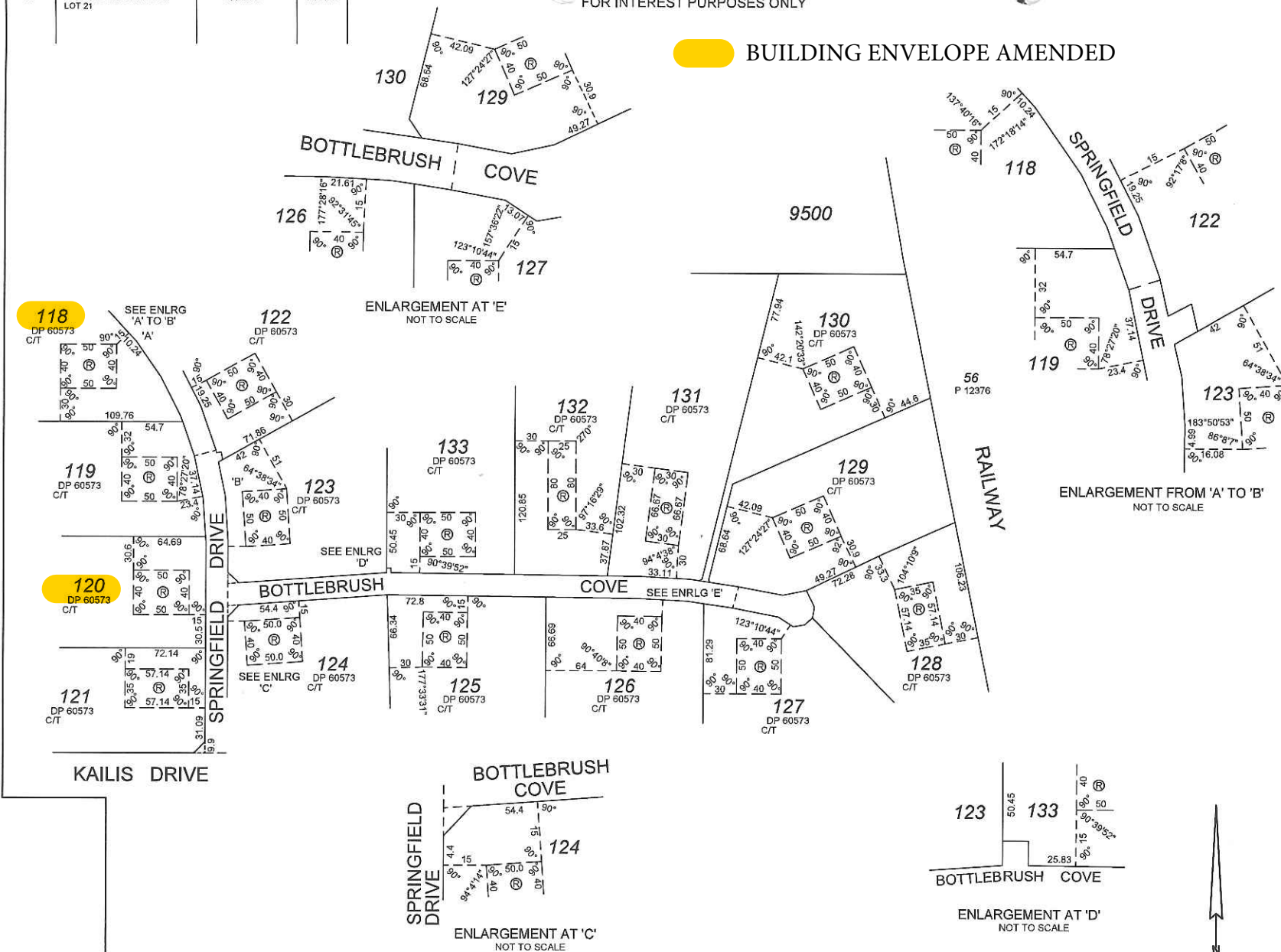


VER.	AMENDMENT	AUTHORISED BY	DATE
2	BUILDING ENVELOPE ON LOT 21	G. INNES	15/04/09

FOR INTEREST PURPOSES ONLY

BUILDING ENVELOPE AMENDED



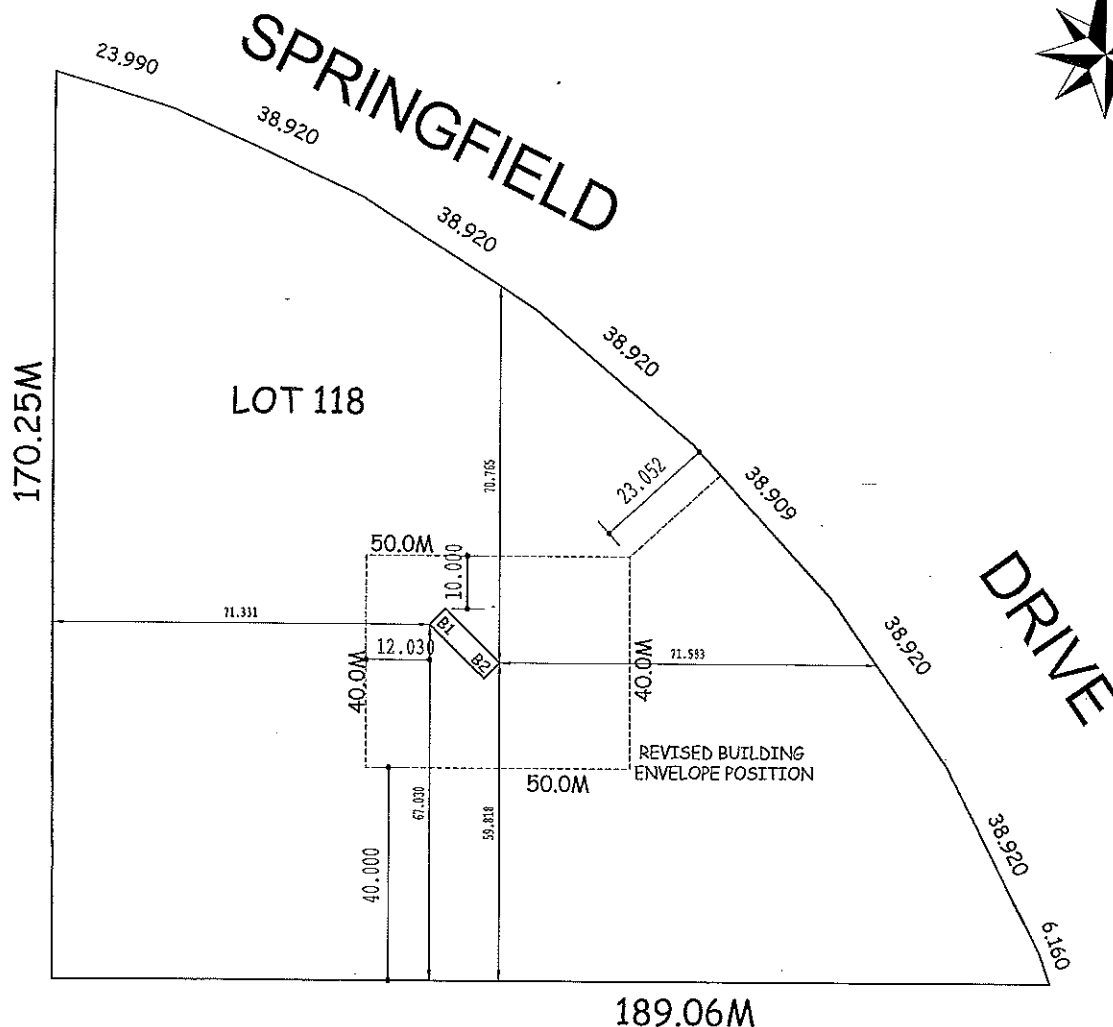
INITIAL INTERESTS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
118	RESTRICTIVE COVENANT		DOC	LOTS 118-133 ON DP 60573	SHIRE OF IRWIN	BUILDING ENVELOPES

NOTE:
ALL BUILDING ENVELOPES LABELED (R) ARE 2000m²

APPROVED VERSION

TYPE FREEHOLD	
PURPOSE INTEREST	
PLAN OF	
EASEMENT AND/OR OTHER INTERESTS OVER LOTS 118 - 133 ON DP 60573	
DISTRICT VICTORIA	SSA VERRAO
TOWNSITE	FORMER TENURE
LOCAL AUTHORITY SHIRE OF IRWIN	FIELD BOOK
LOCALITY SPRINGFIELD	
INDEX DONGARA(25) N.E.	
SCALE: 1:2500 AT AS SIZE	
ALL DISTANCES ARE IN METRES	
<p>SURVEYOR'S CERTIFICATE - Reg 54</p> <p>I, GEOFFREY PAUL INNES, hereby certify that this plan is accurate and is a correct representation of the -</p> <p>(a) "survey, and/or"</p> <p>(b) "calculations from measurements."</p> <p>(*delete if inapplicable)</p> <p>undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.</p> <p>Geoffrey Paul Innes 15/04/09 Licensed Surveyor</p>	
<p>HTD dg</p> <p>SURVEYORS & PLANNERS</p> <p>MILLIE THOMPSON & BELFOS</p> <p>PO Box 826, GERALDTON WA 6531</p> <p>Ph: (08) 9921 9111 Fax: (08) 9921 8972</p> <p>JOB REF: 505/06/1792</p>	
LOADED	TYPE OF VALIDATION
DATE	LEGAL COMPONENT
FEE PAID	DOCKET PLAN NUMBER
ASSESS IN	CERTIFIED CORRECT
	P.S.C.
APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION	
FOR INSPECTOR OF PLANS & SURVEYS / AUTHORIZED LAND OFFICER DATE	
APPROVED	
INSPECTOR OF PLANS & SURVEYS / AUTHORIZED LAND OFFICER DATE	
<p>Landgate</p> <p>Western Australian Land Information Authority</p>	
DEPOSITED PLAN	
63439	
(UNLOADED VERSION)	
SHEET 1	OF 1
VERSION 2	



SCALE 1:1000

W & J BIGLANDS

LOT 118 SPRINGFIELD ROAD
PORT DENISON STAGE 1

JOB No: 910990

DATE: 08/06/2009
DRAWN: ASF

SHEET No: 6 of 6

DATE:

REVISION DESCRIPTION:

18/06/2009	revise house position to owners dims
22/06/2009	revise house position & BUILDING ENVELOPE

PIVOT WAY Pty. Ltd. A.C.N. 053 739 512 A.B.N. 66 053 739 512 TRADING AS

McGRATH HOMES

A.B.N. 37 226 554 377 - REGISTERED BUILDER NUMBER 8570

31 CHALLENGE BOULEVARD, WANGARA, W.A. 6065

PO BOX 1229, WANGARA, W.A. 6947

TELEPHONE: 9302 1131 FAX: 9302 1132
COURTESY TOLL FREE: 1-800-33-1131

COUNTRY TOLL FREE: 1800 62 1131

WEBSITE: www.mcgrathhomes.com.au
EMAIL: mcgrath@pc.com.au

EMAIL: mcgrath@ca.com.au

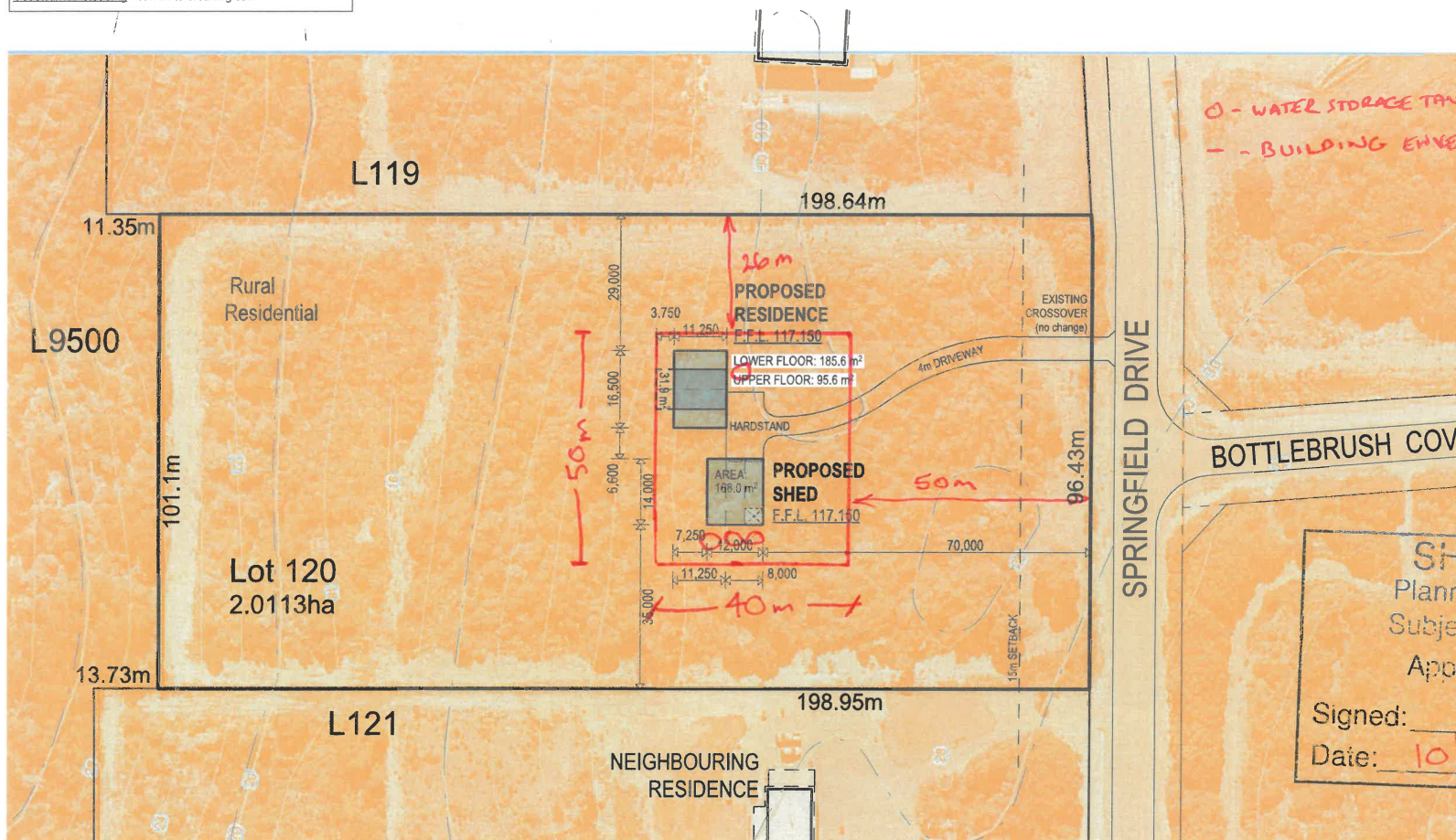


MANUFACTURERS OF
CONCRETE FLOORED PRE-BUILT HOMES

THIS PLAN IS THE PROPERTY OF McGRATH HOMES AND SHALL NOT BE COPIED OR USED WITHOUT THEIR PERMISSION

Planning - Shire of Irwin LPS:5 R50 - Zoned 'Rural Residential'
BAL - In a Bushfire Prone Area (BAL TBA)
Coastal / Windloading - 3.4Km to breaking surf

FEB. 2025



1. Gutters, flashings and downpipes to be designed and installed in accordance with AS3500.3
2. Downpipe location cannot exceed 12m of gutter
3. Locate downpipes as close as possible to valley gutters
4. Overflow measures not required to eaves greater than 450w with raking eaves or no lining.
5. Eave gutters to N.C.C. Table 3.5.2.2 and 1 in 20 year event, fall not less than 1500 (mm, 25mm over 12m)
6. Overflow flow volumes in 100 year event
7. Do not use lead components to roof plumbing system
8. Fix flashings with screws (2max 600cpts (TYP.)

THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING, EXCLUDING HEATERS THAT EMIT LIGHT, MUST NOT EXCEED

(i) IN A CLASS 1 BUILDING (RESIDENCE)	5W/m ²
(ii) IN A CLASS 1 BUILDING'S VERANDAH OR BALCONY	4W/m ²
(iii) IN A CLASS 10 BUILDING (GARAGE OR CARPORT)	3W/m ²

All materials, construction and work practices shall comply with but not be limited to the current issue of The WA Building Act 2011, Building Regulations 2012, National Construction Code Building Code Of Australia Vol. 2 (hereafter referred to as BCA), and all relevant current Australian Standards referred to therein.

SHIRE OF IRWIN
Planning Approval Granted
Subject to the Conditions of

Approval No: P25-37

Signed: 

Date: 10/6/25 Sheet: 6/6

1:1000

LARGE SITE PLAN 1:1000
SHOWING BUILDING ENVELOPE - CHRIS SCHARR CY 6/25

1. DO NOT SCALE THESE DRAWINGS.
2. ALL DIMENSIONS, LEVELS AND SITE CONDITIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES REPORTED IMMEDIATELY.
3. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.
4. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, LOCAL GOVERNMENT AUTHORITIES REQUIREMENTS, AS WELL AS THE LATEST REVISIONS OF THE RELEVANT AUSTRALIAN STANDARDS.
5. ALL WORKS TO COMPLY WITH STRUCTURAL ENGINEERS DETAILS AND OTHER RELEVANT DRAWINGS/REPORTS
6. READ THIS DRAWING IN CONJUNCTION WITH ALL SERVICE, SHED, MANUFACTURERS AND ENGINEERING DRAWINGS.
7. PLEASE ENSURE THAT WORKS ARE COMPLIANT WITH THE CURRENT EDITION OF THE NATIONAL CONSTRUCTION CODES (B.C.A.) AND AUSTRALIAN STANDARDS REFERENCED USING THE LATEST AMENDMENTS AND EDITIONS.
8. NOTIFY THE DESIGNER OF ANY ERRORS, DISCREPANCIES OR OMISSIONS WITHIN THESE DRAWINGS.

- STEEL FRAMING TO BE DESIGNED AND CONSTRUCTION IN ACCORDANCE WITH PART 3.4.2 STEEL FRAMING AND ALL RELEVANT SUPPLEMENT INCLUDING
 - AS4600 AND/OR
 - NASH RESIDENTIAL AND LOW-RISE STEEL FRAMING - PART 1
- THE FRAME MUST BE PROTECTED FROM CORROSION AS PER THE ENVIRONMENTAL CLASSIFICATION (SALINE AND/OR AGGRESSIVE INDUSTRIAL ENVIRONMENT PER BCA TABLE 7.2.2A)
- ALL STEEL FRAMING TO BE PERMANENTLY ELECTRICALLY EARTHED ON COMPLETION OF FIXING.
- INSTALLATION OF SERVICES MUST BE IN ACCORDANCE WITH B.C.A. PART 3.4.2.6, INCLUDING THE USE OF GROMMETS FOR SERVICES WHICH PASS THROUGH FRAMING, AND INSULATION OF BRASS & COPPER FROM STEEL NOGGINs.

Metal & Timber Protection
Prevent direct contact between incompatible metals and between green hardwood or chemically treated timber and any aluminium or coated steel, by applying an anti-corrosion, low moisture transmission coating to contact surfaces

PROPOSED FLOOR AREA (NEW WORK) = 180m²
TOTAL IMPERMEABLE HARDSTANDING AREA 180m² x 0.9/60 = 2.7m³
STORAGE VOLUME REQUIRED = 2.7m³
STORMWATER MANAGEMENT SYSTEM VOLUME PROVIDED = 2.72m³
2 x Soakwells = 12000 x 12000 - 1.36m³ Each
All stormwater pipes 1000 P.V. - min grade 1:100 shall be connected to the legal point of discharge to the relevant authority's approval.
Soakwells connected with 1000 P.V. stormwater pipes
The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings, footings and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.



**MI Global Construction
Pty Ltd**
Geraldton | Kalgoorlie | Karratha
EMAIL: miglobalc.com.au
PHONE: 08 9921 7117
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Print Date: 12/03/2025 5:40 PM

For: **Chris SCHARF**

Dwg Title: **SITE PLAN**

Date:	FEB, 2025	Drawn:	JD	chkd:	JF
Job No:	SH 40065	Drawg No:	BA01	Rev	-

The builder must verify all dimensions on site before commencing any work or shop dwgs.