

(27) OVERFLOW PARKING  
(REFER TO MASTER PLAN TO FUTURE DEVELOPMENT TO THIS AREA)

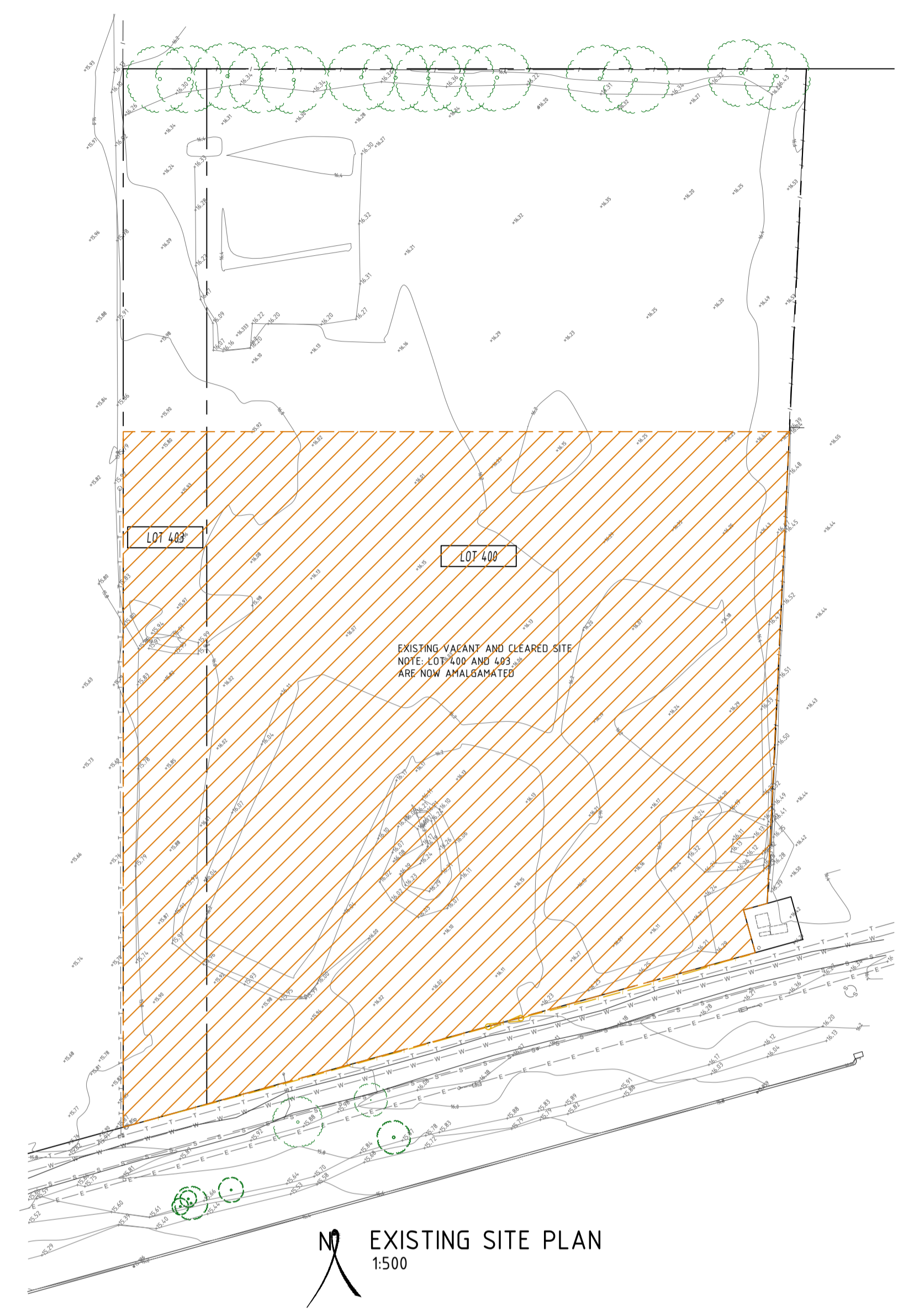
(5) PARKING

(22) PARKING

(19) PARKING

(19) VERGE PARKING

PROPOSED SITE PLAN  
1:200



EXISTING SITE PLAN  
1:500

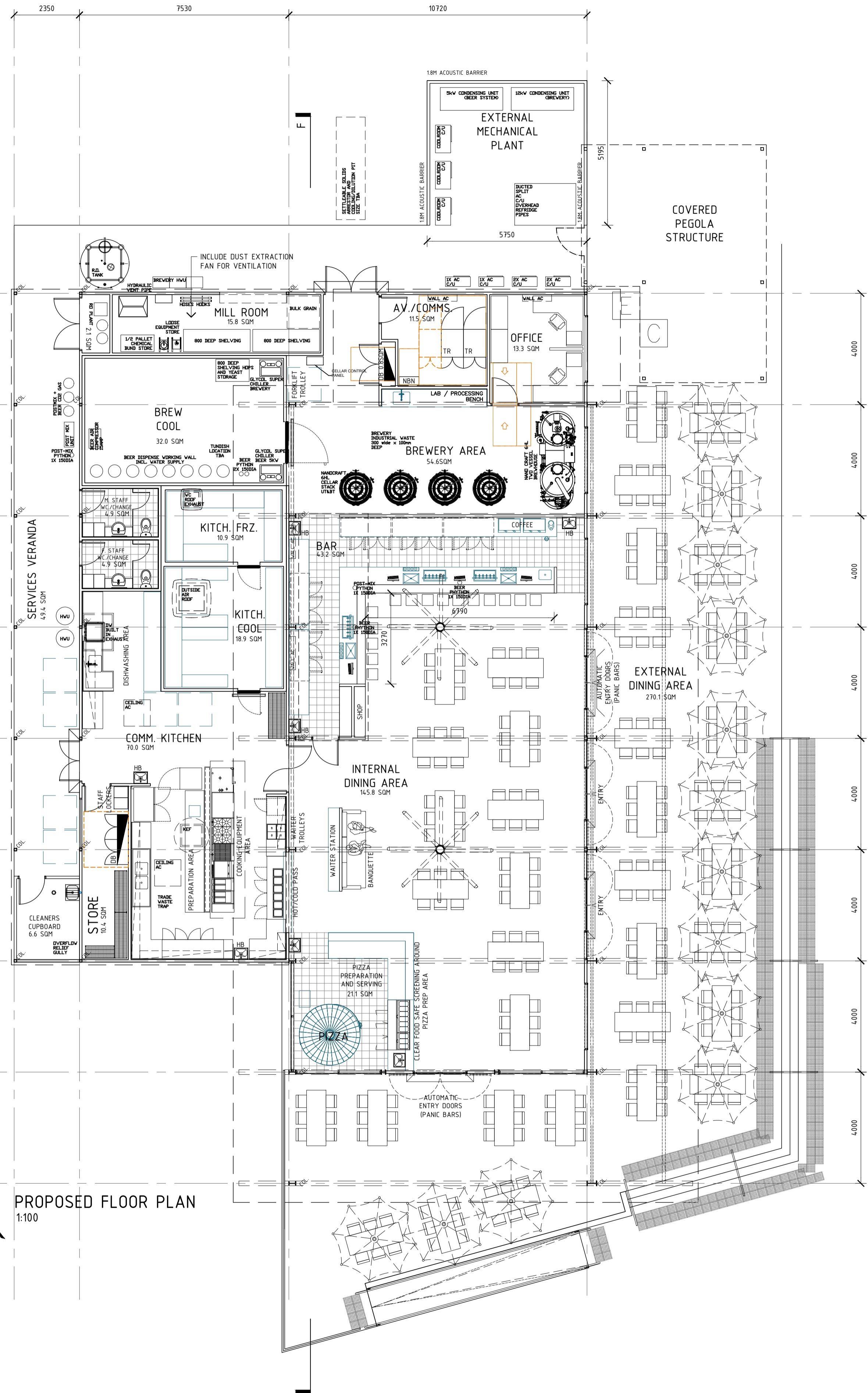
0	ISSUED FOR SHIRE OF BROOME DA	18.05.22
REV	DESCRIPTION	DATE



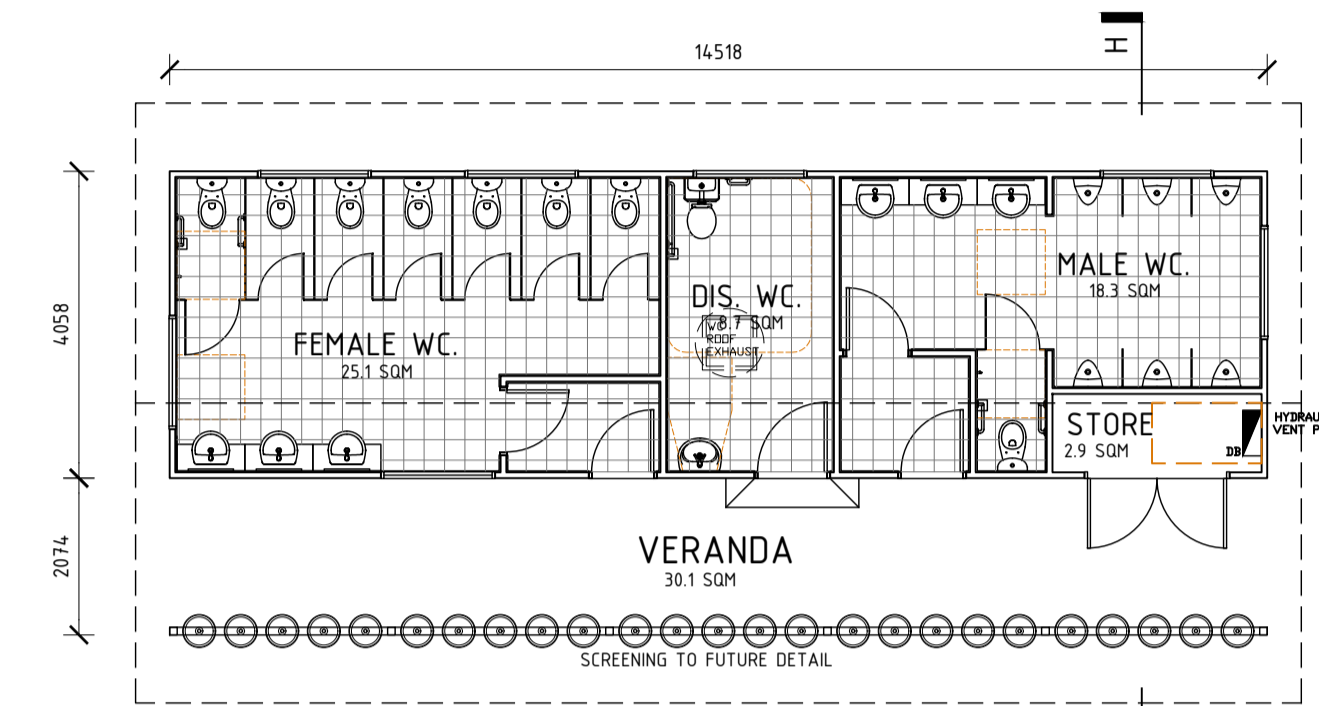
© LAIRD TRAN STUDIO.  
 REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT  
 CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION,  
 IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE  
 CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE  
 PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND  
 CONCEPTS TO ANY PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF  
 THE COPYRIGHT HOLDER.  
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND  
 ANGLES ON SITE BEFORE COMMENCEMENT OF WORK. THIS IS A CAD  
 DRAWING. DO NOT SCALE. DO NOT AMEND MANUALLY

PROJECT + ADDRESS:  
**CABLE BEACH BREWING CO**  
 7 SANCTUARY ROAD CABLE BEACH  
 DRAWING TITLE:  
**PROPOSED SITE PLAN**

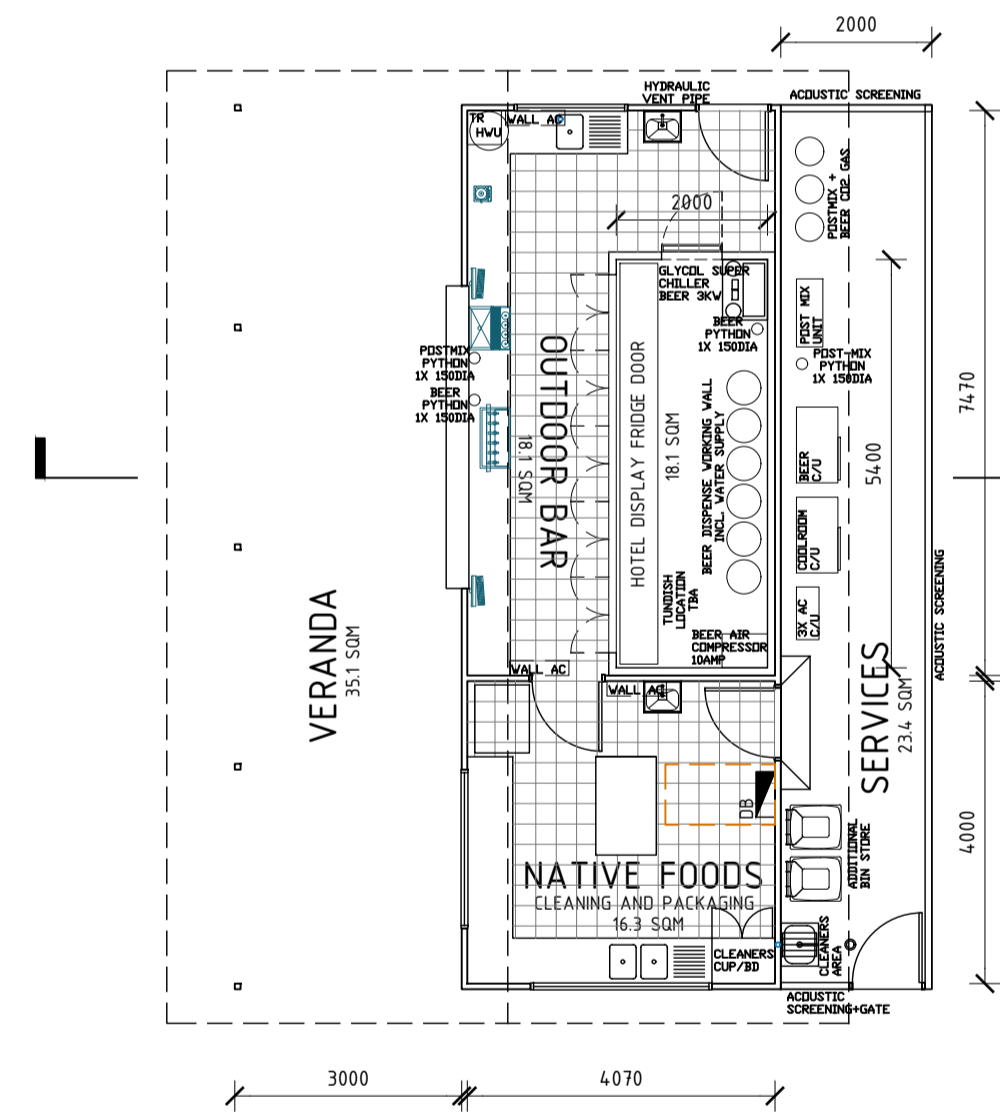
DRAWN	ET	PROJECT ARCHITECT	REDUCTION (A1)
CHECKED	ET	CLIENT	0 5M
APPROVED		FLCB	
SCALE @ A1	1:200	COMMENCEMENT DATE	17.06.2021
LTS PROJ No.	LTS210502	TENDER No.	
		DRAWING No.	A001



PROPOSED FLOOR PLAN  
1:100



PROPOSED ABLUTION PLAN  
1:100



SATELLITE BAR + NATIVE FOOD  
PROCESSING BUILDING  
1:100

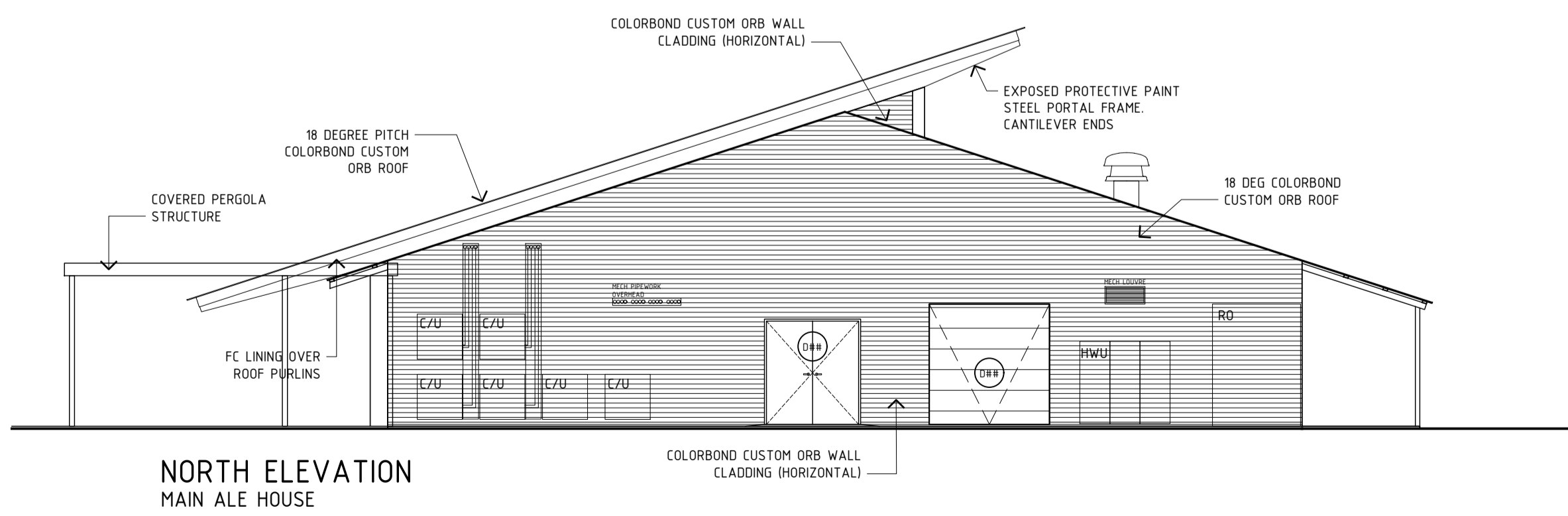
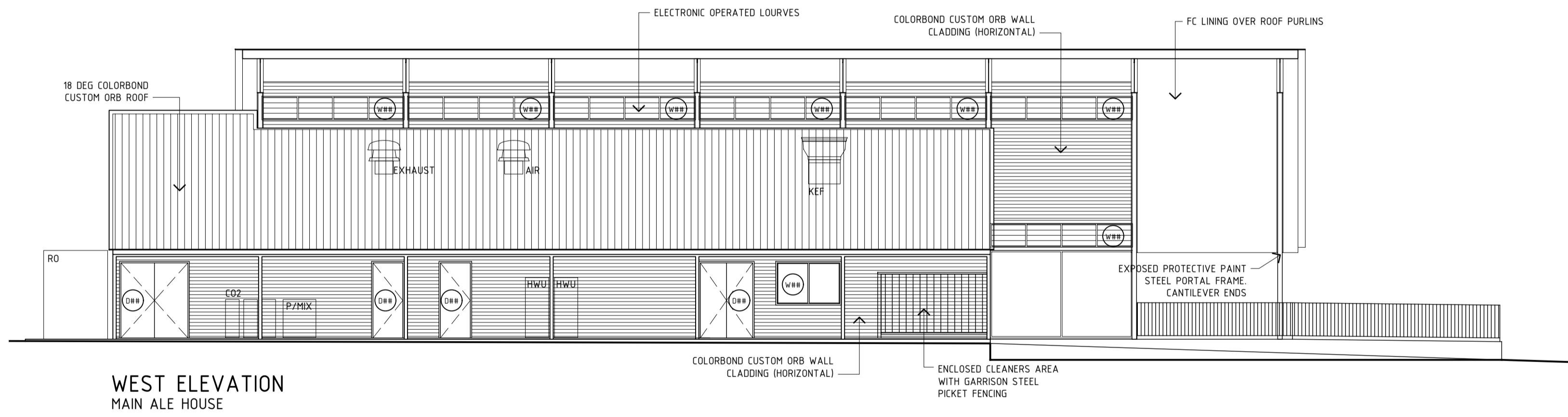
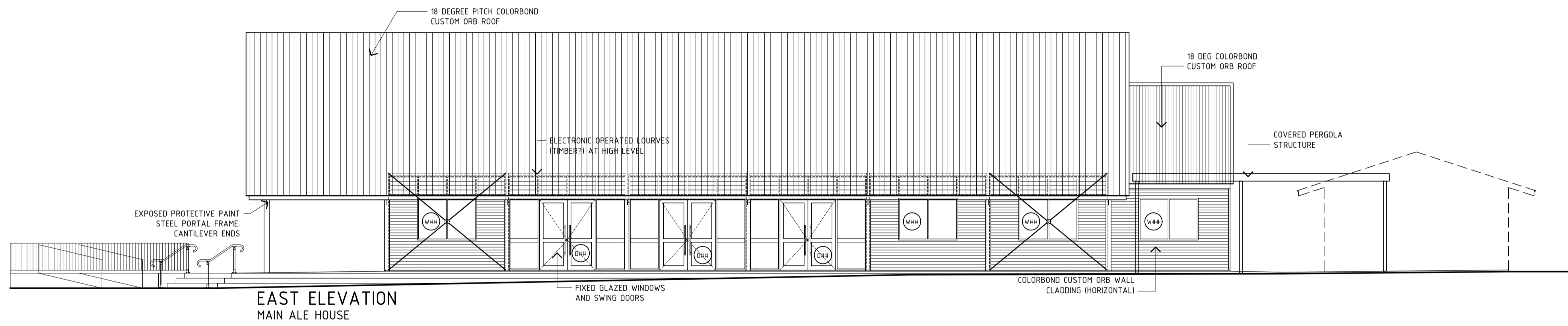
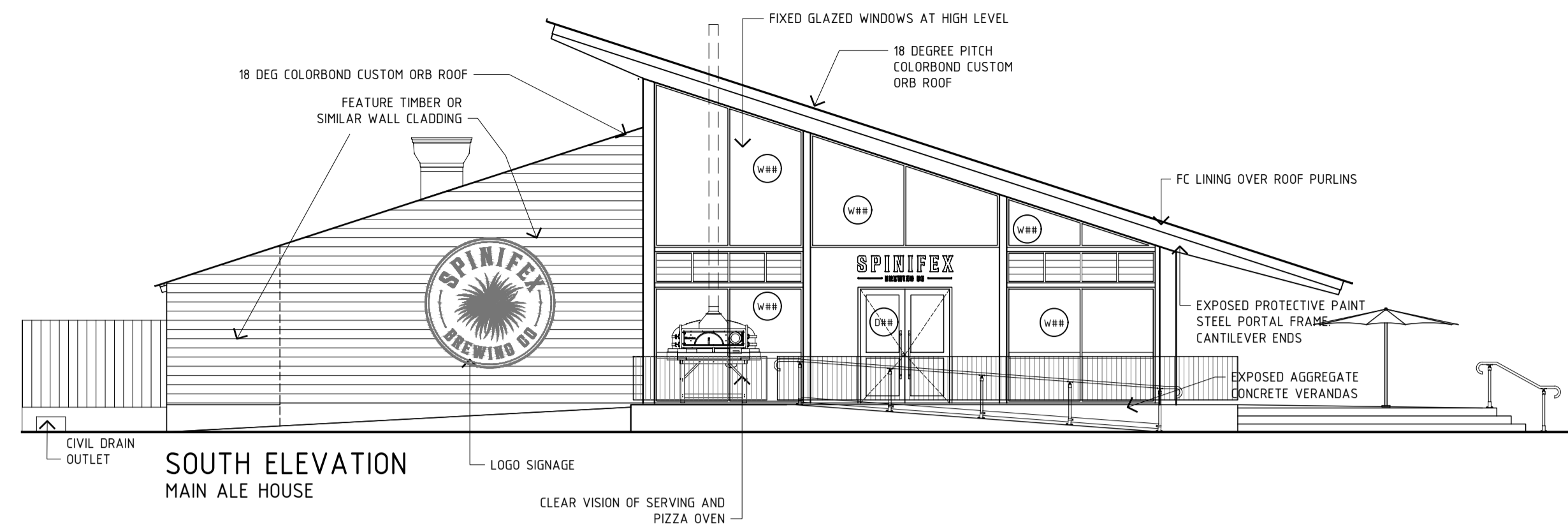
REV	DESCRIPTION	DATE
0	ISSUED FOR SHIRE OF BROOME DA	18.05.22

**LairdTran studio**  
architecture + design  
 abn 61 634 293 633  
 PO BOX 1041  
 Broome 6725  
 office: 08 9192 3129

© LAIRD TRAN STUDIO.  
 REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT  
 CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION,  
 IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE  
 CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE  
 PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND  
 CONCEPTS TO ANY PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF  
 THE COPYRIGHT HOLDER.  
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND  
 ANGLES ON SITE BEFORE COMMENCEMENT OF WORK. THIS IS A CAD  
 DRAWING. DO NOT SCALE. DO NOT AMEND MANUALLY

PROJECT + ADDRESS:  
**CABLE BEACH BREWING CO**  
 7 SANCTUARY ROAD CABLE BEACH  
 DRAWING TITLE:  
 PROPOSED FLOOR PLANS

DRAWN	PROJECT ARCHITECT	REDUCTION (A1)
ET	ET	0
CHECKED	CLIENT	
APPROVED	FLCB	
SCALE @ A1	COMMENCEMENT DATE	DRAWING No.
1:100	17.06.2021	0
LTS PROJ No.	TENDER No.	A101
LTS210502	-	



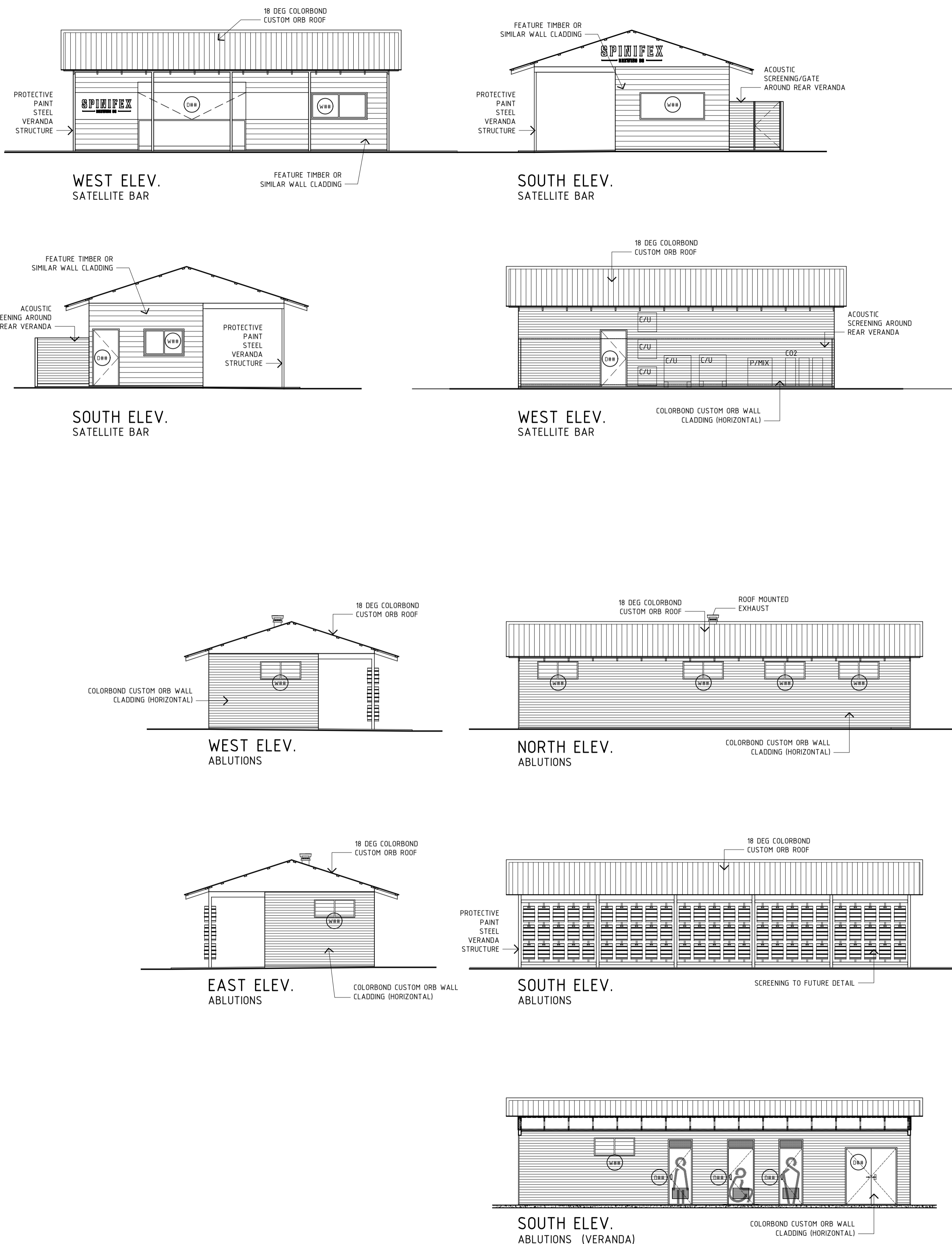
0	ISSUED FOR SHIRE OF BROOME DA	18.05.22
REV	DESCRIPTION	DATE



© LAIRD TRAN STUDIO. REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE BEFORE COMMENCEMENT OF WORK. THIS IS A CAD DRAWING. DO NOT SCALE. DO NOT AMEND MANUALLY.

PROJECT + ADDRESS:  
**CABLE BEACH BREWING CO**  
 7 SANCTUARY ROAD CABLE BEACH  
 DRAWING TITLE:  
 PROPOSED ELEVATIONS AND SECTION

DRAWN	ET	PROJECT ARCHITECT	ET	REDUCTION (A1)
CHECKED		CLIENT		0
APPROVED		FLCB		
SCALE @ A1	1:50	COMMENCEMENT DATE	17.06.2021	DRAWING No.
LTS PROJ No.	LTS210502	TENDER No.		A201



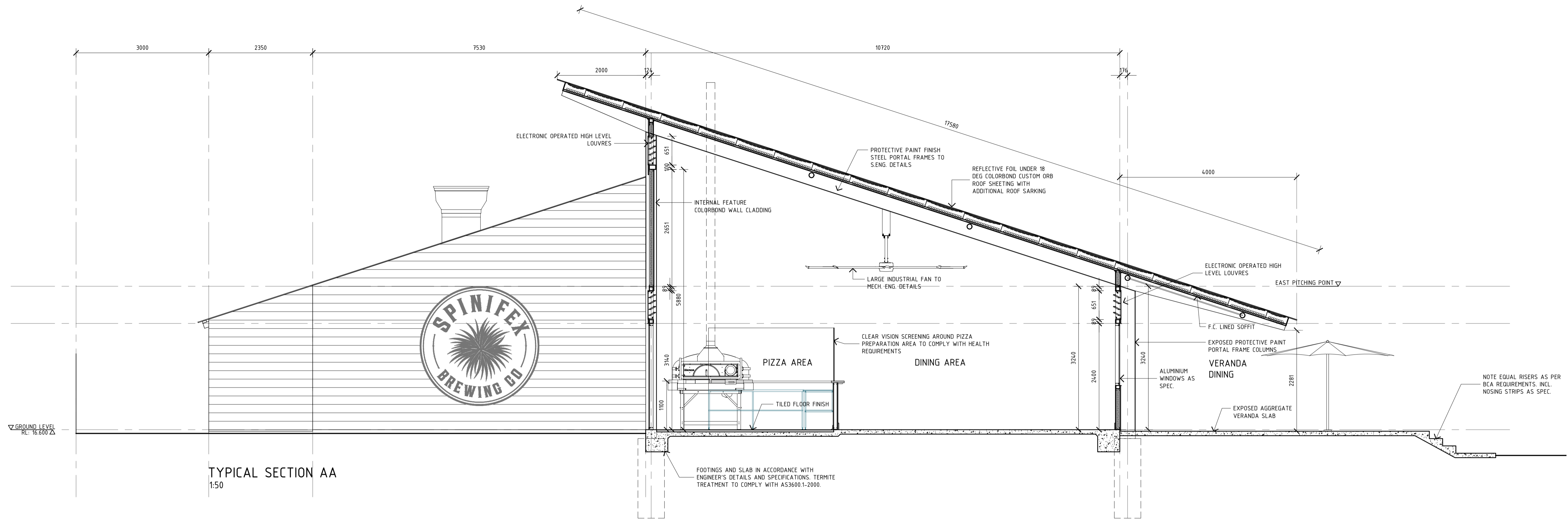
REV	DESCRIPTION	DATE
0	ISSUED FOR SHIRE OF BROOME DA	18.05.22



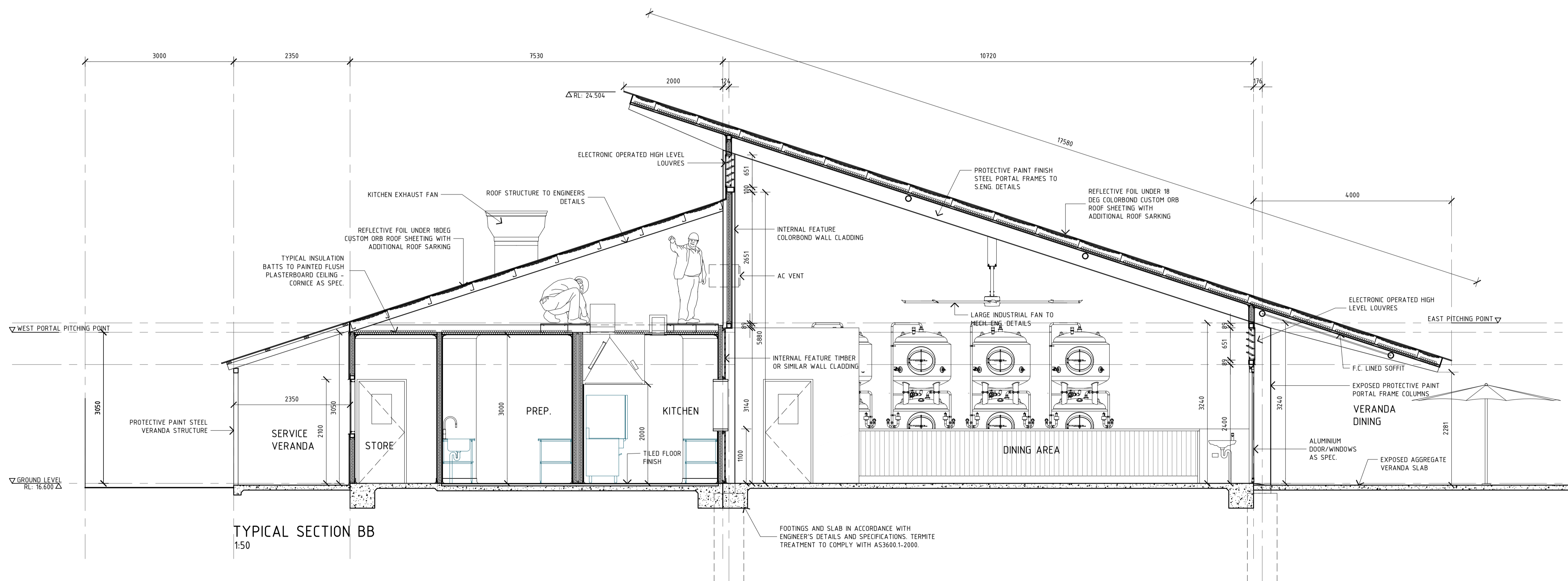
© LAIRD TRAN STUDIO. REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE BEFORE COMMENCEMENT OF WORK. THIS IS A CAD DRAWING. DO NOT SCALE. DO NOT AMEND MANUALLY.

PROJECT + ADDRESS:  
**CABLE BEACH BREWING CO**  
 7 SANCTUARY ROAD CABLE BEACH  
 DRAWING TITLE:  
**PROPOSED ELEVATIONS AND SECTION**

DRAWN ET	PROJECT ARCHITECT ET	REDUCTION (A1)
CHECKED	CLIENT	
APPROVED	FLCB	DRAWING No. 0
SCALE @ A1	COMMENCEMENT DATE	
1:50	17.08.2021	A202
LTS PROJ No.	TENDER No.	
LTS210502	—	



TYPICAL SECTION AA  
1:50



TYPICAL SECTION BB  
1:50

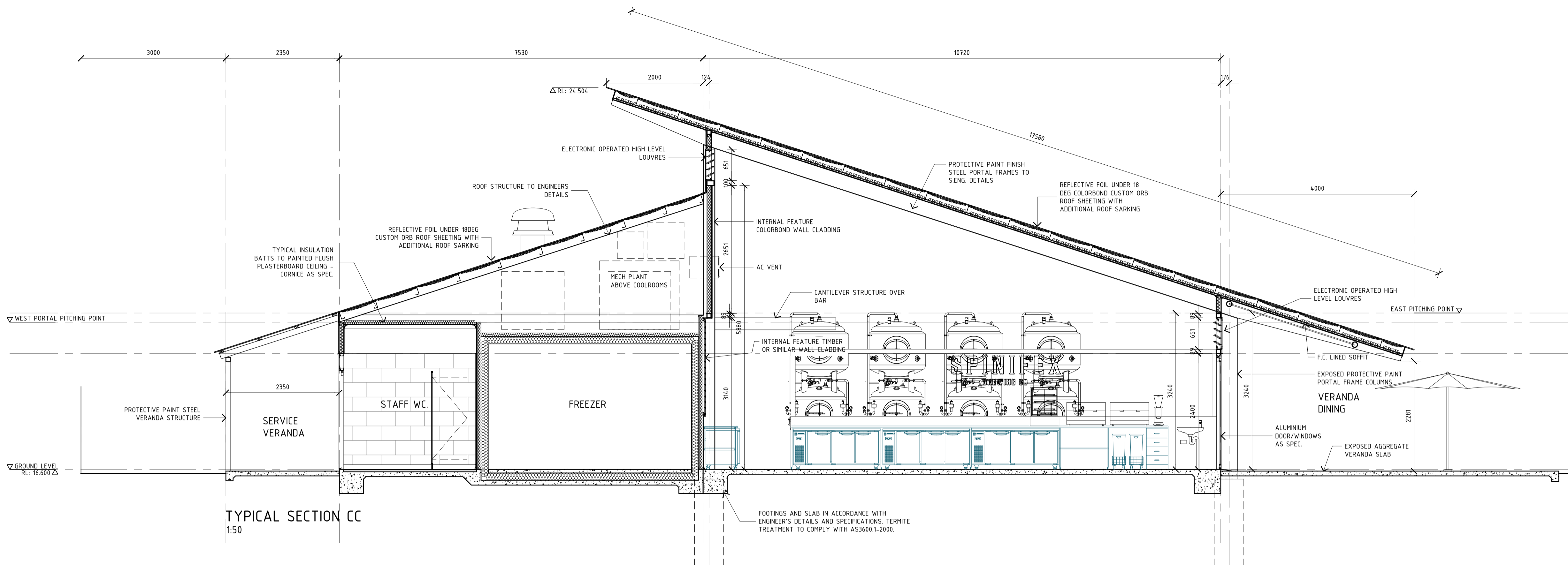
REV	DESCRIPTION	DATE
0	ISSUED FOR SHIRE OF BROOME DA	18.05.22



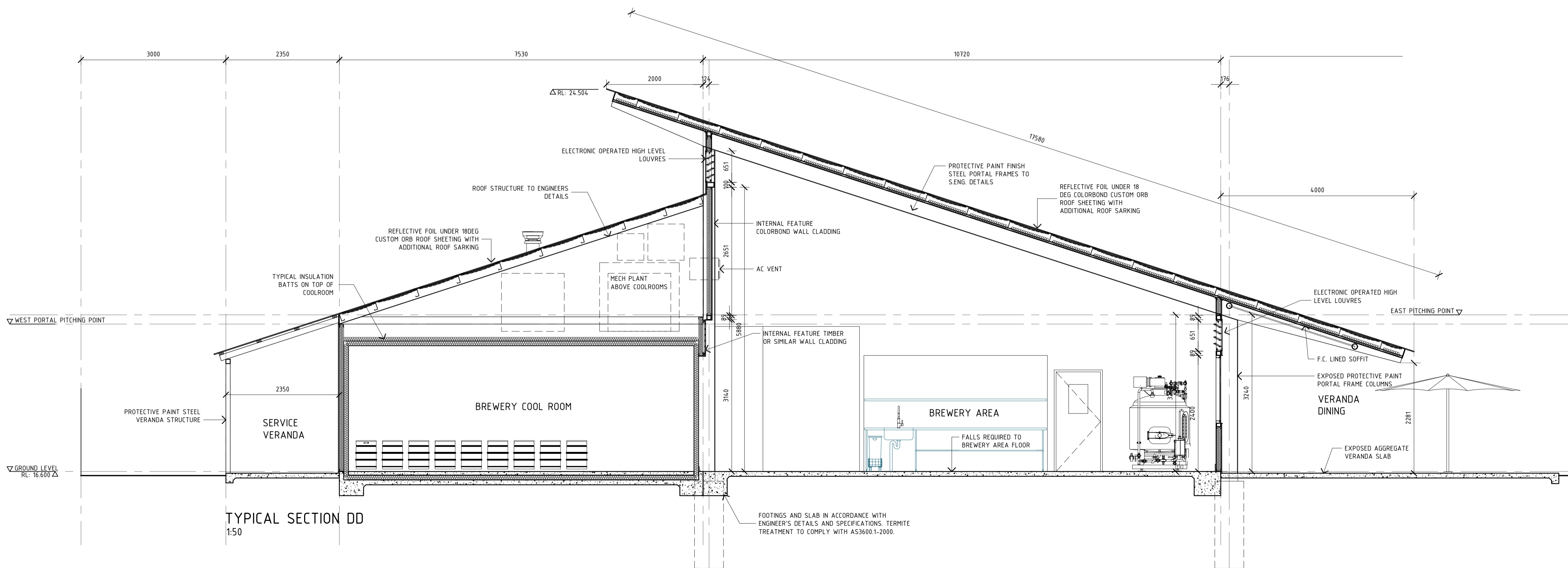
© LAIRD TRAN STUDIO. REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE BEFORE COMMENCEMENT OF WORK. THIS IS A CAD DRAWING. DO NOT SCALE. DO NOT AMEND MANUALLY

PROJECT + ADDRESS:  
**CABLE BEACH BREWING CO**  
 7 SANCTUARY ROAD CABLE BEACH  
 DRAWING TITLE:  
 TYPICAL SECTIONS

DRAWN ET	PROJECT ARCHITECT ET	REDUCTION (A1)
CHECKED	CLIENT	0 1.25M
APPROVED	FLCB	
SCALE @ A1 1:50	COMMENCEMENT DATE 17.08.2021	DRAWING No. 0
LTS PROJ No. LTS210502	TENDER No. -	A301



TYPICAL SECTION CC  
1:50



TYPICAL SECTION DD  
1:50

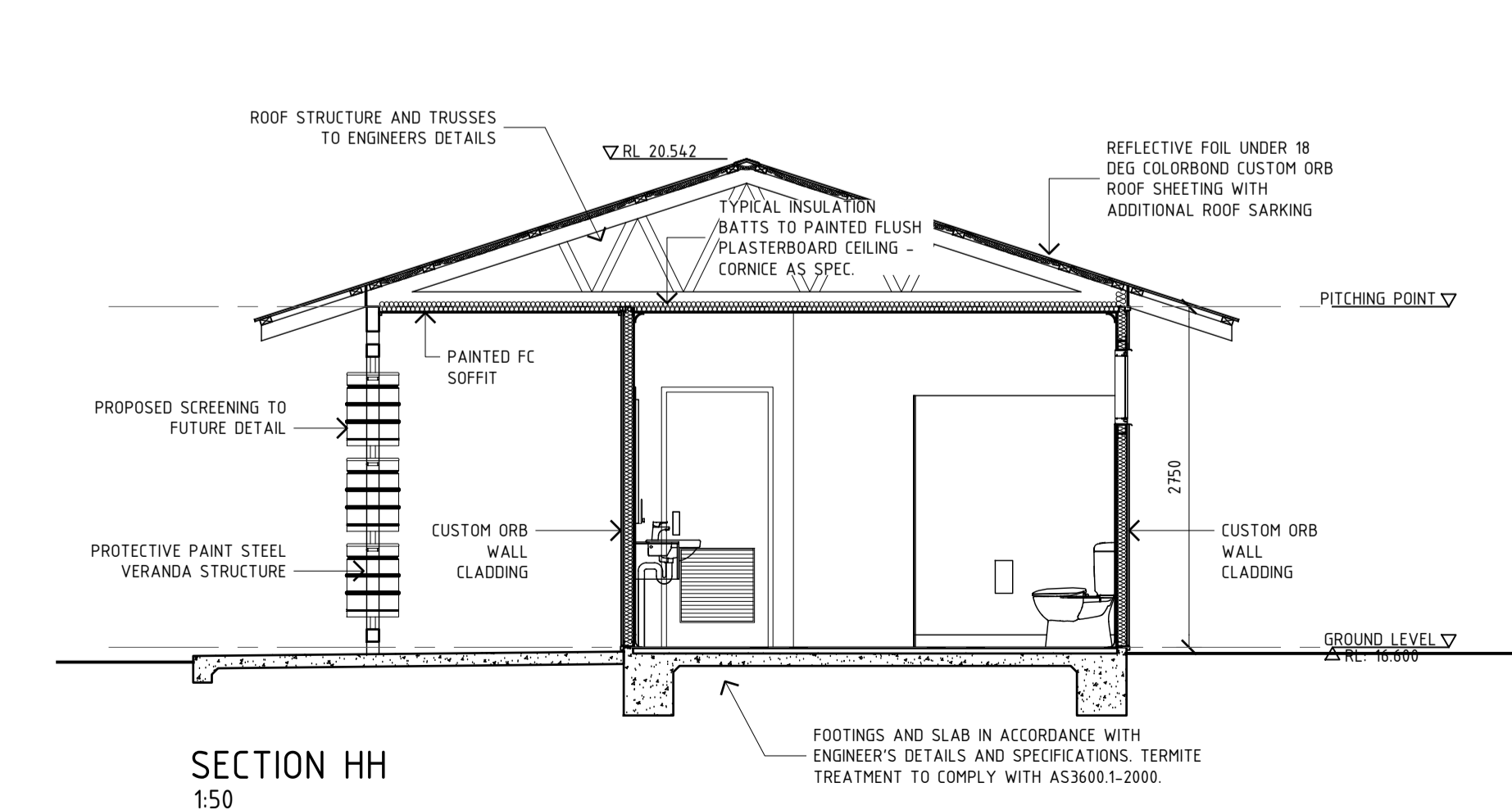
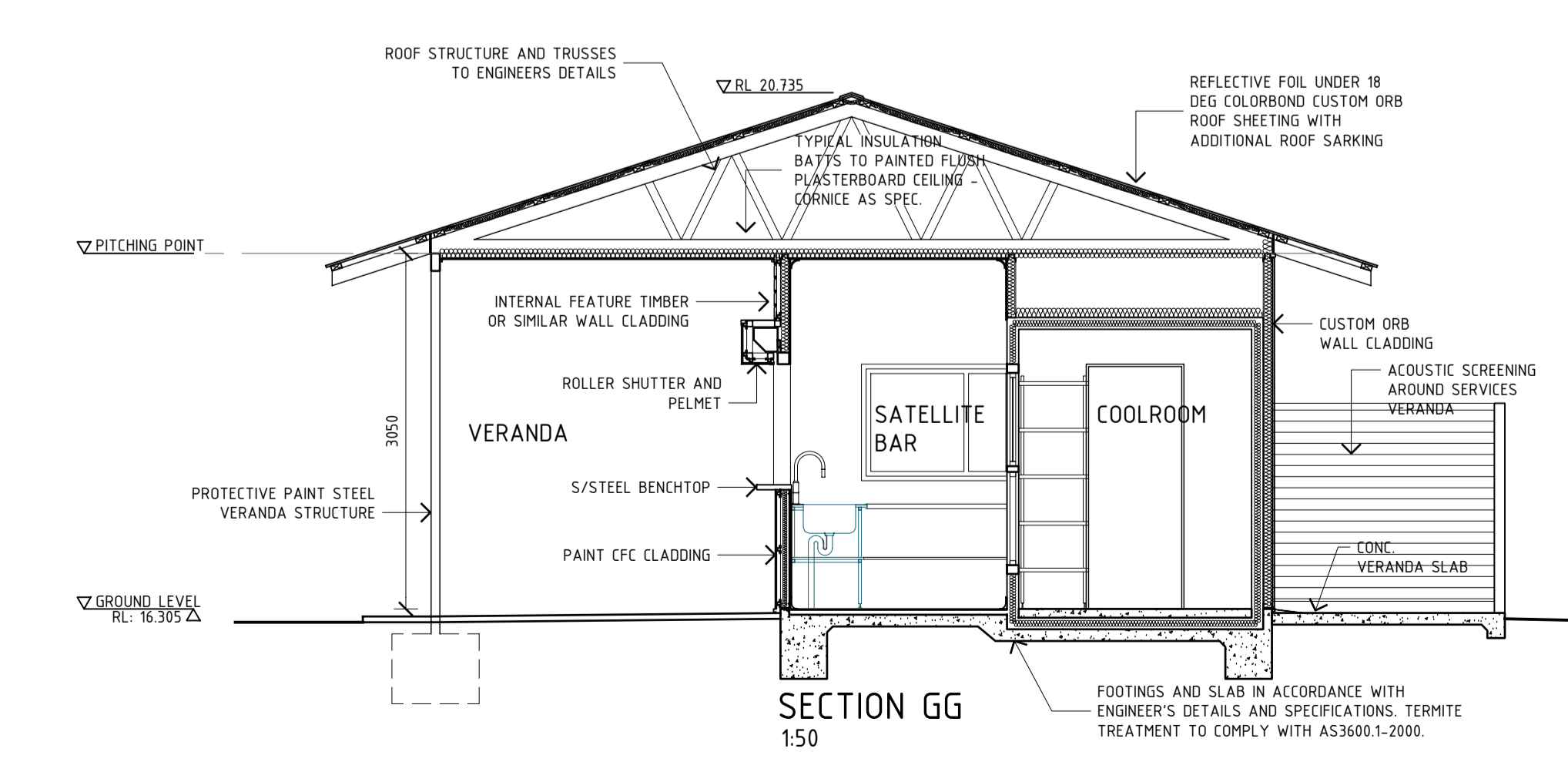
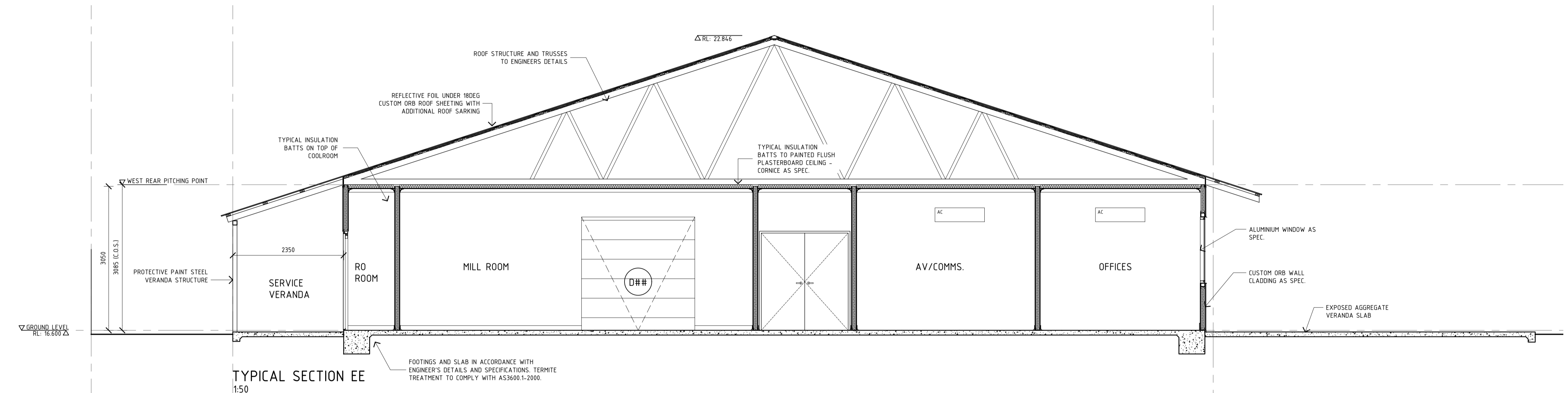
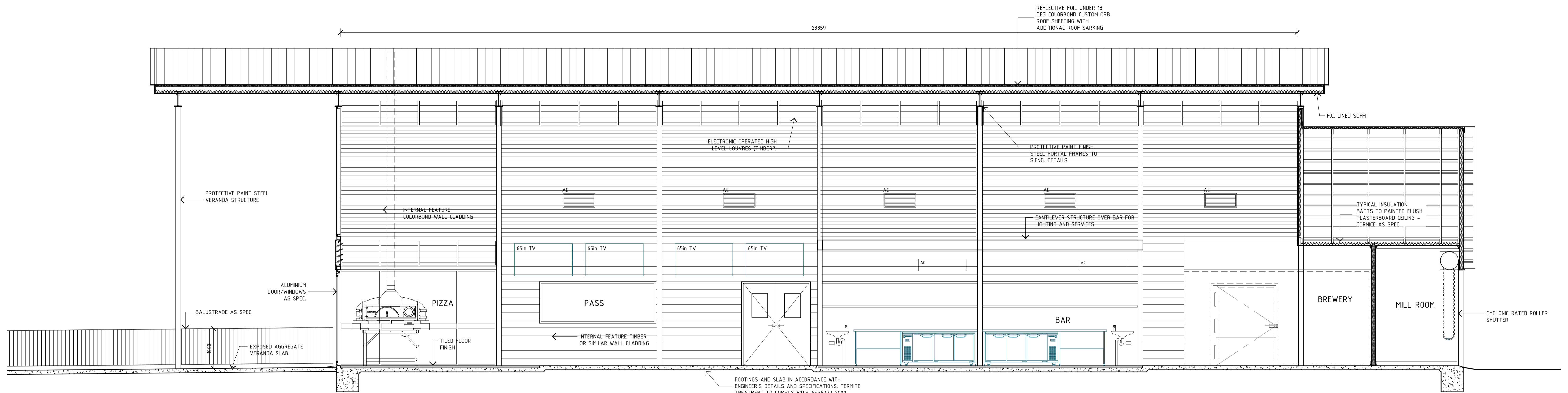
0	ISSUED FOR SHIRE OF BROOME DA	18.05.22
REV	DESCRIPTION	DATE



© LAIRD TRAN STUDIO. REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE BEFORE COMMENCEMENT OF WORK. THIS IS A CAD DRAWING. DO NOT SCALE. DO NOT AMEND MANUALLY.

PROJECT + ADDRESS:  
CABLE BEACH BREWING CO  
7 SANCTUARY ROAD CABLE BEACH  
DRAWING TITLE:  
TYPICAL SECTIONS

DRAWN	ET	PROJECT ARCHITECT	REDUCTION (A1)
CHECKED	ET	CLIENT	0 1.25M
APPROVED		FLCB	
SCALE @ A1	1:50	COMMENCEMENT DATE	DRAWING No. 0
LTS PROJ No.	LTS210502	TENDER No.	A302



REV	DESCRIPTION	DATE
0	ISSUED FOR SHIRE OF BROOME DA	18.05.22



© LAIRD TRAN STUDIO. REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE BEFORE COMMENCEMENT OF WORK. THIS IS A CAD DRAWING. DO NOT SCALE. DO NOT AMEND MANUALLY

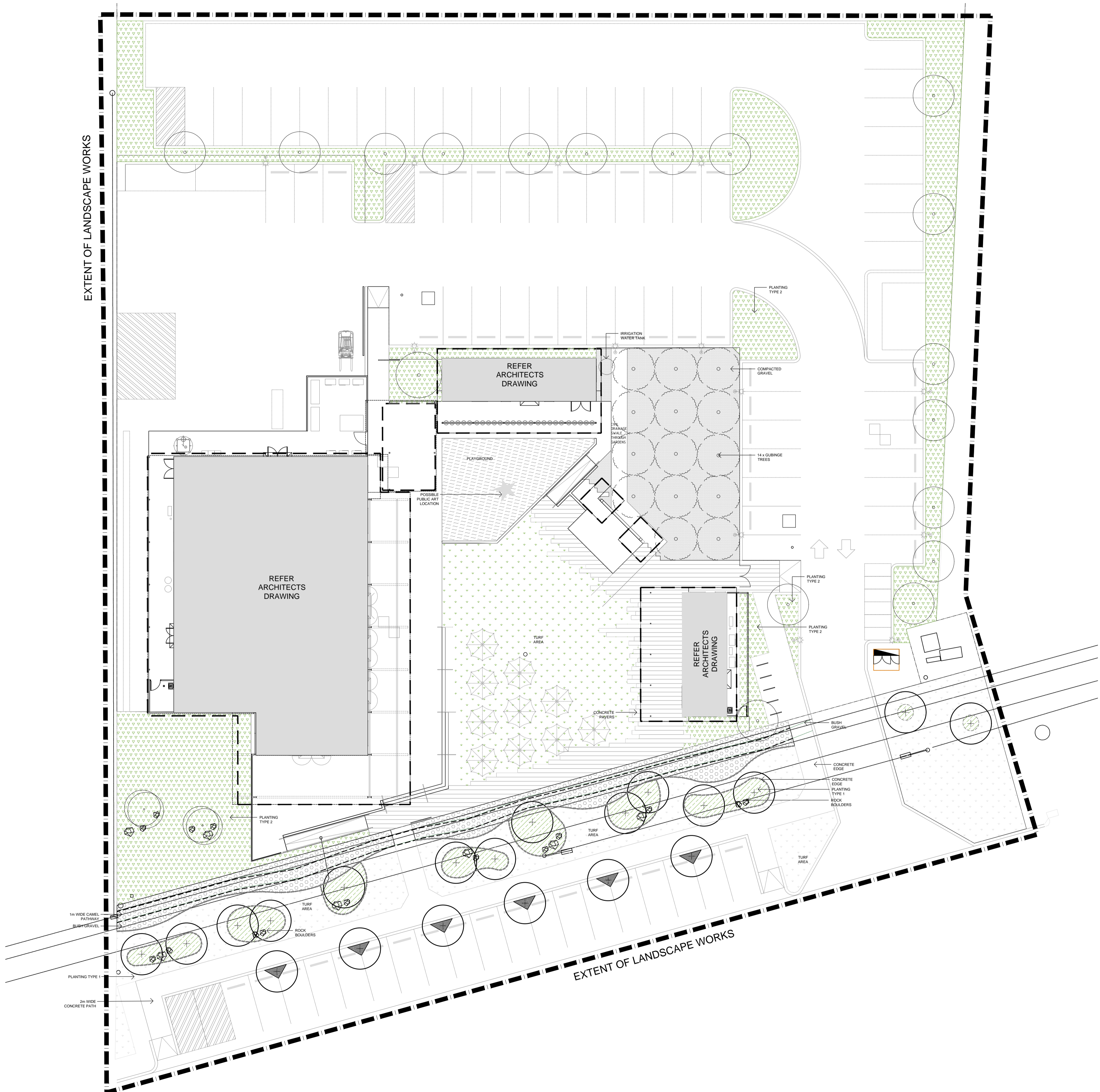
PROJECT + ADDRESS:  
CABLE BEACH BREWING CO  
7 SANCTUARY ROAD CABLE BEACH  
DRAWING TITLE:  
TYPICAL SECTIONS

DRAWN	ET	PROJECT ARCHITECT	REDUCTION (A1)
CHECKED	ET	CLIENT	0
APPROVED	FLCB	COMMENCEMENT DATE	1:25M
SCALE @ A1	1:50	TENDER No.	DRAWING No.
LTS210502	17.06.2021	-	A303

# SPINIFEX ALE HOUSE, BROOME

## LANDSCAPE - DESIGN DEVELOPMENT APPROVAL

LEGEND			
■	LANDSCAPE WORKS BOUNDARY	⊕	VERGE TREES Corymbia parviflora, Corymbia zygophylla Eucalyptus miniata
—	PAGE LAYOUT MATCHLINE	⊙	GUBINGINE GARDEN TREES Terminalia ferdinandiana
—	PROPOSED IRRIGATION CONDUIT	⊙	CARPARK AND FEATURE TREES Melaleuca argenta, Melaleuca dealbata Syzgium eucalyptoides
—	ARCHITECT ROOF OVERHANG	⊙	BOAB TREES Adansonia gregorii
—	EXISTING SITE LEVELS	⊙	ROCK BOULDERS
—	EXISTING MAJOR CONTOURS	▨	PLANTING TYPE 1: low local grasses
—	PROPOSED FINISHED LEVELS	▨	PLANTING TYPE 2: local shrubs
—	PROPOSED SPOT HEIGHTS	▨	TURF (OVER TOPSOIL)
▨	COMPACTED GRAVEL		
▨	BUSH GRAVEL		
▨	ORGANIC MULCH		
▨	CONCRETE EDGE		



**GENERAL NOTES**

- ALL LEVELS AND DIMENSIONS INDICATED ON PLANS ARE INDICATIVE AND NEED TO BE CONFIRMED ON SITE BY THE CONTRACTOR. PRIOR TO COMMENCING WORKS THE CONTRACTOR SHALL LIAISE DIRECTLY WITH RELEVANT SERVICE AUTHORITIES TO ASCERTAIN THE LOCATION OF ANY SERVICES.
- ALL SERVICES SHALL BE PHYSICALLY LOCATED BY HAND PRIOR TO THE USE OF ANY EXCAVATION EQUIPMENT. SERVICES IN CLOSE PROXIMITY TO PROPOSED WORKS SHALL BE EXPOSED BY HAND BEFORE WORK IS TO COMMENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEARING THE COST OF MAKING GOOD ANY DAMAGE TO EXISTING SERVICES AND MAINS WHETHER OR NOT THESE ARE SHOWN ON THE DRAWINGS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FULLY INFORM THEMSELVES OF THE LOCATIONS OF SERVICES AND TO MAKE NECESSARY PROVISIONS. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROPRIATE AUSTRALIAN STANDARDS AND AS OUTLINED IN THE LANDSCAPE SPECIFICATION.

**Irrigation**

The irrigation system is to be a fully automated system that complies with all relevant Australian Standards, including:

- AS1522 Copper Tubes for Water, Gas and Sanitation
- AS3500 Natural Plumbing and Drainage Code Part 1 Water Supply
- AS1642 Methods for Test for Unplasticised PVC Pipe and Fittings
- AS1671 Unplasticised PVC Pipes and Fittings for Pressure Applications
- AS2932 Code of Practice for Installation of UPVC Pipe Systems
- AS3086 Polythene Micro-Irrigation pipe
- AS3000 SAA Wiring Rules
- AS2053 UPVC Wire Conduits

The system is to be a similar standard to the Shire of Broome Guidelines and Specification for Retention Systems and associated works in Public Open Space Areas. The irrigation system is to be supplied by a 40mm scheme water service and designed on the assumption that 250kpa pressure @ 4L/min/ha can be achieved. Flow and volume test to be undertaken during design phase.

The system will generally comprise of but not be limited to:

- Backflow prevention to Australian Standards
- Pressure Reduction Valve as required
- 40mm PVC mainline
- 25mm PVC laterals
- 20 - 25mm low density poly to garden beds
- Isolating ball valve
- Irrigation Controller
- 25mm Solenoid Valves
- Multi-core wiring to all solenoid valves
- Lockable 1/2" valve boxes
- Pop-up sprays Hunter or similar approved to all lawn areas
- 8L/ha/yr tree dripper (2 min) to each tree
- Gear drive sprinklers to lawn
- Pop up sprinklers where required to garden beds

The Landscape Consultant will be responsible for all water applications and for adherence to all relevant Australian Standards.

**DISCLAIMER**

THE HARD COPY ACCOMPANYING THE ELECTRONIC DATA IS THE LEGAL TRANSMISSION OF INFORMATION. THE ELECTRONIC DATA ARE ISSUED ONLY FOR CONVENIENCE OF USE. NO RESPONSIBILITY FOR THE ACCURACY OR FOR ANY CONSEQUENCE RESULTING FROM THE USE OR ALTERATION OF THIS INFORMATION IS ACCEPTED.

**COPYRIGHT IS RESERVED**

COPYING OR REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT THE WRITTEN PERMISSION OF MUDMAP STUDIO IS NOT PERMITTED.



Code	Revision / Description	Issued	Date
BROSPPB	A / DRAFT - ISSUE FOR REVIEW	VM	04/04/2022
BROSPPB	B / ISSUE FOR DEVELOPMENT APPLICATION	VM	14/05/2022

DOCUMENTATION BY:  
MUDMAP STUDIO  
PO BOX 3498 BROOME, 6725

DISCIPLINE  
SPINIFEX ALE HOUSE  
LANDSCAPE WORKS  
DEVELOPMENT APPROVAL  
DA MASTERPLAN

DRAWN	VM	DESIGNED	VANESSA MARGETTS	
CHECKED	VM	PRINCIPAL		
APPROVED	VM	VM		
SCALE	1:200 at A1	DATE	14 MAY 2022	DRAWING No.
DF PROJ No.	XX	DF FILE No.	-	LOO B

THIS IS A CAD DRAWING  
DO NOT AMEND MANUALLY