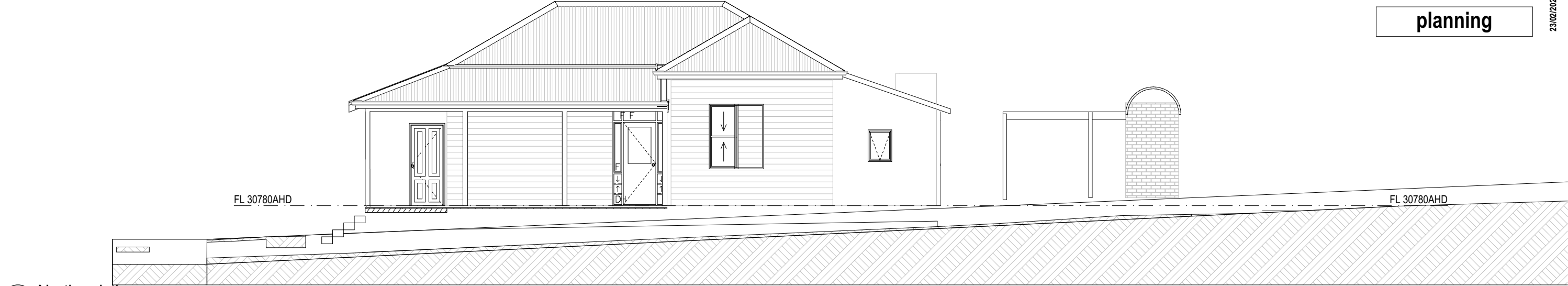
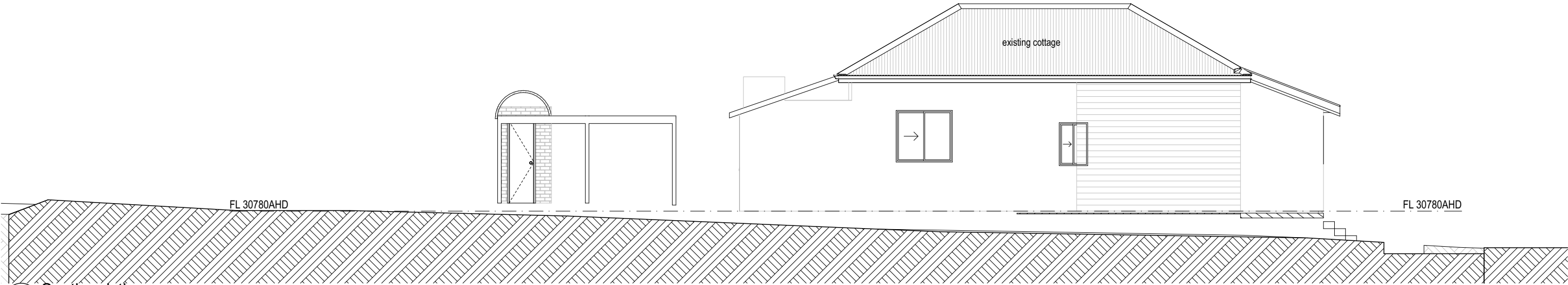


planning



North existing
1:100



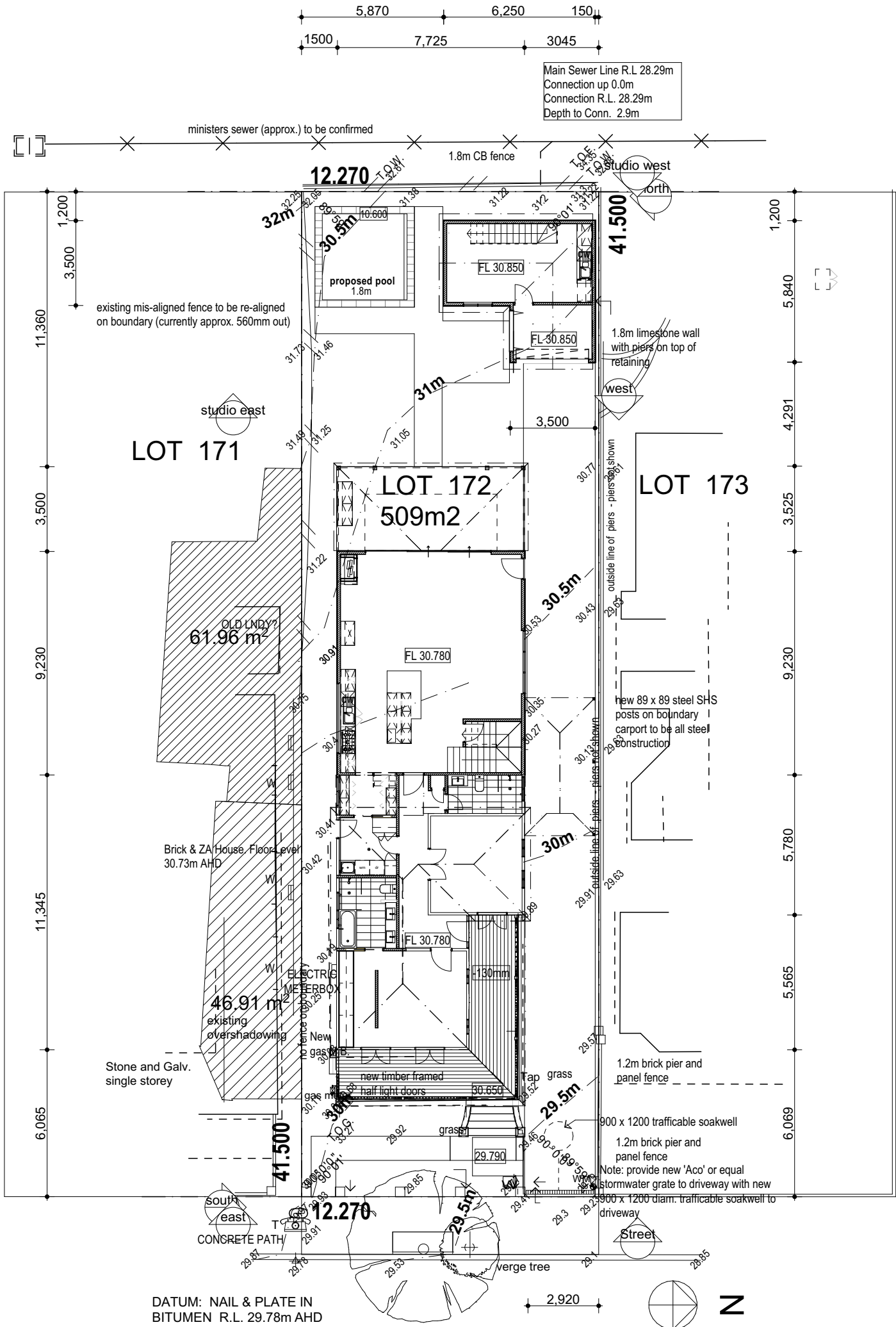
South existing
1:100



East existing
1:100



West existing
1:100



Area Calculations
Existing = 84.5 sq. m.
Proposed Addition = 83.7 sq. m.
Proposed Studio = 35.5 sq. m.

Total new enclosed area = 203.7 sq. m.
(Existing + Addition)

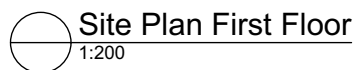
Total site area = 508 sq. m.
Total Site Coverage = 40.1 sq. m.
Open Space = 59.9%

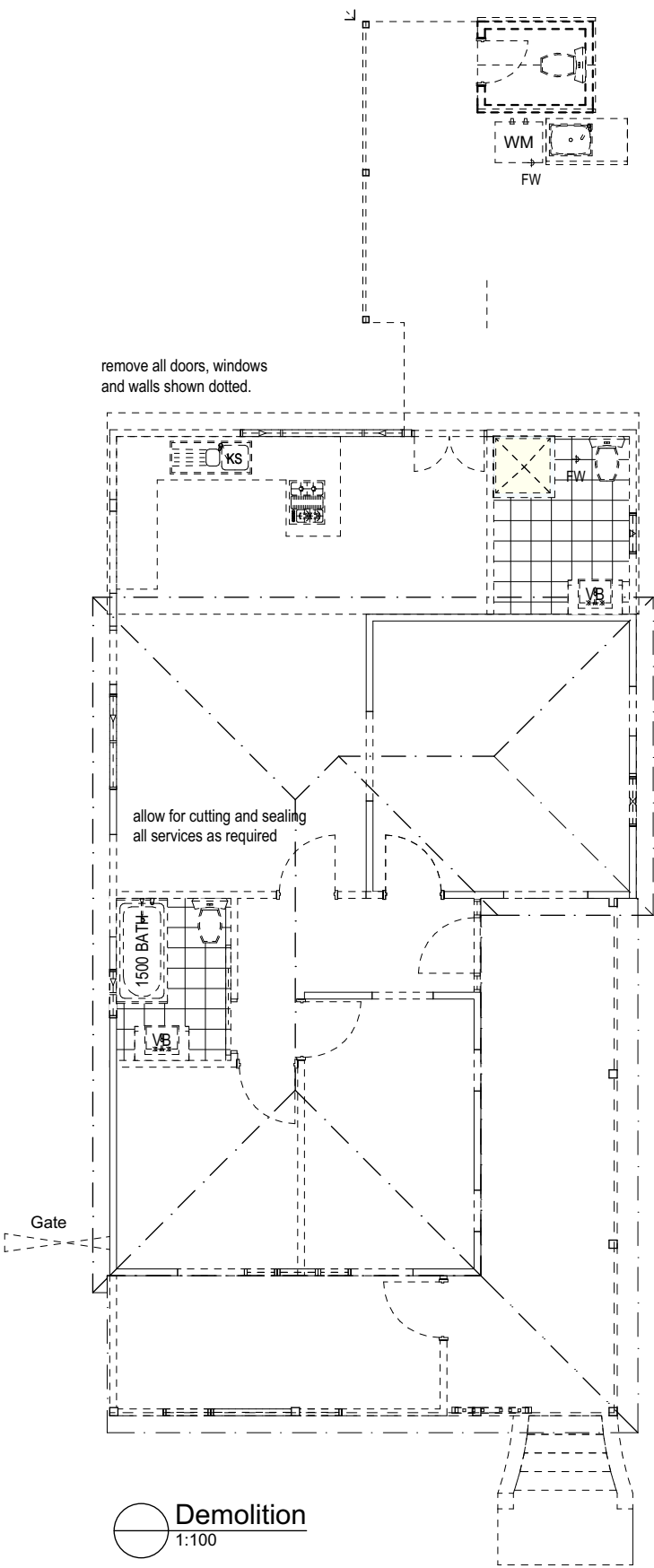
**Shading indicates sun shadow
at June 21, 12pm,**

46.9 sq.m. existing to adjoining neighbour
62 sq.m. new overshadowing
Total overshadowing to southern neighbour is
110.9 sq.m.
Site area = 256 sq.m.
Overshadowing = 110.9 sq.m.
percentage = 43%

Please Note:
The proposal is severely disadvantaged in this
respect, being located adjacent to one of the few
subdivided (256m) lots in the Plympton Ward.
When considered adjacent to a standard 508m lot,
overshadowing is 21%, below the permitted 25%

Site Plan
1:200

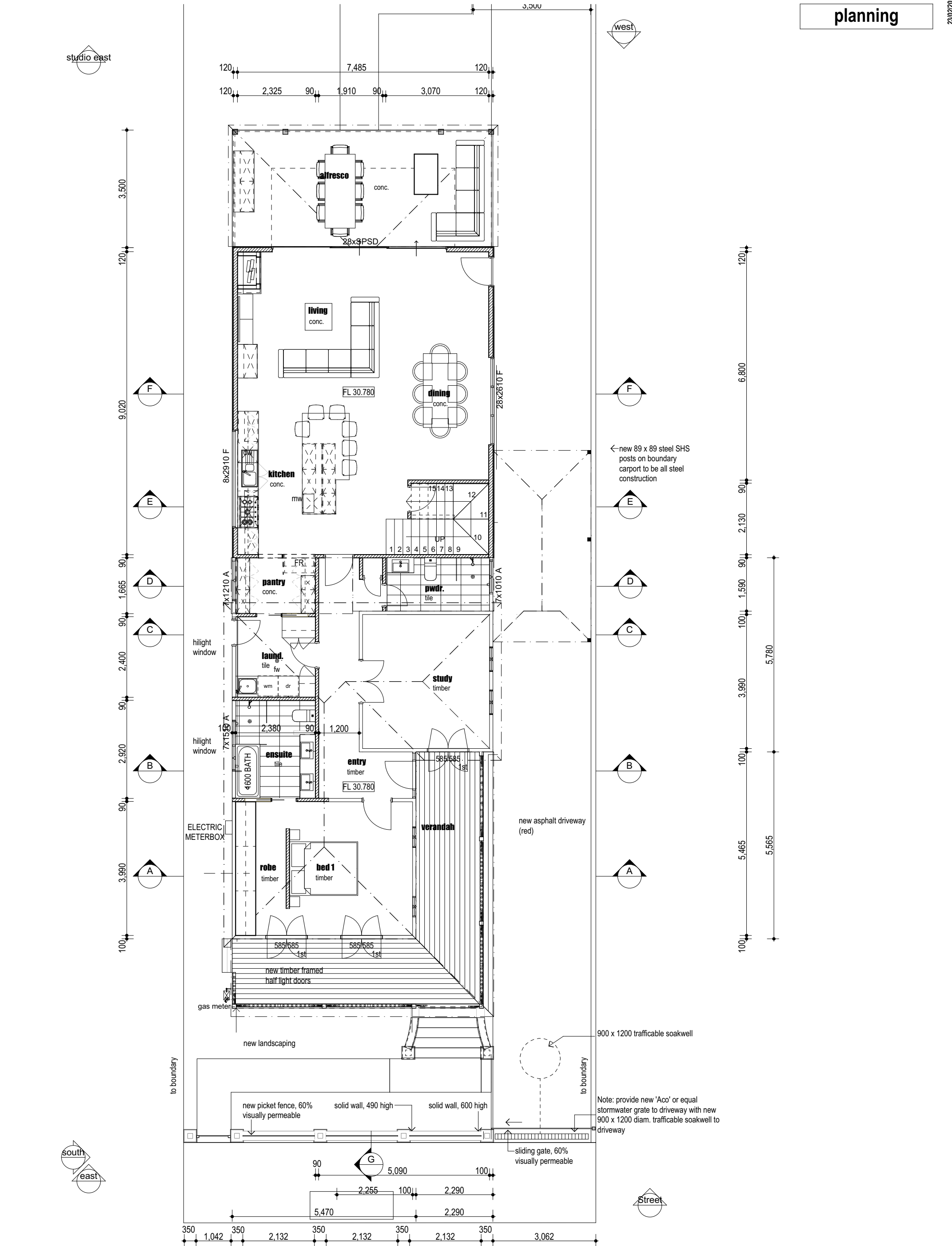




2	planning	23/2/2021
1	planning	18/2/2021
REV.	AMENDMENT	DATE

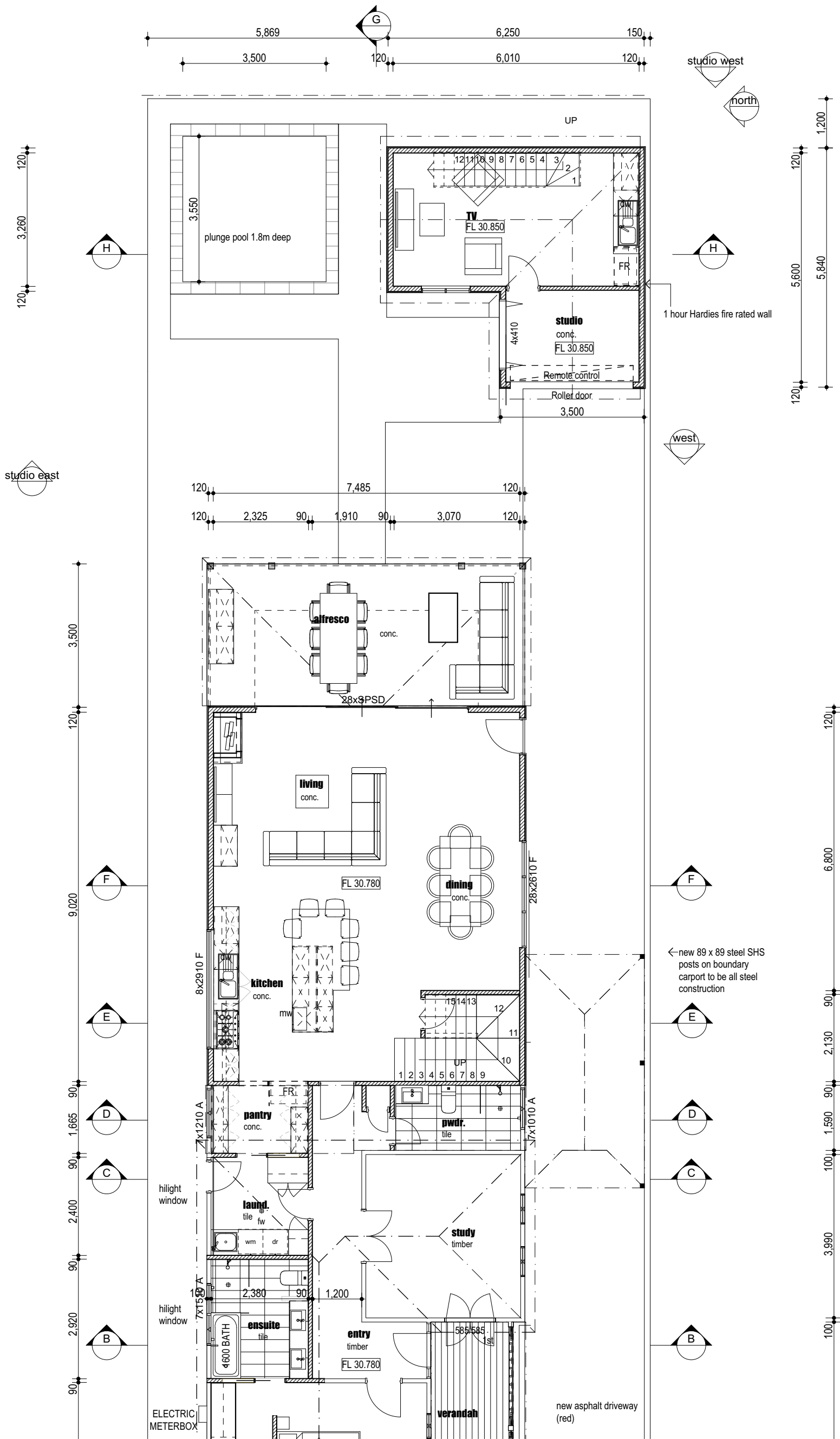
Date:	23/02/2021	Drwn:	jc
Job No:	2046	Dwg No.:	A200
		Rev	2
The builder must verify all dimensions on site before commencing any work or shop dwgs.			

planning



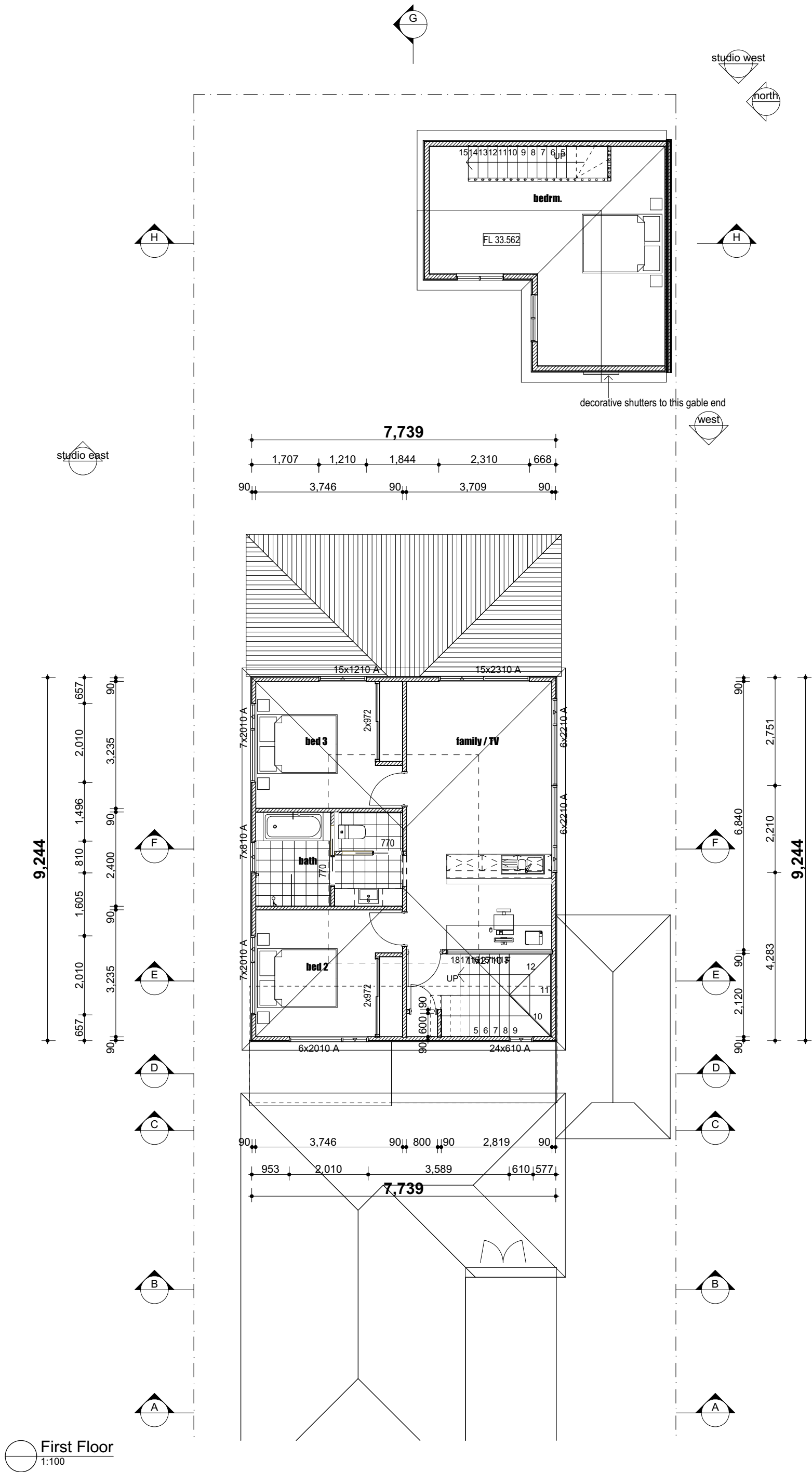
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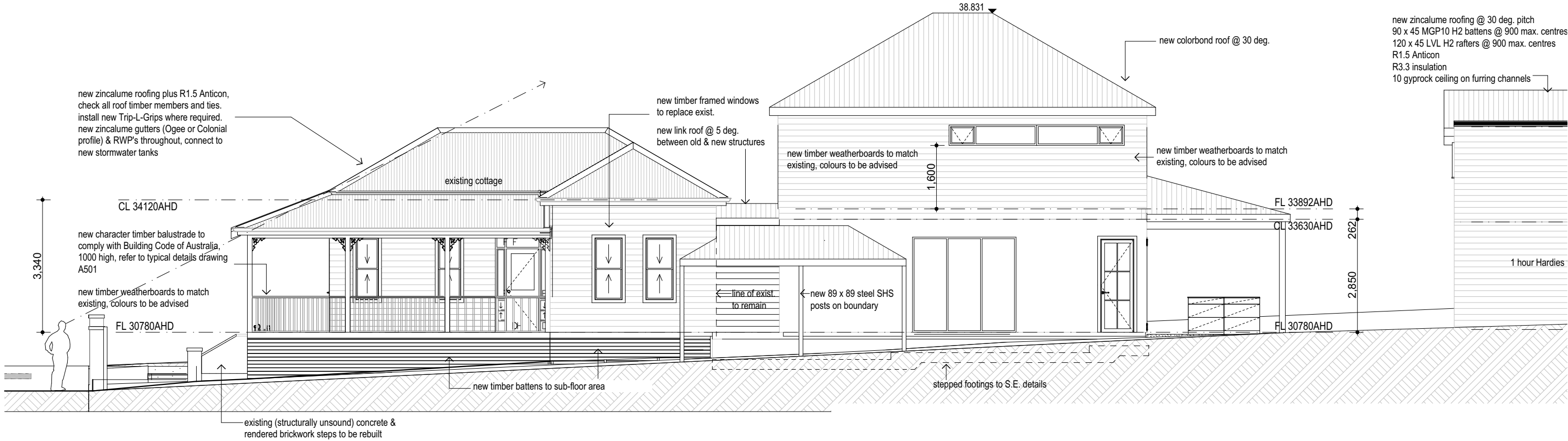
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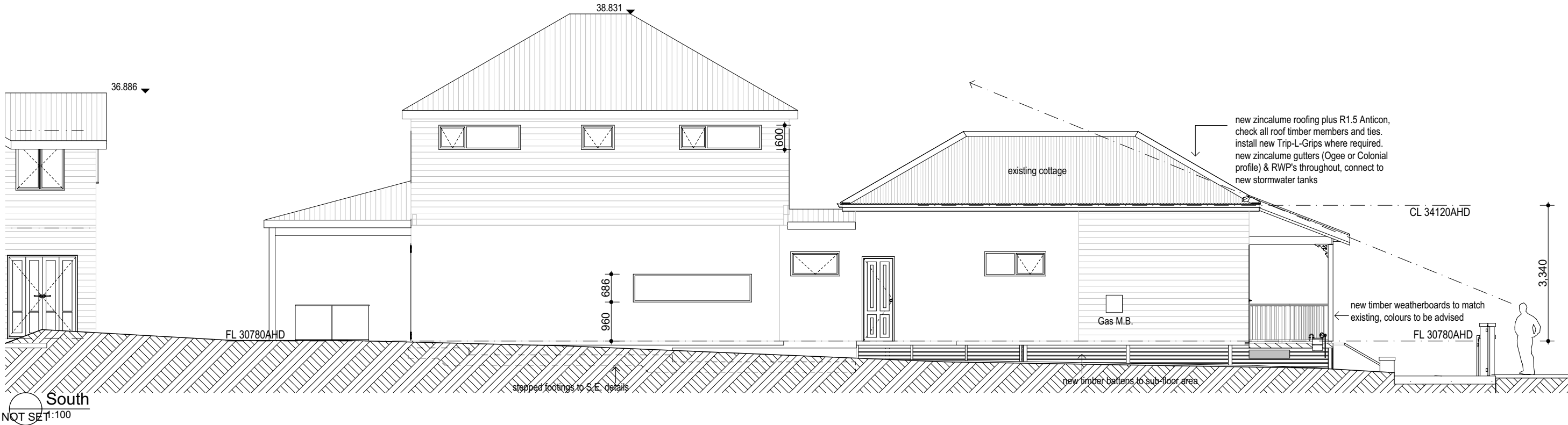


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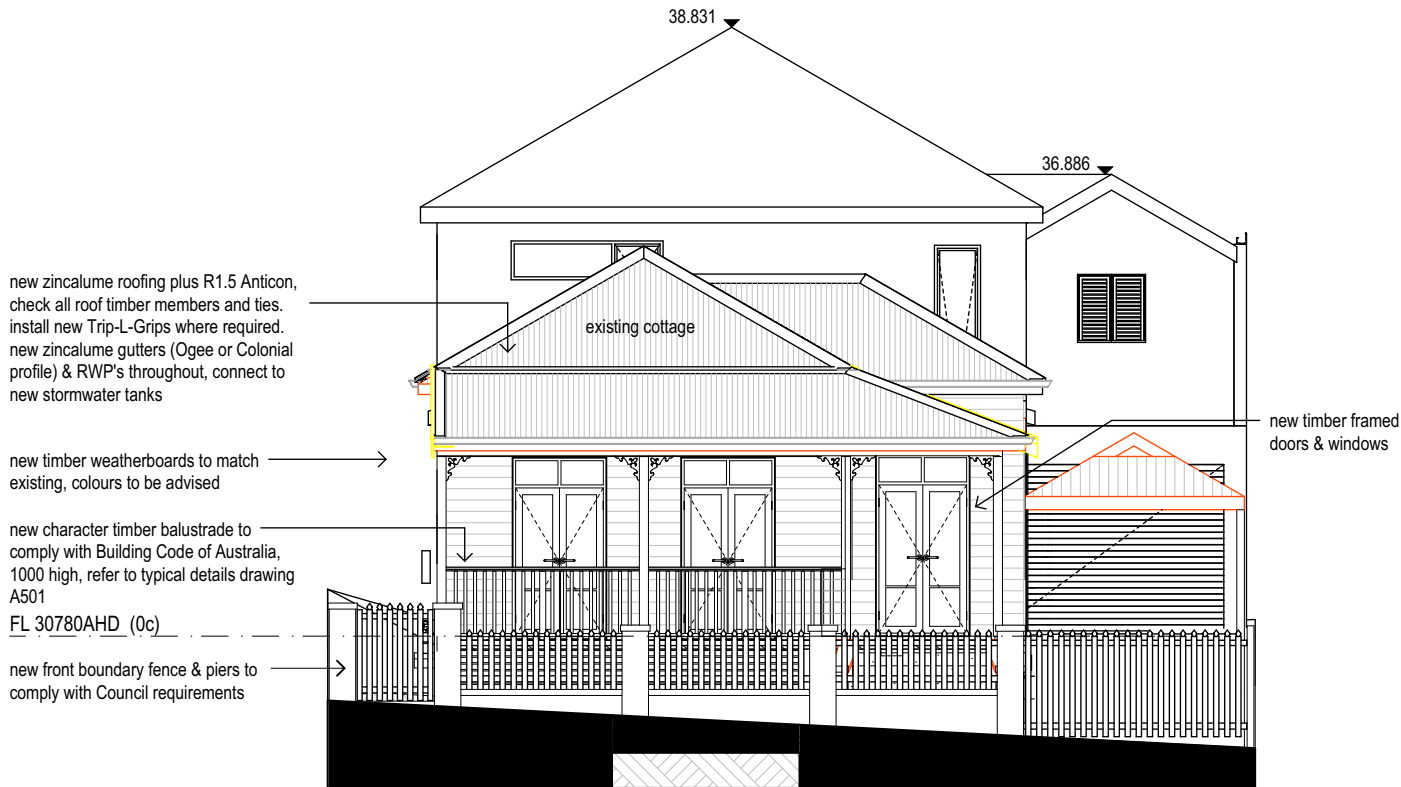


North
NQT SE 1:100

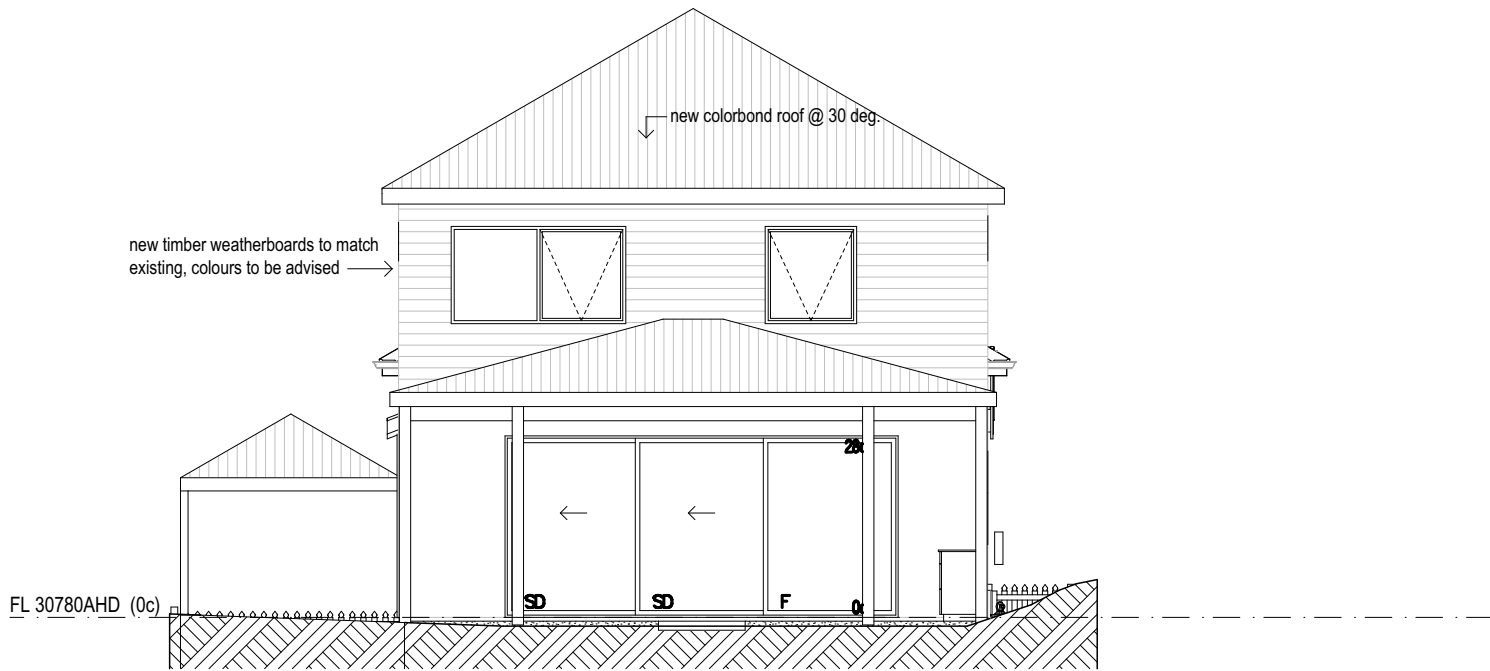


South
NQT SE 1:100

planning

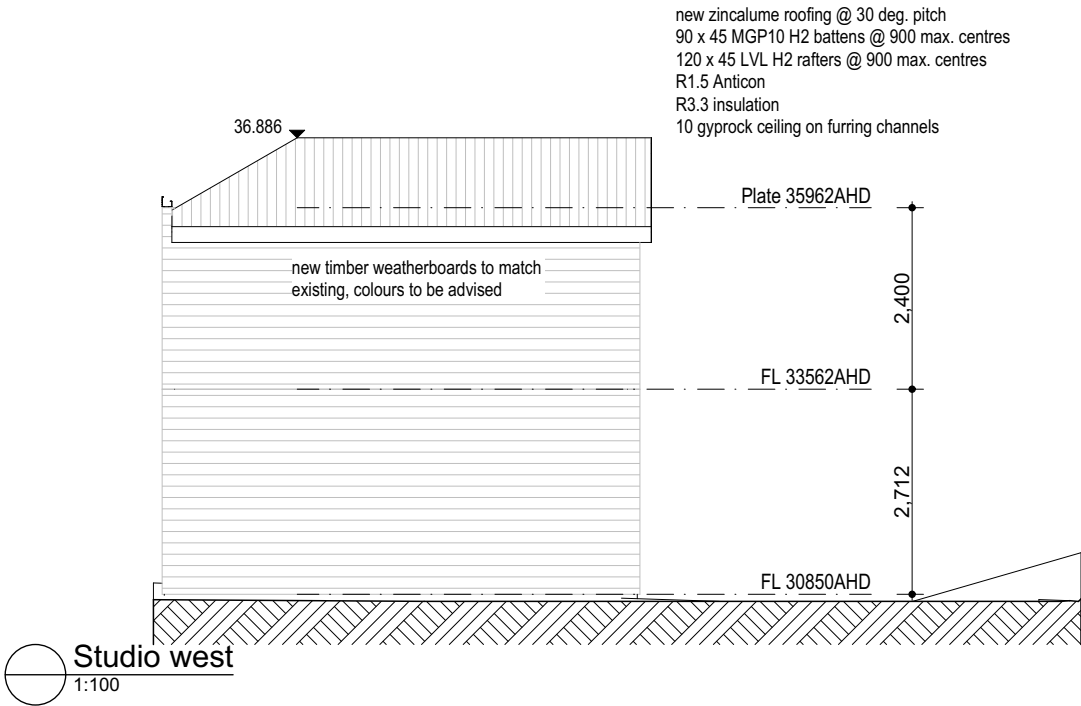
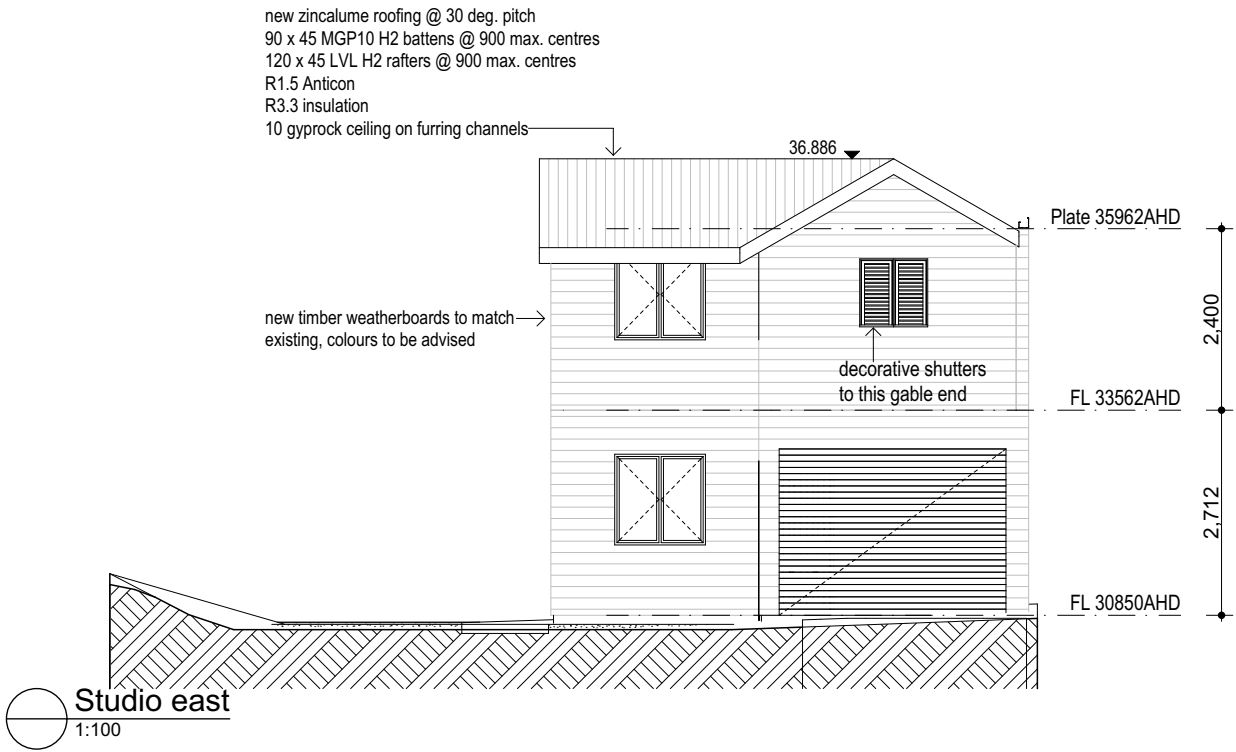
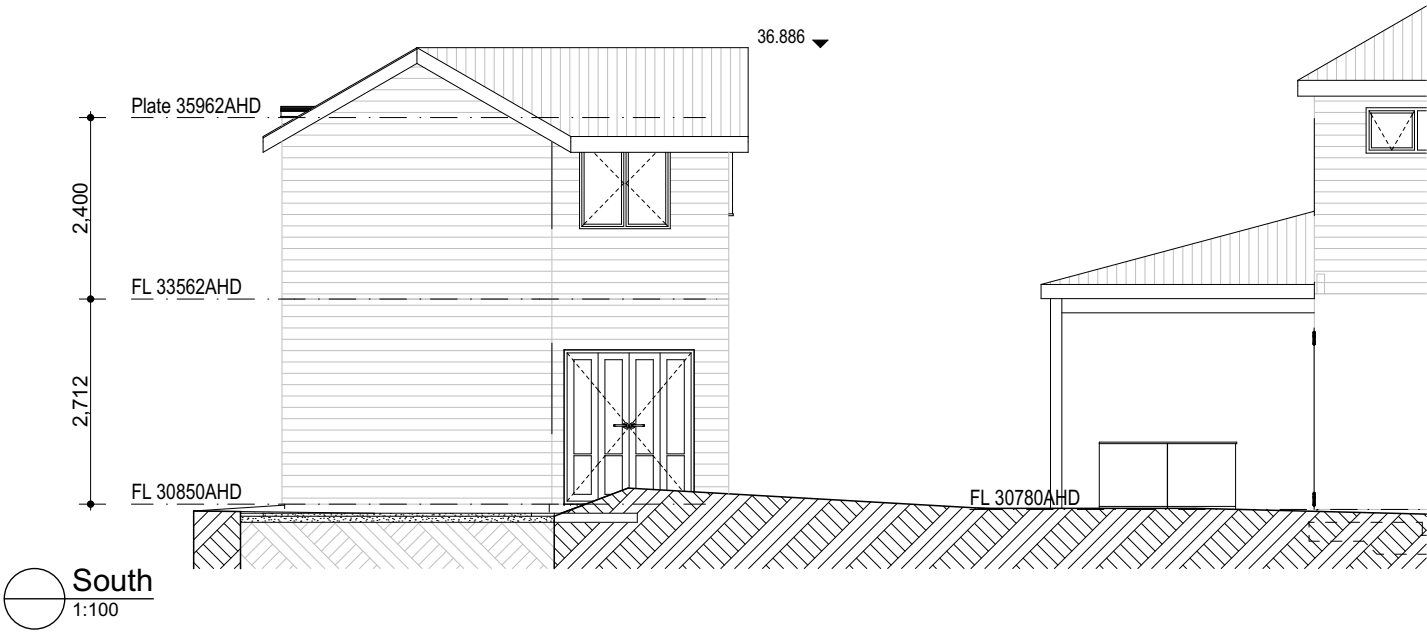
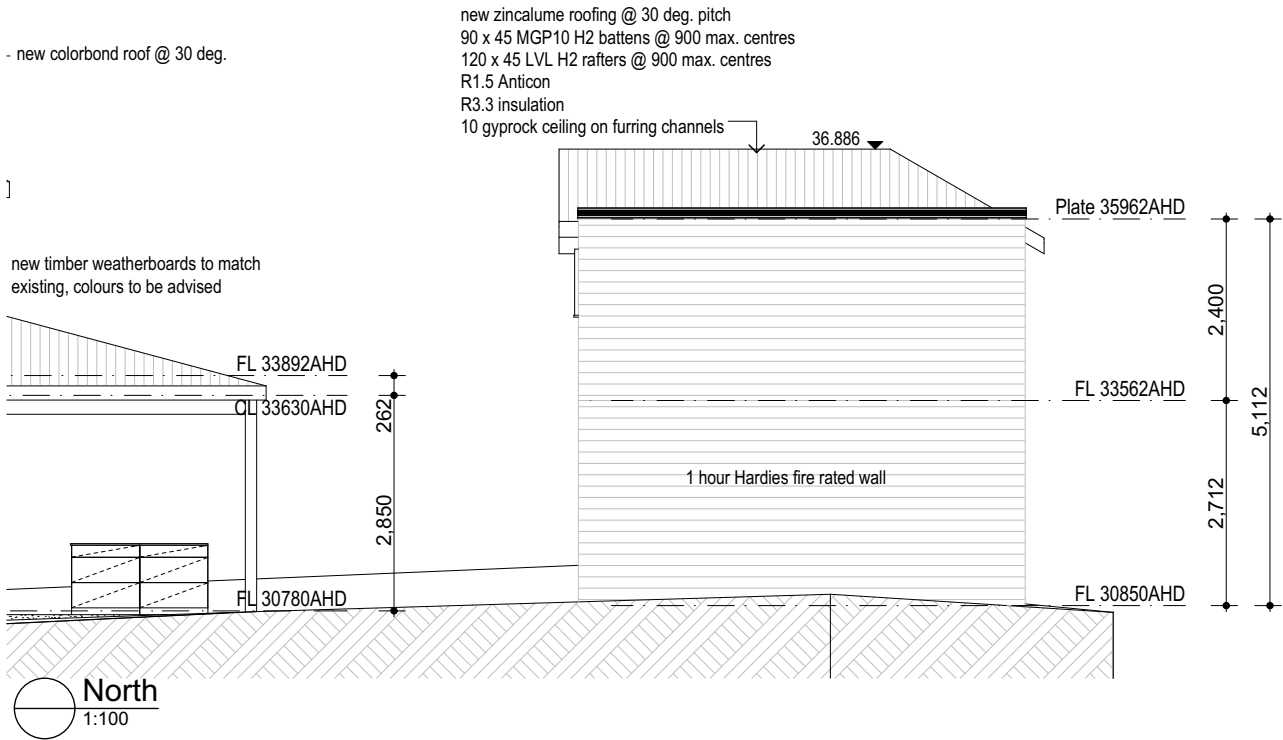


East
1:100

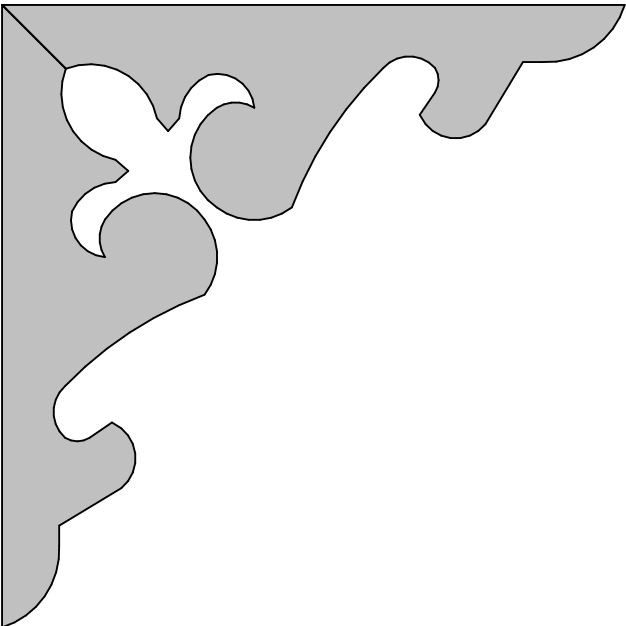


West
NOT SET 1:100

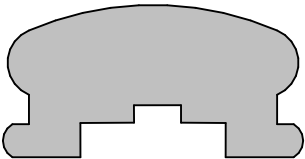
planning



Verandah Brackets
Subiaco Restoration
BR18



Handrail Components



80 x 42 Handrail (Small)



42 x 42 Baluster

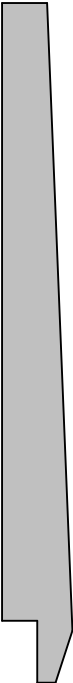


42 x 14 Fill Mould



80 x 40 Base Rail

Weatherboards
Subiaco Restoration
WB1 174 x 18



Subiaco Restoration provides the detailed timber components appropriate for this period of home, as detailed above.



Standard Details
1:2





Image1
1:1.82



Image2
1:1.82

planning



north 1



north 2



north 3



north 4



north 5



verandah 1



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verandah 3



verandah 4



steps 1



steps 2



sleepout 1



sleepout 2



west 1



west 2



drive 1



entry door