SERVICE INFORMATION			
AREA	ESTABLISHED		
SEWERAGE	YES	DEPTH	1.83
WATER	YES	PRELAID	R
ELECTRICAL	YES	O/H	
TELECOM	YES		
GAS	YES		
DRAFTED	DF	SURVEYOR	CF

SERVICE LEGEND

SURVEY
- DATUM
- PEG FOUND
- PEG GONE

SEWERAGE
- SEW SEWER MANHOLE
- IO INSPECTION OPENING
- IS INSPECTION SHAFT

WATER
- M WATER METER
- H HYDRANT
- F FLUSH POINT
- V STOP VALVE

ELECTRICAL
- D POWER DOME/PILLAR
- P POWER POLE
- L LAMP POST
- C CONSUMER POLE
- A STAY WIRE ANCHOR

STORMWATER
- STORMWATER MANHOLE
- GRATE
- SIDE ENTRY PIT

GAS
- G GAS METER
- S SERVICE VALVE

TELECOM
- COMMUNICATION PIT
- TMH TELSTRA MANHOLE

SEWER CONNECTION POSITION
APPROXIMATE ONLY
SEW INV. 19.23
UP. 0.00
DEPTH. 1.83

WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.

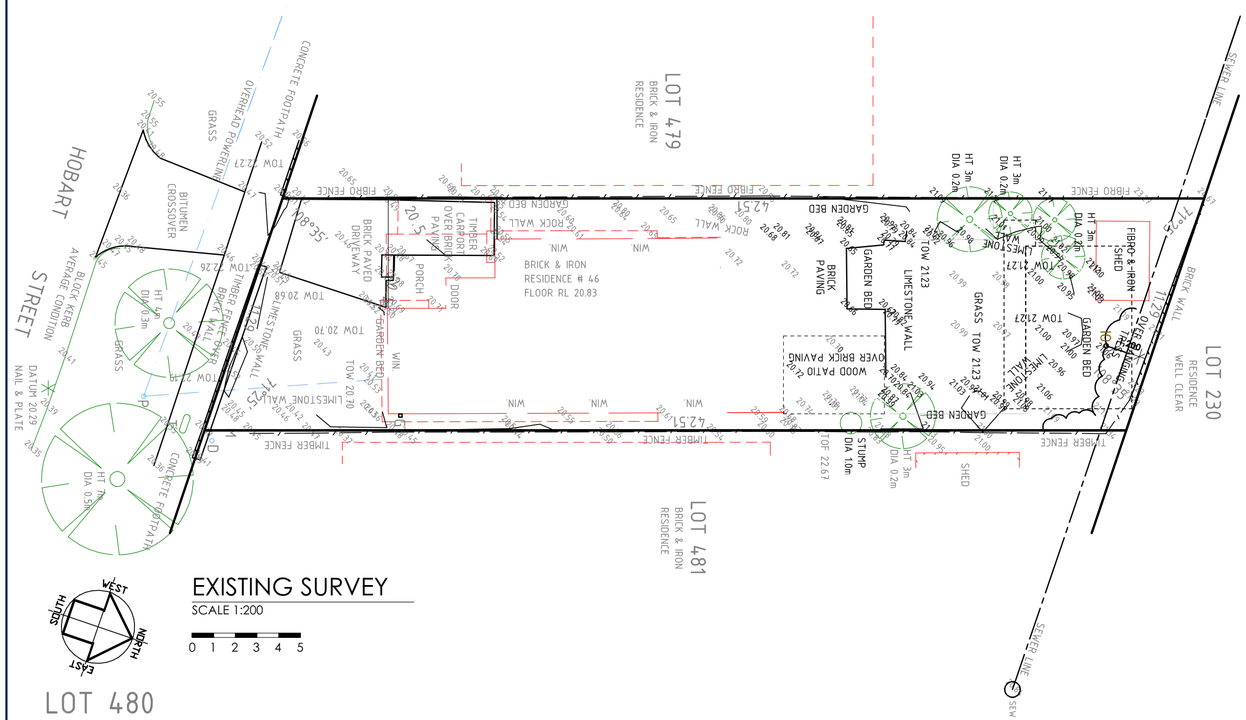
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5 Nov 2026

AREAS

TOTAL AREA (ALL STORIES)	
ALFRESCO (EXISTING)	16.70
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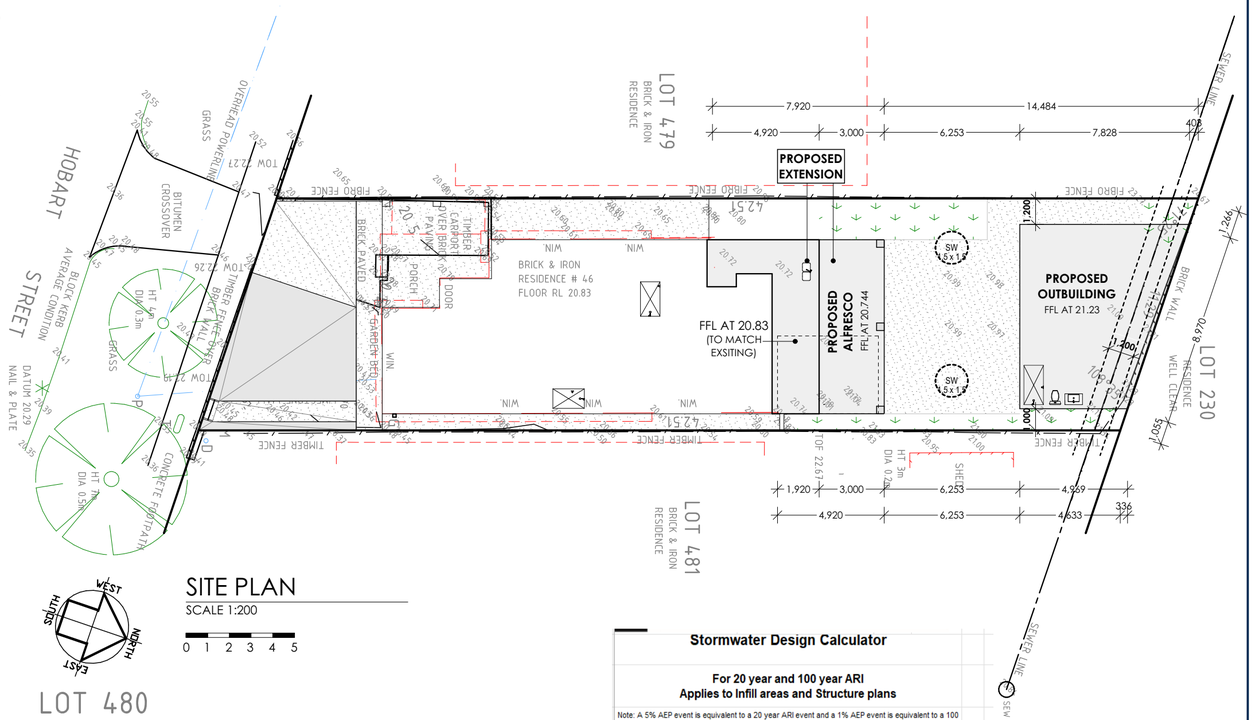
OPEN SPACE CALC'S.

SITE AREA:	454.90m²
TOTAL HOUSE AREA:	219.81m²
OPEN SPACE ACHIEVED:	51.68%



EXISTING SURVEY
SCALE 1:200
0 1 2 3 4 5

LOT 480
455m²



SITE PLAN
SCALE 1:200
0 1 2 3 4 5

LOT 480
455m²

Stormwater Design Calculator

For 20 year and 100 year ARI
Applies to Infill areas and Structure plans

Note: A 5% AEP event is equivalent to a 20 year ARI event and a 1% AEP event is equivalent to a 100 year ARI event

Owner's name:	RECHICHI	
Property address:	LOT 480 (# 46) HOBART STREET, NORTH PERTH	
Builder's name		
Daytime phone number		
Select design event:	1 in 20	ARI
Total lot area:	191.08	m²
Roof area (Must be connected to soakwells/pits)	79.35	m²
Paved areas (Intended for soakwell/pit connection)	65.35	m²
Soil type (select soil type)	Clayey sand	
Permission to connect to council drainage? (select yes/no)	no	
Volume required to be retained/detained	4.21	m3
Proposed soakwell/pit diameter (select size)	1500	mm
Proposed soakwell/pit depth (select size)	1500	mm
Number of soakwells/pits required	2	
Diameter of orifice of the outlet pipe to council drainage	N/A	mm
(Refer to City's standard drawing number ES-41)		
Copy and forward this spreadsheet with your drainage submission	19-May-26	

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

CLIENT:

ADDRESS:
LOT 480 (#46) HOBART STREET, NORTH PERTH

PLAN:	C/T:	AUTHORITY:
P2434	1976/398	CITY OF VINCENT

JOB REFERENCE:
TSA3774 - FS

H. Grid : LOCAL	Local level :	A.H.D. value SEWER M/H	Distance
V. Datum : AHD	A.H.D. level : 20.24	derived from : 4283	from Datum : 46.59m

VERSION	DATE	DESCRIPTION	APPROVED BY

IMPORTANT NOTES:
1. The information on this drawing is current at the date of survey.
2. All services are to be confirmed with relevant authorities. This include without limitation; Sewerage / Water / Drainage / Electrical / Gas & Communications
3. Further Limitations / Interests / Encumbrances / Notifications may be listed on the Certificate of Title.
4. Original lot dimensions taken from Landgate Survey Plans.
5. Boundary Re-establishment Survey required to confirm lot boundary position and dimensions.
6. The sole purpose of this plan is for presentation to WAPC for process of application for subdivision to produce a conditional approval.
7. Final lot numbers, dimensions and areas may vary due to WAPC requirements, government authority conditions and final field survey.
8. This plan is for the purpose of application and in no way represents WAPC conditional approval.
9. TSA Surveys does not accept liability for loss or damage to any person or corporation who may rely on this plan for any purpose.
10. Permission is required from TSA Surveys for the reproduction or copying of this plan.

Scale:
1:200 at A3
0 5 7.5 10 15

client:

address:
46 HOBART STREET
NORTH PERTH.

REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE
ISSUED FOR DA	00	PP	24/06/2026
BALCONY SCREENING/ NORTH SETBACK AMENDMENTS	01	PP	04/08/2026
OUTBUILDING AMENDMENT	02	PP	11/08/2026

reference:
SURVEY/SITE PLAN

drawn by:	date drawn:
DCD	21/08/2026
sheet size: A2	scale: :200, 1:209.30

THIS PLAN SHALL REMAIN THE SOLE PROPERTY OF DCD AND MUST NOT BE GIVEN, LENT, RESOLD, HIRED OUT OR OTHERWISE DISPOSED OF OR COPIED WITHOUT THE PERMISSION IN WRITING FROM DCD.

job no: D1715
sheet no: A01

GENERAL NOTES

ALL DIMENSIONS AND AREAS TO BE CHECKED AND ANY DISCREPANCIES TO BE REPORTED TO BUILDER OR DANIEL CASSETTAI DESIGN BEFORE COMMENCEMENT OF WORKS.

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS

ALL RAINWATER DOWNPIPES TO BE CONNECTED TO SOAKWELLS. LOCATIONS ARE APPROX & POSTIONED AT PLUMBERS DISCRETION

EAVES AND LININGS TO COMPLY WITH NCC 2022 (7.5.5) REQUIREMENTS OF THE HOUSING PROVISIONS.

TERMITE MANAGEMENT TO COMPLY WITH NCC 2022 (3.4.1) REQUIREMENTS OF THE HOUSING PROVISIONS.

-PROVIDE LIFT OFF HINGES TO SANITARY COMPARTMENTS, **NCC 2022 (3.8.3.3).**

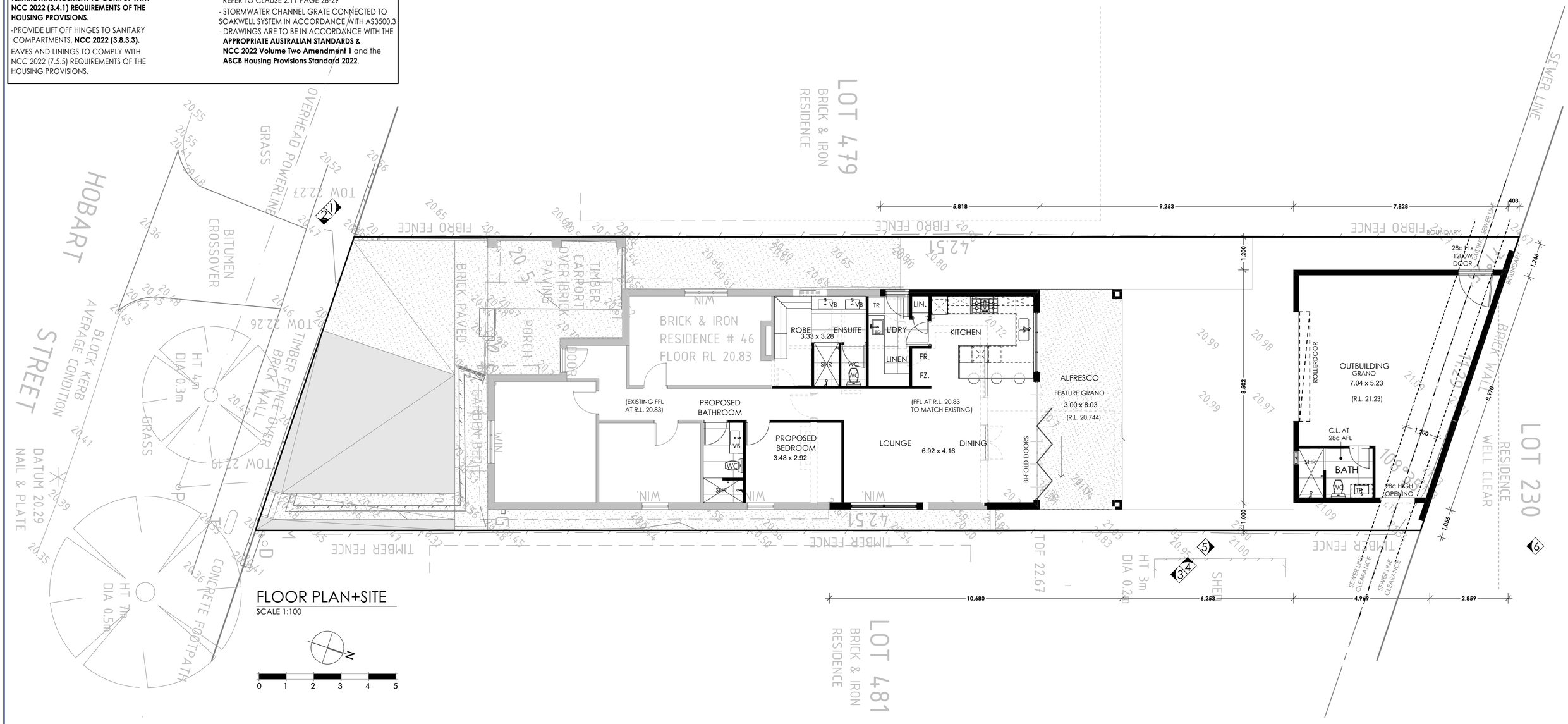
EAVES AND LININGS TO COMPLY WITH NCC 2022 (7.5.5) REQUIREMENTS OF THE HOUSING PROVISIONS.

- TIMBER ROOF FRAMING : AS1684
- TILING AND WATERPROOFING TO WET AREAS : NCC 2022 (10.2) - AS 3740 AND AS3958
- EXTERNAL WATERPROOFING : AS4654
- VENTILATION : AS1668.2
- GAS BAYONETS, WALL AND CEILING VENTS : AS/NZS 5601 & AG601
- SMOKE ALARMS : AS 3786-2014. : BE CONNECTED TO THE CONSUMER POWER MAIN : TO HAVE A STAND-BY POWER SUPPLY : LOCATION OF SMOKE ALARM DEVICES SHALL BE AS SHOWN ON PLAN.
- RESTRICTED WINDOW WINDERS: NCC 11.3.7
- BALCONY OVERFLOW AS PER AS4654.2. REFER TO CLAUSE 2.11 PAGE 26-29
- STORMWATER CHANNEL GRATE CONNECTED TO SOAKWELL SYSTEM IN ACCORDANCE WITH AS3500.3
- DRAWINGS ARE TO BE IN ACCORDANCE WITH THE **APPROPRIATE AUSTRALIAN STANDARDS & NCC 2022 Volume Two Amendment 1** and the **ABCB Housing Provisions Standard 2022**.

AREAS

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	311.88 m²

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FLOOR PLAN+SITE

SCALE 1:100

0 1 2 3 4 5

client:

address:

46 HOBART STREET
NORTH PERTH.

REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE
ISSUED FOR DA	00	PP	24/06/2026
BALCONY SCREENING/ NORTH SETBACK AMENDMENTS	01	PP	04/08/2026
OUTBUILDING AMENDMENT	02	PP	11/08/2026

reference: PROPOSED GROUND FLOOR

drawn by: DCD | date drawn: 21/08/2026
sheet size: A2 | scale: 1:100

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job no: D1715 | sheet no: A03

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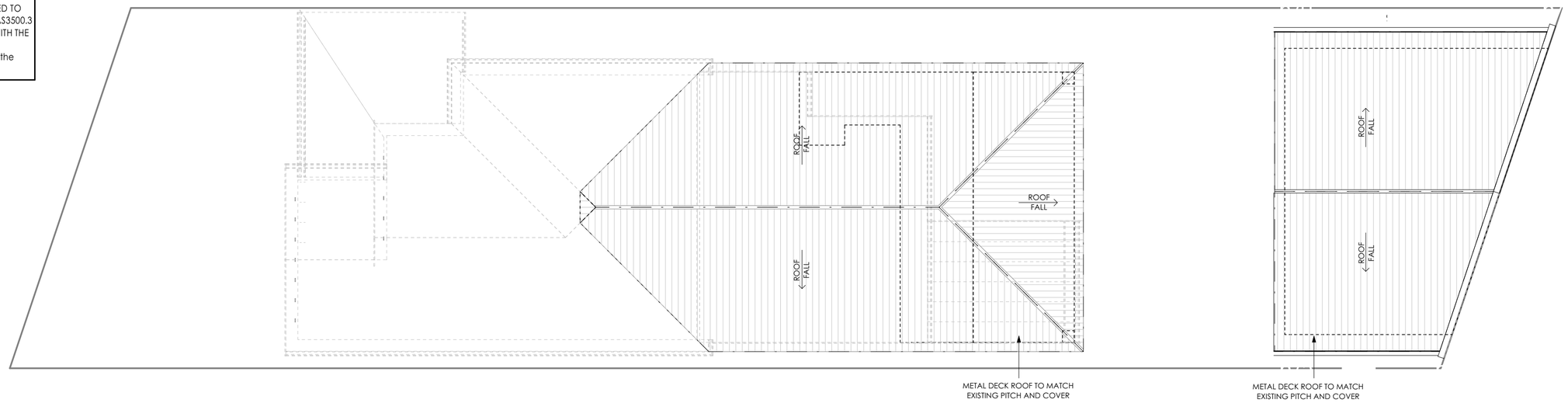
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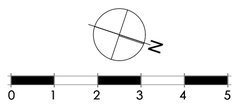
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ROOF PLAN PROPOSED

SCALE 1:100



client:

address:

46 HOBART STREET
NORTH PERTH.

REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE
ISSUED FOR DA	00	PP	24/06/2026
BALCONY SCREENING/ NORTH SETBACK AMENDMENTS	01	PP	04/08/2026
OUTBUILDING AMENDMENT	02	PP	11/08/2026

reference: PROPOSED ROOF PLAN

drawn by: DCD | date drawn: 21/08/2026
sheet size: A2 | scale: 1:100

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job no: D1715 | sheet no: A07

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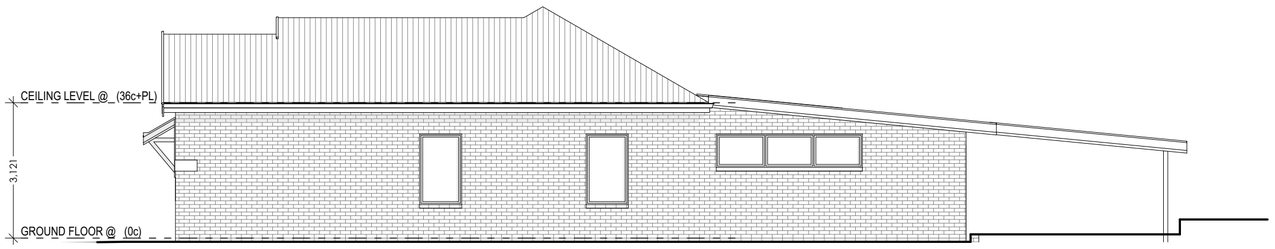
EXISTING ELEVATION 1
SCALE 1:100



EXISTING ELEVATION 2
SCALE 1:100



EXISTING ELEVATION 3
SCALE 1:100



EXISTING ELEVATION 4
SCALE 1:100



EXISTING SCREEN WALL ELEVATION
SCALE 1:100

client:

address:

46 HOBART STREET
NORTH PERTH.

REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE
ISSUED FOR DA	00	PP	24/06/2026
BALCONY SCREENING/ NORTH SETBACK AMENDMENTS	01	PP	04/08/2026
OUTBUILDING AMENDMENT	02	PP	11/08/2026

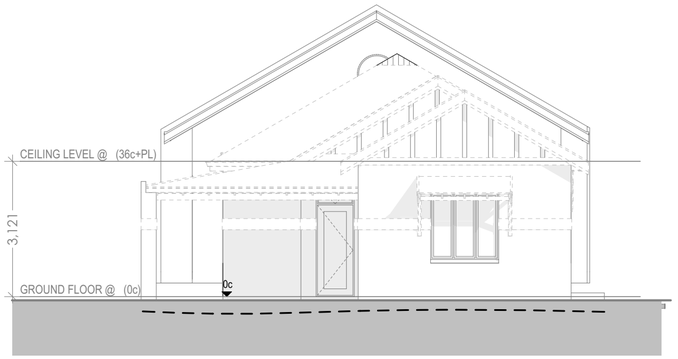
reference: EXISTING ELEVATIONS

drawn by: DCD
date drawn: 21/08/2026
sheet size: A2
scale: 1:100

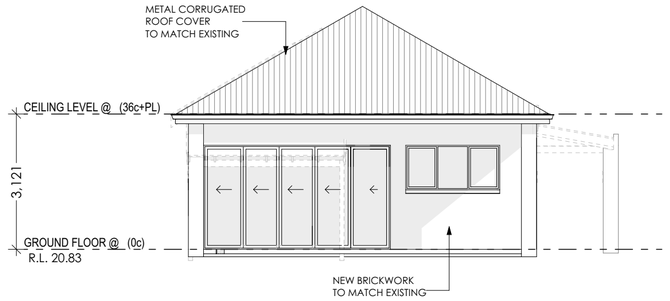
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job no: D1715
sheet no: A04

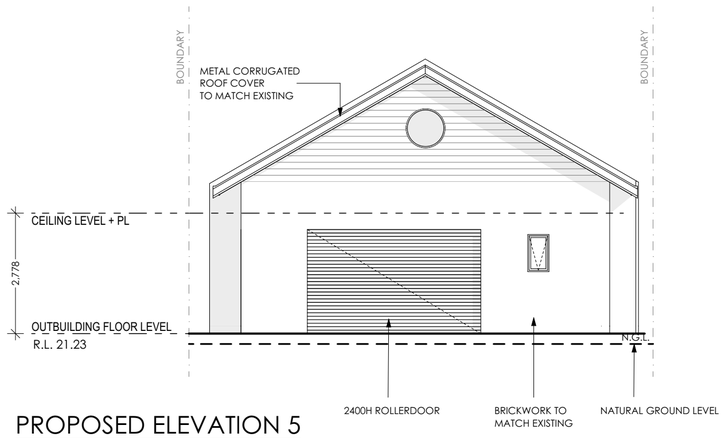
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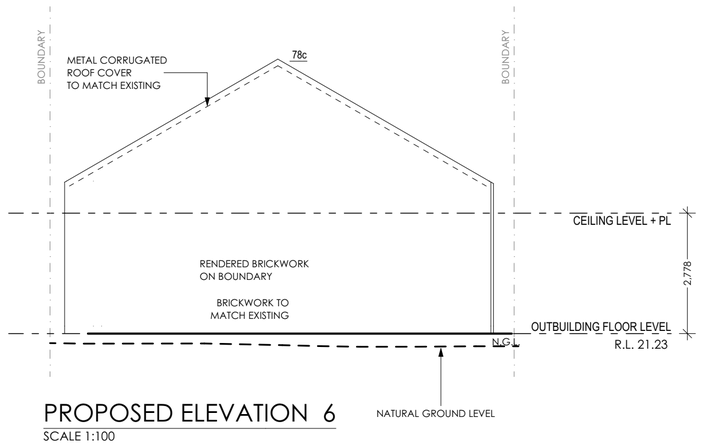
PROPOSED ELEVATION 1
SCALE 1:100



PROPOSED ELEVATION 3
SCALE 1:100



PROPOSED ELEVATION 5
SCALE 1:100



PROPOSED ELEVATION 6
SCALE 1:100

client:

address:

46 HOBART STREET
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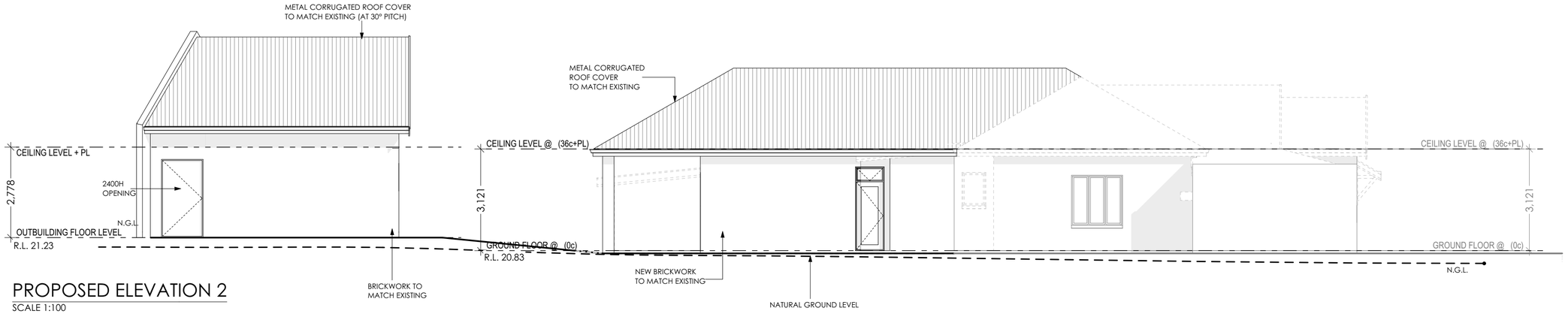
reference: PROPOSED ELEVATIONS 1

drawn by: DCD
date drawn: 21/08/2026
sheet size: A2
scale: 1:100

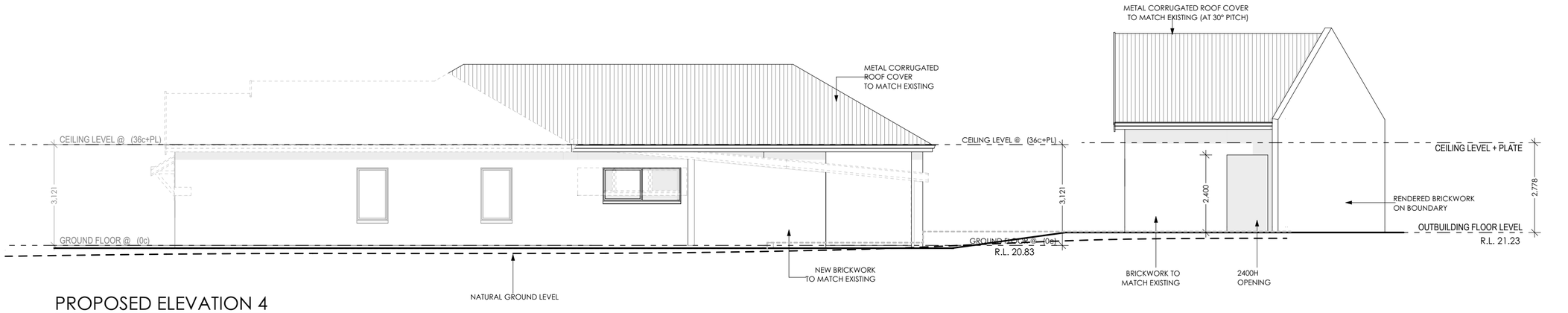
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job no: D1715
sheet no: A05

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PROPOSED ELEVATION 2
SCALE 1:100



PROPOSED ELEVATION 4
SCALE 1:100

client:

address:

46 HOBART STREET
NORTH PERTH.

REVISION DESCRIPTION	REV. NO.	DRAWN	REV. DATE
ISSUED FOR DA	00	PP	24/06/2026
BALCONY SCREENING/ NORTH SETBACK AMENDMENTS	01	PP	04/08/2026
OUTBUILDING AMENDMENT	02	PP	11/08/2026

reference: PROPOSED ELEVATIONS 2

drawn by: DCD
date drawn: 21/08/2026
sheet size: A2
scale: 1:100

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job no: D1715
sheet no: A06