

PROPOSED DEVELOPMENT FOR

**NGUYEN**

# PROPOSED GROUPED DWELLINGS

9 WHITEHOUSE DRIVE  
KOONDOOLA  
161988



**BUILT AROUND PEOPLE.**

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NEW HOMES

RENOVATIONS

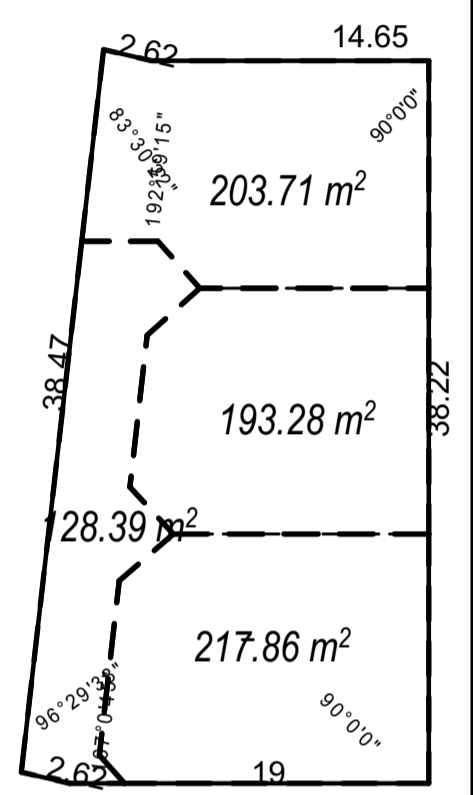
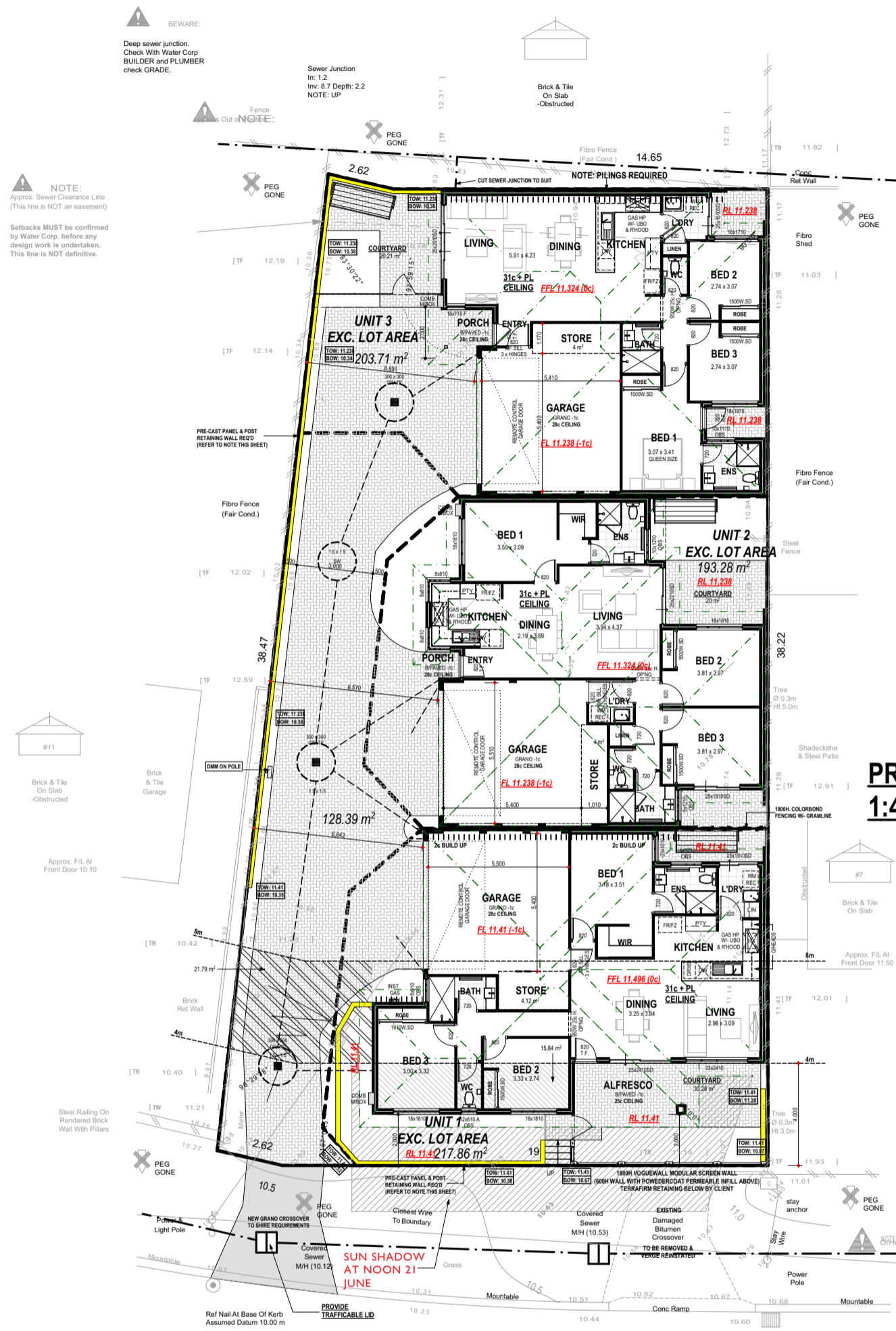
GRANNY FLATS

DEVELOPMENTS

  
**SUMMIT**  
HOMES

# SITE PLAN

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.



### PROPOSED STRATA LAYOUT 1:400

**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.

Soak Well Type	No.	
SW 1500x1500	4	10.6 m³
Total Capacity		10.6 m³
Roof Area GF		449.0 m²
Paved Area		176.0 m²
Total Area		625.0 m²
Capacity Required (Area x 0.0130)		8.1 m³
Extra Capacity Provided		2.5 m³

**SUN SHADOW AT NOON 21 JUNE**

**2c FACE BRICK - 1/3RD BOND**

**NOTE:  
DRAWING SUBJECT TO LOCAL AUTHORITY APPROVAL**

CONSULTANT:  
 CLIENT(S):  
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PROPOSED RESIDENCE FOR:  
NGUYEN

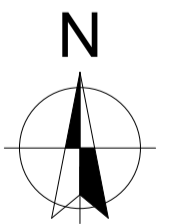
ADDRESS:  
9 WHITEHOUSE DRIVE  
KOONDOOLA

DRAWN: RC  
 DESIGNED: RC  
 CHECKED: #Checked  
 DATE: 24.05.2021  
 MODEL:  
 #Model Type

SCALE: 1:100  
 SHEET: 2 OF 6  
 SIZE: A3  
 #Division  
 JOB N°  
 161988

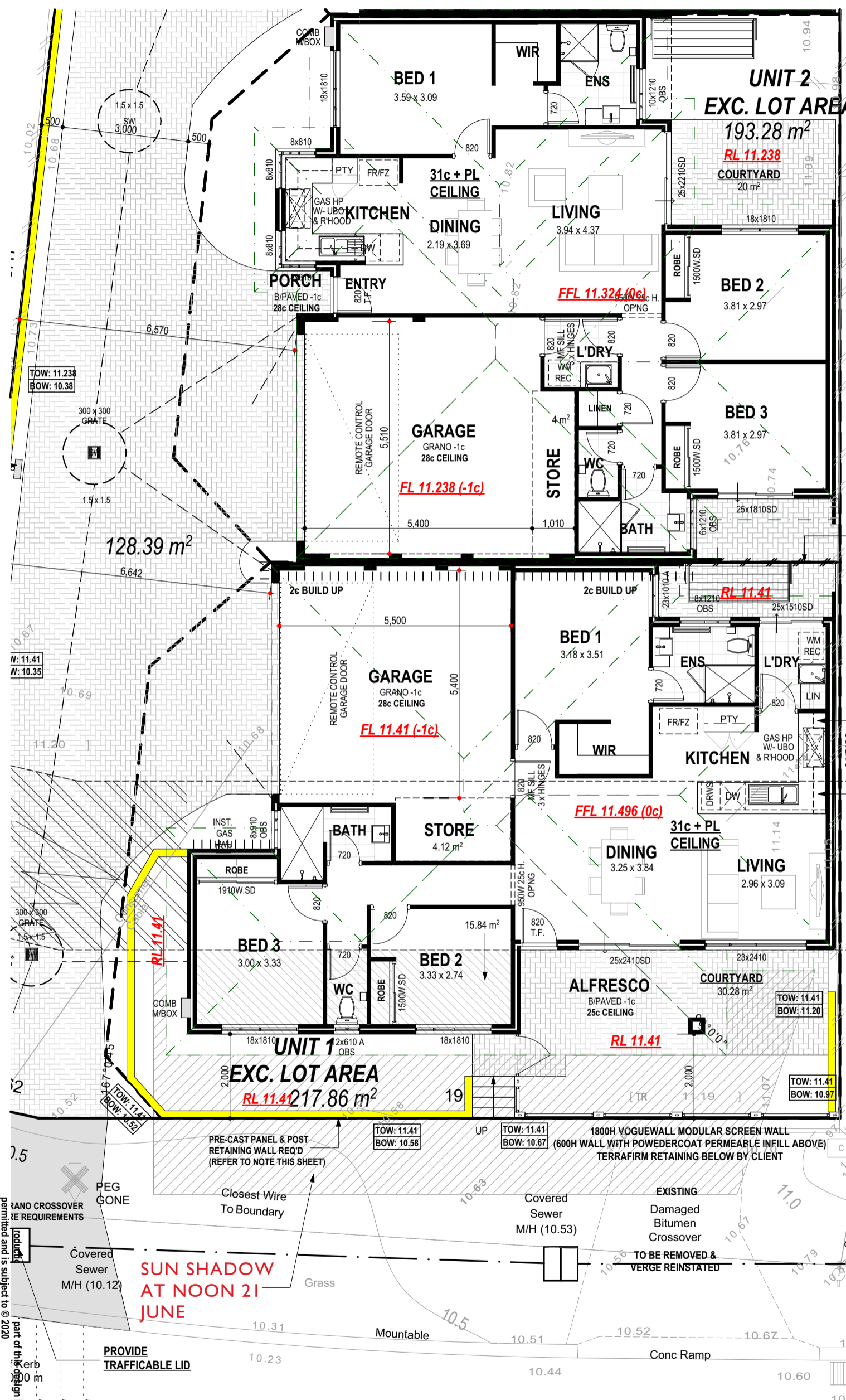
Issue Name	Drawn	Date	Issue Name	Drawn	Date
P3_PLANNING	RC	02.06.2021			
P5_PLANNING	RC	04.06.2021			
P6_SCREEN WALL	SR	21.06.2021			

FEAS\_DA SITE PLAN (A3 V)



# FLOOR PLAN

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## PROPOSED RESIDENCE - UNIT 2

FLOOR PLAN	ROOF
A: 101.36 m <sup>2</sup>	A: 147.97 m <sup>2</sup>
P: 52.56 m	P: 53.02 m
<b>GARAGE</b>	
A: 32.84 m <sup>2</sup>	
<b>PORTICO</b>	
A: 1.31 m <sup>2</sup>	
<b>STORE</b>	
A: 4 m <sup>2</sup>	
<b>TOTAL AREA</b>	
A: 139.61 m <sup>2</sup>	

<b>EXCLUSIVE LOT AREA</b>	193.28 m <sup>2</sup>
<b>CPA</b>	42.80 m <sup>2</sup>
<b>TOTAL SITE AREA</b>	236.08 m <sup>2</sup>
<b>BUILDING AREA</b>	139.01 m <sup>2</sup>
<b>OPEN SPACE</b>	41.12 %

## PROPOSED RESIDENCE - UNIT 1

FLOOR PLAN	ROOF
A: 101.94 m <sup>2</sup>	A: 159.97 m <sup>2</sup>
P: 55.92 m	P: 54.80 m
<b>GARAGE</b>	
A: 32.5 m <sup>2</sup>	
<b>STORE</b>	
A: 4.12 m <sup>2</sup>	
<b>ALFRESCO</b>	
A: 12.17 m <sup>2</sup>	
<b>TOTAL AREA</b>	
A: 150.39 m <sup>2</sup>	

<b>EXCLUSIVE LOT AREA</b>	217.86 m <sup>2</sup>
<b>CPA</b>	42.80 m <sup>2</sup>
<b>TOTAL SITE AREA</b>	260.66 m <sup>2</sup>
<b>BUILDING AREA</b>	138.56 m <sup>2</sup>
<b>OPEN SPACE</b>	46.84 %

part of the design is not permitted as per requirements

PROPOSED RESIDENCE FOR:  
 NGUYEN

ADDRESS:  
 9 WHITEHOUSE DRIVE  
 KOONDOOLA

BUILT AROUND PEOPLE

Whitehouse Drive  
 DRAWN: RC  
 DESIGNED: RC  
 CHECKED: #Checked  
 DATE: 24.05.2021  
 MODEL: #Model Type  
 SCALE: 1:100  
 SHEET: 3 OF 6  
 SIZE: A3  
 #Division  
 JOB N°  
 161988

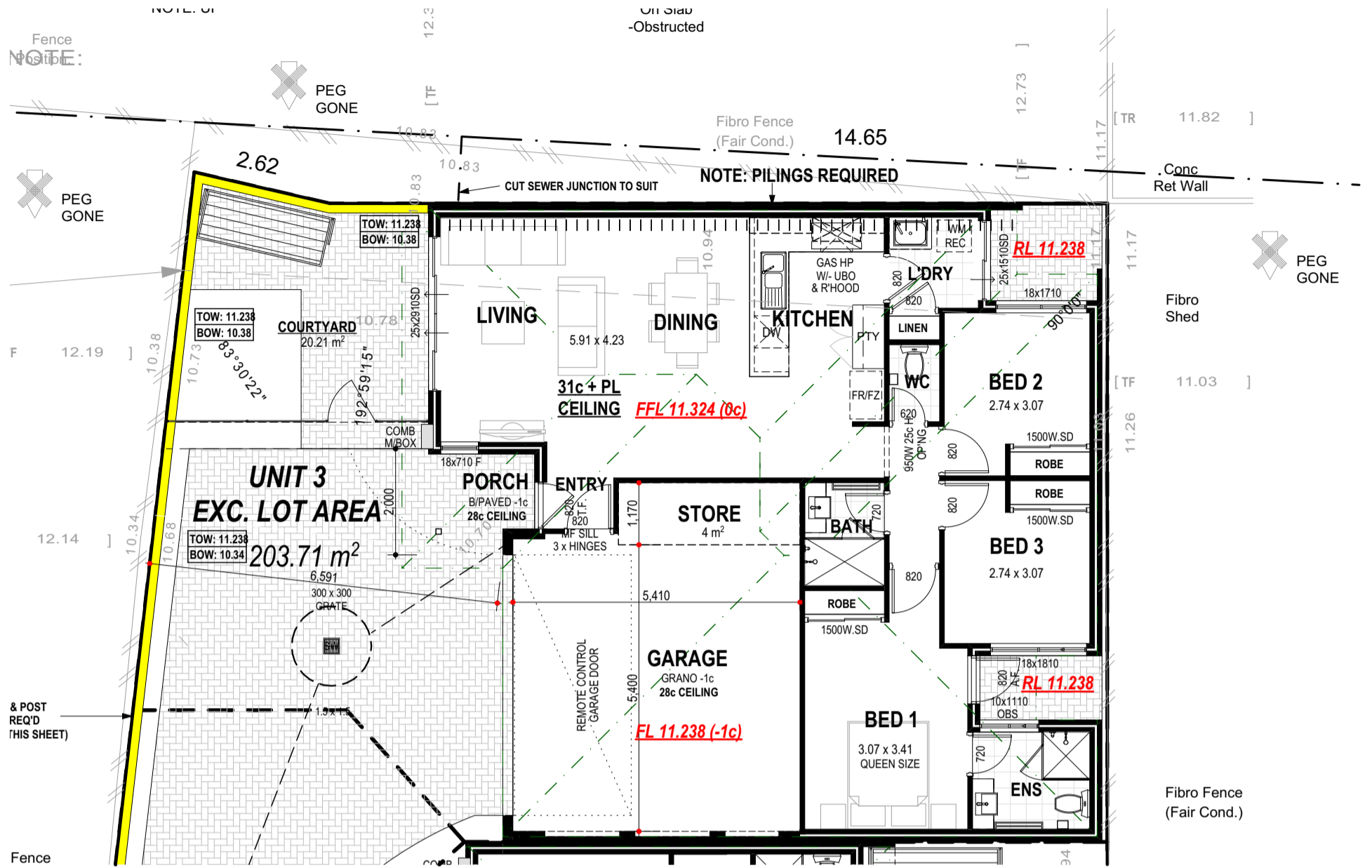
Issue Name	Drawn	Date	Issue Name	Drawn	Date
P3_PLANNING	RC	02.06.2021			
P5_PLANNING	RC	04.06.2021			
P6_SCREEN WALL	SR	21.06.2021			

FEAS\_DA FLOOR PLAN (A3 V)



# FLOOR PLAN

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## PROPOSED RESIDENCE - UNIT 3

<b>FLOOR PLAN</b>	<b>ROOF</b>
A: 98.71 m <sup>2</sup>	A: 141.67 m <sup>2</sup>
P: 55.88 m	P: 52.12 m
<b>GARAGE</b>	
A: 31.82 m <sup>2</sup>	
<b>PORTICO</b>	
A: 2.82 m <sup>2</sup>	
<b>STORE</b>	
A: 4 m <sup>2</sup>	
<b>TOTAL AREA</b>	
A: 137.34 m <sup>2</sup>	
<b>EXCLUSIVE LOT AREA</b>	<b>203.71 m<sup>2</sup></b>
<b>CPA</b>	<b>42.80 m<sup>2</sup></b>
<b>TOTAL SITE AREA</b>	<b>246.51 m<sup>2</sup></b>
<b>BUILDING AREA</b>	<b>134.53 m<sup>2</sup></b>
<b>OPEN SPACE</b>	<b>45.43 %</b>

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CONSULTANT:  
CLIENT(S):

PROPOSED RESIDENCE FOR:  
NGUYEN

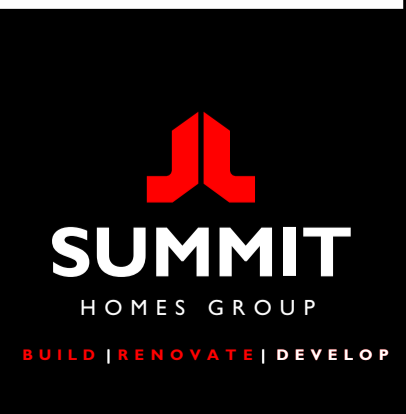
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9 WHITEHOUSE DRIVE  
KOONDOOLA

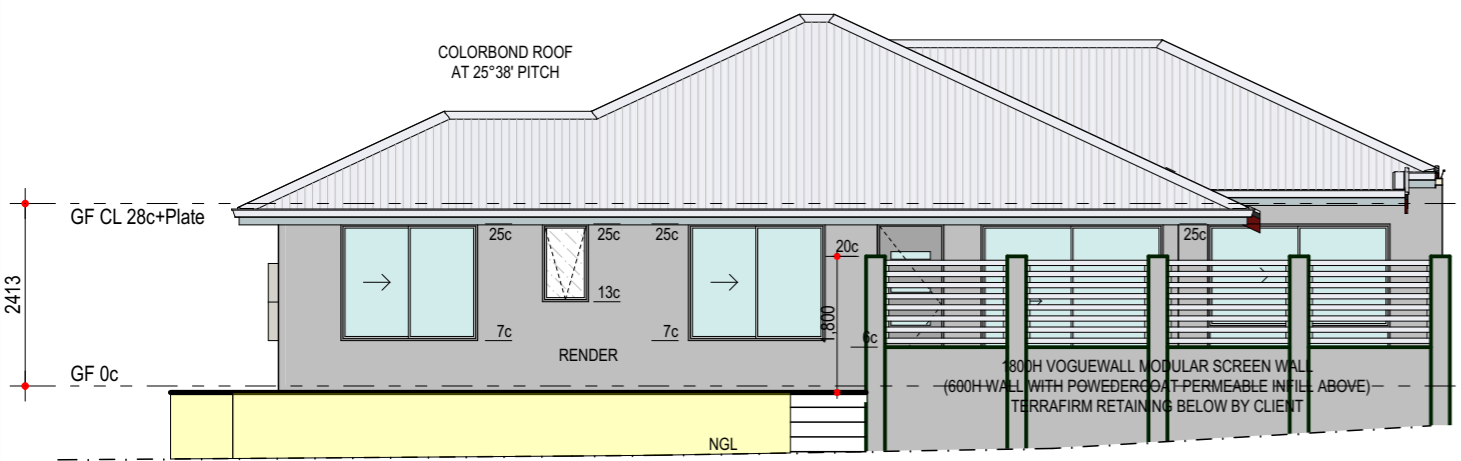
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DATE: 24.05.2021  
MODEL: #Model Type

SCALE: 1:100  
SHEET: 4 OF 6  
SIZE: A3  
#Division  
JOB N°  
161988

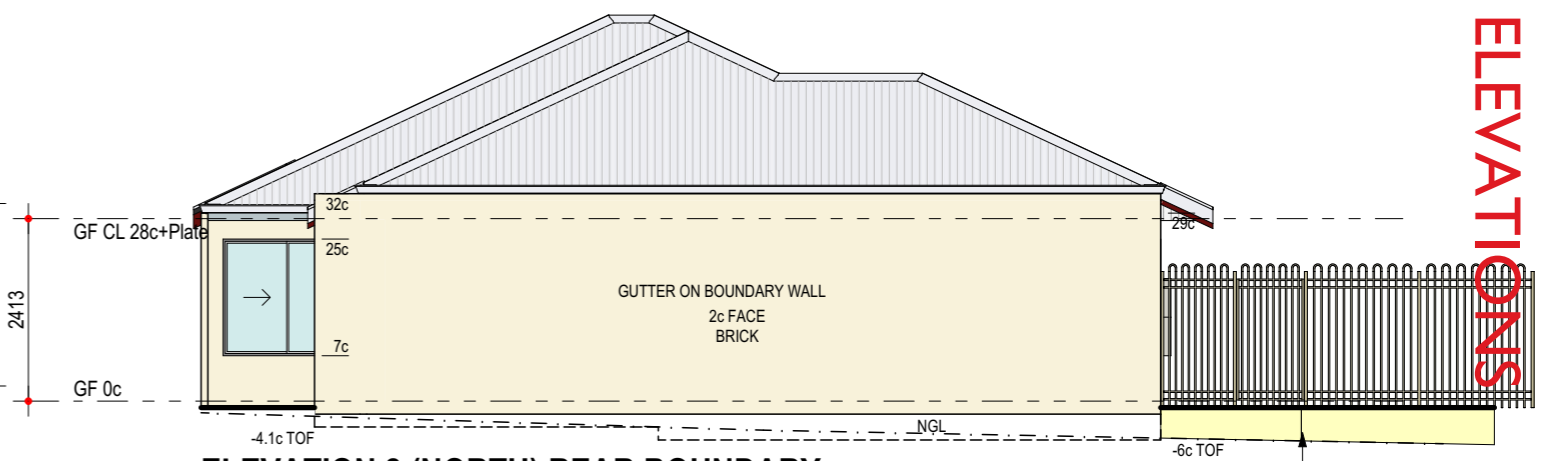
Issue Name	Drawn	Date	Issue Name	Drawn	Date
P3_PLANNING	RC	02.06.2021			
P5_PLANNING	RC	04.06.2021			
P6_SCREEN WALL	SR	21.06.2021			

FEAS\_DA FLOOR PLAN (A3 V) (1)

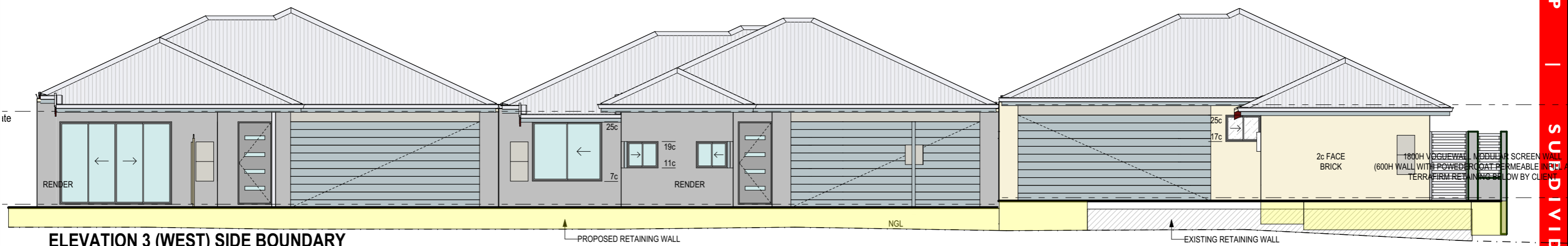




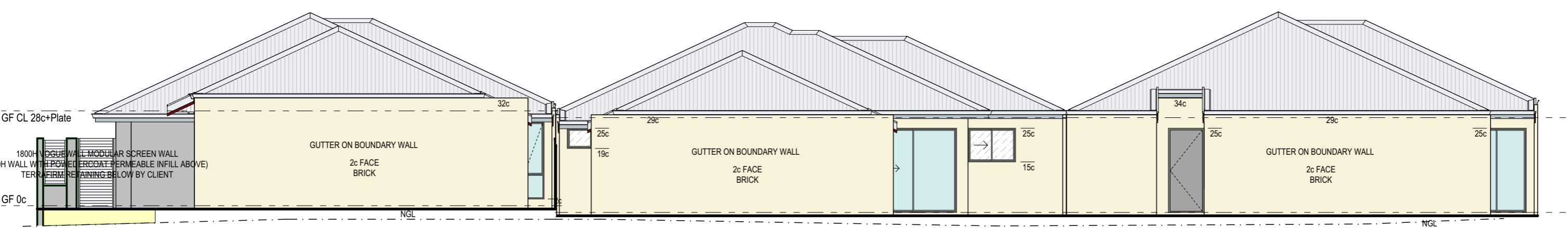
**ELEVATION 1 (SOUTH) WHITEHOUSE DRIVE**



**ELEVATION 2 (NORTH) REAR BOUNDARY**



**ELEVATION 3 (WEST) SIDE BOUNDARY**



**ELEVATION 4 (EAST) SIDE BOUNDARY**

CONSULTANT: \_\_\_\_\_  
 CLIENT(S): \_\_\_\_\_

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PROPOSED RESIDENCE FOR:  
**NGUYEN**  
 ADDRESS:  
**9 WHITEHOUSE DRIVE  
 KOONDOOLA**  
**BUILT AROUND PEOPLE**

DRAWN: RC  
 DESIGNED: RC  
 CHECKED: #Checked  
 DATE: 24.05.2021  
 MODEL: #Model Type

SCALE: 1:100  
 SHEET: 5 OF 6  
 SIZE: A3  
 #Division  
 JOB N°  
**161988**














Issue Name	Drawn	Date	Issue Name	Drawn	Date
P3_PLANNING	RC	02.06.2021	P5_PLANNING	RC	04.06.2021
P6_SCREEN WALL	SR	21.06.2021			

FEAS\_DA ELEVATIONS (A3 V) (1)

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# LANDSCAPE PLAN

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LANDSCAPING LEGEND / PLANT SCHEDULE		
SYMBOL	PLANT NAME	SIZE
	Viburnum Odoratissimum	5 Litre
	Lomandra Lime Tuff	5 Litre
	Dianella Tasmanian Red	5 Litre
	Dianella Cassa Blue	5 Litre
	Dianella Wyeena	5 Litre
	Draceana Marginata	5 Litre
	Yucca Silver Star	12 Litre
	Syzgium Orange Twist	12 Litre
	Magnolia Teddy Bear	30 Litre
	Syzgium Hinterland Gold	30 Litre
	Pyrus Calleryana Capital	30 Litre
	Prunus Crimson Spire	30 Litre
	Ulmus Parvifolia (Chinese Elm can grow 10 to 15 tall, 15 to 18m wide)	90 Litre

**LANDSCAPING NOTE:**  
 ALL LANDSCAPING ILLUSTRATED INDICATIVE ONLY  
 ALL LANDSCAPING BY CLIENT AFTER HANDOVER

**RETICULATION NOTE:**  
 GARDENS TO BE IRRIGATED BY AUTOMATIC RETICULATION SYSTEM WITH DRIP LINES AND DRIPPERS.  
 ALL RETICULATION TO COMPLY WITH WATER GUIDELINES

**LANDSCAPING NOTE:**  
 ALL SPECIFIED PLANTS SUBJECT TO AVAILABILITY  
 ALL NOMINATED SPACING, SIZES AND HEIGHTS ARE APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENT ON SITE

**LANDSCAPING NOTE:**  
 LOW PLANTING TO BE UTILISED TO MAINTAIN LINE OF SITE IN DRIVEWAYS & VISUAL TRUNCATIONS

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CONSULTANT: \_\_\_\_\_  
 CLIENT(S): \_\_\_\_\_

PROPOSED RESIDENCE FOR:  
 NGUYEN

ADDRESS:  
 9 WHITEHOUSE DRIVE  
 KOONDOOLA

DRAWN: RC  
 DESIGNED: RC  
 CHECKED: #Checked  
 DATE: 24.05.2021  
 MODEL: #Model Type

SCALE: 1:100  
 SHEET: 6 OF 6  
 SIZE: A3  
 #Division  
 JOB N° 161988

Issue Name	Drawn	Date	Issue Name	Drawn	Date
P3_PLANNING	RC	02.06.2021			
P5_PLANNING	RC	04.06.2021			
P6_SCREEN WALL	SR	21.06.2021			

FEAS\_DA LANDSCAPE PLAN (A3 V)

