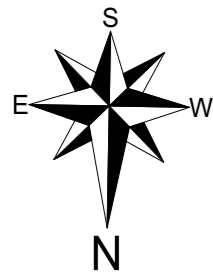


LOT 601



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.

+	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

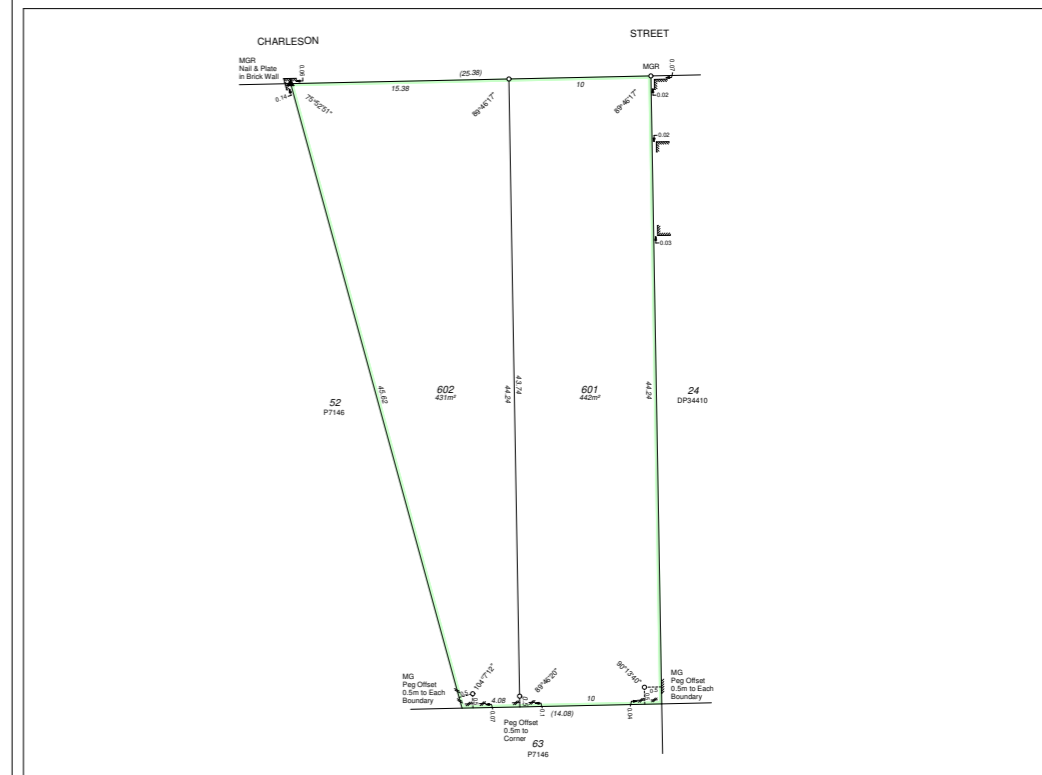
101

BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

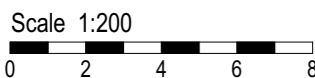
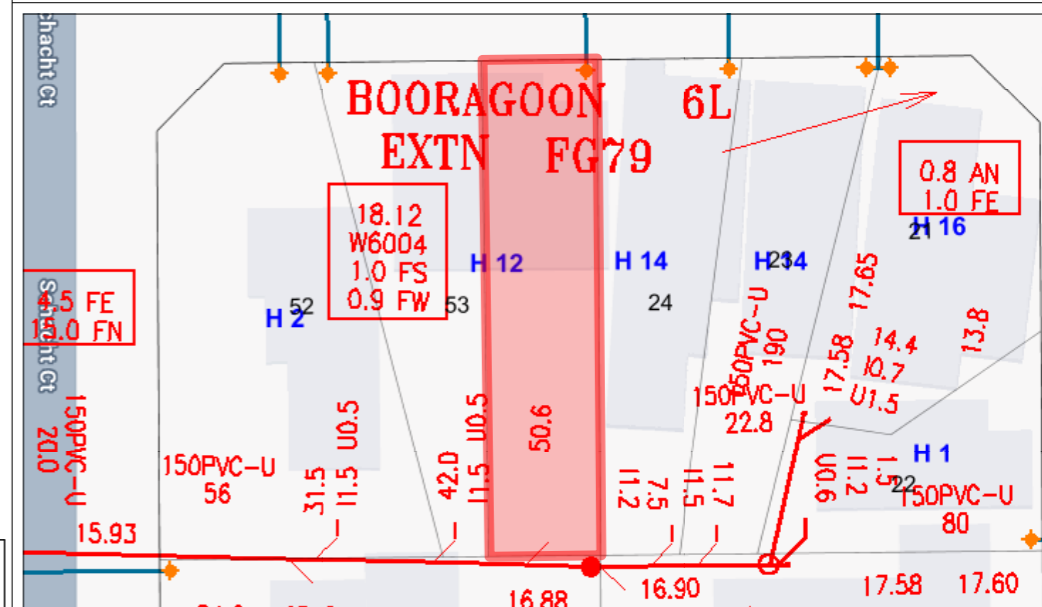
© Copyright 2011 Ref.

CONTOUR & FEATURE SURVEY

LOT Lot 601 (DP 430156)
ADDRESS #12B Charleson Street, Myaree
LGA CITY OF MELVILLE
CLIENT Mueller
ORDER # 2510028R
GPS Lat: -32.037666 Long: 115.820470
SSA No AREA 442m² VOL. 4082 FOL. 651



ELEC.	U/Ground / O/Head	SEWER	Yes	ROADS	Bitumen	COASTAL	No
GAS	Check Alinta	COMMS	Yes	PATH	Nil	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Non-Mount	VEG.	Light Grass Cover



THE ONE	
SITE INFO PLAN	
DATE: 13/05/2026	SHEET N°: 01 of 18
SCALE: 1:200	
REVISION N°: 03	JOB N°: 2510028R

VARIATIONS:			
REV:	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'	ENGINEERS	SR	13.03.26
'3'	VO4 (ITEMS 1-5)	AM	12.05.26

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

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....

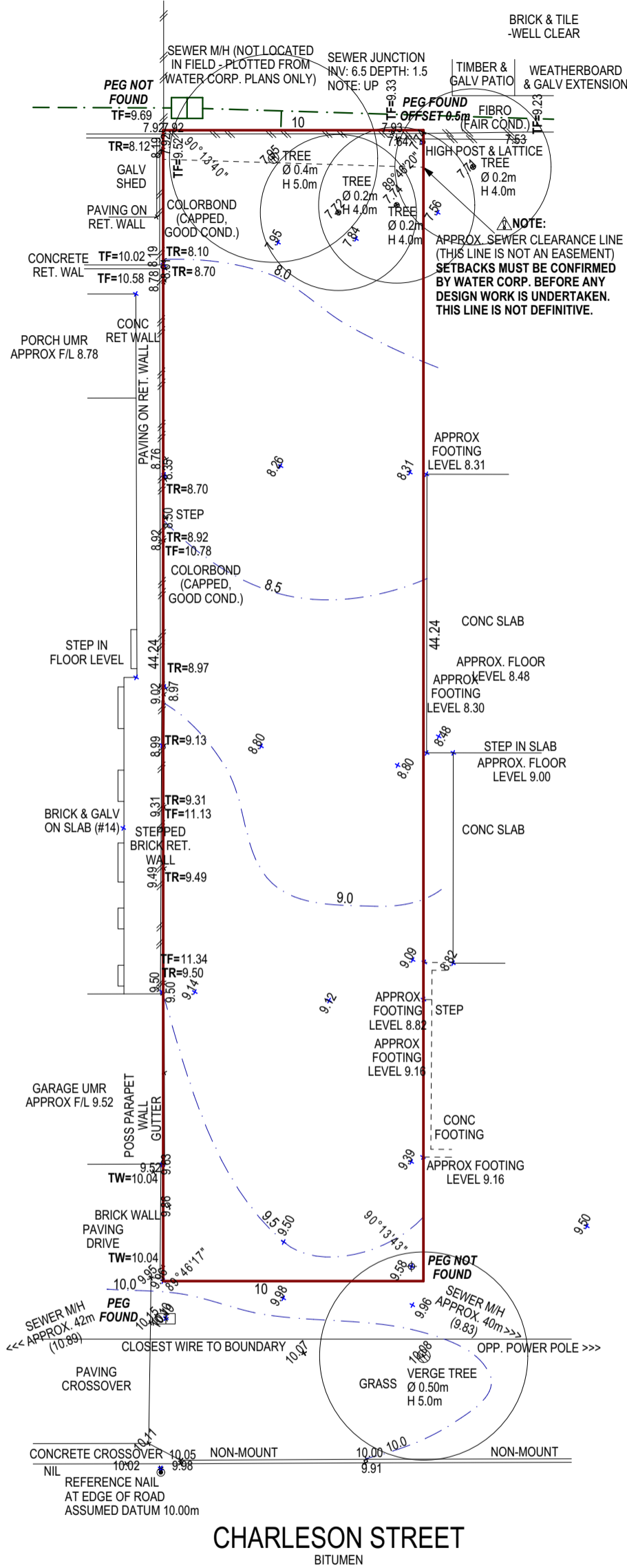
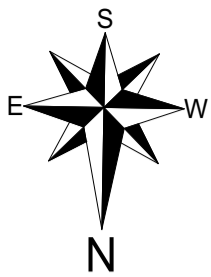
COTTAGE SURVEYS
LICENSED SURVEYORS

87-89 Guthrie St
Osborne Park
WA 6017

PO Box 1611
Osborne Park BC
WA 6917

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB: 625894 DATE: 27 Oct 25 DRAWN: J. Jee



NOTE:
APPROX. SEWER CLEARANCE LINE
(THIS LINE IS NOT AN EASEMENT)
**SETBACKS MUST BE CONFIRMED
BY WATER CORP. BEFORE ANY
DESIGN WORK IS UNDERTAKEN.
THIS LINE IS NOT DEFINITIVE.**

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.

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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.

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LOT MISCLOSE
0.000m



⊕	POWER DOME
⊖	POWER POLE
⊠	PHONE PITS
⊡	WATER CONN.
TP=10.00	TOP PILLARPOST
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
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	625894	GPS	Lat: -32.037666 Long: 115.820470
CLIENT	Mueller	ORDER #	2510028R
ADDRESS	Charleson Street	LOT	Lot 601 (DP 430156)
SUBURB	Myaree	LGA	CITY OF MELVILLE
AREA	442m ²	VOL.	4082
FOL.	651	DATE	27 Oct 25
SSA No		DATE	27 Oct 25

ROADS	Bitumen
KERBS	Non-Mount
FOOTPATH	Nil
SOIL	Sand
DRAINAGE	Good
VEGETATION	Light Grass Cover

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

THIS IS ONE OF THE DRAWINGS REFERED TO IN THE CONTRACT :
OWNERDATE.....
OWNERDATE.....
BUILDERDATE.....

101
BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

VARIATIONS:			
REV:	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'	ENGINEERS	SR	13.03.26
'3'	VO4 (ITEMS 1-5)	AM	12.05.26

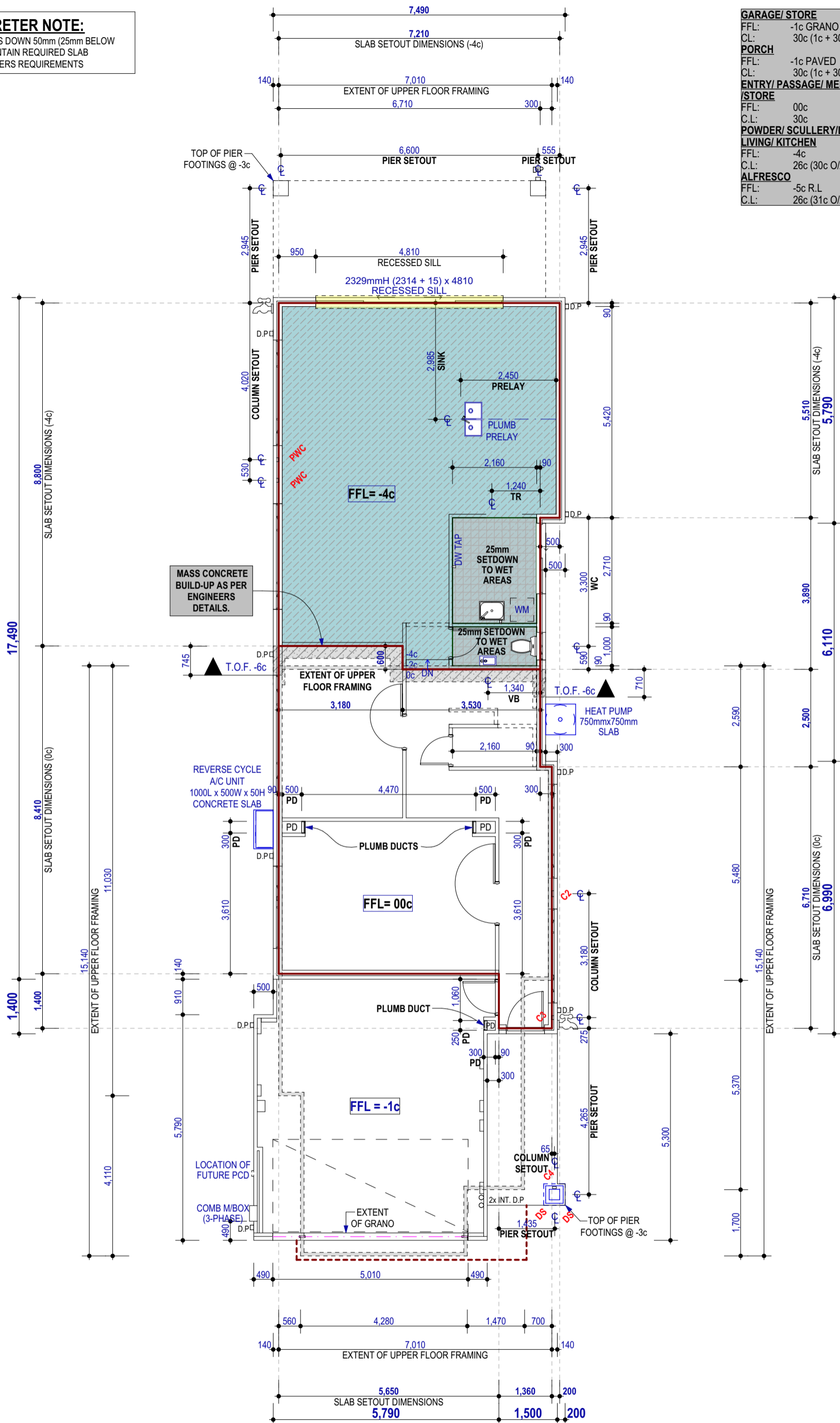
CLIENT: **MUELLER**
SITE ADDRESS: **LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154**
SALES: SBK DRAWN: PG CHECKED: KB

THE ONE EXISTING SITE	
DATE: 13/05/2026	SHEET N°: 02 of 18
SCALE: 1:200	REVISION N°: 03
JOB N°: 2510028R	

CONCRETER NOTE:

SET SHOWER RECESS'S DOWN 50mm (25mm BELOW 25mm SET DOWN). MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS

GARAGE/ STORE	
FFL:	-1c GRANO
CL:	30c (1c + 30c =31c O/ALL)
PORCH	
FFL:	-1c PAVED
CL:	30c (1c + 30c =31c O/ALL)
ENTRY/ PASSAGE/ MEDIA/ GUEST/STUDY /STORE	
FFL:	00c
C.L.:	30c
POWDER/ SCULLERY/LAUNDRY/ DINING/ LIVING/ KITCHEN	
FFL:	-4c
C.L.:	26c (30c O/ALL)
ALFRESCO	
FFL:	-5c R.L
C.L.:	26c (31c O/ALL)



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

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



BUILDERS REGISTRATION N° 13521
 9 SANGIORGIO COURT
 OSBORNE PARK WA 6017
 Phone (08) 9208 9100 Fax (08) 9208 9102

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VARIATIONS:

REV:	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'	ENGINEERS	SR	13.03.26
'3'	V04 (ITEMS 1-5)	AM	12.05.26
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT:

MUELLER

SITE ADDRESS:
**LOT 601 (#12B) CHARLESON STREET
 STYAREE WA 6154**

SALES: SBK DRAWN: PG CHECKED: KB

THE ONE

SLAB LAYOUT GF

DATE: 13/05/2026
 SCALE: 1:100

SHEET N°:
04 of 18

REVISION N°:

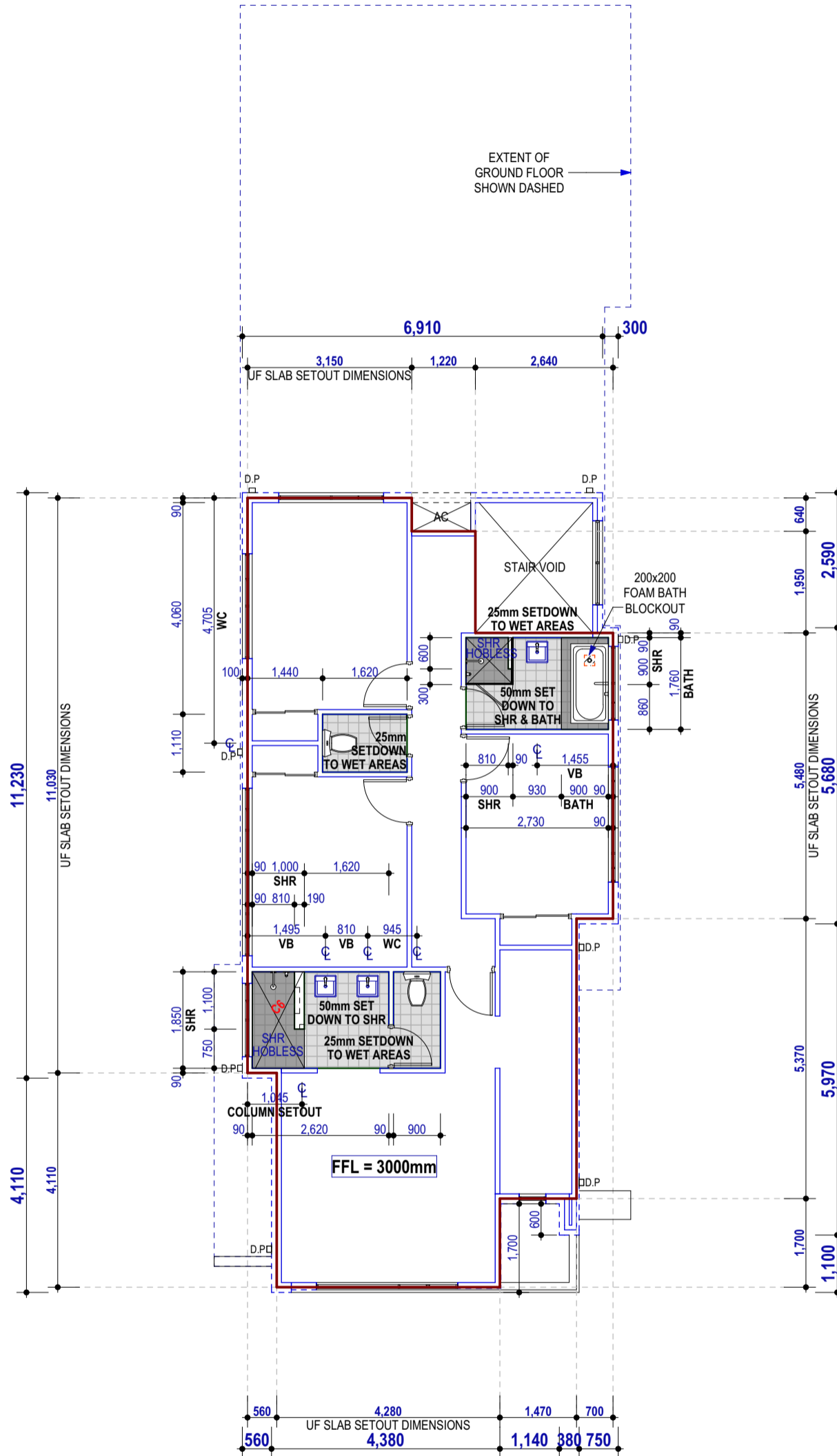
03

JOB N°:
2510028R

 DENOTES 200x200 FOAM BLOCKOUT FOR BATH WASTE

CONCRETER NOTE:

SET SHOWER RECESS'S DOWN 50mm (25mm BELOW 25mm SET DOWN). MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS



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

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....



BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

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VARIATIONS:

REV:	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'	ENGINEERS	SR	13.03.26
'3'	V04 (ITEMS 1-5)	AM	12.05.26
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT:

MUELLER

SITE ADDRESS:

LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154

SALES: SBK DRAWN: PG CHECKED: KB

THE ONE

SLAB LAYOUT UF

DATE: 13/05/2026

SCALE: 1:100

REVISION N°: 03

SHEET N°:

05 of 18

JOB N°:

2510028R

GF CL @ 30c THRU/OUT
UF CL @ 2435 THRU/OUT
 ALL UNLESS OTHERWISE NOTED

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

ALL DIMENSIONS ARE TO PRE-FINISHED WALLS
 (NO PLASTER)
 EXTENT OF RENDER AS MARKED.
 REFER TO ELEVATIONS.

BRICKLAYER NOTE
 RUN KITCHEN BENCHTOP UNDER WINDOW FRAME
 CUT B/WK DOWN TO SUIT BENCHTOP SELECTION.
 TOP OF PIER FTG @ -03c U.N.O

ROOF CARPENTER NOTE
 NOTE: PLANS DETAILED FOR "TRADITIONAL" ROOF
 FRAME CONSTRUCTION
 CONFORMING TO A.S. 1684. U.N.O
 TRIM OUT CEILING JOISTS TO
 550 X 550 AT MANHOLE LOCATION
 ENSURE ROOFING MEMBERS ARE KEPT CLEAR
 OF RANGEHOOD FLUE

PLUMBER NOTE
 DOWNPIPE & FLOOR WASTE LOCATIONS ARE
 INDICATIVE ONLY & MAY CHANGE AT THE
 DISCRETION OF THE PLUMBER.
 COLD WATER TAP FOR DISHWASHER RECESS.

FIXING CARPENTER NOTE
 ALL ROBES TO HAVE 1X SHELF & HANGING RAIL
 450W
 ALL LINENS, BUILT-IN PTYS, INTERNAL STORES
 TO HAVE 4X SHELVES @ 400 CTS 450W
 BROOM & CLOAK CUPDS TO HAVE 1X SHELF
 ALL TOP SHELVES @ 1750 AFL

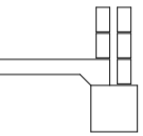
FLOOR COVERINGS: REFER TO ADDENDA

OTHER NOTES

PROVIDE R4.1 INSULATION TO CEILING THRU/
 OUT HOUSE AND GARAGE ONLY TO BCA REQ.
 UPPER FLOOR TO BE TIED DOWN TO GROUND
 FLOOR AS PER ENGINEERS SPECIFICATION
 ALL GLAZING TO COMPLY WITH AS2047

TERMITE TREATMENT NOTE:
 TERMITE TREATMENT WILL BE CARRIED OUT
 IN ACCORDANCE WITH HOUSING PROVISIONS
 PART 3.4 OF THE NCC
 - BUILDING CODE OF AUSTRALIA AND
 AS3660.1:2014 THROUGH THE USE OF
 TERMITE RESISTANT MATERIALS FOR ALL
 PRIMARY BUILDING ELEMENTS, AS FOLLOWS:
 *CONCRETE SLAB IN ACCORDANCE WITH
 AS2870 & AS3600
 *MASONRY IN ACCORDANCE WITH AS3700
 *PRESERVATIVE TREATED TIMBER IN
 ACCORDANCE WITH AS1604 AND APPENDIX D
 OF AS3660.1:2014

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



SC OVER:

- CONFIRM COLUMN LOCATIONS WITH SHOP
 DRAWINGS.

INTERNAL DOORS NOTE:

ALL INTERNAL DOORS TO BE 2040H (25c) U.N.O

BUILD METHOD: CFTW
GROUND FLOOR: Double Brick, Slab on Ground
UPPER FLOOR SLAB: Concrete on Metal Truss
UPPER FLOOR WALLS: Timber Wall, 100mm Thermal Clad
ROOF TYPE: Colorbond

SITE CLASSIFICATION: A
FOOTING DETAIL: A85-CFTW
WIND CATEGORY: N1
CORROSION CLASS: R3

RENDER NOTE:

EXTENT OF RENDER TO FRONT ELEVATION AND RETURNS
 ONLY.
 RENDER COLOUR 1:
 RENDER COLOUR 2:
 NOMINATED CLADDING:
 EXTENT SHOWN AS SHOWN ON PLANS.

NCC NOTE:

GUTTERS & DOWNPIPES IN ACCORDANCE WITH AS3500.3
 AND NCC

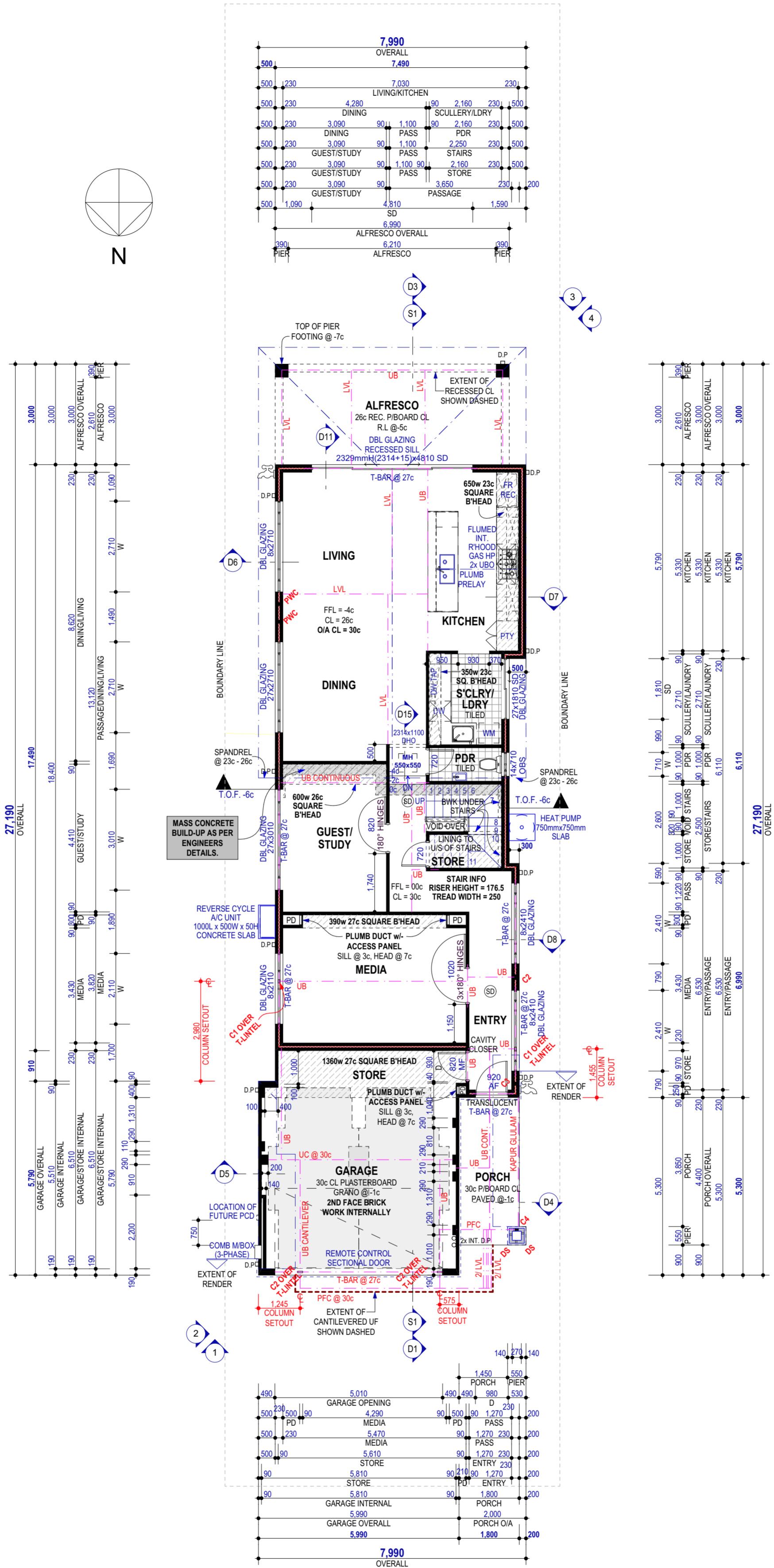
NCC NOTE:

LIFT OFF HINGES WHERE REQUIRED IN ACCORDANCE WITH
 PART 10.4.2 OF HOUSING PROVISIONS

ENERGY NOTES:

- INSULATE ALL BRICK CLASS 1 CAVITY WALLS WITH CAVITY
 INSULATION.
 - DOUBLE GLAZING TO ALL WINDOWS & SLIDING DOORS,
 INCLUDES LAUNDRY, EXCLUDING ENTRY AND OTHER WET
 AREAS.

GARAGE/STORE
 FFL: -1c GRANO
 CL: 30c (1c + 30c = 31c O/ALL)
PORCH
 FFL: -1c PAVED
 CL: 30c (1c + 30c = 31c O/ALL)
ENTRY/ PASSAGE/ MEDIA/ GUEST/STUDY
STORE
 FFL: 00c
 CL: 30c
POWDER/ SCULLERY/LAUNDRY/ DINING/
LIVING/ KITCHEN
 FFL: -4c
 CL: 26c (30c O/ALL)
ALFRESCO
 FFL: -5c R.L
 CL: 26c (31c O/ALL)



AREAS		
Name	Area	Perimeter
GROUND FLOOR	129.281	53.360
UPPER FLOOR	99.577	46.300
GARAGE/STORE	39.744	25.720
ALFRESCO	20.970	19.980
PORCH	8.030	12.800
TOTAL	297.602 m²	

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

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

101
 BUILDERS REGISTRATION N° 13521
 9 SANGIORGIO COURT
 OSBORNE PARK, WA 6017
 Phone (08) 9208 9100 Fax (08) 9208 9102

VARIATIONS:	DESCRIPTION:	INT.	DATE:
REV: 11	CONTRACT DRAWINGS + SVO (1-17)	PG	18.01.26
2	ENGINEERS	SR	13.03.26
3	V04 (ITEMS 1-5)	AM	12.05.26

CLIENT: **MUELLER**
 SITE ADDRESS:
LOT 601 (#12B) CHARLESON
STREET
MYAREE WA 6154
 SALES: SBK DRAWN: PG CHECKED: KB

THE ONE
GROUND FLOOR PLAN A2
 DATE: 13/05/2026 SHEET N°:
 SCALE: 1:100 06 of 18
 REVISION N°: 03 JOB N°: 2510028R

GF CL @ 30c THRU'OUT
UF CL @ 2435 THRU'OUT
ALL UNLESS OTHERWISE NOTED

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

ALL DIMENSIONS ARE TO PRE-FINISHED WALLS
 (NO PLASTER)
 EXTENT OF RENDER AS MARKED.
 REFER TO ELEVATIONS.

BRICKLAYER NOTE
 RUN KITCHEN BENCHTOP UNDER WINDOW FRAME
 CUT B/WK DOWN TO SUIT BENCHTOP SELECTION.
 TOP OF PIER FTG @ -03c U.N.O

ROOF CARPENTER NOTE
 NOTE: PLANS DETAILED FOR "TRADITIONAL" ROOF
 FRAME CONSTRUCTION
 CONFORMING TO A.S. 1684. U.N.O
 TRIM OUT CEILING JOISTS TO
 550 X 550 AT MANHOLE LOCATION
 ENSURE ROOFING MEMBERS ARE KEPT CLEAR
 OF RANGEHOOD FLUE

PLUMBER NOTE
 DOWNPIPE & FLOOR WASTE LOCATIONS ARE
 INDICATIVE ONLY & MAY CHANGE AT THE
 DISCRETION OF THE PLUMBER.
 COLD WATER TAP FOR DISHWASHER RECESS.

FIXING CARPENTER NOTE
 ALL ROBES TO HAVE 1X SHELF & HANGING RAIL
 450W
 ALL LINENS, BUILT-IN PTRY'S, INTERNAL STORES
 TO HAVE 4X SHELVES @ 400 CTS 450W
 BROOM & CLOAK CUPDS TO HAVE 1X SHELF
 ALL TOP SHELVES @ 1750 AFL

FLOOR COVERINGS: REFER TO ADDENDA

OTHER NOTES

PROVIDE R4.1 INSULATION TO CEILING THRU'
 OUT HOUSE AND GARAGE ONLY TO BCA REQ.
 UPPER FLOOR TO BE TIED DOWN TO GROUND
 FLOOR AS PER ENGINEERS SPECIFICATION
 ALL GLAZING TO COMPLY WITH AS2047

TERMITE TREATMENT NOTE:

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 *MASONRY IN ACCORDANCE WITH AS3700
 *PRESERVATIVE TREATED TIMBER IN
 ACCORDANCE WITH AS1604 AND APPENDIX D
 OF AS3660.1:2014

INTERNAL DOORS NOTE:

ALL INTERNAL DOORS TO BE 2040H (25C) U.N.O

BUILD METHOD: CFTW
GROUND FLOOR: Double Brick, Slab on Ground
UPPER FLOOR SLAB: Concrete on Metal Truss
UPPER FLOOR WALLS: Timber Wall, 100mm Thermal Clad
ROOF TYPE: Colorbond

SITE CLASSIFICATION: A
FOOTING DETAIL: A85-CFTW
WIND CATEGORY: N1
CORROSION CLASS: R3

RENDER NOTE:
 EXTENT OF RENDER TO FRONT ELEVATION AND RETURNS
 ONLY.
 RENDER COLOUR 1: - - - - -
 RENDER COLOUR 2: -
 NOMINATED CLADDING: - - - - -
 EXTENT SHOWN AS SHOWN ON PLANS.

NCC NOTE:
 GUTTERS & DOWNPIPES IN ACCORDANCE WITH AS3500.3
 AND NCC

NCC NOTE:
 LIFT OFF HINGES WHERE REQUIRED IN ACCORDANCE WITH
 PART 10.4.2 OF HOUSING PROVISIONS

UPPER FLOOR CONSTRUCTION NOTE

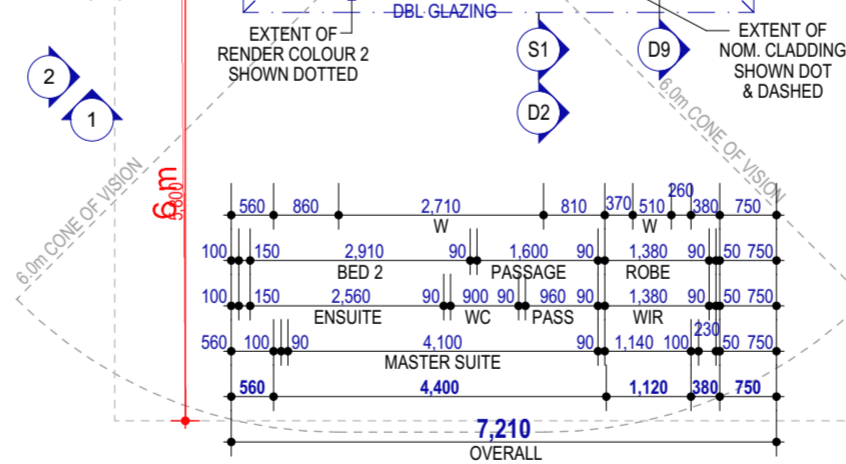
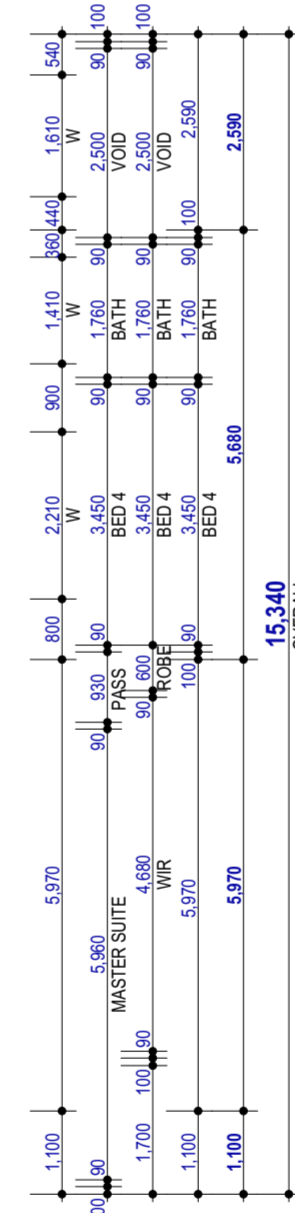
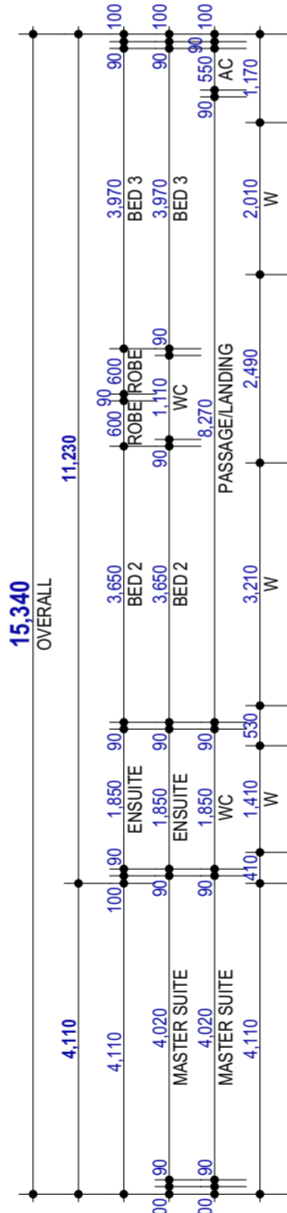
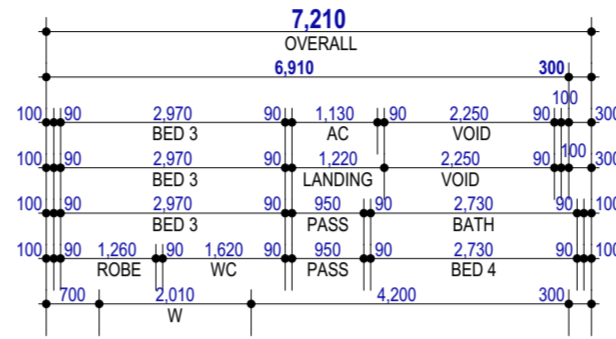
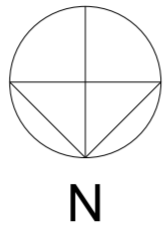
ALLOW EXTRA STUDYWORK FOR:
 - WC ROLL HOLDER @ 750mm
 - TOWEL RAIL @ 1000mm
 - TOWEL RING @ 1200mm
 - TOILET @ 750mm

UPPER FLOOR HEIGHTS

FFL = 3000mm
 CL = 5435mm
 HEIGHT O/A = 2435mm (28c)

UPPER FLOOR GLAZING

UPPER FLOOR WINDOWS TO COMPLY WITH HOUSING
 PROVISIONS 11.3.7



AREAS		
Name	Area	Perimeter
GROUND FLOOR	129.281	53.360
UPPER FLOOR	99.577	46.300
GARAGE/STORE	39.744	25.720
ALFRESCO	20.970	19.980
PORCH	8.030	12.800
TOTAL	297.602 m²	

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OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....

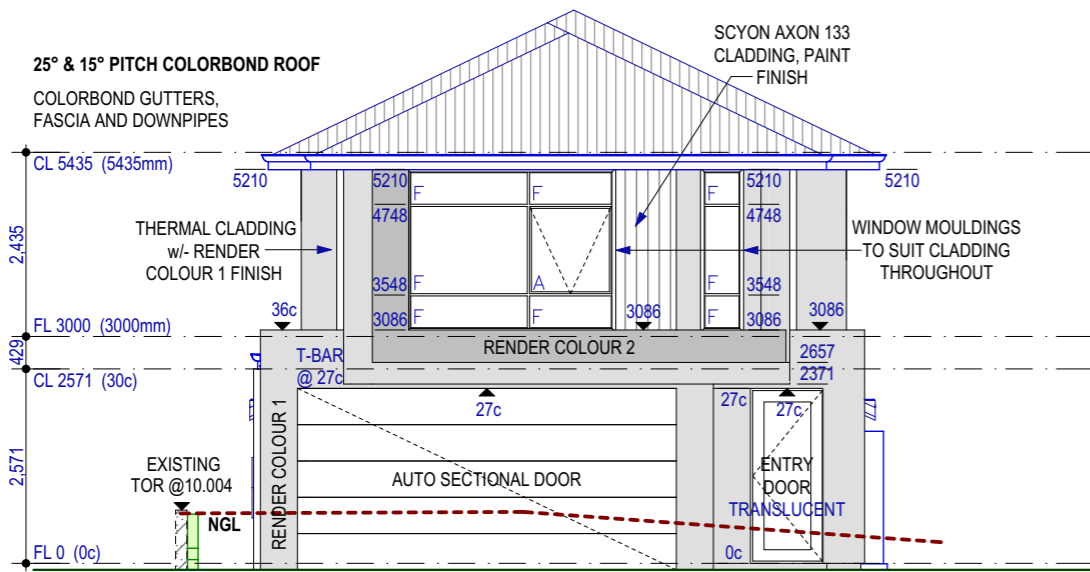
101
 BUILDERS REGISTRATION N° 13521
 9 SANGIORGIO COURT
 OSBORNE PARK, WA 6017
 Phone (08) 9208 9100 Fax (08) 9208 9102

VARIATIONS:

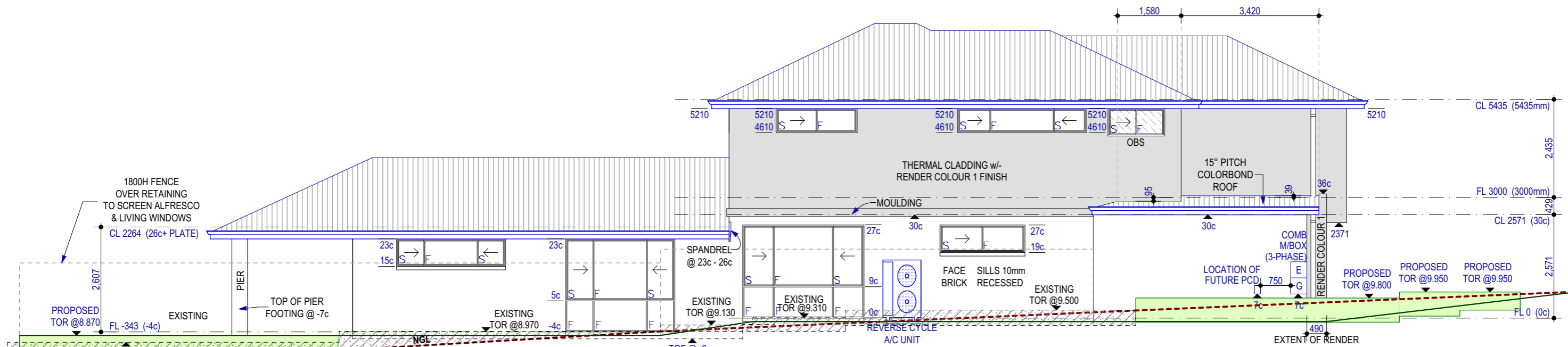
REV.	DESCRIPTION:	INT.	DATE:
1	CONTRACT DRAWINGS + SVO (1-17)	PG	18.01.26
2	ENGINEERS	SR	13.03.26
3	V04 (ITEMS 1-5)	AM	12.05.26

CLIENT:
MUELLER
 SITE ADDRESS:
**LOT 601 (#12B) CHARLESON
 STREET
 MYAREE WA 6154**
 SALES: SBK DRAWN: PG CHECKED: KB

THE ONE
UPPER FLOOR PLAN A2
 DATE: 13/05/2026 SHEET N°:
 SCALE: 1:100 07 of 18
 REVISION N°: 03 JOB N°: 2510028R



1 ELEVATION
1:100



2 ELEVATION
1:100

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

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....

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BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

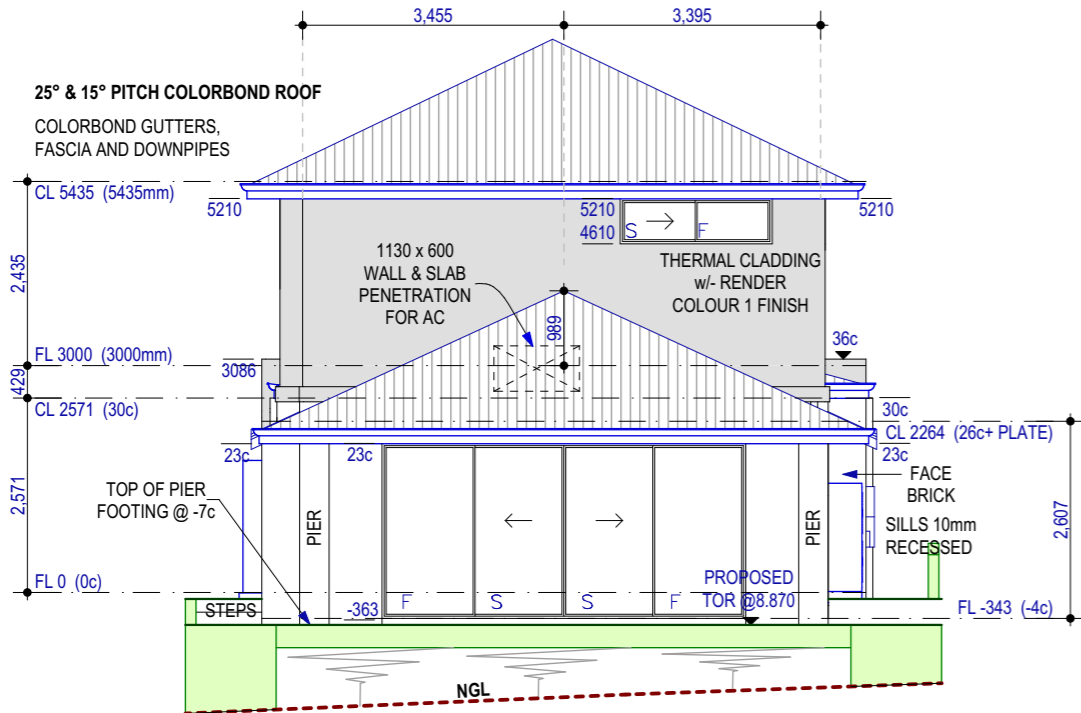
REV.	DESCRIPTION:	INT.	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'	ENGINEERS	SR	13.03.26
'3'	VO4 (ITEMS 1-5)	AM	12.05.26
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT: **MUELLER**

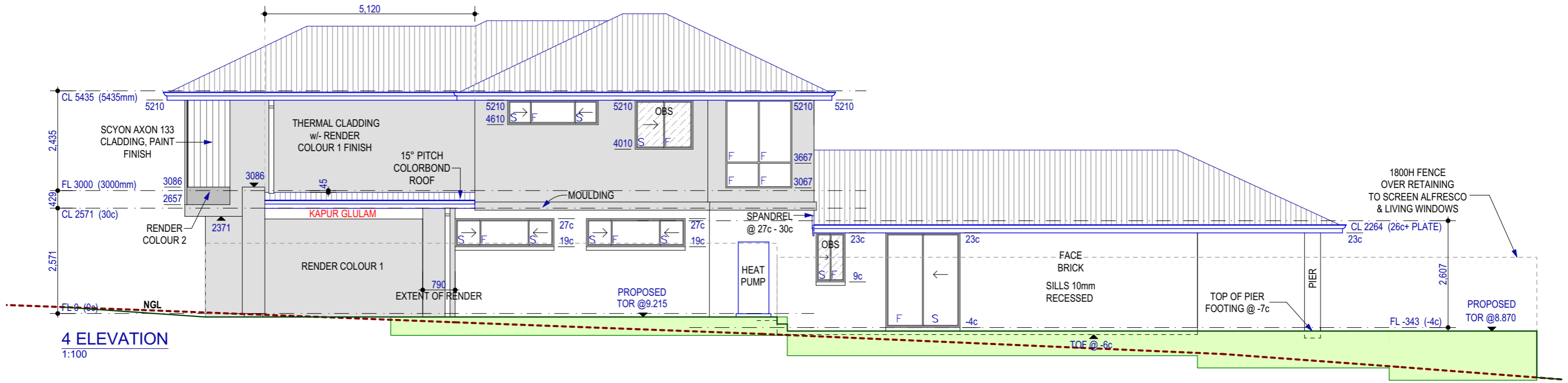
SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154

SALES: SBK DRAWN: PG CHECKED: KB

THE ONE ELEVATIONS 01	
DATE: 13/05/2026	SHEET N°: 08 of 18
SCALE: 1:100	
REVISION N°: 03	JOB N°: 2510028R



3 ELEVATION
1:100



4 ELEVATION
1:100

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101

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9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

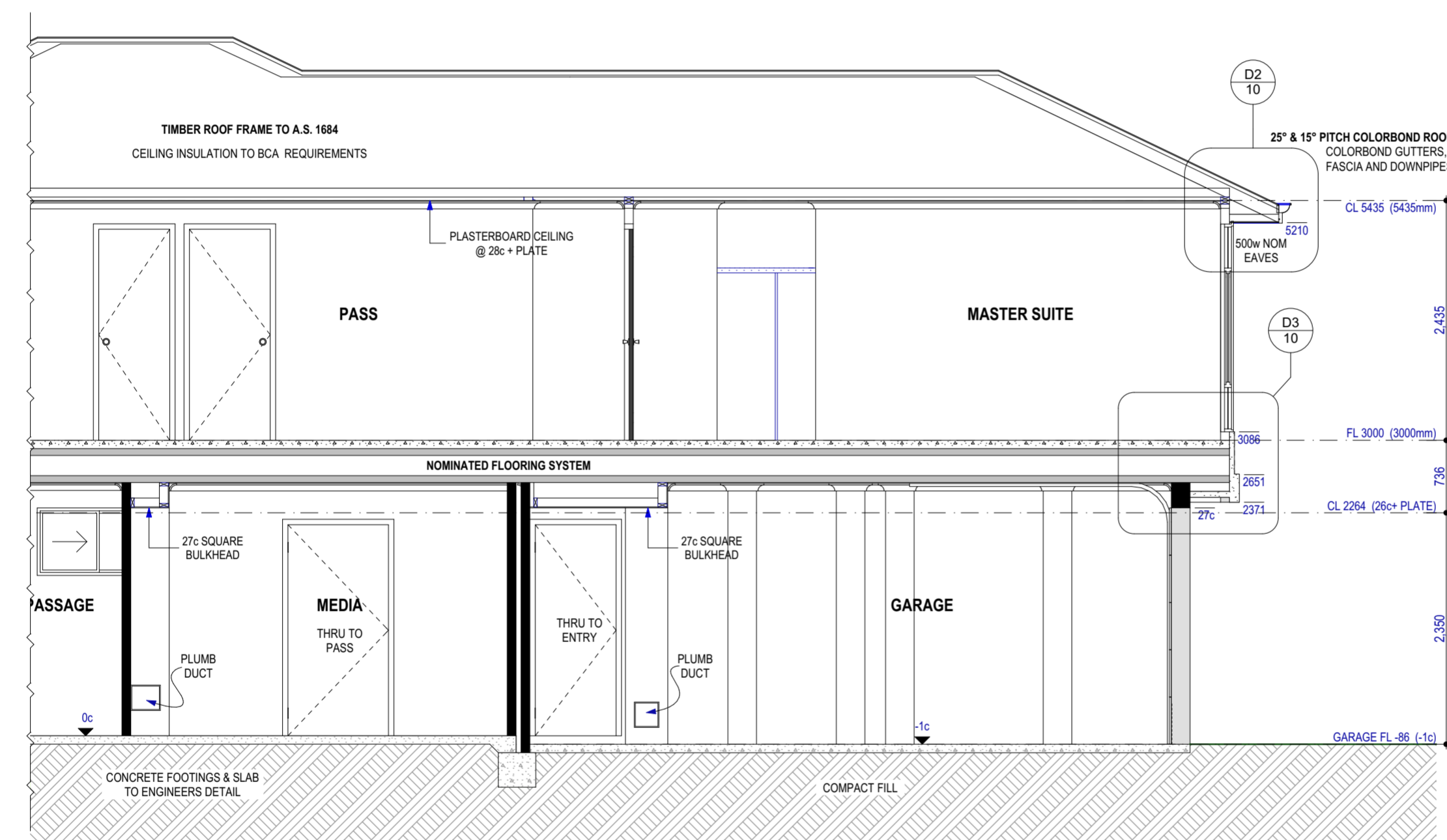
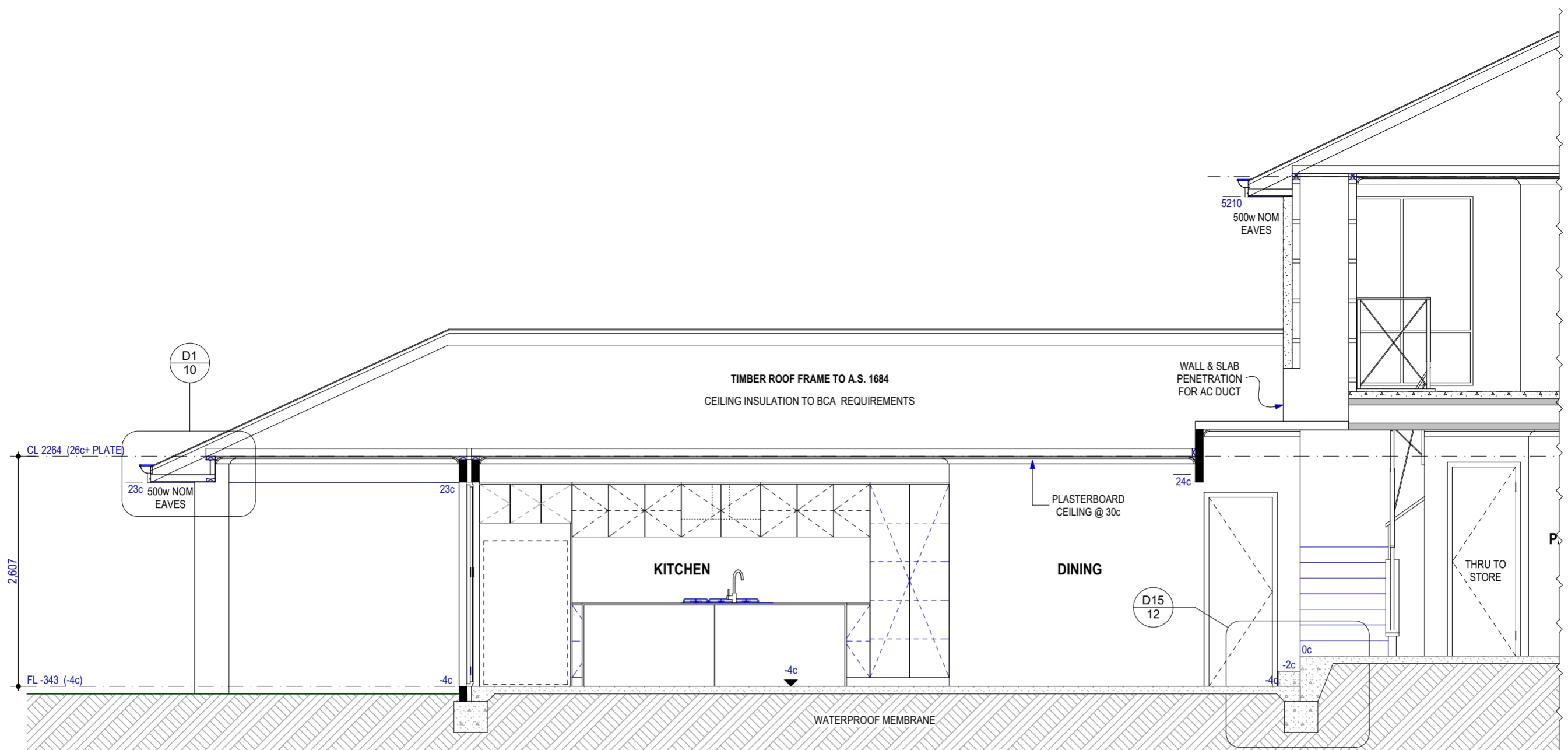
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'2'	ENGINEERS	SR	13.03.26
'3'	VO4 (ITEMS 1-5)	AM	12.05.26
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT: **MUELLER**

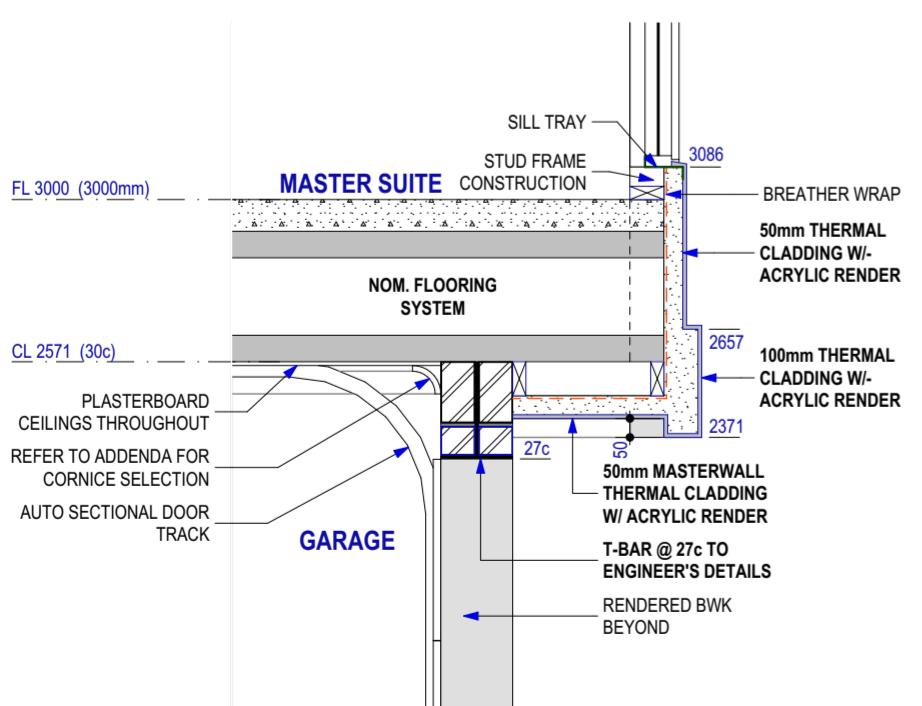
SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154

SALES: SBK DRAWN: PG CHECKED: KB

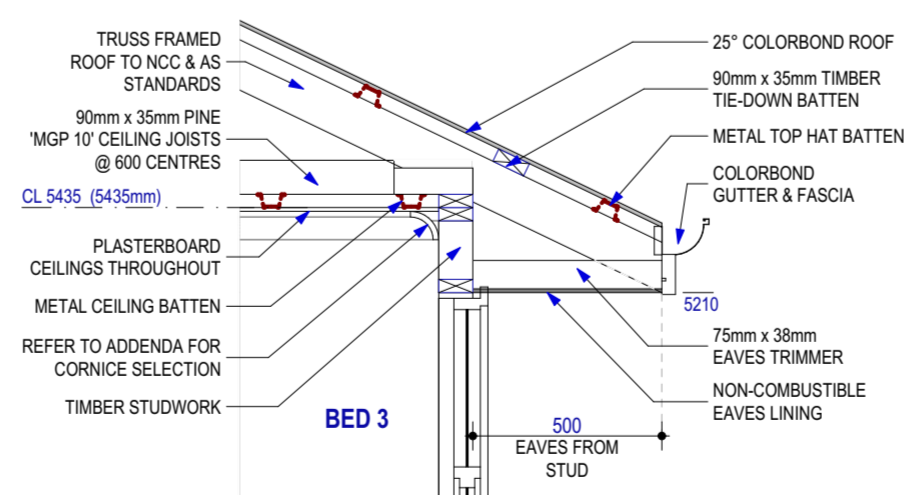
THE ONE ELEVATIONS 02	
DATE: 13/05/2026	SHEET N°: 09 of 18
SCALE: 1:100	
REVISION N°: 03	JOB N°: 2510028R



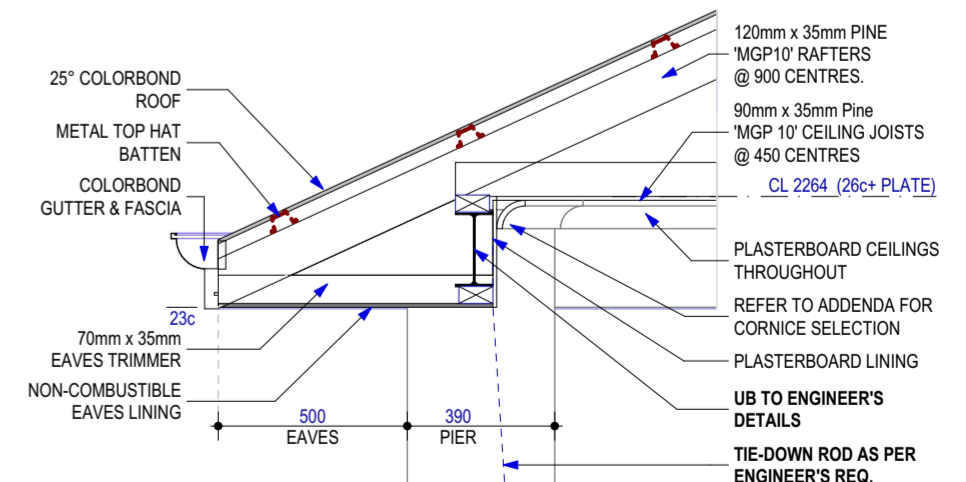
S1 HOUSE SECTION
1:50



D1 GARAGE OPENING DETAIL
1:20



D2 UF EAVES DETAIL
1:20

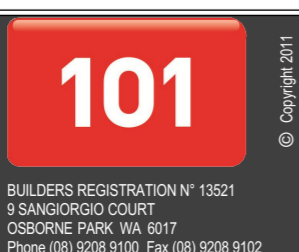


D3 ALFRESCO DETAIL
1:20

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OWNER DATE

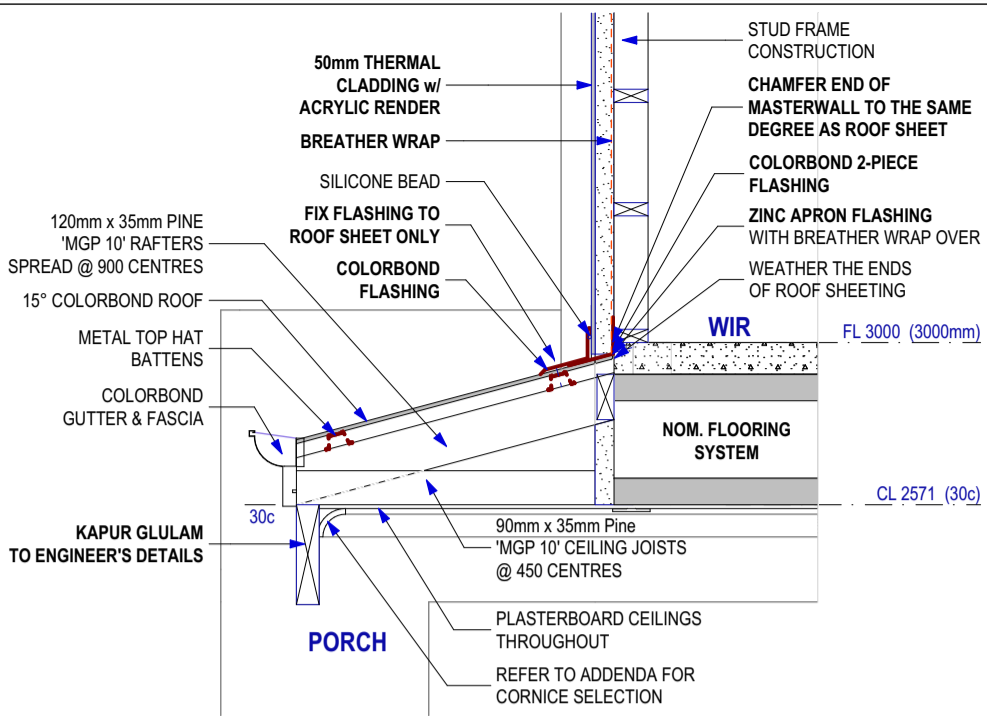
BUILDER DATE



REV.	DESCRIPTION	INT.	DATE
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2	ENGINEERS	SR	13.03.26
3	V04 (ITEMS 1-5)	AM	12.05.26
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5			
6			
7			
8			
9			

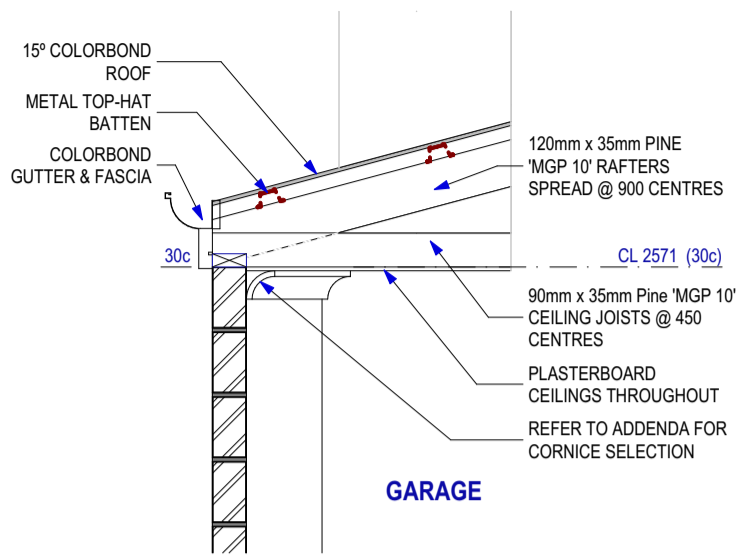
CLIENT: **MUELLER**
SITE ADDRESS: **LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154**
SALES: SBK DRAWN: PG CHECKED: KB

THE ONE
SECTION & DETAILS 01 (A2)
DATE: 13/05/2026 SHEET N°: 10 of 18
SCALE: 1:50, 1:20
REVISION N°: 03 JOB N°: 2510028R



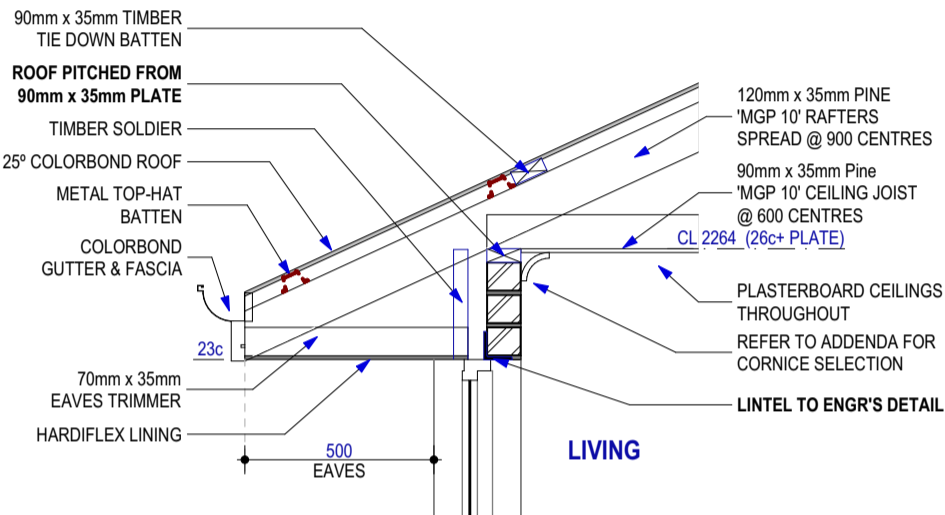
D4 PORCH/CLADDING FLASHING DETAIL

1:20



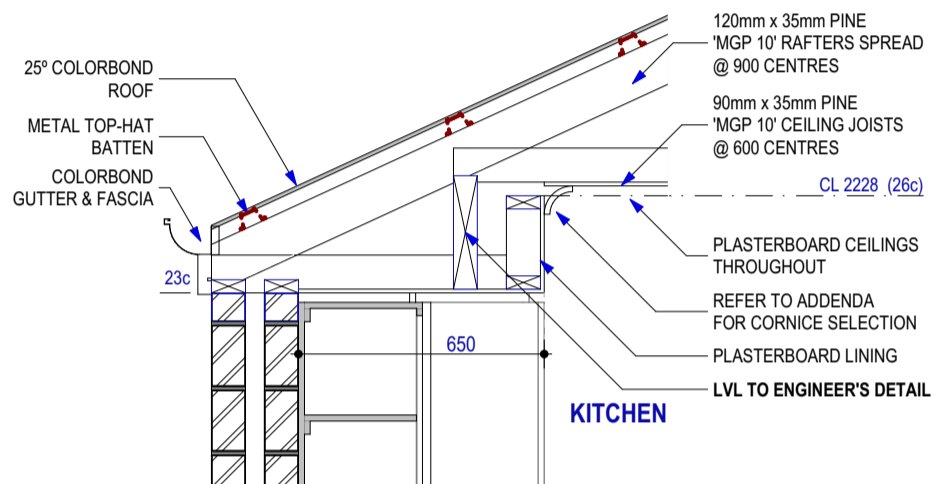
D5 GARAGE WALL DETAIL

1:20



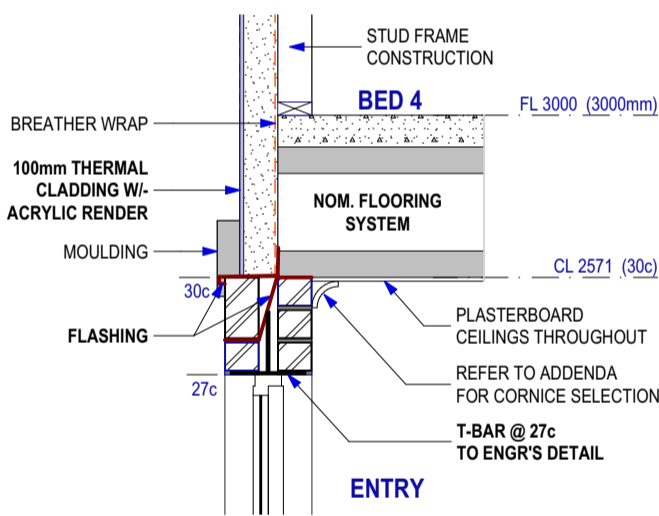
D6 23c EAVES 36c CEILING DETAIL

1:20



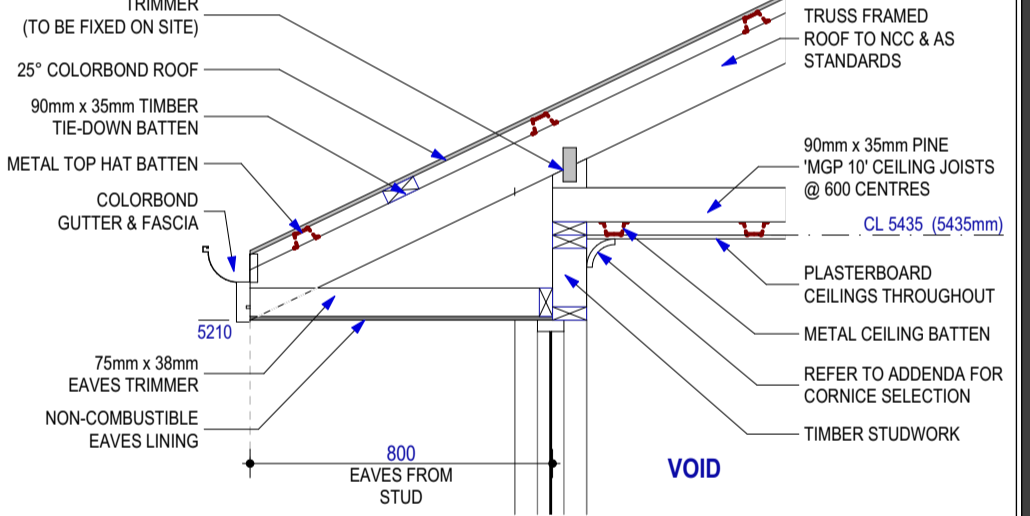
D7 23c SQUARE B'HEAD DETAIL

1:20



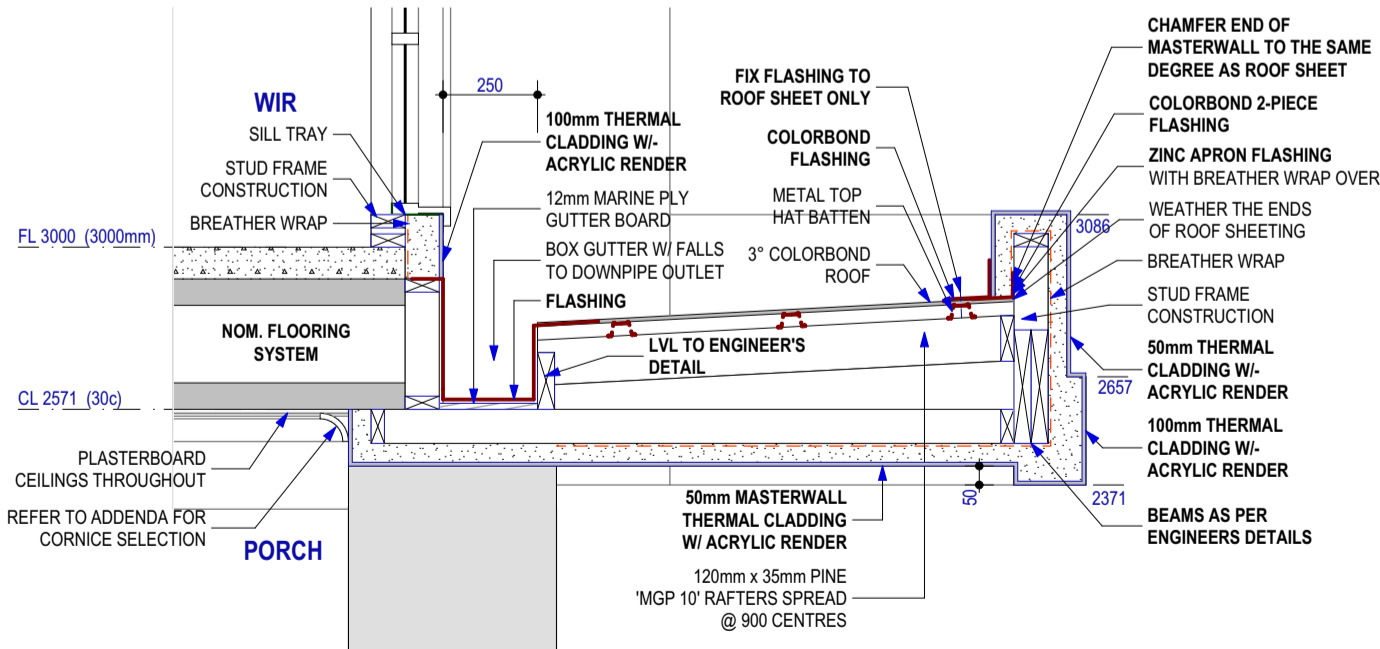
D8 CLADDING MOULDING DETAIL

1:20



D10 800w EAVES DETAIL

1:20



D9 BOX GUTTER DETAIL

1:20

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VARIATIONS:

REV:	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'	ENGINEERS	SR	13.03.26
'3'	V04 (ITEMS 1-5)	AM	12.05.26
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT:

MUELLER

SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154

SALES: SBK DRAWN: PG CHECKED: KB

THE ONE DETAILS 02

DATE: 13/05/2026

SCALE: 1:20

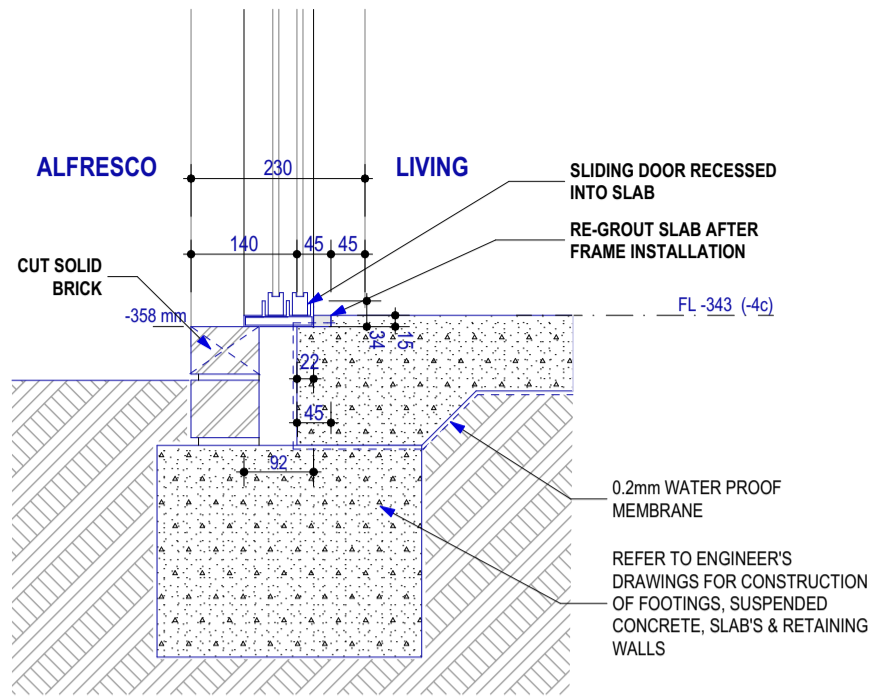
REVISION N°: 03

SHEET N°:

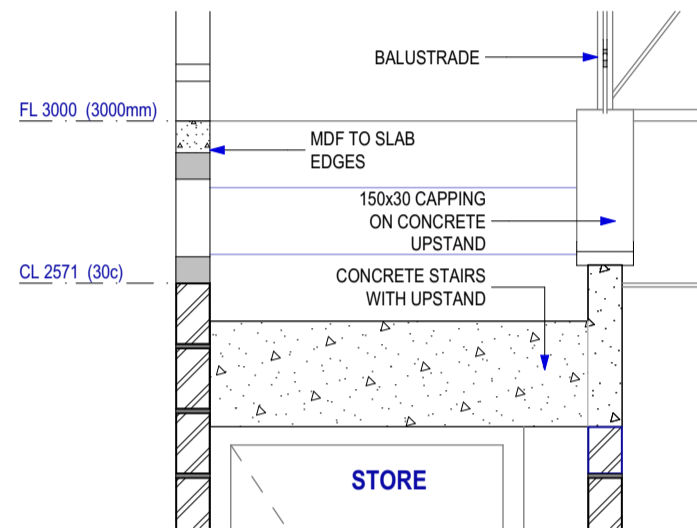
11 of 18

JOB N°:

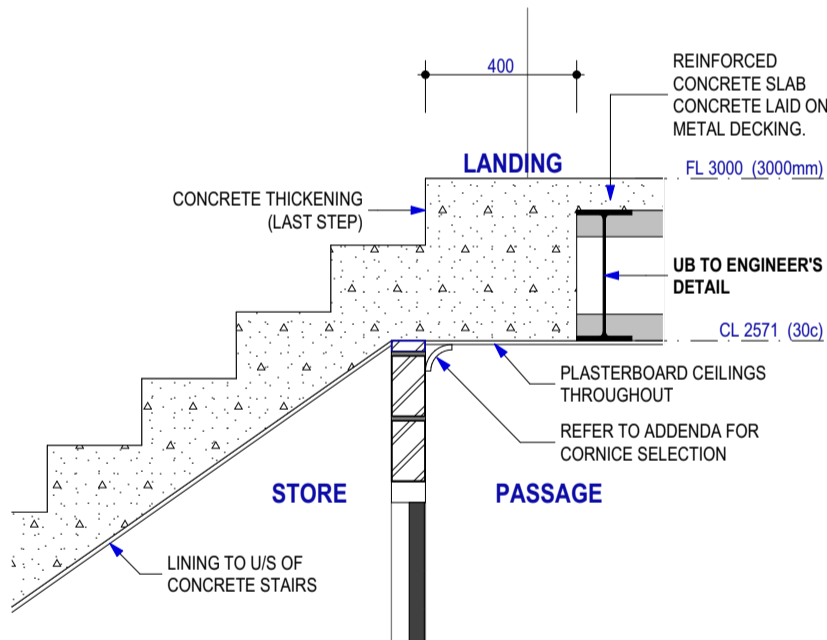
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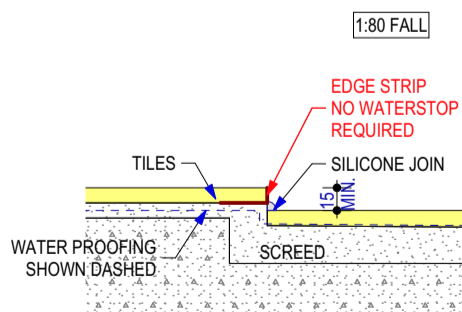
D11 RECESSED SILL SD DETAIL
1:10



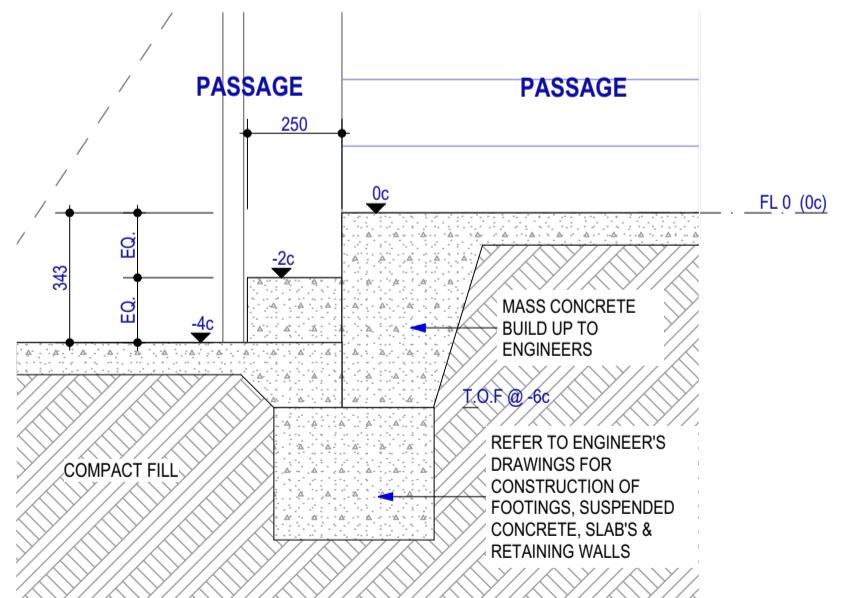
D12 STAIRS DETAIL 01
1:20



D13 STAIRS DETAIL 02
1:20



D14 HOBLESS SHOWER DETAIL
1:5



D15 INTERNAL STAIRS DETAIL
1:20

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VARIATIONS:		INT:	DATE:
REV:	DESCRIPTION:	PG	19.01.26
1'	CONTRACT DRAWINGS + SVO (1-17)	SR	13.03.26
2'	ENGINEERS	AM	12.05.26
3'	V04 (ITEMS 1-5)		
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5'			
6'			
7'			
8'			
9'			

CLIENT: **MUELLER**
SITE ADDRESS: **LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154**
SALES: SBK DRAWN: PG CHECKED: KB

THE ONE
DETAILS 03

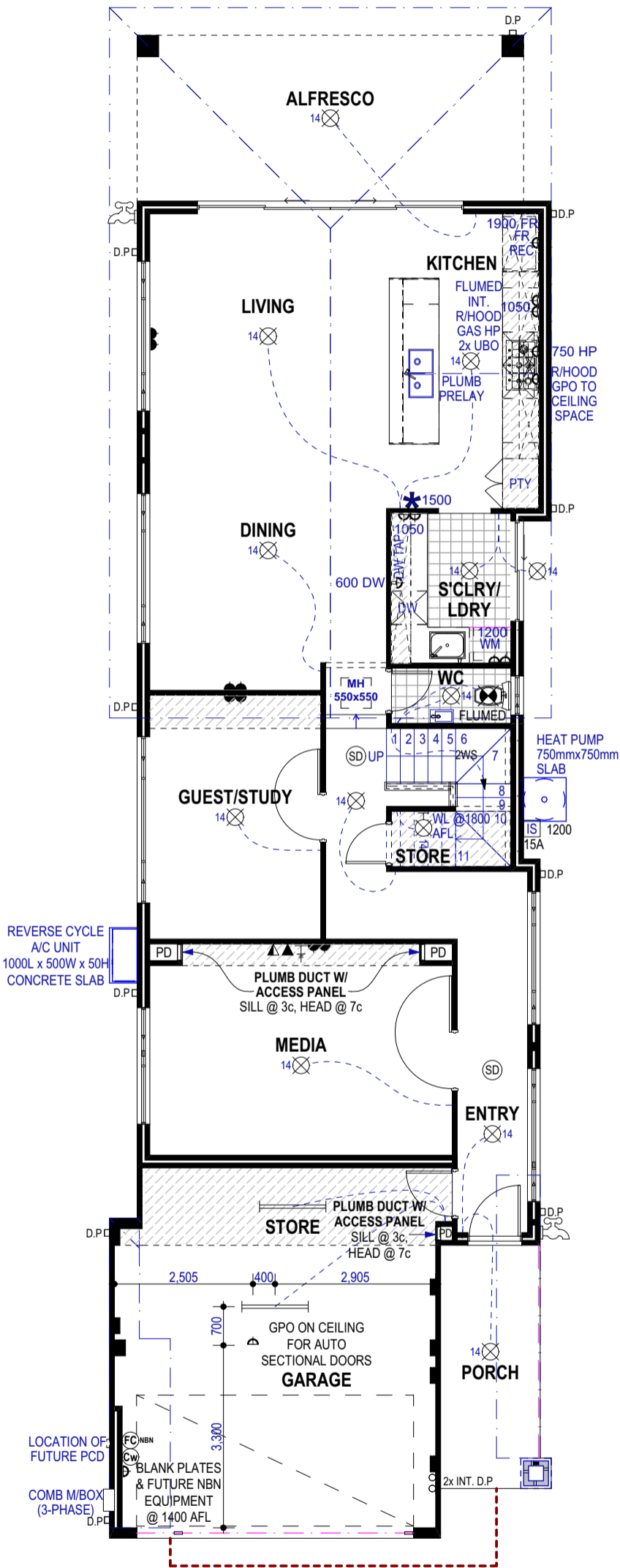
DATE: 13/05/2026 SHEET N°: 12 of 18
SCALE: 1:10, 1:20, 1:5
REVISION N°: 03 JOB N°: 2510028R

GROUND FLOOR ELECTRICAL LEGEND

NUM	Text for legend	Symb
2	40w LED 1200mm Batten Lights	⎓
12	14w STD Light	⊗14
1	14w STD WALL LIGHT	⊗14
1	2 Way Switch	2WS
1	AC Control Panel	⚡
1	Conduit Blank FP DW	Ⓢ
1	Data Point	▼
4	Double GPO - FL + 300	⌒
3	Double GPO - Noted Ht AFL	⌒
1	Exhaust Fan Flumed	⊗F
1	Isolator Switch (15A)	IS
1	NBN Fibre Comm Conduit DW	Ⓢ _{NBN}
1	Phone Point	▼
6	Single GPO - Noted Ht AFL	⌒
2	Smoke Detector	Ⓢ
1	TV Point	⊕

UPPER FLOOR ELECTRICAL LEGEND

NUM	Text for legend	Symb
11	14w STD Light	⊗14
4	Double GPO - FL + 300	⌒
2	Double GPO - Noted Ht AFL	⌒
4	Exhaust Fan Flumed	⊗F
2	Run On Timer	⌒
1	Smoke Detector	Ⓢ



LIGHT SWITCH BOX NOTE
 LIGHT SWITCH BOX TO FIRST FLOOR TO BE 150mm MINIMUM FROM INTERNAL OPENING

NBN PROVISIONAL NOTE
 HOUSE TO BE FITTED WITH:
 - 1x SGPO WITH CONDUIT @ 1400 AFL,
 - 1x CONDUIT WITH DRAW-WIRE & BLANK PLATE (Cw) @ 1400 AFL FOR FUTURE PHONE/ DATA POINT,
 - 1x FIBRE COMMUNICATION CONDUIT WITH DRAWWIRE & BLANK PLATE (FC) NBN @ 1400 AFL.

LOCATION OF FUTURE PCD (PREMISES CONNECTION DEVICE) TO BE NOMINATED ON PLAN AT PRESTART.
TO BE INSTALLED BY NBN PROVIDER.

NOTE:
 FIBRE COMMUNICATION CONDUIT TO RUN FULL LENGTH FROM (FC) NBN PLATE TO FUTURE PCD LOCATION.

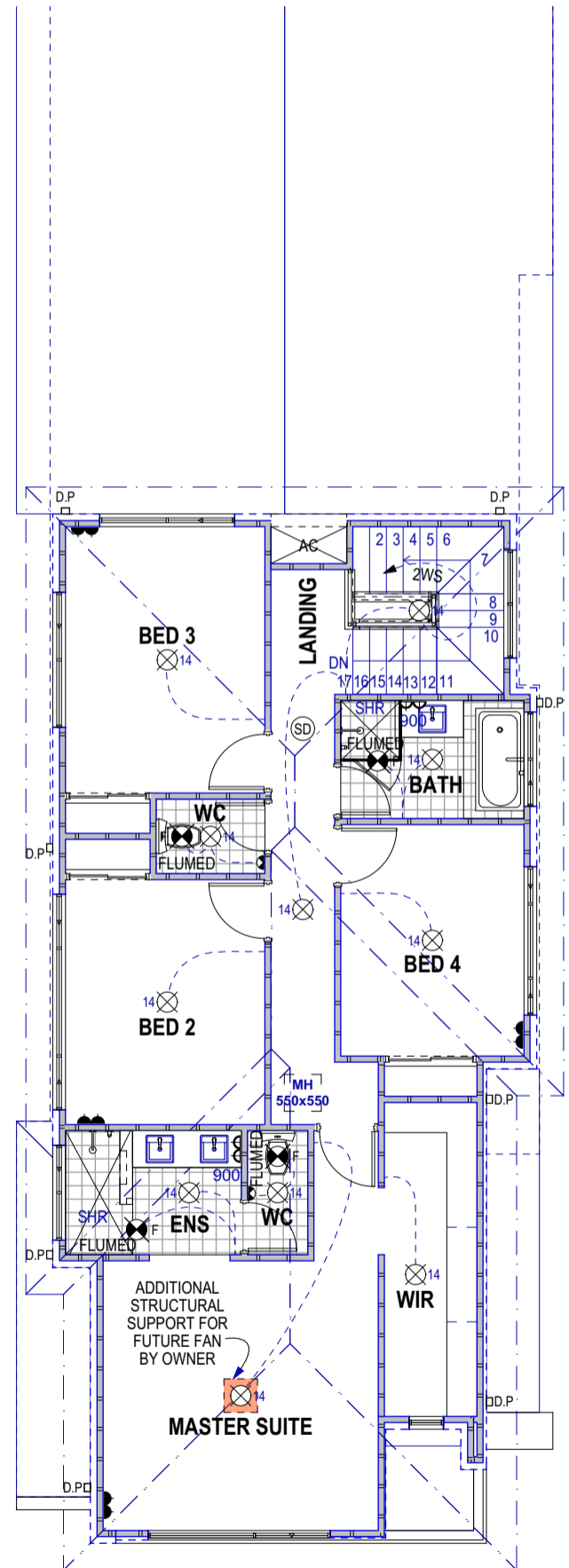
A/C NOTE:
 LOCATION OF REVERSE CYCLE AIR CONDITIONING VENTS & ZONING TO BE PLACED BY INSTALLER.

NOTE:
 3 PHASE POWER REQUIRED.

NOTE
 RUN-ON TIMERS TO BATHROOM, ENSUITE OR WC'S WHERE REQUIRED AS PER PART 10.8 HOUSING PROVISIONS.

NOTE
 SMOKE ALARMS TO BE INTERCONNECTED AND TO COMPLY WITH AS3786.

NOTE
 LOCATION OF THE FOLLOWING TO BE CONFIRMED AT PRESTART:
 - 2 x WEATHER PROOF DOUBLE POWER POINTS
 - 7 x NETWORK POINTS (DATA LINK - DATA POINT TERMINATED EACH END)
 - 44 x 8w LED DOWNLIGHTS



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VARIATIONS:

REV:	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'	ENGINEERS	SR	13.03.26
'3'	V04 (ITEMS 1-5)	AM	12.05.26
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT: **MUELLER**
 SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154
 SALES: SBK DRAWN: PG CHECKED: KB

THE ONE ELECTRICAL PLAN
 DATE: 13/05/2026 SCALE: 1:100 SHEET N°: 13 of 18
 REVISION N°: 03 JOB N°: 2510028R

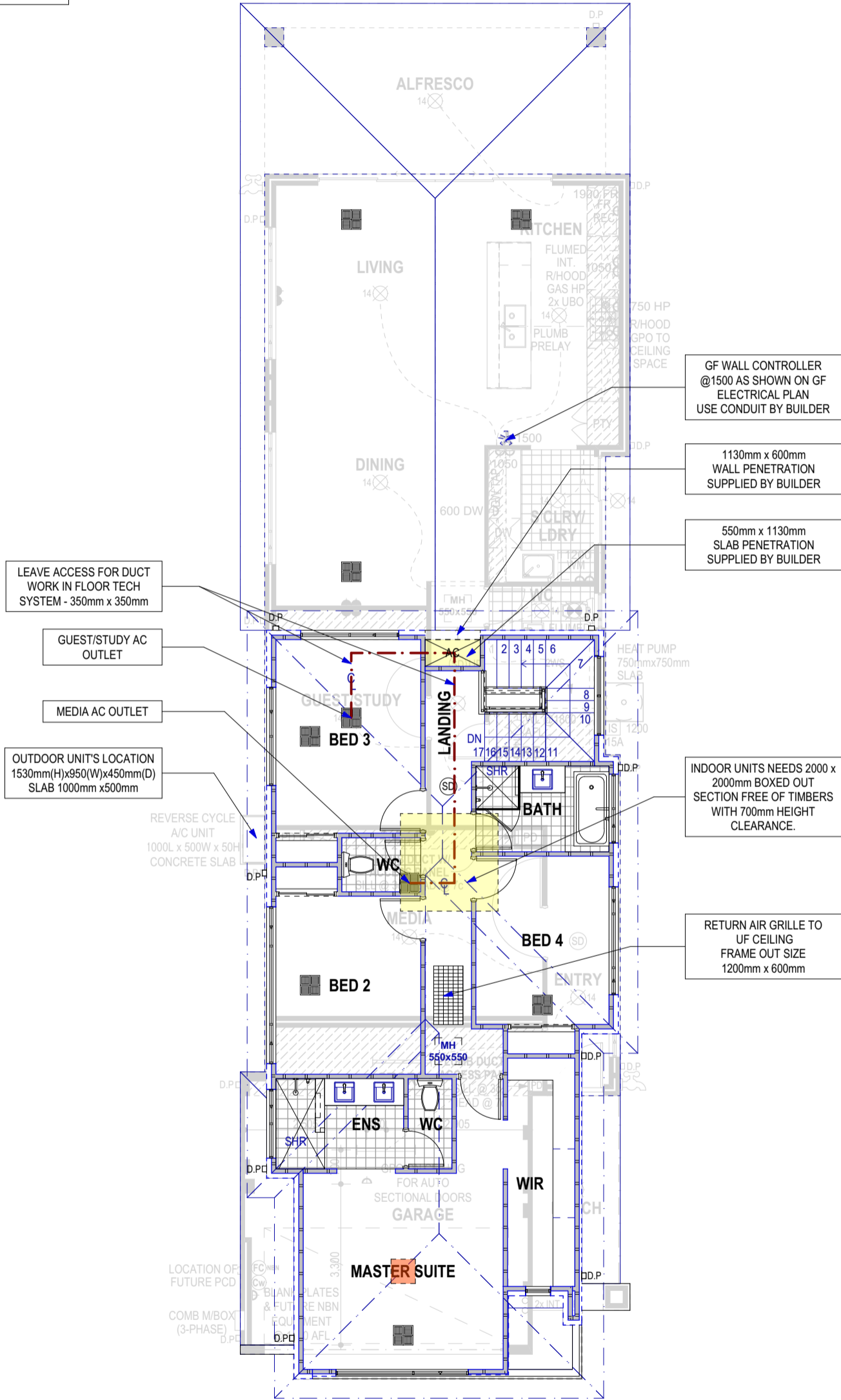
A/C NOTE:
LOCATION OF AIR CONDITIONING VENTS & ZONING TO BE PLACED BY INSTALLER.

NOTE:
ELECTRICAL PLAN IS SHOWN LIGHTLY SHADED BELOW TO ALLOW FOR THE OVERLAY

NOTE:
GIVE ALLOWANCE FOR ELECTRICAL LIGHTING BELOW FLOOR-TRUSS SYSTEM.

CONCRETE TRUSS SYSTEM

SERVICE OVERLAY		
NUM	Text for legend	Symb
2	---	⊕
1	Air Conditioning Return Air Grill	⊞
9	Aircon Ceiling Outlet	⊞



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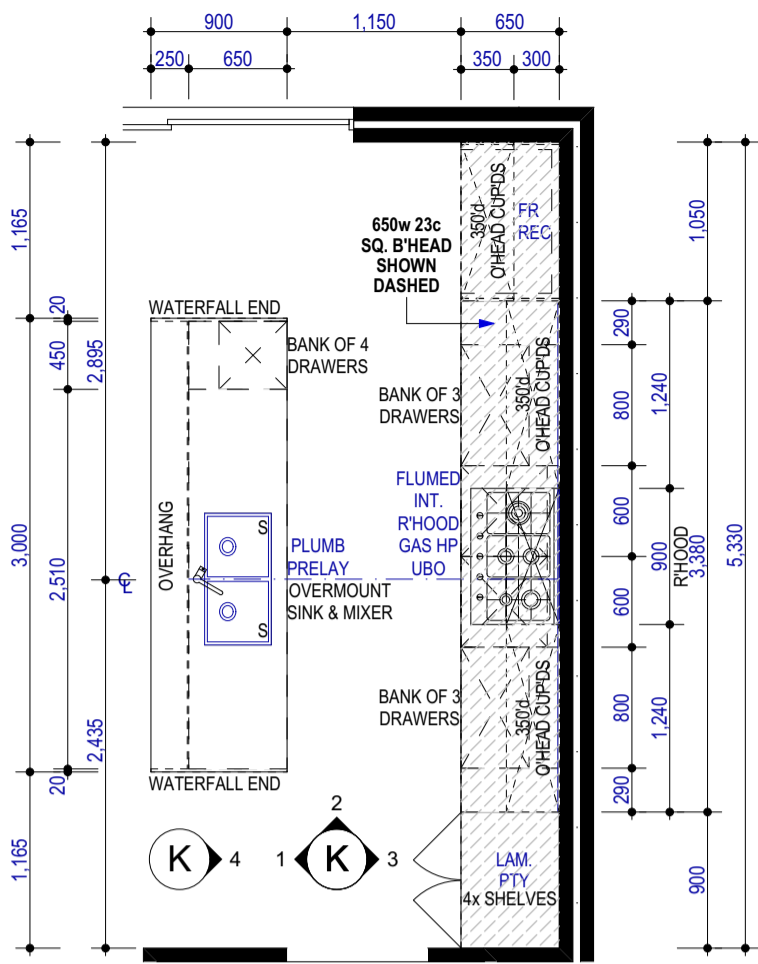
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VARIATIONS:	
REV:	DESCRIPTION:
'1'	CONTRACT DRAWINGS + SVO (1-17)
'2'	ENGINEERS
'3'	V04 (ITEMS 1-5)
'4'	
'5'	
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'9'	

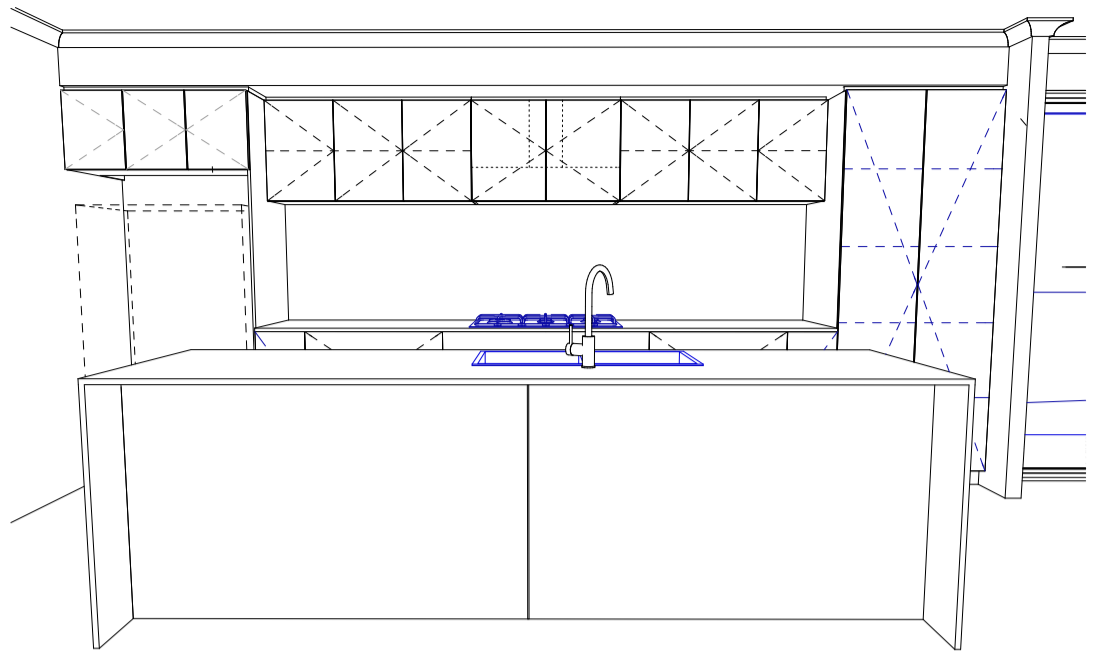
INT:	DATE:
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SR	13.03.26
AM	12.05.26

CLIENT: **MUELLER**
SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154
SALES: SBK DRAWN: PG CHECKED: KB

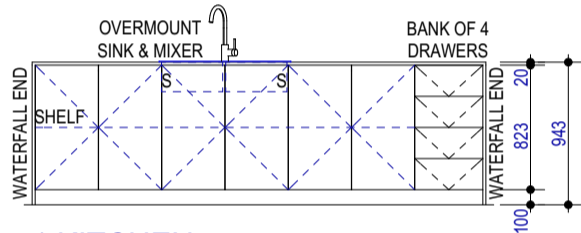
THE ONE SERVICE OVERLAY	
DATE: 13/05/2026	SHEET N°: 14 of 18
SCALE: 1:100	REVISION N°: 03
JOB N°: 2510028R	



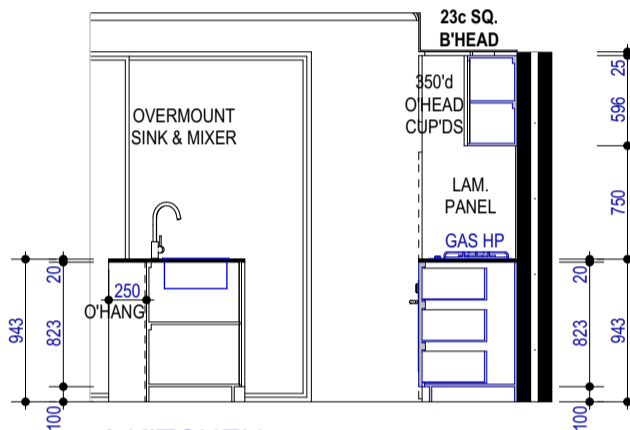
KITCHEN LAYOUT
1:50



KITCHEN PERSPECTIVE



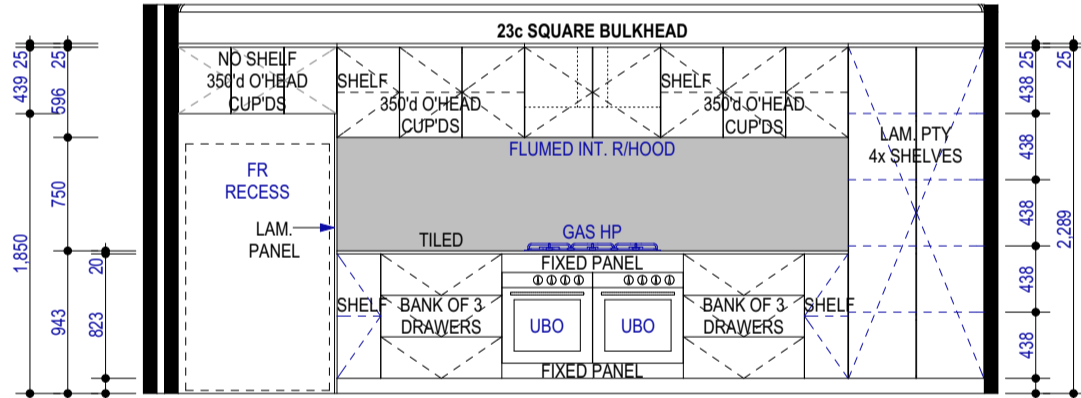
1 KITCHEN
1:50



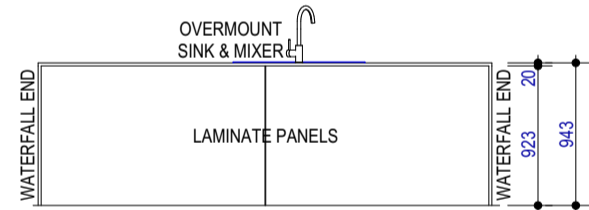
2 KITCHEN
1:50

NOTES:

- TILE SIZE AND PATTERNS ARE SHOWN DIAGRAMMATICALLY ONLY. REFER TO ADDENDA AND TILE SELECTION FOR PATTERNS AND SIZE.
- APPLIANCE AND FIXTURES ARE SHOWN DIAGRAMMATICALLY. REFER TO ADDENDA FOR CUT OUT SIZE.
- CABINETMAKER TO PROVIDE VENTING TO 2x UBO & TO MANUFACTURERS DETAILS.
- CABINET SIZE MAY VARY DUE TO PLASTER THICKNESS & ON SITE CONDITIONS.
- PLUMBER TO PROVIDE COLDWATER PLUMBING FOR DW RECESS IN ADJACENT CUPBOARD.
- PLUMBER TO PROVIDE WASTES WHERE REQUIRED, IN ACCORDANCE WITH THE HEALTH ACT.



3 KITCHEN
1:50

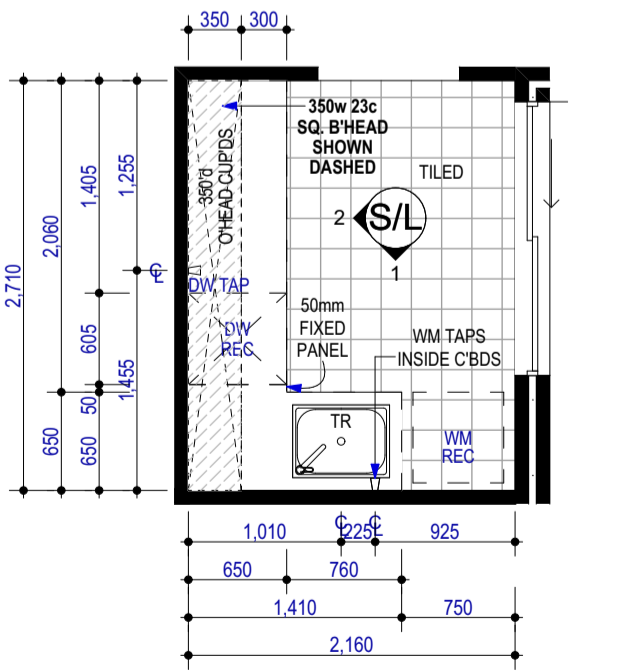


4 KITCHEN
1:50

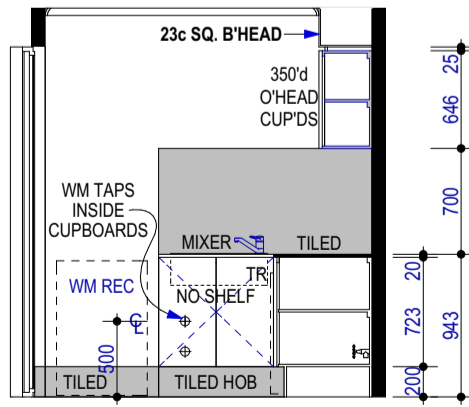
NOTES:

- PLUMBER TO PROVIDE HOT/COLD WATER PLUMBING FOR WASHING MACHINE RECESS IN ADJACENT CUPBOARD.
- CUT HOLES IN THE SIDE OF CUPBOARDS TO SUIT SELECTED PLUMBING.

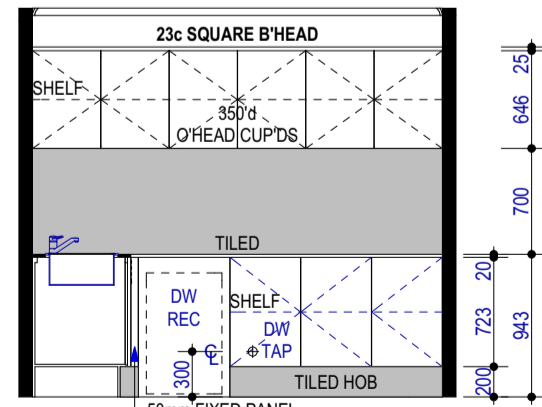
NOTE:
PROVIDE MITRED TILING THROUGHOUT WHERE APPLICABLE.



SCULLERY/LAUNDRY LAYOUT
1:50

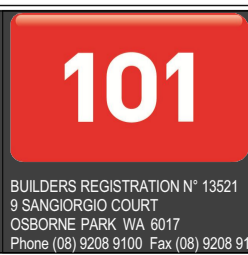


1 SCULLERY/LAUNDRY
1:50



2 SCULLERY/LAUNDRY
1:50

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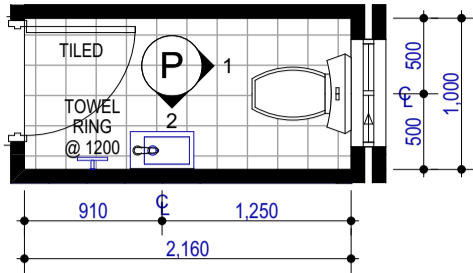


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VARIATIONS:		INT:	DATE:
REV:	DESCRIPTION:	PG	19.01.26
'1'	CONTRACT DRAWINGS + SVO (1-17)	SR	13.03.26
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'4'			
'5'			
'6'			
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'8'			
'9'			

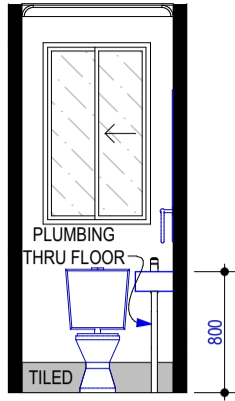
CLIENT: **MUELLER**
SITE ADDRESS: **LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154**
SALES: SBK DRAWN: PG CHECKED: KB

THE ONE ROOM LAYOUTS 01
DATE: 13/05/2026 SCALE: 1:100, 1:50 SHEET N°: 15 of 18
REVISION N°: 03 JOB N°: 2510028R



POWDER LAYOUT

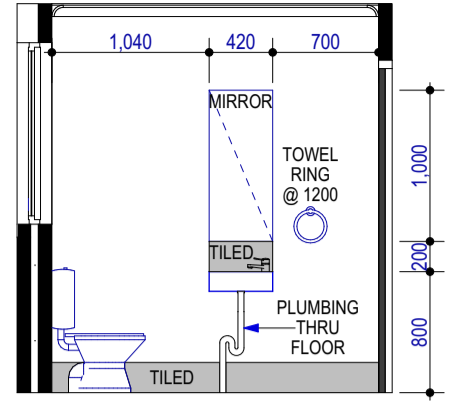
1:50



1 POWDER

1:50

NOTE:
PROVIDE MITRED TILING THROUGHOUT WHERE APPLICABLE.

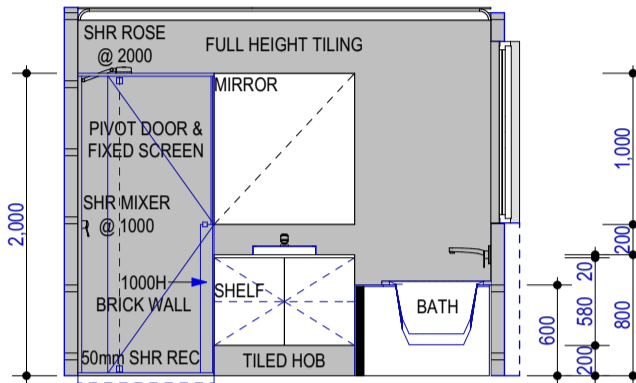


2 POWDER

1:50

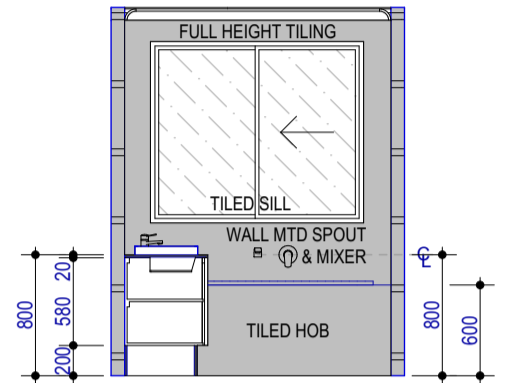
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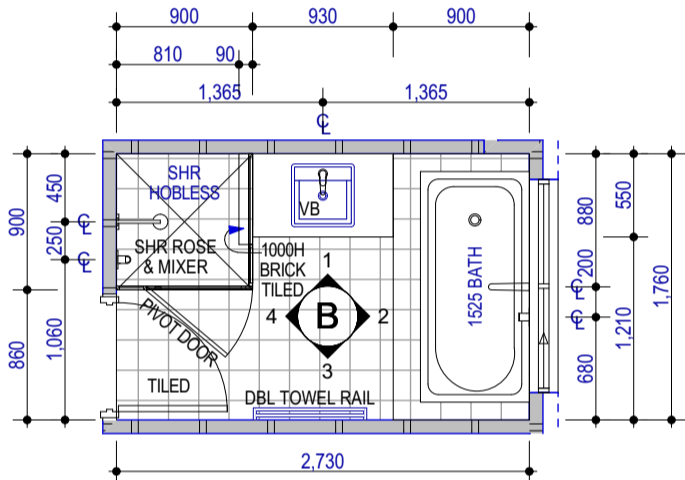
1 BATH

1:50



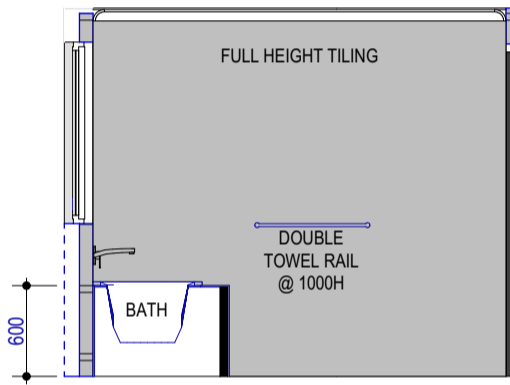
2 BATH

1:50



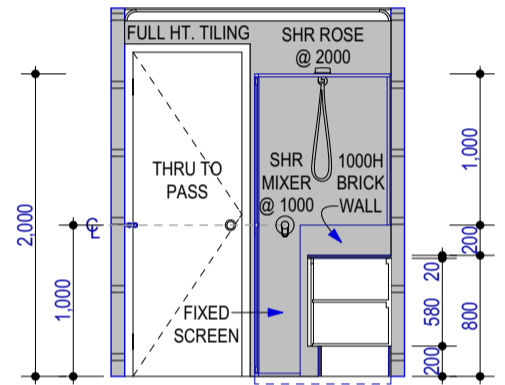
BATH LAYOUT

1:50



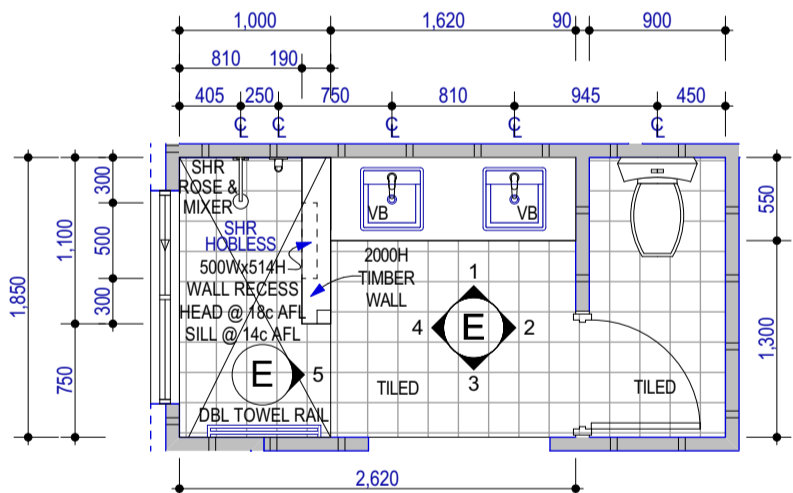
3 BATH

1:50



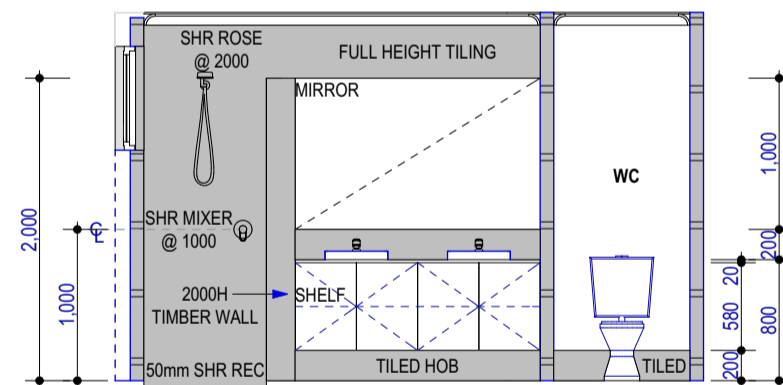
4 BATH

1:50



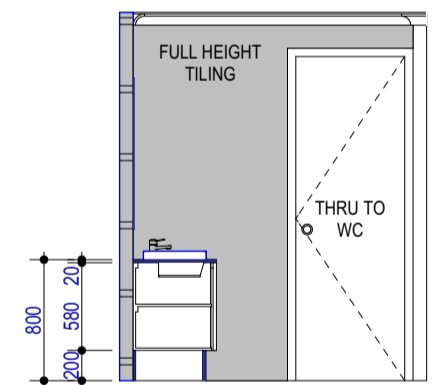
ENSUITE LAYOUT

1:50



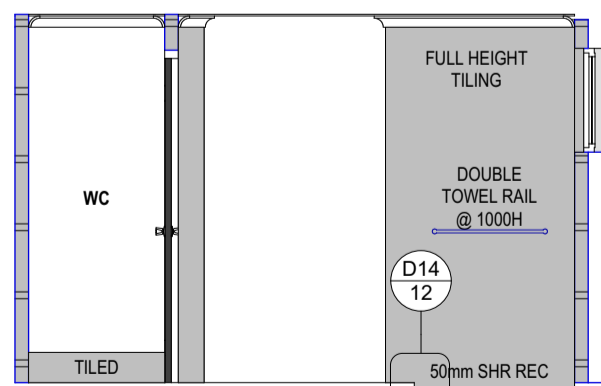
1 ENSUITE

1:50



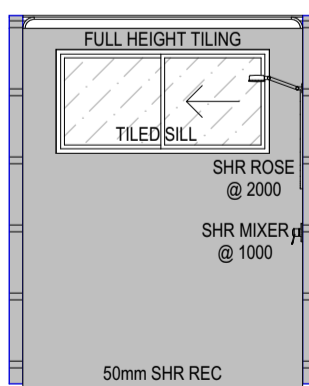
2 ENSUITE

1:50



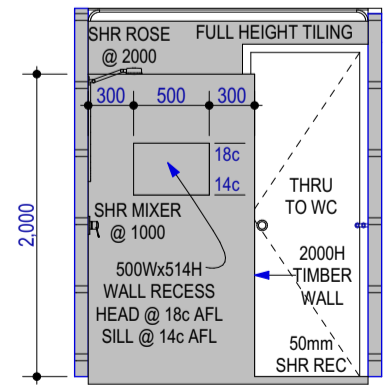
3 ENSUITE

1:50



4 ENSUITE

1:50



5 ENSUITE

1:50

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OWNERDATE.....
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9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

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VARIATIONS:

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'2'	ENGINEERS	SR	13.03.26
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'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT:

MUELLER

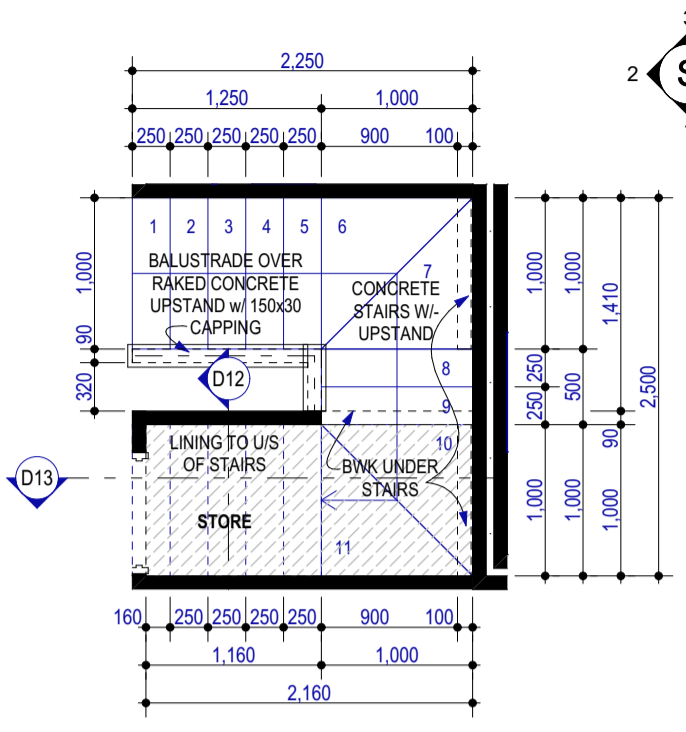
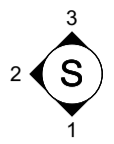
SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154

SALES: SBK DRAWN: PG CHECKED: KB

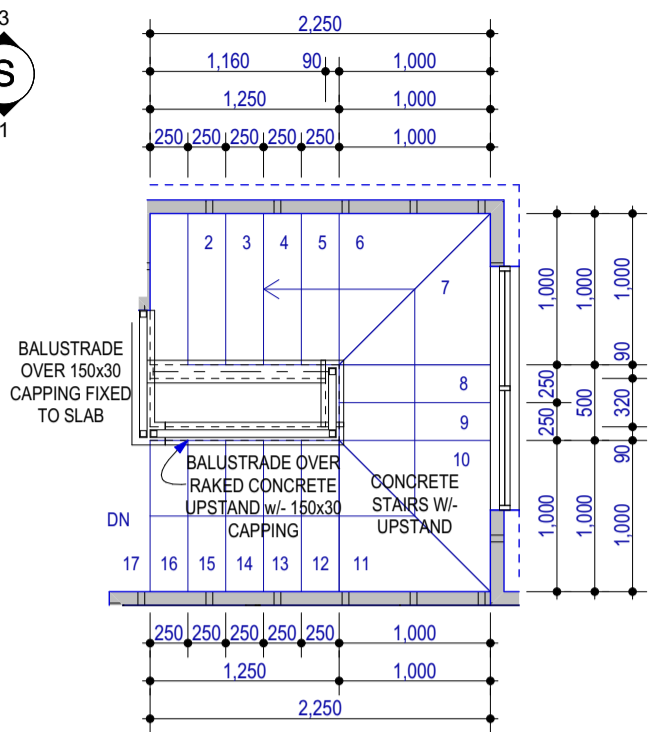
THE ONE

ROOM LAYOUTS 02

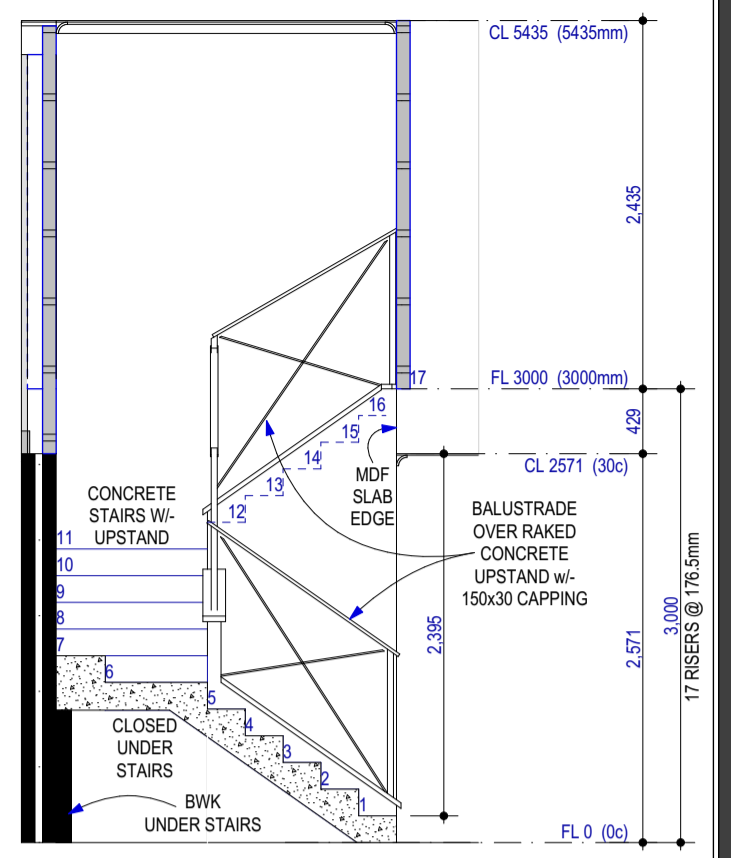
DATE: 13/05/2026 SHEET N°: 16 of 18
SCALE: 1:50
REVISION N°: 03 JOB N°: 2510028R



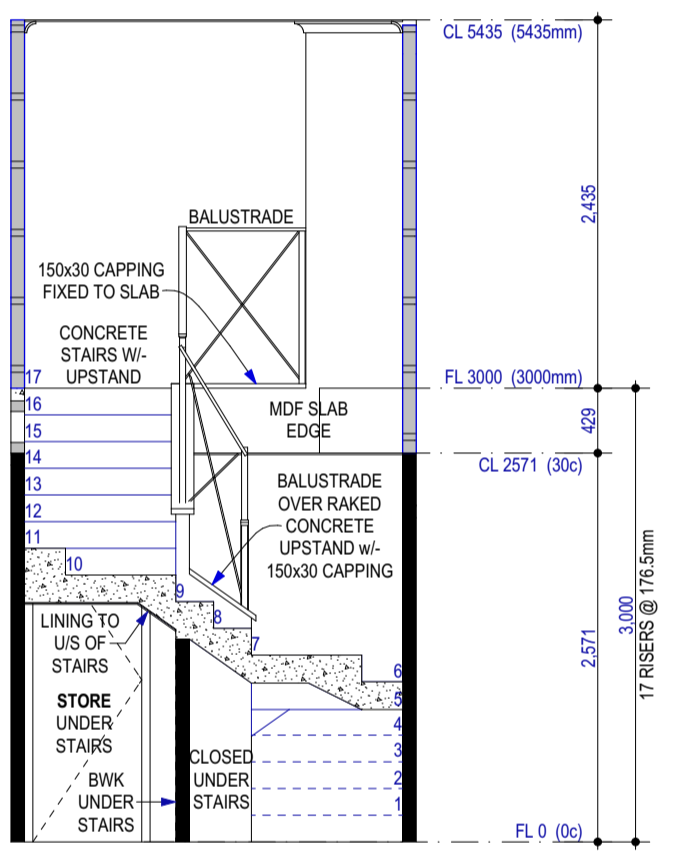
GF STAIRS LAYOUT
1:50



UF STAIRS LAYOUT
1:50

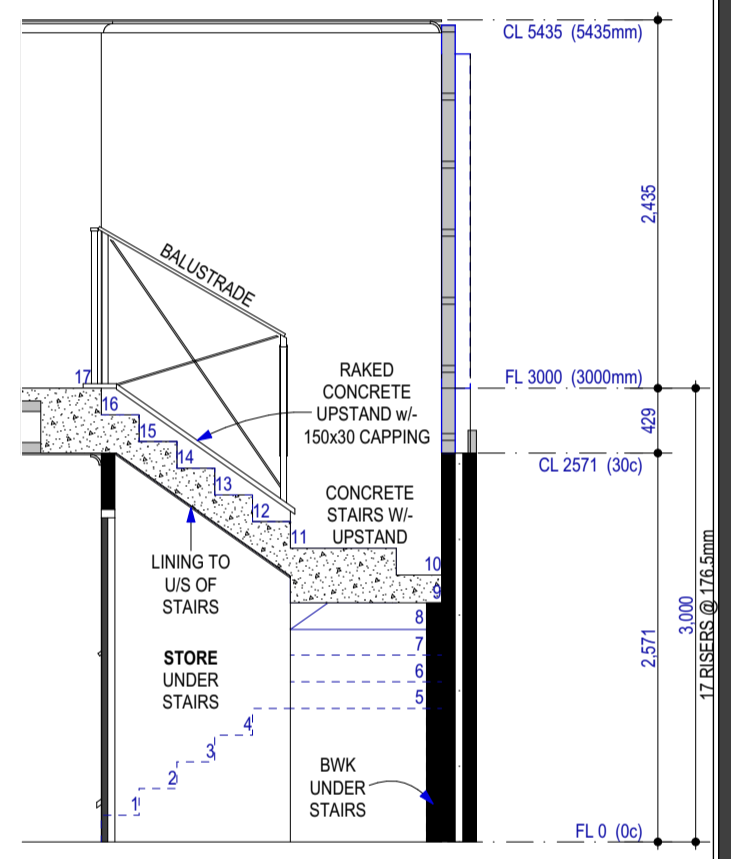


1 STAIRS
1:50

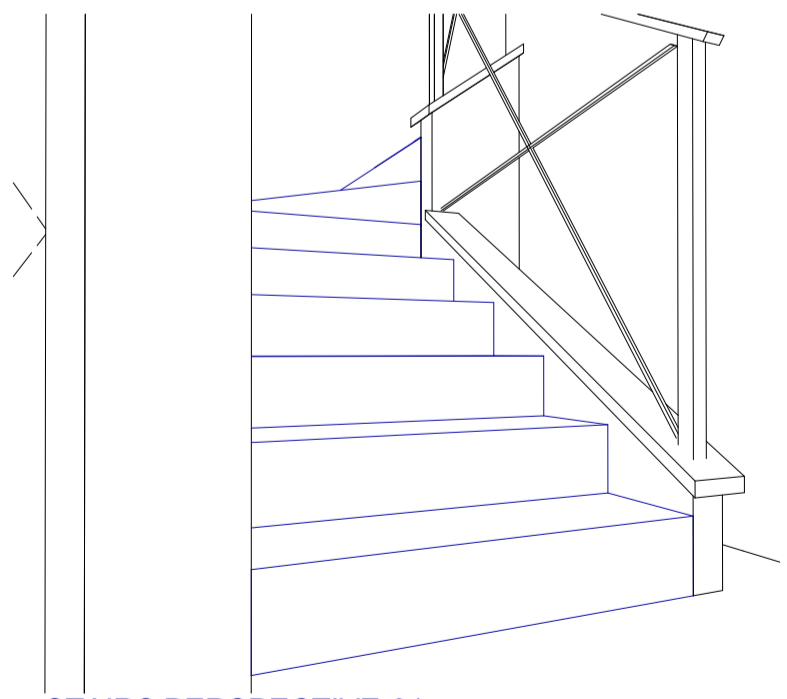


2 STAIRS
1:50

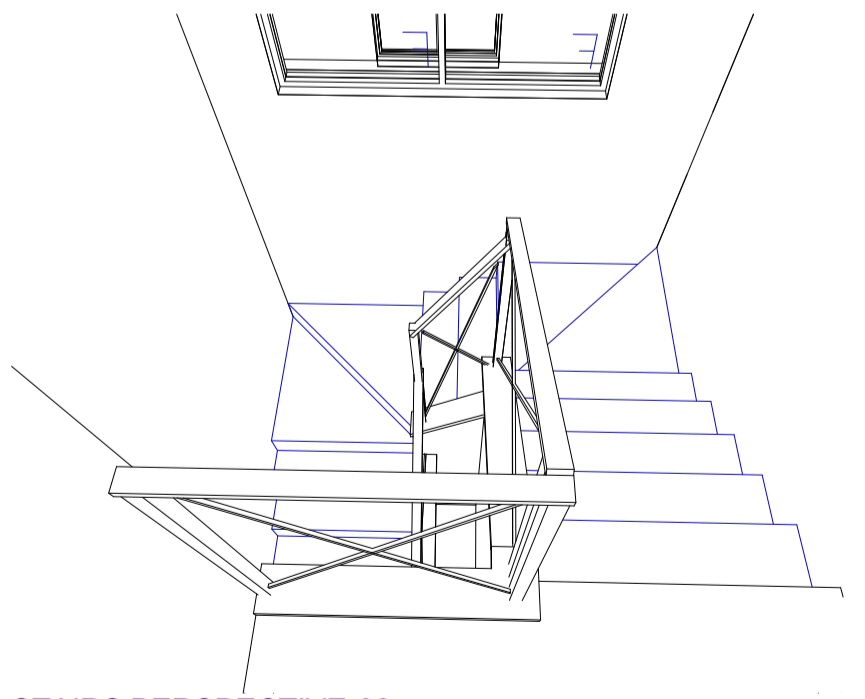
STAIR INFO
 RISER HEIGHT = 176.5
 TREAD WIDTH = 250
 HANDRAIL & BALUSTRADE AND STAIR TYPE TO BCA REQUIREMENTS
 HANDRAIL & BALUSTRADE STYLE IS INDICATIVE ONLY. REFER TO ADDENDA
 NO GAPS GREATER THAN 125mm PERMITTED IN BARRIER, GLAZING TO AS1288 & AS2047 AS REQUIRED.



3 STAIRS
1:50



STAIRS PERSPECTIVE 01



STAIRS PERSPECTIVE 02

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

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



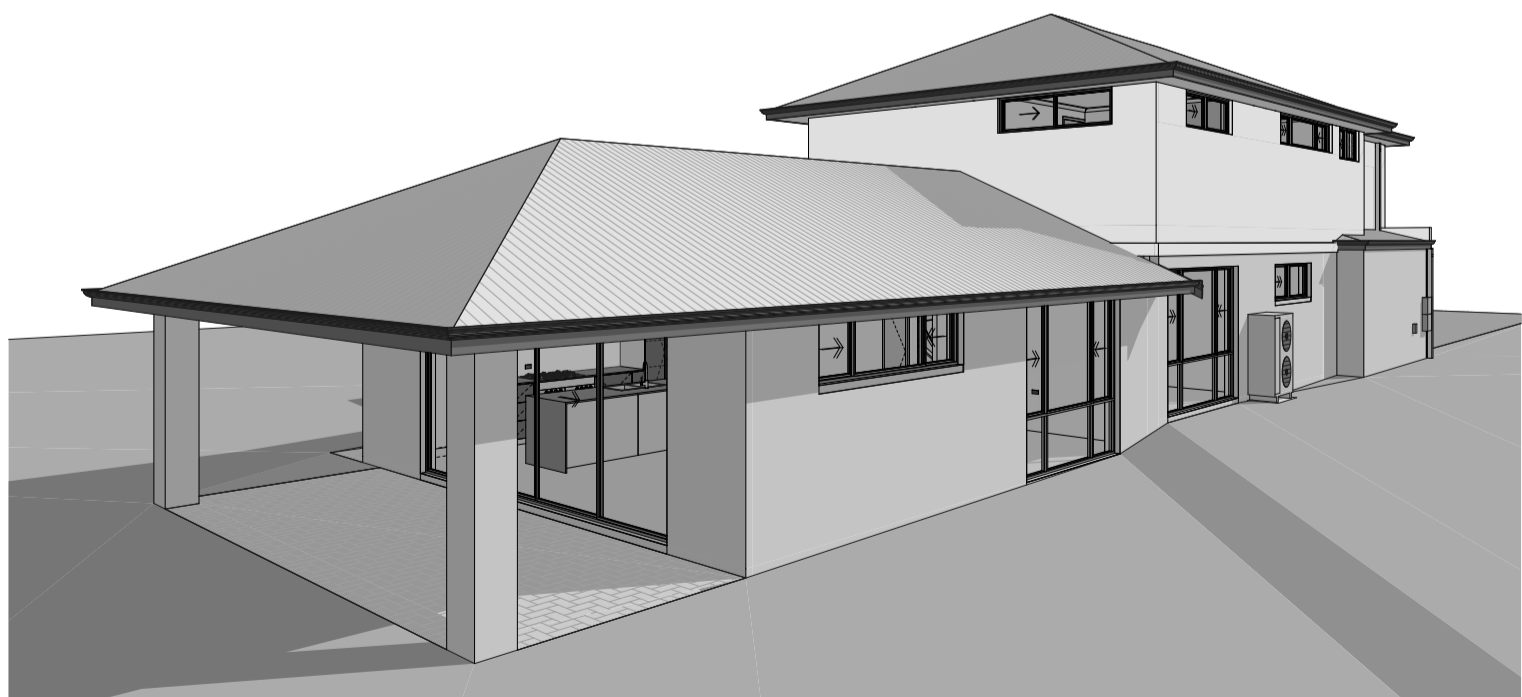
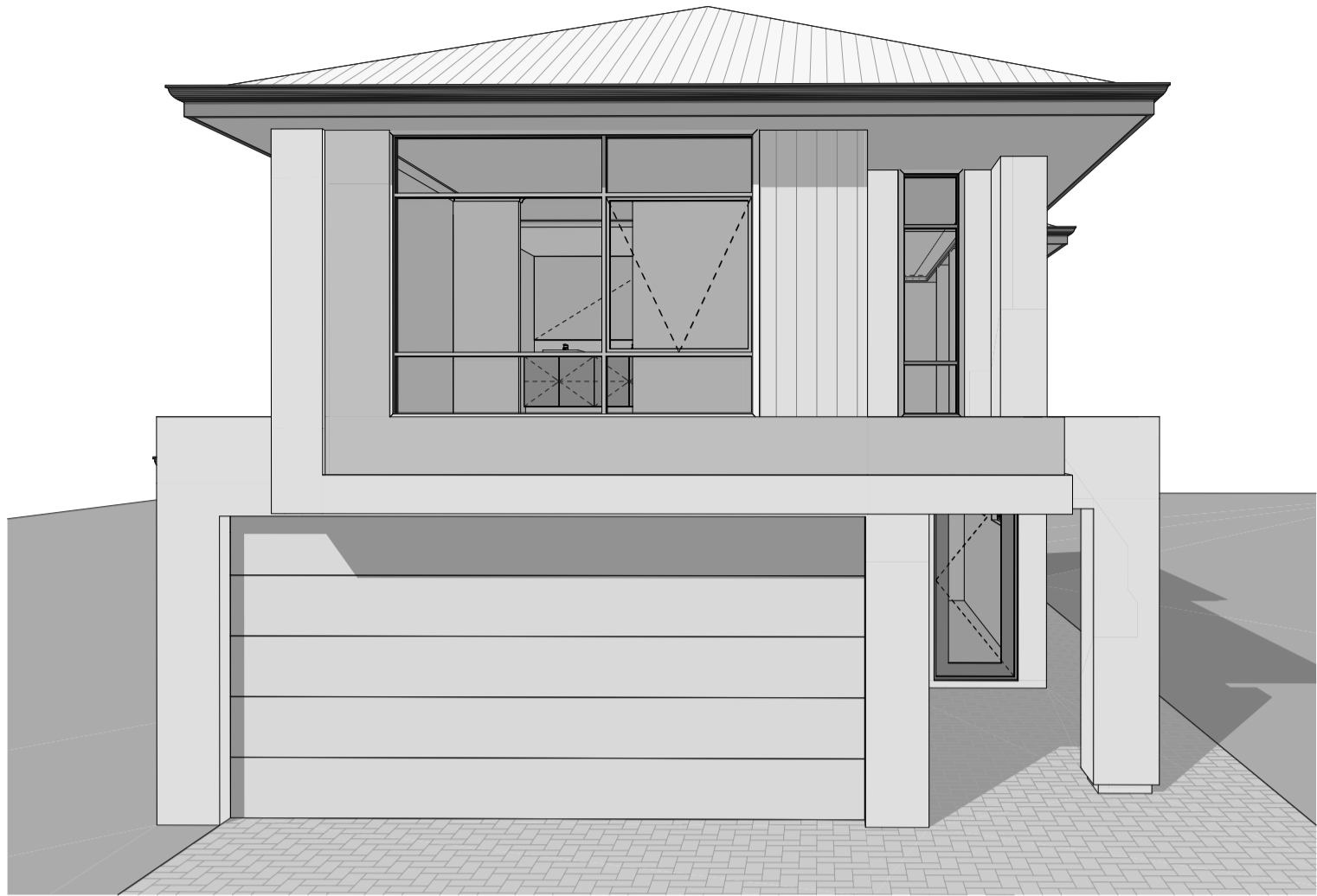
BUILDERS REGISTRATION N° 13521
 9 SANGIORGIO COURT
 OSBORNE PARK WA 6017
 Phone (08) 9208 9100 Fax (08) 9208 9102

© Copyright 2011

REV:	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'	ENGINEERS	SR	13.03.26
'3'	V04 (ITEMS 1-5)	AM	12.05.26
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT: **MUELLER**
 SITE ADDRESS: **LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154**
 SALES: SBK DRAWN: PG CHECKED: KB

THE ONE STAIRS LAYOUT
 DATE: 13/05/2026 SCALE: 1:50 SHEET N°: 17 of 18
 REVISION N°: 03 JOB N°: 2510028R



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

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....



BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

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VARIATIONS:

REV:	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'	ENGINEERS	SR	13.03.26
'3'	V04 (ITEMS 1-5)	AM	12.05.26
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT:

MUELLER

SITE ADDRESS:

LOT 601 (#12B) CHARLESON STREET MYAREE

WA 6154

SALES: SBK DRAWN: PG CHECKED: KB

THE ONE

PERSPECTIVES

DATE: 13/05/2026

SCALE:

SHEET N°:

18 of 18

REVISION N°:

03

JOB N°:

2510028R

Application for Development Approval

OWNER DETAILS		
Name: <u>Andreas Mueller</u>		
ABN (if applicable):		
Address: <u>10A North Lake Road</u>		
.....		Postcode: <u>6156</u>
Phone: <u>0466 231 671</u>	Fax:	
Mobile:	Email: <u>andyohmuller@yahoo.com</u>	
Contact person for correspondence: <u>Guida Roberts</u>		
Signature: <u>ABOWERS</u>	Date: <u>16/02/2026</u>	
Signature:		Date:
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 Clause 62(2).</i>		
APPLICANT DETAILS		
Name: <u>101 Residential</u>		
Address: <u>136 Hasler Road Osborne Park</u>		
.....		Postcode: <u>6017</u>
Phone: <u>08 9208 9100</u>	Fax:	
Mobile:	Email: <u>approvals@101residential.com.au</u>	
Contact person for correspondence: <u>Guida Roberts</u>		
<i>The information and plans submitted with this application may be made available by the Local Government in accordance with Clause 85 Schedule 2, Part II of the Planning and Development (Local Planning Scheme) Regulations 2015.</i>		
<input checked="" type="checkbox"/> Agree <input type="checkbox"/> Disagree		
Signature: <u>ABOWERS</u>	Date: <u>16/02/2026</u>	
PROPERTY DETAILS		
Lot No: <u>601</u>	House/Street No: <u>12B</u>	Location No:
Diagram/Plan No: <u>430156</u>	Certificate of Title Vol No: <u>4082</u>	Folio: <u>651</u>
Title encumbrances (e.g. easements, restrictive covenants):		
Street name: <u>Charlson Street</u>		Suburb: <u>Myaree</u>
Nearest street intersection: <u>Welby Place</u>		

PROPOSED DEVELOPMENT

Nature of development:

- Works
 Use
 Works and use

Is an exemption from development claimed for part of the development?

- Yes No

If yes, is the exemption for:

- Works
 Use

Description of proposed works and/or land use: Residential dwelling

Description of exemption claimed (if relevant):

Nature of any existing buildings and/or land use: None

Approximate cost of the proposed development (Ex GST) 727,495

Estimate time of completion: 30/05/2027

OFFICE USE ONLY

Acceptance Officer Initials: Date Received:

Local government reference No:

City of Melville Terms and Conditions

In submitting an application to City of Melville I accept the following terms and conditions:

I declare that the information and plans submitted are correct and can be relied upon for planning assessment purposes.

I understand that once an application fee invoice is issued, I have the period between invoice issue and my complete payment to decide if I wish to withdraw my application. Once my complete payment is made I will no longer be entitled to a refund of any portion of the complete application fees.

I acknowledge that the email address that I have provided in lodging this application is the email address to which I will accept any notification or communication from the City of Melville. Any changes so notified to the City of Melville will be via an email and contain all reference numbers used by the City of Melville and by me in relation to this application.

I declare I will accept time deadlines for information requested by City of Melville and understand that if I do not adhere to timeframes specified in communications that my applications may be determined with the available information.

I declare that by accepting these terms and conditions and submitting my application I have also read the City of Melville website terms and conditions, <http://www.melvillecity.com.au/site-information/terms-and-conditions> and I agree to be bound hereby.

If the application is being submitted by the owner, then as the representing owner I hereby declare that I am the owner as indicated on the application form.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

4082 651

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 601 ON DEPOSITED PLAN 430156

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ANDREAS MUELLER OF 10A NORTH LAKE ROAD ALFRED COVE WA 6154

(T Q660403) REGISTERED 17/11/2025

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. Q660404 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 17/11/2025.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP430156
PREVIOUS TITLE: 1247-400
PROPERTY STREET ADDRESS: 12B CHARLESON ST, MYAREE.
LOCAL GOVERNMENT AUTHORITY: CITY OF MELVILLE

Preliminary Agreement



This Agreement is between the parties nominated below to carry out certain works prior to the preparation of the Building Contract.

Your **first choice**

An Agreement made **14th October 2025**

Date: **14/10/2025**

Between:

1. **The Builder:** 101 Residential Pty Ltd (ACN 143 293 190) (BC 13521)

2. **The Owner/s:**

Owner 1:

Full name: Andreas Mueller

Email Address: andyohmuller@yahoo.com

Phone Number: 0466 231 671

Residential Address: 10A North Lake Road, Alfred Cove

Owner 2:

Full name: _____

Email Address: _____

Phone Number: _____

Residential Address: _____

The Owner/s having provided the Builder with the Design Brief, the parties agree to the following:

- The Builder must carry out the Preliminary Work
- The Owner/s must pay the Builder the Preliminary Works Fee

As described in the Schedule and on the Terms below.

Site address: Lot 53 (#12) Charleson Street, Myaree

Schedule

1. **Preliminary Works Fee:** ~~\$3000~~ or 1% of the contract value

101 Residential bank details:

Bank: Commonwealth

Account Name: 101 Residential Pty Ltd BSB: 066000 APS Number: 17364889

2. **Pre-contract Quotation:** Signed and dated: AM

14-Oct-2025 | 6:28 AM PDT

3. **Sketch:** Signed and dated: AM

14-Oct-2025 | 6:28 AM PDT

Preliminary Works

1. Immediately upon execution of this agreement the Builder will open up a file and put arrangements in place for all necessary administration work to be scheduled and carried out, based on the PCQ and signed sketch referenced above.
2. The Drawings work will commence when the Owner/s causes each of the following to be provided to the Builder:
 - 2.1 Preliminary Works Fee.
 - 2.2 Plan number for the site.
 - 2.3 Copy of the Offer & Acceptance on the stated lot or documented proof that the title for the lot is in the name of the Owner/s.
 - 2.4 Copy of easements, building restrictions and estate covenants applicable (if any) on the stated lot.
 - 2.5 Copy of Letter of Eligibility, or alternatively, bank statement or bank letter confirming sufficient funds to cover construction costs.
 - 2.6 Signed sketch or proposed plan and signed plan showing proposed siting of home.
3. Upon completion of the preliminary works, the Builder will produce a fully priced building contract and all supporting documentation ready for execution by the Owner/s.

I acknowledge I have read and understood the contents of this page.

14-Oct-2025 | 6:28 AM PDT

Initialed by the Owner/s: AM

Date: _____

Preliminary Works Fee

1. The Preliminary Works Fee must be paid on execution of this agreement: \$3000 or 1% of the contract value, whichever is greater.
2. If a building contract is entered into, the Preliminary Works Fee and any additional cost paid under this agreement will be treated as having been a part payment of the contract price payable under the building contract.
3. This agreement does not constitute a building contract, nor does it oblige either party to enter into a building contract. The Owner/s acknowledge and agree that if a building contract is not entered into the Preliminary works fee is non-refundable.
4. The Owner/s acknowledge and agree that the Builder will commence incurring the Administration works costs and commit itself to its consultants (Engineers/Surveyors' etc.) immediately after execution of this agreement and that the Preliminary Works Fee will only partially cover the cost to the Builder of carrying out the Preliminary Works.
5. If it is necessary to carry out any additional Preliminary Works not reasonably foreseeable at the time of entering into this agreement, the Builder may notify the Owner/s and the Owner/s must pay the Builder the additional cost to be incurred by the Builder in doing so, prior to commencement of those additional works.

Finance and Settlement

It is the responsibility of The Owner to provide in writing an unconditional formal finance approval and notification of settlement to 101 Residential immediately upon this information becoming available.

Authority to Exchange Information - Pursuant to The Privacy Act (1998)

I/We hereby authorise release of information to 101 Residential Pty Ltd from our finance institution, land agent and settlement agent. Information may include amount of finance approved and/or amount of funds held by the institution to facilitate the construction of the proposed dwelling(s), along with confirmation of settlement.

Annexure A - Authority of Application

The Owner authorises the Builder to sign and apply for applications and other required documentation for any shire, planning approval and building permits on the Owner's behalf and consents to the Builder disclosing information in its possession that the Builder considers reasonably necessary for the purposes of carrying out its obligations under this agreement including to suppliers, subcontractors, employees, statutory authorities, agents and other bodies.

Annexure B - Have you bought an Untitled Lot?

A title is required before the block of land you have purchased can be transferred into your name. Often lots are sold untitled, this means the Developer or Owner of the land is selling the lots before obtaining a Certificate of Title.

By entering into an agreement to construct a home on the lot without titles you agree to the following:

1. Building plans cannot be fully completed by 101 Residential until the Title has been issued or planning, development and other statutory approvals are available including surveys for your block.
2. 101 Residential is unable to send completed plans to the local council for Building Licenses until titles have been issued and the feature survey is completed. This may result in an adjustment to the house price, subject to the extent of these delays.

Note: Time taken to obtain Title for your land is out of 101 Residential' control. The Developer is primarily responsible for obtaining all necessary approvals so your Certificate of Title can be issued.

I acknowledge I have read and understood the contents of this page.

14-Oct-2025 | 6:28 AM PDT

Initialed by the Owner/s:

Date:

Terms & Conditions

Design Compliance

1. The Owner/s acknowledge and agree:
 - 1.1 The placement of the home on the block is at the discretion of the Builder. The home will be placed to comply with the R Codes and avoid the need for additional planning approval. Additional planning approval or R Code variations may be required if the owner wishes to locate the home on another part of the block than that nominated by the builder.
 - 1.2 The Local Authority may require amendments to the contract drawings in order comply with the overshadowing provisions of the R Codes as a condition of granting a building permit or may require the Owner to obtain planning approval. If required and such amendments have not been allowed for in the Contract Price, this will be a variation to the Contract Price.
 - 1.3 The Builder is required to build the home in accordance with the National Construction Code (NCC) version applicable when the building permit is applied for considering any transition period allowed in the Building Regulations. The National Construction Code (NCC) is subject to periodic amendments, which may mean previously acceptable designs are now unacceptable, consequently requiring the design of the home to be amended to comply and the Contract Price varied.
 - 1.4 The Builder will execute the preparation of plans work based on the Sales Sketch and the pricing in the Pre-Contract Quotation. Any representation whether oral or written not contained in the Sales Sketch, Pre-Contract Quotation, the Structural Changes documents and/or Final Confirmation documents will not be considered.
 - 1.5 At the time of signing, the National Construction Code (NCC) Energy Efficiency requirements are unknown as the Prestart changes and Final Working Drawings are yet to be finalised and assessed. At this point if there are changes to be made to the dwelling they will be affected by way of Variation by mutual agreement between both parties.

Importance of the Contract Documentation

2. The Owner/s acknowledge and agree:
 - 2.1 If a building contract is executed, the Builder will build to the drawings and specifications prepared pursuant to this agreement and on the terms in the building contract and nothing else.
 - 2.2 It is the Owner/s' responsibility to ensure that:
 - i. Any representations made by any sales staff or any other person that are not reflected in such drawings or specifications and/or the terms of the building contract are of no force or effect unless the Owner/s contact the Builder and have the drawings and specifications and/or the contract terms amended prior to execution.
 - ii. Everything the Owner/s want or understood they were getting in the home is properly documented in such drawings and specifications and to inform the Builder of any change required prior to execution.
 - iii. The terms on which the Owner understood they were contracting to are set out in the building contract and to inform the Builder of any change required prior to execution.

I acknowledge I have read and understood the contents of this page.

14-Oct-2025 | 6:28 AM PDT

Initialled by the Owner/s:



Date:

Copyright

1. The Owner/s warrants that any sketch, drawing or other document and any information the Owner/s have provided to the Builder do not and will not infringe copyright. The Owner/s agree to indemnify the Builder for any loss the Builder may suffer should such sketch, drawing or other document or information infringe copyright or other intellectual property right.
2. Notwithstanding payment of the Preliminary Works Fee, ownership of copyright in the drawings and specification prepared by the Builder at all times remains with the Builder and the Owner/s will not have a license to use such drawings and specification unless the Owner/s enter into a binding building contract with the Builder. Should the Owner want to build to such drawings and/or specification with another builder, the license fee payable to the Builder will be \$30,000.

Signatories

Signed by (Owner 1): DocuSigned by:
Andreas Mueller
B7A35268671C481...

14-Oct-2025 | 6:28 AM PDT

Date: _____

Signed by (Owner 2): _____

Date: _____

Signed by the Builder 101 Residential Pty Ltd
(ACN 143 293 190) (B643521):

Boon Hiang Sim
E01180E1611841A...

Date: _____

14-Oct-2025 | 9:29 PM AWST



101residential.com.au

5 February 2026

City of Melville
Locked Bag 1
Booragoon WA 6954

Dear Sir/Madam,

**DEVELOPMENT APPLICATION FOR SINGLE RESIDENTIAL DWELLING AT
LOT 53 (NO. 12) CHARLESON STREET MYAREE**

Please find attached an application for Planning approval, copies of the plans and the relevant fee for the above mentioned property.

The proposed development wishes to vary the following clause:

Part B 5.3.7 Siteworks

- **Retaining wall on western boundary more than 500mmH with NIL setback**

Justification:

- The lot falls 1.9m from front to rear making it difficult to comply with the Deemed to Comply provisions of the R Codes
- The proposed retaining wall complies with the Design Principles in the following manner:
 - a. An average cut and fill has been provided over the length of the building, the design responds to the natural features of the site reasonably well considering the lot is narrow causing building length to be much longer than a standard house
 - b. The orientation of the lot means that the retaining wall will not cause undue shadow on the adjoining properties
 - c. The variation in retaining wall height will not impact the streetscape
 - d. The proposed retaining wall near the Alfresco is 1200mmH for the purpose of providing screening to adjoining properties through an 1800H fence over the retaining.

Should you require any further information please do not hesitate to phone me on 9208 9100 or email at approvals@101residential.com.au.

Kind Regards,

Guida Roberts
Shire Approvals Officer
101 Residential

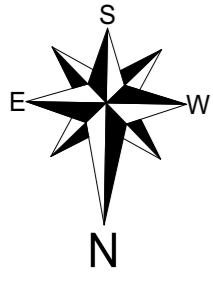
136 Hasler Road, Osborne Park, WA 6017

T 08 9208 9100 F 08 9208 9102

101 Residential Pty Ltd ABN 87 143293190

innovative homes by
SCOTT PARK
Managing Director

LOT 601



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.

+	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

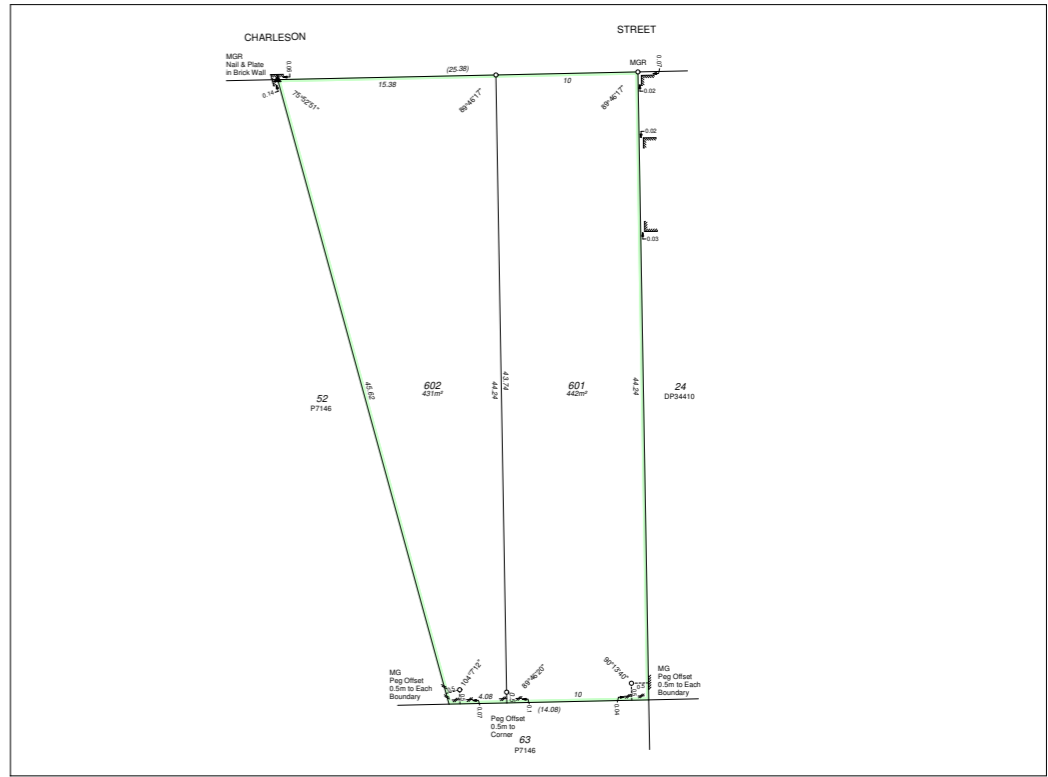


BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

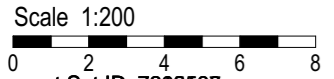
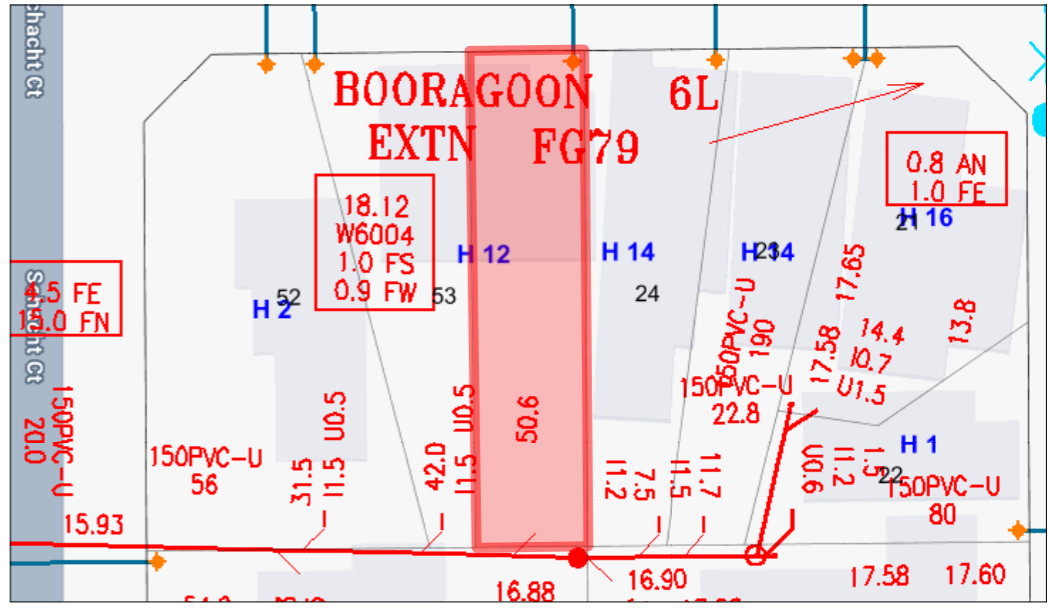
© Copyright 2011 Ref.

CONTOUR & FEATURE SURVEY

LOT Lot 601 (DP 430156)
ADDRESS #12B Charleson Street, Myaree
LGA CITY OF MELVILLE
CLIENT Mueller
ORDER # 2510028R
GPS Lat: -32.037666 Long: 115.820470
SSA No AREA 442m² VOL. 4082 FOL. 651



ELEC.	U/Ground / O/Head	SEWER	Yes	ROADS	Bitumen	COASTAL	No
GAS	Check Alinta	COMMS	Yes	PATH	Nil	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Non-Mount	VEG.	Light Grass Cover



THE ONE	
SITE INFO PLAN	
DATE: 20/01/2026	SHEET N°: 01 of 18
SCALE: 1:200	
REVISION N°: 01	JOB N°: 2510028R

VARIATIONS:			
REV:	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26

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

OWNERDATE.....

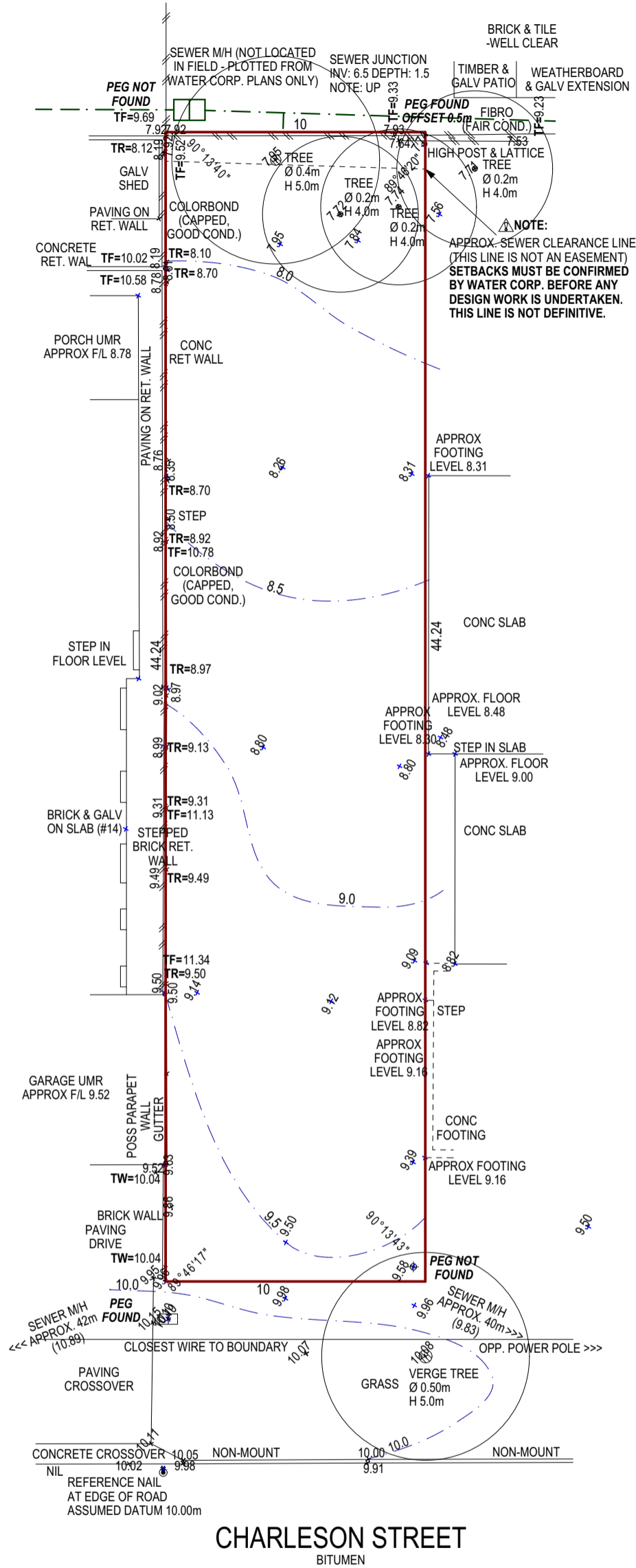
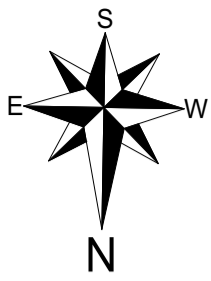
OWNERDATE.....

BUILDERDATE.....

COTTAGE SURVEYS LICENSED SURVEYORS

87-89 Guthrie St Osborne Park WA 6017
PO Box 1611 Osborne Park BC WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB: 625894 DATE: 27 Oct 25 DRAWN: J. Jee



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.

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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.

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LOT MISCLOSE
0.000m



⊕	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

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	625894	GPS	Lat: -32.037666 Long: 115.820470
CLIENT	Mueller	ORDER #	2510028R
ADDRESS	Charleson Street	LOT	Lot 601 (DP 430156)
SUBURB	Myaree	LGA	CITY OF MELVILLE
AREA	442m ²	VOL.	4082
FOL.	651	DATE	27 Oct 25
SSA No			

ROADS	Bitumen	ELEC.	U/Ground / O/Head
KERBS	Non-Mount	COMMS.	Yes
FOOTPATH	Nil	WATER	Yes
SOIL	Sand	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	Light Grass Cover	COASTAL	No

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

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

101

BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

VARIATIONS:

REV.	DESCRIPTION:	INT.	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'			
'3'			
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

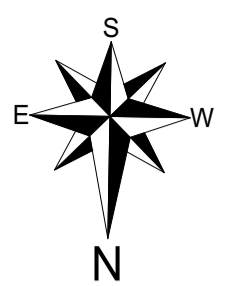
CLIENT: **MUELLER**

SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154

SALES: SBK DRAWN: PG CHECKED: KB

THE ONE EXISTING SITE

DATE: 20/01/2026 SHEET N°: 02 of 18
SCALE: 1:200
REVISION N°: 01 JOB N°: 2510028R



SITE COVERAGE	
ZONED	R20
% ALLOWED	50%
SITE AREA	442.40m ²
SITE COVER AREA	169.03m ²
SITE COVER =38.2%	

Soak Well Type	No.	Capacity
SW 1200x900	3	3.1 m3
SW 1200x1200	1	1.4 m3
Total Capacity		4.4 m3
Roof Area GF		111.8 m2
Paved Area		67.8 m2
Roof Area UF		121.3 m2
Total Area		300.9 m2
Capacity Required (Area x 0.0125)		3.8 m3
Extra Capacity Provided		0.7 m3

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

LOCATION OF SERVICES

ELECTRICAL NOTE:
3 - PHASE POWER

NOTE:
NO OVERSHADOW TO ADJOINING LOTS.

CONCRETE NOTE:
SET SHOWER RECESS'S DOWN 50mm (25mm BELOW 25mm SET DOWN). MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS

STORMWATER NOTE:
STORMWATER DISPOSAL TO BUILDER'S SPECIFICATIONS. LOCATION OF SOAKWELLS ARE INDICATIVE ONLY AND MAY CHANGE AT THE DISCRETION OF THE PLUMBER.

PRELAY NOTE:
PLUMBING PRELAY REQUIRED FOR ISLAND CUPBOARD REFER TO FLOOR PLAN.

PLUMBERS NOTE:
SEWER REFLUX VALVE AT SEWER JUNCTION FOR HOBLESS SHOWERS.

TERMITE TREATMENT NOTE:
TERMITE TREATMENT WILL BE CARRIED OUT IN ACCORDANCE WITH HOUSING PROVISIONS PART 3.4 OF THE NCC -BUILDING CODE OF AUSTRALIA AND AS3660.1:2014 THROUGH THE USE OF TERMITE RESISTANT MATERIALS FOR ALL PRIMARY BUILDING ELEMENTS, AS FOLLOWS:
*CONCRETE SLAB IN ACCORDANCE WITH AS2870 & AS3600
*MASONRY IN ACCORDANCE WITH AS3700 *PRESERVATIVE TREATED TIMBER IN ACCORDANCE WITH AS1604 AND APPENDIX D OF AS3660.1:2014

SITE CLASSIFICATION : A
FOOTING DETAIL : REF TO ENGS
WIND CATEGORY : N1
CORROSION CLASS : R3

Proposed L'stone Retaining. Limestone Retaining (required)
Proposed Panel & Post Retaining. Panel & Post Retaining (required)

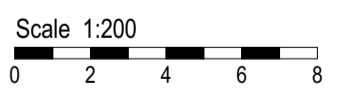
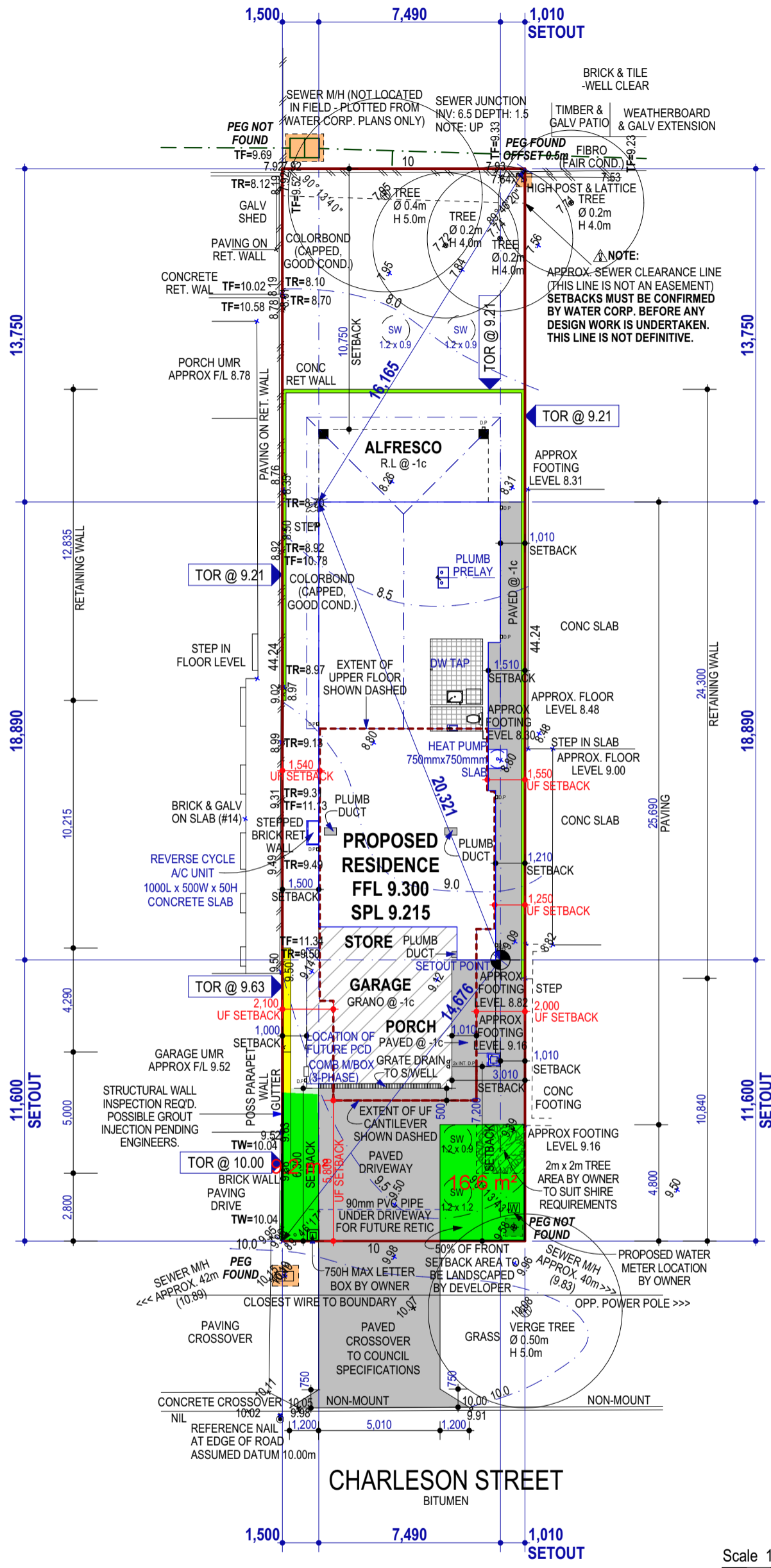
DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building 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.

LOT MISCLOSE
0.000m



LEGEND	
☉	POWER DOME
⚡	POWER POLE
☎	PHONE PITS
☎	WATER CONN.
☎	TOP PILLARPOST
TP=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

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	625894	GPS	Lat: -32.037666 Long: 115.820470
CLIENT	Mueller	ORDER #	2510028R
ADDRESS	Charleson Street	LOT	Lot 601 (DP 430156)
SUBURB	Myaree	LGA	CITY OF MELVILLE
AREA	442m ²	VOL.	4082
FOL.	651	SSA No	
DATE	27 Oct 25		

ROADS	Bitumen	ELEC.	U/Ground / O/Head
KERBS	Non-Mount	COMMS.	Yes
FOOTPATH	Nil	WATER	Yes
SOIL	Sand	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	Light Grass Cover	COASTAL	No

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT :
OWNERDATE.....
OWNERDATE.....
BUILDERDATE.....

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BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

VARIATIONS:	DESCRIPTION:	INT:	DATE:
REV:	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
1'			
2'			
3'			
4'			
5'			
6'			
7'			
8'			
9'			

CLIENT: **MUELLER**

SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154

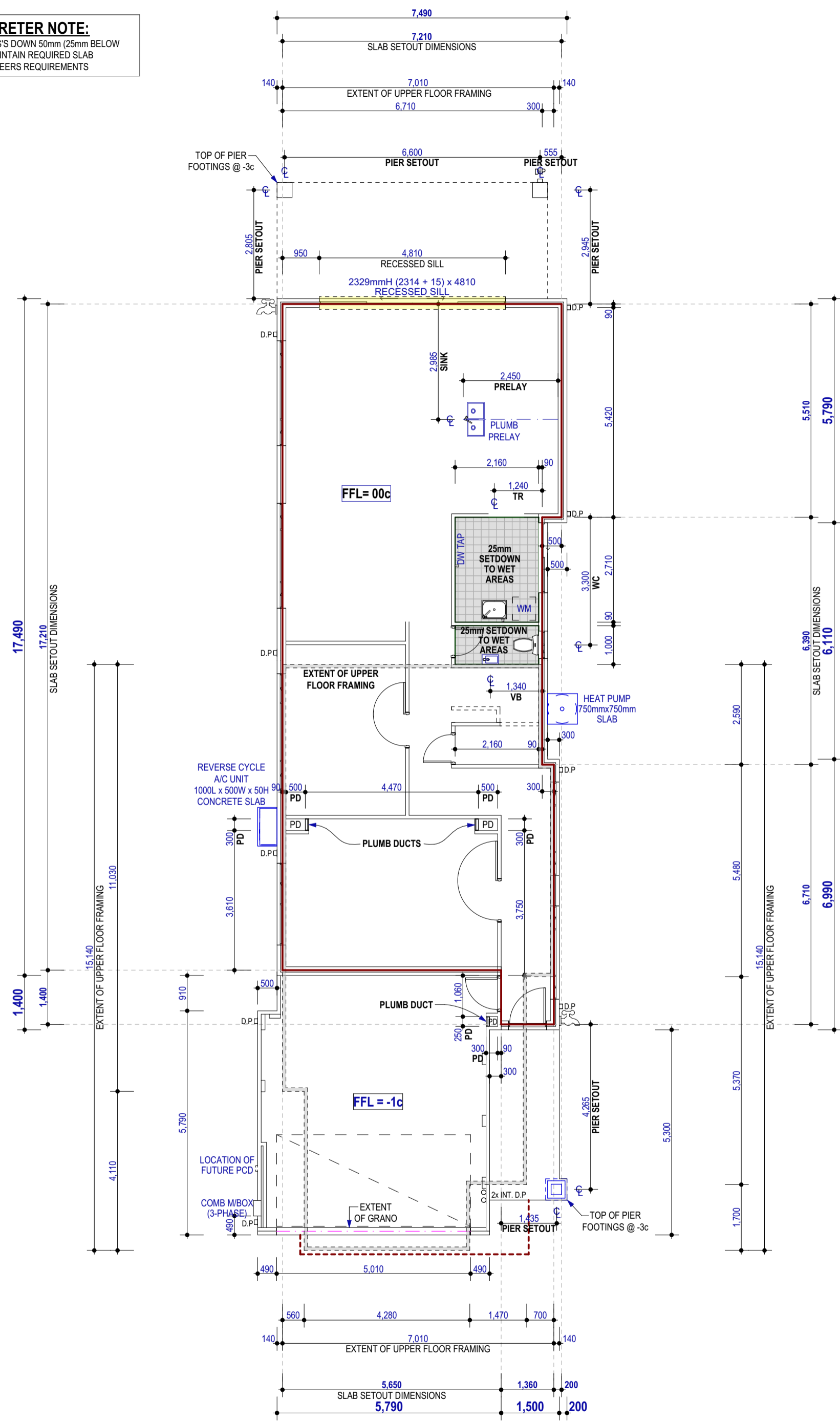
SALES: SBK DRAWN: PG CHECKED: KB

THE ONE SITE PLAN

DATE: 20/01/2026 SHEET N°: 03 of 18
SCALE: 1:200
REVISION N°: 01 JOB N°: 2510028R

CONCRETER NOTE:

SET SHOWER RECESS'S DOWN 50mm (25mm BELOW 25mm SET DOWN). MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS



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

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....

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VARIATIONS:			
REV:	DESCRIPTION:	INT:	DATE:
1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
2'			
3'			
4'			
5'			
6'			
7'			
8'			
9'			

CLIENT: **MUELLER**

SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154

SALES: SBK DRAWN: PG CHECKED: KB

THE ONE

SLAB LAYOUT GF

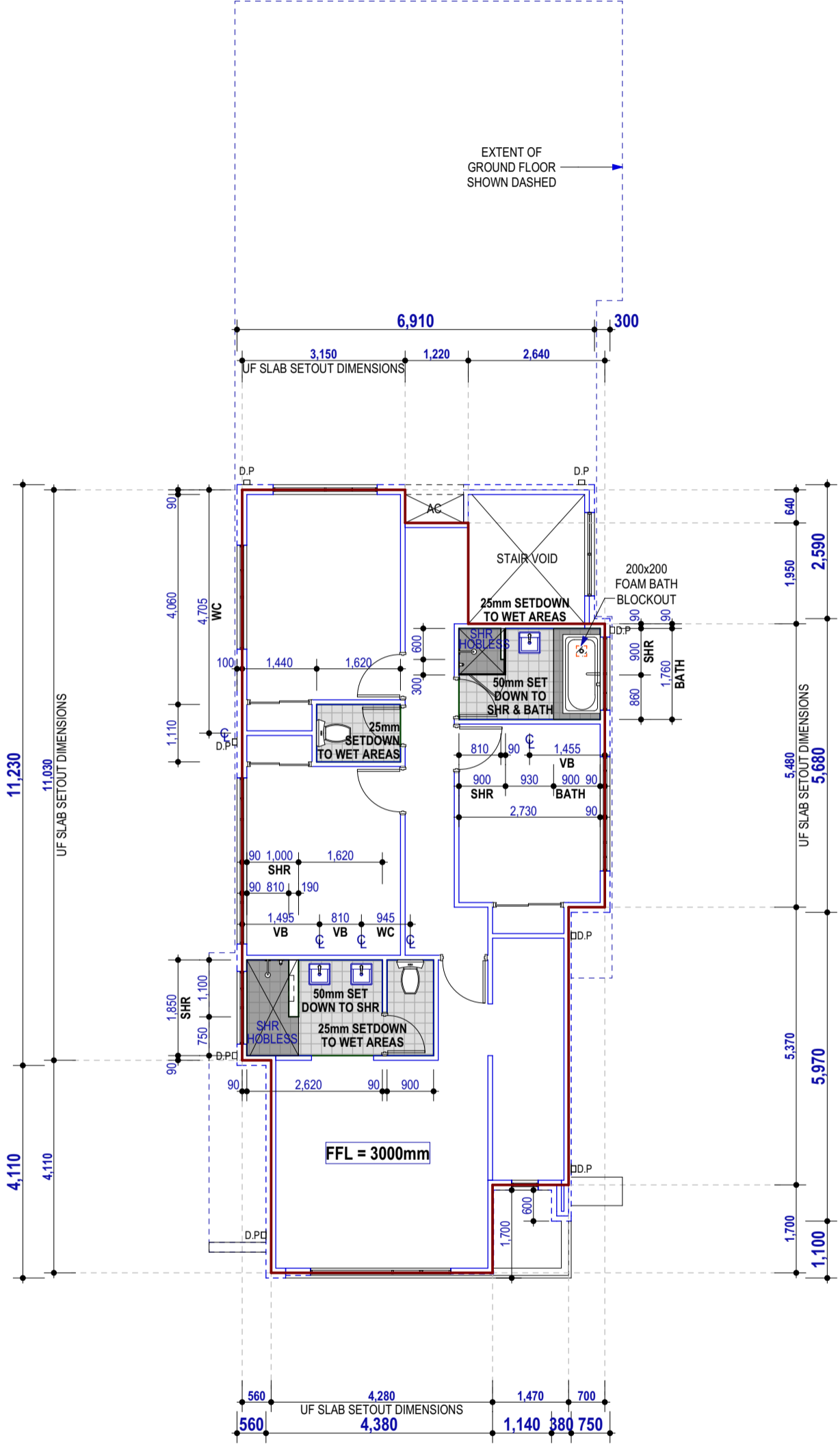
DATE: 20/01/2026 SHEET N°: 04 of 18

SCALE: 1:100

REVISION N°: 01 JOB N°: 2510028R

 DENOTES 200x200 FOAM BLOCKOUT FOR BATH WASTE

CONCRETER NOTE:
 SET SHOWER RECESS'S DOWN 50mm (25mm BELOW 25mm SET DOWN). MAINTAIN REQUIRED SLAB THICKNESS TO ENGINEERS REQUIREMENTS



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

101
 BUILDERS REGISTRATION N° 13521
 9 SANGIORGIO COURT
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VARIATIONS:			
REV:	DESCRIPTION:	INT:	DATE:
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'3'			
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT: **MUELLER**
 SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154
 SALES: SBK DRAWN: PG CHECKED: KB

THE ONE	
SLAB LAYOUT UF	
DATE: 20/01/2026	SHEET N°: 05 of 18
SCALE: 1:100	
REVISION N°: 01	JOB N°: 2510028R

GF CL @ 306 THRU/OUT
UF CL @ 2435 THRU/OUT
ALL UNLESS OTHERWISE NOTED

EXTERNAL WALLS CONSISTS OF 230mm MDE
CANTY BRICK CONST. UNLESS NOTED OTHERWISE.
90mm EXTERNAL LEAF & 90mm INTERNAL LEAF.

(NO PLASTER)
EXTENT OF RENDER AS MARKED
REFER TO ELEVATIONS

BRICKLAYER NOTE
RUN KITCHEN BENCHTOP UNDER WINDOW FRAME
OUT BENCH DOWN TO SILL BENCHTOP SELECTION.

ALL CAVITY CLOSERS AND STRUCTURAL COLUMNS
TOP OF PIER FTS @ 40% U.N.O

ROOF CARPENTER NOTE
NOTE: PLANS DETAILED FOR 'TRADITIONAL' ROOF
FRAME CONSTRUCTION

CONFORMING TO A.S. 1684 U.N.O

TRIM OUT CEILING JOISTS TO
550 X 550 AT MANHOLE LOCATION

ENSURE ROOFING MEMBERS ARE KEPT CLEAR
OF RANGEROOD FLE

PLUMBER NOTE
DOWNPIPE & FLOOR WASTE LOCATIONS ARE
INDICATED ONLY & MAY CHANGE AT THE
DISCRETION OF THE PLUMBER.

FIXING CARPENTER NOTE
ALL ROBES TO HAVE 1X SHELF & HANGING RAIL
45MM

ALL LINENS, BUILT-IN FTYS, INTERNAL STORES
TO HAVE 4X SHELVES @ 400 CTS 450MM

BROOM & CLOAK CUPPS TO HAVE 1X SHELF
ALL TOP SHELVES @ 1750 AFL

OTHER NOTES
PROVIDE R4.1 INSULATION TO CEILING THRU
OUT HOUSE AND GARAGE ONLY TO BCA REQ.

UPPER FLOOR TO BE TIED DOWN TO GROUND
FLOOR AS PER ENGINEERS SPECIFICATION

TERMITTE TREATMENT NOTE:
TERMITTE TREATMENT WILL BE CARRIED OUT
IN ACCORDANCE WITH HOUSING PROVISIONS
PART 3.4 OF THE NCC

- BUILDING CODE OF AUSTRALIA AND
AS3660 1:2014 THROUGH THE USE OF
TERMITTE RESISTANT MATERIALS FOR ALL
PRIMARY BUILDING ELEMENTS, AS FOLLOWS:

AS2870 & AS3600
CONCRETE SLAB IN ACCORDANCE WITH
MASONRY IN ACCORDANCE WITH AS3700

PRESERVE THE TREATED TIMBER IN
ACCORDANCE WITH AS1604 AND APPENDIX D
OF AS3660 1:2014

INTERNAL DOORS NOTE:
ALL INTERNAL DOORS TO BE 2000H (25C) U.N.O

BUILD METHOD: CFTW
GROUND FLOOR: Double Brck, Slab on Ground

UPPER FLOOR SLAB: Concrete on Metal Truss

UPPER FLOOR WALLS: Timber Wall, 100mm Thermal Clad

ROOF TYPE: Coloband

SITE CLASSIFICATION: A

REF TO ENGS
FOOTING DETAIL

R3
CORROSION CLASS

RENDER NOTE:
EXTENT OF RENDER TO FRONT ELEVATION AND RETURNS
ONLY.

RENDER COLOUR 1: - - - - -
RENDER COLOUR 2: - - - - -
NOMINATED CLADDING:

EXTENT SHOWN AS SHOWN ON PLANS.

NCC NOTE:
GUTTERS & DOWNPIPES IN ACCORDANCE WITH AS3500.3
AND NCC

NCC NOTE:
LEFT OFF HINGES WHERE REQUIRED IN ACCORDANCE WITH
PART 10.4.2 OF HOUSING PROVISIONS

UPPER FLOOR CONSTRUCTION NOTE
ALL EXTRA STUDWORK FOR:

- MC ROLL HOLDER @ 150mm
- TOWER RING @ 1200mm
- TOWER RING @ 1200mm

- TOWER RING @ 1200mm
- TOWER RING @ 1200mm
- TOWER RING @ 1200mm

UPPER FLOOR HEIGHTS
FEL = 3000mm
CL = 545mm
HEIGHT O/A = 2435mm (28c)

UPPER FLOOR GLAZING
UPPER FLOOR WINDOWS TO COMPLY WITH HOUSING
PROVISIONS 11.3.7

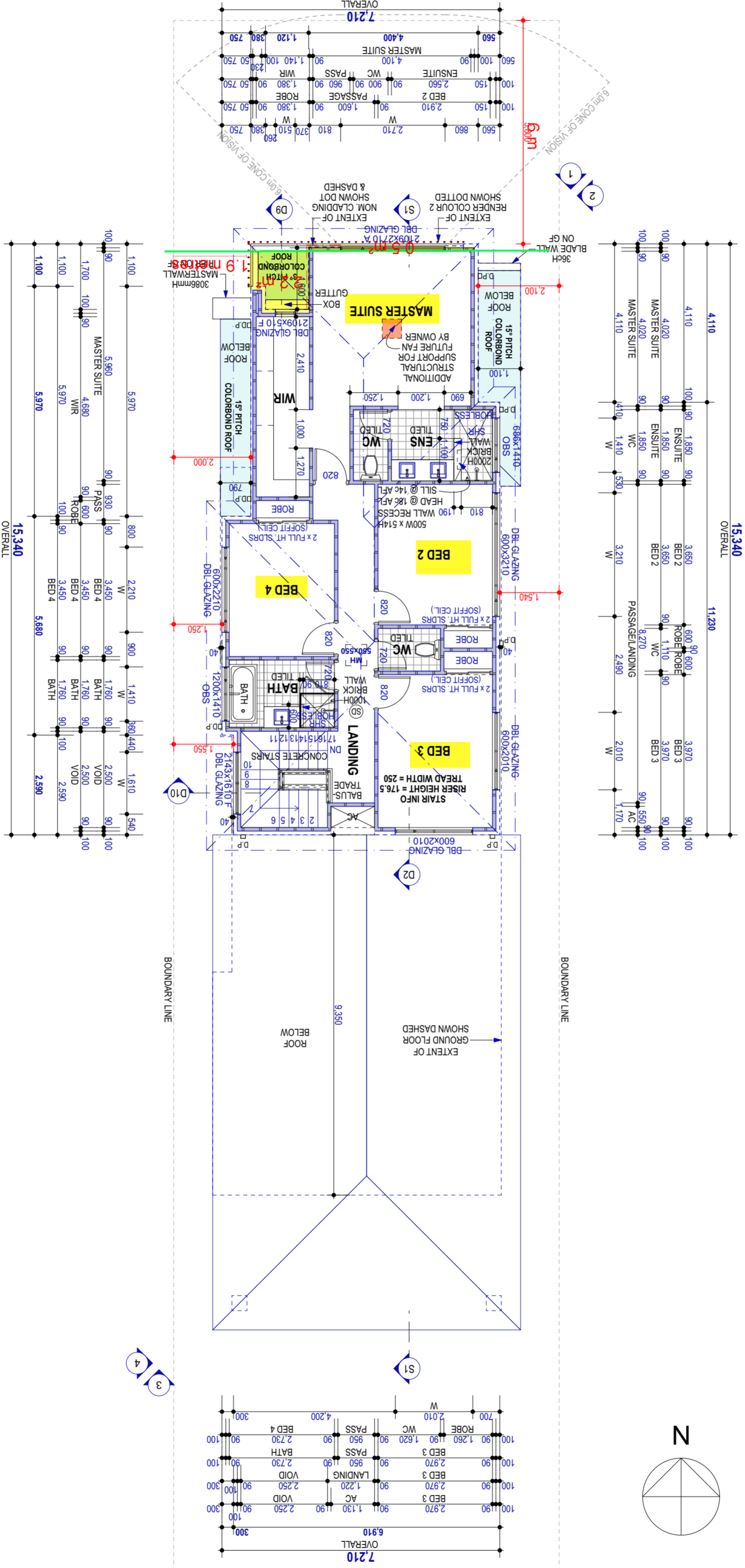
AREAS	Name	Perimeter	Area
GROUND FLOOR	129.281	53.360	
UPPER FLOOR	99.577	46.300	
GARAGE/STORE	39.744	25.720	
ALFRESCO	20.970	19.980	
PORCH	8.030	12.800	
TOTAL	297.602 m²		

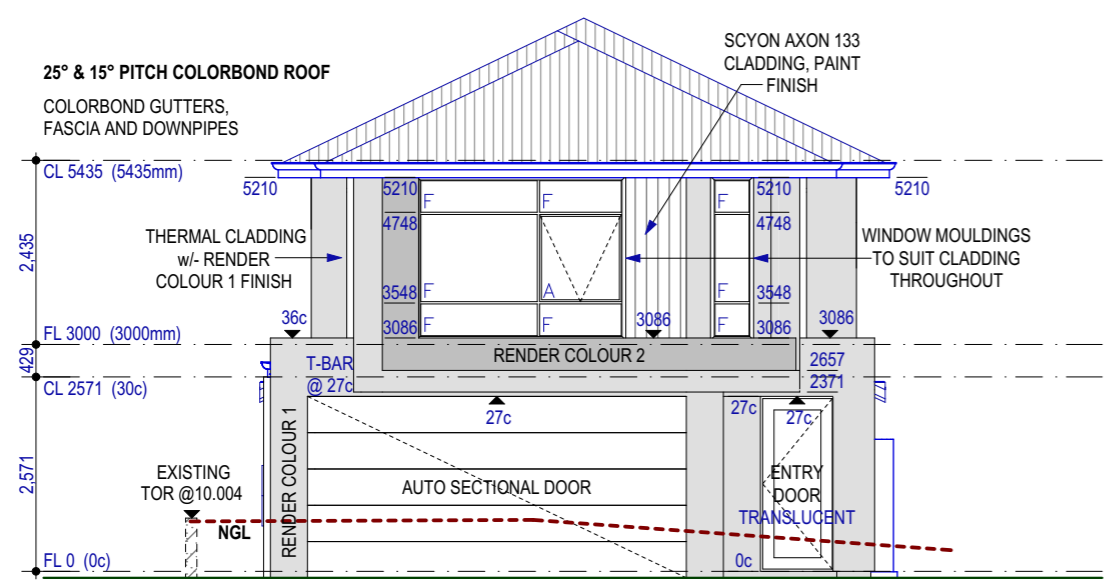
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT :
OWNER DATE
OWNER DATE
BUILDER DATE

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BUILDERS REGISTRATION N° 13824
9 SANJORIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102
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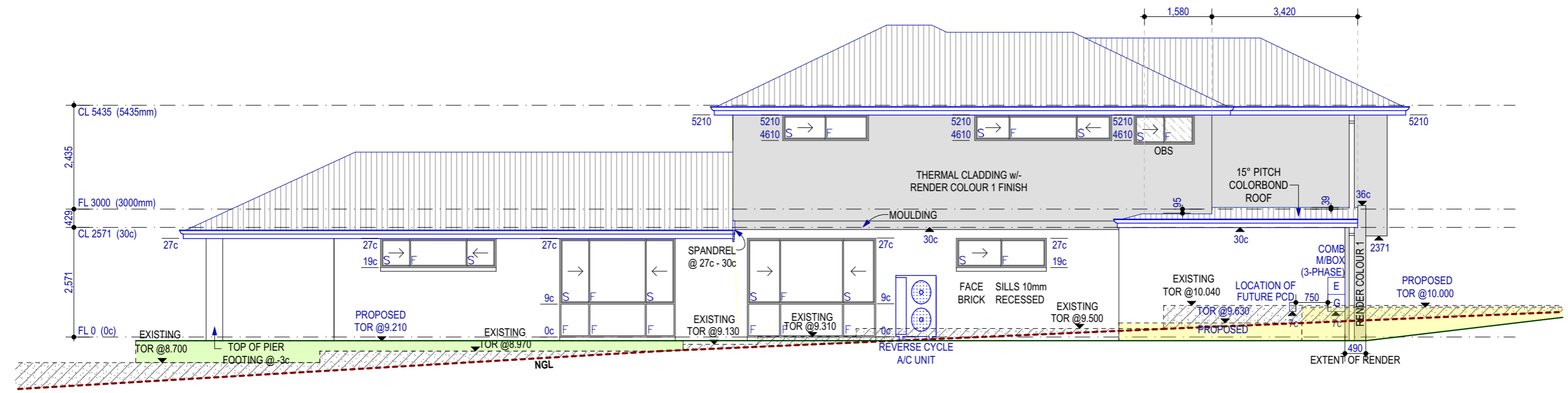
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2. SALES: SBK DRAWN: PG CHECKED: KB
3. WA 6154
4. REVISION N°: 01
5. JOB N°: 2510028R

CLIENT: MUELLER
SITE ADDRESS: LOT 601 (#12B) CHARLESSON STREET MYAREE
DATE: 20/01/2026
SCALE: 1:100
SHEET N°: 07 of 18
REVISION N°: 01
JOB N°: 2510028R
DATE: 20/01/2026
SCALE: 1:100
SHEET N°: 07 of 18
REVISION N°: 01
JOB N°: 2510028R





1 ELEVATION
1:100



2 ELEVATION
1:100

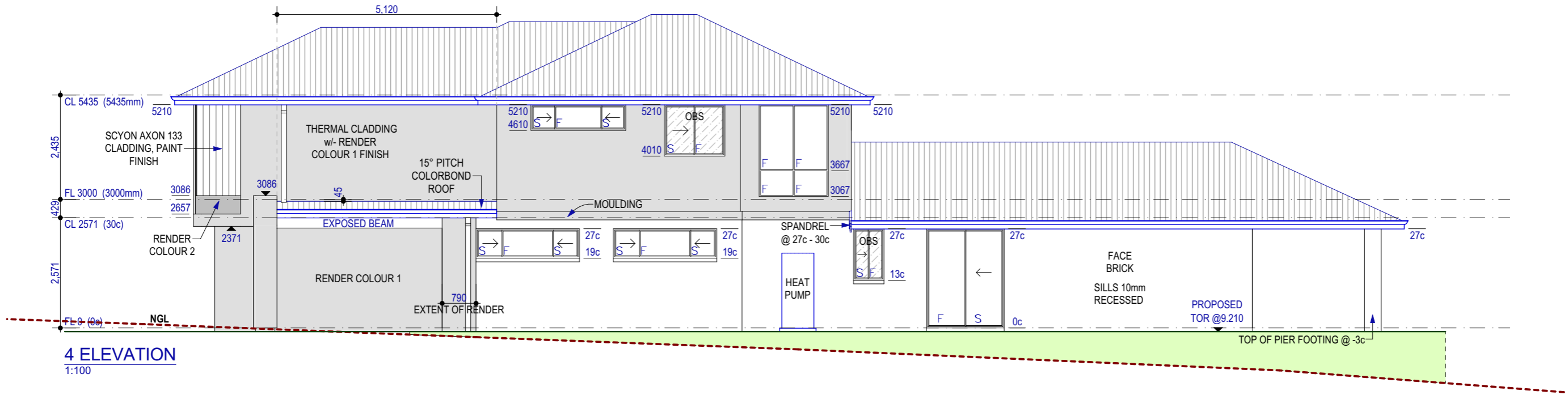
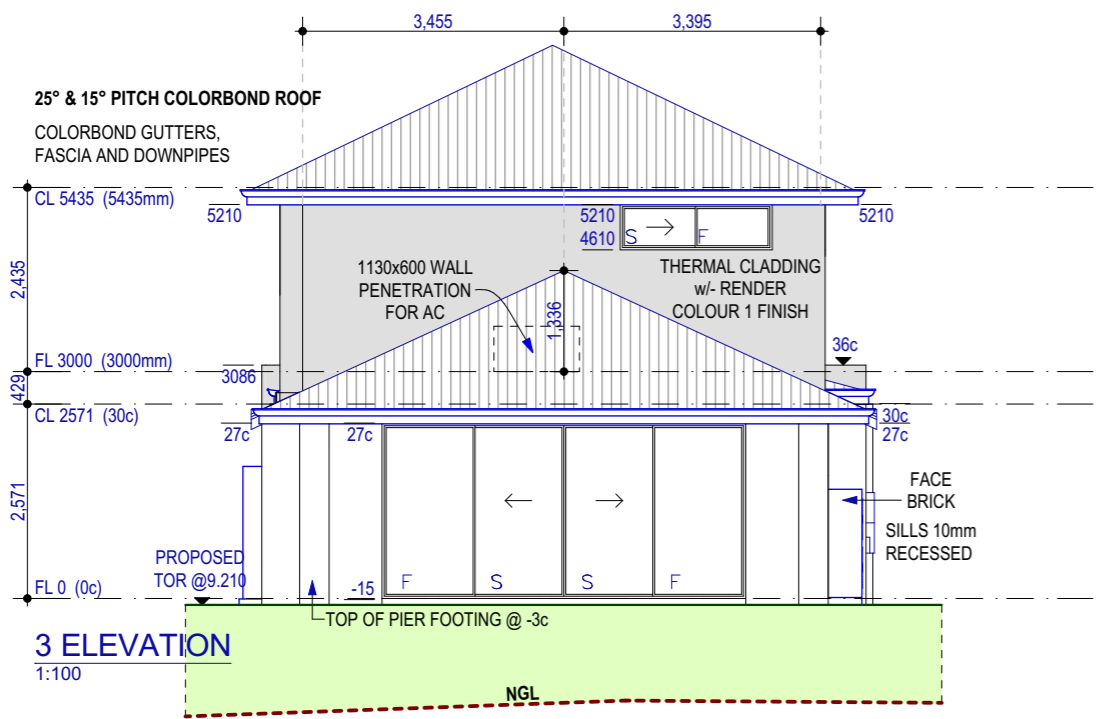
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OWNERDATE.....
OWNERDATE.....
BUILDERDATE.....

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REV.	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'			
'3'			
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT: **MUELLER**
SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154
SALES: SBK DRAWN: PG CHECKED: KB

THE ONE ELEVATIONS 01	
DATE: 20/01/2026	SHEET N°: 08 of 18
SCALE: 1:100	
REVISION N°: 01	JOB N°: 2510028R



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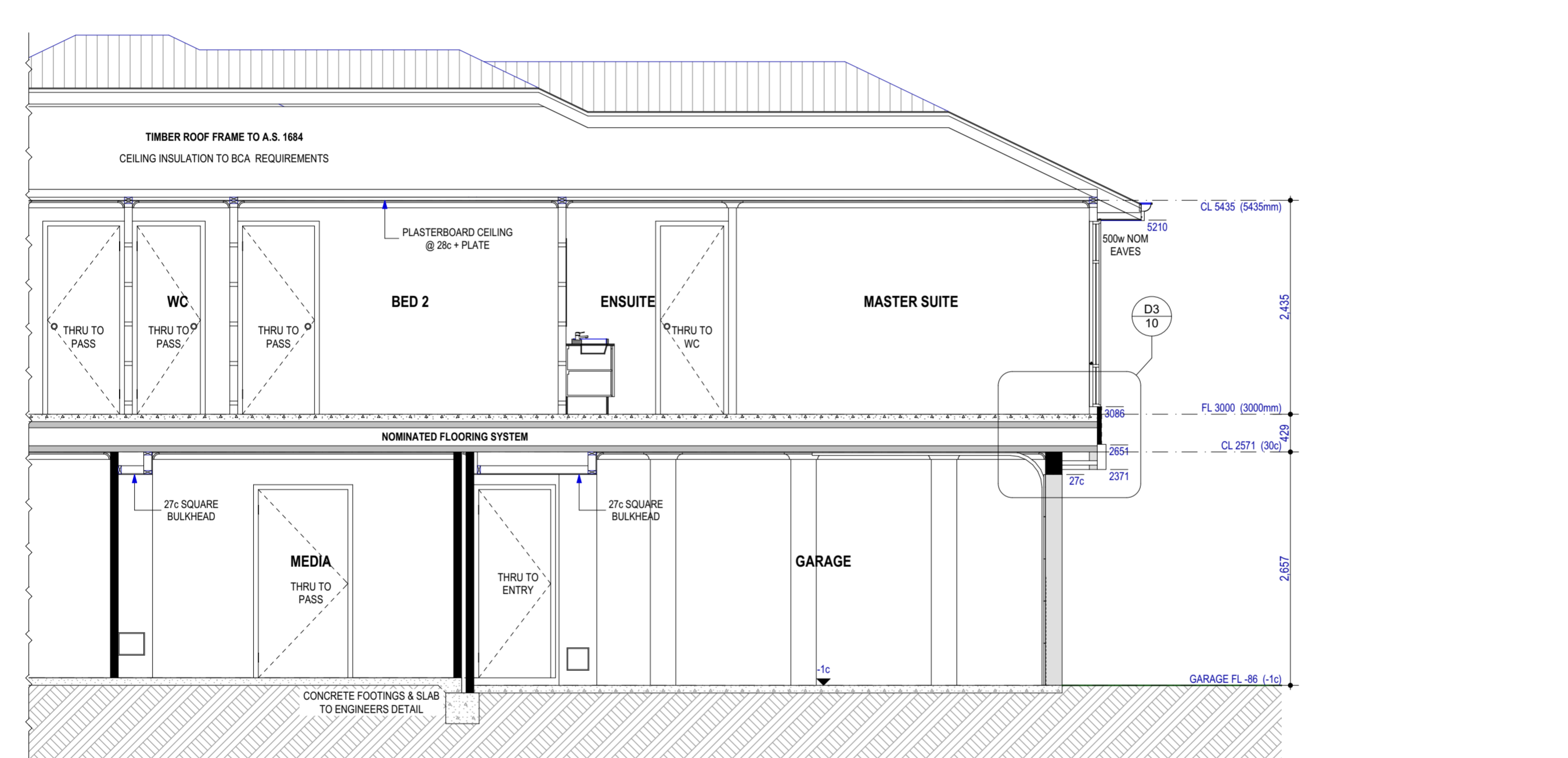
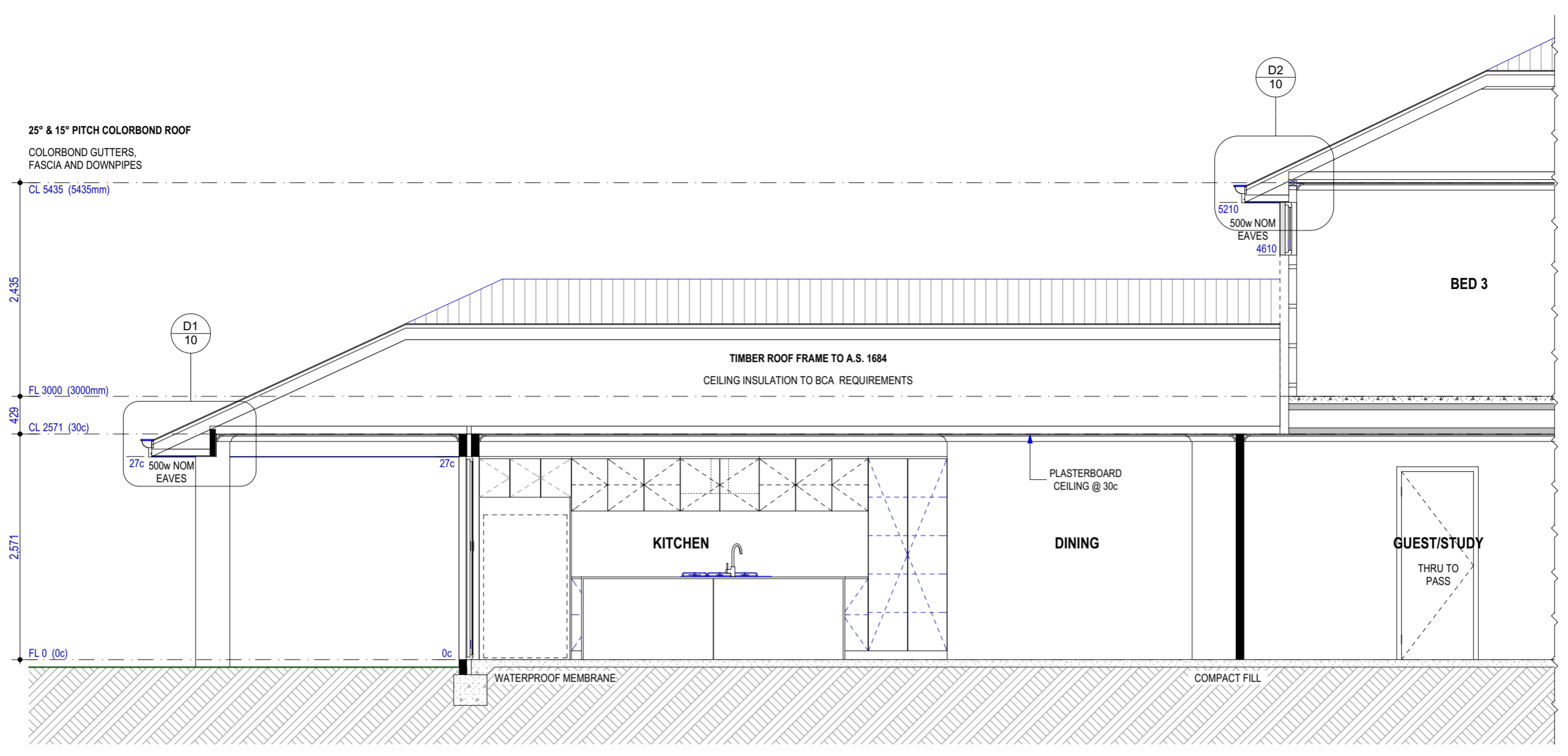
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'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
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'3'			
'4'			
'5'			
'6'			
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CLIENT: **MUELLER**

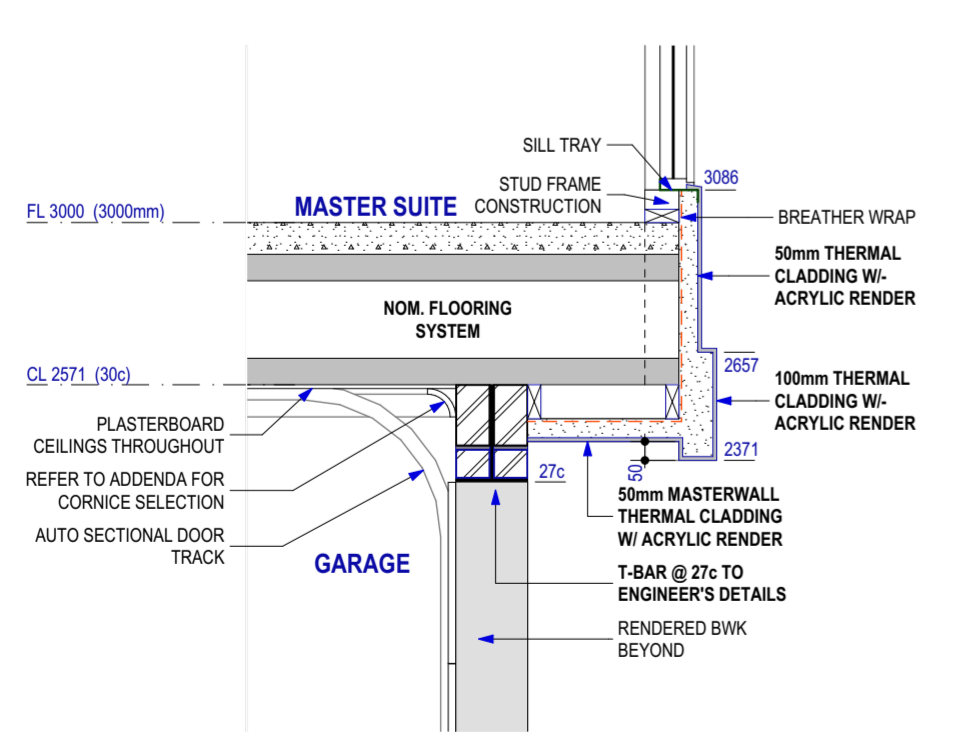
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LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154

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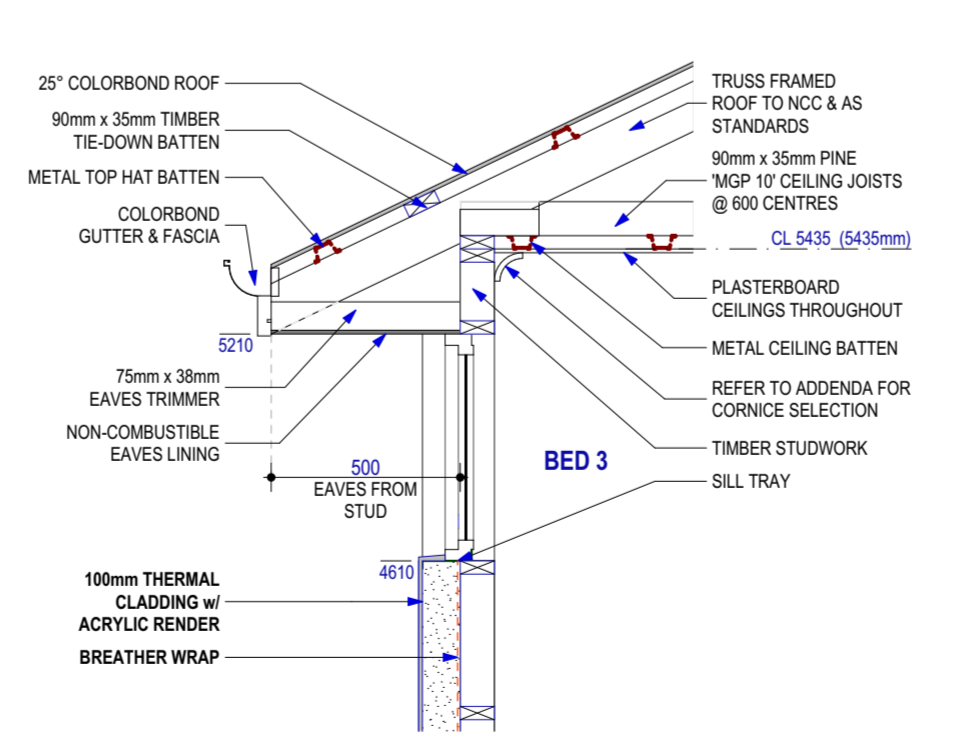
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SCALE: 1:100	
REVISION N°: 01	JOB N°: 2510028R



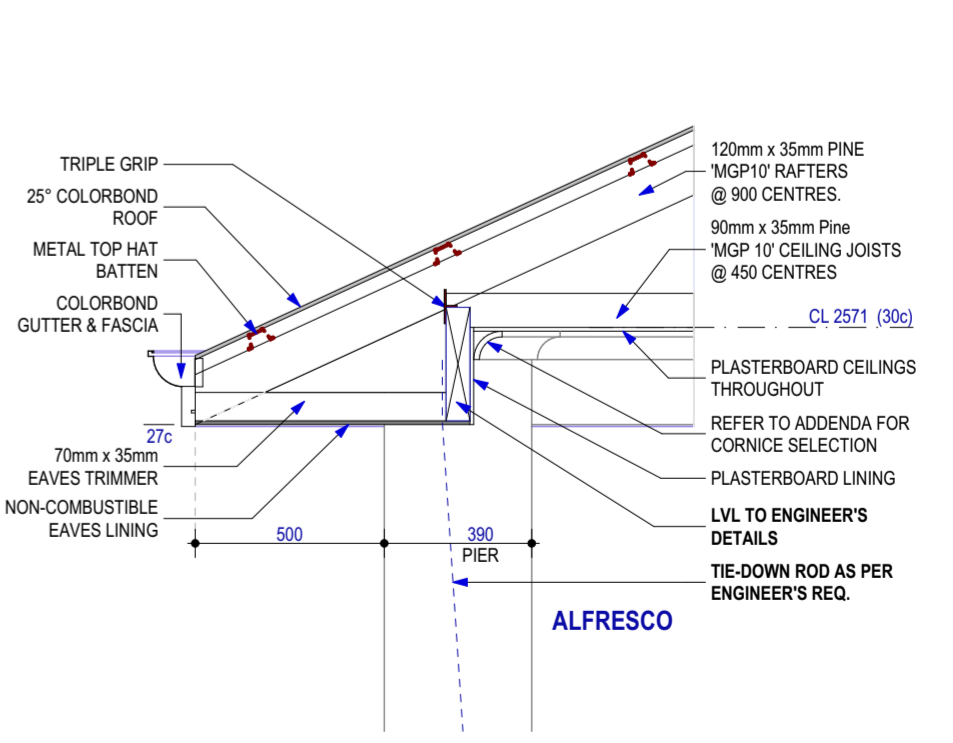
S1 HOUSE SECTION
1:50



D1 GARAGE OPENING DETAIL
1:20



D2 UF EAVES DETAIL
1:20



D3 ALFRESCO DETAIL
1:20

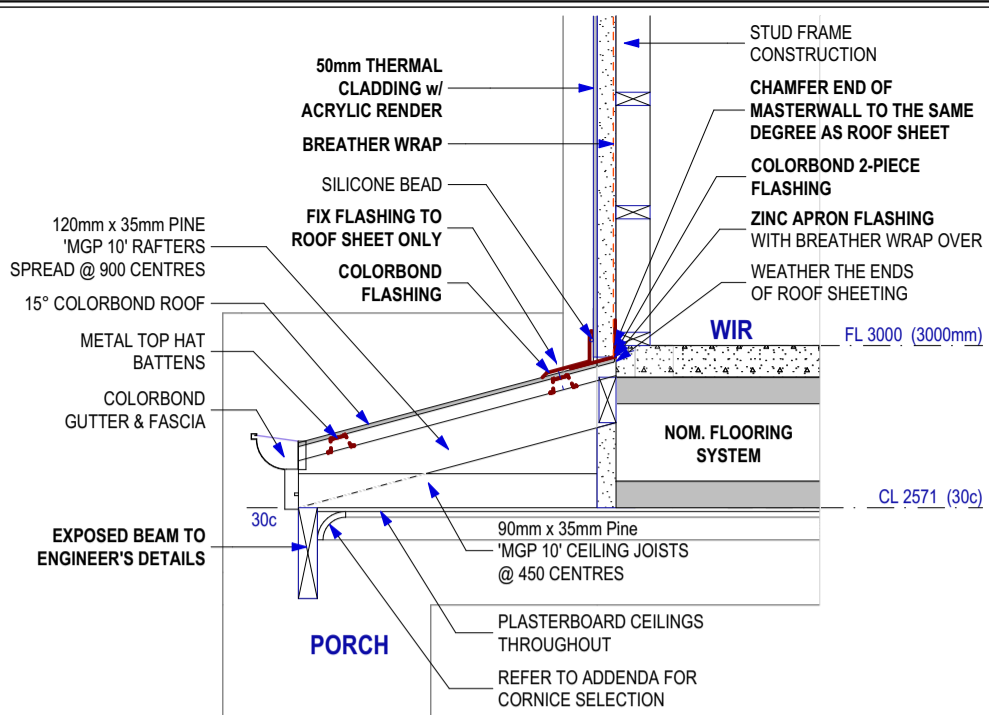
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT :
OWNER DATE.....
OWNER DATE.....
BUILDER DATE.....



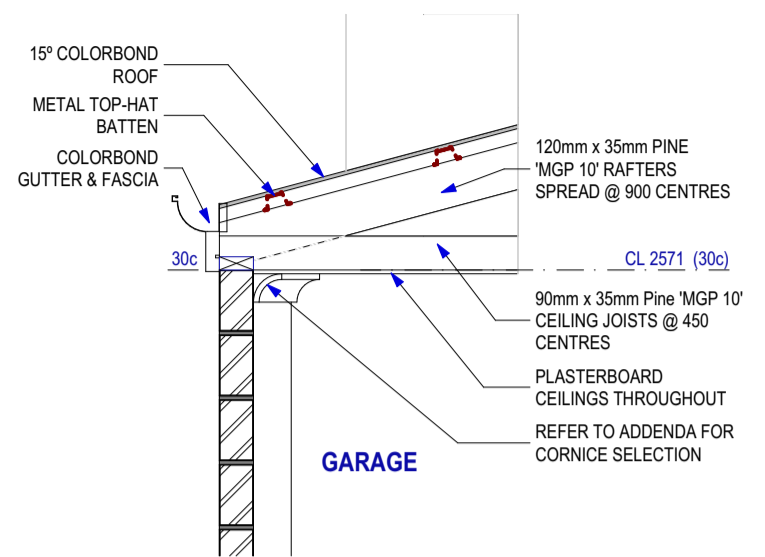
VARIATIONS:
REV. DESCRIPTION: INT. DATE:
1' CONTRACT DRAWINGS + SVO (1-17) PG 19.01.26
2'
3'
4'
5'
6'
7'
8'
9'

CLIENT: **MUELLER**
SITE ADDRESS: **LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154**
SALES: SBK DRAWN: PG CHECKED: KB

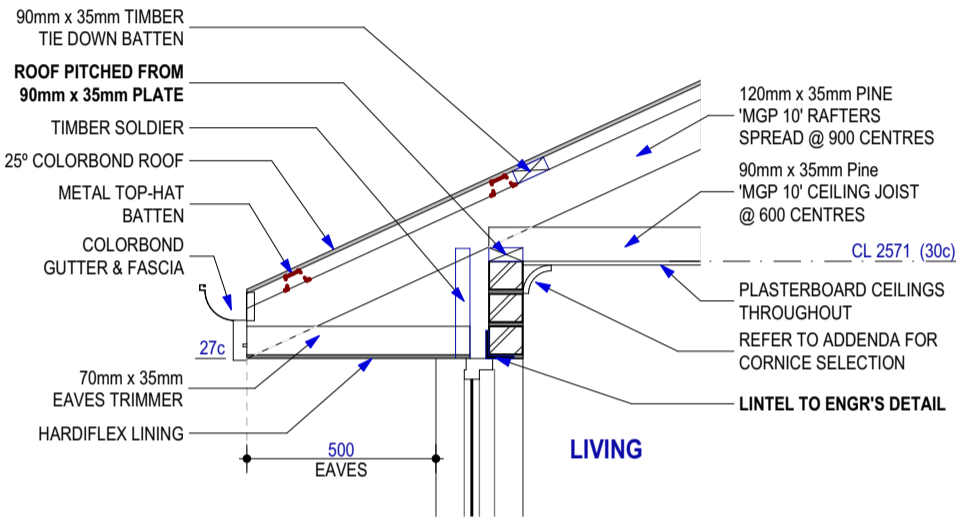
THE ONE
SECTION & DETAILS 01 (A2)
DATE: 20/01/2026 SHEET N°: 10 of 18
SCALE: 1:50, 1:20
REVISION N°: 01 JOB N°: 2510028R



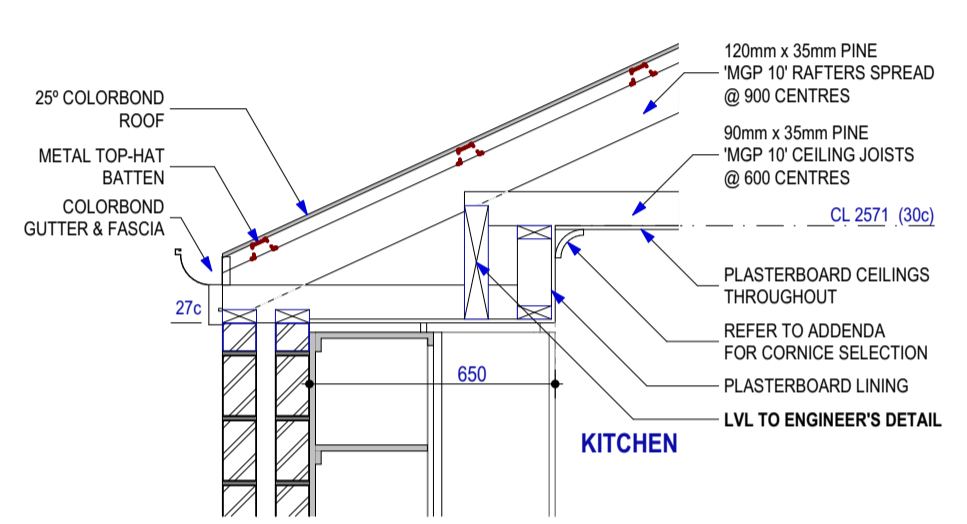
D4 PORCH/CLADDING FLASHING DETAIL
1:20



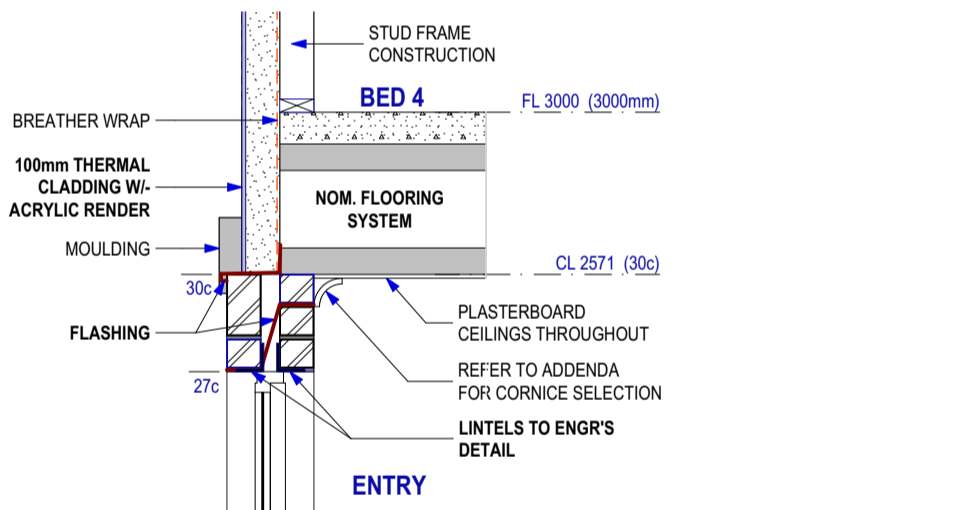
D5 GARAGE WALL DETAIL
1:20



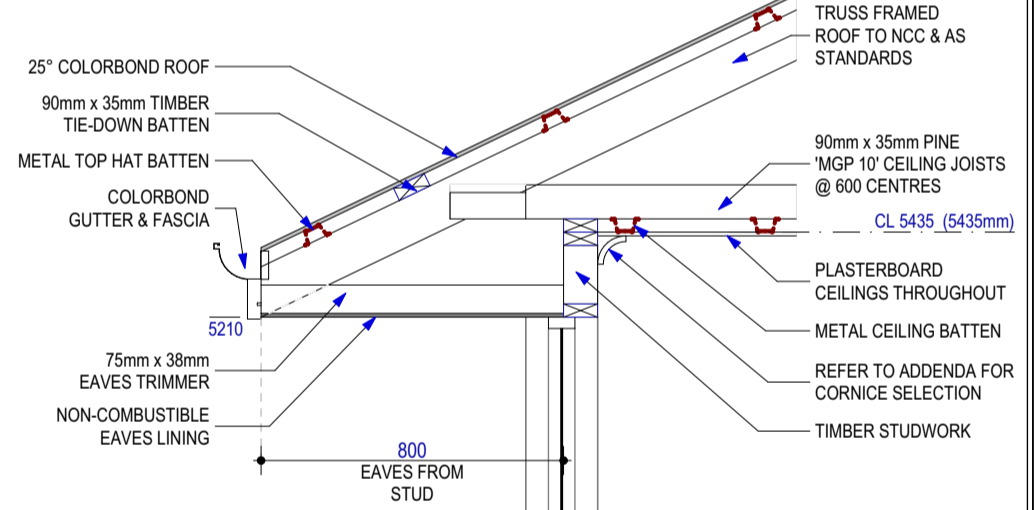
D6 27c EAVES 30c CEILING DETAIL
1:20



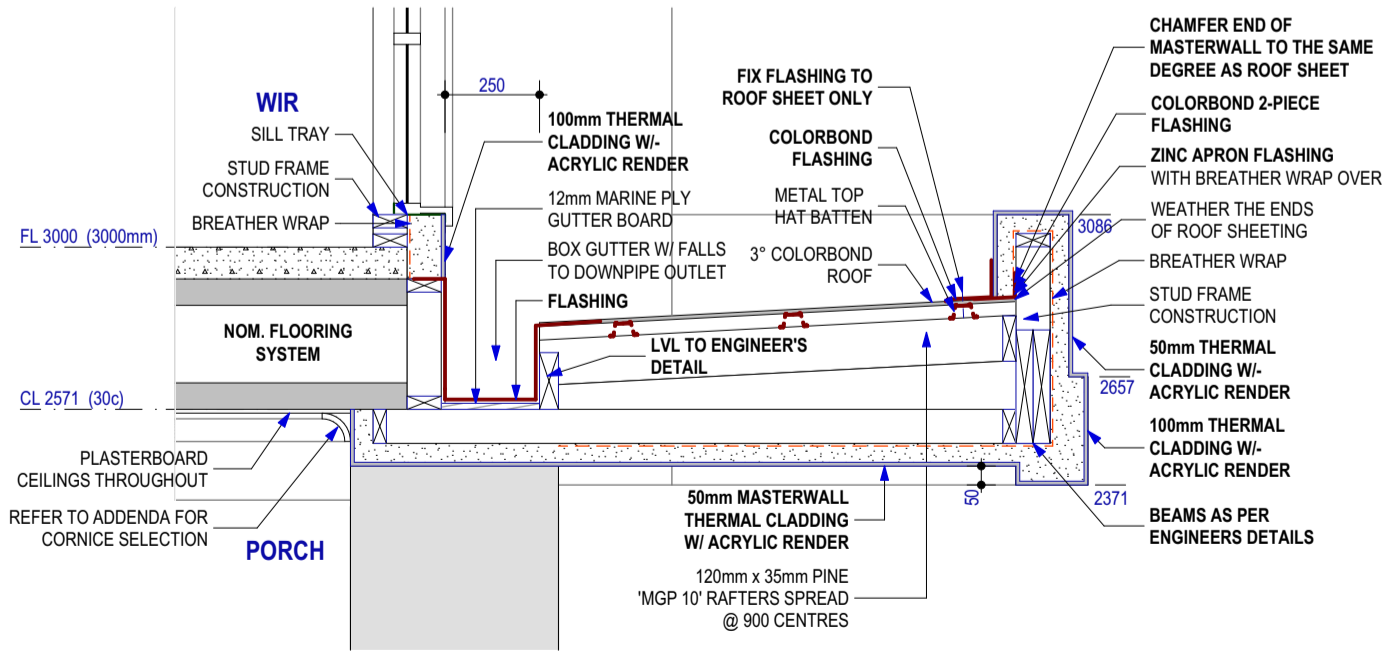
D7 27c SQUARE B'HEAD DETAIL
1:20



D8 CLADDING MOULDING DETAIL
1:20



D10 800w EAVES DETAIL
1:20



D9 BOX GUTTER DETAIL
1:20

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OWNERDATE.....

BUILDERDATE.....



VARIATIONS:		INT:	DATE:
REV:	DESCRIPTION:	PG	19.01.26
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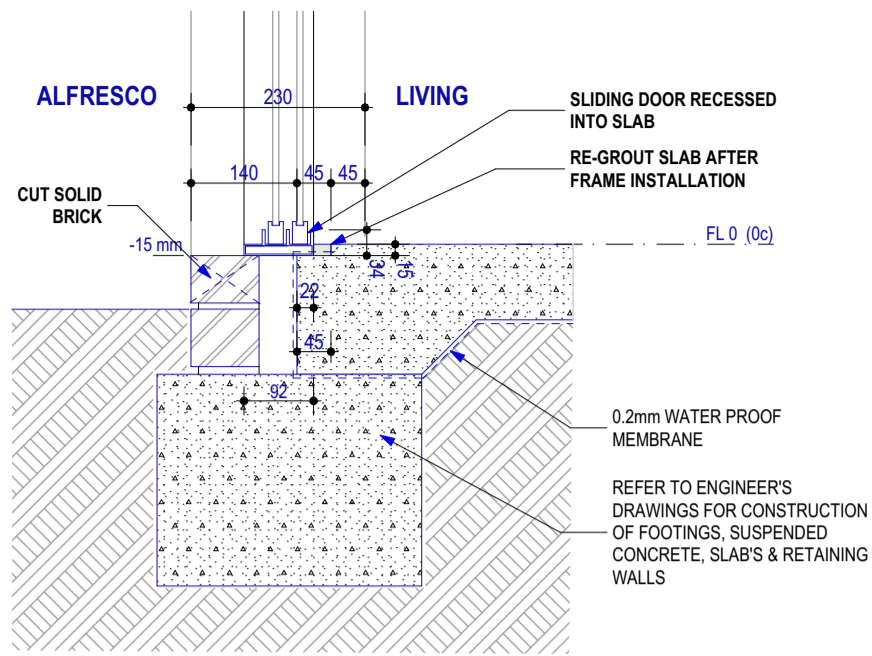
THE ONE

DETAILS 02

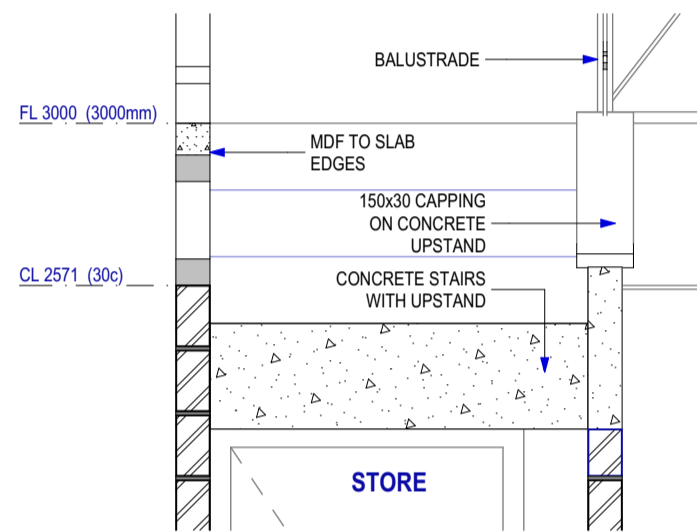
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SCALE: 1:20

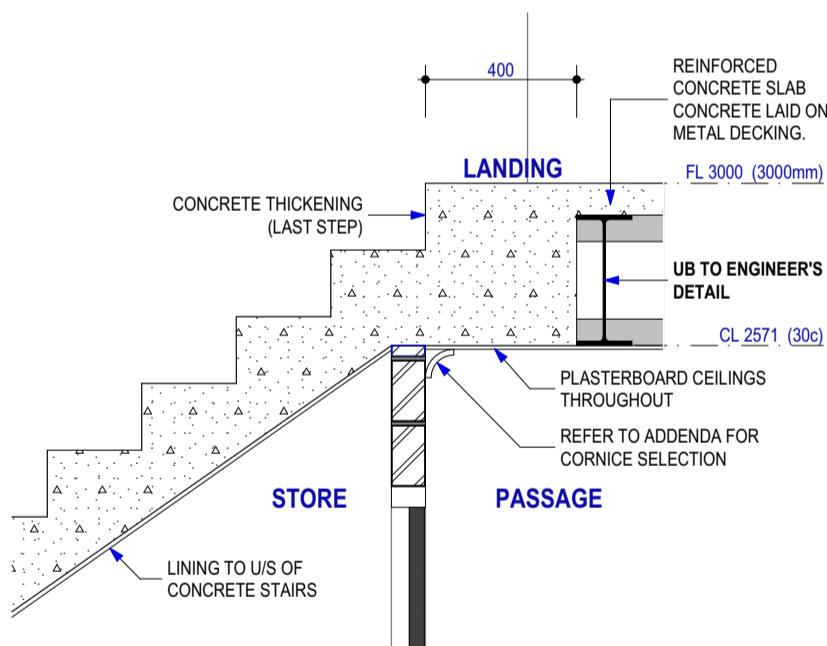
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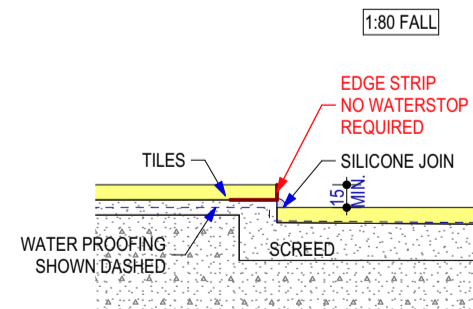
D11 RECESSED SILL SD DETAIL
1:10



D12 STAIRS DETAIL 01
1:20



D13 STAIRS DETAIL 02
1:20



D14 HOBLESS SHOWER DETAIL
1:5

THIS IS ONE OF THE DRAWINGS REFERED TO IN THE CONTRACT :
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OWNERDATE.....
BUILDERDATE.....



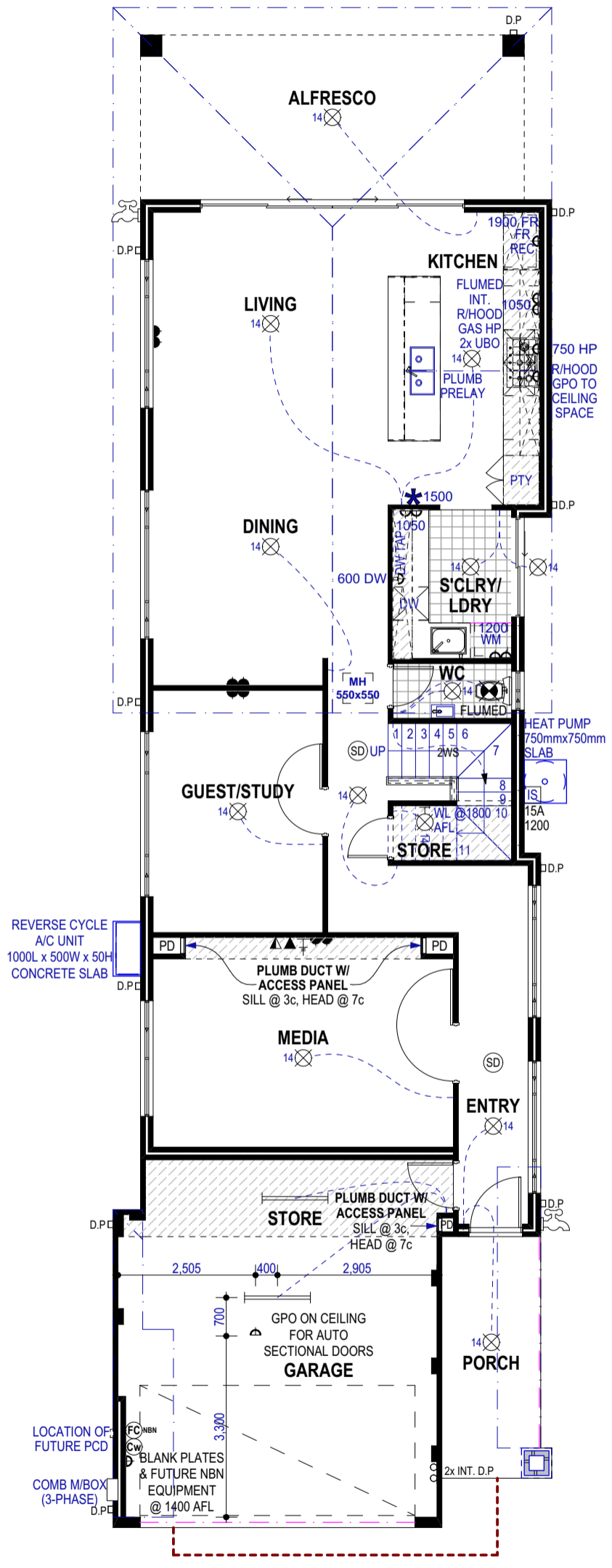
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CLIENT:	MUELLER
SITE ADDRESS:	LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154
SALES:	SBK
DRAWN:	PG
CHECKED:	KB

THE ONE	
DETAILS 03	
DATE: 20/01/2026	SHEET N°: 12 of 18
SCALE: 1:10, 1:20, 1:5	
REVISION N°: 01	JOB N°: 2510028R

GROUND FLOOR ELECTRICAL LEGEND		
NUM	Text for legend	Symb
2	40w LED 1200mm Batten Lights	⎓
12	14w STD Light	⊗14
1	14w STD WALL LIGHT	⊗14
1	2 Way Switch	2WS
1	AC Control Panel	⚡
1	Conduit Blank FP DW	Ⓢ
1	Data Point	▼
4	Double GPO - FL + 300	⌒
3	Double GPO - Noted Ht AFL	⌒
1	Exhaust Fan Flumed	⊗F
1	Isolator Switch (15A)	IS
1	NBN Fibre Comm Conduit DW	Ⓢ _{NBN}
1	Phone Point	▼
6	Single GPO - Noted Ht AFL	⌒
2	Smoke Detector	Ⓢ
1	TV Point	⊕

UPPER FLOOR ELECTRICAL LEGEND		
NUM	Text for legend	Symb
11	14w STD Light	⊗14
4	Double GPO - FL + 300	⌒
2	Double GPO - Noted Ht AFL	⌒
4	Exhaust Fan Flumed	⊗F
2	Run On Timer	⌒
1	Smoke Detector	Ⓢ



LIGHT SWITCH BOX NOTE
 LIGHT SWITCH BOX TO FIRST FLOOR TO BE 150mm MINIMUM FROM INTERNAL OPENING

NBN PROVISIONAL NOTE
 HOUSE TO BE FITTED WITH:
 - 1x SGPO WITH CONDUIT @ 1400 AFL,
 - 1x CONDUIT WITH DRAW-WIRE & BLANK PLATE (Cw) @ 1400 AFL FOR FUTURE PHONE/ DATA POINT,
 - 1x FIBRE COMMUNICATION CONDUIT WITH DRAWWIRE & BLANK PLATE (FC) NBN @ 1400 AFL.

LOCATION OF FUTURE PCD (PREMISES CONNECTION DEVICE) TO BE NOMINATED ON PLAN AT PRESTART.
TO BE INSTALLED BY NBN PROVIDER.

NOTE:
 FIBRE COMMUNICATION CONDUIT TO RUN FULL LENGTH FROM (FC) NBN PLATE TO FUTURE PCD LOCATION.

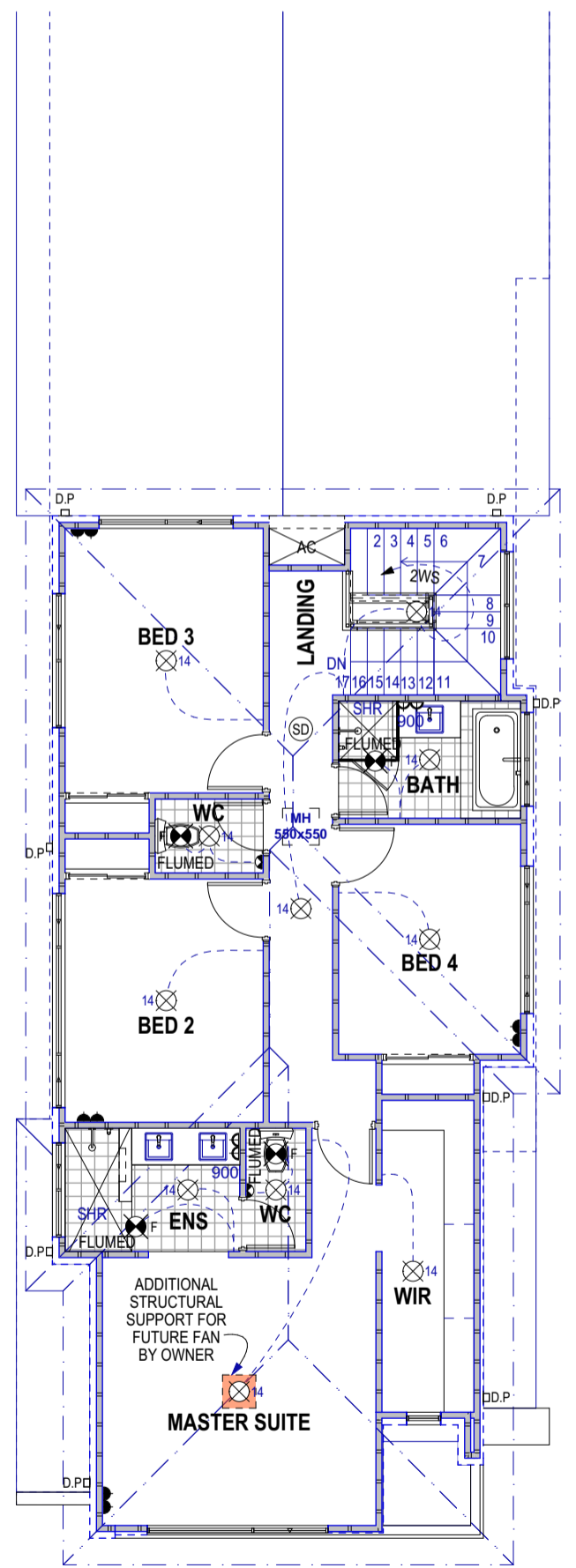
A/C NOTE:
 LOCATION OF REVERSE CYCLE AIR CONDITIONING VENTS & ZONING TO BE PLACED BY INSTALLER.

NOTE:
 3 PHASE POWER REQUIRED.

NOTE
 RUN-ON TIMERS TO BATHROOM, ENSUITE OR WC'S WHERE REQUIRED AS PER PART 10.8 HOUSING PROVISIONS.

NOTE
 SMOKE ALARMS TO BE INTERCONNECTED AND TO COMPLY WITH AS3786.

NOTE
 LOCATION OF THE FOLLOWING TO BE CONFIRMED AT PRESTART:
 - 2 x WEATHER PROOF DOUBLE POWER POINTS
 - 7 x NETWORK POINTS (DATA LINK - DATA POINT TERMINATED EACH END)
 - 44 x 8w LED DOWNLIGHTS



THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT:
 OWNERDATE.....
 OWNERDATE.....
 BUILDERDATE.....



VARIATIONS:	REV:	DESCRIPTION:	INT:	DATE:
	'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
	'2'			
	'3'			
	'4'			
	'5'			
	'6'			
	'7'			
	'8'			
	'9'			

CLIENT: **MUELLER**
 SITE ADDRESS: **LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154**
 SALES: SBK DRAWN: PG CHECKED: KB

THE ONE ELECTRICAL PLAN
 DATE: 20/01/2026 SCALE: 1:100 SHEET N°: 13 of 18
 REVISION N°: 01 JOB N°: 2510028R

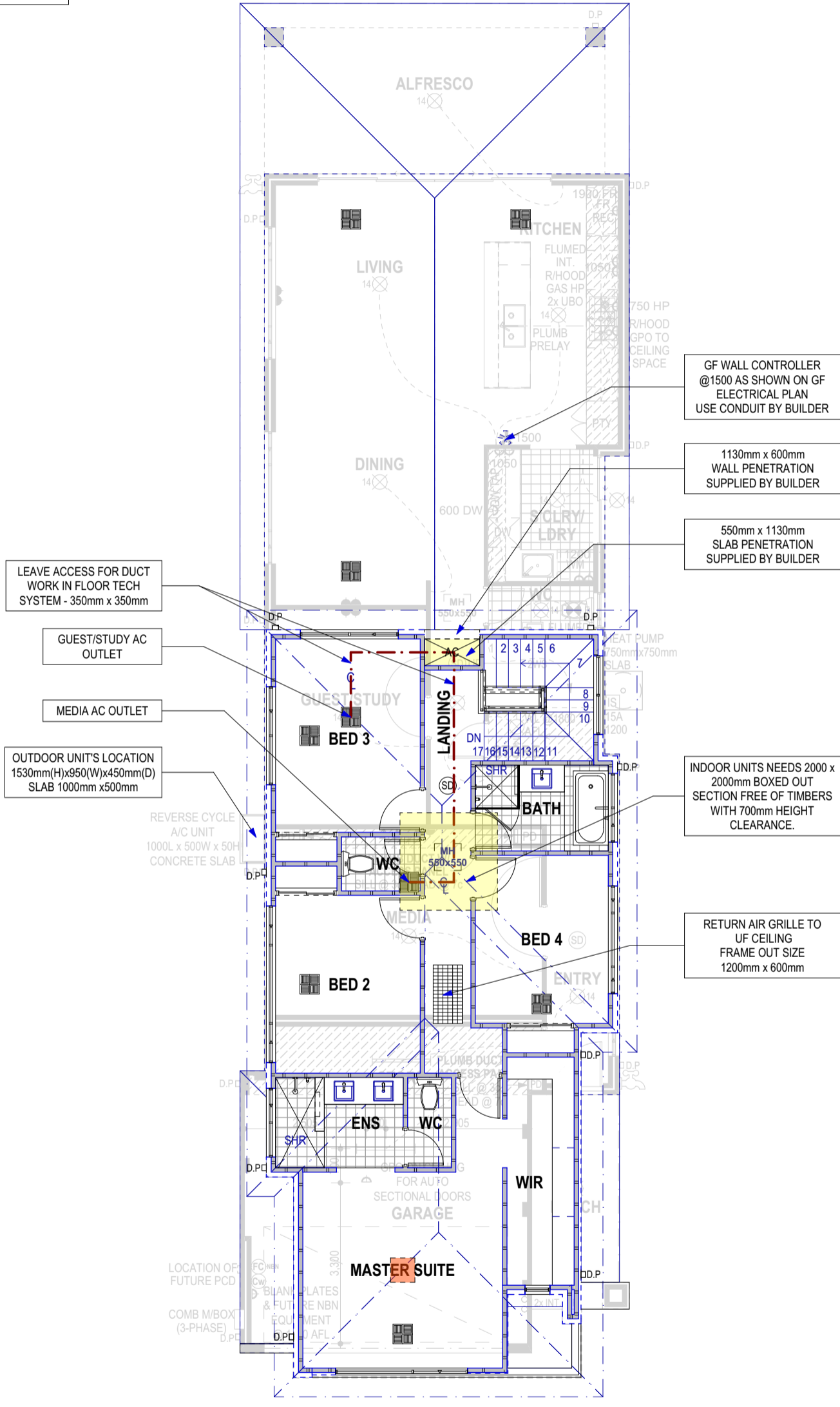
A/C NOTE:
LOCATION OF AIR CONDITIONING VENTS & ZONING TO BE PLACED BY INSTALLER.

NOTE:
ELECTRICAL PLAN IS SHOWN LIGHTLY SHADED BELOW TO ALLOW FOR THE OVERLAY

NOTE:
GIVE ALLOWANCE FOR ELECTRICAL LIGHTING BELOW FLOOR-TRUSS SYSTEM.

CONCRETE TRUSS SYSTEM

SERVICE OVERLAY		
NUM	Text for legend	Symb
2	---	⊕
1	Air Conditioning Return Air Grill	⊞
9	Aircon Ceiling Outlet	⊞



THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT :
OWNERDATE.....
OWNERDATE.....
BUILDERDATE.....

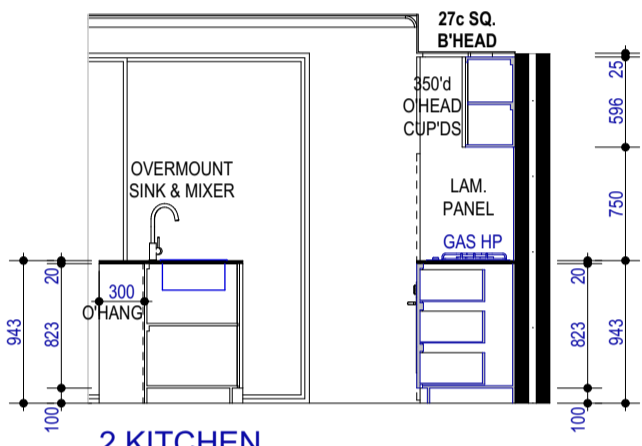
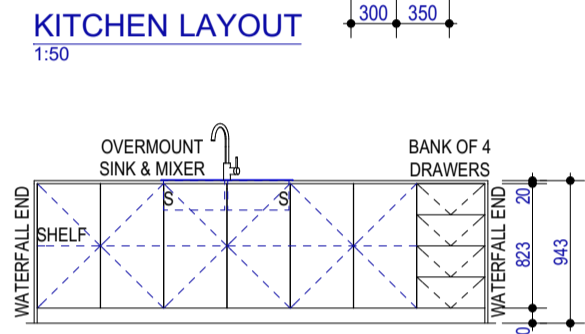
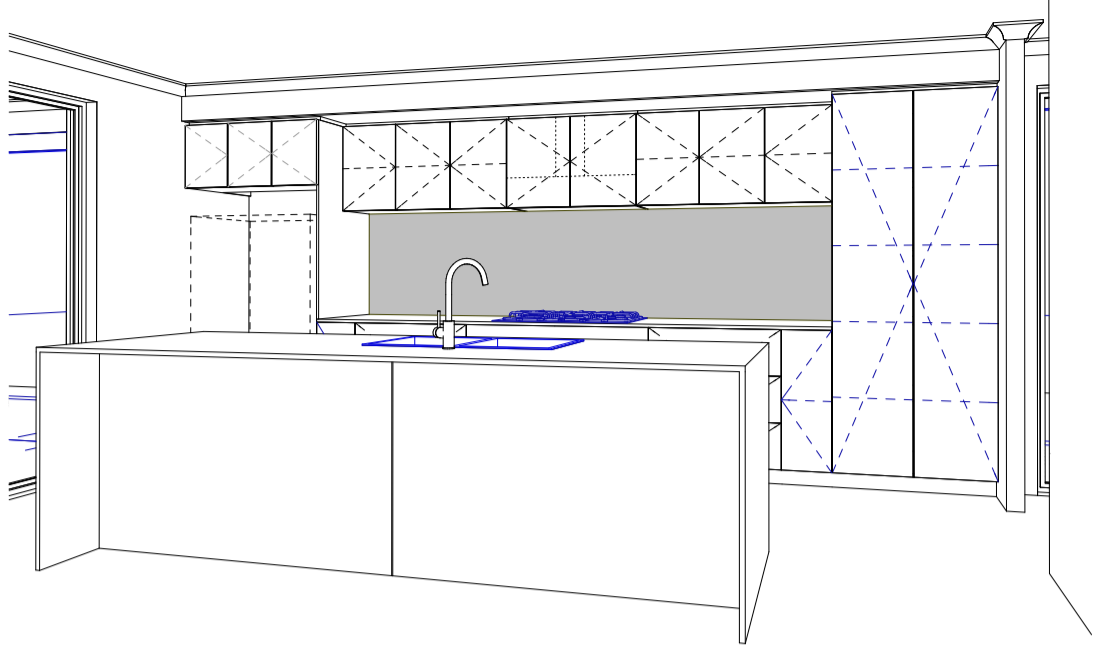
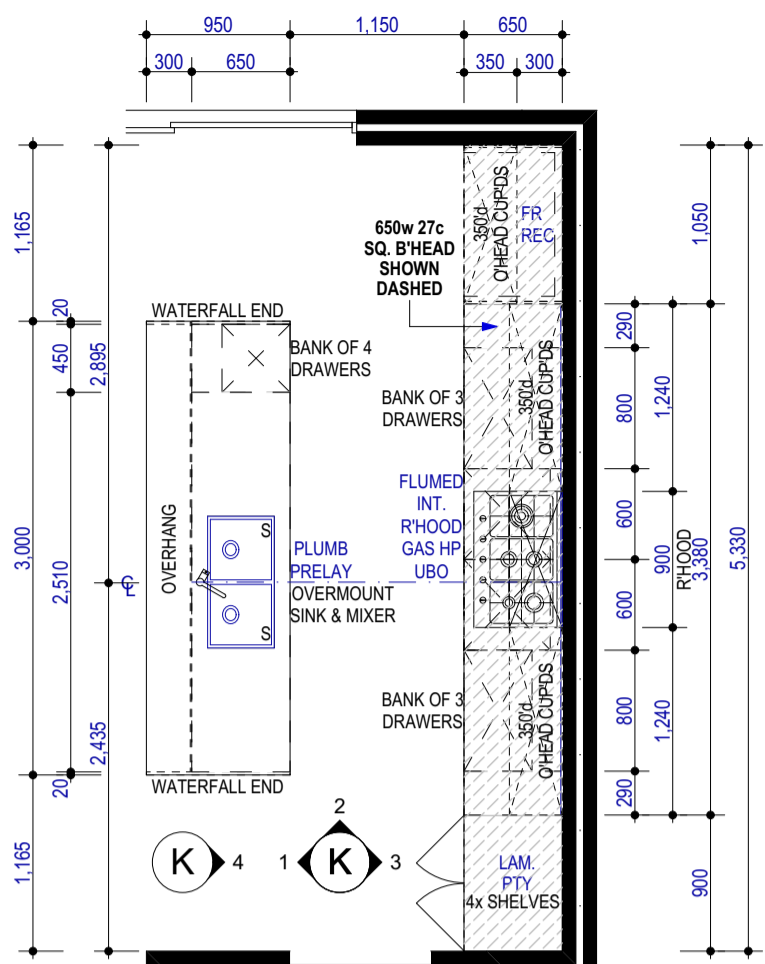
101
BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

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VARIATIONS:			
REV:	DESCRIPTION:	INT:	DATE:
1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
2'			
3'			
4'			
5'			
6'			
7'			
8'			
9'			

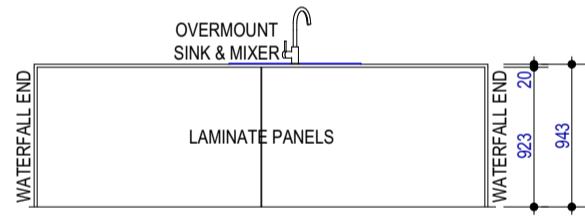
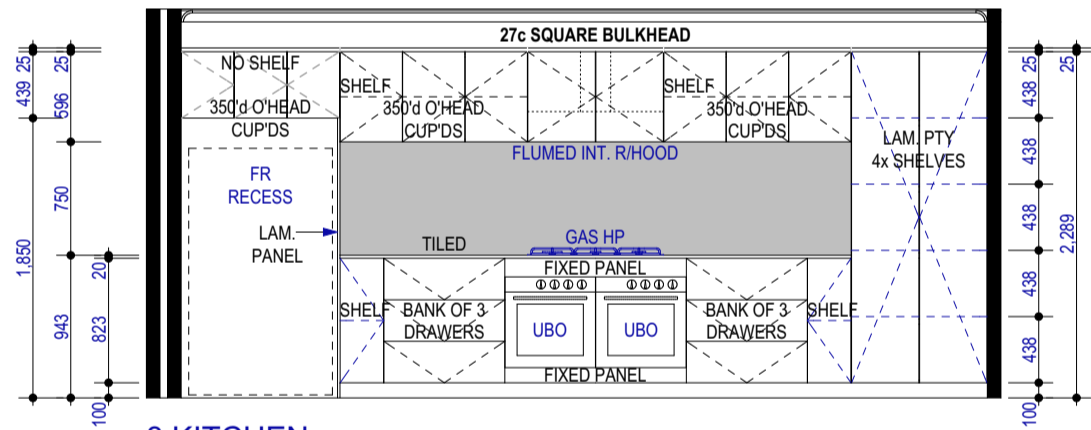
CLIENT: **MUELLER**
SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154
SALES: SBK DRAWN: PG CHECKED: KB

THE ONE SERVICE OVERLAY	
DATE: 20/01/2026	SHEET N°: 14 of 18
SCALE: 1:100	JOB N°: 2510028R
REVISION N°: 01	



NOTES:

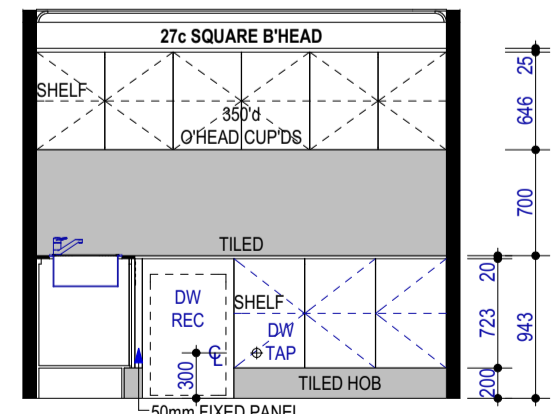
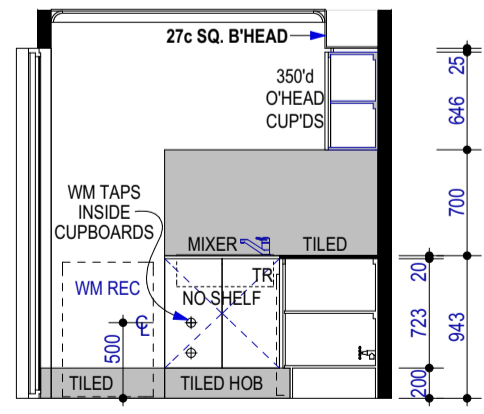
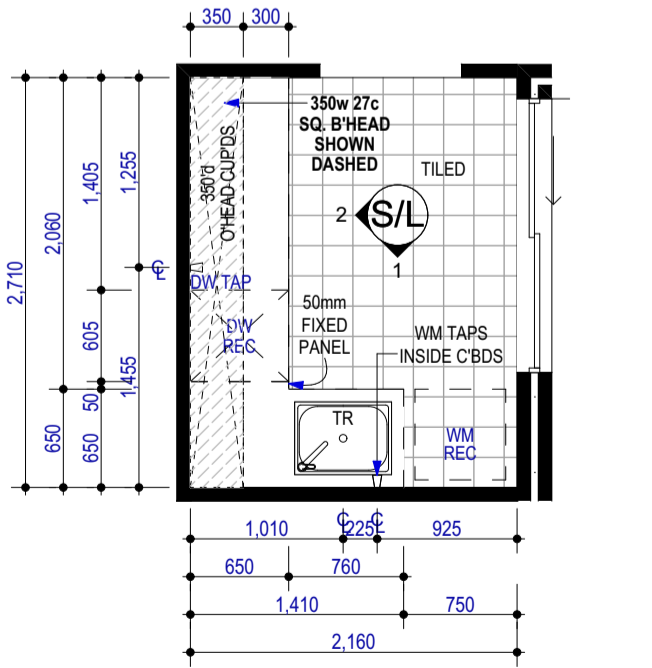
- TILE SIZE AND PATTERNS ARE SHOWN DIAGRAMMATICALLY ONLY. REFER TO ADDENDA AND TILE SELECTION FOR PATTERNS AND SIZE.
- APPLIANCE AND FIXTURES ARE SHOWN DIAGRAMMATICALLY. REFER TO ADDENDA FOR CUT OUT SIZE.
- CABINETMAKER TO PROVIDE VENTING TO 2x UBO & TO MANUFACTURERS DETAILS.
- CABINET SIZE MAY VARY DUE TO PLASTER THICKNESS & ON SITE CONDITIONS.
- PLUMBER TO PROVIDE COLDWATER PLUMBING FOR DW RECESS IN ADJACENT CUPBOARD.
- PLUMBER TO PROVIDE WASTES WHERE REQUIRED, IN ACCORDANCE WITH THE HEALTH ACT.



NOTES:

- PLUMBER TO PROVIDE HOT/COLD WATER PLUMBING FOR WASHING MACHINE RECESS IN ADJACENT CUPBOARD.
- CUT HOLES IN THE SIDE OF CUPBOARDS TO SUIT SELECTED PLUMBING.

NOTE:
PROVIDE MITRED TILING THROUGHOUT WHERE APPLICABLE.



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

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....



VARIATIONS:
REV: DESCRIPTION: INT: DATE:
'1' CONTRACT DRAWINGS + SVO (1-17) PG 19.01.26

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CLIENT: **MUELLER**

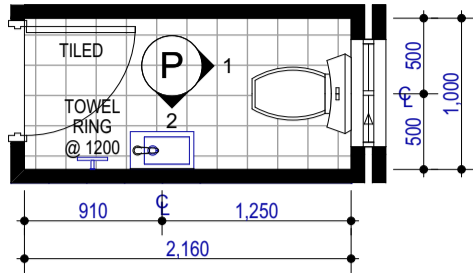
SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154

SALES: SBK DRAWN: PG CHECKED: KB

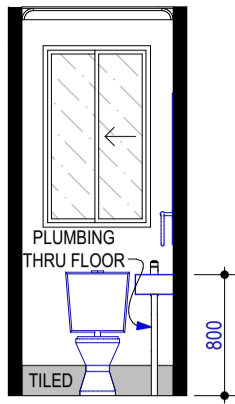
THE ONE

ROOM LAYOUTS 01

DATE: 20/01/2026 SHEET N°: 15 of 18
SCALE: 1:100, 1:50
REVISION N°: 01 JOB N°: 2510028R

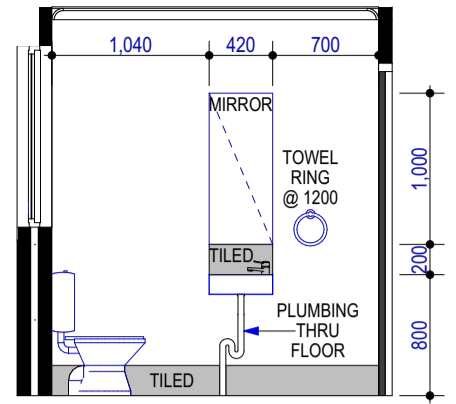


POWDER LAYOUT
1:50



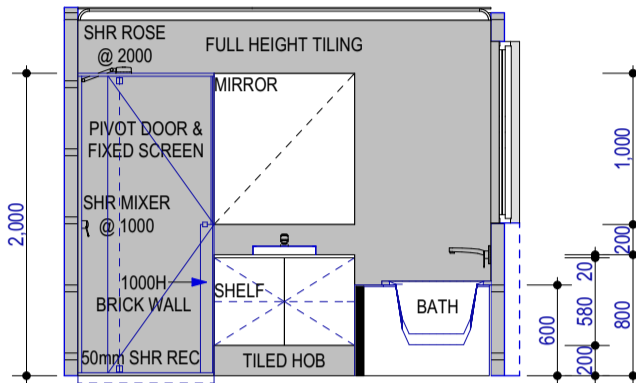
1 POWDER
1:50

NOTE:
PROVIDE MITRED TILING THROUGHOUT WHERE APPLICABLE.

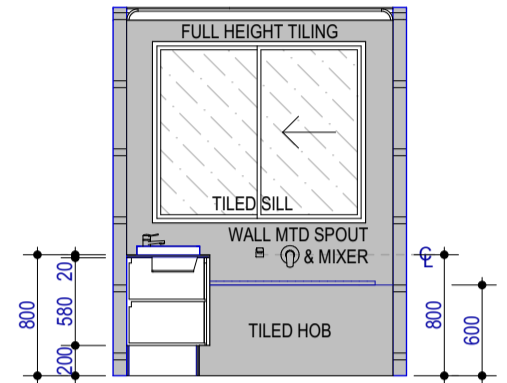


2 POWDER
1:50

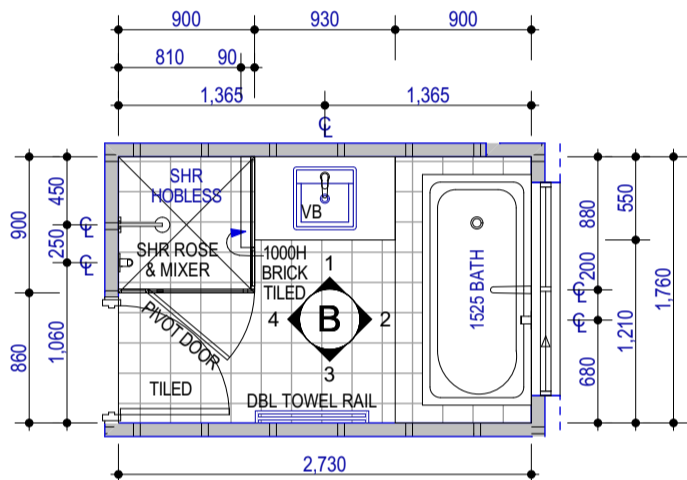
NOTES:
- TILE SIZE AND PATTERNS ARE SHOWN DIAGRAMMATICALLY ONLY. REFER TO ADDENDA AND TILE SELECTION FOR PATTERNS AND SIZE.
- APPLIANCE AND FIXTURES ARE SHOWN DIAGRAMMATICALLY. REFER TO ADDENDA FOR CUT OUT SIZE.
- PLUMBER TO PROVIDE FLOOR WASTES WHERE REQUIRED IN ACCORDANCE WITH THE HEALTH ACT.



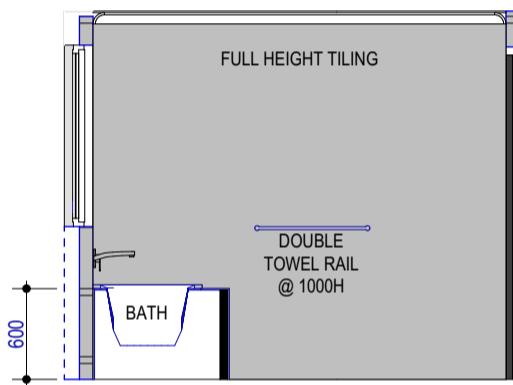
1 BATH
1:50



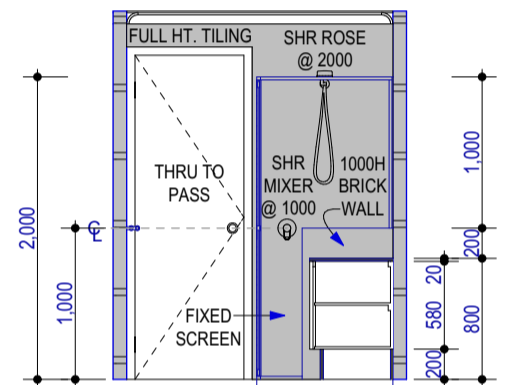
2 BATH
1:50



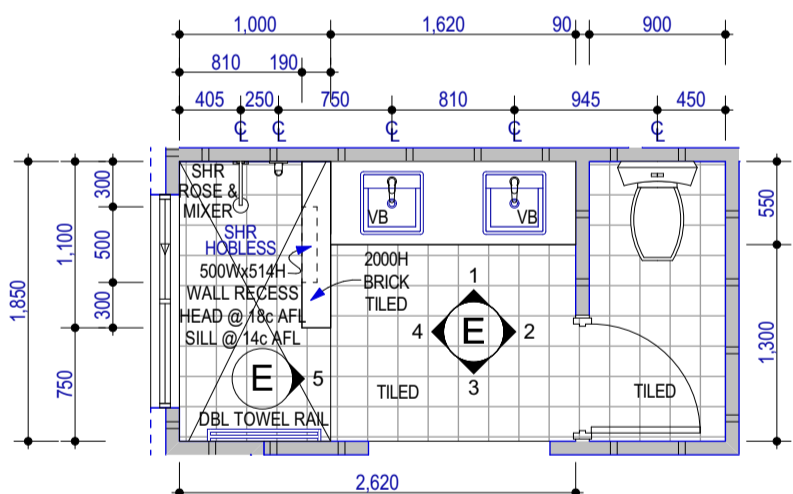
BATH LAYOUT
1:50



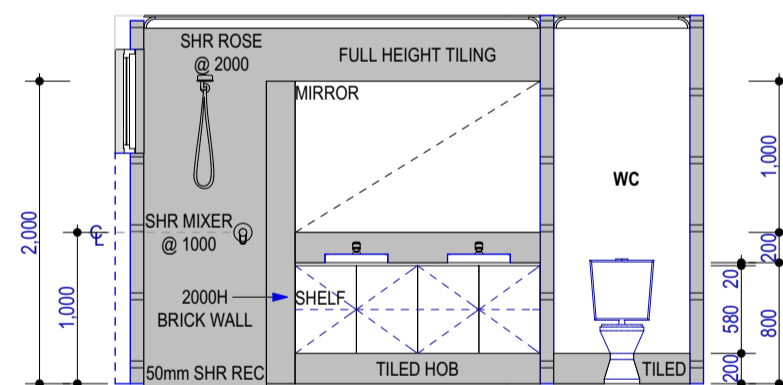
3 BATH
1:50



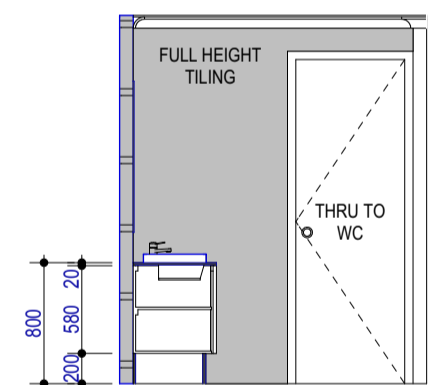
4 BATH
1:50



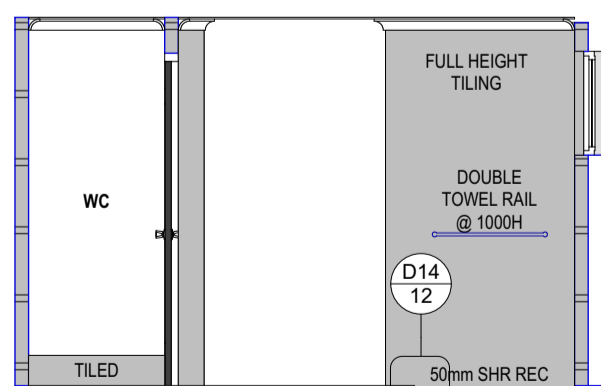
ENSUITE LAYOUT
1:50



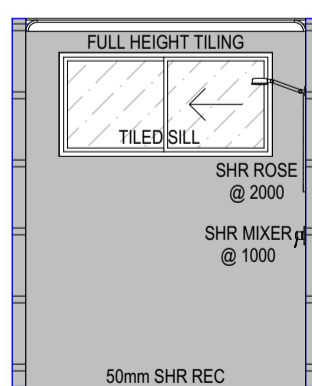
1 ENSUITE
1:50



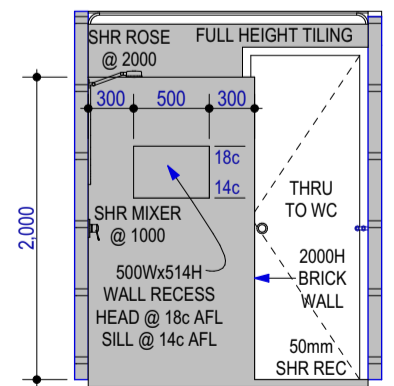
2 ENSUITE
1:50



3 ENSUITE
1:50



4 ENSUITE
1:50



5 ENSUITE
1:50

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

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



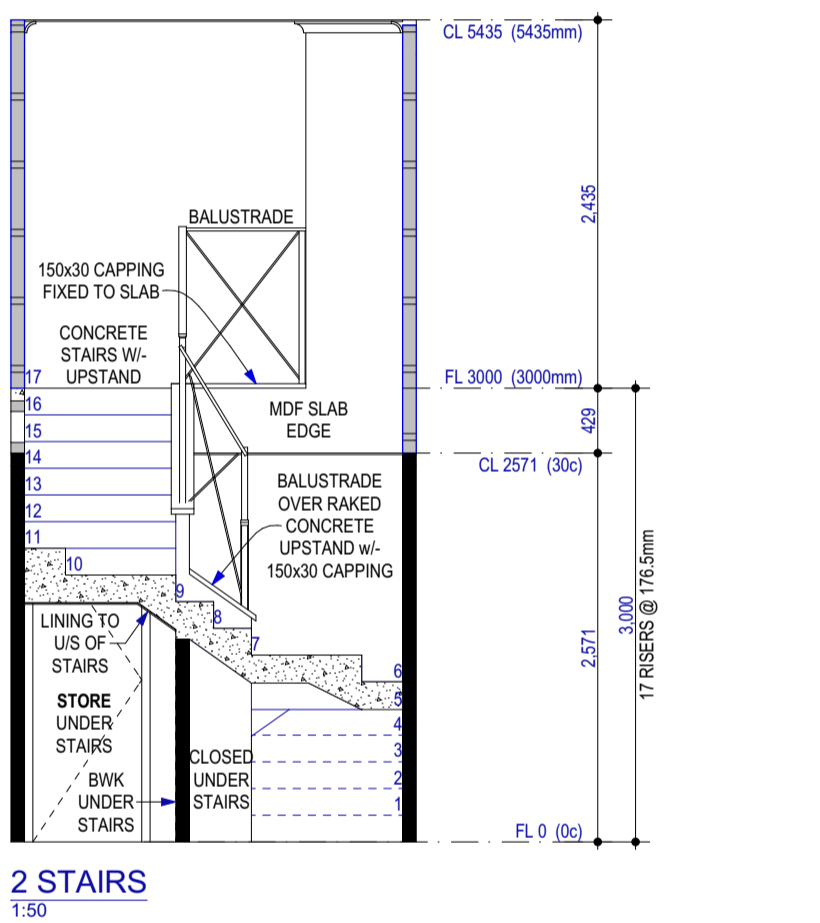
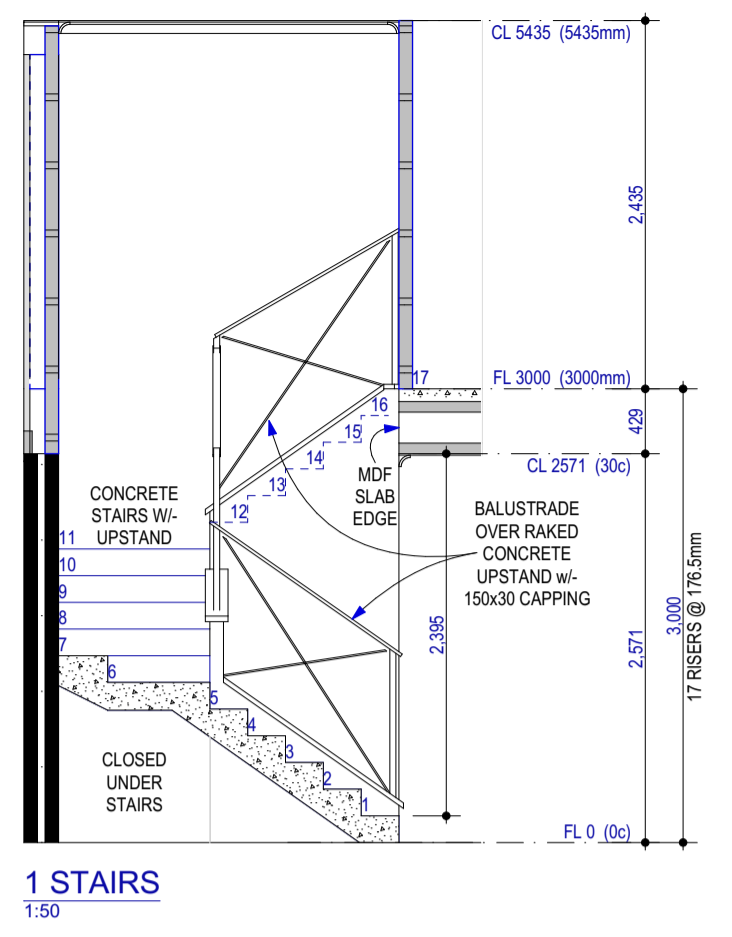
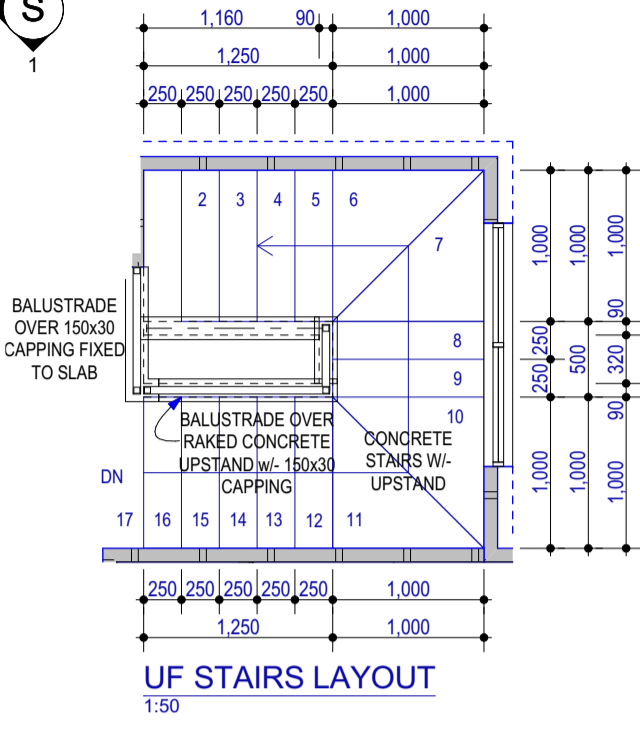
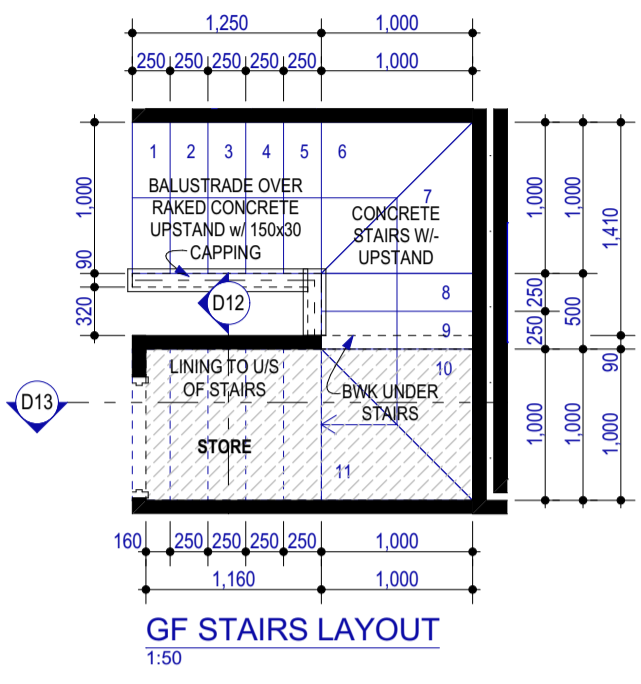
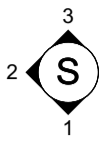
BUILDERS REGISTRATION N° 13521
9 SANGIORGIO COURT
OSBORNE PARK WA 6017
Phone (08) 9208 9100 Fax (08) 9208 9102

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VARIATIONS:
REV: DESCRIPTION: INT: DATE:
'1' CONTRACT DRAWINGS + SVO (1-17) PG 19.01.26
'2'
'3'
'4'
'5'
'6'
'7'
'8'
'9'

CLIENT: **MUELLER**
SITE ADDRESS:
LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154
SALES: SBK DRAWN: PG CHECKED: KB

THE ONE
ROOM LAYOUTS 02
DATE: 20/01/2026 SHEET N°:
SCALE: 1:50 16 of 18
REVISION N°: 01 JOB N°: 2510028R

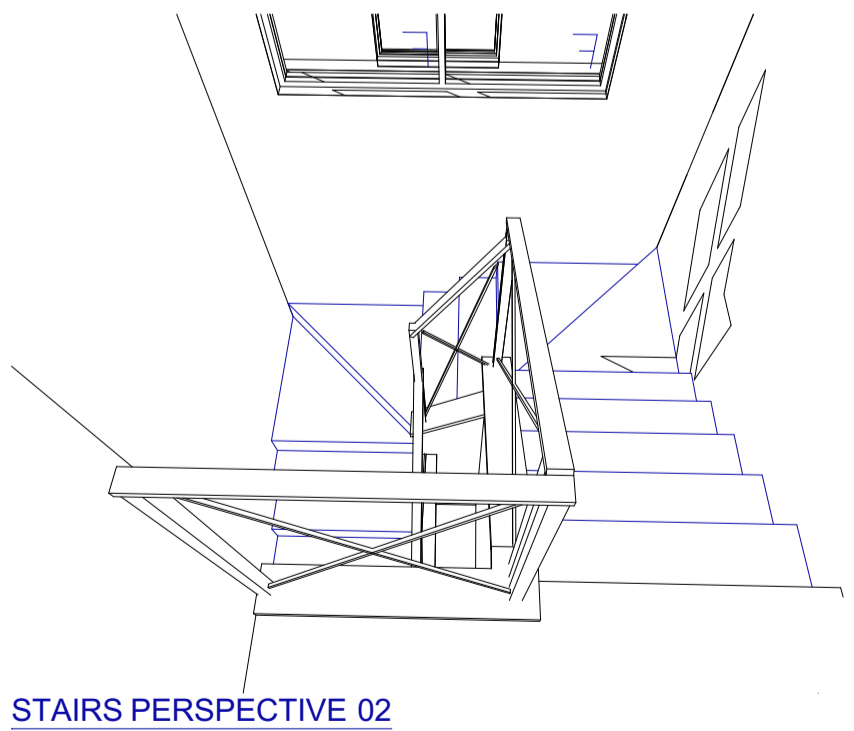
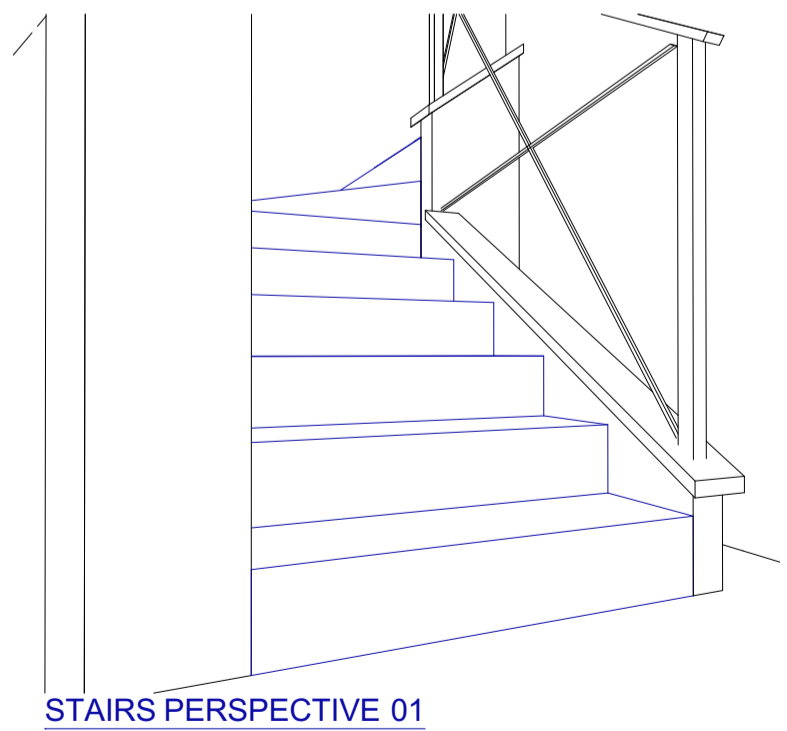
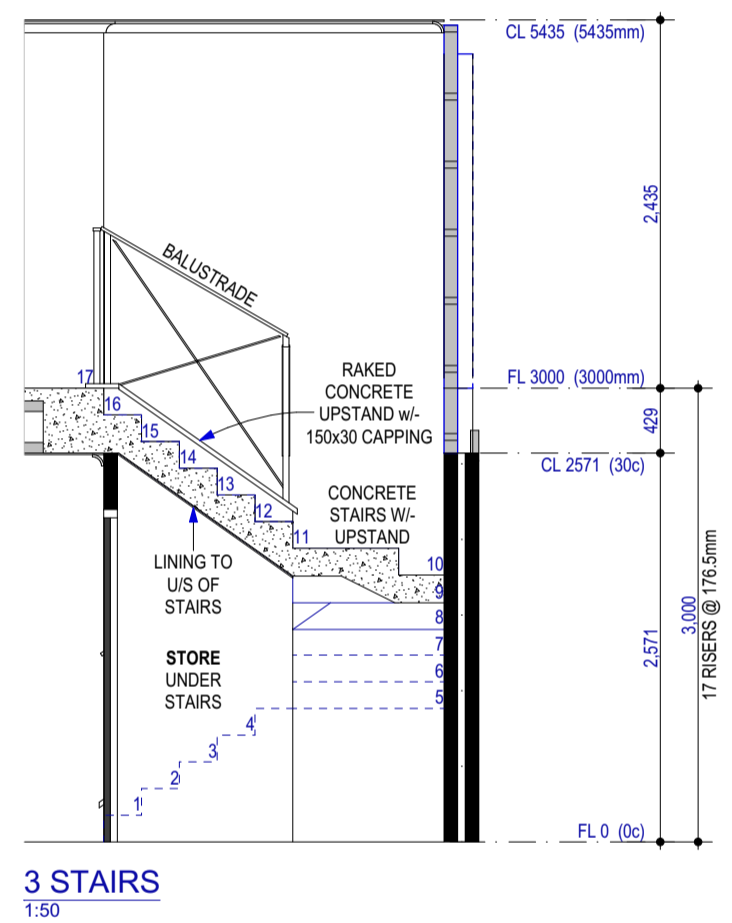


STAIR INFO
 RISER HEIGHT = 176.5
 TREAD WIDTH = 250

HANDRAIL & BALUSTRADE AND STAIR TYPE TO BCA REQUIREMENTS

HANDRAIL & BALUSTRADE STYLE IS INDICATIVE ONLY. REFER TO ADDENDA

NO GAPS GREATER THAN 125mm PERMITTED IN BARRIER, GLAZING TO AS1288 & AS2047 AS REQUIRED.



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

OWNERDATE.....

OWNERDATE.....

BUILDERDATE.....



VARIATIONS:
 REV: DESCRIPTION: INT: DATE:
 '1' CONTRACT DRAWINGS + SVO (1-17) PG 19.01.26

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CLIENT: **MUELLER**

SITE ADDRESS: **LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154**

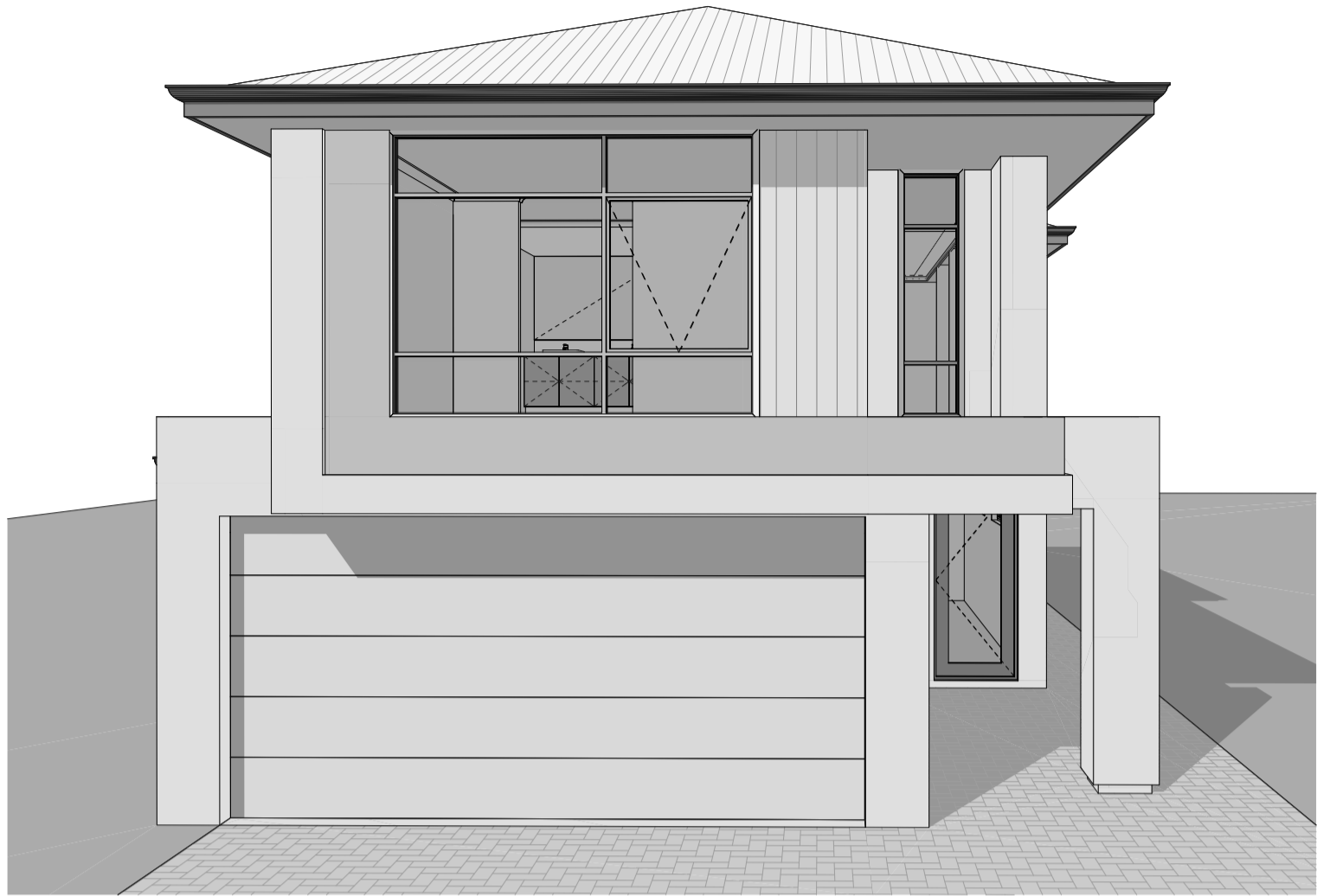
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THE ONE STAIRS LAYOUT

DATE: 20/01/2026 SHEET N°: 17 of 18

SCALE: 1:50

REVISION N°: 01 JOB N°: 2510028R



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 OWNERDATE.....
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VARIATIONS:

REV:	DESCRIPTION:	INT:	DATE:
'1'	CONTRACT DRAWINGS + SVO (1-17)	PG	19.01.26
'2'			
'3'			
'4'			
'5'			
'6'			
'7'			
'8'			
'9'			

CLIENT:

MUELLER

SITE ADDRESS:

LOT 601 (#12B) CHARLESON STREET MYAREE WA 6154

SALES: SBK DRAWN: PG CHECKED: KB

THE ONE

PERSPECTIVES

DATE: 20/01/2026	SHEET N°:
SCALE:	18 of 18
REVISION N°:	JOB N°:
01	2510028R

Planning Application Information Requirements

Please refer to the Planning Services page of the City's website (www.melvillecity.com.au) to determine whether a planning application is required for the proposed development.

All Applications

The following information is to be submitted for **all** planning applications:

Completed **application form** signed by all landowners (**not** required for Section 40). If you are signing on behalf of the landowner, please include a signed letter of authorisation or a copy of the company ASIC document.

Certificate of Title (**not** required for Section 40 and subdivision clearance applications) / a **complete** copy of the Certificate of Title **is** required for applications to modify or remove a restrictive covenant

Non-refundable **fee** – refer to the Planning & Building Fee Schedule available on the City's website

One copy of all **plans and information** as detailed below for individual application types. All plans are to be to scale and are to include relevant dimensions

A completed copy of the **Planning Information Requirements** checklist for the relevant proposal type.

Planning applications which do not include all the information required to complete an assessment will **not** be accepted and will be returned.

How to Lodge your Planning Application

Planning Applications (excluding DAP Applications)

Where a planning application is required, **all** planning application types (excluding DAP applications) can be lodged:

- Online, at www.melvillecity.wa.gov.au or
- In person, at the City of Melville, 10 Almondbury Road, Booragoon

Development Assessment Panel (DAP) Applications

Development Assessment Panel (DAP) Applications can **only** be lodged, after preliminary discussion with a Senior Statutory Planner, via:

- Email, to pb.planning@melville.wa.gov.au; or
- In person, at the City of Melville, 10 Almondbury Road, Booragoon

*Please refer to the [City of Melville website](#) for further information on [DAP](#) Applications

In addition to the information required for all applications, outlined below are the information requirements for specific application types.

The information listed in this checklist is a minimum requirement and the City reserves the right to request further information above and beyond that outlined below during the assessment process.

Residential

New Developments and Alterations and Additions (Including Carports, Patios & Ancillary Dwellings)

- Site plan** showing:
 - north point
 - street and lot numbers
 - existing ground levels, contours, spot levels and datum point,
 - any existing verge infrastructure eg street trees, power poles, drains
 - all structures to be removed,
 - the footprint of the existing and proposed development including the finished floor level of the ground floor,
 - existing and proposed means of vehicle access,
 - location and dimension of all at-grade car parking bays

- Floor plans** of each of the proposed floor levels detailing the finished floor level and the internal layout of each level. All floor plans are to include the lot boundary lines

- Elevations** indicating all dimensions, existing **and** proposed development where additions are proposed, and where the proposed development meets the existing natural ground level on site at any given location

- Overshadowing diagram** (formulated in accordance with the R-Codes) for two storey development or greater and where the adjoining land is residential

- Streetscape illustration** where discretion is sought in relation to height. The perspective is to include the existing built form of at least two adjoining properties on either side of the subject property and any existing verge infrastructure

- Traffic Statement or Impact Assessment** where more than 10 dwellings are proposed (refer to the [WAPC Transport Impact Assessment Guidelines](#))

- Written justification** where discretion is sought in relation to Local Planning Scheme No. 6, the R-Codes or Council Policy

- Bushfire Attack Level Assessment** – State Planning Policy 3.7 (SPP 3.7) – Planning in Bushfire prone Areas has been addressed (if applicable). To determine if the requirements of SPP3.7 are applicable for your development application, please visit: [State Planning Policy 3.7: Bushfire](#)
- Strata Plan** where a development is for a built strata property. If you are unsure if required, please contact the City’s Statutory Planning duty officer to confirm
- Acoustic Report** State Planning Policy 5.4 – Road and Rail Noise has been addressed (applicable). To determine if the requirements of SPP 5.4 are applicable for your development, please visit : [State Planning Policy 5.4: Road and Rail Noise](#)

Home Business / Home Occupation

- Site plan** showing north point, street and lot numbers, vehicle access point, location and dimension of all car parking and bicycle bays (including loading bays)
- Floor plans** of all areas of the dwelling to be utilised by the business
- Signage details** including location of all proposed signage detailed on the site plan, locating on elevations and dimensions of each sign
- Cover letter** outlining description of the proposed business, hours of operation, number of employees, carparking details, delivery information, client visitation rate per week/day and any other relevant information
- Written justification** where discretion is sought in relation to LPS6 or Council Policy

Signage

- Site plan** showing the north point, street and lot numbers and the location of the proposed signage
- Elevations** including design, dimensions, illumination details, the location of all existing signage to be retained and all proposed signage
- Signage Strategy** details where required under Council Policy *CP093: Outdoor Advertisements and Signage*
- Illumination Details** confirming the extent of any illumination to the signage and impact on amenity
- Written justification** where discretion is sought in relation to Council Policy

Subdivision Clearance Request

- Cover letter** confirming clearance of the Local Government conditions contained under the WAPC conditional approval
- Deposited Plan / Survey Strata Plan**
- Photographic evidence** confirming clearance of the Local Government conditions contained under the WAPC conditional approval

Commercial & Industrial New Developments and Alterations & Additions

Note: where a land use is proposed as a part of a commercial/industrial development, refer to the 'Change of Use' checklist.

- Site plan** showing:
 - north point
 - street and lot numbers
 - existing ground levels, contours, spot levels and datum point,
 - any existing verge infrastructure eg street trees, power poles, drains
 - all structures to be removed
 - the footprint of the existing and proposed development including the finished floor level of the ground floor
 - existing and proposed means of vehicle access
 - location and dimension of all at-grade car parking bays (including loading bays)
- Floor plans** of each of the proposed floor levels detailing the finished floor level and the internal layout of each level. All floor plans are to include the lot boundary lines
- Elevations** indicating all dimensions, existing **and** proposed development where additions are proposed, and where the proposed development meets the existing natural ground level on site at any given location
- Overshadowing diagram** (formulated in accordance with the R-Codes) for two storey development or greater and where the adjoining land is residential
- Streetscape illustration** where discretion is sought in relation to height and plot ratio. The perspective is to include the existing and potential built form of at least two adjoining properties on either side of the subject property and any existing verge infrastructure
- Signage details** including design, dimensions and location of all existing signage to be retained and proposed signage detailed on the site plan and elevations. Where a new development includes multiple tenancies a **Signage Strategy** is required
- Landscaping plan** including dimensions/pot sizes, species and locations and details of any trees or other vegetation which are to be retained.
- Traffic Impact Statement** (refer to the [WAPC Transport Impact Assessment Guidelines](#))

General Enquiries Tel: 1300 635 845 | 9364 0666 **Email:** melinfo@melville.wa.gov.au **www:** melvillecity.com.au
Street Address: 10 Almondbury Road, Booragoon WA 6154 **Postal Address:** Locked Bag 1, Booragoon WA 6954
National Relay Service Tel: 133 677 (TTY) 1300 555 727 (speech relay) **www:** relayservice.com.au

Document Owner: Business Support Officer -Planning

Last Reviewed: 6 November 2025

- Written justification** where discretion is sought in relation to LPS6, the R-Codes (where applicable) or policy
- Bushfire Attack Level Assessment** State Planning Policy 3.7 (SPP 3.7) – Planning in Bushfire prone Areas has been addressed (if applicable). To determine if the requirements of SPP3.7 are applicable for your development application, please visit: [State Planning Policy 3.7: Bushfire](#)
- Acoustic Report** State Planning Policy 5.4 – Road and Rail Noise has been addressed (applicable). To determine if the requirements of SPP 5.4 are applicable for your development, please visit : [State Planning Policy 5.4: Road and Rail Noise](#)

Change of Use

Note: where development is proposed as a part of a change of use application, refer to the ‘Commercial and Industrial’ checklist in addition to the requirements below.

- Site plan** showing north point, street and lot numbers, existing and proposed means of vehicular access, location and dimension of all car parking and bicycle bays (including loading bays)
- Floor plans** of each of the floor levels to be occupied and detailing the internal layout of each level
- Signage details** including design, dimensions and location of all existing signage to be retained and proposed signage detailed on the site plan and elevations
- Traffic Impact Statement** (refer to the [WAPC Transport Impact Assessment Guidelines](#))
- Cover letter** outlining the following:
 - management plan
 - description of the proposed business/land use
 - hours of operation
 - floor area per use/s
 - number of employees
 - onsite parking provision
 - toilet facilities
 - internal fit out details
 - structural changes
 - signage details
 - shop-front treatments
 - deliveries/visitation rate per week/day
 - any other relevant information to explain the nature and expected scale of the business.
- Written justification** where discretion is sought in relation to LPS6 or Council Policy

- Acoustic Report** if changing to an entertainment use/licensed venue (excluding a liquor store)
- Bushfire Attack Level Assessment** State Planning Policy 3.7 (SPP 3.7) – Planning in Bushfire prone Areas has been addressed (if applicable). To determine if the requirements of SPP3.7 are applicable for your development application, please refer to this link: [State Planning Policy 3.7: Bushfire](#)

Amendment to Previous Development Approval

- Plans** where amendments are proposed to the previously approved plans, amended site plan, floor plan and elevation with the amendments clearly marked
- Cover letter** outlining the details of the proposed amendment
- Written justification** where discretion is sought in relation to LPS6, the R-Codes or policy

Extension of Time to Previous Development Approval

- Cover letter** outlining the details of the request for the proposed extension of time to previous approval

Section 40 Certificates (Liquor Licence), Gaming Permits

- Completed Section 40 Application Form** [Certificate of Local Planning Authority](#)

Development on Land Zoned or Reserved under the Metropolitan Region Scheme

- Completed MRS Form 1** refer to the [Western Australian Planning Commission](#)
- Digital copy of **all** required plans and documentation on CD or USB **only** (hard copies not required) – refer to the WAPC website for MRS Form 1 application requirements.

Mixed Use (Residential & Commercial) & Development Assessment Panel Applications

DAP Submission:

Submit a DAP Application, either:

- **In-person** at the City of Melville, 10 Almondbury Road, Booragoon (payment to be made at the time of lodgement or within 7 days of receiving an invoice). Lodgement in person is to include an electronic copy of the complete submission
- **Email** to pb.planning@melville.wa.gov.au (complete submission package to be included). Once the submission has been reviewed and deemed acceptable for lodgement, an invoice for payment will be issued.

Note: DAP Applications cannot be lodged via the City's online lodgement system

DAP Submission Review Process:

The City will review the submission in accordance with Clause 63A of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015. Should any further information be required, the City will be in contact with the applicant within 7 days of receipt of the submission. Should no further information be required, the City will lodge the application with the DAP Secretariat accordingly.

Information required for formal lodgement of a DAP application:

- Completed hard copy of the Development Assessment Panel Application Form 1 or Form 2
- Completed City of Melville Application Form
- Digital copy of **all** plans and documentation on USB **only** (hard copies not required) or alternative file sharing arrangement.

Information required for all DAP and Mixed-Use development applications:

- Site plan** showing:
 - north point
 - street and lot numbers
 - existing ground levels, contours, spot levels and datum point,
 - any existing verge infrastructure eg street trees, power poles, drains
 - all structures to be removed
 - the footprint of the existing and proposed development including the finished floor level of the ground floor
 - existing and proposed means of vehicle access
 - location and dimension of all at-grade car parking bays (including loading bays).
- Floor plans** of each of the proposed floor levels detailing the finished floor level and the internal layout of each level. All floor plans are to include the lot boundary lines.
- Elevations** indicating all dimensions, and where the proposed development meets the existing natural ground level on site at any given location.

General Enquiries Tel: 1300 635 845 | 9364 0666 **Email:** melinfo@melville.wa.gov.au **www:** melvillecity.com.au
Street Address: 10 Almondbury Road, Booragoon WA 6154 **Postal Address:** Locked Bag 1, Booragoon WA 6954
National Relay Service Tel: 133 677 (TTY) 1300 555 727 (speech relay) **www:** relayservice.com.au

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- Overshadowing diagram** – (formulated in accordance with the R-Codes) for two storey development or greater and where the adjoining land is residential.
- Streetscape illustration** - where discretion is sought in relation to height and/or plot ratio. The perspective is to include the existing and potential built form of at least two adjoining properties on either side of the subject property and any existing verge infrastructure.
- Signage details** – including design, dimensions and location of all existing signage to be retained and proposed signage detailed on the site plan and elevations. Where a new development includes multiple tenancies a **Signage Strategy** is required.
- Landscaping plan** – including dimensions, species and locations and details of any trees or other vegetation which are to be retained.
- Traffic Impact Statement** - (refer to the WAPC Transport Impact Assessment Guidelines <http://www.dplh.wa.gov.au/>) where development is outside of an Activity Centre Plan.
- Written justification and Amenity Impact Assessment** – where discretion is sought in relation to LPS6, the R-Codes (where applicable) or Council Policy.
- Bushfire Attack Level Assessment** State Planning Policy 3.7 (SPP 3.7) – Planning in Bushfire prone Areas has been addressed (if applicable). To determine if the requirements of SPP3.7 are applicable for your development application, please visit: [State Planning Policy 3.7: Bushfire](#)
- Acoustic Report** State Planning Policy 5.4 – Road and Rail Noise has been addressed (applicable). To determine if the requirements of SPP 5.4 are applicable for your development, please visit : [State Planning Policy 5.4: Road and Rail Noise](#)

Written Planning Advice

- Written request/cover letter** outlining the specific advice or information being requested
- Written Planning Advice Application Form**
- Preliminary scale drawings** site plan, floor plans and elevations, where available (More detailed drawings will enable the City to properly assess the proposal and give practical feedback)

Deemed to Comply Check (Minor/Standard)

- City of Melville Deemed to Comply Application Form**
- Written request/ cover letter** outlining the specific advice or information being requested
- Preliminary scale drawings** site plan, floor plans and elevations (more detailed drawings will enable the City to properly assess the proposal and give practical feedback)

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Restrictive Covenant Removal

- City of Melville Development Application Form**
- A copy of the restrictive covenant documentation** including the specific wording of the covenant (the registration number is on the certificate of title). This can be obtained from Landgate
- A copy of the latest Certificate of Title.** This can be obtained from Landgate

Application to Obtain Development Approvals and/or Plans

- Written Planning Advice Application Form** completed and signed by current owner
- Identification** i.e. current drivers licence
- Written Consent (if someone other than the owner is applying)** written and signed permission from the current owner to obtain a copy of the plans/approval