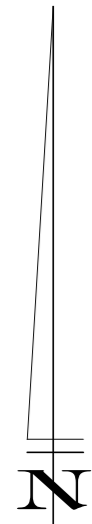


City of Stirling
17 Mar 2026
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SCALE 1:150 AT A2
0 8



87-89 Guthrie Street, Osborne Park Western Australia
Ph : (08) 9446 7361 perth@cottage.com.au
www.cottage.com.au

ADDITIONAL SHEETS

SHEET SHEETS
2 OF 2

VERSION NUMBER
1

SURVEY-STRATA PLAN
89396

SC DRAFTING

ABN: 48 365 708 393

FEATURE SURVEY

DRAWN: S.C **SURVEYOR:** L.W.

EMAIL: scdraftingdesign@gmail.com

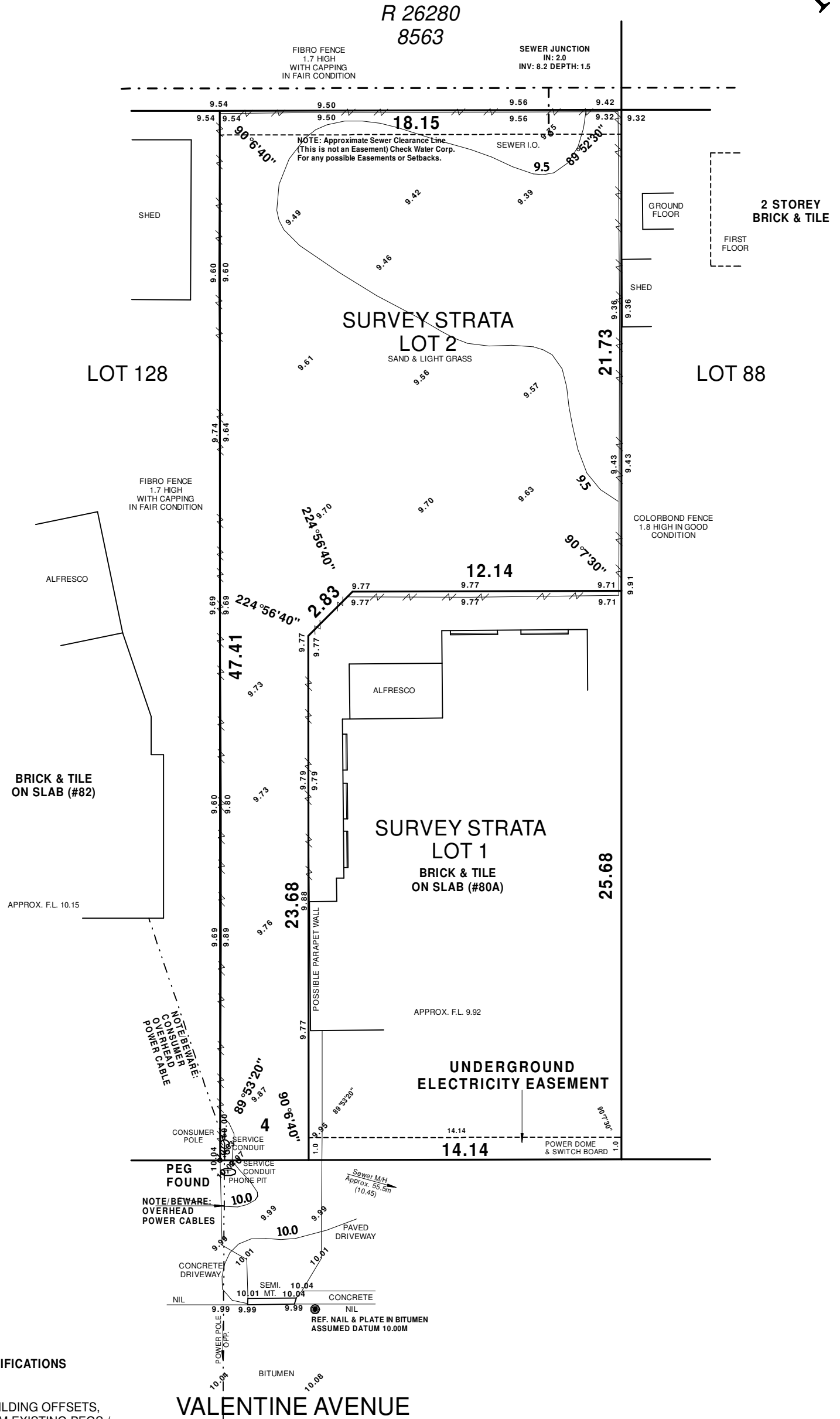
JOB DETAILS

JOB #	3661S
CLIENT	JAAFAR DIFALL
SURVEY STRATA LOT	2
STREET	(#80) VALENTINE AVENUE
SUBURB	DIANELLA
LOCAL AUTH.	CITY OF STIRLING
SURVEY STRATA PLAN	89396
VOL./FOLIO	4085/564
LOCATION	
MAP REF	249-C/1
DATE	28/03/26
MISCLOSE	0.006m
AREA	499m ²
COASTAL	NO
SERVICES	
ELEC.	U/GROUND & O/HEAD
WATER	YES
SEWER	YES
GAS	YES (CHECK ALINTA)
PHONE	YES
F'PATH	NIL
ROAD	BITUMEN
KERB	SEMI. MT.
DRAINAGE	GOOD
SOIL	SAND

WHITEHURST SURVEYS

A.B.N 95 726 454 206
 P.O. BOX 3036 LESMURDIE W.A. 6076
 E-MAIL info@whitehurstsurveys.com.au
 MOBILE 0409 492 963

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31 March 2026
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NOTE:
ADVISE TRADES: OVERHEAD POWER LINES

NOTE:
PLEASE CHECK TITLE FOR EASEMENTS AND NOTIFICATIONS

NOTE:
DUE TO LACK OF SURVEY MARKS / PEGS, ALL BUILDING OFFSETS, DIMENSIONS & FEATURES ARE POSITIONED FROM EXISTING PEGS / FENCES / WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WITH A REPEG CERTIFICATE.

NOTE:
ALL SEWER DETAILS PLOTTED FROM WATER CORP. INFORMATION

NOTE:
SC DRAFTING ACCEPTS NO RESPONSIBILITY FOR ANY ON SITE PHYSICAL CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

SCALE 1:200@A3



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SOAKWELL CALC.

TYPE	1800x1200mm DEEP (3.05m ² EA)
QUANTITY	2No.
TOTAL CAPACITY	6.10m³
ROOF AREA	280.0 m ²
IMPERVIOUS AREA	136.00m ²
TOTAL AREA	416.00m ²
CAPACITY REQUIRED m ³ (AREA x 0.0125)	5.2m³

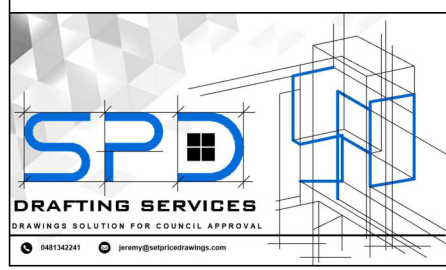
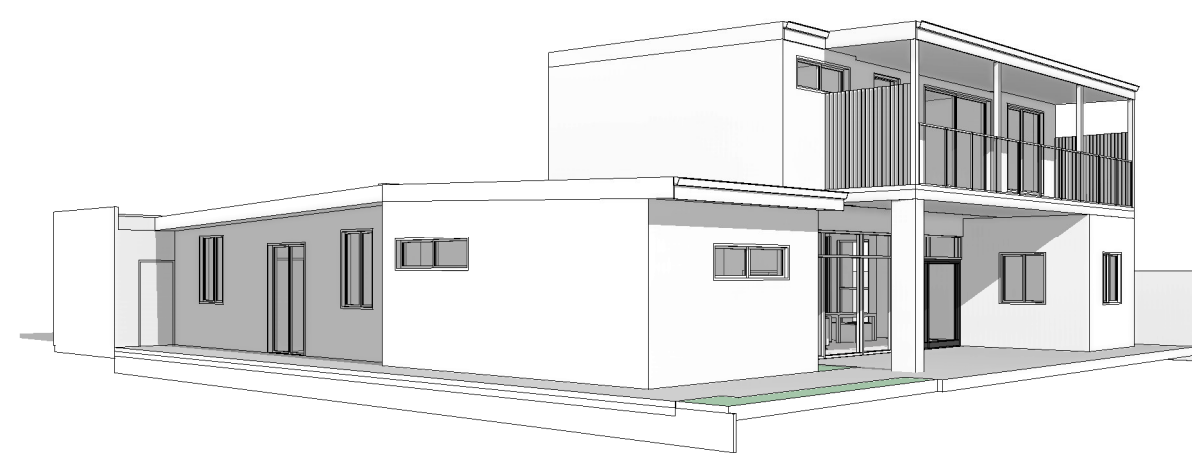
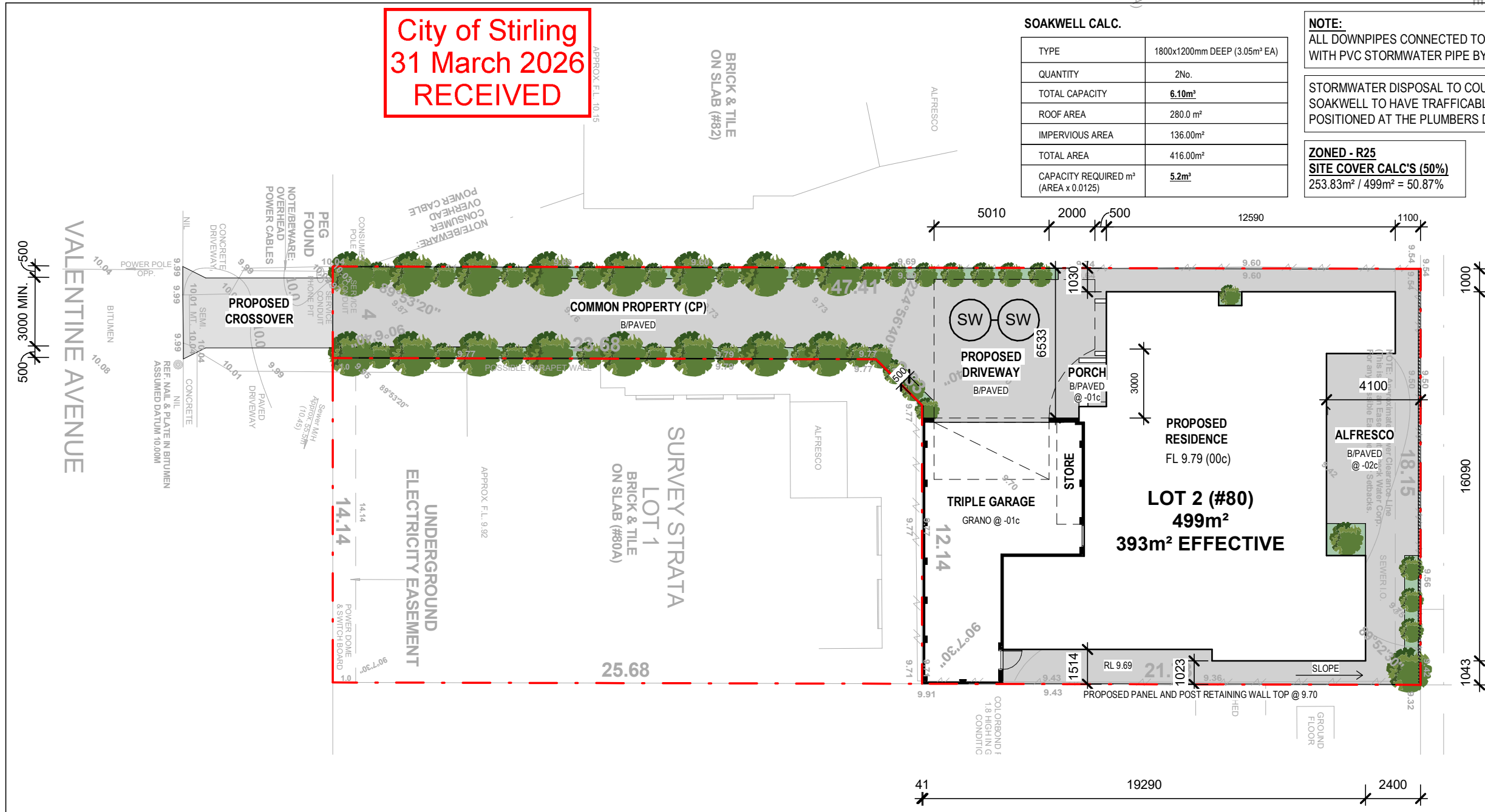
NOTE:
ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE BY BUILDER

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

**ZONED - R25
SITE COVER CALC'S (50%)
253.83m² / 499m² = 50.87%**

SITE AREA (m²)	499 (393.00 EFFECTIVE)
GRANO	AREA
GARAGE + STORAGE	58.00
PAVING	AREA
PORCH + PATH + DRIVEWAY + ALFRESCO (EXCLUDING CP)	136.00
TOTAL ROOF AREA = 280.00m	

- 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.



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3	REVISED DRAWINGS FOR DEVELOPMENT APPLICATION	31/03/2026
2	ISSUE FOR DEVELOPMENT APPLICATION	06/03/2026
1	ISSUE FOR CLIENT'S APPROVAL	17/12/2025
REV.	DESCRIPTION	DATE

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DRAWING TITLE
SITE PLAN

SCALE: 1 : 200
SHEET SIZE: A3

CLIENT / OWNER SIGNATURE

NAME: _____ SIGNATURE: _____ DATE: _____

NAME: _____ SIGNATURE: _____ DATE: _____

REV No. 3 **DRAWING No. A100** **JOB No. 251016**

PROJECT TITLE
PROPOSED TWO STOREY DWELLING

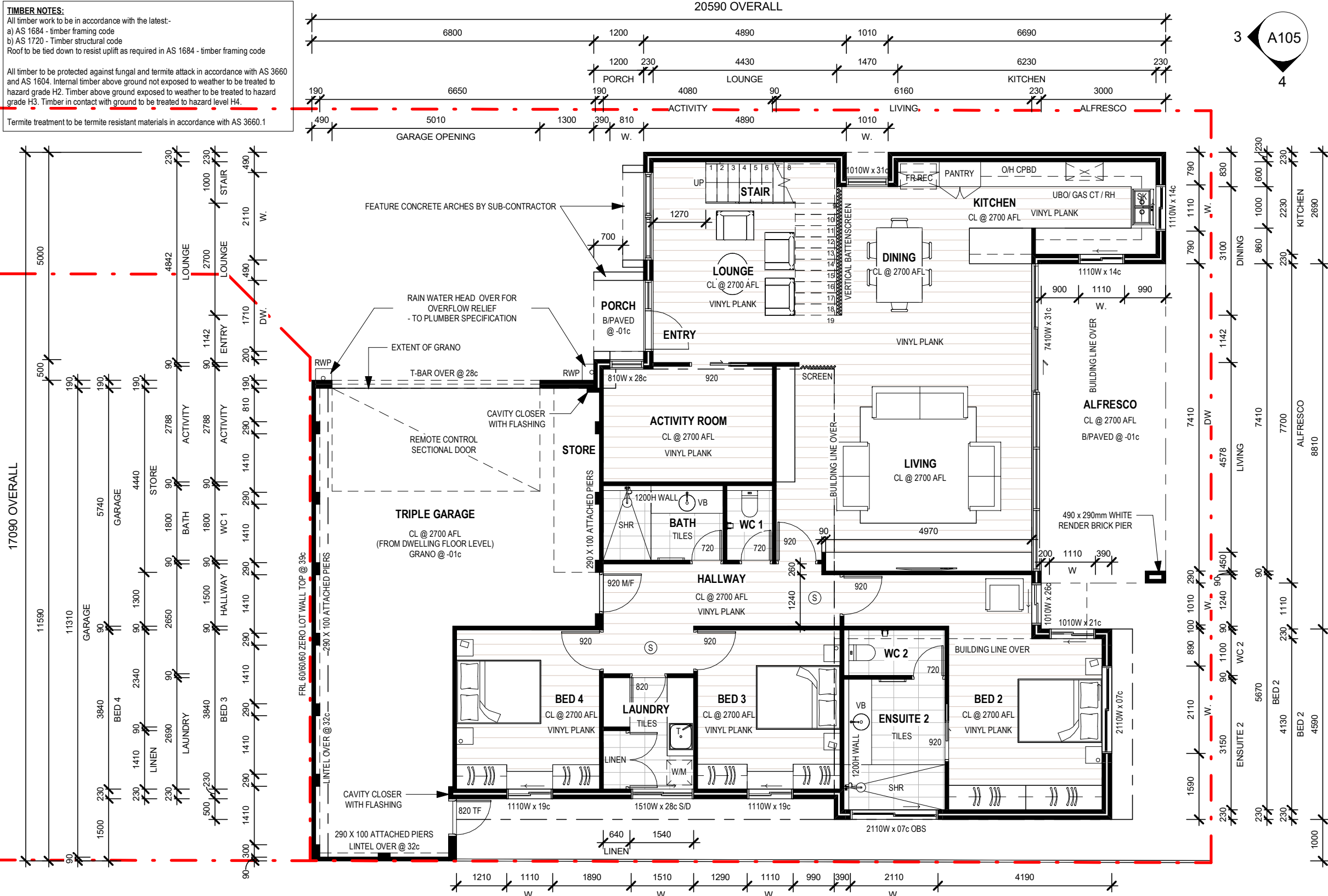
SITE ADDRESS
**LOT 2 (#80) VALENTINE AVENUE,
DIANELLA WA**

TIMBER NOTES:
 All timber work to be in accordance with the latest:-
 a) AS 1684 - timber framing code
 b) AS 1720 - Timber structural code
 Roof to be tied down to resist uplift as required in AS 1684 - timber framing code

All timber to be protected against fungal and termite attack in accordance with AS 3660 and AS 1604. Internal timber above ground not exposed to weather to be treated to hazard grade H2. Timber above ground exposed to weather to be treated to hazard grade H3. Timber in contact with ground to be treated to hazard level H4.

Termite treatment to be termite resistant materials in accordance with AS 3660.1

GROUND FLOOR BUILDING AREA (m ²)	
HOUSE	131.20
GARAGE + STORAGE	46.50
ALFRESCO	10.20
PORCH	6.30
TOTAL	194.20m²



NOTES:

- ALL ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEER DRAWINGS, ENERGY EFFICIENCY REPORT/ DOCUMENTS AND ANY OTHER RELEVANT CONSULTANTS DRAWINGS AND DOCUMENTATIONS.
- DO NOT SCALE FROM DRAWINGS.
- ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2022 (LATEST AMENDMENT), ABCB HOUSING PROVISIONS AND ALL RELEVANT LATEST AUSTRALIAN STANDARDS BY A FULLY LICENCED / REGISTERED BUILDER.
- INSTALL INSULATION TO CEILING SPACE AND WALL CAVITY IN ACCORDANCE WITH THE NCC 2022 (LATEST AMENDMENT) AND ENERGY EFFICIENCY REQUIREMENTS.
- WALL DIMENSIONS SHOWN ON DRAWING ARE TO BRICK SIZES, NOT FINISHES SIZES, DUE TO TOLERANCES IN MATERIAL/ FINISHES THICKNESSES.
- PROVIDE CORNER BEADS TO ALL INTERNAL PLASTERED CORNERS EXCLUDING WINDOW & DOOR REVEALS, SILLS & HEADS.
- ALL FIXTURES ARE FOR PURPOSE OF REPRESENTATION ONLY, SIZE MAY VARY DUE TO MANUFACTURERS SPECIFICATIONS.
- DRAINAGE REQUIREMENTS (SUBSOIL, SOAKWELLS, RUNOFF AND STORMWATER) ARE TO BE DETERMINED ON SITE. ENSURE THERE IS NO DISCHARGE OR POOLING OF WATER AGAINST THE SLAB AND / OR FOOTINGS.

BRICK NOTE:

- 2c BRICKWORK BASED ON 290 X 90 X 162mm GENERALLY.
- 230 CAVITY BRICKWORK UNLESS NOTED OTHERWISE.
- USED 1/3 BONDING METHOD
- VERTICAL BRICK COURSING HEIGHTS ARE RELATED TO STANDARD BRICK SIZES.
- ALL BRICK WORK CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST AS 3700, NCC 2022 (LATEST AMENDMENT) & ABCB HOUSING PROVISIONS.

WET AREA NOTES:

- WET AREAS WATERPROOFING TO COMPLY WITH THE LATEST AS 3740 AND NCC 2022 ABCB HOUSING PROVISIONS PART 10.2.
- TILED UP TURN MIN. 300mm ABOVE FINISH FLOOR LEVEL TO WET AREAS. 2000mm HIGH WALL TILES THROUGHOUT SHOWER AREA.
- LOCATION OF FLOOR WASTES TO WET AREAS TO BE DETERMINED BY A QUALIFIED PLUMBER.
- ALL PLUMBING PENETRATIONS TO BE FULLY WATERPROOF SEALED TO PLUMBER'S DETAIL.

GLAZING NOTES:

- ALL GLAZING TO COMPLY WITH THE LATEST AS 2047, AS 1288, AND NCC 2022 ABCB HOUSING PROVISIONS PART 8.
- REFER TO ENERGY ASSESSMENT REPORT FOR GLAZING TYPE. ALL GLAZING FRAMING TO BE ALUMINIUM, INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL EXTERNAL GLAZED WINDOWS AND DOORS TO BE FITTED WITH FLYSCREEN
- ALL WINDOWS AND DOORS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS AND SPECIFICATIONS. INSTALL CAVITY CLOSER AROUND FRAMES TO PREVENT MOISTURE PENETRATION TO INTERNAL AREAS.

GLAZING DETAIL:

Ⓢ DENOTES HARD WIRED INTERCONNECTED SMOKE DETECTOR TO THE LATEST A.S. 3786

RAINWATER HEAD, GUTTER AND DOWNPIPE NOTES

RAINWATER HEAD, GUTTER AND DOWNPIPES TO COMPLY WITH NCC 2022 PART 7.4. DOWNPIPES AND RAINWATER HEADS LOCATION AND QUANTITIES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND MUST BE VERIFIED, CONFIRMED AND SIGN OFF BY A QUALIFIED ROOF PLUMBER. ALL RAINWATER HEADS, GUTTERS AND DOWNPIPES ARE TO BE SPECIFIED BY THE ROOF PLUMBER, AND MUST BE SELECTED TO SUIT THE SPECIFIC ROOF DESIGN, PITCH, AND DRAINAGE REQUIREMENTS OF THE BUILDING. THE SPECIFIED RAINWATER HEADS, GUTTER AND DOWNPIPE SYSTEM MUST BE ADEQUATELY LAYOUT TO ENSURE ADEQUATE WATER RUNOFF MANAGEMENT AND COMPLY WITH ALL LATEST RELEVANT BUILDING CODES AND AUSTRALIAN STANDARDS, INCLUDING APPROPRIATE MATERIALS, SIZES, AND INSTALLATION METHODS TO HANDLE EXPECTED RAINFALL INTENSITIES FOR THE REGION.

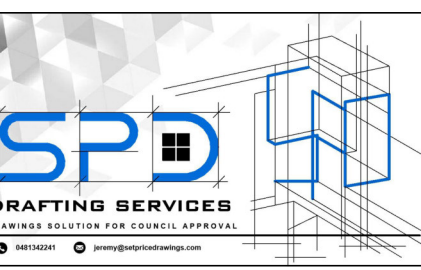
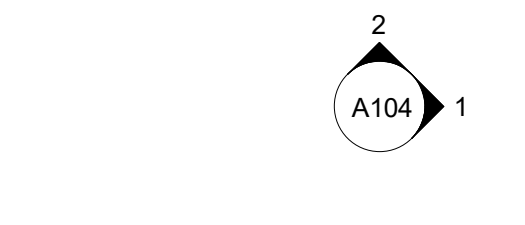
*** CABINERY LAYOUT ARE INDICATIVE ONLY FOR PRESENTATION PURPOSES. CLIENT TO LIAISE WITH CABINET MAKER FOR ALL CABINERY LAYOUT & DETAILS**

City of Stirling
31 March 2026
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CLIENT / OWNER SIGNATURE

NAME: _____ SIGNATURE: _____ DATE: _____

NAME: _____ SIGNATURE: _____ DATE: _____



REV.	DESCRIPTION	DATE
3	REVISED DRAWINGS FOR DEVELOPMENT APPLICATION	31/03/2026
2	ISSUE FOR DEVELOPMENT APPLICATION	06/03/2026
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DRAWING TITLE
GROUND FLOOR PLAN

SCALE: **1 : 100**

SHEET SIZE: A3

REV No. **3** DRAWING No. **A101** JOB No. **251016**

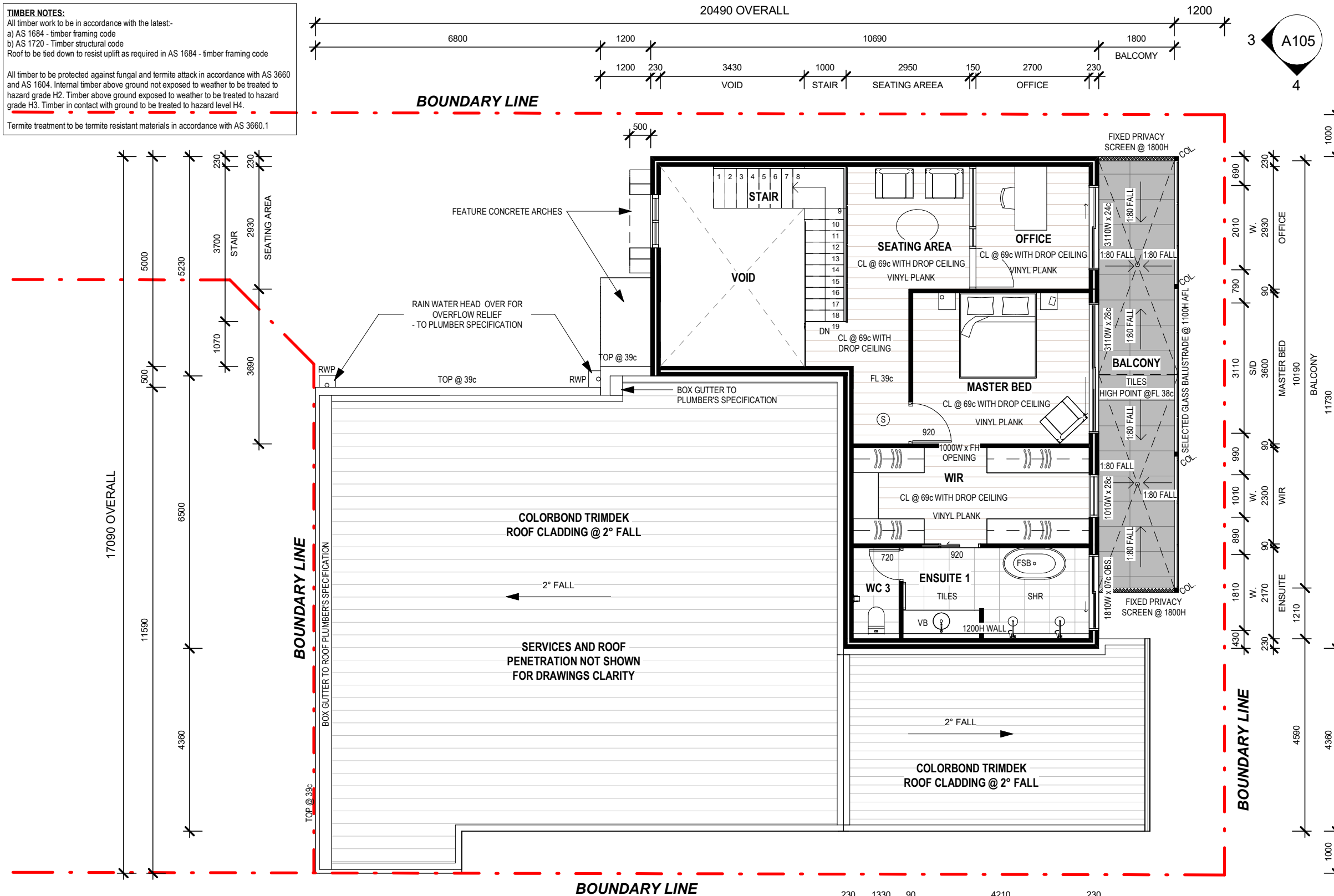
PROJECT TITLE
PROPOSED TWO STOREY DWELLING

SITE ADDRESS
**LOT 2 (#80) VALENTINE AVENUE,
 DIANELLA WA**

TIMBER NOTES:
 All timber work to be in accordance with the latest:-
 a) AS 1684 - timber framing code
 b) AS 1720 - Timber structural code
 Roof to be tied down to resist uplift as required in AS 1684 - timber framing code

All timber to be protected against fungal and termite attack in accordance with AS 3660 and AS 1604. Internal timber above ground not exposed to weather to be treated to hazard grade H2. Timber above ground exposed to weather to be treated to hazard grade H3. Timber in contact with ground to be treated to hazard level H4.

Termite treatment to be termite resistant materials in accordance with AS 3660.1



FIRST FLOOR BUILDING AREA (m ²)	
HOUSE	95.60
BALCONY	19.80
TOTAL	115.40m²
ROOF AREA	164.00m²

NOTES:

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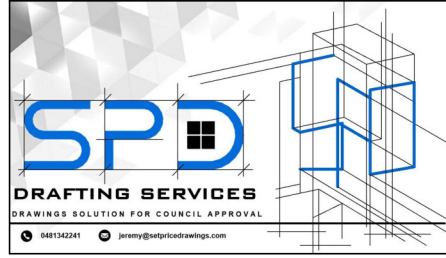
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City of Stirling
31 March 2026
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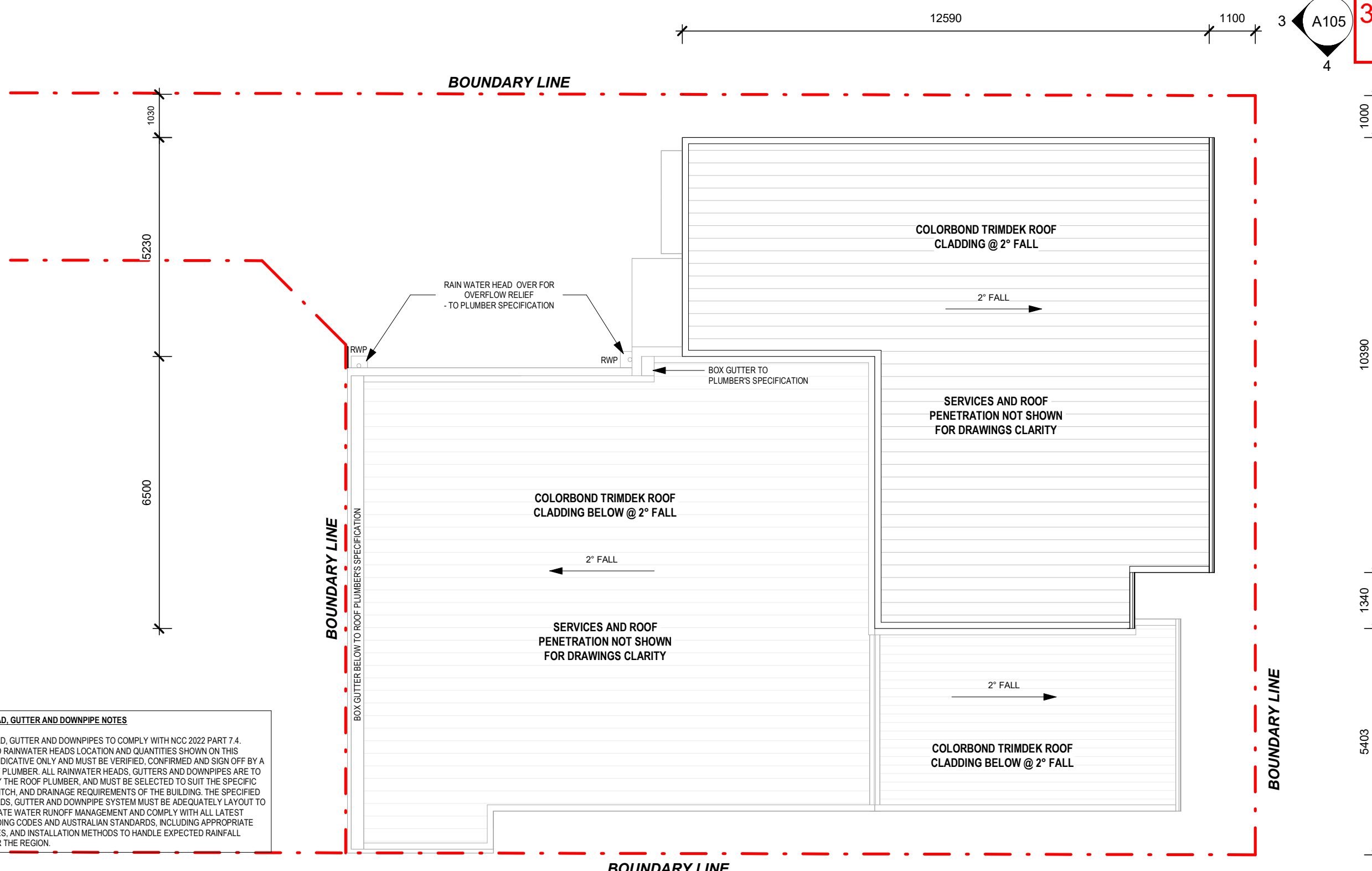
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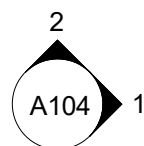
DRAWING TITLE	SCALE: 1 : 100	REV No. 3	DRAWING No. A102	JOB No. 251016
FIRST FLOOR PLAN	SHEET SIZE: A3	PROJECT TITLE PROPOSED TWO STOREY DWELLING		
SITE ADDRESS LOT 2 (#80) VALENTINE AVENUE, DIANELLA WA				

City of Stirling
31 March 2026
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RAINWATER HEAD, GUTTER AND DOWNPIPE NOTES

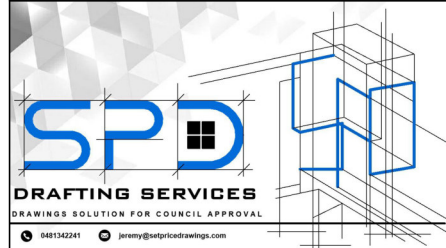
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DRAWING TITLE
ROOF

SCALE: **1 : 100**

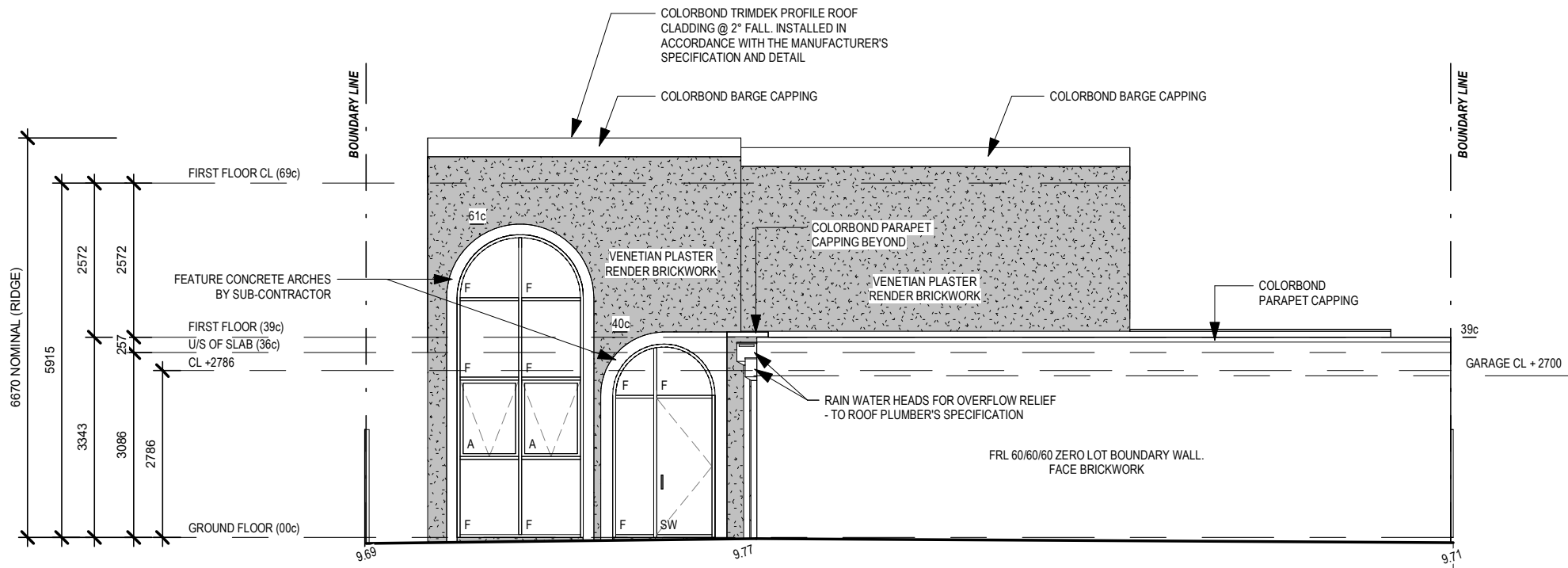
SHEET SIZE: A3

REV No. **3** DRAWING No. **A103** JOB No. **251016**

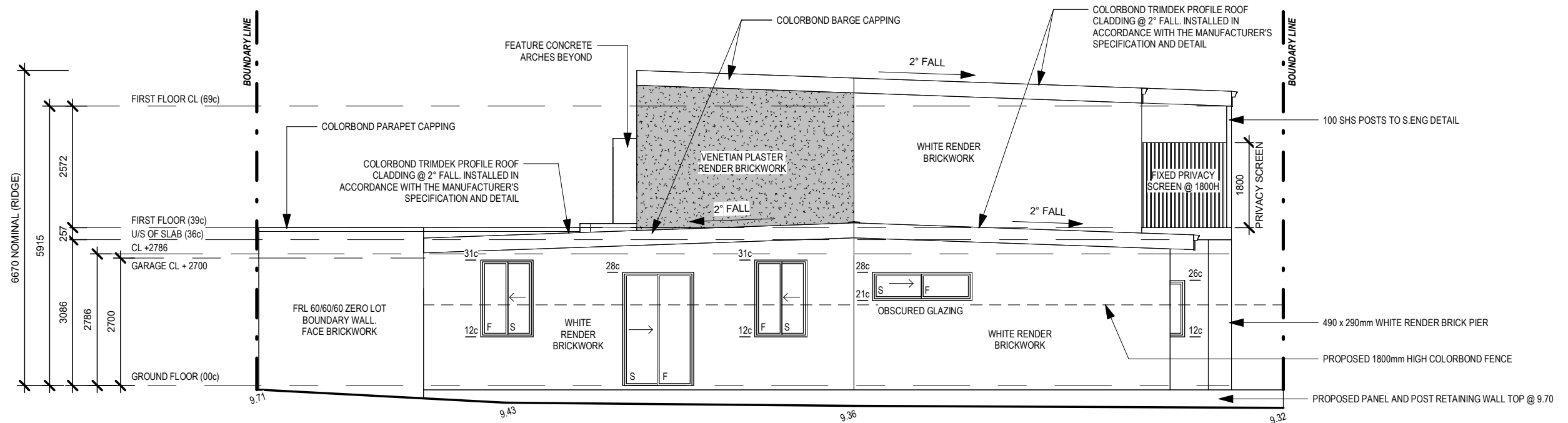
PROJECT TITLE
PROPOSED TWO STOREY DWELLING

SITE ADDRESS
**LOT 2 (#80) VALENTINE AVENUE,
DIANELLA WA**

City of Stirling
31 March 2026
RECEIVED

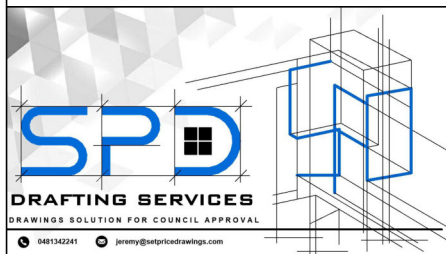


1 SOUTH WEST ELEVATION
1 : 100



2 SOUTH EAST ELEVATION
1 : 100

CLIENT / OWNER SIGNATURE		
NAME:	SIGNATURE	DATE
NAME:	SIGNATURE	DATE
REV No. 3	DRAWING No. A104	JOB No. 251016
PROJECT TITLE PROPOSED TWO STOREY DWELLING		
SITE ADDRESS LOT 2 (#80) VALENTINE AVENUE, DIANELLA WA		



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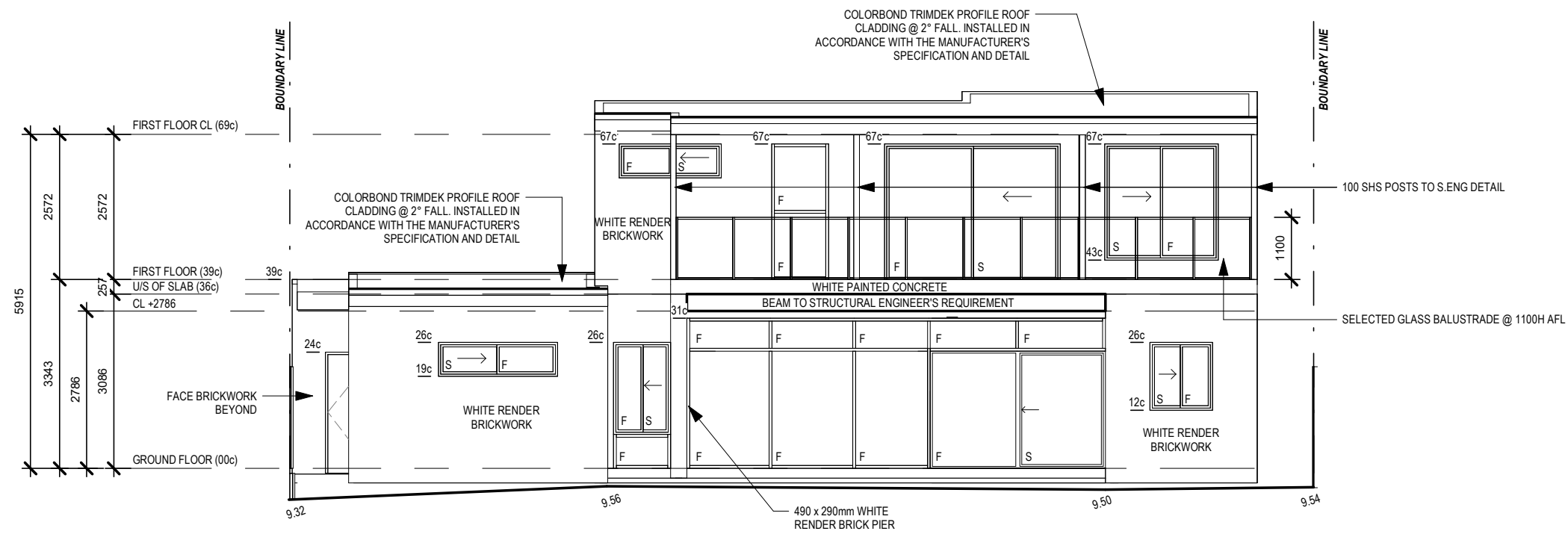
REV.	DESCRIPTION	DATE
3	REVISED DRAWINGS FOR DEVELOPMENT APPLICATION	31/03/2026
2	ISSUE FOR DEVELOPMENT APPLICATION	06/03/2026
1	ISSUE FOR CLIENT'S APPROVAL	17/12/2025

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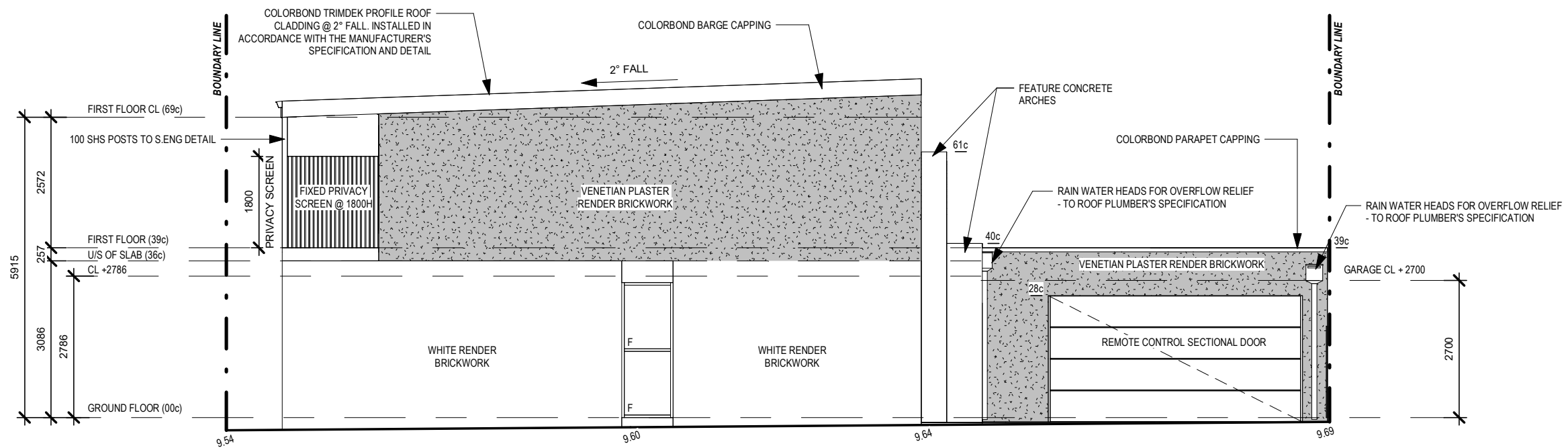
DRAWING TITLE
ELEVATIONS

SCALE: **1 : 100**
SHEET SIZE: A3

City of Stirling
31 March 2026
RECEIVED

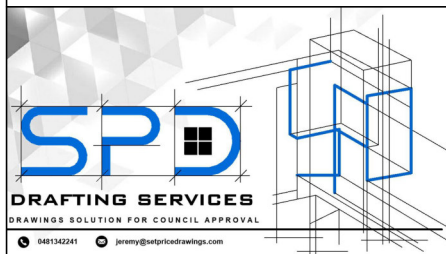


3 NORTH EAST ELEVATION
1 : 100



4 NORTH WEST ELEVATION
1 : 100

CLIENT / OWNER SIGNATURE		
NAME:	SIGNATURE	DATE
NAME:	SIGNATURE	DATE
REV No. 3	DRAWING No. A105	JOB No. 251016
PROJECT TITLE		
PROPOSED TWO STOREY DWELLING		
SITE ADDRESS		
LOT 2 (#80) VALENTINE AVENUE, DIANELLA WA		



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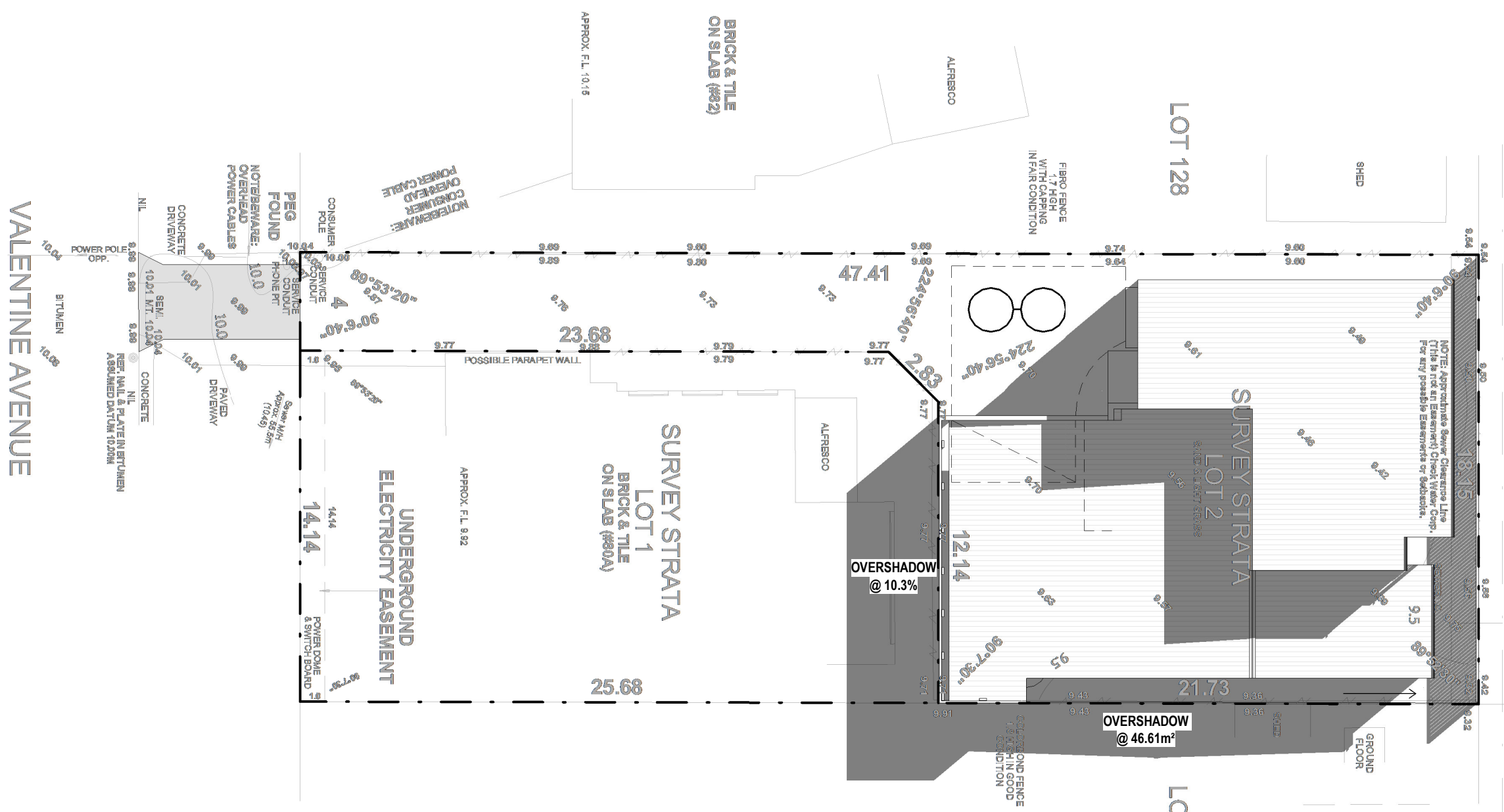
REV.	DESCRIPTION	DATE
3	REVISED DRAWINGS FOR DEVELOPMENT APPLICATION	31/03/2026
2	ISSUE FOR DEVELOPMENT APPLICATION	06/03/2026
1	ISSUE FOR CLIENT'S APPROVAL	17/12/2025

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DRAWING TITLE
ELEVATIONS

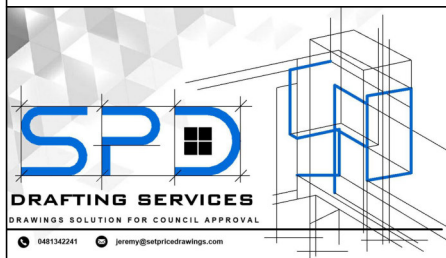
SCALE: **1 : 100**
SHEET SIZE: A3

City of Stirling
31 March 2026
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WINTER SOLSTICE
SHADOW CASTED ON 21ST OF JUNE 12:00 PM

CLIENT / OWNER SIGNATURE		
NAME: _____	SIGNATURE _____	DATE _____
NAME: _____	SIGNATURE _____	DATE _____
REV No. 1	DRAWING No. A106	JOB No. 251016
PROJECT TITLE PROPOSED TWO STOREY DWELLING		
SITE ADDRESS LOT 2 (#80) VALENTINE AVENUE, DIANELLA WA		



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REV.	DESCRIPTION	DATE
1	REVISED DRAWINGS FOR DEVELOPMENT APPLICATION	31/03/2026

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DRAWING TITLE
OVERSHADOW DIAGRAM

SCALE: **1 : 200**
SHEET SIZE: A3