

SITE/GROUND
Scale 1"

TOTAL NUMBER OF NEW
ROOMS PROPOSED
- 70 ROOMS
60 previously approved
ADDITIONAL/NEW
CAR-PARKING PROVIDED
80 spaces
53 previously approved

CERTIFICATE OF TITLE
LOT 1, Folio 86, Volume 582,
LOT 205, Folio 1987, Folio 86,
LOT 206, Volume CT2046, Folio 88,
LOT 207, Volume 1194, Folio 54

ANNE STREET

SIRE OF BROOMFIELD
RECEIVED
17 MAR 2008
W.A.

VARIATION TO
PLANNING APPROVAL ONLY
NOTE THIS IS NOT A BUILDING
APPROVAL WHICH MAY REQUIRE A
SEPARATE APPLICATION.
Application No. 2007-139
Shire Officer

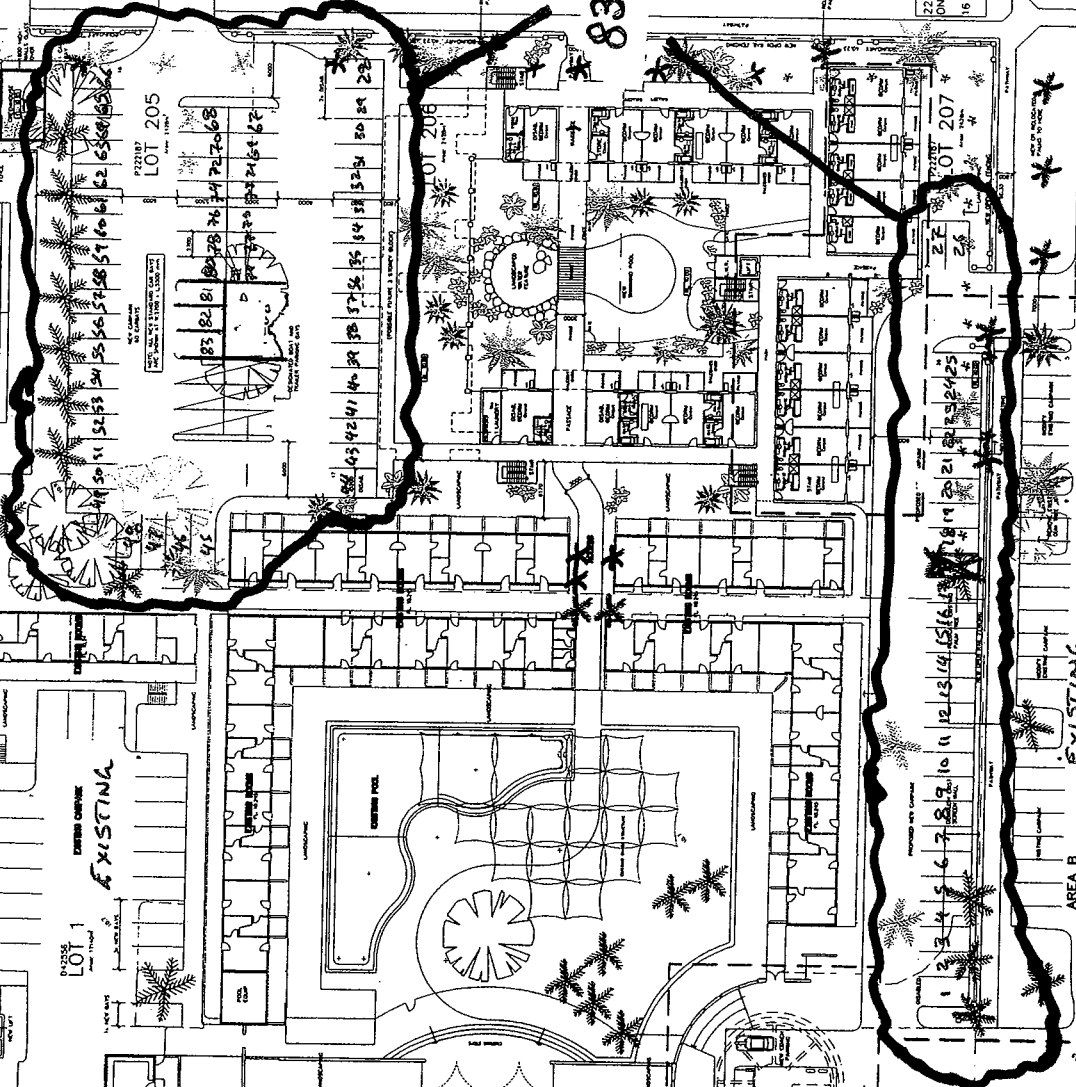
83 BAYS

AREA A
SUBJECT
OF THIS
APPLICATION

ALTERATIONS AND ADDITIONS
MERCURE INN CONTINENTAL HOTEL WELD STREET

AREA B
SUBJECT
OF THIS
APPLICATION

EXISTING



ROBINSON STREET

LOUIS STREET

AREA C
SUBJECT
OF THIS
APPLICATION

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

22 ROOMS PROPOSED
ON THIS LEVEL
16 previously approved

Re: ORIGINAL CARPARKING CALCULATIONS – MERCURE (2004/239)**As per the report to Council 3 May 2005**

In accordance with Car Parking Policy 4.1.8, the following car parking requirements are applicable to the development:

"Hotel 1 car bay for each bedroom and 1 car bay for each 6m² of bar, lounge or other areas designated for the public (including function rooms), plus 1 bay for each staff member."

"Motel 1 car bay for each bedroom and 1 car bay for every 25m² gross floor area of service building."

"Restaurant (including Alfresco dining areas) 1 car bay per 4m² of dining area and 1 bay for each 6m² of drinking or assembly area, where provided."

Applying the current standards set out under Car Parking Policy 4.1.8 to the additions, the following parking bays would be required:

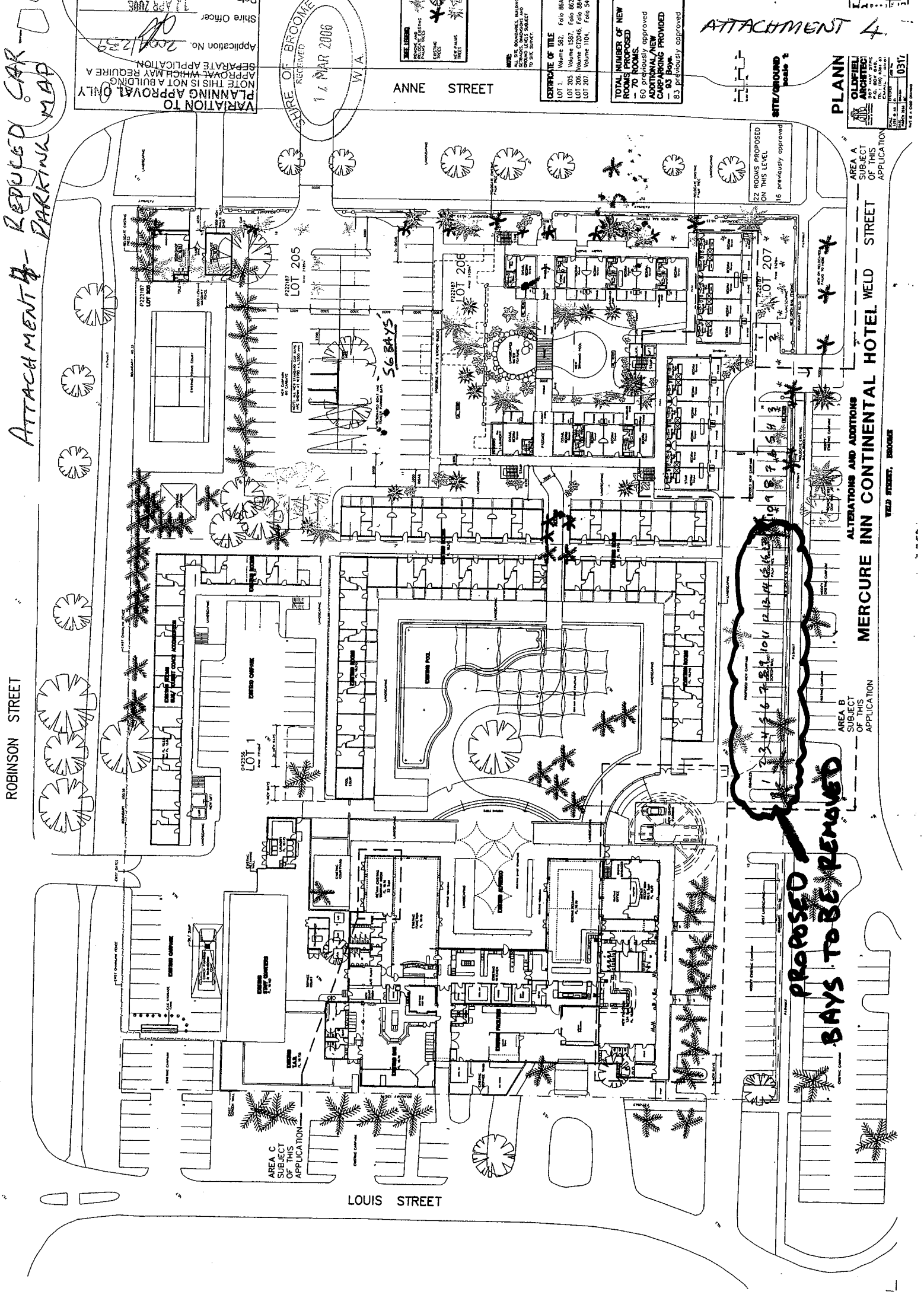
Use	Requirement	Calculation	Total
Hotel/Motel rooms	1 guest bay per room	60 units	60
Cafe/Restaurant	1 bay per 6 sqm of eating area	107.6 sqm/6	17.9
Bar Decking area	1 bay per 6 sqm of eating area.	34 sqm/6	5.67
Service area	1 bay per 25 sqm	310 sqm/25	12.4
Removal of Function Room	1 bay per 6 sqm	52 sqm/6	-8.67
TOTAL		87.30 (88) bays	

In applying the reduced standard of provision the following parking bays would be required:

Use	Requirement	Calculation	Total
Hotel/Motel rooms	1 guest bay per 2 room	60 units	30
Cafe/Restaurant	1 bay per 6 sqm of eating area.	107.6 sqm / 6 X 50%	8.9
Bar Decking area	1 bay per 6 sqm of eating area.	34 sqm / 6 X 50%	2.8
Service area	1 bay per 25 sqm.	310 sqm / 25 X 50%	6.2
Removal of Function Room	1 bay per 6 sqm.	52 sqm / 6	- 8.7
TOTAL		39.2 (40) bays	

It is noted that, although not required under the Council's parking policies, the applicant is also providing 3 boat parking bays which would otherwise have accommodated 6 car parking bays.

In summary the development is providing 86 parking bays (83 bays plus the boat parking bays) which will exceeds the reduced car parking requirement set out above.



ROBINSON STREET

REPEATED CAR PARKING MAP
ATTACHMENT 4

ATTACHMENT 4

Shire Officer
Application No. 2007/23
VARIATION TO PLANNING APPROVAL ONLY
NOTE THIS IS NOT A BUILDING APPROVAL WHICH MAY REQUIRE A SEPARATE APPLICATION.

SEAL OF THE SHIRE OF BROMBERG
17 MAR 2006
W.A.

ANNE STREET

CERTIFICATE OF TITLE	
LOT 1	Volume 582, Folio 864A
LOT 205	Volume 1587, Folio 867B
LOT 206	Volume C72046, Folio 88 B & C
LOT 207	Volume 1104, Folio 54

TOTAL NUMBER OF NEW ROOMS PROPOSED	
60	previously approved
ADDITIONAL/NEW	ROOMS BEING PROVIDED
83	previously approved

SITE/GROUND BOOKS 1

PLANN
OLDFIELD
ARCHITECTS
P.O. BOX 499
100 WELLS STREET
WELLS, WA 6107
Tel: 08 9422 1111
Fax: 08 9422 1111
0317

82 ROOMS PROPOSED ON THIS LEVEL
16 previously approved

AREA A SUBJECT OF THIS APPLICATION

ALTERATIONS AND ADDITIONS
MERCURE INN CONTINENTAL HOTEL
WELD STREET

AREA B SUBJECT OF THIS APPLICATION

PROPOSED BAYS TO BE REMOVED

AREA C SUBJECT OF THIS APPLICATION

LOUIS STREET

WELD STREET, BROOKS

ATTACHMENT 5 - CAR PARKING REPORT

Mar-08

MERCURE INN BROOME - CARPARK REPORT

MONTH

	Rooms Available	Rooms Sold	Front Carpark	Rear Carpark	Murphy's Carpark	PAX In House	Function
1	66						
2	66						
3	66						
4	66						
5	66						
6	66						
7	66						
8	66						
9	66						
10	66						
11	66						
12	66						
13	66						
14	66						
15	66						
16	66						
17	66						
18	66						
19	66						
20	66						
21	66				17	77	NO
22	66	44	8	1 semi	0	43	NO
23	66	31	5+1 semi	6	6	49	NO
24	66	37	5+1 semi	13	0	56	NO
25	66	46	7+1 semi	15	0	56	Yes
26	66	48	8+1 semi	13	0	56	
27	66						
28	66						
29	66						
30	66					23	281
31	66				49	23	
TOTAL		206	8	33	49	23	

0.75
0.68
0.86
0.65
0.60

Car Parking Spaces
 Current
 Murphy's Space 34
 Front Carpark 62
 Rear Carpark 31
 127

New Car Parking
 rear new wing 59
 Inside Weld St 10
 69

Total No. car parks on completion 196

Total No of Rooms on Completion 136

Car Parks required if Mercure 100% occupied based upon above Ratio
 Maximum 118
 Minimum 82

Car Parks No.'s available when 100% Occupied at maximum Ratio 78

Ration of Car Parks used per Rooms Occupied

Semi = say 8 car parks

Rooms
 Existing Hotel 66
 New wing 70
 Total 136

ATTACHMENT 6 - BUS BAY SITE MAP.

ROBINSON STREET

LOUIS STREET

ANNIE STREET

WELD STREET, BROOMFIELD
 MERCURE INN CONTINENTAL HOTEL WELD STREET

PLANNING APPROVAL ONLY
 NOTE THIS IS NOT A BUILDING
 APPROVAL WHICH MAY REQUIRE A
 SEPARATE APPLICATION.
 Application No. 20071239
 Date Officer 11 APR 2008

SHIRE OF BROOMFIELD
 RECEIVED 11 APR 2008
 BUS PARKING IN THE PARKING BAYS
 PROPOSED IN W.A.

AREA DESIGN	ALL SITE REQUIREMENTS, BUILDING AND GRADING SHALL BE SUBJECT TO THE SHIRE.
PROPOSED BUILDING	
PROPOSED DRIVE	
PROPOSED FENCE	
PROPOSED LIGHTS	
PROPOSED PLANTS	

CERTIFICATE OF TITLE	
LOT 1,	Volume 582, Folio 68A
LOT 205,	Volume 1587, Folio 882
LOT 206,	Volume C17046, Folio 884
LOT 207,	Volume 1104, Folio 540

TOTAL NUMBER OF NEW ROOMS PROPOSED	
- 70 ROOMS.	60 previously approved
ADDITIONAL/NEW CAR PARKING PROVIDED	
83	83 previously approved



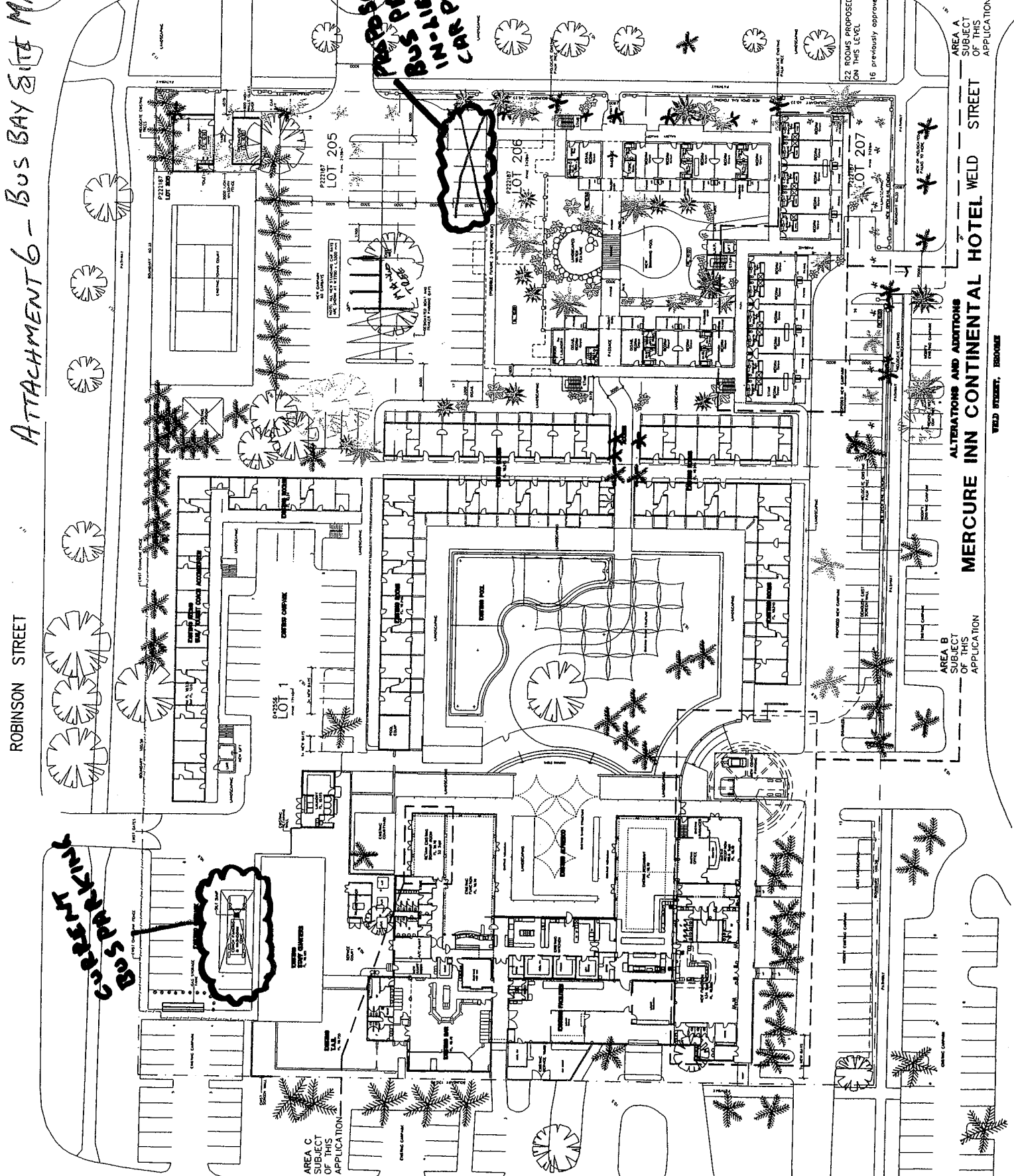
SITE/GROUND FLOOR PLAN
 Scale 1:500

PLANNING
 OLDFIELD KNIGHT
 ARCHITECTS PTY. LTD.
 2/3 WEST STREET, BROOMFIELD, VIC 3089
 P.O. Box 100, Broomfield, VIC 3089
 Tel: (03) 9471 1000 Fax: (03) 9471 1001
 Email: info@oldfieldknights.com.au
 License No. 03171 P.01 G

AREA A
 SUBJECT OF THIS APPLICATION

AREA B
 SUBJECT OF THIS APPLICATION

AREA C
 SUBJECT OF THIS APPLICATION



22 ROOMS PROPOSED ON THIS LEVEL
 16 previously approved

Shire of Broome

ABN 94 526 654 007



Our Reference: LOU-1/2 : App 2004/239
Enquiries: Simon Lenton

6 May 2005

Oldfield Knott Architects Pty Ltd
PO Box 849
Subiaco WA 6904

Dear Sir/Madam

PROPOSED HOTEL EXTENSION - LOT 2 (NO 2.) LOUIS STREET, BROOME (MERCURE INN CONTINENTAL)

I refer to your application for planning consent on the above Lot received by our office on 20 December 2004, which was considered by Council at its meeting of 3 May 2005.

Please find enclosed the form for planning consent stating the conditions that must be complied with.

Should any of these conditions be unacceptable, you have a right to apply to the State Administrative Tribunal for a review of this decision and your attention is drawn to the need to make such an application within 28 days of the date on which this decision is given to you. The State Administrative Tribunal may be contacted for more information on phone 08 9219 3111.

WHERE A BUILDING LICENCE IS REQUIRED FOLLOWING PLANNING CONSENT, IT IS NECESSARY TO SUBMIT WITH THE BUILDING LICENCE ALL DETAILS RELEVANT TO COMPLY WITH THE PLANNING CONDITIONS. THIS WILL AVOID DELAY IN THE ISSUING OF A BUILDING LICENCE. PLEASE READ CAREFULLY THE ATTACHED FORM. SHOULD YOU HAVE ANY QUERIES, PLEASE CONTACT THE SHIRE OF BROOME'S PLANNING DEPARTMENT.

Yours faithfully

DARRYL BUTCHER
DIRECTOR DEVELOPMENT SERVICES

CC: (ACN 066 371 417) Tahl Northern Hotels Pty Ltd
GPO Box M950
Perth WA 6001

PHONE: (08) 9191 3455
FAX: (08) 9191 3455

EMAIL: shire@broome.wa.gov.au
WEBSITE: www.broome.wa.gov.au

ALL COMMUNICATIONS TO BE ADDRESSED TO:
CHIEF EXECUTIVE OFFICER
PO BOX 44
BROOME WA 6725

OFFICE:
27 WELD STREET, BROOME

OFFICE HOURS:
MONDAY TO FRIDAY
8AM TO 4PM

TOWN PLANNING AND DEVELOPMENT ACT 1928 (as amended)
FORM 2**SHIRE OF BROOME**
DECISION ON APPLICATION FOR PLANNING APPROVAL
TOWN PLANNING SCHEME N^o. 4

Name and address of Owner and land on which development is proposed:

NAME: (ACN 066 371 417) Tahl Northern Hotels Pty Ltd **ADDRESS:** GPO Box M950
Perth WA 6001**LOCATION:** Lot 2, No. 2 Louis Street Broome 6725**Lot:** 2
Volume N^o.:**Plan/Diagram:**
Folio N^o.:**APPLICATION N^o. AND DATE:** 2004/239 20/12/2004**RECEIVED ON:** 20/12/2004**DESCRIPTION OF PROPOSED DEVELOPMENT:** HOTEL EXTENSION – LOT 2 (NO 2.) LOUIS
STREET, BROOME (MERCURE INN
CONTINENTAL)

The application for approval to undertake development in accordance with the plans stamped received dated 11 March 2005 attached thereto is granted subject to the following conditions:

CONDITIONS:

1. Development must be carried out strictly in accordance with the plans stamped received dated 11 March 2005 submitted with the application as approved by the Shire.
2. The lodging of detailed landscape plans, to the satisfaction of the Shire, for the development site and the adjoining road verge(s) with the Building Licence Application. For the purpose of this condition a detailed landscaping plan shall be drawn to a scale of 1:100 and show the following:
 - a. the location and type of existing and proposed trees and shrubs within the carpark area.
 - b. any lawns to be established
 - c. any natural landscape areas to be retained; and
 - d. those areas to be reticulated or irrigated
 - e. Landscaping and reticulation to be established in accordance with the approved plans prior to the development first being occupied and thereafter maintained to the satisfaction of the Shire.

Note: Landscaping in road verge shall not include coconut palms.
3. The provision of landscaping in accordance with the detailed landscaping plans approved by the Shire.
4. All onsite and off site car parking, public access areas and footpaths to be appropriately lit with all floodlighting being designed in accordance with the Australian Standards for the Control of Obtrusive Effects of Outdoor Lighting (AS4282) and shall be where possible internally directed not to overspill into nearby lots.
5. Plans showing the provision of bus access areas and two additional bus bays on-site to take account of the tourist nature of the development being provided and approved prior to the building licence application stage.

6. Any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site.
7. All fencing being installed in accordance with the Shire's Fencing Policy prior to the occupation of development.
8. The materials and finishes of the proposed walls and roof structure shall complement the existing building on the subject land.
9. The provision of at least an additional eighty three (83) parking bays and three (3) boat bays.
10. The provision of two banks of six bike racks.
11. All proposed signs associated with the development, including signs painted on the building, shall comply with the Shire's Signs Local Laws and be the subject of a separate application and approved prior to erection or painting.
12. The construction of pedestrian access ways of a minimum width of 1.2m within the site and two metres outside the site to the Shire's specifications, including connection to the paths off-site.
13. All vehicle crossovers being designed and constructed (sealed, brick paving, bitumen, concrete) to the Shire's standard crossover specification.
14. Vehicle parking, manoeuvring and circulation areas to be constructed and sealed with brick paving, bitumen or concrete and drained in accordance with approved plans. Detailed engineering plans identifying pavement details (existing, finished levels and pavement type) and drainage details to be submitted and approved by the Shire prior to the issue of a building licence.
15. A provision of two-onsite bus bays for full size touring buses with turning circles and corners complying with the relevant Australian Standard.
16. A storm water drainage system is to be provided in accordance with the Shire of Broome's standards specification prior to the development being first occupied and there after maintained to the satisfaction of the Shire. The proposed storm water drainage system is to be shown on the building licence submission and be approved prior to the commencement of construction.

Note 1: All storm water runoff to be disposed of either on site or into a legal point of discharge (the Shire drain road or other approved location)
Note 2: All drainage systems shall be designed to include water sensitive designs principles and to maximise on site water retention.
17. All required parking bays being line marked and signed in accordance with the Traffic Codes WA 2001 and AS 2880 (off street parking) except standard bay sizes to be 2.7m X 5.5m and disabled bays to be 3.2m x 5.5 m prior to the development being first occupied.
18. The payment of a cash contribution for the construction of a footpath on the adjacent Shire property or road reserve in accordance with the Council Policy. Payment is to be made at the time of lodging a Building Licence Application.

Note 1: All paths to be a minimum of 2m wide, to Shire specification, including provision of pram crossings and associated works.
Note 2: The applicant may wish to provide the path, in which case an equivalent value cash bond is payable to the Shire, subject to a refund if all works are to Shire specifications.
19. The payment of a cash contribution for the installation, upgrade or additional public street lighting at the property in accordance with the Shire's Policy. Payment is to be made at the time of lodging a Building licence Application.

20. 4 units shall be designed with access and facilities for the disabled in accordance with the BCA requirements. A disabled car parking bay shall be provided adjacent to each disabled facilities unit and marked exclusively for the use of such unit.
21. The wash-down area for buses or other vehicles is to be provided in compliance with the Australian Plumbing Code and the requirements of the Environmental Protection Authority prior to any portion of the development being used for such cleaning.
22. A suitably screened refuse bin storage area is to be provided in accordance with Councils Health Local Laws prior to the development first being occupied. The location of the enclosure is to be marked on the plans submitted for a Building Licence and is to be approved by the Shire.
23. Prior to commencing any work on the site, the applicant shall obtain a Building Licence from the Shire. Such application shall include, with the working drawings:
 - a. Structural Engineers Certification in accordance with the requirements of the Building Code of Australia; and
 - b. Formal comment from Fire and Emergency Services Western Australia
24. The development shall be designed in accordance with AS1428.1 - 2001 Design for Access and Mobility. Part 1 - General requirements for Access - Buildings.
25. Provision of a standard bus shelter to Shire specifications on Louis Street at the existing bus stop.
26. The proponent shall at all times:
 - a. Fully maintain all landscaping and car parking spaces and access ways on the verge related to this approval;
 - b. Take out and maintain with an insurer approved by the Shire public liability insurance in the sum of \$10 million.
27. The proponent shall in response to a written request from the Shire and at the proponent's cost remove all and any such landscaping within 14 days.
28. A notification under Section 70A of the Transfer of Land Act giving notice of the landowners responsibility for maintenance of the verges is to be prepared in a form acceptable to the Shire and registered prior to the development being occupied.

ADVICE NOTES:

The following notes are general information notes, and are merely advisory in nature. They are not conditions of this approval. They have been included to provide some guidance as to other matters, which may need to be addressed in respect of the development. They do not set out all of the matters, which will need to be addressed under separate approval processes whether administered by the Shire or another authority. The applicant will need to ensure that all approval processes have been satisfied.

1. Any additional development/use, which is not in accordance with the original application or conditions of approval, as outlined above, will require further approval of the Shire.
2. Swimming Pool to be approved by the Executive Director Public Health. You are reminded that this is a Planning Approval only and does not obviate the responsibility of the developer to comply with all relevant building, health and engineering requirements. In this regard your particular attention is drawn to:
 - a. Occupational Health, Safety & Welfare Regs
 - b. Heath (Public Swimming Pools) Regulations 1964.
 - c. The swimming pool and enclosures such as fencing and gates being constructed to Australian Standard 1926.1.
 - d. Compliance with the Building Code of Australia provisions for access and facilities for people with disabilities may not discharge an owner or developer's liability under the Commonwealth Disability

Discrimination Act (DDA). The Human Rights and Equal Opportunities Commission has developed guidelines to assist owners and developers in designing developments, which may satisfy the requirements of the DDA. Copies of the guidelines may be obtained from the Disabilities Services Commission, 53 Ord Street, West Perth, telephone 9426 9200.

3. Finished floor level of the buildings to be 400mm above natural ground level. Where it can be demonstrated that flooding to the building will not occur due to the sloping of the lot and local drainage system the floor height can be reduced to a minimum of 200mm
4. If the development the subject of this approval is not substantially commenced within a period of 2 years from the date of the approval, the approval shall lapse and be of no further effect.
5. Where an approval has so lapsed, no development shall be carried out without the further approval of the Council having first being sought and obtained.
6. Proposed food preparation areas as shown on the plans are to comply with the requirements of the Food Hygiene regulations 1993.
7. All floors in wet areas are to be graded to floor waste connected to the sewer or to a discharge pipe with a flap valve.

Signed:

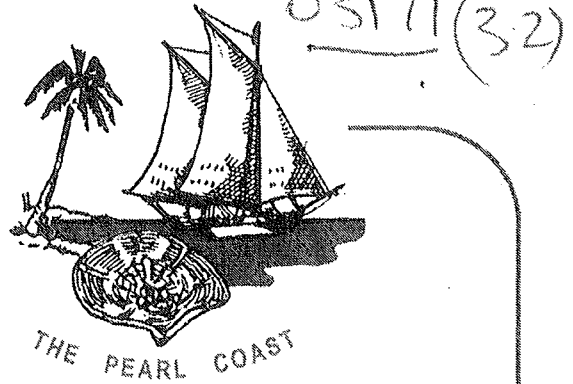

DARRYL BUTCHER
DIRECTOR DEVELOPMENT SERVICES

Dated: 3 May 2005

For and on behalf of the Shire of Broome

Shire of Broome

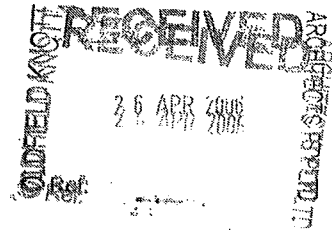
ABN 94 526 654 007



Our Ref: LOU-1/2 1060314-22936 App 2004/239
Enquiries: Simon Lenton

12 April 2006

Frank lemma
Oldfield Knott Architects Pty. Ltd.
PO Box 849
Subiaco WA 6904



Dear Mr lemma

**RE: PROPOSED VARIATION TO PLANNING CONSENT
LOT 1, NO. 2 LOUIS STREET BROOME.**

I refer to your request dated 10 March 2006 to vary the planning consent dated 3 May 2005 for the proposed Variation - Mecure Hotel - Alterations & Additions.

This is to advise that planning approval number 2004/239 dated 3 May 2005 is hereby varied in accordance with the attached plans dated 14 March 2006, subject to the conditions outlined in the approval letter dated 6 March 2005, which is attached for your convenience.

Condition number 1 of the approval has been modified in order to make reference to the latest approved plans and is to read as follows:

1. Development must be carried out strictly in accordance with the plans stamped received dated 14 March 2006 submitted with the application as approved by the Shire.

The following conditions are to be added to the approval document:

29. The Gubinge tree located on Lot 205 is to be retained.
30. The Gum Tree located in the Weld Street verge area that is identified on the approved plans as "Remove existing tree", is to be retained.
31. Lot 1, Lot 205, Lot 206 and Lot 207 are to be amalgamated into 1 Title

Yours faithfully

A handwritten signature in black ink, appearing to read "D. Butcher". The signature is written in a cursive style with a large initial "D" and a long, sweeping tail.

DARRYL BUTCHER
DIRECTOR DEVELOPMENT SERVICES