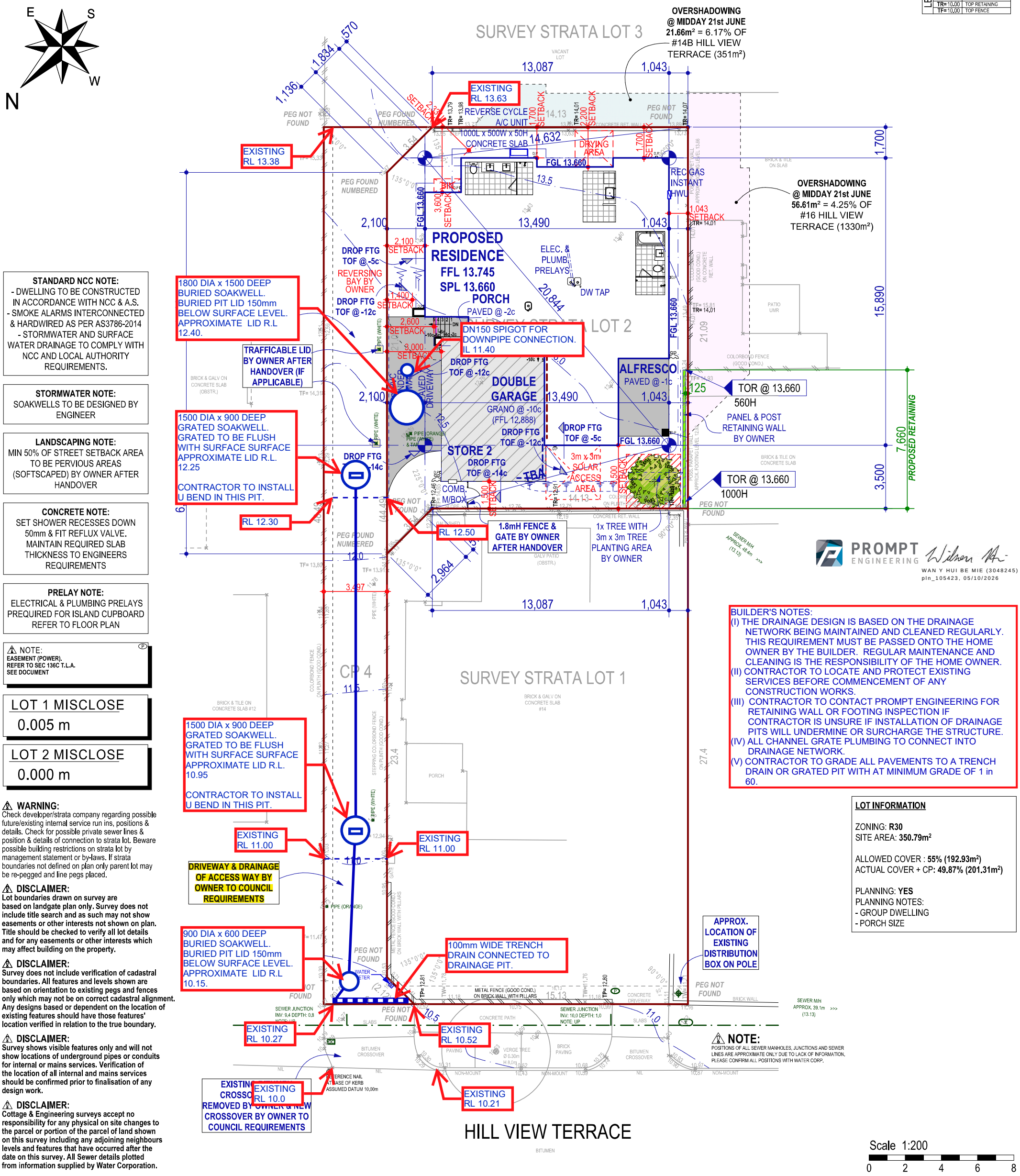
PROPOSED STRATA LOT 2 350.79m²

LEGEND	
	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



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.

STORMWATER NOTE:
SOAKWELLS TO BE DESIGNED BY ENGINEER

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

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

PRELAY NOTE:
ELECTRICAL & PLUMBING PRELAYS PREQUIRED FOR ISLAND CUPBOARD REFER TO FLOOR PLAN

⚠ NOTE:
EASEMENT (POWER). REFER TO SEC 136C T.L.A. SEE DOCUMENT

LOT 1 MISCLOSE
0.005 m

LOT 2 MISCLOSE
0.000 m

⚠ 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.

PROMPT ENGINEERING
WAN Y HUI BE MIE (3048245)
pln_105423, 05/10/2026

BUILDER'S NOTES:
(I) THE DRAINAGE DESIGN IS BASED ON THE DRAINAGE NETWORK BEING MAINTAINED AND CLEANED REGULARLY. THIS REQUIREMENT MUST BE PASSED ONTO THE HOME OWNER BY THE BUILDER. REGULAR MAINTENANCE AND CLEANING IS THE RESPONSIBILITY OF THE HOME OWNER.
(II) CONTRACTOR TO LOCATE AND PROTECT EXISTING SERVICES BEFORE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
(III) CONTRACTOR TO CONTACT PROMPT ENGINEERING FOR RETAINING WALL OR FOOTING INSPECTION IF CONTRACTOR IS UNSURE IF INSTALLATION OF DRAINAGE PITS WILL UNDERMINE OR SURCHARGE THE STRUCTURE.
(IV) ALL CHANNEL GRATE PLUMBING TO CONNECT INTO DRAINAGE NETWORK.
(V) CONTRACTOR TO GRADE ALL PAVEMENTS TO A TRENCH DRAIN OR GRATED PIT WITH AT MINIMUM GRADE OF 1 in 60.

LOT INFORMATION

ZONING: **R30**
SITE AREA: **350.79m²**

ALLOWED COVER : **55% (192.93m²)**
ACTUAL COVER + CP: **49.87% (201.31m²)**

PLANNING: **YES**
PLANNING NOTES:
- GROUP DWELLING
- PORCH SIZE

COTTAGE SURVEYS LICENSED SURVEYORS
87-89 Guthrie Street
Osborne Park, WA 6017
PO Box 1611
Osborne Park
Business Centre WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	611790	GPS	Lat: -31.993771 Long: 115.9096013	ROADS	Bitumen	ELEC.	U/Ground
CLIENT	PELPOLA LIYANAGE & MEEGASDENIYA KANKANAMGE	ORDER #	2505042M	KERBS	Non-Mount / Nil	COMMS.	Yes
ADDRESS	#14A Hill View Terrace	LOT	Survey Strata Lot 2 (SP 81226)	FOOTPATH	Concrete	WATER	Yes
SUBURB	St James			SOIL	Sand	GAS	Check Alinta
LGA	TOWN OF VICTORIA PARK	AREA	351m² VOL. 2996 FOL. 48	DRAINAGE	Good	SEWER	Yes
DRAWN	S. Nguyen	DATE	17 Jun 25 SSA No	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 HOMES
BUILDERS REGISTRATION N° 12049
16 FROBISHER STREET
OSBORNE PARK WA 6017
Phone (08) 9208 1111 Fax (08) 9208 1122

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

OWNER .....DATE.....

OWNER .....DATE.....

BUILDER .....DATE.....

VARIATIONS:

REV:	DESCRIPTION:	INT:	CHK:	DATE:
'1'	CONTRACT + SCV	EL	LC	29.10.25
'2'	ENERGY	--	LC	27.11.25
'3'	PLAN CORRECTION	--	LC	12.12.25
'4'	OVERSHADOWING NOTE	--	LC	29.09.26
'5'				
'6'				
'7'				
'8'				
'9'				

CLIENT:

SITE ADDRESS:
SSL2 (14A) HILL VIEW TERRACE
ST. JAMES WA 6102

SALES: M. BAIG DRAWN: EL

THE PRESTON

PROPOSED SITE PLAN

DATE: 29/09/2026 SCALE: 1:200 SHEET N°: 03 of 13

REVISION N°: 04 JOB N°: 2505042M

STANDARD UPDATE = v18 170601 DD

TOWN OF VICTORIA PARK
Received: 06/10/2026

NOTES:

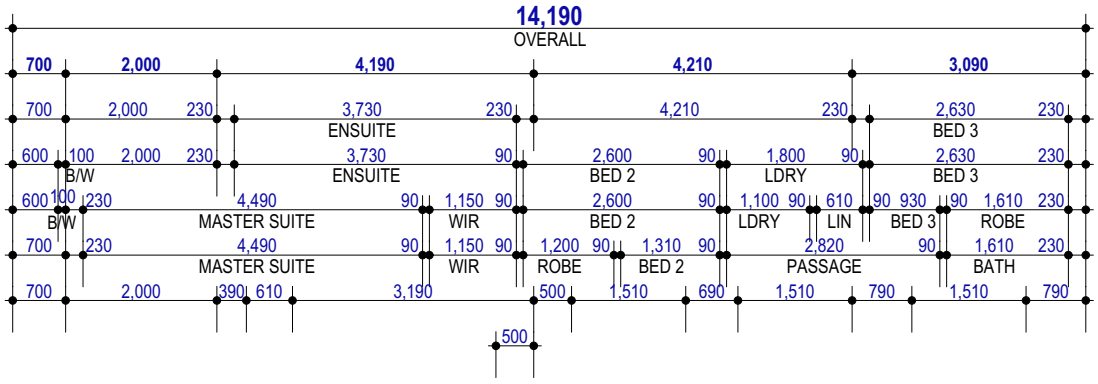
EXTERNAL WALLS CONSISTS OF **230mm WIDE CAVITY BRICK** CONST., UNLESS NOTED OTHERWISE. **90mm EXTERNAL LEAF & 90mm INTERNAL LEAF**.

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.



FIXING CARPENTER NOTE:

LINEN & WIP:
4x 450d SHELVES @ 400 CTS
TOP OF SHELF @ 1750

WIR & ROBES:
450d SHELF & RAIL @ 1750

NOTE: UPRIGHT SUPPORT PANELS REQUIRED FOR SHELVING EXCEEDING 1800mm. EXACT LOCATIONS DETERMINED ON SITE AT FIXING CARPENTERS DISCRETION

FULL CAVITY INSULATION:

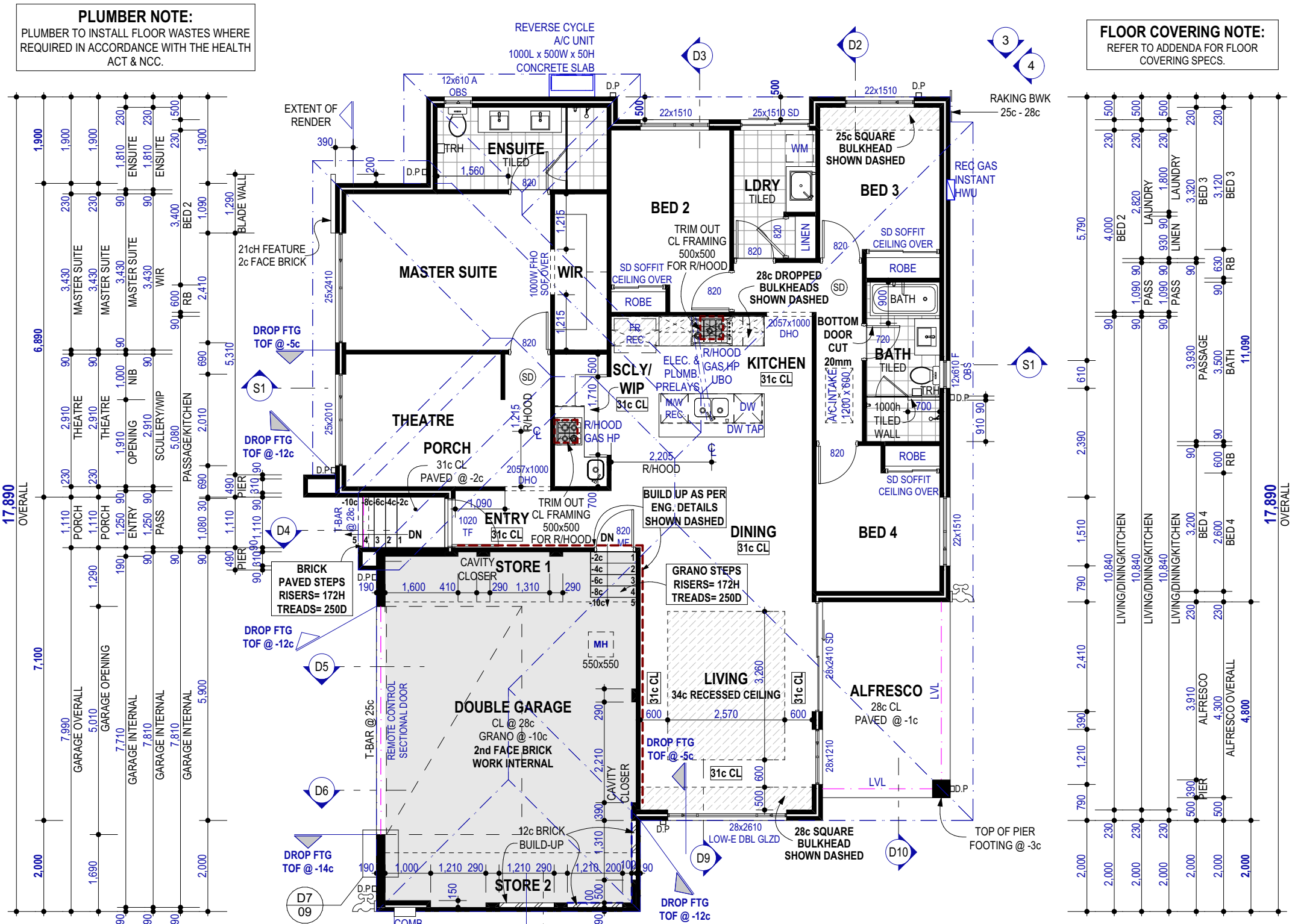
FULL CAVITY INSULATION TO ALL CAVITY WALLS THROUGHOUT.

PLUMBER NOTE:

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

FLOOR COVERING NOTE:

REFER TO ADDENDA FOR FLOOR COVERING SPECS.



SITE CLASSIFICATION	: A
FOOTING DETAIL	: A85
WIND CATEGORY	: N1
COASTAL CONDITIONS	: R1

ROOF PLUMBER NOTES:

DOWNPIPES & GUTTERS TO COMPLY WITH AS3500.3.

AREAS

Name	Area	Perimeter
ALFRESCO	12.040	14.200
GARAGE	31.992	22.780
HOUSE	153.191	59.760
PORCH	2.109	6.020
STORE 1	6.948	13.980
STORE 2	6.270	13.600
	212.550 m²	

LOW-E DOUBLE GLAZING NOTE:

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

ENERGY WHOLE OF HOME COMPLIANCE:

MINIMUM 3KW SOLAR PV SYSTEM TO BE INSTALLED BY OWNER AFTER HANDOVER

FLASHING NOTE:

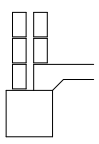
ALL CAVITY CLOSERS AND **STRUCTURAL COLUMNS** TO BE FLASHED WITH ALCORE FLASHING AS PER A.S.

ENGINEERS NOTE:

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

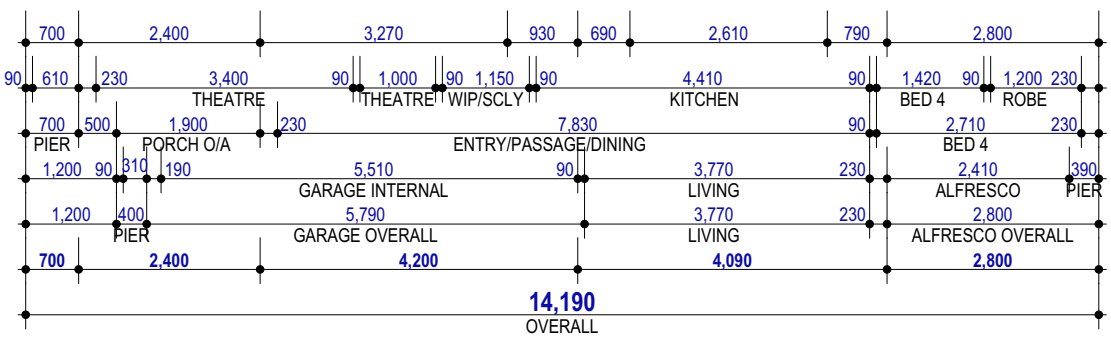
BRICK LAYER NOTES:

RENDER TO FRONT ELEVATION: EXTENT OF ACRYLIC RENDER TO ENTIRE FRONT ELEVATION AND RETURN ONLY. CONTRASTING RENDER COLOUR TO MASTER SUITE & THEATRE WALLS & 2c FEATURE FACE BRICK TO MASTER SUITE & PORCH 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)



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 HOMES
BUILDERS REGISTRATION N° 12049
16 FROBISHER STREET
OSBORNE PARK WA 6017
Phone (08) 9208 1111 Fax (08) 9208 1122
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OWNER .....DATE.....

BUILDER .....DATE.....

VARIATIONS:

REV:	DESCRIPTION:	INT:	CHK:	DATE:
'1'	CONTRACT + SCV	EL	LC	29.10.25
'2'	ENERGY	--	LC	27.11.25
'3'	PLAN CORRECTION	--	LC	12.12.25
'4'	OVERSHADOWING NOTE	--	LC	29.09.26
'5'	SUSTAINABILITY	--	LC	06.10.26
'6'				
'7'				
'8'				
'9'				

CLIENT:

SITE ADDRESS:
SSL2 (14A) HILL VIEW TERRACE
ST. JAMES WA 6102

SALES: M. BAIG
DRAWN: EL

THE PRESTON

FLOOR PLAN

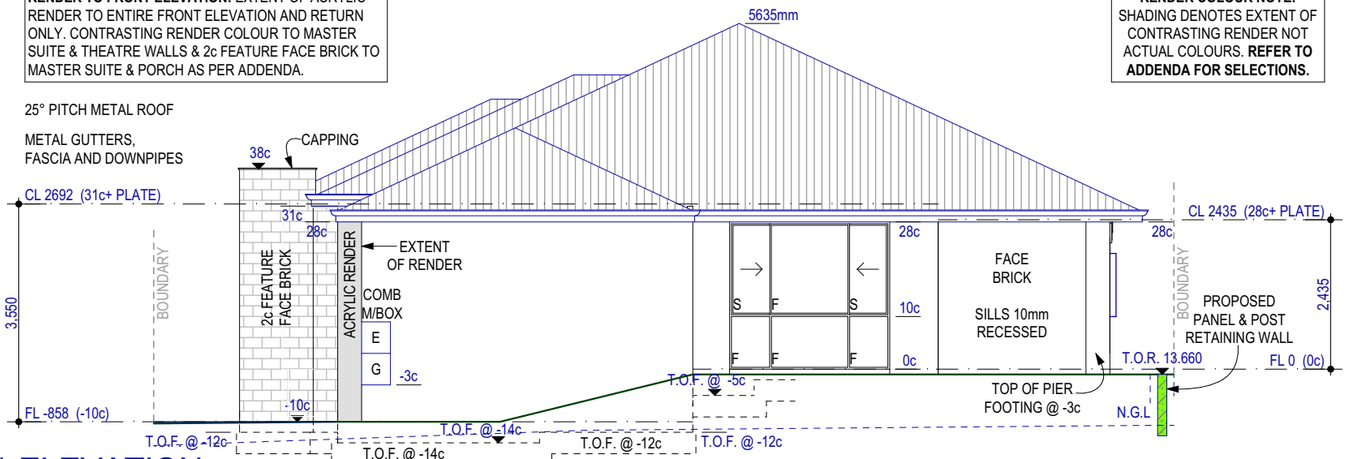
DATE: 6/10/2026
SCALE: 1:100
SHEET N°: 06 of 13
REVISION N°: 05
JOB N°: 2505042M

STANDARD UPDATE = v18 170601 DD

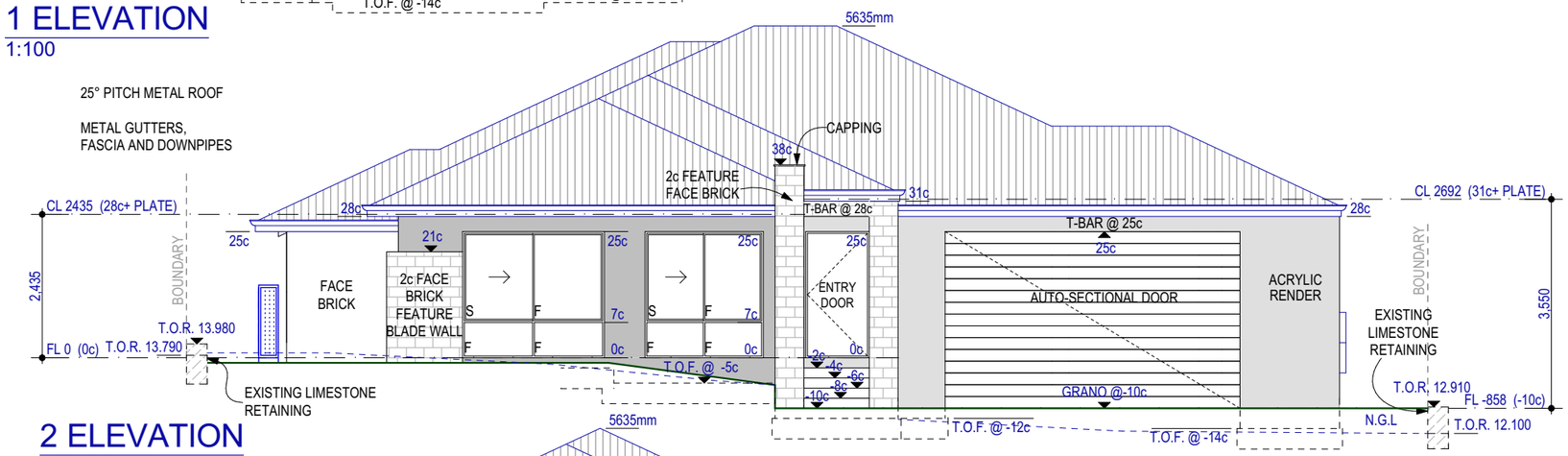
RENDER TO FRONT ELEVATION: EXTENT OF ACRYLIC RENDER TO ENTIRE FRONT ELEVATION AND RETURN ONLY. CONTRASTING RENDER COLOUR TO MASTER SUITE & THEATRE WALLS & 2c FEATURE FACE BRICK TO MASTER SUITE & PORCH AS PER ADDENDA.

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

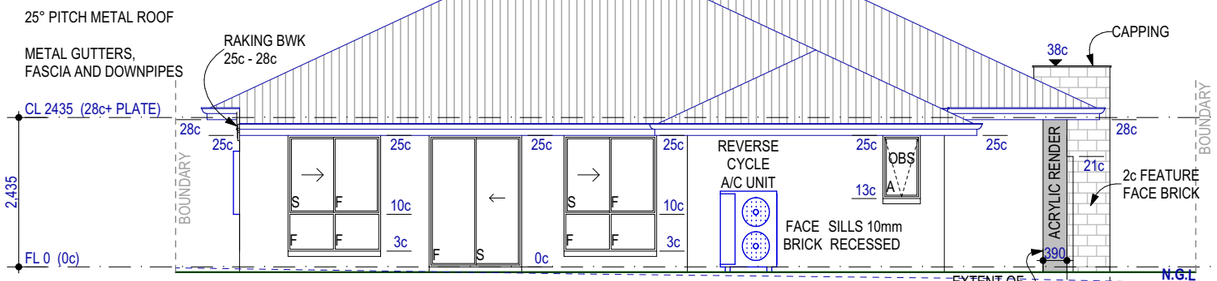
TOWN OF VICTORIA PARK
Received: 06/10/2026



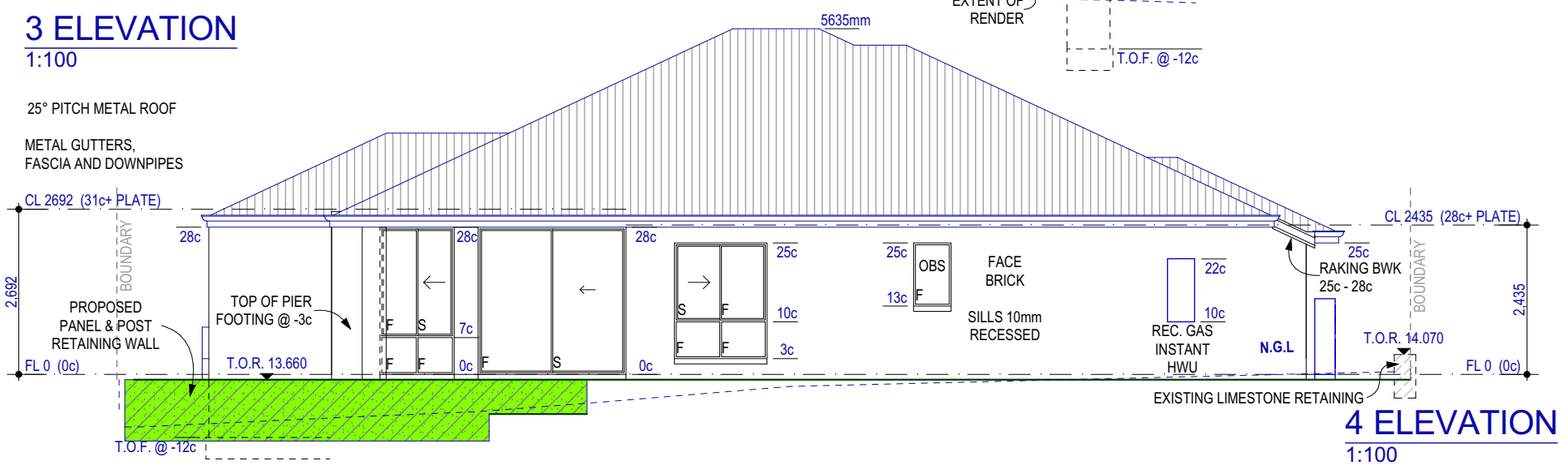
1 ELEVATION
1:100



2 ELEVATION
1:100



3 ELEVATION
1:100



4 ELEVATION
1:100

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OWNER ..... DATE .....
BUILDER ..... DATE .....

VARIATIONS:

REV:	DESCRIPTION:	INT:	CHK:	DATE:
'1'	CUNNIAU + SUV	EL	LC	24.11.25
'2'	ENERGY	"	LC	27.11.25
'3'	PLAN CORRECTION	"	LC	12.12.25
'4'	OVERSHADOWING NOTE	"	LC	29.09.26
'5'	SUSTAINABILITY	"	LC	06.10.26
'6'				
'7'				
'8'				
'9'				

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CLIENT:

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ST. JAMES WA 6102

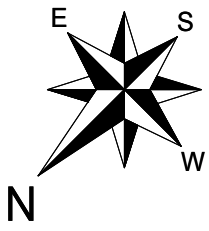
SALES: M. BAIG
DRAWN: EL

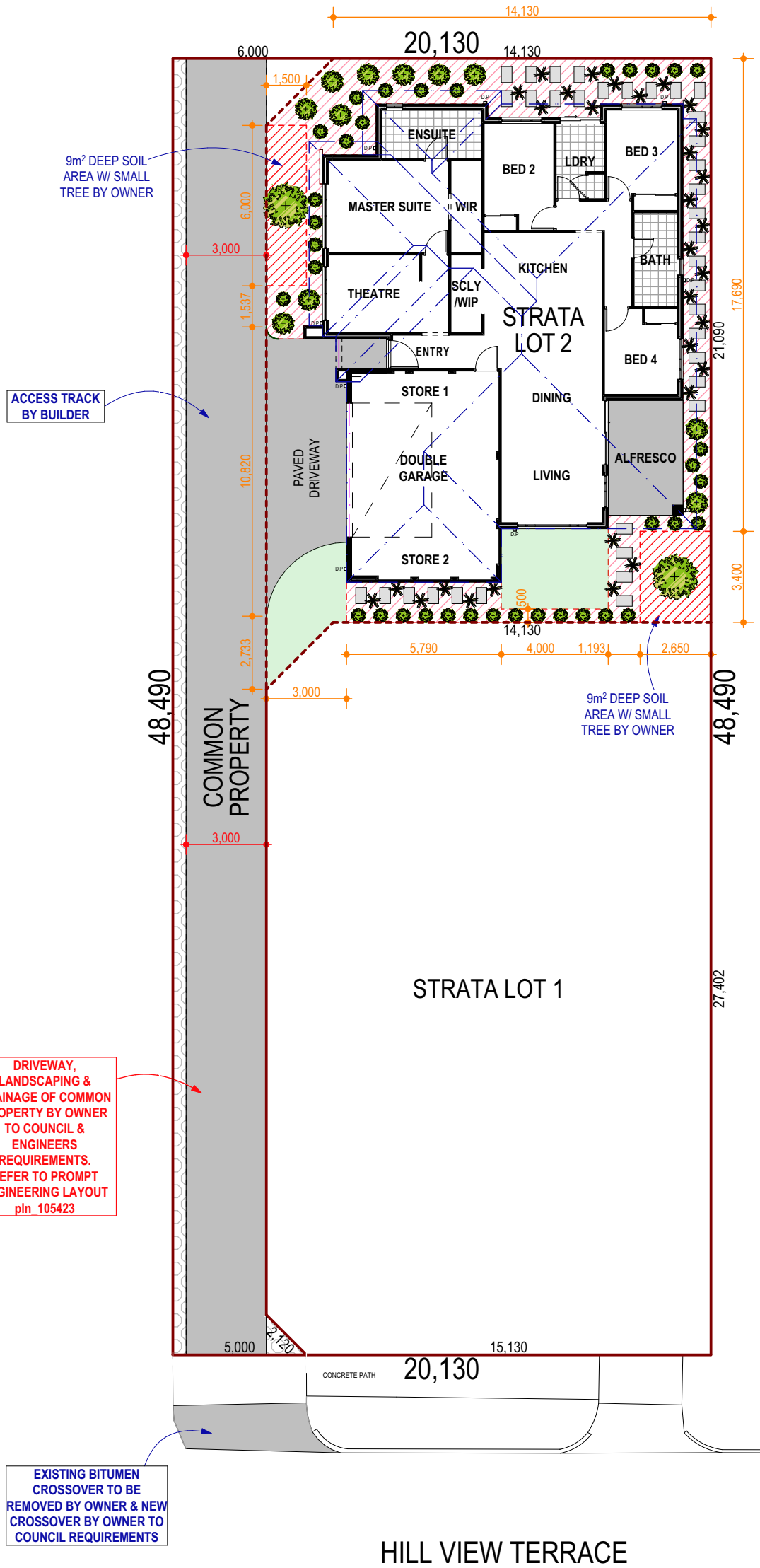
THE PRESTON
ELEVATIONS

DATE: 6/10/2026
SCALE: 1:100
SHEET N°: 07 of 13
REVISION N°: 05
JOB N°: 2505042M

TOWN OF VICTORIA PARK
Received: 06/10/2026

PROPOSED STRATA LOT 2 350.79m²





LANDSCAPE LEGEND

(LANDSCAPING NOT PART OF REDINK HOMES CONTRACT)

- **Sir Walter Buffalo Lawn**
- **Paving**
- **Stone Pavers (By owner after handover)**
  "Tuscan Path"
  600x400x20mm Sand Porcelain Paver
  Supplier: Bunnings
- **Mulch (min. 100mm thick layer)**
- **Ground Cover**
  (pot size 5 litres)
  Dichondra Repens "Kidney Plant"
  Supplier: Benara Nurseries
  (QTY:31)
- **Screening shrubs**
  (pot size 5 litres)
  Adenanthos "Albany woolly Bush"
  Supplier: Guildford Garden Center
  (QTY:36)
- **Plants**
  (pot size 70 litres)
  Myrtaceae "Lemon-scented Myrtle"
  Supplier: Guildford Garden Center
  (QTY:11)
- **Small Tree**
  (pot size 50 litres)
  Eucalyptus Tallerack **(QTY: 2)**
  Supplier: Muchea Tree Farm

SOFT LANDSCAPING TO DEVELOPMENT

REQUIRED:	20.00m²
ACHIEVED:	91.97m²

WATERWISE PLANT AREA WITHIN LANDSCAPING

REQUIRED:	75.00%	(68.98m²)
ACHIEVED:	75.89%	(69.80m²)

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CLIENT:

SITE ADDRESS:
SSL2 (14A) HILL VIEW TERRACE
ST. JAMES WA 6102

SALES: M. BAIG
DRAWN: EL

THE PRESTON

LANDSCAPE PLAN

DATE: 6/10/2026
SCALE: 1:200
SHEET N°: 04 of 13
REVISION N°: 05
JOB N°: 2505042M

STANDARD UPDATE = v18 170601 DD