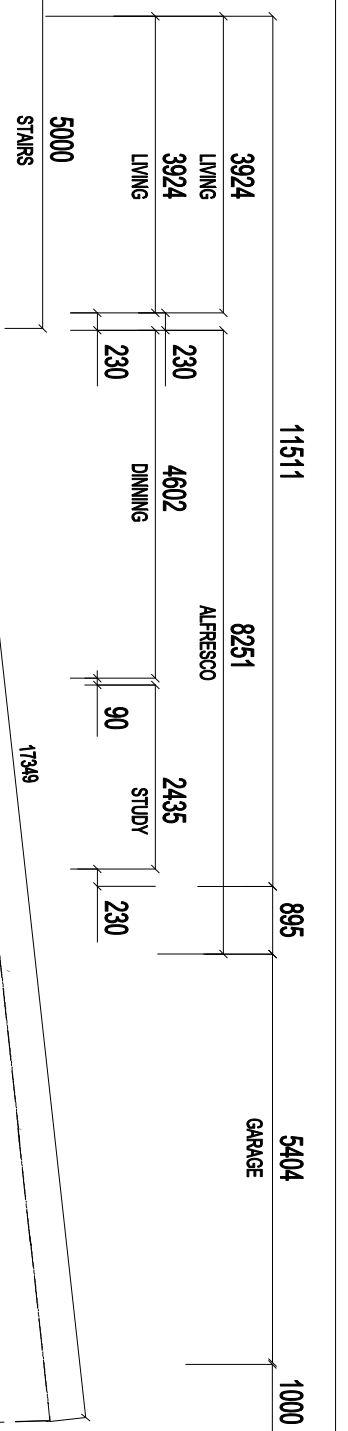
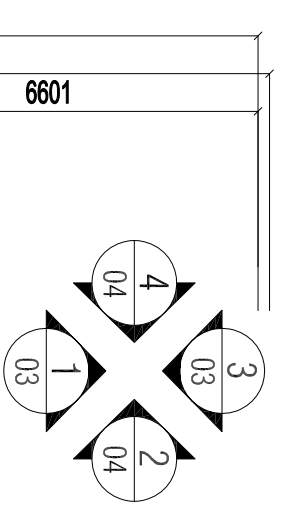
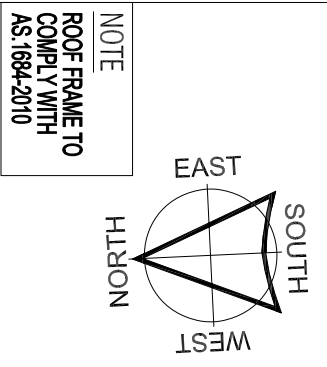


GENERAL NOTES
 CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
 REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
 DO NOT SCALE FROM THE DRAWINGS.
 ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER - BUILDER.
 ALL BRICK COURSE HEIGHT ARE TO BE TAKEN FROM MAIN FLOOR LEVEL. I.E. "0" COURSE.

TERMITE TREATMENT NOTE
 BIFLEX CHEMICAL SPRAY TO AS3660.1 AND HOME GUARD PHYSICAL BARRIER TO ALL SWIMMING POOL NOTE:
 ENSURE NEW WATERP AND ELECTRICITY



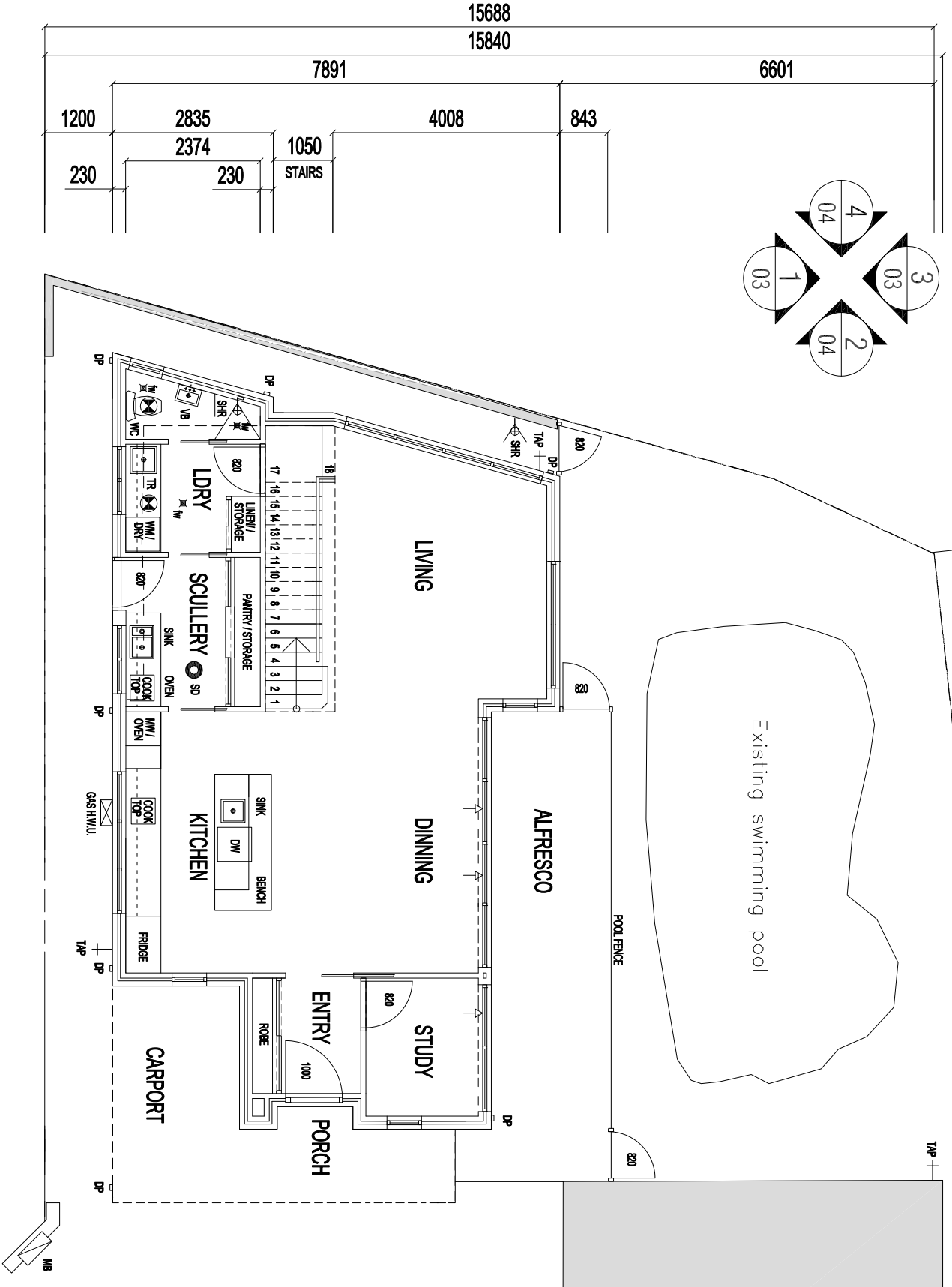
BRICKWORK DETAILS:
 230 CAVITY BRICK WORK
 EXTERNAL BRICKWORK - 90mm
 INTERNAL BRICKWORK - 90mm
 (RBW) RENDERED BRICKWORK



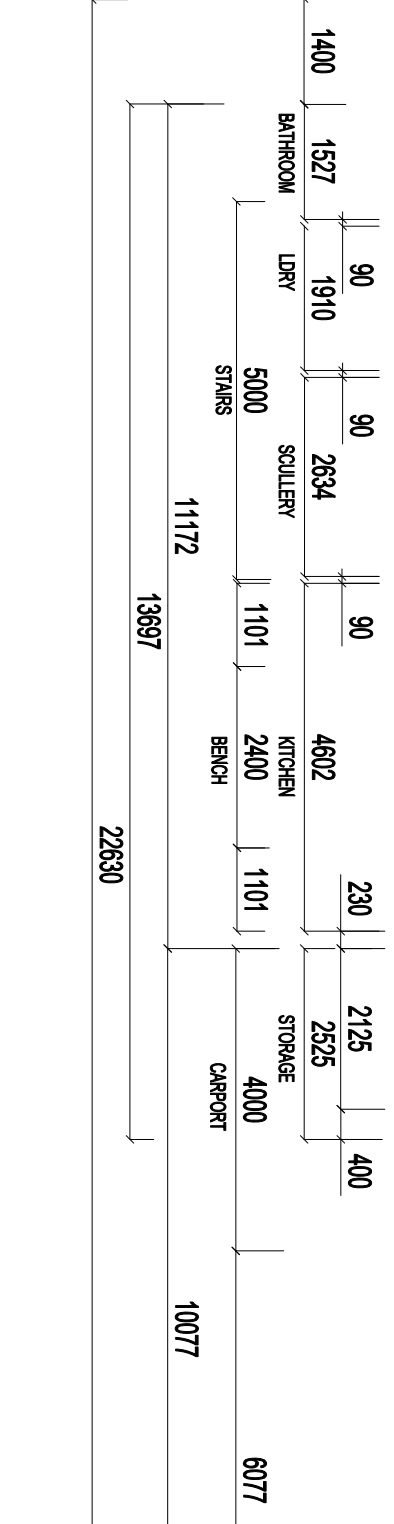
- LEGEND**
- EXHAUST FAN
 - ⊙ SMOKE DETECTOR

BUILDER NOTE:
 DOWNPIPES ARE INDICATIVE ONLY. BUILDER AND ROOF PLUMBER TO DETERMINE EXACT LOCATION AND QUANTITY.

CLIENT:	FAMILY BALINT RESIDENCE	
ADDRESS:	LOT 189 7 EDMINGSTON WAY WINTHROP	
HOUSE AREA:	RESIDENCE: 83.69 m2 GARAGE+ST: 36.23 m2 ALFRESCO: 18.58 m2 PORCH+VDH: 3.30 m2 CARPORT: 12.00 m2	
TOTAL AREA:	153.80 m2	
DRAWN:	RT	JOB NUMBER: 202601
SCALE:	1:100	DATE: MARCH 2026
AMENDMENTS:	DRAWING TITLE: GROUND FLOOR PLAN	
DWG. A01	TOTAL DWG. 11	



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EFFICIENCY NOTES:
 R4.0 INSULATION TO PLASTERBOARD CEILINGS UNDER METAL ROOFING.
 R0.15 FOIL FACED INSULATION TO EXTERNAL BRICK CAVITY WALLS.
 R1.3 ANTICON INSULATION UNDER ROOFING.
 R2.5 INSULATION TO EXTERNAL FRAMED WALLS.
 GLAZING: SINGLE GLAZED LOW E GLASS TO KITCHEN/LIVING & SITTING AREAS.
 GLAZING: STANDARD SINGLE GLAZED GLASS IN STANDARD ALUMINIUM FRAMES TO ALL OTHER OPENINGS.

GENERAL NOTES

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL WORK AND CONCRETE WORK.
DO NOT SCALE FROM THE DRAWINGS.
ALL DETAILS MAY VARY ACCORDING TO ON SITE CONSTRUCTION BY OWNER - BUILDER.
ALL BRICK COURSE HEIGHT ARE TO BE TAKEN FROM MAIN FLOOR LEVEL. I.E. "0" COURSE.

ENERGY EFFICIENCY NOTES:

- R4.0 INSULATION TO PLASTERBOARD CEILINGS UNDER METAL ROOFING.
- R0.15 FOIL FACED INSULATION TO EXTERNAL BRICK CAVITY WALLS.
- R1.3 ANTICON INSULATION UNDER ROOFING.
- R2.5 INSULATION TO EXTERNAL FRAMED WALLS.
- GLAZING: SINGLE GLAZED LOW E GLASS TO KITCHEN/LIVING & SITTING AREAS.
- GLAZING: STANDARD SINGLE GLAZED GLASS IN STANDARD ALUMINIUM FRAMES TO ALL OTHER OPENINGS.

BUILDER NOTE:

DOWNPIPES ARE INDICATIVE ONLY. BUILDER AND ROOF PLUMBER TO DETERMINE EXACT LOCATION AND QUANTITY.

CLIENT:

FAMILY BALINT RESIDENCE

ADDRESS:

**LOT 189
7 EDMUNSTON WAY
WINTHROP**

HOUSE AREA:

RESIDENCE: 82.44 m²
BALCONY : 7.85 m²
BALCONY : 3.39 m²

TOTAL AREA: 93.68 m²

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DRAWN: JOB NUMBER:

RT 202801

SCALE: DATE:

1:100 MARCH 2026

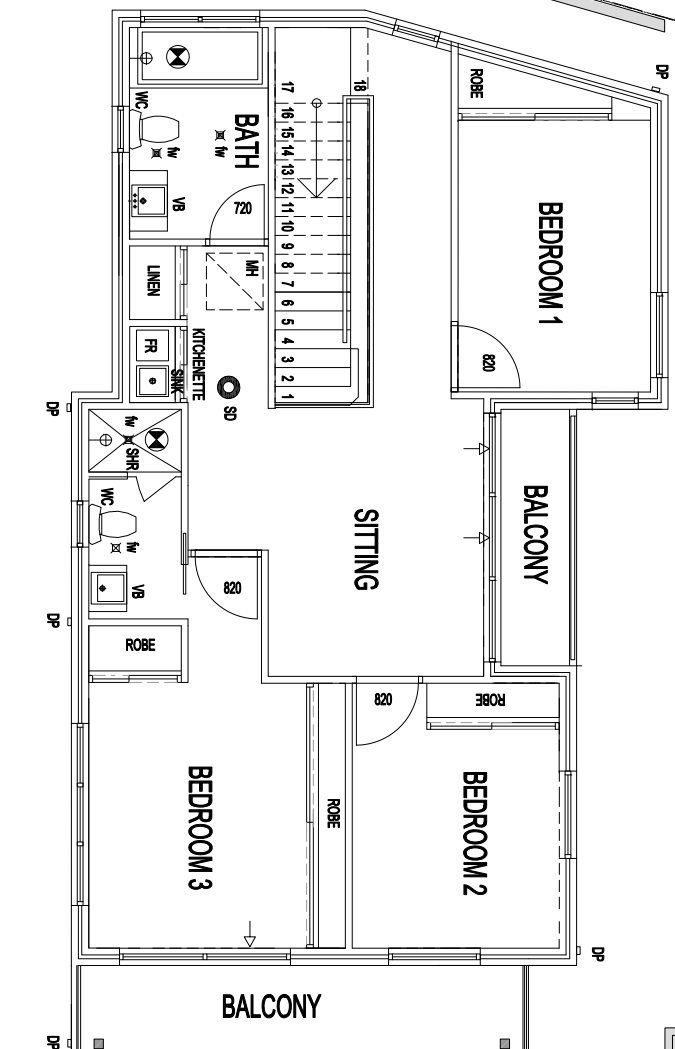
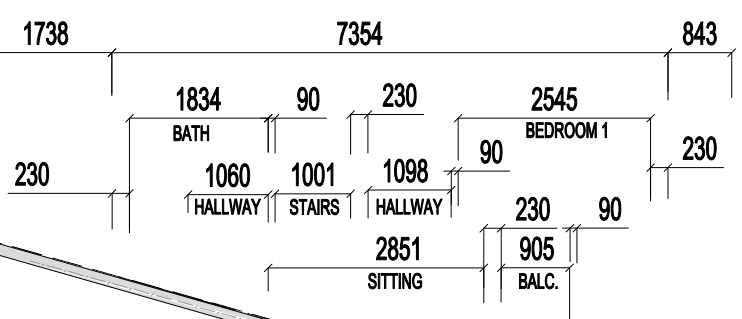
AMENDMENTS:

DRAWING TITLE:

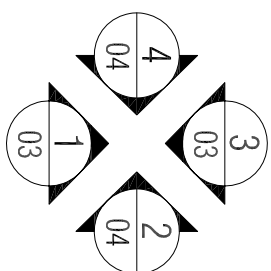
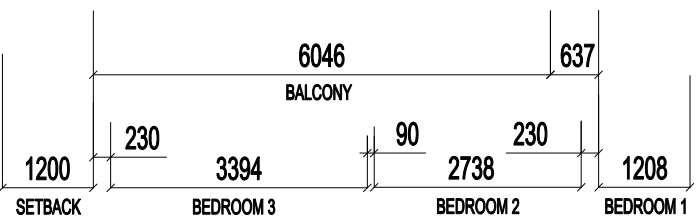
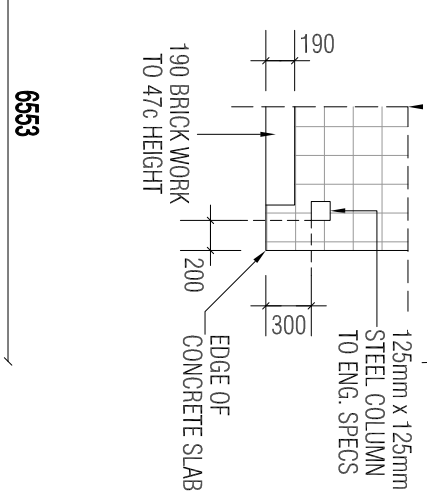
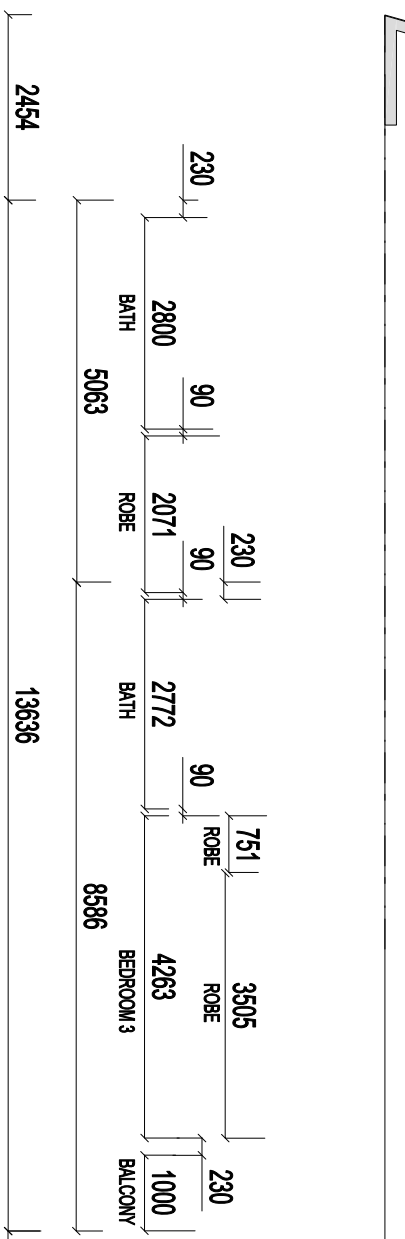
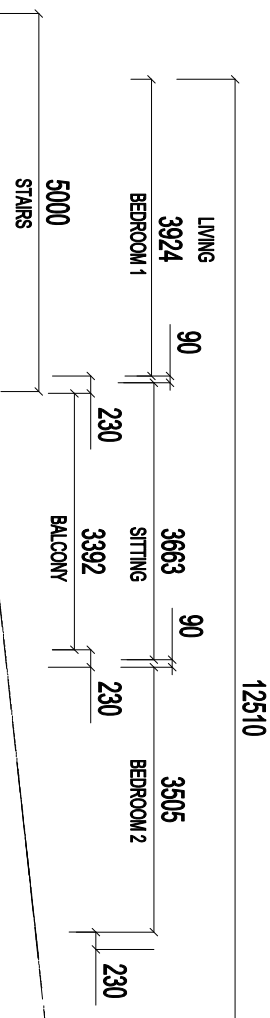
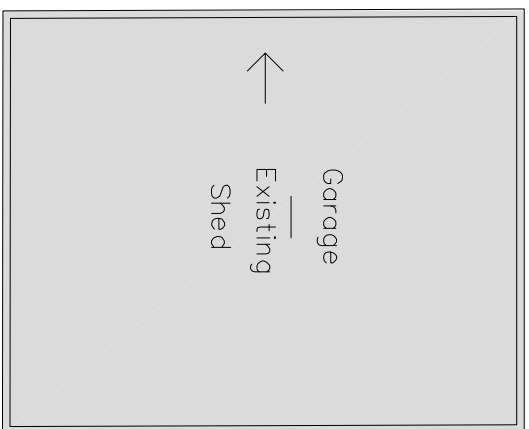
FIRST FLOOR PLAN

DWG. A02 TOTAL DWG. 11

STAIRS
RISER: 171.4 mm
GOING: 250.0 mm



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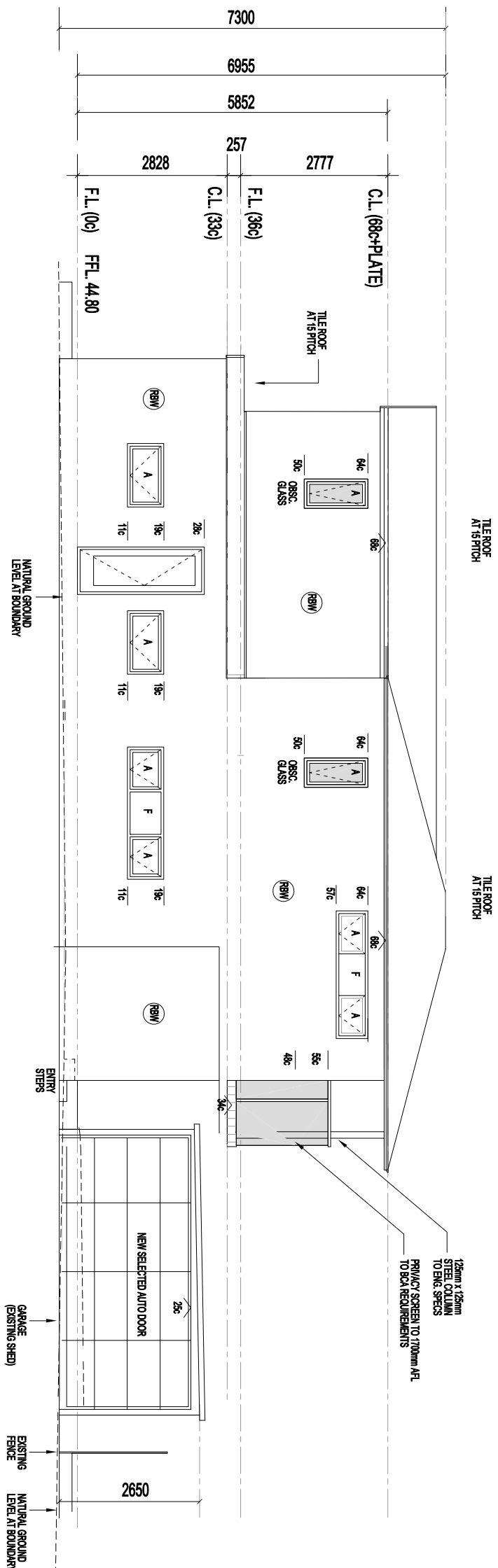
BRICKWORK DETAILS:
230 CAVITY BRICK WORK
EXTERNAL BRICKWORK - 90mm
INTERNAL BRICKWORK - 90mm
RENDERED BRICKWORK

NOTE
ROOF FRAME TO COMPLY WITH AS:1684-2010

- LEGEND**
- ⊗ EXHAUST FAN
 - ⊙ SMOKE DETECTOR

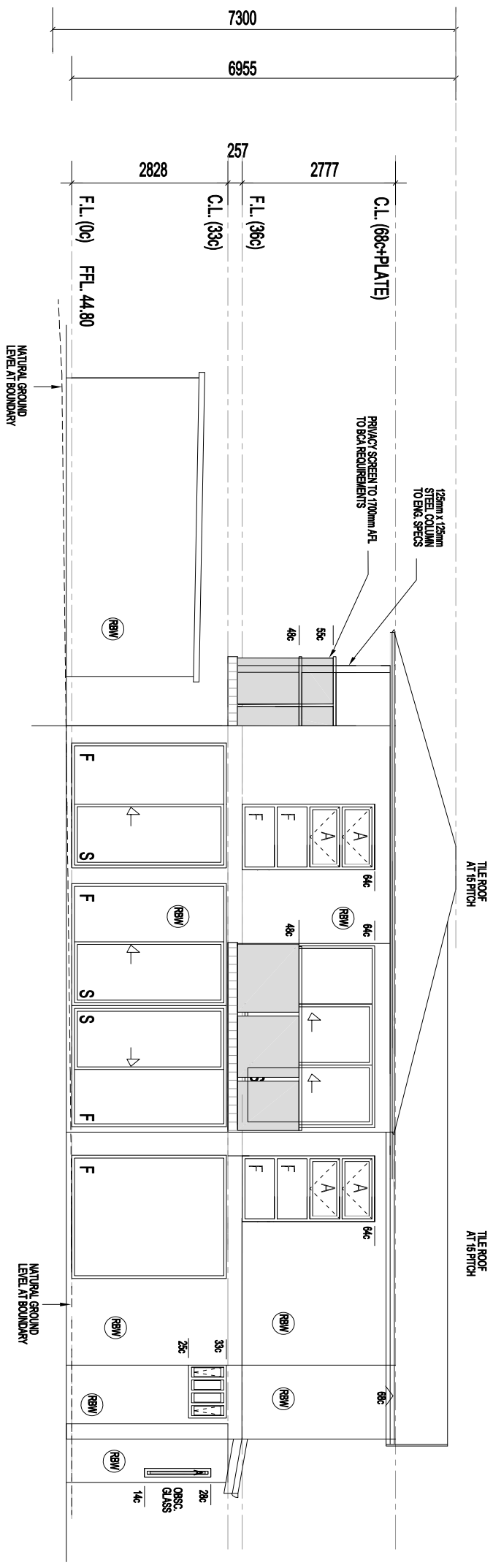
WINDOWS NOTE:
UPPER FLOOR WINDOWS TO
COMPLY WITH BCA 3.9.2.5

BRICKWORK DETAILS:
230 CAVITY BRICK WORK
EXTERNAL BRICKWORK - 90mm
INTERNAL BRICKWORK - 90mm
RENDERED BRICKWORK



ELEVATION 1
SCALE 1:100

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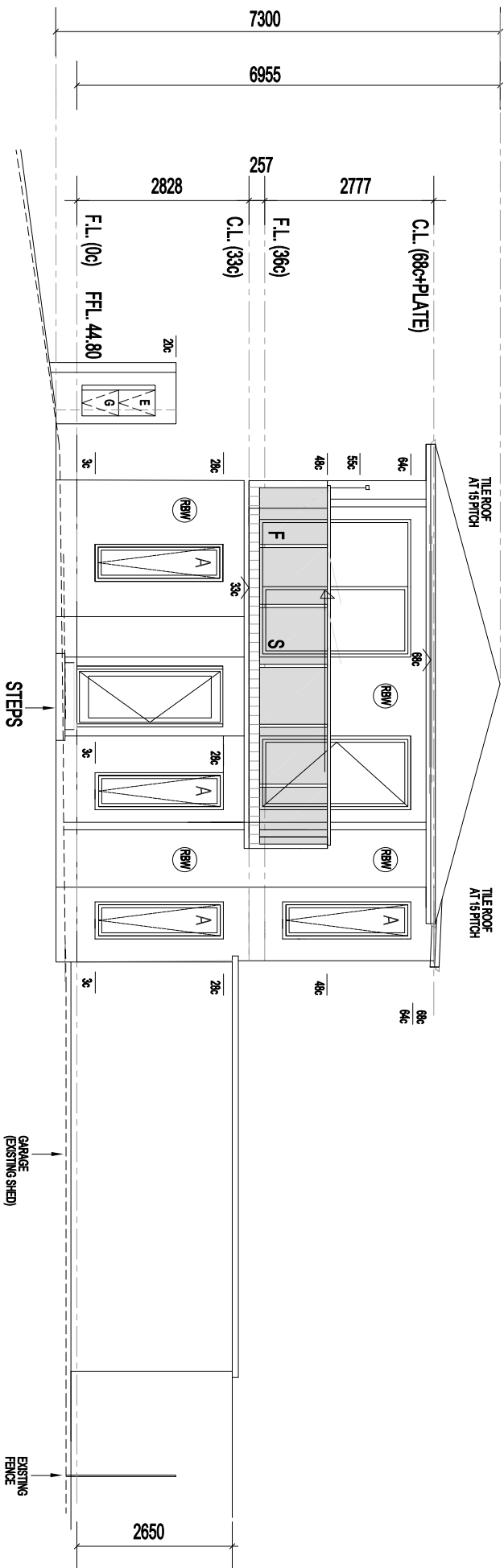
ELEVATION 3
SCALE 1:100

GENERAL NOTES
REFER TO ENGINEERS DRAWINGS FOR
STRUCTURAL WORK AND CONCRETE WORK

CLIENT:	ADDRESS:	DRAWING TITLE:	COPYRIGHT		AMENDMENTS:	
FAMILY BALINT RESIDENCE	LOT 189 7 EDMINSTON WAY WINTHROP	ELEVATIONS E1 (NORTH) AND E3 (SOUTH)	DRAWN:	JOB NUMBER:	DATE:	TOTAL DWG.
			RT	202801	MARCH 2026	11
			SCALE:	DWG.		
			1:100	A03		

WINDOWS NOTE:
UPPER FLOOR WINDOWS TO
COMPLY WITH BCA 3.9.2.5

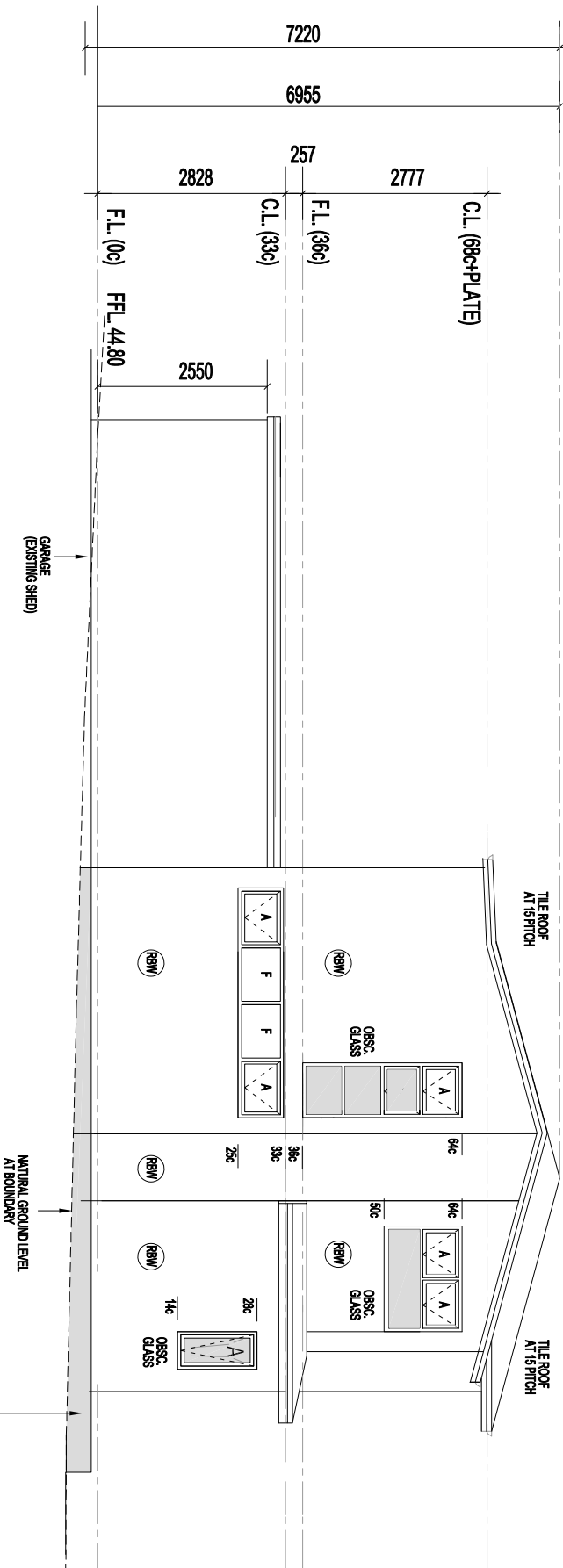
BRICKWORK DETAILS:
230 CAVITY BRICK WORK
EXTERNAL BRICKWORK - 90mm
INTERNAL BRICKWORK - 90mm
(RBW) RENDERED BRICKWORK



ELEVATION 2

SCALE 1:100

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the applicant of this development
application.



ELEVATION 4

SCALE 1:100

GENERAL NOTES
REFER TO ENGINEERS DRAWINGS FOR
STRUCTURAL WORK AND CONCRETE WORK.

CLIENT:	ADDRESS:	DRAWING TITLE:	COPYRIGHT		AMENDMENTS:	
FAMILY BALINT RESIDENCE	LOT 189 7 EDMINSTON WAY WINTHROP	ELEVATIONS E2 (WEST) AND E4 (EAST)	DRAWN: RT	JOB NUMBER: 202801	DATE: MARCH 2026	DWG. A04
			SCALE: 1:100			TOTAL DWG. 11

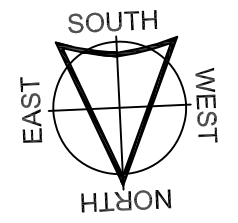
OVERSHADOWING CALCULATIONS:

MIDDAY 21.06
PERTH SOLAR ATT. ANGLE = 34.6

R25 AND LOWER:
SHADOW <25% OF THE ADJ. SITE AREA

MIN R20 LOT SIZE = 350m2

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EXISTING SHED / NEW GARAGE SHADOW:

SHADOW LENGTH = GARAGE HEIGHT / tg 34.6
= 2650 / 0,68964 =
= 3842

RESIDENCE SHADOW:

SHADOW LENGTH = RESIDENCE HEIGHT / tg 34.6
= 5875 / 0,68964 =
= 8518

TOTAL OVERSHADOWING AREA:

13.58m2 + 19.59m2 = 33.17m2

MAX OVERSHADOWING:

33.17m2 / 350m2 = 9.48%
9.48% < 25%

LOT 186

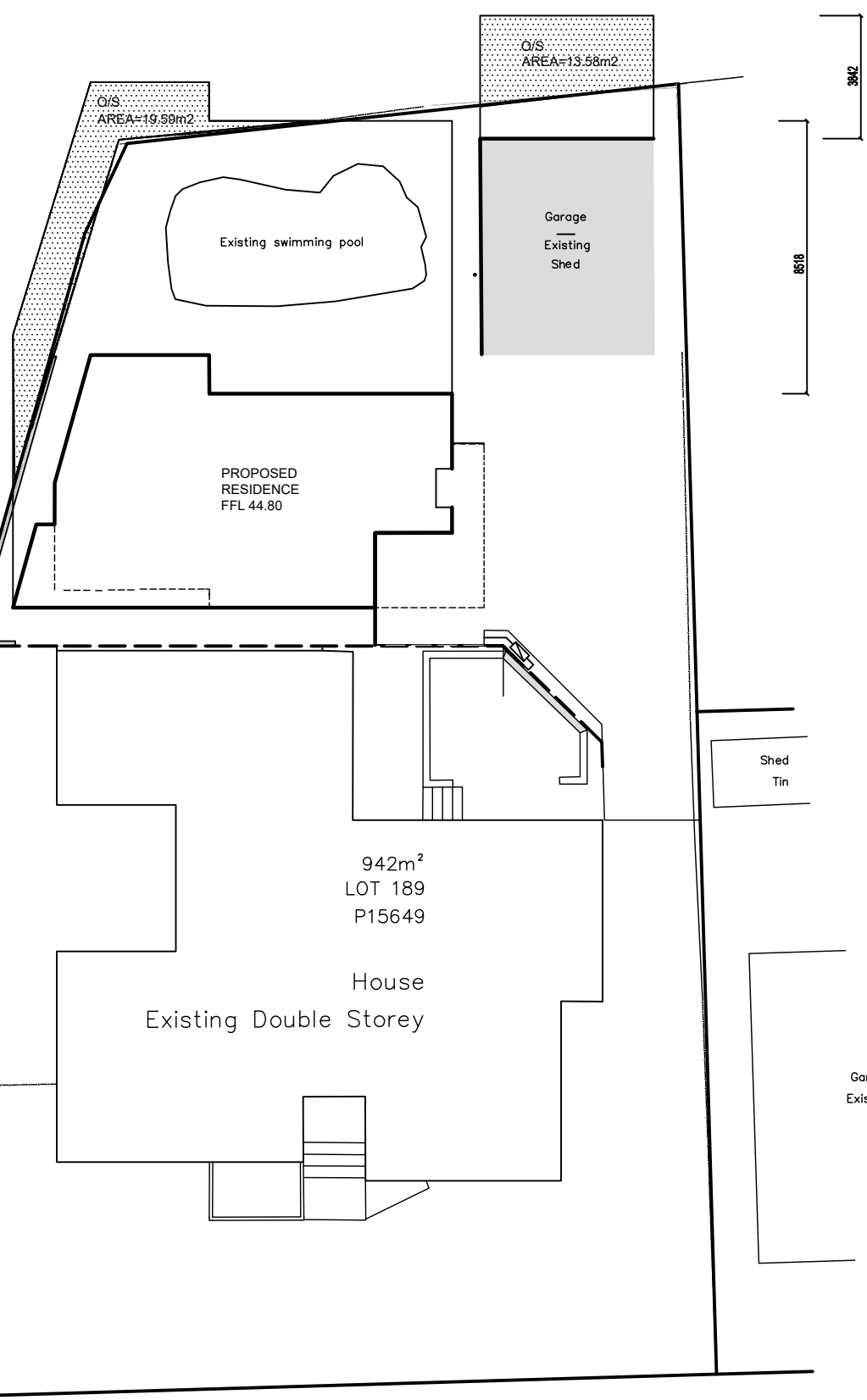
LOT 192

LOT 191

LOT 190

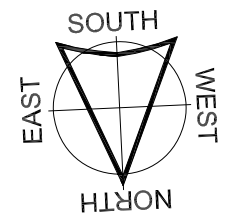
LOT 187

LOT 188

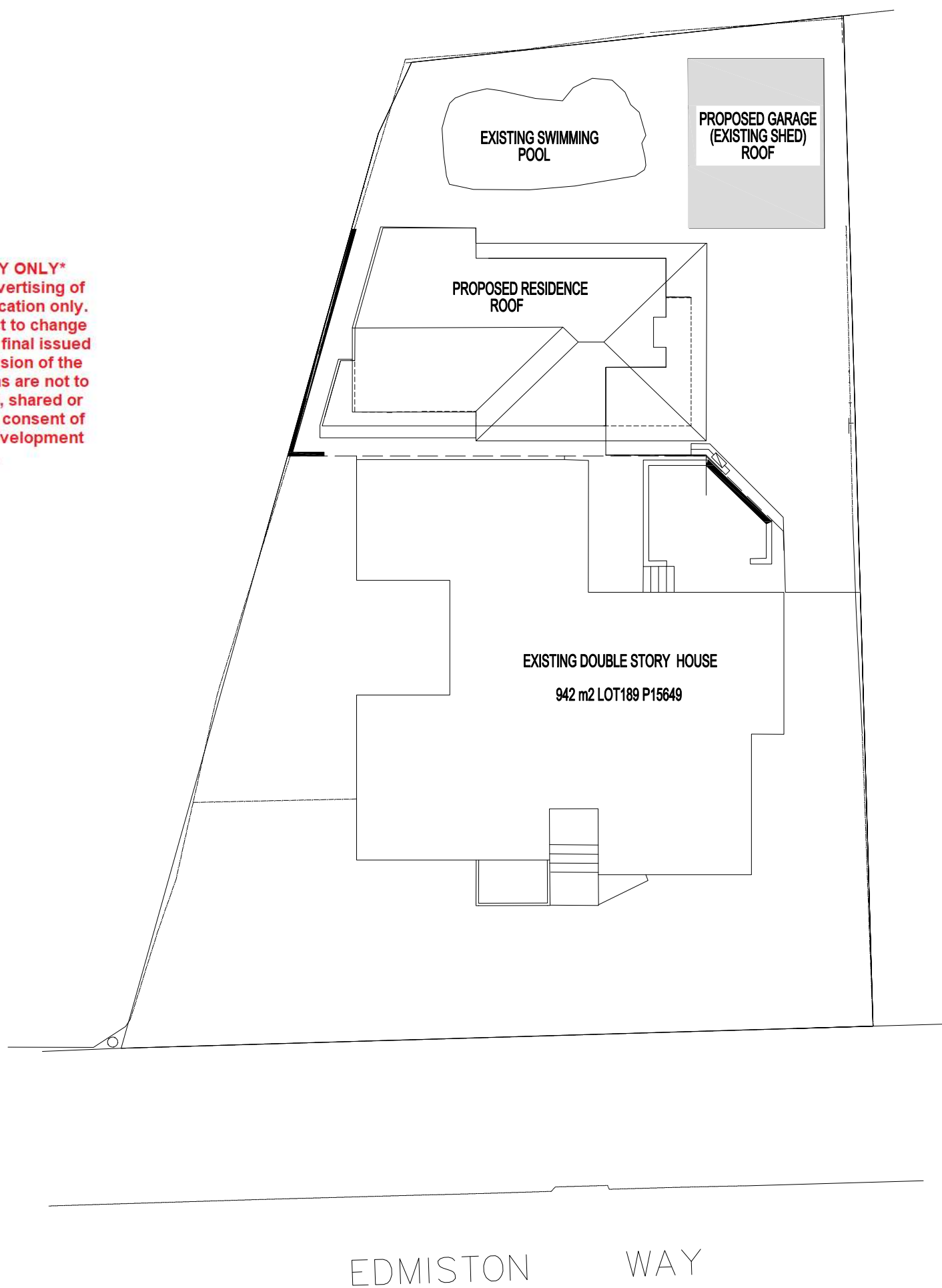


EDMISTON WAY

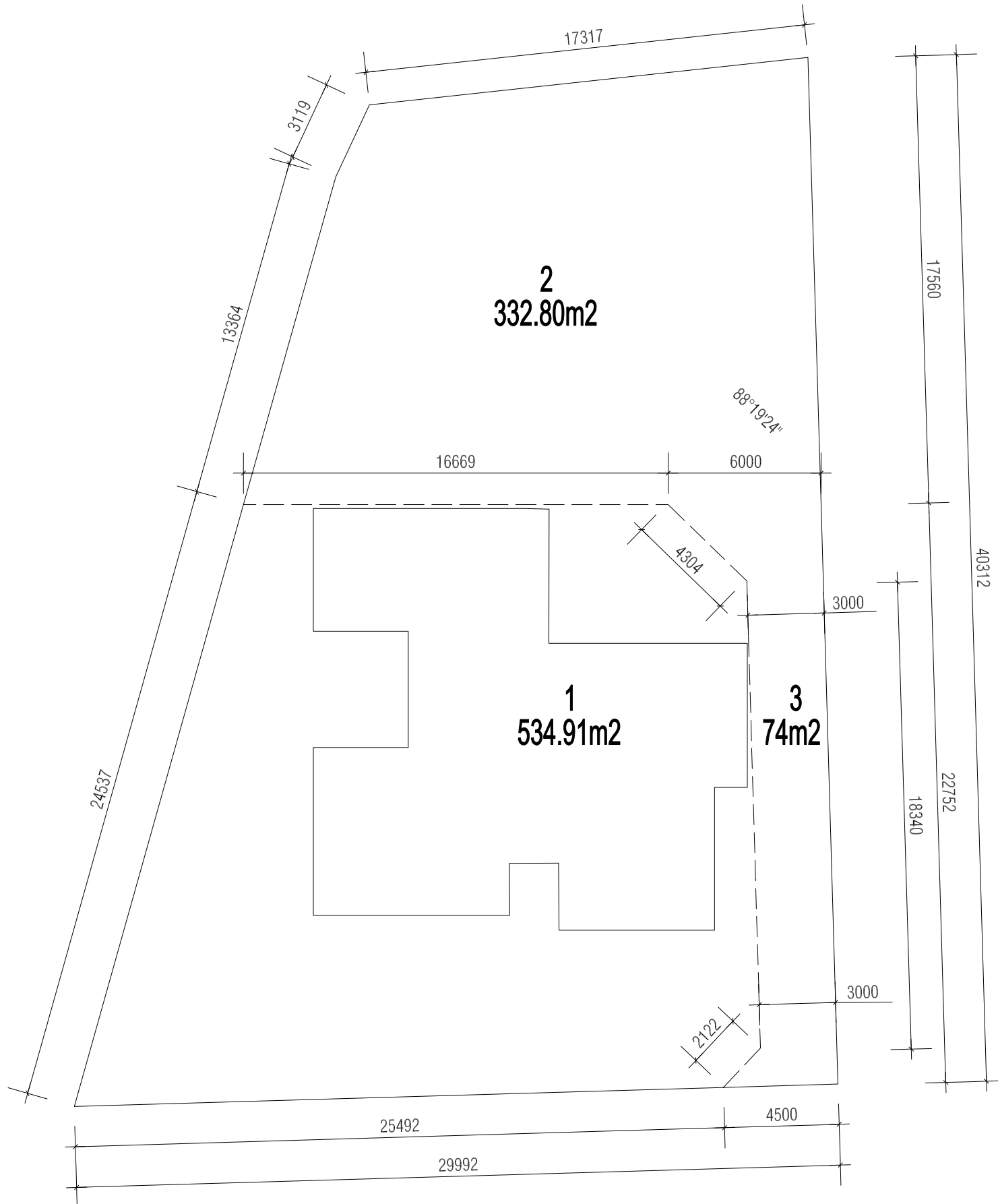
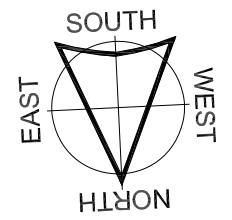
CLIENT:	ADDRESS:	DRAWING TITLE:	© COPYRIGHT		AMENDMENTS:	
FAMILY BALINT RESIDENCE	LOT 189 7 EDMISTON WAY WINTHROP	OVERSHADOWING DIAGRAM	DRAWN: RT	JOB NUMBER: 202601		
			SCALE: 1:200	DATE: MARCH 2026	DWG. A05	TOTAL DWG. 11



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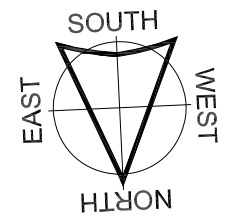


CLIENT:	ADDRESS:	DRAWING TITLE:	© COPYRIGHT		AMENDMENTS:	
FAMILY BALINT RESIDENCE	LOT 189 7 EDMINSTON WAY WINTHROP	ROOF PLAN	DRAWN:	JOB NUMBER:		
			RT	202601		
			SCALE:	DATE:	DWG.	TOTAL DWG.
1:200	MARCH 2026	A06	11			



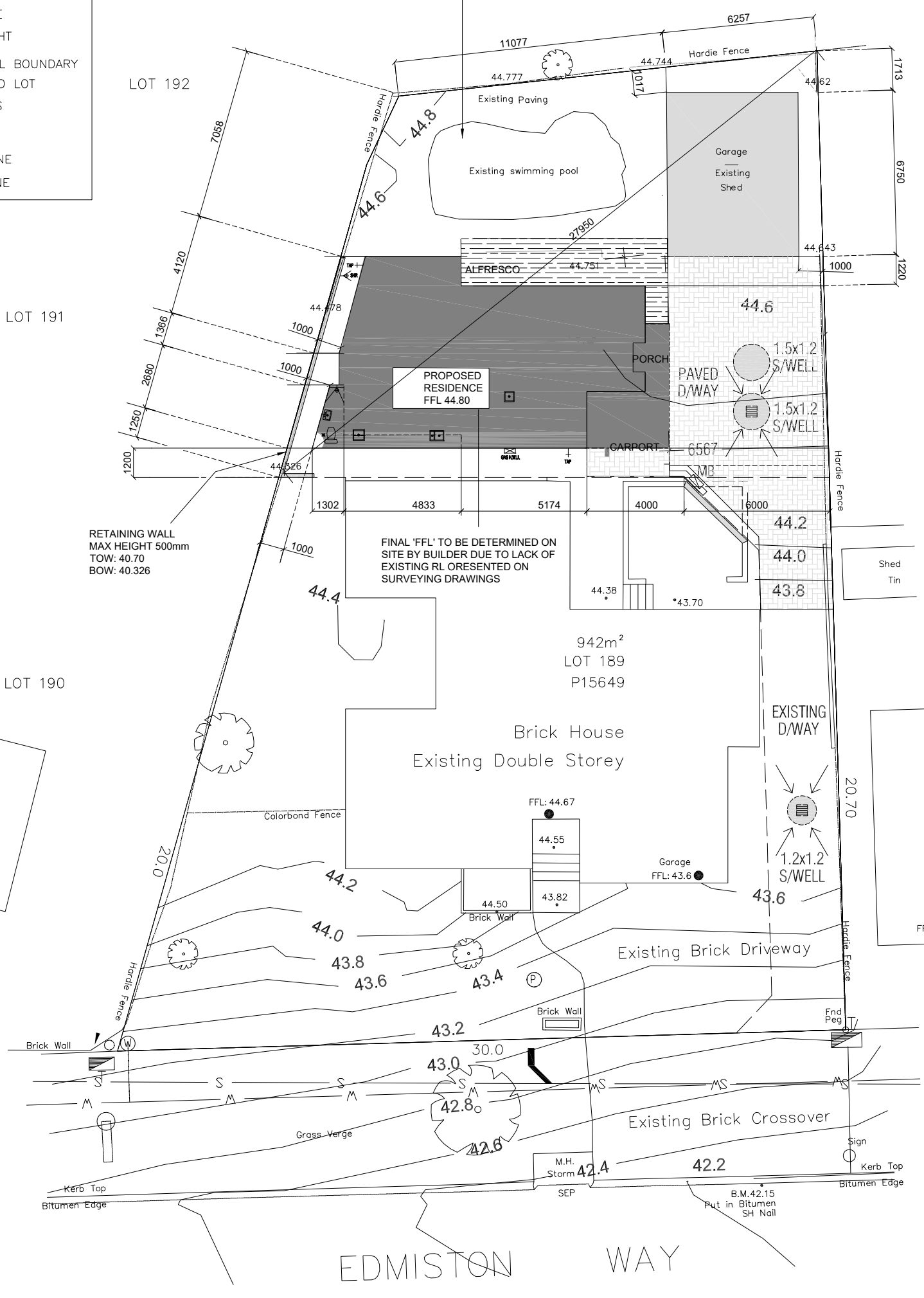
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CLIENT:	ADDRESS:	DRAWING TITLE:	© COPYRIGHT		AMENDMENTS:	
FAMILY BALINT RESIDENCE	LOT 189 7 EDMINSTON WAY WINTHROP	PROPOSED SUBDIVISION PLAN	DRAWN:	JOB NUMBER:		
			RT	202601		
			SCALE:	DATE:	DWG.	TOTAL DWG.
1:200	MARCH 2026	A10	11			



LEGEND	
○	POWERDOME
⊙	METER (WATER)
⊕	TAP (WATER)
⊖	INSPECTION (SEWER)
⊚	PIT (TELSTRA)
⊗	TREE (0.3m-1.0m)
⊙	LIGHT POLE
●	SPOT HEIGHT
—	CADASTRAL BOUNDARY
- - -	PROPOSED LOT
—	CONTOURS
—	STEP
- / - / -	FENCE
- s -	SEWER LINE
- w -	WATER LINE

SOAK WELL NOTE:
SOAK WELL FOR SWIMMING POOL BACKWASH TO BE DETERMINED BY SWIMMING POOL SPECIALIST / BUILDER



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Development Plan of Lot 189 7 Edmiston Way, Winthrop Client: Tatjana Balint		SCALE 1:200 @ A3 	
Drawing Ref: LSP008_FS_160508		All distances are in metres	
Tel: 08 9328 4195 Mobile: 0477 086 798 Email: pflanagan@land-surveyors-perth.com.au P.O. BOX 2 Leederville W.A. 6007		Date: 12/08/16 Surveyor: P.F. Datum V: AHD Drafted By: P.F. Datum H: PCG94 Checked By: P.F.	
CLIENT: FAMILY BALINT RESIDENCE		Job Ref: LSP008R1 Plan No.: P15649 Title Deed: N/A	
ADDRESS: LOT 189 7 EDMISTON WAY WINTHROP		AMENDMENTS:	
DRAWING TITLE: SITE PLAN		DRAWN: RT JOB NUMBER: 202601	
		SCALE: 1:200 DATE: MARCH 2026 DWG. A11 TOTAL DWG. 11	

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The title boundaries have been determined by plan dimensions only.
Services shown hereon have been located where possible by field survey, and only identifiable features above ground level have been located.
The relevant authority should be contacted prior to any demolition, excavation or construction on the site, for possible location of further underground services and detailed locations of all services.

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