



# Transport Impact Statement

**Project:** Proposed Gym and Swim Centre  
Lot 3046, 160 Butler Boulevard, Butler

**Client:** [REDACTED]

**Author:** [REDACTED]

**Date:** 21/07/2022

**Shawmac Document #:** 2206012-TIS-A

CONSULTING CIVIL AND TRAFFIC ENGINEERS  
1 ST. FLOOR, 908 ALBANY HIGHWAY, EAST VICTORIA PARK WA 6101.  
PHONE|+61 8 9355 1300  
EMAIL| admin@shawmac.com.au



ISO 9001 QUALITY  
Certified System



Document Status: Client Review

Version	Prepared By	Reviewed By	Approved By	Date
A	L. De Leon	P. Nguyen	P. Nguyen	21/07/2022

Disclaimer

Although all care has been taken in the preparation of this document, Shawmac Pty Ltd and all parties associated with the preparation of this document disclaim any responsibility for any errors or omissions. Shawmac Pty Ltd reserves the right to amend or change this document at any time. This document does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever. Liability is expressly disclaimed by Shawmac Pty Ltd for any loss or damage which may be sustained by any person acting on this document.

© Shawmac Pty. Ltd. 2022 ABN 51 828 614 001

File Reference: \\10.0.0.24\NewData\Jobs Active 2022\T&T - Traffic & Parking\Ennis Advisory\_Lot 3046 Butler Blvd\_Butler\_TIS\_2206012\3. Documents\3.2 Reports\Ennis Advisory\_Lot 3046 Butler Blvd\_Butler\_TIS\_A.docx



## Contents

1.	Introduction .....	1
1.1.	Proponent .....	1
1.2.	Site Location .....	1
2.	Proposed Development.....	3
2.1.	Land Use.....	3
3.	Traffic Management on Frontage Streets.....	4
3.1.	Road Network .....	4
3.1.1.	Existing Road Layout and Hierarchy .....	4
4.	Vehicle Access and Parking.....	6
4.1.	Access .....	6
4.1.1.	Sight Distance .....	7
4.2.	Parking Layout and Provision .....	9
4.2.1.	Parking Provision .....	9
4.2.2.	Parking Design .....	9
4.3.	Provision for Service Vehicles.....	11
5.	Traffic Volumes .....	12
6.	Pedestrian and Cyclist Access .....	13
6.1.	Paths.....	13
6.2.	Bicycle Parking .....	13
7.	Public Transport Access .....	14
8.	Site Specific Issues and Safety Issues.....	15
8.1.	Crash History .....	15
9.	Conclusion .....	16
	Appendix A – Development Plans.....	17



---

## Figures

Figure 1: Site Location.....	2
Figure 2: Aerial View (February 2022).....	2
Figure 3: Site Layout .....	3
Figure 4: Existing Road Network Hierarchy.....	4
Figure 5: Existing Speed Limits .....	5
Figure 6: Proposed Access Arrangement.....	6
Figure 7: Sight Distance Requirements.....	7
Figure 8: Sight Distance Check – Bruton Lane.....	8
Figure 9: Classification of Parking Facilities .....	10
Figure 10: Swept Path Assessment - 6.4m SRV .....	11
Figure 11: Crash History January 2017 to December 2021 .....	15

## Tables

Table 1: City of Wanneroo – Local Planning Scheme .....	9
Table 2: Minimum Parking Dimensions .....	10
Table 3: Proposed Development Vehicle Trip Generation .....	12



---

## 1. Introduction

---

### 1.1. Proponent

Shawmac Pty Ltd has been commissioned by Ennis Advisory to prepare a Transport Impact Statement (TIS) for a proposed gym and swim centre in Butler.

This TIS has been prepared in accordance with the Western Australian Planning Commission (WAPC) *Transport Impact Assessment Guidelines Volume 4 – Individual Developments*. The assessment considers the following key matters:

- Details of the proposed development.
- Vehicle access and parking.
- Provision for service vehicles.
- Hours of operation.
- Daily traffic volumes and vehicle types.
- Traffic management on frontage streets.
- Public transport access.
- Pedestrian access.
- Cycle access and end of trip facilities.
- Site specific and safety issues.

### 1.2. Site Location

The site address is 160 (Lot 3046) Butler Boulevard in Butler. The local authority is the City of Wanneroo.

The general site location is shown in **Figure 1**. An aerial view of the existing site is shown in **Figure 2**.





Figure 1: Site Location



Figure 2: Aerial View (February 2022)



## 2. Proposed Development

### 2.1. Land Use

The proposed development is a gym and swim centre.

The proposed site layout is shown in **Figure 3** and the development plans are attached as **Appendix A**.



**Figure 3: Site Layout**

The gym is proposed to operate 24 hours per day, 7 days per week.

The swim centre is proposed to operate from 6am to 9pm, 7 days per week.

The proposed site is located within Precinct B of the Butler District Centre Activity Centre Structure Plan Area which is described as “a mix of office, commercial, consultancy, retail and residential type uses that are centred on Butler Boulevard. Precinct B is based on Main Street principles, while also recognising Butler Boulevard’s primary transport function connecting Marmion Avenue and the rail station.

### 3. Traffic Management on Frontage Streets

#### 3.1. Road Network

##### 3.1.1. Existing Road Layout and Hierarchy

The layout and hierarchy of the existing local road network according to the Main Roads WA *Road Information Mapping System* is shown in **Figure 4**.



**Figure 4: Existing Road Network Hierarchy**

As shown, Butler Boulevard is classified as a Distributor A and Bruton Lane and Raunds Lane are classified as an Access Road.

The speed limits are shown in **Figure 5**.





**Figure 5: Existing Speed Limits**

As shown, a 50km/h speed limit applies on all roads in the vicinity of the site. Bruton Lane and Raunds Lane are constructed as laneways and so the operating speeds are expected to be lower than 50km/h.

## 4. Vehicle Access and Parking

### 4.1. Access

The proposed access arrangement is via a new crossover on Bruton lane and is shown in **Figure 6**.

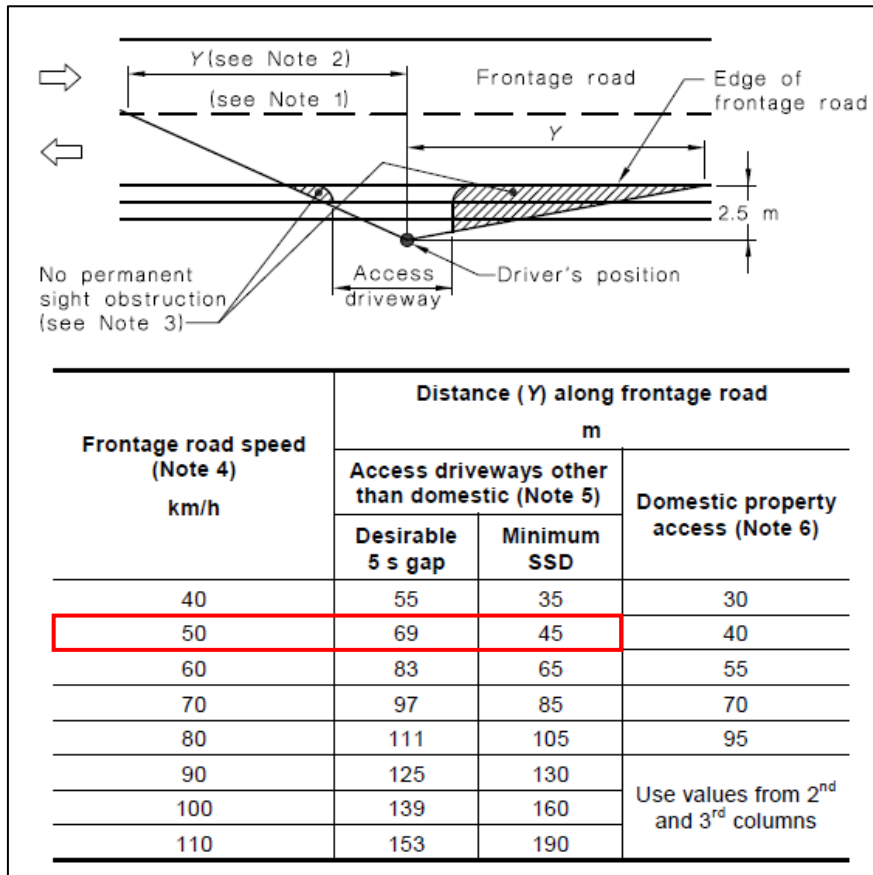


**Figure 6: Proposed Access Arrangement**

No vehicle access is proposed to Butler Boulevard which is consistent with the provisions of the Butler District Centre Activity Centre Structure Plan.

#### 4.1.1. Sight Distance

Sight distance requirements from exit crossovers is defined in Figure 3.2 of Australian Standard AS2890.1-2004 *Parking facilities Part 1: Off street car parking (AS2890.1)* as shown in **Figure 7**.



**Figure 7: Sight Distance Requirements**

Based on a maximum 50km/h speed limit along Bruton Lane, the minimum required sight distance from the Bruton Lane crossover is 45m.

The sight distance check is shown in **Figure 8**.



**Figure 8: Sight Distance Check – Bruton Lane**

As shown, the minimum required sight distance is achieved towards the south.

Vehicles approaching from the north are likely to be travelling below the speed limit as they will have slowed down to turn from Butler Boulevard. Based on the approximate 10m turning radius and standard 3% superelevation, the curve negotiating speed would be about 20km/h (based on the Main Roads Supplement to Austroads Guide to Road Design Part 4B). The realistic required stopping sight distance based on a 20km/h approach speed is 20m. There is approximately 35m sight distance towards the north which exceeds the calculated requirement.

The site plan indicates that a retaining wall is proposed around the site boundary. However, the height will not exceed the standard driver eye height of 1.15m and so visibility will not be impacted unacceptably.

Vertically, the geometry of Bruton Lane is relatively flat with no major crests that impede sight distance.



## 4.2. Parking Layout and Provision

### 4.2.1. Parking Provision

The car parking requirements for developments within the City of Wanneroo are outlined in the City's District Planning Scheme. Under the City of Wanneroo District Planning Scheme Table 2 (Clause 4.14) Car Parking Standards, the applicable land use for the proposed development is considered to be *Recreation Centre* which requires a minimum of 1 space per 4 people accommodated.

The client has advised that the maximum number of occupants at any one time is 50 persons for the swim centre and 70 persons for the gymnasium. The parking requirement is calculated in **Table 1**.

**Table 1: City of Wanneroo – Local Planning Scheme**

Land Use	Requirement	Quantum	Bays Required
Gymnasium	1 space per 4 people accommodated	70	18
Swim Centre		50	13
<b>Total</b>		<b>120</b>	<b>31</b>

As shown, the proposed development is required to provide a minimum of 31 parking spaces. The proposed development provides 63 parking spaces which exceeds the minimum requirements outlined in the City's District Planning Scheme.

It is also noted that:

- There is street parking along both sides of Butler Boulevard in the vicinity of the site.
- The site is located adjacent to Butler Station which provides access to numerous rail and bus services.
- The site is located within an Activity Centre where some patrons may visit multiple locations and parking can often be shared between neighbouring sites.

### 4.2.2. Parking Design

The parking layout will need to comply with the requirements of Australian Standard AS2890.1. The user class will depend on the purpose of the bay as detailed in **Figure 9**.

**TABLE 1.1**  
**CLASSIFICATION OF OFF-STREET CAR PARKING FACILITIES**

User class	Required door opening	Required aisle width	Examples of uses (Note 1)
1	Front door, first stop	Minimum for single manoeuvre entry and exit	Employee and commuter parking (generally, all-day parking)
1A	Front door, first stop	Three-point turn entry and exit into 90° parking spaces only, otherwise as for User Class 1	Residential, domestic and employee parking
2	Full opening, all doors	Minimum for single manoeuvre entry and exit	Long-term city and town centre parking, sports facilities, entertainment centres, hotels, motels, airport visitors (generally medium-term parking)
3	Full opening, all doors	Minimum for single manoeuvre entry and exit	Short-term city and town centre parking, parking stations, hospital and medical centres
3A	Full opening, all doors	Additional allowance above minimum single manoeuvre width to facilitate entry and exit	Short term, high turnover parking at shopping centres
4	Size requirements are specified in AS/NZS 2890.6 (Note 2)		Parking for people with disabilities

**Figure 9: Classification of Parking Facilities**

Most parking is expected to be medium term use and so the most appropriate class is User Class 2. The minimum required dimensions of the parking areas are outlined in **Table 2**.

**Table 2: Minimum Parking Dimensions**

Bay Type	Dimension	AS2890.1 Requirement	Provided
90 Degree Bays (User Class 2)	Bay Width	2.5m	2.5m
	Bay Length	5.4m	5.5m
	Aisle Width	5.8m	6.0m

Based on the current site plan, all parking bays are 2.5m wide and 5.4m long which satisfy the minimum AS2890.1 requirements. The parking aisles are 6m in width which also comply with AS2890.1.

### 4.3. Provision for Service Vehicles

Waste will be collected from Bruton Lane. A bin pad is proposed adjacent to the proposed crossover. Therefore waste vehicles will not need to be accommodated on the site.

It is assumed that any deliveries will be made using light vehicles or small commercial vehicles.

A swept path assessment has been undertaken to check the manoeuvrability of service vehicles within the site. The assessment has been undertaken in Autodesk Vehicle Tracking using the Australian Standard 6.4m Small Rigid Vehicle (SRV). As shown in **Figure 10**, the site layout allows adequate manoeuvrability for these vehicles.

It is recommended that any service vehicle movements are scheduled outside of peak periods of traffic where possible to minimise the impact on other vehicles and to allow the service vehicles to use the full width of the circulating roads.



Figure 10: Swept Path Assessment - 6.4m SRV



## 5. Traffic Volumes

The volumes of traffic generated by the gym and swim centre have been estimated using trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation. The closest land use for the site is determined to be Health/Fitness Club.

The traffic generation is detailed in **Table 3**.

**Table 3: Proposed Development Vehicle Trip Generation**

Land Use	Units	Quantity	Generation Rate		Number of Trips	
			AM Peak	PM Peak	AM Peak	PM Peak
Health/Fitness Club - Gym	100m <sup>2</sup> GFA	12.17	1.41	3.71	17	45
Health/Fitness Club – Swim Centre	100m <sup>2</sup> GFA	7.36			10	27
				<b>Total</b>	<b>27</b>	<b>72</b>

According to the TIA guidelines, an increase of between 10 to 100 peak hour vehicles is considered to have a low to moderate impact and is generally accepted as being acceptable without requiring detailed capacity analysis. The estimated 27 to 72 peak hour trips is in the middle of this range and so the development traffic is considered to have a low to moderate impact.



## **6. Pedestrian and Cyclist Access**

---

### **6.1. Paths**

The site currently has excellent access for pedestrians and cyclists with paths or wide verges along both sides of most roads in the vicinity. There are also on-road cycle lanes along both sides of Butler Boulevard and a dual-use path along the south side.

The existing path network is assessed as being adequate.

### **6.2. Bicycle Parking**

There are no specific bicycle parking requirements outlined in the City's Planning Scheme or the Butler Activity Centre Structure Plan.

The demand for bicycle parking for a gymnasium and swim centre is likely to be relatively low. However, it is recommended to consider including several bicycle racks to encourage any staff and customers that may consider cycling.



---

## 7. Public Transport Access

---

The site has good access to public transport. Existing services include:

- Transperth Bus Route 480 which operates between Clarkson Station and Butler Station via Marmion Avenue.
- Transperth Bus Route 482 which operates between Clarkson Station and Quinns Rocks via Mindarie.
- Transperth Bus Route 483 which operates between Clarkson Station and Alkimos via Merriwa and Butler Station.
- Transperth Bus Route 490 which operates between Butler Station and Two Rocks via Marmion Avenue.
- Transperth Bus Route 491 which operates between Butler Station and Yanchep via Marmion Avenue

The closest stops are located on Butler Boulevard east of Camborne Parkway approximately 200 metres west of the site.

The site is also located approximately 200 metres walking distance of Butler Station which provides access to the Joondalup Train Line as well as other bus services.

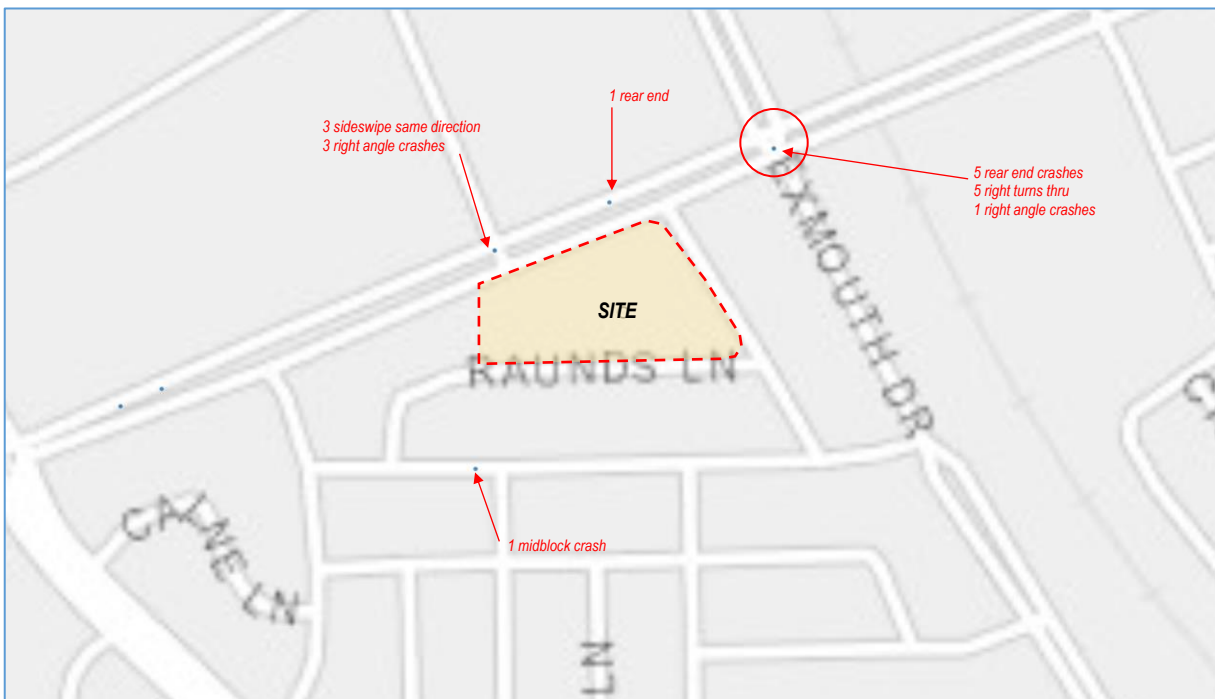
The existing public transport services are considered to be adequate.

## 8. Site Specific Issues and Safety Issues

### 8.1. Crash History

The crash history of the adjacent road network was obtained from the MRWA Reporting Centre. The search included the length of Butler Boulevard between Camborne Parkway and Exmouth Drive.

A summary of the recorded incidents over the five-year period ending December 2021 is shown in **Figure 11**.



**Figure 11: Crash History January 2017 to December 2021**

The volume and types of crashes appear to be typical of the road environment along Butler Boulevard and there does not appear to be any major safety issue on the road network to be addressed. The proposed site access is located along Bruton Lane and no crash have been recorded along this road between January 2017 to December 2021.

A review of the detailed crash history indicates that none of the recorded crashes were casualty crashes.

The proposed development itself will only generate a low to moderate volume of additional traffic and there is no indication that the development would increase the risk of crashes unacceptably.



## 9. Conclusion

---

A Transport Impact Statement for the proposed fast food development concluded the following:

- The proposed development is estimated to generate between 27 and 72 vehicles trips during the peak hours.
- The existing road network will have sufficient capacity to accommodate the traffic generated by the development and no modifications are required.
- The minimum required sight distance is available from the proposed driveway crossover along Bruton Lane.
- The proposed 63 parking spaces satisfies the parking requirements of the City's District Planning Scheme.
- The parking layout complies with AS2890.1.
- A swept path assessment that the site layout allows adequate manoeuvrability for the likely service vehicles.
- The existing external path network is considered to be adequate.
- There are no specific bicycle parking requirements outlined in the City's Planning Scheme or the Butler Activity Centre Structure Plan. The demand for bicycle parking to this development is likely to be relatively low. However, it is recommended to consider including several bicycle racks to encourage any staff and customers that may consider cycling.
- The existing public transport services are considered to be adequate.
- The crash history of the adjacent road network does not indicate any major safety issue on the road network. The proposed development itself will only generate a low to moderate volume of additional traffic and there is no indication that the development would increase the risk of crashes unacceptably.





---

## Appendix A – Development Plans

---





SERVICE RECORD			
STATUS	LOCATED	AVAILABLE	NO SERVICE
WATER	✓	✓	✓
SEWERAGE	✓	✓	✓
GAS	✓	✓	✓
TELSTRA	✓	✓	✓
POWER	✓	✓	✓

NOTE: SERVICES MARKED CONFIRM REQUIRE BUILDER/CIENT TO CONFIRM POSITION ON SITE.

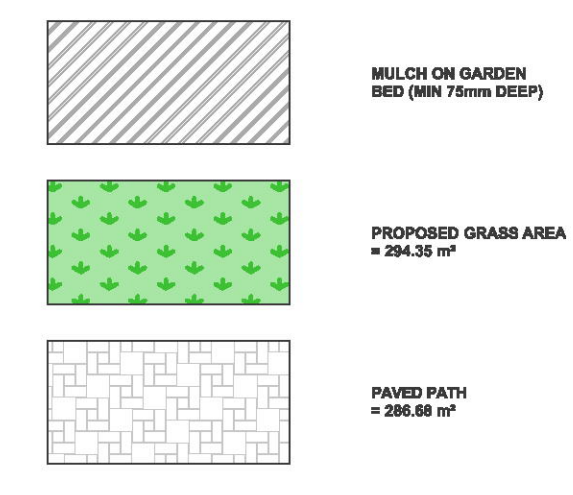
LEGEND	
POWER	POWER DOME
	LAMP POST
SEWERAGE	SEWER MAIN
ROAD	SEMI-MOUNTABLE KERB
	FLUSH KERB
WATER	WATER METER
	HYDRANT
	WATER MAIN
GAS	GAS MAIN
COMMUNICATIONS	COMMS PIT
	COMMS LINE
VEGETATION	TREE
FEATURE	BRICK PAVING
	WOODEN BOLLARD
	STAINLESS STEEL BOLLARD
	RETIC CONTROL VALVE
SURVEY MARK	CONCRETE NAIL
	NAIL & PLATE
	PEG
	DECK SPIKE
	SPRINGHEAD NAIL (SHN)

**NOTE:**  
 - PROPOSED IRRIGATION ON TIMER BY SUB-CONTRACT IRRIGATION COMPANY. CONNECTED TO PROPOSED BORE (PROPOSED BORE LOCATION TO BE DETERMINED ON SITE)  
 - PROPOSED MIN. 3 PLANTS PER EVERY M<sup>2</sup> OF PROPOSED MULCH

**LANDSCAPING AREA = 622 m<sup>2</sup>**  
**- INCLUDING GRASS AREA**

**TREE SELECTION = 5 MIXED TREES**

**PLANT SELECTION = 85 MIXED PLANTS**



- EUCALYPTUS SIDEROXYLON - IRON BARK**  
- SMALL TO MEDIUM SIZE TREE GROWING UP TO 10m  
- ATTRACTIVE DARK BROWN BARK WITH CONTRASTING GREY BLUE LEAVES AND PINK FLOWERS IN WINTER
- HYMENOPORUM FLAVUM - NATIVE FRANGIPANI**  
- SMALL TREE GROWING UP TO 10m HIGH  
- GLOSSY DARK GREEN LEAVES WITH HEAVYLY FRAGRANT FLOWERS THAT BLEND BRIGHT YELLOW AND FADE TO WHITE  
- DROUGHT TOLERANT
- BANKSIA ATTENUATA - CAMELBITICK BANKSIA**  
- WEST AUSTRALIAN NATIVE SMALLER TREE GROWING UP TO 8m HIGH  
- RICH BARK WITH LEATHERY GREEN LEAVES  
- YELLOW TO ORANGE UPRIGHT FLOWER  
- DROUGHT TOLERANT

- FRANKLINIA PALCIFLORA - SEAHEALTH**  
- WEST AUSTRALIAN NATIVE, GROWS UP TO 300m  
- EVERGREEN SHRUB, WITH PINK OR WHITE FLOWERS PRODUCED BETWEEN FEBRUARY AND JUNE
- CONOSTYLIS CANCICANS - GREY COTTON HEAD**  
- WEST AUSTRALIAN NATIVE, GROWS UP TO 40cm  
- SOFT GREY BLUE FOLIAGE WITH SMALL BRIGHT YELLOW POMPOM LIKE FLOWERS  
- DROUGHT TOLERANT
- DAMPiera LINEARIS - COMMON DAMPIERA**  
- WEST AUSTRALIAN NATIVE, GROWS BETWEEN 15cm TO 50cm  
- BLUE TO PURPLE FLOWERS BETWEEN JULY AND DECEMBER
- PATERSONIA OCCIDENTALIS - PATERSONIA**  
- WEST AUSTRALIAN NATIVE, GROWS UP TO 80cm  
- SMALL CLIMBING PLANT WITH GREY GREEN FOLIAGE AND STUNNING PURPLE IRIS LIKE FLOWERS. DROUGHT TOLERANT
- ANISOZANTHUS MANGLEBII - KANGAROO PINK FLORAL EMBLEM**  
- WEST AUSTRALIAN NATIVE, LUSH GREEN FOLIAGE WITH SOFT FELT LIKE FLOWERS  
- AVAILABLE IN MANY COLOURS, GROWS UP TO 1m DROUGHT TOLERANT
- GREVILLEA THELEMANNIANA - RASPBERRY OR GULL DRAGON**  
- WEST AUSTRALIAN NATIVE, SPREADING SHRUB GROWING UP TO 50cm HIGH AND 3M WIDE  
- SOFT GREY BLUE FOLIAGE WITH BRIGHT RED FLOWERS IN WINTER AND SPRING
- OLEARIA AXILLARIS - CHARLIE DARTY BUSH**  
- WEST AUSTRALIAN NATIVE, GROWS UP TO 1m AND 1m WIDE  
- SOFT GREY FOLIAGE AND WHITE FLOWERS IN AUTUMN. DROUGHT TOLERANT



COPYRIGHT ©  
 THIS PLAN SHALL REMAIN THE SOLE PROPERTY OF THE DESIGNER AND MUST NOT BE REPRODUCED, COPIED, REPRODUCED OR OTHERWISE DISSEMINATED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER

REV	VO #	DRN	DATE	CHK
2	REVISED	SAW	15-07-2022	

CLIENT:  
 DERRICK D'SOUZA  
 (SWIM CENTRE & REVO FITNESS)

ADDRESS:  
 LOT 3046  
 BUTLER BOULEVARD,  
 BUTLER

SHEET N° **7 OF 8** DANC  
 JOB N° **10156**  
 REVISION DATE **2 15-07-2022**

COVENANT (SEC 150 OF THE P & D ACT)  
 NO ROAD VEHICLE ACCESS TO AND FROM ADJACENT ROADS

**LANDSCAPING PLAN**  
 1:200

**WARNING**  
 Level between Control Points/TBM's before adopting their elevation.

**NOTE**  
 This PLAN is current at the Date of Survey (03/03/2022). The cadastral boundary position has been determined from cadastral survey marks. A full repeg is recommended prior to any construction work. Check Landgate's Strata Plan & Certificate of Title for any Encumbrances including Depth Limits, Easements, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection.

PO BOX 429 MIDLAND 6936  
 PH: 08 9250 2261  
 www.scanlansurveys.com.au  
 reception@scanlansurveys.com.au

REVISION	DESCRIPTION	BY	DATE
	ISSUED TO CLIENT	JS	17/03/2022

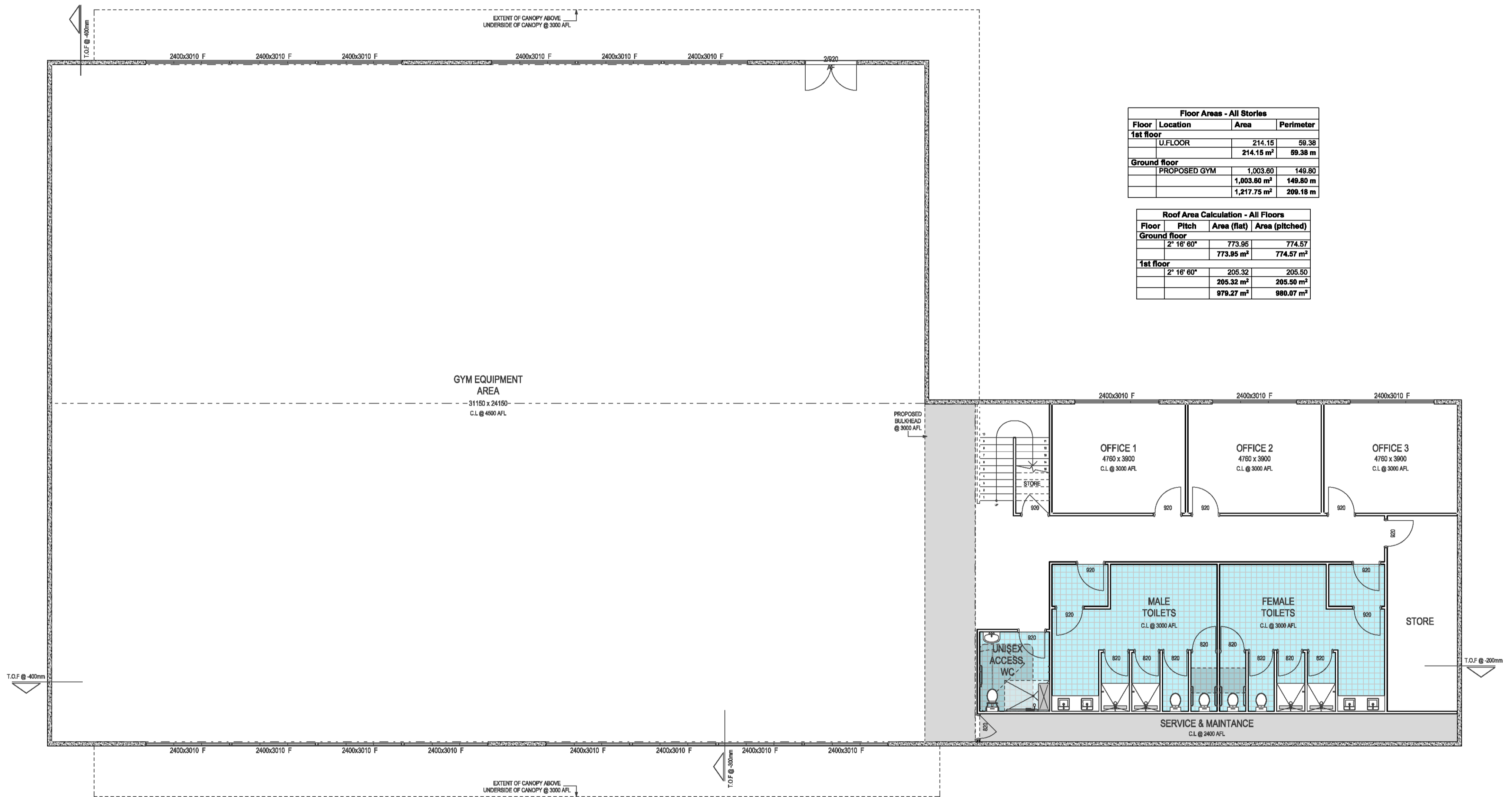
CONTOUR AND FEATURE SURVEY			
<b>PROJECT:</b> LOT 3046 ON DP 400719 160 BUTLER BOULEVARD, BUTLER		COPYRIGHT OF ALL OF THIS DRAWING IS RESERVED BY SCANLAN SURVEYS PTY LTD. PERMISSION TO USE THIS DATA IS GRANTED TO THE CLIENT/CONSULTANT ONLY FOR THE PURPOSE FOR WHICH THE DATA WAS AGREED. THE DATA SHALL NOT BE ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF SCANLAN SURVEYS PTY LTD. THE DRAWING IS THE PROPERTY OF SCANLAN SURVEYS PTY LTD AND ALL DIGITAL AND PAPER COPIES SHALL BE RETURNED UPON REQUEST.	
CLIENT:		HORIZONTAL DATUM:	LOCAL PLANE
DEPOSITED PLAN: 400719	C/T: 2839/945	VERTICAL DATUM:	AHD (SEWER MH/AD6269 - RL 41.17m)
		DRAWING:	8151/18/2
		REVISION:	



SCALE 1:200 @ A1  
 0m 2m 4m 6m 8m 10m







Floor Areas - All Stories			
Floor	Location	Area	Perimeter
1st floor	U.FLOOR	214.15	59.38
		214.15 m <sup>2</sup>	59.38 m
Ground floor	PROPOSED GYM	1,003.60	149.80
		1,003.60 m <sup>2</sup>	149.80 m
		1,217.75 m <sup>2</sup>	209.16 m

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor	2' 16" 60"	773.95	774.57
		773.95 m <sup>2</sup>	774.57 m <sup>2</sup>
1st floor	2' 16" 60"	205.32	205.50
		205.32 m <sup>2</sup>	205.50 m <sup>2</sup>
		979.27 m <sup>2</sup>	980.07 m <sup>2</sup>

CLIENT:



ADDRESS:

LOT 3046  
BUTLER BOULEVARD,  
BUTLER



COPYRIGHT ©  
THIS PLAN SHALL REMAIN THE SOLE PROPERTY OF THE DESIGNER  
AND MUST NOT BE GIVEN, LENT, RESOLD, HIRED OUT OR OTHERWISE  
DISPOSED OF OR COPIED WITHOUT A WRITTEN PERMISSION OF  
THE DESIGNER  
**SWIM CENTRE & REVO FITNESS  
PROPOSAL**

REV	VO #	DRN	DATE	CHK
1		SAU	23-05-2022	
		DUC	01-06-2022	
2		DUC	10-06-2022	

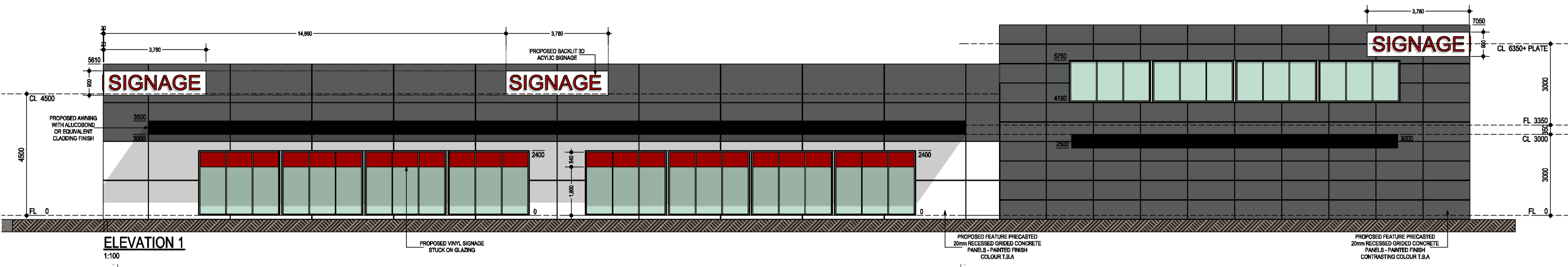
Sub-contractors to verify all dimensions on site.

PLANNING DRAWINGS	
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.	
DATED:...../...../.....	
OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

© COPYRIGHT

JOB N° 10156  
REVISION DATE 2 10-06-2022  
SHEET N° 3 OF 9



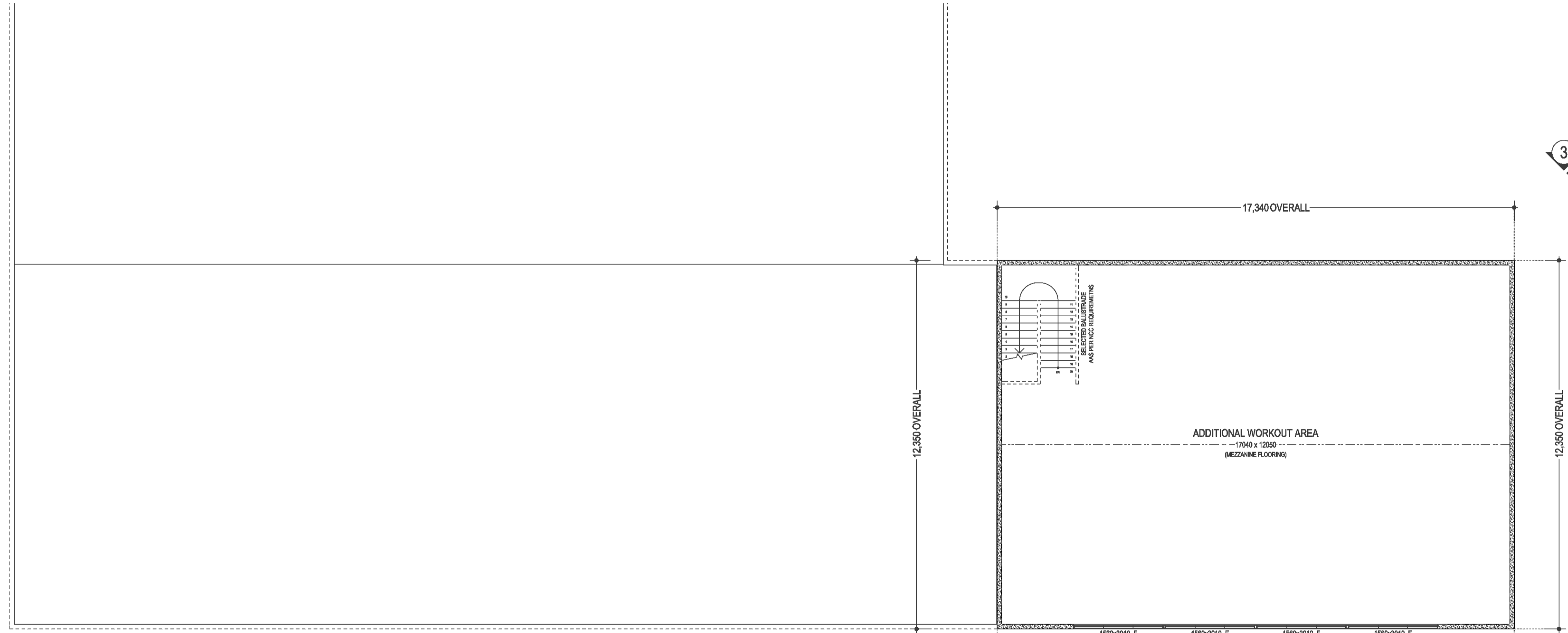


**ELEVATION 1**  
1:100

PROPOSED VINYL SIGNAGE  
STUCK ON GLAZING

PROPOSED FEATURE PRECASTED  
20mm RECESSED GRID CONCRETE  
PANELS - PAINTED FINISH  
COLOUR T.B.A

PROPOSED FEATURE PRECASTED  
20mm RECESSED GRID CONCRETE  
PANELS - PAINTED FINISH  
CONTRASTING COLOUR T.B.A



Floor Areas - All Stories			
Floor	Location	Area	Perimeter
<b>1st floor</b>			
	U.FLOOR	214.15	59.38
		214.15 m <sup>2</sup>	59.38 m
<b>Ground floor</b>			
	PROPOSED GYM	1,003.80	149.80
		1,003.80 m <sup>2</sup>	149.80 m
		1,217.75 m <sup>2</sup>	209.18 m

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
<b>Ground floor</b>			
	2° 16' 60"	773.95	774.57
		773.95 m <sup>2</sup>	774.57 m <sup>2</sup>
<b>1st floor</b>			
	2° 16' 60"	205.32	205.50
		205.32 m <sup>2</sup>	205.50 m <sup>2</sup>
		979.27 m <sup>2</sup>	980.07 m <sup>2</sup>

CLIENT:  
[REDACTED]  
ADDRESS:  
LOT 3046  
BUTLER BOULEVARD,  
BUTLER

**LAXXON**  
*Construction Design*

COPYRIGHT ©  
THIS PLAN SHALL REMAIN THE SOLE PROPERTY OF THE DESIGNER  
AND MUST NOT BE GIVEN, LENT, RESOLD, HIRED OUT OR OTHERWISE  
DISPOSED OF OR COPIED WITHOUT A WRITTEN PERMISSION OF  
THE DESIGNER

**SWIM CENTRE & REVO FITNESS  
PROPOSAL**

REV	VO #	DRN	DATE	CHK
1		SAU	23-05-2022	
1	REVISED	DUC	01-06-2022	
2	REVISED	DUC	10-06-2022	

Sub-contractors to verify all dimensions on site.

**PLANNING DRAWINGS**  
THIS IS ONE OF THE DRAWINGS  
REFERRED TO IN THE CONTRACT.

DATED: .....

OWNER ..... WITNESS .....

OWNER ..... WITNESS .....

BUILDER ..... WITNESS .....

© COPYRIGHT

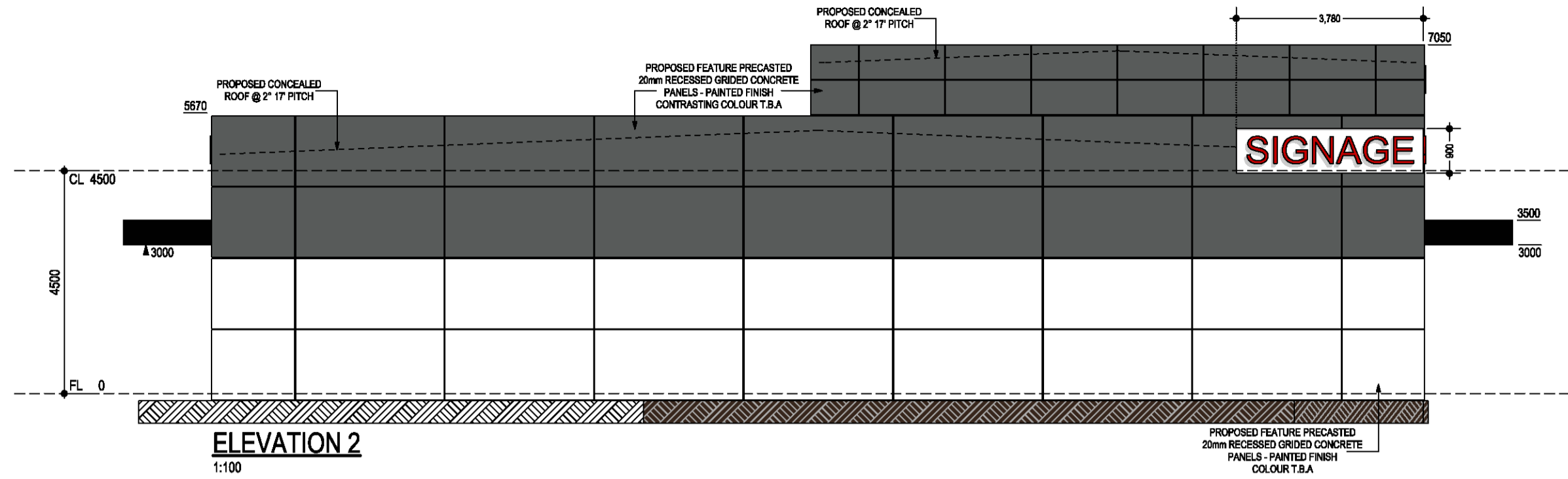
JOB N° **10156**

REVISION DATE  
**2 10-06-2022**

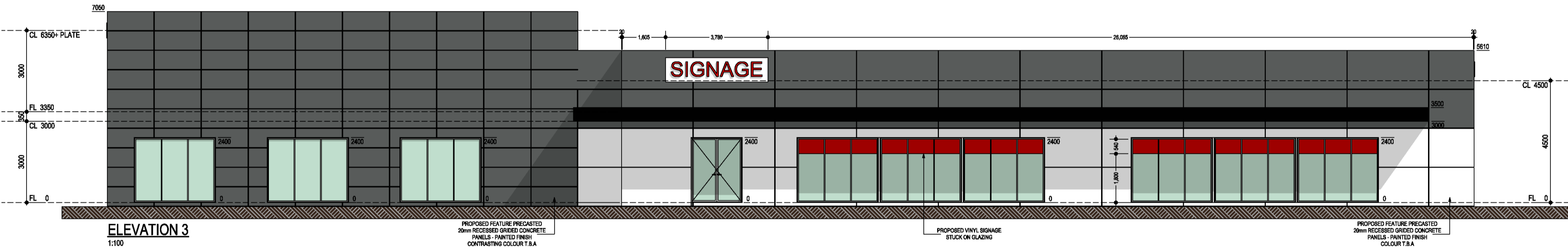
SHEET N° **4 OF 9**



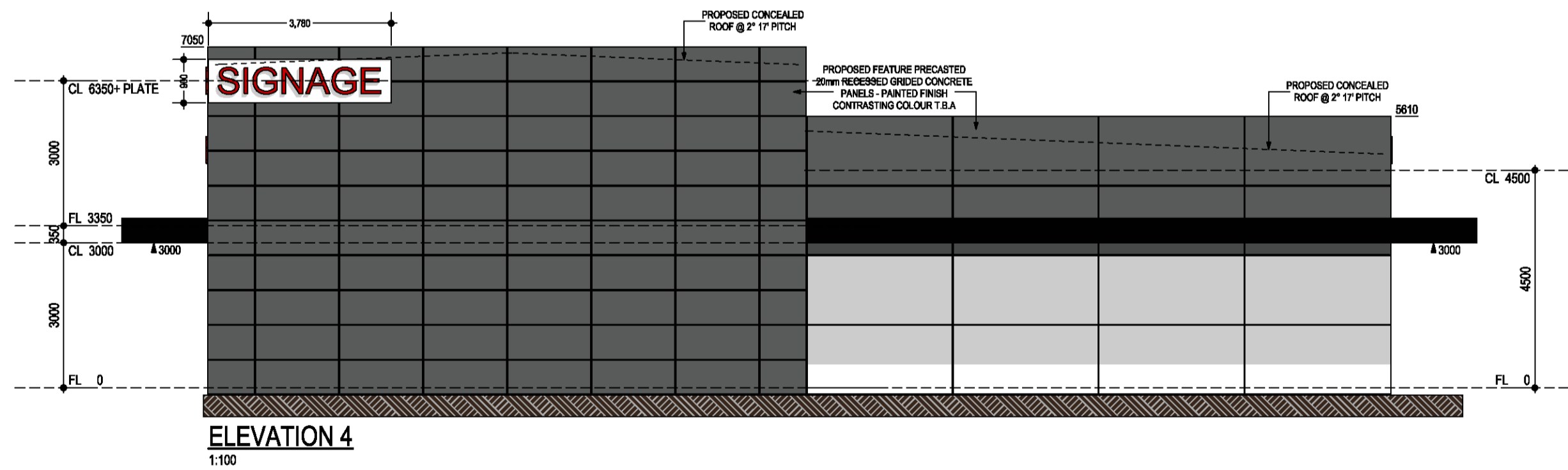
**UPPER FLOOR PLAN**  
1:100



**ELEVATION 2**  
1:100

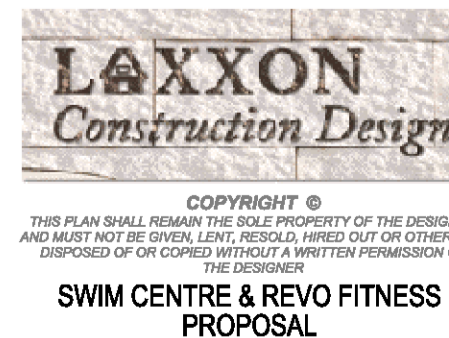


**ELEVATION 3**  
1:100



**ELEVATION 4**  
1:100

CLIENT:  
 ADDRESS:  
 LOT 3046  
 BUTLER BOULEVARD,  
 BUTLER



REV	VO #	DRN	DATE	CHK
1		SAU	23-05-2022	
1	REVISED	DUC	01-06-2022	
2	REVISED	DUC	10-06-2022	

Sub-contractors to verify all dimensions on site.

PLANNING DRAWINGS	
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.	
DATED:...../...../.....	
OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

© COPYRIGHT

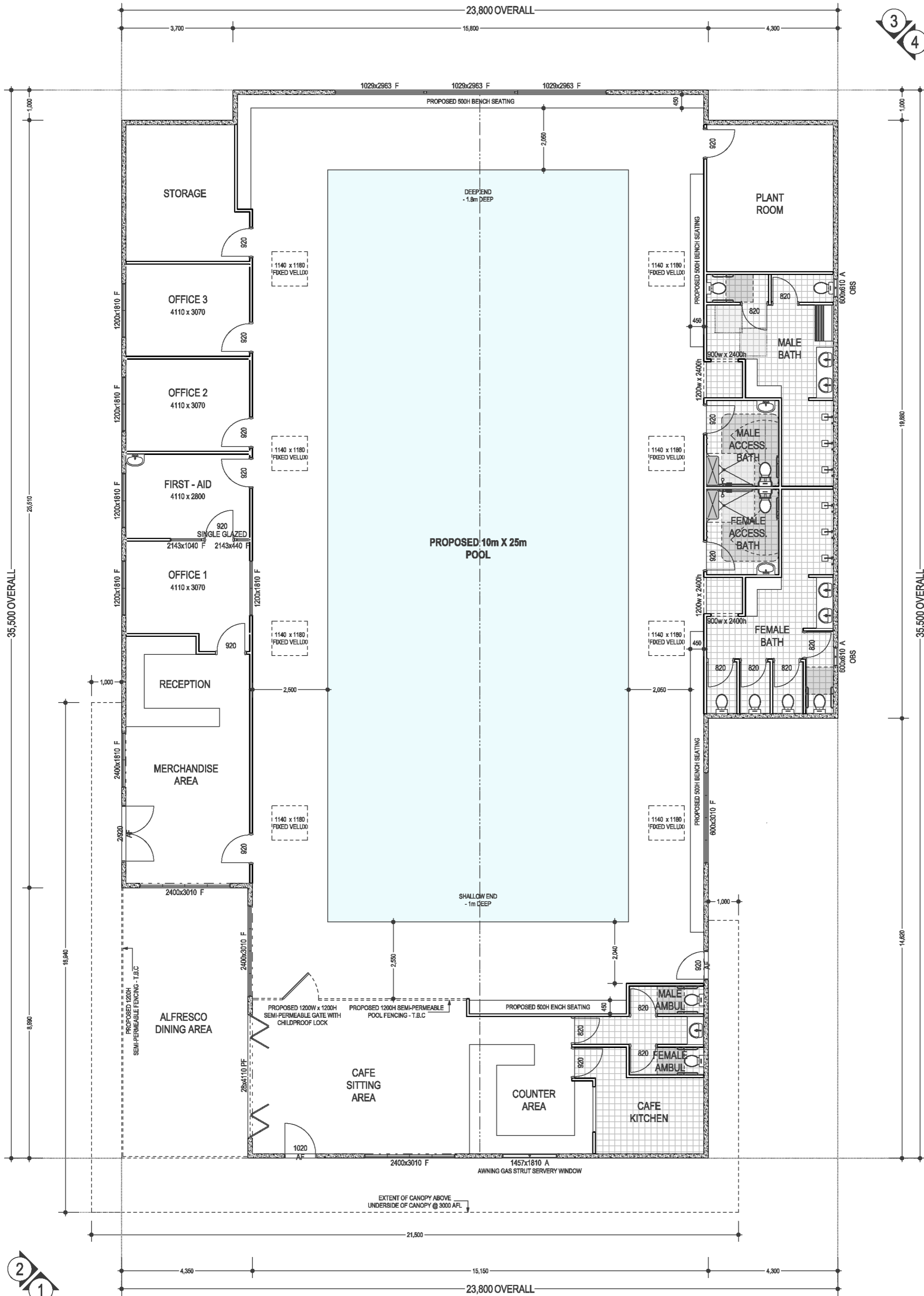
JOB N° **10156**

REVISION DATE **2 10-06-2022**

SHEET N° **5 OF 9**

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Ground floor	SWIMMING CENTRE	736.28	118.60
		736.28 m <sup>2</sup>	118.60 m

Roof Area Calculation - All Floors			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor	10° 11' 60"	718.57	730.12
		718.57 m <sup>2</sup>	730.12 m <sup>2</sup>



**FLOOR PLAN**  
1:100

CLIENT:

ADDRESS:

LOT 3046  
BUTLER BOULEVARD,  
BUTLER



**LAXXON Construction Design**  
COPYRIGHT ©  
THIS PLAN SHALL REMAIN THE SOLE PROPERTY OF THE DESIGNER  
AND MUST NOT BE GIVEN, LENT, RESOLD, HIRED OUT OR OTHERWISE  
DISPOSED OF OR COPIED WITHOUT A WRITTEN PERMISSION OF  
THE DESIGNER  
**SWIM CENTRE & REVO FITNESS  
PROPOSAL**

REV	VO #	DRN	DATE	CHK
1		SAU	31-01-2022	
1	REVISED	DUC	03-05-2022	
2	REVISED	DUC	10-06-2022	

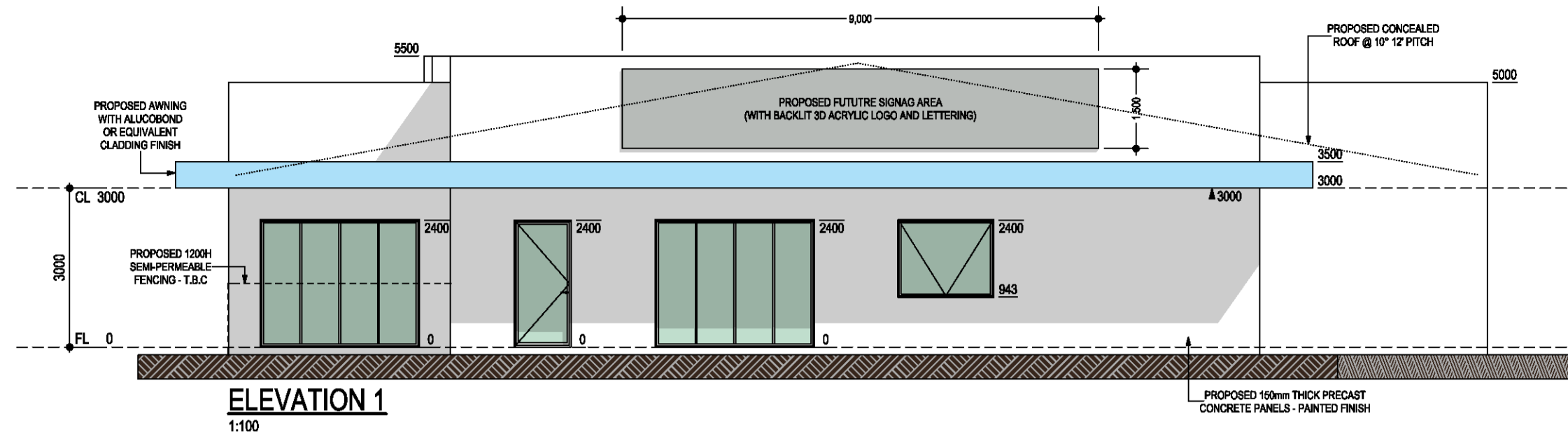
**PLANNING DRAWINGS**  
THIS IS ONE OF THE DRAWINGS  
REFERRED TO IN THE CONTRACT.  
DATED: ...../...../.....  
OWNER ..... WITNESS .....  
OWNER ..... WITNESS .....  
BUILDER ..... WITNESS .....

© COPYRIGHT

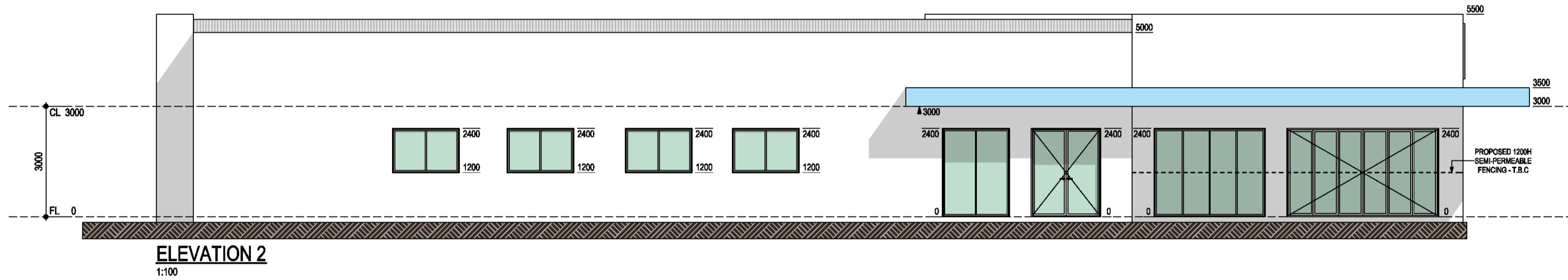
JOB N° 10156  
REVISION DATE 2 10-06-2022  
SHEET N° 1 OF 8

Sub-contractors to verify all dimensions on site.

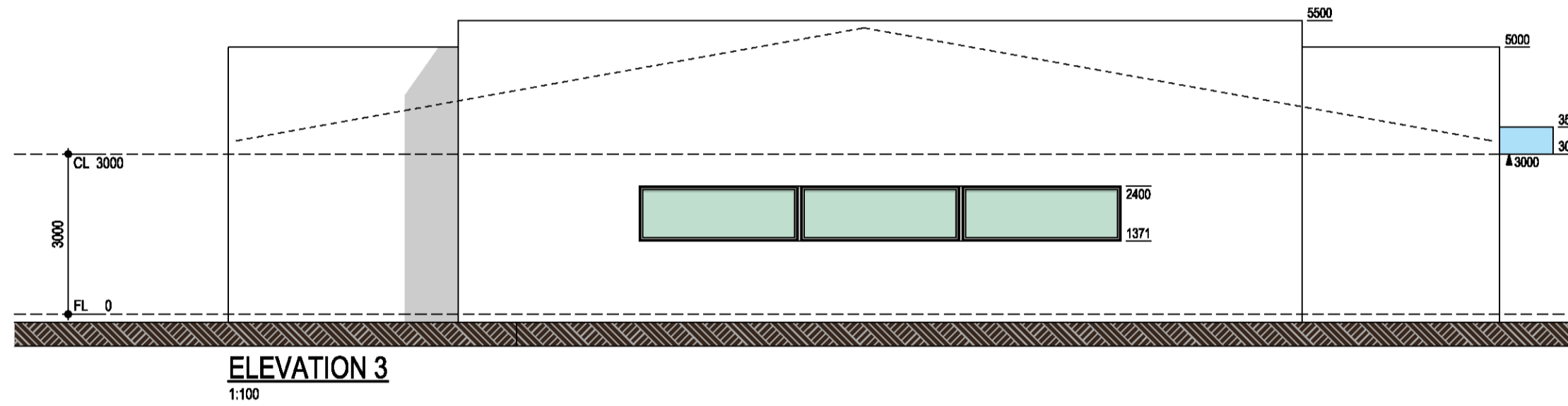




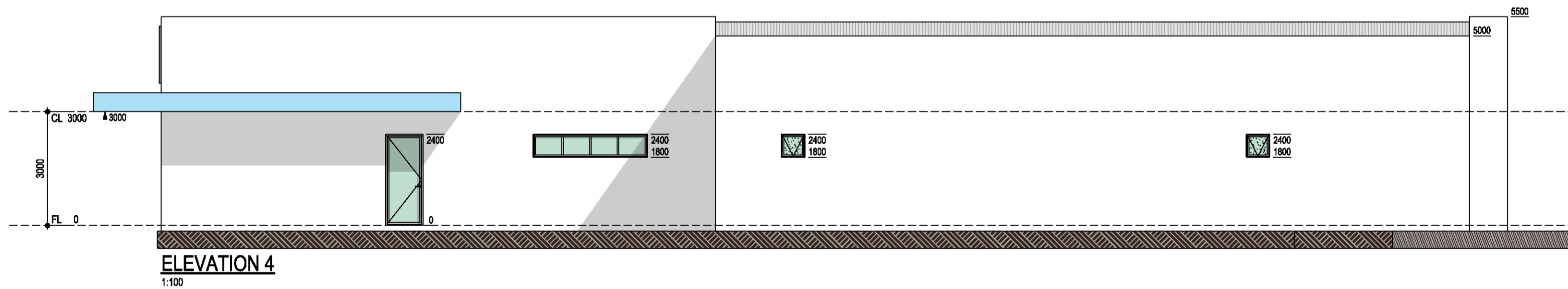
**ELEVATION 1**  
1:100



**ELEVATION 2**  
1:100



**ELEVATION 3**  
1:100



**ELEVATION 4**  
1:100

CLIENT:  
 ADDRESS:  
 LOT 3046  
 BUTLER BOULEVARD,  
 BUTLER

**LAXXON**  
*Construction Design*

COPYRIGHT ©  
 THIS PLAN SHALL REMAIN THE SOLE PROPERTY OF THE DESIGNER  
 AND MUST NOT BE GIVEN, LENT, RESOLD, HIRED OUT OR OTHERWISE  
 DISPOSED OF OR COPIED WITHOUT A WRITTEN PERMISSION OF  
 THE DESIGNER.

**SWIM CENTRE & REVO FITNESS  
 PROPOSAL**

REV	VO #	DRN	DATE	CHK
1	REVISED	SAU	31-01-2022	
2	REVISED	DUC	03-05-2022	
		DUC	10-06-2022	

Sub-contractors to verify all dimensions on site.

**PLANNING DRAWINGS**  
 THIS IS ONE OF THE DRAWINGS  
 REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER ..... WITNESS .....

OWNER ..... WITNESS .....

BUILDER ..... WITNESS .....

© COPYRIGHT

JOB N° **10156**

REVISION DATE  
**2 10-06-2022**

SHEET N° **2 OF 8**