

LOCATION
LOT 100 BERWICK STREET, EAST VICTORIA PARK

JOB#: 0172
DATE: 18/11/2025
REV: V8
SCALE: 1:100
SIZE: A3
SHEET: 1 OF 19
DATE REVISION

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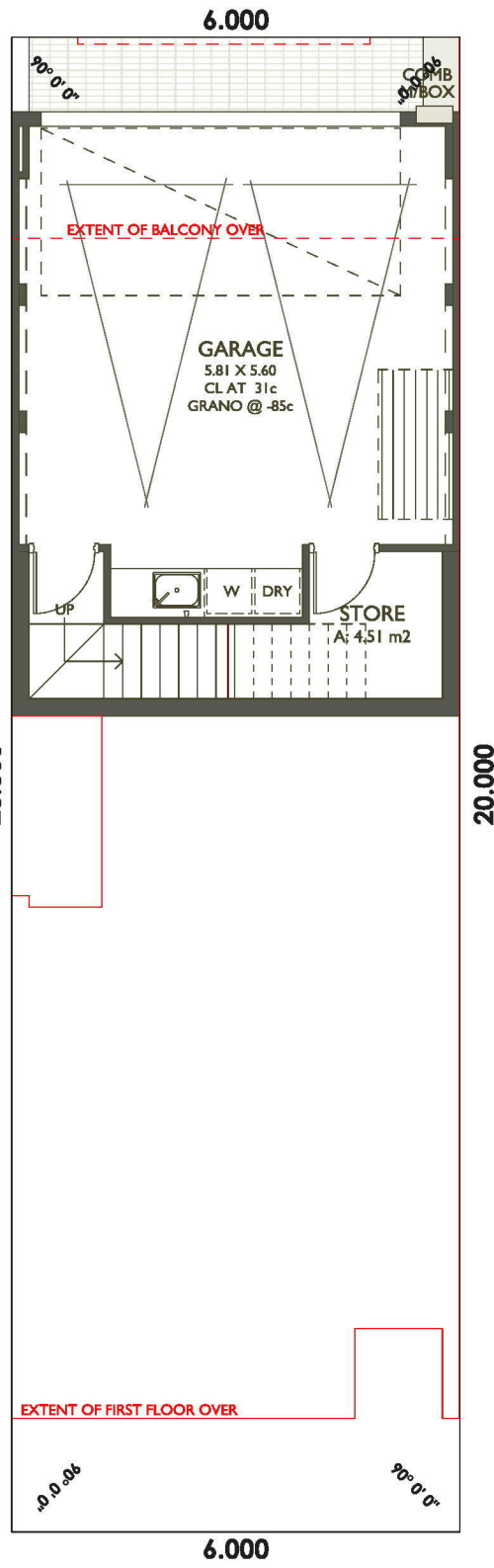
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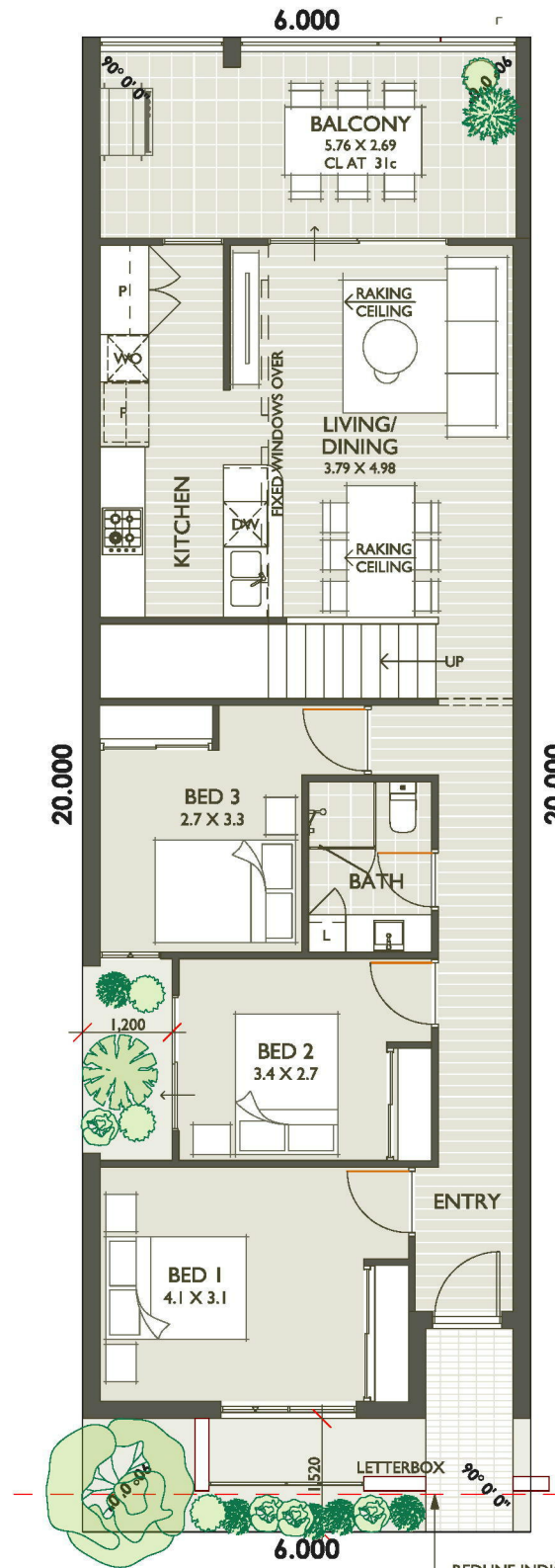


BERWICK ST

HOUSE TYPE A

FLOOR AREAS	
GARAGE / STORE	48.40 m ²

GROUND FLOOR PLAN



BERWICK ST

HOUSE TYPE A

FLOOR AREAS	
HOUSE	89.66 m ²
BALCONY	16.11 m ²
PORCH	1.68 m ²
TOTAL	107.46 m²

REDLINE INDICATES AREA TO BE CEED TO COUNCIL FOR FOOTPATH AND EXISTING VERGE TREES. SUPPLY 1x LARGE TREE (2M) AND DENSE GROUND COVER

FIRST FLOOR PLAN

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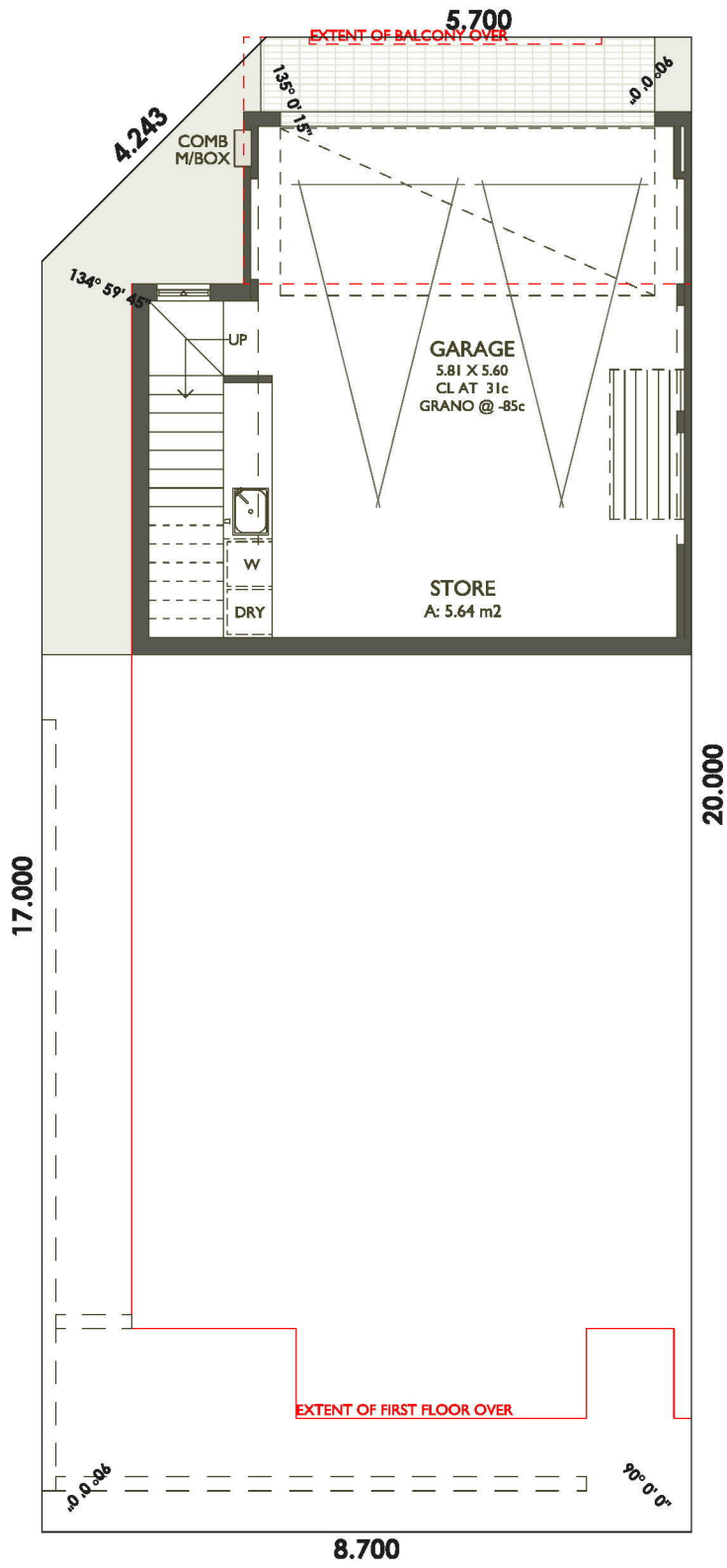
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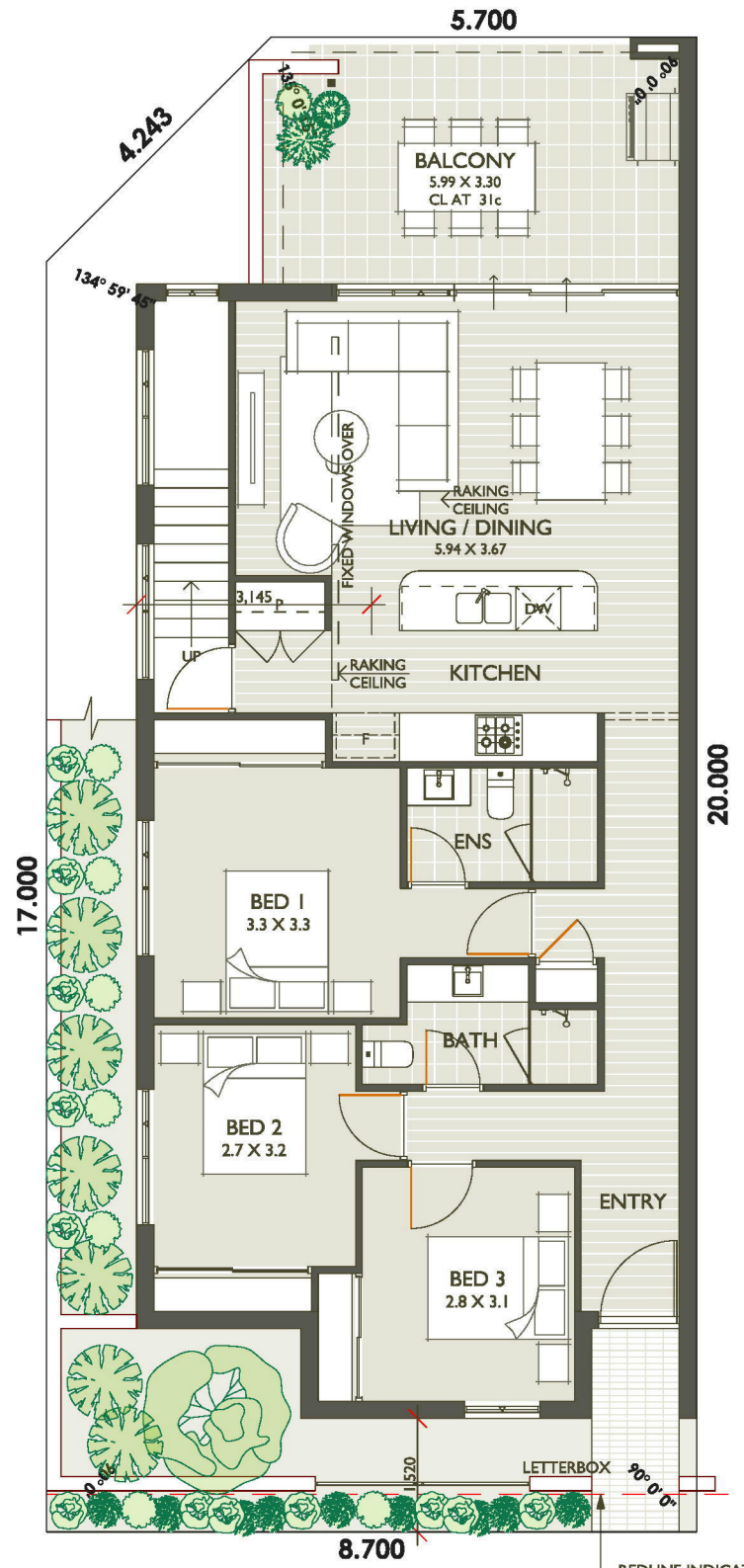
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HOUSE TYPE AA

FLOOR AREAS	
GARAGE / STORE	50.93 m ²

GROUND FLOOR PLAN



HOUSE TYPE AA

FLOOR AREAS	
HOUSE	109.38 m ²
BALCONY	19.14 m ²
PORCH	1.68 m ²
TOTAL	130.20 m²

REDLINE INDICATES AREA TO BE CEDED TO COUNCIL FOR FOOTPATH AND EXISTING VERGE TREES. SUPPLY 1xLARGE TREE (21M) AND DENSE GROUND COVER

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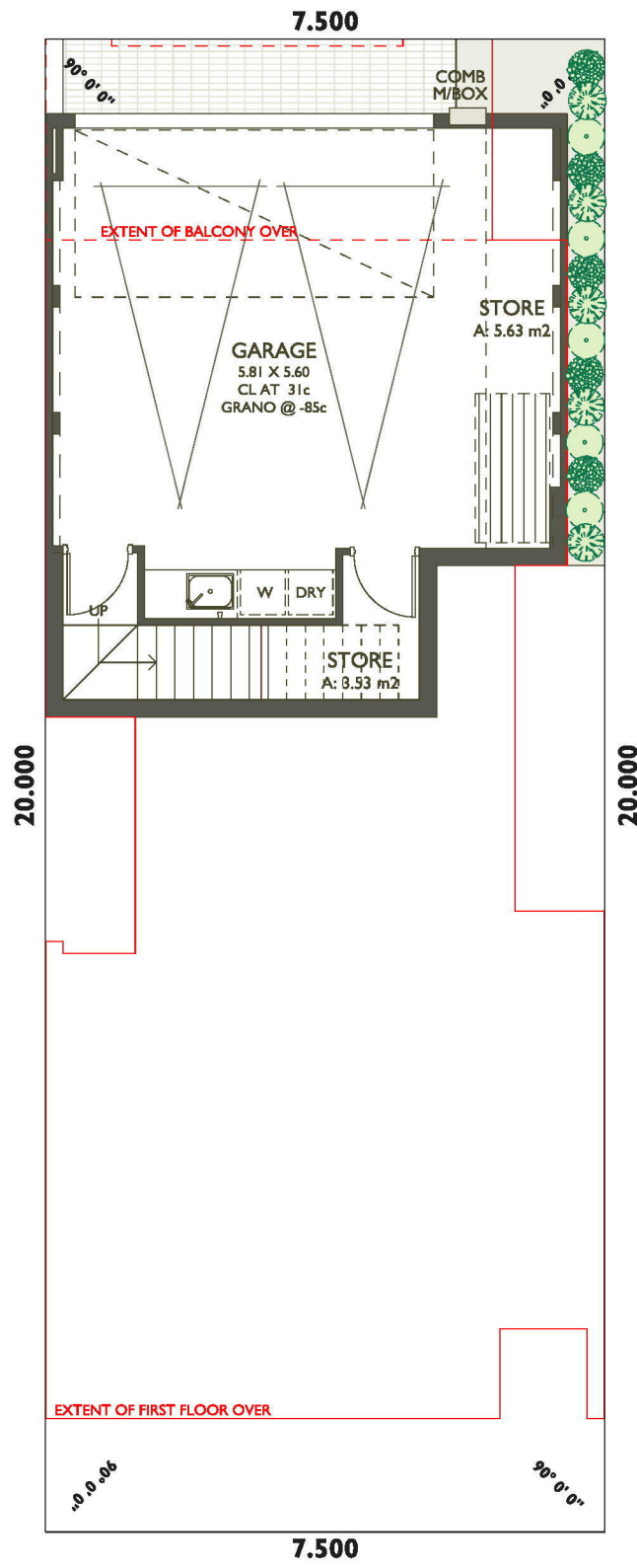
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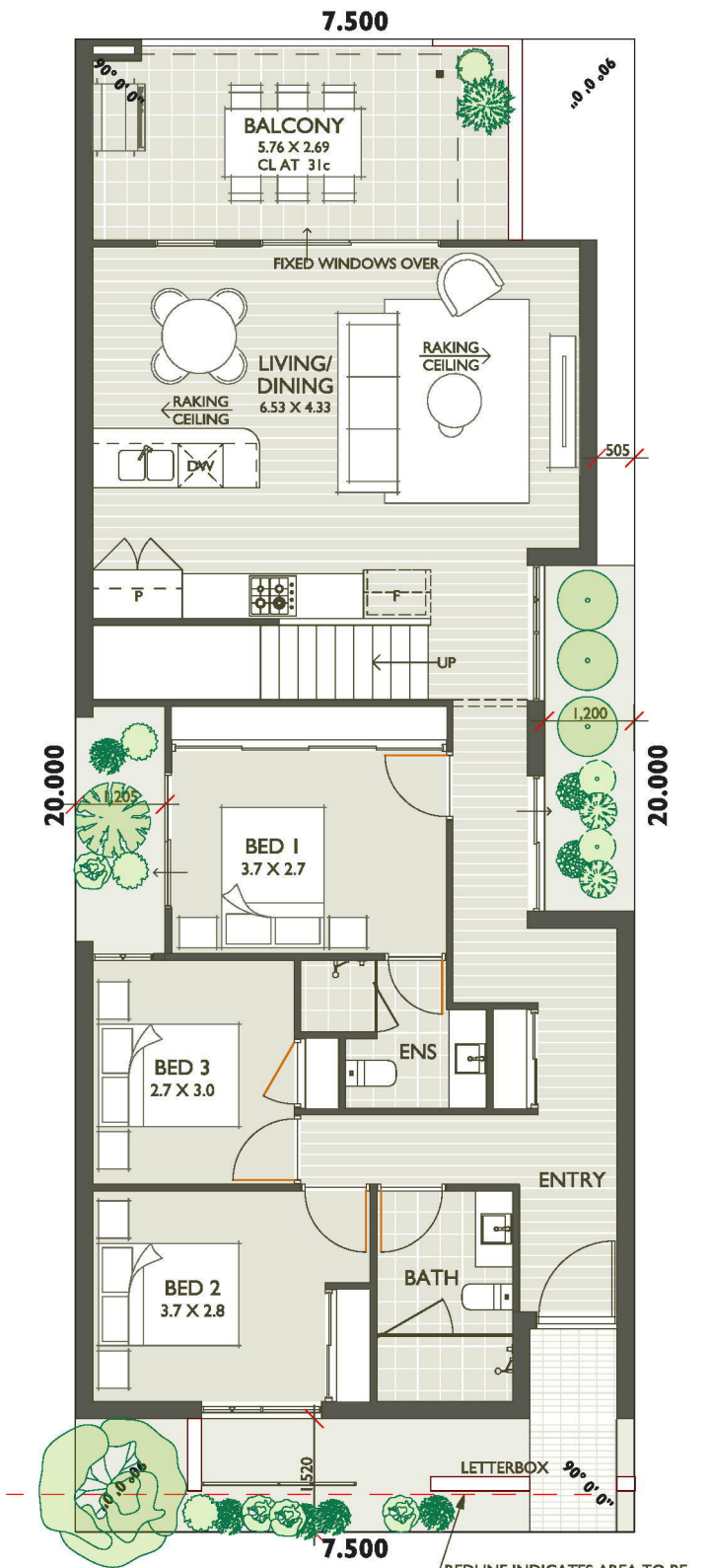
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HOUSE TYPE AAA

FLOOR AREAS	
GARAGE / STORE	52.93 m ²

GROUND FLOOR PLAN



HOUSE TYPE AAA

FLOOR AREAS	
HOUSE	104.88 m ²
BALCONY	16.11 m ²
PORCH	1.68 m ²
TOTAL	122.67 m ²

REDLINE INDICATES AREA TO BE CEDED TO COUNCIL FOR FOOTPATH AND EXISTING VERGE TREES. SUPPLY 1x LARGE TREE (2M) AND DENSE GROUND COVER

FIRST FLOOR PLAN

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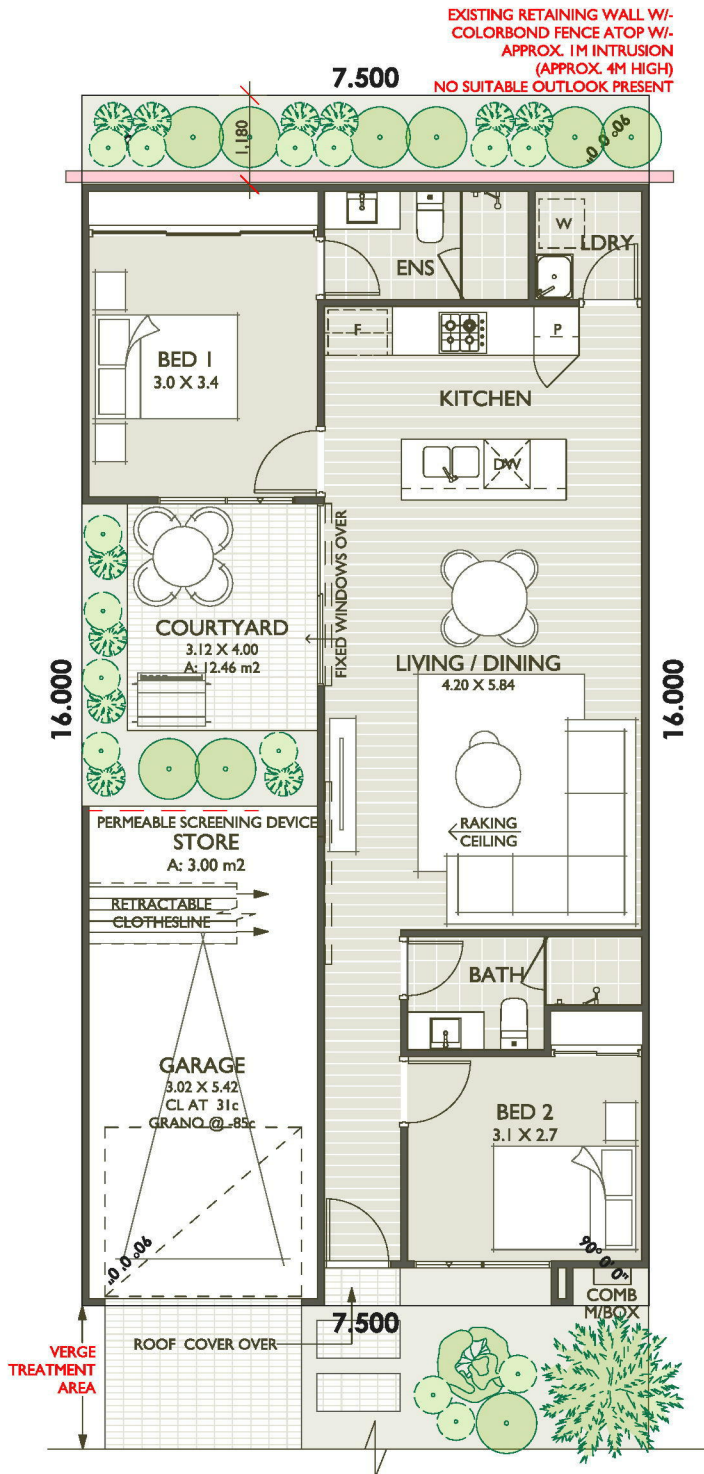
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HOUSE TYPE B

FLOOR AREAS	
HOUSE	75.85 m ²
GARAGE / STORE	20.57 m ²
TOTAL	96.42 m²

GROUND FLOOR PLAN

LOCATION
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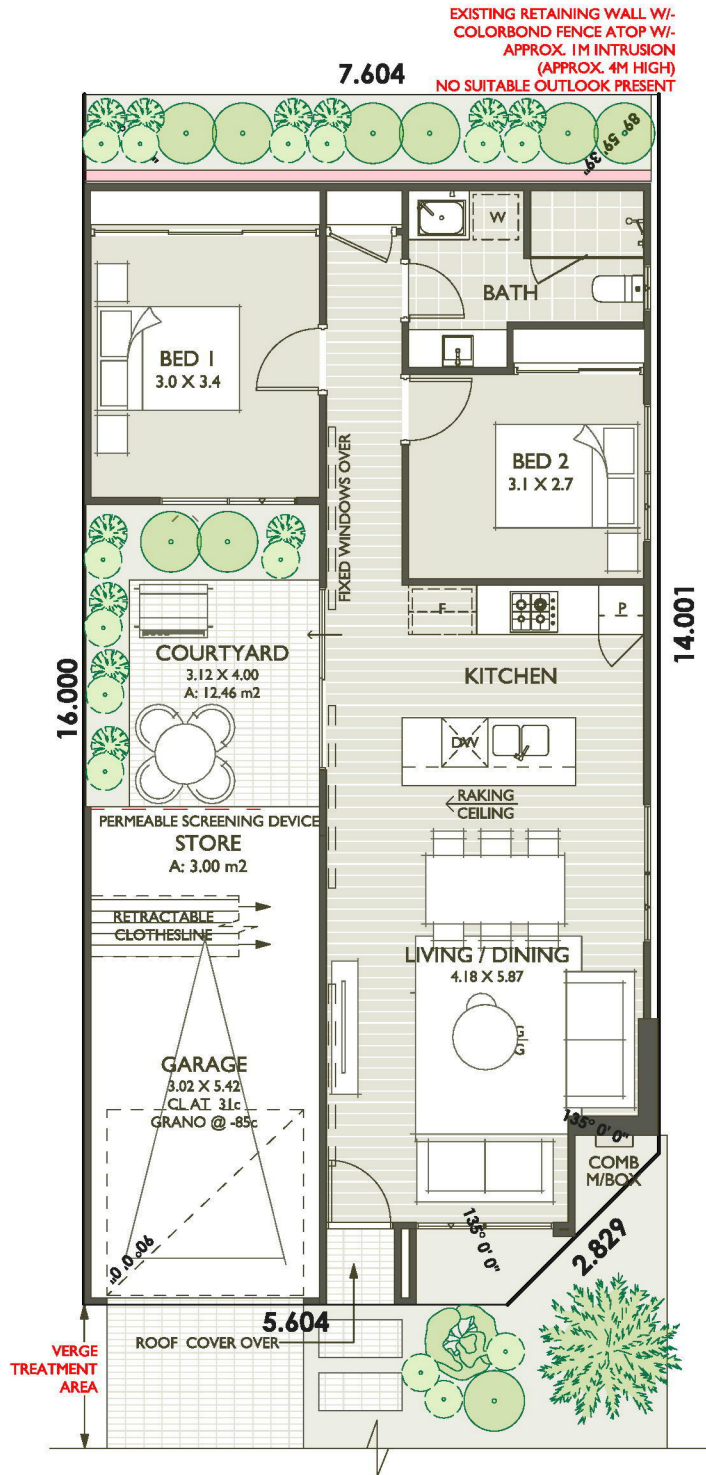
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HOUSE TYPE BB

FLOOR AREAS	
HOUSE	72.62 m ²
GARAGE / STORE	21.06 m ²
TOTAL	93.03 m²

GROUND FLOOR PLAN

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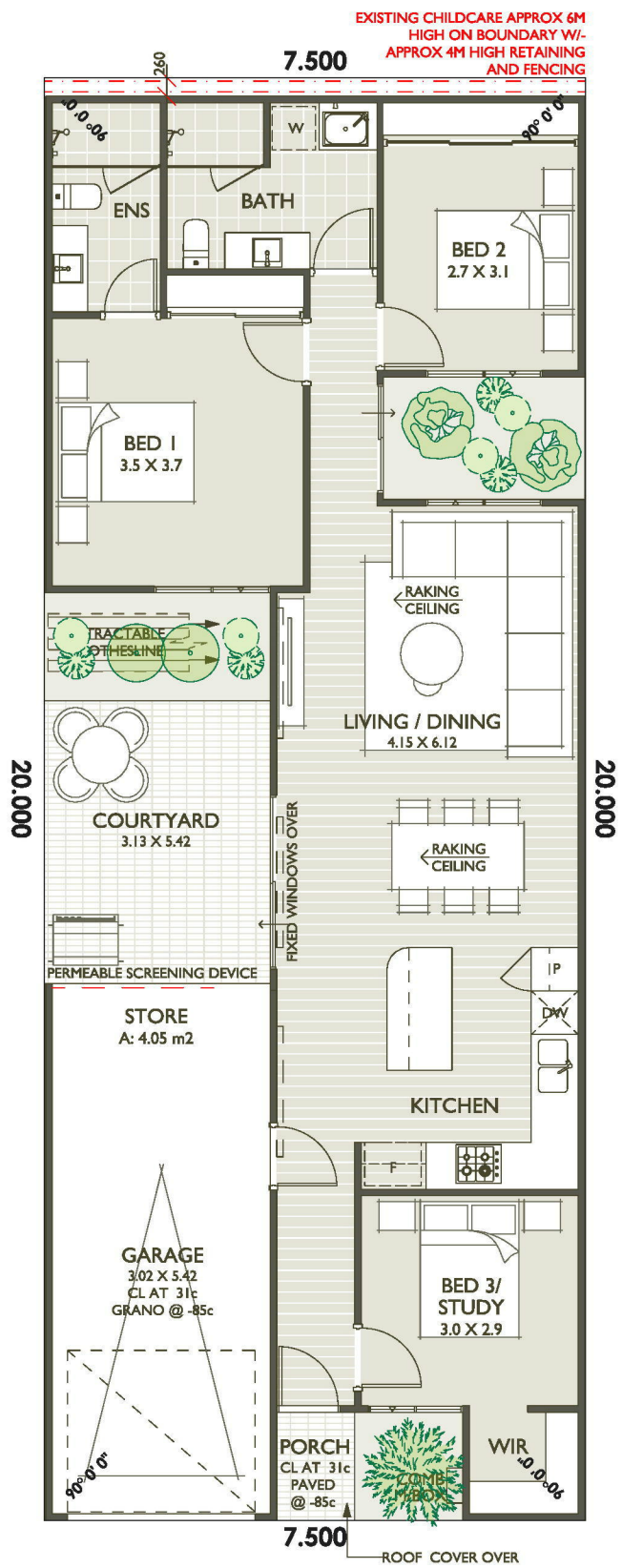
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HOUSE TYPE C

FLOOR AREAS	
HOUSE	98.72 m ²
GARAGE / STORE	23.27 m ²
PORCH	1.62 m ²
TOTAL	123.61 m²

GROUND FLOOR PLAN

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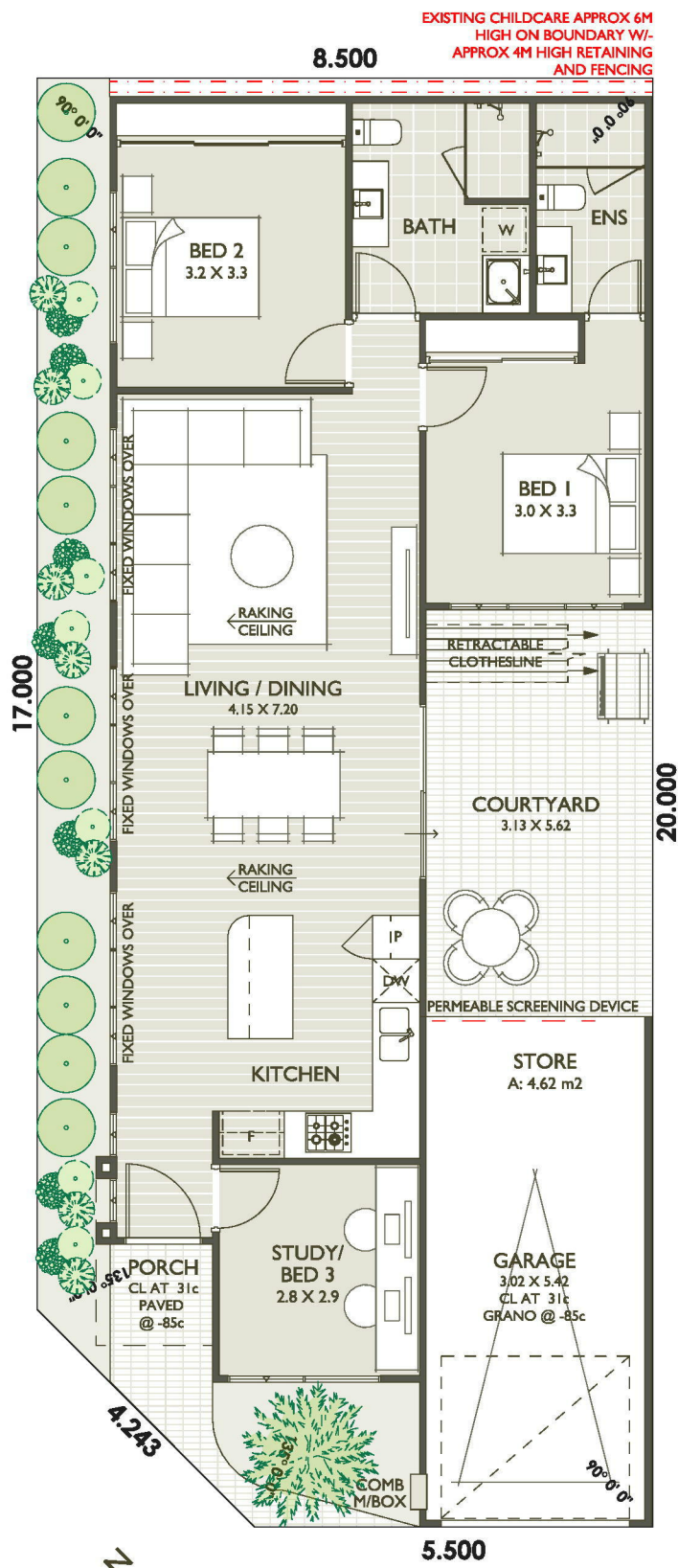
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EXISTING CHILDCARE APPROX 6M HIGH ON BOUNDARY W/- APPROX 4M HIGH RETAINING AND FENCING

HOUSE TYPE CC

FLOOR AREAS	
HOUSE	96.69 m ²
GARAGE / STORE	22.07 m ²
PORCH	2.25 m ²
TOTAL	121.01 m²

GROUND FLOOR PLAN

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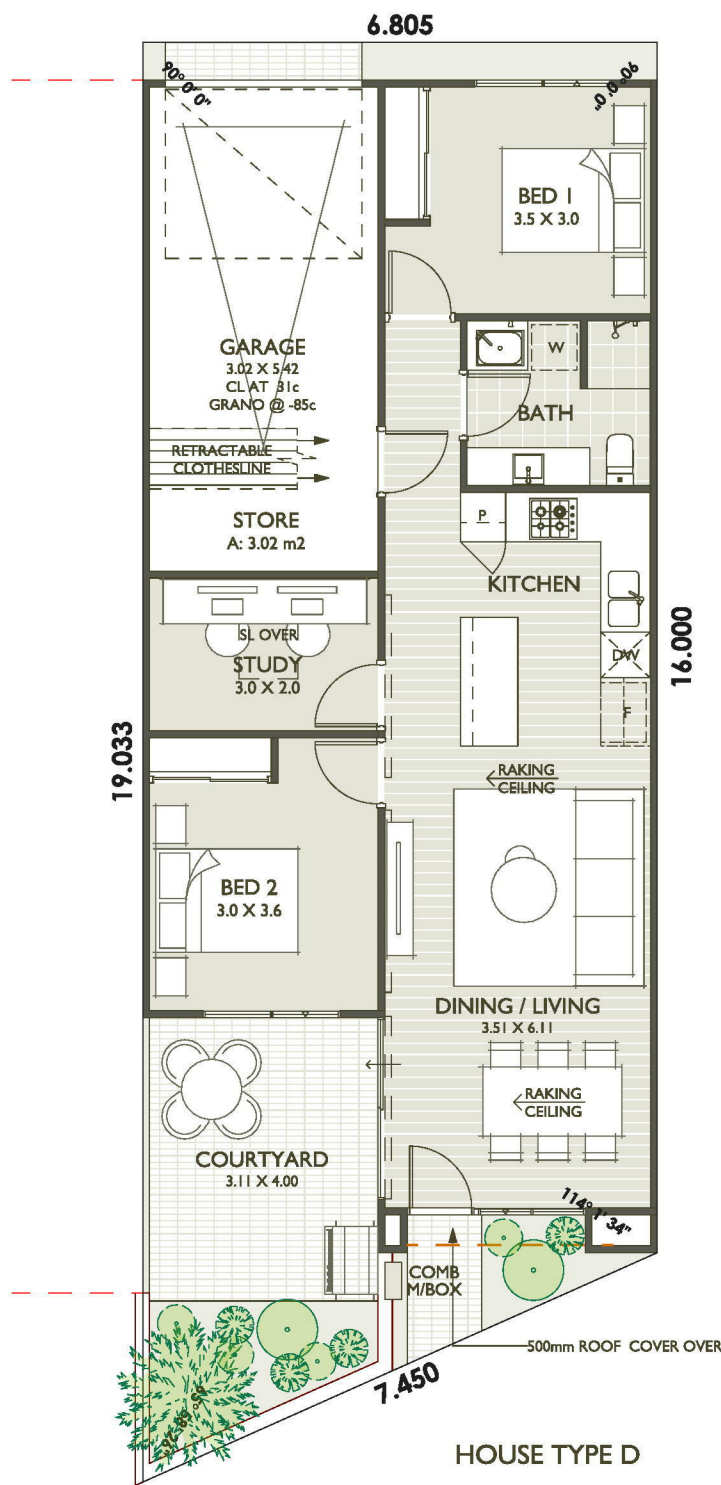
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HOUSE TYPE D

FLOOR AREAS	
HOUSE	73.70 m ²
GARAGE / STORE	20.19 m ²
PORCH	1.37 m ²
TOTAL	94.55 m²



GROUND FLOOR PLAN

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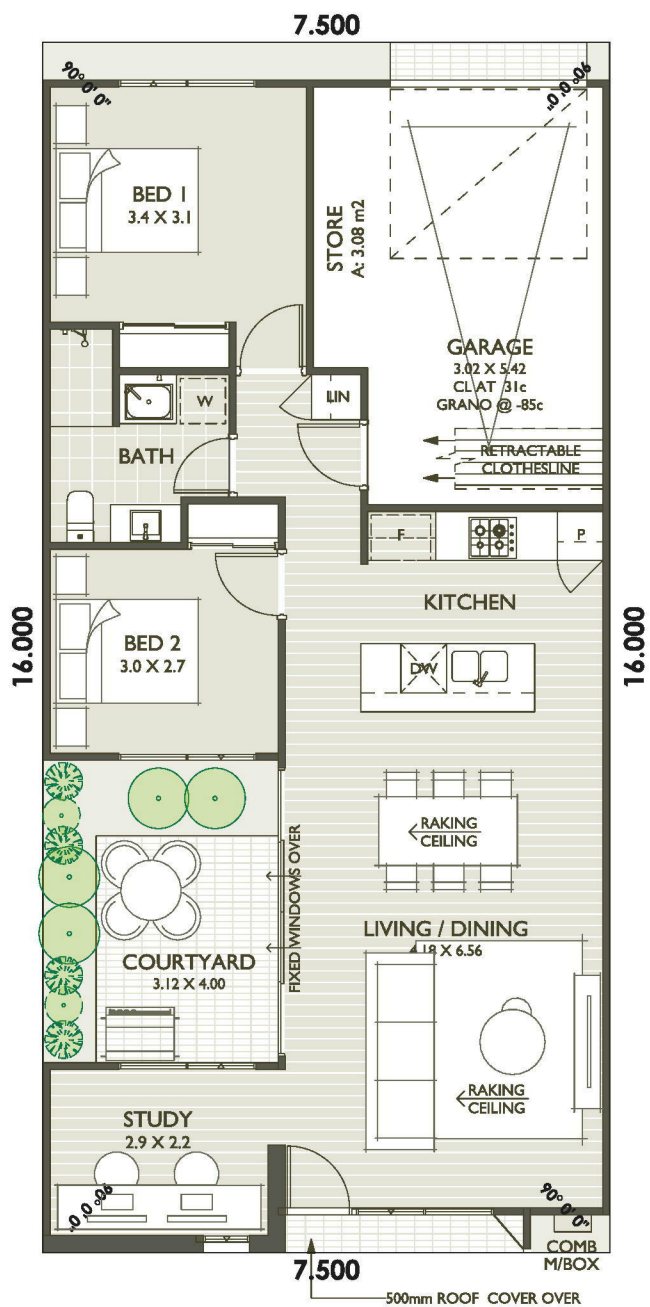
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HOUSE TYPE E

FLOOR AREAS	
HOUSE	80.81 m ²
GARAGE / STORE	20.68 m ²
PORCH	1.62 m ²
TOTAL	103.12 m²



GROUND FLOOR PLAN

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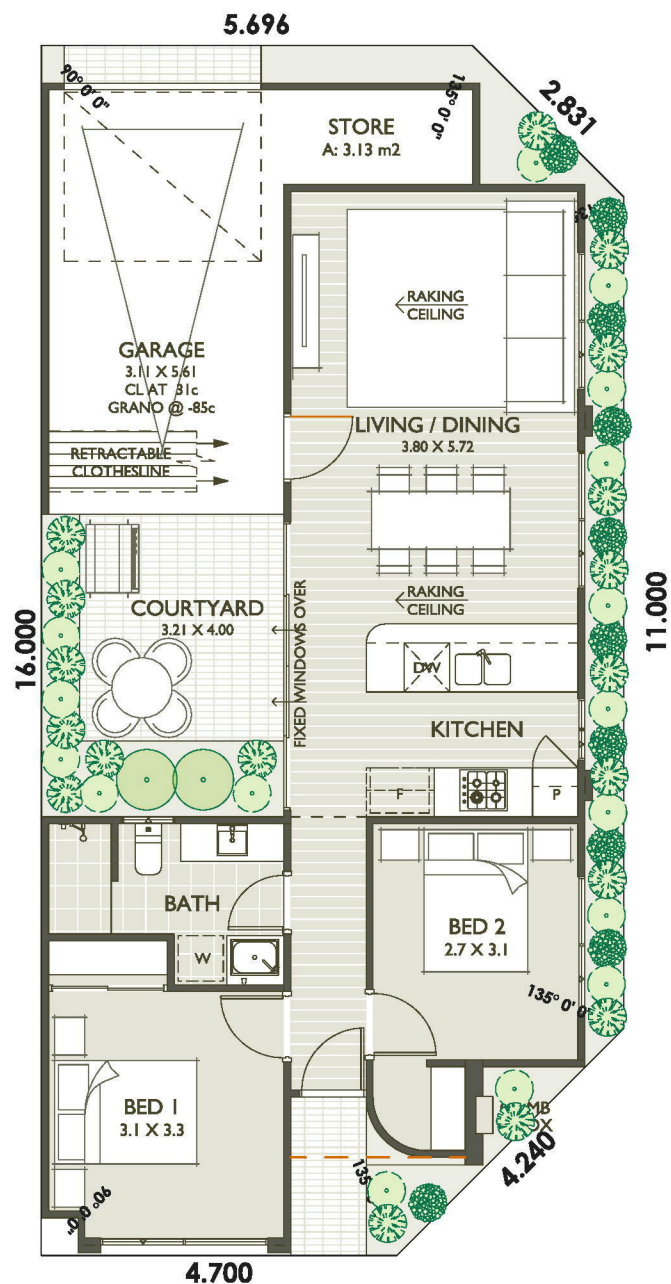
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HOUSE TYPE F

FLOOR AREAS	
HOUSE	66.70 m ²
GARAGE / STORE	21.72 m ²
PORCH	1.19 m ²
TOTAL	89.58 m²



GROUND FLOOR PLAN

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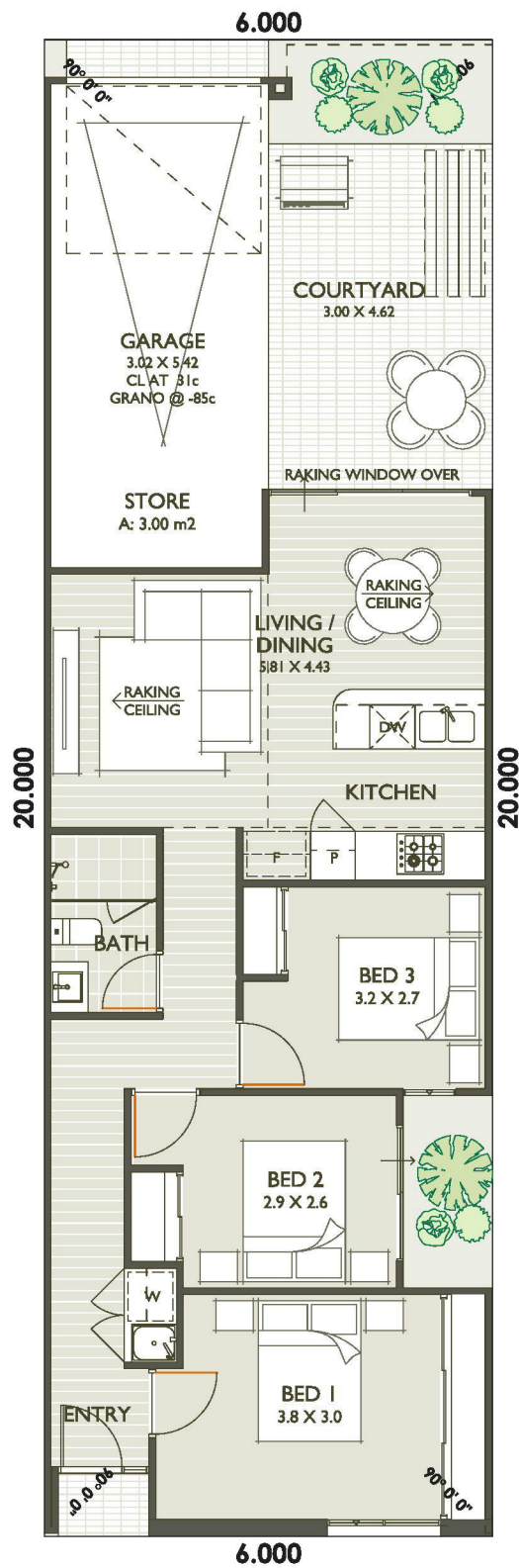
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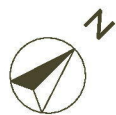
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HOUSE TYPE H



FLOOR AREAS	
HOUSE	76.52 m ²
GARAGE / STORE	19.74 m ²
PORCH	1.19 m ²
TOTAL	97.36 m ²

GROUND FLOOR PLAN

LOCATION
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EXISTING STREET TREE OF SIGNIFICANT PRESENCE

EXISTING STREET TREE OF SIGNIFICANT PRESENCE

TYPE A O/SHADOW= 56.92m²

RETRACTABLE ACCESS VEHICLE GATE ON SECURITY TIMER - SETBACK FROM BERWICK STREET TO ALLOW VEHICLE TO BE OFF ROAD

TYPE E O/SHADOW= 47.92m²

TYPE D O/SHADOW= 49.86m²

INDICATIVE BIN STORE LOCATION

WP TRANSFORMER INDICATIVE LOCATION

TYPE CC O/SHADOW= 45.83m²

EXISTING CHILDCARE APPROX 6M HIGH ON BOUNDARY W/ APPROX 4M HIGH RETAINING AND FENCING

EXISTING RELEASE UNDER CONTRACT

EXISTING RELEASE UNDER CONTRACT

TYPE B O/SHADOW= 51.04m²

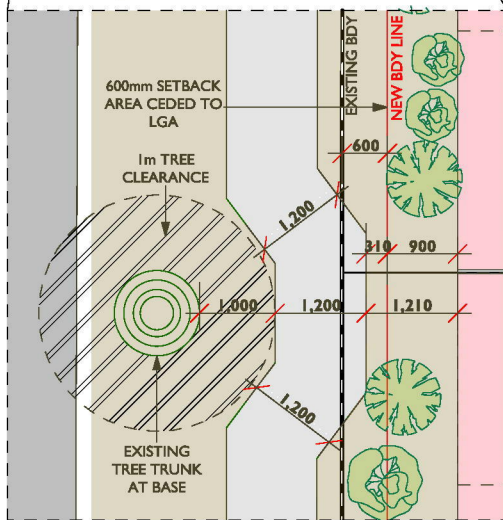
TYPE H O/SHADOW= 62.06m²

EXISTING GARDEN BEDS SHOWN RED DASHED TO BE AMENDED AS PROPOSED TO SUIT GARAGE ACCESS POINTS

EXISTING RETAINING WALL W/ COLORBOND FENCE ATOP (APPROX 4M HIGH) NO SUITABLE OUTLOOK PRESENT

TYPE BB O/SHADOW= 39.54m²

TYPE C O/SHADOW= 62.84m²



TYPE	YIELD	BEDS	BATHS	CARBAYS	MIX%
A	9	3	1	2	22.5%
AA-AAA	2	3	2	2	5%
B	8	2	2	1	20%
BB	2	2	1	1	5%
C	9	3	2	1	22.5%
CC	1	3	2	1	2.5%
D	1	2	1	1	2.5%
E	2	2	1	1	5%
F	1	2	1	1	2.5%
G	1	2	1	1	2.5%
H	4	3	1	1	10%

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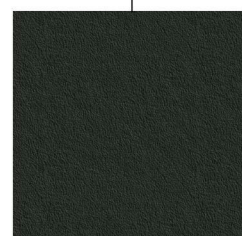
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HOUSE TYPE A FRONT ELEVATION OPTIONS



ACRYLIC RENDER IN EGGHELL WHITE OR SIMILAR FINISH



ACRYLIC RENDER IN MONUMENT OR SIMILAR FINISH



1c COMMON BWK IN STACKBOND WITH WHITE PAINT FINISH



ACRYLIC RENDER IN SHALE GREY OR SIMILAR FINISH



MORTLOCK TIMBER AMERICAN OAK TRENDPLANK OR SIMILAR



ENSEAM WALL CLADDING IN MONUMENT OR SIMILAR FINISH

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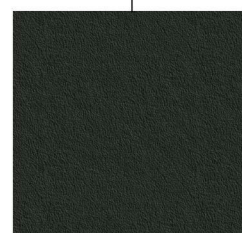
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HOUSE TYPE A REAR ELEVATION OPTIONS



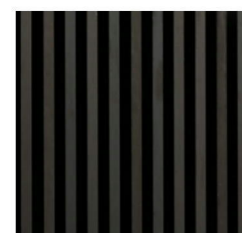
ACRYLIC RENDER IN SHALE GREY OR SIMILAR FINISH



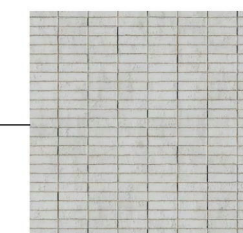
ACRYLIC RENDER IN MONUMENT OR SIMILAR FINISH



MORTLOCK TIMBER AMERICAN OAK TRENDPLANK OR SIMILAR



SCULPTFORM ALUMINIUM BATTONS IN MONUMENT OR SIMILAR FINISH



1c COMMON BRK IN STACKBOND WITH WHITE PAINT FINISH

LOCATION
LOT 100 BERWICK STREET, EAST VICTORIA PARK

JOB#: 0172
DATE: 18/11/2025
REV: V8
SCALE: 1:100
SIZE: A3
SHEET: 16 OF 19
DATE REVISION

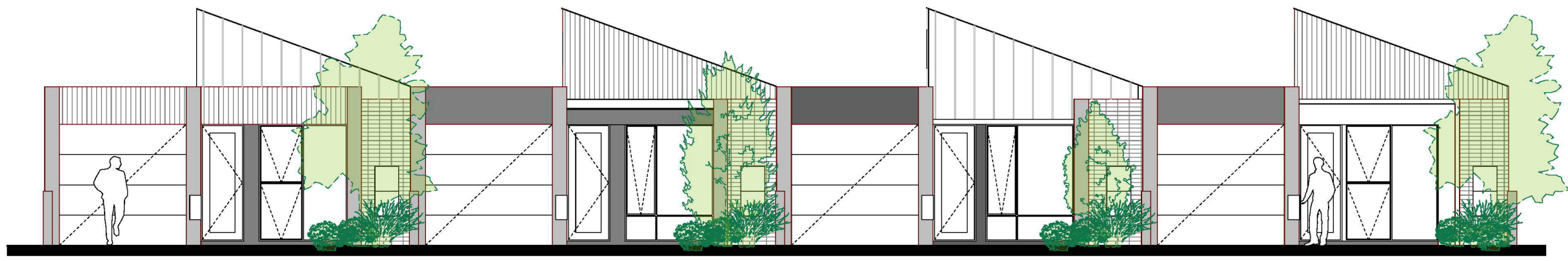
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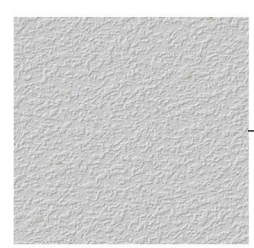
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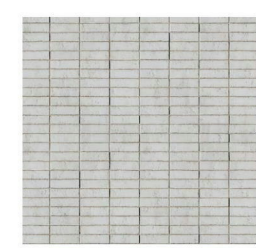
HOUSE TYPE B FRONT ELEVATION OPTIONS



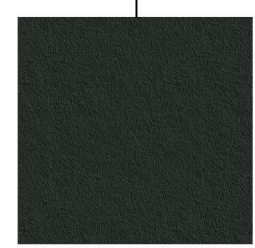
ACRYLIC RENDER IN EGGSHLL WHITE OR SIMILAR FINISH



ACRYLIC RENDER IN SHALE GREY OR SIMILAR FINISH



1c COMMON BWK IN STACKBOND WITH WHITE PAINT FINISH



ACRYLIC RENDER IN MONUMENT OR SIMILAR FINISH



ENSEAM WALL CLADDING IN MONOMENT OR SIMILAR FINISH



MORTLOCK TIMBER AMERICAN OAK TRENDPLANK OR SIMILAR

LOCATION
LOT 100 BERWICK STREET, EAST VICTORIA PARK

JOB#: 0172
DATE: 18/11/2025
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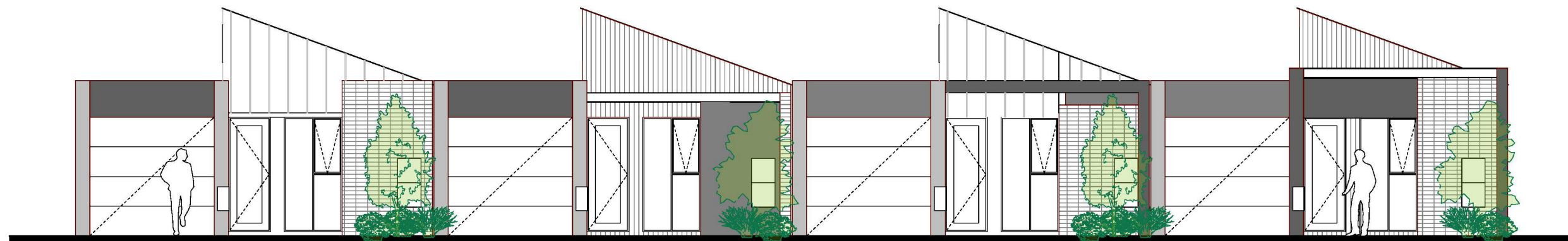
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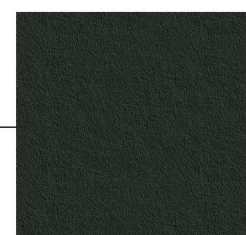
HOUSE TYPE C FRONT ELEVATION OPTIONS



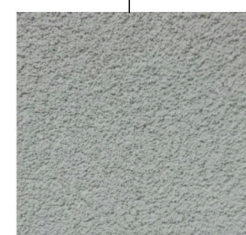
ACRYLIC RENDER IN EGGHELL WHITE OR SIMILAR FINISH



1c COMMON BWK IN STACKBOND WITH WHITE PAINT FINISH



ACRYLIC RENDER IN MONUMENT OR SIMILAR FINISH



ACRYLIC RENDER IN SHALE GREY OR SIMILAR FINISH



ENSEAM WALL CLADDING IN MONUMENT OR SIMILAR FINISH



MORTLOCK TIMBER AMERICAN OAK TRENDPLANK OR SIMILAR

LOCATION
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JOB#: 0172
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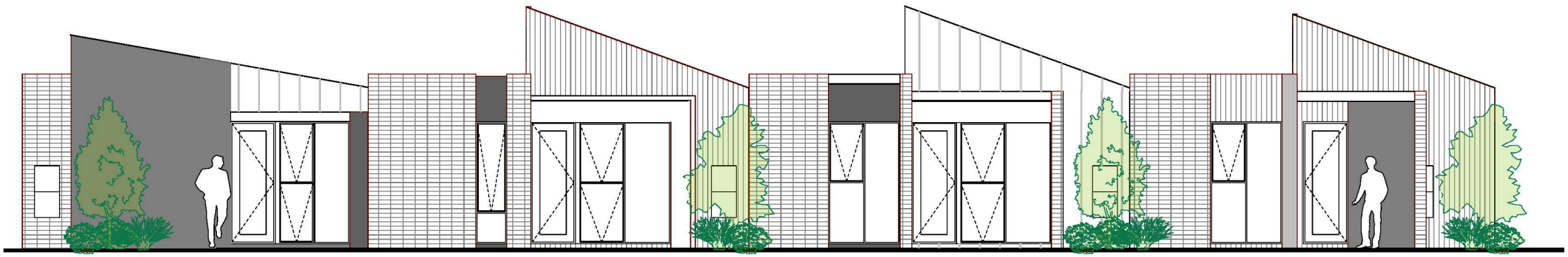
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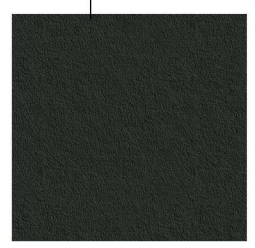
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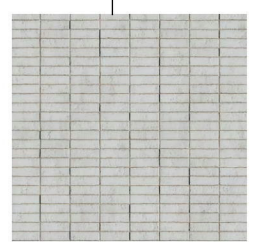
HOUSE TYPE D/E/F FRONT ELEVATION OPTIONS



ACRYLIC RENDER IN SHALE GREY OR SIMILAR FINISH



ACRYLIC RENDER IN MONUMENT OR SIMILAR FINISH



1c COMMON BWK IN STACKBOND WITH WHITE PAINT FINISH



ENSEAM WALL CLADDING IN MONUMENT OR SIMILAR FINISH



MORTLOCK TIMBER AMERICAN OAK TRENDPLANK OR SIMILAR

LOCATION
LOT 100 BERWICK STREET, EAST VICTORIA PARK

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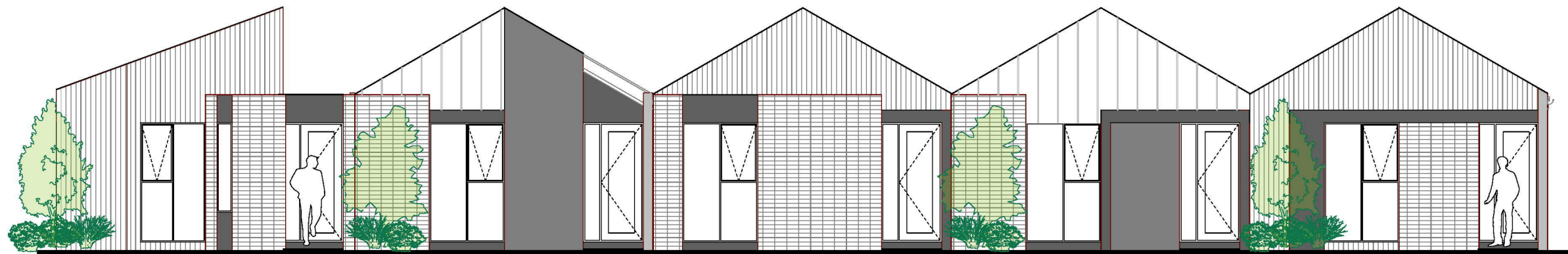
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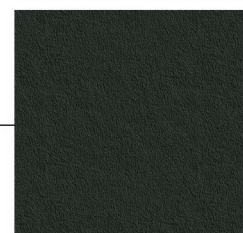
HOUSE TYPE G/H FRONT ELEVATION OPTIONS



1c COMMON BWK IN STACKBOND WITH WHITE PAINT FINISH



ACRYLIC RENDER IN SHALE GREY OR SIMILAR FINISH



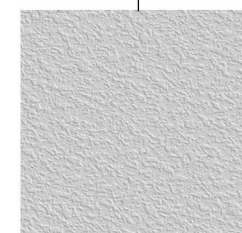
ACRYLIC RENDER IN MONUMENT OR SIMILAR FINISH



ENSEAM WALL CLADDING IN MONUMENT OR SIMILAR FINISH



MORTLOCK TIMBER AMERICAN OAK TRENDPLANK OR SIMILAR



ACRYLIC RENDER IN EGGHELL WHITE OR SIMILAR FINISH