LOT 301

⚠ 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.

SITE PAVING AREAS	
LOCATION	AREA
DRIVEWAY	23.60
CROSSOVER	19.87
ALFRESCO	15.04
PORCH	1.65
	60.16 m²

GRADIENT
TOP OF KERB RL 10.34
DIST FROM BDRY 4.5m
VERGE WIDTH 6.0m
GRADIENT= 0.43
MAX FINISHED CFL ABOVE KERB
RL10.34 - 0.43 = 9.91m

GRANOWORKER NOTE:
TOP OF FOOTINGS TO EXTERNAL POST AND PIERS AT -3c UNLESS NOTED OTHERWISE.

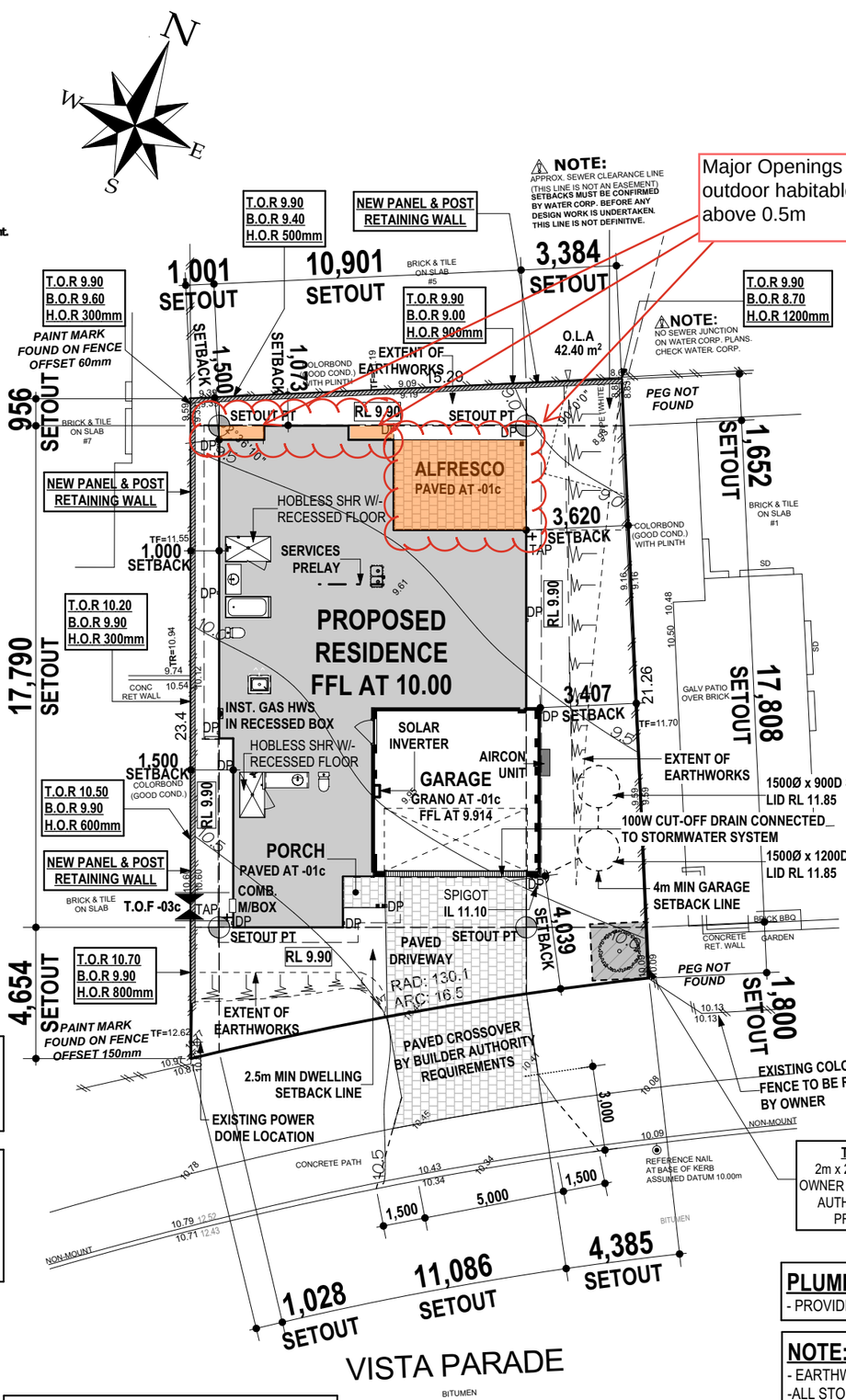
ZONED R17.5/40
(MIN OPEN SPACE 45%)
HOUSE AREA (162.68m²) / LOT AREA (307.5m²)
- SITE COVER = 52.90m²
- OPEN SPACE PROVIDED = 47.01%

SITE PLAN
1:200

⚠NOTE:
RESTRICTIVE COVENANT. REFER TO SEC 136D T.L.A. SEE DOCUMENT C717579 BUILDING RESTRICTIONS

LOT MISCLOSE
0.000m

Scale 1:200
0 2 4 6 8



LEGEND	
	POWER DOME
	POWER POLE
T C	PHONE PITS
W	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

Plunkett Homes

129 Hasler Road, Osborne Park, W.A. 6017.
PO Box 55, Westfield Shopping Centre, Innaloo, W.A. 6918.
Ph 08 9366 0000.
Fx 08 9258 4088.
www.plunketthomes.com.au
Reg. Builder N°: 7995. A.B.N. 98 009 250 373.

ROSALIE CONTEMPORARY E & O

TYPE: 2c BRICK

LIFESTYLE SPECIFICATION	MODEL N°
© COPYRIGHT	RO04

REV	VO #	DRN	DATE	CHK
1	Engineering	PC	17/12/25	PC
2	Energy	PC	18/12/25	PC
3	Stormwater	PC	5/01/25	PC
4	VO S3	PC	26/02/26	PC
5	PCVO 1	AF	06/07/26	DT
6	PCVO 3	DT	13/08/26	DT

Sub-contractors to verify all dimensions on site.

WORKING DRAWINGS
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER WITNESS

OWNER WITNESS

BUILDER WITNESS

SHEET N°	2 OF 7 + 5 ANC
JOB N°	312166
REVISION	6
DATE	13/08/26

TREE GROWTH ZONE
2m x 2m AREA RESERVED FOR OWNER TO SUPPLY & PLANT LOCAL AUTHORITY APPROVED TREE PRIOR TO OCCUPATION

PLUMBER NOTE
- PROVIDE REFLUX VALVE TO SEWER LINE.

NOTE:
- EARTHWORKS TO BE CARRIED OUT BY BUILDER.
-ALL STORMWATER DISPOSAL TO SOAKWELLS TO LOCAL SHIRE REQUIREMENTS BY BUILDER.
- LOCATION OF DOWNPIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION.
- DO NOT SCALE FROM DRAWINGS.
- PLANS TO BE READ IN CONJUNCTION WITH ADDENDA AND WORK ORDER. NOTIFY BUILDER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

STORMWATER REQUIREMENTS
- REFER TO ENGINEERS STORMWATER LAYOUT.
- ALL DOWNPIPES TO BE INTERCONNECTED.
- REFER TO ENGINEERS STORMWATER LAYOUT FOR TANK SIZES, LEVELS, LOCATIONS AND CONNECTION DETAILS.
- OWNER TO MAINTAIN DRAINAGE NETWORK AND CLEAN REGULARLY.

WIND CLASSIFICATION AS PER A.S. 4055:
N1 - FOR GROUND STOREY OF RESIDENCE
DURABILITY CLASS AS PER A.S. 3700:
R1

⚠ 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.

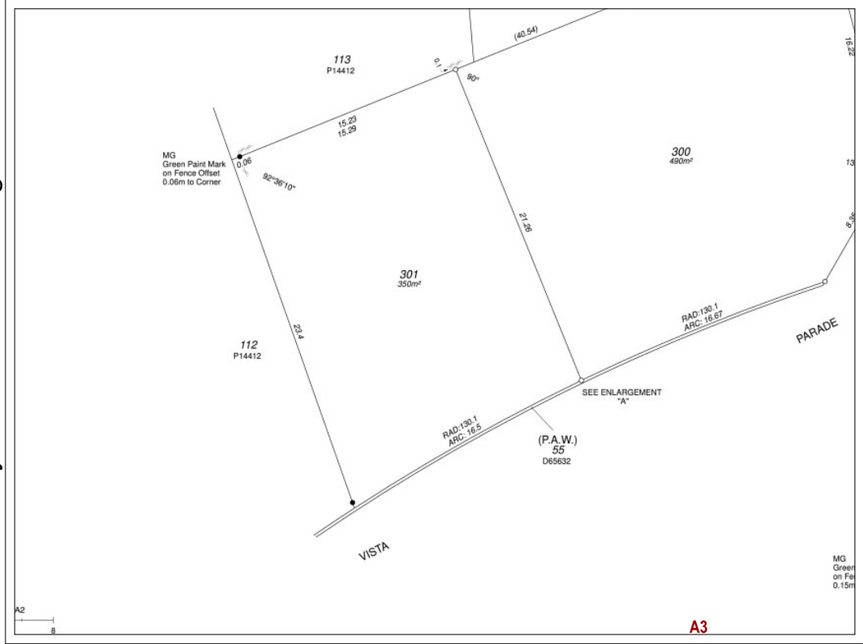
Plunkett Homes

129 Hasler Road, Osborne Park, W.A. 6017.
PO Box 55, Westfield Shopping Centre, Innaloo, W.A. 6918.
Ph 08 9366 0000.
Fx 08 9258 4088.
www.plunketthomes.com.au
Reg. Builder N°: 7995. A.B.N. 98 009 250 373.

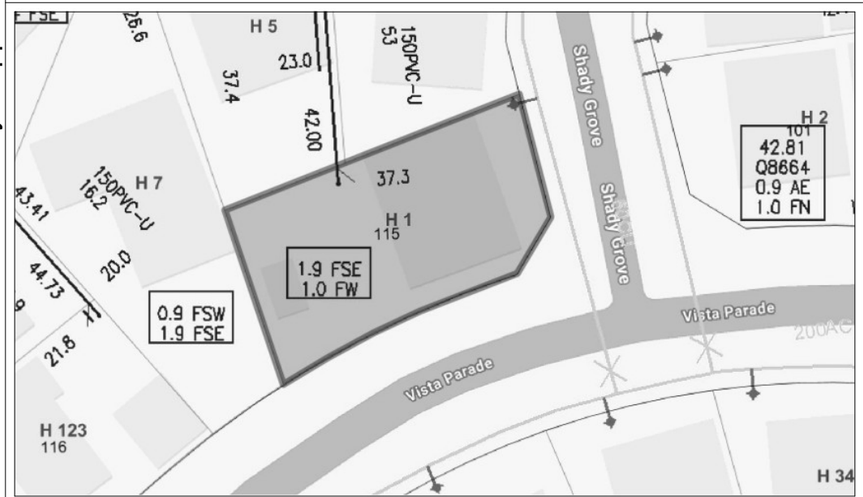
! WARNING !
PLAN NOT YET APPROVED BY TITLES OFFICE.
VERIFY LOT DIMENSIONS & ANGLES WITH TITLE.

CONTOUR & FEATURE SURVEY

LOT	Lot 301 (DP 431026 - Unlodged)
ADDRESS	#29 Vista Parade, Ballajura
LGA	CITY OF SWAN
ORDER #	312166
GPS	Lat: -31.827085 Long: 115.886033
SSA No	**AREA** 350m²



ELEC.	U/Ground	**SEWER**	Yes (TBA)	**ROADS**	Bitumen	**COASTAL**	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	**COMMS**	Yes	**PATH**	Concrete	**SOIL**	Sand
WATER	Yes	**DRAINAGE**	Good	**KERBS**	Non-Mount	**VEG.**	Light Grass Cover



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: 636441 **DATE:** 09 Feb 26 **DRAWN:** J. Jee

Document Set ID: 9421237
Version: 2, Version Date: 12/09/2026

OWNER NOTE:

- DUE TO ONGOING CHANGES TO STATUTORY REQUIREMENTS AND BUILDING METHODS, SOME ASPECTS OF THIS BUILDING MAY BE AT VARIANCE TO THE ORIGINAL DISPLAY VERSION (IF APPLICABLE).
- WHERE PRELIMINARY DRAWINGS ARE PROVIDED BY THE OWNER OR THE OWNER'S AGENT, THE BUILDER RESERVES THE RIGHT TO MODIFY THE OWNERS DRAWINGS TO SUIT THE BUILDER'S CURRENT CONSTRUCTION METHOD.

FIXING CARPENTER NOTE:

- PROVIDE SHELF & RAIL AT 1650 AFL TO ALL ROBES NOTED S & R.
- PROVIDE 4 SHELVES TO LINEN & PTY WHERE NOTED 4 x SH. TOP SHELF AT 1650. BOTTOM SHELF AT 450 WITH 400 SPACING TO REMAINDER OF SHELVING U.N.O.
- PROVIDE SHELF SUPPORT WHEN SPAN EXCEEDS 1800mm U.N.O.
- PROVIDE 20mm GAP UNDER DOORS TO ROOMS WITH CEILING EXHAUST FANS FITTED WITH RUN-ON TIMERS IN ACCORDANCE WITH NCC REQUIREMENTS.

SUPERVISOR / TRADES NOTE:

- REFER TO ENGINEERS DRAWINGS FOR SIZES & LOCATIONS OF ALL STRUCTURAL COLUMNS AND BEAMS.

WIND CLASSIFICATION AS PER A.S. 4055:
N1 - FOR GROUND STOREY OF RESIDENCE

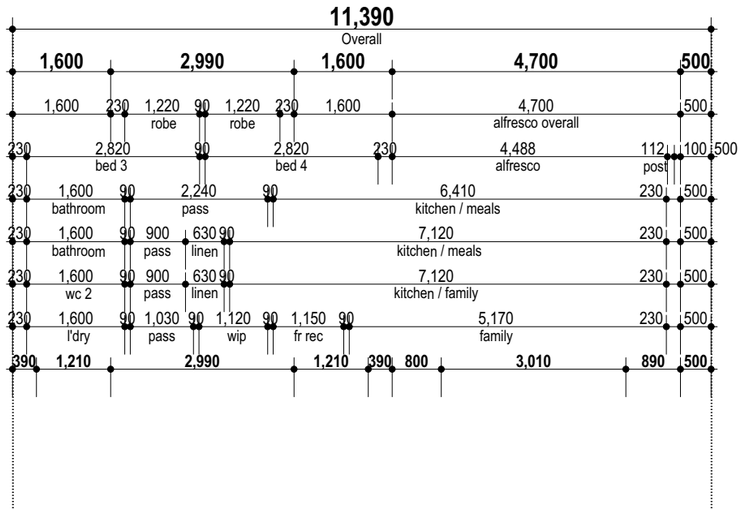
DURABILITY CLASS AS PER A.S. 3700:
R1

BRICKLAYER NOTE:

WHERE APPLICABLE
- BRICK IN ELECTRICAL FLEXI CONDUIT IN FACE BRICK WORK (WHERE NO CAVITY) TO ALL LOCATIONS WITH WALL LIGHTS. FLEXI COIL TO REMAIN IN ROOF SPACE.

WINDOWS NOTE:

- **LOW-E** DENOTES LOW-E PLANIBEL CLEAR GLAZING TO WINDOWS.



3/4

CEILING NOTE:

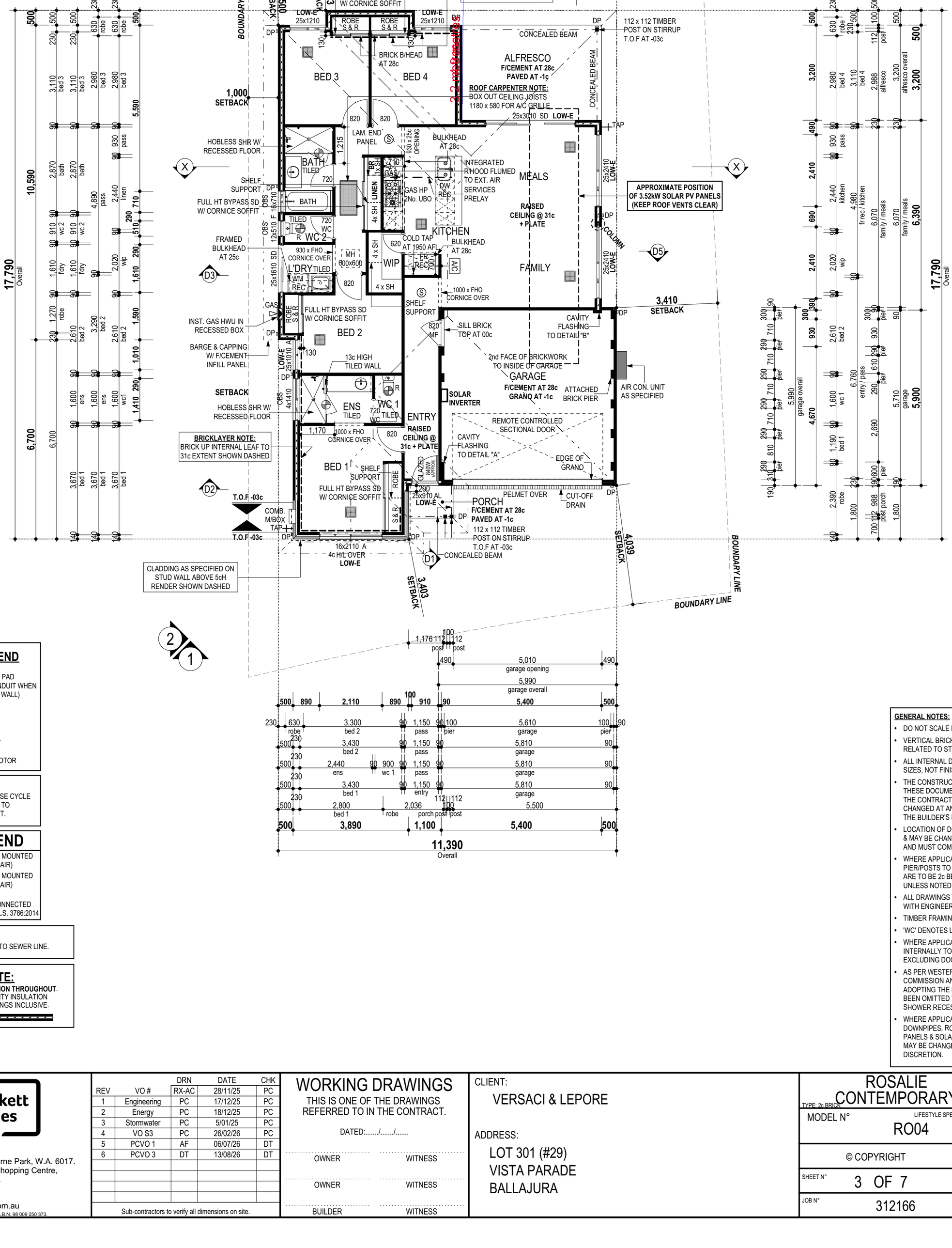
- CEILINGS AT 28c + PLATE UNLESS NOTED OTHERWISE.

CEILING INSULATION NOTE:

- WHERE APPLICABLE: PROVIDE INSULATION TO CEILINGS AS SPECIFIED.

Floor Areas			
Floor	**Location**	**Area**	**Perimeter**
GROUND FLOOR			
	HOUSE	127.83	57.36
	GARAGE	34.85	23.78
	ALFRESCO	15.04	15.80
	PORCH	1.65	5.20
		179.37 m²	

Roof Areas			
Floor	**Pitch**	**Flat**	**Pitched**
GROUND FLOOR ROOF			
	24.72°	237.74	261.72
		237.74 m²	**261.72 m²**



2/1

AIR-CON. LEGEND

- A/C — A/C CONTROL PAD (W/ 25mm CONDUIT WHEN ON INTERNAL WALL)
- RETURN AIR GRILLE
- CEILING VENT
- OUTDOOR MOTOR

AIR-CON NOTE:

- PROVIDE DUCTED REVERSE CYCLE AIR-CON SYSYEM. REFER TO MANUFACTURERS LAYOUT.

PLAN LEGEND

- EXHAUST FAN - CEILING MOUNTED (FLUMED TO EXTERNAL AIR)
- R EXHAUST FAN - CEILING MOUNTED (FLUMED TO EXTERNAL AIR) - WITH RUN-ON TIMER
- (S) DIRECT WIRED INTERCONNECTED SMOKE DETECTOR TO A.S. 3786:2014

PLUMBER NOTE:

- PROVIDE REFLUX VALVE TO SEWER LINE.

BRICKLAYER NOTE:

- **PROVIDE CAVITY INSULATION THROUGHOUT**.
- DENOTES EXTENT OF CAVITY INSULATION ABOVE AND BELOW OPENINGS INCLUSIVE.

GENERAL NOTES:

- DO NOT SCALE FROM DRAWINGS.
- VERTICAL BRICK COURSING HEIGHTS ARE RELATED TO STANDARD BRICK SIZES.
- ALL INTERNAL DIMENSIONS ARE TO BRICK SIZES, NOT FINISHED SIZES.
- THE CONSTRUCTION DETAILS REFERRED TO IN THESE DOCUMENTS DO NOT FORM PART OF THE CONTRACT DOCUMENTS & MAY BE CHANGED AT ANY TIME WITHOUT NOTICE, AT THE BUILDER'S DISCRETION.
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION AND MUST COMPLY WITH THE NCC.
- WHERE APPLICABLE: TOP OF FOOTINGS FOR PIER/POSTS TO CARPORT, VERANDAH & PORCH ARE TO BE 2c BELOW FINISHED PAVING LEVEL UNLESS NOTED OTHERWISE.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.
- TIMBER FRAMING TO A.S. 1684
- 'WC' DENOTES LIFT-OFF HINGES.
- WHERE APPLICABLE: PROVIDE CORNER BEADS INTERNALLY TO ALL EXTERNAL CORNERS EXCLUDING DOOR & WINDOW REVEALS.
- AS PER WESTERN AUSTRALIAN BUILDING COMMISSION AND PLUMBING LEGISLATION ADOPTING THE NCC, FLOOR WASTES HAVE BEEN OMITTED TO WET AREAS, EXCLUDING SHOWER RECESSES
- WHERE APPLICABLE: POSITIONS OF DOWNPIPES, ROTARY ROOF VENTS, SOLAR PV PANELS & SOLAR HWS ARE INDICATIVE ONLY & MAY BE CHANGED AT THE BUILDER'S DISCRETION.

FLOOR PLAN

1:100

Plunkett Homes

129 Hasler Road, Osborne Park, W.A. 6017.
PO Box 55, Westfield Shopping Centre, Innaloo, W.A. 6918.
Ph 08 9366 0000.
Fx 08 9258 4088.
www.plunkettthomes.com.au
Reg. Builder N°: 7995. A.B.N. 98 009 250 373.

REV	VO #	DRN	DATE	CHK
1	Engineering	PC	17/12/25	PC
2	Energy	PC	18/12/25	PC
3	Stormwater	PC	5/01/25	PC
4	VO S3	PC	26/02/26	PC
5	PCVO 1	AF	06/07/26	DT
6	PCVO 3	DT	13/08/26	DT

Sub-contractors to verify all dimensions on site.

WORKING DRAWINGS
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER ..... WITNESS .....
OWNER ..... WITNESS .....
BUILDER ..... WITNESS .....

CLIENT:
VERSACI & LEPORE

ADDRESS:
LOT 301 (#29)
VISTA PARADE
BALLAJURA

ROSALIE CONTEMPORARY E & OE
TYPE: 2c BRICK

MODEL N° RO04 A2
LIFESTYLE SPECIFICATION

REVISION 6
DATE 13/08/26

© COPYRIGHT

SHEET N° 3 OF 7 + 5 ANC
JOB N° 312166

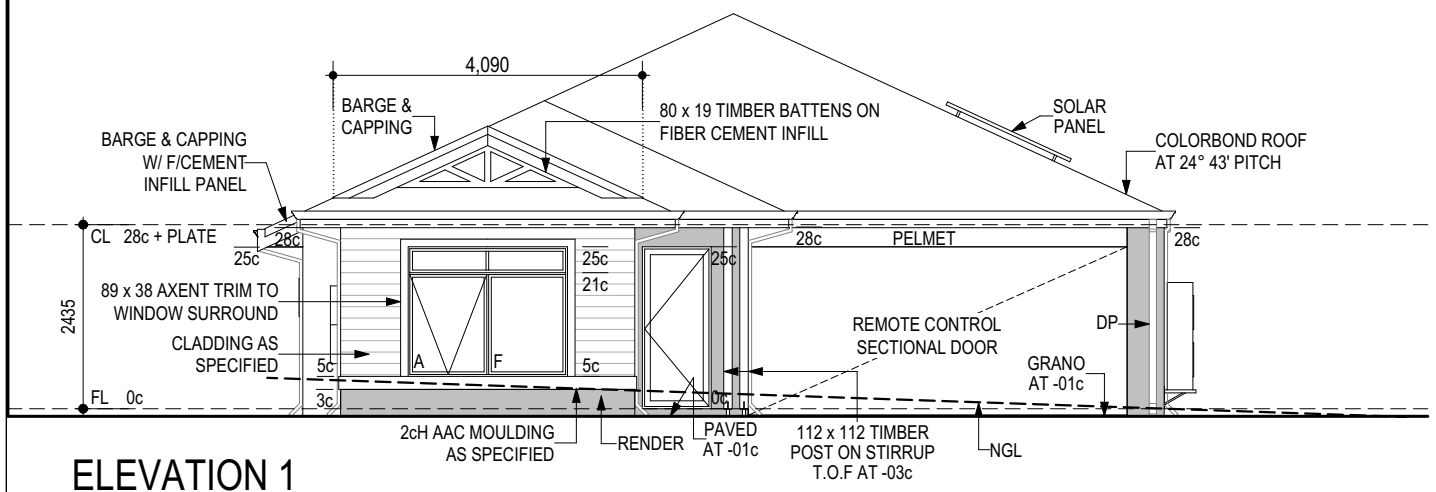
Document Set ID: 9421237
Version: 2, Version Date: 12/09/2026

CEILING NOTE:

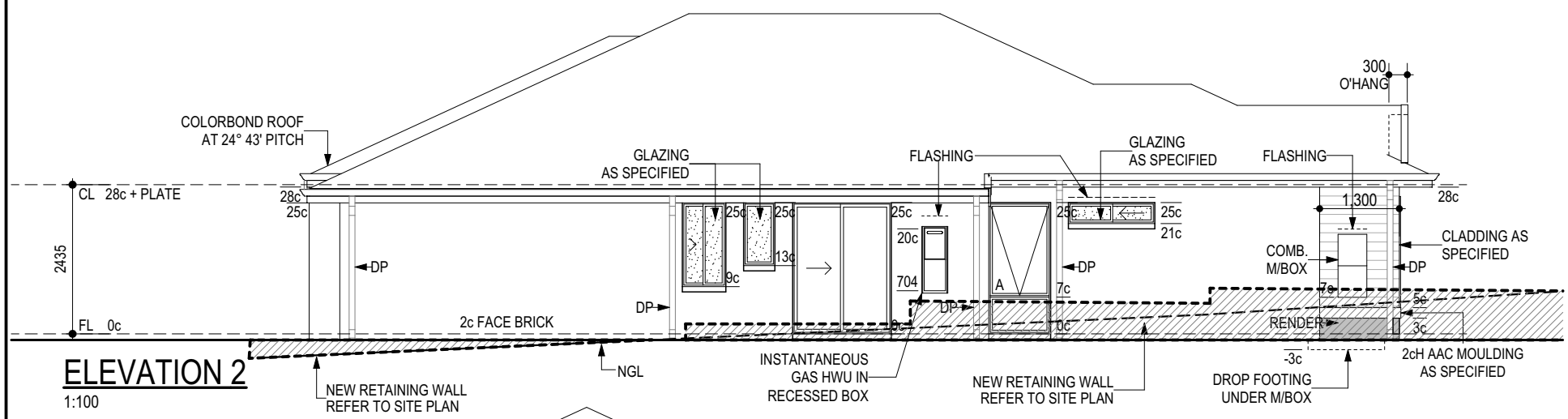
- CEILINGS AT 28c + PLATE UNLESS NOTED OTHERWISE.

WIND CLASSIFICATION AS PER A.S. 4055:
N1 - FOR GROUND STOREY OF RESIDENCE

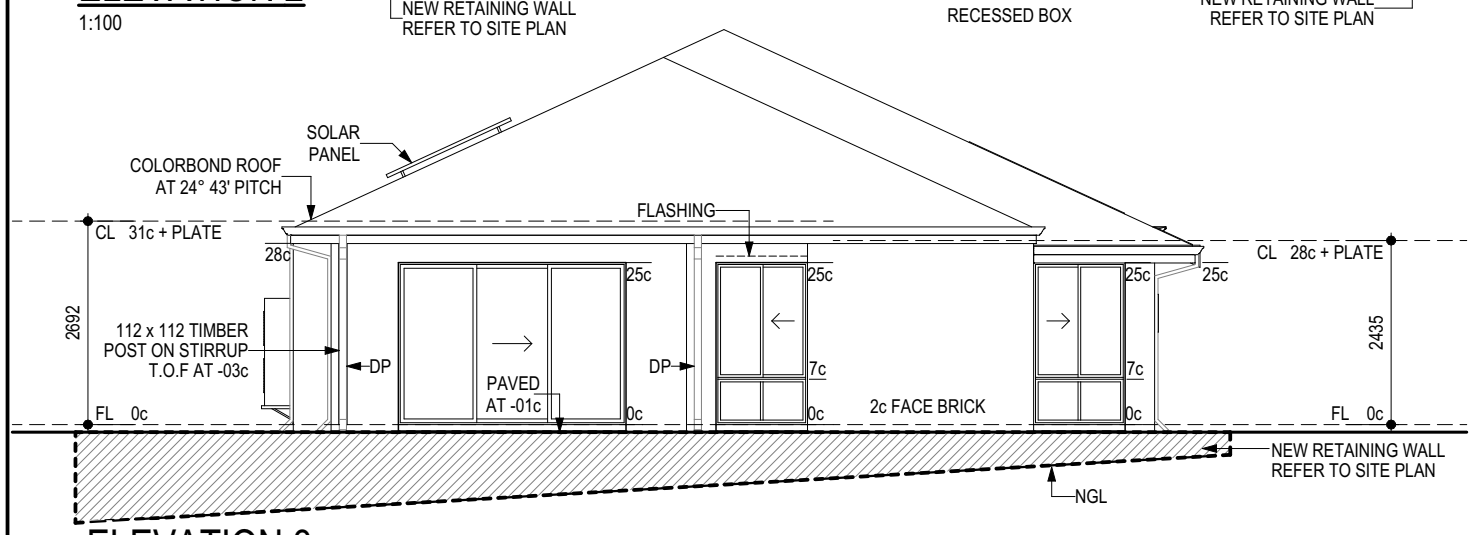
DURABILITY CLASS AS PER A.S. 3700:
R1



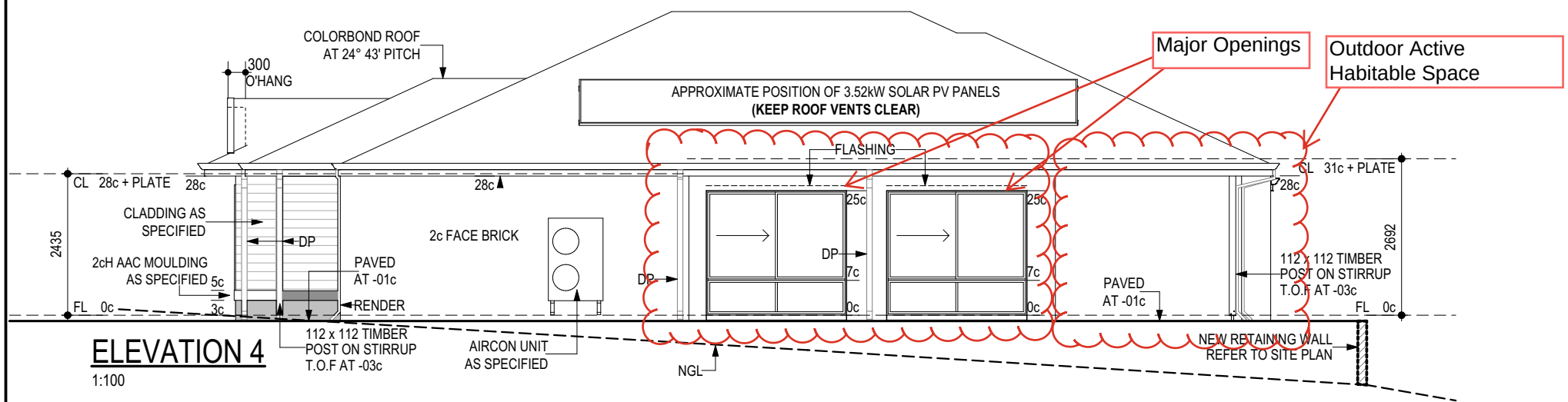
ELEVATION 1
1:100



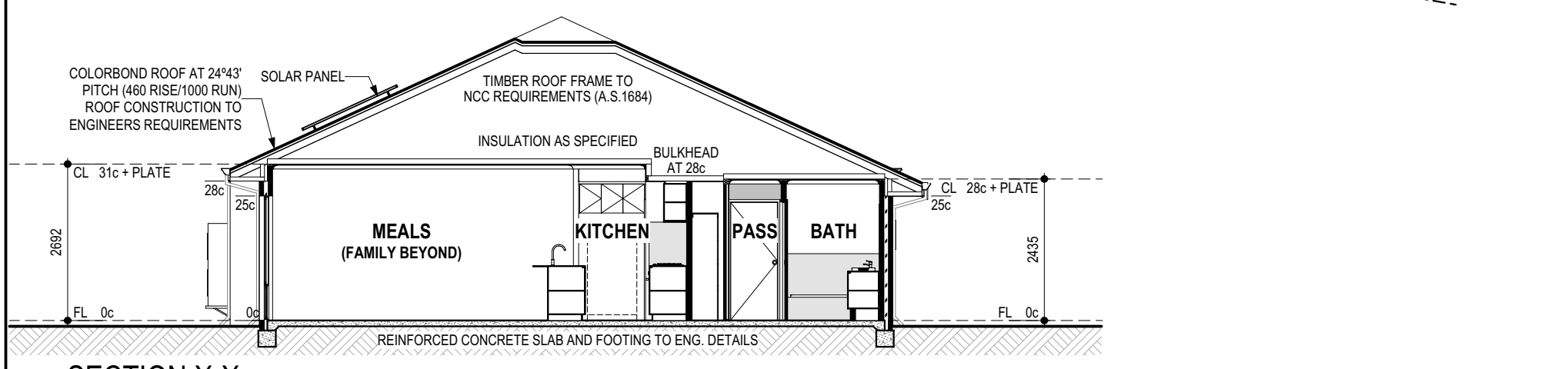
ELEVATION 2
1:100



ELEVATION 3
1:100



ELEVATION 4
1:100



SECTION X-X
1:100

Plunkett Homes

129 Hasler Road, Osborne Park, W.A. 6017.
PO Box 55, Westfield Shopping Centre, Innaloo, W.A. 6918.
Ph 08 9366 0000.
Fx 08 9258 4088.
www.plunketthomes.com.au
Reg. Builder N°: 7995. A.B.N. 98 009 250 373.

REV	VO #	DRN	DATE	CHK
1	Engineering	PC	17/12/25	PC
2	Energy	PC	18/12/25	PC
3	Stormwater	PC	5/01/25	PC
4	VO S3	PC	26/02/26	PC
5	PCVO 1	AF	06/07/26	DT
6	PCVO 3	DT	13/08/26	DT
		RX-AC		

Sub-contractors to verify all dimensions on site.

WORKING DRAWINGS
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER ..... WITNESS .....
OWNER ..... WITNESS .....
BUILDER ..... WITNESS .....

CLIENT: VERSACI & LEPORE

ADDRESS: LOT 301 (#29) VISTA PARADE BALLAJURA

ROSALIE CONTEMPORARY
TYPE: 2c BRICK E & OE
MODEL N° RO04
LIFESTYLE SPECIFICATION A3

REVISION 6
DATE 13/08/26

© COPYRIGHT

SHEET N° 4 OF 7 + 5 ANC
JOB N° 312166

Document Set ID: 9421237
Version: 2, Version Date: 12/09/2026