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www.statewestplanning.com.au

6 December 2019
Ref: 18038

Chief Executive Officer
Shire of Merredin
PO Box 42
Merredin, WA, 6415

SHIRE OF MERREDIN	
DATE RECEIVED	1 0 DEC 2019
CEO	DCEO
EMES	EMCS
EMDS	
FILE REF	A9234
DOC #	IPA20195206
TENDER REF #	
GRANT REF #	

SCANNED
DATE 10/12/19
INITIAL *df*

Dear Sir/Madam,

Re: Lot 367 (No 52) Mitchell St, Merredin

We act for the owners of the above property, who are seeking approval for additions and modifications to the existing building on the site. This application is essentially a request for a modification to the existing approval, but acknowledges the Planning Regulations that require such applications to follow the same procedure as a new application.

In support of this request we submit the following:

- Completed Application for Planning Approval form
- 2 copies of site and floor plans and elevations
- Certificate of Title
- Completed Planning Checklist
- BAL Report

We have calculated the application fee to be \$240. This will be paid by the client direct over the 'phone, which we understand is an acceptable method. Our client will contact Councils Administration upon lodgement of this application so that the payment can be connected to the application.

Site Description

Lot 367 (formerly Lots 3, 6 & 7) is owned and occupied by McIntosh & Son (farm machinery), which comprises a workshop, sales and storage area in the existing main building, with supporting ancillary infrastructure across the property. Whilst the site has frontages to both Mitchell and Duff Streets, principle access to the site is via the Mitchell St frontage.

The property is level and extensively cleared.

Proposed Development

McIntosh & Son is seeking to meet demand and secure their future in Merredin. To this end we applied and received approval for extensions to the existing building in August 2019. Unfortunately this extension, when costed, proved to be excessively expensive and they are seeking approval for a dome structure to accommodate the necessary additional space as a transitional arrangement whilst an alternative long term option is developed.

As is standard for dome structures, it will be constructed using sea containers on each side with a material 'dome' across the top. At approximately 24m x 30m it will be approximately 720m² and stand 9.7m high.

Land Use

The proposed use would, in our opinion, be classified as 'Industry – Service' and as such is a 'P' use under Councils LPS 6.

Setbacks

LPS 6 requires a 7.5m front setback and the same at the rear. Side setbacks can be nil (subject to compliance with the BCA), however it is proposed to set the structure back 8.065m. The existing 29m front setback will not be changing. The rear setback will effectively be towards one of the Duff St frontages (both over 80m).

Car Parking

The site accommodates 12 staff, making the parking requirement 6 bays. There is ample space available for car parking on the site.

Landscaping

We have proposed a 3m wide landscaping strip to the Mitchell St frontage. We understand that LPS 6 provides for 10% of the site. There is little in the way of landscaping on other properties in the Light Industry zone and we would request that Council grant a relaxation of the 10% standard and support the 3m strip as this will add considerably to the beautification of the primary frontage to this property and the Mitchell St streetscape overall.

BAL Assessment

A small portion at the northern end of the subject site is mapped as bushfire prone, so a Bushfire Attack Level (BAL) assessment was done as part of the recent approval. It shows that the highest BAL rating applicable to the building in that approval was BAL - 12.5 (just encroaching into the building footprint by a metre or so from the north). The

proposed new structure is some 30m further away and will fall well outside the BAL 12.5 contour and be rated as BAL Low. A copy of the assessment forms part of this application.

Conclusion

The proposal is an expansion of an existing use for a transitional period. It introduces no new land uses. We trust the information provided is sufficient to enable approval to be granted, Should you require anything else please don't hesitate to contact the undersigned.

Yours faithfully,





SIMON O'HARA
Director and Principal Planner

Encl

cc - Client



APPLICATION FOR PLANNING APPROVAL
LOCAL PLANNING SCHEME No. 6 - SCHEDULE 6 - (CLAUSE. 9.1.1)

OWNERS DETAILS			
Name/s:	MCINTOSH HOLDINGS PTY LTD		
	CONTACT PERSON: ANTHONY AYAN		
Address:	547 GREAT EASTERN HWY, REDCLIFFE, WA, 6104		Post Code: 6104
	Phone work:	Phone home:	Fax:
Mobile:	0427 206 000	Email: anthony.ayan@mcson.com.au	
Signature:	 (Stuart McIntosh - Director)	Date:	5/12/19
Signature:	 (Cameron McIntosh - Director)	Date:	5/12/19
NB: The owner/s signature/s are required for your application to be processed.			

APPLICANTS DETAILS			
Name:	STATEWEST PLANNING		
Address:	PO Box 1377, MIDLAND, WA		Post Code: 6936
	Contact person for correspondence: SIMON O'HARA		
Phone work:	9274 1363	Phone home:	Fax:
Mobile:	0418 932 792	Email: simon.ohara@statewestplanning.com.au	
Signature:		Date:	

PROPERTY DETAILS			
Lot No:	367	House/Street No:	52
Street name:	MITCHELL ST		
Suburb:	MERREDIN	Post Code:	6415
Nearest street intersection:	DUFF ST		
Diagram or plan:	416865	Certificate of title:	2969
		Folio:	189
Title encumbrances (e.g. easements, restrictive covenants) -			

PROPOSED OR EXISTING BUILDING/LAND USE	
Description of proposed development and/or land use:	DOME STRUCTURE
Nature of any existing buildings and/or land use:	SHOWROOM, SALES & SERVICE FARM MACHINERY
Approximate cost of proposed development:	\$ 75,000
Estimated time of completion:	1 MONTH

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:
Local government reference no:	

WESTERN



AUSTRALIA

REGISTER NUMBER	
367/DP416865	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
1	22/7/2019

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 2969 FOLIO 189

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 367 ON DEPOSITED PLAN 416865

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

MCINTOSH HOLDINGS PTY LTD OF 547 GREAT EASTERN HIGHWAY REDCLIFFE WA 6104
 (AF O185922) REGISTERED 2/7/2019

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP416865
 PREVIOUS TITLE: 1532-979, 1532-982, 1532-983
 PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
 LOCAL GOVERNMENT AUTHORITY: SHIRE OF MERREDIN

NOTE 1: N324564 SECTION 138D TLA APPLIES TO CAVEAT L614053
 NOTE 2: N324566 SECTION 138D TLA APPLIES TO CAVEAT L614047
 NOTE 3: N324565 SECTION 138D TLA APPLIES TO CAVEAT L614050



INFORMATION REQUIREMENTS		APPLICANT	OFFICE
1	Application for Development Approval to be signed by property owner/responsible authority	✓	
2	Appropriate fee		
3	Copy of Certificate of Title with Diagram and Strata Plan where applicable These can be obtained from http://www.landgate.wa.gov.au	✓	
4	Detailed written statement in support of the proposal including:		
(a)	Full details of the use/development	✓	
(b)	Compliance with Scheme/R-Codes/Policies	N/A	
(c)	Justification for any variations	✓	
5	Lots identified in Bushfire prone areas require the following		
(a)	Bushfire attack level assessment carried out in accordance with the methodology contained in the Planning for Bush Fire Protection Guidelines (Latest Edition) and DEFS guidelines ;	✓	
6	Site Plan (2 copies) on a scale of 1:100, 1:200 or 1:500		
(a)	Lot number(s), area, boundaries, dimensions of the site and North point	✓	
(b)	Location of existing buildings to be retained	✓	
(c)	Location of proposed buildings and their features (e.g. air conditioning units, clothes drying facilities, etc.)	✓	
(d)	Details of roads, access ways, crossovers, car parking and manoeuvring, fencing and verge treatments	✓	
(e)	Location and details of existing and proposed landscaping	✓	
(f)	Details of open space and outdoor living areas	N/A	
(g)	Site levels and floor levels	✓	
(h)	Location and details of cut/fill and method of retaining	✓	
(i)	Method of stormwater treatment	✓	
(j)	Location of bin storage areas (4 or more grouped dwellings and commercial/industrial developments only)	✓	
(k)	Location of adjoining buildings and separation distances		
7	Full floor and elevation plans (2 copies) on a scale of 1:100 or 1:200	✓	
8	Feature & Contour Survey	✓	
9	Developers endorsement of the proposed development (where required)		
10	Any further information that the Shire may reasonably require to better understand the proposed development		



Bushfire Attack Level Compliance Report

Location: Lot 7 (No.52) Mitchell Street & Lots 3 & 6 (Nos. 73 & 79) Duff St, Merredin

Shire of Merredin

Job Number: 180990

Report Date: 13 June 2019

This document has been prepared by:

BPP Group Pty Ltd t/a Bushfire Prone Planning
ACN: 39 166 551 784 | ABN: 39 166 551 784

Level 1, 159-161 James Street
Guildford WA 6055

PO Box 388
Guildford WA 6935

08 6477 1144 | admin@bushfireprone.com.au



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Disclaimer

The measures contained in this report are considered to be minimum standards and they do not guarantee that a building will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Additionally, the correct implementation of the required bushfire protection measures (and any associated response/evacuation plan if applicable) will depend, among other things, on the actions of the landowners or occupiers over which Bushfire Prone Planning has no control.

All surveys, forecasts, projections and recommendations made in this report associated with the project are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents - arising out of the services provided by their consultants.

This report has been prepared by an Accredited BPAD Practitioner using the Method 1 (Simplified Procedure) as detailed in Section 2 of AS 3959 – 2018. FPA Australia makes no warranties as to the accuracy of the information provided in the report. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

PROPERTY DETAILS & DESCRIPTION OF WORKS

Unit no. -	Street no. 52	Lot no. 7	Street name / Plan Reference Mitchell Street	
Suburb MERREDIN			State WA	Postcode 6415
Local Government Area Shire of Merredin			Property Area 1.2758ha	
Main BCA class of the building Class 8		Use(s) of the building Commercial – Workshop		
Description of Building Works Extension to existing building – New workshop, with attached meeting room above existing office.				

REPORT DETAILS

Report/Job Number 180990	Report Version BAL Compliance - (V1)	Assessment Date 20/12/2018	Report Date 7/06/2019
Client Details McIntosh & Son		Telephone +61 (08) 9041 1099	Email merredin@mcson.com.au
Client Address PO Box 149, MERREDIN WA 6415			



Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated report and/or BAL Certificate issued.

BPAD ACCREDITED PRACTITIONER DETAILS

Greg Dunstan

Bushfire Prone Planning
ABN: 39 166 551 784

Level, 159-161 James Street
Guildford WA 6055

I hereby declare that I am a BPAD accredited bushfire practitioner.		
Accreditation No.	BPAD 16382	
Signature		
Date	13 June 2019	

Authorised Practitioner Stamp

Bushfire Management Plan (BMP) and Firebreak & Fuel Load Notice: If the property (lot) is subject to an approved BMP (refer to land title) the landowner is responsible for complying with their responsibilities established by the BMP (including maintenance of the asset protection zone and other vegetation management). This is in addition to the requirement to comply with the Local Government Firebreak & Fuel Load Notice.

SUMMARY OF INITIAL BAL CONTOUR ASSESSMENT REPORT

INITIAL BAL ASSESSMENT/BAL CONTOUR MAP REPORT (LOCATION OF PROPOSED EXTENSION TO EXISTING BUILDING)					
Project No.	180990	Report Version	V1.0	Report Date	11 January 2019
BAL Contour Map	Method 1 (as per AS 3959-2018 s2.2.6 and Table 2.5)			BAL-12.5	
Determined BAL	Method 1 (as per AS 3959-2018 s2.2.6 and Table 2.5)			BAL-12.5	

Note: The local government will need to be able to access the original BAL Contour Map Assessment Report to reference in conjunction with this Compliance Report. We recommend you include the original report when submitting this Compliance Report even though it has most likely been submitted at an earlier stage.

BAL COMPLIANCE REPORT

This report confirms that the required vegetation separation distances, as indicated in the initial BAL Contour Map report for the bushfire attack level, has been achieved.

If vegetation removal/modification has been involved, then a site re-visit has been conducted to confirm this action.

The reassessed potential bushfire impact is stated in the table on the following page and the following evidence is included to support the determined Bushfire Attack Level.

- Photographic evidence of the removal/modification/low threat vegetation or non-vegetated areas.
- The revised site plan (dimensioned) showing the positioning of the proposed development on the lot. This is relied upon to determine the Bushfire Attack Level.

A BAL Certificate stating the re-assessed BAL is provided with this report.

ALL CONSTRUCTION WORK MUST BE ACCORDING TO THE LOCAL, REGIONAL AND NATIONAL STANDARDS AND REGULATIONS. ALL DIMENSIONS TO BE VERIFIED BY THE PROJECT ENGINEER SIGNING THIS PLAN.



ISSUED FOR COUNCIL APPROVAL

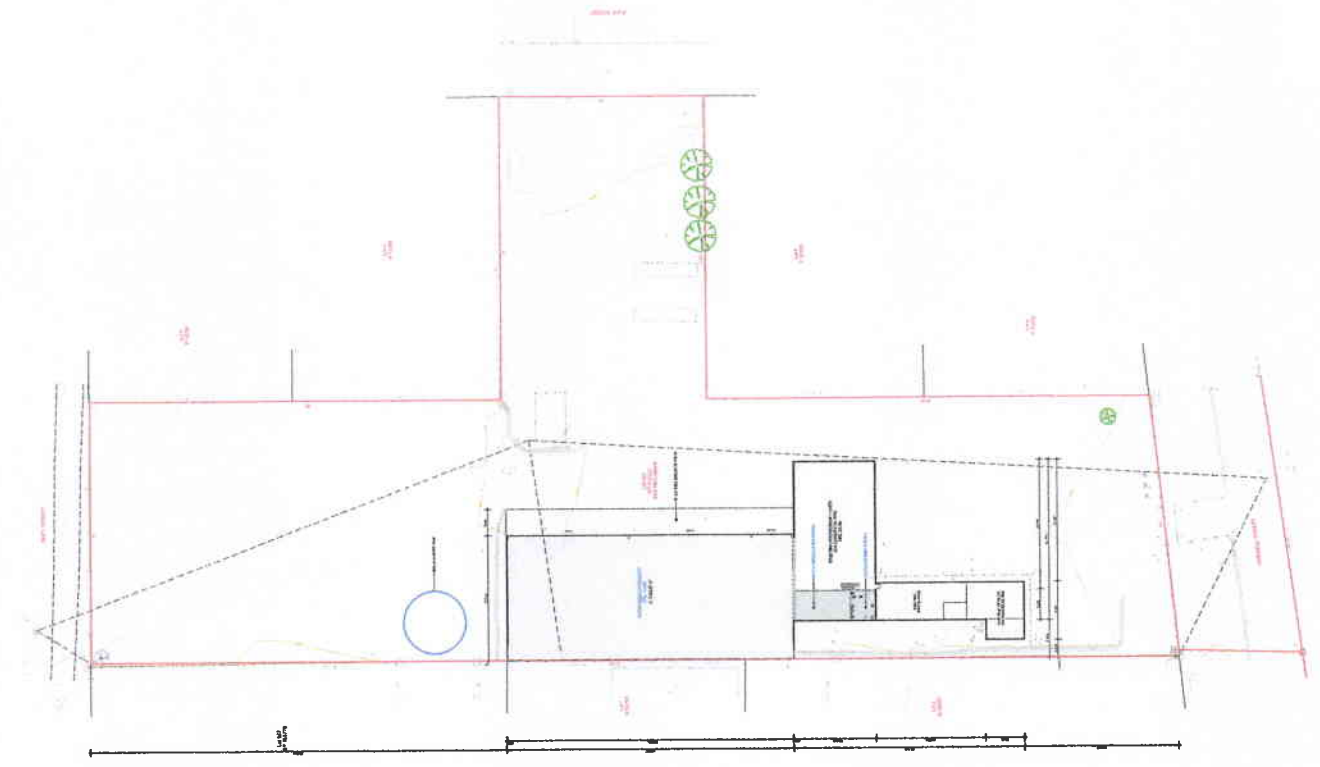
Client: **McIntosh and Son**
 Project Title: **52 Mitchell Street Merredin WA 6415**
 Existing / Proposed Site Plans

Project Number: **1923** Drawing Number: **A1**

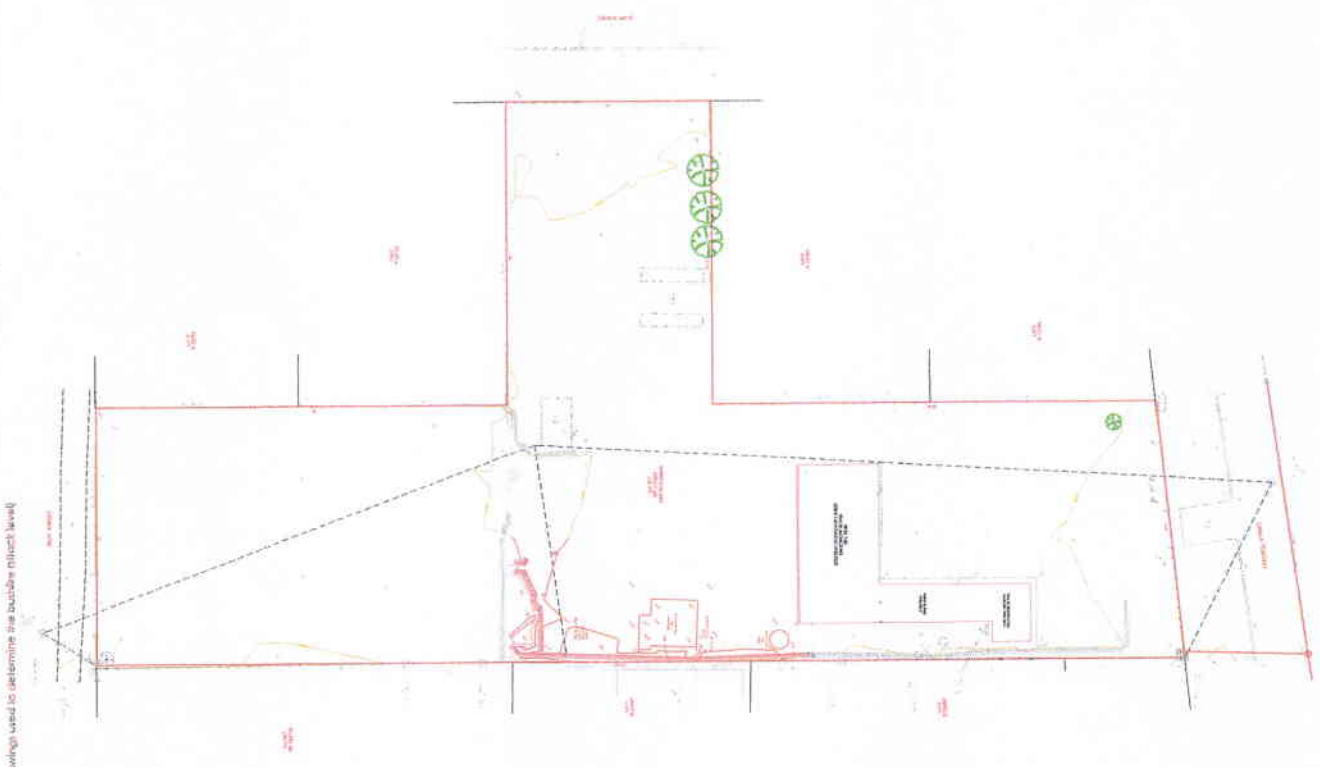
REVISION	DATE	DESCRIPTION
1		Issue for Council Approval

DATE: 10/10/2023
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT MANAGER: [Name]

QDS QUALITY DESIGN SOLUTIONS
 PO Box 3355, Kalbar WA 6414
 Email: info@qdsdesign.com.au Mobile: 0822 192 279



Proposed Overall Site Plan



Existing Site Plan

Site Plan - (plans/drawings used to determine the suitable (pitch) level)

QDS QUALITY DESIGN SOLUTIONS
 10/10/2023 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT MANAGER: [Name]

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF QDS QUALITY DESIGN SOLUTIONS.

Figure 2.1

Site Assessment Map

Lots 3, 6 & 7 on Plan 12795
 [No. 73 & 79]
 Duff Street
 [No. 52]
 Mitchell Street MERREDIN

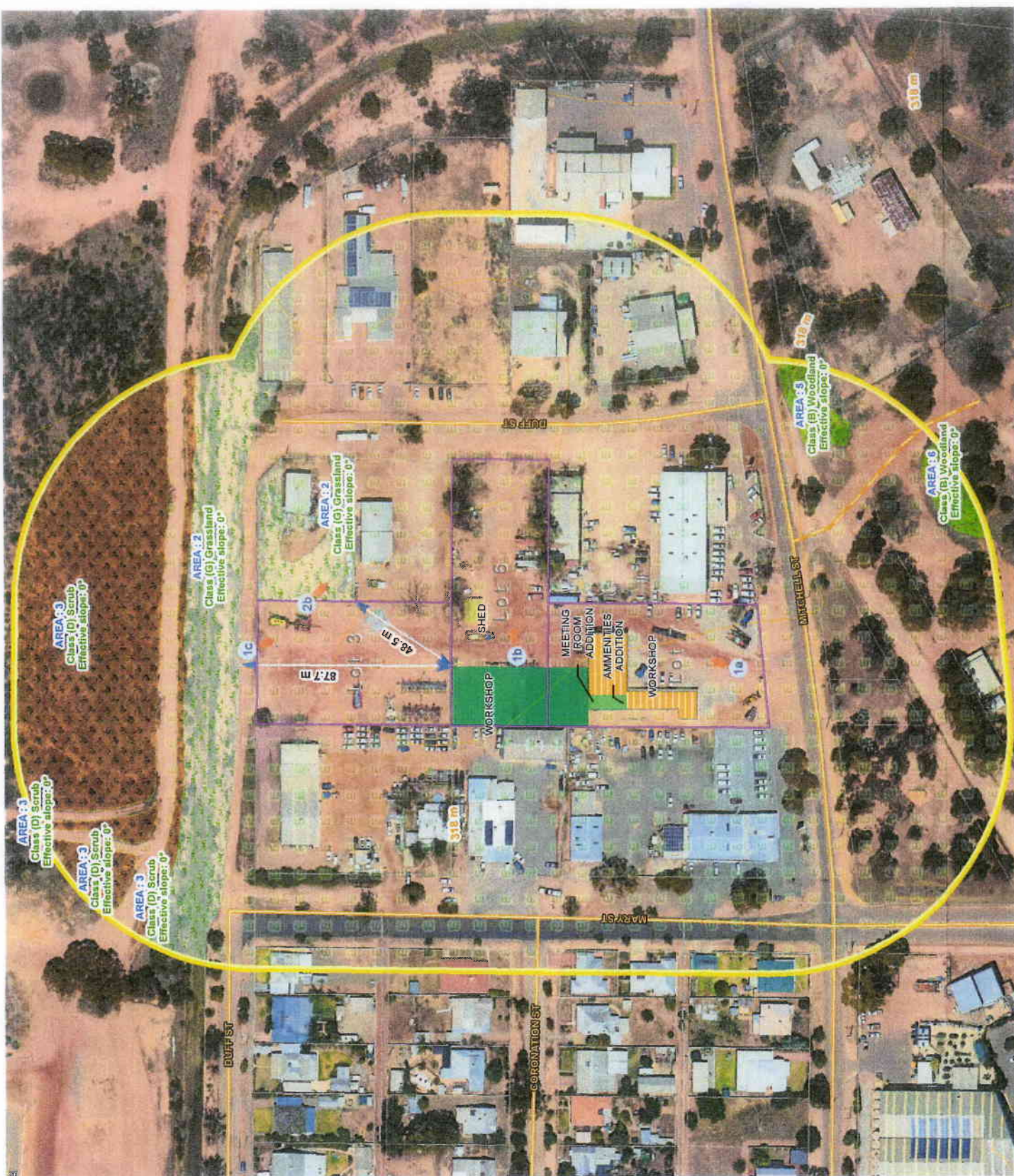
LEGEND

- Subject Area: Lots 3, 6 & 7
- Other Lots
- Proposed Building**
- Class 8
- Existing Building
- Class (B)
- Class 10(a)
- Assessment Area**
- BAL Contour - 100m
- Classified Vegetation
- Class (B) Woodland
- Class (D) Scrub
- Class (G) Grassland
- Exclusion 2.2.3.2
- Elevation contour (m)
- Photo no., location & direction



Aerial Imagery : Landgate/SLIP
 Image Date : Oct 2016

Coordinate System: GDA 1994 MGA Zone 50
 Projection: Universal
 Map compiled by: Russell Wornes
 Date map compiled: 12/06/2019
 Map updated by: Russell Wornes 12/06/2019



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Figure 2.2
BAL Contour Map

Lots 3, 6 & 7 on Plan 12795
[No. 73 & 79]
Duff Street
[No. 52]
Mitchell Street
MERREDIN

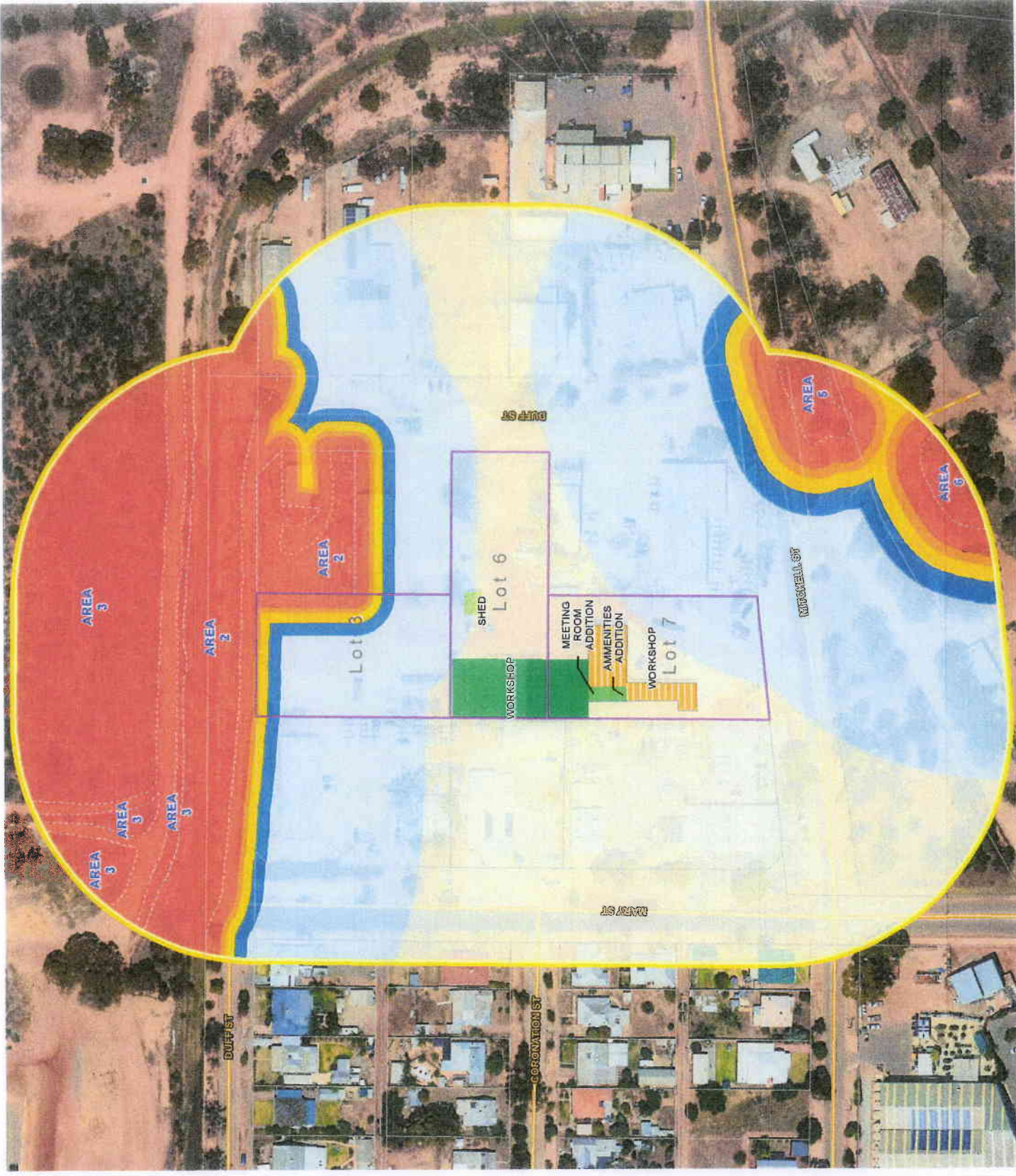
LEGEND

- Subject Area: Lots 3, 6 & 7
- Other Lots
- Proposed Building**
- Class 8
- Existing Building**
- Class (8)
- Class 10(a)
- Assessment Area**
- BAL Contour - 100m
- Bushfire Attack Levels (Method 1)**
- Vegetation edge (Indicative only)
- BAL FZ (indicative only)
- BAL 40 (indicative only)
- BAL 29 (indicative only)
- BAL 19 (indicative only)
- BAL 12.5 (indicative only)
- BAL LOW (indicative only)



Aerial Imagery : Landgate/SLIP
Image Date : Oct 2016

Coordinate System: ODA 1984 MGA Zone 50
Projection: Universal
Map compiled by: Russell Wornes
Date map compiled: 12/08/2019
Map issued by: Russell Wornes, 12/08/2019



Qualifiers and Warrantage: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any other information shown are subject to survey. Bushfire Phone Planning does not guarantee that this map is without error of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.
Map Document Path: Name: C:\BushfirePhonePlanning\A3\A301616000_Lot 3,6,7 (73,79,52) Duff & Mitchell Streets, Merredin_BAL-C_(A3).mxd

CONFIRMATION OF VEGETATION REMOVAL/MODIFICATION/LOW THREAT/NON-VEGETATED AREAS

Vegetation Area 1 **Classification Applied or Exclusion Clause:** Excluded AS3959-2009 2.2.3.2 (e)

Vegetation Type Present: Non-Vegetated Areas

Description / Classification Justification: Cleared Lots, gravel surface open areas & buildings.



Photo ID: 1a



Photo ID: 1b

Vegetation Area 1 & 2 **Classification Applied or Exclusion Clause:** Excluded AS3959-2009 2.2.3.2 (e) ; & Class G Grassland

Vegetation Type Present: Non-Vegetated Areas ; Open tussock G-23

Description / Classification Justification: Photo 1c: Cleared Lots, gravel surface open areas & buildings.

Photo 2b: Mixed grasses and weeds on adjoining Lot <10% foliage cover. Currently unmanaged and required to be classified.



Photo ID: 1c



Photo ID: 2b

RE-ASSESSED POTENTIAL BUSHFIRE IMPACTS

The potential bushfire impact to the site/proposed development, are calculated as the Bushfire Attack Levels (BAL's) generated by each of the vegetation areas that are identified and classified. Each of the identified vegetation areas are presented below. The determined BAL is the highest BAL to which the site/proposed development is subject to.

RE-ASSESSED POTENTIAL BUSHFIRE IMPACTS – DETERMINATION OF BAL RATINGS

Application of AS 3959-2018	Applied Methodology	Vegetation Classification	Applied Fire Danger Index (FDI)	Applied BAL Determination Table
	Method 1 (Section 2.2)	Table 2.3 and Figure 2.4(A)	FDI 80 (Table 2.1)	Table 2.5

Vegetation Area	Applied Vegetation Classification	Assessed Effective Slope	Applied Effective Slope	Assessed Separation Distance	Bushfire Attack Level
		(degrees)	(degrees range)	(metres)	(BAL)
1	Excluded AS 3959-2018 2.2.3.2 (e)	N/A	-	N/A	BAL-LOW
2	Class G Grassland	0	All upslopes and flat land (0 degrees)	48.5	BAL-12.5
3	Class D Scrub	0	All upslopes and flat land (0 degrees)	>100m	BAL-LOW
4	Excluded AS 3959-2009 2.2.3.2 (e)(f)	N/A	-	N/A	BAL-LOW
5	Class B Woodland	0	All upslopes and flat land (0 degrees)	>100m	BAL-LOW
6	Class B Woodland	0	All upslopes and flat land (0 degrees)	>100m	BAL-LOW

THE DETERMINED BUSHFIRE ATTACK LEVEL TO APPLY TO CONSTRUCTION REQUIREMENTS

The Bushfire Attack Level (BAL) that is to apply to the proposed building or works is the highest BAL, representing the highest potential bushfire impact. This has been determined in accordance with Section 2.2.6 of AS 3959 – 2018 using the site assessment data and analysis presented in the table above.

DETERMINED HIGHEST BUSHFIRE ATTACK LEVEL (BAL) – BUILDING EXTENSION	BAL - 12.5
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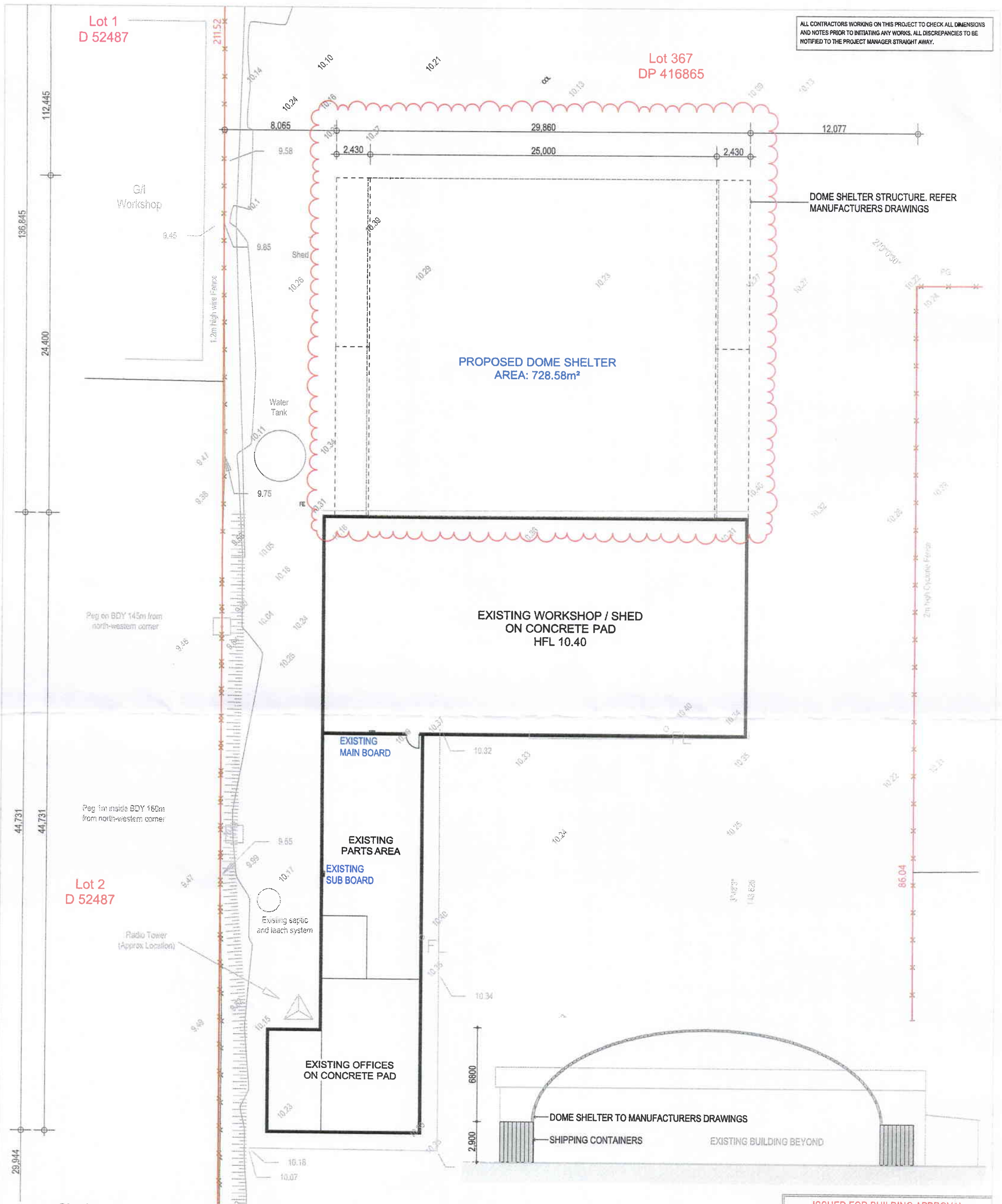
ADDITIONAL INFORMATION: BUSHFIRE ATTACK LEVELS AND CONSTRUCTION REQUIREMENTS

AS 3959-2018 Construction of buildings in bushfire prone areas defines a Bushfire Attack Level (BAL) as a "means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat flux expressed in kilowatts per metre squared, and is the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire."

The Building Code of Australia (BCA) establishes that for certain classes of buildings in designated bushfire prone areas, the construction requirements can be met by constructing in accordance with either AS 3959-2018 or the NASH STANDARD – STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS.

		REFERENCES FOR CONSTRUCTION REQUIREMENTS	
BUSHFIRE ATTACK LEVEL	DESCRIPTION OF PREDICTED BUSHFIRE ATTACK AND LEVELS OF EXPOSURE	AS 3959-2018 (BCA deemed to satisfy solution for Class 1, 2, 3 & 10a)	THE NASH STANDARD (BCA deemed to satisfy solution for Class 1 & 10a)
BAL – LOW	There is insufficient risk to warrant specific construction requirements but there is still some risk. (Note: DFES recommend that ember attack protection features be incorporated in the design where practicable).	Section 4. No Requirements	No Requirements
BAL – 12.5	Risk is considered low. Risk of ember attack. Construction elements exposed to heat flux not greater than 12.5 kW/m ²	Sections 3 & 5.	All construction requirements for BAL-12.5 to BAL-40 are identical except for windows and external doors, which must comply with AS 3959-2018 for each BAL rating.
BAL – 19	Risk is considered moderate. Risk of ember attack and burning debris ignited by windborne embers. Construction elements exposed to a heat flux not greater than 19 kW/m ² .	Sections 3 & 6	The construction requirements are set out as predominantly non-combustible construction systems for each of the following building elements:
BAL – 29	Risk is considered high. Increased risk of ember attack and burning debris ignited by windborne embers. Construction elements exposed to a heat flux not greater than 29 kW/m ² .	Sections 3 & 7.	<ul style="list-style-type: none"> • Section 1.4 General Requirements; • Section 2 Roof and Ceiling System; • Section 3 External Wall System; • Section 4 Floor System; and • Section 5 Carports Verandahs and Decks.
BAL – 40	Risk is considered very high. Much increased risk of ember attack and burning debris ignited by windborne embers. Some likelihood of direct exposure to flames from the fire front. Construction elements exposed to a heat flux not greater than 40kW/m ² .	Sections 3 & 8.	
BAL – FZ (Flame Zone)	Risk is considered extreme. Extreme risk of ember attack and burning debris ignited by windborne embers. Likelihood of extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40 kW/m ² .	Sections 3 & 9.	The construction requirements are set out in Sections 1-5 and differ from the requirements for all other BAL ratings.

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.



Site Plan
1:250

Elevation
1:250

- 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 EXISTING STRUCTURES ARE DRAWN APPROX. FOR EXACT DIMENSIONING, SIZE & LOCATION CHECK ON SITE.
 - ALL DIMENSIONING & LOCATIONS ARE REFERENCED BACK TO EXISTING STRUCTURES. ANY DISCREPANCY CONFIRM WITH OWNER OR BUILDER.
 - ALL DIMENSIONS TO PROPOSED WORK 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 FDINGS ETC.
 - WATER, SEWER AND FIRE SERVICES TO BE CHECKED PRIOR TO CONSTRUCTION BY BUILDER.
 - POWER AND COMMUNICATION SERVICES LOCATIONS TO BE CONFIRMED ON SITE AND APPLICATIONS BY OWNER AND BUILDER.
 - ALL PROPOSED PANELS AND STEELWORK SIZES ARE SHOWN INDICATIVELY UNTIL STRUCTURAL DESIGN HAS BEEN COMPLETED.

GENERAL NOTES:

- DO NOT SCALE FROM DRAWINGS.
- THESE PLANS ARE THE SOLE PROPERTY OF DESIGNER AND MAY NOT BE REPRODUCED OR MODIFIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
- CONTRACTORS TO CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS AND ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE SUPERVISOR.

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ISSUED FOR BUILDING APPROVAL

Client:
McIntosh and Son

Project Title:
52 Mitchell Street Merredin WA 6415

Site Plan & Elevation

Project Number: **1923** Drawing Number: **A2** DATE OF ISSUE: 05.12.19

SCALE: AS SHOWN (A3)

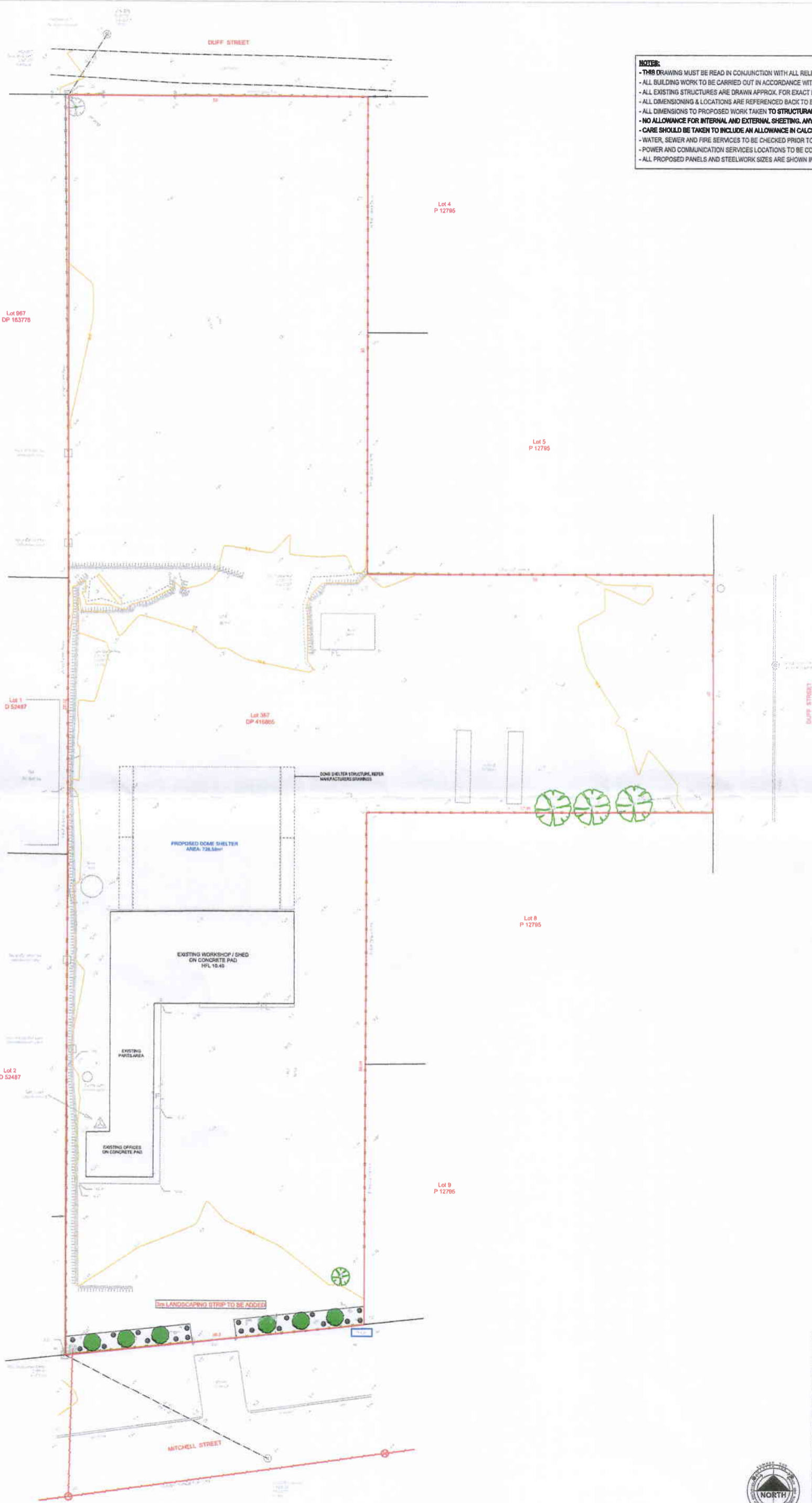
REVISION	DATE	DESCRIPTION
1	05.07.19	Issued for consultants
2	15.07.19	Minor amendments
3	24.08.19	Issued for building approval
4	05.12.19	Project amendments with Dome Shelter

QDS QUALITY DESIGN SOLUTIONS

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

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.

- NOTES:**
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 - ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIRED AUSTRALIA STANDARDS AND THE NCC.
 - ALL EXISTING STRUCTURES ARE DRAWN APPROX. FOR EXACT DIMENSIONING, SIZE & LOCATION CHECK ON SITE.
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Existing Site Plan
1:650

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ISSUED FOR BUILDING APPROVAL

Client:
McIntosh and Son

Project Title:
52 Mitchell Street Merredin WA 6415

Existing Site Plan

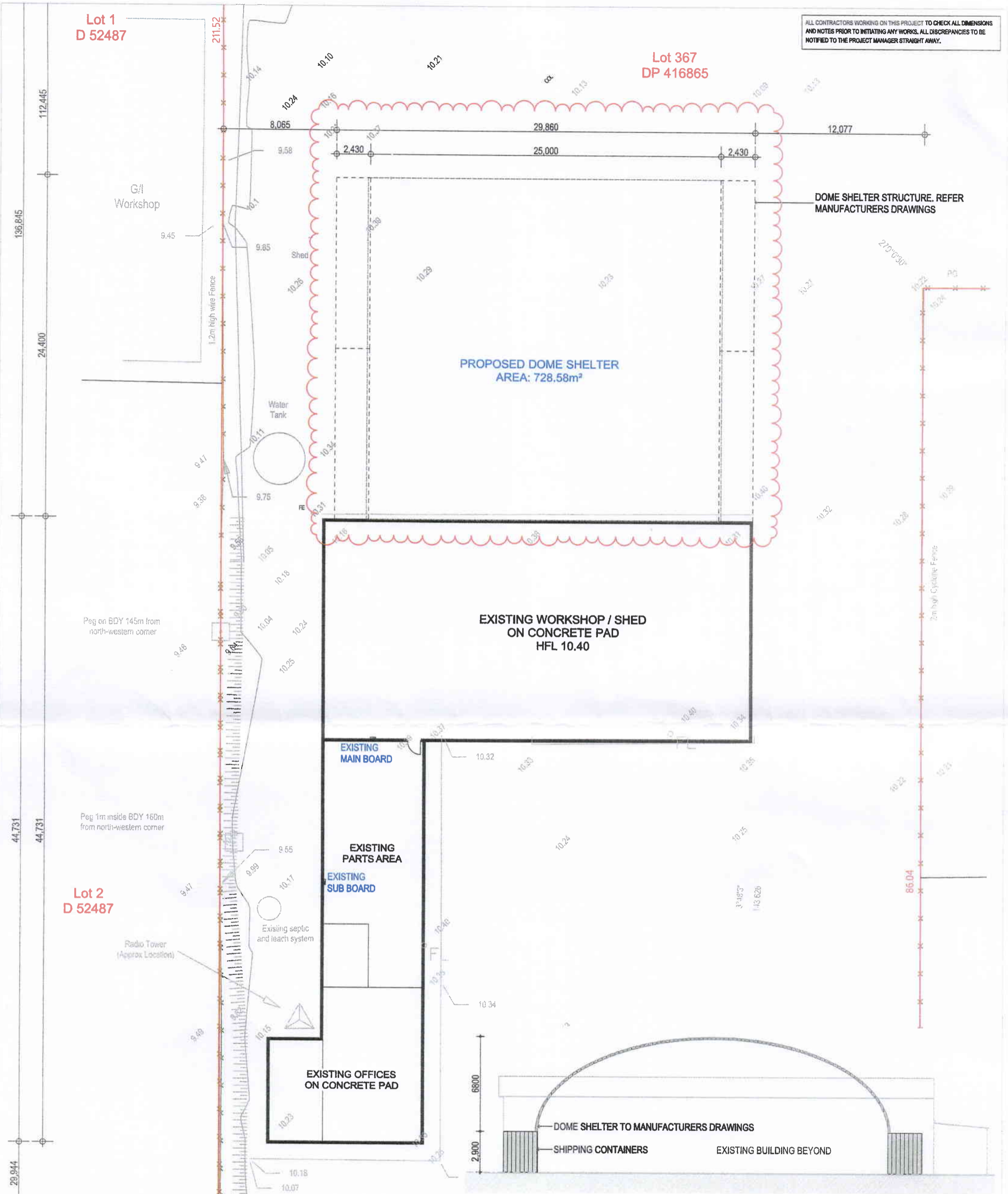
Project Number: 1923	Drawing Number: A1	DATE OF ISSUE: 05.12.19
		DRAWN: JMD
		SCALE: AS SHOWN (AS)

REVISION	DATE	DESCRIPTION
A	08.07.19	Issued for consultants
B	15.07.19	Minor amendments
C	24.08.19	Issued for building approval
D	05.12.19	Project amendments with Dome Shelter

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DOME SHELTER STRUCTURE. REFER MANUFACTURERS DRAWINGS

PROPOSED DOME SHELTER AREA: 728.58m²

EXISTING WORKSHOP / SHED ON CONCRETE PAD HFL 10.40

EXISTING MAIN BOARD

EXISTING PARTS AREA

EXISTING SUB BOARD

EXISTING OFFICES ON CONCRETE PAD

DOME SHELTER TO MANUFACTURERS DRAWINGS

SHIPPING CONTAINERS

EXISTING BUILDING BEYOND

Site Plan 1:250

Elevation 1:250

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ISSUED FOR BUILDING APPROVAL

Client: **McIntosh and Son**
 Project Title: **52 Mitchell Street Merredin WA 6415**

Site Plan & Elevation

Project Number: 1923	Drawing Number: A2	DATE OF ISSUE: 05.12.19
		DRAWN: MB
		SCALE: AS SHOWN (A3)

REVISION	DATE	DESCRIPTION
01	05.07.19	Issued for consultants
02	15.07.19	Minor amendments
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QDS QUALITY DESIGN SOLUTIONS

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1:650

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Client:
McIntosh and Son

Project Title:
52 Mitchell Street Merredin WA 6415

Existing Site Plan

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