

GROUND COVER
SANDY / GRASS / WEED

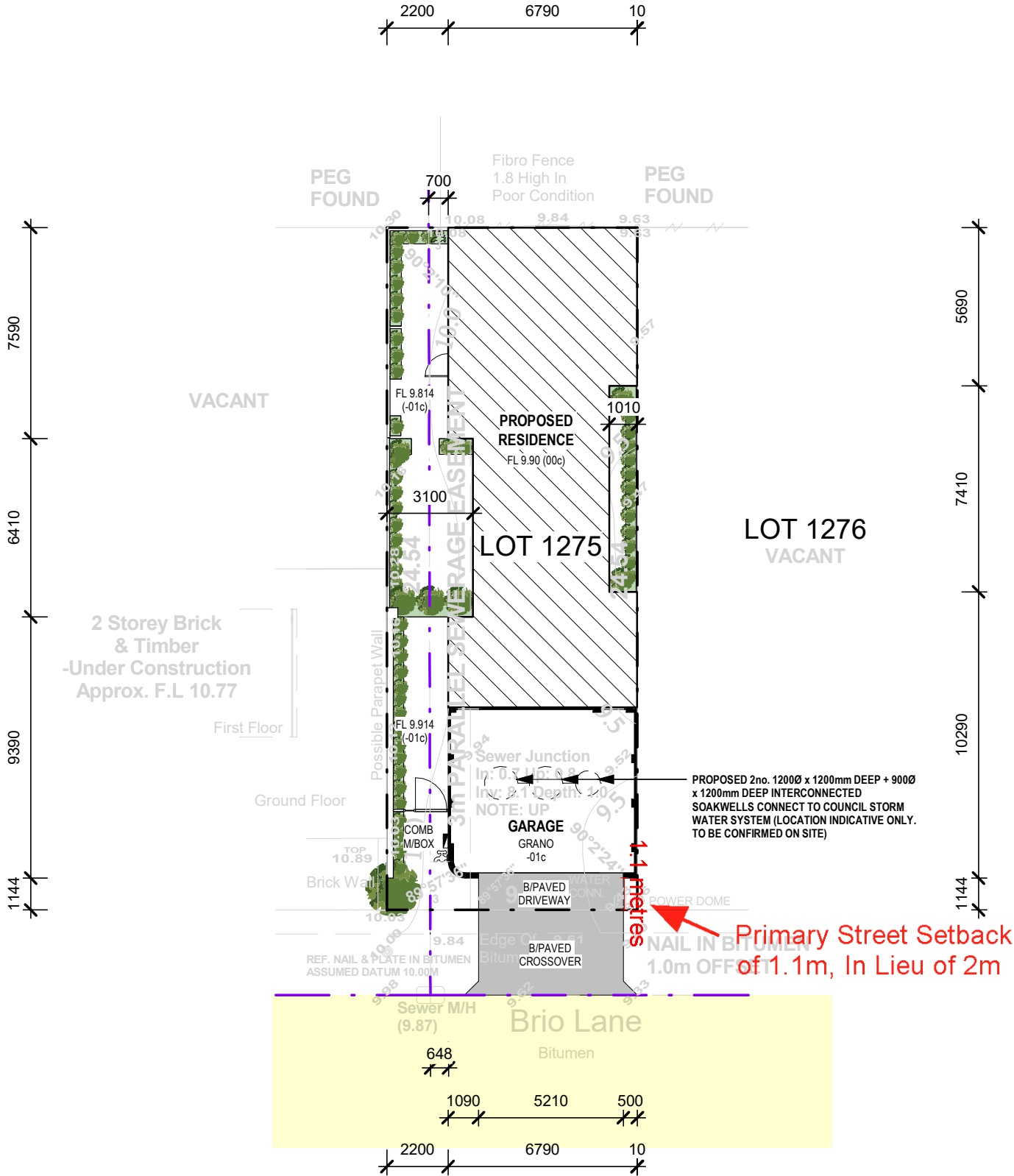
SITE COVER CALC'S (R60)
145.20m² / 221.00m² = 65.70%

NOTE:
ALL DOWNPIPES CONNECTED TO SOAKWELLS
WITH PVC STORMWATER PIPE BY BUILDER

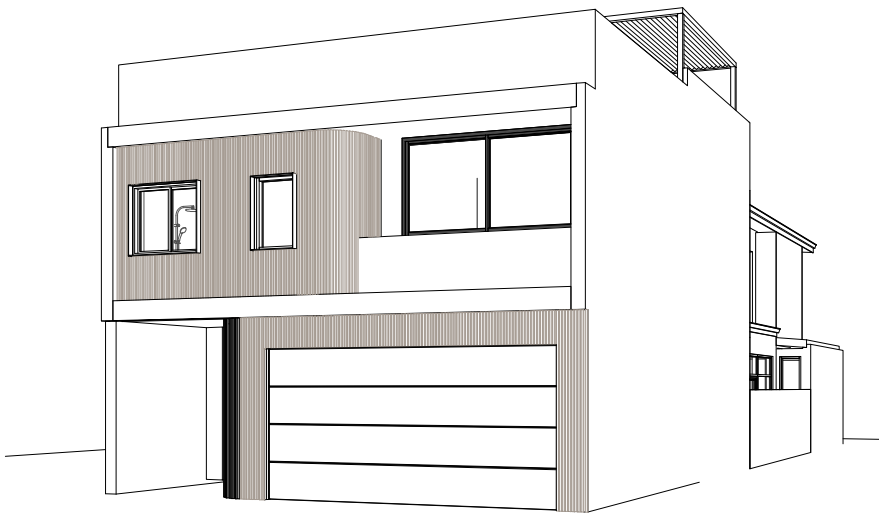
STORMWATER DISPOSAL TO COUNCIL REQUIREMENTS
SOAKWELL TO HAVE TRAFFICABLE LIDS AND ARE
POSITIONED AT THE PLUMBERS DISCRETION

GENERAL NOTES

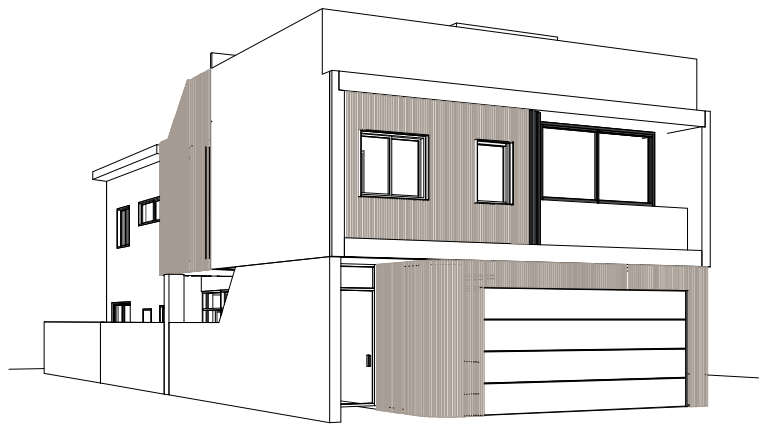
- VENTILATION IN ACCORDANCE WITH THE SEWERAGE, LIGHTING, VENTILATION, & CONSTRUCTION REGULATIONS 1971 & AS1668.
- ALL PRIMARY BUILDING ELEMENTS USED FOR THE CONSTRUCTION OF THIS BUILDING WILL BE CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1
- IT IS THE BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL STATUTORY AUTHORITY REGULATIONS AND REQUIREMENTS WHICH IN THE EVENT OF ANY DISCREPANCY SHALL TAKE PRECEDENCE OVER THESE DRAWINGS.
- BUILDER TO CHECK DRAWINGS PRIOR TO COMMENCEMENT OF ANY WORK.
- BUILDER MUST CHECK AND CONFIRM ON SITE ALL DIMENSIONS IN ACCORDANCE WITH THESE PLANS PRIOR TO ANY CONSTRUCTION WORK COMMENCING. DRAFTSPERSON ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR ANY INACCURACIES IN DIMENSIONS. DO NOT SCALE FROM DRAWINGS.
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, STRUCTURAL ENGINEERS DRAWINGS, ENERGY EFFICIENCY REPORT & ANY OTHER DOCUMENTATION FORMING PART OF THE PROJECT.
- ALL FLASHING AND DAMP-PROOF-COURSES TO BE FITTED TO NCC REQUIREMENTS, TO PREVENT RAINWATER ENTERING THE WORKS ON COMPLETION.
- ALL BUILDING & OTHER WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NATIONAL CONSTRUCTION CODE (NCC) & OTHER RELEVANT STANDARDS, REGULATIONS, BY-LAWS & LOCAL LAWS OF ALL STATUTORY AUTHORITIES.
- REFER TO GEOTECH REPORT FOR SOIL & WIND CLASSIFICATION.
- ANY DISCREPANCIES TO BE NOTIFIED TO DRAFTSPERSON OR STRUCTURAL ENGINEER PRIOR TO WORK COMMENCING
- EXHAUST FANS FLUMED TO EXTERNAL AIR THROUGH ROOF ABOVE OR IN CEILING SPACE TO WALL VENT AS PER DRAWING. EXHAUST FLUME VENTS NOT TO BE FITTED ON FRONT ELEVATION WHEREVER POSSIBLE. FLUMED VENTS SHALL BE PROVIDED IN ACCORDANCE WITH STATUTORY AUTHORITY REQUIREMENTS.



1 SITE PLAN
1 : 200



00 PERSPECTIVE



000 PERSPECTIVE 2

CLIENT'S SIGNATURE			DRAWING TITLE	SCALE: 1 : 200	REV No. 2	DRAWING No. A000	JOB No. 25906
OWNER _____ DATE _____			SITE PLAN	SHEET SIZE: A3	CLIENT NAME JAAFAR DIFAIL		
OWNER _____ DATE _____					SITE ADDRESS LOT 1275 (#4) BRIO LANE, NORTH PERTH WA		
OWNER _____ DATE _____						DATE: 08/02/2025	
	No.	Description	Date				
	2	ISSUE FOR DEVELOPMENT APPROVAL	08/02/2025				
	1	ISSUE FOR REVIEW	06/02/2025				

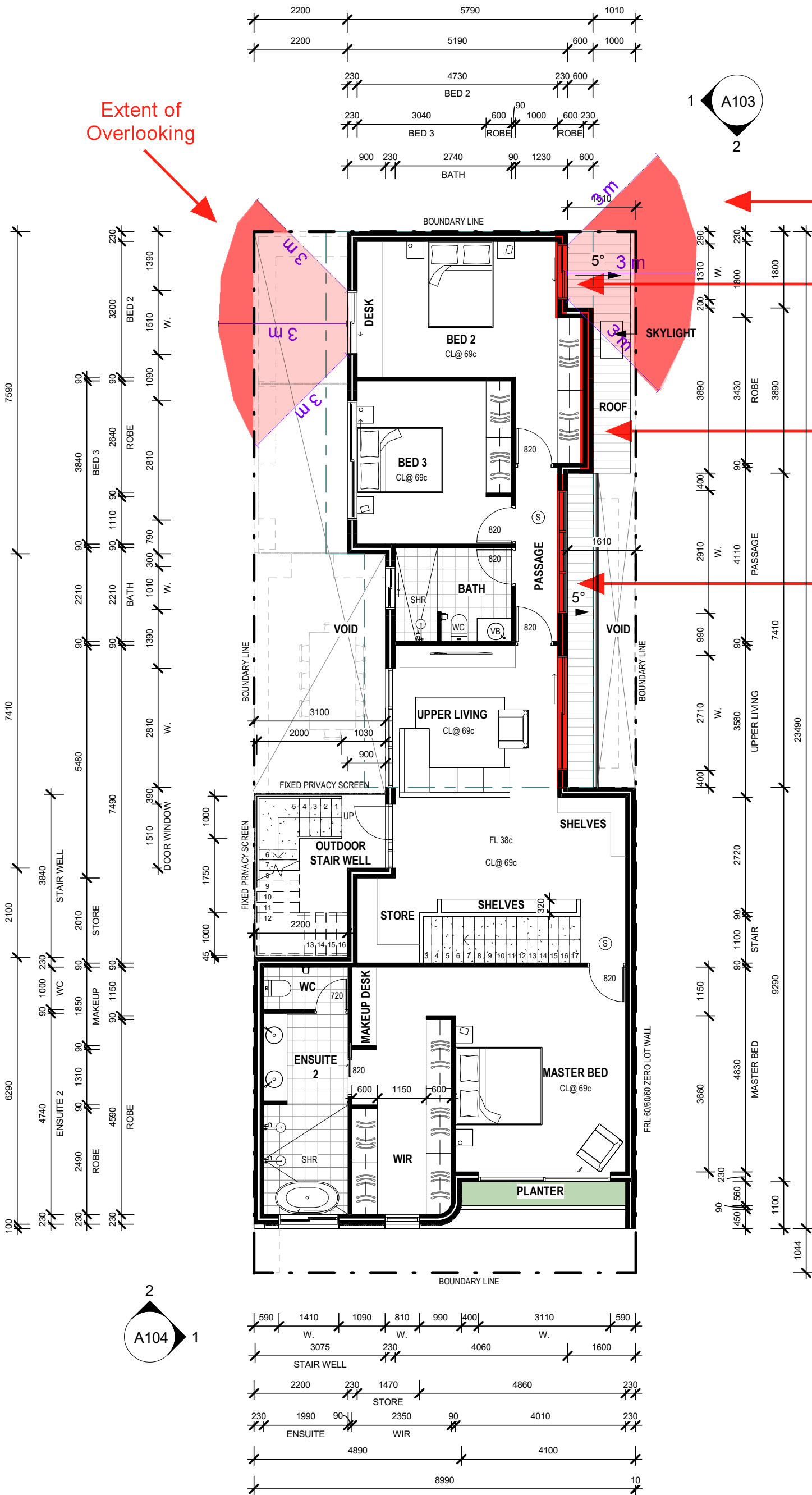
CITY OF VINCENT
RECEIVED
18 Feb 2025



CLIENT'S SIGNATURE					DRAWING TITLE	SCALE: 1 : 100	REV No. 2	DRAWING No. A100	JOB No. 25906
OWNER_____DATE_____					GROUND FLOOR PLAN	SHEET SIZE: A3	CLIENT NAME JAAFAR DIFAIL		
OWNER_____DATE_____							SITE ADDRESS LOT 1275 (#4) BRIO LANE, NORTH PERTH WA		
OWNER_____DATE_____		2	ISSUE FOR DEVELOPMENT APPROVAL	08/02/2025			DATE: 08/02/2025		
OWNER_____DATE_____		1	ISSUE FOR REVIEW	06/02/2025					
	No.	Description	Date						

FIRST FLOOR BUILDING AREA (m²)	
HOUSE	143.20
STAIR WELL	10.00
PLANTER + FEATURE	5.10
TOTAL	158.30m²

CITY OF VINCENT
RECEIVED
18 Feb 2025



CLIENT'S SIGNATURE

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

DRAWING TITLE

FIRST FLOOR PLAN

SCALE: 1 : 100

SHEET SIZE: A3



REV No. 2

DRAWING No. A101

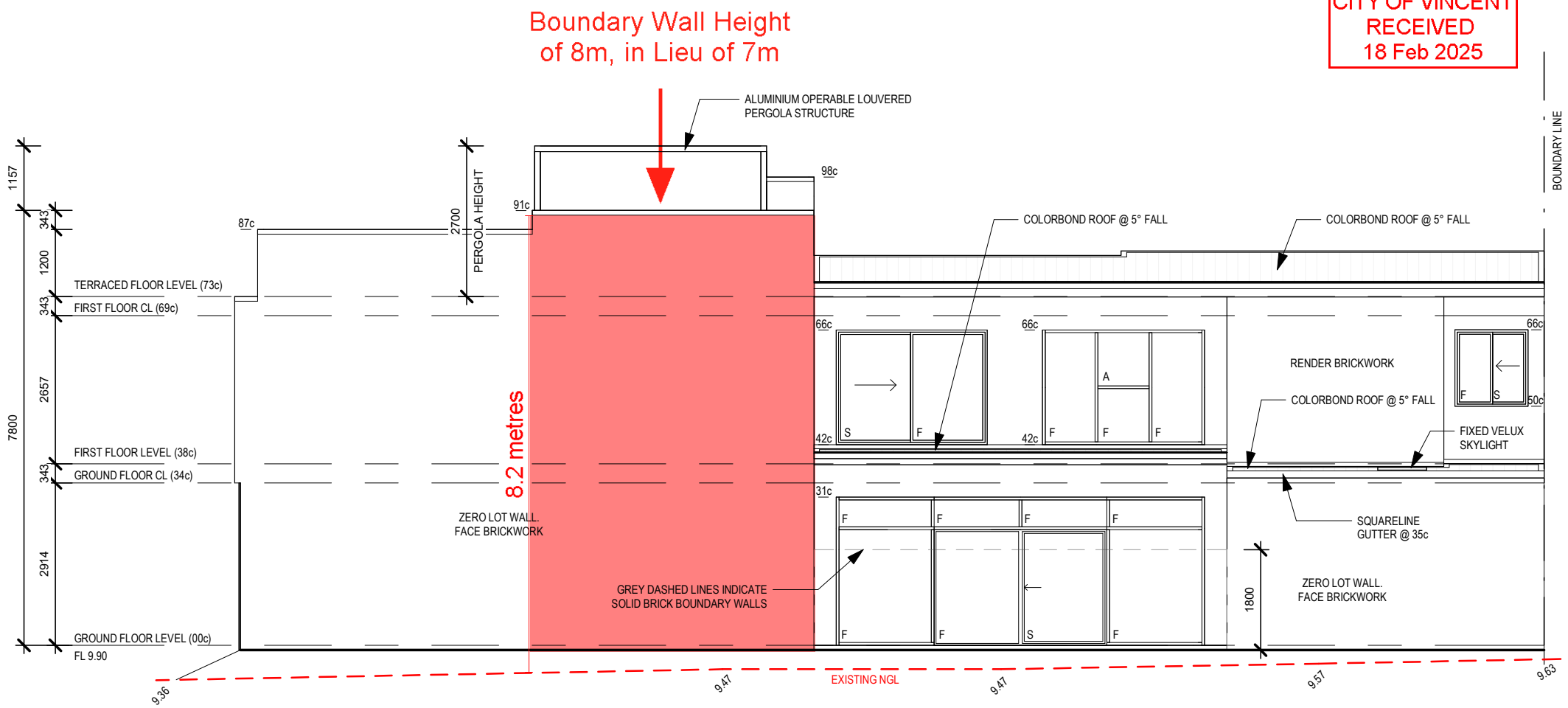
CLIENT NAME
JAAFAR DIFAIL

SITE ADDRESS
LOT 1275 (#4) BRIO LANE, NORTH PERTH WA

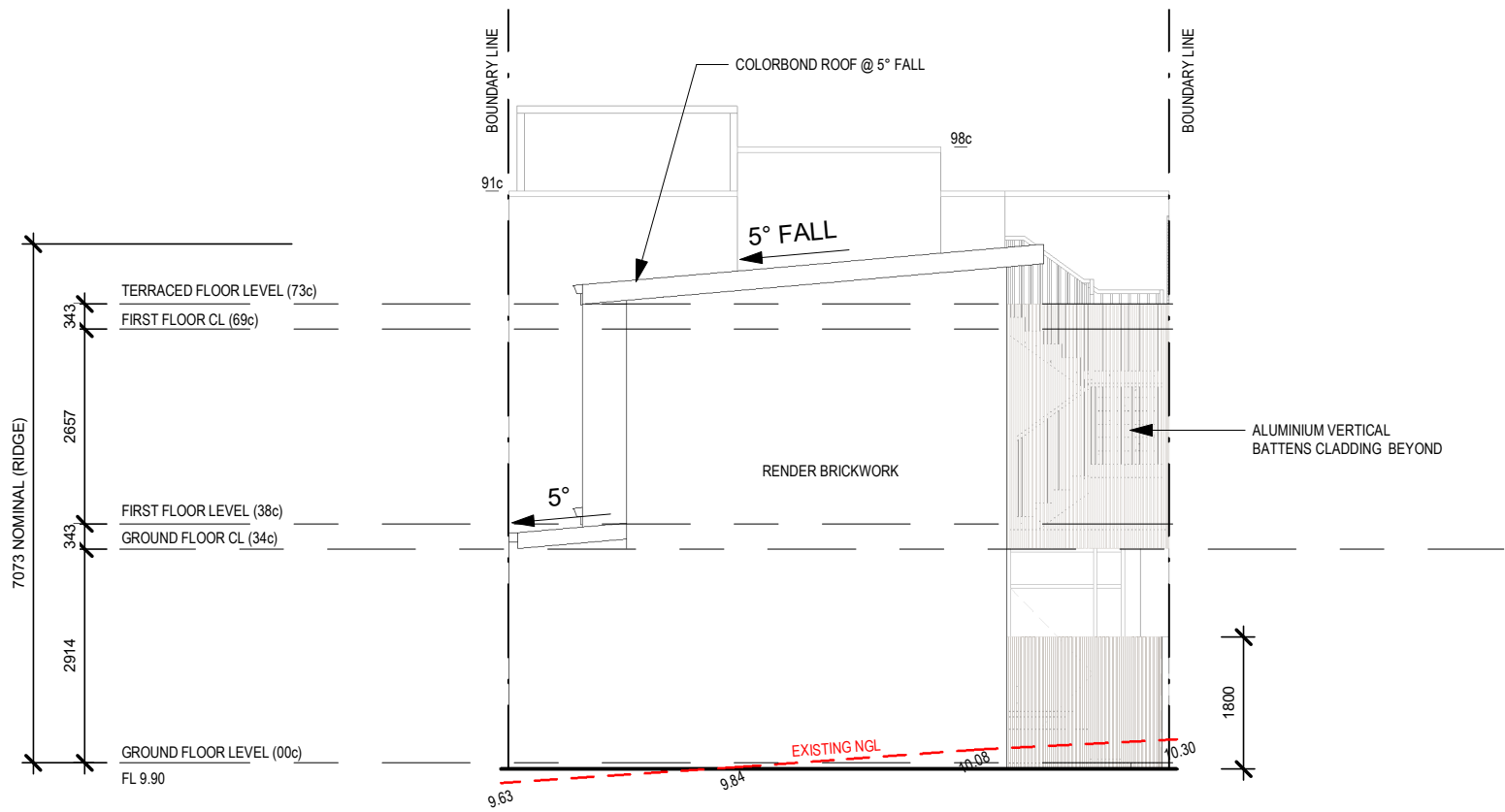
JOB No. 25906

DATE: 08/02/2025

No.	Description	Date
2	ISSUE FOR DEVELOPMENT APPROVAL	08/02/2025
1	ISSUE FOR REVIEW	06/02/2025

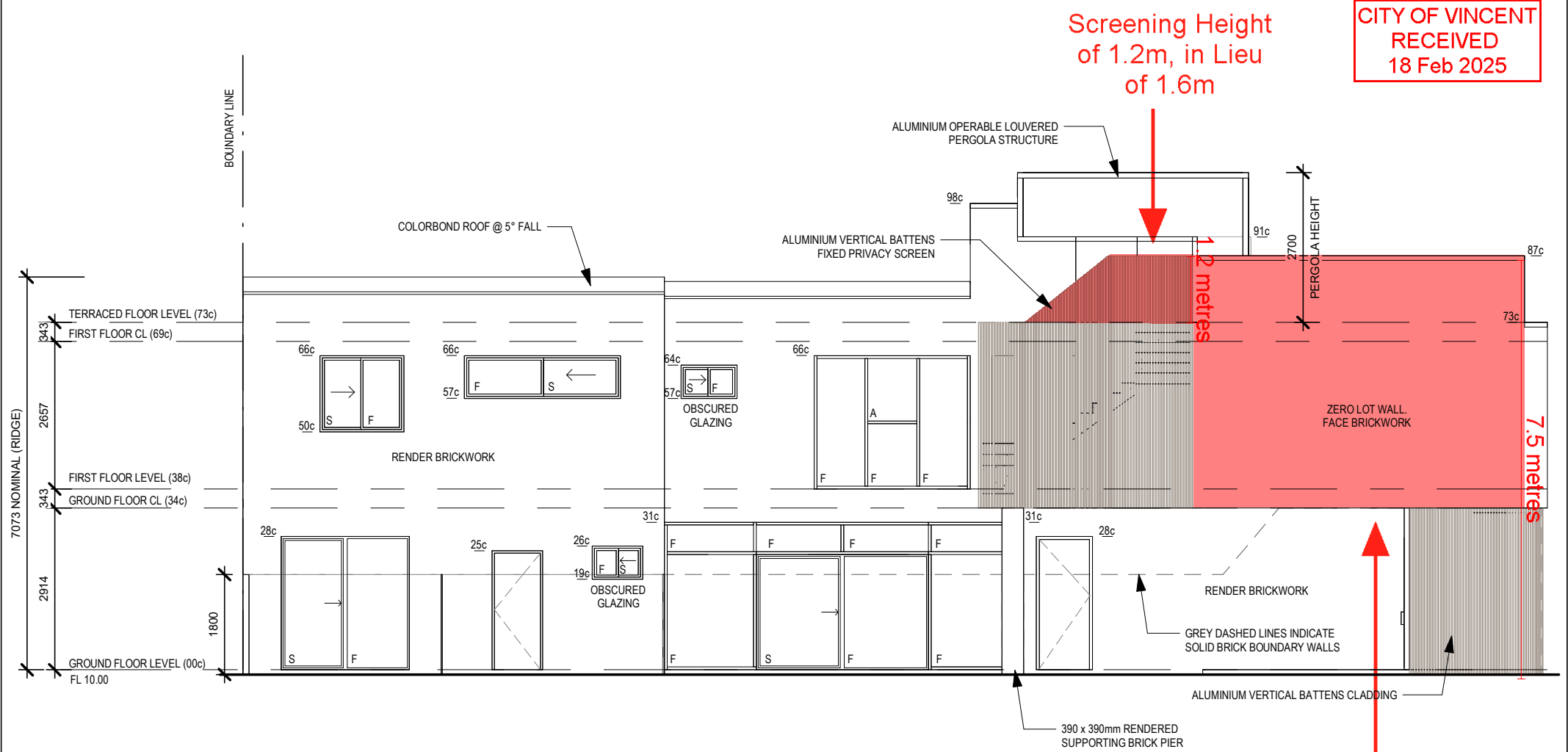


1 NORTH ELEVATION
1 : 100

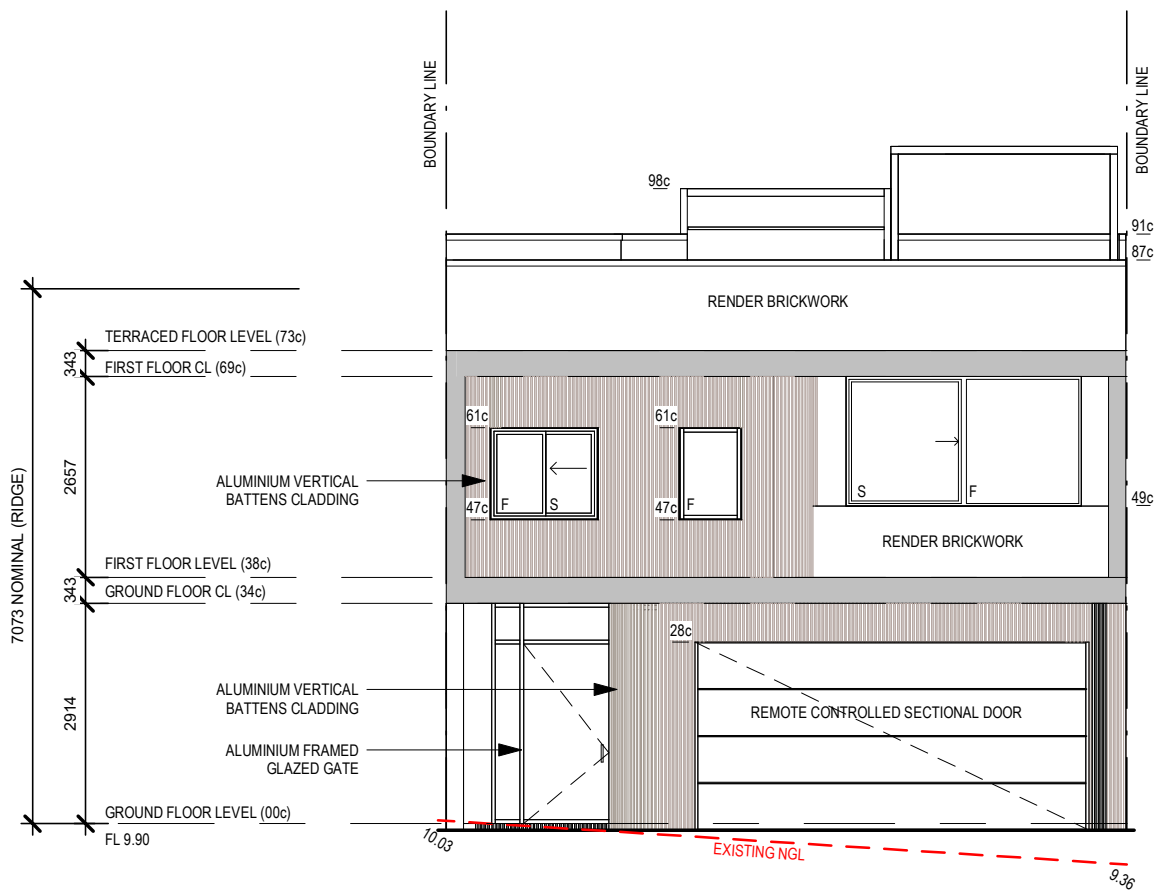


2 WEST ELEVATIONS
1 : 100

CLIENT'S SIGNATURE			DRAWING TITLE	SCALE: 1 : 100	REV No. 2	DRAWING No. A103	JOB No. 25906
OWNER _____ DATE _____			ELEVATION NORTH & WEST	SHEET SIZE: A3	CLIENT NAME JAAFAR DIFAIL		
OWNER _____ DATE _____					SITE ADDRESS LOT 1275 (#4) BRIO LANE, NORTH PERTH WA		
OWNER _____ DATE _____					DATE: 08/02/2025		
	No.	Description	Date				
	2	ISSUE FOR DEVELOPMENT APPROVAL	08/02/2025				
	1	ISSUE FOR REVIEW	06/02/2025				



1 SOUTH ELEVATIONS
1 : 100



2 EAST ELEVATIONS
1 : 100

CLIENT'S SIGNATURE			DRAWING TITLE	SCALE: 1 : 100	REV No. 2	DRAWING No. A104	JOB No. 25906
OWNER _____ DATE _____			ELEVATION SOUTH & EAST	SHEET SIZE: A3	CLIENT NAME	JAAFAR DIFAIL	
OWNER _____ DATE _____					SITE ADDRESS	LOT 1275 (#4) BRIO LANE, NORTH PERTH WA	
OWNER _____ DATE _____						DATE: 08/02/2025	
	2	ISSUE FOR DEVELOPMENT APPROVAL	08/02/2025				
	1	ISSUE FOR REVIEW	06/02/2025				
	No.	Description	Date				

108 LOFTUS

110 LOFTUS



Proposed 54.7%
Overshadowing, in
Lieu of 50%

CLIENT'S SIGNATURE			DRAWING TITLE	SCALE: 1 : 100	REV No. 1	DRAWING No. A105	JOB No. 25906
OWNER _____ DATE _____			SHADOW DIAGRAM	SHEET SIZE: A3	CLIENT NAME JAAFAR DIFAIL		
OWNER _____ DATE _____					SITE ADDRESS LOT 1275 (#4) BRIO LANE, NORTH PERTH WA		
OWNER _____ DATE _____					DATE: 08/02/2025		
	1	ISSUE FOR DEVELOPMENT APPROVAL					
	No.	Description	Date				