

**REPORTS AND RECOMMENDATIONS**

**FOR THE**

**DEVELOPMENT ADVISORY UNIT**

**MEETING**

**HELD ON**

**TUESDAY, 13 FEBRUARY 2024**

1. This Meeting makes Recommendations to the Manager Statutory Planning.
2. Should any Elected Member wish to discuss the content of any item included as part of the attached agenda, please contact Gavin Ponton, A/Manager Statutory Planning. 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 0223 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, 16 FEBRUARY 2024**



**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, 13 February 2024**

**PRESENT**

G Ponton  
T Geddes  
T Cappellucci  
G Davey

A/Manager Statutory Planning  
A/Principal Statutory Planner  
Senior Planning Officer  
A/Senior Planning Officer

**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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**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD, ATTADALE(REC) (ATTACHMENT)**

Ward : Bicton - Attadale – Alfred Cove  
 Category : Operational  
 Application Number : DA-2023-833  
 Property : Lot (1) 52A Stock Road, Attadale  
 Proposal : Two Storey Single House  
 Applicant : James Gaudieri  
 Owner : Stefanie Gaudieri  
 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 : G Ponton  
 A/Manager Statutory Planning

**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 &amp; 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD, ATTADALE(REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- Development approval is sought for a two-storey single house at 52A Stock Road, Attadale.
- The details of the proposed development have been assessed against Local Planning Scheme No. 6 (LPS6), State Planning Policy 7.3 (SPP 7.3) - Residential Design Codes Volume 1 (R-Codes) and relevant local planning policies including Local Planning Policy 3.1 – Residential Development (LPP3.1).
- The proposed development requires a performance assessment in relation to visual privacy, lot boundary side setbacks, open space, garage width, landscaping, site works, and solar access. Consideration by the Development Advisory Unit is limited to lot boundary setbacks and visual privacy, with all other variations determined by the Manager Statutory Planning through delegated authority in accordance with Local Planning Policy 1.1 Planning Process and Decision Making (LPP 1.1)
- The application was advertised in accordance with the provisions of the R-Codes, Planning and Development (Local Planning Scheme) Regulations 2015 and LPP1.1.
- One submission was received during the advertising period which was an objection to the lot boundary side setbacks and visual privacy.
- 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.

**Figure 1 – Aerial Photography**

**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD,  
ATTADALE(REC) (ATTACHMENT)****BACKGROUND****Scheme Provisions**

|            |                |
|------------|----------------|
| MRS Zoning | : Urban        |
| LPS Zoning | : Residential  |
| R-Code     | : R15          |
| Use Type   | : Single House |
| Use Class  | : Permitted    |

**Site Details**

|                                      |                           |
|--------------------------------------|---------------------------|
| Lot Area                             | : 504 <sup>m2</sup>       |
| Retention of Existing Vegetation     | : None                    |
| Street Tree(s)                       | : Yes                     |
| Street Furniture (drainage pits etc) | : Yes                     |
| Site Details                         | : Refer to Figure 1 above |

A copy of the plans forms part of the report and recommendations.

**DETAIL**

The application has been assessed against the provisions of LPS6, State Planning Policy 7.3 Residential Design Codes Volume 1 (the R-Codes) and relevant local planning and Council policies. The proposal complies with all the relevant development requirements with the exception of those matters listed below, for which a performance assessment is required.

**Local Planning Scheme and Local Policy Requirements**

**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD, ATTADALE(RED) (ATTACHMENT)**

**R-Code Requirements**

| <b>Development Requirement</b>                        | <b>Deemed to Comply</b>                                                                                                          | <b>Proposed</b> | <b>Comments</b>                                         | <b>Delegation to approve variation</b> |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------|----------------------------------------|
| 5.1.3 – Lot<br>Boundary<br>Setbacks<br>3.1 (i)<br>Cl. | North Side<br>As per table 2a<br>and 2b of R-<br>Codes Volume 1<br>First Floor<br>Bed 5/bath<br>Setback required<br>1.9m         | 1.5m            | Requires<br>assessment using<br>Performance<br>Criteria | Development<br>Advisory Unit<br>(DAU)) |
|                                                       | First Floor<br>Bed 3/study<br>Setback required<br>2.5m                                                                           | 2.0m            |                                                         |                                        |
|                                                       | First Floor<br>Master bed<br>Setback required<br>1.1m                                                                            | 1.0m            |                                                         |                                        |
| 5.1.3 – Lot<br>Boundary<br>Setbacks<br>3.1 (i)<br>Cl. | South Side<br>As per table 2a<br>and 2b of R-<br>Codes Volume 1<br>Ground Floor<br>Alfresco/Scullery<br>Setback required<br>1.5m | 1.0m            | Requires<br>assessment using<br>Performance<br>Criteria | Manager<br>Statutory<br>Planning (MSP) |
|                                                       | First Floor<br>Stairs<br>Setback<br>Required 1.1m                                                                                | 1.0m            | Requires<br>assessment using<br>Performance<br>Criteria | MSP                                    |
| 5.1.3 – Lot<br>Boundary<br>Setbacks<br>3.1 (i)<br>Cl. | Eastern Side<br>As per table 1 of<br>R-Codes Volume<br>1.<br>Ground Floor<br>Setback required<br>6m                              | 5.6m            | Requires<br>assessment using<br>Performance<br>Criteria | MSP                                    |

**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD, ATTADALE(REC) (ATTACHMENT)**

| <b>Development Requirement (Continued)</b>                             | <b>Deemed to Comply</b>                                              | <b>Proposed</b> | <b>Comments</b>                                                                 | <b>Delegation to approve variation</b> |
|------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------|----------------------------------------|
| 5.4.1 Visual privacy Cl. 1.1 (i) – Bedroom 5 window first floor (east) | 4.5m                                                                 | 3.7m            | Requires a performance assessment against the Design Principles of the R-Codes. | Development Advisory Unit (DAU)        |
| 5.4.1 Visual privacy Cl. 1.1 (i) – Alfresco (Southern Side)            | 7.5m                                                                 | Nil             | Conditioned to comply with the Deemed to Comply                                 | MSP                                    |
| 5.1.4 Open Space                                                       | Required open space 50%.                                             | 48%             | Requires a performance assessment against the Design Principles of the R-Codes. | MSP                                    |
| 5.2.2 Garage Width and LPP 3.1 Residential Development                 | Garage Maximum Width 50%.                                            | 62%             | Requires a performance assessment against the Design Principles of the R-Codes. | MSP                                    |
| 5.3.2 Cl. 2.2 Landscaping                                              | Landscaping in street setback area <50% (30sqm) impervious surfaces. | 20sqm           | Requires a performance assessment against the Design Principles of the R-Codes. | MSP                                    |
| 5.3.7 Cl. C7.2 Site Works                                              | Required 1.0m                                                        | Nil setback     | Requires a performance assessment against the Design Principles of the R-Codes. | MSP                                    |

**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD, ATTADALE(REC) (ATTACHMENT)**

| <b>Development Requirement (Continued)</b> | <b>Deemed to Comply</b> | <b>Proposed</b> | <b>Comments</b>                                                                 | <b>Delegation to approve variation</b> |
|--------------------------------------------|-------------------------|-----------------|---------------------------------------------------------------------------------|----------------------------------------|
| 5.4.2 Solar Access                         | 25%                     | 42%             | Requires a performance assessment against the Design Principles of the R-Codes. | MSP                                    |

**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)



**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD,  
ATTADALE(REC) (ATTACHMENT)****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.

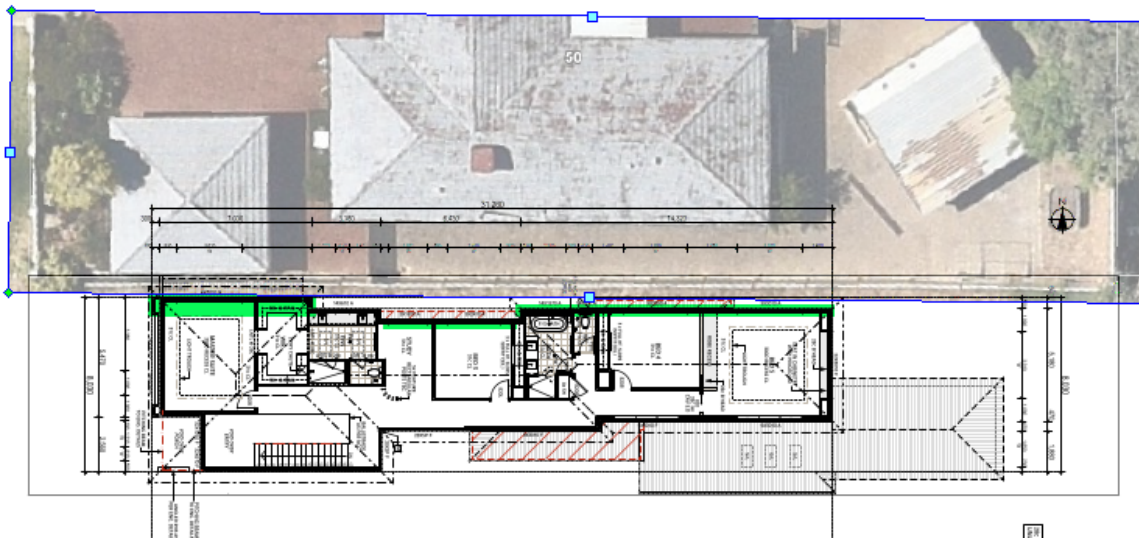
**COMMENT****Lot Boundary Setback– (Western Lot Boundary Setback)**

As noted above, the setbacks of the first-floor north elevation wall do not meet the deemed to comply provisions of the R-Codes and require a design principle assessment. See figure 2 below showing the specific wall elements subject to consideration. The design principles contained in Clause 5.1.3 Lot Boundary Setbacks of the R-Codes seek to reduce the impact of building bulk on adjoining properties, maintain access to natural light and ventilation, and maintain visual privacy. The setbacks of the north elevation are considered to meet these design principles as discussed below:

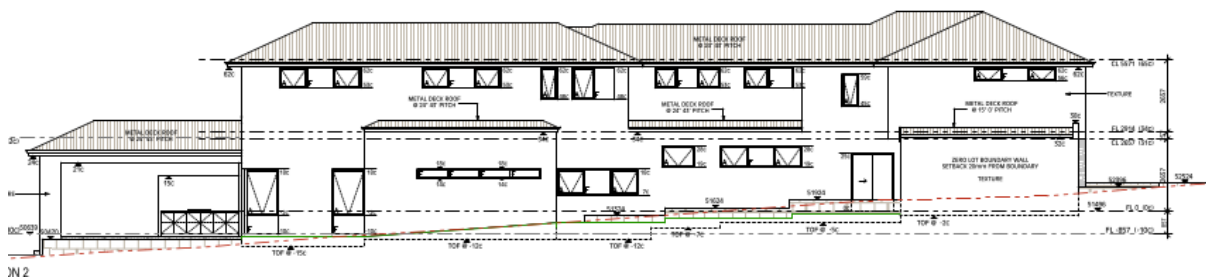
- The overall development is articulated via the use of varied setbacks and the incorporation of windows to reduce bulk impact on the adjoining property. Refer to Figure 3 below.
- No midday shadow will be cast to the northern lot due to the subject lot being on the southern side and as such, does not restrict access to direct sun to the subject site and adjoining site and adequate space is still provided for ventilation to the proposed dwelling and adjoining lot given it is a single storey. The adjoining dwelling is also setback approximately 2.5m from the boundary line to allow ventilation to windows and doors along their southern side.

**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD, ATTADALE(REC) (ATTACHMENT)**

- The use of highlight windows and non-major openings to this side of the building will minimise the impact of overlooking onto the neighbouring property, refer to Figure 3 below.



**Figure 2: Setback Variations Marked in Green**

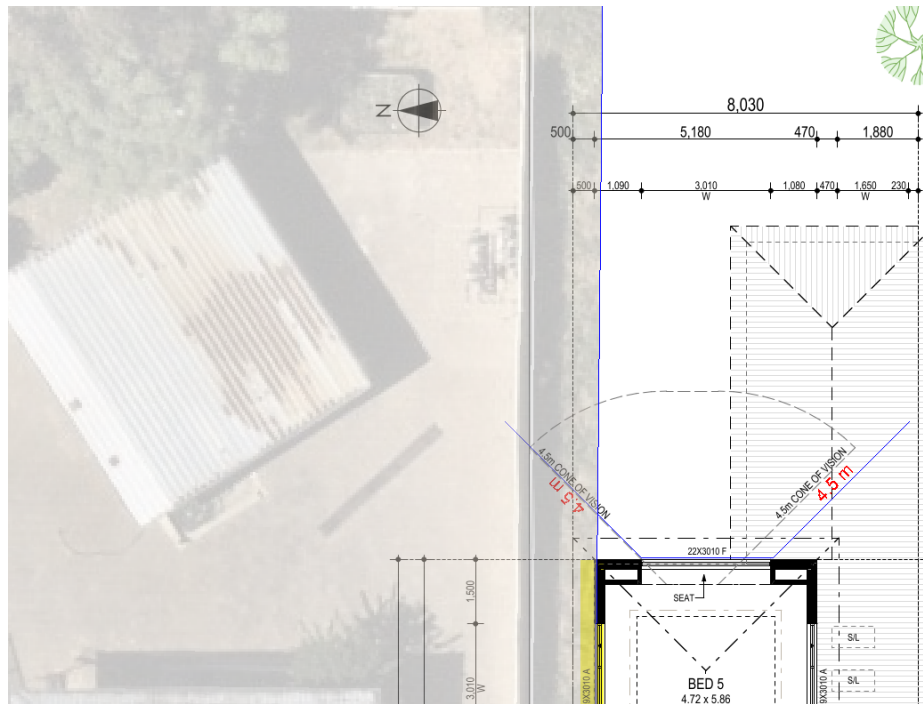


**Figure 3: Showing Wall Articulation**

Visual Privacy

The proposed development does not meet the deemed to comply visual privacy setback contained in Clause 5.4.1 of the R-Codes, as such the proposal is required to be assessed against the design principles of R-Code 5.4.1.

**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD, ATTADALE(REC) (ATTACHMENT)**



**Figure 2: Cone of vision from bedroom 5 to adjoining residence. No overlooking generated to any habitable, space, rooms with major openings.**

The privacy impact of the bedroom window without the benefit of screening has been assessed against the design principles of Clause 5.4.1 of the R Codes Volume 1. The variation is considered to have met these criteria as there are no major openings or outdoor living areas within the cone of vision and as such the privacy for occupiers of that dwelling is appropriately safeguarded.

This is shown in Figure 2 above which demonstrates that the cone of vision encroaches into the adjoining lot by 0.8m which consists of a paved area between the house and shed. The neighbour's primary outdoor living area is located on the northern side of the lot and is well outside the cone of vision and is not capable of being overlooked in the context of the R Code requirements.

**ALTERNATE OPTIONS AND THEIR IMPLICATIONS**

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

**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD, ATTADALE(REC) (ATTACHMENT)****CONCLUSION**

This application is proposed 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.

**OFFICER RECOMMENDATION****APPROVAL**

1. The development the subject of this approval must comply with the approved plans at all times unless otherwise approved in writing by the City.
2. All stormwater generated on site is to be retained on site in accordance with the City's stormwater design guidelines.
3. Prior to commencement of construction a crossover application shall be submitted to and approved in writing by the City's Technical Services department. The crossover shall be designed to be.
  - a maximum width being in accordance with the City's Crossover Guidelines, Standards 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.

The approved crossover is to be constructed prior to the initial occupation of the development to the satisfaction of the City.

4. Where a driveway meets the street, walls or fencing within sight line areas are to meet the requirements contained under clause 5 of Local Planning Policy *LPP3.1 Residential Development*, to the satisfaction of the City.
5. Any street walls and fences (including the height of any retaining walls) constructed within the primary and secondary street setback areas shall meet the requirements contained under clause 3 of Local Planning Policy *LPP3.1 Residential Development* to the satisfaction of the City.
6. Prior to the initial occupation of the development, the boundary wall/s shall, as a minimum, be finished to a clean face brick standard, to the satisfaction of the City.
7. Prior to the initial occupation of the development, the external surface of the retaining wall/s which are visible from the adjoining property/properties shall, as a minimum, be finished to a clean face brick standard, to the satisfaction of the City.

**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD, ATTADALE(REC) (ATTACHMENT)**

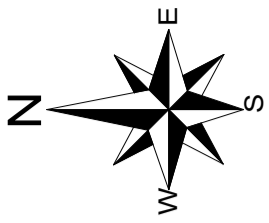
8. Prior to the initial occupation of the development, the proposed tree/s (as marked in red on the approved plans) shall be planted and maintained thereafter in perpetuity, to the ongoing satisfaction of the City.
9. Temporary structures, such as prefabricated or demountable offices, portable toilets 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.
10. Unless otherwise approved in writing by the City, all trees located on the verge adjacent to the land on which the development is to take place shall be protected throughout the duration of the demolition and construction processes of the development via the installation of a Tree Protection Zone (TPZ). Each TPZ shall be installed prior to demolition of the site or commencement of development (whichever occurs first), in accordance with the following criteria:
  - A free-standing mesh fence erected around each street tree with a minimum height of 1.8m and a 2m minimum radius measured from the outside of the trunk of each tree.
  - If an approved crossover, front fence, footpath, road or similar is located within the 2m radius of the TPZ, the TPZ fencing shall be located the minimum distance from the approved works that is required to complete the works.
  - Fixed signs are to be provided on all visible sides of the TPZ fencing clearly stating 'Tree Protection Zone – No Entry'.
  - The following actions shall not be undertaken within any TPZ:
    - Storage of materials, equipment, fuel, oil dumps or chemicals;
    - Servicing or refuelling of equipment or vehicles;
    - Attachment of any device to any tree (including signage, temporary service wires, nails, screws, winches or any other fixing device);
    - Open-cut trenching or excavation works (whether or not for laying of services);
    - Changes to the natural ground level of the verge;
    - Location of any temporary buildings including portable toilets; or
    - The parking of vehicles or machinery.

**U23/0622 – TWO STOREY SINGLE HOUSE AT LOT 1 (NO. 52A) STOCK ROAD,  
ATTADALE(REC) (ATTACHMENT)**

- 11. The privacy screening/obscure glazing shown on the approved plans to the Alfresco on the Southern elevation shall have installed, fixed obscure glazing or screening to a minimum height of 1.6 metres above the finished floor level, or any other screening alternative approved by the City that complies with C1.1 or C1.2 of Clause 5.4.1 of State Planning Policy 7.3 Residential Design Codes Volume 1. The privacy screening/obscure glazing shall be installed prior to initial occupation of the development and thereafter retained in perpetuity to the ongoing satisfaction of the City.**

**ATTACHMENTS  
OF THE  
DEVELOPMENT ADVISORY UNIT  
MEETING  
HELD ON  
TUESDAY, 13 FEBRUARY 2024  
U24/0622**

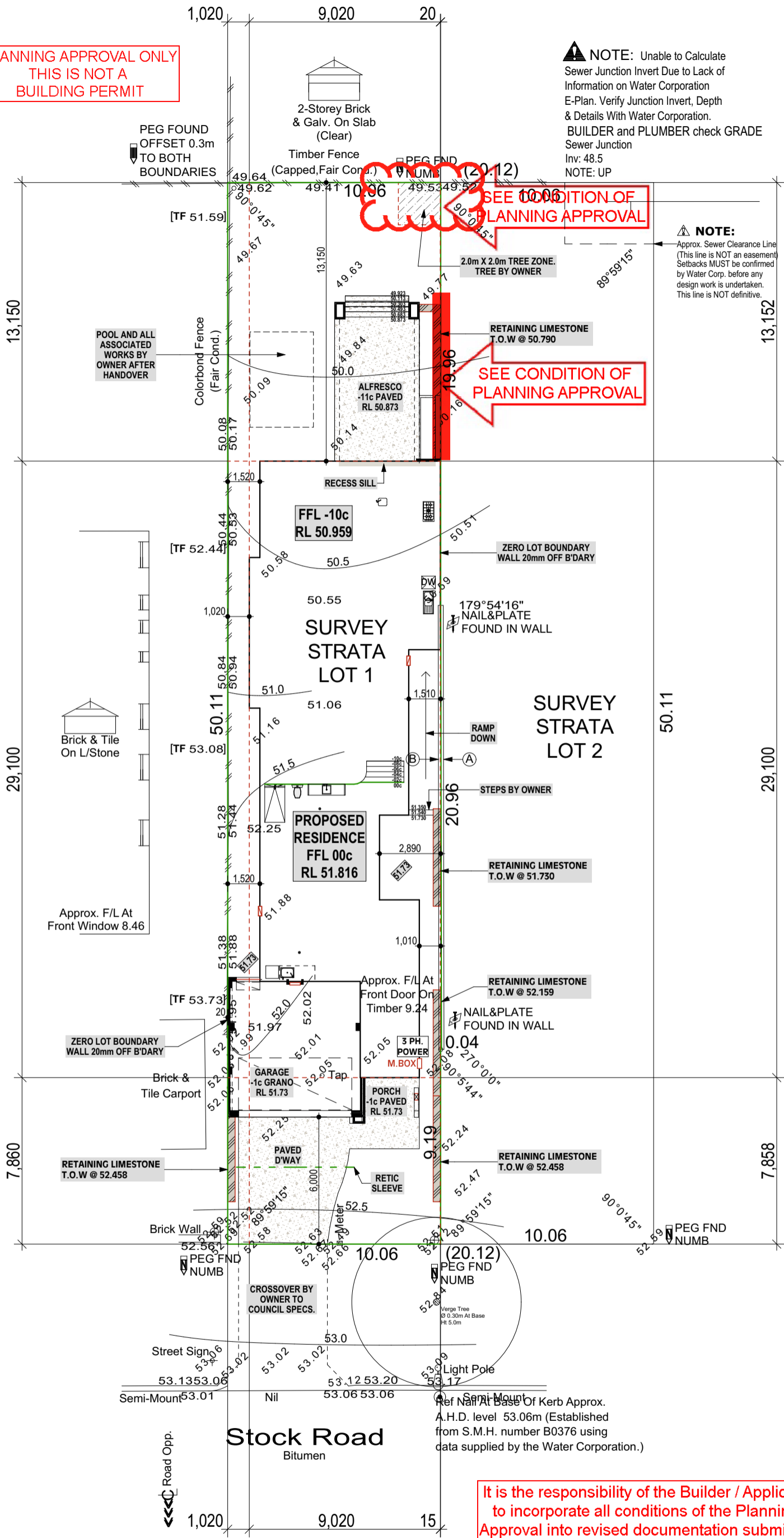
**Distributed: Friday, 16 February 2024**



PLANNING APPROVAL ONLY  
THIS IS NOT A  
BUILDING PERMIT

NOTE: Unable to Calculate  
Sewer Junction Invert Due to Lack of  
Information on Water Corporation  
E-Plan. Verify Junction Invert, Depth  
& Details With Water Corporation.  
BUILDER and PLUMBER check GRADE  
Sewer Junction  
Inv: 48.5  
NOTE: UP

|                 |  |
|-----------------|--|
| Power Dome      |  |
| Power Pole      |  |
| Phone Pits      |  |
| Water Conn.     |  |
| Top Pillar/Post |  |
| Top Wall        |  |
| Top Retaining   |  |
| Top Fence       |  |



NOTE:  
Approx. Sewer Clearance Line  
(This line is NOT an easement  
Setbacks MUST be confirmed  
by Water Corp. before any  
design work is undertaken.  
This line is NOT definitive.

SEE CONDITION OF  
PLANNING APPROVAL

SEE CONDITION OF  
PLANNING APPROVAL

It is the responsibility of the Builder / Applicant  
to incorporate all conditions of the Planning  
Approval into revised documentation submitted  
to support an application for a Building Permit.

WARNING:  
Check developer/strata company regarding possible  
future/existing internal service run ins, positions &  
details. Check for possible private sewer lines &  
position & details of connection to strata lot. Beware  
possible building restrictions on strata lot by  
management statement or by-laws. If strata  
boundaries not defined on plan only parent lot may  
be re-pegged and line pegs placed.

DISCLAIMER:  
Due to lack of survey marks/pegs, all building offset  
dimensions & features are approximate only and  
positioned from existing pegs/fences and walls  
which may not be on the correct alignment. Any  
design that involves additions to any structures  
shown or portion of structures remaining after  
to be repegged and exact offsets provided to your  
any demolition has taken place requires boundaries  
designer/architect before any plans are produced  
and before any work is started on site.

DISCLAIMER:  
Lot boundaries drawn on survey are  
based on landgate plan only. Survey does not  
include title search and as such may not show  
easements or other interests not shown on plan.  
Title should be checked to verify all lot details  
and for any easements or other interests which  
may affect building on the property.

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

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

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

|                                                                           |     |
|---------------------------------------------------------------------------|-----|
| (A)                                                                       | (B) |
| NOTE: (PARTY WALL)<br>EASEMENT REFER TO SEC.33 STA REG 33<br>SEE DOCUMENT |     |

Approximate Only  
Confirm With Shire

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

# COTTAGE SURVEYS

|         |                                            |                              |
|---------|--------------------------------------------|------------------------------|
| GPS     | Lat: -32.020993                            | Long: 115.793803             |
| JOB #   | 502574                                     | CLIENT Wawryk                |
| ADDRESS | #52A Stock Road                            | ATTADALE                     |
| LOT     | Survey Strata Lot 1 (SP 8554 - Unapproved) | Original Lot 432 (Plan 1746) |
| AREA    | 504m <sup>2</sup>                          | VOL. 1582                    |
| DATE    | 18 Jun 21                                  | SSA No                       |

PRELIMINARY PLANS  
NOT FOR  
CONSTRUCTION

CONSTRUCTION NOTES:  
1. These plans are sole property of Beaumonde Homes and may not be reproduced or modified in whole or in part without written permission.  
2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the supervisors attention.  
3. Do not scale from drawings.  
4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.  
5. The Builder reserves the right to alter dimensions on site to suit construction, engineering, or site conditions.  
6. Unless otherwise noted, retaining walls, demolition, sewer piling, subsoil drains, blasting or other site works are all at Owner expense.

**BEAUMONDE HOMES**  
A DIVISION OF AINTREE HOLDINGS PTY LTD REG No:7082  
SUITE 1, 30 HASLER ROAD,  
OSBORNE PARK, WA. 6017  
TEL: (08) 9446 3388 FAX: (08) 9446 3348  
© Copyright AINTREE HOLDINGS

HOUSE MODEL: Custom  
CLIENT: James & Stef Gaudieri  
SCALE: 1:200  
DATE: 8/02/2024  
DRAWN: JR

DRAWING: SITE PLAN  
ADDRESS: 52A Stock Road Attadale  
PAGE: 1 of 10  
JOB NO: 4310  
SIZE: A3

FINAL PLANS DATE: .....  
OWNER: ..... WITNESS: .....  
OWNER: ..... WITNESS: .....  
BUILDER: .....

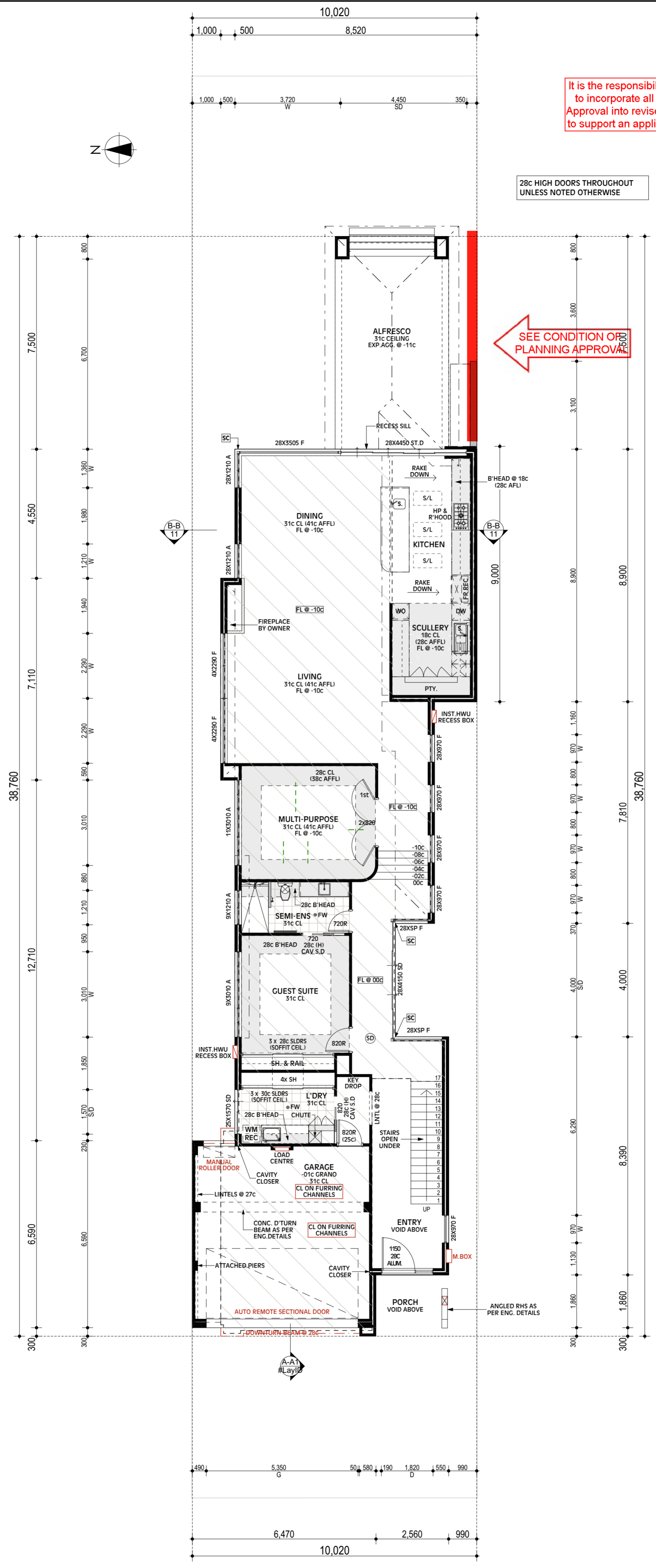
PLANNING APPROVAL ONLY  
THIS IS NOT A  
BUILDING PERMIT

3  
4

It is the responsibility of the Builder / Applicant  
to incorporate all conditions of the Planning  
Approval into revised documentation submitted  
to support an application for a Building Permit.

28c HIGH DOORS THROUGHOUT  
UNLESS NOTED OTHERWISE

SEE CONDITION OF  
PLANNING APPROVAL



| AREAS                       |                |           |
|-----------------------------|----------------|-----------|
| Location                    | Area           | Perimeter |
| <b>Ground Floor</b>         |                |           |
| Living                      | 198.54         | 80.0      |
| Garage                      | 40.57          | 25.8      |
| Alfresco                    | 30.00          | 23.0      |
| Porch                       | 5.11           | 9.2       |
| <b>274.02 m<sup>2</sup></b> | <b>138.0 m</b> |           |
| <b>Upper Floor</b>          |                |           |
| Living                      | 184.68         | 79.0      |
| <b>184.68 m<sup>2</sup></b> | <b>79.0 m</b>  |           |
| <b>458.70 m<sup>2</sup></b> | <b>217.0 m</b> |           |

| RV | Int. | Description | Date     |
|----|------|-------------|----------|
| 1  | JR   | REV-4       | 18/01/24 |

**CONSTRUCTION NOTES:**  
 1. These plans are site property of Beaumonde Homes and may not be reproduced or modified in whole or in part without written permission.  
 2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the supervisors attention.  
 3. Do not scale from drawings.  
 4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.  
 5. The Builder reserves the right to alter dimensions on site to suit construction, engineering, or site conditions.  
 6. Unless otherwise noted, ceiling walls, demolition, sewer piling, subsoil drains, bleading or other site works are all at Owner expense.

**BEAUMONDE HOMES**  
 A DIVISION OF AINTREE HOLDINGS PTY LTD REG No: 7082  
 SUITE 1, 30 HASLER ROAD,  
 OSBORNE PARK, WA, 6017  
 TEL: (08) 9446 3388 FAX: (08) 9446 3348  
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HOUSE MODEL: Custom  
 CLIENT: James & Stef Gaudieri  
 SCALE: 1:100  
 DATE: 8/02/2024  
 DRAWN: JR

DRAWING: GROUND FLOOR  
 ADDRESS: 52A Stock Road Attadale  
 PAGE: 3 of 10  
 JOB No: 4310  
 SIZE: A2

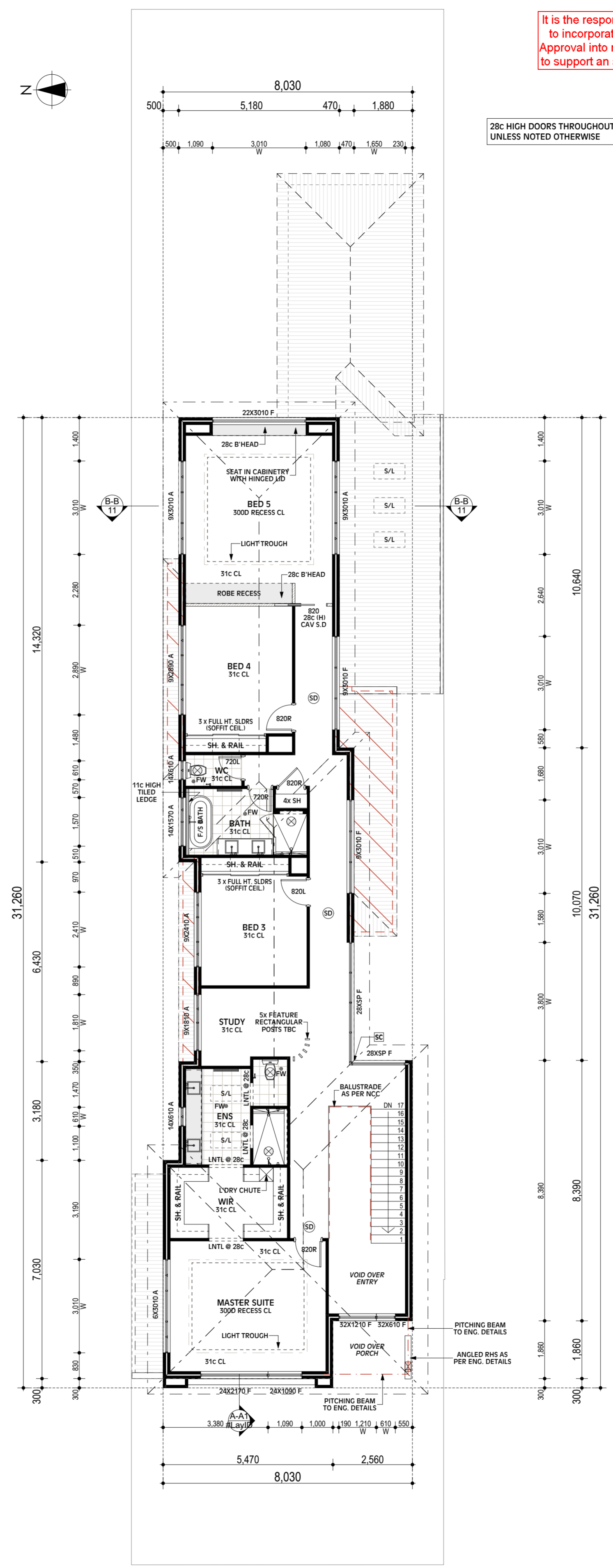
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 OWNER: ..... WITNESS: .....  
 OWNER: ..... WITNESS: .....  
 BUILDER: .....

2  
1

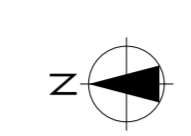
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PLANNING APPROVAL ONLY  
THIS IS NOT A  
BUILDING PERMIT

It is the responsibility of the Builder / Applicant  
to incorporate all conditions of the Planning  
Approval into revised documentation submitted  
to support an application for a Building Permit.



28c HIGH DOORS THROUGHOUT  
UNLESS NOTED OTHERWISE



| AREAS               |                             |                |
|---------------------|-----------------------------|----------------|
| Location            | Area                        | Perimeter      |
| <b>Ground Floor</b> |                             |                |
| Living              | 198.54                      | 80.0           |
| Garage              | 40.37                       | 25.8           |
| Alfresco            | 30.00                       | 23.0           |
| Porch               | 5.11                        | 9.2            |
| <b>Total</b>        | <b>274.02 m<sup>2</sup></b> | <b>138.0 m</b> |
| <b>Upper Floor</b>  |                             |                |
| Living              | 184.68                      | 79.0           |
| <b>Total</b>        | <b>458.70 m<sup>2</sup></b> | <b>217.0 m</b> |

RV Int. Description Date  
**PRELIMINARY PLANS  
NOT FOR  
CONSTRUCTION**

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**BEAUMONDE  
HOMES**  
A DIVISION OF AINTREE HOLDINGS PTY LTD REG No: 7082  
SUITE 1, 30 HASLER ROAD,  
OSBORNE PARK, WA, 6017  
TEL: (08) 9446 3388 FAX: (08) 9446 3348  
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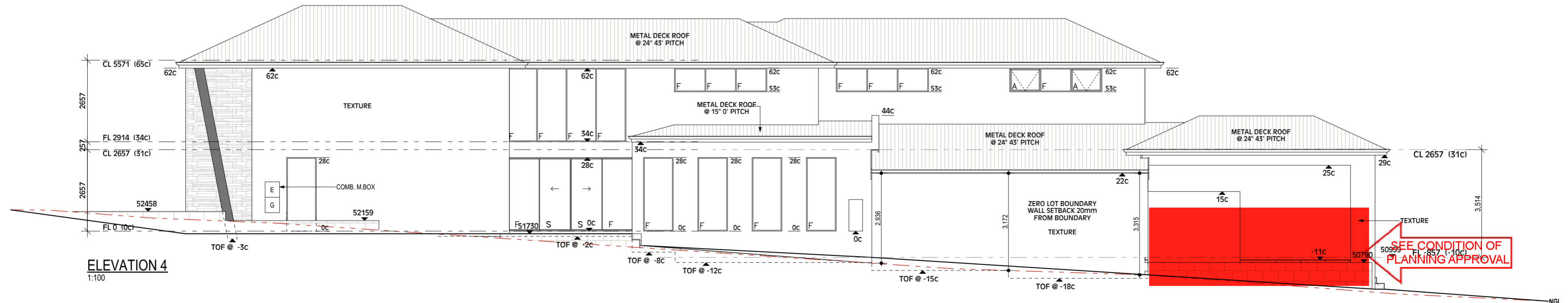
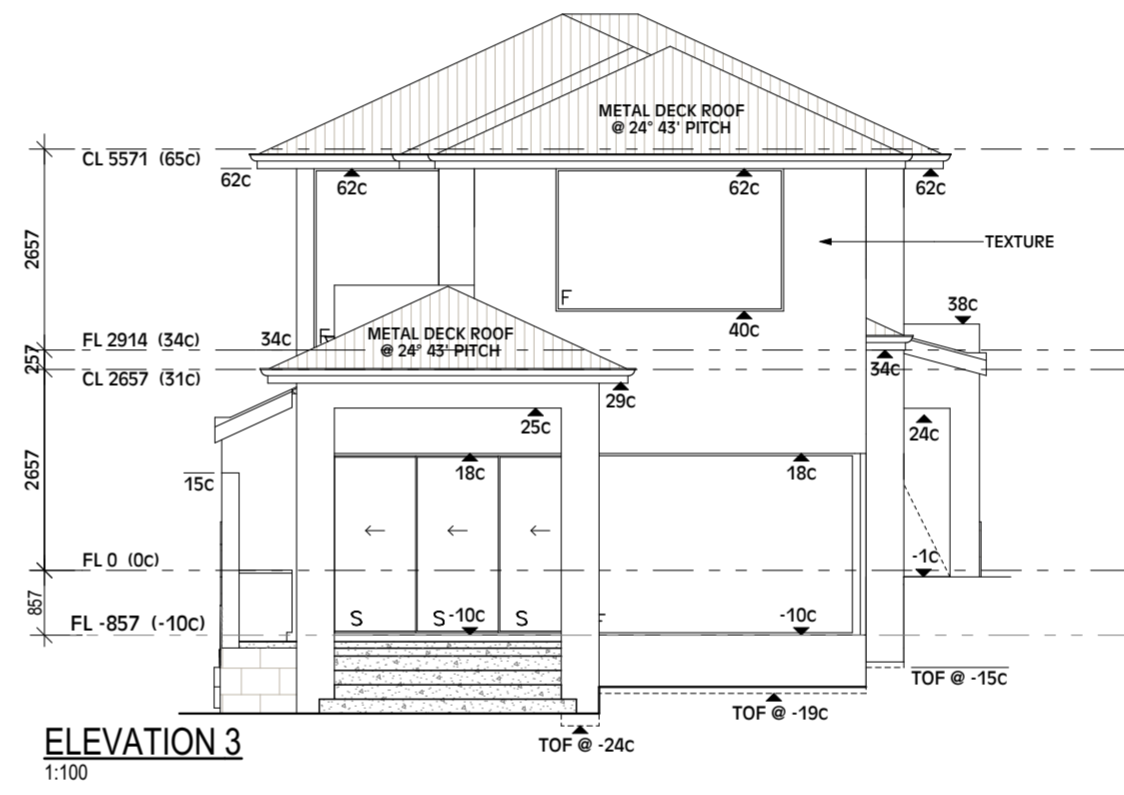
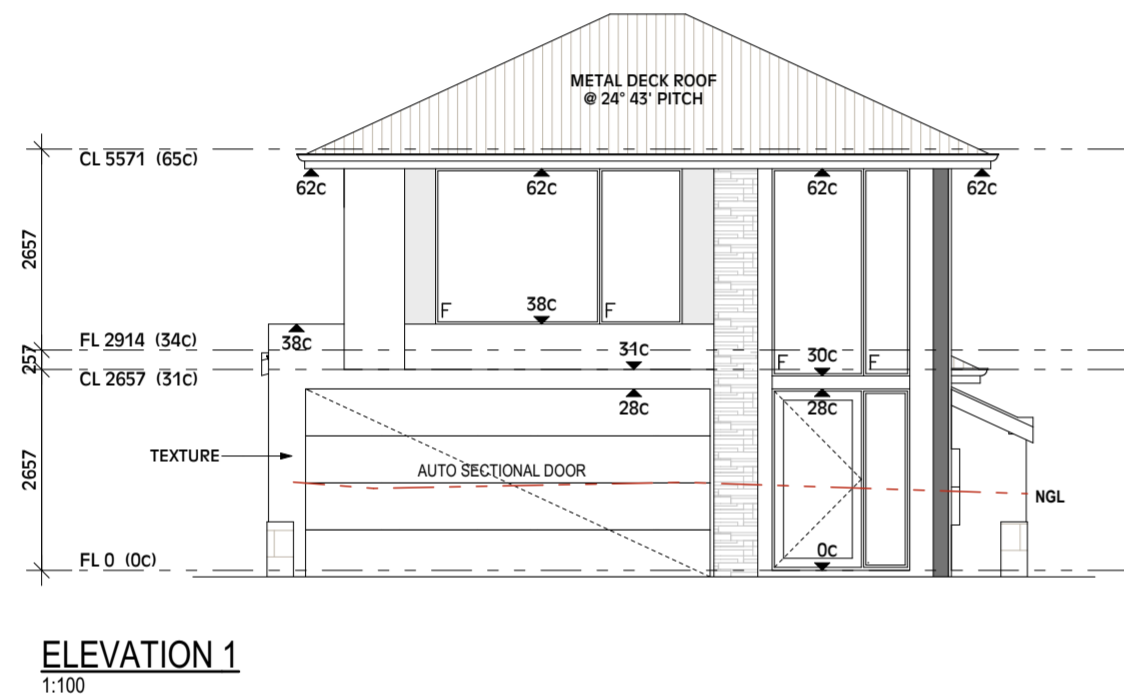
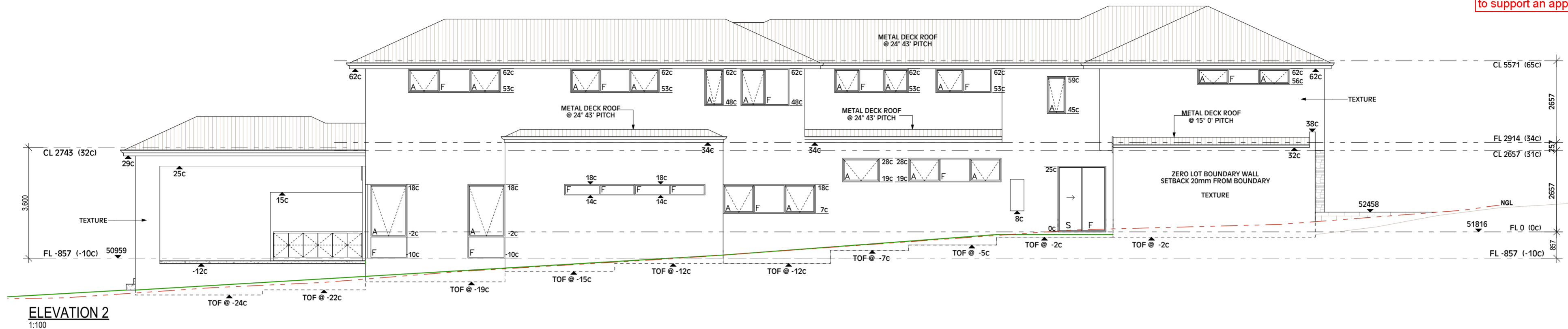
HOUSE MODEL:  
Client:  
James & Stef  
Gaudieri  
SCALE: 1:100  
DATE: 8/02/2024

DRAWING:  
UPPER FLOOR  
ADDRESS:  
52A Stock Road  
Attadale  
PAGE: 4 of 10  
JOB No: 4310  
SIZE: A2

FINAL PLANS DATE: .....  
OWNER: ..... WITNESS: .....  
OWNER: ..... WITNESS: .....  
BUILDER: .....

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to incorporate all conditions of the Planning  
Approval into revised documentation submitted  
to support an application for a Building Permit.



| RV | Int. Description | Date     | CONSTRUCTION NOTES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | BEAUMONDE HOMES                                                                                                                                                                                             | HOUSE MODEL                                                  | DRAWING:                                                        | FINAL PLANS DATE:                                                            |
|----|------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------|
| 1  | JR               | 18/01/24 | 1. These plans are sole property of Beaumonde Homes and may not be reproduced or modified in whole or in part without written permission.<br>2. Contractors shall check all dimensions and conditions on site prior to commencing fabrication or construction. Any discrepancies to be brought to the supervisors attention.<br>3. Do not scale from drawings.<br>4. Owner to note that all sizes shown are without plaster (where applicable) and should be allowed for.<br>5. The Builder reserves the right to alter dimensions on site to suit construction engineering, or site conditions.<br>6. Unless otherwise noted, retaining walls, demolition, sewer piling, subsoil drains, blasting or other site works are all at Owner expense. | <b>BEAUMONDE HOMES</b><br>A DIVISION OF ANTREE HOLDINGS PTY LTD REG No:7082<br>SUITE 1, 30 HASLER ROAD,<br>OSBORNE PARK, WA, 6017<br>TEL: (08) 9446 3388 FAX: (08) 9446 3348<br>© Copyright ANTREE HOLDINGS | <b>Custom</b><br>CLIENT:<br><b>James &amp; Stef Gaudieri</b> | <b>ELEVATIONS</b><br>ADDRESS:<br><b>52A Stock Road Attadale</b> | OWNER: ..... WITNESS: .....<br>OWNER: ..... WITNESS: .....<br>BUILDER: ..... |
|    |                  |          | PRELIMINARY PLANS NOT FOR CONSTRUCTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>BEAUMONDE HOMES</b>                                                                                                                                                                                      | SCALE: 1:100<br>DATE: 8/02/2024                              | DRAWN: JR<br>PAGE: 5 of 10                                      | JOB NO: 4310<br>SIZE: A2                                                     |

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