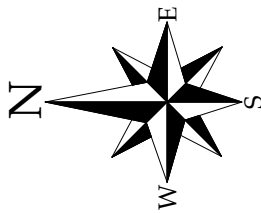


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LOT 102

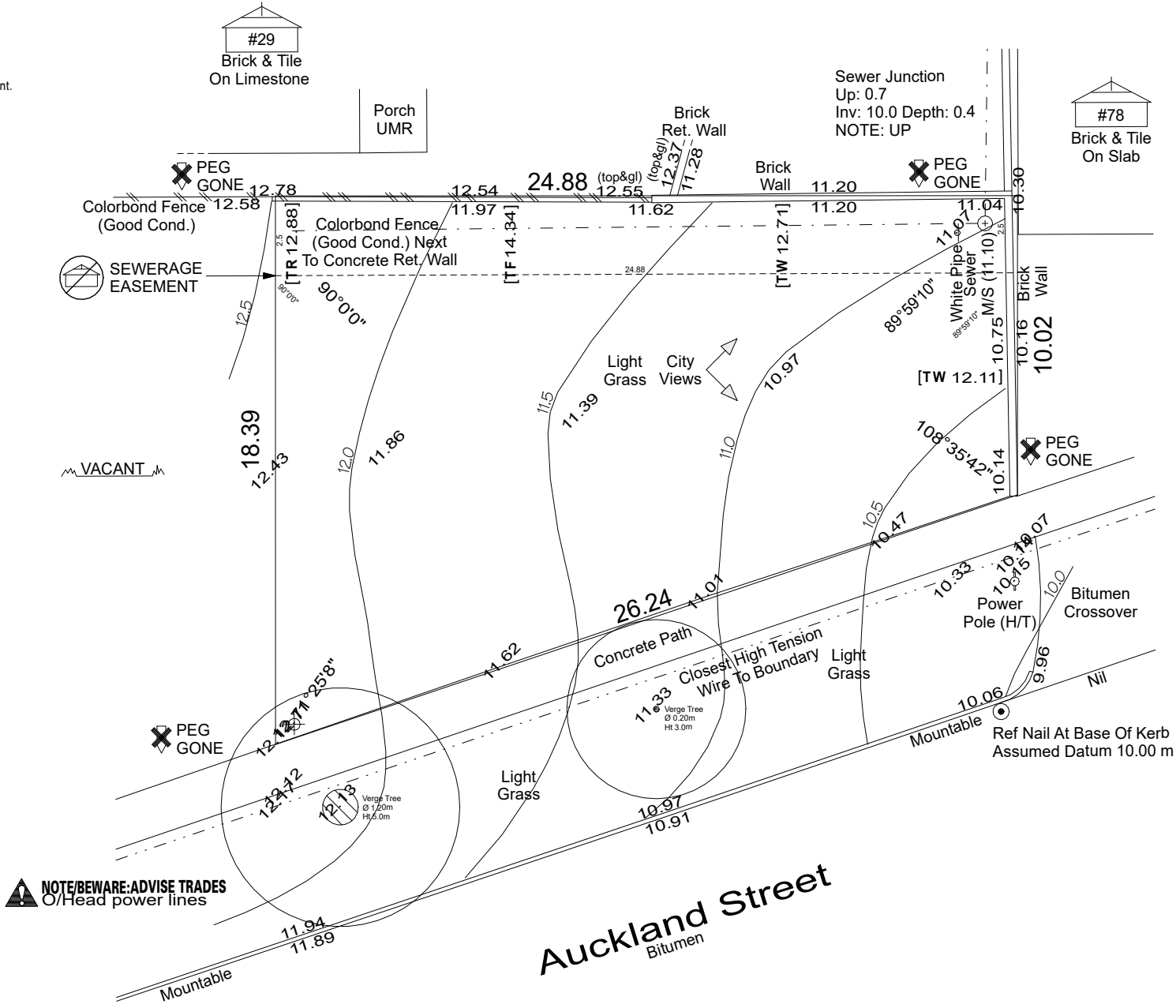


DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building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



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

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** 353m² **VOL.** 2963 **FOL.** 981

CONTOUR & FEATURE SURVEY

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

MM38

31.2 429 +0.06

24.5 U1.9

1.0 AS 1.0 FW

150VC-U 100

150PVC-U 177

150PVC-U 29.00

102H 80

0.9 U0.7

28.94

29.5

11.6

30.29 AE6963 1.0 AN 1.4 FW

30.25 AE6964 1.1 AN 1.0 FW

28.94

29.00

29.22

24.5

103

H 31

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H 25

H 76

H 75

H 71

H 77

H 79

H 84

H 86

H 88

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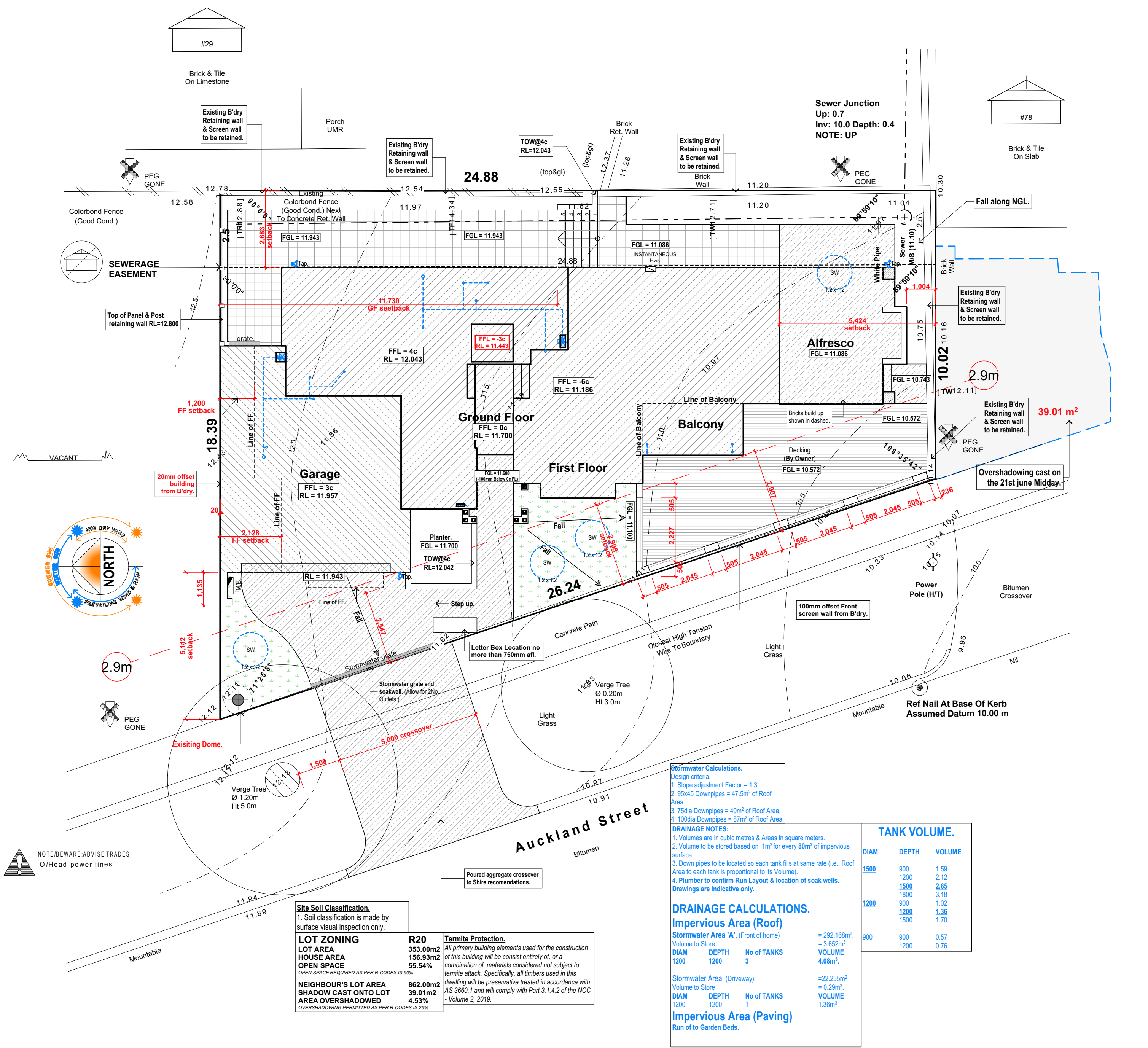
H 2296</

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CITY OF VINCENT
RECEIVED
25 November 2022

Planning application

Area Calculations		
Name	Area	Perimeter
0 Ground Floor		
Alfresco	19.2	18,292.0
Garage	43.2	28,960.0
Ground Floor	112.4	54,429.8
	174.8 m²	101,681.8 mm
1 First Floor		
Balcony	6.3	10,580.0
First Floor	138.4	61,749.8
	144.7 m²	72,329.8 mm
	319.5 m²	174,011.6 mm



Site Plan Scale: 1:100

SUPERSEDED

RIVERSTONE

A: Suite 44 Cottesloe 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
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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: 24/11/2022 at 5:15 PM

Signatures:
Client:
Client:
Builder:

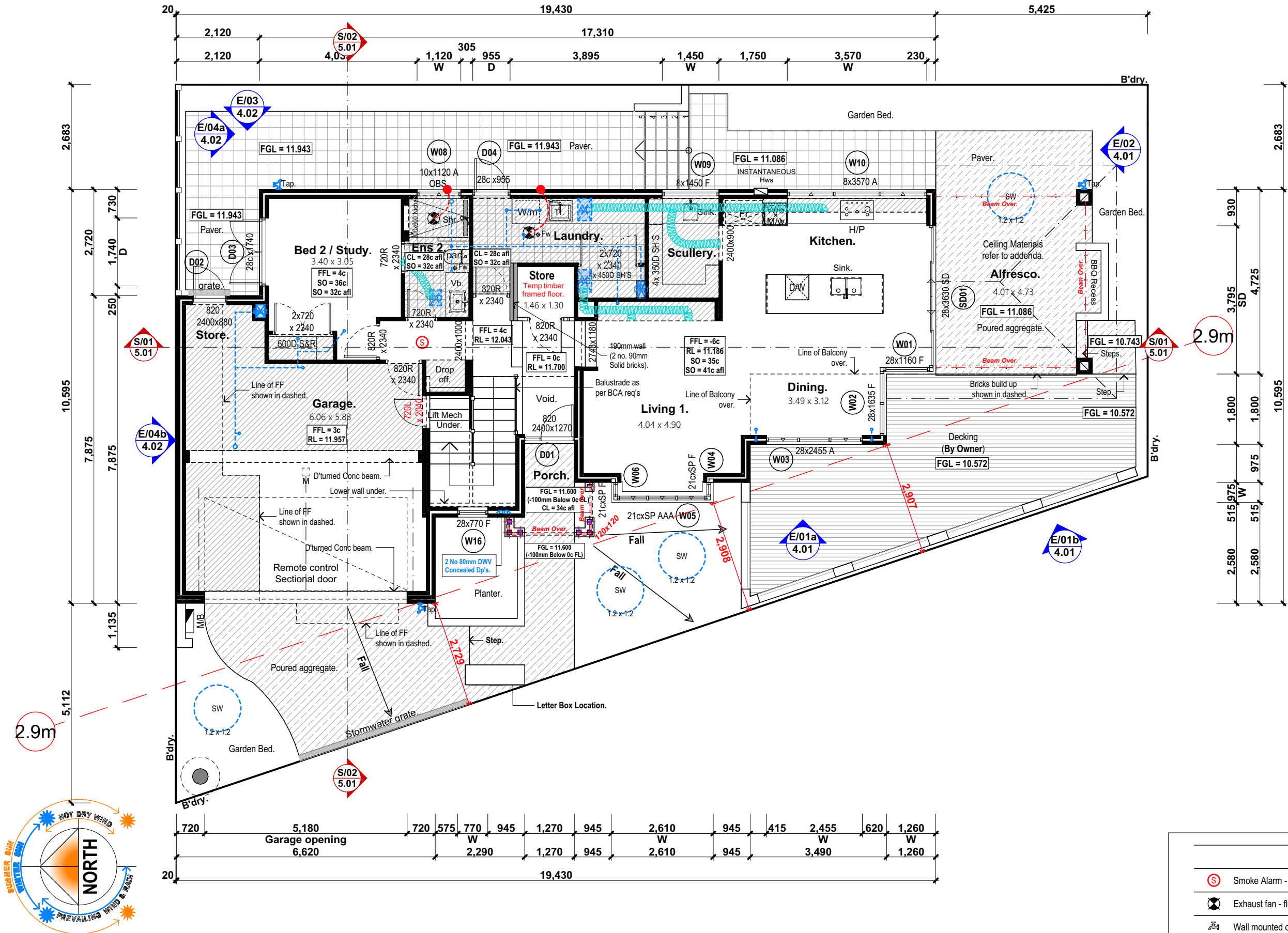
Site Plan - New DA01

Ren No. N/A.
Job No. 5109
Dwn No. 2.02

Planning application

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	19.2	18,292.0
	Garage	43.2	28,960.0
	Ground Floor	112.4	54,429.8
		174.8 m²	101,681.8 mm
1 First Floor			
	Balcony	6.3	10,580.0
	First Floor	138.4	61,749.8
		144.7 m²	72,329.8 mm
		319.5 m²	174,011.6 mm

CITY OF VINCENT
RECEIVED
25 November 2022



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 AS 1926.1 and 1926.2
- Steelwork** | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

SUPERSEDED

RIVERSTONE

A: Suite 44 Cottesloe 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
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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: 24/11/2022 at 5:15 PM

Signatures:
Client:
Client:
Builder:

Ground Floor DA01

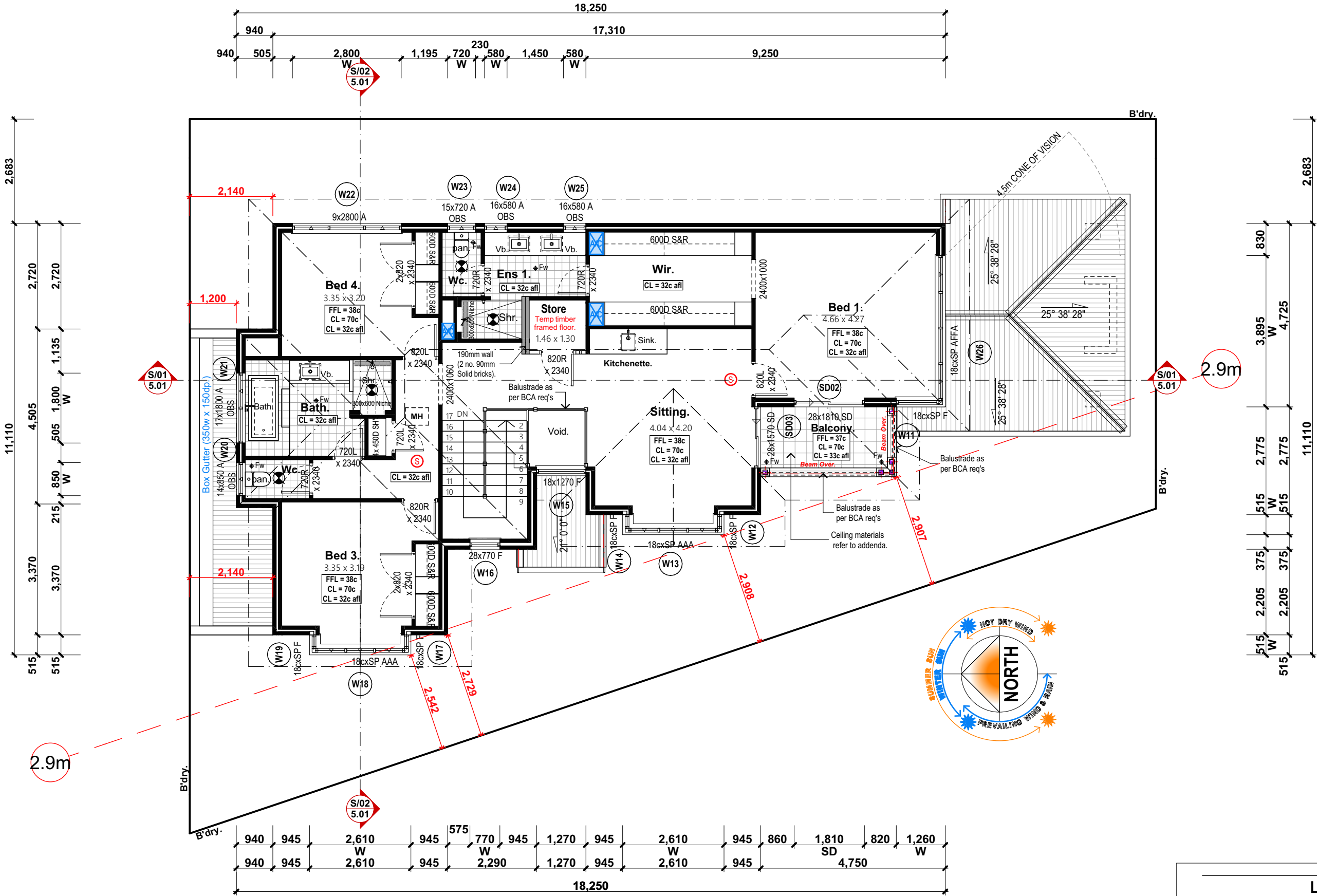
N/A.
5109
2.03

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Planning application

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	Name	Area	Perimeter
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	First Floor	138.4	61,749.8
		144.7 m²	72,329.8 mm
		319.5 m²	174,011.6 mm

CITY OF VINCENT
RECEIVED
25 November 2022



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

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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: 24/11/2022 at 5:15 PM

Signatures:
Client:
Client:
Builder:

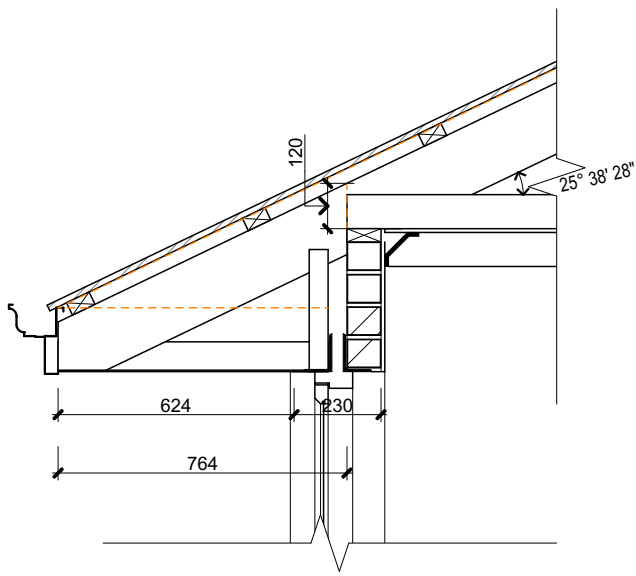
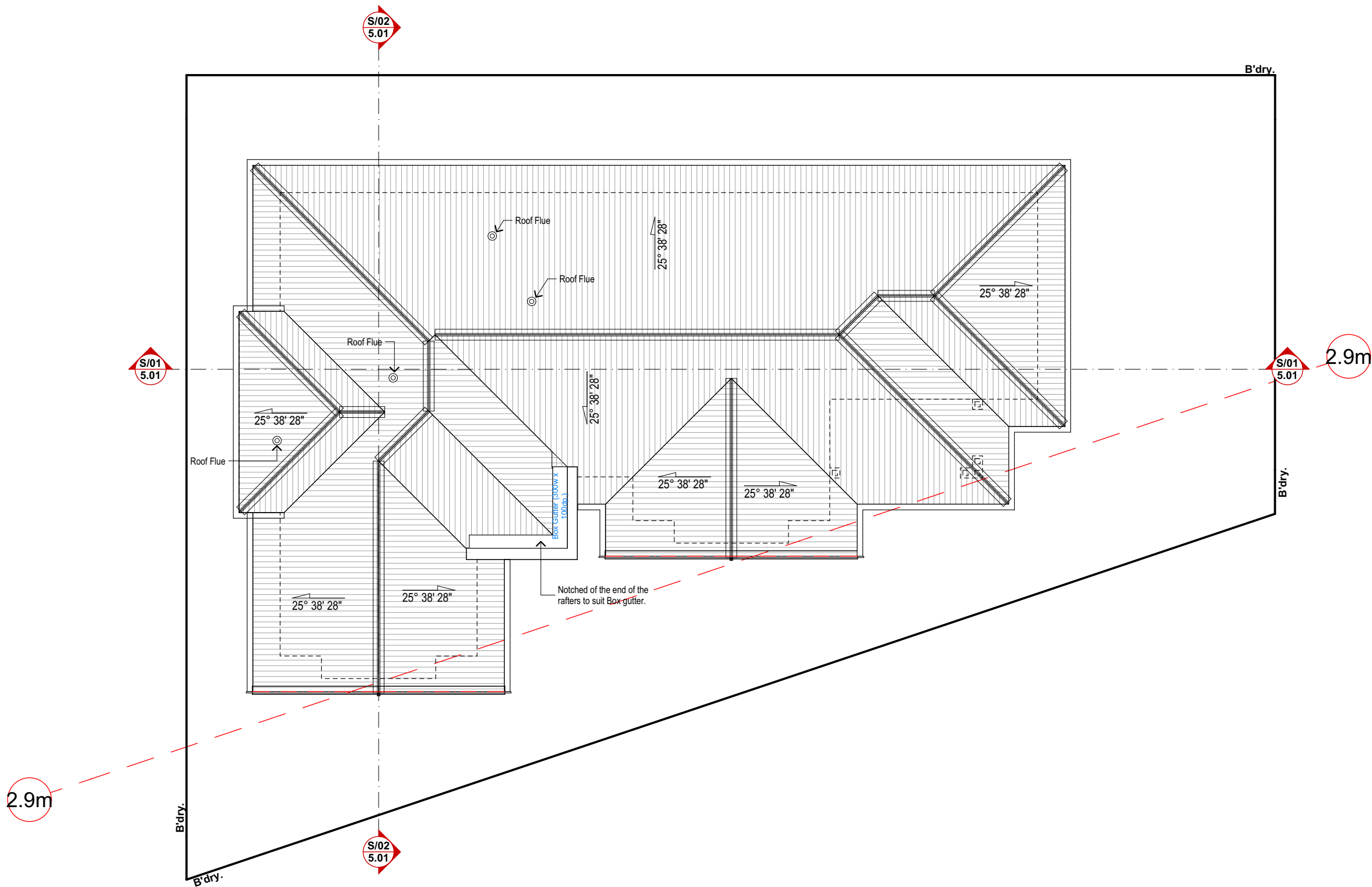
First Floor DA01

5109

2.04

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Rev No. Job No. Dwn No.

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Eaves Overhang 1:20

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

- 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

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Wind Classification T.B.C.
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Dwn: Daniel Zhao
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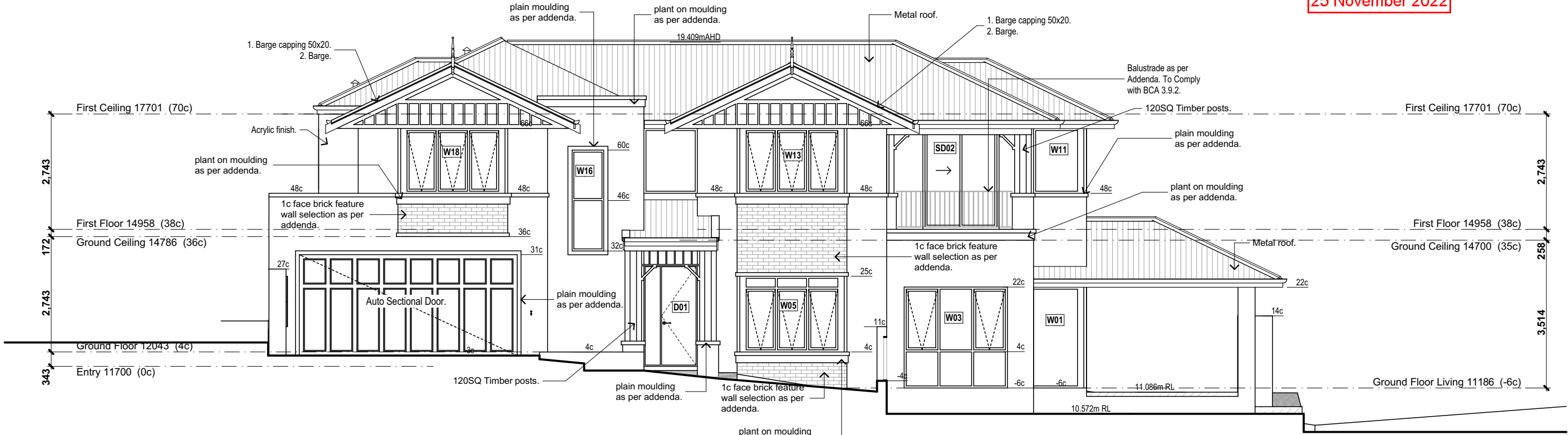
Amendments.

Signatures:
Client:
Client:
Builder:

Roof Plan DA01

Rev No. 1
Job No. 5109
Dwn No. 2.05
N/A.

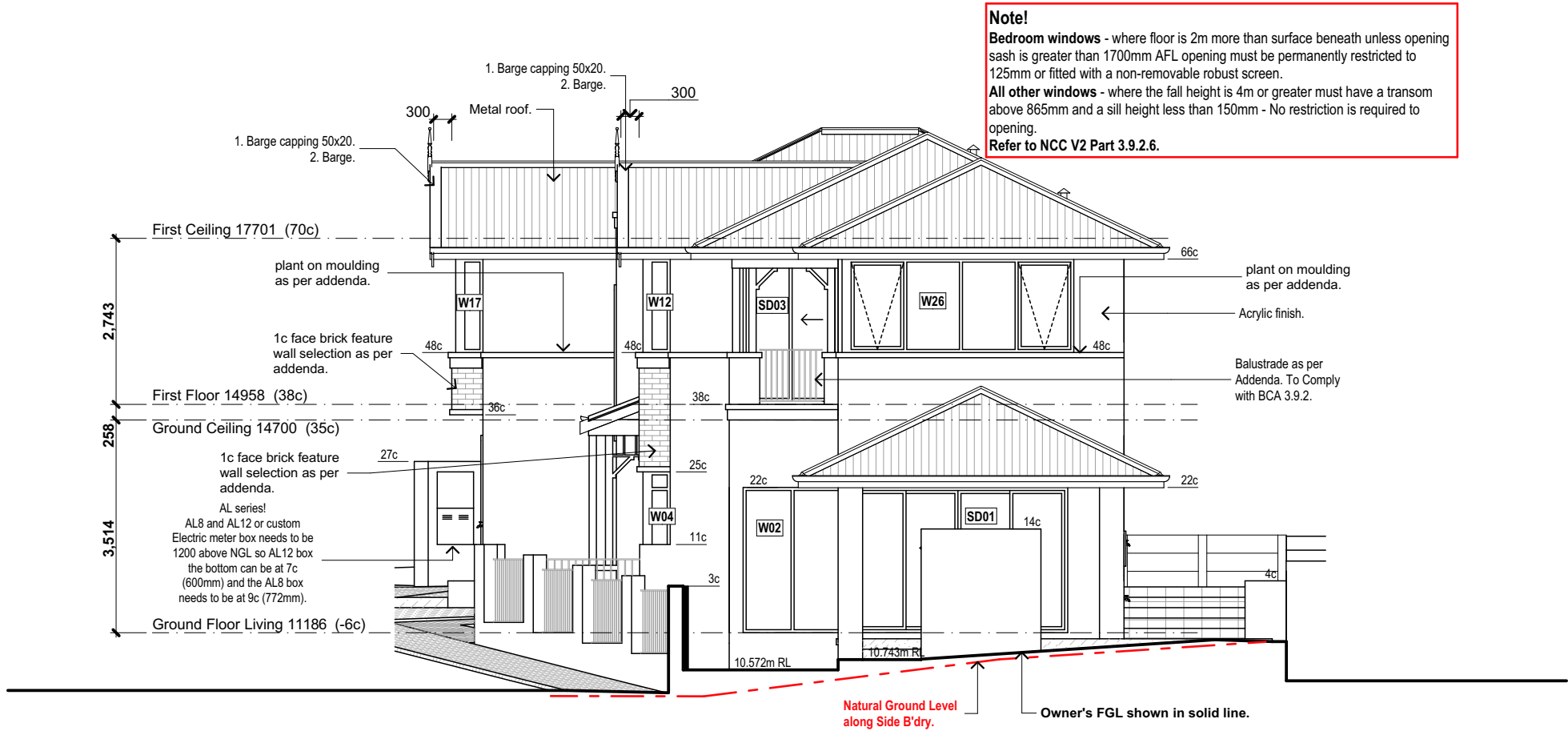
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25 November 2022



E/01a West Scale: 1:100
2.03



E/01b West 1:100
2.03



E/02 South Scale: 1:100
2.03

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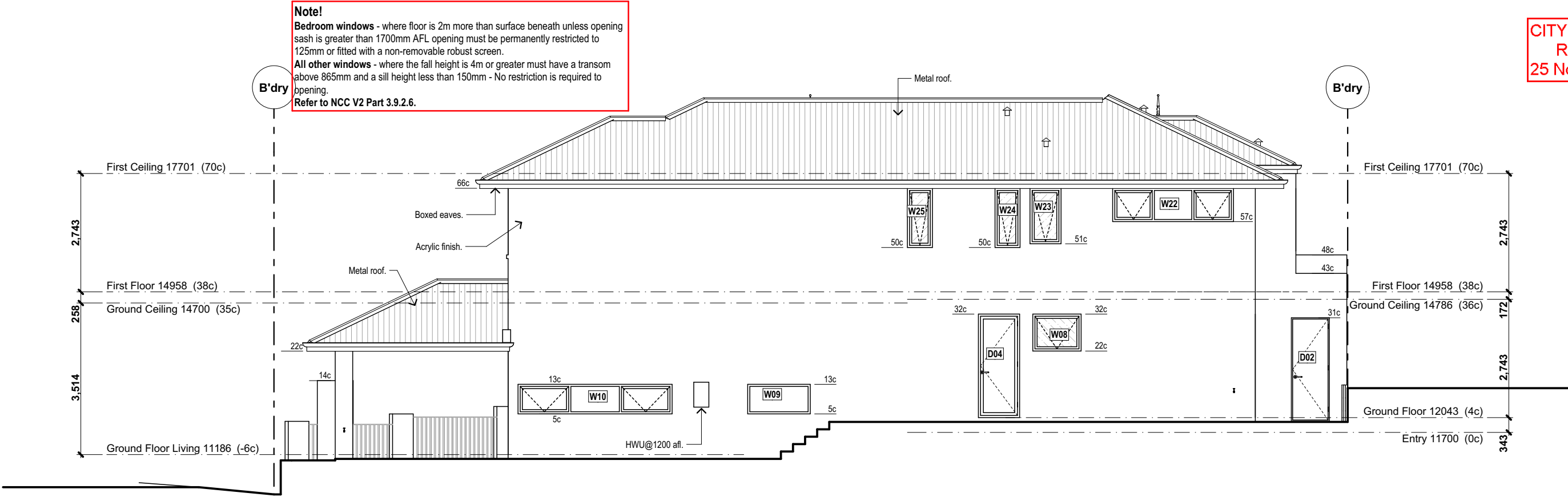
Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 24/11/2022 at 5:15 PM

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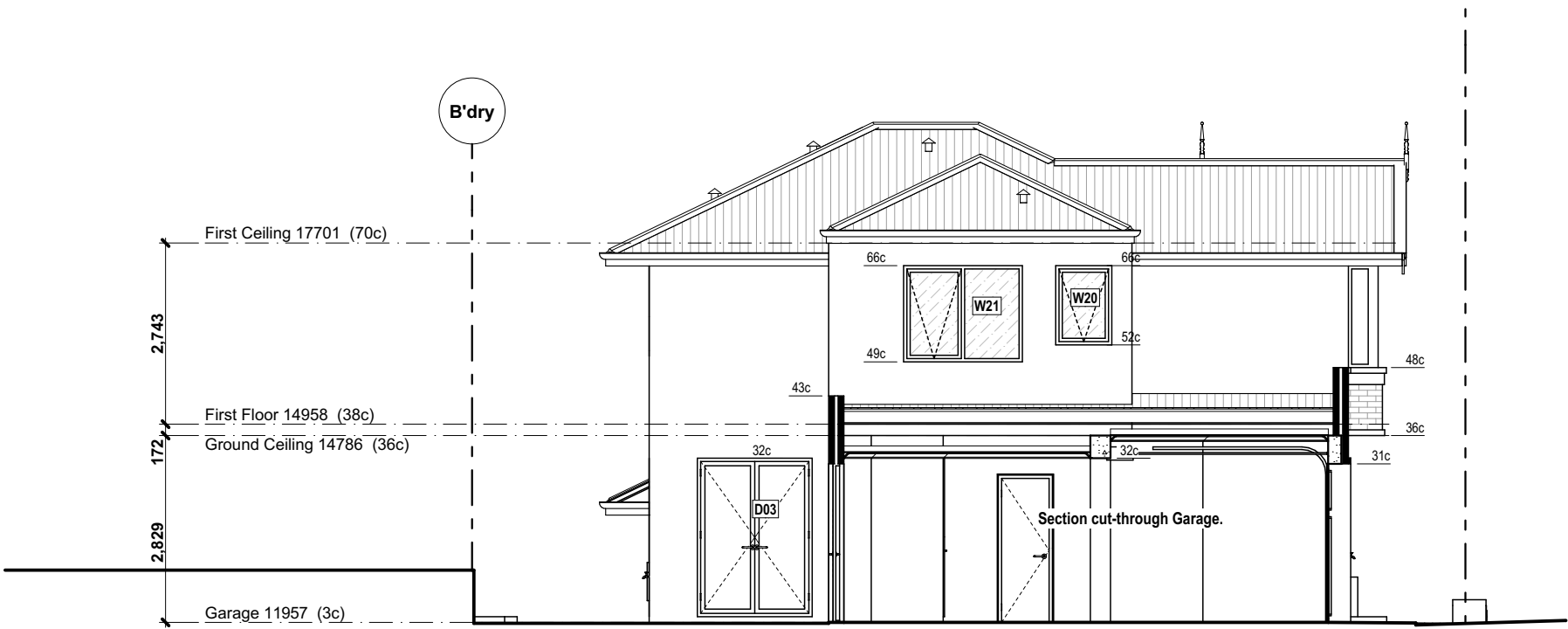
Elevations -

Rev No. N/A.
Job No. DA01
Job No. 5109
Rev No. 4.01

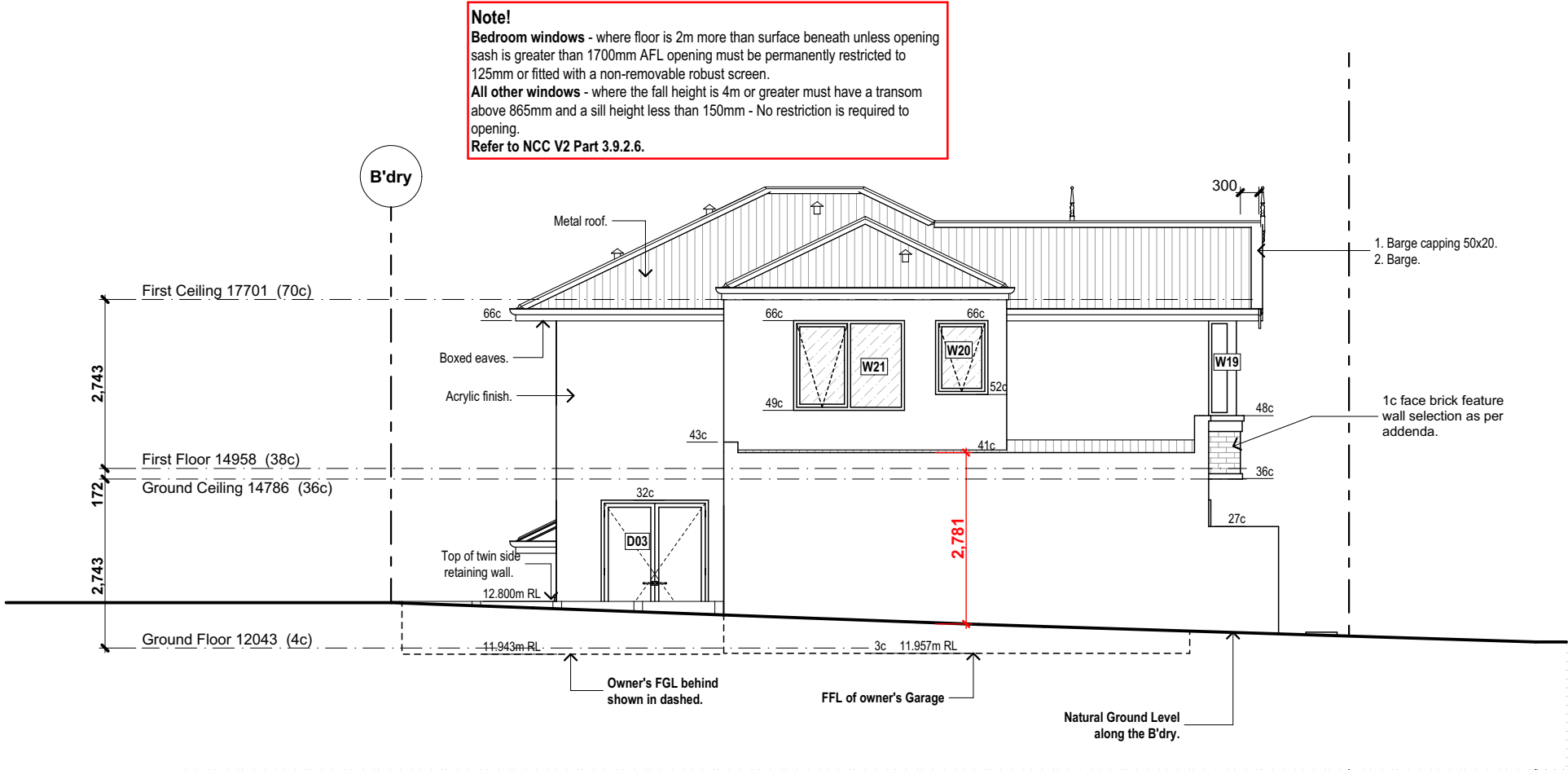
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25 November 2022



E/03
2.03
East
Scale: 1:100



E/04a
2.03
North
1:100



E/04b
2.03
North
Scale: 1:100

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Wind Classification T.B.C.
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Amendments

Signatures:

Client:

Client:

Builder:

Elevations -

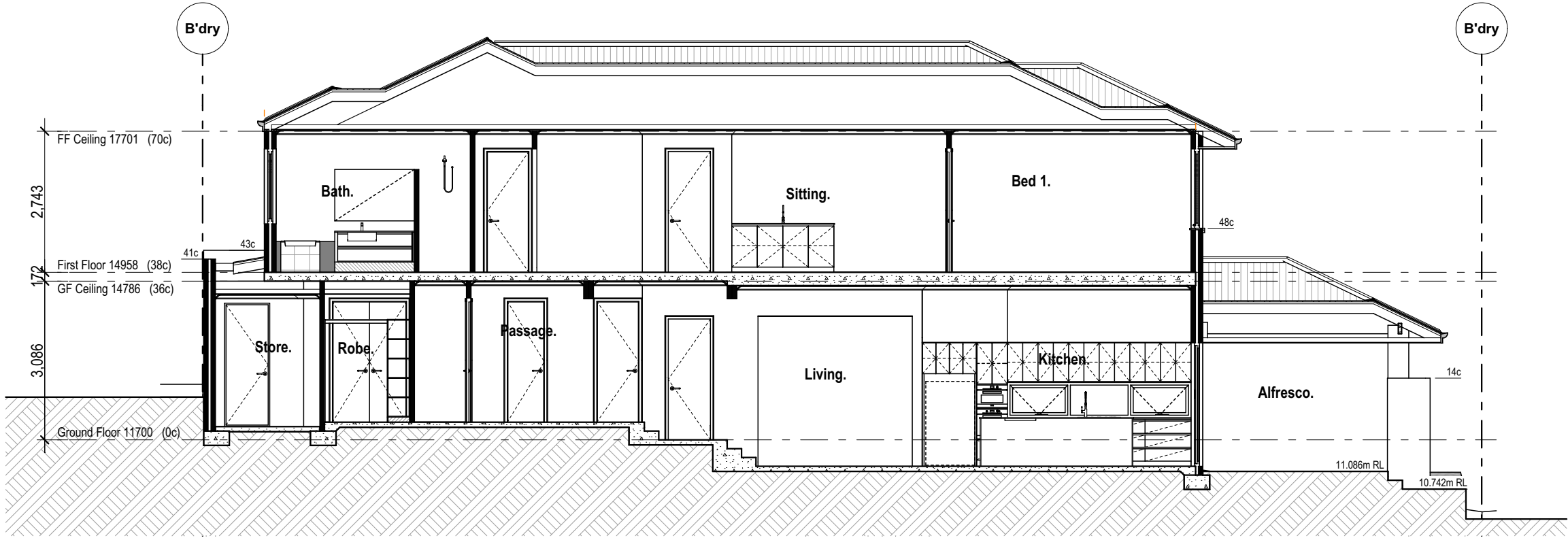
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DA01

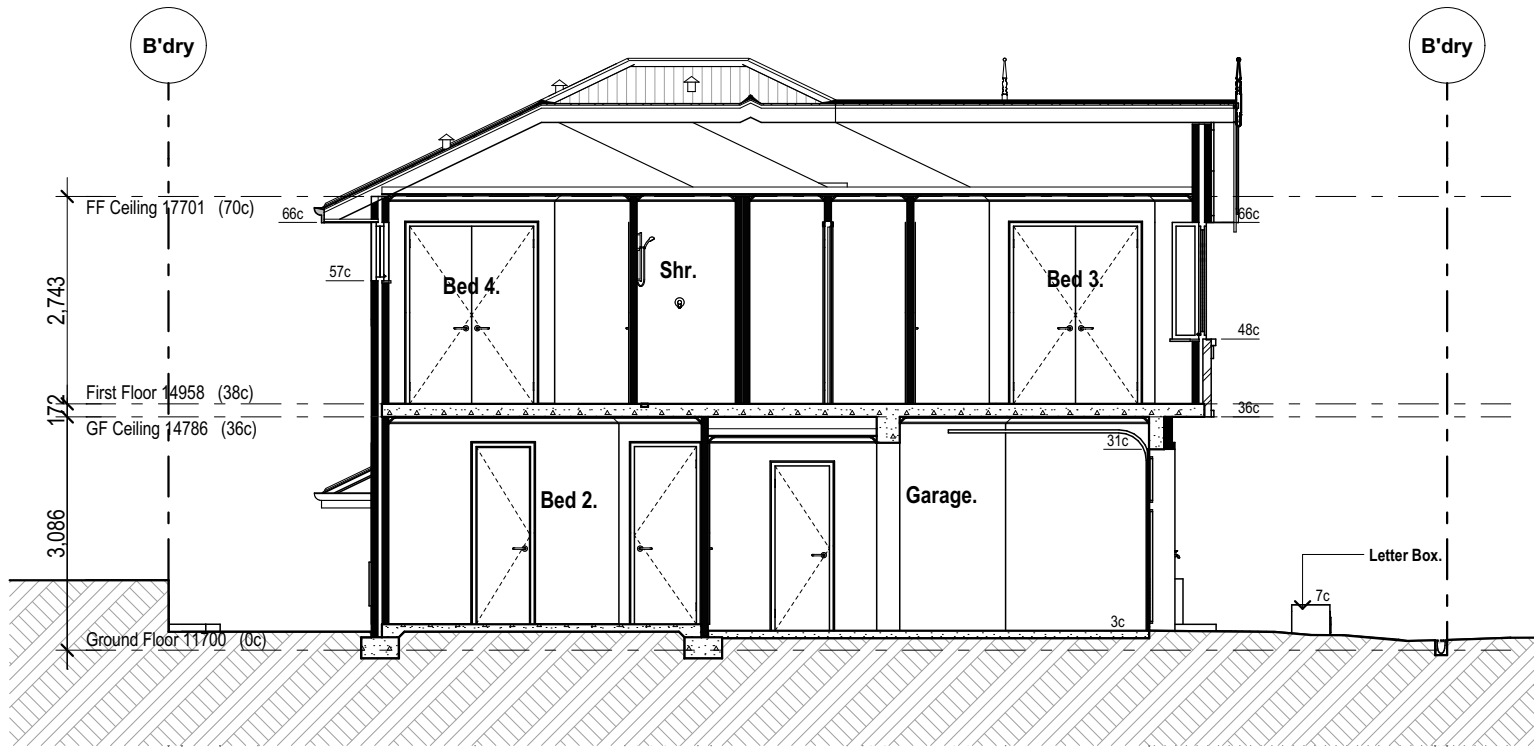
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S/01 **Section** **1:100**
2.03



S/02 **Section** **1:100**
2.03

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Amendments.

Signatures:
Client: _____
Client: _____
Builder: _____

Sections DA01

N/A.

5109

5.01