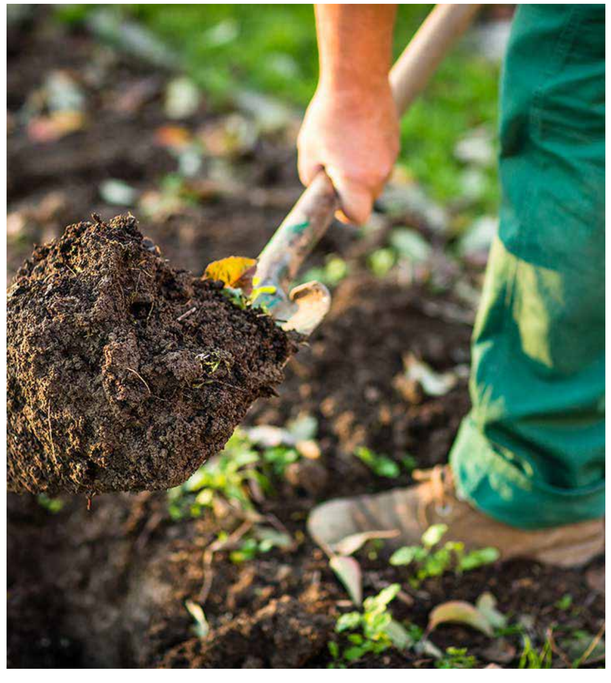
TDL BEYOND GREEN

REVISION	DESCRIPTION	AUTHOR: JR	Q.A: TD	SCALE : 1:100 A1
C	ISSUE FOR APPROVAL			

LOT 481 BAJAMALU DRIVE, BAYNTON KARRATHA
LANDSCAPE CONCEPT

City of Karratha
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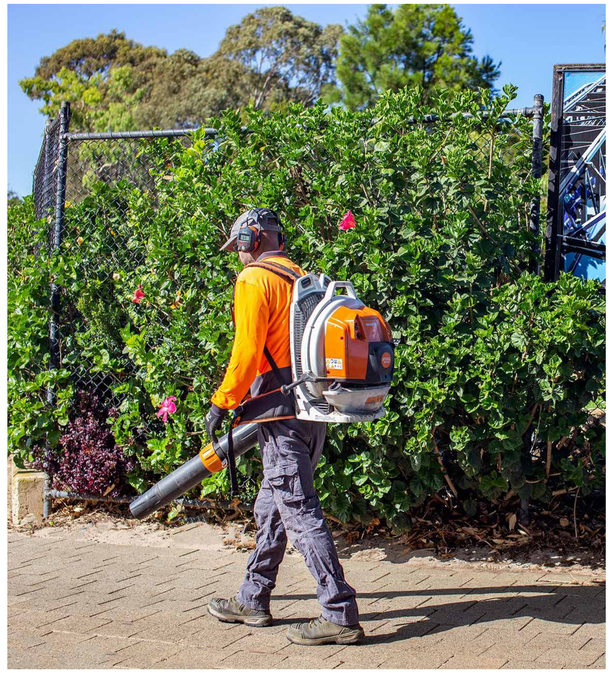




GENERAL LANDSCAPE NOTE

- All planting beds and turf areas are to be fully irrigated and operated off a timed controller with rain sensor shut-off.
- Irrigation design to comply with waterwise design principles and the City's tree policy. Detailed irrigation plan to be provided at building license stage but to include water efficient measures such as subsurface drip line and bubblers.
- Water efficient irrigation system to be installed to best WSUD practice, using hydro-zoning and water harvesting principals where appropriate.
- Additional waterwise design principles employed:
  > Low water use plant selection suited to the local soil complex.
  > Select use of water intensive turf areas.
  > Water retention soil preparation.
  > Reduction in soil water loss through prescribing course mulch.
- Proposed Plant Distribution Rate 4 Per m2.
- Proposed Plant Pot Sizes:
  > Small Size Tree 100l
  > Medium Size Tree 200l
  > Large Size Tree 500l
  > Shrubs/Groundcovers 140mm-200mm
- Exact plant species to be specified in detail design stage.





MAINTENANCE

GARDEN BEDS / PLANTING AREAS

Garden beds will be kept in a neat, clean and tidy condition, free of garden refuse and rubbish to a good horticultural practice and maximum presentation at all times. Pruning, fertilising and spraying will be carried out as per attached schedule to maintain garden beds with healthy growth, portraying a constant neat appearance free of weeds.

RETICULATION

Reticulation will be checked and adjusted on a regular basis to maintain good coverage and penetration. Additionally, any faults to the system are to be attended immediately. Irrigation system will be operated according to the Water Corporation guidelines. As all planted areas are located away from canopy cover, automatic irrigation will be switched-off for the winter period.

MULCH

Garden beds be topped up with mulch on an annual basis or as needed to maintain a high standard of appearance and supress any weed growth. Maintain mulch to a depth of 75mm by periodic applications. Use the same mulch as originally specified in the Landscape specifications.

HARDSCAPE

Pathways, garden bed walls and areas adjacent to the garden beds will be blown down as required to keep landscaping looking clean and tidy with a neat sharp appearance.

DRAINAGE SYSTEM

The maintenance contractor will check the soil moisture on a regular basis and report any suspected drainage blockages.