

PS ref: 6511

9 March 2021

Chief Executive Officer
City of Melville
Locked Bag 1
BOORAGOON WA 6954

Attention: Planning Services

Dear Sir/Madam,

**LOT 270 (21) KISHORN ROAD, APPLECROSS
APPLICATION TO AMEND DEVELOPMENT APPROVAL
SHORT-TERM (AND LONG-TERM) ACCOMMODATION**

Planning Solutions acts on behalf of Kishorn 21 Pty Ltd, the registered proprietor of Lot 270 (21) Kishorn Road, Applecross (**subject site**) and the proponent of the four-storey apartment building under construction on the subject site.

This letter has been prepared in support of an application to amend the development approval for the four-storey apartment building, to permit the apartments to be occupied on a short-term (as well as long-term) basis.

With regard to the above, please find enclosed:

1. The City of Melville's Development Application Form, signed by the applicant.
2. MRS Form 1 Application for Development Approval, signed by the applicant.
3. DAP Form 2 Application for amendment or cancellation of a Development Assessment Panel determination, signed by the applicant.
4. A signed letter of consent of the landowner, authorising Planning Solutions to lodge the subject application.
5. A copy of the Certificate of Title applicable to the subject site.
6. Proposed short term management plan.
7. A copy of the development approval made by the Metro Central Joint Development Assessment Panel (**DAP**) at its meeting held on 31 January 2017.
8. A copy of the development approval made by the City of Melville on 23 July 2019.

The following submission discusses various matters pertaining to the proposal, including:

- Site details.
- Background.
- Proposal.
- Town planning considerations.

SITE DETAILS

The subject site is within the municipality of the City of Melville (**City**).

The subject site is approximately 1.2km west of the Canning Bridge Station, with frequent trains to/from Perth where transfers can be made to Perth Airport. The subject site is also 300m from high frequency bus services along Canning Highway connecting to Fremantle, Booragoon, and Perth.

The subject site is approximately 400m from retail and food premises located to the east located along Canning Highway.

BACKGROUND

On 31 January 2017, the DAP approved the development of a four-storey multiple dwelling development comprising 21 multiple dwellings, subject to conditions. A copy of the DAP approval is **enclosed** with this application.

An extension of time approval timeframe was granted approval by the City on 23 October 2018, and on 23 July 2019 minor amendments to the building design were granted approval by the City. A copy of the approved amended plans is **enclosed** with this application.

The approved development is under construction.

In previous years, the City had advised the rent or lease of a dwelling for short-term accommodation was not a separate land use and approval was not required. On 16 February 2021 the Council considered a report from the City's officers on the subject. The officers' report proposed a new interpretation being that short term accommodation is a separate land use requiring development approval. The Council resolved to accept the officers' recommendation to prepare a local planning policy (LPP 1.21 Short Term Accommodation) and scheme amendment for controlling short-term accommodation. The draft LPP 1.21 has since been put out to public consultation, and in planning terms it is a seriously considered planning proposal to which due regard must be had.

While the intent of the draft LPP 1.21 is to clarify that short term accommodation is a use not listed, the adoption of the policy is not required for the interpretation to have effect. The officers' report to the 16 February 2021 Council meeting references as a key outcome from a recent decision of the State Administrative Tribunal:

The operation of a local planning policy cannot require planning approval for a use not listed under the scheme. The requirement for planning approval arises if the use is determined to be a use not listed under the scheme.

Therefore if the interpretation is that short term accommodation is a use not listed, then adoption of the draft LPP 1.21 is not necessary for that interpretation to take effect.

PROPOSAL

It is proposed to amend the DAP approval to permit the approved multiple dwellings on the subject site to be used for either permanent or short-term accommodation. This will give the ability for the owner of any one apartment to use or lease that apartment on either a long-term or a short-term basis, at their discretion.

Apartments let out on a short-term basis will be individually managed. Owners will be responsible for managing clients and for arranging the cleaning of apartments. Further detail regarding proposed management measures is included in the short stay management plan **enclosed** with this application.

The short stay management plan is based on the management plan that was approved by the DAP on 5 September 2018 for 47 Clydesdale Road, Como (DAP17/01235). It also responds to the requirements of the draft LPP 1.21.

No physical alterations to the approved development are proposed.

TOWN PLANNING CONSIDERATIONS

We have provided the following information to address the relevant planning considerations applicable to this proposal.

City of Melville Local Planning Scheme No. 6

Under the provisions of the City's Local Planning Scheme No. 6 (**LPS6**), the subject site is zoned Residential with a residential coding of R-AC0. Pursuant to clause 16 (2) of LPS6, the objectives of the Residential zone are:

- a) *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- b) *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- c) *To provide for a range of non-residential uses, which are compatible with and complementary to residential development to promote sustainable residential development.*
- d) *To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*

The proposed use of the approved apartments for both permanent and short-term residential accommodation is consistent with the objectives of the Residential zone. In particular, the short-term accommodation is a use which is residential in nature, as it provides habitation for people in a building which has already been approved for residential purposes. The proposed use has no impact on the residential streetscape and helps to meet the short-term accommodation needs of the community.

Occupation of an apartment on a short-term basis is a use best classified as a 'use not listed' under LPS6, based on the interpretation presented in the officers' report to the 16 February 2021 Council meeting. Clause 18(4) of LPS6 sets out the land use permissibility for a use not listed:

The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table —

- (a) *determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by local government; or*
- (b) *determine that the use may be consistent with the objectives of the particular zone and give notice under clause 64 of the deemed provisions before considering an application for planning approval for the use of the land; or*
- (c) *determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted in the zone.*

As identified in the preceding paragraphs, the proposed use is consistent with the objectives of the Residential zone and it is therefore permitted.

Canning Bridge Activity Centre Plan

The subject site is located in the Q1 quarter of the Canning Bridge Activity Centre Plan (**CBACP**) in the H4 zone. Pursuant to requirement 1.1.3 of CBACP, the following uses are preferred land uses in the H4 zone of Q1:

Multiple Dwelling, Grouped Dwelling, Aged or Dependant Person's Dwelling, Single Bedroom Dwelling, Residential Building, Recreation - Private, Recreation – Public, Home Occupation, Home Office

The CBACP sets the following desired outcomes:

Q1 will be the premier retail and entertainment destination within the CBACP area.

Uses within the Residential zone will remain as residential only to establish an appropriate buffer between the centre and the surrounding suburb.

The proposed use of the approved apartments for both permanent and short-term residential accommodation is consistent with the desired outcomes of the CBACP. In particular, the short-term accommodation is a use which is residential in nature, as it provides habitation for people in a building which has already been approved for residential purposes. The proposed use does not require a non-residential building, and has no impact on the residential character of the street. Nor does short-term accommodation result in more visitation than an apartment let out on a permanent basis – there are no on-site reception or staff, and cleaners will use parking spaces vacated by guests who have departed.

The proposed use is consistent with the CBACP and warrants approval accordingly.

Draft Local Planning Policy 1.21 Short Term Accommodation

At the Ordinary Meeting of Council held on 16 February 2021, the City resolved to adopt the draft LPP 1.21 for the purpose of public advertising. The draft LPP 1.21 is being advertised for public comment, with the comment period closing on 26 March 2021.

Pursuant to clause 67(2)(b) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local planning Schemes) Regulations 2015*, the draft LPP 1.21 is a seriously considered planning proposal for which due regard is to be had.

The draft LPP 1.21 establishes a framework for the assessment of applications for short term accommodation to ensure the appropriate location and management to protect the amenity of residential areas. The proposed use of the approved development is compliant with the draft LPP1.21 for the following reasons:

- The subject site is well located in close proximity to the Canning Bridge Activity Centre, schools, community facilities, public open space, and high frequency public transport routes.
- While the subject site is approved as a strata development, this application seeks approval for short term accommodation uses across the entire complex which will enable all owners to utilise apartments for this use reducing conflict within the development.
- The number of guests will be as per the short stay management plan enclosed with this application. The management plan limits each apartment with the following occupancy requirements:
 - *Maximum number of guests for a 2 bedroom apartment = 4 adult occupants.*
 - *Maximum number of guests for a 1 bedroom apartment = 2 adult occupants.*
- Car parking is to be provided as per the existing development approval and compliant with the CBACP.

- No signage is proposed on the subject site which relates to the use of the apartments for short term accommodation.
- Detail regarding proposed management measures is included in the short stay management plan **enclosed** with this application.

As demonstrated, the proposed use is consistent with the draft LPP 1.21 and warrants approval accordingly.

CONCLUSION

It is considered the proposal for permanent and short-term accommodation is consistent with the applicable planning framework and warrants approval.

We respectfully request an invite to attend and present at any meeting of Council or DAP at which the application is considered.

Should you have any queries or require further clarification in regard to the proposal, please do not hesitate to contact the writer.

Yours faithfully,



SCOUT WALSH
PLANNING CONSULTANT

210309 6511 DA Amendment Submission (short term accommodation) - 21 Kishorn

Short-term Accommodation Management Plan

Prepared by: Planning Solutions

Job No: 6511

Date: 8 March 2021

Subject site: Lot 270 (21) Kishorn Road, Applecross

Preamble

Development approval has been granted for 21 apartments on the subject site. The approval allows owners of individual apartments to elect to use their apartment for short-term (as well as long-term) accommodation.

This Management Plan has been prepared for the purpose of managing short-term accommodation. Short-term accommodation is defined by the City of Melville *Local Planning Scheme No. 6* as:

temporary accommodation provided either continuously or from time to time with no guest accommodated for period totalling more than 3 months in any 12 month period.

The operation of short-term accommodation at the subject site shall be in accordance with the Management Plan provisions below. This Management Plan does not apply to permanent occupation.

A management statement will be prepared incorporating this Management Plan in accordance with section 5C of the *Strata Titles Act 1985* and incorporated into the strata company by-laws by amending the by-laws contained in Schedules 1, 2 and 2A accordingly.

Management Plan

1. Code of Conduct

Prior to the commencement of any short-term accommodation use, a code of conduct shall be prepared by the strata manager which will set out the expected behaviour of guests and penalties of non-compliance in accordance with this Management Plan. The code of conduct will form part of this Management Plan. The code of conduct must be provided to all guests at the time of booking, and a copy shall be made kept for viewing in the apartment.

2. Access

Persons occupying the short-term accommodation will be able to access the property 24 hours per day, 7 days a week. No noise is permitted by persons accessing or egressing the apartment.

3. Check-in / check-out procedures

At the time of making a booking, all guests are to be provided with directions and instructions on how to access the on-site car parking bay and the apartment. The instructions are to be in a form which is readily viewed on a smartphone and is able to be readily printed on A4 paper by the guest.

It is not necessary for the owner or any other person to be on-site to greet guests. The owner of the apartment is to provide the guest with their telephone contact details (or contact details of a person authorised by the owner to act on their behalf), and advise the guest to contact that person to resolve any issues with the accommodation. Where the guest is arriving after hours, the owners is to ensure they are contactable. Guests are not to be advised not to contact or disturb other residents / occupants within the complex.

Keys are to be placed in a key safe or other similar device, accessible adjacent to the apartment entry or, subject to approval by the strata manager, in the building's lobby.

All bags and other items are to be immediately taken to the apartment upon arrival, and are to only be removed from the apartment when leaving. Bags and items are not to be left unattended (other than inside the apartment) anywhere on the subject site at any time.

When leaving, guests are to return the key to the key safe, leave the subject site in a tidy condition, and notify the owner that the apartment has been vacated.

4. Occupancy requirements

Each apartment used for short-term accommodation shall operate in accordance with the following occupancy requirements:

- Maximum number of guests for a 2 bedroom apartment = 4 adult occupants
- Maximum number of guests for a 1 bedroom apartment = 2 adult occupants

There is no minimum duration of stay. A maximum stay of three months applies for short-term guests (longer occupancy constitutes permanent accommodation not regulated by this management plan).

5. Control of noise and anti-social behaviour

Guests must comply with the strata by-laws and local government requirements in relation to noise and anti-social behaviour.

All guests are to keep noise at a level commensurate with that expected in an apartment building, and to be considerate of other residents in the building at all times. All guests are to be expressly advised on the expected conduct.

6. Security

All guests and cleaners are to ensure doors to the building are kept closed at all times.

Guests are not to access any area which is dedicated to another apartment, including any car parking bay, open space or storage area.

Owners and residents within the complex are not to obstruct guests, or to interact with guests in a manner which would be perceived as intimidating or threatening. Owners and residents shall direct all issues to the Strata Manager.

7. Complaints management

This Management Plan is to be incorporated by the by-laws of the strata complex.

Prior to commencing any short-term accommodation, the owner shall notify the Strata Manager and provide their contact details to the Strata Manager. The owner is to confirm and acknowledge to the Strata Manager that will abide by this Management Plan in full, and will take action to advise all guests of their obligations under this Management Plan. This includes agreeing to the complaint resolution measures of this Management Plan.

The Strata Manager of the complex shall, on 1 July of each year, provide their contact details to the owners and occupiers of the properties which directly adjoin the subject site.

Every owner using apartments for short term accommodation must provide their contact details to the Strata Manager prior to commencing short term accommodation. Any complaints from residents within the complex or adjoining properties shall in the first instance be directed to the Strata Manager, who is responsible for resolving the issue and advising the complainant of the outcome. The Strata Manager shall take all reasonable endeavours to amicably resolve the complaint to the parties' satisfaction.

If the complaint relates to a disturbance and is ongoing and has not been resolved within 12 hours, the Strata Manager is to attend the subject site in person. If the disturbance is ongoing, the owner and/or Strata Manager is to terminate any agreement with the guest in relation to occupancy of the apartment and is to require the guests to leave the subject site immediately. The owner cannot commence or cause to commence the short-term accommodation use of the apartment unless they agree to these terms.

This complaints management procedure does not derogate from any other rights that may exist, including the right for any person to ask the local government to investigate a possible breach of a condition of development approval.

8. Property management

Common property areas will be managed by the strata company, which will be responsible for property maintenance and cleaning of common property areas. Each individual apartment will be managed by the owner of the apartment, who will be responsible for cleaning and maintenance of the apartment.

Owners are to provide guests with instructions on waste management procedures, including the location of bin areas and information on how to correctly dispose of waste.

9. Parking management

The owner of the apartment shall ensure the on-site car parking bay which is allocated to the apartment is available for use of guests and cleaners at all times. Persons occupying an apartment for short term accommodation shall have access to the car bay allocated to the particular apartment only.

Regardless of the number of guests per apartment, guests shall not bring more than one car per apartment. Guests shall not park more than one vehicle at the subject site at any time.

Guests and cleaners are to be directed to park vehicles in the allocated car bay only. Where an access code or dongle is required to access the parking bay, the code or dongle is to be provided to guests.

10. Use of communal facilities

All guests shall have access to communal facilities, including the roof-top garden. Guests are not to obstruct or otherwise use communal areas to the exclusion of any other person.

Guests may use the lobby only for short periods of time (for example, to wait for a taxi / rideshare / lift).

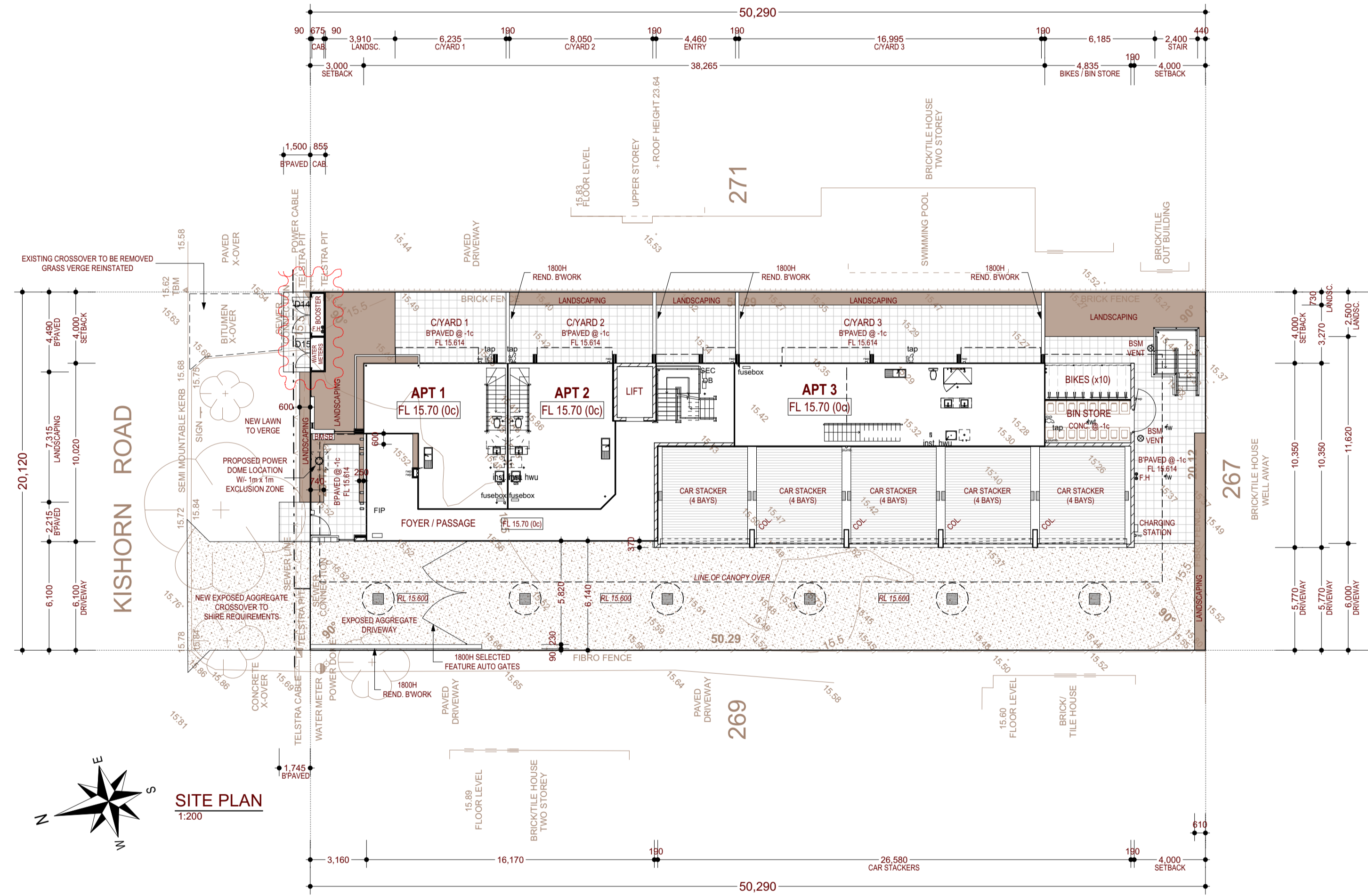
All guests are to keep common property areas tidy at all times.

11. Guest register

All owners are to provide a register of all persons occupying the short-term accommodation, showing the name and address of every person staying within the apartment, to the Strata Manager.

PLANNING APPROVAL ONLY
THIS IS NOT A
BUILDING PERMIT

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



SITE PLAN
1:200

REV	DESCRIPTION	DATE	CHKD
F	Booster / meters cabs 8550	04/06/19	WK
E	Issued for building permit	27/05/19	WK
D	Booster / meters cabs. for review	24/05/19	WK
C	Issued to client	15/05/19	WK
B	Issued to consult.	26/04/19	WK
A	For review	05/04/19	WK

REVISION

DANMAR DEVELOPMENTS
Level 1/475 Scarborough Beach Rd, Osborne Park, WA 6017
P: (08) 9445 7322 F: (08) 9445 8211
WEB: www.danmardevelopments.com

PROJECT
APARTMENTS
Lot 270
#21 Kishorn Rd
Applecross

CLIENT
KISHORN 21 PTY LTD

DRAWING
Site plan_rev F

JOB No. 3384-85	CURRENT DATE 04/06/19	SCALE As shown on A1
DRAWING No. A1.02	WD DRAWN DATE 18/03/19	CHECKED GD

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORK. COLOURED DIMENSIONS ONLY TO BE USED. REPORT AND DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

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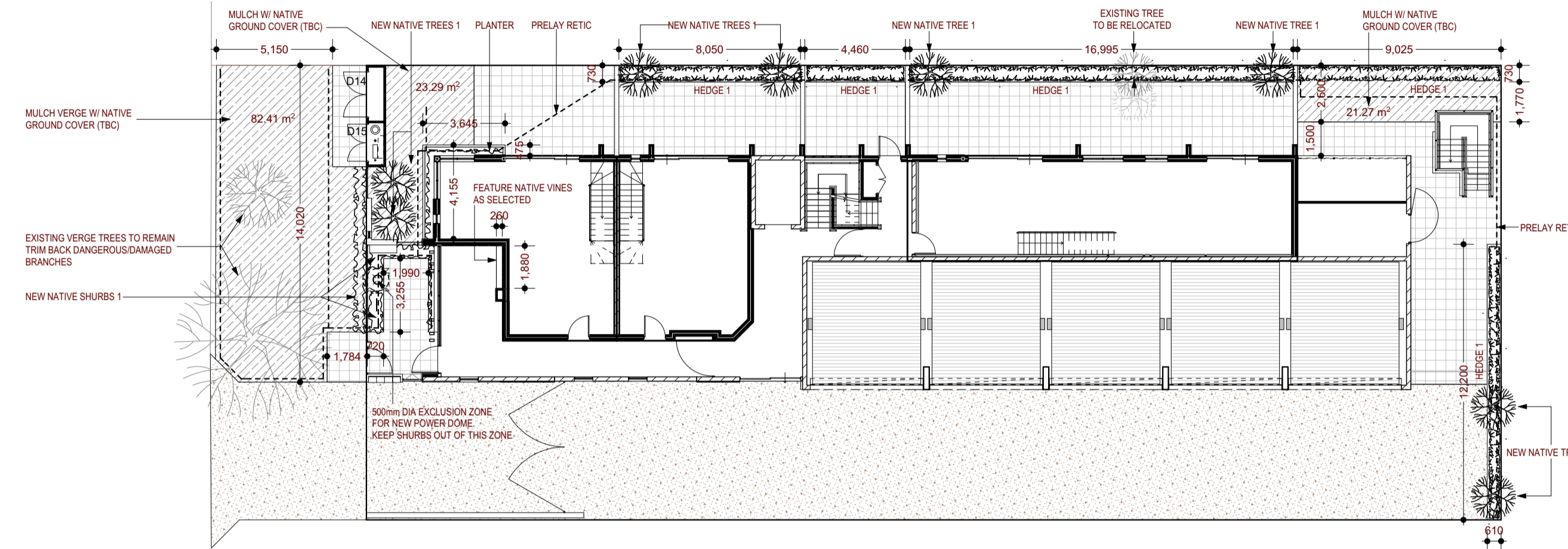
- LANDSCAPING LEGEND**
- MULCH
 - SELECTED PAVING - REFER TO SPECIFICATIONS (MIN SRI >80)
 - EXPOSED AGGREGATE - REFER TO SPECIFICATIONS (MIN SRI >80)
 - TIMBER DECKING - REFER TO SPECIFICATIONS
 - QUARTZ PEBBLE - REFER TO SPECIFICATIONS
 - PROPOSED NATIVE TREE 1 (B):
OLEDTSA TRICANTHOS LIMEGOLD - HONEY LOCUST
ALL TREES TO BE INDEPENDENTLY RETICULATED
 - PROPOSED ROOF TOP NATIVE TREE 2 (Z):
HYMENOSPORUM FLAVUM - NATIVE FRANGIPANI (BON)
ALL TREES TO BE 90L CONTAINERS, INDEPENDENTLY
RETICULATED, AND PLANTED IN 140 WIDE MULCH BEDS
 - PROPOSED NATIVE SHRUB 1:
RHICEO SPATHNCEA
 - PROPOSED NATIVE HEDGE 1:
MURRAYA PANICULATA

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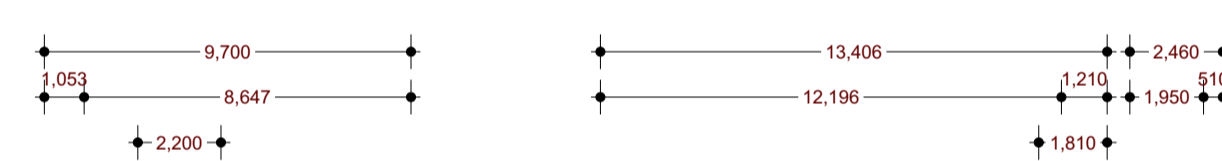
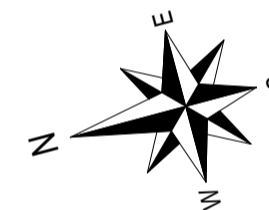
RETICULATION NOTES:
SUBSOIL DRIP IRRIGATION W/ MOISTURE SENSOR CONTROL.
DESIGN SHOWN INDICATIVE ONLY.

LANDSCAPING NOTES:
ALLOW TO CARRY OUT AUTOMATIC RETICULATION CONNECTION TO THE
MANS TO THE EXTENT ON THE SITE PLAN WITH THE AUTOMATIC TIMER
LOCATED INSIDE BUILDING MAIN SWITCH BOARD. DIVISION OF AREAS TO BE
WATERED DETERMINED ON SITE.
UNDER TAKE RETICULATION DESIGN BY AN APPROVED CONTRACTOR WHICH
MUST BE APPROVED BY THE SUPERINTENDENT PRIOR TO INSTALLATION.
ALL LANDSCAPING BEDS TO BE MULCHED TO A DEPTH OF 75mm WITH
AMAZON EXOTIC MULCH.
PLANTING BEDS SHALL HAVE A MINIMUM DEPTH OF 100mm OF SUB SOIL
SOIL TO BE OF SUITABLE HORTICULTURAL QUALITY, FREE OF ALL
CONTAMINANTS SUCH AS LIMESTONE ROAD BASE MATERIAL, CEMENT,
CONCRETE, ROCK AND BUILDERS RUBBLE.
ALL PLANTS SHALL BE FERTILIZED DURING PLANTING WITH A SLOW RELEASE
FERTILIZER HAVING AN NPK RATIO OF 18:2:10.
REFER HYDRAULIC DRAWINGS FOR LOCATION OF HOSECOCKS.
LANDSCAPER TO ALLOW CONNECTING TO MAIN SUPPLY OF WATER AT 0.6
LITRES/SECOND FLOW RATE.
PLANTS AND TREES TO BE NATIVE TO MEET GREEN STAR REQUIREMENTS.
FINAL LOCATION OF RETICULATION UNIT TO BE NOMINATED BY PLUMBER.

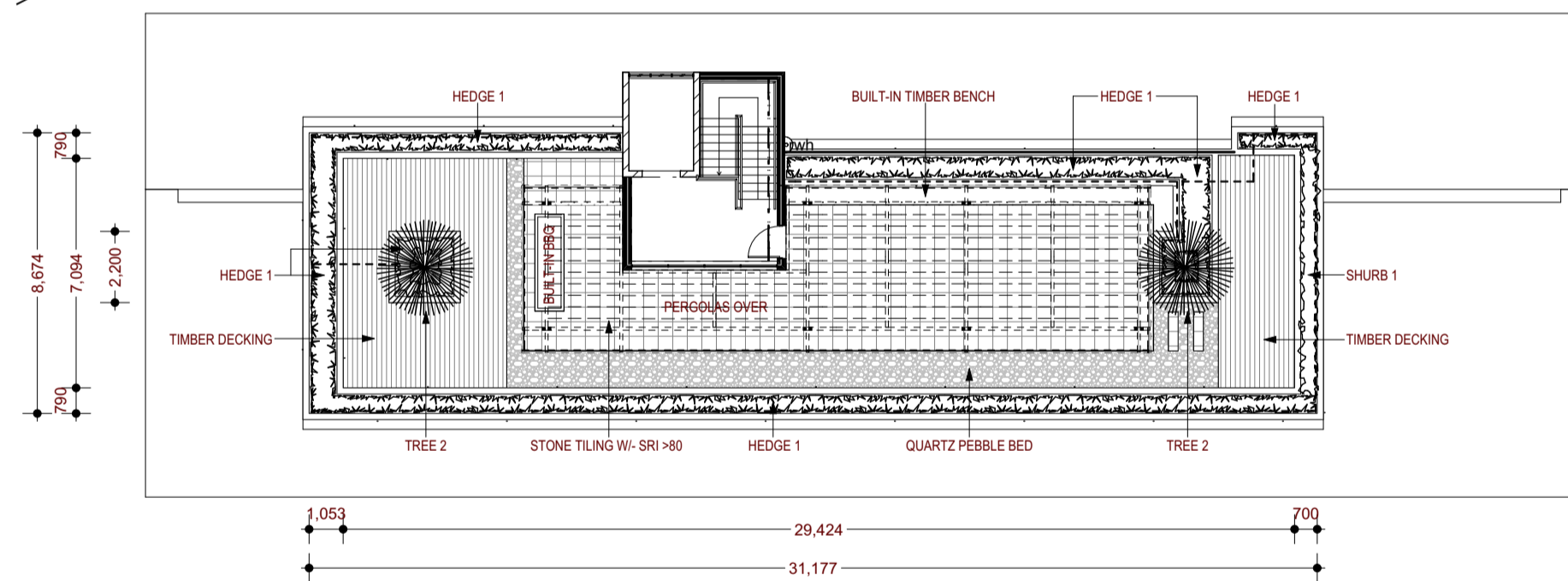


LANDSCAPING PLAN - GROUND FLOOR

1:200

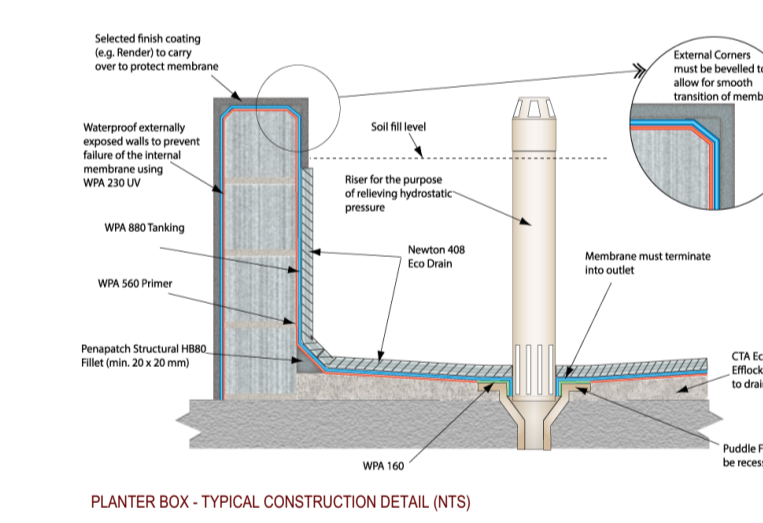


3D PERSPECTIVE ROOF GARDEN - FOR ILLUSTRATION PURPOSES ONLY



LANDSCAPING PLAN - ROOF GARDEN

1:200



PLANTER BOX - TYPICAL CONSTRUCTION DETAIL (WTS)



LIME GOLD HONEY LOCUST (OLEDTSA TRICANTHOS LIMEGOLD)



NATIVE FRANGIPANI (HYMENOSPORUM FLAVUM)



MOSES IN THE CRADLE (RHICEO SPATHNCEA)



ORANGE JESSAMINE (MURRAYA PANICULATA)

REV	DESCRIPTION	DATE	CHKD
D	Review/Not relevant image removed	01/07/19	JZ
C	Booster / meters cabs 855D	04/06/19	WK
B	Issued for building permit	27/05/19	WK
A	Issued to client	15/05/19	WK

REVISION

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KISHORN 21 PTY LTD

DRAWING
Landscaping Plan_rev D

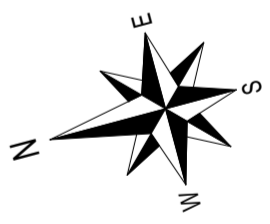
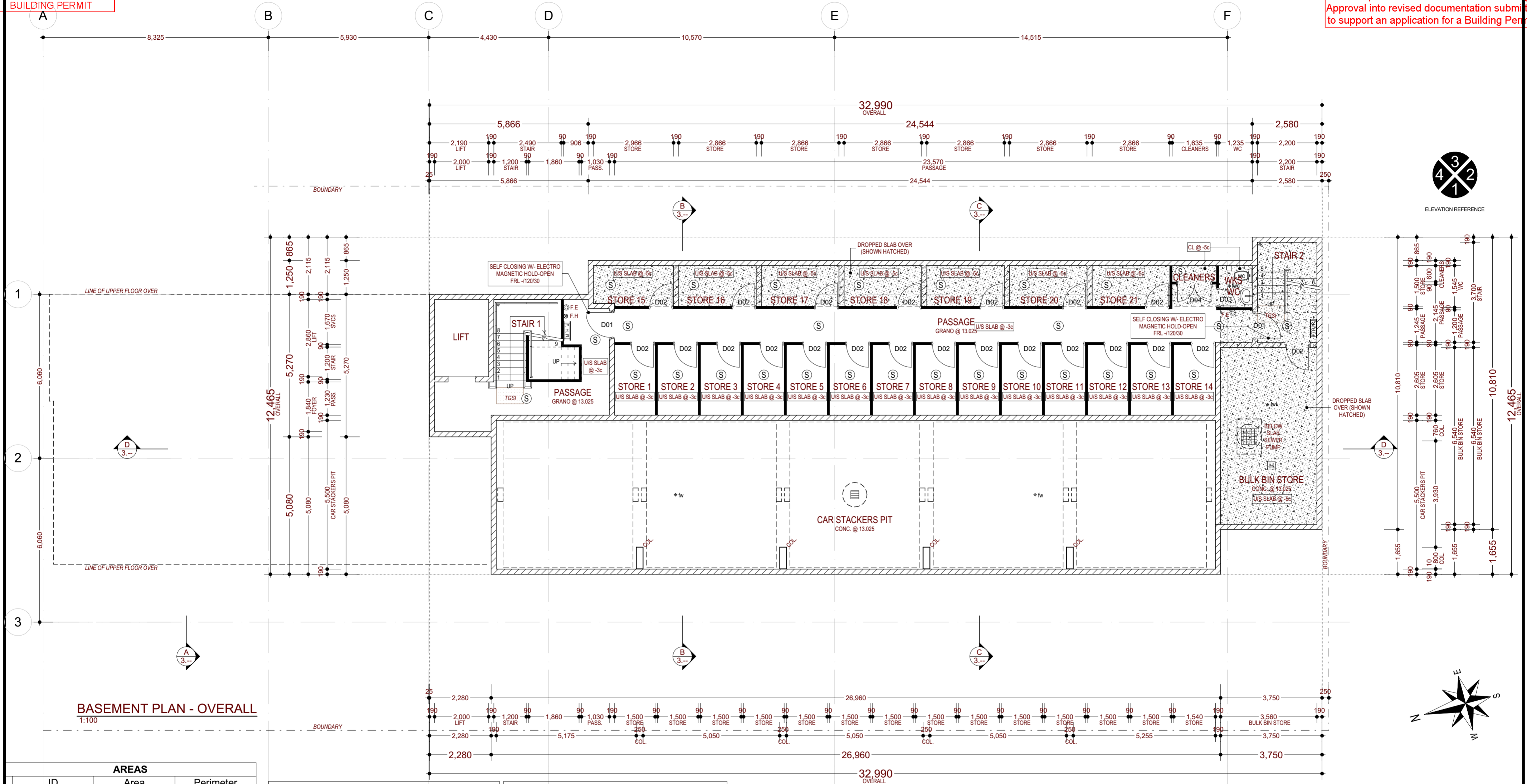
JOS No. 3384-85	CURRENT DATE 7/1/2019	SCALE As shown on A1
DRAWING No. A1.03	WD DRAWN DATE 18/03/19	CHECKED GD

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MAY BE USED. REPORT AND DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

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



BASEMENT PLAN - OVERALL
1:100

AREAS		
ID	Area	Perimeter
Basement		
STORE 1	4.16	8.48
STORE 2	4.28	8.57
STORE 3	4.28	8.57
STORE 4	4.28	8.57
STORE 5	4.28	8.57
STORE 6	4.28	8.57
STORE 7	4.28	8.57
STORE 8	4.28	8.57
STORE 9	4.28	8.57
STORE 10	4.28	8.57
STORE 11	4.28	8.57
STORE 12	4.28	8.57
STORE 13	4.28	8.57
STORE 14	4.27	8.56
STORE 15	4.72	9.30
STORE 16	4.86	9.29
STORE 17	4.86	9.29
STORE 18	4.86	9.29
STORE 19	4.86	9.29
STORE 20	4.86	9.29
STORE 21	4.85	9.28
TOTAL	93.66 m²	184.91 m

GENERAL NOTES:

CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

ALL INSTALLATIONS MUST COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BCANCC REQUIREMENTS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO WORK COMMENCING

N1/N2 WIND CLASSIFICATION - REFER TO ENGINEERS DETAILS

REFER TO ENGINEERS DETAILS FOR ALL CONCRETE FOOTING, SLAB, SUSPENDED SLAB AND STAIR DETAILS

BOUNDARY WALLS TO BE SET BACK FROM BOUNDARY AS PER PLAN

FINAL POSITION OF CEILING EXHAUST FANS AND RAINWATER PIPES (D.P.) WILL BE DETERMINED ON SITE TO SUIT ROOF FRAME MEMBERS

ALL FLUMED RHOODS AND EXHAUST FANS TO BE DUCTED TO EXTERNAL AIR - REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS

ALL PLUMBING & ELECTRICAL DUCT ACCESS PANELS TO BE 250 x 250 (OR 3ch) AND LOCATED 250mm (OR 3ch) AFL UNLESS NOTED OTHERWISE

SCREW FIX ALL SLIDING DOOR HEADS TO LINTEL/UT-BAR/BEAM OVER

REFER TO WALL TYPE PLAN

ALL WALL DIMENSIONS EXCLUDE MATERIAL FINISHING (I.E. PLASTER, PLASTERBOARD, CEMENT FIBRE CLADDING)

PROVIDE FIRE COLLARS AND DAMPERS TO ALL SERVICE PENETRATIONS BETWEEN SOLE OCCUPANCY UNIT (SOU) WALLS AND FLOORS TO THE REQUIRED FRL

BRICK LAYER NOTES:

RENDERED AND PLASTERED 2ch BRICKWORK EXTERNALLY AND INTERNALLY AS NOTED

PROVIDE MB01 ACOUSTIC WALL TIES TO PARTY WALLS

CAVITY WALL TIES TO BE PROVIDED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS EARTHQUAKE DESIGN REQUIREMENTS

PROVIDE 50mm CAVITY TO ALL PARTY WALLS U.N.O.

PROVIDE 50mm CAVITY TO ALL EXTERNAL WALLS U.N.O.

1ch LONGREACH BRICKS OVER INTERNAL/EXTERNAL DOOR AND WINDOWS WITH OPENINGS GREATER THAN 1600 AND/OR LESS THAN 3c BRICKWORK OVER (INC. T-BARS)

METAL BEADS TO ALL EXTERNAL CORNERS WITHIN BUILDING

START WITH 1ch LONGREACH BRICK ON EVEN FOOTINGS (E.G. -2c) AND START WITH 2ch STANDARD BRICK ON ODD FOOTINGS (E.G. -3c) (REFER TO ISOMETRIC VIEW)

CONC. CORE FILL ALL CONC. BLOCKWORK AS PER ENG. DETAILS

PROVIDE 'WASHOUT' BLOCKS TO BOTTOM OF ALL CONC. BLOCK WORK

6 STAR NOTES:

- CAVITY INSULATION (SUPAFIL CARBONPLUS OR SIMILAR) TO U1, 2, 3, 6, 7, 9, 12, 13, 15, 18, 19 & 20 (REFER TO 6 STAR PLANS)

ROOFING NOTES:

ROOF HOLDING DOWN STRAPS TO BE BUILT INTO BRICKWORK AT MAX 1200 CENTRES AND FIXED OVER ROOF PURLINS

FIXING CARPENTER NOTE:

450w SHELF AND RAIL TO ROBES AT 1700 AFL U.N.O.

4x 450w SHELVES TO LINEN AND PANTRY U.N.O.

HANGING RAIL IN ROBE TO BE CUT BACK 290mm FROM WALL WHERE NOTED NBN

WINDOW NOTES:

ALL GLAZING TO BE INSTALLED AS PER AS 2407

UPPER FLOOR BEDROOM WINDOWS WITH SILL UP TO 1700mm AFL AND NOT OPENING TO A LANDING OR BALCONY, TO BE FITTED WITH AN OPENING RESTRICTION DEVICE AS PER BCA REQUIREMENTS

REFER TO WINDOW SCHEDULE FOR WINDOW SIZES AND REQUIREMENTS

ACOUSTIC NOTES:

PROVIDE 3mm IMPACTAMAT TO ALL HARD SURFACE FINISHES (E.G. TILING, LAMINATE) ON SUSPENDED FLOORS - ACOUSTIC MATTING TO MEET NCC REQUIREMENTS OF Rw+Ctr NOT LESS THAN 50, Ln,w NOT MORE THAN 62

DRAWING **Basement plan-overall_rev D**

DANMAR DEVELOPMENTS

Level 1/475 Scarborough Beach Rd, Osborne Park WA 6017
P: (08) 9445 7522 F: (08) 9445 8211
WEB: www.danmardevelopments.com

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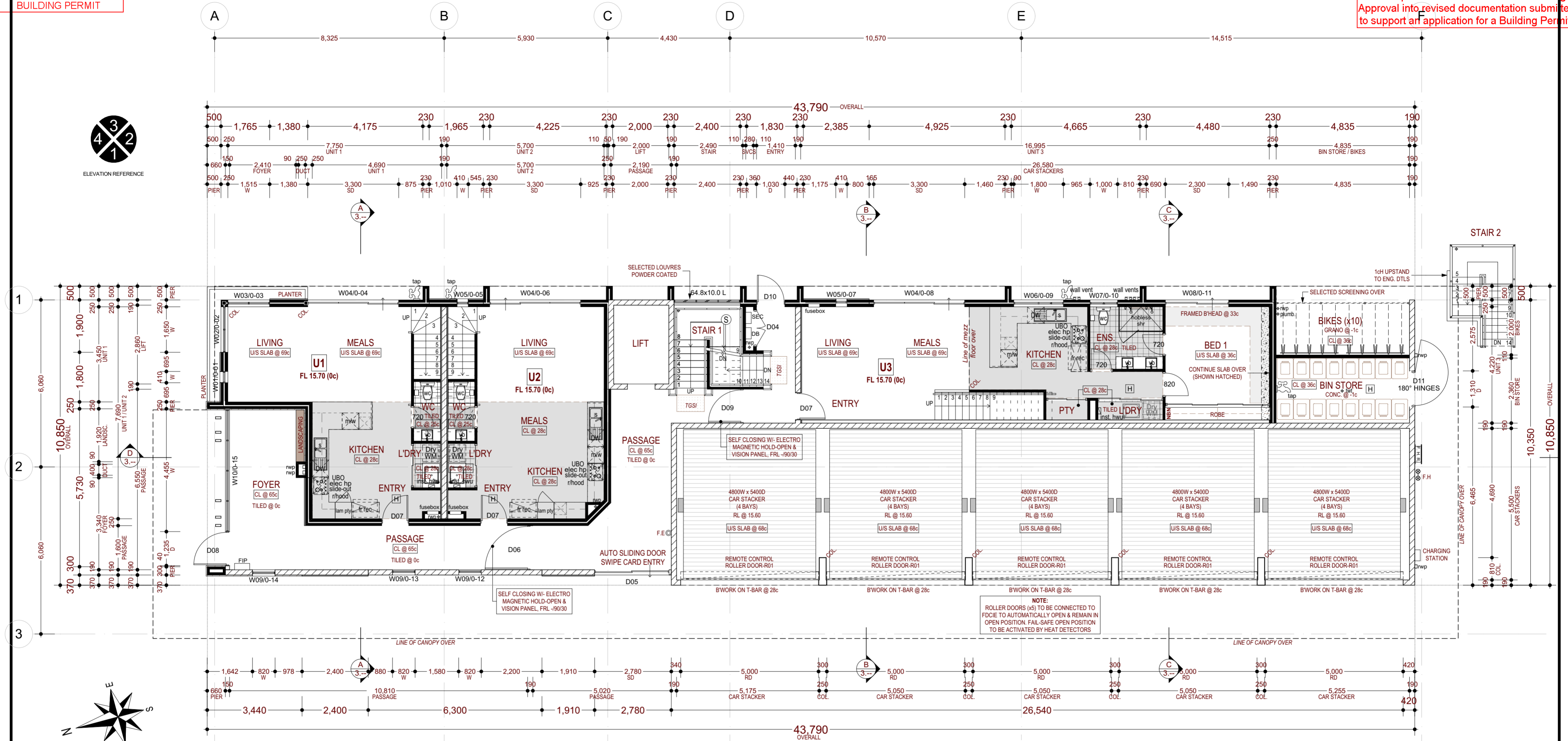
PROJECT
APARTMENTS
Lot 270
#21 Kishorn Rd
Applecross

CLIENT
KISHORN 21 PTY LTD

JOB No. 3384-85			
DRAWING No. A2.01	D	Issued to client	15/05/19 WK
CURRENT DATE 16/05/19	B	Issued to consults.	26/04/19 WK
DRAWN WK	C	Eng. prelim	16/04/19 WK
SCALE As shown on A2	A	For review	05/04/19 WK
WD DRAWN DATE 18/03/19	REV	DESCRIPTION	DATE CHKD
CHECKED GD	REVISION		

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BUILDING PERMIT

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Approval into revised documentation submitted
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GROUND FLOOR PLAN - OVERALL
1:100

GENERAL NOTES:
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
ALL INSTALLATIONS MUST COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BCANCC REQUIREMENTS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO WORK COMMENCING
N1/N2 WIND CLASSIFICATION - REFER TO ENGINEERS DETAILS
REFER TO ENGINEERS DETAILS FOR ALL CONCRETE FOOTING, SLAB, SUSPENDED SLAB AND STAIR DETAILS
BOUNDARY WALLS TO BE SET BACK FROM BOUNDARY AS PER PLAN
FINAL POSITION OF CEILING EXHAUST FANS AND RAINWATER PIPES (D.P.) WILL BE DETERMINED ON SITE TO SUIT ROOF FRAME MEMBERS
ALL FLUMED RHOODS AND EXHAUST FANS TO BE DUCTED TO EXTERNAL AIR - REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS
ALL PLUMBING & ELECTRICAL DUCT ACCESS PANELS TO BE 250 x 250 (OR 300) AND LOCATED 250mm (OR 300) AFL UNLESS NOTED OTHERWISE
SCREW FIX ALL SLIDING DOOR HEADS TO LINTEL/T-BAR/BEAM OVER
REFER TO WALL TYPE PLAN
ALL WALL DIMENSIONS EXCLUDE MATERIAL FINISHING (I.E. PLASTER, PLASTERBOARD, CEMENT FIBRE CLADDING)
PROVIDE FIRE COLLARS AND DAMPERS TO ALL SERVICE PENETRATIONS BETWEEN SOLE OCCUPANCY UNIT (SOU) WALLS AND FLOORS TO THE REQUIRED FRL

BRICK LAYER NOTES:
RENDERED AND PLASTERED 2ch BRICKWORK EXTERNALLY AND INTERNALLY AS NOTED
PROVIDE MB01 ACOUSTIC WALL TIES TO PARTY WALLS
CAVITY WALL TIES TO BE PROVIDED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS EARTHQUAKE DESIGN REQUIREMENTS
PROVIDE 50mm CAVITY TO ALL PARTY WALLS U.N.O.
PROVIDE 50mm CAVITY TO ALL EXTERNAL WALLS U.N.O.
1ch LONGREACH BRICKS OVER INTERNAL/EXTERNAL DOOR AND WINDOWS WITH OPENINGS GREATER THAN 1600 AND/OR LESS THAN 3c BRICKWORK OVER (INC. T-BARS)
METAL BEADS TO ALL EXTERNAL CORNERS WITHIN BUILDING
START WITH 1ch LONGREACH BRICK ON EVEN FOOTINGS (E.G. -2c) AND START WITH 2ch STANDARD BRICK ON ODD FOOTINGS (E.G. -3c) (REFER TO ISOMETRIC VIEW)
CONC. CORE FILL ALL CONC. BLOCKWORK AS PER ENG. DETAILS
PROVIDE 'WASHOUT' BLOCKS TO BOTTOM OF ALL CONC. BLOCK WORK
6 STAR NOTES:
-CAVITY INSULATION (SUPAFIL CARBONPLUS OR SIMILAR) TO U1, 2, 3, 6, 7, 9, 12, 13, 15, 18, 19 & 20 (EXTENT AS SHOWN)

ROOFING NOTES:
ROOF HOLDING DOWN STRAPS TO BE BUILT INTO BRICKWORK AT MAX 1200 CENTRES AND FIXED OVER ROOF PURLINS
FIXING CARPENTER NOTE:
450w SHELF AND RAIL TO ROBES AT 1700 AFL U.N.O.
4x 450w SHELVES TO LINEN AND PANTRY U.N.O.
HANGING RAIL IN ROBE TO BE CUT BACK 290mm FROM WALL WHERE NOTED NBN
ACOUSTIC NOTES:
PROVIDE 3mm IMPACTAMAT TO ALL HARD SURFACE FINISHES (E.G. TILING, LAMINATE) ON SUSPENDED FLOORS - ACOUSTIC MATTING TO MEET NCC REQUIREMENTS OF R_w+C_r NOT LESS THAN 50, L_{n,w} NOT MORE THAN 62
WINDOW NOTES:
ALL GLAZING TO BE INSTALLED AS PER AS 2407
UPPER FLOOR BEDROOM WINDOWS WITH SILL UP TO 1700mm AFL AND NOT OPENING TO A LANDING OR BALCONY, TO BE FITTED WITH AN OPENING RESTRICTION DEVICE AS PER BCA REQUIREMENTS
REFER TO WINDOW SCHEDULE FOR WINDOW SIZES AND REQUIREMENTS

AREAS		
ID	Area	Perimeter
Ground floor		
APARTMENT 1	53.32	32.57
APARTMENT 2	48.71	27.99
APARTMENT 3	81.25	44.19
C/YARD 1	52.05	37.86
C/YARD 2	33.34	24.67
C/YARD 3	69.50	42.75
	338.17 m²	210.03 m

DRAWING Ground floor plan-overall_rev E

DANMAR DEVELOPMENTS

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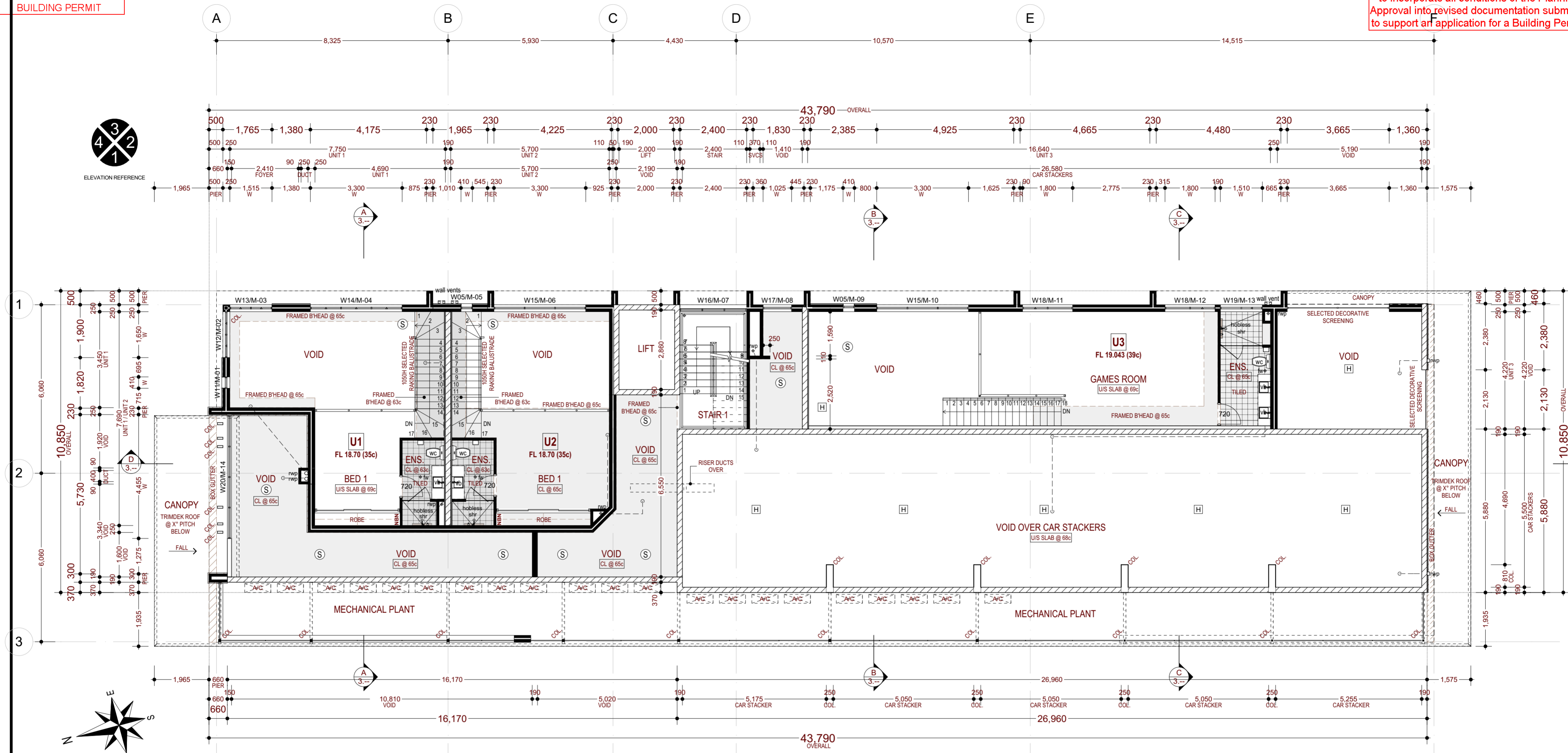
PROJECT
APARTMENTS
Lot 270
#21 Kishorn Rd
Applecross

CLIENT
KISHORN 21 PTY LTD

JOB No.	3384-85		
DRAWING No.	A2.02		
CURRENT DATE	15/05/19		
DRAWN WK	SCALE	As shown on A2	
WD DRAWN DATE	CHECKED	GD	
	REVISION	DESCRIPTION	DATE
	E	Issued to client	15/05/19 WK
	D	Issued to consults.	26/04/19 WK
	C	Eng. prelim	16/04/19 WK
	B	Passage door swing direction	12/04/19 WK
	A	For review	05/04/19 WK
	REV	DESCRIPTION	DATE
	CHKD		

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MEZZANINE FLOOR PLAN - OVERALL
1:100

GENERAL NOTES:
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
ALL INSTALLATIONS MUST COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BCANCC REQUIREMENTS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO WORK COMMENCING
N1/N2 WIND CLASSIFICATION - REFER TO ENGINEERS DETAILS
REFER TO ENGINEERS DETAILS FOR ALL CONCRETE FOOTING, SLAB, SUSPENDED SLAB AND STAIR DETAILS
BOUNDARY WALLS TO BE SET BACK FROM BOUNDARY AS PER PLAN
FINAL POSITION OF CEILING EXHAUST FANS AND RAINWATER PIPES (D.P.) WILL BE DETERMINED ON SITE TO SUIT ROOF FRAME MEMBERS
ALL FLUMED RIHOODS AND EXHAUST FANS TO BE DUCTED TO EXTERNAL AIR - REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS
ALL PLUMBING & ELECTRICAL DUCT ACCESS PANELS TO BE 250 x 250 (OR 300) AND LOCATED 250mm (OR 300) AFL UNLESS NOTED OTHERWISE
SCREW FIX ALL SLIDING DOOR HEADS TO LINTEL/UT-BAR/BEAM OVER
REFER TO WALL TYPE PLAN
ALL WALL DIMENSIONS EXCLUDE MATERIAL FINISHING (I.E. PLASTER, PLASTERBOARD, CEMENT FIBRE CLADDING)
PROVIDE FIRE COLLARS AND DAMPERS TO ALL SERVICE PENETRATIONS BETWEEN SOLE OCCUPANCY UNIT (SOU) WALLS AND FLOORS TO THE REQUIRED FRL

BRICK LAYER NOTES:
RENDERED AND PLASTERED 2ch BRICKWORK EXTERNALLY AND INTERNALLY AS NOTED
PROVIDE MB01 ACOUSTIC WALL TIES TO PARTY WALLS
CAVITY WALL TIES TO BE PROVIDED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS EARTHQUAKE DESIGN REQUIREMENTS
PROVIDE 50mm CAVITY TO ALL PARTY WALLS U.N.O.
PROVIDE 50mm CAVITY TO ALL EXTERNAL WALLS U.N.O.
1ch LONGREACH BRICKS OVER INTERNAL/EXTERNAL DOOR AND WINDOWS WITH OPENINGS GREATER THAN 1600 AND/OR LESS THAN 3c BRICKWORK OVER (INC. T-BARS)
METAL BEADS TO ALL EXTERNAL CORNERS WITHIN BUILDING
START WITH 1ch LONGREACH BRICK ON EVEN FOOTINGS (E.G. -2c) AND START WITH 2ch STANDARD BRICK ON ODD FOOTINGS (E.G. -3c) (REFER TO ISOMETRIC VIEW)
CONC. CORE FILL ALL CONC. BLOCKWORK AS PER ENG. DETAILS
PROVIDE WASHOUT BLOCKS TO BOTTOM OF ALL CONC. BLOCK WORK
6 STAR NOTES:
-CAVITY INSULATION (SUPAFIL CARBONPLUS OR SIMILAR) TO U1, 2, 3, 6, 7, 9, 12, 13, 15, 18, 19 & 20 (EXTENT AS SHOWN)

ROOFING NOTES:
ROOF HOLDING DOWN STRAPS TO BE BUILT INTO BRICKWORK AT MAX 1200 CENTRES AND FIXED OVER ROOF PURLINS
FIXING CARPENTER NOTE:
450w SHELF AND RAIL TO ROBES AT 1700 AFL U.N.O.
4x 450w SHELVES TO LINEN AND PANTRY U.N.O.
HANGING RAIL IN ROBE TO BE CUT BACK 290mm FROM WALL WHERE NOTED NBN
ACOUSTIC NOTES:
PROVIDE 3mm IMPACTAMAT TO ALL HARD SURFACE FINISHES (E.G. TILING, LAMINATE) ON SUSPENDED FLOORS - ACOUSTIC MATTING TO MEET NCC REQUIREMENTS OF R_w+C_r NOT LESS THAN 50, L_nW NOT MORE THAN 62
WINDOW NOTES:
ALL GLAZING TO BE INSTALLED AS PER AS 2407
UPPER FLOOR BEDROOM WINDOWS WITH SILL UP TO 1700mm AFL AND NOT OPENING TO A LANDING OR BALCONY, TO BE FITTED WITH AN OPENING RESTRICTION DEVICE AS PER BCA REQUIREMENTS
REFER TO WINDOW SCHEDULE FOR WINDOW SIZES AND REQUIREMENTS

AREAS		
ID	Area	Perimeter
Mezz floor		
APARTMENT 1	21.23	19.01
APARTMENT 2	25.41	20.55
APARTMENT 3	46.15	30.79
	92.79 m²	70.35 m

DRAWING **Mezzanine floor-overall_rev D**

DANMAR DEVELOPMENTS

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PROJECT
APARTMENTS
Lot 270
#21 Kishorn Rd
Applecross

CLIENT
KISHORN 21 PTY LTD

JOB No.	3384-85		
DRAWING No.	A2.03		
CURRENT DATE	15/05/19		
DRAWN WK	SCALE	As shown on A2	
WD DRAWN DATE	CHECKED	GD	
	REV	DESCRIPTION	DATE
	D	Issued to client	15/05/19 WK
	C	Issued to consults.	26/04/19 WK
	B	Eng. prelim	16/04/19 WK
	A	For review	05/04/19 WK
	CHKD		

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1ST FLOOR PLAN - OVERALL
1:100

AREAS		
ID	Area	Perimeter
1st floor		
APARTMENT 4	73.30	40.26
APARTMENT 5	74.62	40.68
APARTMENT 6	69.36	46.96
APARTMENT 7	47.59	31.70
APARTMENT 8	74.73	40.92
APARTMENT 9	74.29	40.65
BALCONY 4	9.99	13.07
BALCONY 5	9.99	13.07
BALCONY 6	10.08	12.70
BALCONY 7	8.51	11.74
BALCONY 8	10.40	13.30
BALCONY 9	10.40	13.30
TOTAL	473.26 m²	318.35 m

GENERAL NOTES:
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N1/N2 WIND CLASSIFICATION - REFER TO ENGINEERS DETAILS
REFER TO ENGINEERS DETAILS FOR ALL CONCRETE FOOTING, SLAB, SUSPENDED SLAB AND STAIR DETAILS
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FINAL POSITION OF CEILING EXHAUST FANS AND RAINWATER PIPES (D.P.) WILL BE DETERMINED ON SITE TO SUIT ROOF FRAME MEMBERS
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ALL PLUMBING & ELECTRICAL DUCT ACCESS PANELS TO BE 250 x 250 (OR 300) AND LOCATED 250mm (OR 300) AFL UNLESS NOTED OTHERWISE
SCREW FIX ALL SLIDING DOOR HEADS TO LINTEL/BAR/BEAM OVER
REFER TO WALL TYPE PLAN
ALL WALL DIMENSIONS EXCLUDE MATERIAL FINISHING (I.E. PLASTER, PLASTERBOARD, CEMENT FIBRE CLADDING)
PROVIDE FIRE COLLARS AND DAMPERS TO ALL SERVICE PENETRATIONS BETWEEN SOLE OCCUPANCY UNIT (SOU) WALLS AND FLOORS TO THE REQUIRED FRL

BRICK LAYER NOTES:
RENDERED AND PLASTERED 2cH BRICKWORK EXTERNALLY AND INTERNALLY AS NOTED
PROVIDE MB01 ACOUSTIC WALL TIES TO PARTY WALLS
CAVITY WALL TIES TO BE PROVIDED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS EARTHQUAKE DESIGN REQUIREMENTS
PROVIDE 50mm CAVITY TO ALL PARTY WALLS U.N.O.
PROVIDE 50mm CAVITY TO ALL EXTERNAL WALLS U.N.O.
1cH LONGREACH BRICKS OVER INTERNAL/EXTERNAL DOOR AND WINDOWS WITH OPENINGS GREATER THAN 1600 AND/OR LESS THAN 3c BRICKWORK OVER (INC. T-BARS)
METAL BEADS TO ALL EXTERNAL CORNERS WITHIN BUILDING
START WITH 1cH LONGREACH BRICK ON EVEN FOOTINGS (E.G. -2c) AND START WITH 2cH STANDARD BRICK ON ODD FOOTINGS (E.G. -3c) (REFER TO ISOMETRIC VIEW)
CONC. CORE FILL ALL CONC. BLOCKWORK AS PER ENG. DETAILS
PROVIDE WASHOUT BLOCKS TO BOTTOM OF ALL CONC. BLOCK WORK
6 STAR NOTES:
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ROOFING NOTES:
ROOF HOLDING DOWN STRAPS TO BE BUILT INTO BRICKWORK AT MAX 1200 CENTRES AND FIXED OVER ROOF PURLINS
FIXING CARPENTER NOTE:
450w SHELF AND RAIL TO ROBES AT 1700 AFL U.N.O.
4x 450w SHELVES TO LINEN AND PANTRY U.N.O.
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WINDOW NOTES:
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REFER TO WINDOW SCHEDULE FOR WINDOW SIZES AND REQUIREMENTS

DRAWING 1st floor plan-overall_rev E

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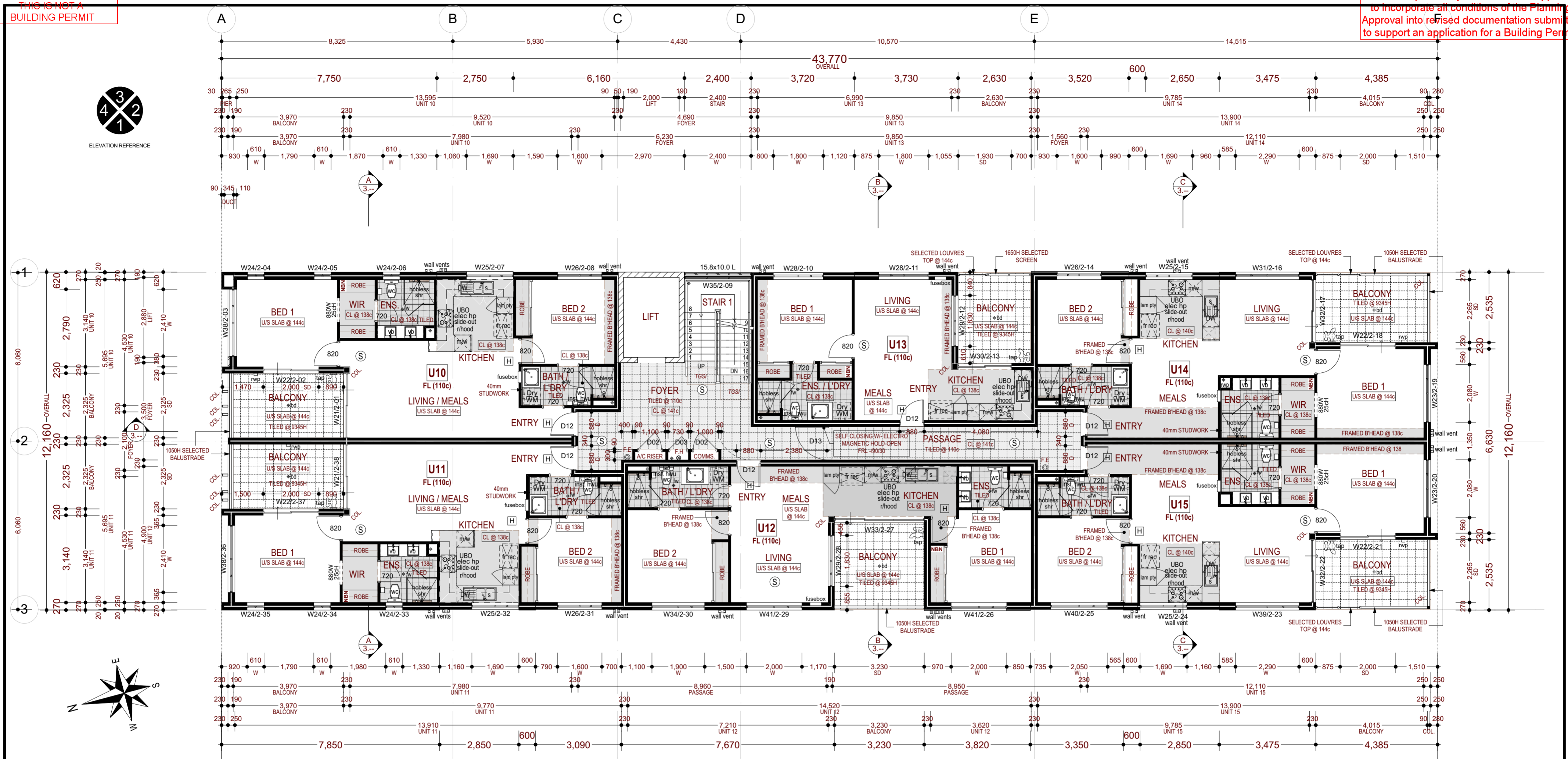
PROJECT
APARTMENTS
Lot 270
#21 Kishorn Rd
Applecross

CLIENT
KISHORN 21 PTY LTD

JOB No.	3384-85		
DRAWING No.	A2.04		
CURRENT DATE	15/05/19		
DRAWN WK	SCALE	As shown on A2	
WD DRAWN DATE	CHECKED	GD	
15/03/19	REVISION	DESCRIPTION	DATE
	E	Issued to client	15/05/19 WK
	D	Issued to consults.	26/04/19 WK
	C	Eng. prelim	16/04/19 WK
	B	Passage door swing direction	12/04/19 WK
	A	For review	05/04/19 WK
	REV	DESCRIPTION	DATE
	CHKD		

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2ND FLOOR PLAN - OVERALL
1:100

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N1/N2 WIND CLASSIFICATION - REFER TO ENGINEERS DETAILS
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SCREW FIX ALL SLIDING DOOR HEADS TO LINTEL/BAR/BEAM OVER
REFER TO WALL TYPE PLAN
ALL WALL DIMENSIONS EXCLUDE MATERIAL FINISHING (I.E. PLASTER, PLASTERBOARD, CEMENT FIBRE CLADDING)
PROVIDE FIRE COLLARS AND DAMPERS TO ALL SERVICE PENETRATIONS BETWEEN SOLE OCCUPANCY UNIT (SOU) WALLS AND FLOORS TO THE REQUIRED FRL

BRICK LAYER NOTES:
RENDERED AND PLASTERED 2ch BRICKWORK EXTERNALLY AND INTERNALLY AS NOTED
PROVIDE MB01 ACOUSTIC WALL TIES TO PARTY WALLS
CAVITY WALL TIES TO BE PROVIDED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS EARTHQUAKE DESIGN REQUIREMENTS
PROVIDE 50mm CAVITY TO ALL PARTY WALLS U.N.O.
PROVIDE 50mm CAVITY TO ALL EXTERNAL WALLS U.N.O.
1ch LONGREACH BRICKS OVER INTERNAL/EXTERNAL DOOR AND WINDOWS WITH OPENINGS GREATER THAN 1600 AND/OR LESS THAN 3c BRICKWORK OVER (INC. T-BARS)
METAL BEADS TO ALL EXTERNAL CORNERS WITHIN BUILDING
START WITH 1ch LONGREACH BRICK ON EVEN FOOTINGS (E.G. -2c) AND START WITH 2ch STANDARD BRICK ON ODD FOOTINGS (E.G. -3c) (REFER TO ISOMETRIC VIEW)
CONC. CORE FILL ALL CONC. BLOCKWORK AS PER ENG. DETAILS
PROVIDE WASHOUT BLOCKS TO BOTTOM OF ALL CONC. BLOCK WORK
6 STAR NOTES:
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ROOFING NOTES:
ROOF HOLDING DOWN STRAPS TO BE BUILT INTO BRICKWORK AT MAX 1200 CENTRES AND FIXED OVER ROOF PURLINS
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450w SHELF AND RAIL TO ROBES AT 1700 AFL U.N.O.
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HANGING RAIL IN ROBE TO BE CUT BACK 290mm FROM WALL WHERE NOTED NBN
ACOUSTIC NOTES:
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WINDOW NOTES:
ALL GLAZING TO BE INSTALLED AS PER AS 2407
UPPER FLOOR BEDROOM WINDOWS WITH SILL UP TO 1700mm AFL AND NOT OPENING TO A LANDING OR BALCONY, TO BE FITTED WITH AN OPENING RESTRICTION DEVICE AS PER BCA REQUIREMENTS
REFER TO WINDOW SCHEDULE FOR WINDOW SIZES AND REQUIREMENTS

AREAS		
ID	Area	Perimeter
2nd floor		
APARTMENT 10	73.33	40.27
APARTMENT 11	74.60	40.67
APARTMENT 12	69.36	46.96
APARTMENT 13	47.59	31.70
APARTMENT 14	74.73	40.92
APARTMENT 15	74.29	40.65
BALCONY 10	9.99	13.07
BALCONY 11	9.99	13.07
BALCONY 12	10.08	12.70
BALCONY 13	8.51	11.74
BALCONY 14	10.40	13.30
BALCONY 15	10.40	13.30
TOTAL	473.27 m²	318.35 m

DRAWING 2nd floor plan-overall_rev E

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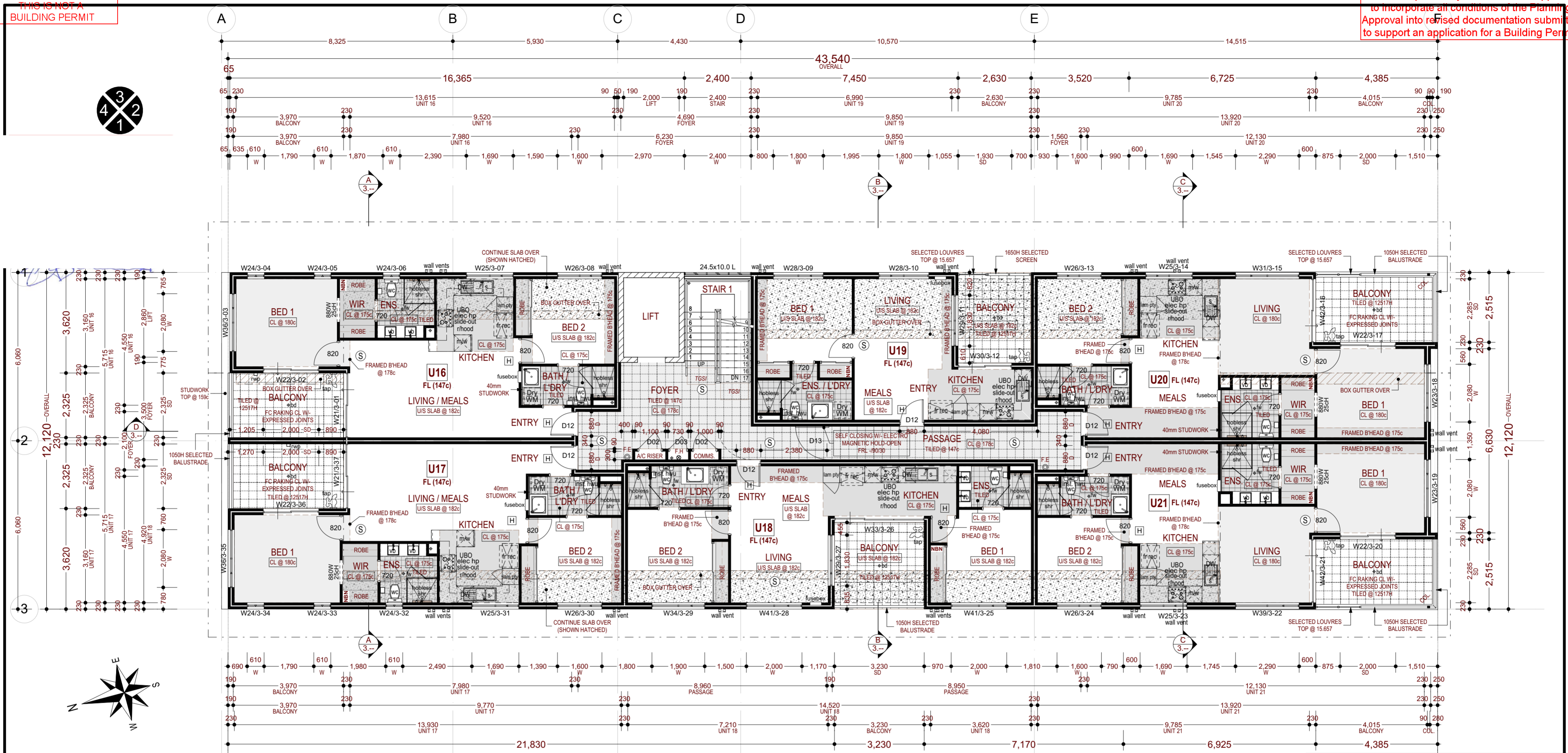
PROJECT
APARTMENTS
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Applecross

CLIENT
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JOB No.	3384-85		
DRAWING No.	A2.05		
CURRENT DATE	15/05/19		
DRAWN WK	SCALE	As shown on A2	
WD DRAWN DATE	CHECKED	GD	
15/03/19	REVISION	DESCRIPTION	DATE
	E	Issued to client	15/05/19 WK
	D	Issued to consults.	26/04/19 WK
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	REV	DESCRIPTION	DATE
	CHKD		

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3RD FLOOR PLAN - OVERALL
1:100

AREAS		
ID	Area	Perimeter
3rd floor		
APARTMENT 16	73.32	40.27
APARTMENT 17	74.60	40.67
APARTMENT 18	69.36	46.96
APARTMENT 19	47.59	31.70
APARTMENT 20	74.73	40.92
APARTMENT 21	74.29	40.65
BALCONY 16	9.99	13.07
BALCONY 17	9.99	13.07
BALCONY 18	10.08	12.70
BALCONY 19	8.51	11.74
BALCONY 20	11.12	13.84
BALCONY 21	11.12	13.84
	474.70 m²	319.43 m
	1,945.85 m²	1,421.42 m

GENERAL NOTES:
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N1/N2 WIND CLASSIFICATION - REFER TO ENGINEERS DETAILS
REFER TO ENGINEERS DETAILS FOR ALL CONCRETE FOOTING, SLAB, SUSPENDED SLAB AND STAIR DETAILS
BOUNDARY WALLS TO BE SET BACK FROM BOUNDARY AS PER PLAN
FINAL POSITION OF CEILING EXHAUST FANS AND RAINWATER PIPES (D.P.) WILL BE DETERMINED ON SITE TO SUIT ROOF FRAME MEMBERS
ALL FLUMED RIHOODS AND EXHAUST FANS TO BE DUCTED TO EXTERNAL AIR - REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS
ALL PLUMBING & ELECTRICAL DUCT ACCESS PANELS TO BE 250 x 250 (OR 3ch) AND LOCATED 250mm (OR 3ch) AFL UNLESS NOTED OTHERWISE
SCREW FIX ALL SLIDING DOOR HEADS TO LINTEL-BAR/BEAM OVER
REFER TO WALL TYPE PLAN
ALL WALL DIMENSIONS EXCLUDE MATERIAL FINISHING (I.E. PLASTER, PLASTERBOARD, CEMENT FIBRE CLADDING)
PROVIDE FIRE COLLARS AND DAMPERS TO ALL SERVICE PENETRATIONS BETWEEN SOLE OCCUPANCY UNIT (SOU) WALLS AND FLOORS TO THE REQUIRED FRL

BRICK LAYER NOTES:
RENDERED AND PLASTERED 2ch BRICKWORK EXTERNALLY AND INTERNALLY AS NOTED
PROVIDE MB01 ACOUSTIC WALL TIES TO PARTY WALLS
CAVITY WALL TIES TO BE PROVIDED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS EARTHQUAKE DESIGN REQUIREMENTS
PROVIDE 50mm CAVITY TO ALL PARTY WALLS U.N.O.
PROVIDE 50mm CAVITY TO ALL EXTERNAL WALLS U.N.O.
1ch LONGREACH BRICKS OVER INTERNAL/EXTERNAL DOOR AND WINDOWS WITH OPENINGS GREATER THAN 1600 AND/OR LESS THAN 3c BRICKWORK OVER (INC. T-BARS)
METAL BEADS TO ALL EXTERNAL CORNERS WITHIN BUILDING
START WITH 1ch LONGREACH BRICK ON EVEN FOOTINGS (E.G. -2c) AND START WITH 2ch STANDARD BRICK ON ODD FOOTINGS (E.G. -3c) (REFER TO ISOMETRIC VIEW)
CONC. CORE FILL ALL CONC. BLOCKWORK AS PER ENG. DETAILS
PROVIDE 'WASHOUT' BLOCKS TO BOTTOM OF ALL CONC. BLOCK WORK
6 STAR NOTES:
-CAVITY INSULATION (SUPAFIL CARBONPLUS OR SIMILAR) TO U1, 2, 3, 6, 7, 9, 12, 13, 15, 18, 19 & 20 (EXTENT AS SHOWN)

ROOFING NOTES:
ROOF HOLDING DOWN STRAPS TO BE BUILT INTO BRICKWORK AT MAX 1200 CENTRES AND FIXED OVER ROOF PURLINS
FIXING CARPENTER NOTE:
450w SHELF AND RAIL TO ROBES AT 1700 AFL U.N.O.
4x 450w SHELVES TO LINEN AND PANTRY U.N.O.
HANGING RAIL IN ROBE TO BE CUT BACK 290mm FROM WALL WHERE NOTED NBN
ACOUSTIC NOTES:
PROVIDE 3mm IMPACTAMAT TO ALL HARD SURFACE FINISHES (E.G. TILING, LAMINATE) ON SUSPENDED FLOORS - ACOUSTIC MATTING TO MEET NCC REQUIREMENTS OF R_w+C_r NOT LESS THAN 50, L_nW NOT MORE THAN 62
WINDOW NOTES:
ALL GLAZING TO BE INSTALLED AS PER AS 2407
UPPER FLOOR BEDROOM WINDOWS WITH SILL UP TO 1700mm AFL AND NOT OPENING TO A LANDING OR BALCONY, TO BE FITTED WITH AN OPENING RESTRICTION DEVICE AS PER BCA REQUIREMENTS
REFER TO WINDOW SCHEDULE FOR WINDOW SIZES AND REQUIREMENTS

DRAWING 3rd floor plan-overall_rev E

DANMAR DEVELOPMENTS

Level 1/475 Scarborough Beach Rd, Osborne Park WA 6017
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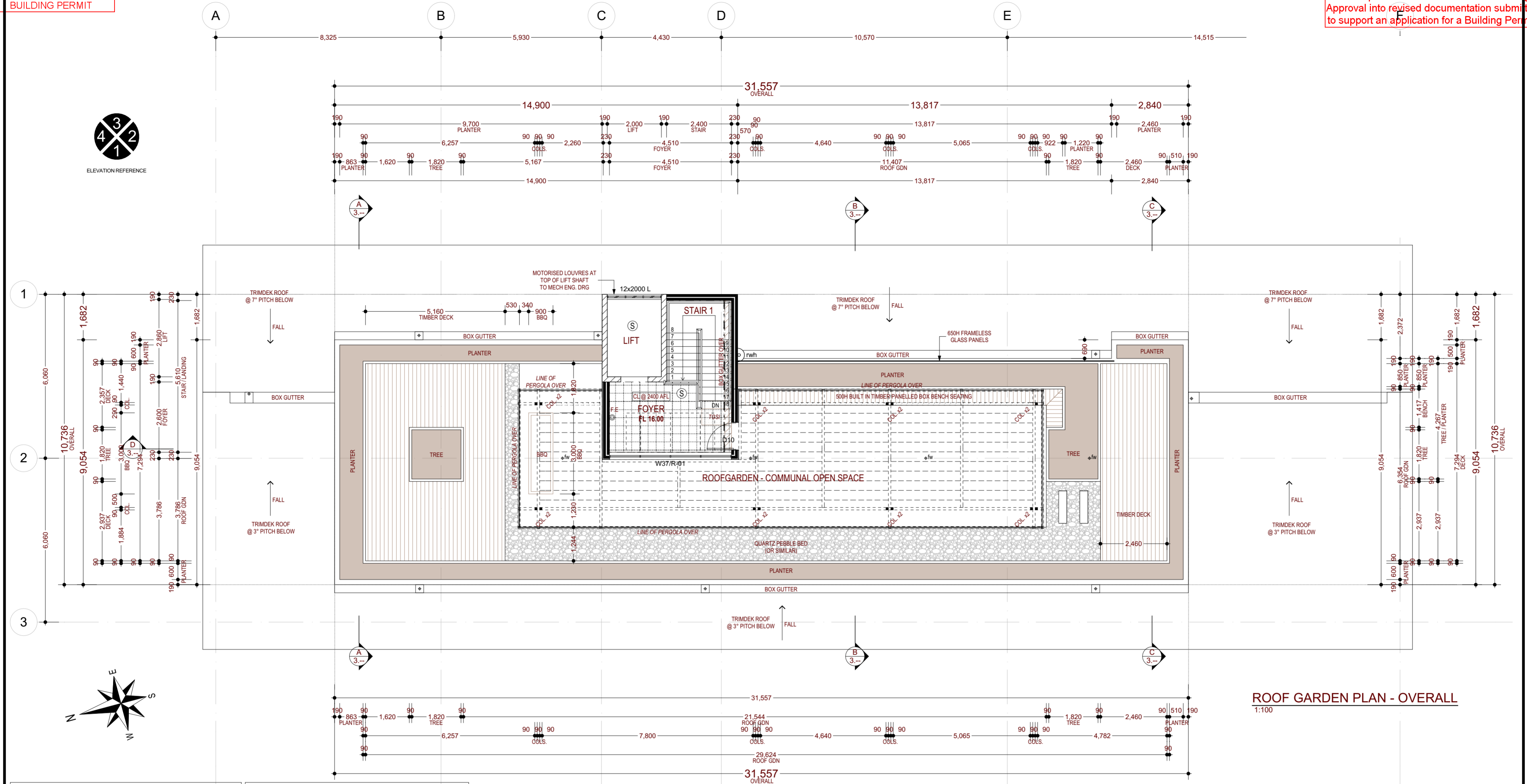
PROJECT
APARTMENTS
Lot 270
#21 Kishorn Rd
Applecross

CLIENT
KISHORN 21 PTY LTD

JOB No. 3384-85			
DRAWING No. A2.06			
CURRENT DATE 15/05/19			
DRAWN WK	SCALE As shown on A2		
WD DRAWN DATE 18/03/19	CHECKED GD		
		REVISION	
E	Issued to client		15/05/19 WK
D	Issued to consults.		26/04/19 WK
C	Eng. prelim		16/04/19 WK
B	Passage door swing direction		12/04/19 WK
A	For review		05/04/19 WK
REV	DESCRIPTION		DATE
			CHKD

PLANNING APPROVAL ONLY
THIS IS NOT A
BUILDING PERMIT

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



ROOF GARDEN PLAN - OVERALL
1:100

GENERAL NOTES:

- CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
- ALL INSTALLATIONS MUST COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BCANCC REQUIREMENTS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO WORK COMMENCING
- N1/N2 WIND CLASSIFICATION - REFER TO ENGINEERS DETAILS
- REFER TO ENGINEERS DETAILS FOR ALL CONCRETE FOOTING, SLAB, SUSPENDED SLAB AND STAIR DETAILS
- BOUNDARY WALLS TO BE SET BACK FROM BOUNDARY AS PER PLAN
- FINAL POSITION OF CEILING EXHAUST FANS AND RAINWATER PIPES (D.P.) WILL BE DETERMINED ON SITE TO SUIT ROOF FRAME MEMBERS
- ALL FLUMED RHOODS AND EXHAUST FANS TO BE DUCTED TO EXTERNAL AIR - REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS
- ALL PLUMBING & ELECTRICAL DUCT ACCESS PANELS TO BE 250 x 250 (OR 300) AND LOCATED 250mm (OR 300) AFL UNLESS NOTED OTHERWISE
- SCREW FIX ALL SLIDING DOOR HEADS TO LINTEL/T-BAR/BEAM OVER
- REFER TO WALL TYPE PLAN
- ALL WALL DIMENSIONS EXCLUDE MATERIAL FINISHING (I.E. PLASTER, PLASTERBOARD, CEMENT FIBRE CLADDING)
- PROVIDE FIRE COLLARS AND DAMPERS TO ALL SERVICE PENETRATIONS BETWEEN SOLE OCCUPANCY UNIT (SOU) WALLS AND FLOORS TO THE REQUIRED FRL

BRICK LAYER NOTES:

- RENDERED AND PLASTERED 20h BRICKWORK EXTERNALLY AND INTERNALLY AS NOTED
- PROVIDE MB01 ACOUSTIC WALL TIES TO PARTY WALLS
- CAVITY WALL TIES TO BE PROVIDED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS EARTHQUAKE DESIGN REQUIREMENTS
- PROVIDE 50mm CAVITY TO ALL PARTY WALLS U.N.O.
- PROVIDE 50mm CAVITY TO ALL EXTERNAL WALLS U.N.O.
- 10h LONGREACH BRICKS OVER INTERNAL/EXTERNAL DOOR AND WINDOWS WITH OPENINGS GREATER THAN 1600 AND/OR LESS THAN 3c BRICKWORK OVER (INC. T-BARS)
- METAL BEADS TO ALL EXTERNAL CORNERS WITHIN BUILDING
- START WITH 10h LONGREACH BRICK ON EVEN FOOTINGS (E.G. -2c) AND START WITH 20h STANDARD BRICK ON ODD FOOTINGS (E.G. -3c) (REFER TO ISOMETRIC VIEW)
- CONC. CORE FILL ALL CONC. BLOCKWORK AS PER ENG. DETAILS
- PROVIDE 'WASHOUT' BLOCKS TO BOTTOM OF ALL CONC. BLOCK WORK

6 STAR NOTES:

- CAVITY INSULATION (SUPAFIL CARBONPLUS OR SIMILAR) TO U1, 2, 3, 6, 7, 9, 12, 13, 15, 18, 19 & 20 (EXTENT AS SHOWN)

ROOFING NOTES:

- ROOF HOLDING DOWN STRAPS TO BE BUILT INTO BRICKWORK AT MAX 1200 CENTRES AND FIXED OVER ROOF PURLINS
- FIXING CARPENTER NOTE:**
- 450w SHELF AND RAIL TO ROBES AT 1700 AFL U.N.O.
- 4x 450w SHELVES TO LINEN AND PANTRY U.N.O.
- HANGING RAIL IN ROBE TO BE CUT BACK 290mm FROM WALL WHERE NOTED NBN
- ACOUSTIC NOTES:**
- PROVIDE 3mm IMPACTAMAT TO ALL HARD SURFACE FINISHES (E.G. TILING, LAMINATE) ON SUSPENDED FLOORS - ACOUSTIC MATTING TO MEET NCC REQUIREMENTS OF R_w+C_t NOT LESS THAN 50, L_{n,w} NOT MORE THAN 62

WINDOW NOTES:

- ALL GLAZING TO BE INSTALLED AS PER AS 2407
- UPPER FLOOR BEDROOM WINDOWS WITH SILL UP TO 1700mm AFL AND NOT OPENING TO A LANDING OR BALCONY, TO BE FITTED WITH AN OPENING RESTRICTION DEVICE AS PER BCA REQUIREMENTS
- REFER TO WINDOW SCHEDULE FOR WINDOW SIZES AND REQUIREMENTS

DRAWING **Roof garden plan-overall_rev D**

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PROJECT
APARTMENTS
Lot 270
#21 Kishorn Rd
Applecross

CLIENT
KISHORN 21 PTY LTD

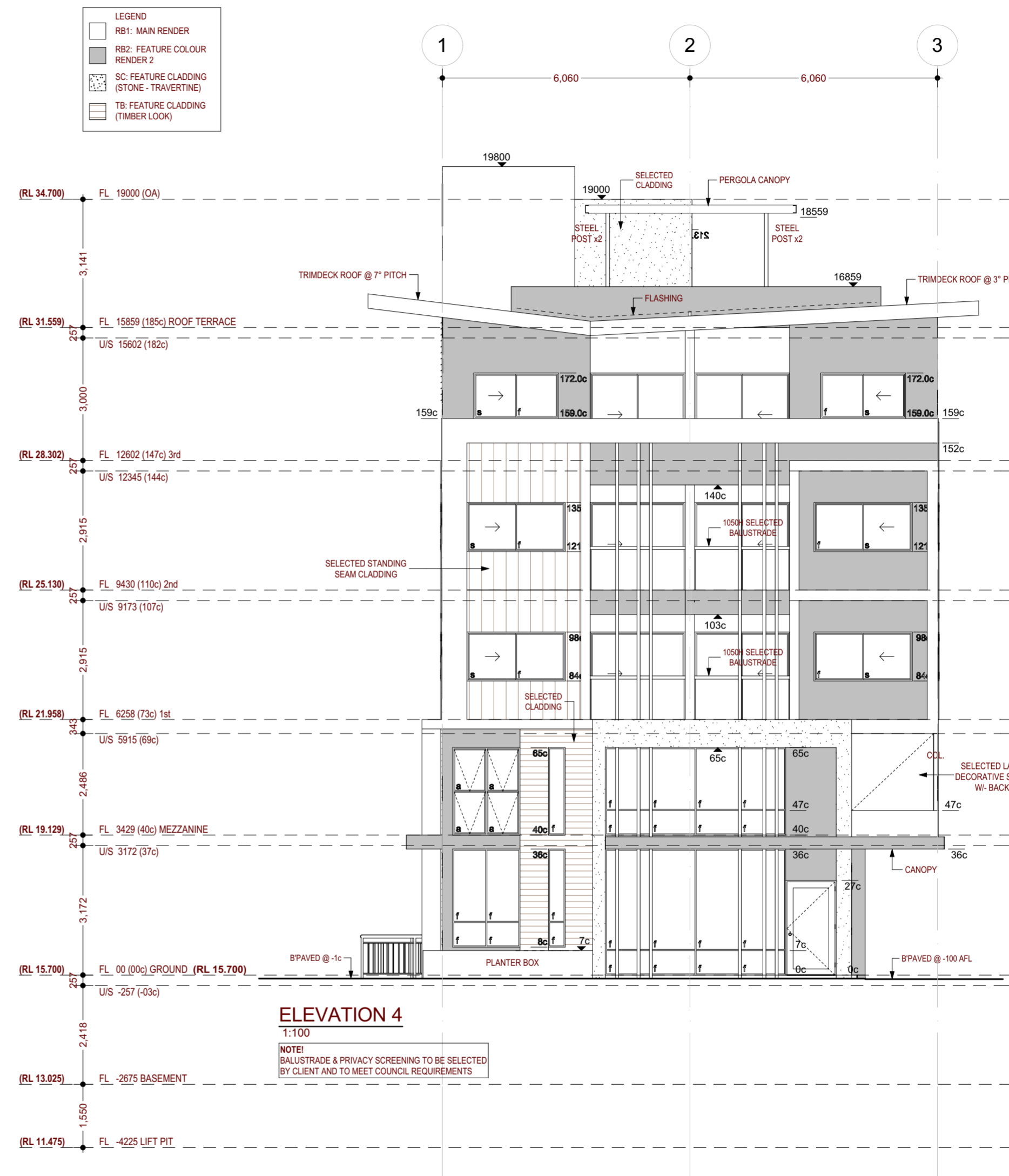
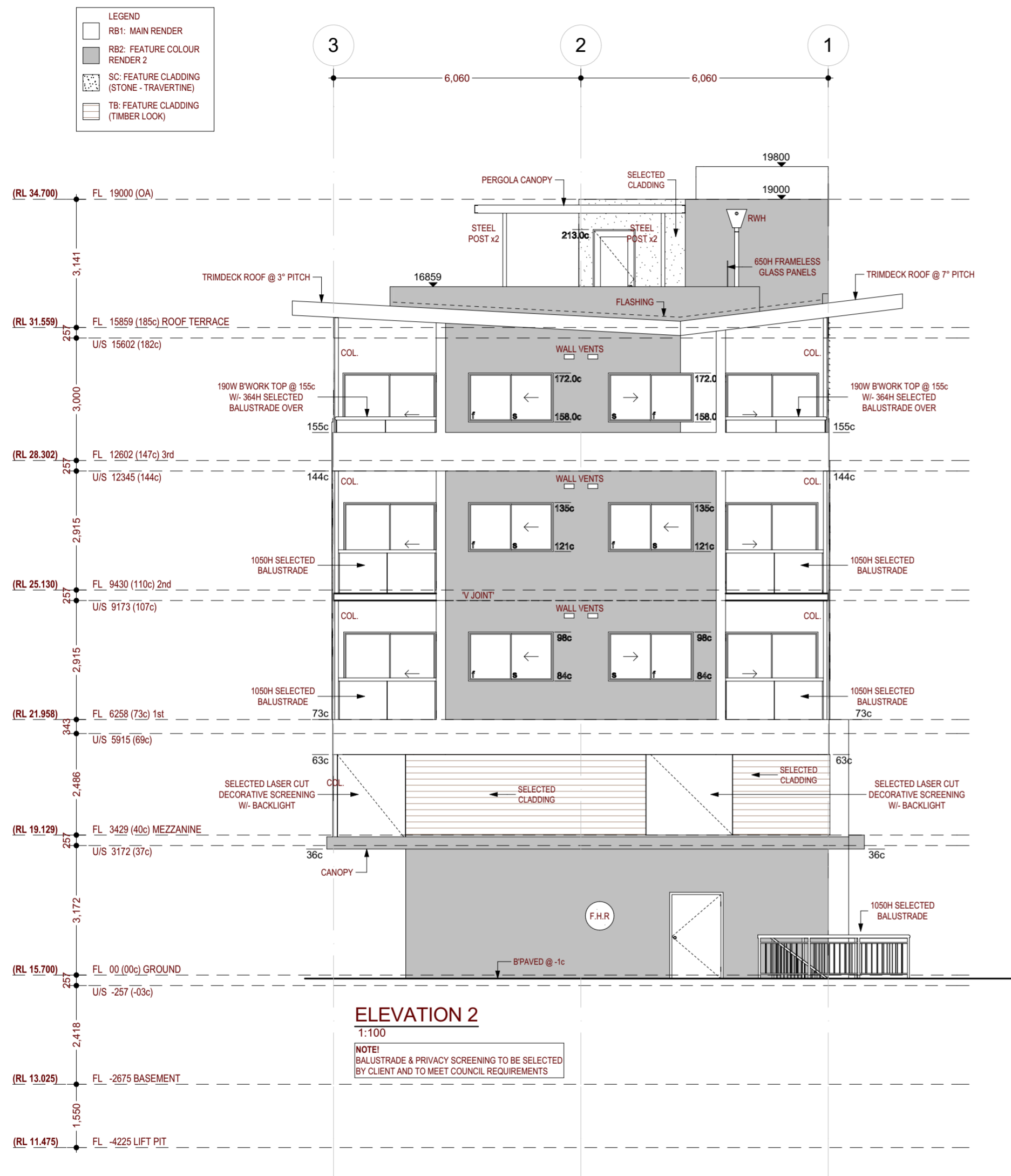
JOB No.	3384-85		
DRAWING No.	A2.07		
CURRENT DATE	15/05/19		
DRAWN WK	SCALE	As shown on A2	
WD DRAWN DATE	CHECKED	GD	
15/05/19			
REV	DESCRIPTION	DATE	CHKD
D	Issued to client	15/05/19	WK
C	Issued to consults.	26/04/19	WK
B	Eng. prelim	16/04/19	WK
A	For review	05/04/19	WK
REVISION			

PLANNING APPROVAL ONLY
THIS IS NOT A
BUILDING PERMIT

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



DRAWING External elevation 1_rev D		PROJECT APARTMENTS		JOB No. 3384-85	
<p>Level 1/475 Scarborough Beach Rd, Osborne Park WA 6017 P: (08) 9445 7522 F: (08) 9445 8211 WEB: www.danmardevelopments.com</p>		Lot 270		DRAWING No. A3.01	
		#21 Kishorn Rd		CURRENT DATE 15/05/19	
CLIENT KISHORN 21 PTY LTD		Remote control roller doors x5		SCALE As shown on A2	
ALL DIMENSION TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORK. FIGURED DIMENSIONS ONLY TO BE USED. REPORT AND DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.		WD DRAWN DATE 18/03/19		CHECKED GD	
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DRAWING External elevs 2 and 4_rev D



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PROJECT
APARTMENTS
Lot 270
#21 Kishorn Rd
Applecross

CLIENT
KISHORN 21 PTY LTD

JOB No.
3384-85

DRAWING No.
A3.02

CURRENT DATE
15/05/19

DRAWN WK SCALE
As shown on A2

WD DRAWN DATE 18/03/19 CHECKED GD

REV	DESCRIPTION	DATE	CHKD
D	Issued to client	15/05/19	WK
C	Issued to consults.	26/04/19	WK
B	Eng. prelim	12/04/19	WK
A	For review	05/04/19	WK
REVISION			



LEGEND
 RH: MAIN RENDER
 RS: FEATURE COLOUR RENDER 2
 SC: FEATURE CLADDING (STONE - TRAVERTINE)
 TB: FEATURE CLADDING (TIMBER LOOK)

ELEVATION 3
 1:100
 NOTE:
 BALLUSTRADE & PRIVACY SCREENING TO BE SELECTED BY CLIENT AND TO MEET COUNCIL REQUIREMENTS
 NOTE:
 OBSCURE GLAZING (SHOWN HATCHED) TO 1650 AFL

REV	DESCRIPTION	DATE	CHKD
F	Rev for Bldg surveyor	04/06/19	WK
E	Issued for building permit	27/05/19	WK
D	Issued to client	15/05/19	WK
C	Issued to consults.	26/04/19	WK
B	Eng. prelim	12/04/19	WK
A	For review	05/04/19	WK

REVISION

DANMAR DEVELOPMENTS

Level 1/475 Scarborough Beach Rd. Osborne Park, WA 6017
 P: (08) 9445 7322 F: (08) 9445 8211
 WEB: www.danmardevelopments.com

PROJECT
APARTMENTS
 Lot 270
 #21 Kishorn Rd
 Applecross

CLIENT
KISHORN 21 PTY LTD

DRAWING
 External elevation 3_rev F

JOB No.
3384-85

CURRENT DATE
 04/06/19

DRAWN
 WK

SCALE
 As shown on A1

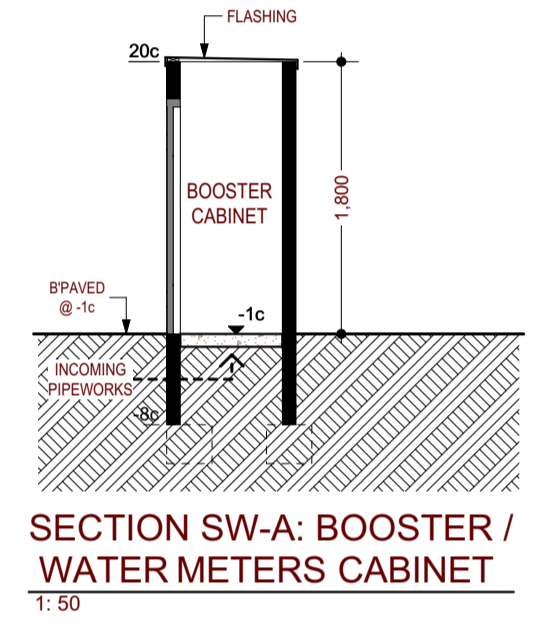
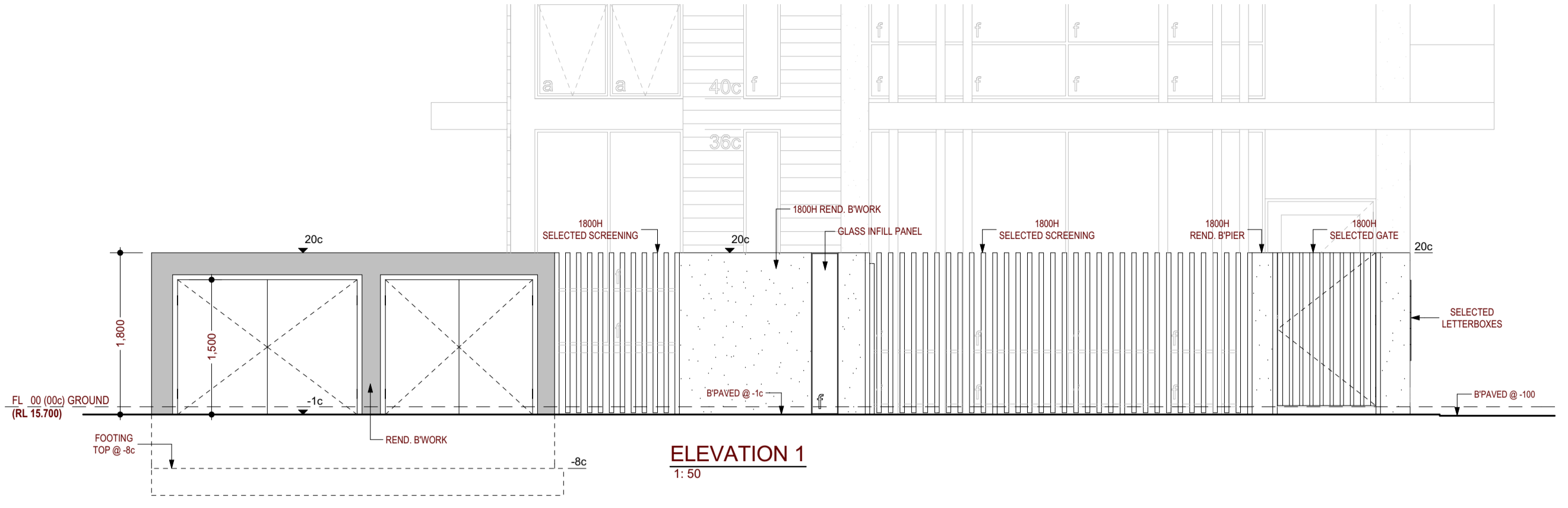
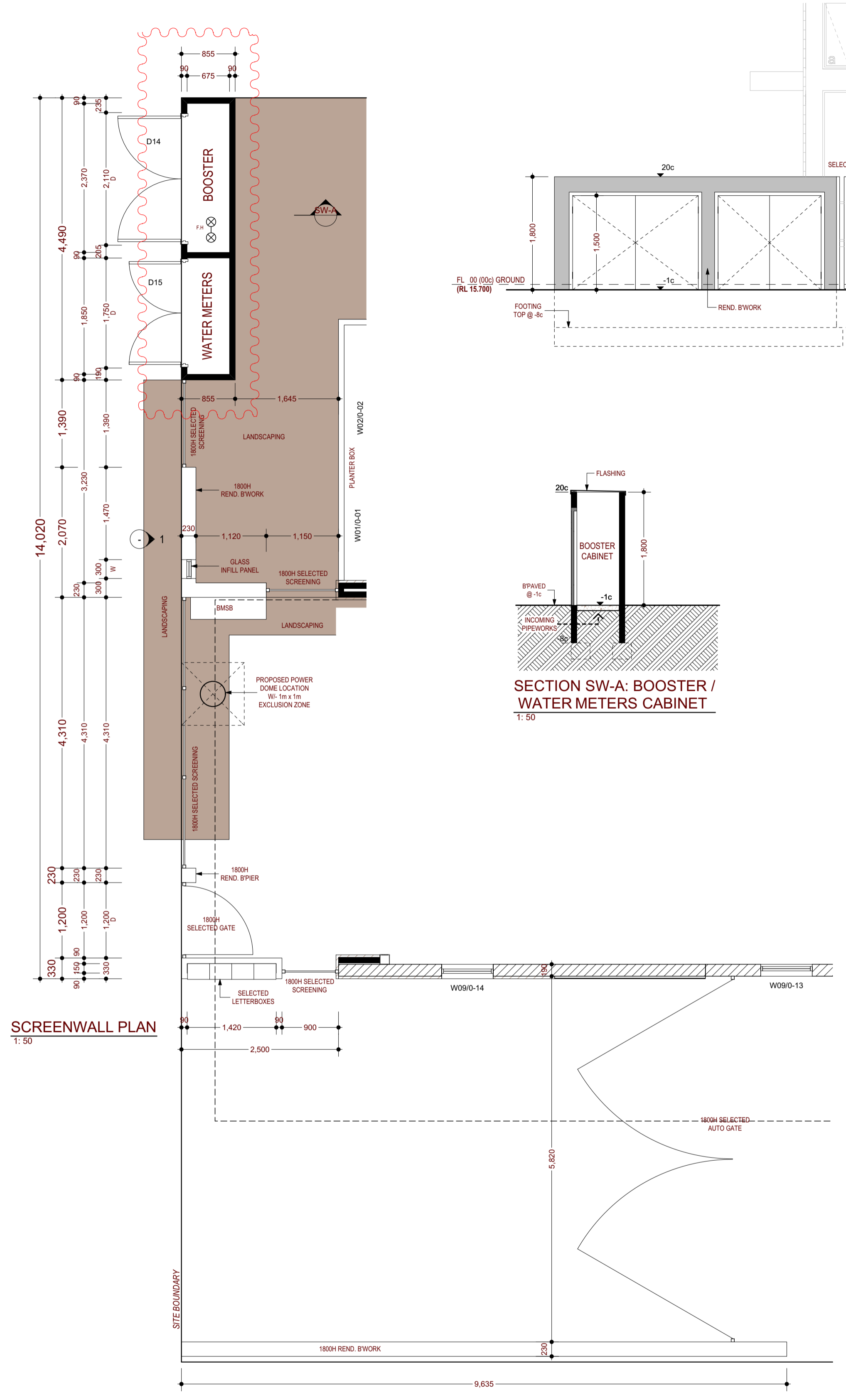
DRAWING No.
A3.03

WD DRAWN DATE
 18/03/19

CHECKED
 GD

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REV	DESCRIPTION	DATE	CHKD
B	Booster / meters cabs 855D	04/06/19	WK
A	For review	24/05/19	WK

REVISION

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PROJECT
APARTMENTS
Lot 270
#21 Kishorn Rd
Applecross

CLIENT
KISHORN 21 PTY LTD

DRAWING
Screenwall plans_rev B

JOB No. 3384-85	CURRENT DATE 04/06/19	SCALE As shown on A1
DRAWING No. A1.05	WD DRAWN DATE 18/03/19	CHECKED GD

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