

SITE PLAN

NOTE TO CLIENT:

PROXIMITY TO ROAD & RAIL NOISE SPP 5.4

THIS SITE FALLS WITHIN PROXIMITY TO AN IDENTIFIED TRANSPORT CORRIDOR

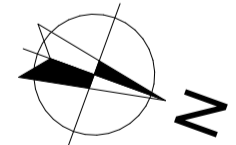
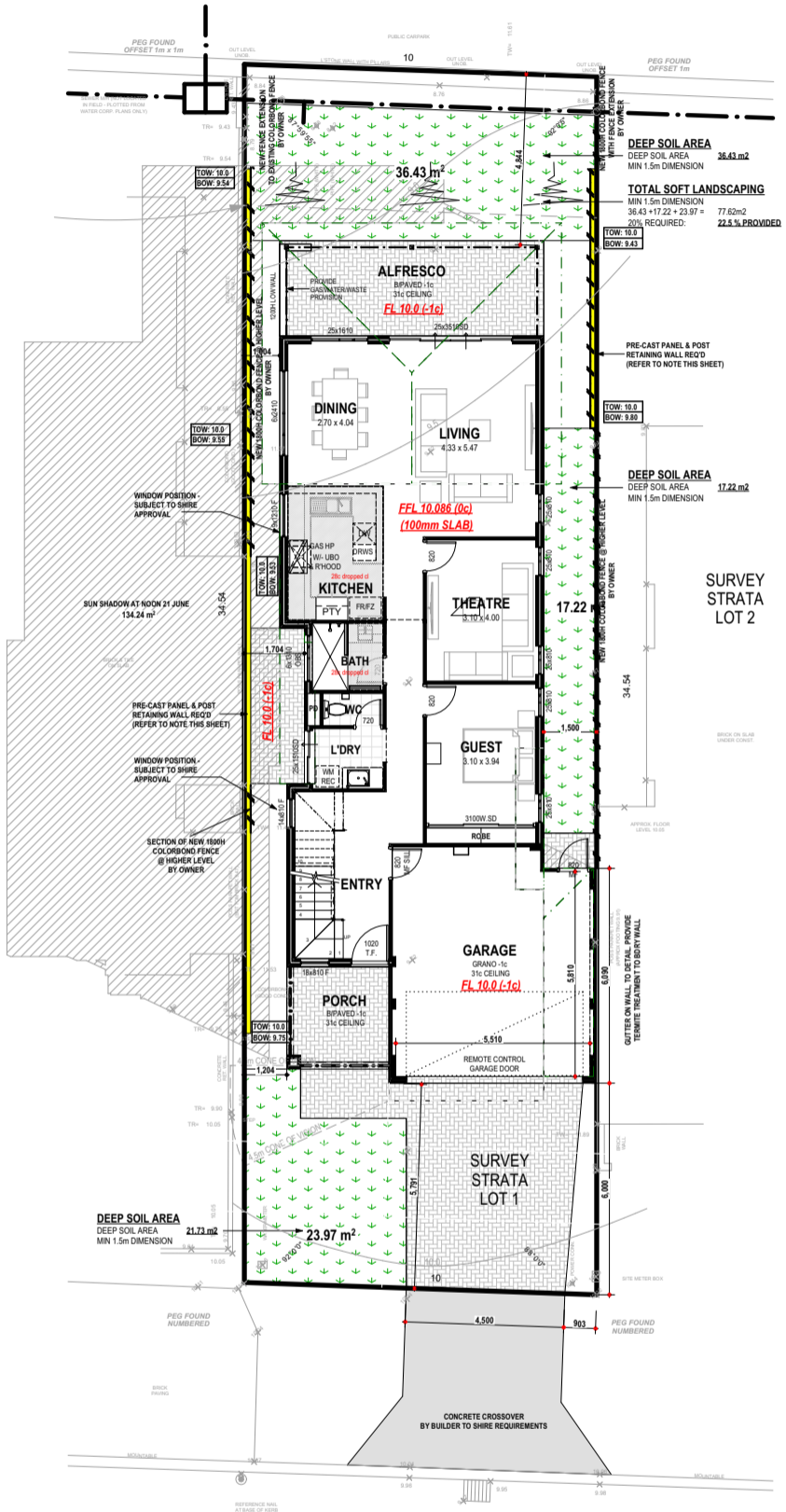
AN ACOUSTIC REPORT MAY BE REQUIRED AT DEVELOPMENT APPLICATION STAGE OR QUIET HOUSE REQUIREMENTS MAY BE PRESCRIBED BY THE LOCAL AUTHORITY ADDITIONAL ACOUSTIC UPGRADES MAY BE INCURRED.

REFER TO [HTTPS://ESPATIAL.DPLH.WA.GOV.AU/PLANWA/INDEX.HTML?VIEWER=PLANWA&LAYERTHEME=2&RUN=THEMELAYERSELECTOR&LAYERNAME=SPP%205.4%20ROAD%20AND%20RAIL%20NOISE](https://espatial.dplh.wa.gov.au/planwa/index.html?viewer=planwa&layertheme=2&run=themelayerselector&layername=spp%205.4%20ROAD%20AND%20RAIL%20NOISE) AND SPEAK TO YOUR SALES CONSULTANT FOR MORE INFORMATION.

DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

This design has been prepared based on the planning framework applicable as of the date of the sketch. It is anticipated the R-Codes (State Planning Policy 7.3 - Volume 1) will be amended with a deferred Gazetted date in 2023 at some point. The final amendments to the R-Codes and implementation date are not yet known. However, the changes will be significant. Should this job not progress to Planning Approval before the implementation of the changes, a new design and cost estimate will be required.

- NOTE:**
DEEP SOIL AREA
DEEP SOIL AREA
MIN 1.5m DIMENSION
- NOTE:**
APPROXIMATE SOIL ONLY
CHECK WITH GEOTECHNICAL ENGINEER
FOR SOIL CLASSIFICATION AND DEPTH
- NOTE:**
APPROXIMATE CLEARANCE LINE
CHECK WITH LOCAL AUTHORITY
FOR CLEARANCE REQUIREMENTS



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.

SUN SHADOW AT NOON 21 JUNE [Diagram showing shadow cast]

2c FACE BRICK - 1/3RD BOND

NOTE:
DRAWING SUBJECT TO LOCAL AUTHORITY APPROVAL

ZONING R20/60 (HOA 1)
TOTAL SITE AREA 345m²

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CLIENT(S):
 CONSULTANT:

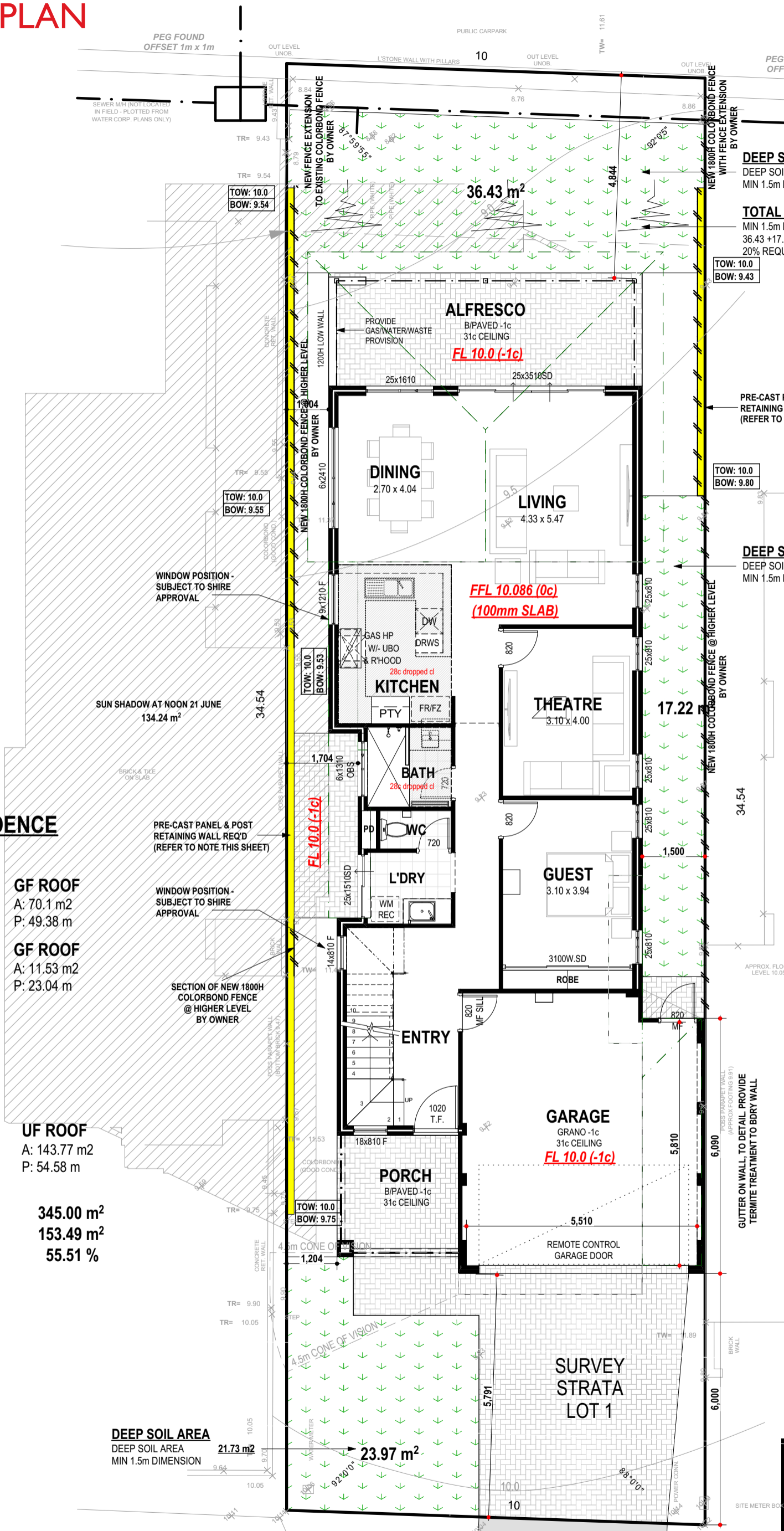
PROPOSED RESIDENCE FOR: LIU	DRAWN: RC	SCALE: 1:200	Transmittal Set Name: P7	Drawn: RC	Date: 24.08.2023	Transmittal Set Name:	Drawn:	Date:
ADDRESS: #20A MOFFAT PLACE WARWICK	DESIGNED: RC	SHEET: 2 OF 7	P8 DA DWG	SR	31/08/2023			
	CHECKED: #Checked	SIZE: A3	P9 DA DWG	SR	13/09/2023			
	DATE: 25.08.2023	DEVELOPMENTS						
	MODEL: CUSTOM	JOB N° 166330						
		DA SITE PLAN (A3 V)						



FLOOR PLAN

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DEEP SOIL AREA
 DEEP SOIL AREA 36.43 m²
 MIN 1.5m DIMENSION

TOTAL SOFT LANDSCAPING
 MIN 1.5m DIMENSION
 36.43 + 17.22 + 23.97 = 77.62m²
 20% REQUIRED: 22.5 % PROVIDED

DEEP SOIL AREA
 DEEP SOIL AREA 17.22 m²
 MIN 1.5m DIMENSION

SURVEY STRATA LOT 2

PROPOSED RESIDENCE

- FLOOR PLAN**
A: 115.25 m²
P: 51.76 m
- GARAGE / STORE**
A: 38.24 m²
- PORTICO**
A: 8.41 m²
- ALFRESCO**
A: 20.22 m²
- TOTAL AREA**
A: 182.13 m²
- UPPER FLR**
A: 115.53 m²
P: 70.94 m
- GF ROOF**
A: 70.1 m²
P: 49.38 m
- GF ROOF**
A: 11.53 m²
P: 23.04 m
- UF ROOF**
A: 143.77 m²
P: 54.58 m
- SITE AREA** 345.00 m²
- BUILDING AREA** 153.49 m²
- OPEN SPACE** 55.51 %

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CONSULTANT:
CLIENT(S):

PROPOSED RESIDENCE FOR:
LIU

ADDRESS:
**#20A MOFFAT PLACE
WARWICK**

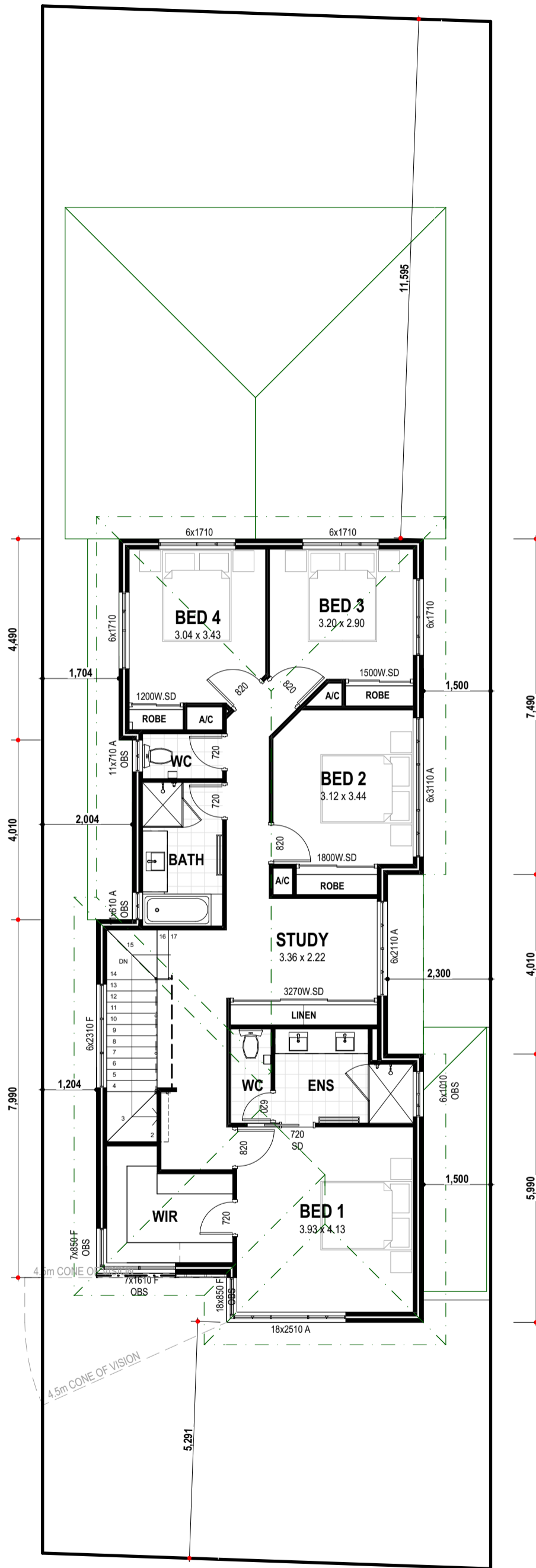
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DESIGNED: RC	SHEET: 3 OF 7	P8 DA DWG	SR	31/08/2023			
CHECKED: #Checked	SIZE: A3	P9 DA DWG	SR	13/09/2023			
DATE: 25.08.2023	DEVELOPMENTS						
MODEL: CUSTOM	JOB N° 166330						
	DA GRD FLOOR PLAN (A3 V)						

SUMMIT
HOMES GROUP
BUILT | RENOVATE | DEVELOP

FLOOR PLAN

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PROPOSED RESIDENCE

FLOOR PLAN

A: 115.25 m²
 P: 51.76 m

GARAGE / STORE

A: 38.24 m²

PORTICO

A: 8.41 m²

ALFRESCO

A: 20.22 m²

TOTAL AREA

A: 182.13 m²

GF ROOF

A: 70.1 m²
 P: 49.38 m

GF ROOF

A: 11.53 m²
 P: 23.04 m

UPPER FLR

A: 115.53 m²
 P: 70.94 m

UF ROOF

A: 143.77 m²
 P: 54.58 m

SITE AREA

345.00 m²

BUILDING AREA

153.49 m²

OPEN SPACE

55.51 %

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CONSULTANT: _____

CLIENT(S): _____

PROPOSED RESIDENCE FOR:
 LIU

ADDRESS:
 #20A MOFFAT PLACE
 WARWICK

DRAWN: RC SCALE: 1:100
 DESIGNED: RC SHEET: 4 OF 7
 CHECKED: #Checked SIZE: A3
 DATE: 25.08.2023 DEVELOPMENTS
 MODEL: CUSTOM JOB N°
 166330

Transmittal Set Name: P8 DA DWG, P9 DA DWG
 Drawn: SR, SR
 Date: 31/08/2023, 13/09/2023

DA UPPER FLOOR PLAN (A3 V)

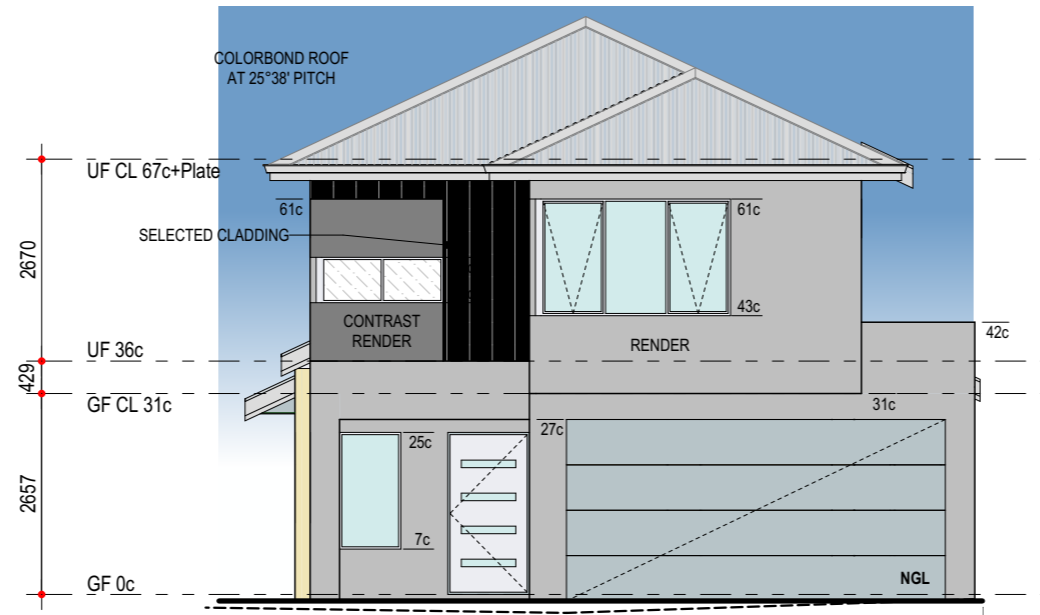


SUMMIT
 HOMES GROUP

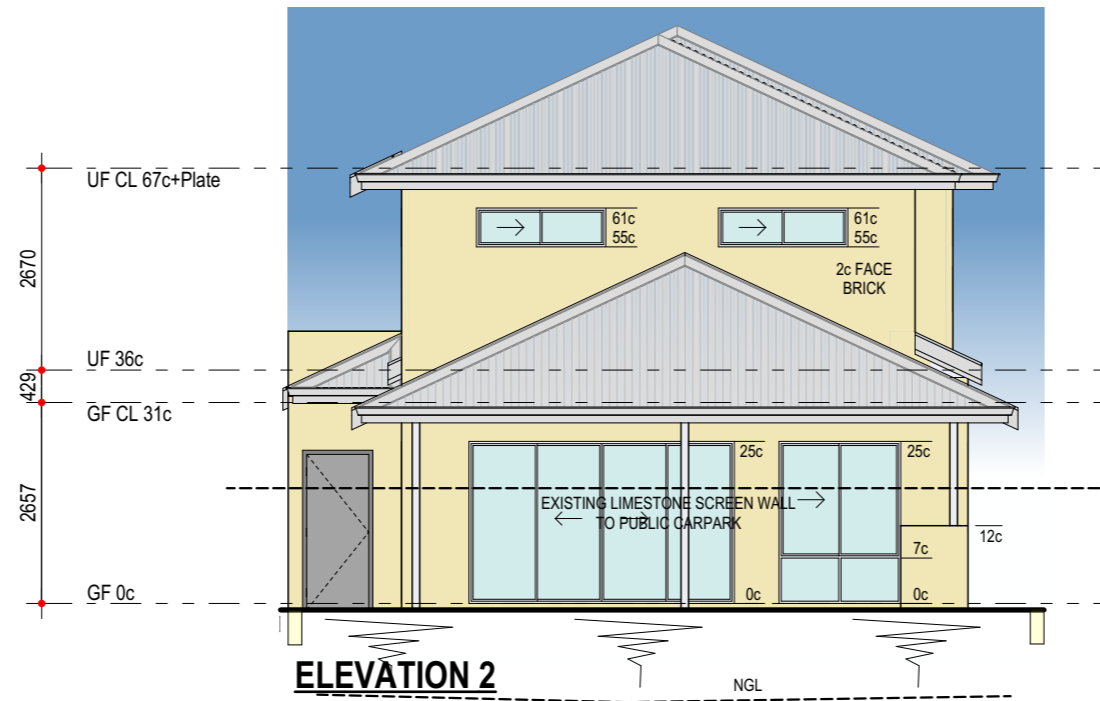
BUILD | RENOVATE | DEVELOP

ELEVATIONS

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ELEVATION 1



ELEVATION 2

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PROPOSED RESIDENCE FOR:
LIU

ADDRESS:
**#20A MOFFAT PLACE
 WARWICK**

DRAWN: RC
 DESIGNED: RC
 CHECKED: #Checked
 DATE: 25.08.2023
 MODEL: CUSTOM

SCALE: 1:100
 SHEET: 5 OF 7
 SIZE: A3
 DEVELOPMENTS
 JOB N° 166330

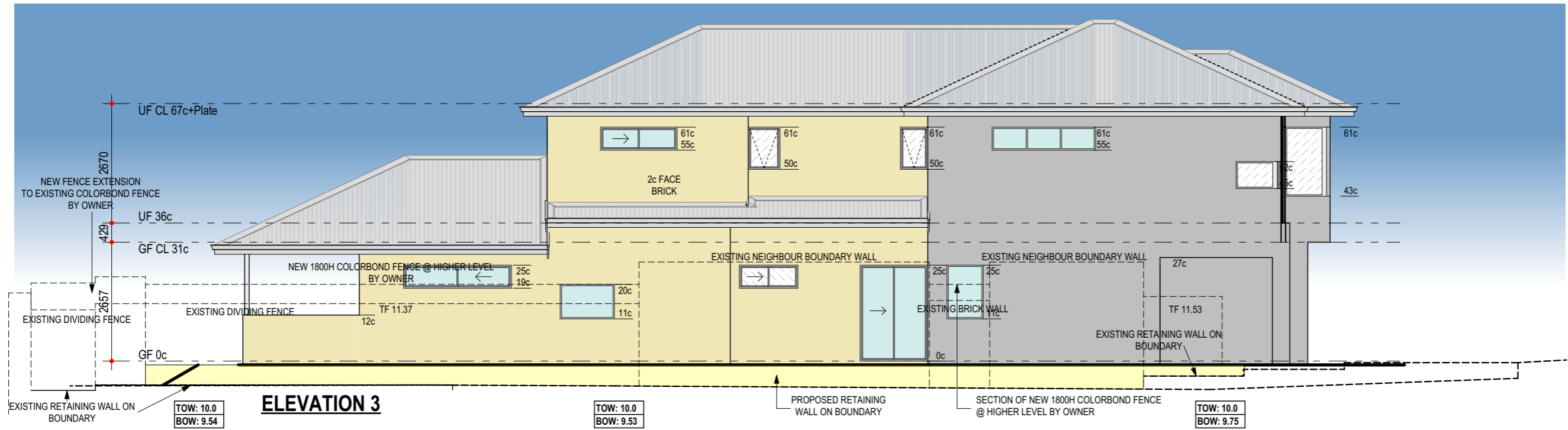
Transmittal Set Name	Drawn	Date	Transmittal Set Name	Drawn	Date
P7	RC	24.08.2023			
P8 DA DWG	SR	31/08/2023			
P9 DA DWG	SR	13/09/2023			

DA ELEVATIONS (A3 V)

SUMMIT
 HOMES GROUP
 BUILD | RENOVATE | DEVELOP

ELEVATIONS

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PROPOSED RESIDENCE FOR:
LIU

ADDRESS:
**#20A MOFFAT PLACE
WARWICK**

BUILT AROUND PEOPLE

DRAWN: RC SCALE: 1:100
DESIGNED: RC SHEET: 6 OF 7
CHECKED: #Checked SIZE: A3
DATE: 25.08.2023 DEVELOPMENTS
MODEL: CUSTOM JOB N°
166330

Transmittal Set Name	Drawn	Date	Transmittal Set Name	Drawn	Date
P8 DA DWG	SR	31/08/2023			
P9 DA DWG	SR	13/09/2023			

DA ELEVATIONS (A3 V) (2)

