

PROPOSED DEVELOPMENT FOR
WHITMAN

LOT 266 #23 HILLWOOD AVENUE
WARWICK
157187



ARTIST IMPRESSION ONLY



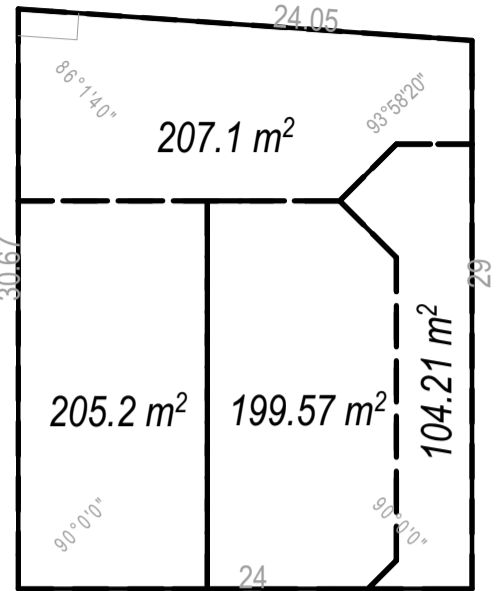
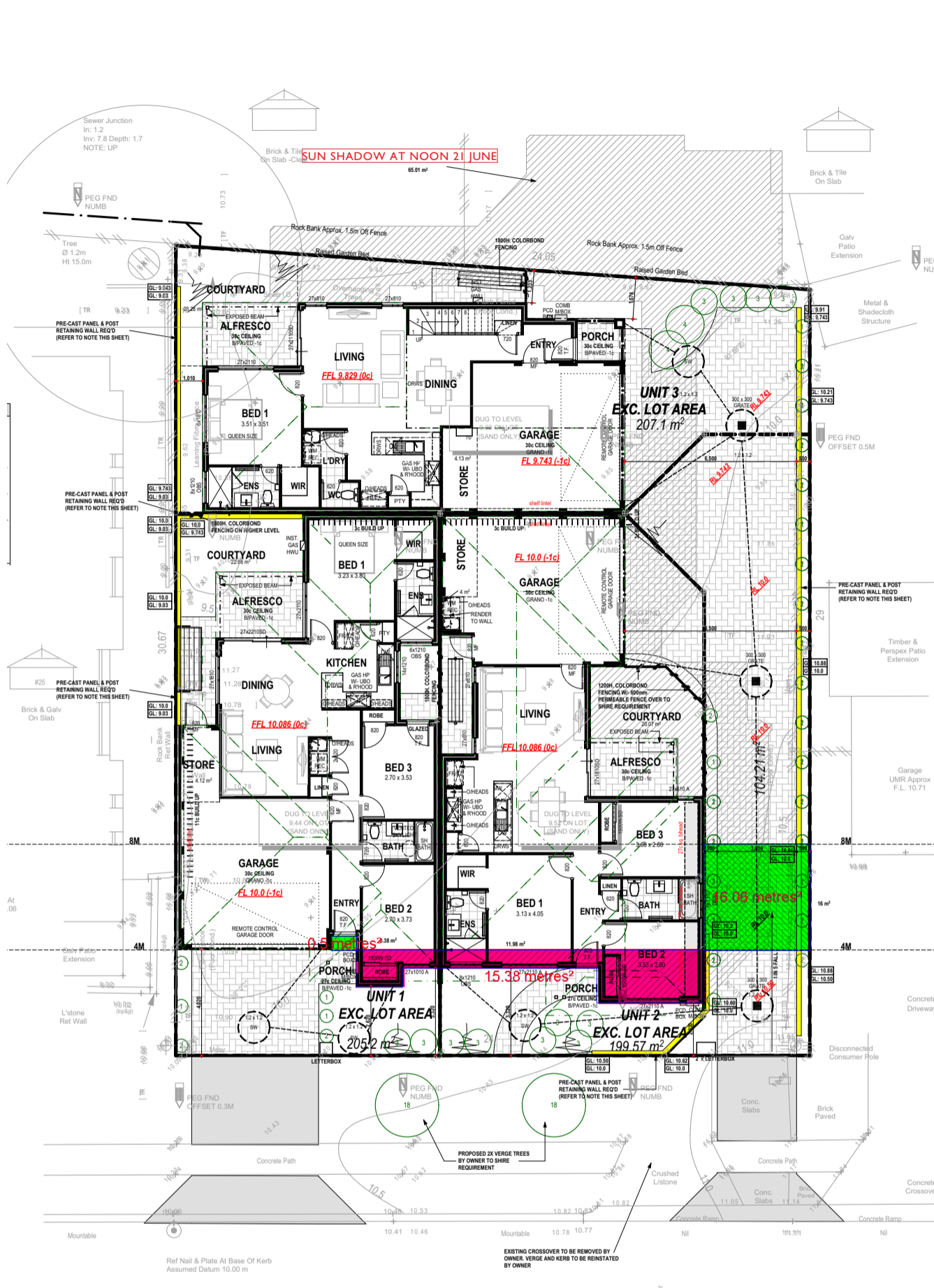
DEVELOP | SUBDIVIDE | STRATA



PROUDLY PART OF THE SUMMIT HOMES GROUP
New Home Building | Renovation & Improvements | Developments | Investments | Realty | In-house Finance



SITE PLAN



PROPOSED STRATA LAYOUT

1. MYOPORUM PARVIFOLIUM PURPUREA - NATIVE
 2. DAMPIERA LINEARIS - COMMON DAMPIERA
 3. SCAEVOLA 'PINK PERFECTION' - PURPLE FANFARE
 4. GREVILLIA - 'GINGIN GEM'
- SMALL SHRUBS (to 1m HIGH)**
5. CALOCEPHALUS BROWNII - CUSHION BUSH (YELLOW)
 6. HYPOCALYMMMA ANGUSTIFOLIUM - WHITE MYRLTE
 7. GREVILLEA BRACHYSTACHYA - (PINK)
 8. LEPTOSPERMUM SCOPARIUM - NANUM RUBRUM (RED)
 9. HEBE SPECIES - VARIOUS
 10. CORREA REFLEXA - NATIVE FUSCHIA

- TALL SHRUBS (2m - 3m HIGH)**
14. HIBISCUS SP
 15. POLYGALA GRANDIFLORA
 16. MYRTUS COMMUNIS
 17. VIBURNUM TINUS

- SMALL TREES (over 3m HIGH)**
18. EUCALYPTUS FORRESTIANA
 19. FRAXINUS GRIFFITHII
 20. METROSIDEROS EXCELSIA
 21. PRUNUS BLIREIANA

MULCH
TROPICAL MULCH 70mm TO GARDEN BEDS & TO REAR OF UNITS (COURTYARDS & SIDE SETBACK AREAS).

DISCLAIMER
LANDSCAPING DEMONSTRATED INDICATIVE OF POSITION & SPECIES ONLY. FINAL POSITION, NUMBER & VARIETY OF FLORA TO BE DETERMINED ON SITE BY HORTICULTURIST SPECIALIST. SUBJECT TO AVAILABILITY

RETAINING CONTRACTOR NOTE:
- GROUND LINE TO GROUNDLINE LEVELS INDICATED ONLY FOR SHIRE ASSESSMENT.
- FOR QUOTING PURPOSES ENSURE BOTTOM OF RETAINING IS EMBEDDED SUFFICIENTLY AS REQ.
- REFER TO NEIGHBOURS EXISTING LEVELS AND / OR NEW NOMINATED PAVING / LANDSCAPING LEVELS TO CALCULATE EXTENT OF RETAINING HEIGHT INCL. MIN EMBEDMENTS REQUIRED.

NOTE: VISITOR PARKING MAYBE REQUIRED - SUBJECT TO SHIRE APPROVAL

SUN SHADOW AT NOON 21 JUNE

2c FACE BRICK - 1/3RD BOND

NOTE: DRAWING SUBJECT TO LOCAL AUTHORITY APPROVAL

R-Codes clause	Query/matter	Response/interpretation	Diagram/illustration (where relevant)
R-Codes Vol. 1 5.1.2 Street setback	Can common property be used in averaging?	Yes. Common property can be used in averaging the primary street setback of a dwelling where averaging is permitted. The access leg for a battle-axe lot cannot be used for averaging the primary street setback of the front dwelling because the access leg is not in common ownership - it is exclusively owned and forms part of the lot of the rear dwelling.	

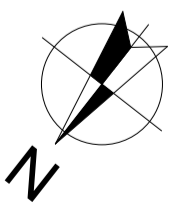
NOTE: FRONT SETBACK COMPLIED WITH R-CODE 5.1.2 AS PER R-CODE PRACTICE NOTES PAGE 7

UNIT 1 STORMWATER CALC.

Soak Well Type	No.	
SW 1200x1200	2	2.7 m3
Total Capacity		2.7 m3
Roof Area GF		149.0 m2
Paved Area		26.0 m2
Total Area		175.0 m2
Capacity Required (Area x 0.0130)		2.3 m3
Extra Capacity Provided		0.4 m3

UNIT 2/3 STORMWATER CALC.

Soak Well Type	No.	
SW 1200x1200	5	6.8 m3
Total Capacity		6.8 m3
Roof Area GF		288.5 m2
Paved Area		147.0 m2
Total Area		435.5 m2
Capacity Required (Area x 0.0130)		5.7 m3
Extra Capacity Provided		1.1 m3



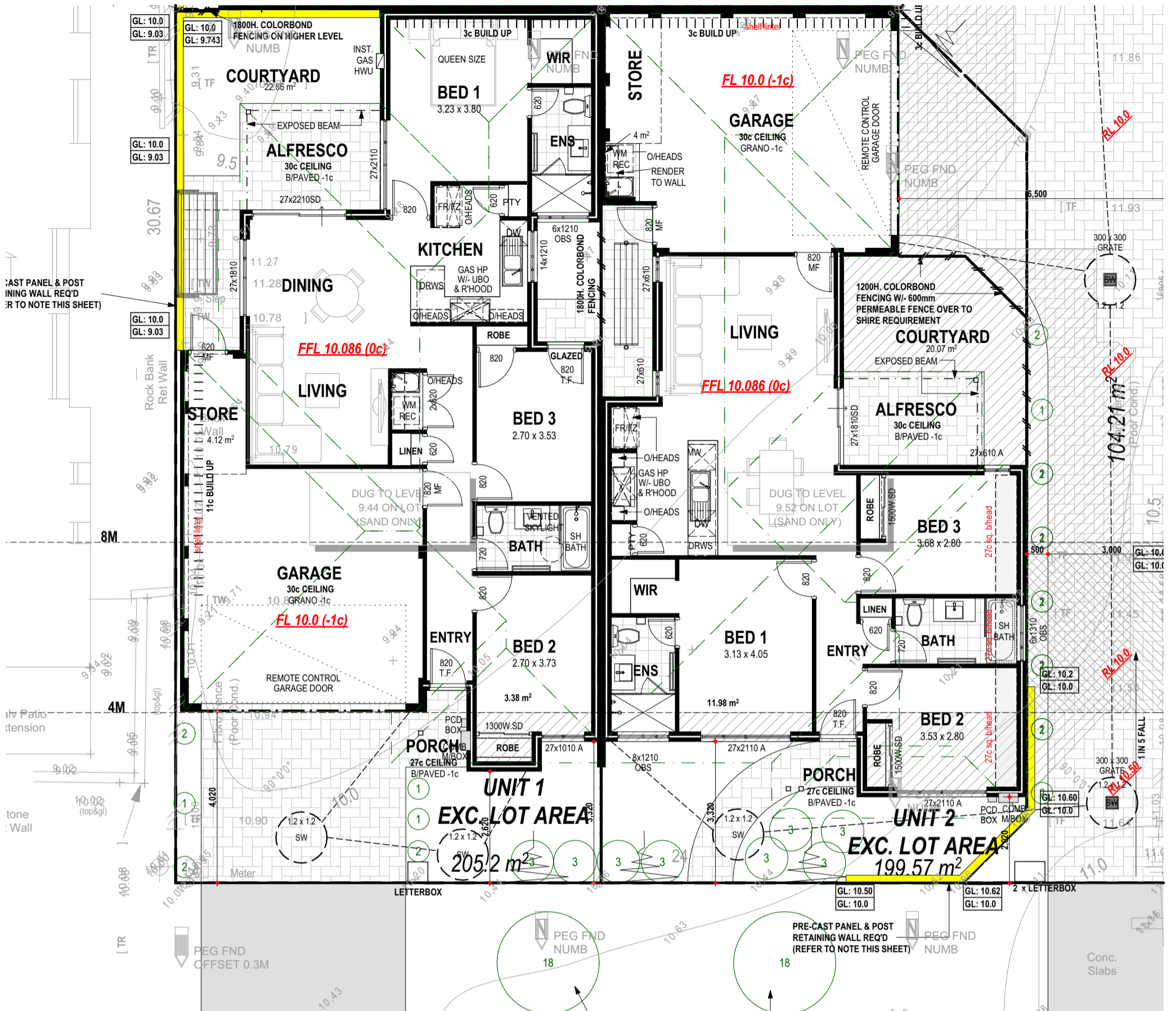
Tangent Nominees Pty Ltd (A.C.N. 008 865 585)
Trustee For Summit Homes Group Trust

242 Leach Highway Myaree, W.A. 6154.
T: (08) 93170100 Web: www.summitprojects.com.au

PROPOSED DEVELOPMENT FOR:
WHITMAN
ADDRESS:
LOT 266 #23 HILLWOOD AVENUE
WARWICK

DESIGNED	SIZE	SHEET	REV#	AMEND.	DATE:	REV#	AMEND.	DATE:
RC	A3	2 of 6	P5	RC	15.05.2019			
DATE			P6	RC	23.05.2019			
20.03.2019		© COPYRIGHT 2019	P7	RC	07.06.2019			
			P8	PL	19.06.2019			
			P9	PL	02.07.2019			
SCALE			P10	PL	25.09.2019			
1: 200		JOB NO: 157187						

FLOOR PLAN



PROPOSED RESIDENCE - U1

FLOOR PLAN	ROOF
A: 98.27 m ²	A: 148.56 m ²
P: 55.76 m	P: 57.44 m
GARAGE/STORE	
A: 36.86 m ²	
PORTICO	
A: 1.83 m ²	
ALFRESCO	
A: 8.25 m ²	
TOTAL AREA	
A: 148.5 m ²	

EXCLUSIVE LOT AREA	205.20 m²
CPA	34.74 m²
TOTAL SITE AREA	239.94 m²
BUILDING AREA	136.90 m²
OPEN SPACE	42.94 %

PROPOSED RESIDENCE - U2

FLOOR PLAN	ROOF
A: 94.4 m ²	A: 146.08 m ²
P: 45.56 m	P: 62.42 m
GARAGE/STORE	
A: 38.62 m ²	
ALFRESCO	
A: 7.26 m ²	
PORTICO	
A: 2.45 m ²	
TOTAL AREA	
A: 142.21 m ²	

EXCLUSIVE LOT AREA	199.57 m²
CPA	34.74 m²
TOTAL SITE AREA	234.31 m²
BUILDING AREA	133.02 m²
OPEN SPACE	43.23 %

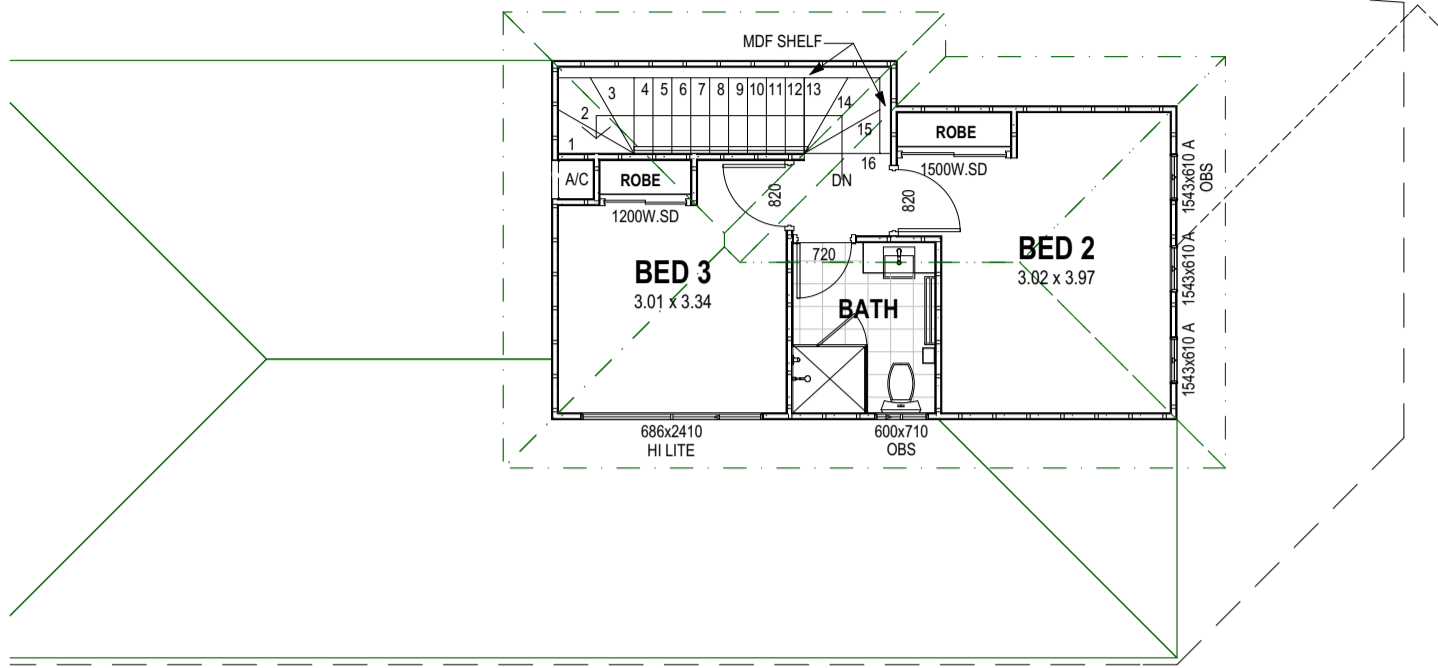
DESIGNED	SIZE	SHEET	REV#	AMEND.	DATE:	REV#	AMEND.	DATE:
RC	A3	3 of 6	P5	RC	15.05.2019			
DATE			P6	RC	23.05.2019			
20.03.2019			P7	RC	07.06.2019			
			P8 PL	RC	19.06.2019			
			P9 PL	RC	02.07.2019			
SCALE			P10 PL	RC	25.09.2019			
1: 100								
	JOB NO: 157187							

FLOOR PLAN

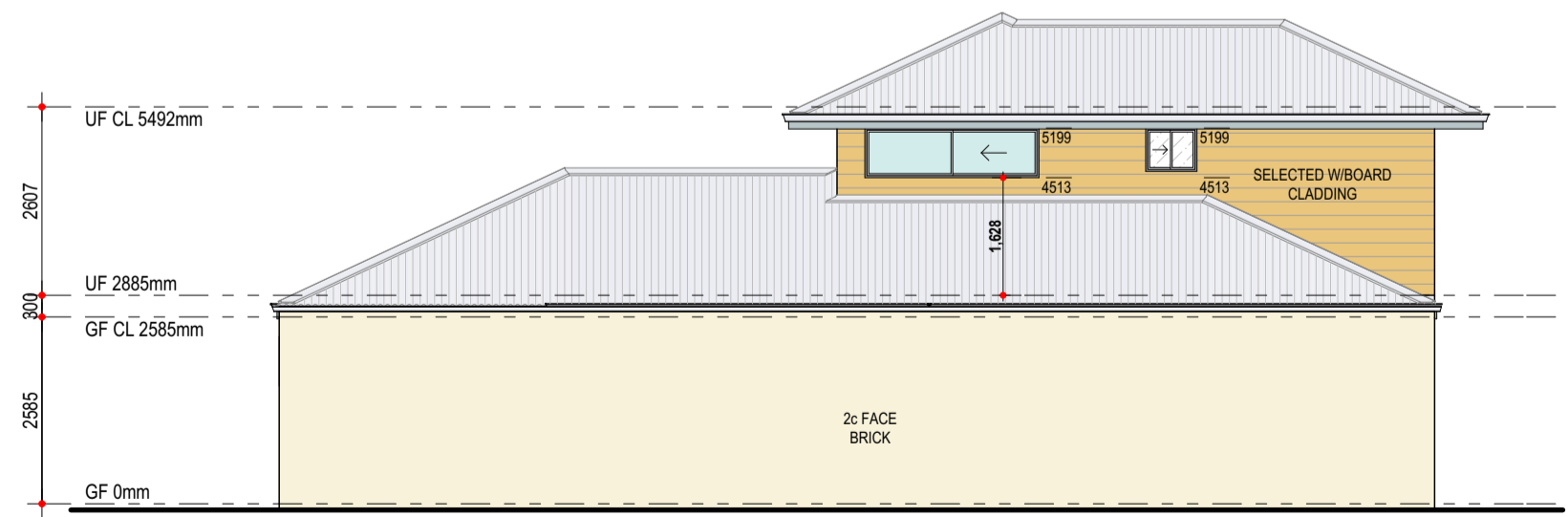
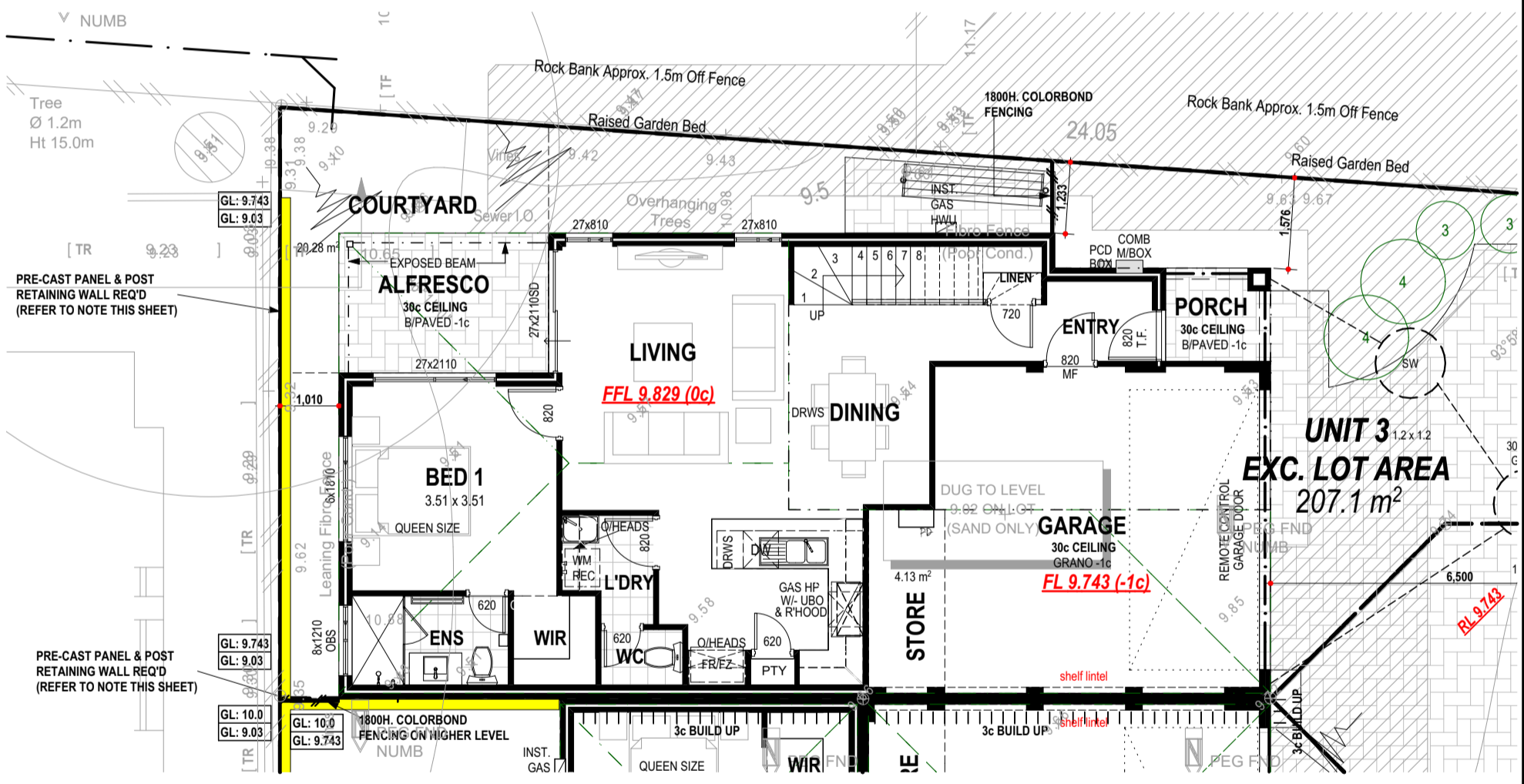


PROPOSED RESIDENCE - U3

FLOOR PLAN A: 77.33 m ² P: 44.36 m	GF ROOF A: 87.04 m ² P: 47.78 m
GARAGE/STORE A: 36.69 m ²	
PORTICO A: 2.88 m ²	
ALFRESCO A: 8.64 m ²	
TOTAL AREA A: 125.54 m ²	
UPPER FLR A: 37.06 m ² P: 26.04 m	UF ROOF A: 55.4 m ² P: 31.16 m



EXCLUSIVE LOT AREA	207.10 m²
CPA	34.74 m²
TOTAL SITE AREA	241.84 m²
BUILDING AREA	114.02 m²
OPEN SPACE	52.85 %



ELEVATION 5

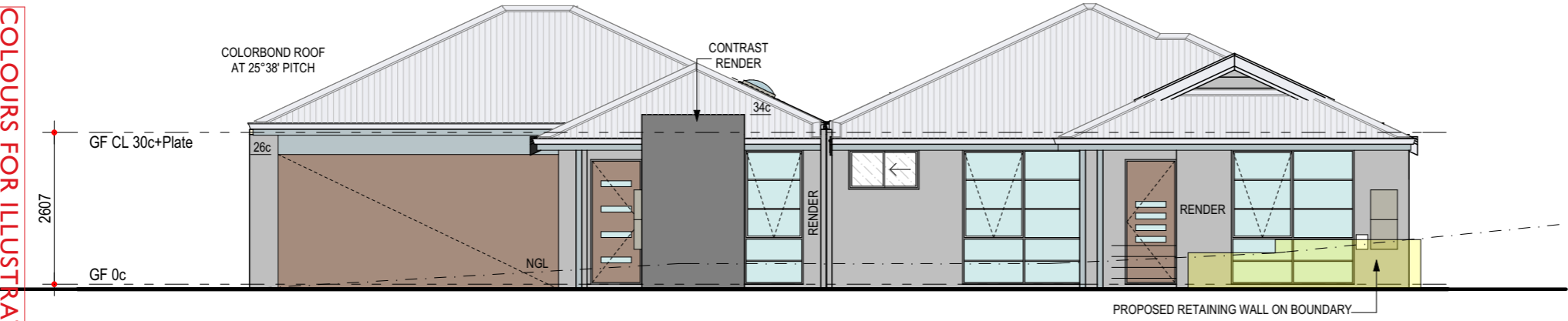
Tangent Nominees Pty Ltd (A.C.N. 008 865 585)
Trustee For Summit Homes Group Trust



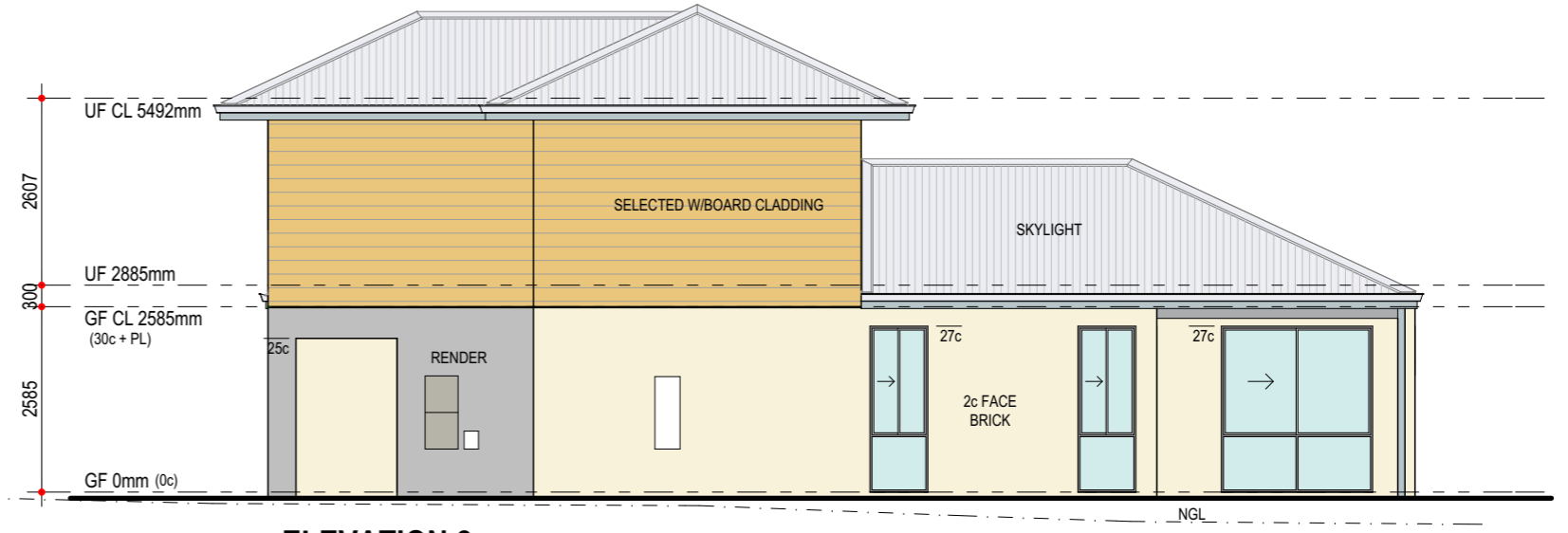
242 Leach Highway Myaree, W.A. 6154.
T: (08) 93170100 Web: www.summitprojects.com.au

PROPOSED DEVELOPMENT FOR:
WHITMAN
ADDRESS:
LOT 266 #23 HILLWOOD AVENUE
WARWICK

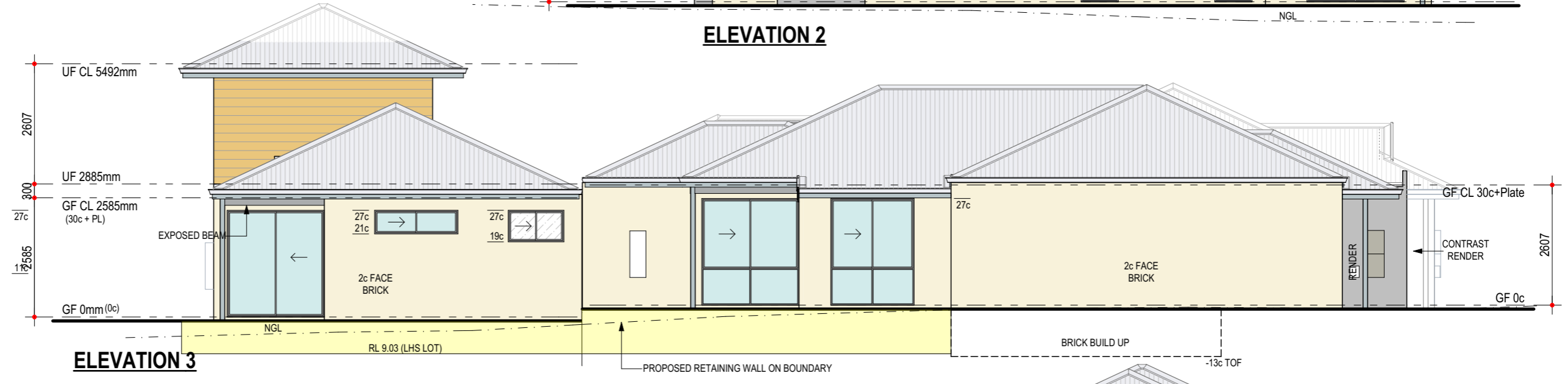
DESIGNED	SIZE	SHEET	REV#	AMEND.	DATE:	REV#	AMEND.	DATE:
RC	A3	4 of 6	P5	RC	15.05.2019			
DATE			P6	RC	23.05.2019			
20.03.2019		© COPYRIGHT 2019	P7	RC	07.06.2019			
SCALE			P8 PL	RC	19.06.2019			
1: 100		JOB NO: 157187	P9 PL	RC	02.07.2019			
			P10 PL	RC	25.09.2019			



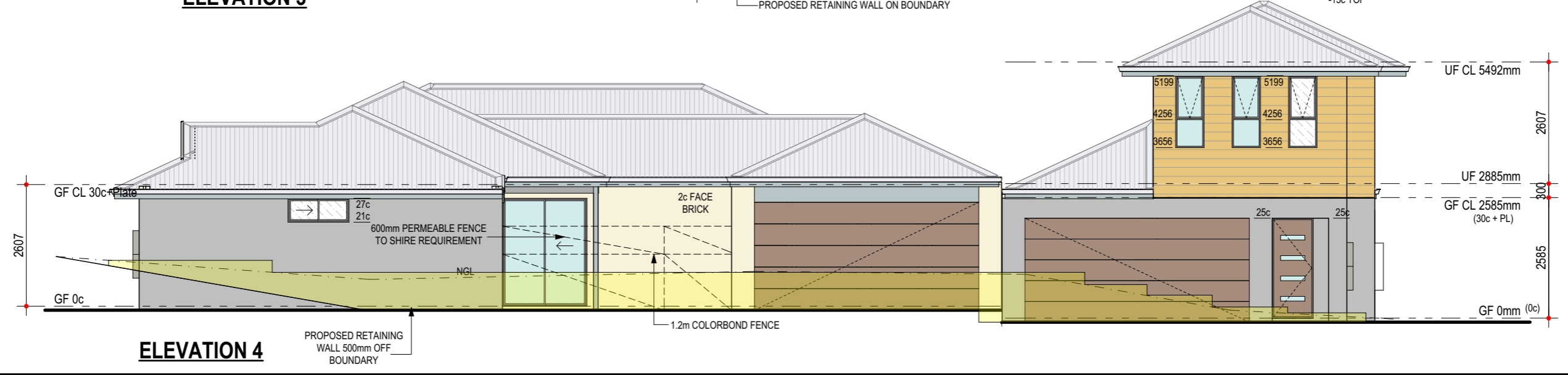
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

COLOURS FOR ILLUSTRATIVE PURPOSES ONLY

242 Leach Highway, Nyora, W.A. 6154.
T: (08) 93170100 Web: www.summitprojects.com.au

SUMMIT PROJECTS

PROPOSED DEVELOPMENT FOR:
WHITMAN
ADDRESS:
LOT 266 #23 HILLWOOD AVENUE
WARWICK

DESIGNED	RC	SIZE	A3	SHEET	5 of 6	REV#	AMEND.	DATE:	REV#	AMEND.	DATE:
20.03.2019						P5	RC	15.05.2019			
						P6	RC	23.05.2019			
						P7	RC	07.06.2019			
						P8 PL	RC	19.06.2019			
						P9 PL	RC	02.07.2019			
						P10 PL	RC	25.09.2019			
SCALE	1:100	JOB NO:	157187								