



City of
Melville

AGENDA

DEVELOPMENT ADVISORY UNIT MEETING

NOTICE OF MEETING

I respectfully bring to the attention of Committee Members that a Development Advisory Unit Meeting will be held in the Melville Civic Centre, 10 Almondbury Road, Booragoon on Monday, 6 July 2026 commencing at 9:30.

Kate Bainbridge
Manager Development Approvals

The City of Melville acknowledges the Bibbulmun people as the Traditional Custodians of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders past, present and future.

Use this link to access the [City of Melville Council Meetings YouTube channel](#) to watch the live stream or access the recordings of public Council meetings.



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Development Advisory Unit

- 1. The DAU is not a decision making forum – it is an operational meeting to inform the recommendation to the Manager Statutory Planning on Development Applications and other planning proposals.**
- 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 Statutory Planning and Building. 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 DAU Terms of Reference contained within 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 DAU Terms of Reference contained within 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 and Building, after midday on the second Monday after the Friday publication of the minutes to the City’s website. In the event that the DAU Agenda is 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: 9 JULY 2026

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OFFICIAL**1 ATTENDANCE AND APOLOGIES****In Attendance**

<u>Officer</u>	<u>Role</u>
Ms K Bainbridge	Manager Statutory Planning
Mr T Cappellucci	Principal Statutory Planner
Mr W Jacobsen	Statutory Planner
Mr C Sturges	Acting Senior Statutory Planner
Mr J Caracciolo	Senior Statutory Planner
Mr L Johnson	Senior Statutory Planner
Mr M Childs	Senior Environmental Health Officer

Apologies**2 BUSINESS**

	Matters for consideration	Notes from meeting
UP26/118	DA-2026-319 - Grouped Dwelling at No. 22A (Lot 2) Kitchener Road, Melville	

3 OUTCOMES

The following items are to have recommendations created and included in the next agenda:

- Nil.

The following items are to be deferred to the next DAU and represented with more information:

- Nil.

4 ITEMS

OFFICIAL**UP26/118 Grouped Dwelling at No. 22A (Lot 2) Kitchener Road, Melville**

Ward	Palmyra - Melville - Willagee Ward
Category	Operational
File Number:	UP26/118
Responsible Officer:	Manager Development Approvals
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	None
Application Number:	DA-2026-319
Applicant:	Pique Mod Pty Ltd
Owner:	Mr Lewis Arnim Buelow
Proposal:	Grouped Dwelling
Attachments:	1. Development Plans

COUNCIL'S ROLE

Quasi-Judicial: When the Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice.

SUMMARY

- This development application seeks approval for the construction of a grouped dwelling at No. 22A (Lot 2) Kitchener Road, Melville.
- The subject site is an existing rear lot part of an existing strata plan. The subject site was previously used in conjunction with the adjoining property to the rear of the parent lot, No.11 Melview Court, as open space whilst remaining on a separate title. Prior to the lodgement of this development application, this arrangement has ceased.
- The application has been assessed against Local Planning Scheme No.6 (LPS6), the Residential Design Codes Volume 1 Part B (R-Codes) and relevant local planning policies.
- The proposed development requires a performance assessment in relation to street surveillance, vehicle access and visual privacy into adjoining sites.
- The development application was advertised to affected adjoining properties in accordance with Local Planning Policy 1.1 'Planning Processes and Decision Making' (LPP1.1) from 28 April 2026 to 18 May 2026. During the consultation period, three (3) responses were received, all objections, with concerns raised regarding visual privacy and the materiality and bulk of the proposed development.
- A further information request (FIR) was sent to the applicant on 10 June 2026 requesting the applicant considers the submissions received regarding visual privacy and to demonstrate compliance with either the deemed to comply or design principles requirements of Clause 5.4.1 of the R-Codes.
- In response the applicant elected to provide justification against the design principles, and additional supporting imagery from the subject site. The development plans the subject of this recommendation remain as advertised.

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- This application was discussed in accordance with LPP 1.1 at a DAU meeting held on 6 July 2026. At this meeting, it was considered that the proposed development is acceptable when assessed against the relevant design principles of the R-Codes.
- The City recommends that approval be granted subject to conditions.

OFFICER RECOMMENDATION

That the Development Advisory Unit recommends approval of the development subject to the following conditions:

Conditions:

- 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. It does not relate to any other development on this lot and must substantially commence within 2 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. The on-site tree/s (as marked in red on the approved plans) and associated supporting deep soil area/s is/are to be planted and fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter in perpetuity in accordance with the approved plans, to the ongoing satisfaction of the City.**

PURPOSE

The purpose of this report is to provide an outline of the key matters of consideration for the proposed development, outline where discretion is required to be exercised and appropriateness of this discretion against the relevant performance criteria and outline the DAU reasoning for support.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.4	Protect and promote the City’s character and heritage.

BACKGROUND

This development application seeks approval for the construction of a Grouped dwelling at No. 22A (Lot 2) Kitchener Road, Melville (subject site). The subject site is described in a strata plan as lot 2 at the rear of 22 Kitchener Road (lot 1) and has previously been used in conjunction with the adjoining property to the south at No. 11 Melview Court as an extended outdoor open space. The property maintains direct vehicle access to Kitchener Road. Under the provisions of LPS6, the subject site is zoned ‘Residential’ with a density coding of R20. In considering the merits of the application, the development has been assessed in accordance with LPS6, the R-Codes, and the City’s relevant Local Planning Policies.

The development departs from the deemed to comply requirements, seeking performance assessment in relation to street surveillance, vehicle access, and visual privacy. Advertising to adjoining neighbours to the north, west, southwest, and south occurred for visual privacy in

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accordance with LPP1.1. This resulted in three (3) submissions objecting and/or raising concerns with regards to visual privacy as well as with the proposed bulk and materiality of the development.

It is noted that Clause 5.4.1 Visual Privacy of the R-Codes remains the only area of discretion sought by the application requiring advertising under LPP1.1 Clause 3.3 (a). Other areas seeking discretion, are in relation to vehicular access and street surveillance which have limited opportunity to impact amenity of adjoining properties and as such were not advertised in accordance with LPP1.1 clause 3.3 (a).

Consequently, the City sought further information from the applicant to address visual privacy concerns with the development. The applicant provided justification against the design principles for all major openings seeking discretion under the design principles. The applicant provided responses addressing the major openings seeking discretion including:

- Exiting screening from dividing fencing and landscaping/vegetation restricting direct viewing into adjoining properties;
- Obscuring from existing boundary walls; and
- Views from oblique angles supported by changing elevations in adjoining sites further restricting views behind existing fencing.

It is noted that recently announced reforms to the R-Codes includes proposed modifications to bring the Part B visual privacy requirements in line with the Part C requirements which allows as of right overlooking of boundary walls and sections of blank wall on neighbouring properties and reduced setback distances. If these reforms were to eventuate, the development would not require the exercise of discretion for visual privacy. As these reforms have yet to be formally advertised, they are not seriously entertained and were not incorporated into the assessment of this development application.

In addition, consideration of the submission comments received regarding concerns with the proposed bulk and materiality of the dwelling are relevant planning matters as per LPP1.1.

Therefore, following receipt of the justification provided by the applicant on the visual privacy non-compliances, the application has progressed through the DAU process due to outstanding objections on the proposed visual privacy and bulk and materiality of the proposed development.



Figure 1: Aerial photograph of Subject Site marked in red (Source: Intramaps)

OFFICIAL**CONSIDERATION**

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

Local Planning Scheme and Local Policy RequirementsCity of Melville Local Planning Policy 1.6 Parking and Access

Development Requirement	Deemed to Comply	Proposed	Comments
R-Codes Volume 1 – Part B – Low Density Clause 5.3.5 -- 'Vehicle Access'	Driveways to be no closer than 0.5m from a side lot boundary or street pole	Driveway 0.5m to external lot boundary 0.3m to internal lot boundary	This arrangement is existing due to the width of the vehicle access leg created as part of subdivision.

Residential Design Codes Volume 1 Part B

Development Requirement	Deemed to Comply	Proposed	Comments
Clause 5.2.3 - 'Street Surveillance'	At least one major opening faces the street and approach	No major opening facing vehicle approach to dwelling.	It is not possible to provide compliant vehicle access and street surveillance due to the lot configuration.
Clause 5.4.1 – 'Visual Privacy'	Major openings 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are to be setback a minimum distance of: a) Major openings to bedrooms and studies – 4.5m b) Major openings to habitable rooms other than bedrooms – 6m c) Outdoor active habitable spaces (with a floor level more than 0.5m above natural	Living Room Major opening: - Finished floor level (FFL) 800mm above NGL in lieu of 500mm. - Major opening Setback 4.7m in lieu of 6m. Kitchen major opening: - FFL 750mm above NGL in lieu of 500mm. - Major opening setback 4.7m in lieu of 6m. Bedroom 2 major opening:	Requires assessment using Performance Criteria. Refer to discussion below.

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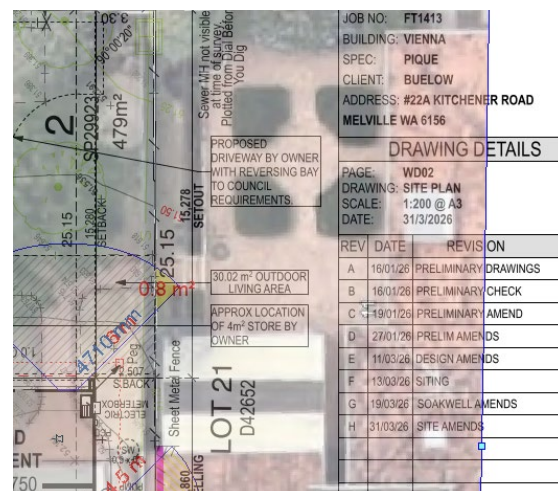
Court (blue) and No.20 Kitchener Road to the (orange).



Figure 5: Boundary wall and existing fencing on the southern and western boundaries and vegetation screening (Source: Applicant Site Photo)

Kitchen Major Opening:

- The kitchen window maintains limited overlooking over the adjoining property outdoor living area, with the impacted space captured by the cone of vision consisting of retaining and landscaping elements (see Figure 6).
- Sensitive paved outdoor living area of the adjoining property is not captured by the resulting cone of vision, with sensitive active habitable patio area being entirely screened by existing fencing.
- The fall in the finished level, in conjunction with the existing 1.8m fencing on the higher site (See Figure 7) result in a substantial height difference preserving maximum visual privacy for occupants.



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Figure 6: Cone of vision of Kitchen major opening window overlooking into No.11 Melview Court (yellow) to the South.



Figure 7: Existing dividing fencing on the southern elevation (Source: Applicant Site Photo)

Living Major Opening:

- The living room major opening is set perpendicular to the lot boundary (See Figure 8), with the site layout resulting in minimal direct overlooking onto the adjoining property.
- The opening is setback from the lot boundary 4.7m with only 0.8m square metres of cone of vision area interacting with the adjoining property.
- The major opening is entirely screened by existing vegetation and higher set dividing fencing (see Figure 9).



Figure 8: Cone of vision of Living major opening window overlooking into No.22 Kitchener Road (yellow) to the North.



Figure 9: Dividing fencing and vegetation screening on the northern elevation (Source: Applicant Site Photo)

OFFICIAL**Bulk and Finish**

Concerns were also raised by submitters in relation to the proposed bulk and materiality of the proposed development. The construction of the dwelling appears to be prefabricated and hence is mainly of lighter weight construction. There is no restrictions under the planning framework to prevent this type of construction. The concerns however somewhat relate to the provisions of section R-Codes Part B 5.1 Context, including Clause 5.1.3 'Lot boundary setbacks'. The section objectives include objective E, which reads:

To ensure that design and development is appropriately scaled, particularly in respect to bulk and height, and is sympathetic to the scale of the street and surrounding buildings, or in precincts undergoing transition, development achieves the desired future character identified in local planning framework.

However, the proposed development meets all deemed to comply requirements relevant to this including Clause 5.1.3 'Lot Boundary Setbacks', Clause 5.1.4 'Open Space' and Clause 5.1.6 'Building Height' and therefore is not seeking assessment against the design principles for these aspects. The proposed dwelling meets both the deemed to comply requirements and the general objectives above, with the dwelling being limited in size and height, setback from lot boundaries consistent with tables 2a and 2b of the R-Codes, and not featuring boundary walls, and substantially exceeding open space requirements.

ENGAGEMENT

Advertising Required	Yes
Neighbour's Comment Supplied	Yes
Reason	Required pursuant to LPP1.1 Planning Process and Decision-Making Clause 3.4 (c)
Support/Object	Object

A summary of the content of the objections 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.	Concerns with the proposed material finish for the proposed structure.	Objection	<p>The proposed development was advertised for seeking discretion to visual privacy cone of vision setback requirements only.</p> <p>The proposed development meets the deemed to comply requirements for lot boundary setbacks, open space, and building height, and is of a lighter footprint than typical residential development, not featuring permitted boundary walls. Therefore, the proposed development is considered to</p>	Not Uphold

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			meet community expectations regarding appearance.	
2.	Concerns with non-major opening (laundry door) and material selection.	Objection	In relation to the concern with the laundry door, this is a non-major opening window not subject to assessment against the visual privacy provisions of the R-Codes. In regard to the material selection of the development, please refer to the above submission 1 officer comment response in support of this aspect of the development.	Not upheld
3.	Concerns with construction and materials of the proposed dwelling and visual privacy. Submitter from a property that was not sent advertising letters.	Objection	This submission was provided from a property/person that does not adjoin the subject site. The proposal is considered to meet the design principles under Clause 5.4.1 'Visual Privacy' of the R-Codes as outlined above in Comments section of this report. While in regard to the materials of the proposed dwelling, refer to the above submission 1 officer comment response in support of this aspect of the development.	Not upheld

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications presented as part of this report.

LEGISLATIVE AND POLICY ALIGNMENT

This proposal has been assessed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (P&D Regs), LPS6 and relevant local planning policies. The requirements of the P&D Regs and LPP 1.1 necessitated the advertising of this application, and receipt of objections requires, as per DA-20 and LPP 1.1, that this application is required to go through the DAU process prior to determination at either Council or by officers under delegation.

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

This application is recommended to be approved and if it's not called up through the DAU Process, will be determined under delegation. However, should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration and determination.

If this application is not called up, this application will be determined in accordance with the officer recommendation under delegation.

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BRIEFING FORUM – FURTHER INFORMATION

This section may be updated if called up following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

5 OUTCOMES FOLLOWING CALL UP PERIOD

This section will be updated following the closure of the call up period – please refer to the DAU Terms of Reference for further information.

6 CLOSURE

10:30AM

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PIQUE

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e: info@foxmodular.com.au

PROJECT DETAILS

JOB NO: FT1413
BUILDING: VIENNA
SPEC: PIQUE
CLIENT: BUELOW
ADDRESS: #22A KITCHENER ROAD
MELVILLE WA 6156

DRAWING DETAILS

PAGE: WD02
DRAWING: SITE PLAN
SCALE: 1:200 @ A3
DATE: 31/3/2026

REV	DATE	REVISION	DR
A	16/01/26	PRELIMINARY DRAWINGS	CP
B	16/01/26	PRELIMINARY CHECK	MB
C	19/01/26	PRELIMINARY AMEND	CP
D	27/01/26	PRELIM AMENDS	MR
E	11/03/26	DESIGN AMENDS	MR
F	13/03/26	SITING	DR
G	19/03/26	SOAKWELL AMENDS	MR
H	31/03/26	SITE AMENDS	MR

NOTES

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ENGINEER'S DESIGNS, COMPUTATIONS, AND GEOTECHNICAL REPORT. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS UNLESS NOMINATED IN THE CONTRACT OR SPECIFICATION.
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THIS DRAWING IS COPYRIGHT. ANY INFRINGEMENT WILL RESULT IN LEGAL PROCEEDINGS.

APPROVALS

OWNER 1: _____
DATE: _____
OWNER 2: _____
DATE: _____
PRELIMINARY DRAWINGS

SITE WORKS NOTES

- SITE PREP TO COMPLY WITH NCC (PART 3).
- DWELLING TO BE CONSTRUCTED TO BAL TBC.
- SEPTIC SYSTEM AND STORMWATER TANKS POSITION AND HEIGHT MAY ALTER SLIGHTLY FROM THE PLANS DUE TO PLUMBERS' DISCRETION, SITE TOPOGRAPHY AND SITE CONDITIONS.
- RAINWATER TANK POSITION AND HEIGHT MAY ALTER SLIGHTLY FROM THE PLANS DUE TO PLUMBERS' DISCRETION, SITE TOPOGRAPHY AND SITE CONDITIONS.

SITE LEGEND NOTES

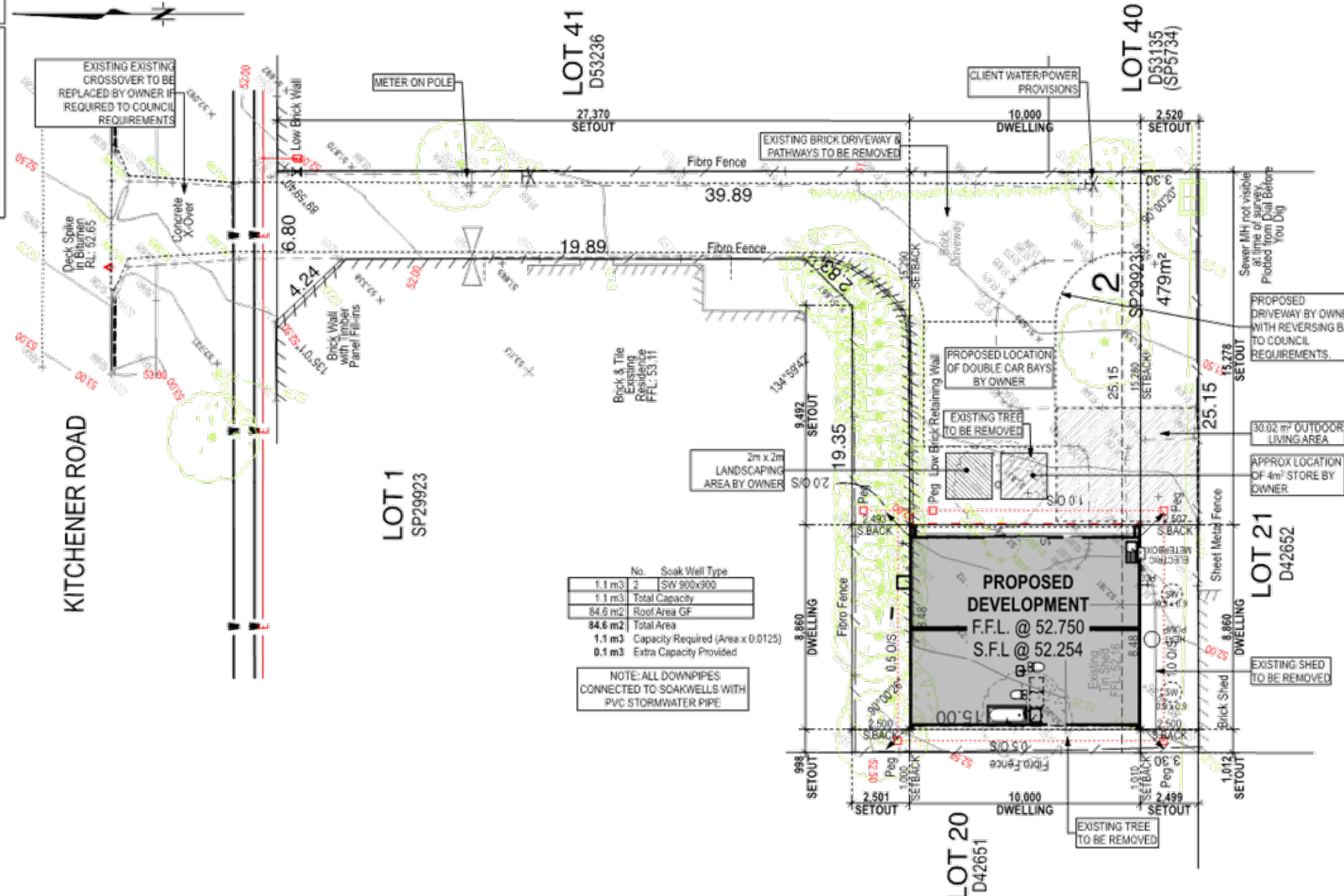
- INDICATIVE PAD TO BE BATTERED DOWN TO SUIT SITE CONTOURS.
- COMPACT BASE, REFER TO ENGINEERS DRAWINGS FOR REQUIREMENTS.
- BUILDING EXTENT.

LEVEL MARKER ABBREVIATIONS (AS REQUIRED):

- F.F.L. - FINISHED FLOOR LEVEL
- S.P.L. - SCREW PILING LEVEL
- S.F.L. - SUREFOOT LEVEL
- B.F.L. - BACKFILL LEVEL

LEGEND

- Centrine (unmarked)
- Kerb (bottom)
- Kerb (top)
- Ground Level
- Tree
- Brick wall
- Gate
- Meter
- Power dome
- Floor level
- Tap
- Shed
- Peg
- Sewer MH
- Sewer Main
- Water main
- Gas main
- Centrine of Road
- Top of Kerb
- Bottom of Kerb
- Brick Paving
- Brick Wall
- Fence
- Building
- Shed
- Prical boundary
- Easement
- Proposed Building Setout Offset Line
- Sewer main
- Water pipe
- Gas main



SCALE @ A3 - 1:200



- Notes:**
- A Legal Resurvey is recommended prior to construction.
 - This survey does not guarantee the location of the lot boundaries or improvements unless a legal resurvey has been carried out in conjunction with the feature survey. Check the Certificate of Title for any interests or notifications impacting on this lot.
 - All levels are approximate AHD levels taken from GPS Observations. This will need to be verified if crucial to building pad levels.
 - All underground services plotted from Dial Before You Dig records and not physically located. Please note physical changes on site may have occurred, but are yet to be updated into Dial Before You Digs records.



Note:
This drawing is the property of BE Surveys. It may not be copied or altered without the consent of the owner.

BE Surveys
Unit 3, 10 Thornborough Road
PO Box 2215
Mandurah WA 6210
P: (08) 9535 5833
E: admin@besurveys.com.au

PLAN 1		Survey	C.A.D. file	Description
		AIR 12-02-2026	17161-FS&SO-0.LCD	Feature Survey & House Setout
		Drawn	Certified Correct	Lot 2 on SP 29923
		AIR 15/02/2026	AIR 15/02/2026	22A Kitchener Road, Melville
		Horizontal Datum	Vertical Datum	Client
		PCG94	AHD (GPS)	Pique Mod Pty Ltd
		Scale @ A3 (all distances are in metres)		Drawing No.
		1 : 200		17161-FS&SO-0
0	Original drawing	15/02/2026		
Rev.	Details	Date		

The contents of this plan were derived from the LISCAD SEE File - 17161v1.SEE



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PIQUE

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13 BOOM STREET
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e: info@foxmodular.com.au

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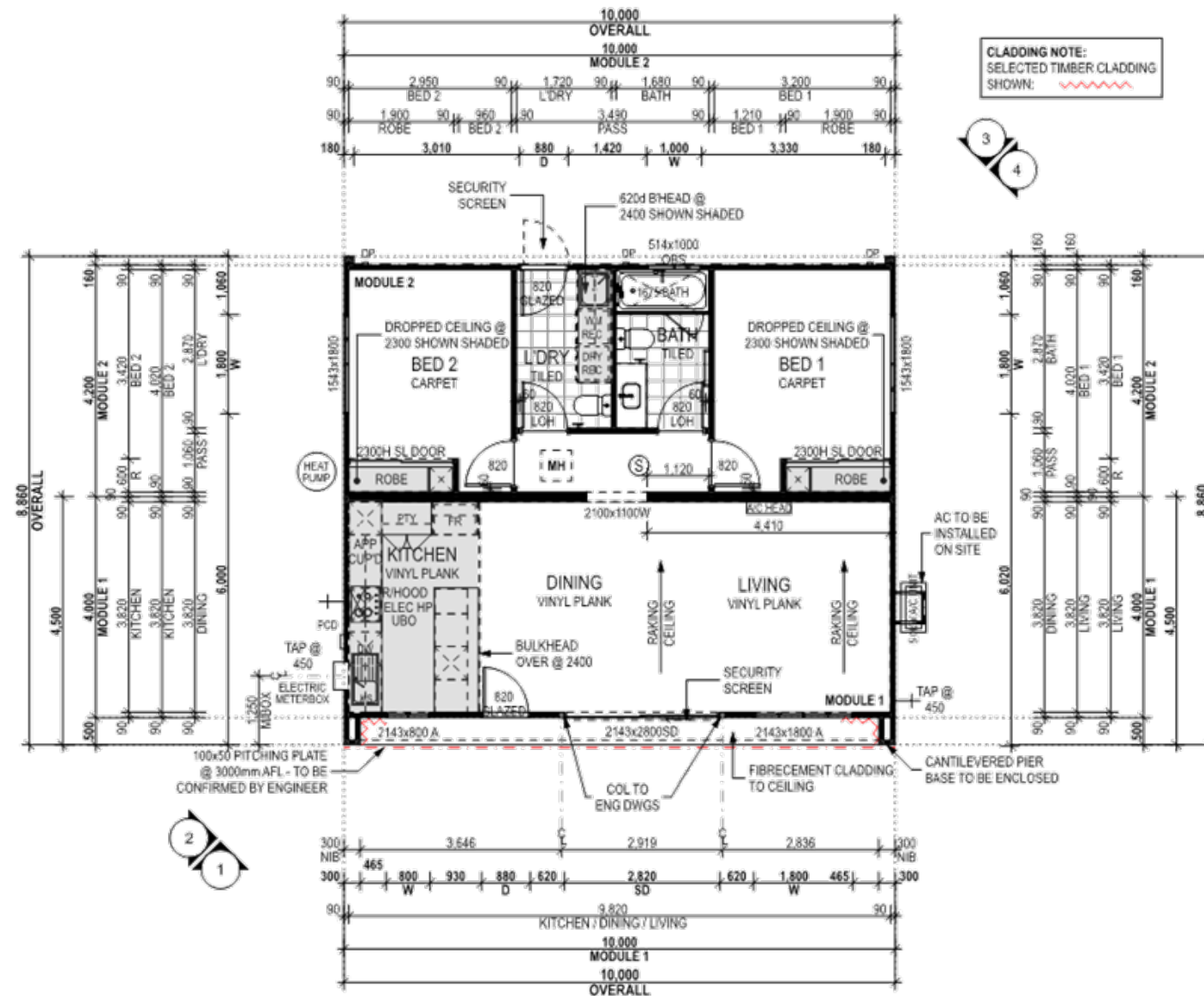
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APPROVALS

OWNER 1: _____
DATE: _____
OWNER 2: _____
DATE: _____

PRELIMINARY DRAWINGS

<p>GENERAL NOTES</p> <ul style="list-style-type: none"> THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE. ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT ALLOW FOR WALL LINING THICKNESS. PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS' DETAILS. FLOOR WASTE, VENTS & MANHOLE LOCATIONS ARE SUBJECT TO CHANGE AT THE BUILDER'S DISCRETION. THE BUILDER RESERVES THE RIGHT TO ADJUST WINDOW AND SLIDING DOOR SIZES, INTERNAL ROOM SIZES, AND O'ALL LENGTH AND WIDTH OF DWELLING, WHICH MAY RESULT IN A CHANGE IN THE O'ALL HOUSE AREA FROM THE ORIGINAL STANDARD HOUSE PLAN. DO NOT SCALE FROM THIS DRAWING. ALL SUBCONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY. FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENT, ENGINEER'S REQUIREMENTS AND COUNCIL APPROVAL.
<p>TRADES/ SUPPLIERS/ SUPERVISORS NOTE</p> <ul style="list-style-type: none"> FOR TYPICAL FOX CONSTRUCTION DETAILS, REFER TO SEPARATE DETAILS DOCUMENT. CONTACT BUILDING SUPERVISOR IF REQUIRED. FOR NON-STANDARD FOX CONSTRUCTION DETAILS REFER TO DETAIL PLANS.
<p>FIXING CARPENTER NOTE</p> <ul style="list-style-type: none"> 4500 SHELF & RAIL @ 1830 HIGH TO ROBES, WITH 4500 SHELF @ 450 AFL & 4x4500 OPEN SHELVES UND. 4x4500 SHELVES TO PANTRY, LINEN AS REQUIRED.
<p>N.C.C NOTES</p> <ul style="list-style-type: none"> SMOKE ALARMS TO COMPLY WITH ABCB HOUSING PROVISIONS PART 9.5, AS 3786 & BE HARDWIRED AND INTERCONNECTED. A PLIABLE BUILDING MEMBRANE INSTALLED IN AN EXTERNAL WALL MUST COMPLY WITH ABCB HOUSING PROVISIONS PART 13.8.1, AS 4200.1 AND AS 4200.2
<p>ROOF PLUMBER NOTES</p> <ul style="list-style-type: none"> DOWNPIPES TO BE LOCATED AS PER PLANS BUT MAY BE RELOCATED AT SUPERVISORS DISCRETION. GUTTER BRACKETS TO BE INSTALLED @ 1200mm MAX CENTRES. GUTTERS AND DOWNPIPES TO COMPLY WITH AS/NZS 3500.3 OR ABCB HOUSING PROVISIONS PART 7.4.
<p>BAL NOTES</p> <ul style="list-style-type: none"> DWELLING TO BE CONSTRUCTED TO BAL TBC.
<p>WALL CLADDING NOTES</p> <ul style="list-style-type: none"> METAL CLADDING TO COMPLY WITH A1562.1. EDGES OF WINDOWS MAY NOT LINE UP TO VERTICAL CLADDING PROFILES DUE TO SIZE OF WINDOWS.
<p>SUB FLOOR VENTING NOTES</p> <ul style="list-style-type: none"> SUB FLOOR VENTILATION TO COMPLY WITH ABCB HOUSING PROVISIONS PART 6.2
<p>GLAZING NOTES</p> <ul style="list-style-type: none"> GLAZING TO NCC PART 8, AS2047 AND AS1288. EDGES OF WINDOWS MAY NOT LINE UP TO VERTICAL CLADDING PROFILES DUE TO SIZE OF WINDOWS.
<p>WET AREA NOTES</p> <ul style="list-style-type: none"> WET AREAS TO NCC 10.2 & AS3740:2021.
<p>SKIRTING NOTE</p> <ul style="list-style-type: none"> SELECTED SKIRTING THROUGHOUT (EXCLUDING WET AREAS & FRIDGE RECESS) TO ADDENDA.
<p>CEILING FIXER NOTES</p> <ul style="list-style-type: none"> REFER TO CEILING PLAN.
<p>TERMITE NOTE</p> <ul style="list-style-type: none"> PHYSICAL AND CHEMICAL TERMITE TREATMENTS TO BE CARRIED OUT IN ACCORDANCE WITH AS3660.1 (OR AS AMENDED) AND THE NCC.
<p>CLIENT NOTE</p> <ul style="list-style-type: none"> CLIENT IS RESPONSIBLE FOR MEASURING ALL APPLIANCES PROVIDED TO ENSURE THEY FIT WITHIN THE DESIGNATED SPACES AND ALLOW FOR ADEQUATE VENTILATION AS REQUIRED BY THE APPLIANCE SPECIFICATIONS.
<p>ENERGY REQUIREMENTS</p> <p>REFER ENERGY REPORT FOR DETAILS</p> <p>EXTERNAL WALLS: R2.5 BATTS, VAPOUR PERMEABLE WRAP & THERMAL BREAK</p> <p>INTERNAL WALLS: R2.5 BATTS</p> <p>CEILING: R4.1 CEILING BATTS</p> <p>ROOF: 55mm ANTICON</p> <p>BASE: N/A</p> <p>GLAZING: UPVC DOUBLE GLAZING THROUGHOUT</p>



FLOOR PLAN
SCALE 1:100

PERIMETERS	
	PERIMETER (mm)
TOTAL	36,400
AREAS	
	AREA (m2)
MODULE 1	40.00
MODULE 2	42.00
	82.00 m ²

OFFICIAL

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT & COMMENCEMENT OF ANY WORK.
- ALL SUB-CONTRACTORS TO CHECK DIMENSIONS & NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
- ALL DIMENSIONS TO STUDYWORK.
- RESTRICTED OPENING AS PER NCC 11.3.7 & 11.3.8.
- FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENT, ENGINEER'S REQUIREMENTS AND COUNCIL APPROVAL.

WINDOW SUPPLIER NOTES

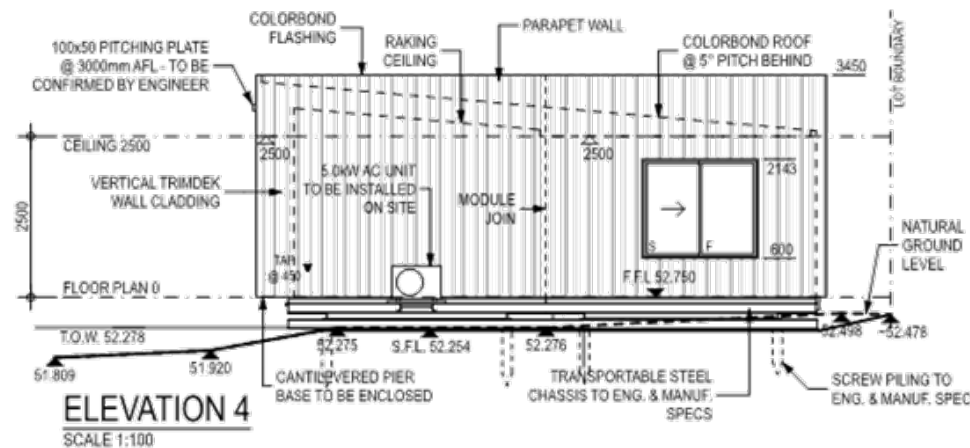
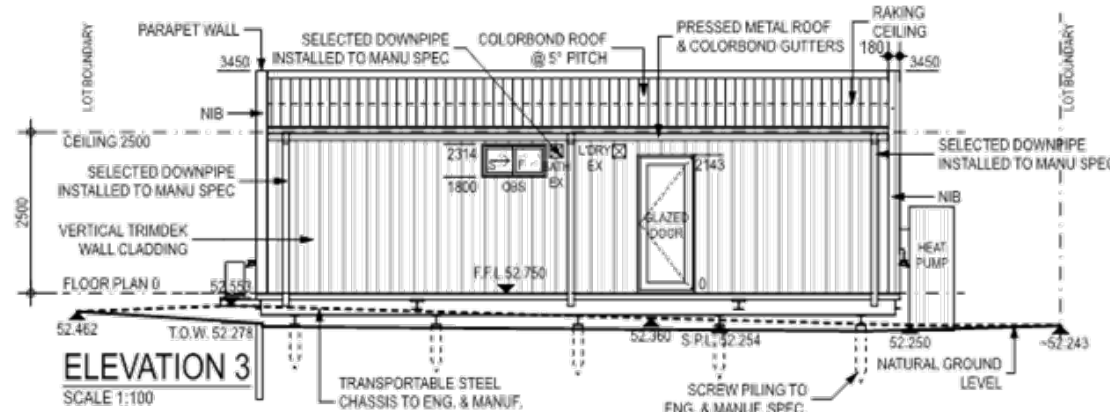
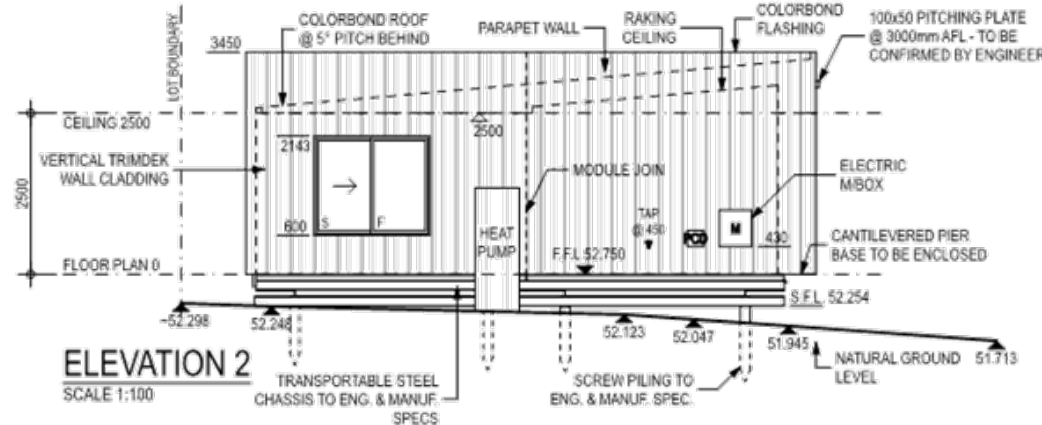
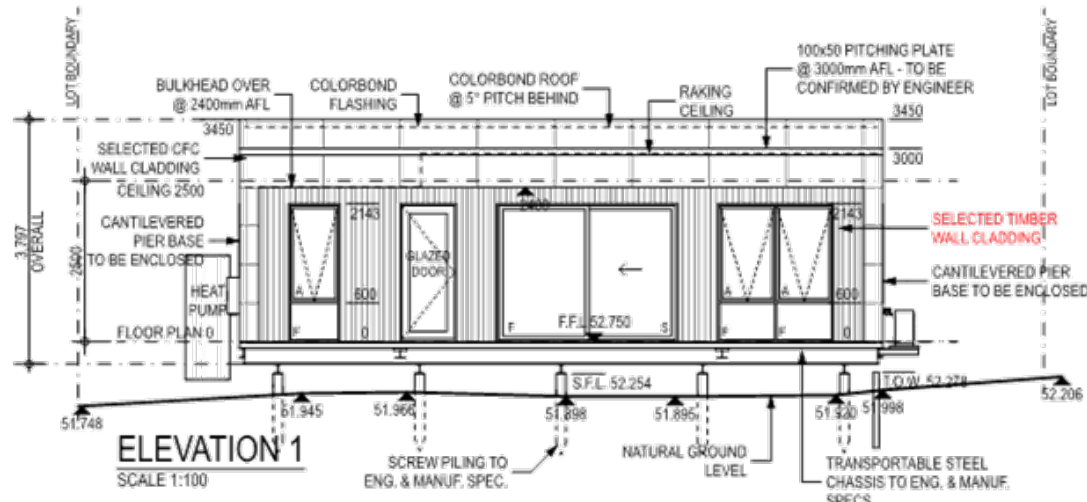
- SHADED WINDOWS INDICATE OBSCURE GLAZING.
- GLAZING DESIGNED AND CONSTRUCTED IN ACCORDANCE TO AS1288 AND AS2047.

BAL NOTES

- DWELLING TO BE CONSTRUCTED TO BAL TBC.

ELEVATION NOTES

- LEVEL MARKER ABBREVIATIONS (AS REQUIRED):
- F.F.L. - FINISHED FLOOR LEVEL
- S.P.L. - SAND PAD LEVEL
- S.F.L. - SUREFOOT LEVEL
- B.F.L. - BACKFILL LEVEL



PIQUE

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PROJECT DETAILS

JOB NO: FT1413
BUILDING: VIENNA
SPEC: PIQUE
CLIENT: BUELOW
ADDRESS: #22A KITCHENER ROAD
MELVILLE WA 6156

DRAWING DETAILS

PAGE: WD06
DRAWING: ELEVATIONS
SCALE: 1:100 @ A3
DATE: 31/3/2026

REV	DATE	REVISION	DR
A	16/01/26	PRELIMINARY DRAWINGS	CP
B	16/01/26	PRELIMINARY CHECK	MB
C	19/01/26	PRELIMINARY AMEND	CP
D	27/01/26	PRELIM AMENDS	MR
E	11/03/26	DESIGN AMENDS	MR
F	13/03/26	SITING	DR
G	19/03/26	SOAKWELL AMENDS	MR
H	31/03/26	SITE AMENDS	MR

NOTES

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ENGINEER'S DESIGNS, COMPUTATIONS, AND GEOTECHNICAL REPORT. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS UNLESS NOMINATED IN THE CONTRACT OR SPECIFICATION.

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APPROVALS

OWNER 1: _____
DATE: _____
OWNER 2: _____
DATE: _____

PRELIMINARY DRAWINGS