

REPORTS AND RECOMMENDATIONS

FOR THE

DEVELOPMENT ADVISORY UNIT

MEETING

HELD ON

TUESDAY, 9 JULY 2024

1. This Meeting makes Recommendations to the Manager Statutory Planning & Building.
2. Should any Elected Member wish to discuss the content of any item included as part of the attached agenda, please contact Kate Bainbridge, Manager Statutory Planning & Building. Contact should be established as soon as possible after the publication of the agenda to the City of Melville website. Contact details are as follows: Tel 9364 0626 or via the Elected Members Portal.
3. Should an Elected Member propose that an item on this agenda be referred to Council for determination, a request to that effect must be made to the Chief Executive Officer (CEO). This request shall be made in accordance with the requirements set out by Clause 3.5.4 of Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
4. Should any applicant or adjoining property owner object to any proposal included as part of this DAU agenda, then an opportunity exists to request that the application be determined by Council. All such requests should be referred to an Elected Member of Council for the Ward within which the development application is located. An Elected Member may request that the application be determined by Council. Any call up request from an Elected Member shall be made in accordance with the requirements set out by Clause 3.5.4 of Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
5. In the absence of any referral request, a decision on any application included as part of this DAU agenda can take place under delegated authority to the Manager Statutory Planning, after midday on the second Monday after the Friday publication of the minutes to the City's website. In the event that the DAU minutes are not published to the City's website until the Monday after the DAU meeting, a decision on the application can still take place the following Monday.

DISTRIBUTED: 12 JULY 2024



**REPORTS AND RECOMMENDATIONS FROM THE DEVELOPMENT ADVISORY UNIT
MEETING HELD IN, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD,
BOORAGOON, COMMENCING AT 9:00 AM ON TUESDAY, 9 JULY 2024**

PRESENT

K Bainbridge
T Geddes
J Caracciolo

Manager Statutory Planning & Building
Senior Planning Officer
Senior Planning Officer

DISCLOSURES OF INTEREST

**DISCLOSURE OF FINANCIAL INTERESTS
LOCAL GOVERNMENT ACT 1995**

Members' interests in matters to be discussed at meetings to be disclosed

S.5.65 (1) A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by the member must disclose the nature of the interest -

- (a) in a written notice given to the Chief Executive Officer before the meeting; or
- (b) at the meeting immediately before the matter is discussed.

Penalty: \$10,000 or imprisonment for 2 years.

Meeting to be informed of disclosures

S.5.66 If a member has disclosed an interest in a written notice given to the Chief Executive Officer before a meeting then before the meeting -

- (a) the Chief Executive Officer is to cause the notice to be given to the person who is to preside at the meeting; and
- (b) the person who is to preside at the meeting is to bring the notice to the attention of the persons who attend the meeting.

Disclosing members not to participate in meetings

S.5.67 A member who makes a disclosure under Section 5.65 must not -

- (a) preside at the part of the meeting relating to the matter; or
- (b) participate in, or be present during, any discussion or decision making procedure relating to the matter,

unless, and to the extent that, the disclosing member is allowed to do so under Section 5.68 or 5.69.

Penalty: \$10,000 or imprisonment for 2 years.

Please refer to your Handbook for definitions of interests and other detail.

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U24/0637 – CHANGE OF USE TO TAVERN AT LOT 402 (NO. 1) POINT WALTER ROAD, BICTON (REC) (ATTACHMENT)

Ward : Bicton, Attadale, Alfred Cove Ward
 Category : Operational
 Application Number : DA-2024-168
 Property : Lot 402 (No. 1) Point Walter Road, Bicton
 Proposal : Change of use to Tavern
 Applicant : GHD Pty Ltd
 Owner : J & J Swindells
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Responsible Officer : Kate Bainbridge
 Manager Statutory Planning and Building
 Previous Items : N/A

AUTHORITY / DISCRETION

DEFINITION

| | | |
|-------------------------------------|----------------|--|
| <input type="checkbox"/> | Advocacy | <i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i> |
| <input type="checkbox"/> | Executive | <i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i> |
| <input type="checkbox"/> | Legislative | <i>Includes adopting local laws, town planning schemes & policies.</i> |
| <input type="checkbox"/> | Review | <i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i> |
| <input checked="" type="checkbox"/> | Quasi-Judicial | <i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i> |
| <input type="checkbox"/> | Information | <i>For the Council to note.</i> |

U24/0637- CHANGE OF USE TO TAVERN AT LOT 402 (NO. 1) POINT WALTER ROAD, BICTON (REC) (ATTACHMENT)

KEY ISSUES / SUMMARY

- Development approval is sought for a change of use from Restaurant to Tavern at the existing building at No. 1 Point Walter Road, Bicton.
- The details of the proposed development have been assessed against Local Planning Scheme No. 6 (LPS6) and relevant Local Planning Policies including Local Planning Policy 1.6 – Car Parking and Access (LPP1.6).
- The proposed land use requires discretionary assessment of the appropriateness proposed land use ('A' class use).
- The application was advertised in accordance with the provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015* (as amended) and LPP1.1.
- Two submissions were received (both objections) during the advertising period with concerns in relation to the lack of car parking to the subject site, noise impacts from the proposed use, and the impacts of the operation of a liquor serving business upon local properties.
- The proposed development was presented to the Development Advisory Unit (DAU) meeting held on 9 July 2024.
- The City recommends that approval be granted subject to conditions including the provision of a waste management plan and acoustic report.

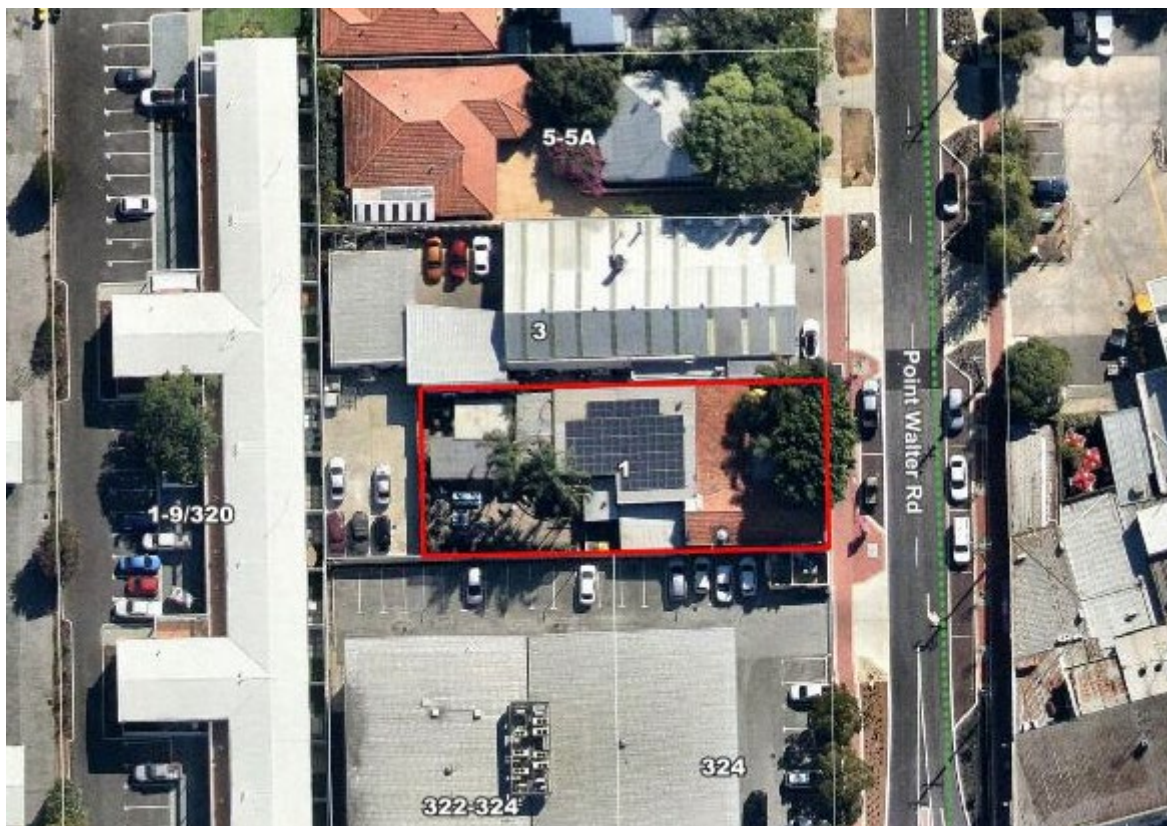


Figure 1 – Aerial Photography

**U24/0637- CHANGE OF USE TO TAVERN AT LOT 402 (NO. 1) POINT WALTER ROAD,
BICTON (REC) (ATTACHMENT)****BACKGROUND****Scheme Provisions**

| | |
|------------|-------------|
| MRS Zoning | : Urban |
| LPS Zoning | : Centre C4 |
| R-Code | : R60 |
| Use Type | : Tavern |
| Use Class | : A |

Site Details

| | |
|--------------------------------------|---------------------------|
| Lot Area | : 829m ² |
| Retention of Existing Vegetation | : Proposed |
| Street Tree(s) | : No |
| Street Furniture (drainage pits etc) | : Telephone box |
| Site Details | : Refer to Figure 1 above |

DETAIL

The subject application seeks approval for a change of use from the existing Restaurant land use to a Tavern land use. Operationally, the development will employ the full time equivalent of 12 staff between the kitchen and wait-staff and will operate 7 days a week from 11am to midnight. The existing restaurant is open from 5pm to 9pm 7 days a week and employs 11 full time equivalent staff.

The proposal (as amended) has been assessed against the provisions of LPS6, and relevant Local Planning and Council Policies. The proposal complies with all the relevant development requirements except for the proposed 'A' class use, for which a performance assessment is required following the completion of consultation. The provision of car parking in accordance with LPP 1.6 is also discussed further in the officer comment section below.

The works component of the development, comprising a new patio, new amenities, and a new outdoor bar and acoustic wall is assessed under DA-2023-1057. The subject application considers the land use component only.

STAKEHOLDER ENGAGEMENT**I. COMMUNITY**

| | |
|-------------------------------|--|
| Advertising Required: | Yes |
| Neighbour's Comment Supplied: | Yes |
| Reason: | Required for A Class use pursuant to LPP 1.1 Planning Process and Decision Making Clause 1.7.6 |
| Support/Object: | Two submissions received (Objections) |

A summary of the content of the objections received and a response is provided in the table below.

U24/0637- CHANGE OF USE TO TAVERN AT LOT 402 (NO. 1) POINT WALTER ROAD, BICTON (REC) (ATTACHMENT)

| Submission Number | Summary of Submission | Support/ <i>Objection</i> | Officer's Comment | Action (Condition/ Uphold/ Not Uphold) |
|-------------------|--|------------------------------|---|---|
| 1 | <p>Car parking Submitter raised concerns in relation to parking from the business resulting in car parking issues in the immediate locality, as well as concerns with respect to access for deliveries and staff parking.</p> | Objection | <p>The provision of parking for the development is discussed further in the officer comment section below. As there is reduction in the net lettable area and the same car parking ratio required, there is no increase to the required number of bays and therefore no discretion required to be exercised in this regard.</p> | Not Uphold |
| 2 | <p>Car parking Submitter raised concerns in relation to parking from the business resulting in car parking issues in the immediate locality, as well as concerns with respect to access for deliveries and staff parking.</p> | Objection | <p>The provision of parking for the development is discussed further in the officer comment section below and above.</p> | Not Uphold |

U24/0637- CHANGE OF USE TO TAVERN AT LOT 402 (NO. 1) POINT WALTER ROAD, BICTON (REC) (ATTACHMENT)

| Submission Number | Summary of Submission | Support/Objection | Officer's Comment | Action (Condition/ Uphold/ Not Uphold) |
|-------------------|--|-------------------|---|--|
| 2 (Cont.) | <p>Liquor serving business The submitter was concerned regarding the impact of customers consuming liquor upon families with children attending the adjoining medical centre.</p> | Objection | <p>The appropriateness of the proposed land use is discussed further in the officer comment section below. It should be noted that a Restaurant is permitted to serve liquor – it just needs to be with a meal. The change of land use is intended to permit the change of liquor licence to permit service of liquor without a meal, however majority of patrons are still likely to dine at the premises.</p> | Not uphold |

II. OTHER AGENCIES / CONSULTANTS

Not Applicable.

STATUTORY AND LEGAL IMPLICATIONS

Should the City of Melville refuse the application for development approval, the Applicant will have the right to have the decision reviewed by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*.

FINANCIAL IMPLICATIONS

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

**U24/0637- CHANGE OF USE TO TAVERN AT LOT 402 (NO. 1) POINT WALTER ROAD,
BICTON (REC) (ATTACHMENT)****STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS**

There are no strategic, risk or environmental management implications with this application.

POLICY IMPLICATIONS

There are no policy implications in relation to this proposal.

COMMENTLand Use

The proposed change of land use, from Restaurant to Tavern, is considered appropriate for the following reasons:

- With respect to the potential impacts of noise from the premises affecting the amenity of adjoining properties, the following is noted:
 - o The works proposed to the site under the associated works development application includes a 4m high acoustic fence surrounding the rear courtyard. The applicant is in the process of preparing an acoustic report to support the development, it is a recommended condition of approval that the recommendations of this acoustic report be implemented.
 - o It is noted that as the acoustic fence is to essentially function as a dividing fence. If agreement between neighbours is unable to be reached, the applicant would be obliged to construct any necessary noise wall within the property boundaries if this is required as recommendation of the acoustic report.
 - o The City has received some noise complaints relating to the subject site to date, however these have been infrequent in nature. The proposal seeks to improve the site's compliance with noise legislation in the provision of an acoustic fence. Condition requiring the preparation of an acoustic report and implementation of the recommendations will further ensure that the use will protect acoustic amenity of the locality.
 - o The site will remain subject to the requirements of the *Environmental Health (Noise) Regulations 1997*, and as such should the site operate contrary to these requirements including noise emission limits, then the City's Environmental Health Officers are able to take compliance action.
- The target patron demographic remains the same as the existing restaurant, being local families and residents, as such significant adverse impacts to the character of the locality are not anticipated. The lack of parking means that persons will find it difficult to drive from further away and find appropriate parking – meaning that it will mostly service nearby residents and existing visitors to the centre.
- The site is located within an activity centre, as such uses of this nature are anticipated and existing such as the existing Leopold Hotel and bottle shop.

**U24/0637- CHANGE OF USE TO TAVERN AT LOT 402 (NO. 1) POINT WALTER ROAD,
BICTON (REC) (ATTACHMENT)**On site car parking

The provisions of LPP 1.6 are such that car parking bays are to be provided in the following instances:

- a) All new developments; or
- b) Modifications to existing developments which result in an increase to the NLA (net lettable area) or PFA (public floor area); or
- c) A change of use to a use which requires more car parking than existing.

In this instance, the proposal involves a reduction in the overall PFA provided on site due to the function room becoming a storage area. The outdoor bar/dining area to the rear and front courtyard are not included in PFA as they are not covered by a solid roof. Furthermore, the land uses have the same car parking requirement (noting no rooms are associated with this proposal). Therefore, in accordance with LPP 1.6, an assessment of car parking provision for the land use is not required and if there was, there would be no increase (and in fact a decrease) in car parking required. Regardless of this, the following is considered with respect to parking for the use:

- The existing use has operated from the site with no car parking provided, and the City does not have records of parking concerns arising from the land use on site presently.
- There are a number of on street car parking bays in the immediately surrounding area.
- Considering the scale of the Tavern, it is likely to attract patrons from the immediate area, discouraging driving to the site.
- The site is located close to public transport, being approximately 100m from bus stops serviced by routes 111 and 910.

It is noted that under LPP 1.6, with respect to vehicle loading and unloading, a loading bay is not required for developments with a NLA less than 500m², as in this case. Furthermore, the site currently operates as a restaurant without dedicated loading bay without complaint raised.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

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

However, should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration.

CONCLUSION

This application has been assessed against the relevant planning framework and deemed to be an appropriate use with noise concerns raised able to be addressed through condition of development approval. The proposal is therefore proposed to be approved under delegation through the Development Advisory Unit (DAU) process.

Should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration.

**U24/0637- CHANGE OF USE TO TAVERN AT LOT 402 (NO. 1) POINT WALTER ROAD,
BICTON (REC) (ATTACHMENT)**

OFFICER RECOMMENDATION

APPROVAL

1. The development the subject of this approval must be contained wholly within the area of exclusive use of the lot and comply with the approved plans at all times unless otherwise approved in writing by the City.
2. Prior to the initial occupation of the development, a Waste Management Plan shall be prepared in accordance with the City's Waste Management Guideline for New Developments and submitted in writing for the approval of the City. Once approved, the development is to be constructed and operated in accordance with the Waste Management Plan, to the satisfaction of the City.
3. Prior to the commencement of development, an Acoustic Report shall be submitted to the City for approval to demonstrate how all mechanical services and noise emissions from the Tavern land use will comply with the 'Assigned Noise Levels' contained in the *Environmental Protection (Noise) Regulations 1997* when the noise is received at any neighbouring residential premises. The development shall be constructed and operate in perpetuity in accordance with the recommendations set out in the approved Acoustic Report to the satisfaction of the City.
4. Prior to the occupation of the development, the bicycle parking facilities shown on the approved plans are to be provided in accordance with Australian Standard AS 2890.3, to the satisfaction of the City. The facilities shall thereafter be retained for the life of the development.

Advice Notes

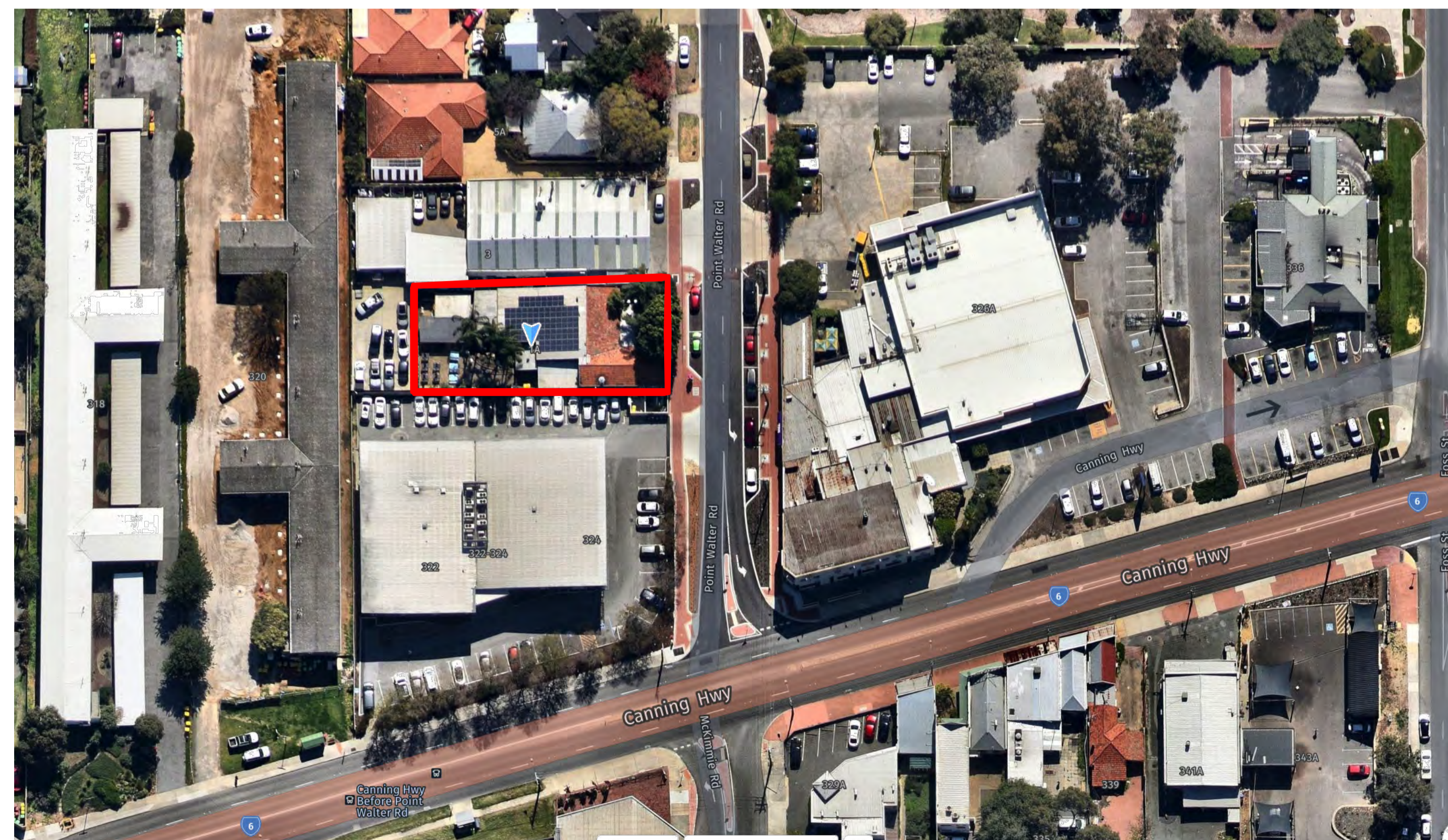
1. The applicant is advised that this approval relates to the change of land use to Tavern only, the remaining works are considered under DA-2023-1057 and the approval of these works may be subject to conditions.
2. The applicant/owner is advised that the premises must comply with the *Environmental Protection (Noise) Regulations 1997*.
3. This planning decision is confined to the authority of the *Planning and Development Act 2005* and the City of Melville Local Planning Scheme No. 6. This decision does not remove the obligation of the applicant and/or property owner to ensure that all other required approvals are first obtained, applicable State and Federal legislation is complied with, and any restrictions, easements or encumbrances are adhered to.

**ATTACHMENTS
OF THE
DEVELOPMENT ADVISORY UNIT
MEETING
HELD ON
TUESDAY, 9 JULY 2024
U24/0637**

Distributed: FRIDAY, 12 JULY 2024



PROPOSED TAVERN RENOVATION - BICTON



| TABLE OF CONTENTS | |
|-------------------|-------------------|
| Drawing No. | Drawing Name |
| A0 | Cover Page |
| A1 | Site Survey Plan |
| A2 | Site Plan |
| A3 | Ground Floor Plan |
| A4 | Elevations |

ACCREDITED MEMBER BUILDING DESIGNER 

DA STAGE - ISSUED FOR APPROVAL

Client: **Procom Construction**

Project Title: **Lot 402 #1 Point Walter Road, Bicton**

Cover Page

| | | | | | | | |
|-------------|----|-------------|----------|-----------------|--|-----------------|--|
| SHEET SIZE: | A1 | START DATE: | 24.10.23 | Project Number: | | Drawing Number: | |
| DRAWN: | MB | CHECKED: | MB | 2332 | | A0 | |

| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------------|
| A | 12.11.23 | Issued for review |
| B | 05.12.23 | Changes and additional detail added |
| C | 12.12.23 | Issued for approval |
| D | xx.xx.xx | - |



GENERAL NOTES:
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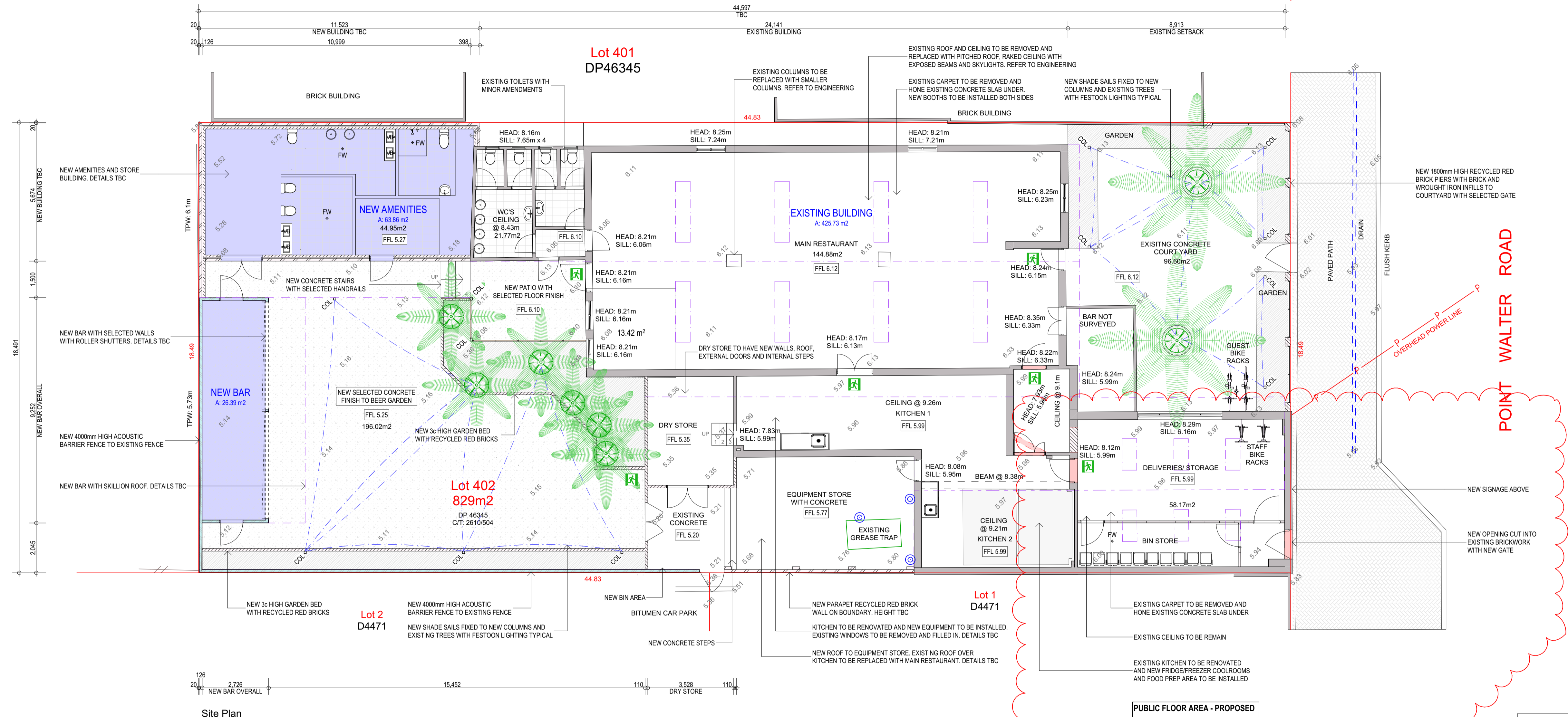
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 Mobile: 0403 165 270



NOTE:
 - 3D IMAGES ARE INDICATIVE ONLY

ALL CONTRACTORS WORKING ON THIS PROJECT TO CHECK ALL DIMENSIONS AND NOTES PRIOR TO INITIATING ANY WORKS. ALL DISCREPANCIES TO BE NOTIFIED TO THE PROJECT MANAGER STRAIGHT AWAY.

| WALL TYPE LEGEND | |
|--|---|
| TYPICAL WALL TYPES: | |
| | CONCRETE TILT PANEL WITH NOMINAL THICKNESS AND FIRE RESISTANCE LEVEL (FRL) |
| | STEEL FRAMED WITH WALL NOMINAL THICKNESS AND SELECTED LININGS EITHER SIDE |
| | STEEL STUD WALL WITH NOMINAL THICKNESS AND SELECTED PLASTERBOARD BOTH SIDES |
| | STEEL STUD WALL WITH NOMINAL THICKNESS AND WATER RESISTANT PLASTERBOARD ON WET AREA SIDES |
| | SELECTED WALL LINING WITH NOMINAL THICKNESS AND INSULATION AS PER ENERGY REPORT |
| OTHER WALL TYPES (NOT ALL APPLICABLE - REFER TO PLANS): | |
| | STEEL STUD WALL WITH NOMINAL THICKNESS AND FIRE RATED PLASTERBOARD TO NOMINAL FFL |
| | STEEL STUD WALL WITH NOMINAL THICKNESS AND SELECTED ACOUSTIC PLASTERBOARD AND/OR INSULATION |
| | TIMBER STUD WALL WITH NOMINAL THICKNESS AND SELECTED LININGS EITHER SIDE |
| | SELECTED COOLROOM PANEL WITH NOMINAL THICKNESS |
| | SELECTED BRICKWORK WITH NOMINAL THICKNESS AND SELECTED FINISH |
| NOTES: REFER TO FLOOR PLANS FOR ADDITIONAL DETAILS AND INFORMATION - THERMAL INSULATION AS PER ENERGY REPORT. | |



PUBLIC FLOOR AREA - PROPOSED

| | |
|--------------------|----------------------------|
| MAIN RESTAURANT: | 144.88m ² |
| TOILETS: | 21.77m ² |
| COURTYARD (FRONT): | 96.60m ² |
| COURTYARD (REAR): | 196.02m ² |
| NEW AMENITIES: | 56.99m ² |
| TOTAL: | 516.26m² |

COMPLIANCE NOTES:

- THESE PLANS ARE SUBJECT TO REVIEW BY A CERTIFIED BUILDING SURVEYOR.
- THEY CAN ONLY BE USED ONCE THEY HAVE BEEN ISSUED FOR CONSTRUCTION.
- THESE PLANS CAN NOT BE USED FOR FABRICATION AND CONSTRUCTION PURPOSES.
- COMPLIANCE SUBJECT TO THE NCC BUILDING CODES OF AUSTRALIA AND AUSTRALIAN STANDARDS.

ABBREVIATIONS:

- FE = FIRE EXTINGUISHER
- FIR = FIRE HOSE REEL
- COL = COLUMN
- DP = DOWNPIPE
- PJ = PANEL JOINT

SITE NOTES:

- STEEL WORKS TO COMPLY WITH AS4100.
- EXTEND COMPACTION 1.5m PAST THE BUILDING.
- ACCESS AND CAR PARKING TO COMPLY WITH AS2890.1.
- TELSTRA PIT AND POWER DOME POSITIONS TO BE CONFIRMED ON SITE.
- CONDUIT RUNS ARE INDICATIVE ONLY. CONTRACTOR TO CONFIRM ONSITE.
- NBN FTTN TECHNOLOGY. DEVELOPMENT MUST COMPLY WITH NBN STANDARDS.
- CONCRETE WORKS TO COMPLY WITH AS3600 AND MASONRY WORKS TO COMPLY WITH AS3700.

NOTES:

- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, REPORTS, CONTRACTS AND DRAWINGS.
- ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIRED AUSTRALIA STANDARDS AND THE NCC.
- ALL DIMENSIONS TAKEN TO STRUCTURAL SURFACES UNLESS OTHERWISE NOTED (STUD FRAMING / CONCRETE PANELS ETC).
- NO ALLOWANCE FOR INTERNAL AND EXTERNAL SHEETING. ANY DISCREPANCY CONFIRM WITH OWNER OR BUILDER.
- CARE SHOULD BE TAKEN TO INCLUDE AN ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FIXINGS ETC.



DA STAGE - ISSUED FOR APPROVAL

| | | | |
|--------------------------------------|-------------|-----------------|----------|
| Client: | | Project Number: | |
| Procom Construction | | 2332 | |
| Project Title: | | Drawing Number: | |
| Lot 402 #1 Point Walter Road, Bicton | | A2 | |
| Site Plan | | | |
| SHEET SIZE: | A1 | START DATE: | 24.10.23 |
| DRAWN: | MB | CHECKED: | MB |
| SCALE: | 1:100, 1:50 | REVISION: | DATE |
| | | C | 12.12.23 |
| | | D | 07.03.24 |
| | | E | 13.05.24 |
| | | F | 14.06.24 |



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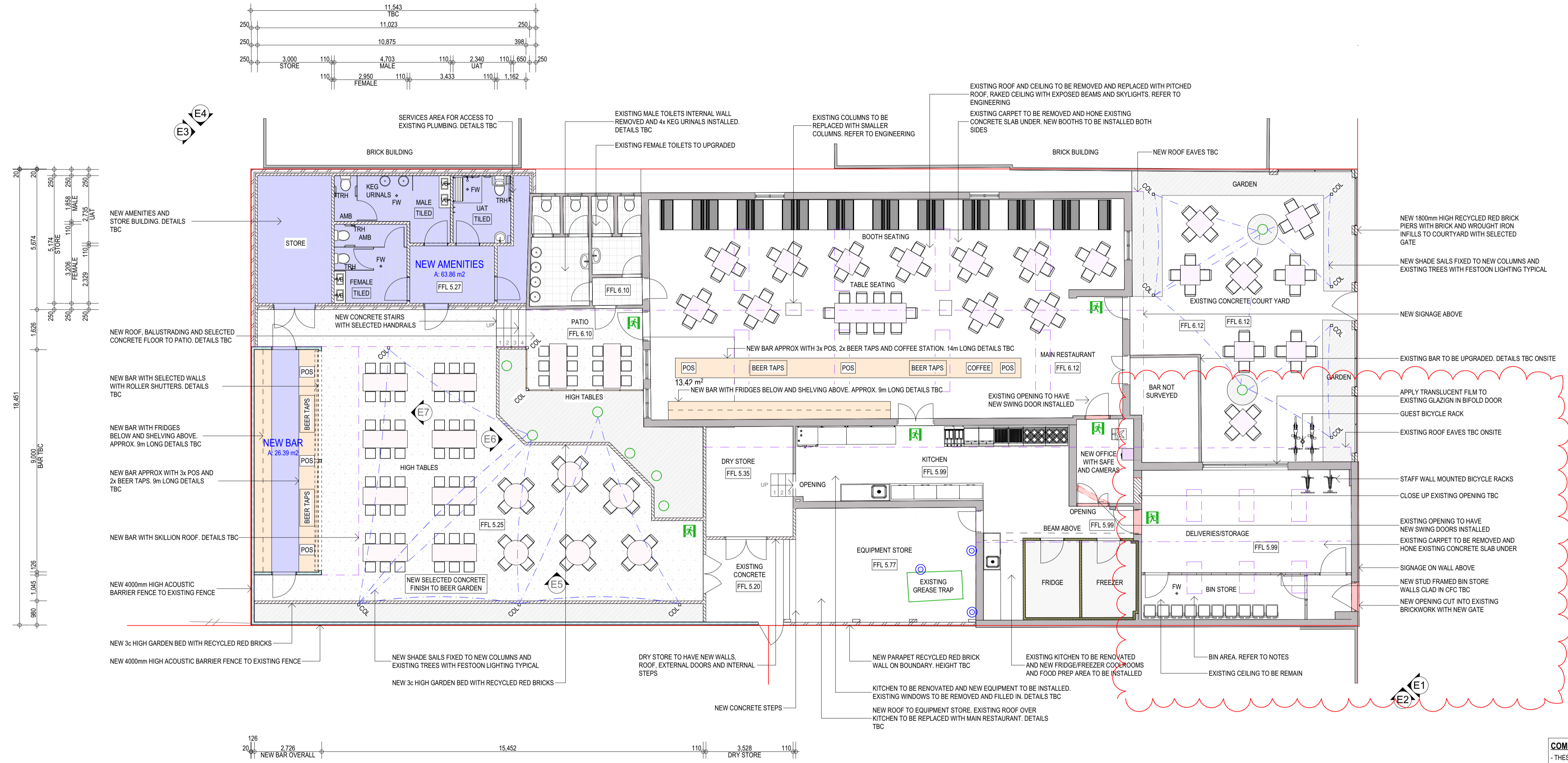
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DA STAGE - ISSUED FOR APPROVAL

| | | | |
|--------------------------|-------------|--------------------------------------|-----------------|
| Client: | | Project Title: | |
| Procom Construction | | Lot 402 #1 Point Walter Road, Bicton | |
| Ground Floor Plan | | | |
| SHEET SIZE: | A1 | START DATE: | 24.10.23 |
| DRAWN: | MB | CHECKED: | MB |
| SCALE: | 1:50, 1:100 | PROJECT NUMBER: | 2332 |
| REVISION: | DATE | DESCRIPTION | DRAWING NUMBER: |
| C | 12.12.23 | Issued for approval | A3 |
| D | 07.03.24 | Floor areas added | |
| E | 13.05.24 | Bin route added | |
| F | 14.06.24 | Function room changes | |



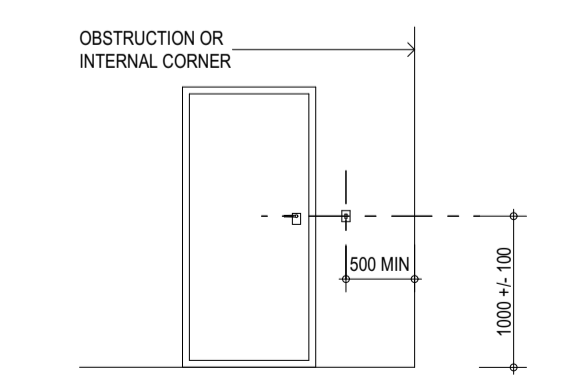
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ABBREVIATIONS:
 - FE = FIRE EXTINGUISHER
 - FHR = FIRE HOSE REEL
 - COL = COLUMN
 - DP = DOWNPIPE
 - PJ = PANEL JOINT

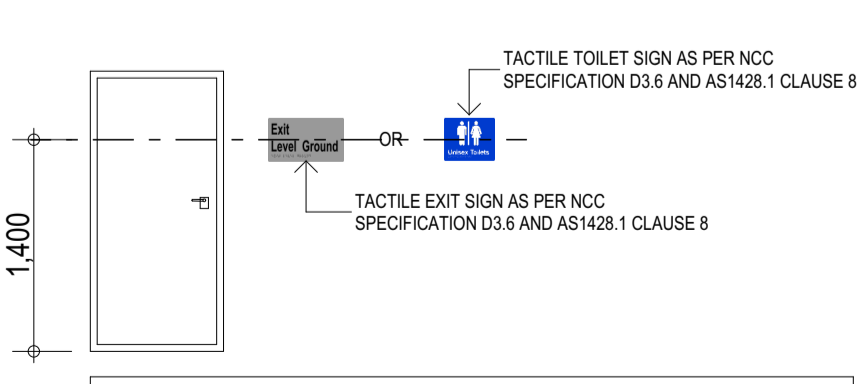
BIN AREA NOTES:
 - EXTERNAL TAP WHERE SHOWN.
 - 100mm INDUSTRIAL FLOOR WASTE.
 - 150mm CONCRETE FLOOR WITH FALLS TO FLOOR WASTE.
 - FLOOR WASTE TO BE CONNECTED TO SEWER BY PLUMBER
 - BIN STORE TO BE IN ACCORDANCE WITH LOCAL GOVERNMENT POLICY AND HEALTH REQUIREMENTS

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 - ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIRED AUSTRALIA STANDARDS AND THE NCC.
 - ALL DIMENSIONS TAKEN TO STRUCTURAL SURFACES UNLESS OTHERWISE NOTED (STUD FRAMING / CONCRETE PANELS ETC). NO ALLOWANCE FOR INTERNAL AND EXTERNAL SHEETING. ANY DISCREPANCY CONFIRM WITH OWNER OR BUILDER.
 - CARE SHOULD BE TAKEN TO INCLUDE AN ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FIXINGS ETC.

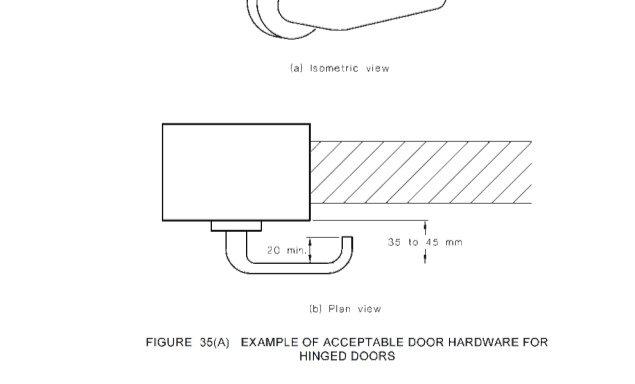
FLOOR PLAN NOTES:
 - STEEL WORKS TO COMPLY WITH AS4100.
 - ALL CLADDING TO BE NON-COMBUSTIBLE AND COMPLY WITH AS1530.1.
 - ALL STORMWATER DRAINAGE AND PLUMBING TO COMPLY WITH AS3500.3.
 - TIMBER WORKS SHALL COMPLY WITH THE LIGHT TIMBER FRAMING CODE AS1684.
 - CONCRETE WORKS TO COMPLY WITH AS3600 AND MASONRY WORKS TO COMPLY WITH AS3700.
 - TERMITE MANAGEMENT AS PER NCC CLAUSES B1.4 AND F1.9 AND IN ACCORDANCE WITH AS3660 PART 1.
 - STAINLESS STEEL OR ANODISED ALUMINIUM ANGLE AT JUNCTION BETWEEN DIFFERENT FLOOR FINISHES.
 - FIRE HOSE REELS TO COMPLY WITH AS2441 AND FIRE EXTINGUISHERS TO COMPLY WITH AS2444 AND AS3745.
 - AIR-CONDITIONING SYSTEMS TO BE CONFIRMED AT CONSTRUCTION STAGE. ALLOWANCE TO BE MADE FOR TUNISHING AND LOCATION TO BE CONFIRMED ON SITE.
 - VENTILATION, AIR-CONDITIONING AND MECHANICAL SYSTEMS TO BE DESIGNED AND INSTALLED AS PER NCC AND AS1688.2. REFER TO ENERGY REPORT PARTS J5 AND J6.
 - ALL EXIT DOORS WITH ILLUMINATED SIGNS TO HAVE BRAILLE SIGNAGE. INSTALL BRAILLE/TACTILE SIGNAGE AS PER NCC CLAUSE D3.6 AND IN ACCORDANCE WITH AS1428.1.



NOTES:
 - REFER TO SECTION 13 OF AS1428.1 AND NCC D2.21 FOR ALL DOOR HANDLE INSTALLATION REQUIREMENTS.
 - REFER TO SECTION 14 OF AS1428.1 FOR ALL SWITCHES AND CONTROLS INSTALLATION REQUIREMENTS.
 - REFER TO MANUFACTURERS SPECIFICATION FOR INFORMATION ON DOOR HARDWARE.

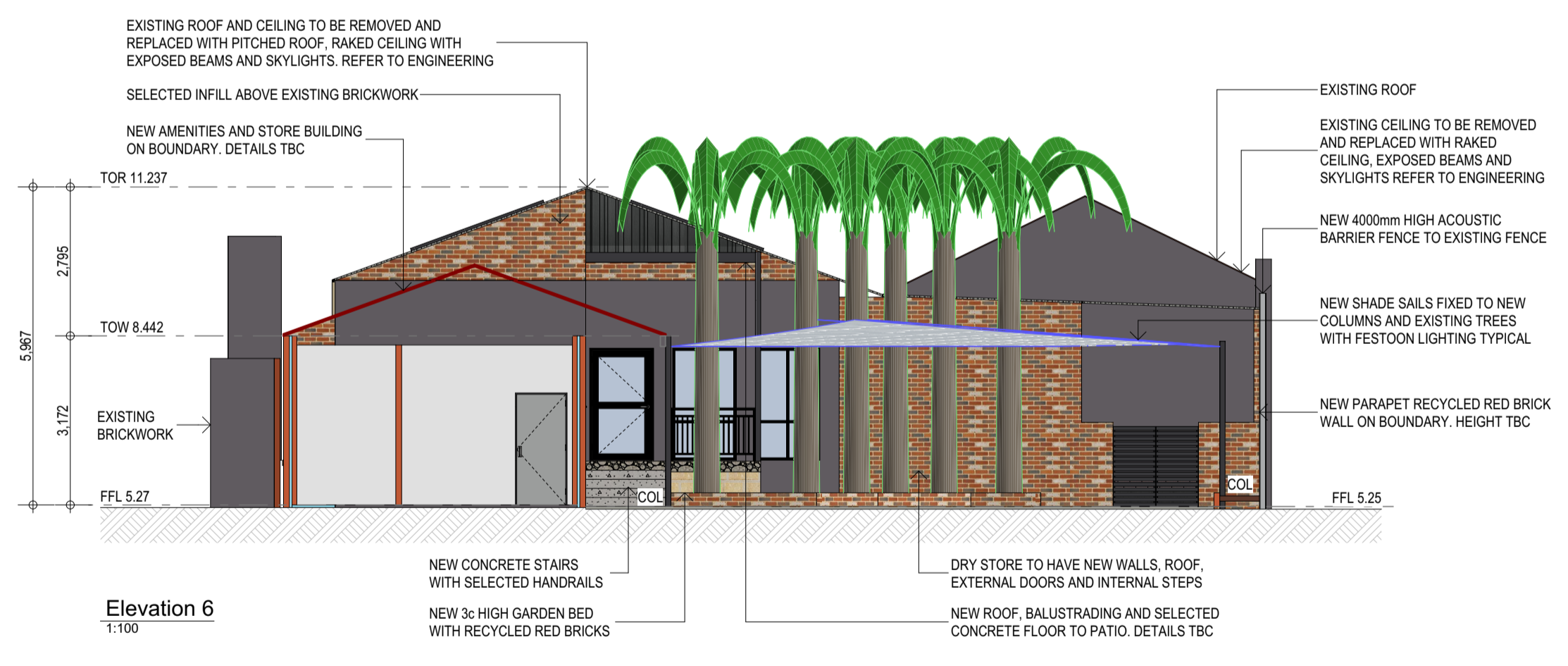
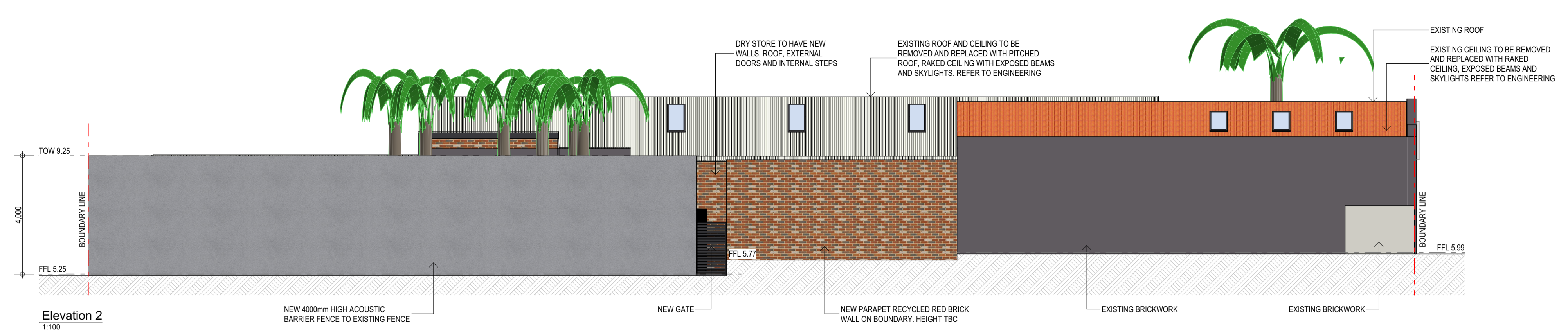
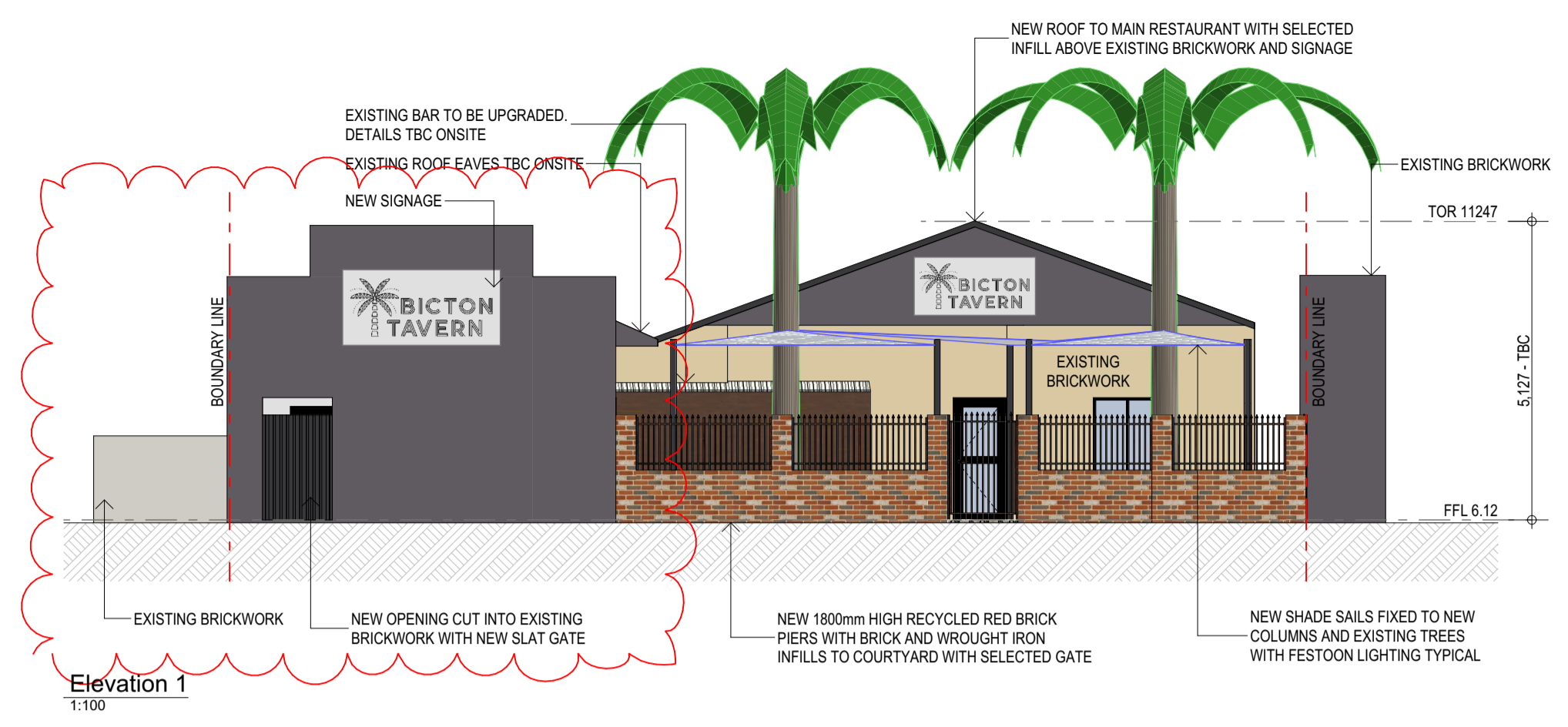


NOTES:
 - REFER TO AS1428.1, NCC D2.23 AND D3.6 FOR SIGNAGE REQUIREMENTS.
 - SIGNS TO BE LOCATED BETWEEN 1200 - 1600 ABOVE FFL.
 - SIGNS TO BE LOCATED ON THE SIDE THAT FACES A PERSON SEEKING EGRESS AND ON THE WALL ON THE LATCH SIDE OF THE DOOR WITH THE LEADING EDGE OF THE SIGN LOCATED BETWEEN 50mm AND 300mm FROM THE ARCHITRAVE.
 - TACTILE CHARACTERS TO BE BETWEEN 1250 - 1350 ABOVE FFL.
 - EXIT SIGNAGE MUST STATE 'EXIT' AND 'LEVEL' FOLLOWED BY THE FLOOR NUMBER.



NOTES:
 - REFER TO SECTION 13.5.2 OF AS1428.1 AND NCC D2.21 FOR ALL DOOR HANDLE INSTALLATION REQUIREMENTS.
 - REFER TO MANUFACTURERS SPECIFICATION FOR INFORMATION ON DOOR HARDWARE.
 - PUSH DOWN LEVERS TO ALL DOORS THROUGHOUT BUILDING FOR EMERGENCY ACCESS TO COMPLY WITH ALL RELEVANT STANDARDS.

ALL CONTRACTORS WORKING ON THIS PROJECT TO CHECK ALL DIMENSIONS AND NOTES PRIOR TO INITIATING ANY WORKS. ALL DISCREPANCIES TO BE NOTIFIED TO THE PROJECT MANAGER STRAIGHT AWAY.



COMPLIANCE NOTES:

- THESE PLANS ARE SUBJECT TO REVIEW BY A CERTIFIED BUILDING SURVEYOR.
- THEY CAN ONLY BE USED ONCE THEY HAVE BEEN ISSUED FOR CONSTRUCTION.
- THESE PLANS CAN NOT BE USED FOR FABRICATION AND CONSTRUCTION PURPOSES.
- COMPLIANCE SUBJECT TO THE NCC BUILDING CODES OF AUSTRALIA AND AUSTRALIAN STANDARDS.

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- CARE SHOULD BE TAKEN TO INCLUDE AN ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FIXINGS ETC.

ELEVATION NOTES:

- STEEL WORKS TO COMPLY WITH AS4100.
- ALL TOPS OF PANELS TO HAVE SELECTED COLORBOND CAPPING.
- ROOF LINE TO START WITHIN 200mm BELOW THE TOP OF PANEL UNO.
- ALL CLADDING TO BE NON-COMBUSTIBLE AND COMPLY WITH AS1530.1.
- ALL STORMWATER DRAINAGE AND PLUMBING TO COMPLY WITH AS3500.3.
- PREPARATION AND APPLICATION OF TEXTURE PAINT TO COMPLY WITH AS2311.
- TIMBER WORKS SHALL COMPLY WITH THE LIGHT TIMBER FRAMING CODE AS1684.
- CONCRETE WORKS TO COMPLY WITH AS3600 AND MASONRY WORKS TO COMPLY WITH AS3700.
- TERMITE MANAGEMENT AS PER NCC CLAUSES B1.4 AND F1.9 AND IN ACCORDANCE WITH AS3660 PART 1.
- AIR-CONDITIONING SYSTEMS TO BE CONFIRMED AT CONSTRUCTION STAGE. ALLOWANCE TO BE MADE FOR TUNISH AND LOCATION TO BE CONFIRMED ON SITE.
- VENTILATION, AIR-CONDITIONING AND MECHANICAL SYSTEMS TO BE DESIGNED AND INSTALLED AS PER NCC AND AS1689.2. REFER TO ENERGY REPORT PARTS JS AND J6.
- ALL EXIT DOORS WITH ILLUMINATED SIGNS TO HAVE BRAILLE SIGNAGE. INSTALL BRAILLE/TACTILE SIGNAGE AS PER NCC CLAUSE O3.6 AND IN ACCORDANCE WITH AS1428.1.



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DA STAGE - ISSUED FOR APPROVAL

Client: **Procom Construction**

Project Title: **Lot 402 #1 Point Walter Road, Bicton**

Elevations

| REVISION | DATE | DESCRIPTION |
|----------|----------|-----------------------|
| C | 12.12.23 | Issued for approval |
| D | 07.03.24 | Floor areas added |
| E | 13.05.24 | Bin route added |
| F | 14.08.24 | Function room changes |

SHEET SIZE: A1 START DATE: 24.10.23 Project Number: 2332 Drawing Number: A4

SCALE: 1:100

PO Box 2655, Malaga WA 6944
Email: admin@qds.com.au
Mobile: 0403 165 270

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