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INDI DAKOTA PTY LTD DEVELOPMENT APPROVAL

(Lot 392) #4 Redwood Avenue
KARNUP WA 6176

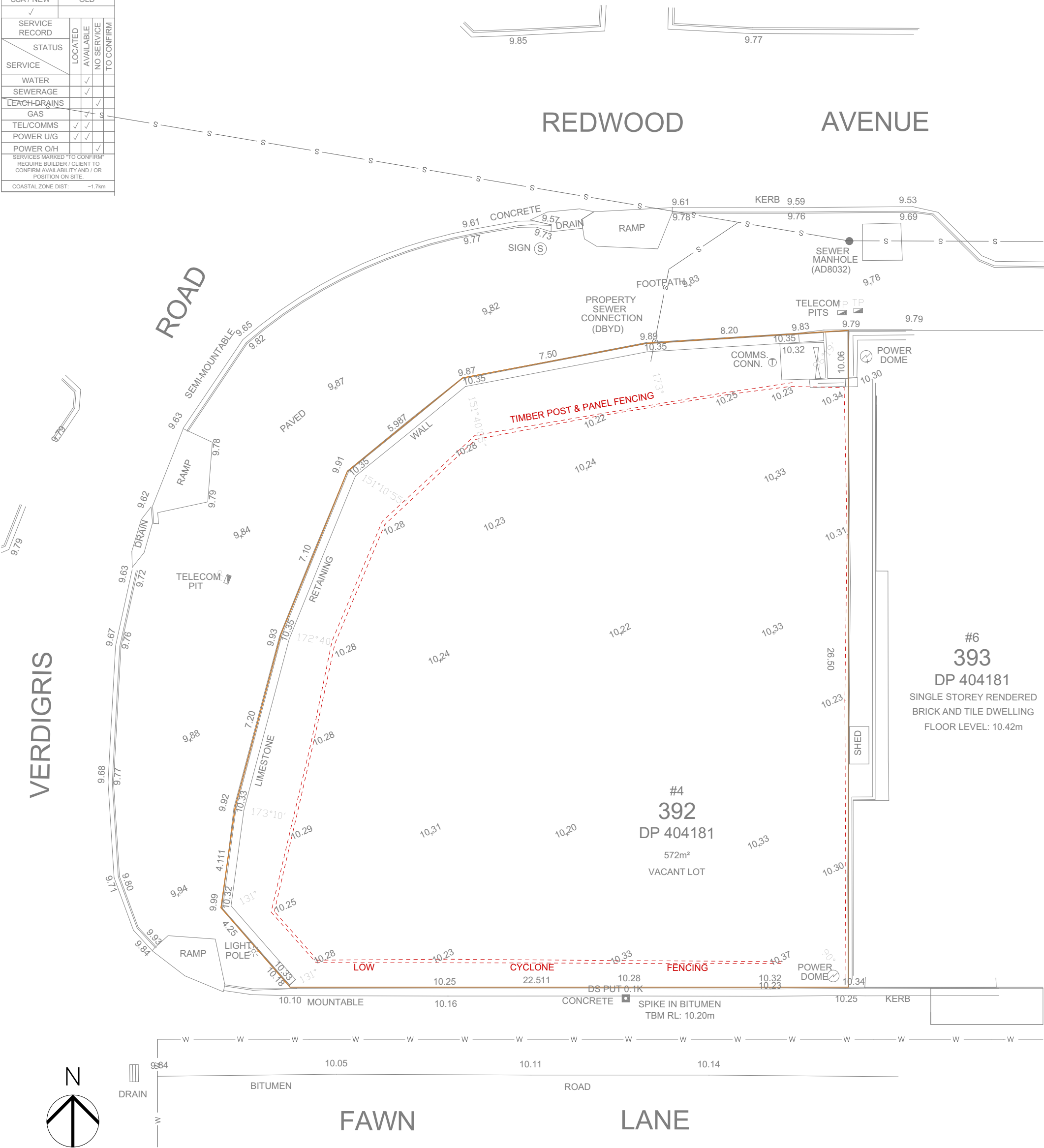


SHEET	NAME	COMMENT	DATE	Rev
1	AERIAL IMAGE	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
2	FEATURE SURVEY	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
3	SITE PLAN	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
4	GROUND FLOOR PLAN	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
5	UPPER FLOOR PLAN	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
6	NET LETTABLE AREAS	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
7	ELEVATIONS	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
8	ELEVATIONS	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
9	LANDSCAPING PLAN	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
10	PERSPECTIVE	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
11	PERSPECTIVE	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
12	PERSPECTIVE	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A
13	PERSPECTIVE	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A

EXISTING CADASTRAL / PROP. SUBDIVISION BOUNDARIES	BUILDING / EAVE / DOOR (D) / WINDOW (W)	TELECOM LINE / PIT / CONNECTION
BUILDING ENVELOPE / EASEMENT OUTLINE	FOOTPATH / EDGE OF CONCRETE / ROOF RIDGE	GAS LINE / CONNECTION / VALVE
METAL / CYCLONE WIRE / SUPER SIX FENCE LINES	SEWER / MANHOLES ROUND & SQUARE / CONNECTION	STORMWATER / GULLY TRAP / SIDE ENTRY PIT / MANHOLE
POST & WIRE / PANEL FENCES / RETAINING WALL	WATER / METER / CONN. / TAP / HYDRANT / VALVE	TBM / DECK SPIKE / NAIL / PEG / STAKE
TOP / BOTTOM / TOP TOE BOTH SIDES OF BANK	POWER UG / POWER DOME / ELEC. PIT / LIGHT POLE / SITE MAIN SWITCH BOARD	SPOT HEIGHTS - NATURAL & HARDSTAND
EDGE OF GARDEN / TREE CANOPY / ROCK OUTLINES	POWER AG / P. POLE / TRANS. / CONS. POLE / GUY WIRE ANCHOR	

LIPID SURVEYS LICENSED LAND SURVEYORS ENGINEERING & CONSTRUCTION MINING & 3D DRONE SURVEYS WWW.LPDSURVEYS.COM.AU This drawing is and shall remain the property of LPD Surveys. Unauthorised use of this drawing in anyway is prohibited. The use or copying in whole or part without the permission of LPD Surveys constitutes a copyright infringement.	CLIENT INDI DAKOTA PTY LTD	LOCAL AUTHORITY: CITY OF ROCKINGHAM	HORIZONTAL DATUM PCG94 (LANDGATE SCDB) VERTICAL DATUM AHD (AD8032)	
	TITLE FEATURE SURVEY PLAN OF LOT 392 ON DEPOSITED PLAN 404181 #4 REDWOOD AVENUE, KARNUP	12d FILE: REDWOOD AVE N4 - PLAN		
		JOB No. PLAN TYPE DWG# REV		
		26-1171 - FS - 001 - A	CONTOUR INT N/A	SHEET # 2 OF 2

LOT PLAN TYPE AREA				
SSA / NEW	OLD			
☒				
SERVICE RECORD	LOCATED	AVAILABLE	NO SERVICE	TO CONFIRM
STATUS				
SERVICE				
WATER		☒		
SEWERAGE		☒		
LEACH DRAINS			☒	
GAS		☒	☒	S
TEL/COMMS	☒	☒		
POWER U/G	☒	☒		
POWER O/H			☒	
SERVICES MARKED "TO CONFIRM" REQUIRE BUILDER / CLIENT TO CONFIRM AVAILABILITY AND / OR POSITION ON SITE.				
COASTAL ZONE DIST: ~1.7km				



#6
393
DP 404181
SINGLE STOREY RENDERED
BRICK AND TILE DWELLING
FLOOR LEVEL: 10.42m

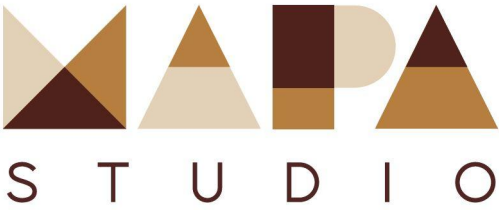
#4
392
DP 404181
572m²
VACANT LOT

ITEMS SHOWN IN RED TO BE REMOVED

FEATURE SURVEY

1:150

STAGE: DEVELOPMENT APPROVAL	SHEET: FEATURE SURVEY	SHEET N°: 2 OF 13	
CLIENT: INDI DAKOTA PTY LTD	COMMENT ISSUED FOR DEVELOPMENT APPROVAL	DATE 06/07/2026	REV A
PROJECT: DEVELOPMENT APPROVAL (Lot 392) #4 Redwood Avenue KARNUP WA 6176	JOB N°: P2026-0079		
			DRAWING N°: 2.A



SITE LEGEND

LANDSCAPING

CONCRETE PAVING

PEDESTRIAN PAVING

SOAKWELLS TO CIVIL ENGINEER'S DETAILS

1200h POWDER COATED ALUMINIUM FENCING

1800h COLORBOND FENCE

NCC - SUMMARY

BUILDING CLASS:

CLASS '5'

TYPE OF CONSTRUCTION:

TYPE 'C'

REQUIRED EXITS:

2 PER TENANCY

HYDRANTS:

N/A (SEPERATED BY FIRE WALL)

HOSE REEL:

N/A (SEPERATED BY FIRE WALL)

FIRE EXTINGUISHERS:

AS PER NCC

EMERGENCY LIGHTING:

AS PER NCC PART E4 & AS. 2293.1

EXIT SIGNS:

OVER EACH DOOR AS MARKED ON PLANS

SMOKE MANAGEMENT:

N/A

DEVELOPMENT SUMMARY

ZONING:

R60

SITE AREA:

572m²

PROPOSED DEVELOPMENT:

527m²

PRIMARY SETBACK:

0-2.5m

SIDE LOT SETBACK:

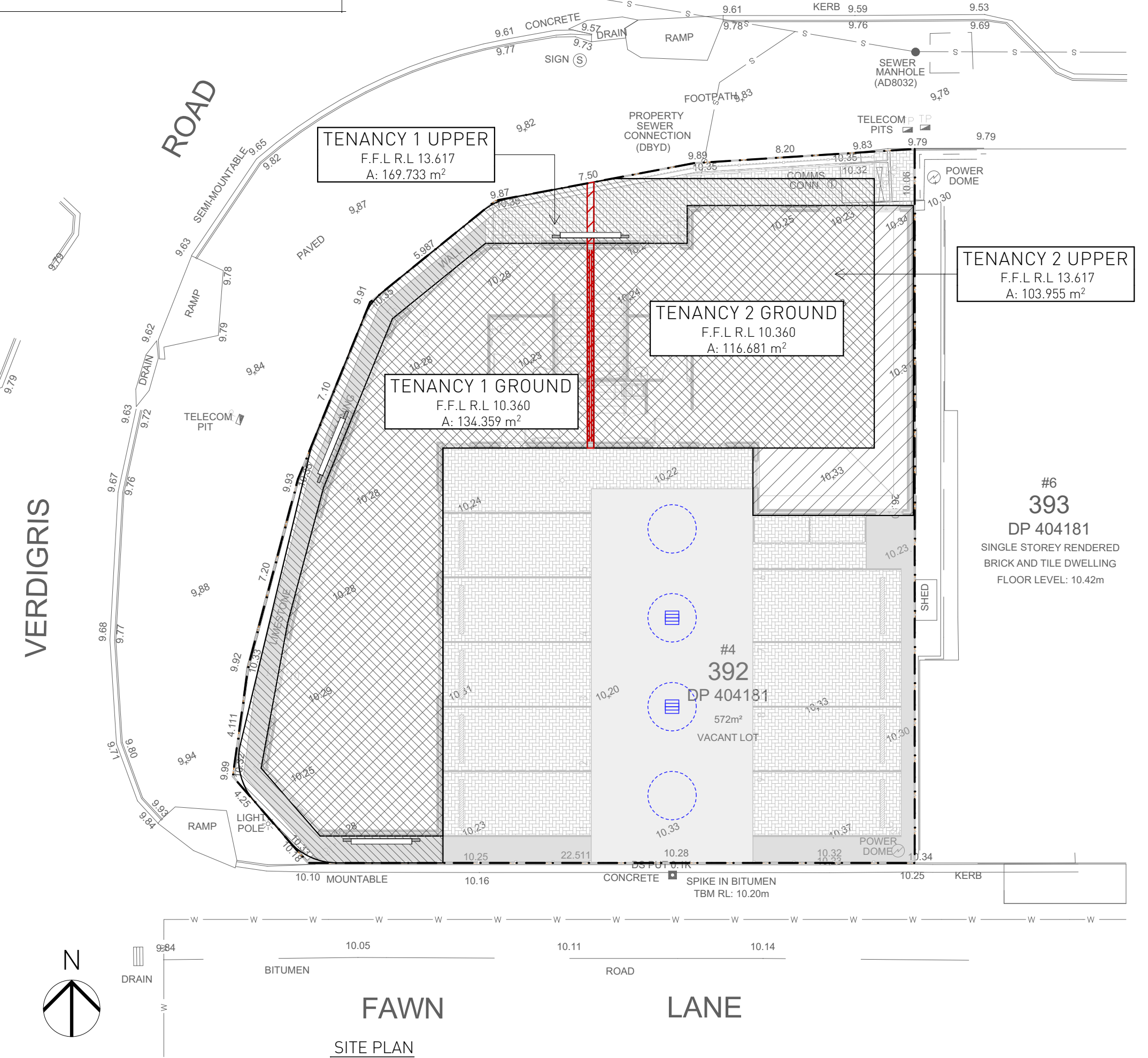
AS PER R-CODES
AS PER 'SINGLETON VILLAGE
NEIGHBOURHOOD ACTIVITY CENTRE
DETAILED AREA PLAN

CARPARKING PROVIDED:

9 BAYS

CARPARKING REQUIRED:

20 BAYS (407m² NLA / 20 = 20.3)
(1 BAY PER 20m² NLA)



SITE PLAN

1:150

STAGE:	DEVELOPMENT APPROVAL	SHEET:	SITE PLAN	SHEET N ^o :	3
CLIENT:	INDI DAKOTA PTY LTD	COMMENT:	ISSUED FOR DEVELOPMENT APPROVAL	DATE:	06/07/2026
PROJECT:	DEVELOPMENT APPROVAL (Lot 392) #4 Redwood Avenue KARNUP WA 6176	REV:	A	JOB N ^o :	P2026-0079
				DRAWING N ^o :	3.A

TOTAL	AREAS	TENANCY 2	AREAS
GROUND FLOOR	245.9	GROUND FLOOR	116.7
UPPER FLOOR	278.8	UPPER FLOOR	104.0
	524.7 m ²		220.7 m ²
TENANCY 1	AREAS	COMMON	AREAS
GROUND FLOOR	134.4	COMMON GROUND	1.9
UPPER FLOOR	169.7	COMMON UPPER	2.5
	304.1 m ²		4.4 m ²



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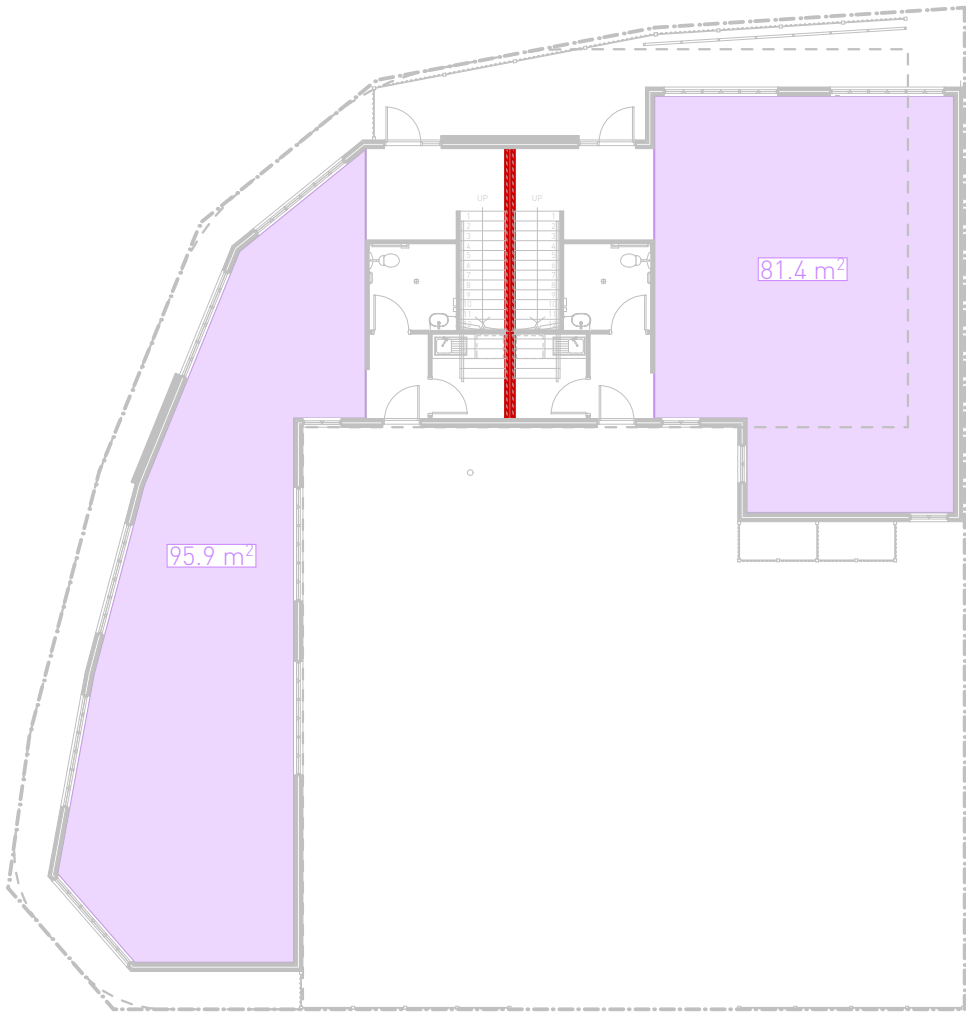
1:100

STAGE:	DEVELOPMENT APPROVAL	SHEET:			GROUND FLOOR PLAN			SHEET N°:		4		
CLIENT:	INDI DAKOTA PTY LTD	COMMENT					DATE	REV	OF 13			
		ISSUED FOR DEVELOPMENT APPROVAL					06/07/2026	A				
PROJECT:	DEVELOPMENT APPROVAL (Lot 392) #4 Redwood Avenue KARNUP WA 6176								JOB N°:		P2026-0079	
									DRAWING N°:		4.A	

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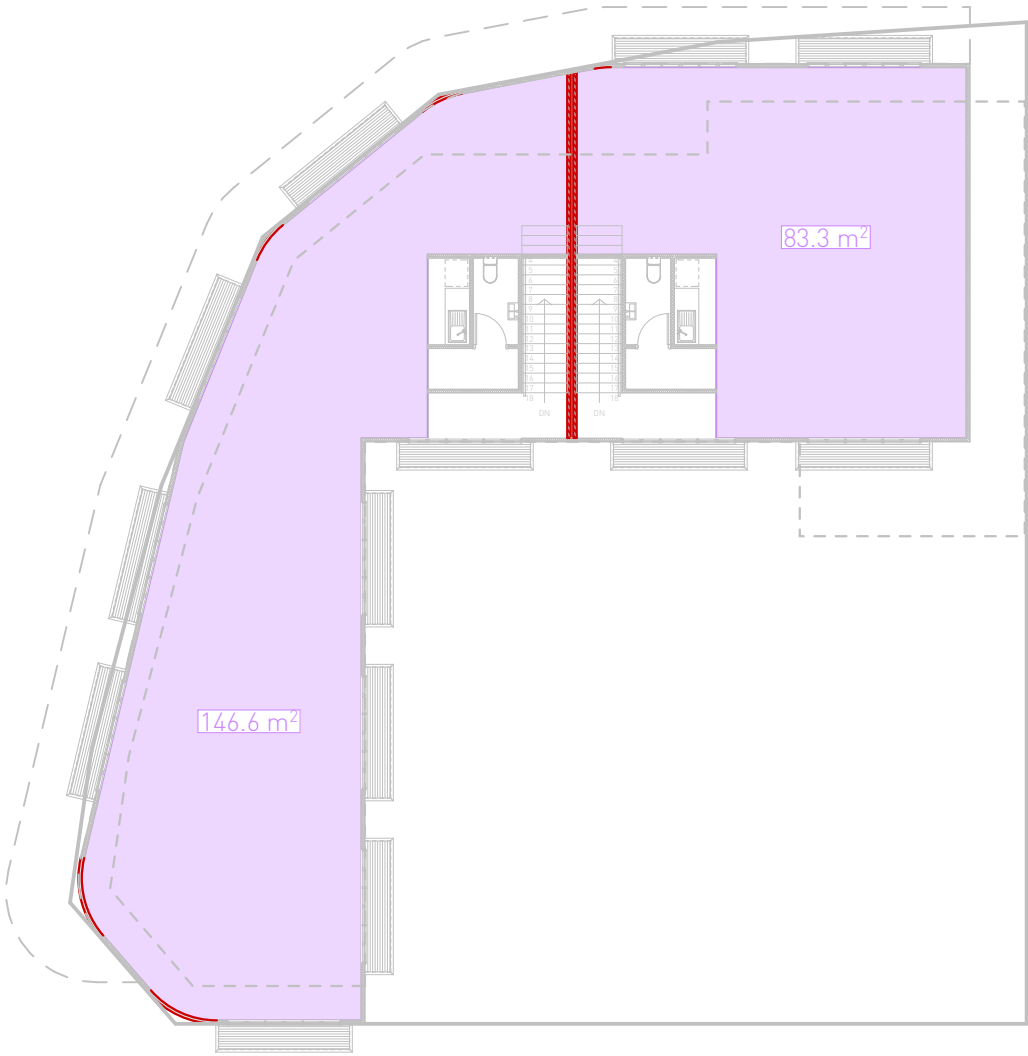


NETT LETTABLE	AREAS
GROUND FLOOR NLA	177.2
UPPER FLOOR NLA	229.9
	407.1 m ²



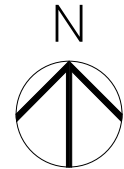
GROUND FLOOR NET LETTABLE AREA (NLA)

1:200



UPPER FLOOR NET LETTABLE AREA (NLA)

1:200



STAGE:	DEVELOPMENT APPROVAL	SHEET:	NET LETTABLE AREAS	SHEET N°:	6
CLIENT:	INDI DAKOTA PTY LTD	COMMENT	ISSUED FOR DEVELOPMENT APPROVAL	DATE	06/07/2026
PROJECT:	DEVELOPMENT APPROVAL (Lot 392) #4 Redwood Avenue KARNUP WA 6176			REV	A
					OF 13
				JOB N°:	P2026-0079
				DRAWING N°:	6.A



E1 STREET (NORTH) ELEVATION
1:100



E2 STREET (WEST) ELEVATION
1:100

FINISHES LEGEND	
	RENDERED BRICKWORK
	2c FACE BRICKWORK
	JAMES HARDIES AXON 133 CLADDING
	SELECT AWNING CLADDING



STAGE: DEVELOPMENT APPROVAL		SHEET: ELEVATIONS			SHEET N ^o : 7 OF 13
CLIENT: INDI DAKOTA PTY LTD		COMMENT ISSUED FOR DEVELOPMENT APPROVAL	DATE 06/07/2026	REV A	
PROJECT: DEVELOPMENT APPROVAL (Lot 392) #4 Redwood Avenue KARNUP WA 6176					JOB N ^o : P2026-0079
					DRAWING N ^o : 7.A



E3 LANEWAY (SOUTH) ELEVATION
1:100



E4 SIDE (EAST) ELEVATION
1:100

FINISHES LEGEND	
	RENDERED BRICKWORK
	2c FACE BRICKWORK
	JAMES HARDIES AXON 133 CLADDING
	SELECT AWNING CLADDING



STAGE:	DEVELOPMENT APPROVAL	SHEET: ELEVATIONS			SHEET N°: 8 OF 13
CLIENT:	INDI DAKOTA PTY LTD	COMMENT	DATE	REV	JOB N°: P2026-0079
PROJECT:	DEVELOPMENT APPROVAL (Lot 392) #4 Redwood Avenue KARNUP WA 6176	ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A	
					DRAWING N°: 8.A

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LANDSCAPE LEGEND

	BOTANICAL NAME	COMMON NAME	QTY
	PHORMIUM	NZ FLAX	30
	ANIGOZANTHOS MANGLESII	KANGAROO PAW	30
	GREVILLEA PROSTRATA	GREVILLEA	30
	PRUNUS MUME	FLOWERING PLUM	1
TOTAL # = 91			

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.



NZ FLAX



KANGAROO PAW

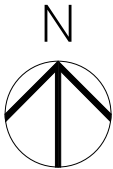
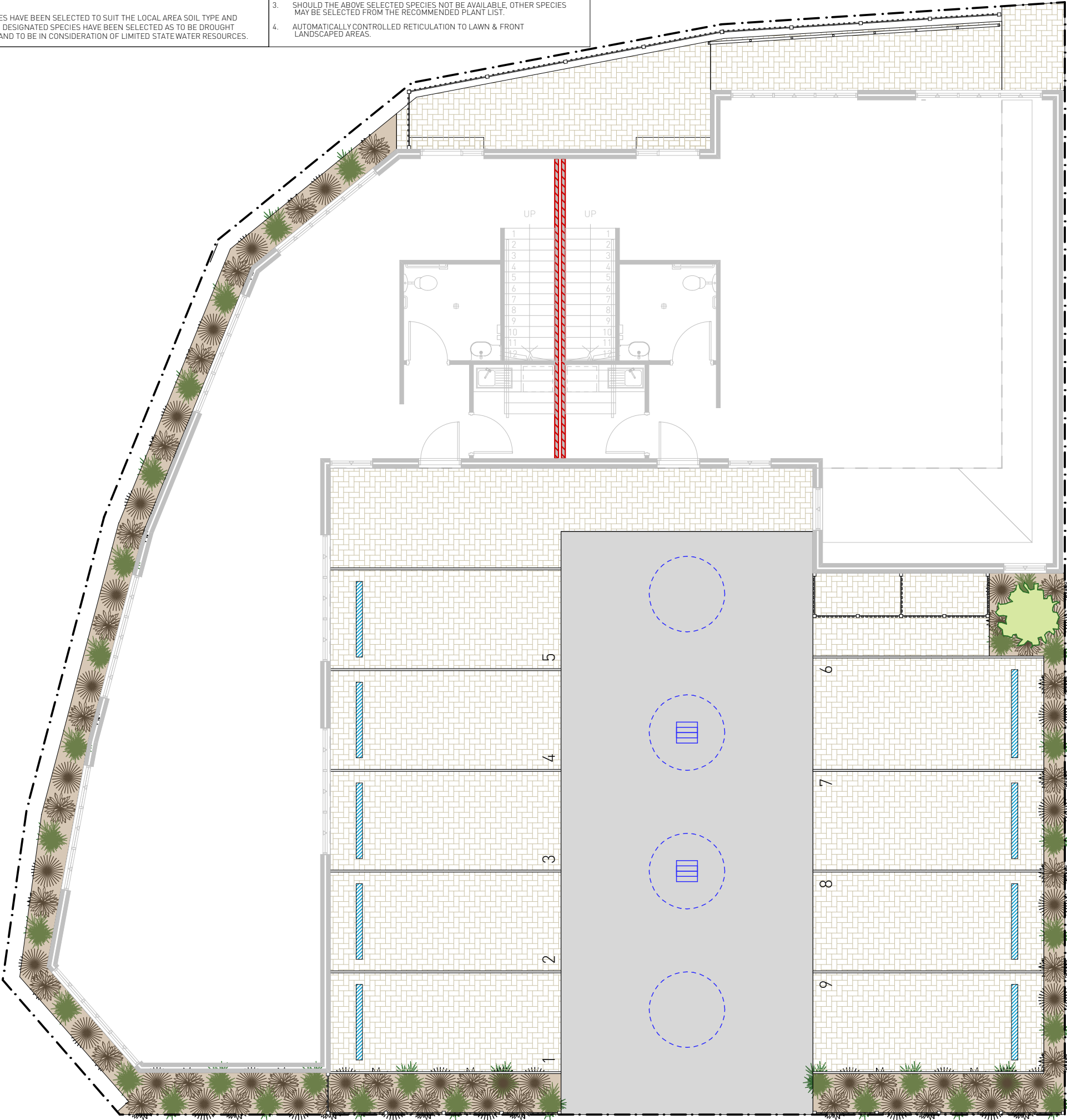


GREVILLEA



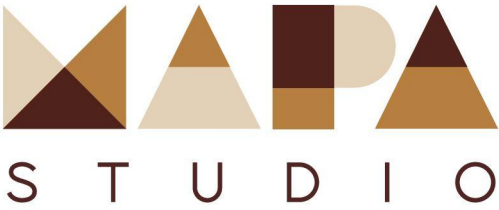
FLOWERING PLUM

- GARDEN BEDS & VERGES TO BE MULCHED TO A DEPTH OF NO LESS THAN 100mm.
- TREES ARE TO BE SEMI-MATURE AT A MINIMUM OF 1.5M HIGH AND ALL OTHER PLANTS TO HAVE A MINIMUM POT SIZE OF 200mm.
- SHOULD THE ABOVE SELECTED SPECIES NOT BE AVAILABLE, OTHER SPECIES MAY BE SELECTED FROM THE RECOMMENDED PLANT LIST.
- AUTOMATICALLY CONTROLLED RETICULATION TO LAWN & FRONT LANDSCAPED AREAS.



LANDSCAPING PLAN

1:100



STAGE:	DEVELOPMENT APPROVAL	SHEET: LANDSCAPING PLAN			SHEET N ^o : 9 OF 13
CLIENT:	INDI DAKOTA PTY LTD	COMMENT	DATE	REV	
PROJECT:		ISSUED FOR DEVELOPMENT APPROVAL	06/07/2026	A	JOB N ^o : P2026-0079
					DRAWING N ^o : 9.A



STAGE: DEVELOPMENT APPROVAL		SHEET: PERSPECTIVE			SHEET N°: 10 OF 13
CLIENT: INDI DAKOTA PTY LTD		COMMENT ISSUED FOR DEVELOPMENT APPROVAL	DATE 06/07/2026	REV A	
PROJECT: DEVELOPMENT APPROVAL (Lot 392) #4 Redwood Avenue KARNUP WA 6176					JOB N°: P2026-0079
					DRAWING N°: 10.A

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STAGE:	DEVELOPMENT APPROVAL	SHEET:	PERSPECTIVE	SHEET N°:	11
CLIENT:	INDI DAKOTA PTY LTD	COMMENT	ISSUED FOR DEVELOPMENT APPROVAL	DATE	06/07/2026
PROJECT:	DEVELOPMENT APPROVAL (Lot 392) #4 Redwood Avenue KARNUP WA 6176	REV	A	OF 13	
				JOB N°:	P2026-0079
				DRAWING N°:	11.A

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STAGE: DEVELOPMENT APPROVAL		SHEET: PERSPECTIVE			SHEET N°: 12 OF 13
CLIENT: INDI DAKOTA PTY LTD		COMMENT ISSUED FOR DEVELOPMENT APPROVAL	DATE 06/07/2026	REV A	
PROJECT: DEVELOPMENT APPROVAL (Lot 392) #4 Redwood Avenue KARNUP WA 6176					JOB N°: P2026-0079
					DRAWING N°: 12.A

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STAGE: DEVELOPMENT APPROVAL		SHEET: PERSPECTIVE			SHEET N°: 13 OF 13
CLIENT: INDI DAKOTA PTY LTD		COMMENT ISSUED FOR DEVELOPMENT APPROVAL	DATE 06/07/2026	REV A	
PROJECT: DEVELOPMENT APPROVAL (Lot 392) #4 Redwood Avenue KARNUP WA 6176					JOB N°: P2026-0079
					DRAWING N°: 13.A

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