

Statement of non-objection to proposed development.

I/We being the owners of the adjoining property to (Lot 61), 76 Hermitage Drive, The Vines, Western Australia as noted below hereby state that we have no objections to the proposed development as shown on these drawings as dated below.

Name of Owners:

Address of adjoining property:

Signature of Owners of adjoining property:

Date:

CITY OF SWAN

Property ID 454893
Zoning: R2.5 Residential

Setbacks:
Primary Street: 20m
Secondary Street: 7.5m
Other/Rear: 7.5m

Open Space Requirement: Min. 80% of total site area
Site Area: 4243sqm
80%: 3394.4 sqm

Issue	Amendments	Date
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Client Belinda & Masood Yaqub
Project 76 Hermitage Drive, The Vines,
City of Swan, WA

Job No.	0724	Sheet size	A1
Scale	as shown @ A1	Drawn	MP
		Approved	BM

Status **DEVELOPMENT APPROVAL**

Drawing SITE PLAN 1:500

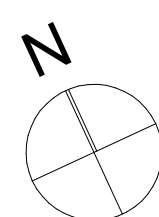
Drawing No.	Issue Rev	Issue Date
A.1.1	-	10/06/2025

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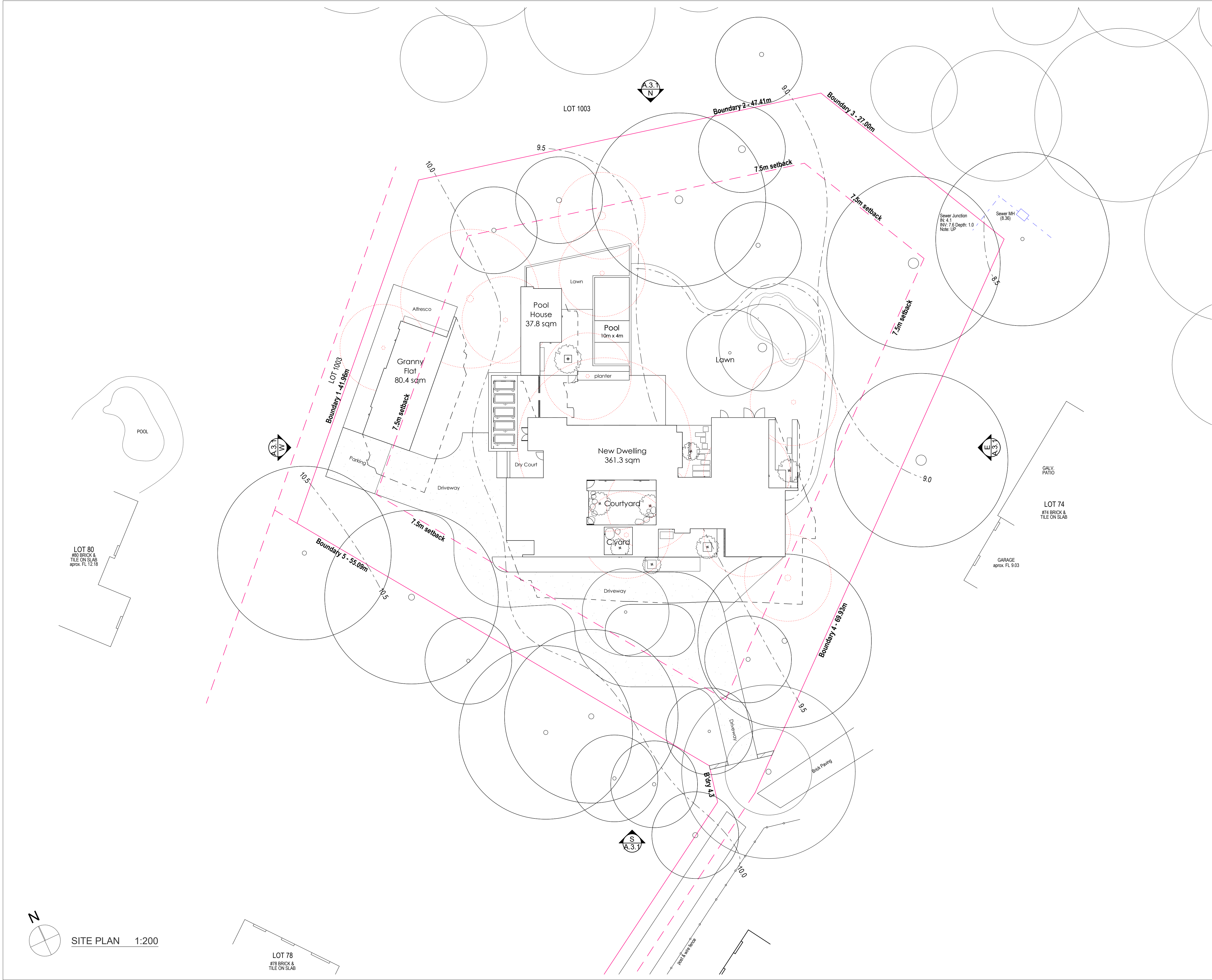


Mountford McCarey

Perth 123 Aberdeen St, Northbridge, WA 6003
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e info@marchitects.com.au www.marchitects.com.au



SITE PLAN 1:500



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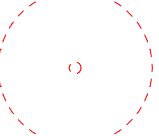
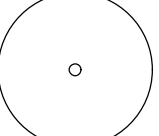
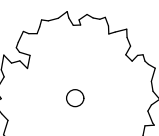
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TREE LEGEND

-  EXISTING TREE - TO BE REMOVED
-  EXISTING TREE - TO REMAIN
-  NEW TREE - SUBJECT TO BAL & SITE CLASSIFICATION REQUIREMENTS

Issue	Amendments	Date
Client	Belinda & Masood Yaqub	
Project	76 Hermitage Drive, The Vines, City of Swan, WA	
Job No.	0724	Sheet size A1
Scale	as shown @ A1	Drawn MP
		Approved BM
Status	DEVELOPMENT APPROVAL	
Drawing	SITE PLAN 1:200	
Drawing No.	Issue Rev	Issue Date
A.1.2	-	10/06/2025
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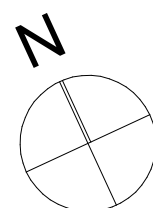
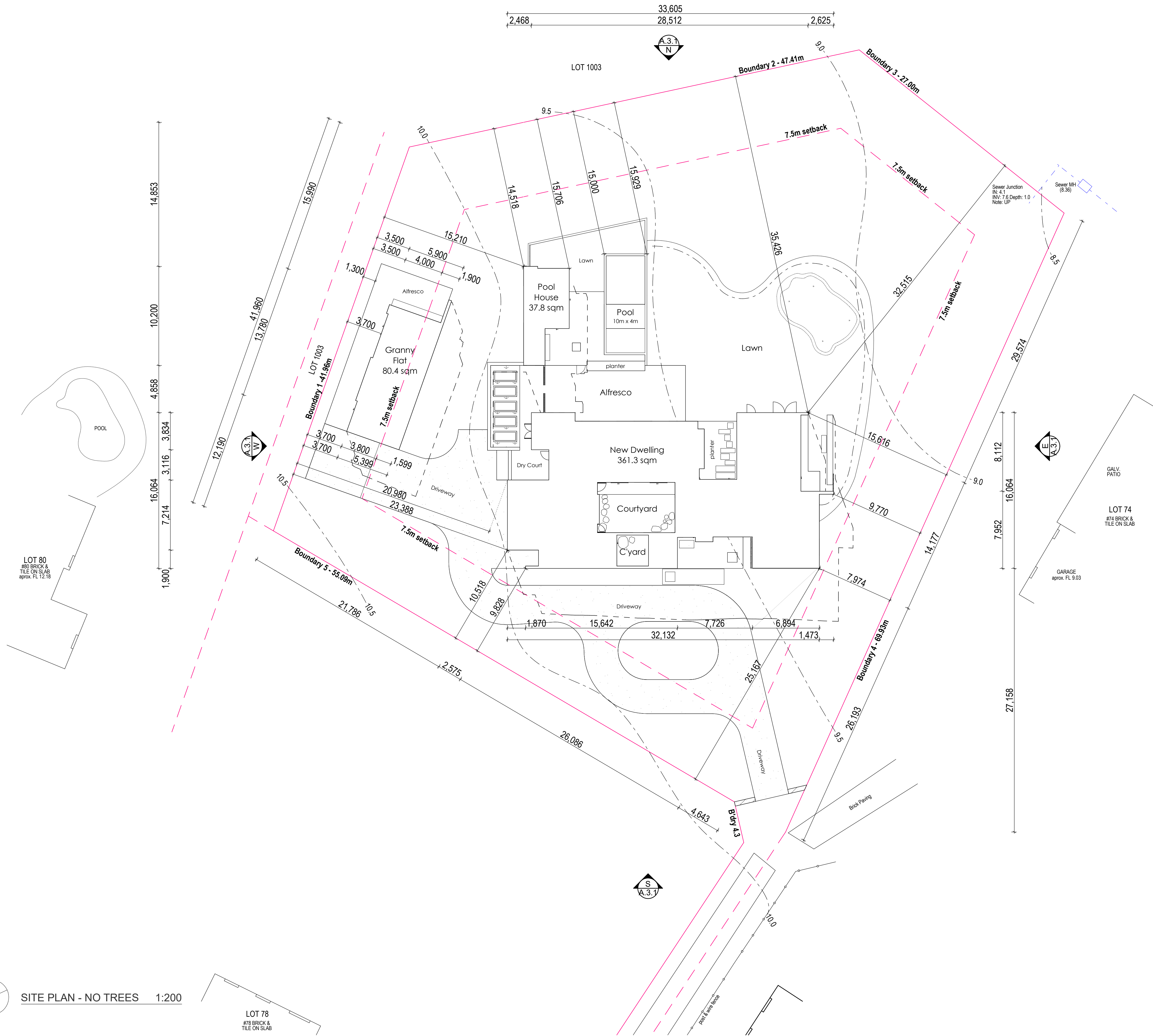
Date:

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SITE PLAN - NO TREES 1:200

LOT 78
#78 BRICK &
TILE ON SLAB

Issue Amendments Date

Client Belinda & Masood Yaqub
Project 76 Hermitage Drive, The Vines,
City of Swan, WA

Job No. 0724 Sheet size A1
Scale as shown @ A1 Drawn MP
Approved BM

Status DEVELOPMENT APPROVAL

Drawing SITE PLAN - TREES HIDDEN

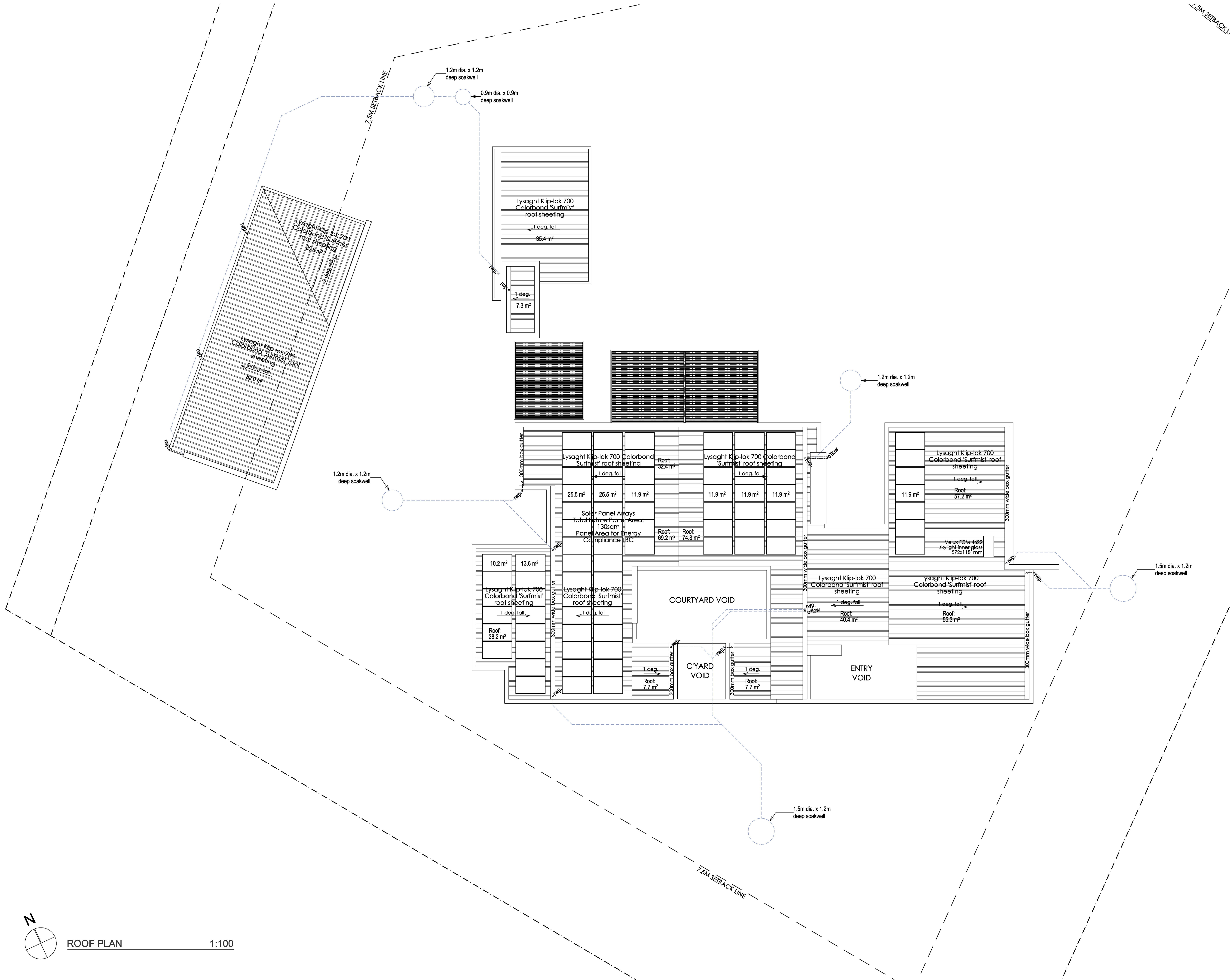
Drawing No. Issue Rev Issue Date
A103 - 10/06/2025

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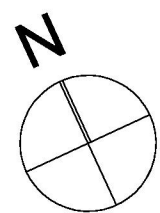
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SOAKWELL CALCULATIONS

NEW DWELLING ROOF AREA:
Volume Required: 0.0122 x 406.5sqm = 4.959 m3
2 off 1.2m dia. x 1.2m deep soakwell: 2.764 m3
2 off 1.5m dia. x 1.2m deep soakwell: 4.242 m3

POOL HOUSE ROOF AREA:
Volume Required: 0.0122 x 42.7sqm = 0.521 m3
1 off 0.9m dia. x 0.9m deep soakwell: 0.573 m3

GRANNY FLAT ROOF AREA:
Volume Required: 0.0122 x 102.8sqm = 1.254 m3
1 off 1.2m dia. x 1.2m deep soakwell: 1.357 m3

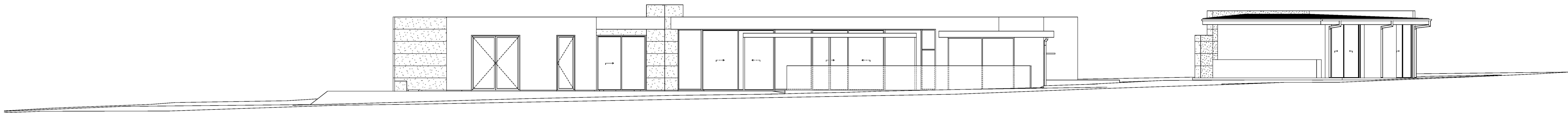


ROOF PLAN

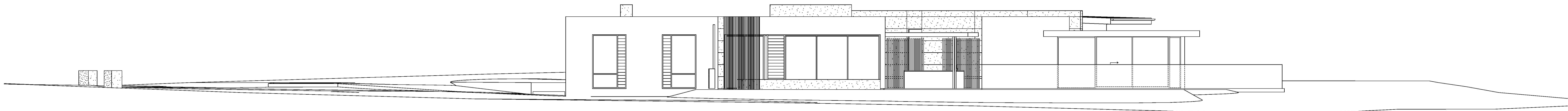
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Issue Amendments Date

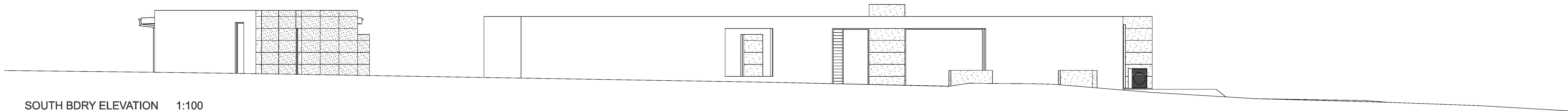
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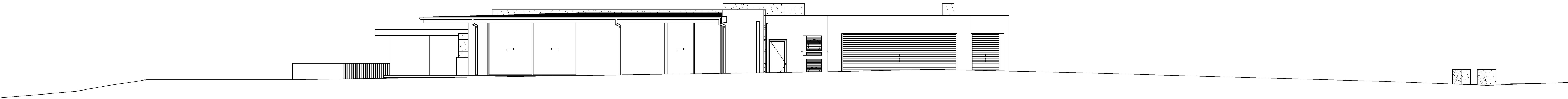
NORTH BDRY ELEVATION 1:100



EAST BDRY ELEVATION 1:100



SOUTH BDRY ELEVATION 1:100



WEST BDRY ELEVATION 1:100

Issue Amendments Date

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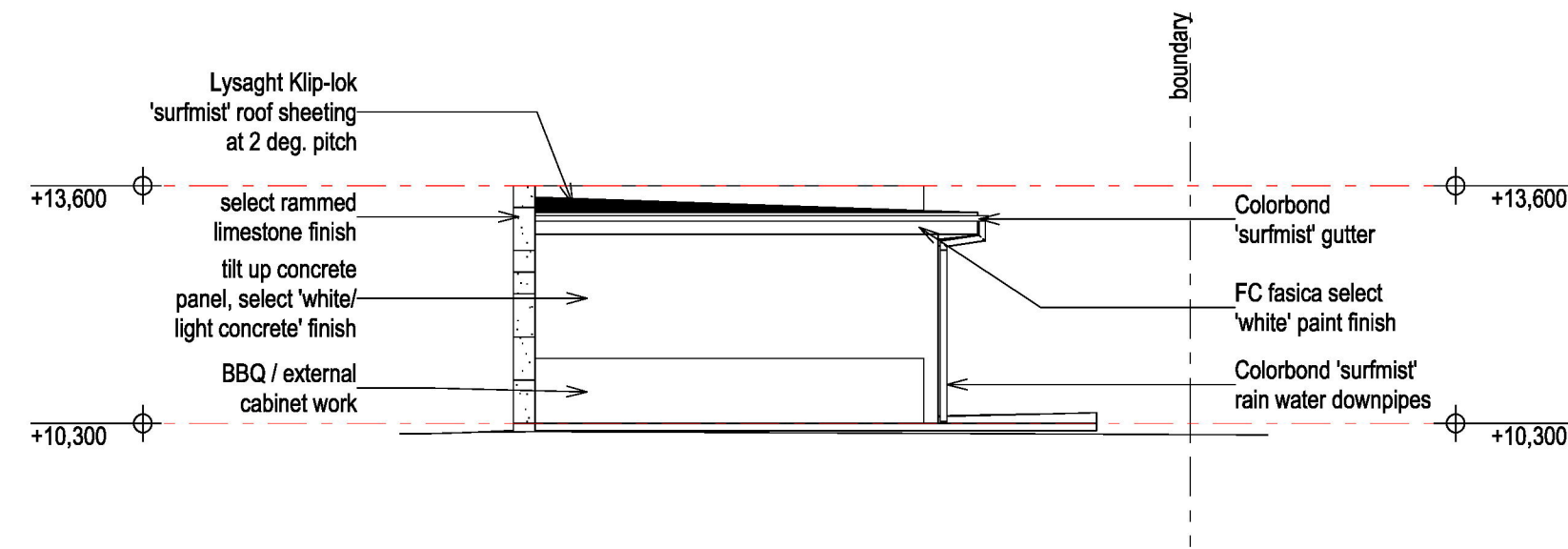
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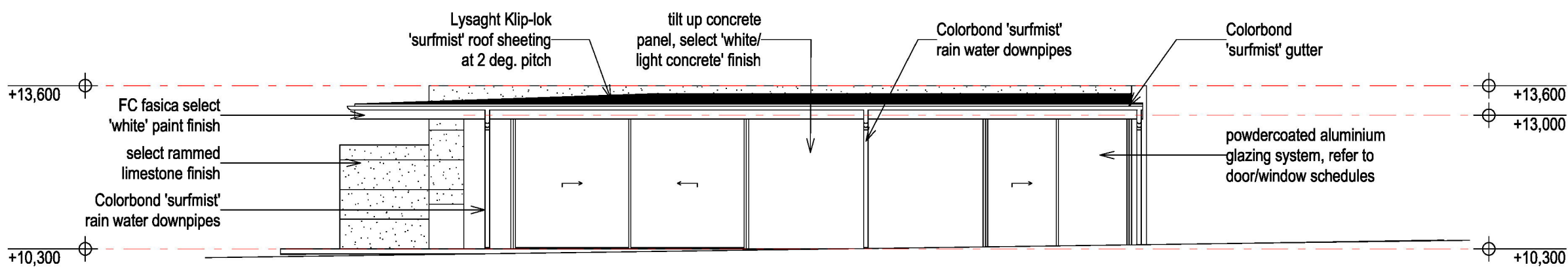
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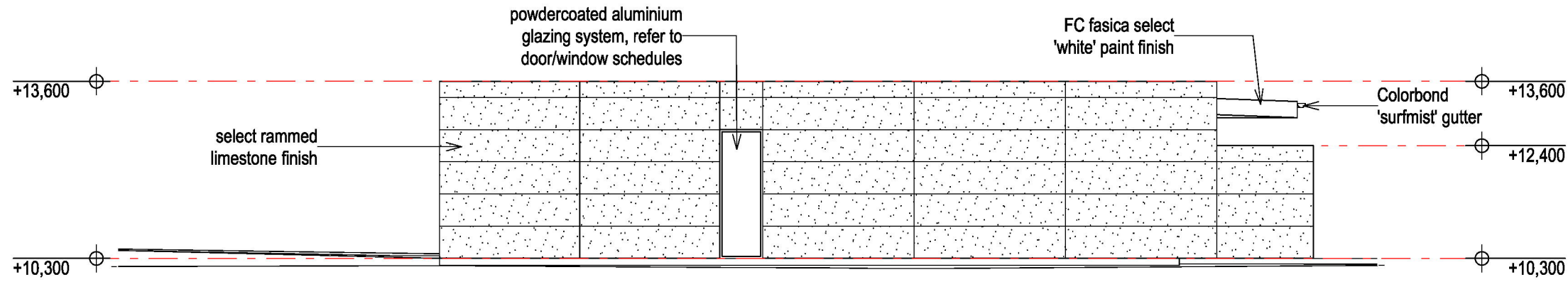
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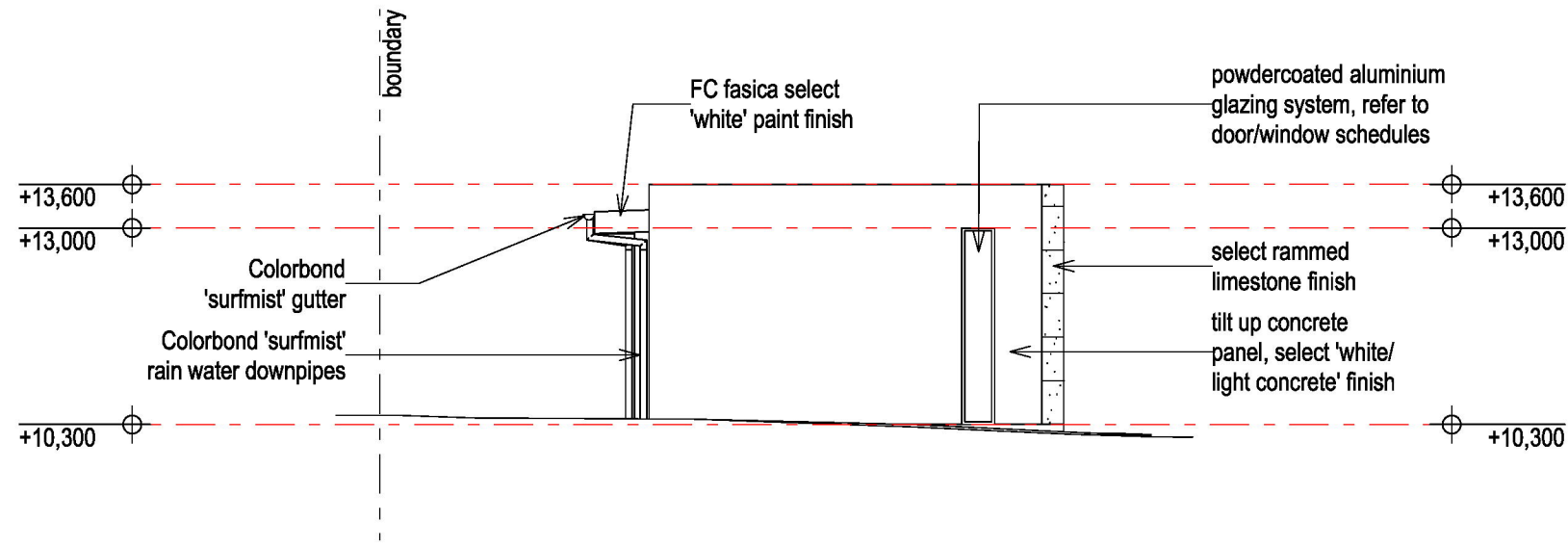
GRANNY FLAT NORTH ELEVATION 1:100



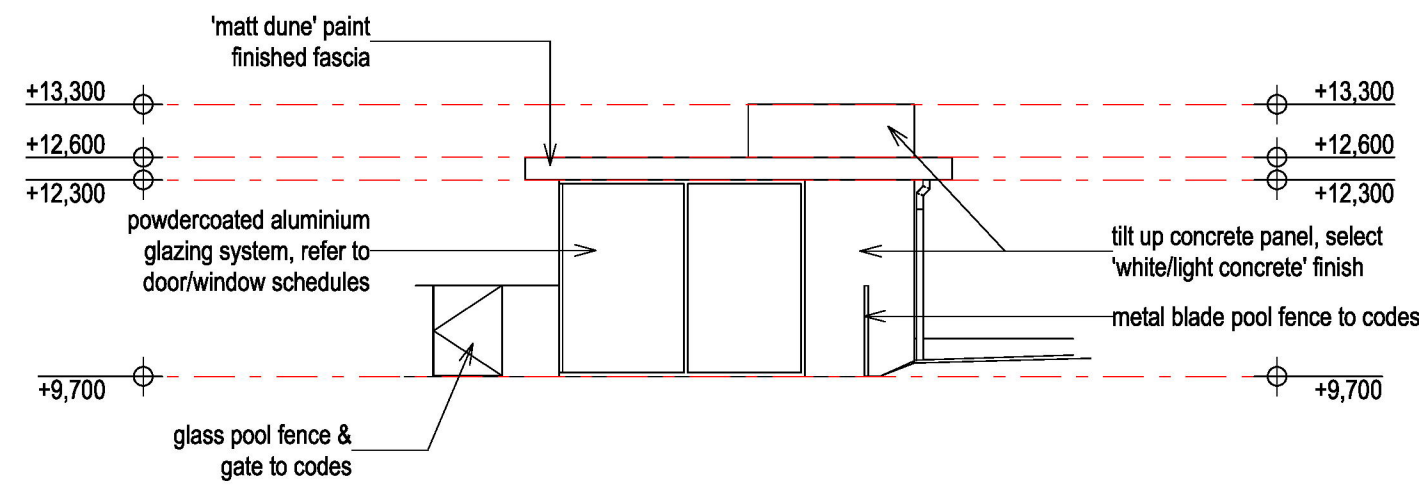
GRANNY FLAT WEST ELEVATION 1:100



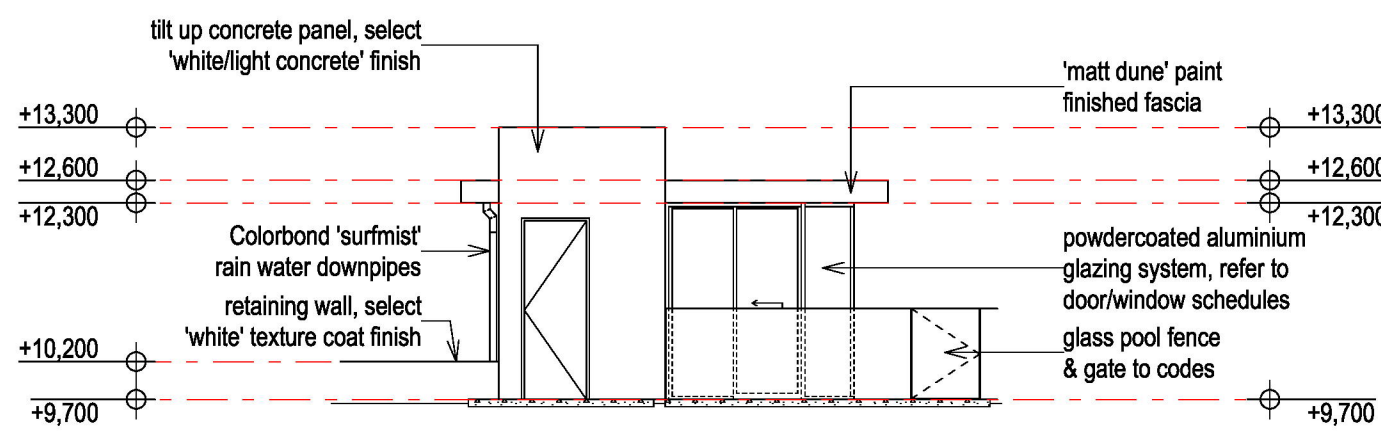
GRANNY FLAT EAST ELEVATION 1:100



GRANNY FLAT SOUTH ELEVATION 1:100



POOL HOUSE NORTH ELEVATION 1:100



POOL HOUSE SOUTH ELEVATION 1:100

Issue Amendments Date

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