

Plunkett Homes

129 Hasler Road, Osborne Park, W.A. 6017.
PO Box 55, Westfield Shopping Centre, Innaloo, W.A. 6918.

CUSTOM

E & OE

TYPE: 2c BRICK

LUXE SPECIFICATION MODEL N°

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REV	VO #	DRN	DATE	CHK
01	ENERGY & ENG	SC	29/05/25	SC
02	NOMINATE WM	SC	13/06/25	SC
03	DECKING	DT	13/02/26	DT

Sub-contractors to verify all dimensions on site.

WORKING DRAWINGS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

SHEET N° 2 OF 8

JOB N° 310480

REVISION DATE 03 13/02/26



NOTE:
NOTIFICATION.
REFER TO SEC 165 T.P&D. ACT
SEE DOCUMENT
THE LOTS ARE SITUATED IN THE VICINITY OF A MAJOR TRANSPORT CORRIDOR AND ARE CURRENTLY AFFECTED, OR MAY IN THE FUTURE BE AFFECTED BY TRANSPORT.

NOTE:
RESTRICTIVE COVENANT.
REFER TO SEC 1298A T.L.A.
SEE DOCUMENT P976891
NO NEW DEVELOPMENT IS TO TAKE PLACE WHICH IS NOT DESIGNED IN ACCORDANCE WITH THE CITY OF FREMANTLE ENERGY EFFICIENCY AND SUSTAINABILITY SCHEDULE, UNLESS OTHERWISE APPROVED BY THE LOCAL GOVERNMENT.

SSL2 MISCLOSE
0.005m

SSL1 MISCLOSE
0.002m

CP3 MISCLOSE
0.000m

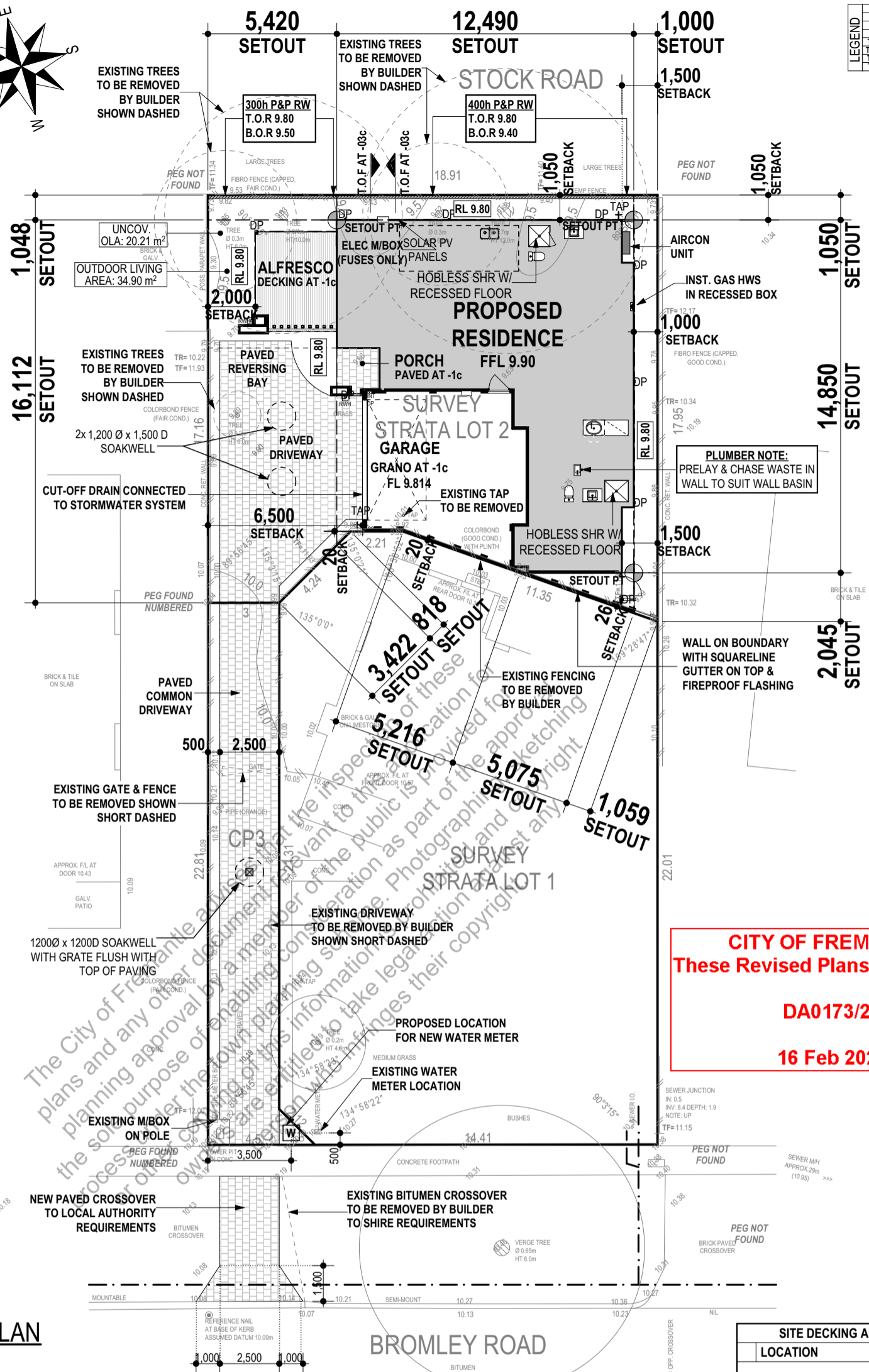
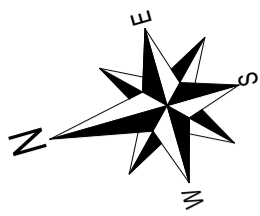
WARNING:
Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

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.



LEGEND

⊕	POWER DOME
⊙	POWER POLE
⊠	PHONE PITS
⊡	WATER CONN.
⊢	TOP PILLAR/POST
⊣	TOP WALL
⊤	TOP RETAINING
⊥	TOP FENCE

CITY OF FREMANTLE
These Revised Plans Form Part of
DA0173/25
16 Feb 2026

SITE PLAN

1:200

ZONED R20/R25
(MIN. OPEN SPACE REQ'D = 50%)
HOUSE AREA (168.73m²) / LOT AREA (301m²) + CP (35m²) = 336m²
- SITE COVER = 50.21%
- OPEN SPACE PROVIDED = 49.78%

WIND CLASSIFICATION AS PER A.S. 4055:
N1 - FOR GROUND STOREY OF RESIDENCE
DURABILITY CLASS AS PER A.S. 3700:
R3 - COASTAL CONDITIONS APPLY

NOTE:
- EARTHWORKS TO BE CARRIED OUT BY BUILDER.
- LOCATION OF DOWNPIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION.
- DO NOT SCALE FROM DRAWINGS.
- PLANS TO BE READ IN CONJUNCTION WITH ADDENDA AND WORK ORDER. NOTIFY BUILDER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

STORMWATER REQUIREMENTS
- PITCHED ROOF AREA (198.98m²) + PAVING (109.53m²)
- 308.51m² x RAINFALL (0.015)
- TOTAL TO CONTAIN = 4.63m³
- 1200Ø x 1200D SOAKWELL = 1.36m³
- 1200Ø x 1500D SOAKWELL = 1.70m³ x 2
- TOTAL SOAKWELL CAPACITY = 4.76m³

PLUMBER NOTE
- PROVIDE REFLUX VALVE TO SEWER LINE.

GRANOWORKER NOTE:
TOP OF FOOTINGS TO EXTERNAL POST AND PIERS AT -3c UNLESS NOTED OTHERWISE.

SITE PAVING AREAS

LOCATION	AREA
COMMON PROPERTY	56.68
DRIVEWAY	51.90
CROSSOVER	14.68
PORCH	3.11
TOTAL	126.37 m²

BOUNDARY FENCING NOTE
• WHERE REQUIRED, OWNER TO LIASE WITH NEIGHBOUR IN REGARDS TO THE REMOVAL AND REINSTATEMENT OF EXISTING BOUNDARY FENCING TO BUILDERS PROGRAMME.

SITE DECKING AREAS

LOCATION	AREA
ALFRESCO	13.95
TOTAL	13.95 m²

Scale 1:200



87-89 Guthrie Street
Osborne Park, WA 6017
PO Box 1611
Osborne Park
Business Centre WA 6917

JOB # 605916
CLIENT
ADDRESS #14A Bromley Road
SUBURB Hilton
LGA CITY OF FREMANTLE
DRAWN J. Jee

GPS Lat: -32.065282 Long: 115.793035
ORDER # 310480
LOT Survey Strata Lot 2 (SP 84839)
AREA 302m² VOL. 4052 FOL. 464
DATE 09 Apr 25 SSA No

ROADS	Bitumen	ELEC.	U/Ground / O/Head
KERBS	Mountable / Semi-Mount	COMMS.	Yes
FOOTPATH	Concrete	WATER	Yes
SOIL	Sand	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	Light Grass Cover	COASTAL	No (Approximate Only Confirm With Shire)

OWNER NOTE:

- DUE TO ONGOING CHANGES TO STATUTORY REQUIREMENTS AND BUILDING METHODS, SOME ASPECTS OF THIS BUILDING MAY BE AT VARIANCE TO THE ORIGINAL DISPLAY VERSION (IF APPLICABLE).
- WHERE PRELIMINARY DRAWINGS ARE PROVIDED BY THE OWNER OR THE OWNER'S AGENT, THE BUILDER RESERVES THE RIGHT TO MODIFY THE OWNERS DRAWINGS TO SUIT THE BUILDER'S CURRENT CONSTRUCTION METHOD.

FIXING CARPENTER NOTE:

- PROVIDE SHELF & RAIL @ 1650 AFL TO ALL ROBES NOTED S & R.
- PROVIDE 4 SHELVES TO LINEN & PTY WHERE NOTED 4 x SH.
- PROVIDE SHELF SUPPORT WHEN SPAN EXCEEDS 1800mm U.N.O.

SUPERVISOR / TRADES NOTE:

- REFER TO ENGINEERS DRAWINGS FOR SIZES & LOCATIONS OF ALL STRUCTURAL COLUMNS, PWP'S AND BEAMS.

WIND CLASSIFICATION AS PER A.S. 4055:
N1 - FOR GROUND STOREY OF RESIDENCE

DURABILITY CLASS AS PER A.S. 3700:
R3 - COASTAL CONDITIONS APPLY

GLAZING NOTE:

- PROVIDE LOW-E GLAZING AS SPECIFIED THROUGHOUT (EXCLUDING WET AREAS & ENTRY)

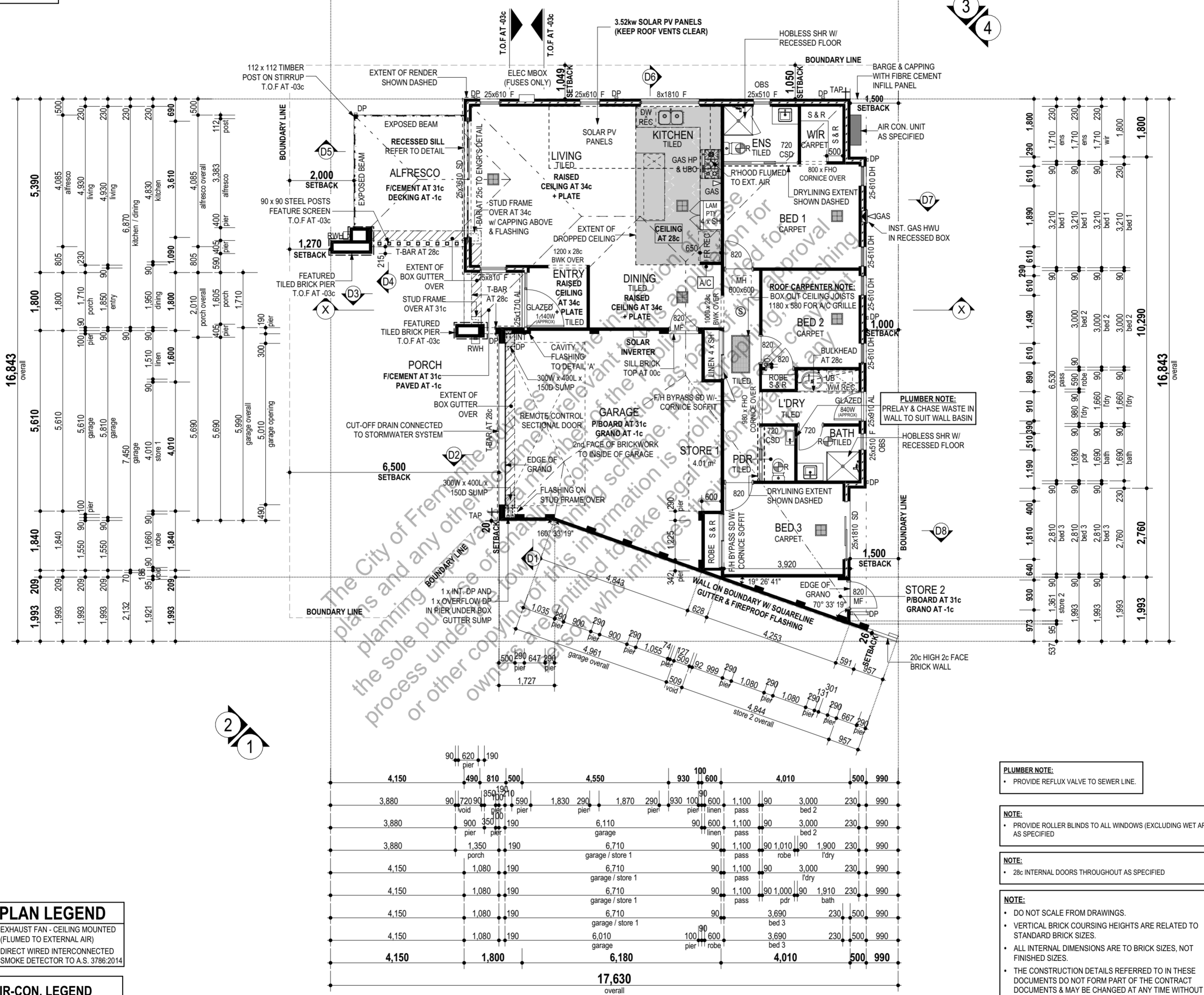
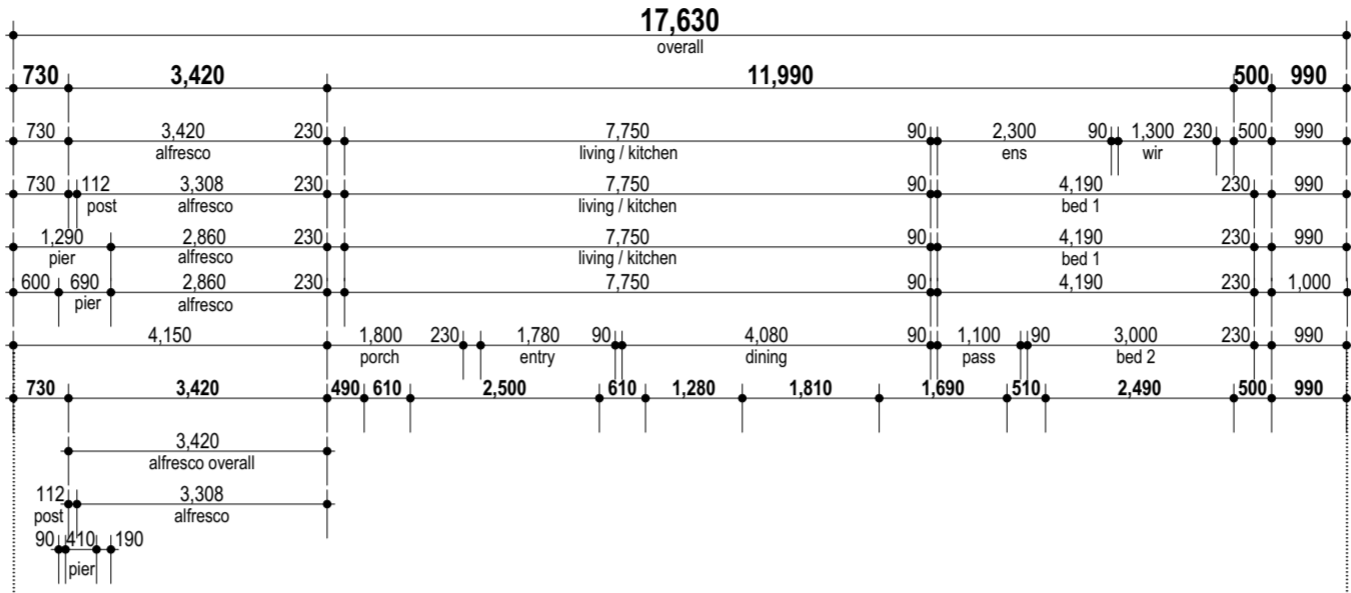
BRICKLAYER NOTE:
CAVITY INSULATION THROUGHOUT DENOTES EXTENT OF CAVITY INSULATION ABOVE AND BELOW OPENINGS INCLUSIVE

CEILING NOTE:

- CEILINGS AT 31c + PLATE UNLESS NOTED OTHERWISE.
- CEILINGS AT 2080mm AFL TO ALL ROBES & LINENS EXCLUDING WALK IN & WITH SLIDING DOORS UNLESS OTHERWISE NOTED.

Floor Areas			
Floor	Location	Area	Perimeter
GROUND FLOOR			
	HOUSE	121.00	55.76
	GARAGE/STORE 1	43.36	27.68
	ALFRESCO	13.64	15.01
	PORCH	3.46	8.16
	STORE 2	3.14	10.14
	Total	184.60 m²	

Roof Areas			
Floor	Pitch	Flat	Pitched
GROUND FLOOR ROOF			
		24.72 ²	198.46
		180.27 m²	198.46 m²



PLAN LEGEND

- ⊕ EXHAUST FAN - CEILING MOUNTED (FLUMED TO EXTERNAL AIR)
- ⊙ DIRECT WIRED INTERCONNECTED SMOKE DETECTOR TO A.S. 3786:2014

AIR-CON. LEGEND

- A/C CONTROL PAD (W/ 25mm CONDUIT WHEN ON INTERNAL WALL)
- RETURN AIR GRILLE
- CEILING VENT
- OUTDOOR MOTOR

NOTE:

- PROVIDE DUCTED REVERSE CYCLE AIR-CON SYSTEM. REFER MANUFACTURERS LAYOUT.

PLUMBER NOTE:

- PROVIDE REFLUX VALVE TO SEWER LINE.

NOTE:

- PROVIDE ROLLER BLINDS TO ALL WINDOWS (EXCLUDING WET AREAS) AS SPECIFIED

NOTE:

- 28c INTERNAL DOORS THROUGHOUT AS SPECIFIED

NOTE:

- DO NOT SCALE FROM DRAWINGS.
- VERTICAL BRICK COURSING HEIGHTS ARE RELATED TO STANDARD BRICK SIZES.
- ALL INTERNAL DIMENSIONS ARE TO BRICK SIZES, NOT FINISHED SIZES.
- THE CONSTRUCTION DETAILS REFERRED TO IN THESE DOCUMENTS DO NOT FORM PART OF THE CONTRACT DOCUMENTS & MAY BE CHANGED AT ANY TIME WITHOUT NOTICE, AT THE BUILDER'S DISCRETION.
- PROVIDE INSULATION TO HOUSE CEILINGS AS PER APPEND A.
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION AND MUST COMPLY WITH THE NCC.
- TOP OF FOOTINGS FOR PIERPOSTS TO ALFRESCO, GARAGE & PORCH ARE TO BE 2c BELOW FINISHED PAVING LEVEL UNLESS NOTED OTHERWISE.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.
- TIMBER FRAMING TO A.S. 1684
- 'WC' DENOTES LIFT-OFF HINGES.
- PROVIDE CORNER BEADS INTERNALLY TO ALL EXTERNAL CORNERS EXCLUDING DOOR & WINDOW REVEALS.
- AS PER WESTERN AUSTRALIAN BUILDING COMMISSION AND PLUMBING LEGISLATION ADOPTING THE NCC, FLOOR WASTES TO WET AREAS HAVE BEEN OMITTED, EXCLUDING SHOWER RECESSES

CITY OF FREMANTLE
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16 Feb 2026

FLOOR PLAN
1:100

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03	DECKING	DT	13/06/25	SC
			13/02/26	DT

WORKING DRAWINGS
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
DATED:/...../.....

OWNER: WITNESS:

OWNER: WITNESS:

BUILDER: WITNESS:

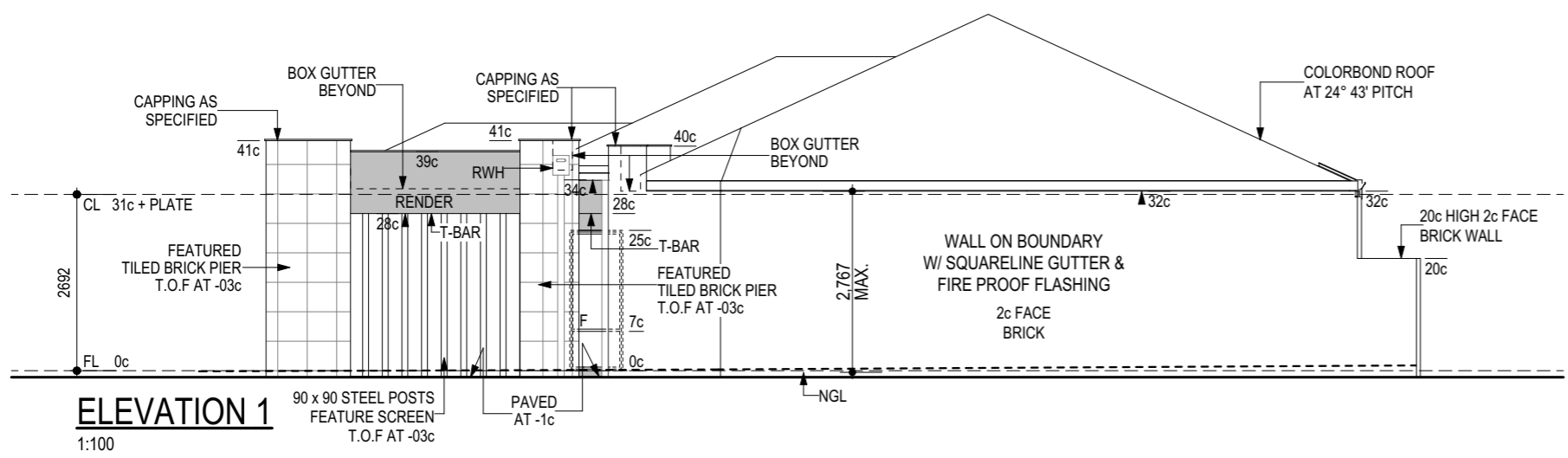
CLIENT:
ADDRESS:
LOT 2 (#14A)
BROMLEY ROAD
HILTON

CUSTOM E & OE
MODEL N° LUXE SPECIFICATION
DATE: 13/02/26
© COPYRIGHT
SHEET N° 3 OF 8
JOB N° 310480

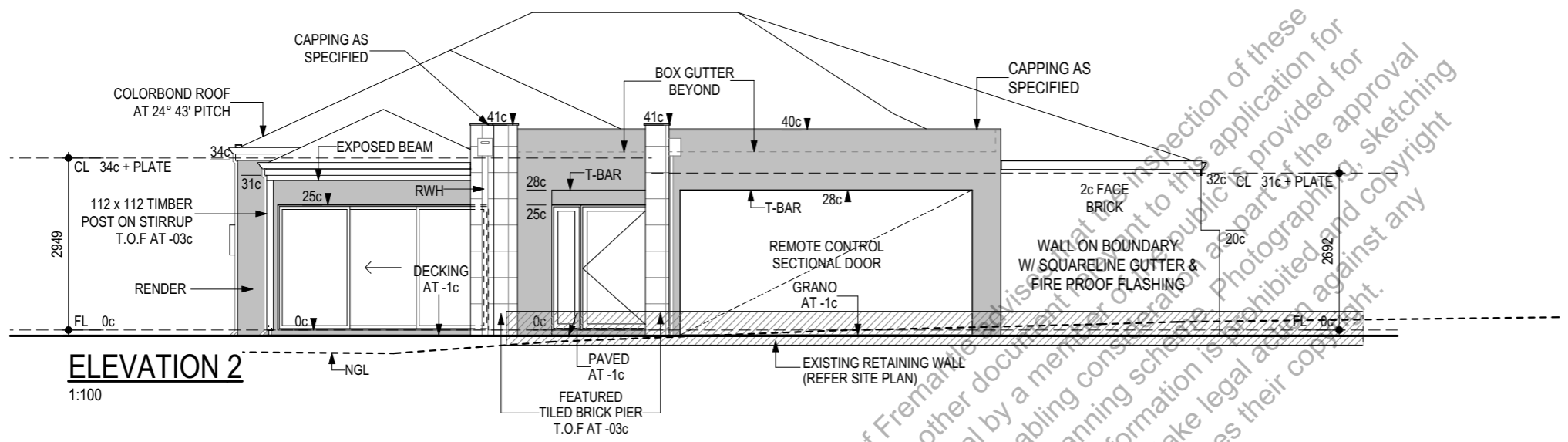
Sub-contractors to verify all dimensions on site.

CEILING NOTE:
 • CEILINGS AT 31c + PLATE UNLESS NOTED OTHERWISE

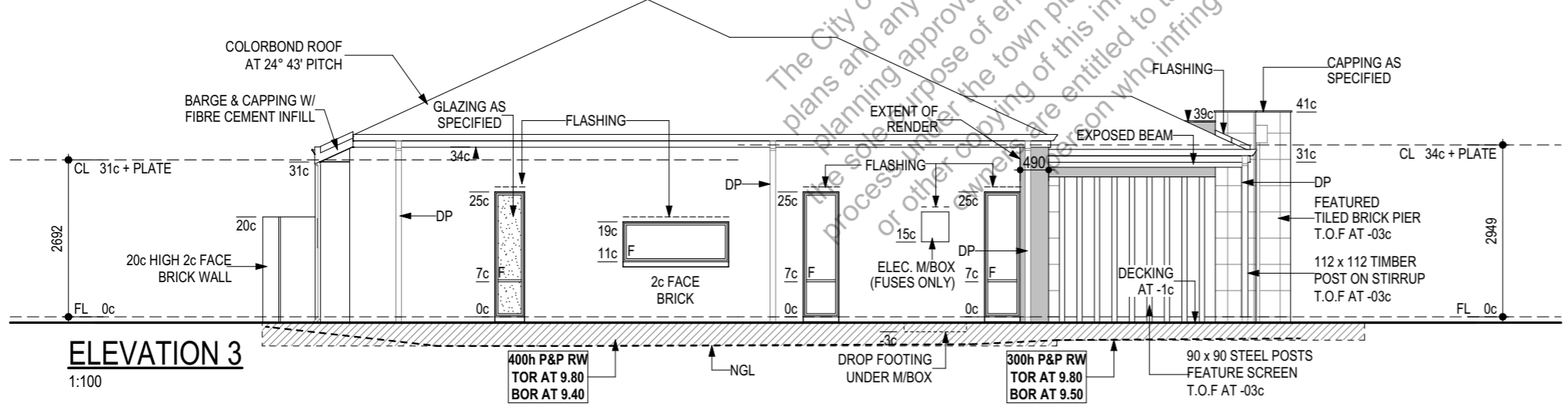
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ELEVATION 1
 1:100



ELEVATION 2
 1:100



ELEVATION 3
 1:100

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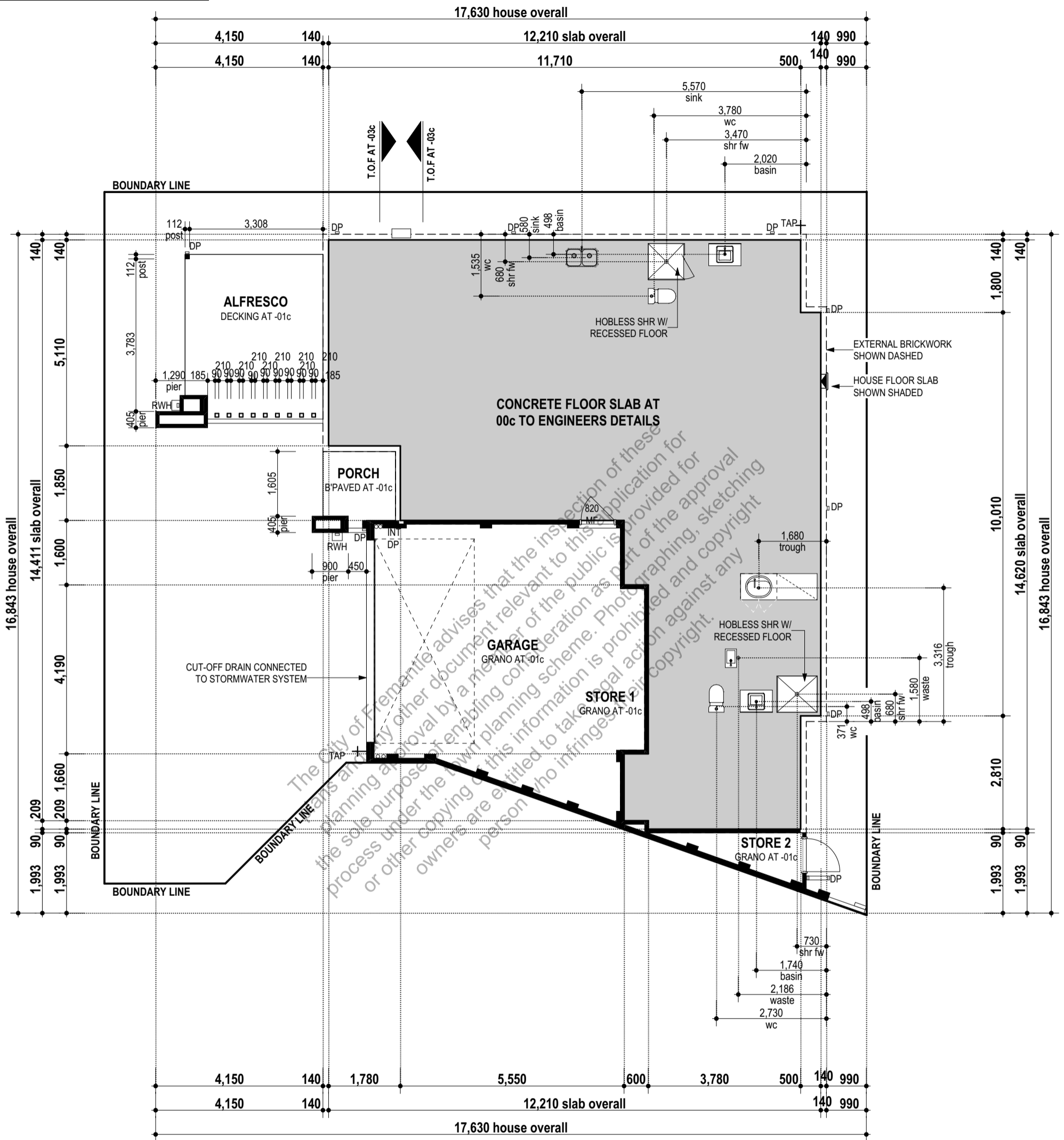
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CLIENT:
 ADDRESS:
LOT 2 (#14A)
BROMLEY ROAD
HILTON

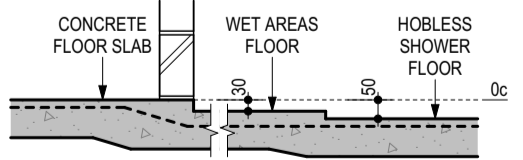
CUSTOM		REVISION
E & OE		03
MODEL N°	LUXE SPECIFICATION	DATE
	A3	13/02/26
© COPYRIGHT		
SHEET N°	+ 5 ANC	
4 OF 8		
JOB N°	310480	

NOTE:

- PLUMBING FIXTURES ARE DIMENSIONED TO THEIR CENTRE LINES FROM THE EXTERNAL FACE OF THE WALL, OTHERWISE DIMENSIONS ARE TAKEN TO THE REAR EDGE OF THE FIXTURE. ACTUAL WASTE POSITIONS ARE NOT DIMENSIONED UNLESS NOTED OTHERWISE - MODELS AND DIMENSIONS OF FIXTURES ARE TO BE CHECKED PRIOR TO PLUMBING SETOUT.



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SLAB & PLUMBING SETOUT PLAN
1:100

WET AREAS STEP DOWN DETAIL
SCALE 1:20

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ANCILLARY DRAWINGS

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TO BE USED FOR REFERENCE PURPOSES ONLY

CLIENT:

ADDRESS:
LOT 2 (#14A)
BROMLEY ROAD
HILTON

CUSTOM E & OE

TYPE: 2c BRICK

MODEL N° LUXE SPECIFICATION DATE

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ANC SHEET N° **D1 OF 5**

JOB N° 310480

REVISION **03** DATE **13/02/26**