

The Mitchell Property Trust
C/o Bremer Bay Post Office
Bremer Bay
WA 6333

3 November 2014

Dear Council,

We are currently in the process of purchasing the Landcorp Block in the Town Centre on Seadragon Way. We have had plans drawn and wish to submit them for planning consent. These plans show a development with a mix of retail, office and accommodation uses, staged to meet demand as the town grows. The proposal also includes a restored commercial fishing vessel as both an entry statement and potential office or retail outlet.

Each of the proposed buildings has been labelled A, B, C or D. Building A is a colourbond transportable consisting of three modules of modern design with a skillion roof, rear verandah and deck, opening out onto a courtyard area. This building is well suited to offices, accommodation or retail. We already own this building and wish to install it on site as part of Stage 1 of the development.

The commercial fishing vessel will be of timber construction, fully restored surrounded by a mix of decking and landscaping. This has been chosen as an entry statement to promote the coastal theme for the development. It will be approximately 30ft long making it a prominent and memorable entry to town. This will also be installed as part of stage one of the development.

Building B is a two storey building fronting the Bremer Bay Road. The lower floor will be retail opening both onto the Bremer Road and the central courtyard of the development. The upper floor will be three accommodation units. As with all the buildings in the development it will have a skillion roof and be clad with modern James Hardie products finished in a blue and white colour scheme. This colour scheme has also been chosen to promote the coastal theme of the development. Finally the balcony will be supported by angled columns giving the building a modern look and at the same time a substantial size deck for the upper level apartments. This building is the last of the structures in Stage 1. Our target for the completion of Stage 1 is December 2017 or earlier.

Buildings D and C will be constructed from the same materials, with the same colour scheme as building B. Building D will have accommodation above the retail. Building C will have accommodation above the office or retail as demand dictates. Building D will be constructed as Stage 2 and building C will be Stage 3. These will be constructed on a time frame to meet market demand.

We hope that our vision for the development is also that of councils and one which will help our small community grow in a positive way. Thank you for your time and consideration on this proposal.

Regards,

Zane Mitchell (On behalf of the Mitchell Property Trust)

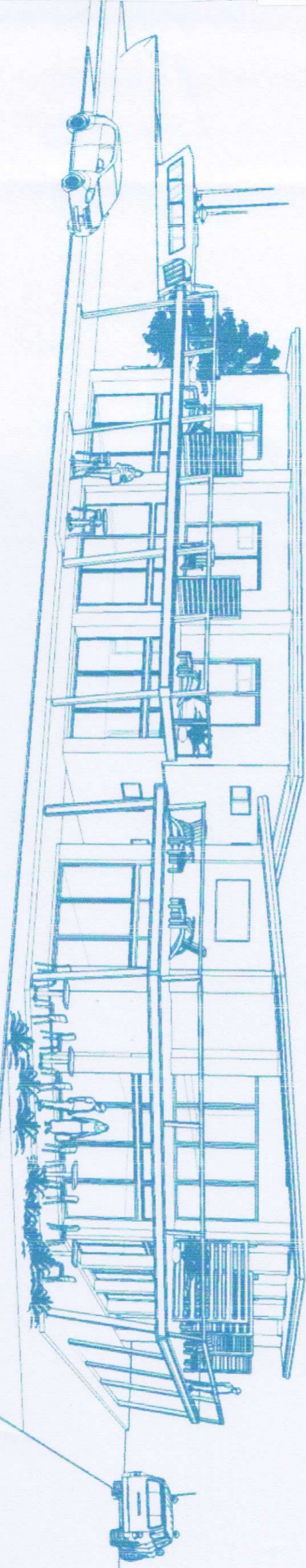












PLANNING APPLICATION FOR DEVELOPMENT
PROPOSAL FOR BREMER BAY TOWN CENTRE

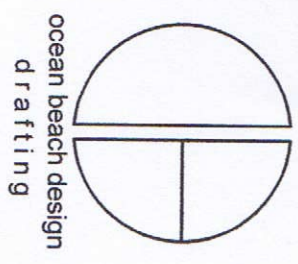
4 STAGE PROPOSAL

- PG 1. SITE
- PG 2 FLOOR PLAN STAGE A AND C
- PG 3 FLOOR PLAN STAGE B
- PG 4 FLOOR PLAN STAGE D
- PG 5 ELEVATIONS STAGE A
- PG 6 ELEVATIONS STAGE B
- PG 7 ELEVATIONS STAGE C
- PG 8 ELEVATIONS STAGE D

STAGE A (TRANSPORTABLE OFFICES) TO BE READ IN
CONJUNCTION WITH ATTACHED DOCUMENTATION

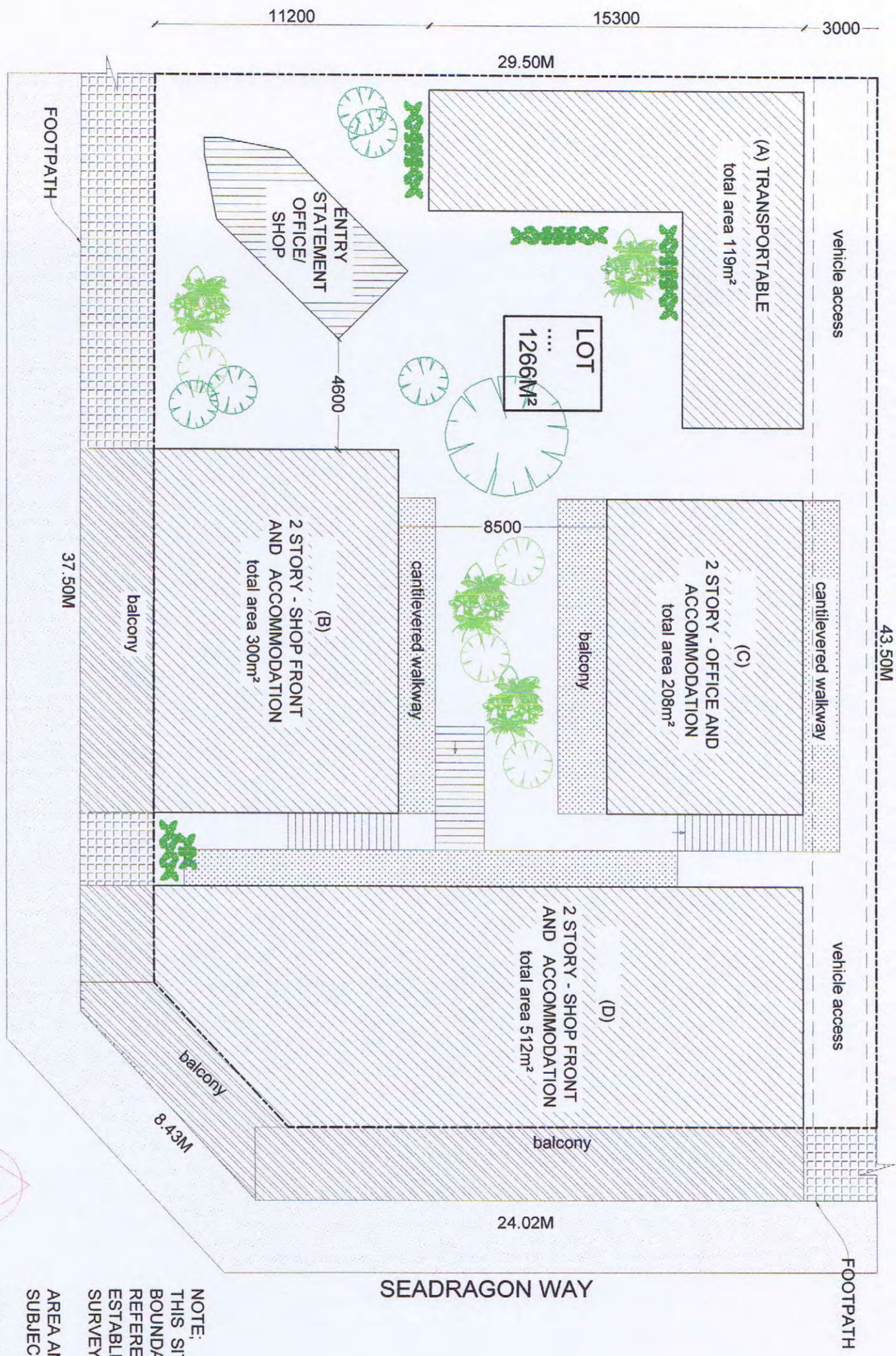
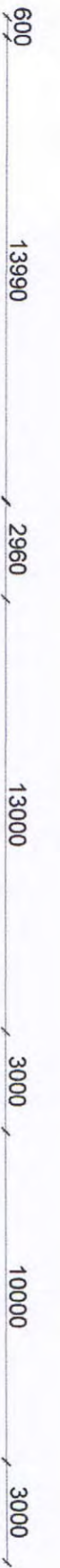
ALL BUILDINGS SHALL COMPLY WITH LOCAL BREMER BAY
TOWN CENTRE DESIGN GUIDELINES AND LOCAL PLANNING
POLICY No19

CLIENT:
ZANE MITCHELL
118 QUOLL COURT
BREMER BAY



ocean beach design
drafting

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e: obdd@westnet.com.au
35 heather rd
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PROPOSED SITE PLAN

SCALE 1:200

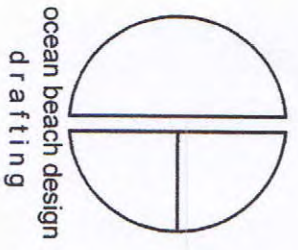
NOTE:
BUILDINGS SHALL COMPLY WITH LOCAL BREMER BAY TOWN CENTRE DESIGN GUIDELINES AND LOCAL PLANNING POLICY No 19



NOTE:
THIS SITE AND THE BOUNDARIES SHOWN SHOULD BE USED AS A REFERENCE ONLY AS THEY HAVE NOT BEEN ESTABLISHED BY A LICENSED SURVEYOR.

AREA AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY

BUILDINGS SHALL COMPLY WITH LOCAL BREMER BAY TOWN CENTRE DESIGN GUIDELINES AND LOCAL PLANNING POLICY No 19



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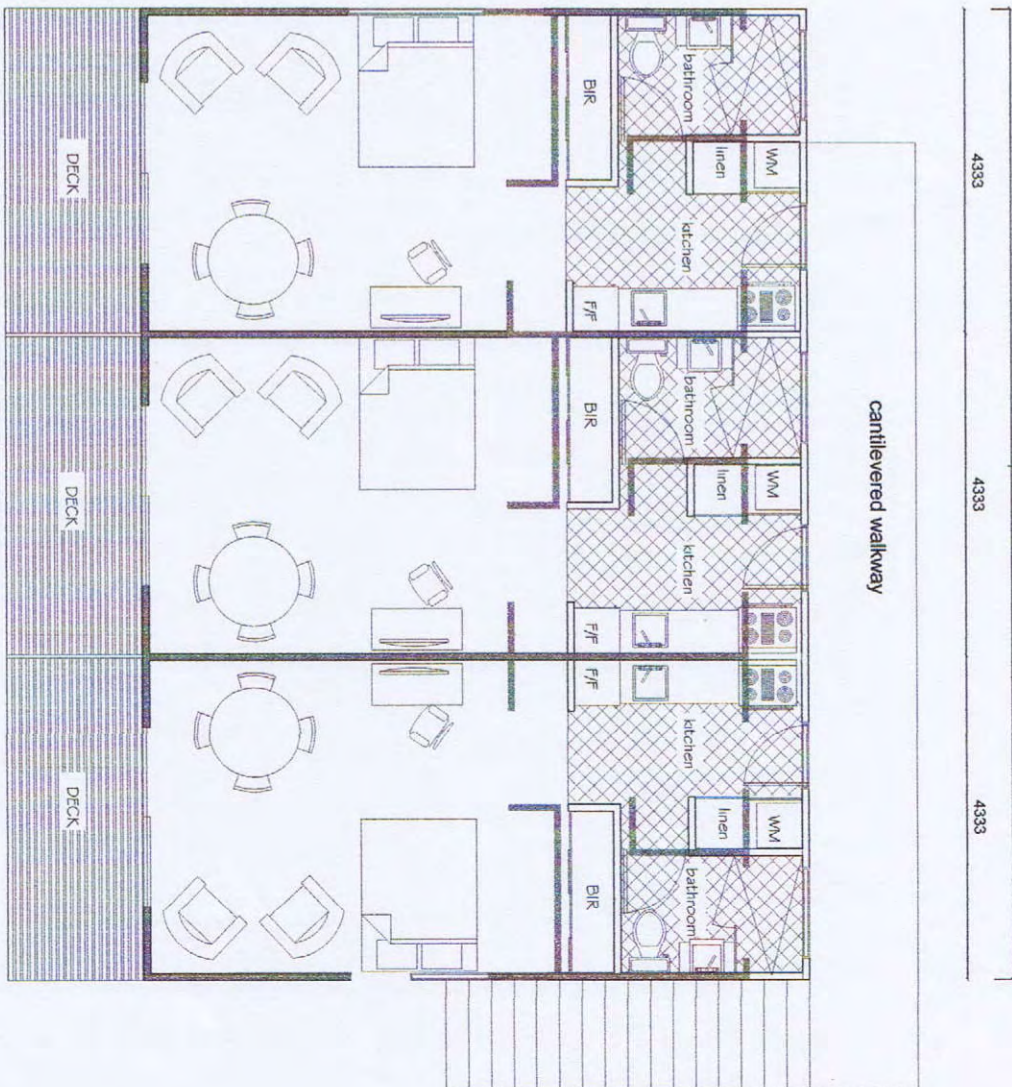
PLANNING APPROVAL FOR DEVELOPMENT
PROPOSAL FOR BREMER BAY TOWN CENTRE

CLIENT:
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118 QUOLL COURT
BREMER BAY

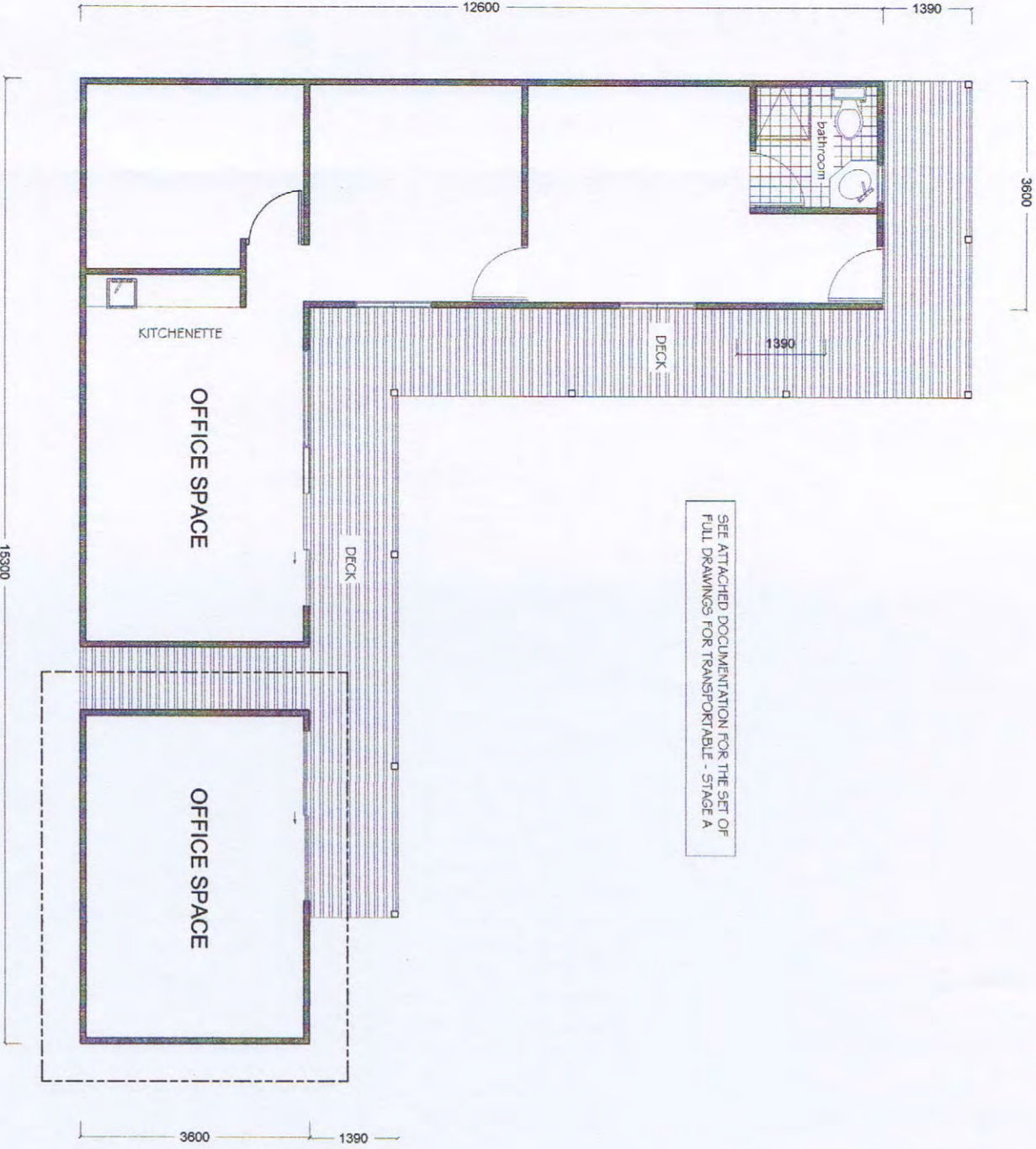
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DATE: 04.11.2015
DW 1#8

MATERIALS

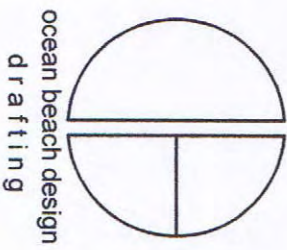
| MATERIALS | |
|---|--|
| HOUSE SUBSTRUCTURE | CONC. PAD AND STEEL SUBFLOOR |
| ROOFING MATERIAL | SHEET ROOFING COLOURBOND |
| WALL CLADDING | COMBINATION OF HARDYS WEATHER BOARD AND SCYON MATRIX |
| DECKING SUBSTRUCTURE | STEEL I BEAM & POSTS - TIMBER OR STEEL AS SPECIFIED - JARRAH DECKING |
| FEATURE COLUMNS TO BE CLAD IN DISTRESSED TIMBER TO RESEMBLE DRIFTWOOD | |
| WINDOWS AND DOORS | ALUMINIUM FRAMED - GENERALLY DOUBLE GLAZED |



"C" SHOP FRONTS AND UPPER LEVEL ACCOMMODATION
SCALE 1:100
(average room 33sqm)



"A" TRANSPORTABLE OFFICE BLOCK
SCALE 1:100



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PLANNING APPROVAL FOR DEVELOPMENT
PROPOSAL FOR BREMER BAY TOWN CENTRE
FLOOR PLAN FOR TRANSPORTABLE AND
STAGE C SHOP/OFFICE AND
ACCOMMODATION

CLIENT:
ZANE MITCHELL
118 QUOLL COURT
BREMER BAY

SCALE: 1:100
DATE: 04.11.2015

DW 2#8

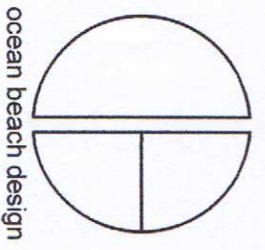


(average room 47sqm)

"B" SHOP FRONTS AND UPPER LEVEL ACCOMMODATION
SCALE 1:100

MATERIALS

| MATERIALS | |
|---|--|
| HOUSE SUBSTRUCTURE | CONC. PAD AND STEEL SUBFLOOR |
| ROOFING MATERIAL | SHEET ROOFING COLOURBOND |
| WALL CLADDING | COMBINATION OF HARDIS WEATHER BOARD AND SCYON MATRIX |
| DECKING SUBSTRUCTURE | STEEL I BEAM & POSTS - TIMBER OR STEEL AS SPECIFIED - JARRAH DECKING |
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drafting

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PLANNING APPROVAL FOR DEVELOPMENT
PROPOSAL FOR BREMER BAY TOWN CENTRE
FLOOR PLAN FOR STAGE B
SHOP FRONTS/ OFFICE SPACE
AND ACCOMMODATION.

CLIENT:
ZANE MITCHELL
118 QUOLL COURT
BREMER BAY

SCALE: 1:100
DATE: 04.11.2015
DW 3#8

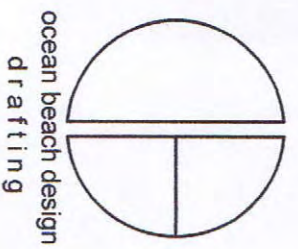
NOTE:
 BUILDINGS SHALL COMPLY WITH LOCAL BREMER BAY TOWN CENTRE DESIGN GUIDELINES AND
 LOCAL PLANNING POLICY No 19



"D" SHOP FRONTS AND UPPER LEVEL ACCOMMODATION
 SCALE 1:100

MATERIALS

| | |
|---|--|
| MATERIALS | |
| HOUSE SUBSTRUCTURE | CONC. PAD AND STEEL SUBFLOOR |
| ROOFING MATERIAL | SHEET ROOFING COLOURBOND |
| WALL CLADDING | COMBINATION OF HARD'S WEATHER BOARD AND SCYON MATRIX |
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ocean beach design
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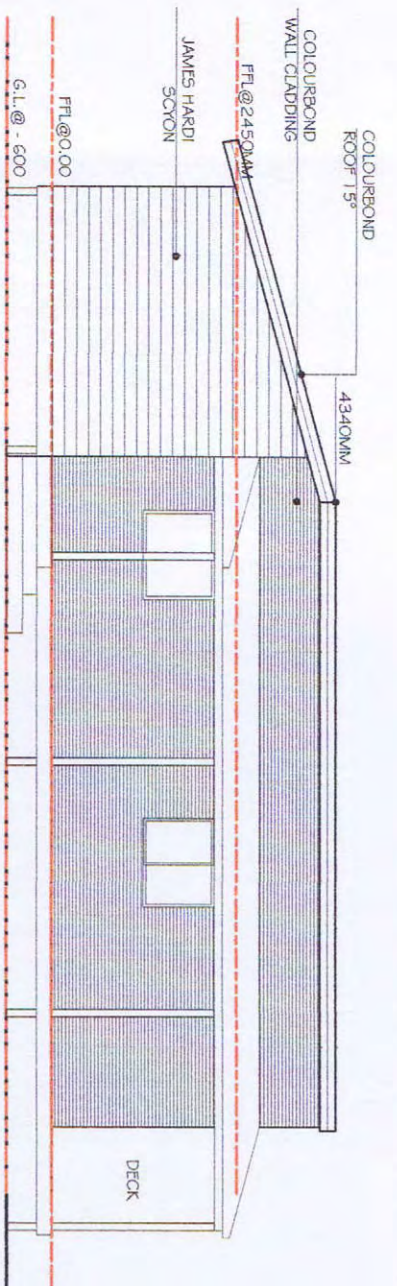
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PLANNING APPROVAL FOR DEVELOPMENT
 PROPOSAL FOR BREMER BAY TOWN CENTRE
 FLOOR PLAN FOR STAGE D
 SHOP FRONTS/ OFFICE SPACE
 AND ACCOMMODATION

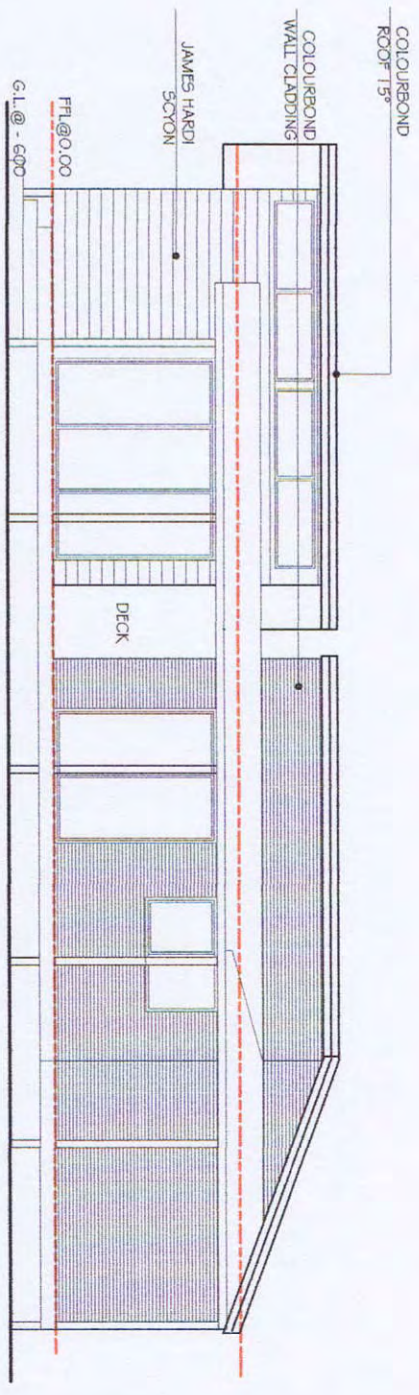
CLIENT:
 ZANE MITCHELL
 118 QUOLL COURT
 BREMER BAY

SCALE: 1:100
 DATE: 04.11.2015
 DW: 4/8

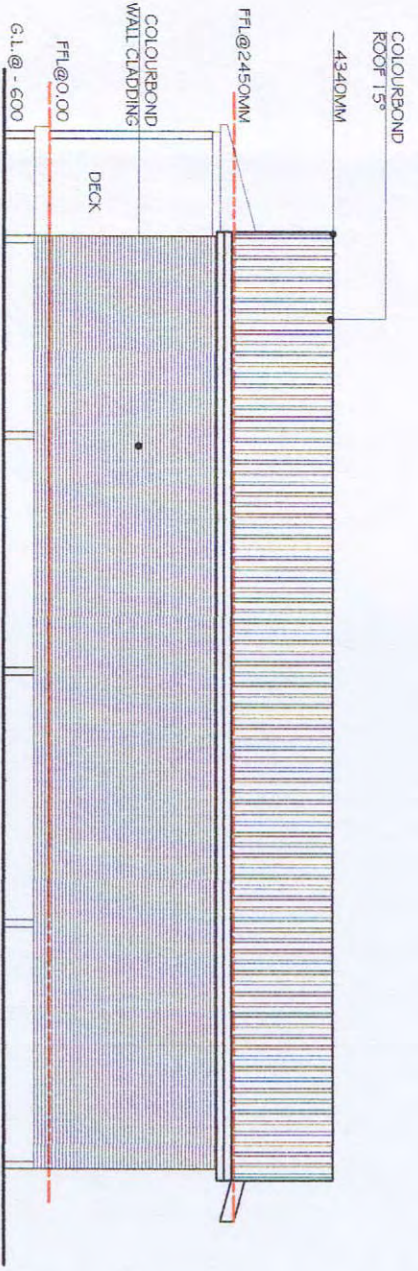
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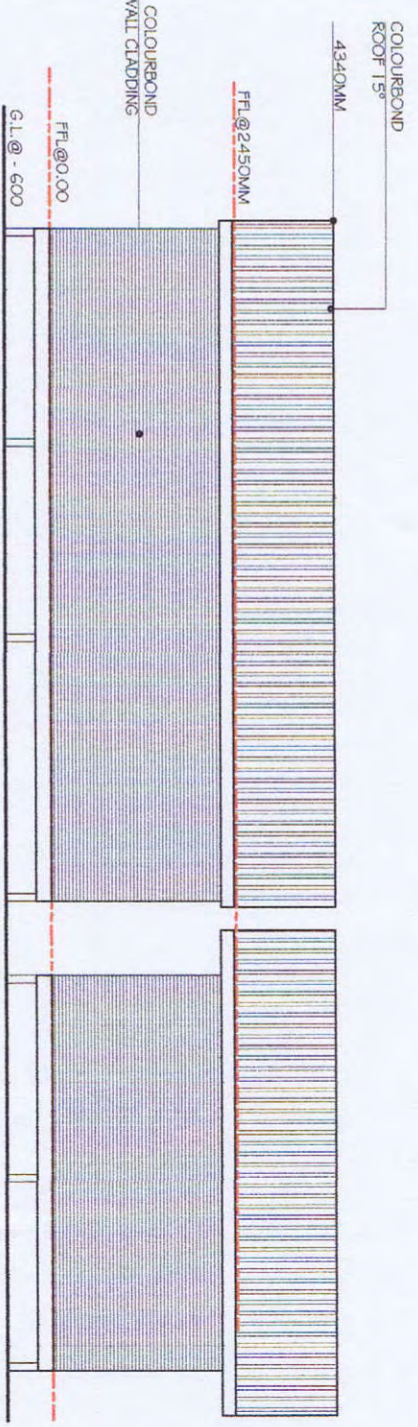
"A" SOUTH ELEVATION
 SCALE 1:100



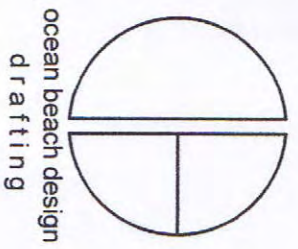
"A" EAST ELEVATION
 SCALE 1:100



"A" NORTH ELEVATION
 SCALE 1:100



"A" WEST ELEVATION
 SCALE 1:100



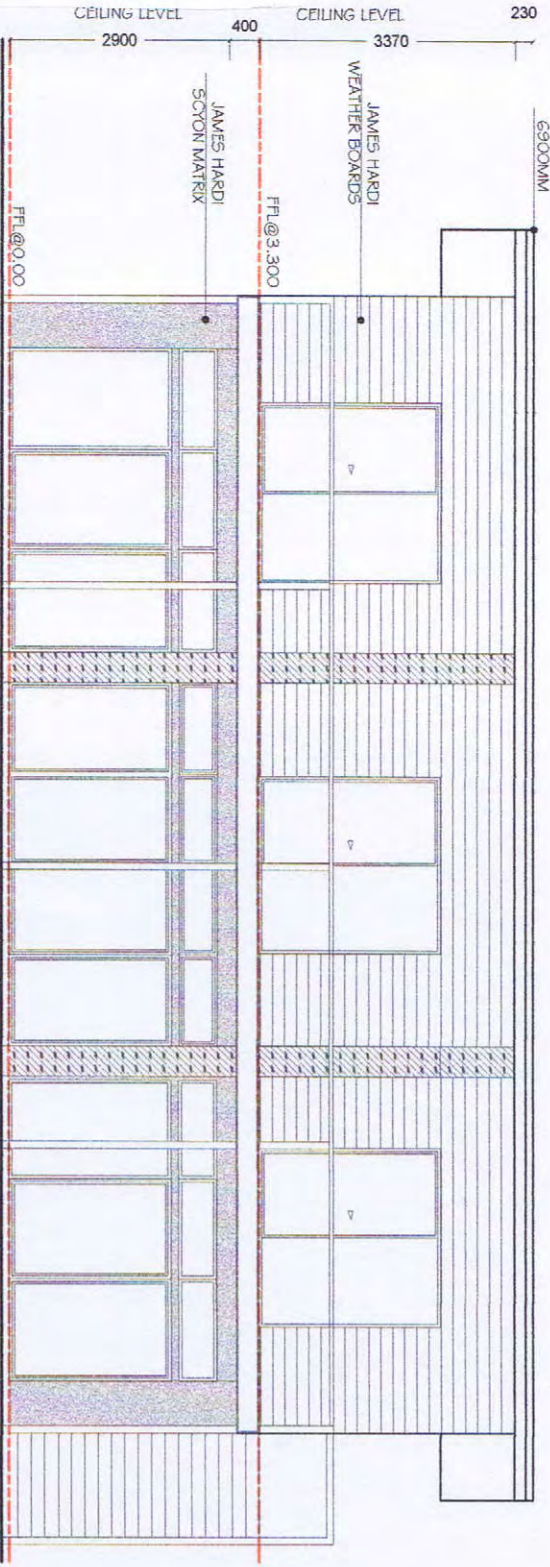
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PLANNING APPROVAL FOR DEVELOPMENT
 PROPOSAL FOR BREMER BAY TOWN CENTRE
 ELEVATIONS FOR TRANSPORTABLE

CLIENT:
 ZANE MITCHELL
 118 QUOLL COURT
 BREMER BAY

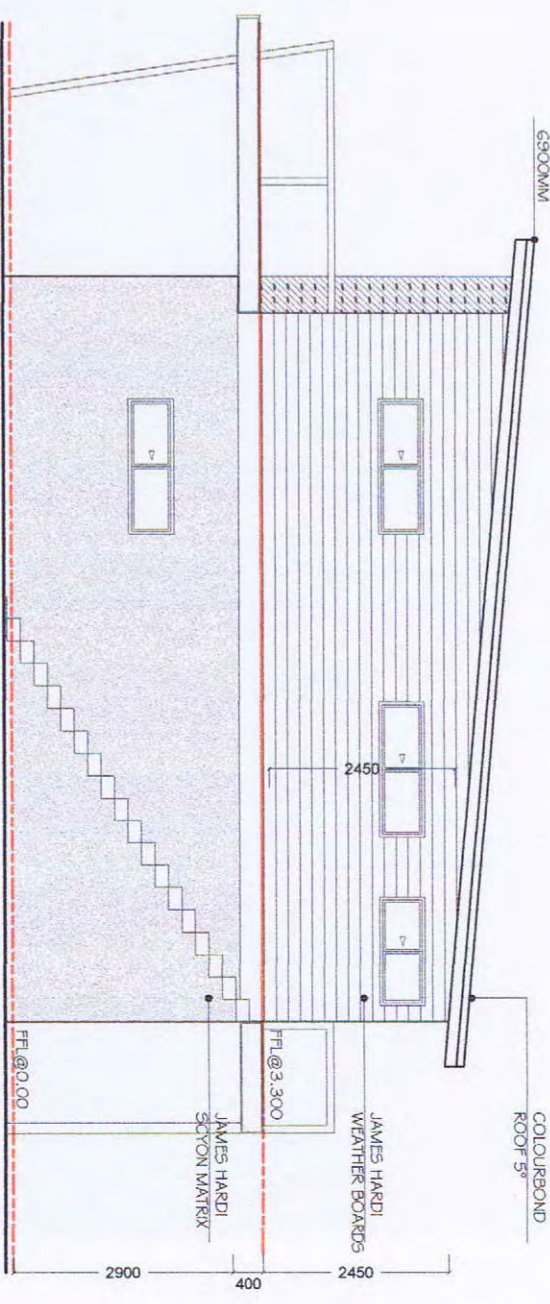
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 DW: 5#8



"B" SOUTH ELEVATION
SCALE 1:100

NOTE:

BUILDINGS SHALL COMPLY WITH LOCAL BREMER BAY TOWN CENTRE DESIGN GUIDELINES AND LOCAL PLANNING POLICY No 19



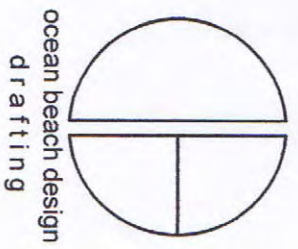
"B" EAST ELEVATION
SCALE 1:100



"B" NORTH ELEVATION
SCALE 1:100



"B" WEST ELEVATION
SCALE 1:100



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PLANNING APPROVAL FOR DEVELOPMENT
PROPOSAL FOR BREMER BAY TOWN CENTRE
ELEVATIONS FOR STAGE B

CLIENT:
ZANE MITCHELL
118 QUOLL COURT
BREMER BAY

SCALE: 1:100
DATE: 04.11.2015
DW: 6#8

NOTE:
 BUILDINGS SHALL COMPLY WITH LOCAL BREMER BAY TOWN CENTRE DESIGN GUIDELINES AND
 LOCAL PLANNING POLICY No 19



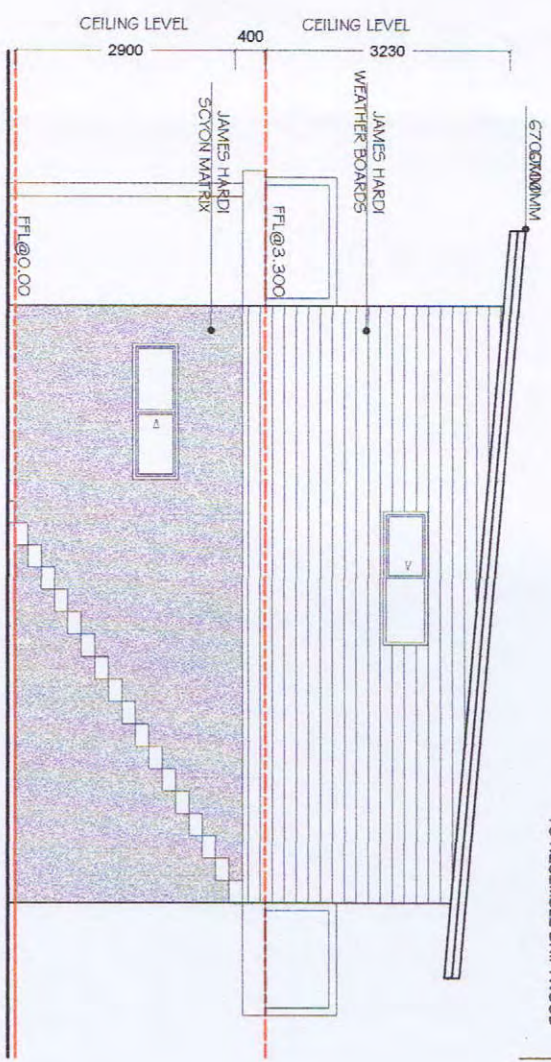
"C" SOUTH ELEVATION
 SCALE 1:100



"C" WEST ELEVATION
 SCALE 1:100

MATERIALS

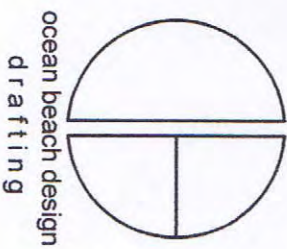
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"C" EAST ELEVATION
 SCALE 1:100



"C" NORTH ELEVATION
 SCALE 1:100



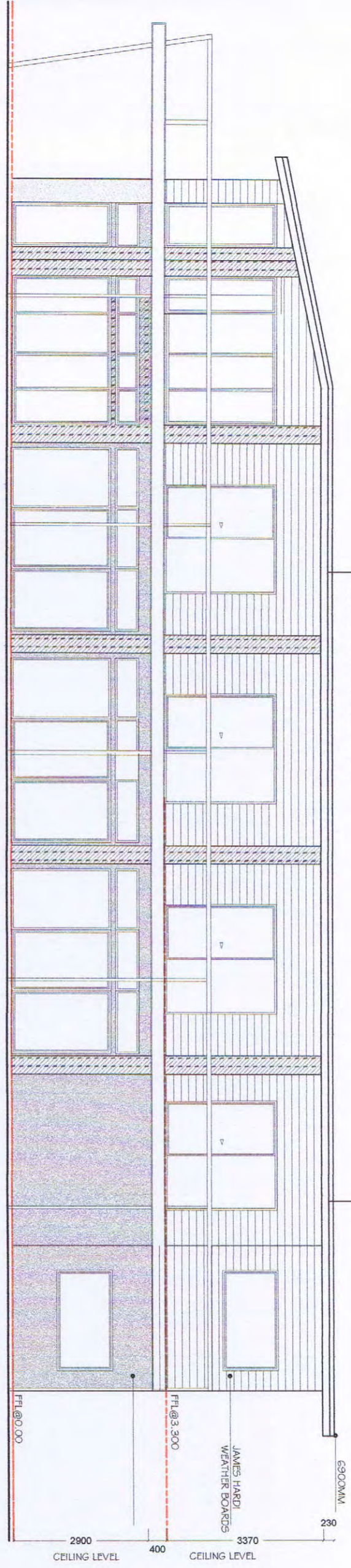
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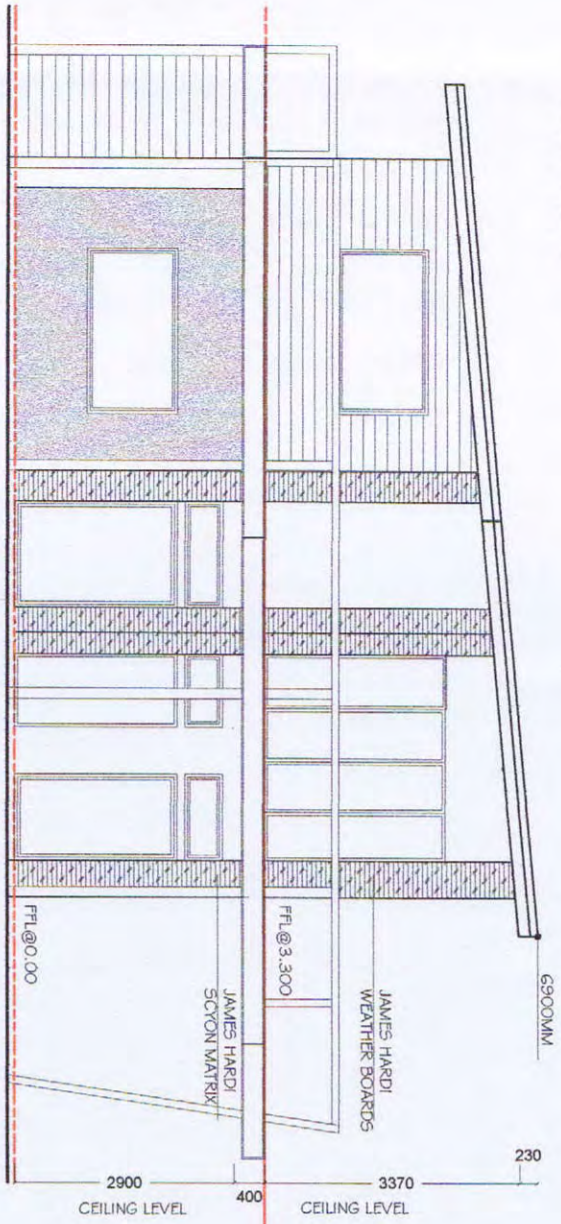
PLANNING APPROVAL FOR DEVELOPMENT
 PROPOSAL FOR BREMER BAY TOWN CENTRE
 ELEVATIONS FOR STAGE C

CLIENT:
 ZANE MITCHELL
 118 QUOLL COURT
 BREMER BAY

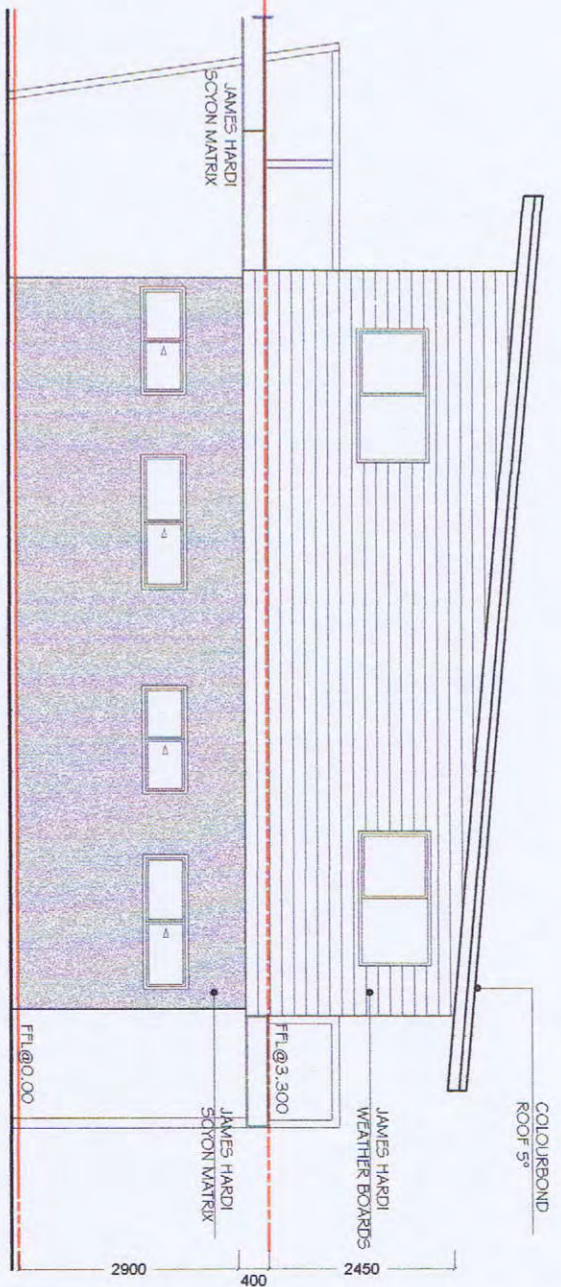
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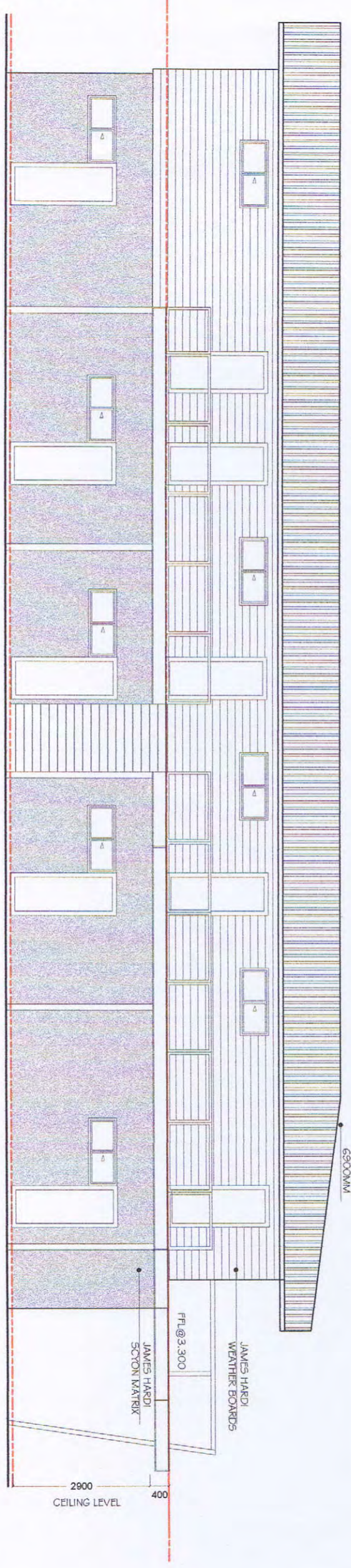
"D" EAST ELEVATION
SCALE 1:100



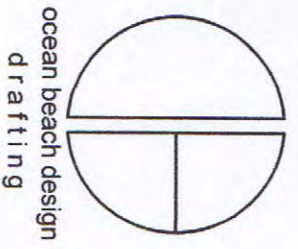
"D" SOUTH ELEVATION
SCALE 1:100

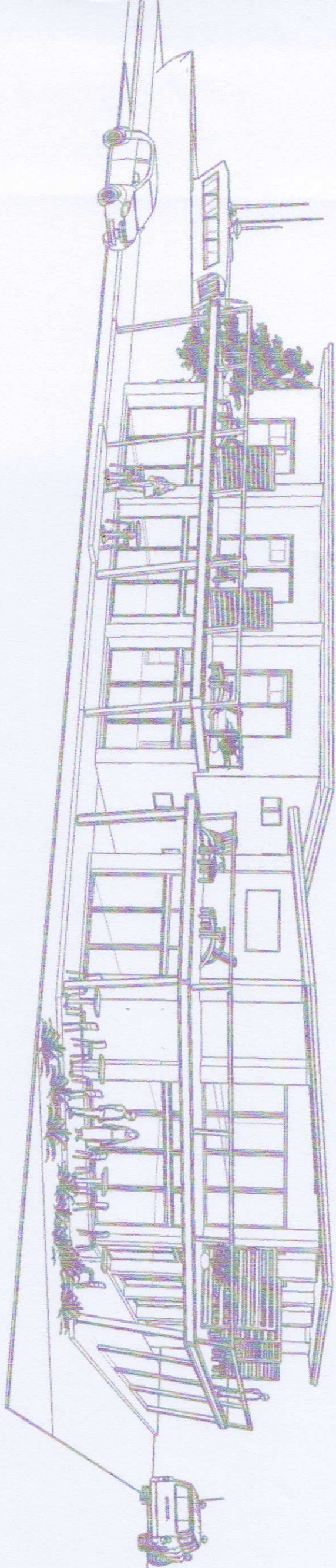


"D" NORTH ELEVATION
SCALE 1:100



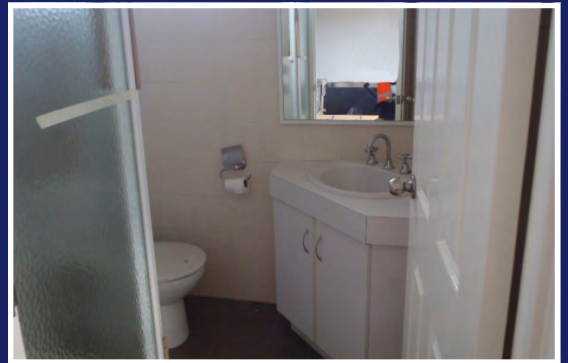
"D" WEST ELEVATION
SCALE 1:100





LIQUIDATORS AUCTION TIMED ONLINE

1 X OFFICE ACCOMMODATION BUILDING



2010 TRANSPORTABLE 3 SECTION OFFICE/ ACCOMMODATION BUILDING

Approx 2 x Floors 9M x 3.6M x 3.7M

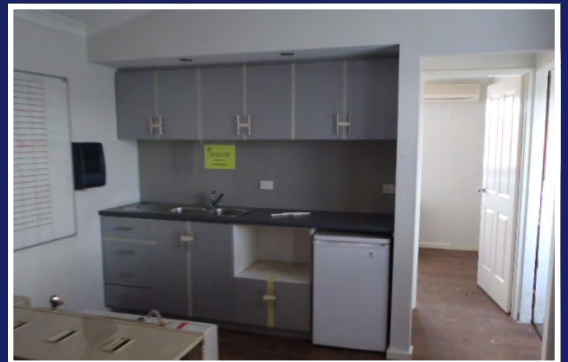
1 x Floor 5.3M x 3.6M x 3.7M

- Colourbond / James Hardie Board Clad
- Full Bathroom
- Kitchenette
- Vinyl Flooring
- Blinds
- Security Screens
- Furniture Contents
- 4 x Reverse Cycle Split System A/C

NOTE: Removal Conditions Apply
GST Exclusive Auction . 5% Buyers Premium
Applicable

**Auction opens 14th September 9AM and closes
21st September 3:30PM WST.**

Contact Jules Antenucci on 0417 956 773 for details



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FOR SALE BY TIMED AUCTION OFFICE ACCOMMODATION

BUILDING PLAN



THIS EQUIPMENT WILL BE SOLD BY ONLINE TIMED AUCTION

AUCTION IS OPEN 14TH - 21ST SEPTEMBER 2015

**INSPECTION STRICTLY SATURDAY 19TH SEPTEMBER
8:30AM - 12 NOON ONLY**

Inspection is located on site at 173 Barrington Road Bibra Lake
During inspection time only.

Enclosed Shoes, Safety Glasses & Hi Vis Vest must be worn on site at all times.

Timed auctions are only conducted online.

Transportable Building is sold on an 'as is, where is' basis.

Conditions:

Removal Conditions Apply. 14 Days from invoice or by negotiation. Transport and
Cranaage at purchasers expense.

Note 5% Buyers Premium Applicable. GST exclusive

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