Metro Outer Development Assessment Panel Agenda

Meeting Date and Time: Tuesday, 8 July 2025; 9:30am
Meeting Number: MODAP/88
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
MODAP/88 – 8 July 2025 – City of Gosnells

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – CITY OF GOSNELLS

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
   - 3.1 Lot No.16 (No.100) Spring Road, Thornlie – 15 Grouped Dwellings – DAP/25/02877
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation

ATTENDANCE	
Specialist DAP Members	*DAP Secretariat*
Karen Hyde (Presiding Member) Clayton Higham (Deputy Presiding Member) Dale Page	Claire Ortlepp Ashlee Kelly
Part B – City of Gosnells	
Cr Caren Baayens (Local Government DAP Member, City of Gosnells) Cr David Goode (Local Government DAP Member, City of Gosnells)	

PART A – INTRODUCTION

1. **Opening of Meeting, Welcome and Acknowledgement**
2. **Apologies**
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PART B – CITY OF GOSNELLS

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

3.1 Lot No.16 (No.100) Spring Road, Thornlie – 15 Grouped Dwellings – DAP/25/02877

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Part B – Item 3.1 – LOT NO.16 (NO.100) SPRING ROAD, THORNLIE – 15 GROUPED DWELLINGS

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Outer DAP
Local Government Area:	City of Gosnells
Applicant:	Andra Biondi, Urbanista Town Planning
Owner:	Kwok Wong Ko, River View Terrace Pty Ltd
Value of Development:	$3 million
Responsible Authority:	City of Gosnells
Authorising Officer:	Brenton Scambler, Manager Development Services
LG Reference:	DA25/00064
DAP File No:	DAP/25/02877
Application Received Date:	20 March 2025
Report Due Date:	26 June 2025
Application Statutory Process Timeframe:	60 Days
Attachment(s):	**1**: Location Plan **2**: Development Plans **3.** Subdivision Plan **4:** Landscape Plan **5:** Waste Management Plan **6:** Traffic Impact Statement **7**: Noise Screening Assessment **8:** Water Corporation Advice

Responsible Authority Recommendation

That the Metro Outer Development Assessment Panel (MODAP) resolves to:

1. **Approve** DAP Application reference DAP/25/02877 and accompanying plans provided in **Attachment 2** in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Gosnells Town Planning Scheme No. 6, subject to the following conditions:

Conditions

General Conditions

1. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Design and Fencing

2. Prior to applying for a Building Permit, the applicant shall submit revised plans to the satisfaction of the City of Gosnells, that modify the proposal by:

    a) Providing visually permeable fencing along the boundary with Lot 2996 (reserve 35101) as per the City's Local Planning Policy 4.10 – Subdivision and Development Abutting Public Areas.
    b) Providing a pedestrian access leg for Unit 4 to connect with the existing footpath on Spring Road.

3. Prior to applying for a Building Permit, revised plans shall be provided demonstrating that the standard of finish to the wall(s) built up to boundaries is consistent with the remainder of the development, to the satisfaction of the City of Gosnells.

4. Fencing abutting Spring Road and Lot 2996 (reserve 35101) shall be visually permeable in accordance with the Residential Design Codes and Local Planning Policy 4.10, as applicable, to the satisfaction of the City of Gosnells and maintained for the duration of the development.

5. Prior to applying for a Building Permit, a schedule of external colours and materials shall be submitted for approval to the City of Gosnells. Alternative colour tones and materials shall be used for each dwelling to demonstrate a high standard of visual amenity and attractive streetscape. The development shall be completed and maintained in accordance with the approved schedule to the satisfaction of the City of Gosnells.

6. Prior to occupation of the development, walls, fences and other structures shall be truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences or other structures adjoin the common driveway where it intersects with Spring Road, to the satisfaction of the City of Gosnells.

7. Prior to occupation of the development, the boundary walls adjoining Lot 2996 (Reserve 35101) shall be anti-graffiti treated to the satisfaction of the City of Gosnells.

<u>Access and Parking</u>

8. Prior to occupation of the development, the battle axe/common property access way being constructed and drained at the landowners cost to the specifications and satisfaction of the City of Gosnells.

9. Prior to occupation of the development, all crossovers are to be located and constructed to the City of Gosnells' specifications.

10. Prior to occupation of the development, redundant vehicle crossover(s) are to be removed, and the kerbing, verge, and footpath (where relevant) reinstated with grass or landscaping to the satisfaction of the City of Gosnells.

11. Prior to occupation of the development, the three visitor bays are to be constructed, and sign posted to the satisfaction of the City of Gosnells.

<u>Public Art</u>

12. Prior to applying for a Building Permit, the proponent shall submit to the City of Gosnells for approval a preliminary proposal for an artwork at a cost of 1% of the total project cost (to a maximum of $250,000), to be to be located within the subject site as an integral part of the development. Alternatively, prior to applying for a Building Permit, the owner/applicant shall make a cash contribution towards public art in lieu of the above.

    Prior to commencement of development, and if not making a cash contribution, the proponent shall submit to the City of Gosnells for approval an 'Application for Artwork Design' and the proponent is to enter into a contract with a professional artist/s to design and install (if appropriate) the artwork approved by the City of Gosnells.

    Prior to occupation of the development, the artwork shall be installed and maintained thereafter to the satisfaction of the City of Gosnells.

Noise Management

13. Prior to applying for a Building Permit, the proposal is to be modified to incorporate the noise mitigation measures, in accordance with the submitted Noise Screening Assessment prepared by SLR Consulting Australia, dated 19 March 2025 and 'State Planning Policy 5.4 Road and Rail Noise Guidelines' to the satisfaction of the City of Gosnells. The drawings and specifications contained within that application are to be endorsed as acceptable by an independent, qualified acoustic engineer and thereafter implemented to the satisfaction of the City of Gosnells.

Stormwater Management

14. Prior to applying for a Building Permit, a geotechnical report is to be submitted, detailing site conditions with respect to soil, groundwater and stormwater disposal, to the satisfaction of the City of Gosnells.

15. Prior to applying for a Building Permit, the applicant shall submit, have approved, and thereafter implement a drainage design, prescribing a functional drainage system, including detailed engineering drawings, and necessary technical information to demonstrate functionality of the design, to the satisfaction of the City of Gosnells.

    It should be noted that a maximum stormwater runoff coefficient equivalent to predevelopment levels and/or in accordance with an existing Urban Water Management Plan approved for the development area shall be applied to calculate the critical permissible site discharge (PSD) from the development. This PSD shall not be exceeded in all storm events up to the 1 in 20 year Average Recurrence Interval. All excess stormwater shall be detained and/or infiltrated on site through suitable structural means.

16. Prior to occupation of the development, all septic sewer systems including all tanks and pipes and associated drainage systems (soak wells or leach drains) are to be decommissioned, in accordance with the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, removed, filled with clean sand and compacted. Proof of decommissioning is to be provided in the form of either certification from a licensed plumber or a statutory declaration from the landowner/applicant, confirming that the site has

been inspected and all septic tanks, soak wells, leach drains and any associated pipework have been removed.

Landscaping

17. Prior to applying for a Building Permit, a revised Landscape Plan for the development site and the adjoining road verge(s) is to be submitted to and approved by the City of Gosnells. The following details are to be included:

    (i) Existing street trees and other vegetation.
    (ii) Vegetation to be retained on the site.
    (iii) Landscape treatments such as lawn, mulch areas, and bin collection areas.
    (iv) The location, species, quantity and pot size of proposed trees and shrubs.
    (v) Areas to be irrigated.

18. Prior to occupation of the development, the landscaping and irrigation of the development site and the adjoining verges is to be installed in accordance with an approved landscape plan and thereafter maintained to the satisfaction of the City of Gosnells.

Lighting

19. Prior to occupation of the development, the approved Lighting Plan shall be implemented and thereafter maintained for the duration of the development to the satisfaction of the City of Gosnells.

Waste Management

20. The approved Waste Management Plan prepared by Talis Consultants, dated 21 January 2025 shall be implemented and thereafter maintained for the duration of the development to the satisfaction of the City of Gosnells.

Construction Management

21. A Construction Management Plan shall be prepared by the applicant and/or landowner and submitted to the City of Gosnells for approval at least 30 days prior to the commencement of works. The Construction Management Plan shall be implemented by the applicant and/or landowner to the satisfaction of the City of Gosnells and detail how the construction of the development will be managed, including the following:

    - Public safety and site security;
    - Hours of operation;
    - Dust management;
    - Waste and material disposal;
    - Traffic management plans for the various phases of the construction;
    - Parking arrangements for contractors and sub-contractors;
    - Delivery and access arrangements;
    - The storage of materials and equipment on site (no storage of materials within the public realm will be permitted); and
    - Any other matters likely to impact upon the surrounding properties or public realm.

Advice Notes

1. The applicant is advised of the need to obtain a Building Permit prior to the commencement of work. The submitted Building Permit application plans are to be consistent with the plans that form part of the relevant Development Approval, to the satisfaction of the City of Gosnells.

2. If an applicant is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application for review must be lodged within 28 days of the determination. Further information can be obtained from https://www.sat.justice.wa.gov.au

3. The applicant is advised of the following to minimise the impact of development works:

   i) All development works must be carried out in accordance with Control of Noise Practices set out in section 6 of AS2436 1981. For further details please contact the Department of Water and Environmental Regulation.
   ii) Development work shall only be permitted between 0700 hours and 1900 hours on any day which is not a Sunday or public holiday, without the written approval of the City.
   iii) Development work shall comply in all respects with the *Environmental Protection (Noise) Regulations 1997.*

4. Please note that an application must be lodged with the Water Corporation to ensure appropriate clearance exists from the existing sewer line / easement on site. If approved plans are to be changed as a result of Water Corporation requirements, an amended Planning Application may be required.

5. The applicant is advised that a contribution to public open space will be required at the time of subdivision (including built strata) in accordance with Local Planning Policy 3.5 Infill Development.

6. This is a development approval issued under the City of Gosnells Town Planning Scheme No. 6. It is not an approval or consent to commence or carry out development under any other written law, act, statute, or agreement, whether administered by the City of Gosnells or not. It is the applicant's responsibility to ensure all relevant approvals are obtained prior to the commencement of any development covered by this approval.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Town Planning Scheme No. 6
Local Planning Scheme - Zone/Reserve	Residential R20/R60
Structure Plan/Precinct Plan	N/A

Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Grouped Dwelling – 'D' Discretionary
Lot Size:	2995m²
Existing Land Use:	Vacant land
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The development application is for 15 grouped dwellings at Lot 16, No. 100 Spring Road, Thornlie (the subject site).

The application involves the following:

- Construction of 15 grouped dwellings (13 single storey and two double storey dwellings).
- The dwelling mix includes two and three-bedroom units with single garages.
- Vehicle access is to be obtained from Spring Road via a 4.0m wide common property driveway.
- Landscaping is proposed within the site and the adjoining road verge.

The development plans are included at Attachment 2.

Proposed Land Use	Grouped Dwellings
Proposed Net Lettable Area	N/A
Proposed No. Storeys	Single and two storey (Units 11 and 15)
Proposed No. Dwellings	15

Background:

Site Context

The subject site is located at the western end of Spring Road approximately 120m from the Thornlie Train Station. Spring Road is characterised by predominantly single storey dwellings, with several grouped dwellings on the northern side of Spring Road.

The site previously contained a single dwelling which was demolished in 2011 and has since remained vacant. The site is trapezium in shape and contains a stand of mature vegetation within the middle and rear of the property. The rear boundary of the subject site adjoins the Banksia Circle Public Open Space (POS) reserve.

Development of the subject site is constrained by the City's 2.65m wide drainage easement along the eastern boundary. Additionally, a Water Corporation sewer main is located along the western boundary and portion of the rear boundary of the site. The sewer main is not located within a defined easement.

Current Applications

In August 2024, the landowner lodged an application with the Western Australian Planning Commission (WAPC) (reference WAPC 738-24) for a 15 lot survey strata subdivision. The City recommended that this application be refused as it did not demonstrate how the proposed irregular shaped lots could accommodate development in accordance with Residential Design Codes.

The WAPC subsequently deferred determination of the subdivision application pending the lodgement, and determination of a development application. As a result, the landowner submitted a development application for 15 grouped dwellings (the subject of this report) in March 2025.

The proposed development application is consistent with the subdivision plan dated 8 August 2024. The subdivision plan is included at Attachment 3.

Legislation and Policy:

Legislation

Planning and Development Act 2005
Planning and Development (Local Planning Scheme) regulations 2015 (Regulations)
Planning and Development (Development Assessment Panels) Regulations 2011
Metropolitan Region Scheme (MRS)
City of Gosnells *Town Planning Scheme No.6 (TPS No. 6)*
Residential Design Codes (Volume 1) 2024

State Government Policies

State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4)
State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)

Local Policies

Local Planning Policy 1.1 – Residential Development (LPP 1.1)
Local Planning Policy 3.5 – Infill Development (LPP 3.5)
Local Planning Policy 4.1 – Public Consultation
Local Planning Policy 4.10 – Subdivision and Development Abutting Public Areas (LPP 4.10)
Local Planning Policy 4.11 – Public Art (LPP 4.11)

Consultation:

Public Consultation

The proposal was not required to be advertised for public comment pursuant to Clause 64(1)(c) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Policy 4.1 – Public Consultation.

Referrals/consultation with Government/Service Agencies

The development application was referred to Water Corporation for comment due to a sewer line located along the western boundary and to the rear of the property. The Water Corporation raised no objection to the proposal, however provided advice relating to wastewater connections, sewer protection requirements and landowner obligations to obtain separate approvals for works in the vicinity of Water Corporation infrastructure. A copy of the response is provided as Attachment 8. The applicant has confirmed that the development will be designed in accordance with the Water Corporation Working Near Assets technical guide with further details to be provided at the building permit stage.

Existing Drainage Infrastructure

The proposed retaining walls and the dwelling within Unit 10 would be within the zone of influence of the drainage infrastructure located within the City's 2.65m wide drainage easement. To avoid potential damage and facilitate ongoing access to the drain, the retaining wall footings are required to be at the invert level of the drainage infrastructure, and the eaves of Unit 10 dwelling that overhang the easement are required to provide a minimum 2.4m vertical clearance. The applicant was advised of these requirements during the application process.

Planning Assessment:

The proposal has been assessed against the relevant legislative requirements of the City of Gosnells TPS 6, State and Local Planning Polices, as outlined in the 'Legislation and Policy' section of this Report. The relevant matters are discussed in detail below.

Residential Design Codes Volume 1 2024 (R-Codes Volume 1)

The R-Codes Volume 1 (Part C) outline the development standards that apply to grouped dwellings in residential areas coded R30 and above. Where an element of the proposal does not meet the deemed-to-comply provisions of the R-Codes it requires consideration against the Design Principles. The following elements of the proposal do not meet the deemed-to-comply provisions:

- Private Open Space
- Solar access and natural ventilation
- Parking
- Access

As such these matters have been assessed against the relevant design principles as discussed below.

Private Open Space (Clause 1.1)

Units 1 and 10 propose a 5m² variation to the minimum primary garden area. The design principle for private open space considers the functionality of private open space which should provide adequate space for entertaining and leisure activities as well as access to the northern sun and landscaping. The proposed private open space is considered to meet the design principles for the following reasons:

- The private open space meets the 3m minimum dimensions and is uncovered which provides suitable access to natural sunlight and ventilation;
- The private open space is directly connected to, and can be used in conjunction with, the living/dining rooms of the dwellings; and
- The private open space is considered to provide a functional and usable space for the intended occupants of these three-bedroom dwellings.

Solar Access and Natural Ventilation (Clause 2.2)

The major openings to the primary living spaces (living/dining areas) for Units 1, 2, 3, 11, 12, 13, 14 and 15 have a southern orientation in lieu of a northern or eastern orientation. The design principles for solar access and natural ventilation consider optimising layout for winter solar gain whilst balancing site constraints. The proposal is considered to meet the design principles for the following reasons:

- The subject site has an irregular shape and is constrained by sewer and drainage easements along the side and rear boundaries.
- The design of Units 1, 2 and 3 have a primary street orientation to Spring Road to the north. As a result, the primary living spaces are located with a southern orientation and connected to the private open space. Achieving primary living spaces with a northern orientation would result in private open spaces being located within the primary street setback, which is less optimal.
- Units 11 to 15 have their primary living spaces and private open space oriented to the south due to the location of the driveway/common property and primary elevation of the dwelling facing north. Although the primary living spaces have a southern orientation, they are connected to uncovered private open spaces which allow access to natural ventilation and sunlight.

Parking (Clause 2.3)

The development proposes three visitor parking bays in lieu of four. The design principle for visitor parking considers the availability of on-street parking and proximity of the site to public transport. The proposed parking is considered to meet the design principles for the following reasons:

- Thornlie Station is located approximately 120m to the west of the subject site with a direct pedestrian path from the site to the station. The station is serviced by high frequency commuter rail and several bus services providing residents and visitors with alternative forms of transport to and from the site.
- Spring Road is a local road which has opportunities for on street parking for visitors if required.

Access (Clause 3.7)

The proposed grouped dwellings will be served by a common driveway which varies in width from 4m to 5.5m. The driveway is longer than 30m and does not provide for a vehicle passing bay. However, the proposed driveway is considered to meet the design principles for the following reasons:

- The Traffic Impact Statement (TIS) provided with the application estimates that the development will generate a low volume of traffic movements with 6 vehicular trips in the AM peak and 9 vehicular trips in the PM peak. The findings of the TIS are supported by the City. Considering the low number of vehicular trips, it is considered the driveway will provide safe and efficient vehicular movement within the site.
- Although the proposed driveway is not wide enough to accommodate passing bays it is considered that the driveway has been designed to be legible and safe, and provides for direct access for residents and their visitors to move within the site and to the public realm.

Local Planning Policy 4.10 – Subdivision and Development abutting public areas

Local Planning Policy 4.10 applies to developments in residential areas which directly adjoin and interface with the public realm. The objectives of LPP 4.10 require that public areas are afforded an adequate level of visual surveillance from residential developments, whilst also maintaining an appropriate level of privacy for those living on adjoining properties. To achieve this LPP 4.10 requires dwellings to incorporate at least two major openings to habitable rooms which interface POS areas.

In addition, fencing along the common boundary between private property and POS is required to be visually permeable 1.2m above natural ground level, however, may contain impermeable sections to provide screening to the most private zones of the development.

Proposed Unit 10, Unit 15 and a portion of the common property shares a common boundary with the Banksia Circle POS. Unit 15 has been designed with the living/dining room sliding doors addressing the POS as required by the policy, however a 1.8m high solid colourbond fence is proposed to the boundary. Additionally, Unit 10 proposes a 12.9m long boundary wall for the dwelling and a 2.5m long boundary wall for the storeroom, resulting in a 15.4m boundary wall interfacing with the POS. It is also noted that a 1.8m high solid colourbond fence is proposed to the remainder of the boundary for Unit 10. In this regard, given the unit and lot size the proposed boundary walls are considered acceptable. However, the remaining portion of the boundary should provide for permeable fencing in accordance with LPP 4.10. As such, a condition has been recommended requiring the installation of permeable fencing to the property boundary between the development and the Banksia Circle POS in accordance with the requirements of LPP 4.10. Additionally, a condition has been included requiring the application of an anti-graffiti coating to the portions of the boundary walls facing the POS.

State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4)

SPP 5.4 seeks to minimise the adverse impacts of transport noise on noise-sensitive development. The subject site is located a minimum of 55m from Spencer Road (Other Regional Road) and 60m from the Thornlie passenger rail line, which requires an assessment against the requirements of the SPP. The units are expected to have a noise exposure of 56dB and as such, require the implementation of design measures to mitigate noise impacts.

A Noise Screening Assessment report was submitted with the application which recommends quiet house design packages for the dwellings. This report was reviewed, and the recommended noise packages are supported. A condition requiring the

implementation of the noise packages has been recommended should the DAP approve this application.

Conclusion:

The application has been assessed against the planning framework relevant to the site and is considered to be generally consistent with the local planning framework. In instances where the proposal does not satisfy a deemed-to-comply development standard, the proposal is considered to achieve the relevant design principles and policy objectives. The development is of a scale and design which is generally consistent with the existing and desired future development within the locality. In light of the above, it is recommended that the proposed development be approved subject to conditions.

Attachment 1



CITY OF GOSNELLS

The City of Gosnells provides the information contained herein. The Council of the City of Gosnells shall not be liable for any loss or damage howsoever caused as a result of reliance upon information contained in these documents.

Date: 19/06/2025

Scale: 1:1500

N

Attachment 2

DRAWING LIST

LAYOUT NUMBER	LAYOUT NAME
1.1	DRAWING LIST
1.2	SITE SURVEY
1.3	SITE SURVEY REVISED
1.4	SITE PLAN
1.5	RETAINING WALLS
1.6	STORMWATER PLAN
1.7	PASSING AREA DIAGRAM
1.8	SITE LIGHTING PLAN
1.9	EXISTING TREES
1.10	EXISTING TREES RETENTION & DEMOLITION
1.11	BOUNDARY ELEVATIONS 1
1.12	BOUNDARY ELEVATIONS 2
1.13	COMMUNAL STREET ELEVATIONS 1
1.14	COMMUNAL STREET ELEVATIONS 2
1.15	COMMUNAL STREET SECTION
1.16	STORE & LETTERBOX ELEVATIONS

DRAWING DWELLINGS

LAYOUT NUMBER	LAYOUT NAME
1.1	LOT 1 FLOOR PLAN
1.2	LOT 1 ELEVATIONS
1.1	LOT 2 FLOOR PLAN
1.2	LOT 2 ELEVATIONS
1.1	LOT 3 FLOOR PLAN
1.2	LOT 3 ELEVATIONS
1.1	LOT 4 FLOOR PLAN
1.2	LOT 4 ELEVATIONS
1.1	LOT 5 FLOOR PLAN
1.2	LOT 5 ELEVATIONS
1.1	LOT 6 FLOOR PLAN
1.2	LOT 6 ELEVATIONS
1.1	LOT 7 FLOOR PLAN
1.2	LOT 7 ELEVATIONS
1.1	LOT 8 FLOOR PLAN
1.2	LOT 8 ELEVATIONS
1.1	LOT 9 FLOOR PLAN
1.2	LOT 9 ELEVATIONS
1.1	LOT 10 FLOOR PLAN
1.2	LOT 10 ELEVATIONS 1
1.3	LOT 10 ELEVATIONS 2
1.1	LOT 11 GROUND FLOOR PLAN
1.2	LOT 11 FIRST FLOOR PLAN
1.3	LOT 11 ELEVATIONS 1
1.4	LOT 11 ELEVATIONS 2
1.1	LOT 12 FLOOR PLAN
1.2	LOT 12 ELEVATIONS
1.1	LOT 13 FLOOR PLAN
1.2	LOT 13 ELEVATIONS
1.1	LOT 14 FLOOR PLAN
1.2	LOT 14 ELEVATIONS
1.1	LOT 15 GROUND FLOOR PLAN
1.2	LOT 15 FIRST FLOOR PLAN
1.3	LOT 15 ELEVATIONS 1
1.4	LOT 15 ELEVATIONS 2

CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD,
THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: DRAWING LIST

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

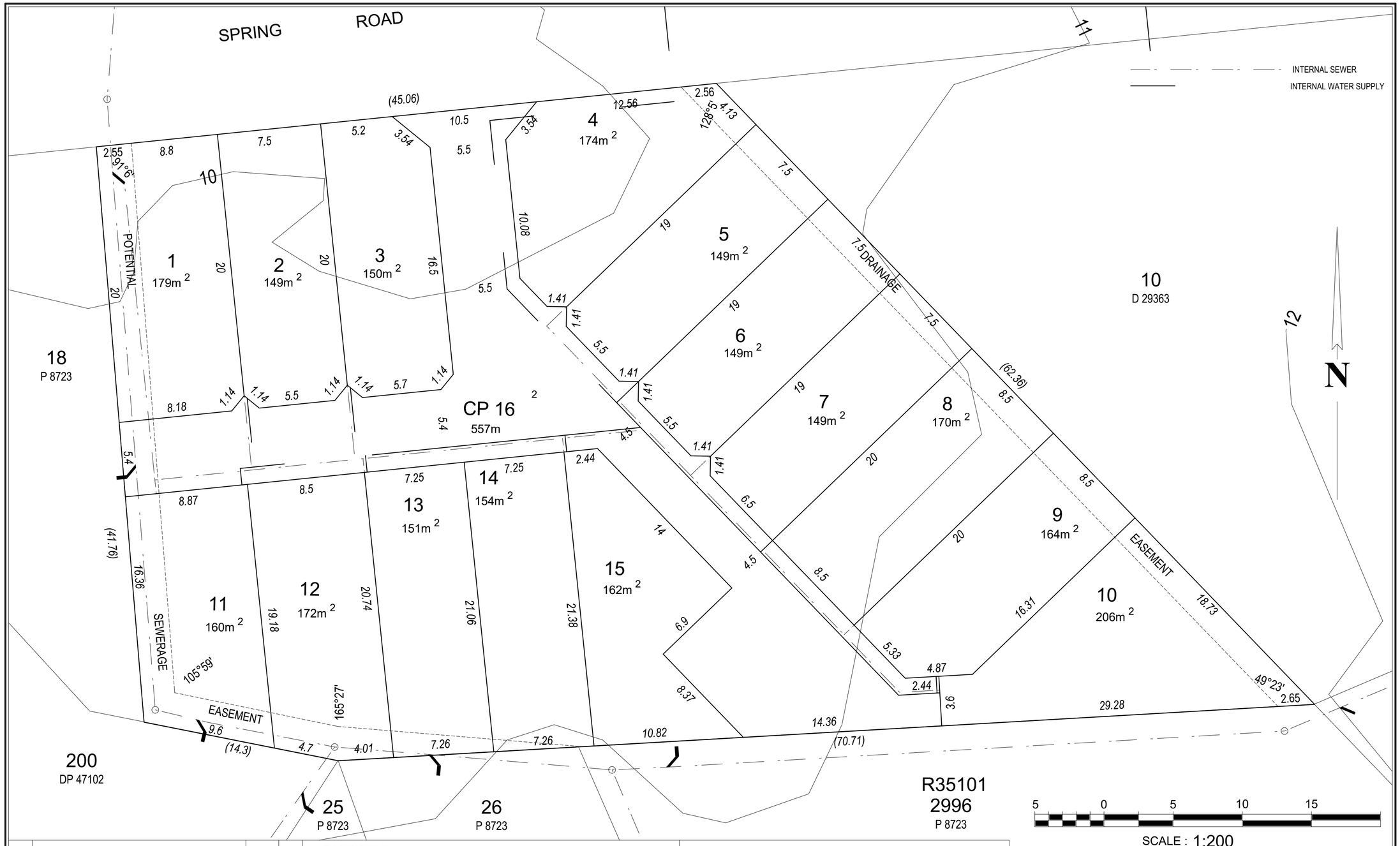
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



SCALE : 1:200

SHEET A2 LANDSCAPE

Rev	Description	Date	CHK
1	INITIAL ISSUE	28/7/24	AA

Project Name

100 Spring Road, Thornlie, WA 6108

STATISTICS:

PROPOSED BOUNDARIES

EXISTING BOUNDARIES

ZONING: R20/R60

No. OF EXISTING LOTS 1

No. OF PROPOSED LOTS 14

TOTAL C.T AREA 2995m 2

Drawing Title

PROPOSED SURVEY STRATA OF LOT 16 ON P 8723

CT 2225-799

Hor Datum	SITE
Vert Datum	AHD
Contour Interval	1m

Surveyor: A. Armstrong

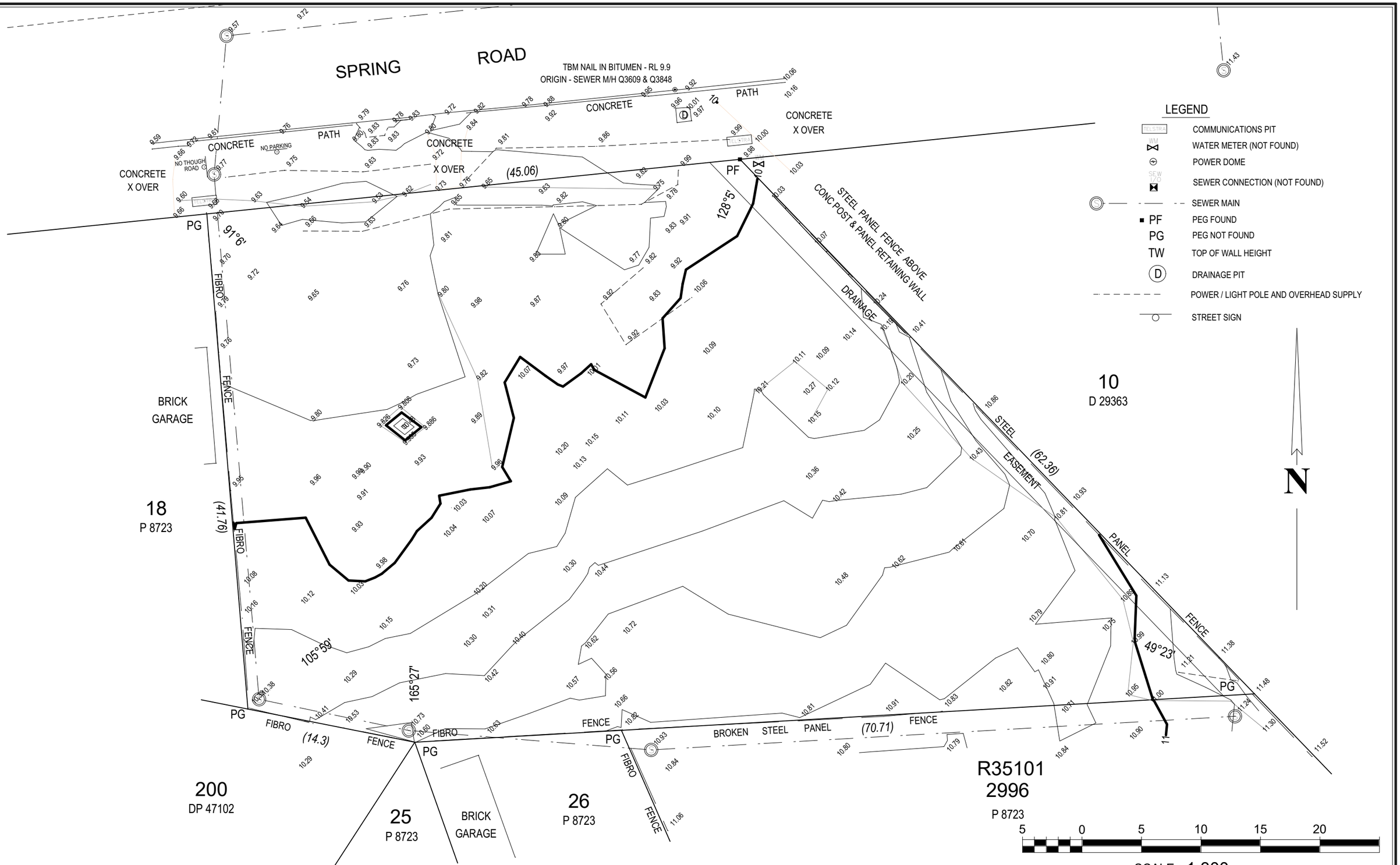
Date of Capture: 9/7/24

Drawing No

2024-19-1

Client

Riverview Terrace P/L



SCALE : 1:300

SHEET A3 LANDSCAPE

Rev	Description	Date	CHK
1	INITIAL ISSUE	18/4/25	AA

Project Name

100 Spring Road, Thornlie, WA 6108

THIS PLAN MAY ONLY BE USED FOR CONTOUR AND FEATURE PURPOSES, THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, POSITIONED OVER EVIDENCE OF OCCUPATION

IT SHOULD BE NOTED THAT UNDERGROUND SERVICES DID NOT FORM PART OF THIS SURVEY, THEREFORE PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED. THE CERTIFICATE OF TITLE CHECKED FOR EASEMENTS AND ENCUMBRANCES

TREE TYPE AND DIMENSIONS ARE APPROXIMATE ONLY

ZONING: R20/R60

TOTAL C.T AREA 2995m^2

Drawing Title

SITE SURVEY OF LOT 16 ON P 8723 CT 2225-799

Hor Datum	SITE
Vert Datum	AHD
Contour Interval	0.2

Client

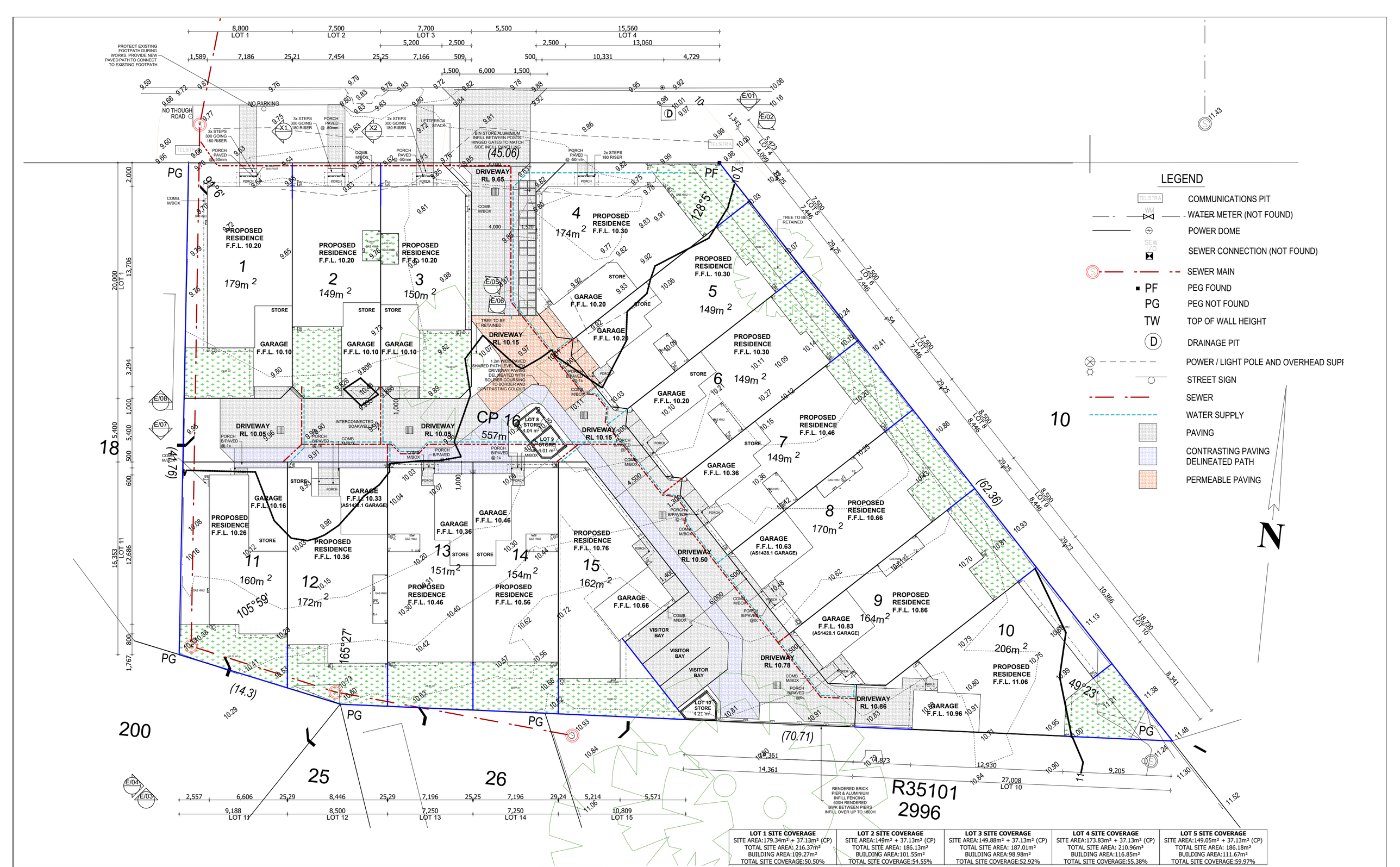
Riverview Terrace P/L

Surveyor: A. Armstrong

Date of Capture: 17/4/25

Drawing No

2024-19-2



LOT 1 SITE COVERAGE	LOT 2 SITE COVERAGE	LOT 3 SITE COVERAGE	LOT 4 SITE COVERAGE	LOT 5 SITE COVERAGE
SITE AREA:179.34m² + 37.13m² (CP)	SITE AREA:149m² + 37.13m² (CP)	SITE AREA:149.88m² + 37.13m² (CP)	SITE AREA:173.83m² + 37.13m² (CP)	SITE AREA:149.05m² + 37.13m² (CP)
TOTAL SITE AREA: 216.37m²	TOTAL SITE AREA: 186.13m²	TOTAL SITE AREA: 187.01m²	TOTAL SITE AREA: 210.96m²	TOTAL SITE AREA: 186.18m²
BUILDING AREA:109.27m²	BUILDING AREA:101.55m²	BUILDING AREA:98.98m²	BUILDING AREA:116.85m²	BUILDING AREA:111.67m²
TOTAL SITE COVERAGE:50.50%	TOTAL SITE COVERAGE:54.55%	TOTAL SITE COVERAGE:52.92%	TOTAL SITE COVERAGE:55.38%	TOTAL SITE COVERAGE:59.97%

LOT 6 SITE COVERAGE	LOT 7 SITE COVERAGE	LOT 8 SITE COVERAGE	LOT 9 SITE COVERAGE	LOT 10 SITE COVERAGE
SITE AREA:149.05m² + 37.13m² (CP)	SITE AREA:149.55m² + 37.13m² (CP)	SITE AREA:170.06m² + 37.13m² (CP)	SITE AREA:164.21m² + 37.13m² (CP)	SITE AREA:205.73m² + 37.13m² (CP)
TOTAL SITE AREA: 186.18m²	TOTAL SITE AREA: 186.68m²	TOTAL SITE AREA: 207.19m²	TOTAL SITE AREA: 201.34m²	TOTAL SITE AREA: 242.86m²
BUILDING AREA:111.67m²	BUILDING AREA:111.79m²	BUILDING AREA:123.77m²	BUILDING AREA:119.45m²	BUILDING AREA:125.28m²
TOTAL SITE COVERAGE:59.97%	TOTAL SITE COVERAGE:59.88%	TOTAL SITE COVERAGE:59.73%	TOTAL SITE COVERAGE:59.32%	TOTAL SITE COVERAGE:51.58%

LOT 11 SITE COVERAGE	LOT 12 SITE COVERAGE	LOT 13 SITE COVERAGE	LOT 14 SITE COVERAGE	LOT 15 SITE COVERAGE
SITE AREA:160.66m² + 37.13m² (CP)	SITE AREA:172.01m² + 37.13m² (CP)	SITE AREA:151.55m² + 37.13m² (CP)	SITE AREA:153.83m² + 37.13m² (CP)	SITE AREA:161.65m² + 37.13m² (CP)
TOTAL SITE AREA: 197.79m²	TOTAL SITE AREA: 209.14m²	TOTAL SITE AREA: 188.68m²	TOTAL SITE AREA: 190.96m²	TOTAL SITE AREA: 198.78m²
BUILDING AREA:89.11m²	BUILDING AREA:123.91m²	BUILDING AREA:111.28m²	BUILDING AREA:111.28m²	BUILDING AREA:110.14m²
TOTAL SITE COVERAGE:45.05%	TOTAL SITE COVERAGE:59.24%	TOTAL SITE COVERAGE:58.97%	TOTAL SITE COVERAGE:58.27%	TOTAL SITE COVERAGE:55.40%

CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: SITE PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 4 of -

PROTECT EXISTING FOOTPATH DURING WORKS. PROVIDE NEW PAVED PATH TO CONNECT TO EXISTING FOOTPATH

NOTE DROPPED FOOTINGS TO LOTS 1-4. INTERNAL CONCRETE SLAB TO DWELLINGS TO BE LESS THAN 500mm ABOVE NATURAL GROUND LEVEL. FFL APPROX 490mm ABOVE NATURAL GROUND LEVEL.

NOTE DROPPED FOOTINGS TO LOTS 11-14 INTERNAL CONCRETE SLAB TO DWELLINGS TO BE LESS THAN 500mm ABOVE NATURAL GROUND LEVEL

NOTE DROPPED FOOTINGS TO LOTS 15 INTERNAL CONCRETE SLAB TO DWELLING OVER 500mm ABOVE NATURAL GROUND LEVEL. MAX LEVEL APPROX 560mm.

NO THOUGH ROAD

NO PARKING

3x STEPS 300 GOING 180 RISER

PORCH PAVED @-50mm

2x STEPS 300 GOING 180 RISER

LETTERBOX STACK

BIN STORE ALUMINIUM INFILL BETWEEN POSTS. HINGED GATES TO MATCH SIDE INFILL PANELLING

TELSTRA

COMB. MBOX

PROPOSED RESIDENCE F.F.L. 10.20 — 1 — 179m²

PROPOSED RESIDENCE F.F.L. 10.20 — 2 — 149m²

PROPOSED RESIDENCE F.F.L. 10.20 — 3 — 150m²

PROPOSED RESIDENCE F.F.L. 10.30 — 4 — 174m²

PROPOSED RESIDENCE F.F.L. 10.30 — 5 — 149m²

PROPOSED RESIDENCE F.F.L. 10.30 — 6 — 149m²

PROPOSED RESIDENCE F.F.L. 10.46 — 7 — 149m²

PROPOSED RESIDENCE F.F.L. 10.66 — 8 — 170m²

PROPOSED RESIDENCE F.F.L. 10.86 — 9 — 164m²

PROPOSED RESIDENCE F.F.L. 11.06 — 10 — 206m²

PROPOSED RESIDENCE F.F.L. 10.26 — 11 — 160m²

PROPOSED RESIDENCE F.F.L. 10.36 — 12 — 172m²

PROPOSED RESIDENCE F.F.L. 10.46 — 13 — 151m²

PROPOSED RESIDENCE F.F.L. 10.56 — 14 — 154m²

PROPOSED RESIDENCE F.F.L. 10.76 — 15 — 162m²

CP 16 — 557m

GARAGE F.F.L. 10.10

GARAGE F.F.L. 10.20

GARAGE F.F.L. 10.16

GARAGE F.F.L. 10.33 (AS1428.1 GARAGE)

GARAGE F.F.L. 10.36

GARAGE F.F.L. 10.46

GARAGE F.F.L. 10.63 (AS1428.1 GARAGE)

GARAGE F.F.L. 10.66

GARAGE F.F.L. 10.83 (AS1428.1 GARAGE)

GARAGE F.F.L. 10.96

STORE

VISITOR BAY

LOT 8 STORE 4.04 m²

LOT 9 STORE 4.01 m²

LOT 10 STORE 4.21 m²

DRIVEWAY RL 9.65

DRIVEWAY RL 10.05

DRIVEWAY RL 10.15

DRIVEWAY RL 10.50

DRIVEWAY RL 10.78

DRIVEWAY RL 10.86

1.2m WIDE PAVED SHARED PATH LEVEL WITH DRIVEWAY PAVING DELINEATED WITH SOLDIER COURSING TO BORDER AND CONTRASTING COLOUR

INTERCONNECTED SOAKWELLS

TREE TO BE RETAINED

PF

PG

(45.06)

(14.76)

(14.3)

(70.71)

(62.36)

128°5'

105°59'

165°27'

49°23'

•RETAINING TOW 10.31
•SINGLE LIMESTONE BLOCK 350H.
•200mm HIGH RETAINING HEIGHT.
•STEP RETAINING 200mm WITHIN 1500mm OF REAR BOUNDARY.
•TOW OF REAR STEP 10.51.

•RETAINING TOW 10.51
•SINGLE LIMESTONE BLOCK 350H.
•200mm HIGH RETAINING HEIGHT.
•STEP RETAINING 200mm WITHIN 1500mm OF REAR BOUNDARY.
•TOW OF REAR STEP 10.71.

MAINTAIN EXISTING BOUNDARY LEVELS

•RETAINING TOW 10.71
•SINGLE LIMESTONE BLOCK 350H.
•200mm HIGH RETAINING HEIGHT.
•STEP RETAINING 200mm WITHIN 1500mm OF REAR BOUNDARY.
•TOW OF REAR STEP 10.91.

•RETAINING TOW 10.91
•SINGLE LIMESTONE BLOCK 350H.
•200mm HIGH RETAINING HEIGHT.
•STEP RETAINING 200mm WITHIN 1500mm OF REAR BOUNDARY.
•TOW OF REAR STEP 11.11.

RETAINING STEPPED TO SUIT BOUNDARY LEVEL. TWO LIMESTONE. TOW 11.5 & 11.15 BLOCK 700H. 300mm HIGH RETAINING HEIGHT.

•RETAINING TOW 10.23
•SINGLE LIMESTONE BLOCK 350H.
•100mm HIGH RETAINING HEIGHT.
•STEP RETAINING 300mm WITHIN 2000mm OF REAR BOUNDARY.
•TOW OF REAR STEP 10.53.

•RETAINING TOW 10.33
•SINGLE LIMESTONE BLOCK 350H.
•100mm HIGH RETAINING HEIGHT.
•STEP RETAINING 300mm WITHIN 1500mm OF REAR BOUNDARY.
•TOW OF REAR STEP 10.63.

•RETAINING TOW 10.43
•SINGLE LIMESTONE BLOCK 350H.
•100mm HIGH RETAINING HEIGHT.
•STEP RETAINING 200mm WITHIN 1500mm OF REAR BOUNDARY.
•TOW OF REAR STEP 10.63

•RETAINING TOW 10.63
•SINGLE LIMESTONE BLOCK 350H.
•200mm HIGH RETAINING HEIGHT.
•STEP RETAINING 200mm WITHIN 1500mm OF REAR BOUNDARY.
•TOW OF REAR STEP 10.83.

RENDERED BRICK PIER & ALUMINIUM INFILL FENCING. 600H RENDERED BWK BETWEEN PIERS INFILL OVER UP TO 1800H

R35101
2996

LEGEND

- COMMUNICATIONS PIT
- WATER METER (NOT FOUND)
- POWER DOME
- SEWER CONNECTION (NOT FOUND)
- SEWER MAIN
- PF PEG FOUND
- PG PEG NOT FOUND
- TW TOP OF WALL HEIGHT
- DRAINAGE PIT
- POWER / LIGHT POLE AND OVERHEAD SUPPLY
- STREET SIGN
- SEWER
- WATER SUPPLY
- PAVING
- CONTRASTING PAVING DELINEATED PATH
- PERMEABLE PAVING

N

CLIENT:	-
SITE ADDRESS:	**#100 SPRING ROAD, THORNLIE, WA, 6108**
MODEL NAME:	UNIQUE
DRAWING:	RETAINING WALLS
SCALE:	

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

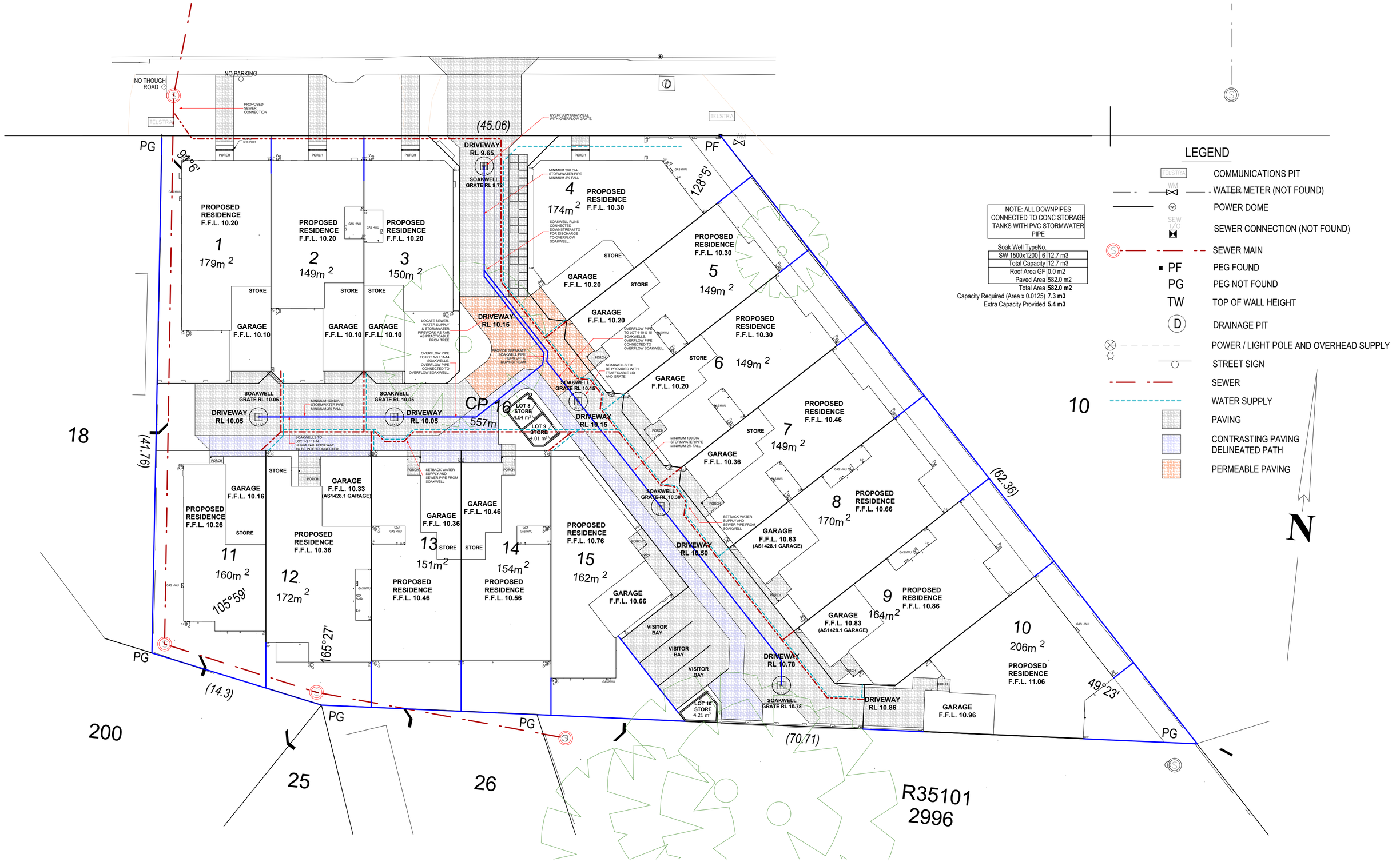
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 5 of -



NOTE: ALL DOWNPIPES CONNECTED TO CONC STORAGE TANKS WITH PVC STORMWATER PIPE

Soak Well TypeNo.	
SW 1500x1200 | 6	12.7 m3
Total Capacity	12.7 m3
Roof Area GF	0.0 m2
Paved Area	582.0 m2
Total Area	**582.0 m2**
Capacity Required (Area x 0.0125)	**7.3 m3**
Extra Capacity Provided	**5.4 m3**

LEGEND

- COMMUNICATIONS PIT
- WATER METER (NOT FOUND)
- POWER DOME
- SEWER CONNECTION (NOT FOUND)
- SEWER MAIN
- PF — PEG FOUND
- PG — PEG NOT FOUND
- TW — TOP OF WALL HEIGHT
- DRAINAGE PIT
- POWER / LIGHT POLE AND OVERHEAD SUPPLY
- STREET SIGN
- SEWER
- WATER SUPPLY
- PAVING
- CONTRASTING PAVING DELINEATED PATH
- PERMEABLE PAVING

10

CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: STORMWATER PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 6 of -



CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: PASSING AREA DIAGRAM

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 7 of -

NO THOUGH ROAD

NO PARKING

X1

X2

D

E/01

E/02

PG

94°6'

PF

128°5'

DRIVEWAY RL 9.65

PROPOSED RESIDENCE F.F.L. 10.20

1

179m 2

PROPOSED RESIDENCE F.F.L. 10.20

2

149m 2

PROPOSED RESIDENCE F.F.L. 10.20

3

150m 2

PROPOSED RESIDENCE F.F.L. 10.30

4

174m 2

PROPOSED RESIDENCE F.F.L. 10.30

5

149m 2

PROPOSED RESIDENCE F.F.L. 10.30

6

149m 2

PROPOSED RESIDENCE F.F.L. 10.46

7

149m 2

PROPOSED RESIDENCE F.F.L. 10.66

8

170m 2

PROPOSED RESIDENCE F.F.L. 10.86

9

164m 2

PROPOSED RESIDENCE F.F.L. 11.06

10

206m 2

PROPOSED RESIDENCE F.F.L. 10.26

11

160m 2

PROPOSED RESIDENCE F.F.L. 10.36

12

172m 2

PROPOSED RESIDENCE F.F.L. 10.36

13

151m 2

PROPOSED RESIDENCE F.F.L. 10.56

14

154m 2

PROPOSED RESIDENCE F.F.L. 10.76

15

162m 2

STORE

GARAGE F.F.L. 10.10

GARAGE F.F.L. 10.10

GARAGE F.F.L. 10.10

GARAGE F.F.L. 10.20

GARAGE F.F.L. 10.20

GARAGE F.F.L. 10.20

GARAGE F.F.L. 10.36

GARAGE F.F.L. 10.63 (AS1428.1 GARAGE)

GARAGE F.F.L. 10.83 (AS1428.1 GARAGE)

GARAGE F.F.L. 10.96

GARAGE F.F.L. 10.16

GARAGE F.F.L. 10.33 (AS1428.1 GARAGE)

GARAGE F.F.L. 10.36

GARAGE F.F.L. 10.46

GARAGE F.F.L. 10.66

VISITOR BAY

VISITOR BAY

VISITOR BAY

DRIVEWAY RL 10.15

DRIVEWAY RL 10.05

DRIVEWAY RL 10.05

DRIVEWAY RL 10.15

DRIVEWAY RL 10.50

DRIVEWAY RL 10.78

DRIVEWAY RL 10.86

CP 16

557m

LOT 8 STORE 4.04 m²

LOT 9 STORE 4.01 m²

LOT 10 STORE 4.21 m²

PORCH

GAS HWU

165°27'

105°59'

49°23'

PG

E/03

E/04

E/05

E/06

E/07

E/08

SITE LIGHTING LEGEND

APPROX 2300 HIGH LAMP POST / LIGHT POLE WITHIN COMMUNAL LOT AREA.
LIGHT TO BE CAST OMNIDIRECTIONAL

APPROX 2300 HIGH LAMP POST / LIGHT POLE WITHIN COMMUNAL LOT AREA.
LIGHT TO BE CAST ASYMETRICAL

APPROX 1000 HIGH BOLLARD LIGHTING WITHIN PRIVATE GARDENS OF LOTS.
LIGHT TO BE CAST ASYMETRICAL

CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: SITE LIGHTING PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 8 of -

SPRING ROAD

TBM NAIL IN BITUMEN - RL 9.9
ORIGIN - SEWER M/H Q3609 & Q3848

CONCRETE PATH
NO PARKING
NO THOUGH ROAD
CONCRETE X OVER
CONCRETE PATH
CONCRETE X OVER
CONCRETE X OVER
TELSTRA
(45.06)
PG
PF
CONSUMER POLE
WM
128°5'
916°
FIBRO
FENCE
BRICK GARAGE
STEEL PANEL FENCE ABOVE CONC POST & PANEL RETAINING WALL
TW = 10.27
TW = 10.38
TW = 10.52
TW = 10.76
TW = 10.81
DRAINAGE
STEEL EASEMENT (62.36)
PANEL FENCE
49°23'
ZAMIA HEIGHT: 2m
BROKEN STEEL PANEL FENCE (70.71)
105°59'
165°27'
PG FIBRO FENCE (14.3)
PG FIBRO FENCE
PG FIBRO FENCE
PG
11.43

18
P 8723

(41.76)

200
DP 47102

25
P 8723

BRICK GARAGE

26
P 8723

R35101
2996
P 8723

EXISTING TREE LIST

LEMON SCENTED GUM	- HEIGHT: 15m	1
WHITE GUM	- HEIGHT: 15m	2
WHITE GUM	- HEIGHT: 15m	3
WHITE GUM	- HEIGHT: 15m	4
JACARANDA	- HEIGHT: 10m	5
JACARANDA	- HEIGHT: 10m	6
JACARANDA	- HEIGHT: 10m	7
JACARANDA	- HEIGHT: 8m	8
UNKNOWN	- HEIGHT: 8m	9
FRUIT TREE	- HEIGHT: 6m	10
MULTIPLE PEPPER	- HEIGHT 6m	11
PEPPER?	- HEIGHT 6m	12
BOTTLEBRUSH x2	- HEIGHT 6m	13
BOTTLEBRUSH	- HEIGHT 4m	14
BOTTLEBRUSH	- HEIGHT 6m	15
UNKNOWN	- HEIGHT 4m	16
GERALDTON WAX	- HEIGHT 3m	17
GERALDTON WAX	- HEIGHT 2.5m	18
DEAD TREE	- HEIGHT 8m	19
DEAD TREES	- HEIGHT 3m	20
STUMP	- HEIGHT 0.5m	21

N

CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD,
THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: EXISTING TREES

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 9 of -

NO PARKING

NO THOUGH ROAD

NOTE TREE TO BE REMOVED IN PROXIMITY TO SEWER

X1

X2

D

E/01

E/02

(45.06)

PG

94°6'

PF

128°5'

DRIVEWAY RL 9.65

PROPOSED RESIDENCE F.F.L. 10.20

1

179m 2

PROPOSED RESIDENCE F.F.L. 10.20

2

149m 2

PROPOSED RESIDENCE F.F.L. 10.20

3

150m 2

4

174m 2

PROPOSED RESIDENCE F.F.L. 10.30

RETAIN EXISTING TREE.

NOTE EXISTING TREES SHOWN DASHED RED ARE TO BE REMOVED. EXISTING TREES SHOWN GREEN ARE TO BE RETAINED. REFER TO NOTES ON SITE PLAN (SHEET 4) FOR TREES TO BE RETAINED.

STORE

GARAGE F.F.L. 10.10

GARAGE F.F.L. 10.10

GARAGE F.F.L. 10.10

GARAGE F.F.L. 10.20

STORE

GARAGE F.F.L. 10.20

PROPOSED RESIDENCE F.F.L. 10.30

5

149m 2

E/06

E/06

DRIVEWAY RL 10.15

RETAIN EXISTING TREE. USE TIMBER FENCING AND SHAPE FENCING TO SUIT TRUNK.

E/08

E/07

DRIVEWAY RL 10.05

DRIVEWAY RL 10.05

CP 16

557m

LOT 8 STORE 3.44 m²

LOT 9 STORE 3.01 m²

DRIVEWAY RL 10.15

STORE

GARAGE F.F.L. 10.20

6

149m 2

PROPOSED RESIDENCE F.F.L. 10.30

18

(41.76)

PROPOSED RESIDENCE F.F.L. 10.46

7

149m 2

STORE

GARAGE F.F.L. 10.36

GARAGE F.F.L. 10.16

PROPOSED RESIDENCE F.F.L. 10.26

STORE

11

160m 2

105°59'

GARAGE F.F.L. 10.33 (AS1428.1 GARAGE)

STORE

PROPOSED RESIDENCE F.F.L. 10.36

12

172m 2

GARAGE F.F.L. 10.36

13

151m 2

STORE

PROPOSED RESIDENCE F.F.L. 10.46

GARAGE F.F.L. 10.46

STORE

14

154m 2

PROPOSED RESIDENCE F.F.L. 10.56

PROPOSED RESIDENCE F.F.L. 10.76

15

162m 2

GARAGE F.F.L. 10.66

VISITOR BAY

VISITOR BAY

VISITOR BAY

LOT 10 STORE 4.21 m²

DRIVEWAY RL 10.50

GARAGE F.F.L. 10.63 (AS1428.1 GARAGE)

8

170m 2

PROPOSED RESIDENCE F.F.L. 10.66

GARAGE F.F.L. 10.83 (AS1428.1 GARAGE)

9

164m 2

PROPOSED RESIDENCE F.F.L. 10.86

DRIVEWAY RL 10.78

DRIVEWAY RL 10.86

GARAGE F.F.L. 10.96

10

206m 2

PROPOSED RESIDENCE F.F.L. 11.06

49°23'

(62.36)

165°27'

PG

(14.3)

PG

PG

(70.71)

PG

200

25

26

10

E/04

E/03

PROTECT ALL TREES WITHIN PUBLIC OPEN SPACE AND ANY OTHER TREES OUTSIDE OF BOUNDARY OF SUBJECT SITE.

R35101

2996

N

CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: EXISTING TREE RETENTION & DEMOLITION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

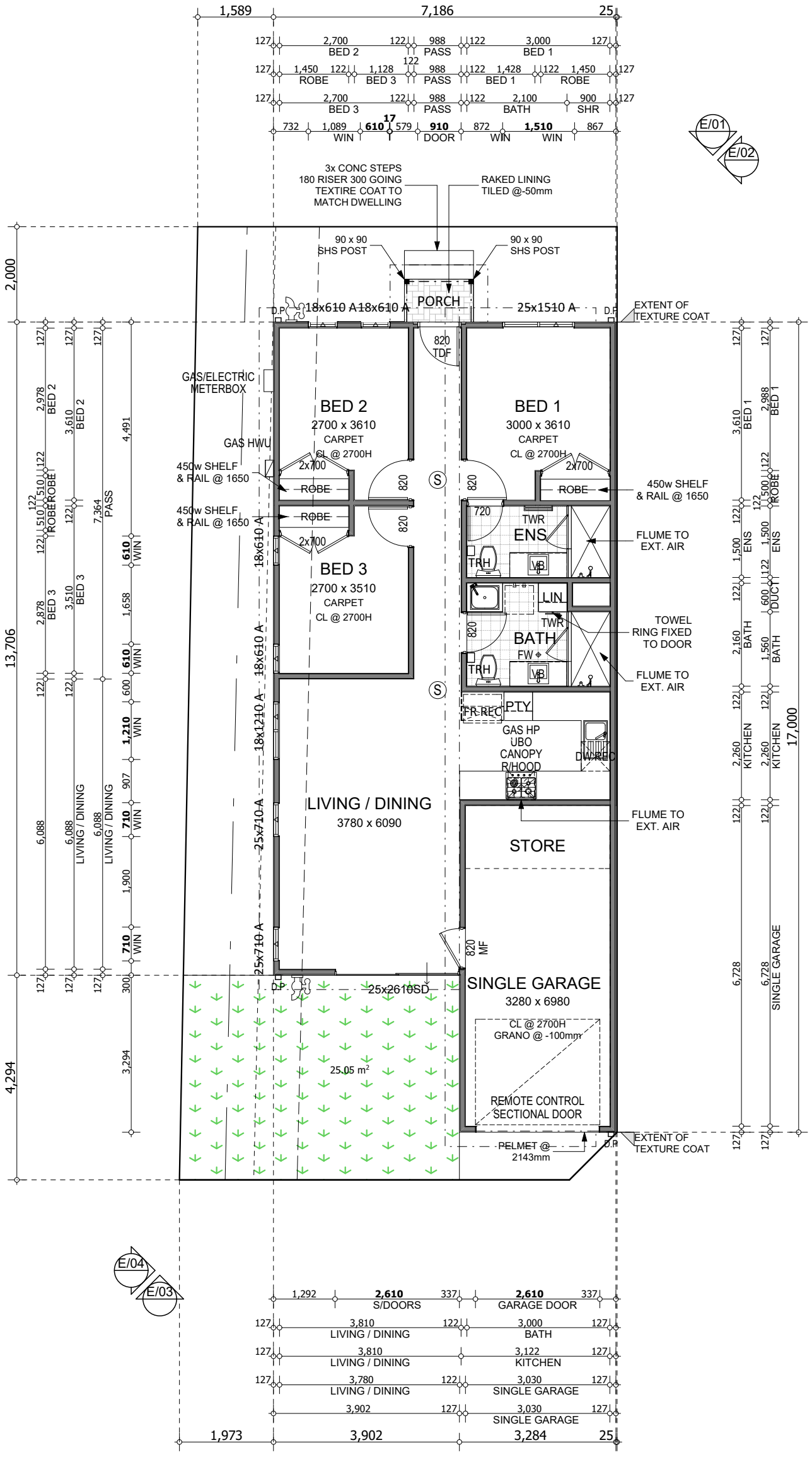
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 10 of -



LOT 1 SITE COVERAGE
SITE AREA:179.34m² + 37.13m² (CP)
TOTAL SITE AREA: 216.37m²
BUILDING AREA:109.27m²
TOTAL SITE COVERAGE:50.50%

AREA CALC	
HOUSE GF	87.25
SINGLE GARAGE	18.05
STORE	4.01
PORCH	1.31
Total	110.62 m²

Perimeter

HOUSE GF	41,784

Roof Calc

Area	Perimeter
118.17	51,692

CLIENT:
-

SITE ADDRESS:
LOT 1 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 1 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

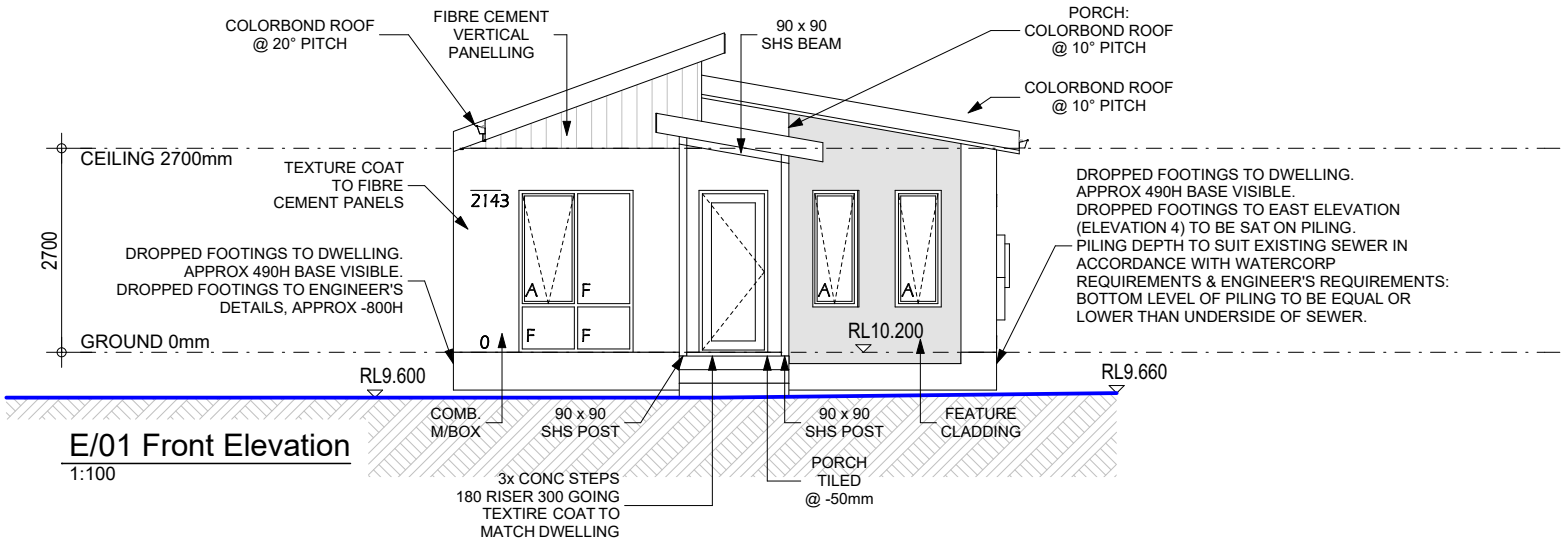
OWNER .....

OWNER .....

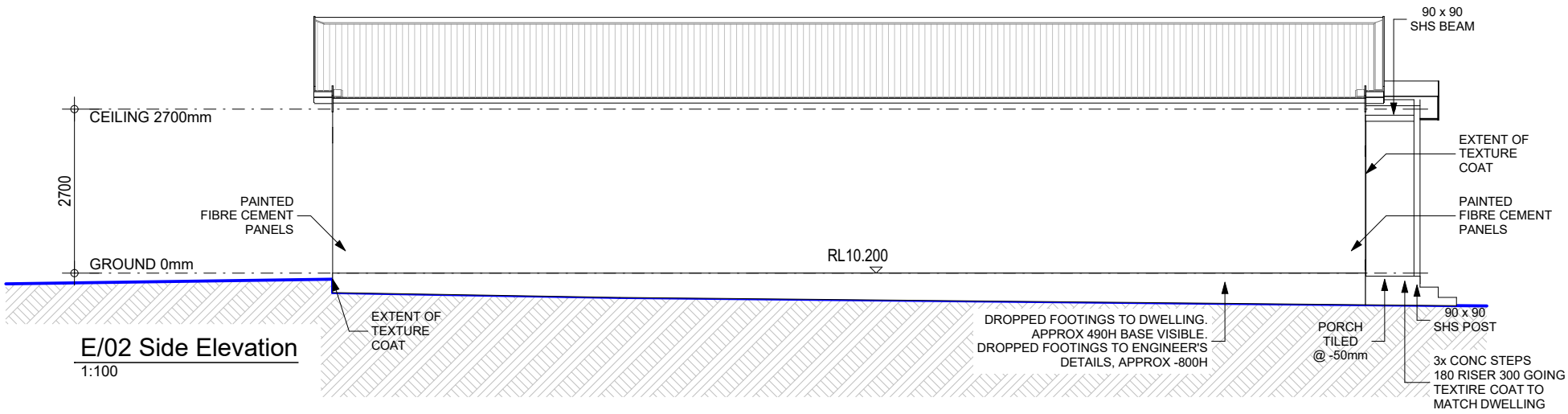
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JOB No.: -

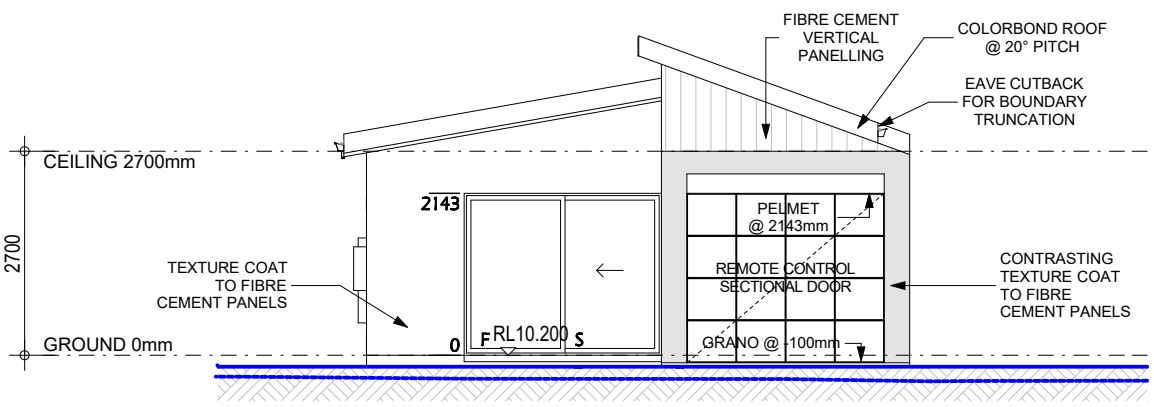
SHEET No.: 1 of -



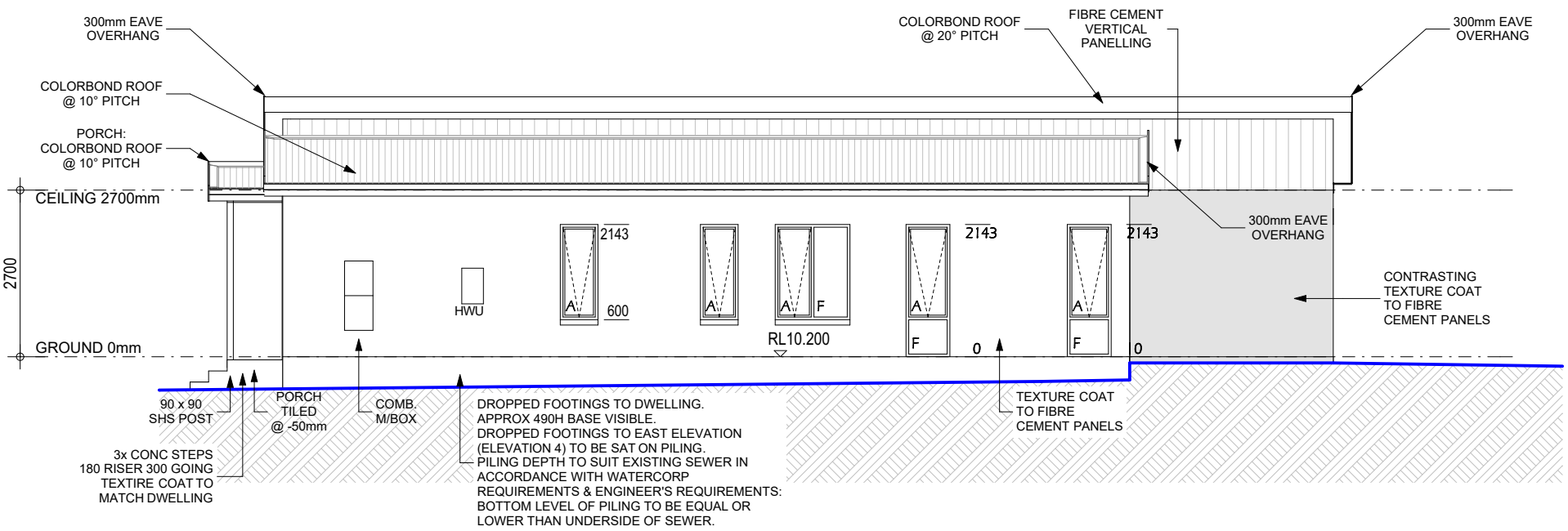
E/01 Front Elevation
1:100



E/02 Side Elevation
1:100



E/03 Rear Elevation
1:100



E/04 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 1 OF #100 SPRING ROAD,
THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 1 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

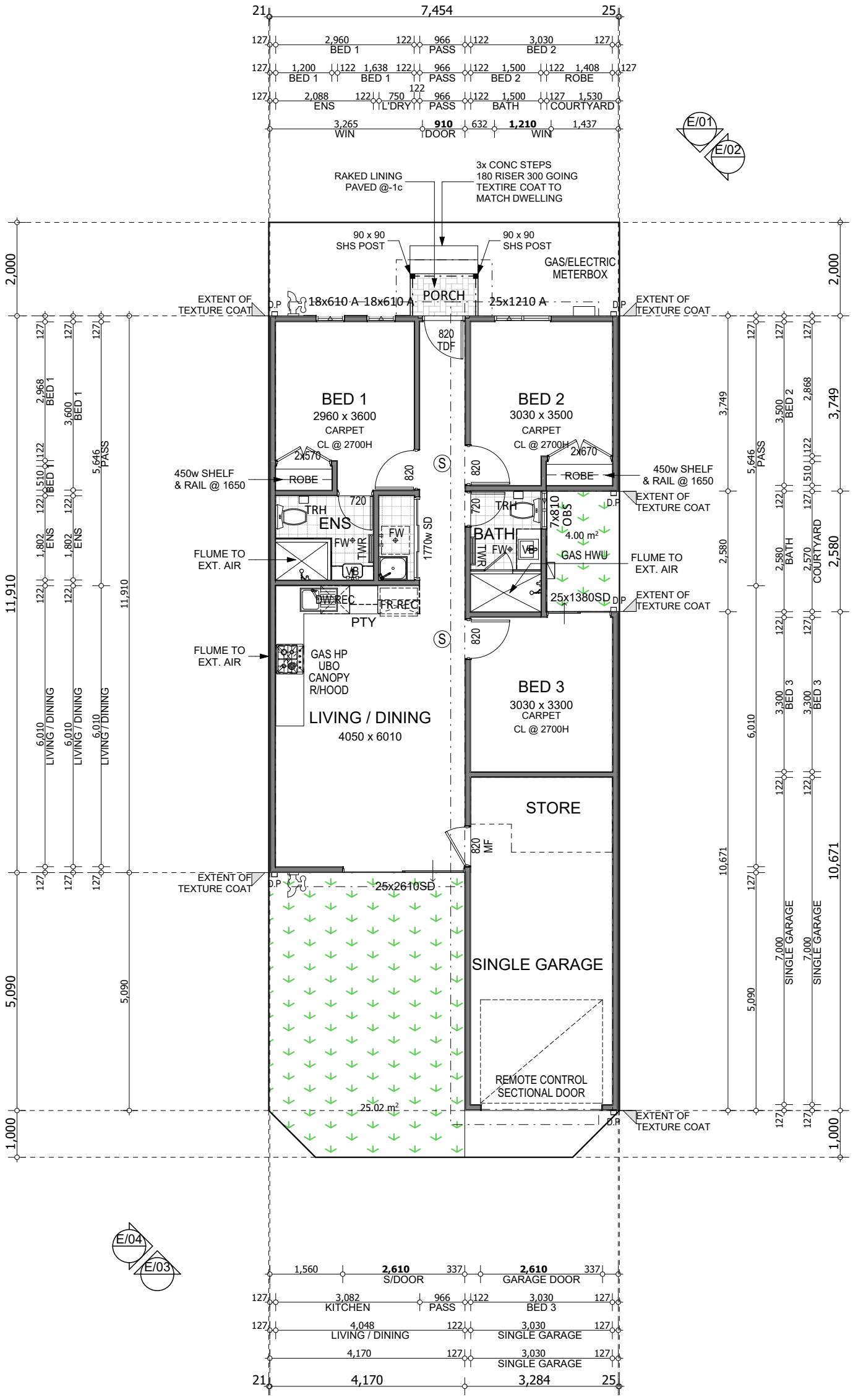
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



LOT 2 SITE COVERAGE
SITE AREA:149m² + 37.13m² (CP)
TOTAL SITE AREA: 186.13m²
BUILDING AREA:101.55m²
TOTAL SITE COVERAGE:54.55%

AREA CALC	
HOUSE GF	78.41
SINGLE GARAGE	18.82
STORE	4.32
PORCH	1.31
Total	102.86 m²

Perimeter	
HOUSE GF	41,788

Roof Calc	
Area	Perimeter
105.74	54,248

CLIENT:
-

SITE ADDRESS:
LOT 2 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 2 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

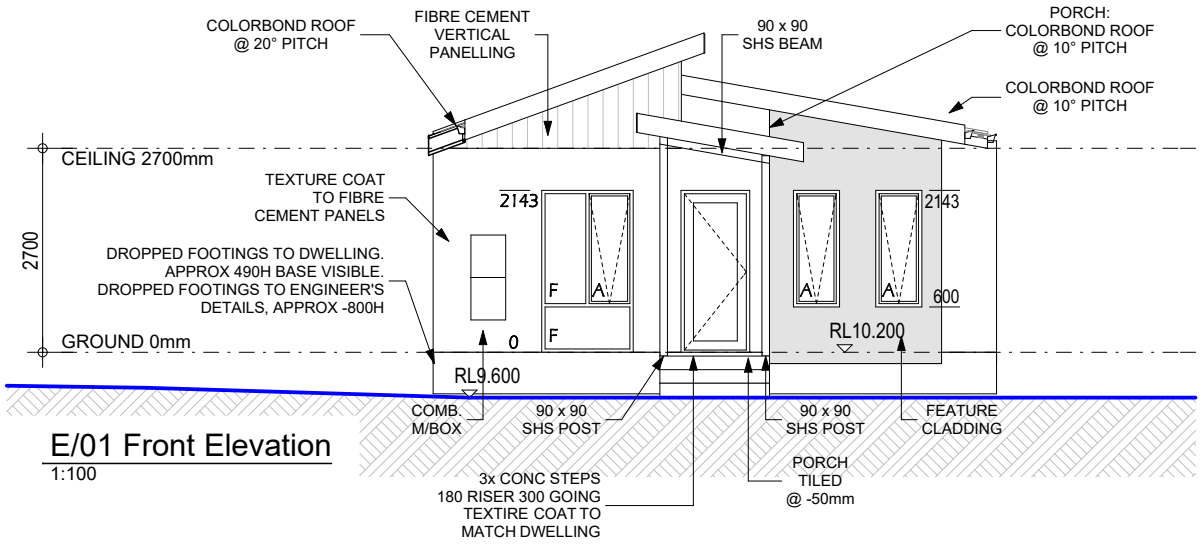
OWNER .....

OWNER .....

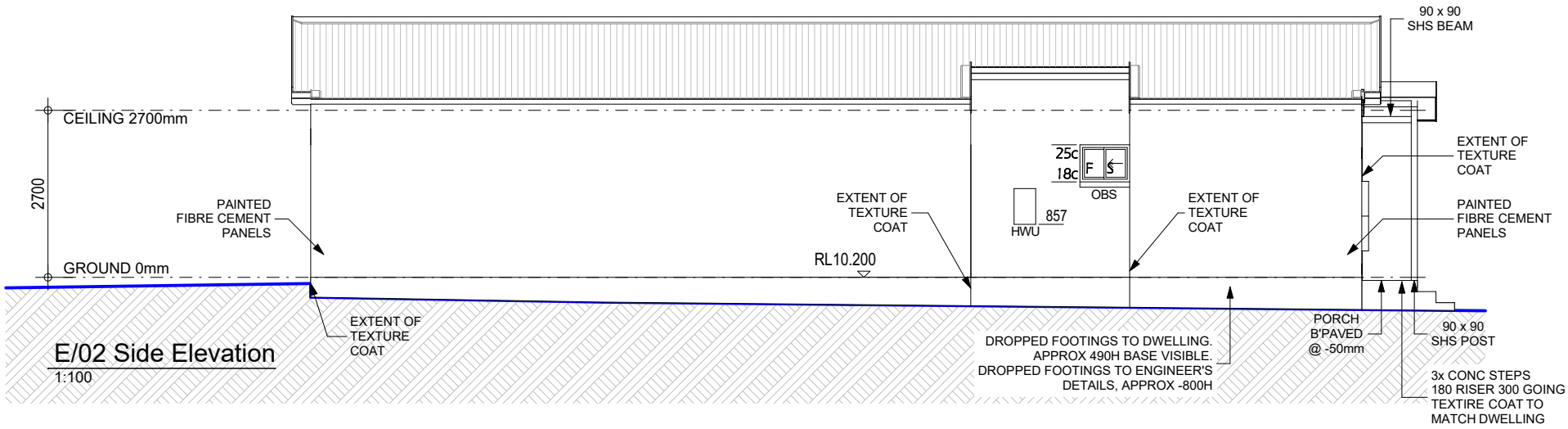
BUILDER .....

JOB No.: -

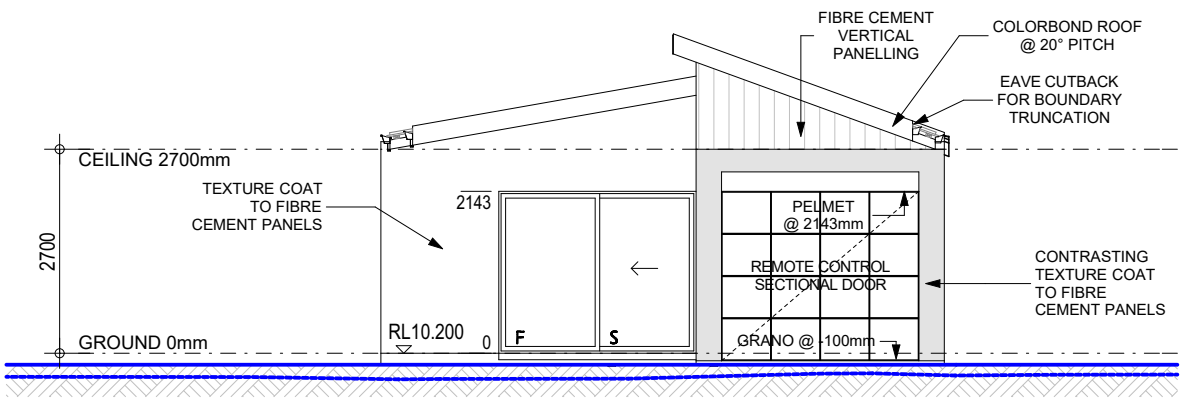
SHEET No.: 1 of -



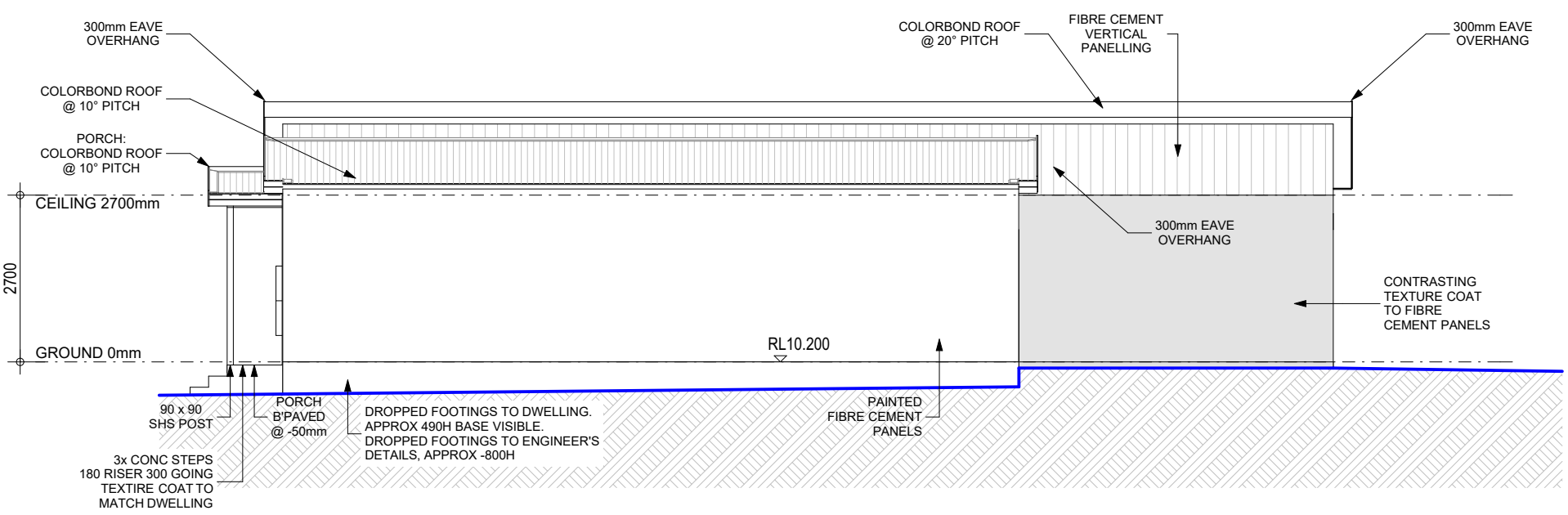
E/01 Front Elevation
1:100



E/02 Side Elevation
1:100



E/03 Rear Elevation
1:100



E/04 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 2 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 2 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

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DATE.....

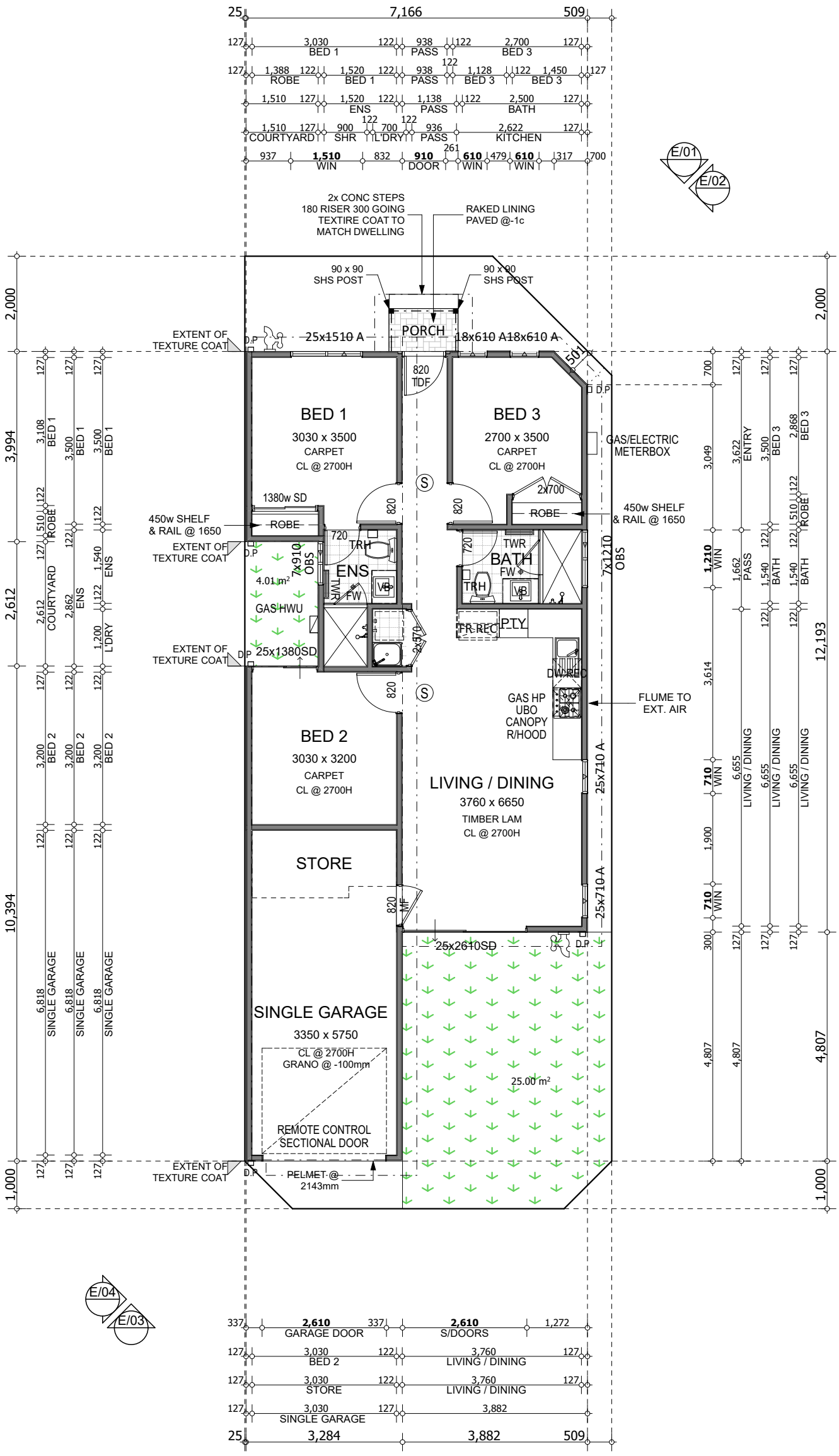
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



LOT 3 SITE COVERAGE
SITE AREA:149.88m² + 37.13m² (CP)
TOTAL SITE AREA: 187.01m²
BUILDING AREA:98.98m²
TOTAL SITE COVERAGE:52.92%

AREA CALC	
HOUSE GF	76.44
SINGLE GARAGE	18.48
STORE	4.06
PORCH	1.31
Total	100.29 m²

Perimeter

HOUSE GF	41,328

Roof Calc

Area	Perimeter
108.51	54,062

CLIENT:
-

SITE ADDRESS:
LOT 3 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 3 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

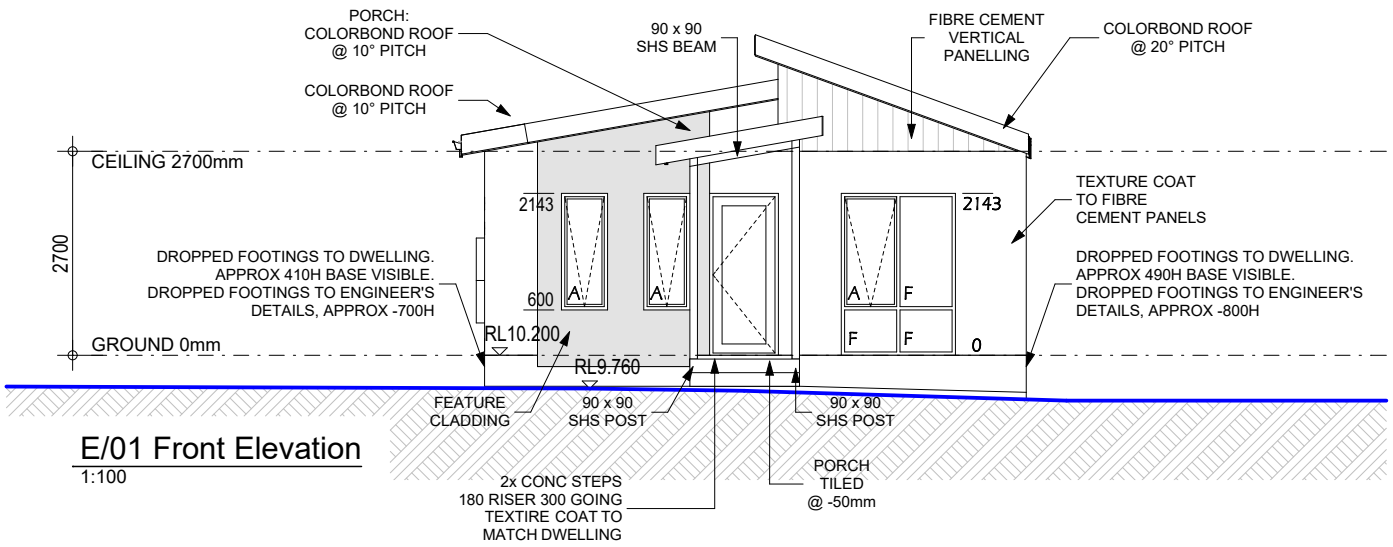
OWNER .....

OWNER .....

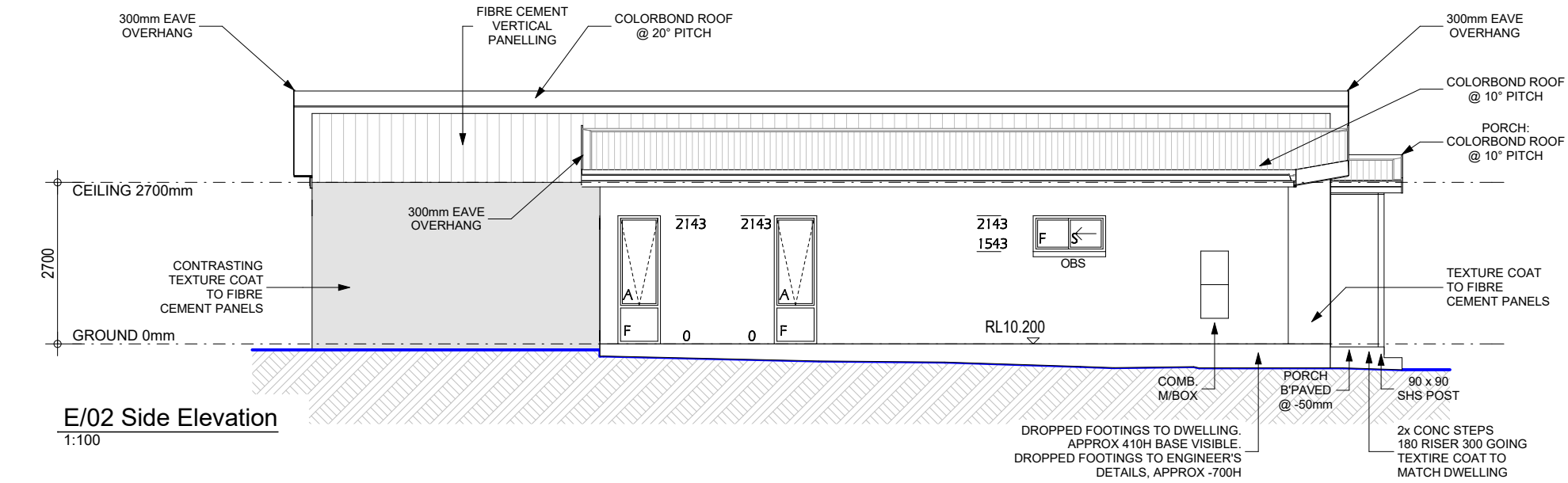
BUILDER .....

JOB No.: -

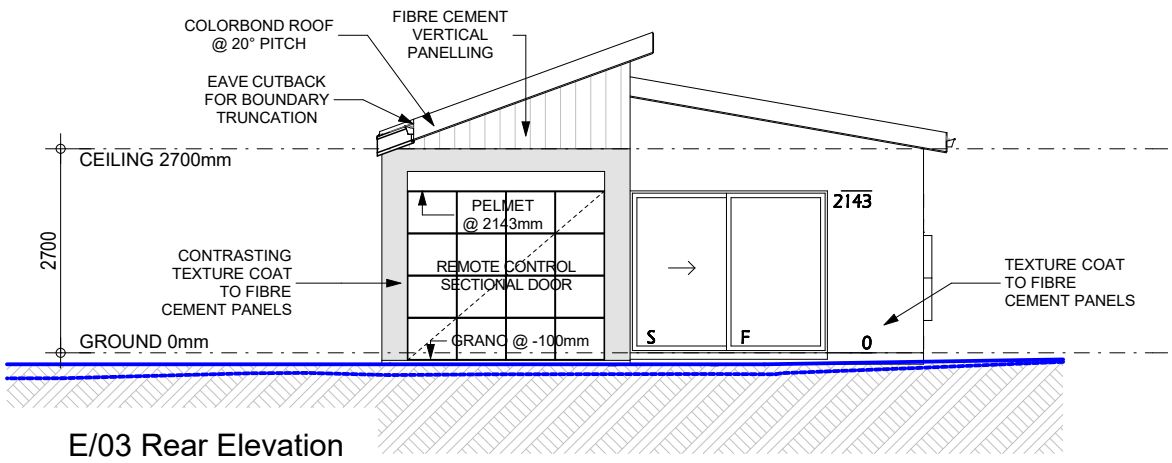
SHEET No.: 1 of -



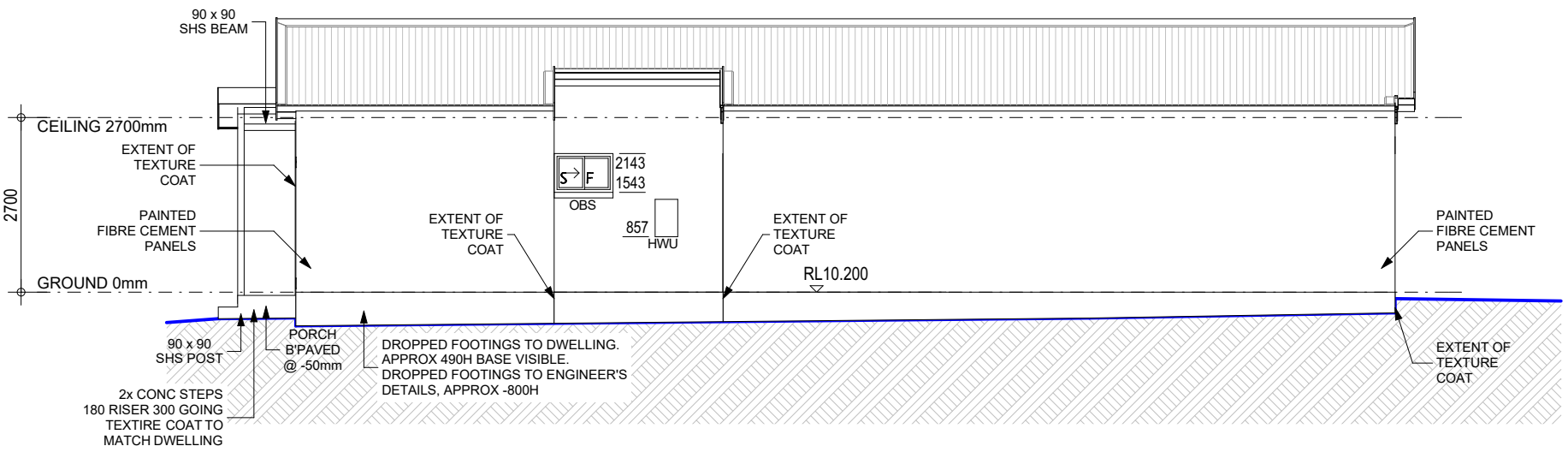
E/01 Front Elevation
1:100



E/02 Side Elevation
1:100



E/03 Rear Elevation
1:100



E/04 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 3 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 3 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

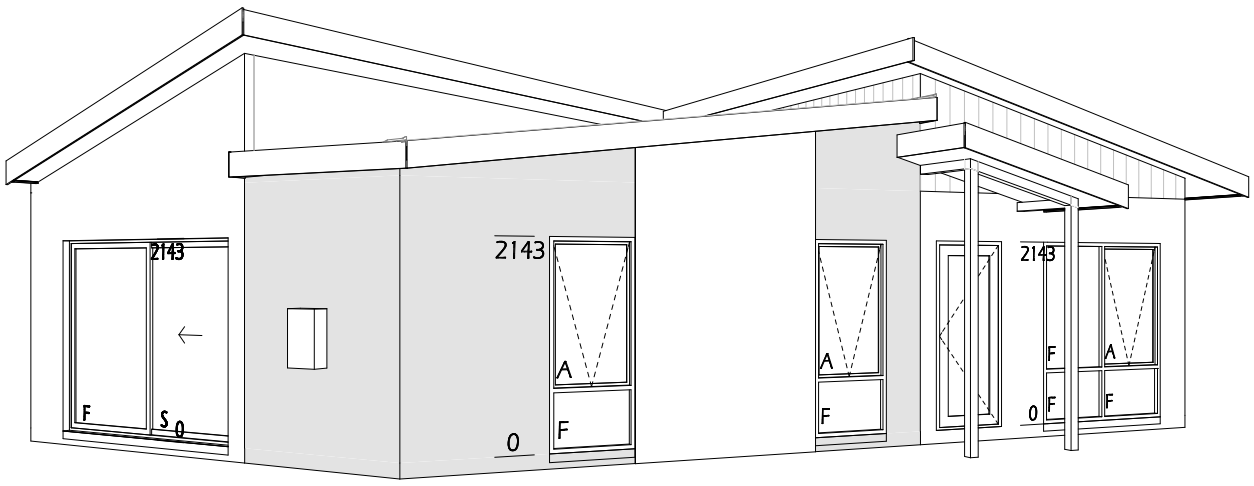
OWNER .....

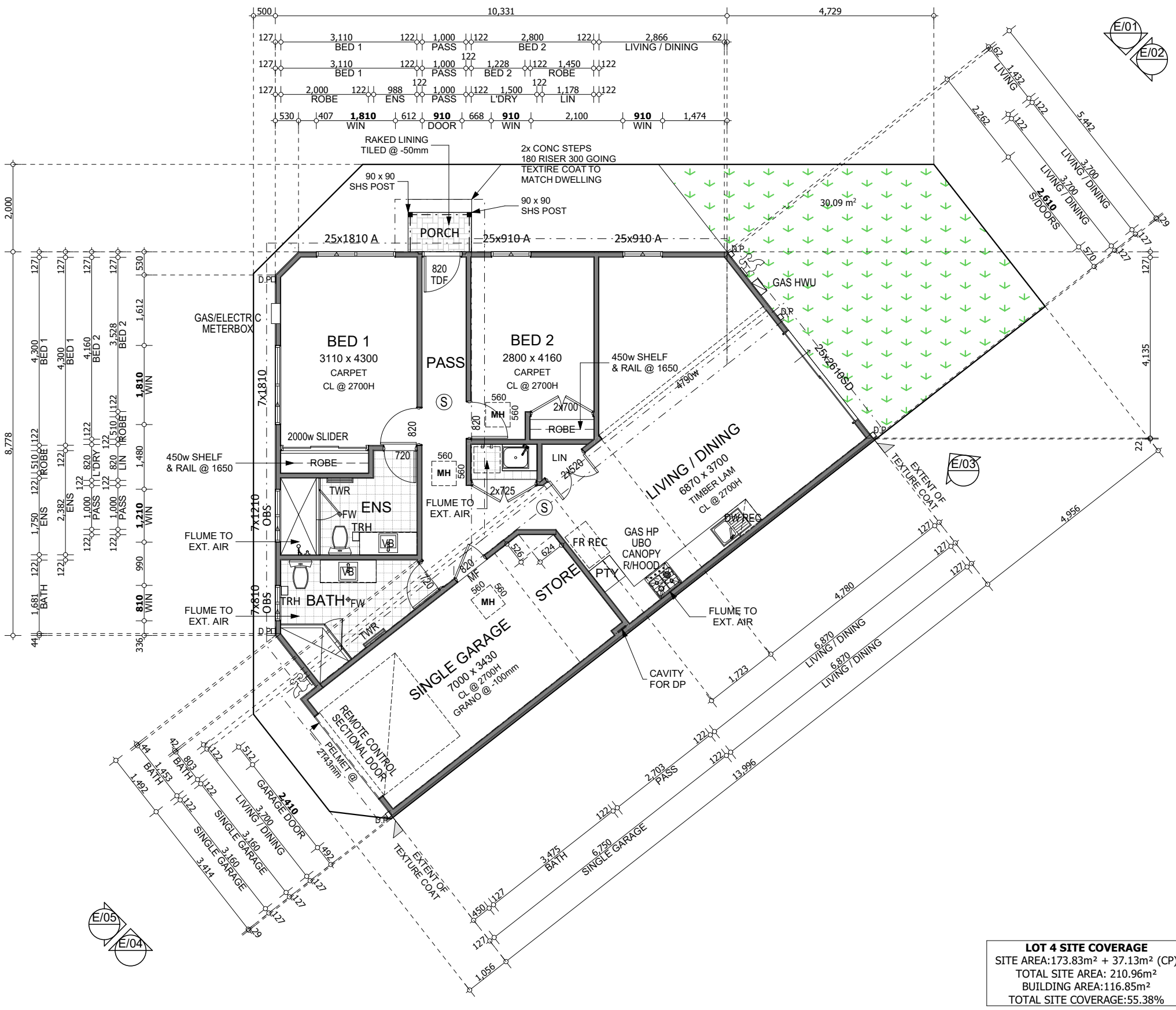
OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -





LOT 4 SITE COVERAGE
SITE AREA:173.83m² + 37.13m² (CP)
TOTAL SITE AREA: 210.96m²
BUILDING AREA:116.85m²
TOTAL SITE COVERAGE:55.38%

AREA CALC	
HOUSE GF	94.32
SINGLE GARAGE	18.53
STORE	4.00
PORCH	1.31
Total	118.16 m²

Perimeter UNIT 3

HOUSE GF	42,373

Roof Calc	
Area	Perimeter
124.62	47,064

CLIENT:
-

SITE ADDRESS:
LOT 4 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 4 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

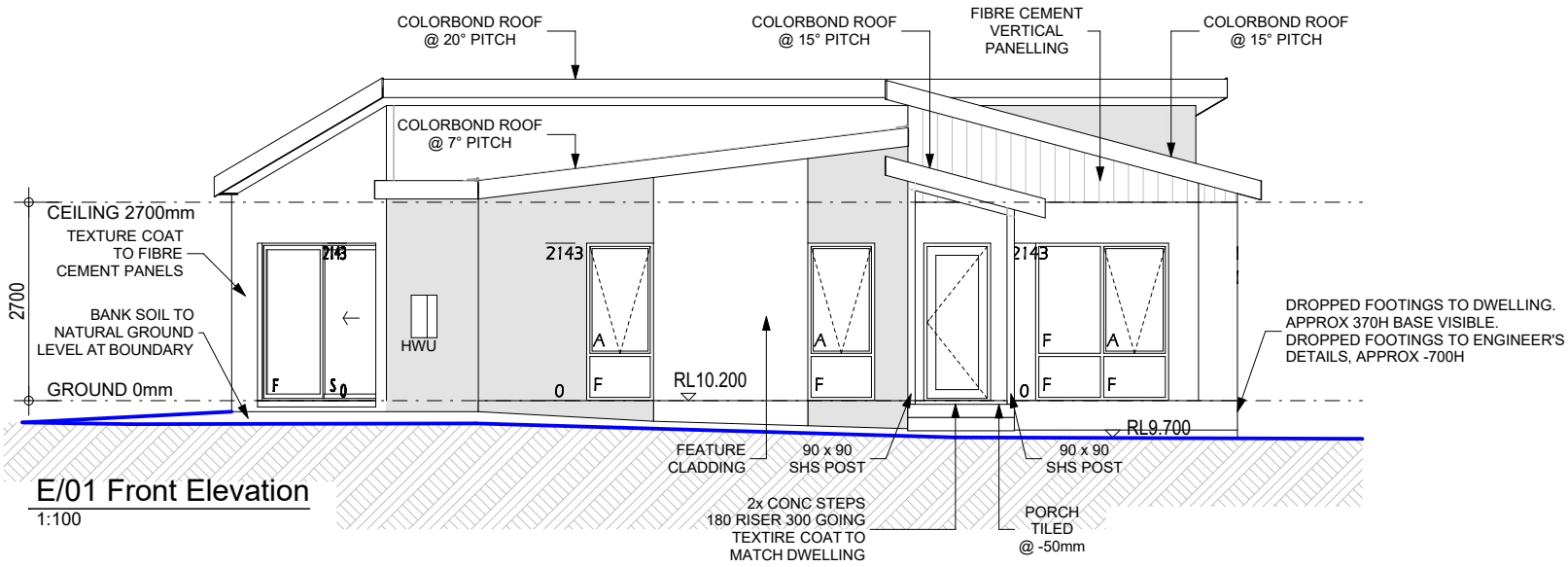
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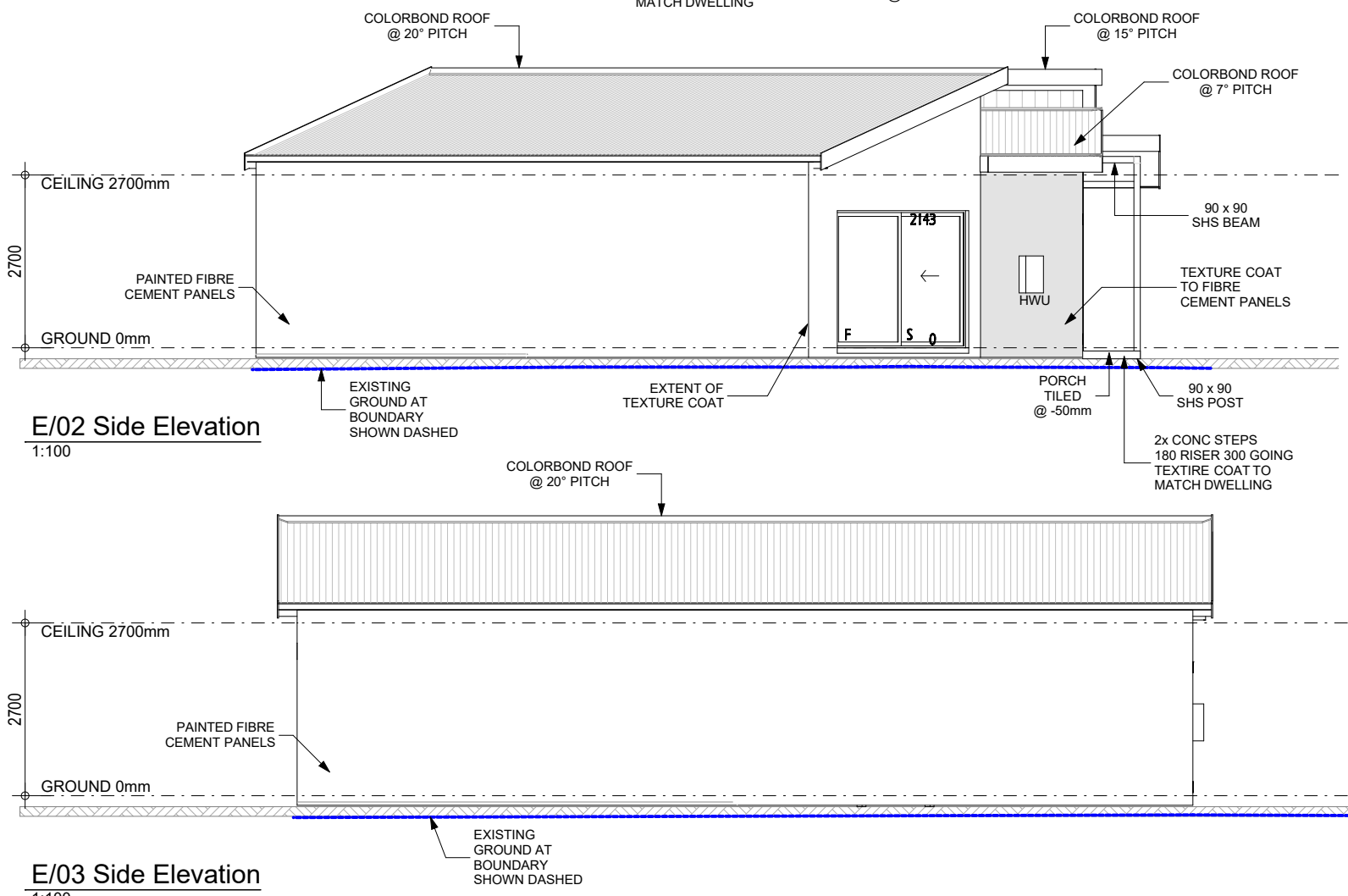
BUILDER .....

JOB No.: -

SHEET No.: 1 of -

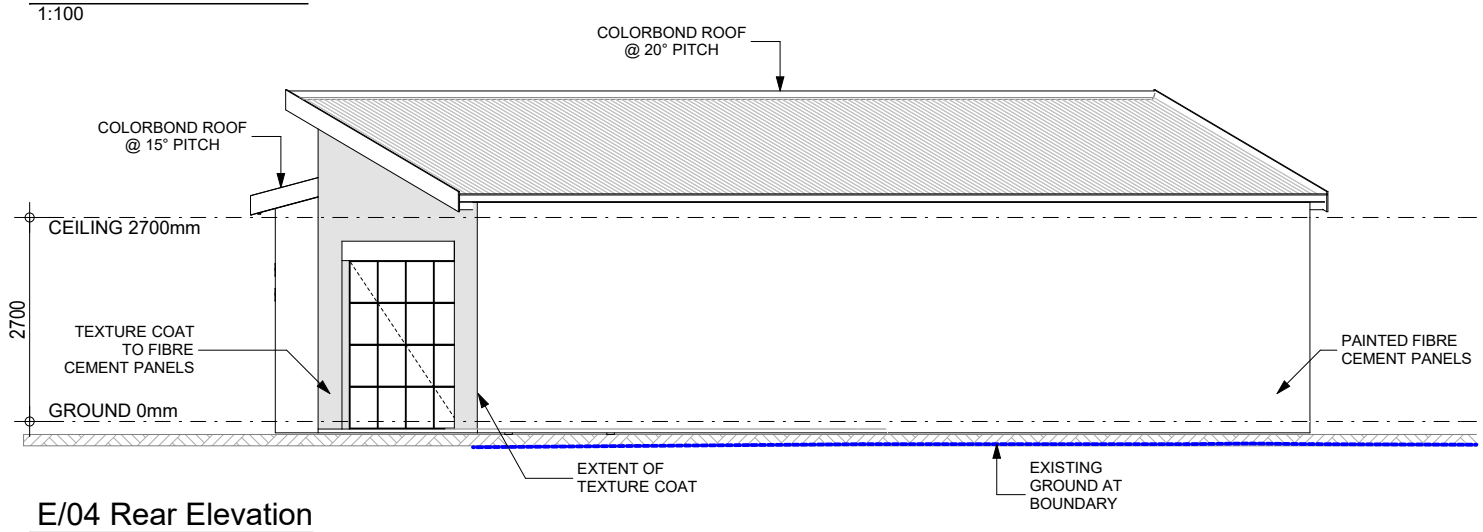


E/01 Front Elevation
1:100

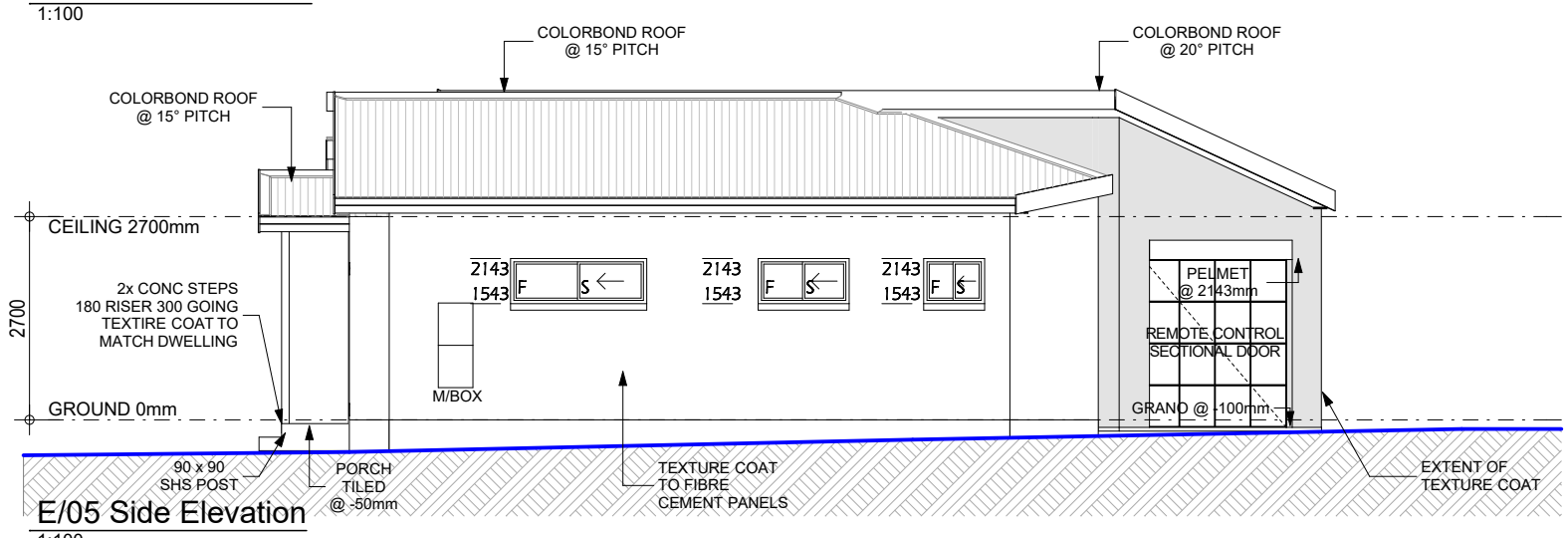


E/02 Side Elevation
1:100

E/03 Side Elevation
1:100



E/04 Rear Elevation
1:100



E/05 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 4 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 4 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

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DATE.....

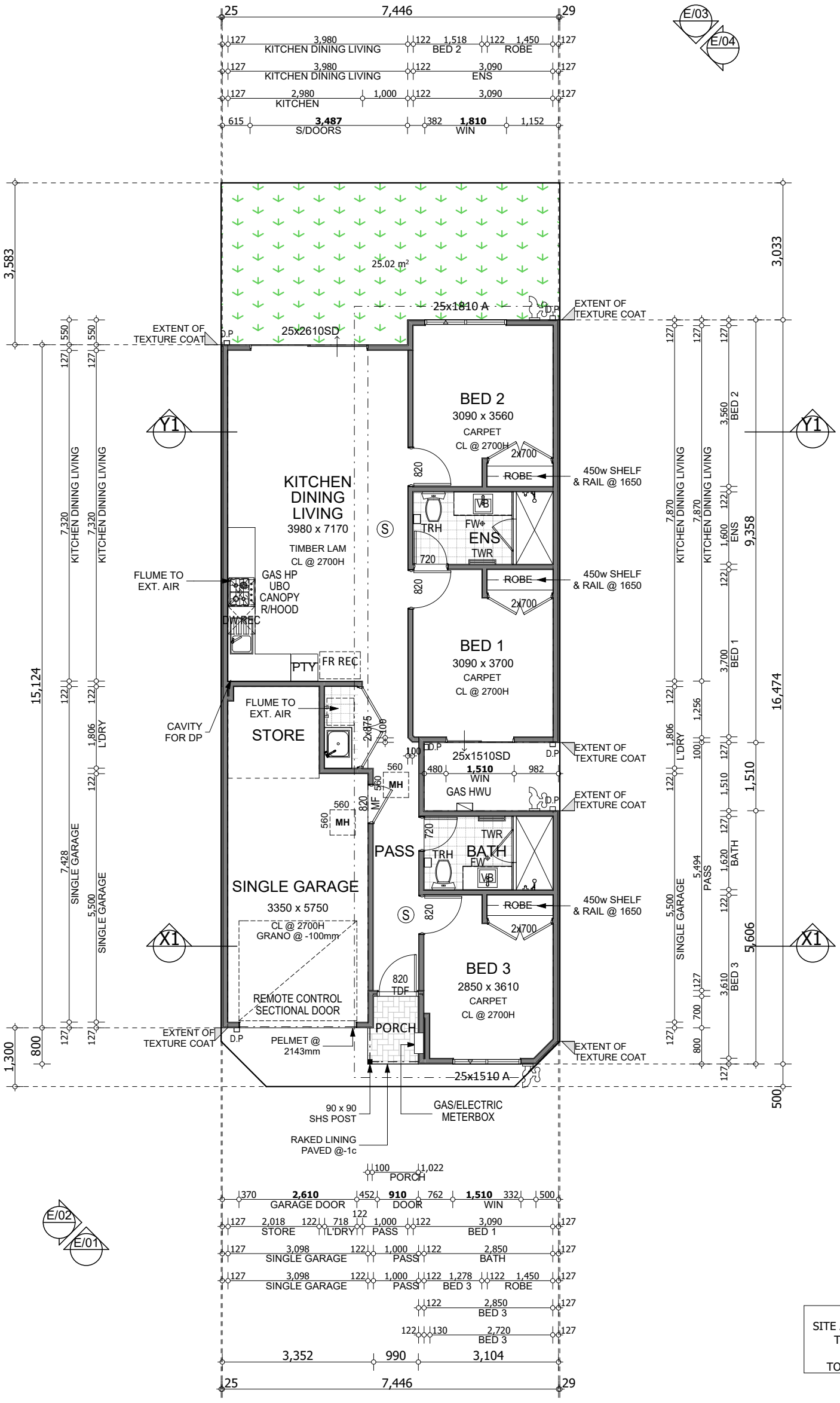
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



LOT 5 SITE COVERAGE
SITE AREA:149.05m² + 37.13m² (CP)
TOTAL SITE AREA: 186.18m²
BUILDING AREA:111.67m²
TOTAL SITE COVERAGE:59.97%

AREA CALC	
HOUSE GF	89.26
SINGLE GARAGE	18.36
STORE	4.05
PORCH	1.59
Total	113.26 m²

Perimeter

HOUSE GF	53,491

Roof Calc

Area	Perimeter
112.52	53,763

CLIENT:
-

SITE ADDRESS:
LOT 5 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 5 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

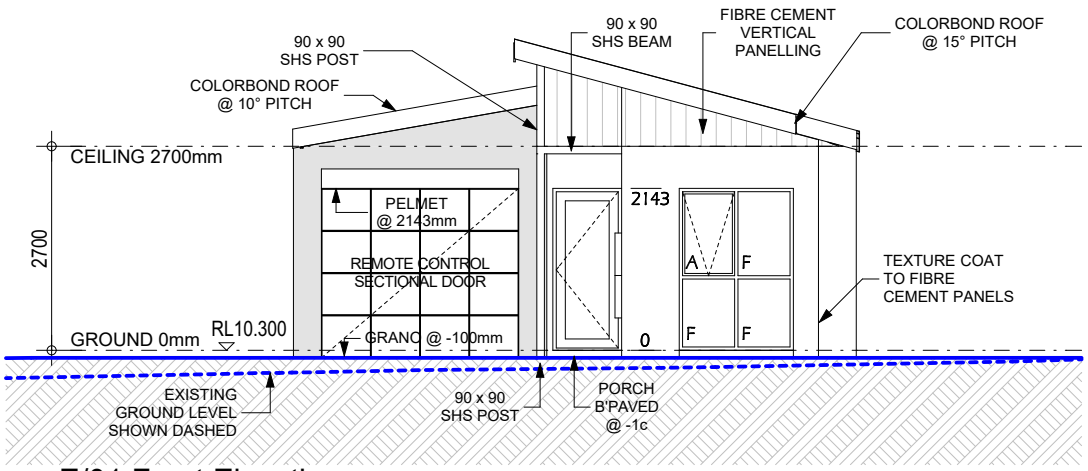
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

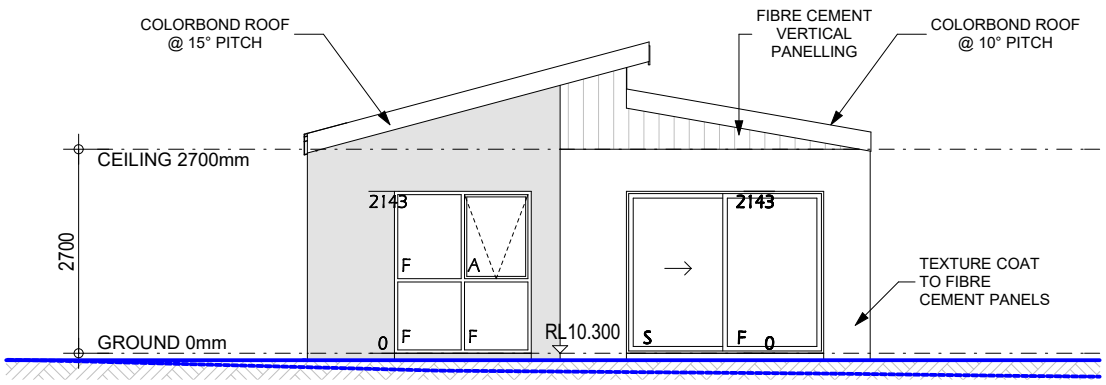
SHEET No.: 1 of -



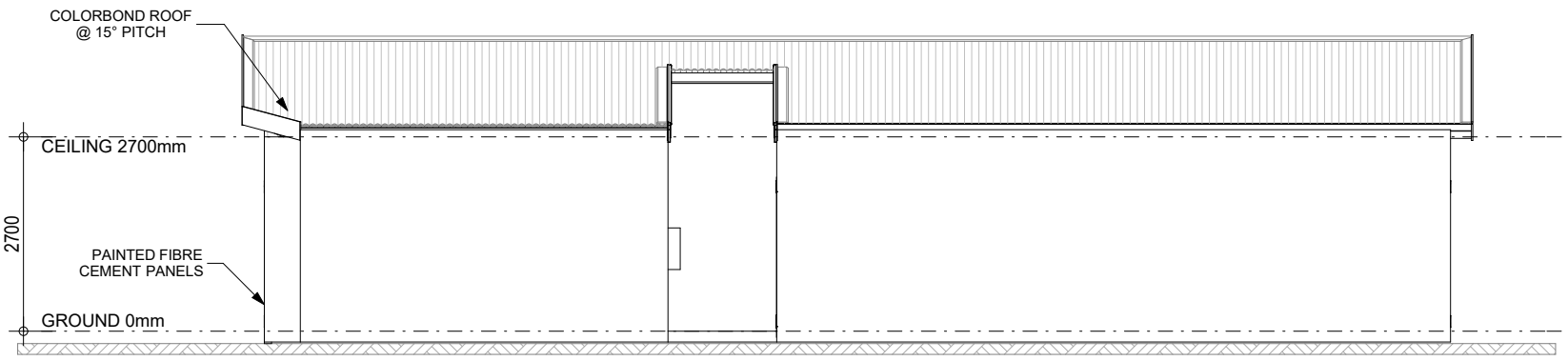
E/01 Front Elevation
1:100



E/02 Side Elevation
1:100



E/03 Rear Elevation
1:100



E/04 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 5 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 5 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

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DATE.....

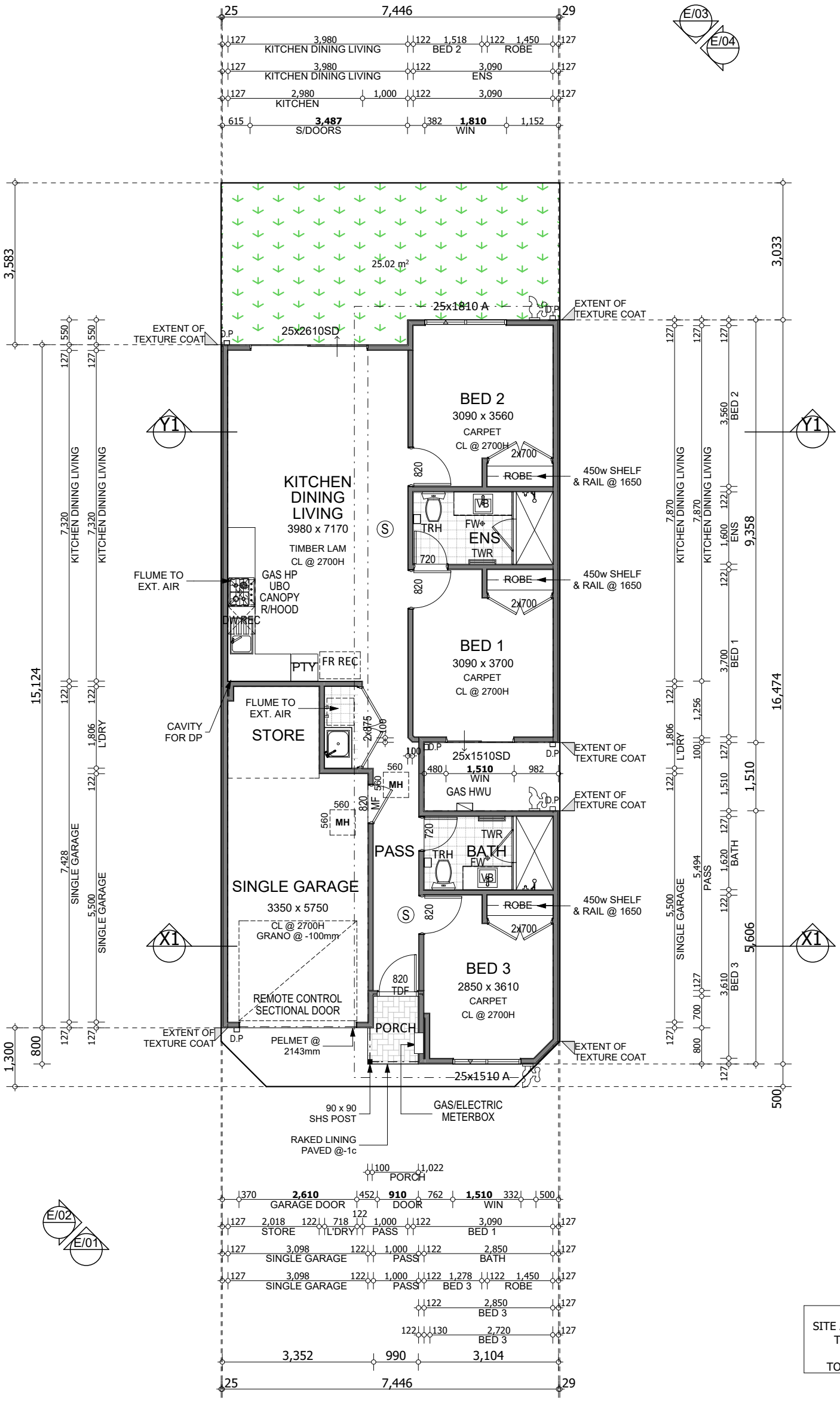
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



LOT 6 SITE COVERAGE
SITE AREA:149.05m² + 37.13m² (CP)
TOTAL SITE AREA: 186.18m²
BUILDING AREA:111.67m²
TOTAL SITE COVERAGE:59.97%

AREA CALC	
HOUSE GF	89.26
SINGLE GARAGE	18.36
STORE	4.05
PORCH	1.59
Total	113.26 m²

Perimeter	
HOUSE GF	53,491

Roof Calc	
Area	Perimeter
112.52	53,763

CLIENT:
-

SITE ADDRESS:
LOT 6 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 6 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

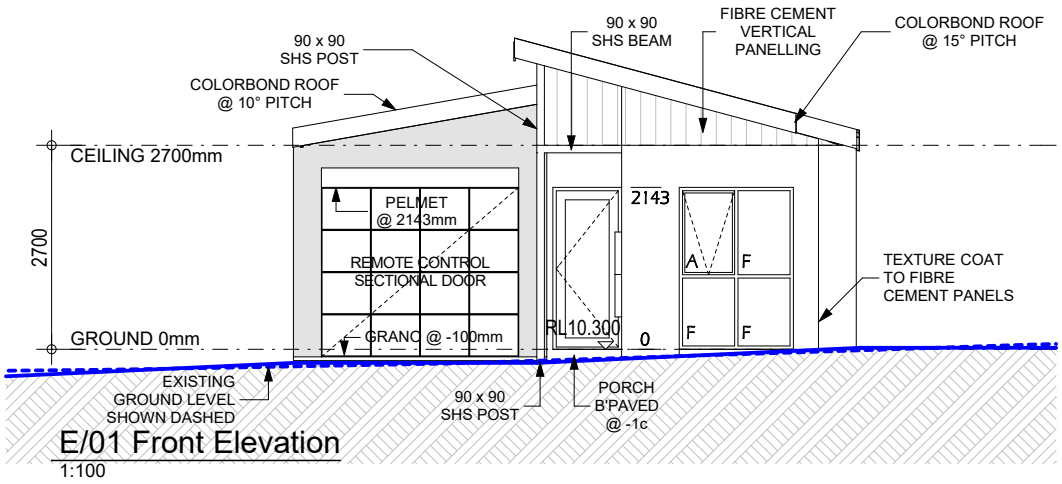
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

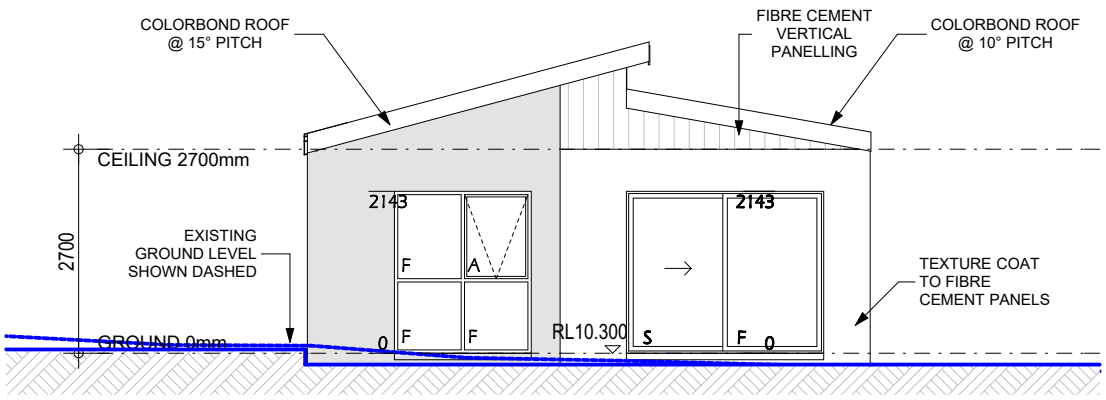
SHEET No.: 1 of -



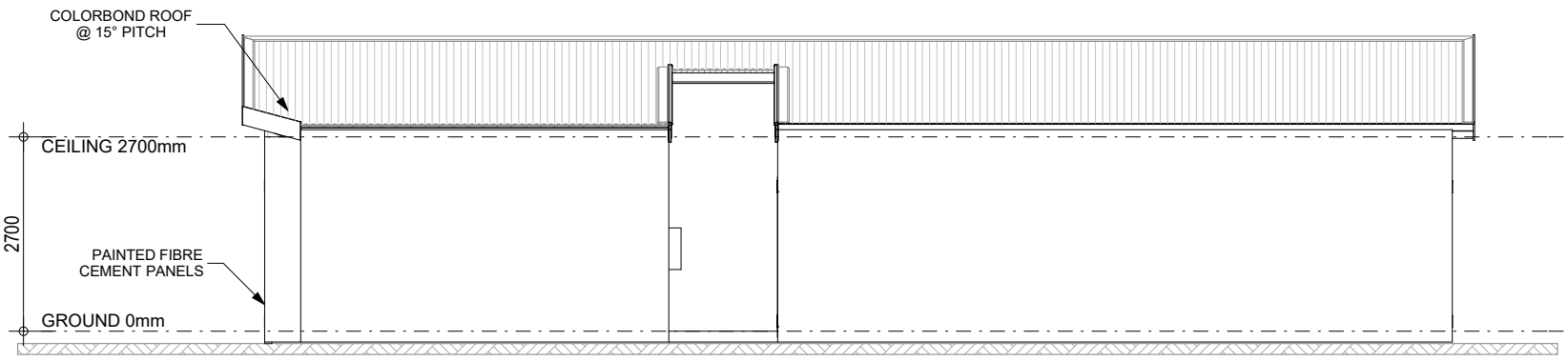
E/01 Front Elevation
1:100



E/02 Side Elevation
1:100



E/03 Rear Elevation
1:100



E/04 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 6 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 6 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

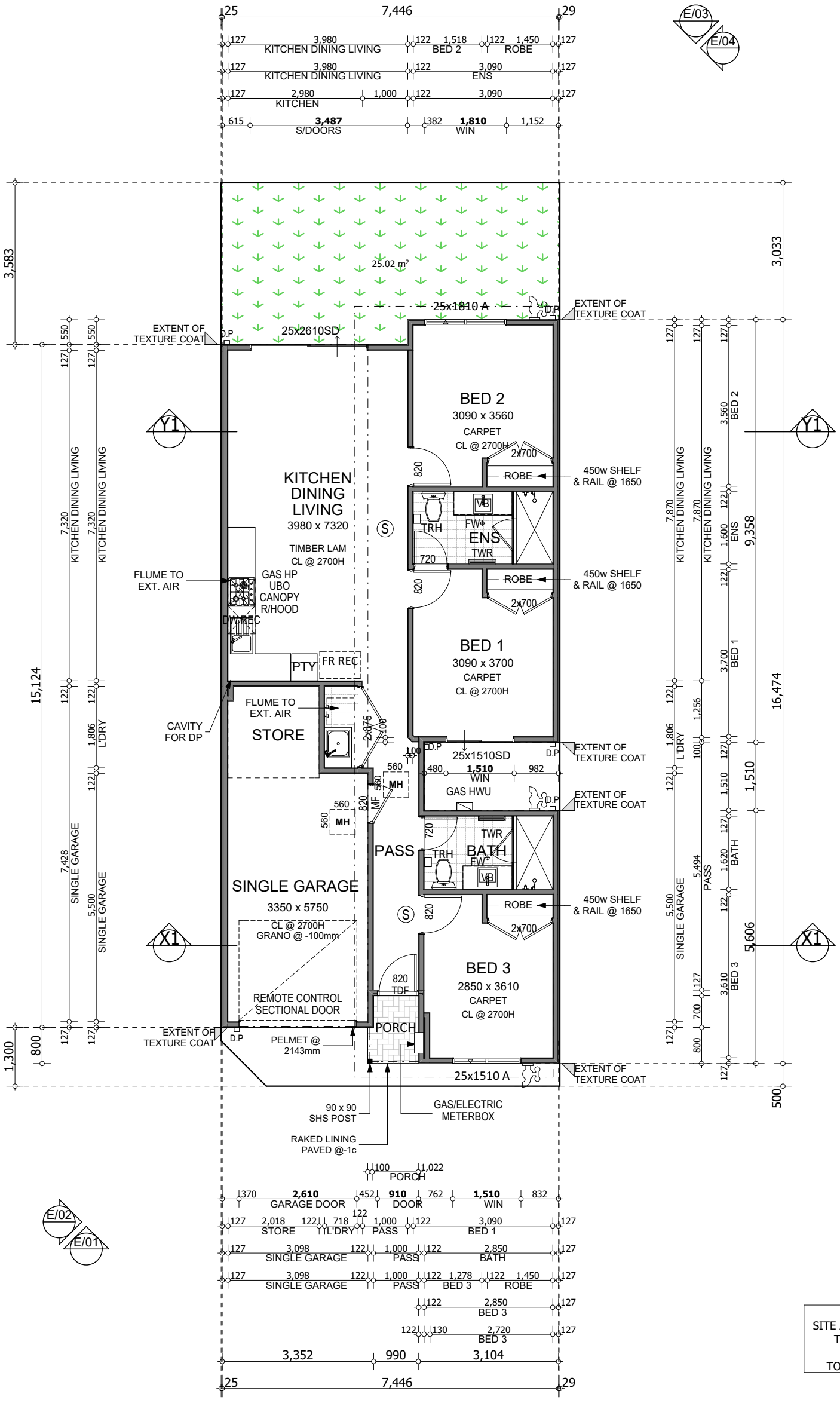
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



LOT 7 SITE COVERAGE
SITE AREA:149.55m² + 37.13m² (CP)
TOTAL SITE AREA: 186.68m²
BUILDING AREA:111.79m²
TOTAL SITE COVERAGE:59.88%

AREA CALC	
HOUSE GF	89.38
SINGLE GARAGE	18.36
STORE	4.05
PORCH	1.59
Total	113.38 m²

Perimeter

HOUSE GF	53,784

Roof Calc

Area	Perimeter
112.74	54,144

CLIENT:
-

SITE ADDRESS:
LOT 7 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 7 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

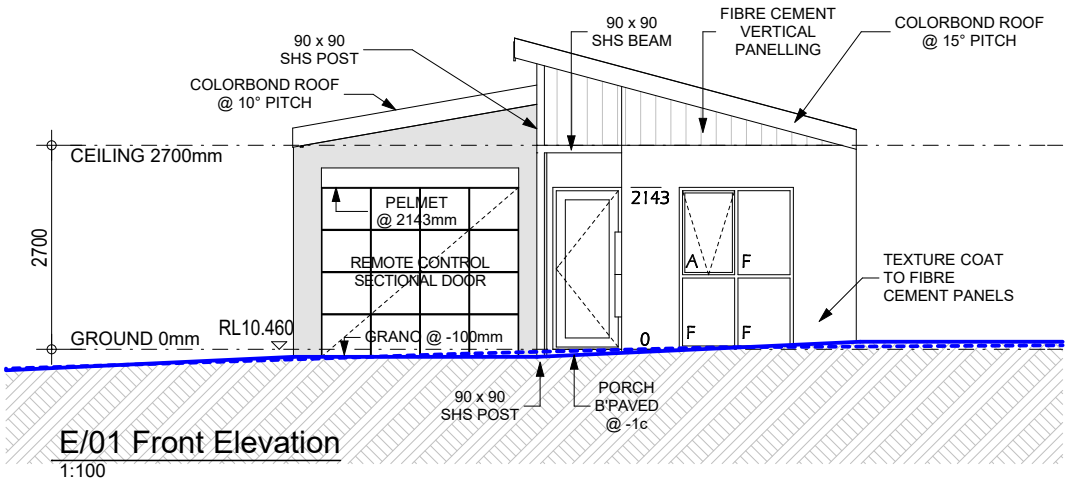
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

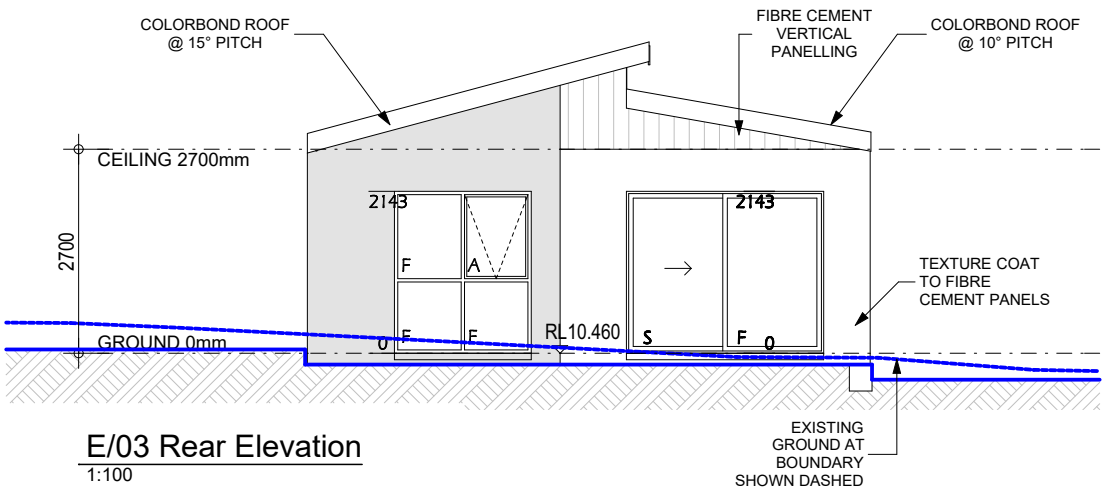
SHEET No.: 1 of -



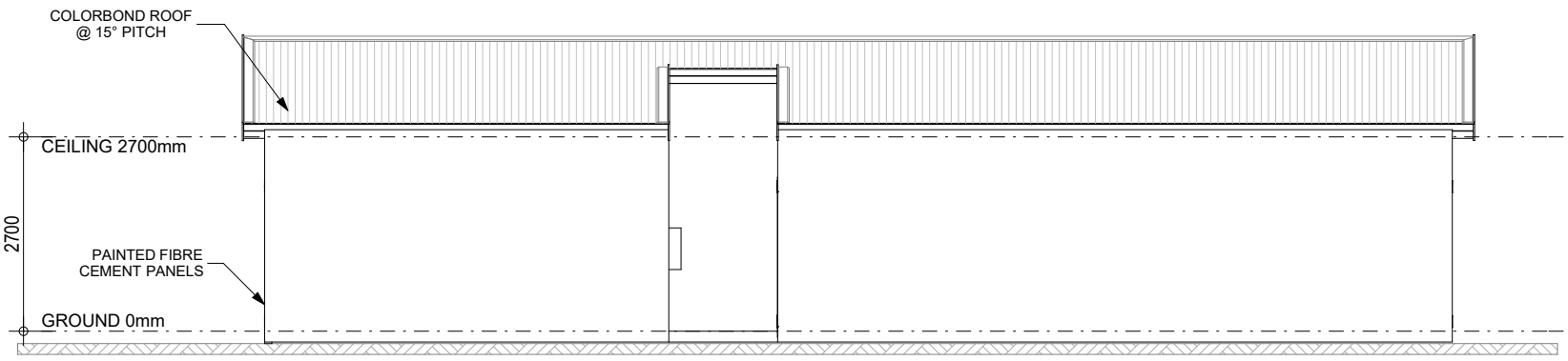
E/01 Front Elevation
1:100



E/02 Side Elevation
1:100



E/03 Rear Elevation
1:100



E/04 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 7 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 7 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

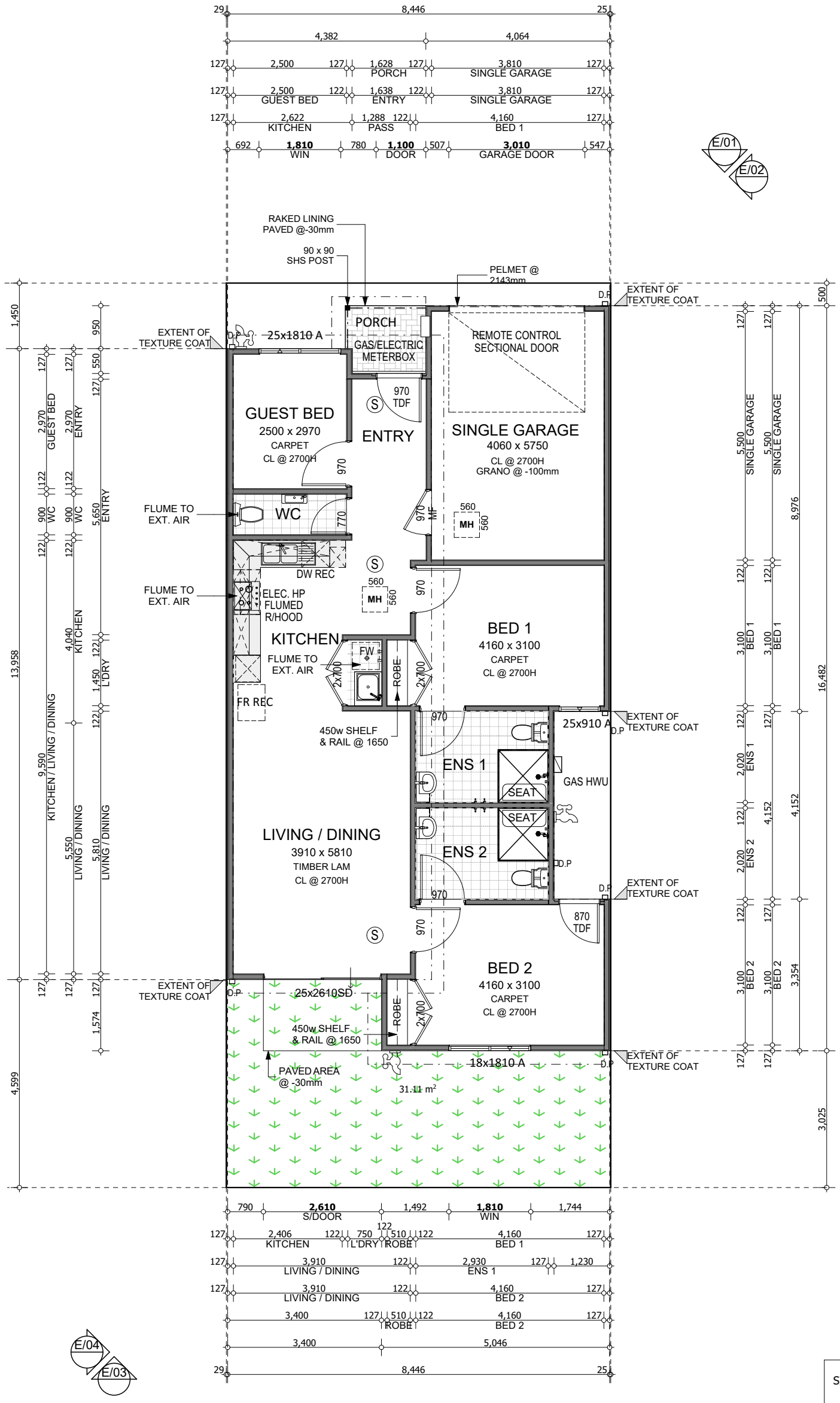
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



LOT 8 SITE COVERAGE
SITE AREA:170.06m² + 37.13m² (CP)
TOTAL SITE AREA: 207.19m²
BUILDING AREA:123.77m²
TOTAL SITE COVERAGE:59.73%

AREA CALC	
HOUSE GF	101.35
SINGLE GARAGE	22.34
PORCH	2.59
	126.28 m²

Perimeter	
HOUSE GF	50,416

Roof Calc	
Area	Perimeter
127.38	52,592

CLIENT:
-

SITE ADDRESS:
LOT 8 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 8 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

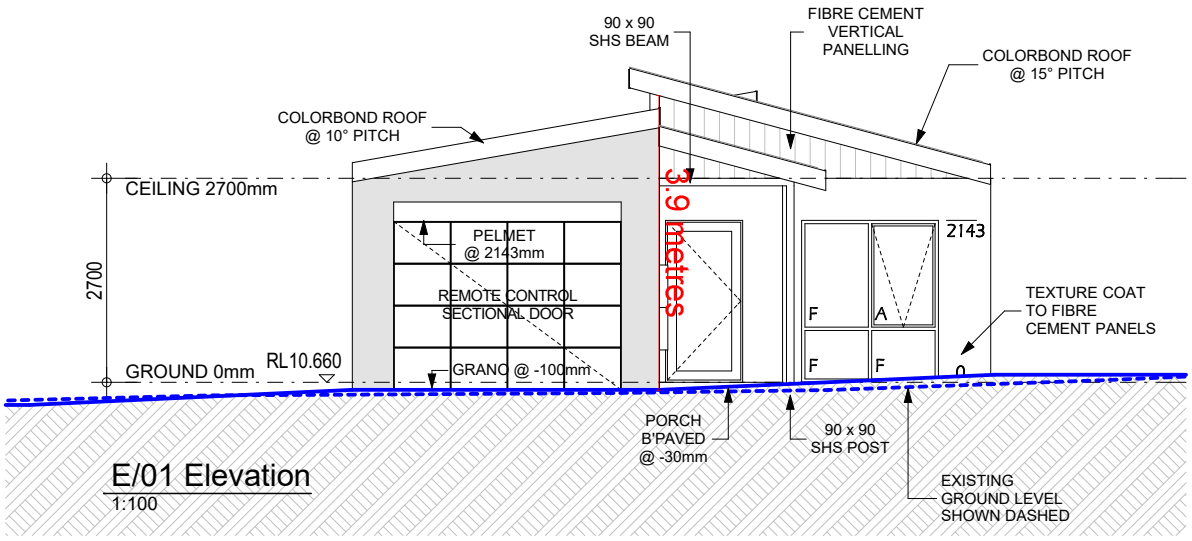
OWNER .....

OWNER .....

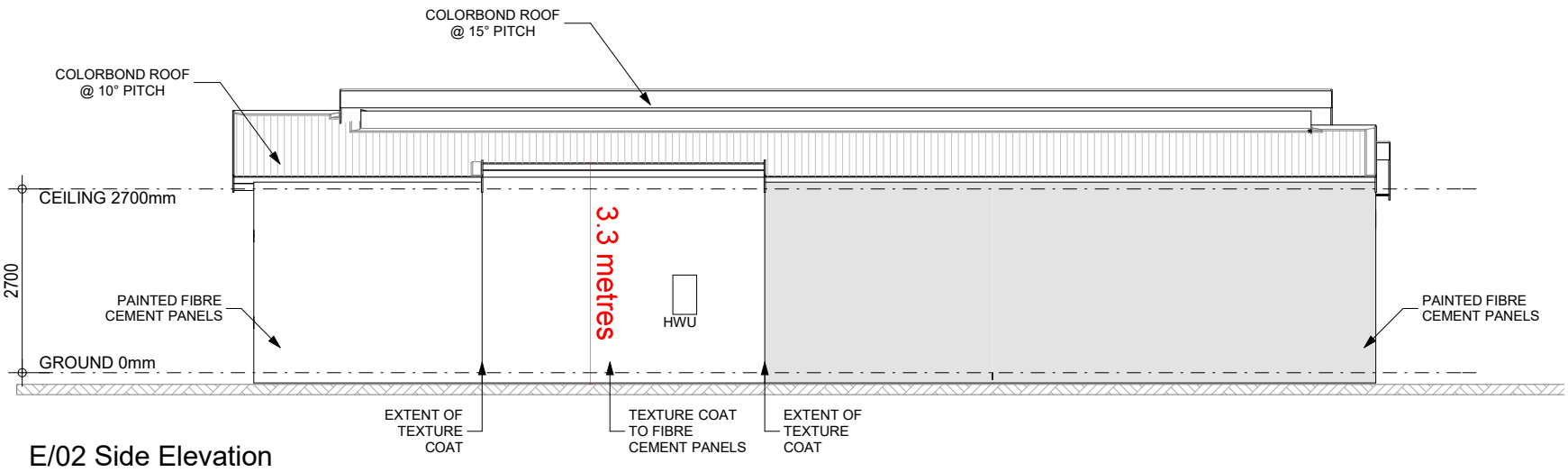
BUILDER .....

JOB No.: -

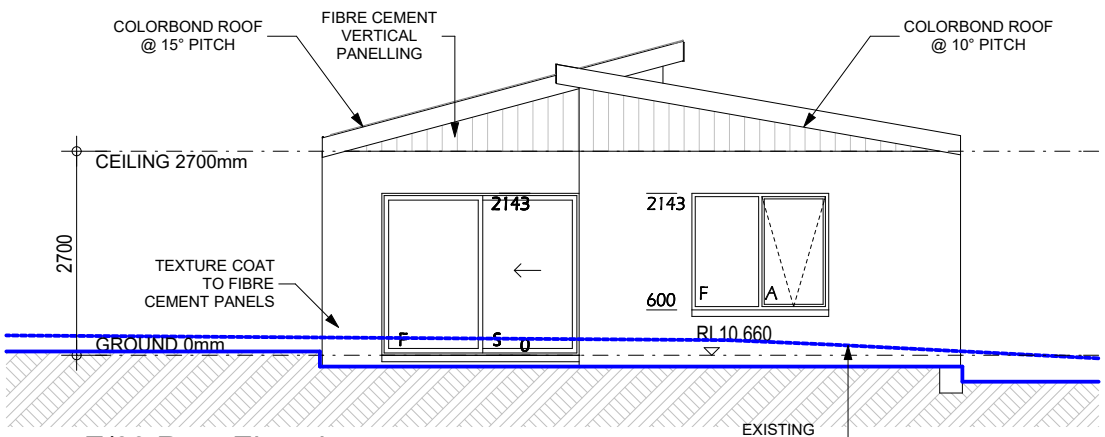
SHEET No.: 1 of -



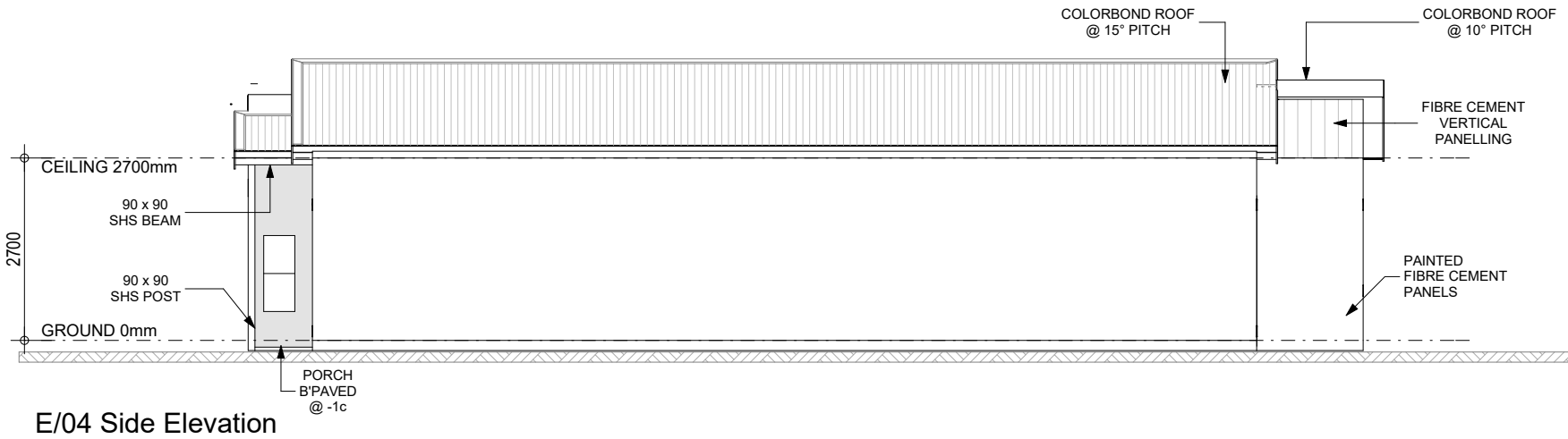
E/01 Elevation
1:100



E/02 Side Elevation
1:100



E/03 Rear Elevation
1:100



E/04 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 8 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 8 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

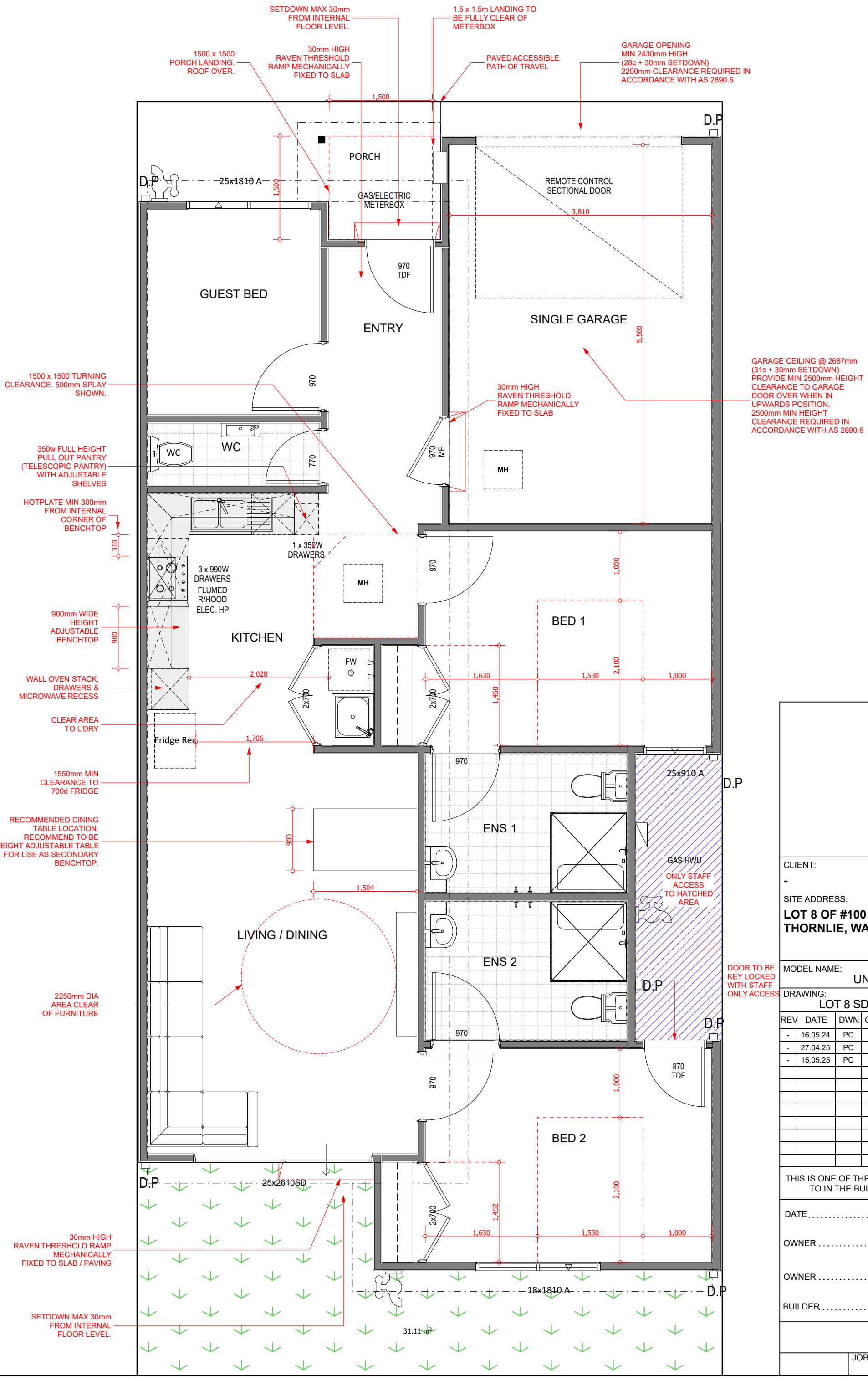
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



CLIENT:
-

SITE ADDRESS:
LOT 8 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

SCALE: -

DRAWING: LOT 8 SDA NOTES

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

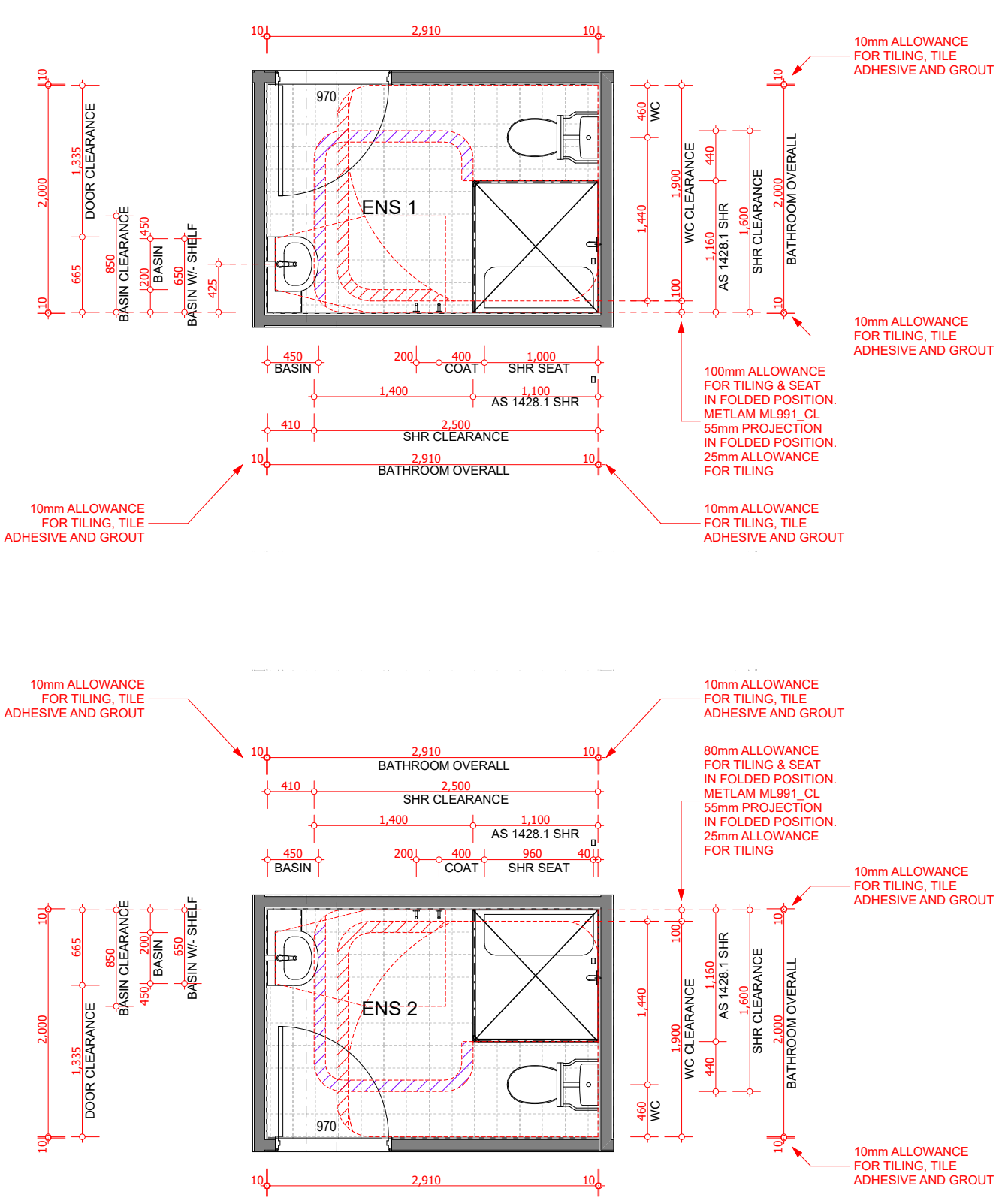
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 4 of -



CLIENT:

-

SITE ADDRESS:

LOT 8 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME:	SCALE:
UNIQUE	-

DRAWING:
LOT 8 WET AREA DIMENSIONS

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

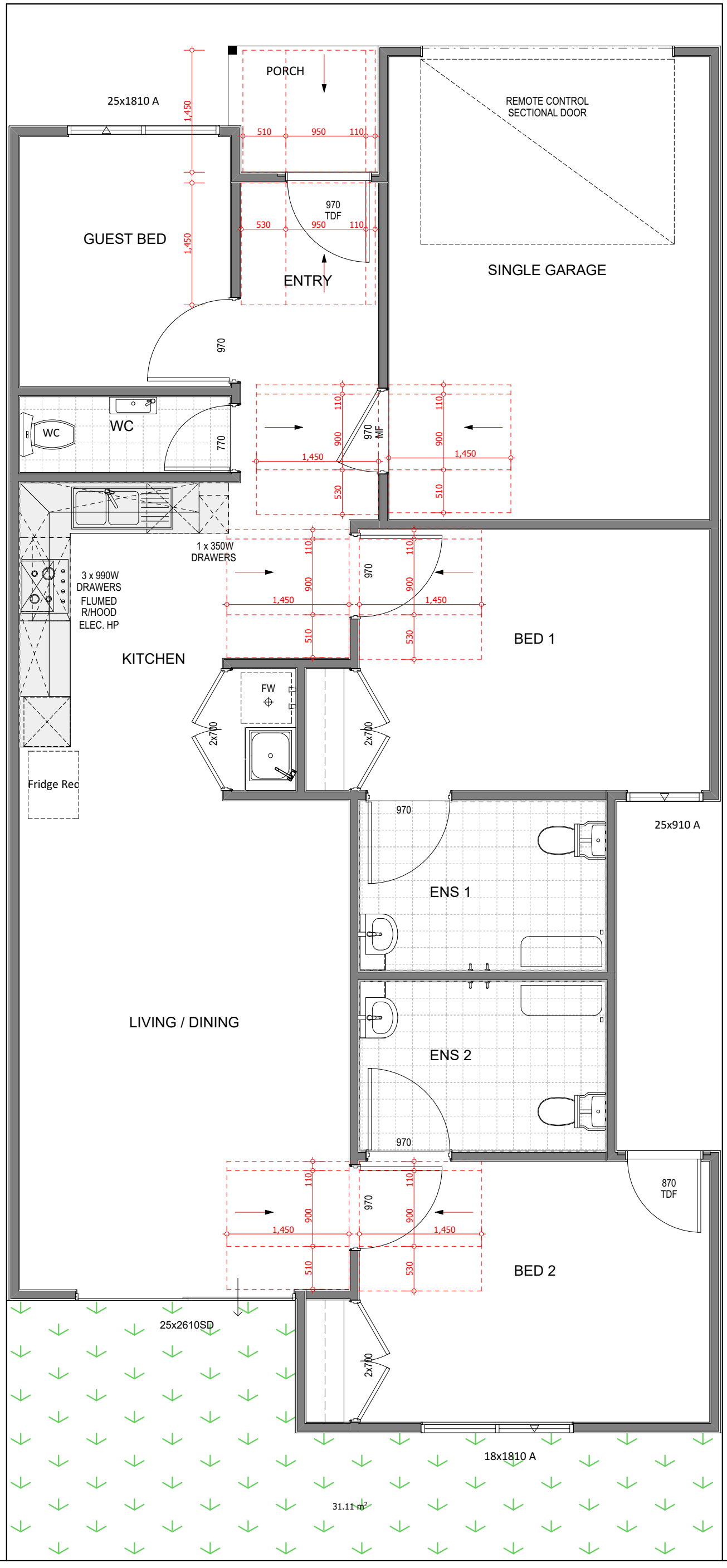
DATE.....

OWNER .....

OWNER .....

BUILDER .....

JOB No.:	SHEET No.:
-	5 of -



CLIENT:

-

SITE ADDRESS:

LOT 8 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME:	SCALE:
UNIQUE	-

DRAWING:
LOT 8 DOOR DIMENSIONS 1

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

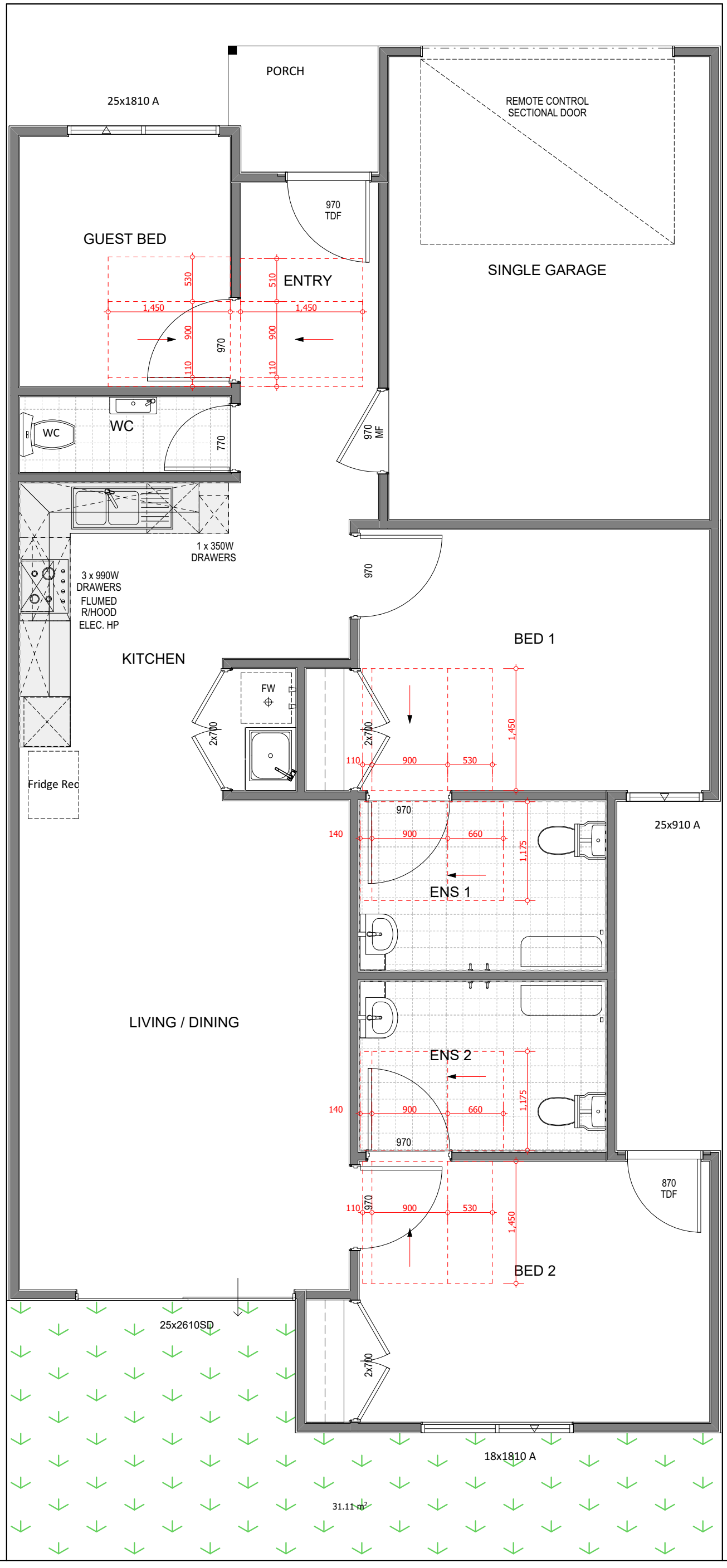
DATE.....

OWNER .....

OWNER .....

BUILDER .....

JOB No.:	SHEET No.:
-	6 of -



CLIENT:

-

SITE ADDRESS:

LOT 8 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME:	SCALE:
UNIQUE	-

DRAWING:
LOT 8 DOOR DIMENSIONS 2

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

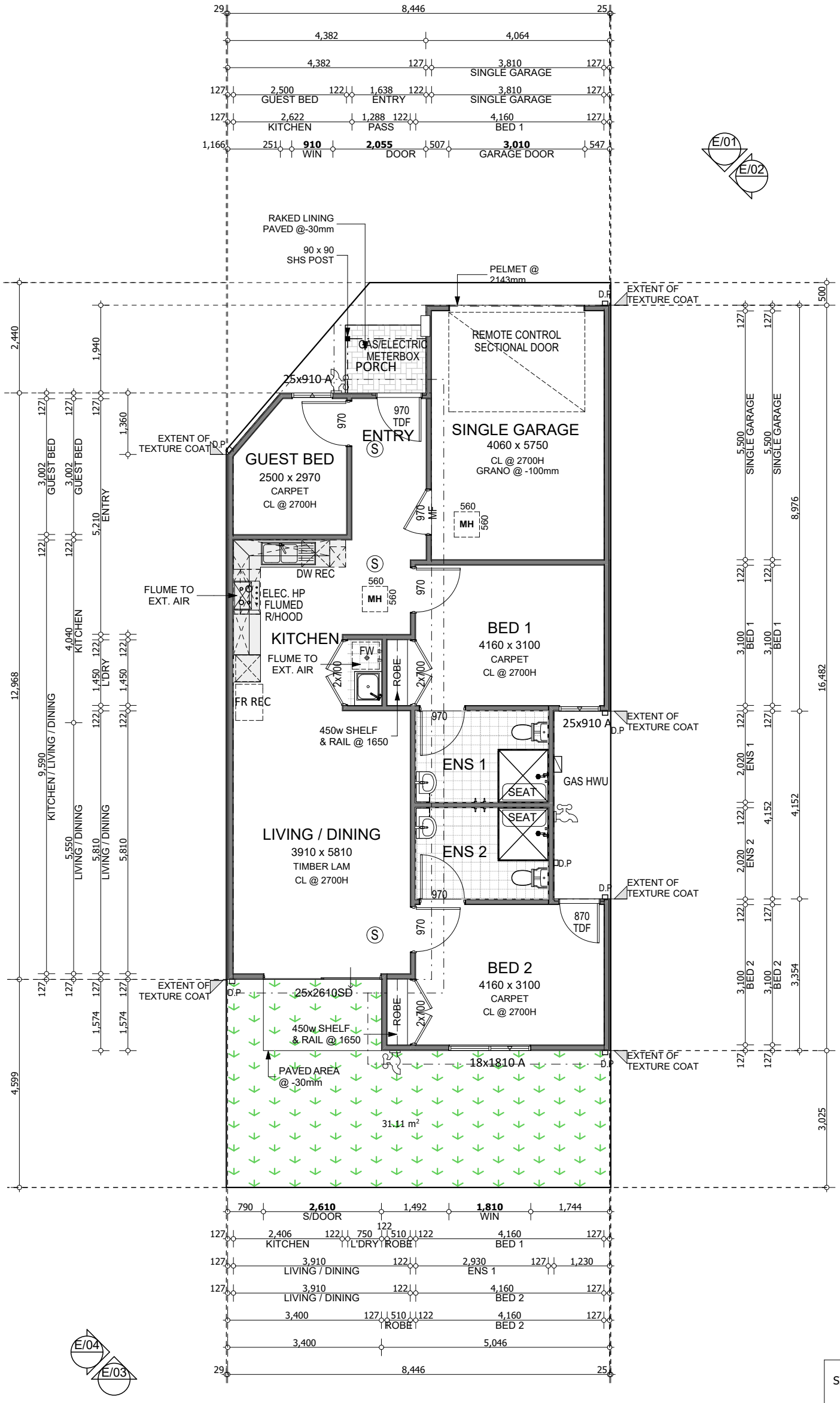
DATE.....

OWNER .....

OWNER .....

BUILDER .....

JOB No.:	SHEET No.:
-	7 of -



LOT 9 SITE COVERAGE
SITE AREA:164.21m² + 37.13m² (CP)
TOTAL SITE AREA: 201.34m²
BUILDING AREA:119.45m²
TOTAL SITE COVERAGE:59.32%

AREA CALC	
HOUSE GF	97.05
SINGLE GARAGE	22.40
PORCH	2.67
	122.12 m²

Perimeter	
HOUSE GF	47,702

Roof Calc	
Area	Perimeter
122.91	51,372

CLIENT:
-

SITE ADDRESS:
LOT 9 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 9 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

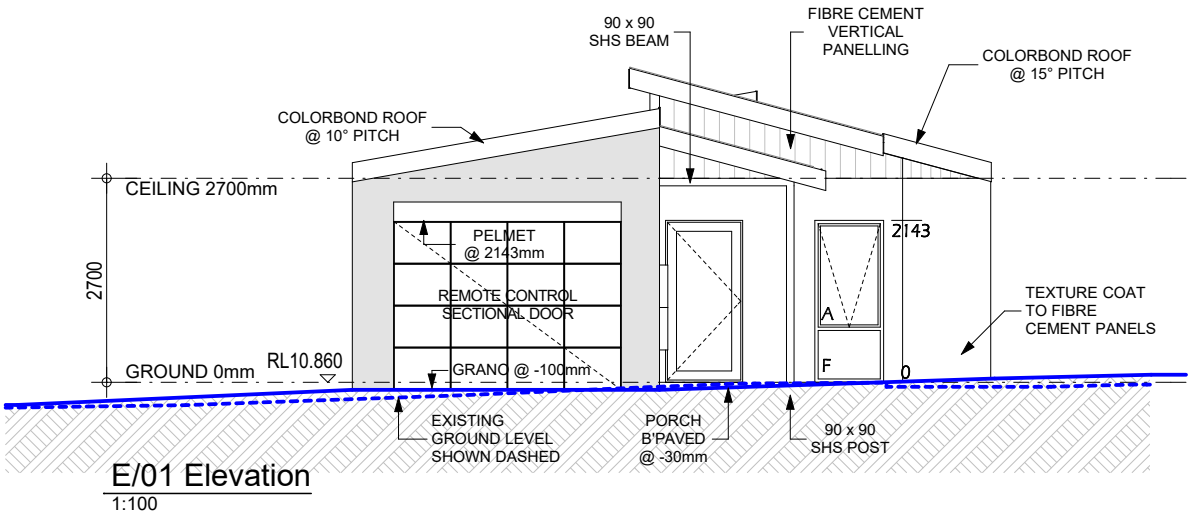
OWNER .....

OWNER .....

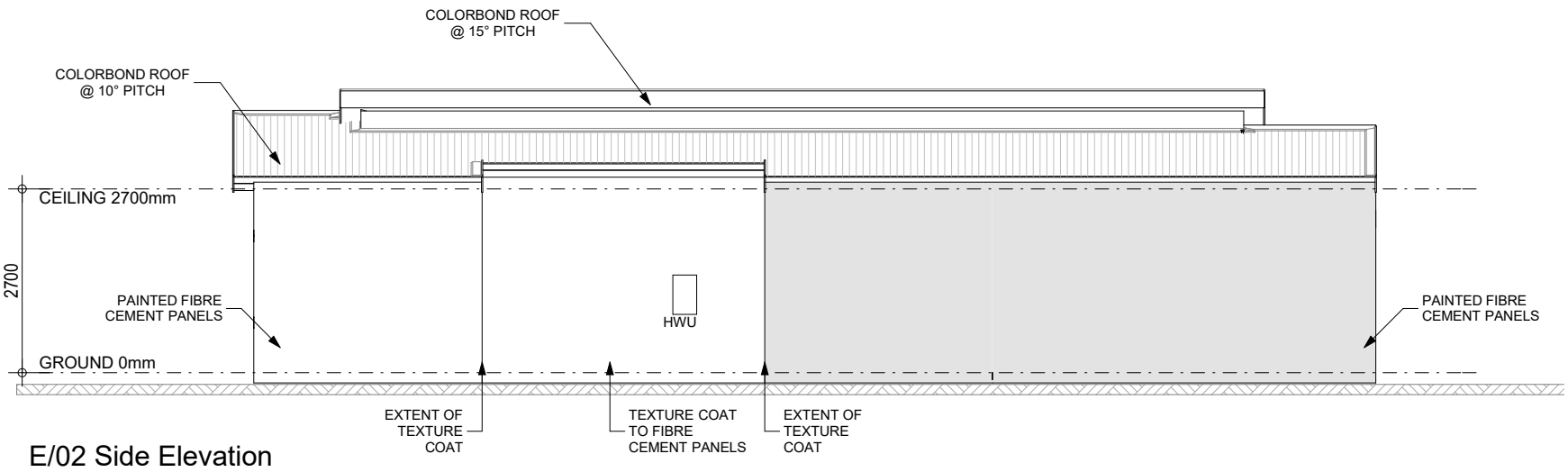
BUILDER .....

JOB No.: -

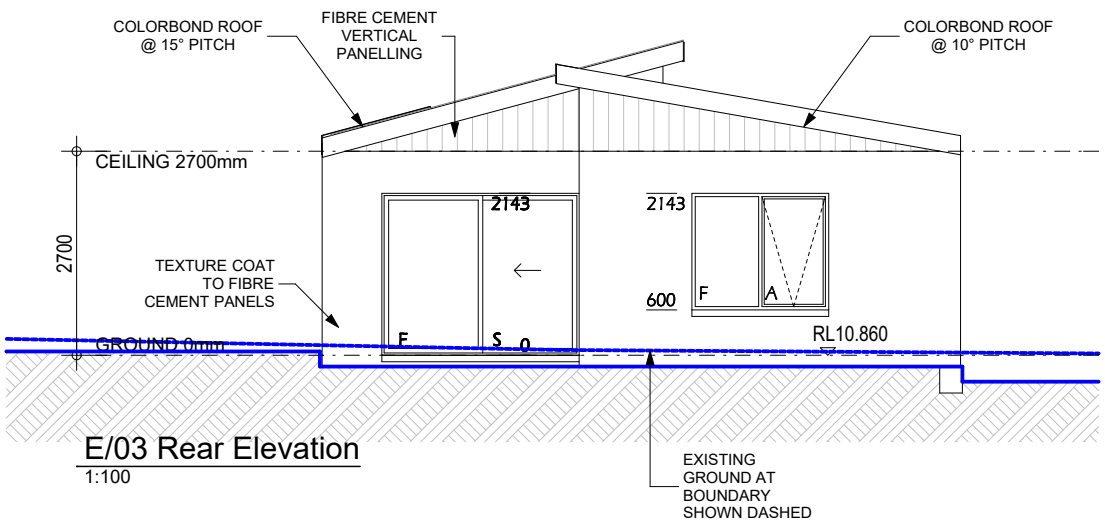
SHEET No.: 1 of -



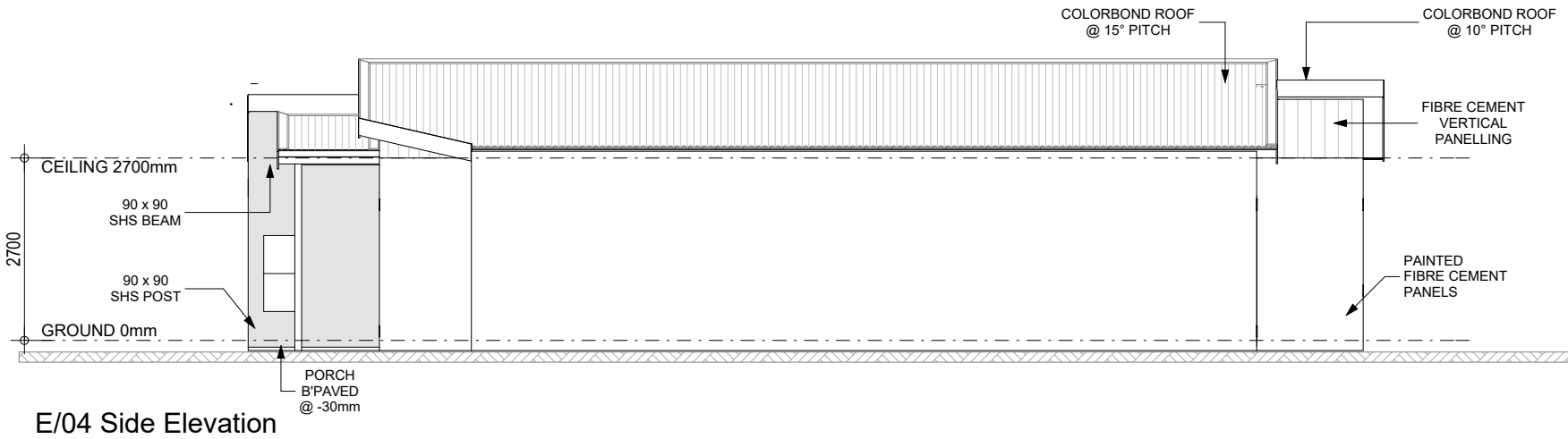
E/01 Elevation
1:100



E/02 Side Elevation
1:100



E/03 Rear Elevation
1:100



E/04 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 9 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 9 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

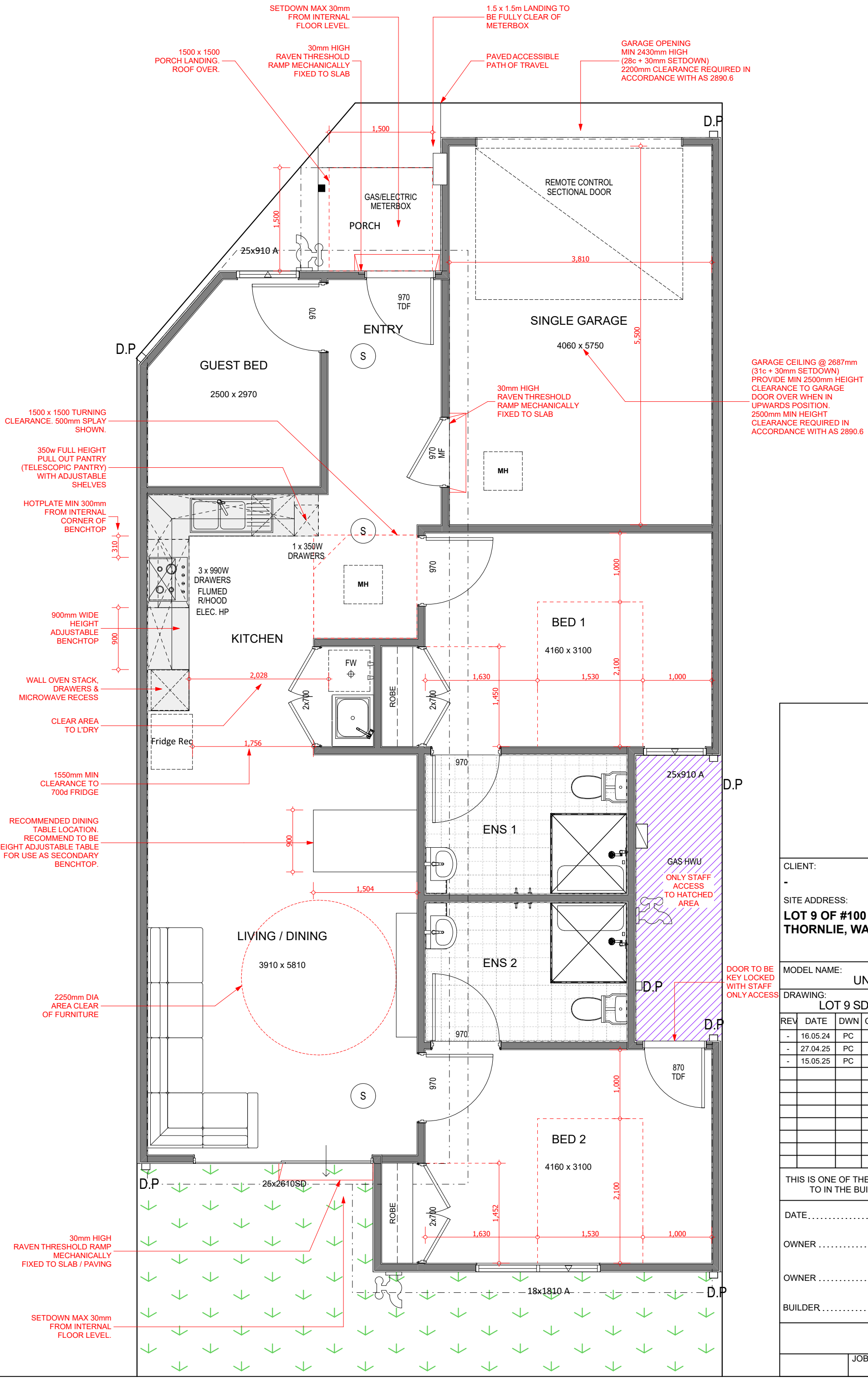
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



CLIENT:
-

SITE ADDRESS:
LOT 9 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

SCALE: -

DRAWING: LOT 9 SDA NOTES

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

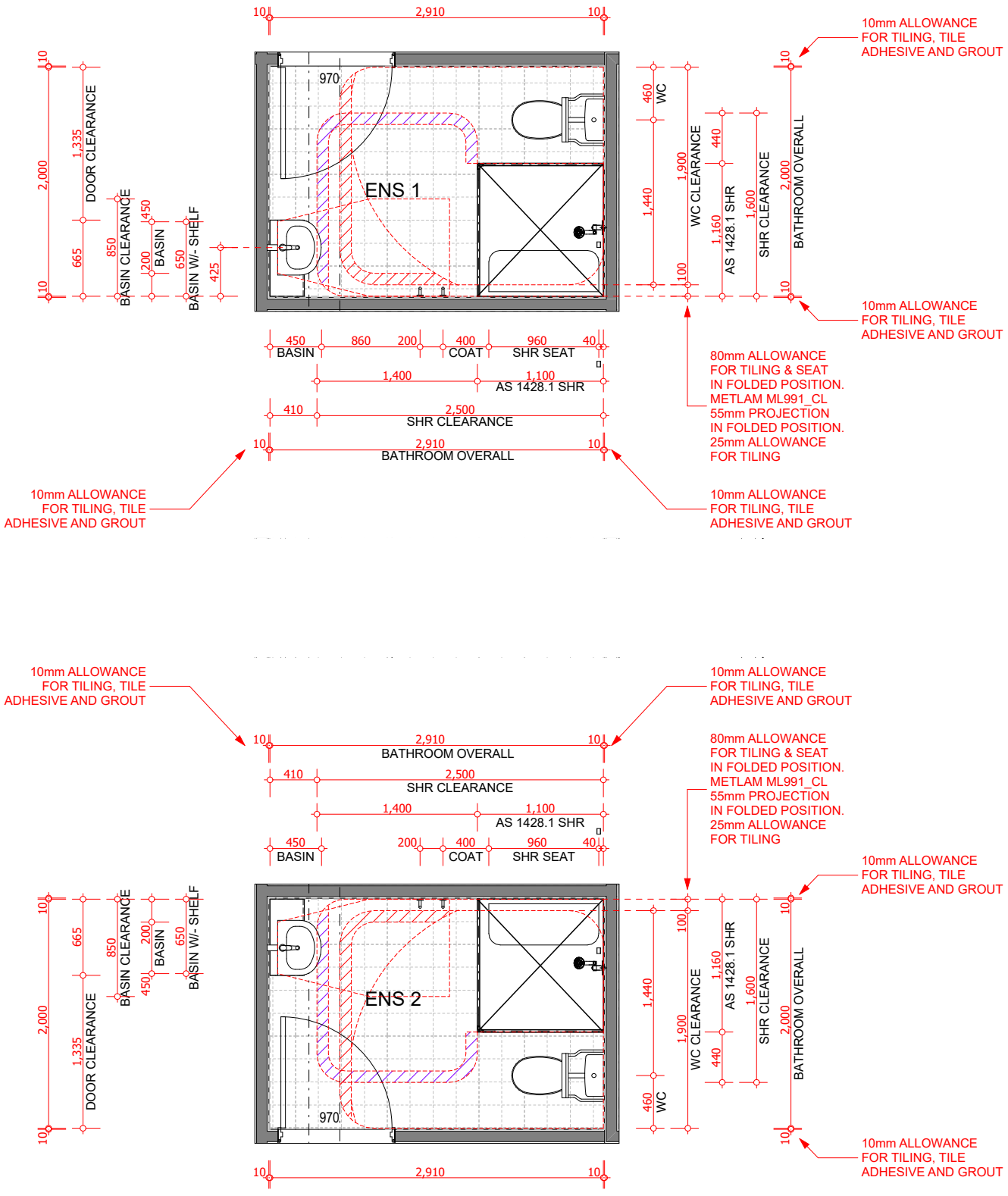
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 3 of -



CLIENT:

-

SITE ADDRESS:

LOT 9 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

SCALE: -

DRAWING: LOT 9 WET AREA DIMENSIONS

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

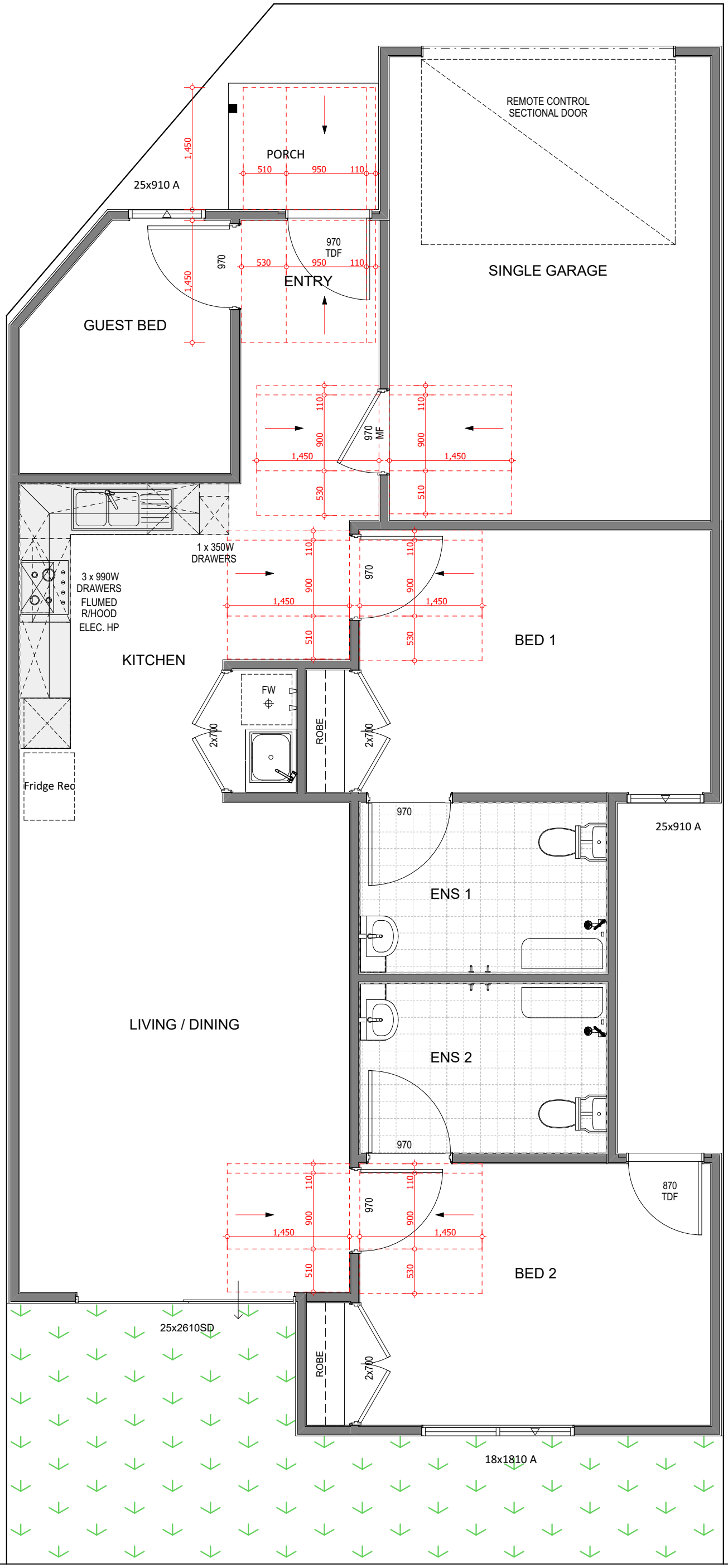
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 4 of -



CLIENT:
-

SITE ADDRESS:
LOT 9 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME:	SCALE:
UNIQUE	-

DRAWING:
LOT 9 DOOR DIMENSIONS 1

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

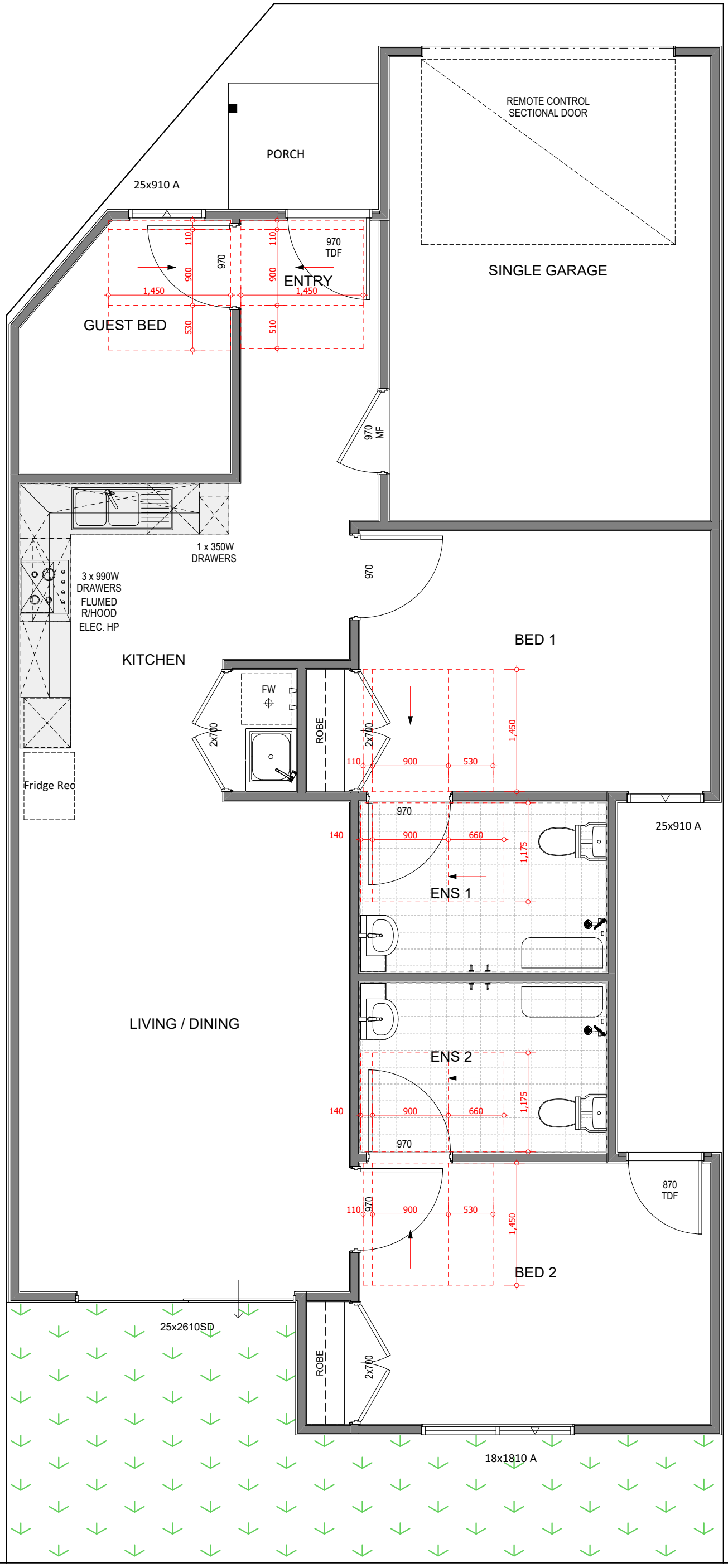
DATE.....

OWNER .....

OWNER .....

BUILDER .....

JOB No.:	SHEET No.:
-	5 of -



CLIENT:

-

SITE ADDRESS:

LOT 9 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME:	SCALE:
UNIQUE	-

DRAWING:
LOT 9 DOOR DIMENSIONS 2

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

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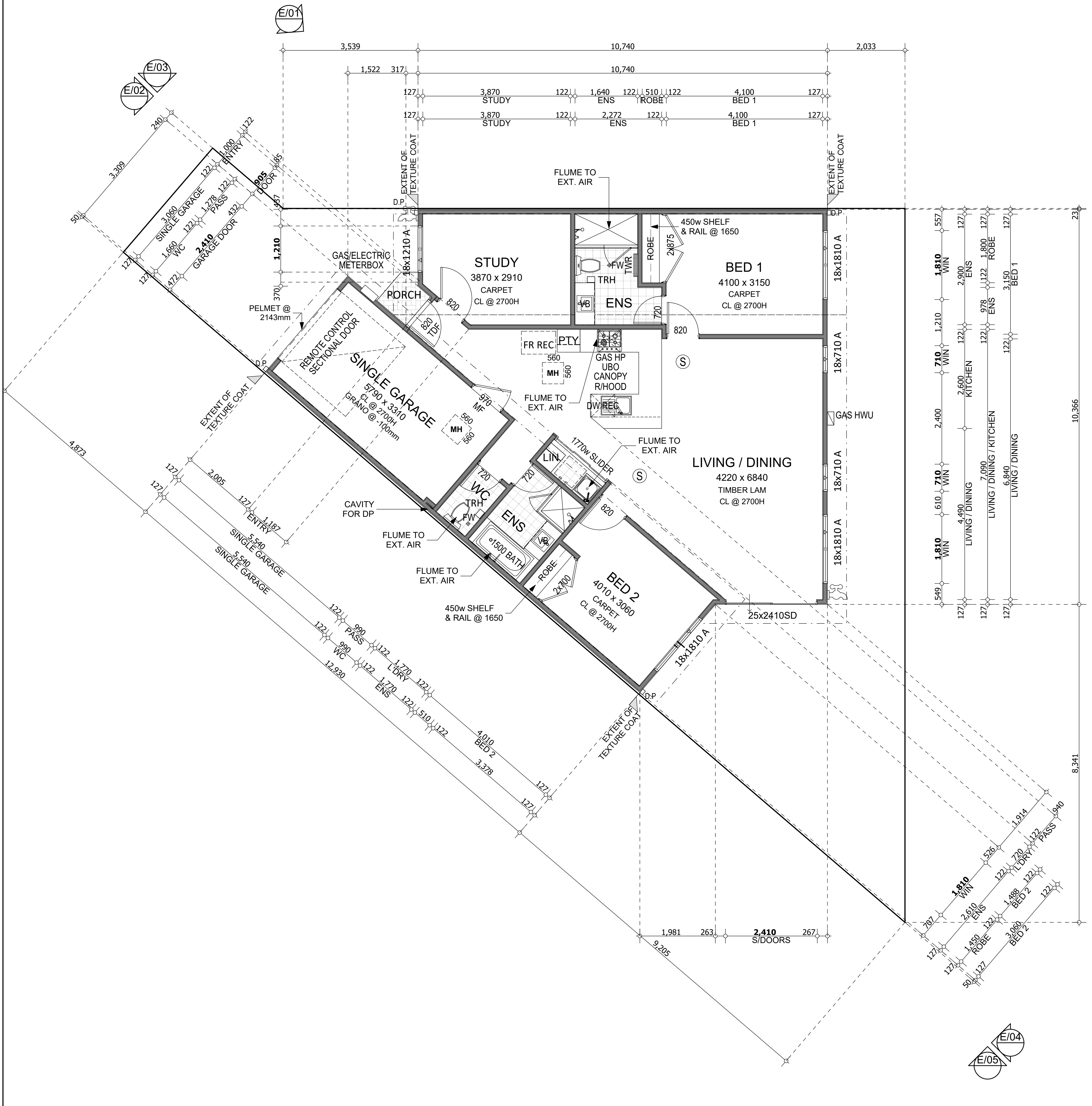
DATE .....

OWNER .....

OWNER .....

BUILDER .....

JOB No.:	SHEET No.:
-	6 of -



LOT 10 SITE COVERAGE
SITE AREA:205.73m² + 37.13m² (CP)
TOTAL SITE AREA: 242.86m²
BUILDING AREA:125.28m²
TOTAL SITE COVERAGE:51.58%

AREA CALC	
HOUSE GF	106.96
SINGLE GARAGE	18.32
PORCH	1.07
	126.35 m^2

Perimeter
HOUSE GF 44,766

Roof Calc	
Area	Perimeter
134.04	49,570

CLIENT:
-

SITE ADDRESS:
LOT 10 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 10 GROUND FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE..

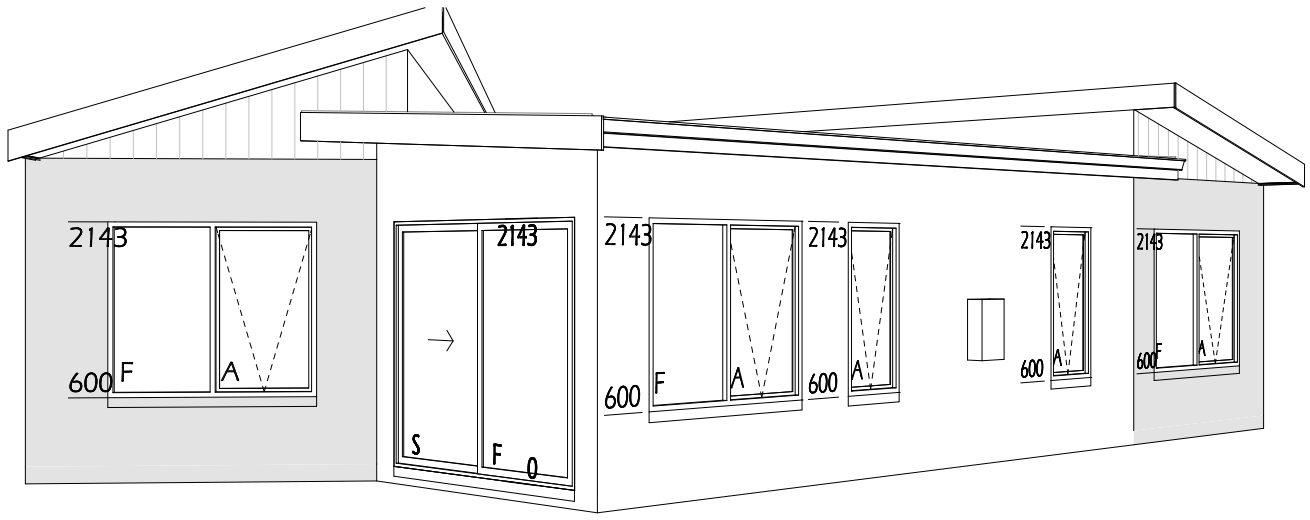
OWNER..

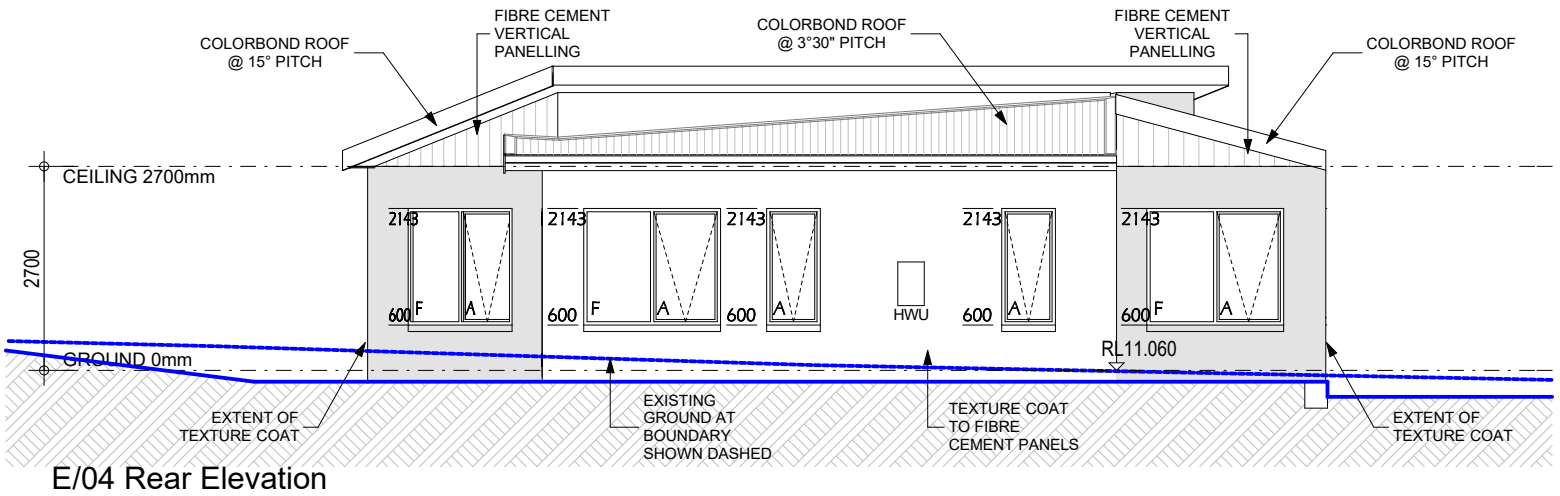
OWNER..

BUILDER..

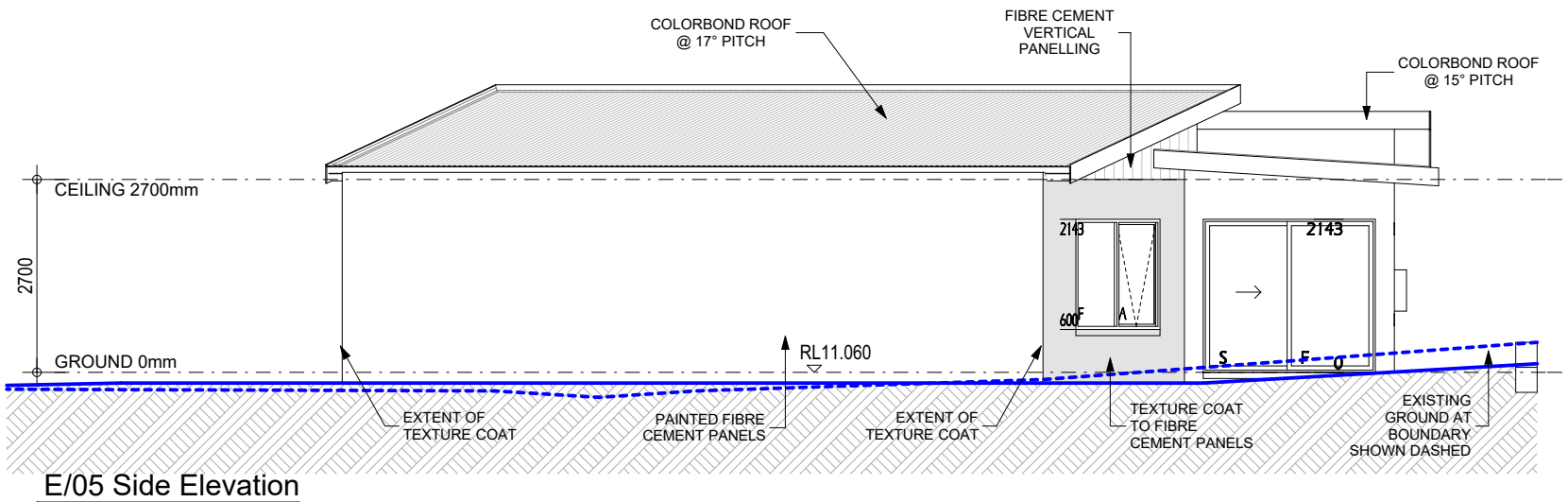
JOB No.: -

SHEET No.: 1 of -





E/04 Rear Elevation
1:100



E/05 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 10 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 10 ELEVATIONS 2

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

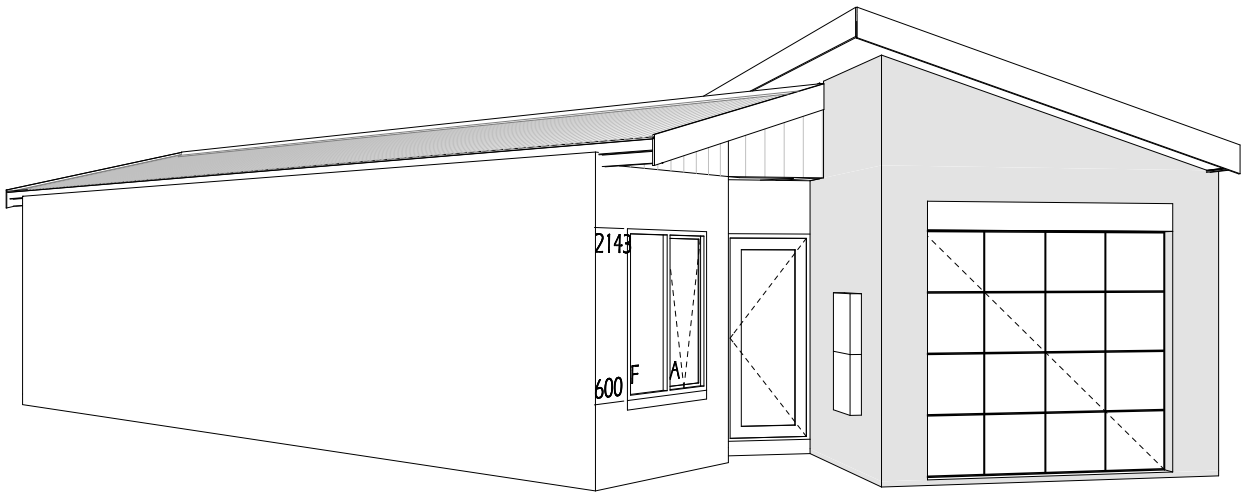
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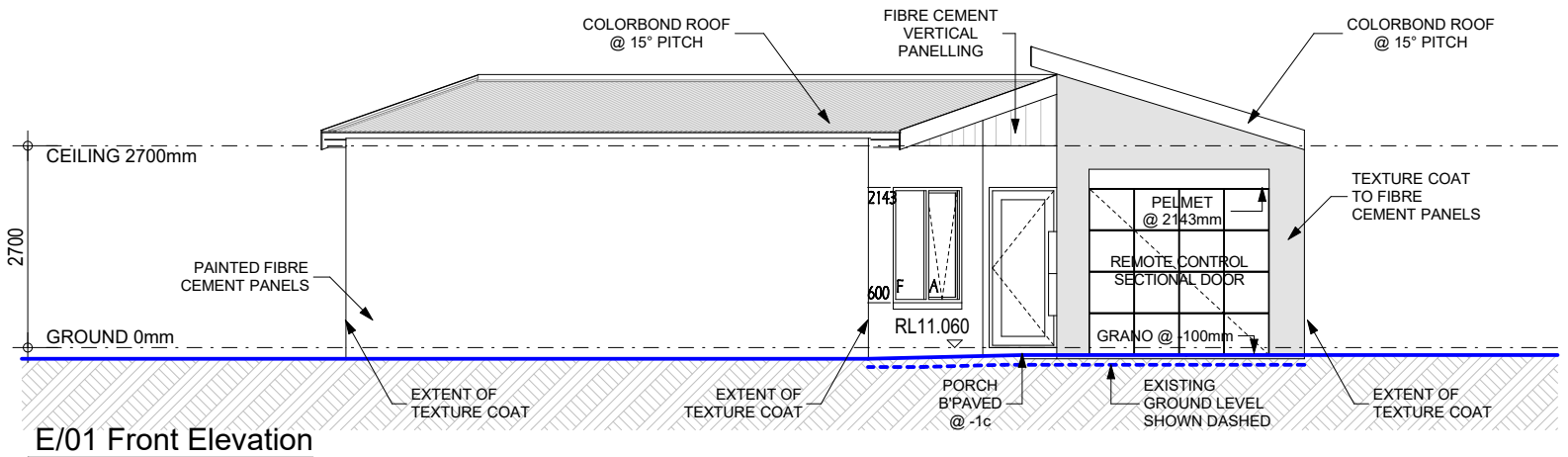
OWNER .....

BUILDER .....

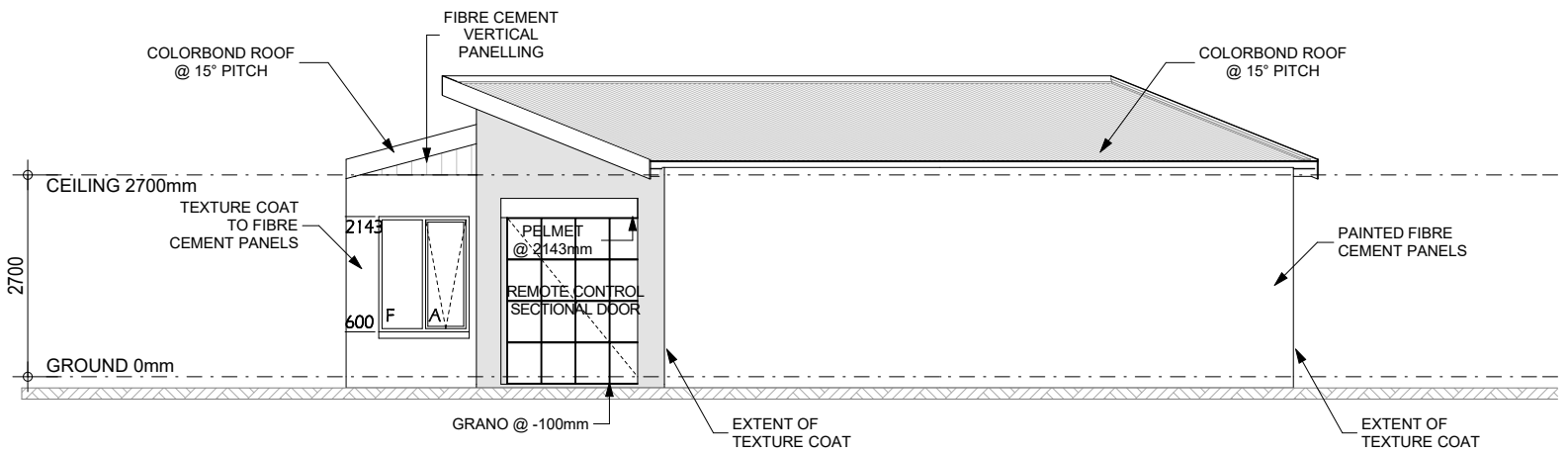
JOB No.: -

SHEET No.: 3 of -

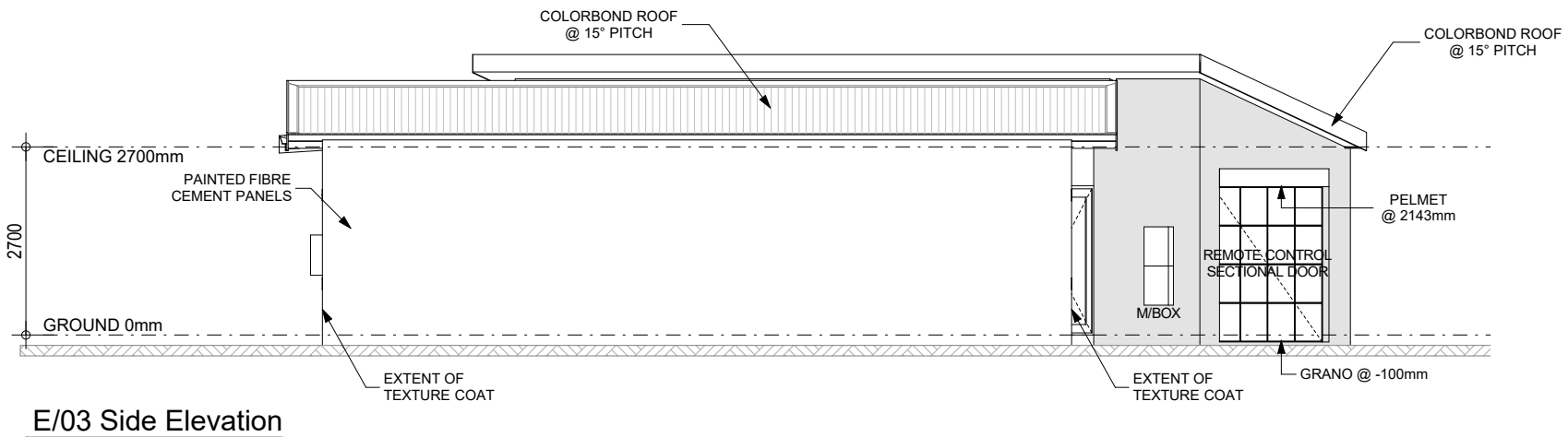




E/01 Front Elevation
1:100



E/02 Front Elevation
1:100



E/03 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 10 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 10 ELEVATIONS 1

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

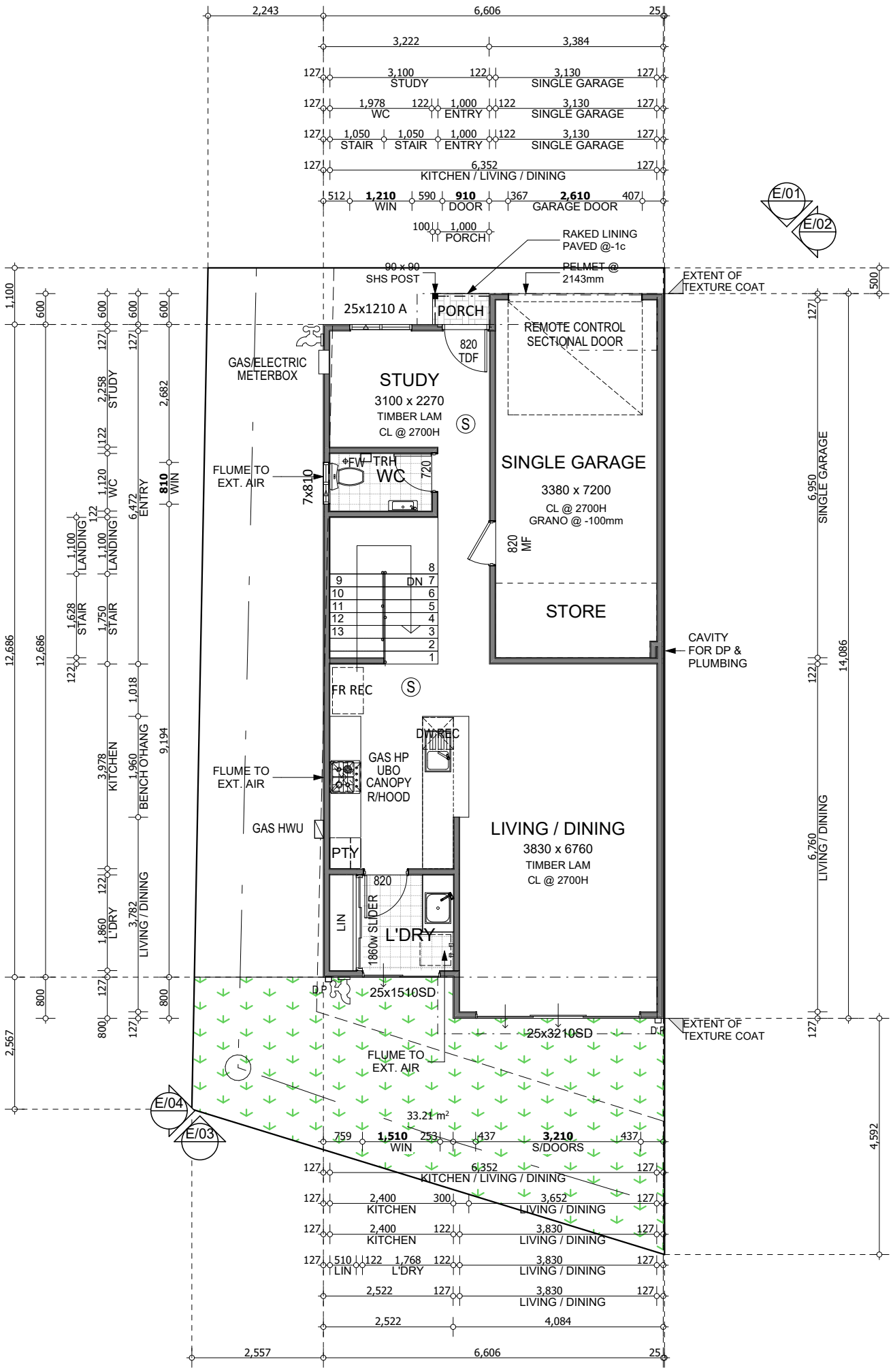
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



LOT 11 SITE COVERAGE
SITE AREA:160.66m² + 37.13m² (CP)
TOTAL SITE AREA: 197.79m²
BUILDING AREA:89.11m²
TOTAL SITE COVERAGE:45.05%

AREA CALC	
HOUSE FF	82.87
HOUSE GF	65.98
SINGLE GARAGE	18.63
STORE	4.50
PORCH	0.66
	172.64 m²

Perimeter

HOUSE FF	38,584
HOUSE GF	40,184

Roof Calc

Area	Perimeter
4.68	10,714
3.67	11,528
89.43	40,144

CLIENT:
-

SITE ADDRESS:
LOT 11 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 11 GROUND FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

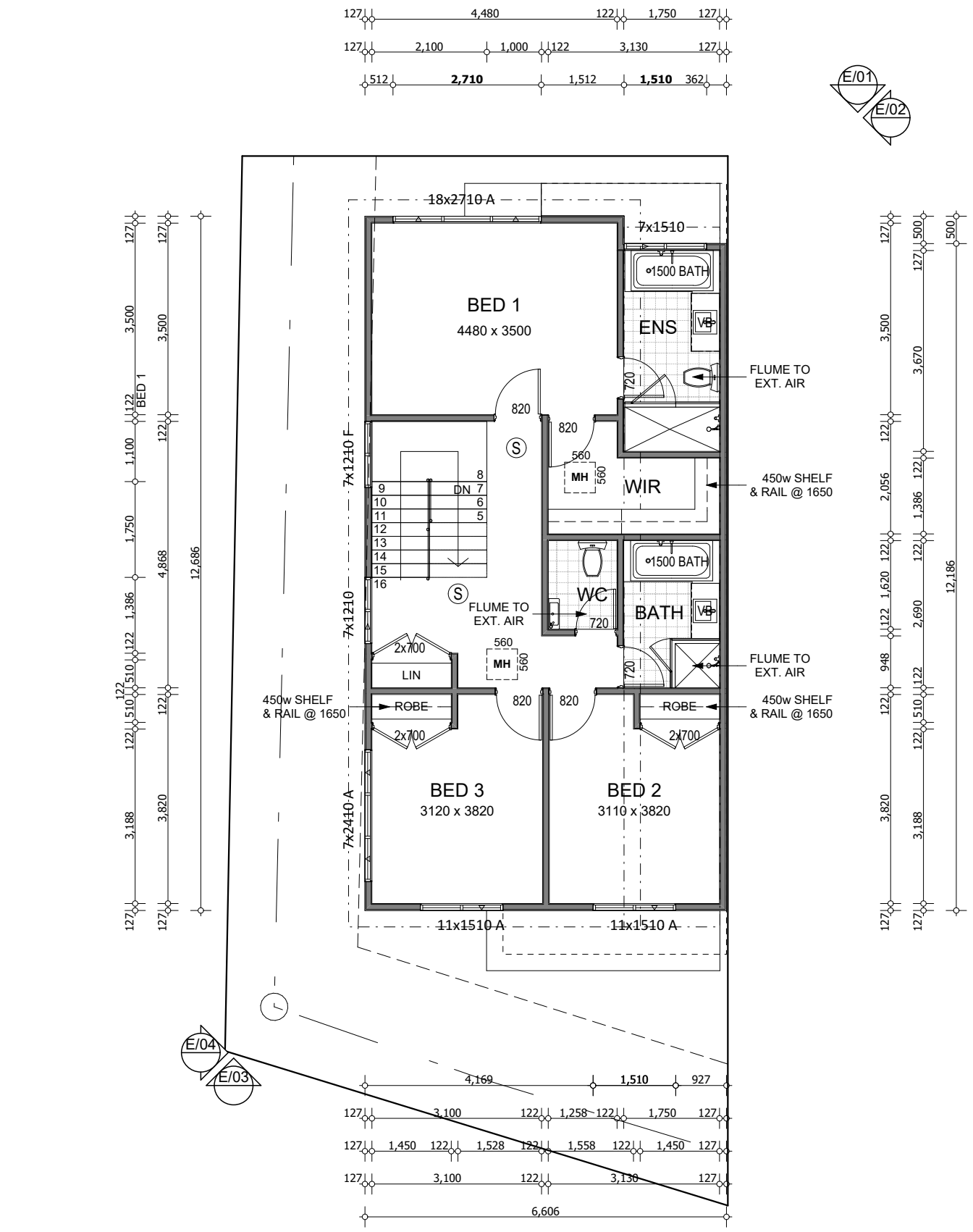
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LOT 11 SITE COVERAGE
SITE AREA:160.66m² + 37.13m² (CP)
TOTAL SITE AREA: 197.79m²
BUILDING AREA:89.11m²
TOTAL SITE COVERAGE:45.05%

AREA CALC	
HOUSE FF	82.87
HOUSE GF	65.98
SINGLE GARAGE	18.63
STORE	4.50
PORCH	0.66
	172.64 m²

Perimeter

HOUSE FF	38,584
HOUSE GF	40,184

Roof Calc

Area	Perimeter
4.68	10,714
3.67	11,528
89.43	40,144

CLIENT:
-

SITE ADDRESS:
LOT 11 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 11 FIRST FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

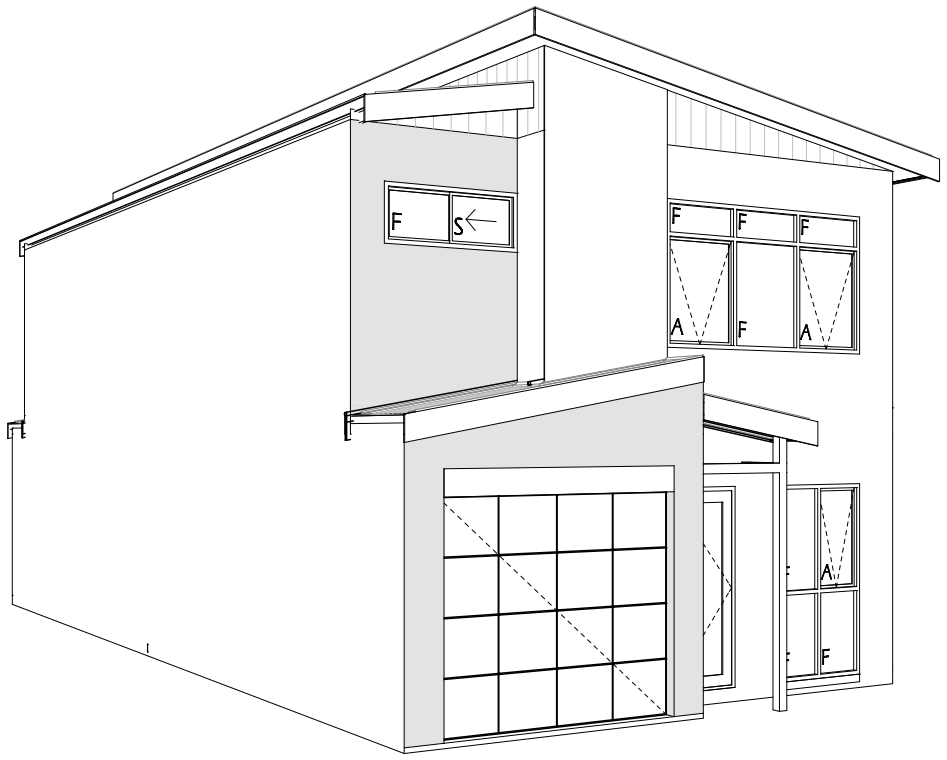
OWNER .....

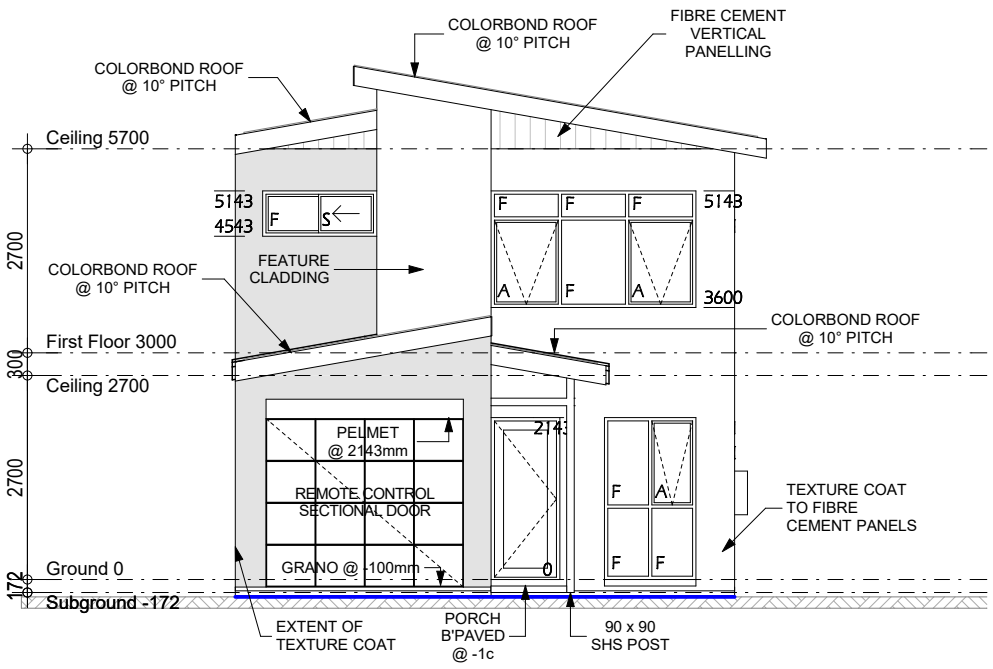
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BUILDER .....

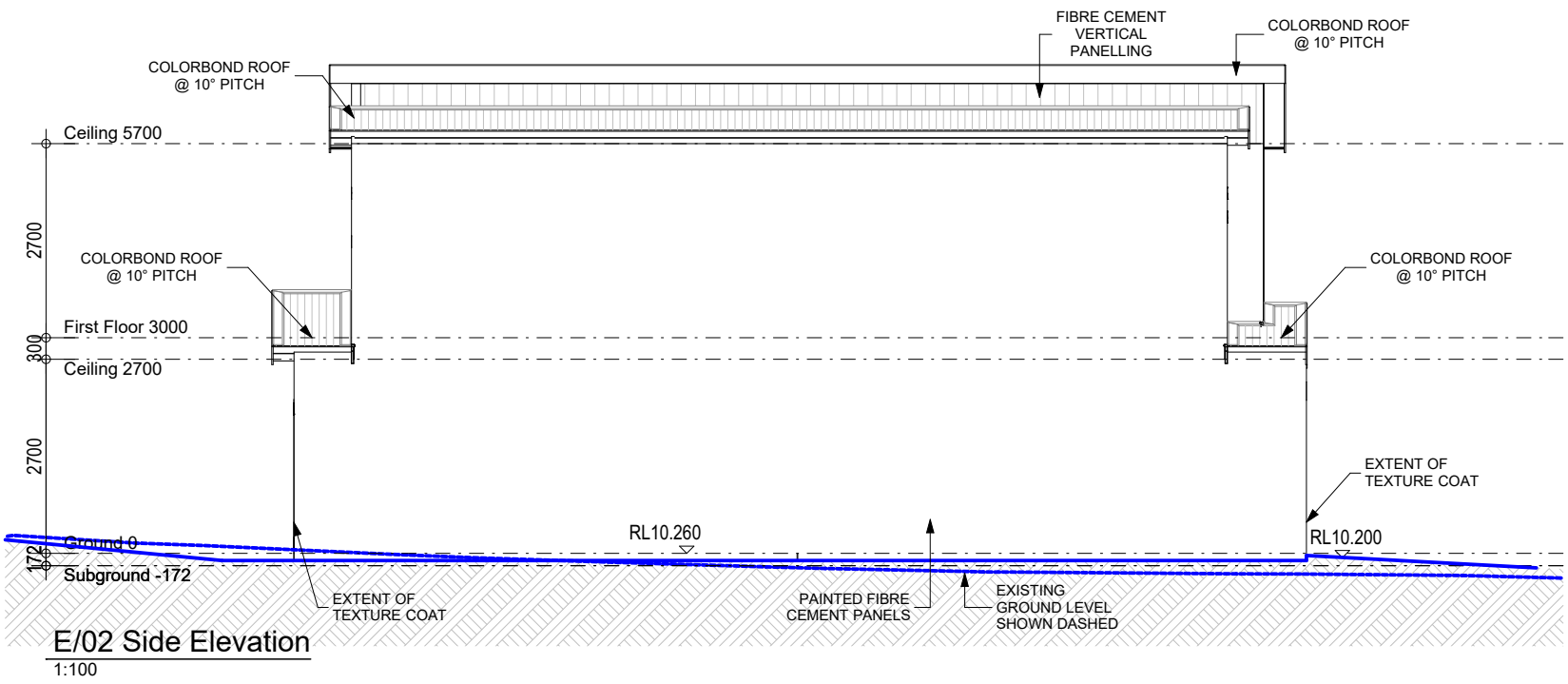
JOB No.: -

SHEET No.: 2 of -





E/01 Front Elevation
1:100



E/02 Side Elevation
1:100

CLIENT: -	REV	DATE	DWN	CHK	DESCRIPTION
	-	16.05.24	PC	--	FLOOR PLANS
	-	27.04.25	PC	--	FLOOR PLANS
SITE ADDRESS: **LOT 11 OF #100 SPRING ROAD, THORNLIE, WA, 6108**	-	15.05.25	PC	--	FLOOR PLANS
	-	25.05.25	PC	--	FLOOR PLANS
MODEL NAME: UNIQUE					
DRAWING: LOT 11 ELEVATIONS 1 / SCALE:					

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

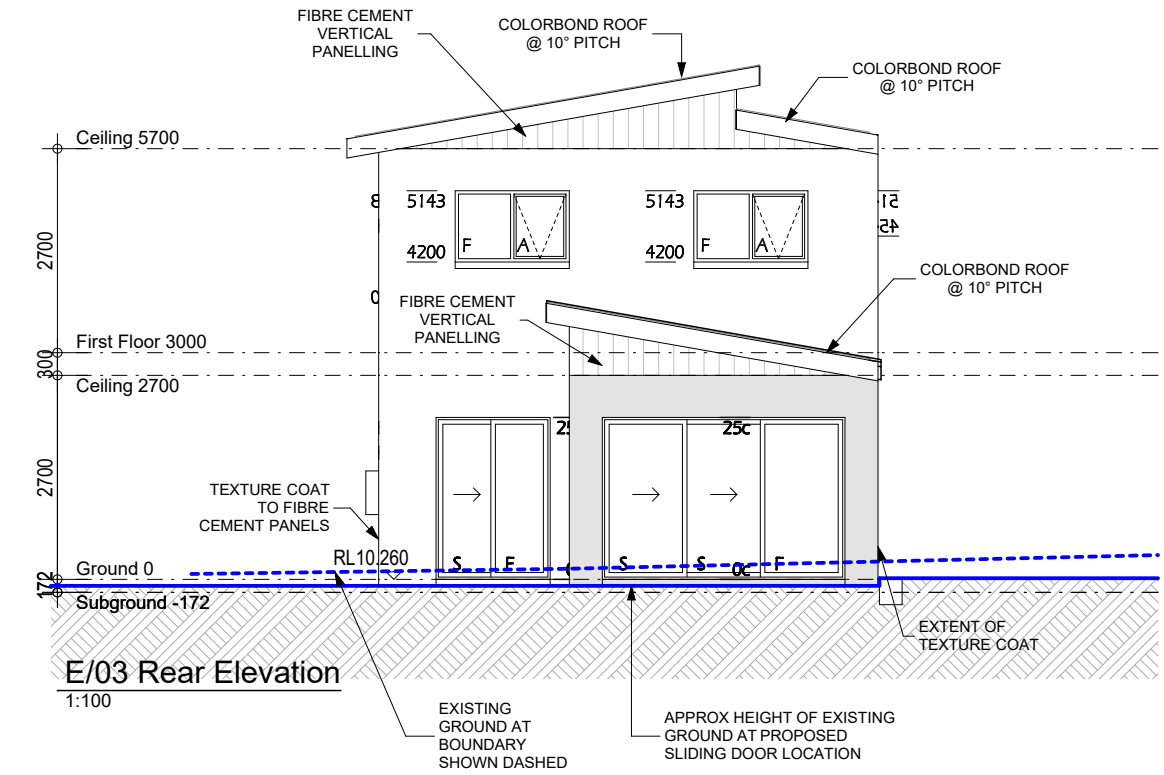
OWNER .....

OWNER .....

BUILDER .....

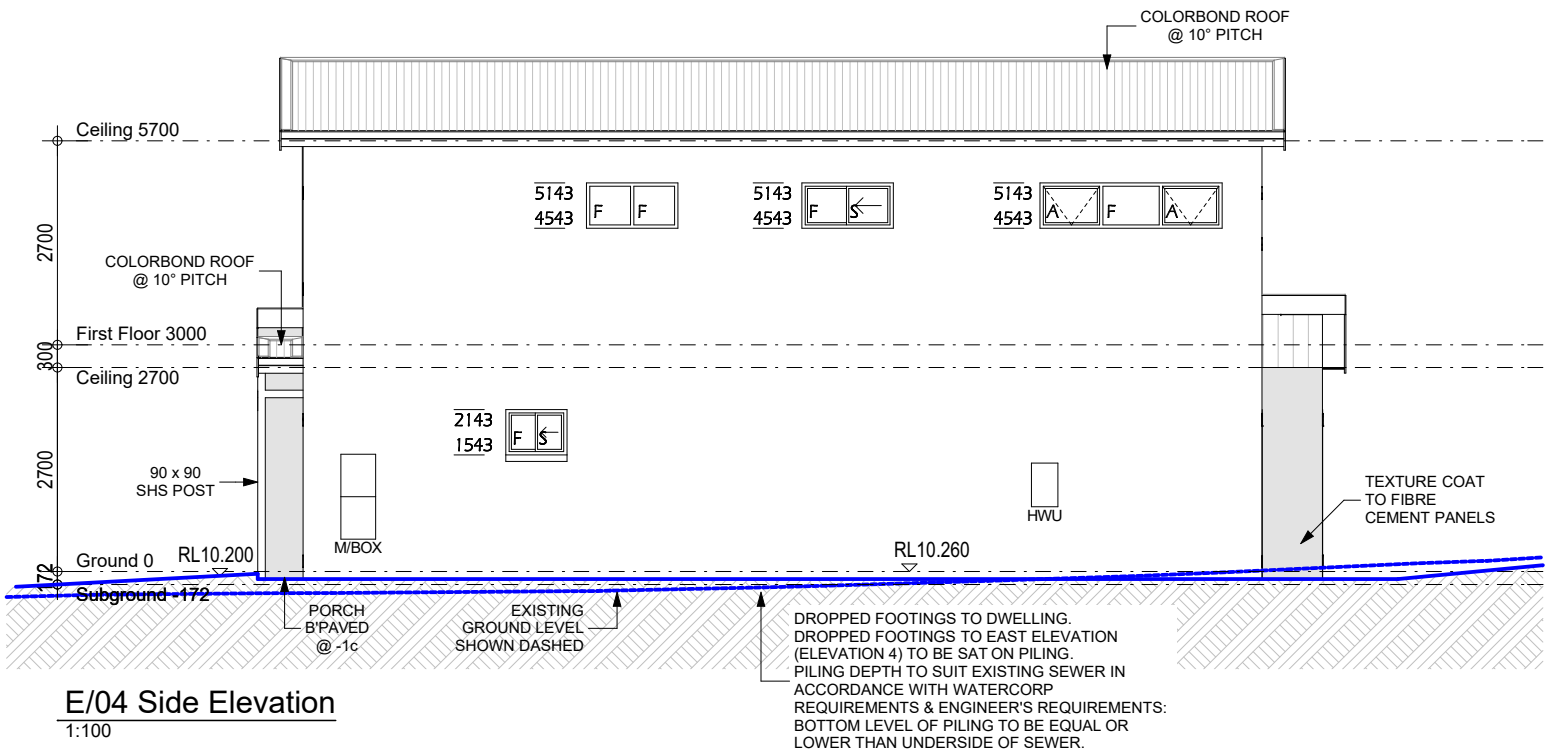
JOB No.: -

SHEET No.: 3 of -



E/03 Rear Elevation

1:100



E/04 Side Elevation

1:100

CLIENT:
-

SITE ADDRESS:
LOT 11 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 11 ELEVATIONS 2

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

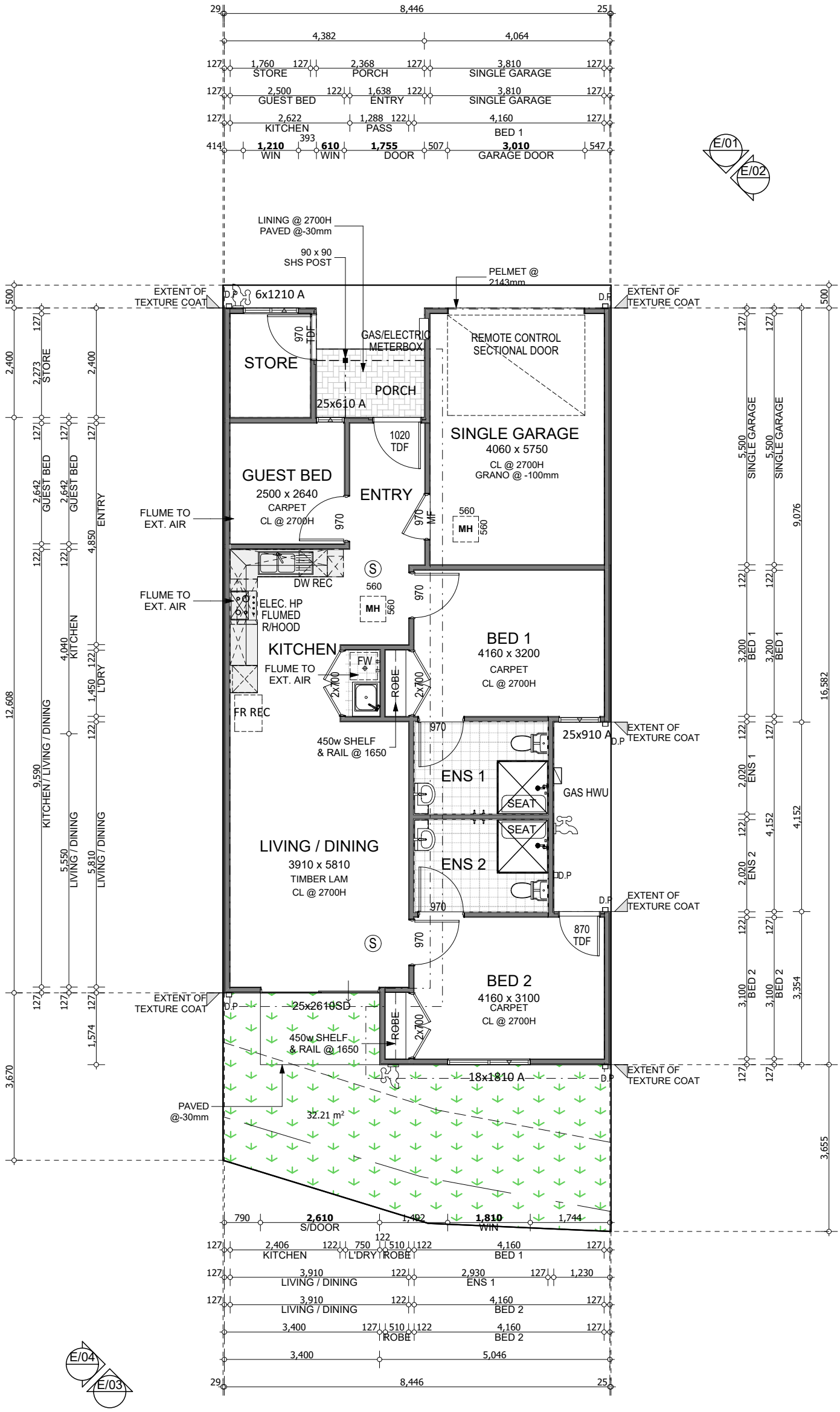
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 4 of -



LOT 12 SITE COVERAGE
SITE AREA:172.01m² + 37.13m² (CP)
TOTAL SITE AREA: 209.14m²
BUILDING AREA:123.91m²
TOTAL SITE COVERAGE:59.24%

AREA CALC	
HOUSE GF	97.45
SINGLE GARAGE	22.46
STORE	4.00
PORCH	3.55
	127.46 m²

Perimeter	
HOUSE GF	60,582

Roof Calc	
Area	Perimeter
127.18	54,192

CLIENT:
-

SITE ADDRESS:
LOT 12 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 12 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

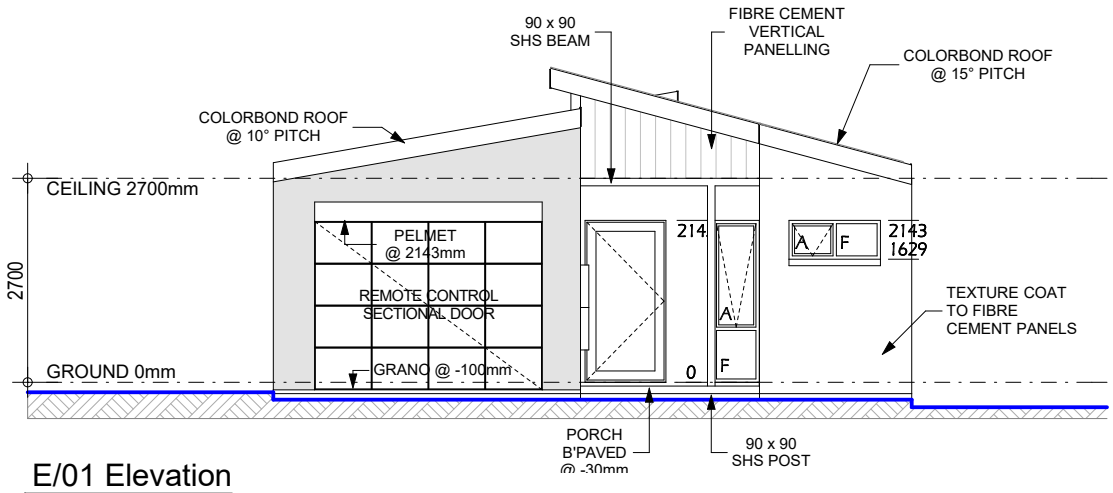
OWNER .....

OWNER .....

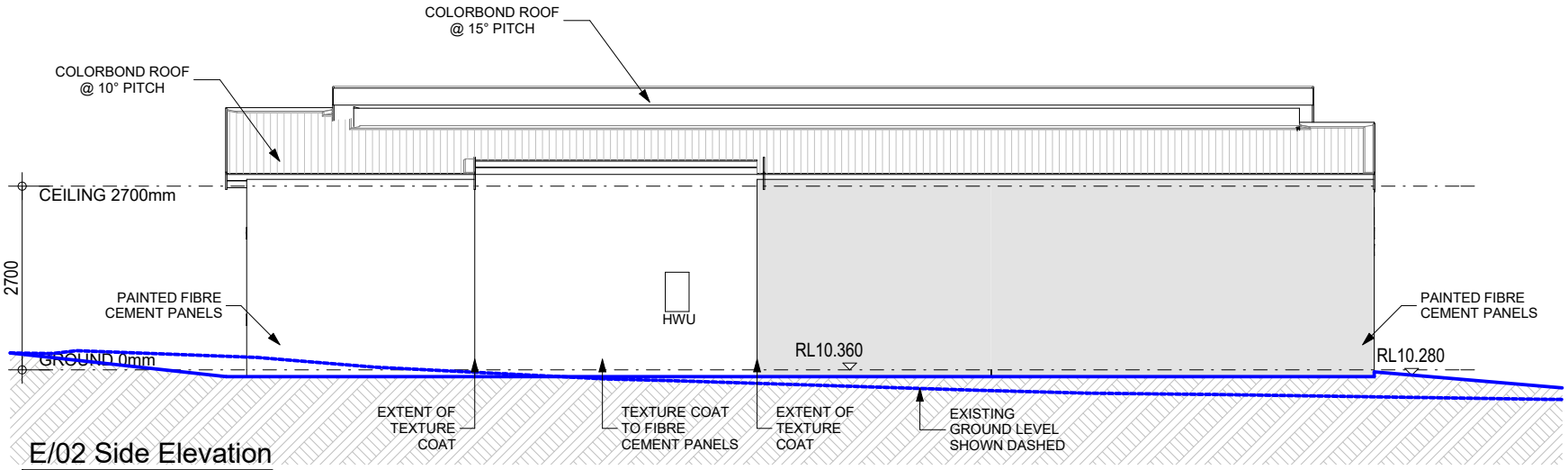
BUILDER .....

JOB No.: -

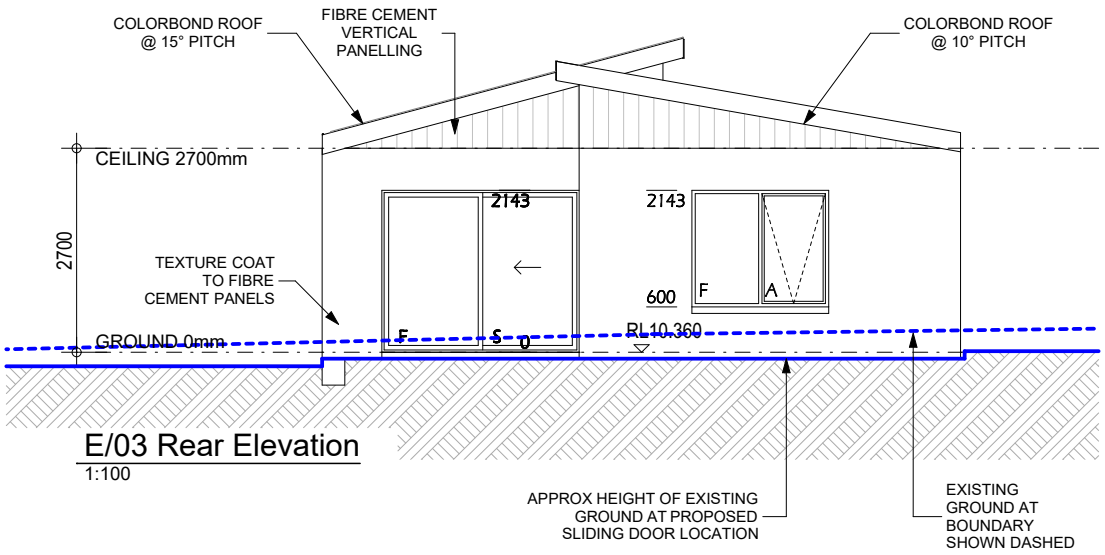
SHEET No.: 1 of -



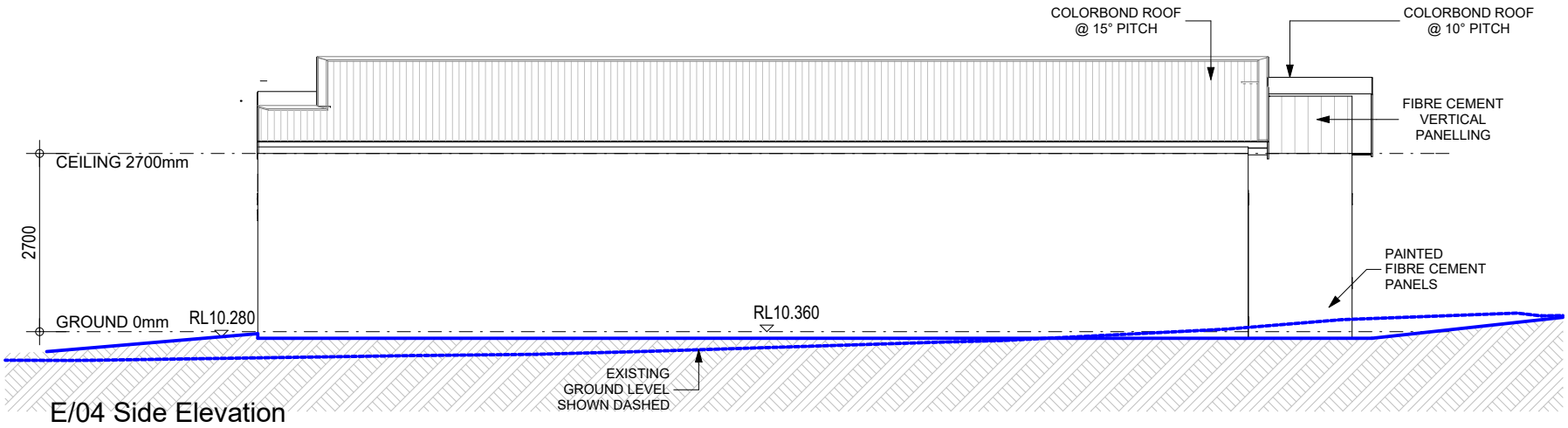
E/01 Elevation
1:100



E/02 Side Elevation
1:100



E/03 Rear Elevation
1:100



E/04 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 12 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 12 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

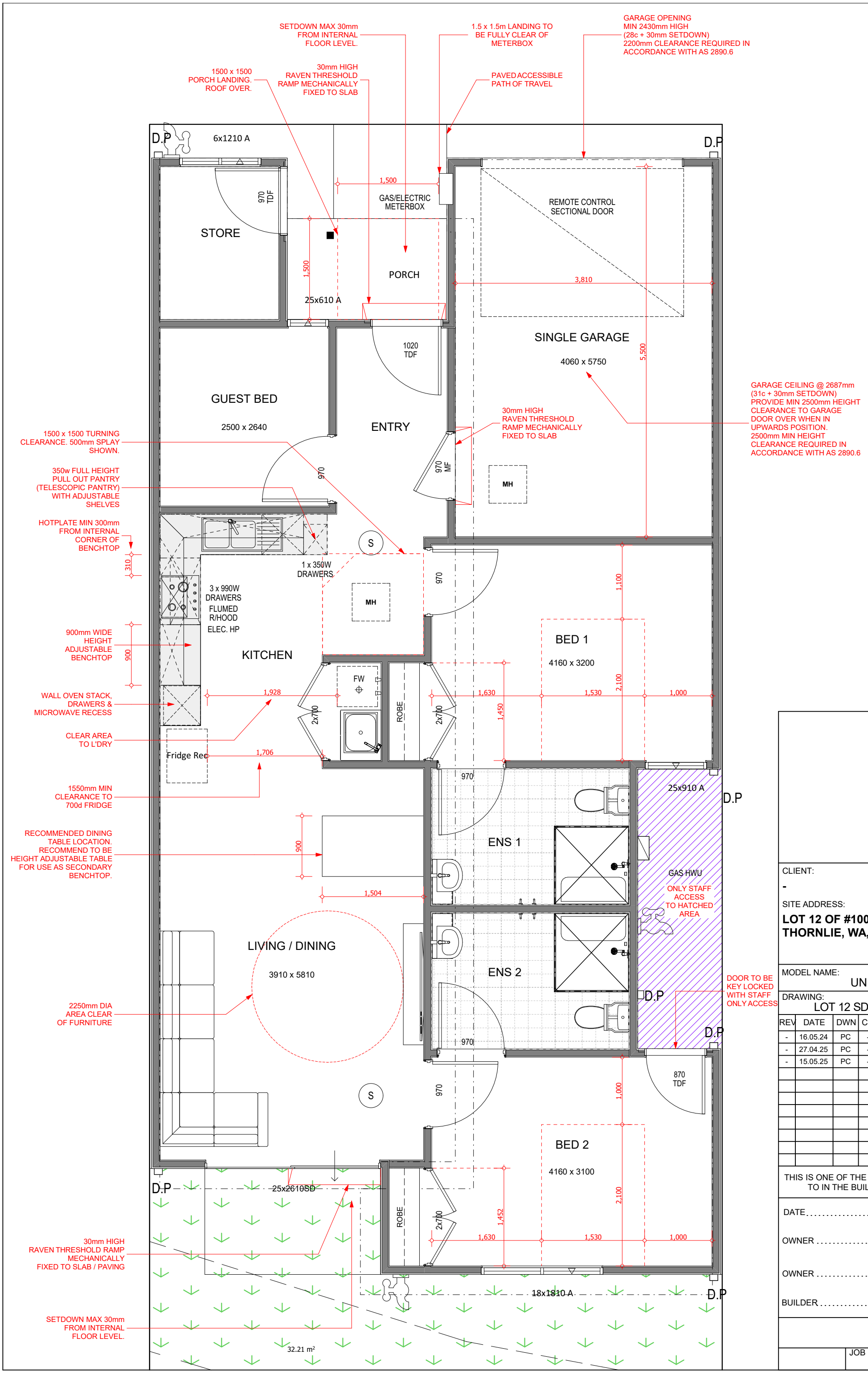
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



CLIENT:
-

SITE ADDRESS:
LOT 12 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME:	SCALE:
UNIQUE	-

DRAWING:
LOT 12 SDA NOTES

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

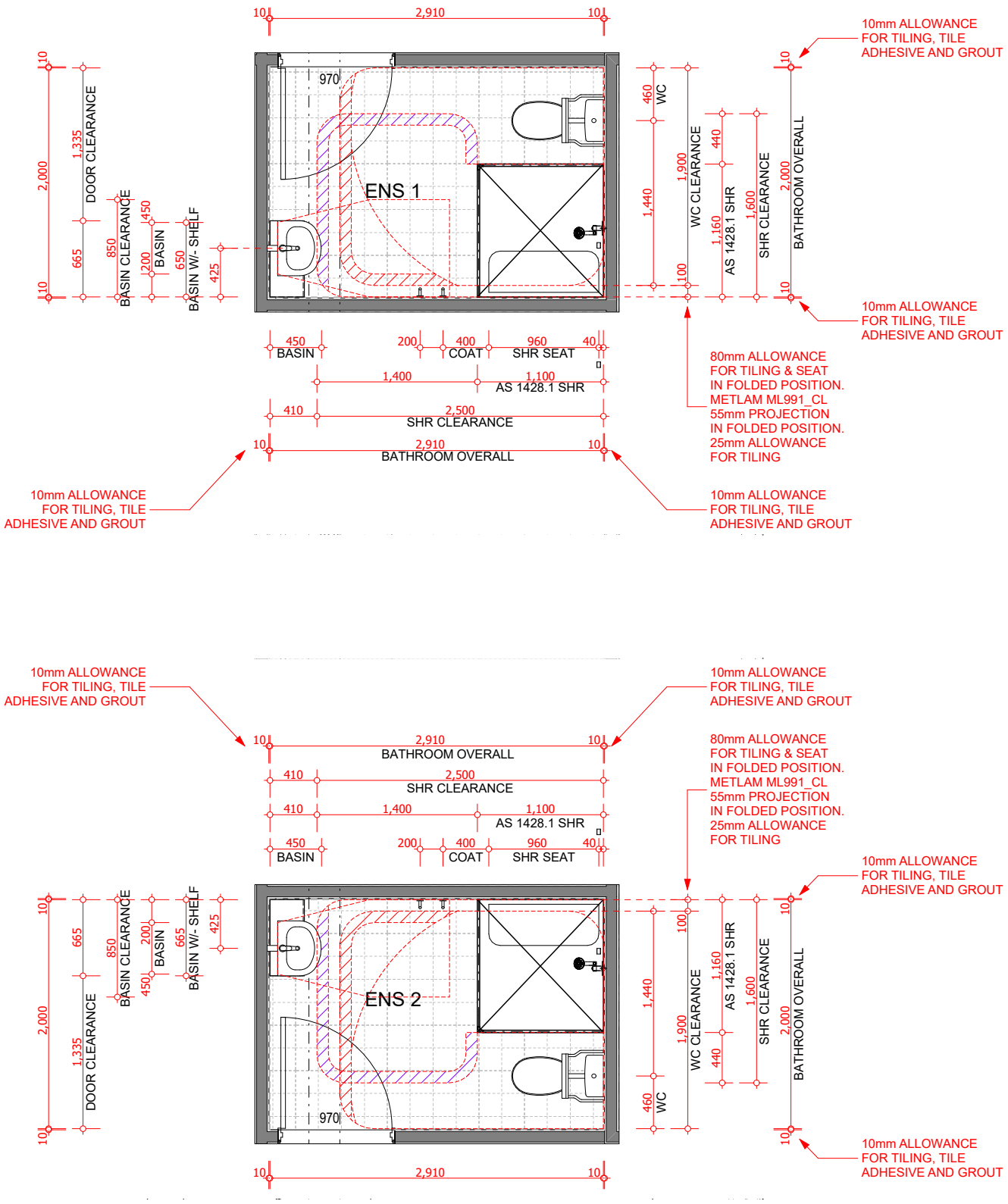
DATE.....

OWNER .....

OWNER .....

BUILDER .....

JOB No.:	SHEET No.:
-	3 of -



CLIENT:

-

SITE ADDRESS:

LOT 12 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

SCALE: -

DRAWING: LOT 12 WET AREA DIMENSIONS

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

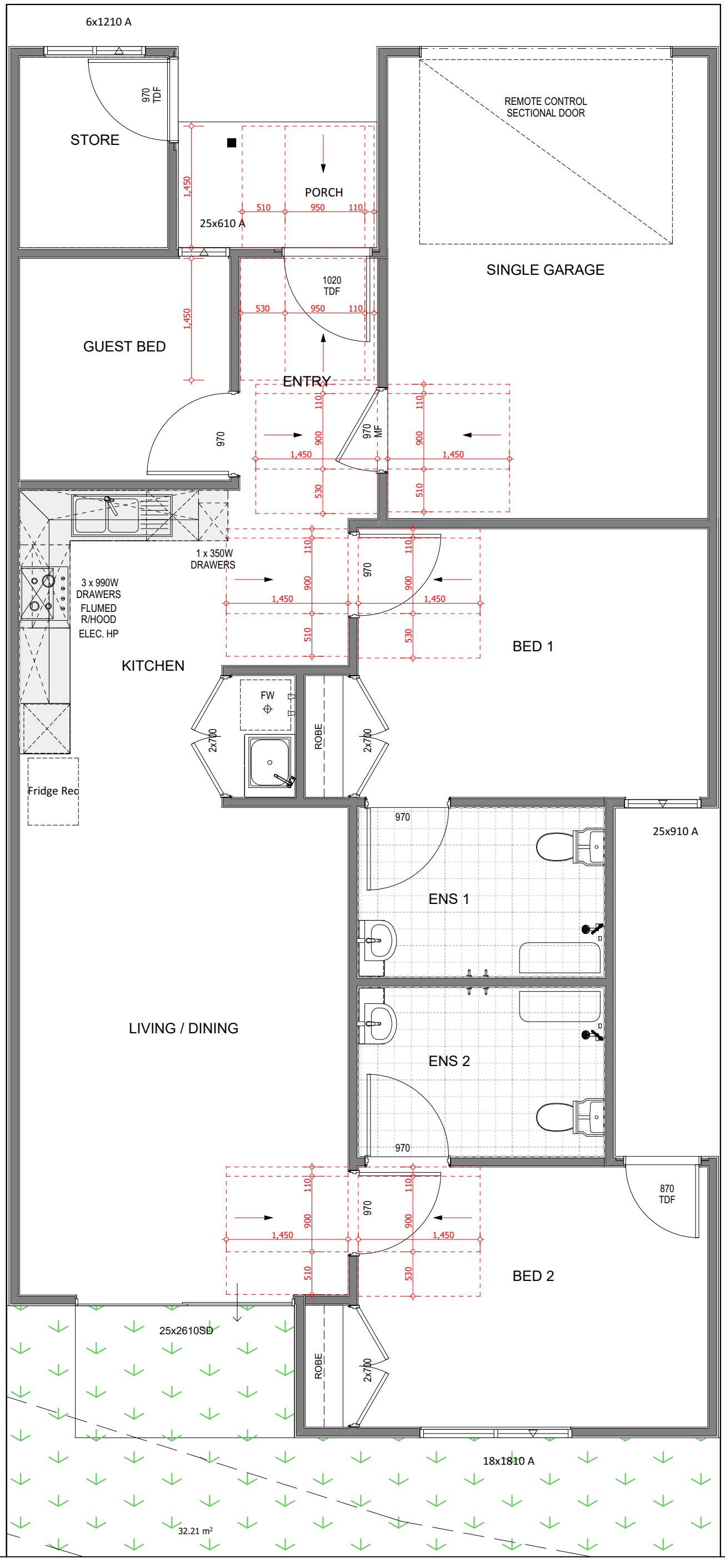
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 4 of -



CLIENT:

-

SITE ADDRESS:

LOT 12 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME:	SCALE:
UNIQUE	-

DRAWING:
LOT 12 DOOR DIMENSIONS 1

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

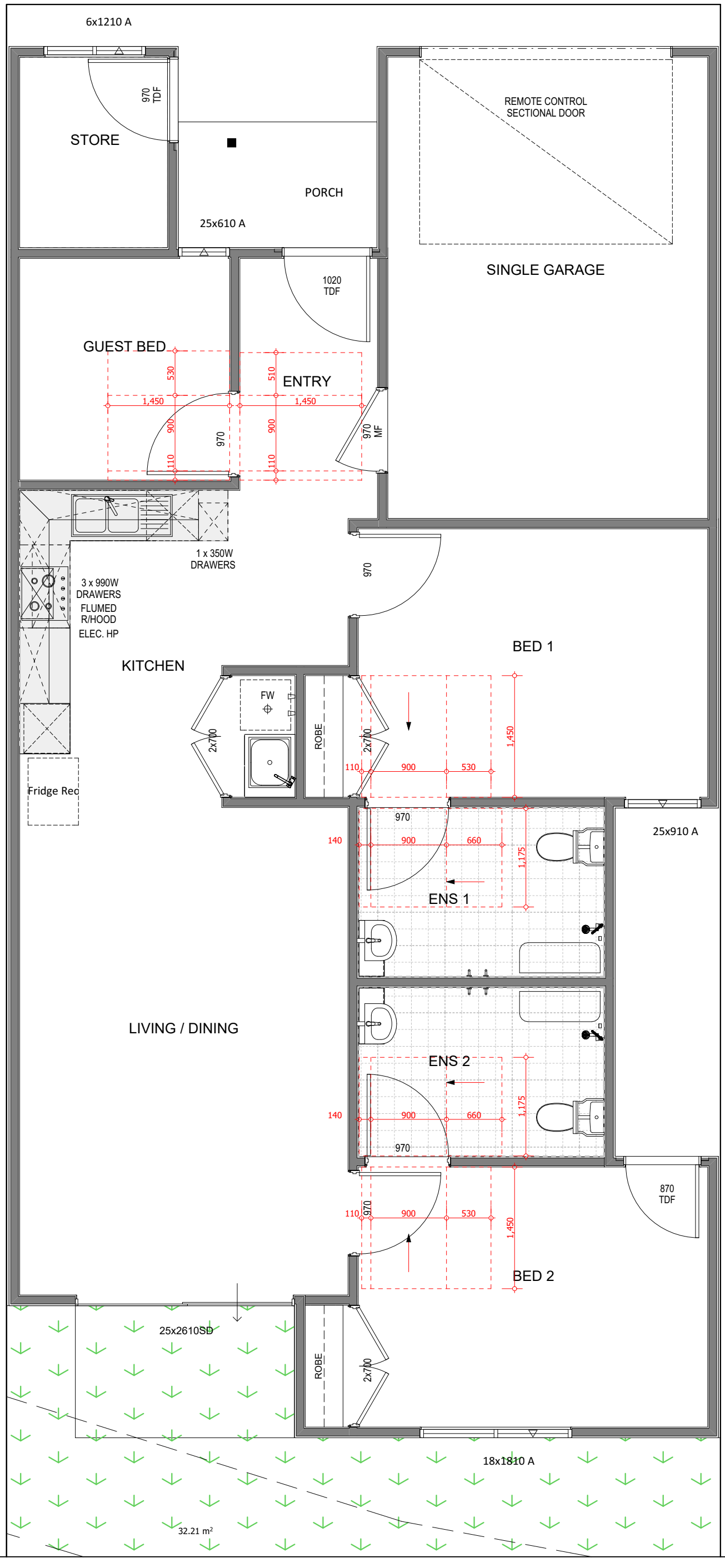
DATE .....

OWNER .....

OWNER .....

BUILDER .....

JOB No.:	SHEET No.:
-	5 of -



CLIENT:

-

SITE ADDRESS:

LOT 12 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME:	SCALE:
UNIQUE	-

DRAWING:
LOT 12 DOOR DIMENSIONS 2

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

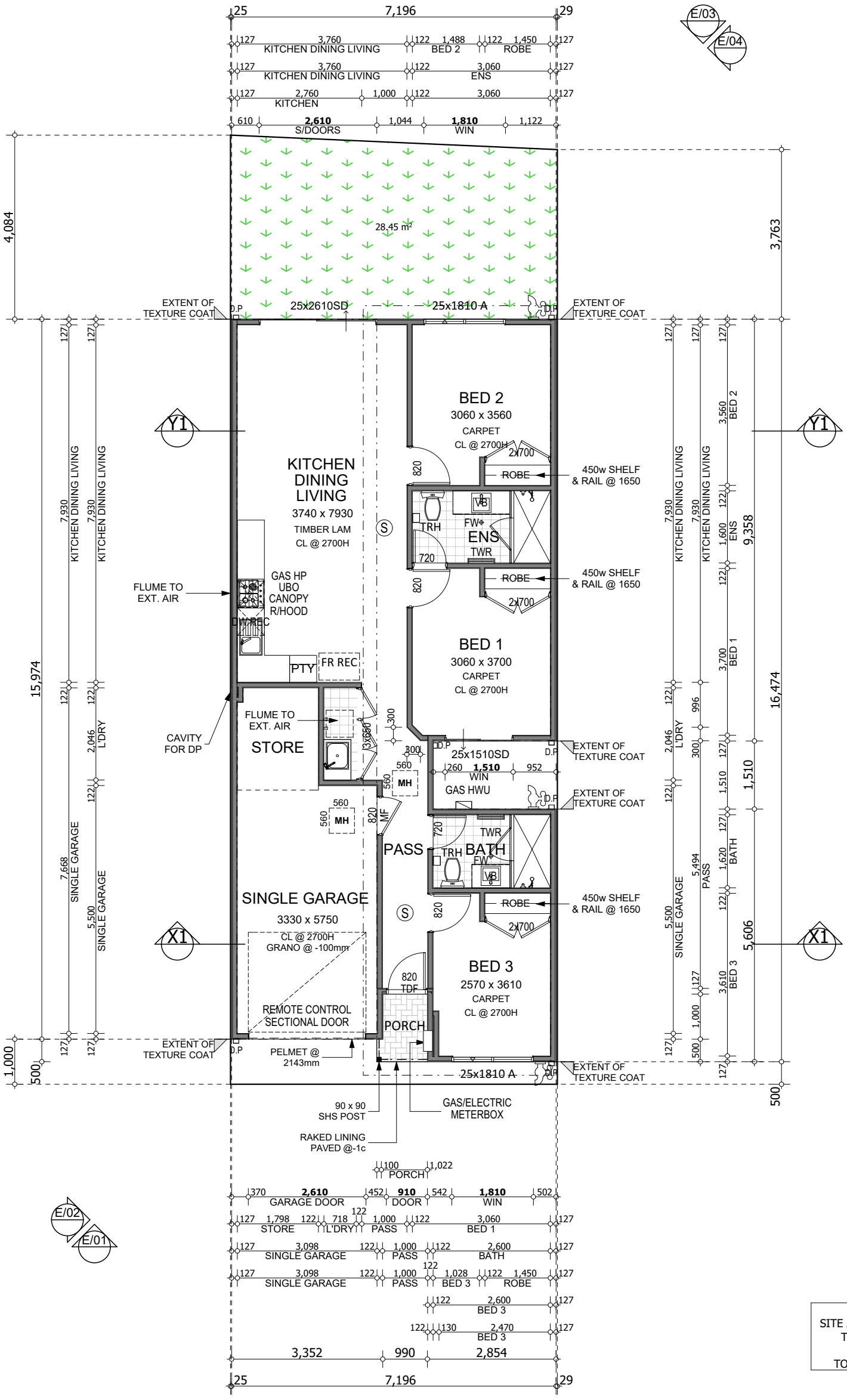
DATE.....

OWNER .....

OWNER .....

BUILDER .....

JOB No.:	SHEET No.:
-	6 of -



LOT 13 SITE COVERAGE
SITE AREA:151.55m² + 37.13m² (CP)
TOTAL SITE AREA: 188.68m²
BUILDING AREA:111.28m²
TOTAL SITE COVERAGE:58.97%

AREA CALC	
HOUSE GF	88.83
SINGLE GARAGE	18.41
STORE	4.04
PORCH	1.55
Total	112.83 m²

Perimeter

HOUSE GF	52,784

Roof Calc

Area	Perimeter
111.68	53,304

CLIENT:
-

SITE ADDRESS:
LOT 13 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 13 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

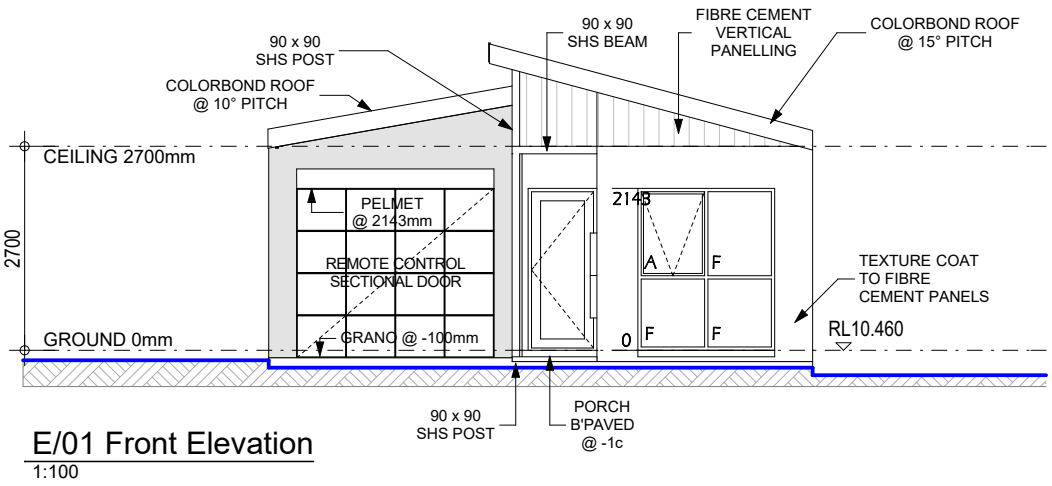
OWNER .....

OWNER .....

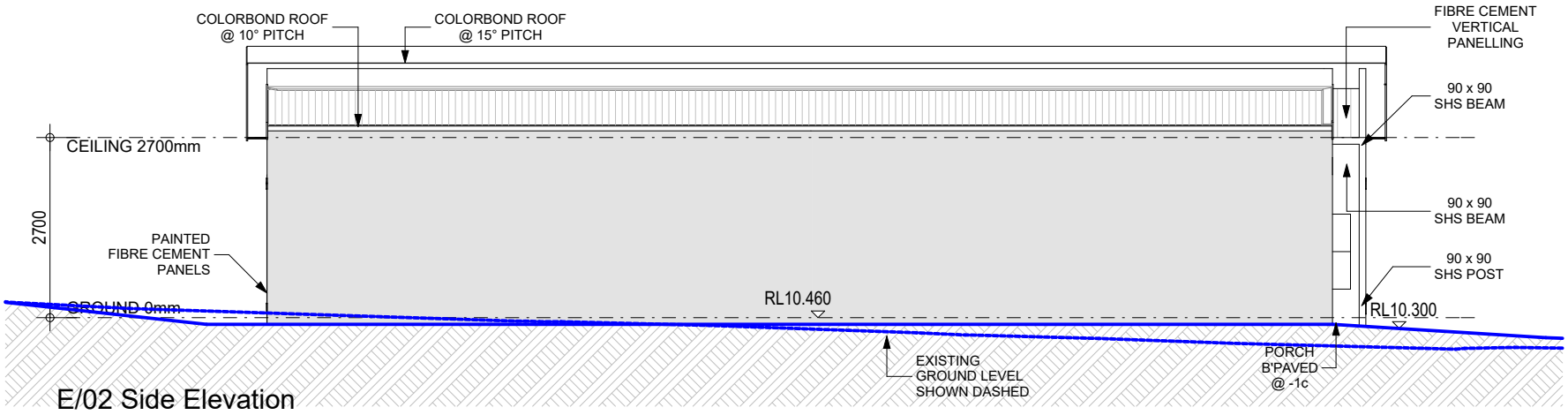
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JOB No.: -

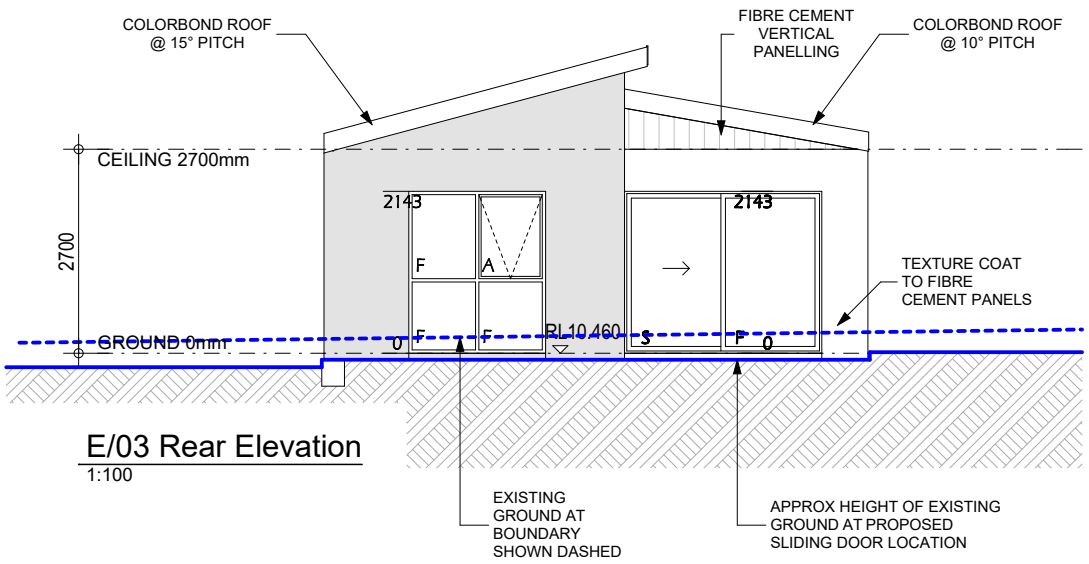
SHEET No.: 1 of -



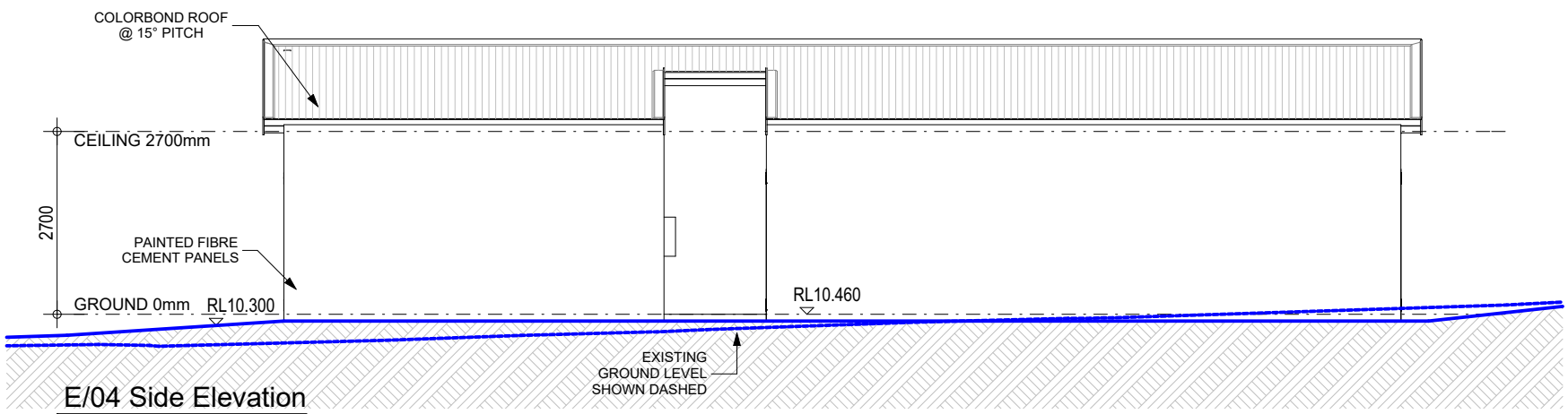
E/01 Front Elevation
1:100



E/02 Side Elevation
1:100



E/03 Rear Elevation
1:100



E/04 Side Elevation
1:100

CLIENT:
-

SITE ADDRESS:
LOT 13 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 13 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

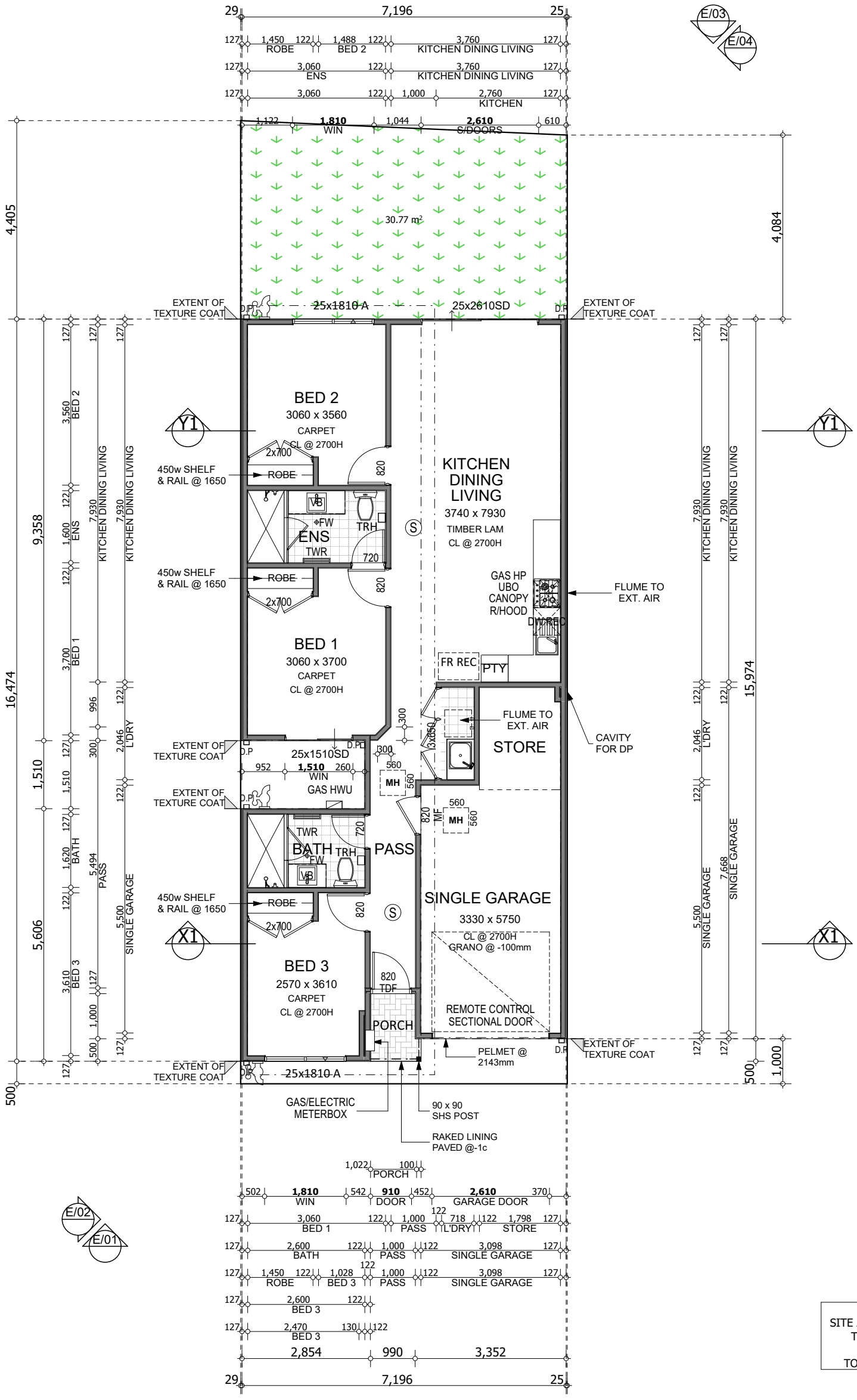
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



LOT 14 SITE COVERAGE
SITE AREA:153.83m² + 37.13m² (CP)
TOTAL SITE AREA: 190.96m²
BUILDING AREA:111.28m²
TOTAL SITE COVERAGE:58.27%

AREA CALC	
HOUSE GF	88.83
SINGLE GARAGE	18.41
STORE	4.04
PORCH	1.55
Total	112.83 m²

Perimeter

HOUSE GF	52,784

Roof Calc

Area	Perimeter
111.68	53,304

CLIENT:
-

SITE ADDRESS:
LOT 14 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 14 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

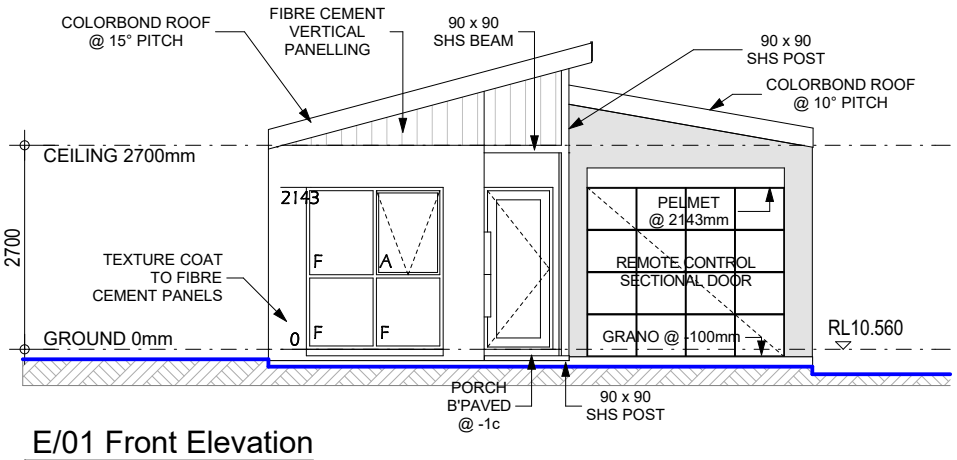
OWNER .....

OWNER .....

BUILDER .....

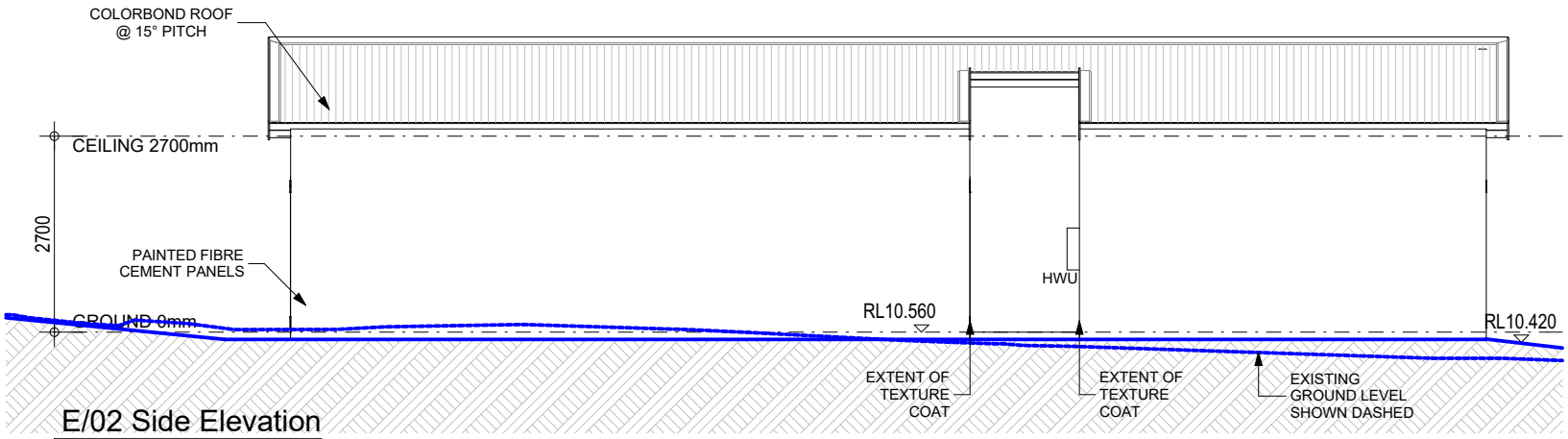
JOB No.: -

SHEET No.: 1 of -



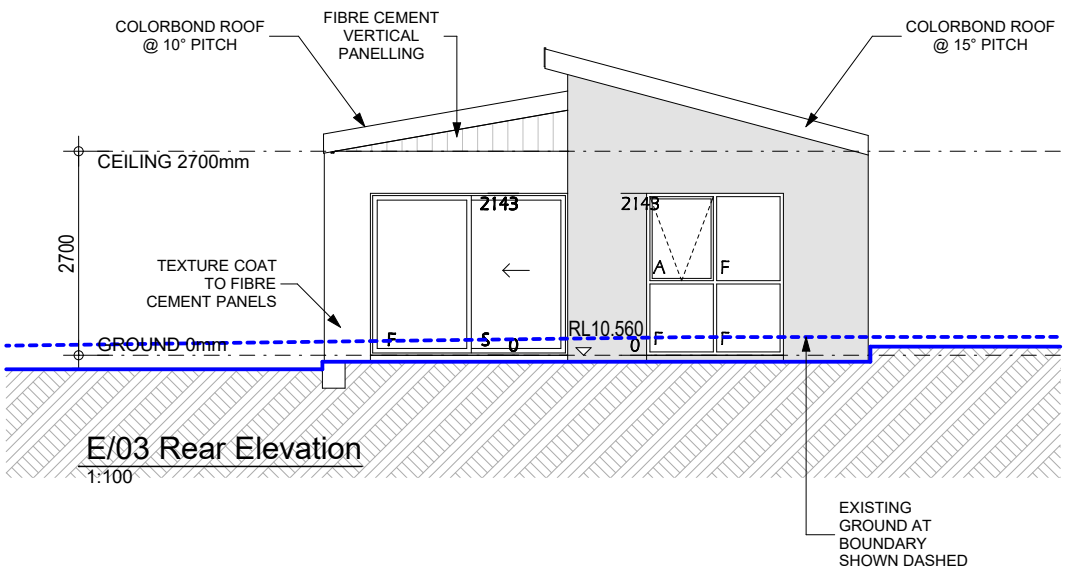
E/01 Front Elevation

1:100



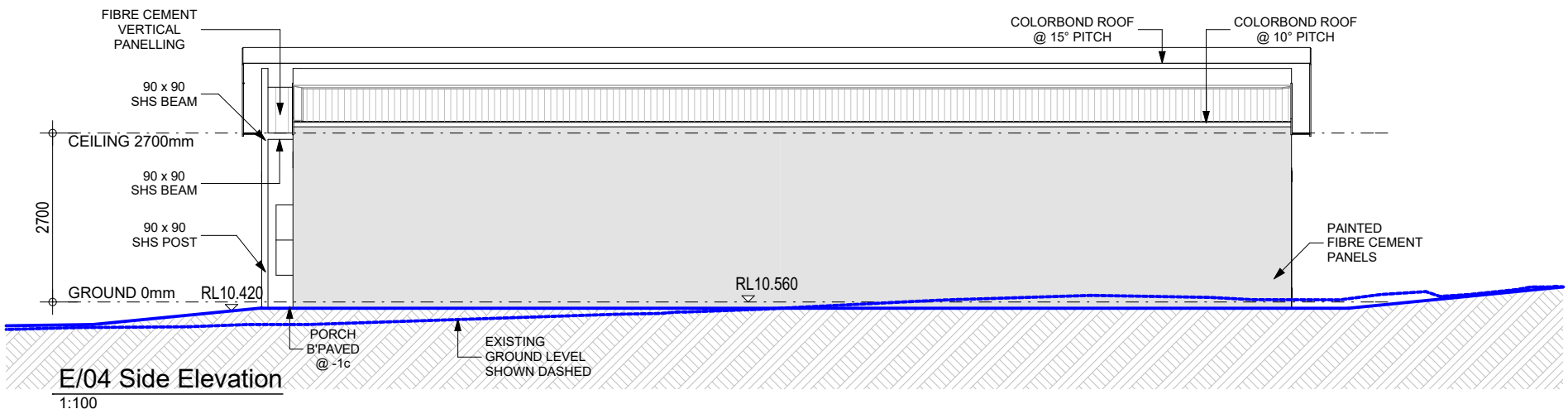
E/02 Side Elevation

1:100



E/03 Rear Elevation

1:100



E/04 Side Elevation

1:100

CLIENT:
-

SITE ADDRESS:
LOT 14 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 14 ELEVATION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

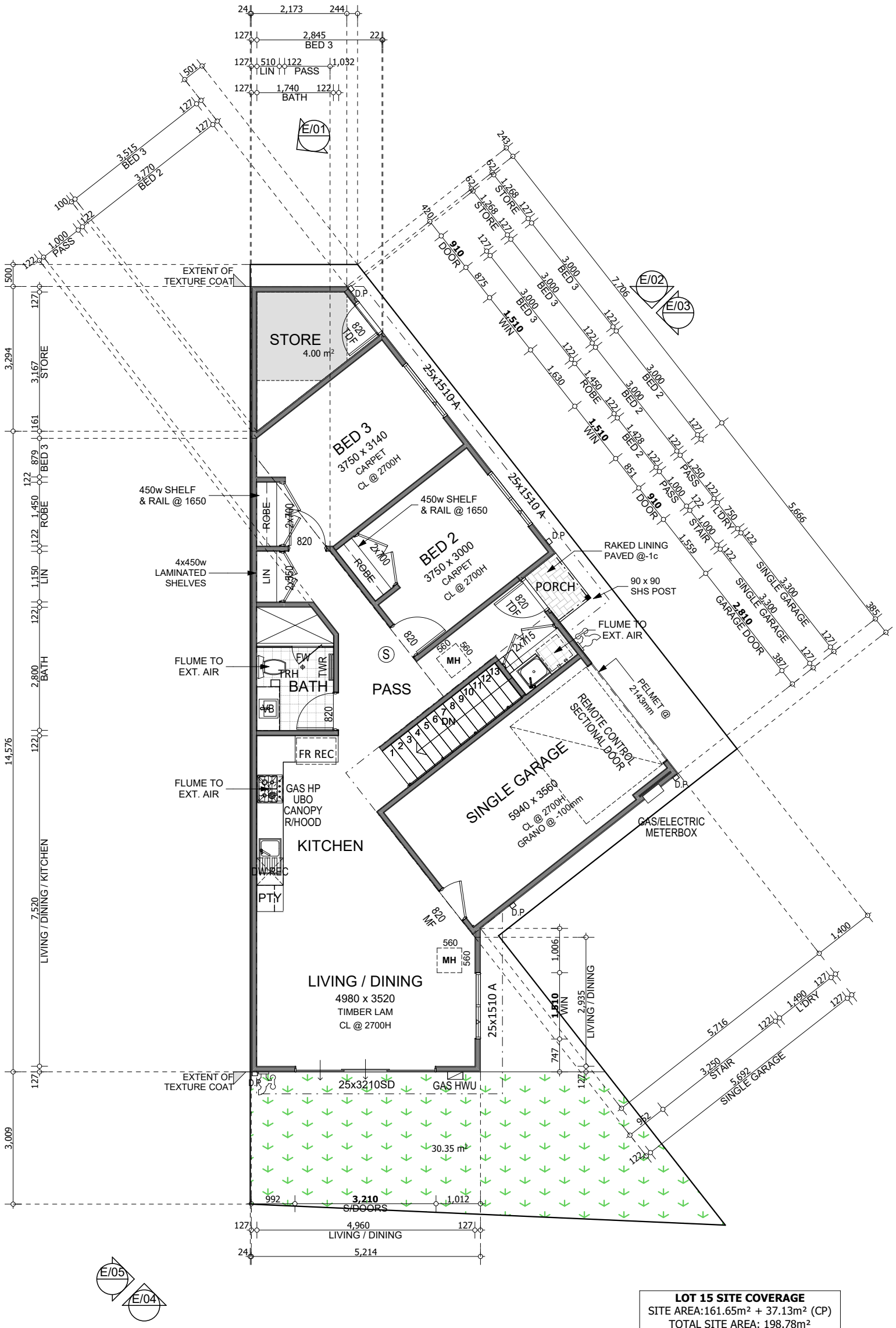
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



LOT 15 SITE COVERAGE
SITE AREA:161.65m² + 37.13m² (CP)
TOTAL SITE AREA: 198.78m²
BUILDING AREA:110.14m²
TOTAL SITE COVERAGE:55.40%

AREA CALC	
HOUSE GF	83.65
HOUSE FF	27.80
SINGLE GARAGE	21.12
STORE	5.37
PORCH	1.28
	139.22 m²

Perimeter

HOUSE FF	21,243
HOUSE GF	58,891

Roof Calc

Area	Perimeter
34.65	23,679
88.88	52,912

CLIENT:
-

SITE ADDRESS:
LOT 15 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 15 GROUND FLOOR

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

OWNER .....

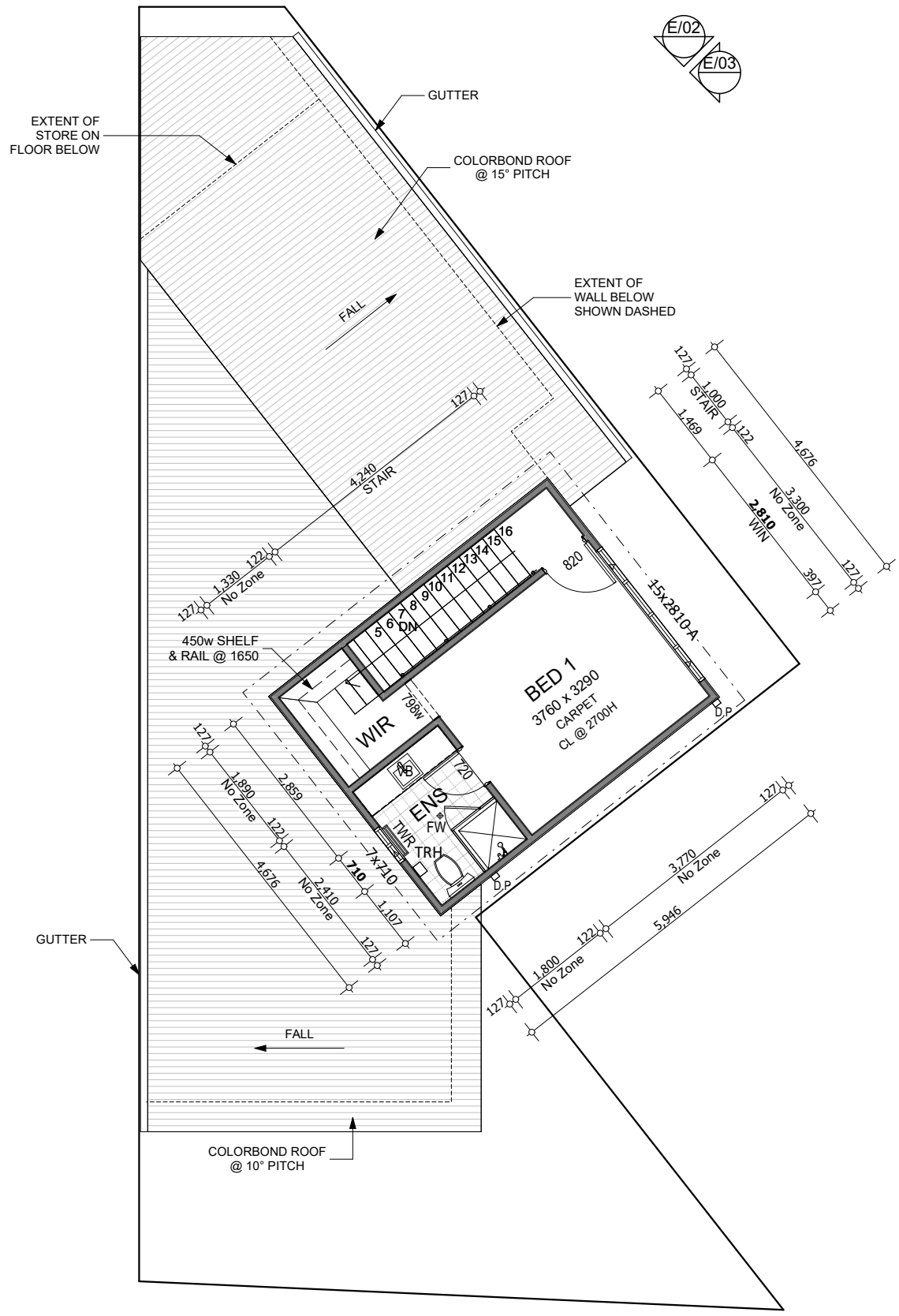
OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -

E/01



E/02

E/03

E/05

E/04

LOT 15 SITE COVERAGE
SITE AREA:161.65m² + 37.13m² (CP)
TOTAL SITE AREA: 198.78m²
BUILDING AREA:110.14m²
TOTAL SITE COVERAGE:55.40%

AREA CALC	
HOUSE GF	83.65
HOUSE FF	27.80
SINGLE GARAGE	21.12
STORE	5.37
PORCH	1.28
	139.22 m²

Perimeter	
HOUSE FF	21,243
HOUSE GF	58,891

Roof Calc	
Area	Perimeter
34.65	23,679
88.88	52,912

CLIENT:
-

SITE ADDRESS:
LOT 15 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 15 FIRST FLOOR

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

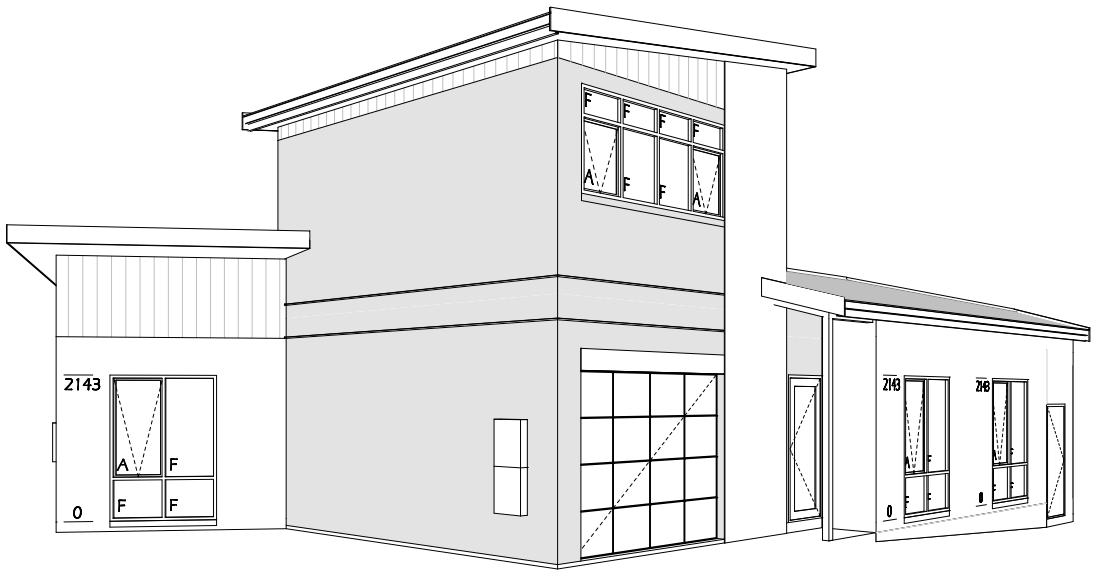
OWNER .....

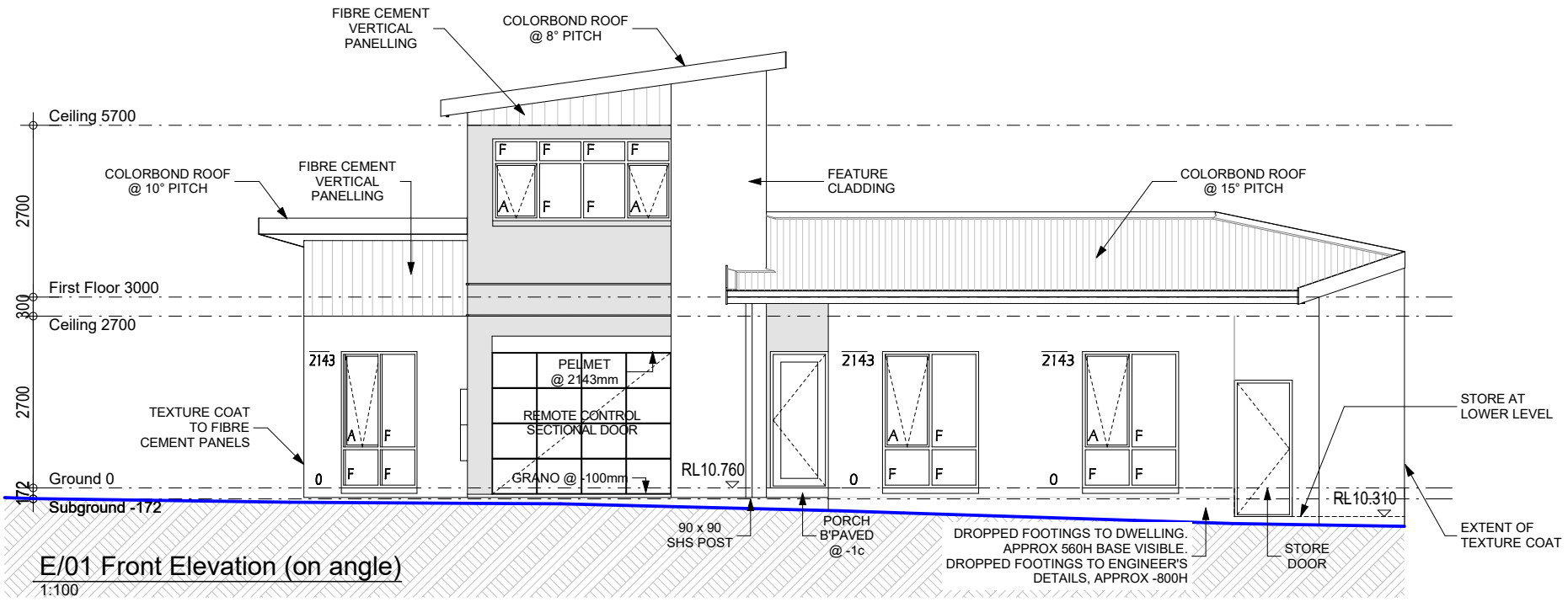
OWNER .....

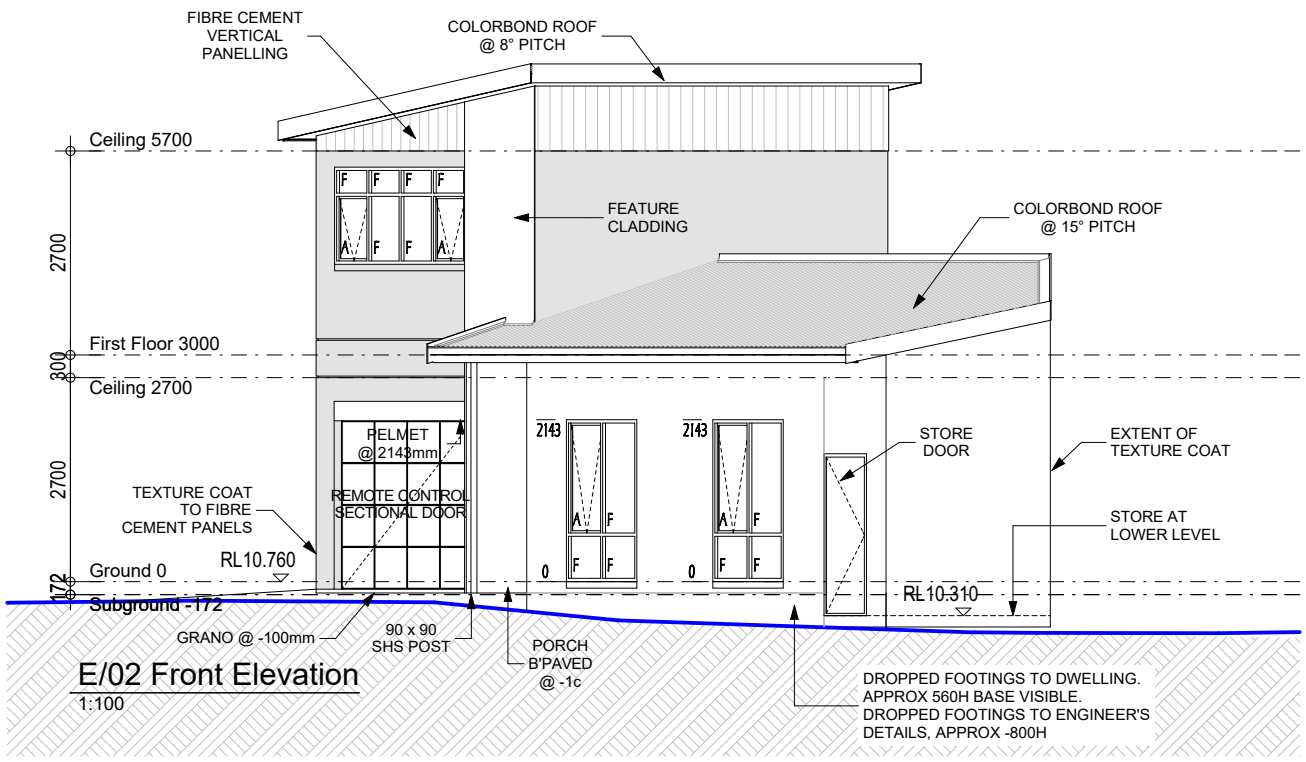
BUILDER .....

JOB No.: -

SHEET No.: 2 of -







CLIENT:
-

SITE ADDRESS:
LOT 15 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 15 ELEVATIONS 1

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS
-	27.04.25	PC	--	FLOOR PLANS
-	15.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

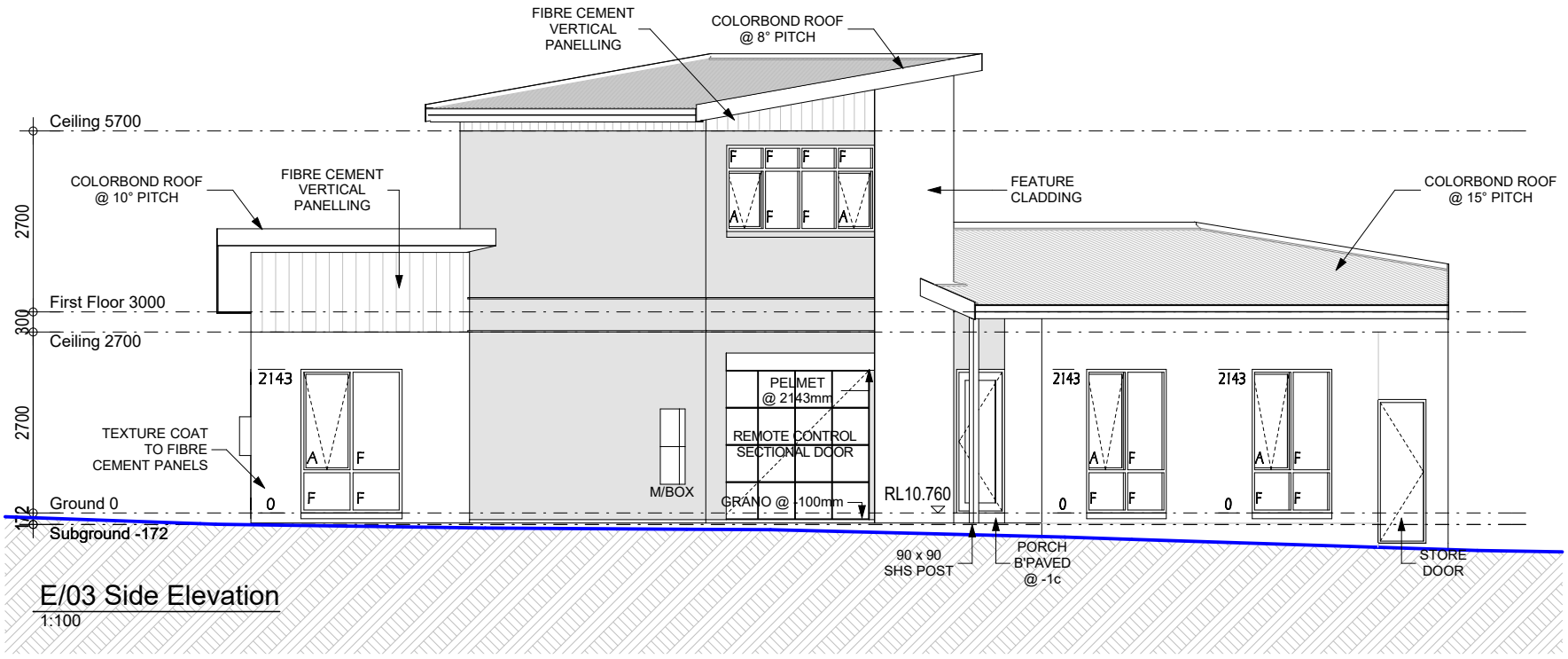
OWNER .....

OWNER .....

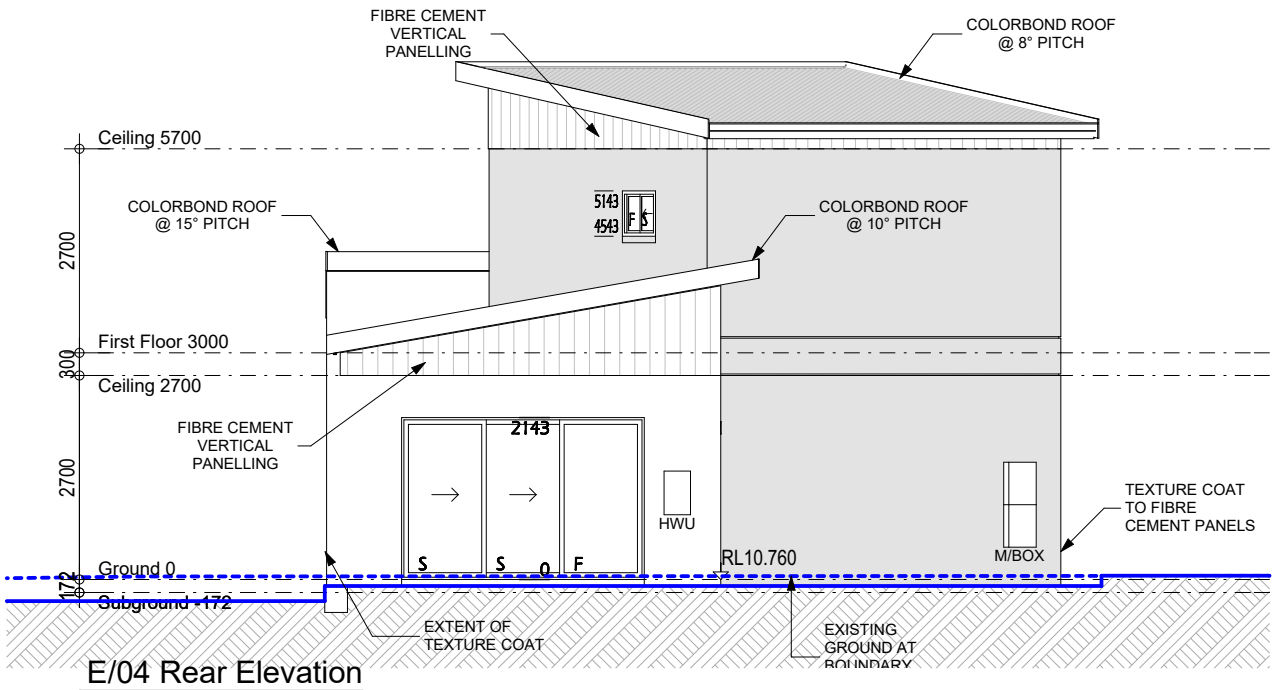
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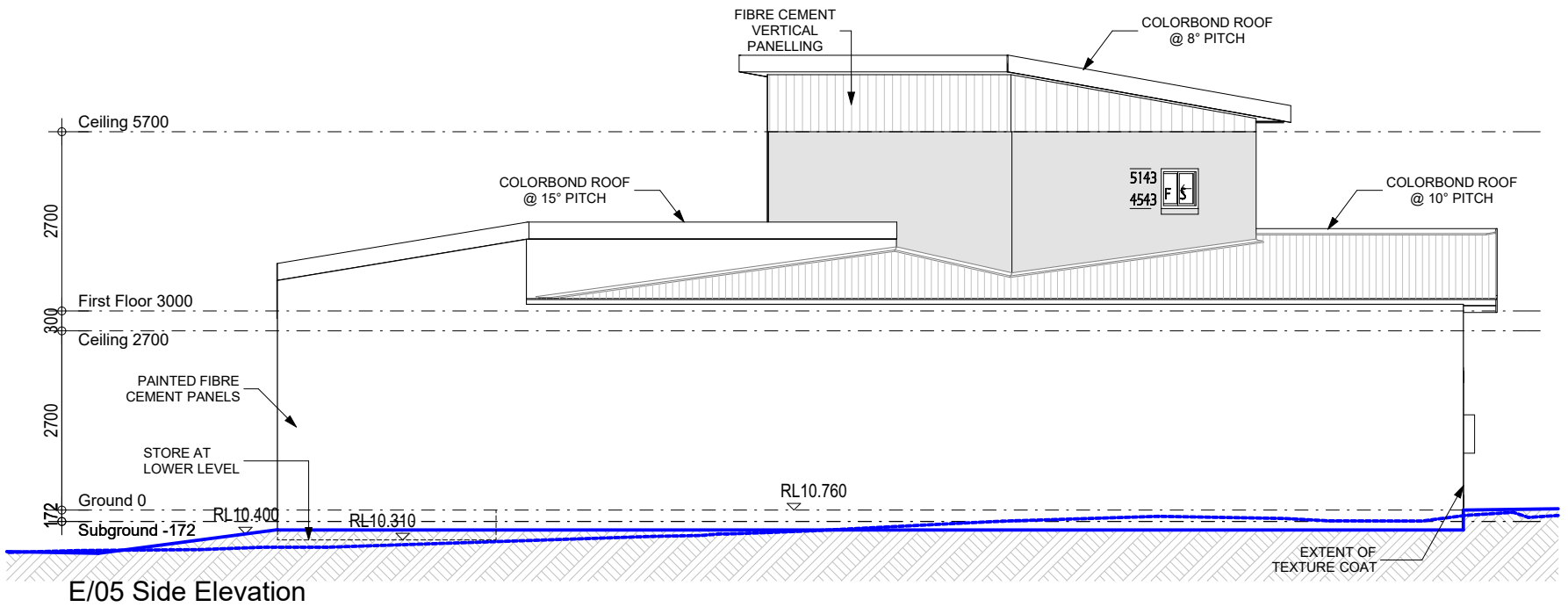
SHEET No.: 3 of -



E/03 Side Elevation
1:100



E/04 Rear Elevation
1:100



E/05 Side Elevation
1:100

CLIENT: -	REV	DATE	DWN	CHK	DESCRIPTION
SITE ADDRESS: **LOT 15 OF #100 SPRING ROAD, THORNLIE, WA, 6108**	-	16.05.24	PC	--	FLOOR PLANS
	-	27.04.25	PC	--	FLOOR PLANS
	-	15.05.25	PC	--	FLOOR PLANS
	-	27.05.25	PC	--	FLOOR PLANS
MODEL NAME: UNIQUE					
DRAWING: LOT 15 ELEVATIONS 2 / SCALE:					

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

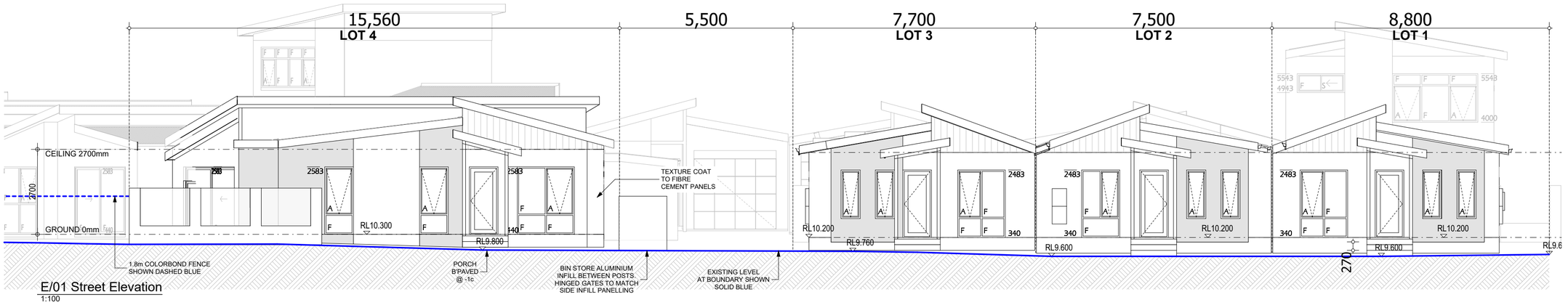
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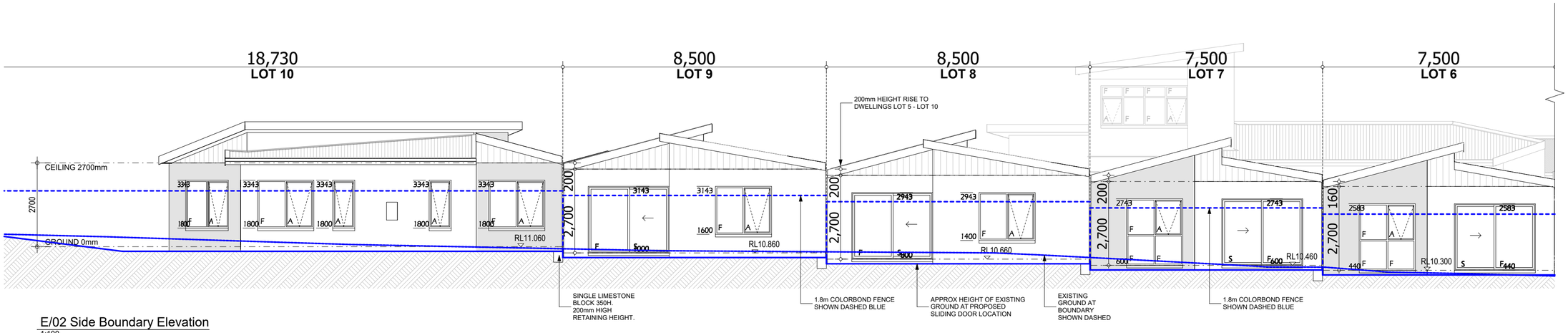
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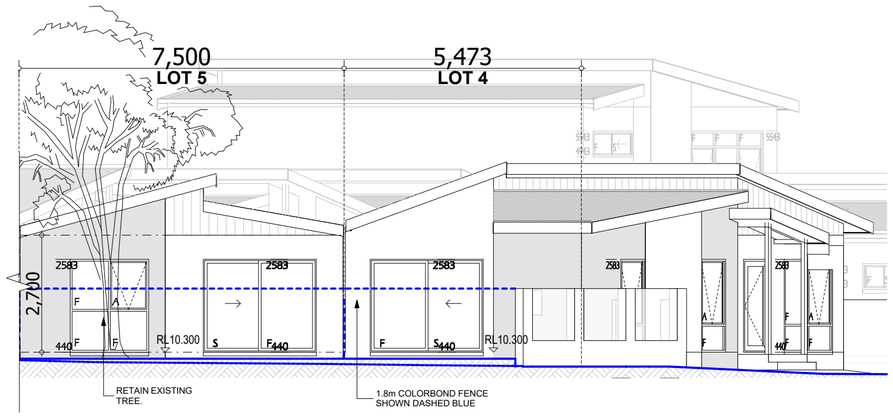
SHEET No.: 4 of -



E/01 Street Elevation
1:100



E/02 Side Boundary Elevation
1:100



CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: BOUNDARY ELEVATIONS 1

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

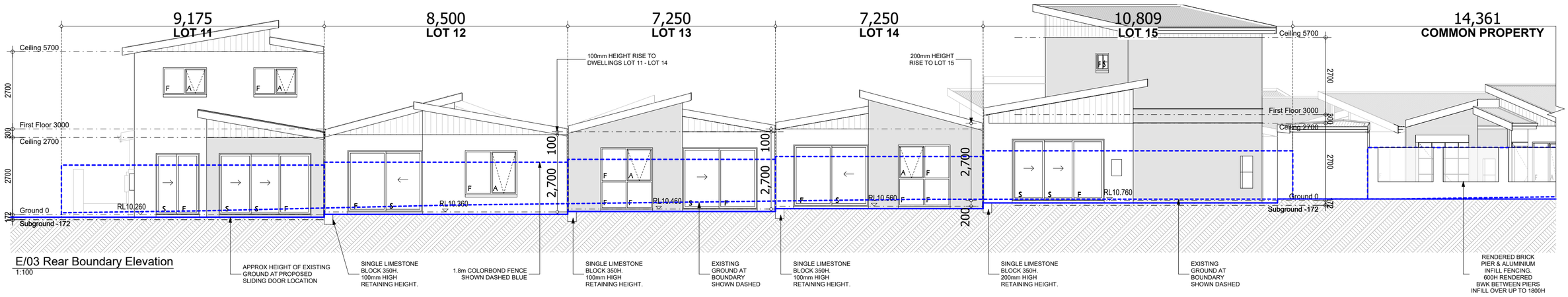
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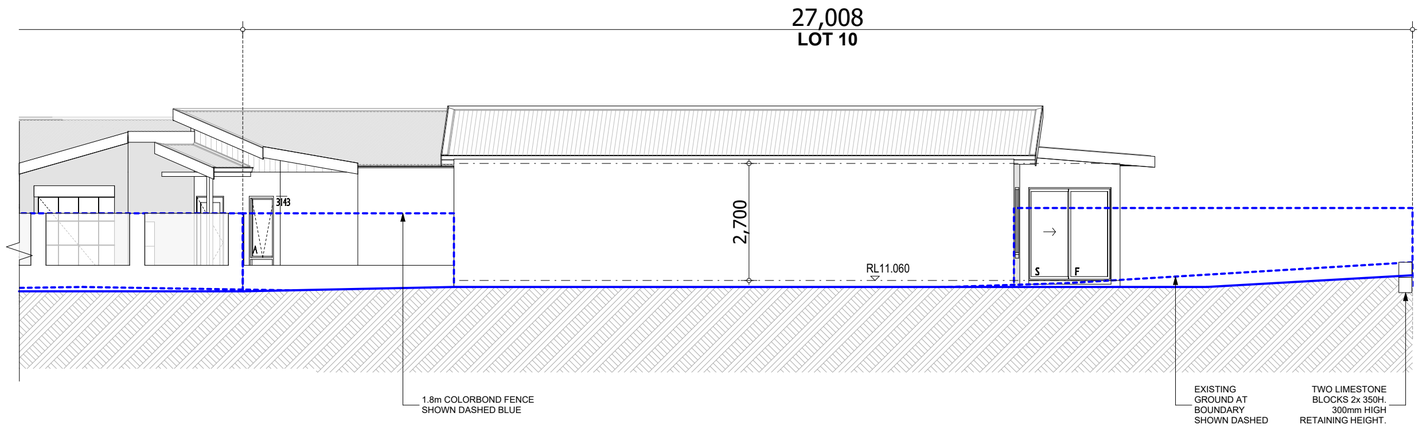
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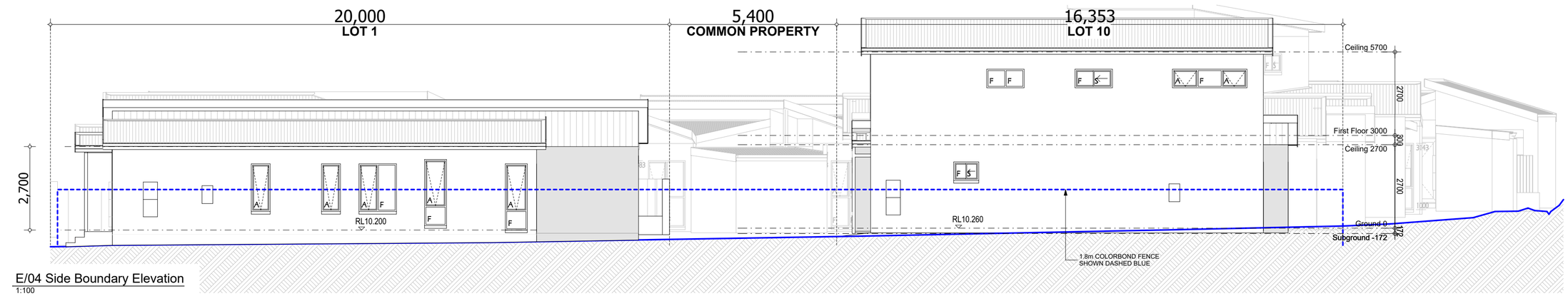
JOB No.: -

SHEET No.: 11 of -



E/03 Rear Boundary Elevation
1:100





E/04 Side Boundary Elevation
1:100

CLIENT: -	REV	DATE	DWN	CHK	DESCRIPTION
SITE ADDRESS: **#100 SPRING ROAD, THORNLIE, WA, 6108**	-	16.09.24	PC	--	FLOOR PLANS
	-	25.05.25	PC	--	FLOOR PLANS
	-	27.05.25	PC	--	FLOOR PLANS
MODEL NAME: UNIQUE					
DRAWING: BOUNDARY ELEVATIONS 2	SCALE:				

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

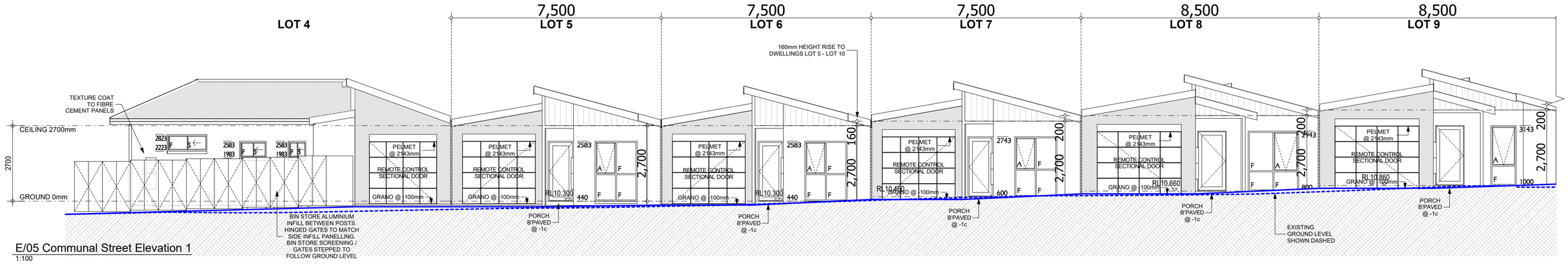
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OWNER .....

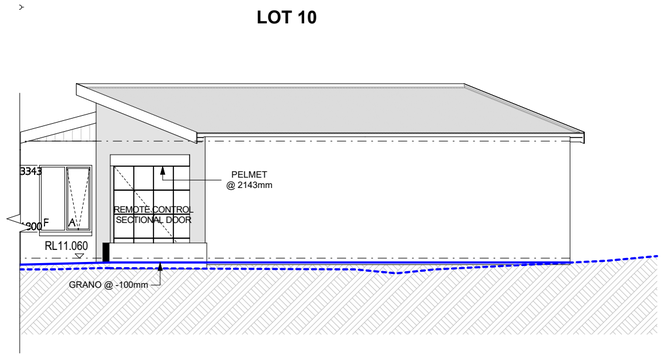
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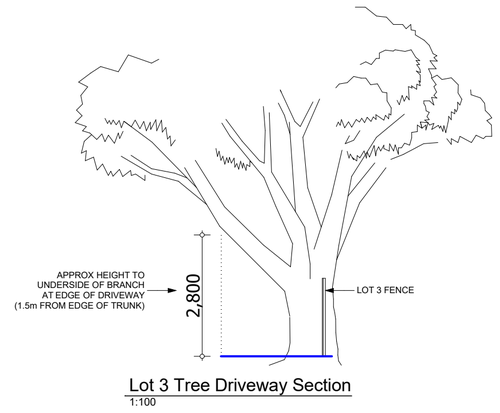
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SHEET No.: 12 of -

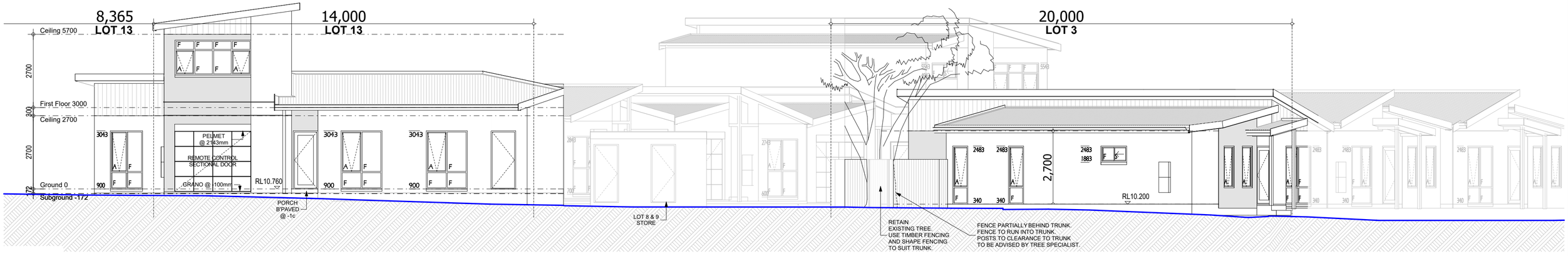


E/05 Communal Street Elevation 1
1:100





Lot 3 Tree Driveway Section
1:100



E/06 Communal Street Elevation 2
1:100

CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: COMMUNAL STREET ELEVATIONS 1

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

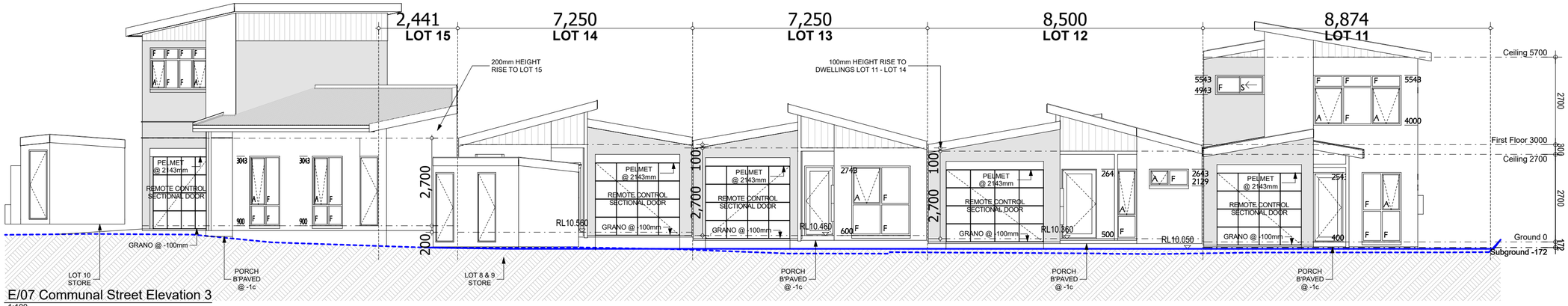
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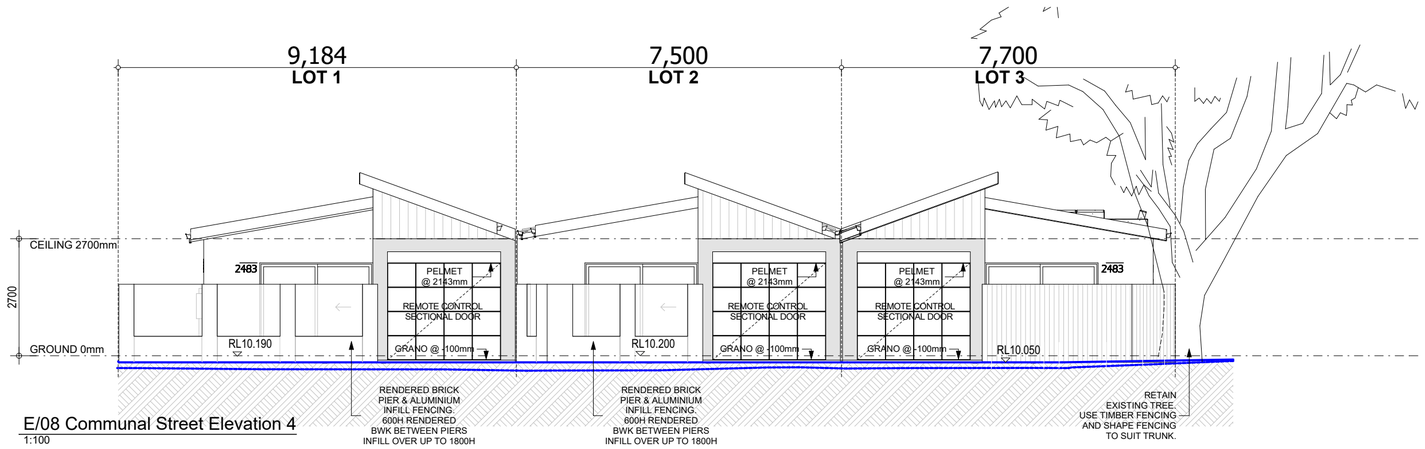
BUILDER .....

JOB No.: -

SHEET No.: 13 of -



E/07 Communal Street Elevation 3
1:100



E/08 Communal Street Elevation 4
1:100

CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: COMMUNAL STREET ELEVATIONS 2

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

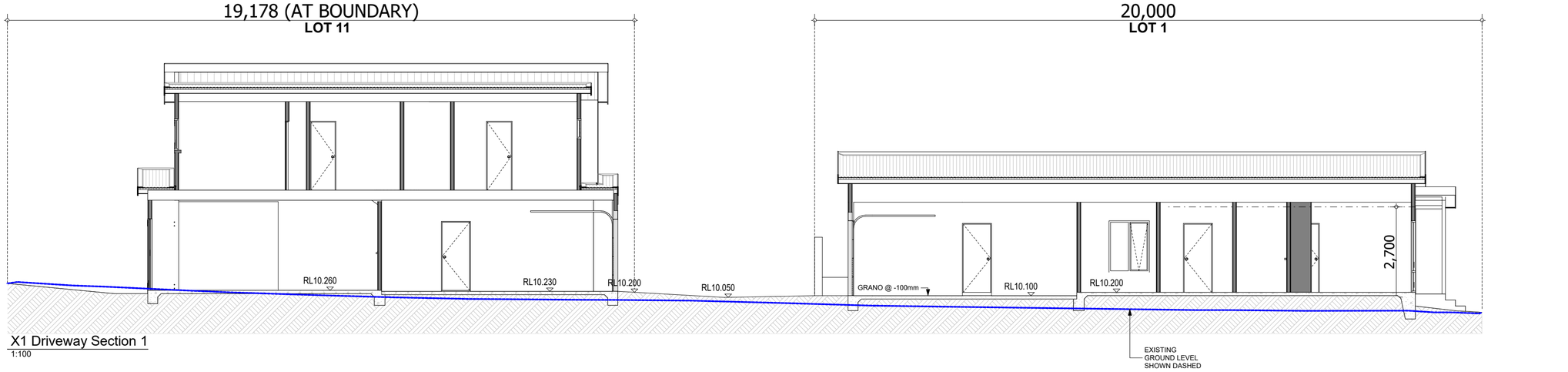
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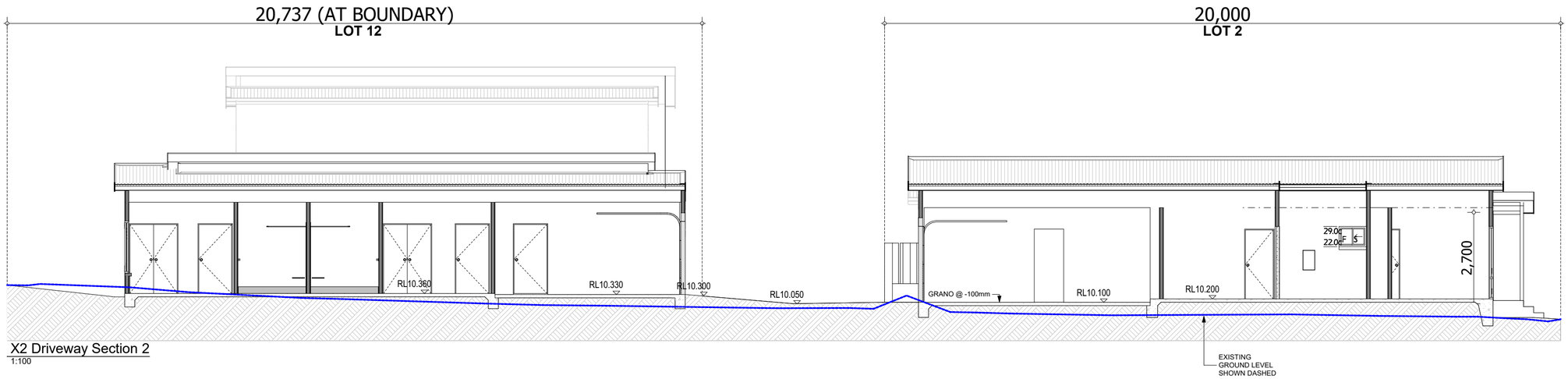
BUILDER .....

JOB No.: -

SHEET No.: 14 of -



X1 Driveway Section 1
1:100



X2 Driveway Section 2
1:100

CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD,
THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: COMMUNAL STREET SECTION

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

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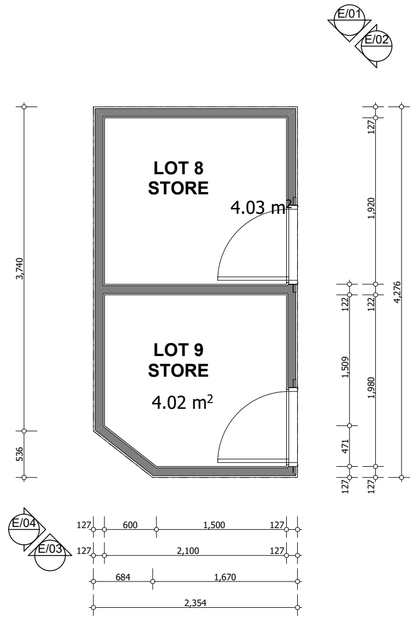
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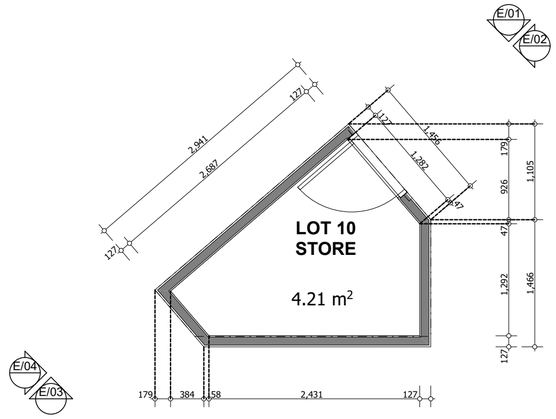
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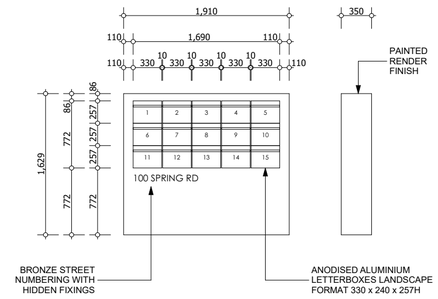
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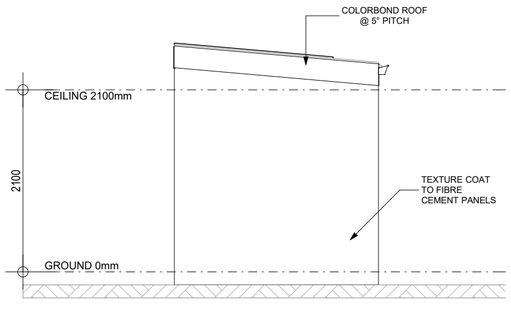
Lot 8 & 9 Store Layout
1:50



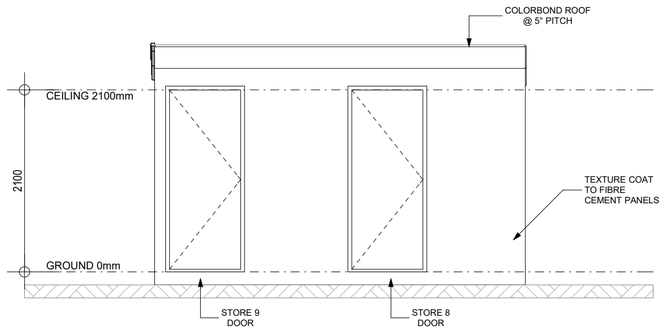
Lot 10 Store Layout
1:50



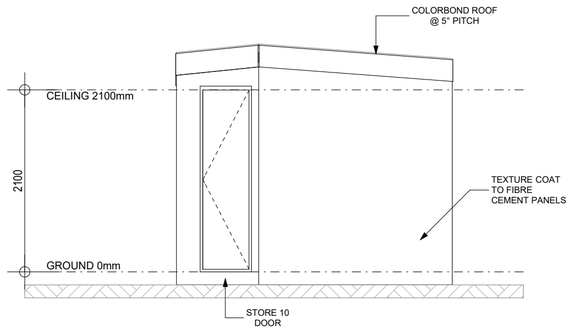
Letterbox Elevation
1:50



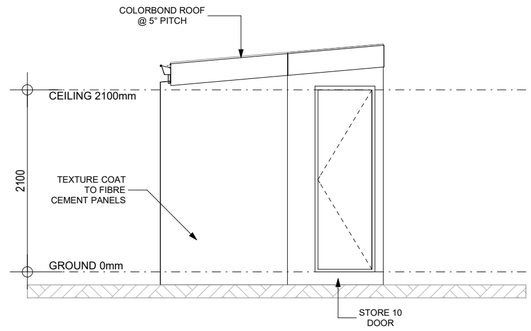
E/01 Lot 8 & 9 Store Elevation 1
1:50



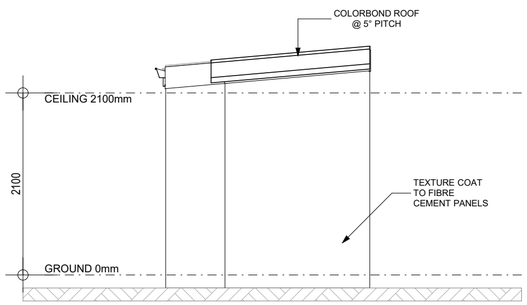
E/02 Lot 8 & 9 Store Elevation 2
1:50



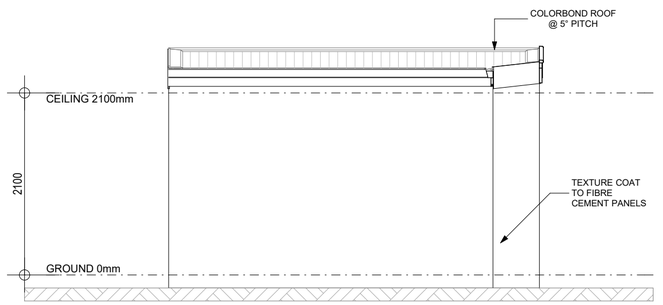
E/01 Lot 10 Store Elevation 1
1:50



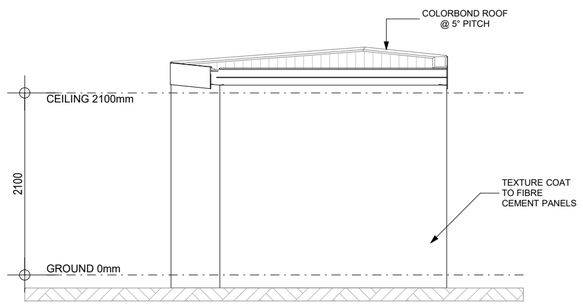
E/02 Lot 10 Store Elevation 2
1:50



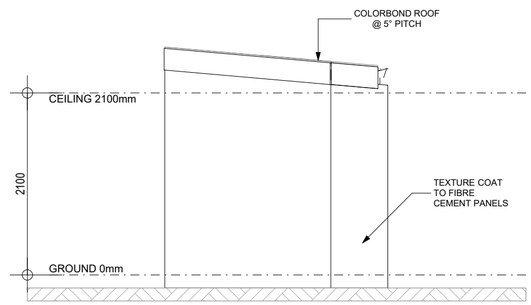
E/03 Lot 8 & 9 Store Elevation 3
1:50



E/04 Lot 8 & 9 Store Elevation 4
1:50



E/03 Lot 10 Store Elevation 3
1:50



E/04 Lot 10 Store Elevation 4
1:50

CLIENT:
-

SITE ADDRESS:
#100 SPRING ROAD,
THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: STORE & LETTTERBOX ELEVATIONS

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.09.24	PC	--	FLOOR PLANS
-	25.05.25	PC	--	FLOOR PLANS
-	27.05.25	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE .....

OWNER .....

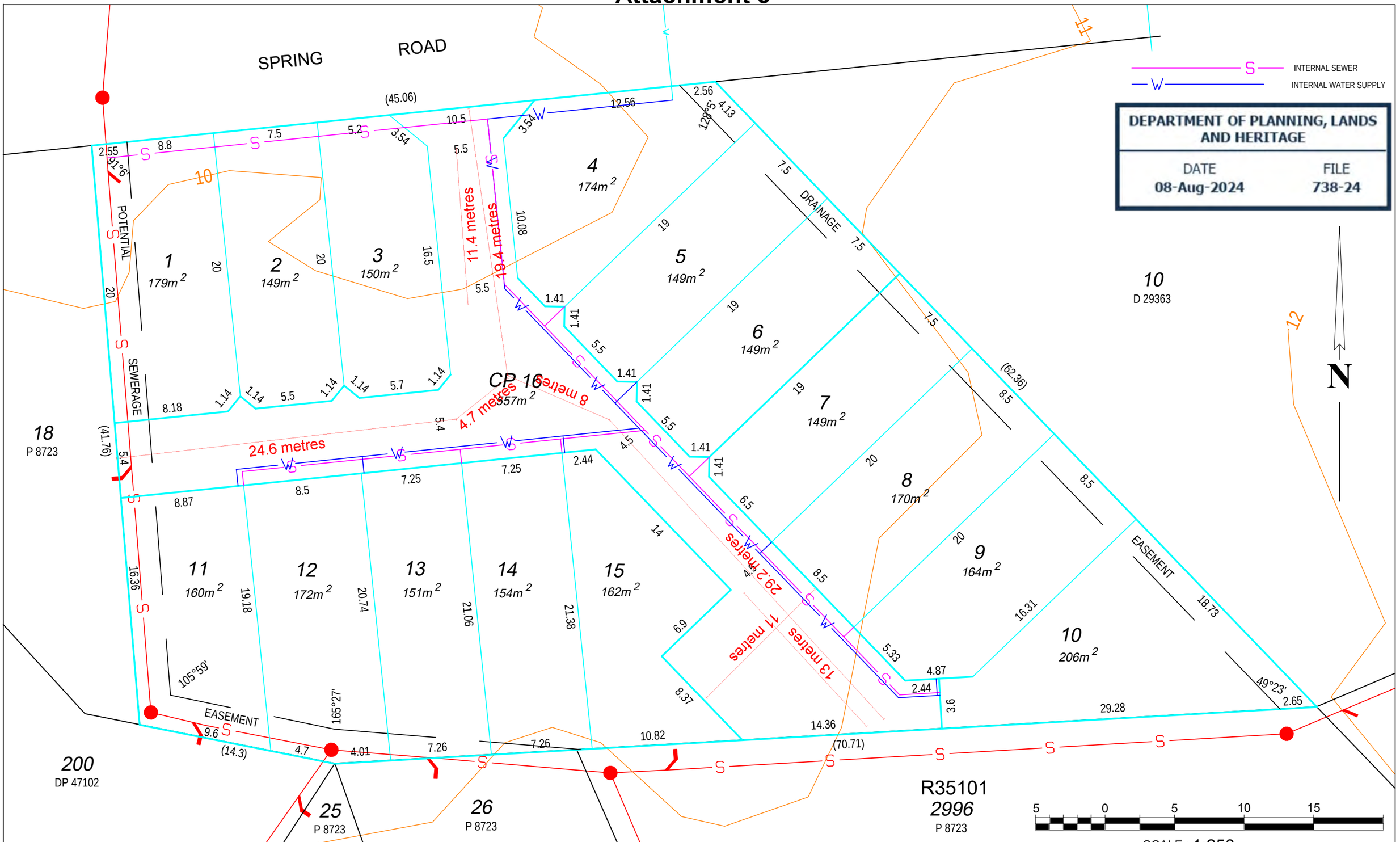
OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 16 of -

Attachment 3



Rev	Description	Date	CHK
1	INITIAL ISSUE	28/7/24	AA

Project Name

100 Spring Road, Thornlie, WA 6108

STATISTICS:

PROPOSED BOUNDARIES

EXISTING BOUNDARIES

ZONING: R20/R60

No. OF EXISTING LOTS 1

No. OF PROPOSED LOTS 14

TOTAL C.T AREA 2995m²

Drawing Title

PROPOSED SURVEY STRATA OF LOT 16 ON P 8723

CT 2225-799

Hor Datum	SITE
Vert Datum	AHD
Contour Interval	1m

Client

Riverview Terrace P/L

Surveyor: A. Armstrong

Date of Capture: 9/7/24

Drawing No

2024-19-1



1	INITIAL ISSUE	28/7/24	AA
Rev	Description	Date	CHK

Project Name

100 Spring Road, Thornlie, WA 6108

STATISTICS:

PROPOSED BOUNDARIES

EXISTING BOUNDARIES

ZONING: R20/R60

No. OF EXISTING LOTS 1

No. OF PROPOSED LOTS 14

TOTAL C.T AREA 2995m²

Drawing Title

PROPOSED SURVEY STRATA OF LOT 16 ON P 8723

CT 2225-799

SCALE : 1:250

SHEET A3 LANDSCAPE

Hor Datum	SITE
Vert Datum	AHD
Contour Interval	1m

Client

Riverview Terrace P/L

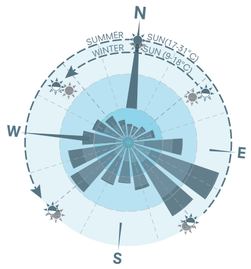
Surveyor: A. Armstrong

Date of Capture: 9/7/24

Drawing No

2024-19-1

Attachment 4



CLIMATE DIAGRAM
Thornlie, WA



Backhousia citriodora
Lemon Myrtle (8m)



Eucalyptus caesia 'Silver Princess'
Silver Princess (8m)



Jacaranda mimosifolia
Jacaranda (9m)

	Lot Area(m²)	Landscape(m²)	%
SL1	179.2	55	31%
SL2	148.9	28.9	19%
SL3	149.8	25.5	17%
SL4	173.8	43.4	25%
SL5	149	18.6	12%
SL6	149	18.1	12%
SL7	149.5	17.6	18%
SL8	169.9	27.2	15%
SL9	164.1	25.2	15%
SL10	205.6	50.4	25%
SL11	160.6	60	37%
SL12	171.9	29.5	17%
SL13	151.4	21.5	14%
SL14	153.7	24.4	16%
SL15	161.5	34	21%
TOTAL	2437.9	479.3	20%

PER UNIT LANDSCAPING

RESIDENTIAL DESIGN CODES VOLUME 1

1.2 TREES AND LANDSCAPING
TOTAL SITE LANDSCAPING: **17.3%**
PRIMARY STREET SETBACK LANDSCAPING AREA: **73%**

TREES TO BE RETAINED | GENERAL NOTES:

- Tree specialist to survey tree and provide plan indicating roots to be cut & cut distance from trunk to facilitate site preparation and installation of slab prior to works.
- All works in proximity of tree to take care not to damage health of tree. No cutting of any parts of the tree unless directed to by the Superintendent in accordance with tree specialists requirements.
- Any damage to the tree (as a result of construction or otherwise) must be immediately reported to the Superintendent.
- Tree to be monitored during construction to ensure no damage.
- Provide images each week to the Superintendent demonstrate no damage.

TREES TO BE RETAINED | FENCING NOTES:

- Provide timber fencing to lot 3 rear. Fence partially behind trunk.
- End of fence to be set back 100mm from trunk.
- Posts clearance to trunk to be advised by tree specialist.
- Shape fencing to suit trunk. Provide additional horizontal support& upgrade fence posts if required to suit shaped timber fencing.
- Provide brush fencing to fill gaps to seal for privacy.
- Timber to be shaped (cut) to be 100mm from trunk to allow for flexing.



GENERAL NOTES:

- Refer Architect's drawings for drainage, walls & fencing

LANDSCAPE NOTES:

- All mixed shrub planting to be 175mm pots randomly planted in groups of 3 & 5 of the same species where appropriate
- Install shrubs mixes at typically 4 plants per m²
- All planted areas to receive a 50mm soil conditioning treatment
- All planted areas to receive a 100mm organic mulch treatment
- All trees to be staked and tied with 2 x jarrah stakes
- All shrubs and trees to receive a fertiliser treatment
- Train climbers to adjacent fences & brick walls where appropriate
- Seed *Dichondra repens* into compacted gravel & irrigate during establishment
- Refer to AS4970 for tree protection requirements

IRRIGATION NOTES:

- Irrigation controllers to be set to relevant rostered watering days in line with Water Corporation & Department of Water and Environmental Regulation requirements
- All soft landscape areas to be irrigated using 'Netafim' Techline drip irrigation
- Installation to be carried out by accredited WGIP installer to water-wise standard

Eucalyptus leucoxylon 'Rosea'
Red Flowering Yellow Gum (30m)

Eucalyptus sideroxylon 'Rosea'
Red-flowering Ironbark (20m)

LEGEND

- **TRAFFICABLE PAVING | GENERAL** — Midland Brick 'Pavestone 80 Classic', grey,
- **TRAFFICABLE PAVING | FOOTPATHS & SQUARES** — Midland Brick 'Easilock 80 Stonewash', silver
- **PEDESTRIAN PAVING | COURTYARDS & ENTRIES** — Midland Brick 'Masterpave Granite Sea Mist'
- **IN SITU CONCRETE PAVING** — Existing, to be retained and protected
- **TRAFFICABLE PAVING | PERMEABLE** — Midland Brick, Aqua Tri-Pave, 'Pewter'
- **PLANTING MIX A | VERGE** — 75mm depth organic mulch, 175mm pots, 4 pots per m²
- **PLANTING MIX B | STRAPPY & NARROW** — 75mm depth organic mulch, 175mm pots, 4 pots per m²
- **PLANTING MIXES C & D | GARDEN MIXES** — 75mm depth organic mulch, 175mm pots, 4 pots per m²
- **PLANTING MIXES E & F | GARDEN MIXES** — 75mm depth organic mulch, 175mm pots, 4 pots per m²
- **PLANTING MIX G | SCREENING** — 75mm depth organic mulch, 175mm pots, 4 pots per m²
- **PLANTING MIX H | COMPACTED GRAVEL** — 'Summerstone fines' seeded with *Dichondra repens*
- **PLANTING | FEATURE & POTS** — 75mm depth organic mulch, 175mm pots, 4 pots per m²
- **POT PLANTERS | ROUND & RECTANGULAR** — GRC pot planters
- **EXISTING TREES & SHRUBS | DEMOLISH**
- **TPZ** — Refer AS4970 for further information

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	POT SIZE	QTY
STREET TREES			
EL *Eucalyptus leucoxylon 'Rosea'*	Red Flowering Yellow Gum	100L	2
ES *Eucalyptus sideroxylon 'Rosea'*	Red Flowering Ironbark	100L	1
EF *Eucalyptus farrestiana*	Fuchsia Gum	100L	2
COMMON AREA TREES			
EC *Eucalyptus caesia 'Silver Princess'*	Silver Princess	45L	3
BC *Backhousia citriodora*	Lemon Myrtle	45L	2
JM *Jacaranda mimosifolia*	Jacaranda	100L	2
GARDEN TREES			
CE *Corymbia eximia*	Yellow Bloodwood	45L	2
ET *Eucalyptus torquata*	Coral Gum	45L	2
EU *Eucalyptus utilis*	Coastal Moort	45L	5
EV *Eucalyptus victrix*	Coolibah	45L	5
EC *Eucalyptus caesia 'Silver Princess'*	Silver Princess	45L	4
PLANT MIX A | VERGE			
Adenanthos meisneri	Prostrate Woollybush	175mm	62
Anigozanthos manglesii	Kangaroo Paw	175mm	124
Banksia nivea	Honeypot Dryandra	175mm	62
Billardiera heterophylla	WA Bluebell	175mm	62
Ficinia nodosa	Knobby Club Rush	175mm	62
Grevillea obtusifolia 'Gin Gin Gem'	Gin Gin Gem	175mm	124
Myoporum insulare 'Coastal Carpet'	Coastal Carpet	175mm	124
PLANT MIX B | COMMON AREAS			
Conostylis aculeata	Prickly Conostylis	175mm	62
Dichondra repens	Kidney Weed	175mm	78
Lomandra longifolia 'Verday'	Verday Lomandra	175mm	124
Scaevola aemula 'Purple Fanfare'	Purple Fanfare	175mm	47
GARDEN MIX C | FRONT			
Banksia blechnifolia	Ground Cover Banksia	175mm	22
Eremophila glabra 'Kalbarri Carpet'	Kalbarri Carpet	175mm	36
Kennedia prostrata	Running Postman	175mm	22
Viola hederacea 'Monga Magic'	Monga Magic Native Violet	175mm	22
Westringia fruticosa 'Smokey'	Coastal Rosemary	175mm	43
GARDEN MIX D | REAR			
Anigozanthos humilis	Catspaw	175mm	138
Dampiera linearis	Common Dampiera	175mm	138
Darwinia citriodora	Lemon Scented Myrtle	175mm	138
Grevillea olivacea	Olive Grevillea	175mm	138
Hakea stenocarpa	Narrow-fruited Hakea	175mm	138
GARDEN MIX E | FRONT			
Banksia nivea	Honeypot Dryandra	175mm	13
Eremophila glabra prostrate 'Blue Horizon'	Blue Horizon Eremophilia	175mm	9
Kennedia coccinea	Coral Vine	175mm	7
Viola hederacea 'Monga Magic'	Monga Magic Native Violet	175mm	9
Westringia fruticosa 'Low Horizon'	Coastal Rosemary Low horizon	175mm	7
GARDEN MIX F | REAR			
Anigozanthos humilis	Catspaw	175mm	188
Calothamnus quadrifidus	One-sided Bottlebrush	175mm	94
Dampiera linearis	Common Dampiera	175mm	188
Grevillea olivacea	Olive Grevillea	175mm	94
Hakea ruscifolia	Candle Hakea	175mm	63
FEATURE PLANTS & POT PLANTS			
Dianella tasmanica 'Tasred'	Flax Lily	5L	3
Dichondra argentea 'Silver Falls'	Silver Falls	175mm	27
Dracaena marginata 'Black Knight'	Black Knight Dragon Tree	5L	3
Eucalyptus macrocarpa	Mottlecah	5L	3
Ficus microcarpa	Chinese Banyan	5L	3
Liriope muscari 'Evergreen Giant'	Evergreen Giant	175mm	3
Macrozamia riedlei	Zamia Palm	45L	5
Phormium tenax	New Zealand Flax	5L	3
PLANT MIX G | STORE SCREENING			
Acmena smithii 'Goodbye Neighbours'	Lilly Pilly	175mm	10
Adenanthos sericeus 'Pencil Perfect'	Woolly Bush	175mm	10
Scaevola aemula 'Purple Fanfare'	Purple Fanfare	175mm	16
Viola hederacea 'Monga Magic'	Monga Magic Native Violet	175mm	16
PLANT MIX H | GRAVEL			
Banksia blechnifolia	Ground Cover Banksia	175mm	46
Eremophila glabra 'Kalbarri Carpet'	Kalbarri Carpet	175mm	61
Ficinia nodosa	Knobby Club Rush	175mm	46
Kennedia prostrata	Running Postman	175mm	152

TREES TO BE RETAINED | PAVING NOTES:

- Tree trunk to be measured on site at height 600mm above proposed ground level
- Check existing root level; if major roots 500mm from edge of trunk are within 150mm of proposed paving level then contact the superintendent.
  - Driveway level to be altered to achieve min 150mm top surface to top of roots 500mm out from tree trunk.
  - Contact Superintendent if proposed levels cannot sufficiently cover roots to suit permeable paving, roots must be located within permeable base course or below.
- Permeable paving and associated site works to be conducted / installed in accordance with Midland Brick "Permeable Paving Design & Construction Guide". If a product other than Midland Brick permeable paving then the Superintendent is to be notified prior to permeable paving works and will confirm a suitable alternative product.
- All driveway paving within 3m of tree to be permeable paving to allow air and water infiltration to facilitate root growth.
  - Provide min 300mm deep permeable base course (20-63mm aggregate) over subgrade (over geotextile layer if required). dig out soil around roots for permeable base course.
  - Provide 20-40mm bedding course (2-5mm aggregate) over base course. install midland permeable pavers or similar as top surface.
  - Provide lower section of base course with drainage pipe connected to soakwell.
- Provide root barrier to side of tree facing building.
  - Root barrier to be min 1.5m from edge of tree trunk. tree specialist to advise recommended root barriers for species of trees to be retained.
  - Secondary root barrier to be installed if required.



Corymbia eximia
Yellow Bloodwood (20m)



Eucalyptus utilis
Coastal Moort (10m)



Eucalyptus torquata
Coral Gum (12m)



Eucalyptus victrix
Coolibah(8m)



Eucalyptus farrestiana
Fuchsia Gum (6m)

INNOGREEN
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CCLA
P: +61 402 207 397
E: ccla@outlook.com.au

PROJECT NAME
Group Housing Development
100 Spring Road,
Thornlie

DRAWING TITLE
Landscape Concept Master Plan

DWG
L.01

DATE OF ISSUE
26.05.25

DRAWN
CC

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NO	AMENDMENT	DWN	DATE	CHKD
E	ISSUED FOR COMMENT	CC	26.05.25	AB
D	ISSUED FOR COMMENT	CC	07.05.25	AB
C	ISSUED FOR COMMENT	CC	06.05.25	AB
B	ISSUED FOR COMMENT	CC	17.12.24	PM
A	ISSUED FOR COMMENT	CC	16.12.24	PM

Attachment 5

Waste Management Plan

100 Spring Road, Thornlie

Prepared for Grand Co Pty Ltd

21 January 2025

Project Number: WMP24126

DOCUMENT CONTROL

Version	Description	Date	Author	Reviewer	Approver
1.0	First Approved Release	21/01/2025	AB	DP	AB

Approval for Release

Name	Position	File Reference
Ann Brouwer	Project Manager – Waste Management Consultant	WMP24126_Waste Management Plan_1.0
Signature	Ann Brouwer Digitally signed by Ann Brouwer Date: 2025-01-21 11:45:22	

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Executive Summary

Grand Co Pty Ltd is seeking development approval for the proposed residential development located at 100 Spring Road, Thornlie (the Proposal).

To satisfy the conditions of the development application the City of Gosnells (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Refuse	3,360	240	Fourteen	Once each week	City of Gosnells
Recycling	1,620	240	Fourteen	Once each fortnight	City of Gosnells

The City will collect refuse and recyclables from the Proposal utilising its kerbside collection service. The City's side arm waste collection vehicle will service the bins from the Bin Presentation Area on Spring Road.

A strata manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

Grand Co Pty Ltd is seeking development approval for the proposed residential development located at 100 Spring Road, Thornlie (the Proposal).

To satisfy the conditions of the development application the City of Gosnells (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by Spring Road to the north, and residential properties to the east, south and west, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse and recyclables) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide an adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 4: Waste Storage;
- Section 5: Waste Collection;
- Section 6: Waste Management; and
- Section 7: Conclusion.

2 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volume of refuse and recyclables is based on the number of units at the Proposal. The Proposal consists of the following:

- Two Bedroom Units – 3;
- Three Bedroom Units – 12.

2.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the City of Gosnells *Information Sheet – Waste Collection*.

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Use Type	City's Guideline Reference	Refuse Generation Rate	Recycling Generation Rate
Two Bedroom Units	2 Bedroom	160L/week	60L/week
Three Bedroom Units	3+ Bedroom	240L/week	120L/week

2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown Table 2-2. It is estimated that the units (total) will generate 3,360L of refuse and 1,620L of recyclables each week.

Table 2-2: Estimated Waste Generation

Tenancy Use Type	Number of units	Waste Generation Rate (L/week)	Waste Generation (L/week)
Refuse			
Two Bedroom Units	3	160	480
Three Bedroom Units	12	240	2,880
		Total	**3,360**
Recyclables			
Two Bedroom Units	3	60	180
Three Bedroom Units	12	120	1,440
		Total	**1,620**

3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Area, as shown in Diagram 1, and discussed in the following sub-sections.

3.1 Internal Transfer of Waste

To promote positive recycling behaviour and maximise diversion from landfill, internal bins will be available throughout each unit for the source separation of refuse and recycling.

The residents will take the contents of these internal bins to the Bin Storage Area for consolidation into the appropriate bins.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist residents to dispose of their separate waste materials in the correct bins.

3.2 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimensions (m)	Bin Sizes
	240L
Depth	0.800
Width	0.600
Height	1.100

Reference: City of Gosnells Information Sheet – Waste Collection

3.3 Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1 and based on collection of refuse once each week and recyclables once each fortnight.

Based on the results shown in Table 3-2 the Bin Storage Area has been sized to accommodate:

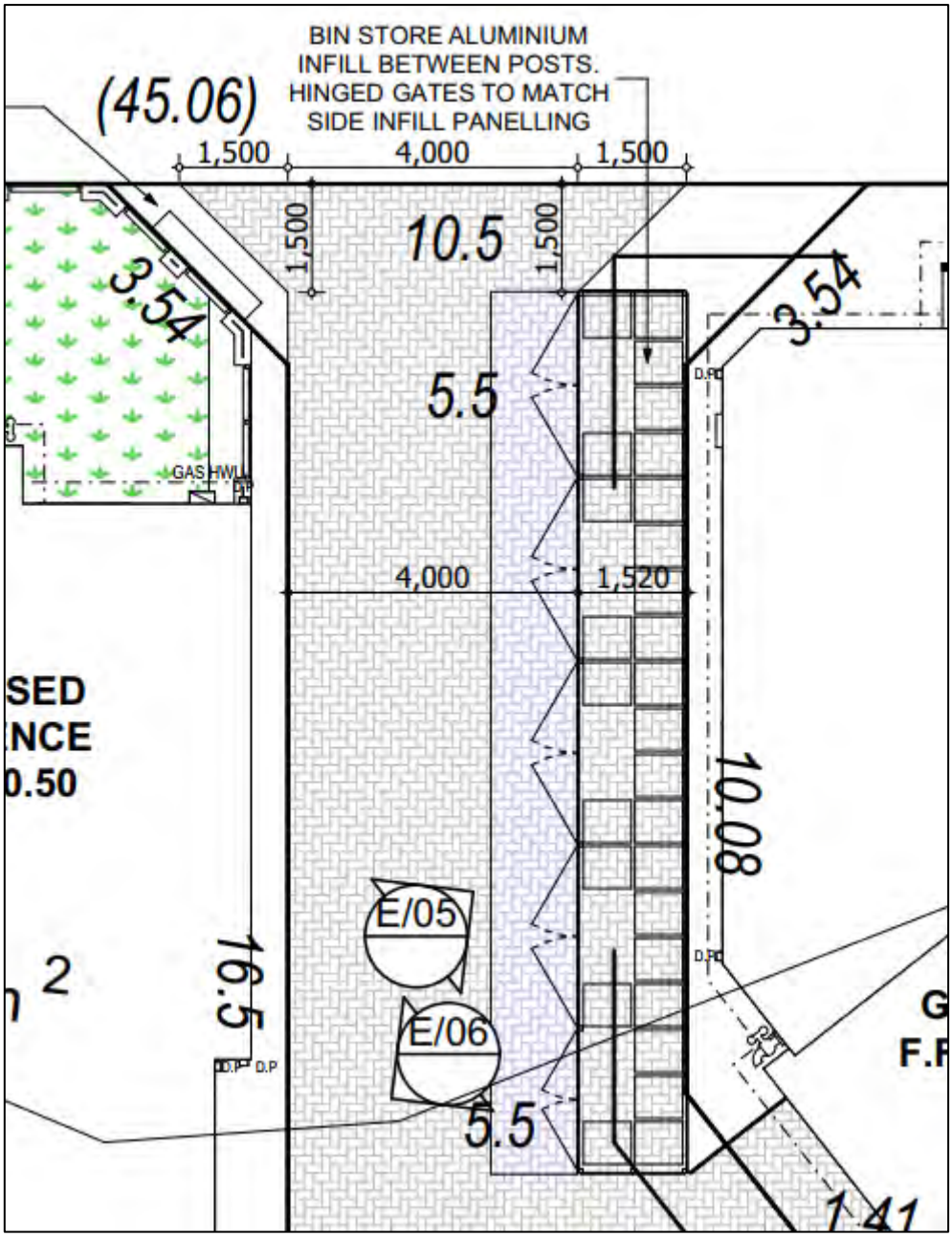
- Fourteen 240L refuse bins; and
- Fourteen 240L recycling bins.

Table 3-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required
		240L
Refuse	3,360	14
Recycling	1,620	14

The configuration of these bins within the Bin Storage Area is shown in Diagram 1. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 1 represents the maximum requirements assuming one collection each week of refuse and one collection each fortnight of recyclables.

Diagram 1: Bin Storage Area



3.4 Provision for Food Organics Garden Organics (FOGO)

In the near future it is expected that the City will be introducing bins for the separate collection of food organics and garden organics (FOGO) within multi-unit residential properties in line with the state government's Waste Avoidance and Resource Recovery (WARR) Strategy 2030. As such, the development has provided sufficient space to accommodate an additional 240L FOGO bin for each unit, should the development be required to separate food waste for collection in the future.

Kitchen caddies would be used in each unit to collect FOGO, which will then be taken by residents to the Bin Storage Area for depositing into the FOGO bins.

3.5 Bin Storage Area Design

The design of the Bin Storage Area will take into consideration:

- Smooth impervious floor sloped to a drain connected to the sewer system;
- Taps for washing of bins and Bin Storage Area;
- Adequate aisle width for easy manoeuvring of bins;
- Doors to the Bin Storage Area self-closing and vermin proof;
- Doors to the Bin Storage Area wide enough to fit bins through;
- Ventilated to a suitable standard;
- Appropriate signage;
- Undercover where possible and be designed to not permit stormwater to enter the drain;
- Located behind the building setback line;
- Bins not to be visible from the property boundary or areas trafficable by the public; and
- Bins are reasonably secured from theft and vandalism.

Bin numbers and storage space within the Bin Storage Area will be monitored by the strata manager/caretaker during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

4 Waste Collection

The City will service the Proposal and provide fourteen 240L bins for refuse and fourteen 240L bins for recyclables.

The City will collect refuse once each week and recyclables once each fortnight from the Proposal utilising its side arm waste collection vehicle.

The City will service bins from the Bin Presentation Area on the verge of Spring Road at the front of the Proposal.

Bins will be presented for collection 1m from the verge with the wheels and handles facing away from the street. The bins will remain clear of obstructions such as power poles, signs and street trees, and will be placed so as not to obstruct pedestrians, footpaths or bike lanes. Bins will be lined up neatly and in a single row along the verge, with sufficient space between each bin to facilitate collection by the City's side arm waste collection vehicle.

The strata manager/caretaker will ferry the bins to and from the Bin Presentation Area on collection days. The travel path between the Bin Storage Area and the Bin Presentation Area will be of flat surface and kept free of obstacles. The strata manager/caretaker will return the bins to the Bin Storage Area as soon as possible on the same day following collection.

4.1 Bulk Waste

Each financial year the City provides one general junk collection and two greenwaste collections. Materials may be placed on the Spring Road verge but must not impede access to any crossovers, the footpath or road. Bulk waste and greenwaste collections will be monitored by the caretaker, who will assist residents as required.

5 Waste Management

A strata manager/caretaker will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Area;
- Cleaning of bins and Bin Storage Area, when required;
- Ferrying of bins to and from the Bin Storage Area and Bin Presentation Area on collection days;
- Ensure all residents at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor resident behaviour and identify requirements for further education and/or signage;
- Monitor bulk and speciality waste accumulation and assist with its removal, as required;
- Regularly engage with residents to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the City to ensure efficient and effective waste service is maintained.

6 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse and recyclables, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse and recyclables can be completed from the Proposal.

The above is achieved using:

- Fourteen 240L refuse bins, collected once each week; and
- Fourteen 240L recycling bins, collected once each fortnight.

The City will collect refuse and recyclables from the Proposal utilising its kerbside collection service. The City's side arm waste collection vehicle will service the bins from the Bin Presentation Area on Spring Road.

A strata manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

Figures

Figure 1: Locality Plan

P: PO Box 454, Leederville WA 6903 | A: 604 Newcastle St, Leederville WA 6007 | T: 1300 251 070 | W: www.talisconsultants.com.au



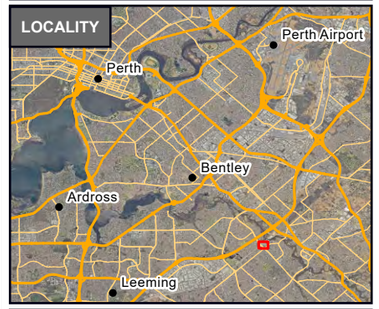
LEGEND

- Sitre Boundary

Cadastre

- Crown Allotment
- Freehold
- Road
- Strata Plan or Lot
- Easement
- Reserve

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0 5 10 15 20 km

LOCALITY

100 Spring Road
Thornlie WA, 6108

Urbanista Town Planning

N 0 5 10 15 20 m

Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:500

Prepared:	N Johnston	Date:	14/11/2024
Reviewed:	D Patel	Revision:	A
Project:	WMP24126		

talis consultants

Figure 01

Document Path: \\server\Talis\SECTIONS\Waste\PROJECTS\WMP2024\WMP24126 - 100 Spring Road, Thornlie\GIS\Maps\WMP24126 - 100 Spring Road, Thornlie\WMP24126 - 100 Spring Road, Thornlie.aprx

Assets | Engineering | Environment | Noise | Spatial | Waste

Talis Consultants
ABN 85 967 691 321

HEAD OFFICE
604 Newcastle Street,
Leederville
Western Australia 6007

PO Box 454,
Leederville
Western Australia 6903

NSW OFFICES
Nowra
76 Bridge Road, Nowra
New South Wales, 2541

PO Box 1189, Nowra
New South Wales, 2541

Newcastle
58 Cleary Street, Hamilton
New South Wales, 2303

P: 1300 251 070
E: enquiries@talisconsultants.com.au

Attachment 6

URBANISTA TOWN PLANNING

100 SPRING ROAD, THORNLIE

TRAFFIC IMPACT STATEMENT

Job No: P002485
Rev: A
19 March 2025

Premise

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DOCUMENT AUTHORISATION					
Revision	**Revision Date**	**Proposal Details**			
Rev A Draft	04/12/24	Issued for client's review			
Rev A	19/03/25	Issued for submission			
Prepared By		**Reviewed By**		**Authorised By**	
Brandon Wong		Marina Kleyweg		Marina Kleyweg	
Ana Marijanovic					

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1. EXECUTIVE SUMMARY

- Urbanista Town Planning commissioned a Traffic Impact Statement (TIS) for the proposed grouped residential development of 15 lots at 100 Spring Road, Thornlie, within the City of Gosnells.
- The proposed subject site will have direct vehicular access to Spring Road, with connections to Yale Road and Kenwick Link. There are no new roads proposed, with internal circulation designed as a driveway connecting to Spring Road. A 1.2m-wide shared path is included, marked with contrasting colours and soldier coursing to support pedestrian and cyclist use.
- Thornlie Station is located 200m east of the subject site, with a direct pedestrian path linking the site to the station. The station is served by multiple bus lines, including a high-frequency route, and is undergoing major upgrades to transform it into a 'through station.'
- The proposed residential lots will feature two- and three-bedroom homes, each with a dedicated garage with three additional bays for visitors, ensuring compliance with the Residential Design Codes.
- A standard B99 Passenger Vehicle (5.2m) can safely enter and exit all designated garage and parking bays within the development.
- Delivery and service vehicles, including waste removal trucks, are not expected to require access to the site. Waste collection will occur from the verge, with bin placement designed to facilitate efficient and unobstructed servicing.
- The subject site is expected to generate 55 daily vehicular trips, with 6 trips during the AM peak and 9 trips during the PM peak. The impact on surrounding roads is expected to be negligible. According to WAPC guidelines, developments generating fewer than 10 vehicular trips during peak hours are considered to have a low impact on the road network.
- Most local traffic is expected to use the Spencer Road / Yale Road signalised intersection, while exiting traffic will likely use the Kenwick Link / Royal Street signalised intersection as a connection to major highways.
- The proposed driveway accommodates one vehicle at a time, which should not present an issue having in mind the expected traffic generation of the site and its position near Spring Road cul-de-sac.
- In summary, considering the expected traffic volume and excellent public transport connections, the impact on the surrounding road network is likely to be negligible.

2. INTRODUCTION

2.1 Background

Premise Australia Pty Ltd **(Premise)** has been engaged by Urbanista Town Planning to conduct a Traffic Impact Statement **(TIS)** for the proposed grouped residential at 100 Spring Road, Thornlie within the City of Gosnells.

2.2 Scope and Study Area

This report outlines the traffic impact statement for the proposed residential subdivision at 100 Spring Road, Thornlie within the City of Gosnells. The subject site is currently zoned as an "Urban" zone under the City of Gosnells Interactive Mapping. The site is currently vacant.

The purpose of this assessment is to evaluate the suitability of the site for the intended land use from a traffic impact perspective, considering local transport networks, safety concerns, and relevant regulatory requirements.

The scope of work for the Traffic Impact Statement is as follows:

- Collate all existing traffic data for relevant traffic networks in the vicinity of the subject site.
- Undertake a detailed review of crash data between in the last five (5) year reporting period and provide commentary on the road safety aspects of the data and potential reasons for the number and type of incidents.
- Provide an assessment of the likely additional traffic impact of the proposed development.
- Review all existing public transport routes, pedestrian and cyclist infrastructure, and show graphical images overlaid on aerial imagery within a 400-metre radius of the subject site.
- Calculate trip generation for AM / PM peak and daily traffic based on the proposed yield and land use.
- Provide a report according to the set-out requirements as nominated in the WAPC Transport Impact Assessment Guidelines: Subdivisions.
- Provide further analysis of any site-specific issues that may be encountered during the assessment.

3. EXISTING CONDITIONS

3.1 Site location and description

The currently vacant subject site is located within the R20/60: City of Gosnells Scheme No. 6 with proposed grouped residential dwelling of 15 lots.

3.2 Existing road conditions

Table 1 - Road Classification and Description

Road Name	**Spring Road (east of Yale Road)**
Number of Lanes	two way, one lane each direction, undivided
Road Reservation Width	20.0m
Road Pavement Width	7.2m
Classification	Access Road
Speed Limit	50 km/h
Bus Route	YES
Heavy Vehicle Route	NO
On-street parking	NO
Road Name	**Yale Road & Spring Road (west of Yale Road)**
Number of Lanes	two way, one lane each direction, undivided
Road Reservation Width	20.0m
Road Pavement Width	varies approximately around 10.0m inclusive of chevron median
Classification	Distributor A
Speed Limit	60 km/h.
Bus Route	YES
Heavy Vehicle Route	NO
On-street parking	NO

3.3 Traffic Safety

A review of the MRWA database for all crashes in the vicinity of the site has been carried out for the five-year period from 2019 to 2024. There are no recorded incidents in the vicinity of the subject site.

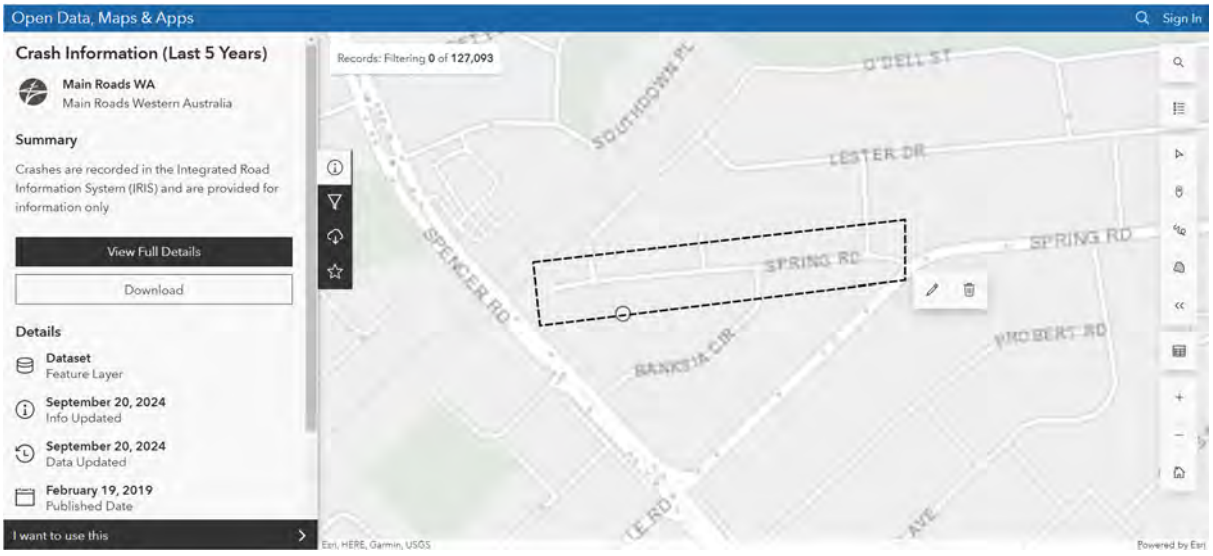


Figure 1 - Crash map MRWA

3.4 Existing Traffic Flow

There are currently no available data for the section of Spring Road east of Yale Road. Based on a desktop review it can be assessed that Spring Road east of Yale Road carries up to 1,000 vehicles per day.

The following table provides an overview of traffic count data for other streets in the vicinity of the subject site. Refer to Appendix B for graphical representation of this data.

Table 2 – Traffic counts data

Road Name	Location of Traffic Count	Vehicles Per Day (VPD)	Vehicles per Peak Hour (VPH) Peak Time - Peak VPH		Heavy Vehicle %	Date
			AM	PM		
Spencer Road	South of Wilfred Road	29,790	07:45 – 2,618	16:30 – 2,565	5.1	23/24
	East of Yale Road *	27,904	08:00 – 2,422	16:00 – 2,615	N/A	Jun 2023
	West of Yale Road *	22,593	08:00 – 1,945	16:00 – 2,046	N/A	Jun 2023
Yale Road	North of Spencer Road *	11,680	08:00 – 1,021	16:00 – 963	N/A	Jun 2023
	South of Spencer Road *	13,682	08:00 – 1,059	16:00 – 1,250	N/A	Jun 2023

O'Dell Street	70m South of Lester Drive**	48	N/A - 5	N/A - 5	8.3	Jun 2021

Note- These traffic volumes have been derived from SCATS data obtained through Main Roads for the intersection of Spencer Road and Yale Road. Although SCATS should not be used as a sole source of data it is a good tool to verify fluctuations in flow.*

Note- These traffic volumes have been received from the City of Gosnells.*

3.5 Public Transport

Thornlie Station is located 200m east of the subject site with direct pedestrian path from the site leading up to the station. The station is serviced by several bus lines including a high frequency line.

The Armadale/Thornlie Line is shut until mid-2025 as part of METRONET's Victoria Park - Canning Level Crossing Removal, Byford Rail Extension and Thornlie-Cockburn Link projects. During this time there will also be rail revitalisation works happening between Kenwick and Sherwood.

During the shutdown, there will be no train services between Armadale/Thornlie and Victoria Park. Trains will continue to operate between Victoria Park and Perth stations, with seven new and five enhanced bus routes introduced to the bus network to support existing timetabled services.

Table 3 - Bus routes and frequencies

Bus Route	Description	Peak Frequency	Off-Peak Frequency
206	Canning Vale - Murdoch University	10 minutes	1 hour
207	Canning Vale - Murdoch University	15 minutes	1 hour
210	Gosnells Station - Thornlie Station via Fremantle Rd	30 minutes	1 hour *No Sunday & Public Holiday service*
211	Gosnells Station - Thornlie Station via Corfield St	15 minutes	1 hour *No Saturday, Sunday & Public Holiday service*
212	Thornlie Station - Southern River via Spencer Rd	30 minutes	1 hour
223	Thornlie Station – Thornlie via Towncentre Drive	3 times a day	No service *No Sunday & Public Holiday service*
228	Thornlie Station - Gosnells Station via Maddington	20 minutes	1 hour *No Sunday & Public Holiday service*

517	Thornlie Stn – Murdoch TAFE via Southern River	1 hour	1 hour
930	Perth - Thornlie Station via Shepperton Rd & Albany Hwy	4 minutes	15 minutes
Transit Score Rating?			
51	Many nearby public transportation options.		

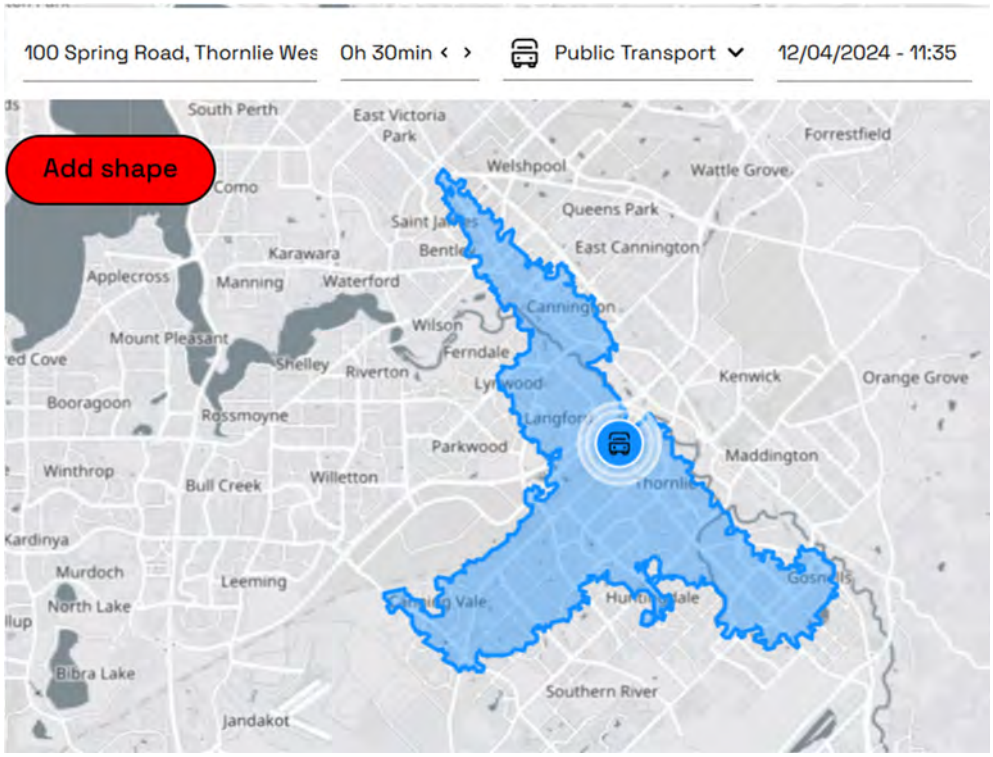


Figure 2 - 30min public transport catchment (app.traveltime.com)

3.6 Pedestrian and Cyclist Infrastructure

Premise have done a desktop review of the pedestrian and shared paths surrounding the proposed facilities. The paths appear in good condition and provide sufficient connectivity. Refer to Appendix B for graphical representation of this data.

Table 4 - PBN routes in the vicinity of the subject site

Classification	Road Name
"Principal Shared Path"	Roe Highway
"High Quality Shared Path"	Thornlie River Park
"Other Shared Path (Shared by Pedestrians and Cyclists)"	Spencer Road, Debenham Street
"Good Road Riding Environment"	Spring Road, Lestern Drive, O'Dell Street
"Bicycle Lanes Or Sealed Shoulder Either Side"	Spencer Road, Yale Road, Wilfred Road

Walk Score Rating?

41 Car-Dependent. Most errands require a car.

The long-term cycle network (LTCN) identifies an aspirational blueprint for all ages and abilities cycling infrastructure. The cycle networks identify routes according to the WA Cycling Network Hierarchy; routes are designated by function rather than built form:

- **Primary routes** are high demand corridors connecting major destinations and are the backbone of cycle networks. Primary routes are often located next to major roads and railways.
- **Secondary routes** have a moderate level of demand and connect primary routes and major activity centres such as shopping precincts, industrial areas, as well as health, education and sporting facilities.
- **Local routes** experience a lower level of demand than primary and secondary routes, and provide access to other routes, local amenities and recreational spaces.

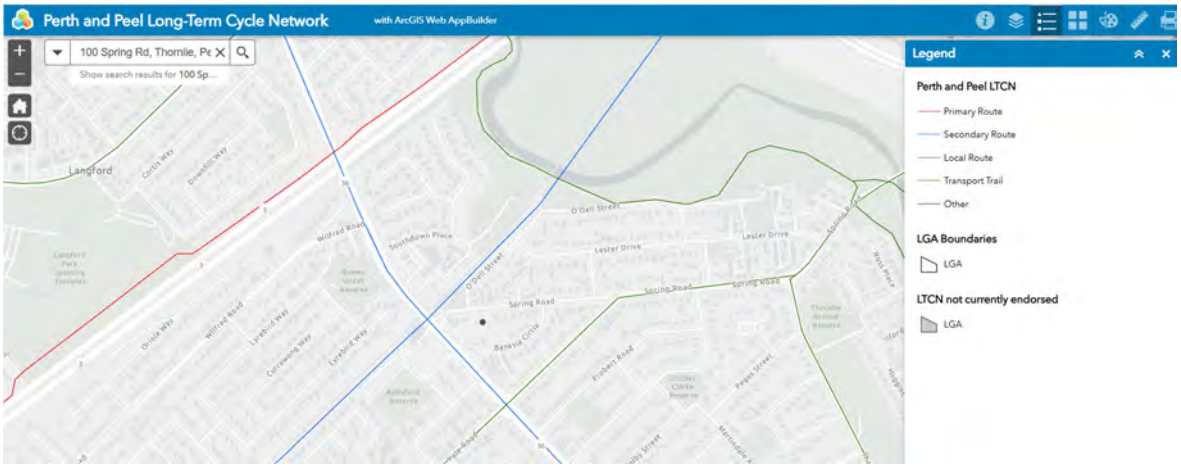


Figure 3 - LTCN Routes

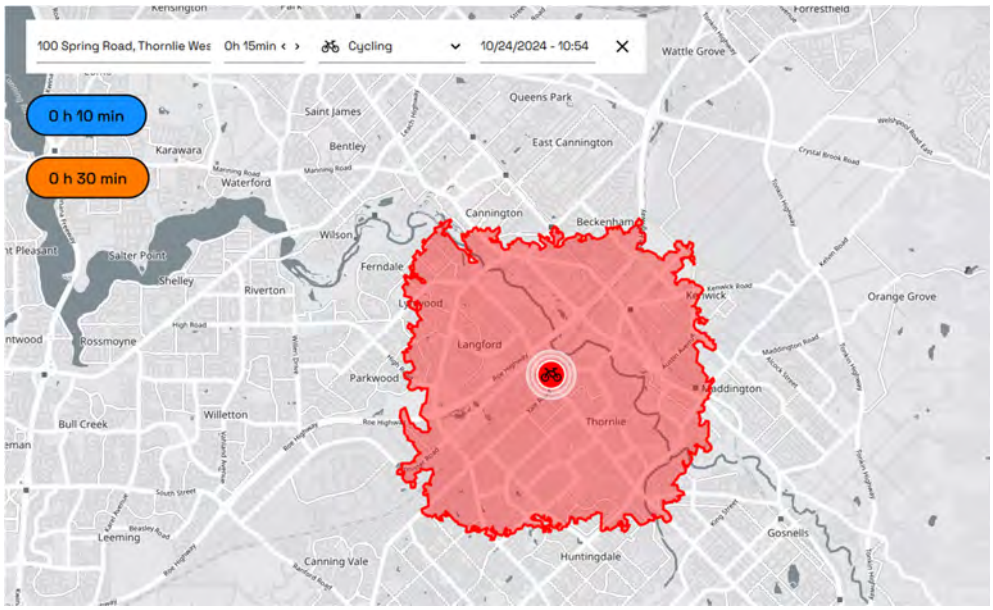


Figure 4 - 15min cycling catchment (app.traveltime.com)

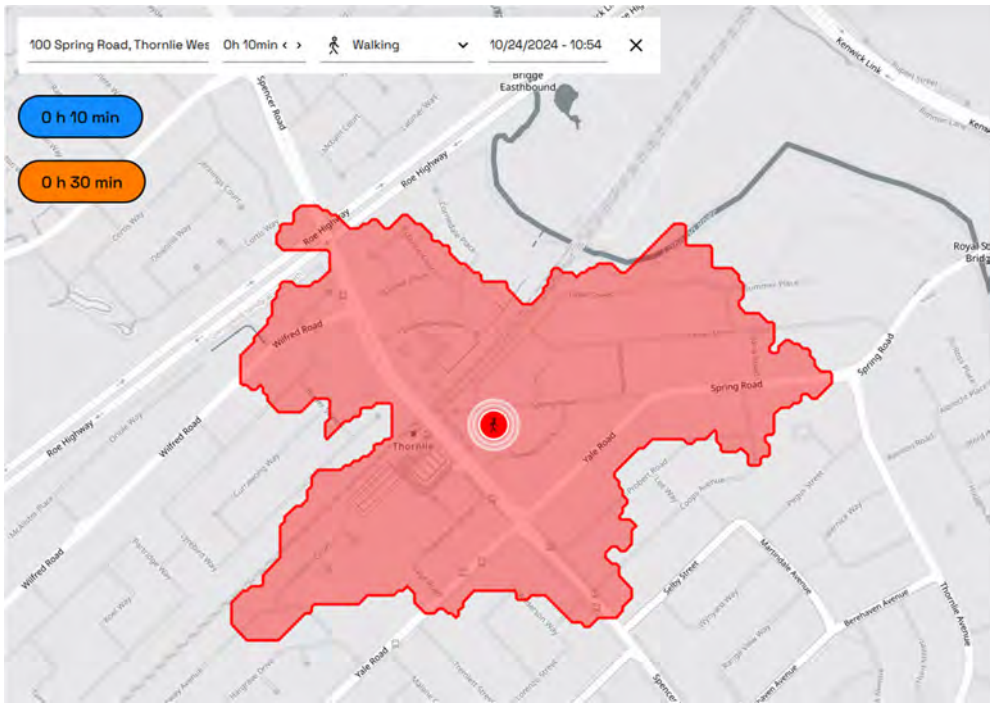


Figure 5 - 15min cycling catchment (app.traveltime.com)

3.7 Proposed Developments in the Vicinity

3.7.1 TRANSPORT NOISE POLICY

The City of Gosnells Interactive Mapping indicate that there are current and proposed road planning considerations in the vicinity of the subject site. These future roads and transport corridors are indicatively shown in **Figure 6.**

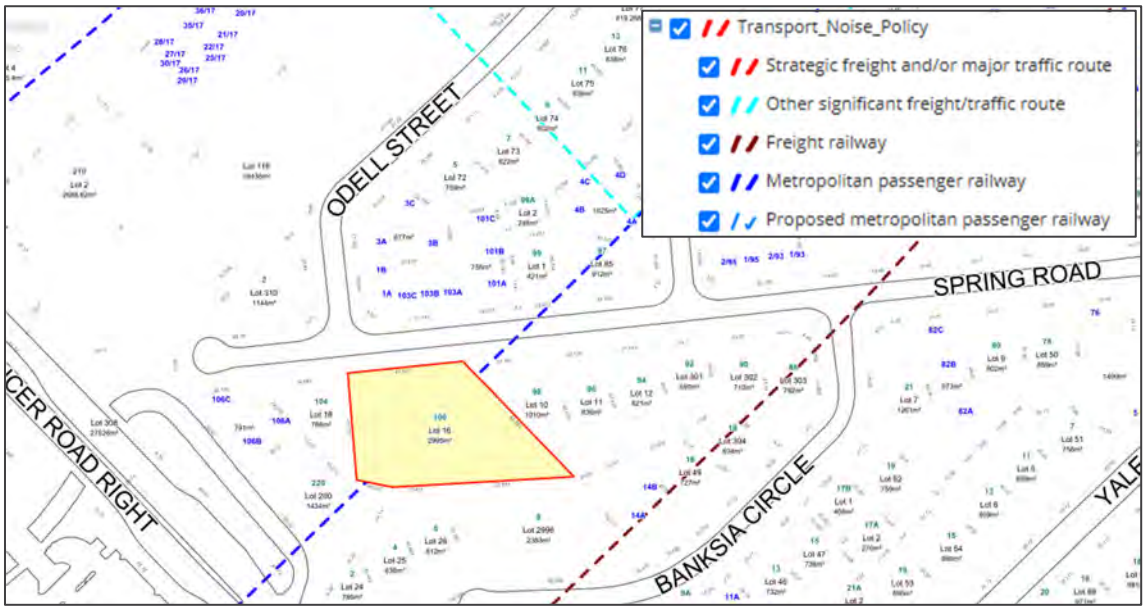


Figure 6 - Transport Noise Policy (Source: City of Gosnells Interactive Mapping)

3.7.2 FUTURE LAND DEVELOPMENT

In terms of future land developments and other road upgrades, there has been projects near the subject site that have all been either completed, in planning or under construction.

> Armadale Line Transformation | Project Under Construction

Located north-west from the subject site. The Armadale Line is being upgraded through three significant METRONET projects: Victoria Park-Canning Level Crossing Removal, the connection of the new Thornlie-Cockburn Link to the Mandurah and Thornlie lines, and Byford Rail Extension. These planned upgrades do not impact the subject site.

> Lacey Street to Ladywell Street | Project Completed

Located north-west from the subject site. A 1360m stretch of shared path has been constructed along the Armadale Railway line from Lacey Street to Ladywell, offering greater connections and convenience to people walking and riding in the area.

> Kelvin, Hale and Welshpool Roads | Project in Planning

Located north from the subject site. The Tonkin Highway Corridor project aims to upgrade Tonkin Highway between Hale Road and Welshpool Road by constructing interchanges, expanding to a six-lane dual carriageway, and addressing congestion and safety. Plans also include a Principal Shared Path for cyclists and pedestrians, connecting to local networks with underpasses at new intersections.

These planned upgrades do not impact the subject site.

4. PROPOSED DEVELOPMENT

4.1 Overview of Proposed Development

The development proposal includes a residential facility comprising 15 lots as shown by the development site plan enclosed in Appendix A. The proposed grouped dwellings site is located in R20/60 zoned area as per City of Gosnells TPS No 6. The total site area of 2,995m^2.

Having in mind that the proposed lots minimum size is 149 m^2 and an average lot size is 182.53 m^2 , R60 is the corresponding R-code.

Although the proposed site is technically a subdivision, it does not include the construction of new roads. The internal circulation of varying width functions more as a driveway, connecting to Spring Road via a 5.5m crossover. Additionally, a 1.2-metre-wide paved shared path is proposed, aligned with the driveway paving. This path is delineated using soldier coursing and a contrasting colour to accommodate both pedestrians and cyclists on-site.

Table 5 - Proposed land uses and yields

Number of Bedrooms	Lots	Garage Type
2 Bedrooms	3, 4, 10	Single Garage
3 Bedrooms	1, 2, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15	Single Garage

4.2 Vehicular Parking

City of Gosnells Local Planning Scheme No. 6 states that the car parking requirements for residential developments are to be in line with Residential Design Codes provisions as outlined below.

Table 6 - Car parking provision rates

Guideline document	Car parking requirement
Residential Design Codes Volume 1	• Part C – Grouped dwellings R30 and above

Table 7 - Car parking requirements R Codes Part C Single houses R50 and above

Residents	Minimum Parking Spaces (per dwelling)	Maximum Garage/Carport Spaces (per dwelling)
2-bedroom dwelling	1	2
3+ bedroom dwelling	1	2
Visitors	**Minimum Visitor Parking Spaces**	
0-4 dwellings	No visitor car parking required	
5-8 dwellings	1	
9-12 dwellings	2	
13 or more dwellings	3, plus 1 additional space per four dwellings or part thereof	
Location A includes all land within: • An 800m walkable catchment of a train station on a high-frequency rail route; • A 250m walkable catchment of a transit stop:		

- on a high-frequency transit route; or
- that has multiple transit routes combined to stop every 15 minutes during weekday peak periods (7 AM – 9 AM and 5 PM – 7 PM);
- the defined boundaries of an activity centre.

Location B includes all land not within Location A. *The subject site is within Location A.*

Table 8 - Car parking requirement calculation

Land Use	Yield	Parking Required
Residents	15 dwellings	15
Visitors	15 dwellings	3.5
Total Car Parking Requirement		**18**
Total Volume of Parking Provided by Proponent		**18**

Each house will include a dedicated garage with three additional bays for visitors, as detailed in the development plans provided in Appendix A, ensuring compliance with the requirements of the Residential Design Codes.

4.2.1 VEHICLE SWEPT PATHS

The proposed parking area has been tested using a Passenger Vehicle (5.2m).

A standard B99 Passenger Vehicle (5.2m) can safely enter and exit all designated garage and parking bays within the development. For further details, please refer to the swept path analysis plans in Appendix C.

4.3 ACROD Parking

Residential dwellings typically do not require accessible parking unless the unit itself is designed to be accessible, as stipulated by the Building Code of Australia (BCA).

In general, residential developments, unless a dwelling is specifically built or modified to accommodate accessibility needs, accessible parking is not mandated.

Table 9 - Accessible car parking provision rates

Guideline document	Building class	Car parking provision
NCC 2015 Building Code of Australia - Volume One	Class 1a — a single dwelling being— • a detached house; or • one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit;	Not required

4.4 Bicycle Parking

Bicycle parking requirements are to be in line with Residential Design Codes provisions as outlined in the table below:

Table 10 – Car parking provision rates

Guideline document	Car parking requirement
Residential Design Codes Volume 1 2024 Part C	• Grouped dwellings – no minimum requirement for residents or visitors

It is anticipated that residents will store their bicycles and equipment within their own dwellings, making additional bicycle parking requirements unnecessary.

4.5 Delivery and Service

Delivery and service vehicles, including waste removal trucks, are not expected to require designated parking spaces within the residential area. Waste collection is planned to occur from the verge, with bin placement designed to facilitate efficient and unobstructed servicing.

4.6 Traffic Impact of the Proposed Development

Data on the trip-generating potential of the various land uses is fairly limited in Western Australia. WAPC TIA Guidelines suggest trip rates for residential land uses have been sourced from the PARTS survey data averaged over the range of dwelling types as well as Guide to Traffic Generating Developments Version 2.2, October 2002 – Roads and Traffic Authority, New South Wales (RTA Guide).

The NSW Guide to Transport Impact Assessment (GTIA) was updated and published in 2024, after extensive engagement with industry professionals, therefore these new rates will be used.

The proposed grouped dwelling aligns with the medium-density classification as outlined in the NSW Guidelines. Given the surrounding area's access to essential services, transportation, and supporting infrastructure, it is reasonable to apply traffic generation rates for medium-density residential developments.

Table 11 - Trip generation rates

Guideline document	Trip generation rates
NSW RTA Guide to Traffic Generating Developments	Low density residential dwellings (Regional) • Site AM peak hour 0.41 vehicular trips /dwelling • Site PM peak hour 0.60 vehicular trips /dwelling • Daily 3.67 vehicular trips /dwelling
A directional spilt of 25% IN and 75% OUT has been adopted for the AM peak and the 67% IN, 33% OUT for the PM peak.	

Table 12 - Calculation of vehicular trips

Land Use Type	Yield	Daily Traffic Generation	Peak Hour Traffic Generation	
			AM	PM
Proposed development	15 dwellings	55	6	9

According to WAPC guidelines, developments generating less than 10 vehicular trips in the peak hours can be considered to have a low impact on the road network.

The proposed development is expected to generate 6 vehicular trips in the AM peak and 9 vehicular trips in the PM peak and its impact on the surrounding roads would be negligible.

4.7 Trip Distribution

The subject site is located approximately 5 minutes' drive from Spencer Village to the north of the subject site and Thornlie Square to the south, which are the closest major employment, retail and services hubs.

Yale Primary School is located 1.1km (3min drive) to the east and Thornlie Primary School located 1.7km (3min drive) to the south west of the site.

Thornlie Station is within walking distance from the subject site.

The majority of the local oriented traffic is expected to use the Spencer Road / Yale Road signalised intersection. While exiting traffic will likely Kenwick Link / Royal Street signalised intersection as connection to major highways.

The proposed driveway accommodates one vehicle at a time, which should not present an issue having in mind the expected traffic generation of the site and its position near Spring Road cul-de-sac.

Table 13 - Trip Distribution Routes

Route	Percentage
To/from the south via Yale Road	70%
To/from the north via Spring Road	30%

5. CONCLUSION

The assessment of the additional traffic generated by the proposed development, concluded the following:

- With direct vehicular access to Spring Road and proximity to key routes like Yale Road and Kenwick Link, the site is well-integrated into the local transport network.
- The nearby Thornlie Station, located 200 meters from the site, provides excellent public transport options via multiple bus routes, including a high-frequency service, and is currently being upgraded to enhance its functionality.
- The development, comprising two- and three-bedroom homes with dedicated garages and with three additional bays for visitors, complies with Residential Design Codes.
- A standard B99 Passenger Vehicle (5.2m) can safely enter and exit all designated garage and parking bays within the development.
- Waste collection will occur from the verge, ensuring efficient service without requiring access for large vehicles.
- The anticipated traffic generation of 55 daily trips, with peak-hour volumes well below thresholds for concern, indicates a negligible impact on the surrounding road network.
- Local traffic flows are expected to primarily utilise existing signalised intersections at Spencer Road/Yale Road and Kenwick Link/Royal Street.
- The proposed driveway accommodates one vehicle at a time, which should not present an issue having in mind the expected traffic generation of the site and its position near Spring Road cul-de-sac.
- Overall, the combination of low traffic generation, efficient road network integration, and strong public transport links supports the conclusion that the proposed development will have a minimal effect on the surrounding area.

APPENDIX A

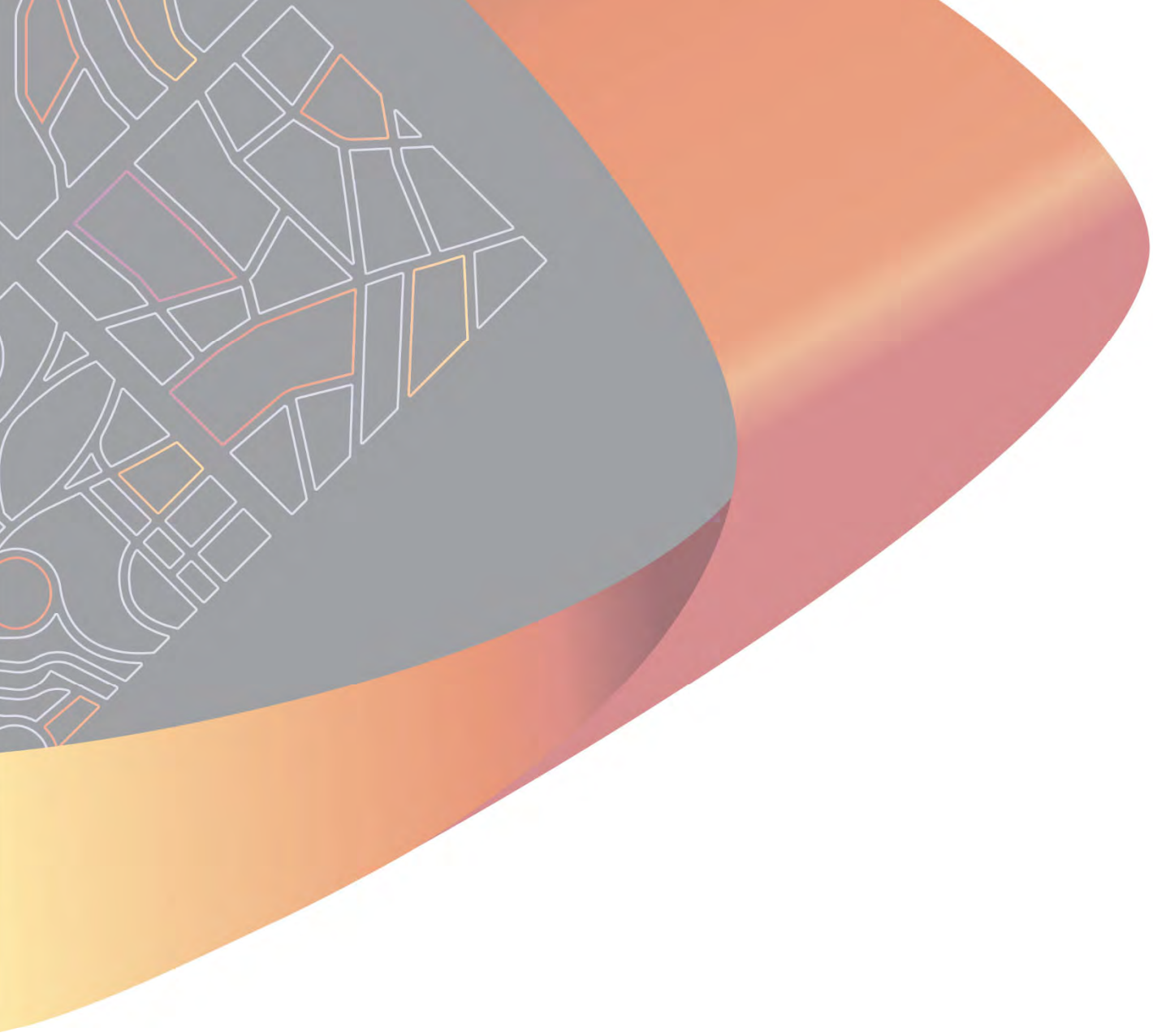
DEVELOPMENT SITE PLAN

APPENDIX B

TRANSPORT PLANNING AND TRAFFIC PLANS

APPENDIX C

VEHICLE SWEPT PATH ANALYSIS



Premise

Attachment 7

SLR Consulting Australia
Level 1, 500 Hay Street, Subiaco WA 6008, Australia

25 November 2024

SLR Ref No.: 675.072976.00001-L10-V1.0-20241125.docx

Attention: Clement Liao
Grands Co Pty Ltd
Level 8, 5 Mill Street
Perth WA 6000

SLR Project No.: 675.072976.00001

RE: 100 Spring Road, Thornlie
SPP 5.4 Screening Assessment

1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by Grands Co Pty Ltd (the Client) to address requirements within *State Planning Policy 5.4 Road and Rail Noise* (SPP5.4) in regard to the proposed multi-dwelling development at 100 Spring Road, Thornlie.

1.1 Scope of Work

SLR was engaged to undertake the following:

- Establish general internal noise criteria for the proposed development based on the requirements stated in SPP 5.4 for noise sensitive buildings and on AS/NZS 2107 Acoustics – Recommended design sound levels and reverberation times for building interiors.
- Undertake an initial screening assessment to determine the existing noise climate of the site.
- Undertake noise predictions in accordance with the guidelines of the WAPC State Planning Policy 5.4 “Road and Rail Noise”.
- Assess and implement a suitable construction methodology as per SPP 5.4 in order to achieve compliance. This will include a Quiet House package design or other alternative.
- Review the proposed building envelope and provide conceptional construction requirements for the façade to achieve the internal noise requirements based on SPP 5.4 and AS/NZS 2107.
- Provide a letter report summarising the outcomes from the screening assessment.

1.2 Site Locality

The proposed single and double-storey multi-dwelling development will be located at 100 Spring Road, Thornlie. The site is located approximately 55 metres from Spencer Road and 67 metres from the train Thornlie Line. **Figure 1** shows the site locality.

Figure 1 Site locality



2.0 Criteria

2.1 SPP 5.4

SPP5.4 applies to the preparation and assessment of planning instruments, including regional and local planning schemes; planning strategies, structure plans; subdivision and development proposals in Western Australia. The noise targets that apply to proposals for new noise-sensitive development specified in SPP5.4 are outlined in **Table 1**.

Table 1 Noise Targets

Proposals	New/upgrade	Noise Targets		
		Outdoor		Indoor
		Day $L_{Aeq\ (day)}$ dB (6am – 10pm)	Night $L_{Aeq\ (night)}$ dB (10pm – 6am)	L_{Aeq} dB
Noise-sensitive land-use and/or development	New noise-sensitive land-use and/or development within the trigger distance of an existing / proposed transport corridor	55	50	$L_{Aeq\ (day)}$ dB 40 – living and work areas $L_{Aeq\ (night)}$ dB 35 - bedrooms

SPP5.4 applies the L_{Aeq} noise metric, which represents an average noise level over each period. These targets are applicable to the emission of road and rail transport noise as received at a noise-sensitive land use, measured at one metre from the most exposed habitable facade of the proposed building, which has the greatest exposure to the noise source.

It is recognised that in some instances, it may not be reasonable or practicable to meet the outdoor noise targets. Where transport noise is above the noise targets, measures are expected to be implemented that balance reasonable and practicable considerations with the need to achieve acceptable noise protection outcomes.

2.2 AS/ANZ 2107

AS/NZS 2107[1] provides recommended design sound levels for building interiors. According to the standard, an L_{Aeq} of 35-40 dB is recommended for sleeping areas.

3.0 SPP 5.4 Assessment

3.1 Screening Assessment

A screening level assessment was undertaken in accordance with the SPP5.4 Guidelines of the proposed development site. This assessment would determine the noise exposure category of the development.

The input information in regard to determining the noise exposure category by identifying the nearest major roads and rail is listed in **Table 2**.

Table 2 Noise exposure category

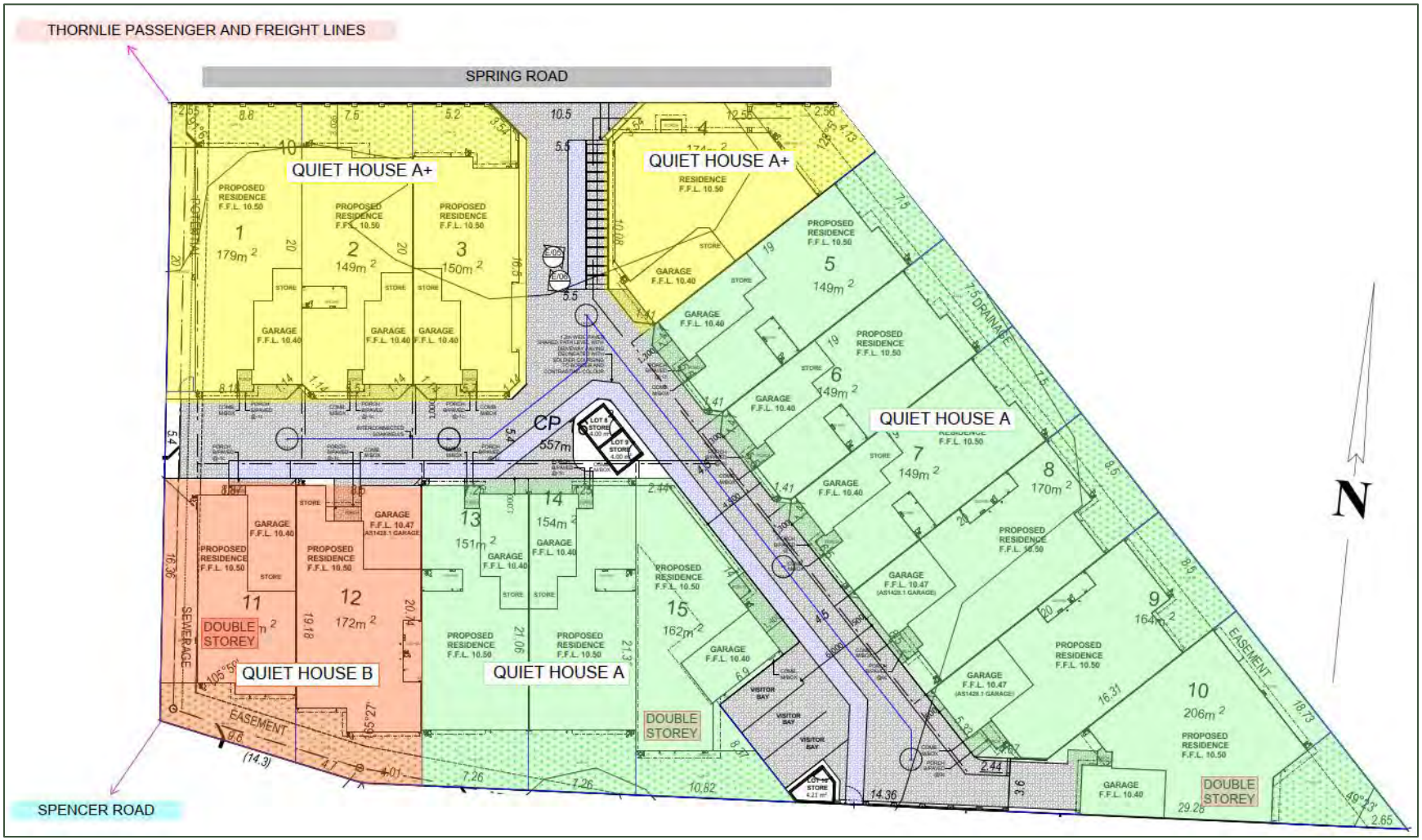
Road – Classification	Distance, m	Outdoor Noise Target $L_{Aeq, day}$ dB	Forecast Level $L_{Aeq, day}$ dB	Further design measures required	Corresponding Quiet House package
Spencer Road – significant traffic route 2-lane dual carriageway	55	55	61	Yes	Quiet House B
Freight line	80	55	57	Yes	Quiet House A+
Thornlie Line – passenger railway	65	55	56	Yes	Quiet House A

Under the SPP5.4 Screening Assessment Tool, it was determined the incident noise levels for the façade facing the road or rail exceed the outdoor noise target, therefore further design measures are required by the *State Planning Policy 5.4 Road and Rail Noise Guidelines*.

The SPP5.4 allows for one-off reduction in exposure levels to take into consideration a screening affect from existing structures and terrain. Taking this into account, as well as the size of the site, orientation to the road or rail corridors and screening within the site, the following quiet house packages are applicable to the development, as indicated on Figure 2 below.

[1] AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberations times for building interiors

Figure 2 Quiet House Packages applicable to the site.



3.2 Quiet House Package Implementation

3.2.1 Building envelope

Quiet House A, A+ and B acoustic ratings and example construction are presented in **Table 3** and has been derived from the SPP5.4.

Please note that these are minimum requirements for sound isolation - additional material may be required for say thermal insulation or to meet other National Construction Code requirements.

Table 3 Quiet house requirements

Building element	Sound Insulation Rating R_W + Ctr	Example Construction*
Walls	50	Single leaf of 90mm brick masonry, 70mmx35mm timber studs or 64mm steel studs at 600mm centres, 25mm cavity 50mm glasswool or polyester cavity insulation 1x 10mm plasterboard fixed to the inside face. Or Single leaf of 220mm brick masonry with 13mm cement render on each face.
	45	Single leaf of 150mm brick masonry with 13mm cement render on each face. Or Double brick: two leaves of 90mm clay brick masonry with a 20mm cavity between leaves.
	45	92mm studs at 600mm centres, Resilient steel channels fixed to the outside of the studs, and 9.5mm hardboard or 9mm fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside of the channels, and 75mm glass wool or polyester insulation, and Two layers of 16mm fire rated plasterboard fixed to the inside face of the studs. Or Single leaf of 150mm brick masonry with 13mm cement render on each face. Or Double brick: two leaves of 90mm clay brick masonry with a 20mm cavity between leaves.
External doors	31	Glazed hinged or sliding door with certified acoustic rated door and frame including seals and 10mm glass
	28	Glazed hinged or sliding door with certified acoustic rated door and frame including seals and 6mm glass

Building element	Sound Insulation Rating R_W + Ctr	Example Construction*
	25	Glazed sliding door with 10mm glass and weather seals 35mm solid core timber hinged door and frame system including seals
	22	Glazed sliding door with 6mm glass and weather seals
Windows[1]	31	Fixed sash, awning or casement with minimum 6mm singe or 6mm-12mm-6mm double insulated glazing
	28	Sliding or double hung with minimum 10mm single pane or 6mm-12mm-10mm double insulated glazing. Sealed awning or casement windows may use 6mm glazing instead.
	25	Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing.
	22	Sliding 6mm glazing
Roof/ ceiling	35	Concrete or terracotta tiled roof OR Metal sheet roof, sarking and at least 10mm plasterboard ceiling, R3.0+ insulation

*Any equivalent performing system can be used.

Note 1: All windows in Quiet House A+ to comprise of minimum 6mm laminated or toughened glass in sealed awning or casement frames. Polymer window framing should be used.

Appendix A presents the building elements colour-coded markup with the corresponding criteria. Elements with no mark-up do not require any acoustic ratings.

SPP5.4 also sets the requirements for mechanical ventilation and air conditioning as follows:

- *'Acoustically rated opening and ductwork to provide a minimum sound reduction performance or R_W 40 dB into sensitive spaces.*
- *Evaporative systems require attenuated ceiling air vents to allow closed windows.*
- *Evaporative air conditioning systems are not recommended for houses required the Quiet House A+ construction.*
- *Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements.*
- *Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to buildings sides facing away from the corridor where practicable.'*

Regards,

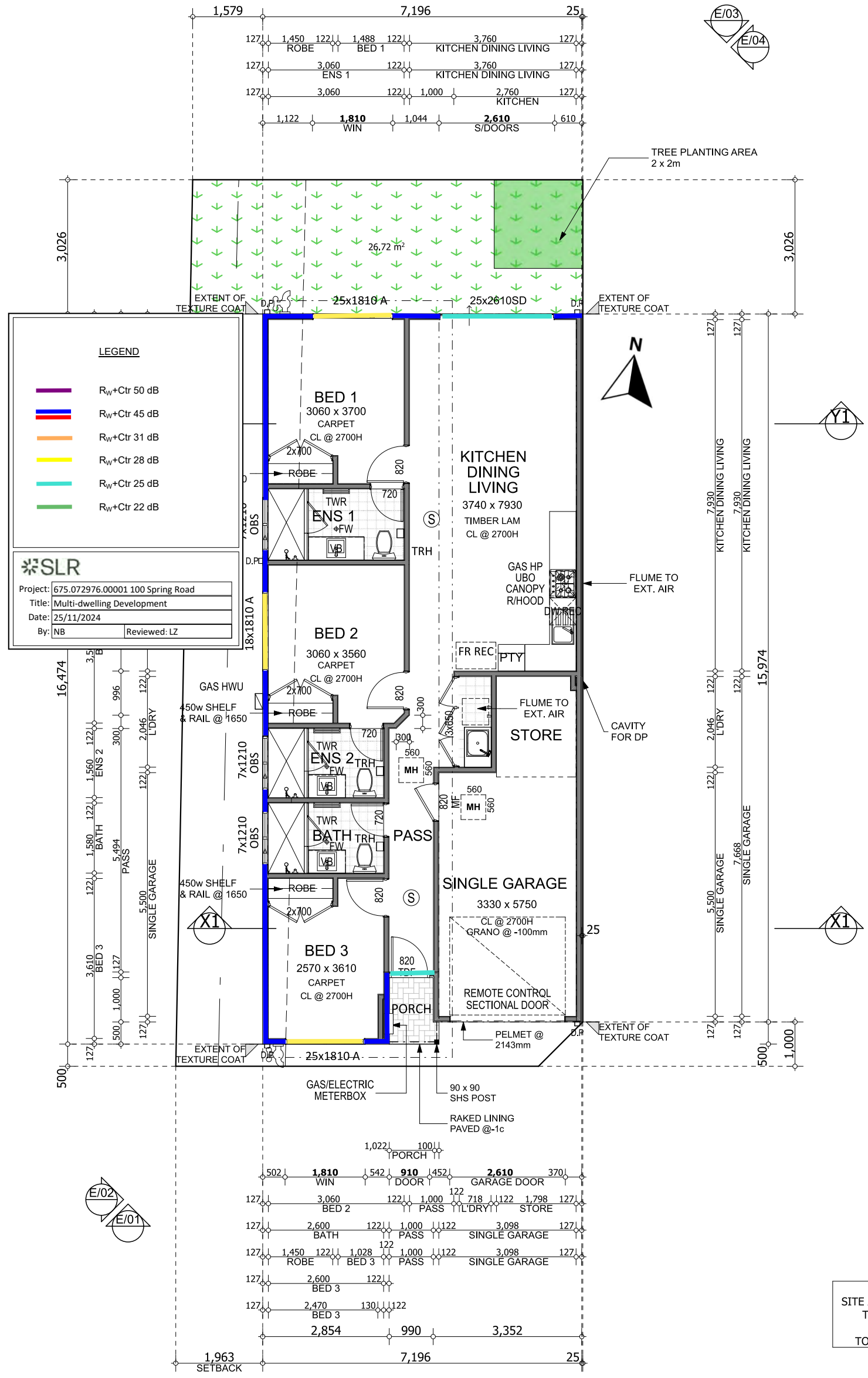
SLR Consulting Australia



Natalia Bigaj
Associate Consultant Acoustics & Vibration
nbigaj@slrconsulting.com

Appendix A

Building Elements Acoustic Markup



LOT 1 SITE COVERAGE
SITE AREA:179.34m² + 37.13m² (CP)
TOTAL SITE AREA: 216.37m²
BUILDING AREA:115.39m²
TOTAL SITE COVERAGE:53.32%

AREA CALC	
HOUSE GF	92.94
SINGLE GARAGE	18.41
STORE	4.04
PORCH	1.55
Total	116.94 m²

Perimeter

HOUSE GF	47,340

Roof Calc

Area	Perimeter
115.69	48,060

CLIENT:
-

SITE ADDRESS:
LOT 1 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 1 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

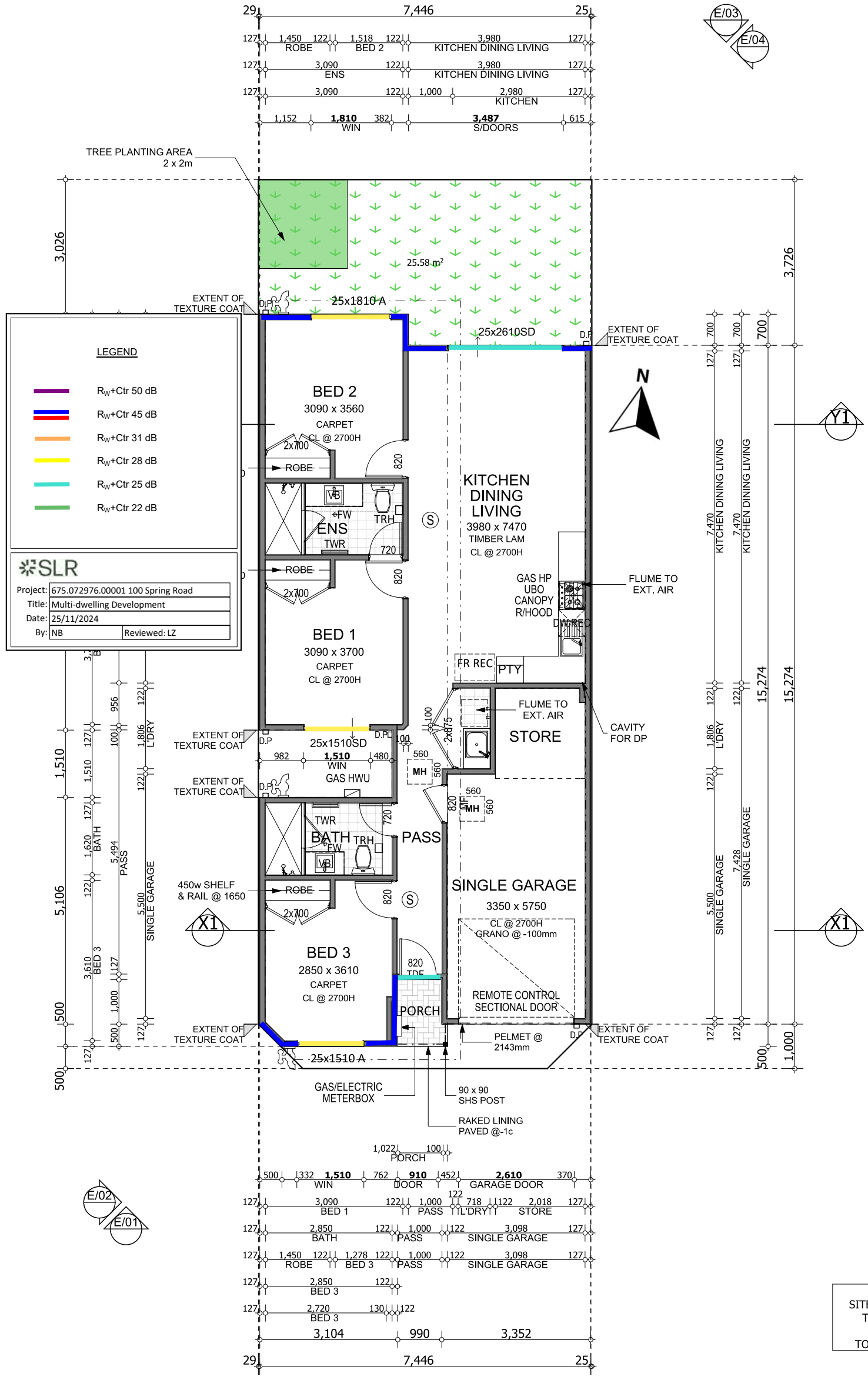
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LOT 2 SITE COVERAGE
SITE AREA:149m² + 37.13m² (CP)
TOTAL SITE AREA: 186.13m²
BUILDING AREA:112.02m²
TOTAL SITE COVERAGE:60.18%

AREA CALC	
HOUSE GF	89.61
SINGLE GARAGE	18.36
STORE	4.05
PORCH	1.55
Total	113.57 m²

Perimeter

HOUSE GF	53,491

Roof Calc

Area	Perimeter
112.95	53,763

CLIENT:
-

SITE ADDRESS:
LOT 2 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 2 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

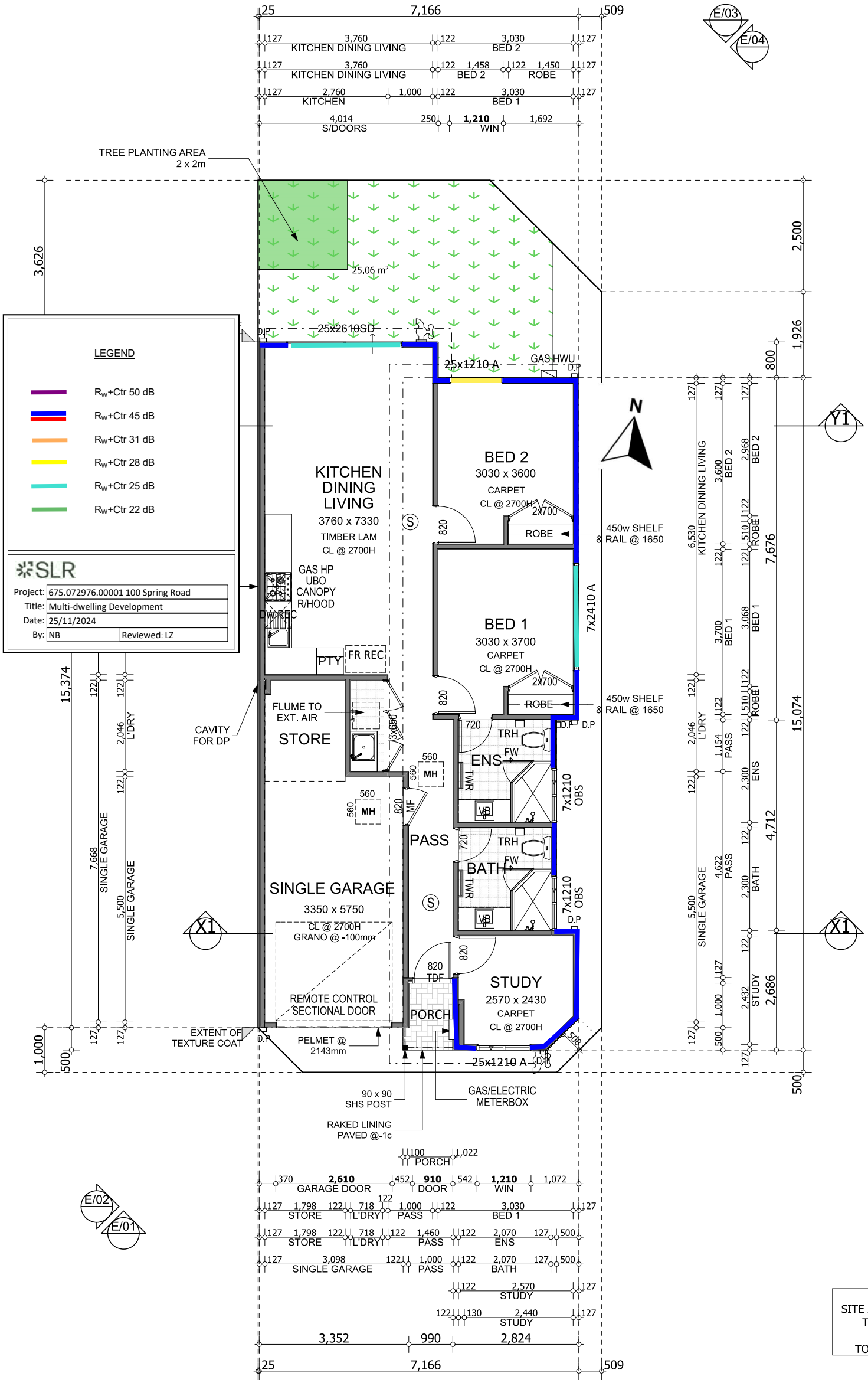
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LEGEND

- R_w+Ctr 50 dB
- R_w+Ctr 45 dB
- R_w+Ctr 31 dB
- R_w+Ctr 28 dB
- R_w+Ctr 25 dB
- R_w+Ctr 22 dB

SLR

Project:	675.072976.00001 100 Spring Road
Title:	Multi-dwelling Development
Date:	25/11/2024
By:	NB Reviewed: LZ

LOT 3 SITE COVERAGE
SITE AREA:149.88m² + 37.13m² (CP)
TOTAL SITE AREA: 187.01m²
BUILDING AREA:105.46m²
TOTAL SITE COVERAGE:56.39%

AREA CALC	
HOUSE GF	83.01
SINGLE GARAGE	18.41
STORE	4.04
PORCH	1.55
Total	107.01 m²

Perimeter

HOUSE GF	46,664

Roof Calc

Area	Perimeter
108.69	47,448

CLIENT:
-

SITE ADDRESS:
LOT 3 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 3 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

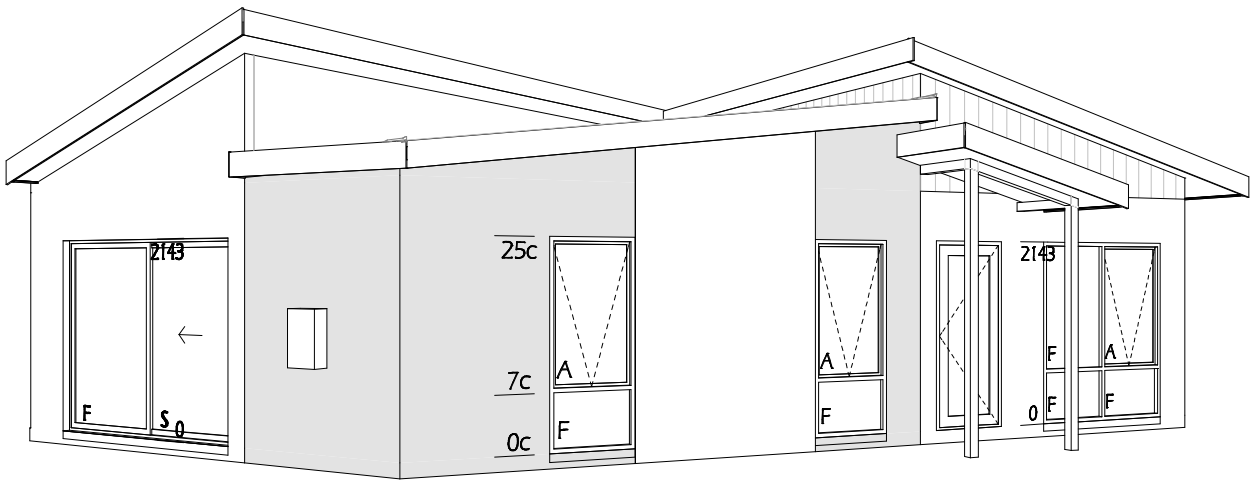
OWNER .....

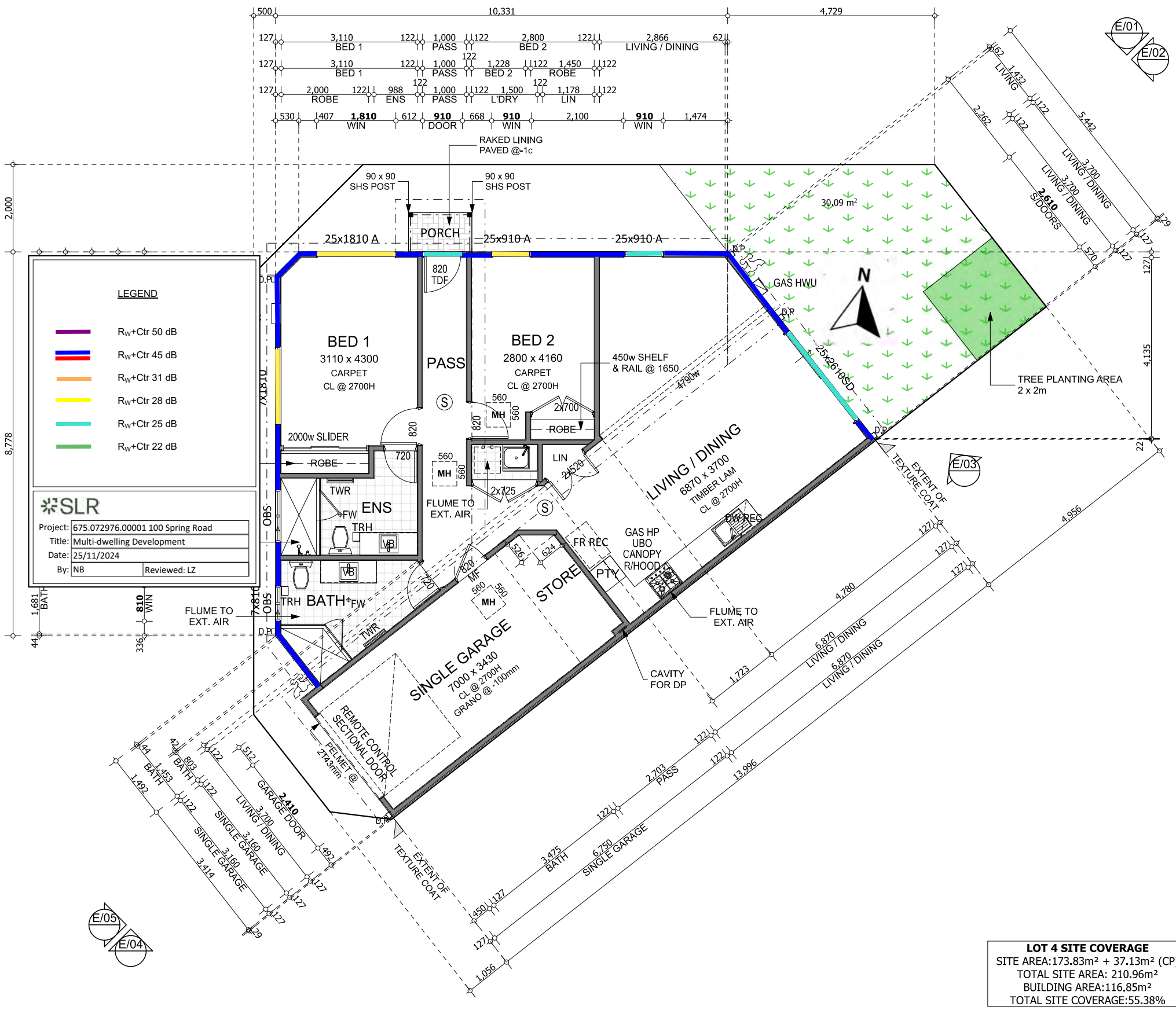
OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -





LOT 4 SITE COVERAGE
SITE AREA:173.83m² + 37.13m² (CP)
TOTAL SITE AREA: 210.96m²
BUILDING AREA:116.85m²
TOTAL SITE COVERAGE:55.38%

AREA CALC	
HOUSE GF	94.32
SINGLE GARAGE	18.53
STORE	4.00
PORCH	1.31
Total	118.16 m²

Perimeter UNIT 3

HOUSE GF	42,373

Roof Calc

Area	Perimeter
124.62	47,064

CLIENT:
-

SITE ADDRESS:
LOT 4 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 4 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

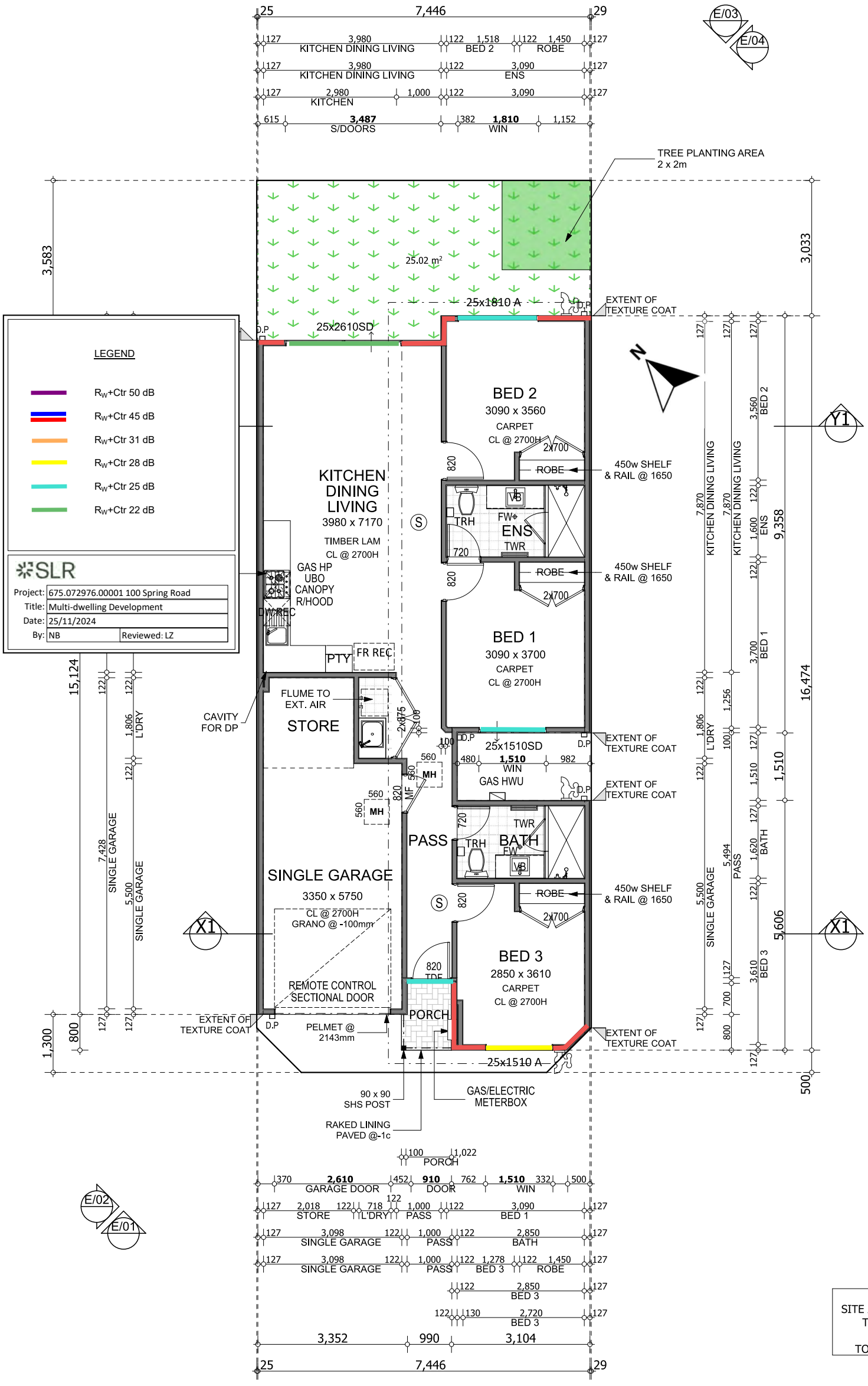
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LOT 5 SITE COVERAGE
SITE AREA:149.05m² + 37.13m² (CP)
TOTAL SITE AREA: 186.18m²
BUILDING AREA:111.67m²
TOTAL SITE COVERAGE:59.97%

AREA CALC	
HOUSE GF	89.26
SINGLE GARAGE	18.36
STORE	4.05
PORCH	1.59
Total	113.26 m²

Perimeter
HOUSE GF 53,491

Roof Calc

Area	Perimeter
112.52	53,763

CLIENT:
-

SITE ADDRESS:
LOT 5 OF #100 SPRING ROAD, THORNLIE, WA, 6108
LOT 6, LOT 7

MODEL NAME: UNIQUE

DRAWING: LOT 5 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

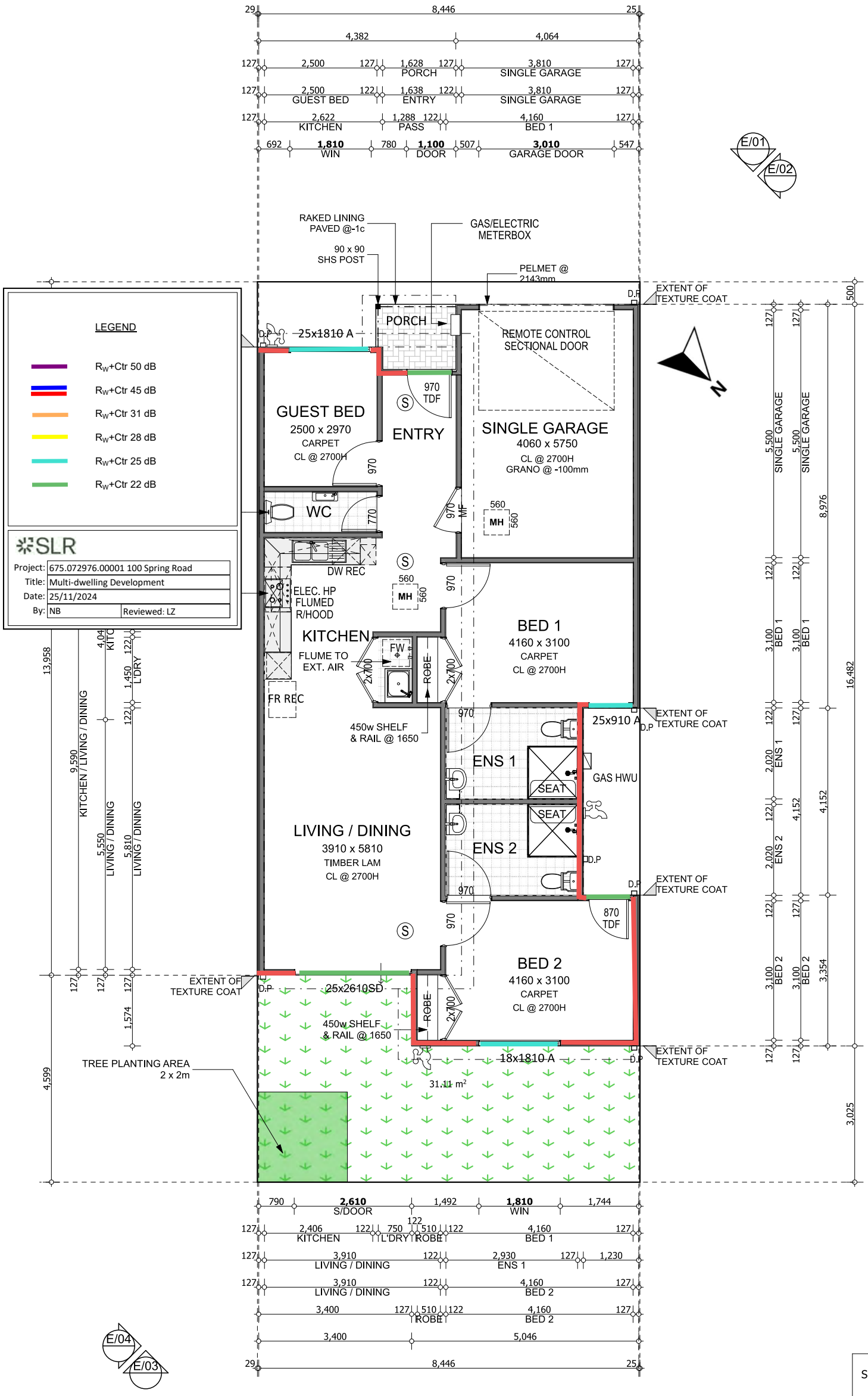
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LOT 8 SITE COVERAGE
SITE AREA:170.06m² + 37.13m² (CP)
TOTAL SITE AREA: 207.19m²
BUILDING AREA:123.77m²
TOTAL SITE COVERAGE:59.73%

AREA CALC	
HOUSE GF	101.43
SINGLE GARAGE	22.34
PORCH	2.51
	126.28 m²

Perimeter	
HOUSE GF	50,416

Roof Calc	
Area	Perimeter
127.38	52,592

CLIENT:
-

SITE ADDRESS:
LOT 8 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 8 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

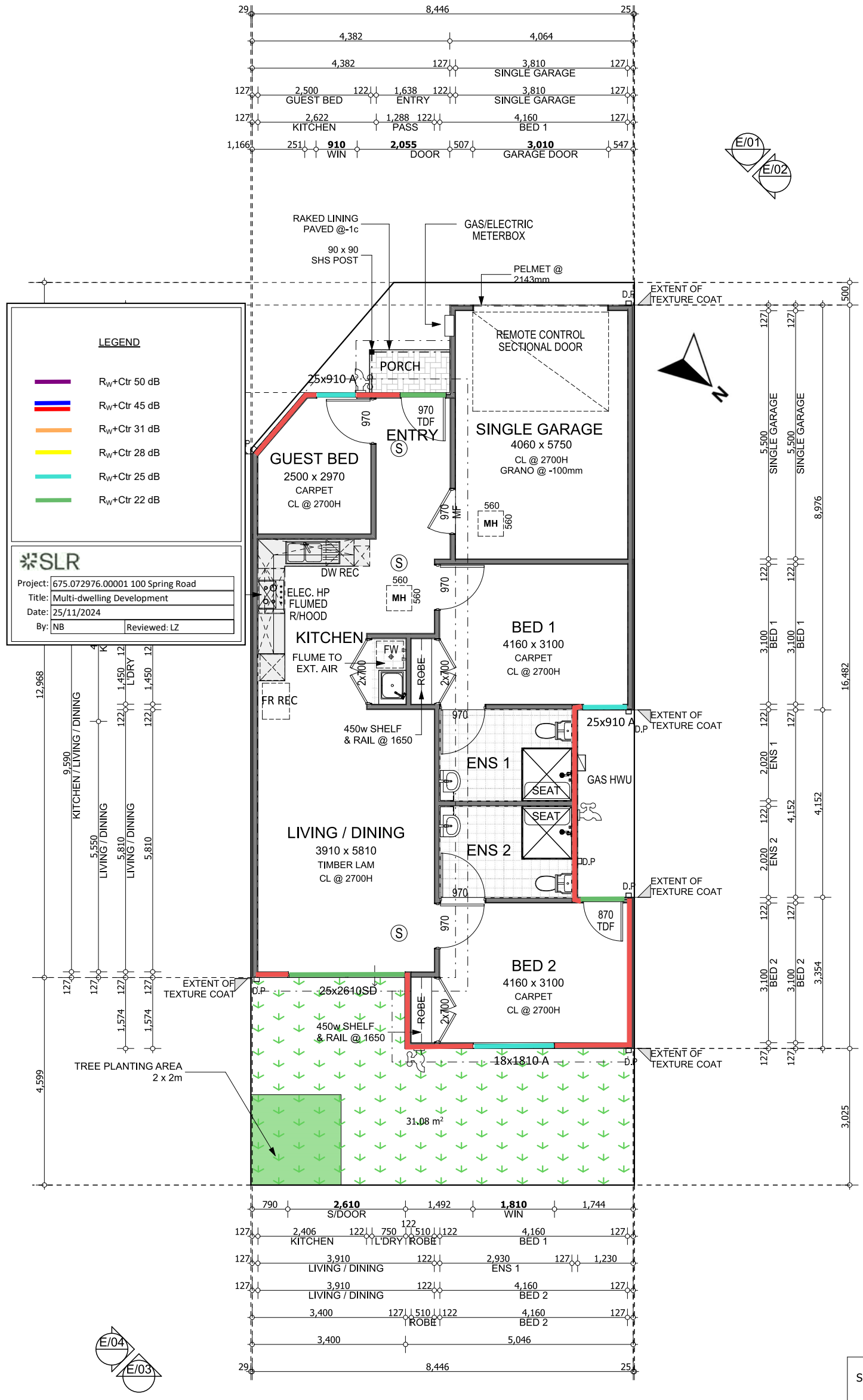
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LOT 9 SITE COVERAGE
SITE AREA:164.21m² + 37.13m² (CP)
TOTAL SITE AREA: 201.34m²
BUILDING AREA:119.45m²
TOTAL SITE COVERAGE:59.32%

AREA CALC	
HOUSE GF	97.05
SINGLE GARAGE	22.40
PORCH	1.69
	121.14 m²
Perimeter	
HOUSE GF	47,702
Roof Calc Area	Perimeter
122.18	51,372

CLIENT:
-

SITE ADDRESS:
LOT 9 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 9 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

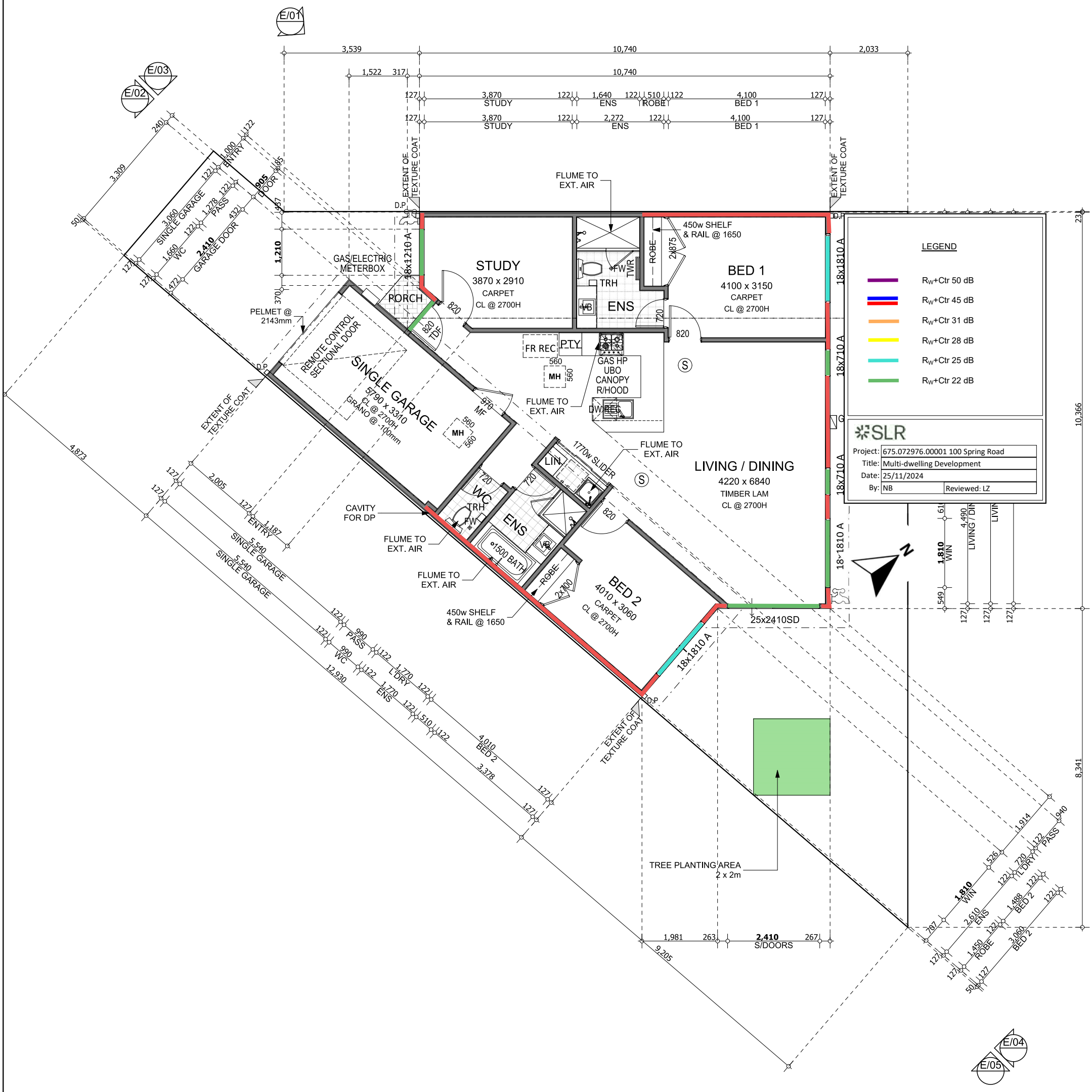
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LOT 10 SITE COVERAGE
SITE AREA:205.73m² + 37.13m² (CP)
TOTAL SITE AREA: 242.86m²
BUILDING AREA:125.28m²
TOTAL SITE COVERAGE:51.58%

AREA CALC	
HOUSE GF	106.96
SINGLE GARAGE	18.32
PORCH	1.07
	126.35 m²

Perimeter	
HOUSE GF	44,766

Roof Calc	
Area	Perimeter
134.04	49,570

CLIENT:
-

SITE ADDRESS:
LOT 10 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 10 GROUND FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

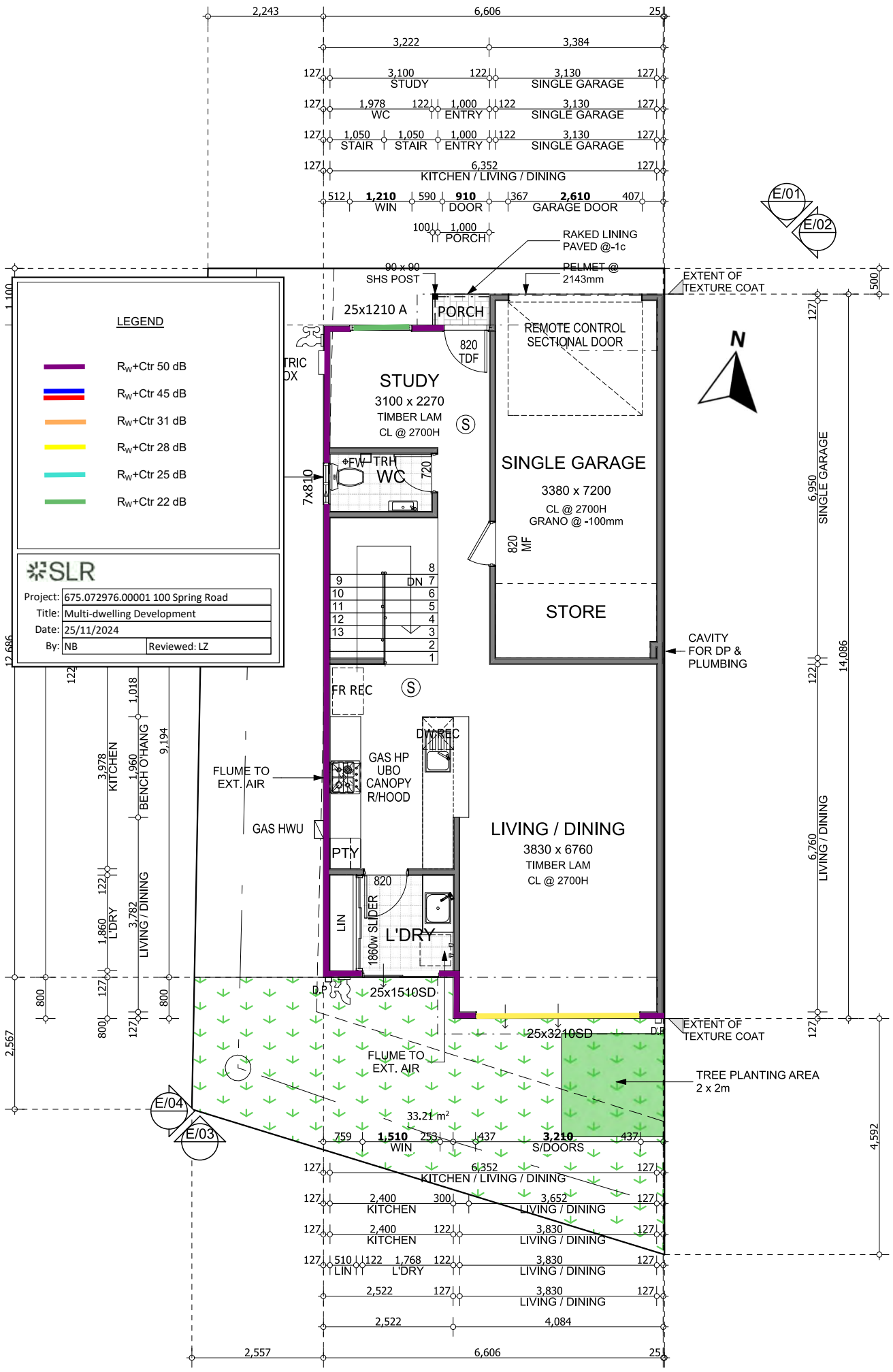
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LOT 11 SITE COVERAGE
SITE AREA:160.66m² + 37.13m² (CP)
TOTAL SITE AREA: 197.79m²
BUILDING AREA:89.11m²
TOTAL SITE COVERAGE:45.05%

AREA CALC	
HOUSE FF	82.87
HOUSE GF	65.98
SINGLE GARAGE	18.63
STORE	4.50
PORCH	0.66
	172.64 m²

Perimeter	
HOUSE FF	38,584
HOUSE GF	40,184

Roof Calc Area	Perimeter
89.43	40,144
4.68	10,714
3.67	11,528

CLIENT:
-

SITE ADDRESS:
LOT 11 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 11 GROUND FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

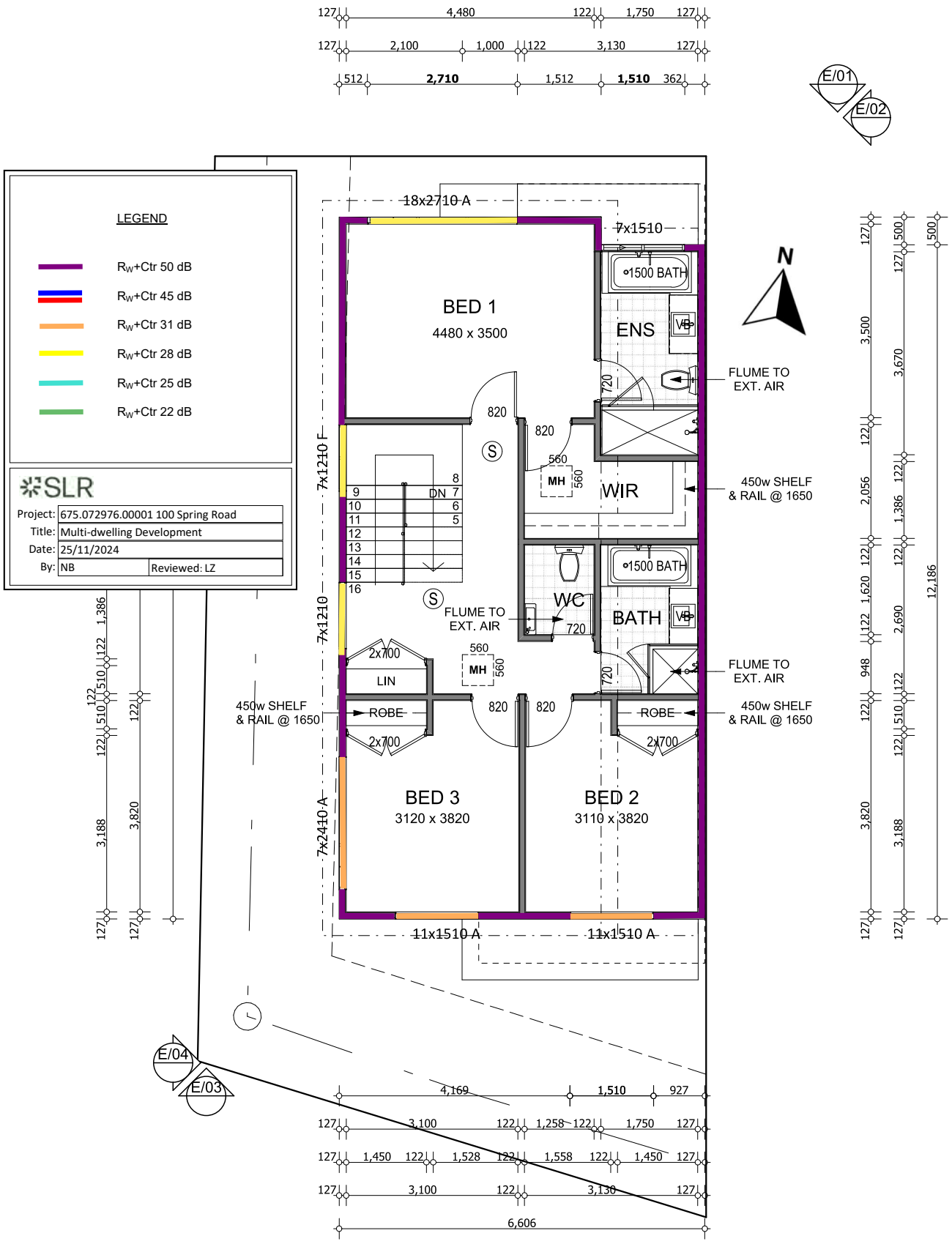
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LOT 11 SITE COVERAGE
SITE AREA:160.66m² + 37.13m² (CP)
TOTAL SITE AREA: 197.79m²
BUILDING AREA:89.11m²
TOTAL SITE COVERAGE:45.05%

AREA CALC	
HOUSE FF	82.87
HOUSE GF	65.98
SINGLE GARAGE	18.63
STORE	4.50
PORCH	0.66
	172.64 m²

Perimeter

HOUSE FF	38,584
HOUSE GF	40,184

Roof Calc

Area	Perimeter
89.43	40,144
4.68	10,714
3.67	11,528

CLIENT:
-

SITE ADDRESS:
LOT 11 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 11 FIRST FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

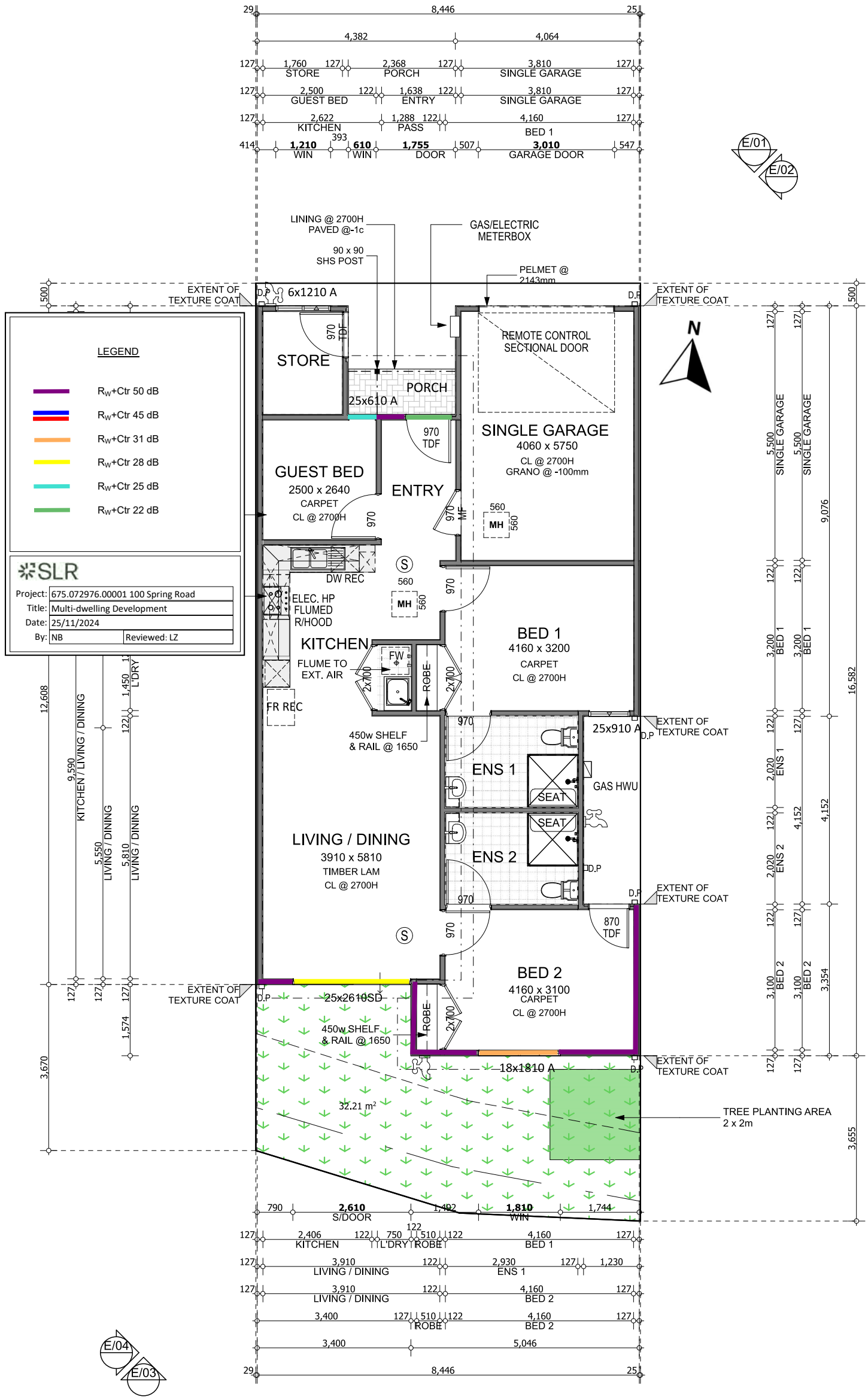
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 2 of -



LOT 12 SITE COVERAGE
SITE AREA:172.01m² + 37.13m² (CP)
TOTAL SITE AREA: 209.14m²
BUILDING AREA:123.91m²
TOTAL SITE COVERAGE:59.24%

AREA CALC	
HOUSE GF	97.45
SINGLE GARAGE	22.46
STORE	4.00
PORCH	2.37
	126.28 m²

Perimeter	
HOUSE GF	60,582

Roof Calc	
Area	Perimeter
126.71	54,592

CLIENT:
-

SITE ADDRESS:
LOT 12 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 12 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

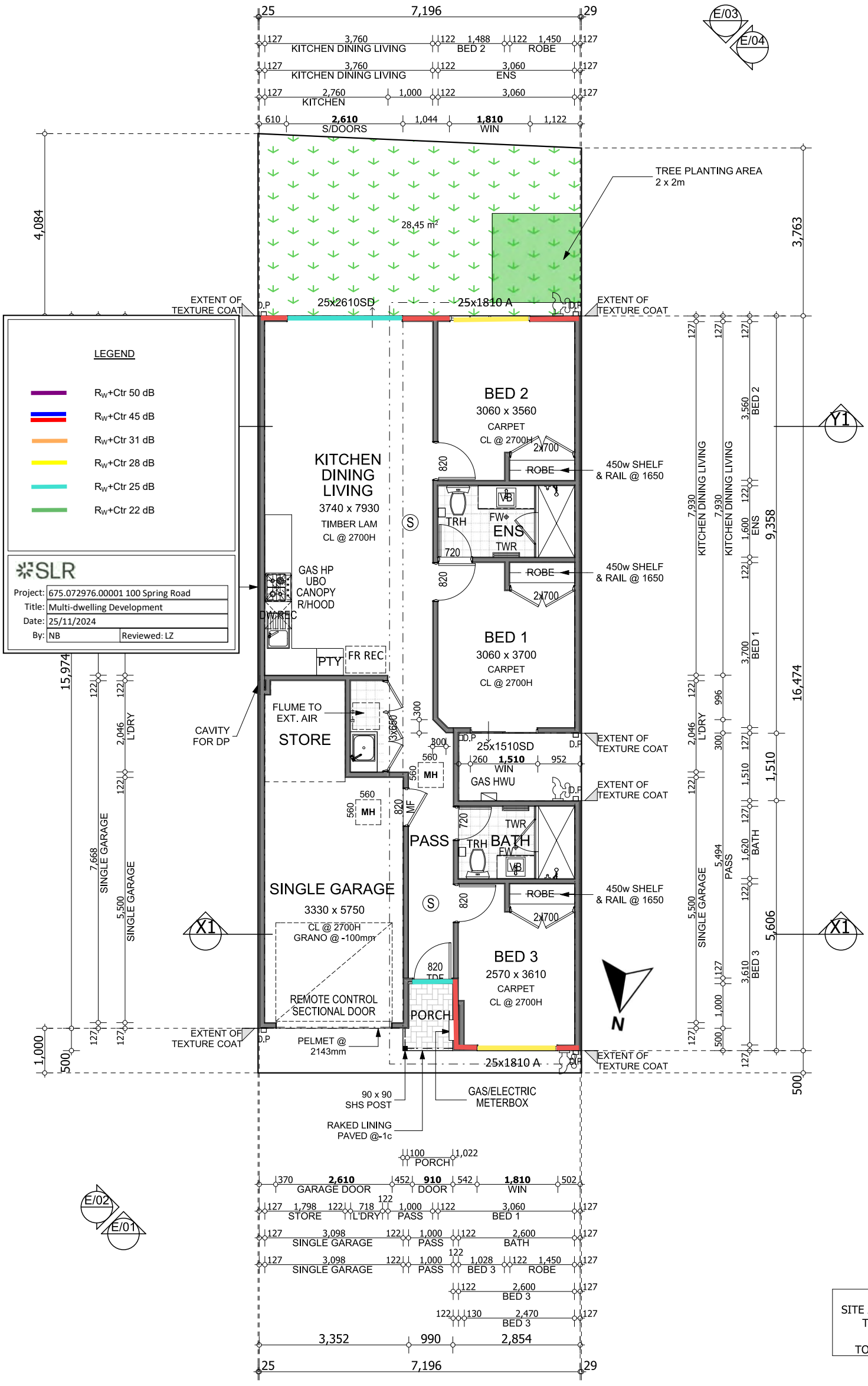
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LOT 13 SITE COVERAGE
SITE AREA:151.55m² + 37.13m² (CP)
TOTAL SITE AREA: 188.68m²
BUILDING AREA:111.28m²
TOTAL SITE COVERAGE:58.97%

AREA CALC	
HOUSE GF	88.83
SINGLE GARAGE	18.41
STORE	4.04
PORCH	1.55
Total	112.83 m²

Perimeter

HOUSE GF	52,784

Roof Calc

Area	Perimeter
111.68	53,304

CLIENT:
-

SITE ADDRESS:
LOT 13 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 13 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

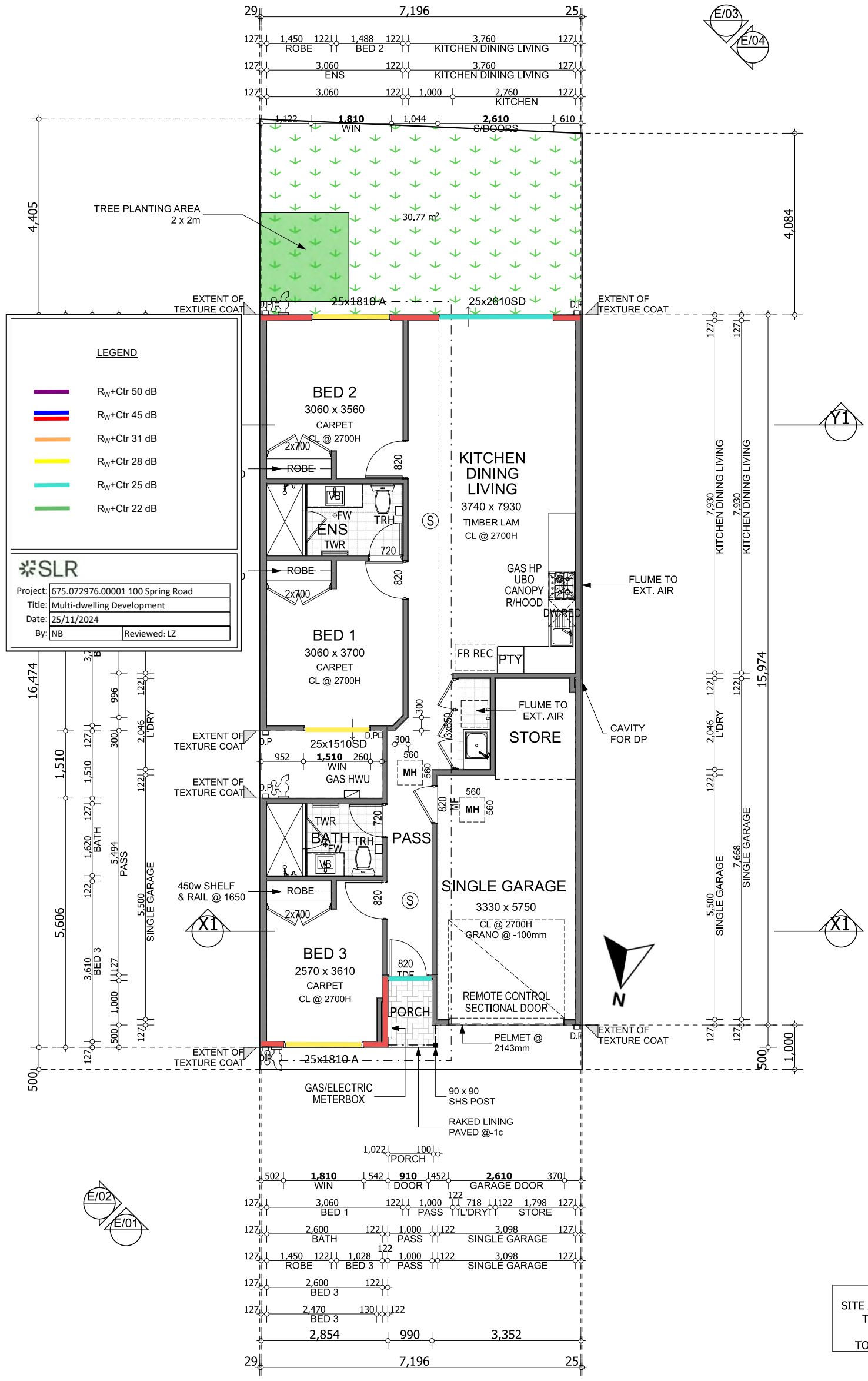
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LOT 14 SITE COVERAGE
SITE AREA:153.83m² + 37.13m² (CP)
TOTAL SITE AREA: 190.96m²
BUILDING AREA:111.28m²
TOTAL SITE COVERAGE:58.27%

AREA CALC	
HOUSE GF	88.83
SINGLE GARAGE	18.41
STORE	4.04
PORCH	1.55
Total	112.83 m²

Perimeter

HOUSE GF	52,784

Roof Calc	
Area	Perimeter
111.68	53,304

CLIENT:
-

SITE ADDRESS:
LOT 14 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 14 FLOOR PLAN

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	–	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

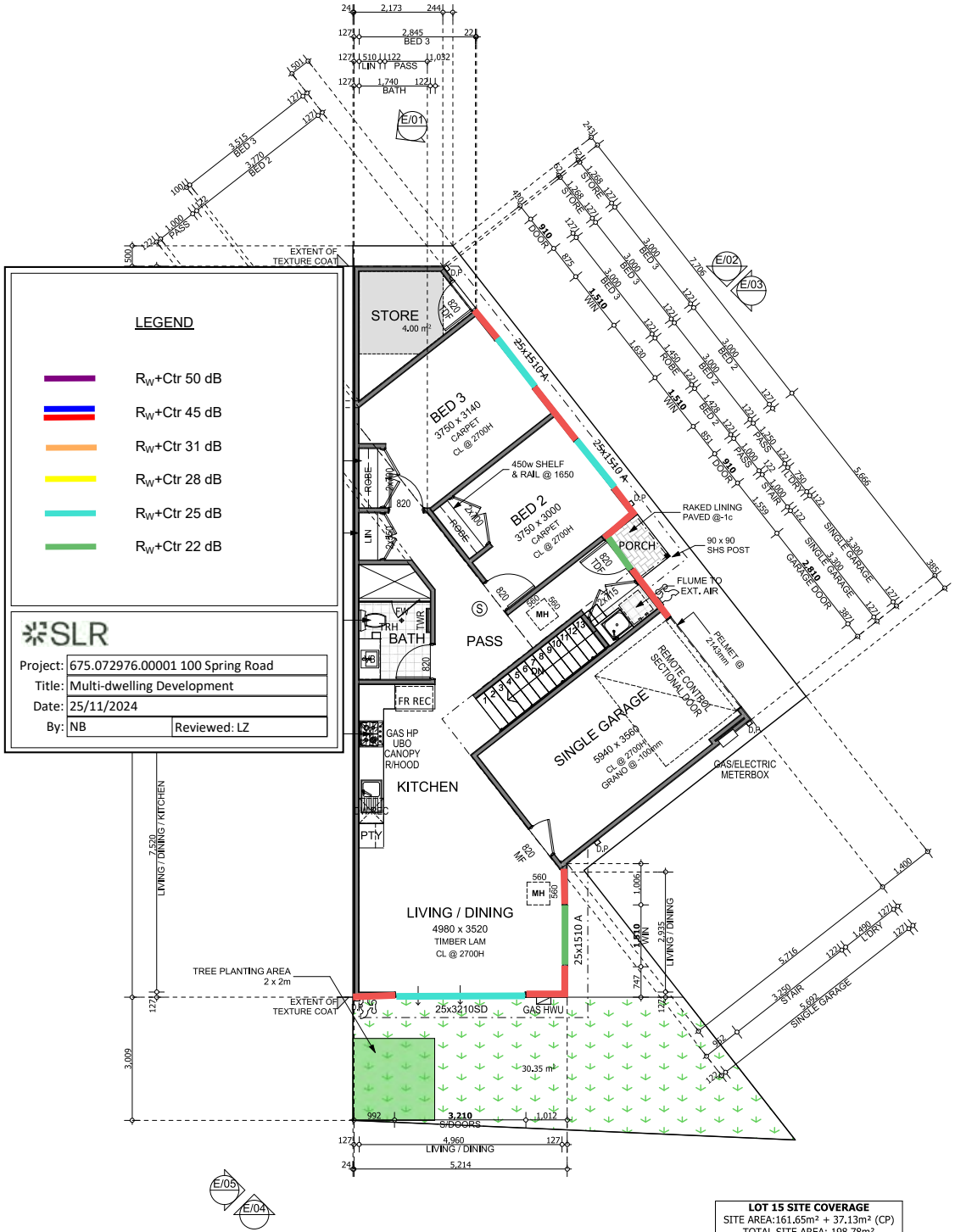
OWNER .....

OWNER .....

BUILDER .....

JOB No.: -

SHEET No.: 1 of -



LOT 15 SITE COVERAGE
SITE AREA:161.65m² + 37.13m² (CP)
TOTAL SITE AREA: 198.78m²
BUILDING AREA:110.14m²
TOTAL SITE COVERAGE:55.40%

AREA CALC	
HOUSE GF	83.65
HOUSE FF	27.80
SINGLE GARAGE	21.12
STORE	5.37
PORCH	1.28
	139.22 m²

Perimeter

HOUSE FF	21,243
HOUSE GF	58,891

Roof Calc

Area	Perimeter
34.65	23,679
88.88	52,912

CLIENT:
-

SITE ADDRESS:
LOT 15 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 15 GROUND FLOOR

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

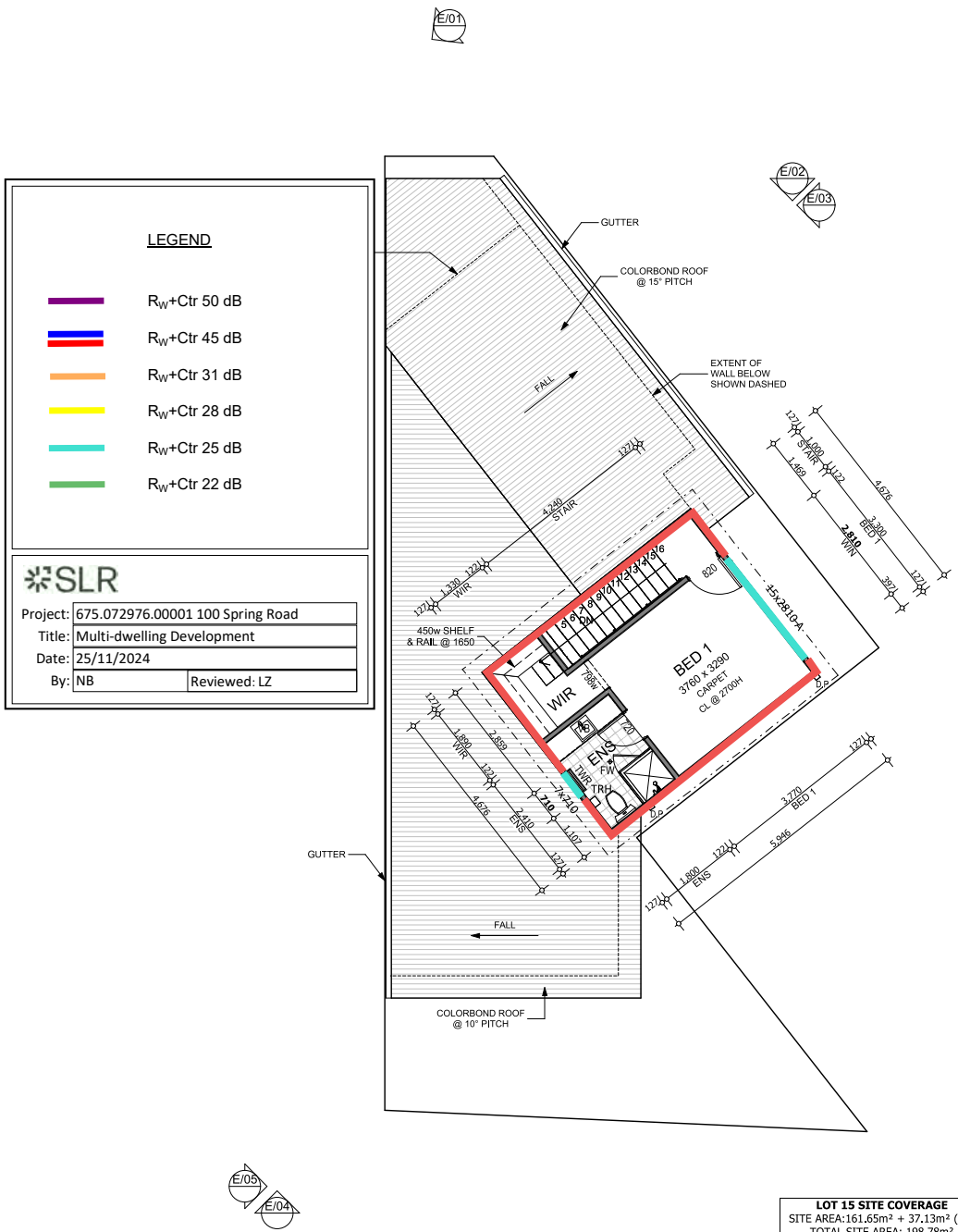
OWNER.....

OWNER.....

BUILDER.....

JOB No.: -

SHEET No.: 1 of -



LOT 15 SITE COVERAGE
SITE AREA:161.65m² + 37.13m² (CP)
TOTAL SITE AREA: 198.78m²
BUILDING AREA:110.14m²
TOTAL SITE COVERAGE:55.40%

AREA CALC	
HOUSE GF	83.65
HOUSE FF	27.80
SINGLE GARAGE	21.12
STORE	5.37
PORCH	1.28
	139.22 m²

Perimeter

HOUSE FF	21,243
HOUSE GF	58,891

Roof Calc

Area	Perimeter
34.65	23,679
88.88	52,912

CLIENT:
-

SITE ADDRESS:
LOT 15 OF #100 SPRING ROAD, THORNLIE, WA, 6108

MODEL NAME: UNIQUE

DRAWING: LOT 15 FIRST FLOOR

SCALE:

REV	DATE	DWN	CHK	DESCRIPTION
-	16.05.24	PC	--	FLOOR PLANS

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT

DATE.....

OWNER.....

OWNER.....

BUILDER.....

JOB No.: -

SHEET No.: 2 of -

Attachment 8

Development Services
629 Newcastle Street Leederville WA 6007
PO Box 100 Leederville WA 6902
T (08) 9420 2099
F (08) 9420 3193

Your Ref: DA25/00064
Our Ref: 195082655 - DAP422730
Enquiries: Kerry Moore
Direct Tel: 9420 2209
Email: Building.Services@watercorporation.com.au

30 May 2025

Senior Planner
City Of Gosnells
2120 Albany Highway
GOSNELLS WA 6110

Attention of: Felicitas Dhliwayo

Thank you for your email dated 29th May 2025. We offer the following comments regarding this proposal.

Water
Reticulated water is available to the subject lot. No water service exists on the property as yet.

Wastewater
Reticulated sewerage is available to the subject lot. A **150mm** VC sewer main running parallel along the **inside** of the rear and right hand side boundary at approx. **1.0m** and is approx. 1.7**m** deep. The minimum distance a building can be to the centre of this sewer main is **0.6m** with piling. The minimum distance from the centre of the sewer main without piling is **1.5m (single storey) and 2.5m (double storey)**. Any portion of the proposed building which is within the zone of influence to sewer main may require suitable footings in accordance with our technical guidelines. Please refer to our website: www.watercorporation.com.au/Developing-and-building/Working-near-assets.

Protect Sewer
It should be noted that there are 2 access chambers located inside the subject land boundary. Due consideration will be required when developing in this area.

- An unconfined access way of at least 1.0 m wide must be maintained around the edge of sewer and drain maintenance structures at all times.
- Headroom (clearance between finished ground level and the underside of an overhanging structure such as a roof) of at least 2.4 m must be maintained at all times.
- Access way to the chamber required via gate or roller door.

The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. In accordance with Section 90 of

the Water Services Act 2012 whenever development is proposed near Water Corporation assets the applicant/developer/owner needs approval prior to construction.

Approval for works

Any works carried out in proximity to our Assets must receive prior approval by applying for an Asset Protection Risk Assessment (APRA). To assess whether the proposed development will require an APRA, details of the Prescribed Proximities are available on our website: www.watercorporation.com.au/Developing-and-building/Working-near-assets/Approval-for-works.

Building Approval Application

The applicant is required to submit a Commercial/Multi Residential Application by using our online portal BuilderNet: login-buildernet.watercorporation.com.au.

Attachments required for approval will include:

- Final construction site & architectural floor plans
- Engineer certified piling detail plans (if required)

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid. Please provide the above comments to the landowner, developer and/or their representative. Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact our Enquiries Officer.

Kind regards

K Moore

Kerry Moore

A/Advisor - Building Services
Development Services

Assets Planning & Delivery Group

E building.services@watercorporation.com.au
T 13 13 95

WATER CORPORATION

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

2. Meeting Closure