

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA21/1723 – 8-10A Chesterfield Road Mirrabooka – Development Assessment Panel – Form 1 – Multi Storey Mixed Use Development including thirty two multiple dwellings	
Chairperson:	Emma Williamson	
Panel members:	Scott Lang Peter Ciemitis Peter Damen Jackson Liew	
Local government officers:	Giovanna Lumbaca Dean Williams Simone Palmer Taylor Wilson	Coordinator Planning Senior Planning Officer DRP Support Officer Administration Officer
Observers	Michael Ball	Planning Officer
Date:	25 November 2021	Time: 2pm
Venue:	City of Stirling, 25 Cedric Street Stirling, Parmelia Room	

Proponent/s		
	Matthew Cain Ross Underwood Frank Giannasi Robert Genovesi Pride Pavicic	Planning Solutions (<i>Applicant</i>) Planning Solutions Building Workshop Building Workshop Building Workshop
	Owners	Mainstreet Properties Pty Ltd

Observer/s

Briefings		
Development assessment overview	Dean Williams	Senior Planning Officer
Technical issues	Dean Williams	Senior Planning Officer
Design Review		
Proposed development	Item 1 – DA21/1723 – 8-10A Chesterfield Road Mirrabooka – Development Assessment Panel – Form 1 – Multi Storey Mixed Use Development including thirty two multiple dwellings	
Property address	8-10A Chesterfield Road Mirrabooka	
Background		
Proposal		

Applicant or applicant's representative address to the design review panel	Ross Underwood	Planning Solutions
Key issues / recommendations	Refer to attached Design Quality Evaluation Report.	
Chairperson signature		

Design quality evaluation Item 1 – DA21/1723 – 8-10A Chesterfield Road Mirrabooka – Development Assessment Panel – Form 1 – Multi Storey Mixed Use Development including thirty two multiple dwellings DRP Meeting – Thursday 25 November 2021	
	<i>Design Principle satisfied</i>
	<i>Design Principle pending further attention</i>
	<i>Design Principle not satisfied</i>
Principle 1 Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	1a. The Panel commented the design will have a significant impact on the future context of this area. 1b. The Panel encouraged the Applicant to consider activation on all the edges, ensuring that large blank walls are avoided, and articulation of the streetscapes is achieved.
Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	2a. The Panel strongly recommended a site survey be carried out to assist with understanding the entire site and the opportunities for the retention of existing trees near tenancy 11 in the northeast corner. 2b. The Panel recommended engaging the services of a landscape architect and requested a detailed landscape plan and arborist report. 2c. The Panel stated there is opportunity to increase the extent of the landscaping as well as the amenity of the landscaping. 2d. The Panel suggested softening of the edges of the site through additional landscaping. 2e. The Panel encouraged the Applicant to prioritize the pedestrian experience in the design of the road network, hardscape and landscape. The inter-relationship of these elements could be useful in creating shared spaces that prioritize pedestrians.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	3a. The Panel expressed general support for the proposal in relation to bulk and scale. 3b. The Panel emphasized the importance of the trading frontage on Chesterfield Road and encouraged the Applicant to ensure the building design is appropriate to the use and activation. 3c. The Panel commented that the built form of the apartments should be developed to maximise privacy between apartments and limit the need for balcony screening.
Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	4a. It was noted by the Panel that several of the apartment bathrooms are internalized. This creates challenges in relation to ventilation and the possible need for large mechanical service ducts. 4b. The Panel requested clarification in relation to structural resolution, specifically the need for columns and / or transfer beams in the basement which could end up putting more pressure on the site. 4c. The Panel stated it may be beneficial to the project to include end of trip facilities. 4d. The Panel requested sections illustrating the functionality of the streetscape interface.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>

	5a. The Panel encouraged the Applicant to explore options and look at ways to incorporate additional initiatives and make a commitment to sustainability. 5b. The Panel noted this principle has not been adequately addressed and requests further information in relation to a detailed sustainability strategy being provided at the next meeting. 5c. The Applicant was encouraged to engage the services of a sustainability specialist at an early stage. 5b. The Panel suggested thinking creatively in relation to the apportionment of car and bike bays. 5e. The Panel noted the site is close to public transport which is a positive.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.</i>
	6a. The Panel requested further information and clarification around waste management in relation to the tenancies. 6b. Concern was expressed by the Panel around privacy and overlooking issues around some apartments. 6c. The Panel questioned the lack of development in relation to the communal open space and stated there is opportunity for further thought and development in relation to amenity and privacy. 6d. Concern was shown by the Panel in relation to the size of living spaces. SPP7.3 provides guidance in relation to minimum sizes. 6e. The Panel request apartment layouts with furniture at future presentations to understand the amenity of the layouts.
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</i>
	7a. The Panel discussed the importance of legibility for users of the site, with consideration to both commercial and residential uses. 7b. Comment was made by the Panel that the Guzman and Gomez (G&G) proposal falls short on the language of the brand, the quality of other developments by the same company, and articulation of the building form generally. The Panel recommend the exploration of opportunities for this building to be developed by the G&G preferred architect. 7c. It was noted by the Panel the north east apartment seems difficult to locate. 7d. The Panel noted the drive through and apartment entry overlap. This is considered to create challenges in legibility.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. Concern was expressed by the Panel around the safety of the internal streets and shared spaces. The Panels' suggestion was to reduce the speed limit to 20kph. 8b. The Panel stated there is a lack of surveillance in relation to the large blank wall and carparking behind tenancy 8. 8c. The bus station at the back of the complex has no passive surveillance. This is considered a poor outcome.
Principle 9 Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	9a. The Panel commented NDIS apartments would be a welcome addition noting that further modifications to apartment sizes may need to be made if this was the case. 9b. The Panel stated there is opportunity to further develop the amenity of the communal spaces for residents and queried the appropriateness of Astroturf in these locations. 9c. The Panel suggested that the retaining wall on Chesterfield Road could be developed further as community infrastructure.

Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	10a. The Panel are confident with the direction of the aesthetics and look forward to seeing this develop further as the design develops. 10b. The Panel requested further clarity around the material palette of the project. 10c. It was noted by the Panel that issues in relation to aesthetics may arise once guttering and down pipes are taken into consideration. Renders should be produced that reflect the impact of these on the design. Simplification of the roof form could assist with this. 10d. Comment was made by the Panel that they are looking forward to seeing the development as it continues to progress.

Conclusion:

The Panel thank the applicant for the presentation and look forward to seeing the development progress in response to the feedback. Landscape and sustainability will have a significant impact on the amenity of the project and should be integrated more fully in the design response. A consolidated approach to the prioritization of the pedestrian will ensure this development has a community focus, creating spaces that are safe and pleasant to be in, while the development of a sophisticated and articulated streetscape interface will ensure this development contributes to the future character of the area.

Apartments should be designed in accordance with the guidelines set out in SPP7.3, ensuring issues in relation to privacy, room sizes, access to light and ventilation are all addressed.

Design Review progress DA21/1723 – 8-10A Chesterfield Road Mirrabooka Thursday 25 November 2021			
	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 25/11/2021	DR2	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

Recommendations Summary**Item 1 – DA21/1723 – 8-10A Chesterfield Road Mirrabooka**

DR1 – DRP Recommendations DRP Meeting – 25/11/2021	DR2 – Applicant Response DRP Meeting – 25/11/2021	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
1b. The Panel encouraged the Applicant to consider activation on all the edges, ensuring that large blank walls are avoided, and articulation of the streetscapes is achieved.			
2a. The Panel strongly recommended a site survey be carried out to assist with understanding the entire site and the opportunities for the retention of existing trees near tenancy 11 in the northeast corner. 2b. The Panel recommended engaging the services of a landscape architect and requested a detailed landscape plan and arborist report. 2d. The Panel suggested softening of the edges of the site through additional landscaping. 2e. The Panel encouraged the Applicant to prioritize the pedestrian experience in the design of the road network, hardscape and landscape. The inter-relationship of these elements could be useful in creating shared spaces that prioritize pedestrians.			
3b. The Panel emphasized the importance of the trading frontage on Chesterfield Road and encouraged the Applicant to ensure the building design is appropriate to the use and activation.			

4b.	The Panel requested clarification in relation to structural resolution, specifically the need for columns and / or transfer beams in the basement which could end up putting more pressure on the site.			
4d.	The Panel requested sections illustrating the functionality of the streetscape interface.			
5a.	The Panel encouraged the Applicant to explore options and look at ways to incorporate additional initiatives and make a commitment to sustainability.			
5b.	The Panel noted this principle has not been adequately addressed and requests further information in relation to a detailed sustainability strategy being provided at the next meeting.			
5c.	The Applicant was encouraged to engage the services of a sustainability specialist at an early stage.			
5b.	The Panel suggested thinking creatively in relation to the apportionment of car and bike bays.			
6a.	The Panel requested further information and clarification around waste management in relation to the tenancies.			
6e.	The Panel request apartment layouts with furniture at future presentations to understand the amenity of the layouts.			
7b.	Comment was made by the Panel that the Guzman and Gomez (G&G) proposal falls short on the language of the brand, the quality of other developments by the same company, and articulation of the building form generally.			

	The Panel recommend the exploration of opportunities for this building to be developed by the G&G preferred architect.			
8a.	Concern was expressed by the Panel around the safety of the internal streets and shared spaces. The Panels' suggestion was to reduce the speed limit to 20kph.			
9c.	The Panel suggested that the retaining wall on Chesterfield Road could be developed further as community infrastructure.			
10b.	The Panel requested further clarity around the material palette of the project.			
10c.	It was noted by the Panel that issues in relation to aesthetics may arise once guttering and down pipes are taken into consideration. Renders should be produced that reflect the impact of these on the design. Simplification of the roof form could assist with this.			



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UNIT 1/125 MAIN STREET, OSBORNE PARK WA 6017

[illegible]

Project Address

Strata Lots 3 & 4 (8 & 10) Chesterfield
Road, Mirrabooka &
Lot 12875 on DP188493 (10A)
Chesterfield Road , Mirrabooka

owner

PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE

PERSPECTIVES PART 2

PROJECT NUMBER	Project Number
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DATE	Issue Date
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A1 SIZE SHEET

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SCALE

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STREET VIEW FROM CHESTERFIELD ROAD LOOKING NORTH EAST

5/10/2021 3:45:28 PM

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PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE

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TAVERN SITE

PERSPECTIVES PART 4

PROJECT NUMBER	Project Number
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DATE	Issue Date
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A1 SIZE SHEET

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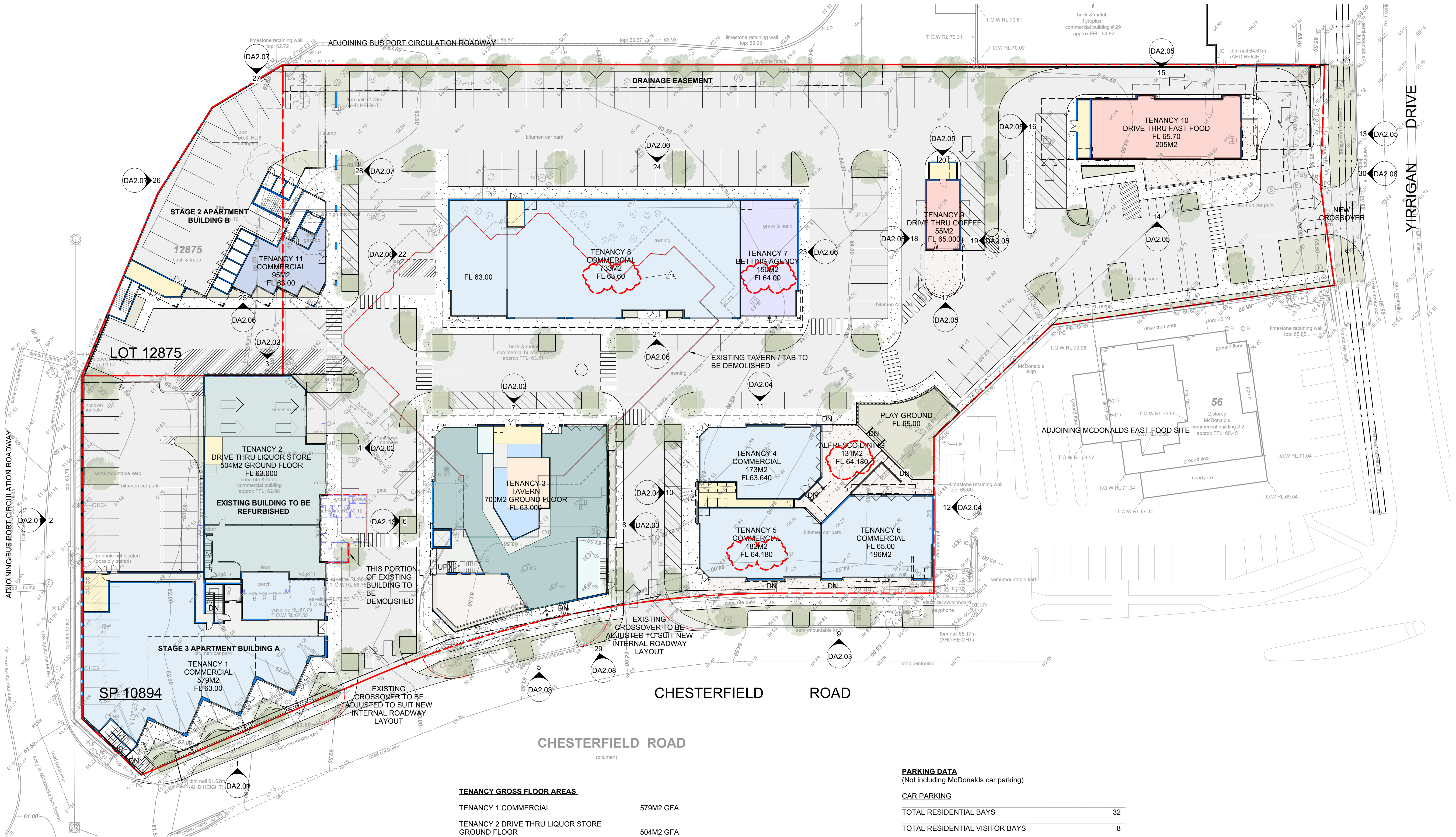
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INTERNAL STREET VIEW TAVERN ENTRANCE

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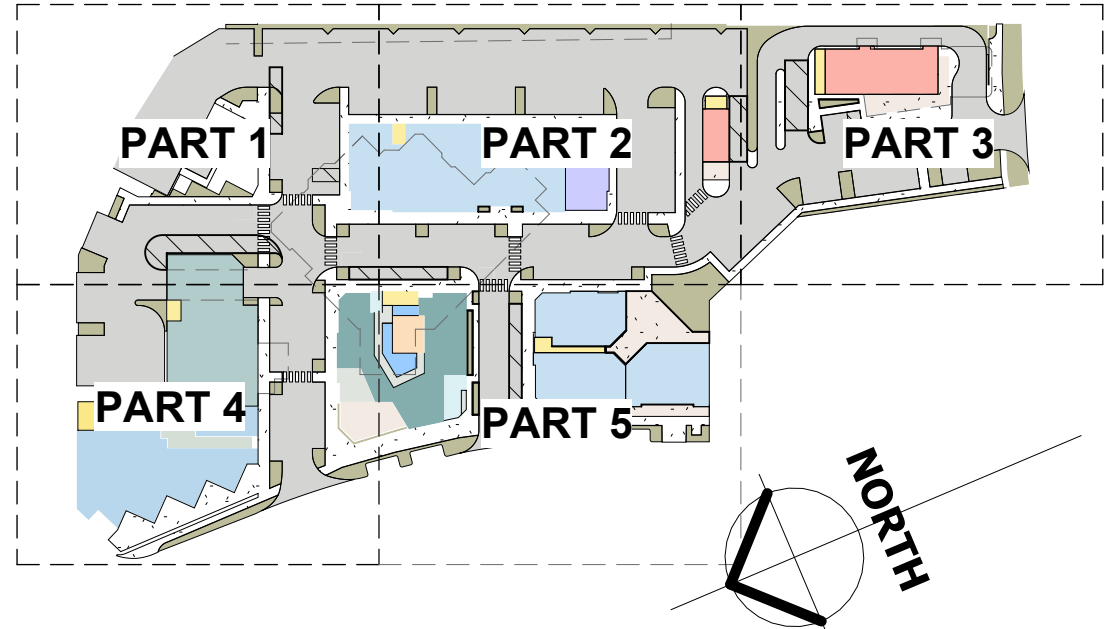
1 STE & GROUND FLOOR PLAN
1 : 300

TENANCY GROSS FLOOR AREAS

TENANCY 1 COMMERCIAL	579M2 GFA
TENANCY 2 DRIVE THRU LIQUOR STORE GROUND FLOOR FIRST FLOOR	504M2 GFA 137M2 GFA
TENANCY 3 TAVERN / FUNCTION CENTRE GROUND FLOOR FIRST FLOOR	700M2 GFA (TAVERN) 627M2 GFA (FUNCTION CENTRE INCLUDING BALCONIES)
TENANCY 4 RESTAURANT	173M2 GFA
TENANCY 5 RESTAURANT	182M2 GFA
TENANCY 6 RESTAURANT	196M2 GFA
TENANCY 7 TAB	150M2 GFA
TENANCY 8 COMMERCIAL	733M2 GFA
TENANCY 9 DRIVE THRU COFFEE	55M2 GFA
TENANCY 10 DRIVE THRU FAST FOOD	205M2 GFA
TENANCY 11 COMMERCIAL	95M2 GFA
TOTAL	4336M2 GFA

PARKING DATA
(Not including McDonalds car parking)

CAR PARKING	
TOTAL RESIDENTIAL BAYS	32
TOTAL RESIDENTIAL VISITOR BAYS	8
LOADING / CAR BAYS	8
ACCESSIBLE CAR BAYS	3
ON STREET CAR BAYS (CHESTERFIELD RD)	4
CAR BAYS	109
TOTAL PUBLIC CAR BAYS	124
MOTORCYCLE PARKING	
TOTAL PUBLIC MOTORCYCLE BAYS	5
BICYCLE PARKING	
TOTAL RESIDENTIAL BICYCLE PARKING SPACES	16
TOTAL RESIDENTIAL VISITOR BICYCLE PARKING SPACES	4
TOTAL COMMERCIAL BICYCLE PARKING SPACES	26
TOTAL PUBLIC BICYCLE PARKING SPACES	10



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NO.	DESCRIPTION	DATE
1	Issued to consultants	01.06.21
2	Prelim issue to consultants	14.06.21
3	Prelim issue to consultants	21.07.21
4	Prelim issue to council for signage discussion	27.07.21
5	Prelim issue to council for review	11.08.21
6	Apartment buildings A & B added, Tenancy 1 & 11 added	20.08.21
7	Consultant update drawing issue	03.09.21
8	Issued for information.	14.09.21
9	Development Application Council issue	20.09.21
10	Clearance templates shown to silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations. Setback dims added to apartment building A, second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5,8 & alfresco dining FL noted correctly on floor & site plan.	25.10.21

Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner
PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

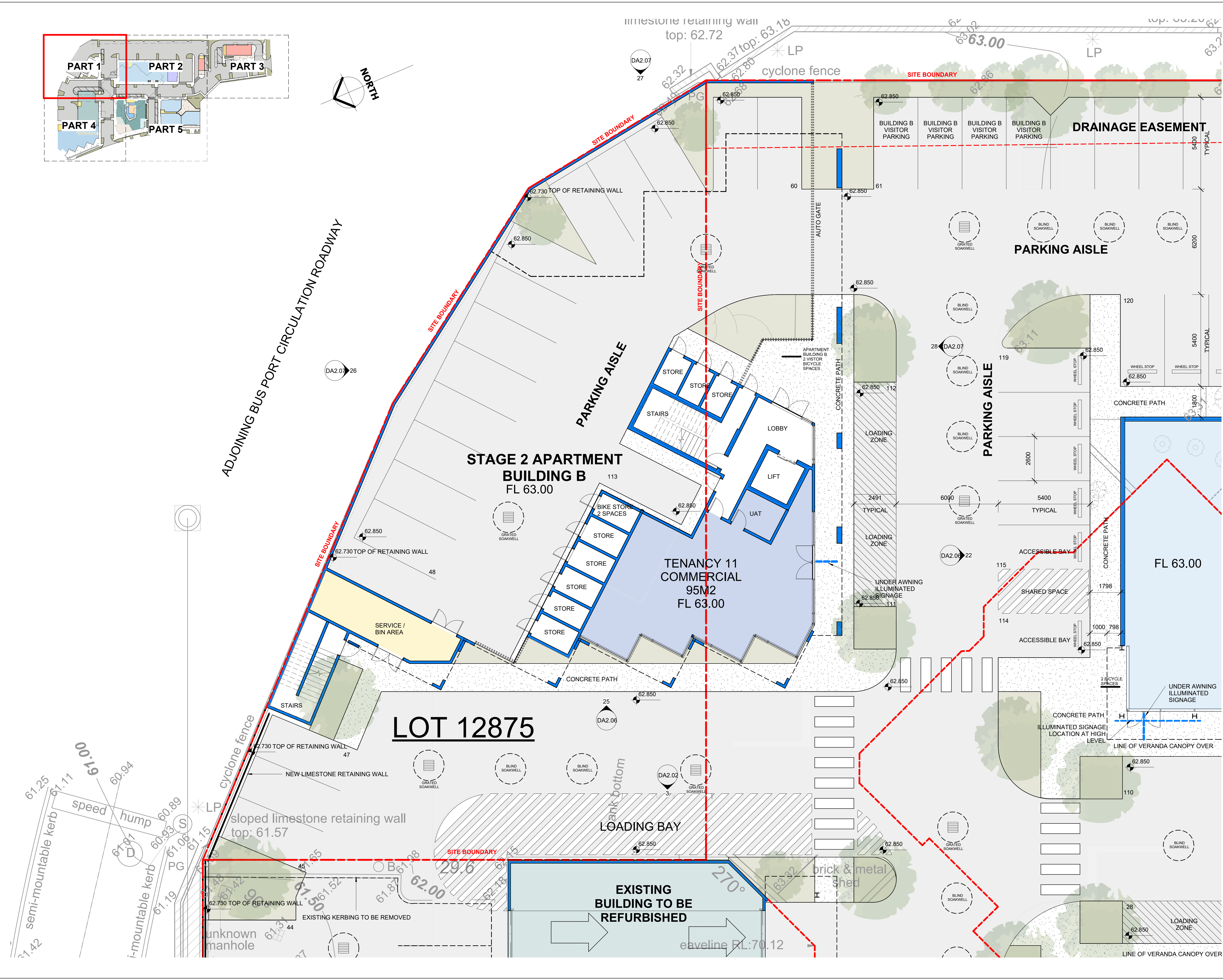
SITE PLAN & GROUND FLOOR PLAN

PROJECT NUMBER
DATE
Project Number
Issue Date

A1 SIZE SHEET
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SITE & GROUND FLOOR PLAN PART 1.

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DATE	Issue Date

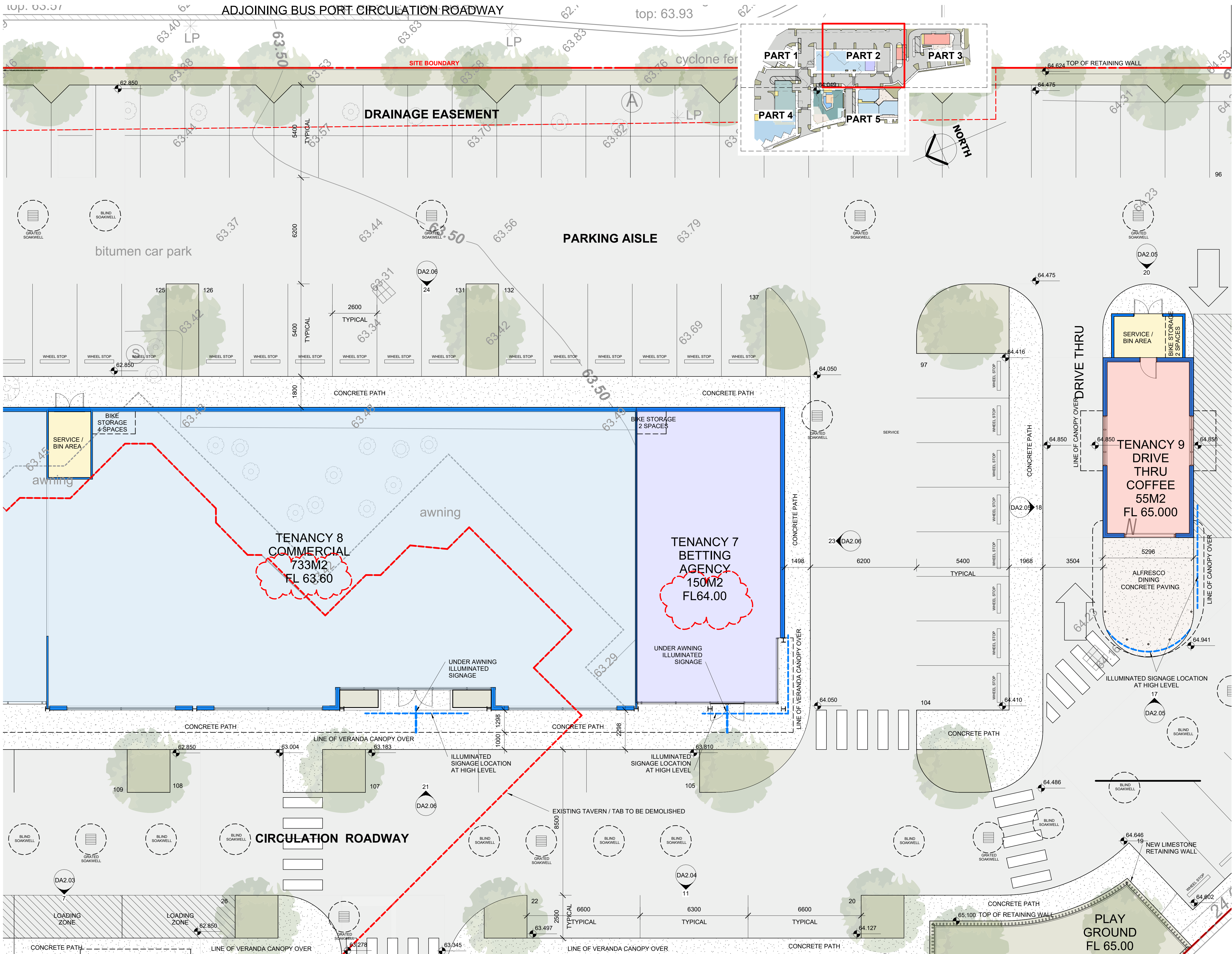
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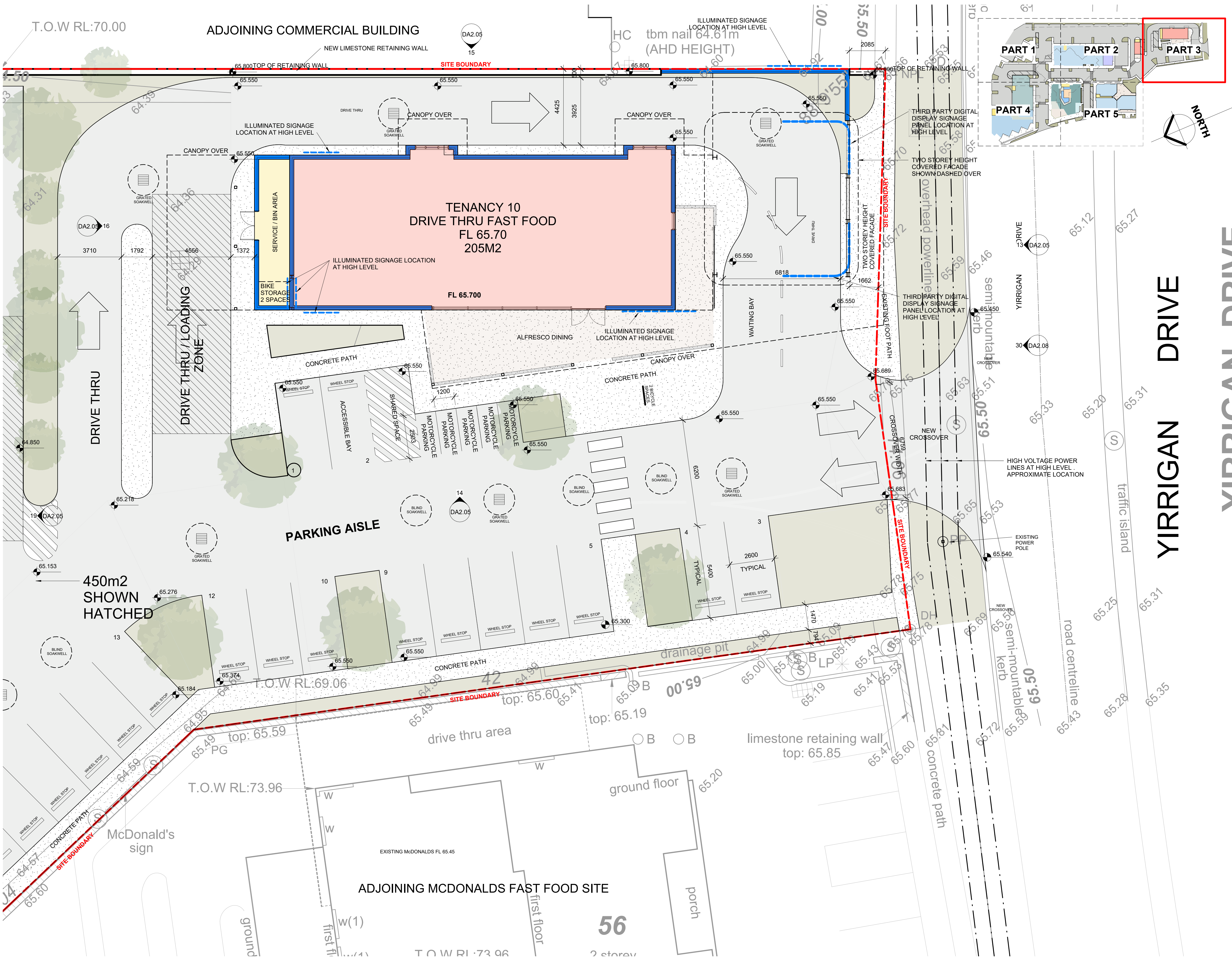
SITE & GROUND FLOOR PLAN PART 2.

PROJECT NUMBER
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A1 SIZE SHEET
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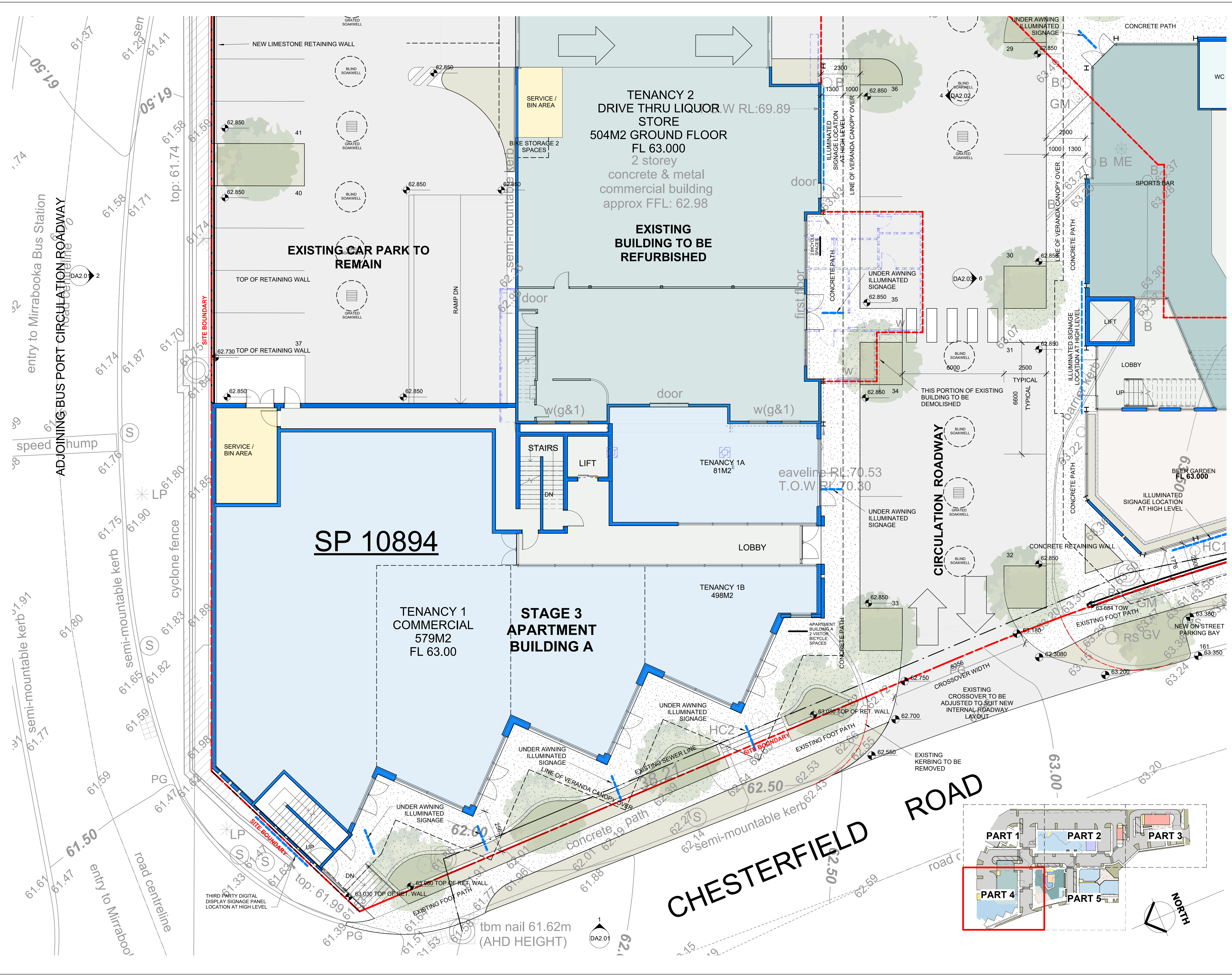
SITE & GROUND FLOOR PLAN PART 3.

PROJECT NUMBER
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A1 SIZE SHEET
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SITE & GROUND FLOOR PLAN PART 4.

PROJECT NUMBER

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Issue Date

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NO.	DESCRIPTION	DATE
1	Prelim issue to council for review	11.08.21
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Strata Lots 3 & 4 (8 & 10) Chesterfield
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Lot 12875 on DP188493 (10A)
Chesterfield Road , Mirrabooka

SITE & GROUND FLOOR PLAN PART 5.

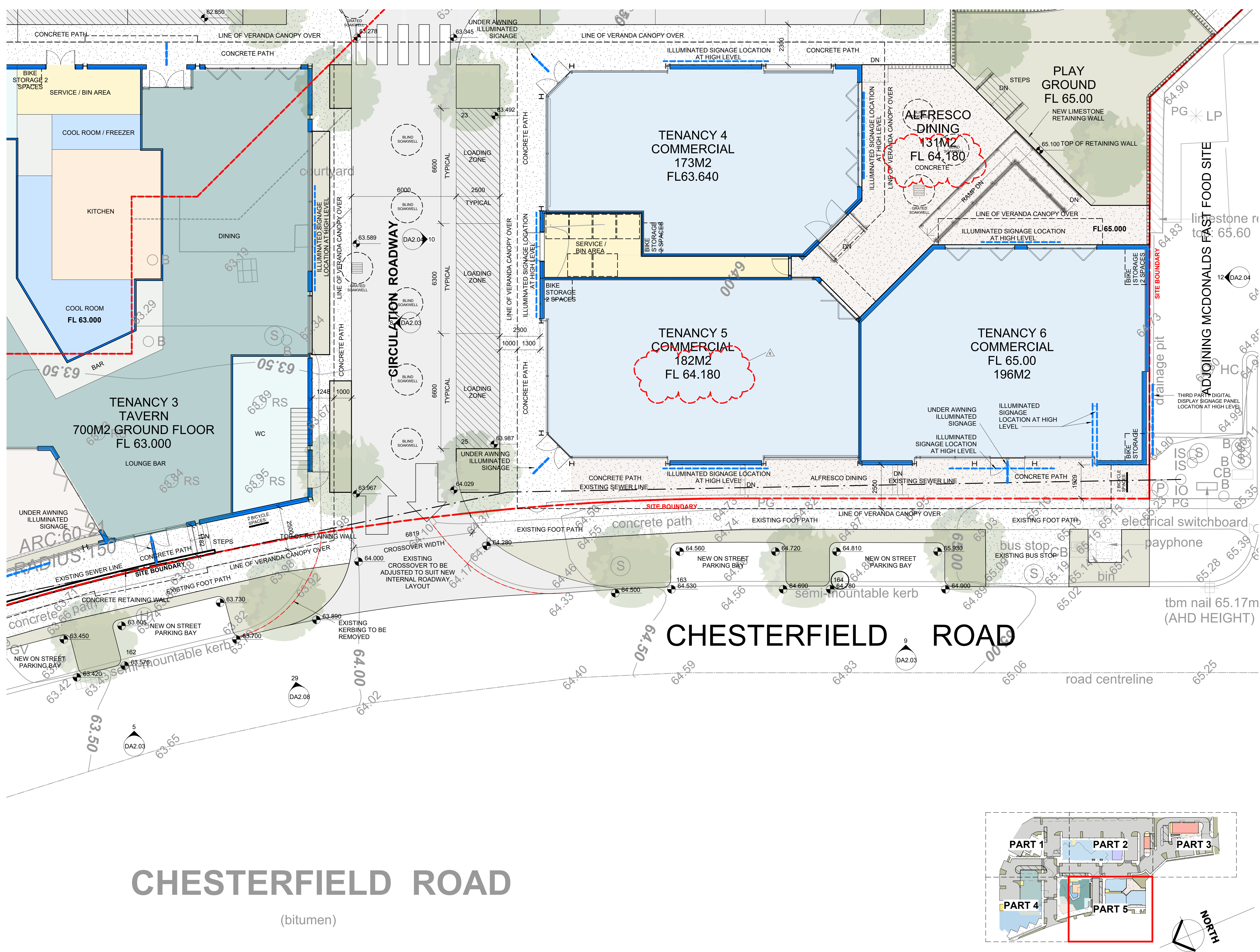
DATE	Issue Date
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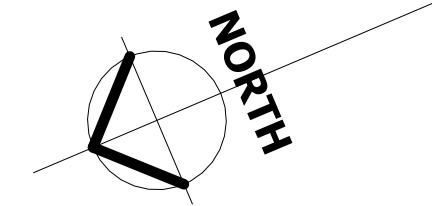
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[illegible]

Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road, Mirrabooka

PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE

BASEMENT PLAN
APARTMENT
BUILDING A ,
TENANCY 1 &
TENANCY 2

DATE	Issue Date
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DA01.6	REV 5
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5/10/2021 3:49:45 PM

1

BUILDING
WORKSHOP

BRN 13371

REG. BUILDER NO. 13371 ABN
TEL: 08 - 9201 9555 74145135002
EMAIL: bw@buildingworkshop.com.au
UNIT 1/125 MAIN STREET, OSBORNE PARK WA 6017

NO.	DESCRIPTION	DATE
1	Prelim issue to council for review	11.08.21
2	Apartment buildings A & B added. Tenancy 1 & 11 added.	20.08.21
3	Consultant update drawing issue	03.09.21
4	Issued to consultants	16.09.21
5	Development Application Council issue	20.09.21
6	Clearance templates shown to silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations. Setback dims added to apartment building A, second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5,8 & alfresco dining FL noted correctly on floor & site plan.	25.10.21

Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner
PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

**FIRST FLOOR PLAN
APARTMENT BUILDING A & TENANCY 2**

PROJECT NUMBER Project Number

DATE Issue Date

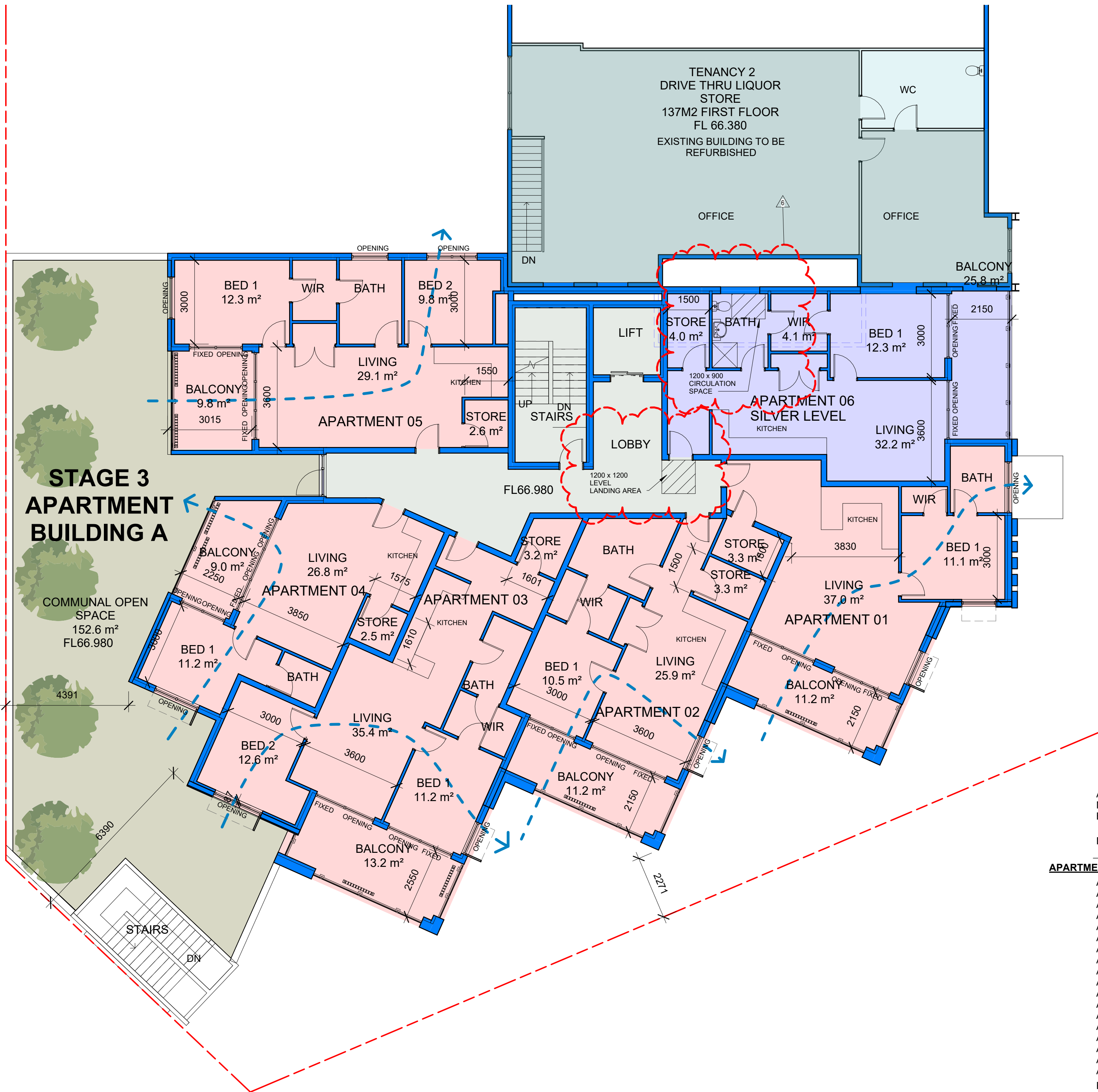
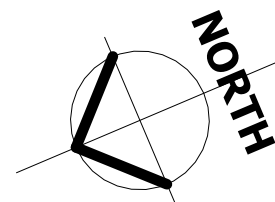
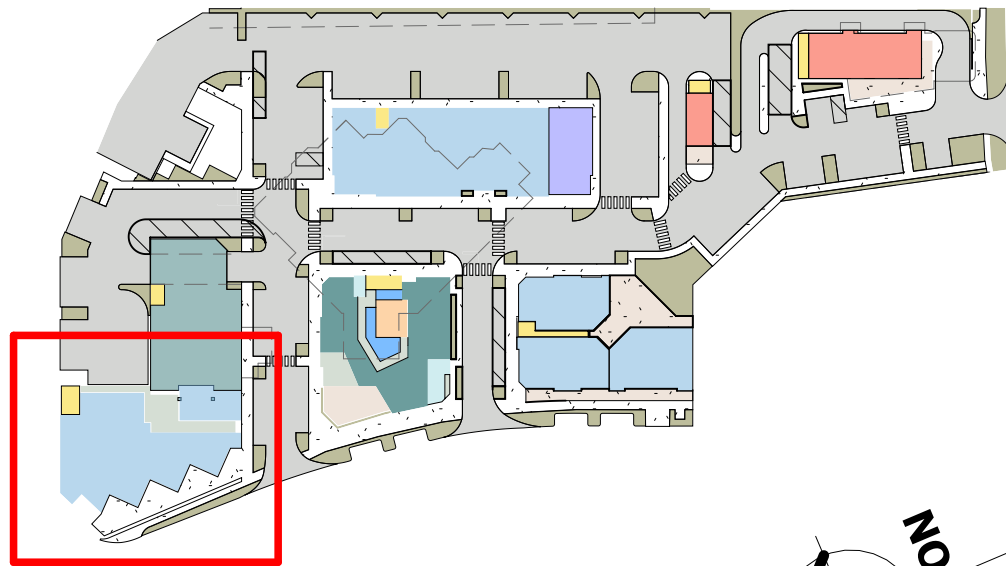
A1 SIZE SHEET

DA01.7

REV
6

SCALE As indicated

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1 FIRST FLOOR PLAN
1 : 100

A MINIMUM 60 PER CENT OF DWELLINGS ARE, OR ARE CAPABLE OF, BEING NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING

DWELLING NUMBER NATURALLY CROSS VENTILATED

APARTMENT BUILDING A

APARTMENT 01 YES
APARTMENT 02 YES
APARTMENT 03 YES
APARTMENT 04 YES
APARTMENT 05 YES
APARTMENT 06 NO
APARTMENT 07 YES
APARTMENT 08 YES
APARTMENT 09 YES
APARTMENT 10 YES
APARTMENT 11 YES
APARTMENT 12 YES
APARTMENT 13 YES
APARTMENT 14 YES
APARTMENT 15 YES
APARTMENT 16 YES
APARTMENT 17 YES
APARTMENT 18 YES

PERCENTAGE OF DWELLINGS ARE OR CAPABLE OF BEING NATURALLY CROSS VENTILATED = 94.4%

APARTMENT BUILDING B

APARTMENT 01 YES
APARTMENT 02 NO
APARTMENT 03 NO
APARTMENT 04 YES
APARTMENT 05 YES
APARTMENT 06 YES
APARTMENT 07 YES
APARTMENT 08 YES
APARTMENT 09 NO
APARTMENT 10 NO
APARTMENT 11 YES
APARTMENT 12 YES
APARTMENT 13 YES
APARTMENT 14 YES

PERCENTAGE OF DWELLINGS ARE OR CAPABLE OF BEING NATURALLY CROSS VENTILATED = 71.4%

28/10/2021 5:39:42 PM

BRN 13371

REG. BUILDER NO. 13371
TEL: 08 - 9201 9555
EMAIL: bw@buildingworkshop.com.au
UNIT 1/125 MAIN STREET, OSBORNE PARK WA 6017

NO.	DESCRIPTION	DATE
1	Prelim issue to council for review	11.08.21
2	Apartment buildings A & B added, Tenancy 1 & 11 added	20.08.21
3	Consultant update drawing issue	03.09.21
4	Issued to consultants	16.09.21
5	Development Application Council issue	20.09.21
6	Clearance templates shown to silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations . Sensack dims added to apartment building A. second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5 & 8 alfresco dining FL noted correctly on floor & site plan.	25.10.21

Project Address

Strata Lots 3 & 4 (8 & 10) Chesterfield
Road, Mirrabooka &
Lot 12875 on DP188493 (10A)
Chesterfield Road , Mirrabooka

Owner

**PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE**

SECOND FLOOR
APARTMENT
BUILDING A

PROJECT NUMBER	Project Number
-------------------	----------------

DATE	Issue Date
------	------------

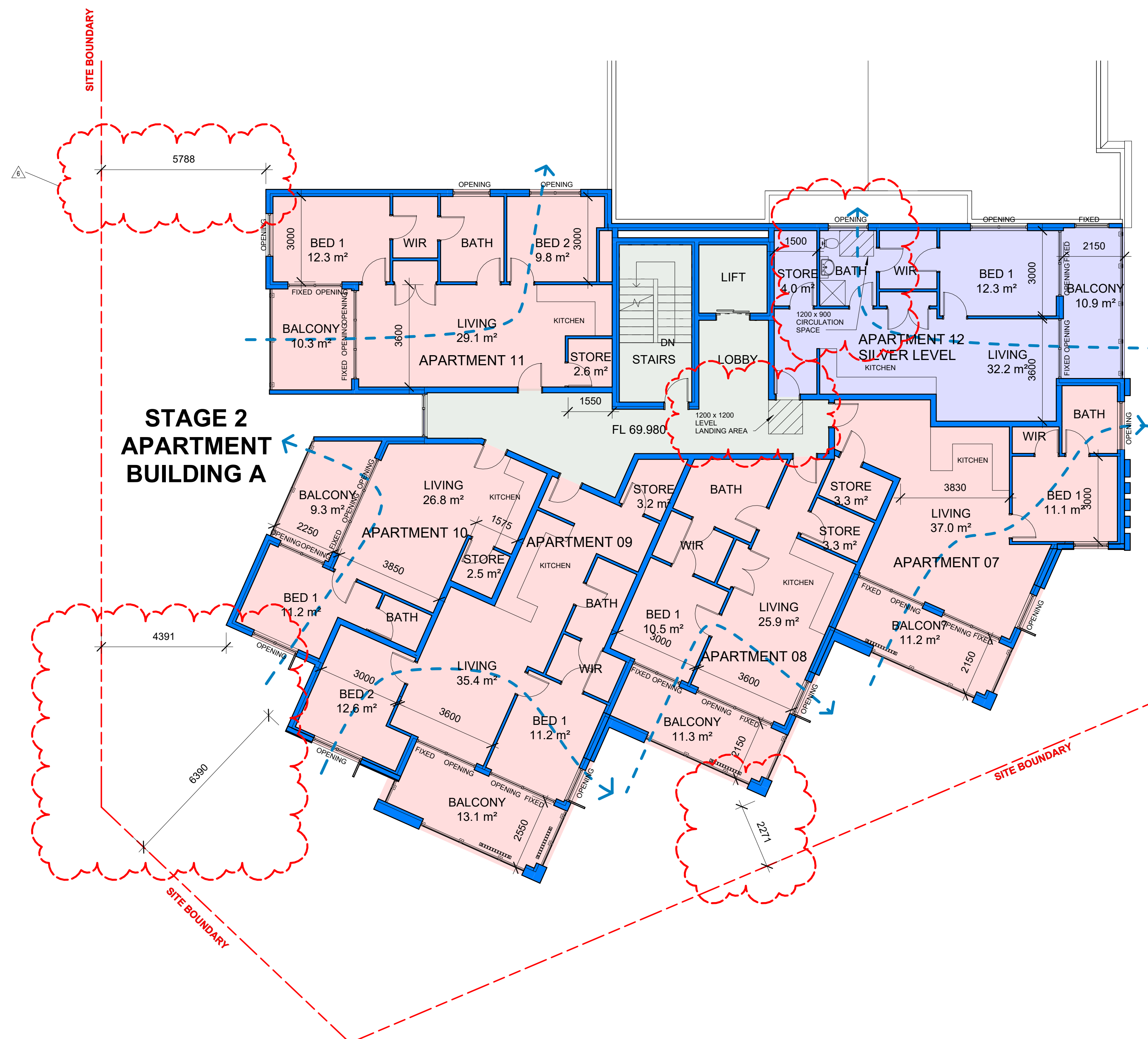
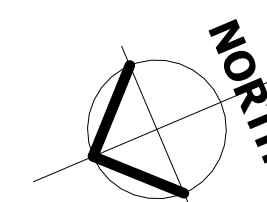
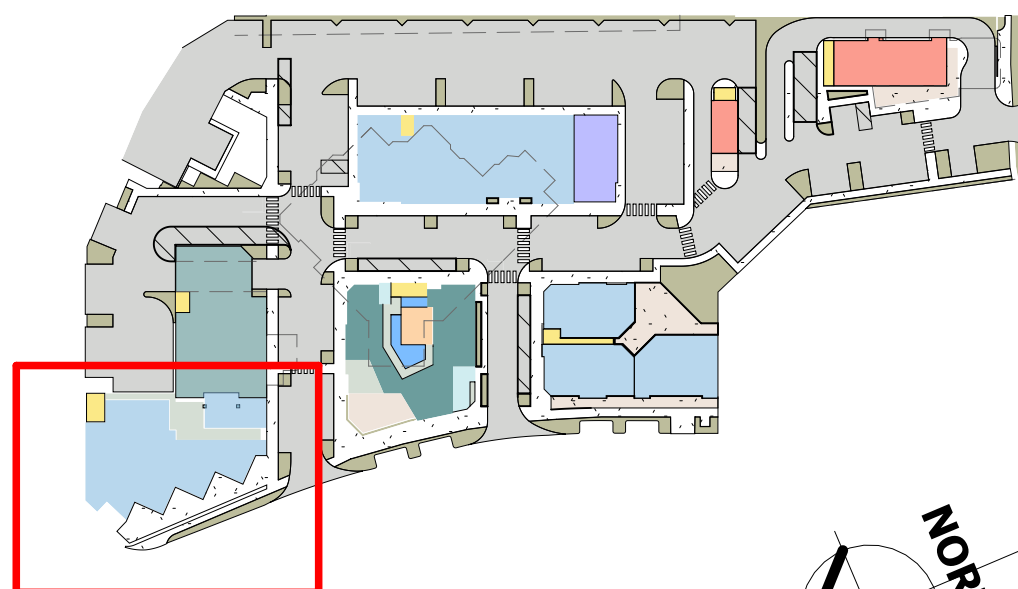
A1 SIZE SHEET

DA01.8

REV
6

SCALE	As indicated
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1 SECOND FLOOR APARTMENT BUILDING A
1 : 100

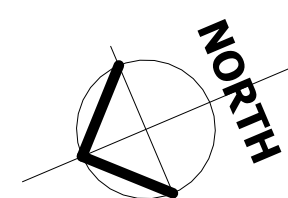
A MINIMUM 60 PER CENT OF DWELLINGS ARE, OR ARE CAPABLE OF, BEING NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING

DWELLING NUMBER	NATURALLY CROSS VENTILATED
<u>APARTMENT BUILDING A</u>	
APARTMENT 01	YES
APARTMENT 02	YES
APARTMENT 03	YES
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	NO
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	YES
APARTMENT 10	YES
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES
APARTMENT 15	YES
APARTMENT 16	YES
APARTMENT 17	YES
APARTMENT 18	YES

PERCENTAGE OF DWELLINGS ARE OR CAPABLE OF BEING NATURALLY CROSS VENTILATED = 94.4%

APARTMENT BUILDING B	
APARTMENT 01	YES
APARTMENT 02	NO
APARTMENT 03	NO
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	YES
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	NO
APARTMENT 10	NO
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES

PERCENTAGE OF DWELLINGS ARE OR CAPABLE OF BEING NATURALLY CROSS VENTILATED = 71.4%



BRN 13371

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TEL: 08 - 9201 9555 74145135002
EMAIL: bw@buildingworkshop.com.au
UNIT 1/125 MAIN STREET, OSBORNE PARK WA 6017

Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield
Road, Mirrabooka &
Lot 12875 on DP188493 (10A)
Chesterfield Road , Mirrabooka

Owner

PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE

THIRD FLOOR
APARTMENT
BUILDING A

PROJECT NUMBER	Project Number
----------------	----------------

DATE	Issue Date
------	------------

A1 SIZE SHEET

DA01.8.2

REV
1

SCALE	As indicated
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A MINIMUM 60 PER CENT OF DWELLINGS ARE, OR ARE CAPABLE OF, BEING NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING

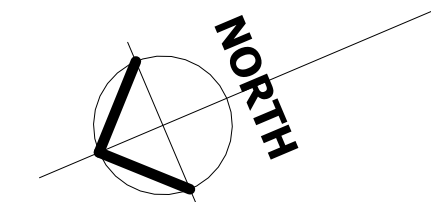
APARTMENT BUILDING A	DWELLING NUMBER	NATURAL CROSS VENTILATED
	APARTMENT 01	YES
	APARTMENT 02	YES
	APARTMENT 03	YES
	APARTMENT 04	YES
	APARTMENT 05	YES
	APARTMENT 06	NO
	APARTMENT 07	YES
	APARTMENT 08	YES
	APARTMENT 09	YES
	APARTMENT 10	YES
	APARTMENT 11	YES
	APARTMENT 12	YES
	APARTMENT 13	YES
	APARTMENT 14	YES
	APARTMENT 15	YES
	APARTMENT 16	YES
	APARTMENT 17	YES
	APARTMENT 18	YES

PERCENTAGE OF DWELLINGS ARE OR CAPABLE
OF BEING NATURALLY CROSS VENTILATED = 94.4%

APARTMENT BUILDING B

APARTMENT 01	YES
APARTMENT 02	NO
APARTMENT 03	NO
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	YES
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	NO
APARTMENT 10	NO
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES

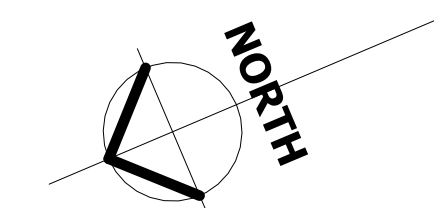
PERCENTAGE OF DWELLINGS ARE OR CAPABLE OF BEING NATURALLY CROSS VENTILATED = 71.4%



BRN 13371

REG. BUILDER NO. 13371 ABN
TEL: 08 - 9201 9555 74145135002
EMAIL: bw@buildingworkshop.com.au
UNIT 1/125 MAIN STREET, OSBORNE PARK WA 6017

NO.	DESCRIPTION	DATE
1	Prelim issue to council for review	11.08.21
2	Apartment buildings A & B added, Tenancy 1 & 11 added	20.08.21
3	Consultant update drawing issue	03.09.21
4	Issued to consultants	16.09.21
5	Development Application Council issue	20.09.21



1 TENANCY 3 FIRST FLOOR PLAN
1 : 100

Project Address

Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka &
Lot 12875 on DP188493 (10A)
Chesterfield Road , Mirrabooka

Owner

PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE

TENANCY 3 FIRST
FLOOR PLAN

PROJECT NUMBER	Project Number
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DATE	Issue Date
------	------------

A1 SIZE SHEET

DA01.9

REV
5

SCALE	As indicated
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5/10/2021 3:49:56 PM

A MINIMUM 60 PER CENT OF DWELLINGS ARE, OR ARE CAPABLE OF, BEING NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING

DWELLING NUMBER NATURALLY CROSS VENTILATED

APARTMENT BUILDING A

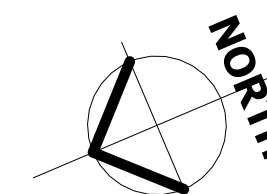
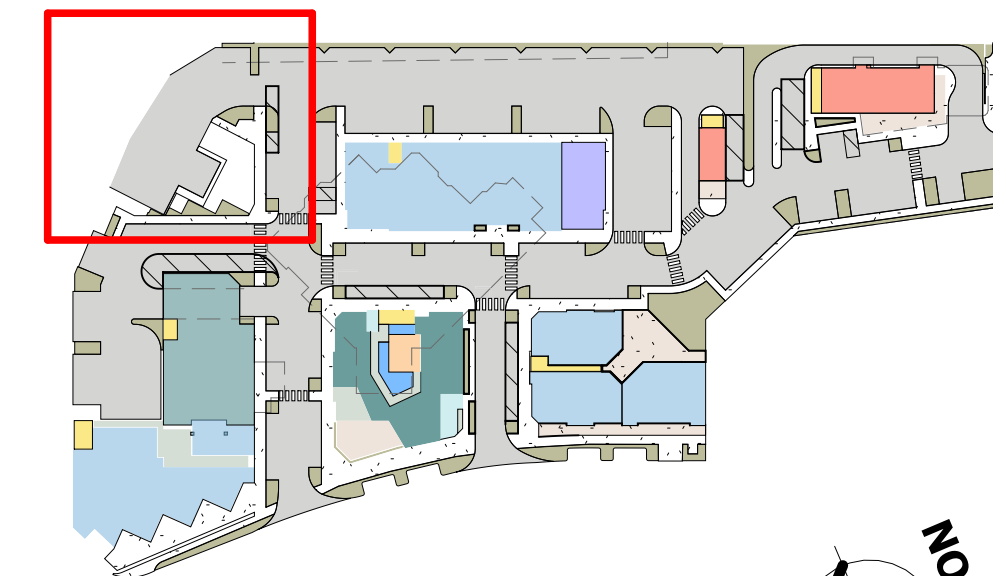
APARTMENT 01	YES
APARTMENT 02	YES
APARTMENT 03	YES
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	NO
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	YES
APARTMENT 10	YES
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES
APARTMENT 15	YES
APARTMENT 16	YES
APARTMENT 17	YES
APARTMENT 18	YES

PERCENTAGE OF DWELLINGS ARE OR CAPABLE OF BEING NATURALLY CROSS VENTILATED = 94.4%

APARTMENT BUILDING B

APARTMENT 01	YES
APARTMENT 02	NO
APARTMENT 03	NO
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	YES
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	NO
APARTMENT 10	NO
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES

PERCENTAGE OF DWELLINGS ARE OR CAPABLE OF BEING NATURALLY CROSS VENTILATED = 71.4%



BUILDING WORKSHOP

BRN 13371

REG. BUILDER NO. 13371 ABN
TEL: 08 - 9201 9555 74145135002
EMAIL: bw@buildingworkshop.com.au
UNIT 1/125 MAIN STREET, OSBORNE PARK WA 6017

NO.	DESCRIPTION	DATE
1	Prelim issue to council for review	11.08.21
2	Apartment buildings A & B added. Tenancy 1 & 11 added	20.08.21
3	Consultant update drawing issue	03.09.21
4	Issued to consultants	16.09.21
5	Development Application Council issue	20.09.21
6	Clearance templates shown to silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations. Setback dims added to apartment building A, second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5.8 & alfresco dining FL noted correctly on floor & site plan.	25.10.21

Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner
PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

APARTMENT BUILDING B FIRST & SECOND FLOOR PLANS

PROJECT NUMBER Project Number
DATE Issue Date

A1 SIZE SHEET
DA01.10 **REV 6**

SCALE As indicated

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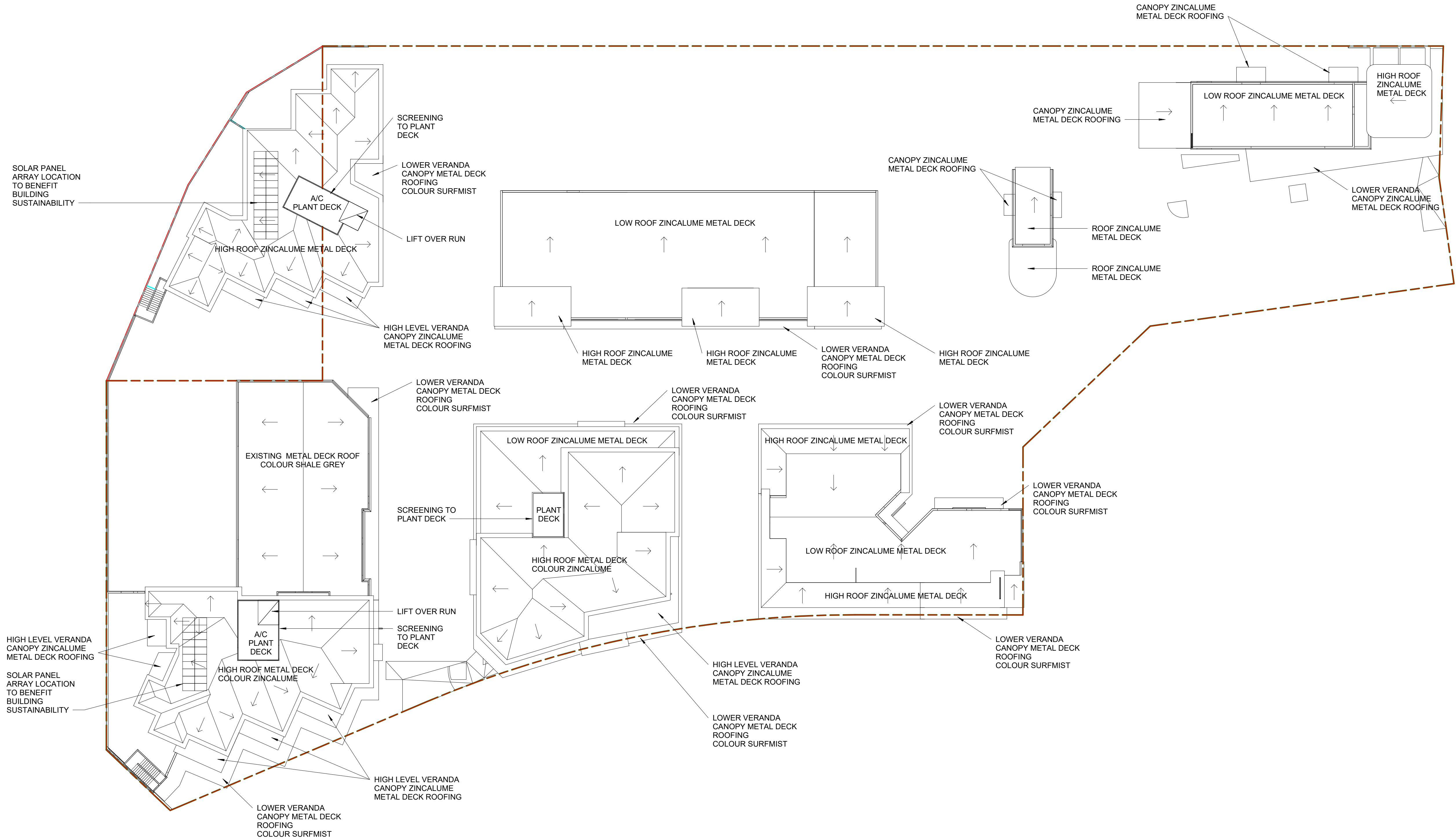
FIRST FLOOR PLAN

1 : 100

SECOND FLOOR PLAN

1 : 100

NO.	DESCRIPTION	DATE
1	Issued to consultants	10.09.21
2	Issued to consultants	16.09.21
3	Development Application Council issue	20.09.21



Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner
PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

ROOF PLAN

PROJECT NUMBER	Project Number
DATE	Issue Date

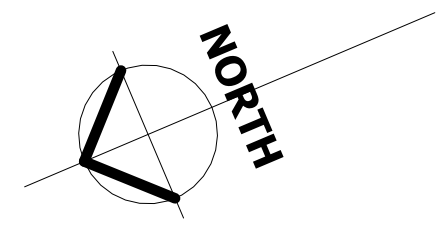
A1 SIZE SHEET

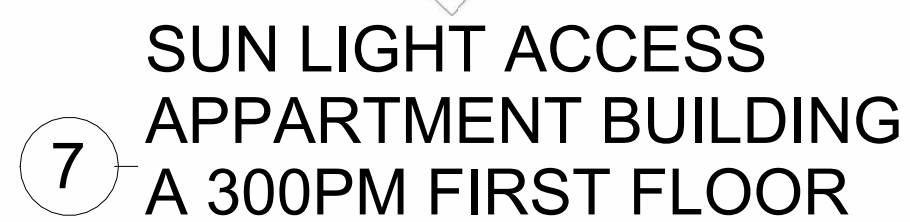
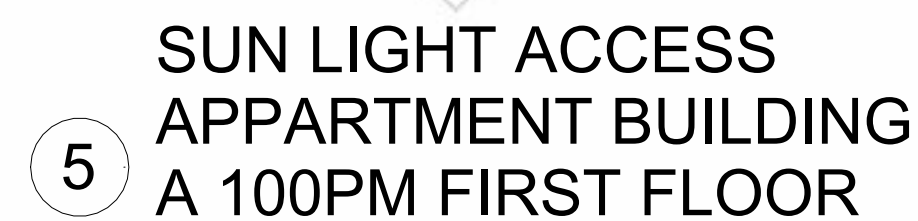
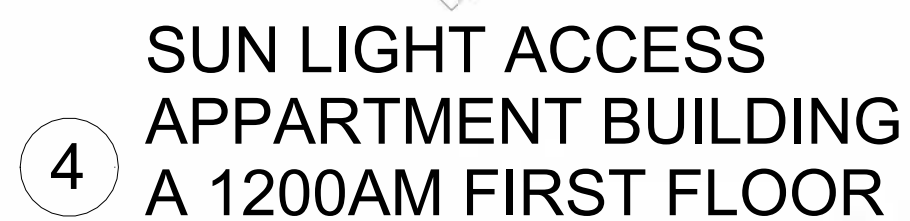
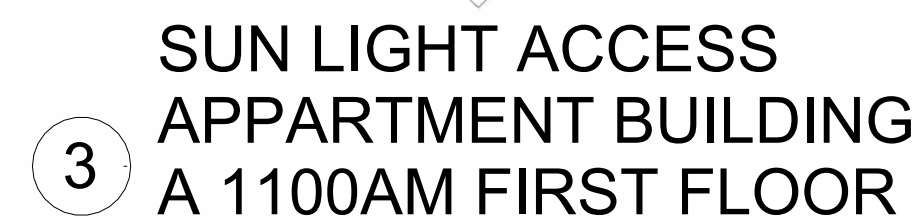
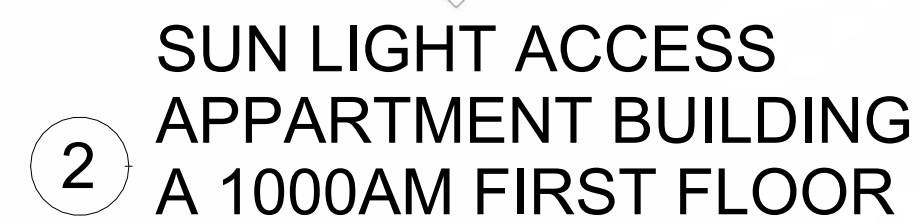
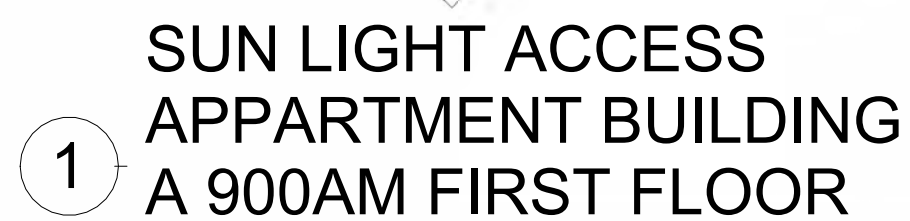
DA01.11	REV 3
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SCALE	1 : 300
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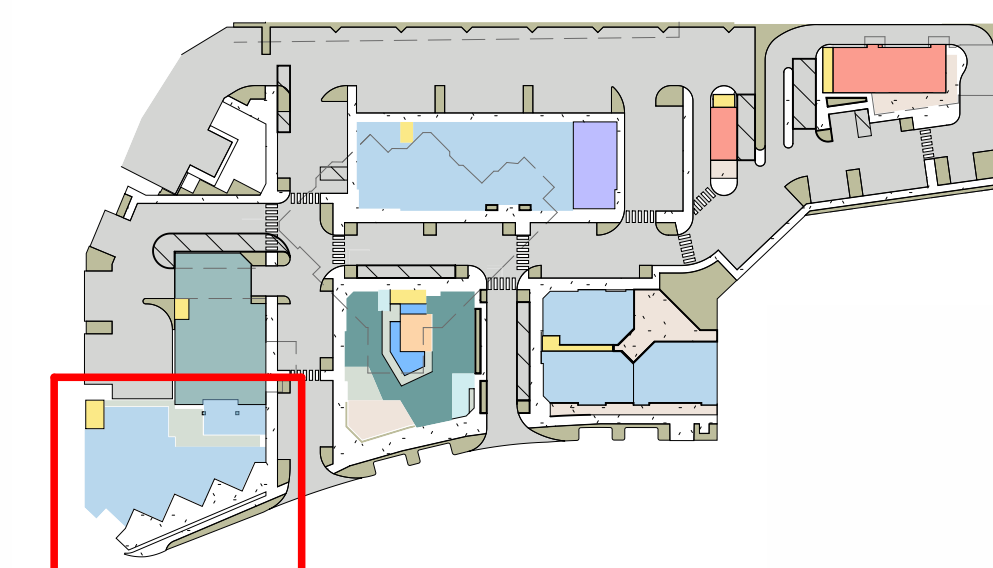
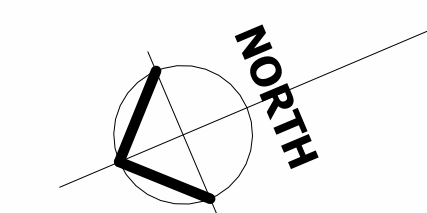
1 ROOF PLAN
1 : 300





PERCENTAGE OF DWELLINGS RECEIVING A
MINIMUM OF 2 HOURS DIRECT SUNLIGHT = 84.4%

PERCENTAGE OF DWELLINGS RECIEVING NO
DIRECT SUNLIGHT= 0%



NO.	DESCRIPTION	DATE
1	Issued to consultants	16.09.21
2	Development Application Council leave	20.09.21

[illegible]

Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka &
Lot 12875 on DP188493 (10A)
Chesterfield Road , Mirrabooka

PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE

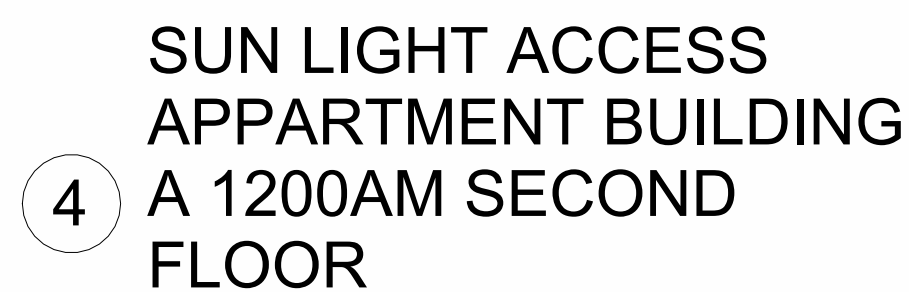
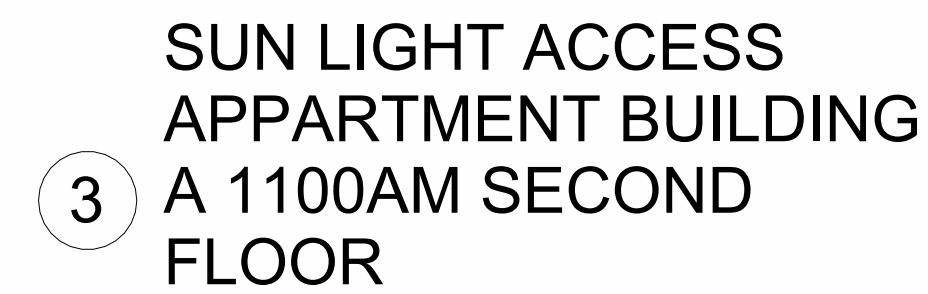
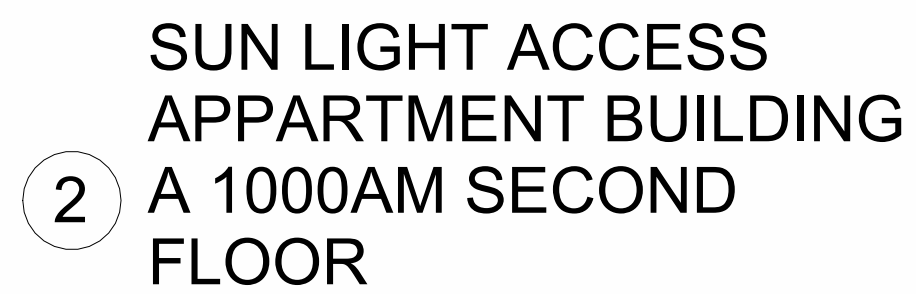
SUN ACCESS
APARTMENT
BUILDING A FIRST
FLOOR

DATE	Issue Date
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REV
2

SCALE	As indicated
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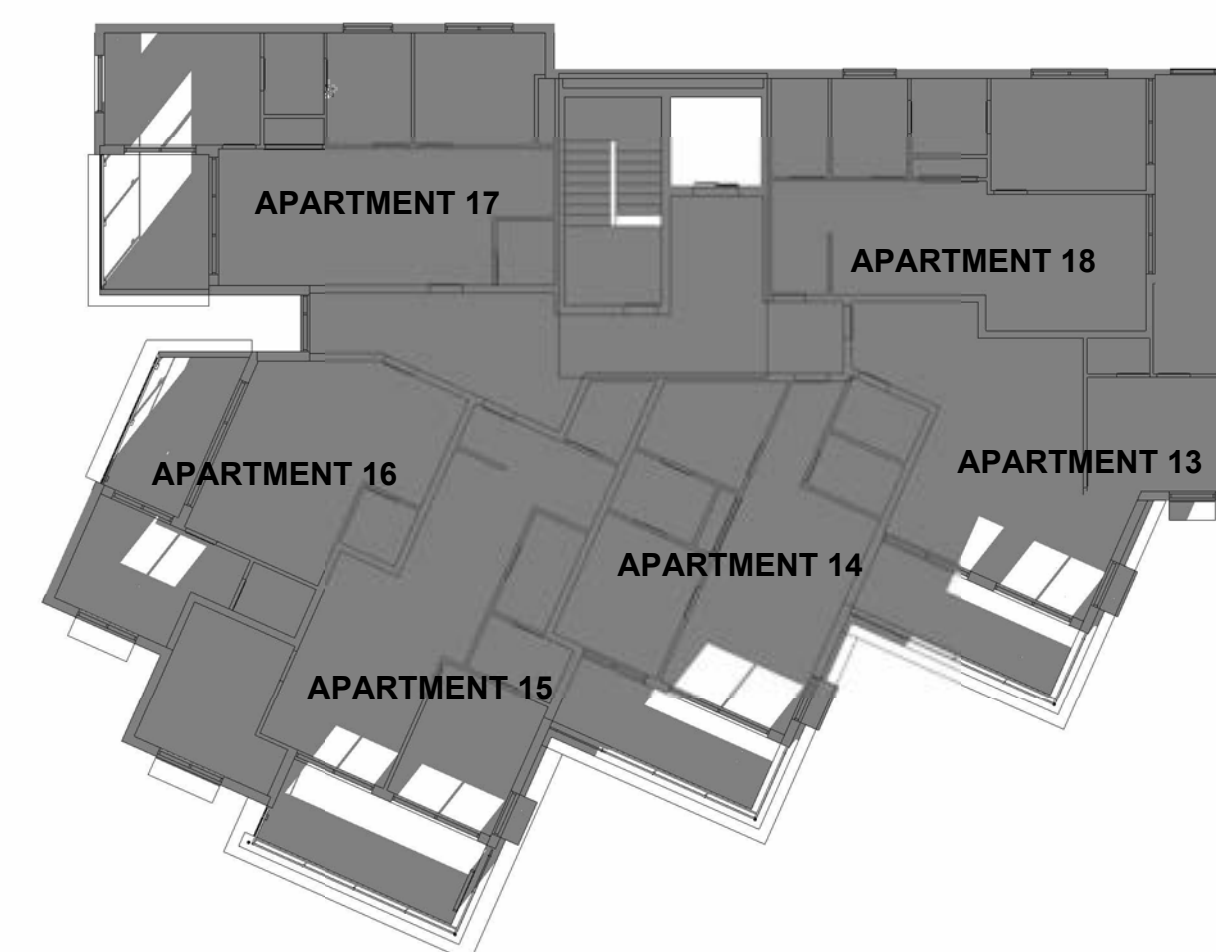
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A MAXIMUM OF 15 PER CENT OF DWELLINGS IN A BUILDING RECEIVING NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE.	
DWELLING NUMBER	DWELLINGS RECEIVING DIRECT SUNLIGHT
<u>APARTMENT BUILDING A</u>	
APARTMENT 01	YES
APARTMENT 02	YES
APARTMENT 03	YES
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	NO
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	YES
APARTMENT 10	YES
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES
APARTMENT 15	YES
APARTMENT 16	YES
APARTMENT 17	YES
APARTMENT 18	YES
PERCENTAGE OF DWELLINGS RECEIVING NO DIRECT SUNLIGHT= 5.5%	
<u>APARTMENT BUILDING B</u>	
APARTMENT 01	YES
APARTMENT 02	YES
APARTMENT 03	YES
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	YES
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	YES
APARTMENT 10	YES
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES
PERCENTAGE OF DWELLINGS RECEIVING NO DIRECT SUNLIGHT= 0%	

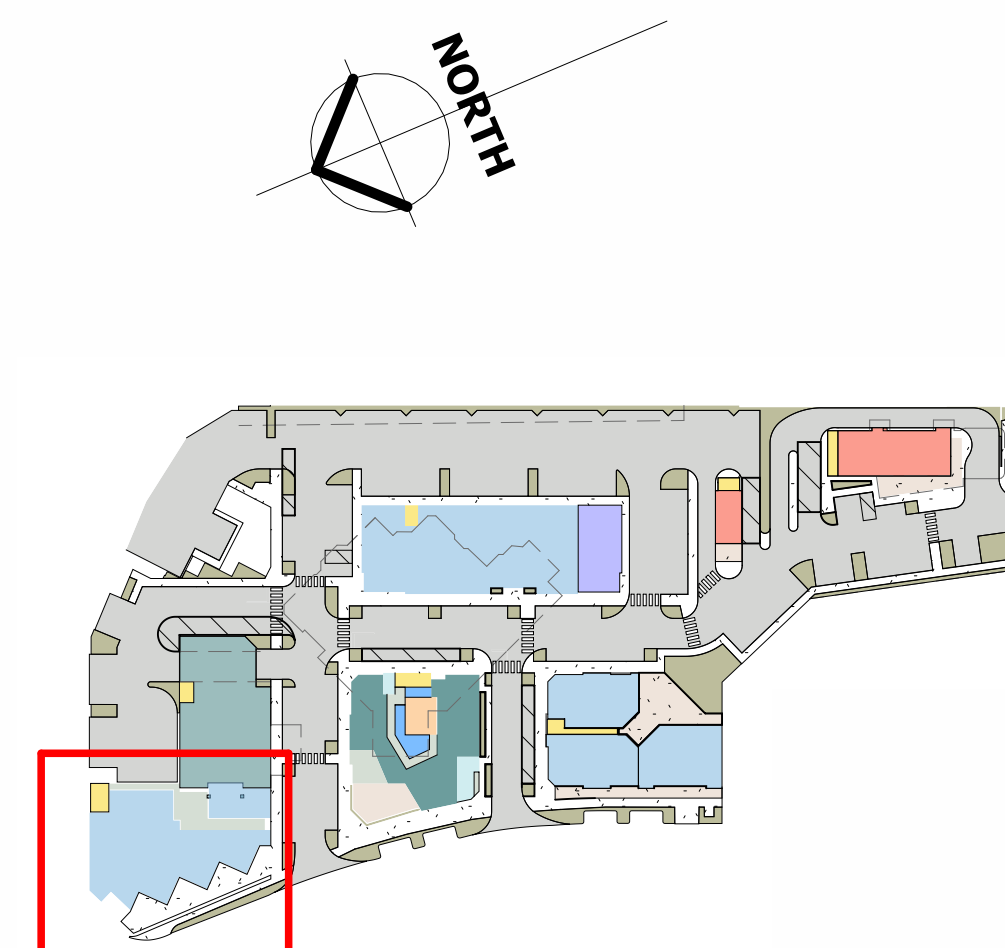


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DWELLINGS WITH A NORTHERN ASPECT ARE MAXIMISED, WITH A MINIMUM OF 70 PERCENT OF DWELLINGS HAVING LIVING ROOMS AND PRIVATE OPEN SPACE THAT OBTAIN AT LEAST 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE	
DWELLING NUMBER	HOURS OF DIRECT SUNLIGHT (MINIMUM 2 HOURS) PRIVATE OPEN SPACE & LIVING ROOM
<u>APARTMENT BUILDING A</u>	
APARTMENT 01	2 HOURS
APARTMENT 02	2 HOURS
APARTMENT 03	1 HOURS
APARTMENT 04	2 HOURS
APARTMENT 05	2 HOURS
APARTMENT 06	0 HOURS
APARTMENT 07	2 HOURS
APARTMENT 08	2 HOURS
APARTMENT 09	1 HOURS
APARTMENT 10	3 HOURS
APARTMENT 11	3 HOURS
APARTMENT 12	0 HOURS
APARTMENT 13	2 HOURS
APARTMENT 14	2 HOURS
APARTMENT 15	2 HOURS
APARTMENT 16	2 HOURS
APARTMENT 17	2 HOURS
APARTMENT 18	0 HOURS
<u>APARTMENT BUILDING B</u>	
APARTMENT 01	2 HOURS
APARTMENT 02	2 HOURS
APARTMENT 03	2 HOURS
APARTMENT 04	4 HOURS
APARTMENT 05	3 HOURS
APARTMENT 06	2 HOURS
APARTMENT 07	3 HOURS
APARTMENT 08	3 HOURS
APARTMENT 09	3 HOURS
APARTMENT 10	3 HOURS
APARTMENT 11	3 HOURS
APARTMENT 12	2 HOURS
APARTMENT 13	2 HOURS
APARTMENT 14	3 HOURS
PERCENTAGE OF DWELLINGS RECEIVING A MINIMUM OF 2 HOURS DIRECT SUNLIGHT = 84.4%	

A MAXIMUM OF 15 PER CENT OF DWELLINGS IN A BUILDING RECEIVING NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE.	
DWELLING NUMBER	DWELLINGS RECEIVING DIRECT SUNLIGHT
METMENT BUILDING A	
APARTMENT 01	YES
APARTMENT 02	YES
APARTMENT 03	YES
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	NO
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	YES
APARTMENT 10	YES
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES
APARTMENT 15	YES
APARTMENT 16	YES
APARTMENT 17	YES
APARTMENT 18	YES
PERCENTAGE OF DWELLINGS RECEIVING NO DIRECT SUNLIGHT= 5.5%	
METMENT BUILDING B	
APARTMENT 01	YES
APARTMENT 02	YES
APARTMENT 03	YES
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	YES
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	YES
APARTMENT 10	YES
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES
PERCENTAGE OF DWELLINGS RECEIVING NO DIRECT SUNLIGHT= 0%	

[illegible]

Project Address

Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka &
Lot 12875 on DP188493 (10A)
Chesterfield Road , Mirrabooka

Owner

PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE

SUN ACCESS
APARTMENT
BUILDING A THIRD
FLOOR

PROJECT NUMBER	Project Number
DATE	Issue Date

A1 SIZE SHEET

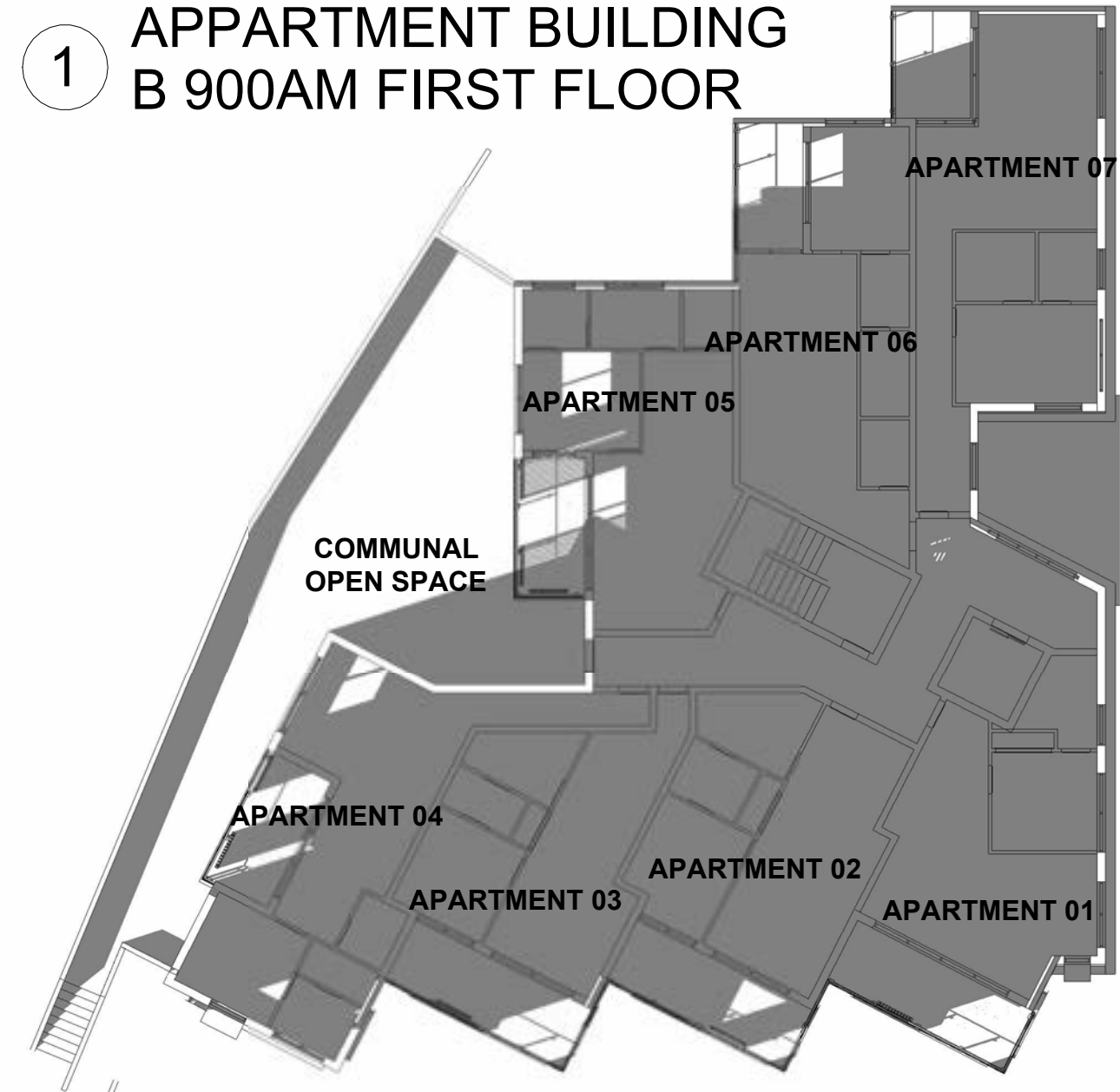
DA01.15

RE
2

SCALE	As indicated
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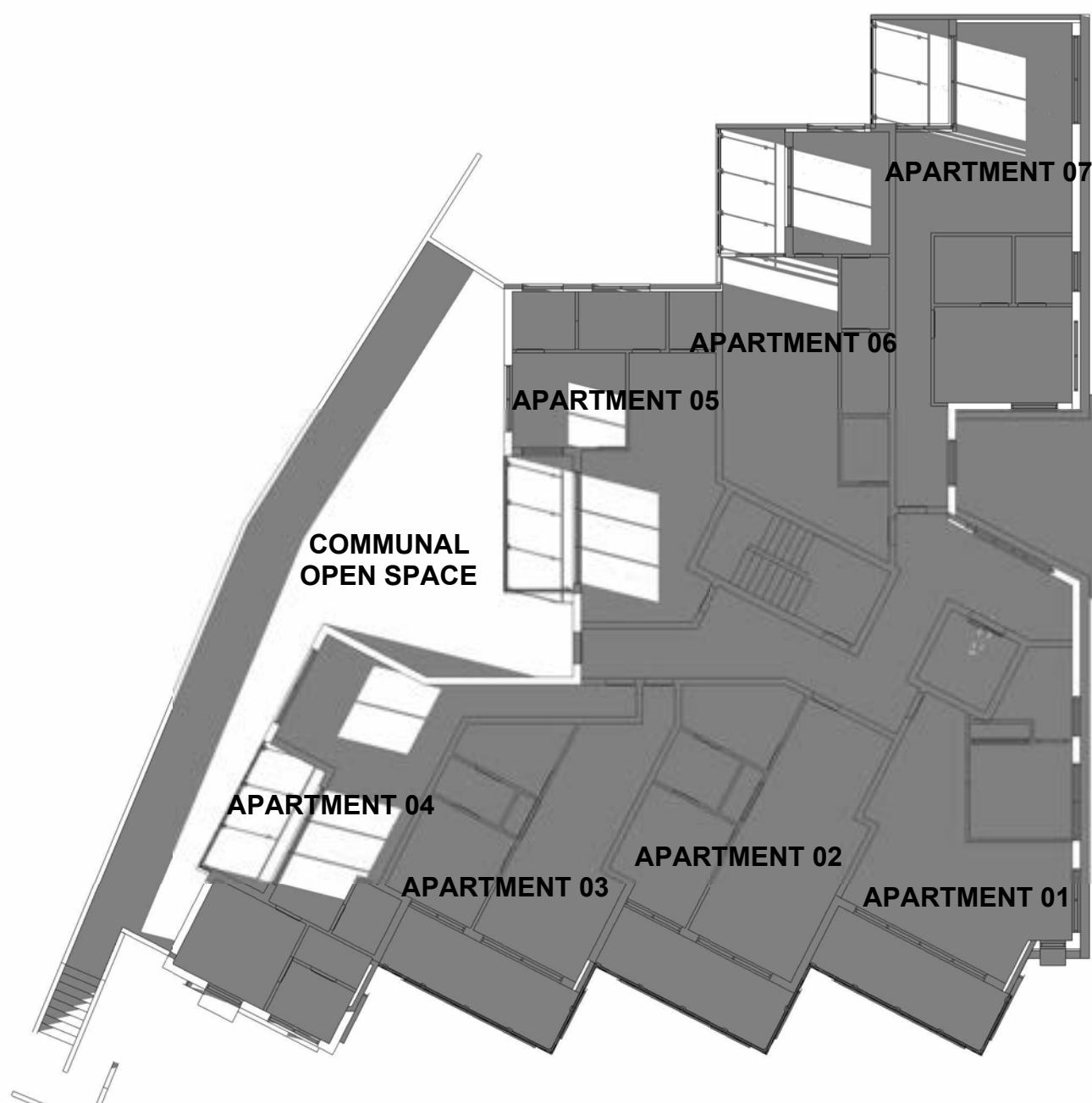
1
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 900AM FIRST FLOOR



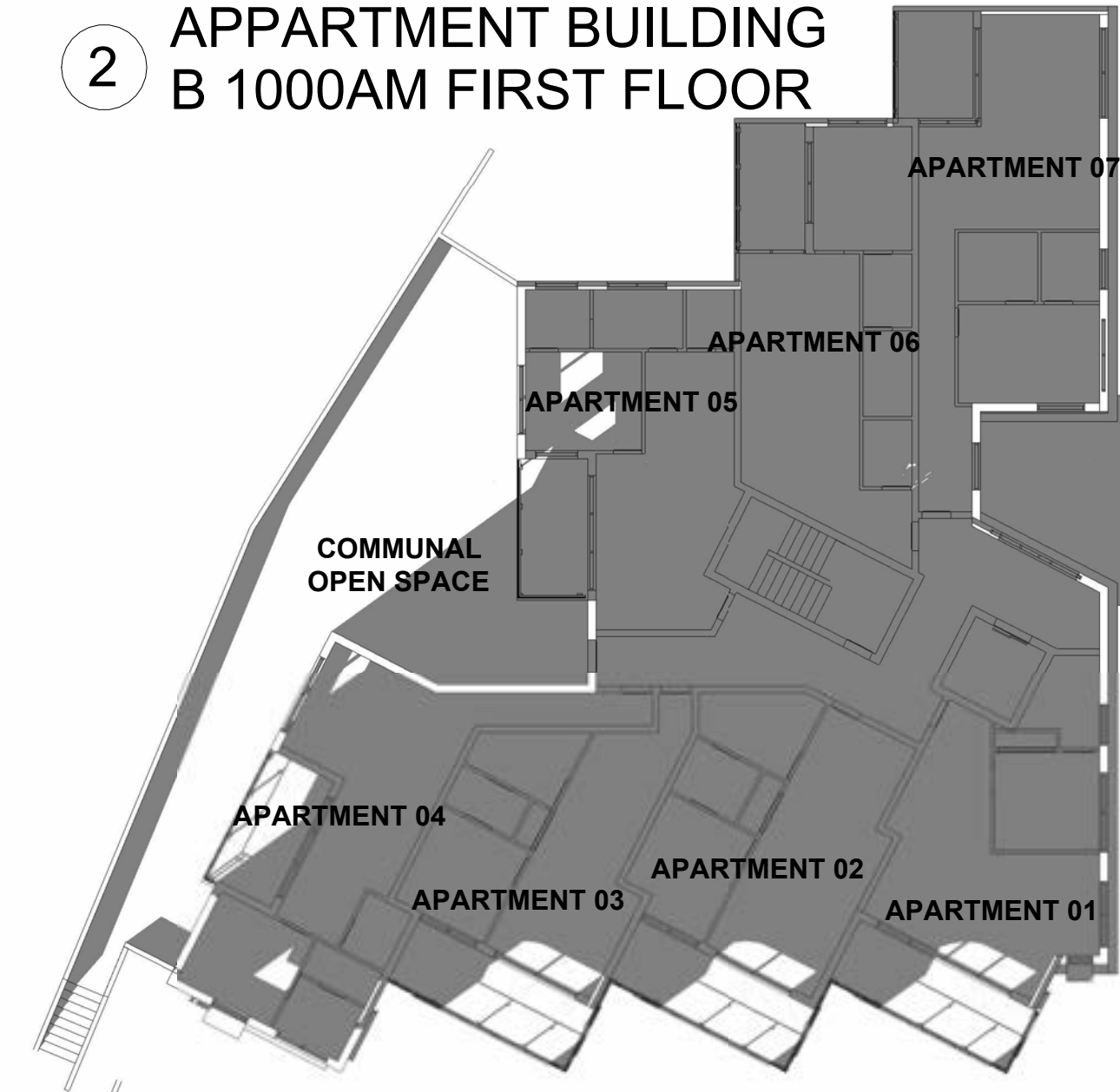
4
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 1200AM FIRST FLOOR



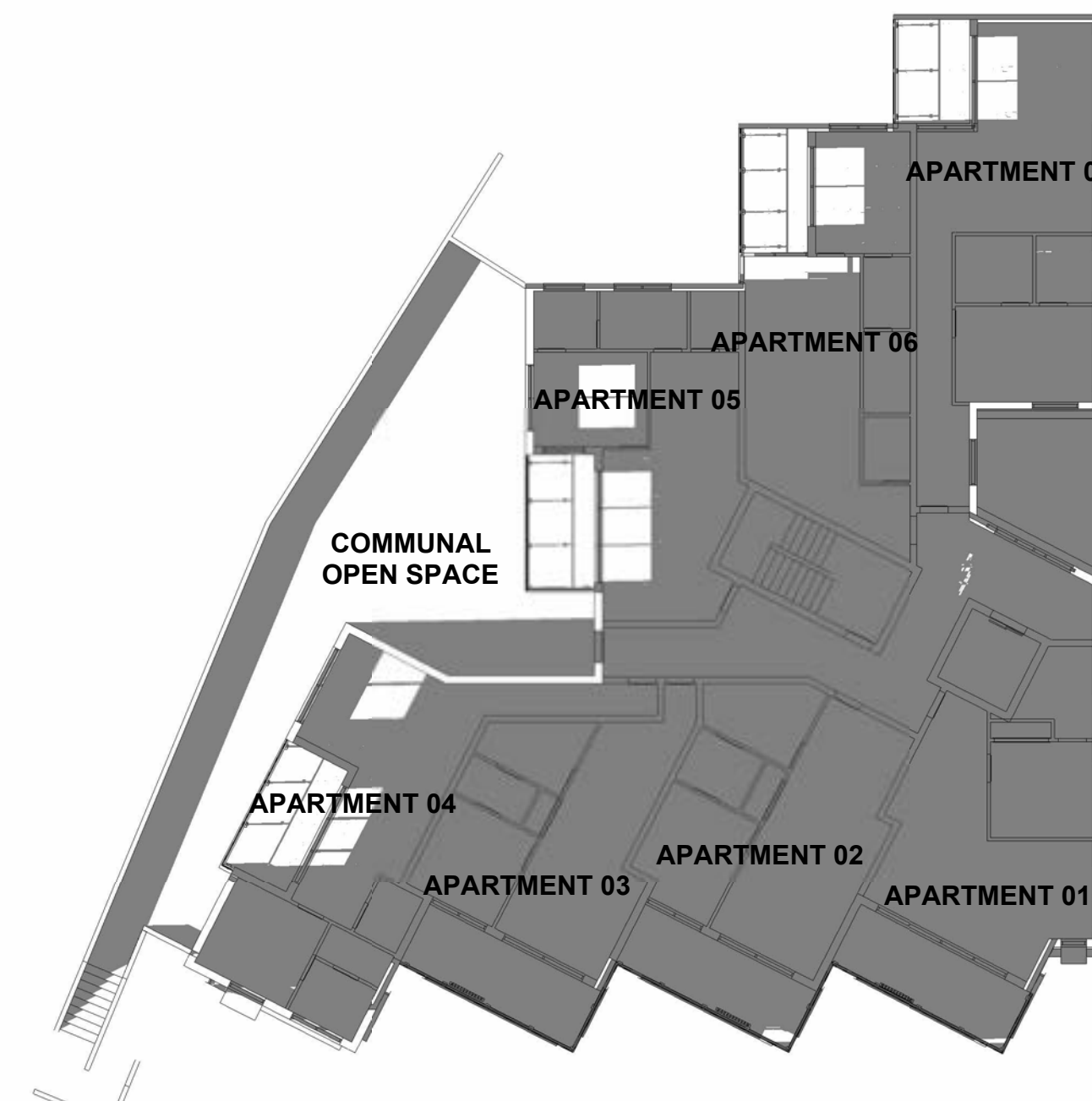
7
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 300PM FIRST FLOOR



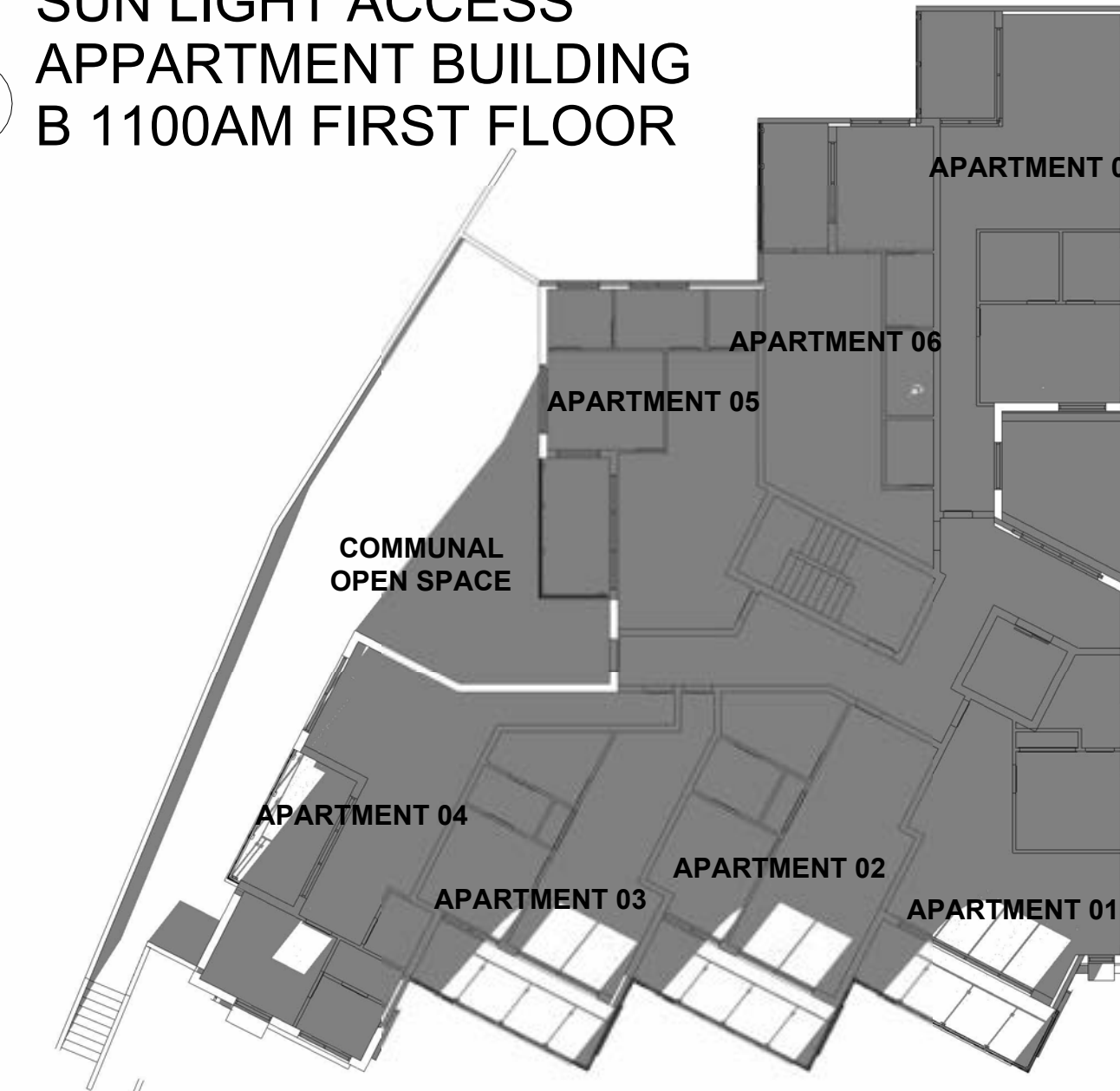
2
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 1000AM FIRST FLOOR



5
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 100PM FIRST FLOOR



3
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 1100AM FIRST FLOOR



6
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 200PM FIRST FLOOR

DWELLINGS WITH A NORTHERN ASPECT ARE MAXIMISED, WITH A MINIMUM OF 70 PERCENT OF DWELLINGS HAVING LIVING ROOMS AND PRIVATE OPEN SPACE THAT OBTAIN AT LEAST 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE

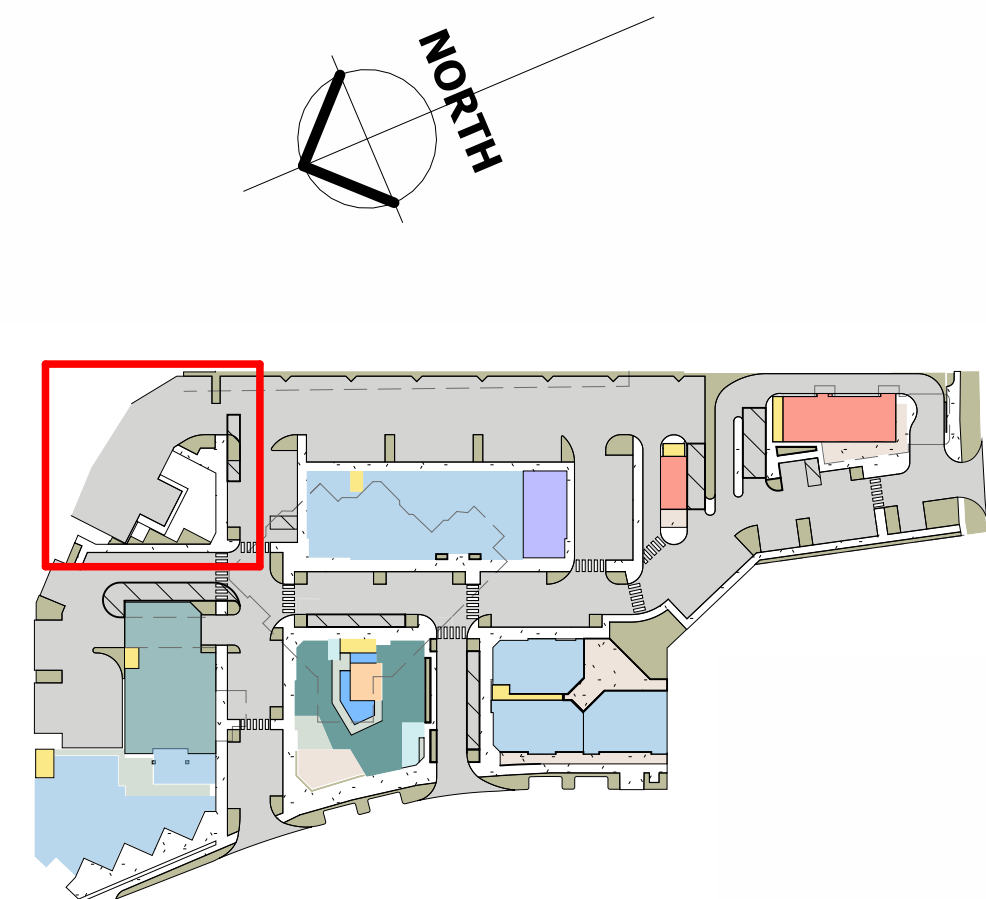
DWELLING NUMBER	HOURS OF DICT SUNLIGHT (MINIMUM 2 HOURS) PRIVATE OPEN SPACE & LIVING ROOM
APARTMENT BUILDING A	
APARTMENT 01	2 HOURS
APARTMENT 02	2 HOURS
APARTMENT 03	1 HOURS
APARTMENT 04	2 HOURS
APARTMENT 05	2 HOURS
APARTMENT 06	0 HOURS
APARTMENT 07	2 HOURS
APARTMENT 08	2 HOURS
APARTMENT 09	1 HOURS
APARTMENT 10	3 HOURS
APARTMENT 11	3 HOURS
APARTMENT 12	0 HOURS
APARTMENT 13	2 HOURS
APARTMENT 14	2 HOURS
APARTMENT 15	2 HOURS
APARTMENT 16	2 HOURS
APARTMENT 17	2 HOURS
APARTMENT 18	0 HOURS
APARTMENT BUILDING B	
APARTMENT 01	2 HOURS
APARTMENT 02	2 HOURS
APARTMENT 03	2 HOURS
APARTMENT 04	4 HOURS
APARTMENT 05	3 HOURS
APARTMENT 06	2 HOURS
APARTMENT 07	3 HOURS
APARTMENT 08	3 HOURS
APARTMENT 09	3 HOURS
APARTMENT 10	3 HOURS
APARTMENT 11	3 HOURS
APARTMENT 12	2 HOURS
APARTMENT 13	2 HOURS
APARTMENT 14	3 HOURS

PERCENTAGE OF DWELLINGS RECIEVING A MINIMUM OF 2 HOURS DIRECT SUNLIGHT = 84.4%

A MAXIMUM OF 15 PER CENT OF DWELLINGS IN A BUILDING RECEIVING NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE.

DWELLING NUMBER	DWELLINGS RECEIVING DIRECT SUNLIGHT
APARTMENT BUILDING A	
APARTMENT 01	YES
APARTMENT 02	YES
APARTMENT 03	YES
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	NO
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	YES
APARTMENT 10	YES
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES
APARTMENT 15	YES
APARTMENT 16	YES
APARTMENT 17	YES
APARTMENT 18	YES
PERCENTAGE OF DWELLINGS RECIEVING NO DIRECT SUNLIGHT= 5.5%	
APARTMENT BUILDING B	
APARTMENT 01	YES
APARTMENT 02	YES
APARTMENT 03	YES
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	YES
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	YES
APARTMENT 10	YES
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES

PERCENTAGE OF DWELLINGS RECIEVING NO DIRECT SUNLIGHT= 0%



BUILDING WORKSHOP

BRN 13371

REG. BUILDER NO. 13371 ABN
TEL: 08 - 9201 9555 74145135002
EMAIL: bw@buildingworkshop.com.au
UNIT 1/125 MAIN STREET, OSBORNE PARK WA 6017

NO.	DESCRIPTION	DATE
1	Issued to consultants	16.09.21
2	Development Application Council issue	20.09.21

Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner
PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

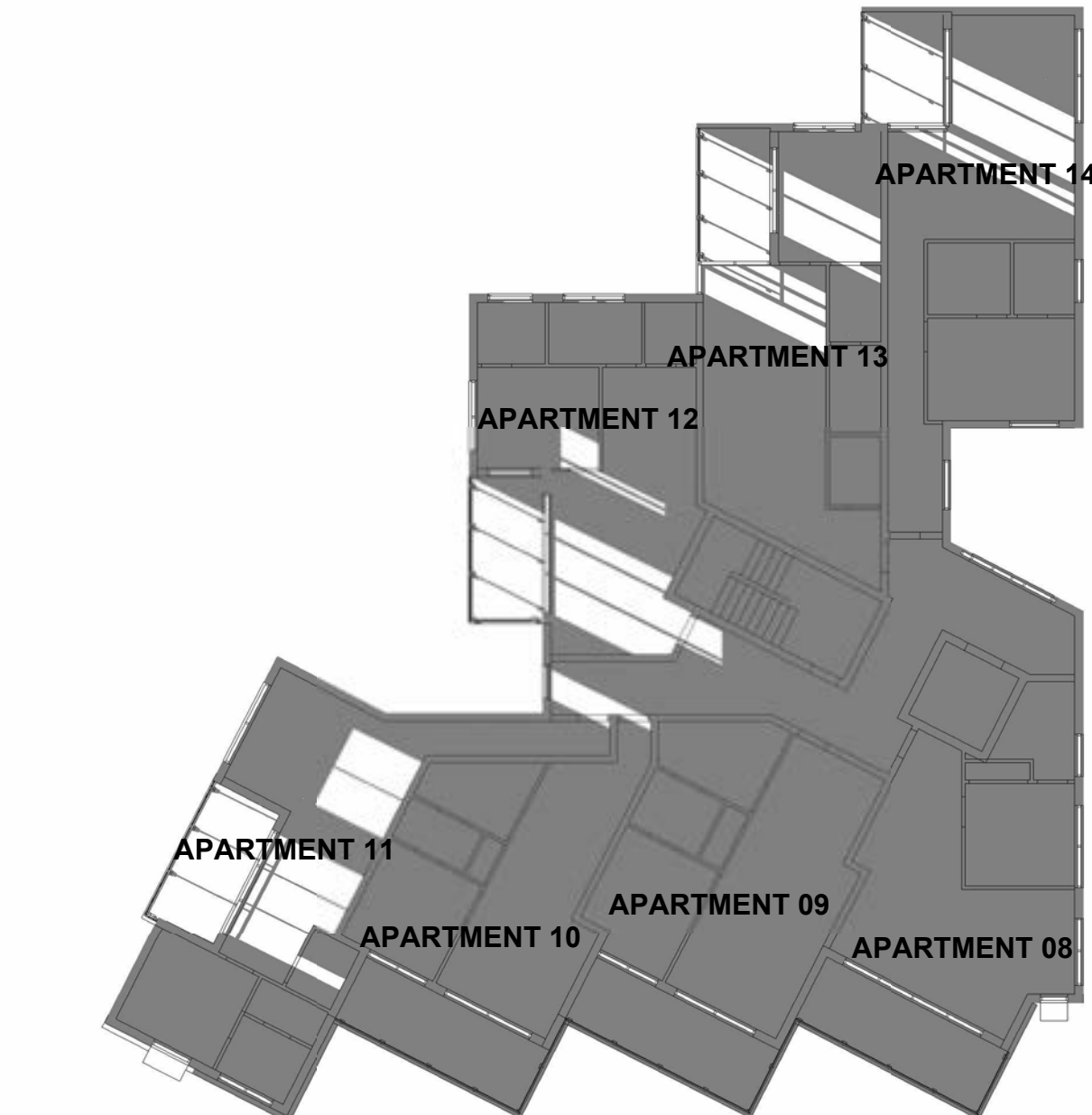
SUN ACCESS APPARTMENT BUILDING B FIRST FLOOR

PROJECT NUMBER Project Number
DATE Issue Date

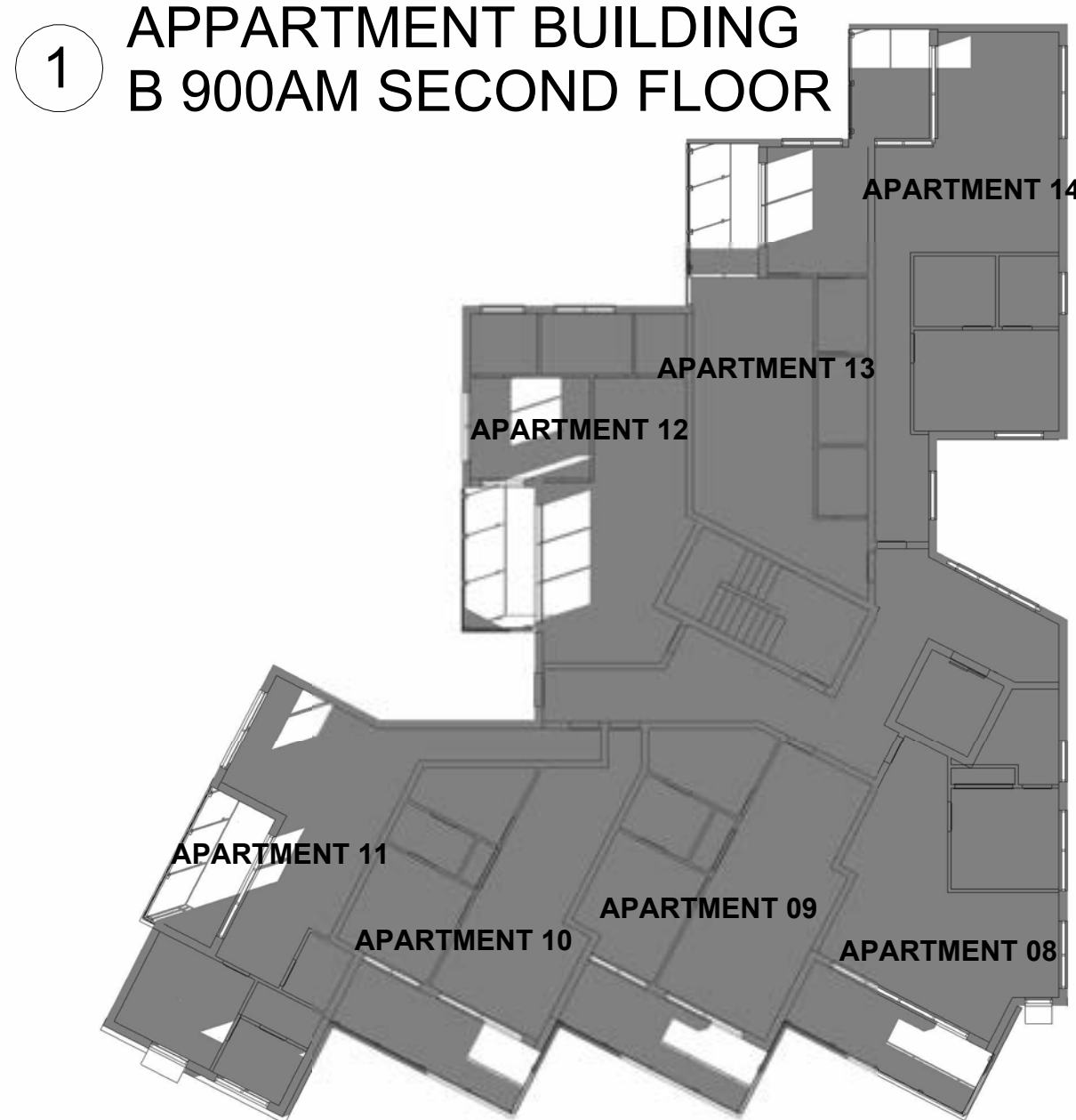
A1 SIZE SHEET
DA01.16 **REV 2**

SCALE As indicated

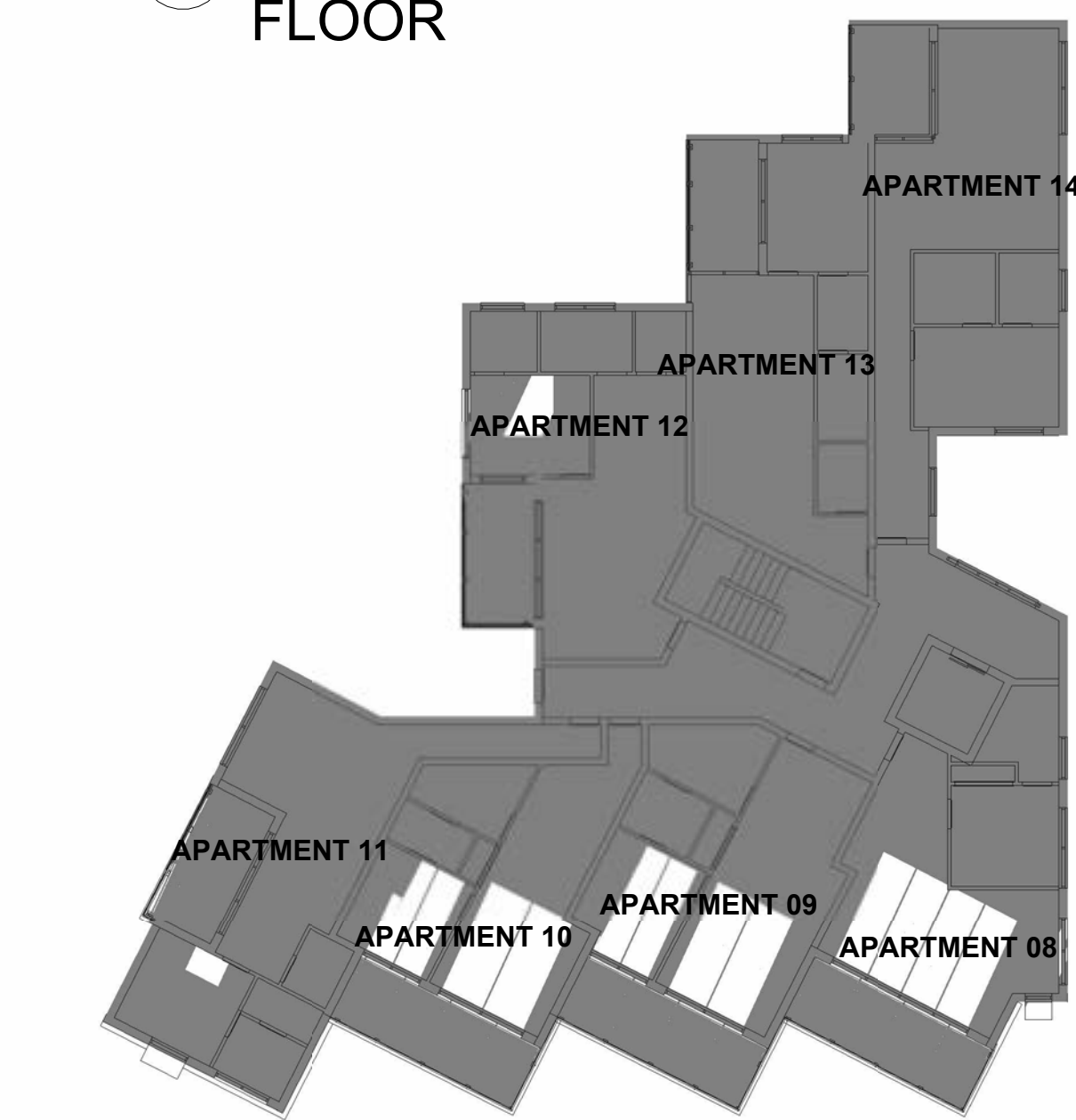
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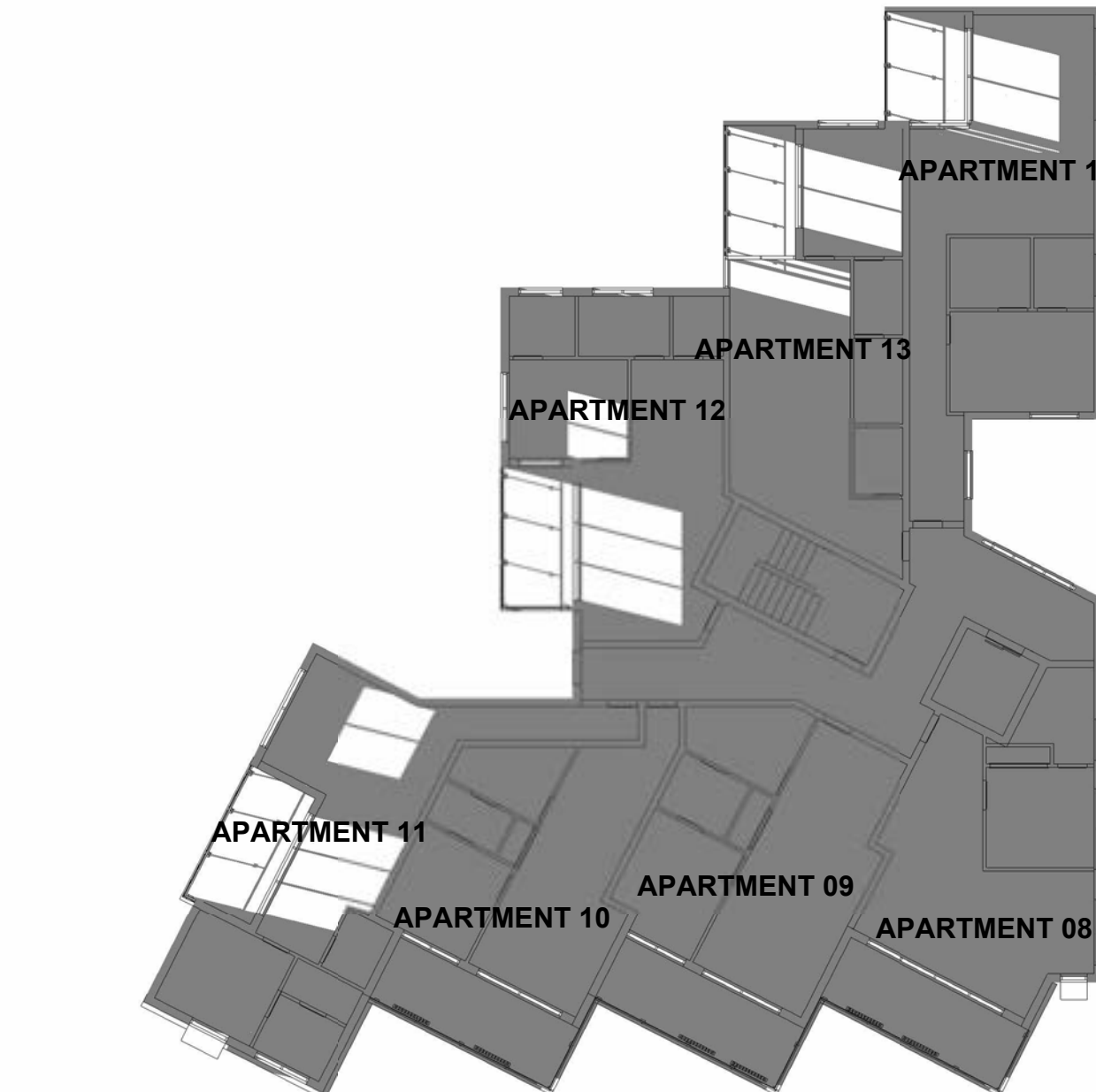
1
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 900AM SECOND FLOOR



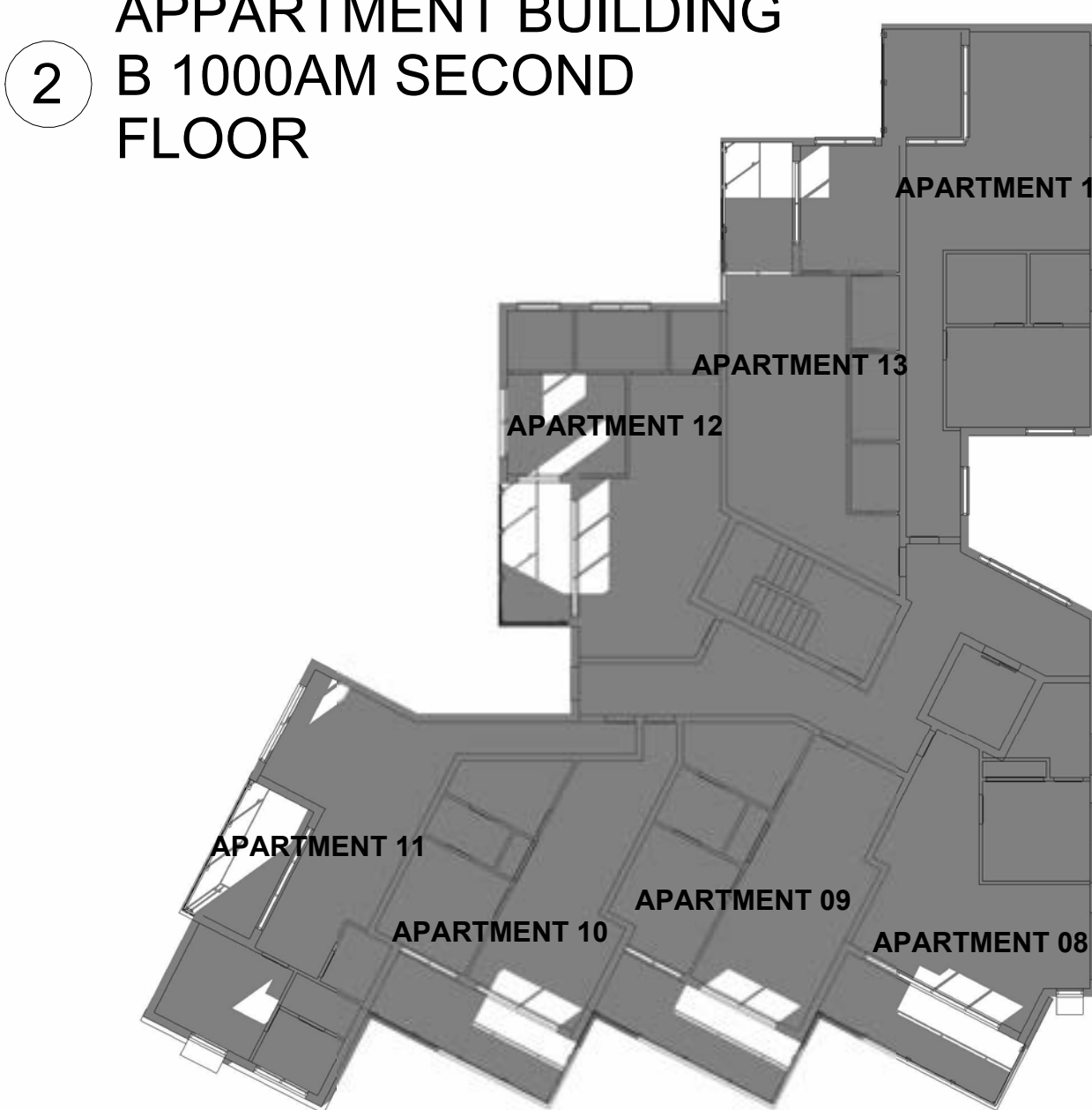
4
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 1200AM SECOND
FLOOR



7
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 300PM SECOND FLOOR



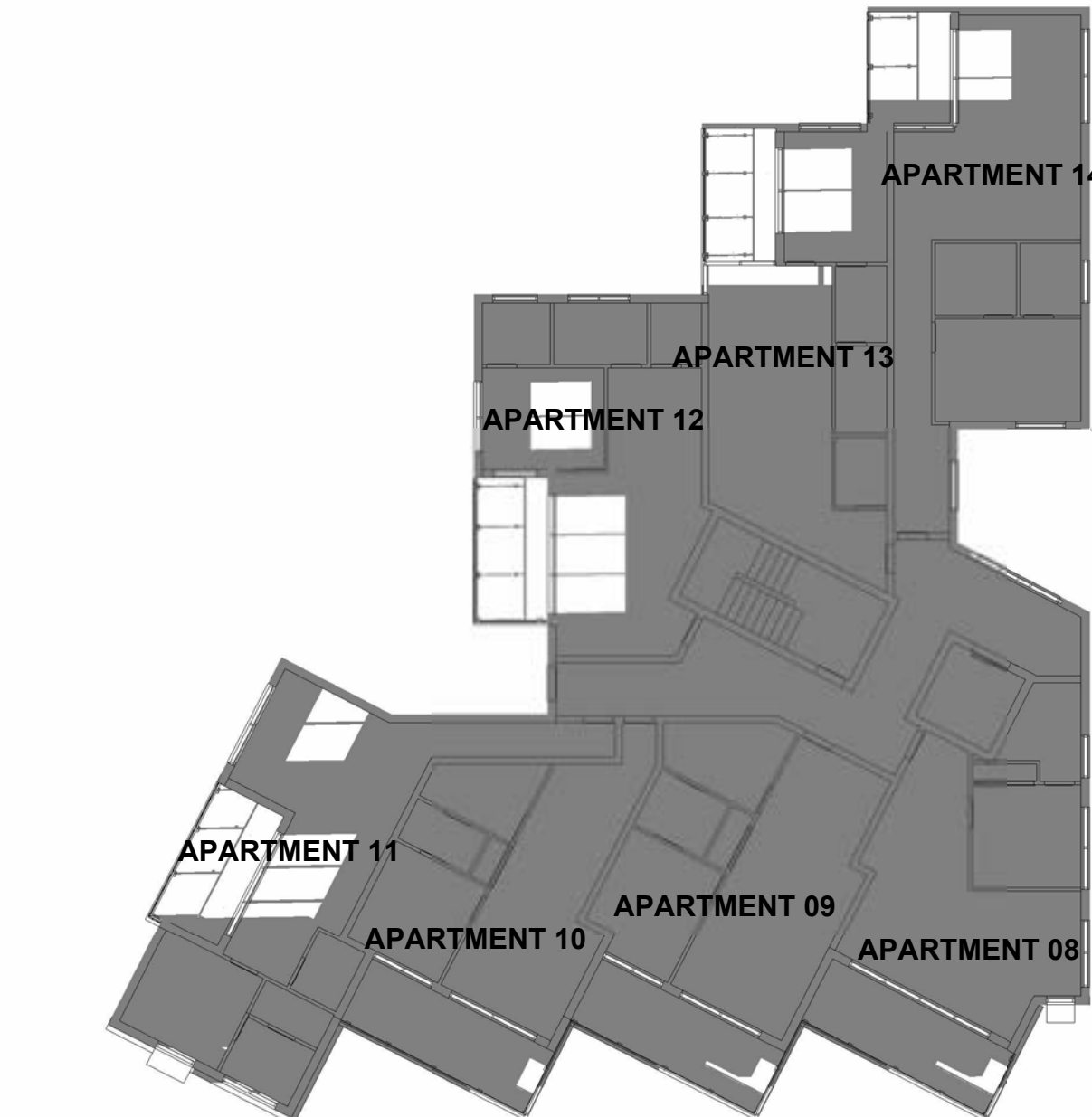
2
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 1000AM SECOND
FLOOR



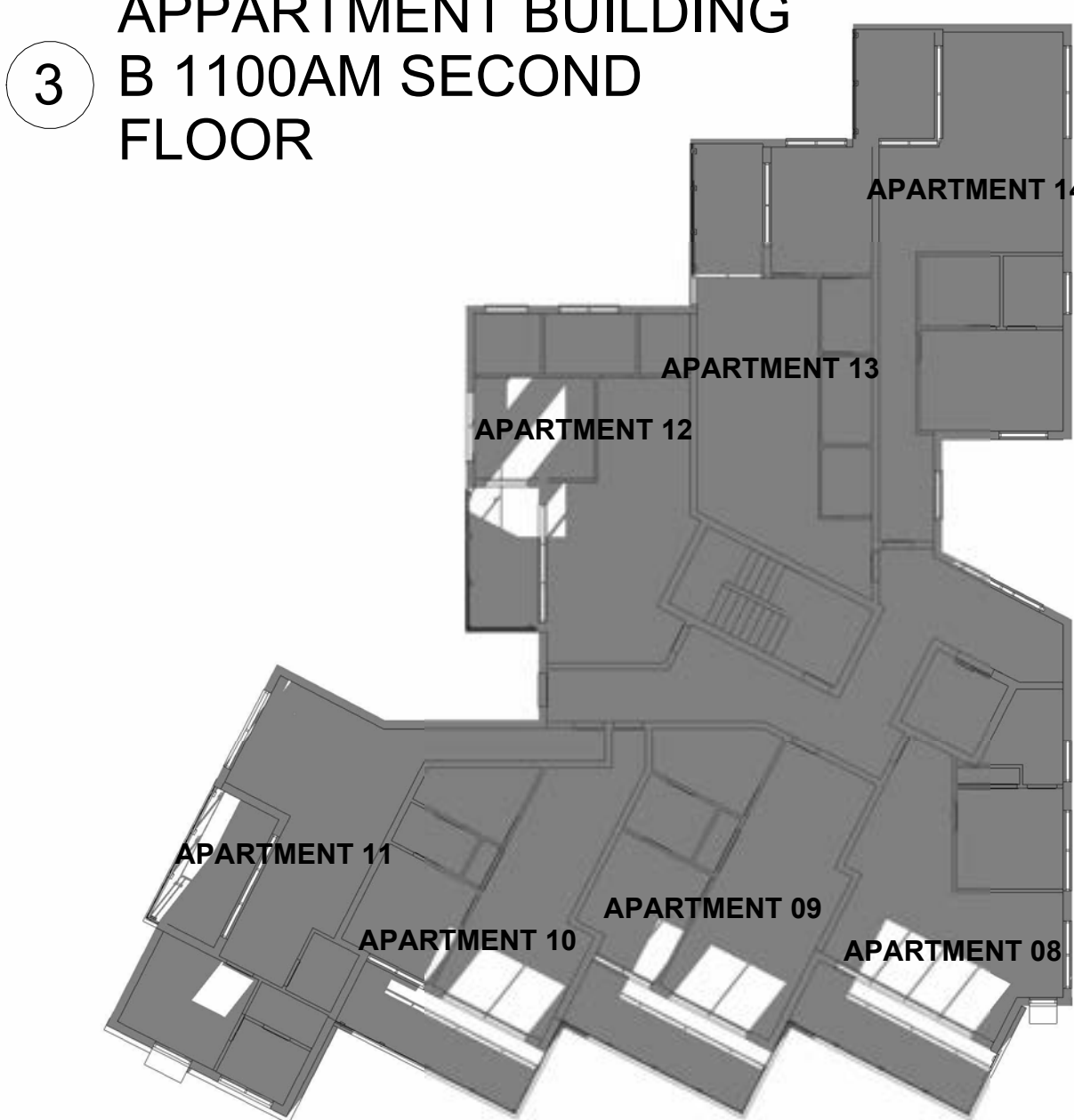
5
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 100PM SECOND FLOOR

DWELLINGS WITH A NORTHERN ASPECT ARE MAXIMISED, WITH A MINIMUM OF 70 PERCENT OF DWELLINGS HAVING LIVING ROOMS AND PRIVATE OPEN SPACE THAT OBTAIN AT LEAST 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE	
DWELLING NUMBER	HOURS OF DICT SUNLIGHT (MINIMUM 2 HOURS) PRIVATE OPEN SPACE & LIVING ROOM
APARTMENT BUILDING A	
APARTMENT 01	2 HOURS
APARTMENT 02	2 HOURS
APARTMENT 03	1 HOURS
APARTMENT 04	2 HOURS
APARTMENT 05	2 HOURS
APARTMENT 06	0 HOURS
APARTMENT 07	2 HOURS
APARTMENT 08	2 HOURS
APARTMENT 09	1 HOURS
APARTMENT 10	3 HOURS
APARTMENT 11	3 HOURS
APARTMENT 12	0 HOURS
APARTMENT 13	2 HOURS
APARTMENT 14	2 HOURS
APARTMENT 15	2 HOURS
APARTMENT 16	2 HOURS
APARTMENT 17	2 HOURS
APARTMENT 18	0 HOURS
APARTMENT BUILDING B	
APARTMENT 01	2 HOURS
APARTMENT 02	2 HOURS
APARTMENT 03	2 HOURS
APARTMENT 04	4 HOURS
APARTMENT 05	3 HOURS
APARTMENT 06	2 HOURS
APARTMENT 07	3 HOURS
APARTMENT 08	3 HOURS
APARTMENT 09	3 HOURS
APARTMENT 10	3 HOURS
APARTMENT 11	3 HOURS
APARTMENT 12	2 HOURS
APARTMENT 13	2 HOURS
APARTMENT 14	3 HOURS
PERCENTAGE OF DWELLINGS RECIEVING A MINIMUM OF 2 HOURS DIRECT SUNLIGHT = 84.4%	

A MAXIMUM OF 15 PER CENT OF DWELLINGS IN A BUILDING RECEIVING NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE.	
DWELLING NUMBER	DWELLINGS RECEIVING DIRECT SUNLIGHT
APARTMENT BUILDING A	
APARTMENT 01	YES
APARTMENT 02	YES
APARTMENT 03	YES
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	NO
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	YES
APARTMENT 10	YES
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES
APARTMENT 15	YES
APARTMENT 16	YES
APARTMENT 17	YES
APARTMENT 18	YES
PERCENTAGE OF DWELLINGS RECIEVING NO DIRECT SUNLIGHT= 5.5%	
APARTMENT BUILDING B	
APARTMENT 01	YES
APARTMENT 02	YES
APARTMENT 03	YES
APARTMENT 04	YES
APARTMENT 05	YES
APARTMENT 06	YES
APARTMENT 07	YES
APARTMENT 08	YES
APARTMENT 09	YES
APARTMENT 10	YES
APARTMENT 11	YES
APARTMENT 12	YES
APARTMENT 13	YES
APARTMENT 14	YES
PERCENTAGE OF DWELLINGS RECIEVING NO DIRECT SUNLIGHT= 0%	



3
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 1100AM SECOND
FLOOR



6
SUN LIGHT ACCESS
APPARTMENT BUILDING
B 200PM SECOND FLOOR



NO.	DESCRIPTION	DATE
1	Issued to consultants	16.09.21
2	Development Application Council issue	20.09.21

Project Address

Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner

PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

SUN ACCESS
APARTMENT BUILDING B SECOND FLOOR

PROJECT NUMBER Project Number
DATE Issue Date

A1 SIZE SHEET

DA01.17 REV 2

SCALE As indicated

Feature & Contour Survey of Lot 57, No. 10 Chesterfield Road, Mirrabooka			REVISION: 8 SHEET: 1 OF 1
CLIENT:	PLAN: D 62810 & SP 10894	LOT AREA: 1.1769 ha	SURVEY DATE: 14/01/20
BUILDER: BUILDING WORKSHOP	C/T Vol: 1629 Fol: 604 & 605		MAP REFERENCE:
BUILDER JOB #	HEIGHT DATUM: AHD	COASTAL ZONE: > 1Km	
AUTHORITY: CITY OF STIRLING	HEIGHT CORRECTION TO AHD: NO		SEWER INFORMATION: YES

NOTES

(1) ALL FEATURES IN GOOD CONDITION EXCEPT WHERE NOTED

(2) DEVELOPMENT AREA: ESTABLISHED

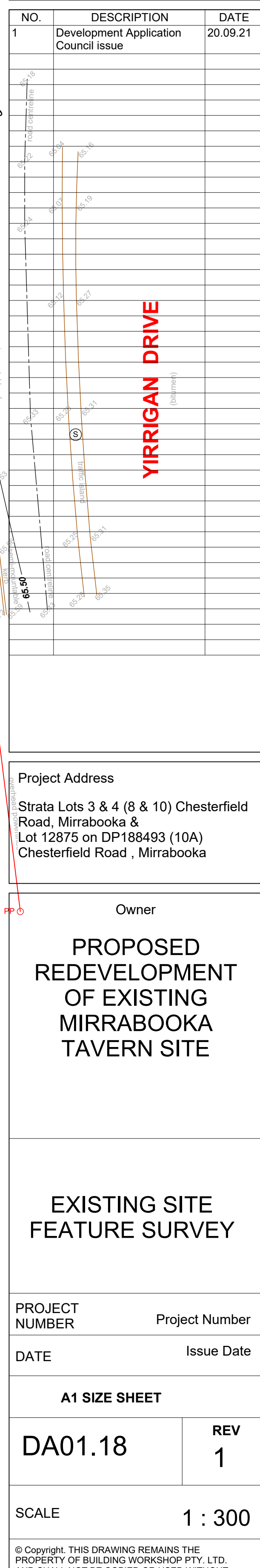
(3) (A)=DRAINAGE EASEMENT - DOCUMENT C231537 (BENEFIT TO CITY OF STIRLING)

(3) (A)=DRAINAGE EASEMENT - DOCUMENT C231537 (BENEFIT TO CITY OF STIRLING)

limestone reef top

0.50

12875
bush & trees

[illegible][illegible]

PROJECT NUMBER	Project Number
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A1 SIZE SHEET

SCALE 1 : 300

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BRN 13371

NO.	DESCRIPTION	DATE
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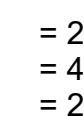
Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield
Road, Mirrabooka &
Lot 12875 on DP188493 (10A)
Chesterfield Road , Mirrabooka

PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE

PROJECT NUMBER	Project Number
DATE	Issue Date

REV
1

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- = 993.0M2
- = 99.3M2
- = 72.0M2
- = 27.3M2
- = 54.6M2
- = 57.0M2

$$\begin{aligned} &= 2 \\ &= 5 \\ &= 3 \end{aligned}$$


NO.	DESCRIPTION	DATE
1	Prelim issue to consultants	21.07.21
2	Prelim issue to council for signage discussion	27.07.21
3	Apartment buildings A & B added. Tenancy 1 & 11 added.	20.08.21
4	Issued to consultants	16.09.21
5	Development Application Council issue	20.09.21
6	Clearance templates shown to silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations. Setback dims added to apartment building A, second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5,8 & alfresco dining FL noted correctly on floor & site plan.	25.10.21

Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner
PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

ELEVATIONS PART 1

PROJECT NUMBER	Project Number
DATE	Issue Date

A1 SIZE SHEET

DA2.01 REV 6

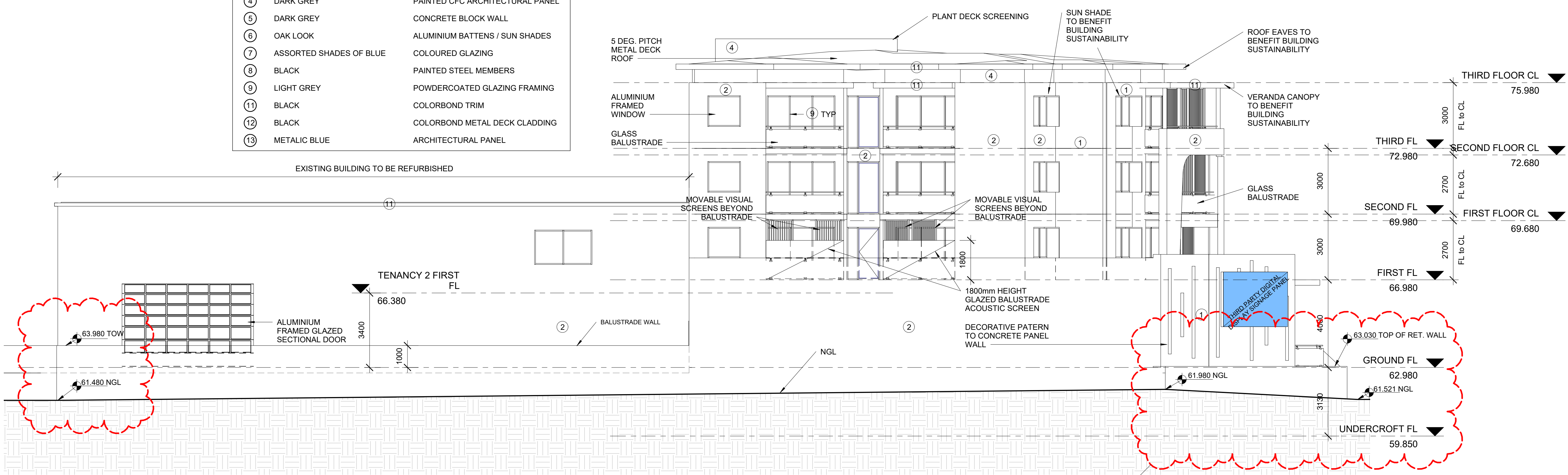
SCALE As indicated

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1 ELEVATION
1 : 100

MATERIALS LEGEND		
1	RED CLAY	COLOURED CONCRETE PRECAST WALL
2	WHITE	PAINTED TEXTURED WALL
3	YELLOW	PAINTED TEXTURE WALL
4	DARK GREY	PAINTED CFC ARCHITECTURAL PANEL
5	DARK GREY	CONCRETE BLOCK WALL
6	OAK LOOK	ALUMINIUM BATTENS / SUN SHADES
7	ASSORTED SHADES OF BLUE	COLOURED GLAZING
8	BLACK	PAINTED STEEL MEMBERS
9	LIGHT GREY	POWDERCOATED GLAZING FRAMING
11	BLACK	COLORBOND TRIM
12	BLACK	COLORBOND METAL DECK CLADDING
13	METALIC BLUE	ARCHITECTURAL PANEL



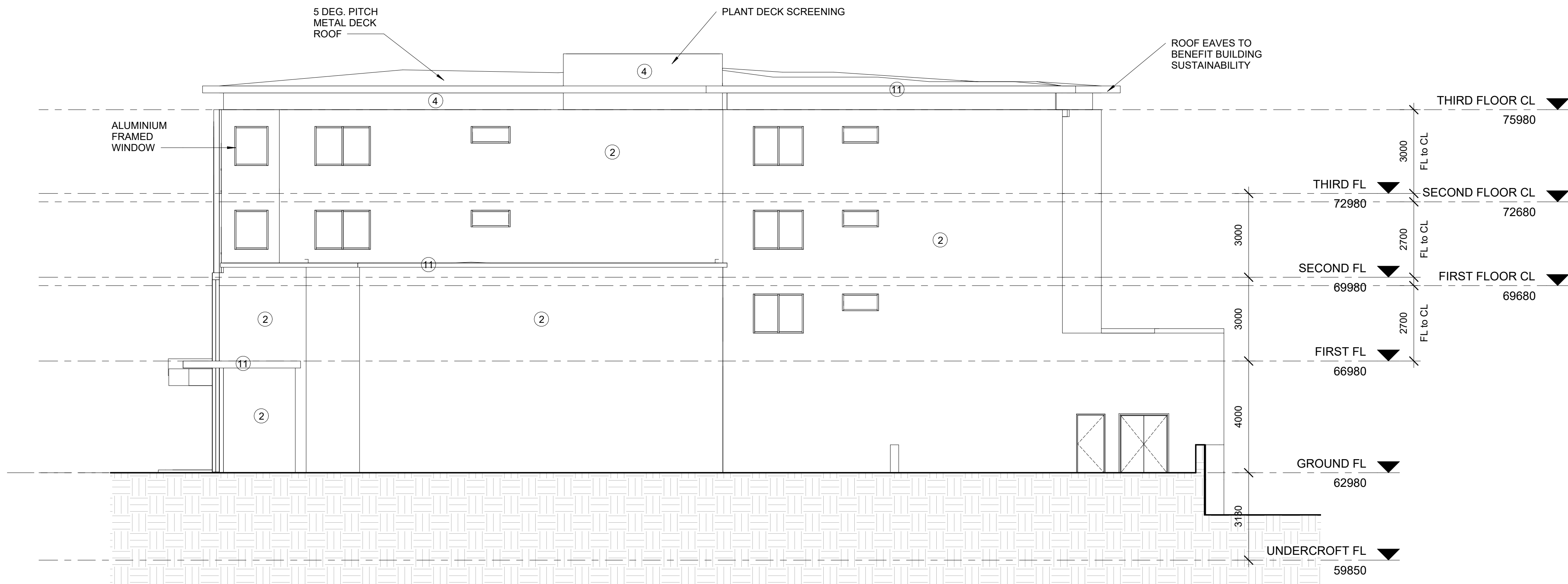
2 ELEVATION
1 : 100

BUILDING WORKSHOP

BRN 13371

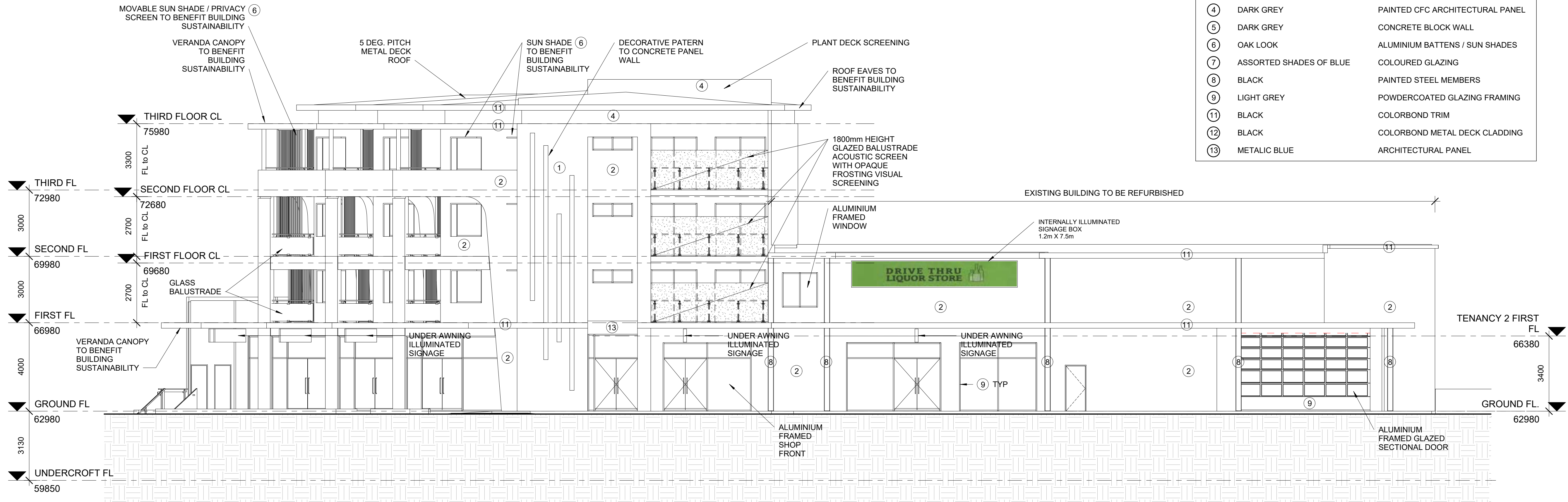
REG. BUILDER NO. 13371 ABN
TEL: 08 - 9201 9555 74145135002
EMAIL: bw@buildingworkshop.com.au
UNIT 1/125 MAIN STREET, OSBORNE PARK WA 6017

NO.	DESCRIPTION	DATE
1	Apartment buildings A & B added, Tenancy 1 & 11 added	20.08.21
2	Issued to consultants	16.09.21
3	Development Application Council issue	20.09.21



3 ELEVATION
1 : 100

MATERIALS LEGEND		
①	RED CLAY	COLOURED CONCRETE PRECAST WALL
②	WHITE	PAINTED TEXTURED WALL
③	YELLOW	PAINTED TEXTURE WALL
④	DARK GREY	PAINTED CFC ARCHITECTURAL PANEL
⑤	DARK GREY	CONCRETE BLOCK WALL
⑥	OAK LOOK	ALUMINIUM BATTENS / SUN SHADES
⑦	ASSORTED SHADES OF BLUE	COLOURED GLAZING
⑧	BLACK	PAINTED STEEL MEMBERS
⑨	LIGHT GREY	POWDERCOATED GLAZING FRAMING
⑪	BLACK	COLORBOND TRIM
⑫	BLACK	COLORBOND METAL DECK CLADDING
⑬	METALIC BLUE	ARCHITECTURAL PANEL



4 ELEVATION
1 : 100

Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner
PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

ELEVATIONS PART 2

PROJECT NUMBER
DATE
Project Number
Issue Date

A1 SIZE SHEET

DA2.02
REV 3

SCALE
As indicated

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5/10/2021 3:52:18 PM

NO.	DESCRIPTION	DATE
1	Prelim issue to consultants	21.07.21
2	Prelim issue to council for signage discussion	27.07.21
3	Apartment buildings A & B added. Tenancy 1 & 11 added.	20.08.21
4	Issued to consultants	16.09.21
5	Development Application Council issue	20.09.21
6	Clearance templates shown to silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations. Setback dims added to apartment building A, second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5.8 & alfresco dining FL noted correctly on floor & site plan.	25.10.21

Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner
PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

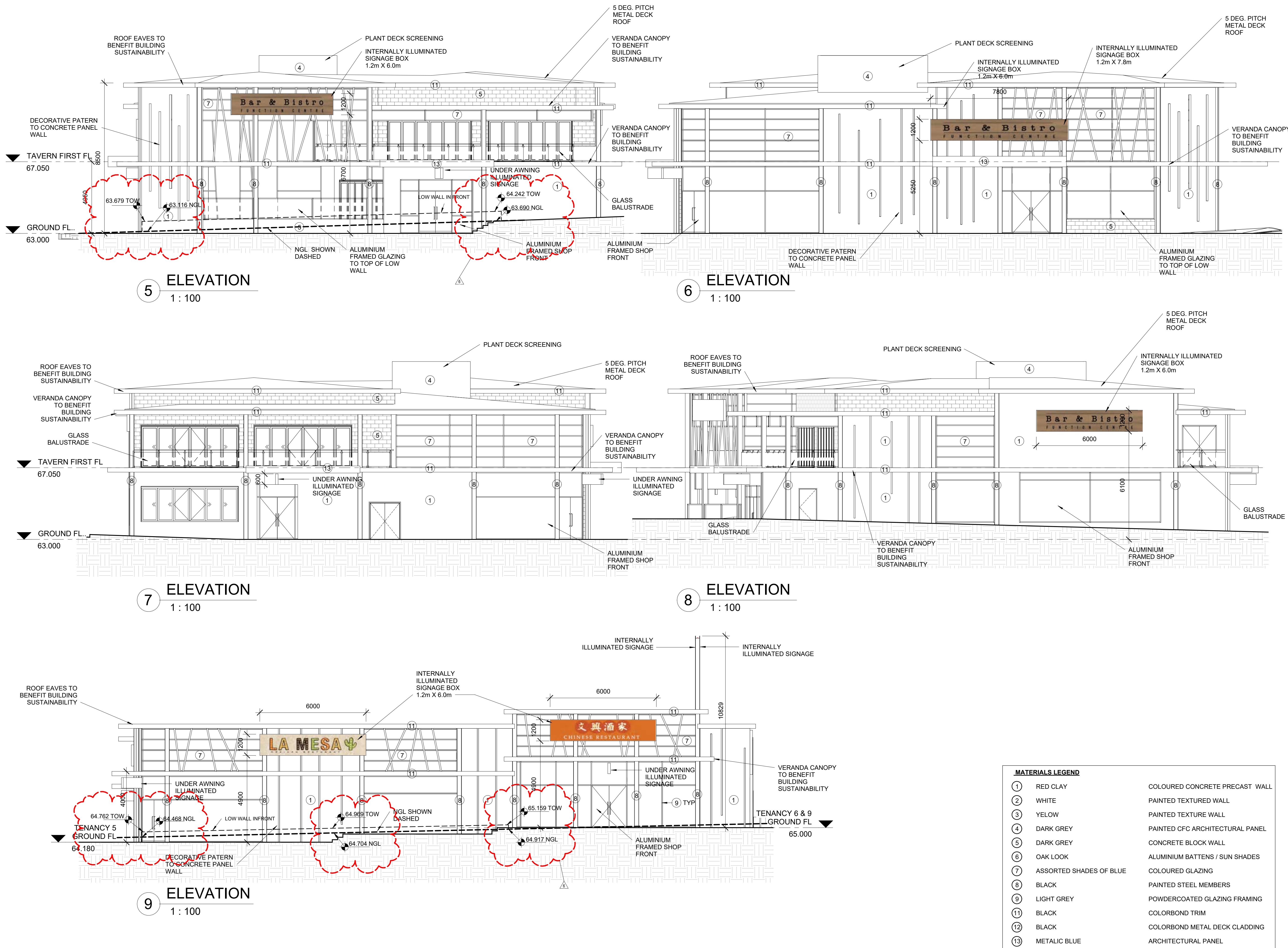
ELEVATIONS PART 3

PROJECT NUMBER	Project Number
DATE	Issue Date

A1 SIZE SHEET	
DA2.03	REV 6

SCALE	As indicated
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NO.	DESCRIPTION	DATE
1	Apartment buildings A & B added. Tenancy 1 & 11 added.	20.08.21
2	Issued to consultants	16.09.21
3	Development Application Council issue	20.09.21
4	Clearance templates shown to silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations. Setback dims added to apartment building A, second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5,8 & alfresco dining FL noted correctly on floor & site plan.	25.10.21

Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner
PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

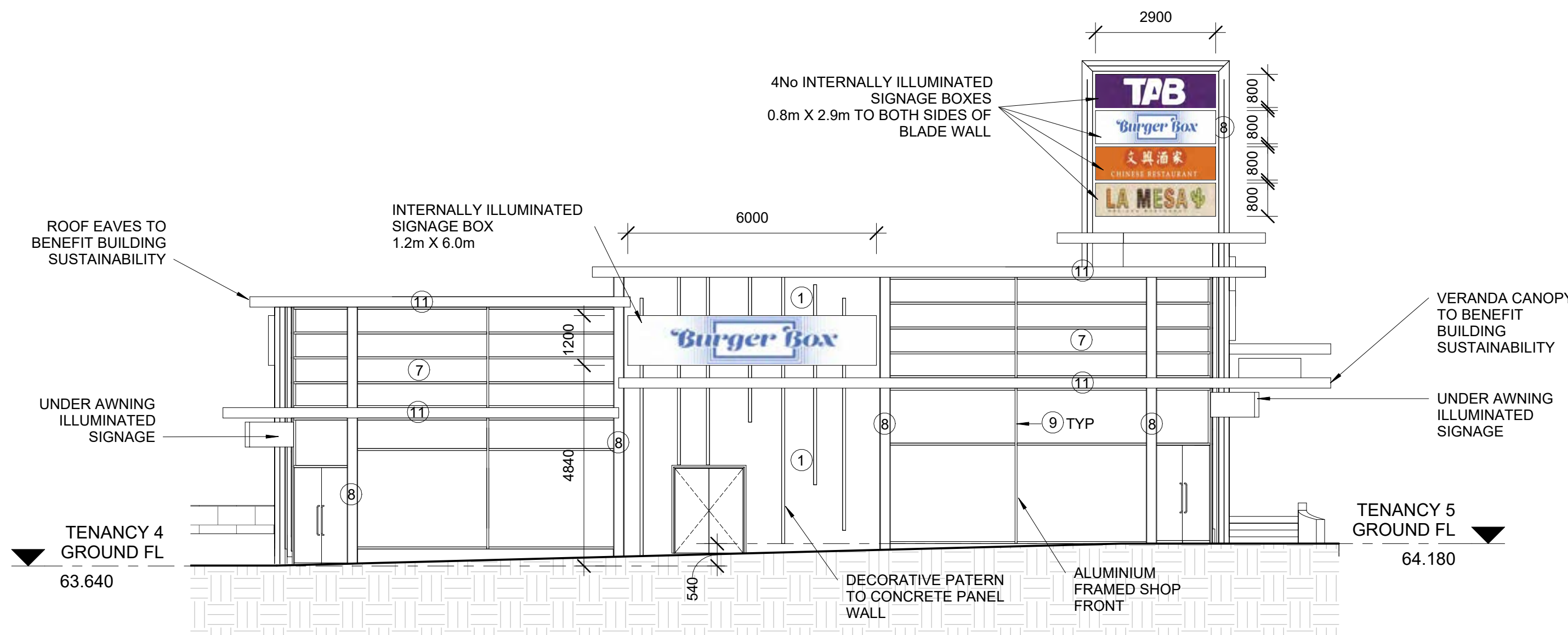
ELEVATIONS PART 4

PROJECT NUMBER	Project Number
DATE	Issue Date

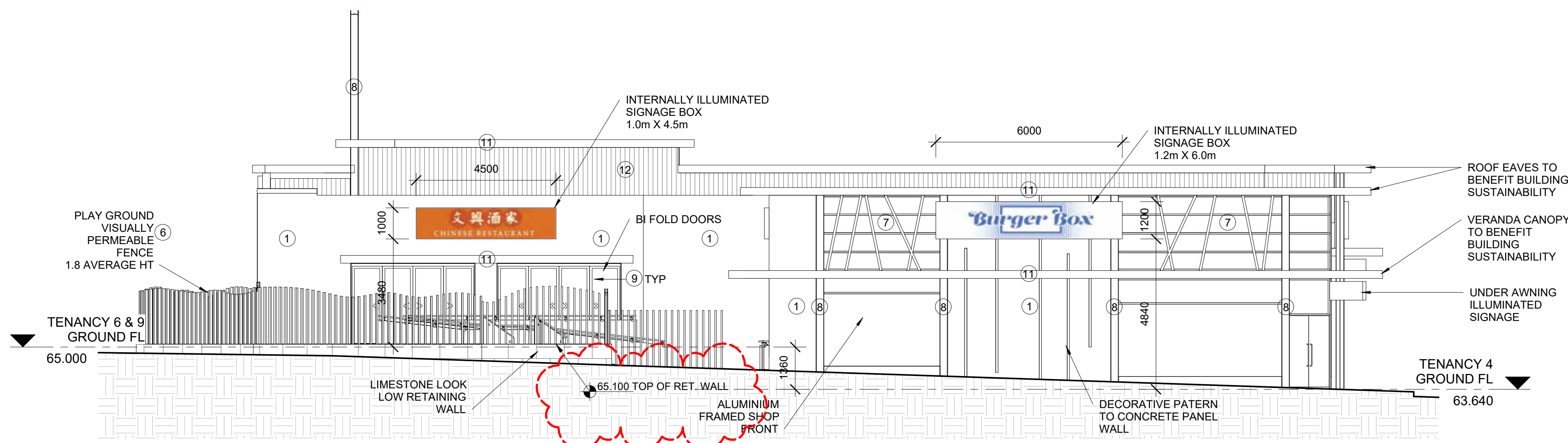
A1 SIZE SHEET	
DA2.04	REV 4

SCALE As indicated

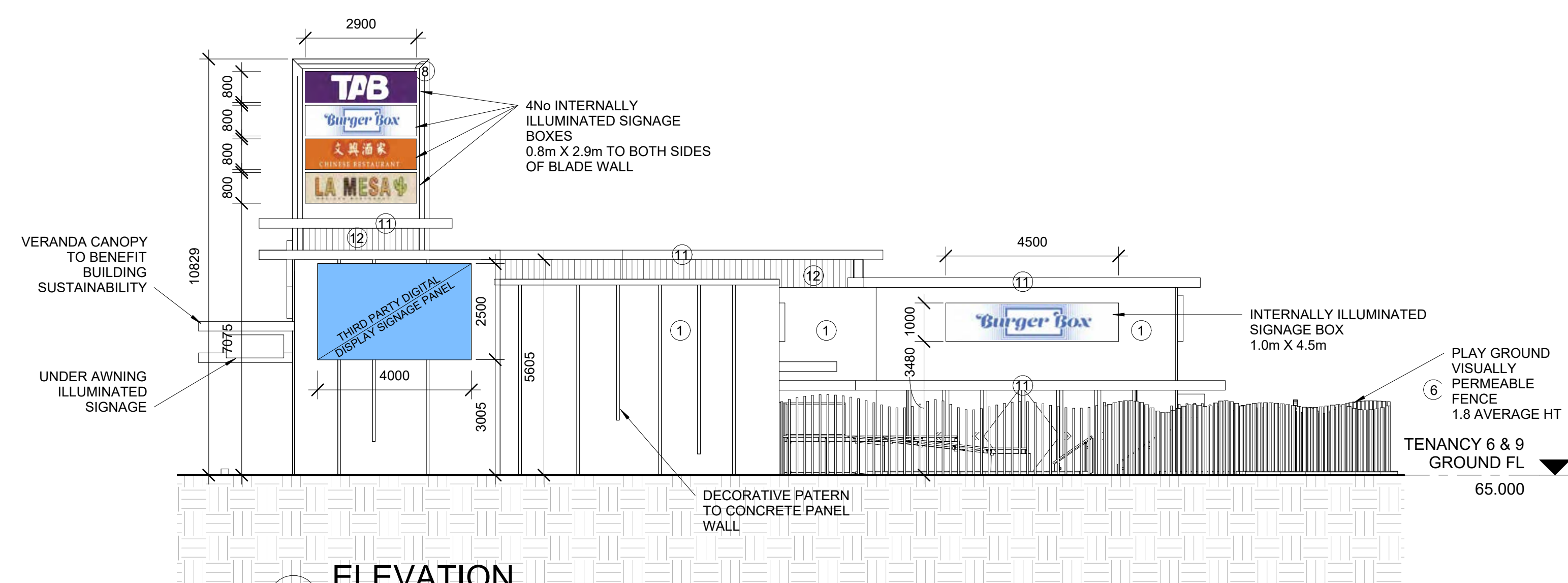
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10 ELEVATION
1 : 100

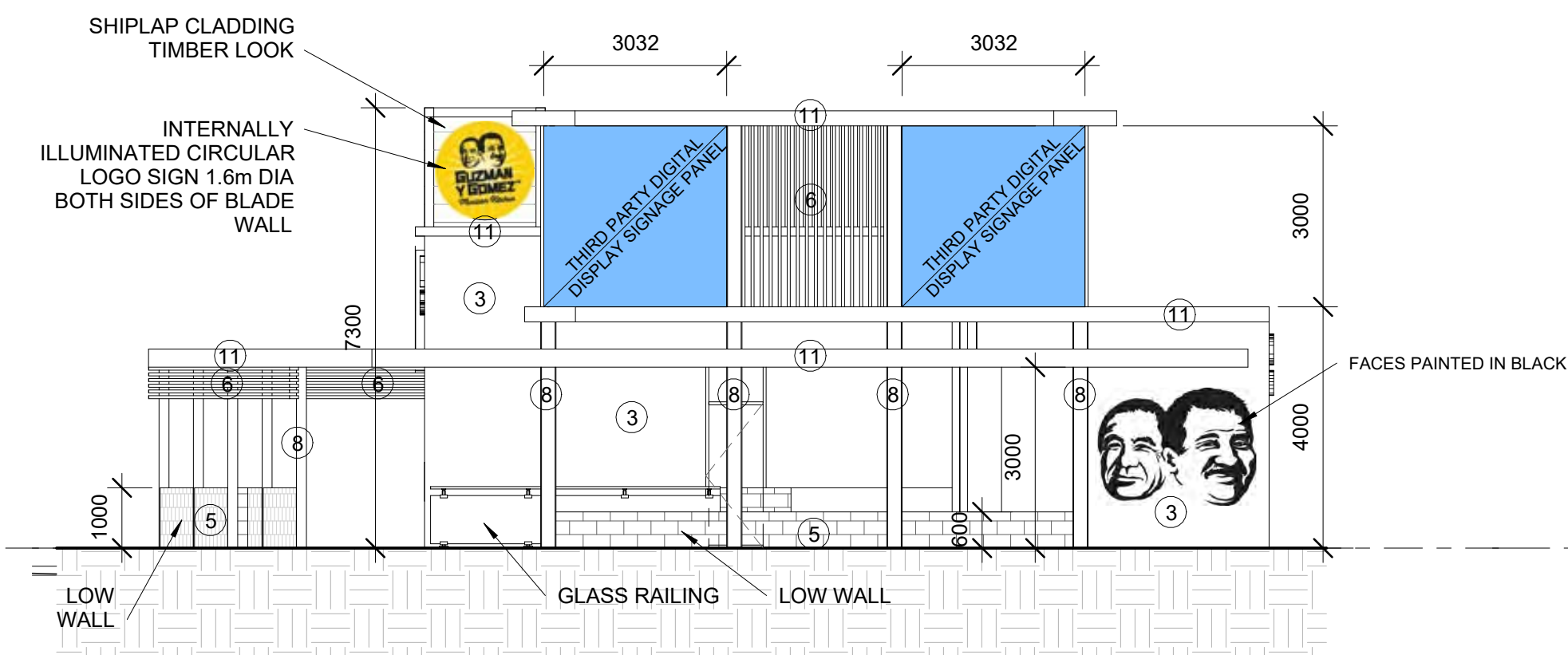


11 ELEVATION
1 : 100

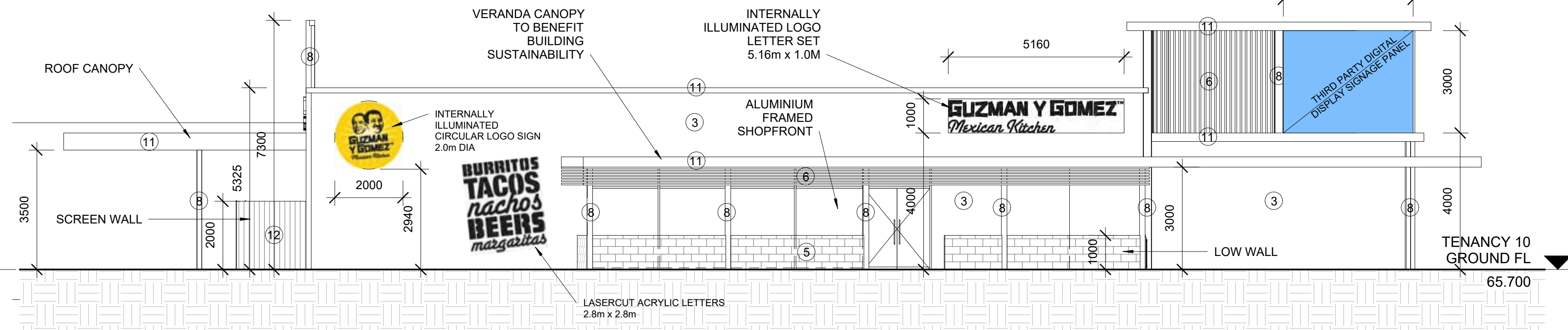


12 ELEVATION
1 : 100

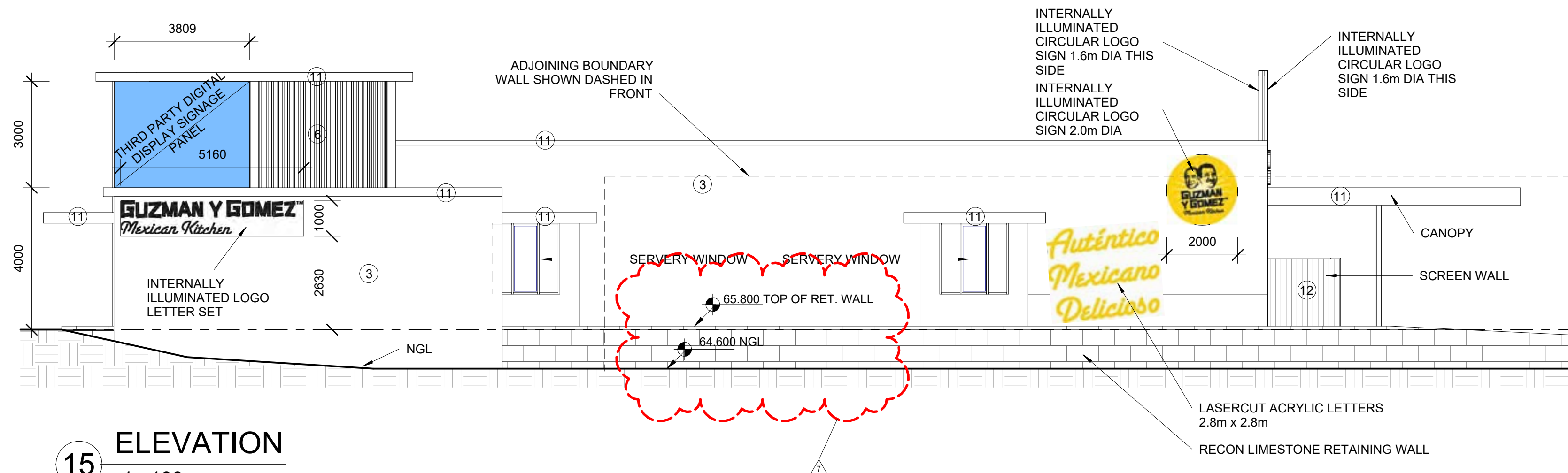
MATERIALS LEGEND		
①	RED CLAY	COLOURED CONCRETE PRECAST WALL
②	WHITE	PAINTED TEXTURED WALL
③	YELLOW	PAINTED TEXTURE WALL
④	DARK GREY	PAINTED CFC ARCHITECTURAL PANEL
⑤	DARK GREY	CONCRETE BLOCK WALL
⑥	OAK LOOK	ALUMINIUM BATTENS / SUN SHADES
⑦	ASSORTED SHADES OF BLUE	COLOURED GLAZING
⑧	BLACK	PAINTED STEEL MEMBERS
⑨	LIGHT GREY	POWDERCOATED GLAZING FRAMING
⑪	BLACK	COLORBOND TRIM
⑫	BLACK	COLORBOND METAL DECK CLADDING
⑬	METALIC BLUE	ARCHITECTURAL PANEL



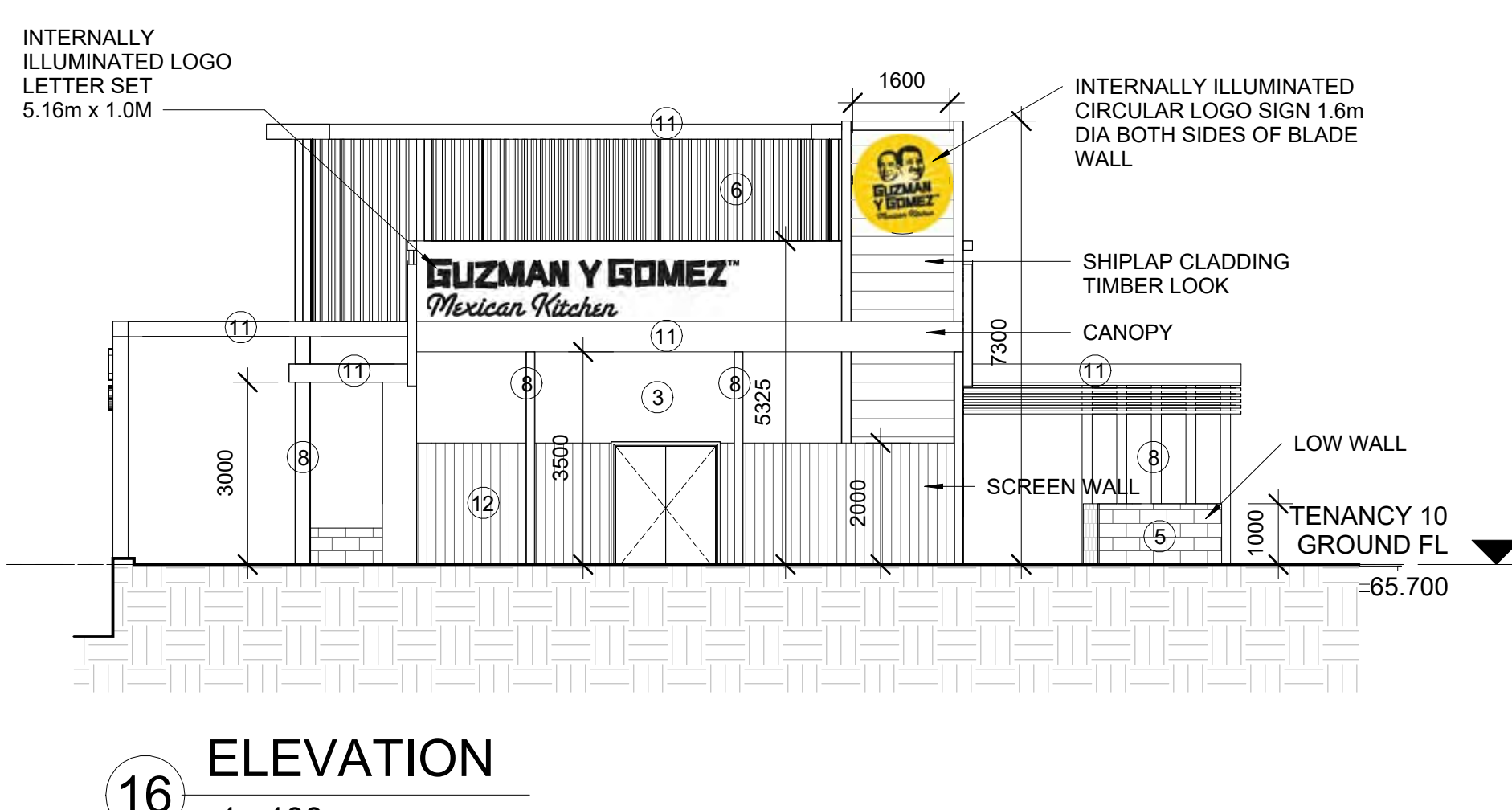
13 ELEVATION
1 : 100



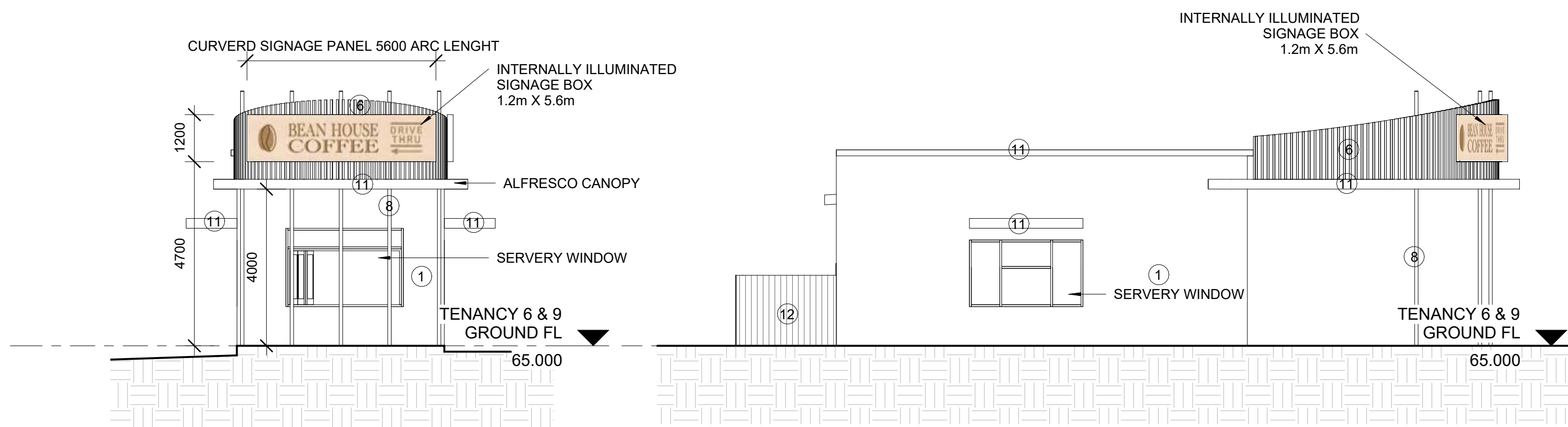
14 ELEVATION
1 : 100



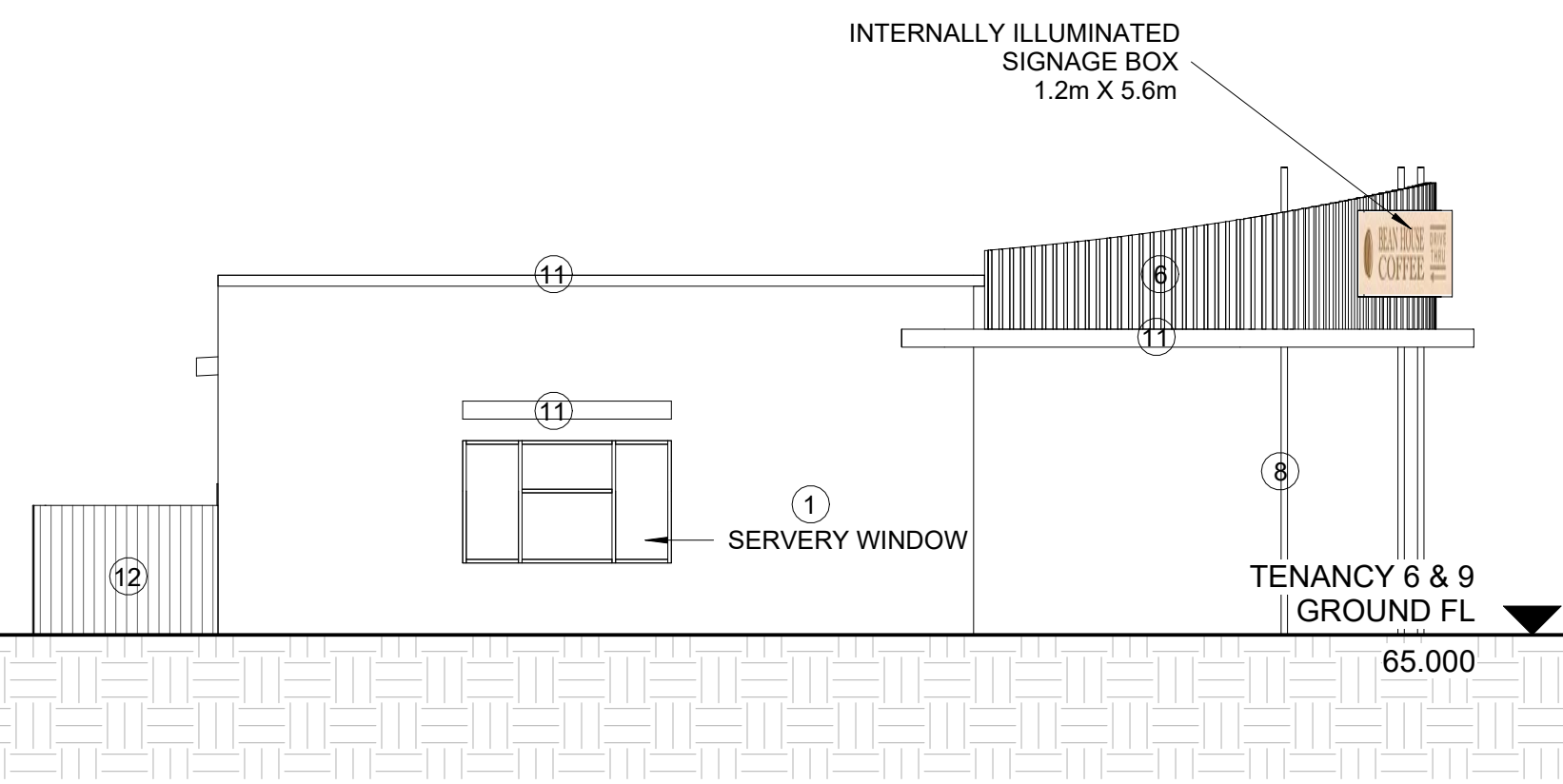
15 ELEVATION
1 : 100



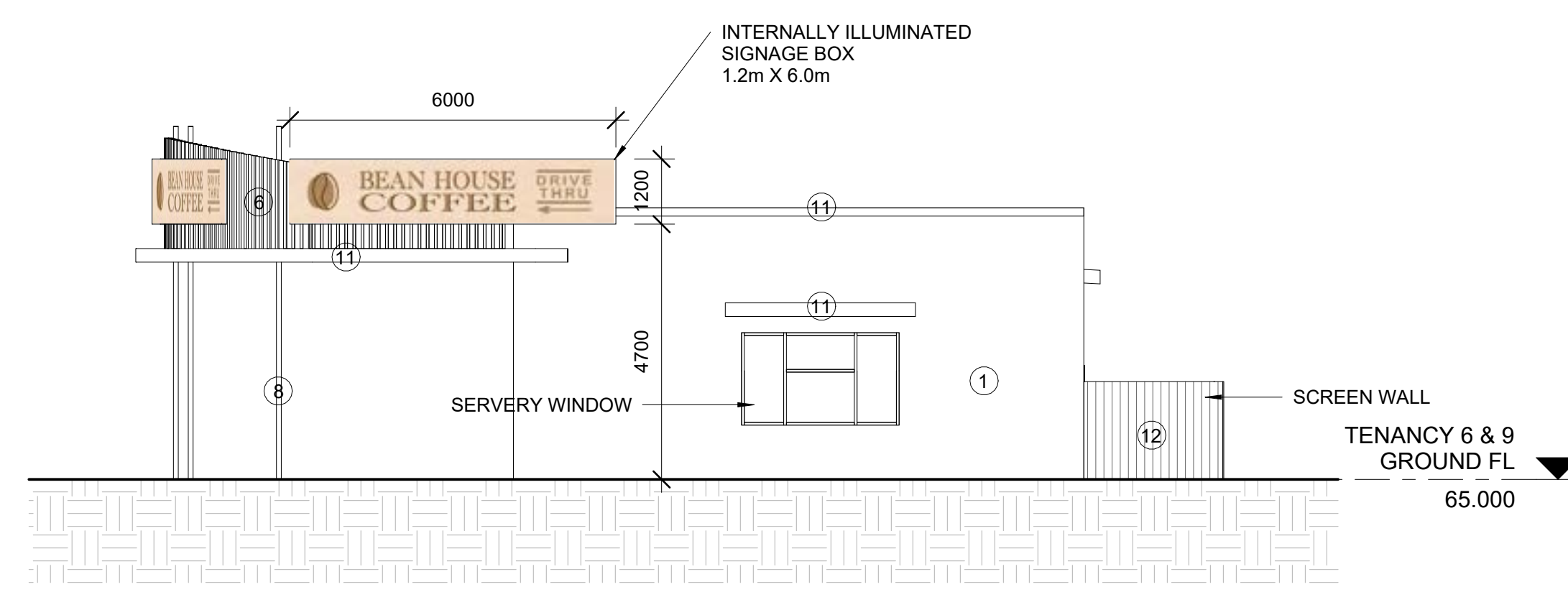
16 ELEVATION
1 : 100



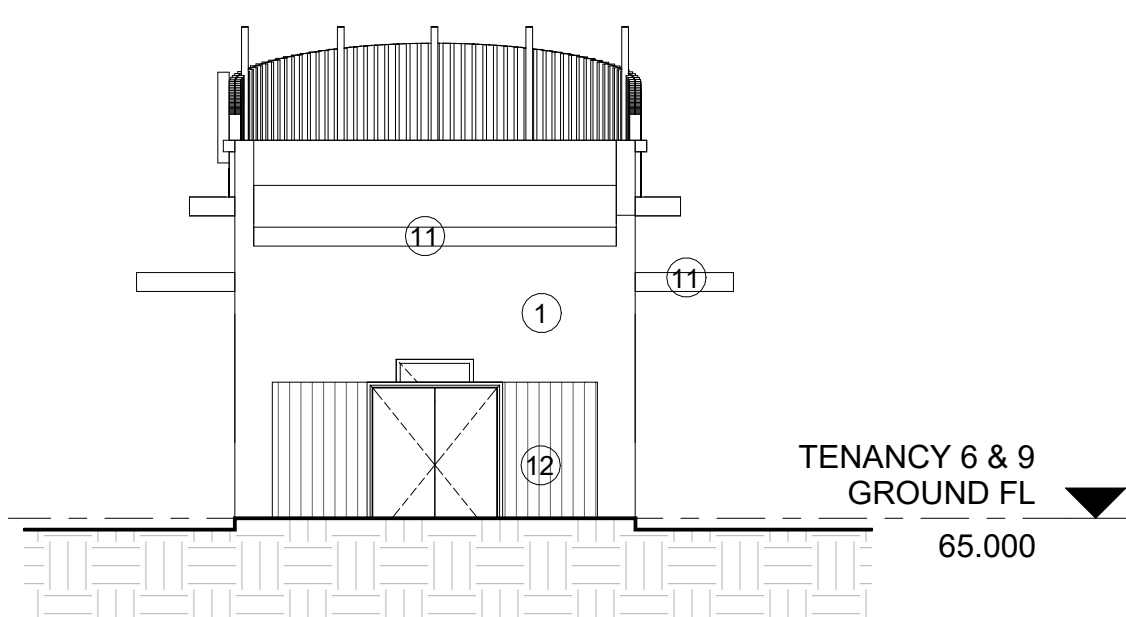
17 ELEVATION
1 : 100



18 ELEVATION
1 : 100



19 ELEVATION
1 : 100



20 ELEVATION
1 : 100

MATERIALS LEGEND		
1	RED CLAY	COLOURED CONCRETE PRECAST WALL
2	WHITE	PAINTED TEXTURED WALL
3	YELLOW	PAINTED TEXTURE WALL
4	DARK GREY	PAINTED CFC ARCHITECTURAL PANEL
5	DARK GREY	CONCRETE BLOCK WALL
6	OAK LOOK	ALUMINIUM BATTENS / SUN SHADES
7	ASSORTED SHADES OF BLUE	COLOURED GLAZING
8	BLACK	PAINTED STEEL MEMBERS
9	LIGHT GREY	POWDERCOATED GLAZING FRAMING
11	BLACK	COLORBOND TRIM
12	BLACK	COLORBOND METAL DECK CLADDING
13	METALIC BLUE	ARCHITECTURAL PANEL

BUILDING WORKSHOP

BRN 13371

REG. BUILDER NO. 13371 ABN
TEL: 08 - 9201 9555 74145135002
EMAIL: bw@buildingworkshop.com.au
UNIT 1/125 MAIN STREET, OSBORNE PARK WA 6017

NO.	DESCRIPTION	DATE
1	Prelim issue to consultants	21.07.21
2	Prelim issue to council for signage discussion	27.07.21
3	Apartment buildings A & B added. Tenancy 1 & 11 added.	20.08.21
4	Issued for information.	14.09.21
5	Issued to consultants	16.09.21
6	Development Application Council issue	20.09.21
7	Clearance templates shown to silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations. Setback dims added to apartment building A, second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5,8 & alfresco dining FL noted correctly on floor & site plan.	25.10.21

Project Address

Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner

PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

ELEVATIONS PART 5

PROJECT NUMBER Project Number

DATE Issue Date

A1 SIZE SHEET

DA2.05 REV 7

SCALE As indicated

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NO.	DESCRIPTION	DATE
1	Apartment buildings A & B added. Tenancy 1 & 11 added.	20.08.21
2	Issued to consultants	16.09.21
3	Development Application Council issue	20.09.21
4	Clearance templates shown to silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations. Setback dims added to apartment building A, second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5,8 & alfresco dining FL noted correctly on floor & site plan.	25.10.21

Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka & Lot 12875 on DP188493 (10A) Chesterfield Road , Mirrabooka

Owner
PROPOSED REDEVELOPMENT OF EXISTING MIRRABOOKA TAVERN SITE

ELEVATIONS PART 7

PROJECT NUMBER	Project Number
DATE	Issue Date

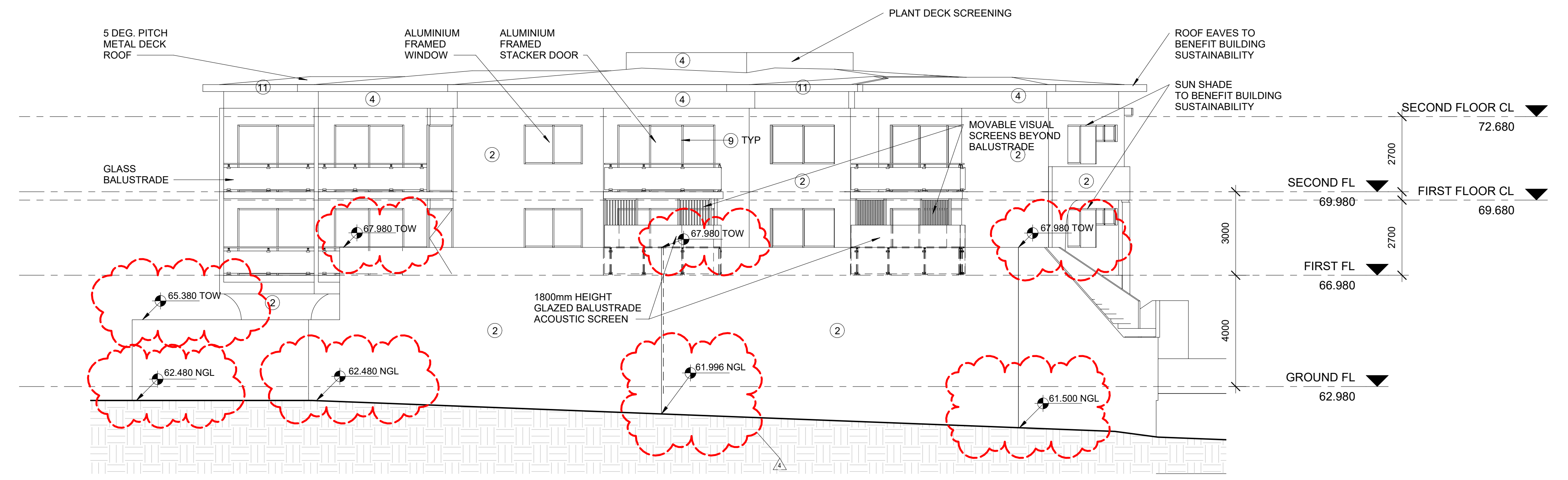
A1 SIZE SHEET

DA2.07 REV 4

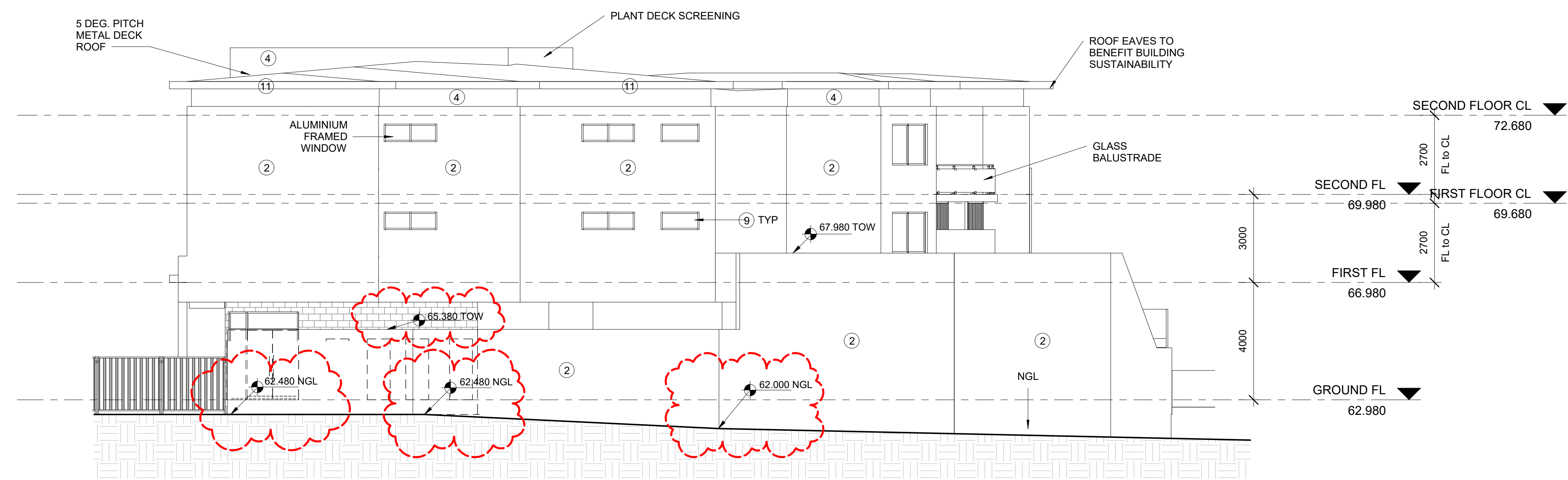
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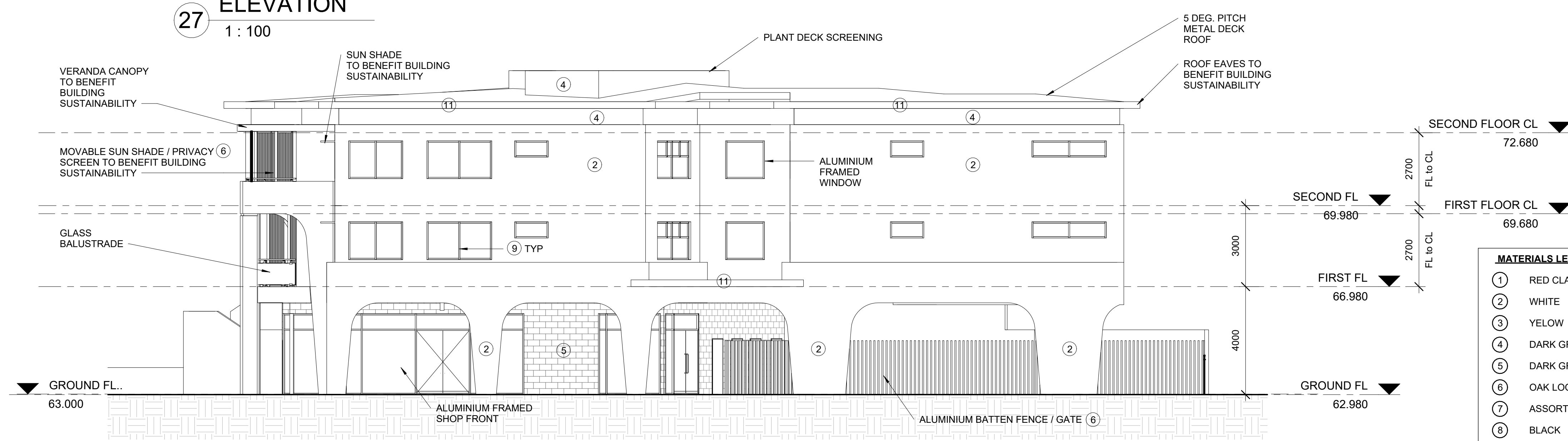
28/10/2021 5:40:32 PM



26 ELEVATION
1 : 100



27 ELEVATION
1 : 100



28 ELEVATION
1 : 100

MATERIALS LEGEND	
① RED CLAY	COLOURED CONCRETE PRECAST WALL
② WHITE	PAINTED TEXTURED WALL
③ YELLOW	PAINTED TEXTURE WALL
④ DARK GREY	PAINTED CFC ARCHITECTURAL PANEL
⑤ DARK GREY	CONCRETE BLOCK WALL
⑥ OAK LOOK	ALUMINIUM BATTENS / SUN SHADES
⑦ ASSORTED SHADES OF BLUE	COLOURED GLAZING
⑧ BLACK	PAINTED STEEL MEMBERS
⑨ LIGHT GREY	POWDERCOATED GLAZING FRAMING
⑩ BLACK	COLORBOND TRIM
⑪ BLACK	COLORBOND METAL DECK CLADDING
⑫ METALIC BLUE	ARCHITECTURAL PANEL

BRN 13371

NO.	DESCRIPTION	DATE
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Owner

DATE Issue Date

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REG. BUILDER NO. 13371 ABN
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EMAIL: bw@buildingworkshop.com.au
UNIT 1/125 MAIN STREET, OSBORNE PARK WA 6017

Project Address
Strata Lots 3 & 4 (8 & 10) Chesterfield
Road, Mirrabooka &
Lot 12875 on DP188493 (10A)
Chesterfield Road , Mirrabooka

Owner

**PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE**

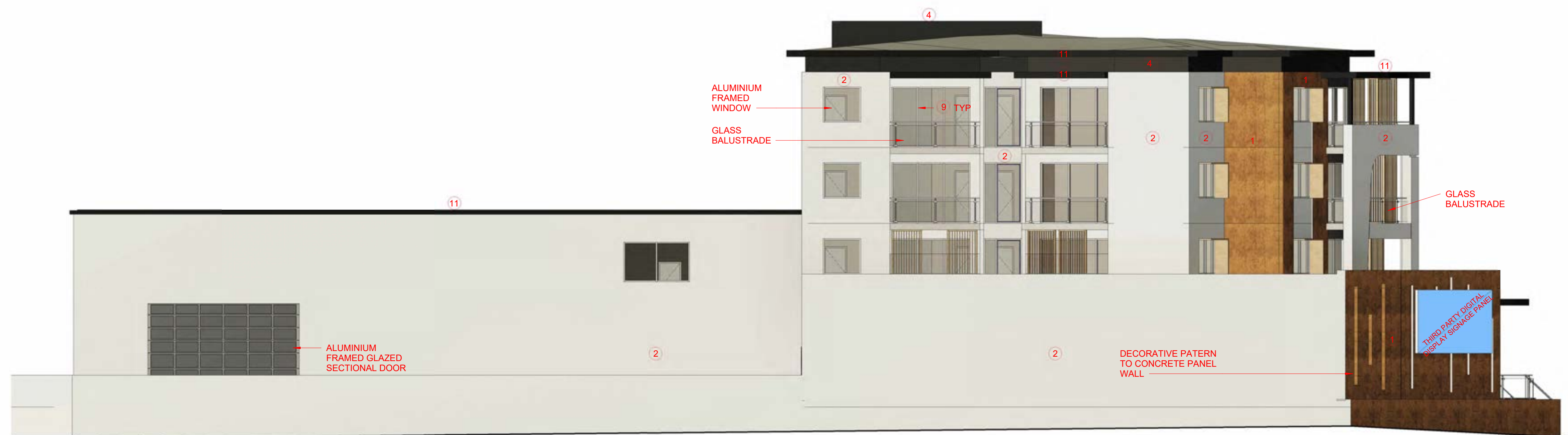
COLOUR AND
MATERIALS
SCHEDULE PART 1

PROJECT NUMBER	Project Number
DATE	Issue Date

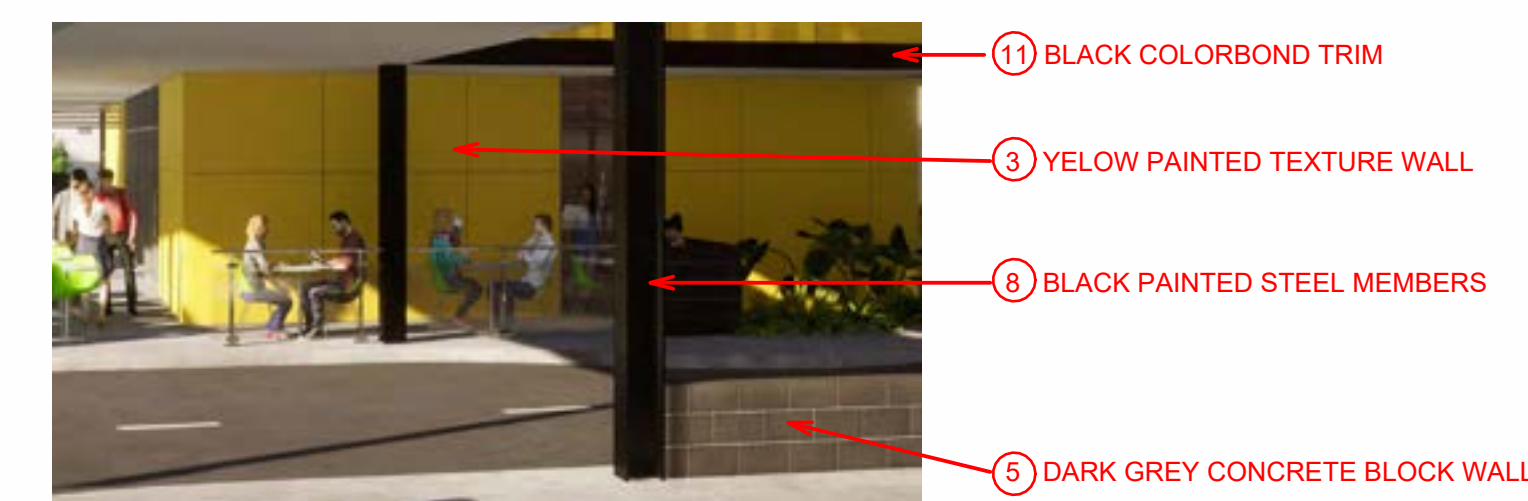
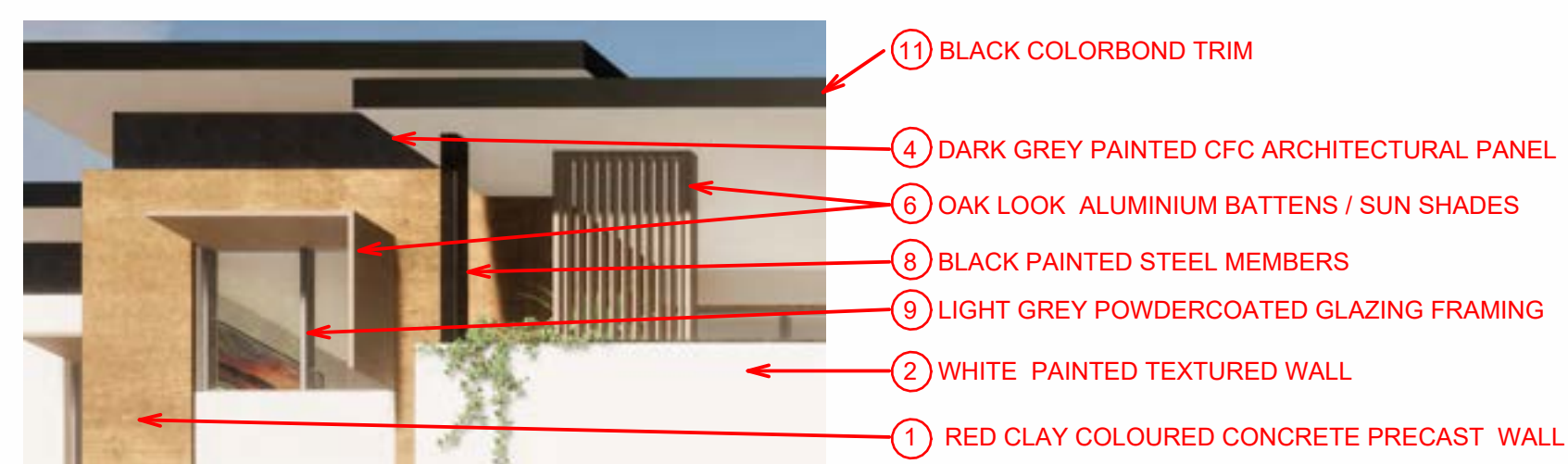
A1 SIZE SHEET	
DA2.11	REV 1

SCALE	As indicated
-------	--------------

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2 ELEVATION
1 : 100



REG. BUILDER NO. 13371 ABN
TEL: 08 - 9201 9555 74145135002
EMAIL: bw@buildingworkshop.com.au
UNIT 1/125 MAIN STREET, OSBORNE PARK WA 6017

[illegible]

Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka &
Lot 12875 on DP188493 (10A)
Chesterfield Road , Mirrabooka

Owner

**PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE**

COLOUR AND
MATERIALS
SCHEDULE PART 2

DATE	Issue Date
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A1 SIZE SHEET

DA2.12	REV 1
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SCALE As indicated

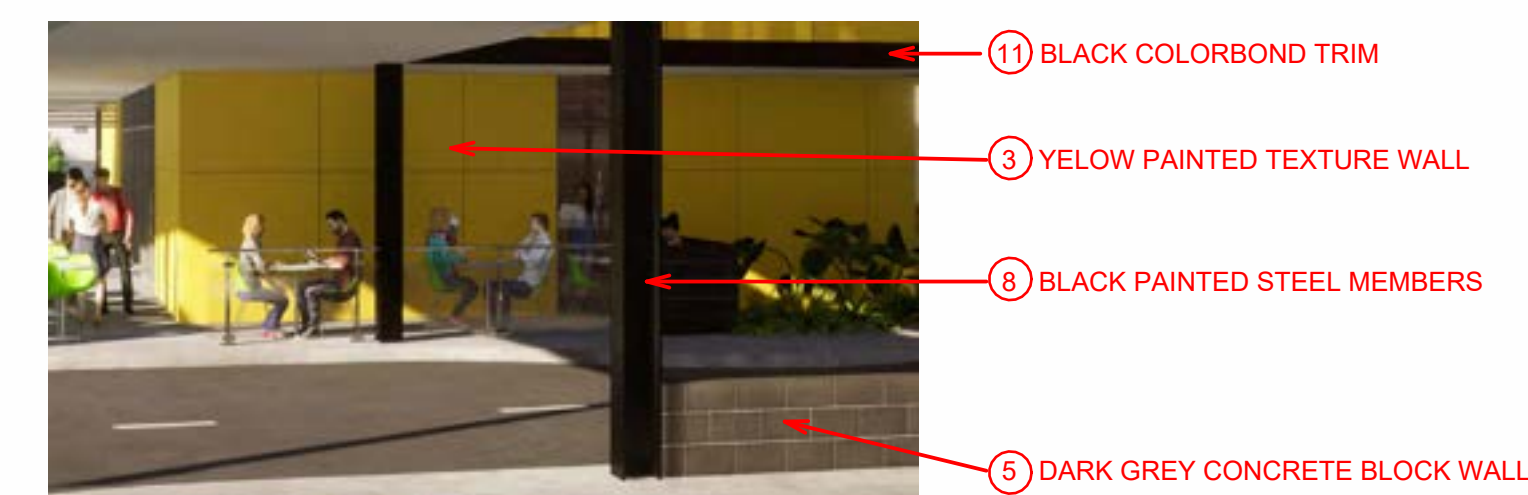
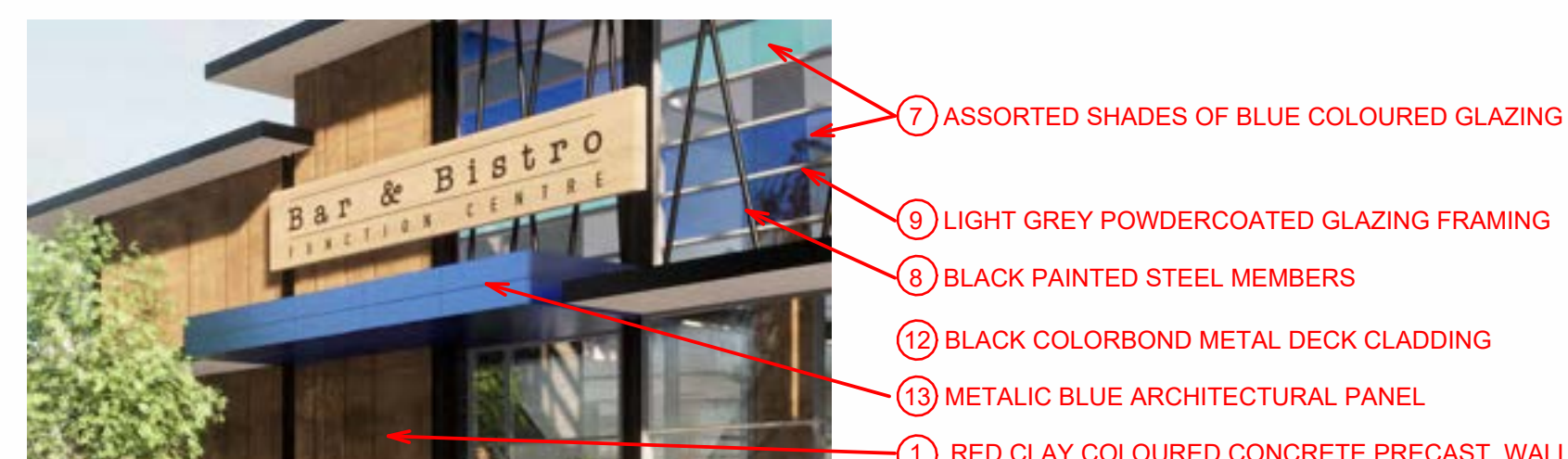
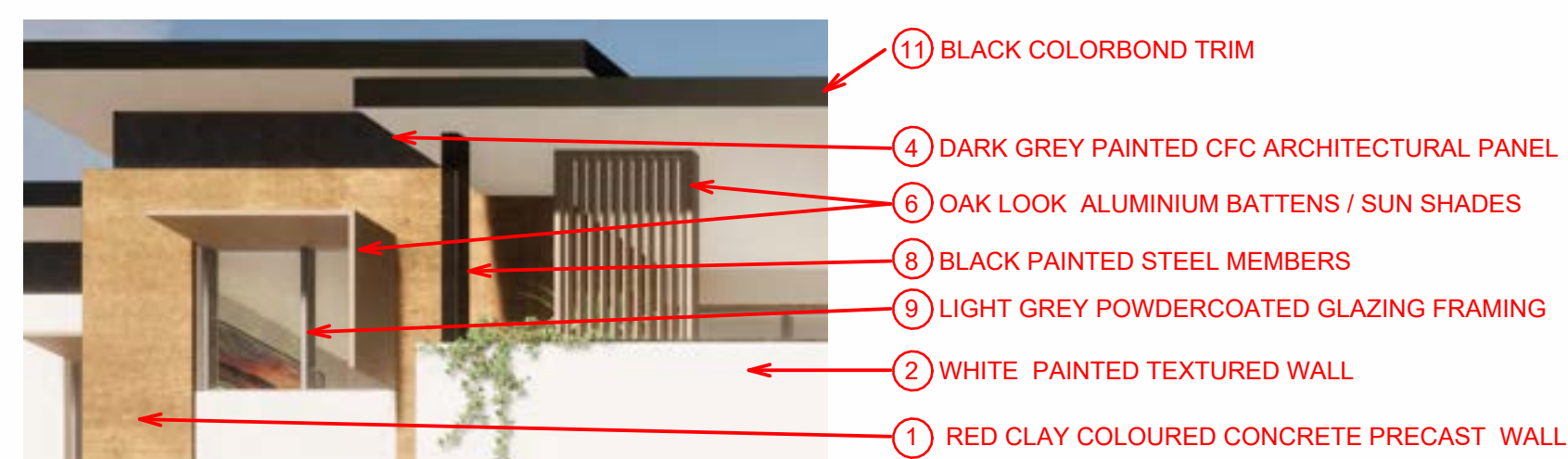
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3 ELEVATION
1 : 100



4 ELEVATION
1 : 100



BRN 13371

NO.	DESCRIPTION	DATE
1	Clearance templates shown to silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations . Setback dims added to apartment building A , second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5.8 & alfresco dining FL noted correctly on floor & site plan.	25.10.21

[illegible]

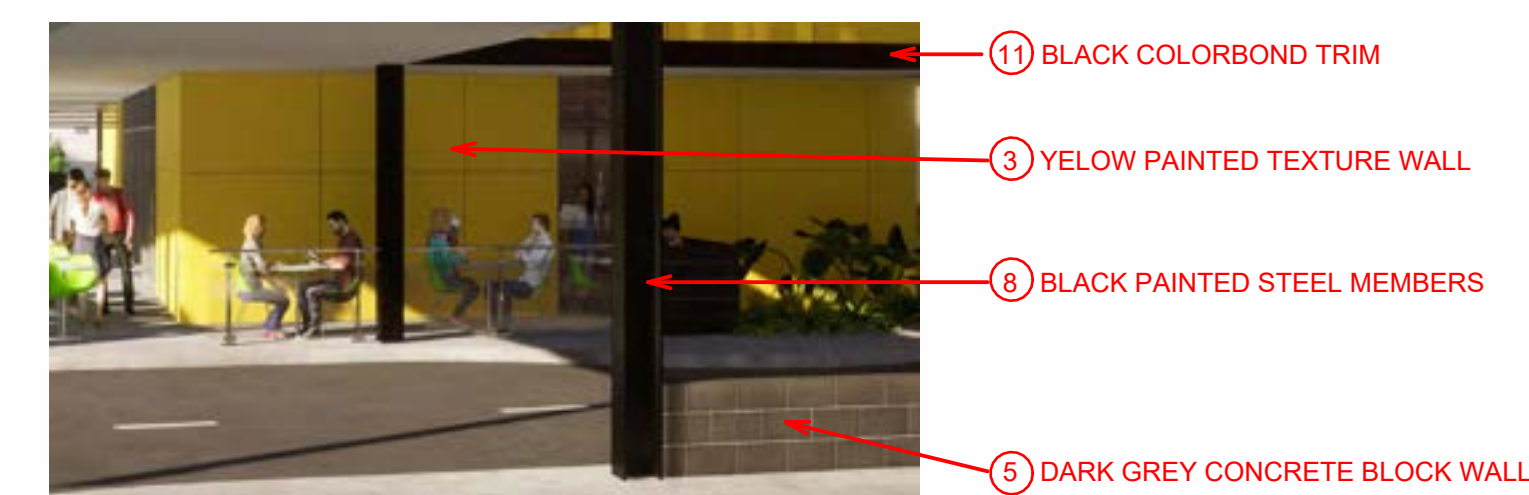
Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka &
Lot 12875 on DP188493 (10A)
Chesterfield Road, Mirrabooka

COLOUR AND
MATERIALS
SCHEDULE PART 3

DATE	Issue Date
------	------------

RE
1

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BRN 13371

NO.	DESCRIPTION	DATE
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[illegible]

Owner

**PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE**

PROJECT NUMBER	Project Number
DATE	Issue Date

SCALE	As indicated
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28/10/2021 5:41:55 PM



DECORATIVE PATTERN
TO CONCRETE PANEL
WALL

ALUMINIUM
FRAMED SHOP
FRONT



LIMESTONE LOOK
LOW RETAINING
WALL

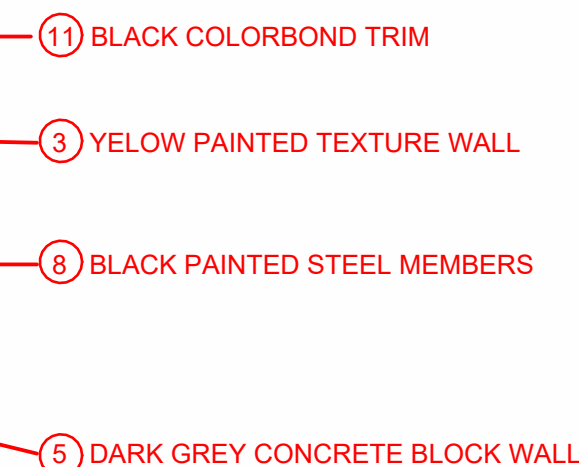
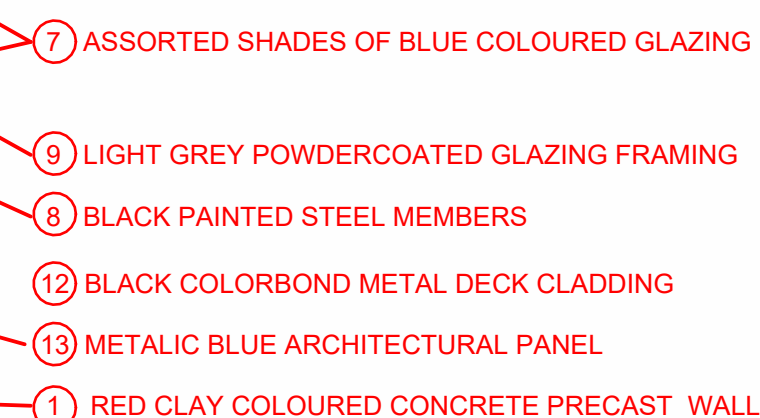
ALUMINIUM
FRAMED SHO
FRON

DECORATIVE PATTERN TO CONCRETE PANEL WALL



DECORATIVE PATTERN
TO CONCRETE PANEL
WALL

6 PLAY GROUND
VISUALLY
PERMEABLE
FENCE
1.8 AVERAGE HT



BRN 13371

NO.	DESCRIPTION	DATE
1	Clearance templates shown to silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations . Setback dims added to apartment building A , second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5.8 & alfresco dining FL noted correctly on floor & site plan.	25.10.21

[illegible]

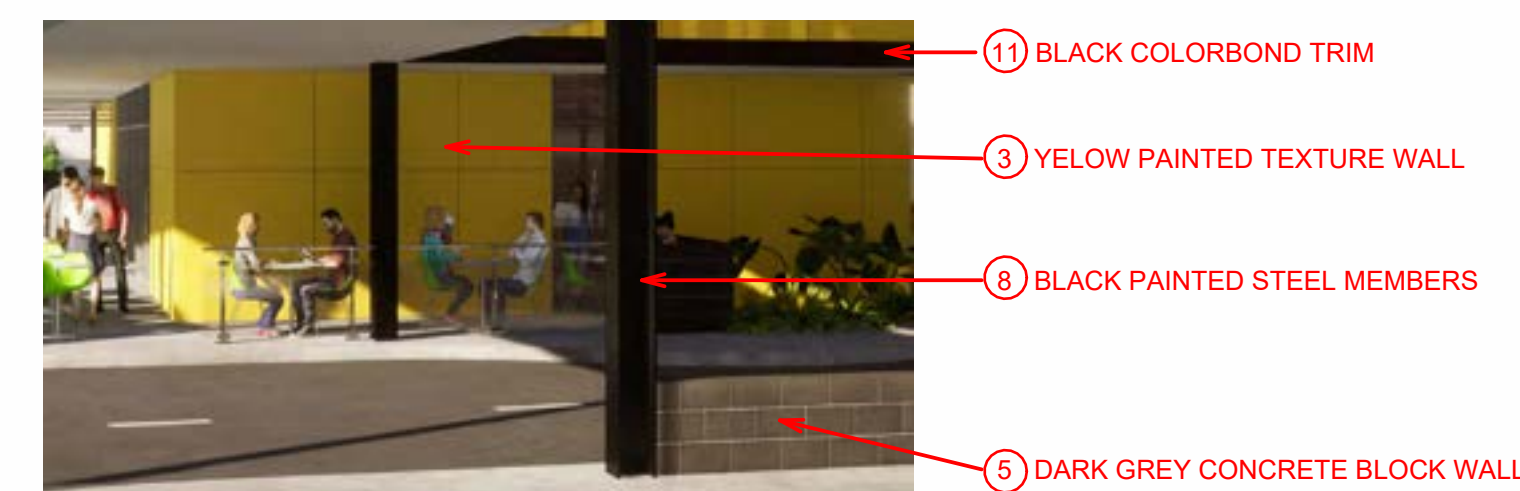
Owner

**PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE**

PROJECT NUMBER	Project Number
DATE	Issue Date

SCALE	As indicated
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28/10/2021 5:42:26 PM



BRN 13371

NO.	DESCRIPTION	DATE
1	Clearance templates shown silver apartments. Apartment building A third floor shown on separate sheet. Rls' added to carpark / driveways / Crossovers, Rls' added to elevations . Setback dims added to apartment building A , second and third floors with site boundary shown. Colour & material schedule added. Tenancy 7 FL shown. Tenancy 5.8 & alfresco dining FL noted correctly on floor & site plan.	25.10.21

[illegible]

Strata Lots 3 & 4 (8 & 10) Chesterfield Road, Mirrabooka &
Lot 12875 on DP188493 (10A)
Chesterfield Road , Mirrabooka

Owner

**PROPOSED
REDEVELOPMENT
OF EXISTING
MIRRABOOKA
TAVERN SITE**

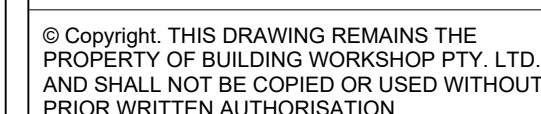
COLOUR AND
MATERIALS
SCHEDULE PART 6

DATE	Issue Date
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DA2.16

RE
1

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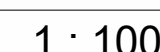


1 : 100



1 : 100

1 : 100



1 : 100



