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CITY OF FREMANTLE
These Plans Form Part of
DA0072/26
26 Feb 2026



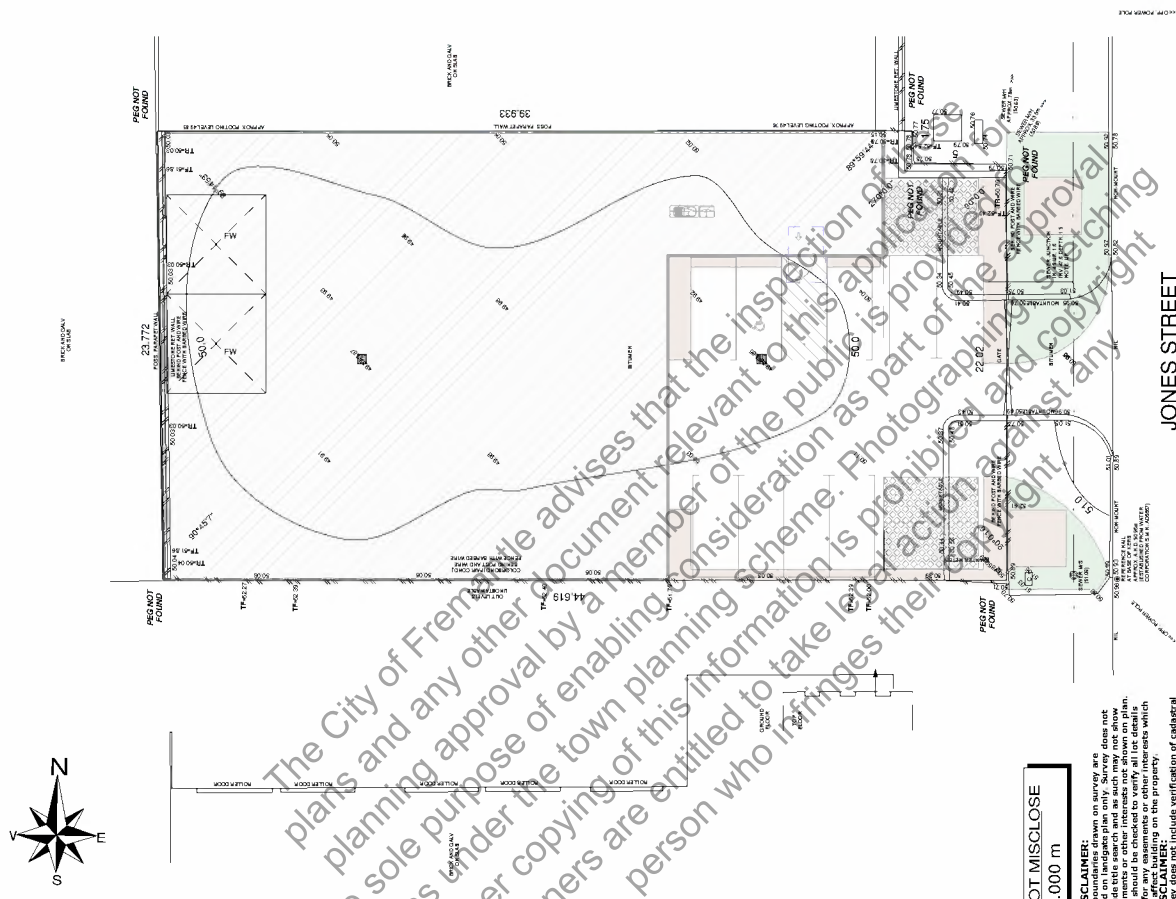
Unit 1, 12 Haydock Street
 Forrestdale W.A 6112

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Proposed Industrial Development
 [Redacted]
At Lot 128 (7) Jones Street Oconnor



1 SITE PLAN Copy 1
A.4.1 1 : 200

NOT DISCLOSE
3,000 m

DISCLAIMER:
Boundaries shown on survey are based on the best available information and do not constitute a guarantee of accuracy. The City of Fremantle does not warrant the accuracy of the information shown on this plan. It is the responsibility of the user to verify the accuracy of the information shown on this plan. The City of Fremantle is not responsible for any errors or omissions in this plan. The City of Fremantle is not responsible for any damage or loss resulting from the use of this plan. The City of Fremantle is not responsible for any legal action taken against any person who infringes their copyright or other intellectual property rights in this plan.

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Unit 1, 12 Haydock Street,
Forrestdale W.A 6112

NOTE: THESE NOTES APPLY TO ALL DRAWINGS WITHIN THIS PROJECT DRAWING SET

NOTES:
- ALL CONTRACTORS WORKING ON THIS PROJECT TO CHECK ALL DIMENSIONS AND NOTES PRIOR TO INITIATING ANY WORKS. ALL DISCREPANCIES TO BE NOTIFIED TO THE PROJECT MANAGER STRAIGHT AWAY.
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, REPORTS, CONTRACTS & DRAWINGS.
- ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIRED AUSTRALIAN STANDARD AND THE NCC.

GENERAL NOTES:
- REFER TO ENERGY REPORT FOR ALL ROOF, CEILING AND WALL INSULATION REQUIREMENTS.
- ALL EXIT DOORS WITH ILLUMINATED SIGNS TO HAVE BRAILLE SIGNAGE. INSTALL BRAILLE/TACTILE SIGNAGE AS PER NCC CLAUSE D3.6 AND IN ACCORDANCE WITH AS 1428.1
- VENTILATION, AIR CONDITIONING AND MECHANICAL SYSTEM TO BE DESIGNED AND INSTALLED AS PER NCC AND AS 1668.2 REFER TO ENERGY REPORT PART J5 AND J6.
- AIR CONDITIONING SYSTEMS TO BE CONFIRMED AT CONSTRUCTION STAGE. ALLOWANCE TO BE MADE FOR TUNING AND LOCATION TO BE CONFIRMED ON SITE.
- CONCRETE WORKS TO COMPLY WITH AS 6000 AND MASONRY WORKS TO COMPLY WITH AS 3700.

ABBREVIATIONS:
- FE = FIRE EXTINGUISHER
- FHR = FIRE HOSE REEL
- COL = COLUMN
- DP = DOWN PIPE
- PJ = PANEL JOINT
- HWU = HOT WATER UNIT
- SC = SOLID CORE DOOR
- HC = HOLLOWCORE DOOR
- SET = SOLID CORE DOOR TOILET
- HCT = HOLLOWCORE DOOR TOILET
- FT = FIRE TRUCK
- F/H = FIRE HYDRANT
- H = IN GROUND HYDRANT
- FW = FLOOR WASTE
- MSB = MAIN SITE SWITCH BOARD
- MDB = MAIN DISTRIBUTION BOARD
- DB = DISTRIBUTION BOARD
- MDF = MAIN DISTRIBUTION FRAME
- IDF = INTERNAL DISTRIBUTION FRAME
- MW = MICROWAVE
- DW = DISHWASHER
- FR = FRIDGE
- HWU = HOT WATER UNIT
- DRW = DRAWER

REV	DESCRIPTION	DWN	CHK	DATE
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SCALE AS SHOWN @ A1. SCALE IS 50% @ A3 DO NOT SCALE OFF DRAWINGS

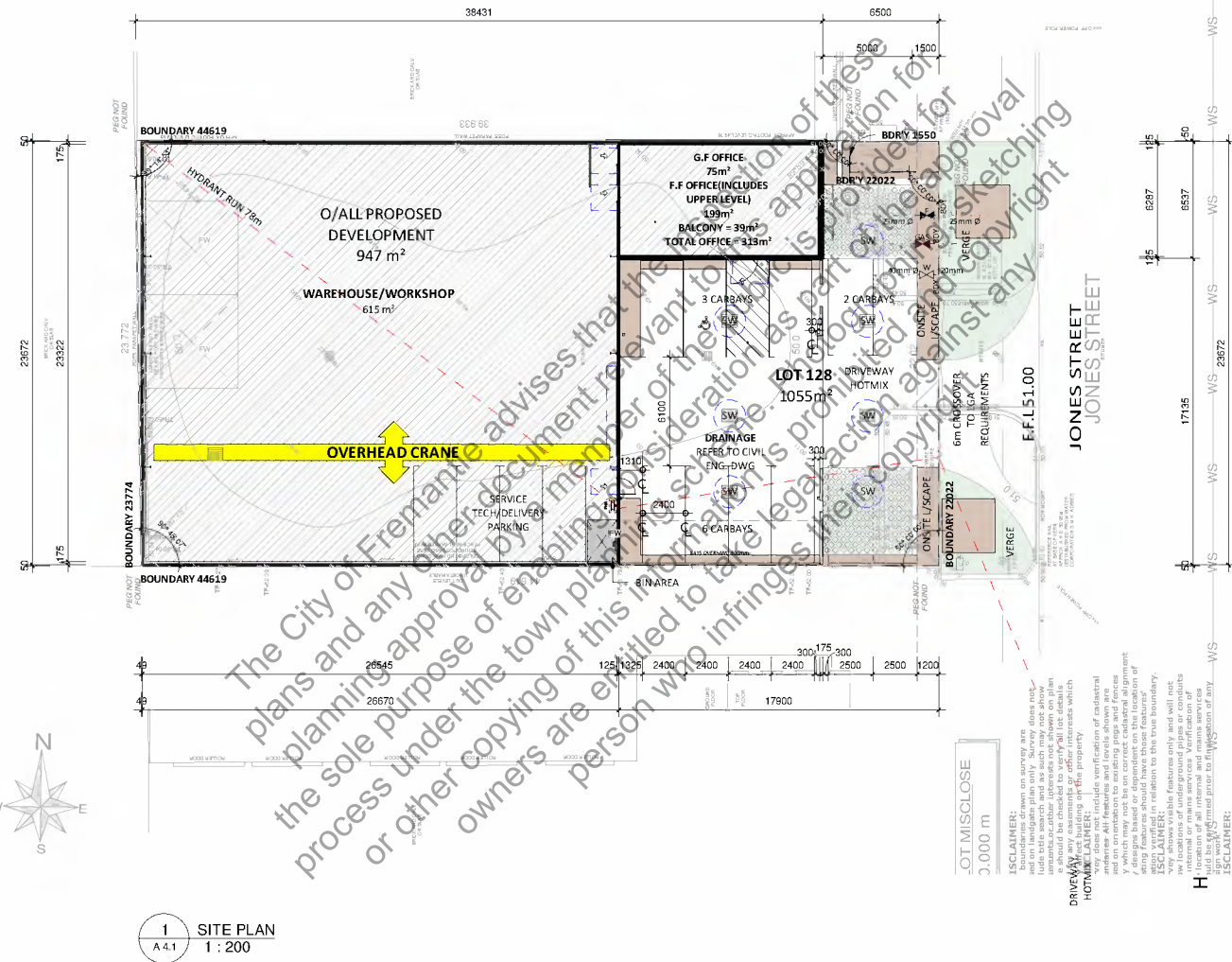
DRAWING: SURVEY PLAN PLAN #: SK A 1.0 REV: L

Proposed Industrial Development
At Lot 128 (7) Jones Street Oconnor



TYPICAL PROPOSED LANDSCAPING

CITY OF FREMANTLE
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1 SITE PLAN
 A 4.1 1 : 200

NOTE:
 LEVELS INDICATIVE, SUBJECT TO CIVIL ENGINEERING"
 DRAINAGE TO CIVIL ENGINEER'S DESIGN

STANDARD NOTES - FLOOR AREA DEFINITIONS
GFA:
 ENTIRE BUILDING FOOTPRINT, INCLUDING THICKNESS OF WALLS, AMENITIES, SPACE OCCUPIED BY STAIRWELLS AND MEZZANINES (INSIDE THE BUILDING) AND BALCONIES AS DEFINED IN THE BUILDING CODE (NCC). WALL THICKNESS ARE NOT COUNTED FOR FIRST FLOOR AREAS UNLESS THE ENTIRE UNIT IS ON THE FIRST FLOOR.
 PLEASE NOTE FOR FINAL STRATA AREAS, AREAS OVER STAIRS WILL NOT BE COUNTED AND UNIT ENTITLEMENTS ARE CALCULATED TO THE CENTRELINE OF DIVIDING WALLS AND OUTSIDE FACE OF ALL WALLS THAT ARE NOT COMMON WALLS.
 PLEASE NOTE STRATA TITLING CAN BE ACHIEVED IN A NUMBER OF WAYS WHICH MAY AFFECT THE FINAL FLOOR AREA CALCULATION.
WORKING AREAS (FOR COUNCIL):
 WORKING AREAS ARE CALCULATED FOR CARPARKING BASED ON THE RELATIVE COUNCIL SCHEME REQUIREMENTS. THE BASIS FOR CALCULATION VARIES BY COUNCIL AS DOES THE DEFINITION AND CARPARKING GENERATION RATE. GENERALLY WORKING AREAS WILL BE CALCULATED AS GIA WITH EXCLUSION OF THICKNESS OF MAIN AREA BOUNDING WALLS (NOT INTERNAL DIVIDING WALLS, eg OFFICE PARTITIONS) AMENITIES (KITCHENS, TOILETS, LAUNDRIES, SHOWERS, AND SERVICE PASSAGE), STAIRS, BIN AREAS, CLIPBOARDS (eg STAIRS) ANY VARIANCE TO THIS WILL BE NOTED ACCORDINGLY.
BUILDING CODE AREAS AND VOLUMES:
 PLEASE NOTE BUILDING CODE (NCC) AREAS AND VOLUMES (FOR NCC COMPLIANCE) WILL BE CALCULATED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS. THE METHOD OF THIS CALCULATION VARIES DEPENDANT ON THE CIRCUMSTANCE.

LANDSCAPING CALCULATIONS

Onsite Landscaping - 118sqm
 Garden Beds = 55sqm
 Balcony Area = 4sqm
 Permeable Paving (Bicycle Storage/Breakout Area) = 20sqm
 Permeable Paving (Parking) = 26sqm
 Vertical Garden = Not Counted

Offset/Verge Landscaping = 89sqm
 Transformer Area = 8sqm
 Verge Area = 81sqm

DEVELOPMENT SUMMARY

SHIRE	FREMANTLE
CLASSIFICATION	CLASS S & 8
CONSTRUCTION TYPE	TYPE 'C'
ZONING	INDUSTRY
SITE AREA	1055m ²
BUILDING AREA (GFA)	947m ²
BUILDING VOLUME	78cm ³

LANDSCAPING

THERE IS TO BE 10% OF LOT LANDSCAPING
 REQUIRED = 10% OF 1055m² = 105.5m²
 PROVIDED = 197m² - 18.6% OF THE SITE (108sqm - 10.2% OF THE SITE) ONSITE
BUSH FIRE PRONE AREA
 REFER TO DFES MAP OF BUSH FIRE PRONE AREAS 2015

CARPARKING

PROPOSED OFFICE (INDUSTRY) (GIA)	1 BAY PER 30m ²
PROPOSED OFFICE (WAREHOUSE) (GIA)	90m ² / 50 = 1.8 BAYS
PROPOSED "INDUSTRY" WORKSHOP (NIA)	1 BAY PER 30m ²
PROPOSED WAREHOUSE (NIA)	209m ² / 100 = 2.09 BAYS
	1 BAY PER 50m ²
	195m ² / 50 = 3.9 BAYS
	1 BAY PER 50m ²
	436m ² / 100 = 4.36 BAYS

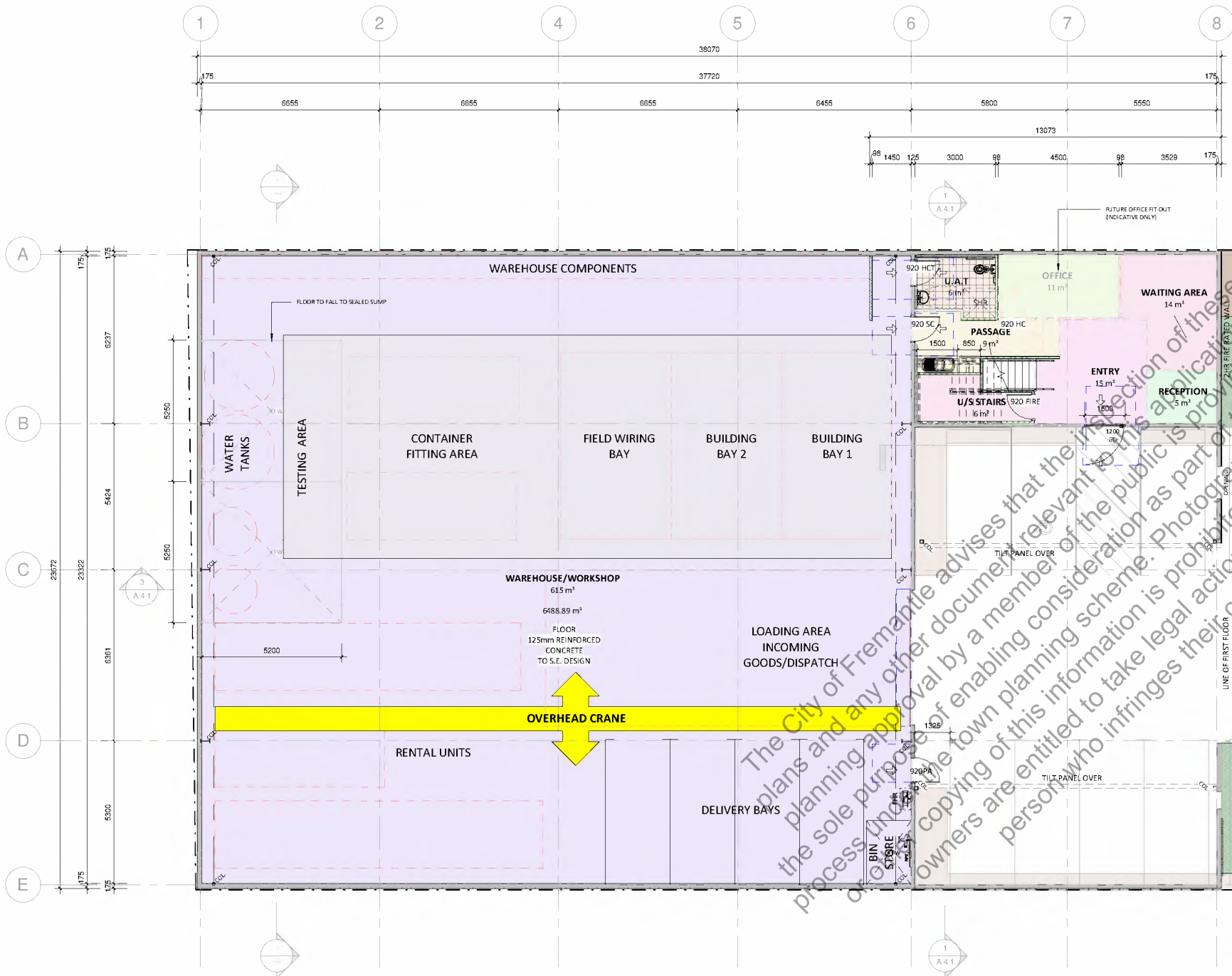
TOTAL BAYS REQUIRED : 12.15 BAYS
 BAYS PROVIDED : 11 INCL DISABLED
 (+ 3 SERVICE/DELIVERY BAY) = 15 BAYS (3 SURPLUS)

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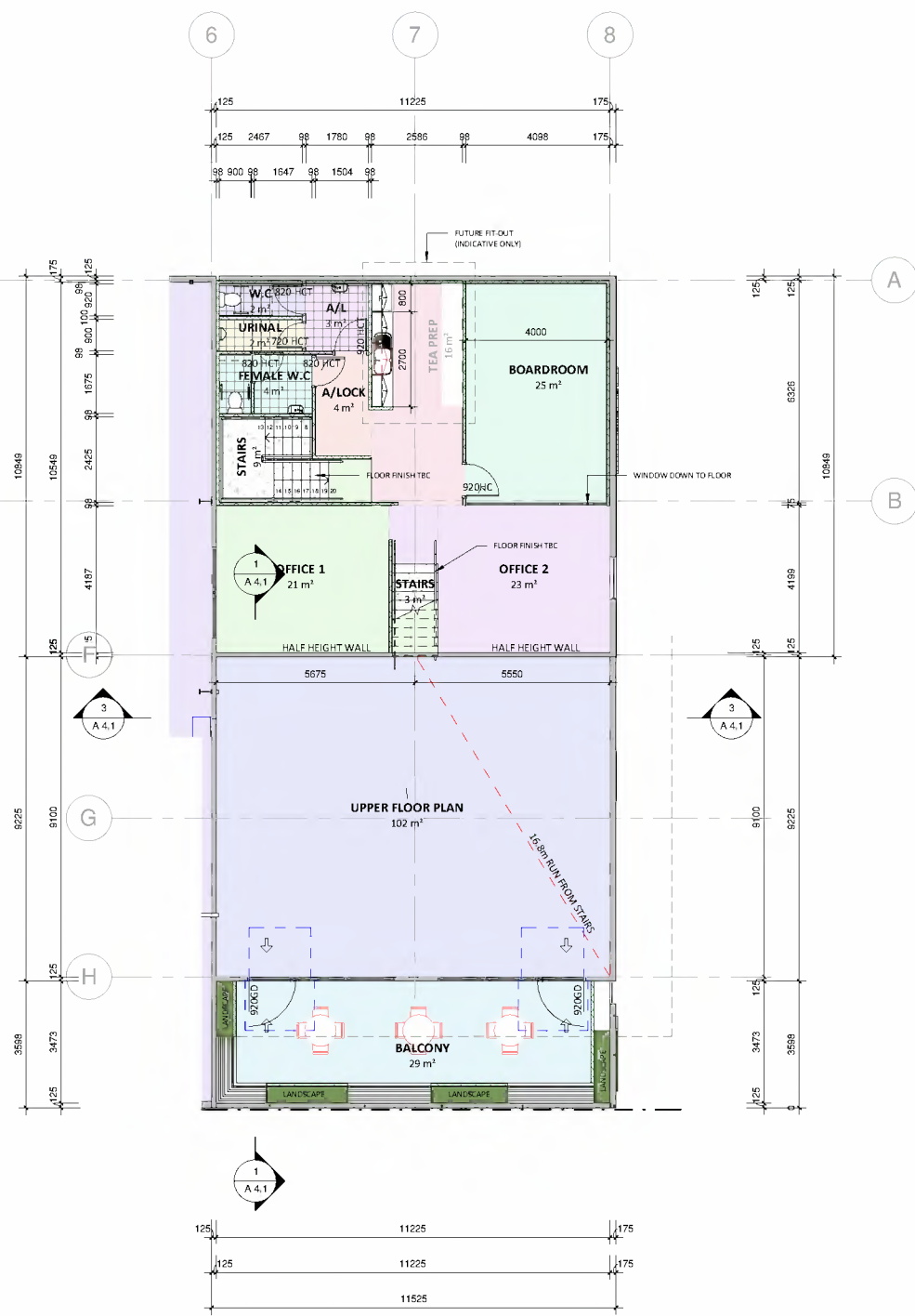
SCALE AS SHOWN @ A1. SCALE IS 50% @ A3 DO NOT SCALE OFF DRAWINGS
 DRAWING: SITE PLAN PLAN #: SK A 1.1 REV: L

Unit 1, 12 Haydock Street,
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Proposed Industrial Development
 At Lot 128 (7) Jones Street Oconnor



1 GROUND FLOOR PLAN
A.3.1 1 : 100

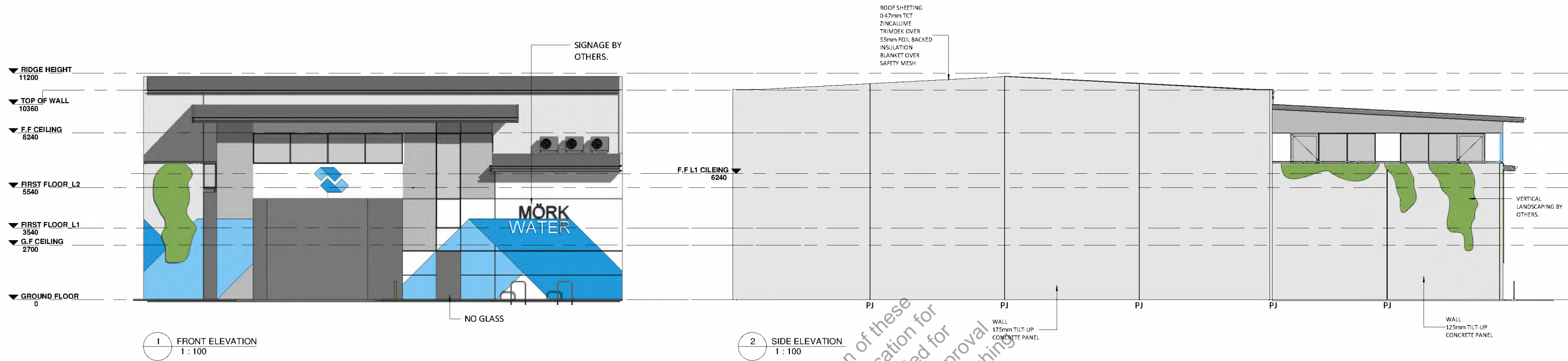


2 FIRST FLOOR L2
A.3.1 1 : 100

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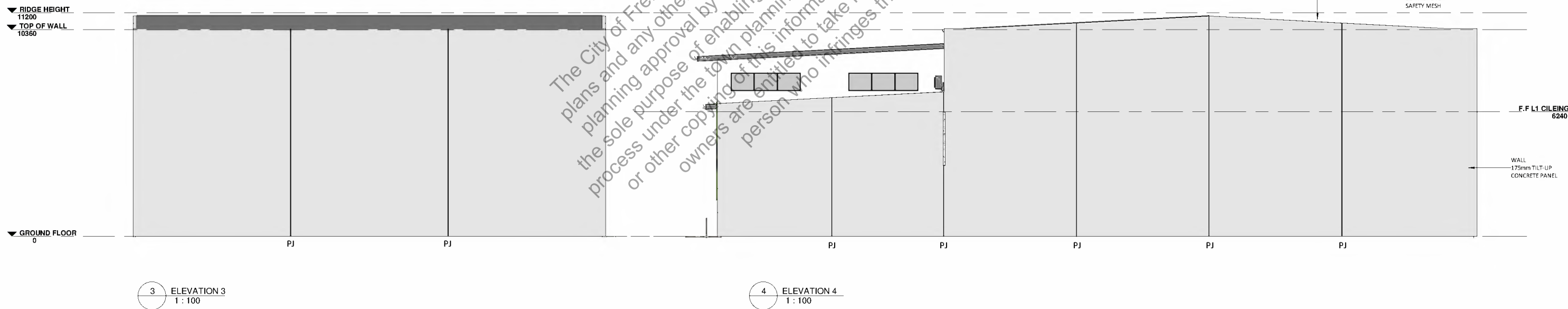
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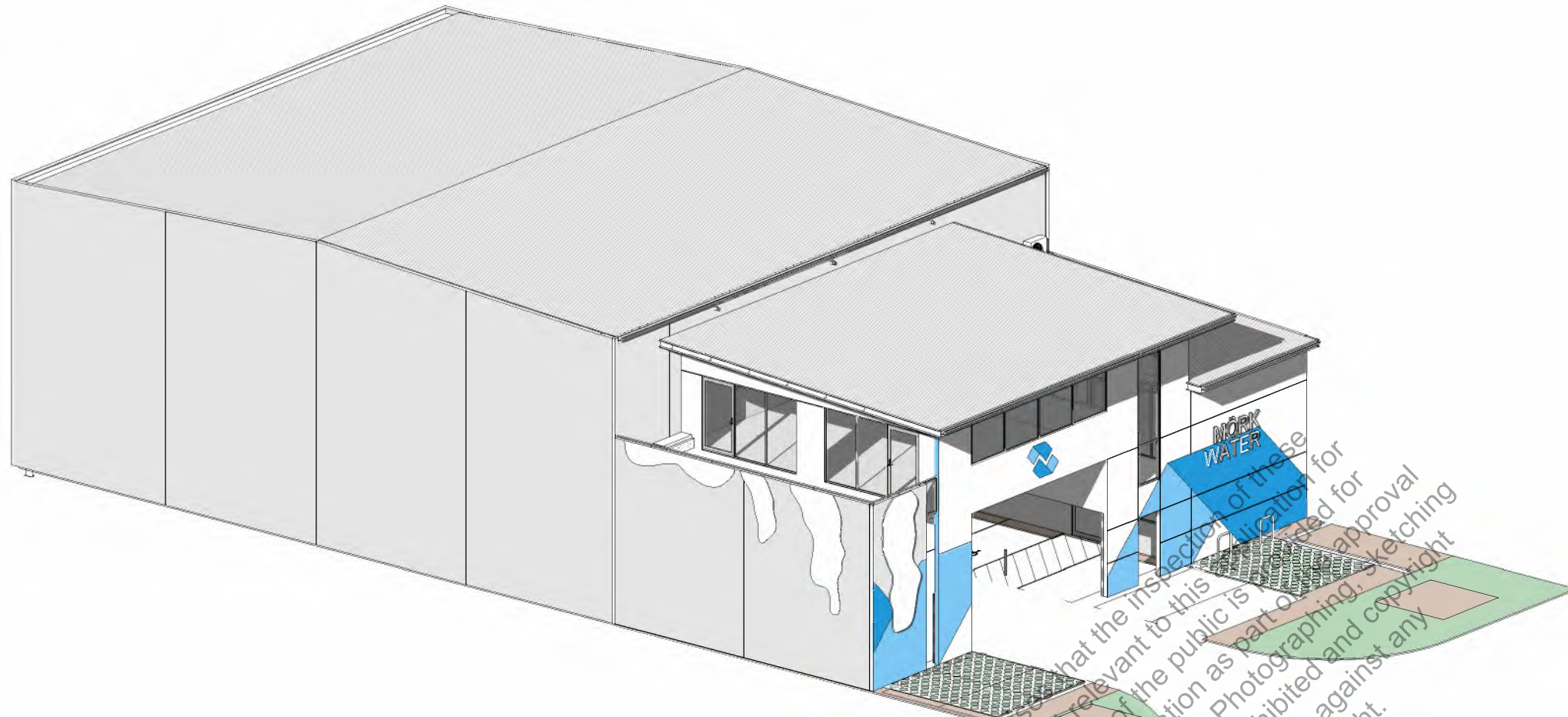


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			SK A 3.1	L

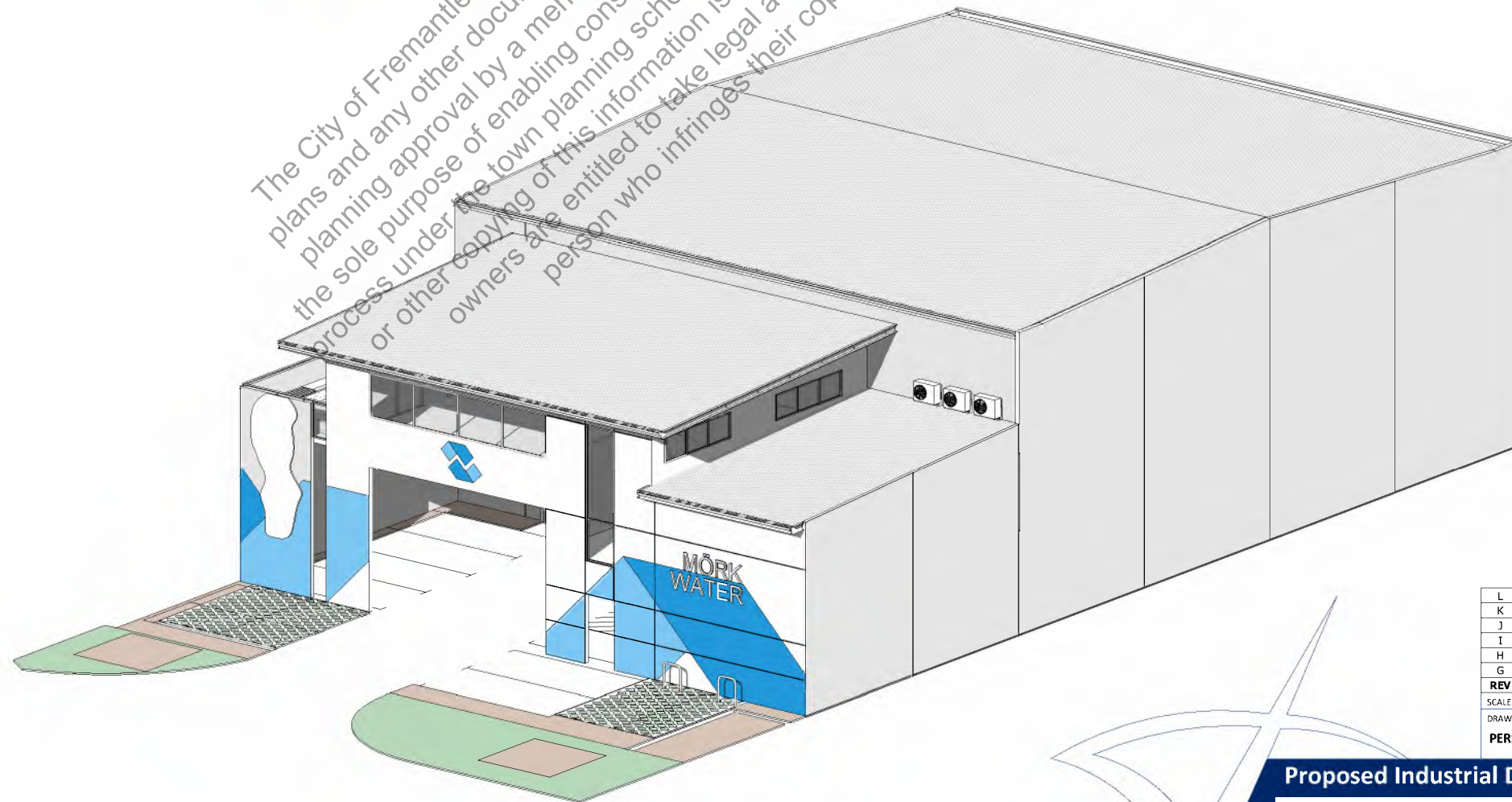


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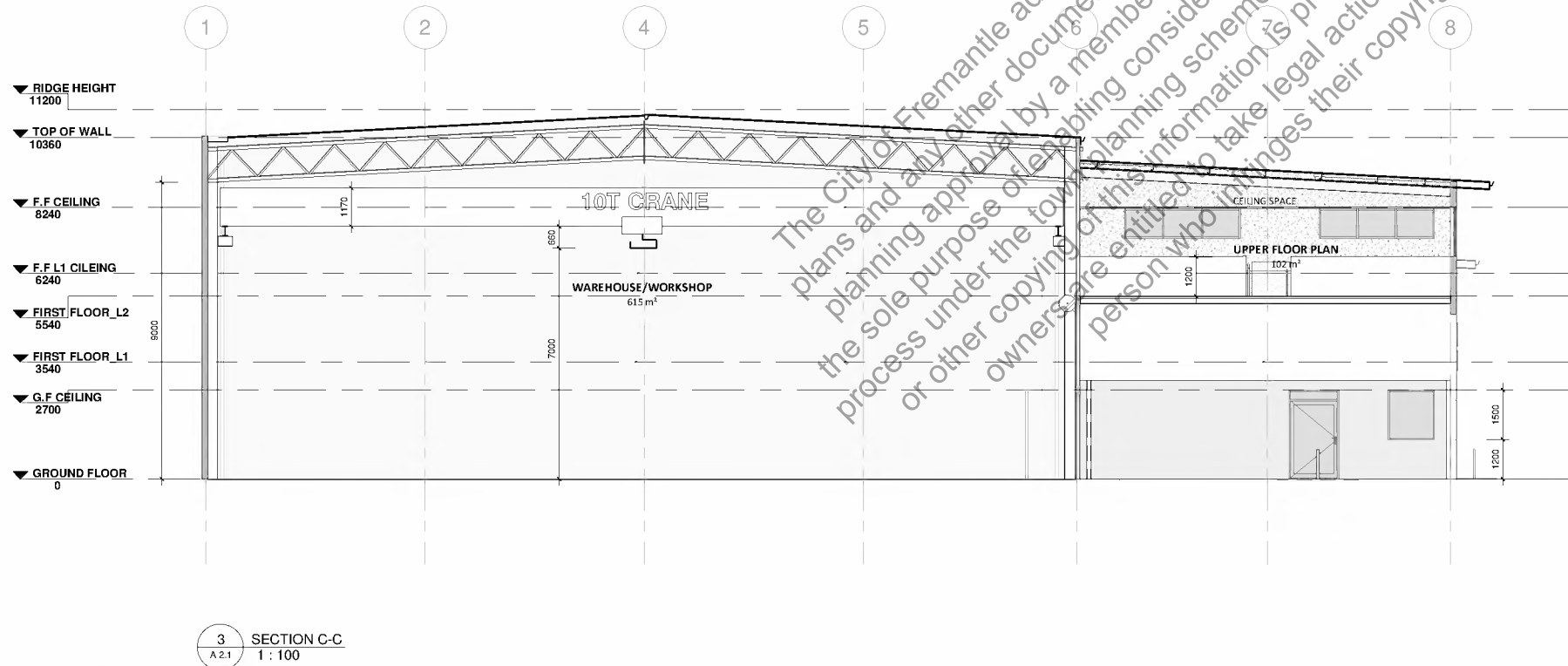
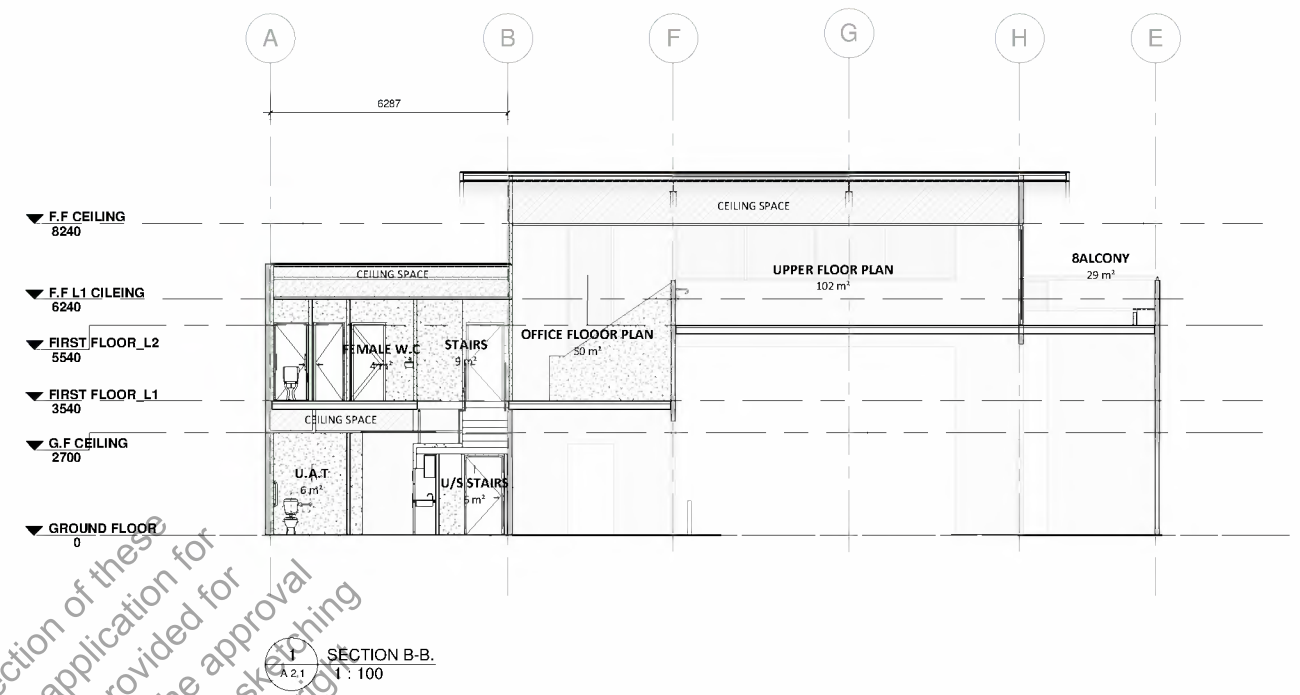
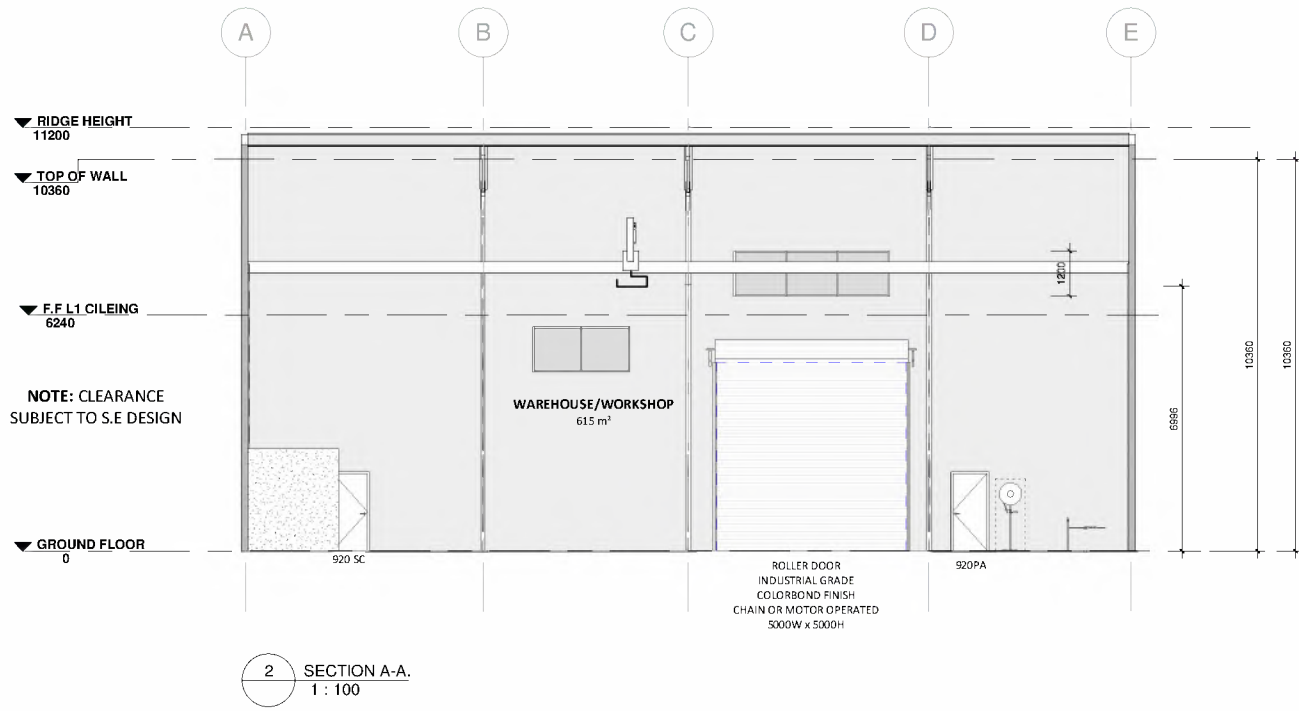
1 AERIAL VIEW 1



2 AERIAL VIEW 2

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DRAWING: PERSPECTIVES		PLAN #:	REV:	
			SK A 3.2	L



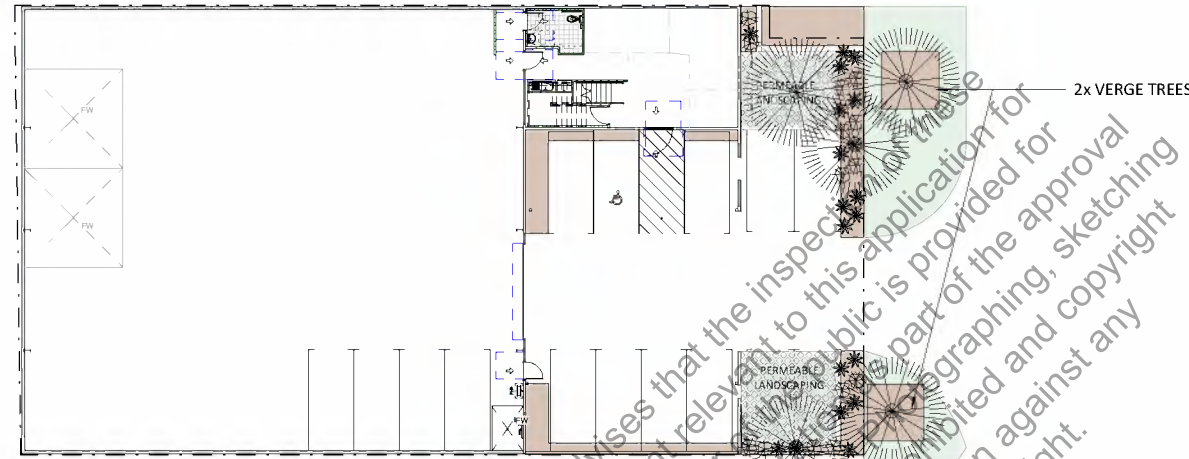
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DRAWING:		PLAN #:		REV:
SECTIONS			SK A 4.1	L

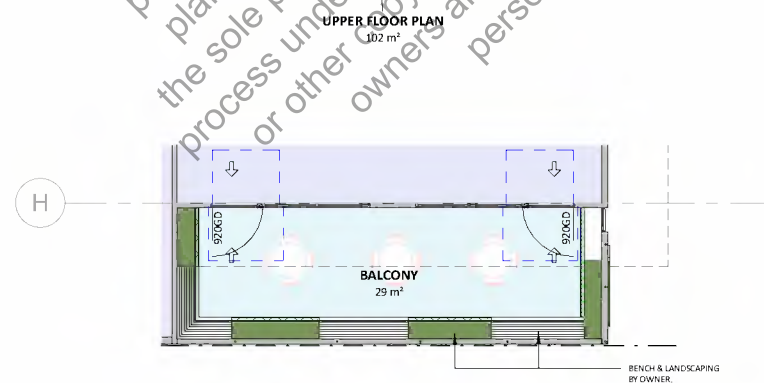


TYPICAL PROPOSED LANDSCAPING

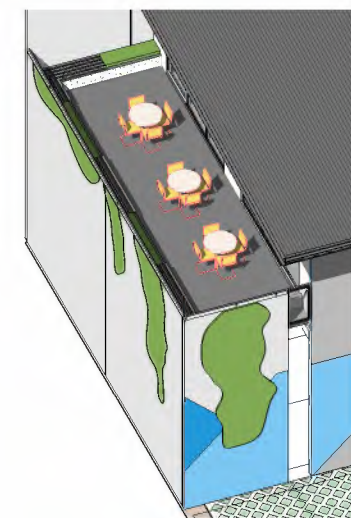


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2 LANDSCAPING PLAN
 A4.1 1:200



3 FIRST FLOOR L2 BALCONY
 A3.1 1:100



4 BALCONY 3D VIEW

LANDSCAPE LEGEND				
BOTANICAL NAME	COMMON NAME	TYPE	SIZE	QT
	OLEA EUROPA 'FRANTOIO'	FRANTOIO OLIVE	TREE	45lt 5 OFF
	THUMBERLINA	NZ FLAX	SHRUB	200mm POT 72 OFF
	ANIGOZANTHUS	KANGAROO PAW	SHRUB	200mm POT 76 OFF
	AREAS TO HAVE PERMEABLE L/SCAPING	GRASS & PAVING		48m²
	AREAS TO BE MULCHED	SCREENED PINE BARK		58m²
	AREAS TO BE GRASSED	COUCH GRASS		33m²

NOTES

- GARDEN BEDS TO BE MULCHED TO A DEPTH OF NO LESS THAN 75mm.
- TREES ARE TO BE SEMI MATURE AT A MINIMUM OF 1.5m HIGH AND ALL OTHER PLANTS TO HAVE A MINIMUM POT SIZE OF 200mm.
- ALL GARDEN BEDS AND VERGE ARE TO BE RETICULATED VIA DRIP IRRIGATION SYSTEM WITH MOISTURE SENSOR AS PER ESD 4 STAR REPORT POINT 188.4
- RETICULATION TO BE A FULLY AUTOMATIC SYSTEM FROM MAINS SUPPLY. DESIGN TO BE BY AN APPROPRIATE CONSULTANT.



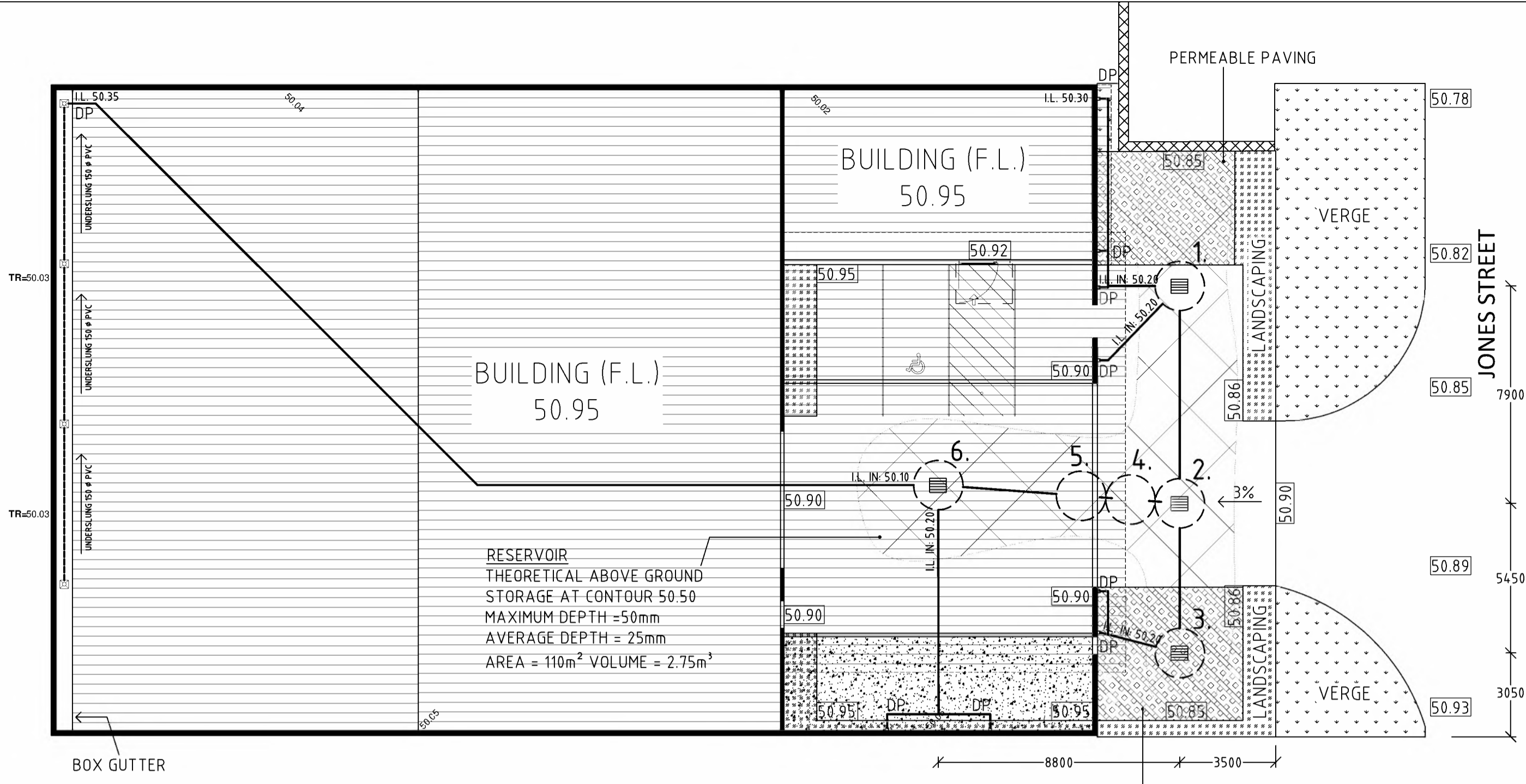
LANDSCAPING NOTES
 ABOVE SPECIES HAVE BEEN SELECTED TO SUIT THE LOCAL AREA SOIL TYPE AND CONDITIONS. PLANTS TO BE MAINTAINED BY MEANS OF ADEQUATE FERTILIZER AND IRRIGATION FOR THE FIRST 12 MONTHS. DESIGNATED SPECIES HAVE BEEN SELECTED SO AS TO BE DROUGHT RESISTANT AND IN CONSIDERATION OF LIMITED STATE WATER RESOURCES. RETICULATION SCHEDULE SHOULD BE ABLE TO BE SCALED BACK TO AN INFREQUENT LEVEL AFTER THE FIRST 12 MONTHS, ONCE PLANTS HAVE BECOME SUFFICIENTLY ESTABLISHED.

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Proposed Industrial Development
At Lot 128 (7) Jones Street Oconnor



SITE LEVELS & DRAINAGE PLAN
SCALE 1:150

PIT	RL (m)	BASE	TYPE
1	50.80	48.75	1
2		48.75	1
3		48.75	1
4		48.85	2
5		48.85	2
6		48.75	1

PIT SCHEDULE

TYPE 1
PIT 1800 DIA X 1800 DEEP PRE-CAST REINFORCED CONCRETE SOAKWELL WITH PRECAST REINFORCED TRAFFICABLE LID OVER. LID TO HAVE 100MM HIGH UPSTAND HINGED GRATE. NO BASE

TYPE 2
PIT 1800 DIA X 1800 DEEP PRE-CAST REINFORCED CONCRETE SOAKWELL WITH PRECAST REINFORCED TRAFFICABLE LID OVER. NO GRATE. NO BASE.

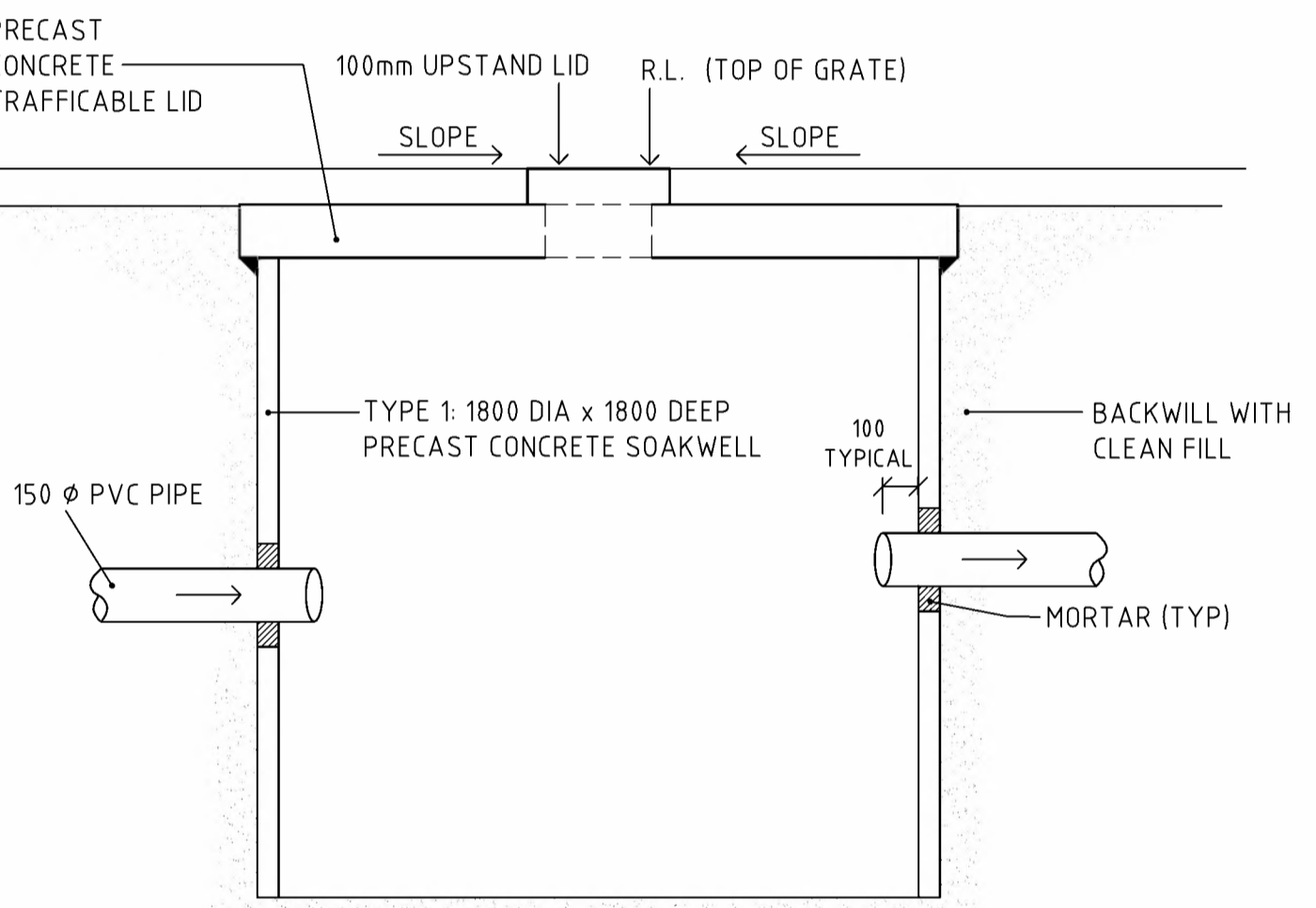
R.L. IS TAKEN AT TOP OF GRATE

PIT LEGEND

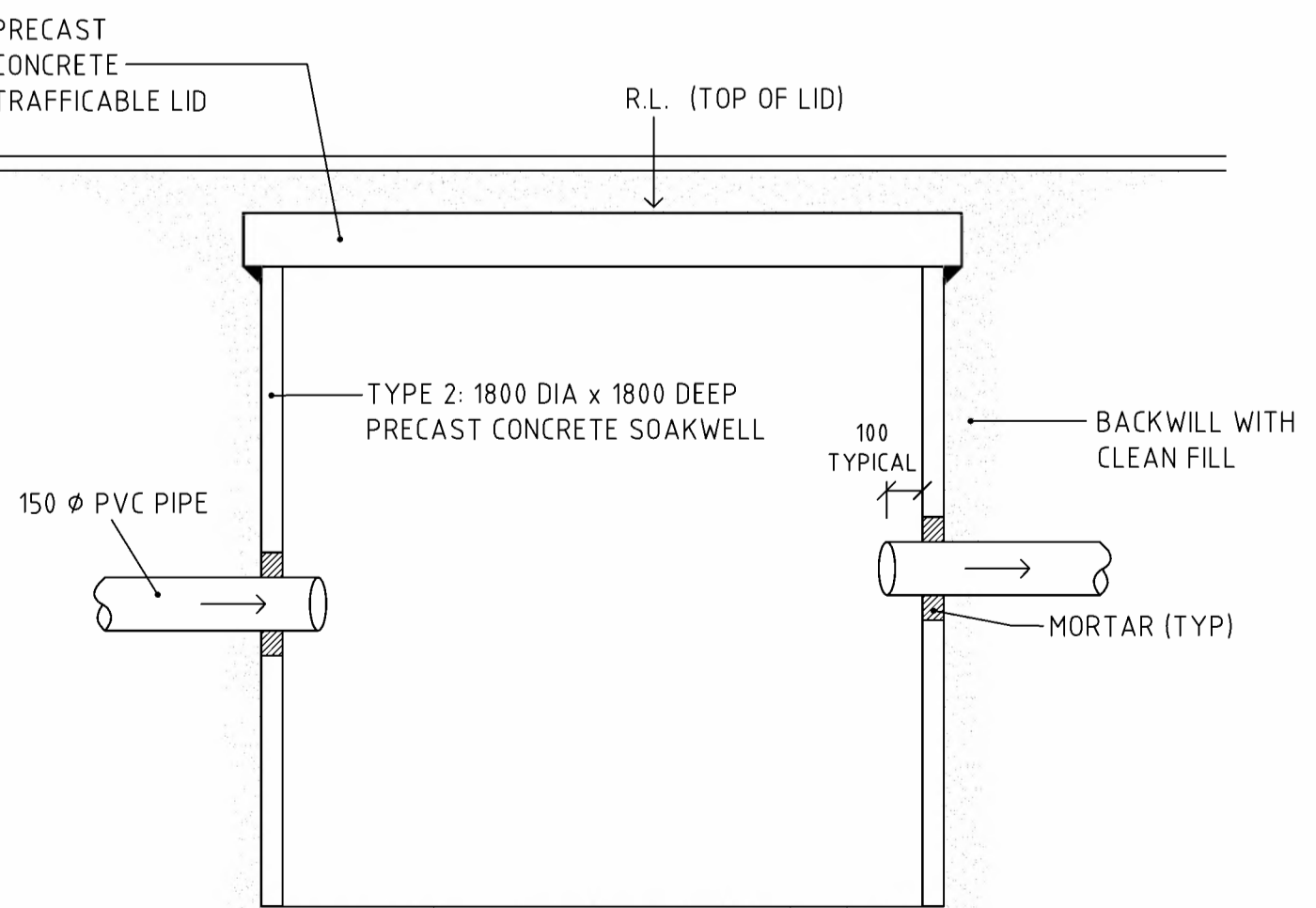
LOCAL AUTHORITY - CITY OF FREMANTLE ADDRESS - LOT 128, 7 JONES STREET, O'CONNOR, WA 6163		DATE	9/02/2026
CALCULATOR FOR REQUIRED VOLUME OF SOAKWELLS FOR SOILS OF KNOWN PERMEABILITY			
ASSUMPTIONS	1	FLOW OF STORMWATER IS FULLY DEVELOPED ON SITE IN 6 MINUTES. THIS ASSUMES A MAXIMUM PATH OF STORMWATER TRAVEL OF NO MORE THAN 100 METERS (WOULD CATER FOR LOTS UP TO 20,000 SQ M) THIS IS CONSERVATIVE FOR SMALLER SITES	
	2	SOAKAGE ASSUMED TO OCCUR VERTICALLY DOWNWARD AND OUTWARD FROM THE SIDES OF THE SOAKWELL	
	3	RAINFALL INTENSITIES ARE REFERENCED FROM AUSTRALIAN RAINFALL AND RUNOFF FIGURES	
	4	PER CITY OF FREMANTLE REQUIREMENTS - SITE IS DESIGNED TO RETAIN A 100 YEAR STORM ON SITE	
DESIGN PARAMETERS		RESERVOIR DETAILS	
IMPERMEABLE AREA OF SITE	968 SQ M	AREA (m ²)	110
RUN OFF COEFFICIENT ASSUMED	0.95	HEIGHT (mm)	50
PERMEABILITY RATE ASSUMED	5 M/DAY	VOLUME (m ³)	2.75
RETURN PERIOD OF STORM	100 YEARS		
SOAKWELL DETAILS		PIPE DETAILS	
		DIAMETER (mm)	150
		DEPTH OF WATER AT OVERFLOW (m)	75
		NUMBER OFF	1.33
SOAKWELL 1	1.8		

TIME (HOURS)	STORM INTENSITY						
	100 YEAR	50 YEAR	20 YEAR	10 YEAR	5 YEAR	2 YEAR	1 YEAR
0.083	211.93	180.58	144.29	119.77	102.18	77.66	58.72
0.100	196.82	167.76	134.08	111.46	95.11	72.37	54.76
0.167	151.46	129.70	104.35	87.26	74.92	57.60	43.78
0.183	148.68	122.17	93.81	82.61	69.64	54.80	35.73
0.333	98.74	85.31	69.51	58.68	50.97	39.93	30.59
0.417	85.26	73.85	60.40	51.14	44.57	35.11	26.96
0.500	75.46	65.50	53.72	45.59	39.83	31.52	24.25
0.750	57.24	49.89	41.14	35.08	30.80	24.50	18.98
1.000	46.9	40.98	33.91	29.01	25.54	20.50	15.87
1.500	35.34	30.95	25.72	22.08	19.52	15.76	12.25
2.000	28.83	25.32	21.10	18.16	16.10	13.07	10.17
3.000	21.66	19.07	15.95	13.77	12.25	10.01	7.80
4.500	16.31	14.39	12.09	10.45	9.34	7.66	5.99
6.000	13.38	11.82	9.94	8.61	7.71	6.35	4.96
9.000	10.2	9.02	7.60	6.59	5.91	4.88	3.82
10.000	9.52	8.42	7.10	6.15	5.52	4.55	3.57
12.000	8.47	7.49	6.31	5.47	4.91	4.05	3.17
18.000	6.59	5.83	4.89	4.23	3.79	3.12	2.44
24.000	5.54	4.89	4.10	3.54	3.17	2.59	2.02
48.000	3.65	3.20	2.66	2.28	2.01	1.63	1.26
72.000	2.78	2.43	2.01	1.71	1.50	1.21	0.94

TIME (HOURS)	WATER INCIDENT TO SITE (CU M) (100 YEAR STORM)	FLOOD ABSORBED BY:				WATER TO BE STORED ABOVE GROUND (CU M)
		PITS (STORAGE)	PIPES (STORAGE)	SOAKAGE (TO SOIL)	RESERVOIR (STORAGE)	
0.083	16.23	27.5	1.33	1.3	2.75	-16.65
0.100	18.10	27.5	1.33	1.6	2.75	-15.95
0.167	23.21	27.5	1.33	2.6	2.75	-10.99
0.183	20.01	27.5	1.33	2.9	2.75	-14.46
0.333	30.24	27.5	1.33	5.3	2.75	-6.61
0.417	32.66	27.5	1.33	6.6	2.75	-5.52
0.500	34.70	27.5	1.33	7.9	2.75	-4.81
0.750	39.48	27.5	1.33	11.9	2.75	-4.00
1.000	43.13	27.5	1.33	15.9	2.75	-4.32
1.500	48.71	27.5	1.33	23.8	2.75	-6.70
2.000	53.02	27.5	1.33	31.8	2.75	-10.33
3.000	59.73	27.5	1.33	47.7	2.75	-19.52
4.500	67.49	27.5	1.33	71.5	2.75	-35.60
6.000	73.83	27.5	1.33	95.4	2.75	-53.11
9.000	84.42	27.5	1.33	143.1	2.75	-90.20
10.000	87.55	27.5	1.33	159.0	2.75	-102.97
12.000	93.47	27.5	1.33	190.8	2.75	-126.84
18.000	109.08	27.5	1.33	286.1	2.75	-208.61
24.000	122.27	27.5	1.33	381.5	2.75	-290.80
48.000	161.11	27.5	1.33	763.0	2.75	-633.46
72.000	184.07	27.5	1.33	1144.5	2.75	-992.02



TYPICAL PIT CROSS SECTION (TYPE 1)
NOT TO SCALE



TYPICAL PIT CROSS SECTION (TYPE 2)
NOT TO SCALE

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.

CITY OF FREMANTLE
These Plans Form Part of
DA0072/26
26 Feb 2026

NOTES - DRAINAGE

A. DESIGN

- ALL STORMWATER IS TO BE RETAINED ON SITE FOR A 100 YEAR STORM EVENT. THIS IS ACHIEVED VIA A BELOW GROUND STORAGE SYSTEM PER THE ATTACHED SPREADSHEET.
- SOIL CLASS A - SAND
- PERMEABILITY RATE ASSUMED 5M / DAY
- DESIGN IS BASED UPON AUSTRALIAN RAINFALL AND RUNOFF FIGURES FOR PERTH
- RUNOFF COEFFICIENT ON DRAINED AREAS ASSUMED TO BE 0.95
- MINIMUM PAVING FALLS 1%
- MAXIMUM PAVING FALLS FOR DISABLED ACCESS 3%
- MAXIMUM PAVING FALLS AWAY FROM DISABLED ACCESS 6%

B. CONSTRUCTION

- CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. SHOULD A DISCREPANCY ARISE BETWEEN THE TWO SETS OF DRAWINGS, OR WITHIN A SET OF DRAWINGS IT IS TO BE BROUGHT TO THE ATTENTION OF THE BUILDER IMMEDIATELY.
- DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ON THE DRAWINGS
- BACKFILL AROUND ALL PITS AND PIPES WITH SAND COMPACTED TO 95% MDD. THIS CAN BE CONSIDERED TO BE ACHIEVED WHEN 7 BLOWS PER 300MM PENETRATION IS ACHIEVED WITH A STANDARD PERTH PENETROMETER
- ALL PIPES ARE TO BE STORMWATER GRADE UPVC UNLESS NOTED OTHERWISE
- ALL PIPES TO BE 150 DIA UNLESS NOTED OTHERWISE
- ALL PIPES TO FALL AT 1:150 (MIN) IN DIRECTION SHOWN UNLESS NOTED OTHERWISE
- SEAL PIPES INTO PITS WITH CEMENT MORTAR (MIX: 3 SAND PER 1 CEMENT)
- ALL PITS TO HAVE NO BASE
- ALL LIDS TO BE PRE-CAST CONCRETE AND TRAFFICABLE
- ALL LIDS TO HAVE 40mm UPSTAND GRATES UNLESS NOTED OTHERWISE - REFER TO PIT LEGEND
- ALIGN PIT GRATES PARALLEL TO THE FRONT OF THE BUILDING

C. ROADWORKS

- COMPACT ALL SOIL SUBGRADE TO 95% MDD PER AS 1289 PART E2. THIS WILL BE ESTABLISHED BY ACHIEVING 7 BLOWS PER 300MM OF STD PERTH PENETROMETER
- INSTALL EXTERNAL CONCRETE WORKS PER ENGINEERING DETAILS SHOWN ON PLAN
- NO KERBING REQUIRED AT PERIMETER OF EXTERNAL CONCRETE PAVING

THE ORIGINAL OF THE ENGINEER'S SIGNATURE ON THIS SHEET OF DRAWINGS IS CERTIFICATION THAT THE SITE UPON WHICH IT IS PROPOSED TO BUILD THIS BUILDING HAS BEEN INSPECTED AND INVESTIGATED. AS A RESULT, THE SITE IS CLASSIFIED AS CLASS A IN ACCORDANCE WITH AS 2870 AND THE BUILDING HAS BEEN DESIGNED ACCORDINGLY

THE EXPECTED SOIL PROFILE THROUGHOUT THE SITE IS AS FOLLOWS: 0 - 3000MM (BELOW EXISTING SITE LEVELS) SAND

SPECIAL INSTRUCTIONS FOR THE SITEMARKS TO THIS SITE (OTHER THAN THOSE NOTED IN GENERAL NOTES ABOVE ARE:

- REMOVE ALL ORGANIC MATERIALS FROM SITE UNDER BUILDING OR PAVING AREAS.
- REMOVE ALL RUBBISH OR OTHERWISE DELETERIOUS MATERIAL FOUND
- NOTIFY THE ENGINEER AND AWAIT FURTHER INSTRUCTIONS IF SOIL CONDITIONS ARE ENCOUNTERED DIFFERING FROM THOSE EXPRESSED IN THE PROFILE ABOVE

ABN 44088 066 862	
Unit 1, 12 Haydock Street Forrestdale WA 6112	
CLIENT:	
PROJECT ADDRESS:	LOT 128, 7 JONES STREET, O'CONNOR, WA 6163
TITLE:	STRUCTURAL DETAILS
DATE:	21/01/2026
SCALE:	VARIES
DRAWING No:	25 / 15 / C01
REVISION:	A

