

REPORTS AND RECOMMENDATIONS

FOR THE

DEVELOPMENT ADVISORY UNIT

MEETING

HELD ON

TUESDAY, 14 JANUARY 2025

1. This Meeting makes Recommendations to the Manager Statutory Planning & Building.
2. Should any Elected Member wish to discuss the content of any item included as part of the attached agenda, please contact Kate Bainbridge, Manager Development Approvals. Contact should be established as soon as possible after the publication of the agenda to the City of Melville website. Contact details are as follows: Tel 9364 0626 or via the Elected Members Portal.
3. Should an Elected Member propose that an item on this agenda be referred to Council for determination, a request to that effect must be made to the Chief Executive Officer (CEO). This request shall be made in accordance with the requirements set out by Clause 3.5.4 of Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
4. Should any applicant or adjoining property owner object to any proposal included as part of this DAU agenda, then an opportunity exists to request that the application be determined by Council. All such requests should be referred to an Elected Member of Council for the Ward within which the development application is located. An Elected Member may request that the application be determined by Council. Any call up request from an Elected Member shall be made in accordance with the requirements set out by Clause 3.5.4 of Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
5. In the absence of any referral request, a decision on any application included as part of this DAU agenda can take place under delegated authority to the Manager Statutory Planning, after midday on the second Monday after the Friday publication of the minutes to the City's website. In the event that the DAU minutes are not published to the City's website until the Monday after the DAU meeting, a decision on the application can still take place the following Monday.

DISTRIBUTED: FRIDAY, 17 JANUARY 2025



**REPORTS AND RECOMMENDATIONS FROM THE DEVELOPMENT ADVISORY UNIT
MEETING HELD IN, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD,
BOORAGOON, COMMENCING AT 9:00 AM ON TUESDAY, 14 JANUARY 2025.**

PRESENT

K Bainbridge
T Geddes
J Caracciolo
T Nguyen
D Hinge

Manager Development Approvals
A/Principal Statutory Planner
Senior Statutory Planner
Senior Environment Health Officer
Statutory Planner

DISCLOSURES OF INTEREST

**DISCLOSURE OF FINANCIAL INTERESTS
LOCAL GOVERNMENT ACT 1995****Members' interests in matters to be discussed at meetings to be disclosed**

S.5.65 (1) A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by the member must disclose the nature of the interest -

- (a) in a written notice given to the Chief Executive Officer before the meeting; or
- (b) at the meeting immediately before the matter is discussed.

Penalty: \$10,000 or imprisonment for 2 years.

Meeting to be informed of disclosures

S.5.66 If a member has disclosed an interest in a written notice given to the Chief Executive Officer before a meeting, then before the meeting -

- (a) the Chief Executive Officer is to cause the notice to be given to the person who is to preside at the meeting; and
- (b) the person who is to preside at the meeting is to bring the notice to the attention of the persons who attend the meeting.

Disclosing members not to participate in meetings

S.5.67 A member who makes a disclosure under Section 5.65 must not -

- (a) preside at the part of the meeting relating to the matter; or
- (b) participate in, or be present during, any discussion or decision making procedure relating to the matter,

unless, and to the extent that, the disclosing member is allowed to do so under Section 5.68 or 5.69.

Penalty: \$10,000 or imprisonment for 2 years.

Please refer to your Handbook for definitions of interests and other detail.

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U25/0642 – TWO STOREY GROUPED DWELLING AT LOT 2 (NO. 28B) GLENCOE ROAD, ARDROSS WA 6153 (REC) (ATTACHMENT)

Ward : Ardross - Central Ward
 Category : Operational
 Application Number : DA-2024-565
 Property : Lot 2 (28B) Glencoe Road, Ardross
 Proposal : One x Two Storey Grouped Dwelling
 Applicant : Jieying Yang
 Owner : Kay Jin Johann and Karina Johann
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Previous Items : None
 Responsible Officer : Kate Bainbridge
 Manager Development Approvals

AUTHORITY / DISCRETION

DEFINITION

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input checked="" type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council to note.</i>

**U25/0642 – TWO STOREY GROUPED DWELLING AT LOT 2 (NO. 28B) GLENCOE ROAD,
ARDROSS WA 6153 (REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- Development approval is sought for a two storey grouped dwelling at 28B Glencoe Road, Ardross.
- The subject site was created through a three-lot survey-strata subdivision which was approved by the Western Australian Planning Commission on 29 March 2022 (Ref: WAPC 1374-21).
- The subject site is currently vacant and is zoned Residential (R40).
- The details of the proposed development have been assessed against Local Planning Scheme No. 6 (LPS6), Residential Design Codes Volume 1 Parts C and D (R-Codes) and relevant local planning policies including Local Planning Policy 3.1 – Residential Development (LPP3.1), Local Planning Policy 1.6 – Car Parking and Access (LPP 1.6) and Local Planning Policy 1.9 – Height of Buildings (LPP 1.9).
- The proposed development requires a performance assessment in relation to lot boundary setbacks (boundary walls), site works, streetscape, and vehicular access.
- The application was advertised in accordance with the provisions of the R-Codes, Planning and Development (Local Planning Scheme) Regulations 2015 and Local Planning Policy 1.1 – Planning Processes and Decision Making.
- One submission was received during the advertising period which was an objection to the proposed boundary wall length. This has triggered the need for the application to be referred through the DAU process prior to being determined.
- Notwithstanding the objection received, it is considered that the development is acceptable when assessed against the relevant design principles of the R-Codes.
- The City recommends that approval be granted subject to conditions.

U25/0642 – TWO STOREY GROUPED DWELLING AT LOT 2 (NO. 28B) GLENCOE ROAD,
ARDROSS WA 6153 (REC) (ATTACHMENT)



Figure 1. Aerial Photograph of Subject Site

U25/0642 – TWO STOREY GROUPED DWELLING AT LOT 2 (NO. 28B) GLENCOE ROAD, ARDROSS WA 6153 (REC) (ATTACHMENT)

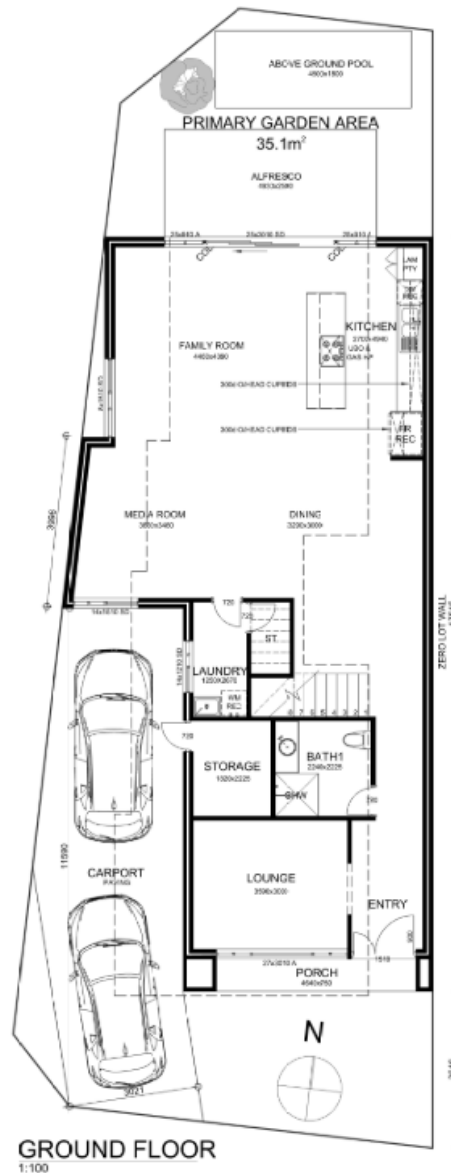


Figure 2. Proposed Ground Floor Plan

BACKGROUND

Scheme Provisions

MRS Zoning	: Urban
LPS Zoning	: Residential
R-Code	: R40
Use Type	: Grouped Dwelling
Use Class	: Permitted

U25/0642 – TWO STOREY GROUPED DWELLING AT LOT 2 (NO. 28B) GLENCOE ROAD, ARDROSS WA 6153 (REC) (ATTACHMENT)

Site Details

Lot Area	: 216m ²
Retention of Existing Vegetation	: No
Street Tree(s)	: No
Street Furniture (drainage pits etc)	: No
Site Details	: Refer to Figure 1 above

DETAIL

The application has been assessed against the provisions of LPS6, the R-Codes and relevant Local Planning Policies. The proposal complies with all the relevant development requirements except for those matters listed below, for which a performance assessment is required.

Residential Design Codes Volume 1 – Part C

Development Requirement	Deemed to Comply	Proposed	Comments
3.4 – Lot boundary setbacks (boundary walls)	R40 - Maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback line - 14.67m	17.545m	Requires assessment using Performance Criteria
3.5 – Site works and retaining walls	Fill and excavation forward of the street setback line, not more than 0.5m above or below the natural ground level.	0.5m-1m within street setback area.	Requires assessment using Performance Criteria
3.6 – Streetscape	Front doors to be protected from the weather (for example by a porch, verandah, building over or similar), with a minimum dimension of 1.2m.	Porch extends 0.76m over front door.	Requires assessment using Performance Criteria

U25/0642 – TWO STOREY GROUPED DWELLING AT LOT 2 (NO. 28B) GLENCOE ROAD, ARDROSS WA 6153 (REC) (ATTACHMENT)

Development Requirement (Continued)	Deemed to Comply	Proposed	Comments
3.7 – Access	<ul style="list-style-type: none"> - Vehicle access to on site car parking spaces to be provided via the lowest available street in the hierarchy. - Driveways must be set back 0.3m from a side lot boundary. - Driveways must be aligned at right angles to the road carriageway. 	<ul style="list-style-type: none"> - Vehicle access from primary street. - Driveway 0m-0.3m in parts from lot boundary. - Driveway not aligned at right angle to road carriageway. 	Requires assessment using Performance Criteria

STAKEHOLDER ENGAGEMENT

I. COMMUNITY

Advertising Required: Yes
 Neighbour's Comment Supplied: Yes
 Reason: Required pursuant to LPP 1.1 Planning Process and Decision Making Clause 1.7.6
 Support/Object: One submission received (Objection)

A summary of the content of the objection received and a response is provided in the table below.

Submission Number	Summary of Submission	Support/Objection	Officer's Comment	Action (Condition/Uphold/Not Uphold)
1	Boundary Wall: Concerns regarding visual and overshadowing impacts.	Objection	See comments below.	Not Uphold

**U25/0642 – TWO STOREY GROUPED DWELLING AT LOT 2 (NO. 28B) GLENCOE ROAD,
ARDROSS WA 6153 (REC) (ATTACHMENT)****Officer Comment**

In terms of visual impacts, the proposed boundary wall will be less than 3.5m in height and will be required by a condition of approval to be finished to either the same finish as the rest of the dwelling walls or at a minimum, be finished to a clean face brick standard where visible from the street or adjacent neighbouring property.

The impacted neighbouring property 28A Glencoe Road, adjoins the eastern boundary of the subject site and has an approved a 16.19m boundary wall (DA-2024-343) to be constructed abutting the proposed boundary wall. This wall also exceeded the deemed to comply length. Figure 3 below shows the proposed boundary wall in relation to this approved neighbouring boundary wall. The northern portion of the proposed boundary wall extends beyond this approved boundary wall by less than 1m and will not impact solar access to any major openings.

This means that the proposed boundary wall will mostly be concealed by existing development, reducing its visibility and hence potential impact on the adjacent neighbouring property. The lot orientation also reduces potential impact with the street being to the south and hence shadow cast limited to winter afternoons.

The alfresco area approved under DA-2024-343 for 28A Glencoe Road is setback 1m from the subject sites boundary and will retain appropriate northern solar access therefore ensuring the proposed boundary wall will have minimal impact on 28A Glencoe Roads approved outdoor living space.

II. OTHER AGENCIES / CONSULTANTS

Not Applicable.

STATUTORY AND LEGAL IMPLICATIONS

Should the City of Melville refuse the application for planning approval, the Applicant will have the right to have the decision reviewed by the State Administrative Tribunal in accordance with Part 14 of the Planning and Development Act 2005.

FINANCIAL IMPLICATIONS

There are no financial implications for the City relating to this proposal.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

There are no strategic, risk or environmental management implications with this application.

POLICY IMPLICATIONS

There are no policy implications in relation to this proposal.

U25/0642 – TWO STOREY GROUPED DWELLING AT LOT 2 (NO. 28B) GLENCOE ROAD, ARDROSS WA 6153 (REC) (ATTACHMENT)

COMMENT

Boundary Wall

The subject site is located on the northern side of Glencoe Road and has an 8.5m street frontage. The surrounding area consists of other existing residential development on properties with R40 density codes.

As noted earlier in this report in the requirements section, the proposed development does not meet the deemed to comply provisions in Volume 1 Part C of the R-Codes and requires a design principles assessment in regard to the proposed boundary walls length. The design principles contained in Clause 3.4 Boundary Walls of the R-Codes seek to allow for the effective use of space while protecting adjoining properties solar access to major openings and private open spaces and ensuring development positively contributes to the streetscape in line with the desired built form local character. The proposed development is considered to meet these design principles as discussed below:

Design Principle:	Assessment:
<p>P3.4.1: Lot boundary setbacks reinforce the location's streetscape character and are consistent with the existing or desired built form local character.</p>	<p>With the exception of the boundary wall length, all lot boundary setbacks and street setbacks meet the relevant deemed to comply criteria. There are other properties within the surrounding area which also have boundary walls that are visible from the street, ensuring it is not inconsistent with the streetscape character. As the site has an R40 density code and 8.5m width, it is considered the proposal will be consistent with desired built form local character as anticipated by the creation of lot with this configuration.</p>
<p>P3.4.2: The setback of development from lot boundaries provides a transition between sites with different land uses or intensity of development.</p>	<p>The development is adjacent to a boundary wall of similar length with only small portion proposed to be visible from the adjoining impacted neighbouring property. The proposal is therefore considered to be of a similar intensity as other developments on surrounding sites.</p>
<p>P3.4.3: Buildings are set back from lot boundaries or adjacent buildings on the same lot to:</p> <ul style="list-style-type: none"> i. provide adequate solar access and natural ventilation to the building and open spaces on the site and adjoining properties; and ii. address the potential for overlooking and resultant loss of privacy on adjoining properties. 	<p>The proposal complies with the overshadowing and visual privacy deemed to comply provisions in the R-Codes. As such, it is considered that P3.4.3 will be met.</p>

U25/0642 – TWO STOREY GROUPED DWELLING AT LOT 2 (NO. 28B) GLENCOE ROAD, ARDROSS WA 6153 (REC) (ATTACHMENT)

Design Principle:	Assessment:
<p>P3.4.4:</p> <p>Buildings are built up to lot boundaries where this:</p> <ul style="list-style-type: none"> i. makes more effective use of space for primary garden areas and/or private open space; ii. maintains adequate solar access to major openings and private open space of adjoining properties; and iii. contributes positively to the prevailing or future development context and streetscape as outlined in the local planning framework. 	<ul style="list-style-type: none"> • The subject site has a narrow street frontage of 8.5m and an area of 216m². Considering the site constraints, it is considered the proposal has effectively incorporated the use of boundary walls to maximise the use of space on the site and provide a compliant primary garden area. • 28A Glencoe Road adjoins the subject site's eastern boundary as opposed to the southern boundary therefore ensuring impacts on northern solar access are minimal. • While the proposed boundary wall exceeds the deemed to comply length by 2.875m, it will be located outside the street setback area and will be less than 3.5m in height. The finish of the boundary wall where not adjacent to another boundary wall will be required by a condition of approval to be finished to a minimum clean face brick standard. • A 16.19m long boundary wall has been approved by the City under DA-2024-343 to be constructed at 28A Glencoe Road. Figure 3 below shows the proposed boundary wall in relation to this approved boundary wall. The northern portion of the proposed boundary wall extends beyond this approved boundary wall by less than 1m and will not unduly impact solar access to any major openings. The alfresco area approved under DA-2024-343 for 28A Glencoe Road is setback 1m from the subject sites boundary and will still have northern solar access therefore ensuring the proposed boundary wall will have minimal impact on 28A Glencoe Roads approved outdoor living space. • The proposed design incorporates articulation to the proposed dwellings façade which will create visual interest and ensure the proposed boundary wall does not detract from the streetscape.

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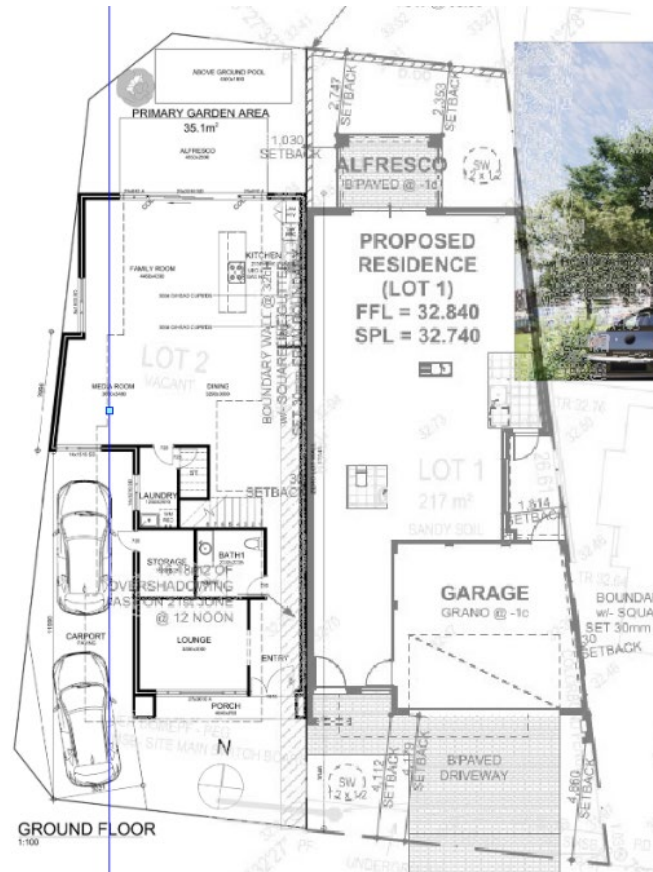


Figure 3. Proposed Boundary Wall (Left) Compared Against Approved Plans for 28A Glencoe Road (Right).

CONCLUSION AND ALTERNATE OPTIONS

The proposed development has been assessed as meeting the relevant design principles and performance criteria of the planning framework applicable.

This application is therefore recommended to be approved under delegation through the Development Advisory Unit (DAU) process.

Should Elected Members have an alternative view, the DAU ‘call-up’ procedures provide opportunity to call this matter up for formal Council consideration at the next available Council meeting.

U25/0642 – TWO STOREY GROUPED DWELLING AT LOT 2 (NO. 28B) GLENCOE ROAD, ARDROSS WA 6153 (REC) (ATTACHMENT)

OFFICER RECOMMENDATION

APPROVAL

1. This Development Approval requires the development to be undertaken in accordance with the submitted application, enclosed plans (referenced Site Plan, Ground Floor Plan and Elevations) stamped as approved on <date>. It does not relate to any other development on this lot and must substantially commence within 4 years from the date of the decision letter.
2. All storm water generated from the development hereby approved shall be retained on site in accordance with the City's Stormwater guidelines.
3. Prior to commencement of development, a detailed landscaping plan for the subject site shall be submitted to and approved in writing by the City. The landscaping plan is to include proposed details of (but is not limited to):
 - a) The location, number and type of proposed trees and shrubs including planter size and planting density.
 - b) Any lawns to be established;
 - c) Any existing vegetation and/or landscaped areas to be retained; and
 - d) Any verge treatments

The approved landscaping plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City.

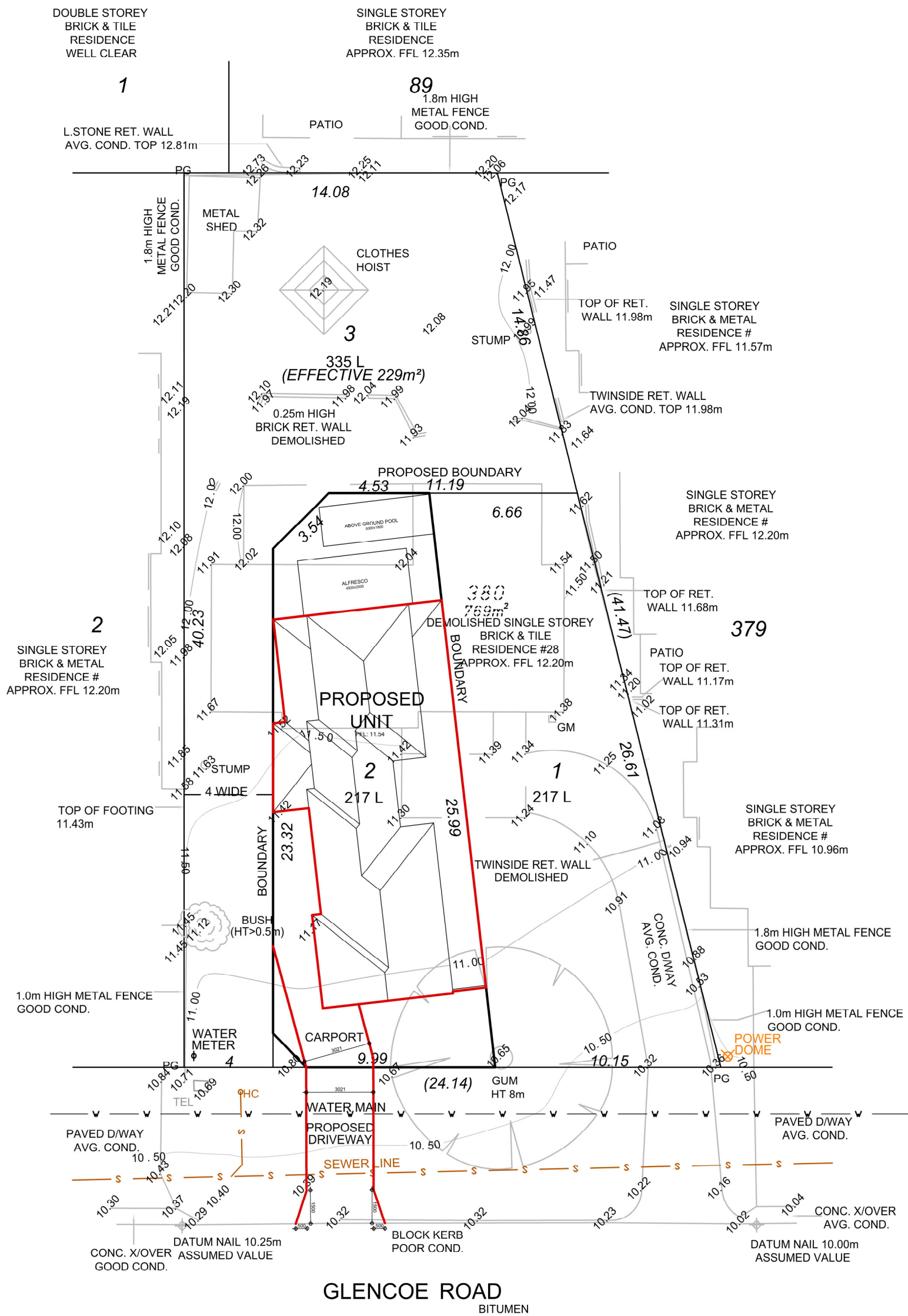
4. Prior to the initial occupation of the development, a small tree shall be planted and maintained in perpetuity within the primary street setback area in accordance with Clause 1.2 'Trees and Landscaping' in Volume 1 Part C of the Residential Design Codes, to the ongoing satisfaction of the City.
5. Prior to the initial occupation of the development, the boundary wall/s where not adjacent to another boundary wall shall be finished to either the same finish as the rest of the dwelling walls or at a minimum, be finished to a clean face brick standard, to the satisfaction of the City.
6. Prior to the initial occupation of the development, the subject site is to be serviced by a vehicle crossover.
7. Prior to the initial occupation of the development, all unused crossover(s) shall be removed and the kerbing and road verge reinstated at the owners cost to the satisfaction of the City.

**U25/0642 – TWO STOREY GROUPED DWELLING AT LOT 2 (NO. 28B) GLENCOE ROAD,
ARDROSS WA 6153 (REC) (ATTACHMENT)****Advice notes:**

- i. This planning decision is confined to the authority of the Planning and Development Act 2005 and the City of Melville Local Planning Scheme No. 6. This decision does not remove the obligation of the applicant and/or property owner to ensure that all other required approvals are first obtained, applicable State and Federal legislation is complied with, and any restrictions, easements or encumbrances are adhered to.**
- ii. This planning decision relates to the development as specified on the planning application form. This approval does not infer approval of any other unauthorised development or development which has been constructed contrary to its planning approval which may be depicted on the approved plans.**
- iii. This approval is based on the plans and information provided by the Applicant and issued in reliance on the accuracy of that information. If the information provided by the Applicant is inaccurate, you may be liable to prosecution if the development is undertaken.**
- iv. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, sales, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.**
- v. In relation to condition no. 6, the crossover is required to be designed to address the following;**
 - a maximum width as specified within the City's latest Crossover Guidelines and Specifications;**
 - located a minimum of 2m away from the outside of the trunk of any street tree; and**
 - a minimum of 1m from any existing street infrastructure.**
- vi. Any changes to the proposed crossover and/or driveway through the crossover with the soft landscaping requirements in the Volume 1 Part C of the permit process shall take into consideration the soft landscaping requirements in the Volume 1 Part C of the Residential Design Codes. An amendment to the development approval will be required should any changes to the crossover and/or driveway result in new or increased non-compliances with the Residential Design Codes.**

**ATTACHMENTS
OF THE
DEVELOPMENT ADVISORY UNIT
MEETING
HELD ON
TUESDAY, 14 JANUARY 2025
U25/0642**

Distributed: FRIDAY, 17 JANUARY 2025



GLENCOE ROAD
BITUMEN

WARNINGS:

1. LOT NUMBERS, DIMENSIONS AND AREAS SUBJECT TO WAPC APPROVAL, SURVEY AND LANDGATE AUDIT.

NOTE: ALL STRUCTURES TO BE REMOVED

PLAN OF: SURVEY-STRATA APPLICATION

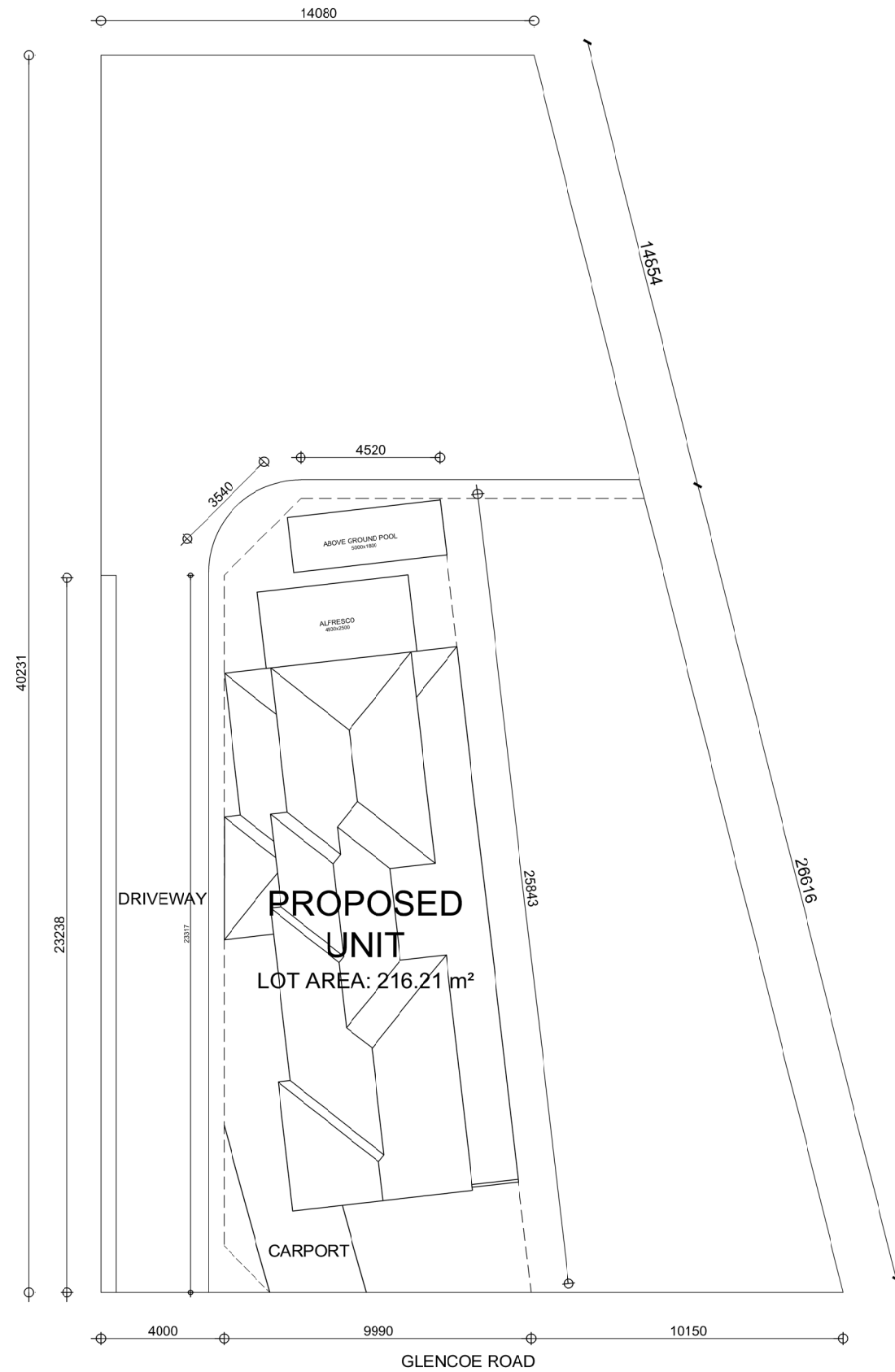
PROJECT: LOT 380 ON P 8182 28 GLENCOE ROAD, ARDROSS	CLIENT: GREEN CITY PROPERTY
	HORIZONTAL DATUM: PLANE
	VERTICAL DATUM: AHD

SCALE 1:200 @ A3



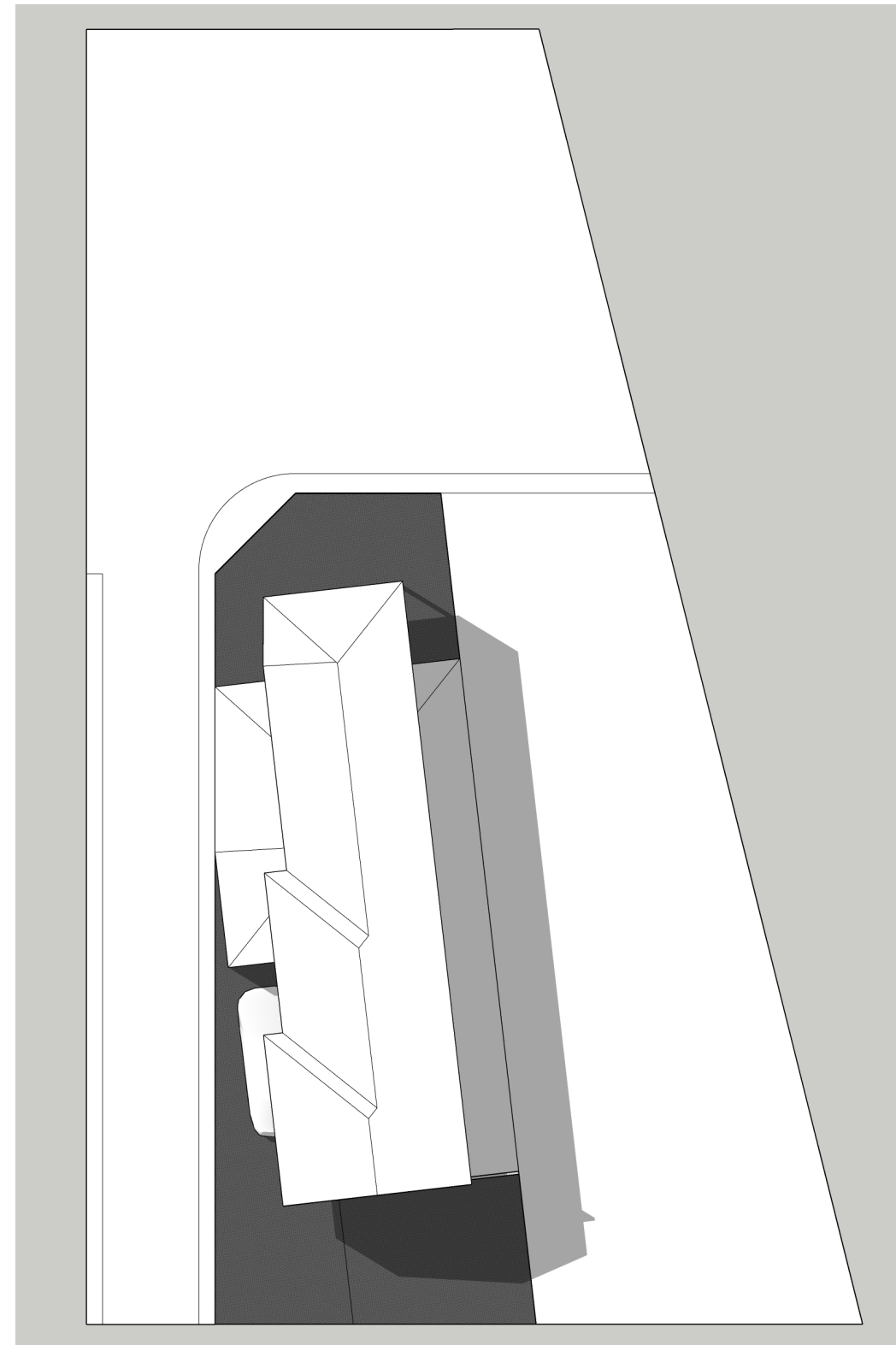
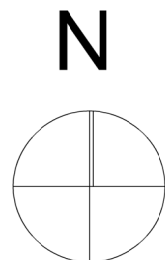
LOT	DESCRIPTION	AREA
380	ORIGINAL LOT	769m ²
1	PROPOSED LOT	217m ²
2	PROPOSED LOT	217m ²
3	PROPOSED LOT	335m ²

DP/PLAN/DIAGRAM: P 8182	DRAWN BY: LF 7/10/2021	CHECKED BY: WS 7/10/2021	APPROVED BY: WS 8/10/2021	REV	DESCRIPTION	BY	DATE
C/T: VOL 1620 FOL 746							
LOCAL AUTHORITY: CITY OF MELVILLE	PO BOX 429 MIDLAND 6936 PH: 08 9250 2261 www.scanlansurveys.com.au reception@scanlansurveys.com.au			DRAWING FILE: 8584211.DWG			




PROPOSED SITE LAYOUT

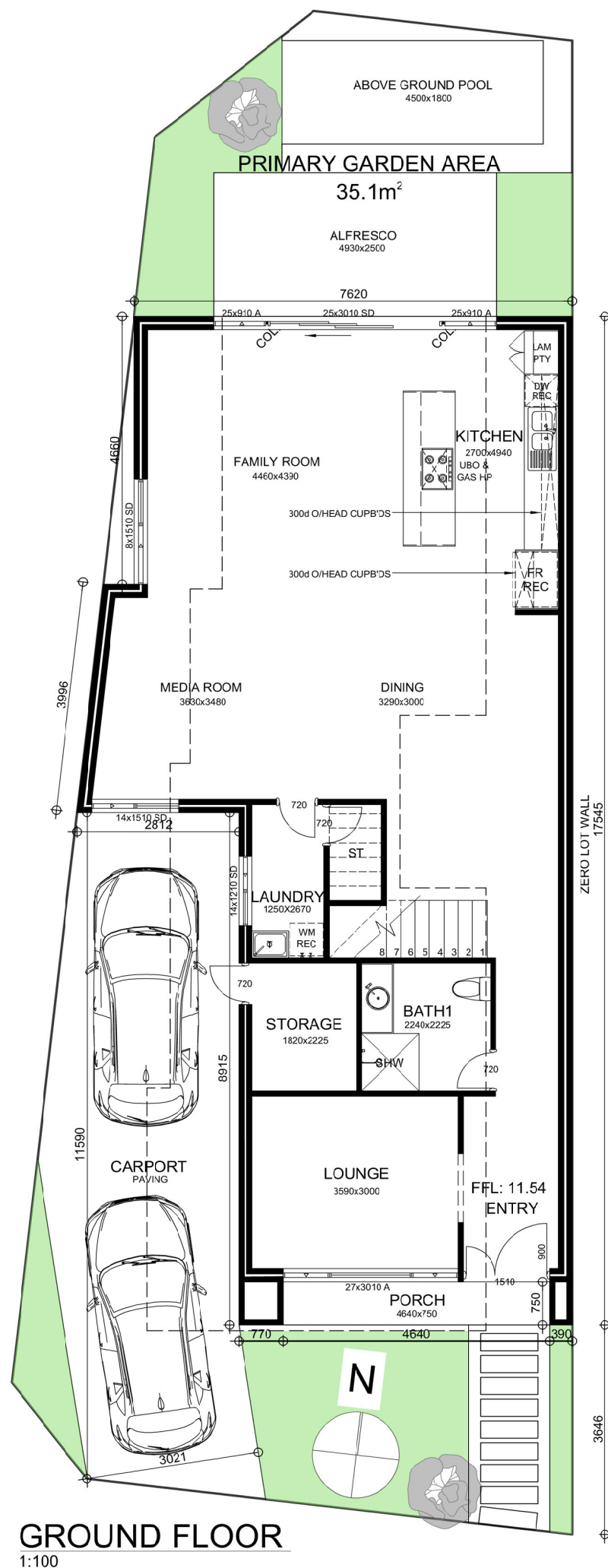
1:200



OVERSHADOW DIAGRAM

1:200

 <p>GREENCITY PROPERTY CONSTRUCTION @COPYRIGHT</p>	<p>Builders Details:</p> <p>Add: 4/26 Banksia Terrace, South Perth Tel: (08)6113 1260 Email: jessica@greencityproperty.com.au</p>	<p>Revision Box:</p> <p>Rev1 Minor adjustments (linen, storage & cupboard) 20-5-24 Rev2 Minor adjustments to meet the compliance 12-11-24 Rev3 Minor adjustments to criveway 05-12-24</p>	<p>Owners Details:</p>	
	<p>Client Signature:</p>	<p>Builders Signature:</p>	<p>Drawing/Layout Name:</p> <p>SITE PLAN</p>	<p>Drawing Status:</p> <p>DA</p>
	<p>Sheet:</p> <p>1/4</p>	<p>Scale @ A3:</p> <p>1:200</p>	<p>Revision Set:</p> <p>REV3</p>	<p>Project Address:</p> <p>Lot 2(#28) Glencoe Road, Ardross WA 6153</p>




GROUND FLOOR
1:100

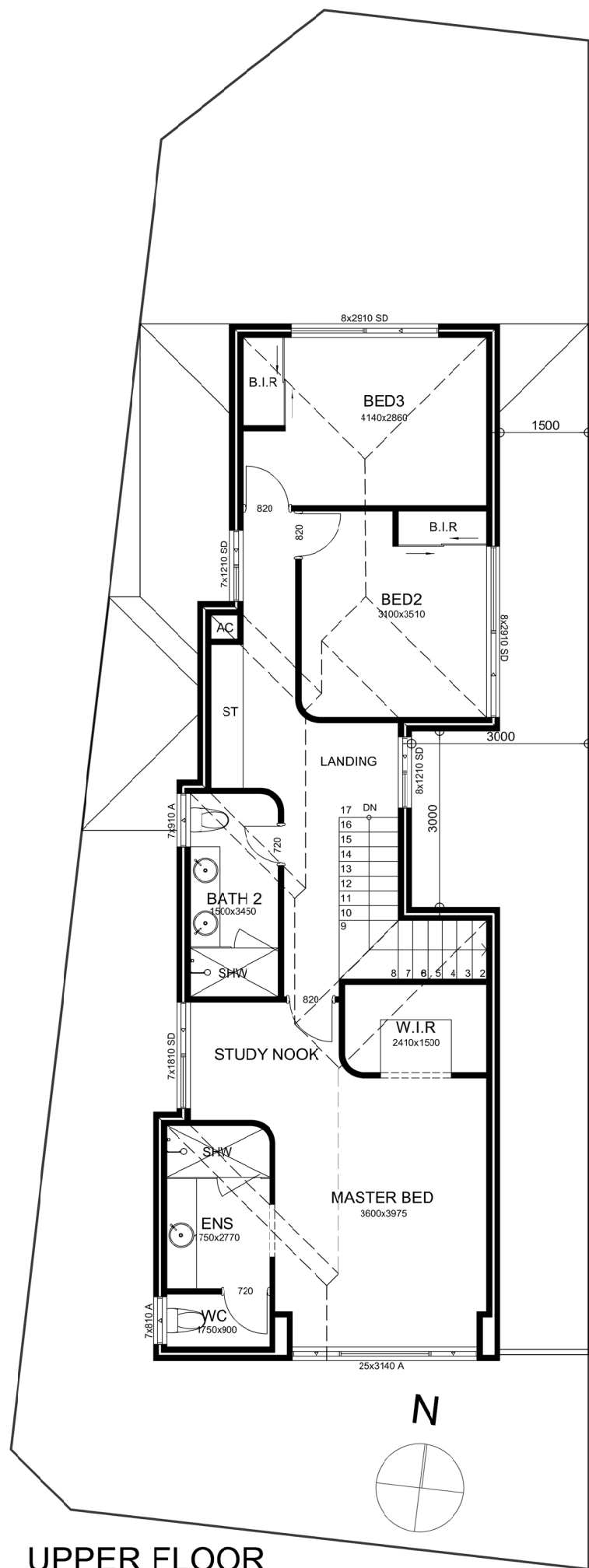
 SOFT LANDSCAPING



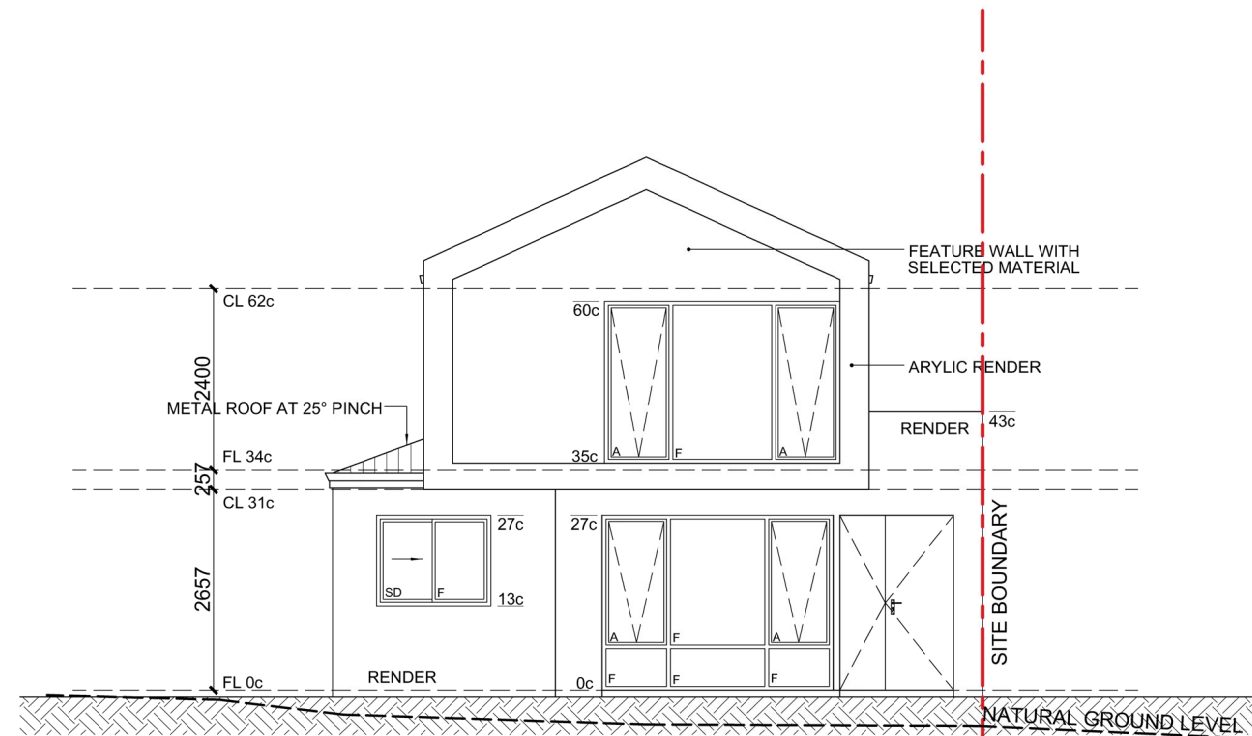
INDICATION ONLY

FLOOR AREAS - ALL STORIES			
FLOOR	LOCATION	AREA	PERIMETER
FIRST FLOOR			
	House	84.54m ²	50.01m
GROUND FLOOR			
	House	117.03m ²	53.38m
	Alfresco	12.33m ²	14.86m
	Porch	3.48m ²	10.78m
		132.84m ²	
TOTAL		217.38m²	

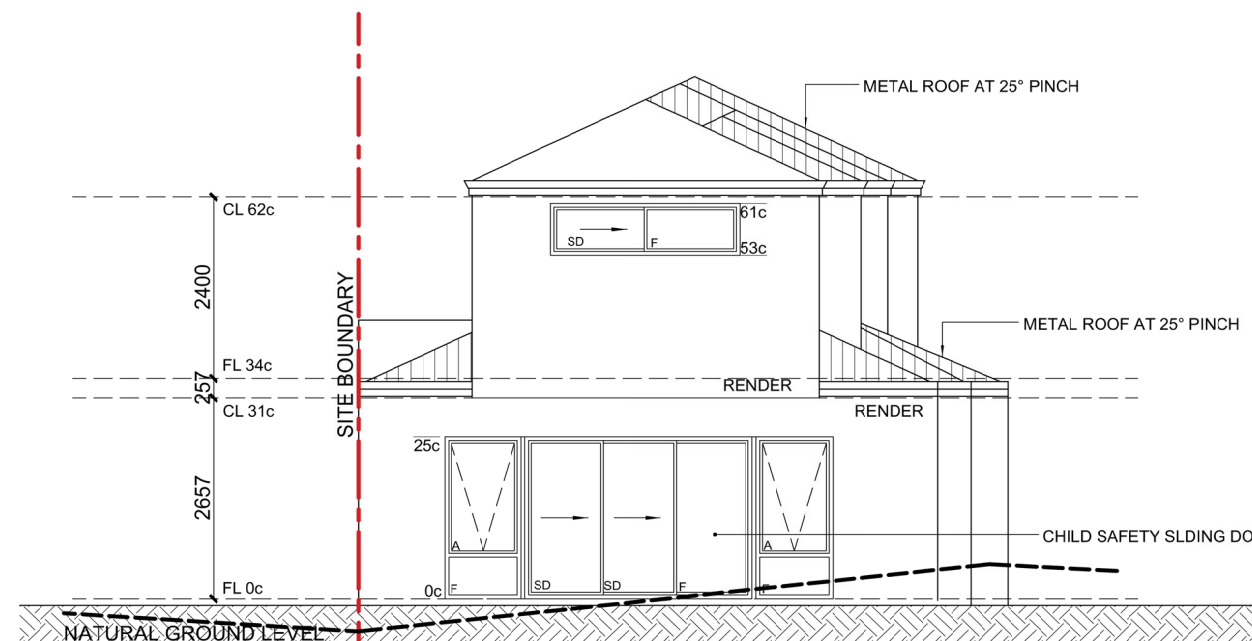
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	Client Signature:	Builders Signature:	Drawing/Layout Name: FLOOR PLAN	Sheet: 2/4
			Scale @ A3: 1:100	Revision Set: REV3



UPPER FLOOR
1:100

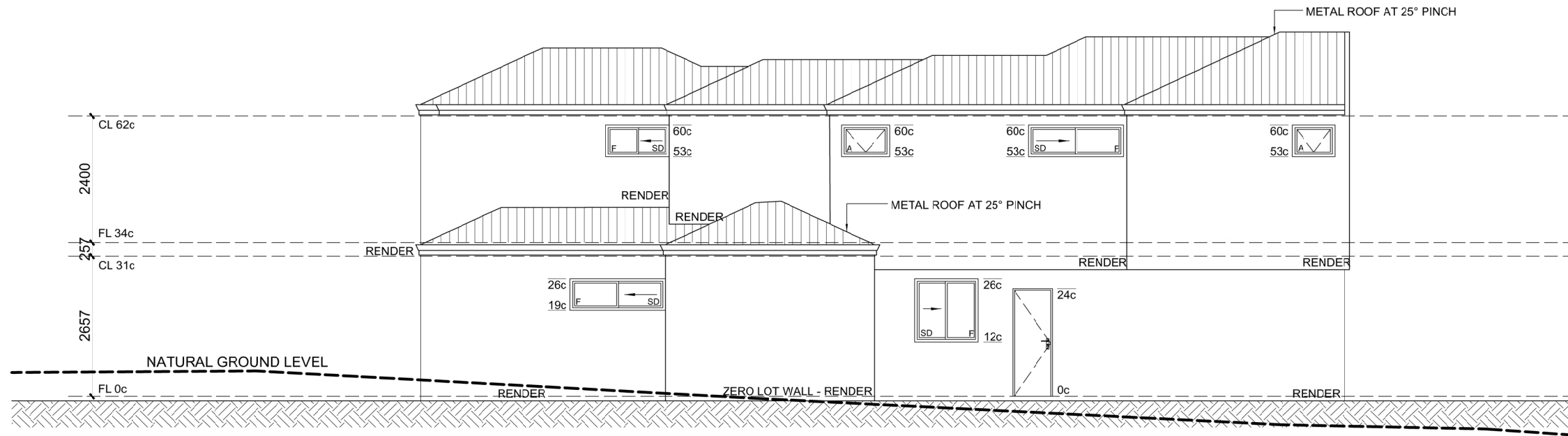


ELEVATION (SOUTH)
1:100



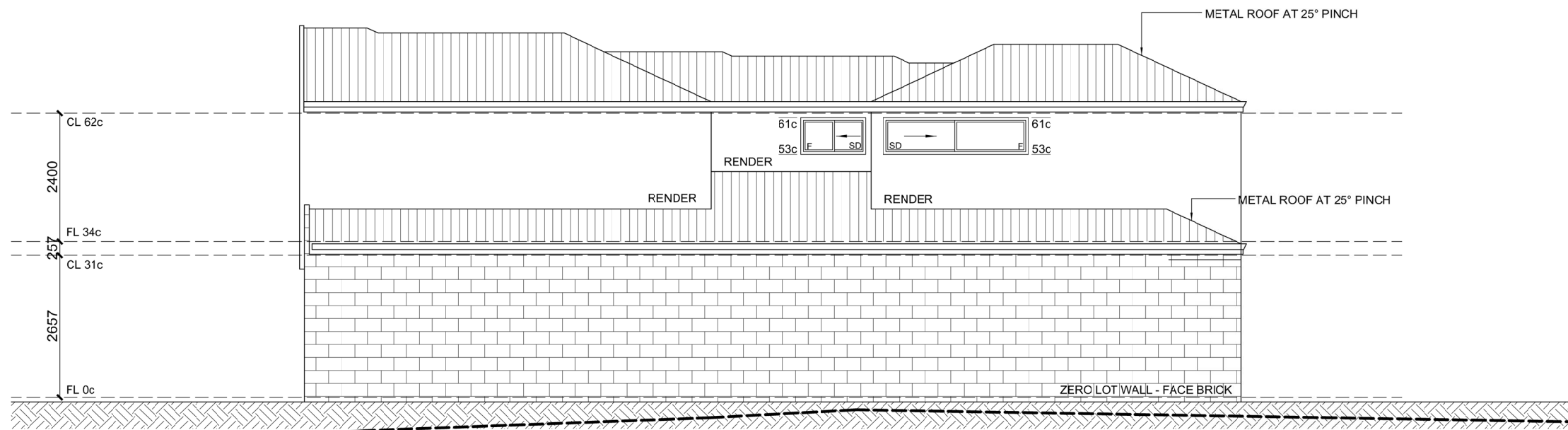
ELEVATION (NORTH)
1:100

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	Client Signature:	Builders Signature:	Drawing/Layout Name: FLOOR PLAN & ELEVATION	Sheet: 3/4	Scale @ A3: 1:100	Revision Set: REV3




ELEVATION (WEST)

1:100



ELEVATION (EAST)

1:100

 <p>GREENCITY PROPERTY CONSTRUCTION @COPYRIGHT</p>	<p>Builders Details:</p> <p>Add: 4/26 Banksia Terrace, South Perth Tel: (08)6113 1260 Email: jessica@greencityproperty.com.au</p>	<p>Revision Box:</p> <p>Rev1 Minor adjustments (linen, storage & cupboard) 20-5-24 Rev2 Minor adjustments to meet the compliance 12-11-24 Rev3 Minor adjustments to criveway 05-12-24</p>	<p>Owners Details:</p>	
	<p>Client Signature:</p>	<p>Builders Signature:</p>	<p>Drawing Status:</p> <p style="text-align: center; font-size: 1.2em;">DA</p>	<p>Project Address:</p> <p>Lot 2(#28) Glencoe Road, Ardross WA 6153</p>
	<p>Drawing/Layout Name:</p> <p style="text-align: center;">ELEVATION</p>	<p>Sheet:</p> <p style="text-align: center;">4/4</p>	<p>Scale @ A3:</p> <p style="text-align: center;">1:100</p>	<p>Revision Set:</p> <p style="text-align: center;">REV3</p>
	<p>Sheet: 4/4 Scale @ A3: 1:100 Revision Set: REV3</p>			