

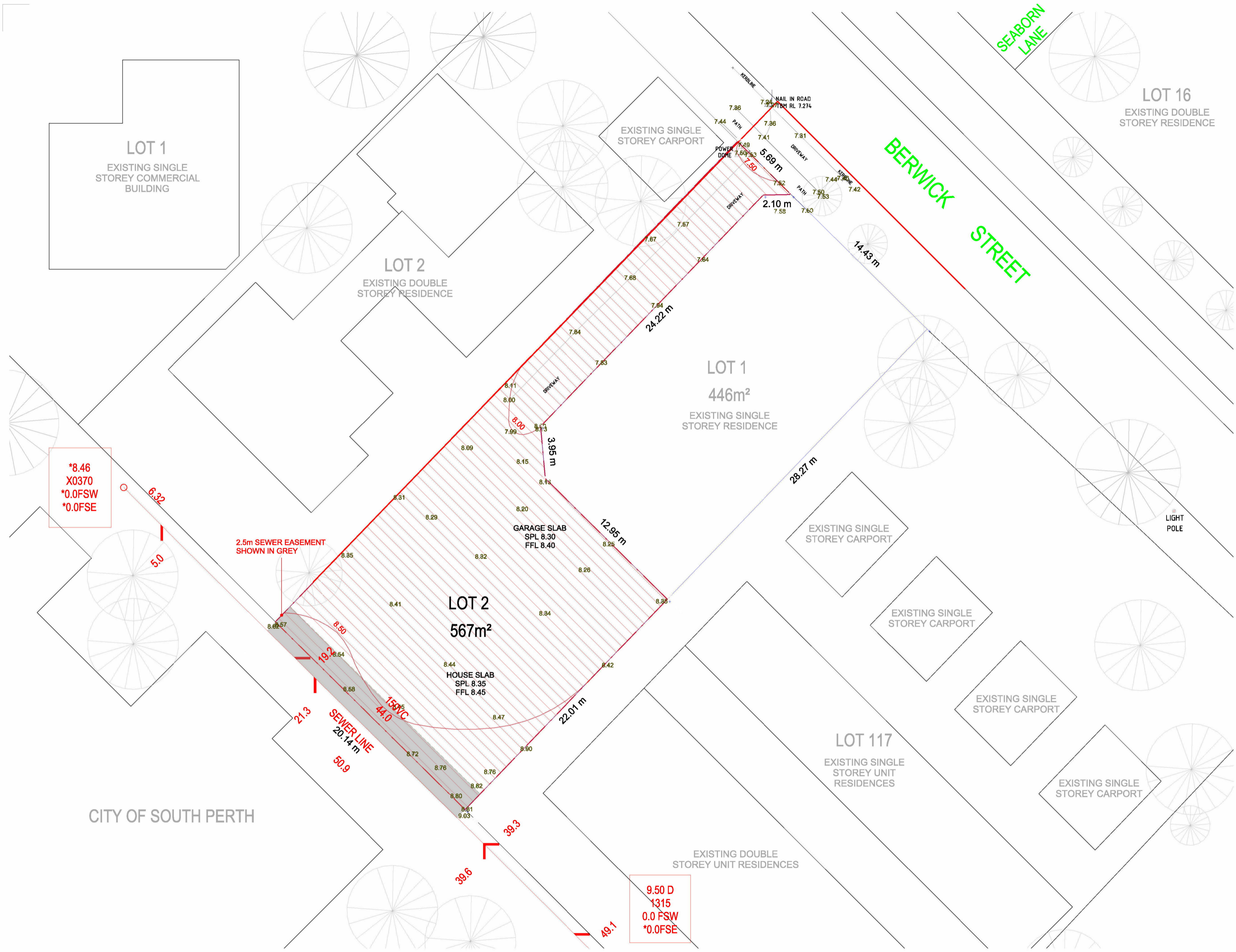


6100 BERWICK 2 (75A)
75A BERWICK RESIDENCE
Lot 2, 75A Berwick Street, Victoria Park WA 6100

ARCHITECTURAL DRAWINGS
DEVELOPMENT APPROVAL

NXT TEC.
41 Mordaunt Circuit
Canning Vale WA 6155
+61 8 9481 6919
www.nxt-tec.com





SITE SURVEY NOTES
REMOVALS :
 1- AS SHOWN IN SURVEY , CURRENTLY THERE ARE NO EXISTING STRUCTURE OR ENVIRONMENTAL FEATURES ON SITE
 2- NO EXISTING TREES ARE INDICATED WITHIN THE SITE
 3- NO REMOVAL WORKS REQUIRED

SITE AREA: 567 m²
EXISTING GROUND LEVEL : RL 8.40

PROPOSED GARAGE LEVEL : RL 8.40
PROPOSED DWELLING GROUND LEVEL : RL 8.45

75A BERWICK RESIDENCE
 5 BED X 3 BATH
 Lot 2, 75A Berwick Street, Victoria Park WA 6100

PROJECT INFO

DATE	REV	DESCRIPTION
30/05/24	D	DA REVISION 2
13/05/24	C	DA REVISION 1
25/01/24	B	REVISED DESIGN - NEW R-CODES
12/12/23	A	PROPOSED DESIGN

ARCHITECTURAL DRAWINGS
 PROJECT NO: 6100 BERWICK 2 (75A)

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NXT TEC. Ltd
 SIMPLY BUILDING TOMORROW

SCALE 1:200
 0 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30

REV.	DATE	AMENDMENT
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AREA SCHEDULE	ZONED	R30
GROUND COVERING	268 m ²	Max 312 m ²
OPEN SPACE	287 m ²	Min 255 m ²
OUTDOOR LIVING	46 m ²	Min 40 m ²
SITE AREA	567 m ²	

OVERALL DIMENSIONS 21.78 m x 20.14 m

PLANNING APPROVAL REQUIRED
 SKETCH MAY BE SUBJECT TO CHANGE

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DATE

LDP AREA ZONE : R30
DWELLING ORIENTATION : NORTH EAST
VEHICULAR ACCESS : BERWICK STREET

CLIENT SIGNATURE
DATE

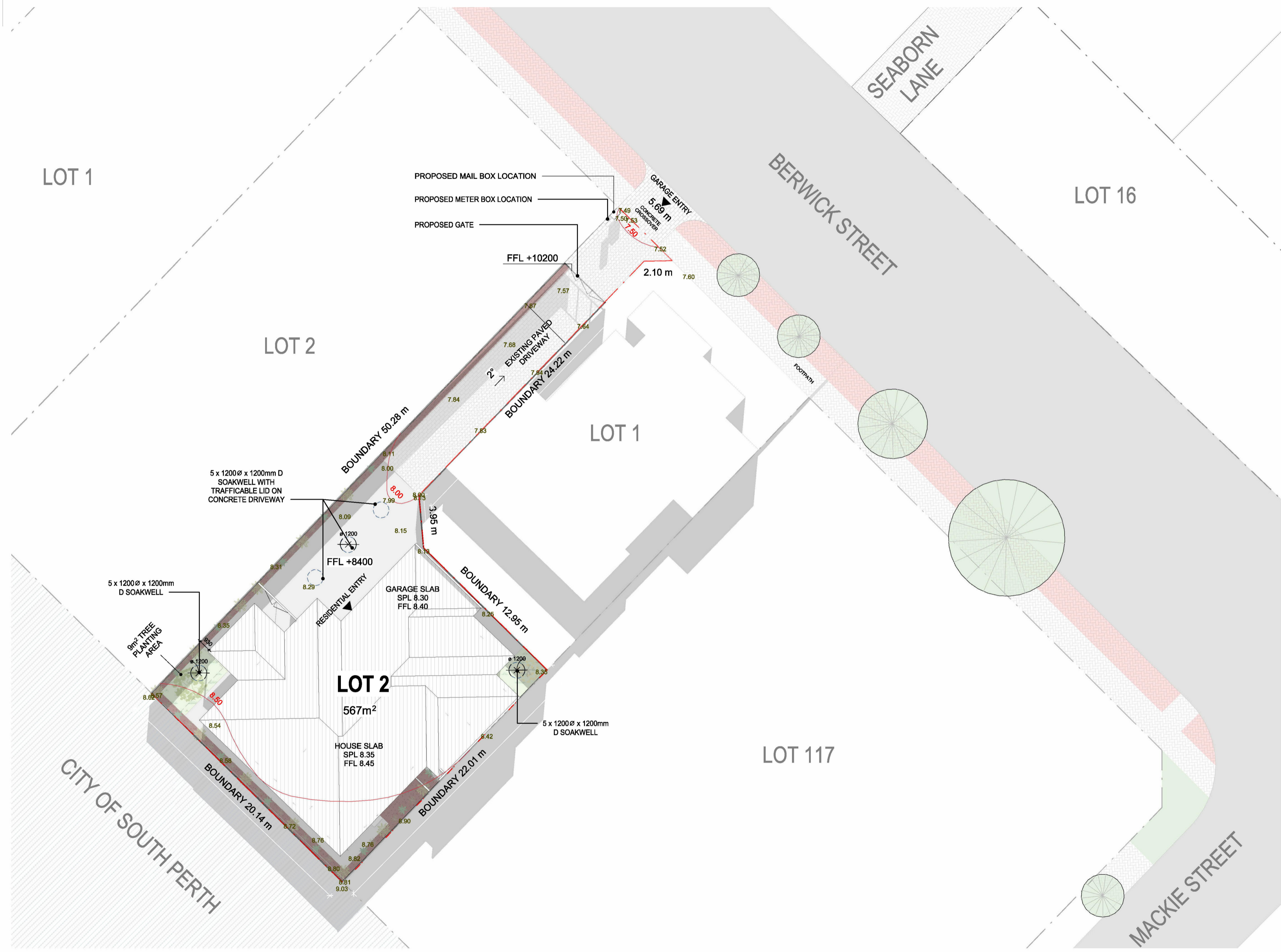
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OPEN SPACE CALCULATIONS	
SITE AREA	567m ²
ZONING	TOWN OF VICTORIA PARK
MINIMUM OPEN SPACE	45% (255.15m ²)
OPEN SPACE ACHIEVED	50.6% (287m ²)

SOAKWELL CALCULATIONS	
IMPERVIOUS AREA	500m ²
IMPERVIOUS AREA x 0.0125m	6.25m ³ CAPACITY REQ.
1200Øx1200mm DEPTH SOAKWELL	1.36m ³ CAPACITY
6.25m ³ CAPACITY REQ./1.36m ³ =	4.60 SOAKWELLS
TOTAL	5 SOAKWELLS REQ.

PROJECT INFO
75A BERWICK RESIDENCE
 5 BED X 3 BATH
 Lot 2, 75A Berwick Street, Victoria Park WA 6100

DRAWING NO
PROPOSED SITE PLAN

CLIENT

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CLIENT SIGNATURE

DATE

DATE

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DATE
DATE

INTERNAL FLOOR AREA SCHEDULE	
HOUSE (BLUE)	194m²
ANCILLARY DWELLING	73m²
TOTAL	267m²

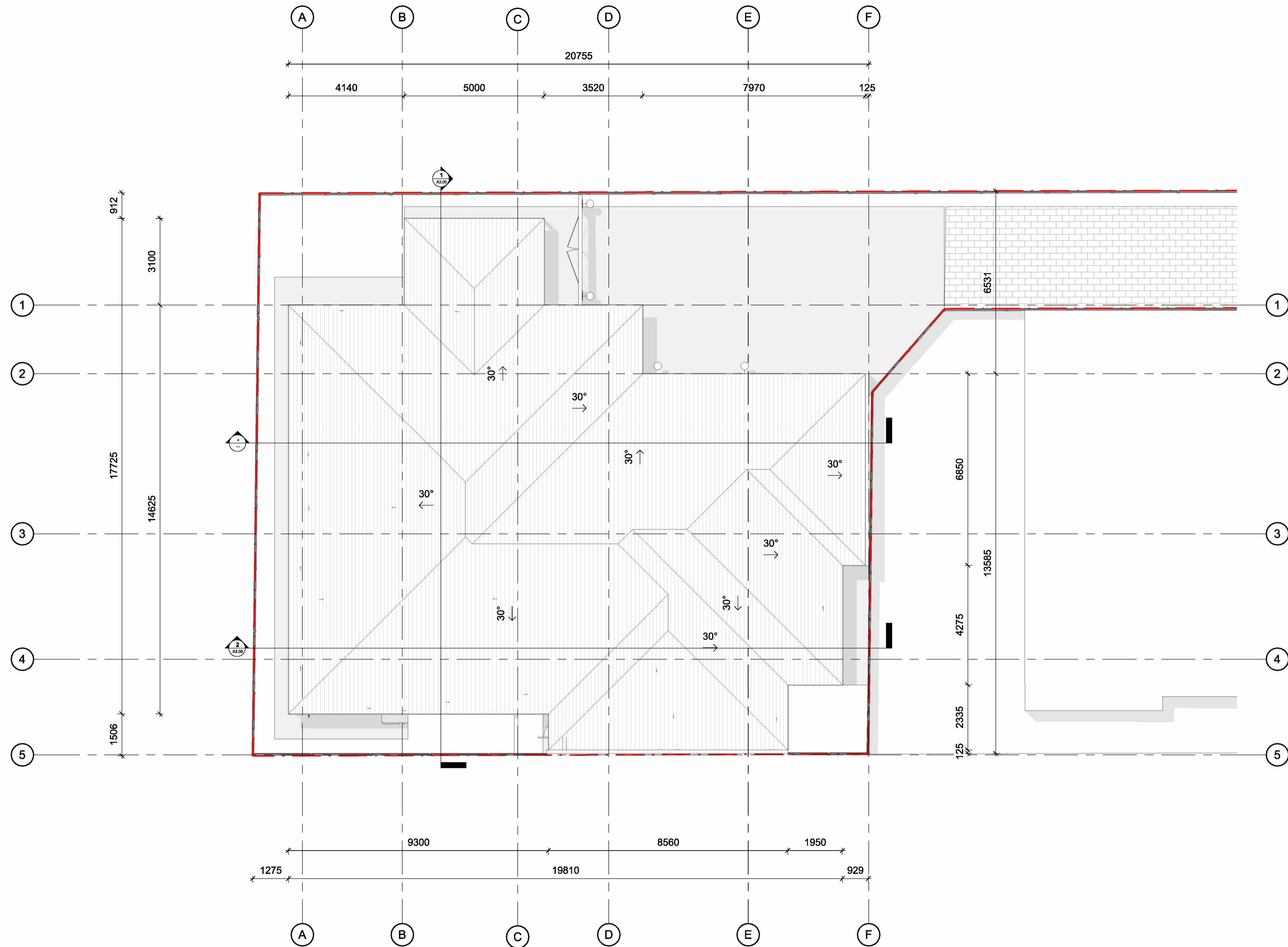
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ARCHITECTURAL DRAWINGS
PROJECT NO: 6100 BERWICK 2 (75A)

DATE: 30/05/24
REV: E
CHECKED: AP, ML
DRAWN: ST

SCALE: 1:100
5m 2.5 1.5 0



75A BERWICK RESIDENCE
5 BED X 3 BATH
Lot 2, 75A Berwick Street, Victoria Park WA 6100

PROJECT INFO
DRAWING NO: **ROOF PLAN**

CLIENT: [REDACTED]

DRAWING NO: **A1.20**
DATE: 30/05/24
REV: E
CHECKED: ML
DRAWN: ST

ARCHITECTURAL DRAWINGS
PROJECT NO: 6100 BERWICK 2 (75A)
PWT @ A2
SCALE: 1:100
10x10mm SQUARE

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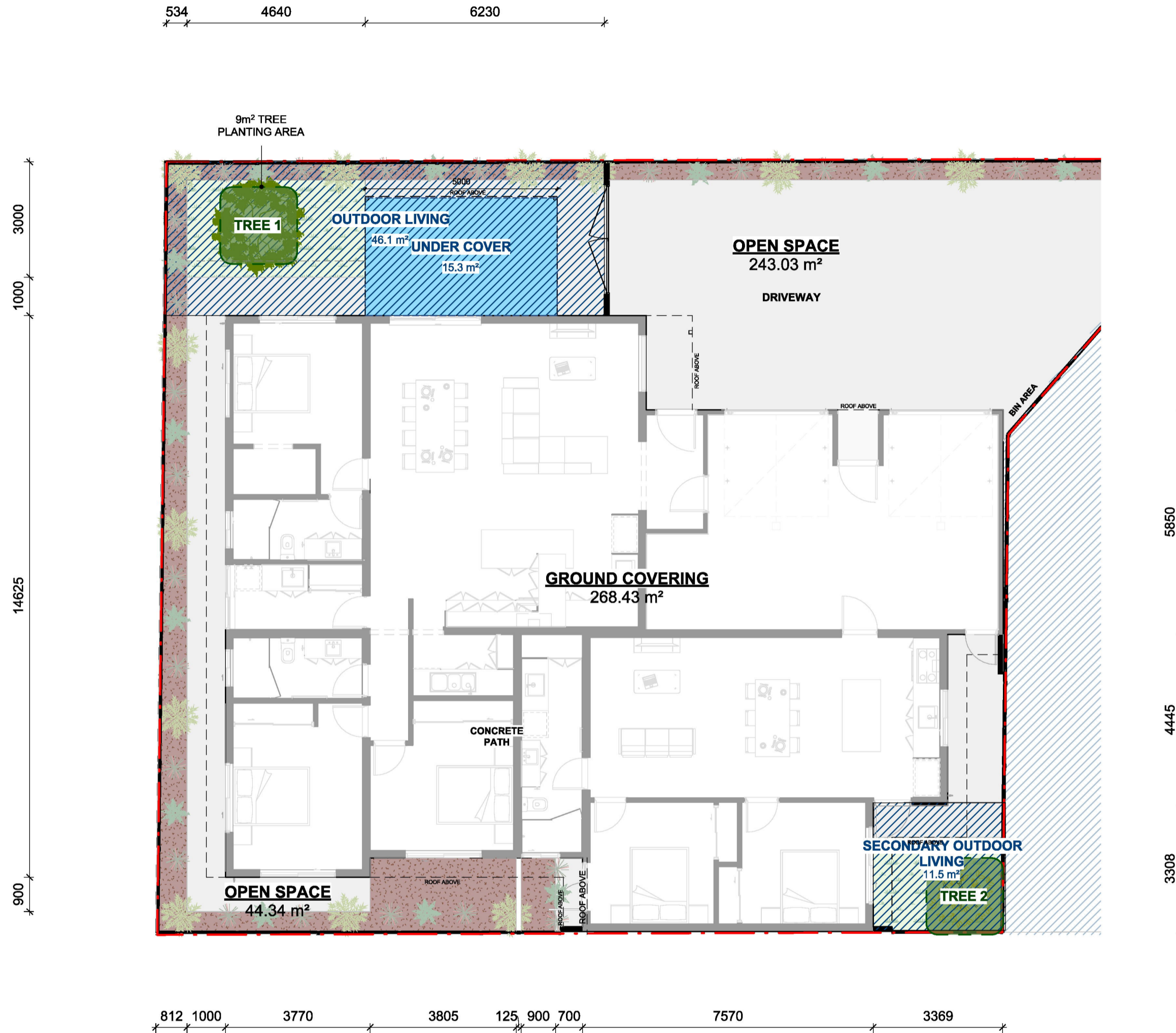
CLIENT SIGNATURE

DATE: _____

DATE: _____

INTERNAL FLOOR AREA SCHEDULE

HOUSE (BLUE)	184m ²
ANCILLARY DWELLING	73m ²
TOTAL	257m²



75A BERWICK RESIDENCE
5 BED X 3 BATH
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PROJECT INFO
DRAWING NO: LANDSCAPE PLAN

DRAWING NO	DATE	REV
A1.30	30/05/24	E
CHECKED	ML	DRAWN
	ST	

ARCHITECTURAL DRAWINGS PROJECT NO: 6100 BERWICK 2 (75A)

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10x10mm SQUARE
SCALE 1:100
0 2.5 5 7.5 10

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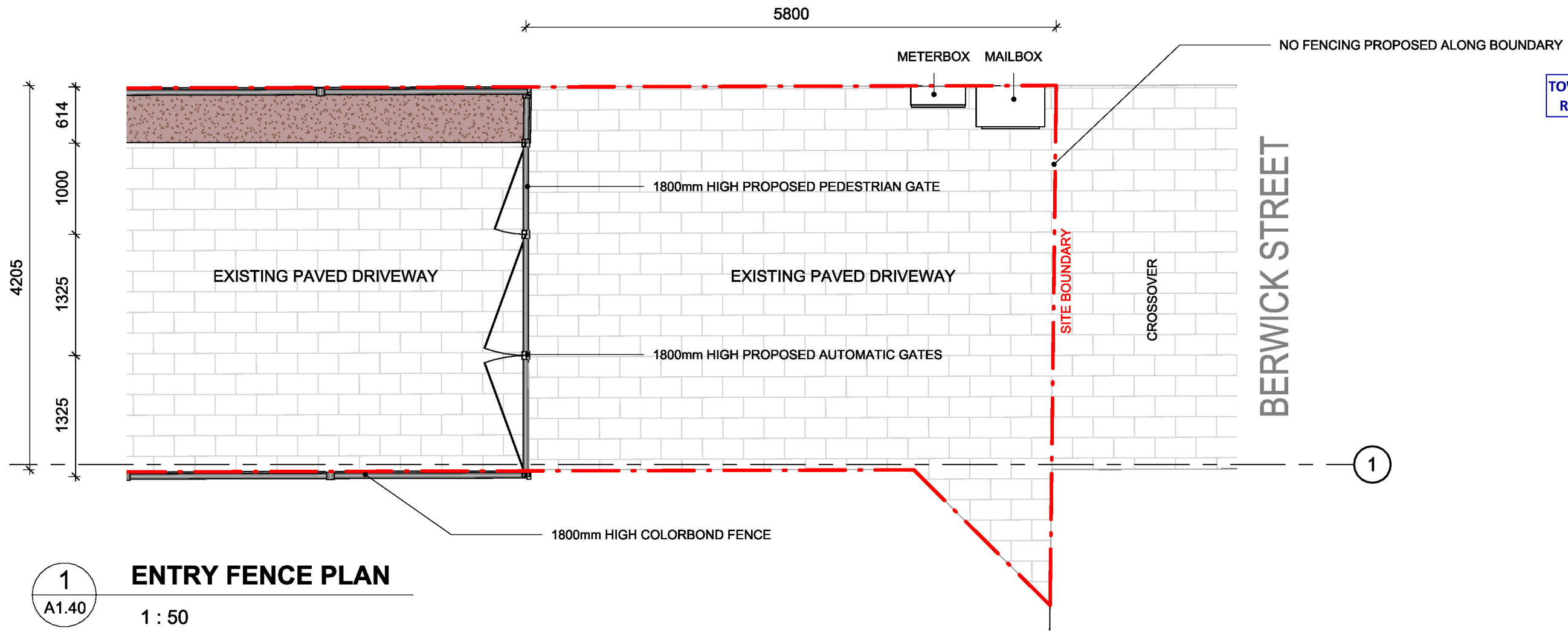
CLIENT SIGNATURE

DATE: _____

DATE: _____

LEGEND

- SITE BOUNDARY
- PROPOSED IMPERVIOUS ZONE
- PROPOSED OPEN SPACE
- PROPOSED OUTDOOR LIVING
- PROPOSED OUTDOOR LIVING UNDER COVER
- PROPOSED 9m² DEEP SOIL TREE PLANTING AREA
- PROPOSED NUMBER OF CAR PARKING: 3



TOWN OF VICTORIA PARK
Received: 30/05/2024

1 ENTRY FENCE PLAN
A1.40 1 : 50

EXISTING STREET FRONTAGE



75A BERWICK RESIDENCE 5 BED X 3 BATH Lot 2, 75A Berwick Street, Victoria Park WA 6100		DRAWING NO ENTRY FENCE PLAN	
DRAWING NO A1.40	DATE 30/05/24	REV C	CLIENT
CHECKED AP, ML	DRAWN ST	PROJECT NO. 8100 BERWICK 2 (75A)	
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Print @ A3 SCALE 1 : 50 		NXT TEC. Ltd SIMPLY BUILDING TOMORROW	

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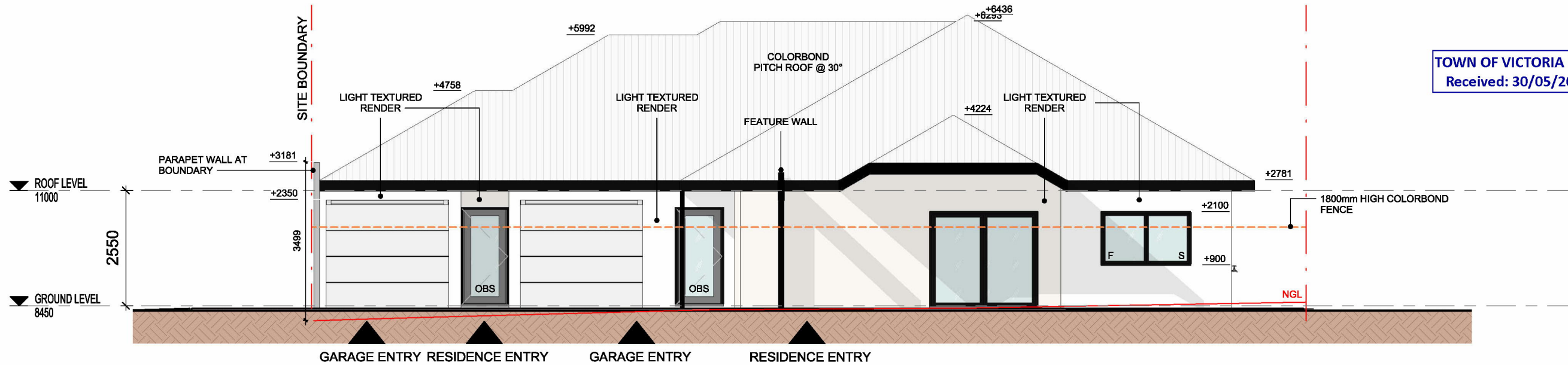
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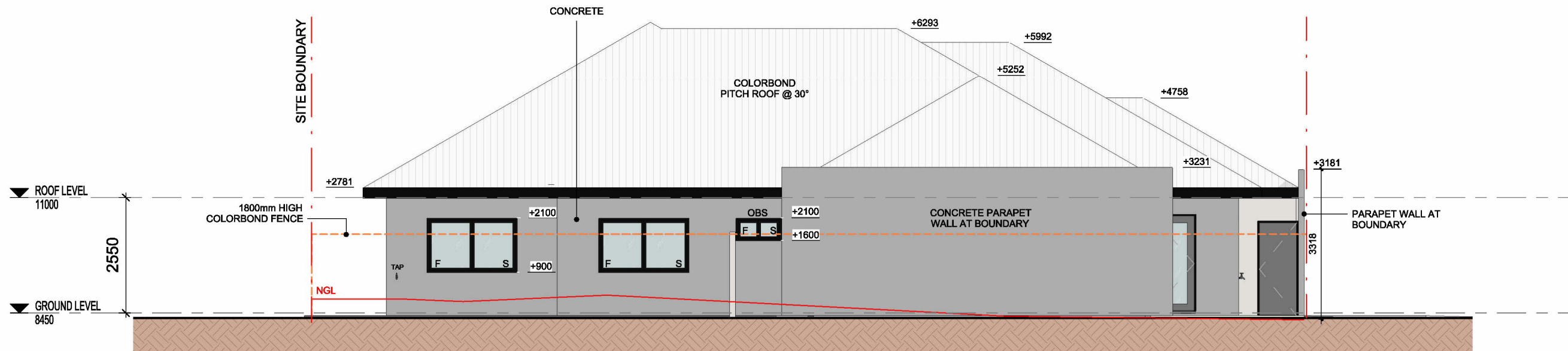
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CLIENT SIGNATURE	
_____	DATE _____
_____	DATE _____



1
A2.00
NORTH WEST ELEVATION
1 : 100



2
A2.00
SOUTH EAST ELEVATION
1 : 100

75A BERWICK RESIDENCE 5 BED X 3 BATH Lot 2, 75A Berwick Street, Victoria Park WA 6100		DRAWING NO ELEVATIONS	
DRAWING NO A2.00	DATE 30/05/24	REV E	CLIENT
CHECKED ML	DRAWN ST	PROJECT NO 8100 BERWICK 2 (75A)	PROJECT NO 8100 BERWICK 2 (75A)
ARCHITECTURAL DRAWINGS Print @ A3 SCALE 1:100 		NXT TEC. 41 Mordaunt Circuit Canning Vale WA 6155 +61 8 9481 6919 www.next-tec.com 	

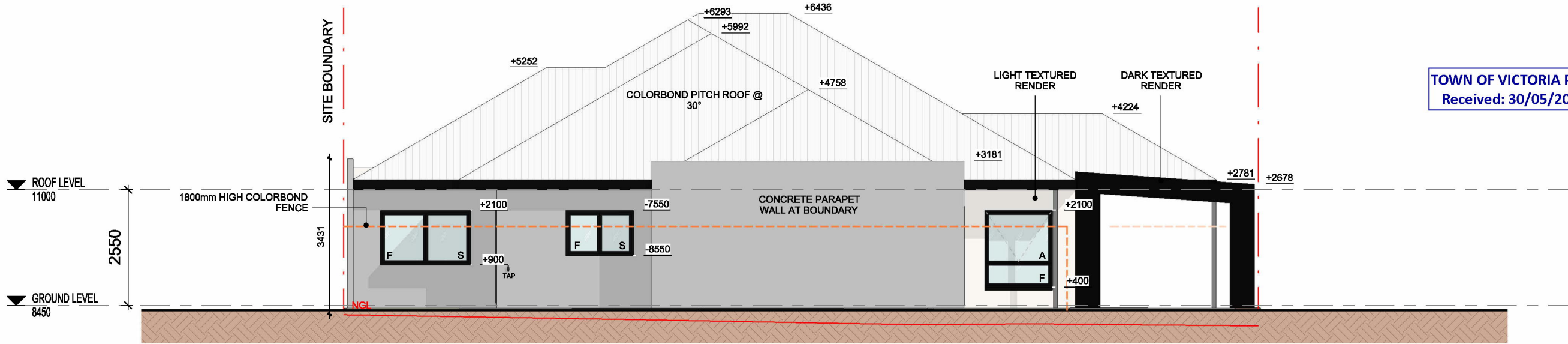
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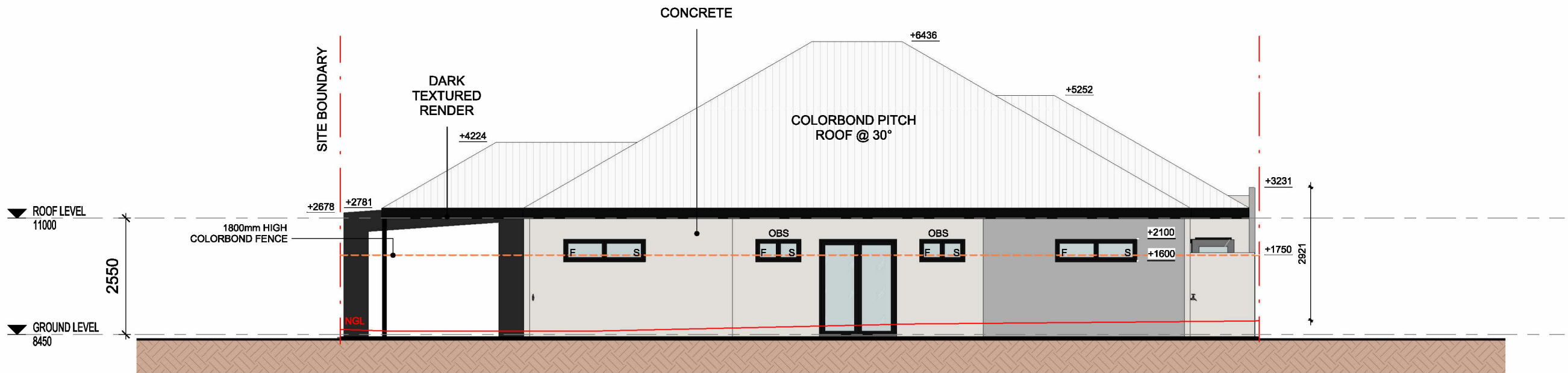
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CLIENT SIGNATURE	
DATE	_____
DATE	_____

EXTERNAL FINISHES LEGEND	
	WINDOW/DOOR FRAMES
	ROOF
	FASCIA/TRIMMING
	PRIMARY PAINT
	COLORBOND SHEET METAL FENCING OUTLINE
	COLORBOND - NIGHT SKY
	COLORBOND - SURFMIST
	COLORBOND - NIGHT SKY
	SUFMIST
	COLORBOND - SURFMIST



1 NORTH EAST ELEVATION
A2.01 1 : 100



2 SOUTH WEST ELEVATION
A2.01 1 : 100

75A BERWICK RESIDENCE
5 BED X 3 BATH
Lot 2, 75A Berwick Street, Victoria Park WA 6100

DRAWING NO	DATE	REV	E
A2.01	30/05/24	ML	ST

ARCHITECTURAL DRAWINGS
Print @ A3
SCALE 1 : 100
10x10mm SQUARE

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DRAWING NO
ELEVATIONS

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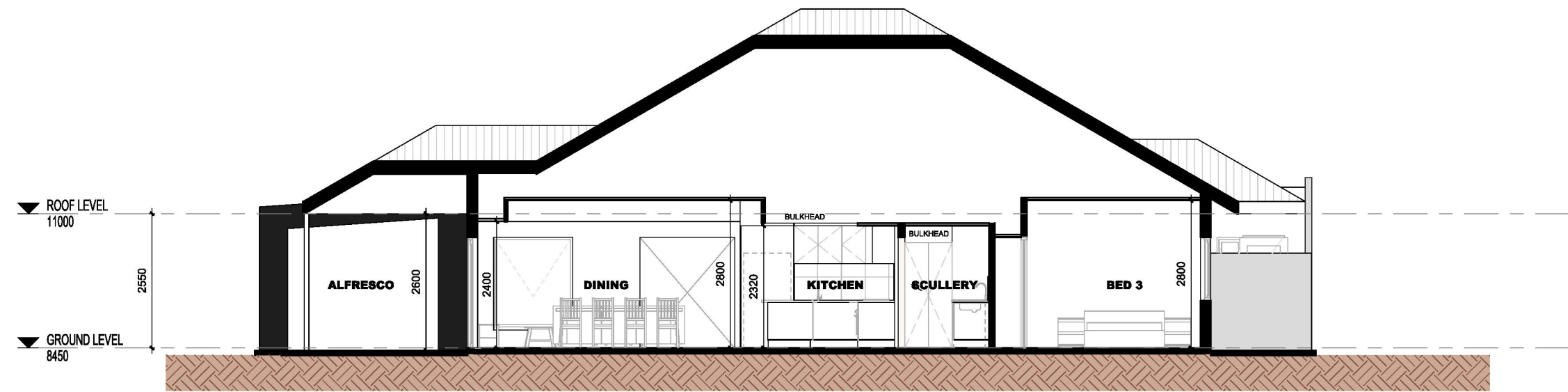
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ROOF	COLORBOND - SURFMIST
FASCIA/TRIMMING	COLORBOND - NIGHT SKY
PRIMARY PAINT	SUFMIST
COLORBOND SHEET METAL FENCING OUTLINE	COLORBOND - SURFMIST



1 SECTION 1
A3.00 1 : 100



2 SECTION 2
A3.00 1 : 100

75A BERWICK RESIDENCE 5 BED X 3 BATH Lot 2, 75A Berwick Street, Victoria Park WA 6100		PROJECT INFO SECTIONS	
DRAWING NO A3.00	DATE 30/05/24	REV C	CLIENT
CHECKED ST & TND	DRAWN ST & KS	PROJECT NO. 8100 BERWICK 2 (75A)	NEXT TEC. 41 Mordaunt Circuit Canning Vale WA 6155 +61 8 9481 6919 www.next-tec.com
ARCHITECTURAL DRAWINGS Print @ A3 SCALE 1 : 100 			

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