

PROPOSED DEVELOPMENT FOR

ASPEN GROUP

12x ADDITIONAL GROUPED DWELLINGS

LOT 5 (#13) ELVIRE STREET,
VIVEASH
171524



NEARMAP IMAGE



BUILT AROUND PEOPLE.

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NEW HOMES

RENOVATIONS

GRANNY FLATS

DEVELOPMENTS

SITE PLAN

SUN SHADOW AT NOON 21 JUNE
FRAMED CONSTRUCTION
GOLD LEVEL LIVABLE HOUSING DESIGN
SCOUTER NOTE 89 AT LAND USE PLANNING
IN THE VICINITY OF PERI-REPORT
NOTE:
DRAWING SUBJECT TO LOCAL AUTHORITY APPROVAL



DO NOT SCALE FROM THIS DRAWING
All sub-contractors to check dimensions
& notes prior to initiating works
Site Supervisor to be present at all times
Site Supervisor without delay
ALL DIMENSIONS TO BRICKWORK

CONSULTANT:
CLIENT(S):

PROPOSED RESIDENCE FOR:
ASPEN GROUP
ADDRESS:
LOT 5 (#13) ELVIRE STREET,
VIVEASH
BUILT AROUND PEOPLE

DRAWING: 1200
SHEET: 2 OF 9
CHECKED: 13/11/2024
DATE: 13/11/2024
MODEL: CUSTOM
JOB#: 171524
FEAS DA SITE PLAN (A2 H)

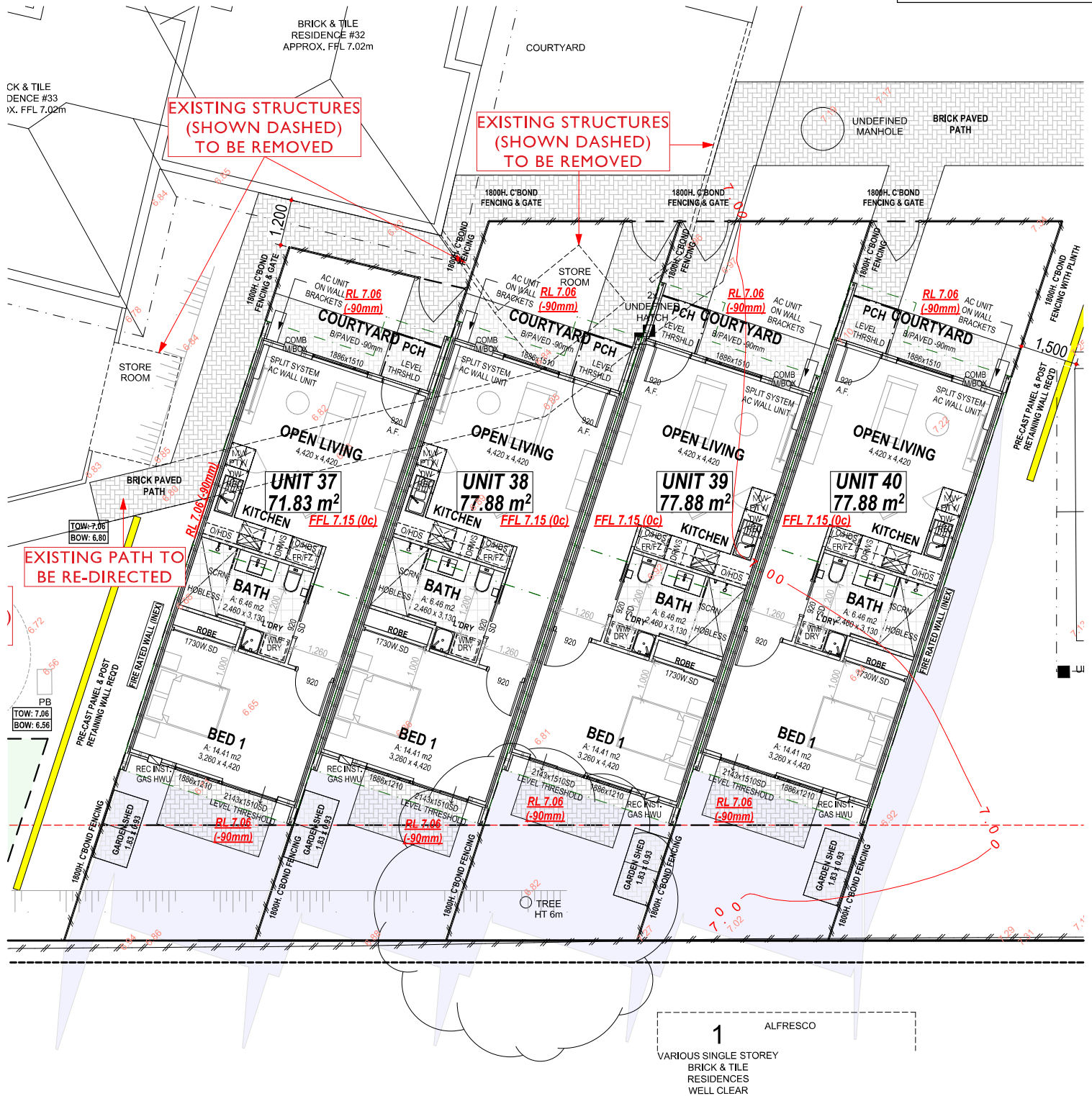
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Transmitted: 10/11/2024
AC: 10/11/2024
SIR: 10/11/2024
PDR: 10/11/2024
PDR: 10/11/2024
PDR: 10/11/2024

Summit
HOMES GROUP
BUILT | INNOVATE | DEVELOP

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FLOOR PLAN - 4x UNITS - SOUTHERN BOUNDARY

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CONSULTANT:
CLIENT(S):

SUN SHADOW AT NOON 21 JUNE
FRAMED CONSTRUCTION
GOLD LEVEL - LIVABLE HOUSING DESIGN
ACOUSTIC NOTE: SPP 5.1 LAND USE PLANNING IN THE VICINITY OF PERTH AIRPORT
NOTE:
DRAWING SUBJECT TO LOCAL AUTHORITY APPROVAL

PROPOSED RESIDENCE FOR:
ASPEN GROUP

ADDRESS:
LOT 5 (#13) ELVIRE STREET,
VIVEASH

BUILT AROUND PEOPLE

DRAWN: #Drawn
DESIGNED: AC
CHECKED: #Checked
DATE: 21/11/2024
MODEL: CUSTOM

SCALE: 1:100
SHEET: 3 OF 9
SIZE: A3
DEVELOPMENTS
JOB N° 171524

Transmittal Set Name
P4
P5
P6
P7
P8
P9

Drawn
AC
SR
SR
SR
SR
SR

Date
11/06/2025
05/09/2025
30/09/2025
15/10/2025
28/10/2025
25/11/2025

Transmittal Set Name
Drawn
Date

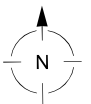
FEAS_DA FLOOR PLAN (A3 V)

PROPOSED RESIDENCES
(GOLD LEVEL)

FLOOR PLAN
A: 51.75 m²
P: 31.70 m
Porch
A: 1.77 m²
TOTAL AREA
A: 53.53 m²

ROOF
A: 58.04 m²
P: 35.46 m

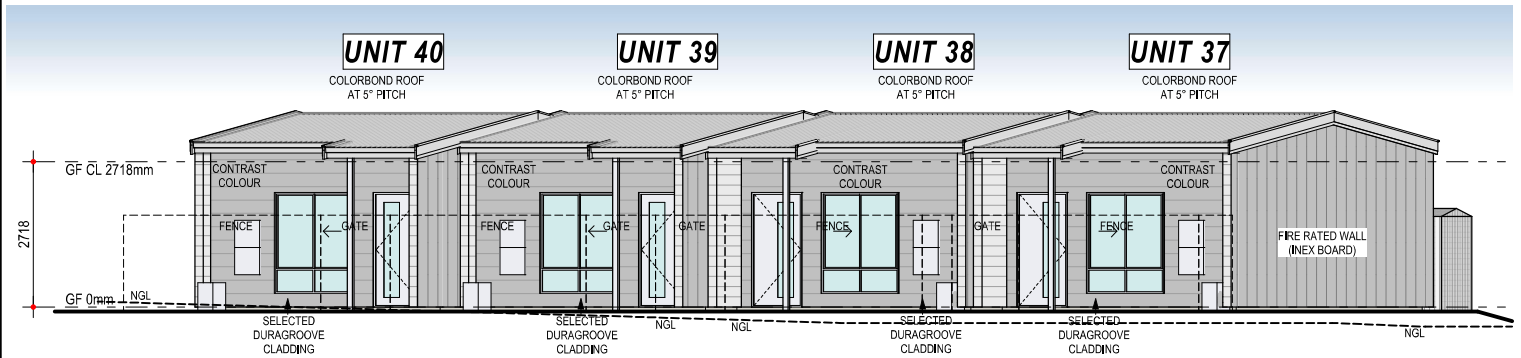
ZONING
TOTAL SITE AREA
R40 - 60°
9405 m²



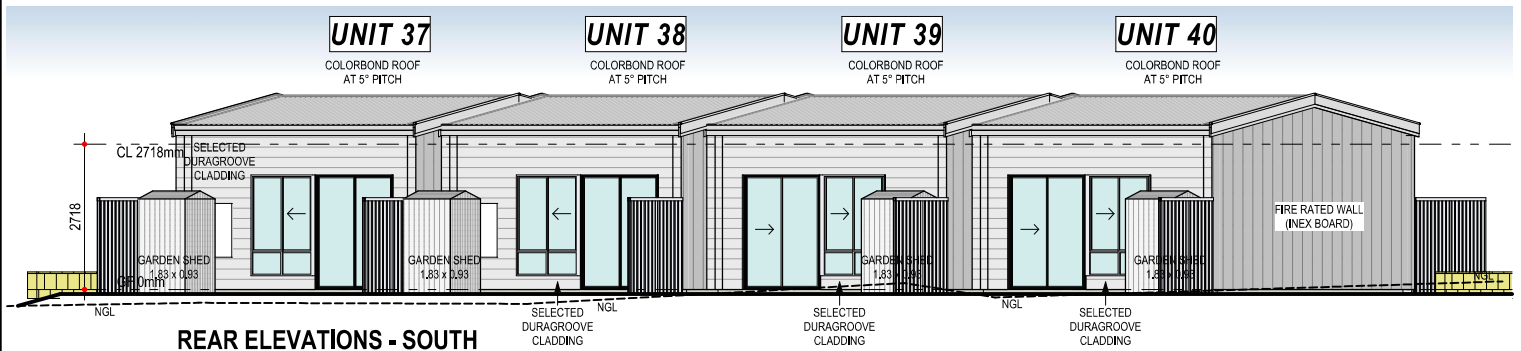
SUMMIT
HOMES GROUP
BUILD | RENOVATE | DEVELOP

► ELEVATIONS - 4x UNITS - SOUTHERN BOUNDARY

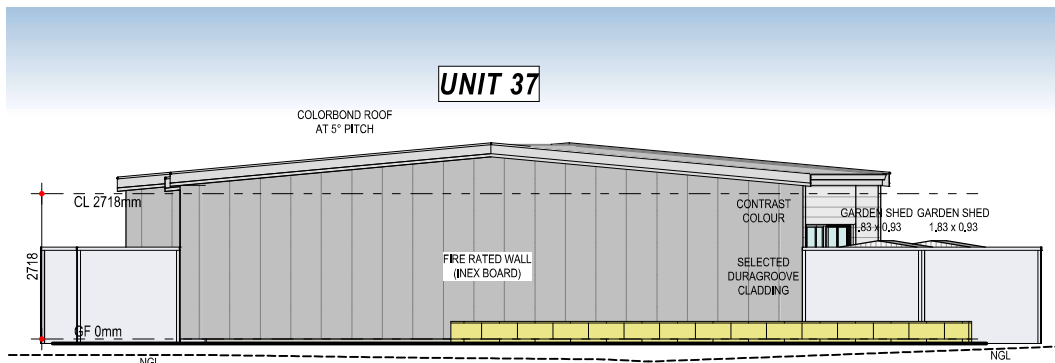
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ALL DIMENSIONS TO BRICKWORK.



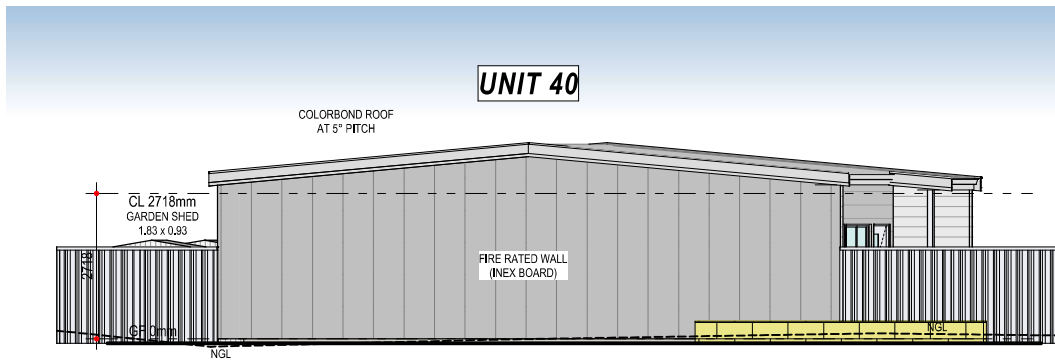
FRONT ELEVATIONS - NORTH



REAR ELEVATIONS - SOUTH



SIDE ELEVATION - WEST



SIDE ELEVATION - EAST

COLOURS FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED RESIDENCE FOR:
ASPEN GROUP

ADDRESS:
LOT 5 (#13) ELVIRE STREET,
VIVEASH

DRAWN: #Drawn
DESIGNED: AC
CHECKED: #Checked
DATE: 21/11/2024
MODEL: CUSTOM

SCALE: 1:100
SHEET: 4 OF 9
SIZE: A3
DEVELOPMENTS
JOB N° 171524

Transmittal Set Name	Drawn	Date	Transmittal Set Name	Drawn	Date
P4	AC	11/06/2025			
P5	SR	09/09/2025			
P6	SR	30/09/2025			
P7	SR	15/10/2025			
P8	SR	28/10/2025			
P9	SR	29/11/2025			

FEAS_DA ELEVATIONS (A3 V)

SUMMIT
HOMES GROUP
BUILD | RENOVATE | DEVELOP

26.45 m²

4m MIN SET

BRICK & TILE RESIDENCE #28
APPROX. FFL 6.70m

PRE-CAST PANEL & POST
RETAINING WALL REQ'D
TOW: 6.71
BOW: 6.20

1800H. C'BOND
FENCING & GATE

3x UNDEFINED
HATCH

POW

BRICK PAVED
PATH

FIRE RATED WALL (INEX)

UNIT 46
79.3 m²
4.420 x 4.410

FFL 6.80 (0c)

OPEN LIVING
KITCHEN
BATH
BED 1
PORCH

UNIT 47
79.3 m²
4.420 x 4.410

FFL 6.80 (0c)

OPEN LIVING
KITCHEN
BATH
BED 1
PORCH

UNIT 48
20.7 m²
4.420 x 4.410

FFL 6.80 (0c)

OPEN LIVING
KITCHEN
BATH
BED 1
PORCH

LANDSCAPED
VEGGIE GARDEN
UNIT 48
20.7 m²

LANDSCAPED
VEGGIE GARDEN
UNIT 47
20.7 m²

4m MINIMUM
SETBACK

9000
VACANT / SANDY / BUSHLAND
11.9383ha

78.33

EXISTING PATHS TO
BE RE-DIRECTED

2x BUSH
(HT>0.5m)

2x BUSH
(HT>0.5m)

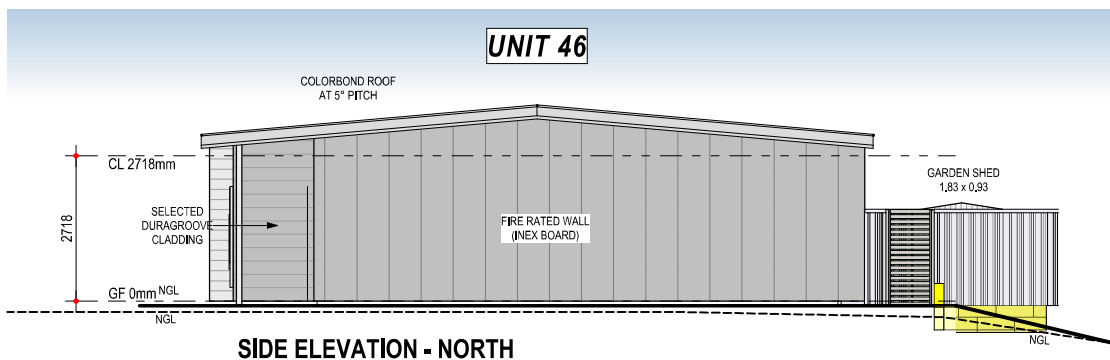
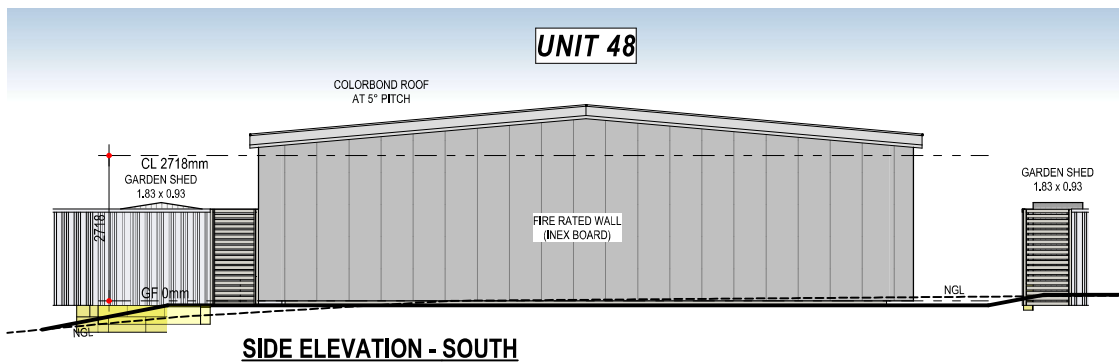
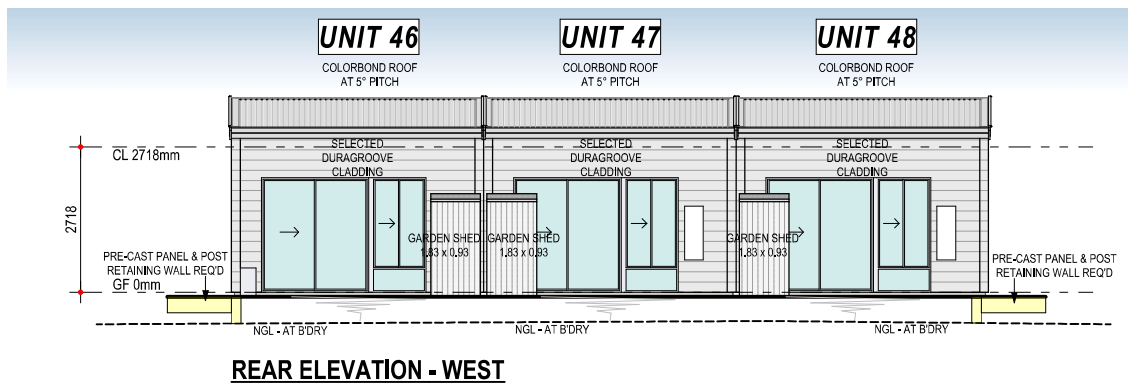
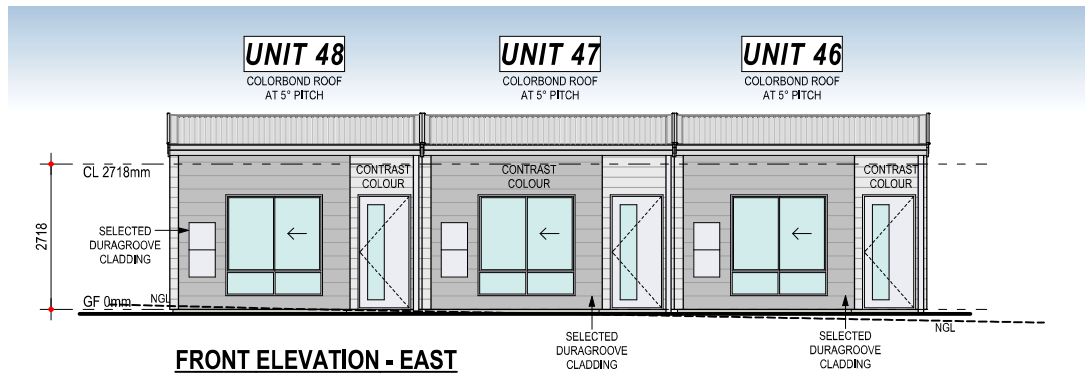
EXISTING P
BE RE-DIR

BRICK & TILE
RESIDENCE

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► ELEVATIONS - 3x UNITS - WEST BOUNDARY

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.



COLOURS FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED RESIDENCE FOR:
ASPEN GROUP

ADDRESS:
LOT 5 (#13) ELVIRE STREET,
VIVEASH

DRAWN: #Drawn
DESIGNED: AC
CHECKED: #Checked
DATE: 21/11/2024
MODEL: CUSTOM

SCALE: 1:100
SHEET: 6 OF 9
SIZE: A3
DEVELOPMENTS
JOB N° 171524

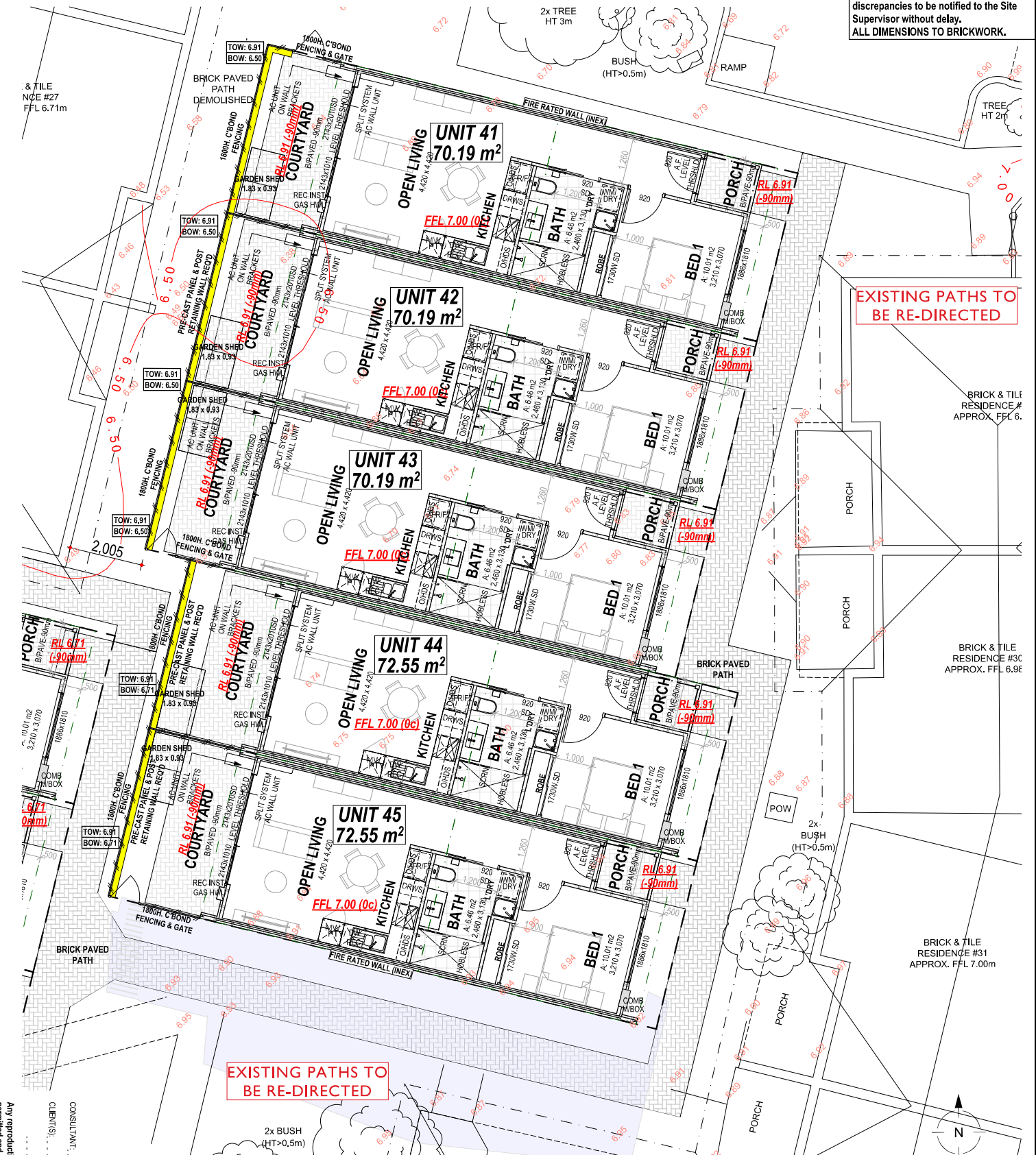
Transmittal Set Name	Drawn	Date	Transmittal Set Name	Drawn	Date
P4	AC	11/06/2025			
P5	SR	05/09/2025			
P6	SR	30/09/2025			
P7	SR	15/10/2025			
P8	SR	28/10/2025			
P9	SR	29/11/2025			

FEAS_DA ELEVATIONS (A3 V)

SUMMIT
HOMES GROUP
BUILD | RENOVATE | DEVELOP

FLOOR PLAN - 5x UNITS - INTERNAL

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SUN SHADOW AT NOON 21 JUNE
FRAMED CONSTRUCTION
GOLD LEVEL - LIVABLE HOUSING DESIGN
ACOUSTIC NOTE: SPP 5.1 LAND USE PLANNING IN THE VICINITY OF PERTH AIRPORT
NOTE: DRAWING SUBJECT TO LOCAL AUTHORITY APPROVAL

PROPOSED RESIDENCES (GOLD LEVEL)		
FLOOR PLAN	ROOF	
A: 49.71 m²	A: 57.82 m²	
P: 31.70 m	P: 33.94 m	
PORCH		
A: 2.04 m²		
TOTAL AREA		
A: 51.92 m²		

PROPOSED RESIDENCE FOR:
ASPEN GROUP

ADDRESS:
LOT 5 (#13) ELVIRE STREET,
VIVEASH

BUILT AROUND PEOPLE

DRAWN: #Drawn
DESIGNED: AC
CHECKED: #Checked
DATE: 21/11/2024
MODEL: CUSTOM

SCALE: 1:100
SHEET: 7 OF 9
SIZE: A3
DEVELOPMENTS
JOB N° 171524

Transmittal Set Name	Drawn	Date	Transmittal Set Name	Drawn	Date
P4	AC	11/06/2025			
P5	SR	09/09/2025			
P6	SR	30/09/2025			
P7	SR	15/10/2025			
P8	SR	28/10/2025			
P9	SR	25/11/2025			

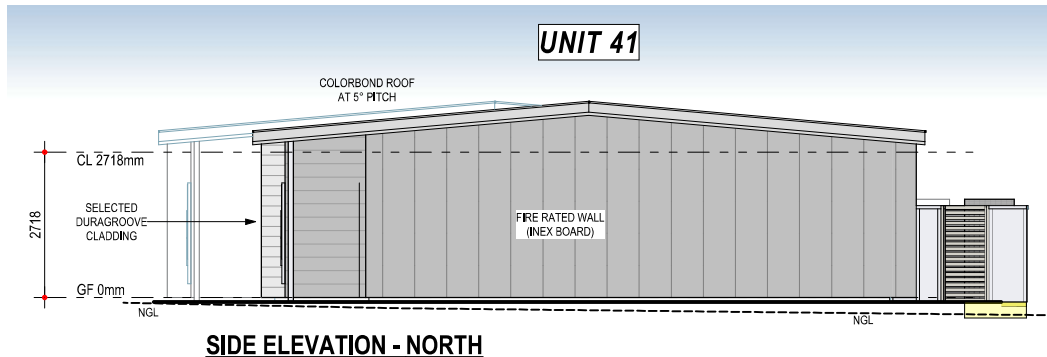
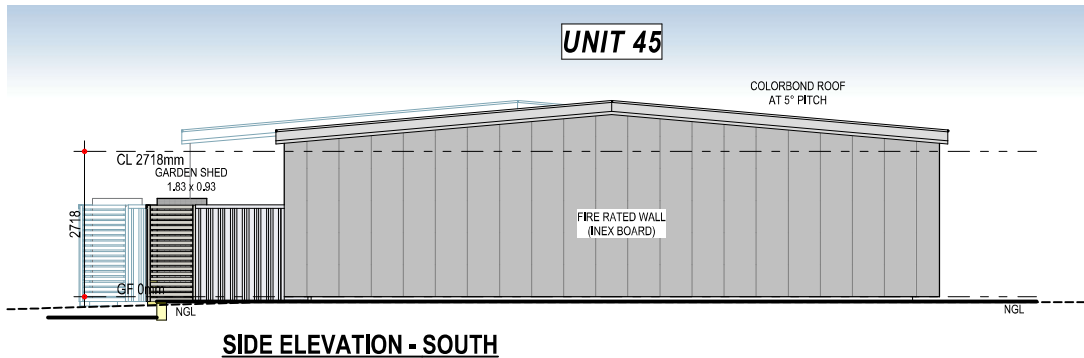
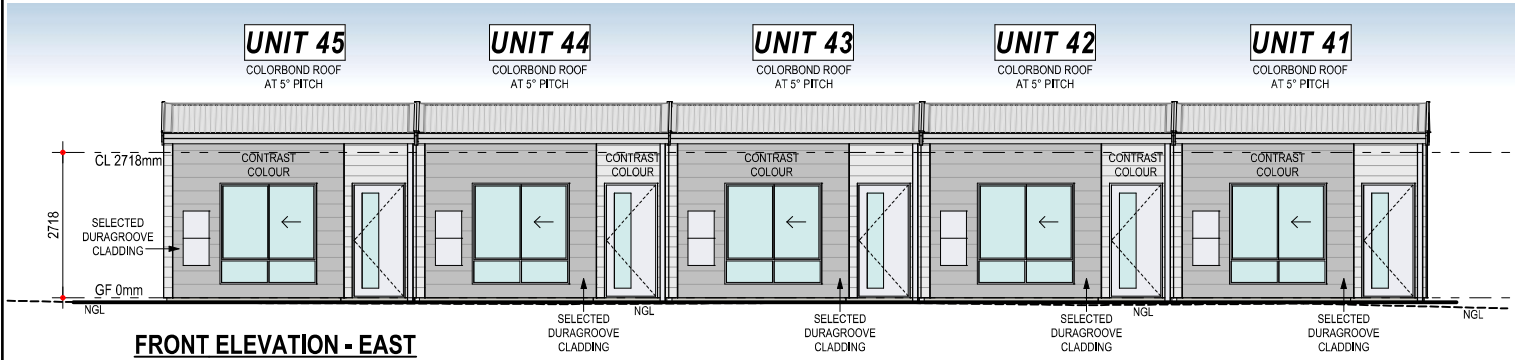
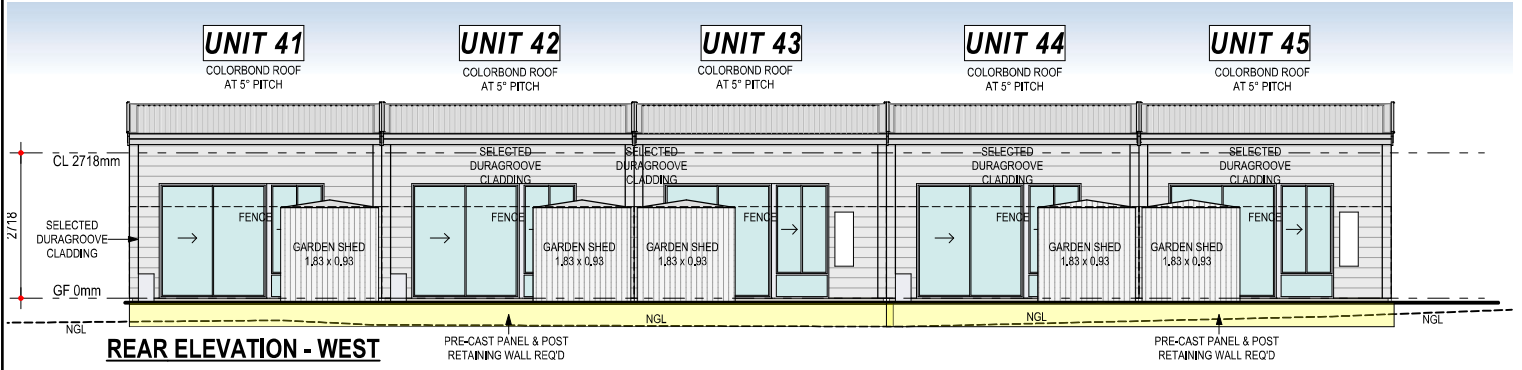
FEAS_DA FLOOR PLAN (A3 V)

ZONING R40 - 60°
TOTAL SITE AREA 9405 m²



ELEVATIONS - 5x UNITS - INTERNAL

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PROPOSED RESIDENCE FOR:
ASPEN GROUP

ADDRESS:
LOT 5 (#13) ELVIRE STREET,
VIVEASH

DRAWN: #Drawn
DESIGNED: AC
CHECKED: #Checked
DATE: 21/11/2024
MODEL: CUSTOM

SCALE: 1:100
SHEET: 8 OF 9
SIZE: A3
DEVELOPMENTS
JOB N°
171524

Transmittal Set Name	Drawn	Date	Transmittal Set Name	Drawn	Date
P4	AC	11/06/2025			
P5	SR	05/09/2025			
P6	SR	30/09/2025			
P7	SR	15/10/2025			
P8	SR	28/10/2025			
P9	SR	25/11/2025			

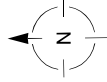
FEAS_DA ELEVATIONS (A3 V)

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CONSULTANT:
CLIENT(S):

SITE PLAN - OVERALL

This design has been prepared based on the planning framework applicable as of the date of the site plan. The framework is subject to change. The site plan is prepared in accordance with the Planning and Development Act 2005 (Volume 1) will be amended with a deferred Capital 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.



SUN SHADOW AT NOON 21 JUNE
FRAMED CONSTRUCTION
GOLD LEVEL - LIVABLE HOUSING DESIGN
ACOUSTIC NOTE: SPP 5.1 LAND USE PLANNING
IN THE VICINITY OF PERTH AIRPORT
NOTE:
DRAWING SUBJECT TO LOCAL AUTHORITY APPROVAL

CONSULTANT: _____
CLIENT(S): _____

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ZONING R40 - 60*
TOTAL SITE AREA 9405 m²

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PROPOSED RESIDENTIAL FOR:
ASPEN GROUP
ADDRESS:
LOT 5 (#13) ELVIRE STREET,
VIVEASH

DRAWN: # Drawn AC
DESIGNED: AC
CHECKED: # Checked
DATE: 21/11/2024
MODEL: CUSTOM

SCALE: 1:500
SHEET: 9 OF 9
SIZE: A3
DEVELOPMENTS

JOB N° 171524
FEAS_DA SITE PLAN OVERALL (A3 H)

Drawn	Date	Transferred	Drawn	Date
AS	03/03/2025	AS	03/03/2025	
PR	30/03/2025	PR	30/03/2025	
SR	15/10/2025	SR	15/10/2025	
PR	28/10/2025	PR	28/10/2025	
SR	28/11/2025	SR	28/11/2025	