

Braxton-Smith & Clemens Residence

243A Marmion Street

Palmyra

Development Application

Project #2624

Date 14/07/26 Drawn by: KB

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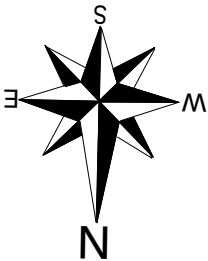
- COVER SHEET
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- 3 FLOOR PLAN
- 4 ELEVATIONS 1
- 5 ELEVATIONS 2
- 6 CROSS SECTION & DETAILS

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OWNERS NAME:
Braxton-Smith & Clemens Residence

ADDRESS:
243A Marmion Street

SUBURB:
Palmyra

COUNCIL SHIRE:
City of Melville

117/40 Concord Way, Melville
Phone: (08) 930 34493
Email: www.milfordhomes.com.au
ALN: 91 072 187 878
BEN 10106

NOTES:
1. All dimensions are to check all dimensions & levels to be brought to the supervisors attention
2. All dimensions are to be confirmed by the owner
3. Builder reserves the right to alter dimensions on site is suit Construction, Engineering or Surveying
4. Builder has full possession of the site whilst the home is under construction
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Amendments
Development Application
Date
14/07/26
Dwn
KB
We the owners agree to the contents of this document and all initiated sheets
Owner 1:
Owner 2:
Builder:
Witness:
Date:
House Range:
Chateau Range
Traditional 3x2
Date:
14/07/26
KB
Scale:
1:100
EAL
NA
05
01 Existing Survey
Date:
2624

NOTE:
1. SEWAGE (UNDERGROUND POWER).
2. REFER TO SEC 33 S.T.A. 1985
3. G 37 STGR 2019
4. E DOCUMENT

LOT 1 MISCLOSE
0.004 m

LOT 2 MISCLOSE
0.004 m

WARNING:
Check developer/strata company regarding possible future/existing internal service run ins, positions & tails. Check for possible private sewer lines & sition & 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 re-pegged and line pegs placed.

DISCLAIMER:
Not 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. The should be checked to verify all lot details for any easements or other interests which may affect building on the property.

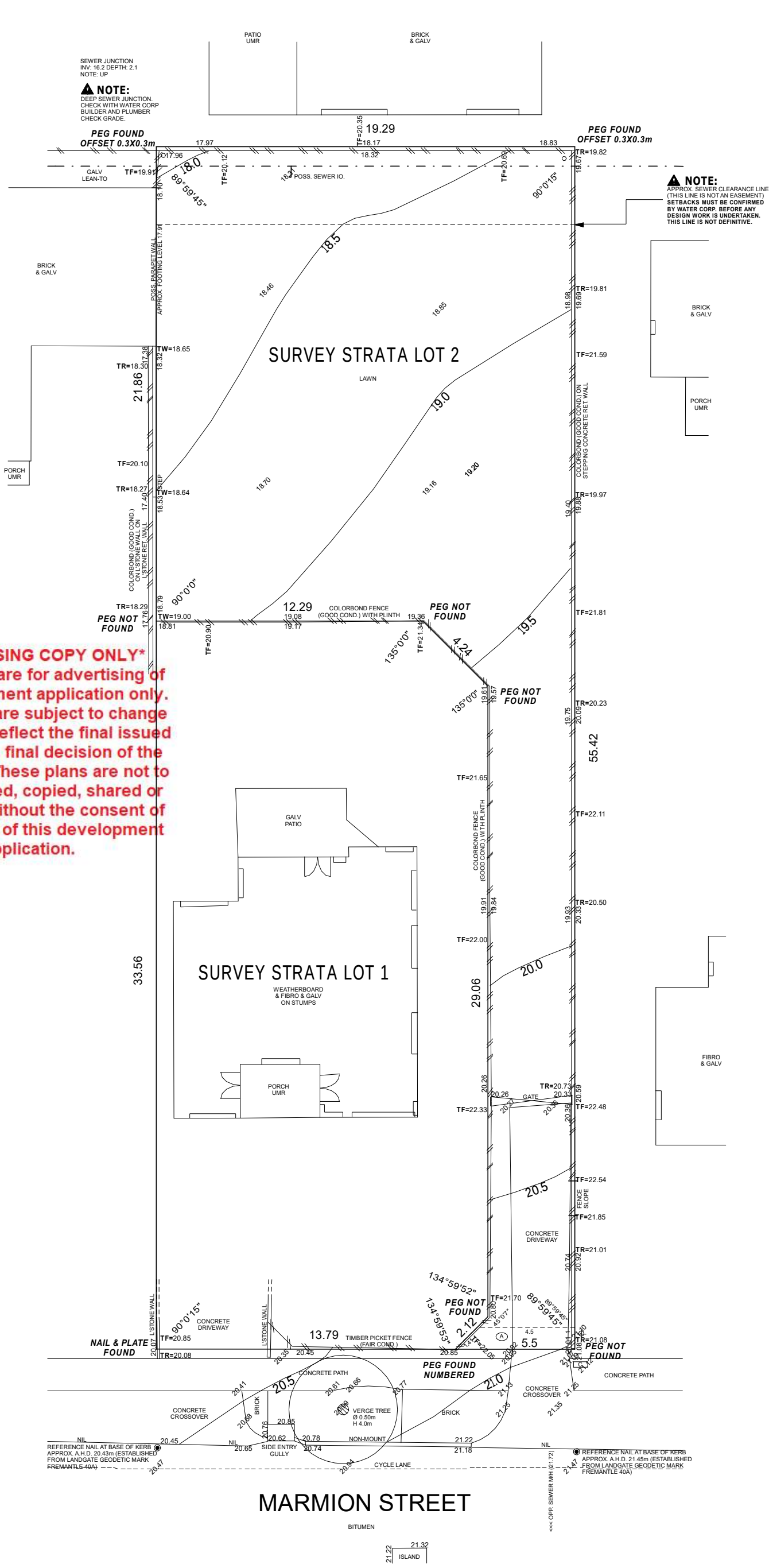
DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits or internal or mains services. Verification of the location of all internal and mains services could be confirmed prior to finalisation of any sign work.

DISCLAIMER:
Landscape & Engineering surveys accept no responsibility for any physical on site changes to a parcel or portion of the parcel of land shown this survey including any adjoining neighbours' interests and features that have occurred after the time on this survey. All Sewer details plotted are information supplied by Water Corporation.

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



NOTE:
FINAL PEGGING YET TO BE COMPLETED BY DEVELOPER

Scale 1:200

JOB #	646272	GPS	Lat: -32.04
CLIENT	Braxton-Smith, Rose	LOT	Survey Strata Lot 2 (SP 89422 - Unapproved)
ADDRESS	#243A Marmion Street	AREA	562m ²
SUBURB	Palmyra	DATE	08 May 26
LGA	CITY OF MELVILLE	SSA No	
DRAWN	S. Nguyen		

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

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

(Approximate Only Confirm With Shine)

WARNING: Plan not yet approved by titles office. Verify lot dimensions & angles with title.

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NOTE:
FINAL COST FOR POWER, WATER RUNNING & CONNECTION IS TBC.

- General Notes:**
1. Owner to provide builder with full & clear access to building site. No gates to be locked at any time.
 2. A clear all weather access driveway is required to within 2 metres of the proposed building.
The driveway is required at the point where the natural ground is closest level to the building floor level above or below. The access driveway is required for semi & concrete trucks
 3. All building site works to be completed by the owner and provided for the builder prior to the commencement of construction. Be aware owner should seek professional advice (Engineer) for any special site condition requirements including retaining walls, if sand fill is required at the building site. The owner is to provide the builder and council building inspector with a compaction certificate from the owners earthworker/ siteworker for any sand pad, fill or weak soil type.
 4. Owner to provide builder with power & water within 10 metres of the building site prior to commencement of construction. Owner should apply direct to Western Power for connection of mains power to the site.
 5. With suspended floor construction, all wet area waste locations have a minimum fall. It is important that excessive water volumes for cleaning for example not occur.
 6. Any additional energy efficiency requirements by Local or State Governments have not been allowed for in the construction contract. If an upgrade is required by the relevant authorities, any additional costs will be issued to the owner via a HIA Variation form for the owner to pay prior to commencement of construction.



milford
homes

U1/ 49 Conquest Way, Wangara
Email: www.milfordhomes.com.au
Phone: (08) 93034493
ACN: 91 072 187 878
BRN: 10156

Owners Name:
Braxton-Smith & Clemens Residence

Address:
243A Marmion Street

Suburb:
Palmyra

Council/ Shire:
City of Melville

NOTES:

1. Contractors are to check all dimensions & conditions on site prior to commencing fabrication or construction. Any discrepancies are to be brought to the supervisors attention
2. **Client Note** : All sizes and dimensions shown do not allow for plasterboard lining. Owner to make allowances for plasterboard thickness
3. Builder reserves the right to alter dimensions on site to suit Construction, Engineering or Site Conditions
4. Builder has full possession of the site whilst the home is under construction

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Amendments	Date	Dwn
Development Application	14/07/26	KB

I/We the owners agree to the contents of this document and all initialed sheets

Owner 1:

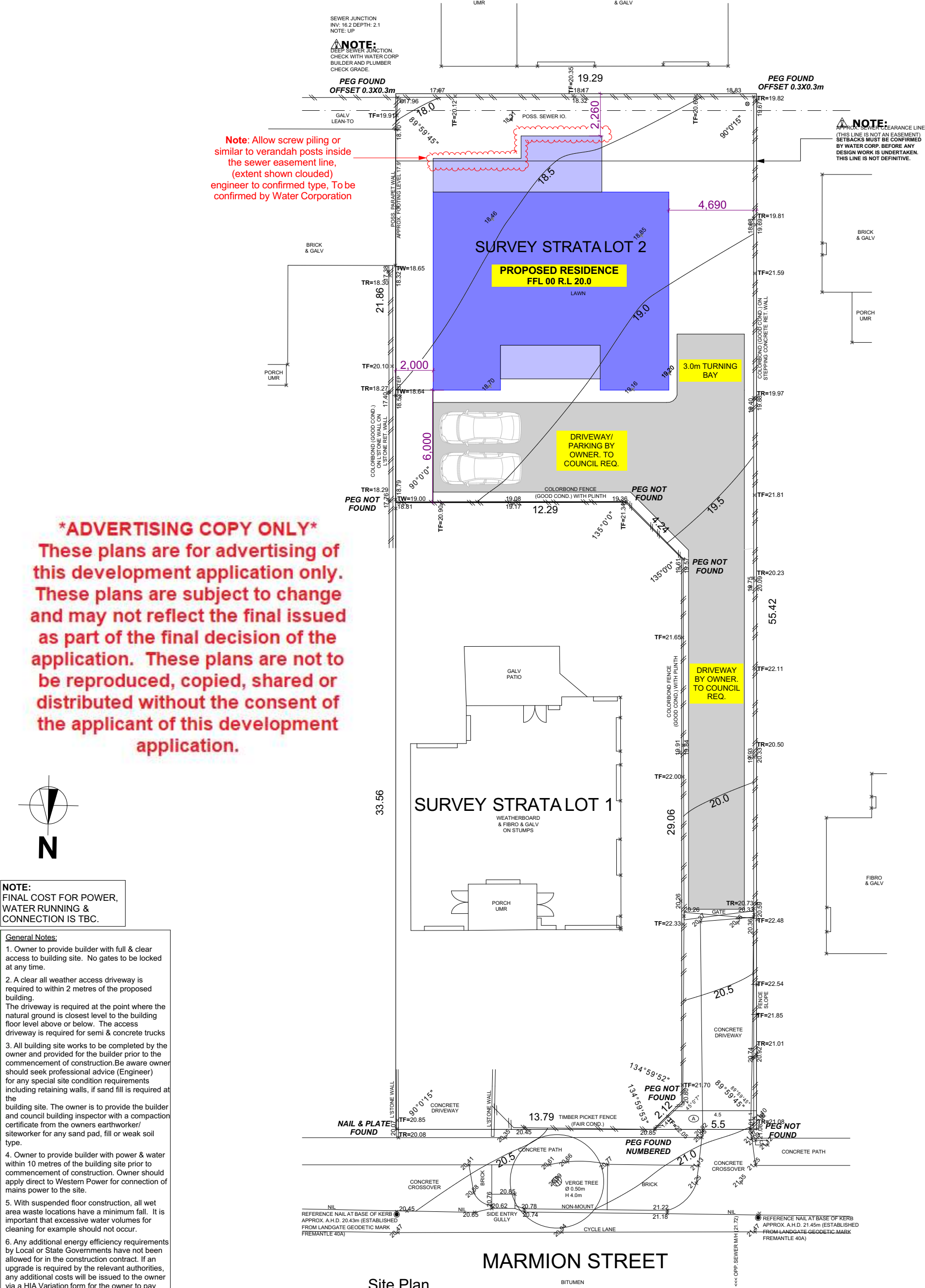
Owner 2:

Builder:

Witness:

Date:

House Range: Chateau Range	
House Version: Traditional 3x2	
Date: 14/07/26	Draftsman: KB
BAL: NA	Climate Zone: 05
Sheet Name: Site Plan	
Job No: 2624	Sheet No: 02



Note:
All dimensions on drawings refer to frame sizes.

12,600 overall

4,700 v'dah

4,320 v'dah

3,580

90° 1,810 l'dry 90° 6,940 kitchen/dining 90° 3,490 bed 3 90°

90° 1,810 ens 90° 1,520 wir 90° 5,330 ent/living 90° 1,010 pass 90° 2,390 bath 90°

870 dr 890 950 1,010 w 1,635 3,010 sd 1,484 1,810 w 940

E-03 05

E-04 05



AREA:	
HOUSE:	120.77m ²
VERANDAHS:	31.01m ²
TOTAL AREA:	151.78m²

 milford homes U1/ 49 Conquest Way, Wangara Email: www.milfordhomes.com.au Phone: (08) 93034493 ACN: 91 072 187 878 BRN: 10156 75000337	Owners Name: Braxton-Smith & Clemens Residence	NOTES: 1. Contractors are to check all dimensions & conditions on site prior to commencing fabrication or construction. Any discrepancies are to be brought to the supervisors attention 2. <u>Client Note</u> : All sizes and dimensions shown do not allow for plasterboard lining. Owner to make allowances for plasterboard thickness 3. Builder reserves the right to alter dimensions on site to suit Construction, Engineering or Site Conditions 4. Builder has full possession of the site whilst the home is under construction Copyright © All Rights Reserved. Milford Homes	Amendments Development Application	Date 14/07/26	Dwn KB	I/We the owners agree to the contents of this document and all initialed sheets Owner 1: Owner 2: Builder: Witness: Date:	House Range: Chateau Range House Version: Traditional 3x2 Date: 14/07/26 Draftsman: KB BAL: NA Climate Zone: 05 Sheet Name: Floor Plan Job No: 2624 Sheet No: 03
	Address: 243A Marmion Street						
	Suburb: Palmyra						
	Council/ Shire: City of Melville						

Glazing Note:
Low-E Planibel glass to be included to all aluminium framed windows & doors (excluding obscure glazing)

Eaves Note:
Unlined eaves with exposed rafter tails & gutters notched into rafter ends unless noted otherwise.

Timbers & Bracing Note:
All bracing & trusses etc to Engineers details.
All timbers to Australian standard 1684.2-2010 for N2 wind loads unless upgrade by Engineer is required.

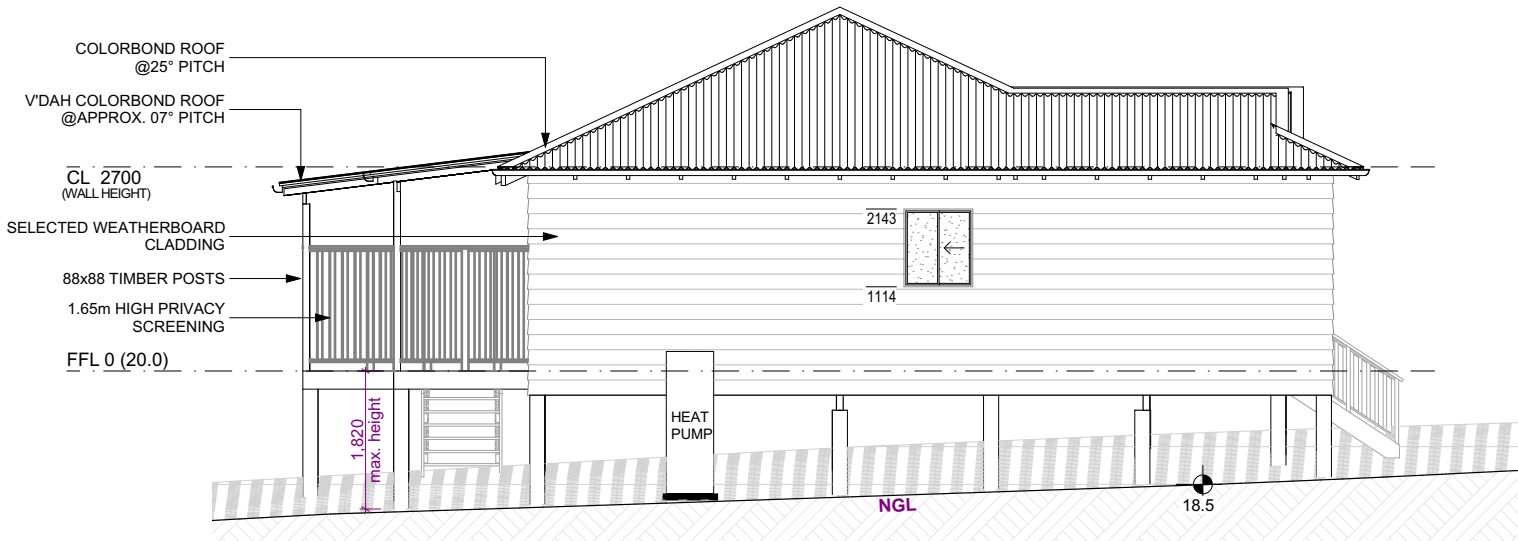
Window Note:
-All window heads @approx 2143mm AFL UNO.
All sliding door heads @2143mm AFL UNO.

Stumps Note:
Position of stumps may vary to elevations, subject

COLORBOND ROOF 25° PITCH
- NON COASTAL ZONE
- TBC WIND CLASSIFICATION AS PER ENGINEERS SITE CLASSIFICATION REPORT
- TBC DURABILITY AS PER ENGINEERS SITE CLASSIFICATION REPORT

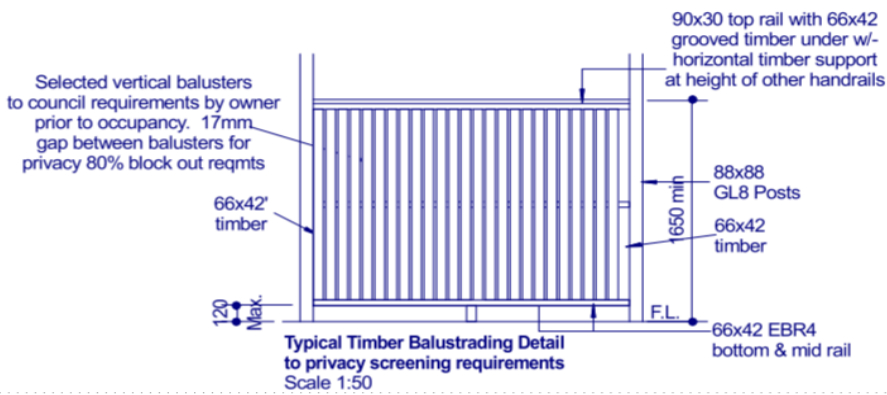
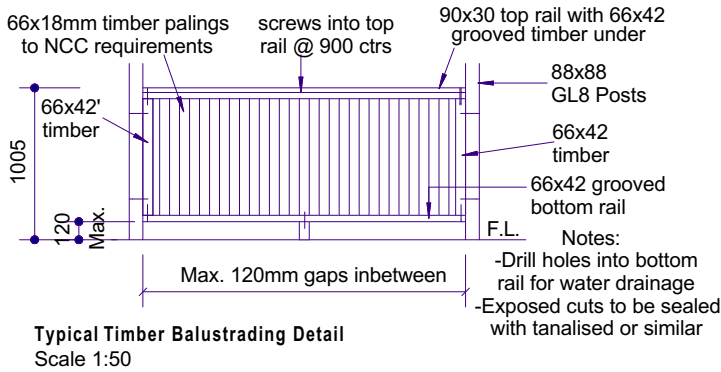


Elevation 1
1:100



Elevation 2
1:100

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Owner 1:
Owner 2:
Builder:
Witness:
Date:

House Range: Chateau Range	
House Version: Traditional 3x2	
Date: 14/07/26	Draftsman: KB
BAL: NA	Climate Zone: 05
Sheet Name: Elevations 1	
Job No: 2624	Sheet No: 04

Glazing Note:
Low-E Planibel glass to be included to all aluminium framed windows & doors (excluding obscure glazing)

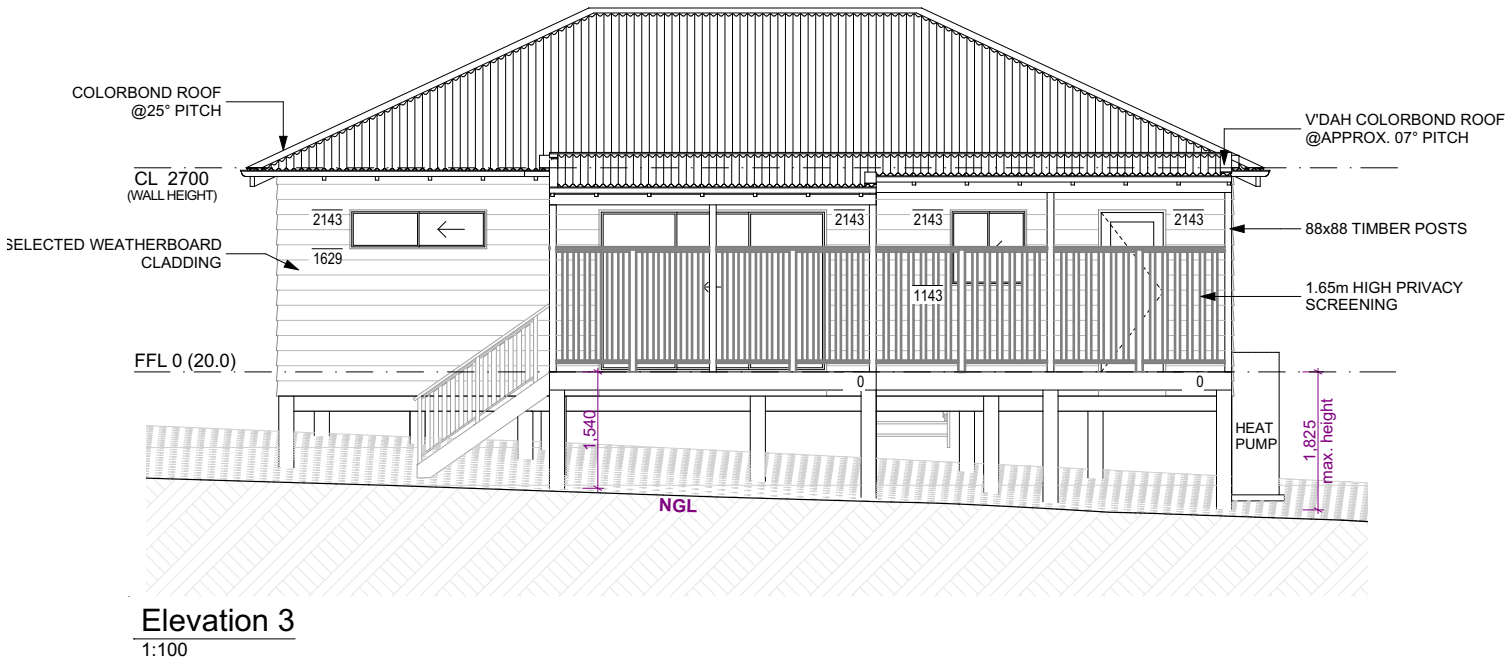
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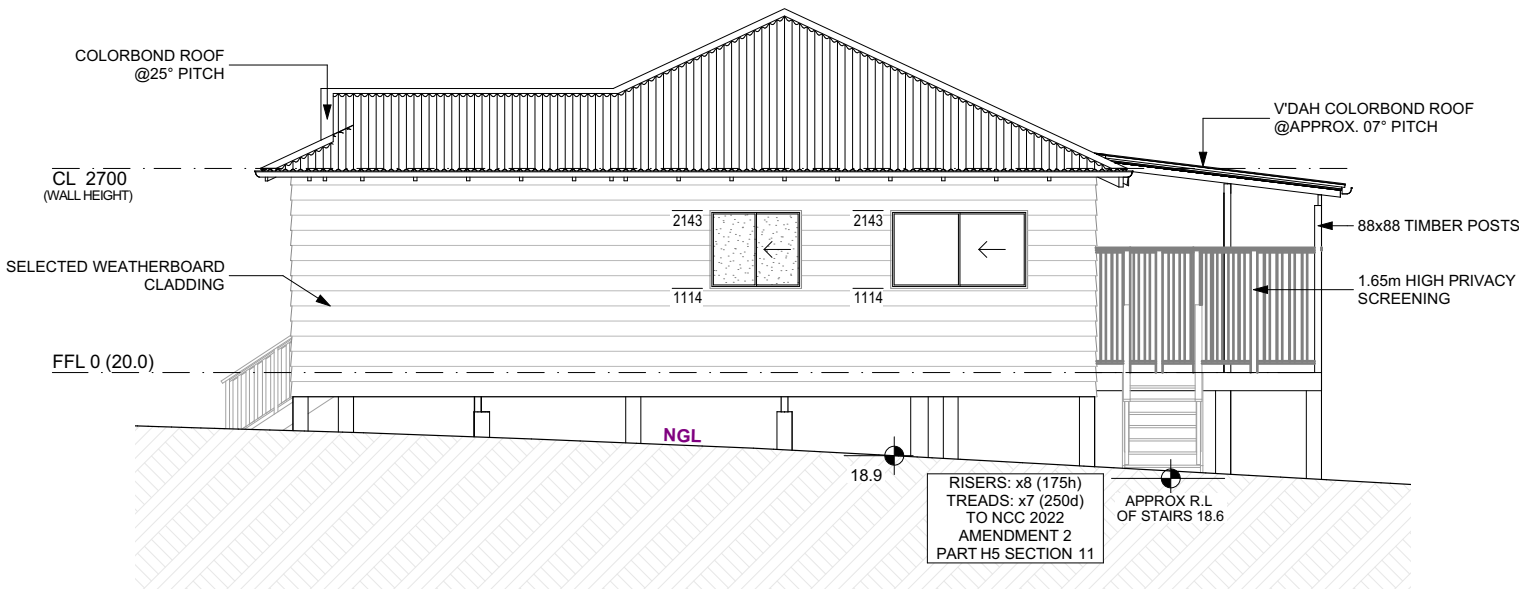
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25° PITCH
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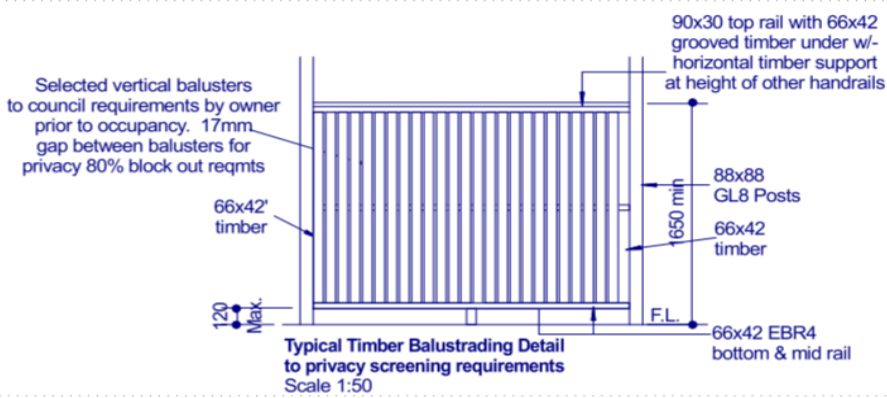
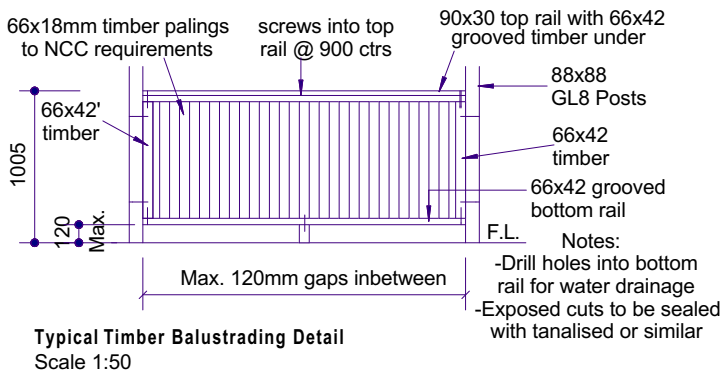


Elevation 3
1:100



Elevation 4
1:100

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Owner 2:
Builder:
Witness:
Date:

House Range: Chateau Range	
House Version: Traditional 3x2	
Date: 14/07/26	Draftsman: KB
BAL: NA	Climate Zone: 05
Sheet Name: Elevations 2	
Job No: 2624	Sheet No: 05