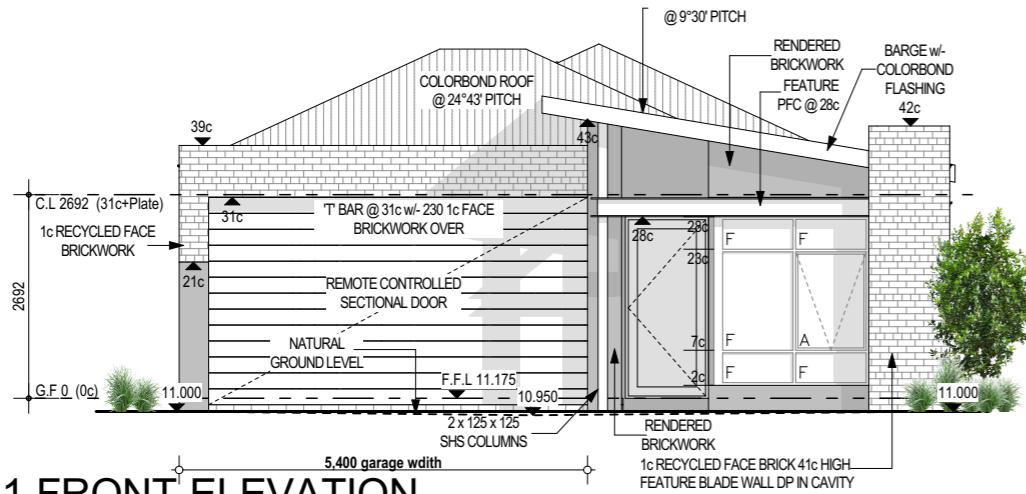
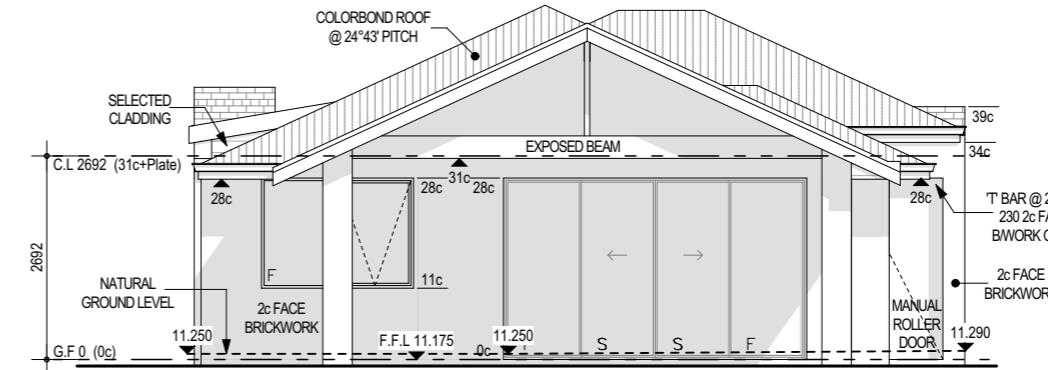


NOTE:
 - ROOF PITCH 24°43'
 - ROOF COVER: COLORBOND
 - CONVENTIONAL TIMBER ROOF FRAMING
 IN ACCORDANCE WITH NCC H1DG(4),
 A.S. 1684 & ENGINEERING ADVICE.
 - ALL STRUCTURAL BEAMS TO BE IN
 ACCORDANCE WITH THE N.C.C.

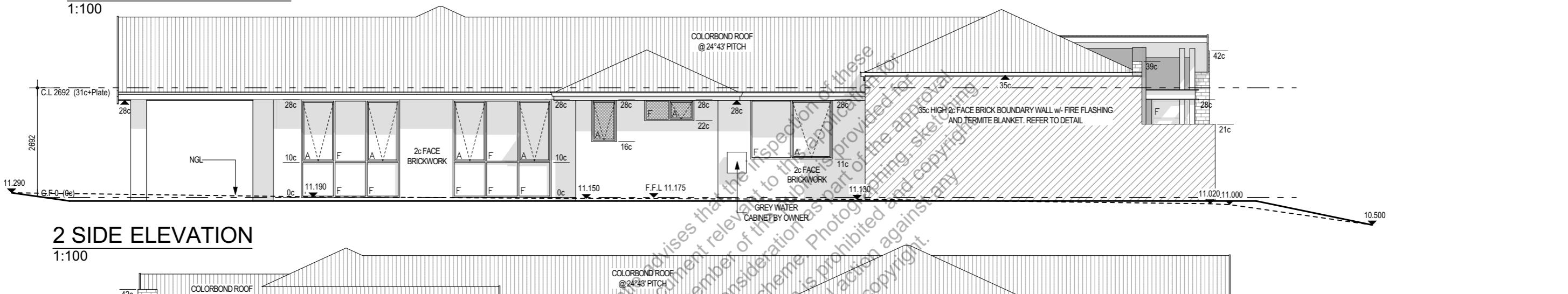
**SHADING INDICATES EXTENT OF
 RENDER TO FRONT ELEVATION
 (INCLUDING RETURNS).
 REMAINDER OF HOUSE TO BE
 2c FACE BRICKWORK**



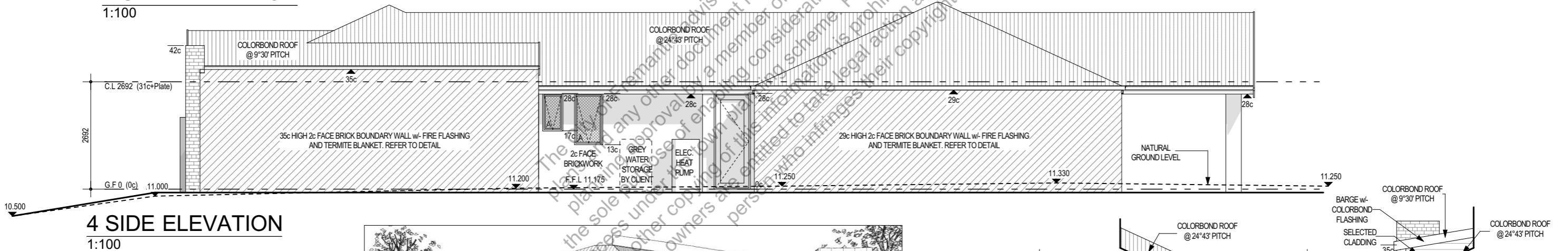
1 FRONT ELEVATION



3 REAR ELEVATION



2 SIDE ELEVATION



4 SIDE ELEVATION



**CITY OF FREMANTLE
 These Plans Form Part of
 DA0435/25
 10 Dec 2025**

New Choice

Ellis & De Melo Silva

**CLIENT:
 ELLIS & DE MELO SILVA**

**SITE ADDRESS:
 LOT 102 #12B JEAN STREET,
 BEACONSFIELD
 CITY OF FREMANTLE**

**NOTE: DIMENSIONS ON PLAN ARE TO BRICK SIZES WHEN
 CALCULATING MEASUREMENTS FOR ROOMS & FURNITURE
 ALLOW 10mm TO EACH WALL FOR PLASTER MARGIN.**

**HOMES
 24 SANGIORGIO COURT
 OSBORNE PARK WA 6017
 PO BOX 1407 OSBORNE PARK
 BUSINESS CENTRE WA 6916
 PHONE: 9201 7800
 FAX: 9444 5111
 EMAIL: Reception@newchoicehomes.com.au
 © COPYRIGHT 2025**

**THIS IS ONE OF THE
 DRAWINGS REFERRED TO
 IN THE BUILDING CONTRACT:**

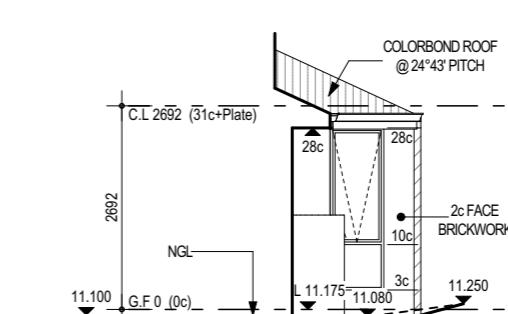
DATE.....

OWNER 1.....

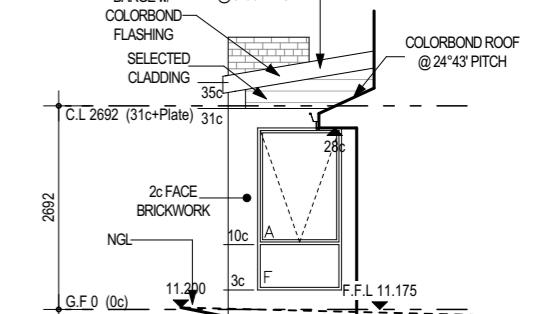
OWNER 2.....

BUILDER.....

DRAWN	DATE	CHKD	DESCRIPTION	AREAS		MODEL NAME: SIGNATURE			
				Zone	Area				
RT	17/11/25	SJ	CONTRACT/PLANNING DWGS	HOUSE	153.02	67.00			
RT	26.11.25	RT	REV 1/ ENERGY AMEND	GARAGE	38.48	25.48			
RT	4.12.25	RT	CONTRACT CHECK	ALFRESCO	24.47	20.98			
RT	4/12/25	RT	ENERGY REPORT AMEND	PORCH	2.72	7.00			
				218.69 m²					
ROOF AREAS									
FLOOR		PITCH	AREA						
GF ROOF		9° 30' 0"	36.04						
GF ROOF		24° 43' 0"	199.86						
235.90 m²									
2 of 5									

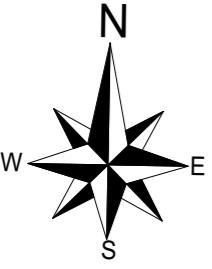


5 SIDE ELEVATION



6 SIDE ELEVATION

LOT 102

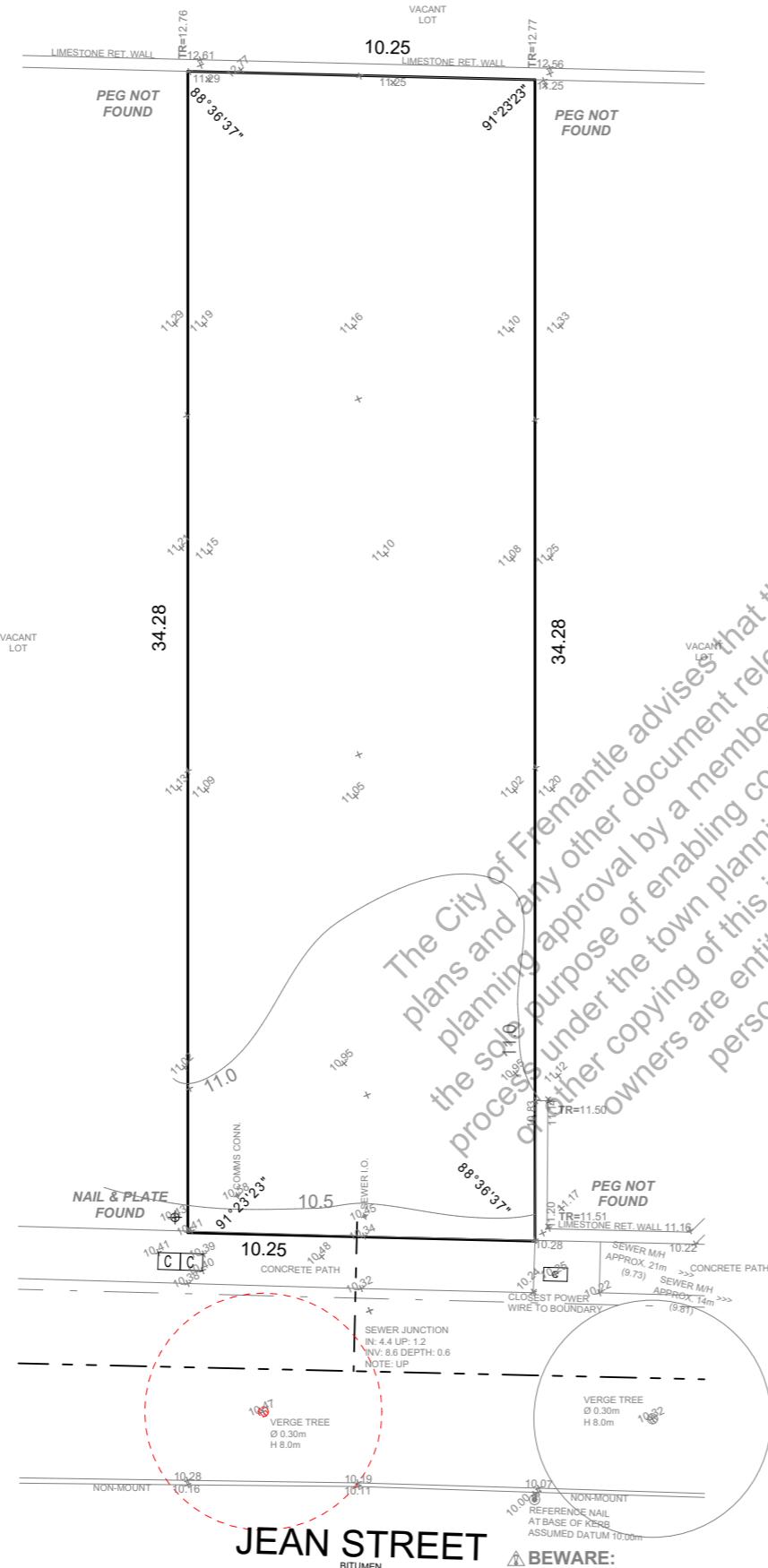


DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.



LOT MISCLOSE

0.000 m

Scale 1:200

0 2 4 6 8

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:

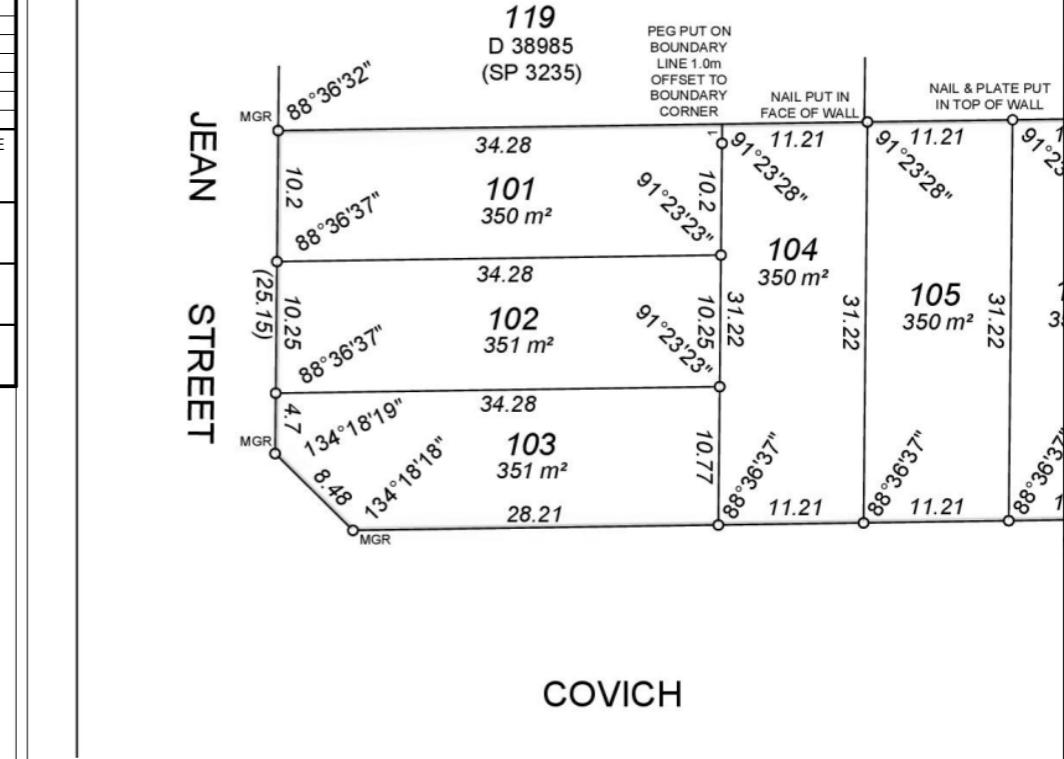
DATE.....
OWNER 1.....
OWNER 2.....
BUILDER.....

DR	DATE	CHK	DESCRIPTION
RT	17/11/25	SJ	CONTRACT/PLANNING DWGS
RT	26.11.25	RT	REV 1/ENERGY AMEND
RT	4.12.25	RT	CONTRACT CHECK
RT	4/12/25	RT	ENERGY REPORT AMEND

24 SANGIORGIO COURT
OSBORNE PARK WA 6017
PO BOX 1407 OSBORNE PARK
BUSINESS CENTRE WA 6916
PHONE: 9201 7800
FAX: 9444 5111
EMAIL: Reception@newchoicehomes.com.au
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CONTOUR & FEATURE SURVEY

LOT Lot 102 (DP 426913)
ADDRESS #12B Jean Street, Beaconsfield
LGA CITY OF FREMANTLE
CLIENT Ellis & De Milo Silva
ORDER # 25194
GPS Lat: -32.074297 Long: 115.767142
SSA No AREA 351m² VOL. 4076 FOL. 531



CITY OF FREMANTLE
These Plans Form Part of
DA0435/25
10 Dec 2025

The City of Fremantle advises that the inspection and approval of this plan is subject to the sole purpose of enabling consideration by a member of the planning scheme, and is not to be construed as a person who infringes or contravenes any planning or other copying of this information.

EARTHWORKS NOTE

REFER TO STRUCTERRE REPORT FOR SITEWORKS INFORMATION

ALL DEMOLITION WORKS BY OWNER ARE TO BE COMPLETED TO THE BUILDERS TIME SCHEDULE

CONCRETOR NOTE

ALL EXTERNAL CAVITY WALLS TO BE 2c CAVITY BRICKWORK (230mm) UNLESS NOTED OTHERWISE

TOP OF FOOTING TO BE AT -3c TO GARAGE AS SHOWN ON PLAN

BRICKPAVING NOTE

BRICKPAVING AS PER ADDENDA

90mm PVC PIPE TO BE PLACED 2m FROM THE CARPORT / GARAGE APPROX 300mm DEEP

CLIENT NOTE

F.F.L SHOWN ON PLAN MAY VARY TO WITHIN 50mm EITHER WAY

WHERE A BOUNDARY WALL IS INCLUDED, THE CLIENT IS TO OBTAIN

A) WRITTEN PERMISSION FROM THE OWNER(S) OF ADJOINING LOT(S) TO REMOVE ANY EXISTING FENCE(S)

B) WRITTEN PERMISSION FROM THE OWNER(S) OF ADJOINING LOT(S) TO ENTER ADJOINING PROPERTIES TO CONSTRUCT NEW BOUNDARY WALLS

COPIES OF THE WRITTEN PERMISSIONS TO BE PROVIDED TO THE BUILDER PRIOR TO COMMENCEMENT

SERVICES NOTE

SEWER JUNCTION AND WATER PRELAY NOT AVAILABLE AT PRELIMINARY DRAWINGS STAGE

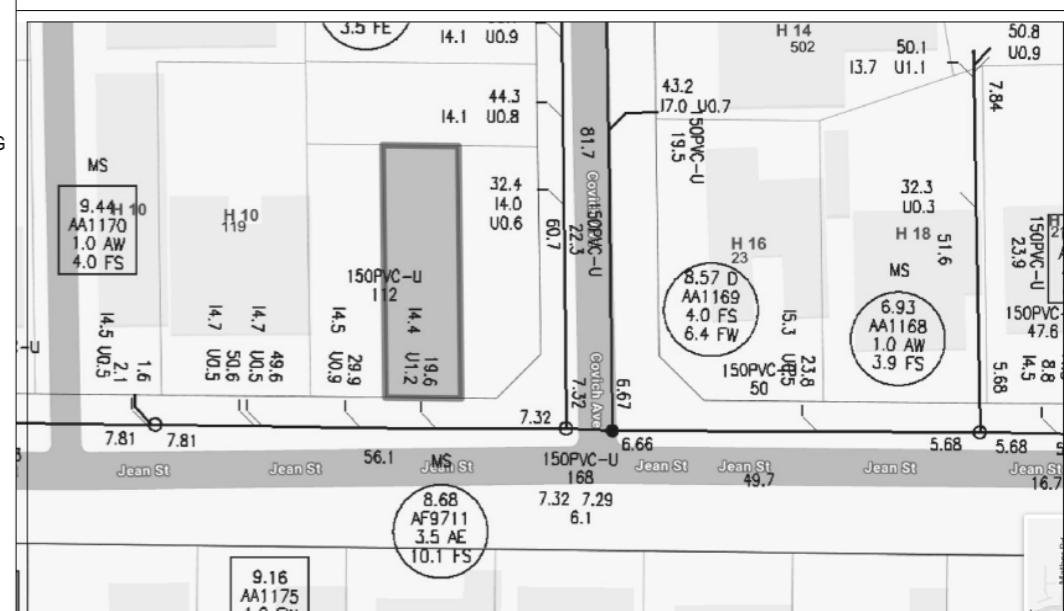
WATER PRELAY LOCATION TO BE CONFIRMED

DOWNPIPE NOTE

LOCATION OF DOWNPIPES IS AN INDICATION ONLY. BUILDERS DISCRETION EXCEPTED.

SUPERVISOR NOTE

PLANS TO BE READ IN CONJUNCTION WITH ADDENDA.



COTTAGE SURVEYS
LICENCED SURVEYORS

87-89 Guthrie St PO Box 1611 P: (08) 9446 7361
Osborne Park Osborne Park BC E: perth@cottage.com.au
WA 6017 WA 6917 W: www.cottage.com.au

JOB: 622100 DATE: 18 Sep 25 DRAWN: J. Jee

