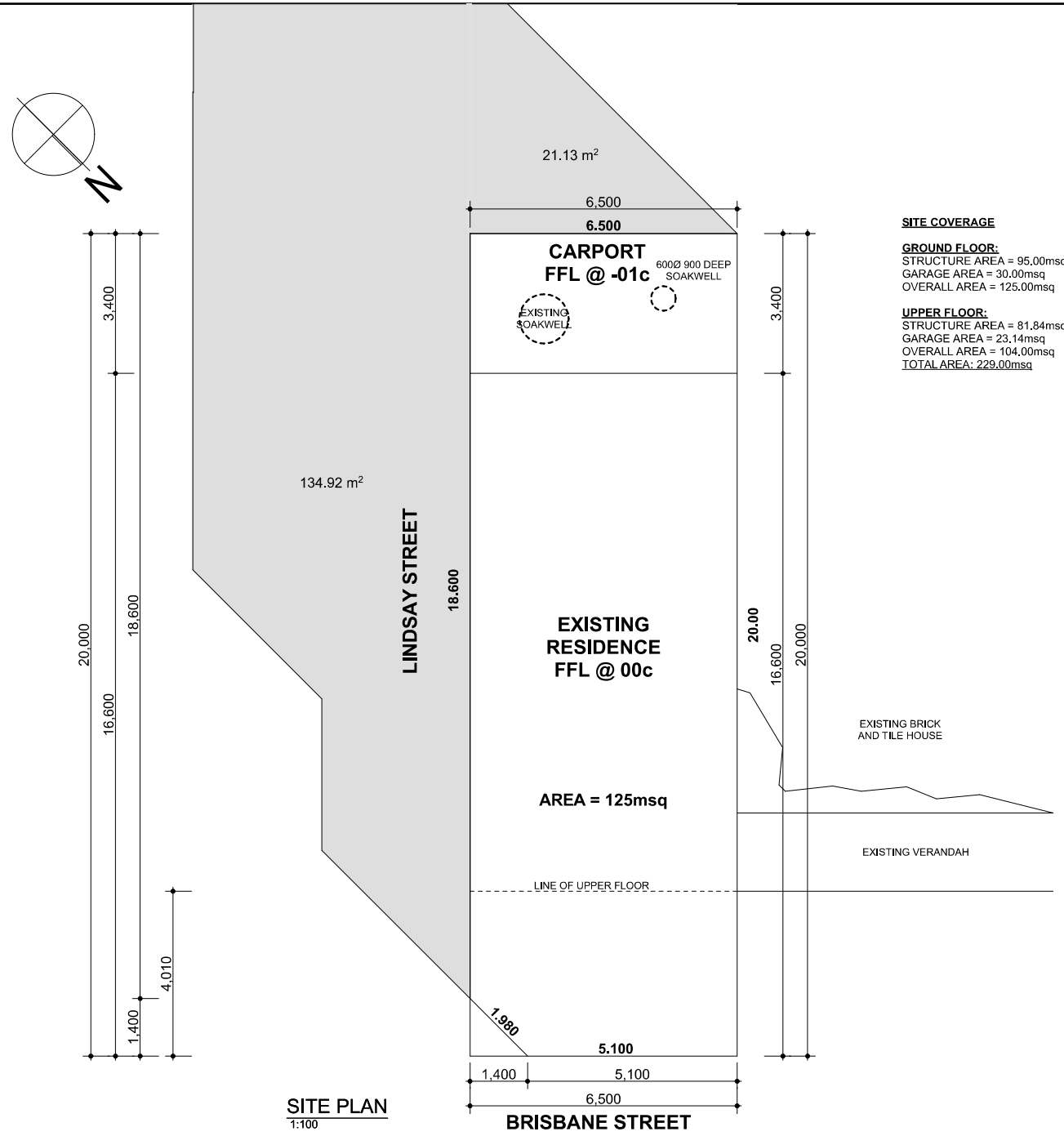
CITY OF VINCENT
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23 Sep 2026



SITE PLAN
1:100

SITE COVERAGE

GROUND FLOOR:
STRUCTURE AREA = 95.00msq
GARAGE AREA = 30.00msq
OVERALL AREA = 125.00msq

UPPER FLOOR:
STRUCTURE AREA = 81.84msq
GARAGE AREA = 23.14msq
OVERALL AREA = 104.00msq
TOTAL AREA: 229.00msq

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PROPOSED ALTERATION & ADDITION FOR:
BENJAMIN DWYER

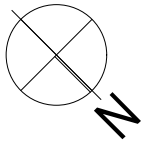
LOT ADDRESS:
LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

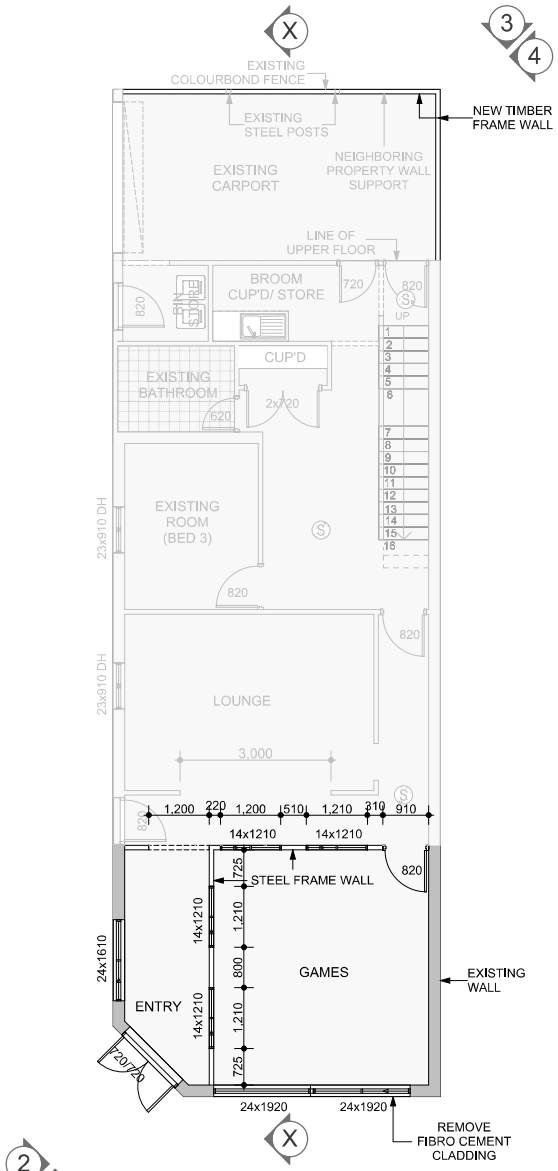
CLIENT .....
DATE ...../...../.....
BUILDER .....
DATE ...../...../.....

SCALE: **1:100**
PLAN: **-**
JOB No. **-**
DWG No. **10 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25

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GROUND FLOOR PLAN
1:100

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PROPOSED ALTERATION & ADDITION FOR:
BENJAMIN DWYER

LOT ADDRESS:

LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

SCALE: **1:100**

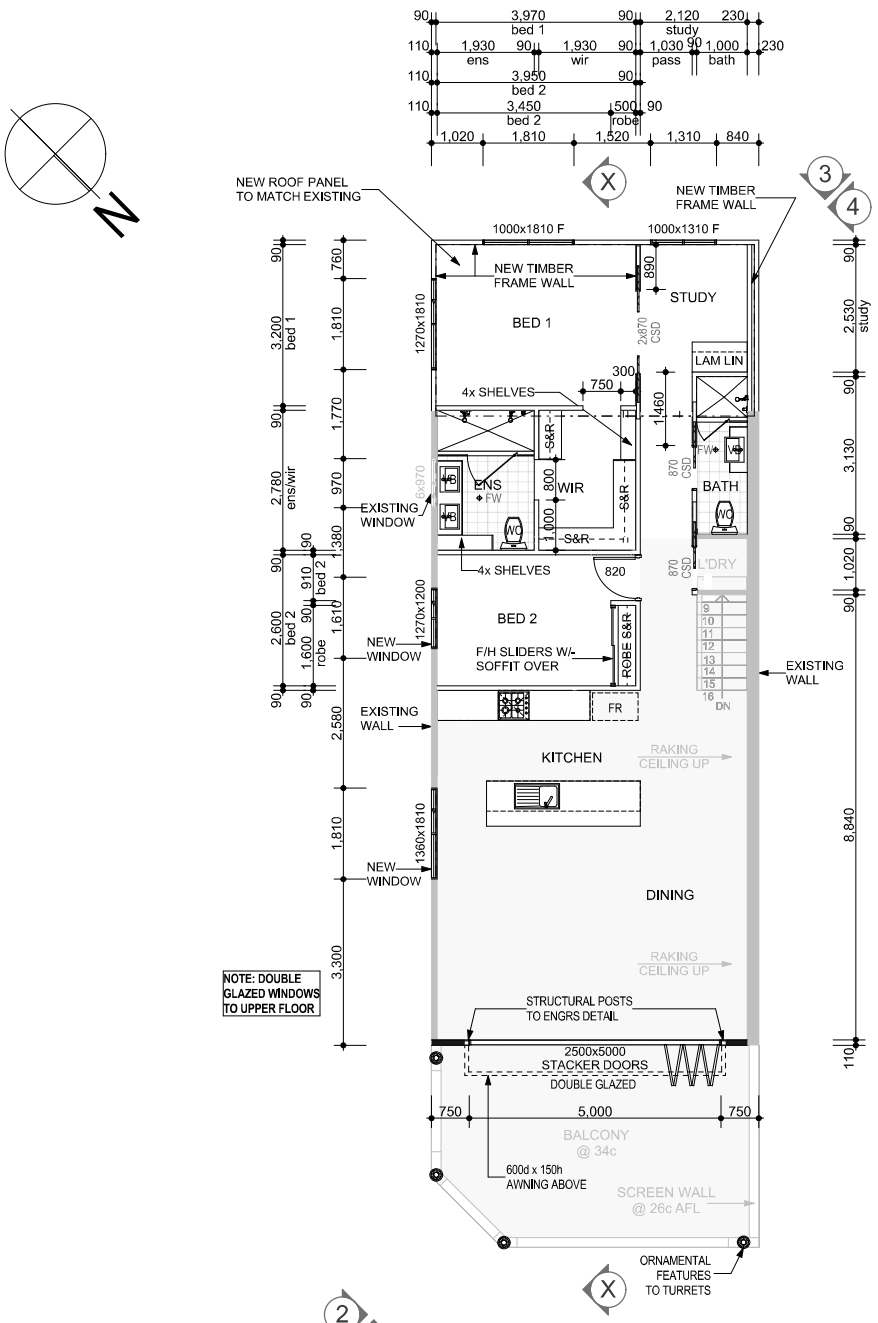
PLAN: **-**

JOB No. **-**

DWG No. **5 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25

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Ⓢ DENOTES SMOKE DETECTOR

NOTE: ALL WINDOWS TO BE REPLACED "LIKE FOR LIKE" EXCEPT WITH DOUBLE GLAZED PANES

NOTE: TILES TO ALL FLOORS EXCEPT BED 1 & NURSERY TIMBER FLOOR TO BED 1 & NURSERY

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PROPOSED ALTERATION & ADDITION FOR:

BENJAMIN DWYER

LOT ADDRESS:

LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

SCALE: **1:100**

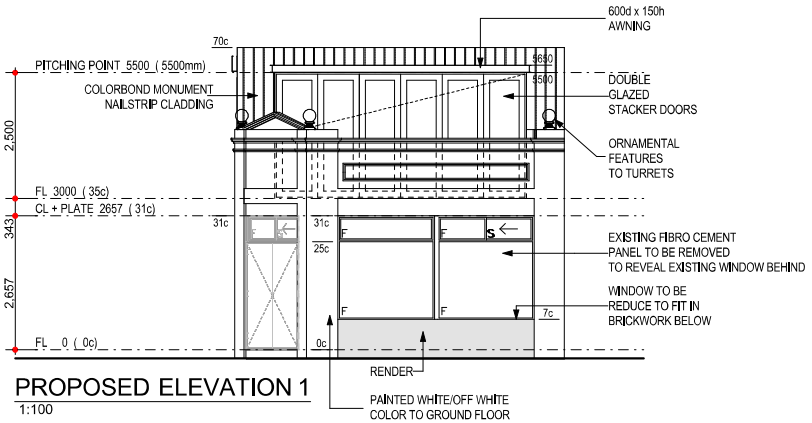
PLAN: **-**

JOB No. **-**

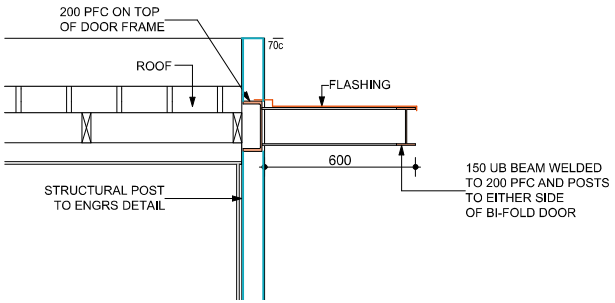
DWG No. **6 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25

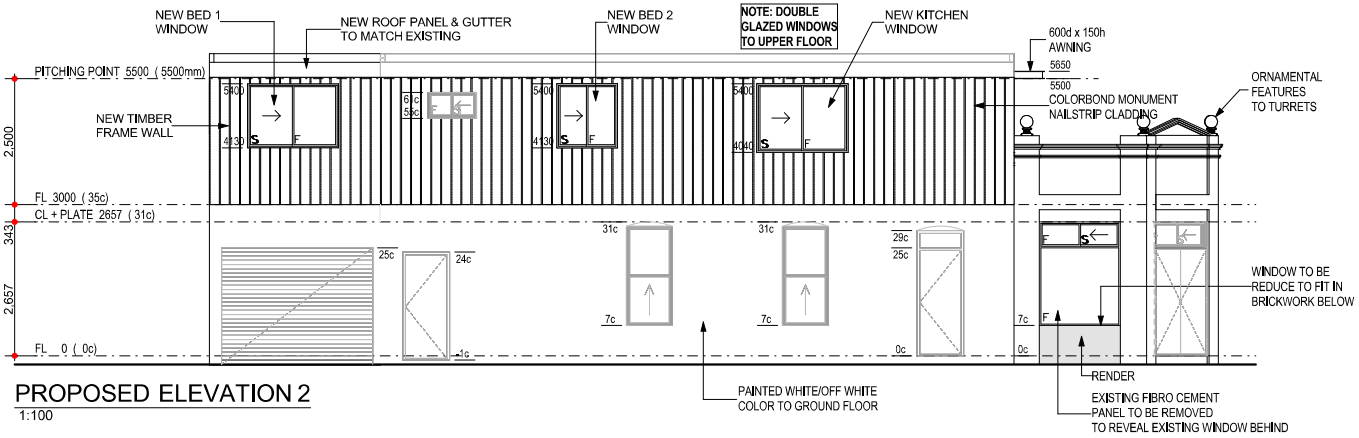
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PROPOSED ELEVATION 1
1:100



BALCONY AWNING DETAIL
1: 20



PROPOSED ELEVATION 2
1:100

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PROPOSED ALTERATION & ADDITION FOR:
BENJAMIN DWYER

LOT ADDRESS:
LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

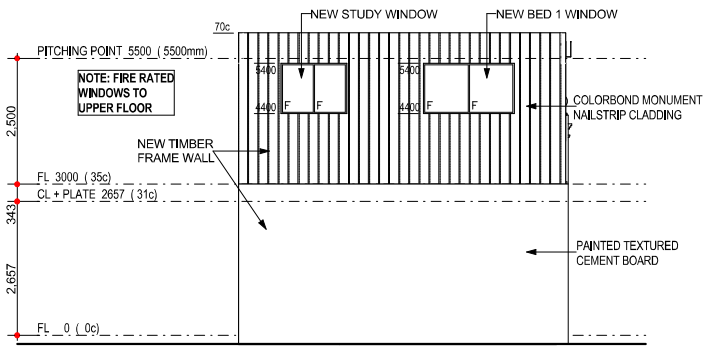
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PLAN: **-**

JOB No. **-**

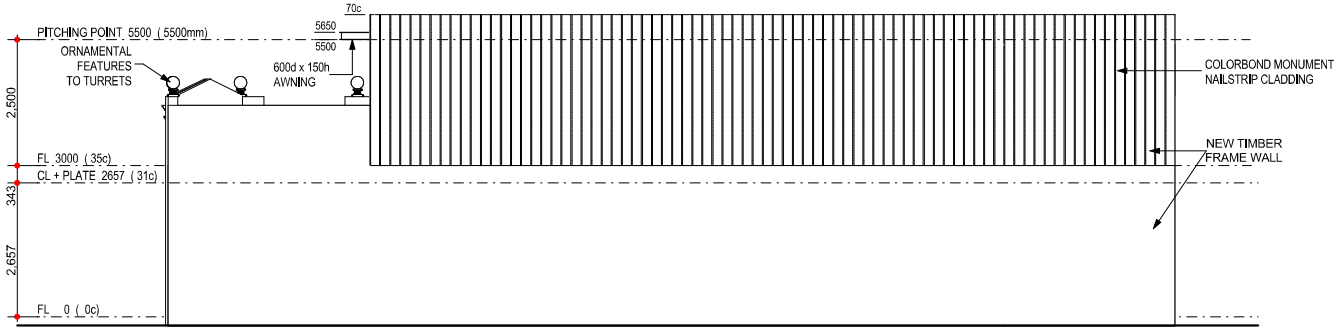
DWG No. **7 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25



PROPOSED ELEVATION 3

1:100



PROPOSED ELEVATION 4

1:100

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PROPOSED ALTERATION & ADDITION FOR:

BENJAMIN DWYER

LOT ADDRESS:

LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

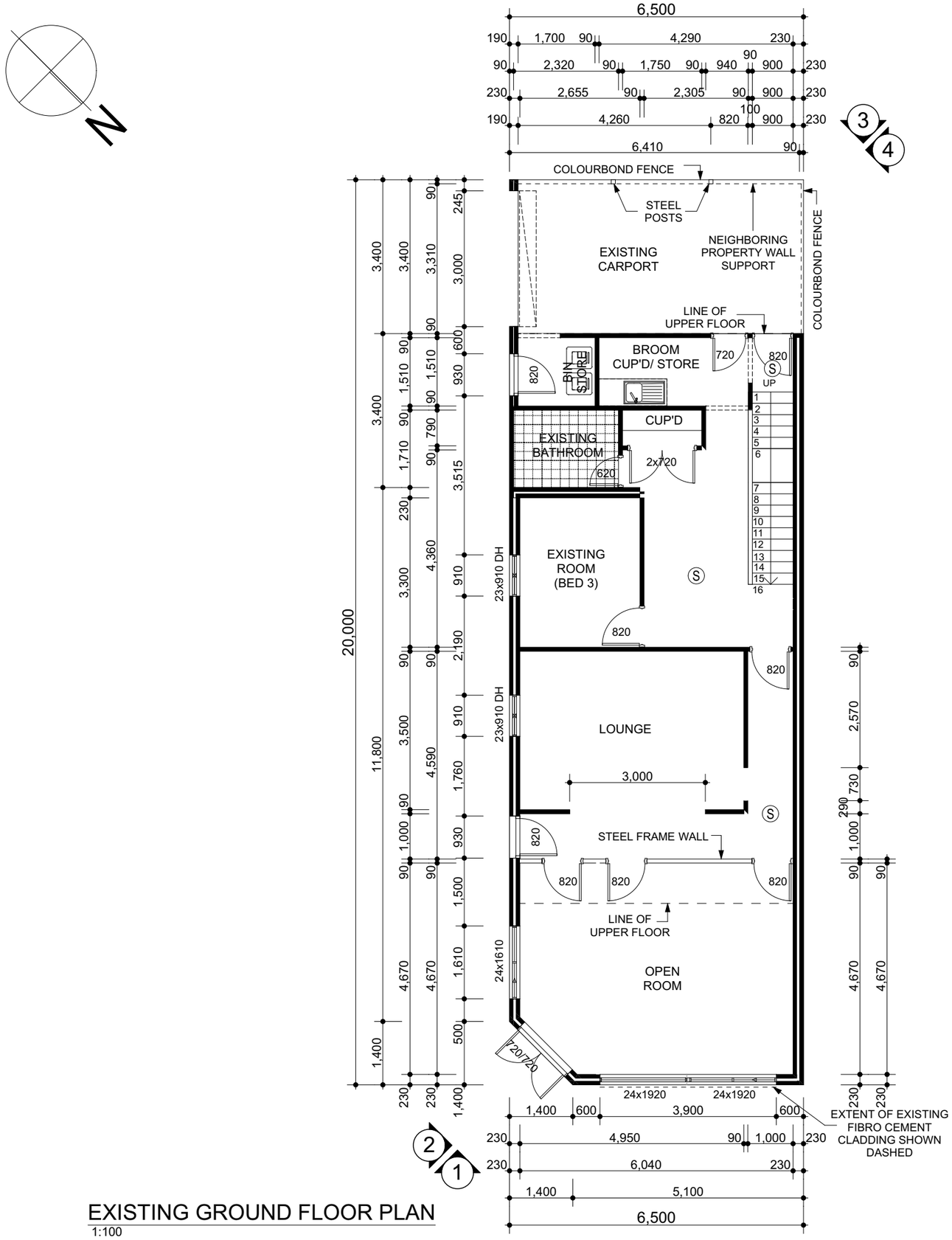
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PLAN: **-**

JOB No. **-**

DWG No. **8 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25



EXISTING GROUND FLOOR PLAN
1:100

SITE COVERAGE

GROUND FLOOR:
STRUCTURE AREA = 95.00msq
GARAGE AREA = 30.00msq
OVERALL AREA = 125.00msq

UPPER FLOOR:
STRUCTURE AREA = 81.84msq
GARAGE AREA = 23.14msq
OVERALL AREA = 104.00msq
TOTAL AREA: 229.00msq

Ⓢ **DENOTES SMOKE DETECTOR**

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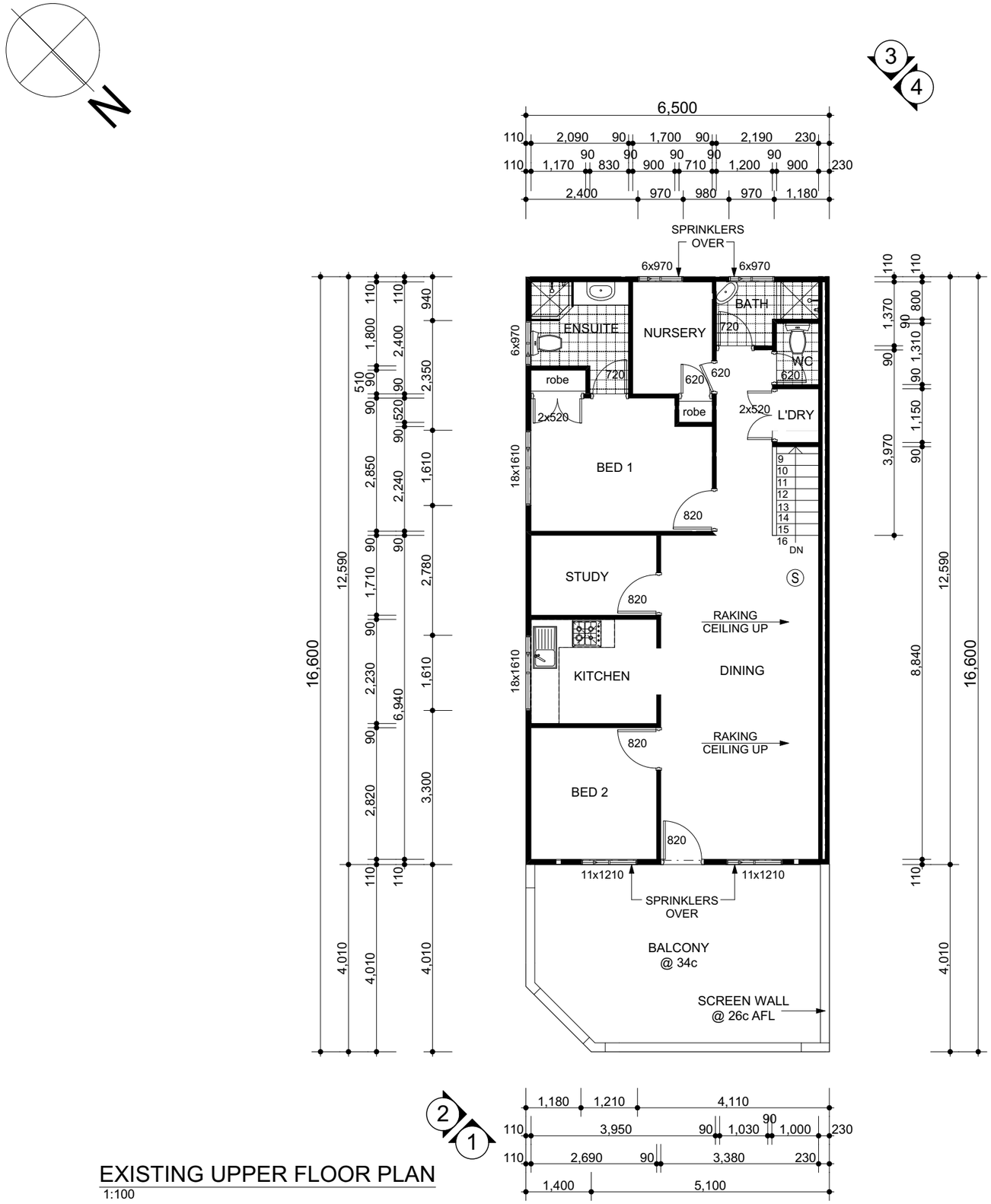
PROPOSED ALTERATION & ADDITION FOR:
BENJAMIN DWYER

LOT ADDRESS:
LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....
DATE ...../...../.....
BUILDER .....
DATE ...../...../.....

SCALE: **1:100**
PLAN: **-**
JOB No. **-**
DWG No. **1 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25



S DENOTES SMOKE DETECTOR

EXISTING UPPER FLOOR PLAN
1:100

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PROPOSED ALTERATION & ADDITION FOR:

BENJAMIN DWYER

LOT ADDRESS:

LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

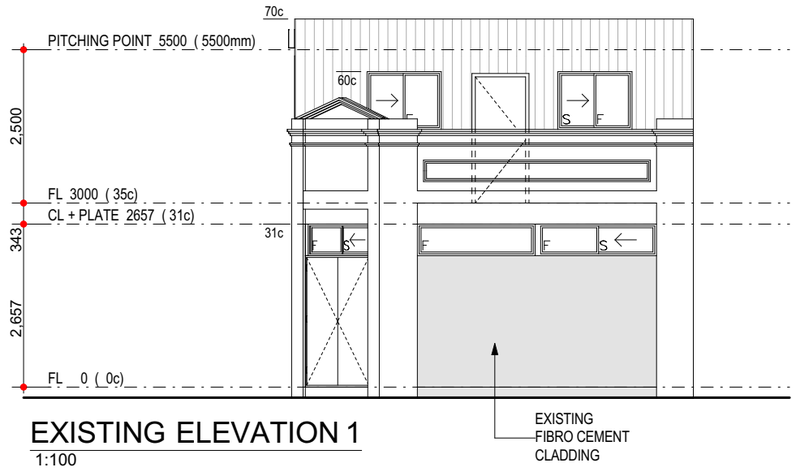
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PLAN: **-**

JOB No. **-**

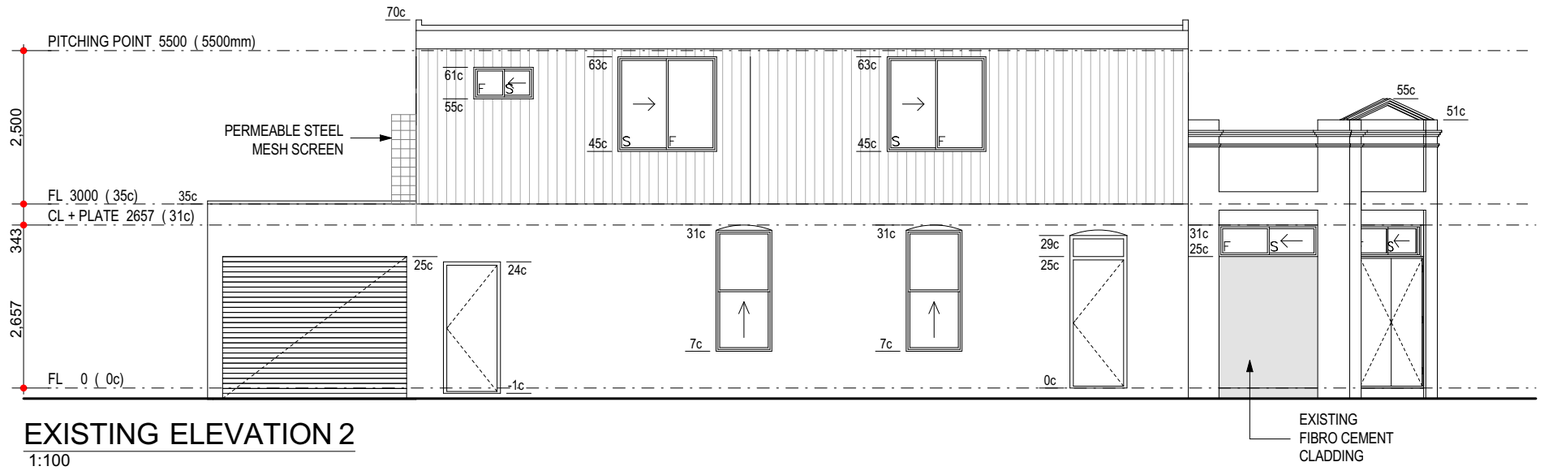
DWG No. **2 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25



EXISTING ELEVATION 1

1:100



EXISTING ELEVATION 2

1:100

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PROPOSED ALTERATION & ADDITION FOR:

BENJAMIN DWYER

LOT ADDRESS:

LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

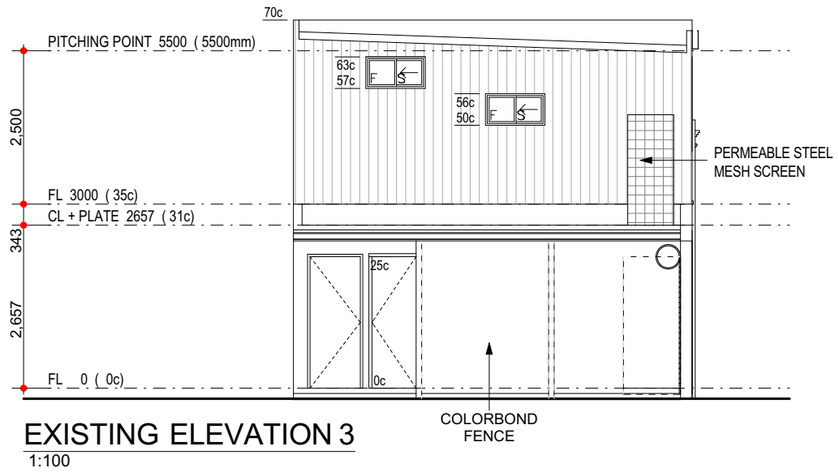
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PLAN: **-**

JOB No. **-**

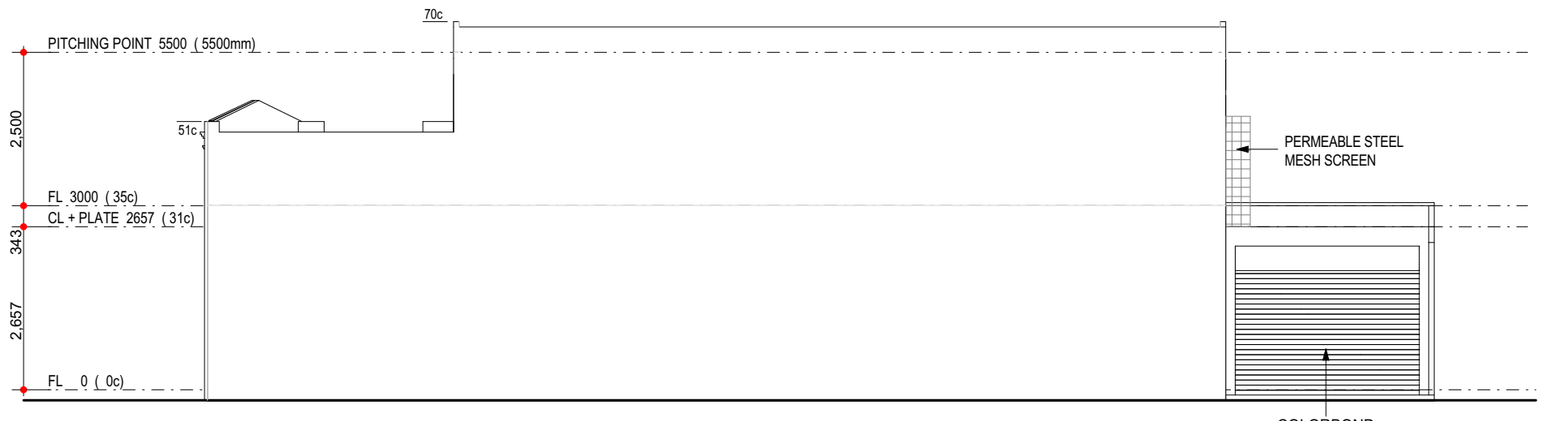
DWG No. **3 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25



EXISTING ELEVATION 3

1:100



EXISTING ELEVATION 4

1:100

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PROPOSED ALTERATION & ADDITION FOR:

BENJAMIN DWYER

LOT ADDRESS:

LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

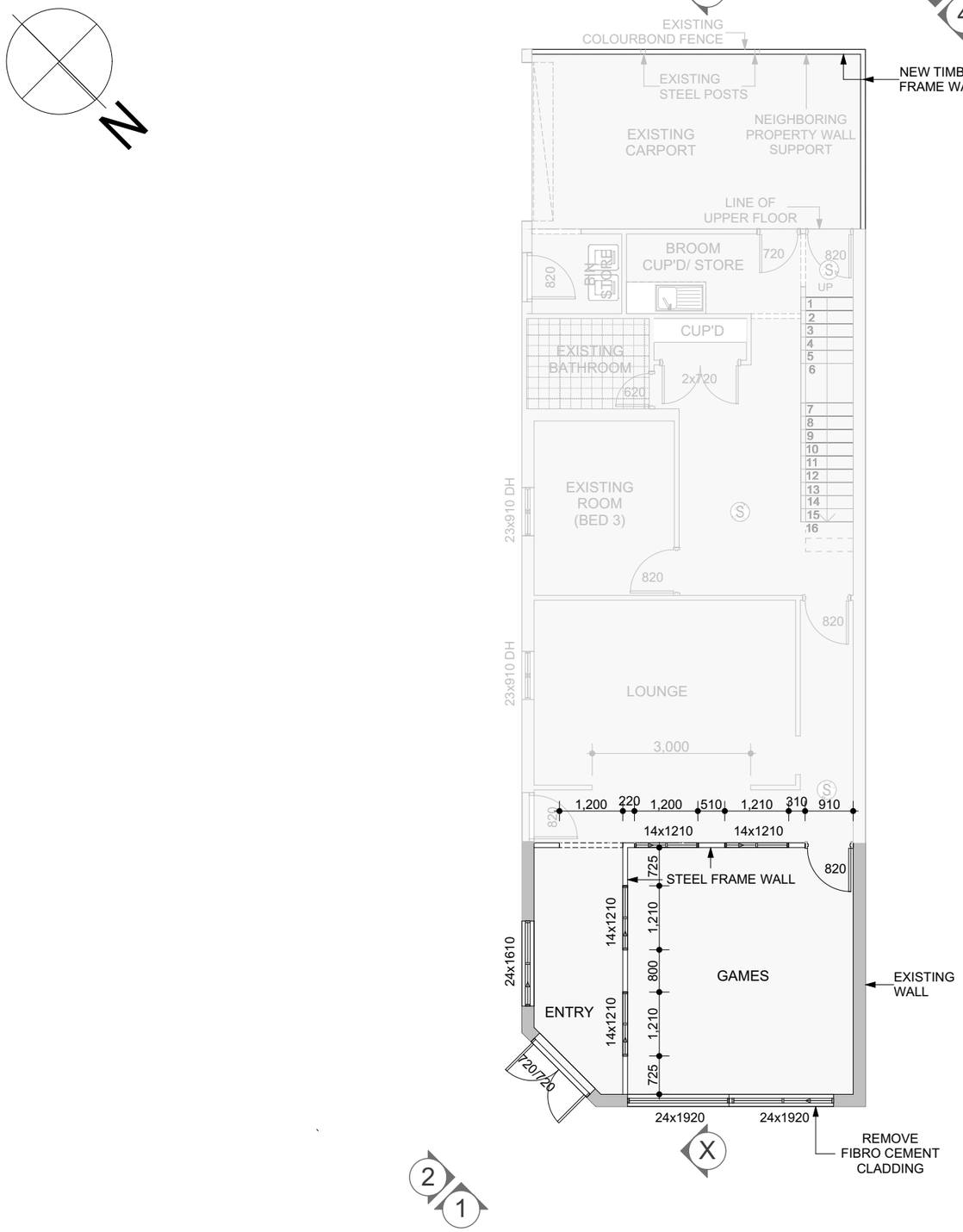
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PLAN: **-**

JOB No. **-**

DWG No. **4 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25



GROUND FLOOR PLAN

1:100

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PROPOSED ALTERATION & ADDITION FOR:

BENJAMIN DWYER

LOT ADDRESS:

LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

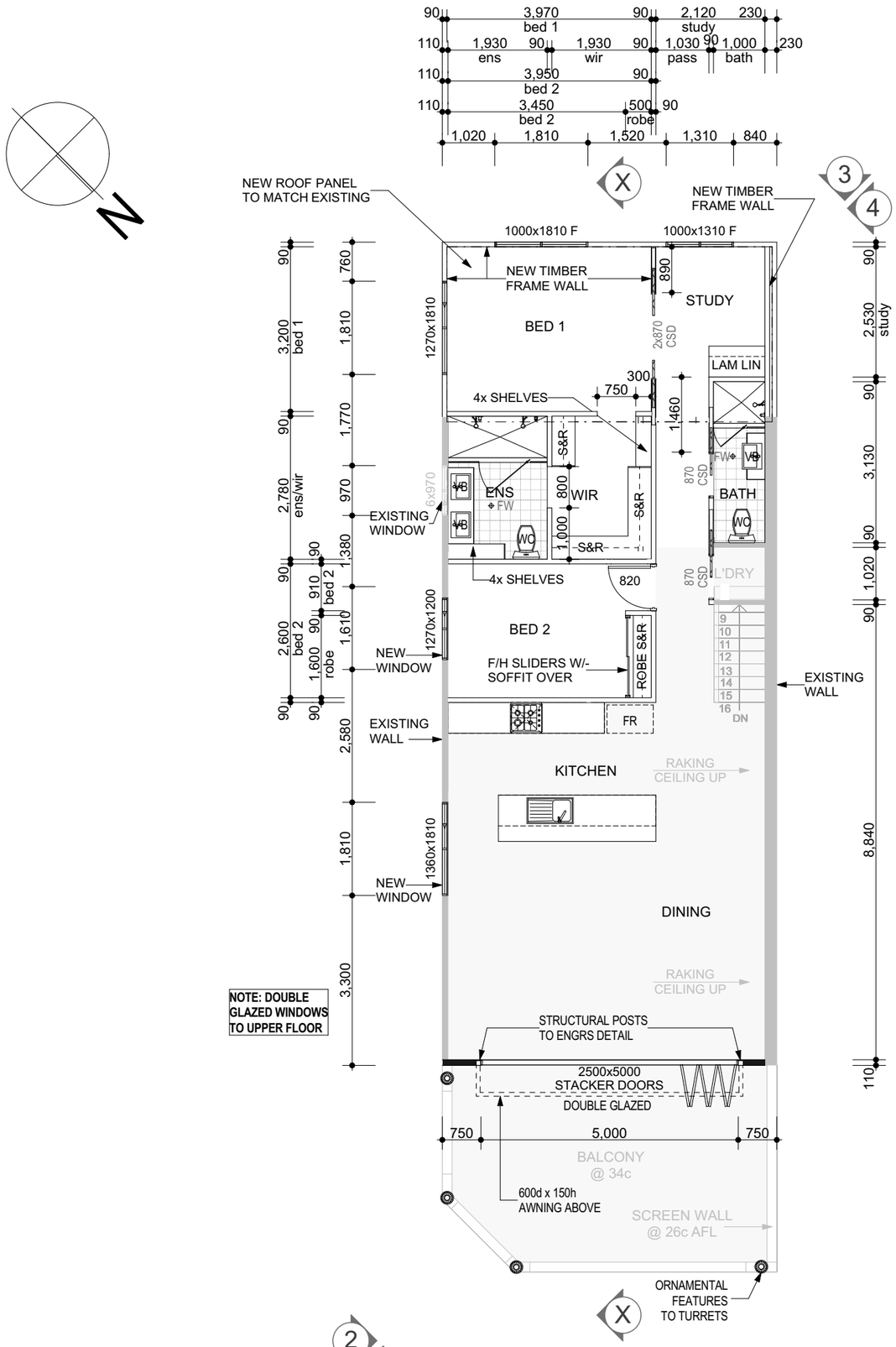
SCALE: **1:100**

PLAN: **-**

JOB No. **-**

DWG No. **5 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25



PROPOSED UPPER FLOOR PLAN

1:100

Ⓢ DENOTES SMOKE DETECTOR

NOTE: ALL WINDOWS TO BE REPLACED "LIKE FOR LIKE" EXCEPT WITH DOUBLE GLAZED PANES

NOTE: TILES TO ALL FLOORS EXCEPT BED 1 & NURSERY TIMBER FLOOR TO BED 1 & NURSERY

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PROPOSED ALTERATION & ADDITION FOR:

BENJAMIN DWYER

LOT ADDRESS:

LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

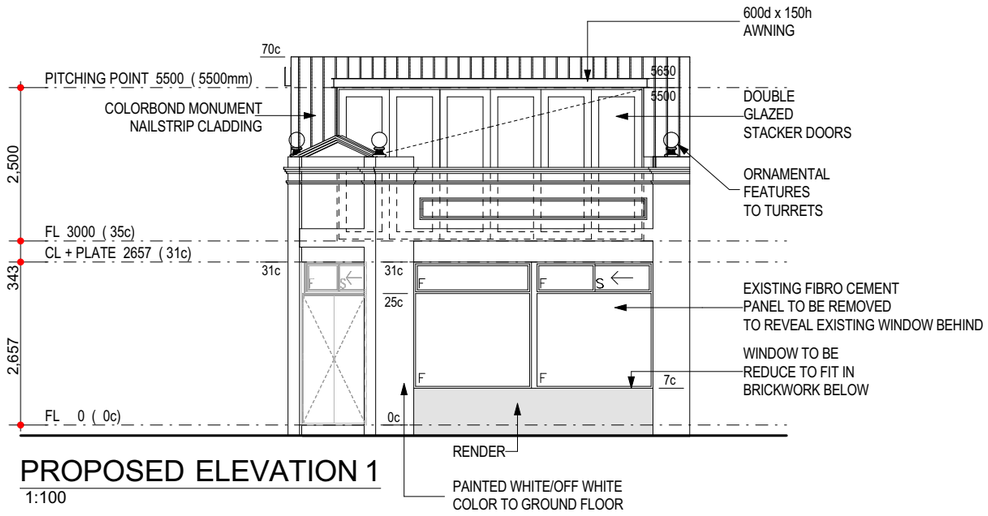
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PLAN: **-**

JOB No. **-**

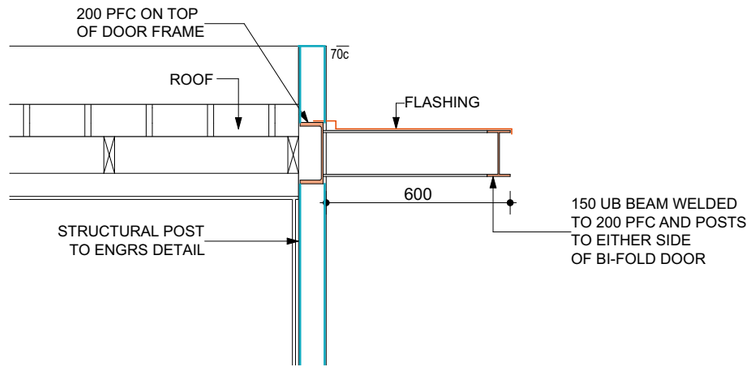
DWG No. **6 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25



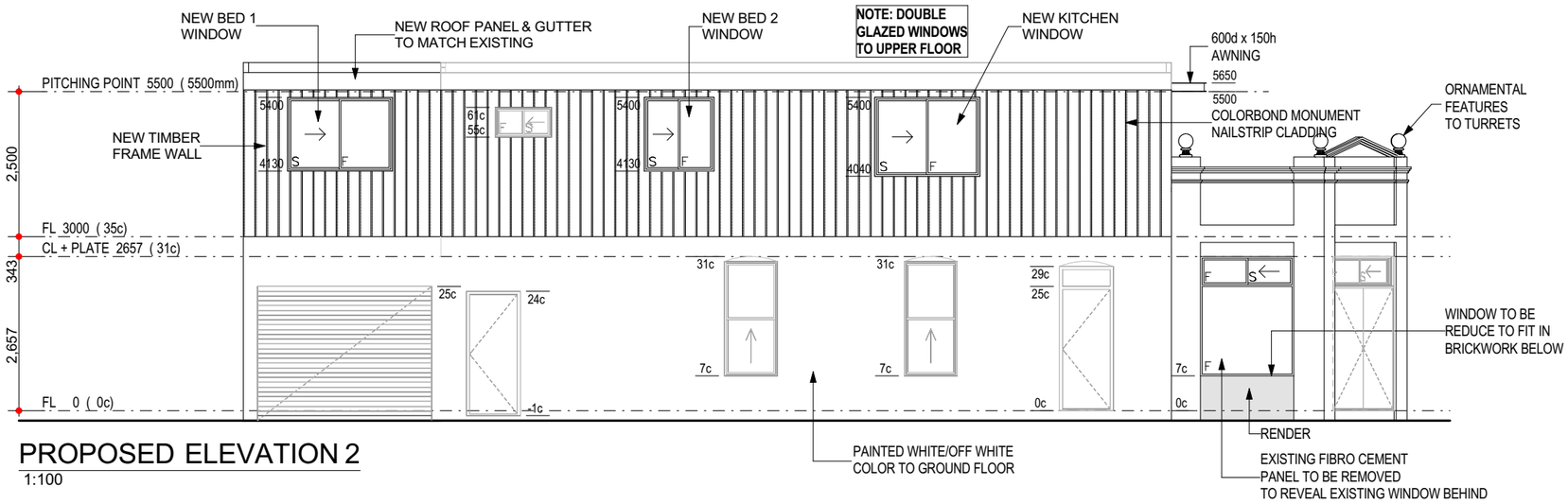
PROPOSED ELEVATION 1

1:100



BALCONY AWNING DETAIL

1: 20



PROPOSED ELEVATION 2

1:100

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PROPOSED ALTERATION & ADDITION FOR:

BENJAMIN DWYER

LOT ADDRESS:

LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

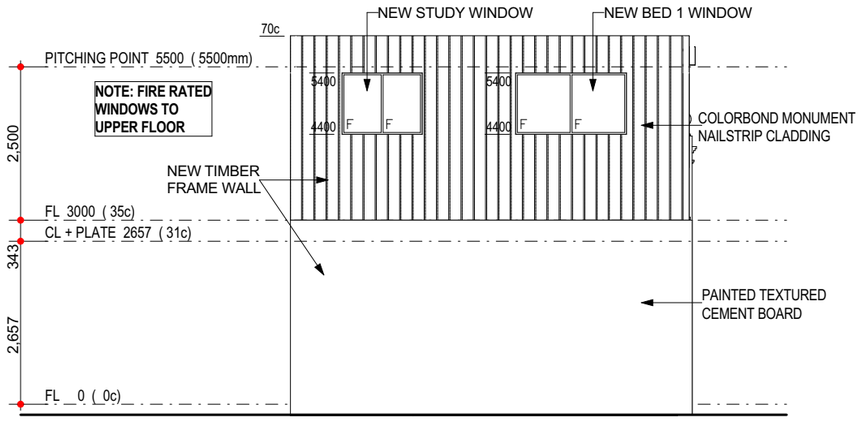
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PLAN: **-**

JOB No. **-**

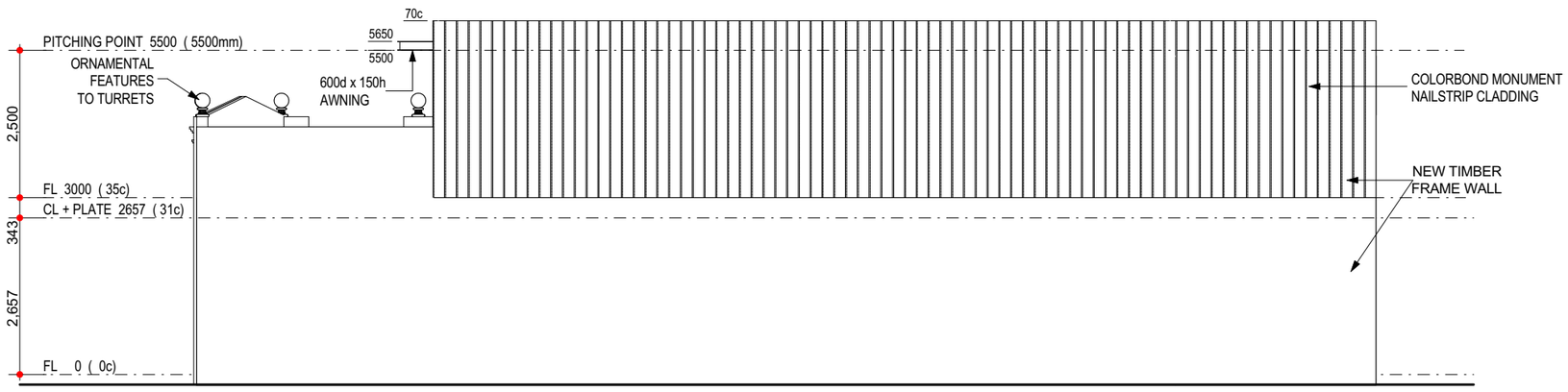
DWG No. **7 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25



PROPOSED ELEVATION 3

1:100



PROPOSED ELEVATION 4

1:100

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PROPOSED ALTERATION & ADDITION FOR:

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LOT ADDRESS:

LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

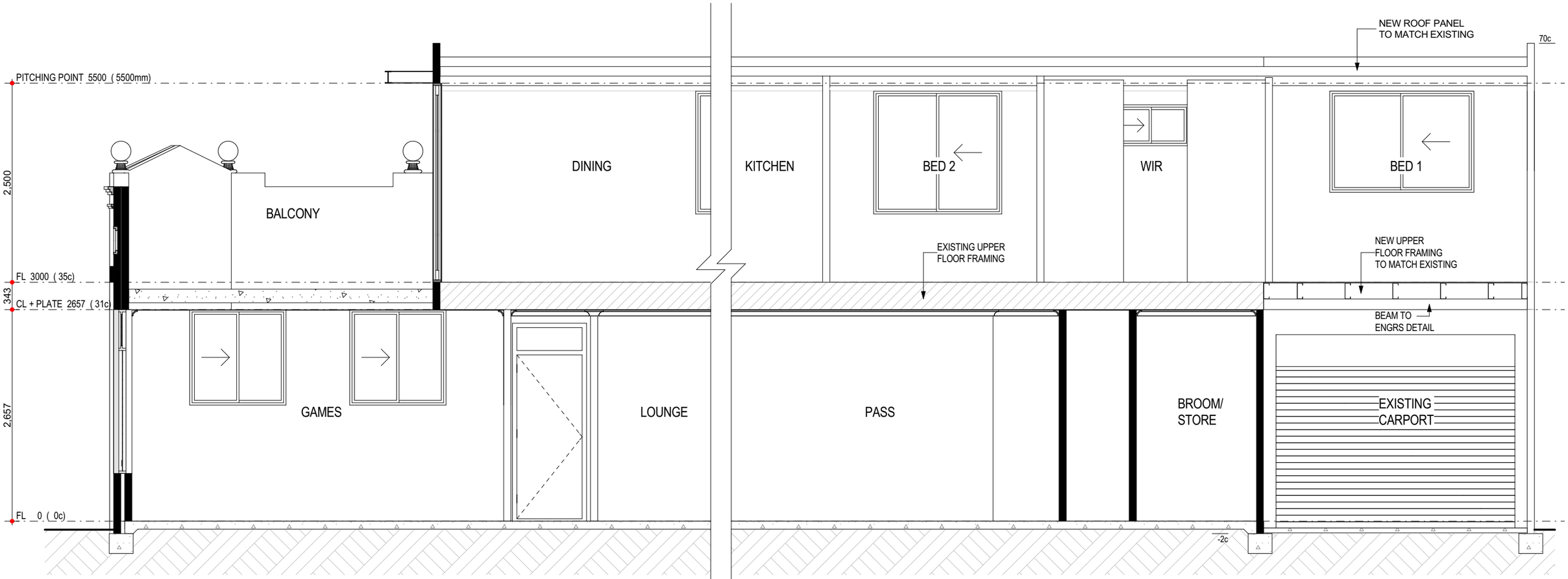
SCALE: **1:100**

PLAN: **-**

JOB No. **-**

DWG No. **8 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25



PROPOSED SECTION X

1: 50

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PROPOSED ALTERATION & ADDITION FOR:

BENJAMIN DWYER

LOT ADDRESS:

LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....

DATE ...../...../.....

BUILDER .....

DATE ...../...../.....

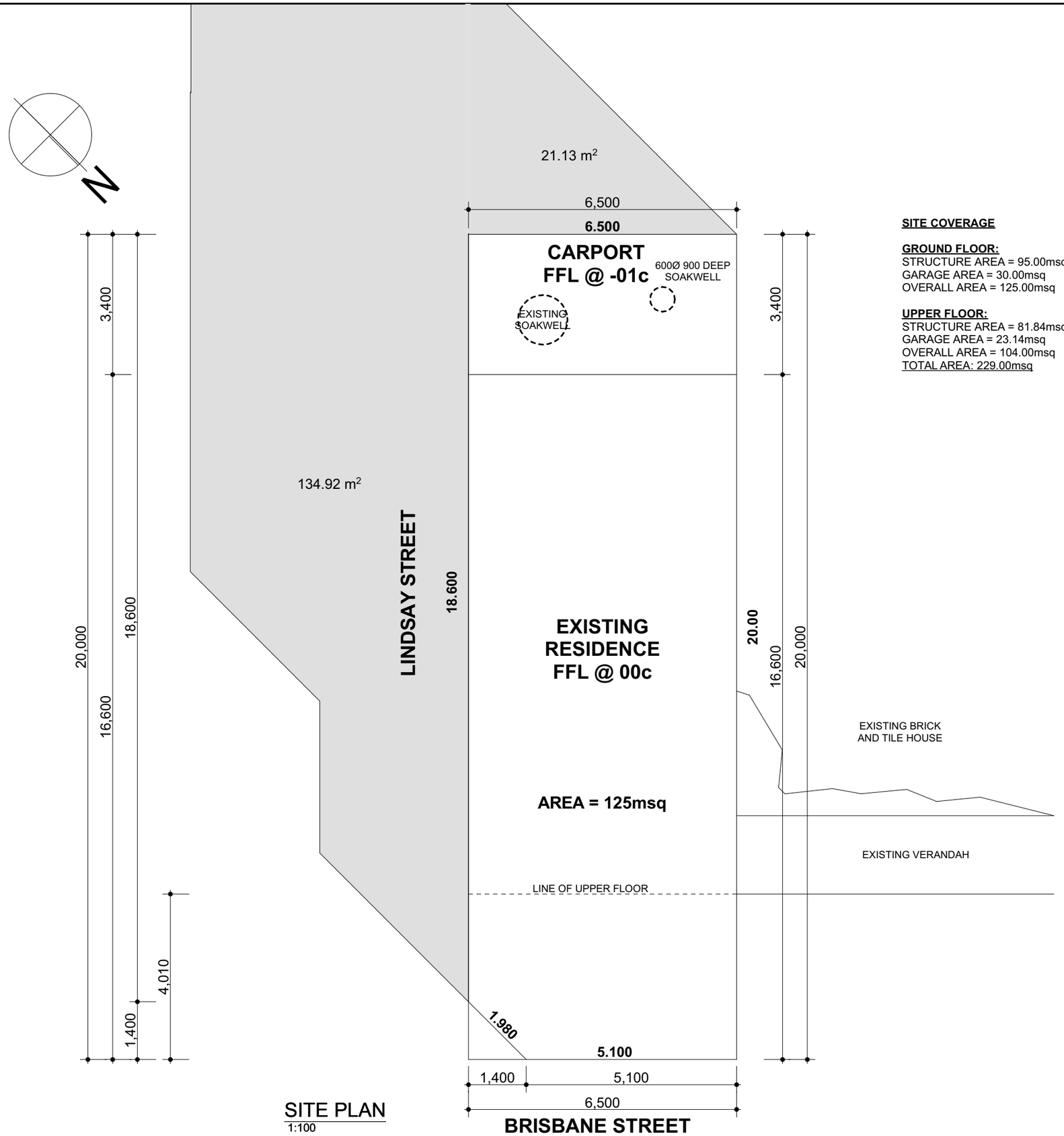
Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25

SCALE: **1:50**

PLAN: **-**

JOB No.

DWG No. **9 OF 10**



SITE PLAN
1:100

SITE COVERAGE

GROUND FLOOR:
STRUCTURE AREA = 95.00msq
GARAGE AREA = 30.00msq
OVERALL AREA = 125.00msq

UPPER FLOOR:
STRUCTURE AREA = 81.84msq
GARAGE AREA = 23.14msq
OVERALL AREA = 104.00msq
TOTAL AREA: 229.00msq

CITY OF VINCENT
RECEIVED
23 Sep 2026

STRUCterre consulting engineers

VNIX SUPPORT • BIM • SERVICES

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PROPOSED ALTERATION & ADDITION FOR:
BENJAMIN DWYER

LOT ADDRESS:
LOT 1 STRATA (#99)
BRISBANE STREET
PERTH 6000

CLIENT .....
DATE ...../...../.....
BUILDER .....
DATE ...../...../.....

SCALE: **1:100**
PLAN: **-**
JOB No. **-**
DWG No. **10 OF 10**

Rev	Amendment	Drawn	Date
A	REVISED PLANS	VN-JGM	05.07.22
B	REVISION	RX-NIK	17.06.25
C	ISSUED FOR CONSTRUCTION	RX-NIK	18.06.25
D	REVISION	RX-NIK	07.10.25

SPECIFICATION

1.0 GENERAL

1.1 CHECK ALL DIMENSIONS ON SITE.
1.2 READ ALL ENGINEERING DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES BETWEEN ENGINEERING DRAWINGS AND ARCHITECTURAL DRAWINGS SHALL BE CONFIRMED PRIOR TO COMMENCING CONSTRUCTION. DO NOT SCALE FROM DRAWINGS.
1.3 ALL REFERENCED STANDARDS TO BE THE CURRENT VERSION AT TIME OF CONSTRUCTION.
1.4 ALL WORK TO CONFORM WITH THE PROVISIONS OF THE NATIONAL CONSTRUCTION CODE SERIES (NCC).
1.5 ALL DETAILS TO BE CHECKED AND SITE MEASURED, AS REQUIRED, PRIOR TO ORDERING. CHECK ANY DISCREPANCIES WITH THE ENGINEER.
1.6 THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING THE STABILITY OF THE STRUCTURE UNTIL ITS COMPLETION AND SHALL ENSURE THAT NO PART OF THE STRUCTURE IS OVERSTRESSED BY EXCESSIVE CONSTRUCTION LOADING.
1.7 DESIGN LOADS ARE IN ACCORDANCE WITH AS1170 UNLESS NOTED OTHERWISE.
1.8 (a) LOAD BEARING WALLS ARE SHOWN SHADED ON SUSPENDED SLAB PLANS.
(b) WET AREAS SHOWN SHADED.
(c) WALLS ON SUSPENDED FLOOR SLAB SHOWN DASHED.
1.9 THIS BUILDING HAS BEEN DESIGNED TO AS1170.4 "EARTHQUAKE ACTIONS IN AUSTRALIA". UP TO AND INCLUDING Z = 0.11.
1.10 THIS BUILDING IS DESIGNED AS A CLASS 1 OR 10 BUILDING AS APPLICABLE.
1.11 ENSURE NO EXISTING STRUCTURES OR SERVICES ON THIS OR ADJACENT PROPERTIES WILL BE SURCHARGED OR UNDERMINED BY THESE WORKS. NO STRUCTURAL ALLOWANCES, OTHER THAN THOSE SPECIFICALLY SHOWN, HAVE BEEN MADE FOR POOLS, SOAKWELLS, RETAINING WALLS, DRAINAGE PIPES OR THE LIKE. IF UNSURE, CONTACT THE STRUCTURAL ENGINEER FOR PROPER ADVICE PRIOR TO PROCEEDING.
1.12 BALUSTRADE DESIGN (INCLUDING FIXINGS) TO MANUFACTURER'S DETAIL. LOADS AT FIXING POINTS OF BALUSTRADES DUE TO ANY IMPOSED ACTIONS HAVE NOT BEEN CONSIDERED IN THIS DESIGN U.N.O. REFER BACK TO THIS OFFICE FOR FURTHER ADVICE.
1.13 THIS DOCUMENT AND SPECIFICATIONS DEMONSTRATE STRUCTURAL COMPLIANCE WITH THE NCC ONLY. ALL INFORMATION PROVIDED MUST BE READ IN CONJUNCTION WITH APPROVED BUILDING PERMIT DOCUMENTS AND, ANY DISCREPANCIES MUST BE CONFIRMED WITH THE RESIDENTIAL MANAGER IN THIS OFFICE PRIOR TO COMMENCING CONSTRUCTION. DRAWINGS ARE NOT TO SCALE.
1.14 THIS DESIGN DOES NOT INCLUDE ANY PROVISIONS FOR FLOOD REQUIREMENTS UNLESS THEY ARE SPECIFICALLY NOTED ON THE DRAWINGS.
1.15 ALL ROOF BEAMS AND THEIR CONNECTIONS SPECIFIED IN THESE DRAWINGS MAY BE SUBSTITUTED WITH AN EQUIVALENT PRODUCT. ASSESSING THE EQUIVALENCY OF BUILDING PRODUCTS INVOLVES COMPLEX TECHNICAL CONSIDERATIONS AND MUST BE CARRIED OUT BY A SUITABLY QUALIFIED PERSON. IF UNSURE, CONSULT THIS OFFICE PRIOR TO PROCEEDING. STRUCTERRE ACCEPTS NO LIABILITY FOR THE USE OF SUBSTITUTED PRODUCTS NOT REVIEWED BY STRUCTERRE FOR THIS PROJECT.

2.0 FOOTINGS

2.1 REMOVE ALL TOPSOIL, VEGETATION AND DELETERIOUS FILL MATERIAL FROM THE BUILDING AREA.
2.2 DRAIN ROOF & SURFACE WATER AWAY FROM FOOTINGS.
2.3 ALL FILLING TO BE COMPACTED IN WELL WATERED 300mm LAYERS USING CLEAN WELL GRADED SAND TO PROVIDE STANDARD PENETROMETER READINGS OF 7 BLOWS PER 300mm. COMPACT BOTTOMS OF ALL FOOTING TRENCHES WHERE NATURAL SAND PROVIDES PENETROMETER READINGS LESS THAN 6 BLOWS PER 300mm.
2.4 THIS DESIGN IS IN ACCORDANCE WITH AS2870 SECTIONS 4.4 AND 4.6, AND THE EXPECTED PERFORMANCE IS AS PER CLAUSE 1.3 OF AS2870.
2.5 PIERCING THE VAPOUR BARRIER (VPM) USING LEVELLING PINS ON FREE DRAINING SAND PADS IS ALLOWABLE.
2.6 WHERE PLUMBING PIPES PASS THROUGH THE FOOTINGS, INCREASE FOOTING DEPTH LOCALLY BY AN AMOUNT AT LEAST EQUAL TO THE PIPE DIAMETER.
2.7 FOOTING AND SLAB CONSTRUCTION TOLERANCES AND METHODOLOGIES MAY VARY FROM WHAT IS SHOWN ON THESE DRAWINGS, THE NCC AND AS2870, IF ASSESSED AND CERTIFIED BY STRUCTERRE IN ACCORDANCE WITH THE NCC, AS3600, AS2870 AND ENGINEERING PRINCIPLES.

3.0 MASONRY

3.1 ALL MASONRY AND MATERIALS SHALL COMPLY WITH AS 3700 OR AS 4773.
3.2 MASONRY WALLS DESIGNED TO COMPLY WITH AS3700 AND THE NCC.
3.3 BUILDER TO ASSESS ALL HORIZONTAL CHASING TO ENSURE THAT STRUCTURE IS NOT JEOPARDISED. CONTACT THE ENGINEER IF UNSURE.
3.4 A BRICK COURSE, AS REFERRED TO IN THIS DOCUMENT IS STANDARD 86mm HIGH.
3.5 ALL BRICKS ARE TO BE LAID ON A FULL BED OF MORTAR.
3.6 WIRES AND OTHER METAL ELEMENTS IN BRICKWORK SHALL BE TREATED FOR CORROSION PROTECTION IN ACCORDANCE WITH AS3700.
3.7 PROVIDE TWO LAYERS OF PGI OVER LOAD BEARING WALLS DIRECTLY UNDER SUSPENDED SLABS (EXCEPT RETAINING WALLS). BEAR SLAB ONTO CLEAN BRICKWORK FOR TOP OF RETAINING WALLS.
3.8 ALL WALLS SUPPORTING UPPER FLOOR TO HAVE A MINIMUM CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH FOR MASONRY UNIT OF 12MPa IN ACCORDANCE WITH AS3700.
3.9 MASONRY CONSTRUCTION TOLERANCES AND METHODOLOGIES MAY VARY FROM WHAT IS SHOWN ON THESE DRAWINGS, THE NCC AND AS4773, IF ASSESSED AND CERTIFIED BY STRUCTERRE IN ACCORDANCE WITH THE NCC, AS3700 AND ENGINEERING PRINCIPLES.
3.10 WHERE EA AND UA LINTELS BEAR ON PERPENDICULAR BRICKWORK, BEARING IS TO BE ACROSS THE FULL WIDTH OF THE BRICK (90 MIN).
3.11 U.N.O. LINTELS AT TWO STOREY SECTIONS OR SUPPORTING FLOOR LOADS TO BE:

OPENING	LINTEL	MIN END BEARING
UP TO 1200mm	100 x 75 x 8.0 UA	150mm
UP TO 1800mm	100 x 100 x 8.0 EA OR 125 x 75 x 8.0 UA	200mm
UP TO 2800mm	150 x 90 x 8.0 UA	250mm
UP TO 3300mm	150 x 100 x 10.0 UA	250mm

4.0 CONCRETE AND FORMWORK

4.1 ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE CONCRETE STRUCTURES CODE AS 3600. BLENDED CEMENT (TYPE GB) SHALL CONFORM WITH AS 3972.
4.2 REFER TO CONCRETE TABLE FOR COMPRESSIVE STRENGTH AND SLUMP VALUES.
4.3 ALL GALVANIZED ITEMS WHICH ARE CAST INTO CONCRETE ARE TO BE PASSIVATED IN A 0.2% SODIUM DICHROMATE SOLUTION OR EQUIVALENT.
4.4 UNLESS OTHERWISE SHOWN, CONSTRUCTION JOINTS IN CONCRETE SHALL ONLY BE MADE WITH THE APPROVAL OF THE ENGINEER.
4.5 ALL CONCRETE SHALL BE CURED CONTINUOUSLY BY APPROVED METHODS AFTER PLACING, FOR PERIODS SHOWN IN CONCRETE TABLE.
4.6 ALL FORMWORK SHALL BE RIGIDLY CONSTRUCTED OF APPROVED MATERIAL. FORMWORK AND SUPPORTS SHALL BE DESIGNED TO WITHSTAND ALL POSSIBLE LOAD COMBINATIONS DURING CONSTRUCTION. ALL FORMWORK AND PROPPING SHALL BE IN ACCORDANCE WITH AS3610
4.7 THIS DESIGN IS NOT SUITABLE FOR A POLISHED (OR HONED) CONCRETE FINISH UNLESS SPECIFICALLY STATED ON THE FLOOR PLANS. SHOULD SUCH FINISHES BE REQUIRED, THIS DESIGN SHOULD BE REFERRED BACK TO THIS OFFICE FOR CONSIDERATION.
4.8 THE SLAB DESIGN IS CONSIDERED SUITABLE AS A PHYSICAL BARRIER AGAINST INGRESS OF TERMITES.
4.9 ALL SUSPENDED FLOOR CONCRETE SHALL BE WELL COMPACTED BY MEANS OF IMMERSION TYPE VIBRATORS.
4.10 SUSPENDED CONCRETE WITH CONVENTIONAL FORMWORK:
(a) SLAB TO BE KEPT PROPPED FOR A MINIMUM 21 DAYS AFTER CONCRETE POUR. REFER TO "AT DE-PROP" NOTE BELOW.
(b) SLAB MAY BE STRIPPED 7 DAYS AFTER CONCRETE POUR. ENSURE ADEQUATE PROPS ARE MAINTAINED DURING STRIPPING STAGE TO ENSURE FULL SUPPORT FOR THE SLAB DURING CONSTRUCTION. DO NOT DE-PROP AS A WHOLE WHEN STRIPPING.
(c) CONSTRUCTION MATERIALS SHOULD BE PLACED OVER WALLS OR OTHER PERMANENT SUPPORTS BELOW.
(d) DO NOT BUILD MASONRY WALLS OVER THE SLAB UNTIL IT HAS BEEN COMPLETELY DE-PROPPED.
4.11 POUR COLUMNS BEFORE BEAMS AND SLABS, POUR BEAMS AND SLABS MONOLITHICALLY.
4.12 ALL PIPES/CONDUITS IN SUSPENDED SLABS ARE TO BE INSTALLED AS FOLLOWS:
(a) MAX BUNDLE SIZE TO BE Ø100mm.
(b) SPACING BETWEEN SINGLE OR BUNDLED CONDUITS/PIPES TO BE MIN 1.5 TIMES THE LARGER BUNDLE DIAMETER.
4.13 100SP120 OR 100SP140 CONCRETE CAN BE USED AS AN ALTERNATIVE FOR THE GROUND FLOOR SLAB ONLY.

5.0 DEMOLITION NOTES

5.1 NO EXISTING STRUCTURAL SUPPORTING MEMBERS ARE TO BE REMOVED OR MODIFIED UNTIL ALL OF THE NEW PERMANENT STRUCTURE IS FULLY ERECTED AND CAN FULLY SUPPORT THE EXISTING STRUCTURE TO BE RETAINED.
5.2 EXISTING STRUCTURAL SUPPORTING MEMBERS ARE ONLY TO BE REMOVED ONCE THE REQUIREMENTS OF NOTE 1 ABOVE ARE MET, AND THE BUILDER HAS HAD A QUALIFIED ENGINEER INSPECT THE WORKS.
5.3 IF ANY EXISTING STRUCTURAL SUPPORTING MEMBER IS TO BE REMOVED OR MODIFIED PRIOR TO THE PERMANENT STRUCTURE BEING FULLY ERECTED, THEN A FULLY QUALIFIED/CERTIFIED/LICENSED DEMOLITION CONTRACTOR MUST BE USED WHO WILL CARRY OUT NECESSARY DOCUMENTATION WORK PROCEDURES, WORK METHODS AND HAVE THEIR OWN QUALIFIED ENGINEER CHECK ALL ASPECTS OF THE WORK AS REQUIRED BY THE RELEVANT OCCUPATIONAL HEALTH AND SAFETY STANDARDS.
5.4 THE BUILDER IS TO ALLOW FOR TEMPORARY PROPPING, BRACING, SHORING, STABILISATION AND THE LIKE OF ALL PARTS OF THE EXISTING STRUCTURE DURING THE WORKS.
5.5 BUILDER TO ALLOW FOR THEIR STRUCTURAL ENGINEER TO PROVIDE INSPECTIONS AND OR DETAILS AND REPORTS AS REQUIRED DURING THE COURSE OF THE WORK, TO ENSURE THE EXISTING AND NEW WORK IS STRUCTURALLY STABLE AND SAFE AT ALL TIMES AND THE REQUIREMENTS OF ALL THESE NOTES ARE MET.
5.6 THE BUILDER MUST CHECK ALL ELEMENTS FOR STRENGTH AND SOUNDNESS AT ALL TIMES PRIOR TO WORK COMMENCING ON A PARTICULAR AREA. THE BUILDER IS TO ALLOW FOR THEIR STRUCTURAL ENGINEER FOR ADVICE ON REPAIR OR STABILISATION IF REQUIRED.
5.7 THE DRAWINGS PROVIDE LIMITED DETAIL OF THE EXISTING STRUCTURE. THE BUILDER SHALL VERIFY THE INFORMATION AND DETAILS OF ELEMENTS AT THE TIME OF OPENING UP THE WORKS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER IMMEDIATELY AS THEY ARE DISCOVERED.

6.0 REINFORCING

6.1 REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS;
R INDICATES PLAIN REINFORCING BAR R250N TO AS/NZS 4671.
L INDICATES PLAIN OR DEFORMED WIRE R500L OR D500L TO AS/NZS 4671.
RL INDICATES DEFORMED RECTANGULAR MESH D500RL TO AS/NZS 4671.
SL INDICATES DEFORMED SQUARE MESH D500L TO AS/NZS 4671.
N INDICATES DEFORMED BARS D500N TO AS/NZS 4671.
S INDICATES DEFORMED BARS D250N TO AS/NZS 4671.
TM SUFFIX INDICATES TRENCH MESH USING DEFORMED BARS D500L TO AS/NZS 4671.
6.2 REINFORCEMENT SHALL BE PLACED WITH ACCURATE COVER AS PER CONCRETE TABLE. ALL SUSPENDED FLOOR REINFORCEMENT SHOULD BE INSPECTED AND APPROVED BY THE ENGINEER BEFORE COMMENCEMENT OF THE POUR.
6.3 (a) STEEL IN CONVENTIONALLY REINFORCED SLABS MAY BE SPLICED AS NECESSARY WITH A LAP LENGTH OF 80 x DIAMETER, UNLESS NOTED OTHERWISE IN DRAWINGS.
(b) MESH TO BE SPLICED SUCH THAT THE TWO OUTER MOST CROSS-BARS OF EACH SHEET OVERLAP IN ACCORDANCE WITH AS3600.
6.4 Ø10 MASONRY REINFORCEMENT ROD TO BE MIN 1R10 ROD (250N TO AS/NZS4671). ROD TO BE FULLY SURROUNDED BY MORTAR.
6.5 COGS, HOOKS, Z-BARS AND U-BARS SHALL BE PROVIDED WITH AS3600 COMPLIANT BENDS AND MINIMUM DIMENSIONS (UNO). WHERE REQUIRED, ANGLE REINFORCEMENT TO MAINTAIN COVER.
6.6 ALL FITMENTS SHALL BE PROVIDED WITH AS3600 COMPLIANT BENDS, HOOKS AND/OR COGS. DO NOT ANGLE FITMENTS WITHOUT THE EXPRESS PERMISSION OF THE ENGINEER.

7.0 STEEL

7.1 ALL FABRICATION AND ERECTION OF STEELWORK TO BE IN ACCORDANCE WITH AS4100 - STEEL STRUCTURES CODE.
7.2 ALL WELDING TO BE TO AS1554 - PT 1 - WELDING OF STEEL STRUCTURES.
7.3 ALL STEELWORK (INCLUDING FASTENERS) TO BE TREATED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OR AS3700, AS APPLICABLE.
7.4 SPLAY STEEL ROOF BEAMS (WHERE REQUIRED) TO SUIT ROOF PITCH. MINIMUM SPLAY PITCH TO BE 5 DEGREES. CUTS THROUGH BEAM WEBS ARE TO BE MADE IN A SINGLE STRAIGHT LINE FOR THE FULL EXTENT. MIN BEAM HEIGHT AT FACE OF SUPPORT TO BE 40mm U.N.O. ALTERNATIVELY, BEAM SPLAYS ARE TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
7.5 TIMBER TO STEEL CONNECTION TO BE VIA 10 PL CLEAT FULLY WELDED TO WEB OF STEEL BEAM WITH BOLTS AS PER NOTE 5.2 U.N.O.
7.6 STEEL-TO-STEEL CONNECTION TO BE VIA 10 PL CLEAT FULLY WELDED TO WEB OF CONTINUOUS STEEL BEAM. FIX INTERSECTING STEEL BEAM TO CLEAT VIA BOLTS AS PER TABLE BELOW U.N.O.
ALTERNATIVELY, FULLY WELD WEBS OF STEEL BEAMS OR PROVIDE MIN 135 mm LONG 6 mm FILLET WELD TO BOTH SIDES OF INTERSECTING BEAM. NOTCH INTERSECTING BEAM TO SUIT ONLY. U.N.O.

STEEL TO STEEL CONNECTION TABLE

BEAM DEPTH	BOLTS
UP TO 180 DEEP (OR 150 UC)	2M12
UP TO 310 DEEP (OR 200 UC)	2M16
UP TO 410 DEEP (OR 250 UC)	3M16 OR 2M20
UP TO 610 DEEP (OR 310 UC)	4M20

7.7 CIRCULAR HOLES MAY BE PLACED IN UB OR UC BEAMS SUPPORTING TIMBER FRAMED FLOORS AND ROOF IN THE FOLLOWING MANNER U.N.O.:
(a) MAXIMUM DIMENSION OF THE HOLE IS TO BE 60% OF THE BEAM DEPTH.
(b) HOLES TO BE PLACED ALONG THE CENTRELINE OF THE BEAM.
(c) A MAXIMUM OF THREE HOLES ARE TO BE PLACED IN ANY ONE BEAM. (PLUS AN ADDITION OF TWO HOLES OF MAXIMUM 50mm DIA)
(d) THE MINIMUM CENTER TO CENTER DISTANCE BETWEEN HOLES IS TO BE 3 TIMES THE HOLE DIAMETER.
(e) DO NOT LOCATE HOLES WITHIN 500mm OF THE BEAM SUPPORT(S).
(f) DO NOT CUT HOLES IN T-LINTELS, LINTELS OR ANY OTHER BEAM WHICH IS NOT A UB OR UC WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
(g) HOLE TO BE CUT PRIOR TO LOADING OF THE BEAM.

CONCRETE TABLE

LOCATION	CONCRETE	CEMENT TYPE	COVER TO REINF'	MIN CURING TIME
GROUND SLAB	N20/20/100	GB OR GP	30	3 DAYS
FOOTINGS	N20/20/100	GB OR GP	70	3 DAYS
FILL CONCRETE	N20/10/100	GB OR GP	N / A	3 DAYS

8.0 ANCHORS

8.1 MEDIUM DUTY ANCHORS SPECIFIED ARE TO HAVE THE MINIMUM CAPACITIES AS DEFINED IN THE FOLLOWING TABLES FOR THE APPROPRIATE SUBSTRATE:

MEDIUM DUTY ANCHOR MINIMUM CAPACITY TABLE

CONCRETE (25MPa MIN)		
ANCHOR	PULL OUT (kN)	SHEAR (kN)
M8	4.00	5.00
M10	5.00	6.00
M12	7.00	10.00
M16	9.00	15.00
MASONRY (12MPa MIN)		
ANCHOR	PULL OUT (kN)	SHEAR (kN)
M8	0.65	3.80
M10	0.65	4.20
M12	0.70	4.20
M16	1.00	4.20

8.2 REFER TO THE MANUFACTURER TO CONFIRM CAPACITIES.
8.3 INSTALL ALL ANCHORS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8.4 MIN SPACING AND EDGE DISTANCE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8.5 REFER BACK TO THE ENGINEER IN THE EVENT THAT THESE CAPACITIES CAN NOT BE ACHIEVED.
8.6 ALL METAL PARTS TO BE TREATED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OR AS3700, AS APPLICABLE.

9.0 COLD FORMED STEEL NOTES

9.1 ALL FRAMING SECTIONS TO BE MANUFACTURED FROM CONTINUOUS GALVANISED STEEL SHEETING. CONFORMING TO AS1397.
9.2 ALL FRAMING TO BE AS PER THE MANUFACTURER'S SPECIFICATIONS AND THE NASH STANDARDS.
9.3 ALL WELDING TO BE BY THE METAL INERT GAS TECHNIQUE (MIG) CONFORMING TO AS1554 (WELDING CODE).
9.4 ALL FABRICATION AND ERECTION TO CONFORM TO AS4600 AND THE NCC GENERALLY.
9.5 ALL WORKS TO BE AS PER THE NASH STANDARD AND THE NATIONAL CONSTRUCTION CODE GENERALLY.

10.0 ENGINEERED WALL FRAMES

10.1 GENERAL
(a) WALL FRAMES TO MANUFACTURER'S SPECIFICATIONS.
(b) LOCATE BRACING WALLS AT LOCATIONS SHOWN.
(c) THE WALL FRAME DESIGNER SHALL DESIGN & DOCUMENT THE BRACING WALLS & THE TOP PLATE, CEILING FRAMING & BRACING AS REQUIRED FOR LATERAL RESTRAINT OF THE TOP PLATE.
(d) THE BUILDER IS TO COORDINATE THE WALL FRAME DETAILS WITH ALL SERVICE CONSULTANTS TO ENSURE WALL FRAMES ARE DESIGNED AND LOCATED TO AVOID CLASHES.
(e) WALL FRAMES SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE DETAILS PROVIDED BY THE MANUFACTURER'S DESIGN ENGINEER AND THE SPECIFIED REQUIREMENTS.
10.2 LOADING - WALL FRAMES SHALL BE DESIGNED FOR THE FOLLOWING:
(a) WIND CRITERIA, IMPOSED LOADS AS PER AS1170.1 STRUCTURAL DESIGN ACTIONS PART 1 : PERMENANT, IMPOSED AND OTHER ACTIONS.
(b) MATERIAL DEAD LOADS BASED ON THE ROOF AND CEILING CONSTRUCTION AS OUTLINED ON THE ARCHITECTS DRAWINGS.
(c) SPECIFIC LOADS, HANGING DOORS AND/OR APPLIED BRACING LOADS AS NOMINATED ON THE DRAWINGS.
10.3 SHOP DRAWINGS INCLUDING TIE DOWN CONNECTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE ACCOMPANIED BY THE DESIGN CERTIFICATE PRODUCED BY THE WALL FRAME DESIGN SOFTWARE PACKAGE AND SIGNED BY A PERSON APPROPRIATELY QUALIFIED IN THE USE OF THE SOFTWARE
10.4 ALL BRACING DESIGNED AND DETAILED BY THE WALL FRAME DESIGNER SHALL BE CONSIDERED IN ADDITION TO ANY SHOWN ON THE DRAWINGS.
10.5 WALL FRAME CONNECTIONS SHALL BE DESIGNED AND CERTIFIED BY THE MANUFACTURER. WHERE THE CONNECTION IS BOLTED, THE DESIGNER SHALL CONFIRM THE MEMBERS ARE DESIGNED FOR THE RELEVANT REACTION AND COMPLY WITH THE MINIMUM EDGE DISTANCES FOR BOLTS OUTLINED IN AS1720/AS4600.
10.6 ERECTION
(a) THE WALL FRAMES SHALL BE HANDLED IN SUCH A WAY AS TO AVOID DAMAGE AND OVER STRESSING, WITH PARTICULAR CARE TO AVOID BENDING IN THE LATERAL DIRECTION.
(b) WALL FRAMES ARE TO BE ERECTED TO THE LAYOUT AND SET OUT ON THE DRAWINGS.
(c) TEMPORARY BRACING SHALL BE PROVIDED DURING ERECTION TO HOLD WALL FRAMES PLUMB AND STABLE AND SHALL NOT BE REMOVED UNTIL PERMANENT BRACING AND THE ROOF STRUCTURE HAVE BEEN ATTACHED.

COLUMN SCHEDULE

COLUMN	SIZE	BASEPLATE	BASEPLATE FIXING	CAP PLATE	CAP PLATE FIXING	NOTES
SC1	89 x 89 x 5.0 SHS	8PL ANGLE CLEAT	2M12 (8.8/S) BOLTS	3PL SEAL + 8PL CLEAT	2M12 (8.8/S) BOLTS	1,2,3,4,5.

ALL COLUMNS:
- ALL STEELWORK (INCLUDING FASTENERS) TO BE TREATED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- MACHINE CUT BRICKWORK TO SUIT COLUMNS, WHERE REQUIRED.
- COLUMNS MAY BE OFFSET FROM CENTRE OF BASEPLATE UNLESS DETAILED OTHERWISE

NOTES:
1. ABUT & FULLY WELD INTERSECTING LINTELS/STEEL BEAMS TO COLUMN FACE.
2. MANUFACTURE WINDOW FRAMES TO SUIT COLUMN.
3. FIX BASE OF COLUMN TO FLOOR MEMBER AS NOTED.
4. FIX WALL FRAMES AGAINST COLUMN VIA N° 14 TEKS @ 450 c/c MAX.
5. IF COLUMN DOES NOT ALIGN OVER EXISTING FLOOR MEMBER PROVIDE DOUBLE JOIST SIZED BLOCKING. FIX TO BLOCKING AS NOTED.

REV	BY	ISSUE / REVISION DESCRIPTION	DATE
0	LPM/SAC	ISSUED FOR CONSTRUCTION	24/02/26

DRAWN	Loc Phuoc Mai
DESIGNED	Samuel Craig
REVIEWED	Jeffery Kong
DATE	February 2026
APPROVED BY	Gervase Purich

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PROJECT No. D380231
PROJECT: LOT 1 STRATA (#99) BRISBANE STREET PERTH
SCALE: N/A
SHEET: 1 of 4
SIZE: A3
CLIENT: BEN DWYER

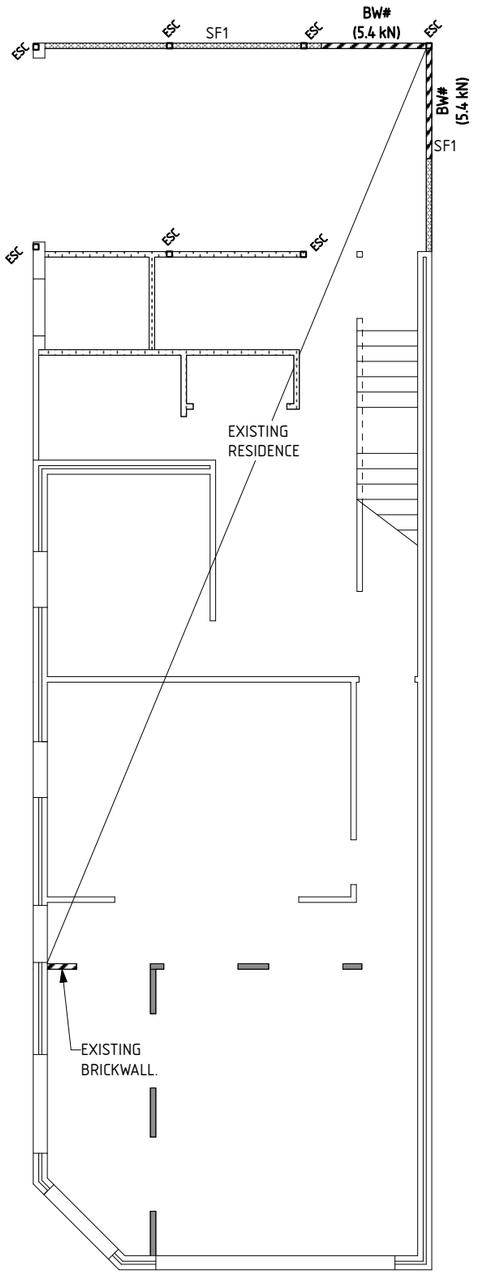
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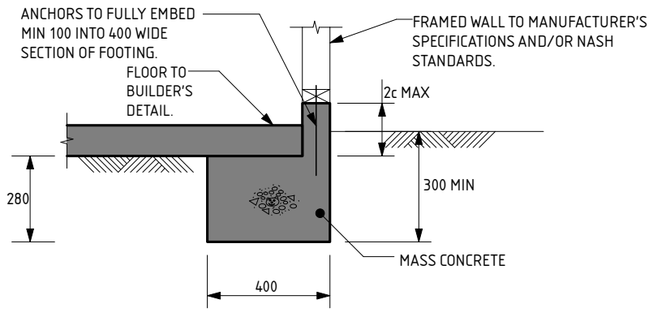
CITY OF VINCENT
RECEIVED
23 Sep 2026

LEGEND

SYMBOL	DESCRIPTION
	EXISTING STEEL FRAMED WALLS.
	NEW STEEL WALL.
	NEW STEEL NON - LOAD BEARING WALL FRAMES.
ESC	EXISTING MIN 90 SHS COLUMN.
BW#	BRACING WALLS TO THE NASH STANDARD. MINIMUM CAPACITIES AS INDICATED. CONTACT THIS OFFICE IF NOT POSSIBLE.



GROUND FLOOR AND FOOTING LAYOUT 1:100



SF1

STRIP FOOTING DETAILS

WHERE NEW STEEL WALL FRAMES ABUT EXISTING STEEL COLUMN FIX END STUD TO COLUMN VIA N° 14 SCREWS @ 450 c/c VERTICALLY.	SITE ASSESSED TO BE A CLASS 'A' SANDY SITE (OR EQUIVALENT) AS DEFINED IN AS2870 "RESIDENTIAL SLABS AND FOOTINGS". THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PREVIOUSLY ISSUED SITE CLASSIFICATION REPORT AND ASSOCIATED DETAILS.
WHERE NEW STEEL WALL FRAMES ABUT EXISTING MASONRY FIX END STUD TO MASONRY VIA M10 MEDIUM DUTY ANCHORS @ 450 c/c VERTICALLY.	WIDEN FOOTINGS & THICKENINGS TO SUIT WHERE REQUIRED.
PROP EXISTING STRUCTURE PRIOR TO REMOVING ANY SUPPORTS/WALLS. DO NOT DE-PROP UNTIL ALL RELEVANT STRUCTURAL WORKS HAVE BEEN COMPLETED.	ENSURE NO EXISTING STRUCTURES OR SERVICES ON THIS OR ADJACENT PROPERTIES WILL BE SURCHARGED OR UNDERMINED BY THESE WORKS. NO STRUCTURAL ALLOWANCES, OTHER THAN THOSE SPECIFICALLY SHOWN, HAVE BEEN MADE FOR POOLS, SOAKWELLS, RETAINING WALLS, DRAINAGE PIPES OR THE LIKE. IF UNSURE, CONTACT THE STRUCTURAL ENGINEER FOR PROPER ADVICE PRIOR TO PROCEEDING.
BUILDER'S NOTE: LOCATE SOAKWELLS 1200mm OR THE DEPTH OF THE SOAKWELL, WHICHEVER IS GREATER, AWAY FROM THE HOUSE FOOTINGS. IF THIS CANNOT BE ACHIEVED, CONTACT THIS OFFICE.	

REV	BY	ISSUE / REVISION DESCRIPTION	DATE
0	LPM/SAC	ISSUED FOR CONSTRUCTION	24/02/26

DRAWN	Loc Phuoc Mai
DESIGNED	Samuel Craig
REVIEWED	Jeffery Kong
DATE	February 2026
APPROVED BY Gervase Purich	

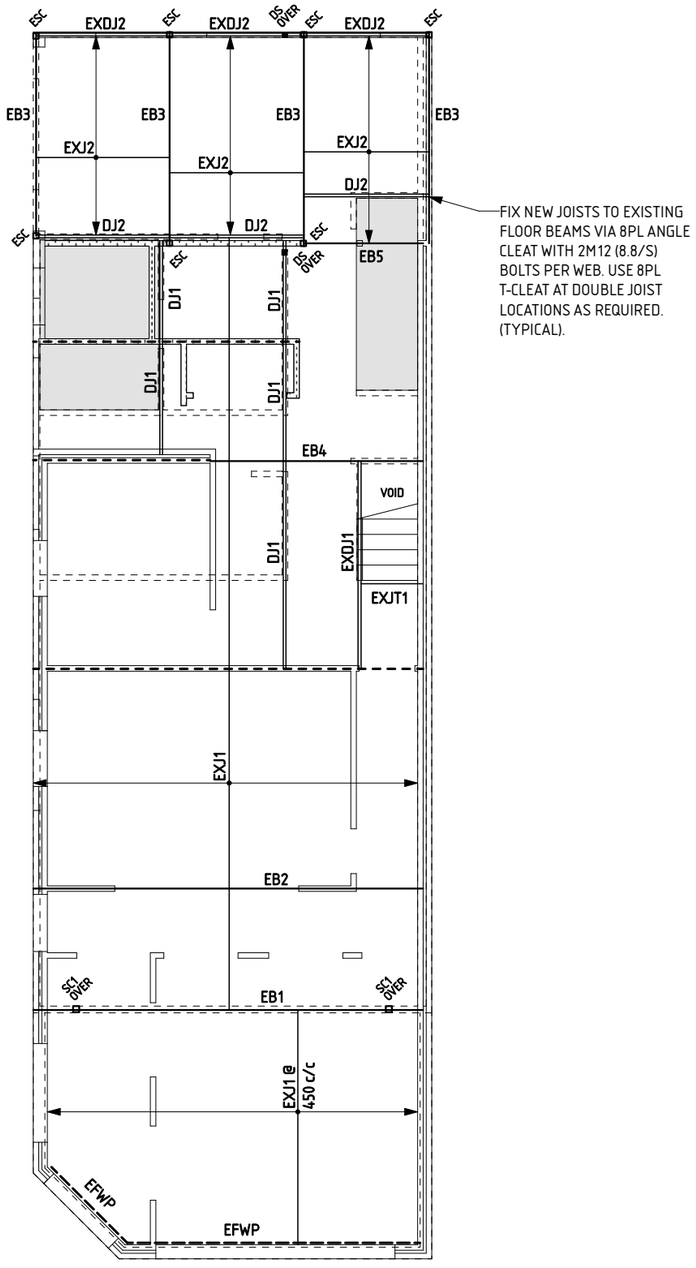
STRUCterre consulting
Zemla Pty. Ltd. (ABN: 71 349 772 837) ATF the Young Purich and Higham Unit Trust trading as Structerre Consulting Engineers
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PROJECT No.	D380231
PROJECT	LOT 1 STRATA (#99) BRISBANE STREET PERTH
SCALE	1:100, 1:20
CLIENT	BEN DWYER
SHEET	2 of 4
SIZE	A3

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FLOOR MEMBER SCHEDULE

EB1	ASSUMED EXISTING 310 UB 40
EB2	ASSUMED EXISTING FLOOR BEAM (ASSUMED 200 UB 18 CONTINUOUS) BUILDER TO REVEAL AND REPORT TO THIS OFFICE MEMBER SIZE AND TYPE.
EB3	EXISTING 150 x 50 RHS. BUILDER TO REVEAL AND REPORT BACK TO THIS OFFICE MEMBER IS MINIMUM 4mm THICK.
EB4	ASSUMED EXISTING FLOOR BEAM (ASSUMED 200 UB 18) BUILDER TO REVEAL AND REPORT TO THIS OFFICE MEMBER SIZE AND TYPE.
EB5	ASSUMED EXISTING FLOOR BEAM (ASSUMED 200 UB 18) BUILDER TO REVEAL AND REPORT TO THIS OFFICE MEMBER SIZE AND TYPE.
EXJ1	EXISTING C200.15 FLOOR JOISTS @ 600 c/c MAX MIN 2 SPAN CONTINUOUS (4800 MAX SPAN)
EXJ2	MIN C100.15 EXISTING JOISTS @ 450 c/c (CONTINUOUS).
EXDJ#	EXISTING DOUBLE JOISTS
EXJT1	EXISTING JOIST TRIMMER
DJ1	2Nº C200.15 FLOOR JOISTS (FIXED BACK TO BACK VIA PAIRS OF M12 (8.8/S) BOLTS @ 600 c/c MAX).
DJ2	2Nº C100.19 FLOOR JOISTS (FIXED BACK TO BACK VIA STAGGERED M12 BOLTS @ 450 c/c MAX).



FIX NEW JOISTS TO EXISTING FLOOR BEAMS VIA 8PL ANGLE CLEAT WITH 2M12 (8.8/S) BOLTS PER WEB. USE 8PL T-CLEAT AT DOUBLE JOIST LOCATIONS AS REQUIRED. (TYPICAL).

UPPER FLOOR PLAN 1:100

LEGEND

SYMBOL	DESCRIPTION
	WET AREA. DO NOT CUT OR MODIFY ANY EXISTING FLOOR MEMBER.
DS	DOUBLE STUD TO MANUFACTURER'S SPECIFICATIONS AND/OR THE NASH STANDARD.
EFWP	200 PFC. EXISTING FLOOR WALL PLATE.
	EXISTING 75 x 50 x 4.0 RHS BEARER.
	EXISTING STEEL FRAMED WALLS.
ESC	EXISTING MIN 90 SHS COLUMN.

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NOTE:
This document is suitable provided that all supporting walls are to have a minimum characteristic unconfined compressive strength for masonry unit of 8MPa in accordance with AS3700. (Walls constructed of "Thermalite" or "Fastwall", for example, are unsuitable). The builder is to confirm that this is the case, prior to commencement of construction, to enable revisions to the drawings be made, if required, at the builders expense.

BUILDER'S NOTE:
IT IS ASSUMED THE EXISTING BUILDING IS LATERALLY STABLE. SPECIFICALLY THE SUSPENDED FLOOR HAS DIAGONAL BRACES/STRUT. THE BUILDER SHALL REVEAL AND REPORT BACK TO OFFICE. ADDITIONAL REMEDIAL WORKS REVISED DRAWINGS MAY BE REQUIRED SUBJECT TO THIS CONFIRMATION.

BUILDER'S NOTE:
ENSURE ALL WALLS RUNNING PARALLEL WITH FLOOR JOISTS ARE SUPPORTED BY NEW OR EXISTING DOUBLE JOISTS.

BUILDER'S NOTE:
THIS OFFICE HAS UNDERTAKEN A LIMITED SITE INSPECTION TO CONFIRM THE EXISTING SUSPENDED FLOOR ARRANGEMENT. REFER TO REPORT S1195336. THERE WAS LIMITED ACCESS AT THE TIME (DUE TO EXISTING LININGS/CLADDING). THIS INSPECTION DID REVEAL PARTIAL NON-COMPLIANCE WITH THE ORIGINAL STRUCTURAL DRAWINGS FOR THE UPPER STOREY ADDITION BY STRUCTERRE CONSULTING GROUP (PROJECT NUMBER 33049 DATED 28/11/06). IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM AND REPORT BACK TO THIS OFFICE ANY DISCREPANCIES ON SITE AND THESE DRAWINGS.

PROP EXISTING STRUCTURE PRIOR TO REMOVING ANY SUPPORTS/WALLS. DO NOT DE-PROP UNTIL ALL RELEVANT STRUCTURAL WORKS HAVE BEEN COMPLETED.

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PROJECT No. D380231
SCALE 1:100
SHEET 3 of 4
SIZE A3

PROJECT
LOT 1 STRATA (#99) BRISBANE STREET
PERTH

CLIENT
BEN DWYER

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ROOF MEMBER SCHEDULE	
RB1	150 PFC OR 150 UB 18
R1	100 x 50 x 6.0 RHS RAFTERS @ 200 c/c OR 100 x 100 x 6.0 SHS RAFTERS @ 300 c/c
R2	MIN 90 x 45 MGP10 RAFTERS @ 600 c/c TO SUIT LINGINGS/CLADDINGS.
R3	MIN C100.15 RAFTERS @ 600 c/c.
ER1	EXISTING C100.15 RAFTERS @ 600 c/c MAX (4200 MAX SPAN).
LINTEL SCHEDULE	
L1	150 UB 14
L2	200 PFC

LEGEND	
SYMBOL	DESCRIPTION
— — —	FOR TIMBER RAFTERS PROVIDE RAFTER SIZED WALL PLATE. FIX WALL PLATE TO EVERY STUD VIA 2N°14 SCREWS OR 1M10 BOLT. FIX TIMBER RAFTERS TO TIMBER WALL PLATE VIA TRIPLE GRIP CONNECTORS OR 2N° MULTIGRIP CONNECTORS OR EQUIVALENT (REFER TO MANUFACTURER'S SPECIFICATIONS). FOR STEEL RAFTERS PROVIDE C100.15 WALL PLATE. FIX STEEL RAFTERS TO STEEL WALL PLATE VIA 1.6mm THICK GENERAL PURPOSE BRACKET WITH 2M12 BOLTS PER LEG. FIX STEEL WALL PLATE TO EACH STUD VIA 1M10 BOLT OR 2N° 14 SCREWS.
BW#	BRACING WALLS TO THE NASH STANDARD. MINIMUM CAPACITIES AS INDICATED. CONTACT THIS OFFICE IF NOT POSSIBLE.
DS	DOUBLE STUD TO MANUFACTURER'S SPECIFICATIONS AND/OR THE NASH STANDARD.

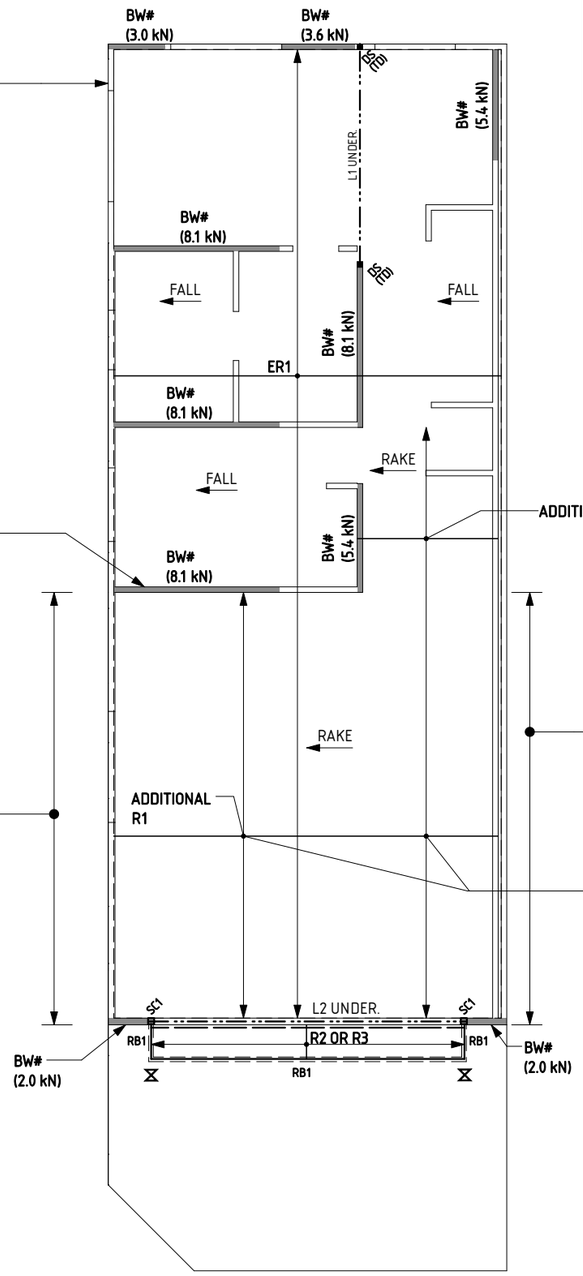
BUILDER TO REVEAL AND CONFIRM EXISTING STEEL FRAMED WALLS CONFORM TO THE NASH STANDARDS AND ARE SUITABLE FOR THE NEW ROOF LOADS (INCLUDING TIEDOWN FIXINGS) (TYPICAL).

ALL NEW FRAMED WALLS TO BE STEEL FRAMED. STEEL FRAMED WALLS TO MANUFACTURER'S SPECIFICATIONS AND/OR AS PER THE NASH STANDARD (TYPICAL).

FIX NEW (ADDITIONAL) RAFTERS TO EXISTING STEEL TOP PLATE VIA TRIP-L-GRIP CONNECTORS (USING N° 12 SCREWS). BUILDER TO CONFIRM EXISTING STEEL TOP PLATE HAS MINIMUM 0.5mm BASE METAL THICKNESS.

FIX NEW (ADDITIONAL) RAFTERS TO EXISTING STEEL TOP PLATE VIA TRIP-L-GRIP CONNECTORS (USING N° 12 SCREWS). BUILDER TO CONFIRM EXISTING WALL PLATE HAS MINIMUM 0.5mm BASE METAL THICKNESS.

RE-INSTALL ANY EXISTING RAFTER BRIDGING TO SUIT EXISTING C100.15 RAFTERS.



ROOF PLAN 1:100

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WIND CLASSIFICATION:	N1
ROOF COVER:	METAL

IT IS THE RESPONSIBILITY OF THE BUILDER TO INFORM THE OWNER OF THE IMPORTANCE OF MAINTAINING EXTERNAL STRUCTURAL TIMBERS BY WAY OF PAINTING OR SIMILAR PROTECTION.

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DESIGNED	Samuel Craig
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PROJECT No.	D380231
SCALE	1:100
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PROJECT	LOT 1 STRATA (#99) BRISBANE STREET PERTH
CLIENT	BEN DWYER

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HERITAGE IMPACT ASSESSMENT

99 Brisbane Street, Perth WA 6000

Proposed First Floor Addition (Bedroom) above Existing Garage, Southern Elevation

Prepared in support of an amendment to development approval **DA No. 5.2023.387.1** to the City of Vincent

Reference: City of Vincent Heritage List — Place No. 17973 ("Shop and Semi-detached Houses", 99–103 Brisbane Street) — Management Category B

Prepared for:	Benjamin Dwyer
Date:	04/08/2026

1. Introduction

1.1 Purpose and Scope

This Heritage Impact Assessment (HIA) has been prepared to accompany a development application to the City of Vincent for a proposed amendment to the existing DA No. 5.2023.387.1. The amendment is to the upper floor of the dwelling at 99 Brisbane Street, Perth. The proposal extends the dwelling's existing upper floor (added in 2009) to provide a new bedroom/study above the existing ground floor garage at the southern end of the building.

99 Brisbane Street forms part of a heritage place described in the City of Vincent's heritage records as "Shop and Semi-detached Houses" (Nos. 99–103 Brisbane Street), which is included on the City of Vincent Heritage List and assigned Management Category B under the Municipal Inventory. As the proposal involves external alterations to a listed place, a Heritage Impact Assessment is required to accompany the development application.

This assessment addresses the three key questions set out in the State Heritage Office guidance:

- How will the proposed works affect the cultural heritage significance of the place?
- What measures are proposed to avoid, minimise or mitigate any adverse impacts?
- Will the proposal result in heritage conservation benefits that might offset any adverse impacts?

2. Description of the Heritage Place

2.1 Location and Listing Status

Address:	99 Brisbane Street, Perth WA 6000 (corner of Lindsay Street)
Local government:	City of Vincent
Heritage place name:	Shop and Semi-detached Houses (Nos. 99, 101–103 Brisbane Street)
Heritage Council place no.:	17973
Statutory listing:	City of Vincent Heritage List (adopted)
Municipal Inventory grading:	Category B (adopted 21 November 2006)
State Register of Heritage Places:	Not entered
Construction date:	Circa 1900 (group constructed 1900–1906)
Original/present use:	No. 99: shop, now part of a residential dwelling; Nos. 101–103: semi-detached residences

Under the City of Vincent's heritage grading system, a Category B listing indicates a place that is very important to the heritage of the locality, for which conservation is desirable, and where any alterations or extensions should reinforce the significance of the place. It is a lower order of statutory protection than a

State-registered place, but development affecting the place is still subject to heritage assessment and City of Vincent policy.

2.2 Physical Description

The heritage place comprises a group of three contiguous dwellings: a former corner shop at No. 99 Brisbane Street, opened onto the truncated corner of Lindsay Street, and a symmetrical semi-detached pair at Nos. 101–103, arranged about a shared central chimney in the Federation Georgian style. The group is built to minimal street setbacks in brick, with corrugated metal roofing. The former shop's window frames have historically been replaced and its awning/canopy removed. The place is recorded as being of moderate to high integrity and authenticity.

Publicly available property records indicate that an extension to the dwelling was completed in 2009, and the property is currently configured as a two-bedroom, three-bathroom residence. A site photograph taken looking west along Brisbane Street confirms that a substantial part-upper-floor addition already exists toward the rear/side of the site, understood to correspond to the 2009 works. This existing addition is set back from and rises above the original single-storey parapet, and is constructed in dark (Colorbond "Monument" colourway) cladding under a simple contemporary roof form — unambiguously a later, non-original addition, clearly differentiated from the retained painted-render ground floor frontage. The ground floor frontage itself retains a painted render finish, monument-trimmed timber double-hung sash windows and a panelled front door with fanlight to Nos. 101–103, and a glazed shopfront with retained parapet and corner treatment addressing the Lindsay Street truncation at No. 99. The applicant's drawing set confirms that the ground floor enclosed garage (referred to on the plans as having a footprint of 30m²) is a discrete, non-original structure at the southern end of the site, distinct from the original 1900s building fabric.

3. Statement of Cultural Heritage Significance

The City of Vincent's heritage record for the place includes the following Statement of Significance (summarised):

The former shop and semi-detached dwelling at Nos. 99 and 101–103 Brisbane Street were constructed in the late nineteenth and early twentieth centuries in the vernacular styles of the Late Colonial period. As a group, the place is valued for demonstrating the modest, unsophisticated character of urban development in this part of Perth during that period, and for its long-standing contribution to the Brisbane Street streetscape.

4. Description of the Proposed Development

The proposal, documented in the architect's drawing set (Job Ref. Q95937, Revision D, 25 September 2025), is for an extension of the existing (non-original) upper floor of the dwelling at 99 Brisbane Street, adding a new bedroom/study above the existing ground floor garage at the southern end of the building. The addition extends, rather than replaces the upper floor added in 2009, continuing its roofline, materials and general character.

Key aspects of the proposal relevant to this assessment are set out below:

- Location and alignment: the addition sits directly above and within the footprint of the existing ground floor garage, built in line with the shared boundary wall with the neighbouring property (Nos. 101–103), consistent with the existing garage wall below.

- Scale: the ground floor has a structure area of 95m² plus a 30m² garage (125m² total). The existing upper floor comprises 81.84m² of structure plus 23.14m² over the garage (105m² total); the proposed upper floor addition occupies this same order of floor area over the garage, bringing the total building area to approximately 229m². The addition is a continuation of the existing upper storey rather than the introduction of a new, separate architectural element.
- Height: the drawings show an upper floor level (FL) at +3000mm and a wall plate height of +5800mm above the ground floor datum, matching the existing (2009) upper floor construction.
- Materials: new upper floor walls and roof are to be clad in Colorbond "Monument" vertical nailstrip metal cladding, matching the existing 2009 addition. The ground floor is finished in painted render (white/off-white) matching the existing heritage colour scheme.
- Windows: new upper floor windows (including to the new bedroom/study) are fixed, fire-rated glazing, with sill heights set at 1.6m above internal floor level. This addresses both the National Construction Code's fire-separation requirements for openings near a boundary (given the addition's alignment with the shared boundary wall) and the visual privacy Deemed-to-Satisfy provisions of the Residential Design Codes (R-Codes) for major openings within the relevant setback of a boundary.
- Reversibility and legibility: the addition is a contemporary, clearly differentiated intervention (dark metal cladding, simple contemporary detailing) rather than a reproduction of the original 1900s brick-and-render detailing, consistent with best-practice conservation principles for additions to heritage places. The design also incorporates an awning and finials to turrets at the new balcony/door openings — a contemporary design gesture that references, in an abstracted way, the corner-turret and parapet character typical of Federation-era corner buildings in the streetscape.

5. Heritage Impact Assessment

5.1 How Will the Proposal Affect Significance?

The principal heritage sensitivity of this proposal is the further extension of an upper storey element to a place whose recorded significance rests substantially on its single-storey, modest vernacular form and its contribution to a low-scale streetscape. Unlike a proposal introducing a second storey for the first time, this proposal extends an upper floor that already exists (constructed 2009) in the same materials, roof form and datum levels — a directly relevant precedent that reduces, but does not remove, the heritage sensitivity of further upper-floor development at this place.

The critical test remains visibility and dominance: an addition that is not visible, or only minimally visible, from the public realm (Brisbane Street and Lindsay Street) and that does not compete with or visually dominate the original street-facing roofline of No. 99 or of the adjoining Nos. 101–103 is unlikely to materially erode the place's significance. Because the addition continues the existing addition's roofline, cladding and datum rather than introducing a new architectural expression, it is likely to read as a consistent, contained continuation of an established condition rather than a new intervention — this is a positive factor.

Because the addition sits above the existing garage — confirmed to be non-original fabric — rather than replacing or building over any original 1900s fabric, the direct physical impact on original building fabric is expected to be limited.

5.2 Assessment against Key Heritage Considerations

Heritage consideration	Assessment
Streetscape visibility	The existing (2009) upper floor is already visible above the parapet in oblique views along Brisbane Street. The proposed addition continues this existing element rather than introducing a new visible mass; net change in visibility from the primary street view is expected to be limited, as confirmed by the streetscape elevation/image render.
Scale and roof form	The new roof panel is documented as matching the existing upper floor roof, and the upper floor plate height (+5800mm) and floor level (+3000mm) match the existing addition — the addition does not increase the overall building height beyond what is already established on site.
Setback	The addition is built above the existing garage and aligned with the shared boundary wall with No. 101–103, rather than being set back from it. As the boundary wall itself is not visible from the street (it is a side/rear condition), this is less critical to primary streetscape presentation.
Materials and detailing	Colorbond "Monument" nailstrip cladding matching the existing upper floor, clearly differentiated from the painted brick/render ground floor heritage frontage — consistent with the principle of honest, legible new work rather than pastiche. The ground floor render colour (white/off-white) is retained to match the existing heritage scheme.
Impact on original fabric	The addition is constructed over the existing non-original garage, not original 1900s fabric.
Fire and privacy detailing	New upper floor windows (fixed, fire-rated, 1.6m sill height) address NCC boundary fire-separation requirements and R-Codes visual privacy provisions; as fixed, unobtrusive openings, they are unlikely to introduce significant new visual bulk or activity facing the neighbouring property.
Reversibility	A lightweight, clearly contemporary metal-clad addition, consistent with the existing addition, is more readily reversible than one that closely mimics historic detailing, and is preferred under State Heritage Office guidance.

5.3 Proposed Mitigation Measures

The following measures are already reflected in the proposal, or are recommended to further minimise potential heritage impacts and should be confirmed in the final drawing set:

- The addition is located above the existing non-original garage, avoiding expansion into or above any recorded original 1900s fabric.
- The addition matches the existing 2009 upper floor's height, roof form and materials rather than introducing a new, competing architectural element or increasing overall building height.
- External materials (dark metal cladding to the upper floor; painted render to the ground floor) are clearly differentiated from the original heritage fabric while remaining visually consistent with the already-established (2009) addition.
- A streetscape render has been prepared and attached demonstrating the addition's visibility from Brisbane Street, Lindsay Street, verify that no material increase in visual dominance results.
- The current proposal is consistent with, and does not exceed, what has previously been accepted at this place.

6. Conclusion and Recommendation

99 Brisbane Street forms part of a Category B heritage place on the City of Vincent Heritage List, valued principally for its group and streetscape contribution as a modest, vernacular Late Colonial period development, and for its single-storey scale and form. An upper floor addition already exists on the site (constructed 2009), and the current proposal extends this existing, non-original upper floor above the ground floor garage at the southern end of the building, rather than introducing a new second storey to a previously single-storey building.

On the basis of the streetscape render and draft drawing set, the proposal is considered likely to result in an acceptable, limited heritage impact, because it: is sited above confirmed non-original fabric (the garage); matches the height, roof form and materials of the existing upper floor rather than adding new visible bulk; and uses a clearly contemporary, differentiated material palette consistent with sound conservation practice.

7. Sources

- Heritage Council of Western Australia, inHerit Places Database — "Shop and Semi-detached Houses", 99–103 Brisbane Street, Perth, Place No. 17973.
- City of Vincent, Local Planning Policy: Development Guidelines for Heritage Places.
- City of Vincent, Planning Information Sheet — Development on Heritage Properties.
- Heritage Council of Western Australia, "Heritage Impact Statement – A Guide."
- Publicly available real estate listing information for 99 Brisbane Street, Perth (property description and extension date).
- Architectural drawing set: "#99 Brisbane Street, Northbridge – Q95937", prepared for Benjamin Dwyer, Lot 1 Strata (#99) Brisbane Street, Perth 6000, Revision D, 25 September 2025 (Existing and Proposed Ground and Upper Floor Plans, Existing and Proposed Elevations 1–4, Site Plan).

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