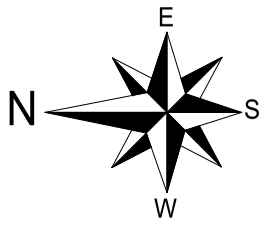
LOT 747 194.74m²



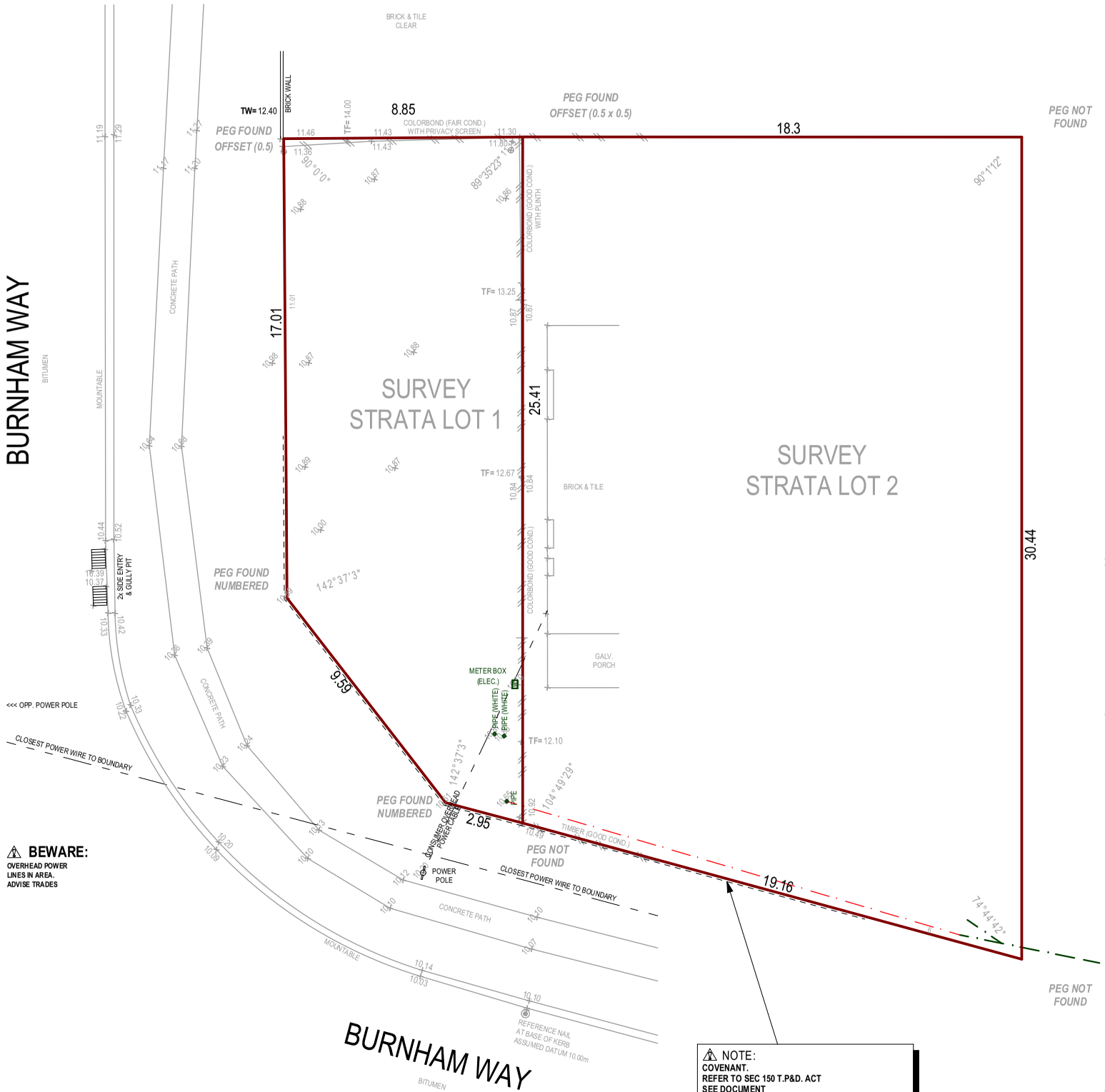
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⚠ DISCLAIMER:
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⚠ WARNING:
Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.



⚠ BEWARE:
OVERHEAD POWER LINES IN AREA. ADVISE TRADES

⚠ NOTE:
COVENANT.
REFER TO SEC 150 T.P&D. ACT
SEE DOCUMENT
NO VEHICULAR ACCESS IS PERMITTED TO AND FROM BURNHAM WAY.

⚠ NOTE:
TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

SSL1 MISCLOSE
0.004 m

SSL2 MISCLOSE
0.007 m

Scale 1:200

0 2 4 6 8

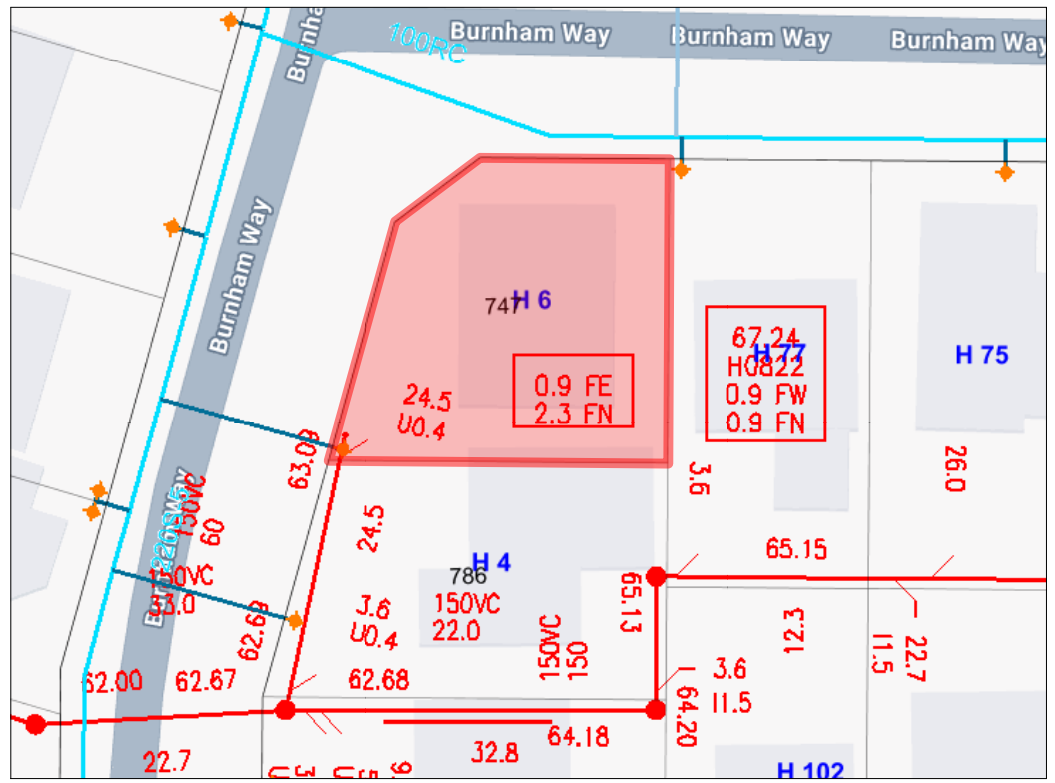
LEGEND		
		POWER DOME
		POWER POLE
		PHONE PITS
		WATER CONN.
TP=	10.00	TOP PILLAR/POST
TW=	10.00	TOP WALL
TR=	10.00	TOP RETAINING
TF=	10.00	TOP FENCE
TG=	10.00	TOP GUTTER

redink HOMES
16 Frobisher Street, Osborne Park WA 6017
Ph: 9208 1111 Fax: 9208 1112

! WARNING !
PLAN NOT YET APPROVED BY TITLES OFFICE.
VERIFY LOT DIMENSIONS & ANGLES WITH TITLE.

CONTOUR & FEATURE SURVEY

LOT	Survey Strata Lot 1 (SP 90413 - Unlodged)
ADDRESS	#79 Burnham Way, Girrawheen
LGA	CITY OF WANNEROO
CLIENT	MILLER
ORDER #	2604016M
GPS	Lat: -31.844524 Long: 115.840327
SSA No	AREA 195m² VOL. 1351 FOL. 236



ELEC.	U/Ground / O/Head	SEWER	Yes	ROADS	Bitumen	COASTAL	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	COMMS	Not loc.	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Mountable	VEG.	Light Grass Cover

⚠ NOTE: Angles and dimensions to be verified with titles office plan when issued.
⚠ WARNING: Plan not yet approved by titles office. Verify lot dimensions & angles with title.

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

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

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

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

VARIATIONS:

REV:	DESCRIPTION:	INT:	CHK:	DATE:
'1'	CONTRACT+SCV+VO 1 (1-2)	EA	JF	07.08.26
'2'				
'3'				
'4'				
'5'				
'6'				
'7'				
'8'				
'9'				

THE KALGOORLIE

EXISTING PLAN

DATE: 25/08/2026
SCALE: 1:200

SHEET N°: 01 of 11

REVISION N°: 01

JOB N°: 2604016M

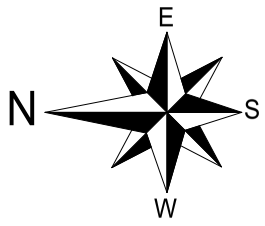
COTTAGE SURVEYS LICENSED SURVEYORS
87-89 Guthrie St
Osborne Park
WA 6017

PO Box 1611
Osborne Park BC
WA 6917

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

JOB: 639525 DATE: 11 Mar 26 DRAWN: A. Mander

LOT 747 194.74m²



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

LOT INFORMATION

ZONING: **R20/R40**
LOT AREA: **194.74m²**
ALLOWED COVER: **55% (107.107m²)**
ACTUAL COVER: **53.65% (104.49m²)**

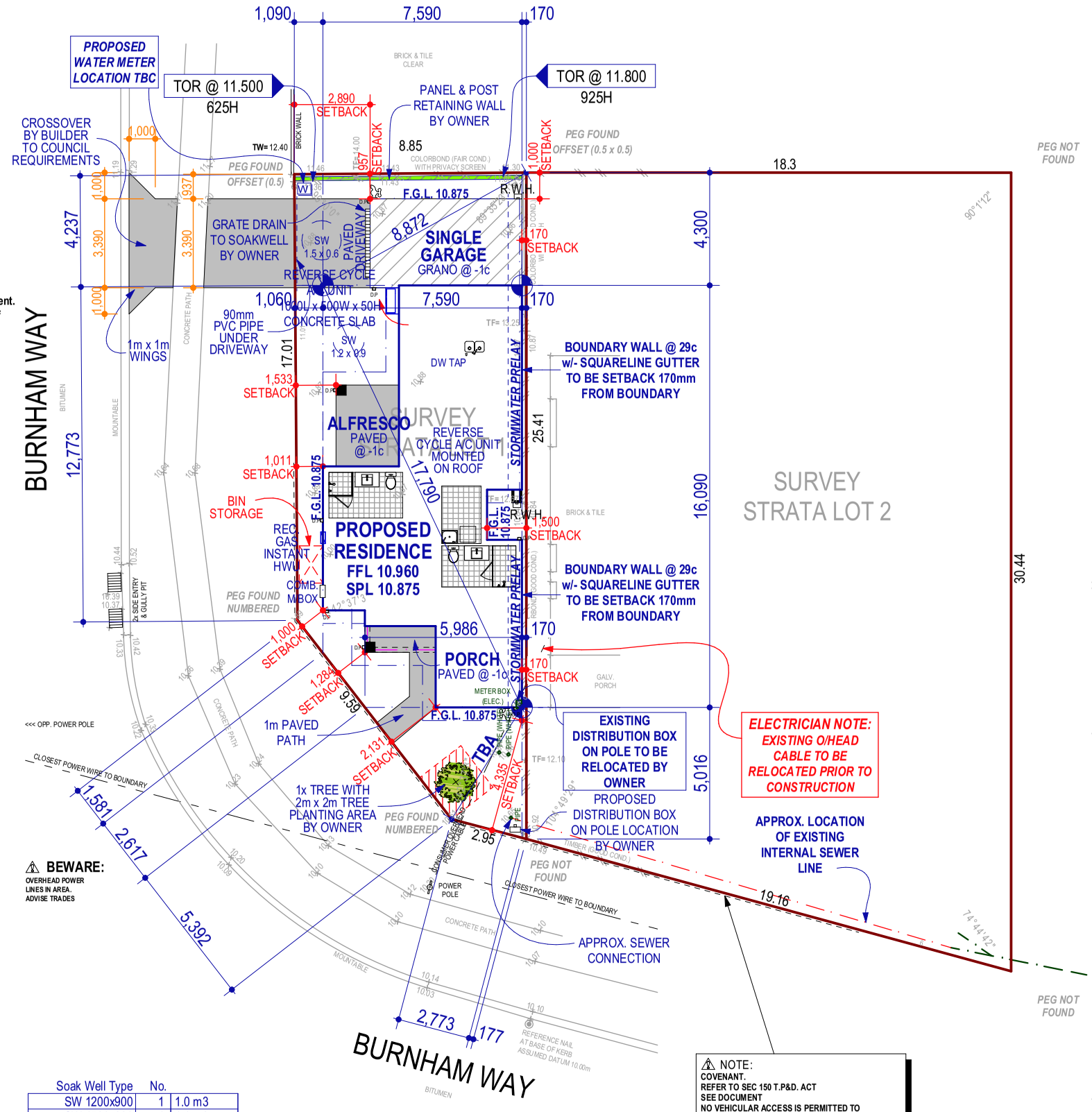
PLANNING: ***YES***
PLANNING NOTES:
- BOUNDARY WALL LENGTH
- PARKING
- RETAINING WALL HEIGHT

APPROVAL OF ABOVE VARIATIONS ARE AT SHIRES DISCRETION

SSL1 MISCLOSE
0.004 m

SSL2 MISCLOSE
0.007 m

Scale 1:200
0 2 4 6 8



Soak Well Type	No.	
SW 1200x900	1	1.0 m3
SW 1500x600	1	1.1 m3
Total Capacity		2.1 m3
Roof Area GF		123.9 m2
Paved Area		13.9 m2
Total Area		**137.8 m2**
Capacity Required (Area x 0.0125)		**1.7 m3**
Extra Capacity Provided		**0.4 m3**

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE

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

LANDSCAPING NOTE:
MIN 50% OF STREET SETBACK AREA TO BE PERVIOUS AREAS (SOFTSCAPED) BY DEVELOPER.

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

RETAINING WALLS (BY OWNER):
- PROPOSED RETAINING WALL

STORMWATER NOTE:
STORMWATER DISPOSAL VIA SOAKWELLS TO COUNCIL REQUIREMENTS.

⚠ NOTE:
COVENANT.
REFER TO SEC 150 T.P&D. ACT
SEE DOCUMENT
NO VEHICULAR ACCESS IS PERMITTED TO AND FROM BURNHAM WAY.

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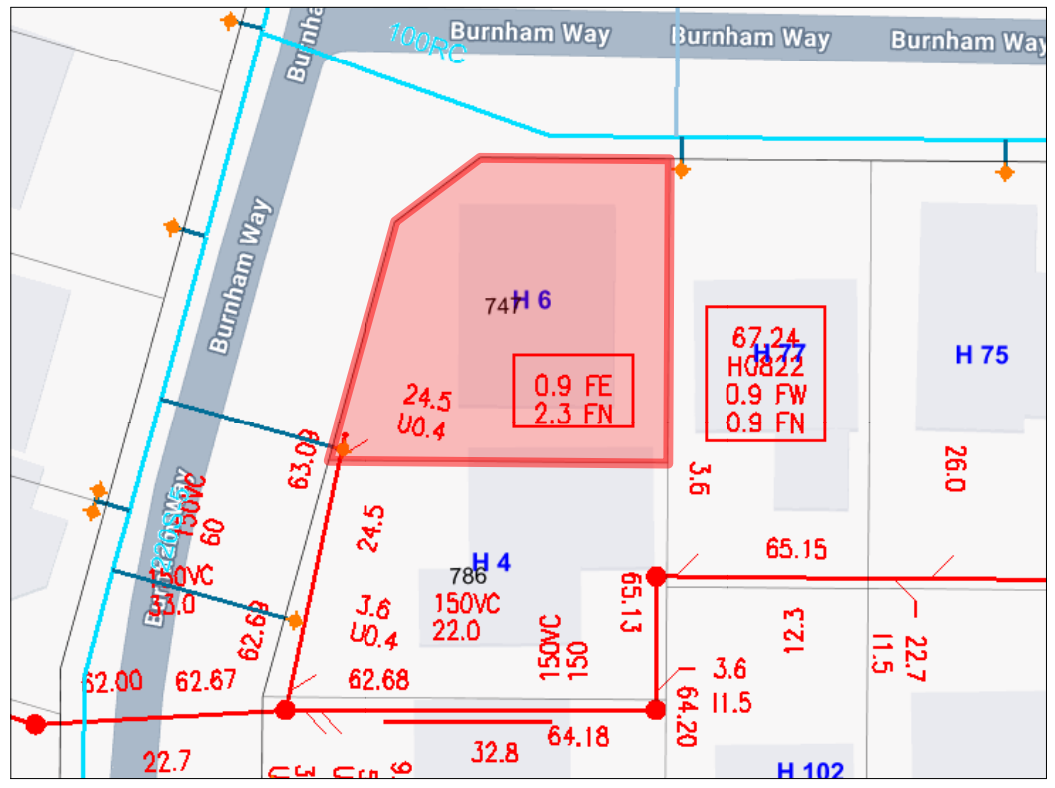
LEGEND	
	POWER DOME
	POWER POLE
	PHONE PITS
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TP= 10.00	TOP PILLAR/POST
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redink HOMES
16 Frobisher Street, Osborne Park WA 6017
Ph: 9208 1111 Fax: 9208 1112

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CONTOUR & FEATURE SURVEY

LOT	Survey Strata Lot 1 (SP 90413 - Unlodged)
ADDRESS	#79 Burnham Way, Girrawheen
LGA	CITY OF WANNEROO
CLIENT	MILLER
ORDER #	2604016M
GPS	Lat: -31.844524 Long: 115.840327
SSA No	AREA 195m² VOL. 1351 FOL. 236



ELEC.	U/Ground / O/Head	SEWER	Yes	ROADS	Bitumen	COASTAL	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	COMMS	Not loc.	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Mountable	VEG.	Light Grass Cover

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

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Ref: 5,035

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

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

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

VARIATIONS:

REV:	DESCRIPTION:	INT:	CHK:	DATE:
'1'	CONTRACT+SCV+VO 1 (1-2)	EA	JF	07.08.26
'2'				
'3'				
'4'				
'5'				
'6'				
'7'				
'8'				
'9'				

THE KALGOORLIE

SITE PLAN

DATE: 25/08/2026	SHEET N°: 02 of 11
SCALE: 1:200	
REVISION N°: 01	JOB N°: 2604016M

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: 639525 DATE: 11 Mar 26 DRAWN: A. Mander

NOTES:

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

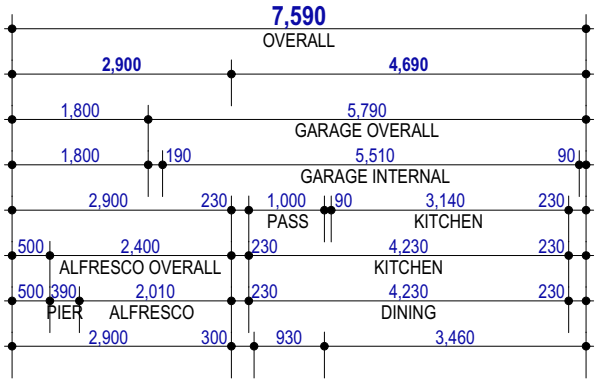
DOWNPIPES & FLOOR WASTES POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.

CEILING INSULATION TO HOUSE & GARAGE TO NCC REQUIREMENTS AS PER ADDENDA.

28c CEILINGS UNLESS OTHERWISE NOTED.

INTERNAL WALL NOTE:

INTERNAL WALLS TO BE DRY LINED THROUGHOUT UNLESS NOTED OTHERWISE.



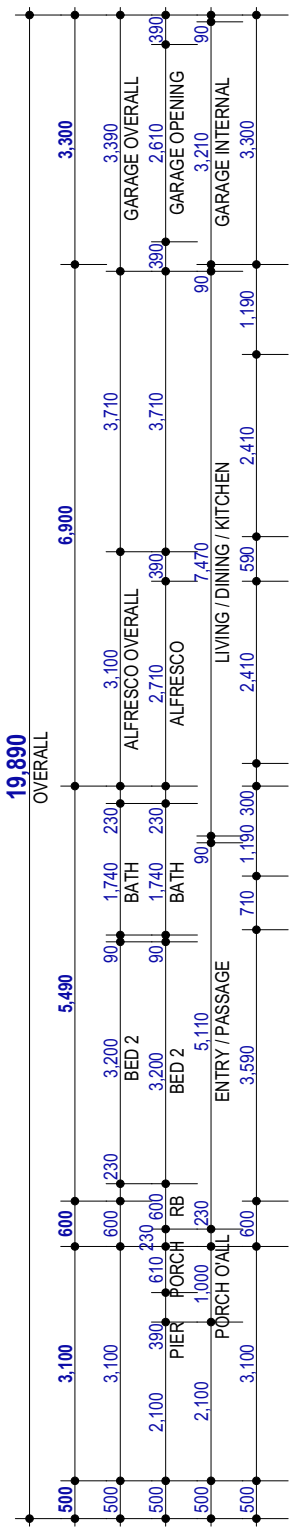
FIXING CARPENTER NOTE:

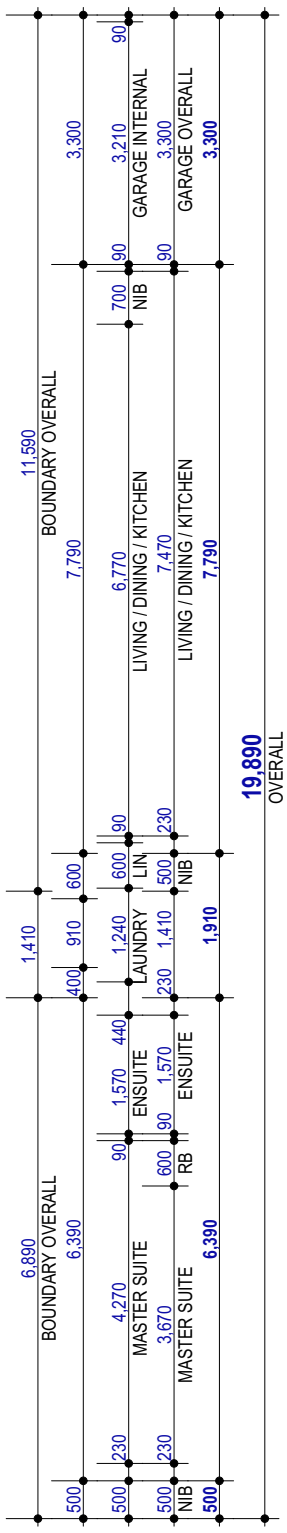
ROBES:
SHELF & RAIL @ 1750
LINEN:
4x 450 SHELVES @400 CTS
TOP SHELF @1750

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

ROOF PLUMBER NOTES:

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





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

ENERGY WHOLE OF HOME COMPLIANCE:

MINIMUM 1.9KW SOLAR PV SYSTEM TO BE INSTALLED BY OWNER AFTER HANDOVER

AREAS

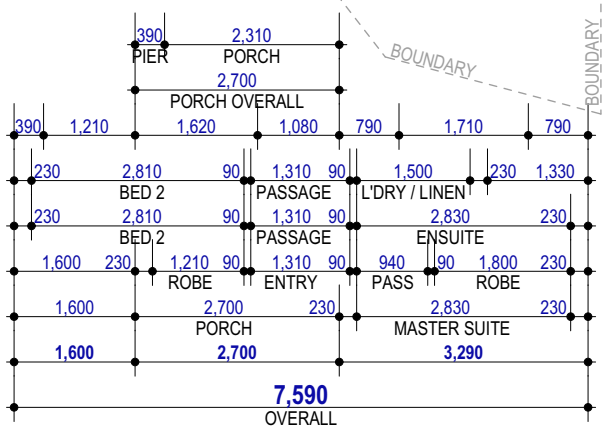
Name	Area	Perimeter
ALFRESCO	7.440	11.000
GARAGE	19.206	18.360
HOUSE	85.283	50.020
PORCH	2.700	7.400
	114.629 m²	

FLOOR COVERING NOTE:

REFER TO ADDENDA FOR FLOOR COVERING SPECS.

FULL CAVITY INSULATION:

FULL CAVITY INSULATION TO ALL CAVITY WALLS THROUGHOUT.



ENGINEERS NOTE:

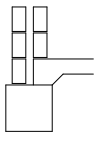
ALL ENGINEERS NOTATIONS, BEAM LAYOUTS & STRUCTURAL COLUMNS AS PER ENGINEERS DRAWINGS.

FLASHING NOTE:

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

BRICK LAYER NOTE:

RENDER TO FRONT ELEVATION: EXTENT OF ACRYLIC RENDER TO ENTIRE FRONT ELEVATION AND RETURN ONLY. CONTRASTING RENDER TO PORCH PIER AND T-BAR BWKS AS PER ADDENDA.



BRICKLAYER NOTE:

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

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

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

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

VARIATIONS:

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'1'	CONTRACT+SCV+VO 1 (1-2)	EA	JF	07.08.26
'2'				
'3'				
'4'				
'5'				
'6'				
'7'				
'8'				
'9'				

CLIENT: **MILLER**

SITE ADDRESS:
LOT 1 (#79) BURNHAM WAY
GIRRAWHEEN WA 6064

SALES: C. INNES | DRAWN: EA

THE KALGOORLIE
FLOOR PLAN

DATE: 25/08/2026 | SHEET N°: 04 of 11
SCALE: 1:100 | REVISION N°: 01 | JOB N°: 2604016M

STANDARD UPDATE = XX

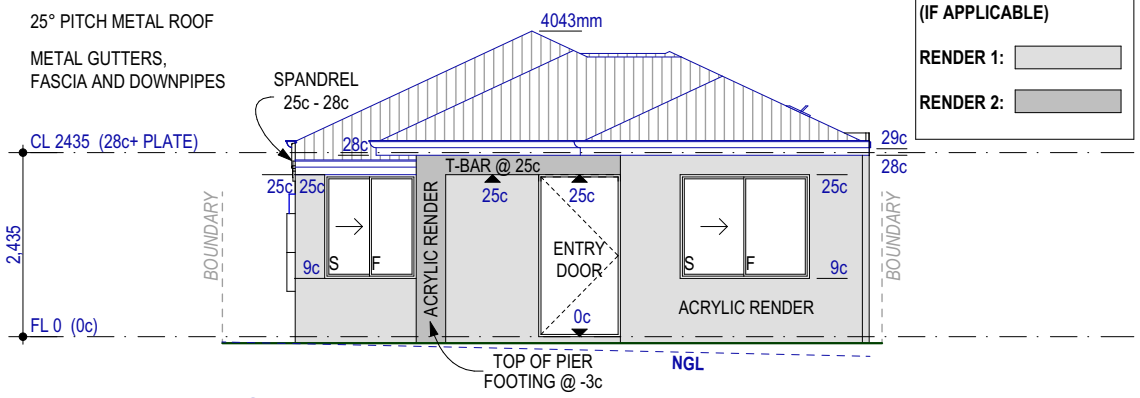
RENDER TO FRONT ELEVATION:
EXTENT OF ACRYLIC RENDER TO ENTIRE FRONT ELEVATION AND RETURN ONLY. CONTRASTING RENDER TO PORCH PIER AND T-BAR BWKS AS PER ADDENDA.

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

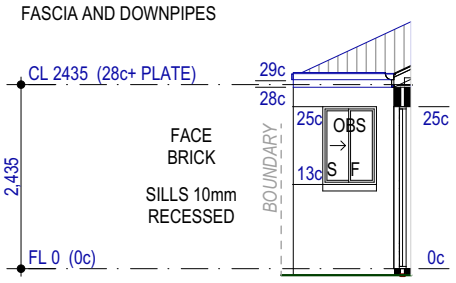
RENDER COLOUR LEGEND (IF APPLICABLE)

RENDER 1:

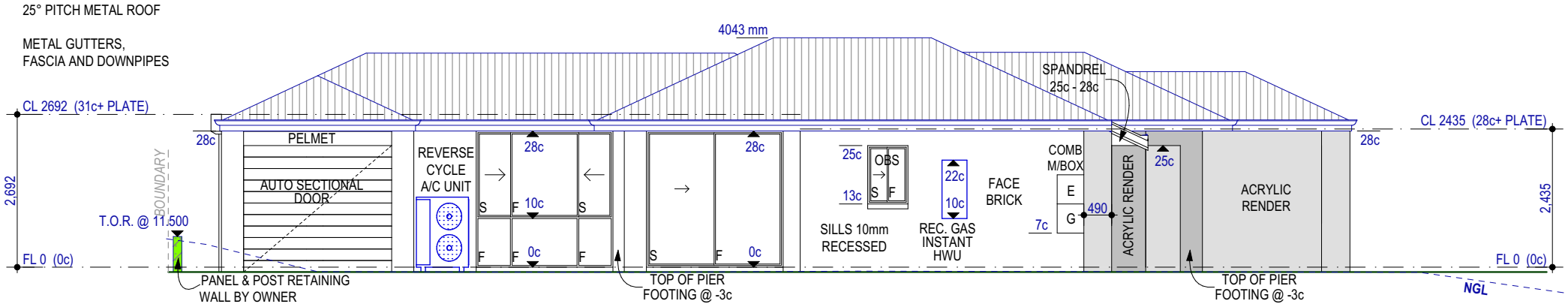
RENDER 2:



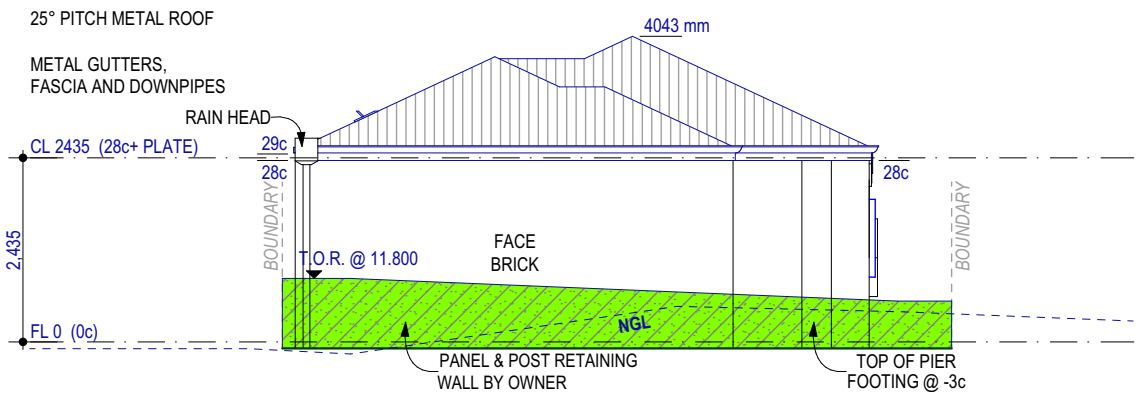
1 ELEVATION
1:100



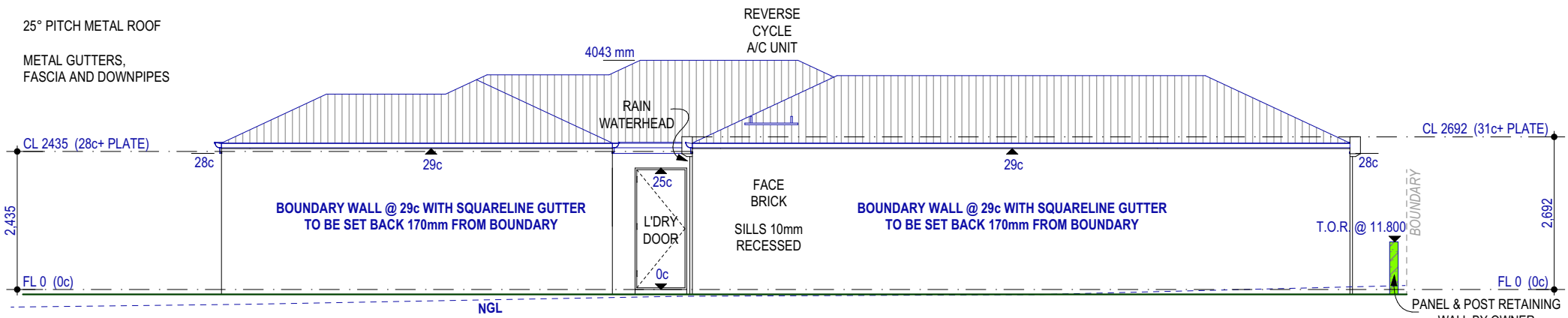
5 ELEVATION
1:100



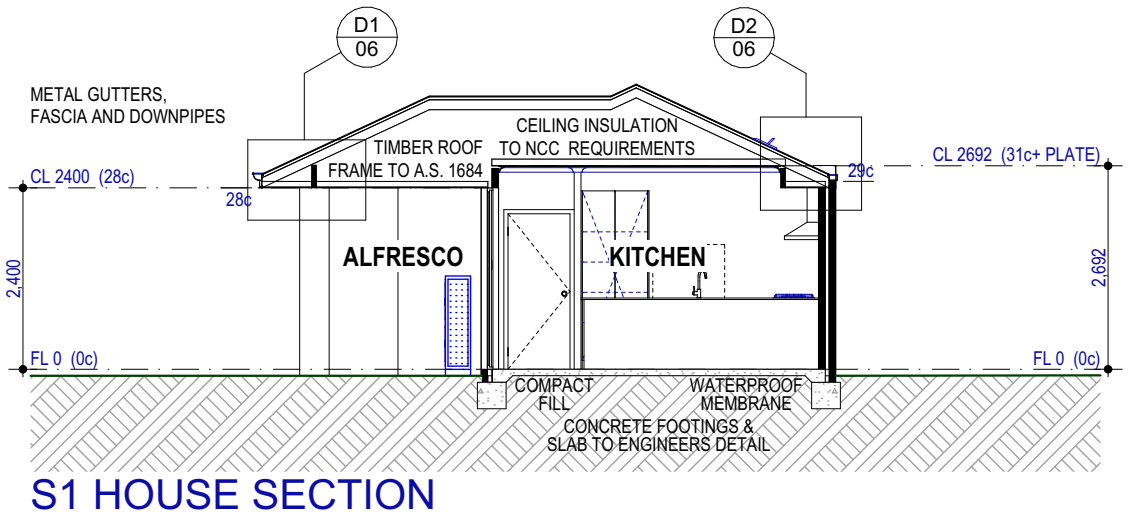
2 ELEVATION
1:100



3 ELEVATION
1:100



4 ELEVATION
1:100



S1 HOUSE SECTION
1:100

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CLIENT:
MILLER

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LOT 1 (#79) BURNHAM WAY
GIRRAWHEEN WA 6064

SALES: C. INNES
DRAWN: EA

THE KALGOORLIE
ELEVATIONS & SECTION

DATE: 25/08/2026
SCALE: 1:100
SHEET N°: 05 of 11
REVISION N°: 01
JOB N°: 2604016M

STANDARD UPDATE = XX