

Exhibited

This planning application is open for
public comment until
07 September 2026

Reference no	PLN-26-0159
Site	2 (LOT 30) FINGAN WAY PERTH
Proposed Development	Multiple Dwellings (3 new)
Zone	8.0 General Residential
Use class	Residential

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



Exhibited

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

The Proposal

Description of proposal: PROPOSED MULTIPLE DWELLINGS

Driveway construction material: CONCRETE

The Land

Site address:

LOT 30 FINGAN WAY, PERTH, 7300

Title reference:

C/T: 300303/30

Existing buildings on site:

N/A

Existing use of site:

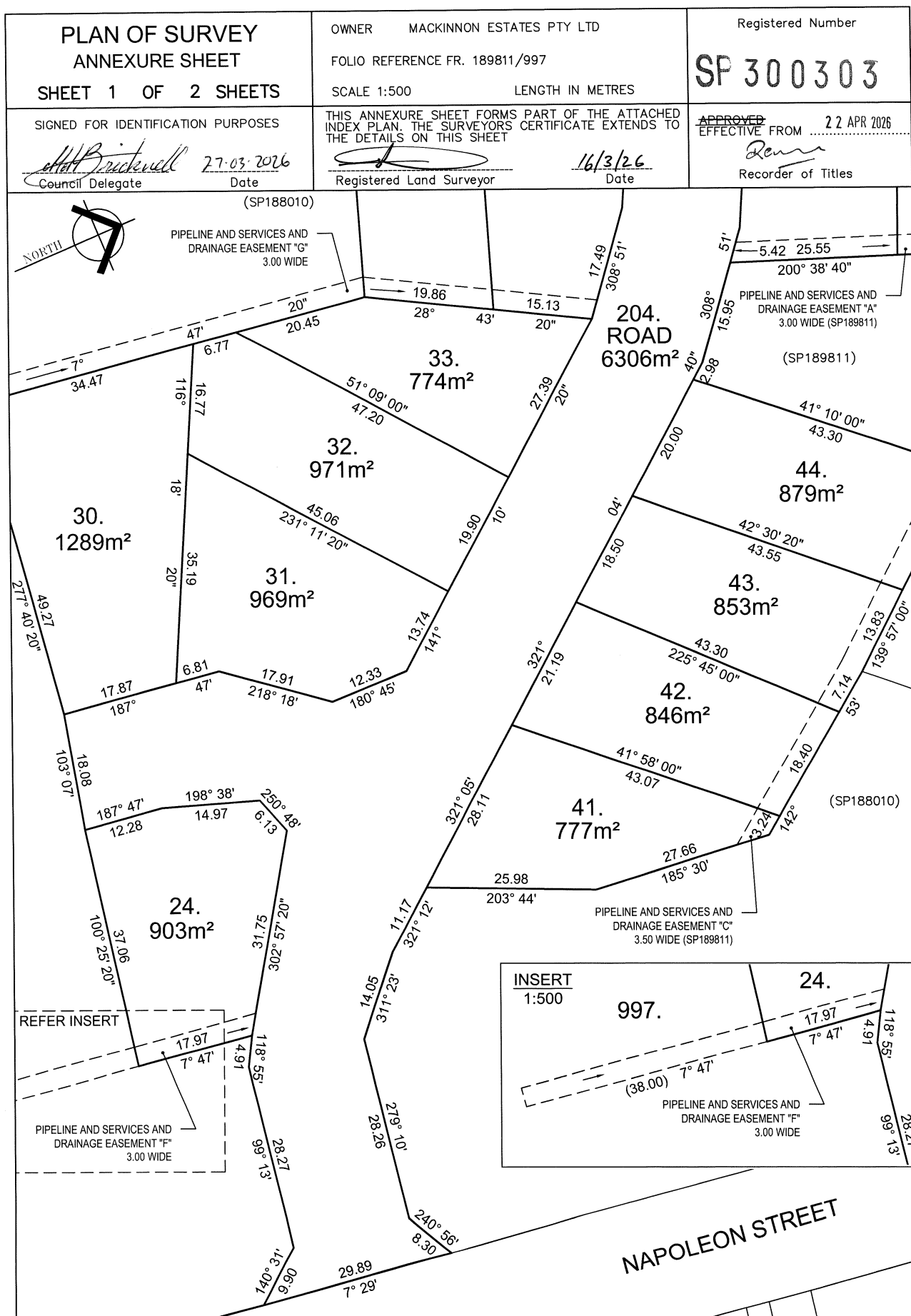
VACANT RESIDENTIAL LOT

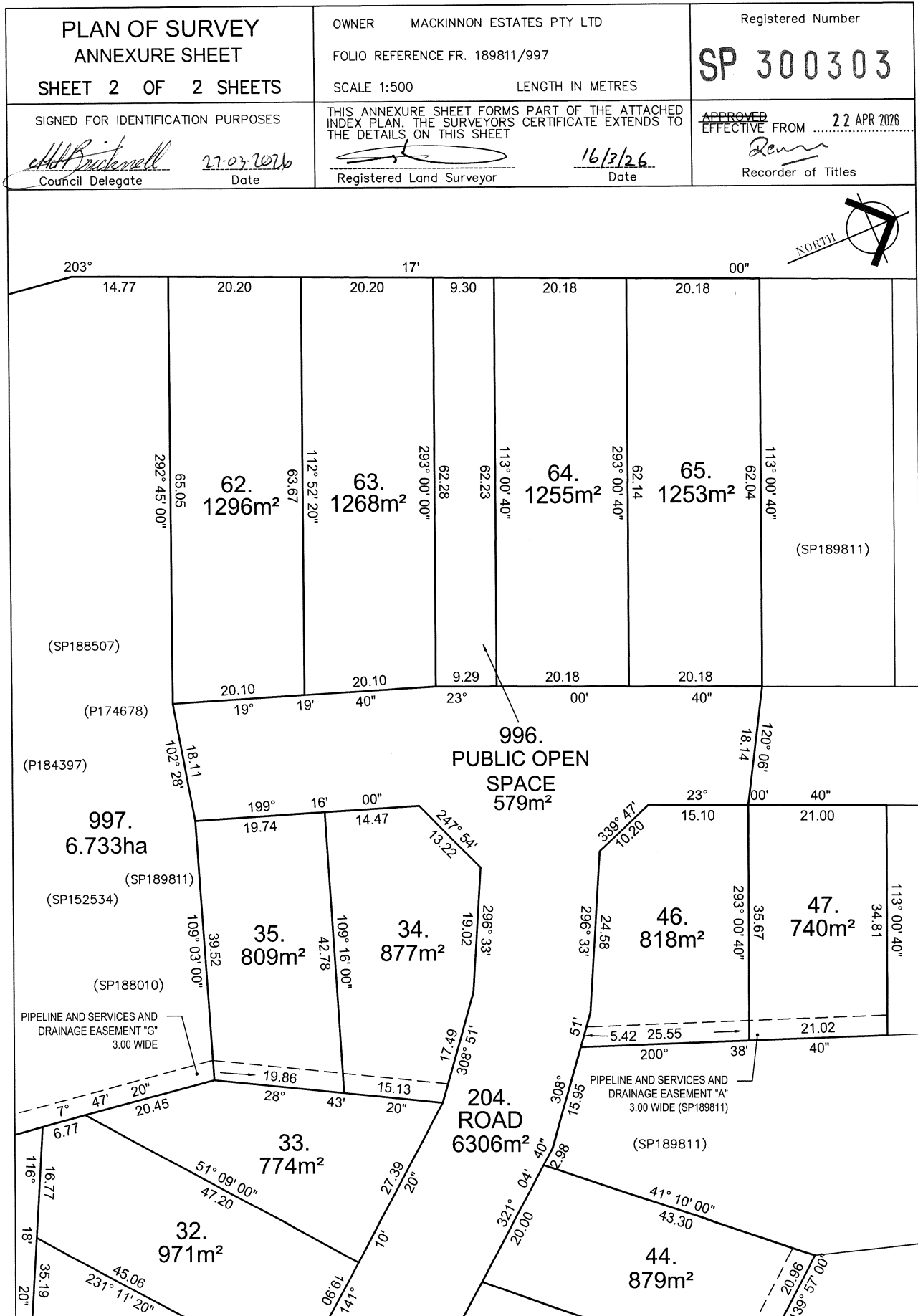
**Applicant justification of any variation/discretion to the
*Tasmanian Planning Scheme – Northern Midlands***

OWNER MACKINNON ESTATES PTY LTD FOLIO REFERENCE FR. 189811/997 GRANTEE PART OF 630 ACRES AND 320 ACRES GRANTED TO JAMES THORNLOE	PLAN OF SURVEY BY SURVEYOR S. C. BUCKNELL LOCATION PARISH OF PERTH LAND DISTRICT OF CORNWALL SCALE 1:2000 LENGTHS IN METRES	REGISTERED NUMBER SP300303 APPROVED EFFECTIVE FROM 22 APR 2026 <i>Re...</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No	LAST UPI No	LAST PLAN No. SP 189811	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 997 IS COMPILED FROM SP189811 AND THIS SURVEY

 REGISTERED LAND SURVEYOR	16/3/26 DATE
 COUNCIL DELEGATE	27-03-2026 DATE





SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 300303

EASEMENTS AND PROFITS

PAGE 1 OF 5 PAGES

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lots 46 and 47 ("the Lot") are each subject to Pipeline and Services Easement (as defined) in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'A' 3.00 WIDE (SP189811)" shown on the plan ("the Easement Land").

Lots 41, 42, 43 and 44 ("the Lot") are each subject to a Pipeline and Services Easement (as defined) in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'C' 3.50 WIDE (SP189811)" shown on the plan ("the Easement Land").

Lots 24 and 997 ("the Lot") are each subject to a Pipeline and Services Easement (as defined) in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'F' 3.00 WIDE" shown on the plan ("the Easement Land").

Lots 34, 35 and 997 ("the Lot") are each subject to a Pipeline and Services Easement (as defined) in gross in favour of TasWater over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'G' 3.00 WIDE" shown on the plan ("the Easement Land").

Lots 46 and 47 are each subject to a right of drainage in gross in favour of Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'A' 3.00 WIDE (SP189811)" shown on the plan.

Lots 41, 42, 43 and 44 are each subject to a right of drainage in gross in favour of Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'C' 3.50 WIDE (SP189811)" shown on the plan.

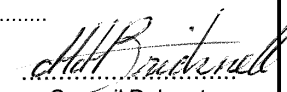
Lots 24 and 997 are each subject to a right of drainage in gross in favour of Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'F' 3.00 WIDE" shown on the plan.

Lots 34, 35 and 997 are each subject to a right of drainage in gross in favour of Council over the land marked "PIPELINE AND SERVICES AND DRAINAGE EASEMENT 'G' 3.00 WIDE" shown on the plan.

FENCING COVENANT

The owner of each Lot on the Plan covenants with Mackinnon Estates Pty Ltd (ACN 651 119 112) ("the Vendor") that the Vendor shall not be required to fence.

3477-5520-2632, v. 1 (USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: MACKINNON ESTATES PTY LTD (ACN 651 119 112) FOLIO REF: CT 189811 / 997 SOLICITOR & REFERENCE: Dobson Mitchell Allport CMB 23002010	PLAN SEALED BY: Northern Midlands Council DATE: 27.3.2026 P.N. 22-0037, 27/03/968 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number SP 300303
SUBDIVIDER: MACKINNON ESTATES PTY LTD (ACN 651 119 112) FOLIO REFERENCE: CT 189811 / 997	

COVENANTS

The owners of each Lot on the plan (except Lot 204, Lot 996 and Lot 997) covenant with the Vendor and the owners for the time being of every other Lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantor's lot, and every part thereof, and the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan, to observe the following stipulations:

1. Not to bring, place or permit any kit home or any structure or building which is capable of being moved, relocated or transported, including any relocated home previously constructed or built off site.
2. Not to construct or erect any building on the lot with outer walls of asbestos, custom orb sheeting or second hand materials.
3. Not to construct or erect any building on the lot in any material other than predominantly brick, brick veneer, stone, masonry block or similar material, rendered insulated concrete forms, timber construction or insulated boards that are rendered, painted or pre-coloured provided that any building, dwelling or structure which has less than 25% of its external area comprising metal sheet wall cladding product, manufactured cement sheet wall cladding product, colorbond iron or similar material and that otherwise complies with this covenant will not breach this covenant.
4. Not to erect any dwelling house or residential building or outbuilding on the lot using any roofing material or with roofs other than tiles, slate or colorbond iron.
5. Not to erect any fence on the lot, or any boundary of the lot with another lot, using any material or colour other than colorbond iron, coloured colorbond monument.
6. Not to erect any boundary fence or wall of any kind or description upon the boundary of any lot with the street onto which the same fronts and not to erect any sideline fence between the street frontage of such lot and the building line to such lots as determined by the Northern Midlands Council (but nothing therein contained shall prohibit the erection of a retaining wall upon such street frontage boundary or for the purposes of maintaining the natural level of such lot.
7. Not to erect any garage or outbuilding on the lot with wall cladding of corrugated or plain galvanised iron, asbestos sheeting, second hand materials or fibrous cement sheeting (provided always that nothing contained in this covenant shall prevent the use of colorbond iron).
8. Not to erect or place or suffer to be or remain on the lot any temporary building, structure or caravan except a shed or workshop used for the purpose of and in connection with and during and in the course of construction of a permanent building or buildings on the lot and not otherwise.
9. Not to affix or display on any structure, wall or fence upon the lot or any part thereof any posters, bills, hoardings or advertisements (except any notice or advertisement in the usual form for the sale or letting of the lot or any building erected thereon)
10. Not to erect or use on the lot any shop building or erection whatsoever for the purpose of selling offering or exposing for sale therein any articles, services, wares or merchandise whatsoever.
11. Not to erect, install or amend any drainage pipes or drainage dissipaters on the lot or any part thereof which will cause or may cause any stormwater to enter or cause damage or erosion to any adjoining lot or to any other lot shown on the plan or to any road shown on the plan or any area adjacent to any road shown on the plan.
12. Not to store, heap or permit to be excavated carried away or removed from the lot or any part thereof any trees, logs, earth, clay, stone, gravel or sand except such as may be necessary for the purposes of road or driveway construction or levelling or filling of the lot or for the formation of any buildings, swimming pool or barbeque area to be constructed thereon.
13. Not to erect on the lot any buildings other than one private dwelling house and usual outbuildings appurtenant thereto provided that this covenant will not apply to lot 30.
14. Not to erect on the lot a private dwelling house which (exclusive of appurtenant outbuildings thereto) shall have a floor area of less than one hundred and forty square metres provided that this covenant will not apply to lot 30.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

3477-5520-2632, v. 1



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 300303
SUBDIVIDER: MACKINNON ESTATES PTY LTD (ACN 651 119 112) FOLIO REFERENCE: CT 189811 / 997	

15. That no engine or machinery worked or driven by steam, gas, electricity, petrol or other type of power and used for any business or trade operations shall be erected affixed or placed on any part of the lot and no trade manufactory or business whatsoever shall be carried on or be permitted or allowed to be carried on any part of the lot.
16. Not to erect any fence along the boundaries of the lot of a height greater than 1.83 metres.
17. Not to do or permit to be done in or upon any lot or any part thereof anything which will, may or shall be or become a nuisance, annoyance or disturbance to the Vendor (Mackinnon Estates Pty Ltd) or its directors and successors in title or the owners for the time being of the said lots.
18. Not to subdivide the lot by subdivision, Strata scheme or otherwise, provided that this prohibition shall not apply to any realignment of the boundaries of a lot which does not create an additional lot provided that this covenant will not apply to lot 30.
19. Not to permit the lot to be further subdivided or to be divided by strata plan, provided that this covenant will not apply to lot 30.
20. Not to construct or erect any multiple dwellings, duplexes, units, flats, villas or the like on the lot, provided that this covenant will not apply to lot 30.
21. Not to construct or erect any outbuilding on the lot with a maximum wall height in excess of 4.5 metres above the natural ground level of the lot.
22. Not to undertake or permit any trade, manufacturing or business on the lot.
23. Not to keep on the lot any dog of a breed or cross breed which shall be declared or categorised by any Government Department, by any statutory or municipal authority, or by any recognised Kennel Club in Tasmania to be a dangerous breed.
24. In respect of Lots 62, 63, 64 and 65, not to use any building on the lot for residential use other than the private dwelling house.

The Vendor (Mackinnon Estates Pty Ltd) reserves the right for itself or its assigns at any time to sell lease or otherwise deal with any lot on the plan either subject to the above conditions and/or restrictive covenants or any of them or not and/or subject to such modifications thereof as they in their sole discretion deem fit. The exercise of the said right in relation to any lot will not release the owners of any other lot from any of the conditions or covenants affecting or imposed upon such other lots or give the owners of any lot any right of action against the Vendor or any other person.

And it is declared that notwithstanding anything hereinbefore contained, on and from 31 December 2044 the burden of all the covenants set out above shall cease to run with and bind the covenantor's lot and every part thereof and the benefit of the same covenants shall cease to be annexed to and devolve with each and every part of every other lot shown on the plan.

DEFINITIONS

"Council" means Northern Midlands Council and its legal successors from time to time.

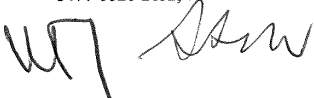
"Pipeline and Services Easement" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

3477-5520-2632, v.1



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 300303
SUBDIVIDER: MACKINNON ESTATES PTY LTD (ACN 651 119 112) FOLIO REFERENCE: CT 189811 / 997	

- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
- (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"TasWater" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

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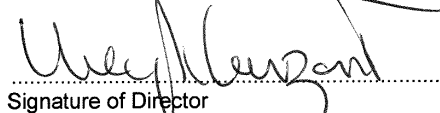
3477-5520-2632, v. 1



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 300303
SUBDIVIDER: MACKINNON ESTATES PTY LTD (ACN 651 119 112) FOLIO REFERENCE: CT 189811 / 997	

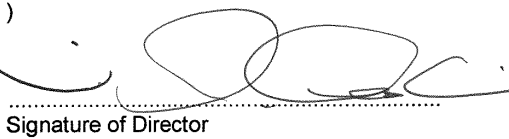
EXECUTION

EXECUTED by MACKINNON ESTATES PTY LTD)
(ACN 651 119 112) in accordance with section)
127(1) of the Corporations Act 2001)



Signature of Director

HUGH CURZON MACKINNON
Name of Director



Signature of Director

SOPHIE ANNE MACKINNON
Name of Director

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3477-5520-2632, v. 1



Exhibited



Mail: 202 Wellington Street, South Launceston 7249

A.B.N: 71 615 812 747

Phone: 6344 7319

Email: info@designtolive.com.au

13 August 2026

Planning Application Cover Letter

Development: Multiple Dwellings x 3

Owner: KLM Collective

Address: Lot 30 Finigan Way, Perth

Council: Northern Midlands Council

Zone: General Residential

Please find below further information for the proposed Development at the above address.

1. 8.4.3 Setbacks and building envelopes for all dwellings.

Relies on performance criteria P3. The sitting and scale of the retaining wall is not going to cause any unreasonable loss of amenity to the adjoining properties, having regard to reduction of sunlight, overshadowing or visual impacts. Although the retaining wall has a maximum height of 2.4m, the maximum height of the retaining wall above the natural ground line is less than 400mm. The retaining wall is allowing for a significant amount of cut on site to lower the finished floor level of all proposed units on the site, therefore reducing the overall impact of both the dwellings and the retaining walls. The height of the retaining walls above the natural ground level will not be significant enough to cause any loss of amenity to the adjoining properties.

2. Refer amended Landscape Plan. Each proposed dwelling exceeds the private open space requirements set out in A1(b) of Clause 8.4.3.

3. 8.4.6 Privacy for all dwellings

Refer amended plans. Privacy screen added to the private open space of unit one to prevent overlooking from the kitchen window of unit two. Relies on performance criteria P2. W1.03 is located 1.2m from the side boundary and is located over 1m from the natural ground level. This window will have negligible impact on an adjoining dwellings window or door to a habitable room or its associated private open space. Refer Figure 1. The crossover location of the adjoining lot is located directly adjacent to the same side boundary as W1.03, therefore it is reasonable to assume that any future dwelling will locate their garage here to be accessed from the existing crossover. Since this is on the southern side of the adjoining lot is also reasonable to assume that their private open space will be located elsewhere to the northern aspect of the property.

Exhibited



Figure 1. Lot 30 (subject site) crossover on the left, and the crossover of the adjoining property Lot 31 on the right.

4. No front fence proposed. All artist impressions are for illustration purposes only and are not to be relied upon as an exact representation of the proposal.

5. C2.6.2 Design and Layout of Parking Areas

The proposal meets (a) (iii). The access width required by Table C2.2 states a required “*width of not less than 4.5m for the first 7m from the road carriage way.*” Refer parking and turning plan; the measured distance from the road carriageway to the change in driveway length exceeds 10m.

Relies on performance criteria for (a) (ii). Parking, accessways, manoeuvring and circulation spaces are designed and readily identifiable to provide safe and efficient parking. Only Unit 1 at the front of the block will be required to reverse exit the site; occupants of units 2 & 3 have enough manoeuvring space to forward entry & exit the site.

The driveway at the front of the property has a width of approx. 6m for the first 10m of driveway, meaning ample space for a car to comfortably reverse out of the driveway of unit one onto the carriageway. The finished floor level of the garage in unit one has been dropped 400mm to accommodate this. The reduction in finished floor level also means this development is unlikely to be utilised by persons with a disability.

The driveway is to be concrete and therefore safe to use in all weather conditions. It is anticipated that 6 cars will be entering and exiting the site regularly (2 x cars per unit) and whilst unlikely that cars will be entering and exiting the site simultaneously, the carriageway width can safely facilitate this due to the 6m width.

There is unlikely to be any high traffic movements in the immediate area of the development as it is in a cul-de-sac in a new subdivision at Perth where other traffic is anticipated to be other residents of adjoining properties. Turning bays and guest parking on the site will be clearly visible, either by way of signage or line paint.

Regards,

Denika McDonald-Hodges
(BEnvDes, MArch)



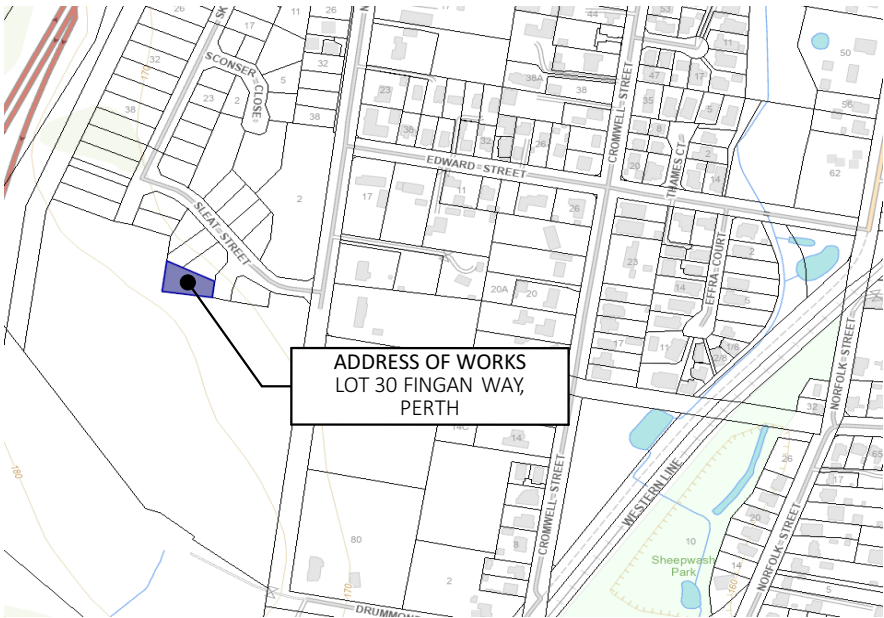
PROPOSED MULTIPLE DWELLINGS
LOT 30 FINGAN WAY,
PERTH, 7300.



DRAWINGS		Received 13.8.2026 Exhibited
A01	COVER PAGE	
A02	SITE PLAN	
A03	STRATA PLAN	
A04	LANDSCAPE PLAN	
A05	PARKING & TURNING PLAN	
A06	EXTERNAL SERVICES	
A07	UNIT 1 FLOOR PLAN	
A08	UNIT 2 FLOOR PLAN	
A09	UNIT 3 FLOOR PLAN	
A10	UNIT 1 ELEVATIONS NTH-STH	
A11	UNIT 1 ELEVATIONS EST-WST	
A12	UNIT 2 ELEVATIONS EST-WST	
A13	UNIT 2/3 ELEVATIONS NTH-STH	
A14	UNIT 3 ELEVATIONS EST-WST	
A15	PERSPECTIVES	

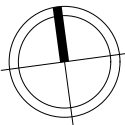
CLASSIFICATION OF BUILDING		COUNCIL		ZONE	
CLASS 1A		NORTHERN MIDLANDS		GENERAL RESIDENTIAL	
AREAS	(m²)	LAND TITLE REFERENCE	300303/30	ENERGY STAR RATING	TBC
UNIT 1	179.34	PROPERTY ID	9285719	CLIMATE ZONE	7
UNIT 1 PORCH	2.37	LOT SIZE (M²)	1289	ALPINE AREA	N/A
UNIT 1 DECK	25.88	BAL RATING	LOW	CORROSION ENV'	LOW
UNIT 2	192.21	DESIGN WIND CLASS	TBC	SITE HAZARDS	BUSHFIRE PRONE AREA
UNIT 2 PORCH	2.32	SOIL CLASSIFICATION	TBC		
UNIT 2 DECK	27.28	PLANNING OVERLAY	PRIORITY VEGETATION AREA, AIRPORT OBSTACLE LIMITATION AREA, BUSHFIRE PRONE		
UNIT 3	192.21				
UNIT 3 PORCH	2.32				
UNIT 3 DECK	24.00				

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: KLM COLLECTIVE	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. SIGNATURE: DATE: SIGNATURE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	J.L.	JOB NUMBER	NPLN30
						R1	24/07/2026	FOR REVIEW	DRAWN	J.L.	DRAWING	A01 1 OF 15
						R2	28/07/2026	FOR D.A.				
									CHECKED	M.L.	PAGE SIZE	A3



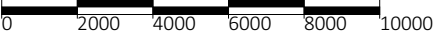
LOCALITY PLAN
NOT TO SCALE

AREA	m ²
UNIT 1	179.34
UNIT 1 PORCH	2.37
UNIT 1 DECK	25.88
UNIT 2	192.21
UNIT 2 PORCH	2.32
UNIT 2 DECK	27.28
UNIT 3	192.21
UNIT 3 PORCH	2.32
UNIT 3 DECK	24.00



SITE PLAN

SCALE 1:200



North



ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
KLM COLLECTIVE

SITE ADDRESS:
LOT 30 FINGAN WAY,
PERTH, 7300.

DRAWING
SITE PLAN

I/WE APPROVE THESE DRAWING TO BE
CORRECT PER CONTRACT.

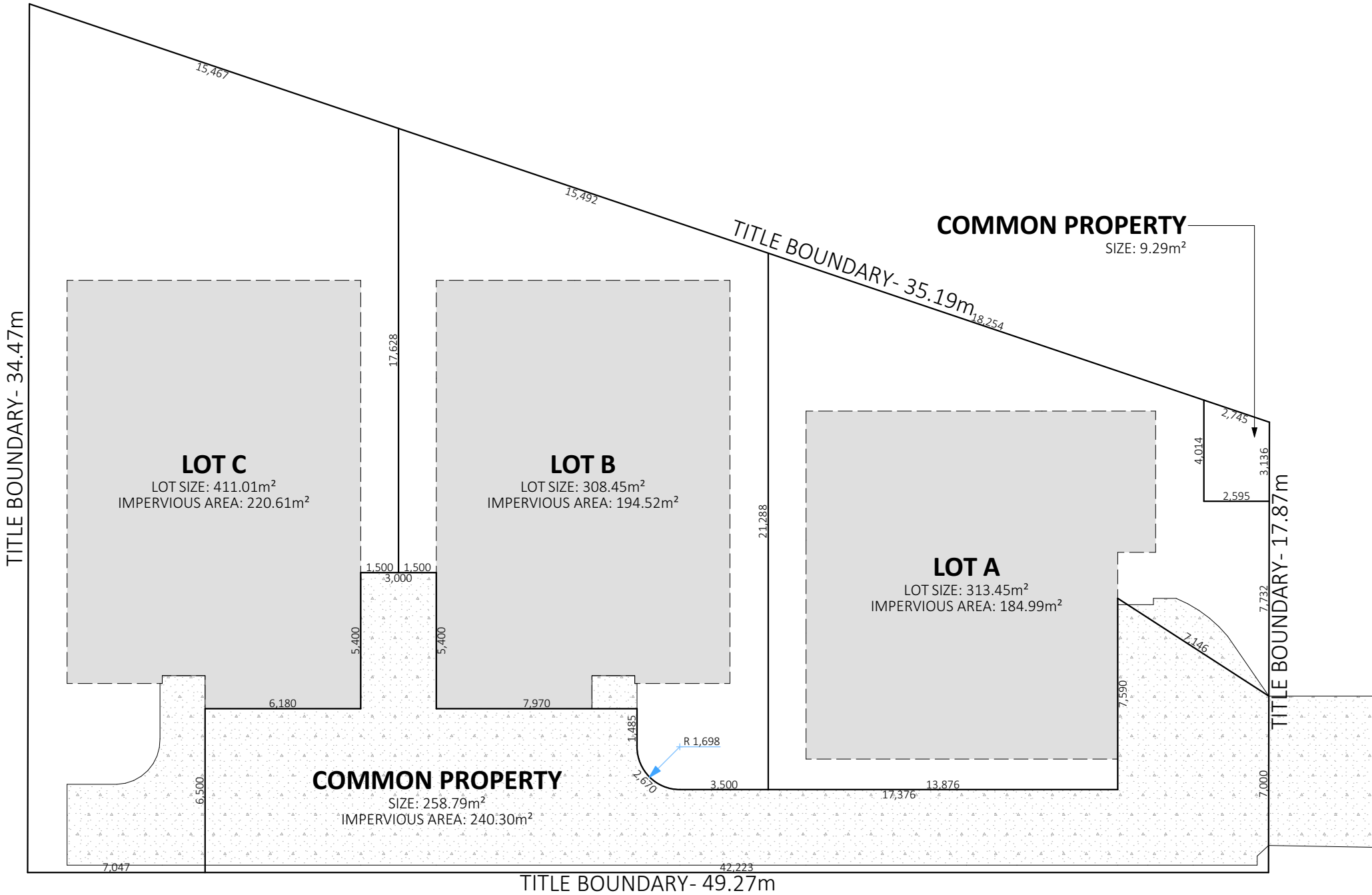
SIGNATURE:
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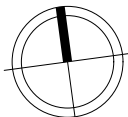
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REV.	DATE	DESCRIPTION	DESIGNER	J.L.	JOB NUMBER	NPLN30
R1	24/07/2026	FOR REVIEW	DRAWN	J.L.	DRAWING	A02
R2	28/07/2026	FOR D.A.	CHECKED	M.L.	PAGE SIZE	2 OF 15
						A3



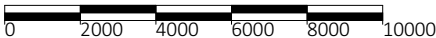
TOTAL IMPERVIOUS AREA: 834.77m² / 64.76%



North

STRATA PLAN

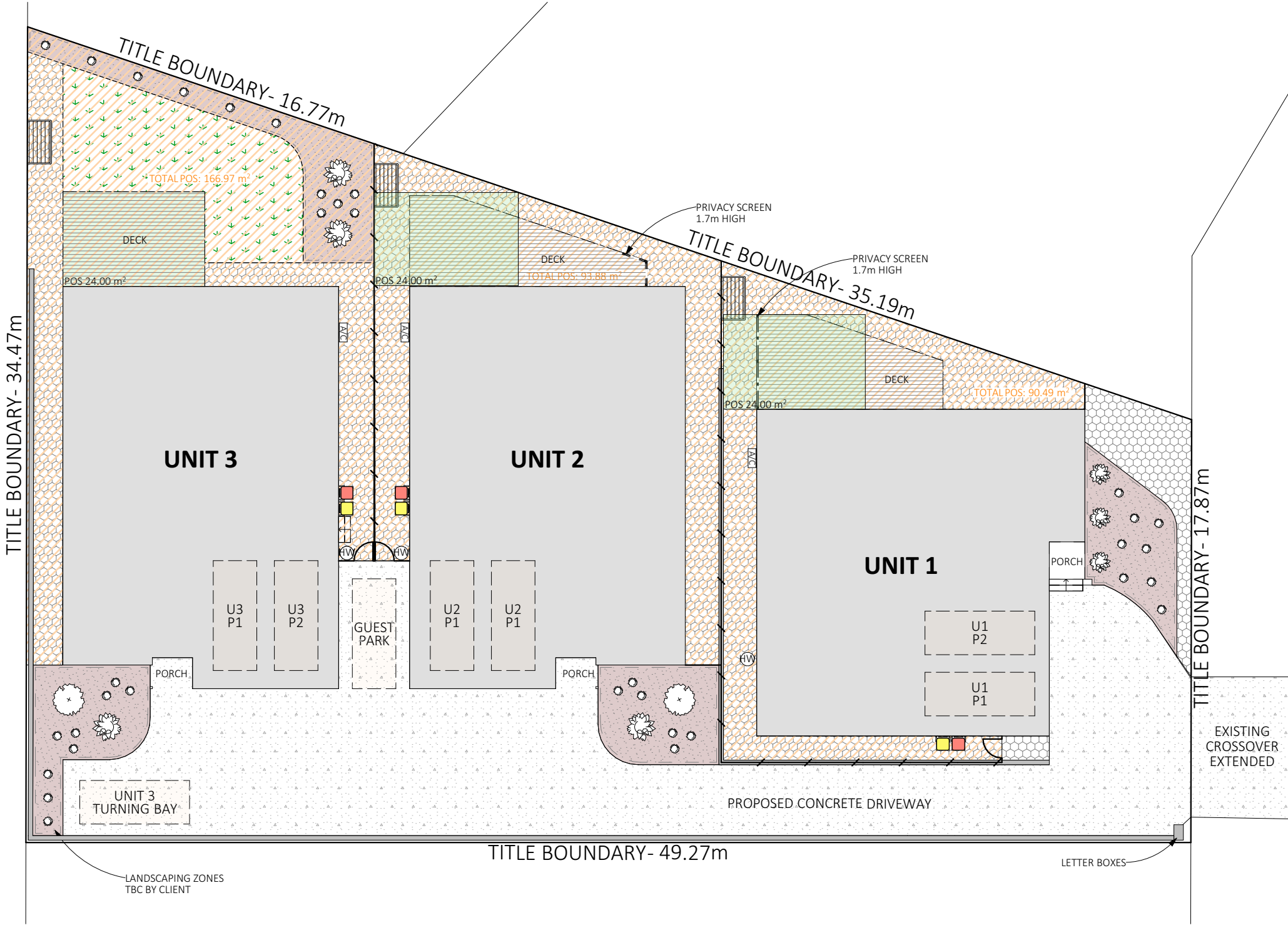
SCALE 1:200

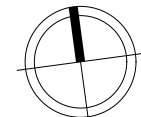


	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: KLM COLLECTIVE	DRAWING STRATA PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	SIGNATURE: SIGNATURE:	DATE: DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	J.L.	JOB NUMBER	NPLN30					
	SITE ADDRESS: LOT 30 FINGAN WAY, PERTH, 7300.							R1	24/07/2026	FOR REVIEW	DRAWN	J.L.	DRAWING	A03 3 OF 15					
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LANDSCAPING KEY	
	LANDSCAPING ZONE
	GRASS
	PERVIOUS
	CONCRETE
	DEDICATED P.O.S
	TOTAL P.O.S
	BIN STORE
	CLOTHES LINE
	MAILBOXES
	1.8m FENCE

NOTE:
NO EXISTING VEGETATION
REMOVED AS PART OF THIS
APPLICATION.





LANDSCAPE PLAN

SCALE 1:200

0

2000

4000

6000

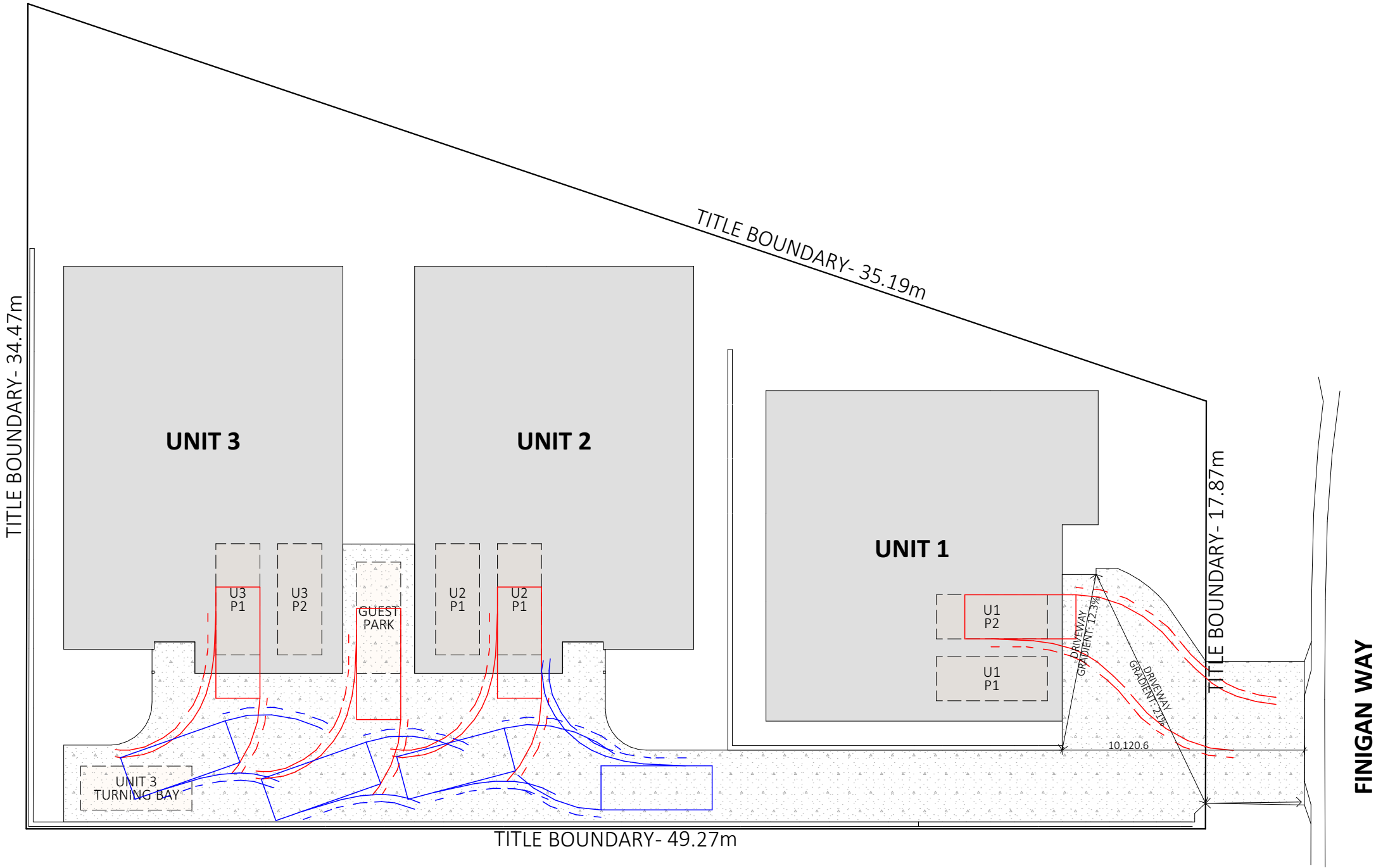
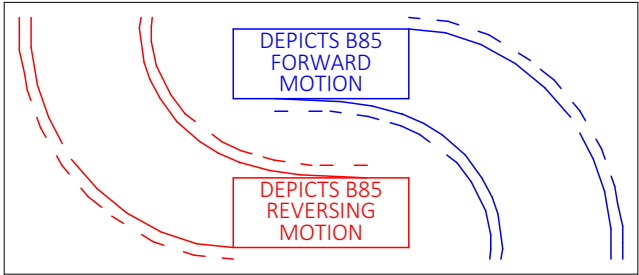
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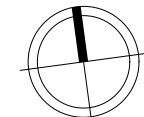
10000

North

PARKING:

- UNIT 1 - 2 x GARAGE SPACES (FORWARD ENTRY/REVERSE EXIT)
- UNIT 2 - 2 x GARAGE SPACES (FORWARD ENTRY/EXIT)
- UNIT 3 - 2 x GARAGE SPACES (FORWARD ENTRY/EXIT)
- 1 x VISITOR PARKING SPACE (FORWARD ENTRY/EXIT)

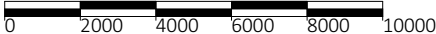




North

PARKING AND TURNING

SCALE 1:200

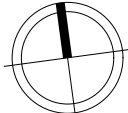


LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED
AND READ IN COLOUR.

NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY
AND IS SUBJECT TO AMENDMENT TO COMPLY WITH
LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH
AS-3500 AND LOCAL PLUMBING CODE AND SHOULD
BE CARRIED OUT BY A LICENSED PLUMBER.

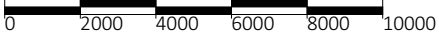
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE
WATER SUPPLY CODE OF AUSTRALIA MELBOURNE
RETAIL WATER AGENCIES INTERGRATED CODE (WSA
03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND
THE SEWERAGE CODE OF AUSTRALIA MELBOURNE
RETAIL WATER AGENCIES INTERGRATED CODE (WSA
02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S
SUPPLEMENTS TO THESE CODES.



North

EXTERNAL SERVICES

SCALE 1:200



Received
13.8.2026
Exhibited

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER
AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN
LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH
PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT;
AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ;
AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

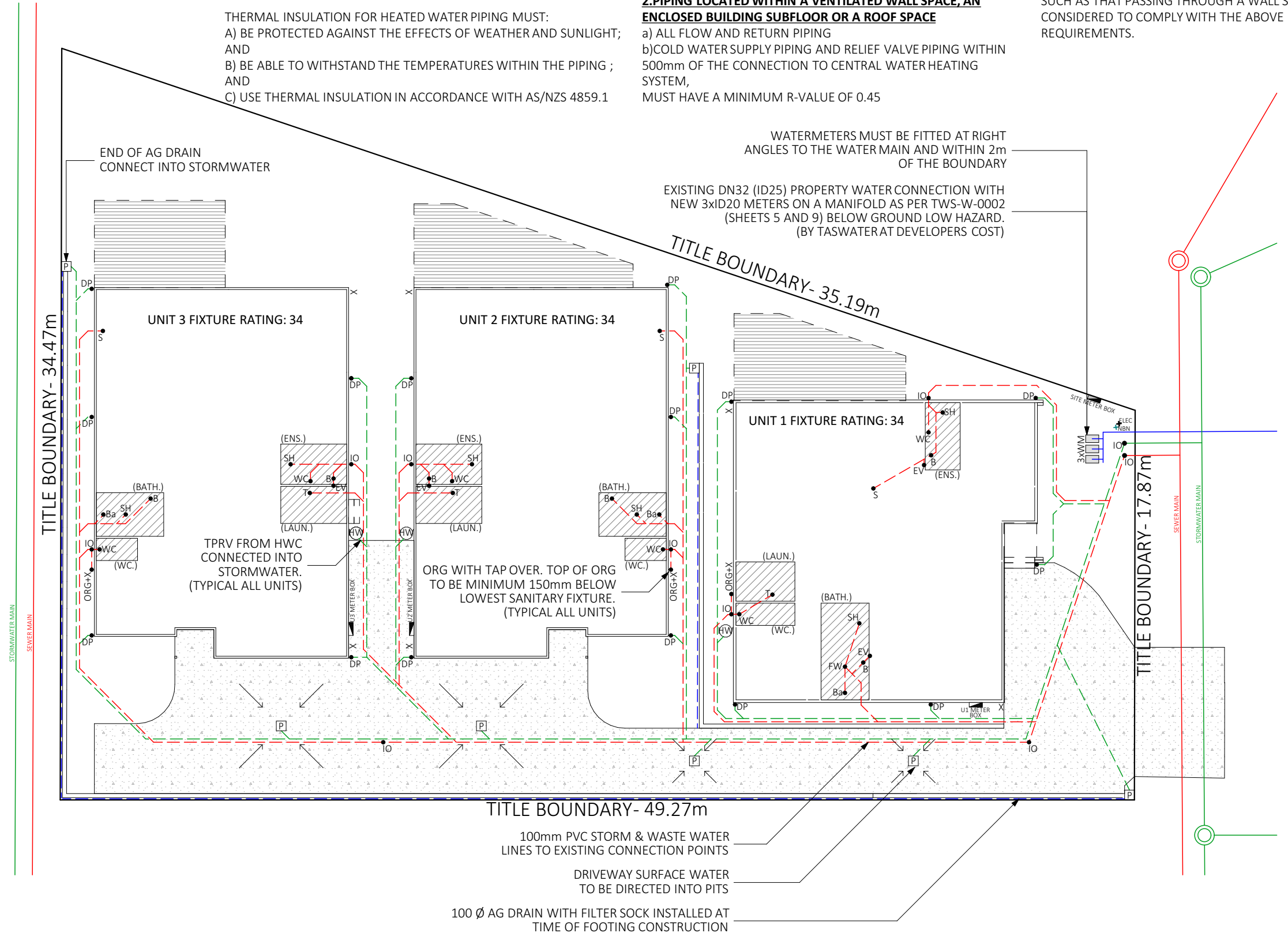
HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE
MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
iii) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2

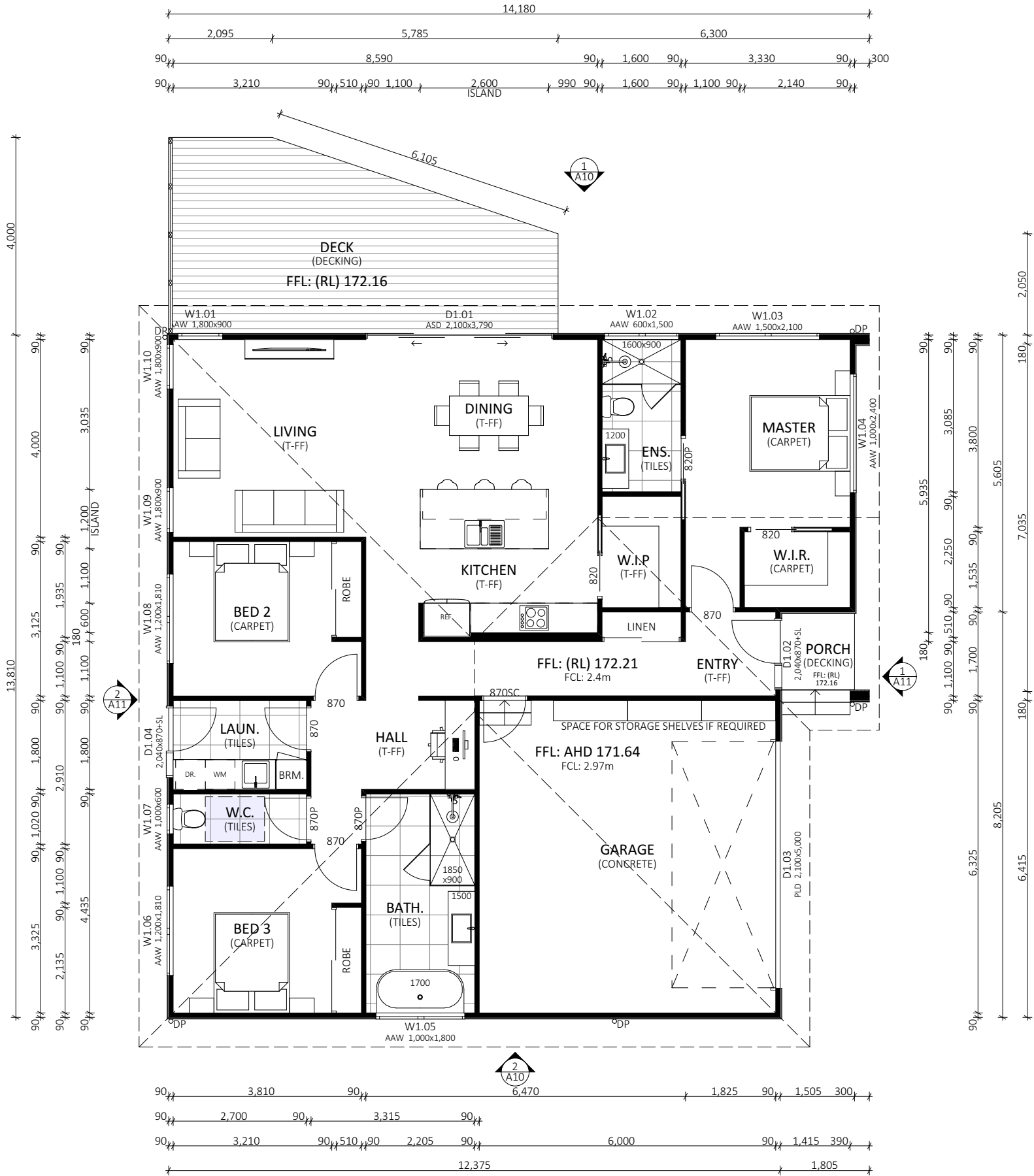
**2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN
ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE**
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN
500mm OF THE CONNECTION TO CENTRAL WATER HEATING
SYSTEM,
MUST HAVE A MINIMUM R-VALUE OF 0.45

**3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN
UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE**
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING
WITHIN 500mm OF THE CONNECTION TO CENTRAL
WATER HEATING SYSTEM
MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL,
SUCH AS THAT PASSING THROUGH A WALL STUD, IS
CONSIDERED TO COMPLY WITH THE ABOVE INSULATION
REQUIREMENTS.

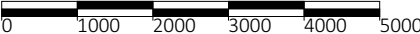


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UNIT 1 FLOOR PLAN

SCALE 1:100



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UNIT 1 FLOOR
PLAN

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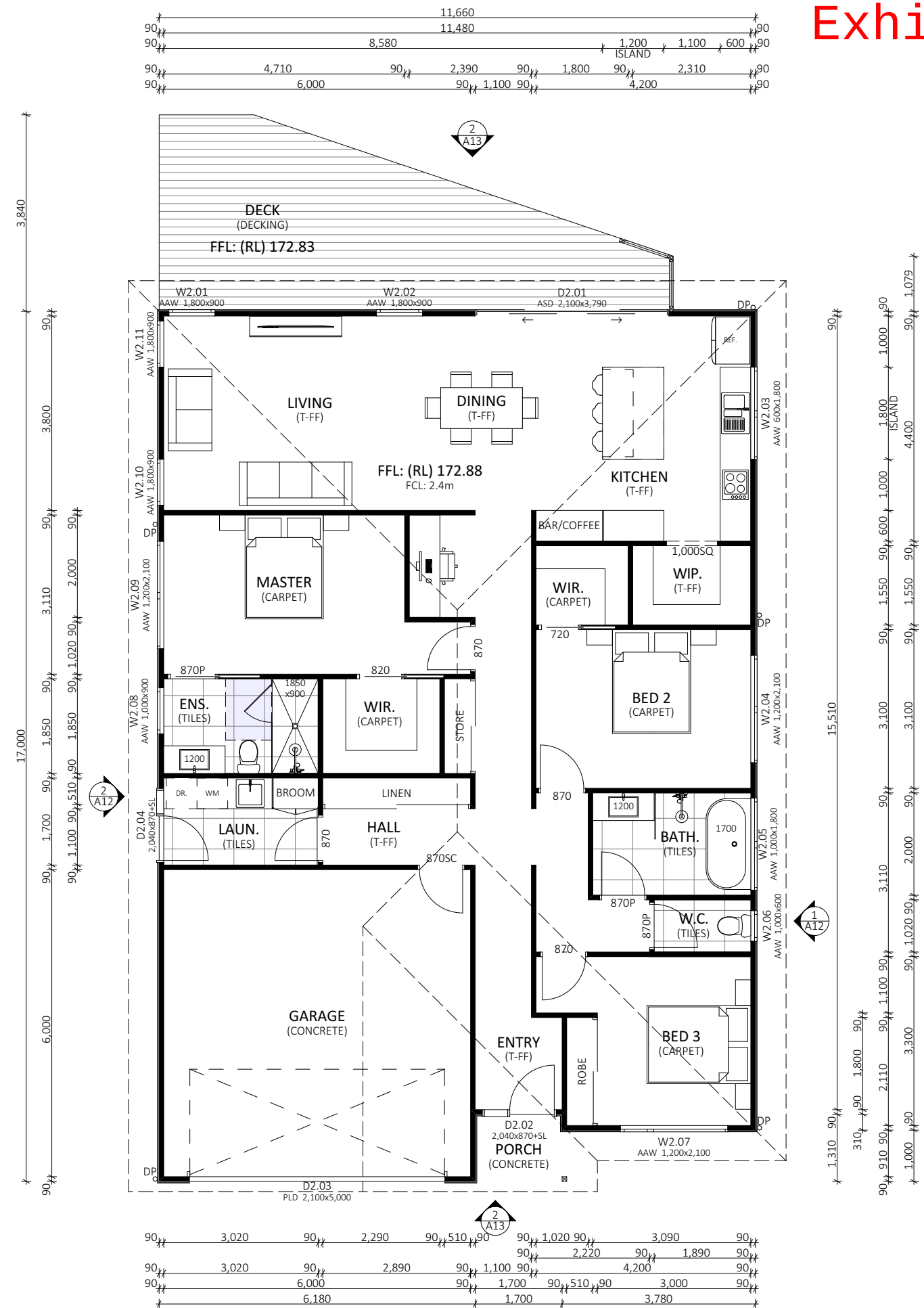
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North

UNIT 2 FLOOR PLAN

SCALE 1:100



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						R2	28/07/2026	FOR D.A.	CHECKED	M.L.	PAGE SIZE	A3



UNIT 3 FLOOR PLAN

SCALE 1:100

0

1000

2000

3000

4000

5000



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UNIT 3 FLOOR
PLAN

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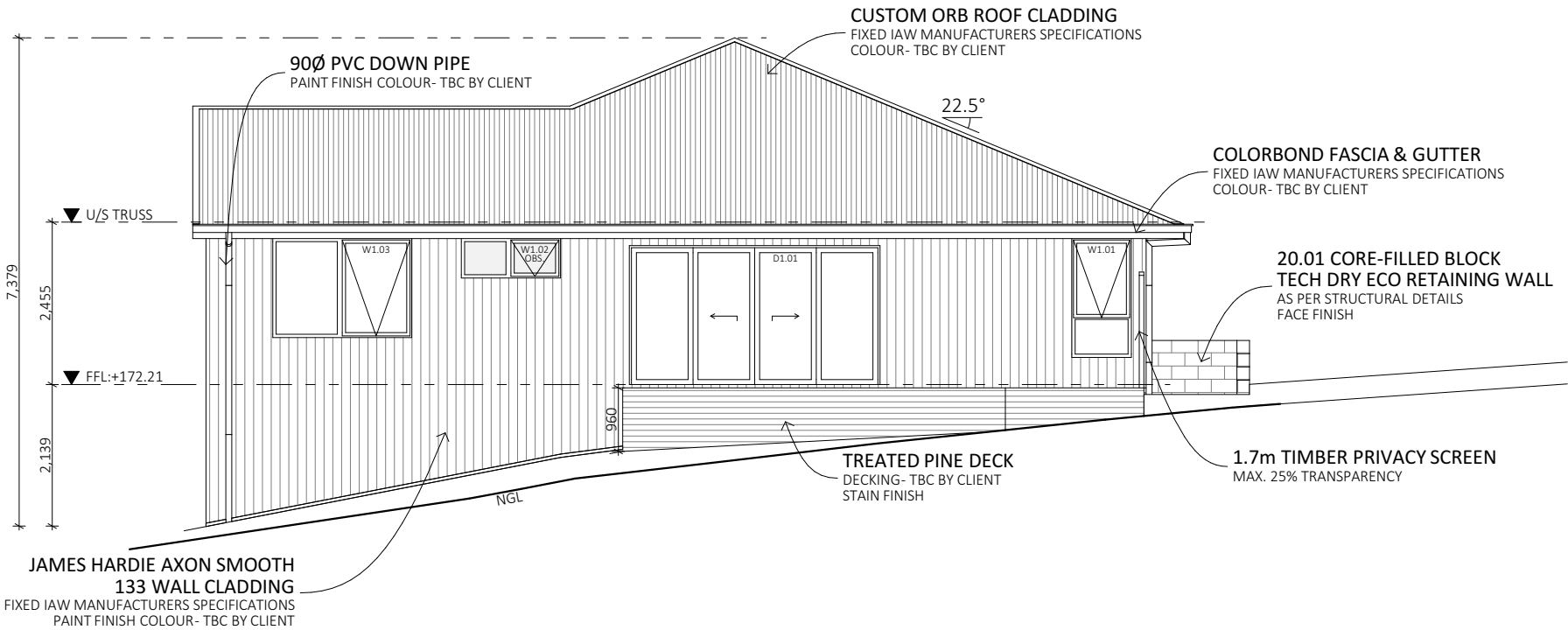
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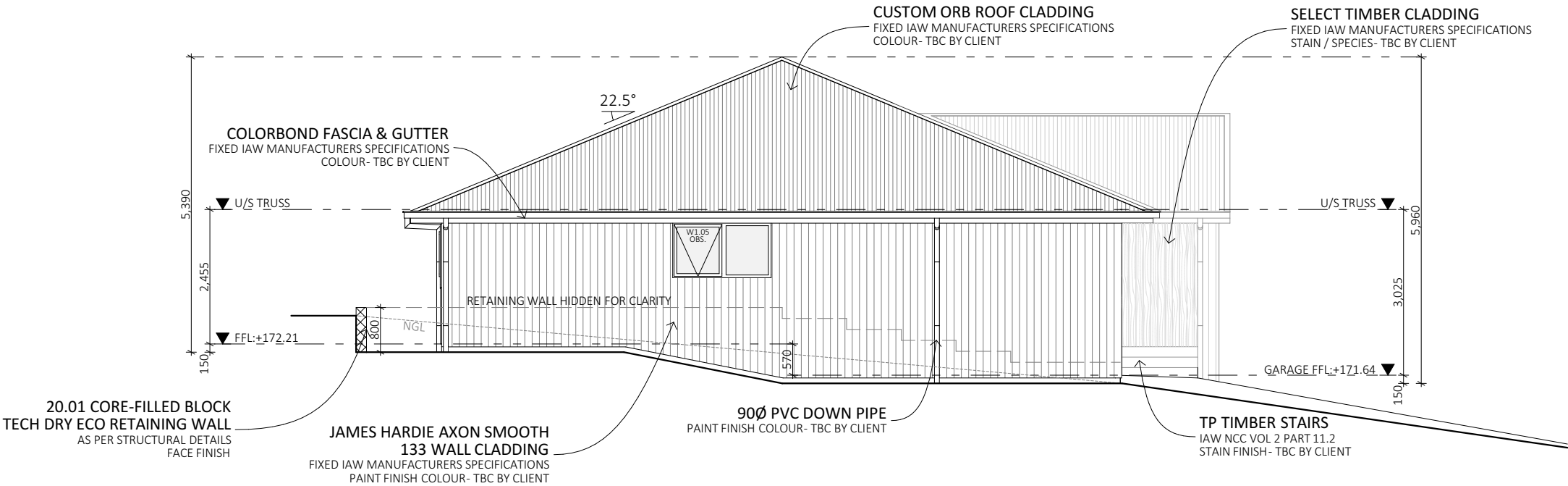


1
A07

UNIT 1 NORTHERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000



2
A07

UNIT 1 SOUTHERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000



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DRAWING
UNIT 1
ELEVATIONS
NTH-STH

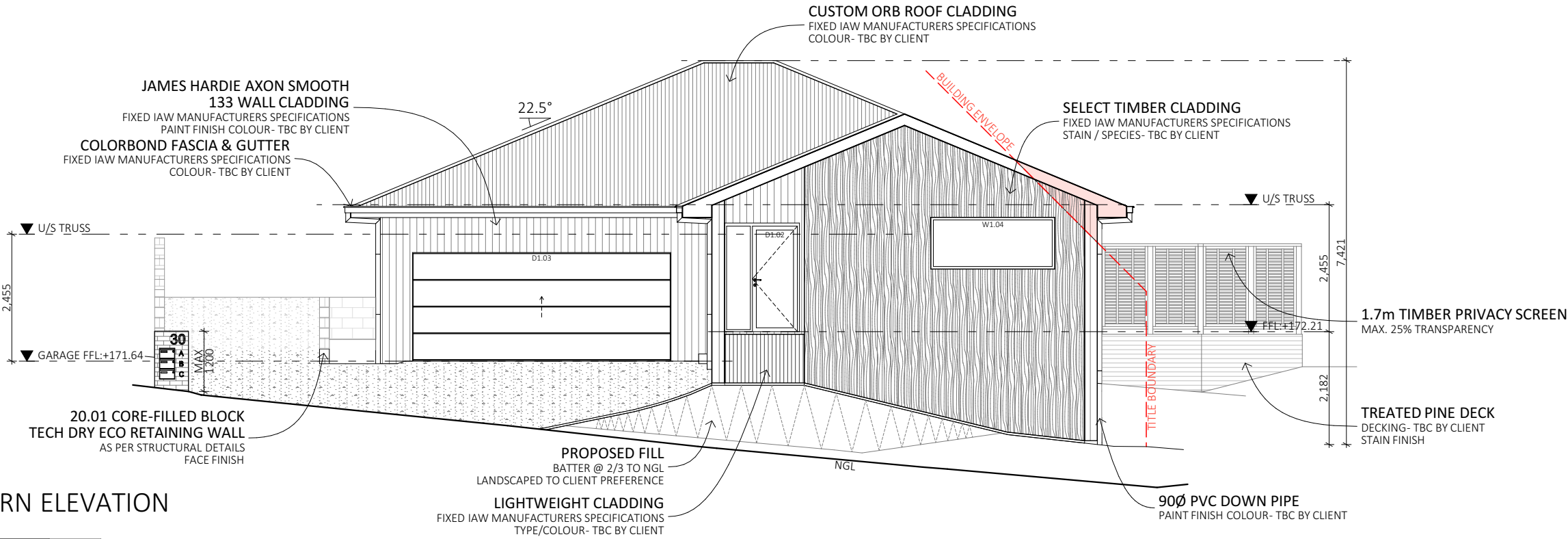
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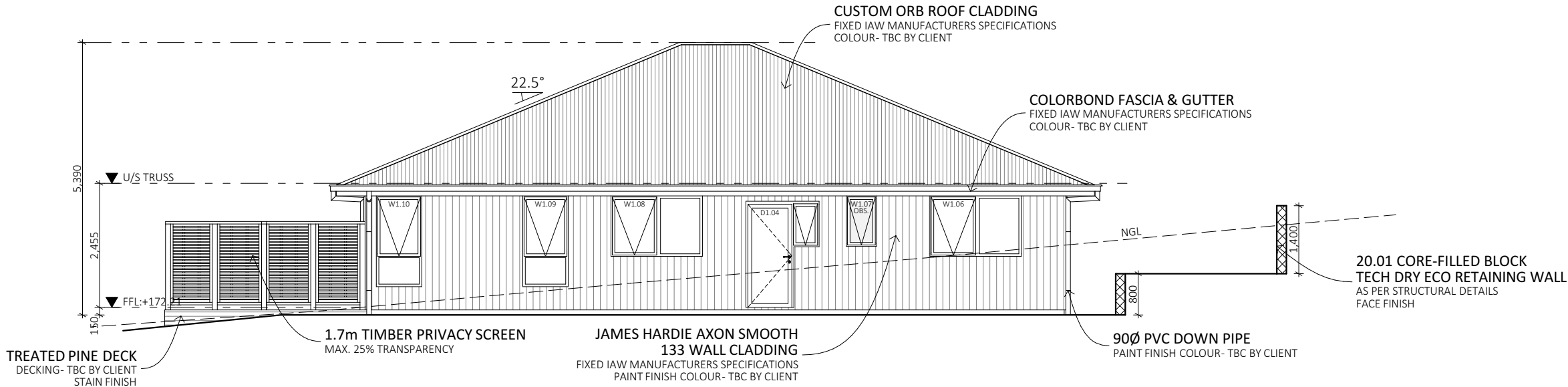
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1
A07
UNIT 1 EASTERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



2
A07
UNIT 1 WESTERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



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DRAWING
UNIT 1
ELEVATIONS
EST-WST

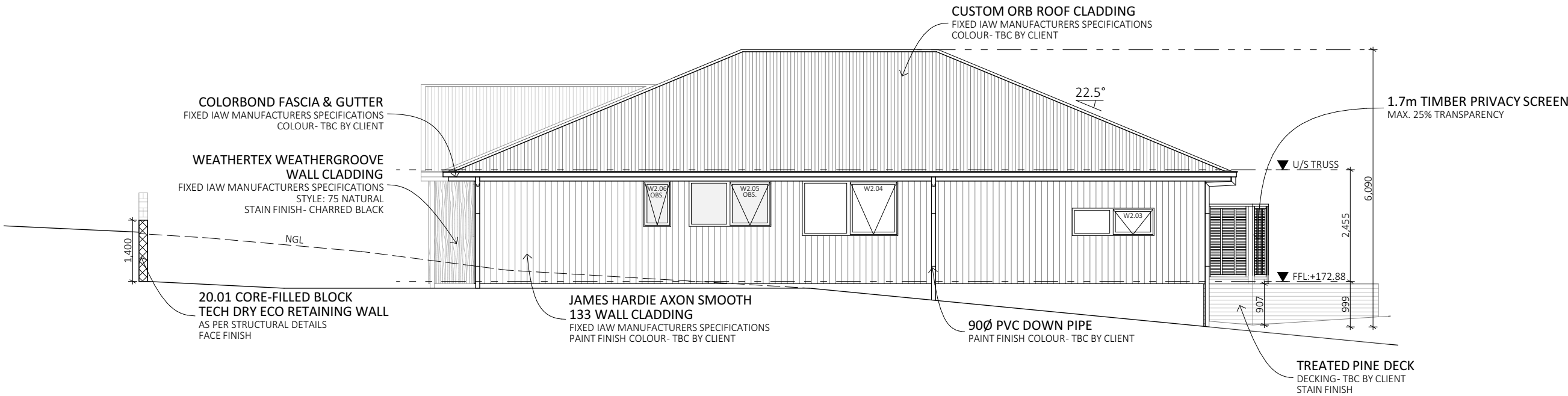
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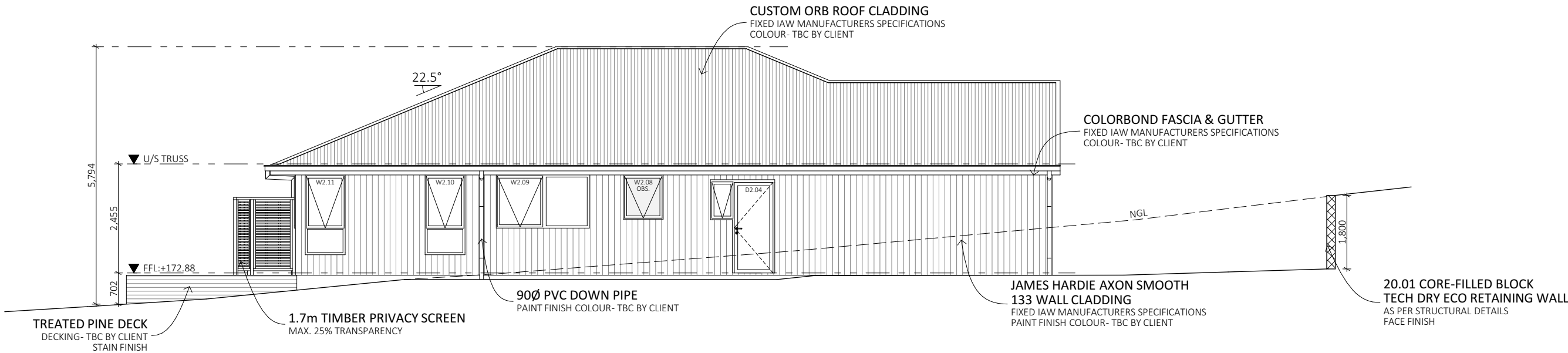


1
A08

U2 EASTERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000



2
A08

U2 WESTERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000



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UNIT 2
ELEVATIONS
EST-WST

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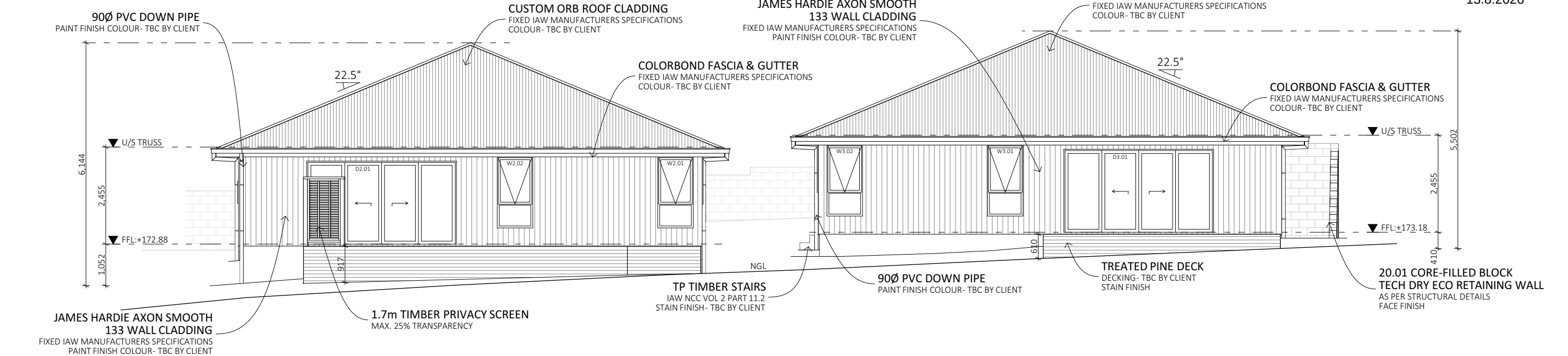
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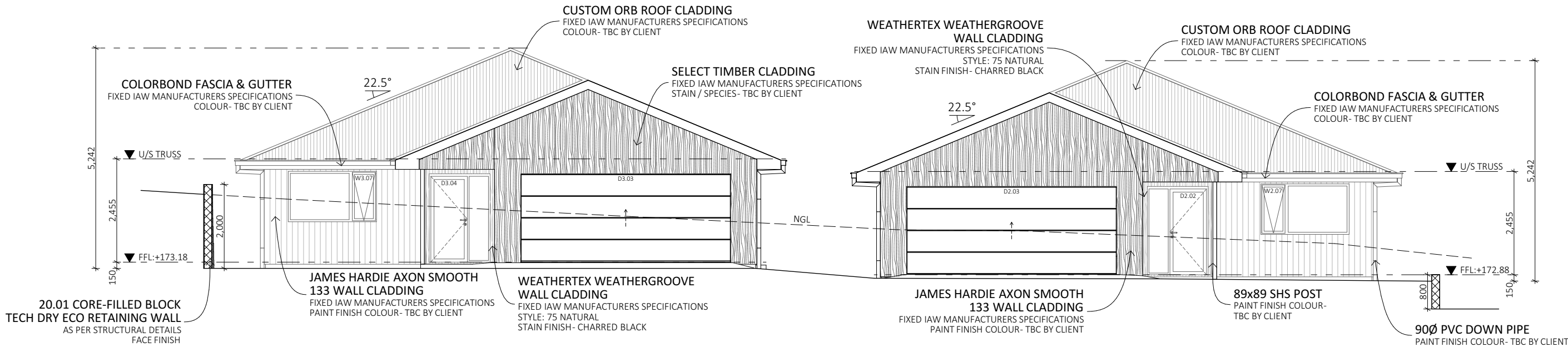
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1
A08 A09
U2/U3 NORTHERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



2
A08 A09
U2/U3 SOUTHERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



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DRAWING
UNIT 2/3
ELEVATIONS
NTH-STH

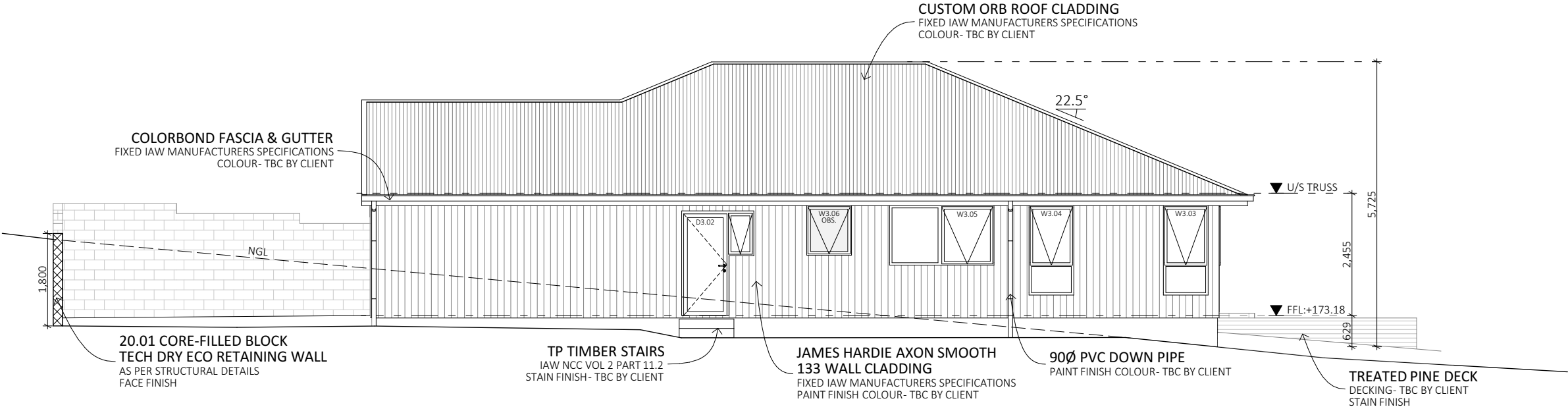
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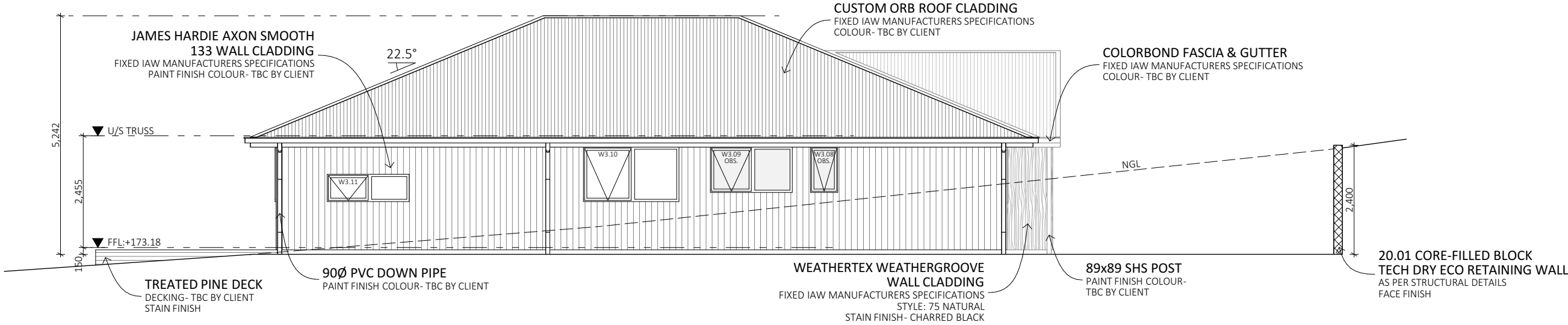
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1
A09
U3 EASTERN ELEVATION
SCALE 1:100



2
A09
U3 WESTERN ELEVATION
SCALE 1:100



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UNIT 3
ELEVATIONS
EST-WST

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