



LG Ref: DA 222.40
DAP Ref: DAP/21/02078
Enquiries: (08) 6551 9919

Mr Adrian Dhue
Rowe Group
Level 3
369 Newcastle Street
NORTHBRIDGE WA 6003

Dear Mr Dhue

REGIONAL JDAP - SHIRE OF ASHBURTON - DAP APPLICATION - DA 222.40 - DETERMINATION

Property Location:	Lot 300 Back Beach Road, Onslow
Application Details:	Transient Workforce Accommodation
Amendment Details:	Condition Amendments and Minor Building modifications

Thank you for your Form 2.1 Development Assessment Panel (DAP) application and plans submitted to the Shire of Ashburton on 10 June 2022 for the above-mentioned development.

The application was considered by the Regional JDAP at its meeting held on 24 August 2022, where in accordance with the provisions of the Shire of Ashburton Local Planning Scheme No.7, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Benjamin Leavy on behalf of the Shire of Ashburton on 08 9188 4404.

Yours sincerely,

DAP Secretariat

31 August 2022

Encl. DAP Determination Notice
Approved Plans

Cc: Mr Benjamin Leavy
Shire of Ashburton



Planning and Development Act 2005

Shire of Ashburton Local Planning Scheme No.7

Regional Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 300 Back Beach Road, Onslow

Application Details: Transient Workforce Accommodation

Amendment Details: Condition Amendments and Minor Building modifications

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 24 August 2022, subject to the following:

1. **Accept** that the DAP Application reference DAP/21/02078 as detailed on the DAP Form 2 dated 1/06/2022 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/21/02078 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Ashburton Local Planning Scheme No. 7, for the proposed minor amendment to the approved DA 21-67 | DAP/21/02078 at Lot 300 Back Beach Road, Onslow, subject to the following details:

DA002 – Site master plan - Rev. K DA003 – Site plan – North East_Rev. F DA004 – Site Sections. D

DA005 – Site Fencing Schedule – Rev A

DA100 – ADM, IND, CRE & MED – Floor plan and elevations. H DA101 – ADM, IND, CRE & MED – Roof plan. G

DA200 – RST & TVN – Floor plan. G DA201 – RST & TVN – Elevations. G DA202 – RST & TVN – Roof plan. E

DA300 – GYM & SPT – Floor plan & elevations. G DA301 – I-REC – Floor plan & elevations. G DA302 – GYM, SPT & I-REC – Roof plan. E

DA400 – ACCOM & LDRY POD – Floor plan & elevations. F DA500 – ANC – Floor plan & elevations. D

DA600 – Visualisations. C

DA002 – Fencing Plan 15.03.2022 – Rev K



Amended Conditions

- 3 Prior to lodging an application for a building permit, a detailed fauna survey (targeted terrestrial vertebrate survey to determine the presence and significance of the *Lerista planiventralis maryani*, a Priority 1 listed reptile) shall be undertaken and a report for the site shall be prepared by a qualified zoologist in accordance with the EPA Technical Guidance – Terrestrial vertebrate fauna surveys for environmental impact assessment (June 2020) and submitted to and approved by the Shire of Ashburton on advice from the EPA. If any of these species are found, an environmental management Plan, addressing any impact and mitigation measures shall be submitted and implemented to the satisfaction of the Shire of Ashburton.
- 4 Prior to lodging an application for a building permit, a targeted survey is to be undertaken to determine the presence and significance of 'Marine' and 'Shorebirds' and a report for the site shall be prepared by a qualified zoologist in accordance with the EPA Technical Guidance – Terrestrial vertebrate faunasurveys for environmental impact assessment (June 2020) and submitted to and approved by the Shire of Ashburton on advice from the EPA.
- 5 Prior to commencement of construction, a HAZMAT site survey is required to confirm whether asbestos containing materials (ACM), asbestos fines (AF) or fibrous asbestos (FA) are present at the site shall be undertaken for the site shall be pared to the satisfaction of the Shire and submitted to and approved by the Shire of Ashburton.
 - a) If no evidence of ACM, AF or FA is found, no further action is required.

If evidence of ACM, AF or FA is found, asbestos remediation or asbestos management is to be undertaken in accordance with Department of Health guidelines.
- 7 An acid sulphate self-assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan, shall be submitted to and approved by the Shire of Ashburton on advice from the Department of Water and Environmental Regulation before any earthworks beyond 3m below the natural ground surface of the Area of Potential Concern 4 described in the 'Desktop Contamination Assessment' (July 2021 (prepared by 360 Environmental) are commenced. Where an acid sulphate soils management plan is required to be submitted, all earthworks shall be carried out in accordance with the approved management plan.



- 8 Prior to the commencement of construction, the Traffic Impact Statement is to be updated to the satisfaction of the Shire of Ashburton to address the following matters:
- a) The full extent of the traffic impacts the development will have on the locality
 - b) Assess the full potential impact of the development
 - c) Include the likely post-development traffic volumes
 - d) The impact is to be assessed for 10 years after full opening of the development
 - e) The application relies on the assumption that the majority of the 500 occupants will travel to and from the site by bus. The Shire expects that other scenarios are considered within the Traffic Impact Assessment document whereby the use of work and private vehicles is also factored into transport arrangements. This is typical of the operation of other significant sized workforce accommodation facilities in the Shire of Ashburton.
 - f) Road condition and any necessary upgrades arising from the development including potential cost contributions.
- 9 Prior to the commencement of the use, any road upgrades or contributions arising from the development and articulated by satisfying Condition No.8 are to be undertaken to the satisfaction of the responsible local government.
- 12 Prior to commencement of construction, the applicant must submit and have approved by the Local Government, and thereafter implement to the satisfaction of the Local Government, a Construction Environmental Management Plan addressing the following matters:
- a) How materials and equipment will be delivered and removed from the site;
 - b) How materials and equipment will be stored on the site;
 - c) Parking arrangements for contractors;
 - d) Construction waste disposal strategy;
 - i. Recycling of demolition materials including concrete;
 - ii. Removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works;
 - iii. Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction for the Local Government prior to the removal of any hazardous materials.
 - e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - f) How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
 - g) What noise mitigating provisions will be put in place to address impacts on neighbouring properties.
 - h) Whether dune stabilisation will be required during the construction.
 - i) How car parking, delivery vehicles and traffic impacts associated with construction will be managed so as not to jeopardise the safety of the school community, particularly during peak school drop off / pick up times;
 - j) Other matters likely to impact on the surrounding properties;
 - k) Road condition reporting and any additional repairs.



- 13 Prior to lodging an application for a building permit, a Waste Management Plan must be submitted to and approved by the Local Government. The plan must include the following details to the satisfaction and specification of the Local Government:

- a) The location of bin storage areas and bin collection areas;
- b) The number, volume and type of bins, and the type of waste to be placed in the bins;
- c) Details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
- d) Frequency of bin collections.

The Waste Management Plan must be implemented at all times to the satisfaction of the Local Government.

- 14 Prior to occupation or use of the development, a detailed Landscaping and Reticulation Plan for the subject site and the abutting road verges must be submitted to, and approved by the Local Government, and must include the following to the Local Government's satisfaction:

- a) The location, number and type of proposed trees and shrubs including planter and / or tree pit sizes and planting density;
- b) Any lawns to be established;
- c) Any existing vegetation and/or landscaped areas to be retained;
- d) Any verge treatments;
- e) Evidence that the proposed landscaping will not, at maturity, negatively impact the development or adjoining properties.
- f) A key or legend detailing proposed species type grouped under the subheadings of tree, shrub and groundcover;
- g) Mulching or similar treatments of garden beds including edges;
- h) Details of reticulation of landscaped areas including the source of the water supply and proposed responsibility for maintenance;
- i) Treatment of paved areas (parking and pedestrian area);
- j) Screening of car parking areas; and
- k) Fence material, height and treatment.

- 16 Prior to lodging an application for a building permit, a modified Bushfire Management Plan needs to be submitted to and approved by the Shire of Ashburton, and thereafter implemented by the proponent, addressing the following:

- a) Is amended to incorporate the extent of native vegetation clearing.

The private driveway should be upgraded to meet the technical requirements of Column 1 Table 6 of the Guidelines.



- 17 Prior to lodging an application for a building permit, a modified Bushfire Emergency Evacuation Plan needs to be submitted to and approved by the Shire of Ashburton, and thereafter implemented by the proponent, addressing the following:
Consideration should be given to the Guidelines Section 5.5.2 'Developing a Bushfire Emergency Evacuation Plan'. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the Shire.
- 22 Prior to occupation of the development, an Operational Management Plan is to be submitted to and approved by the Shire of Ashburton and thereafter implemented to the satisfaction of the Shire of Ashburton.
- 23 No fencing is permitted on the site, unless agreed to and approved by the Shire of Ashburton.
- 27 In accordance with the Social Impact Statement letter dated 15 September 2021, the following Social Impact Management measures shall be implemented to the satisfaction of the Shire of Ashburton:
- a) inductions ensuring all guests are made aware of local community facilities, liquor restrictions and associated risks;
 - b) maintaining relationships with Shire of Ashburton Rangers, local police and the ward councillors to continually improve situational awareness and early detection of any issues;
 - c) sourcing workers responsible for maintenance (landscaping, cleaning and general maintenance) from Onslow where practicable;
 - d) sourcing an on-site Duty Manager from Onslow where practicable; and
 - e) sourcing catering, waste management and security services from Onslow where practicable
- 28 Prior to occupation of the development, a public art contribution to address the objectives of the Shire of Ashburton Local Planning Policy 14 - Percent for Art is to be provided to the satisfaction of the Shire of Ashburton.
- 29 A Notification under Section 70A of the Transfer of Land Act 1983 shall be prepared and lodged with the Registrar of Titles for endorsement on the Certificate prior to the commencement of development. The notification shall advise of the existence of a hazard or other factor affecting use or enjoyment of the land to the satisfaction of the Shire and at the applicant's cost. The notification shall state as follows:
- Vulnerable Coastal Area*
'This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.'
- 30 A Notification under Section 70A of the Transfer of Land Act 1983 shall be prepared and lodged with the Registrar of Titles for endorsement on the Certificate prior to the commencement of development. The notification shall advise of the existence of a hazard or other factor affecting use or enjoyment of the land to the satisfaction of the Shire and at the applicant's cost. The notification shall state as follows:



Bushfire Management (SPP3.7)

'Registered proprietors and prospective purchasers of the land described above or any part thereof (land) are notified that the land is within a bushfire prone area and buildings shall be designed and constructed in accordance with Australian Standard 3959 - Construction of Buildings in Bushfire-Prone Areas (or superseded Australian Standard) and comply with any approved fire management plan prepared in respect of the land to minimise the risk of property damage

- 31 A Notification under Section 70A of the Transfer of Land Act 1983 shall be prepared and lodged with the Registrar of Titles for endorsement on the Certificate prior to the commencement of development. The notification shall advise of the existence of a hazard or other factor affecting use or enjoyment of the land to the satisfaction of the Shire and at the applicant's cost. The notification shall state as follows:

Onslow Salt Operational Noise

'The land is located within an area identified as a potential noise source being the Onslow Salt operations'

DELETED CONDITIONS

- ~~6. Prior to lodging an application for a building permit, an Unexploded Ordinance (UXO) survey of the site shall be undertaken to the whole of the site to determine if a remediation survey required as this property is on a site where records confirm a history of UXO finds or heavy residual fragmentation to the satisfaction of the Shire and submitted to and approved by the Shire of Ashburton.~~
- ~~a. If no evidence of UXO is found, no further action is required.~~
- ~~b. If evidence of UXO is found, a remediation survey is to be completed to locate and remove any UXO.~~
- ~~c. if a remediation survey is completed, a notification pursuant to Section 70A of the Transfer of Land Act 1893 (WA) is to be placed on the Certificate of Title advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan) as it to state as follows:~~

~~"Anti-aircraft artillery live firing practices using high explosive ammunition during WW (World War) II. Aerial bombing also highly likely. For land use planning advice contact the WA Department of Fire and Emergency Services (advice@dfes.wa.gov.au) and quote location number N26 and page number G-275. Where a Defence report is available, it will be listed below and can be found on the Defence UXO Website at <https://defence.gov.au/UXO/Where/Default.asp>".~~

- ~~21. Prior to occupation or use of the development, an Operational Environmental Management Plan is to be submitted to and approved by the Shire of Ashburton and thereafter implemented to the satisfaction of the Shire of Ashburton.~~
- ~~32. A cyclone emergency shelter of adequate size shall be provided to accommodate all occupants on site at any time.~~



Amended Advice Notes

B Construction work undertaken on site is confined within the following times:

- (i). Monday to Saturday: 7:00am to 7:00pm
- (ii). Sunday and Public Holidays: 7:00am to 7:00pm for construction work that does not emit noise beyond the property boundaries. Any construction work that requires the use of machinery that will emit noise beyond the property boundaries is not permitted unless approval is obtained from the Shire of Ashburton in the form of an approved Noise Management Plan under Regulation 13 of the Environmental Protection (Noise) Regulations 1997 prior to the commencement of construction works.

Construction work shall not be carried out outside of the abovementioned times unless approval is obtained from the Shire of Ashburton in the form of an approved Noise Management Plan under Regulation 13 of the Environmental Protection (Noise) Regulations 1997 prior to the commencement of construction works.

New Advice Notes

- J This property is on a site where records confirm there is a history of military activities that have resulted in residual UXO. A possibility exists that dangerous items of UXO may still be found on this site. Contact police if a suspicious item that may be UXO is found. Visit www.defence.gov.au for further information.
- K The Operational Management Plan required by Condition 22 relates to the operational, day-to-day running of the facility, to address Objective 2.2 of the Shire's Local Planning Policy No. 13 – Transient Workforce Accommodation. The Operational Management Plan should also address the traffic generation assumptions to support the development and outline contingencies were these to change during ongoing operation. The operator of the facility may apply in writing to the Shire for approval to amend this Plan if required for operational purposes

All other conditions, footnotes and advice notes remain as per the DAPs' original decision dated 23 December 2021.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

SYMBOL LEGEND

- SITE BOUNDARY
- BUILDING
- COVERED OUTDOOR SPACE
- UNCOVERED OUTDOOR SPACE
- SERVICES
- WATER BODY
- ROAD/CAR PARK
- FIELD STORE (WITH LAUNDRY)
- ACCOMMODATION PODS (SLEEPS 4)
- ACCESSIBLE ACCOMMODATION PODS (SLEEPS 2)
- EXISTING WATER CONNECTION POINT
- EXISTING SEWER CONNECTION POINT
- PLANTING - REFER LANDSCAPE DRAWINGS FOR DETAILS
- 15m FIRE SETBACK FROM PODS

CODE LEGEND

- ADM ADMINISTRATION
- ANN AMENITIES
- ANC ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
- CKT OUTDOOR CRICKET
- CRE CRECHE & COMMS
- FBC FIRE BOOSTER CABINET
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- LDR LAUNDRY, CLEANING & STORE
- MED MEDICAL & WELLNESS
- O-REC OUTDOOR RECREATION
- RST RESTAURANT
- SMSB SITE MAIN SWITCH BOARD
- SPT MULTI-PURPOSE COURTS
- SUT STEP UP TRANSFORMER
- SWM SWIMMING POOL
- TVN TAVERN
- VLB OUTDOOR VOLLEYBALL
- WPR WATER PUMP ROOM

NO.	DATE	DESCRIPTION
K	08/09/22	REVISED DA ISSUE
J	17/01/22	REVISED FOR VALUE ENGINEERING
I	11/01/22	REVISED FOR VALUE ENGINEERING
H	17/12/21	ISSUE FOR INFORMATION
G	08/12/21	ISSUE FOR STAGING
F	24/11/21	REVISED FOR DEVELOPMENT APPLICATION
E	31/08/21	DA ISSUE
D	20/08/21	ISSUE FOR INFORMATION
C	18/08/21	ISSUE FOR PRICING
B	10/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION

ISSUE

DEVELOPMENT APPLICATION

milieu creative
L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

PROJECT
LOT 300, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
SITE MASTER PLAN

DRAWN				SCALE	DATE	REVISION
Author				1:1000	03/11/22	
CHECKED				SHEET	PROJECT NO	K
Checker				A1	210601	

DA002

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

24-Aug-2022

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 - ACCESSIBLE ACCOMMODATION PODS (SLEEPS 2)
 - ⊕ EXISTING WATER CONNECTION POINT
 - ⊕ EXISTING SEWER CONNECTION POINT
 - ⊕ PLANTING - REFER LANDSCAPE DRAWINGS FOR DETAILS
 - 15m FIRE SETBACK FROM PODS

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- ADM ADMINISTRATION
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 - ANC ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
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 - FBC FIRE BOOSTER CABINET
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 - IND TRAINING & INDUCTIONS
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 - SUT STEP UP TRANSFORMER
 - SWM SWIMMING POOL
 - TAVN TAVERN
 - VLB OUTDOOR VOLLEYBALL
 - WPR WATER PUMP ROOM

- FENCING PLAN LEGEND**
- █ SECURITY FENCING
BLACK CYCLONE TYPE W/ SLIDING GATE
2100H
 - █ SAFETY / DANGEROUS GOODS FENCING
BLACK CYCLONE TYPE
2100H
 - █ POOL BARRIER FENCING
GLASS
MIN. 1200H TO AUST STANDARDS
 - █ FALL PROTECTION BARRIER FENCING
STEEL
MIN. 1000H TO NCC
 - █ CRICKET NETS - SPORTS FENCING
BLACK CYCLONE TYPE
3000H
 - █ FENCING
BLACK CYCLONE TYPE
MIN. 1000H

FENCING PLAN

15.03.22

NO.	DATE	DESCRIPTION
K	08/09/22	REVISED DA ISSUE
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ISSUE

DEVELOPMENT APPLICATION

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LOT 300, BACK BEACH ROAD
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PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
SITE MASTER PLAN

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CHECKED	JL	SHEET	A1	PROJECT NO	210601		

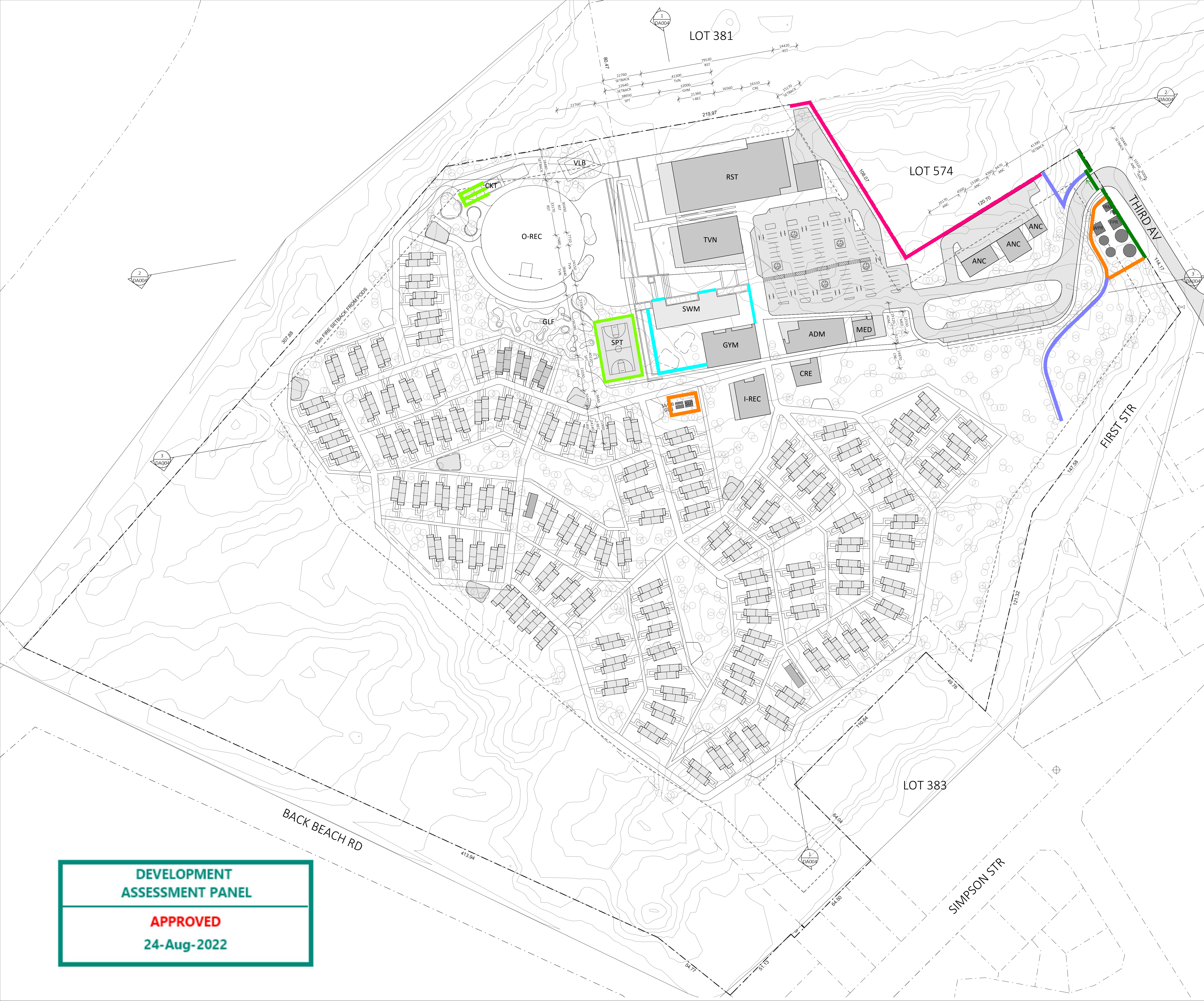
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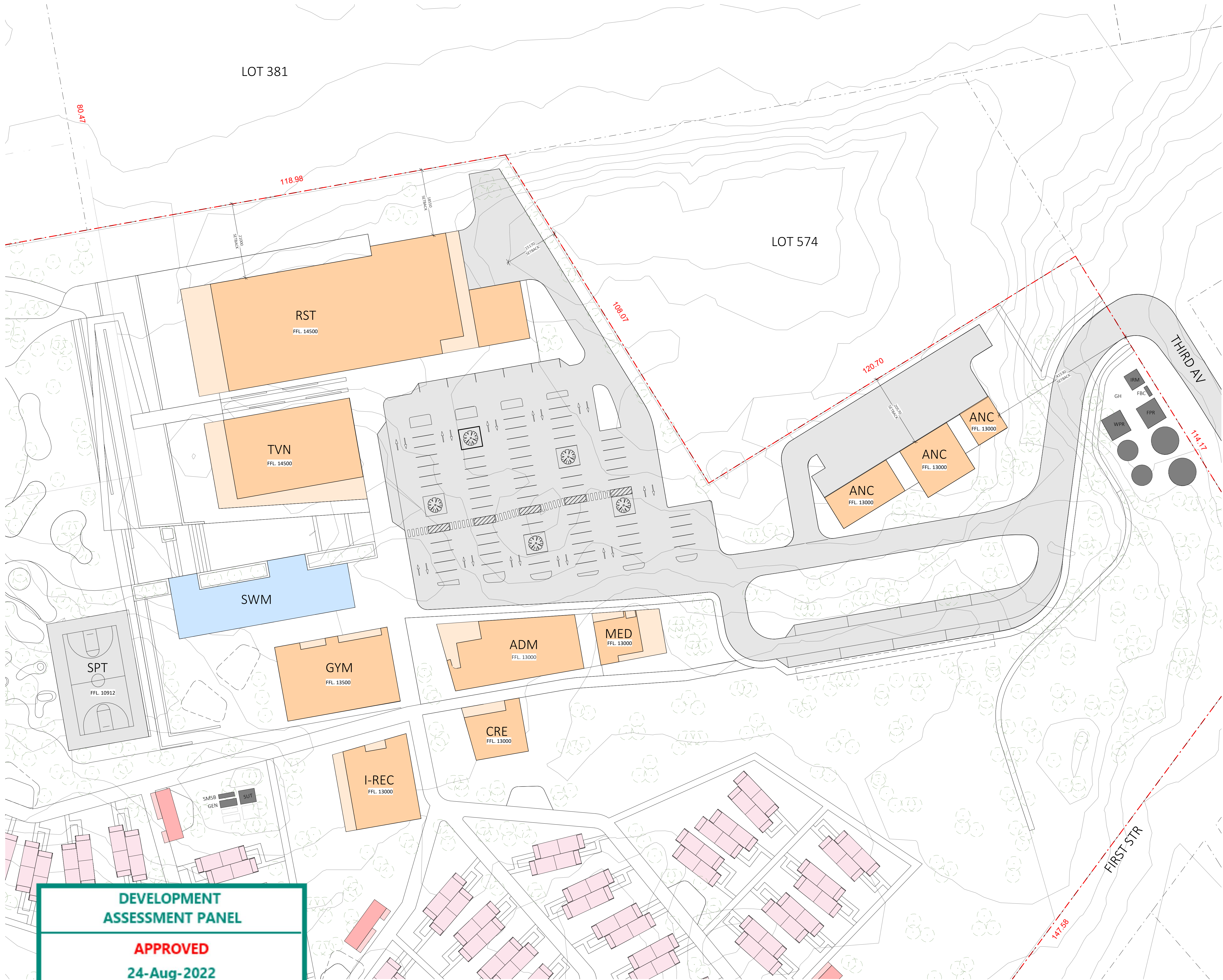
DA002

DEVELOPMENT ASSESSMENT PANEL

APPROVED

24-Aug-2022

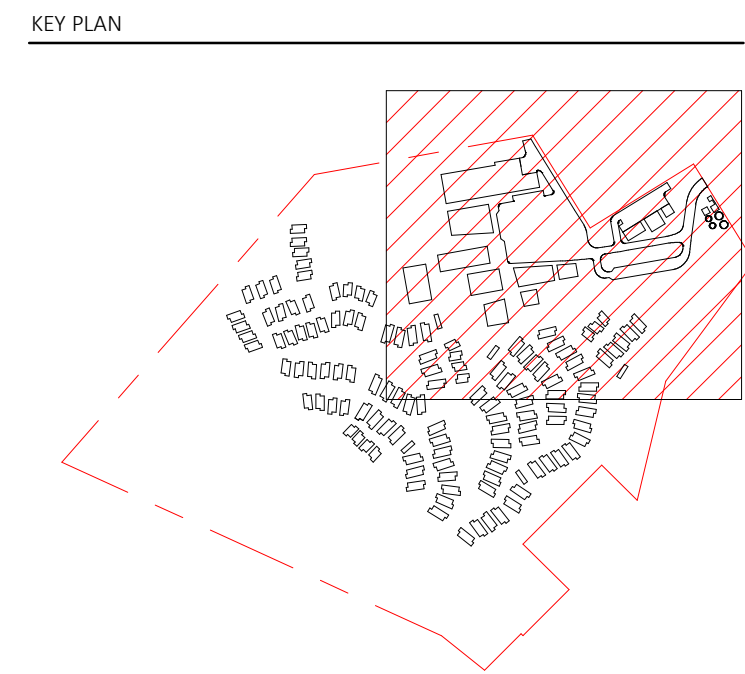




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 - ROAD/CAR PARK
 - FIELD STORE (WITH LAUNDRY)
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 - 15m FIRE SETBACK FROM PODS

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A	04/08/21	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

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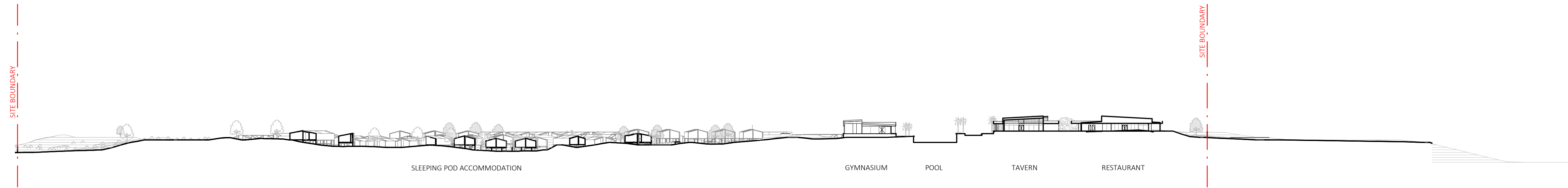
PROJECT
LOT 300, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

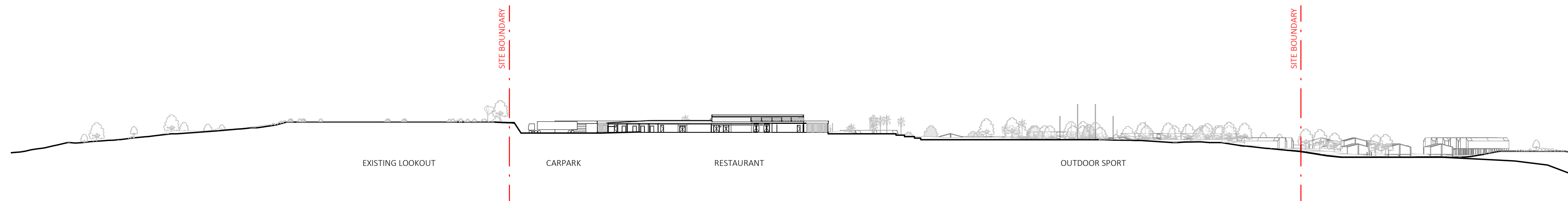
DRAWING
SITE PLAN - NORTH EAST

milieu

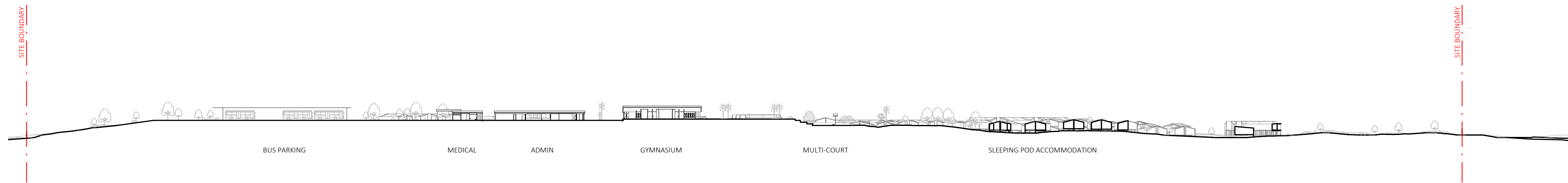
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CHECKED	JL	SHEET	A1	PROJECT NO	210601			



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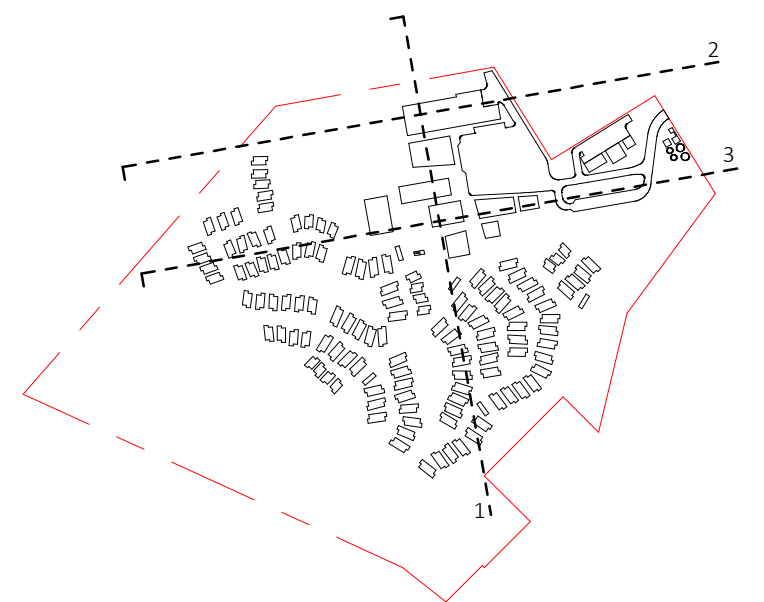


2 SITE SECTION 2
1 : 1000



3 SITE SECTION 3
1 : 1000

KEY PLAN



NO.	DATE	DESCRIPTION
D	08/03/22	REVISED DA ISSUE
C	31/08/21	DA ISSUE
B	10/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION

ISSUE


DEVELOPMENT APPLICATION

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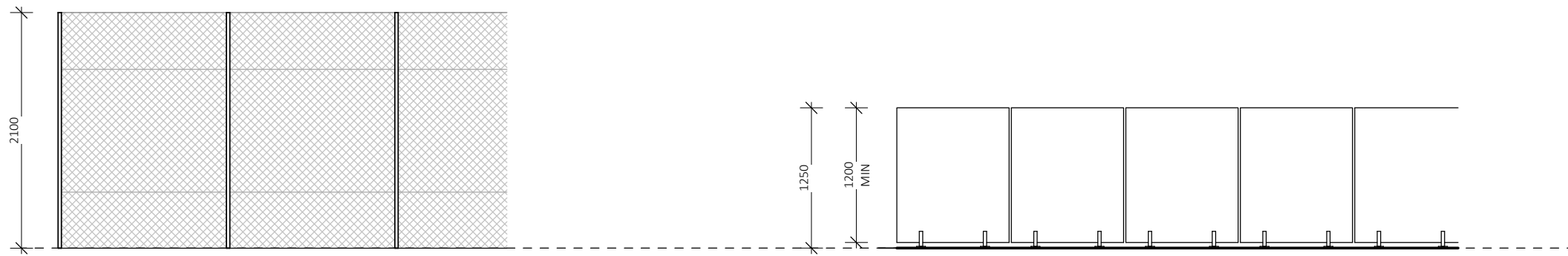
DRAWING
SITE SECTIONS

milieu					 DA004
DRAWN	SCALE	DATE	REVISION		
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CHECKED	SHEET	PROJECT NO			
JE	A1	210601			

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

24-Aug-2022

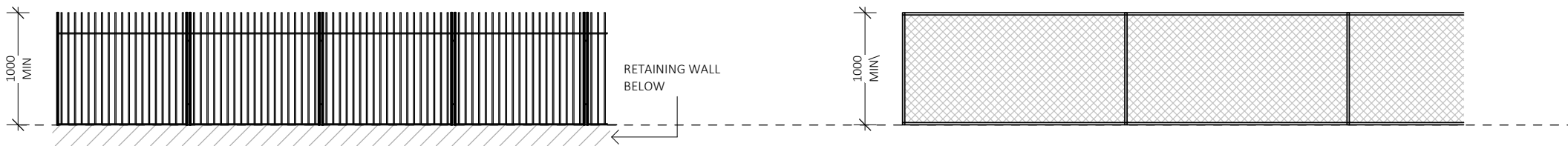


1 SECURITY FENCING / DANGEROUS GOODS FENCING
1 : 50

- BLACK CYCLONE TYPE
- WITH SLIDING GATE TO SECURITY FENCING
- 2100H

2 POOL BARRIER FENCING
1 : 50

- GLASS
- MIN. 1200H

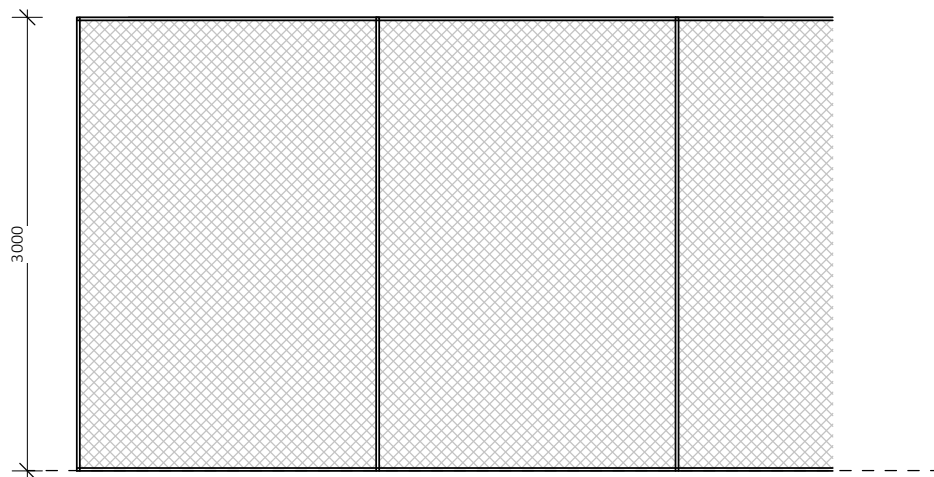


3 FALL PROTECTION BARRIER FENCING
1 : 50

- STEEL
- MIN. 1000H TO NCC

4 FENCING - TYPICAL
1 : 50

- BLACK CYCLONE TYPE
- MIN. 1000H



5 CRICKET NETS - SPORTS FENCING
1 : 50

- BLACK CYCLONE TYPE
- 3000H



NO.	DATE	DESCRIPTION
A	31/03/22	REVISED DA ISSUE

PROJECT NAME
ONSLow TOWNSHIP VILLAGE

PROJECT
LOT 300, BACK BEACH ROAD
ONSLow WA 6710

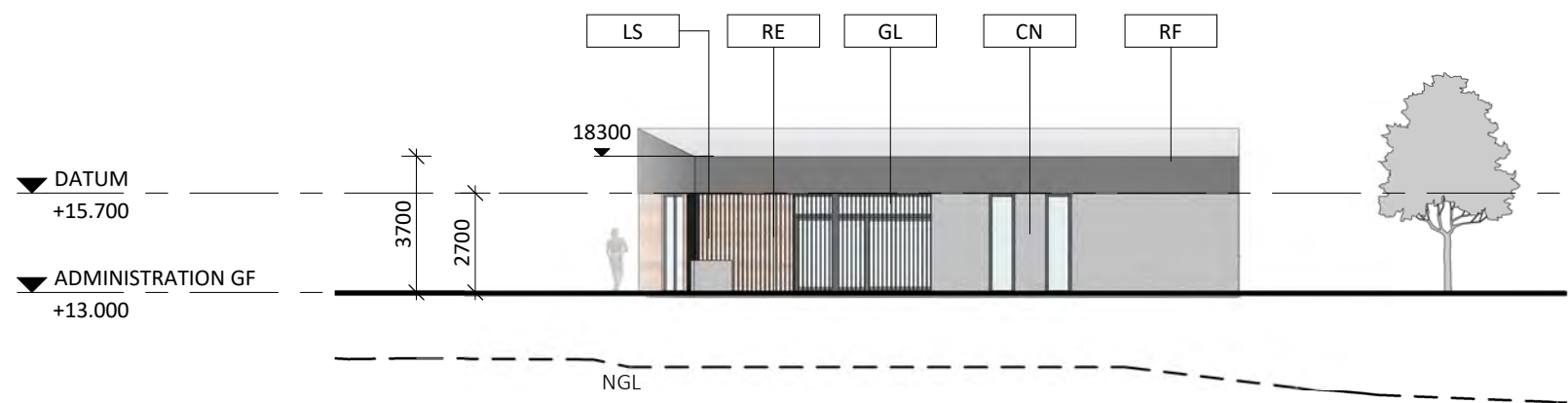
DRAWING
SITE FENCING SCHEDULE



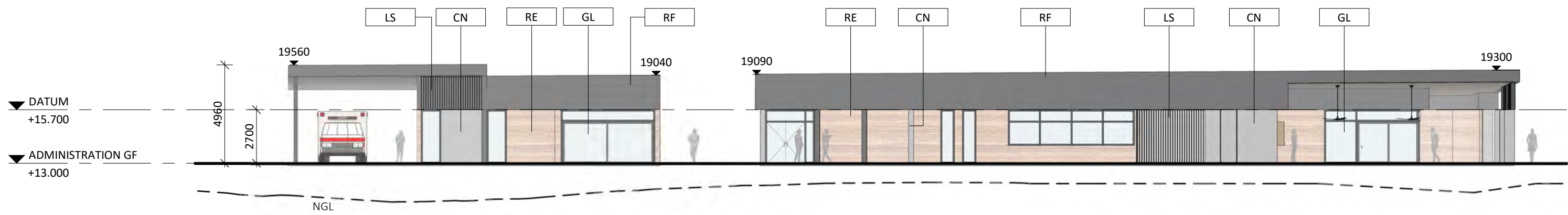
DRAWN	SCALE	DATE	REVISION
CHECKED	SD SHEET JF	1 : 50 PROJECT NO A3	03/31/22 210601 A



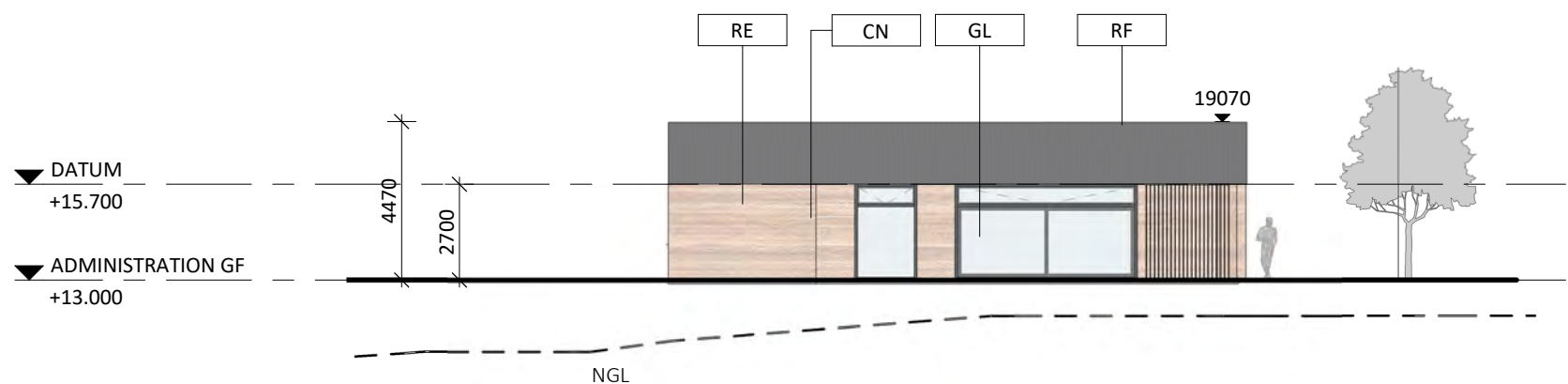
1 ADM, MED & CRE - GROUND FLOOR PLAN
1 : 200



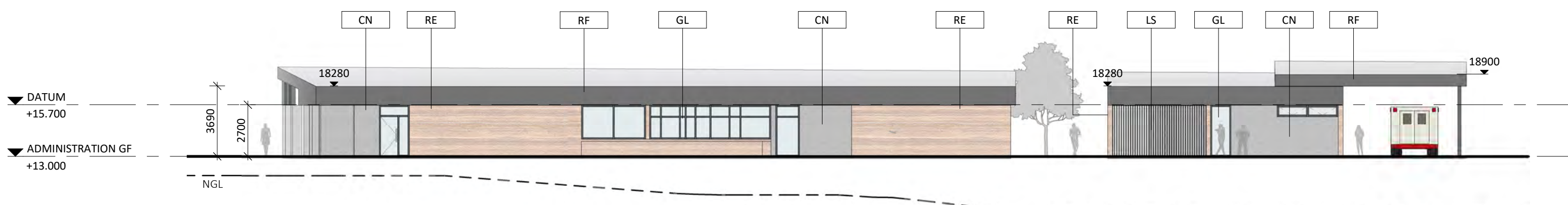
2 CRE - ELEVATION SOUTH
1 : 200



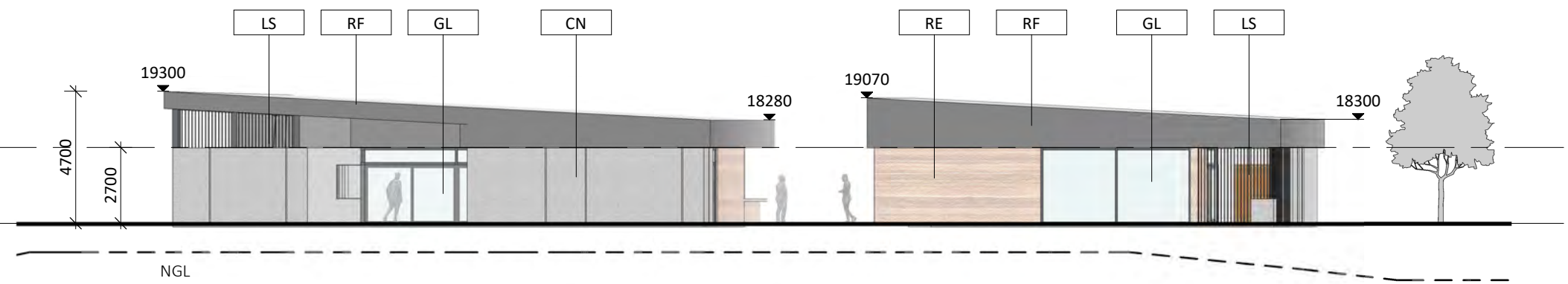
4 MED - ELEVATION NORTH
1 : 200



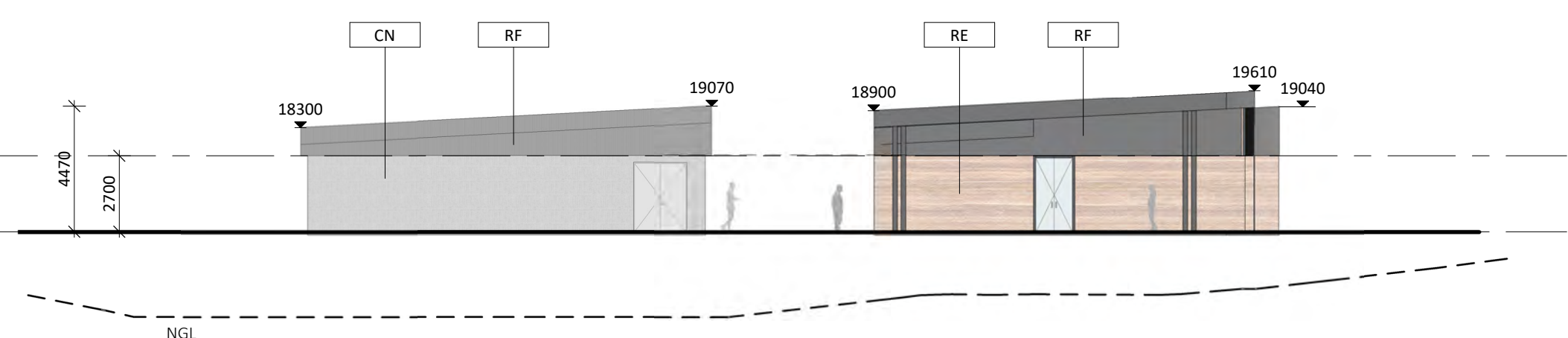
6 CRE - ELEVATION NORTH
1 : 200



7 ADM - ELEVATION SOUTH
1 : 200



3 ADM - ELEVATION WEST
1 : 200



5 CRE - ELEVATION EAST
1 : 200

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LEGEND

ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CKT	OUTDOOR CRICKET
CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWIM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

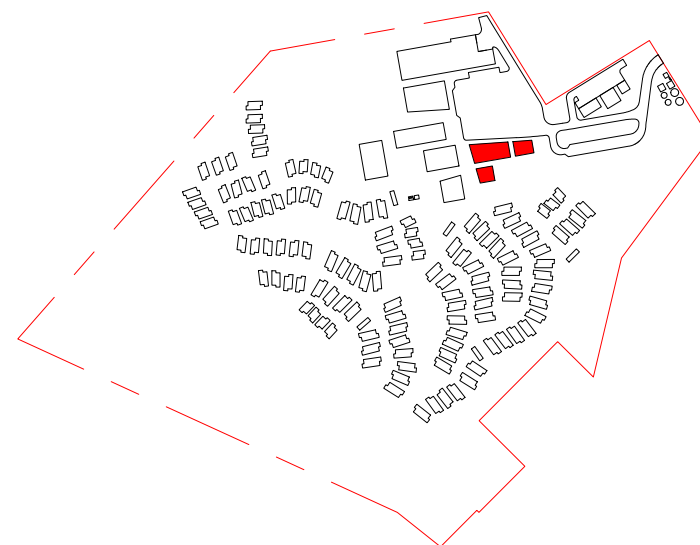
ROOM SCHEDULE	
ROOM	AREA
ADMINISTRATION	594.70 m ²
CRECHE	213.85 m ²
MEDICAL	244.97 m ²

FECA & UCA AREAS		
BUILDING	AREA TYPE	AREA
ADMINISTRATION	FECA	442.97 m ²
ADMINISTRATION	UCA	151.78 m ²
ADMINISTRATION	FECA	594.70 m ²
CRECHE	FECA	162.03 m ²
CRECHE	UCA	51.60 m ²
CRECHE	FECA	213.61 m ²
MEDICAL	FECA	123.73 m ²
MEDICAL	UCA	121.13 m ²
MEDICAL	FECA	244.86 m ²
TOTAL: 13		1053.22 m ²

MATERIAL LEGEND	
CODE	DESCRIPTION
CN	CONCRETE FINISH
GL	FIXED/OPERABLE GLAZING
LS	LIGHTWEIGHT SCREEN
RE	RAMMED EARTH
RF	METAL DECK ROOF SHEETING

- BOH
- Creche
- Educational
- Medical
- Food and Beverage
- Office
- Outdoor
- Outdoor Seating
- Reception
- Service room
- Amenities
- Storage
- Wet Area

KEY PLAN



NO.	DATE	DESCRIPTION
H	08/03/22	REVISED DA ISSUE
G	17/03/22	REVISED FOR VALUE ENGINEERING
F	31/08/21	DA ISSUE
E	20/08/21	ISSUE FOR INFORMATION
D	18/08/21	ISSUE FOR PRICING
C	10/08/21	DRAFT DA ISSUE
B	04/08/21	ISSUE FOR INFORMATION
A	30/07/21	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

milieu creative
L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

PROJECT
LOT 300, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

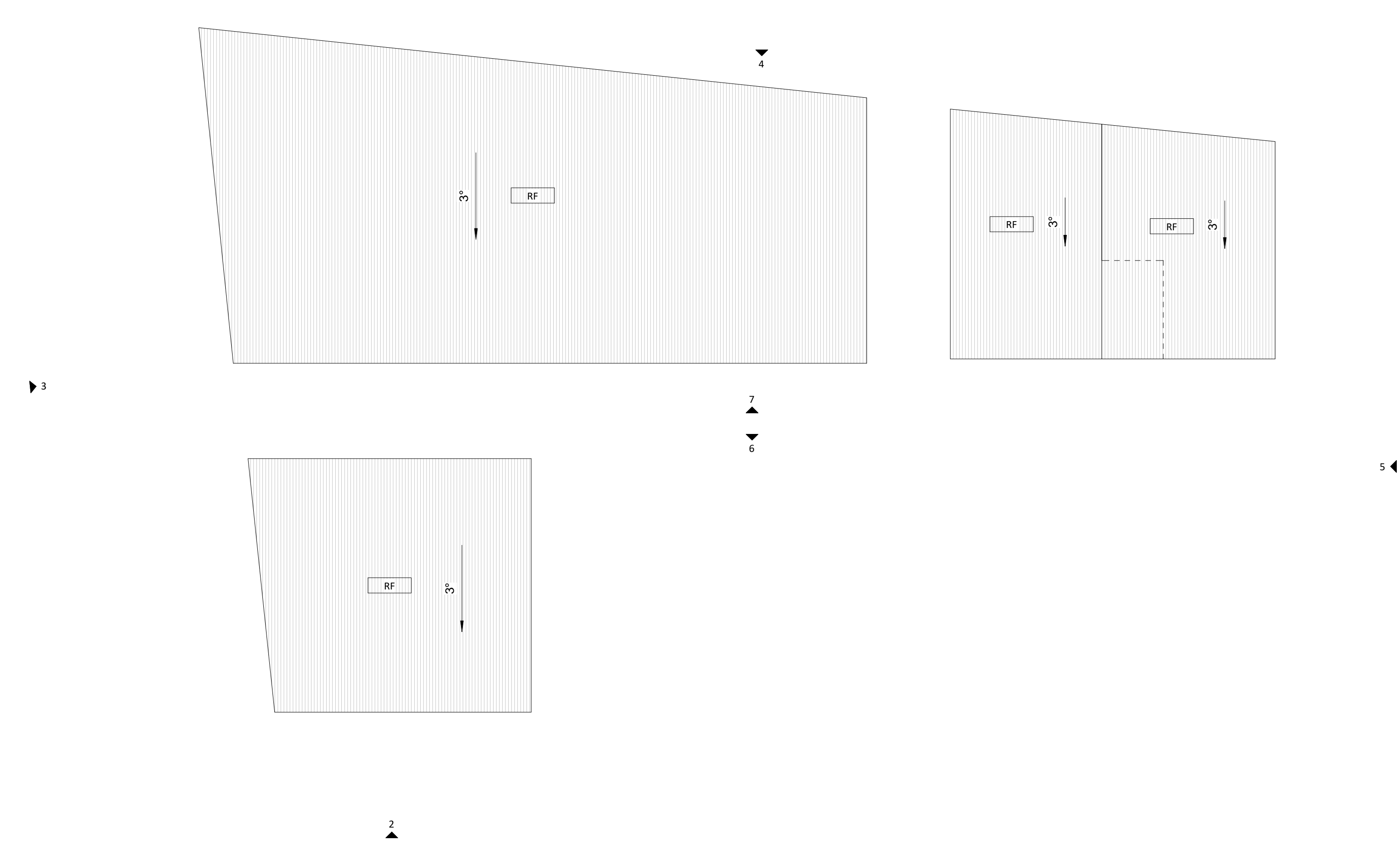
DRAWING
ADM, IND, CRE & MED - FLOOR PLAN & ELEVATIONS

DRAWN		SCALE	DATE	REVISION
CD/NL		As indicated	30/07/21	
CHECKED	SHEET	PROJECT NO	210601	
JE	A1			

DA100

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
24-Aug-2022



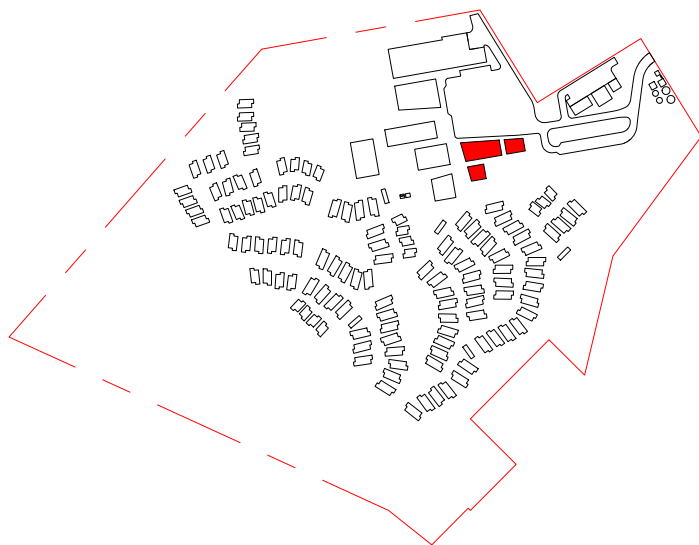
1 ADM, MED & CRE - ROOF PLAN
1 : 200

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LEGEND	
ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CKT	OUTDOOR CRICKET
CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

MATERIAL LEGEND	
CODE	DESCRIPTION
RF	METAL DECK ROOF SHEETING

KEY PLAN



G	08/03/22	REVISED DA ISSUE
F	17/01/22	REVISED FOR VALUE ENGINEERING
E	31/08/21	DA ISSUE
D	20/08/21	ISSUE FOR INFORMATION
C	10/06/21	DRAFT DA ISSUE
B	04/08/21	ISSUE FOR INFORMATION
A	30/07/21	ISSUE FOR INFORMATION
NO.	DATE	DESCRIPTION

ISSUE

DEVELOPMENT APPLICATION

milieu creative

L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

PROJECT

L01 300, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME

ONSLOW TOWNSHIP VILLAGE

DRAWING

ADM, IND, CRE & MED - ROOF PLAN

milieu

DA101

DRAWN	SCALE	DATE	REVISION
MC	As indicated	30/07/21	
CHECKED	SHEET	PROJECT NO	
JE	A1	210601	



1 RST & TVN - GROUND FLOOR PLAN
1:200

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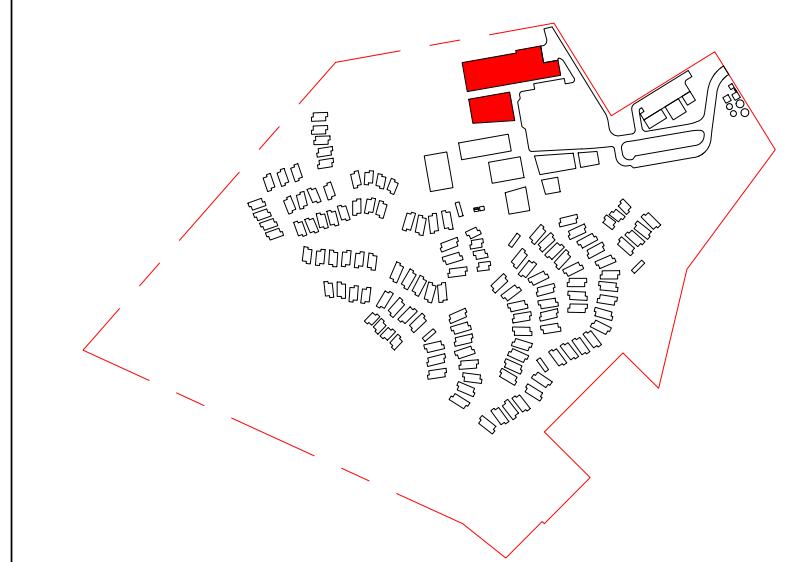
LEGEND	
ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CKT	OUTDOOR CRICKET
CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MIN GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE
LK	LOCKERS

ROOM SCHEDULE - RST	
ROOM	AREA
RESTAURANT	2386.07 m ²
TAVERN	981.51 m ²

FECA & UCA AREAS		
BUILDING	AREA TYPE	AREA
RESTAURANT	FECA	12981.82 m ²
RESTAURANT	UCA	404.83 m ²
RESTAURANT	FECA	2386.65 m ²
TAVERN	FECA	627.30 m ²
TAVERN	UCA	354.43 m ²
TAVERN	UCA	981.73 m ²
TOTAL		3368.39 m ²

- Amenities
- FGH
- BDH
- Circulation
- Entry
- Food and Beverage
- Office
- Outdoor Seating
- Service room
- Storage
- Wet Area

KEY PLAN



NO.	DATE	DESCRIPTION
G	08/03/22	REVISED DA ISSUE
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C	10/08/21	DRAFT DA ISSUE
B	04/08/21	ISSUE FOR INFORMATION
A	30/07/21	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

milieu creative
L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

PROJECT
LOT 300, BACK BEACH ROAD
ONSLow WA 6710

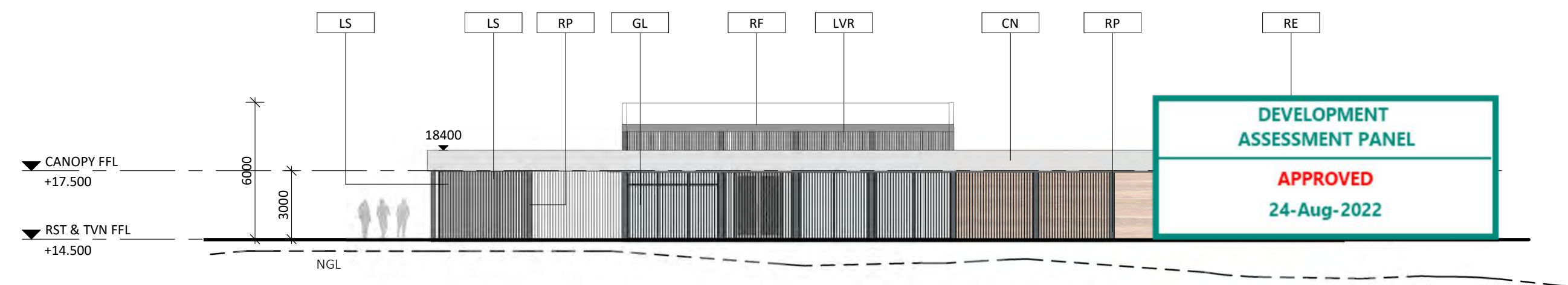
PROJECT NAME
ONSLow TOWNSHIP VILLAGE

DRAWING
RST & TVN - FLOOR PLAN

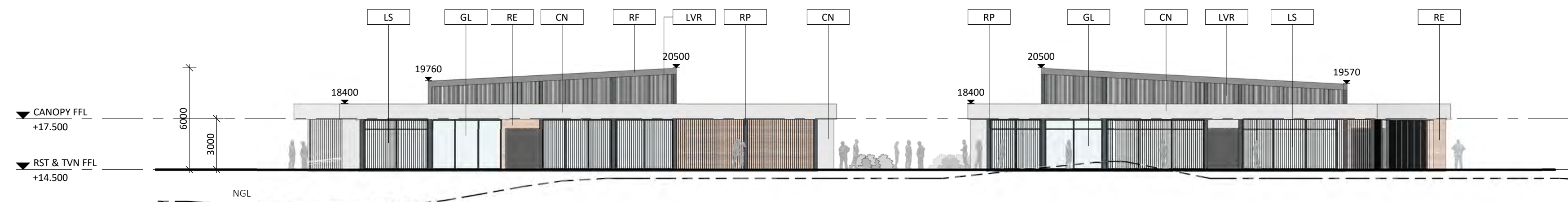
DRAWN		SCALE		DATE		REVISION	
MC	As indicated	30/07/21					
CHECKED		SHEET		PROJECT NO		REVISION	
JE	A1	210601					

DA200

G

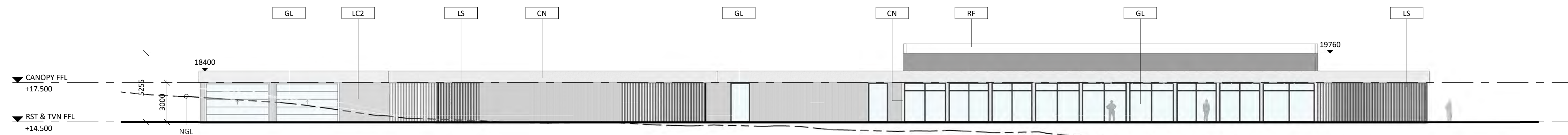


1 TVN - ELEVATION SOUTH
1 : 200

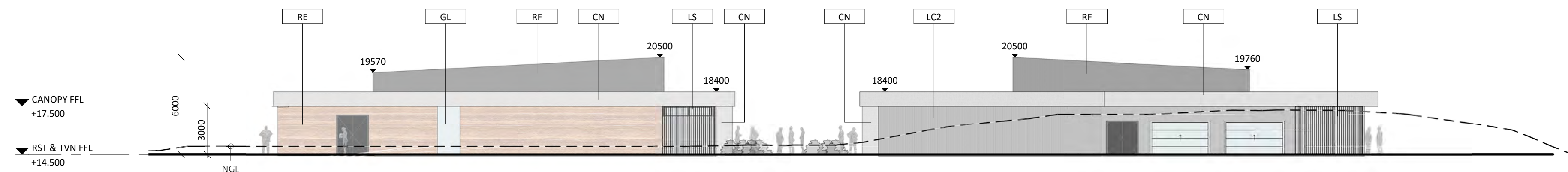


2 RST - ELEVATION WEST
1 : 200

TVN - ELEVATION WEST

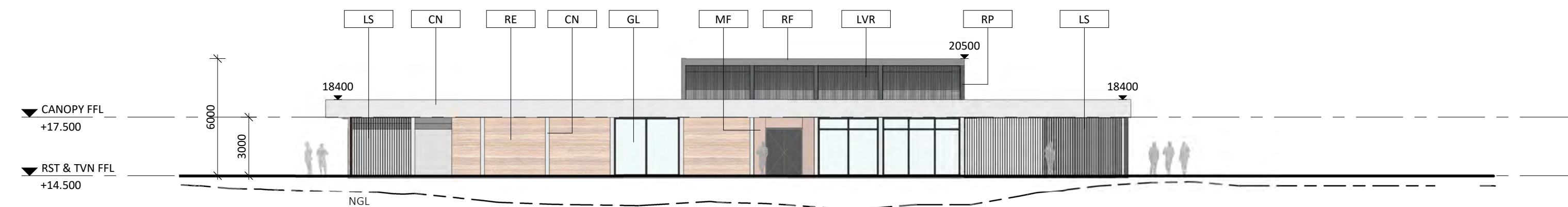


3 RST - ELEVATION NORTH
1 : 200

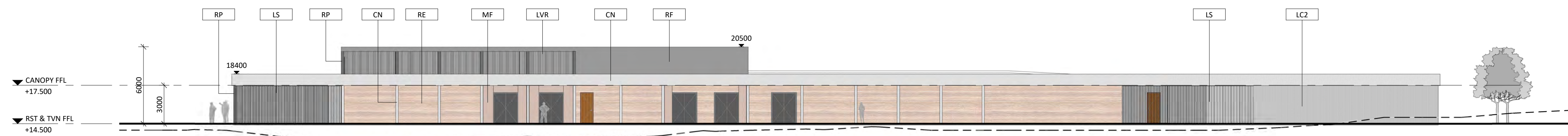


4 TVN - ELEVATION EAST
1 : 200

RST - ELEVATION WEST



5 TVN - ELEVATION NORTH
1 : 200



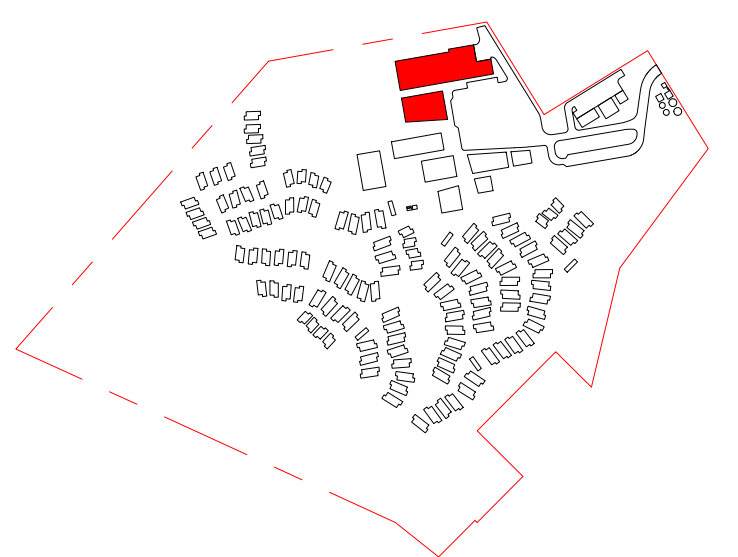
6 RST - ELEVATION SOUTH
1 : 200

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LEGEND	
ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CRG	COURT
CRC	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GHI	GATE HOUSE
GUF	MINI GOLF
GMD	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
H-REC	INDOOR RECREATION
L-REC	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SWBS	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TAVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SS	SHADE STRUCTURE
LK	LOCKERS

MATERIAL LEGEND	
CODE	DESCRIPTION
CN	CONCRETE FINISH
GL	FIXED/OPERABLE GLAZING
LC2	LIGHTWEIGHT CLADDING - WALLBAY
LS	LIGHTWEIGHT SCREEN
LVR	LOUVRE SCREEN
MF	METAL FINISH
RE	RAUMVED EARTH
RP	METAL DECK ROOF SHEETING
RP	RENDE/P/PAINT FINISH

KEY PLAN



G	08/03/22	REVISED DA ISSUE
F	31/08/21	DA ISSUE
E	20/08/21	ISSUE FOR INFORMATION
D	18/08/21	ISSUE FOR PRICING
C	10/08/21	DRAFT DA ISSUE
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NO.	DATE	DESCRIPTION

DEVELOPMENT APPLICATION

milieu creative
 L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

PROJECT
LOT 300, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONslow TOWNSHIP VILLAGE

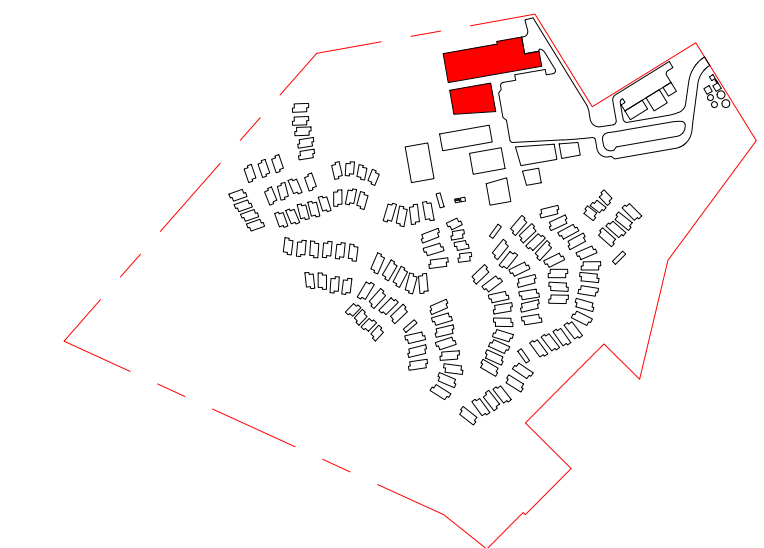
DRAWING

RST & TVN - ELEVATIONS

DRAWN	SCALE	DATE	REVISION
MC	As indicated	30/07/21	
CHECKED	SHEET	PROJECT NO	G
JF	A1	210601	

DA201

KEY PLAN

ISSUE

milieu creative

PROJECT
LOT 300, BACK BEACH ROAD
ONSLow WA 6710

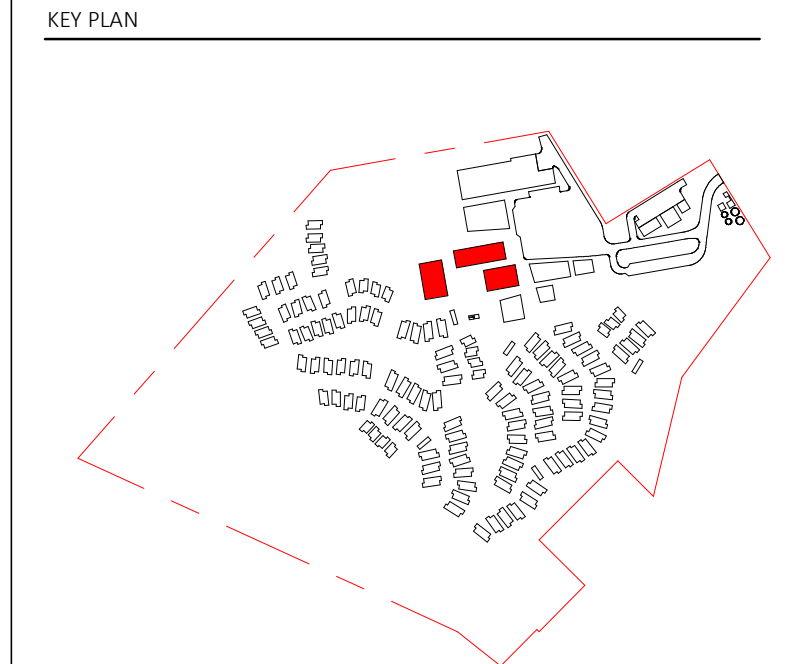
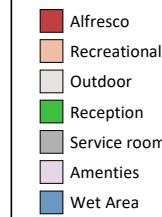
million.

LEGEND	
ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CKT	OUTDOOR CRICKET
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LCA	LOCKERS, CHANGEROOMS & ABLUTIONS
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

AREA SCHEDULE	
ROOM	AREA
GYMNASIUM	630.36 m ²
INDOOR RECREATION	473.85 m ²
MULTI-PURPOSE COURTS	818.41 m ²

FECA & UCA AREAS - GYM AND SPT		
BUILDING	AREA TYPE	AREA
GYM	FECA	572.90 m ²
GYM	UCA	59.39 m ²
GYM		632.29 m ²
MULTI-PURPOSE COURTS		818.42 m ²
MULTI-PURPOSE COURTS		818.42 m ²
TOTAL: 6		1450.70 m ²

MATERIAL LEGEND	
CODE	DESCRIPTION
CN	CONCRETE FINISH
GL	FIXED/OPERABLE GLAZING
LS	LIGHTWEIGHT SCREEN
RE	RAMMED EARTH
RF	METAL DECK ROOF SHEETING



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ISSUE			
DEVELOPMENT APPLICATION			
milieu creative			
L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011			
milieucreative.com			
PROJECT			
LOT 300, BACK BEACH ROAD			
ONSLOW WA 6710			
PROJECT NAME			
ONSLOW TOWNSHIP VILLAGE			
DRAWING			
GYM & SPT - FLOOR PLAN & ELEVATIONS			
DRAWN			
SCALE			
DATE			
REVISION			
CHECKED			
SHEET			
PROJECT NO			
210601			
G			
DA300			

1 GYM & SPT - GROUND FLOOR PLAN
1:200

2 SPT - ELEVATION SOUTH
1:200

3 GYM - ELEVATION WEST
1:200

4 GYM - ELEVATION NORTH
1:200

5 REC - ELEVATION EAST
1:200

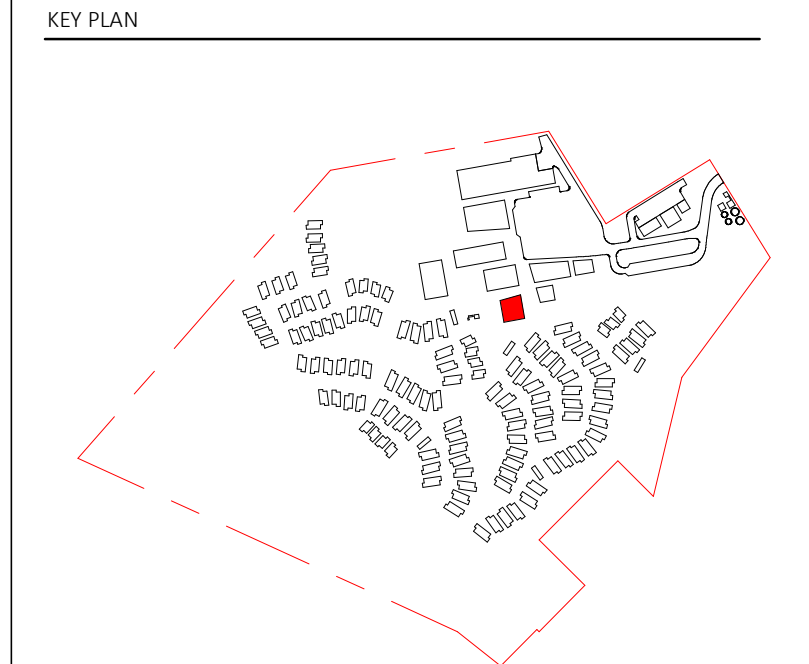
LEGEND	
ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CKT	OUTDOOR CRICKET
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LCA	LOCKERS, CHANGEROOMS & ABLUTIONS
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

AREA SCHEDULE	
ROOM	AREA
GYMNASIUM	630.36 m ²
INDOOR RECREATION	473.85 m ²
MULTI-PURPOSE COURTS	918.41 m ²

FECA & UCA AREAS - I-REC		
BUILDING	AREA TYPE	AREA
INDOOR RECREATION	FECA	361.91 m ²
INDOOR RECREATION	UCA	111.26 m ²
INDOOR RECREATION		473.17 m ²
TOTAL 4		473.17 m ²

MATERIAL LEGEND	
CODE	DESCRIPTION
CN	CONCRETE FINISH
GL	FIXED/OPERABLE GLAZING
LS	LIGHTWEIGHT SCREEN
RE	RAMMED EARTH
RF	METAL DECK ROOF SHEETING

- Alfresco
- Recreational
- Kitchen
- Outdoor
- Reception
- Service room
- Amenities
- Wet Area



NO.	DATE	DESCRIPTION
G	08/09/22	REVISED DA ISSUE
F	31/08/21	DA ISSUE
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D	18/08/21	ISSUE FOR PRICING
C	10/08/21	SMART DA ISSUE
B	04/08/21	ISSUE FOR INFORMATION
A	30/07/21	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

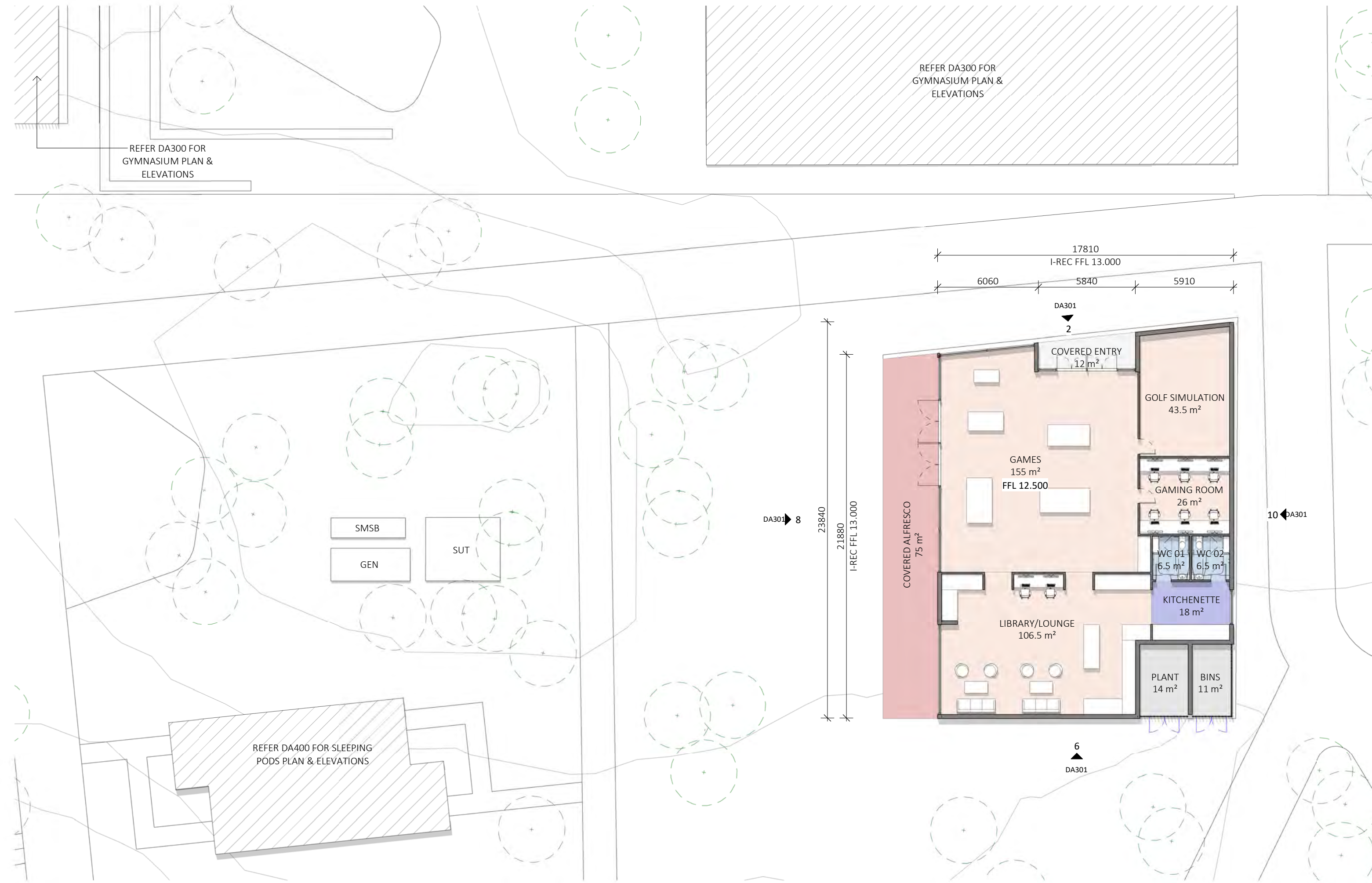
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L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

PROJECT
LOT 300, BACK BEACH ROAD
ONSLOW WA 6710

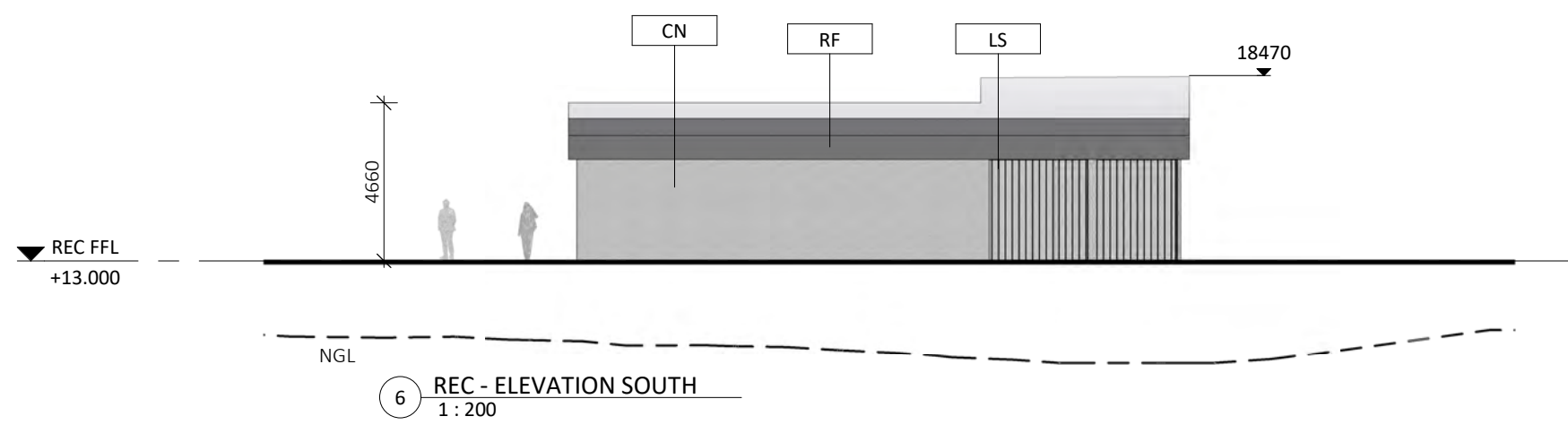
PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
I-REC - FLOOR PLAN & ELEVATIONS

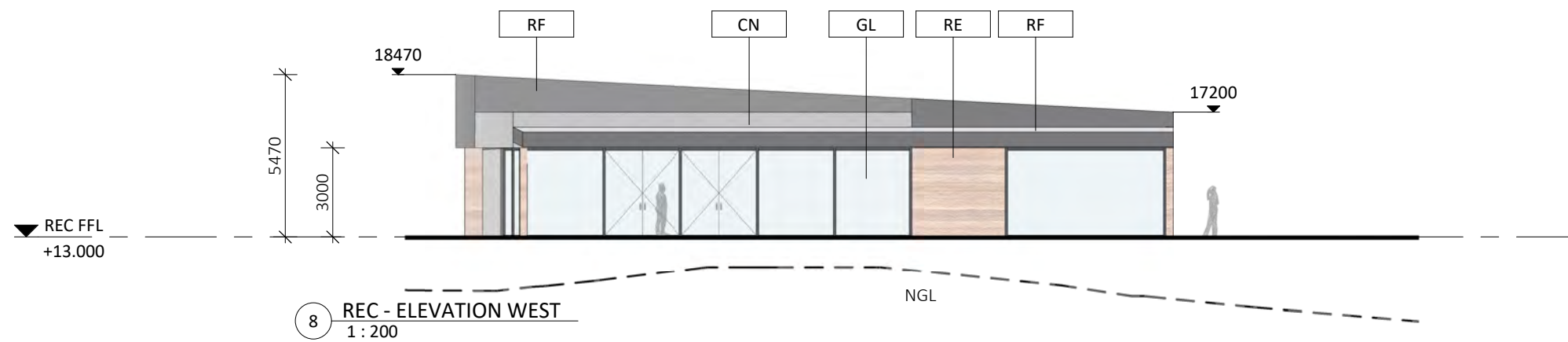
DRAWN	SCALE	DATE	REVISION
MC	As indicated	30/07/21	
CHECKED	SHEET	PROJECT NO	
JE	A1	210601	



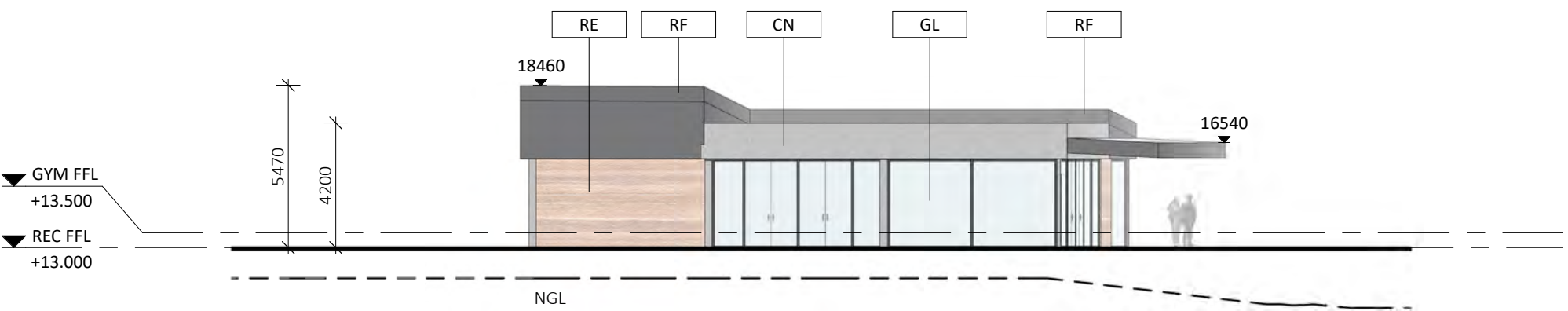
3 SPT & REC - GROUND FLOOR PLAN
1:200



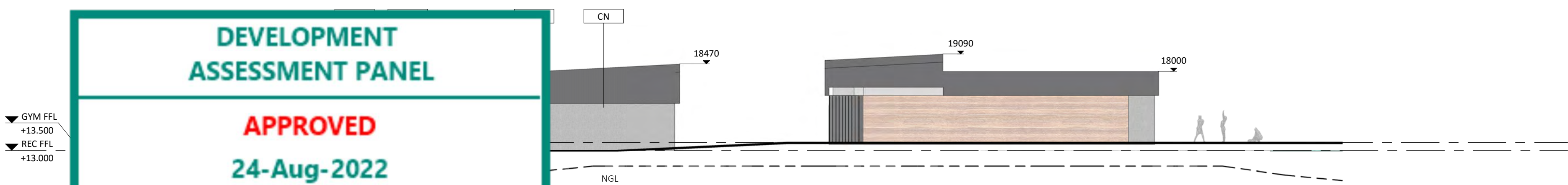
6 REC - ELEVATION SOUTH
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8 REC - ELEVATION WEST
1:200



2 REC - ELEVATION NORTH
1:200



GYM - ELEVATION EAST

10 REC - ELEVATION EAST
1:200

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

24-Aug-2022

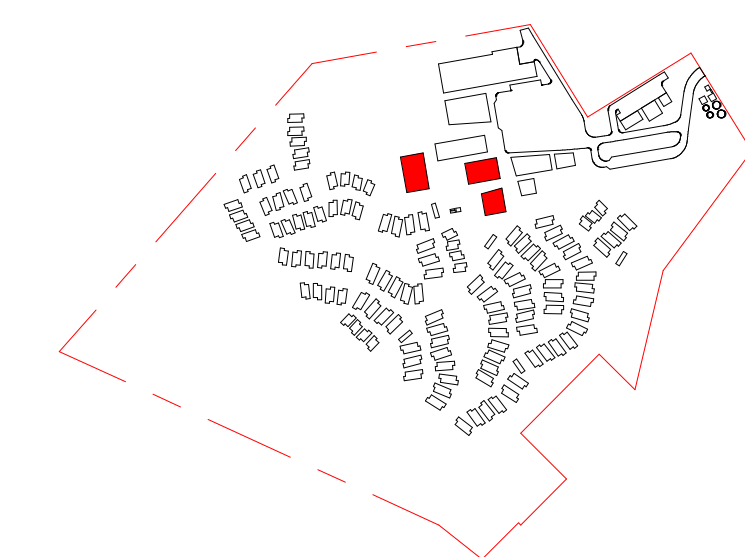
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LEGEND

ADM	ADMINISTRATION
AMN	AMENITIES
ANG	ANGULAR - GATE HOUSE, SURVEILLANCE HUT & STORES
CRK	COURT
CEC	OUTDOOR CRICKET
FBI	FIRE BOOSTER CABINET
FRP	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GOLF	GOLF
GOLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INSTRUCTIONS
IRM	INFANTRY RING MAT
HREC	INDOOR RECREATION
LDR	LOCKERS, CHANGEROOMS & SHOUBANS
LDR	LAUNDRY, DRESSING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
REST	RESTAURANT
SMKS	STAFF MAIN SWITCH BOARD
SPT	MULTI-PURPOSE SPORTS
SPT	STEP UP TRANSFORMER
SPT	SWIMMING POOL
TAVN	TAVERN
VLM	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SSS	SHADE STRUCTURE

MATERIAL LEGEND	
CODE	DESCRIPTION
CN	CONCRETE FINISH
RF	METAL DECK ROOF SHEETING

KEY PLAN



E	08/03/22	REVISED DA ISSUE
D	31/08/21	DA ISSUE
C	20/08/21	ISSUE FOR INFORMATION
B	10/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION
NO.	DATE	DESCRIPTION

DEVELOPMENT APPLICATION

milieu creative
 1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

PROJECT
LOT 300, BACK BEACH ROAD
ONSLow WA 6710

PROJECT NAME
ONslow TOWNSHIP VILLAGE

DRAWING

milieu

DRAWN	SCALE	DATE	REVISION
MC	As indicated	04/08/21	E
CHECKED	SHEET	PROJECT NO	
JF	A1	210601	

DA302

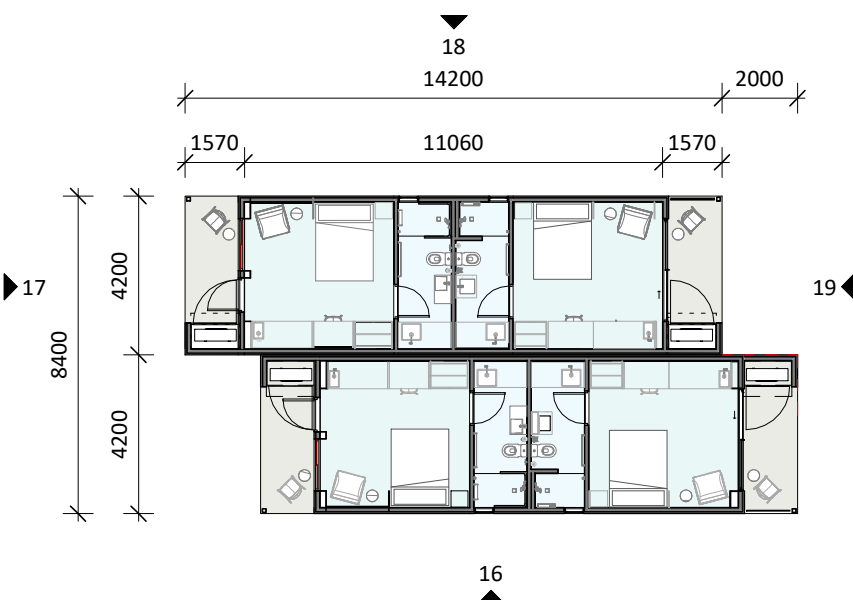
**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

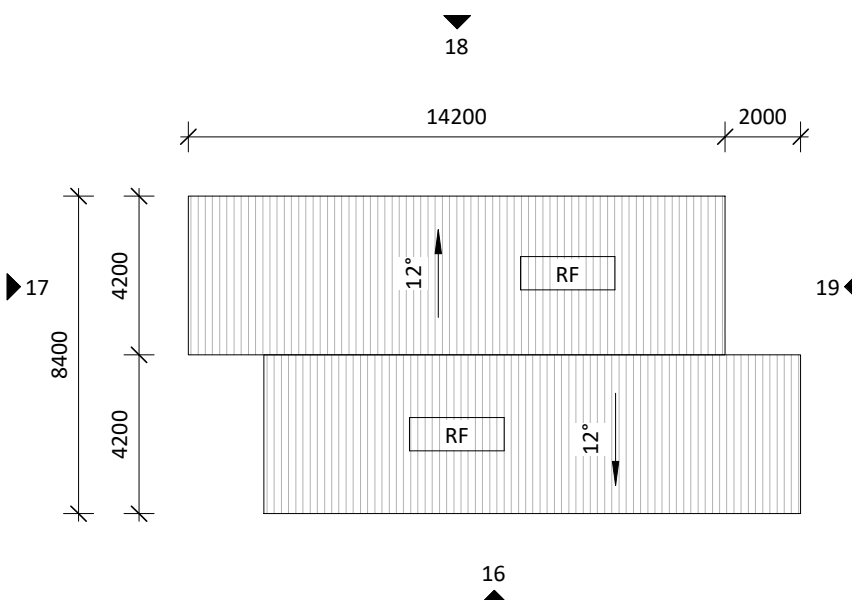
24-Aug-2022



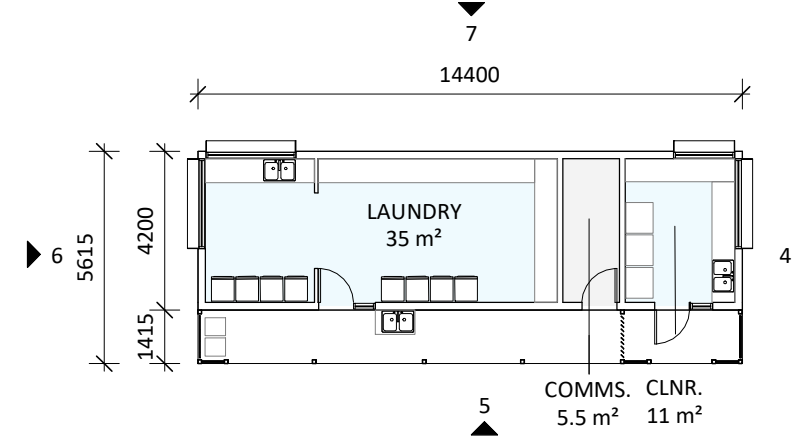
1 ACCOMMODATION PARTIAL PLAN
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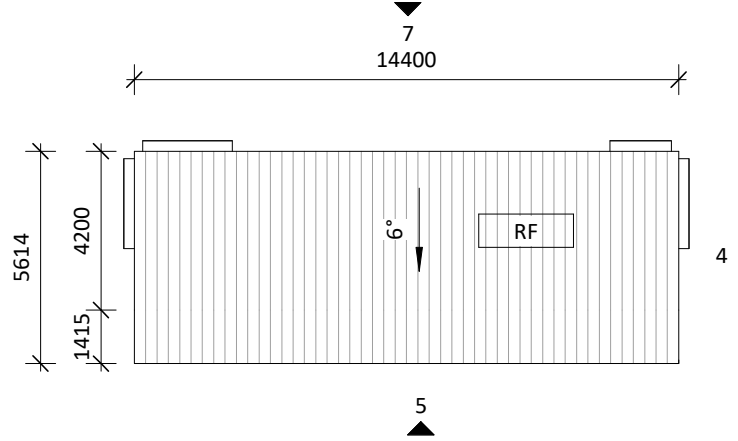
14 ACCOMMODATION TYPE A (DUAL) - FLOOR PLAN
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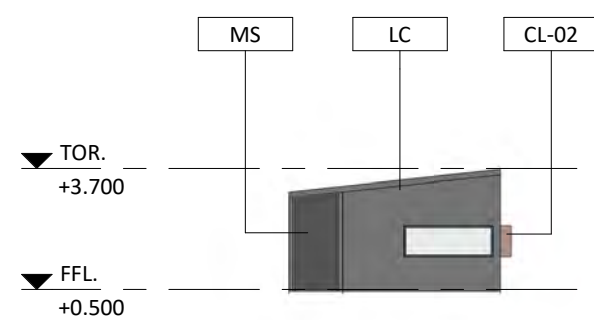
15 ACCOMMODATION TYPE A - ROOF PLAN
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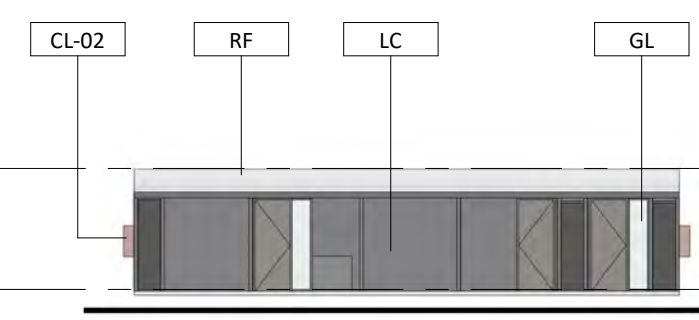
2 LAUNDRY FLOOR PLAN
1:200



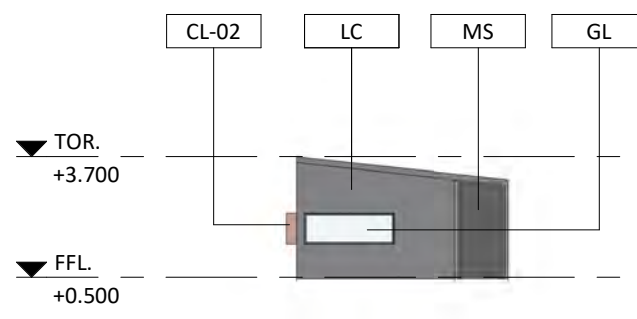
3 LAUNDRY - ROOF PLAN
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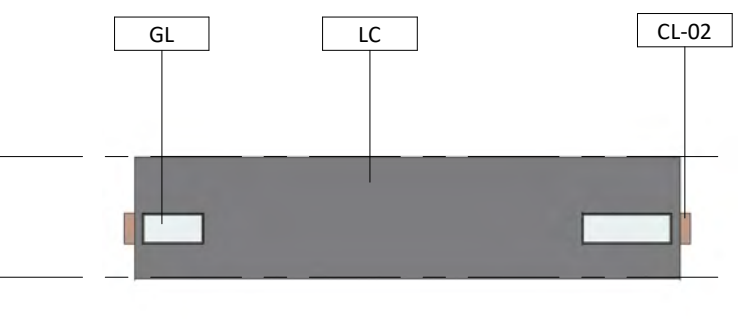
4 LAUNDRY ELEVATION EAST
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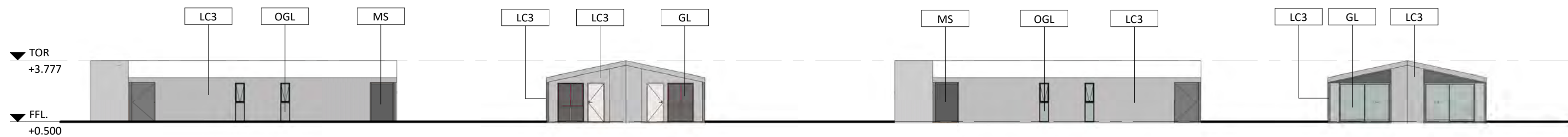
5 LAUNDRY ELEVATION SOUTH
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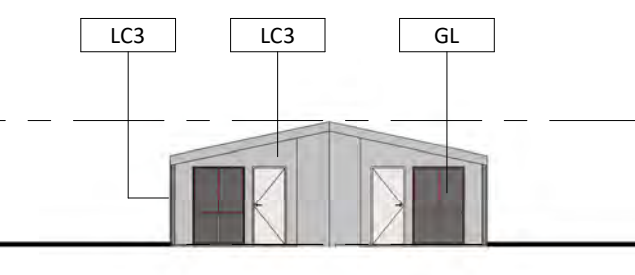
6 LAUNDRY ELEVATION WEST
1:200



7 LAUNDRY ELEVATION NORTH
1:200



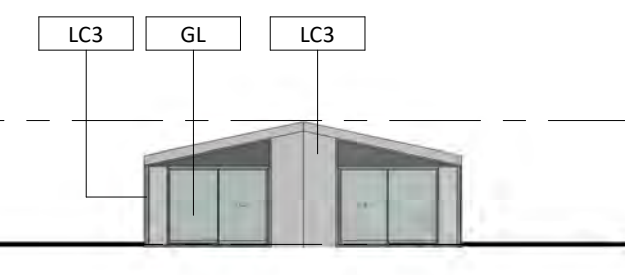
16 ACCOMMODATION TYPE A - ELEVATION SOUTH
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17 ACCOMMODATION TYPE A - ELEVATION WEST
1:200

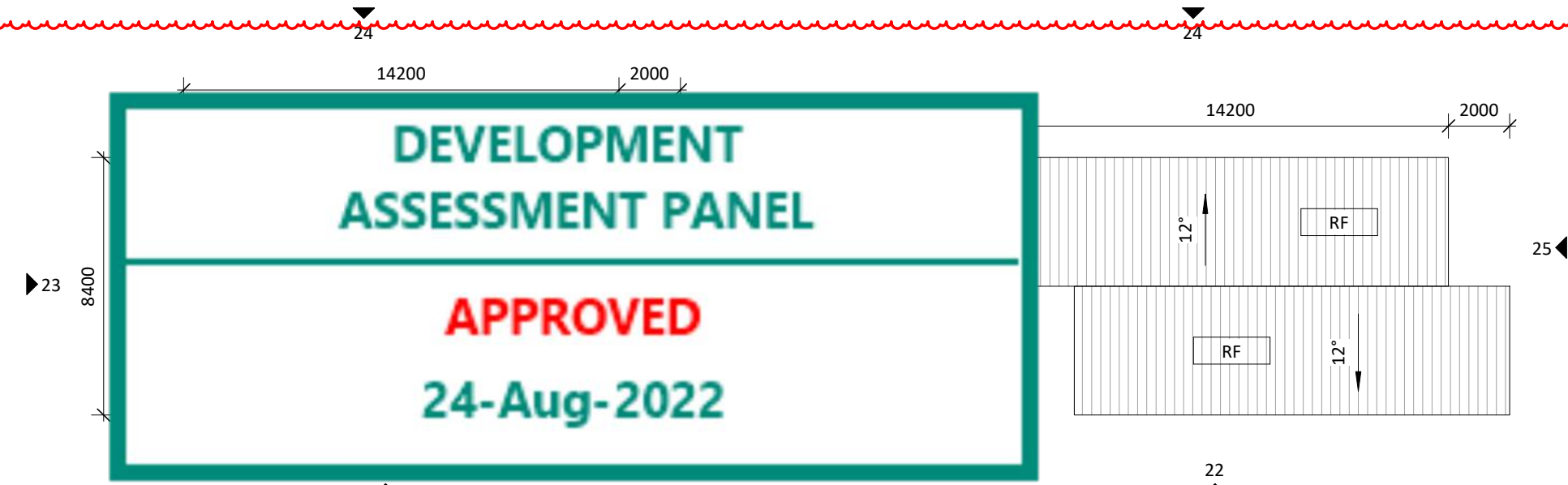


18 ACCOMMODATION TYPE A - ELEVATION NORTH
1:200

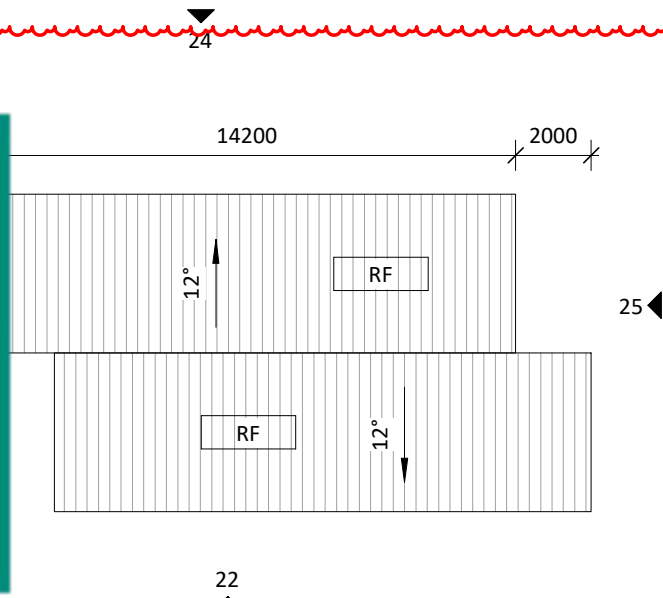


19 ACCOMMODATION TYPE A - ELEVATION EAST
1:200

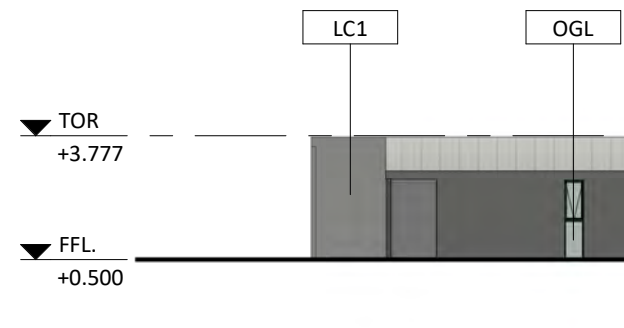
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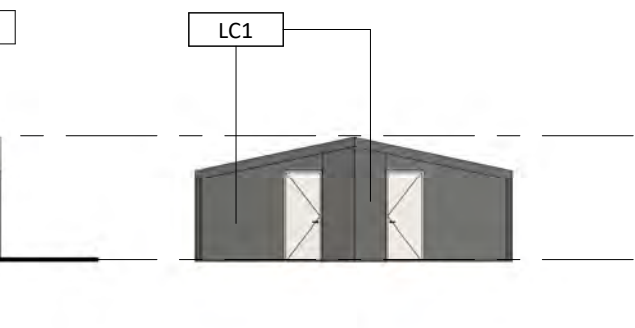
20 ACCOMMODATION TYPE C (ACCESSIBLE) - FLOOR PLAN
1:200



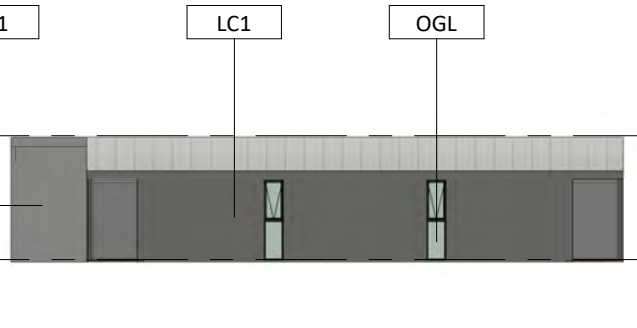
21 ACCESSIBLE ACCOMMODATION - ROOF PLAN
1:200



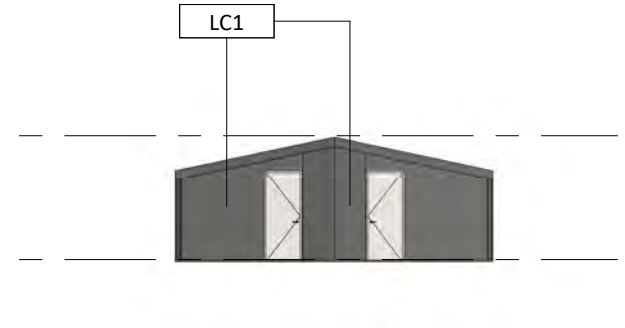
22 ACCESSIBLE ACCOMMODATION - ELEVATION SOUTH
1:200



23 ACCESSIBLE ACCOMMODATION - ELEVATION WEST
1:200



24 ACCESSIBLE ACCOMMODATION - ELEVATION NORTH
1:200



25 ACCESSIBLE ACCOMMODATION - ELEVATION EAST
1:200

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LEGEND

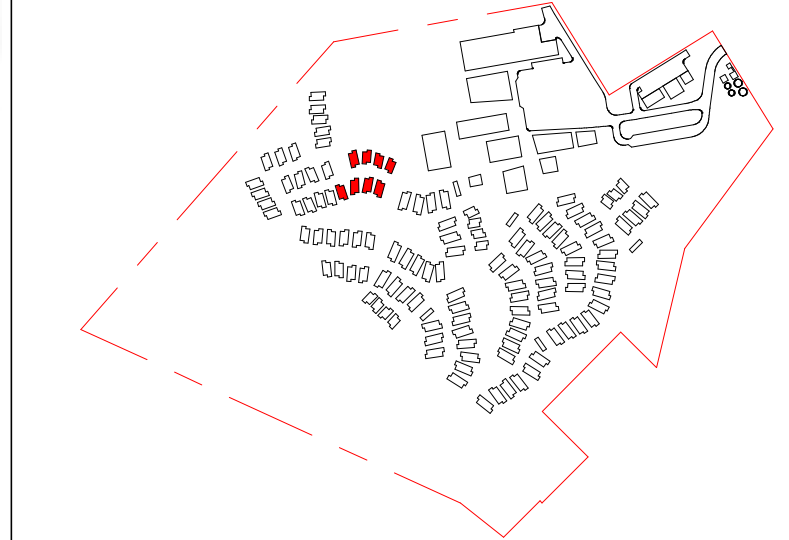
ADM	ADMINISTRATION	
AMN	AMENITIES	
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT, STORES	
CKT	OUTDOOR CRICKET	
CRE	CRECHE	
FBC	FIRE BOOSTER CABINET	
FPR	FIRE PUMP ROOM	
GEN	GENERATOR	
GLF	MINI GOLF	
GYM	GYMNASIUM & SWIMMING FACILITY	
IND	TRAINING & INDUCTIONS	
IRM	INTAKE RING MAIN	
H-REC	INDOOR RECREATION	
LDR	LAUNDRY - CLEANING & STORE	
MED	MEDICAL & WELLNESS	
O-REC	OUTDOOR RECREATION	
RST	RESTAURANT	
SWB	SITE MAIN SWITCH BOARD	
SPT	MULTI-PURPOSE COURTS	
SUT	STEP UP TRANSFORMER	
SWM	SWIMMING POOL	
TVN	TAVERN	
VLB	OUTDOOR VOLLEYBALL	
WPR	WATER PUMP ROOM	

Other
Wet Area
Alfresco
Living/Bedroom
Wet Area

MATERIAL LEGEND	
CODE	DESCRIPTION
CL-02	PC WALL CLADDING
GL	FIXED/OPERABLE GLAZING
LC	LIGHTWEIGHT CLADDING
LC1	LIGHTWEIGHT CLADDING - WOODLAND GREY
LC3	LIGHTWEIGHT CLADDING - DUNE
MS	METAL MESH SCREEN
OGL	OBSCURE FIXED/OPERABLE GLAZING
RF	METAL DECK ROOF SHEETING

FECA AND UCA AREAS		
BUILDING	AREA TYPE	AREA
LAUNDRY	FECA	56.80 m²
LAUNDRY	UCA	21.82 m²
LAUNDRY	FECA	78.82 m²
TYPE A	FECA	45.10 m²
TYPE A	UCA	11.66 m²
TYPE A	FECA	56.76 m²
TYPE C	FECA	45.98 m²
TYPE C	UCA	11.69 m²
TYPE C	FECA	57.67 m²
TOTAL		393.06 m²

KEY PLAN



NO.	DATE	DESCRIPTION
F	04/03/22	REVISED DA ISSUE
E	21/08/21	DA ISSUE
D	21/08/21	ISSUE FOR INFORMATION
C	18/08/21	ISSUE FOR PRICING
B	10/08/21	DA DRAFT ISSUE
A	04/08/21	ISSUE FOR INFORMATION

FOR INFORMATION

milieu creative
11, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

PROJECT

ONSLow TOWNSHIP VILLAGE

PROJECT ADDRESS

ONSLow WA 6710

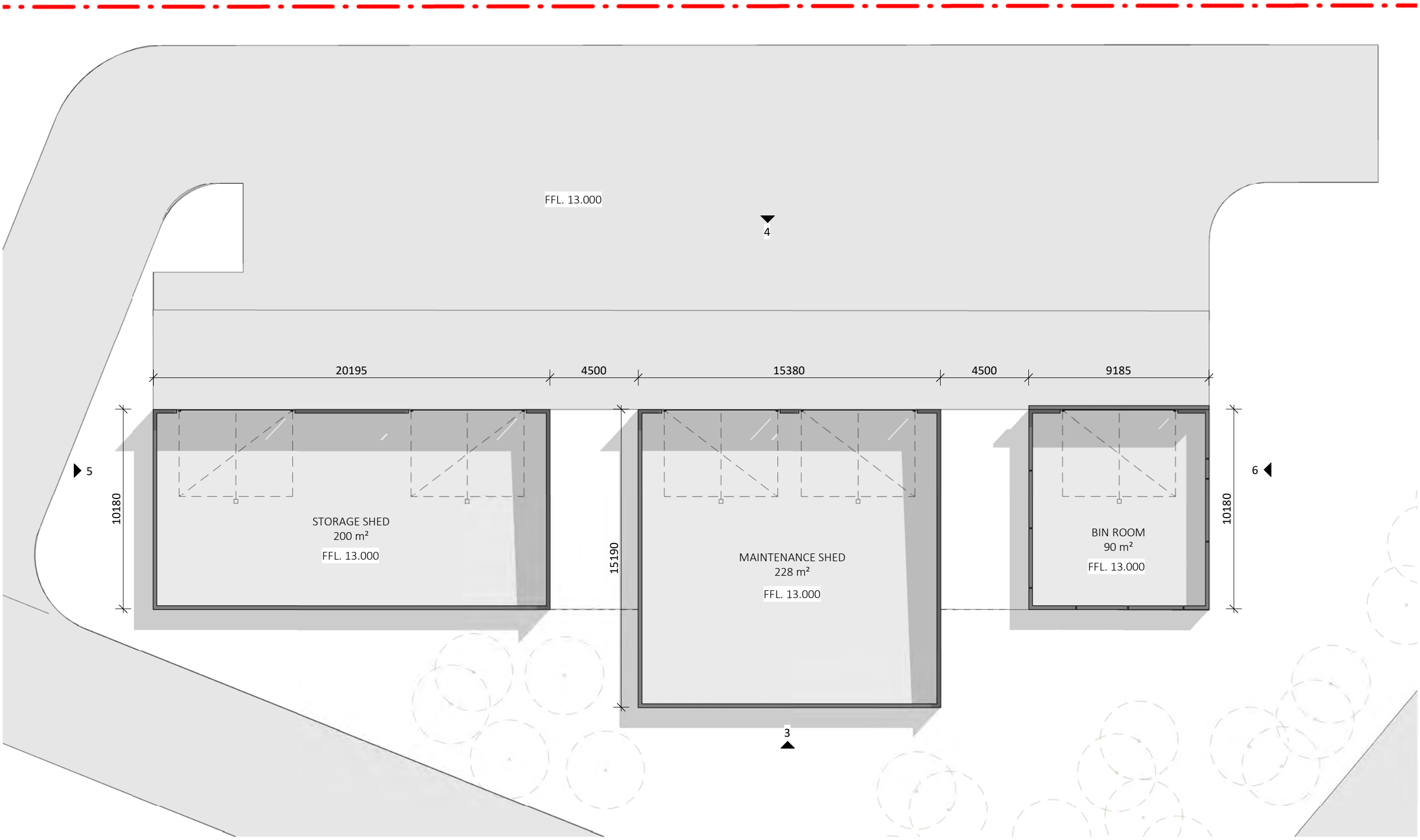
DRAWING

ACCOM & LDry POD - FLOOR PLAN & ELEVATIONS

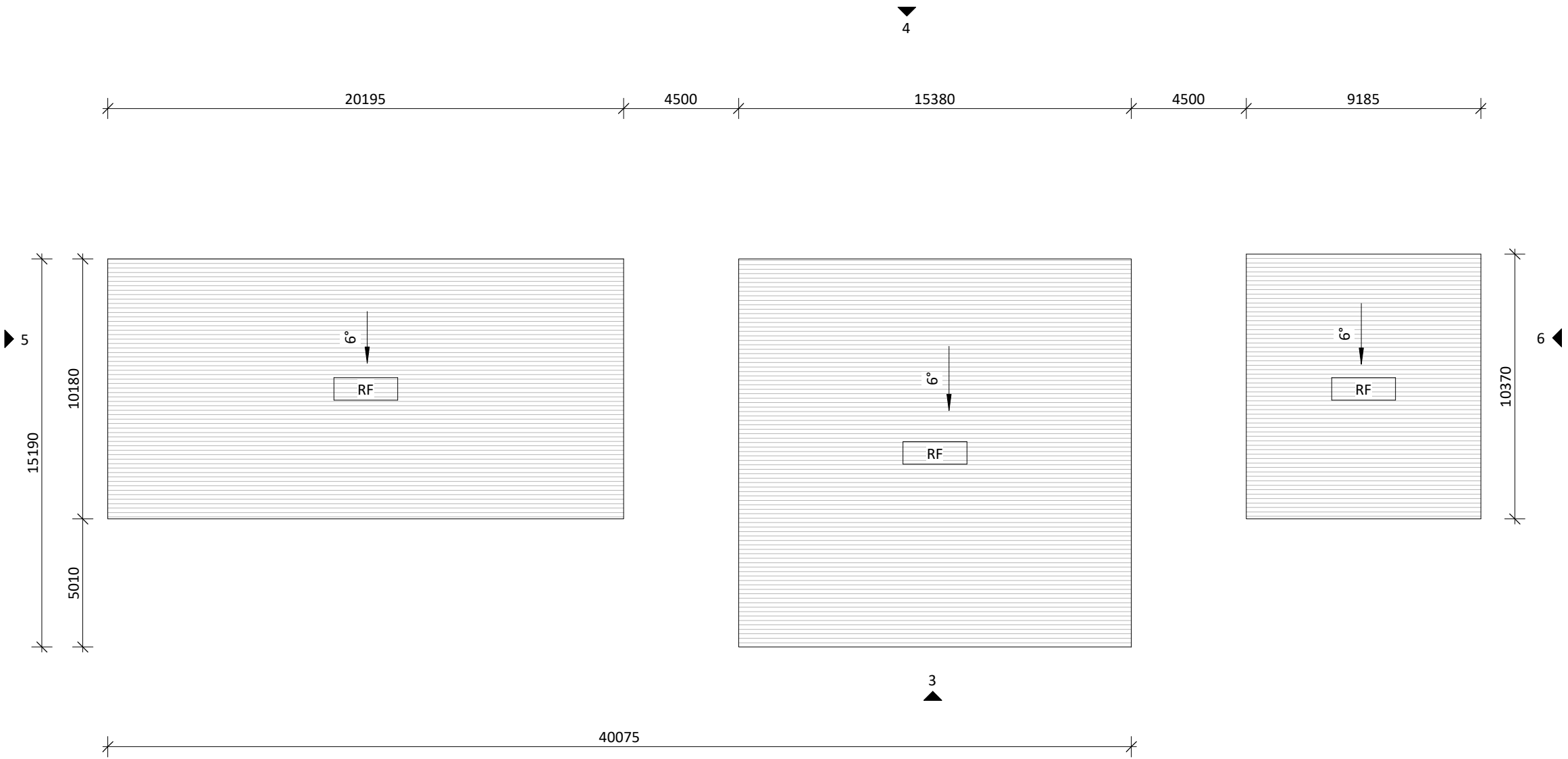
milieu

DRAWN: SW, SCALE: As indicated, DATE: 04.08.21, REVISION: DA400

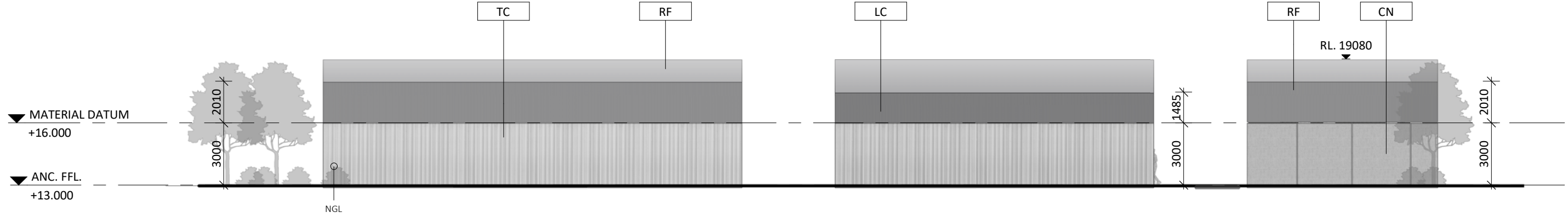
CHECKED: JH, SHEET: A1, PROJECT NO: 210601, F



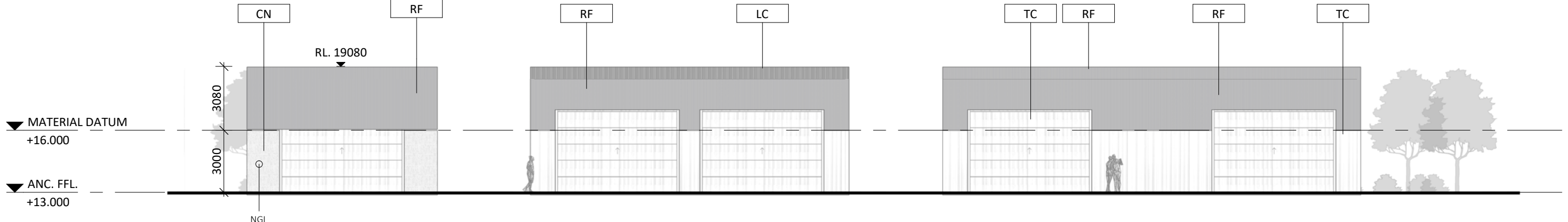
1 ANC - GROUND FLOOR PLAN
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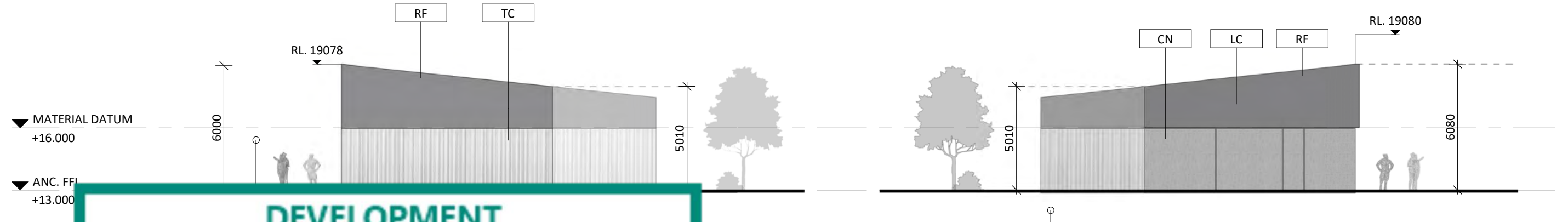
2 ANC - ROOF PLAN
1 : 200



3 ANC - ELEVATION SOUTH
1 : 200



4 ANC - ELEVATION NORTH
1 : 200



6 ANC - ELEVATION WEST
1 : 200

5 ANC
1 : 200

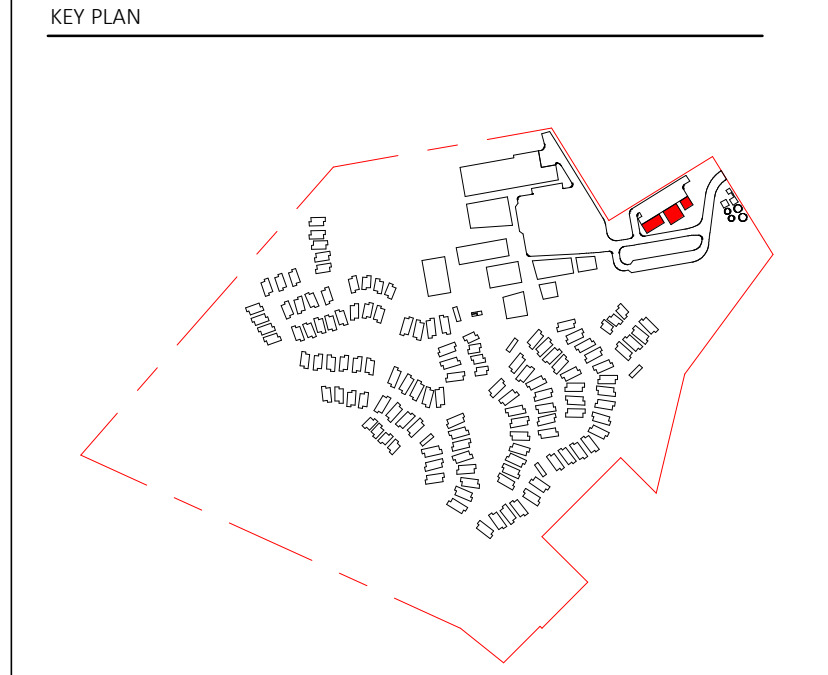
LEGEND	
ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CT	OUTDOOR CRICKET
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GTM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
HREC	INDOOR RECREATION
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MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
VPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

AREA SCHEDULE	
ROOM	AREA
SERVICE ROOM	127.85 m²
SERVICE ROOM	199.87 m²
SERVICE ROOM	89.86 m²

FICA & LCA AREAS		
BUILDING	AREA TYPE	AREA
BIN ROOM	FECA	89.86 m²
BIN ROOM	FECA	89.86 m²
MAINTENANCE SHED	FECA	127.85 m²
MAINTENANCE SHED	FECA	127.85 m²
STORAGE SHED	FECA	199.87 m²
STORAGE SHED	FECA	199.87 m²

MATERIAL LEGEND	
CODE	DESCRIPTION
CN	CONCRETE FINISH
LC	LIGHTWEIGHT CLADDING
RF	METAL DECK ROOF SHEETING
TC	TRANSLUCENT CLADDING

■ SERVICE ROOM



NO.	DATE	DESCRIPTION
D	04/03/22	REVISED DA ISSUE
C	23/06/21	DA ISSUE
B	06/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

milieu creative

LEVEL 1/488 STIRLING HIGHWAY, PEPPERMINT GROVE 6011

milieucreative.com

PROJECT

LOT 300, BACK BEACH ROAD

ONSLOW WA 6710

PROJECT NAME

ONSLOW TOWNSHIP VILLAGE

DRAWING

ANC - FLOOR PLAN, ROOF PLAN & ELEVATIONS

milieu

DA500

DRAWN

SCALE

DATE

REVISION

CHECKED

SHEET

PROJECT NO

210601

APPROVED

24-Aug-2022

An architectural rendering of a proposed new building for the University of Western Australia. The building is a long, low-profile structure with a dark, flat roof and large windows. It is situated behind a wide, green lawn. In the foreground, there is a landscaped garden area with various plants, including a large palm tree, and several large, reddish-brown rocks. A few people are walking on the lawn. The sky is a soft, hazy blue, suggesting a clear day. The overall style is modern and minimalist.

An aerial photograph showing a coastal town and a large, modern, circular building complex. The town is located on the left side of the image, with a beach and the ocean in the foreground. The building complex is situated in the center-right, featuring a large, circular structure with a central courtyard and several smaller buildings. The surrounding area is a mix of greenery and sandy terrain. The ocean is visible in the bottom left corner, with waves breaking on the shore.

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED
24-Aug-2022

DA600