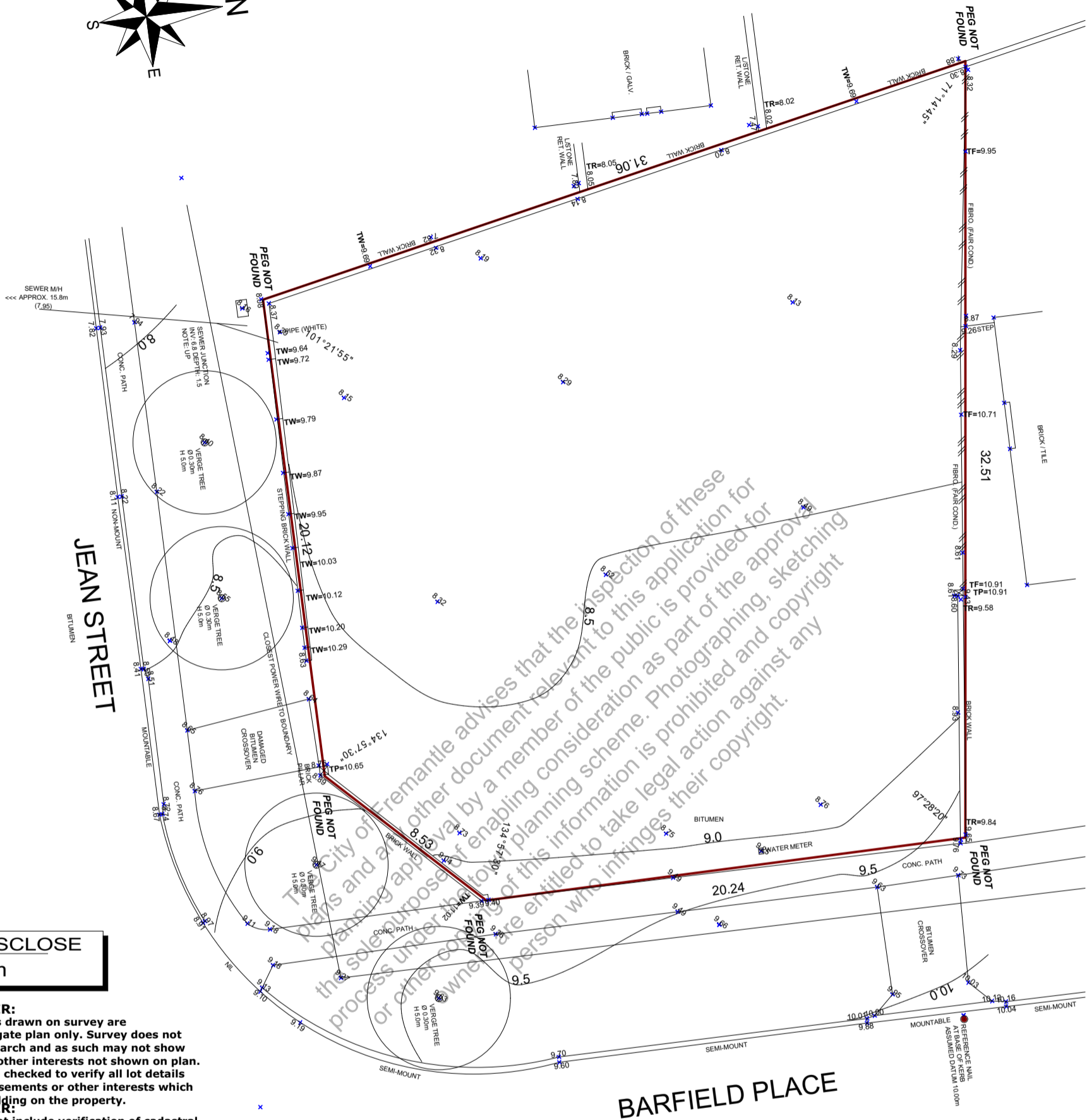
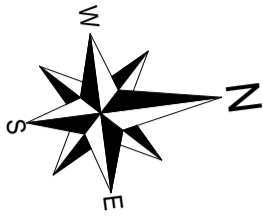


CITY OF FREMANTLE
These Plans Form Part of
DA0049/26
10 Feb 2026



BEWARE:
 OVERHEAD POWER LINES IN AREA. ADVISE TRADES

LOT MISCLOSE
 0.006 m

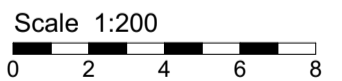
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⊕	POWER DOME
⊙	POWER POLE
⊠	PHONE PITS
⊡	WATER CONN.
TP=10.00	TOP PILLAR/POST
TW=10.00	TOP WALL
TR=10.00	TOP RETAINING
TF=10.00	TOP FENCE



COTTAGE SURVEYS
 LICENSED SURVEYORS

87-89 Guthrie Street
 Osborne Park, WA 6017

PO Box 1611
 Osborne Park
 Business Centre WA 6917

JOB #	631999	GPS	Lat: -32.074357 Long: 115.77660
CLIENT	PROTIC	ORDER #	2507047M
ADDRESS	#90 Jean Street	LOT	Lot 5 (Plan 8017)
SUBURB	Beaconsfield	AREA	804m ²
LGA	CITY OF FREMANTLE	VOL.	1286
DRAWN	J. Winston	FOL.	253
		DATE	16 Dec 25
		SSA No	

ROADS	Bitumen	ELEC.	O/Head
KERBS	See Survey	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)

ALL DIMENSIONS SHALL BE TAKEN BETWEEN BRICKWORK OR STRUCTURAL FRAMING AND DO NOT INCLUDE PLASTER OR GYPROCK MARGIN. ALL DIMENSIONS TO TAKE PREFERENCE OVER SCALING

redink
 BUILDERS REGISTRATION N° 12049
 16 FROBISHER STREET
 OSBORNE PARK WA 6017

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

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....

VARIATIONS:				
REV:	DESCRIPTION:	INT:	CHK:	DATE:
1'	CONTRACT + SCV	EA	CS	25.11.25
2'				
3'				
4'				
5'				
6'				
7'				
8'				
9'				

CLIENT:

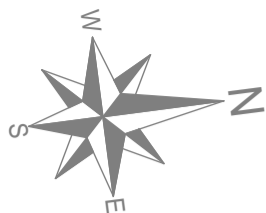
SITE ADDRESS:

LOT 2 (#90) JEAN STREET

BEACONSFIELD WA 6162

SALES: G. GOEL **DRAWN:** EA

THE HILLIER	
EXISTING PLAN	
DATE: 28/01/2026	SHEET N°: 02 of 12
SCALE: 1:200	
REVISION N°: 1	JOB N°: 2507047M



CITY OF FREMANTLE
These Plans Form Part of
DA0049/26
10 Feb 2026

⊕	POWER DOME
⊙	PHONE PITS
□	WATER CONN.
⊕	TOP PILLAR/POST
⊕	TOP WALL
⊕	TOP RETAINING
⊕	TOP FENCE

STORMWATER NOTE:
 STORMWATER DISPOSAL VIA SOAKWELLS TO COUNCIL REQUIREMENTS (BY OWNER)

CONCRETE NOTE:
 SET SHOWER RECESSES DOWN 50mm & FIT REFLUX VALVE. MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS

SITE CLASSIFICATION :
 A
FOOTING DETAIL :
 A85
WIND CATEGORY :
 N1
COASTAL CONDITIONS :
 R3

LOT INFORMATION
ZONING: R20/R25
SITE AREA: 401.33m²
ALLOWED COVER: 50% (200.66m²)
ACTUAL COVER: 52.62% (211.18m²)
PLANNING: YES
PLANNING NOTES:
 - SITE COVER
 - OPEN SPACE
 - GROUPED DWELLING (BUILT STRATA)
 APPROVAL OF ABOVE VARIATIONS ARE AT SHIRES DISCRETION.

BEWARE:
 OVERHEAD POWER LINES IN AREA. ADVISE TRADES

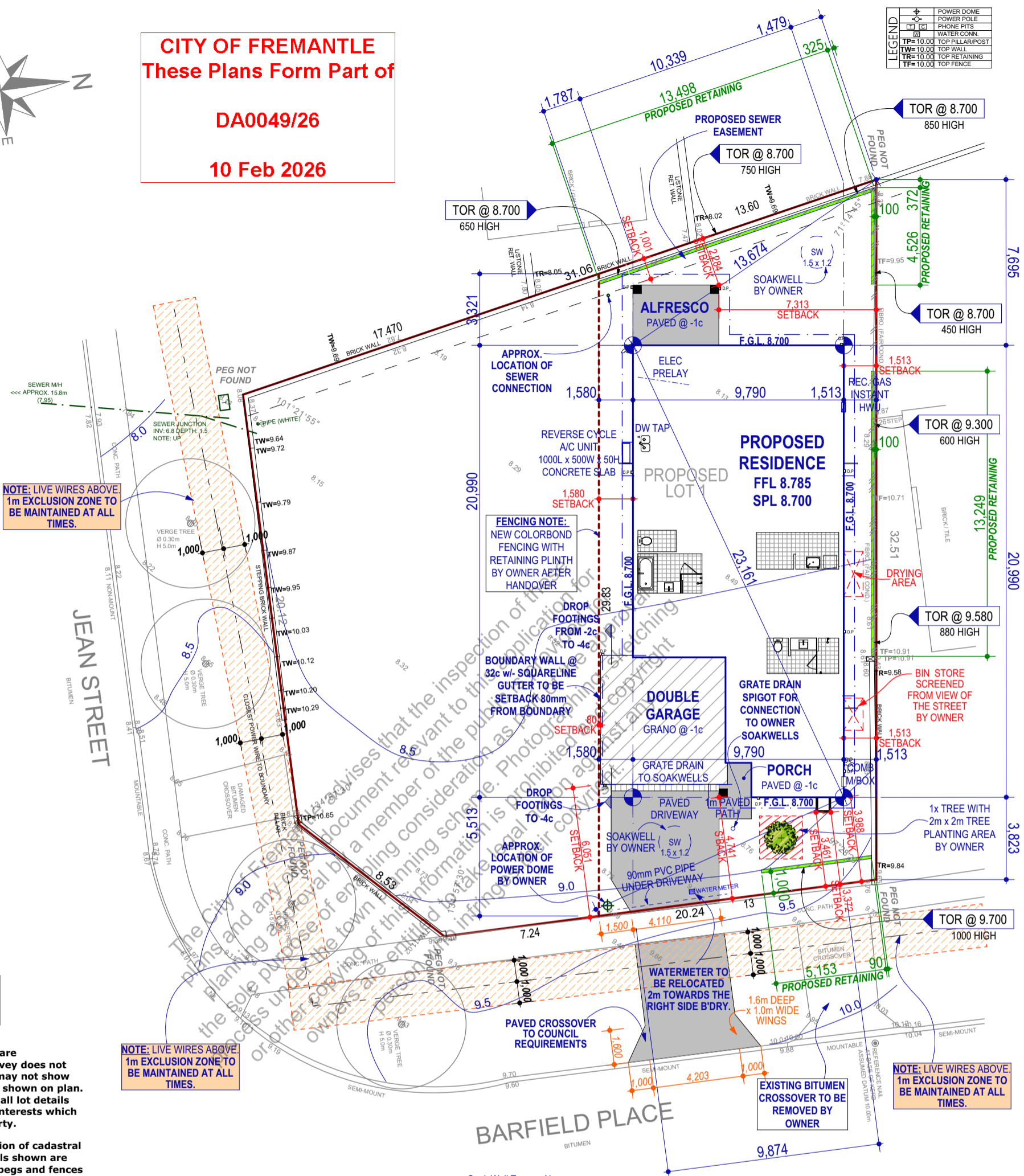
LOT MISCLOSE
 0.006 m

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NOTE: LIVE WIRES ABOVE 1m EXCLUSION ZONE TO BE MAINTAINED AT ALL TIMES.

NOTE: LIVE WIRES ABOVE 1m EXCLUSION ZONE TO BE MAINTAINED AT ALL TIMES.

ELECTRICAL NOTE:
 POWER DOME AND DISTRIBUTION BOX ON POLE BY OWNER. LOCATION TO BE CONFIRMED BY OWNER.

STORMWATER NOTE:
 STORMWATER DISPOSAL VIA SOAKWELLS TO COUNCIL REQUIREMENTS (BY OWNER).

ELECTRICAL NOTE:
 ALL ELECTRICAL WORKS TO BE BY OWNER NOMINATED TRADE, TO BUILDERS SCHEDULE. OWNER TO PROVIDE TRADE DETAILS AT PRESTART STAGE.

PROPOSED BOUNDARIES:
 ALL LINES SHOWN RED DASHED DENOTED PROPOSED BOUNDARIES.

Soak Well Type	No.	Capacity
SW 1500x1200	2	4.2 m ³
Total Capacity		4.2 m ³
Roof Area GF		252.3 m ²
Paved Area		27.1 m ²
Total Area		279.3 m ²
Capacity Required (Area x 0.0125)		3.5 m ³
Extra Capacity Provided		0.7 m ³

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

PRELAY NOTE:
 ELECTRICAL PRELAY REQUIRED FOR ISLAND CUPBOARD REFER TO FLOOR PLAN

LANDSCAPING NOTE:
 MIN 50% OF STREET SETBACK AREA TO BE PERVIOUS AREA (SOFTSCAPED) BY OWNER AFTER HANDOVER.

STANDARD NCC NOTE:
 - DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH NCC & A.S.
 - SMOKE ALARMS INTERCONNECTED & HARDWIRED AS PER AS3786-2014
 - STORMWATER AND SURFACE WATER DRAINAGE TO COMPLY WITH NCC AND LOCAL AUTHORITY REQUIREMENTS.



87-89 Guthrie Street
 Osborne Park, WA 6017

PO Box 1611
 Osborne Park
 Business Centre WA 6917

JOB # 631999
CLIENT PROTIC
ADDRESS #90 Jean Street
SUBURB Beaconsfield
LGA CITY OF FREMANTLE
DRAWN J. Winston

GPS Lat: -32.074357 Long: 115.776600
ORDER # 2507046M
LOT Lot 5 (Plan 8017)
AREA 804m² **VOL.** 1286 **FOL.** 253
DATE 16 Dec 25 **SSA** No

ROADS Bitumen
KERBS See Survey
FOOTPATH Concrete
SOIL Sand
DRAINAGE Good
VEGETATION Light Grass Cover

ELEC. O/Head
COMMS. Yes
WATER Yes
GAS Check Alinta
SEWER Yes
COASTAL No

ALL DIMENSIONS SHALL BE TAKEN BETWEEN BRICKWORK OR STRUCTURAL FRAMING AND DO NOT INCLUDE PLASTER OR GYPROCK MARGIN. ALL DIMENSIONS TO TAKE PREFERENCE OVER SCALING



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

OWNERDATE.....
 OWNERDATE.....
 BUILDERDATE.....

REV.	DESCRIPTION:	INT.	CHK.	DATE:
1'	CONTRACT + SCV + SV01	AEP	CS	25.11.25
2'				
3'				
4'				
5'				
6'				
7'				
8'				
9'				

CLIENT:
 SITE ADDRESS:
PROPOSED SSL1, LOT 5 (#90), JEAN STREET, BEACONSFIELD WA 6162
 SALES: G. GOEL
 DRAWN: AEP

THE HILLIER
SITE PLAN
 DATE: 28/01/2026
 SCALE: 1:200
 REVISION N°: 1
 SHEET N°: 3 of 12
 JOB N°: 2507046M

STANDARD UPDATE = v18 17/08/01

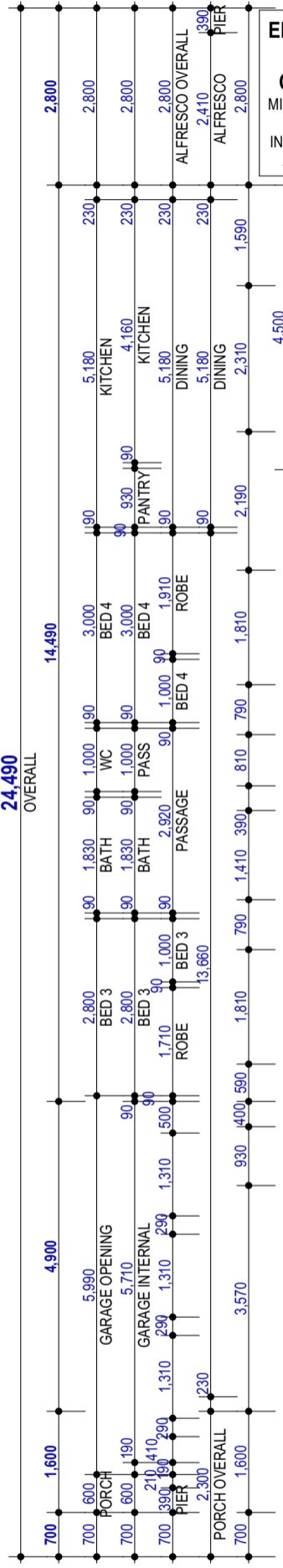
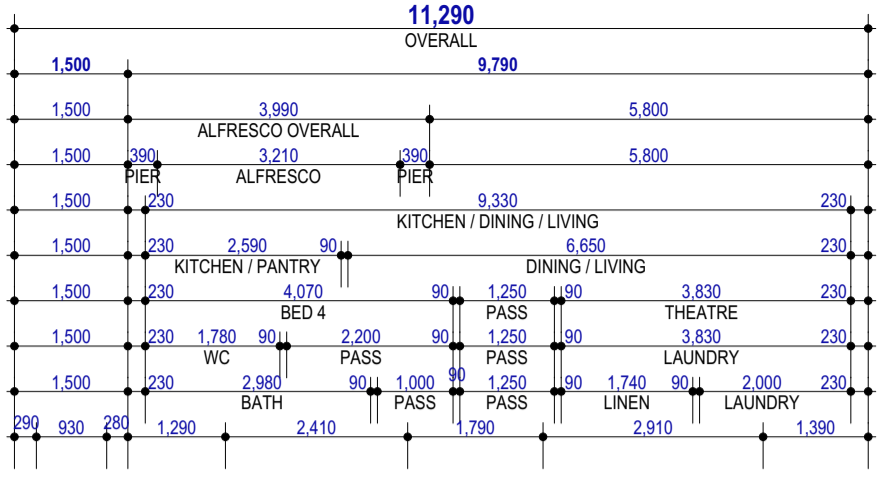
NOTES:
 EXTERNAL WALLS CONSISTS OF 230mm WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF.
 ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.
 DOWNPIPES & FLOOR WASTES POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.
 CEILING INSULATION TO HOUSE & GARAGE TO NCC REQUIREMENTS AS PER ADDENDA.
 28c CEILINGS UNLESS OTHERWISE NOTED.

ROOF PLUMBER NOTES:
 DOWNPIPES & GUTTERS TO COMPLY WITH AS3500.3 & HOUSING PROVISIONS PART 7.4 (INCL. WA ADDITIONS)

FIXING CARPENTER NOTE:
WIR & ROBES:
 1x 450d SHELF & RAIL @ 1750
LINEN & PANTRY:
 4x 450 SHELVES @400 CTS
 TOP SHELF @1750
NOTE: UPRIGHT SUPPORT PANELS REQUIRED FOR SHELVING EXCEEDING 1800mm. EXACT LOCATIONS DETERMINED ON SITE AT FIXING CARPENTERS DISCRETION

FULL CAVITY INSULATION:
 FULL CAVITY INSULATION TO ALL CAVITY WALLS THROUGHOUT.

SITE CLASSIFICATION : A
 FOOTING DETAIL : A85
 WIND CATEGORY : N1
 COASTAL CONDITIONS : R3



ENERGY WHOLE OF HOME COMPLIANCE:
 MINIMUM 2.2KW SOLAR PV SYSTEM TO BE INSTALLED BY OWNER AFTER HANDOVER

ELECTRICAL NOTE:
 ALL ELECTRICAL WORKS TO BE BY OWNER NOMINATED TRADE. TO BUILDERS SCHEDULE. OWNER TO PROVIDE TRADE DETAILS AT PRESTART STAGE.

FLASHING NOTE:
 ALL CAVITY CLOSERS AND STRUCTURAL COLUMNS TO BE FLASHED WITH ALCORE FLASHING AS PER A.S.

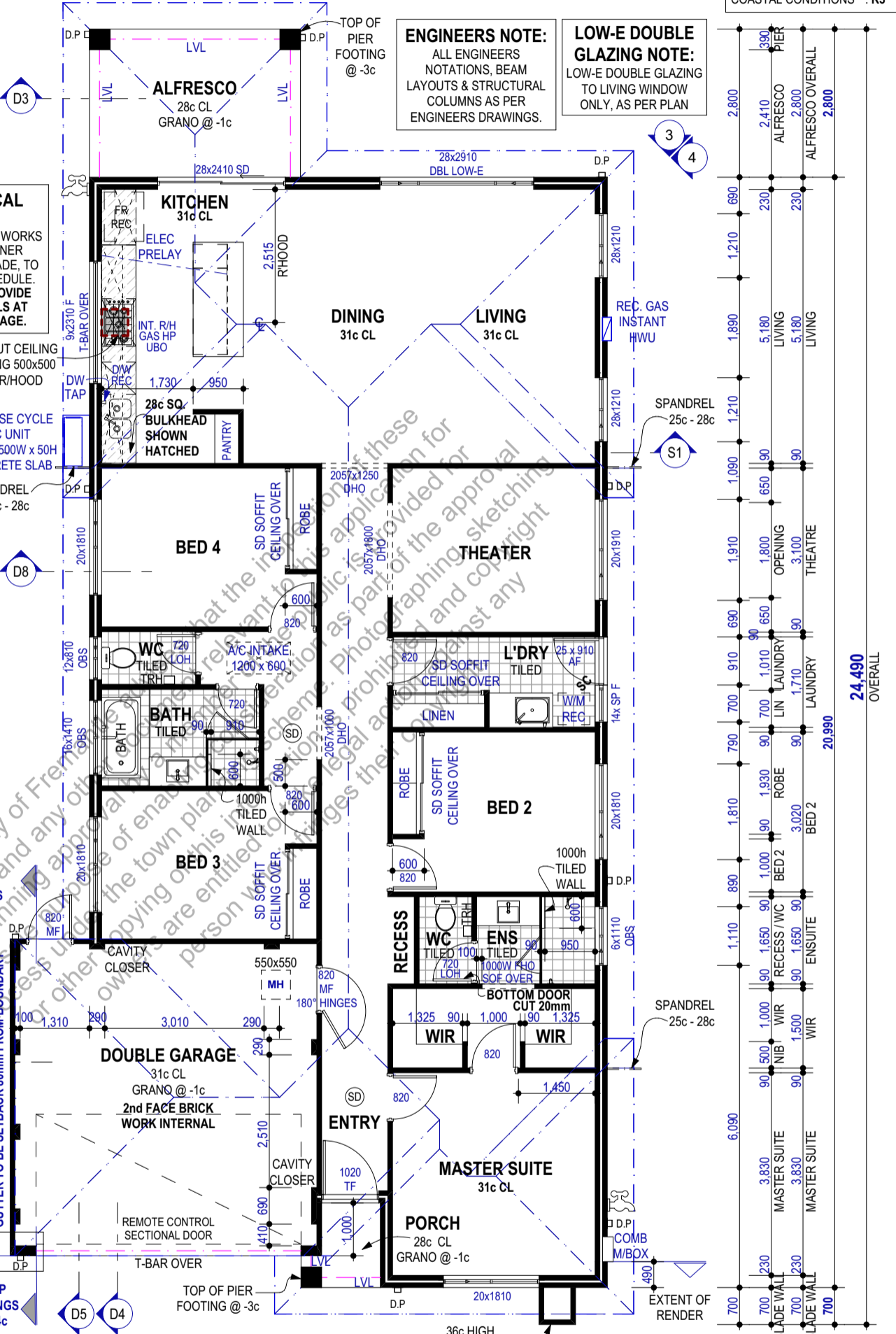
PLUMBER NOTE:
 PLUMBER TO INSTALL FLOOR WASTES WHERE REQUIRED IN ACCORDANCE WITH THE HEALTH ACT & NCC.

ENGINEERS NOTE:
 ALL ENGINEERS NOTATIONS, BEAM LAYOUTS & STRUCTURAL COLUMNS AS PER ENGINEERS DRAWINGS.

LOW-E DOUBLE GLAZING NOTE:
 LOW-E DOUBLE GLAZING TO LIVING WINDOW ONLY, AS PER PLAN

DROP FOOTINGS FROM -2c TO -4c
 BOUNDARY WALL @ 32c WITH SQUARELINE GUTTER TO BE SETBACK 80mm FROM BOUNDARY

BOUNDARY WALL @ 32c WITH SQUARELINE GUTTER TO BE SETBACK 80mm FROM BOUNDARY



AREAS		
Name	Area	Perimeter
ALFRESCO	11.172	13.580
GARAGE	34.445	23.760
HOUSE	175.622	61.560
PORCH	2.010	6.200
	223.249 m ²	

BRICK LAYER NOTE:
 RENDER TO FRONT ELEVATION: EXTENT OF ACRYLIC RENDER TO ENTIRE FRONT & RETURN ONLY. CONTRAST RENDER TO PORCH PIER AND FEATURE PIER AS PER ADDENDA.

BRICKLAYER NOTE:
 EXTERNAL BRICKS TO BE 290 X 162 X 90 (1st external course to be 2 course bricks laid in THIRD BOND)

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redink
 BUILDERS REGISTRATION N° 12049
 16 FROBISHER STREET
 OSBORNE PARK WA 6017

CITY OF FREMANTLE
 These Plans Form Part of
DA0049/26
10 Feb 2026

CLIENT:
 SITE ADDRESS:
**PROPOSED SSL1,
 LOT 5 (#90), JEAN STREET,
 BEACONSFIELD WA 6162**

SALES: G. GOEL DRAWN: AEP

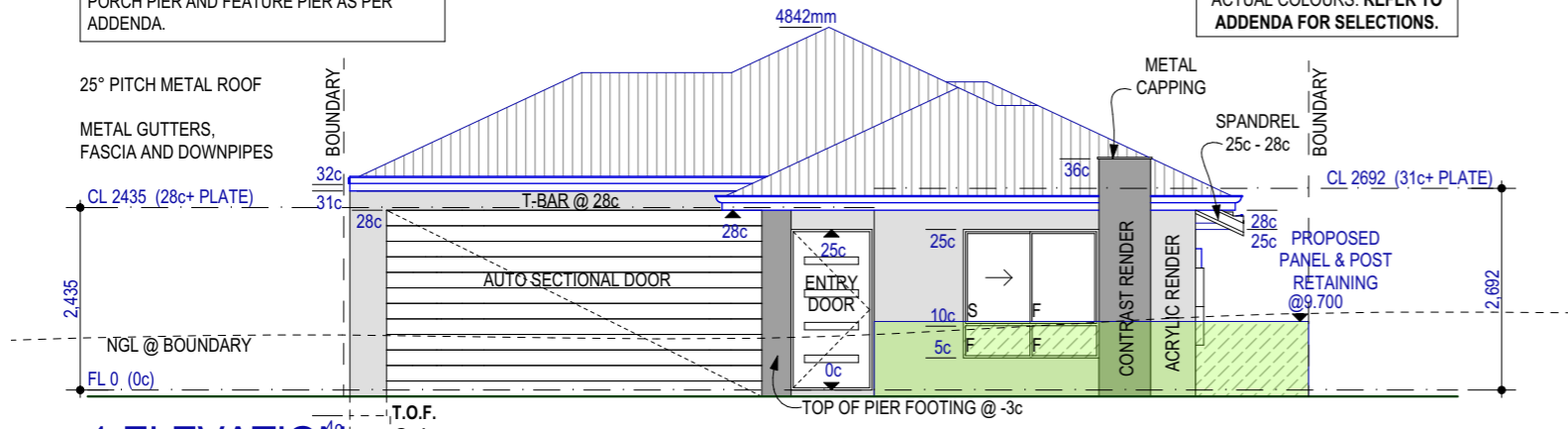
THE HILLIER
FLOOR PLAN

DATE: 28/01/2026 SHEET N°:
 SCALE: 1:100 5 of 12

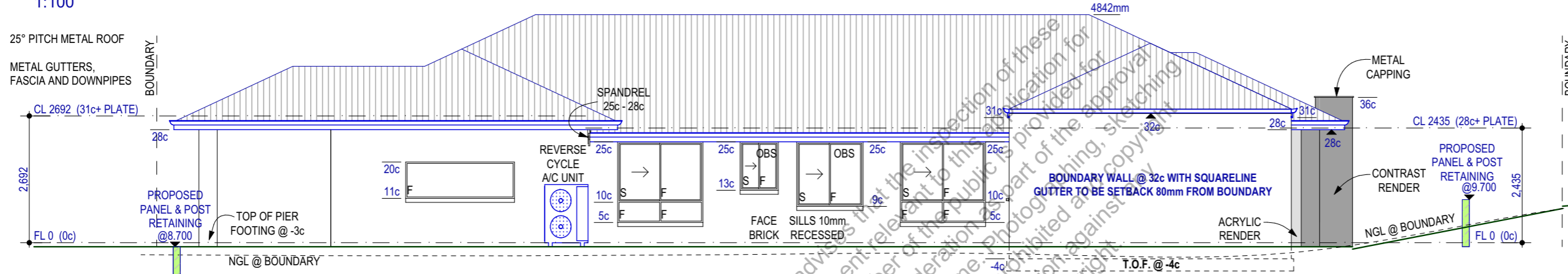
REVISION N°: 1 JOB N°: 2507046M

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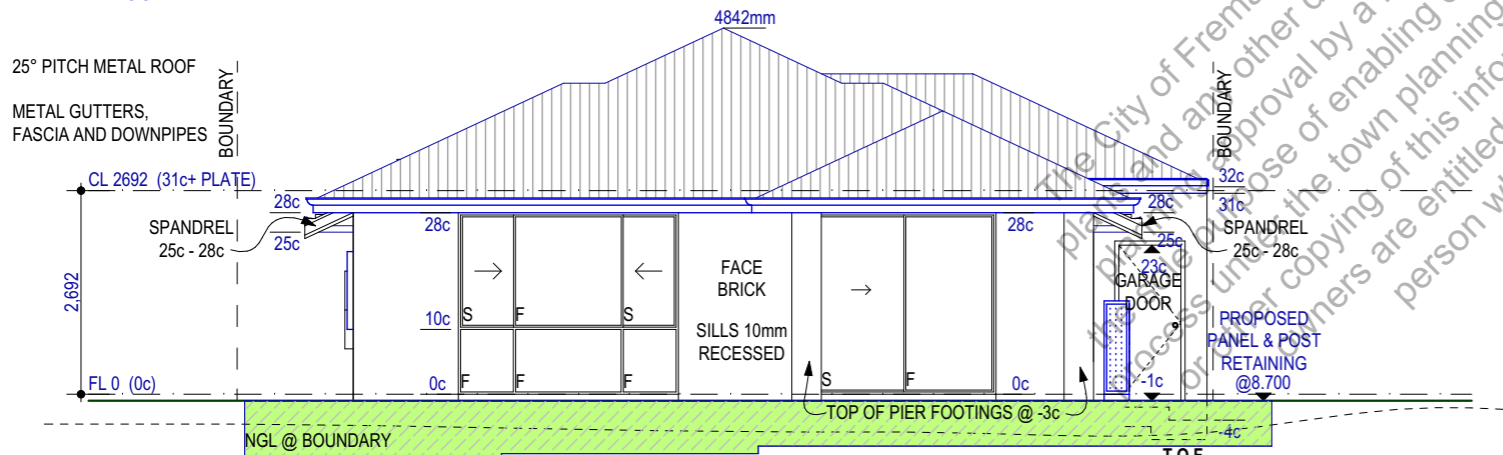
RENDER COLOUR NOTE: SHADING DENOTES EXTENT OF CONTRASTING RENDER NOT ACTUAL COLOURS. REFER TO ADDENDA FOR SELECTIONS.



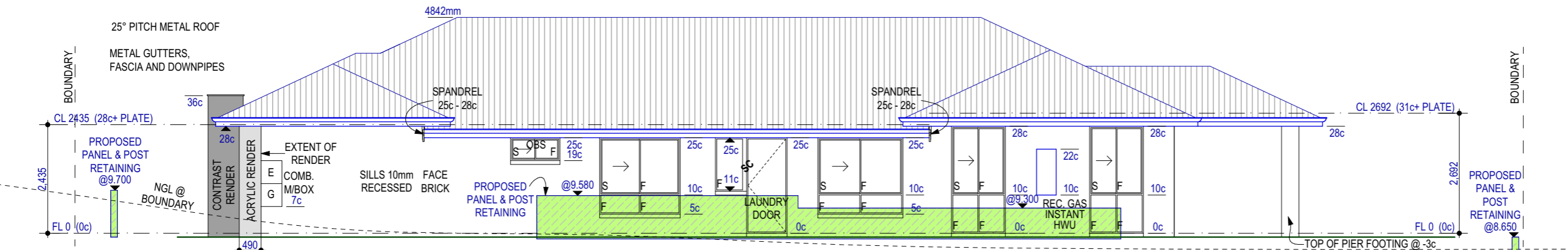
1 ELEVATION
1:100



2 ELEVATION
1:100



3 ELEVATION
1:100

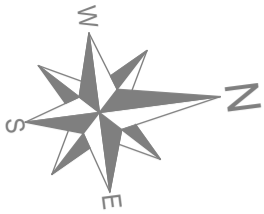


4 ELEVATION
1:100

CITY OF FREMANTLE
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10 Feb 2026

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THE HILLIER ELEVATIONS		DATE: 28/01/2026	SHEET N°: 6	of	12
CLIENT: PROPOSED SSL1, LOT 5 (#90), JEAN STREET, BEACONSFIELD WA 6162		SCALE: 1:100	REVISION N°: 1	JOB N°: 2507046M	
SALES: G. GOEL	DRAWN: AEP	DATE: 25.11.25	CHK: CS	INT: AEP	DESCRIPTION: CONTRACT + SOV + \$/01
<p>THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT:</p> <p>OWNER DATE</p> <p>OWNER DATE</p> <p>BUILDER DATE</p>					
<p>redink</p> <p>BUILDERS REGISTRATION N° 12049 16 FROBISHER STREET OSBORNE PARK WA 6017</p>					



⊕	POWER DOME
⊖	PHONE PITS
⊗	WATER CONN
TP=10.00	TOP PILLAR/POST
TW=10.00	TOP WALL
TR=10.00	TOP RETAINING
TF=10.00	TOP FENCE

ELECTRICAL NOTE:
POWER DOME AND DISTRIBUTION BOX ON POLE BY OWNER. LOCATION TO BE CONFIRMED BY OWNER.

SITE CLASSIFICATION : A
FOOTING DETAIL : A85
WIND CATEGORY : N1
COASTAL CONDITIONS : R3

LOT INFORMATION
ZONING: R20/R25
SITE AREA: 402.06m²
ALLOWED COVER: 50% (200.665m²)
ACTUAL COVER: 51.95% (208.88m²)

PLANNING: YES
PLANNING NOTES:
- SITE COVER / OPEN SPACE
- VEHICLE ACCESS
- GROUPED DWELLING (BUILT STRATA)

APPROVAL OF ABOVE VARIATIONS ARE AT SHIRES DISCRETION.

NOTE: LIVE WIRES ABOVE 1m EXCLUSION ZONE TO BE MAINTAINED AT ALL TIMES.

FENCING NOTE:
NEW COLORBOND FENCING WITH RETAINING PLINTH BY OWNER AFTER HANDOVER

CITY OF FREMANTLE
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DA0049/26
10 Feb 2026

BEWARE:
OVERHEAD POWER LINES IN AREA. ADVISE TRADES

LOT MISCLOSE
0.006 m

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Soak Well Type	No.	Capacity
SW 1500x1200	2	4.2 m3
Total Capacity		4.2 m3
Roof Area GF		250.3 m2
Paved Area		31.1 m2
Total Area		281.4 m2
Capacity Required (Area x 0.0125)		3.5 m3
Extra Capacity Provided		0.7 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

PROPOSED BOUNDARIES:
ALL LINES SHOWN RED DASHED DENOTED PROPOSED BOUNDARIES.

STORMWATER NOTE:
STORMWATER DISPOSAL VIA SOAKWELLS TO COUNCIL REQUIREMENTS (BY OWNER).

CONCRETE NOTE:
SET SHOWER RECESSES DOWN 50mm & FIT REFLEX VALVE. MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS

LANDSCAPING NOTE:
MIN 50% OF STREET SETBACK AREA TO BE PERVIOUS AREA (SOFTSCAPED) BY OWNER AFTER HANDOVER.

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Scale 1:200
0 2 4 6 8



87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
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Business Centre WA 6917

JOB #	632000	GPS	Lat: -32.074357 Long: 115.776606
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SUBURB	Beaconsfield	AREA	804m ²
LGA	CITY OF FREMANTLE	VOL.	1286
DRAWN	J. Winston	FOL.	253
		DATE	16 Dec 25
		SSA	No

ROADS	Bitumen	ELEC.	O/Head
KERBS	See Survey	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)

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OWNERDATE.....

BUILDERDATE.....

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	2'				
	3'				
	4'				
	5'				
	6'				
	7'				
	8'				
	9'				

CLIENT:

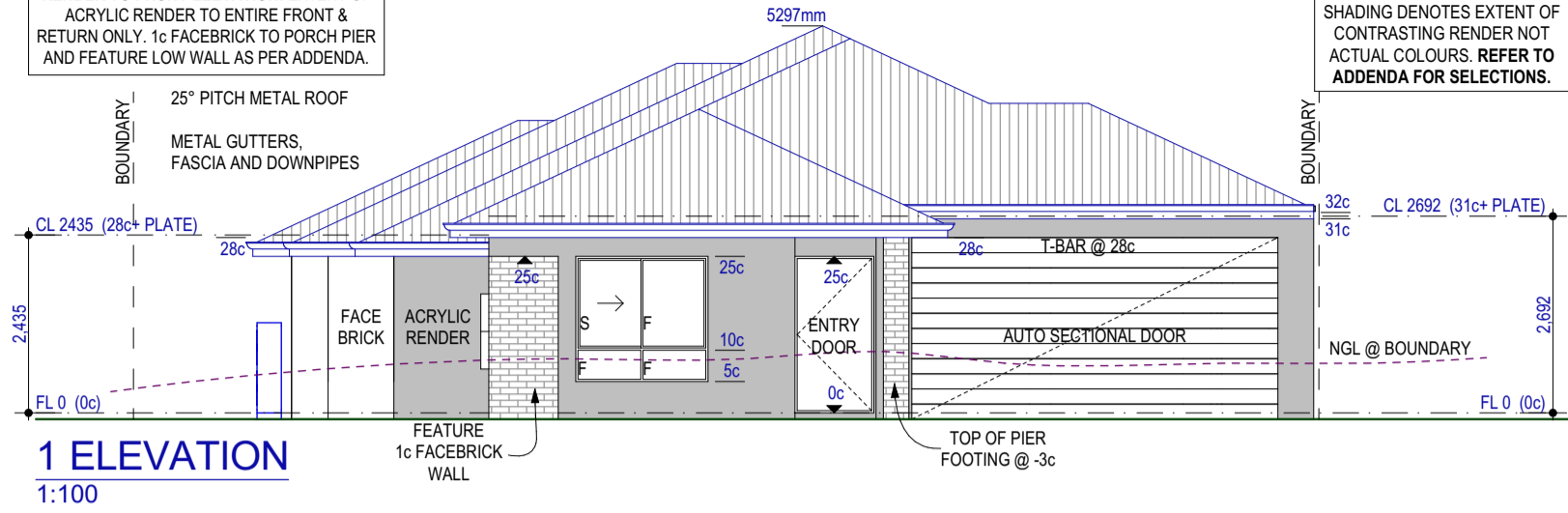
SITE ADDRESS:
LOT 2 (#90) JEAN STREET
BEACONSFIELD WA 6162

SALES: G. GOEL
DRAWN: EA

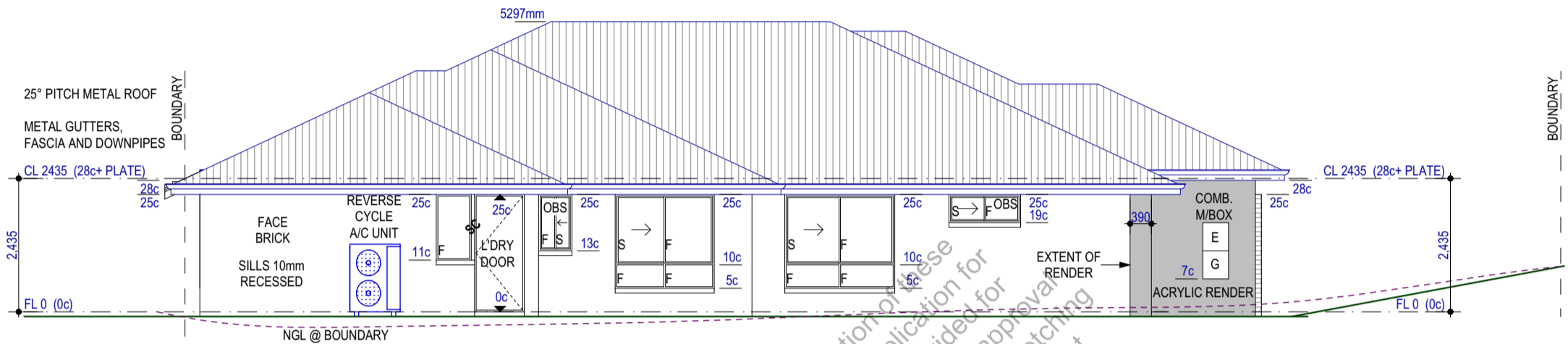
THE HILLIER	
SITE PLAN	
DATE: 28/01/2026	SHEET N°: 03 of 12
SCALE: 1:200	REVISION N°: 1
JOB N°: 2507047M	

RENDER TO FRONT ELEVATION: EXTENT OF ACRYLIC RENDER TO ENTIRE FRONT & RETURN ONLY. 1c FACEBRICK TO PORCH PIER AND FEATURE LOW WALL AS PER ADDENDA.

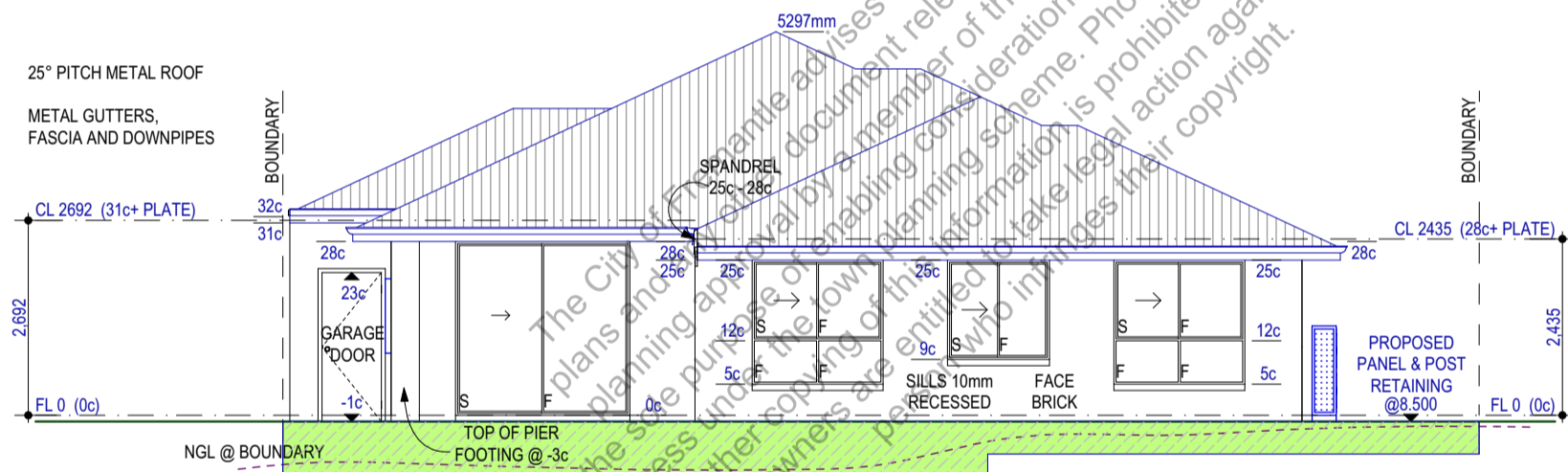
RENDER COLOUR NOTE: SHADING DENOTES EXTENT OF CONTRASTING RENDER NOT ACTUAL COLOURS. REFER TO ADDENDA FOR SELECTIONS.



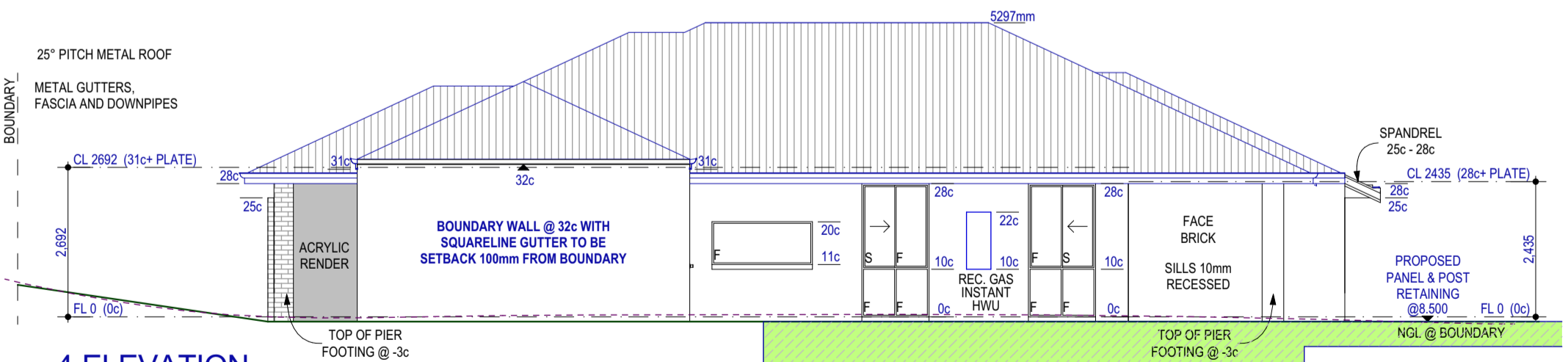
1 ELEVATION
1:100



2 ELEVATION
1:100



3 ELEVATION
1:100



4 ELEVATION
1:100

CITY OF FREMANTLE
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BUILDERS REGISTRATION N° 12049
16 FROBISHER STREET
OSBORNE PARK WA 6017

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OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....

REV:	DESCRIPTION:	INT:	CHK:	DATE:
1'	CONTRACT + SCV	EA	CS	25.11.25
2'				
3'				
4'				
5'				
6'				
7'				
8'				
9'				

CLIENT:

SITE ADDRESS:
LOT 2 (#90) JEAN STREET
BEACONSFIELD WA 6162

SALES: G. GOEL DRAWN: EA

THE HILLIER ELEVATIONS	
DATE: 28/01/2026	SHEET N°: 06 of 12
SCALE: 1:100	JOB N°: 2507047M
REVISION N°: 1	