



Tomahawk Property Pty Ltd | ABN 19 118 387 410
P: PO Box 36 Cottesloe WA 6911
O: 8/355 Stirling Highway Claremont WA 6010

M: 1800 936 066
E: info@tomahawkproperty.com.au
W: tomahawkproperty.com.au

DEVELOPMENT APPROVAL APPLICATION

**Proposed Grouped Dwelling Development
7 (Lot 619) Dowley Street
Cue 6640, WESTERN AUSTRALIA,
SHIRE OF CUE**

21 June 2024



TOMAHAWK
PROPERTY

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Attachments

1. Certificate of Title
2. Plan Set
3. Letter of Authority
4. Application for Development Approval Form

1. Introduction

Tomahawk Property has been engaged by Newhaul Residential Pty Ltd to coordinate and manage the development application process for a “Grouped Dwelling” development at 7 Dowley Street, Cue WA 6640 (**Site**). Newhaul Residential Pty Ltd are the proprietors of the subject Site.

The proposed development is in line with and proposes the same use and structures as the development undertake at the neighboring property to the west being 11 (Lot 620) Dowley Street, Cue which is owned by the same ownership group. Development approval for 11 Ord Street was received on 8th April 2021 for a “Grouped Dwelling Development – 4 Single Accommodation Units”.

The property is located within the Shire of Cue, and this document has been prepared in accordance with the City’s Development Application requirements and Local Planning Scheme.

2. Site Description

2.1. Location

The Site is located at 7 Dowley Street, Cue WA 6640. The Lot is further described as Lot 619 on Deposited Plan 217741, Certificate of Title Volume 2220 Folio 234. The Site is bound by Allen Street to the north and west, McCarthy Drive to the east, and Dowley Street to the south. The closest intersection is Dowley Street and Marshall Street.



2.2. Cadastral Information

Address	Proprietor/s	Volume/Folio	Plan	Land Area
7 (Lot 619) Dowley Street, Cue	Newhaul Residential Pty Ltd	2220/234	217741	1,255m ²

Refer to **Attachment 1 – Certificate of Title**.

2.3. Existing Improvements & Land Use

The Site is currently vacant while scattered vegetation exists in the road reserve.

3. Town Planning

3.1. Shire of Cue Local Planning Scheme No. 2

The Site is not subject to a region scheme however under the Shire of Cue Local Planning Scheme No. 2 (**LPS 2**), the Site is zoned as “Residential” with the nominated R-Code as 10/12.5.

The objective of the “Residential” zone is:

- i. To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- ii. To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.
- iii. To provide for a range of non-residential uses, which are compatible with and complementary to residential development.

In areas coded R10.12.5 residential development can be supported by council up to R12.5 provided the following is demonstrated:

- a) An effective method of effluent disposal, satisfactory to the Health Department requirements can be provided; and
- b) Consideration being given to the effect the proposal will have on the residential amenity of the locality by reason of streetscape, building form, servicing, privacy between buildings and traffic circulation both on and off the site.

While the R12.5 code is not relied upon by this application, consideration has been given to the above points along with relevant sections of State Planning Policy 7.3 (‘R-Codes’).

The scale and residential nature of the proposed development on the Site is consistent with the zoning objectives given that it will enhance the streetscape of Dowley Street and contribute to a variety of residential densities in the locality.

Under LPS 2, the proposed use would be defined as ‘Grouped Dwelling’ which is a ‘D’ use in the ‘Residential’ zone meaning that the use is capable of approval through Council discretion. This use is consistent with what was approved at 11 Dowley St, Cue which this proposed development mimics. As previously assessed in the application for 11 Dowley Street, Cue the most appropriate land use for this proposal is “Grouped Dwelling” rather than “Workforce Accommodation”.

4. Proposed Development

As previously mentioned the proposed use of the Site is a 'Grouped Dwelling' development which under the LPS 2 has the same meaning as contained in the R-Codes being:

"A dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property."

The proposed use of this Site is consistent with the above definition given that Lot 619 will be used for two separate 4 single bedroom accommodation units on the one lot. The development will consist of the following:

- 8 parking bays including the proposed carport;
- 2 x 4 single bedroom accommodation units each with their own bathroom;
- Common building including Dining Area, Kitchen to be used by employees to cook their own meals, and Toilets; and
- Landscaping and grassed areas.

Apart from cooking and dining areas, the units will be self-contained. With regard to the operation of the site, employees (truck drivers) will leave the site in their personal vehicles to pick up a truck from the depot at various times depending on the roster they are put on (2am, 6am, or 3pm). At the end of the shift, drivers will return their truck to the depot and travel back to their accommodation unit. The current work roster has not been finalised however at this stage it appears that employees will be expected to work 10 days following which they will have 6 days off.

Compliance with the deemed to comply provisions of the R-Codes with respect to parking is achieved by the proposed development. Clause 5.3.3 C3.1 states that for one bedroom dwellings, only one parking bay is required. Therefore, the provision of 8 bays is considered to be adequate for the 8 units. The overall vehicle movements associated with the proposed 'Grouped Dwelling' development would be consistent with that of a typical residential premises. Therefore, the impact to the residential amenity and traffic capacity of Dowley Street will be negligible.

It is considered that the bulk and scale of the proposed buildings is consistent with that of the nearby residential properties. Setbacks also comply with the minimum setback requirements prescribed by Tables 2a and 2b of the R-Codes. In designing the layout of the site, a large amount of landscaping and grassed areas around the buildings will be provided to ensure that the development enhances the streetscape.

With regard to fencing, the existing rear fence will be retained as part of this proposal. Details of side fencing will be provided at building permit stage to ensure that adequate privacy for neighbouring properties is provided.

Given that no reticulated sewerage is available to the site, effluent disposal will need to occur on-site. Therefore, the site plan nominates a sufficient area for on-site effluent disposal via an ATU system. Specific details of the system including more detailed design would be provided to the Shire of Cue at building permit stage.

The plan set includes a Site Plan showing the location of the structures in the context of the property, floor plans as well as building elevations.

Refer to **Attachment 2 – Plan Set**.

5. Conclusion

Approval is sought to allow the proposed 'Grouped Dwelling' development at 7 Dowley Street, Cue. The proposed development is considered suitable and appropriate, having regard to the following:

- The subject land is zoned 'Residential R10/12.5' under the Shire of Cue Local Planning Scheme No.2. 'Grouped Dwelling' is a 'D' use in the 'Residential' zone meaning that Council may approve the proposed use through discretion.
- The proposed development will not be visually obtrusive given that the bulk and scale will be consistent with the surrounding residential properties.
- Vehicle movements to and from the site will be low and similar to the surrounding residential properties.
- Development will be appropriately setback from neighbouring residential properties.
- Appropriate consideration has been given to the area required for on-site effluent disposal. Detailed plans of the system will be provided at building permit stage.
- The proposed driveway and crossover location will enable all existing street trees to be retained.
- The subject land is not identified as bushfire prone by the Department of Fire and Emergency Services Bushfire Prone Mapping.

Having regard to the above, it is respectfully requested that the Application be approved.

Should you need further information or clarification in relation to this matter, please contact Tomahawk Property on 9384 3460.

Yours faithfully,

Sam Butler

Tomahawk Property

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2220

234

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 619 ON DEPOSITED PLAN 217741

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

NEWHAIL RESIDENTIAL PTY LTD OF UNIT 303 LEVEL 3 87 COLIN STREET WEST PERTH WA 6005
(T P970749) REGISTERED 30/4/2024

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

1. P970750 CAVEAT BY WESTERN AUSTRALIAN LAND AUTHORITY LODGED 30/4/2024.

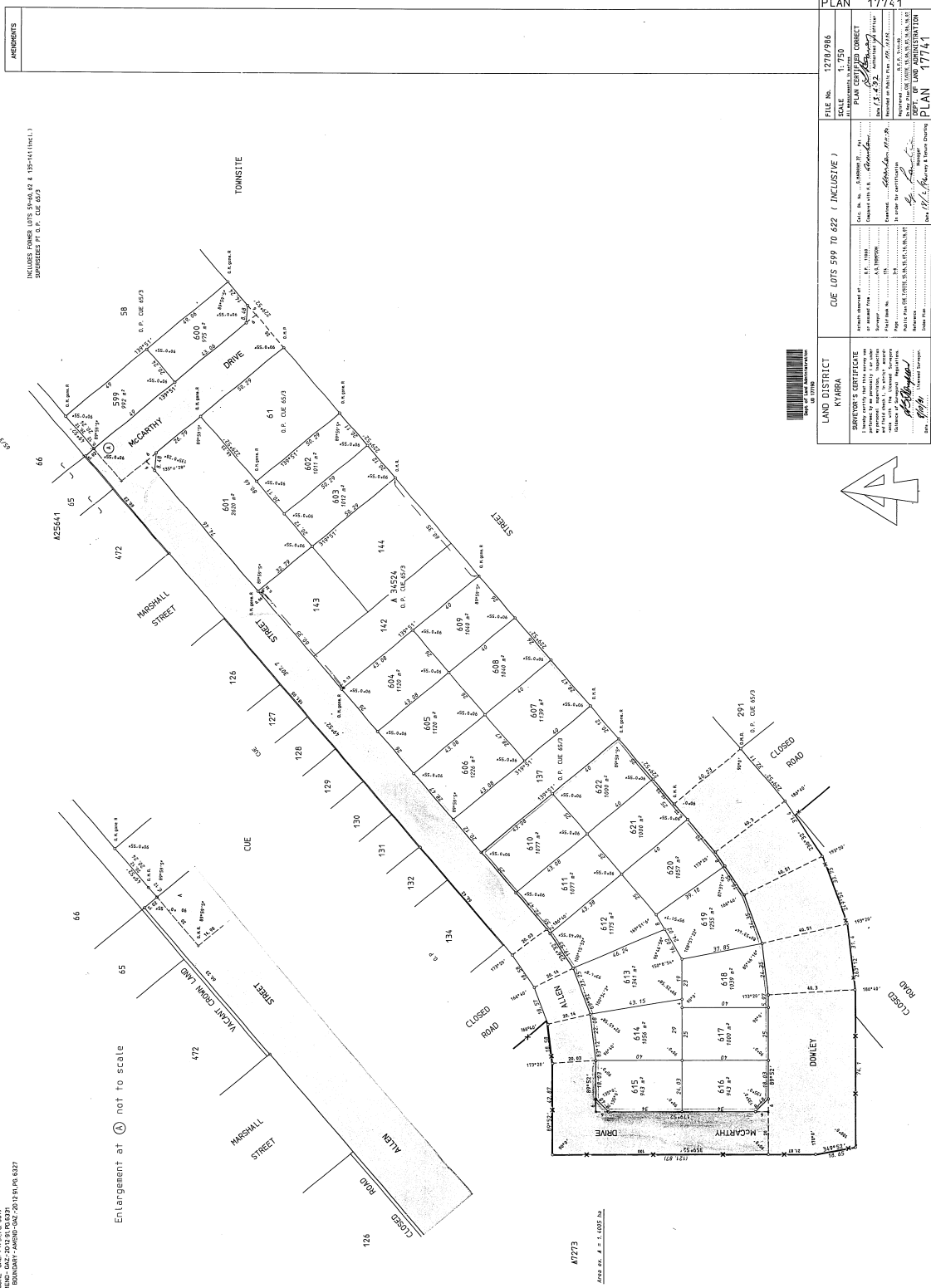
Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----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: DP217741
PREVIOUS TITLE: LR3000-301
PROPERTY STREET ADDRESS: 7 DOWLEY ST, CUE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF CUE



L613

Legend

- Grassed Area
- Landscaping
- Driveway and Parking
(To be Constructed to a
Compacted Gravel Standard)

L620

Existing Fence
to be Retained

Indicative Effluent
Disposal Area

Proposed Single
Room Accomodation

619

1255m²

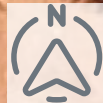
Proposed Kitchen
and Dining

Proposed Crossover
and Driveway

Existing Trees to be
Retained

Dowley St

Dowley St



NOTE:
CLIENT TO ENCLOSE THE SUB-FLOOR
AT BUILDING PERIMETER (14.4x4.2m)

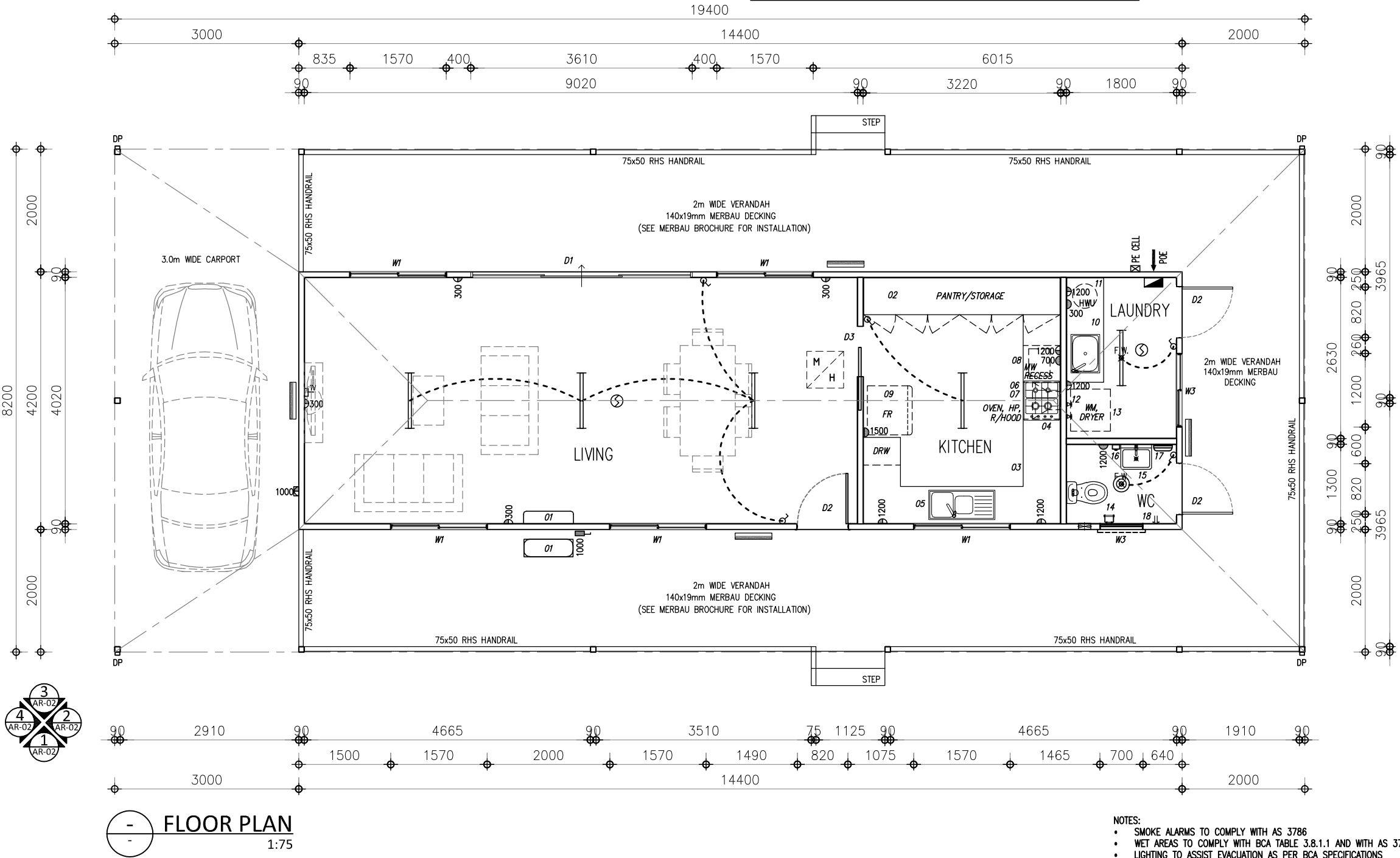
COLOR SCHEDULE		
ROOF SHEETS	:	EVENING HAZE
ROOF FLASHING	:	GULLY
EXTERNAL CORRUGATED CLADDING	:	EVENING HAZE
EXTERNAL STRIA CLADDING	:	GULLY
INTERNAL WALL LINING	:	WHITE
INTERNAL CEILING LINING	:	WHITE
BUILDING CORNERS	:	GULLY
DOORS	:	GULLY
WINDOWS	:	GULLY
INTERNAL DOORS	:	WHITE
VERANDAH ROOF	:	GULLY
VERANDAH GUTTER & DOWNPIPE	:	GULLY
POST & BALUSTRADING	:	PC GULLY
VERANDAH DECKING	:	ANTIQUE
KITCHEN/LAUNDRY BENCH TOP	:	35mm FLAT FORM LAMINATE INDUSTRIAL CONCRETE
KITCHEN/LAUNDRY CUPBOARD FRONTS	:	SEAL GREY WITH 1mm ABS EDGE
HANDLES	:	96mm BRUSHED NICKEL BOW HANDLES
LIVING/KITCHEN FLOOR VINYL	:	TIMBERLINE LIKE A ROCK
LAUNDRY/WC FLOOR VINYL	:	ACCOLADE SAFE IRONBARK

ELECTRICAL LEGEND	
	= LED LIGHT
	= OYSTER CEILING LIGHT FITTING C/W LAMP (LED)
	= EXTERNAL LIGHT
	= 10A WEATHERPROOF PHOTO ELECTRIC CELL
	= ONE GANG SWITCH
	= 10A SINGLE SWITCHED GPO
	= 10A TWIN SWITCHED GPO
	= EXTERNAL TWIN SWITCHED GPO, WEATHERPROOF
	= ISOLATING SWITCH, WEATHERSHIELD
	= WALL MOUNTED TV POINT
	= ELECTRICAL DISTRIBUTION SWITCHBOARD
	= ELECTRICAL POINT OF ENTRY
	= WALL MOUNTED EXTRACTOR FAN
	= SMOKE ALARM WITH BATTERY BACKUP

BUILDING DESIGN CRITERIA	
WIND LOAD - IN ACCORDANCE W/ AS 1170.2:2021	
REGION A, TERRAIN CATEGORY 2, IMPORTANCE LEVEL 2	
ANNUAL PROBABILITY OF EXCEEDANCE = 1:500	
REGION WIND SPEED, V500 = 45m/s	
SERVICEABILITY WIND SPEED, V25 = 37m/s	
BCA BUILDING CLASSIFICATION: CLASS 6/10a	
ABCB CLIMATE ZONES: ZONE 4	
TOPOGRAPHICAL MULTIPLIER = 1.0	
FLOOR LIVE LOAD = 3.0kPa; FLOOR POINT LOAD = 2.7kN/4.5kN	
ROOF LIVE LOAD = 0.25kPa	
CHASSIS	
MAIN RUNNERS	: 250UB25
MIDDLE SPREADER	: 50x50x1.6 SHS
QRT. SPREADERS	: 100UC14
END SPREADERS	: 150PFC
LIFTING OUTRIGGERS	: 55x5 EA LIFT GUARD & 25mm LUG PLATE
FLOOR JOISTS	: 89x41x1.2 LIP "C" @ 400 CTRS
PAINT	: 75 MICRONS RED OXIDE PRIMER

FLOOR	
FLOORING	: 22mm AQUATITE T&G PARTICLEBOARD (H2 TERMITE TREATED)
COVERING (LIVING/KITCHEN)	: ARMSTRONG TIMBERLINE VINYL
COVERING (LAUNDRY/WC)	: ARMSTRONG ACCOLADE SAFE VINYL
SKIRTING (LIVING/KITCHEN)	: PAINTED 67mm SPLAYED
SKIRTING (LAUNDRY/WC)	: 150mm VINYL COVING
INSULATION	: R1.0 SARKING UNDERFLOOR
WALLS	
WALL	: 89x41 LIP C STEEL WALL FRAME
EXTERNAL CLADDING	: HORIZONTAL COLORBOND CORRUGATED CLADDING OVER INSULBREAK & JAMES HARDIE STRIA CLADDING OVER VERTICAL BATTEN & VAPOUR PERMEABLE MEMBRANE TO FEATURE WALLS
INTERNAL LINING	: 10mm PLASTERBOARD GYROCK LINING
INSULATION	: R2.5 BATTS
EXTERNAL FLASHING	: 0.60 BMT COLORBOND
ROOF	
ROOF FRAME	: 89x41 STEEL STUD FRAMES
CLADDING	: 0.42 BMT COLORBOND CORR. SHEETING
CEILING LINING	: 10mm PLASTERBOARD GYROCK
CORNICE	: 55mm PLASTERBOARD COVED CORNICE
INSULATIONS	: R3.5 BATTS + R1.5 ANTICON
CEILING HEIGHT	: 2.4m
GUTTER & DOWNPIPE	: COLORBOND FEATURE EDGE GUTTER

EQUIPMENT LIST		
MARK	QTY	DESCRIPTION
D1	1	2143Hx3610W ALUMINIUM FRAME EXTERNAL SLIDING GLASS DOOR W/ KEYLOCK & ALUMINIUM FLYWIRE
D2	3	2040Hx820W METAL CLAD EXTERNAL DOOR W/ LEVER DOOR HANDLE
D3	1	2040Hx820W REDICOTE DOOR IN PLATINIUM CAVITY UNIT W/ CIRCULAR PASSAGE
W1	5	1200Hx1570W SLIDING GLASS WINDOW W/ FLY SCREEN & KEY LOCK
W2	1	1200Hx1200W SLIDING GLASS WINDOW W/ FLY SCREEN & KEY LOCK
W3	1	300Hx700W OBSCURE SLIDING WINDOW W/ FLY SCREEN & KEY LOCK
O1	1	7.1kW SPLIT SYSTEM AIR CONDITIONER (TECO TWS-TS071HWH)
O2	1	CUSTOM MADE WOODGRAIN PANTRY/STORAGE
O3	1	CUSTOM MADE L-SHAPED WOODGRAIN CABINET
O4	1	WESTINGHOUSE 60cm CANOPY RANGEHOOD DUCTED TO OUTSIDE
O5	1	ACERO SS SINK 1&1/2B LH DRAIN 980x480 & KORE 40 SINK MIXER
O6	1	COOKTOP: WESTINGHOUSE 60cm - WHC642BC
O7	1	OVEN: WESTINGHOUSE 60cm - WVE613SC
O8	1	MICROWAVE (BY OTHERS)
O9	1	FRIDGE (BY OTHERS)
O10	1	CUSTOM MADE WOODGRAIN LAUNDRY CABINET W/ TUB ONLY INSET ACERO SKS-007 45LT SS & KORE 40 SINK MIXER
O11	1	HWS RHEEM ELECT DH 50L W/ SAFE TRAY 450x450 GAL
O12	2	WASH/MACH COCK 1/4 TURN CP
O13	1	STACK WASHING MACHINE/DRYER (LG, CWG27MDORS/CDG27RU0ES) (BY OTHERS)
O14	1	SUITE TASMAN CONN EXP SNV 4.5/3L & TOILET ROLL HOLDER CP
O15	1	WALL BASIN W-SOAP DISH 500x400 SS W/ KORE 40 BASIN MIXER & MIRROR 600x450mm PLAIN EDGE
O16	1	SOAP DISPENSER REFILLABLE 600ml
O17	1	PUREGIENE COMPACT TOWEL DISPENSER ABS
O18	1	COAT HOOK WITH BUMPER 2020 SCP
5		LED LIGHT
1		OYSTER CEILING LIGHT FITTING C/W LAMP (LED)
4		EXTERNAL LIGHT
2		HARDWIRED SMOKE ALARM WITH BATTERY BACKUP
1		WALL MOUNTED EXTRACTOR FAN
1		TV POINT
5		ONE GANG SWITCH
9		10A TWIN SWITCHED GPO
4		10A SINGLE SWITCHED GPO
1		ISOLATING SWITCH, WEATHERSHIELD
1		10A WEATHERPROOF PHOTO ELECTRIC CELL
1		EXTERNAL TWIN SWITCHED GPO, WEATHERPROOF
NOTES POWER TO HP, UBO & R/HOOD		



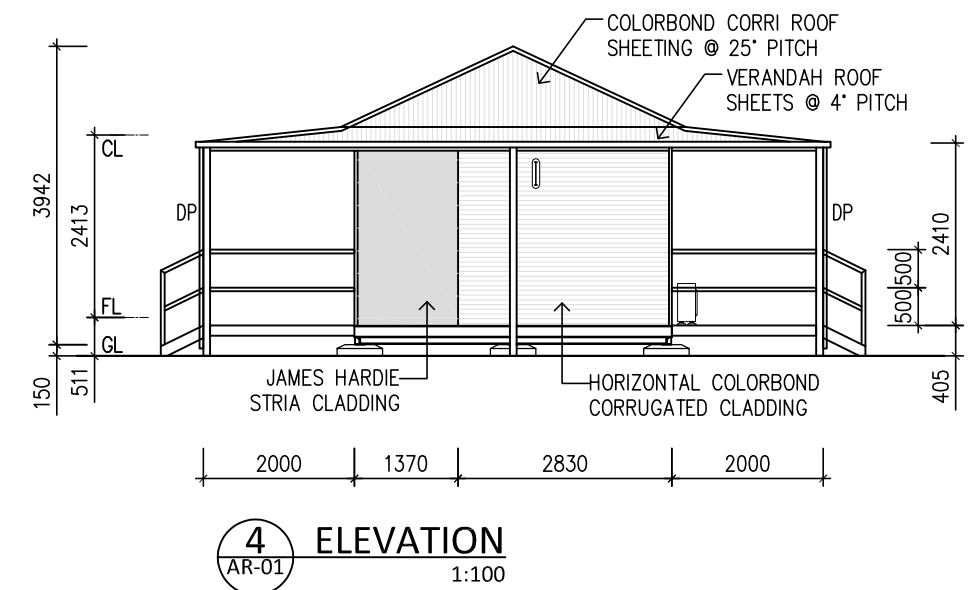
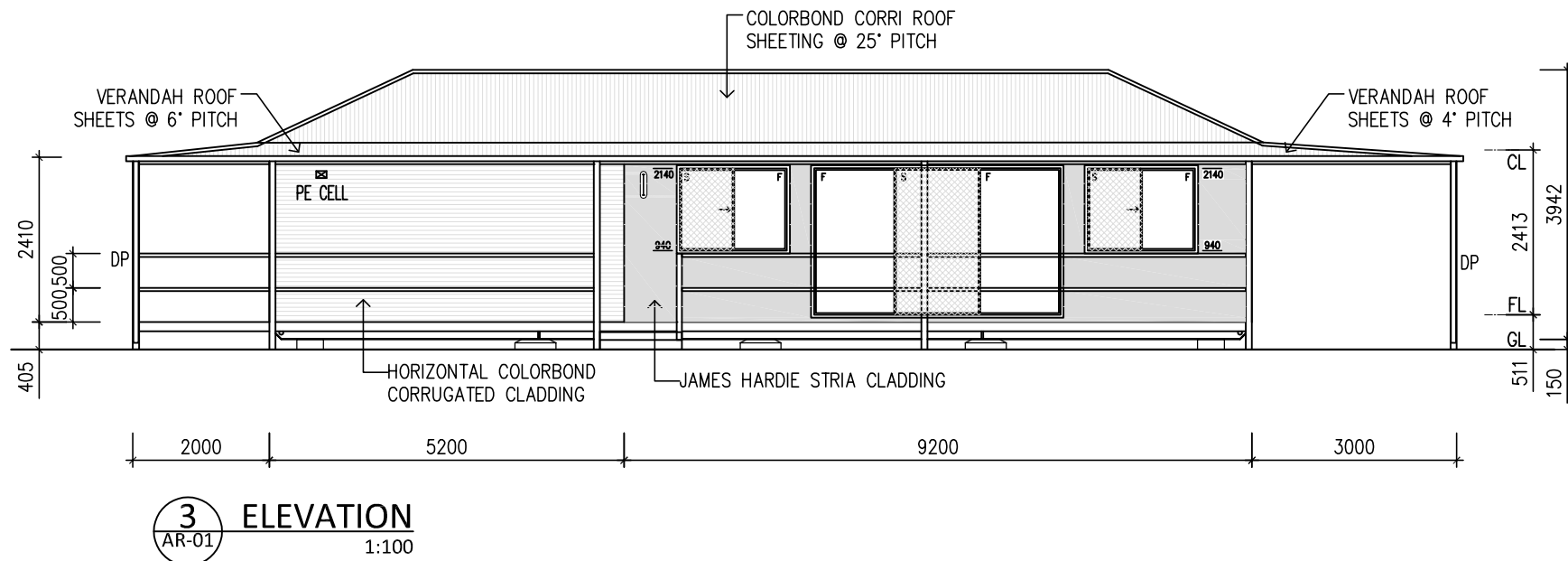
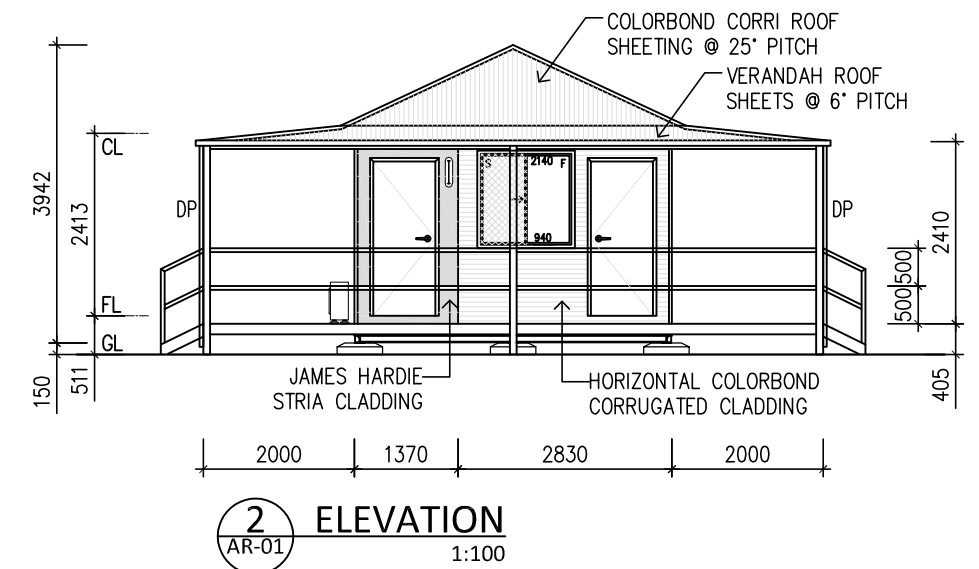
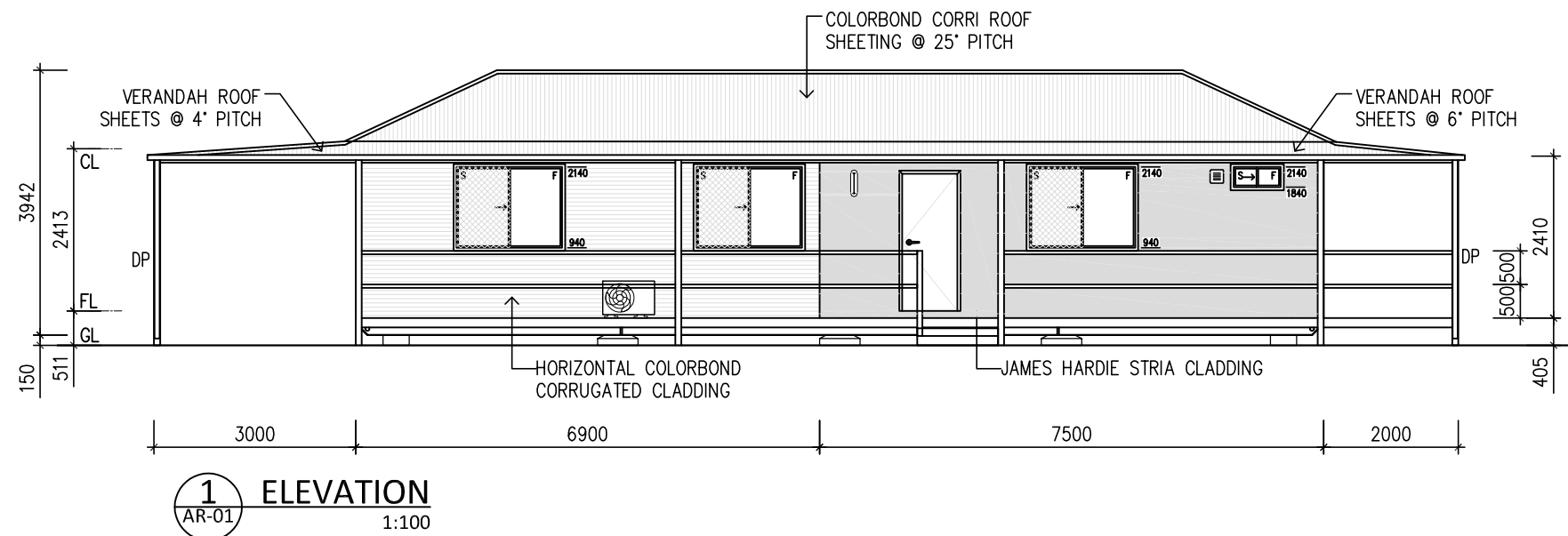
- NOTES:
- SMOKE ALARMS TO COMPLY WITH AS 3786
 - WET AREAS TO COMPLY WITH BCA TABLE 3.8.1.1 AND WITH AS 3740
 - LIGHTING TO ASSIST EVACUATION AS PER BCA SPECIFICATIONS

REV	DATE	DRN	CHK	DESCRIPTION
TA	23.11.2023	ST	BH	ISSUED FOR REVIEW

REV	DATE	DRN	CHK	DESCRIPTION

SN: -

CLIENT:	NEWHHAUL TRANSPORT		
PROJECT:	COMMON BUILDING 14.4m X 4.2m		
SHEET TITLE:	FLOOR PLAN & SPECIFICATIONS		
SCALE:	AS SHOWN (A3)	DRAWING NUMBER:	AR-01
REV	TA		

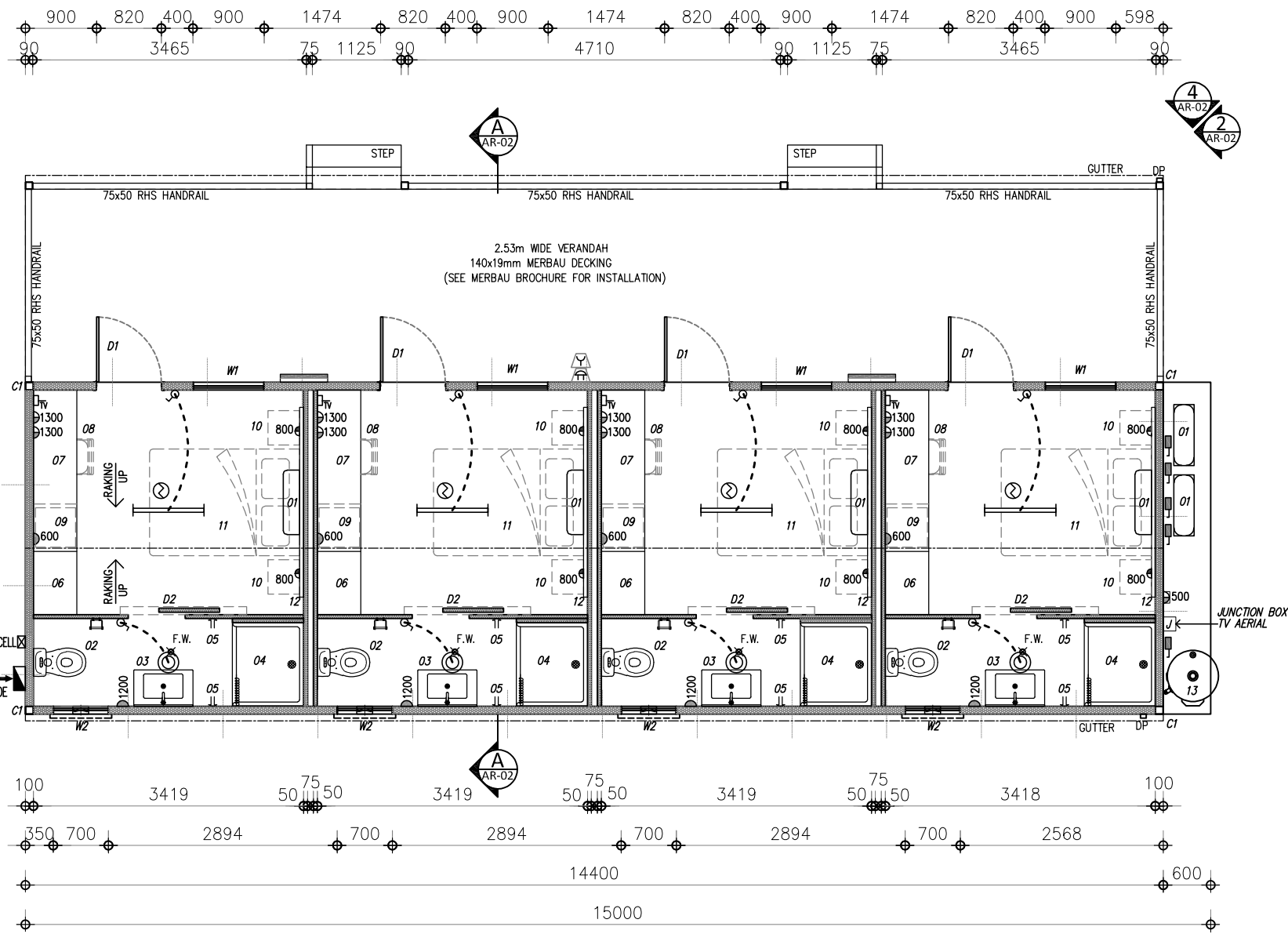


REV	DATE	DRN	CHK	DESCRIPTION
TA	23.11.2023	ST	BH	ISSUED FOR REVIEW

REV	DATE	DRN	CHK	DESCRIPTION

SN: —

CLIENT:	NEWHAIL TRANSPORT
PROJECT:	
SHEET TITLE:	COMMON BUILDING 14.4m X 4.2m ELEVATIONS
SCALE:	AS SHOWN (A3)
DRAWING NUMBER:	AR-02
REV	TA



FLOOR PLAN
1:75

ELECTRICAL LEGEND	
	= LED LIGHT
	= OYSTER CEILING LIGHT FITTING C/W LAMP (LED)
	= EXTERNAL LIGHT
	PE CELL = 10A WEATHERPROOF PHOTO ELECTRIC CELL
	= ONE GANG SWITCH
	= 10A SINGLE SWITCHED GPO
	= 10A TWIN SWITCHED GPO
	= EXTERNAL TWIN SWITCHED GPO, WEATHERPROOF
	= ISOLATING SWITCH, WEATHERSHIELD
	= WALL MOUNTED TV POINT
	= ELECTRICAL DISTRIBUTION SWITCHBOARD
	POE = ELECTRICAL POINT OF ENTRY
	= WALL MOUNTED EXTRACTOR FAN
	= SMOKE ALARM WITH BATTERY BACKUP, HARDWIRED & INTERCONNECTED WITH FIRE ALARM
	= 9.0kg DRY POWDER ABE FIRE EXTINGUISHER WORMALD 6A:80B:E
	= 240V ELECTRONIC FIRE ALARM BELL @ 1900 AFL
	= FIRE ALARM BREAKGLASS @ 1450 AFL

EQUIPMENT LIST		
MARK	QTY	DESCRIPTION
D1	4	2040Hx820W METAL CLAD EXTERNAL DOOR W/ LEVER DOOR HANDLE
D2	4	2040Hx770W REDICOTE SLIDING DOOR W/ PUSH & PULL HANDLE, DOOR TRACK & PELMET
W1	4	1800Hx900W SLIDING GLASS WINDOW W/ FLY SCREEN & KEY LOCK
W2	4	300Hx700W OBSCURE SLIDING WINDOW W/ FLY SCREEN & KEY LOCK
O1	4	2.5KW SPLIT SYSTEM AIR CONDITIONER (TECO TWS-TS025HVHT) CONDENSER TO BE FIXED ON CHASSIS EXTENSION
O2	4	KORE C/C TOILET SUITE SNV & TOILET ROLL HOLDER UDO CP
O3	4	NEVADA VANITY 750mm ALPHA CERAMIC TOP WH (WHITE TOP NOTAO WALNUT CABINET) W/ KORE 40 BASIN MIXER & MIRROR 750Wx600H POLISHED FRAME
O4	4	SHOWER CUBICLE 1 PIECE 1050x900 CENTRE REAR OUT C/W RAIL, SHOWER CURTAIN (WEIGHTED BOTTOM) 1200mm, WHITE PLASTIC HOOKS, KORE 40 SHOWER MIXER & KORE HAND SHOWER & SW WALL BRACKET
O5	8	COAT HOOK MINI UDO CP
O6	4	800W OPEN WARDROBE W/ HALF HANGING & HALF ADJUSTABLE SHELVES (TIMBER LOOK)
O7	4	2040mm WRITING DESK (TIMBER LOOK)
O8	4	PADDED EASY CHAIR (BY OTHERS)
O9	4	BAR FRIDGE 75L W/ FRIDGE SURROUND (TIMBER LOOK)
O10	8	BED SIDE TABLE WITH ONE DRAW (BY OTHERS)
O11	4	DOUBLE-SINGLE ENSEMBLE BED (BY OTHERS)
O12	4	BEAD HEAD (TIMBER LOOK)
O13	1	160L HWS RHEEM ELECT
	4	LED LIGHT
	4	OYSTER CEILING LIGHT FITTING C/W LAMP (LED)
	4	HARDWIRED SMOKE ALARM WITH BATTERY BACKUP
	4	WALL MOUNTED EXTRACTOR FAN
	8	ONE GANG SWITCH
16	16	10A TWIN SWITCHED GPO
8	8	10A SINGLE SWITCHED GPO
5	5	ISOLATING SWITCH, WEATHERSHIELD
	4	TV POINT
	2	EXTERNAL LIGHT
	1	10A WEATHERPROOF PHOTO ELECTRIC CELL
	1	EXTERNAL TWIN SWITCHED GPO, WEATHERPROOF
NOTES:		
• SMOKE ALARMS TO COMPLY WITH AS 3786 AND TO BE LINKED BETWEEN BEDROOMS		
• WET AREAS TO COMPLY WITH BCA TABLE 3.8.1.1 AND WITH AS 3740		
• LIGHTING TO ASSIST EVACUATION AS PER BCA SPECIFICATIONS		

BUILDING DESIGN CRITERIA	
WIND LOAD - IN ACCORDANCE W/ AS 1170.2:2021 REGION A, TERRAIN CATEGORY 2, IMPORTANCE LEVEL 2 ANNUAL PROBABILITY OF EXCEEDANCE = 1:500 REGION WIND SPEED, V500 = 45m/s SERVICEABILITY WIND SPEED, V25 = 37m/s BCA BUILDING CLASSIFICATION: CLASS 1B ABCE CLIMATE ZONES: ZONE 4 TOPOGRAPHICAL MULTIPLIER = 1.0 FLOOR LIVE LOAD = 2.0kPa; FLOOR POINT LOAD = 1.8kN ROOF LIVE LOAD = 0.25kPa	
CHASSIS	
MAIN RUNNERS	: 250UB25
MIDDLE SPREADER	: 50x50x1.6 SHS
QRT. SPREADERS	: 100UC14
END SPREADERS	: 150PFC
LIFTING OUTRIGGERS	: 55x5 EA LIFT GUARD & 25mm LUG PLATE
FLOOR JOISTS	: 89x41x1.2 LIP C @ 400 CTRS
BASE RAIL	: 100x1.6mm CUSTOM MADE GALVABOND PAINT
PAINT	: 75 MICRONS RED OXIDE PRIMER
FLOOR	
FLOORING	: 22mm AQUATITE T&G PARTICLEBOARD (H2 TERMITE TREATED)
COVERING (BED RM)	: ARMSTRONG TIMBERLINE VINYL
COVERING (ENSUITE)	: ARMSTRONG ACCOLADE SAFE VINYL
SKIRTING (BED RM)	: PAINTED 67mm SPLAYED
SKIRTING (ENSUITE)	: 150mm VINYL COVING
INSULATION	: R1.0 SARKING UNDERFLOOR + R2.0 INSULATION
WALLS	
EXTERNAL WALL	: 100mm 0.6 BMT INSULATED WALL PANEL WITH HORIZONTAL COLORBOND CORRUGATED CLADDING & JAMES HARDIE STRIA CLADDING OVER VERTICAL BATTEN & VAPOUR PERMEABLE MEMBRANE
PARTITION BETWEEN ROOM	: 2x50mm 0.4 BMT INSULATED WALL PANEL WITH ACOUSTIC BATTS INSULATION IN BETWEEN
INTERNAL WALL	: 50mm 0.4 BMT INSULATED WALL PANEL
EXTERNAL FLASHING	: 0.60 BMT COLORBOND
COLUMN C1	: 100x3 SHS
ROOF	
ROOF FRAME	: 89x41 STEEL STUD FRAMES
CLADDING	: 0.42 BMT COLORBOND CORRI SHEETING
CEILING LINING	: MIRAGE PEARL (LIGHT GREY)
CORNICE	: ALUMINUM ANGLE
INSULATIONS	: R3.5 BATTS + R1.5 ANTICON
CEILING HEIGHT	: RAKING - LOW SIDE 2.4m
GUTTER & DOWNPIPE	: COLORBOND FEATURE EDGE GUTTER

COLOR SCHEDULE	
ROOF SHEETS	: GULLY
ROOF FLASHING	: GULLY
EXTERNAL CORRUGATED CLADDING	: EVENING HAZE
EXTERNAL STRIA CLADDING	: GULLY
INTERNAL WALL	: SURFMIST
BUILDING CORNERS	: GULLY
DOORS	: GULLY
WINDOWS	: GULLY
INTERNAL DOORS	: SURFMIST
INTERNAL DOOR PELMET	: SURFMIST
VERANDAH ROOF	: GULLY
VERANDAH GUTTER & DOWNPIPE	: GULLY
POST & BALUSTRADING	: PC GULLY
VERANDAH DECKING	: ANTIQUE
BEDROOM FURNITURE	: BLEACHED OAK WITH 1mm ABS EDGING
BEDROOM FLOOR VINYL	: TIMBERLINE LIKE A ROCK
BATHROOM FLOOR VINYL	: ACCOLADE SAFE IRONBARK
DECKING	: MERBAU DECKING

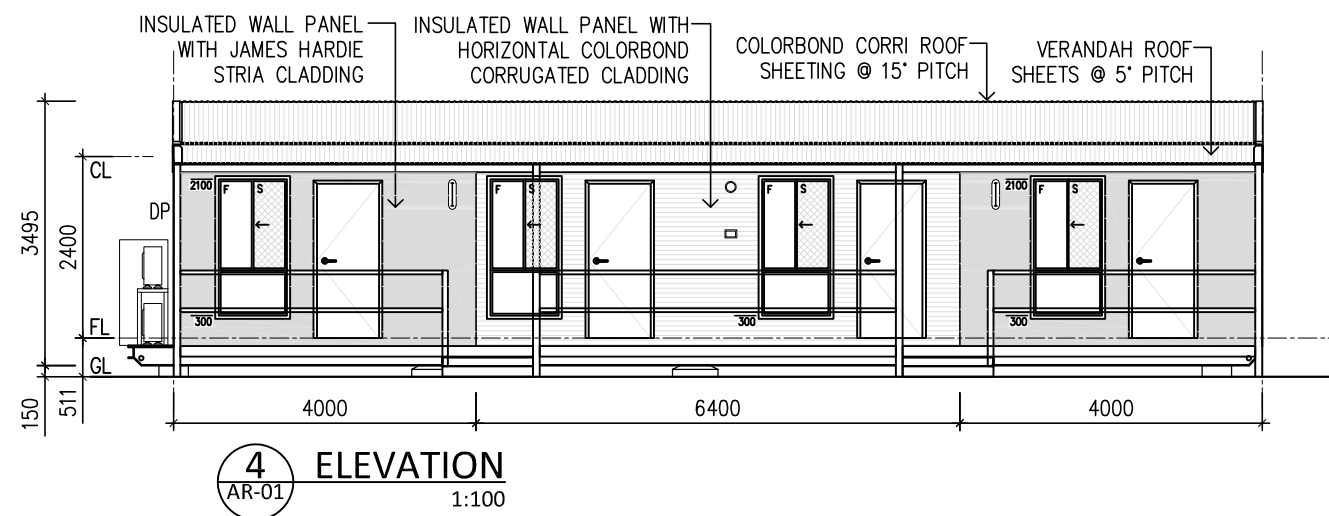
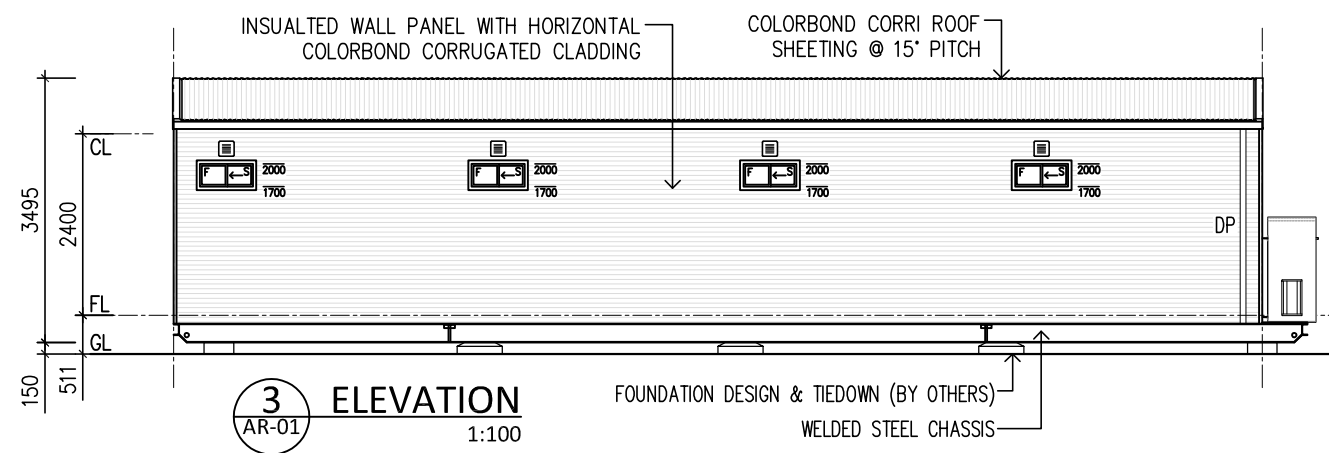
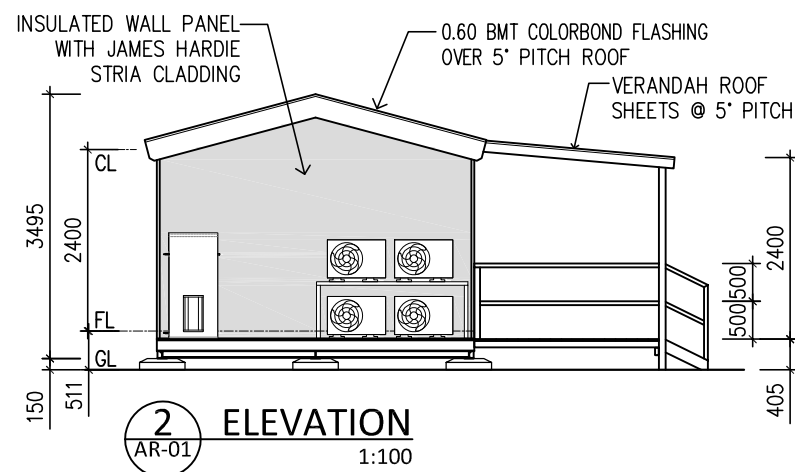
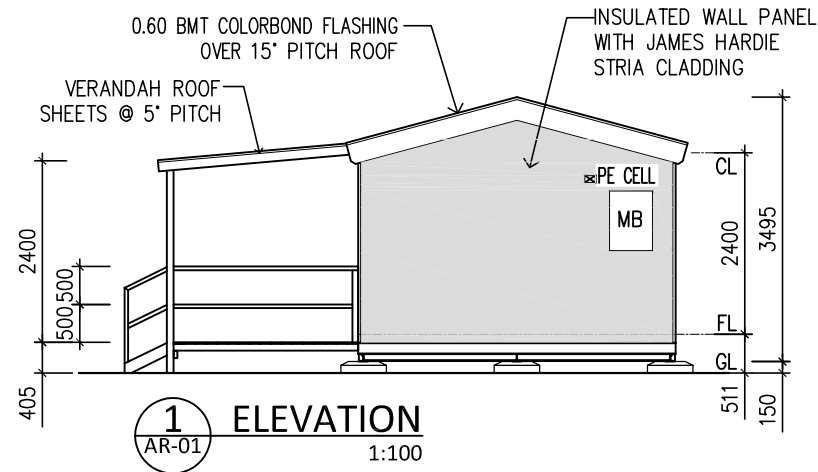
NOTE:
CLIENT TO ENCLOSE THE SUB-FLOOR
AT BUILDING PERIMETER (14.4x4.2m)



REV	DATE	DRN	CHK	DESCRIPTION	REV	DATE	DRN	CHK	DESCRIPTION
TA	23.11.2023	ST	BH	ISSUED FOR REVIEW					

SN: -

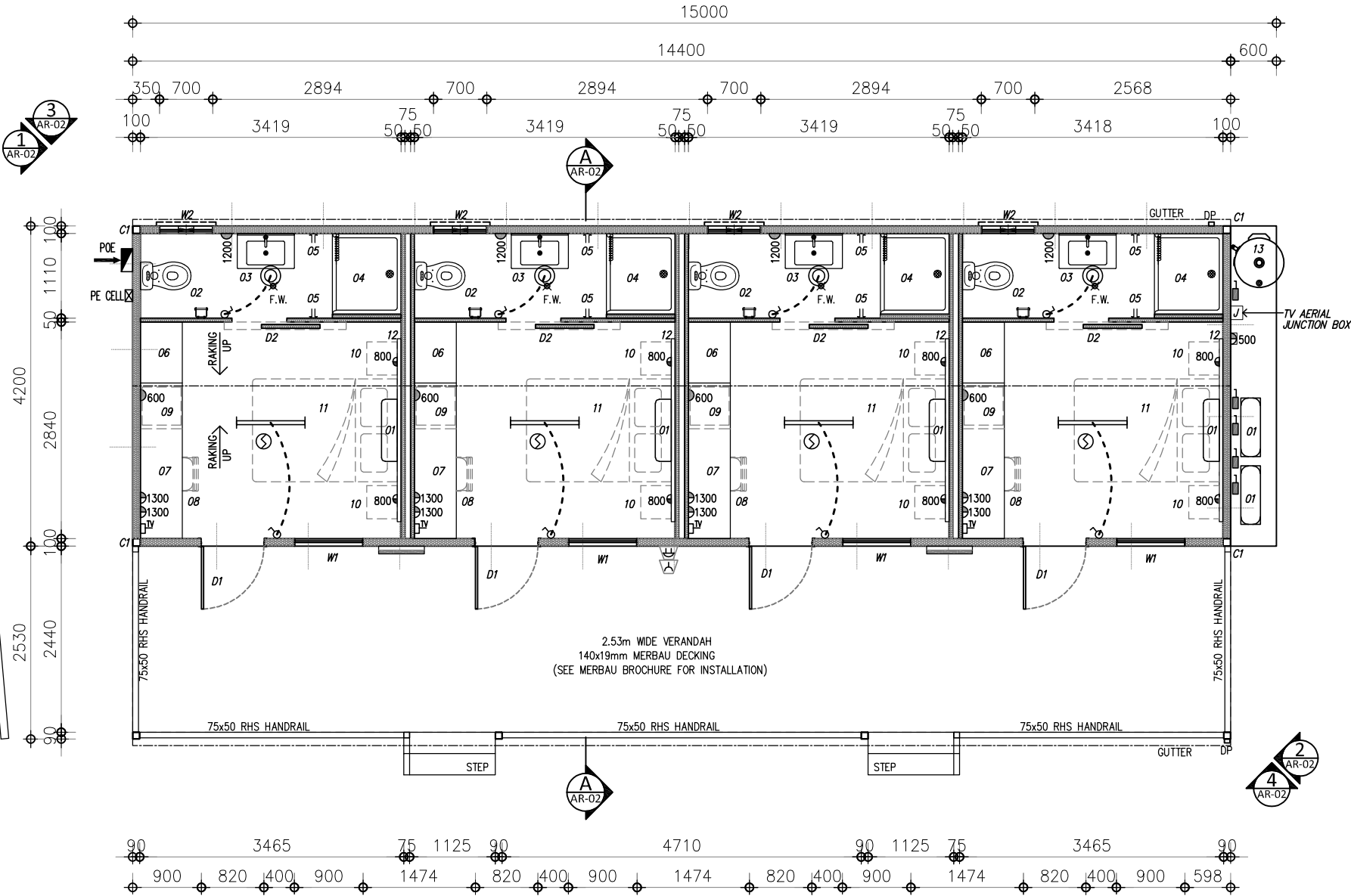
CLIENT:	NEWHHAUL TRANSPORT		
PROJECT:			
SHEET TITLE:	RH 4 BED ACCOMMODATION 14.4 x 4.2m FLOOR PLAN & SPECIFICATIONS		
SCALE:	AS SHOWN (A3)	DRAWING NUMBER:	AR-01
REV	TA		



REV	DATE	DRN	CHK	DESCRIPTION

REV	DATE	DRN	CHK	DESCRIPTION

SN: —		CLIENT: NEWHAUL TRANSPORT	
		PROJECT:	
		SHEET TITLE: RH 4 BED ACCOMMODATION 14.4 x 4.2m ELEVATIONS	
		SCALE: AS SHOWN (A3)	DRAWING NUMBER: AR-02
		REV TA	



FLOOR PLAN
1:75

ELECTRICAL LEGEND

- LED LIGHT
- OYSTER CEILING LIGHT FITTING C/W LAMP (LED)
- EXTERNAL LIGHT
- 10A WEATHERPROOF PHOTO ELECTRIC CELL
- ONE GANG SWITCH
- 10A SINGLE SWITCHED GPO
- 10A TWIN SWITCHED GPO
- EXTERNAL TWIN SWITCHED GPO, WEATHERPROOF
- ISOLATING SWITCH, WEATHERSHIELD
- WALL MOUNTED TV POINT
- ELECTRICAL DISTRIBUTION SWITCHBOARD
- ELECTRICAL POINT OF ENTRY
- WALL MOUNTED EXTRACTOR FAN
- SMOKE ALARM WITH BATTERY BACKUP, HARDWIRED & INTERCONNECTED WITH FIRE ALARM
- 9.0kg DRY POWDER ABE FIRE EXTINGUISHER WORMALD 6A:80B:E
- 240V ELECTRONIC FIRE ALARM BELL @ 1900 AFL
- FIRE ALARM BREAKGLASS @ 1450 AFL

EQUIPMENT LIST

MARK	QTY	DESCRIPTION
D1	4	2040Hx820W METAL CLAD EXTERNAL DOOR W/ LEVER DOOR HANDLE
D2	4	2040Hx770W REDICOTE SLIDING DOOR W/ PUSH & PULL HANDLE, DOOR TRACK & PELMET
W1	4	1800Hx900W SLIDING GLASS WINDOW W/ FLY SCREEN & KEY LOCK
W2	4	300Hx700W OBSCURE SLIDING WINDOW W/ FLY SCREEN & KEY LOCK
O1	4	2.5kW SPLIT SYSTEM AIR CONDITIONER (TECO TWS-TS025HVHT) CONDENSER TO BE FIXED ON CHASSIS EXTENSION
O2	4	KORE C/C TOILET SUITE SNV & TOILET ROLL HOLDER UDO CP
O3	4	NEVADA VANITY 750mm ALPHA CERAMIC TOP WH (WHITE TOP NOTAO WALNUT CABINET) W/ KORE 40 BASIN MIXER & MIRROR 750Wx600H POLISHED FRAME
O4	4	SHOWER CUBICLE 1 PIECE 1050x900 CENTRE REAR OUT C/W RAIL, SHOWER CURTAIN (WEIGHTED BOTTOM) 1200mm, WHITE PLASTIC HOOKS, KORE 40 SHOWER MIXER & KORE HAND SHOWER & SW WALL BRACKET
O5	8	COAT HOOK MINI UDO CP
O6	4	800W OPEN WARDROBE W/ HALF HANGING & HALF ADJUSTABLE SHELVES (TIMBER LOOK)
O7	4	2040mm WRITING DESK (TIMBER LOOK)
O8	4	PADDED EASY CHAIR (BY OTHERS)
O9	4	BAR FRIDGE 75L W/ FRIDGE SURROUND (TIMBER LOOK)
O10	8	BED SIDE TABLE WITH ONE DRAW (BY OTHERS)
O11	4	DOUBLE-SINGLE ENSEMBLE BED (BY OTHERS)
O12	4	BEAD HEAD (TIMBER LOOK)
O13	1	160L HWS RHEEM ELECT
O14	4	LED LIGHT
O15	4	OYSTER CEILING LIGHT FITTING C/W LAMP (LED)
O16	4	HARDWIRED SMOKE ALARM WITH BATTERY BACKUP
O17	4	WALL MOUNTED EXTRACTOR FAN
O18	8	ONE GANG SWITCH
O19	16	10A TWIN SWITCHED GPO
O20	8	10A SINGLE SWITCHED GPO
O21	5	ISOLATING SWITCH, WEATHERSHIELD
O22	4	TV POINT
O23	2	EXTERNAL LIGHT
O24	1	10A WEATHERPROOF PHOTO ELECTRIC CELL
O25	1	EXTERNAL TWIN SWITCHED GPO, WEATHERPROOF

NOTES:

- SMOKE ALARMS TO COMPLY WITH AS 3786 AND TO BE LINKED BETWEEN BEDROOMS
- WET AREAS TO COMPLY WITH BCA TABLE 3.8.1.1 AND WITH AS 3740
- LIGHTING TO ASSIST EVACUATION AS PER BCA SPECIFICATIONS

BUILDING DESIGN CRITERIA

WIND LOAD - IN ACCORDANCE W/ AS 1170.2:2021
REGION A, TERRAIN CATEGORY 2, IMPORTANCE LEVEL 2
ANNUAL PROBABILITY OF EXCEEDANCE = 1:500
REGION WIND SPEED, V500 = 45m/s
SERVICEABILITY WIND SPEED, V25 = 37m/s
BCA BUILDING CLASSIFICATION: CLASS 1B
ABCE CLIMATE ZONES: ZONE 4
TOPOGRAPHICAL MULTIPLIER = 1.0
FLOOR LIVE LOAD = 2.0kPa; FLOOR POINT LOAD = 1.8kN
ROOF LIVE LOAD = 0.25kPa

CHASSIS

MAIN RUNNERS : 250UB25
MIDDLE SPREADER : 50x50x1.6 SHS
QRT. SPREADERS : 100UC14
END SPREADERS : 150PPC
LIFTING OUTRIGGERS : 55x5 EA LIFT GUARD & 25mm LUG PLATE
FLOOR JOISTS : 89x41x1.2 LIP C @ 400 CTRS
BASE RAIL : 100x1.6mm CUSTOM MADE GALVABOND
PAINT : 75 MICRONS RED OXIDE PRIMER

FLOOR

FLOORING : 22mm AQUATITE T&G PARTICLEBOARD (H2 TERMITE TREATED)
COVERING (BED RM) : ARMSTRONG TIMBERLINE VINYL
COVERING (ENSUITE) : ARMSTRONG ACCOLADE SAFE VINYL
SKIRTING (BED RM) : PAINTED 67mm SPLAYED
SKIRTING (ENSUITE) : 150mm VINYL COVING
INSULATION : R1.0 SARKING UNDERFLOOR + R2.0 INSULATION

WALLS

EXTERNAL WALL : 100mm 0.6 BMT INSULATED WALL PANEL WITH HORIZONTAL COLORBOND CORRUGATED CLADDING & JAMES HARDIE STRIA CLADDING OVER VERTICAL BATTEN & VAPOUR PERMEABLE MEMBRANE
PARTITION BETWEEN : 2x50mm 0.4 BMT INSULATED WALL PANEL ROOM WITH ACOUSTIC BATTS INSULATION IN BETWEEN
INTERNAL WALL : 50mm 0.4 BMT INSULATED WALL PANEL
EXTERNAL FLASHING : 0.60 BMT COLORBOND
COLUMN C1 : 100x3 SHS

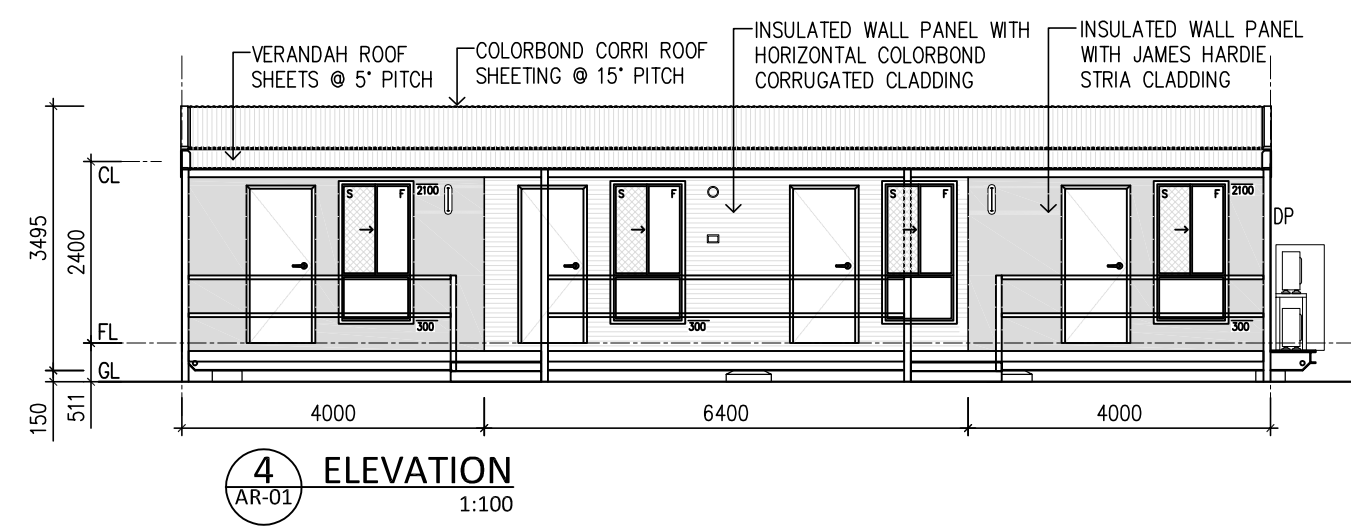
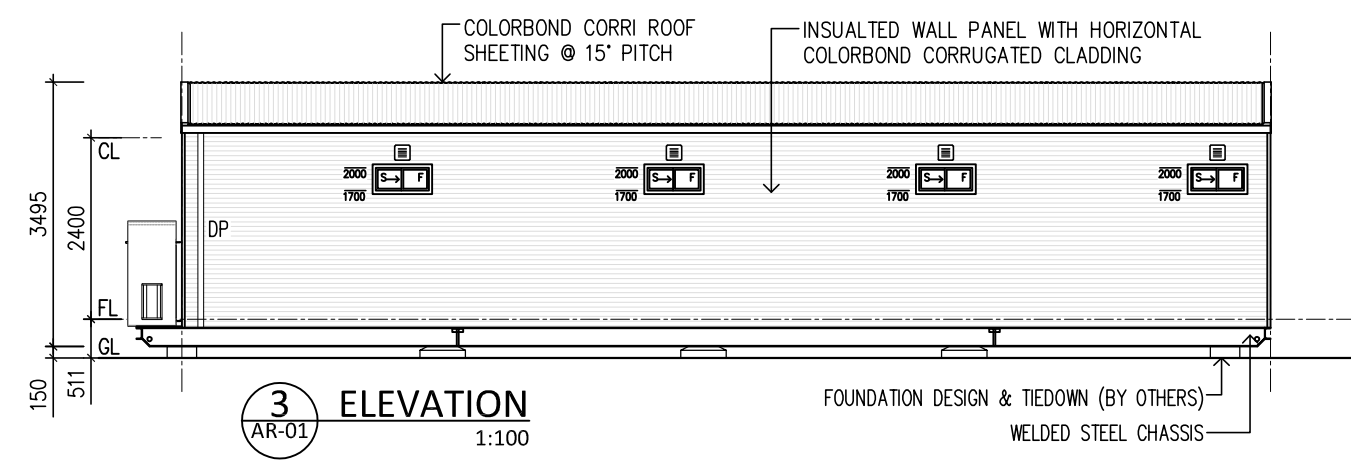
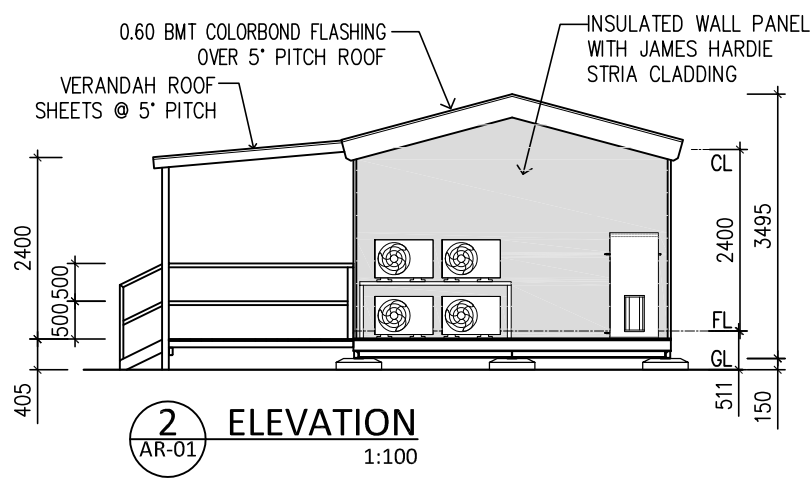
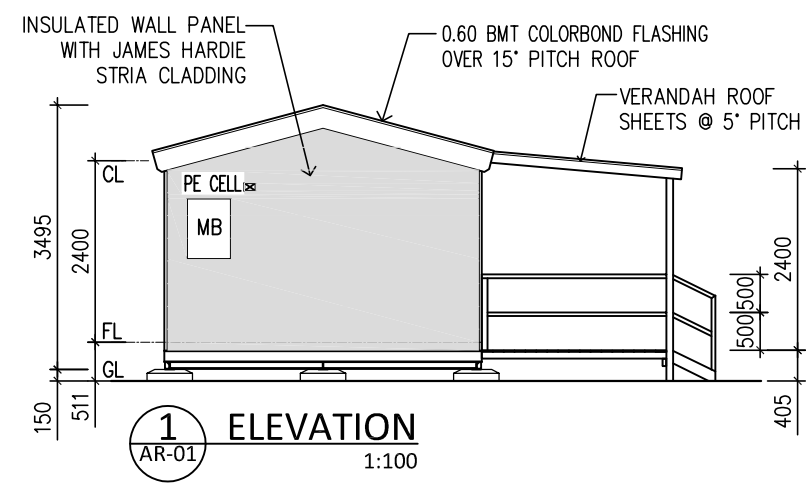
ROOF

ROOF FRAME : 89x41 STEEL STUD FRAMES
CLADDING : 0.42 BMT COLORBOND CORRI SHEETING
CEILING LINING : MIRAGE PEARL (LIGHT GREY)
CORNER : ALUMINUM ANGLE
INSULATIONS : R3.5 BATTS + R1.5 ANTICON
CEILING HEIGHT : RAKING - LOW SIDE 2.4m
GUTTER & DOWNPIPE : COLORBOND FEATURE EDGE GUTTER

COLOR SCHEDULE

ROOF SHEETS : GULLY
ROOF FLASHING : GULLY
EXTERNAL CORRUGATED CLADDING : EVENING HAZE
EXTERNAL STRIA CLADDING : GULLY
INTERNAL WALL : SURFMIST
BUILDING CORNERS : GULLY
DOORS : GULLY
WINDOWS : GULLY
INTERNAL DOORS : SURFMIST
INTERNAL DOOR PELMET : SURFMIST
VERANDAH ROOF : GULLY
VERANDAH GUTTER & DOWNPIPE : GULLY
POST & BALUSTADING : PC GULLY
VERANDAH DECKING : ANTIQUE
BEDROOM FURNITURE : BLEACHED OAK WITH 1mm ABS EDGING
BEDROOM FLOOR VINYL : TIMBERLINE LIKE A ROCK
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	SCALE: AS SHOWN (A3)	DRAWING NUMBER: AR-02
	REV TA	

Newhaul Residential Pty Ltd
Unit 303, Level 3, 87 Colin Street
West Perth WA 6005

28th May 2024


Shire of Cue
73 Austin Street
Cue WA 6640

To whom it may concern,

This letter is to confirm that we authorise Tomahawk Property Pty Ltd to act as the applicant for the proposed development application at 7 Dowley Street, Cue 6640 also known as Lot 619 on Deposited Plan 103031, Certificate of Title Volume 2998 Folio 927 which is currently owned by Newhaul Residential Pty Ltd.

Yours Faithfully,

Newhaul Residential Pty Ltd



Craig Mitchell
Director



John Welborn
Director