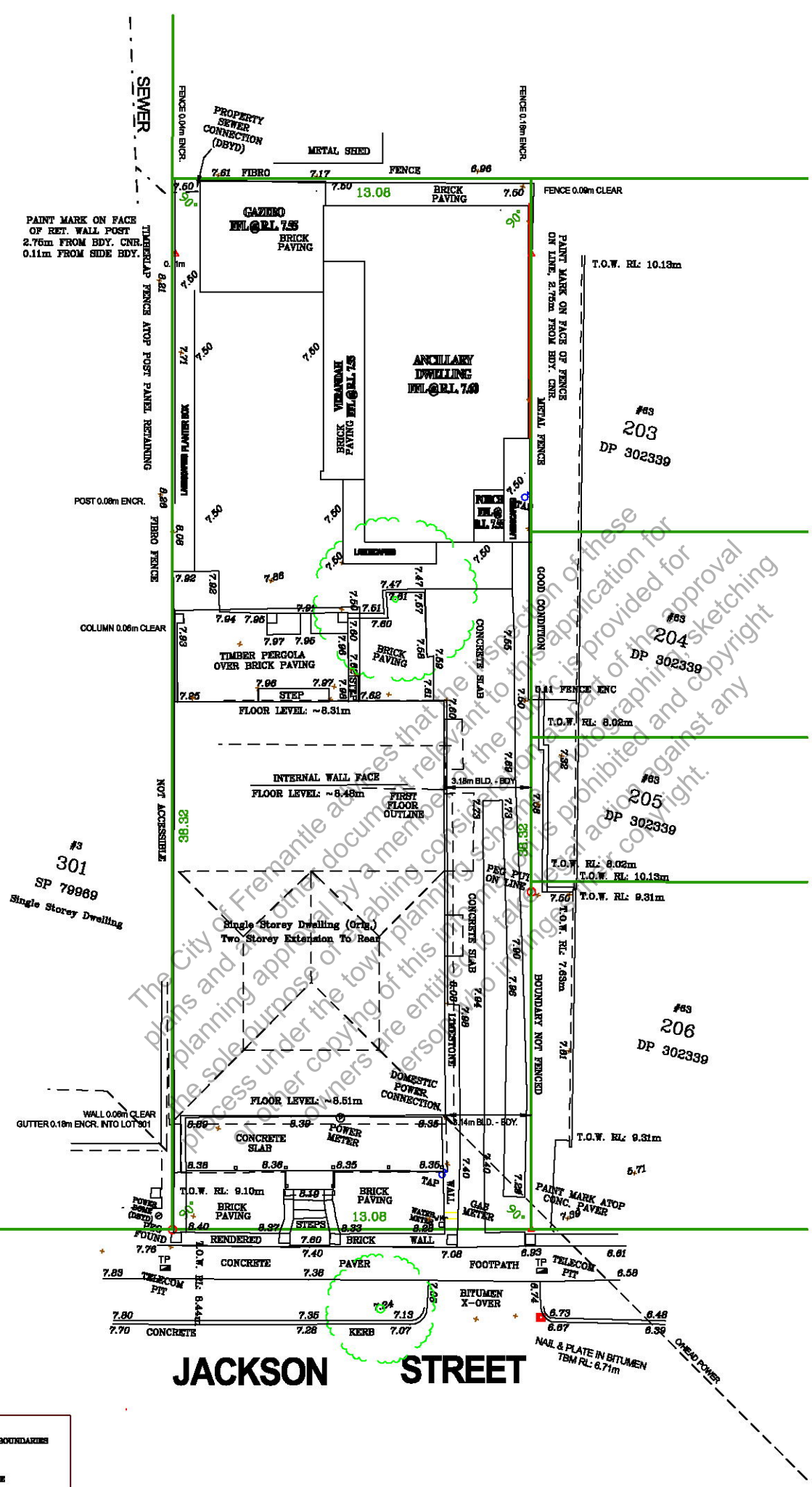
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PCG94

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SERVICE RECORD / STATUS / SERVICE	LOCATED	AVAILABLE	NO SERVICE	TO CONFIRM
WATER	✓	✓		
SEWERAGE		✓		
LEACH DRAINS			✓	✓
GAS	✓	✓		
TEL/COMMS	✓	✓		
POWER U/G		✓		
POWER O/H	✓	✓		

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FEATURE SURVEY AND BOUNDARY REPEG PLAN OF LOTS 200,201 & 202 ON DEPOSITED PLAN 302339 #1 JACKSON STREET, NORTH FREMANTLE

JOB No.	PLAN TYPE	DWG#	REV
1130	- RPFS -	001	- A

[redacted]

[redacted]

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PROPOSED 2 STOREY ADDITIONS
#1 Jackson Street, NORTH FREMANTLE (City Of Fremantle)

0 2 4 6 8 10m
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EXISTING SITE PLAN

sheet 1 of 8

[redacted]

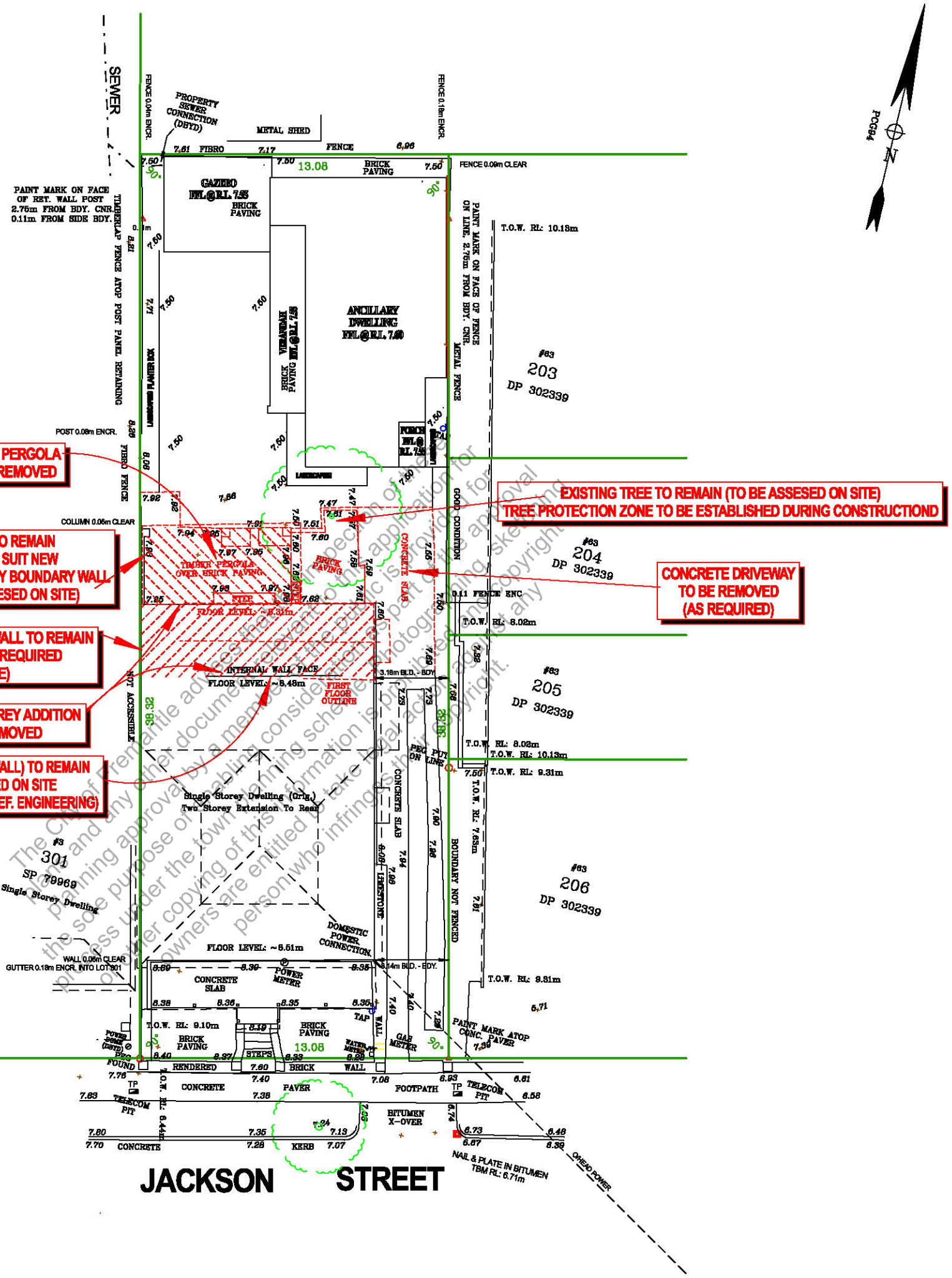
House and/or Retaining Walls NOT Surcharge On Any Existing House and/or Retaining Walls.

Fences To Be Adjusted and / or Replaced As Required.

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CITY OF FREMANTLE
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POWER O/H	✓	✓		

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PROPOSED 2 STOREY ADDITIONS
#1 Jackson Street,
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0 2 4 6 8 10m
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DEMOLITION PLAN

sheet 2 of 8

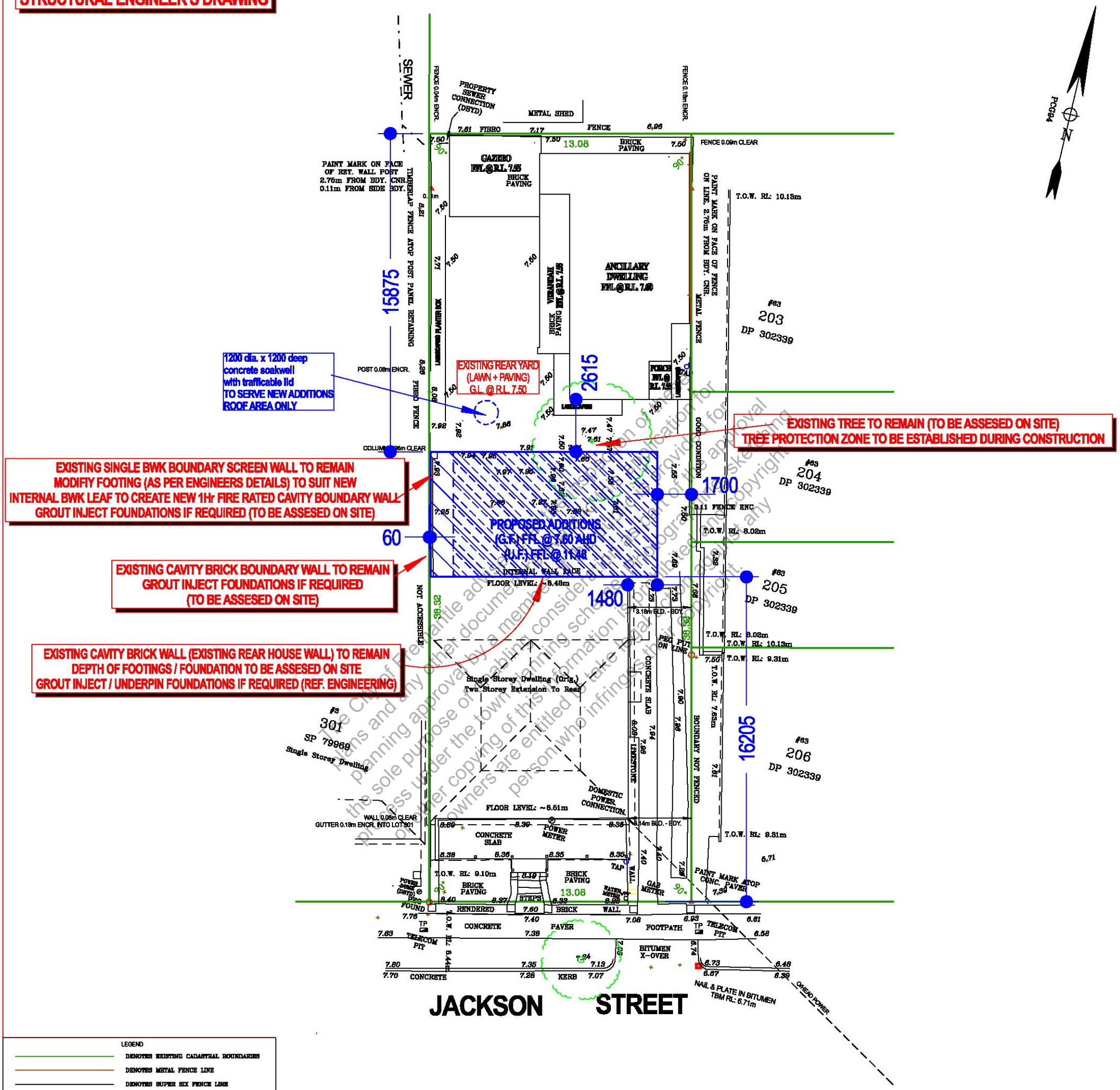
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SEWERAGE		✓		
LEACH DRAINS			✓	✓
GAS	✓	✓		
TEL/COMMS	✓	✓		
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PROPOSED 2 STOREY ADDITIONS
#1 Jackson Street,
NORTH FREMANTLE (City Of Fremantle)

0 2 4 6 8 10m
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PROPOSED SITE PLAN

sheet 3 of 8

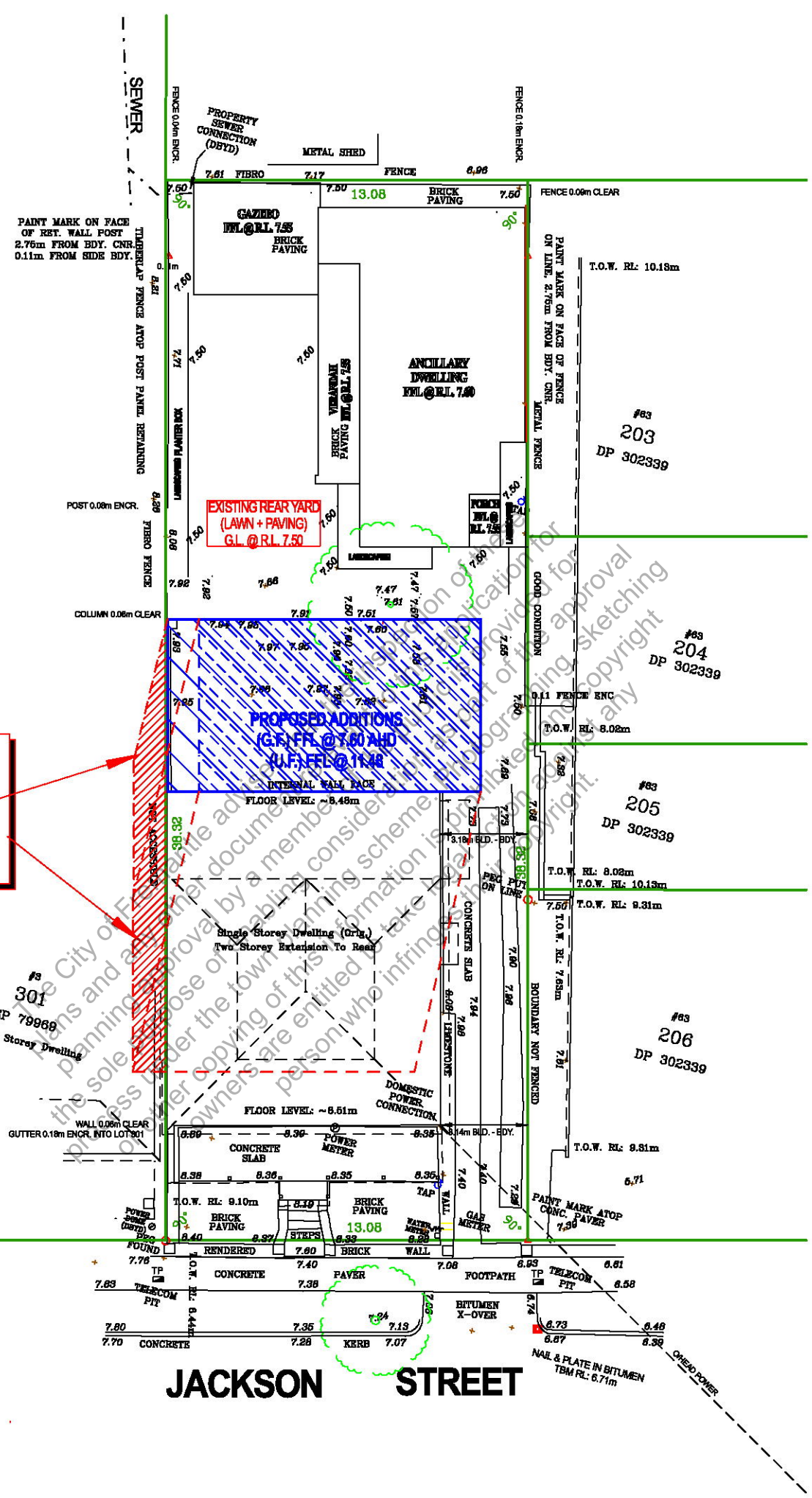
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ADJOINING PROPERTY
(No. 3 Jackson Street)
Block Size = 340m² (R-25 Zone)
Allowable Overshadowing 25% = 85m²

Amount Of Actual Overshadowing
= 16m² = 4.7%

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PROPOSED 2 STOREY ADDITIONS
#1 Jackson Street,
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SHADOW CAST PLAN

sheet 4 of 8

0 2 4 6 8 10m SCALE 1 : 200 @ A3 size page

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N

SETBACK TO REAR BOUNDARY 15875

SETBACK 60 | 350 | 1520 d/w | 690 | 1210 w | 890 | 3610 s/d | 3050 | 1700 SETBACK — 11320

7.38

LANDSCAPING EXISTING PLANTER BOX

TIMBERLAP FENCE ATOP POST PANEL RETAINING

FIBRO FENCE 82'8 80'8

METAL FENCE

EXISTING ANCILLARY DWELLING FL @ 8 (R.L 7.6)

#63 203 DP 302339

TAP

7.53 7.50 7.57 7.49 7.07

PORCH

washed agg. conc. @R.L 7.50

POST 0.08m ENCR.

EXISTING TREE TO REMAIN (TO BE ASSESSED ON SITE) TREE PROTECTION ZONE TO BE ESTABLISHED DURING CONSTRUCTION

EXISTING REAR YARD (LAWN + PAVING) G.L @R.L 7.50

Rain Water Head with overflow (spreader onto roof below)

EXISTING SINGLE BRICK BOUNDARY SCREEN WALL TO REMAIN MODIFY FOOTING (AS PER ENGINEERS DETAILS) TO SUIT NEW INTERNAL BRICK LEAF TO CREATE NEW 1Hr FIRE RATED CAVITY BOUNDARY WALL GROUT INJECT FOUNDATIONS IF REQUIRED (TO BE ASSESSED ON SITE)

POSSIBLE CUTBACK ATTACHED PIER TO SUIT (TBC ON SITE)

COLUMN 0.06m CLEAR

7.92 26'4 7.86 7.87 7.47 7.47 7.67 7.61

1520W x 2400H (Alum fr.) 820

1210W x 1450H (louvers)

3610W x 2400H stacking sliding door

PRUNE TREE AS REQUIRED

RWDP from above

GOOD CONDITION

7.55

HOUSE 2 x RW19 (louvers)

DINING 4.0 x 4.0

wall unit

1700

LAUNDRY

720 CAVITY SLIDING DOOR (o/a 1910 wide)

KITCHEN

DWR

DISH

FFL @ 7.80 AHD

SCULLERY

pull out pantry

FR REC. low @ 2000ctrs

LIVING

TV. rec

HOUSE 2 x RW19 (louvers)

610W x 2400H (louvers)

7.50

0.11 FENCE ENC

T.O.W. RL: 8.02m

7.32

7.99

EXISTING CAVITY BRICK BOUNDARY WALL TO REMAIN GROUT INJECT FOUNDATIONS IF REQUIRED (TO BE ASSESSED ON SITE)

NOT ACCESSIBLE

38.32

#3 301 SP 79969 Single Storey Dwelling

INTERNAL WALL FACE

FLOOR LEVEL ~8.48m existing passage way

INTERNAL WALL FACE

1480

7.73

3.18m BLD. - BOY.

38.32 99'4

T.O.W. RL: 8.02m

T.O.W. RL: 10.13m

#63 205 DP 302339

EXISTING CAVITY BRICK WALL (EXISTING REAR HOUSE WALL) TO REMAIN DEPTH OF FOOTINGS / FOUNDATION TO BE ASSESSED ON SITE GROUT INJECT / UNDERPIN FOUNDATIONS IF REQUIRED (REF. ENGINEERING)

PEG PUT ON LINE

T.O.W. RL: 7.50 7.63m

80'8

Single Storey Dwelling (Orig.)

FLOOR LEVEL: ~8.51m

74'0

8.39

CONCRETE

8.35

8.19

90°

13.08

90°

16205 SETBACK TO FRONT BOUNDARY

4 1

SETBACK 1200 | 10180 | SETBACK 1700

2615 SETBACK TO EXISTING ANCILLARY DWELLING

170 | 610 w | 2035 | 610 w | 170 — 6240

2 3

NEW ADDITION AREAS

NEW G.F. House = 70.637m²
NEW U.F. House = 63.523m²

TOTAL NEW Building = 134.16m²

EXISTING BUILDING AREAS

Existing House = 115.62m²
Existing Front Verandah = 21.00m²
TOTAL EXISTING House = 136.62m²

EXISTING ANCILALRY DWELLING AREAS

House = 69.792m²
Verandah = 12.019m²
Porch = 2.079m²
Gazebo = 18.261m²
TOTAL EXISTING Ancillary = 102.151m²

SITE COVERAGE

Site Area = 501m²
Site Cover Building Area = 256m² (51%)

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DA0359/26

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ALL INTERNAL DOOR + FRAMES TO BE 2400H

ANTICON INSULATION under roof sheeting TO ENTIRE ROOF

Provide R4.1 Ceiling Batts Insulation To Entire Roof Space,

PROVIDE ELECTRICAL PROVISION FOR 5kW SOLAR PANEL P/V SYSTEM ON ROOF TO EACH GROUPED DWELLING (as per manufacturer details)

ALL required under slab stormwater + plumbing pipework to be installed by Plumber Prior to ground slab Grano Pour.

All timber to be treated timber to AS 3660.1-2014 Appendix D

NOTE COLOURS ARE SHOWN FOR DIAGRAMATIC PURPOSES ONLY (REF. ADDENDA FOR ACTUAL COLOURS AND FINISHES)

THIS PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION

SPECIAL CONSTRUCTION NOTE:
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Gutters and Downpipes shown on plan are diagramatic only - to be verified by Roof Plumber
ALL ROOF PLUMBING MUST BE MANUFACTURED AND INSTALLED TO COMPY WITH NCC - HPS part 7.4 and AS 3500.3:2021 Plumbing and Drainage - Stormwater Drainage

GENERAL WALL CONSTRUCTION NOTE - (ref. specific detail / note for boundary wall)

- EXTERNAL FRAMED WALLS (EXCEPT BOUNDARY WALLS) TO BE
  - 120 TIMBER FRAME (H2 BLUE STRUCTURAL TREATED PINE).
  - WITH R 3.0 90 GOLD BATTS INSULATION.
  - VAPOUR PERMEABLE MEMBRANE WRAP TO OUTSIDE OF STUD WALL.
  - SELECTED CLADDING EXTERNALLY - REF. ELEVATIONS FOR FINISHES
  - PLASTERBOARD LINING INTERNALLY (PAINT FINISH)
- INTERNAL FRAMED WALLS TO BE
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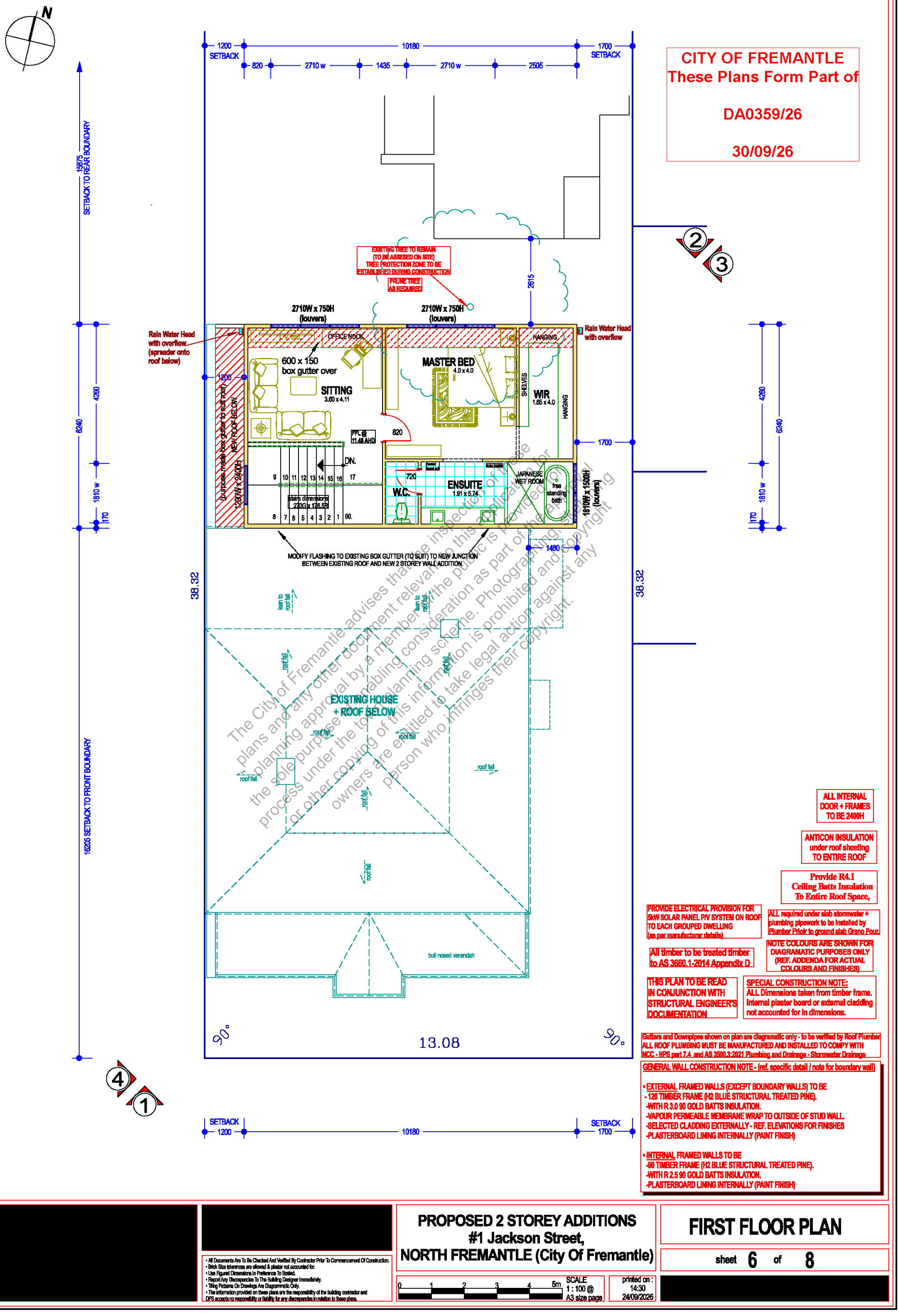
SITE / G.F. FLOOR PLAN

sheet 5 of 8

0 1 2 3 4 5m SCALE 1 : 100 @ A3 size page

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PROPOSED 2 STOREY ADDITIONS
#1 Jackson Street,
NORTH FREMANTLE (City Of Fremantle)

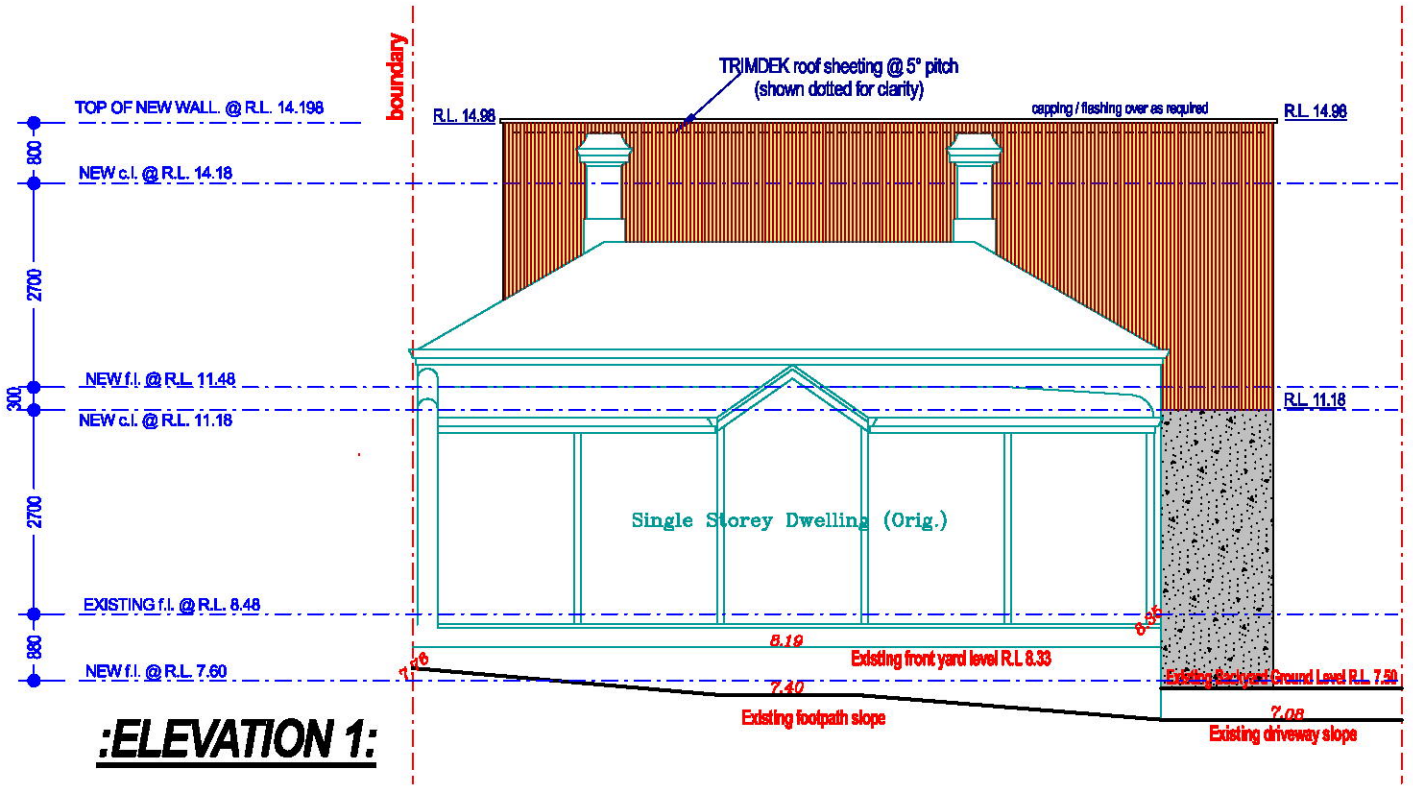
FIRST FLOOR PLAN

sheet 6 of 8

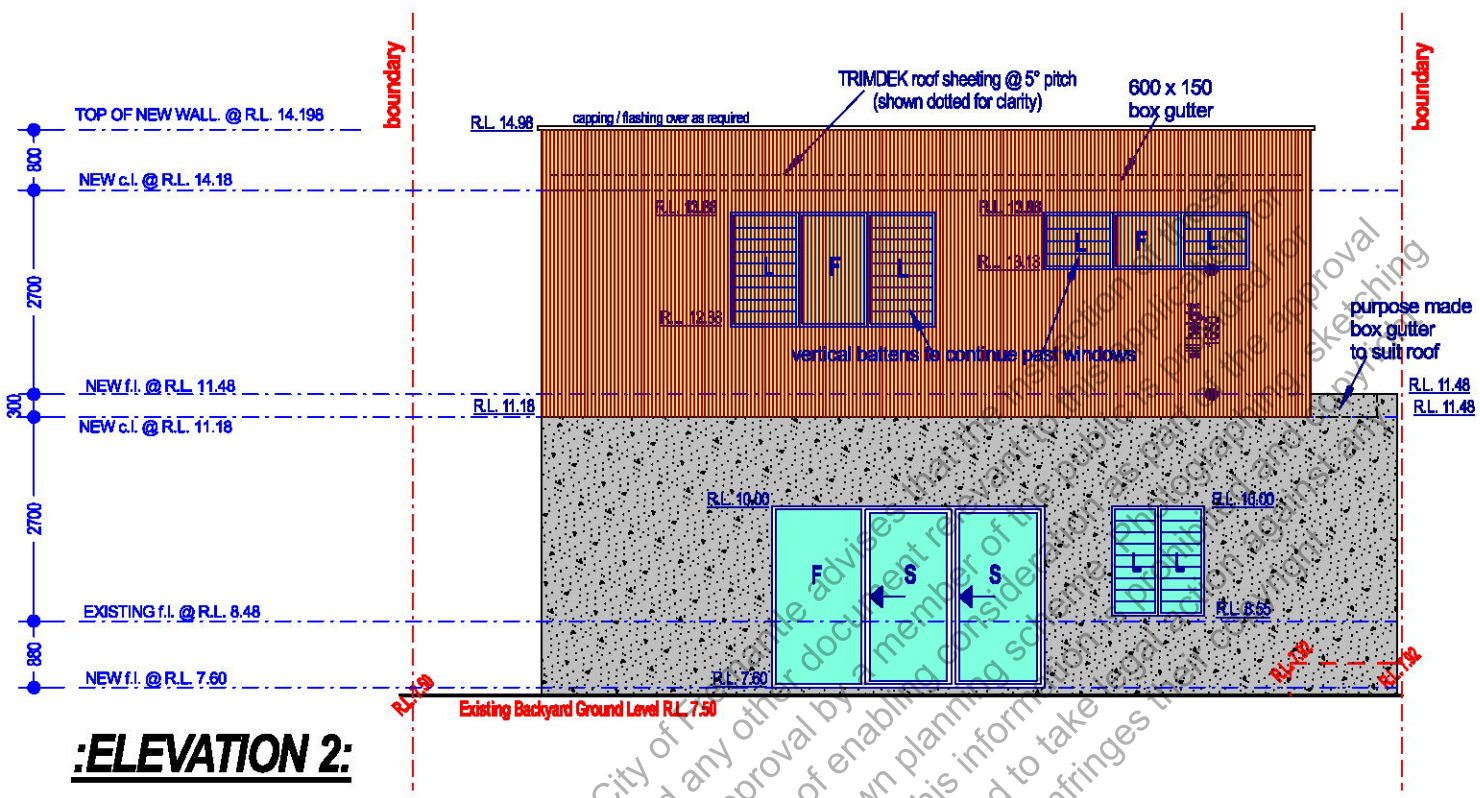
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:ELEVATION 1:



:ELEVATION 2:

CLADDING
Fibre Cement Board with
Vertical Batten panelling over

CLADDING
Fibre Cement Board with
Concrete Micro Fibre Finish

ALL INTERNAL DOOR + FRAMES TO BE 2400H

ANTICON INSULATION under roof sheeting TO ENTIRE ROOF

Provide R4.1 Ceiling Batts Insulation To Entire Roof Space,

PROVIDE ELECTRICAL PROVISION FOR 5kW SOLAR PANEL PV SYSTEM ON ROOF TO EACH GROUPED DWELLING (as per manufacturer details)

All timber to be treated timber to AS 3660.1-2014 Appendix D

ALL required under slab stormwater + plumbing pipework to be installed by Plumber Prior to ground slab Grano Pour.

NOTE COLOURS ARE SHOWN FOR DIAGRAMATIC PURPOSES ONLY (REF. ADDENDA FOR ACTUAL COLOURS AND FINISHES)

THIS PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION

SPECIAL CONSTRUCTION NOTE:
ALL Dimensions taken from timber frame. internal plaster board or external cladding not accounted for in dimensions.

Gutters and Downpipes shown on plan are diagramatic only - to be verified by Roof Plumber
ALL ROOF PLUMBING MUST BE MANUFACTURED AND INSTALLED TO COMPY WITH NCC - HPS part 7.4 and AS 3500.3:2021 Plumbing and Drainage - Stormwater Drainage

GENERAL WALL CONSTRUCTION NOTE - (ref. specific detail / note for boundary wall)

- EXTERNAL FRAMED WALLS (EXCEPT BOUNDARY WALLS) TO BE
  - 120 TIMBER FRAME (H2 BLUE STRUCTURAL TREATED PINE).
  - WITH R 3.0 90 GOLD BATTS INSULATION.
  - VAPOUR PERMEABLE MEMBRANE WRAP TO OUTSIDE OF STUD WALL.
  - SELECTED CLADDING EXTERNALLY - REF. ELEVATIONS FOR FINISHES
  - PLASTERBOARD LINING INTERNALLY (PAINT FINISH)
- INTERNAL FRAMED WALLS TO BE
  - 90 TIMBER FRAME (H2 BLUE STRUCTURAL TREATED PINE).
  - WITH R 2.5 90 GOLD BATTS INSULATION.
  - PLASTERBOARD LINING INTERNALLY (PAINT FINISH)

The City of Fremantle advises that the information contained in this document regarding its plans and any other document relating to the proposal is published for planning approval by a member of the public and is not to be used for any other purpose. A sketching the sole purpose of enabling consideration of the proposal with a view to the approval process under the town planning scheme. Any other use of this information, including any copying or other copying of this information is prohibited and the City of Fremantle is not liable for any loss or damage suffered by any person who infringes this boundary. The City of Fremantle and its officers are not liable for any loss or damage suffered by any person who infringes this boundary.

CITY OF FREMANTLE
These Plans Form Part of

DA0359/26

30/09/26

GENERAL NOTES (BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT)

1. BUILDER TO CHECK & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT AND /OR FABRICATION.
2. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS - ANY DISCREPANCIES TO BE REPORTED FOR DETERMINATION.
3. ALL WORKS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCC REQUIREMENTS.
4. IF BRICK BUILDUP AROUND BUILDING IS REQUIRED AND/OR SHOWN REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.
5. VERIFY ALL PLUMBING AND A/C DUCTS PRIOR TO POURING CONCRETE SUSPENDED SLAB.
6. WET AREA AND APPLIANCE DETAILS PROVIDED BY OWNER (CONFIRM FIXTURES WITH OWNER PRIOR TO POURING CONCRETE SLAB)
7. SUPPLY AND INSTALL 'DUSRBAN' CHEMICAL TERMITE TREATMENT (UNLESS OTHERWISE APPROVED) IN ACCORDANCE WITH AS3660.1-2014 AND MANUFACTURERS SPECIFICATIONS.
8. TERMITE TREATMENT INCLUDING PHYSICAL BARRIER TO WALLS ON BOUNDARIES TO COMPLY WITH AS3660.1 WITH DURABLE NOTICE TO HPS3.4.3.
9. VAPOUR BARRIER MUST BE INSTALLED UNDER SLAB ON GROUND IN ACCORDANCE WITH H.P.S 4.2.8 AND AS2870.
10. ALL STORMWATER WILL BE CONTAINED ON SITE AND IN ACCORDANCE WITH HPS PART 3.3 (UNLESS OTHERWISE APPROVED)
11. DOWNPIPE LOCATIONS AND NUMBERS ARE INDICATIVE ONLY. ALL GUTTERS AND DOWNPIPES MUST BE INSTALLED TO HPS PART 7.4.
12. ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700-2008 AND HPS 5.6.
13. WALL TIES TO HPS 5.6.5 LINTELS TO HPS 5.6.7
14. DAMP PROOF COURSE AND FLASHINGS AS PER HPS 5.7.3 & AS2904 INSTALLED IN ACCORDANCE WITH HPS 5.7.4
15. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684
16. ALL METAL FRAMING SHALL BE IN ACCORDANCE WITH AS 3623-1993, AS4600-2018, AS1400-1998.
17. CORROSION PROTECTION FOR STEEL MEMBERS SHALL BE IN ACCORDANCE WITH HPS 6.3.9.
18. UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION.
19. METAL ROOF CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH AS 1562.1.
20. ROOF TILES TO AS2049 INSTALLED AS PER AS2050.
21. CEILING, WALL INSULATION AND OTHER ENERGY EFFICIENCY REQUIREMENTS AS DEFINED IN '7 STAR ENERGY REPORT' TO BE SUPPLIED / INSTALLED IN ACCORDANCE AS 4859.1 AND HPS PART 13.1.
22. ALL GLAZING SHALL BE CARRIED OUT IN ACCORDANCE WITH HPS PART 8.3 & AS2047 & A$1288.
23. STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HPS 11.2.2.
24. THE SLIP-RESISTANCE TREATMENT TO STAIR TREADS, RAMPS AND LANDINGS MUST BE IN ACCORDANCE WITH HPS 11.2.4
25. BALUSTRADES SHALL BE CONSTRUCTED IN ACCORDANCE WITH HPS 11.3.3. 11.3.4.
26. HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH HPS 11.3.5 WHERE REQUIRED.
27. WC'CS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HP 10.4.2
28. WATERPROOFING OF WET AREAS SHALL BE IN ACCORDANCE WTH HPS PART 10.2 AND AS3740.
29. EXHAUST SYSTEMS TO COMPLY WITH HPS 10.8.2.
30. SMOKE ALARMS MUST COMPLY WITH AS3786 & BE INSTALLED & INTERCONNECTED AS PER HPS PART 9.5.
31. ALL GAS FITTINGS AND OUTLETS TO BE IN ACCORDANCE WITH GAS STANDARD (GAS FITTINGS & CONSUMER GAS INSTALLATIONS) REGULATIONS 1999.
32. ALL POOL, POOL GATES AND POOL FENCING TO COMPLY WITH AS1926.1-2012 & 1926.1-2004.
33. SOUND INSULATION ACCORDANCE WITH HPS PART 10. 7
34. WINDOWS TO BE PROTECTED AS PER HPS 11.3.7 & 11.3.8

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ELEVATIONS

sheet 7 of 8

0 1 2 3 4 5m
SCALE 1 : 100 @ A3 size page

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CLADDING
Fibre Cement Board with Vertical Batten panelling over

CLADDING
Fibre Cement Board with Concrete Micro Fibre Finish

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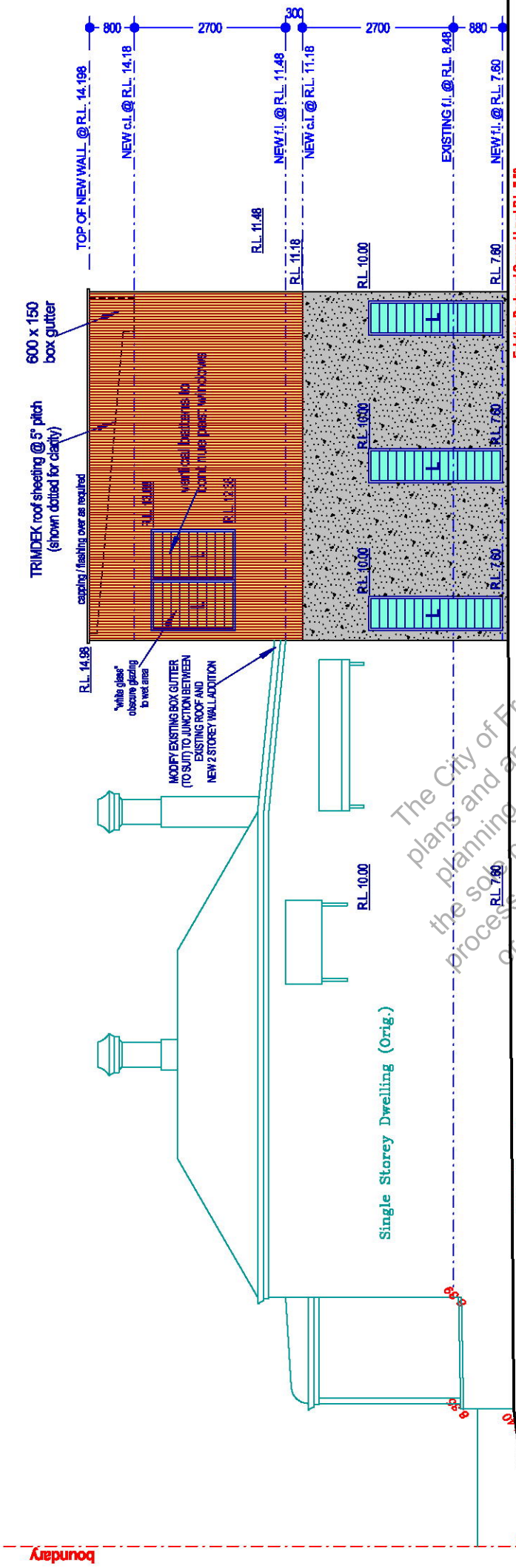
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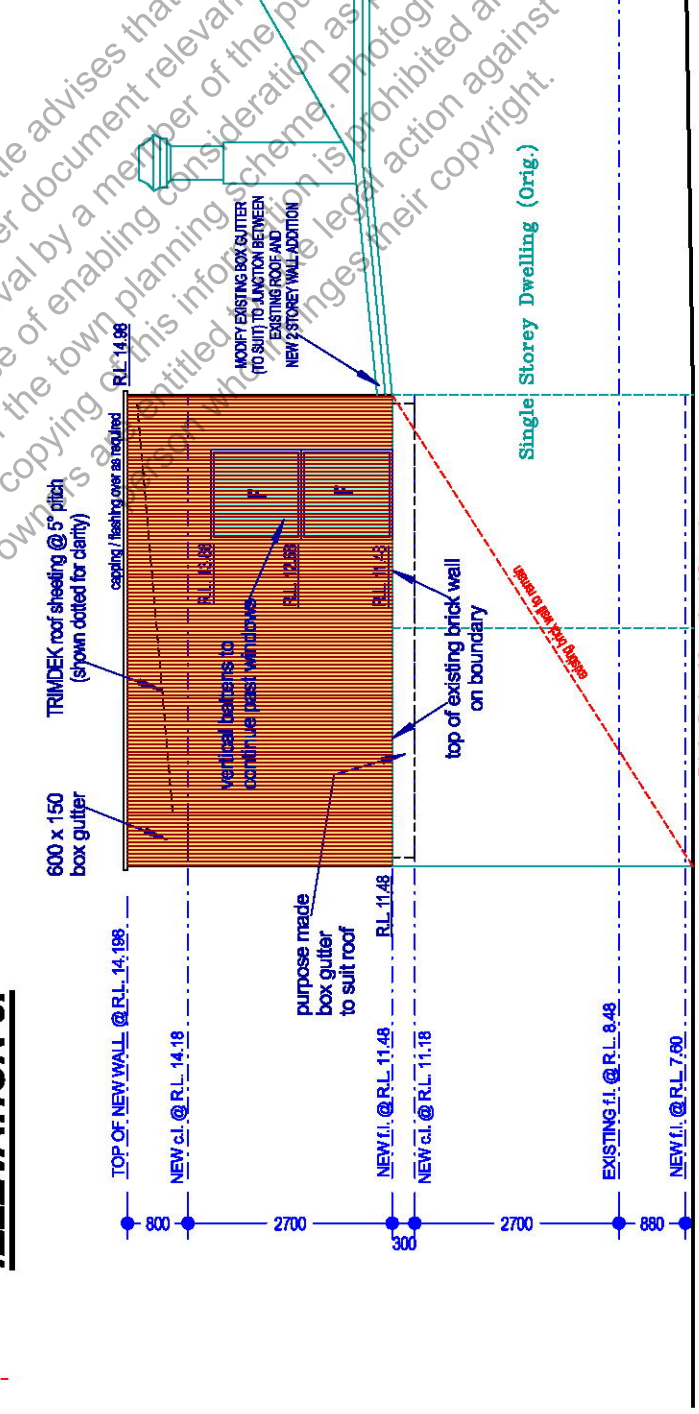
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sheet 8 of 8