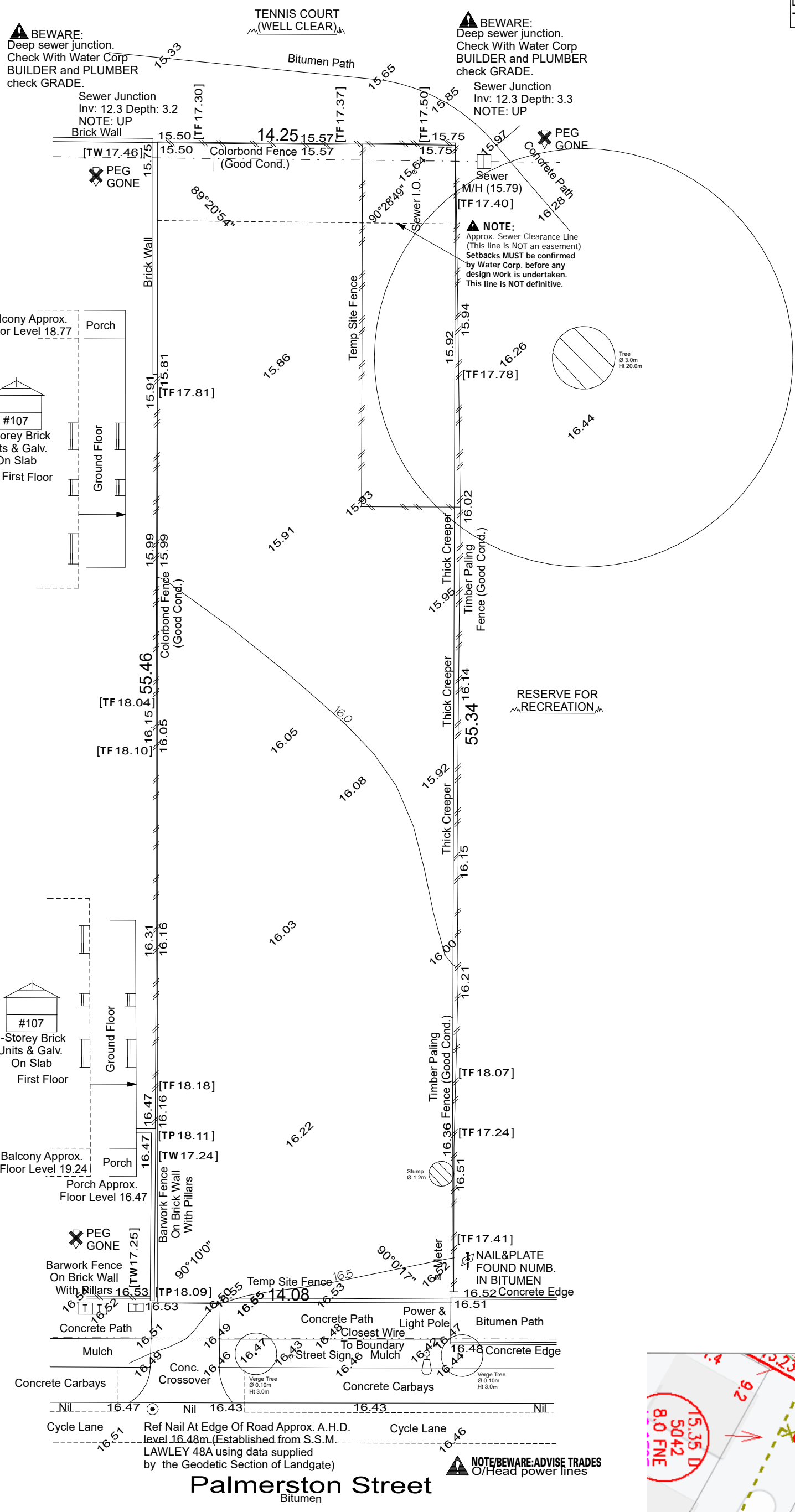
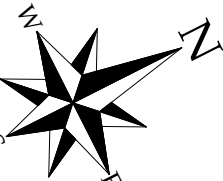


This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.



**LOT MISCLOSE**  
0.004 m

**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

**DISCLAIMER:**  
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

**DISCLAIMER:**  
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

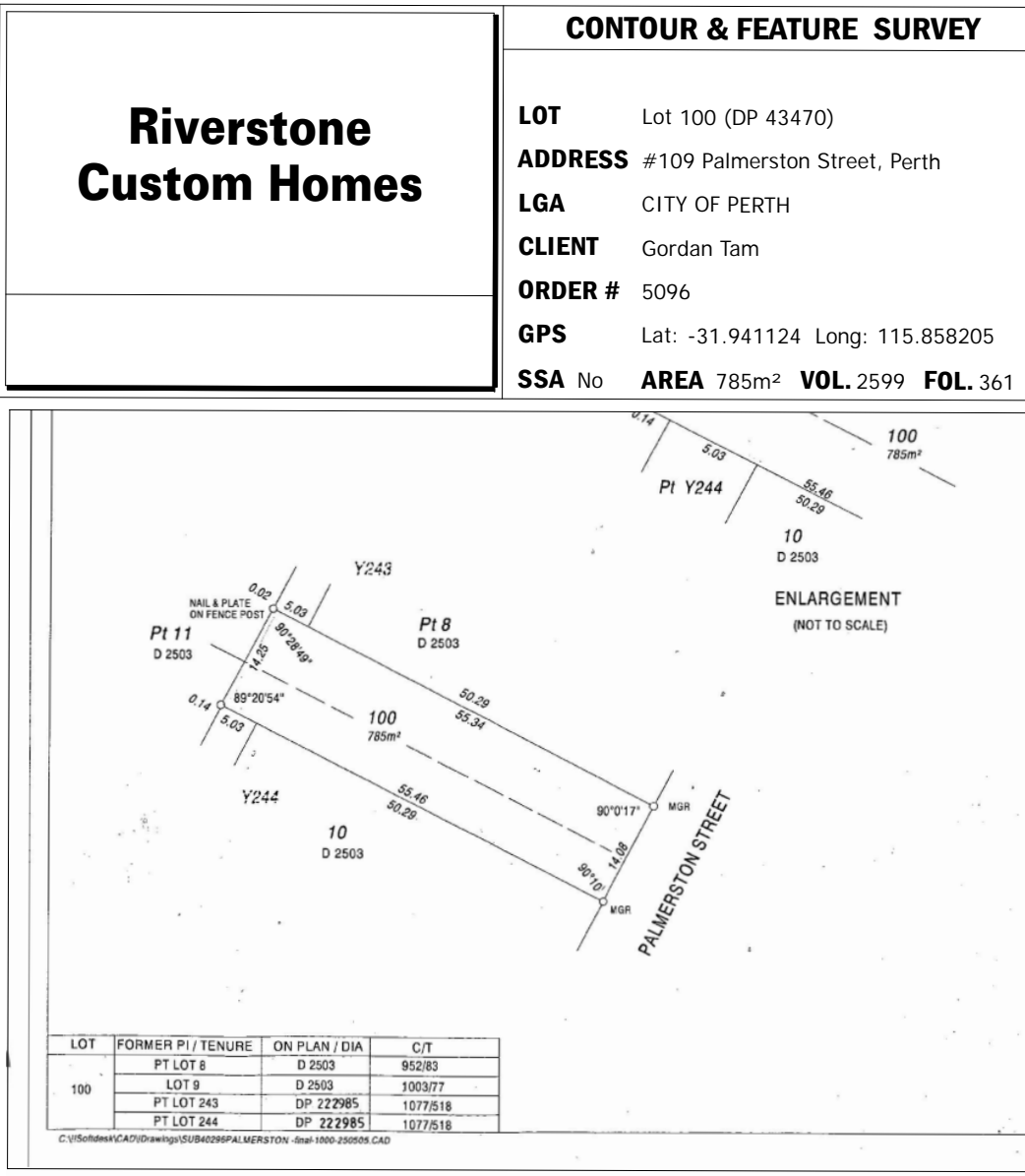
**DISCLAIMER:**  
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted

Existing Site Plan Scale: 1:200

Power Dome
Power Pole
Phone Pits
Water Conn.
Top Pillar/Post
Top Wall
Top Retaining
Top Fence

CITY OF VINCENT  
RECEIVED  
16 December 2022

Drawing List		Page Name
1 Perspectives	1.01	Perspectives
2 Plans - MASTER		
2.01	Site Plan - Existing	
2.02	Site Plan - New - MASTER	
2.03	Plans - MASTER	
2.04	Plans - MASTER	
2.05	Plans - MASTER	
2.06	Landscaping Plan - MASTER	



ELEC.	O/Head	SEWER	Yes	ROADS	Bitumen	COASTAL	No
GAS	Check Alinta	COMMS	Yes	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Nil	VEG.	Light Grass Cover



**COTTAGE SURVEYS**  
LICENSED SURVEYORS

87-89 Guthrie St  
Osborne Park  
WA 6017

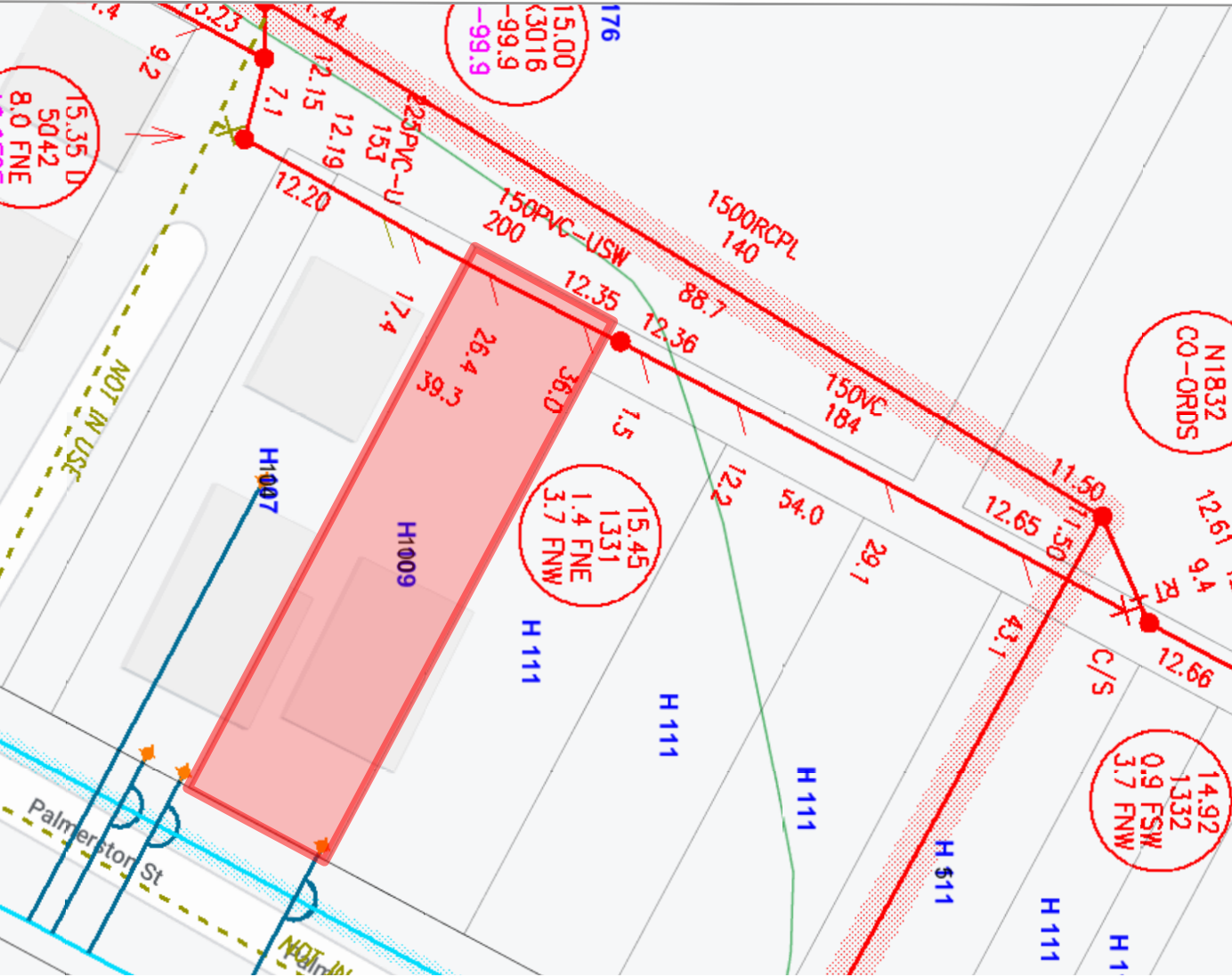
PO Box 1611  
Osborne Park BC  
WA 6917

P: (08) 9446 7361  
E: perth@cottage.com.au  
W: www.cottage.com.au

JOB: 524052

DATE: 14 Apr 22

DRAWN: T. Do



Scale 1:200

<b>COTTAGE SURVEYS</b> LICENSED SURVEYORS	87-89 Guthrie Street Osborne Park, WA 6017	<b>JOB #</b> 524052	<b>GPS</b> Lat: -31.941124 Long: 115.858205	<b>ROADS</b> Bitumen	<b>ELEC.</b> O/Head
	PO Box 1611 Osborne Park Business Centre WA 6917	<b>CLIENT</b> Gordan Tam	<b>ORDER #</b> 5096	<b>KERBS</b> Nil	<b>COMMS.</b> Yes
	P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	<b>ADDRESS</b> #109 Palmerston Street	<b>LOT</b> Lot 100 (DP 43470)	<b>FOOTPATH</b> Concrete	<b>WATER</b> Yes
		<b>SUBURB</b> Perth	<b>AREA</b> 785m <sup>2</sup> <b>VOL.</b> 2599 <b>FOL.</b> 361	<b>SOIL</b> Sand	<b>GAS</b> Check Alinta
		<b>LGA</b> CITY OF PERTH	<b>DATE</b> 14 Apr 22	<b>DRAINAGE</b> Good	<b>SEWER</b> Yes
		<b>DRAWN</b> T. Do	<b>SSA</b> No	<b>VEGETATION</b> Light Grass Cover	<b>COASTAL</b> No



A: Suite 44 Cottlesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011  
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au  
W: www.riverstone.com.au  
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Tam-Palmerston ST  
Lot 100, (#109), Palmerston St  
Perth, WA 6000

Wind Classification	T.B.C.	Amendments	DA01-
Local Authority	City of Vincent		
Dwn.	S.McChesney		
Plot Date	15/12/2022 at 11:49 AM		

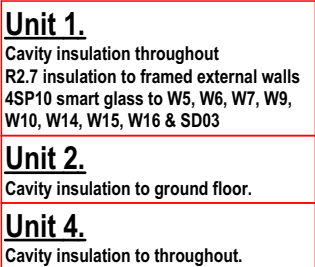
Signatures:	
Client:	
Client:	
Builder:	

Site Plan - Existing

Rev No.	Rev	Rev
1	N/A.	
2	5096	
3	2.01	



Area Calculations			
Name	Area	Perimeter	
<b>0 Ground Floor</b>			
Garage	169.6	111,900.0	
Ground Floor	219.2	133,186.5	
Porch	10.7	26,400.2	
	<b>399.5 m<sup>2</sup></b>	<b>271,486.7 mm</b>	
<b>1 First Floor</b>			
Balc 01	5.3	9,360.2	
First Floor	278.7	456,370.2	
Terrace		77,940.4	
	<b>378.6 m<sup>2</sup></b>	<b>232,679.8 mm</b>	
<b>2 Second Floor</b>			
Balc 02	19.0	32,410.5	
Second Floor	269.0	141,581.4	
	<b>288.0 m<sup>2</sup></b>	<b>173,991.9 mm</b>	
	<b>1,066.1 m<sup>2</sup></b>	<b>678,158.4 mm</b>	

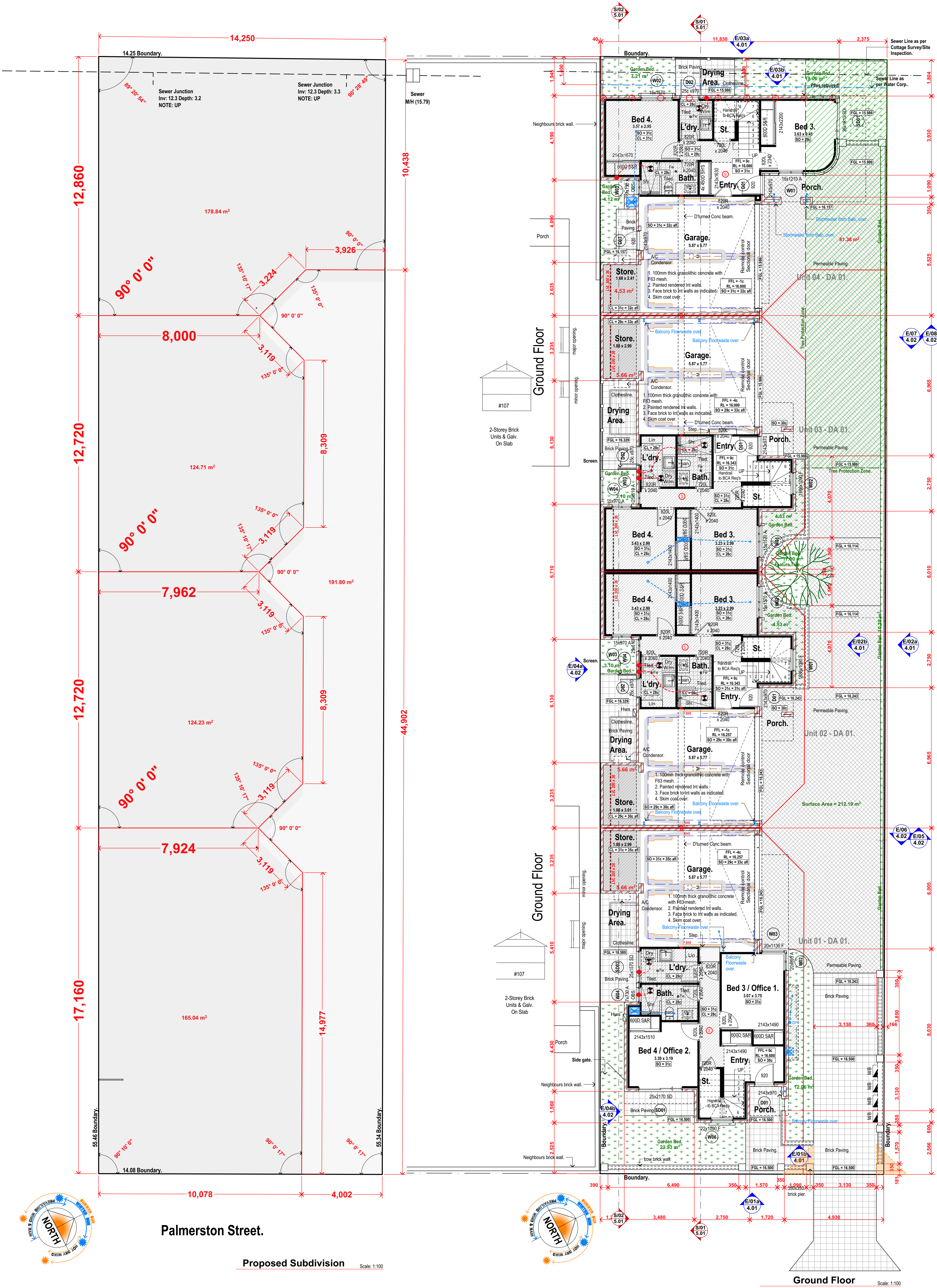


Signatures:	Job No. 5096
Client: _____	
Client: _____	Down No.: 2.02
Builder: _____	



CITY OF VINCENT  
RECEIVED  
16 December 2022

Area Calculations		
Name	Area	Perimeter
<b>0 Ground Floor</b>		
Garage	169.6	111,900.0
Ground Floor	219.2	133,186.5
Porch	10.7	26,400.2
	<b>399.5 m<sup>2</sup></b>	<b>271,486.7 mm</b>
<b>1 First Floor</b>		
Bed 01	5.3	9,360.2
First Floor	278.7	145,370.2
Terrace	94.6	77,949.4
	<b>378.6 m<sup>2</sup></b>	<b>232,679.8 mm</b>
<b>2 Second Floor</b>		
Bed 02	19.0	32,410.5
Second Floor	269.0	141,581.4
	<b>288.0 m<sup>2</sup></b>	<b>173,991.9 mm</b>
	<b>1,066.1 m<sup>2</sup></b>	<b>678,158.4 mm</b>



Total Landscaping Area.  
Garden Beds = 100.5m<sup>2</sup>  
Permeable Paving = 212m<sup>2</sup>

**Unit 1.**  
Cavity insulation throughout  
R2.7 insulation to framed external walls  
ASPIB smart glass to W6, W6, W7, W8, W10, W14, W15, W16 & SD03

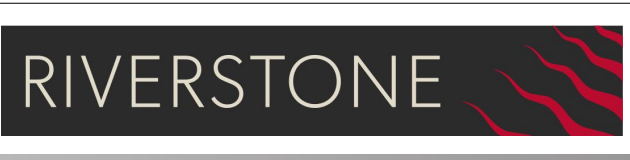
**Unit 2.**  
Cavity insulation to ground floor.

**Unit 4.**  
Cavity insulation to throughout.

LEGEND	
	Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
	Exhaust fan - flumed to external air and not into the roof space.
	Wall mounted cold water hose tap
	Water supply for fridge
	Gas bayonet point
COMPLIANCE NOTES	
<b>Artificial Lighting</b>   To comply with NCC Vol 2 Part 3.12.5.5	
<b>Fall Prevention</b>   Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.	
<b>All other windows</b> - where the fall height is 4m or greater must have a transom above 950mm and a sill height less than 150mm - No restriction is required to opening. Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7	
<b>Boundary Walls To Provide Fire Separation</b>   To comply with NCC Vol 2 Part 3.7.3.2	
<b>Fireplace</b>   To comply with NCC Vol 2 Part 3.10.7	
<b>Parapet/Boundary Fireproofing</b>   To comply with NCC Vol 2 Part 3.7.2.4	
<b>Staircase, Balustrade and Handrails</b>   To comply with NCC Vol 2 Part 3.9.1 and 3.9.2 (Non-200 Gong x 172 Riser).	
<b>Stormwater Drainage</b>   To comply with NCC V2 Part 3.1.3 citing AS 3600.3	
<b>Swimming Pool Barriers</b>   To comply with AS 1926.1 and 1926.2	
<b>Timber Framing</b>   To comply with AS 1684	
<b>Termite Protection</b>   All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.	
<b>Parapet Walls</b>   FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.	
<b>Wet areas</b>   To comply with NCC Vol 2 Part 3.8.1	
<b>Steelwork</b>   Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019	

Plans - MASTER DA 01

Signature:	Rev No:	N/A.
Client:	Doc No:	5096
Builder:	Draw No:	2.03



A: Suite 44 Cottage Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011  
T: 08 9254 4466 F: 08 9394 6144 E: reception@riverstone.com.au  
W: www.riverstone.com.au  
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Tam-Palmerston ST  
Lot 100, (#109), Palmerston St  
Perth, WA 6000

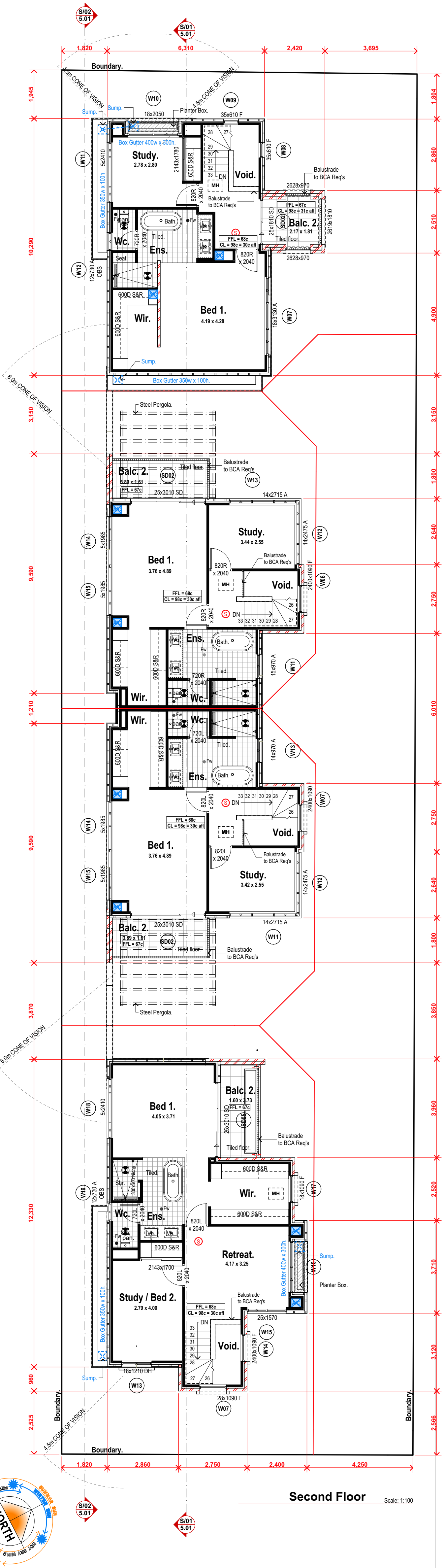
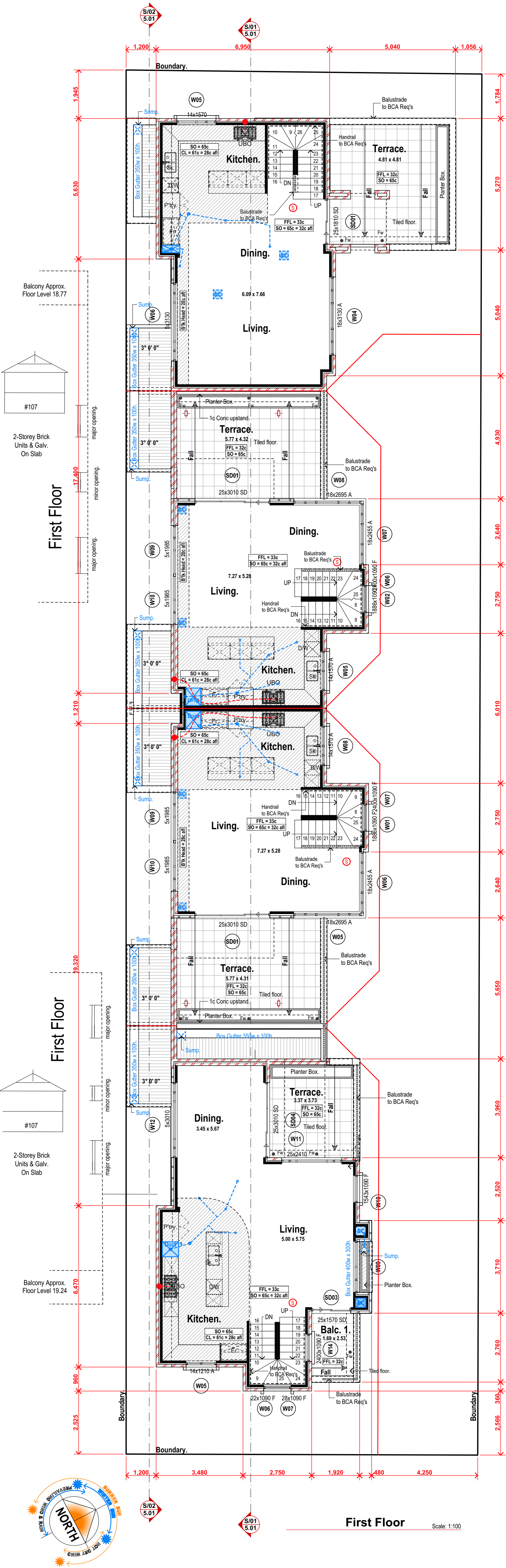
Wind Classification	T.B.C.
Local Authority	City of Vincent
Drawn	S.McChesney
Check	
Date	16/12/2022 at 11:49 AM

Signatures:	Rev No:	N/A.
Client:	Doc No:	5096
Builder:	Draw No:	2.03



CITY OF VINCENT  
RECEIVED  
16 December 2022

Area Calculations		
Name	Area	Perimeter
<b>0 Ground Floor</b>		
Garage	169.6	111,900.0
Ground Floor	219.2	133,186.5
Porch	10.7	26,400.2
	<b>399.5 m<sup>2</sup></b>	<b>271,486.7 mm</b>
<b>1 First Floor</b>		
Balc. 01	5.3	9,360.2
First Floor	278.7	145,370.2
Terrace	94.6	77,949.4
	<b>378.6 m<sup>2</sup></b>	<b>232,679.8 mm</b>
<b>2 Second Floor</b>		
Balc. 02	19.0	32,410.5
Second Floor	269.0	141,581.4
	<b>288.0 m<sup>2</sup></b>	<b>173,991.9 mm</b>
	<b>1,086.1 m<sup>2</sup></b>	<b>878,158.4 mm</b>



LEGEND	
	Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
	Exhaust fan - flumed to external air and not into the roof space.
	Wall mounted cold water hose tap
	Water supply for fridge
	Gas bayonet point

COMPLIANCE NOTES	
<b>Artificial Lighting</b>   To comply with NCC Vol. 2 Part 3.12.5.5	
<b>Fall Prevention   Bedroom windows</b> - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.	
<b>All other windows</b> - where the fall height is 4m or greater must have a transom above 850mm and a sill height less than 150mm - No restriction is required to opening. Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7	
<b>Boundary Walls To Provide Fire Separation</b>   To comply with NCC Vol 2 Part 3.7.3.2	
<b>Fireplace</b>   To comply with NCC Vol 2 Part 3.10.7	
<b>Parapet/Boundary Fireproofing</b>   To comply with NCC Vol 2 Part 3.7.2.4	
<b>Staircase, Balustrade and Handrails</b>   To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Non. 280 Going x 172 Rise).	
<b>Stormwater Drainage</b>   To comply with NCC V2 Part 3.1.3 citing AS 3500.3	
<b>Swimming Pool Barriers</b>   To comply with AS 1926.1 and 1926.2	
<b>Timber Framing</b>   To comply with AS 1684	
<b>Termite Protection</b>   All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.	
<b>Parapet Walls</b>   FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.	
<b>Wet areas</b>   To comply with NCC Vol 2 Part 3.8.1	
<b>Steelwork</b>   Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019	

Plans - MASTER DA 01

5096  
2.04



A: Suite 44 Cottlesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011  
T: 08 9234 4466 F: 08 9394 6144 E: reception@riverstone.com.au  
W: www.riverstone.com.au  
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Tam-Palmerston ST  
Lot 100, (#109), Palmerston St  
Perth, WA 6000

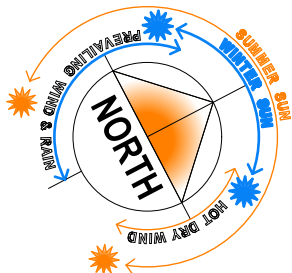
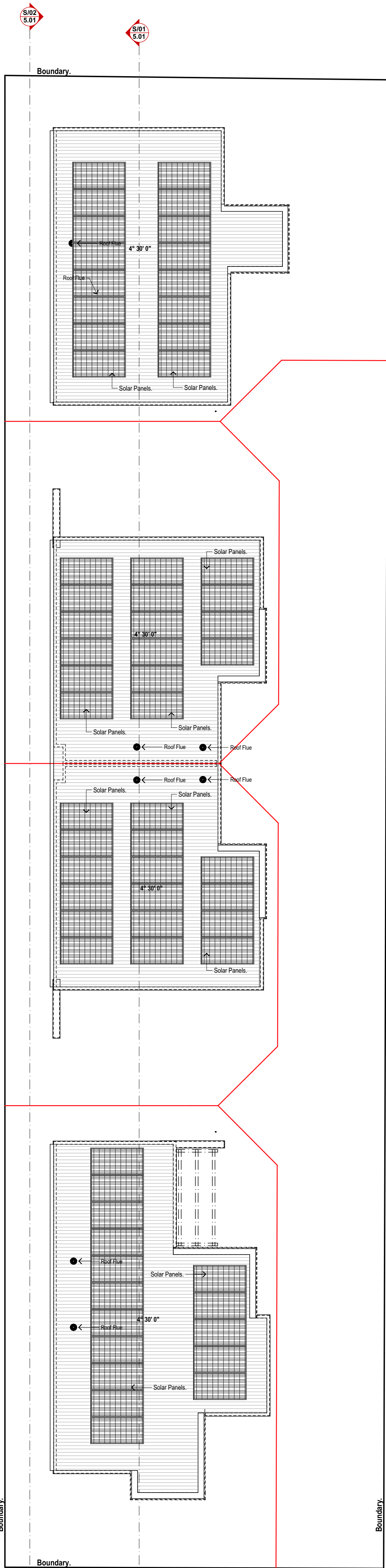
Wind Classification T.B.C.  
Local Authority City of Vincent  
Drawn S.McChesney  
16/12/2022 at 11:49 AM

Signatures:  
Client:  
Client:  
Builder:

N/A.



CITY OF VINCENT  
RECEIVED  
16 December 2022



Roof Plan

Scale: 1:100

LEGEND	
	Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
	Exhaust fan - flumed to external air and not into the roof space.
	Wall mounted cold water hose tap
	Water supply for fridge
	Gas bayonet point

COMPLIANCE NOTES	
<b>Artificial Lighting</b>   To comply with NCC Vol. 2 Part 3.12.5.5	
<b>Fall Prevention   Bedroom windows</b> - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.	
<b>All other windows</b> - where the fall height is 4m or greater must have a transom above 850mm and a sill height less than 150mm - No restriction is required to opening. Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7	
<b>Boundary Walls To Provide Fire Separation</b>   To comply with NCC Vol 2 Part 3.7.3.2	
<b>Fireplace</b>   To comply with NCC Vol 2 Part 3.10.7	
<b>Parapet/Boundary Fireproofing</b>   To comply with NCC Vol 2 Part 3.7.2.4	
<b>Staircase, Balustrade and Handrails</b>   To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Non. 280 Going x 172 Riser).	
<b>Stormwater Drainage</b>   To comply with NCC V2 Part 3.1.3 citing AS 3500.3	
<b>Swimming Pool Barriers</b>   To comply with AS 1926.1 and 1926.2	
<b>Timber Framing</b>   To comply with AS 1684	
<b>Termite Protection</b>   All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.	
<b>Parapet Walls</b>   FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.	
<b>Wet areas</b>   To comply with NCC Vol 2 Part 3.8.1	
<b>Steelwork</b>   Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019	

Plans - MASTER DA 01

Client:	5096
Client:	2.05
Builder:	



A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011  
T: 08 9294 4866 F: 08 9384 6144 E: reception@riverstone.com.au  
W: www.riverstone.com.au  
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

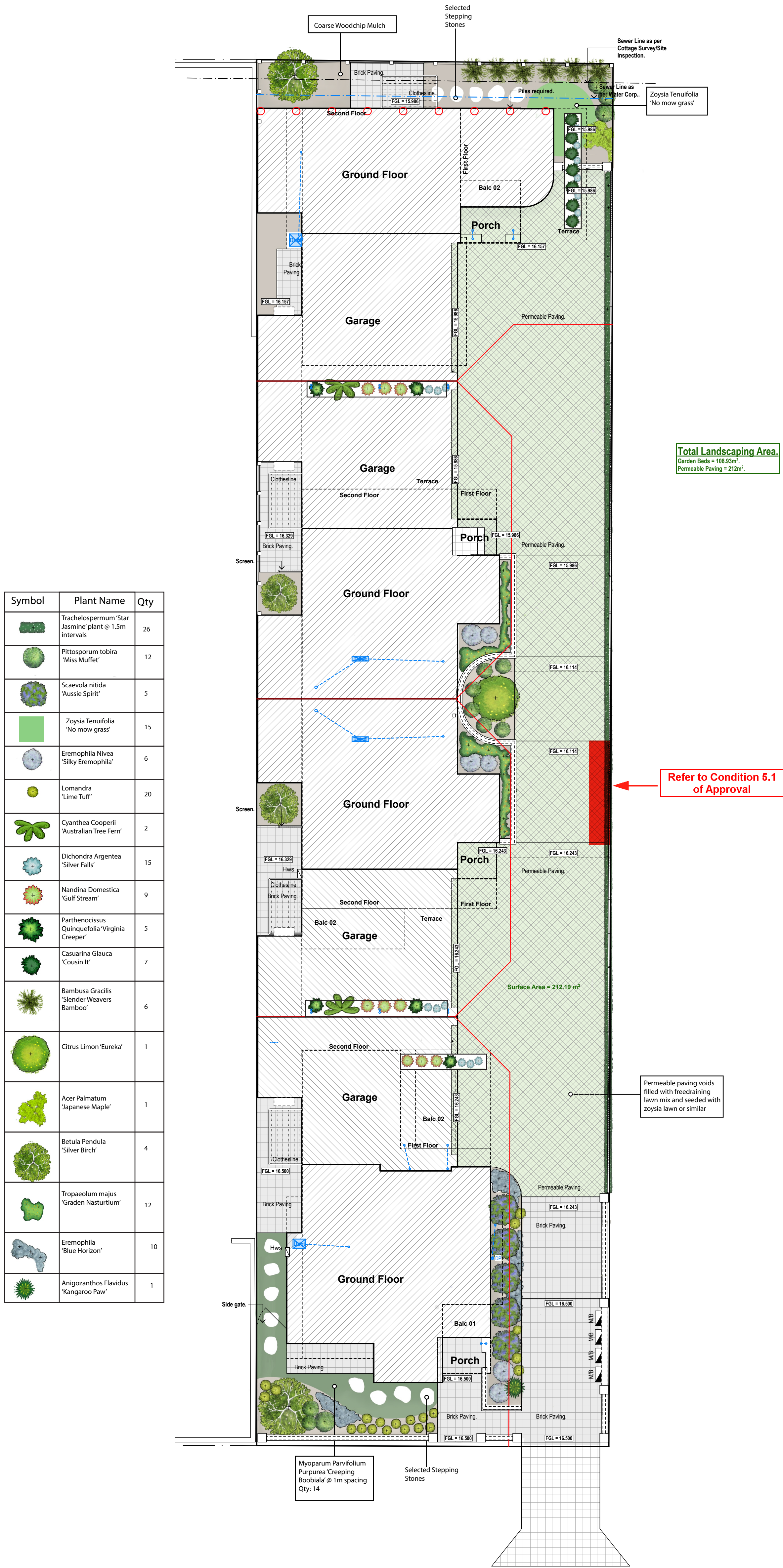
Tam-Palmerston ST  
Lot 100, (#109), Palmerston St  
Perth, WA 6000

Wind Classification	T.B.C.
Local Authority	City of Vincent
Drawn	S.McChesney
16/12/2022 at 11:49 AM	

N/A.



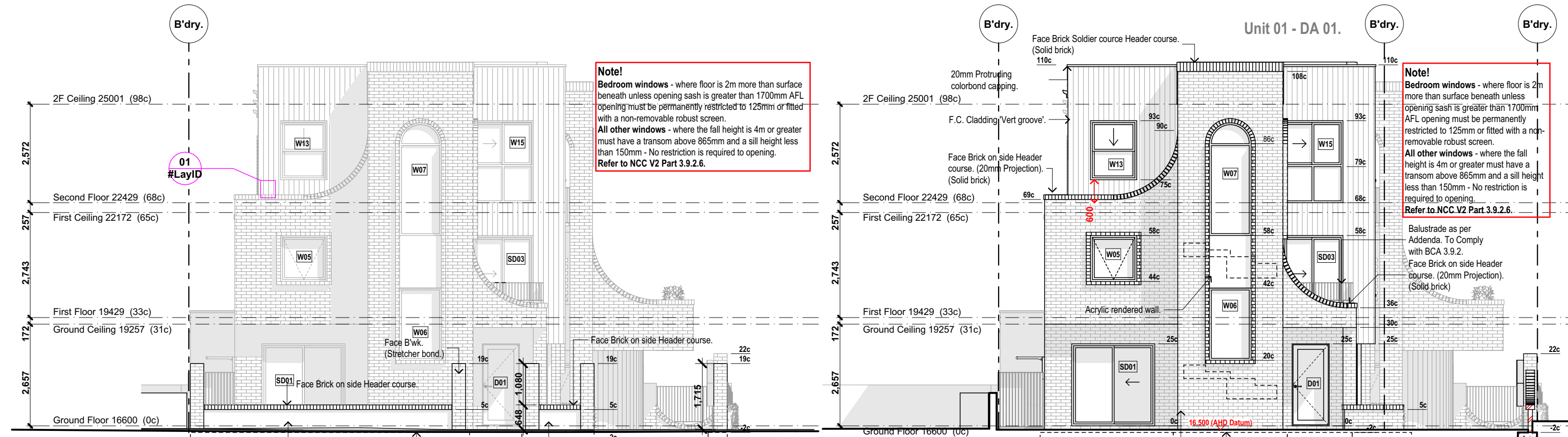
CITY OF VINCENT  
RECEIVED  
16 December 2022



Landscaping Scale: 1:100

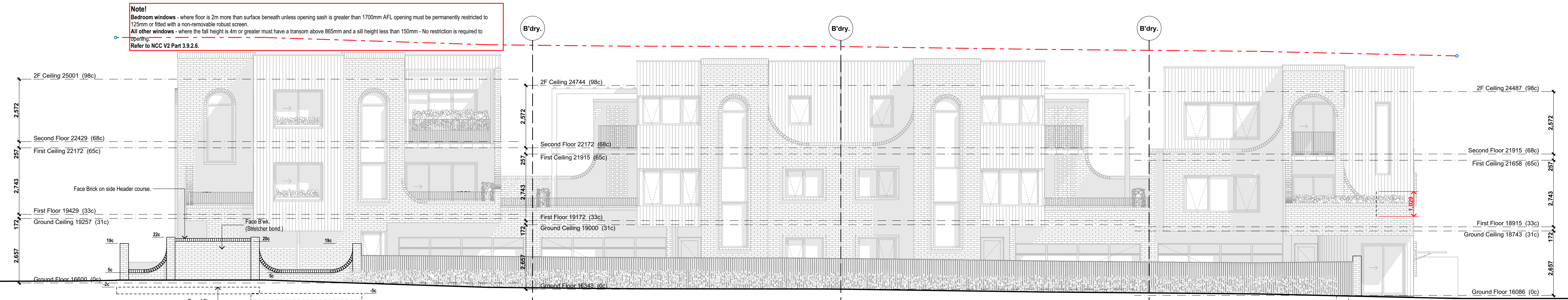
Landscaping Plan - MASTER DA 01





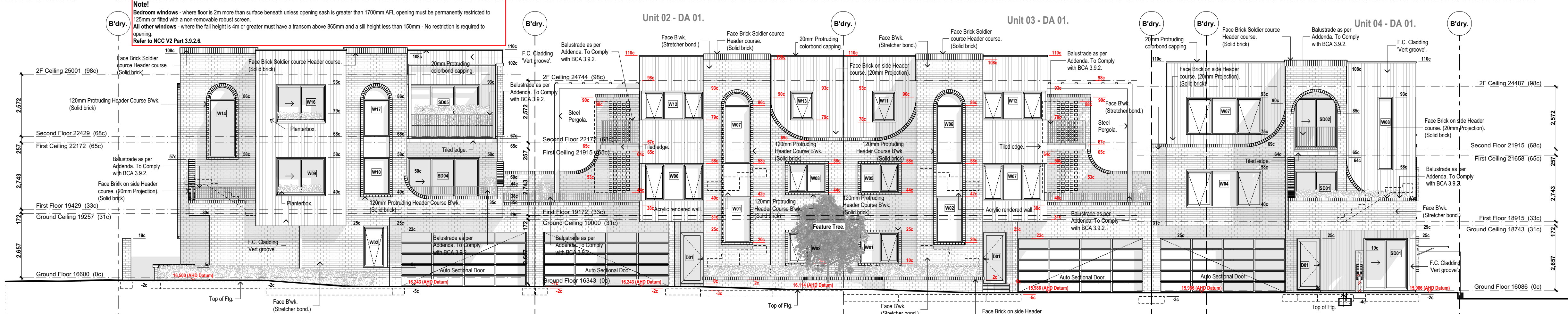
**E/01a**      **South** |      Scale: 1:100  
**2.03**

**E/01b**      **South**      Scale: 1:100



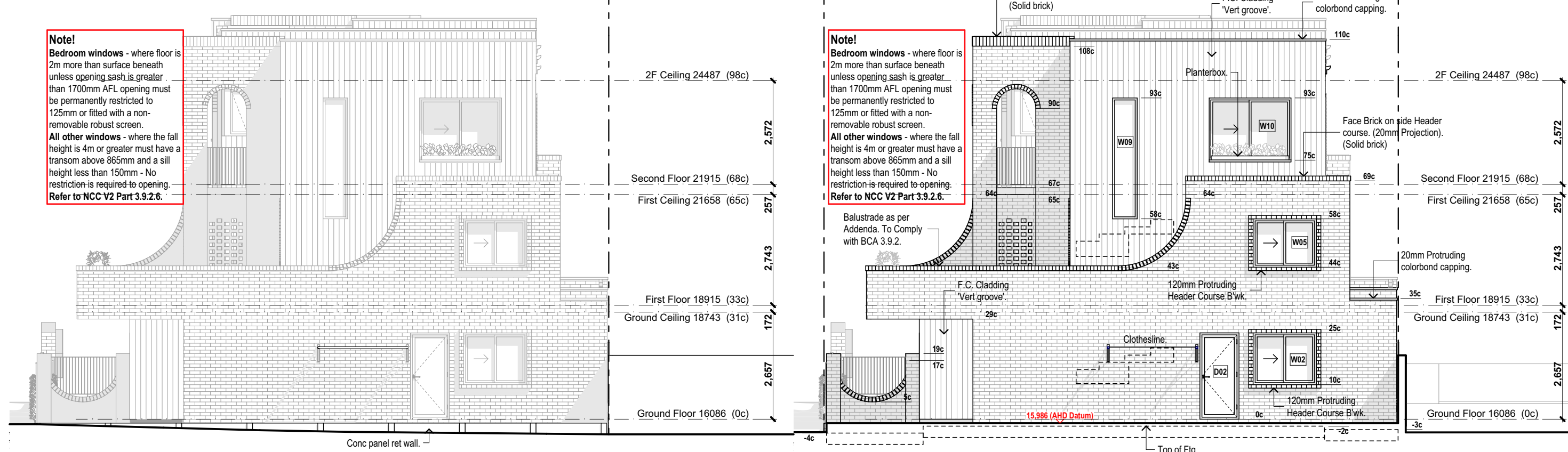
**E/02a** **East** Scale: 1:100  
**2.03**

**Coursing heights are relevant to each Unit ie Entry @ 0c**



**E/02b**      **East**      Scale: 1:100

**Coursing heights are relevant to each Unit ie Entry @ 0c**



**E/03a**      **North**      Scale: 1:100  
**2.03**

**E/03b**      **North**      Scale: 1:100



