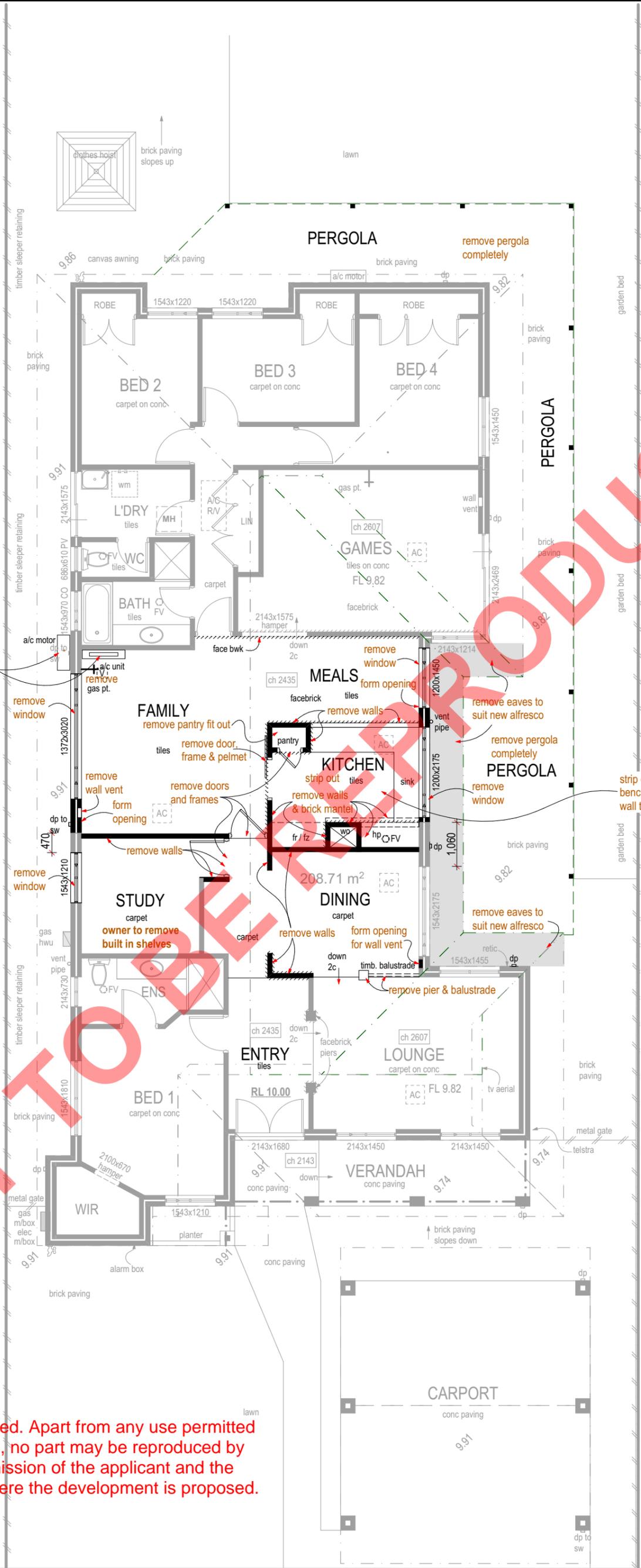




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DEMOLITION NOTE:
remove brick paving as necessary to suit new post footings

strip & remove floor tiles to kitchen, meals, family & entry

form opening in existing walls to suit & tooting in meals, kitchen & family

strip out kitchen of all bench tops, cabinets wall tiling, fittings & fixtures

owner to arrange for the moving of trees, shrubs & roots as necessary

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PROPOSED RESIDENCE FOR:
James LIM & Swat LIM

ADDRESS:
39 NAPIER STREET,
NEDLANDS, 6009

DRAWN: BA
DESIGNED: C.HADDAD
CHECKED: CC
DATE: 17/11/2020
LAST OPENED: 21/11/2020
SCALE: 1:100
SHEET: 1 OF 4
SIZE: A3
RENOVATIONS
JOB NO: 160511

Issue Name: DVR 01
Drawn: BA
Date: 17/11/20
Issue Name: Drawn: Date

EXISTING FLOOR PLAN



BUILT AROUND PEOPLE

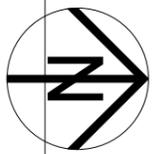
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ROOF & WALL TIMBER FRAME TO CONFORM TO AS 1684

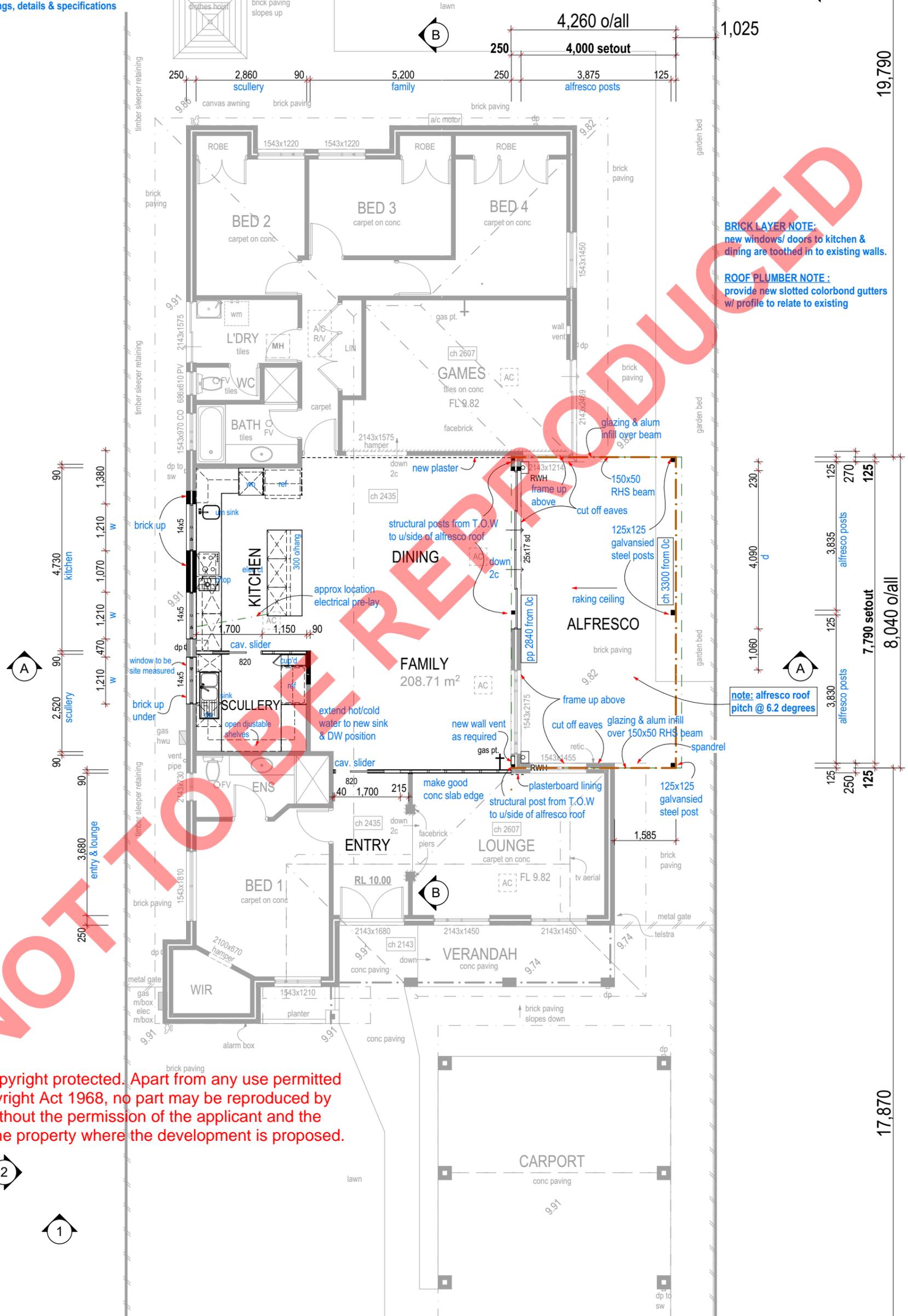
framing tie downs as per engineers drawings, details & specifications

FOOTINGS & SLABS refer to engineers drawings, details & specifications



3

4



BRICK LAYER NOTE:
new windows/ doors to kitchen & dining are toothed in to existing walls.

ROOF PLUMBER NOTE:
provide new slotted colorbond gutters w/ profile to relate to existing

note: alfresco roof pitch @ 6.2 degrees

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ADDRESS:
39 NAPIER STREET,
NEDLANDS, 6009

DRAWN: BA
DESIGNED: C.HADDAD
CHECKED: CC
DATE: 17/11/2020
LAST OPENED: 21/11/2020
SCALE: 1:100
SHEET: 2 OF 4
SIZE: A3
RENOVATIONS
JOB NO: 160511

Issue Name Drawn Date Issue Name Drawn Date
DVR 01 BA 17/11/20

PROPOSED FLOOR PLAN

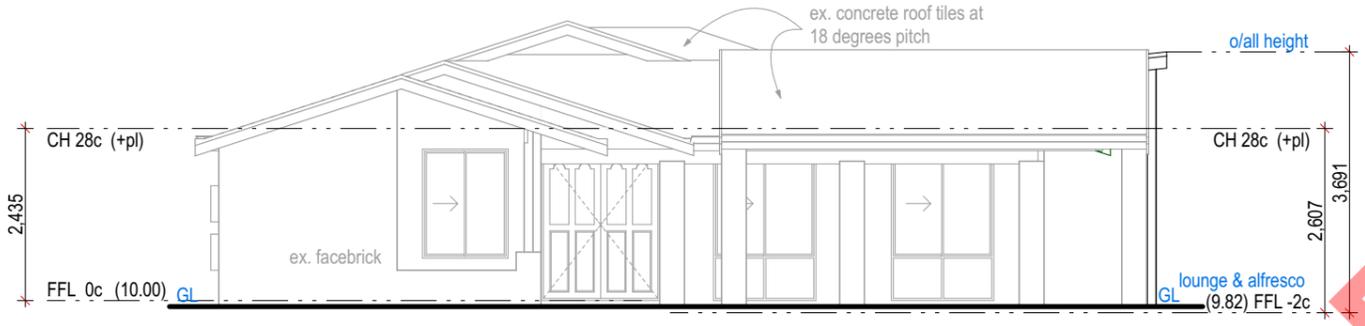


BUILT AROUND PEOPLE

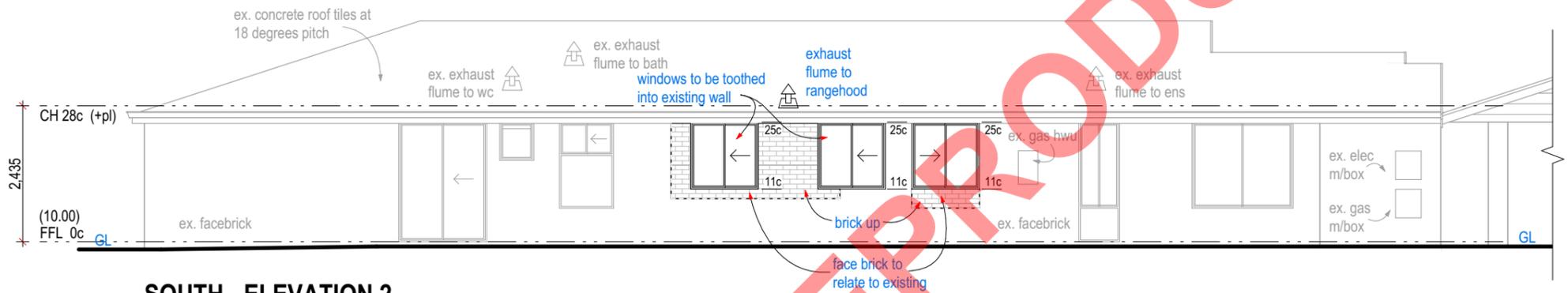
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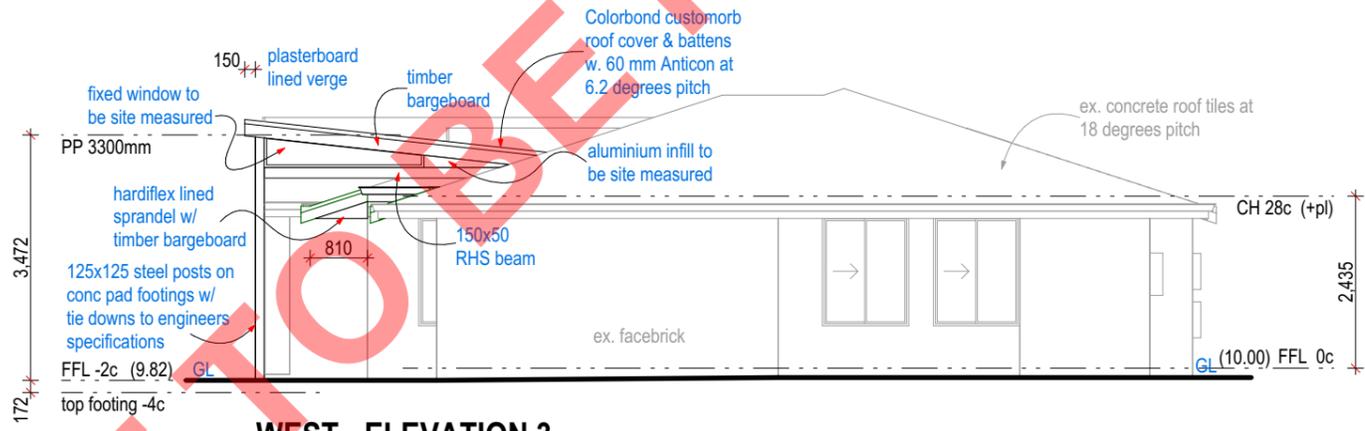
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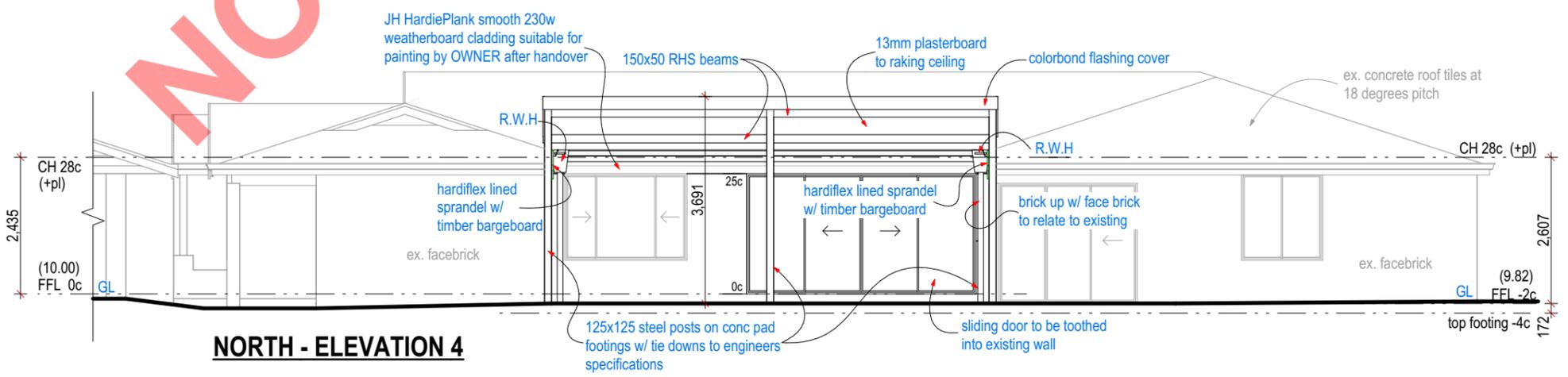
EAST - ELEVATION 1



SOUTH - ELEVATION 2



WEST - ELEVATION 3



NORTH - ELEVATION 4

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James LIM & Swat LIM

ADDRESS:
39 NAPIER STREET,
NEDLANDS, 6009

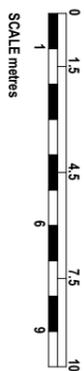
DRAWN: BA
DESIGNED: C.HADDAD
CHECKED: CC
DATE: 17/11/2020
LAST OPENED: 21/11/2020

SCALE: 1:100
SHEET: 3 OF 4
SIZE: A3
RENOVATIONS
JOB NO:
160511

Issue Name	Drawn	Date	Issue Name	Drawn	Date
DVR 01	BA	17/11/20			

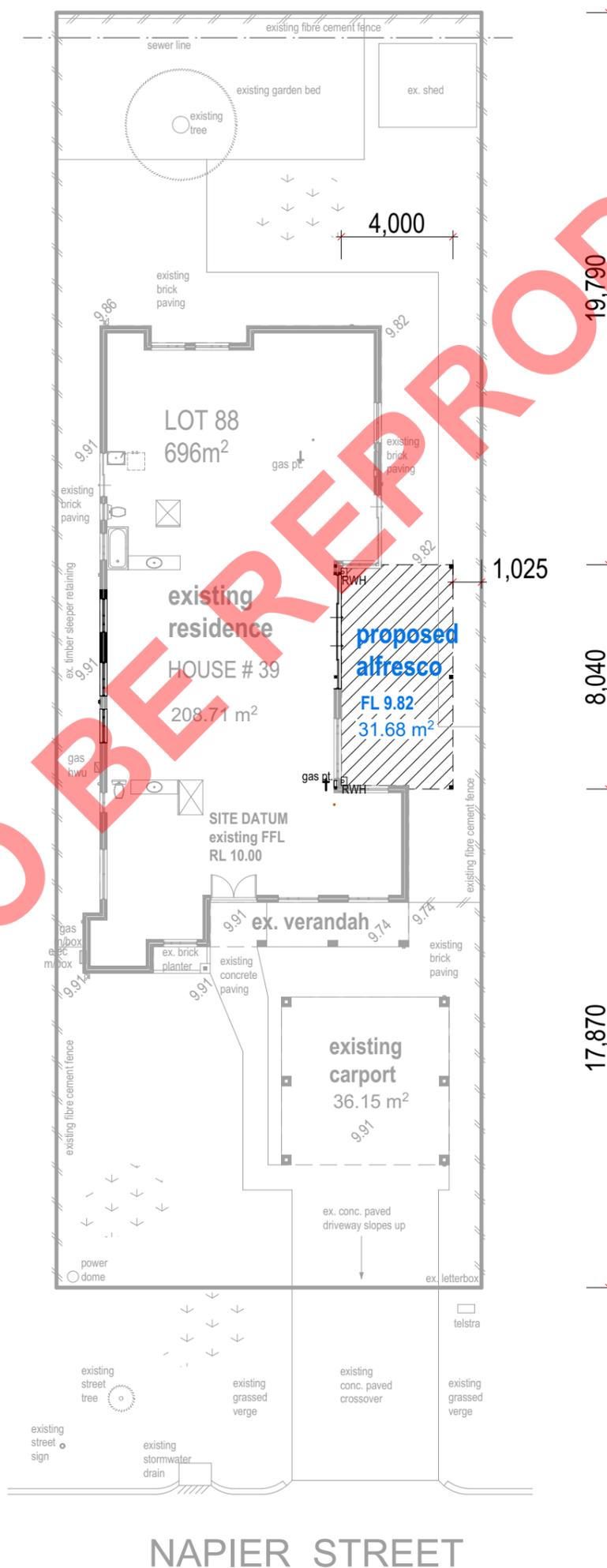
ELEVATIONS





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OWNER TO SUPPLY & INSTALL STORMWATER SOAKWELLS TO LOCAL AUTHORITY REQUIREMENTS & SPECIFICATIONS



NOT TO BE REPRODUCED

PROPOSED RESIDENCE FOR:
James LIM & Swat LIM

ADDRESS:
39 NAPIER STREET,
NEDLANDS, 6009

DRAWN: BA SCALE: 1:200
 DESIGNED: C.HADDAD SHEET: 4 OF 4
 CHECKED: CC SIZE: A3
 DATE: 17/11/2020 RENOVATIONS
 LAST OPENED: 21/11/2020 JOB NO:
 160511

Issue Name	Drawn	Date	Issue Name	Drawn	Date
DVR 01	BA	17/11/20			

SITE PLAN



Clause 5.1.3 – Lot boundary setbacks

Design Principle

The application seeks assessment under the design principles which are as follows:

“P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:

- reduce impacts of building bulk on adjoining properties;*
- provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and*
- minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*

P3.2 Buildings built up to boundaries (other than the street boundary) where this:

- makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;*
- does not compromise the design principle contained in clause 5.1.3 P3.1;*
- does not have any adverse impact on the amenity of the adjoining property;*
- ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and*

positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.”

Development Proposal and Deemed to Comply Requirements

The proposed Alfresco is setback 1m from the northern boundary in lieu of 1.5m.