

9th of April 2017

Shire of Denmark
South Coast Hwy
Denmark WA 6333

RE: Proposed Workforce Accommodation - No. 79 (Lot 1) Hamilton Road, Scotsdale (A480)

ATTENTION: Planning Department – Senior Planner

This application relates to development approval for two relocatable single accommodation units – ‘dongas’ to support the current operations of a commercial vineyard. Both units are proposed to be situated at the northern end of our property at No. 79 (Lot 1) Hamilton Road, Scotsdale.

1. One of the two units, shown as positioned ‘West’ in the Figure 1 below, will be used to house the farm property manager. It is intended for this unit to be slightly modified having one of the rooms converted to a kitchen/dining area while all other rooms will remain true to the existing layout as per DWG No. XP000XA5000.001 attached in this proposal. A decking area will be extended to the north and west and a laundry area will be added to the north under the patio area and enclosed.
2. The second unit, shown as positioned ‘East’ in Figure 1 below will serve as temporary farm labour accommodation. The unit will remain true to the existing layout as per DWG No. XP000XA5000.001 attached in this proposal with a decking area extending to the north and west.

The amenity of both units ‘West’ and ‘East’ will be improved by enhancing the exterior of the units using a combination of painting and cladding and adding decked patio areas. Immediately surrounding the units there will be a grassed/lawn area with some additional shrubs strategically located to screen views from the northern boundary and Hamilton Road. The *Guidelines for Planning in Bushfire Prone Areas* (Western Australian Planning Commission) in relation to Asset Protection Zones (APZ) will be consulted prior to any additional landscape planting.

Several factors were considered in determining the proposed locations for the two units including:

- Meeting required clearances from the forest area and maximum clearances from the dam to the West
- Having the least environmental impact to the property with no forest clearing requirements and minimum top soil disturbance, making use of natural land contours and slope to position the units and minimise civil works.
- Making use of location of existing large trees along the fence line (boundary to the north) to further provide a visual barrier with the neighbouring property and ensure there is no line of sight to the units from the neighbours residence.
- Avoiding areas that could become waterlogged
- Distance between units to maintain privacy yet close enough for the East unit workforce to utilise the kitchen and laundry facilities located at the West unit
- Use of existing track inside property along fence line (parallel to Hamilton Road) for easy access. There will be a driveway extended to each unit with area behind the units provided for car parking;
- Favourable BAL assessment for this location;
- Proximity to road to facilitate scheme water connection (water main runs along Hamilton Road);
- Use of single common septic system (by locating units close enough) and having taken into consideration the temporary occupancy character of the ‘East’ unit.

- Verge (boundary to east, Hamilton Road) has mature trees and some regrowth along the fence line that already creates a visual barrier from the road.

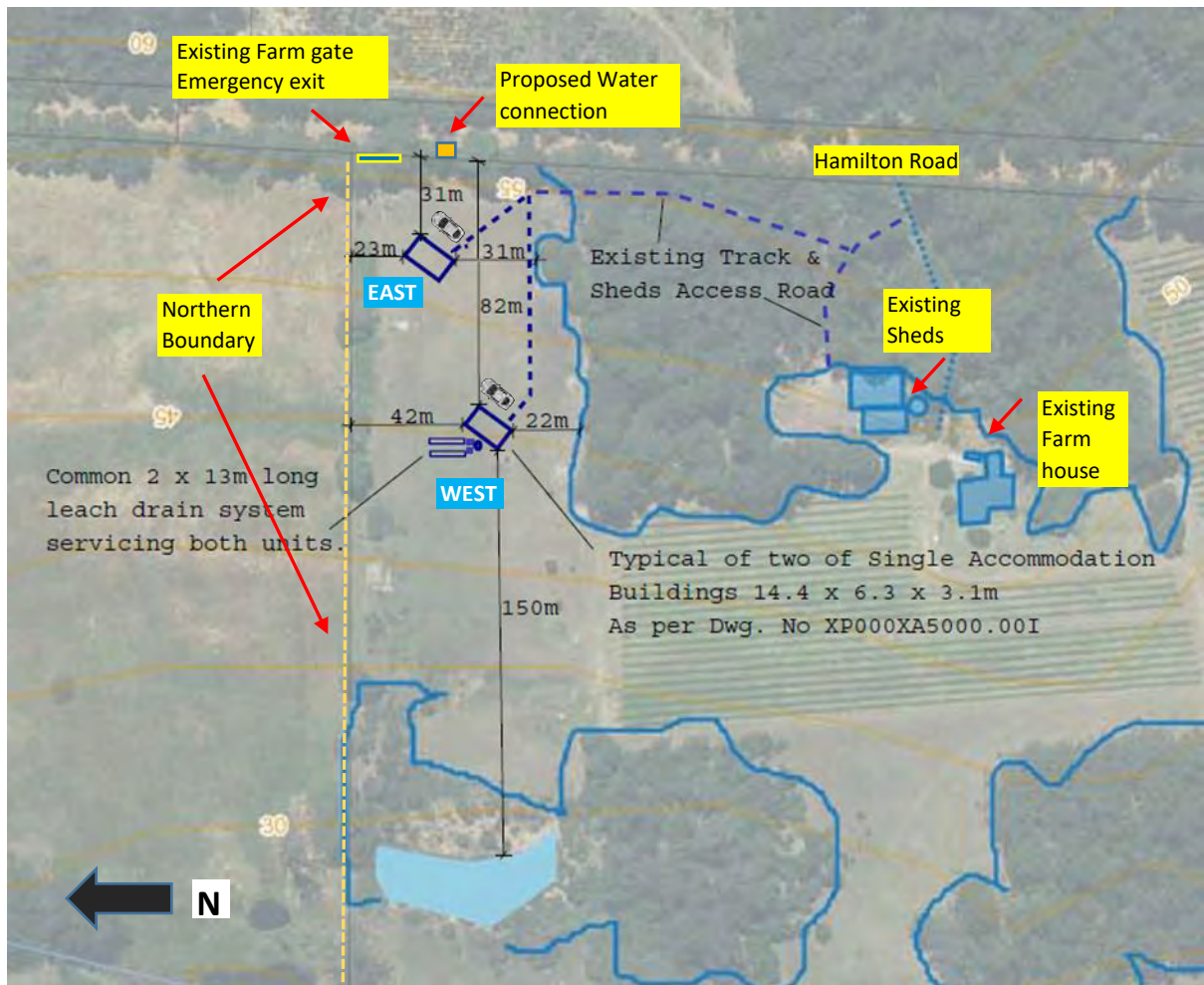


Figure 1: Proposed Unit Locations with associated existing and proposed new infrastructure

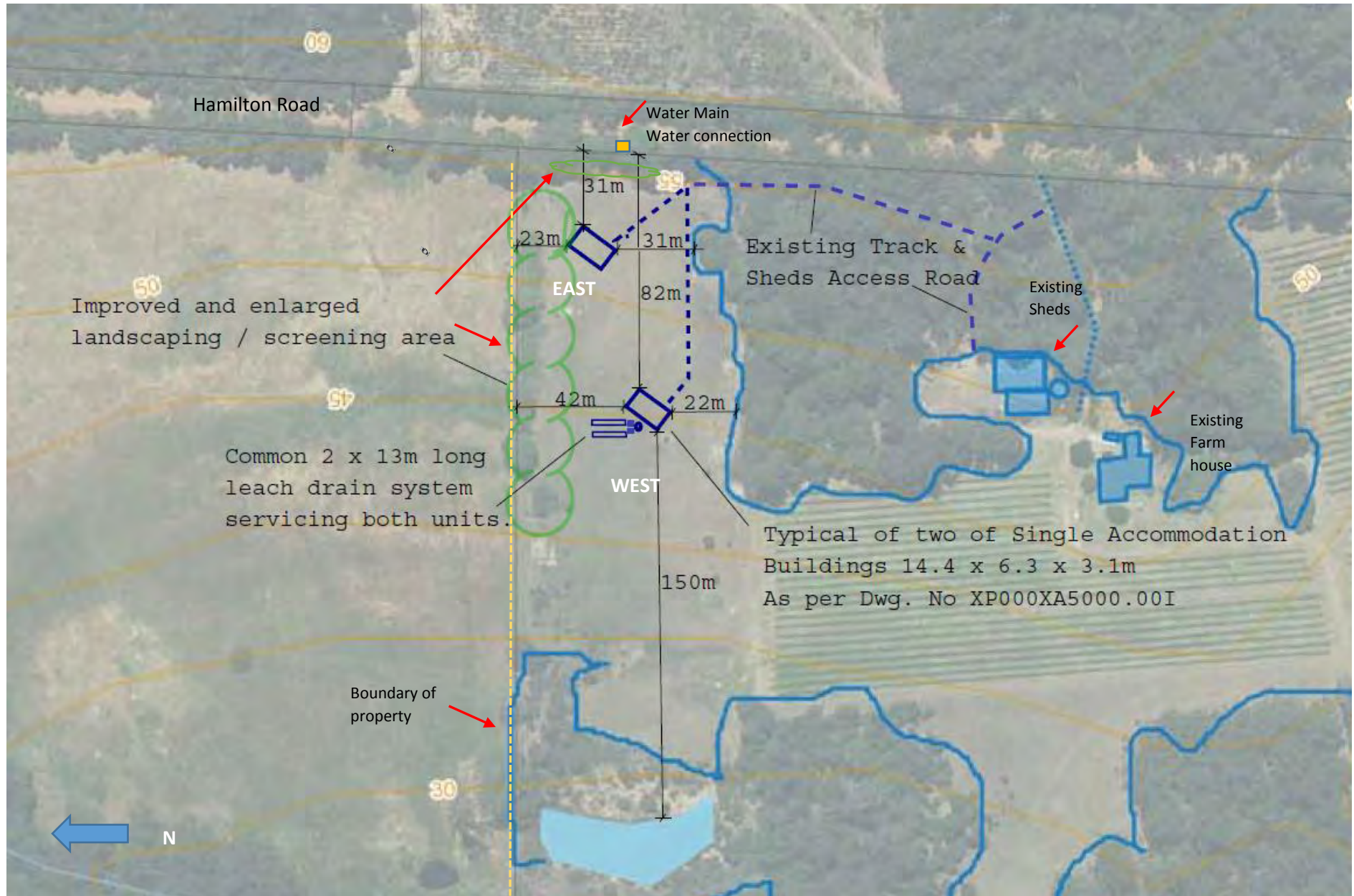
The following documents have also been included to support this application:-

1. Application for Development Approval form signed by all landowners;
2. Site plan of the whole farm showing boundaries, contours, natural features (dams) and native vegetation, location of buildings on site, access ways;
3. Site plan showing detailed section of the location of the units which also shows the boundaries, contours, natural features (dams) and native vegetation, access ways, parking area, setback dimensions, location of proposed septic system, location of proposed water connection to scheme water;
4. Floor plans and elevations of the Relocatable Single Accommodation Unit;
5. Floor plan detail of the proposed internal/external modifications;
6. Photo of the Relocatable Single Accommodation Unit;
7. Bushfire Attack Level (BAL) Assessment.
8. Footings Detail

Regards,

Zeljko Rezic & Kerol Rezic, Miro Mestric & Sylwia Alison Mestric

79 Hamilton Road Scotsdale – Detailed plan showing location of accommodation units



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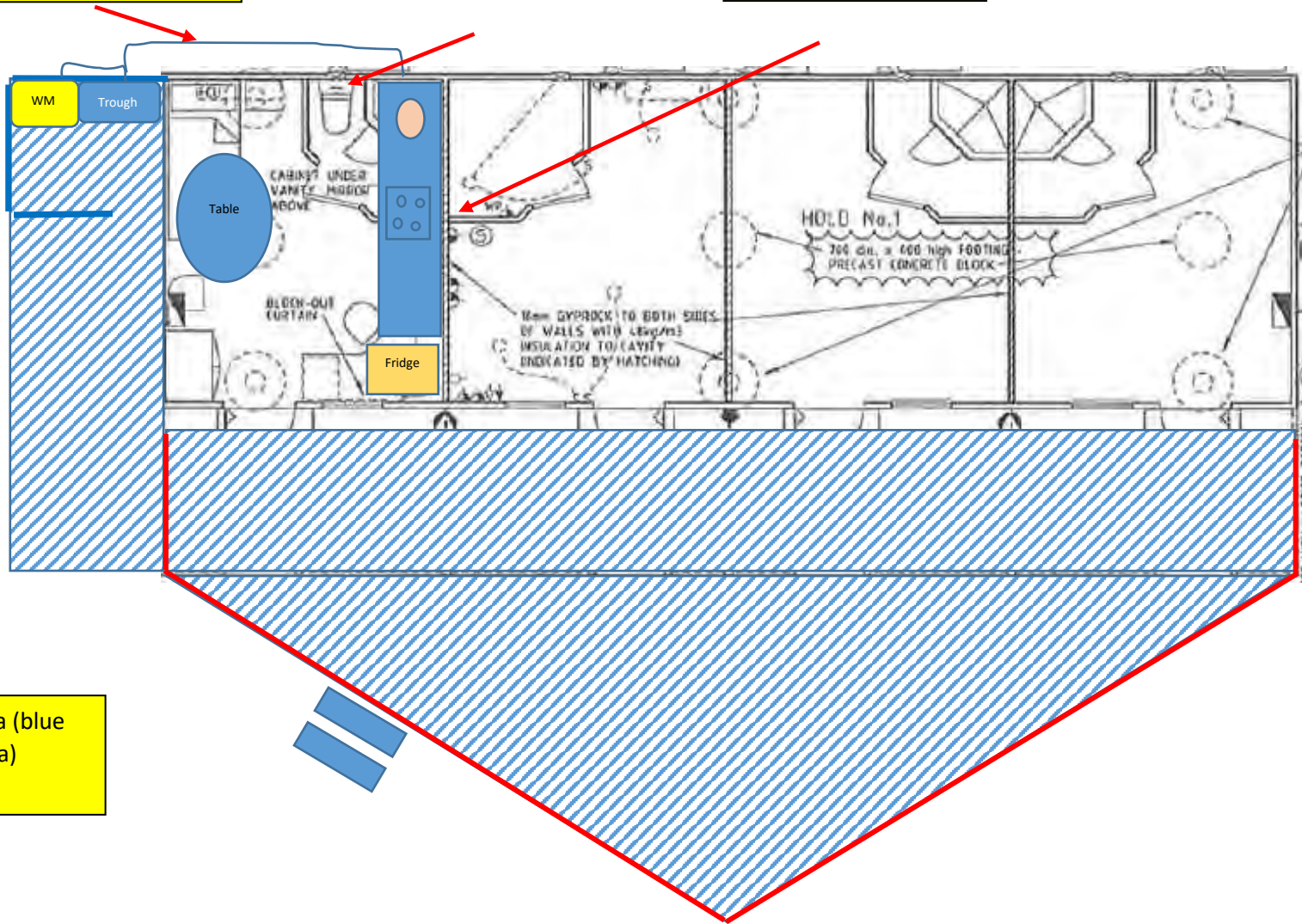
Detail of proposed changes for WEST accommodation unit.

Note: EAST accommodation unit interior will not be changed; however decking area as per red outlined area below will be installed. EAST unit occupants (temporary labour) will have use of kitchen and laundry facilities located at the WEST accommodation unit.

New laundry - Connect to existing plumbing from bathroom

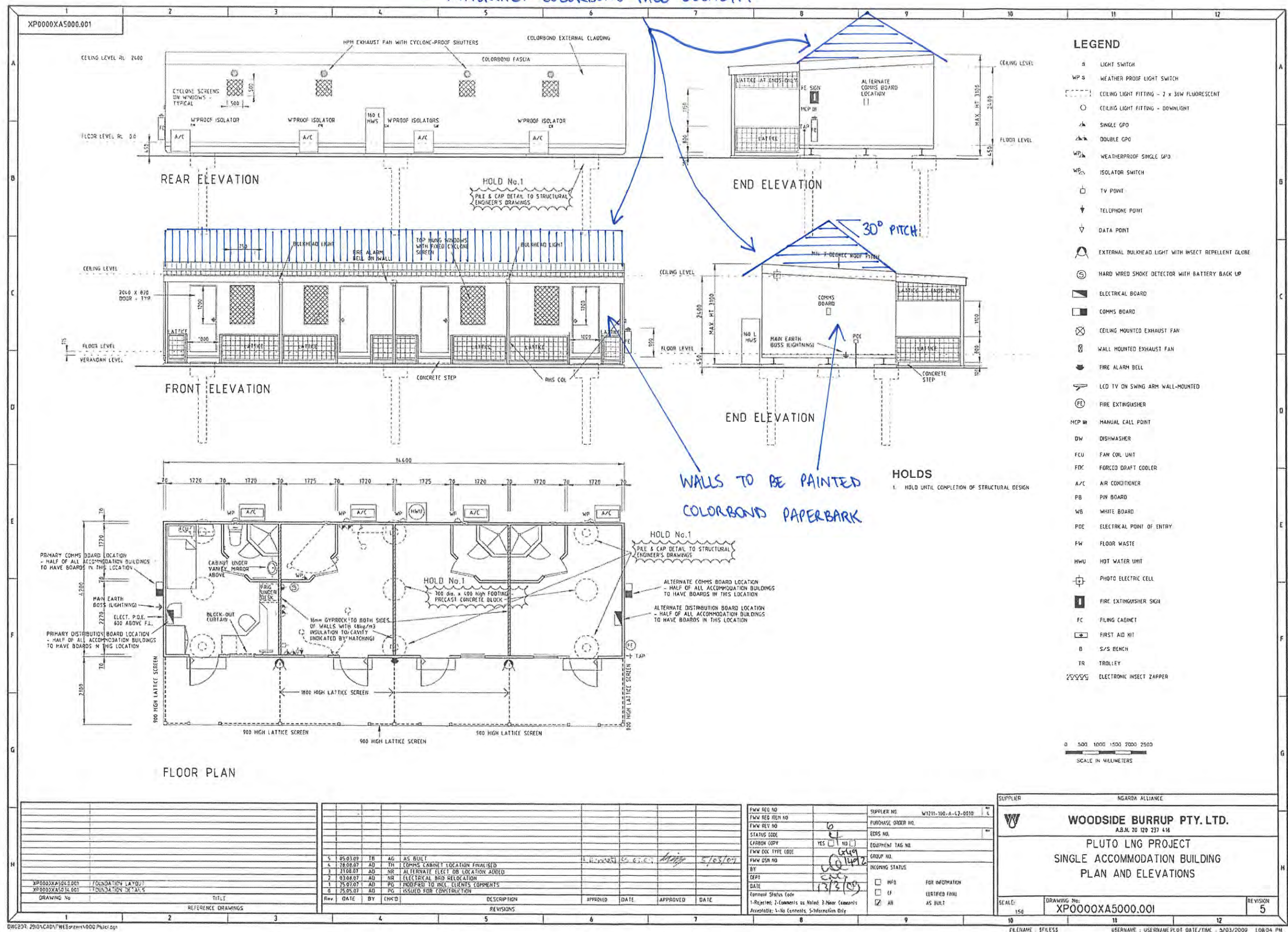
De-commission existing WC, Shower, basin and walls of bathroom

New kitchen to be installed – use existing plumbing



Decking area (blue hatched area)

- 30° COLORBOND ROOF STRUCTURE TO BE CONSTRUCTED ABOVE EXISTING ROOF
 - MATERIAL: COLORBOND PALE EUCALYPT



- ### LEGEND
- ⊞ LIGHT SWITCH
 - WP S WEATHER PROOF LIGHT SWITCH
 - ⊞ CEILING LIGHT FITTING - 2 x 36W FLUORESCENT
 - CEILING LIGHT FITTING - DOWNLIGHT
 - ⊞ SINGLE GPO
 - ⊞ DOUBLE GPO
 - WP ⊞ WEATHERPROOF SINGLE GPO
 - WP ⊞ ISOLATOR SWITCH
 - ⊞ TV POINT
 - ⊞ TELEPHONE POINT
 - ⊞ DATA POINT
 - ⊞ EXTERNAL BULKHEAD LIGHT WITH INSECT REPELLENT GLOBE
 - ⊞ HARD WIRED SMOKE DETECTOR WITH BATTERY BACK UP
 - ⊞ ELECTRICAL BOARD
 - ⊞ COMMS BOARD
 - ⊞ CEILING MOUNTED EXHAUST FAN
 - ⊞ WALL MOUNTED EXHAUST FAN
 - ⊞ FIRE ALARM BELL
 - ⊞ LCD TV ON SWING ARM WALL-MOUNTED
 - ⊞ FIRE EXTINGUISHER
 - MCP ⊞ MANUAL CALL POINT
 - DW DISHWASHER
 - FCU FAN COIL UNIT
 - FDC FORCED DRAFT COOLER
 - A/C AIR CONDITIONER
 - PB PIN BOARD
 - WB WHITE BOARD
 - POE ELECTRICAL POINT OF ENTRY
 - FW FLOOR WASTE
 - HWU HOT WATER UNIT
 - ⊞ PHOTO ELECTRIC CELL
 - ⊞ FIRE EXTINGUISHER SIGN
 - FC FILING CABINET
 - ⊞ FIRST AID KIT
 - B S/S BENCH
 - TR TROLLEY
 - ⊞ ELECTRONIC INSECT ZAPPER

HOLDS
 1. HOLD UNTIL COMPLETION OF STRUCTURAL DESIGN

WALLS TO BE PAINTED
 COLORBOND PAPERBARK

0 500 1000 1500 2000 2500
 SCALE IN MILLIMETERS

XP0000XAS000.001	FOUNDATION LAYOUT
XP0000XAS000.001	FOUNDATION DETAILS
DRAWING No	TITLE
1	REFERENCE DRAWINGS

Rev	DATE	BY	CHK'D	DESCRIPTION	APPROVED	DATE	APPROVED	DATE
5	05.01.07	TB	AG	AS BUILT				
4	18.08.07	AD	TR	KITCHEN CABINET LOCATION FINALISED				
3	17.08.07	AD	NR	ALTERNATE ELECT DB LOCATION ADDED				
2	03.08.07	AD	NR	ELECTRICAL BRD RELOCATION				
1	25.07.07	AD	PG	MODIFIED TO INCL CLIENTS COMMENTS				
0	25.05.07	AD	PG	ISSUED FOR CONSTRUCTION				

FWW REQ NO	FWW REQ REL NO	FWW REV NO	STATUS CODE	CARBON COPY	FWW DOC TYPE CODE	FWW USR NO	DATE
				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			13/2/09
SUPPLIER NO	PURCHASE ORDER NO	EDS NO	EQUIPMENT TAG NO	GROUP NO	INCOMING STATUS		
W1211-100-A-C2-0010							
FOR INFORMATION	FOR INFORMATION	CERTIFIED FINAL	AS BUILT				

SUPPLIER: NGARUA ALLIANCE

WOODSIDE BURRUP PTY. LTD.
 A.B.N. 20 120 237 416

PLUTO LNG PROJECT
 SINGLE ACCOMMODATION BUILDING
 PLAN AND ELEVATIONS

SCALE: 1:50 DRAWING No: XP0000XAS000.001 REVISION: 5

FILENAME: SFLESS USERNAME: USERNAME.PLOT DATE/TIME: 5/03/2009 10:04 PM



SITE VISIT RECORD FORM

Subject Site: No. 79 (Lot 1) Hamilton Road, Scotsdale

Date: 31 March 2017

File Ref: A480 (2017/53)



View of existing vehicle crossover



View of Hamilton Road facing north. Subject property on LHS



Existing vegetation in road reserve will screen views of the proposed development.



Additional photographs of screening vegetation within road reserve.



View of property from farm access gate in NE corner. Peg visible in RHS third of the photograph depicting where eastern accommodation building will be positioned.



View of development site from adjoining property (fence located in centre of photo behind cow)