

SHIRE OF CUNDERDIN  
LOCAL PLANNING SCHEME NO.4



**NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL**

*Planning and Development Act 2005*  
Shire of Cunderdin

The local government has received an application to use and/or develop land for the following purposes and public comments are invited.

**Property Address:** Lots 65 and 66 on Deposited Plan 135026 and Lot 67 (No.2) Donovan Street, Cunderdin.

**Proposals:**

- i) Change of use of the existing church building on Lots 66 and 67 from 'shop and café' to 'shop' only including various minor upgrades and additions to the church building;
- ii) Construction and use of a proposed new café comprising a refurbished railway carriage including outdoor seating area on Lots 66 and 67 to accommodate up to 28 customers at any one time; and
- iii) Construction of new on-site parking, vehicle accessways, landscaping and stormwater drainage on all three (3) lots to support their development and use for the intended purposes.

Details of the proposal including various documentation and plans are attached.

Comments on the proposal are now invited and can be emailed to [ceo@cunderdin.wa.gov.au](mailto:ceo@cunderdin.wa.gov.au) or posted to the Shire's Chief Executive Officer at PO Box 100 CUNDERDIN WA 6407 by no later than **Tuesday 30 April 2024**. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected; whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission is in support of, or objecting to the proposal and provide any arguments supporting your comments.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

**Stuart Hobley**  
**Chief Executive Officer**  
**Shire of Cunderdin**  
26 March 2024

John and Julie Snooke  
Snooke Enterprises PTY LTD  
PO Box 170  
CUNDERDIN WA 6407

13<sup>th</sup> March 2024

Shire of Cunderdin Local Planning Scheme No 4.  
Joe Douglas (Town Planner)  
PO Box 1695  
WANGARA DC WA 6947

**Planning Application to develop St George's Church Site to a Boutique and Café**

Dear Joe,

We would like to submit a planning application to further develop the St Georges Church site at 2 Donovan Street Cunderdin.

Previously we were granted planning approval to develop the church into a Café and Boutique and have been operating Dawn Till Dusk Boutique and Gift Store from the church since August 2022. We have waited to add our café until our purchase of the site had settled. Now that this has occurred, and our name is on the Landgate Titles, we feel more certain in our investment to now add the café.

In our initial planning application, we were intending to put the café within the church building with the boutique. This would only allow a very small and cramped café as well as take away the serene atmosphere that the church imbues with the boutique. Therefore, we would like to revise our original application and instead add the café external to the church allowing for separation between the two.

**Description of existing and proposed works and land use;**

**1. a) Deconsecrated Anglican Church (existing):**

A lifestyle boutique and gift store is currently operating from within the church. Current hours of operation are Thursday 9-4; Friday 9-4; and Saturday 9-12; as well as occasional shopping events outside of these hours. It is our intention to increase these hours to compliment the proposed café operating hours to Tuesday – Saturday 9am-4pm.

**b) Railway Carriage Cafe (proposed)**

We would like to install a renovated railway carriage on the site to operate as a small café. Indoor seating within the carriage will be made available for up to 12 people, as well as outdoor seating under a proposed pergola attached to the carriage to allow for seating 16 people. Provisions have been made for access to the carriage via steps as well as a ramp to allow disabled access. Hours of operation will be Tuesday – Saturday, 8am-4pm.

**2. Total number of employees:**

The total number of employees will be dependent on demand as well as employee availability, however we anticipate this to be 2 employees in the café and 1 in the boutique during hours of operation.

**3. Processes to be conducted on the land and equipment to be used:**

The boutique and café will offer retail and hospitality services. A small commercial kitchen within the railway carriage will supply the café with a selection of dine in or takeaway food options as well as barista coffee, tea, milkshake and smoothies. No hotplate or deep fryer will be used on site, only an oven and coffee machine.

**4. Goods stored and sold:**

The boutique is currently selling clothing, gifts and homewares from the church building. Food and beverages will be sold from the proposed railway carriage.

**5. Anticipated traffic volumes and carpark:**

The anticipated traffic volumes are to be cars with the peak times anticipated as being 9.30-10.30am and 12-1pm. Delivery trucks may also attend the site during hours of operation however this is anticipated to be occasional and up to 2 deliveries per week only relating to food and beverage supplies. All stock relating to the boutique is collected from the depots such as the Cunderdin Co-op Hardware; Combined Tyres and Post Office.

Carpark areas are illustrated on the drawings. Based on the Shire's Local Planning Scheme No 4 requirement of one-onsite parking bay be provided for every 40m<sup>2</sup> of net lettable commercial floorspace, in this case 28m<sup>2</sup> in the Carriage and 111m<sup>2</sup> in the church, we are required to provide 3.5 car park bays. As illustrated on our drawing, we have made provision to provide 17 car park bays plus one disabled bay.

**6. Waste management:**

All waste generated from the site will be contained and held within the council provided wheelie bins, 1xgeneral waste and 1xrecycle waste, and housed in the designated bin enclosure adjacent to the railway carriage (see drawing attached). Each of these bins have a 96kg capacity.

Using the waste calculation guide provided by Tim Jurmann, it states that a typical café produces between 1.7kg to 7.3kg of waste per day for each employee. Based on 3 full time staff over 5 days and using the maximum estimated waste produced of 7.3kg for our calculation, the total waste produced on our premises per week is 110kg, although this figure is likely to be less. Further, according to the guide provided, around 1/3 of total waste produced is cardboard and paper (recycled) which would give approximately 74kg of general waste and 37kg of recyclable waste per week. Roadside collection is every Monday for general waste and the third Monday of every month for recyclable waste. Whilst this

calculation puts us within the guidelines with our general waste, recycled waste may require a second bin in order to store the waste for 3 weeks. This will be monitored as previously discussed with Tim Jurmann once we begin operations and have a better understanding of our weekly waste requirements.

**7. Existing structures proposed to be modified:**

**a) Enhance façade of church:**

- i) **Clad external eastern wall:** Fibro cement sheeting (profile to be confirmed) over insulation will be clad in front of the degraded external eastern wall of the church.
- ii) **Add verandas on eastern and southern aspects:** Remove the existing degraded small patio and paving below from the eastern aspect of the church exterior and replace it with a 2.5m wide colourbond verandah with timber decking beneath. A matching 2.5m wide verandah with timber decking below will also be added along the southern aspect of the church to enhance and preserve the church.
- iii) **Paint the church exterior:** The church exterior needs refreshing so the exterior walls will be painted in the shade of Dover. The roof of the church is structurally sound and also needs refreshing so will be painted in the colourbond shade of Monument. All new roofing on the church verandas and roof and pergola of the railway carriage, will be fabricated with matching Colourbond in Monument shade; and the external walls of the railway carriage will be painted the same shade as the walls of the church (Dover). This will allow all structures to be matching in a colour palette that captures the black and white colours of Cunderdin as well as considerably enhance the site visually.
- iv) **Toilets:** There are two structurally sound toilets on the site that are currently used. These toilets will be enhanced and have a hand basin added as well as soap dispenser and waste facility (bin) so they are to the required standards as discussed with Tim Jurmann.

**b) Proposed removal of existing structures:**

- i) The large tamarisk tree on the South Eastern boundary corner of the site will be removed. This tree provides little to no shade but is leaning over and obstructing the council footpath and is very messy on both the site and the footpath.
- ii) The line of small Privet trees along the northern aspect of the site will be removed and replaced with a row of Ornamental Pear trees.
- iii) The windmill stand that originally housed the church bell, which was removed by the church committee, will be removed as it provides no purpose but is a potential climbing hazard.
- iv) The degraded red brick fence along both Great Eastern Highway and Donovan Street to be removed and replaced with a black steel pool fence to 1.5m with gates at both entrance/exits. The Southern and Western boundaries currently have a very degraded wire fence which we intend to remove and replace with a black colourbond fence in monument shade to match the roof of the church and railway carriage. This will look more appealing as well as serve a security purpose for the site outside of operating hours.

- c) Surface treatments of any vehicle accessways including driveway crossovers, parking bays and pedestrian pathways:** Asphalt to both driveway crossovers and the disabled car park bay; all remaining car park and roadways including loading bay to be covered with crushed rock material as used in the Cunderdin Tourist Park to allow for soft landscape drainage over the entire site.
- d) Proposed open space landscaping:** As illustrated on the attached drawings, crushed quarry fines will be spread around the church. This will allow for a soft landscape and wide spread stormwater drainage. Proposed landscape (planting and trees) are illustrated on the drawing with two lawned areas. A landscape plan labelled "Planting Landscape Drawing" is also attached which labels tree and planting varieties that will be planted. All are deemed hardy and well suited to the Cunderdin environment. Planting and lawn areas will be connected to a reticulation system.
- e) Effluent disposal:** All plumbing will be connected to the existing town deep sewer system located in the laneway behind the southern boundary of the site.
- f) Stormwater Drainage Infrastructure:** There is no existing stormwater drainage infrastructure on the site. Stormwater has not been an issue on the site previously while it has been in its undeveloped reactive clay state. Due to the clay soil type and the non-existence of an underground stormwater system to connect to, a soft landscape to allow widespread stormwater drainage over a large area has been advised by Pure Style Engineering. Discussions with Blake Fissioli at Earthstyle Contracting has confirmed thick blue metal ground cover in the Caravan Park has allowed for easy, non-impact dispersal and has worked well. Therefore, Blake will use the same design used in the caravan park for our site carpark and road ways, using a crushed blue metal with thicker blue metal around the boundaries to allow for drainage. A series of soak wells will be installed alongside garden planting areas and below lawn to allow for stormwater drainage from the new verandas and railway carriage roofs. Lawn areas and crushed stone around the church will also allow for widespread drainage. Please see Stormwater Drainage Plan by Pure Style Engineering attached to this application.
- g) Boundary Fencing and Gates:** All existing fences will be removed and replaced with new structurally sound fences. A colourbond fence to 1.8m high, coloured Monument black to match the roof of the church and railway carriage, will replace the current degraded ringlock wire fences along the southern and western boundaries of the site. A black steel pool fence to 1.5m will replace the degraded brick fence along the northern and eastern boundaries, with the addition of two automatic gates across both entrances. These fences and gates will be more visually appealing as well as add a level of security to the site after hours.

**Description of exemption claimed;** Cunderdin Local Planning Scheme 4 states that Commercial and Commercial Service Zones require all on-site vehicle access ways and parking areas be sealed and drained to the specification and satisfaction of the local government. As there is no provision for underground stormwater in Cunderdin, sealing of the vehicle access ways and parking areas on our site will lead to large amounts of stormwater run off from the site and implicate the roadways, in particular Great Eastern Highway. As advised by Pure Style Engineering, a soft landscape is the most common sense and logical approach to dealing with stormwater drainage on this site. Our

observations over the past three years have confirmed no stormwater run-off from the undeveloped site. Blake Fissioli has shared the stormwater management plan used at the caravan park that has worked very well. This is the same technique we have proposed and request that the Councillors exempt us from the requirement that all on-site vehicle access ways and parking areas be sealed.

**Application to the Western Australian Planning Commission to Amalgamate all three lots:** We have made an application to the Western Australian Planning Commission to amalgamate all three lots, the subject of this development application, into one new lot. Lodgement ID is 2023-228708; WAPC Reference 164402. Date of submission was 14<sup>th</sup> December 2023. We hope this will be progressed and finalised in a timely manner so building permits can be issued as soon as we have planning approval.

**Attachments to this application;**

1. Site Plan: Attachment: Deposited Plan 135026
2. Contour and feature survey plan illustrating configuration of the land including street names, lot number location of existing buildings and trees and essential service infrastructure in all verges abutting the land's road frontage: Attachment: 3050 DONOVAN-FEATURE-2D-Model
3. Scaled floor plan/s, elevation drawings and sections of proposed church enhancements and railway carriage café: Attachments: Snooke 1A-8A.
4. Certified Engineering Drainage Plan for stormwater management: Attachment: P2264-2 Donovan Street\_PSE Certified\_Drainage Plan
5. Landscape Plan: Attachment: Planting Landscape Drawing
6. Certificates of Titles: 3 titles attached

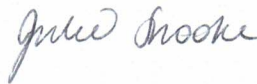
It is our goal to provide a tranquil space for community members and visitors to our town, to connect with others. In addition, our development will afford highway travellers a place to stop and rest in their journey as well as entice visitors to our town.

We trust you will think favourably upon our application to finally bring a café to Cunderdin, and look forward to hearing from you soon.

Kindest



John Snooke  
Director  
Snooke Enterprises PTY LTD



Julie Snooke  
Director/Secretary  
Snooke Enterprises PTY LTD

SHIRE OF CUNDERDIN LOCAL PLANNING SCHEME NO.4



FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL

**Landowner Details**

Name/s: **SNOOKE ENTERPRISES PTY LTD**  
**John and Julie Snooke**

ABN (if applicable): **87 801 276 807**

Postal Address: **P.O. Box 170 CUNDERDIN WA**  
 Postcode: **6407**

Work Phone:	Fax:	E-mail:
Home Phone:	—	<b>julie.manton@gmail.com</b>
Mobile Phone: <b>043865 7024</b>		

Contact Person for Correspondence:  
**Julie Snooke**

Signature: <b>[Signature]</b>	Date: <b>13/03/2024</b>
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Signature: <b>[Signature]</b>	Date: <b>13/03/2024</b>
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**NOTES:**

- i) Use and attach a separate copy of this page where there are more than two (2) landowners.
- ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. This application cannot proceed without the required signature/s. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2). Land owned by an incorporated body (i.e. a company) must be signed by:
  - 1 director of the company, accompanied by the company seal; or
  - 2 directors of the company; or
  - 1 director and 1 secretary of the company; or
  - 1 director if a sole proprietorship company.
 Print the full names and positions of company signatories underneath the signatures.
- iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required.
- iv) Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Cunderdin where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing.

**Applicant Details (if different from owner)**

Name/s:

Address:

Work Phone:		Postcode:	
Home Phone:		Fax:	E-mail:
Mobile Phone:			
Contact Person for Correspondence:			
Signature:		Date:	
<b>NOTES:</b>			
<p>i) Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, sufficient plans and other supporting information and/or the correct application fee may result in the application being returned or placed on hold.</p> <p>ii) The application fee payable will be confirmed by the local government following receipt of the application. Processing of the application will not commence until the fee is paid in full.</p> <p>iii) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 the information and plans provided with this application may be made available by the local government for public viewing in connection with the application.</p> <p>iv) If public advertising of the application is required by the local government an additional fee in accordance with the local government's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full.</p> <p>v) The original of this application and supporting information and plans will be retained by the local government for its records and will not be returned to the applicant/landowner following final determination.</p>			
<b>Property Details</b>			
NOTE: The details provided must match those shown on the relevant Certificate/s of Title.			
Lot No: 67, 65, 66		House/Street No: 2	
Survey Diagram or Plan No: 135026;		Location No:	
Certificate of Title Volume No: 831; 4043; 4043;		Certificate of Title Folio No: 189; 824; 825	
Title encumbrances (e.g. easements, restrictive covenants etc. as listed on the Second Schedule of the relevant Certificate/s of Title):			
Street name: DONOVAN STREET		Suburb: CUNDERDIN WA 6407	
Nearest street intersection: GREAT EASTERN HIGHWAY			
<b>Proposed Development:</b>			
Nature of development: <input type="checkbox"/> Works (New construction works with no change of land use)			
<input type="checkbox"/> Use (Change of use of land with no construction works)			
<input checked="" type="checkbox"/> Works and Use			
NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.			
Is an exemption from development claimed for part of the development? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
If yes, is the exemption for: <input checked="" type="checkbox"/> Works			
<input type="checkbox"/> Use			



Description of proposed works and/or land use:

See attached letter

Description of exemption claimed (if relevant):

See attached letter

Nature of any existing buildings and/or land use:

See attached letter

Approximate cost of proposed development (excluding GST):

\$250,000.00

**OFFICE USE ONLY**

Date application received:

Received by:

Application reference number:

Application fee payable: \$

Date of receipt of application fee from applicant:

Receipt number for application fee:

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**4043 824**

**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 65 ON DEPOSITED PLAN 135026

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

SNOOKE ENTERPRISES PTY LTD OF 1298 BULGIN ROAD CUNDERDIN WA 6407  
(TF P765075 ) REGISTERED 26/10/2023

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
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: DP135026  
PREVIOUS TITLE: LR3137-692  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF CUNDERDIN

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**4043 825**

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

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*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 66 ON DEPOSITED PLAN 135026

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

SNOOKE ENTERPRISES PTY LTD OF 1298 BULGIN ROAD CUNDERDIN WA 6407  
(TF P765075 ) REGISTERED 26/10/2023

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
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: DP135026  
PREVIOUS TITLE: LR3137-693  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF CUNDERDIN

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**831 189**

**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 67 ON DEPOSITED PLAN 135026

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

SNOOKE ENTERPRISES PTY LTD OF 1298 BULGIN ROAD CUNDERDIN WA 6407

(T P765087 ) REGISTERED 26/10/2023

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

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

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

**STATEMENTS:**

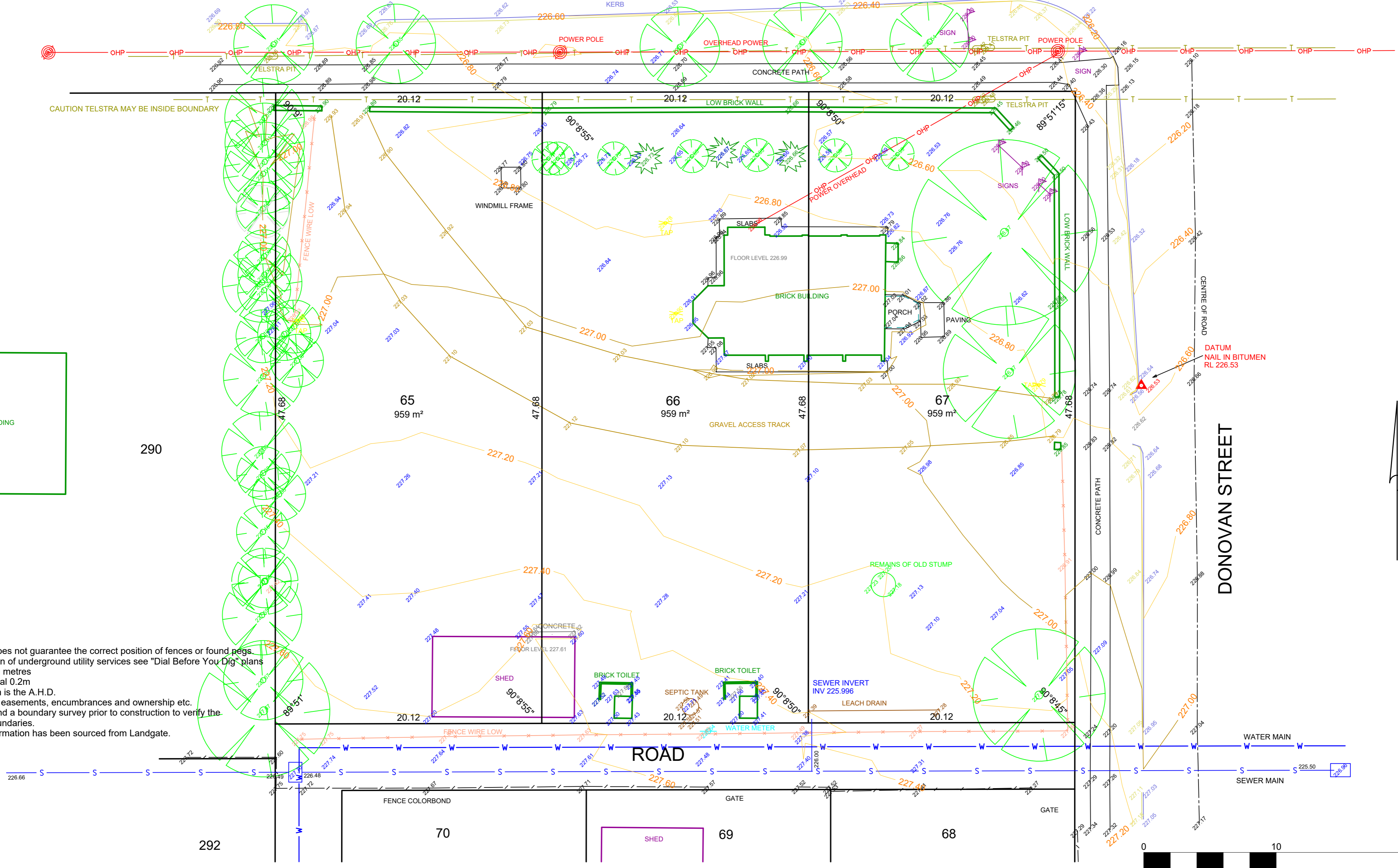
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 831-189 (67/DP135026)  
PREVIOUS TITLE: 831-189  
PROPERTY STREET ADDRESS: 2 DONOVAN RD, CUNDERDIN.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF CUNDERDIN

Lot# N <sup>o</sup> <b>64 to 80</b>	District or Town <b>Cunderdin</b>	C.P. N <sup>o</sup>	Name of Lessee or Grantee	Acreage	Compilation Plan N <sup>o</sup> <b>710</b>		
Bearing N 1/2 P 2/2	Distance	N	S	E	W	Multipliers	Double Areas
Calculations for Area							
Dept of Land Administration 10 10541							
REFERENCE TO TREES Corner Bearing Dist. in Link Description of Tree A B C D E F							
Azimuth observed at or assumed from Hodgson St Date of Marking 26. 8 1909 Field Book N <sup>o</sup> 45 Page 19 Scale 2 Chains to an Inch Working Plan N <sup>o</sup> Cunderdin Division							
OFFICE REFERENCES Account N <sup>o</sup> 23 Passed 11/11/15. 9. 0. 2 Calculation Book N <sup>o</sup> 13 Folio 17 Chainage Close 0. 0. x. 0. 0 Angular Close 0. 0. 0 Areas correct Compared with F.B. 11/11. 25. 9. 0. 8 Examined by S. Pageant 25. 9. 0. 9 Diagram passed. Williams, Kestley Date 5. 1. 1909 Survey approved by [Signature] for the Surveyor General							
Diagram N <sup>o</sup> <b>35026</b> Registered 1/1/1909							
Approval Notice sent Book Folio							

Bromide Print NOV 30 1911  
 I hereby certify that I personally performed the Survey represented on this diagram which to the best of my belief is accurate, and the work has been executed in accord-  
 ance with the Regulations for the guidance of Surveyors.  
 [Signature] Licensed Surveyor  
 Date 21. 9. 1909

# GREAT EASTERN HIGHWAY



**NOTES**  
 This survey does not guarantee the correct position of fences or found pegs.  
 For the location of underground utility services see "Dial Before You Dig" plans  
 All units are in metres  
 Contour interval 0.2m  
 Vertical datum is the A.H.D.  
 Check title for easements, encumbrances and ownership etc.  
 We recommend a boundary survey prior to construction to verify the location of boundaries.  
 Cadastral information has been sourced from Landgate.

LEGEND	
	BOUNDARY
	FENCE
	CENTRE OF PAVED ROAD
	KERB BOTTOM
	KERB TOP
	OVERHEAD POWER
	TELSTRA
	BUILD
	SEWER
	DRAIN PIPE
	WATER
	TREE
	TELSTRA PIT
	WATER METER
	POWER POLE
	SIGN
	SEWER MANHOLE

**PLAN OF**  
 FEATURE SURVEY OF  
 LOTS 65-67  
 #2 DONOVAN ROAD  
 CUNDERDIN

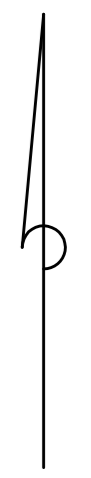
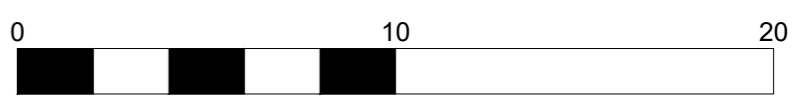
METADATA	
LOCAL AUTHORITY	SHIRE OF CUNDERDIN
DATE OF SURVEY	23-11-2023
SCALE	1:200 AT A2

**JOB NUMBER**  
 3050

**VERSION**

**F.M. SURVEYS PTY LTD**  
 P.O. Box 81  
 NORTHAM WA 6401  
 Ph. 0400 781 694  
 Email: mark@fmsurveys.com.au

Drawn  
 Mark Spencer



## AUSTRALIAN STANDARDS

THIS DEVELOPEMENT TO COMPLY WITH THE FOLLOWING STANDARDS :-

NASH STANDARD – RESIDENTIAL AND LOW RISE STEEL FRAMING PART 1  
 AS/NZS 4600: 2018 COLD FORMED STRUCTURES  
 AS/NZS 1170.0:2002 STRUCTURAL DESIGN ACTIONS PART 0  
 AS/NZS 1170.1:2002 STRUCTURAL DESIGN ACTIONS PART 1  
 AS/NZS 1170.2:2021 STRUCTURAL DESIGN ACTIONS–WIND ACTION  
 AS 4100:2020 STEEL STRUCTURES  
 BCA 2022 BUILDING CODE OF AUSTRALIA  
 AS 2870, AS 3600:2018 CONCRETE CODE  
 AS 1170.4:2007 EARTHQUAKE DESIGN CODE  
 AS/NZS 3000:2000 ELECTRICAL STANDARD  
 AS/NZS 3500:2000 PLUMBING STANDARD  
 AS 2870:2011 SOIL CONDITION STANDARD  
 AS1562.1:2018 DESIGN AND INSTALLATION OF METAL ROOF AND WALL CLADDING

## DESIGN CRITERIA

1. REGION ; A1 TO AS 1170.2–2021
2. TERRAIN CATEGORY ; 2.5
3. TOPOGRAPHIC EFFECT ; TO
4. SHIELDING FACTOR ; NS
5. WIND CLASSIFICATION ; N2
6. SOIL CLASSIFICATION ; M TO AS 2870–2011
7. ACCELERATION COEFFICIENT ; 0.14 TO AS 1170.4–2007

## B.C.A. ENERGY EFFICIENCY REQUIRMENTS

1. R4.0 BATTS OVER CEILINGS WITH REFLECTIVE SARKING.
2. SEALING DEVICE TO EXHAUST FAN.
3. WEATHER SEALS FITTED TO ALL EXTERNAL DOORS AND WINDOWS.
4. ALL GLAZING IS CLEAR FLOAT.
5. ALL EXTERNAL WALLS FILLED WITH R3.5 BATTS
6. EXTERNAL STUDWORK LINED WITH REFLECTIVE SIZALATION SHEETING AND THERMAL CLADDING
7. ALL INSULATION REQUIREMENTS TO BE IN ACCORDANCE WITH PART 3.12 OF THE B.C.A.

## GENERAL NOTES

1. ALL DIMENSIONS, LEVELS AND MATERIALS TO BE CHECKED BY BUILDER PRIOR TO WORK COMMENCING.
2. ALL CONSTRUCTION WORK TO CONFORM TO LOCAL AUTHORITIES BYLAWS AND THE BUILDING CODE OF AUSTRALIA.
3. ALL FINISHES TO BE AS SELECTED BY OWNER.
4. AN APPROVED METHOD OF TERMITE PROTECTION (BIFENTHRIN OR SIMILAR) TO BE USED BELOW ALL NEW CONCRETE.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHERS IN THE SET.
6. ENGINEERS DETAILS ARE TO TAKE PRECEDENCE OVER THE ARCHITECTURAL DETAILS

## EARTHWORKS

1. ALL VEGETATION AND DELETERIOUS MATTER IS TO BE REMOVED FOR THE BUILDING AREA.
2. FOUNDATION MATERIAL TO BE GRAVEL, FIRM CLAY OR CLEAN COMPACTED SAND  
 NATURAL GROUND THAT RESISTS A 6mm DIA. POINTED ROD BEING INSERTED INTO THE GROUND LESS THAN 200mm IS DEEMED TO COMPLY WITH THIS CRITERIA. IN THESE CIRCUMSTANCES NO PROOFING CERTIFICATE IS REQUIRED.
3. PREPARE SITE SUCH THAT SURFACE RUNOFF CANNOT DRAIN OVER OR POND ADJACENT TO FOUNDATIONS.
4. NATURAL GROUND AND SAND BACKFILL TO BE COMPACTED TO 8 BLOWS PER 300mm USING A STANDARD PERTH PENETROMETER

		 PINEFIELD'S OF YORK GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com		PROPOSED CARRIAGE DINER CLIENT : J. SNOOKE 2 DONOVAN STREET CUNDERDIN WA 6407		NORTH DRAWN      GWB      SCALE      1 : 100 DATE      NOV 2023      REVISION      A JOB No BW-22-23/24      SHEET      01      A3	
A	ISSUED FOR REVIEW						
	REVISION	DATE					

GREAT EASTERN HIGHWAY

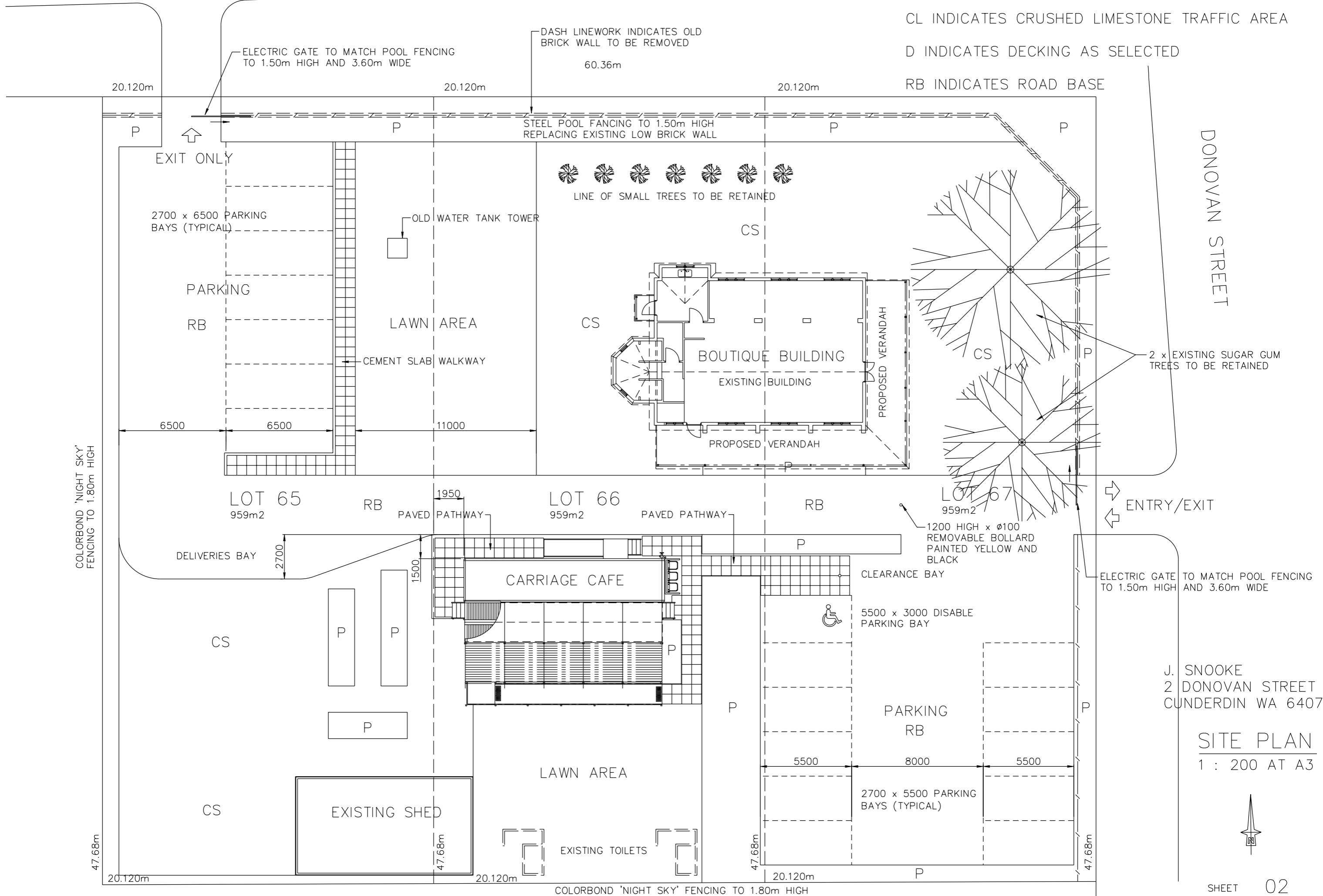
P INDICATES PLANTING AREA

CS INDICATES CRUSHED STONE

CL INDICATES CRUSHED LIMESTONE TRAFFIC AREA

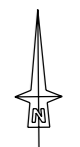
D INDICATES DECKING AS SELECTED

RB INDICATES ROAD BASE

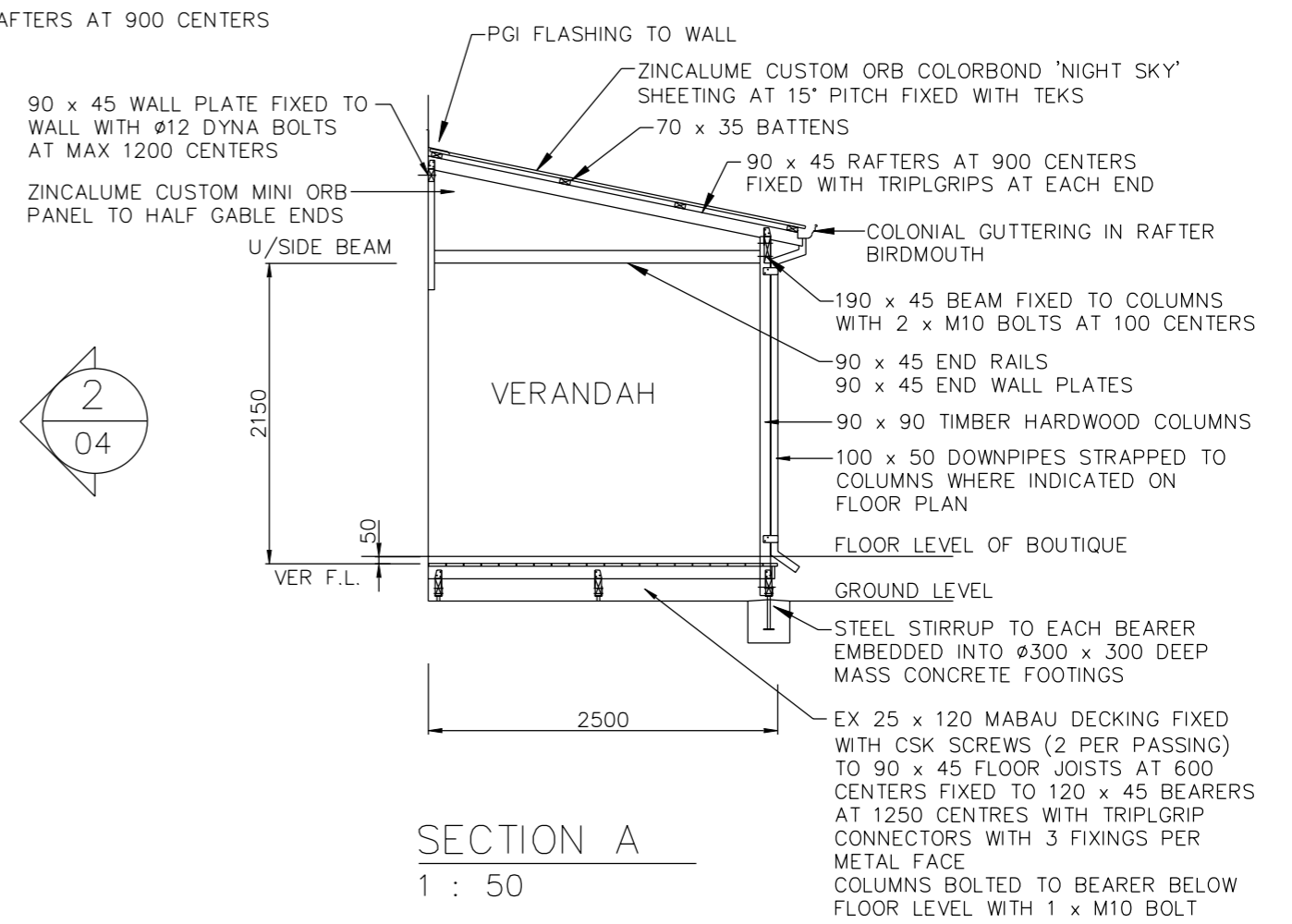
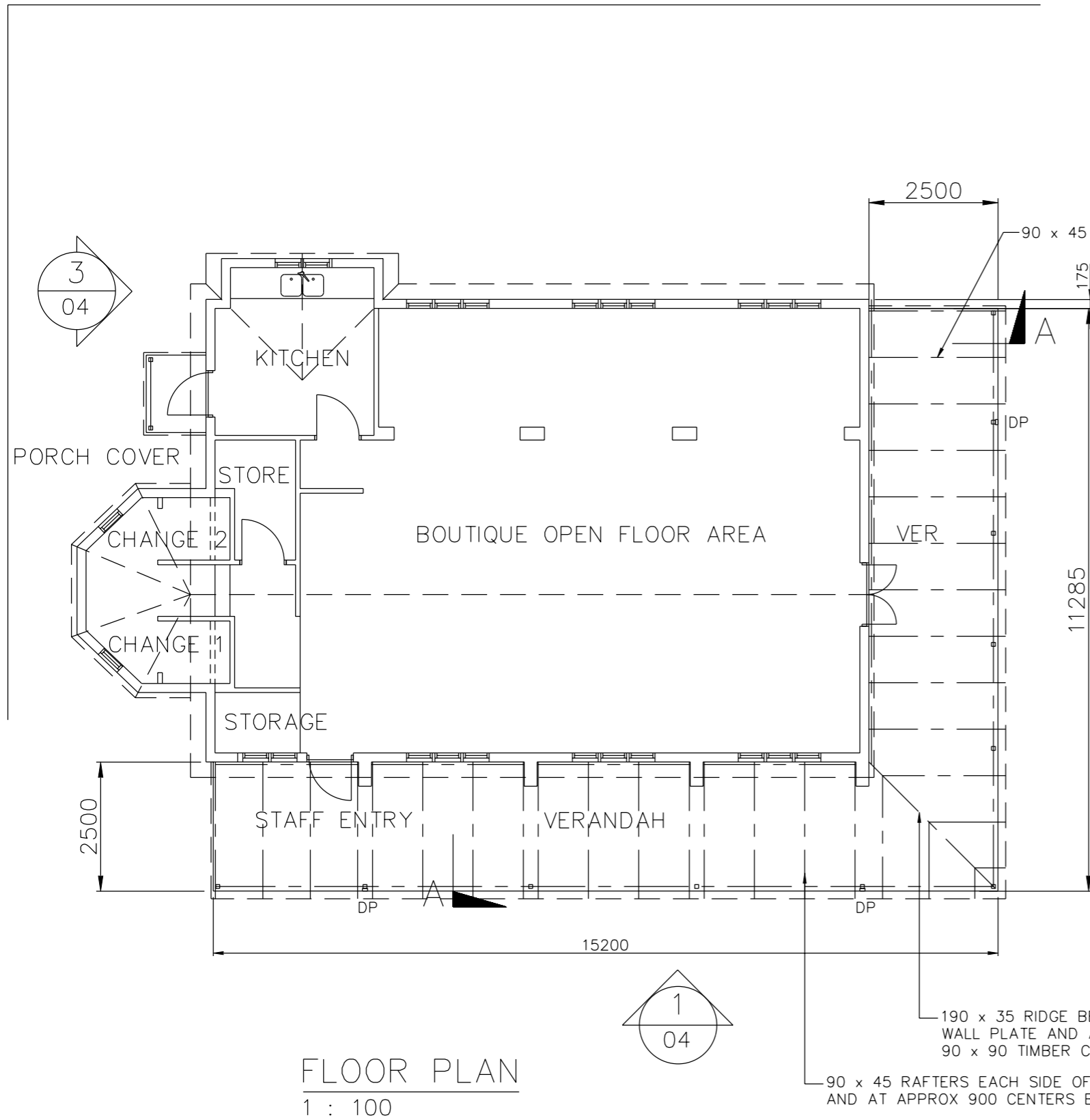


J. SNOOKE  
2 DONOVAN STREET  
CUNDERDIN WA 6407

SITE PLAN  
1 : 200 AT A3

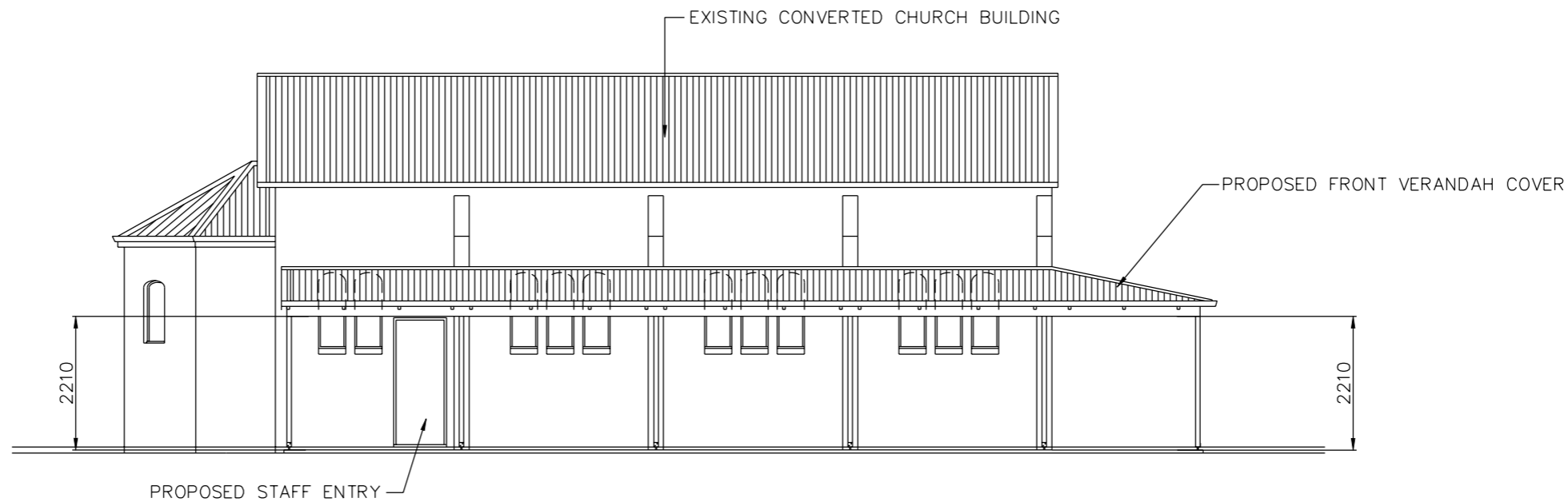






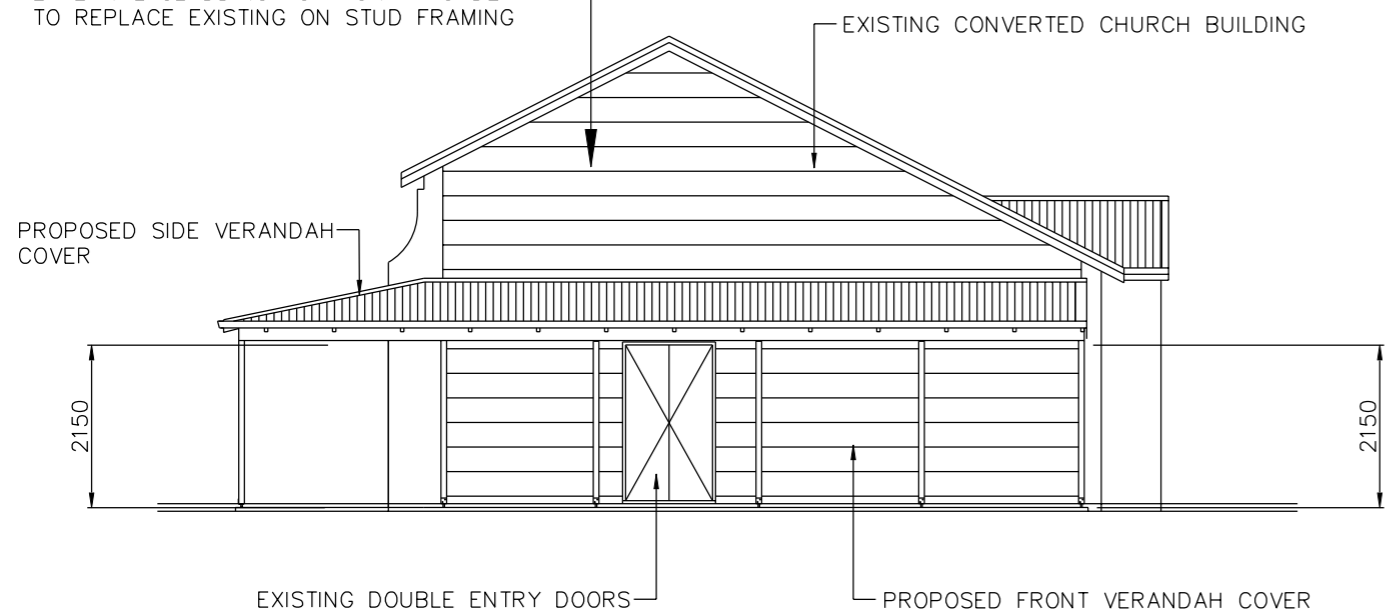
**FINISHES**  
 CHURCH ROOF SHEETING – NIGHT SKY  
 NEW VERANDAH ROOF SHEETING – NIGHT SKY  
 CHURCH WALLS – WHITE  
 GUTTERS, DOWNPIPES – BLACK  
 VERANDAH STRUCTURE – BLACK  
 MABAU DECKING BOARDS – SIKKENS OIL

		<b>PINEFIELD'S OF YORK</b>		<b>PROPOSED CARRIAGE DINER</b>			
		GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com		CLIENT : J. SNOOKE 2 DONOVAN STREET CUNDERDIN WA 6407		NORTH 	
A		ISSUED FOR REVIEW		DRAWN		GWB	
REVISION		DATE		DATE		NOV 2023	
				SCALE		1 : 100	
				REVISION		A	
				JOB No		BW-22-23/24	
				SHEET		03 A3	

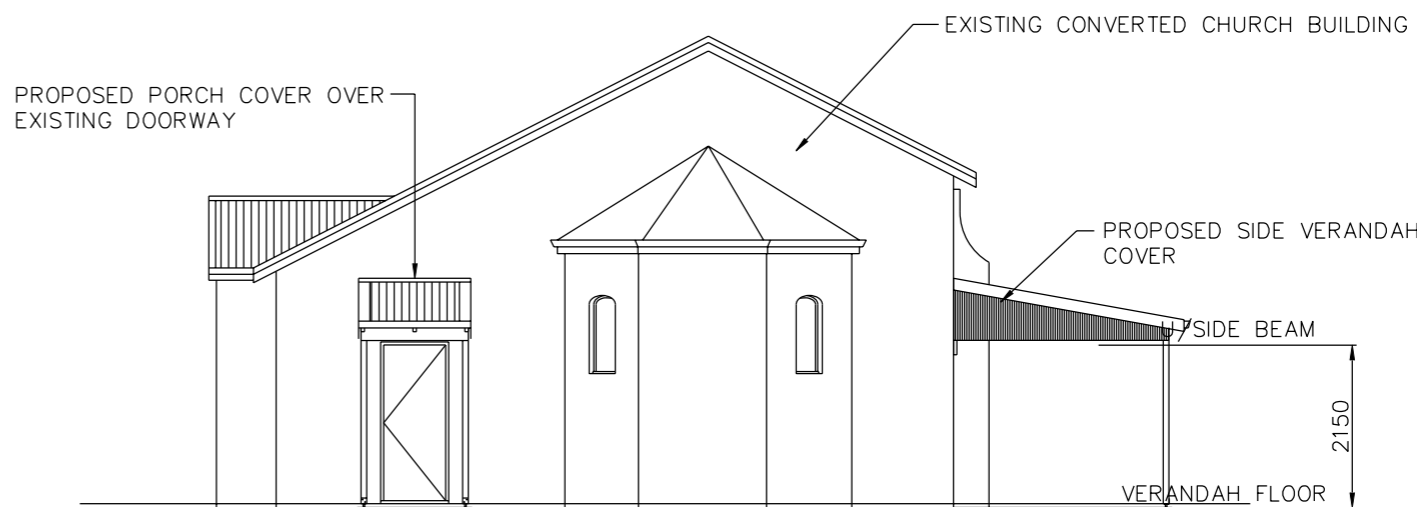


ELEVATION 1  
1 : 100

JAMES HARDIE '325 STRIA' (OR EQUIVALENT)  
EXTERNAL CLADDING TO FRONT FACADE  
TO REPLACE EXISTING ON STUD FRAMING

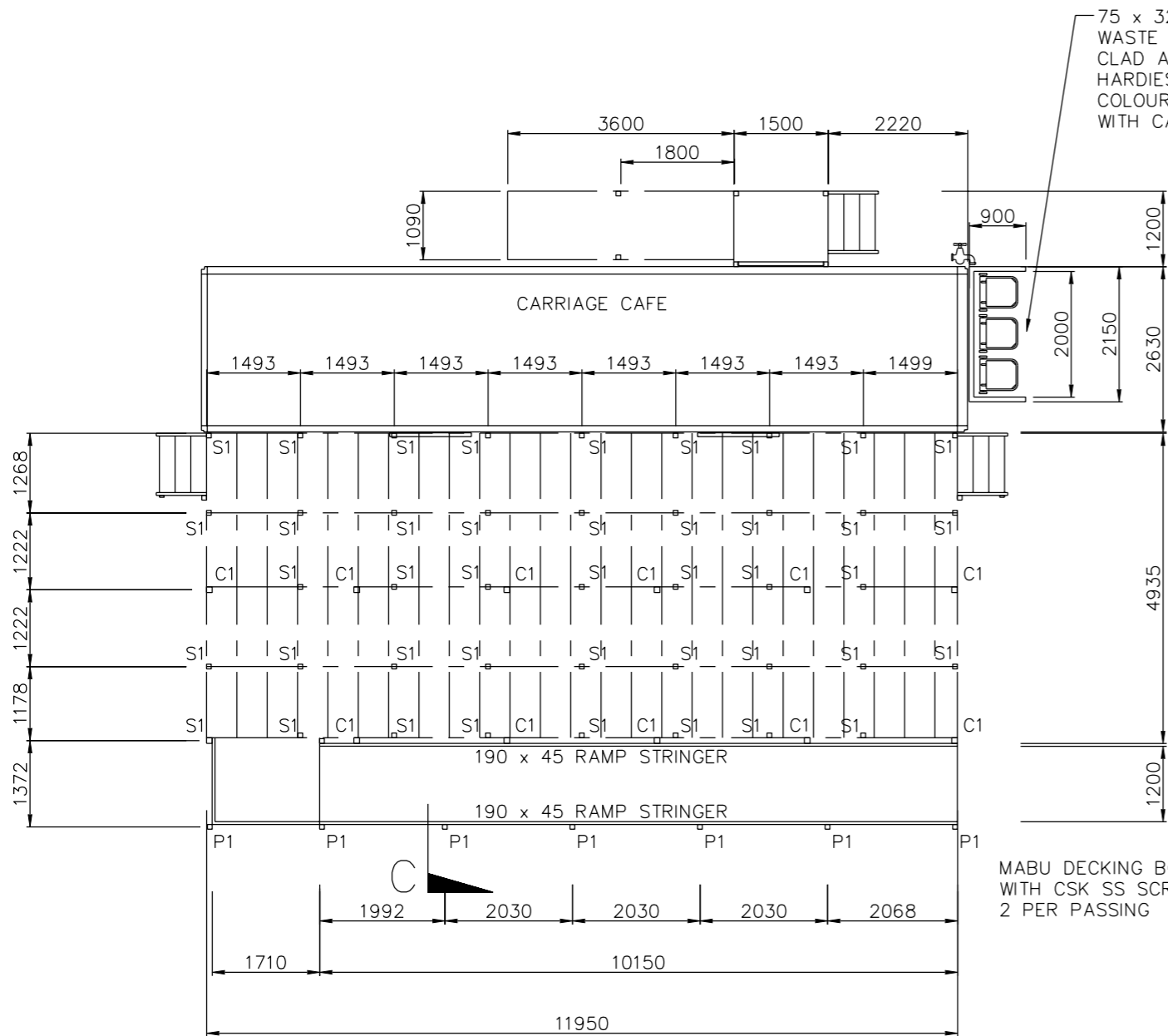


ELEVATION 2  
1 : 100



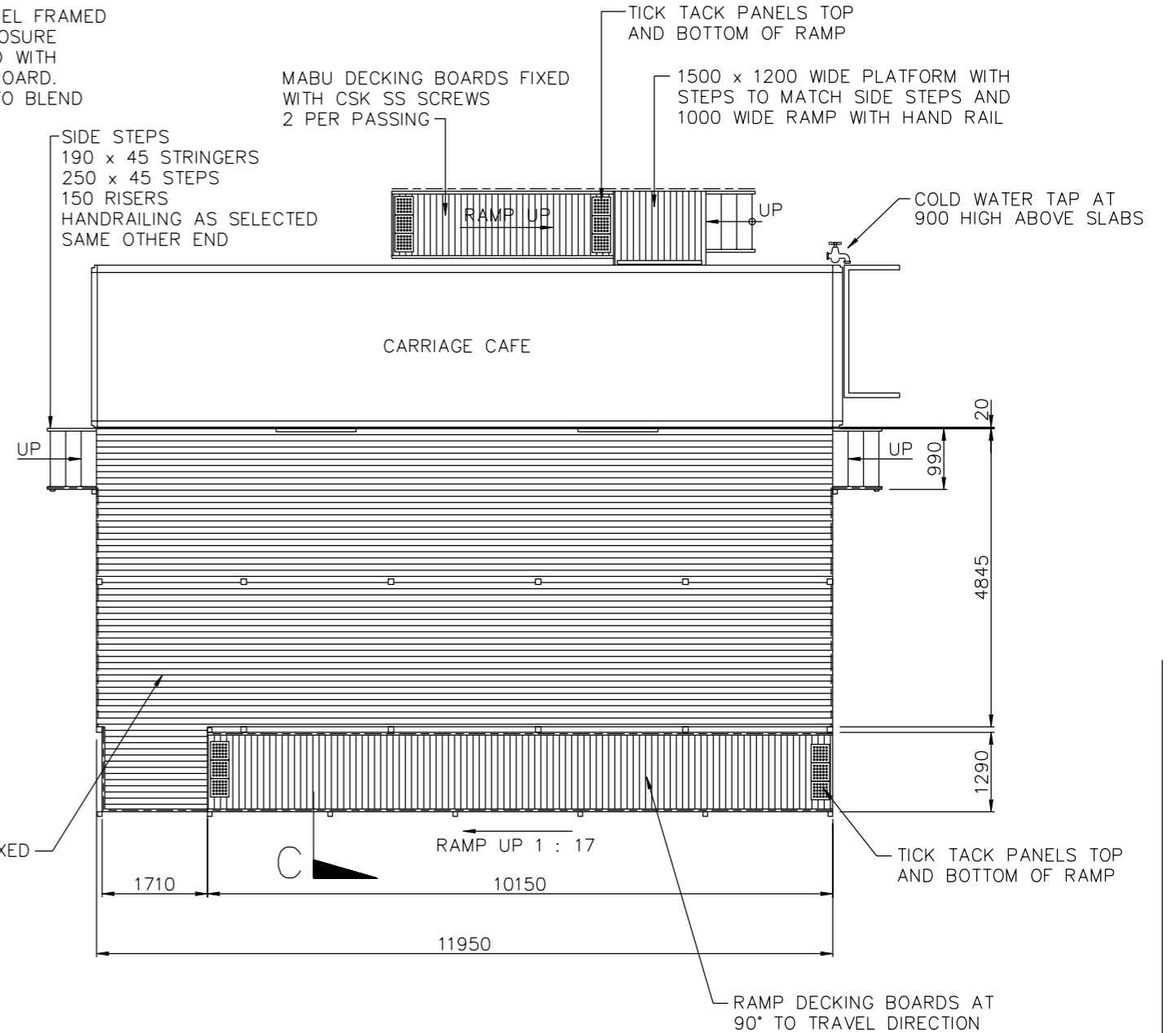
ELEVATION 3  
1 : 100

			<b>PINEFIELD'S OF YORK</b>		<b>PROPOSED CARRIAGE DINER</b>				
			GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com		CLIENT : J. SNOOKE 2 DONOVAN STREET CUNDERDIN WA 6407		NORTH 		DRAWN    GWB    SCALE    1 : 100
A    ISSUED FOR REVIEW							DATE    NOV 2023    REVISION		
REVISION    DATE							JOB No BW-22-23/24    SHEET    04    A3		



FOUNDATION PLAN  
1 : 100

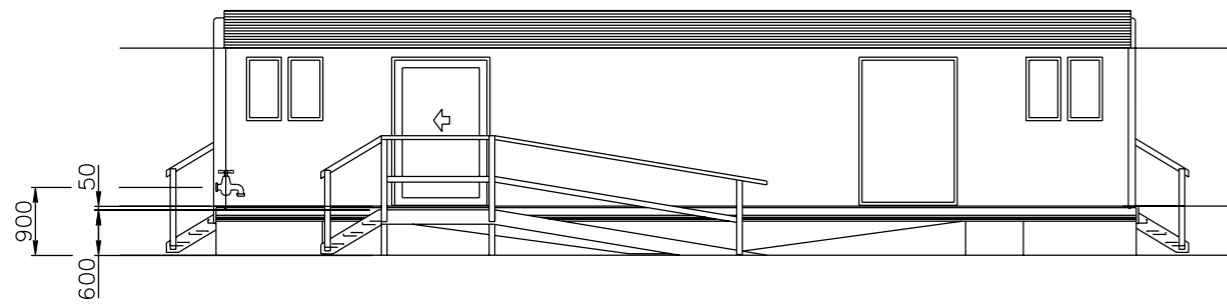
C1 INDICATES 90 x 90 COLUMNS  
S1 INDICATES 75 SHS x 3 WT STUMPS  
P1 INDICATES 75 x 75 H3 POSTS



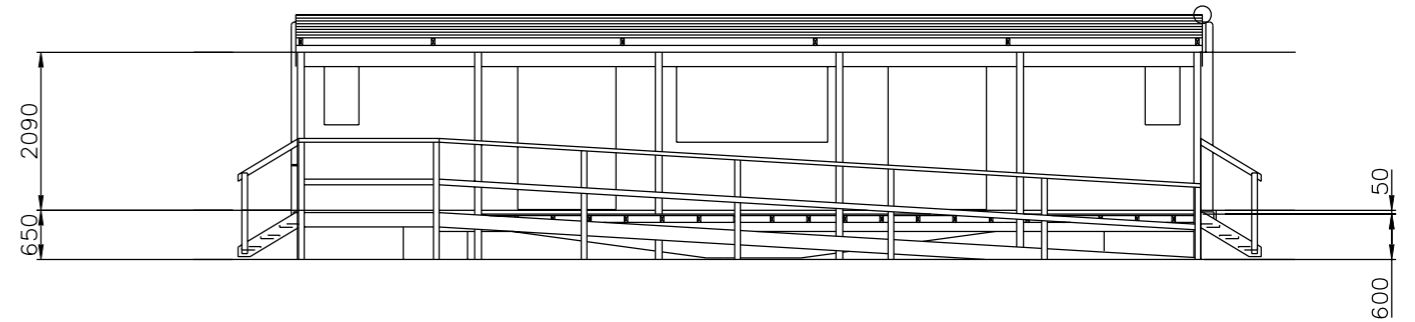
FLOOR LEVEL PLAN  
1 : 100

REFER TO DRAWING 07 FOR CONSTRUCTION DETAILS

		 <b>PINEFIELD'S OF YORK</b>		<b>PROPOSED CARRIAGE DINER</b>		<b>SECTION A</b>	
		GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com		CLIENT : J. SNOOKE 2 DONOVAN STREET CUNDERDIN WA 6407		NORTH	
				DRAWN      GWB		SCALE      1 : 100	
				DATE      NOV 2023		REVISION      A	
A      ISSUED FOR REVIEW				JOB No      BW-22-23/24		SHEET      05      A3	
REVISION		DATE					

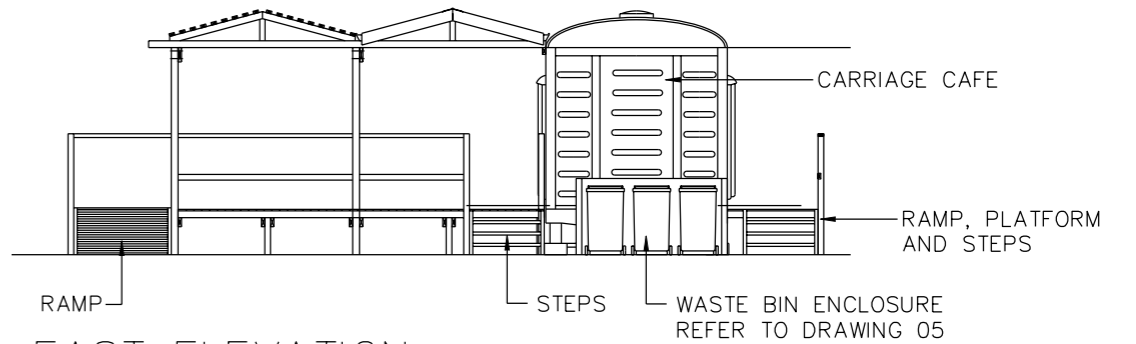


REAR ELEVATION  
1 : 100



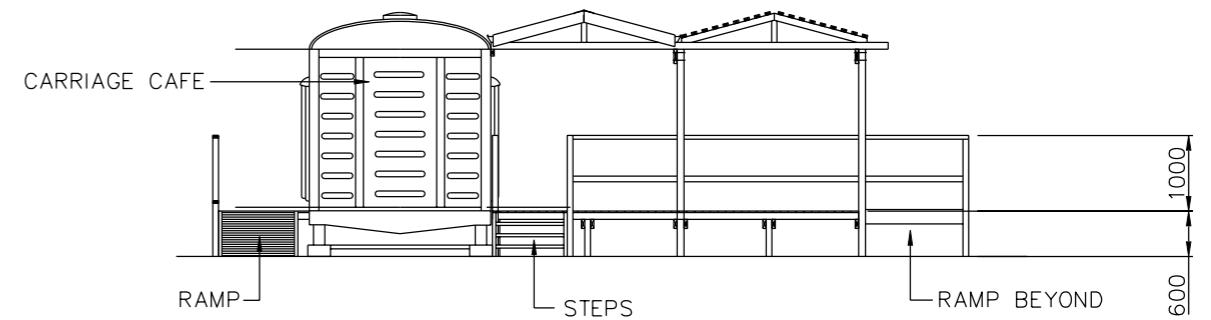
FRONT ELEVATION  
1 : 100

PERGOLA AREA ROOFED SECTION



EAST ELEVATION  
1 : 100

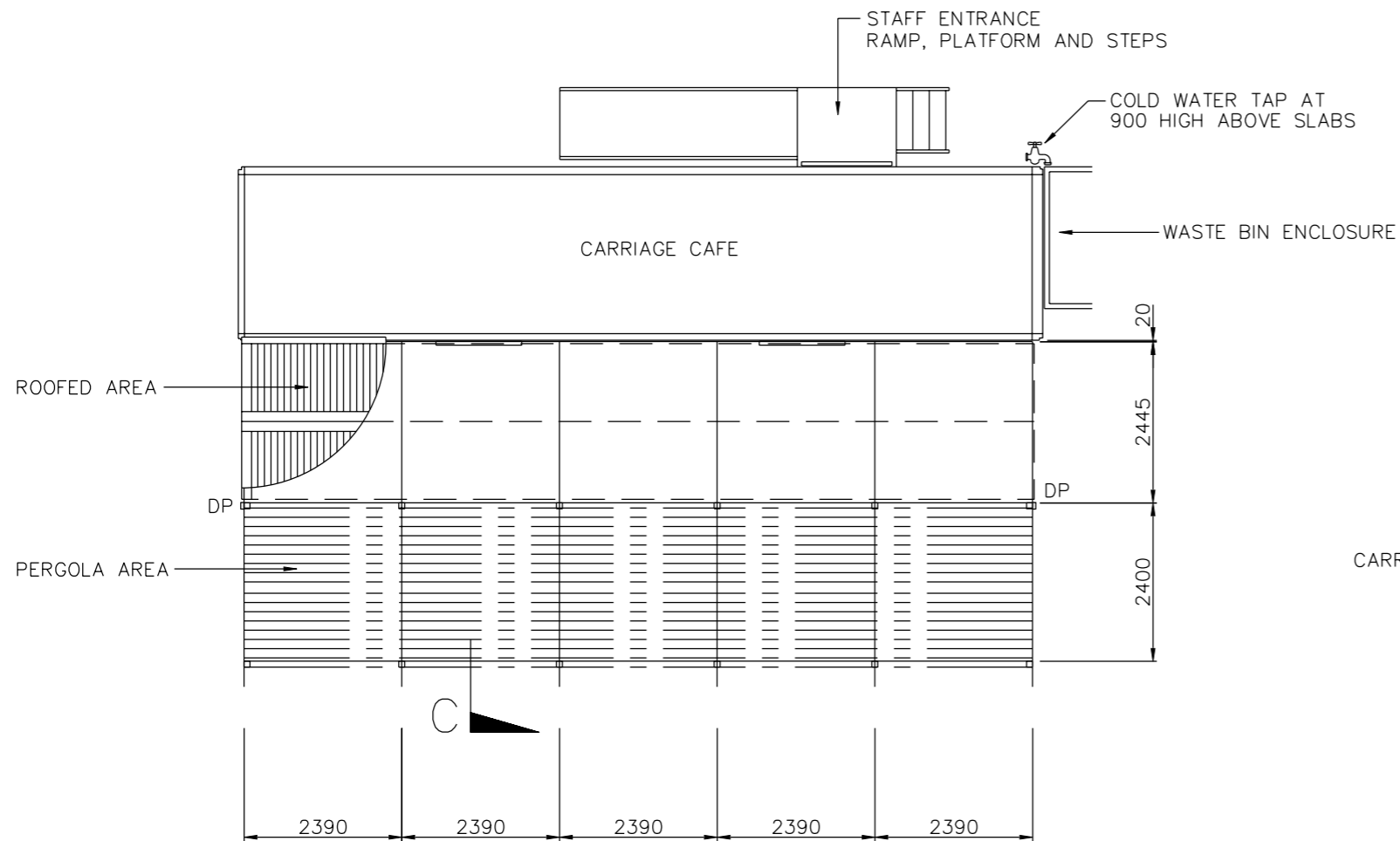
ROOFED SECTION PERGOLA AREA



WEST ELEVATION  
1 : 100

FINISHES

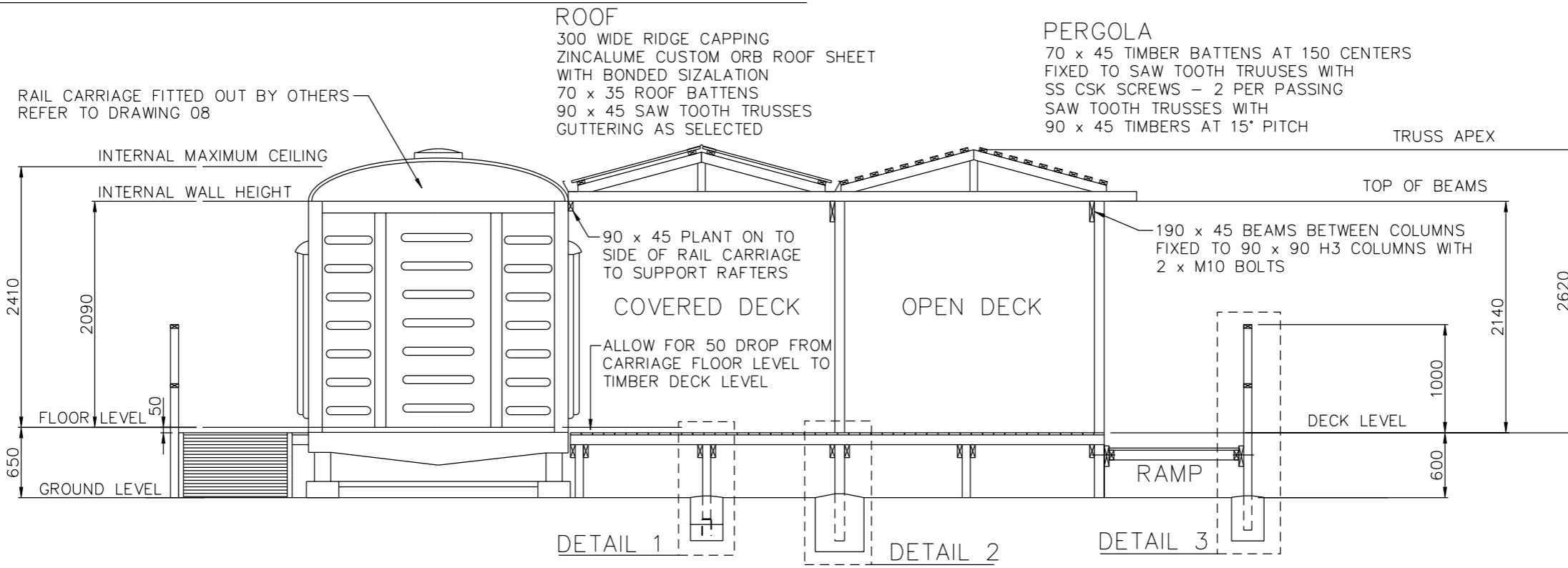
CARRIAGE AND PERGOLA ROOF - NIGHT SKY  
CARRIAGE WALLS AND PERGOLA STRUCTURE - SURFMIST  
GUTTERS AND DOWNPIPES - BLACK  
MABUA DECKING AND RAMP BOARDS - SIKKENS OIL



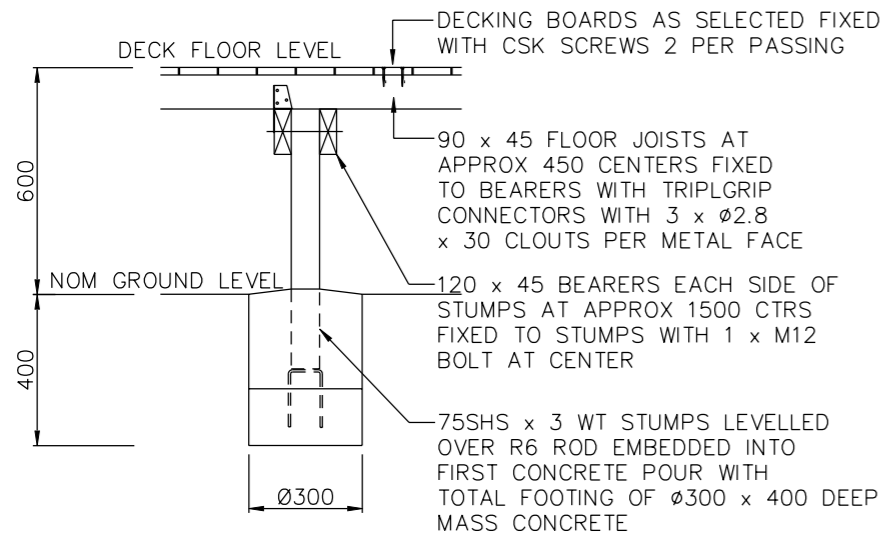
ROOF LEVEL PLAN  
1 : 100

REFER TO DRAWING 07 FOR CONSTRUCTION DETAILS

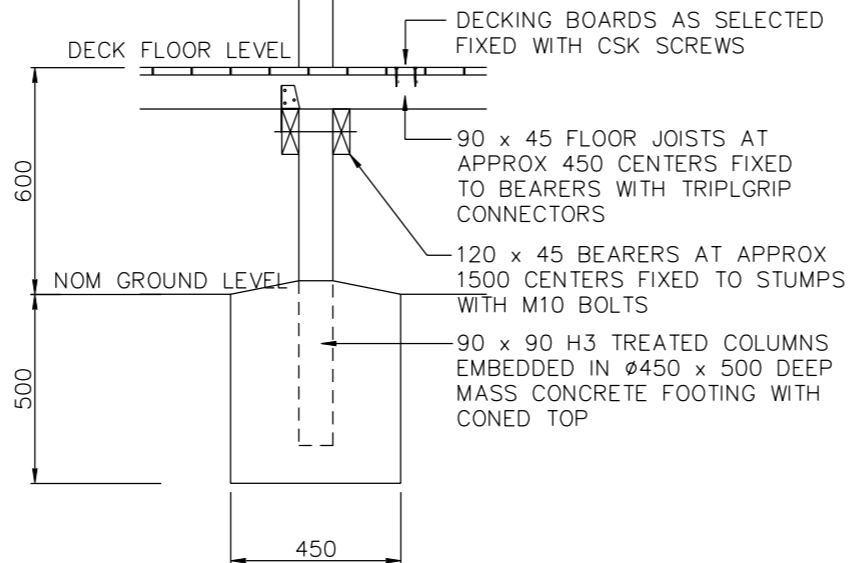
			<b>PINEFIELD'S OF YORK</b>		<b>PROPOSED CARRIAGE DINER</b>			
			GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com		CLIENT : J. SNOOKE 2 DONOVAN STREET CUNDERDIN WA 6407		NORTH 	
A			ISSUED FOR REVIEW				DRAWN    GWB	SCALE    1 : 100
REVISION			DATE				DATE     NOV 2023	REVISION    A
						JOB No    BW-22-23/24	SHEET    06    A3	



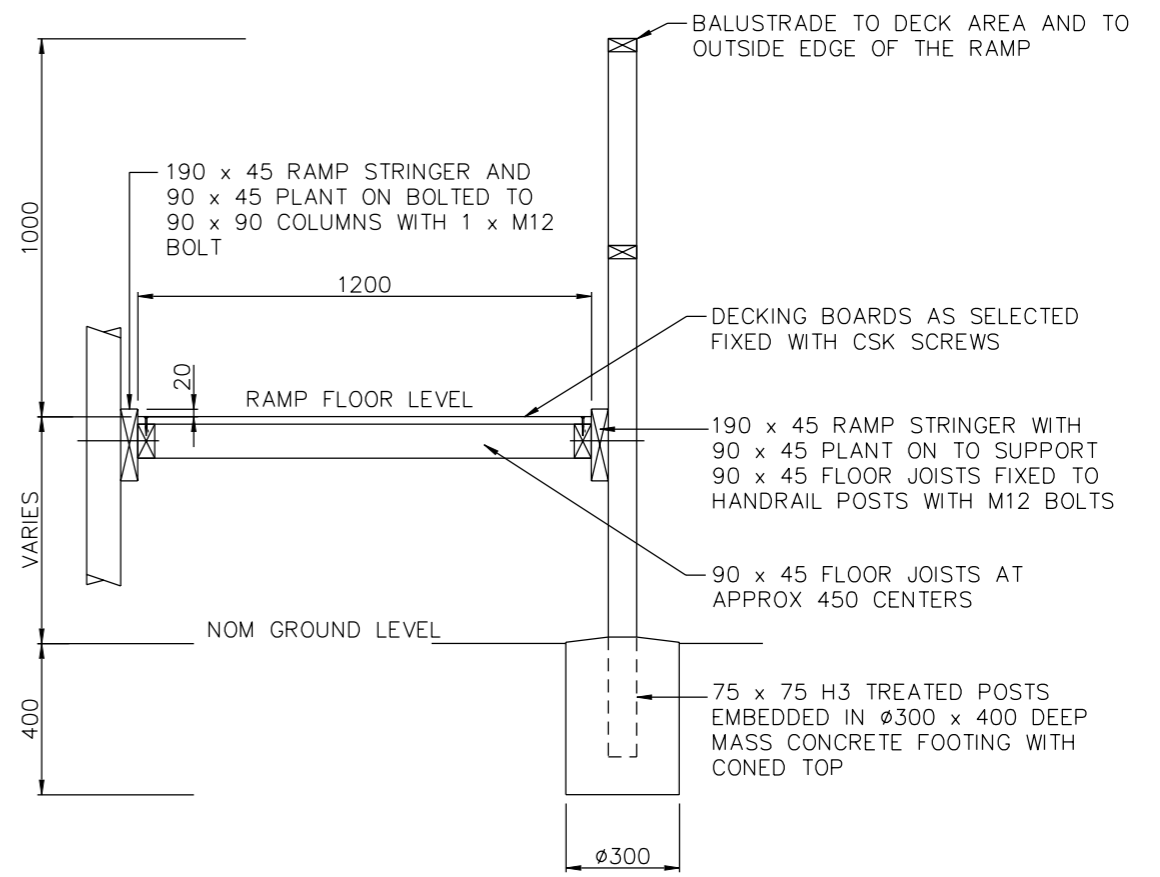
SECTION C  
1 : 50



DETAIL 1  
1 : 20  
STUMP DETAILS

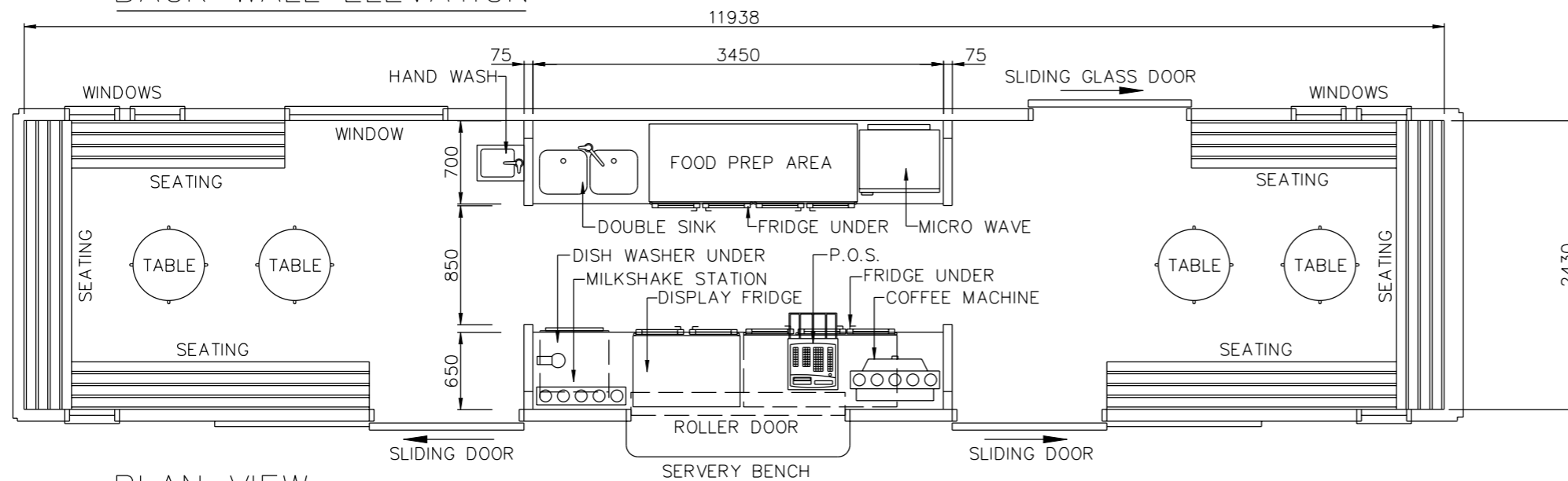
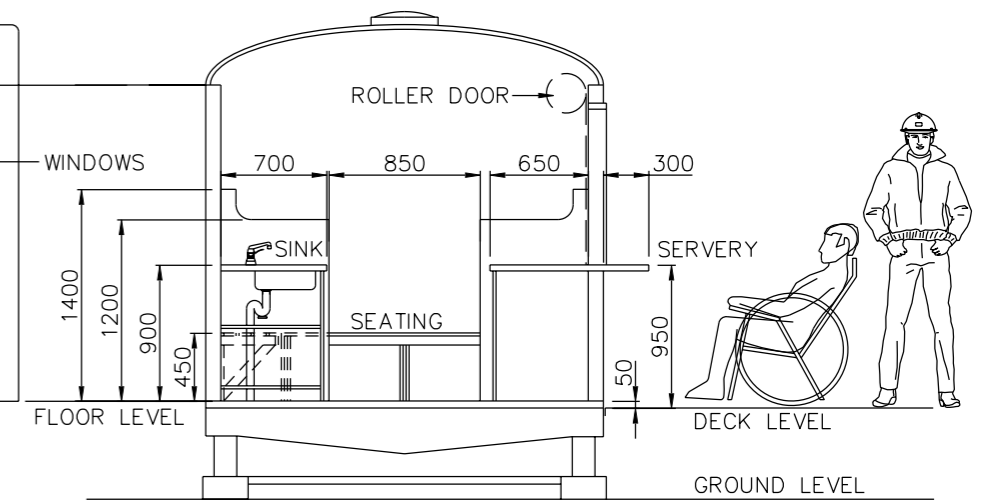
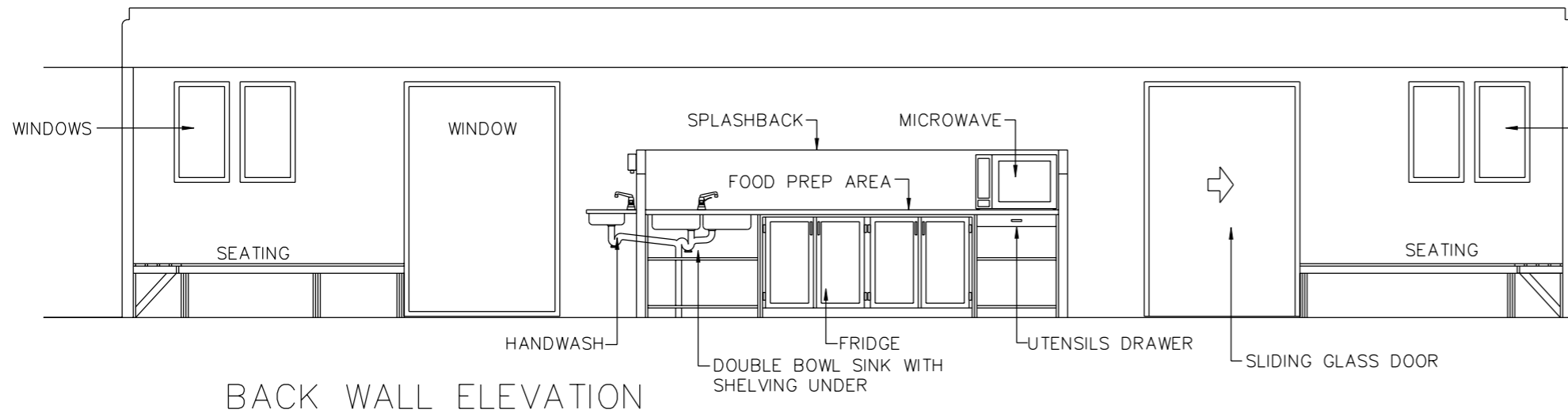
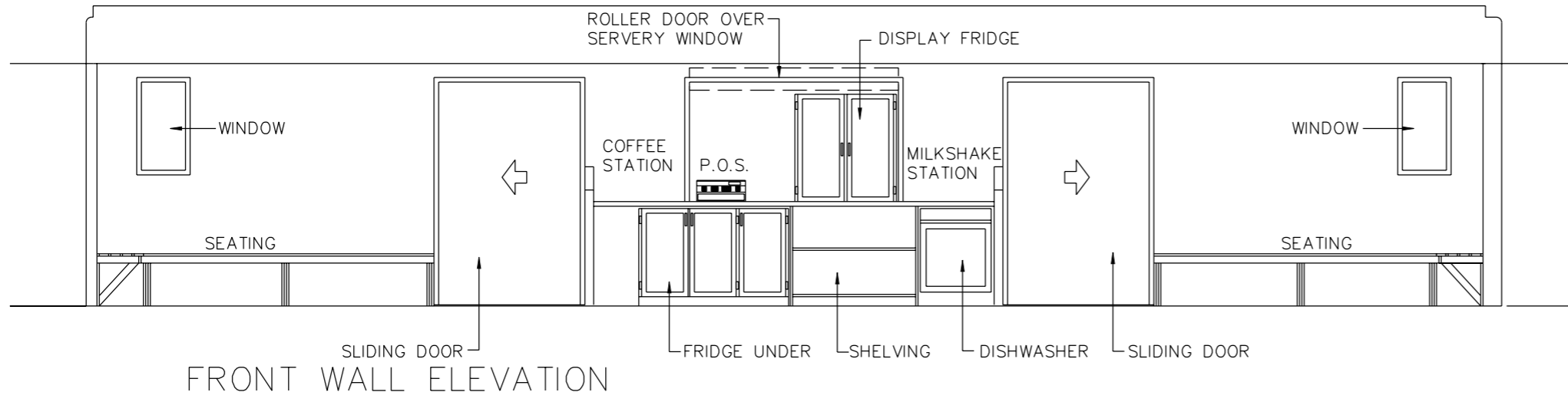


DETAIL 2  
1 : 20  
COLUMN DETAILS



DETAIL 3  
1 : 20  
RAMP DETAILS

			PINEFIELD'S OF YORK		PROPOSED CARRIAGE DINER		SECTION		
			GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com		CLIENT : J. SNOOKE 2 DONOVAN STREET CUNDERDIN WA 6407		NORTH		
							DRAWN    GWB    SCALE    1 : 100		
							DATE    NOV 2023    REVISION    A		
A	ISSUED FOR REVIEW					JOB No BW-22-23/24		SHEET 07	A3
	REVISION	DATE							



PLAN VIEW  
1 : 50

			<b>PINEFIELD'S OF YORK</b> PROPOSED CARRIAGE DINER		NORTH 	<b>CAFE LAYOUT</b>		
			GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com			CLIENT : J. SNOOKE 2 DONOVAN STREET CUNDERDIN WA 6407		DRAWN    GWB    SCALE    1 : 50
A	ISSUED FOR REVIEW					DATE    NOV 2023    REVISION    A		
	REVISION		DATE			JOB No BW-22-23/24    SHEET    08    A3		

PLANTING SCHEDULE

TREES

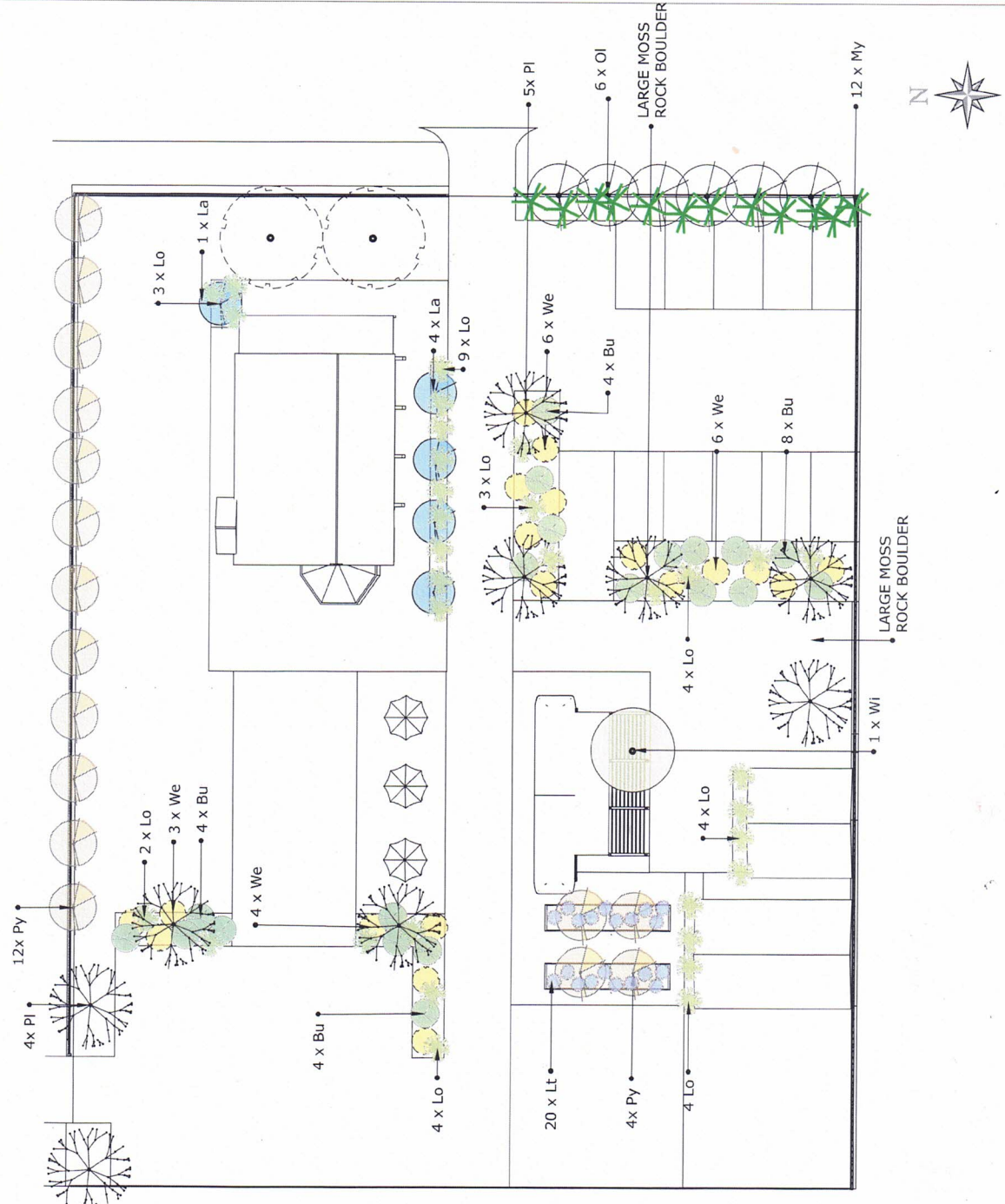
- Existing trees
- PI - 8 x *Pithecellobium (Lobelia) Plant Tree*  
*Oriental Plane Tree*
- Py - 16 x *Pyrus 'Chanticleer'* (Ornamental Pears)
- La - 5 x *Lagerstroemia 'Natchez'*
- OI - 6 x *Olea sp.* (Olive Trees)

SHRUBS

- We - 19 x *Westringia 'Grey Box'*
- Bu - 20 x *Buxus Balls*
- Lo - 33 x *Lomandra 'Seascape'*
- Li - 20 x *Lomandra 'Lime Tuff'*

GROUND COVERS & CLIMBERS

- Wi - 1 x *Wisteria sinensis* (Purple/White)
- My - 12 x *Myoporum insulare* 'Prostrate'



MOBILE: 0422 069 310  
 EMAIL: ASCHER@ASCHERSMITH.COM.AU  
 WWW.ASCHERSMITH.COM.AU



CLIENT: JULIE MANTON  
 ADDRESS: 2 DONOVAN RD CUNDERDIN  
 TITLE: 2D CONCEPT PLAN

DRAWN: K LAWSON  
 SCALE: 1:250 @ A3  
 DATE: 16 JUNE 2023

**PROGRESS DRAWING**  
 This drawing is not intended to be used for construction purposes.  
 All content is subject to change.

This drawing is prepared by the author and is the property of the author. It is not to be used for any other purpose without the written consent of the author. The author is not responsible for any errors or omissions in this drawing. The author is not responsible for any damage or injury caused by the use of this drawing. The author is not responsible for any loss of profit or business caused by the use of this drawing. The author is not responsible for any other consequences of the use of this drawing.

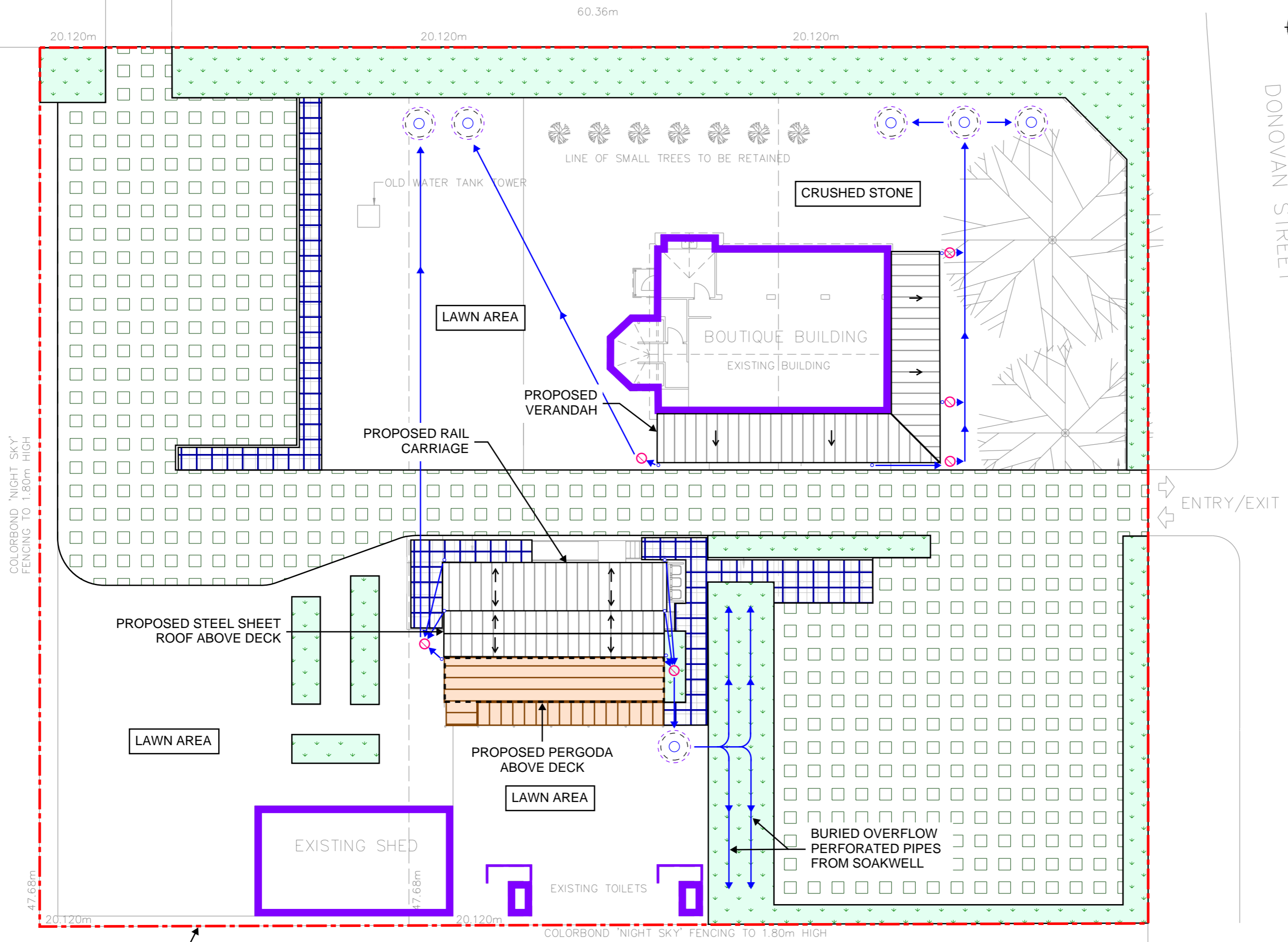
GREAT EASTERN HIGHWAY



DONOVAN STREET

- DRAINAGE NOTES**
1. THE CONTRACTOR SHALL ENSURE PAVED AREAS ARE TO BE GRADED AS SPECIFIED ON THE DRAWINGS TOWARDS DRAINAGE STRUCTURES.
  2. ALL WORK TO COMPLY WITH "AS3500.3 PLUMBING & DRAINAGE", THE "BUILDING CODE OF AUSTRALIA" AND OF THE SITE'S GOVERNING LOCAL AUTHORITY AND / OR STATUTORY AUTHORITY.
  3. PVC S/N6 SHALL BE USED FOR ALL DRAINAGE PIPES UNLESS OTHERWISE STATED.
  4. WHERE MANHOLES ARE LOCATED IN THE AREAS SUBJECT TO VEHICULAR LOADING, CLASS D TRAFFICABLE LIDS ARE TO BE INSTALLED.
  5. STORM WATER PITS SHALL BE POSITIONED AS PER DRAWING AND THE LOCATION SHALL TAKE PRECEDENCE OVER PIPE LENGTHS.
  6. TRENCH BACKFILL SHALL BE CLEAN GRANULAR MATERIAL, COMPACTED TO A LEVEL NOT LESS THAN THAT OF THE SURROUNDING UNDISTURBED GROUND. FOR THE FULL DEPTH OF EXCAVATION, BACKFILL UNDER ROADS SHALL BE COMPACTED TO THE REQUIREMENTS OF THE LOCAL AUTHORITY.
  7. AS CONSTRUCTED DRAWINGS SHALL BE PROVIDED TO THE SUPERINTENDENT AT LEAST ONE WEEK PRIOR TO PRACTICAL COMPLETION THESE PLANS SHOULD INDICATE THE DIMENSIONS, DEPTHS AND TYPES OF ALL PIPE WORK AND STORM WATER STRUCTURES INVOLVED.

- GENERAL NOTES**
1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, ANY DISCREPANCIES BETWEEN ENGINEERING DRAWINGS AND ARCHITECTURAL DRAWINGS SHALL BE CONFIRMED PRIOR TO COMMENCING CONSTRUCTION.
  2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS, OF THE BUILDING CODE OF AUSTRALIA (NCC), AUSTRALIAN STANDARDS, JOB SPECIFICATIONS AND CODES OF PRACTICE.
  3. ALL DIMENSIONS ARE IN MILLIMETERS AND: ALL LEVELS AND GRID CO-ORDINATES ARE IN METRES.
  4. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION METHOD AND MAINTENANCE OF SAFETY DURING THE CONSTRUCTION.
  5. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND ADJACENT STRUCTURES DURING THE CONSTRUCTION PROCESS AND IS RESPONSIBLE TO ENSURE THAT NO STRUCTURAL ELEMENT IS OVER STRESSED DURING THE CONSTRUCTION PROCESS.
  6. CONTRACTORS ARE TO SUPPLY TEST AND COMPLIANCE CERTIFICATES AS REQUESTED IN AUTHORITY PERMITS AND APPROVALS.
  7. THE ENGINEERS DRAWINGS ARE NOT TO BE SCALED.
  8. ALL DIMENSIONS TO BE CHECKED AND SITE MEASURED, PRIOR TO CONSTRUCTION.

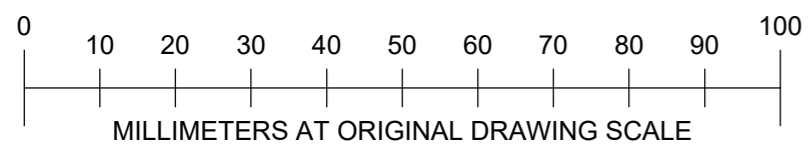


**PLAN KEY**

- DENOTES PERMEABLE VEHICLE PAVING
- DENOTES PEDESTRIAN BLOCK PAVING WITH PERMEABLE JOINTS
- DENOTES PLANTING AREAS TO BE WATERED BY HARVESTED RAIN WATER WHEN AVAILABLE
- DENOTES PROPOSED IMPERMEABLE ROOF
- DENOTES PROPOSED TIMBER DECKING WITH VOIDS TO ALLOW RAINWATER TO PASS THROUGH TO GROUND BELOW
- DENOTES EXISTING BUILDINGS
- DENOTES RAIN WATER DOWN PIPE
- DENOTES RAINWATER HARVESTING BARREL. BARRELS TO BE FITTED WITH OVERFLOW TO SOAKAWAY CHAMBERS
- DENOTES SOAKAWAY CHAMBER
- DENOTES SURFACE WATER FLOW

- NOTES**
- EXISTING BUILDINGS TO CONTINUE TO USE EXISTING INSTALLED DRAINAGE
  - LAWN AND CRUSHED STONE AREAS TO DRAIN BY PERMEATING RAINFALL INTO GROUND BELOW

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**PURE STYLE ENGINEERING**  
 Mr Tadzwa Stevens  
 MEng MIEAust  
 MEM No. 8494690  
 DATE 7/03/2024

CLIENT JULIE SNOOKE	ADDRESS 2 DONOVAN STREET, CUNDERDIN, WA 6407	B	07/03/24	APPROVAL
		REV	DATE	DESCRIPTION
PURE STYLE Engineering and Design	DRAWING TITLE DRAINAGE PLAN	SCALE AT A2 1:200	DRAWING C3001	
		DRAWN TS	PROJECT NO. P2264	





**Approval  
Freehold (Green Title) Subdivision**

**Application No : 164402**

***Planning and Development Act 2005***

Applicant	:	F. M. Surveys Pty Ltd P O Box 81 NORTHAM WA 6401
Owner	:	Snooke Enterprises Pty Ltd 1298 Bulgin Road CUNDERDIN WA 6407
Application Receipt	:	18 December 2023

Lot Number	:	65, 66 & 67
Diagram / Plan	:	Deposited Plan 135026
Location	:	-
C/T Volume/Folio	:	831/189, 4043/824, 4043/825
Street Address	:	Lots 65, 66 & 67 Donovan Road, Cunderdin
Local Government	:	Shire of Cunderdin

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **18 December 2023**.

This decision is valid for **three years** from the date of this notice.

The deposited plan must be submitted within the term of the approval, that is by the close of business on **19 March 2027**.

A request for endorsement of a deposited plan is to be submitted to the WAPC on a Form 1C with appropriate fees. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>.

Ms Sam Boucher  
Secretary  
Western Australian Planning Commission  
19 March 2024

Enquiries : Kieran Panizza (Ph 6552 4429)

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001  
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477  
e-mail: [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au); web address <http://www.dplh.wa.gov.au>  
ABN 35 482 341 493

ACCESS TO  
REMAIN

# GREAT EASTERN HIGHWAY

BUILDING TO BE  
USED FOR  
COMMERCIAL  
PURPOSES

ORIGINAL AREAS  
Lot 65 959m<sup>2</sup>  
Lot 66 959m<sup>2</sup>  
Lot 67 959m<sup>2</sup>  
  
Total Area 2877m<sup>2</sup>  
No of existing lots 3  
No of proposed lots 1



DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE  
  
DATE 18-Dec-2023 FILE 164402

290

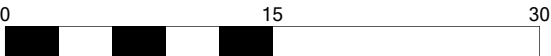
## PROPOSED LOT A

2877 m<sup>2</sup>

ACCESS TO  
REMAIN

DONOVAN STREET

NOTES  
This survey does not guarantee the correct position of fences or found pegs.  
For the location of underground utility services see "Dial Before You Dig" plans  
All units are in metres  
Contour interval 0.2m  
Vertical datum is the A.H.D.  
Check title for easements, encumbrances and ownership etc.  
Lot dimensions and areas are subject to final survey  
Cadastral information has been sourced from Landgate.



PLAN OF  
PROPOSED AMALGAMATION OF  
LOTS 65-67  
#2 DONOVAN STREET  
CUNDERDIN

METADATA	
LOCAL AUTHORITY	SHIRE OF CUNDERDIN
DATE OF SURVEY	23-11-2023
SCALE	1:300 AT A3

FILE NUMBER  
**3050**  
VERSION

F.M. SURVEYS PTY LTD  
P.O. Box 81  
NORTHAM WA 6401  
Ph. 0400 781 694  
Email: mark@fmsurveys.com.au  
Drawn  
Mark Spencer

