



Diano Enterprises Pty Ltd

21/08/2024

Dear Shire of Chittering Planning & Development,

Please see attached to this letter a proposal for a development for Lot 12 Number 17 Binda Place

Planning Proposal for the use of the building will be a Liquor Store retail outlet.

The building's construction is of steel frame, colour bond, fibre concrete and plasterboard internals. The current drawings show the consideration of environmental controls and its energy footprint.

Septic and leach drains are a Polymaster unit. This will be installed using an approved installer and meet the building waste requirements. This waste application has been done with Water corporation and this unit will over exceed demand. The building drawings have considered storm water disposal, and traffic management. The building car parking requirements will be.

5 main car parks at the front (please see attached). There is also a car park that is on the intersection of Grt Northern Hwy and Binda place next to the service station that can be utilized if required. The driveways between the hairdresser and Lot 12 will be road base asphalt bitumen to accommodate for traffic deliveries.

BAL report and the fire management statement plan. I have engaged a third-party Bush Fire Prone to assess the BAL of FZ and come up with a fire statement management plan, but the building has been designed using non-flammable materials to meet this requirement. The rating is not due to the lot but the crown land that is at the rear of the building.

The lot will be fenced off using approved fencing materials after the construction has been completed.



Diano Enterprises Pty Ltd

Unfortunately, the building envelope does not allow use to keep the regrowth tree that has grown over the last 10 years. This tree is regrowth and will need to be removed. The building will be built by Bindoon local business. I have engaged Troy Martin and CJ Contracting for earth works. Castle Rock Chattering building to build the main structure. Avon Plumbing to complete the plumbing and Rusty Electrical. An application to Western Power and Water Corp have already been submitted to install a water meter and main power dome. This building has the opportunity to increase the footprint of Bindoon with future possible retail possibilities.

Attached to the letter is.

- SITE CLASSIFICATION REPORT
- AS 3959 Bushfire Attack Level (BAL)
- Building main drawings (still pending engineers' approval)
- Unit Specs and install.
- Car park lay out.
- Lot Survey and re-peg that has been completed.
- Application for development
- Cert of Title 1931
- Letter of Interest Chaniz PTY LTD



Diano Enterprises Pty Ltd



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1931

597

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 12 ON DIAGRAM 82385

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DIANO FAMILY SUPER FUND PTY LTD OF UNIT 8 375 CHARLES STREET NORTH PERTH WA 6006
(T Q027096) REGISTERED 14/6/2024

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

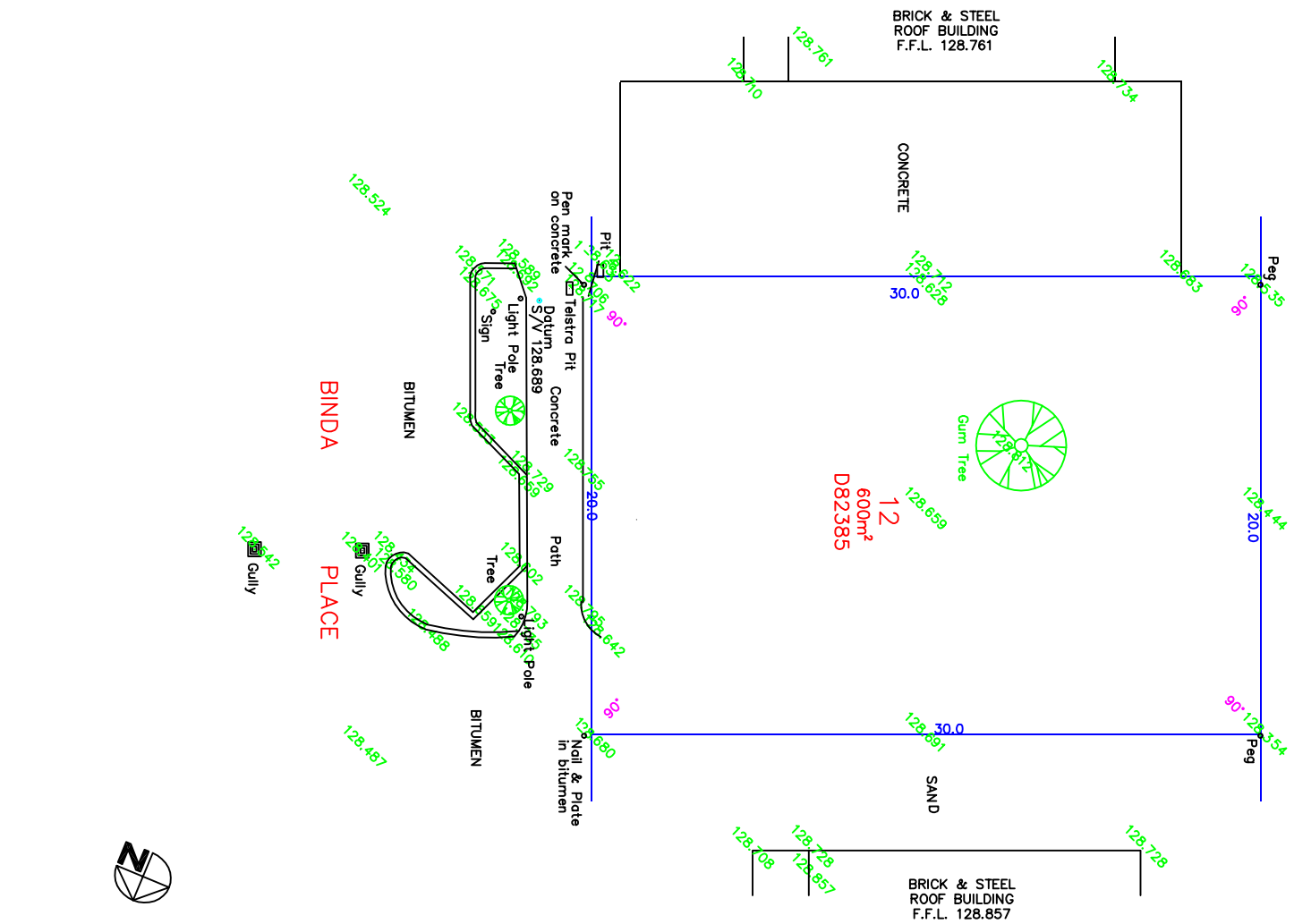
Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----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: 1931-597 (12/D82385)
PREVIOUS TITLE: 1902-670
PROPERTY STREET ADDRESS: 17 BINDA PL, BINDOON.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF CHITTERING



Note: Check Certificates of Title for easements etc. This plan is a contour plan only. Boundary peg positions and location of fences or walls in relation to the Boundary, is not guaranteed. All dimensions should be verified on site prior to commencement of any construction. Sewer information shown is from Water Corp. plans. Check minimum clearances as no liability can be accepted. Earthworks set out dimensions may vary on site at builders discretion.

SURVEYTECH
LICENSED SURVEYORS
P.O. BOX 380
MUCHEA W.A. 6501

SITE PLAN
17 BINDA PLACE BINDOON W.A. 6501

DRAWN : 02:06:2024
LOT 12 ON DIA 82385
DATUM AHD : STOP VALVE

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

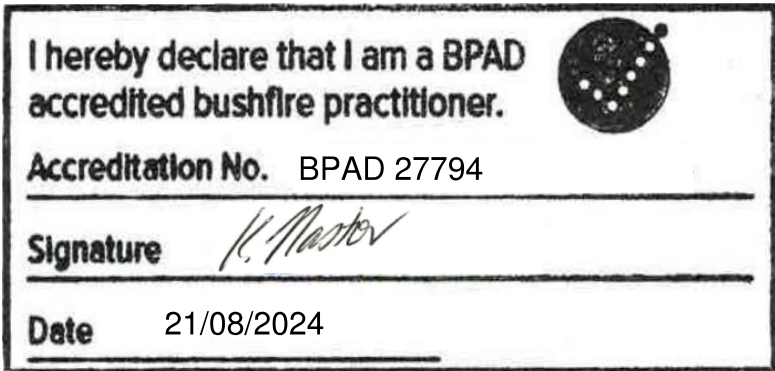
Property Details and Description of Works

Address Details	Unit no -	Street no 17	Lot no 12	Street name / Plan Reference Binda Place		
	Suburb Bindoon			State WA	Postcode 6502	
Local government area	Shire of Chittering					
Main BCA class of the building	7b	Use(s) of the building		Commercial		
Description of the building or works	Workshop and office/retail space					

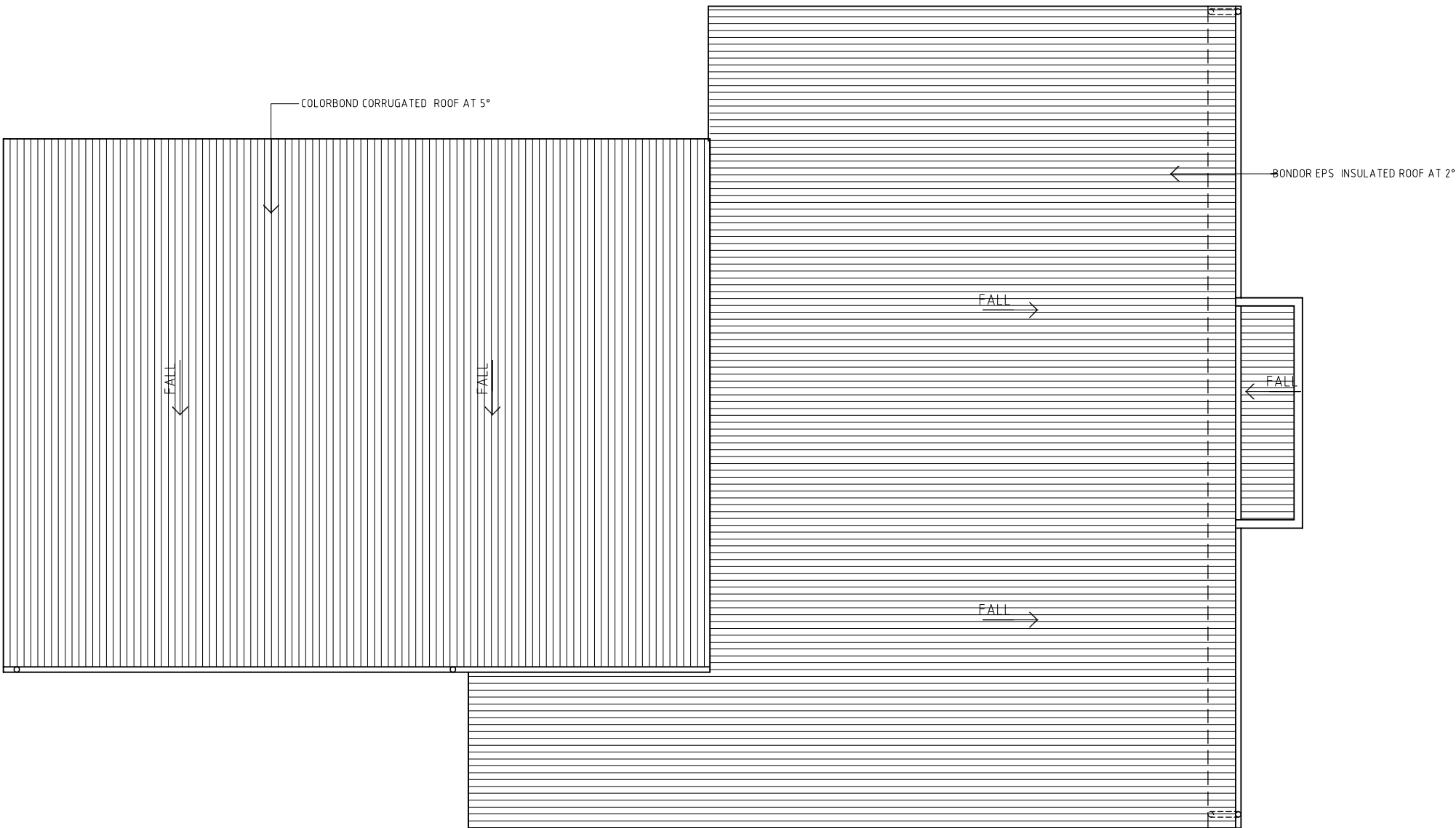
Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class (A) Forest	0 degrees	5.6m	BAL-FZ

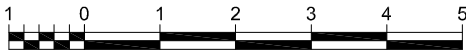
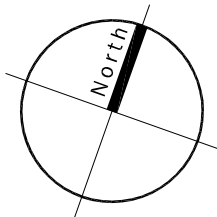
BPAD Accredited Practitioner Details

Name Kathy Nastov	 I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. BPAD 27794 Signature <i>K. Nastov</i> Date 21/08/2024 Authorised Practitioner Stamp
Company Details BPP Group Pty Ltd ABN 39 166 551 784	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.



ROOF PLAN
1:100



Issue	Date	Amendment
A	AUG24	ISSUED FOR DEVELOPMENT APPROVAL

By
sgb

sgb

drafting
services

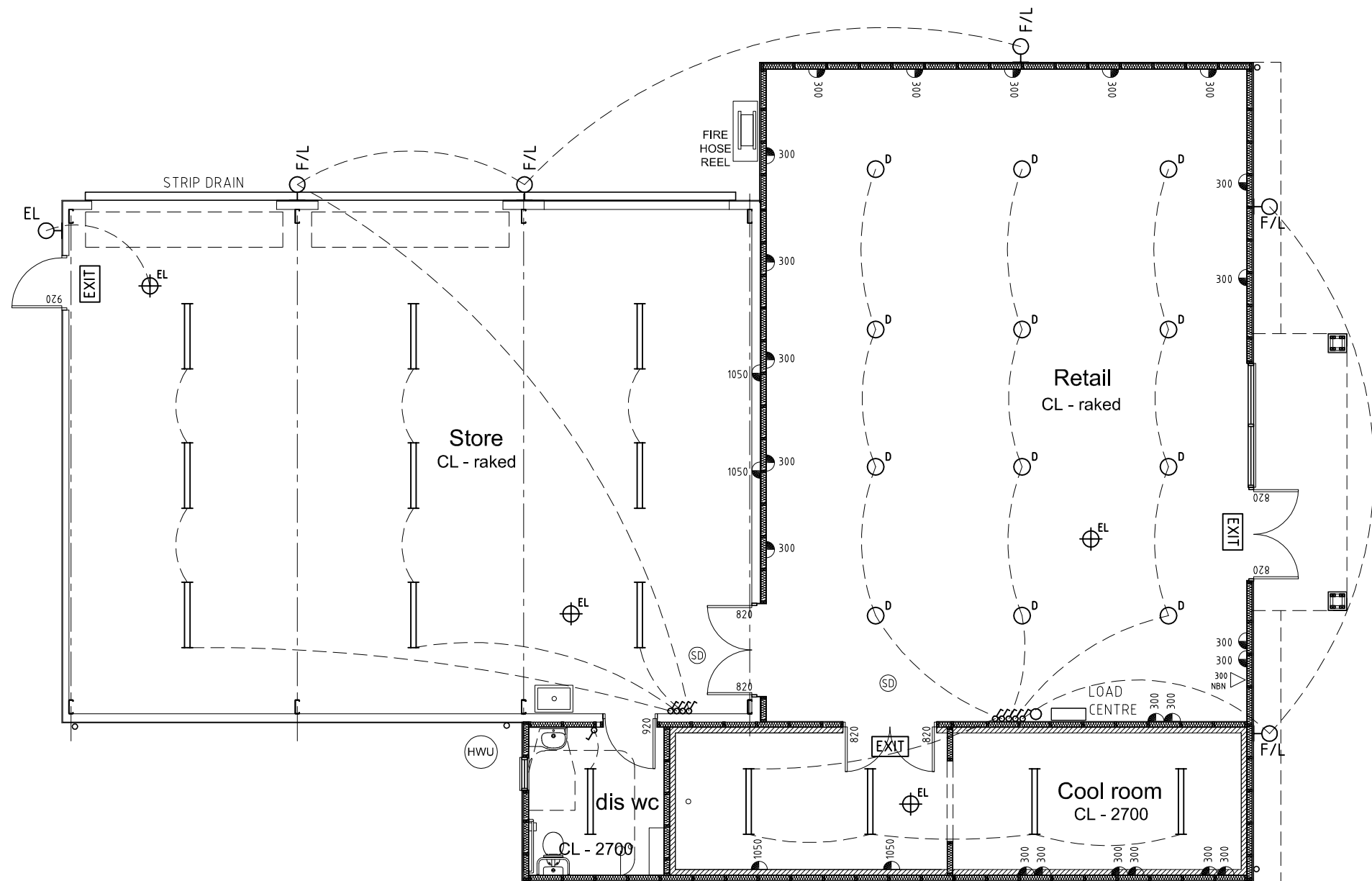
architectural drafting and design service from concept to completion

162 Smith Road
Bullsbrook WA 6084
p 08 9571 1847
e sgbdraftingservices@bigpond.com
m 0400 508 585

Project
**Lot 12 BINDA PLACE
BINDOON**

Title
ROOF PLAN

Job No.	Date	Scale (@ A3)
	APR24	1:100
Drawn	Drawing No.	Issue
	DA06	A



ELECTRICAL LEGEND

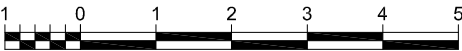
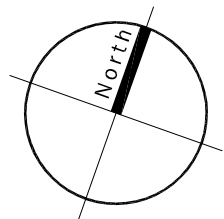
- (30no.) Ht. DOUBLE G.P.O. (Ht. = NOMINATED HEIGHT)
- (5no.) No. CODE SINGLE G.P.O. (No. = NOMINATED HEIGHT) (CODE = DEDICATED USAGE)
- No. CODE DOUBLE G.P.O. (No. = NOMINATED HEIGHT) (CODE = DEDICATED USAGE)
- FR - FRIDGE (?? AMP)
- HP - HOT PLATE (?? AMP)
- OV - WALL OVEN (?? AMP)
- WP - WATER PROOF
- REFER TO EACH APPLIANCE FOR AMPAGE RATING REQUIRED
- 300 NBN NBN POINT

LIGHTING & CEILING LEGEND

- DOWNLIGHTS
- 1.2 FLUORO LIGHT FITTINGS
- EMERGENCY LIGHTING - (CONTRACTOR TO CERTIFY INSTALLATION FOR COMPLIANCE WITH AS229.1 AND EXIT SIGNAGE TO AS 2293.1 - THE CERTIFICATION SHALL INCLUDE THE INSTALLATION OF THE DISCHARGE TEST FACILITY AND THE DATE OF TESTING)
- CONNECTION BETWEEN LIGHTS/LIGHTS/SWITCH
- CEILING MOUNTED SMOKE DETECTOR AS SELECTED TO BE INSTALLED TO COMPLY WITH AS3786 AND BE CONNECTED TO CONSUMER POWER MAINS SUPPLY AND HAVE A STANDBY POWER SUPPLY - TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM INSTALLED
- EXIT SIGN DIRECTIONAL AS REQUIRED

POWER AND LIGHTING PLAN
1:100

FINAL SWITCHING POSITIONS
TO BE CONFIRMED BY TENANT



Issue	Date	Amendment
A	AUG24	ISSUED FOR DEVELOPMENT APPROVAL

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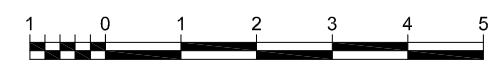
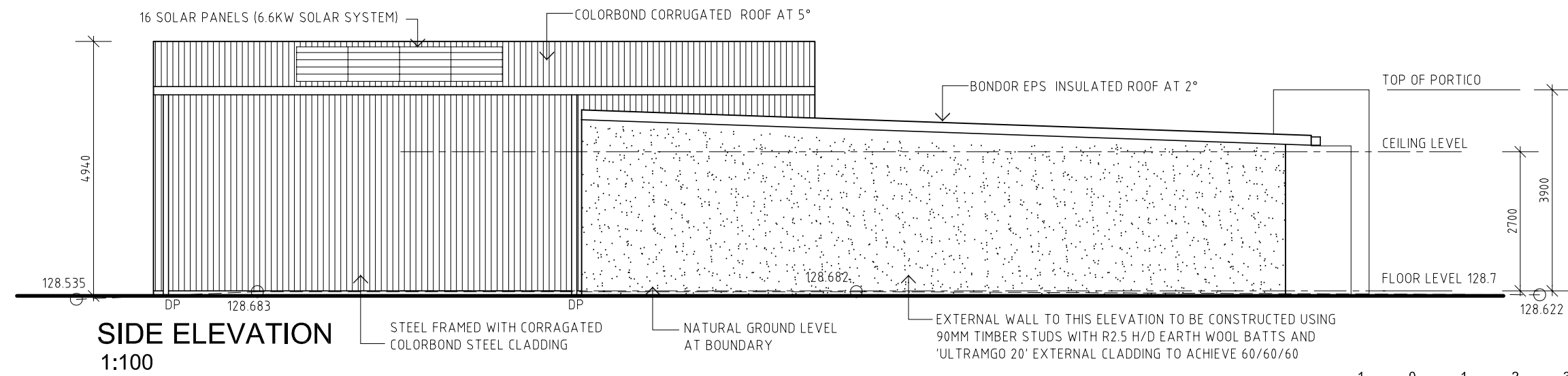
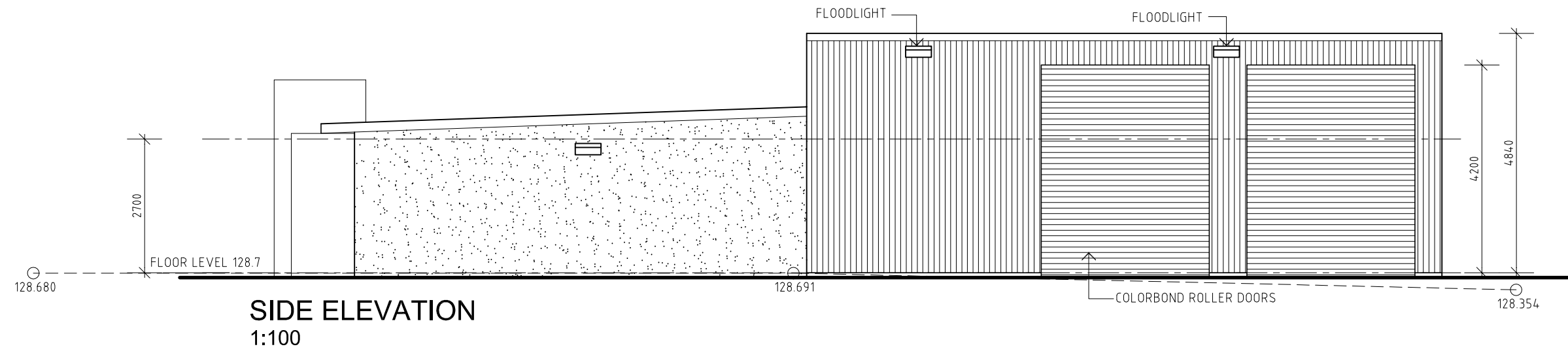
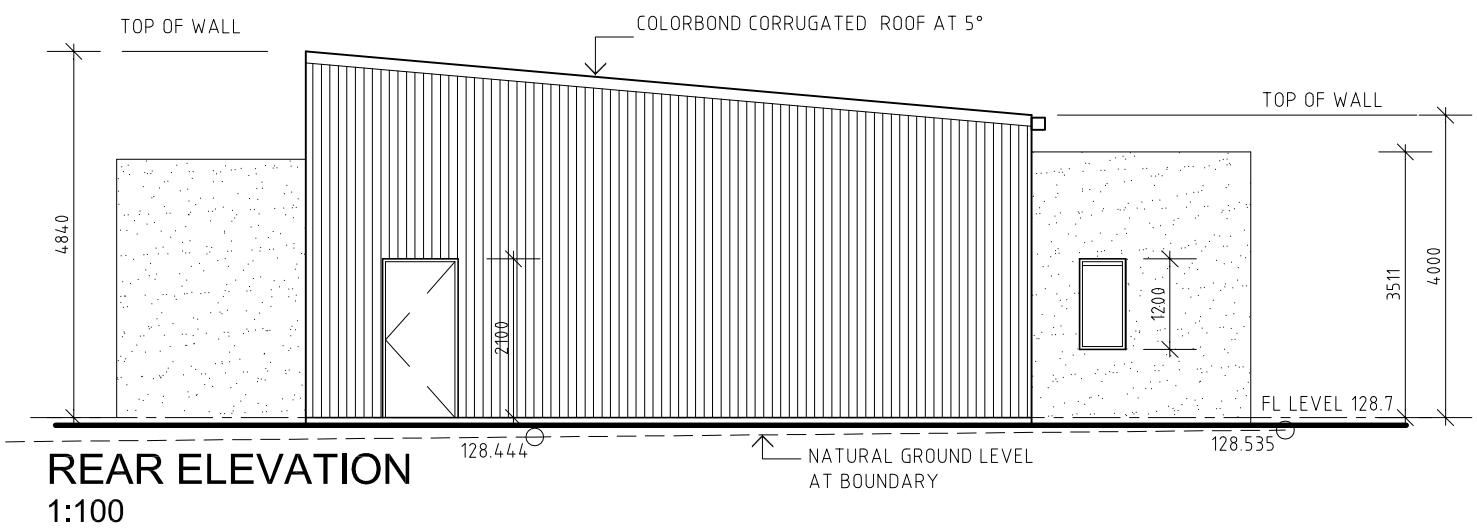
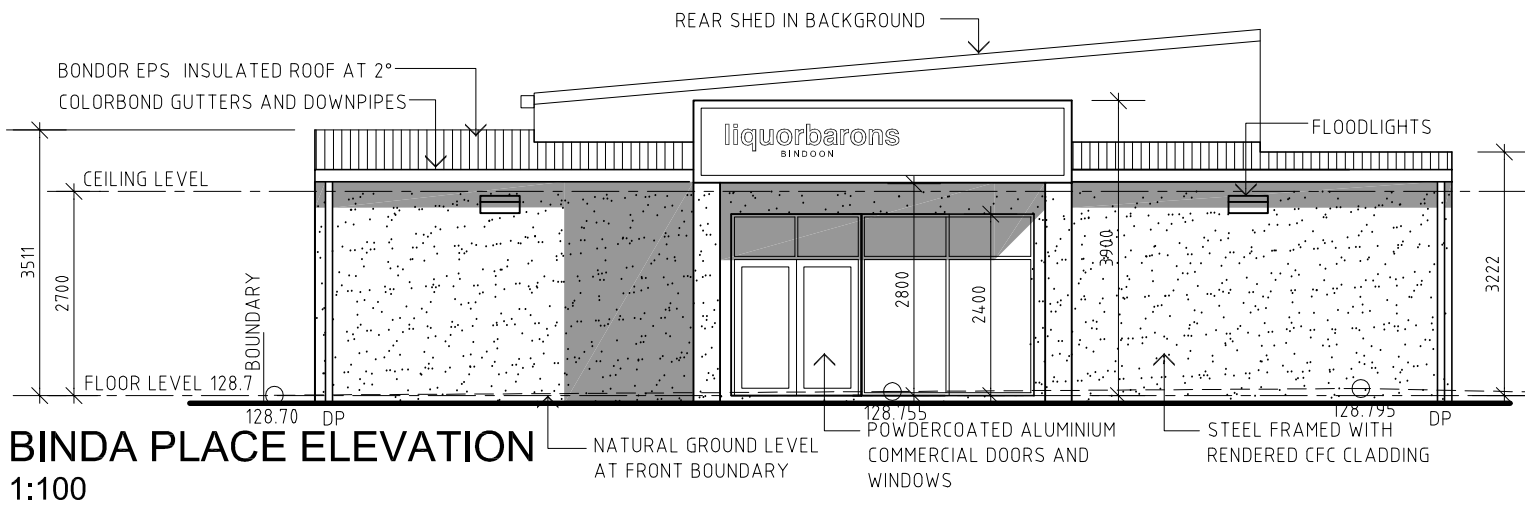
Project

Lot 12 BINDA PLACE
BINDOON

Title

POWER AND LIGHTING
PLAN

Job No.	Date	Scale (@ A3)
	APR24	1:100
Drawn	Drawing No.	Issue
	DA05	A



Issue	Date	Amendment
A	AUG24	ISSUED FOR DEVELOPMENT APPROVAL

By

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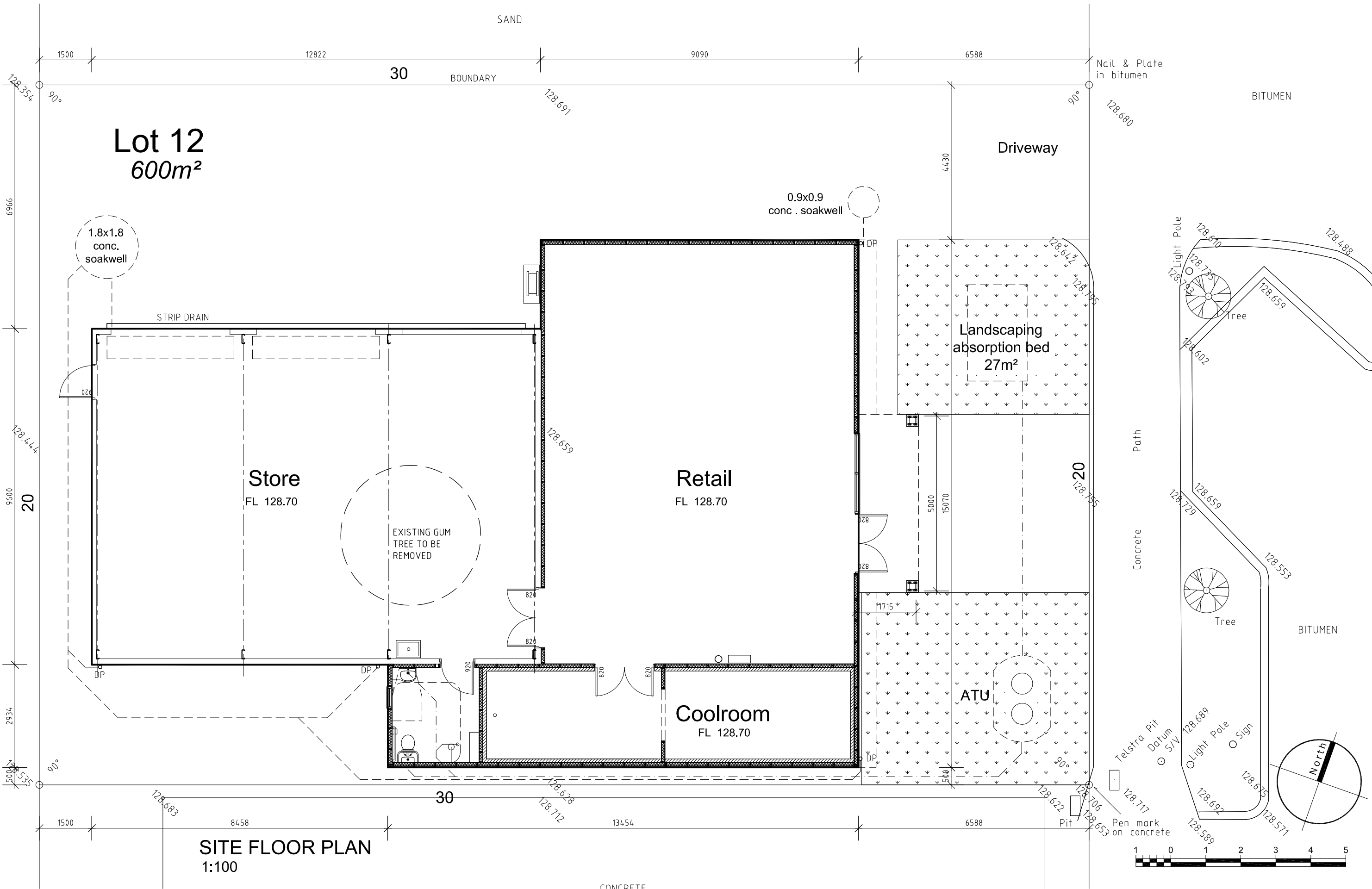
Project

**Lot 12 BINDA PLACE
BINDOON**

Title

ELEVATIONS

Job No.	Date	Scale (@ A3)
	APR24	1:100
Drawn	Drawing No.	Issue
	DA04	A



SITE FLOOR PLAN
1:100

Issue	Date	Amendment
A	AUG24	ISSUED FOR DEVELOPMENT APPROVAL

By
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services

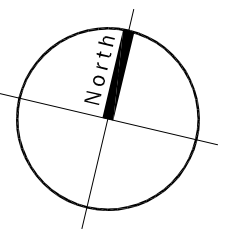
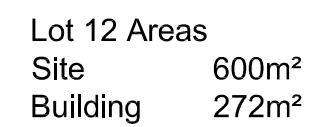
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architectural drafting and design service from concept to completion

Project
**Lot 12 BINDA PLACE
BINDOON**

Title
SITE FLOOR PLAN

Job No.	Date	Scale (@ A3)
	APR24	1:100
Drawn	Drawing No.	Issue
	DA02	A



Issue	Date	Amendment
A	AUG24	ISSUED FOR DEVELOPMENT APPROVAL

Job No.	Date	Scale (@ A3)
	APR24	1:200
Drawn	Drawing No.	Issue
DA01		A

Chanlz Pty Ltd T/as Masstengo
31 Tarbenian Way, Brigadoon WA 6069
ABN 84 162 072 648
Wholesale License: 616212817019
Exporter ID 10428
Ph: +61 (0) 8 9272 2002
Mb: 0400 282 001
sales@masstengo.com



Expression of Interest – Liquor Store Bindoon

To Isaac Parfrey, Senior Planning Officer, Shire Of Chittering WA.

This letter confirms the genuine interest in leasing the premises to be built by Diano Enterprises Pty Ltd at Lot 12 Binda Place Bindoon for the purposes of a Liquorbarons branded liquor store.

General explanation of the Business

The business is intended to operate as a liquor store. A liquor store licence under section 47 of the Act authorises the sale and supply of liquor for consumption off the licensed premises.

The directors at Chanlz Pty Ltd, Ross Stewart and Timothy Macnamara, have a wealth of knowledge in the liquor industry and currently own and operate the wine brand Masstengo along with two suburban liquor stores, Liquorbarons Bayswater and Liquorbarons Maylands.

We can see the need for a local liquor store in Bindoon, that focuses on local wines from the Chittering and Swan Valley regions and boutique offerings from the Margeret River and Great Southern regions of WA. Furthermore, Bindoon residents must currently travel about 40 mins to get to a liquor store with a reasonable range of products and we can see the need for them to have the option to shop locally. Our current stores focus on organic wines and craft beers, and we would bring a taste of that flavour to Bindoon along with mainstream offerings such as packaged beer and ready to drink beverages.

Estimated Traffic Movements

Based on similar local liquor stores it is estimated that the business will serve between 100 to 150 customers on the peak traffic days of Friday, Saturday and Sunday with the maximum number of customers per hour being under 30. The average customer transaction takes less than 5 minutes therefore it is estimated that during the peak transaction period the minimum car bays needed to service the customers at any given time will be 3 bays. The plans currently allow for 5 bays which should be ample.

Table 1 below outlines the average customer count and peak customer per hour count for Liquorbarons Bayswater which is a typical suburban liquor store.

Table 1.

Average Customer Count Liquorbarons Bayswater

	Total Count	Peak per Hour
Mon	46	11
Tues	66	17
Wed	64	15
Thur	102	19
Fri	112	24
Sat	136	24
Sun	72	15

Operating Hours

We expect to operate the Liquor Store within the following hours subject to liquor Licensing approval for Sunday trading.

Monday 9am – 7pm
Tuesday 9am – 7pm
Wednesday 9am – 7pm
Thursday 9am – 7pm
Friday 9am – 8pm
Saturday 9am – 8pm
Sunday 11am – 6pm

Staffing

We envisage that the liquor store would employ two full-time staff members and two casual staff members once fully operational.

We look forward to working with Joel Diano and the team at Diano Enterprises Pty Ltd towards securing the lease and the subsequent liquor licence and to becoming part of the local Bindoon community.

Kind Regards



Ross Stewart
DIRECTOR
14/08/2024