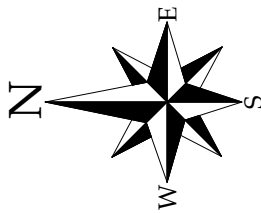


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LOT 102

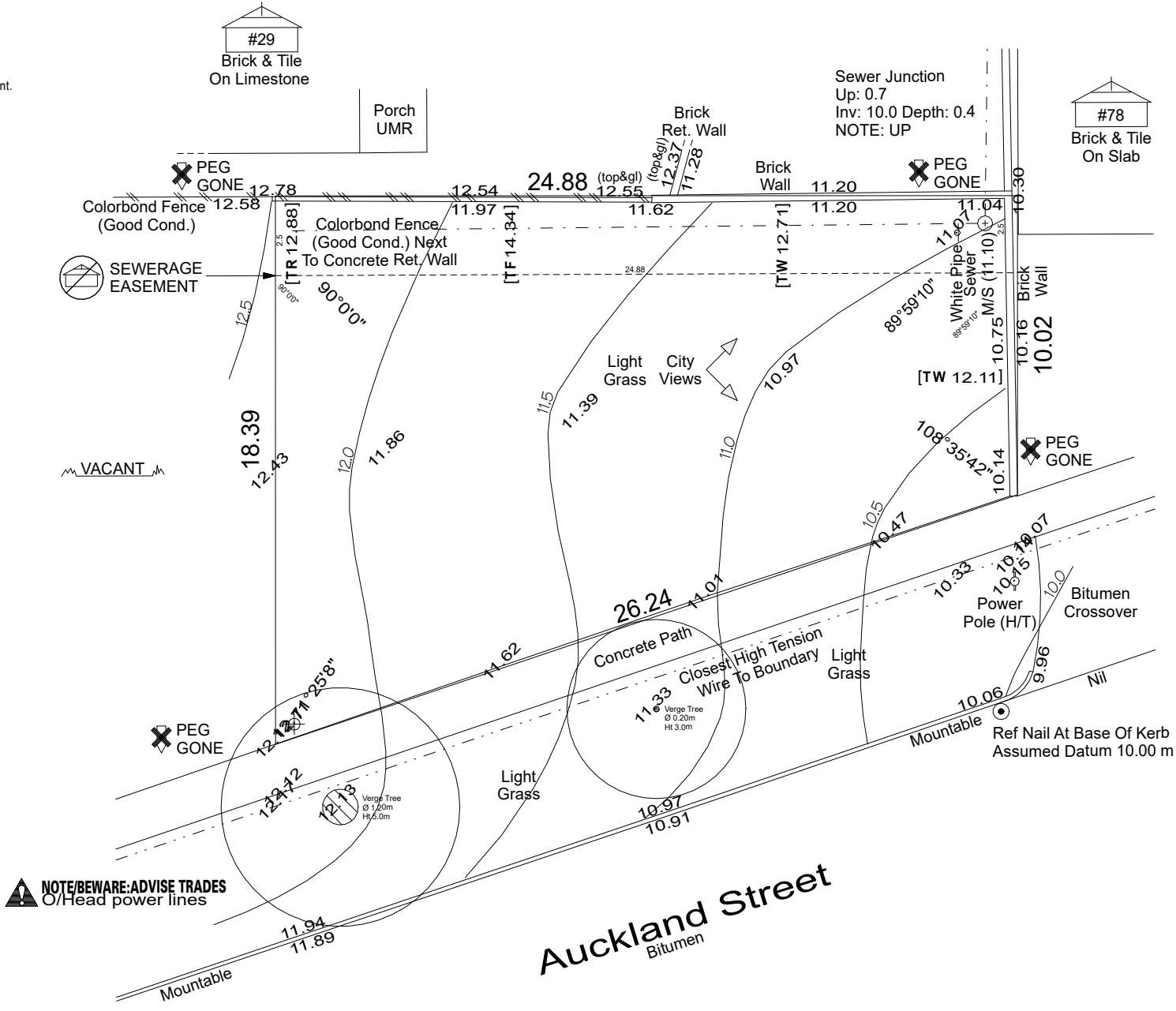


**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building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



**LOT MISCLOSE**  
0.010 m

Scale 1:200

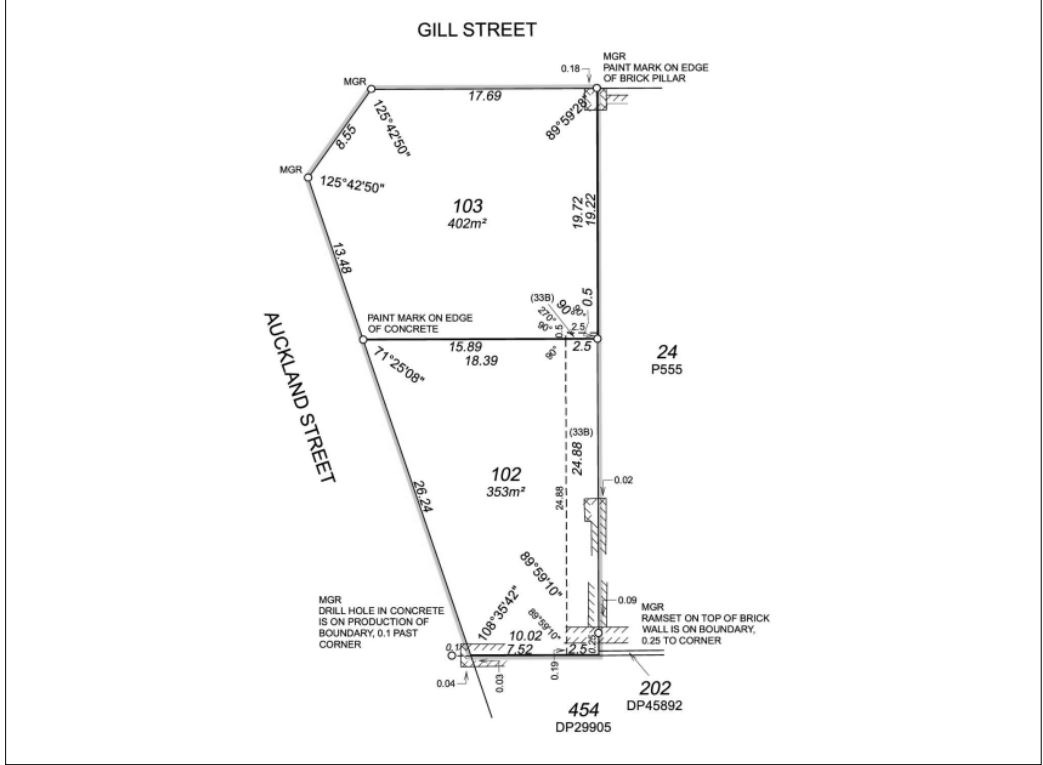
**DISCLAIMER:**  
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

**NOTE:**  
TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

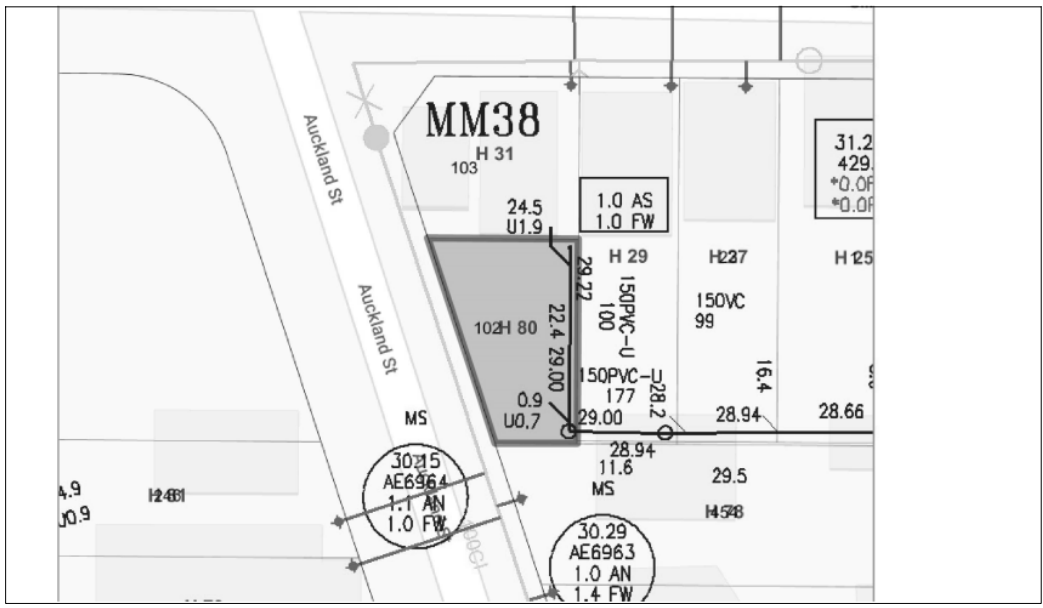
Riverstone Custom Homes

CONTOUR & FEATURE SURVEY

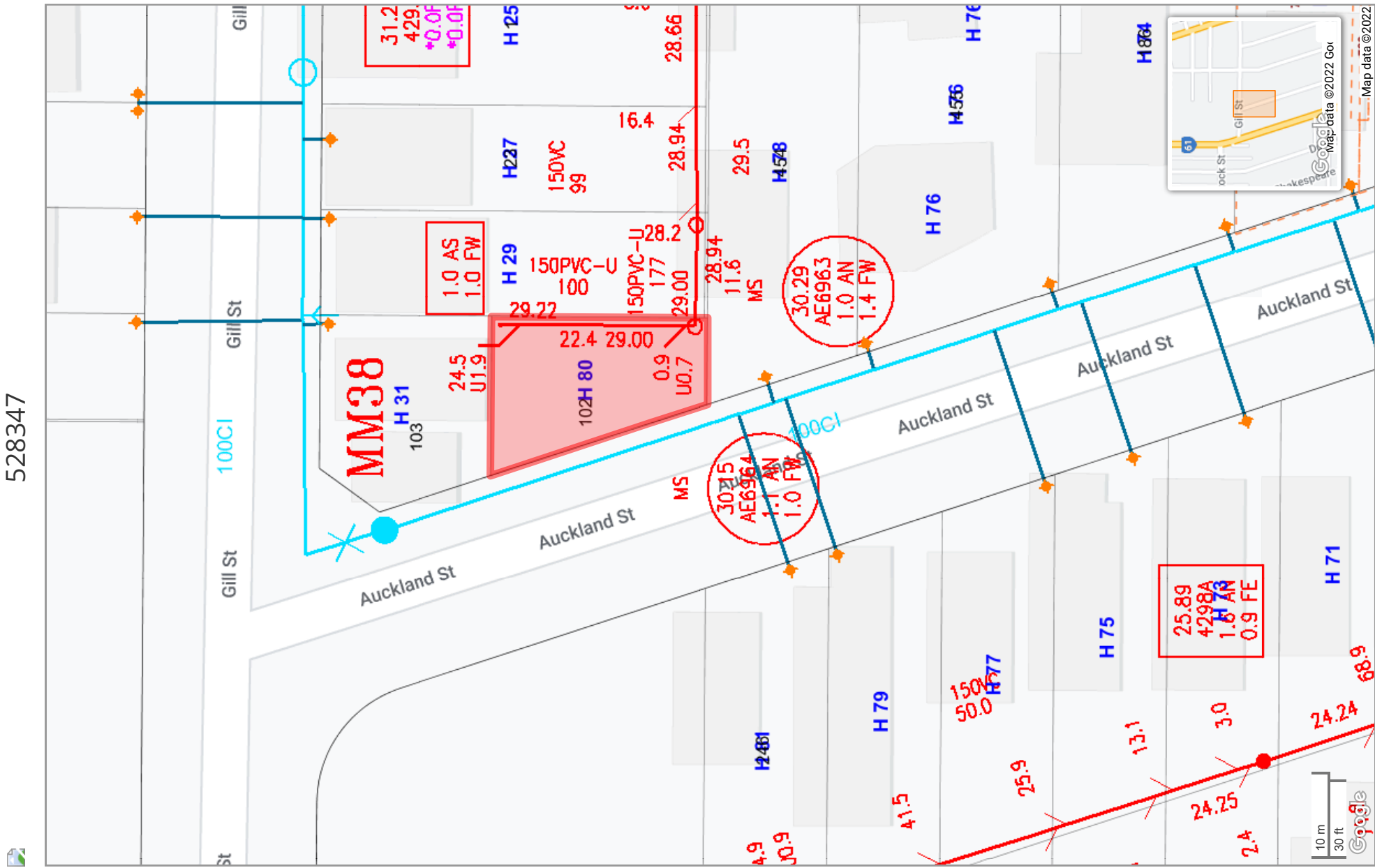
**LOT** Lot 102 (DP 413590)  
**ADDRESS** #80 Auckland Street, North Perth  
**LGA** CITY OF VINCENT  
**GPS** Lat: -31.919436 Long: 115.845926  
**SSA No** **AREA** 353m<sup>2</sup> **VOL.** 2963 **FOL.** 981



<b>ELEC.</b>	U/Ground / O/Head	<b>SEWER</b>	Yes	<b>ROADS</b>	Bitumen	<b>COASTAL</b>	No
<b>GAS</b>	Check Alinta	<b>COMMS</b>	Not loc.	<b>PATH</b>	Concrete	<b>SOIL</b>	Sand
<b>WATER</b>	Yes	<b>DRAINAGE</b>	Good	<b>KERBS</b>	Non-Mount / Nil	<b>VEG.</b>	Light Grass Cover



**COTTAGE SURVEYS**  
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:** 528347 **DATE:** 24 Jun 22 **DRAWN:** J. Genovese



Existing Site Plan Scale: 1:200

Amended Plan

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Site Plan - Existing



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Barbas Residence  
Lot 102 #80 Auckland Street,  
North Perth, WA 6006

Wind Classification T.B.C  
Local Authority City of Vincent  
Own: Daniel Zhao  
Plot Date: 1/06/2023 at 9:29 AM  
Amendments:  
DA06 - Council Tweaks-S.MC-31/05/23  
DA05 - Garge setback increased-S.MC-23/05/23  
DA04 - W09 changed to Minor opening-S.MC-22-05-23  
DA03 - FF Bath room Layout changed as per Council's requirements - DZ-24/04/23  
DA02 - Redesigned as per Allan's Sketch-DZ-27/03/23

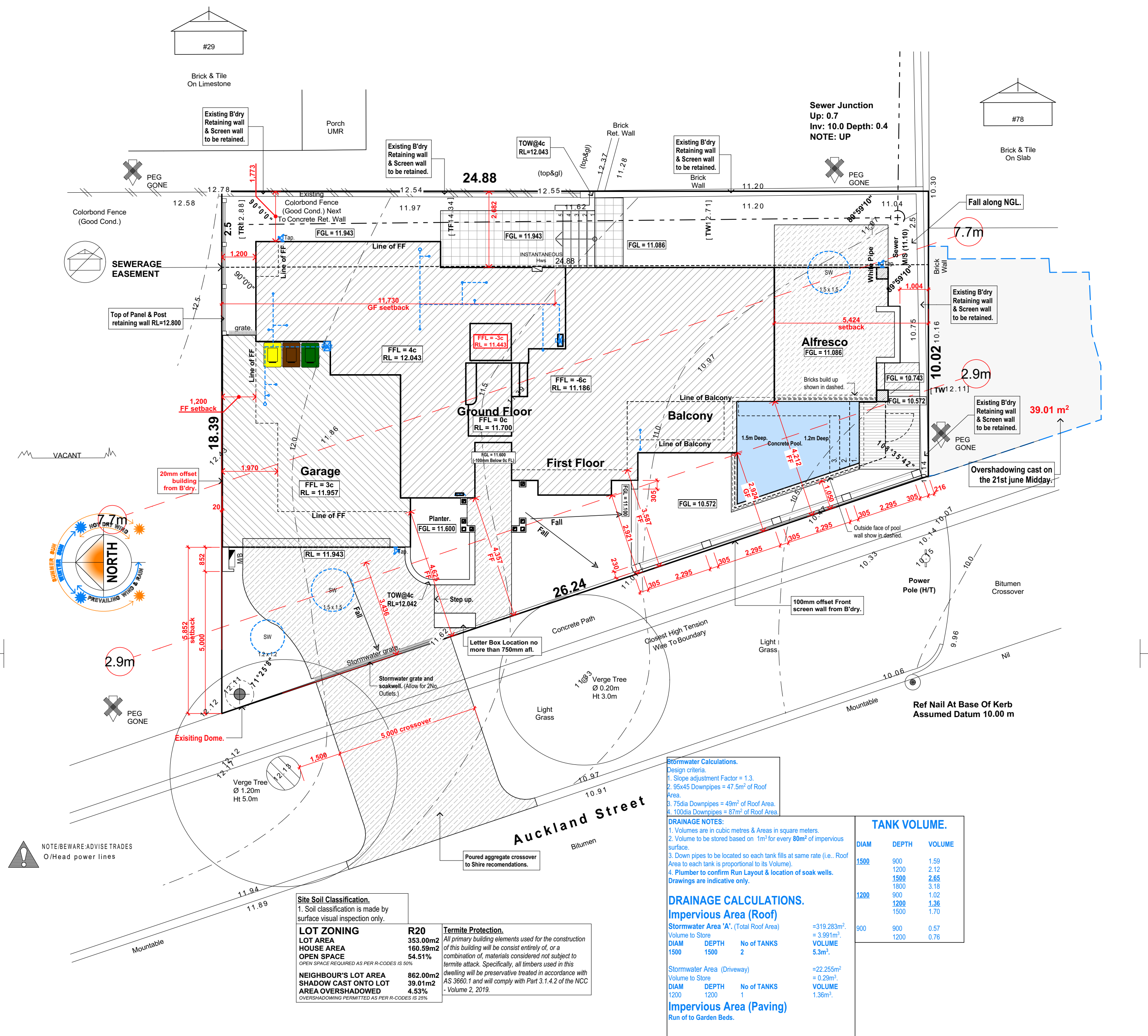
Signatures:  
Client:  
Client:  
Builder:

Rev No.	BA1 Being
Job No.	N/A.
Job No.	5109
Job No.	2.01

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Planning application	Status:
----------------------	---------

Area Calculations		
Name	Area	Perimeter
<b>0 Ground Floor</b>		
Alfresco	19.2	18,292.0
Garage	43.4	28,180.0
Ground Floor	115.0	58,250.0
	<b>177.6 m<sup>2</sup></b>	<b>104,722.0 m</b>
<b>1 First Floor</b>		
Balcony	4.6	9,509.6
First Floor	129.2	57,430.3
	<b>133.8 m<sup>2</sup></b>	<b>66,939.9 m</b>
	<b>311.4 m<sup>2</sup></b>	<b>171,661.9 m</b>



## Site Plan

## Amended Plan

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2 June 2023

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# Barbas Residence

Lot 102 #80 Auckland Street,  
North Perth, WA 6006

Wind Classification	T.B.C.	Amendments.
Local Authority	City of Vincent	DA06- Council Tweaks-S.McC-31/05/23
Dwn.	Daniel Zhao	DA05- Garge setback increased-S.McC-23/05/23
Plot Date:	1/06/2023 at 9:29 AM	DA04-WO9 changed to Minor opening-S.McC-22-05-23
		DA03 - FF Bath room layout changed as per Council's requirements - DZ-24/04/23
		DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:  
Client: \_\_\_\_\_  
Client: \_\_\_\_\_  
Builder: \_\_\_\_\_

Rev No.	DA06
Job No.	5109
Drawn No.	2.03
BAL Rating.	N/A.

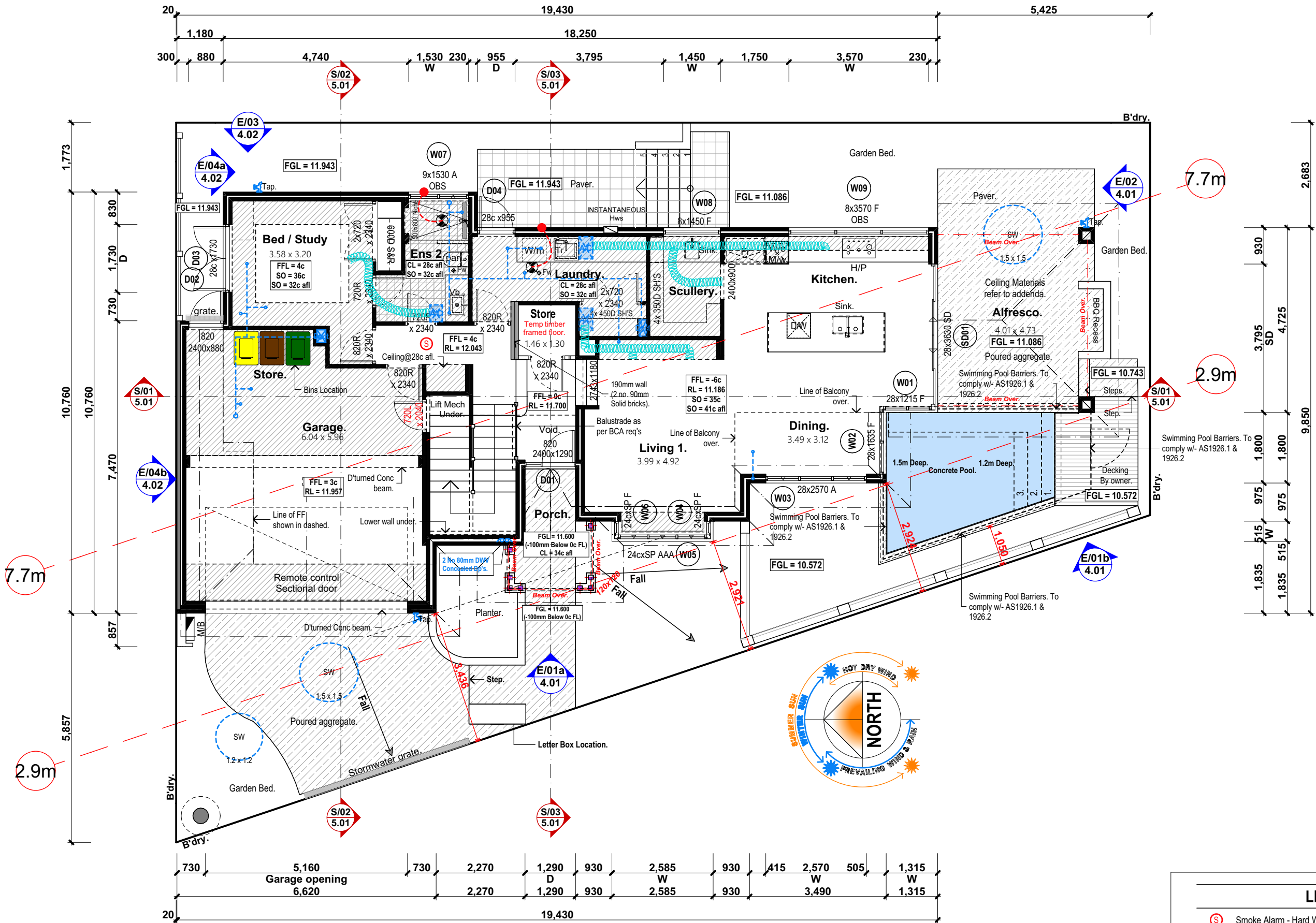
Site Plan - New | ev No. DA06



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Planning application

Area Calculations		
Name	Area	Perimeter
<b>0 Ground Floor</b>		
Alfresco	19.2	18,292.0
Garage	43.4	28,180.0
Ground Floor	115.0	58,250.0
	<b>177.6 m²</b>	<b>104,722.0 m</b>
<b>1 First Floor</b>		
Balcony	4.6	9,509.6
First Floor	129.2	57,430.3
	<b>133.8 m²</b>	<b>66,939.9 m</b>
	<b>311.4 m²</b>	<b>171,661.9 m</b>



Ground Floor 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

- 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 Separation** | 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 Building 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 Building 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

Amended Plan

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Barbas Residence  
Lot 102 #80 Auckland Street,  
North Perth, WA 6006

Wind Classification T.B.C.  
Local Authority City of Vincent  
Dwn: Daniel Zhao  
Plot Date: 1/06/2023 at 9:29 AM  
Amendments:  
DA06\_Council Tweaks-S.MCC-31/05/23  
DA05\_Garge setback increased-S.MCC-23/05/23  
DA04-WO9 changed to Minor opening-S.MCC-22-05-23  
DA03 - FF Bath room Layout changed as per Council's requirements - DZ-24/04/23  
DA02 - Redesignated as per Allan's Sketch-DZ-27/03/23

Signatures:  
Client:  
Client:  
Builder:

Ground Floor DA06

N/A.

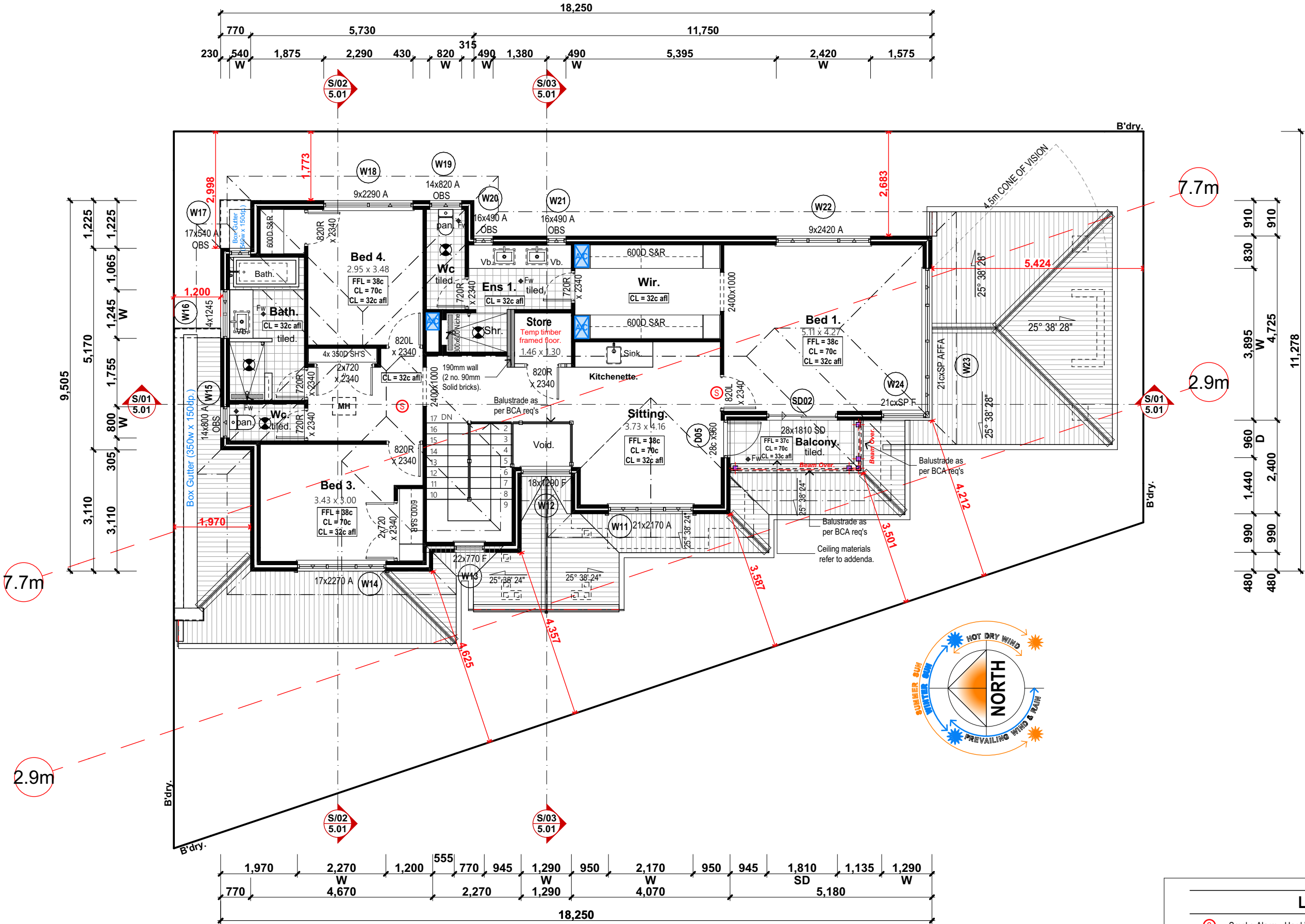
5109

2.04

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Planning application

Area Calculations		
Name	Area	Perimeter
<b>0 Ground Floor</b>		
Alfresco	19.2	18,292.0
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	<b>177.6 m²</b>	<b>104,722.0 m</b>
<b>1 First Floor</b>		
Balcony	4.6	9,509.6
First Floor	129.2	57,430.3
	<b>133.8 m²</b>	<b>66,939.9 m</b>
	<b>311.4 m²</b>	<b>171,661.9 m</b>



First Floor 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

**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 Separation** | 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 Building 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 Building 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

Amended Plan

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Barbas Residence  
Lot 102 #80 Auckland Street,  
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Wind Classification T.B.C  
Local Authority City of Vincent  
Dwn: Daniel Zhao  
Plot Date: 1/06/2023 at 9:29 AM  
Amendments:  
DA06\_Council Tweaks-S.MCC-31/05/23  
DA05\_Garge setback increased-S.MCC-23/05/23  
DA04-WO9 changed to Minor opening-S.MCC-22-05-23  
DA03 - FF Bath room Layout changed as per Council's requirements - DZ-24/04/23  
DA02 - Redesigning as per Allan's Sketch-DZ-27/03/23

Signatures:  
Client:  
Client:  
Builder:

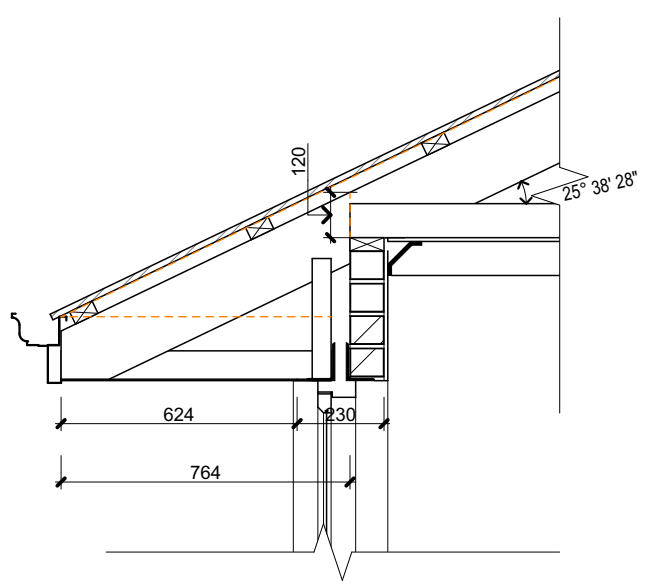
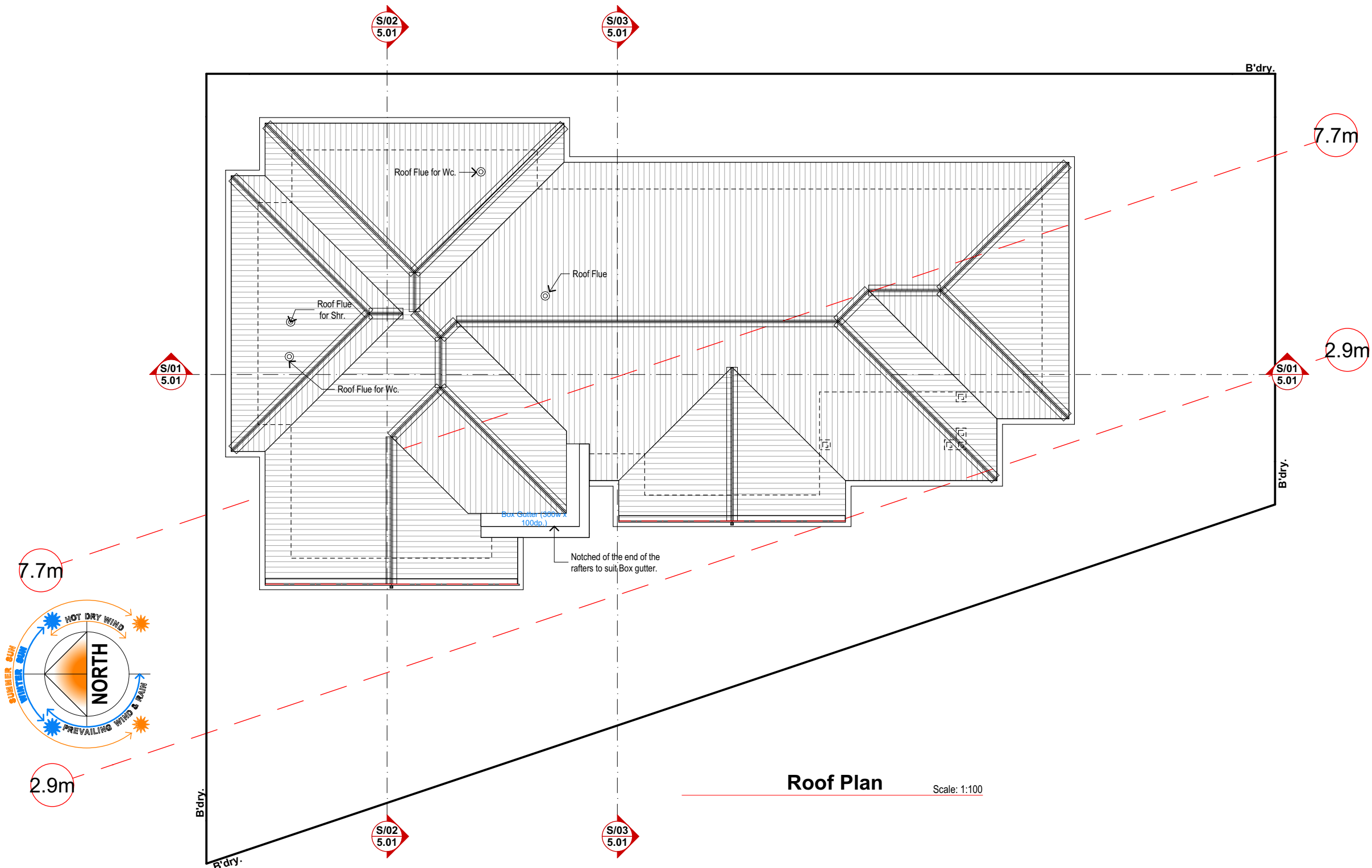
First Floor DA06

N/A.

5109

2.05





Eaves Overhang 1:20

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 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	
<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 (Nom. 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	

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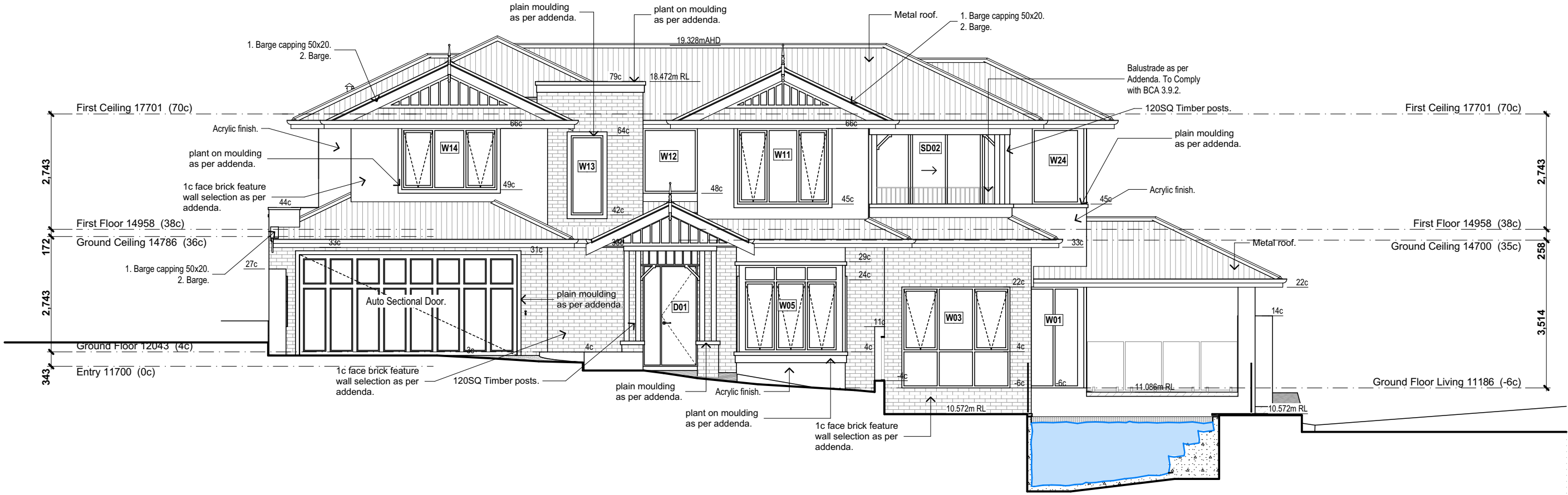
Barbas Residence  
Lot 102 #80 Auckland Street,  
North Perth, WA 6006

Wind Classification	T.B.C	Amendments
Local Authority	City of Vincent	DA06_Council Tweaks-S.MCC-31/05/23
Plot Date:	Daniel Zhao	DA05_Garge setback increased-S.MCC-23/05/23
1/06/2023 at 9:29 AM		DA04-WO9 changed to Minor opening-S.MCC-22-05-23
		DA03 - FF Bath room Layout changed as per Council's requirements - DZ-24/04/23
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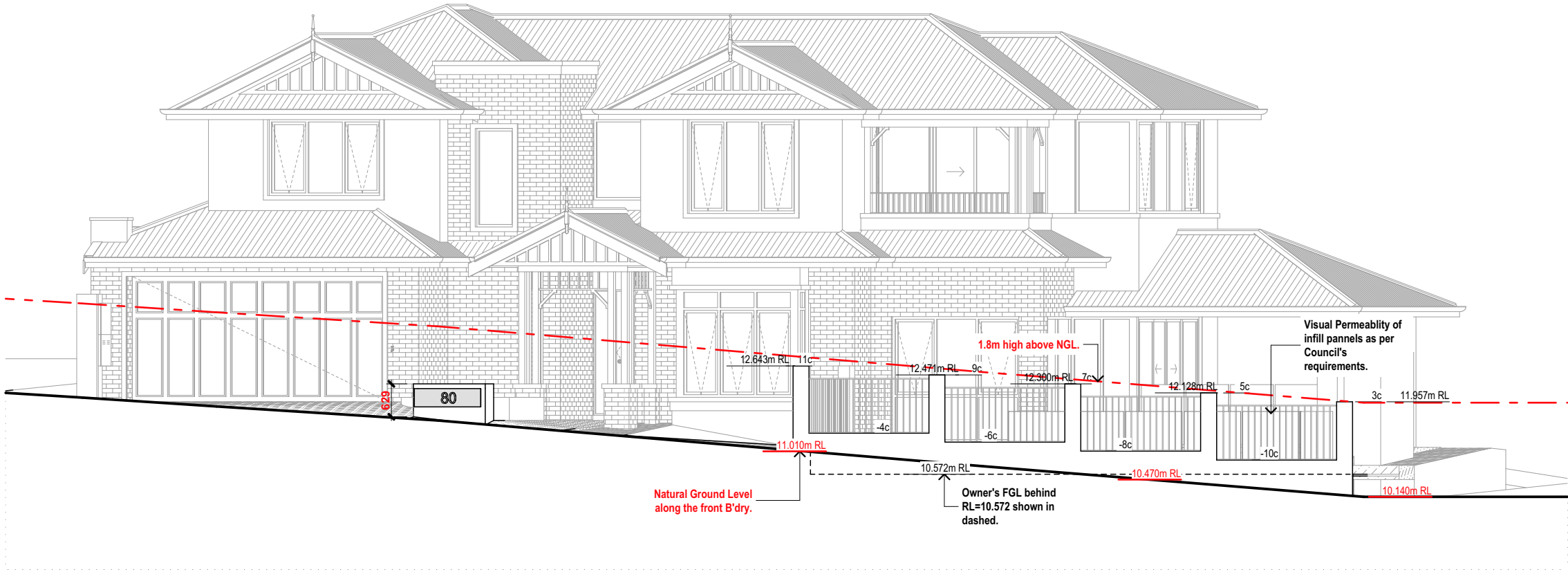
Signatures:  
Client:  
Client:  
Builder:

Roof Plan DA06

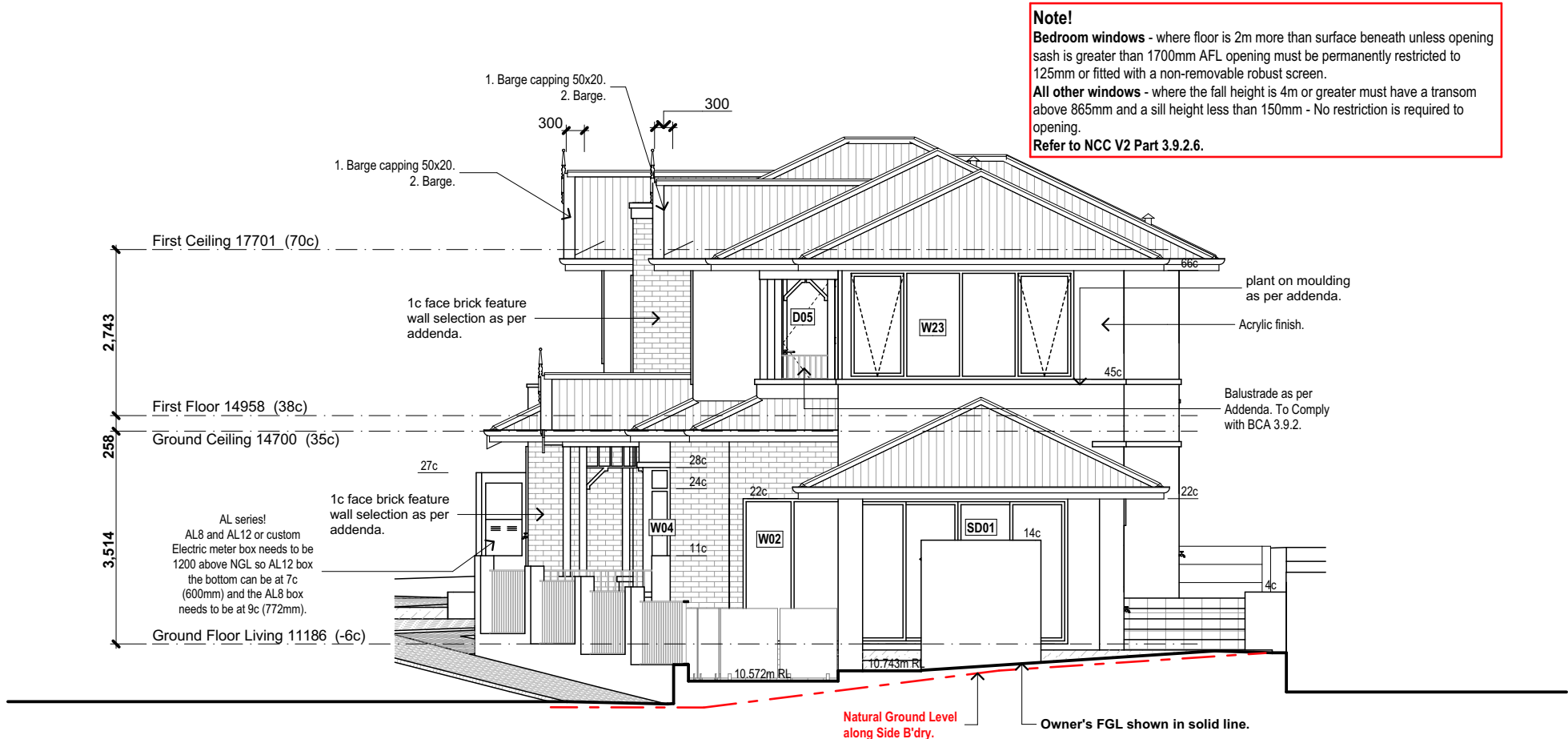
Rev No. N/A.  
Job No. 5109  
Draw No. 2.06



E/01a West Scale: 1:100 2.04



E/01b West 1:100 2.04



E/02 South Scale: 1:100 2.04

Amended Plan

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Barbas Residence  
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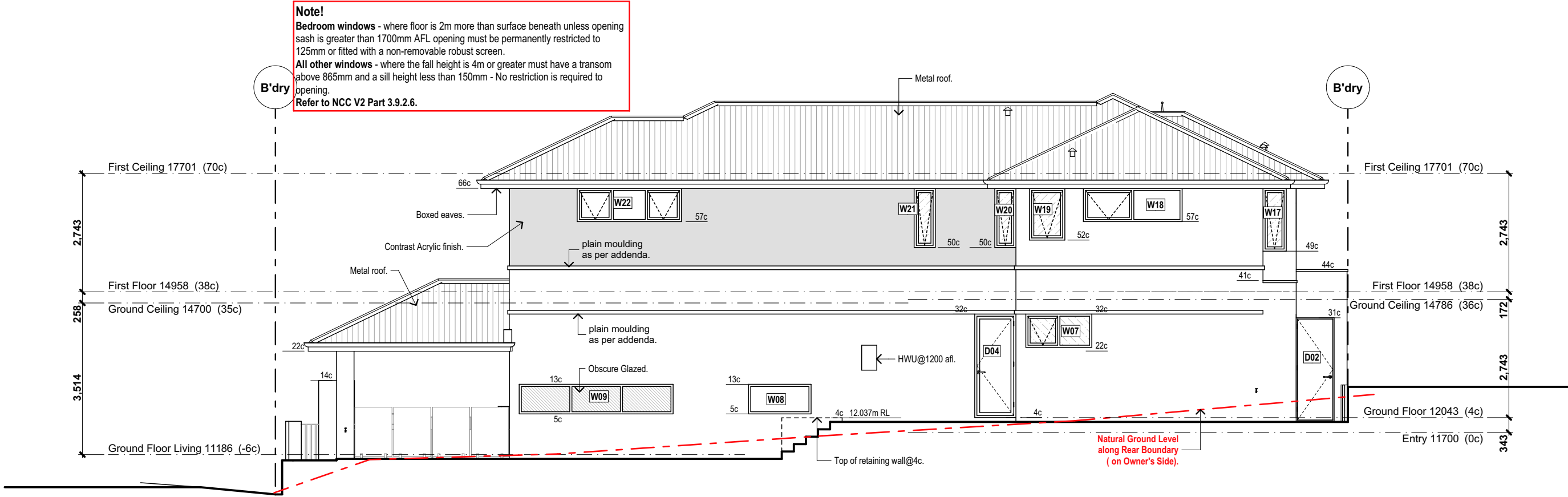
Wind Classification T.B.C.  
Local Authority City of Vincent  
Dwn: Daniel Zhao  
Plot Date: 1/06/2023 at 9:29 AM  
Amendments:  
DA06 - Council Tweaks - S.MCC-31/05/23  
DA05 - Garge setback increased - S.MCC-23/05/23  
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DA03 - FF Bath room Layout changed as per Council's requirements - DZ-24/04/23  
DA02 - Redesigned as per Allan's Sketch - DZ-27/03/23

Signatures:  
Client:  
Client:  
Builder:

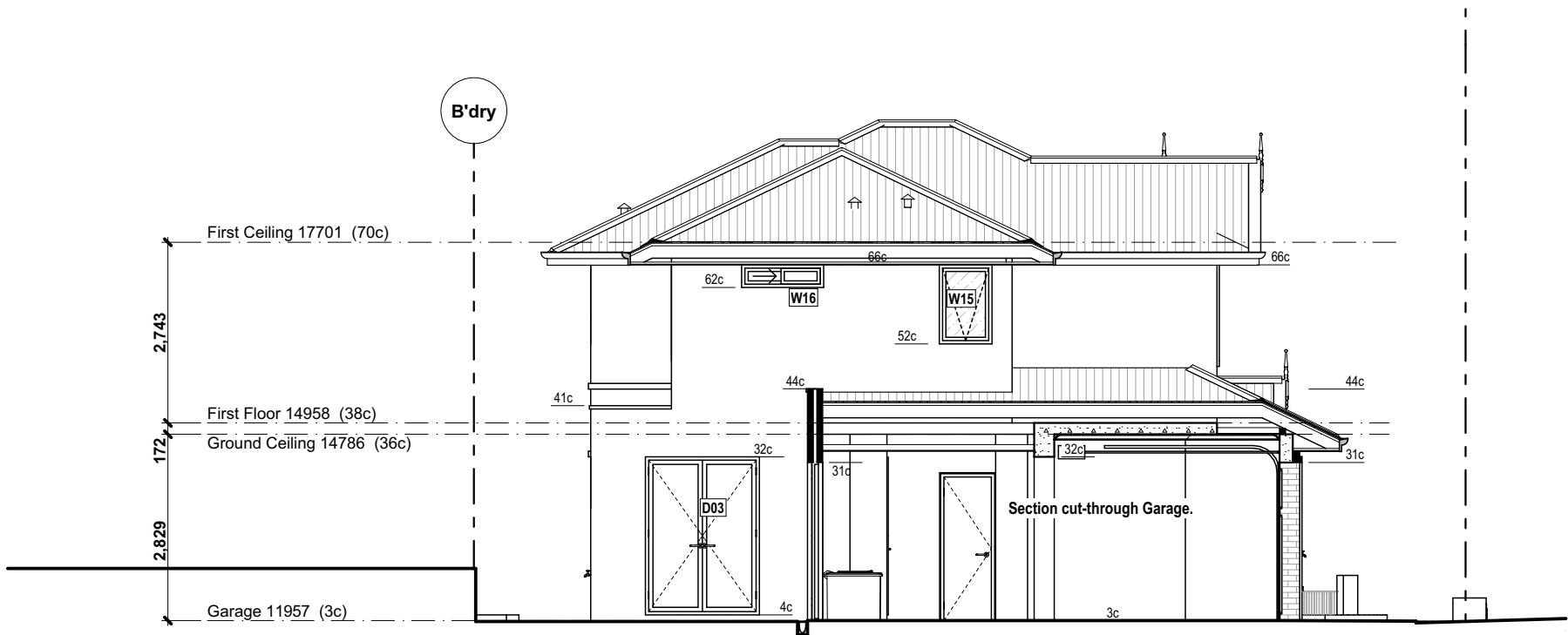
Elevations -

Rev No.	BAU Rating
DA06	N/A.
5109	
4.01	

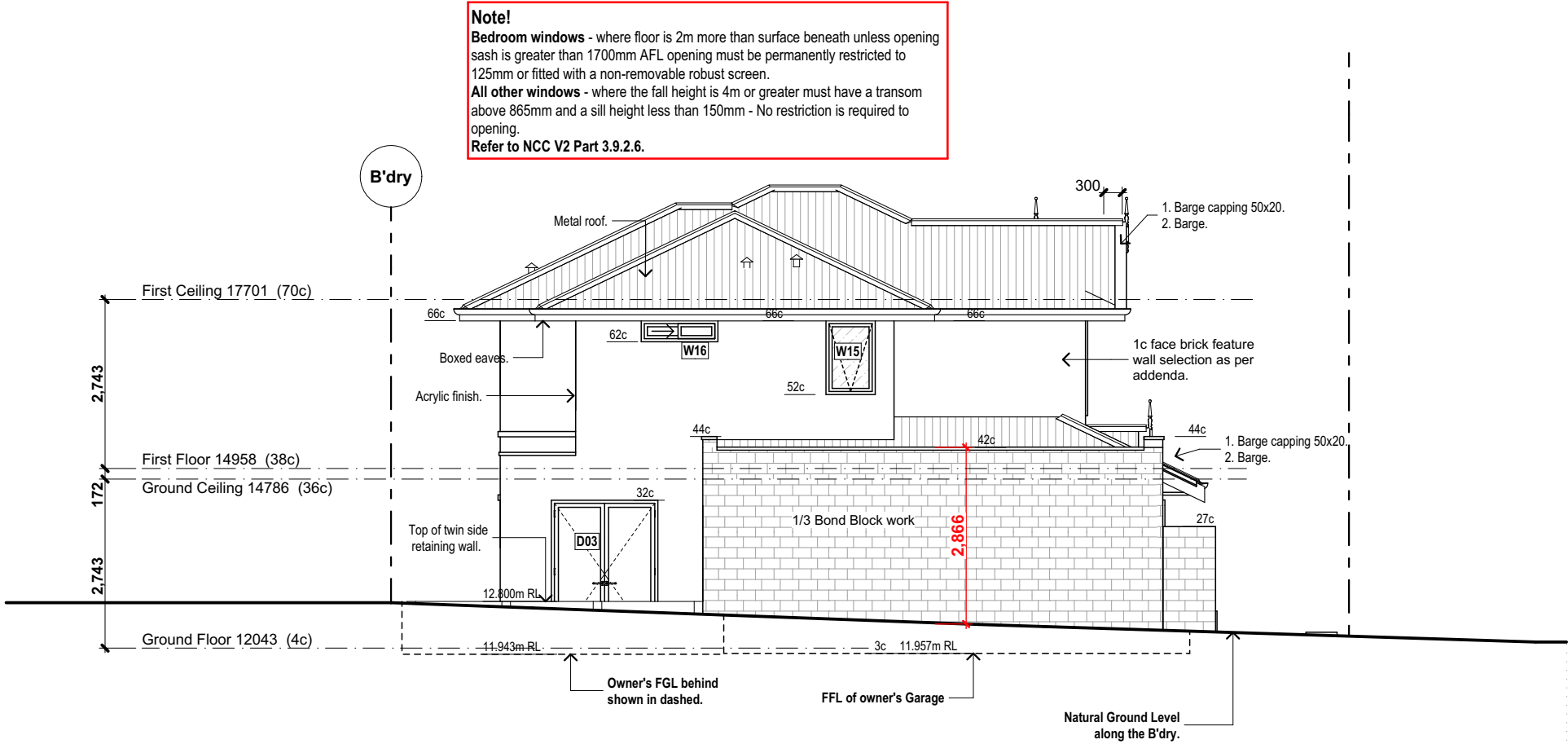
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E/03  
2.04  
East  
Scale: 1:100



E/04a  
2.04  
North  
Scale: 1:100



E/04b  
2.04  
North  
Scale: 1:100

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Amended Plan

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Barbas Residence  
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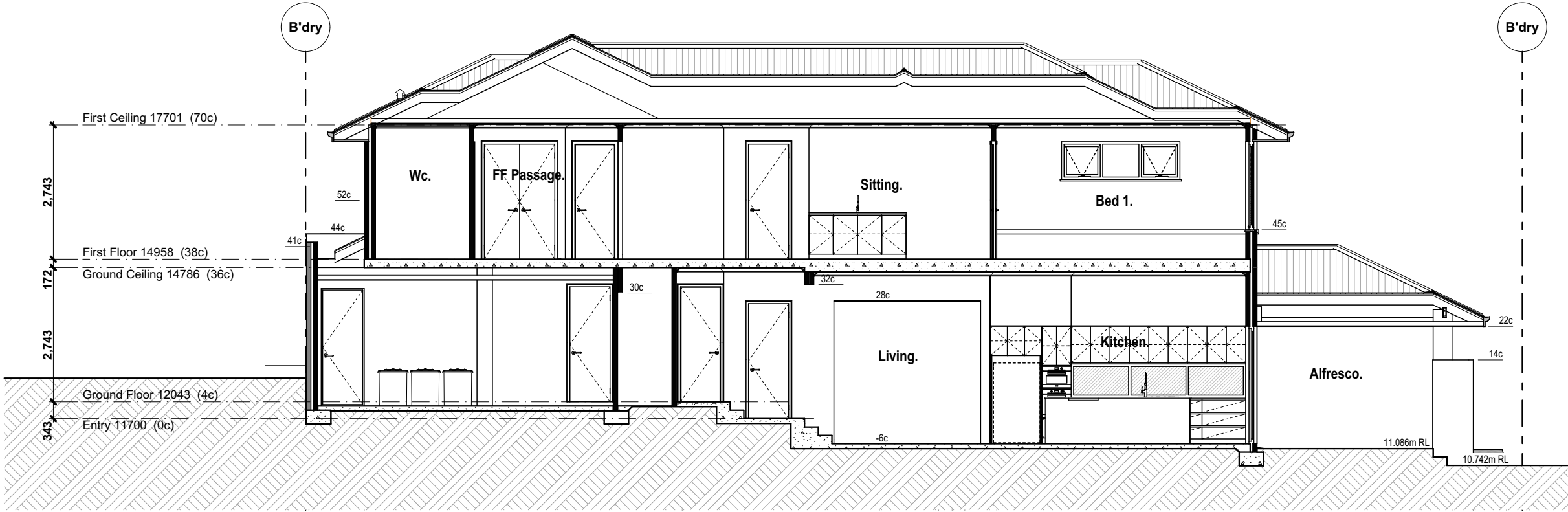
Wind Classification T.B.C.  
Local Authority City of Vincent  
Dwn: Daniel Zhao  
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Client:  
Client:  
Builder:

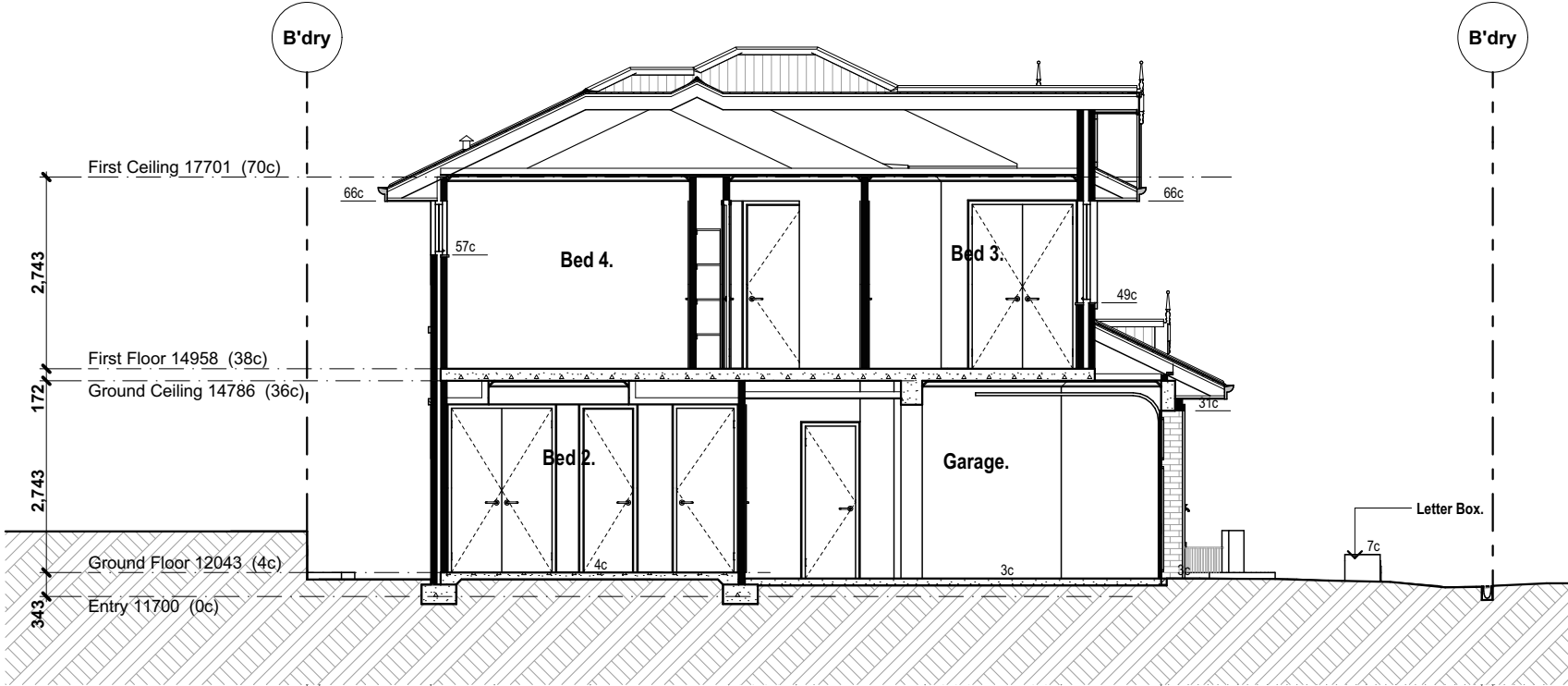
Elevations -

Rev No.	N/A.
Job No.	DA06
Job No.	5109
Job No.	4.02

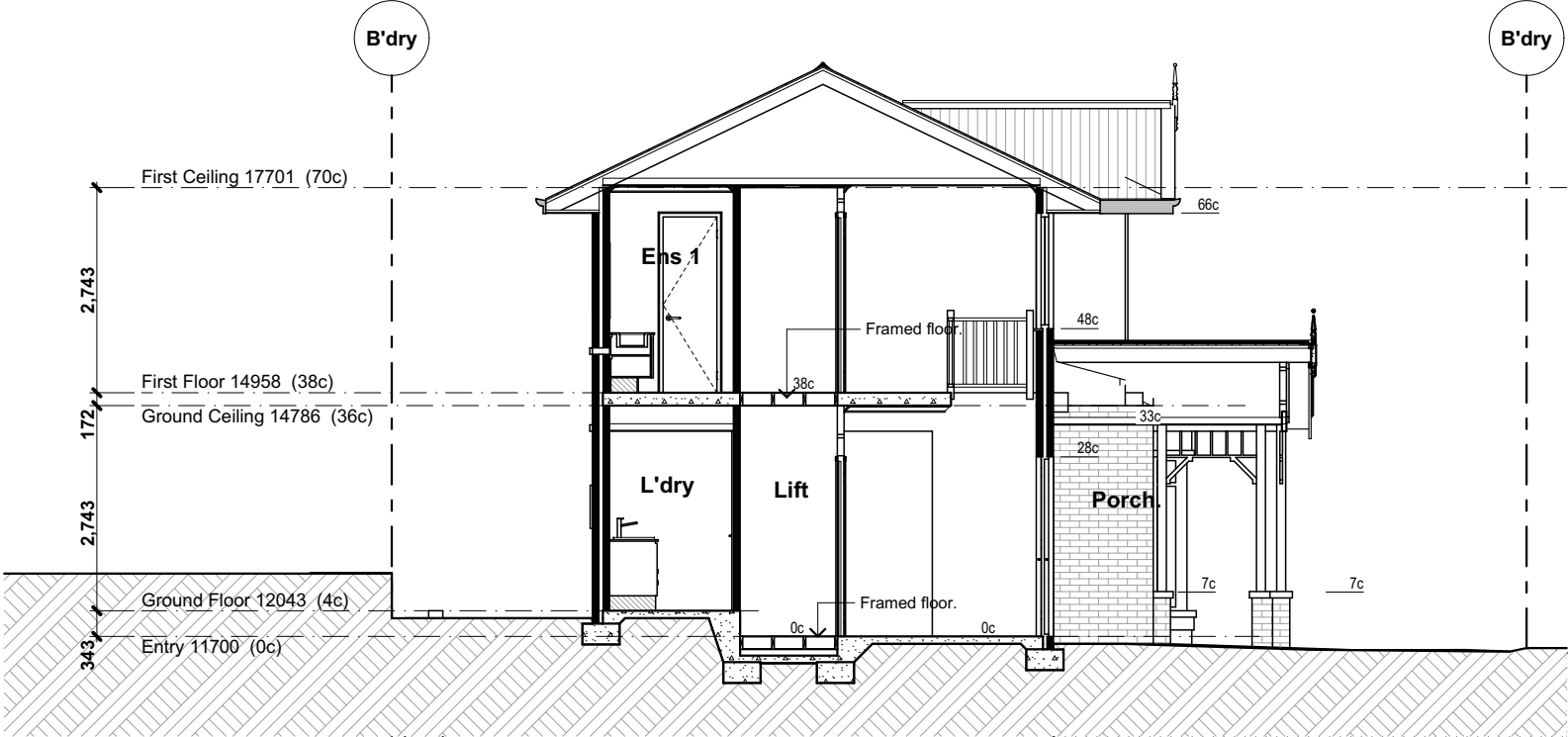




S/01 Section 1:100  
2.04



S/02 Section 1:100  
2.04



S/03 Section Scale: 1:100  
2.04

Amended Plan

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Barbas Residence  
Lot 102 #80 Auckland Street,  
North Perth, WA 6006

Wind Classification T.B.C.  
Local Authority City of Vincent  
Dwn: Daniel Zhao  
Plot Date: 1/06/2023 at 9:29 AM  
Amendments:  
DA06\_Council Tweaks-S.MCC-31/05/23  
DA05-Garge setback increased-S.MCC-23/05/23  
DA04-WO9 changed to Minor opening-S.MCC-22-05-  
23  
DA03-FF Bath room Layout changed as per Council's  
requirements-DZ-24/04/23  
DA02-Redesigned as per Allan's Sketch-DZ-27/03/23

Signatures:  
Client:  
Client:  
Builder:








Sections DA06

Rev No.	Job No.	DA06
Rev No.	Job No.	5109
Rev No.	Job No.	5.01



## #80 Auckland Street, North Perth

### External colours and materials:

Exterior	Product	Colour	Image
Window frames	Colorbond	White lustre	
Walls	Rendered paint finish	Dulux Terrace white	
	Contrast render on rear wall	Dulux Wallaby	
	Recycled facebrick	Restoration red	
	Painted timber	Dulux white on white Balustrade, feature Posts, and frieze	
Roofing & Gutters	Colorbond	Wallaby	
Downpipes	Colorbond	Shale grey	

**Barges**

Paint finish

Dulux White on White



**Floor**

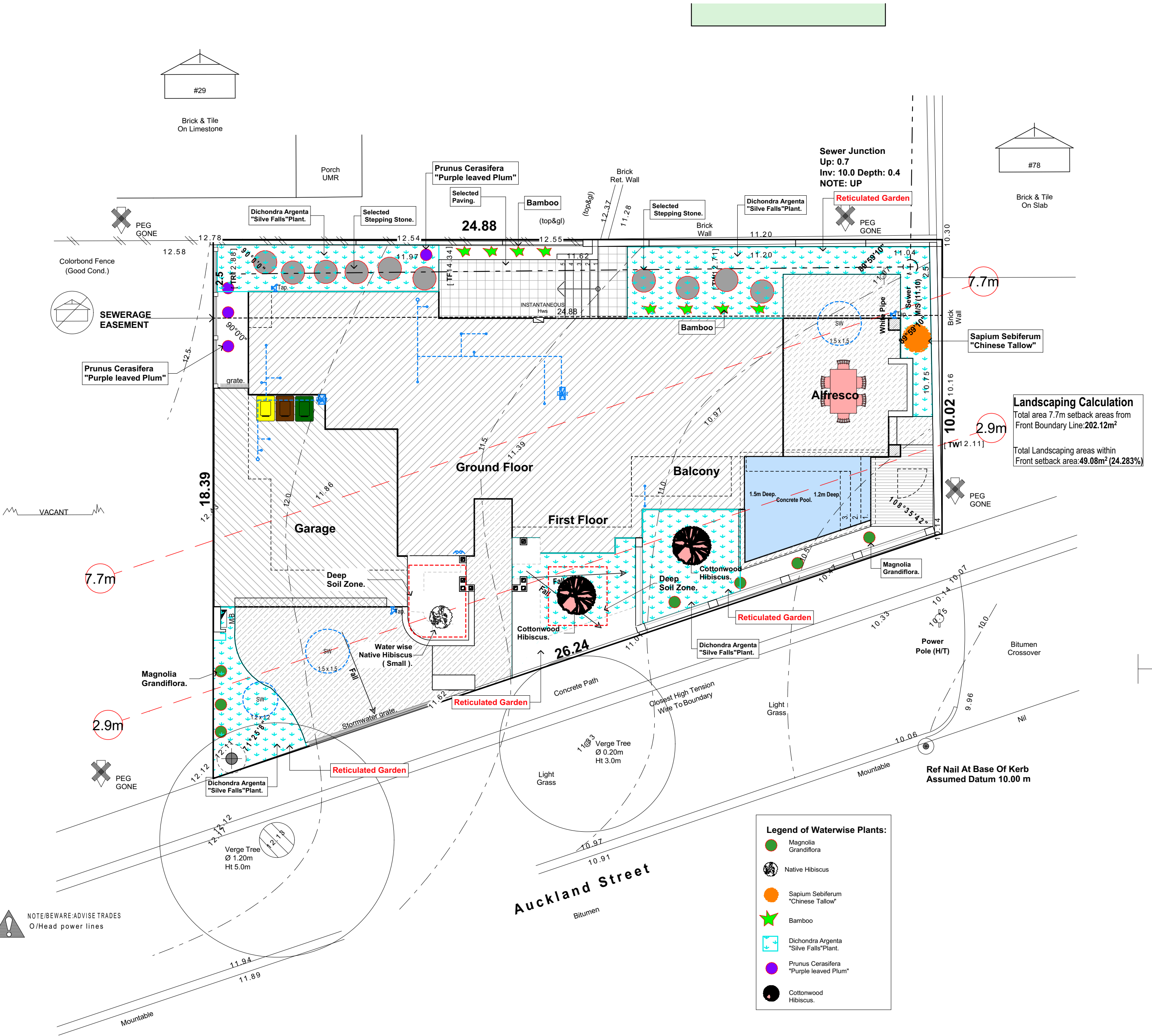
Exposed poured concrete

BGC standard A125





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.



Site Plan - Landscaping

Scale: 1:100

Amended Plan

CITY OF VINCENT  
RECEIVED  
2 June 2023

RIVERSTONE

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Landscaping DA06

Rev No.	N/A.
Job No.	5109
Down No.	2.02