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Status: Planning Doc's

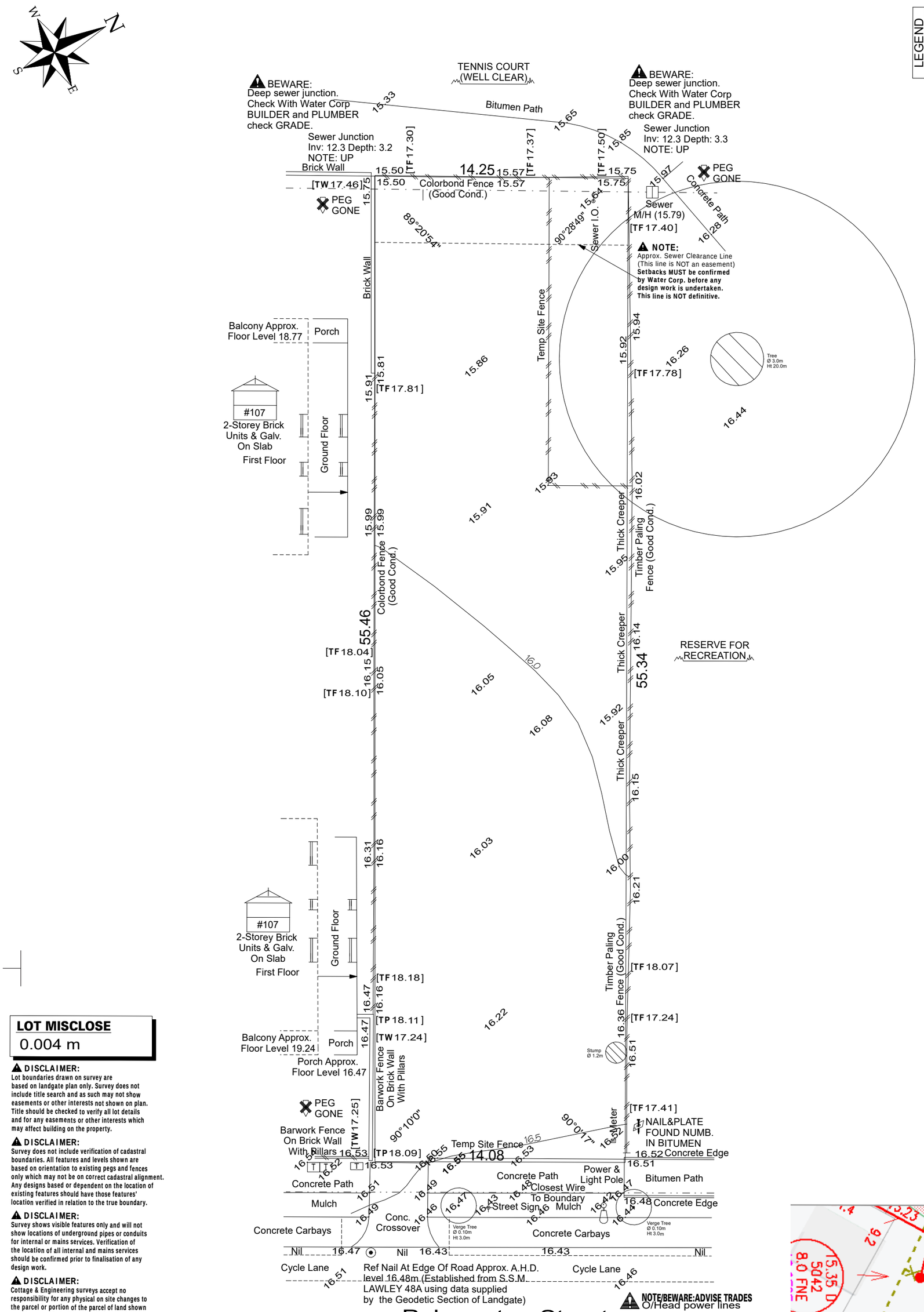
CITY OF VINCENT RECEIVED 16 December 2022

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

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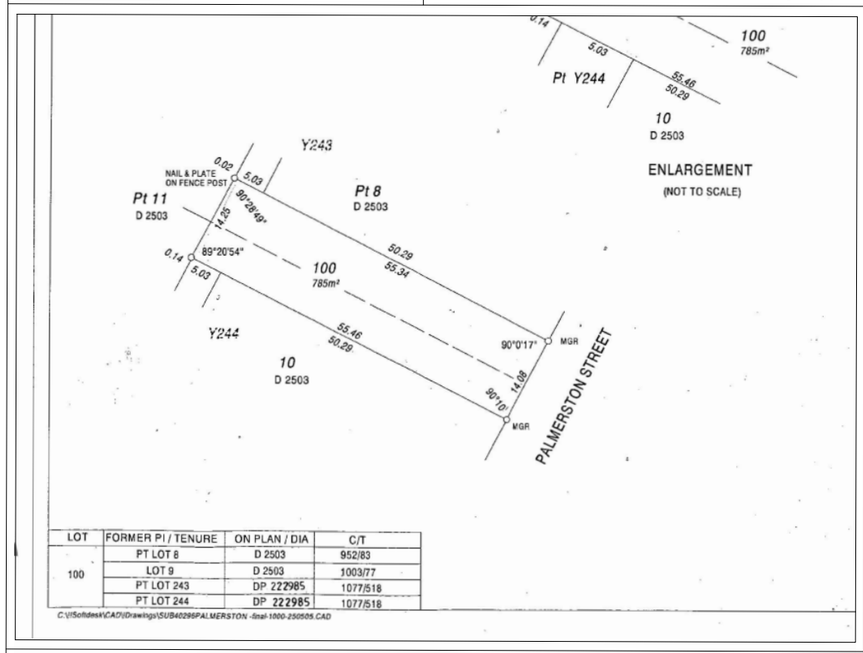
Existing Site Plan Scale: 1:200

Riverstone Custom Homes

CONTOUR & FEATURE SURVEY

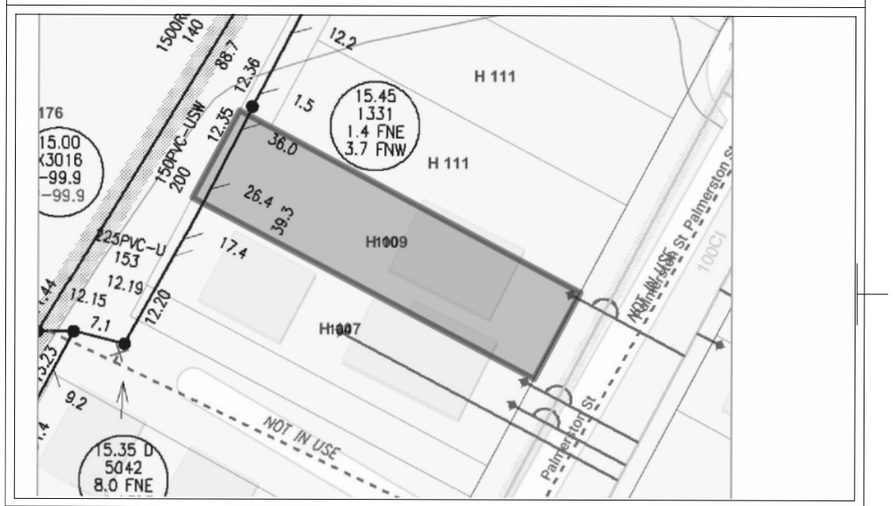
LOT	Lot 100 (DP 43470)
ADDRESS	#109 Palmerston Street, Perth
LGA	CITY OF PERTH
CLIENT	Gordan Tam
ORDER #	5096
GPS	Lat: -31.941124 Long: 115.858205
SSA No	**AREA** 785m² **VOL.** 2599 **FOL.** 361



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:\ISolidesk\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



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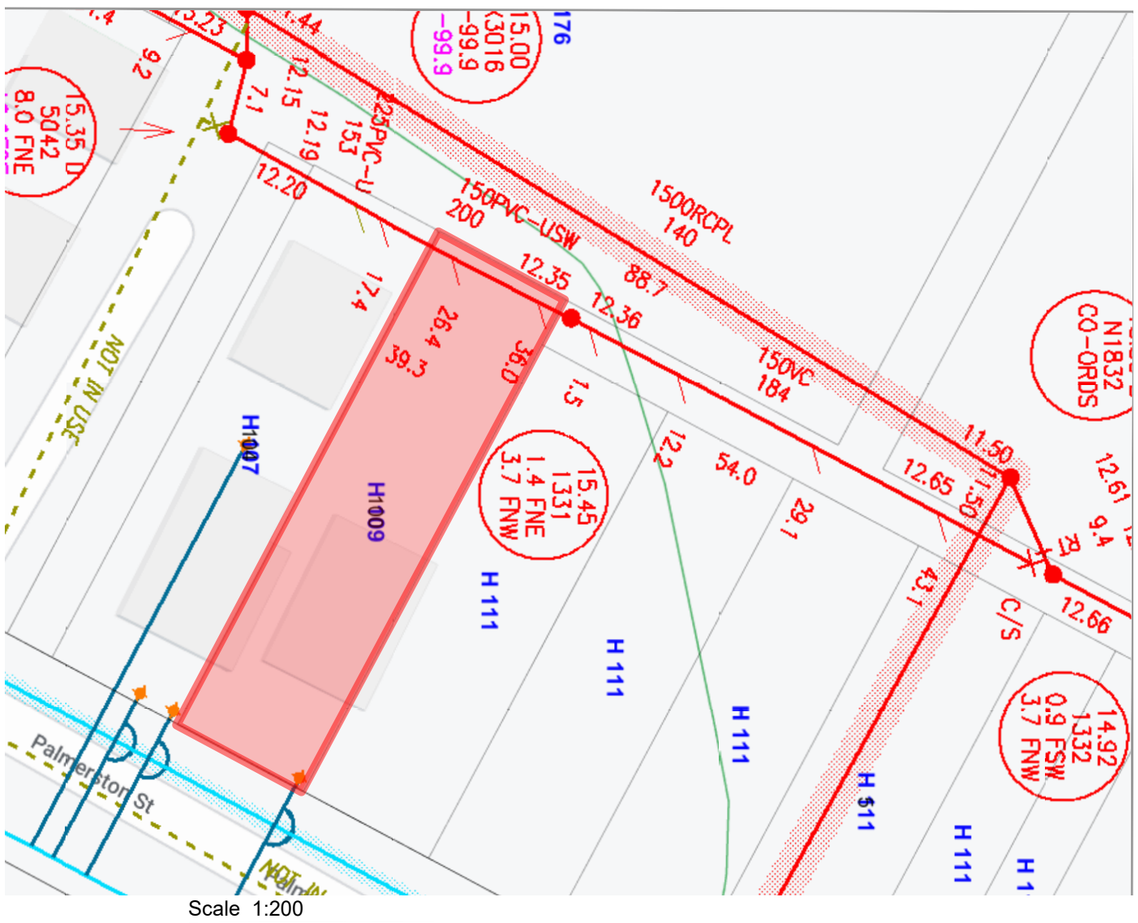
JOB: 524052 **DATE:** 14 Apr 22 **DRAWN:** T. Do



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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

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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: 15/12/2022 at 11:49 AM

Amendments. DA01-

Signatures:
Client:
Client:
Builder:

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CITY OF VINCENT
RECEIVED
16 December 2022

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Garage	169.6	111,900.0
	Ground Floor	219.2	133,186.5
	Porch	10.7	26,400.2
		399.5 m²	**271,486.7 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**
		1,066.1 m²	**678,158.4 mm**

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

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

Sewer Line as per Cottage Survey/Site Inspection.

Sewer Line as per Water Corp..

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.

New Boundary Fence.

Tree Ø 3.0m Ht 20.0m

Total Landscaping Area.
Garden Beds = 108.93m².
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.

Approximate overshadowing of neighbouring Tree.
Canopy radius & height taken from Site Survey to calculate tree shadow as per 21st June Midday
497.35 m²

Overshadowing as per 21st June Midday.
483.52 m²

LOT ZONING	R80
LOT AREA	785.00m2
HOUSE AREA	384.10m2
OPEN SPACE	51.07%
OPEN SPACE REQUIRED AS PER R-CODES IS 30%	
NEIGHBOUR'S LOT AREA	781.00m2
SHADOW CAST ONTO LOT	483.52m2
AREA OVERSHADOWED	61.91%
OVERSHADOWING PERMITTED AS PER R-CODES IS 50%	

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 MISCLOSE
0.004 m

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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)

NOTE/BEWARE:ADVISE TRADES
O/Head power lines

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: 15/12/2022 at 11:49 AM
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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	Second Floor	269.0	141,581.4
		288.0 m²	**173,991.9 mm**
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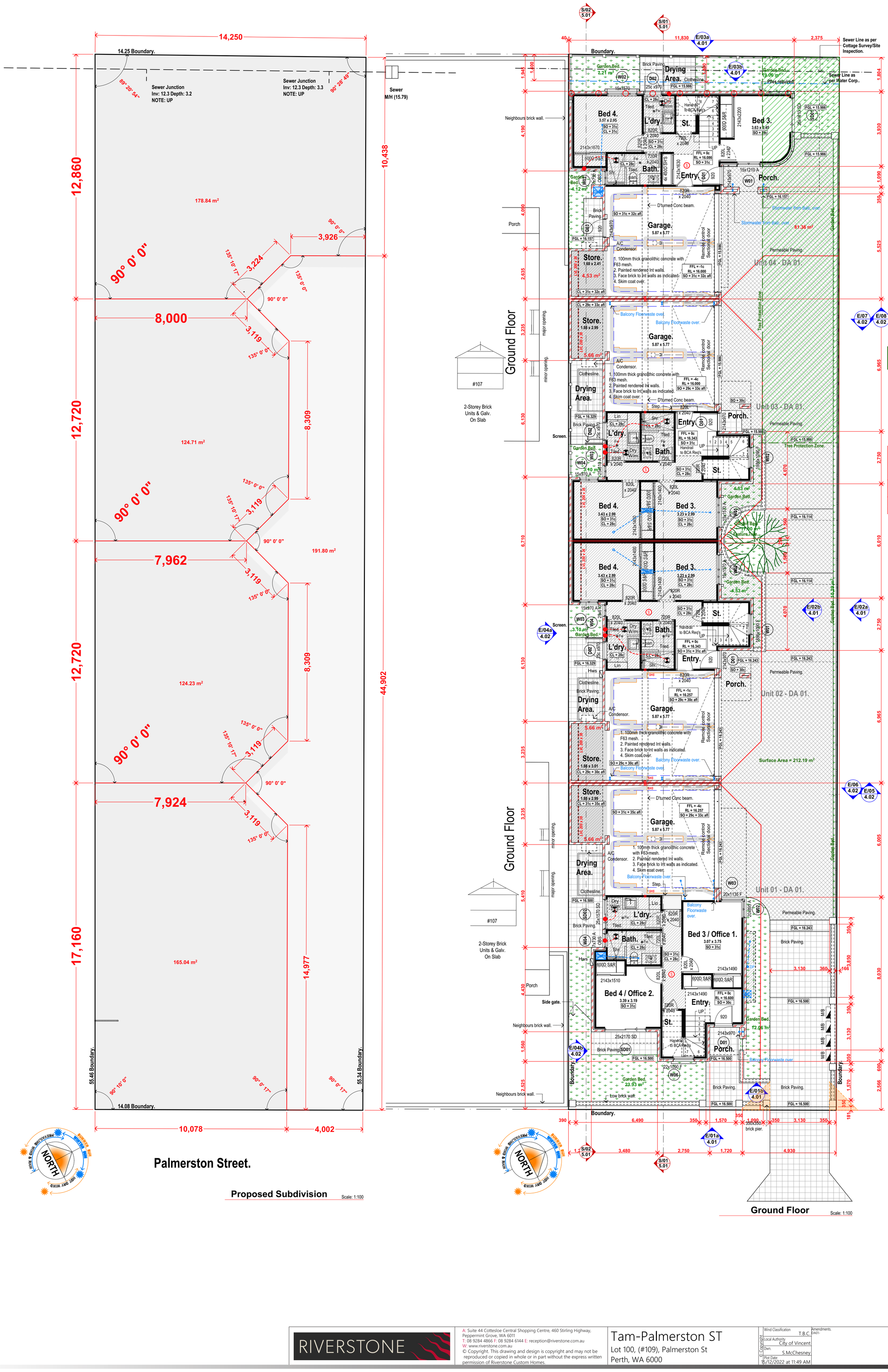
14,250
14.25 Boundary.
89° 20' 54"
90° 28' 49"
Sewer Junction
Inv: 12.3 Depth: 3.2
NOTE: UP
Sewer Junction
Inv: 12.3 Depth: 3.3
NOTE: UP
Sewer
M/H (15.79)
12,860
178.84 m²
90° 0' 0"
3,926
135° 10' 17"
3,224
135° 0' 0"
90° 0' 0"
8,000
3,119
135° 0' 0"
8,309
12,720
124.71 m²
90° 0' 0"
7,962
3,119
135° 0' 0"
191.80 m²
135° 0' 0"
135° 10' 17"
3,119
90° 0' 0"
8,309
12,720
124.23 m²
90° 0' 0"
7,924
3,119
135° 0' 0"
14,977
17,160
165.04 m²
55.46 Boundary.
55.34 Boundary.
90° 10' 0"
90° 0' 17"
90° 0' 17"
14.08 Boundary.
10,078
4,002
44,902
10,438
1,945
1,100
4,190
4,090
2,635
3,235
6,130
6,710
4,430
1,560
2,525
Neighbours brick wall.
Porch
Side gate.
Neighbours brick wall.
Low brick wall.
Screen.
Screen.
Boundary.
Boundary.
Ground Floor
major opening.
minor opening.
minor opening.
major opening.
#107
2-Storey Brick
Units & Galv.
On Slab
#107
2-Storey Brick
Units & Galv.
On Slab
NORTH
PREVAILING WIND & RAIN
SUMMER SUN
WINTER SUN
HOT DRY WIND
NORTH
PREVAILING WIND & RAIN
SUMMER SUN
WINTER SUN
HOT DRY WIND
Palmerston Street.
Proposed Subdivision
Scale: 1:100
S/02 5.01
S/01 5.01
E/03a 4.01
E/03b 4.01
40
11,830
2,375
Sewer Line as per Cottage Survey/Site Inspection.
Sewer Line as per Water Corp..
Garden Bed. 7.21 m²
Piles required.
Garden Bed. 19.06 m²
Brick Paving
Drying Area.
Clothesline
Bed 4.
3.57 x 2.95
L'dry.
St.
Bed 3.
3.63 x 3.45
Bath.
Entry
Porch.
Garden Bed. 4.12 m²
Brick Paving.
Garage.
5.87 x 5.77
Remote control Sectional door
A/C Condensor.
1. 100mm thick granolithic concrete with F63 mesh.
2. Painted rendered Int walls.
3. Face brick to Int walls as indicated.
4. Skim coat over.
Store.
1.88 x 2.41
4.53 m²
Store.
1.88 x 2.99
5.66 m²
Store.
1.88 x 3.01
Store.
1.88 x 2.99
5.66 m²
Balcony Floorwaste over.
D'turned Conc beam.
Step.
Stormwater from Balc. over.
81.38 m²
Garden Bed.
Permeable Paving.
Unit 04 - DA 01.
Tree Protection Zone.
Unit 03 - DA 01.
Unit 02 - DA 01.
Unit 01 - DA 01.
Surface Area = 212.19 m²
Garden Bed. 3.10 m²
Garden Bed. 4.53 m²
Garden Bed. 12.06 m²
Garden Bed. 23.93 m²
Garden Bed.
Garden Bed.
Garden Bed.

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	Second Floor	269.0	141,581.4
		288.0 m²	**173,991.9 mm**
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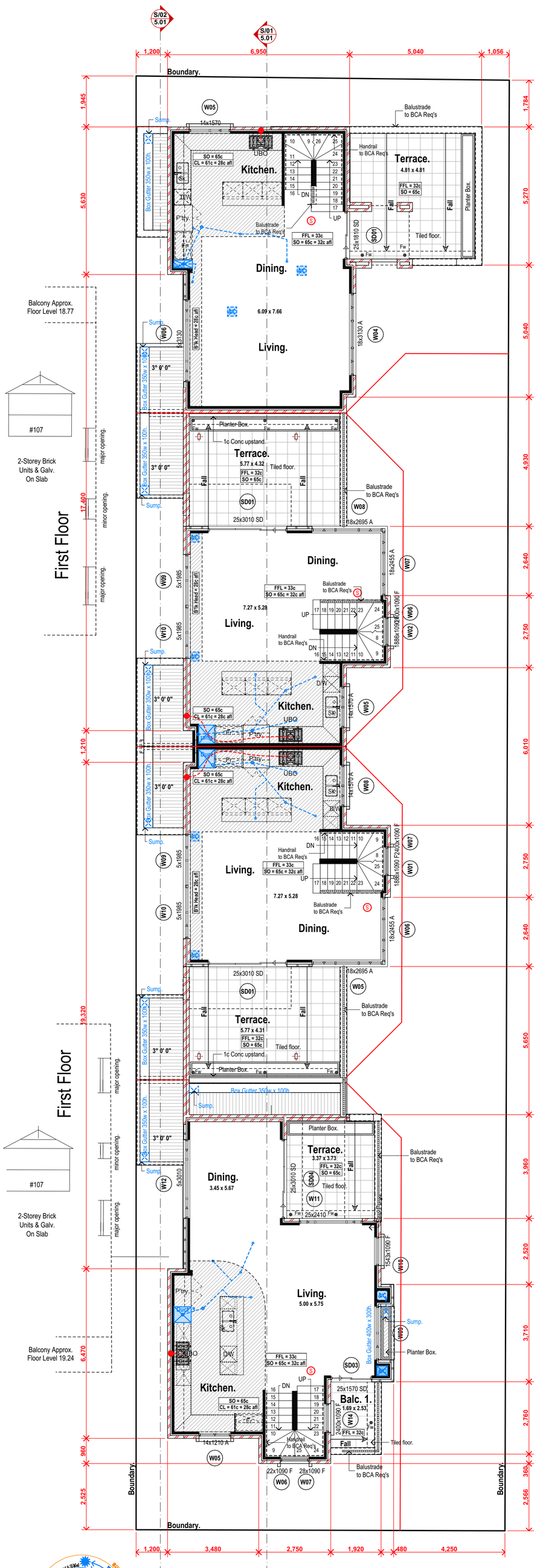

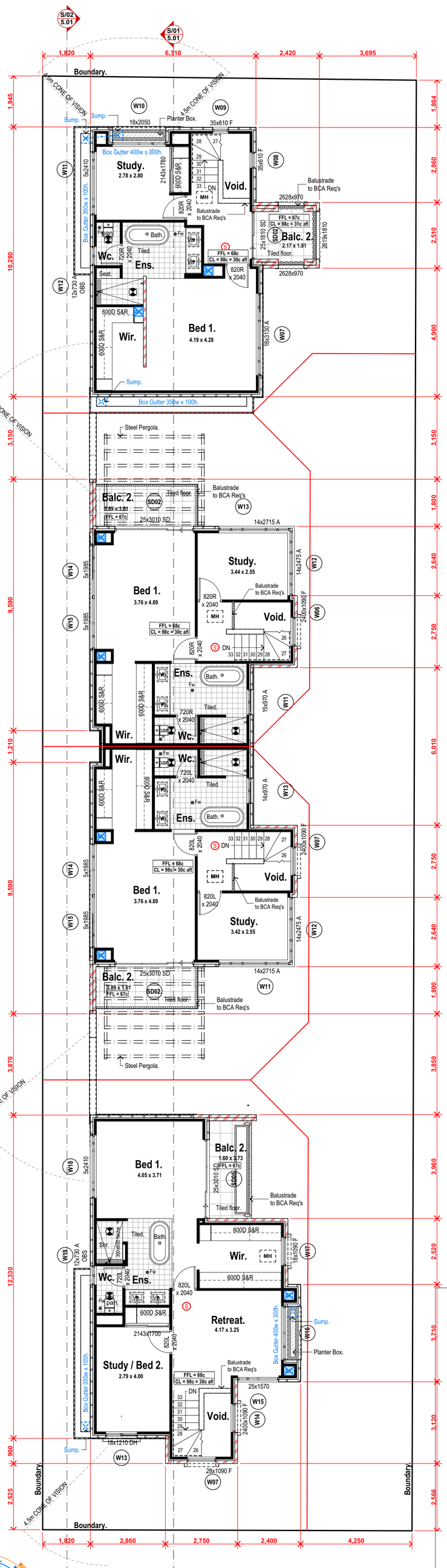



First Floor Scale: 1:100

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.
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

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Dwn. S.McChesney
Plot Date: 15/12/2022 at 11:49 AM
Amendments. DA01-

Signatures:
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Client:
Builder:

BAL Rating N/A.
Rev No. DA 01
Job No. 5096
Dwn No : 2.04

Plans - MASTER

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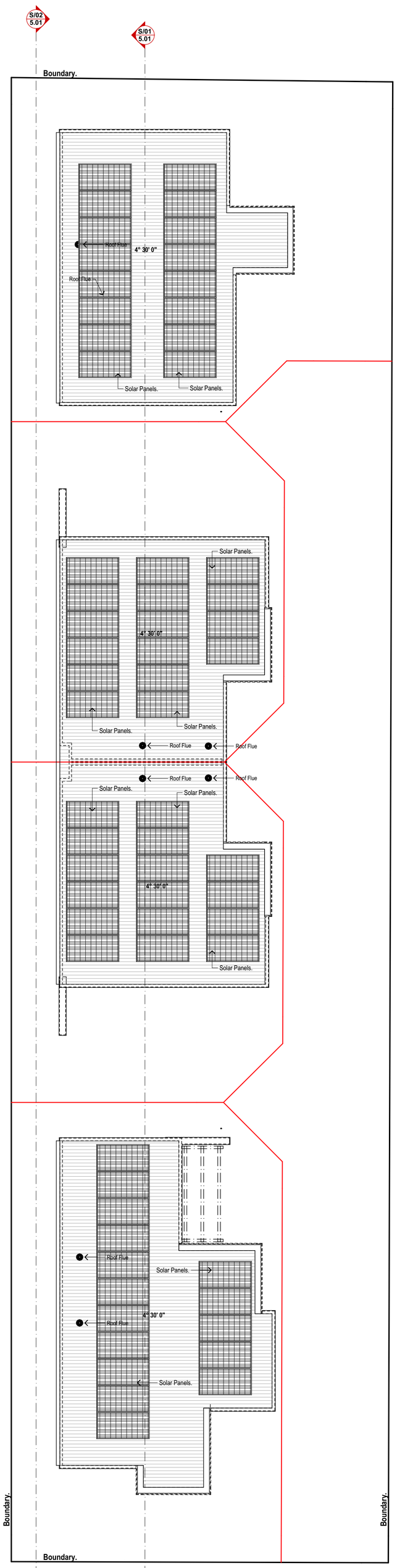

Roof Plan Scale: 1:100

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

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.: 2.05

Plans - MASTER

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DA01-

Signatures:
Client:
Client:
Builder:

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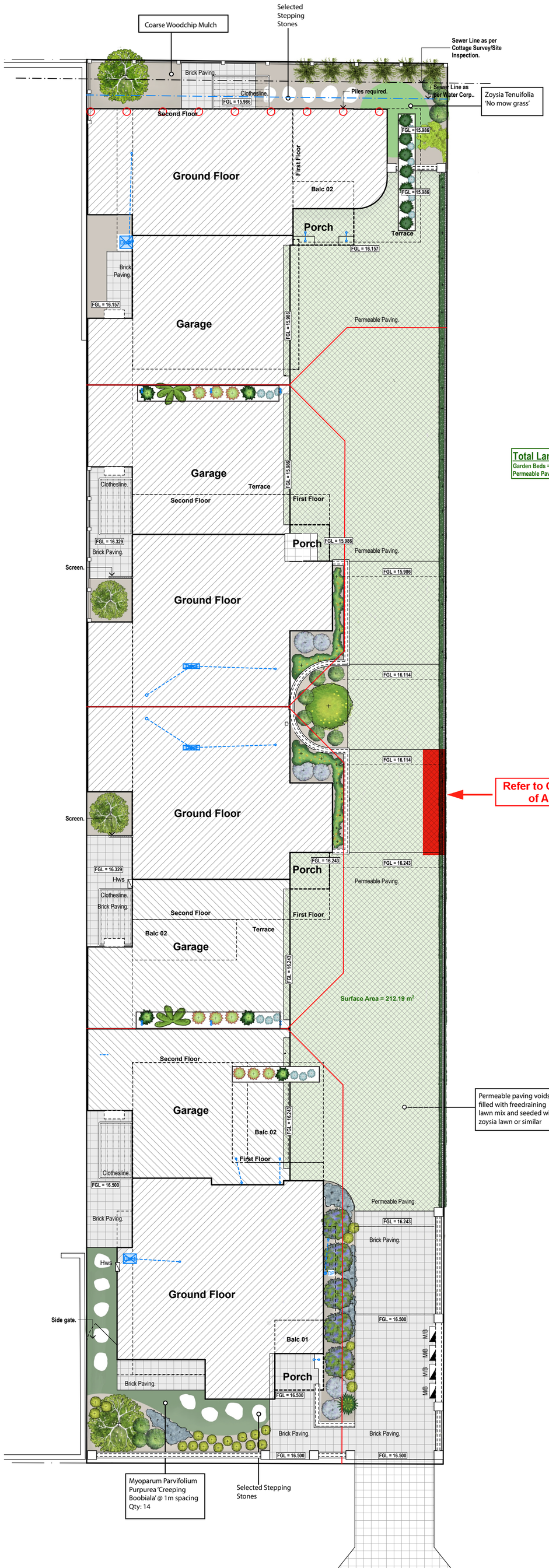

Total Landscaping Area.
Garden Beds = 108.93m².
Permeable Paving = 212m².

Refer to Condition 5.1 of Approval

Symbol	Plant Name	Qty
	Trachelospermum 'Star Jasmine' plant @ 1.5m intervals	26
	Pittosporum tobira 'Miss Muffet'	12
	Scaevola nitida 'Aussie Spirit'	5
	Zoysia Tenuifolia 'No mow grass'	15
	Eremophila Nivea 'Silky Eremophila'	6
	Lomandra 'Lime Tuff'	20
	Cyanthea Cooperii 'Australian Tree Fern'	2
	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'	4
	Tropaeolum majus 'Graden Nasturtium'	12
	Eremophila 'Blue Horizon'	10
	Anigozanthos Flavidus 'Kangaroo Paw'	1

Landscaping Scale: 1:100

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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: 15/12/2022 at 11:56 AM
Amendments. DA01-

Signatures:
Client:
Client:
Builder:

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

Landscaping Plan - MASTER

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Status
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16 December 2022

Existing
N/A.
Drawing No. 4.01
Job No. 5096
Issue No. DA 01

Elevations - MASTER

Signatures
Client
Client
Builder

Amendments
Mod Clarification
T.B.C.
Issue Authority
City of Vincent
Drawn
S.McChesney
Plotted
6/12/2022 at 11:49 AM

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

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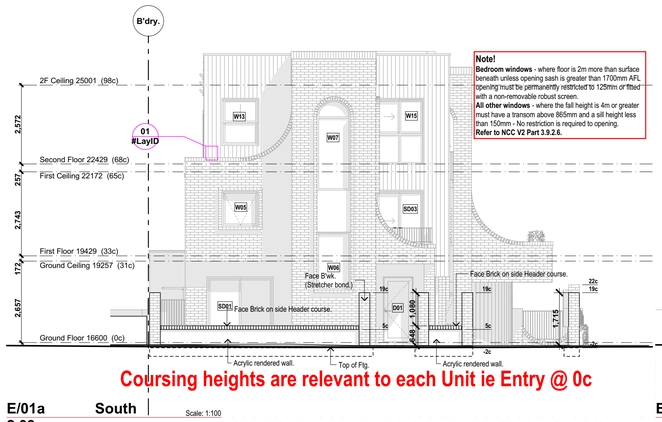
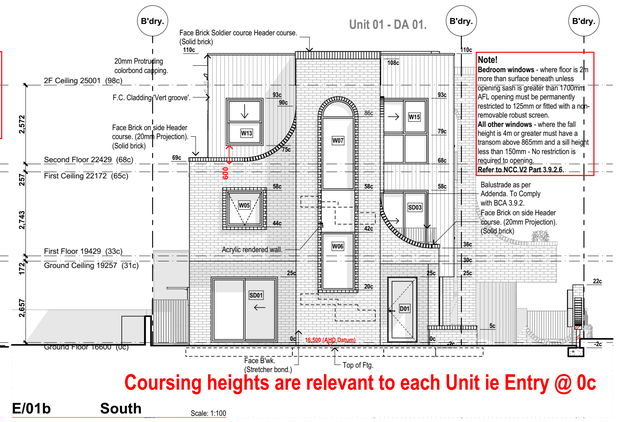


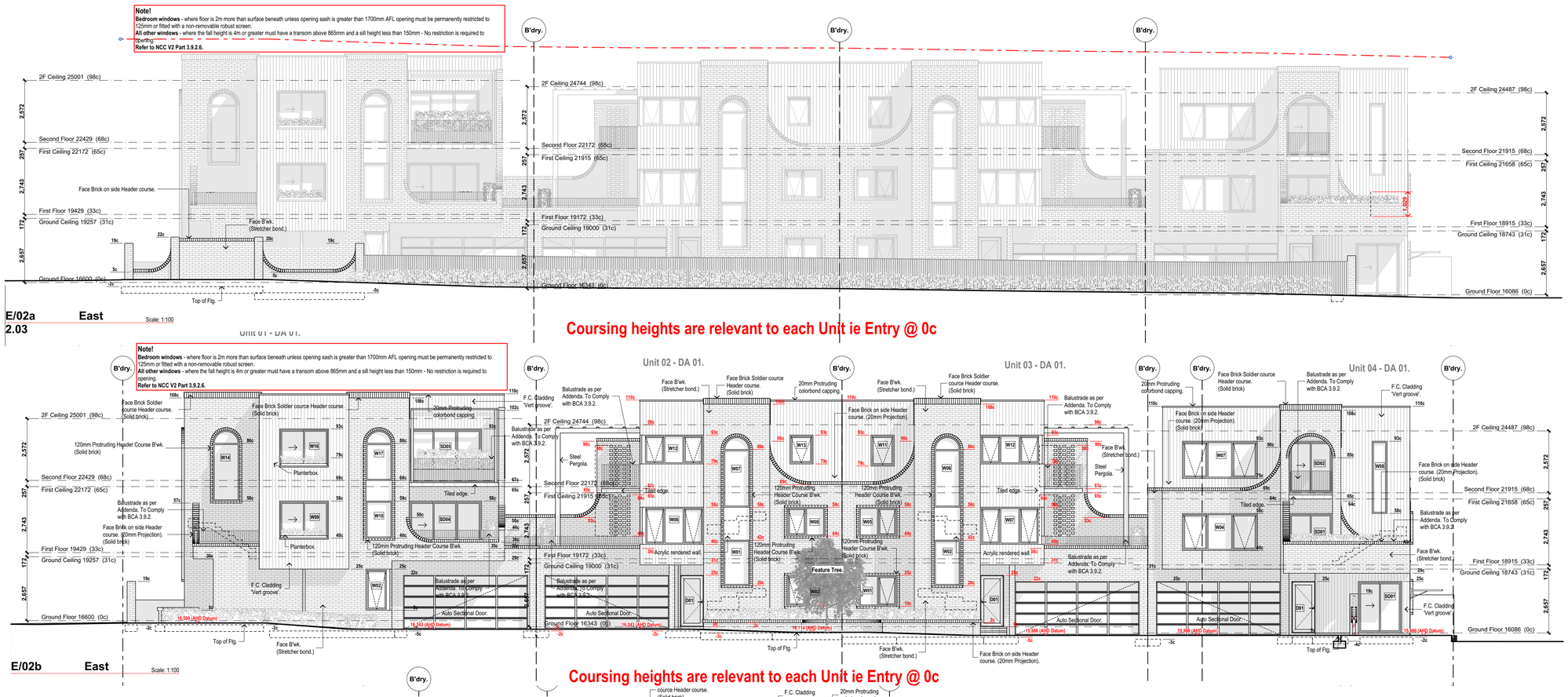
Coursing heights are relevant to each Unit ie Entry @ 0c

E/01a South
2.03
Scale: 1:100



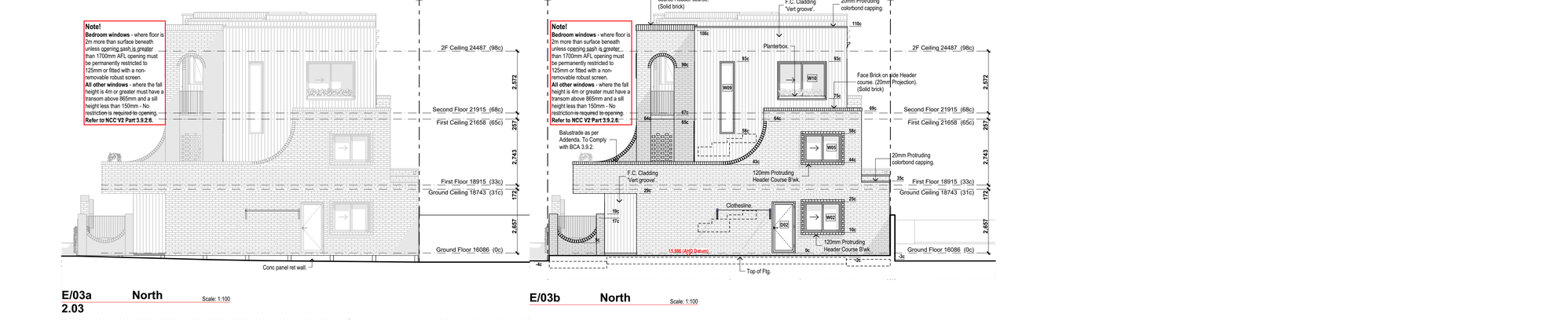
Coursing heights are relevant to each Unit ie Entry @ 0c

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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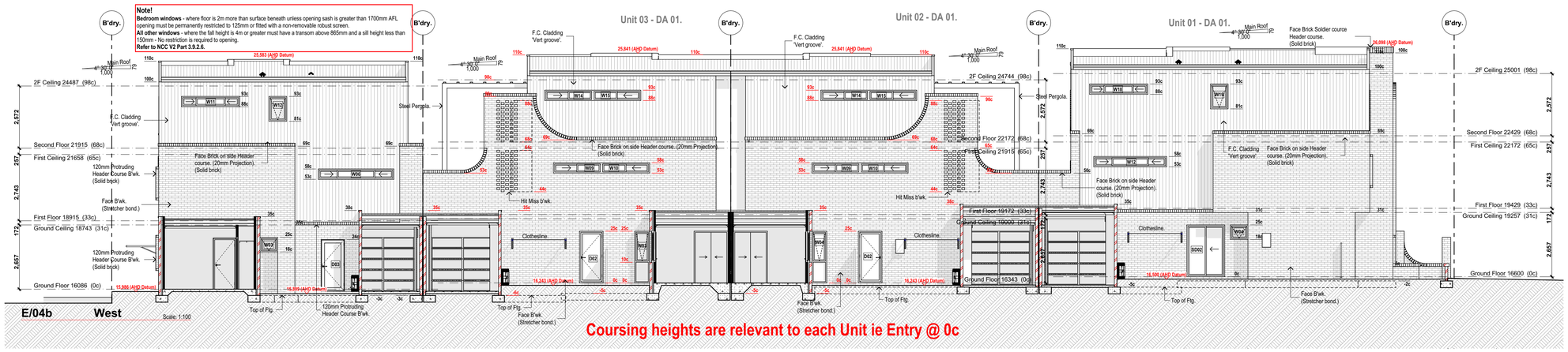
Unit 04 - DA 01. | Unit 03 - DA 01. | Unit 02 - DA 01. | Unit 01 - DA 01.

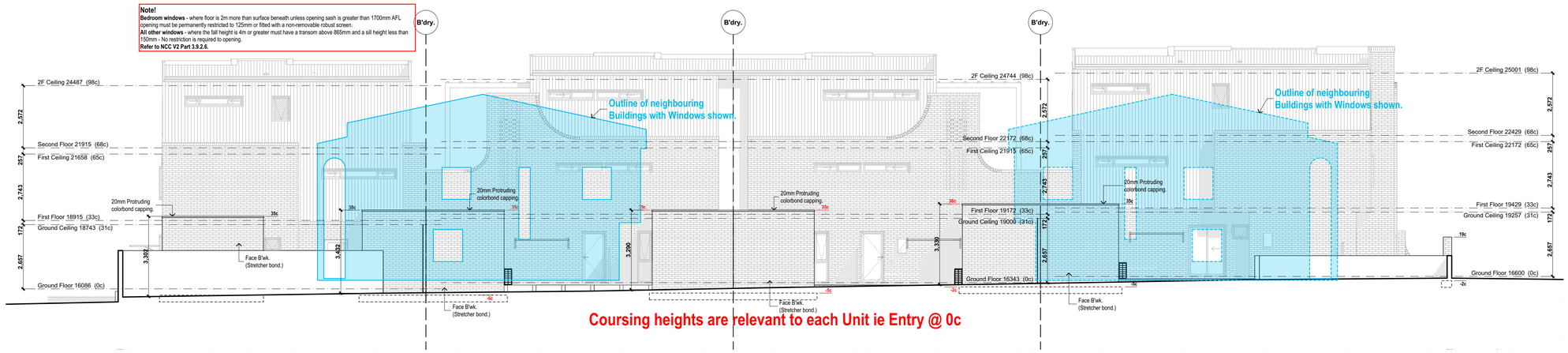
Note!
Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6.



E/04b West Scale: 1:100

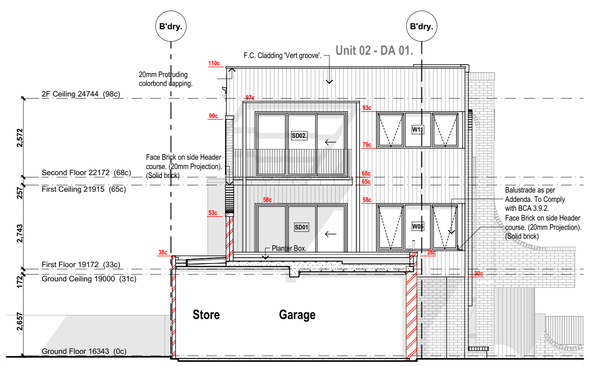
Coursing heights are relevant to each Unit ie Entry @ 0c

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.
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.



E/04a West Scale: 1:100
2.03

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



E/05 South Scale: 1:100

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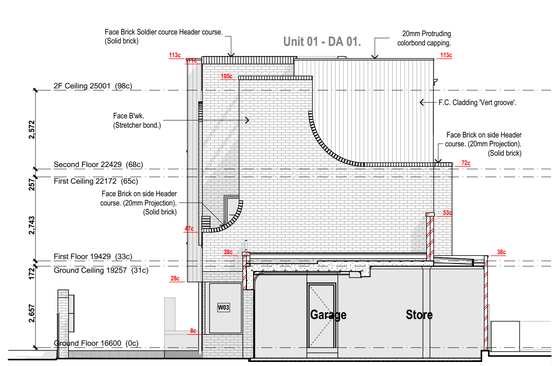

E/06 North Scale: 1:100

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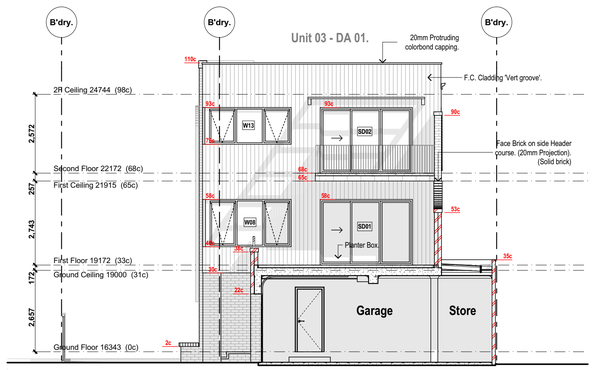
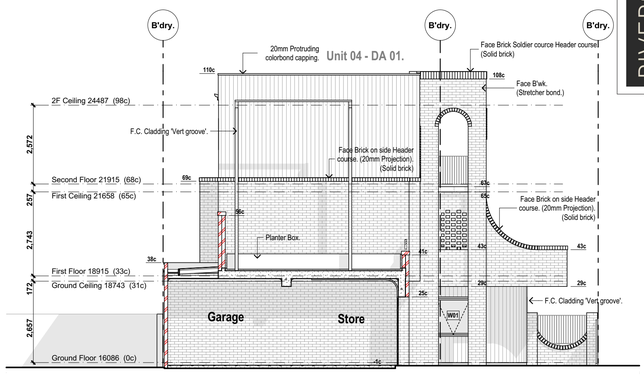


E/07 North Scale: 1:100

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



E/08 South Scale: 1:100

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

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N/A.
Elevations - MASTER DA 01
JOB No. 5096
DRG No. 4.02
Signatures:
Client:
Client:
Builder:
Permit Authority: City of Vincent
Job No. 5096
Date: 5/12/2022 at 11:49 AM
Wind Classification: TBC
Approved:
Tam-Palmerston ST
Lot 100, (#109) Palmerston St
Perth, WA 6000

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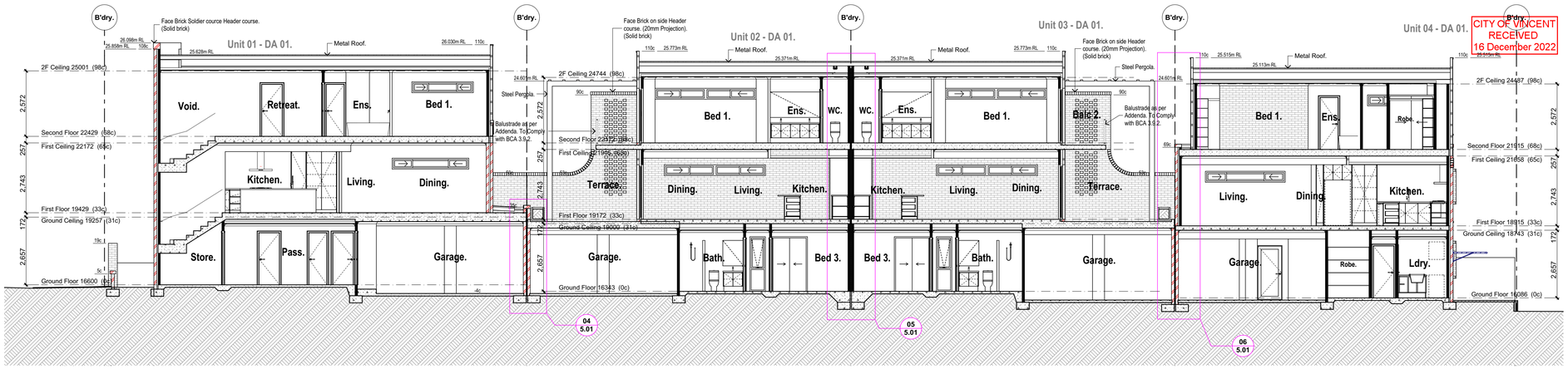
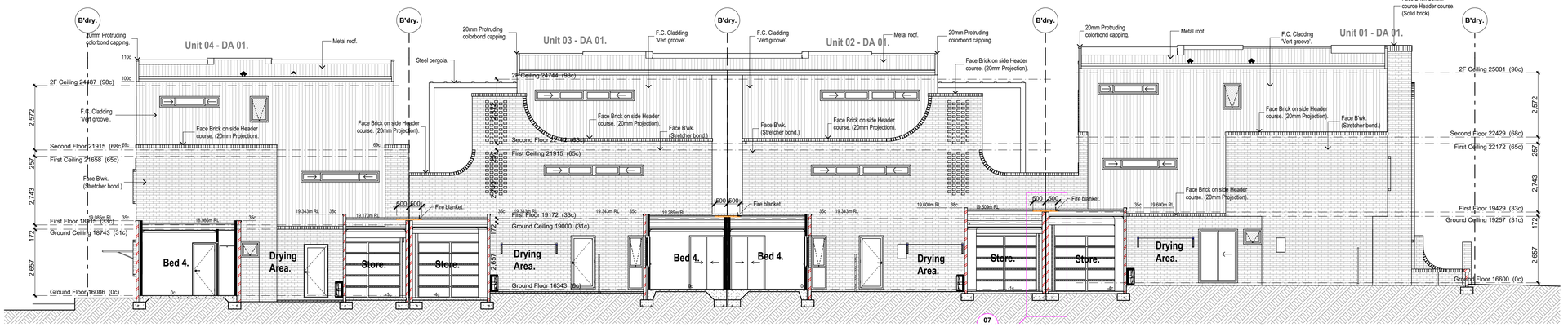


S/01 Section

Scale: 1:100



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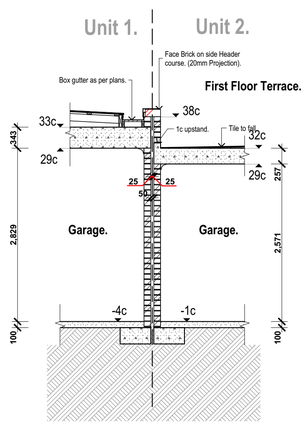
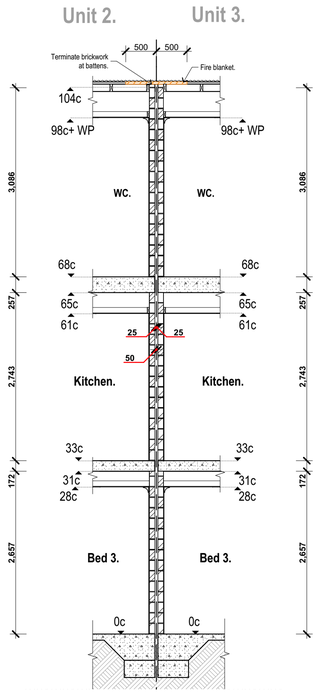


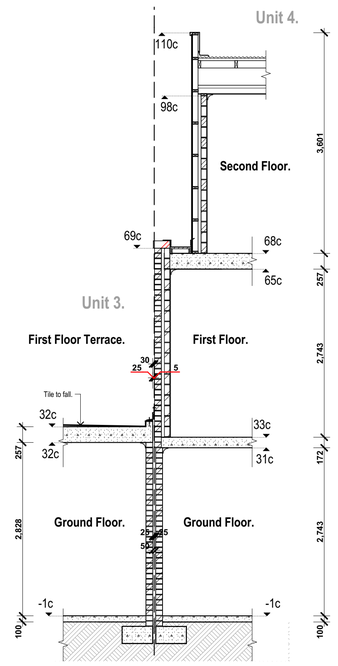
Boundary wall 1/2

Scale: 1:50



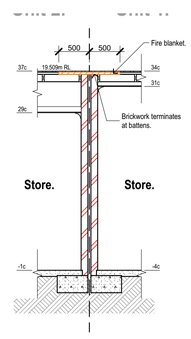
Boundary wall 2/3

Scale: 1:50



Boundary wall 3/4

Scale: 1:50



Store Boundary Wall 1/2

Scale: 1:50

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Dwn No:	Job No.	Rev No.	BAL Rating
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