9.1 NO. 109 (LOT: 100; D/P: 43470) PALMERSTON STREET, PERTH - PROPOSED FOUR GROUPED DWELLINGS

Ward: South

Attachments:

1. Consultation and Location Plan
2. Development Plans
3. Perspectives
4. Environmentally Sustainable Design Assessment
5. Context Analysis
6. Justification Letter
7. Arboricultural Survey
8. Summary of Submissions - Administration Response
9. Summary of Submissions - Applicant Response
10. Streetscape Setback Analysis
11. Overshadowing Analysis
12. Visual Privacy Analysis
13. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for Four Grouped Dwellings at No. 109 (Lot: 100; D/P: 43470) Palmerston Street, Perth in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 13:

1. Development Plans

This approval is for Four Grouped Dwellings as shown on the approved plans dated 14 September 2022, 20 October 2022 and 9 November 2022. No other development forms part of this approval;

2. Boundary Walls

The surface finish of boundary walls facing No. 107 Palmerston Street, Perth shall be of a good and clean condition, prior to the occupation or use of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City;

3. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive to the satisfaction of the City;

4. Colours and Materials

4.1 Prior to first occupation or use of the development, the colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval, and thereafter maintained, to the satisfaction of the City; and

4.2 The meter boxes are to be painted the same colour as the wall they are attached so as to not be visually obtrusive, to the satisfaction of the City;

5. Landscaping

5.1 Prior to the issue of a Building Permit, a detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City. The plan shall be drawn to a scale of 1:100, be generally

in accordance with the landscaping plan dated 14 September 2022 and show the following:

5.1.1 The location and type of existing and proposed trees and plants;

5.1.2 Areas to be irrigated or reticulated; and

5.1.3 The provision of an additional landscaping area containing two trees as marked in red on the approved plans. The tree species are to be consistent with the City's Tree Selection Tool so as to maximise the provision of canopy coverage and to the satisfaction of the City;

5.2 All landscaping works shall be undertaken in accordance with the approved plans dated 14 September 2022, as modified in Condition 5.1.3, prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City; and

5.3 No verge trees shall be removed without the prior written approval of the City. Verge trees shall be retained and protected from damage including unauthorised pruning to the satisfaction of the City. Prior to any pruning of verge trees, an arborist report shall be prepared by the landowner and submitted to the City;

6. Privacy Screening

Prior to occupancy or use of the development, all privacy screening shown on the approved plans shall be installed and shall be visually impermeable and is to comply in all respects with the visual privacy requirements of the Residential Design Codes, to the satisfaction of the City;

7. Sight Lines

Walls, fences, and other structures truncated or reduced to no higher than 0.75 metres within 1.5 metres of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street, with the exception of:

- **One pier at max width of 0.4 metres x 0.4 metres and 1.8 metres height, with decorative capping permitted to a height of 2.0 metres;**
- **Infill that provides a clear sight line;**
- **If a gate is proposed:**
  - **When closed: a min of 50 percent unobstructed view; or**
  - **When open: a clear sightline;**

unless otherwise approved by the City;

8. Front Fence

Fencing infill panels above the approved solid portions of fence shall be visually permeable in accordance with the Residential Design Codes Volume 1, to the satisfaction of the City;

9. Car Parking and Access

9.1 The layout and dimensions of all driveways and parking areas shall be in accordance with AS2890.1;

9.2 All driveways, car parking and manoeuvring areas which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City;

9.3 No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within the access driveways. All goods and materials are to be stored within the buildings or storage areas, where provided;

9.4 The new crossover to Palmerston Street shall be reduced to a maximum width of three

metres to maximise the separation from the existing verge tree; and

9.5 Prior to the first occupation of the development, the redundant or "blind" crossovers shall be removed, the verge area landscaped, and the kerb made good to the City's specifications and to the satisfaction of the City, at the applicant/owner's full expense;

10. Tree Protection

Prior to the issue of a Building Permit a Tree Protection Plan prepared in accordance with Australian Standard AS4970-2009 shall be submitted and approved by the City. The Tree Protection Plan is to include details of the construction methods for works to be undertaken on site to minimise impact on the Moreton Bay Fig situated in Robertson Park and adjacent to the northern boundary of the subject site. The Tree Protection Plan shall include the following details:

- **Fencing of the Tree Protection Zone (TPZ) and Structural Root Zone, as defined in the Arboricultural Report stamp dated 8 June 2021, for the duration of works to avoid compaction and root severance;**
- **Methodology and construction details for site grading, retaining walls and boundary fencing within the TPZ;**
- **Location and construction methodology for utility trenching to minimise impact on TPZ;**
- **Soakwells and stormwater pipes within the TPZ to be manually excavated to avoid root severance;**
- **Construction methodology for footings of Units 3 and 4 within the TPZ to minimise impact on the tree roots; and**
- **Driveway to be manually compacted;**

The recommendations of the Tree Protection Plan shall be implemented and complied with for the duration of the construction of the development, to the satisfaction of the City;

11. Construction Management Plan

A Construction Management Plan shall be lodged with and approved by the City prior to the issue of a Building Permit. This plan is to detail how construction will be managed to minimise disruption in the area and shall include:

- **The delivery of and delivery times for materials and equipment to the site;**
- **Storage of materials and equipment on site;**
- **Parking arrangements for contractors and sub-contractors;**
- **The impact on traffic movement;**
- **Dilapidation report of the nearby properties at No's. 107 and 116 Palmerston Street, Perth;**
- **Notification to affected land owners; and**
- **Construction times;**

The management plan shall be complied with for the duration of the construction of the development; and

12. Stormwater

All stormwater produced on the subject land shall be retained on site or connected to the City's drainage system at the expense of the applicant/landowner, to the satisfaction of the City.

Moved: Cr Wallace, Seconded: Cr Ioppolo

That the recommendation be adopted.

AMENDMENT 1

Moved: Cr Hallett, Seconded: Cr Worner

That Condition 4 be deleted and replaced with the following:

4. Colours and Materials

~~**4.1 Prior to first occupation or use of the development, the colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval, and thereafter maintained, to the satisfaction of the City; and**~~

~~**4.2 The meter boxes are to be painted the same colour as the wall they are attached so as to not be visually obtrusive, to the satisfaction of the City;**~~

4.1 Prior to the issue of a building permit, a schedule detailing the colours, materials and finishes of the development must be submitted to and approved by the City.

The schedule is to include the use of 'San Selmo Reclaimed Bricks' or similar colour for the face brick portions of the development as indicated on the approved plans, to the satisfaction of the City.

The development must be finished and thereafter maintained in accordance with the approved schedule of colours and materials, prior to occupation of the development and to the satisfaction of the City;

REASON:

To ensure that the brick colour and finish used for the development is consistent with the brick work shown in the perspectives.

AMENDMENT CARRIED (8-0)

For: Cr Gontaszewski, Cr Alexander, Cr Castle, Cr Loden, Cr Worner, Cr Hallett, Cr Ioppolo and Cr Wallace

Against: Nil

(Mayor Cole was an apology for the Meeting.)

PROCEDURAL MOTION

DEFERRED

Moved: Cr Wallace, Seconded: Cr Worner

1. That the motion be deferred, to address the following concerns:

The proposed development is inconsistent with the objectives of the Residential Zone under the City of Vincent's Local Planning Scheme No. 2, as the proposal does not result in a design that is compatible with, and that enhances the amenity and character of the residential neighbourhood and streetscape. This is because the proposed development that faces the Palmerston Street frontage does not offer sufficient setbacks or landscaping to reduce impacts of building bulk to the street;

The proposed development does not satisfy relevant design principles of State Planning Policy 7.3 – Residential Design Codes Volume 1 (R Codes) and local housing objectives of the City's Policy 7.1.1 – Built Form (Built Form Policy), including:

a) Clause 5.1 of the Built Form Policy and Clause 5.1.2 of the R Codes in relation to Street Setbacks. The development is not set back from the street sufficiently to contribute to, or be consistent with, the established streetscape. The proposed setback from the street

results in a building bulk and scale that is not consistent with, and does not contribute to the established streetscape and would adversely affect the amenity of the neighbouring property;

b) Clause 5.1.3 of the R Codes in relation to Lot Boundary Setbacks. The proposed development would adversely affect the amenity of the neighbouring property at No. 107 Palmerston Street because it would not maintain adequate access to direct sun into buildings and open spaces, and the proposed development has not been appropriately set back from the south western lot boundary nor designed to reduce the impacts of building bulk and scale;

c) Clause 5.3.2 of the R Codes in relation to Landscaping. The proposed street setback would result in reduced landscaping opportunities within the street setback area. The resultant landscaping does not contribute to the appearance and amenity of the development for residents or positively contribute to the streetscape;

d) Clause 5.3 of the Built Form Policy and Clause 5.1.6 of the R Codes in relation to Building Height. The proposed building height would contribute towards adversely affecting the amenity of the neighbouring property as outlined in Reason 2b; and

e) Clause 5.4.2 of the R Codes in relation to Solar Access for Adjoining Sites. The development has not been appropriately designed to protect the neighbouring property's (No. 107 Palmerston Street) access to direct sunlight to outdoor living areas and major openings, and would adversely affect the amenity of the neighbouring property; and

2. Having regard to the reasons above, the proposed development:

a) Is not physically compatible with its setting nor with the adjoining development (Clause 67(2)(m) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015);* and

b) Would have an adverse and detrimental impact on the amenity and character of the locality (Clause 67(2)(n) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The application to be returned to Council no later than 90 days from today.

CARRIED (5-3)

For: Cr Gontaszewski, Cr Alexander, Cr Loden, Cr Worner and Cr Wallace

Against: Cr Castle, Cr Hallett and Cr Ioppolo

(Mayor Cole was an apology for the Meeting.)

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Status: Planning Doc's

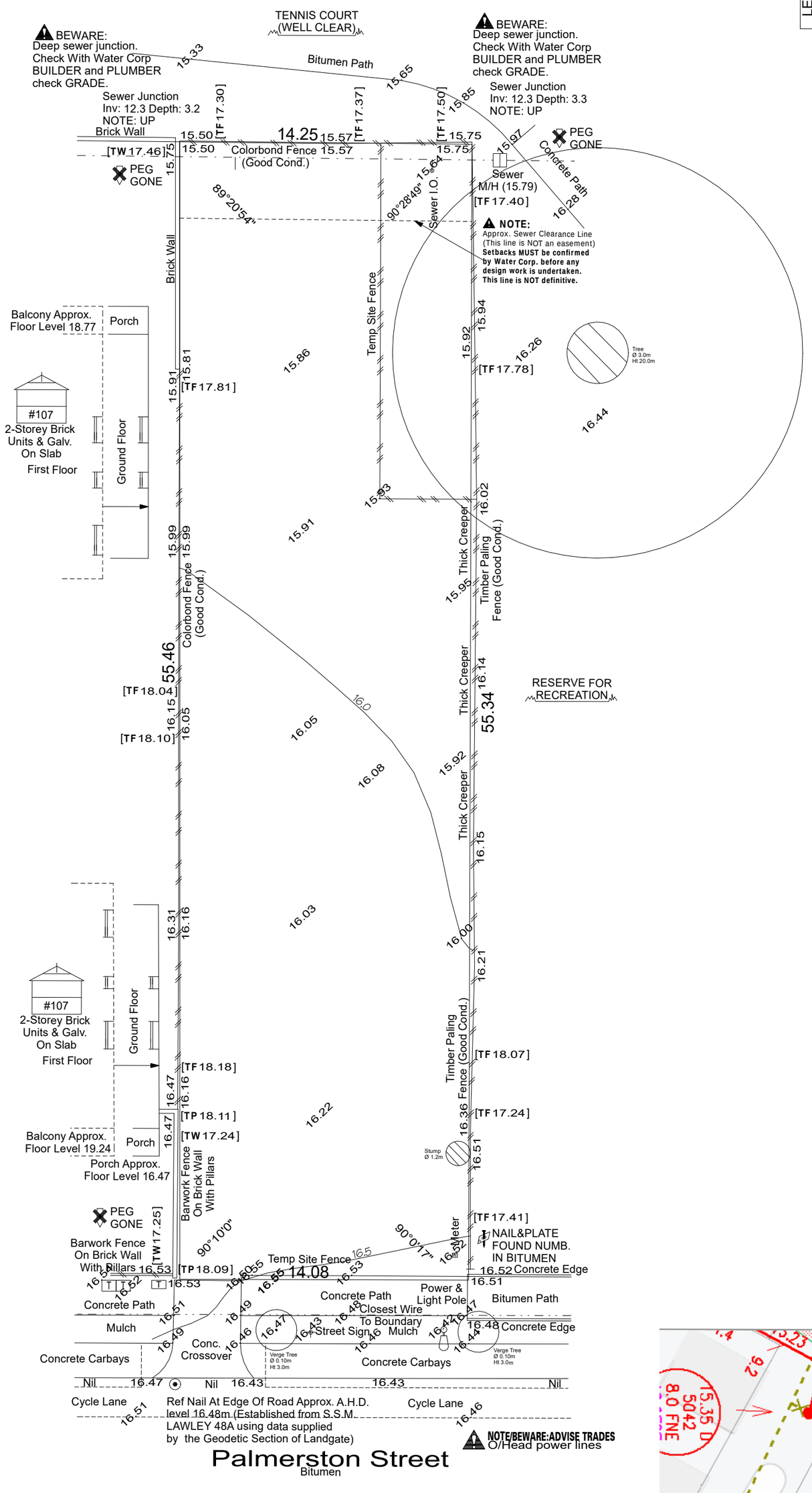
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RECEIVED
20 October 2022

LEGEND

Power Dome	
Power Pole	
Phone Pits	T C
Water Conn.	W
Top Pillar/Post	[TP 10.00]
Top Wall	[TW 10.00]
Top Retaining	[TR 10.00]
Top Fence	[TF 10.00]

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



LOT MISCLOSE
0.004 m

DISCLAIMER:
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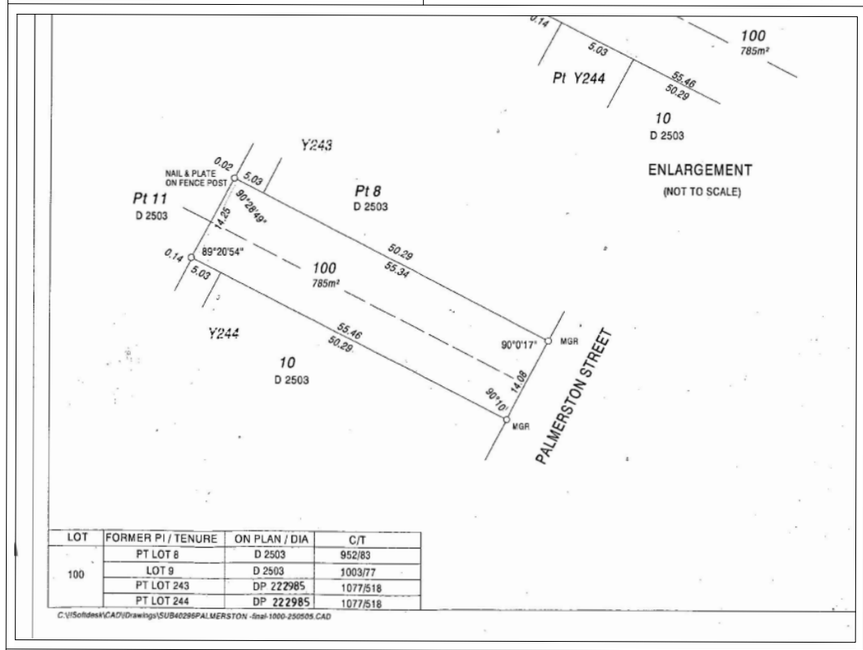
DISCLAIMER:
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Existing Site Plan Scale: 1:200

Riverstone Custom Homes

CONTOUR & FEATURE SURVEY

LOT	Lot 100 (DP 43470)
ADDRESS	#109 Palmerston Street, Perth
LGA	CITY OF PERTH
CLIENT	Gordan Tam
ORDER #	5096
GPS	Lat: -31.941124 Long: 115.858205
SSA No	**AREA** 785m² **VOL.** 2599 **FOL.** 361



LOT	FORMER PI / TENURE	ON PLAN / DIA	C/T
100	PT LOT 8	D 2503	952/83
	LOT 9	D 2503	1003/77
	PT LOT 243	DP 222985	1077/518
	PT LOT 244	DP 222985	1077/518

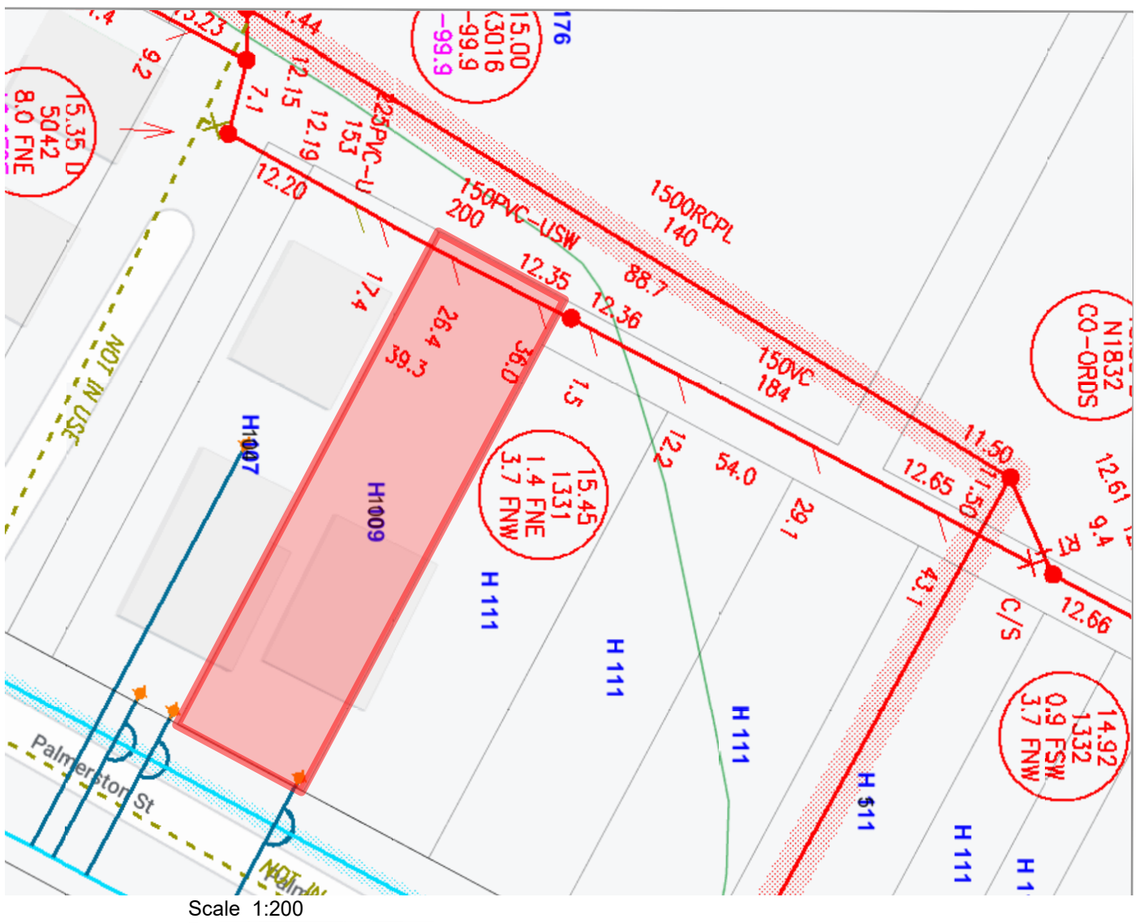
C:\ISoftdesk\CAD\Drawings\SUB40296PALMERSTON -final-1000-250505.CAD

ELEC.	O/Head	**SEWER**	Yes	**ROADS**	Bitumen	**COASTAL**	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	**COMMS**	Yes	**PATH**	Concrete	**SOIL**	Sand
WATER	Yes	**DRAINAGE**	Good	**KERBS**	Nil	**VEG.**	Light Grass Cover



COTTAGE SURVEYS LICENSED SURVEYORS
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W: www.cottage.com.au

JOB: 524052 **DATE:** 14 Apr 22 **DRAWN:** T. Do



Scale 1:200
0 2 4 6 8

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JOB #	524052	**GPS**	Lat: -31.941124 Long: 115.858205			**ROADS**	Bitumen
CLIENT	Gordan Tam	**ORDER #**	5096			**KERBS**	Nil
ADDRESS	#109 Palmerston Street	**LOT**	Lot 100 (DP 43470)			**FOOTPATH**	Concrete
SUBURB	Perth					**SOIL**	Sand
LGA	CITY OF PERTH	**AREA**	785m²	**VOL.** 2599	**FOL.** 361	**DRAINAGE**	Good
DRAWN	T. Do	**DATE**	14 Apr 22		**SSA** No	**VEGETATION**	Light Grass Cover

ELEC.	O/Head
COMMS.	Yes
WATER	Yes
GAS	Check Alinta
SEWER	Yes
COASTAL	No (Approximate Only Confirm With Shire)

Site Plan - Existing

BAL Rating: N/A.
Rev No.: DA 01
Job No.: 5096
Dwn No.: 2.01

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

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Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. S.McChesney
Plot Date: 19/10/2022 at 4:59 PM

Amendments. DA01-

Signatures:
Client:
Client:
Builder:

C:¥Users¥Darian¥Riverstone¥Riverstone - Drafting¥Drawings¥Jobs ArchiCad¥5096 Tam - Palmerston¥01 Archicad PLN¥MASTER 5096 Tam - Palmerston v24.pln

Status: Planning Doc's

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.

LEGEND	
	Power Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence

CITY OF VINCENT
RECEIVED
20 October 2022

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Garage	167.1	110,300.0
	Ground Floor	217.0	131,986.5
	Porch	10.7	26,400.2
		394.8 m²	**268,686.7 mm**
1 First Floor			
	Balc 01	5.3	9,360.2
	First Floor	278.7	145,370.2
	Terrace	94.6	77,949.4
		378.6 m²	**232,679.8 mm**
2 Second Floor			
	Balc 02	19.0	32,410.5
	Second Floor	269.0	141,581.4
		288.0 m²	**173,991.9 mm**
		1,061.4 m²	**675,358.4 mm**

BEWARE: Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.

Sewer Junction Inv: 12.3 Depth: 3.2 NOTE: UP

Sewer Junction Inv: 12.3 Depth: 3.3 NOTE: UP

BEWARE: Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.

TENNIS COURT (WELL CLEAR)

Bitumen Path

Brick Wall

Colorbond Fence (Good Cond.)

Conc. panel ret wall.

Brick Paving.

6.0m CONE OF VISION

Clothesline.

Garden Bed. 9.46 m²

Garden Bed. 24.15 m²

Sewer Line as per Water Corp.

Piles required.

PEG GONE

Concrete Path

Sewer M/H (15.79)

NOTE: Approx. Sewer Clearance Line (This line is NOT an easement)

Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.

Ground Floor UNIT 4. FFL = 0c RL = 16.086

Garage FFL = -1c RL = 16.000

Porch

Terrace

First Floor

Second Floor

Balc 02

Temp Site Fence

Permeable Paving.

Tree Protection Zone.

New Boundary Fence.

Tree Ø 3.0m Ht 20.0m

Balcony Approx. Floor Level 18.77

Porch

#107

2-Storey Brick Units & Galv. On Slab

First Floor

Ground Floor

Approximate overshadowing of neighbouring Tree. 211.19 m²

Ground Floor UNIT 3. FFL = 0c RL = 16.343

Garage FFL = -4c RL = 16.000

Ground Floor UNIT 2. FFL = 0c RL = 16.343

Garage FFL = -4c RL = 16.257

Garage FFL = -1c RL = 16.257

Ground Floor UNIT 1. FFL = 0c RL = 16.600

Garden Bed. 18.40 m²

Garden Bed. 17.00 m² Feature Tree

Garden Bed. 12.64 m²

Timber Paling Fence (Good Cond.)

Thick Creeper

Surface Area = 212.04 m²

Side gate.

Porch Approx. Floor Level 16.47

Balcony Approx. Floor Level 19.24

Barwork Fence On Brick Wall With Pillars

PEG GONE

Concrete Carbays

Mulch

Concrete Path

Concrete Edge

Bitumen Path

Street Sign

Power & Light Pole (To be relocated.)

Remove Existing. Conc. Crossover

Verge Tree Ø 0.10m Ht 3.0m

Crossover to Shire recomendations.

Cycle Lane

Ref Nail At Edge Of Road Approx. A.H.D. level 16.48m (Established from S.S.M. LAWLEY 48A using data supplied by the Geodetic Section of Landgate)

NAIL&PLATE FOUND NUMB. IN BITUMEN

NOTE/BEWARE:ADVISE TRADES O/Head power lines

RESERVE FOR RECREATION

Total Landscaping Area.
Garden Beds = 105.55m².
Permeable Paving = 212m².

Unit 1.
Cavity insulation throughout
R2.7 insulation to framed external walls
4SP10 smart glass to W5, W6, W7, W9, W10, W14, W15, W16 & SD03

Unit 2.
Cavity insulation to ground floor.

Unit 4.
Cavity insulation to throughout.

Termite Protection.
All primary building elements used for the construction of this building will be 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 NCC - Volume 2, 2019.

LOT ZONING	R80
LOT AREA	785.00m2
HOUSE AREA	384.10m2
OPEN SPACE	51.07%
OPEN SPACE REQUIRED AS PER R-CODES IS 50%	
NEIGHBOUR'S LOT AREA	781.00m2
SHADOW CAST ONTO LOT	387.28m2
AREA OVERSHADOWED	49.59%
OVERSHADOWING PERMITTED AS PER R-CODES IS 50%	

Overshadowing as per 21st june Midday 387.28 m²

LOT MISCLOSE
0.004 m

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Palmerston Street
Bitumen

Scale 1:100 (0 2 4 6 8)

Site Plan
Scale: 1:100

Scale 1:200 (0 2 4 6 8)

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JOB #	524052	**GPS**	Lat: -31.941124 Long: 115.858205	**ROADS**	Bitumen	**ELEC.**	O/Head
CLIENT	Gordan Tam	**ORDER #**	5096	**KERBS**	Nil	**COMMS.**	Yes
ADDRESS	#109 Palmerston Street	**LOT**	Lot 100 (DP 43470)	**FOOTPATH**	Concrete	**WATER**	Yes
SUBURB	Perth			**SOIL**	Sand	**GAS**	Check Alinta
LGA	CITY OF PERTH	**AREA**	785m² **VOL.** 2599 **FOL.** 361	**DRAINAGE**	Good	**SEWER**	Yes
DRAWN	T. Do	**DATE**	14 Apr 22 **SSA** No	**VEGETATION**	Light Grass Cover	**COASTAL**	No (Approximate Only Confirm With Shire)

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

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. S.McChesney
Plot Date: 19/10/2022 at 5:00 PM
Amendments. DA01-
Signatures: Client: Client: Builder:

Site Plan - New - MASTER

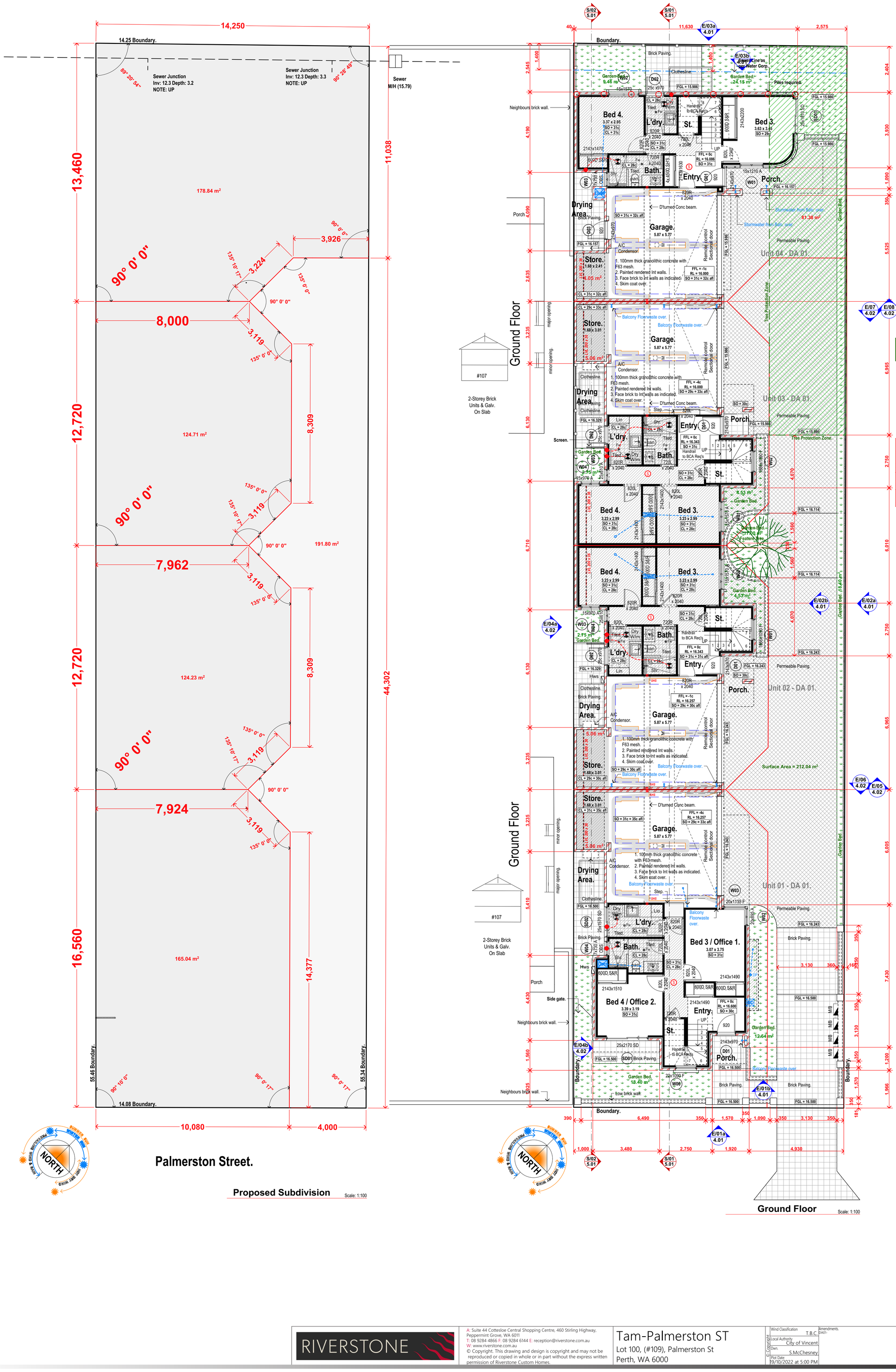
BAL Rating: N/A.
Rev No.: DA 01
Job No.: 5096
Dwn No.: 2.02

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		1,061.4 m²	**675,358.4 mm**



LEGEND

- (S) 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

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | 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.
All other windows - where the fall height is 4m or greater must have a transom above 865mm 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

Boundary Walls To Provide Fire Seperation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | 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 Buidling Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

BAL Rating: N/A.
Rev No.: DA 01
Job No.: 5096
Dwn No.: 2.03

Plans - MASTER

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

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. S.McChesney
Plot Date: 19/10/2022 at 5:00 PM
Amendments. DA01-

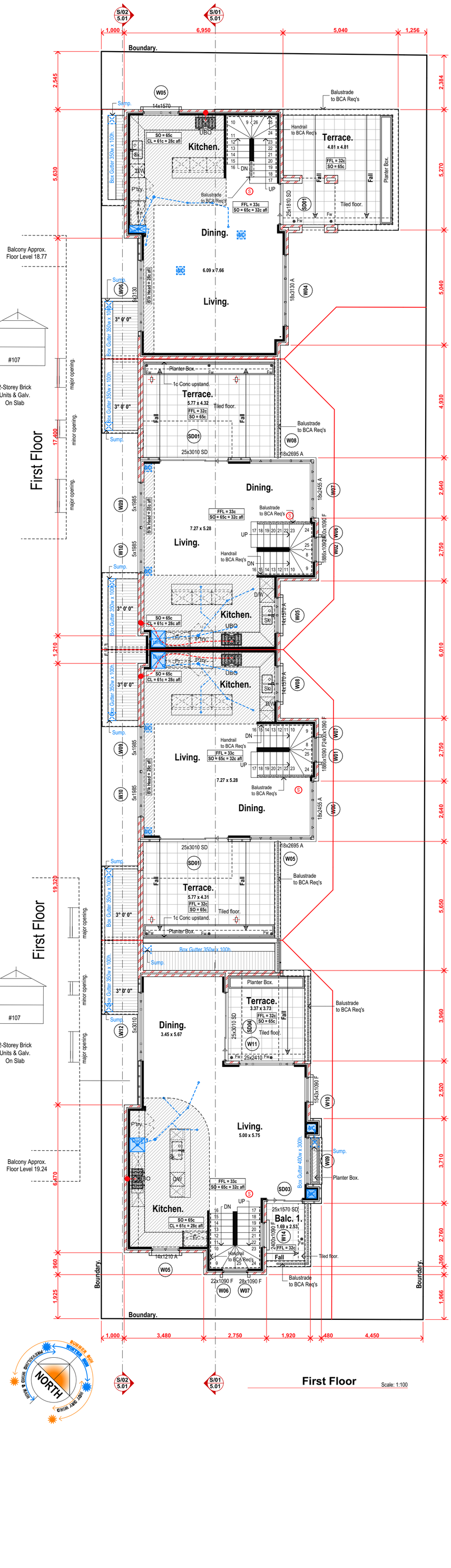
Signatures:
Client: _____
Client: _____
Builder: _____

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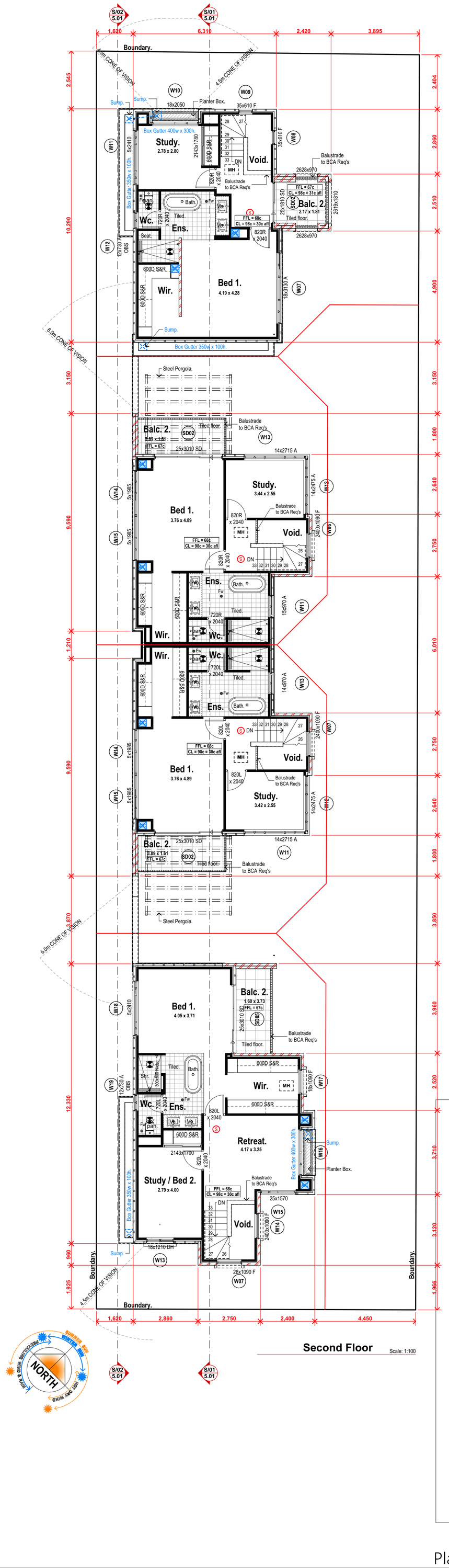
Status:
Planning Doc's

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Garage	167.1	110,300.0
	Ground Floor	217.0	131,986.5
	Porch	10.7	26,400.2
		394.8 m²	**268,686.7 mm**
1 First Floor			
	Balc 01	5.3	9,360.2
	First Floor	278.7	145,370.2
	Terrace	94.6	77,949.4
		378.6 m²	**232,679.8 mm**
2 Second Floor			
	Balc 02	19.0	32,410.5
	Second Floor	269.0	141,581.4
		288.0 m²	**173,991.9 mm**
		1,061.4 m²	**675,358.4 mm**

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First Floor Scale: 1:100



Second Floor Scale: 1:100

LEGEND

- (S) 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

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | 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.
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Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

BAL Rating: N/A.

Plans - MASTER

Rev No.: DA 01

Job No.: 5096

Dwn No.: 2.04

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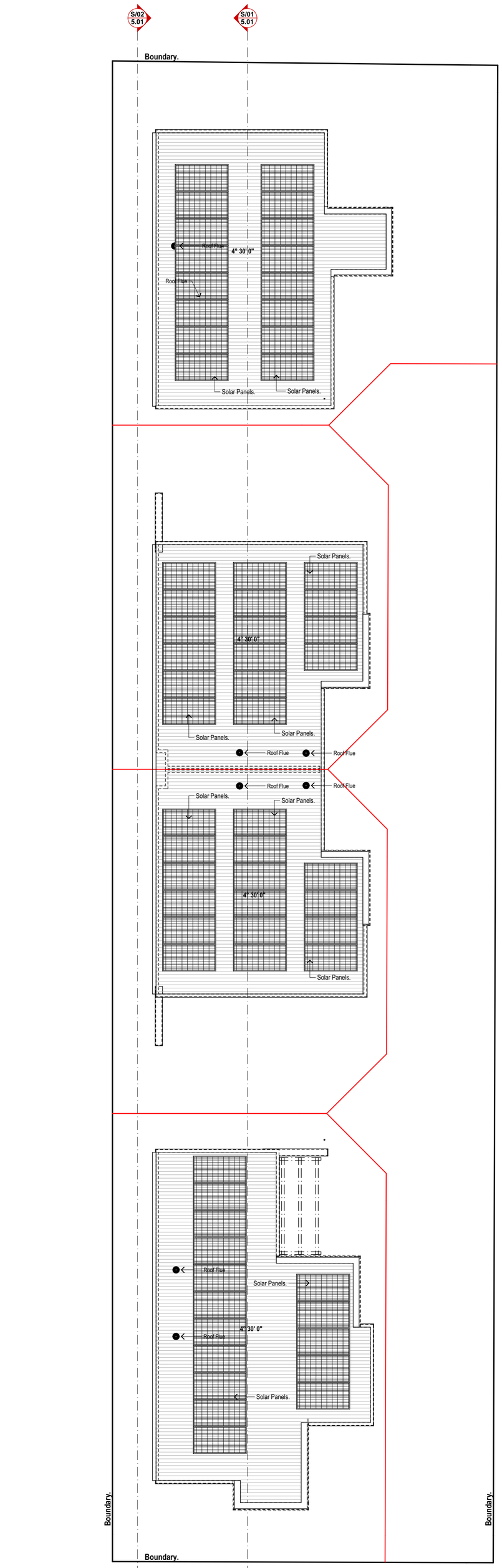
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Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. S.McChesney
Plot Date 19/10/2022 at 5:00 PM
Amendments. DA01-

Signatures:
Client:
Client:
Builder:

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Status:
Planning Doc's

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Roof Plan Scale: 1:100

LEGEND

S	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

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BAL Rating N/A.

Plans - MASTER

Rev No. DA 01

Job No. 5096

Dwn No : 2.05

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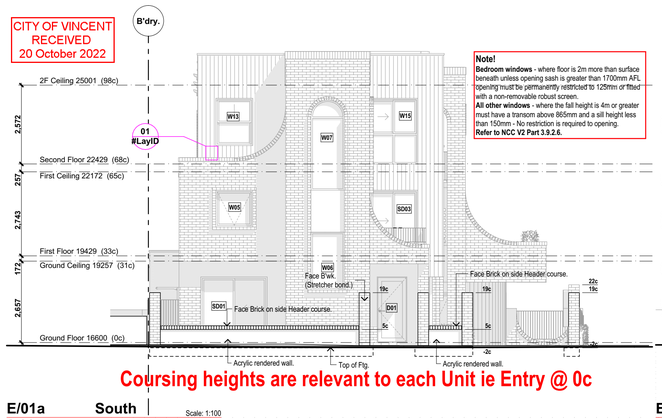
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Perth, WA 6000

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. S.McChesney
Plot Date 9/11/2022 at 12:55 PM
Amendments. DA01-

Signatures:
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Client: _____
Builder: _____

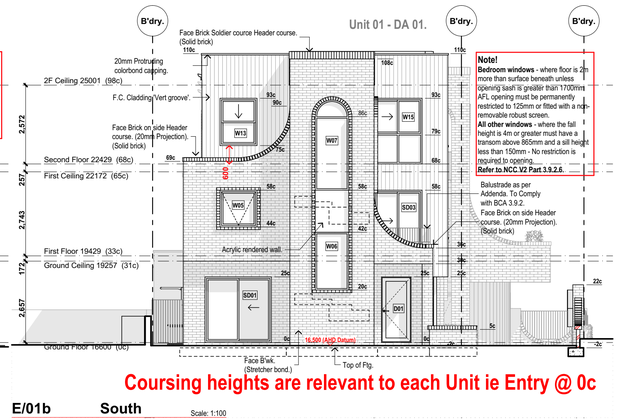
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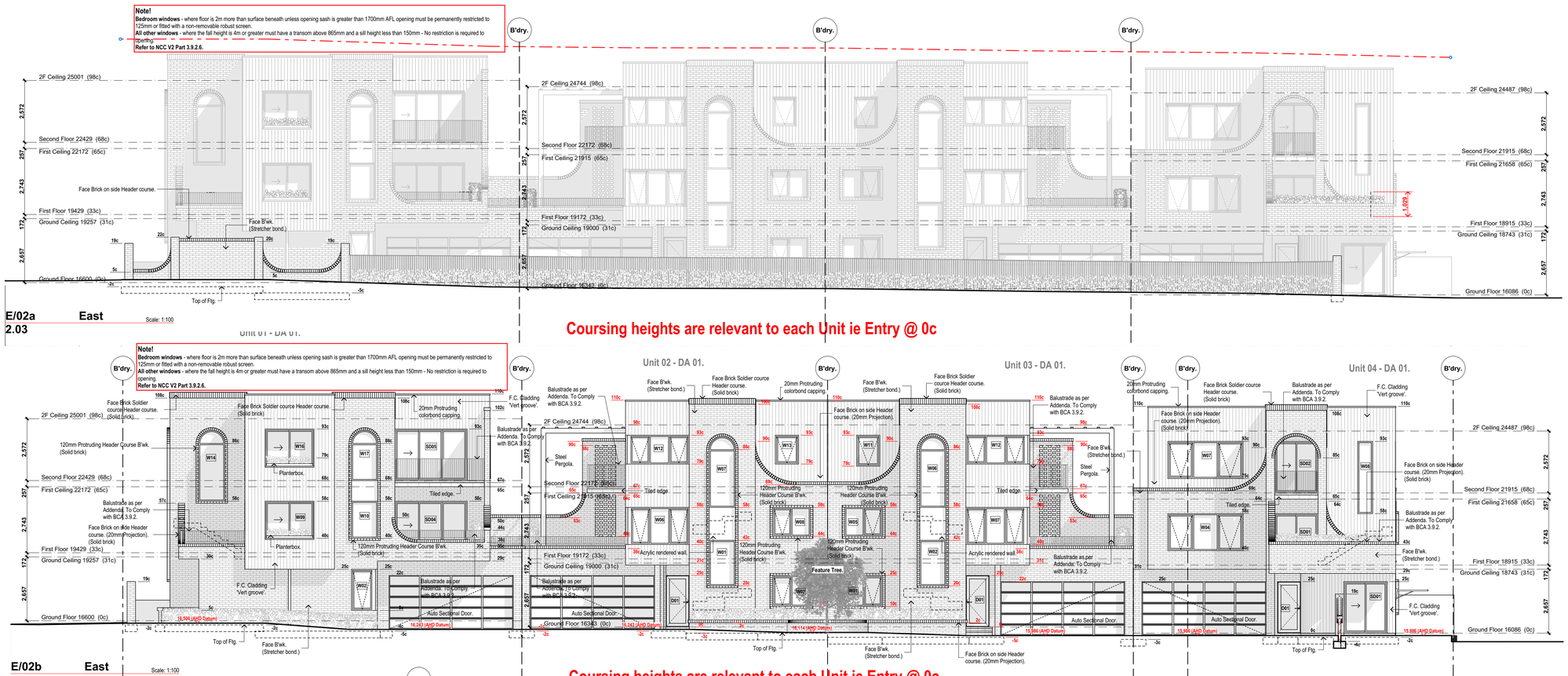
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E/01a South 2.03 Scale: 1:100



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

E/01b South Scale: 1:100

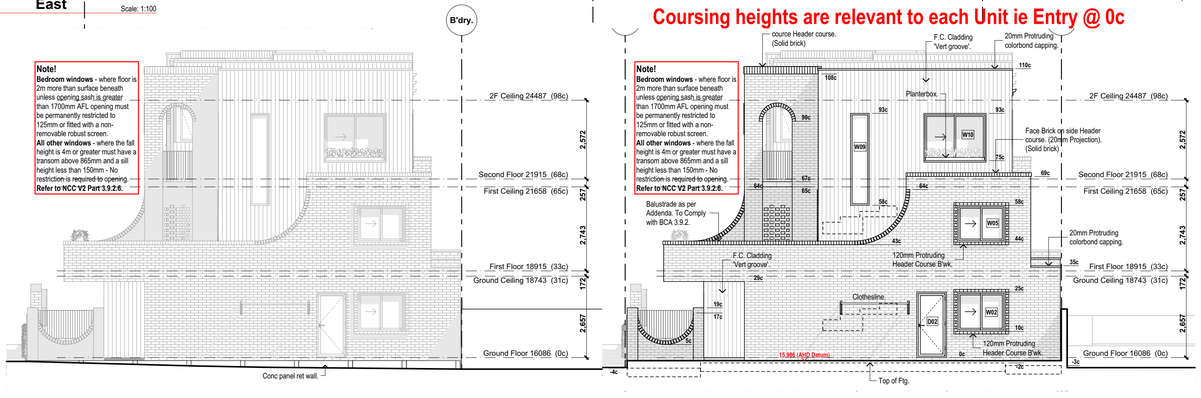


Coursing heights are relevant to each Unit ie Entry @ 0c

E/02a East 2.03 Scale: 1:100

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

E/02b East Scale: 1:100



E/03a North 2.03 Scale: 1:100

E/03b North Scale: 1:100

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N/A.
Existing
Elevations - MASTER
DA 01
5096
4.01

Applicant
Client
Client
Builder

Approvals
Wed Clarification
Local Authority
City of Vincent
Date
Time
07/07/2022 at 5:00 PM
S.McChesney

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

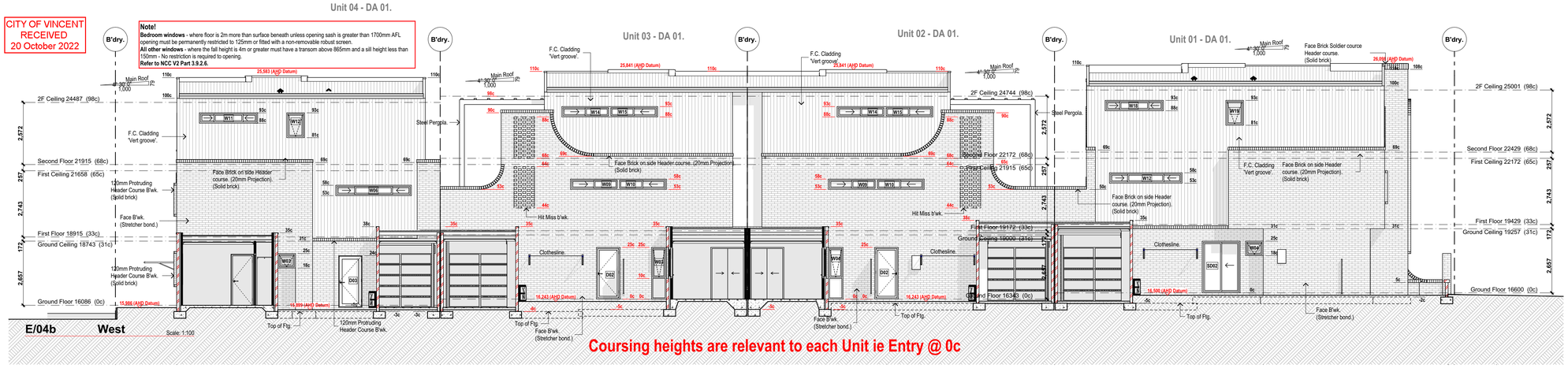
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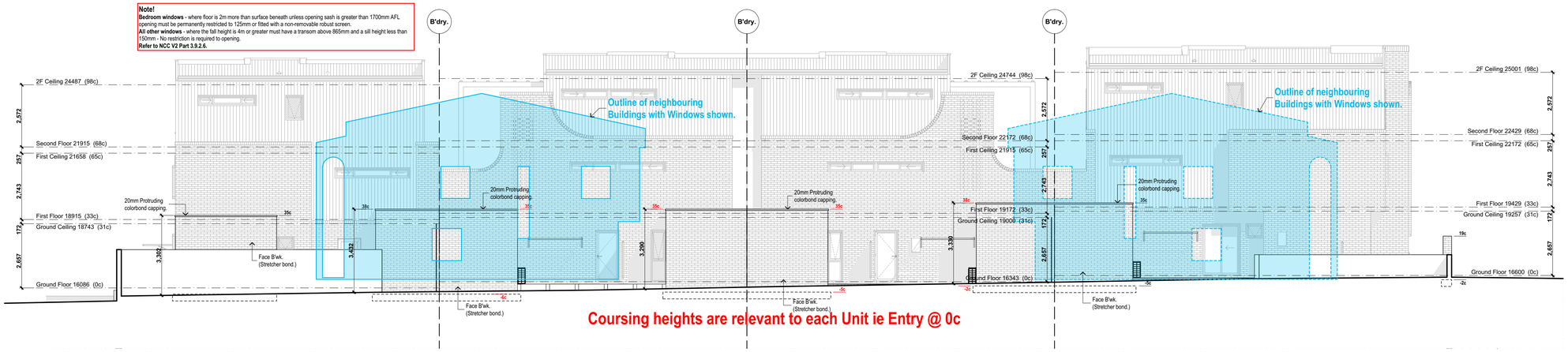
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Note!
Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
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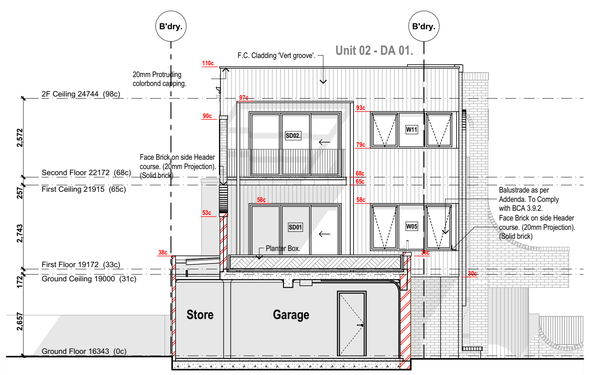


Coursing heights are relevant to each Unit ie Entry @ 0c

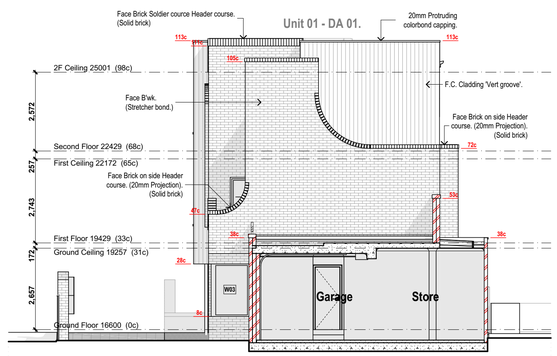
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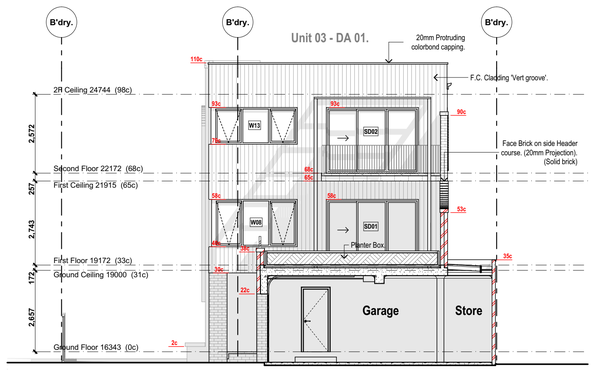
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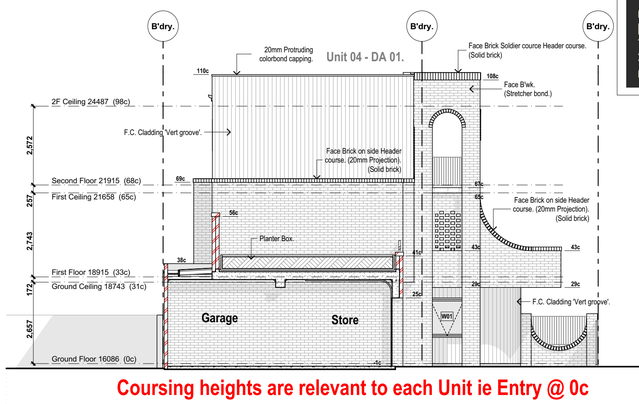
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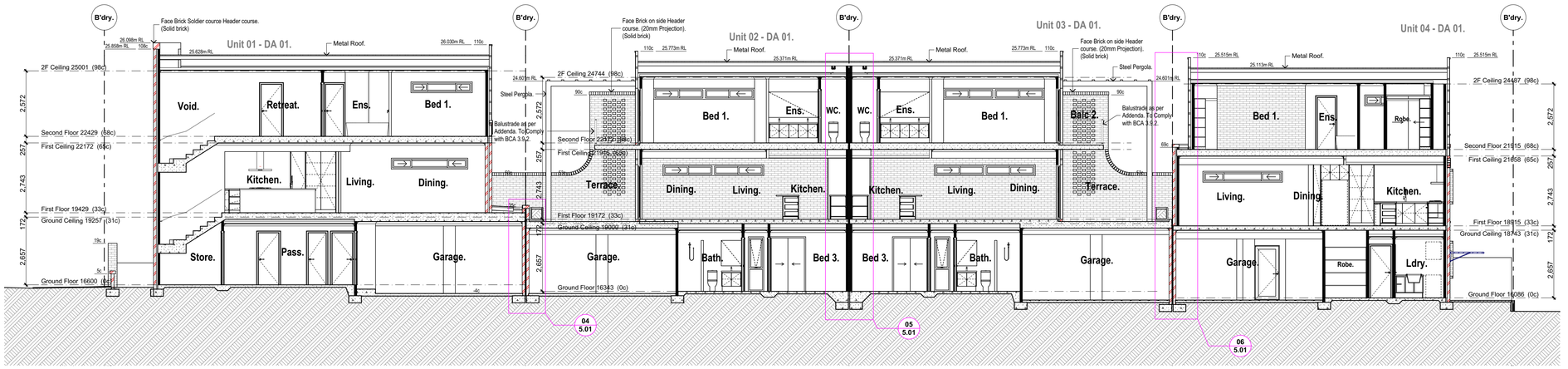


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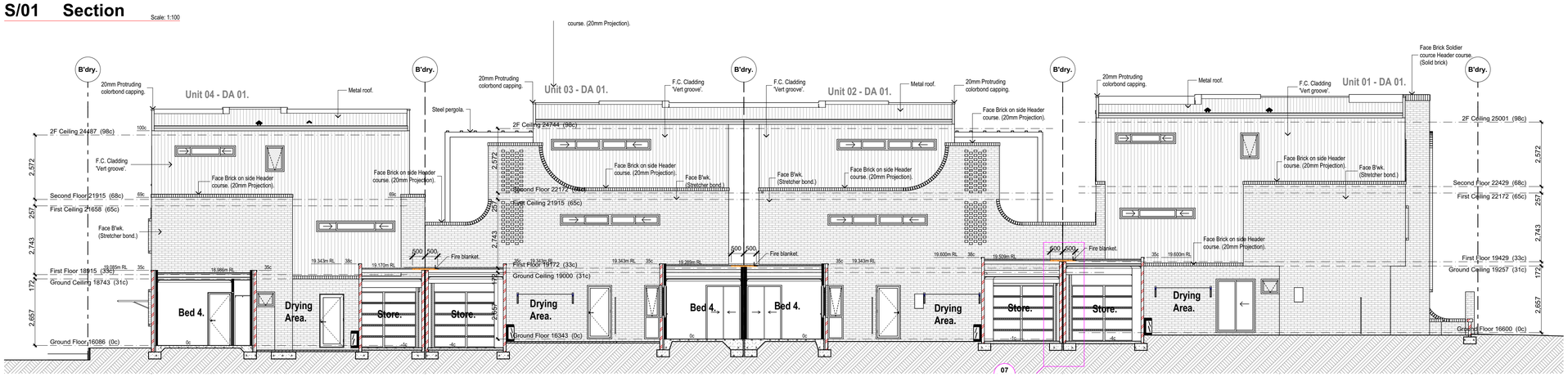
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Job No. 5096
Drawing No. 4.02
Revision:
Signature:
Client:
Client:
Builder:
Approved:
Mod Clarification
Approval Authority: City of Vincent
Drawn: S.McChesney
Plot Date: 19/07/2022 at 5:01 PM
Tam-Palmerston ST
Lot 100, (#109) Palmerston St
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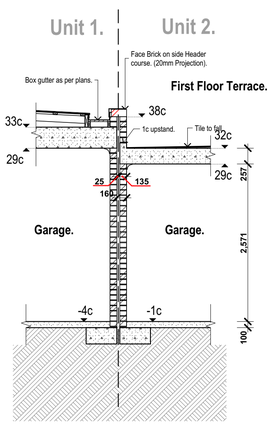
S/01 Section

Scale: 1:100



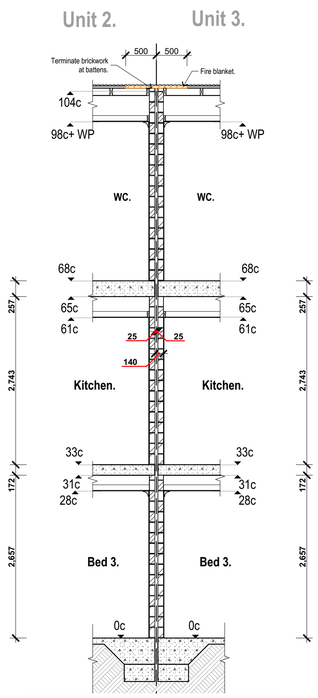
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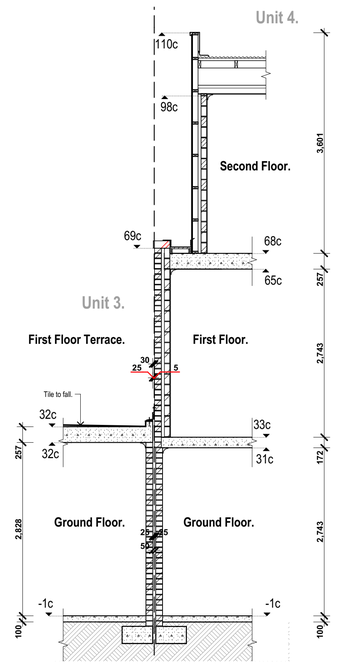
Boundary wall 1/2

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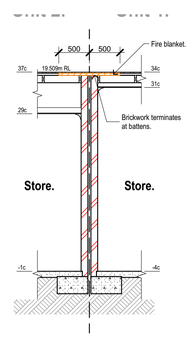
Boundary wall 2/3

Scale: 1:50



Boundary wall 3/4

Scale: 1:50



Store Boundary Wall 1/2

Scale: 1:50

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

Sections - MASTER

Drawn No.	Job No.	Rev No.	BAL Rating
5.01	5096	DA 01	N/A.

Client:
Client:
Builder:
Signature:

Issue	Local Authority	Wind Classification
19/10/2022 at 5:01 PM	City of Vincent	T.B.C.

Amendments:

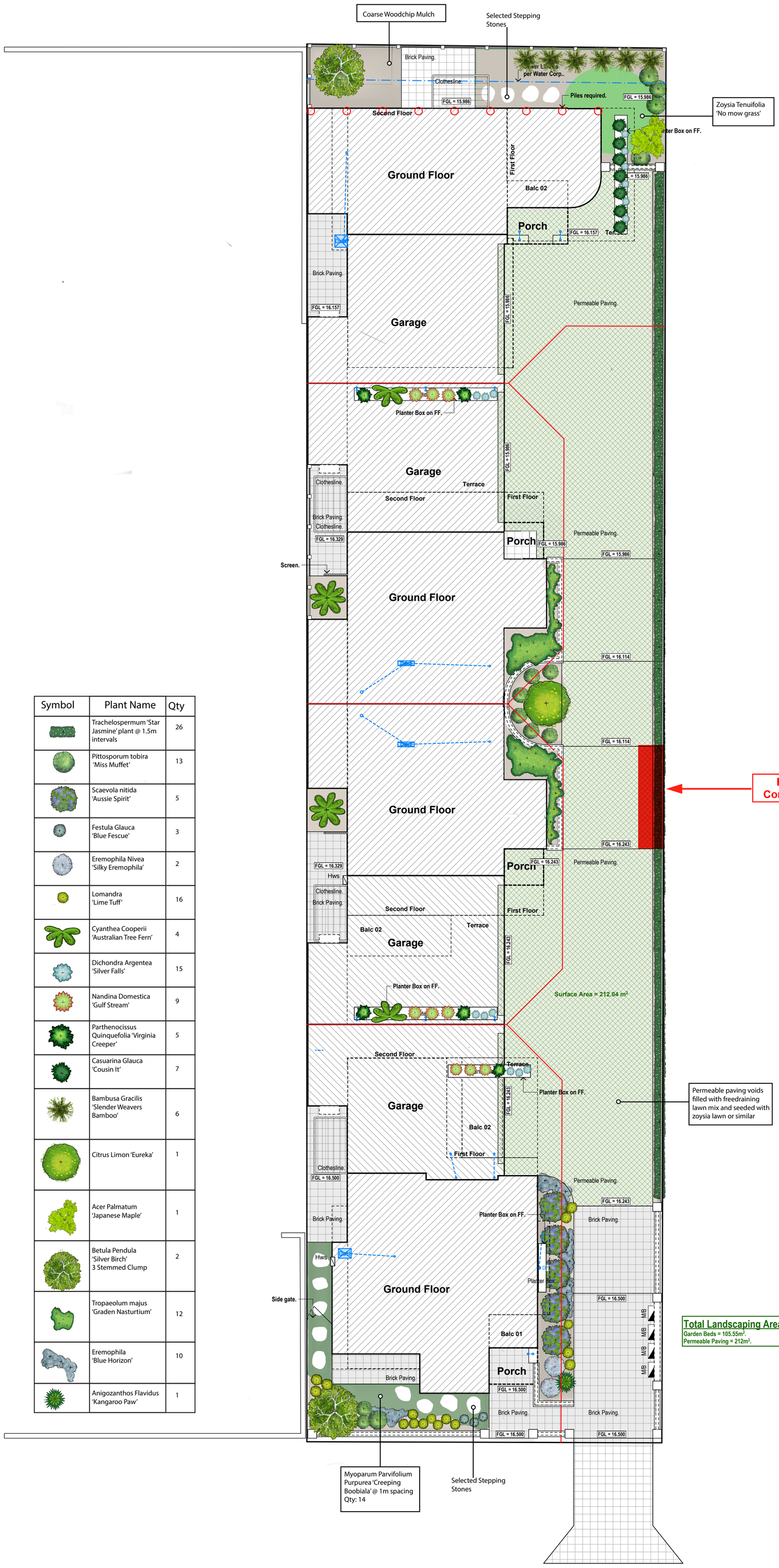
Date:
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Total Landscaping Area.
Garden Beds = 105.55m².
Permeable Paving = 212m².

Symbol	Plant Name	Qty
	Trachelospermum 'Star Jasmine' plant @ 1.5m intervals	26
	Pittosporum tobira 'Miss Muffet'	13
	Scaevola nitida 'Aussie Spirit'	5
	Festula Glauca 'Blue Fescue'	3
	Eremophila Nivea 'Silky Eremophila'	2
	Lomandra 'Lime Tuff'	16
	Cyanthea Cooperii 'Australian Tree Fern'	4
	Dichondra Argentea 'Silver Falls'	15
	Nandina Domestica 'Gulf Stream'	9
	Parthenocissus Quinquefolia 'Virginia Creeper'	5
	Casuarina Glauca 'Cousin It'	7
	Bambusa Gracilis 'Slender Weavers Bamboo'	6
	Citrus Limon 'Eureka'	1
	Acer Palmatum 'Japanese Maple'	1
	Betula Pendula 'Silver Birch' 3 Stemmed Clump	2
	Tropaeolum majus 'Graden Nasturtium'	12
	Eremophila 'Blue Horizon'	10
	Anigozanthos Flavidus 'Kangaroo Paw'	1

1 Landscaping Plan
Scale 1:100

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Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. S.McChesney
Plot Date: 21/06/2022 at 2:26 PM
Amendments. DA01-

Signatures:
Client:
Client:
Builder:

Bal. Rating. N/A.
Rev No. DA 01
Job No. 5096
Dwn No : 2.06

Landscaping Plan - MASTER