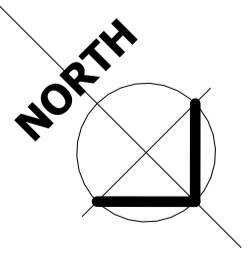


HARFOOT ST

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Site & Survey Plan
 SCALE 1 : 100



PLANS ISSUED FOR PLANNING APPROVAL

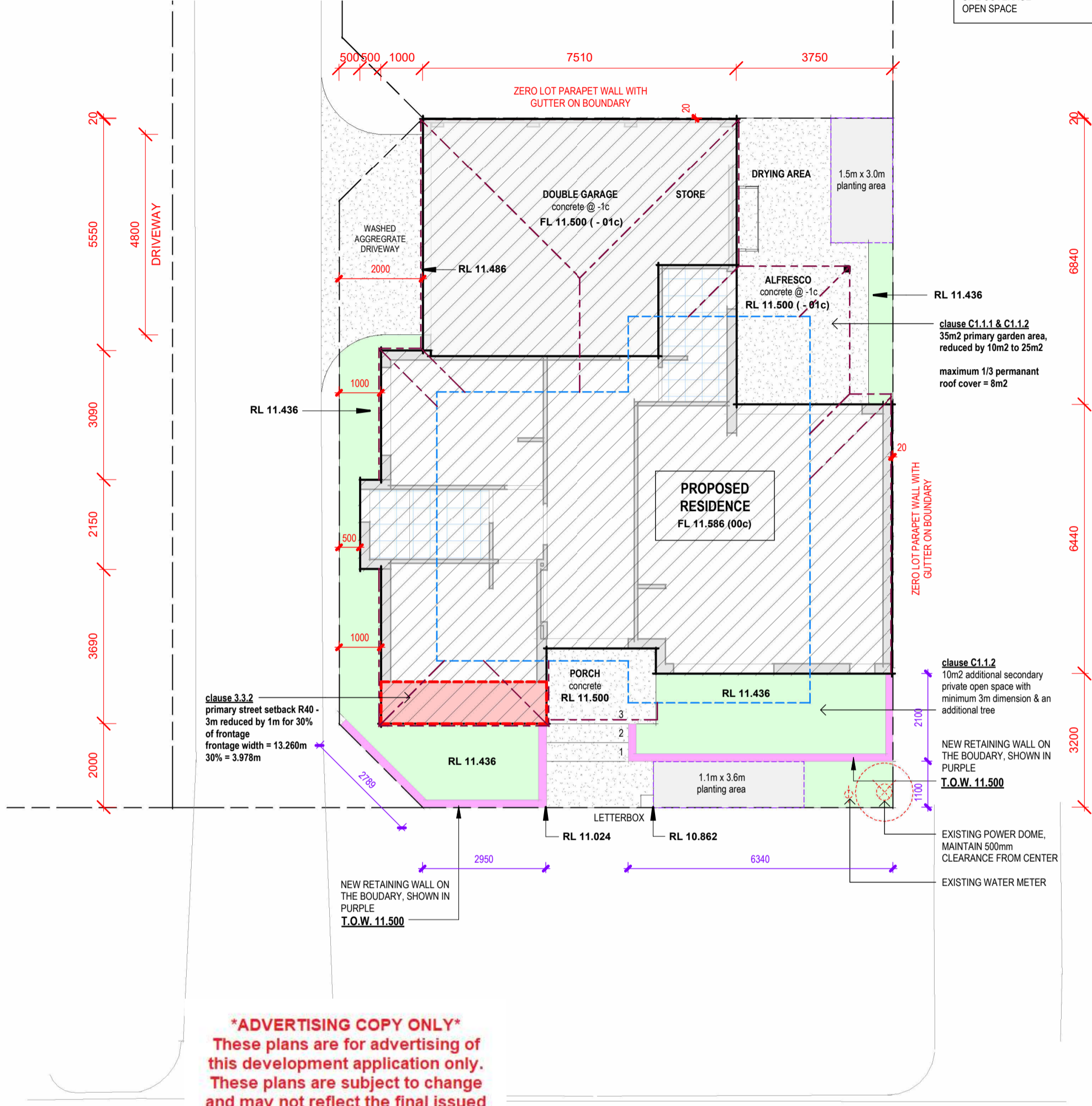
Site & Survey Plan	A1.01
JAV Custom Homes	
Lot 1/20 Harfoot Street, Willagee	1:200 @ A3
Revision: B	03.04.2026

JAV
 CUSTOM HOMES

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 Phone: 08 9381 4174
 ABN: 45 155 478 738 ACN: 155 478 738
 Reg No: 13950

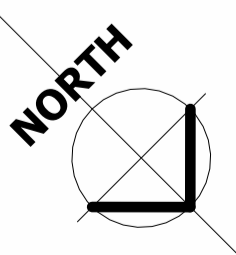
AREAS	
GROUND FLOOR AREA	97m ²
GARAGE & STORE AREA	37.7m ²
ALFRESCO (COVERED)	8m ²
PORCH (COVERED)	4m ²
UPPER FLOOR AREA	69m ²

20A Harfoot Street, Willagee	
LOT AREA	215.00m ²
RESIDENCE	97.00m ²
ALFRESCO	8.00m ²
PORCH	4.00m ²
GARAGE & STORE	37.70m ²
ZONED R14 OPEN SPACE	min. 35%
SITE COVERAGE	134.70m ² / 62.65%
OPEN SPACE	80.30m ² / 37.35%



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Site F
 SCALE 1 :



PLANS ISSUED FOR PLANNING APPROVAL

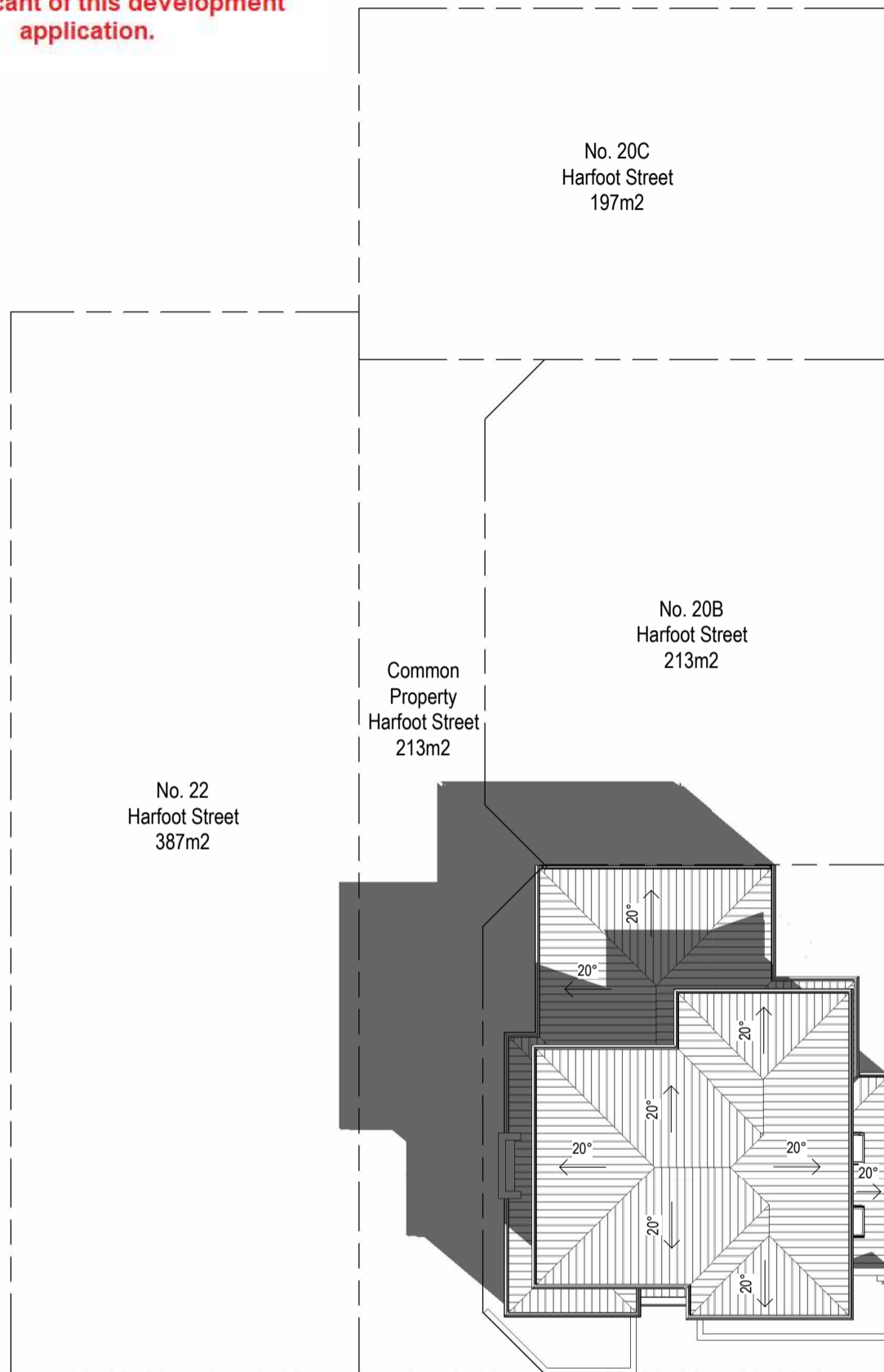
Site Plan	A1.02
JAV Custom Homes	
Lot 1/20 Harfoot Street, Willagee	1:100 @ A3
Revision: B	03.04.2026



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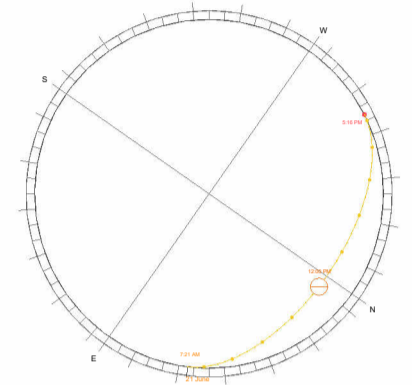


OVERSHADOWING DIAGRAM

SHADOW CAST AT MIDDAY ON THE 21ST JUNE AS PER R-CODES - **CLAUSE C3.9.1**

- approx. 5.247m2 cast onto neighbours property No. 22 Harfoot Street
Lot Area = 387m2 1.35%
- approx. 19.251m2 cast onto neighbours property No. 20B Harfoot Street
Lot Area = 213m2 9.04%
- approx. 50.669m2 cast onto common property No. 20 Harfoot Street
Lot Area = 139m2 36.45%

Zoned R40
35% maximum overshadowing to adjoining property (20B & 22 Harfoot Street, Willagee)



Overshadowing Plan

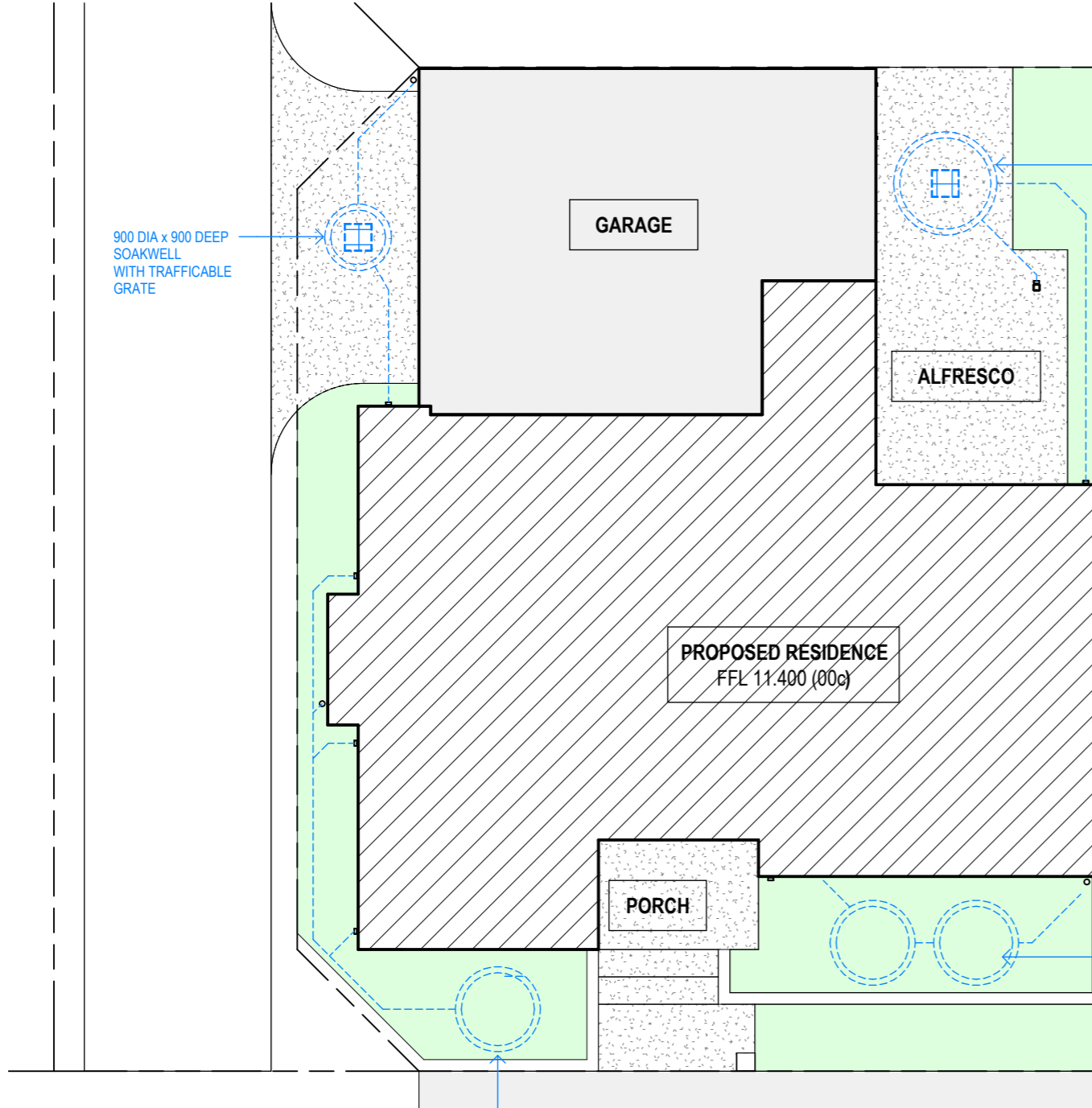
SCALE 1 : 200

PLANS ISSUED FOR PLANNING APPROVAL

Overshadowing Plan	A1.03
JAV Custom Homes	
Lot 1/20 Harfoot Street, Willagee	1:200 @ A3
Revision: B	03.04.2026



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900 DIA x 900 DEEP SOAKWELL WITH TRAFFICABLE GRATE

1500 DIA x 1500 DEEP SOAKWELL WITH GRATE

2x 1200 DIA x 1200 DEEP SOAKWELLS

2x 1200 DIA x 1200 DEEP SOAKWELLS

Drainage Plan

SCALE 1 : 100

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PLANS ISSUED FOR PLANNING APPROVAL

Property Details

Address: Lot 1, No. 20A Harfoot Street, Willagee

Size of Lot	215 m ²	Input - lot size
Roof area (to be connected to soak well)	180.37 m ²	Input - roof area
Impervious Paved Area	29.296 m ²	Input - other impervious area
Impervious area (see note)	209.666 m ²	

Note: Inflow volume is based on impervious area. The Applicant is required to calculate total impervious area as an input.

Runoff coefficient: 0.9

Soil Property

Soil type: Sand (Select soil type)

Saturated Hydraulic Conductivity: 8 m/day, 9.25926E-05 m/sec

The maximum value for Saturated Hydraulic Conductivity is 8 m/day.

Soil Moderation Factor (U): 0.5

Soakwell Detail

Select the diameter, depth and the number of soakwell in the table below:

Diameter (mm)	Depth (mm)	Number of Soakwell	Total Storage (cu.m)	Total Soakage area (sq. m)	Emptying time(hour)
1500	1500	1	2.651	1.767	3.62
1800	1500	0	0.000	0.000	3.95
1200	1200	3	4.072	3.393	2.89
900	900	1	0.573	0.636	2.17
0	0		0.000	0.000	0.00
TOTAL			7.295	5.796	3.95

Design Storm Design AEP*: 1% (Annual Exceedance Probability)

Equivalent diameter of Soakwell: 2.72 m

Rainfall Duration	Rainfall (mm/hr)	Rainfall volume (m ³)	Total infiltration (m ³)	Maximum storage required (m ³)	Storage Provided (m ³)	Equivalent height to Maximum storage required (m)	Emptying time (hour)	Check
1	267	0.84	0.03	0.808	7.295	0.14	0.76	Acceptable
2	226	1.42	0.06	1.357	7.295	0.23	1.21	Acceptable
3	204	1.92	0.10	1.828	7.295	0.32	1.55	Acceptable
4	187	2.35	0.13	2.224	7.295	0.38	1.82	Acceptable
5	173	2.72	0.16	2.559	7.295	0.44	2.04	Acceptable
10	127	3.99	0.32	3.672	7.295	0.63	2.68	Acceptable
15	102	4.81	0.48	4.329	7.295	0.75	3.02	Acceptable
20	86.3	5.43	0.64	4.784	7.295	0.83	3.24	Acceptable
25	75.4	5.93	0.81	5.123	7.295	0.88	3.39	Acceptable
30	67.4	6.36	0.97	5.393	7.295	0.93	3.51	Acceptable
45	52.4	7.42	1.45	5.967	7.295	1.03	3.76	Acceptable
60	43.8	8.27	1.93	6.333	7.295	1.09	3.90	Acceptable
90	34.2	9.68	2.90	6.782	7.295	1.17	4.08	Acceptable
120	28.8	10.87	3.86	7.005	7.295	1.21	4.16	Acceptable
180	22.7	12.85	5.80	7.054	7.295	1.22	4.18	Acceptable
270	17.8	15.11	8.69	6.420	7.295	1.11	3.94	Acceptable
360	15	16.98	11.59	5.390	7.295	0.93	3.51	Acceptable
540	11.6	19.70	17.39	2.312	7.295	0.40	1.88	Acceptable
720	9.58	21.69	23.18	-1.492	7.295	0.00	0.00	Acceptable
1080	7.16	24.32	34.78	-10.458	7.295	0.00	0.00	Acceptable
1440	5.73	25.95	46.37	-20.420	7.295	0.00	0.00	Acceptable
1800	4.78	27.06	57.96	-30.903	7.295	0.00	0.00	Acceptable
2160	4.1	27.85	69.55	-41.703	7.295	0.00	0.00	Acceptable
2880	3.2	28.98	92.74	-63.756	7.295	0.00	0.00	Acceptable
4320	2.26	30.71	139.11	-108.405	7.295	0.00	0.00	Acceptable
5760	1.79	32.43	185.48	-153.054	7.295	0.00	0.00	Acceptable
7200	1.52	34.42	231.85	-197.431	7.295	0.00	0.00	Acceptable
8640	1.36	36.95	278.22	-241.265	7.295	0.00	0.00	Acceptable
10080	1.26	39.94	324.59	-284.645	7.295	0.00	0.00	Acceptable

The default rainfall data in the table above is at the suburb of Nedlands at (Latitude, Longitude) = (-31.977, 115.796).

Drainage Plan	A1.04
JAV Custom Homes	
Lot 1/20 Harfoot Street, Willagee	1:100 @ A3
Revision: B	03.04.2026

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LANDSCAPE NOTES
 PLANTED AREAS ARE TO BE MULCHED WITH AN ORGANIC COURSE BARK CHIP MULCH TO A MINIMUM DEPTH OF 100mm

IRRIGATION NOTES
 ALL PLANTING AREAS ARE TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS SUPPLY.
 ALL SHRUBS ARE TO BE IRRIGATED VIA DRIP LINE.
 ALL TREES ARE TO BE IRRIGATED VIA BUBBLERS.
 THE IRRIGATION SYSTEM SHALL BE DUAL PROGRAM TO ALLOW TURF AND PLANTING AREAS TO BE WATERED SEPERATELY.
 IRRIGATION IS TO BE PROGRAMMED TO SET WATERING DAYS ACCORDING TO COUNCIL GUIDELINES.

EXISTING TREES & VEGETATION
 ALL EXISTING TREES & VEGETATION ON SITE TO BE REMOVED, & SITE TO BE CLEARED OF ANY LOW SHRUBBERY PRIOR TO CONSTRUCTION.

SHRUB ZONE
 AREA TO BE PLANTED WITH VARIETY OF WATERWISE & NATIVE SHRUBS

ISOLEPIS CERNUA
 NODDING CLUB-RUSH to 0.3m

CONOSTYLIS ACULEATA
 PRICKLY CONOSTYLIS to 0.5m



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Landscaping Plan

SCALE 1 : 100

LANDSCAPE RATIOS

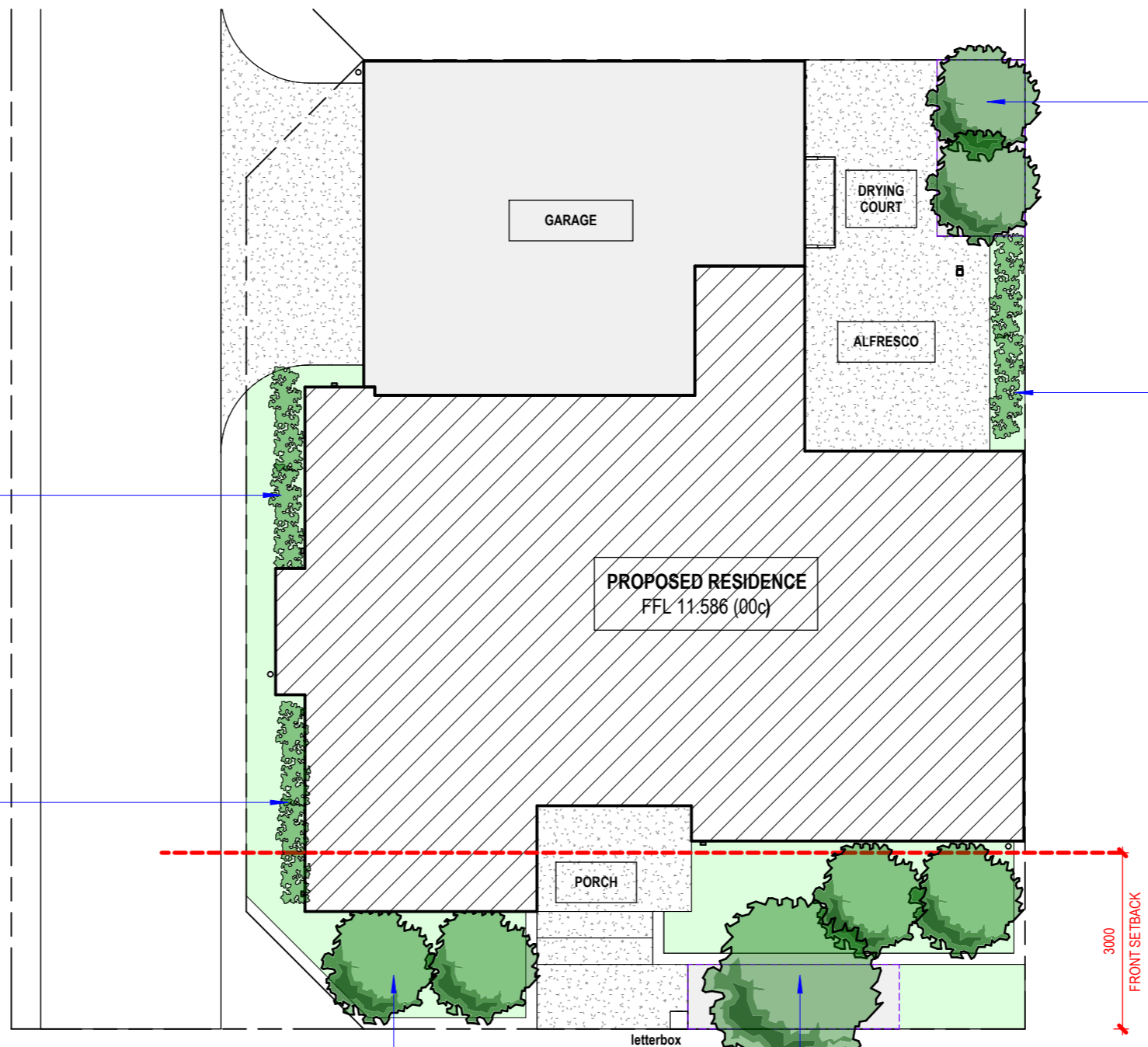
30% SOFT LANDSCAPING WITHIN FRONT SETBACK AREA	
FRONT SETBACK AREA	37.780m ²
SOFT LANDSCAPING AREA	25.420m ²
PERCENTAGE	67.28%

LANDSCAPE RATIOS

LOT AREA	215.000m ²
SOFT LANDSCAPING	40.002m ²
PERCENTAGE	18.60%

TREE & SHRUB ZONE
 ZONE WITH 1.2m DEEP QUALITY SOIL

TREE SELECTION
 CALOTHAMNUS QUADRIFIDUS 1.0 - 2.0m
 ONE-SIDED BOTTLEBRUSH



TREE ZONE
 TREE ZONE WITH 1.2m DEEP QUALITY SOIL
 1.5m x 3m TREE PLANTING ZONE

TREE SELECTION
 LAGERSTROEMIA INDICA to 6.0m
 CREPE MYRTLE



SHRUB ZONE
 AREA TO BE PLANTED WITH VARIETY OF WATERWISE & NATIVE SHRUBS

ISOLEPIS CERNUA
 NODDING CLUB-RUSH to 0.3m



TREE ZONE
 TREE ZONE WITH 1.2m DEEP QUALITY SOIL
 2m x 2m TREE PLANTING ZONE

TREE SELECTION
 LAGERSTROEMIA INDICA to 6.0m
 CREPE MYRTLE

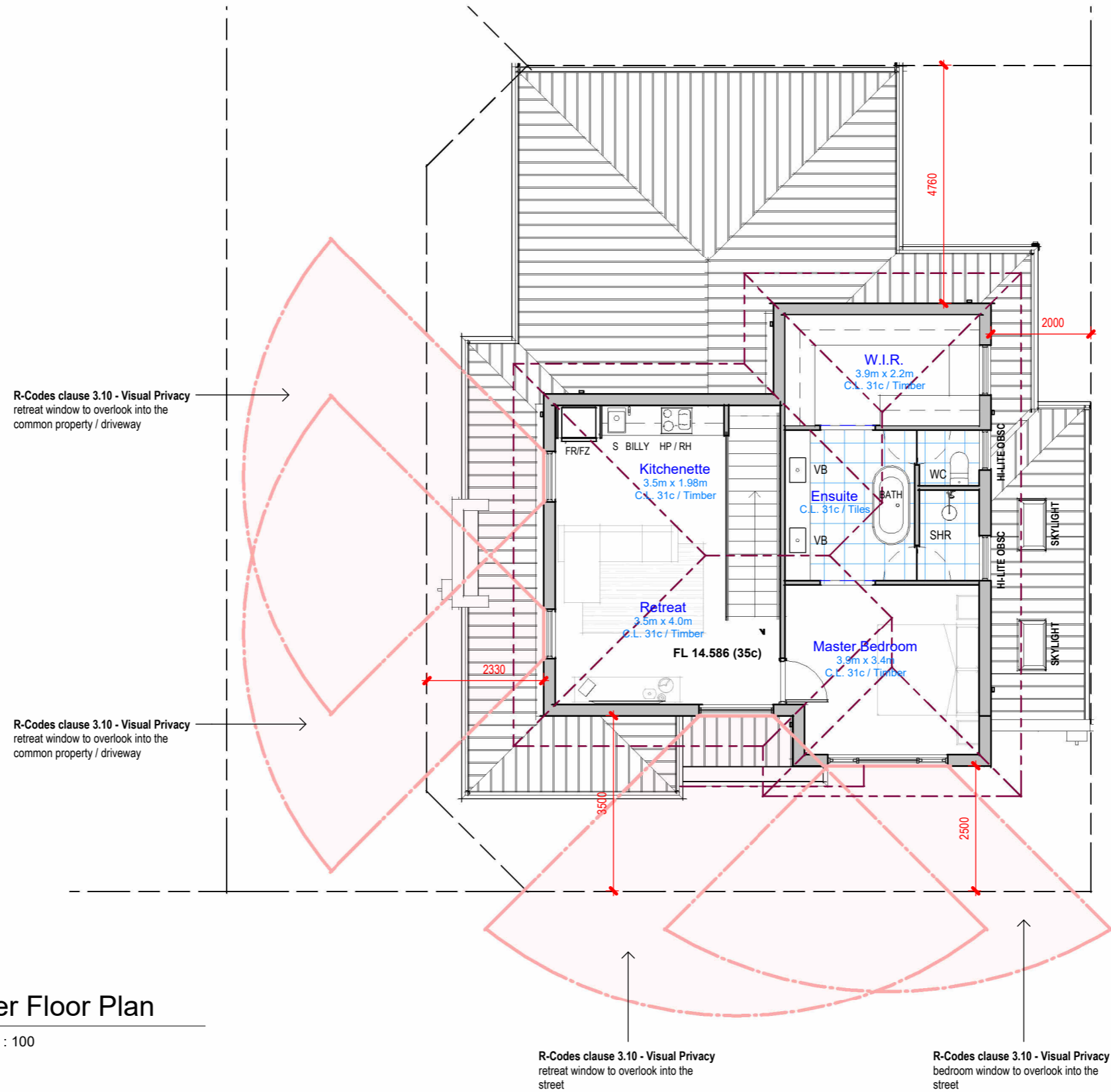
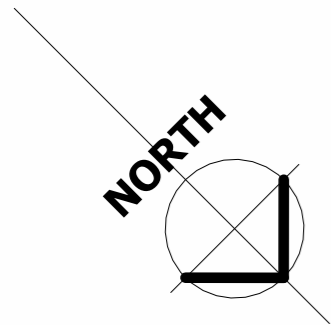


Landscaping Plan	A1.05
JAV Custom Homes	
Lot 1/20 Harfoot Street, Willagee	1:100 @ A3
Revision: B	03.04.2026

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AREAS	
GROUND FLOOR AREA	97m ²
GARAGE & STORE AREA	37.7m ²
ALFRESCO (COVERED)	8m ²
PORCH (COVERED)	6m ²
UPPER FLOOR AREA	69m ²



Upper Floor Plan

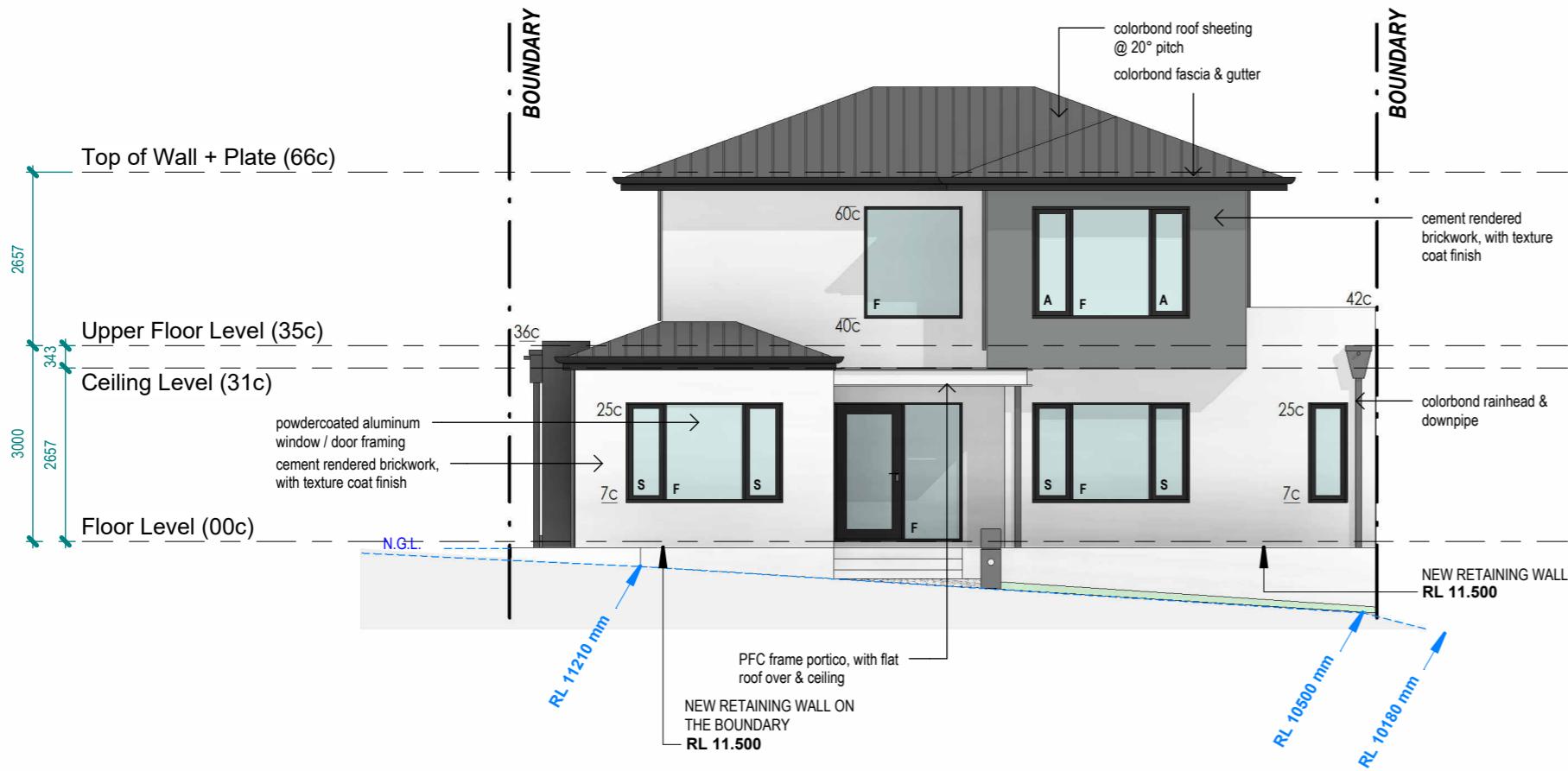
SCALE 1 : 100

**PLANS ISSUED FOR
PLANNING APPROVAL**

Upper Floor Plan	A2.02
JAV Custom Homes	
Lot 1/20 Harfoot Street, Willagee	1:100 @ A3
Revision: B	03.04.2026

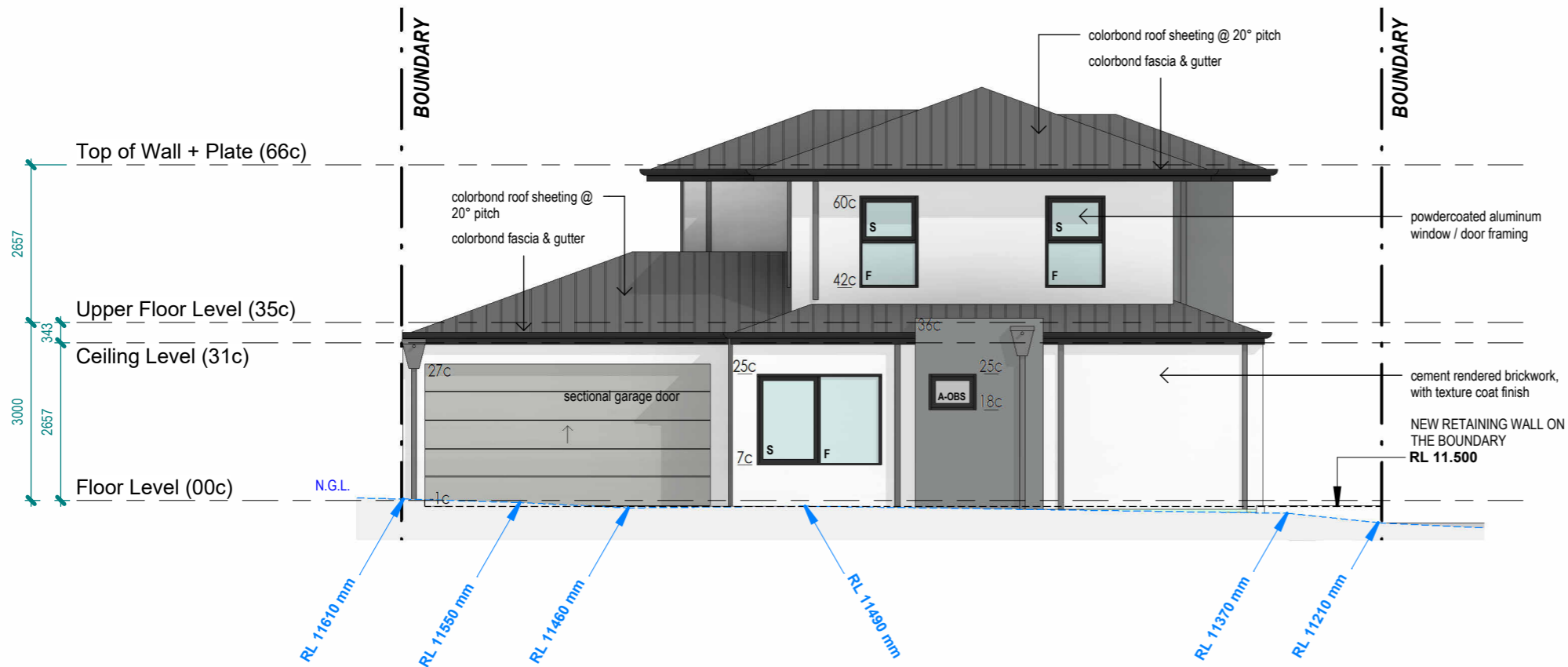
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Harfoot Street Elevation - North-East

SCALE 1 : 100



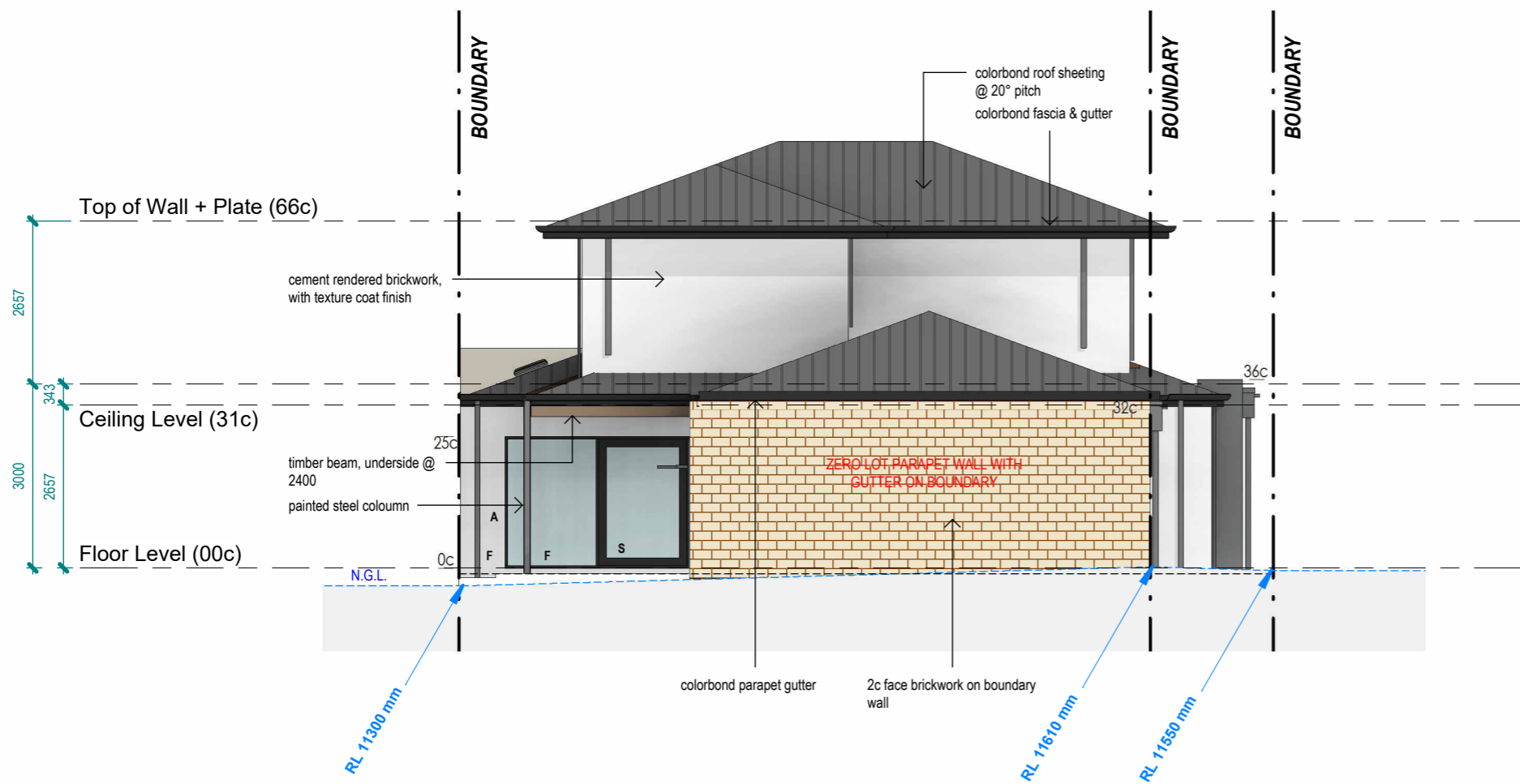
South-East Elevation

SCALE 1 : 100

Elevations	A3.01
JAV Custom Homes	
Lot 1/20 Harfoot Street, Willagee	1:100 @ A3
Revision: B	03.04.2026

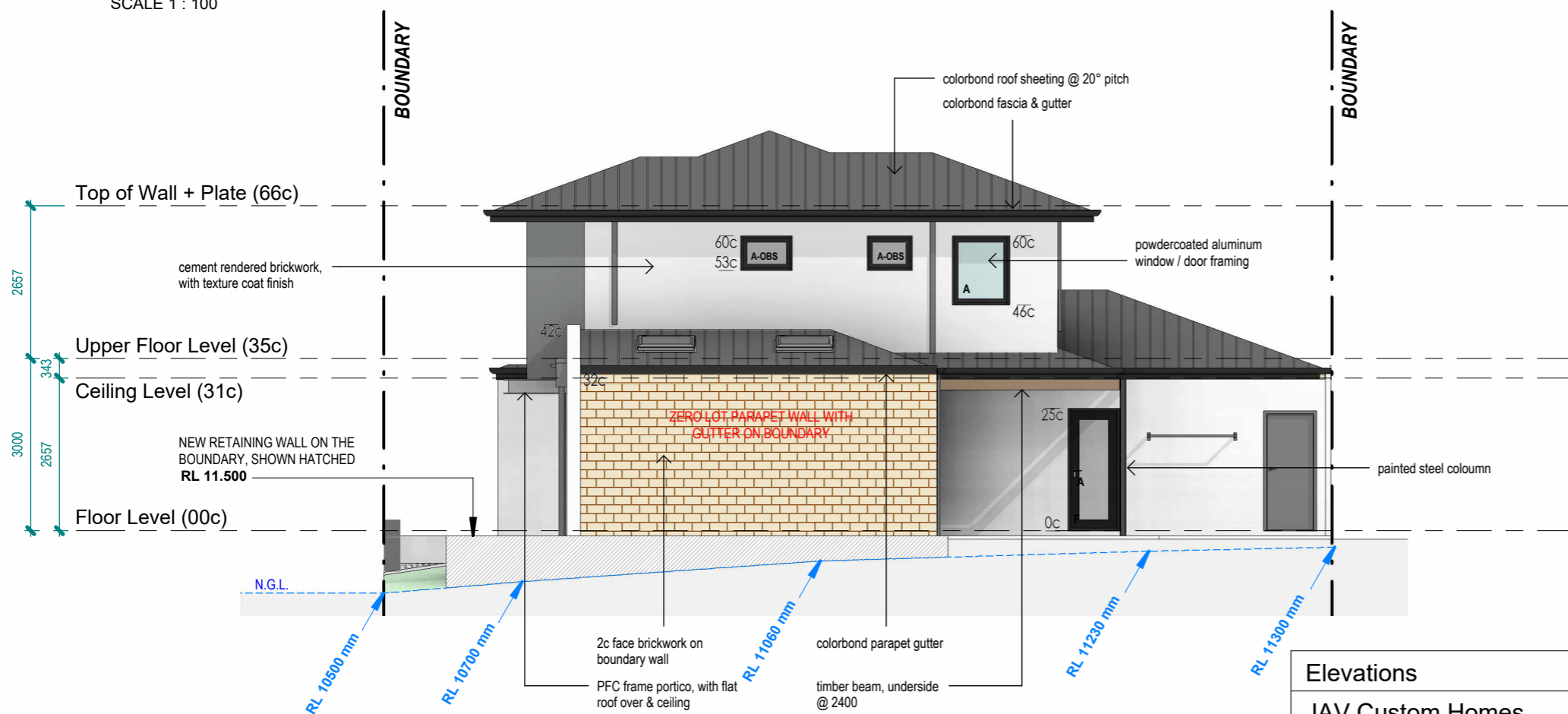
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Reg No: 13950



South-West Elevation

SCALE 1 : 100



North-West Elevation

SCALE 1 : 100

Elevations	A3.02
JAV Custom Homes	1:100 @ A3
Lot 1/20 Harfoot Street, Willagee	03.04.2026
Revision: B	

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