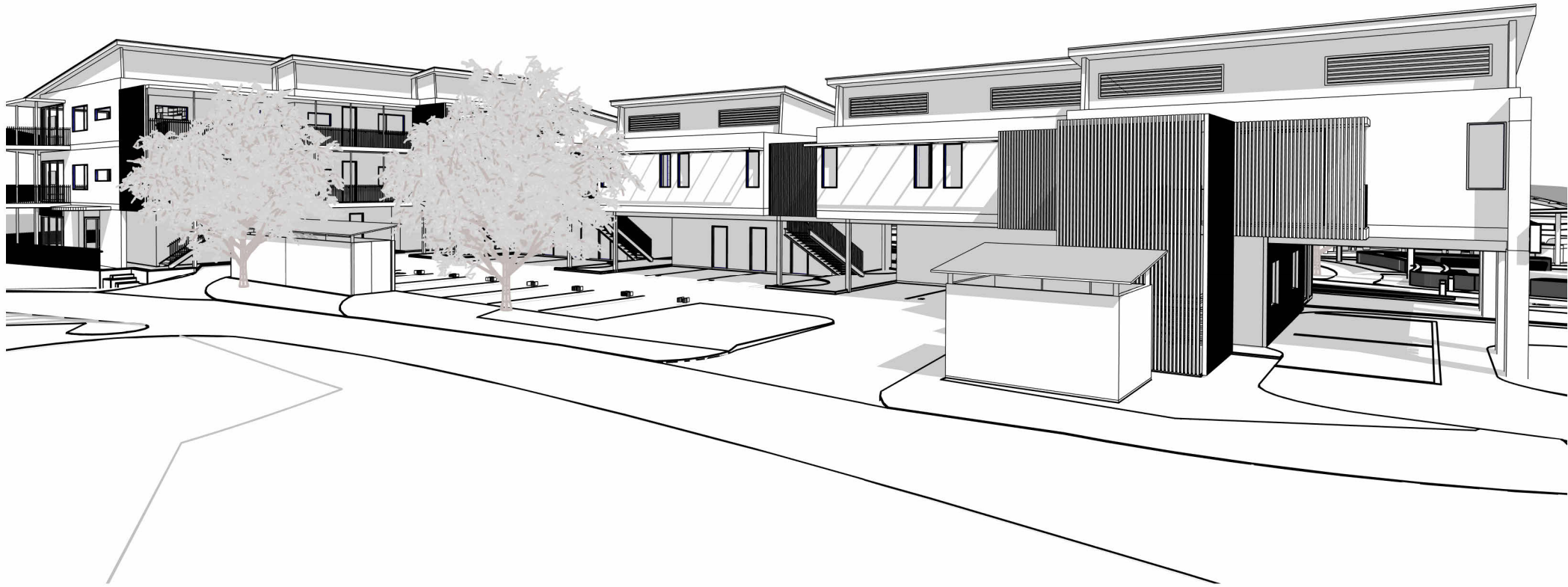
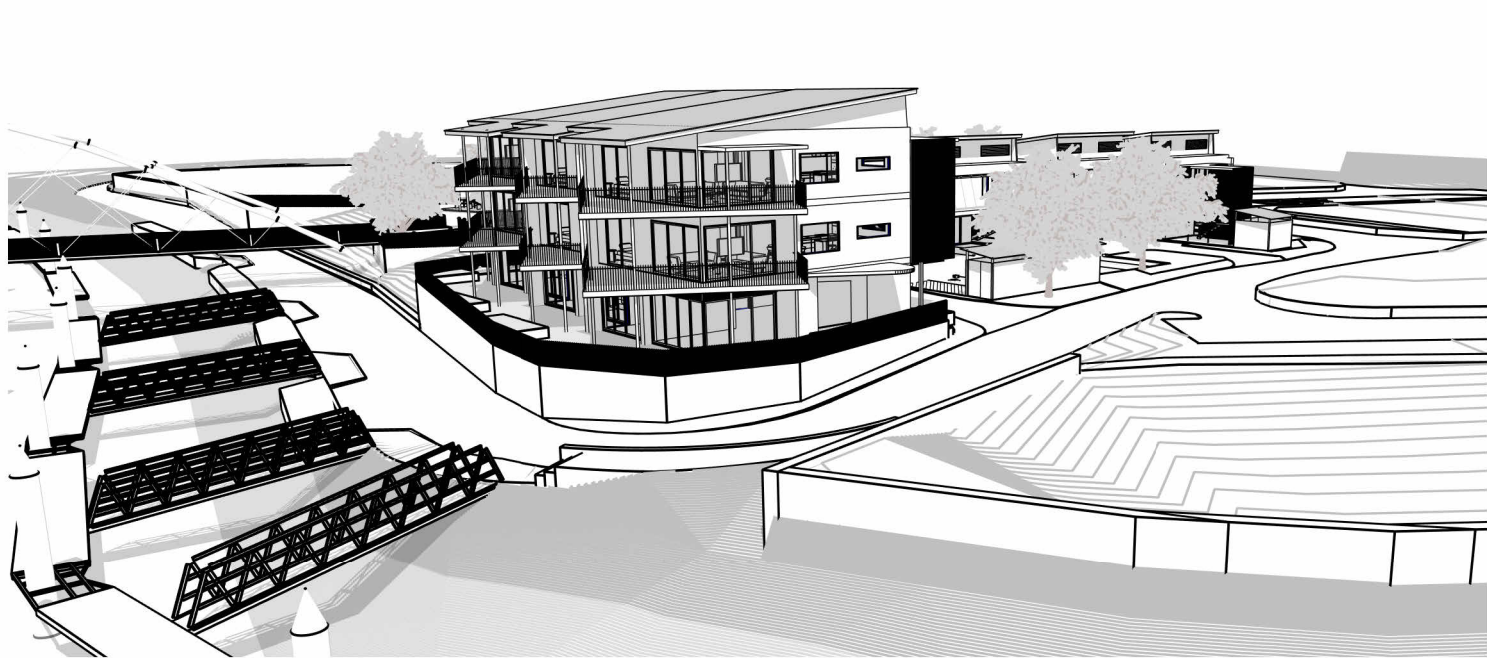
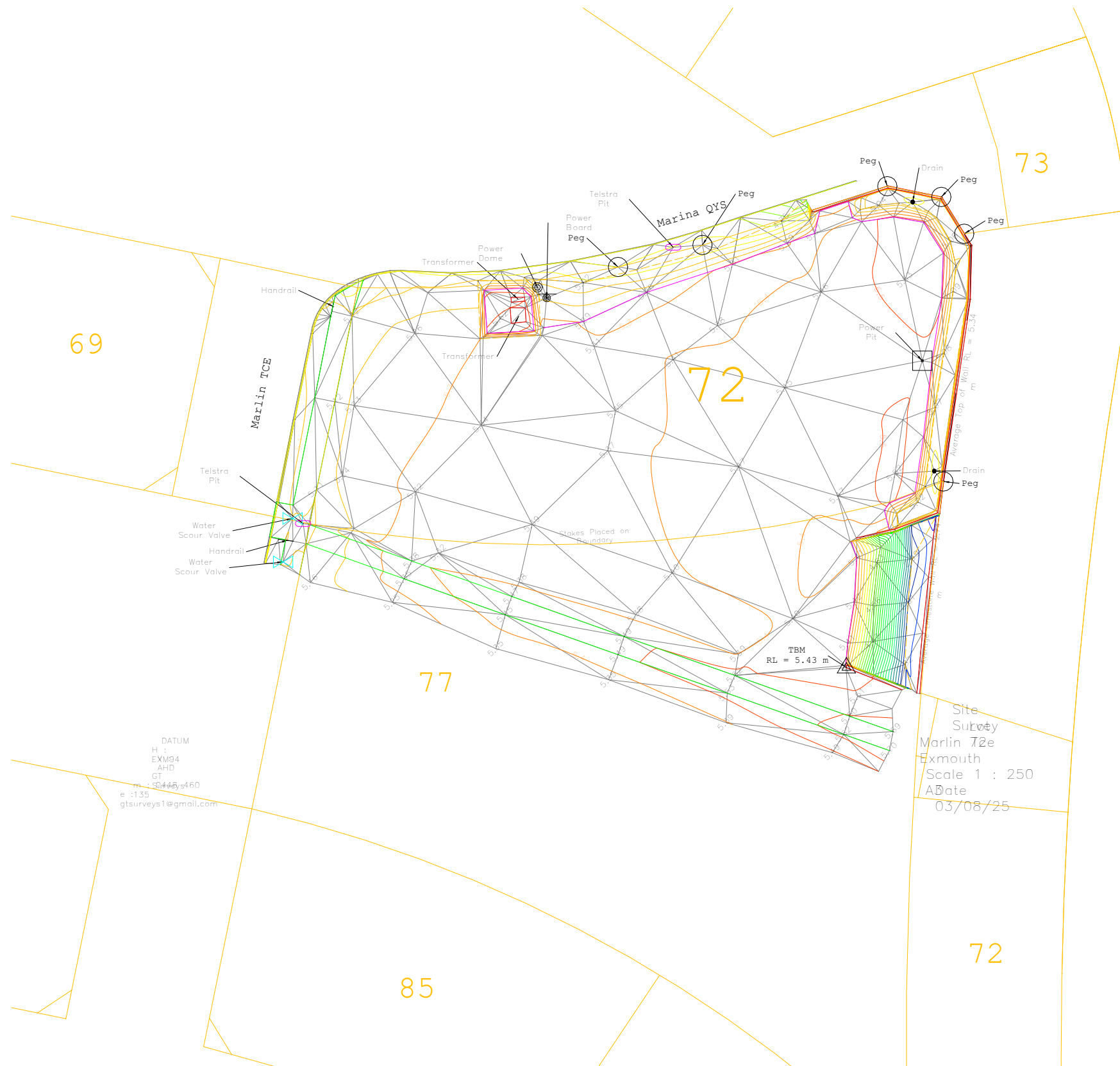




SHEET LIST		
DWGNo.	DESCRIPTION	REV.
A100	COVER PAGE	I
A101	EXISTING SITE SURVEY	I
A102	SITE PLAN	I
A103	LOCATION PLAN	I
A104	LANDSCAPE PLAN	I
A105	LANDSCAPE PLAN	I
A106	LANDSCAPE PLAN	I
A107	GROUND FLOOR BOUNDARY MEASUREMENTS	I
A108	GROUND FLOOR VEHICLE TRANSPORTATION - COMBINED	I
A109	GROUND FLOOR UNIT USE & WASTE PLAN	I
A110	FIRST FLOOR - BOUNDARY MEASUREMENTS	I
A111	FIRST FLOOR UNIT USE	I
A112	SECOND FLOOR UNIT USE	I
A113	LANDSCAPING 3D VIEW	I
A114	ELEVATIONS	I
A115	ELEVATIONS	I





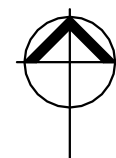
EXISTING SITE SURVEY

1 : 500

0 5 10 15 m
SCALE 1:500 AT ORIGINAL SIZE

WABI
DESIGN

1. THIS DRAWING IS COPYRIGHT PROTECTED & REMAINS THE PROPERTY OF WABI DESIGN (ABN 74 148 215 070) & ECO STRUCTURES AUSTRALIA (ABN 76 112 623 284) & SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN ORIGINALLY INTENDED.
2. READ FIGURED DIMENSIONS IN PREFERENCE TO SCALE ALL DIMENSIONS IN mm U.O.N.
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8. 3D IMAGES FOR ILLUSTRATIVE PURPOSES ONLY.



PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

WABI SYSTEMS NOTES

GENERAL NOTES:

- CONSTRUCTION STANDARD TO COMPLY WITH AS 3959-2009 BUSHFIRE ATTACK LEVEL (BAL)-LOW
- CONSTRUCTION STANDARD TO COMPLY WITH REGION B WIND LOADING AS AS/NZS 1170.2
- EXCLUDES LABOUR, ELECTRICAL COMPONENTS (EXCEPT THOSE INCLUDED IN BATHPOD), PLUMBING COMPONENTS (EXCEPT THOSE INCLUDED IN BATHPOD), PAINT, INTERNAL WALL FEATURE CLADDING, KITCHENS, BATHROOMS AND WARDROBES (UNLESS ADDED IN QUOTE FOR ORDERS +5) AS WELL AS ANY ADDITIONAL BESPOKE ITEMS.
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FLOOR PLAN NOTE:

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- ALL STAIRS AND BALUSTRADES TO BE IN ACCORDANCE WITH NCC PART 3.9.

DESIGN APPROVAL

WE AUTHORISE WABI DESIGN TO PROGRESS WITH WORKING DRAWINGS.

OWNER.....

SIGNATURE.....

DATE.....

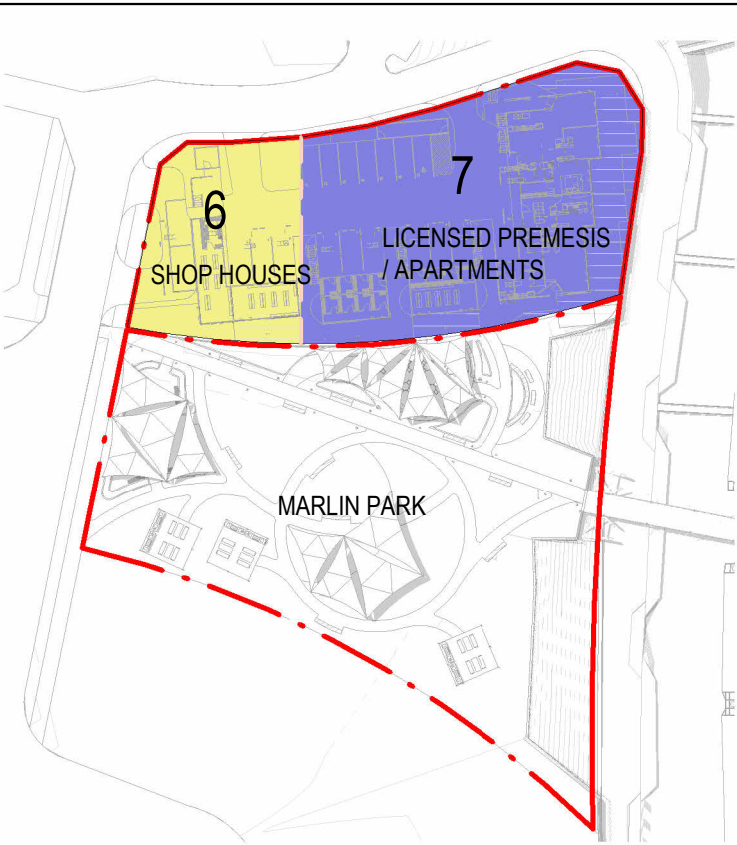
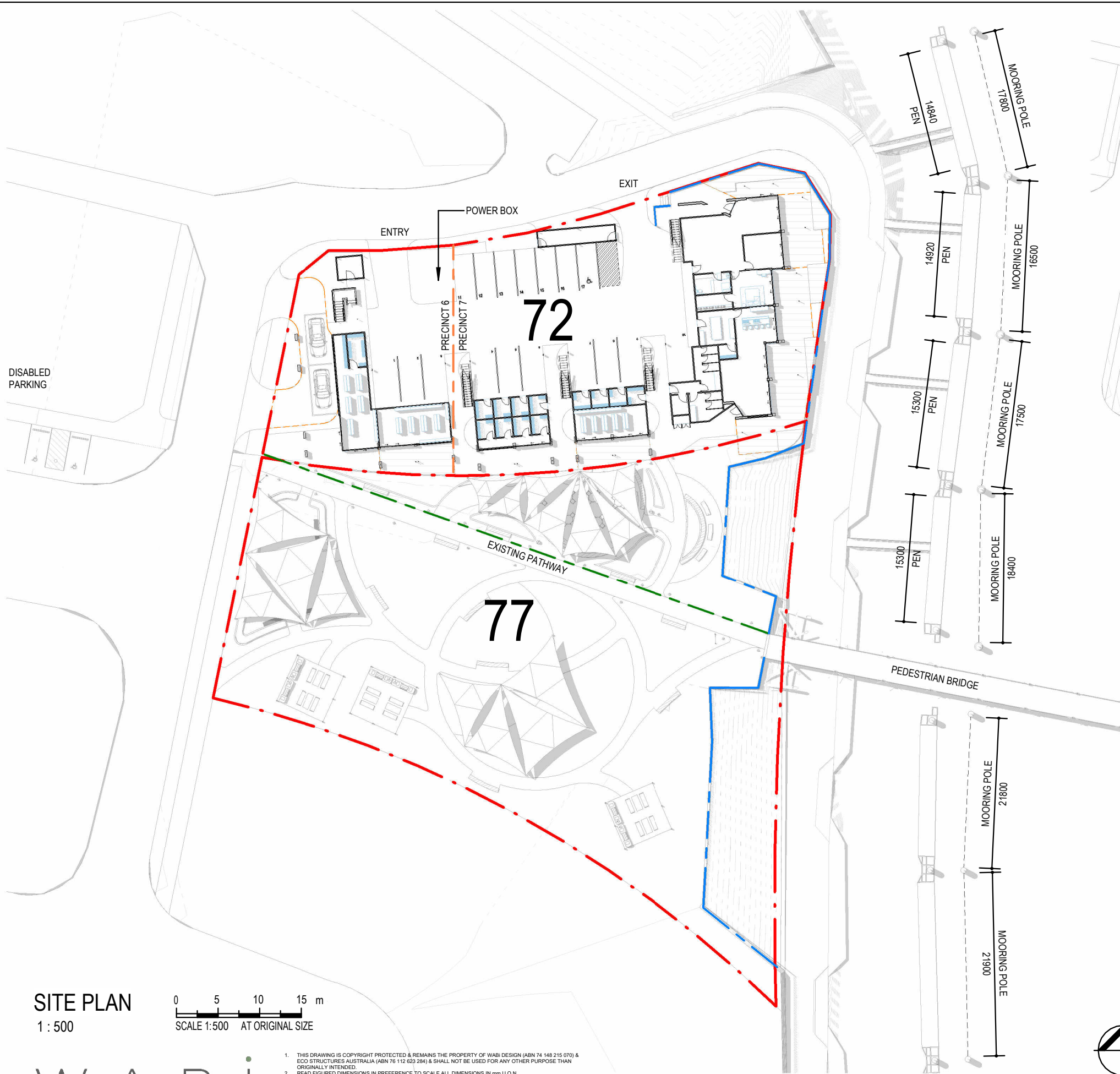
DEVELOPMENT APPLICATION

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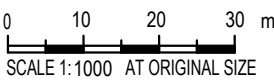
PROJECT NO. 60-1219	FOR DA
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DRAWING	EXISTING SITE SURVEY
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DRAWING NO.	A101	REVISION	I
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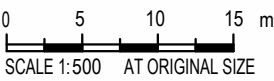


PRECINCT
1 : 1000



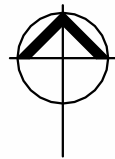
- PROPERTY BOUNDARY LINE
- BALUSTRADING LINE
- EXISTING PATHWAY
- PRECINCT BOUNDARY

SITE PLAN
1 : 500



W A B I
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PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

WABI SYSTEMS NOTES

GENERAL NOTES:

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- CONSTRUCTION STANDARD TO COMPLY WITH REGION B WIND LOADING AS AS/NZS 1170.2
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DESIGN APPROVAL

WE AUTHORISE WABI DESIGN TO PROGRESS WITH WORKING DRAWINGS.

OWNER.....
SIGNATURE.....
DATE.....

DEVELOPMENT APPLICATION

DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219	FOR DA	
DRAWING SITE PLAN		
DRAWING NO. A102	REVISION I	



WABi SYSTEMS NOTES

GENERAL NOTES:

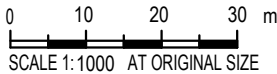
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LOCATION PLAN

1 : 1000



DESIGN APPROVAL

WE AUTHORISE WABi DESIGN TO PROGRESS WITH WORKING DRAWINGS.

OWNER.....

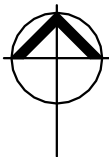
SIGNATURE.....

DATE.....

W A B i
DESIGN

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8. 3D IMAGES FOR ILLUSTRATIVE PURPOSES ONLY.

	PROPERTY BOUNDARY LINE
	BALUSTADING LINE
	EXISTING PATHWAY
	PRECINCT BOUNDARY



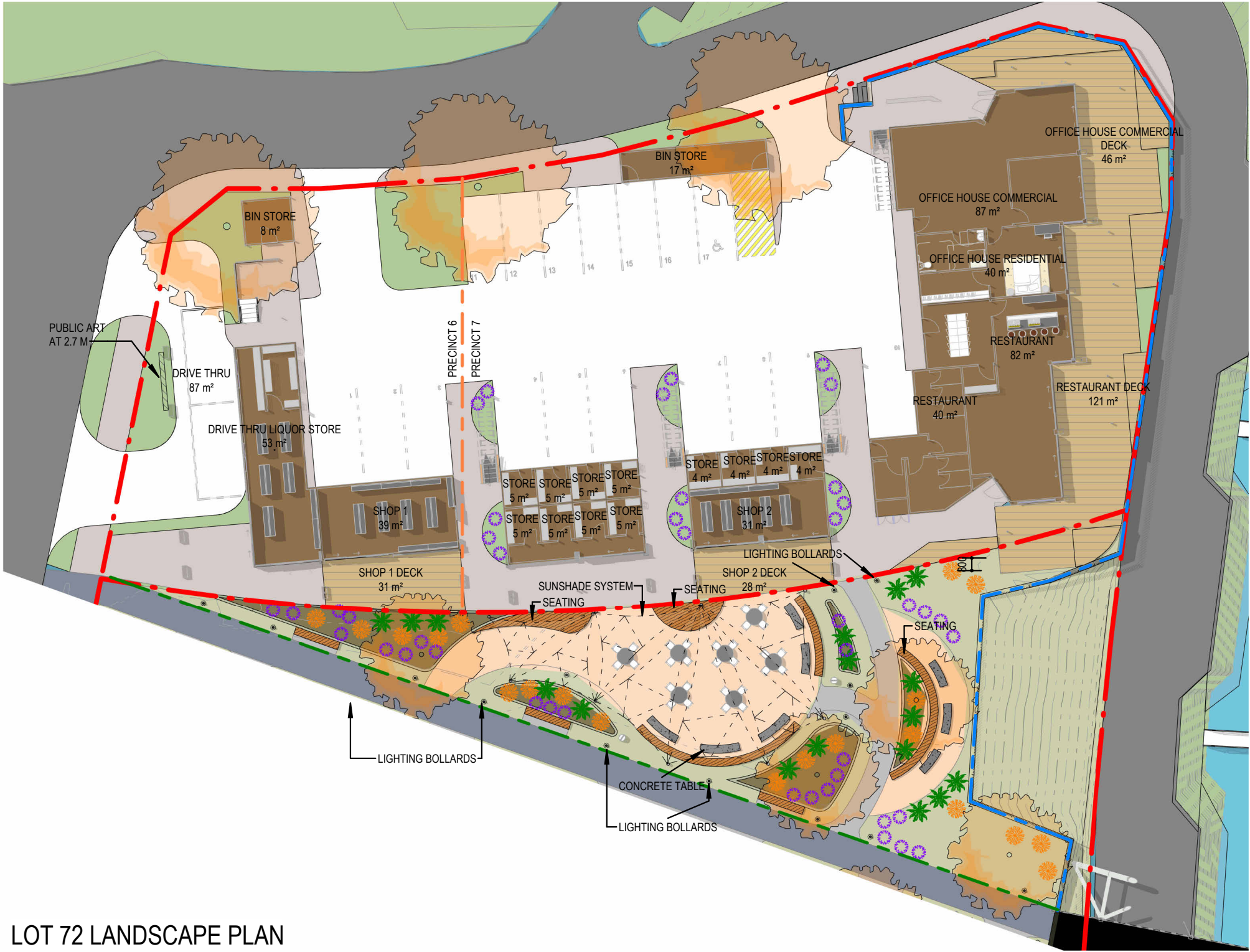
PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

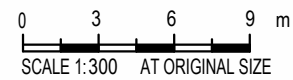
DEVELOPMENT APPLICATION

DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219		FOR DA
DRAWING LOCATION PLAN		
DRAWING NO.	A103	REVISION I



LOT 72 LANDSCAPE PLAN

1 : 300



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8. 3D IMAGES FOR ILLUSTRATIVE PURPOSES ONLY.

- PROPERTY BOUNDARY LINE
- BALUSTRADING LINE
- EXISTING PATHWAY
- PRECINCT BOUNDARY

LANDSCAPING LEGEND

- GRASS + RED SOIL
- LANDSCAPE MULCH
- EXISTING PATHWAY
- WOODEN SEATING
- CONCRETE TABLE
- PAVING WALKWAY
- SEATING PAVING AREA
- LIGHTING BOLLARDS
- SPINIFEX
- AGAPANTHUS
- PALM GOLDEN CANE
- POINCIANA

WHERE LIGHTING IS PROVIDED, DESIGN AND INSTALLATION WILL PRIORITISE MINIMISING IMPACTS ON WILDLIFE, IN ACCORDANCE WITH THE AUSTRALIAN GOVERNMENT'S NATIONAL LIGHT POLLUTION GUIDELINES FOR WILDLIFE

NON-PERMANENT TABLES AND CHAIRS IN EXTERNAL POS AREA ARE TO BESUPPLIED BY THE RESPECTIVE LESSEES

PLANTING SCHEDULE

COMMON NAME	TYPE	COUNT
AGAPANTHUS	SHRUB	43
PALM GOLDEN CANE	PALM	17
POINCIANA	TREE	7
SPINIFEX	GRASS	20
GRAND TOTAL: 87		

WABI SYSTEMS NOTES

GENERAL NOTES:

- CONSTRUCTION STANDARD TO COMPLY WITH AS 3959-2009 BUSHFIRE ATTACK LEVEL 2 (BAL-LOW)
- CONSTRUCTION STANDARD TO COMPLY WITH REGION B WIND LOADING AS AS/NZS 1170.2
- EXCLUDES LABOUR, ELECTRICAL COMPONENTS (EXCEPT THOSE INCLUDED IN BATHPOD), PLUMBING COMPONENTS (EXCEPT THOSE INCLUDED IN BATHPOD), PAINT, INTERNAL WALL FEATURE CLADDING, KITCHENS, BATHROOMS AND WARDROBES (UNLESS ADDED IN QUOTE FOR ORDERS +5) AS WELL AS ANY ADDITIONAL BESPOKE ITEMS.
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DESIGN APPROVAL

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OWNER.....
SIGNATURE.....
DATE.....

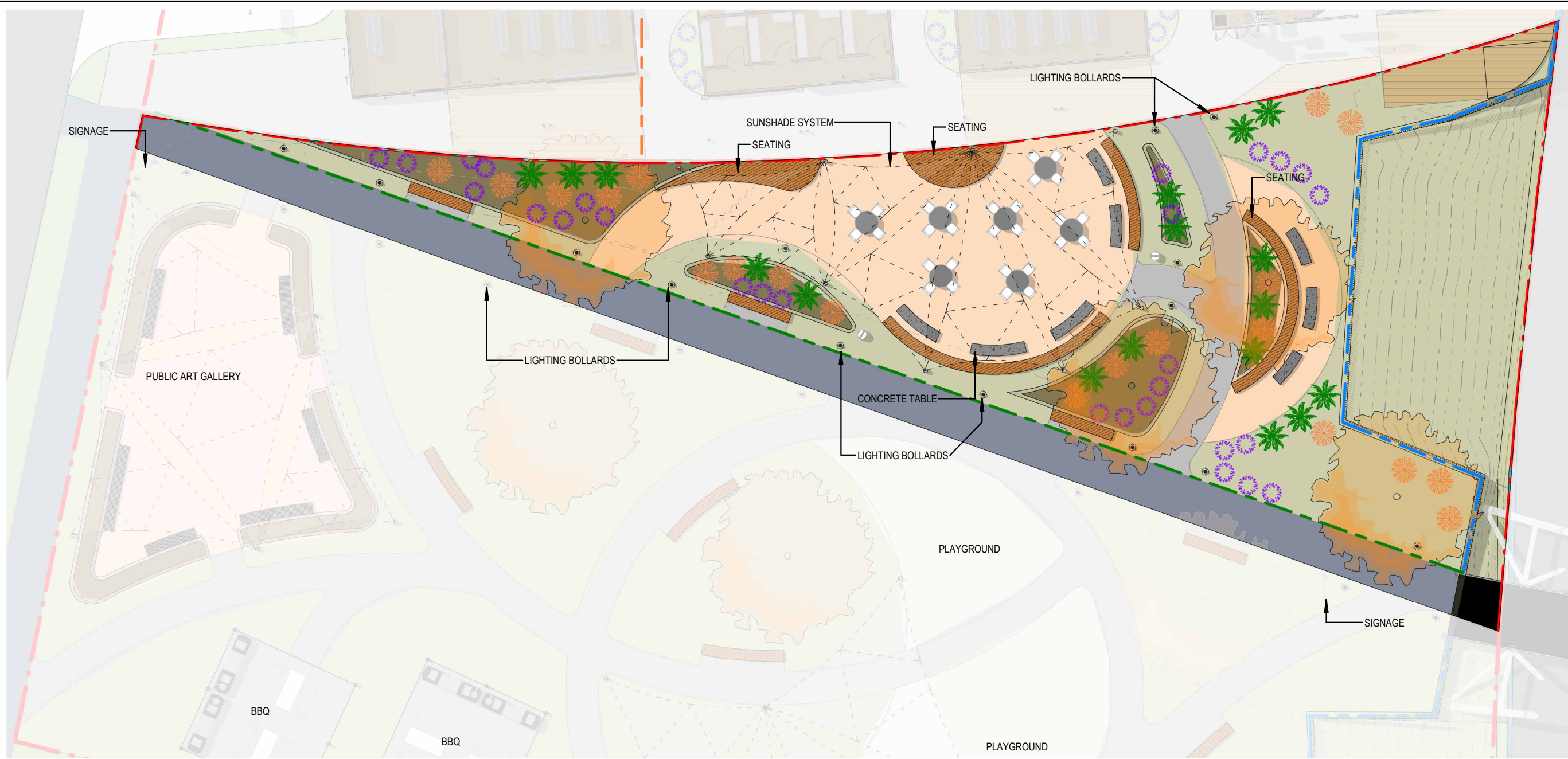
PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

DEVELOPMENT APPLICATION

DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219		FOR DA
DRAWING LANDSCAPE PLAN		
DRAWING NO.	A104	REVISION I



- WABi SYSTEMS NOTES**
- GENERAL NOTES:**
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 - CONSTRUCTION STANDARD TO COMPLY WITH REGION B WIND LOADING AS AS/NZS 1170.2
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POS LANDSCAPE PLAN
1 : 200



- PROPERTY BOUNDARY LINE
- BALUSTRADING LINE
- EXISTING PATHWAY
- PRECINCT BOUNDARY

WHERE LIGHTING IS PROVIDED, DESIGN AND INSTALLATION WILL PRIORITISE MINIMISING IMPACTS ON WILDLIFE, IN ACCORDANCE WITH THE AUSTRALIAN GOVERNMENT'S NATIONAL LIGHT POLLUTION GUIDELINES FOR WILDLIFE

NON-PERMANENT TABLES AND CHAIRS IN EXTERNAL POS AREA ARE TO BESUPPLIED BY THE RESPECTIVE LESSEES

LANDSCAPING LEGEND			
GRASS + RED SOIL	LIGHTING BOLLARDS		
LANDSCAPE MULCH	SPINIFEX		
EXISTING PATHWAY	AGAPANTHUS		
WOODEN SEATING	PALM GOLDEN CANE		
CONCRETE TABLE	POINCIANA		
PAVING WALKWAY			
SEATING PAVING AREA			

PLANTING SCHEDULE 2		
COMMON NAME	TYPE	COUNT
AGAPANTHUS	SHRUB	28
PALM GOLDEN CANE	PALM	17
POINCIANA	TREE	4
SPINIFEX	GRASS	20
GRAND TOTAL: 69		

DESIGN APPROVAL
WE AUTHORISE WABi DESIGN TO PROGRESS WITH WORKING DRAWINGS.

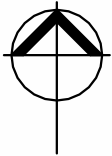
OWNER.....

SIGNATURE.....

DATE.....



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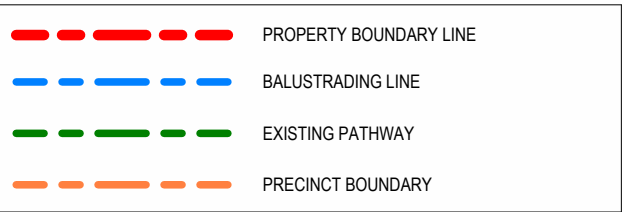


PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

DEVELOPMENT APPLICATION		
DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219		FOR DA
DRAWING LANDSCAPE PLAN		
DRAWING NO.	A105	REVISION I



LANDSCAPING LEGEND			
	GRASS + RED SOIL		LIGHTING BOLLARDS
	LANDSCAPE MULCH		SPINIFEX
	EXISTING PATHWAY		AGAPANTHUS
	WOODEN SEATING		PALM GOLDEN CANE
	CONCRETE TABLE		POINCIANA
	PAVING WALKWAY		
	SEATING PAVING AREA		

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L77 IS NOT INCLUDED IN THE SCOPE OF WORKS. ANY LANDSCAPE CONCEPT SHOWN FOR L77 IS INDICATIVE ONLY AND PROVIDED FOR CONTEXT.

PLANTING SCHEDULE 3		
COMMON NAME	TYPE	COUNT
POINCIANA	TREE	4
GRAND TOTAL: 4		

WABi SYSTEMS NOTES

GENERAL NOTES:

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- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT SPECIFICATIONS AND MANUFACTURING DRAWINGS.
- READ FIGURED DIMENSION IN PREFERENCE TO SCALE.
- CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT AND REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. REFER MANUFACTURING DRAWINGS FOR COLUMN & BEAM SIZE AND SPACINGS.
- FINISHED FLOOR LEVEL OF RESIDENCE TO BE MIN 200mm ABOVE ADJACENT GROUND LEVEL UNO.

FLOOR PLAN NOTE:

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- WHERE PRELIMINARY DRAWINGS ARE PROVIDED BY THE OWNER OR THE OWNERS AGENT, BUILDER RESERVES THE RIGHT TO MODIFY THE OWNERS DRAWINGS TO SUIT THE BUILDER'S CURRENT CONSTRUCTION METHOD.
- ALL STAIRS AND BALUSTRADES TO BE IN ACCORDANCE WITH NCC PART 3.9.

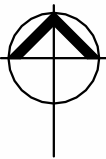
DESIGN APPROVAL

WE AUTHORISE WABi DESIGN TO PROGRESS WITH WORKING DRAWINGS.

OWNER.....
SIGNATURE.....
DATE.....

DEVELOPMENT APPLICATION

DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219	FOR DA	
DRAWING	LANDSCAPE PLAN	
DRAWING NO.	A106	REVISION I



PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT



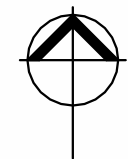
GROUND FLOOR UNIT - BOUNDARY MEASUREMENTS
1 : 200



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2. READ FIGURED DIMENSIONS IN PREFERENCE TO SCALE ALL DIMENSIONS IN mm U.O.N.
3. BUILDER TO CHECK AND CONFIRM ALL MEASUREMENTS, LEVELS & DETAILS PRIOR TO THE COMMENCEMENT OF ANY WORK OR FINANCIAL COMMITMENT. BUILDER TO CHECK AND CONFIRM MEASUREMENTS OF EXISTING BUILDING.
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8. 3D IMAGES FOR ILLUSTRATIVE PURPOSES ONLY.



	PROPERTY BOUNDARY LINE
	BALUSTADING LINE
	EXISTING PATHWAY
	PRECINCT BOUNDARY



PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

WABI SYSTEMS NOTES

- GENERAL NOTES:
- CONSTRUCTION STANDARD TO COMPLY WITH AS 3959-2009 BUSHFIRE ATTACK LEVEL (BAL)-LOW
 - CONSTRUCTION STANDARD TO COMPLY WITH REGION B WIND LOADING AS AS/NZS 1170.2
 - EXCLUDES LABOUR, ELECTRICAL COMPONENTS (EXCEPT THOSE INCLUDED IN BATHPOD), PLUMBING COMPONENTS (EXCEPT THOSE INCLUDED IN BATHPOD), PAINT, INTERNAL WALL FEATURE CLADDING, KITCHENS, BATHROOMS AND WARDROBES (UNLESS ADDED IN QUOTE FOR ORDERS +5) AS WELL AS ANY ADDITIONAL BESPOKE ITEMS.
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DESIGN APPROVAL
WE AUTHORISE WABI DESIGN TO PROGRESS WITH WORKING DRAWINGS.

OWNER.....

SIGNATURE.....

DATE.....

DEVELOPMENT APPLICATION		
DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219		FOR DA
DRAWING	GROUND FLOOR BOUNDARY MEASUREMENTS	
DRAWING NO.	A107	REVISION I



- WABI SYSTEMS NOTES**
- GENERAL NOTES:
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VEHICLE TRANSPORTATION LEGEND

- VEHICLE BODY
- WHEEL PATH

GROUND FLOOR TRANSPORTATION

1 : 200



- PROPERTY BOUNDARY LINE
- BALUSTRADING LINE
- EXISTING PATHWAY
- PRECINCT BOUNDARY



PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

DESIGN APPROVAL
WE AUTHORISE WABI DESIGN TO PROGRESS WITH WORKING DRAWINGS.

OWNER.....

SIGNATURE.....

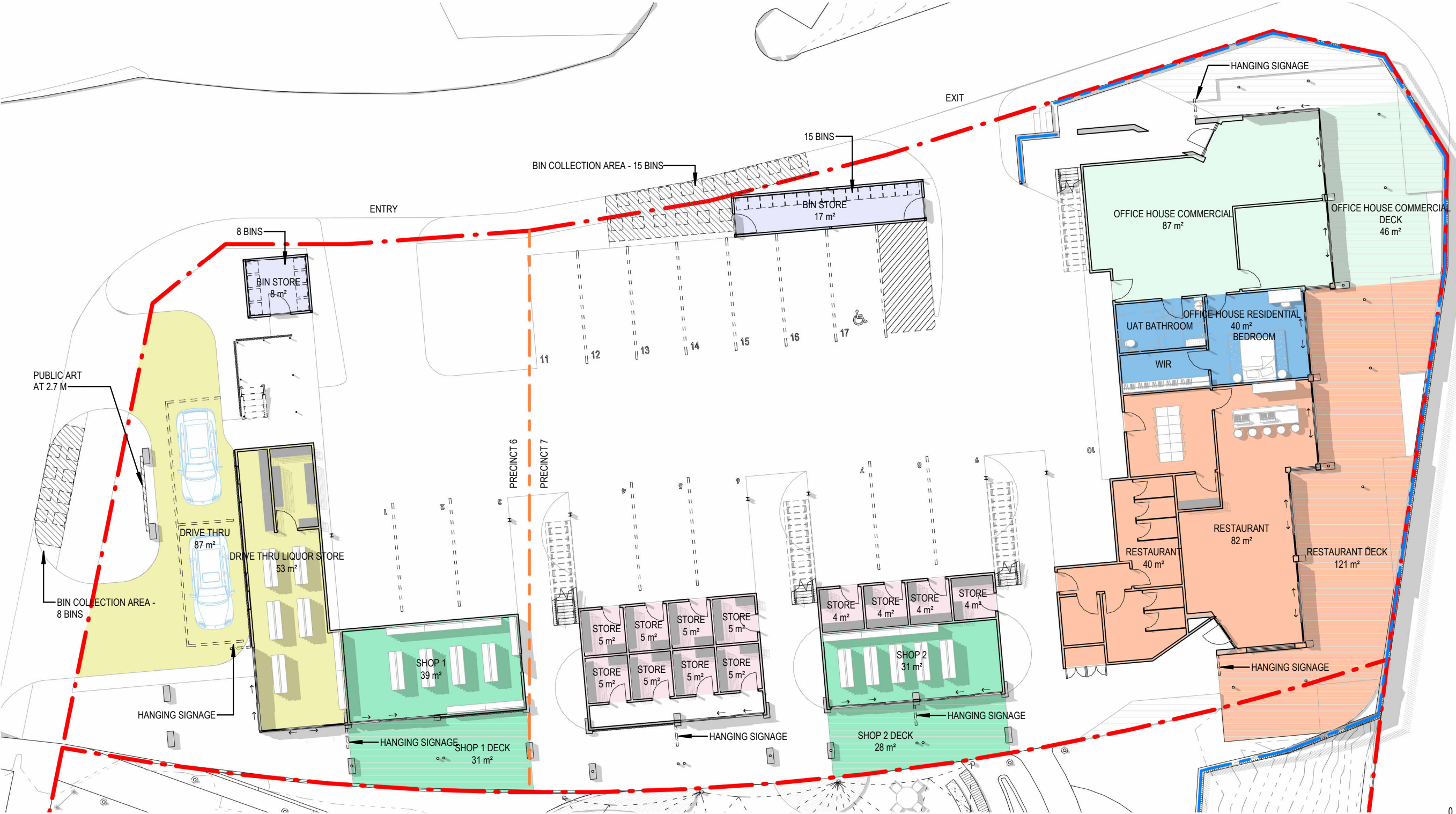
DATE.....

DEVELOPMENT APPLICATION

DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219	FOR DA	
DRAWING	GROUND FLOOR VEHICLE TRANSPORTATION - COMBINED	
DRAWING NO. A108	REVISION I	

WABI
DESIGN

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DEPARTMENT LEGEND - CLASSIFICATION

BIN STORE - CLASS 10A

LIQUOR STORE - CLASS 6

MULTIPLE DWELLING & UNHOSTED STRA - CLASS 2

OFFICE HOUSE (COMMERCIAL) - CLASS 6

OFFICE HOUSE (RESIDENTIAL) - CLASS 2

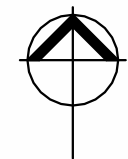
RESTAURANT - CLASS 6

SHOP - CLASS 6

GROUND FLOOR LAND USE & SITE COVERAGE SUMMARY			
TYPE	AREA (M²)	% OF BUILDING	% OF SITE
COMMERCIAL	645M²	84.2%	25.4%
RESIDENTIAL	40M²	5.2%	1.6%
COMBINED STORAGE / BINS	81M²	10.6%	3.2%
TOTAL BUILDING	766M²	100%	30.1%
DRIVEWAYS & PARKING	1,775M²		69.9%
TOTAL SITE	2,541M²		100%

- PROPERTY BOUNDARY LINE
- BALUSTADING LINE
- EXISTING PATHWAY
- PRECINCT BOUNDARY

GROUND FLOOR UNIT USE & WASTE PLAN
1 : 200



PROJECT: **MARLIN TERRACE**

ADDRESS: LOT 72, 1 MARLIN TERRACE, EXMOUTH

CLIENT: KARL PLUNKETT

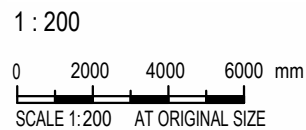
DEVELOPMENT APPLICATION		
DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219	FOR DA	
DRAWING	GROUND FLOOR UNIT USE & WASTE PLAN	
DRAWING NO. A109	REVISION	I



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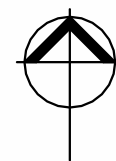
FIRST FLOOR UNIT - BOUNDARY MEASUREMENTS



	PROPERTY BOUNDARY LINE
	BALUSTRADING LINE
	EXISTING PATHWAY
	PRECINCT BOUNDARY



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PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

WABI SYSTEMS NOTES

GENERAL NOTES:

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- CONSTRUCTION STANDARD TO COMPLY WITH REGION B WIND LOADING AS AS/NZS 1170.2
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DESIGN APPROVAL

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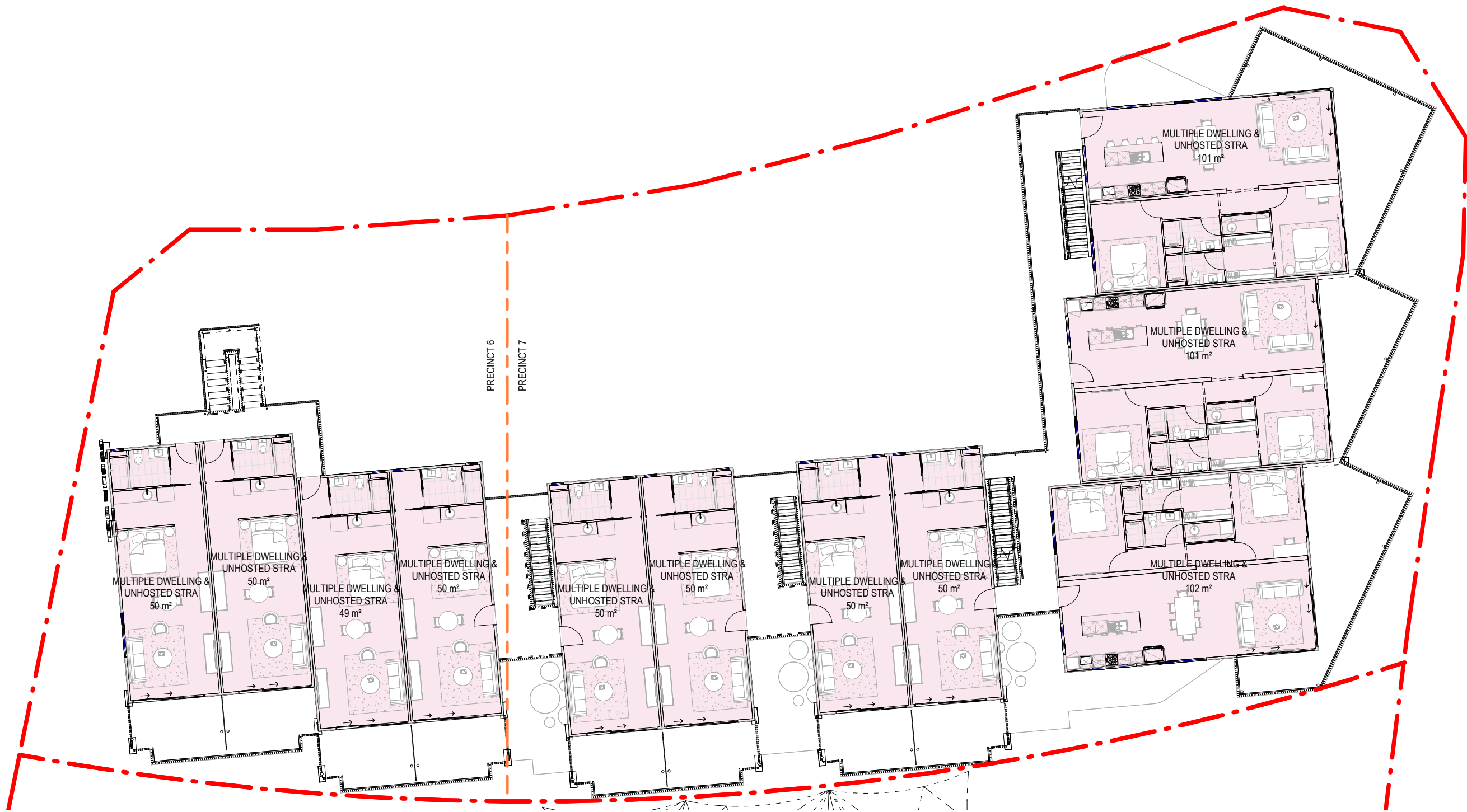
OWNER.....

SIGNATURE.....

DATE.....

DEVELOPMENT APPLICATION

DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219		FOR DA
DRAWING	FIRST FLOOR - BOUNDARY MEASUREMENTS	
DRAWING NO.	A110	REVISION I



FIRST FLOOR UNIT USE DEPARTMENT LEGEND - CLASSIFICATION

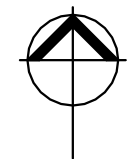
1 : 200
0 2000 4000 6000 mm
SCALE 1:200 AT ORIGINAL SIZE

MULTIPLE DWELLING & UNHOSTED STRA - CLASS 2

- PROPERTY BOUNDARY LINE
- BALUSTRADING LINE
- EXISTING PATHWAY
- PRECINCT BOUNDARY



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PROJECT: MARLIN TERRACE

ADDRESS: LOT 72, 1 MARLIN TERRACE, EXMOUTH

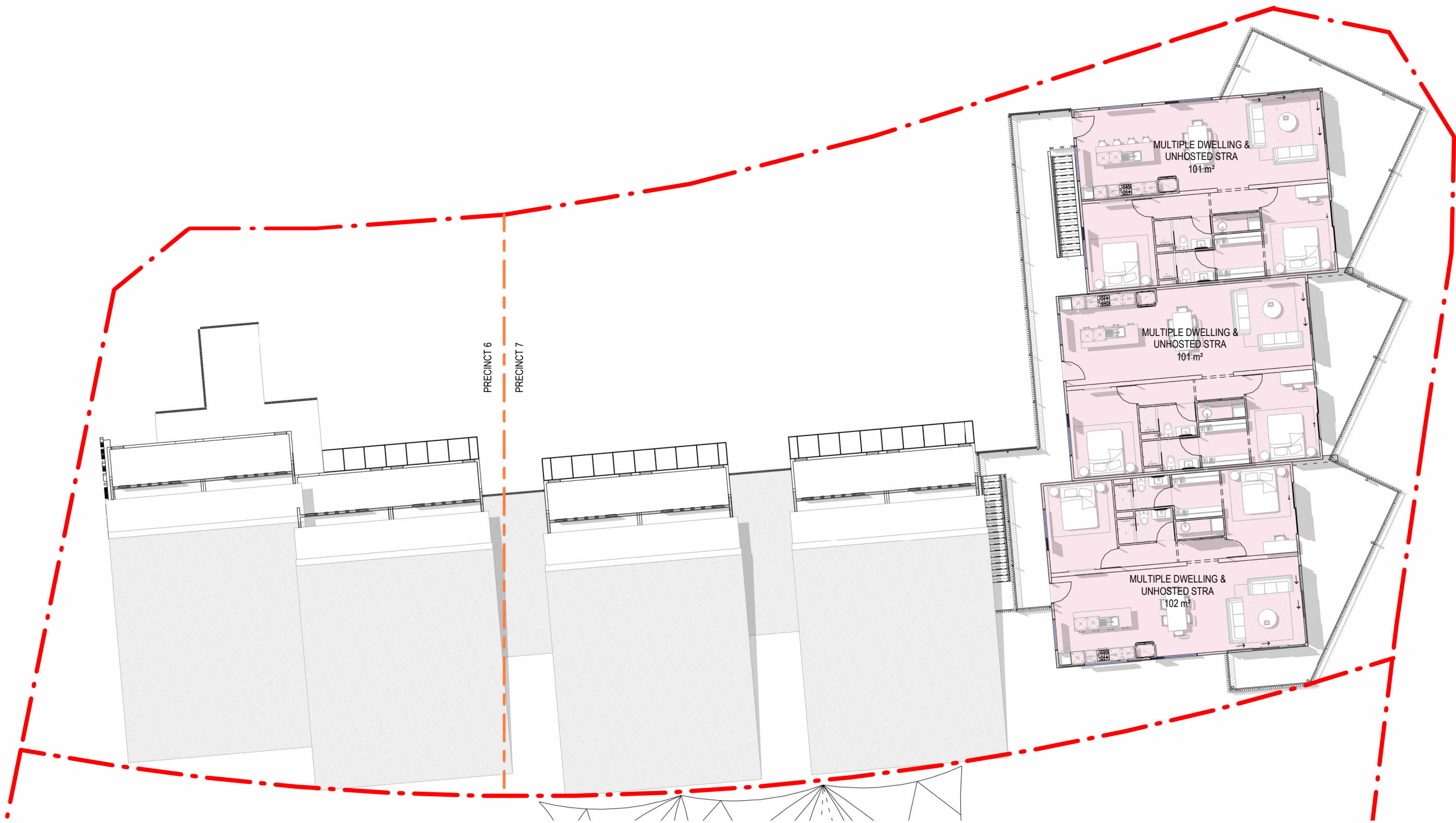
CLIENT: KARL PLUNKETT

DEVELOPMENT APPLICATION

DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219	FOR DA	
DRAWING FIRST FLOOR UNIT USE		
DRAWING NO. A111	REVISION	I

WABI SYSTEMS NOTES

- GENERAL NOTES:
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 - CONSTRUCTION STANDARD TO COMPLY WITH REGION B WIND LOADING AS AS/NZS 1170.2
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SECOND FLOOR UNIT USE

1 : 200



DEPARTMENT LEGEND - CLASSIFICATION



MULTIPLE DWELLING & UNHOSTED
STRA - CLASS 2

- PROPERTY BOUNDARY LINE
- BALUSTRADING LINE
- EXISTING PATHWAY
- PRECINCT BOUNDARY

WABi SYSTEMS NOTES

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OWNER.....

SIGNATURE.....

DATE.....

PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

DEVELOPMENT APPLICATION

DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
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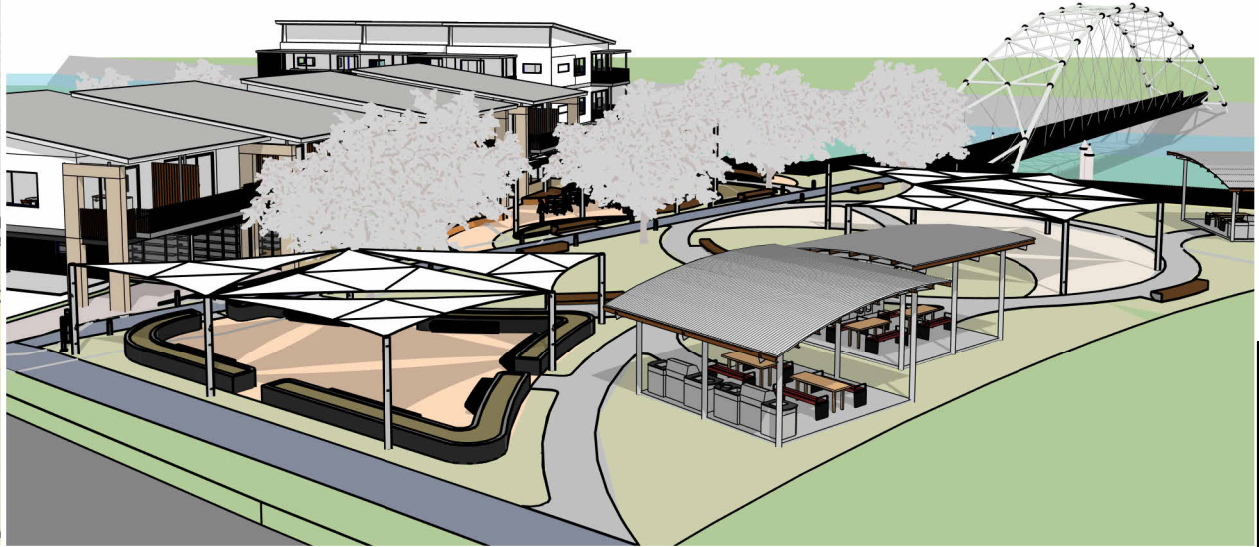
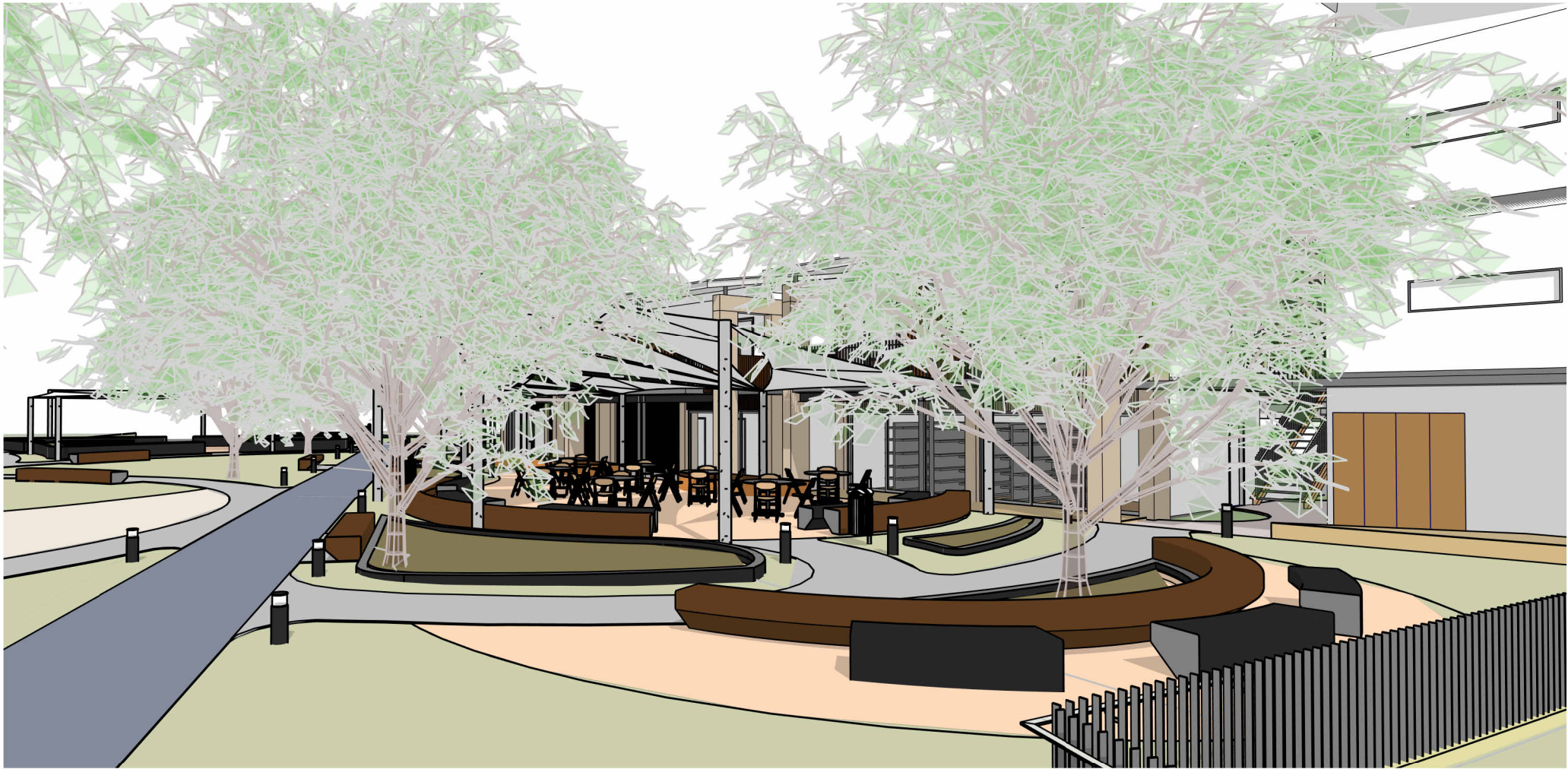
PROJECT NO. 60-1219	FOR DA
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DRAWING	SECOND FLOOR UNIT USE
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DRAWING NO. A112	REVISION I
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W A B i
DESIGN

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WABI SYSTEMS NOTES

GENERAL NOTES:

- CONSTRUCTION STANDARD TO COMPLY WITH AS 3959-2009 BUSHFIRE ATTACK LEVEL (BAL) LOW
- CONSTRUCTION STANDARD TO COMPLY WITH REGION B WIND LOADING AS AS/NZS 1170.2
- EXCLUDES LABOUR, ELECTRICAL COMPONENTS (EXCEPT THOSE INCLUDED IN BATHPOD), PLUMBING COMPONENTS (EXCEPT THOSE INCLUDED IN BATHPOD), PAINT, INTERNAL WALL FEATURE CLADDING, KITCHENS, BATHROOMS AND WARDROBES (UNLESS ADDED IN QUOTE FOR ORDERS +5) AS WELL AS ANY ADDITIONAL BESPOKE ITEMS.
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- FINISHED FLOOR LEVEL OF RESIDENCE TO BE MIN 200mm ABOVE ADJACENT GROUND LEVEL UNO.

FLOOR PLAN NOTE:

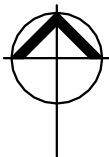
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- ALL STAIRS AND BALUSTRADES TO BE IN ACCORDANCE WITH NCC PART 3.9.

DESIGN APPROVAL
WE AUTHORISE WABI DESIGN TO PROGRESS WITH WORKING DRAWINGS.

OWNER.....
SIGNATURE.....
DATE.....

WABI
DESIGN

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PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

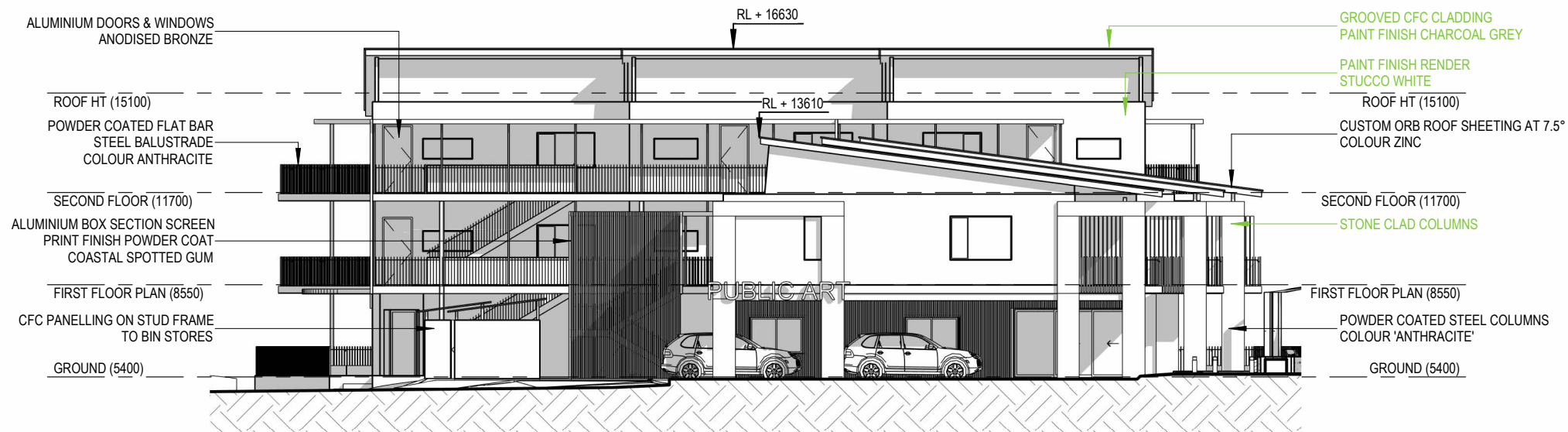
DEVELOPMENT APPLICATION

DRAWN MP	SCALE @ A3	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219	FOR DA	
DRAWING	LANDSCAPING 3D VIEW	
DRAWING NO.	A113	REVISION I



ELEVATION EAST

1 : 200



ELEVATION WEST

1 : 200



EXTERNAL MATERIALS AS LISTED IN SU6 AREA B

- RENDERED STEEL - LIGHT FINISH
- PAINTED FIBRE CEMENT WEATHERBOARDS
- LIMESTONE / STONE BLOCKS

PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

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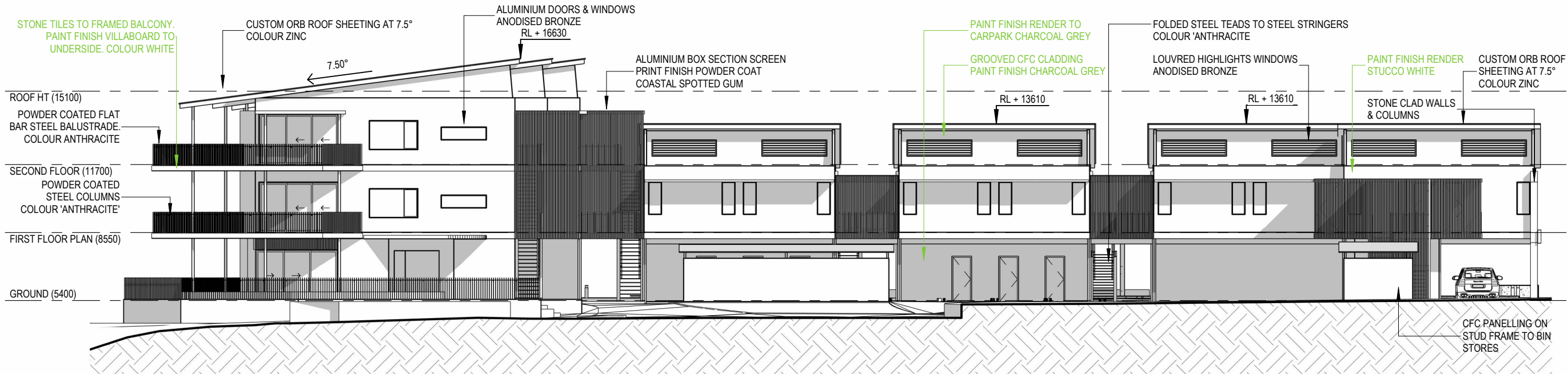
OWNER.....
SIGNATURE.....
DATE.....

DEVELOPMENT APPLICATION

DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219		FOR DA

DRAWING ELEVATIONS

DRAWING NO. **AA114** REVISION **I**



ELEVATION NORTH
1 : 200



ELEVATION SOUTH
1 : 200

0 2000 4000 6000 mm
SCALE 1: 200 AT ORIGINAL SIZE

EXTERNAL MATERIALS AS LISTED IN SU6 AREA B

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- LIMESTONE / STONE BLOCKS

W A B I
DESIGN

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DEVELOPMENT APPLICATION

DRAWN MP	SCALE @ A3 As indicated	DATE & DESCRIPTION 19/06/2026
PROJECT NO. 60-1219	FOR DA	
DRAWING ELEVATIONS		
DRAWING NO. AA115	REVISION	I

PROJECT:
MARLIN TERRACE

ADDRESS:
LOT 72, 1 MARLIN TERRACE,
EXMOUTH

CLIENT:
KARL PLUNKETT

23rd July 2026

The CEO

Shire of Exmouth

Dear Ben,

DA (DA66.25) LOT 72, 1 MARLIN TERRACE, EXMOUTH) -REQUEST FOR VARIATION – DEVELOPMENT standard -

We hereby request that Council exercise its discretion under Clause 4.5 – Variations to Site and Development Requirements of the *Shire of Exmouth Local Planning Scheme No. 4 (LPS4)* to vary Area B - Precinct 6 and 6A - Horwood Quays and Landing Park Tourist Commercial: Development Standards condition 1, which currently states that

Only commercial land uses are permitted on the ground floor of any development.

The submitted plans (Rev I) demonstrate that approximately 95% of the ground-floor area is proposed for commercial use, consistent with the intent of the Precinct provisions and the broader strategic direction of the Planning Scheme. We respectfully seek approval for a variation allowing at least the area depicted on the plans of the ground-floor area to be used for Office House Commercial and Office House/ Residential purposes, or alternatively, to allow full residential use of the floor area.

Policy and Scheme References Supporting Discretion

- Clause 4.5 – Variations to Site and Development Requirements (LPS4) This clause provides Council with discretion to vary development standards where the variation is considered appropriate and will not adversely affect the amenity of the locality or the objectives of the precinct.
- Marina Precinct Objectives (LPS4 – Schedule 4 / Precinct Provisions) The objectives emphasise facilitating development that supports tourism, marine-based activity, and mixed-use outcomes while ensuring compatibility with the broader Exmouth townscape.
- Clause 3.2 – Aims of the Scheme Relevant aims include promoting sustainable development, supporting economic diversification, and enabling flexible land-use responses to changing market conditions.

Justification for Variation

There is a clear operational need for a small, flexible residential/commercial component within the development. The space is intended to accommodate visiting allied health professionals and consultants who require the ability to both operate and reside within the premises. This model of use was not envisaged when the Marina planning provisions were originally drafted.

Additionally, the space could appropriately function as workers' accommodation to support the commercial activities on site. These uses are low-impact, directly associated with the commercial function of the development, and provide practical operational support.

Also note that historically, Council has taken a strong position against commercial expansion within the Marina, preferring to retain the existing town centre as the primary commercial hub for Exmouth. At the time, the developer (City and Suburban Group) sought commercial approval within the Marina; however, uptake has remained extremely low. As a result, this precinct has remained largely undeveloped for approximately 17 years.

Market conditions have since evolved. We are of the view that the town centre should remain the primary commercial focus for Exmouth. Our proposal aligns with the broader planning framework while seeking a minor, targeted variation to respond to contemporary market needs and enable development to finally proceed within this long-stagnant precinct.

We respectfully request that Council exercise this discretion to permit the proposed residential and/or flexible residential/commercial use at ground-floor level as shown on the submitted plans.

Your favourable consideration of this request would be greatly appreciated.

Regards



Peter Gibbons

WABI Project Manager

0411 431 885



Planning Outcomes WA

town planning, urban design, landscaping + appeals

Your Ref: DA66/25

Our Ref: 1Marlin/DA1

11 May 2026

Planning Services

Shire of Exmouth

2 Truscott Crs

EXMOUTH WA 6707

Via E-Mail: dga@dgaplanning.com

Attn: Tony

Dear Sir,

**DA – PROPOSED THREE-STOREY MIXED-USE DEVT, LANDSCAPING & SIGNAGE
NOS. 1 & 5 (LOTS 72 & 77) MARLIN TCE, EXMOUTH**

Thank you for your e-mail regarding the above matter dated 7 April 2026, with the following offered in response.

1. Commercial Uses

Firstly, the proposed tourism use of Holiday Accommodation is preferred, and not Serviced Apartments because of the later requirement for a reception and/or recreational facilities, which are not proposed.

Second, under Schedule 4 of the Scheme, required uses on the ground floor are to be commercial, and non-commercial on the upper floors. However, the Scheme, Model Scheme Text and Deemed Provisions do not clarify what are (and are not) commercial uses, further complicated where the same use is on all floors, in what appears to be awkward drafting.

By examining typical mixed-use developments and commercial parking requirements being and offsite and public, commercial uses on the ground floor should not mean Holiday Accommodation, and thus a variation has been identified. The upper floors are for Holiday Accommodation which is typical, parking is onsite, and the use should be compliant.

On 4 December 2026, we held discussions with the Council in an online Agenda Briefing Session, including the use of Tenancy 1 on the ground floor. The unit was originally envisaged in conceptual drawings (tender) as being retail / office, however it was explained with good reception that our intention was for it to be for Holiday Accommodation.

These provisions can varied due Scheme variation provision (s. 4.32), and in analysing the non-commercial use (ground floor, Tenancy 1) variation:

- o Vehicular traffic to the front (east) is at a much lower grade due to a tall retaining wall, and therefore the property will not be visible, resulting in poor passing-trade and physical access for commerce.
- o There will be no foot traffic past the tenancy, nor pedestrian movement patterns likely in a convoluted path to no-where, resulting in poor passing-trade and passing trade for commerce.
- o The tenancy cannot 'activate' the POS as it does not front it, or the street to the east as there is no semi-public / public realm that would benefit.
- o The noise contours of the submitted Noise Management Plan clearly demonstrate that noise from non-residential uses (scenarios 1-4) have significant noise levels, and to not have a residential use in Tenancy 1 will adversely impact residential properties to the north (including but not limited to Receiver 1, R1).
- o S. 67 Considerations in the Deemed Provisions are a vague provisions and are considered elsewhere in our report s where relevant.
- o An analysis of the zone objectives were previously addressed in our last letter.

2. Short-Term Rental Accommodation

We previously stated that the Shire does not have any Scheme or Policy provisions in relation to Short-Term Rental Accommodation (**STRA**), which is administered under the *STRA Act 2024* and separate to the *Planning & Devt Act 2005* (DA's).

Further research has revealed that planning approval is required for STRA at the DA phase, and not subsequently as first thought. Accordingly, the proposal will now include 'Unhosted STRA' as a use for all accommodation tenancies.

However, as the Scheme does not include this land-use anywhere, including definitions (as is with the abutting Shire of Carnarvon). And it seems implied that the form and function of Unhosted SRTA is defined in the Deemed Provisions is a good fit for Holiday Accommodation in all but in name:

means short-term rental accommodation that —
(a) is not hosted short-term rental accommodation; and
(b) accommodates a maximum of 12 people per night;

And by comparison, Holiday Accommodation is defined by the Scheme as:

means 2 or more dwellings on one lot used to provide **short term accommodation** for persons other than the owner of the lot.

Furthermore, s. 4.17 of the Scheme has various provisions that read much like STRA, including management, complaints, and utilities.

Whilst Scheme and Policy could not be drafted with future legislation in mind, amendments have not yet been adopted to resolve this issue, even though STRA occurs at local properties in a district with a particular focus on tourism and tourist accommodation.

A Use Not Listed would normally be utilised, and badly needed for this marina, this precinct and DA. Given this explanation of the planning situation, we request the Shire's support and feedback on how to proceed.

Also, our client is of the opinion that it is commonplace in the North-West for dwellings to be approved for a typical residential use (Single House, Multiple Dwelling, Holiday Accommodation, etc), and concurrently a STRA use, so that buildings with a robust form and function can respond to seasonal tourism variations, weather, and the owner's family holiday needs (which is what the market does anyway). Additional support and feedback is therefore requested.

3. Encumbrances on CT

The Site has several encumbrances listed on the Certificate of Title, but with no significance to this DA (**Attachments 1-2**):

- o **Memorial** (S. 17) – Subject to flooding and erosion.
- o **Restrictive Covenant** – Canal walls.
- o **Notification** (S. 70A) – Mooring of vessels.
- o **Notification** (S. 70A) – Hazards of cyclones, stormwater, jetties and bollards, footbridge, drainage, and mooring points.
- o **Notification** (S. 70A) – Maintenance of canal walls, modification of canal walls, maintenance of canal walls, moorings, and R-Codes.
- o **Easement** – Burden to landowner for public pedestrian, bicycle and vehicle access.

3. Water Supply and Wastewater Disposal

A DBYD search reveals that the Site has access to public utilities, including potable water and sewerage (**Attachment 3**), and the proposal includes connections to such.

4. Drawings

See amended plan set (**Attachment 4**):

- i. See frontages on the floor plans and elevations.
- ii. NGL's on the feature survey.
- iii. See setbacks on the setbacks pages.
- iv. As above.
- v. See building outlines of upper floors on floor plans and setback pages.
- vi. See rooflines for weather protection to dwellings on floor plans and elevations.

- vii. See residential OLA's on balconies, being 3m x 5m to the south and 4m x 9m (complies).

5. Car Parking

Under the Scheme, parking requirements are considered below.

Parking Requirements (Sch. 4 SU6)			
Issue	Required	Proposed	Complies?
Dwellings	N.A.	15 units	N.A.
Bays RES 1br (8 of)	1 per dwelling = 8 bays	18 bays	No
RES 2br (7 of)	2 per dwelling = 14 bays		
Commercial	In public parking facilities = nil bays	2 bays	Yes
Total	22 bays	22 bays	Yes
Disabled Bays	2 per 11-40 dwellings	2 bays	Yes

These provisions can varied due Scheme variation provision (s. 4.27.1 / 4.32), and in analysing the non-commercial use (ground floor) variation:

- o **Reciprocal Parking** – There is a large amount of car-parking bays in public car-parks within close proximity to the Site.
- o **Drive-Thru Liquor Store** – The Store has several bays in the driveway which will be used for parking, despite the Scheme not requiring commercial parking onsite.
- o **Shuttlebuses** – Being a remote district, it is expected that some guests will fly-in, and some choosing shuttle-buses, tour-buses, and sharer-ride operators, all of which can drive into the Site.

6. External Materials

On the amended plans (Revision B), proposed materials are shown as:

- o Rendered steel.
- o Painted fibre-cement weatherboard.
- o Custom orb roof.
- o Limestone / stone blocks.
- o Stone tiles.

7. Public Art

Under LPP4 Public Art, the proposal requires public art due to the cost of works being \$6M in lieu of \$2M.

On the submitted plans (Revision A), public art was proposed with the location on the Landscaping Plan and indicative form on Elevation West. It is expected that a condition of approval will be that a formal art tender is awarded and constructed as per LPP4.

Conclusion

If the Shire does not see this proposal as being acceptable, I would appreciate a call or meeting to discuss the most efficient way forward.

If you have any queries, or wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely



Matt Stuart

Principal Town Planning Consultant

BA (URP) Hons | Grad Cert (UD) | MLGPA

0408 000 477 | matt@townplanningadvice.com.au

- Att.
1. CT (dated April 2024)
 2. Encumbrances (dated 2004-2009)
 3. WaterCorp Utilities Plan (dated 15 April 2026)
 4. Development Drawings (Rev. D)

Annexure 1 – Certificate of Title



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.

TITLE NUMBER	
Volume	Folio
2725	812

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 72 ON DEPOSITED PLAN 56044

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

SHIRE OF EXMOUTH OF PO BOX 21, EXMOUTH

(T M501539) REGISTERED 19/12/2013

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

1. J080719 MEMORIAL. LAND ADMINISTRATION ACT 1997. SECTION 17. REGISTERED 25/11/2004.
2. J080720 RESTRICTIVE COVENANT BURDEN REGISTERED 25/11/2004.
3. L050547 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 24/8/2009.
4. L050549 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 24/8/2009.
5. L050550 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 24/8/2009.
6. L050552 EASEMENT BURDEN TO SHIRE OF EXMOUTH - SEE SKETCH ON DEPOSITED PLAN 56044. REGISTERED 24/8/2009.

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.

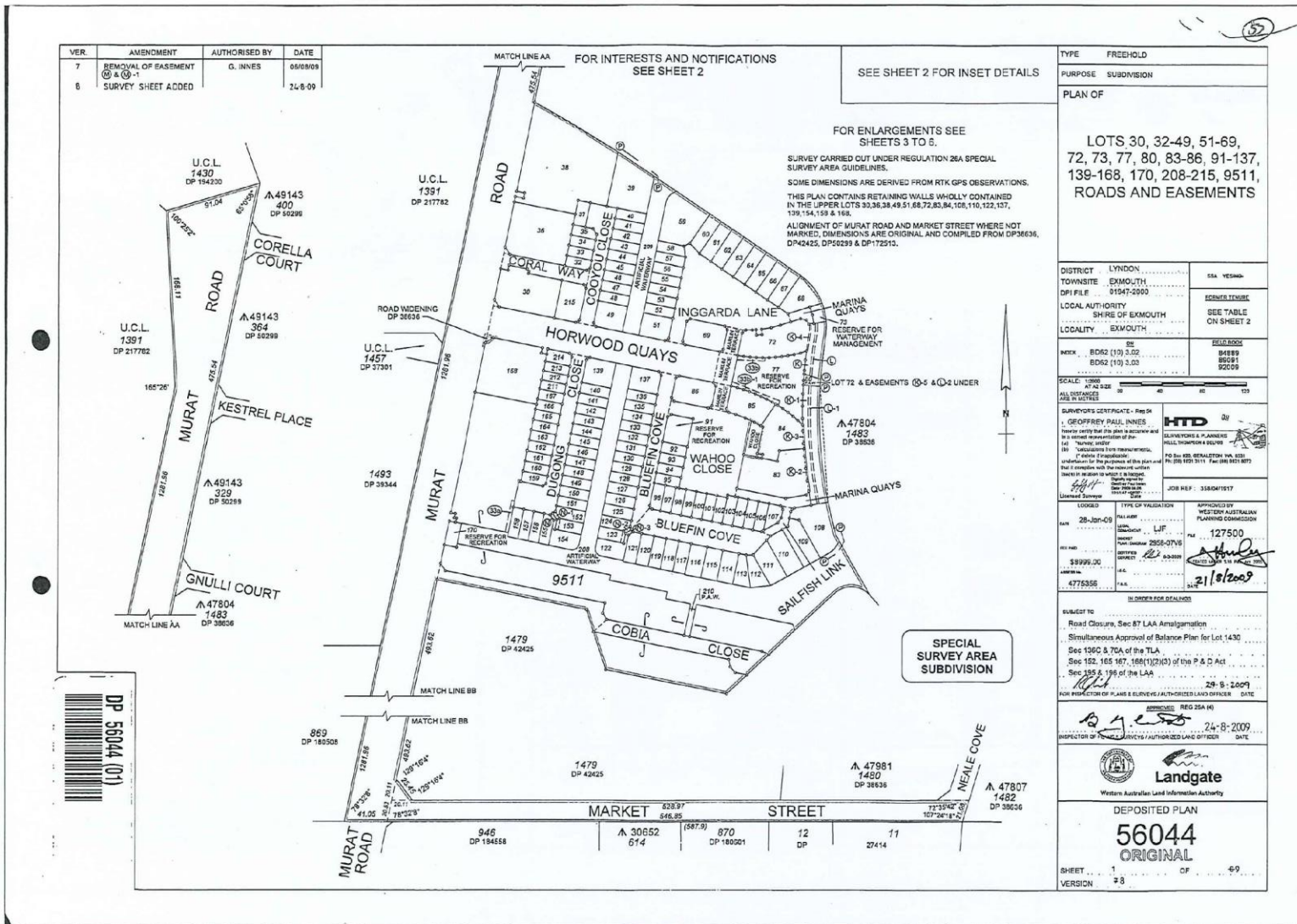
-----END OF CERTIFICATE OF TITLE-----

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:	DP56044
PREVIOUS TITLE:	2575-857
PROPERTY STREET ADDRESS:	1 MARLIN TCE, EXMOUTH.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF EXMOUTH

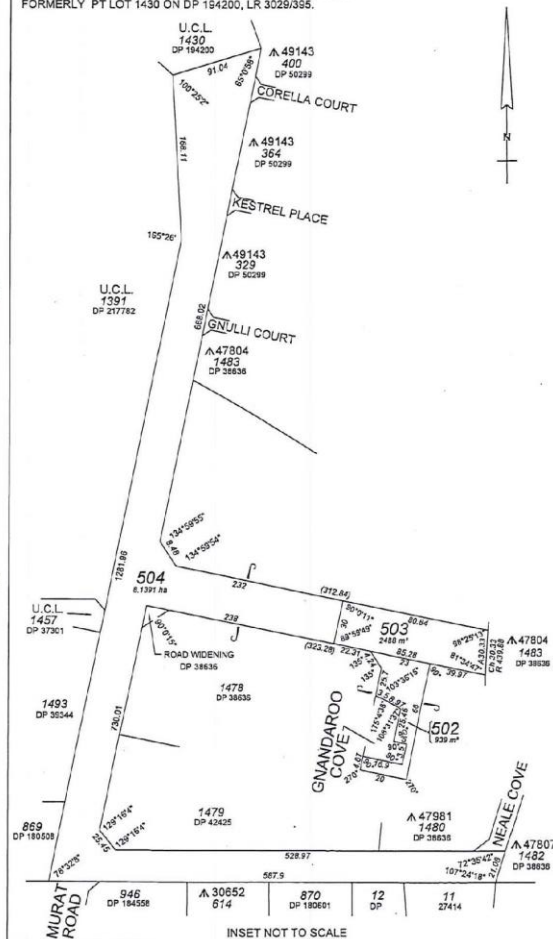
LANDGATE COPY OF ORIGINAL NOT TO SCALE 27/11/2023 11:25 AM Request number: 65911009
Landgate
www.landgate.wa.gov.au



LANDGATE COPY OF ORIGINAL NOT TO SCALE 27/11/2023 11:25 AM Request number: 66911009

Landgate
www.landgate.wa.gov.au

LOT 502 (ROAD CLOSURE) BEING CROWN LAND FOR AMALGAMATION FORMERLY GNANDAROO COVE ON DP 38636
LOTS 503 & 504 BEING CROWN LAND FOR AMALGAMATION FORMERLY PT LOT 1430 ON DP 194200, LR 3029/355.



FOR HEADING SEE SHEET 1

INTERESTS & NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
⑤⑤ SHEET 4 ⑤⑤-1 SHEET 8 ⑤ SHEET 4 ⑤-1 SHEET 4 ⑤-2 SHEET 4 ⑤-3 SHEET 4 ⑤⑤-1, ⑤⑤-2 ⑤⑤-3, ⑤⑤-4 & ⑤⑤-5 SHEET 6 ⑤⑤-1 & ⑤⑤-2 SHEET 6	EASEMENT (DRAINAGE) EASEMENT (SEWERAGE) RIGHT OF CARRIAGEWAY RIGHT OF CARRIAGEWAY RIGHT OF CARRIAGEWAY RIGHT OF CARRIAGEWAY EASEMENT EASEMENT	SEC 167 OF THE P & D ACT REG 33(9) SEC 167 OF THE P & D ACT REG 33(9) SEC 136C OF THE TLA SEC 136C OF THE TLA SEC 136C OF THE TLA SEC 136C OF THE TLA SEC 136 & 136 OF THE LAA SEC 136 & 136 OF THE LAA	THIS PLAN THIS PLAN THIS PLAN THIS PLAN THIS PLAN THIS PLAN DCC L50552 DCC L50552	LOT 5511 LOT 77 LOT 154 LOT 153 LOT 123 LOT 122 LOT 72 LOT 72	SHRE OF EXAMOUTH WATER CORPORATION LOT 153 LOT 154 LOT 122 LOT 123 SHRE OF EXAMOUTH AND THE PUBLIC AT LARGE SHRE OF EXAMOUTH AND THE PUBLIC AT LARGE	APPORTIONMENT OF LIABILITY OF UPKEEP (Lot 153 50%, Lot 154 50%) APPORTIONMENT OF LIABILITY OF UPKEEP (Lot 153 50%, Lot 154 50%) APPORTIONMENT OF LIABILITY OF UPKEEP (Lot 122 50%, Lot 123 50%) APPORTIONMENT OF LIABILITY OF UPKEEP (Lot 122 50%, Lot 123 50%) PEDESTRIAN, CYCLE & SERVICE VEHICLE ACCESS ⑤-1, ⑤-3, ⑤-4 & ⑤-5 LIMITED IN HEIGHT. SEE SHEET 6 PEDESTRIAN ACCESS ⑤-2 LIMITED IN HEIGHT. SEE SHEET 6
LOT 80 & 210	PEDESTRIAN ACCESSWAY (P.A.W.)	VESTS IN THE CROWN UNDER SEC 152 OF THE P & D ACT	THIS PLAN			LOT 80 LIMITED IN DEPTH SEE SHEET 6
LOTS 208 & 209	ARTIFICIAL WATERWAY	VESTS IN THE CROWN UNDER SEC 152 OF THE P & D ACT	THIS PLAN			
LOT 73	RESERVE FOR WATERWAY MANAGEMENT	VESTS IN THE CROWN UNDER SEC 152 OF THE P & D ACT	THIS PLAN			
LOTS 77, 91 & 170	RESERVE FOR RECREATION	VESTS IN THE CROWN UNDER SEC 152 OF THE P & D ACT	THIS PLAN			
	NOTIFICATION	SEC 70A OF THE TLA	DCC L50550	LOTS 38-49, 51-68, 72, 106-137 & 139-158		CANAL DETAILS
	NOTIFICATION	SEC 70A OF THE TLA	DCC L50548	LOT 38		UNSUITABLE FOR MOORING OF VESSELS
⑤ TO ⑤	NOTIFICATION	SEC 70A OF THE TLA	DCC L50547	LOTS 36, 72 & 108		UNSUITABLE FOR MOORING OF VESSELS
	NOTIFICATION	SEC 165 OF THE P & D ACT	DCC L50549	LOTS 38-49, 51-68, 72, 106-137 & 139-158		EXISTENCE OF HAZARD

FORMER TENURE TABLE

LOTS	FORMER PITENURE	ON PLAN/DIAGRAM	TITLE
LOTS 30, 32-49, 51-68, 72, 85, 91-137, 139-153, 170, 208-215 & 3511	PT LOT 1478	DP 38636	2575-857
LOT 72	PT LOT 503	THIS PLAN (INSET) DP 38636	2575-857
LOT 77	PT LOT 502 PT LOT 503 PT LOT 1478	THIS PLAN (INSET) THIS PLAN (INSET) DP 38636	2575-857
LOT 80	PT LOT 503	THIS PLAN (INSET)	2575-857
LOTS 83, 84 & 85	PT LOT 502	THIS PLAN (INSET) DP 38636	2575-857

HTD REF: 35804/1917

SCALE

NOT TO SCALE

ALL DISTANCES ARE IN METRES

4/1/17

Command Survey

APPROVED BY

WESTERN AUSTRALIAN PLANNING COMMISSION

FILE 127850

DATE 24/8/2007

SHEET 2 OF 4

VERSION 98

NOT TO SCALE

4/1/17

Command Survey

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WESTERN AUSTRALIAN PLANNING COMMISSION

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DATE 24/8/2007

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VERSION 98

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4/1/17

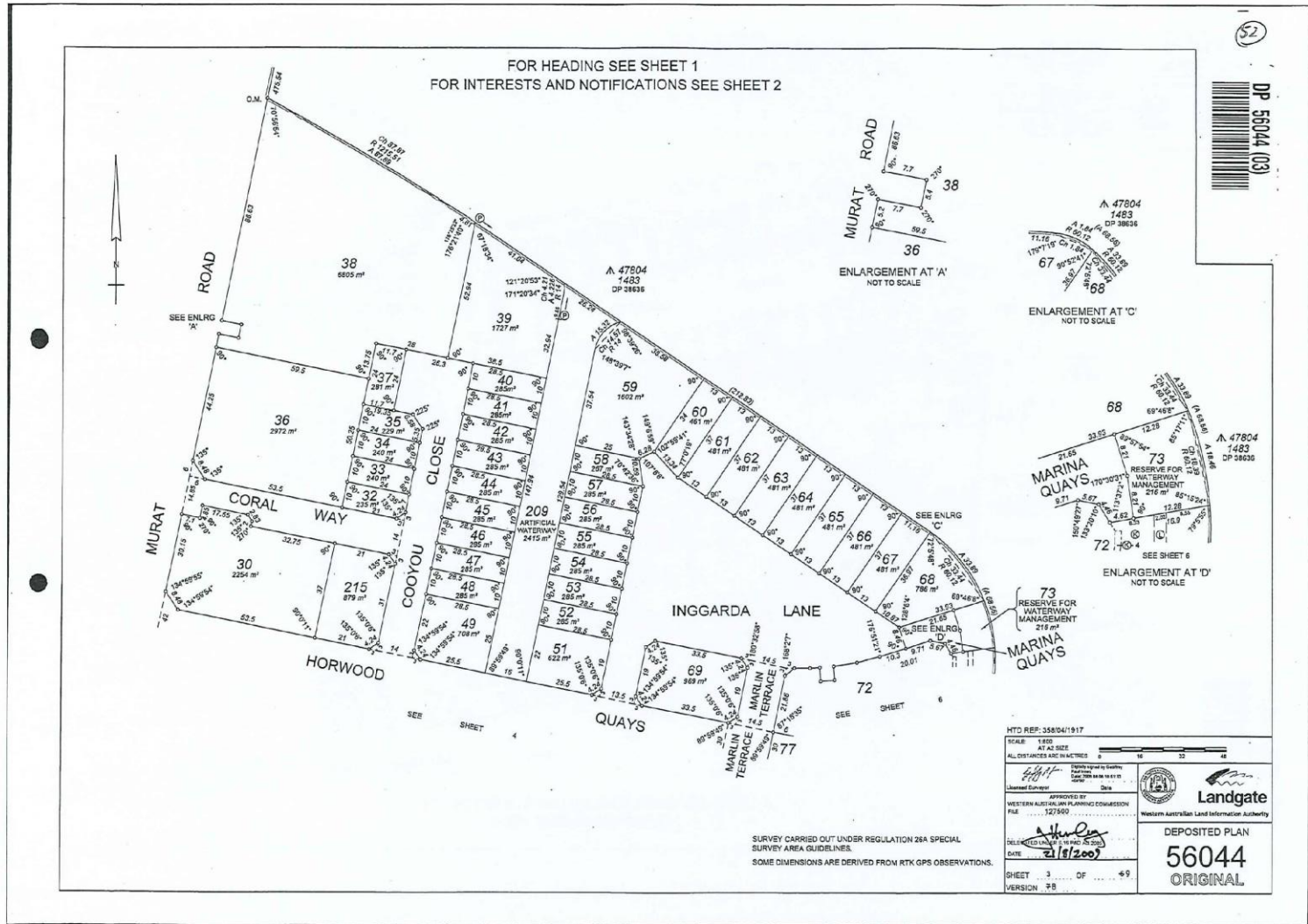
Command Survey

APPROVED BY

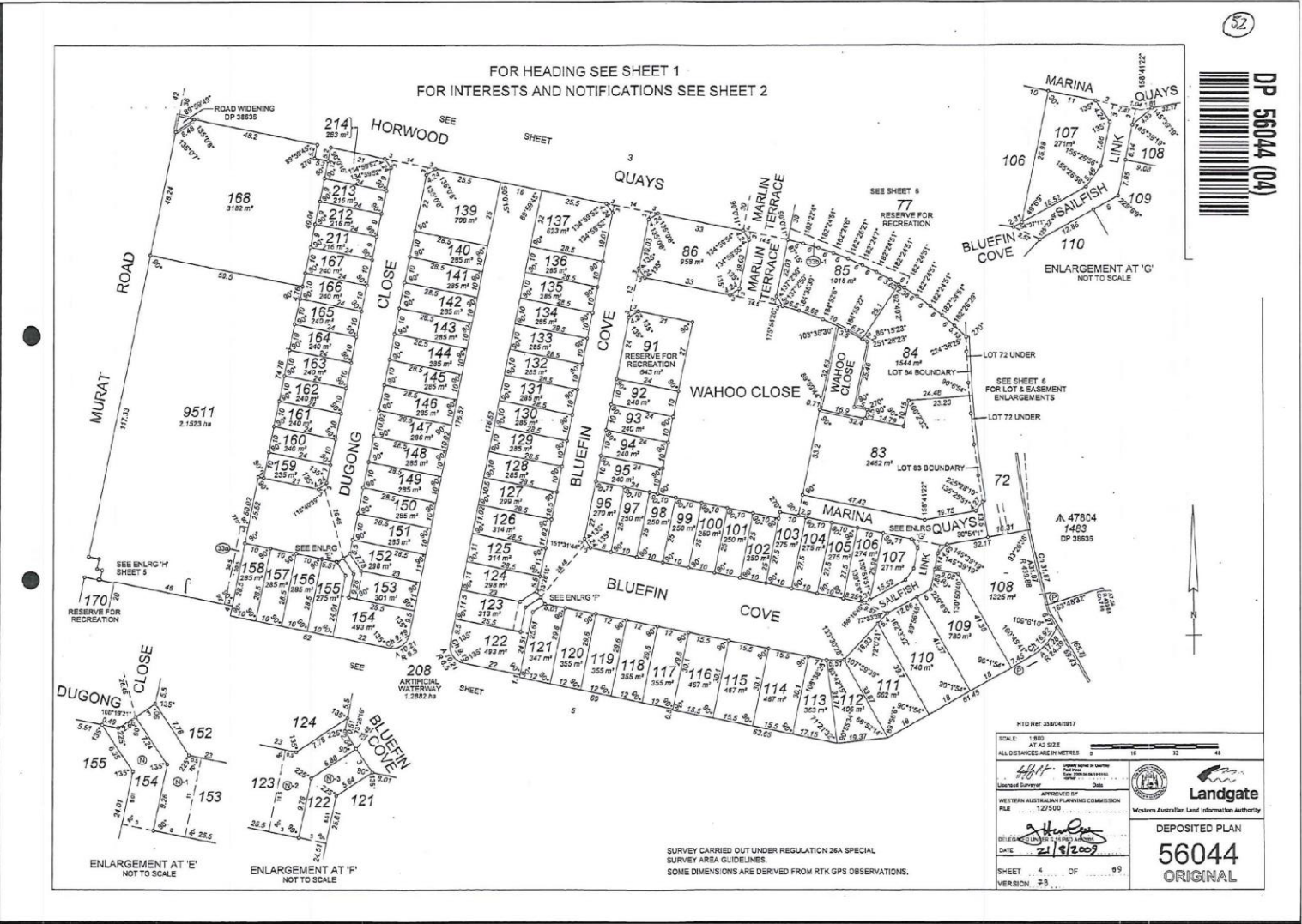
WESTERN AUSTRALIAN PLANNING COMMISSION

LANDGATE COPY OF ORIGINAL NOT TO SCALE 27/11/2023 11:25 AM Request number: 65911009

www.landgate.wa.gov.au

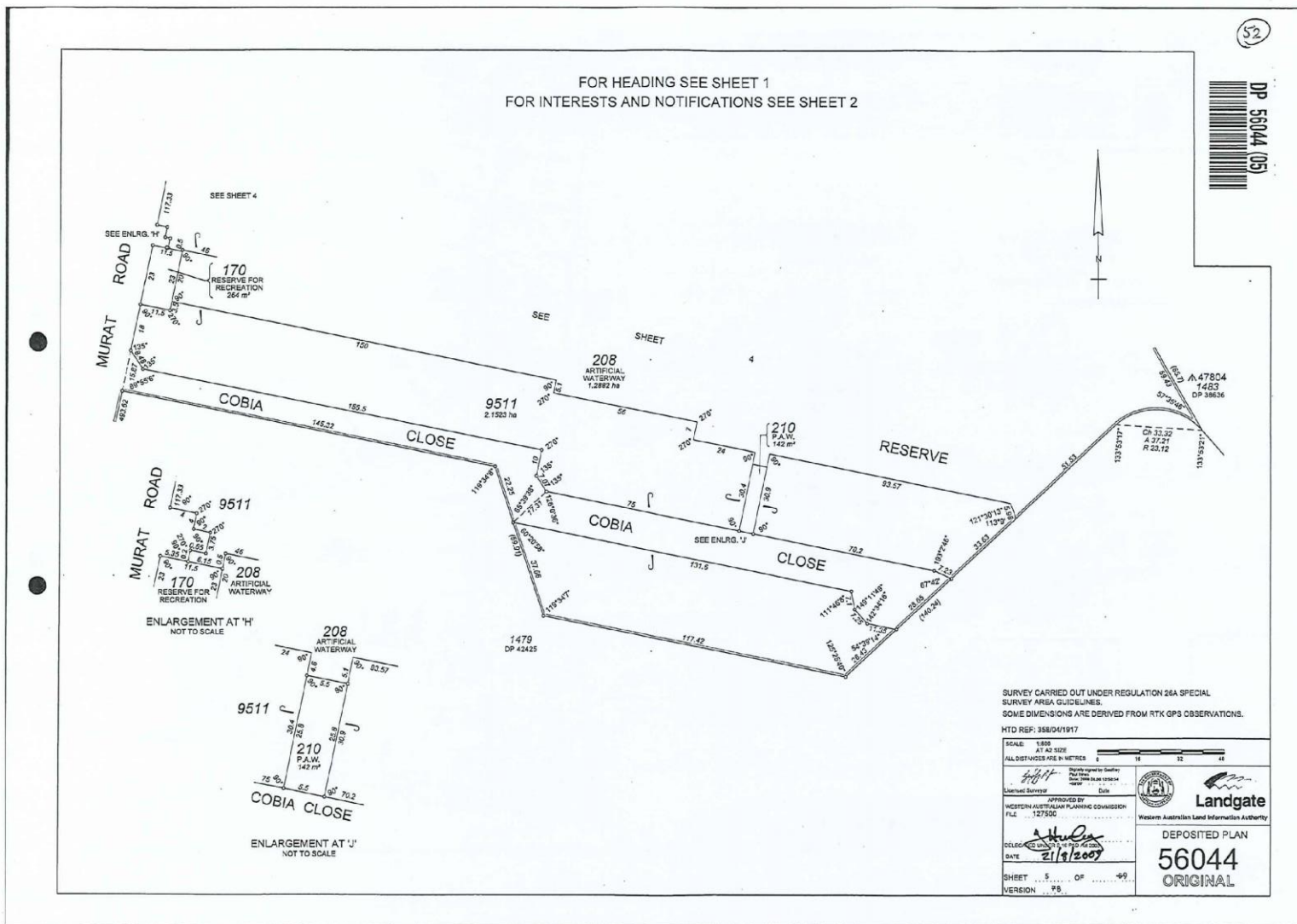


LANDGATE COPY OF ORIGINAL NOT TO SCALE 27/11/2023 11:25 AM Request number: 65911009
Landgate
www.landgate.wa.gov.au



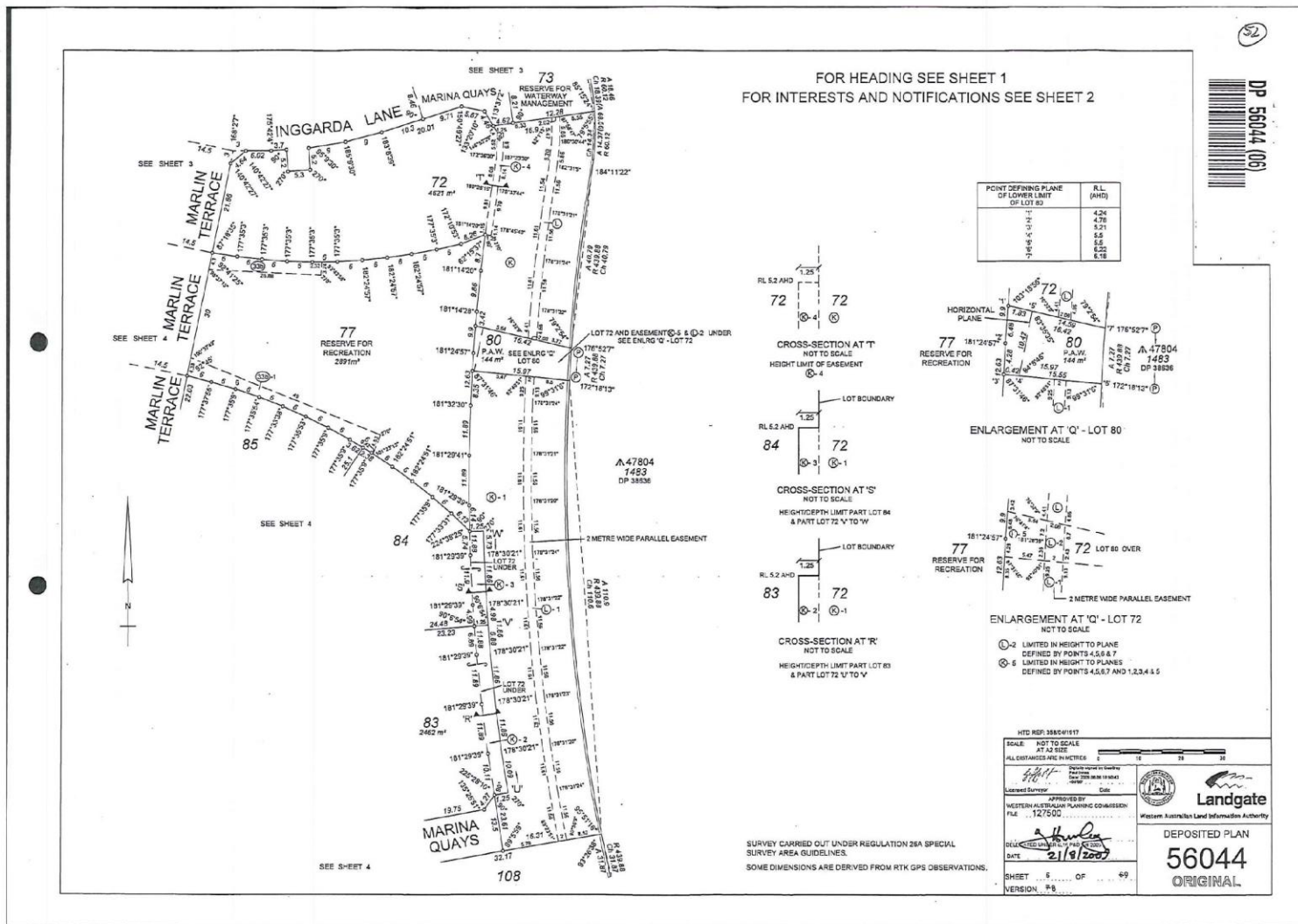


Landgate

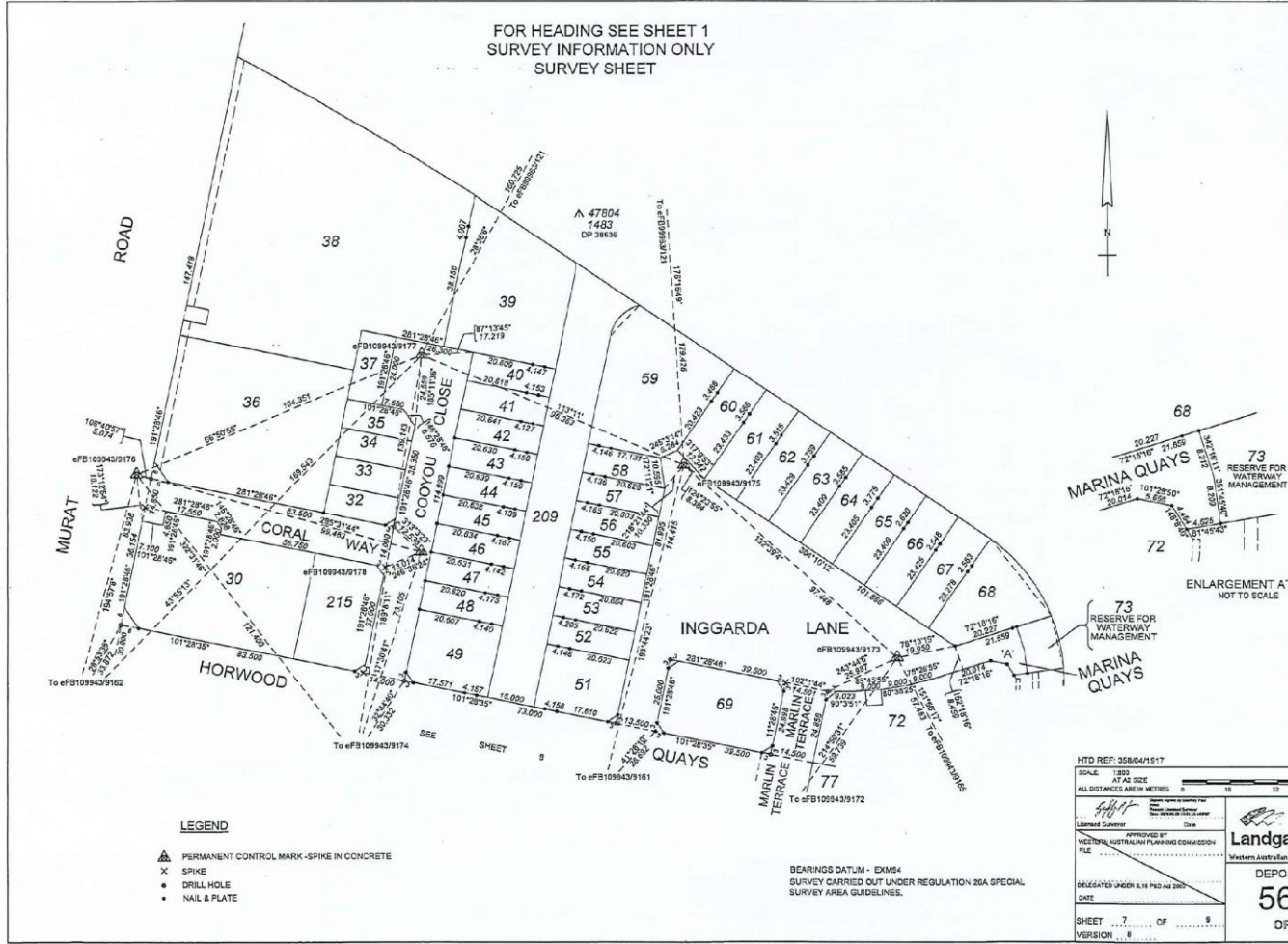


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Landgate
www.landgate.wa.gov.au



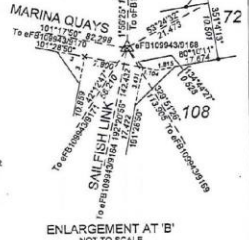
DP 56044 (07)



LANDGATE COPY OF ORIGINAL NOT TO SCALE 27/11/2023 11:25 AM Request number: 65911009

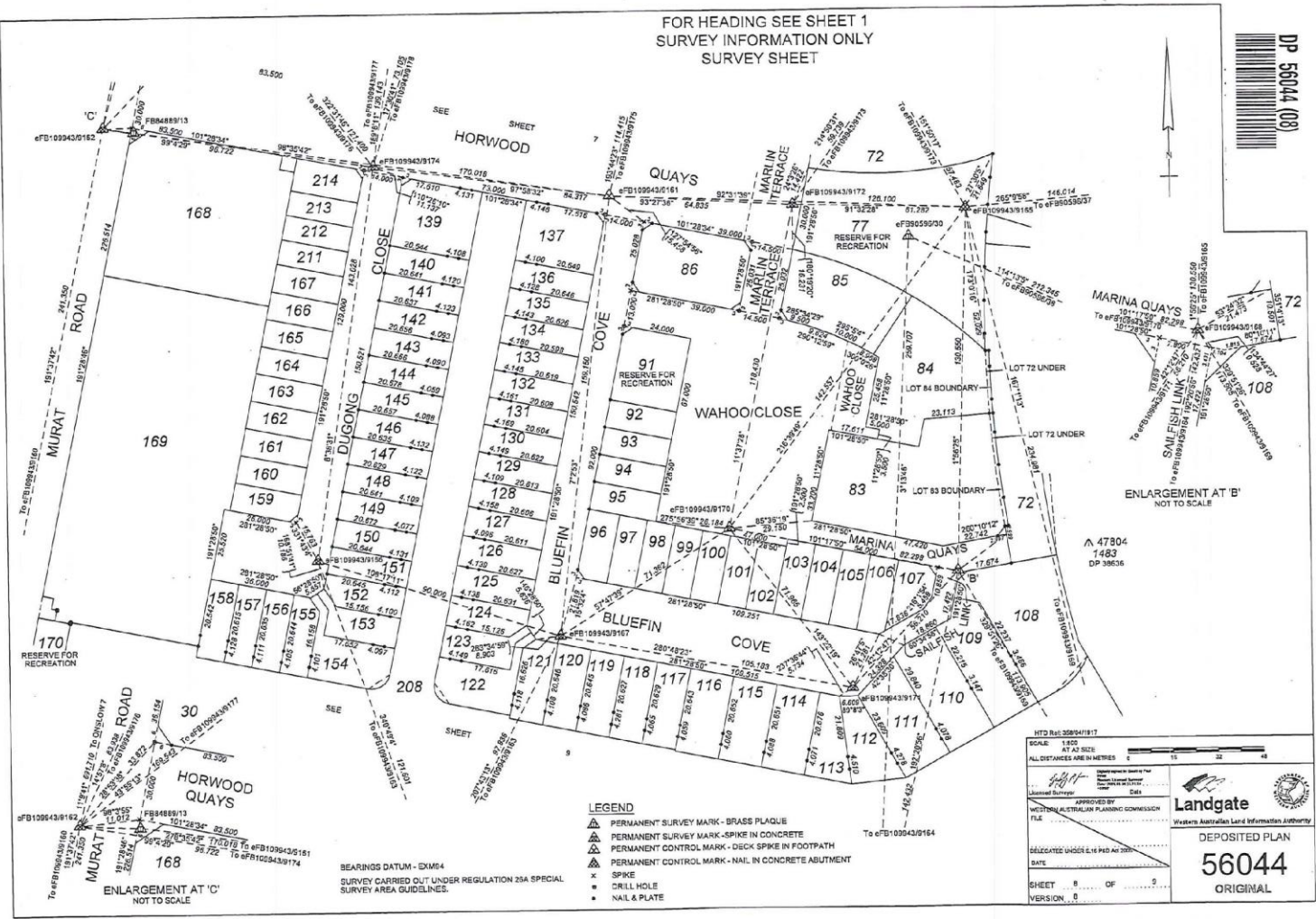


DP 56044 (08)



47304
1463
DP 38636

FOR HEADING SEE SHEET 1
SURVEY INFORMATION ONLY
SURVEY SHEET



- LEGEND**
- ▲ PERMANENT SURVEY MARK - BRASS PLAQUE
 - ▲ PERMANENT SURVEY MARK - SPIKE IN CONCRETE
 - ▲ PERMANENT CONTROL MARK - DECK SPIKE IN FOOTPATH
 - ▲ PERMANENT CONTROL MARK - NAIL IN CONCRETE ABUTMENT
 - x SPIKE
 - DRILL HOLE
 - NAIL & PLATE

BEARINGS DATUM - EDM84
SURVEY CARRIED OUT UNDER REGULATION 25A SPECIAL
SURVEY AREA GUIDELINES.

HTD Ref: 559047817

SCALE: 1:100
ALL DISTANCES ARE IN METRES

APPROVED BY: [Signature]
WESTERN AUSTRALIAN PLANNING COMMISSION

DELEGATED UNDER s.146 AND s.147 OF THE LAND ACT 1934

DATE: [Blank]
SHEET: 8 OF 9
VERSION: 0

Landgate
Western Australian Land Information Authority

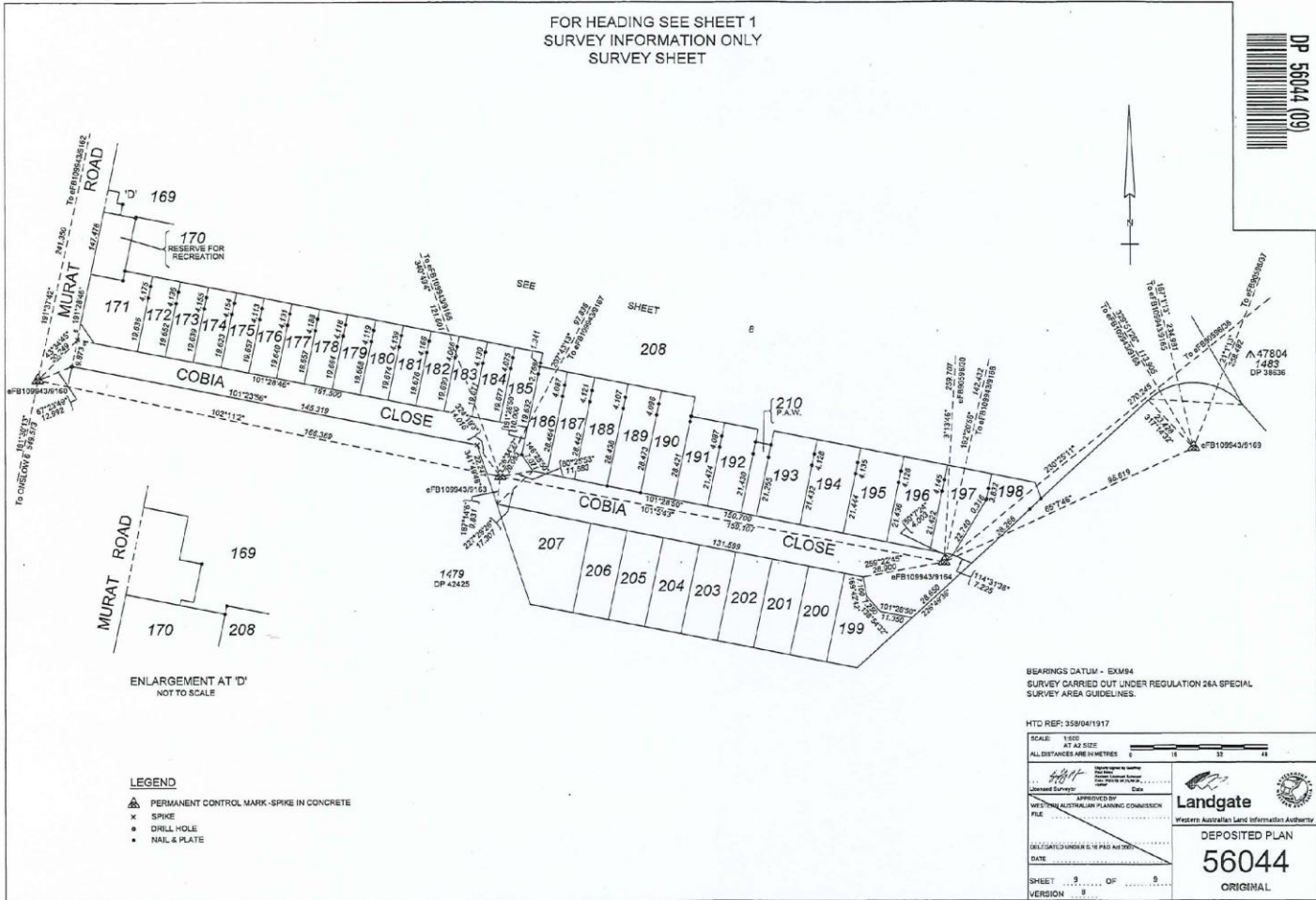
DEPOSITED PLAN
56044
ORIGINAL

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DP 56044 (09)

FOR HEADING SEE SHEET 1
SURVEY INFORMATION ONLY
SURVEY SHEET



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Landgate
www.landgate.wa.gov.au

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1 should be used with appropriate headings. The boxed sections should only contain the words "See Annexure".
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the person signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title/Crown Land Title to be stated. The Certificate of Title/Crown Land Title Volume and Folio number to be stated.
2. **REGISTERED PROPRIETOR**
State the full name and address of the Registered Proprietor/s as shown on the Certificate of Title/Crown Land Title.
3. **STATEMENT**
State the hazards or other factors which affect or are likely to affect the use and enjoyment of the land.

EXAMINED



MEMORIAL OF STATEMENT UNDER SECTION 17 (MG)

LODGED BY
DPI

ADDRESS
1 Midland Square
Midland

PHONE No.

FAX No.

REFERENCE No.
File 2097-2000 Job 041997

ISSUING BOX No.

PREPARED BY
R Hamilton Pilbara Region

ADDRESS
DPI Midland
Pilbara Region

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO
OTHER THAN LODGING PARTY

(9)

TITLES, LEASES, DECLARATIONS ETC LODGED
HEREWITH

1.	Received Items
2.	No.
3.	
4.	Receiving Clerk
5.	
6.	

Registered pursuant to the provisions of the TRANSFER
OF LAND ACT 1893 as amended from time to time
shown above and particulars entered in the Register.



LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Sep 11 10:48:17 2009 JOB 32926738

PILBARA LAA 2005

SECTION 17

WESTERN AUSTRALIA
LAND ADMINISTRATION ACT 1997
TRANSFER OF LAND ACT 1893 as amended

MEMORIAL OF STATEMENT UNDER SECTION 17 (MG)

LAND ADMINISTRATION ACT 1997

NOTICE IS HEREBY GIVEN THAT THE LAND SET OUT IN THE SCHEDULE HERETO IS LAND TO WHICH
SECTION 17 OF THE LAND ADMINISTRATION ACT 1997 APPLIES

SCHEDULE

DESCRIPTION OF LAND (NOTE 1)

Lot 1473 on Deposited Plan 38636
Lot 1476 on Deposited Plan 38636
Lot 1478 on Deposited Plan 38636
Lot 1481 on Deposited Plan 38636

EXTENT	VOLUME	FOLIO
Whole	3132	125
Whole	3132	129
Whole	3132	131
Whole	3132	134

REGISTERED PROPRIETORS (NOTE 2)

The State of Western Australia acting through the Minister for Lands, a body corporate under the Land Administration Act 1997, care of Department for Planning and Infrastructure, 1 Midland Square, Midland 6056.

STATEMENT WARNING OF HAZARDS OR OTHER FACTORS AFFECTING OR LIKELY TO AFFECT THE USE OR ENJOYMENT OF THE ABOVE LAND (NOTE 3)

1. Notwithstanding the construction of a levee on the land in Lot 1468 on Deposited Plan 35344, the above land may be subject to flooding particularly in the event of an extreme rainfall event.
2. The interface of the canal water and the land, including but without limitation any canal edge walls, revetments, earth berms and earth batters, on the boundary of or within the above land may be subject to erosion from natural causes including but without limitation rainfall, flood, tidal and wave action.

Dated this Ten day of November in the year 2009

ATTESTATION



PROJECT OFFICER
PILBARA REGION
LAND ASSET MANAGEMENT SERVICES

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INSTRUCTIONS

5. Page 2 of this document may be used.
 - 1.1 If simplified space in any section herein. Appropriate headings should be shown. The second section should only contain the words "see page..."
 - 1.2 To set forth Easements created as appurtenant to be the land (commencing with the words "together with") Reservations created encumbering the land (commencing with the words "reserving to") or any Restrictive Covenant hereby created. Any Easements created thereon must be initiated by all parties.
2. If any further space is required Additional Sheet B1 may be used. With appropriate headings. Additional Sheet shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be crossed through and these substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.
4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. If a Duplicate Certificate of Title is not required to be produced, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel. Written consent of the First Mortgagee is also required if applicable.

NOTES

1. DESCRIPTION OF LAND
Lot and Diagram/Plan/Survey/Strata Plan number or Location name and number to be stated. Extent, whole, part or balance of the land comprised in the Certificate of Title to be stated. The Volume and Folio or Crown Lease number, to be stated.
2. ESTATE AND INTEREST
State whether Fee Simple, Leasehold or as the case may be in the land being transferred, if share only, specify.
3. ENCUMBRANCES
To be identified by nature and number, if none show "nil".
4. TRANSFEROR
State full name of the Transferor/Transferees (Registered Proprietor) as shown on Certificate of Title or Crown Lease.
5. CONSIDERATION
To be expressed in words.
6. TRANSFEREE
State full name and address of the Transferee/Transferees (PURCHASER) and the address/addresses to which future notices can be sent. If a minor, state date of birth. If two or more state tenancy as:
 • Joint Tenants (on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles).
 • Tenants in Common (on the death of a tenant in common, their share is dealt with according to their will, if Tenants in Common (jointly) share.
7. TRANSFEREES, TRANSFERORS EXECUTION
Transferees and Transferors must sign their appropriate panel. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an eligible witness. The address and occupation of the witness shall be stated.

EXAMINED

J 80720 T 25 NOV 2004 13:56
10-Nov-2004-10:51m Midland
REG. 1 31.00

TRANSFER

LODGED BY	LandCorp
ADDRESS	Level 3, 48 The Esplanade PERTH WA 6000
PHONE No.	9482 7457
FAX No.	9482 7451
REFERENCE No.	
ISSUING BOX No.	
PREPARED BY	LandCorp
ADDRESS	Level 3, 48 The Esplanade PERTH WA 6000
PHONE No.	9482 7457
FAX No.	9482 7451

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

10

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	Received Item
2.	No.
3.	
4.	Receiving Clerk
5.	
6.	

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1993 as amended on the day and time shown above and particulars entered in the Register



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FORM T2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1983 AS AMENDEDFORM APPROVAL
No. 61136

EXEMPT from W.A. Stamp Duty

Sec 119 Assessed for
for Commissioner of State Revenue
17/6. 5/11/04.

INSTRUMENT DATED 1/10/04

GROSS CONSON \$2.20

CHTRS V.G.O. VALUED ☒

TRANSFER OF LAND

DESCRIPTION OF LAND (Item 1)

LOT 1473 ON DEPOSITED PLAN 38636
LOT 1478 ON DEPOSITED PLAN 38636VOL. 2575
FOL. 856VOL. 2575
FOL. 857

EXTENT VOLUME FOLIO

WHOLE 3/32 126
WHOLE 3/32 131

ESTATE AND INTEREST (Item 2)

Fee Simple

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS (Item 3)

MEMORIAL JB0719

TRANSFEROR (Item 4)

STATE OF WESTERN AUSTRALIA

CONSIDERATION (Item 5)

\$2.20

TRANSFeree (Item 6)

Western Australian Land Authority of Level 3, 40 The Esplanade, Perth.

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THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFeree the estate and interest herein specified in the land above described subject to the encumbrances as shown hereon. (Instruction 2)

1. The Transferee of the land described on the front page of this transfer (Land), pursuant to sections 15(3) and 15(4)(e) of the Land Administration Act 1997 (LAA), covenants in favour of the Minister for Lands, a body corporate under the LAA (Minister) as covenantee as set out in the following clauses 2 to 4 inclusive (Covenants).
2. The Transferee acknowledges and agrees the interface of the canal water and the land, including but without limitation any canal edge walls, revetments, earth berms and earth batters, on the boundary of or within the Land may be subject to erosion from natural causes including but without limitation rainfall, flood, tidal and wave action.
3. The Transferee covenants and agrees:
 - (a) that it is solely responsible and liable for the stability, protection, repair and maintenance of the interface of the canal water and the land, including but without limitation any canal edge walls, revetments, earth berms and earth batters, on the boundary of or within the Land;
 - (b) no compensation will be payable by the State or the Minister to the Transferee or any other person for the loss or damage to any property of or death or injury to any person howsoever arising due to the existence or state of repair of, any event in respect of, or otherwise relating in manner to, the interface of the canal water and the land on the boundary of or within the Land, and agrees to indemnify and keep indemnified the State, the Minister and the agents, servants, employees and contractors of the State and the Minister from and against all actions, claims, costs, proceedings, suits and demands whatsoever which may at any time be brought, maintained or made against all or any one of them in respect of the foregoing.
4. The Transferee covenants and agrees the Covenants will be subject to, and will agree to, such amendments, variations, additions or deletions as may be required by the Registrar of Titles, and agreed to by the Minister, in order that the Covenants may be accepted for registration as part of the transfer of the Land and may be so registered.
5. The Transferee acknowledges and agrees that under:
 - (a) section 15(11) of the LAA, the Covenants, when registered over the Land, are binding on future registered proprietors (including purchasers) of the Land;
 - (b) section 15(9)(b) of the LAA, the Covenants, when registered over the Land, constitutes a charge against the Land; and
 - (c) section 15(10) of the LAA, the Covenants will not be discharged or removed on a sale of the Land by a mortgagee or annuitant.
6. The Covenants run with and bind the Land as the servient tenement, so as to bind the registered proprietor from time to time of the Land, in favour of the Minister as covenantee.

ATTESTATION SHEET

Dated this

Ten

day of

November

2004

TRANSFERORS SIGN HERE (Note 7)

Signed for the STATE OF WESTERN AUSTRALIA for
and on behalf of the MINISTER FOR LANDS by

[Signature]
MANAGER, LAND ASSET MANAGEMENT PILBARA
a DPL officer delegated the Minister's powers under
Section 9 of the ~~Land~~ Administration Act 1997 in the
presence of:

[Signature]

REQUEST FOR ISSUE/NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I/WE THE TRANSFEREE REQUEST THE ISSUE/NON-ISSUE (DELETE AS REQUIRED) OF A
DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed

Signed

TRANSFEREE'S SIGN HERE (Note 7)

THE LOGGING PARTY OF THIS DOCUMENT IS AUTHORIZED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING
DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed on behalf of the WESTERN AUSTRALIAN LAND AUTHORITY by persons authorised by its
Board in accordance with Section 45(2)(b) of the Western Australian Land Authority Act 1992.

[Signature]
Authorised Officer
VICAR, 10/11/04

[Signature]
Authorised Officer
GILLIAN VERKERK

Annexure 3 – Specified Encumbrances

INSTRUCTIONS

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3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the person signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
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Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio number, to be stated.
2. **REGISTERED PROPRIETOR**
State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address/addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT/PUBLIC AUTHORITY**
State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT/PUBLIC AUTHORITY**
To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

L 50547 NR
24 Aug 2009 12:17:49 Midland
REG \$ 110.00

NOTIFICATION

LOGGED BY Lavan Legal *project Set 5*
ADDRESS Level 19 *Level 1, 152*
1 William Street *Grand Rushy*
PERTH WA 6000 *Home, Ascat.*
PHONE No. 9288 6000
FAX No. 9288 6001
REFERENCE No. 921-01009_1126053.doc
ISSUING BOX No. 99A *288 W.*

PREPARED BY Lavan Legal
ADDRESS Level 19
1 William Street
PERTH WA 6000
Phone No 9288 6000 FAX No 9288 6001

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LOGGING PARTY.

3/6

TITLES, LEASES, DECLARATIONS ETC. LOGGED HEREWITH

1. _____	Received items
2. _____	No.
3. MARTIN BARD	
Manager, New Coastal Assets	
Coastal Infrastructure Business Unit	
4. Form 00198/84	Receiving
5. _____	Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1933 as amended on the day and time shown above and particulars entered in the Register.



FORM APPROVAL
03044

FORM 15
WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

**NOTIFICATION
UNDER SECTION 70A**

DESCRIPTION OF LAND (Note 1)

Lot 39 on Deposited Plan 56044
Lot 72 on Deposited Plan 56044
Lot 108 on Deposited Plan 56044

EXTENT

Part
Part
Part

VOLUME

FOLIO

REGISTERED PROPRIETOR (Note 2)

Exmouth Marina Holdings Pty Ltd of Level 1, 152 Great Eastern Highway, Ascot

LOCAL GOVERNMENT/PUBLIC AUTHORITY (Note 3)

Department for Planning and Infrastructure (New Coastal Assets)

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

The mooring of vessels is prohibited on Lots 39, 72 and 108 as shown on Deposited Plan 56044 version 1.

Dated this

16th

day of

August

2008

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

M. Baird 6.2.09
MARTIN BAIRD
Manager, New Coastal Assets
Coastal Infrastructure Business Unit
Posn: 00196484

JAMES HOLOER
SENIOR PLANNING MANAGER
J.H. 6/2/2009.

REGISTERED PROPRIETOR'S SIGN HERE (Note 6)

Signed for and on behalf of
Exmouth Marina Holdings Pty Ltd
AGPS 804 532
in compliance with section 127 of
the Corporations Act 2001 (Cth)

Signature of Director

Brian Law
Brian Law
Director

Signature of "Company" Secretary

Rachel Lee KADIR
Rachel Lee KADIR
"Company" Secretary

*Delete this which does not apply

LANDGATE COPY OF ORIGINAL NOT TO SCALE Thu May 9 12:12:56 2019 JOB 58252153


Landgate
www.landgate.wa.gov.au

FORM 84

L 50549 NO

24 Aug 2009 12:17:49 Midland



REG \$ 110.00

LOGGED BY

ADDRESS

PROJECT SETTLEMENTS

Level 1, 152 Gt Eastern Highway, Ascot

P.O. Box 415, Belmont, WA 60084

PHONE No. Tel: (08) 9333 1799 Fax: (08) 9333 1798

FAX No.

REFERENCE No.

ISSUING BOX No.

288W

PREPARED BY

ADDRESS

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN
LOSING PARTY

TITLES, LEASES, DECLARATIONS ETC LOGGED HERewith

1.	_____	Received Items
2.	_____	Nos.
3.	_____	
4.	_____	
5.	_____	
6.	_____	Receiving Clerk <i>W</i>

Registered pursuant to the provisions of the TRANSFER OF LAND ACT
1950 as amended on the day and time shown above and particulars
entered in the Register.

EXAMINED



LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Sep 11 10:48:17 2009 JOB 32926738



WESTERN AUSTRALIAN PLANNING COMMISSION

FILE No. 127 500

TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS AND TRANSFERS

NOTIFICATION

PLANNING AND DEVELOPMENT ACT 2005

THE LAND SET OUT IN THE
SCHEDULE IS LAND TO WHICH SECTION 166 OF
THE PLANNING AND DEVELOPMENT ACT 2005 APPLIES

SCHEDULE

DESCRIPTION OF LAND

Lots 36-49, 51-68, 72, 108-137 and 139-158 on Deposited Plan 56044

EXTENT

VOLUME

FOLIO

REGISTERED PROPRIETOR OF LAND

Exmouth Marina Holdings Pty Ltd of Level 1, 152 Great Eastern Highway, Ascot

HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND

See additional page.

Dated this twenty third day of July 2007

For: WESTERN AUSTRALIAN PLANNING COMMISSION

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FORM APPROVAL
81055

FORM B1

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1993 AS AMENDED

Page No. 1 of 1 Pages

**ADDITIONAL PAGE TO NOTIFICATION UNDER SECTION 165 PLANNING
& DEVELOPMENT ACT**

Dated 2009

HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND

- (i) This lot is located within an area affected by cyclonic events, tidal surge and stormwater discharge into the canals. Any buildings and structures on the lot must be certified by a suitably qualified structural engineer, at the property owner's cost, to withstand a Wind Region D and Terrain Category 2 cyclonic events and any development below 5.25m AHD and forward of the canal set out line must be certified as being located above the tidal surge, astronomical tide and stormwater discharge associated with a 1 in 100 year storm event.
- (ii) The marina canals receive stormwater discharge, particularly from the northernmost canal and the canal between precincts A and B, which may affect the lot. Prior to the issue of approval for boat mooring or jetty structures, the property owner must engage a suitably qualified engineer at their own cost to certify that the structure is capable of withstanding stormwater discharge velocity flows and tidal surge for a 1 in 100 year storm event.
- (iii) Vessels using the canals and outer boat harbour must obey the 'Boat Mooring management Plan/Standard Operating Procedures' (and any amendments thereto) produced by the Department for Planning and Infrastructure and/or the Shire of Exmouth.
- (iv) Masters and owners of vessels using the canals are advised that jetties and bollards may not have sufficient strength to accommodate loadings created by moored craft during cyclone events and it is, therefore, not advisable to leave craft moored to jetties during a cyclone.
- (v) Masters and owners of vessels are advised that a footbridge is proposed to be constructed across the main canal/waterway. The footbridge will have an underside clearance limit from mean sea level, which may be affected by cyclonic events, astronomical tides, tidal surge and stormwater discharge into the canals.
- (vi) Lot owners are required to maintain a drainage depression or swale behind the top of the revetment wall edge to capture any runoff from the batters and to assist with reducing the potential for nutrient discharge into the canals.
- (vii) Vessels shall not be moored to fixtures attached to the vertical canal walls unless the fixtures are certified by a structural engineer and approved by the relevant authority.

Page No 1 of 1 Pages.

621478126_1226603.doc

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Sep 11 10:48:17 2009 JOB 32926738

	OFFICE USE ONLY NOTIFICATION LODGED BY ADDRESS PHONE NO. FAX NO. REFERENCE NO. ISSUING BOOK NO. PREPARED BY ADDRESS PHONE NO. FAX NO. INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">1. _____</td> <td style="width: 50%; text-align: right;">Received Items</td> </tr> <tr> <td style="border-bottom: 1px solid black;">2. _____</td> <td style="text-align: right;">Nil.</td> </tr> <tr> <td style="border-bottom: 1px solid black;">3. _____</td> <td></td> </tr> <tr> <td style="border-bottom: 1px solid black;">4. _____</td> <td></td> </tr> <tr> <td style="border-bottom: 1px solid black;">5. _____</td> <td></td> </tr> <tr> <td style="border-bottom: 1px solid black;">6. _____</td> <td style="text-align: right;">Receiving Clerk</td> </tr> </table> Registered pursuant to the provisions of the TRANSFER OF LAND ACT, 1952 as amended on the day and date shown above and particulars entered in the Register Book SIGNED BY OFFICIAL REGISTRAR OF TITLES	1. _____	Received Items	2. _____	Nil.	3. _____		4. _____		5. _____		6. _____	Receiving Clerk
1. _____	Received Items												
2. _____	Nil.												
3. _____													
4. _____													
5. _____													
6. _____	Receiving Clerk												
ENDORISING INSTRUCTIONS EXAMINED													

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Sep 11 10:48:17 2009 JOB 32926738

FORM B4

L 50550 NR

24 Aug 2009 12:17:00 Midland



REG £ 115.00

LOGGED BY

ADDRESS

PROJECT SETTLEMENTS

Level 1, 152 Gt Eastern Highway, Ascot
P.O. Box 415, Belmont, WA 6004
Tel: (08) 9333 1799 Fax: (08) 9333 1798

FAX No.

REFERENCE No.

ISSUING BOX No.

288W

PREPARED BY

ADDRESS

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN
LOGGING PARTY

6/6

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. _____	Received Items
2. _____	Nil.
3. _____	
4. _____	
5. _____	
6. _____	Receiving Clerk <i>W</i>

Registered pursuant to the provisions of the TRANSFER OF LAND ACT
1990 as amended on the day and time shown above and particulars
entered in the Register.

EXAMINED



LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Sep 11 10:48:17 2009 JOB 32926738

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet, Form 01 should be used with appropriate headings. The boxed sections should only contain the words "see page..."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Conveyance Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio number, to be stated.
2. **REGISTERED PROPRIETOR**
State full name and address of the Registered Proprietor as shown on the Certificate of Title and the address/addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT/PUBLIC AUTHORITY**
State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT/PUBLIC AUTHORITY**
To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

NOTIFICATION

LOGGED BY: Lavan Legal
ADDRESS: Level 19
1 William Street
PERTH WA 6000
PHONE No: 9288 6000
FAX No: 9288 6001
REFERENCE No: 621466983_1126963.doc
ISSUING BOX No: 99A

PREPARED BY: Lavan Legal
ADDRESS: Level 19
1 William Street
PERTH WA 6000
Phone No: 9288 6000 FAX No: 9288 6001

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LOGGING PARTY.

TITLES, DEASIS, DECLARATIONS ETC. LOGGED HEREWITH

1.	Received Name
2.	Not
3.	
4.	
5.	Receiving
6.	Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1983 as amended on the day and time shown above and particulars entered in the Register.

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Sep 11 10:48:17 2009 JOB 32926738

FORM APPROVAL
83004

FORM 101
WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED
**NOTIFICATION
UNDER SECTION 70A**

DESCRIPTION OF LAND (Note 1)

See additional pages 1 and 2.

EXTENT

VOLUME

FOLD

REGISTERED PROPRIETOR (Note 2)

Exmouth Marina Holdings Pty Ltd ACN 097 074 532 of Level 1, 152 Great Eastern Highway, Ascot

LOCAL GOVERNMENT/PUBLIC AUTHORITY (Note 3)

Shire of Exmouth

FACTORS AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

See additional page 3.

Dated this 24th day of August 2009

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

The Common Seal of the
Shire of Exmouth is
hereby attested by a resolution
of the Council in the presence of:


Signature of Shire President

VERONICA MAY FEERY
Print name of Shire President


Signature of Chief Executive Officer

BILLIE SONG ANTHACIS
Print name of Chief Executive Officer

REGISTERED PROPRIETOR'S SIGNATURE (Note 6)

Signature of the Registered Proprietor
Exmouth Marina Holdings Pty Ltd
ACN 097 074 532
by authority of its directors in
accordance with section 121 of
the Corporations Act 2006 (Cth)


Signature of Director

Print name of Director

*Delete this which does not apply

REGISTERED PROPRIETOR'S SIGNATURE (Note 6)

Signature of the Registered Proprietor
Exmouth Marina Holdings Pty Ltd
ACN 097 074 532
by authority of its directors in
accordance with section 121 of
the Corporations Act 2006 (Cth)


Signature of Director/Secretary

Print name of Director/Secretary

*Delete this which does not apply

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Sep 11 10:48:17 2009 JOB 32926738

FORM APPROVAL
01055

FORM 51

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1990 AS AMENDED

Page No. 3 of 3

ADDITIONAL PAGE TO NOTIFICATION UNDER SECTION 70A

Dated 2009

FACTORS AFFECTING USE OR ENJOYMENT OF LAND

- (i) Lot owners are responsible for the ongoing maintenance of the canal walls, private moorings/jetties in a structurally sound condition.

The canal walls are a reinforced earth walling system designed in accordance with the relevant Australian Standards and will rotate over time, subject to loading. Normal behaviour may include rotation up to 120 millimetres forward of vertical. The walls have been certified for a design life of 60 years and a tilt of up to 200 millimetres forward of vertical, when loaded in accordance with the Residential Design Guidelines. The lot owner must be aware of the position of the lot's walling and ensure that annual monitoring is undertaken.

The upper wall includes an integrated concrete drain, which is essential to minimize wall movement. Monitoring and management of the drain system are the responsibility of the lot owner and should be in accordance with the Residential Design Guidelines.

- (ii) The canal walls are not to be altered, extended or removed without prior written approval of the Shire of Exmouth.
- (iii) Lot owners are responsible for the stability of the interface between the lot and the water of the canal, including walls, which is required to be maintained to the satisfaction of the waterways manager, being the Shire of Exmouth.
- (iv) Moorings, jetties and similar structures shall not be erected or attached to the canal walls without the prior approvals being obtained from the Shire of Exmouth and the Department of Planning and Infrastructure.
- (v) The Shire of Exmouth has adopted Residential Design Guidelines that apply to the development of the lots.

Page No 3 of 3

621438400_1126603.doc

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Sep 11 10:48:17 2009 JOB 32926738

Description of Land	Extent	Volume	Folio
Lot 121 on Deposited Plan 56044	Whole	[]	[]
Lot 122 on Deposited Plan 56044	Whole	[]	[]
Lot 123 on Deposited Plan 56044	Whole	[]	[]
Lot 124 on Deposited Plan 56044	Whole	[]	[]
Lot 125 on Deposited Plan 56044	Whole	[]	[]
Lot 126 on Deposited Plan 56044	Whole	[]	[]
Lot 127 on Deposited Plan 56044	Whole	[]	[]
Lot 128 on Deposited Plan 56044	Whole	[]	[]
Lot 129 on Deposited Plan 56044	Whole	[]	[]
Lot 130 on Deposited Plan 56044	Whole	[]	[]
Lot 131 on Deposited Plan 56044	Whole	[]	[]
Lot 132 on Deposited Plan 56044	Whole	[]	[]
Lot 133 on Deposited Plan 56044	Whole	[]	[]
Lot 134 on Deposited Plan 56044	Whole	[]	[]
Lot 135 on Deposited Plan 56044	Whole	[]	[]
Lot 136 on Deposited Plan 56044	Whole	[]	[]
Lot 137 on Deposited Plan 56044	Whole	[]	[]
Lot 138 on Deposited Plan 56044	Whole	[]	[]
Lot 140 on Deposited Plan 56044	Whole	[]	[]
Lot 141 on Deposited Plan 56044	Whole	[]	[]
Lot 142 on Deposited Plan 56044	Whole	[]	[]
Lot 143 on Deposited Plan 56044	Whole	[]	[]
Lot 144 on Deposited Plan 56044	Whole	[]	[]
Lot 145 on Deposited Plan 56044	Whole	[]	[]
Lot 146 on Deposited Plan 56044	Whole	[]	[]
Lot 147 on Deposited Plan 56044	Whole	[]	[]
Lot 148 on Deposited Plan 56044	Whole	[]	[]
Lot 149 on Deposited Plan 56044	Whole	[]	[]
Lot 150 on Deposited Plan 56044	Whole	[]	[]
Lot 151 on Deposited Plan 56044	Whole	[]	[]
Lot 152 on Deposited Plan 56044	Whole	[]	[]
Lot 153 on Deposited Plan 56044	Whole	[]	[]
Lot 154 on Deposited Plan 56044	Whole	[]	[]
Lot 155 on Deposited Plan 56044	Whole	[]	[]
Lot 156 on Deposited Plan 56044	Whole	[]	[]
Lot 157 on Deposited Plan 56044	Whole	[]	[]
Lot 158 on Deposited Plan 56044	Whole	[]	[]

621539101_1126663.doc

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Sep 11 10:48:17 2009 JOB 32926738

FORM APPROVAL
B1555

FORM B1

Page No. 1 of 3

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1985 AS AMENDED

ADDITIONAL PAGE TO NOTIFICATION UNDER SECTION 70A

2009

Description of Land	Extent	Dated	
		Volume	Page
Lot 38 on Deposited Plan 56044	Whole	[]	[]
Lot 39 on Deposited Plan 56044	Whole	[]	[]
Lot 40 on Deposited Plan 56044	Whole	[]	[]
Lot 41 on Deposited Plan 56044	Whole	[]	[]
Lot 42 on Deposited Plan 56044	Whole	[]	[]
Lot 43 on Deposited Plan 56044	Whole	[]	[]
Lot 44 on Deposited Plan 56044	Whole	[]	[]
Lot 45 on Deposited Plan 56044	Whole	[]	[]
Lot 46 on Deposited Plan 56044	Whole	[]	[]
Lot 47 on Deposited Plan 56044	Whole	[]	[]
Lot 48 on Deposited Plan 56044	Whole	[]	[]
Lot 49 on Deposited Plan 56044	Whole	[]	[]
Lot 51 on Deposited Plan 56044	Whole	[]	[]
Lot 52 on Deposited Plan 56044	Whole	[]	[]
Lot 53 on Deposited Plan 56044	Whole	[]	[]
Lot 54 on Deposited Plan 56044	Whole	[]	[]
Lot 55 on Deposited Plan 56044	Whole	[]	[]
Lot 56 on Deposited Plan 56044	Whole	[]	[]
Lot 57 on Deposited Plan 56044	Whole	[]	[]
Lot 58 on Deposited Plan 56044	Whole	[]	[]
Lot 59 on Deposited Plan 56044	Whole	[]	[]
Lot 60 on Deposited Plan 56044	Whole	[]	[]
Lot 61 on Deposited Plan 56044	Whole	[]	[]
Lot 62 on Deposited Plan 56044	Whole	[]	[]
Lot 63 on Deposited Plan 56044	Whole	[]	[]
Lot 64 on Deposited Plan 56044	Whole	[]	[]
Lot 65 on Deposited Plan 56044	Whole	[]	[]
Lot 66 on Deposited Plan 56044	Whole	[]	[]
Lot 67 on Deposited Plan 56044	Whole	[]	[]
Lot 68 on Deposited Plan 56044	Whole	[]	[]
Lot 72 on Deposited Plan 56044	Whole	[]	[]
Lot 108 on Deposited Plan 56044	Whole	[]	[]
Lot 109 on Deposited Plan 56044	Whole	[]	[]
Lot 110 on Deposited Plan 56044	Whole	[]	[]
Lot 111 on Deposited Plan 56044	Whole	[]	[]
Lot 112 on Deposited Plan 56044	Whole	[]	[]
Lot 113 on Deposited Plan 56044	Whole	[]	[]
Lot 114 on Deposited Plan 56044	Whole	[]	[]
Lot 115 on Deposited Plan 56044	Whole	[]	[]
Lot 116 on Deposited Plan 56044	Whole	[]	[]
Lot 117 on Deposited Plan 56044	Whole	[]	[]
Lot 118 on Deposited Plan 56044	Whole	[]	[]
Lot 119 on Deposited Plan 56044	Whole	[]	[]
Lot 120 on Deposited Plan 56044	Whole	[]	[]

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Sep 11 10:48:17 2009 JOB 32926738

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

L 50552 E

24 Aug 2009 12:20:55 Midland



REG \$ 118.00

LODGED BY McLeods
ADDRESS 220 - 222 Stirling Highway
CLAREMONT WA 6010
PHONE No. 9383 3133
FAX No. 9383 4935
REFERENCE No. FG 25667 (25667-09.08.07-FG-Easement)
Fiona Grigich
ISSUING BOX No. 346K

PREPARED BY McLeods
ADDRESS 220 - 222 Stirling Highway
CLAREMONT WA 6010
PHONE No. 9383 3133 FAX No. 9383 4935

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.



TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1.	_____	Received From
2.	_____	Wit.
3.	_____	
4.	_____	
5.	_____	
6.	_____	Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED



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Landgate

www.landgate.wa.gov.au

FORM B 2

FORM APPROVED
NO. 82891

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

EXEMPT from W.A. Duty

592 19/8/09
for COMMISSIONER OF STATE REVENUE

BLANK INSTRUMENT FORM

GRANT OF EASEMENT

(Note 1)

THIS DEED is made the _____ day of _____ 2009.

BETWEEN:

EXMOUTH MARINA HOLDINGS PTY LTD (ACN 097
074 532) of Level 1, 152 Great Eastern Highway, Ascot
in the State of Western Australia ("the Grantor")

ABN 46 012 978 629
WESTERN AUSTRALIA DUTY
TSF 19/08/09 15:13 002934063-001 V6 N
DUTYABLE VALUE \$ *****
DUTY \$ *****.00
EXEMPT 100 %

AND

SHIRE OF EXMOUTH of PO Box 21, Exmouth in the
said State ("the Grantee")

RECITALS:

1. GRANT OF EASEMENT

The Grantor, being registered as the proprietor of an estate in fee simple in the land described in Item 1 of the Schedule hereto ("the Servient Tenement") subject to the encumbrances notified hereunder in Item 2 of the Schedule GRANTS to the Grantee:

- (a) a public pedestrian, bicycle and service vehicle access easement for the use and benefit of the public at large under and by virtue of the provisions of sections 195 and 196 of the Land Administration Act 1997 with the full and free right, liberty, power and authority from time to time and at all times hereafter to go, pass and repass for all purposes either on foot, non-motorised bicycles, motorised or non-motorised wheelchairs or with service vehicles over, along and across those portions of the Servient Tenement as are delineated and marked with the letters "K", "K-1", "K-2", "K-3", "K-4" AND "K-5" on Deposited Plan 56044 ("the Pedestrian/Service Vehicle Accessway Easement") limited in height to 5.2 metres above the Australian Height Datum ("AHD");

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Landgate
www.landgate.wa.gov.au

- (b) a public pedestrian access easement for the use and benefit of the public at large under and by virtue of the provisions of sections 195 and 196 of the Land Administration Act 1997 with the full and free right, liberty, power and authority from time to time and at all times hereafter to go, pass and repass for all purposes either on foot or motorised or non-motorised wheelchairs over, along and across those portions of the Servient Tenement as are delineated and marked with the letters "L", "L-1" and "L-2" on Deposited Plan 56044 ("the Footway Easement") limited in height to the heights more particularly described within the table set out on Sheet 6 on Deposited Plan 56044.

2. GRANTOR'S COVENANTS

The Grantor COVENANTS AND AGREES with the Grantee that:

(a) Grantor's Power

Notwithstanding anything made, done, omitted or knowingly suffered, the Grantor has full power to make the grant set out herein and assures the Grantee such grant shall remain to and be quietly held and enjoyed by the Grantee and the benefit thereof shall be received and taken accordingly without interruption or disturbance by the Grantor or any person claiming by, through, under or in trust for or in any way against the Grantor.

(b) Indemnity to Other Interest Holders

In the event that the grant set out herein or the lawful use of the Easements impinge on the rights of prior equitable interest holders in the Servient Tenement, the Grantor INDEMNIFIES the Grantee against any claim that may arise out of such circumstances.

(c) Grantor to Perfect Grant Where Required

The Grantor and every other person having or rightfully claiming any estate or interest in the Servient Tenement will from time to time and at all times hereafter at the request of the Grantee do all such lawful assurances and things for more perfectly assuring the grant set out herein as the Grantee reasonably requires.

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Landgate
www.landgate.wa.gov.au

(d) No Obstruction of Easements

The Grantor will not otherwise construct erect or build or suffer to be constructed erected or built any building structure or obstruction whatsoever on the Easements or any part thereof or use or permit the Servient Tenement to be used in such a way as to obstruct or interfere with the use of the Easements without the consent in writing of the Grantee first being obtained.

(e) Maintenance of Pedestrian/Service Vehicle Accessway Easement

The Grantor or its successors in title as may be appropriate shall bear the responsibility and cost for repair and maintenance of the Pedestrian/Service Vehicle Accessway Easement and responsibility and cost for repair and maintenance of the lighting within the Pedestrian/Service Vehicle Accessway Easement until 21 December 2011 whereupon the responsibility for the repair and maintenance of the Pedestrian/Service Vehicle Accessway shall rest with the Grantee.

(f) Maintenance of Footway Easement

The Grantor or its successors in title as may be appropriate shall bear the responsibility and cost for repair and maintenance of the Footway Easement and responsibility and cost for the repair and maintenance of any footpaths comprising the Footway Easement in accordance with the specifications of and to the satisfaction of the Grantee.

3. **GRANTOR'S FURTHER COVENANTS**

On the Grantee notifying the Grantor in writing that the Easement is to be available for public access the Grantor covenants that it shall ensure that the public have access through the Easement at all hours of the day and night.

4. **GRANTEE'S COVENANTS AND ACKNOWLEDGEMENTS**

The Grantee acknowledges that:

- (a) the rights created in the Easements herein are not granted exclusively and are

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granted by the Grantor in common with the corresponding rights of the Grantor and other persons lawfully entitled to exercise such rights and that where the consent of the Grantee is required pursuant to the terms of this grant, such consent shall not unreasonably be withheld;

- (b) in the event of the Grantor needing to obstruct a portion of the Easements temporarily for a purpose associated with the use of the Servient Tenement, the Grantee will not unreasonably withhold its consent PROVIDED THAT access through or to the Easements is not in the opinion of the Grantee unreasonably impeded;
- (c) it shall be responsible for the maintenance and repair and the cost of the maintenance and repair of the surface of the path forming the Pedestrian/Service Vehicle Accessway Easement from 22 December 2011 and thereafter;
- (d) it shall be responsible for the maintenance and repair and the cost of the maintenance and repair of lighting within the Pedestrian/Service Vehicle Accessway Easement from 22 December 2011 and thereafter; and
- (e) it shall be responsible for the power and other consumption costs of lighting within the Pedestrian/Service Vehicle Accessway Easement at all times.

5. COSTS

The Grantor shall pay the costs, including the Grantee's solicitors' costs, of and incidental to the preparation (including drafts), execution, stamping and registration of this Deed and all stamp duties and registration fees payable hereon.

6. INTERPRETATION

In this Deed.

"Easements" means the Pedestrian/Service Vehicle Accessway and the Footway Easement.

Reference to the parties includes their personal representatives, successors and lawful assigns.

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Landgate
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Where a reference to a party includes more than one person the rights and obligation of those persons shall be joint and several.

Headings have been inserted for guidance only and shall be deemed not to form part of the context.

The Schedule forms part of this Deed.

SCHEDULE

ITEM 1: THE SERVIENT TENEMENT

Lot 72 on Deposited Plan 56044 and being the whole of the land comprised in
Certificate of Title Volume Folio

ITEM 2: ENCUMBRANCES

1. Memorial J080719;
2. Mortgage J452670; and
3. Restrictive Covenant J080720.

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MORTGAGEE'S CONSENT

COMMONWEALTH BANK OF AUSTRALIA being the Mortgagee under Mortgage J452670
HEREBY CONSENTS to this Deed and to the grant of the easement contained herein.

DATED the day of 2009.

Signed by.....
The Attorney of

COMMONWEALTH BANK OF AUSTRALIA
ACN 123 123 124 and signed as
Attorney on behalf of the
In the presence of

COMMONWEALTH BANK
OF AUSTRALIA
By its Attorney

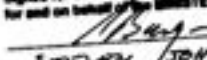
An Officer of the said Bank

MINISTER FOR LAND'S CONSENT

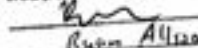
MINISTER FOR LANDS being the benefited party under Restrictive Covenant J080720
HEREBY CONSENTS to this Deed and to the grant of the easement contained herein.

DATED the 19th day of August 2009.

Signed for the STATE OF WESTERN AUSTRALIA
for and on behalf of the MINISTER FOR LANDS by


STEVEN JOHN BURGESS

(Print full name)
Manager State Lands, Mid West
Department of Regional Development and Lands
pursuant to a delegation of the Minister for Lands powers
under section 9 of the Land Administration Act 1987
in the presence of:


Ryan Allison
(Print full name)
Position: Revenue Officer
Department of Regional Development and Lands

EXECUTED by the parties as a Deed:

EXECUTED BY EXMOUTH MARINA HOLDINGS
PTY LTD (ACN 097 074 532) pursuant to Section
127 of the Corporations Act.



Anastasia Ross WARRAY
Full Name of Director

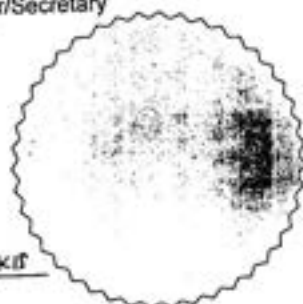
[Signature]
Signature of Director

Rachel Lee KADIR

Full Name of Director/Secretary
(Delete whichever designation is incorrect)

[Signature]
Signature of Director/Secretary

THE COMMON SEAL of SHIRE OF
EXMOUTH was hereunto affixed in
the presence of:

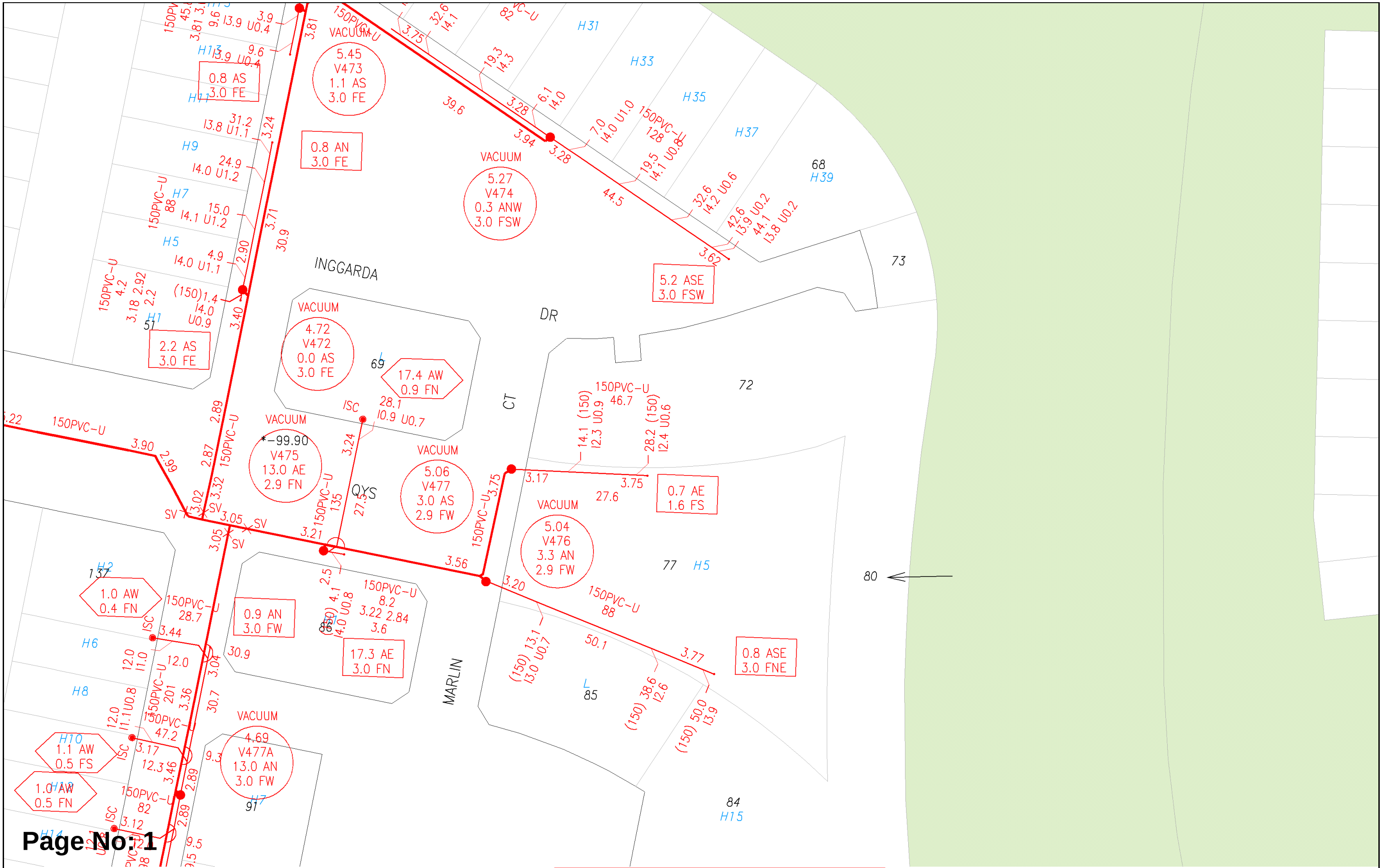


[Signature]
CHIEF EXECUTIVE OFFICER

PHILIP JOHN ANASTASAKIS
(Print Full Name)

[Signature]
SHIRE PRESIDENT

VERONICA MARY FLETCHER
(Print Full Name)



Page No: 1



Scale: 1:750
Job No.: 52889510
Sequence No.: 271319725
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Engineering a better future for over 20 years!

Lot 72 (1) Marlin Terrace

Proposed Mixed-Use Development

Transport Impact Statement

PREPARED FOR:
WABI Eco Structures

December 2025

Document history and status

Author	Revision	Approved by	Date approved	Revision type
Saeed Disfani	r01	B Bordbar	14/12/2025	Draft

File name: t25.309.sd.r01

Author: Saeed Kamran Disfani

Project manager: Behnam Bordbar

Client: WABI Eco Structures

Project: Lot 72 (1) Marlin Terrace

Document revision: r01

Project number: t25.309

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1 Introduction

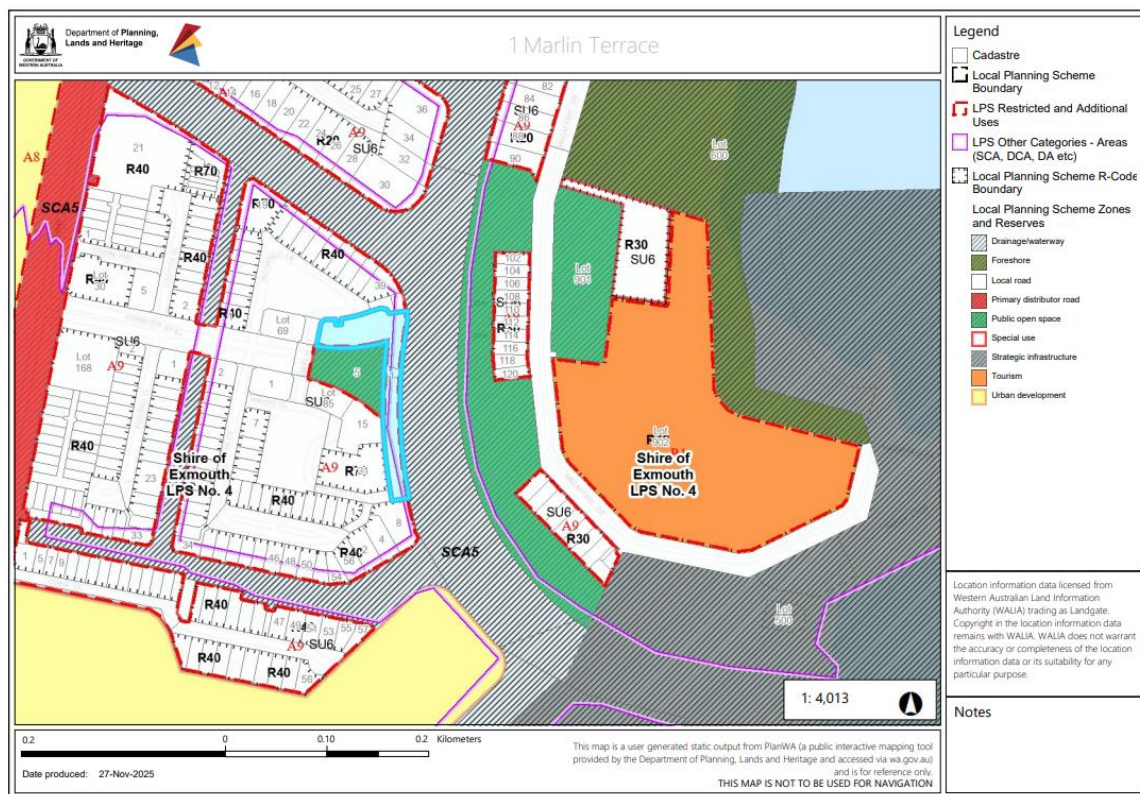
This Transport Impact Statement (TIS) has been prepared by Transcore on behalf of WABI Eco Structures with regard to the proposed mixed-use development to be located at Lot 72 (1) Marlin Terrace, Exmouth in the Shire of Exmouth.

The subject site is located on the southeast corner of the Marlin Terrace and Marina Quays T-intersection. The subject site is bounded by Marina Quays to the north, Marlin Terrace to the west and vacant land to the south. Refer to **Figure 1** for the location of the subject site.



Figure 1: Location of the subject site

The subject site is zoned as “*Special Use*” in Shire of Exmouth Local Planning Scheme (LPS) No.4, as shown in **Figure 2**.



The Transport Impact Assessment Guidelines (WAPC, Vol 4 – Individual Developments, August 2016) states: “A Transport Impact Statement is required for those developments that would be likely to generate moderate volumes of traffic and therefore would have a moderate overall impact on the surrounding land uses and transport networks”.

Section 5 of Transcore’s report provides details of the estimated trip generation for the proposed development. Accordingly, as the total peak hour vehicular trips are estimated to be significantly less than 100 trips, a Transport Impact Statement is deemed appropriate for this development.

Key issues that will be addressed in this report include the traffic generation and distribution of the proposed development and access and egress movement patterns.

2 Proposed Development

The subject site is currently vacant.

It should be noted that the plan for the proposed development is not yet finalised; however, the number of proposed apartments, tenancies, parking bays and access/egress arrangement will remain unchanged.

The Development Application (DA) for the subject site proposes the development of 14 apartments (11 on the first floor and three on the second floor) and five commercial tenancies on ground floor. The breakdown of floor space for each tenancy of the development is detailed in **Table 1**. It should be noted that, at this stage, no tenancies have been formally secured. However, the anticipated use of the tenancies is provided in **Table 1**.

Table 1: Proposed Development Gross Floor Area

Development Type	Area (m ²)-GFA
Tenancy 1 – Restaurant	129
Tenancy 2 – Yoga Studio	83
Tenancy 3 - Office	31
Tenancy 4 - Office	31
Tenancy 5 – Coffee shop with Drive-Through	54

The proposed development will be accessed via two crossovers on Marina Quays (one entry only and one exit only), and two crossovers on Marlin Terrace for drive-through entry and exit.

Pedestrian access to the subject site is available via the existing footpath network along Marlin Terrace and Marina Quays.

Waste bins will be stored within two bin storage areas located at the northern side of the proposed development. Provision for service vehicles access and egress and required adjustments to the crossovers on Marina Quays are discussed in **Section 4** of this report.

It should be noted that the proposed development plan is not yet finalised; however, it is understood that any changes will not affect the outcomes of this report.

The current proposed development plan is provided in **Appendix A**.

3 Vehicle Access and Parking

3.1 Access

The proposed development will be served by four crossovers.

The primary access and egress for the proposed development will be via the two crossovers on Marina Quays, with entry from the western crossover and exit via the eastern crossover. These crossovers will provide access/egress to/from the parking area serving both the residential and commercial components of the development.

Tenancy 5, proposed for a coffee shop/donut shop with a drive-through, will use two proposed crossovers on Marlin Terrace for drive-through lane access and egress. The northern crossover will be the entry, and the southern crossover will be the exit.

The locations of the proposed development crossovers are illustrated in **Figure 3**.

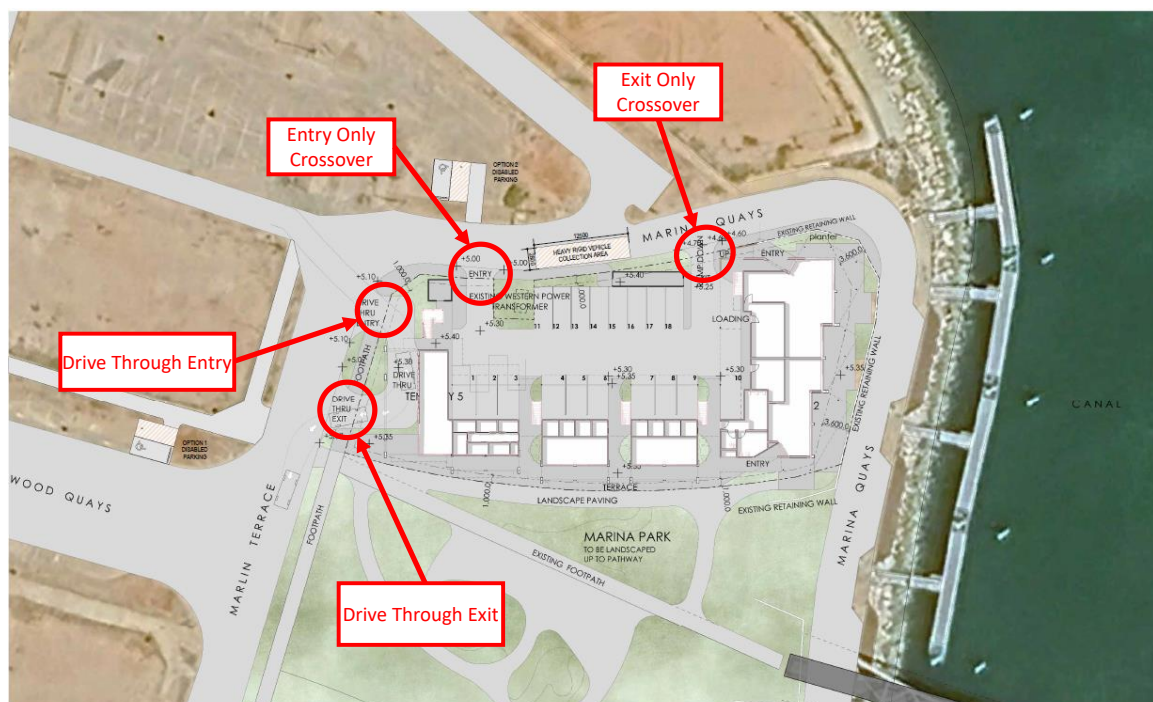


Figure 3: Subject site with proposed crossover locations

3.2 Parking

As part of the development proposal, a carpark comprising 18 parking bays is proposed to address the parking demand of the proposed development. The parking bays can be accessed from the proposed crossovers on Marina Quays, as detailed in **Section 3.1** of this report.

Two locations are proposed for the ACROD bay, with Option 1 along Horwood Quays and Option 2 along Marina Quays. It is suggested that the parking layout should be revised to incorporate the ACROD bay within the development. The suggested external ACROD bays should then be converted to staff bays.

Additionally, a public car park comprising approximately 50 car bays is available on northwestern side of the Marlin Terrace / Marina Quays T-intersection, as shown in **Figure 4**. Accordingly, these parking bays will be also available for visitors of the proposed development.

Based on the information provided to Transcore, the proposed parking supply will satisfy the requirements of the proposed development.



Figure 4: Location of the available public parking

4 Provision for Service Vehicles

Waste bins will be stored in each of the bin stores that are proposed on the northern side of the subject site.

The existing development plan shows a loading bay along Marina Quays; however, this location is not feasible as it would obstruct both Marina Quays and Inggarda Drive. Therefore, it is recommended that waste collection should occur on-site and outside peak operating times.

Considering the location of the existing Western Power transformer, the largest service vehicle or waste collection truck accessing the site will be 6.4 m in length. It should be noted that minor adjustments to the crossovers and internal kerbs are required to accommodate this movement. The required adjustments are indicated on the turn path plans attached in **Appendix B**.

The waste collection truck (up to 6.4m in length) will enter the site via the proposed western crossover along Marina Quays and park near the coffee shop/donut shop for bins to be wheeled out. Following collection, the truck will exit the site via the eastern crossover on Marina Quays in forward gear.

For the restaurant, the waste collection truck (up to 6.4m in length) will also enter via the proposed western crossover, parking near the designated loading area for bins to be wheeled out. After collection, the truck will exit via the eastern crossover on Marina Quays in forward gear.

Waste collection for the residential apartments will follow the same procedure.

Restaurant deliveries will be undertaken by small vans or service vehicles up to 6.4m in length.

Turn path analysis undertaken for passenger cars and 6.4m service vehicles/waste trucks are provided in **Appendix B**.

5 Daily Traffic Volumes and Vehicle Types

The traffic volumes likely to be generated by the existing and proposed land uses have been estimated and documented in the next sections of this report.

5.1 Existing Trip Generation

The subject site is currently vacant and does not generate any traffic.

5.2 Proposed Development Trip Generation

5.2.1 Proposed Residential Apartments

The traffic volumes likely to be generated by the proposed **apartments** element of the proposed development were estimated in accordance with the *NSW "Guide to Transport Impact Assessment"*. The trip rates which were used to estimate the apartments element of the proposed development traffic generation are as follows:

- Weekday daily: $14 \times 3.67 = 52\text{vpd}$;
- Weekday AM peak hour: $14 \times 0.41 = 6\text{vph}$; and,
- Weekday PM peak hour: $14 \times 0.60 = 9\text{vph}$.

5.2.2 Proposed Restaurant

The traffic volumes likely to be generated by the proposed restaurant element of the development were estimated in accordance with the *ITE Trip Generation Manual (11th Edition)*. The trip rates which were used to estimate the proposed restaurant element of the development traffic generation are as follows:

Fast Casual Restaurant (930)

- Weekday daily: $[104.56 \times 129/100 \text{ (GFA)}] = 135\text{vpd}$; and,
- Weekday AM peak hour: $[1.54 \times 129/100 \text{ (GFA)}] = 2\text{vph}$; and,
- Weekday PM peak hour: $[13.51 \times 129/100 \text{ (GFA)}] = 18\text{vph}$.

5.2.3 Proposed Yoga Studio

The traffic volumes likely to be generated by the proposed yoga studio element of the proposed development were estimated in accordance with the *ITE Trip Generation Manual (11th Edition)*. The trip rates which were used to estimate the yoga studio element of the proposed development traffic generation are as follows:

Health/Fitness Club (492)

- Weekday daily: $[25.62 \times 83/100 \text{ (GFA)}] = 22\text{vpd}$; and,
- Weekday AM peak hour: $[1.41 \times 83/100 \text{ (GFA)}] = 2\text{vph}$; and,
- Weekday PM peak hour: $[3.71 \times 83/100 \text{ (GFA)}] = 4\text{vph}$.

5.2.4 Proposed Coffee Shop/Donut Shop with Drive-Through Lane

The traffic volumes likely to be generated by the proposed Coffee Shop/Donut Shop with drive-through lane element of the development were estimated in accordance with the *ITE Trip Generation Manual (11th Edition)*. The trip rates which were used to estimate this element of the proposed development traffic generation are as follows:

Coffee/Donut Shop with Drive-Through Window (937)

- Weekday daily: $[574.35 \times 54/100 \text{ (GFA)}] = 311\text{vpd}$; and,
- Weekday AM peak hour: $[92.44 \times 54/100 \text{ (GFA)}] = 50\text{vph}$; and,
- Weekday PM peak hour: $[41.97 \times 54/100 \text{ (GFA)}] = 23\text{vph}$.

5.2.5 Proposed Offices

The traffic volumes likely to be generated by the proposed offices elements of the development were estimated in accordance with the *ITE Trip Generation Manual (11th Edition)*. The trip rates which were used to estimate this element of the proposed development traffic generation are as follows:

Office Building (715)

- Weekday daily: $[14.07 \times 62/100 \text{ (GFA)}] = 9\text{vpd}$; and,
- Weekday AM peak hour: $[1.99 \times 62/100 \text{ (GFA)}] = 2\text{vph}$; and,
- Weekday PM peak hour: $[1.89 \times 62/100 \text{ (GFA)}] = 2\text{vph}$.

5.3 Increase in Trip Generation

Accordingly, it is estimated that the additional trips estimated to be generated by the proposed development will comprise 529 daily vehicle trips with 62 vehicle trips during AM peak hour and 56 vehicle trips during PM peak hour periods. These trips include both inbound and outbound vehicle movements.

For the purpose of this assessment no cross trade between the various land uses of the development has been allowed for. In reality the trip generation is likely to be 10%-20% less than that reported.

Table 2. Estimated peak hour trips for the proposed development

Land Uses	Direction	Weekday Daily Traffic		Weekday AM Peak Hour Traffic		Weekday PM Peak Hour Traffic	
Apartments	Inbound	50%	26	25%	2	75%	7
	Outbound	50%	26	75%	4	25%	2
Restaurant	Inbound	50%	67	50%	1	55%	10
	Outbound	50%	68	50%	1	45%	8
Yoga Studio	Inbound	50%	11	51%	1	57%	2
	Outbound	50%	11	49%	1	43%	2
Coffeeshop/Donut shop	Inbound	50%	156	51%	25	50%	12
	Outbound	50%	155	49%	25	50%	11
Offices	Inbound	50%	5	89%	2	15%	0
	Outbound	50%	4	11%	0	85%	2
Overall			529		62		56

5.4 Traffic Flow

The directional morning, afternoon and total daily trip distribution of the development-generated traffic are illustrated in **Figure 5**.

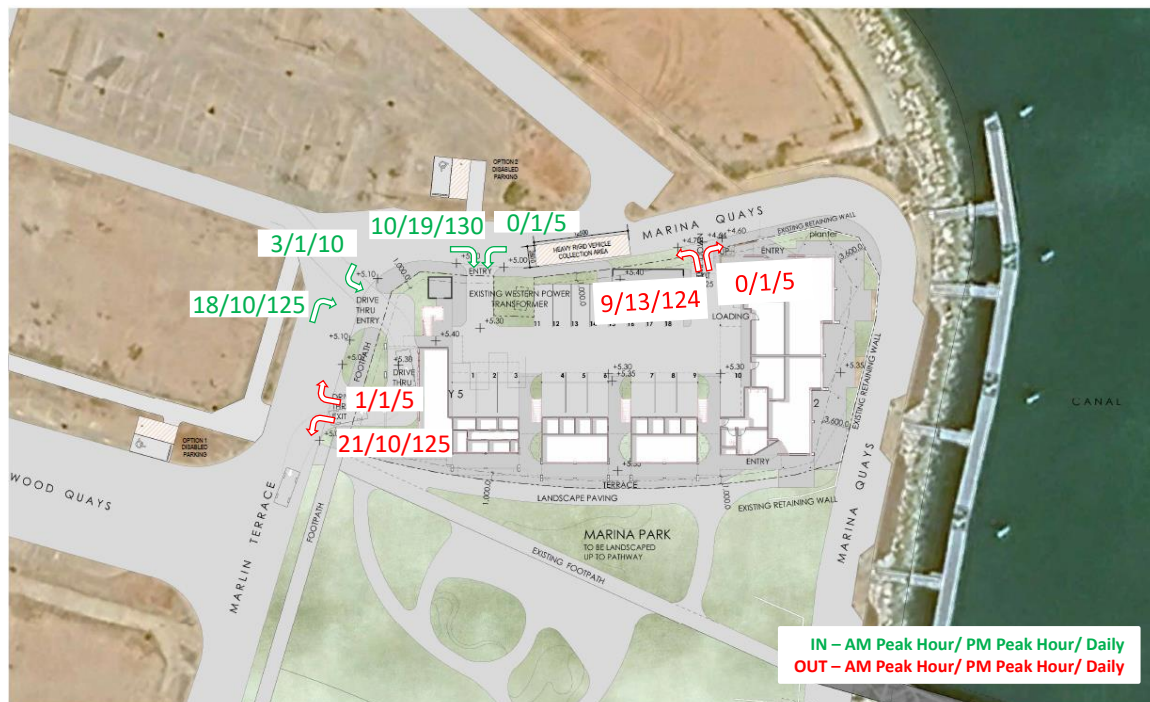


Figure 5: Estimated traffic movements for the proposed development

5.5 Impact on Surrounding Roads

The WAPC Transport Impact Assessment Guidelines (2016) provides the following guidance on the assessment of traffic impacts:

“As a general guide, an increase in traffic of less than 10 percent of capacity would not normally be likely to have a material impact on any particular section of road but increases over 10 percent may. All sections of road with an increase greater than 10 percent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 percent of capacity. Therefore, any section of road where development traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis.”

It is clear that the traffic increase from the proposed development would be less than the critical threshold of 100vph per lane. As detailed in **Section 5.3**, the proposed development will not increase traffic on any lanes on the surrounding road network by more than 100vph, therefore the impact of the development traffic on the surrounding road network will not be significant and does not require any further assessment.

6 Traffic Management on the Frontage Streets

Road classifications of the surrounding existing roads are defined in the Main Roads Functional Hierarchy as depicted in **Figure 6**.

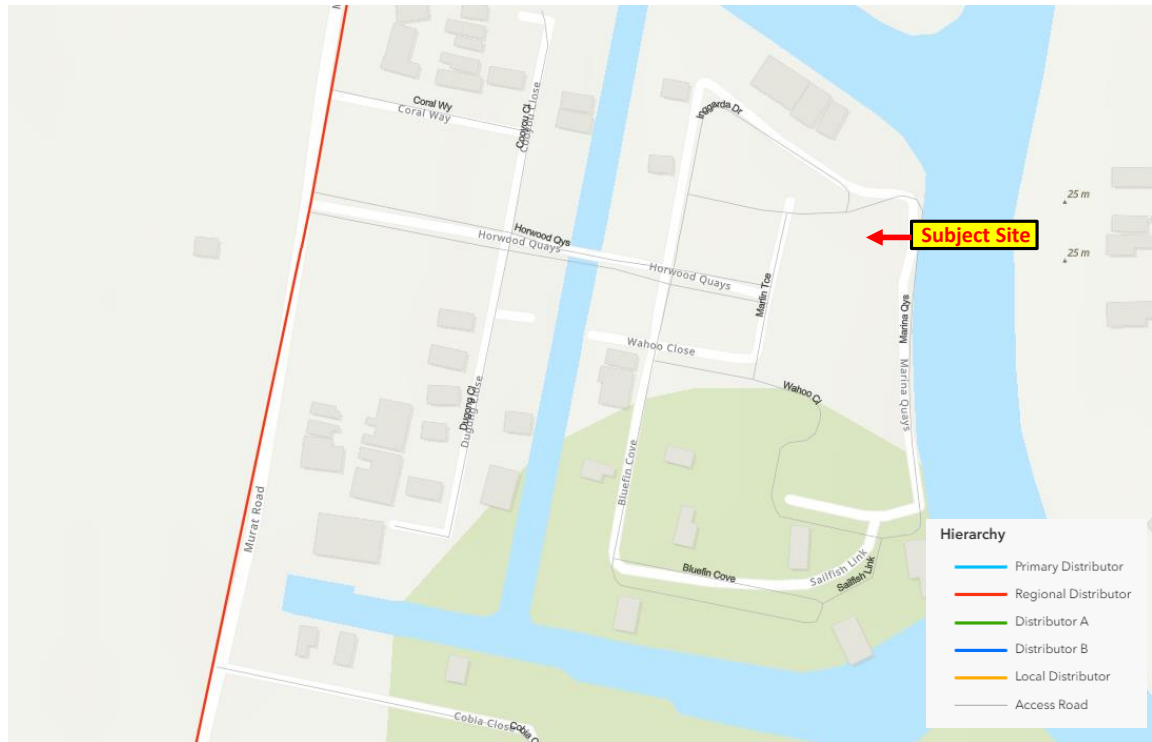


Figure 6: Road hierarchy - Main Roads WA - Road Information Mapping System

Murat Road, west of the subject site, is a single carriageway, two-way road. It is classified as a “*Regional Distributor*” road in the Main Roads WA Functional Road Hierarchy and operates under the speed limit of 60 km/h in the vicinity of the subject site.

Horwood Quays, Marlin Terrace and Marina Quays, on the western, eastern and northern sides of the subject site, are single-carriageway, two-way roads. They are classified as “*Access Roads*” in the Main Roads WA Functional Road Hierarchy and operate under the default built-up area speed limit of 50 km/h.

7 Public Transport Access

There is currently no public transport operating in Exmouth.

8 Pedestrian and Cycle Access

There is currently a pedestrian path along the southern and western sides of the subject site, connecting to the proposed footpath north of the subject site. These paths also provide access to the Marina Bridge, which connects to the path on the opposite side of the canal. The proposed development entails a footpath on the northern side of the subject site.

9 Site Specific Issues

It is noted that the final development plan is yet to be prepared and needs to incorporate the ACDROD bay on site and amend proposed crossovers on Marina Qyas as suggested. Also, the proposed heavy vehicle external collection area is not feasible and waste collection and deliveries should occur on-site using small heavy vehicle.

10 Safety Issues

No safety issues were identified within the scope of this assessment.

11 Conclusions

This Transport Impact Statement (TIS) has been prepared by Transcore on behalf of WABI Eco Structures with regard to the proposed mixed-use development to be located at Lot 72 (1) Marlin Terrace, Exmouth in the Shire of Exmouth.

The Development Application (DA) for the subject site proposes a development of 14 apartments and five commercial tenancies on ground floor.

The traffic analysis undertaken in this report shows that the traffic generation as a result of the proposed development will not be significant and as such would not have a significant impact on the surrounding road network.

The swept path analysis undertaken demonstrates that, following the minor required adjustments to the plan, satisfactory access and egress for both passenger cars and service vehicles to and from the site can be achieved.

The subject site features good accessibility by pedestrians.

In conclusion, the findings of this Transport Impact Statement are supportive of the proposed mixed-use development.

Appendix A

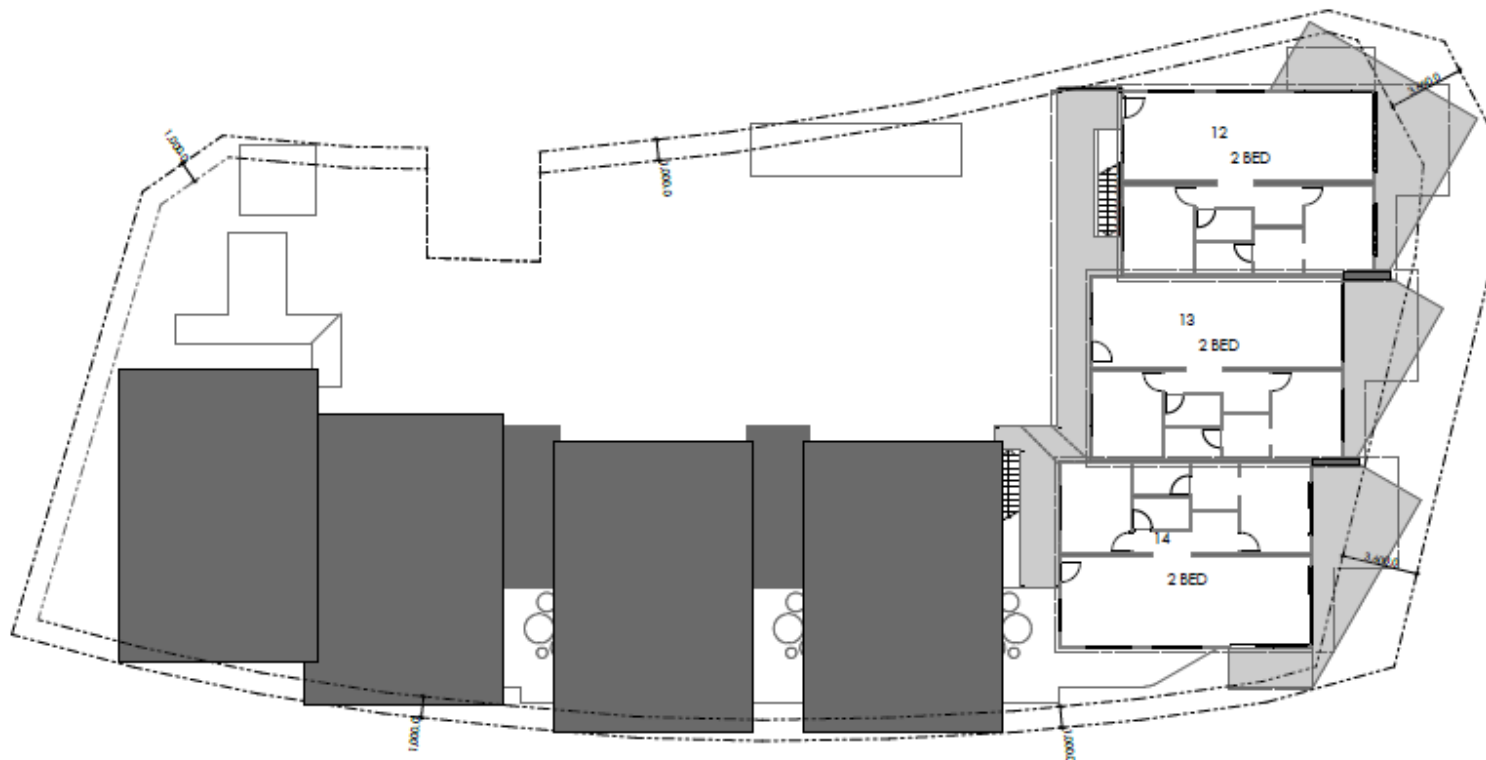
PROPOSED DEVELOPMENT PLANS



Ground Floor
 0 1 2 3 4 5m
 SCALE 1:100 @ A1, SCALE 1:200 @ A3

LOT 72, 1 MARLIN TERRACE
 EXMOUTH





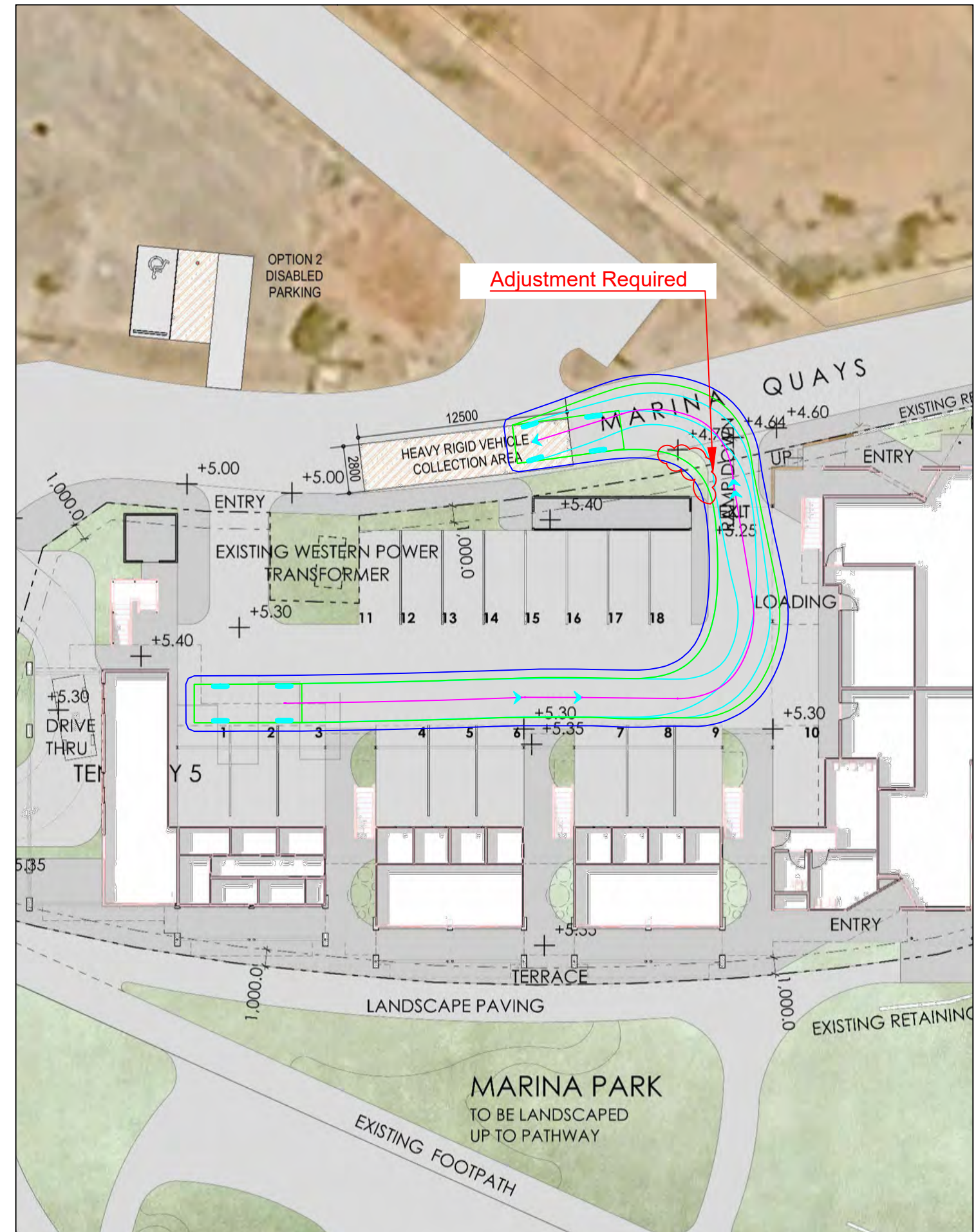
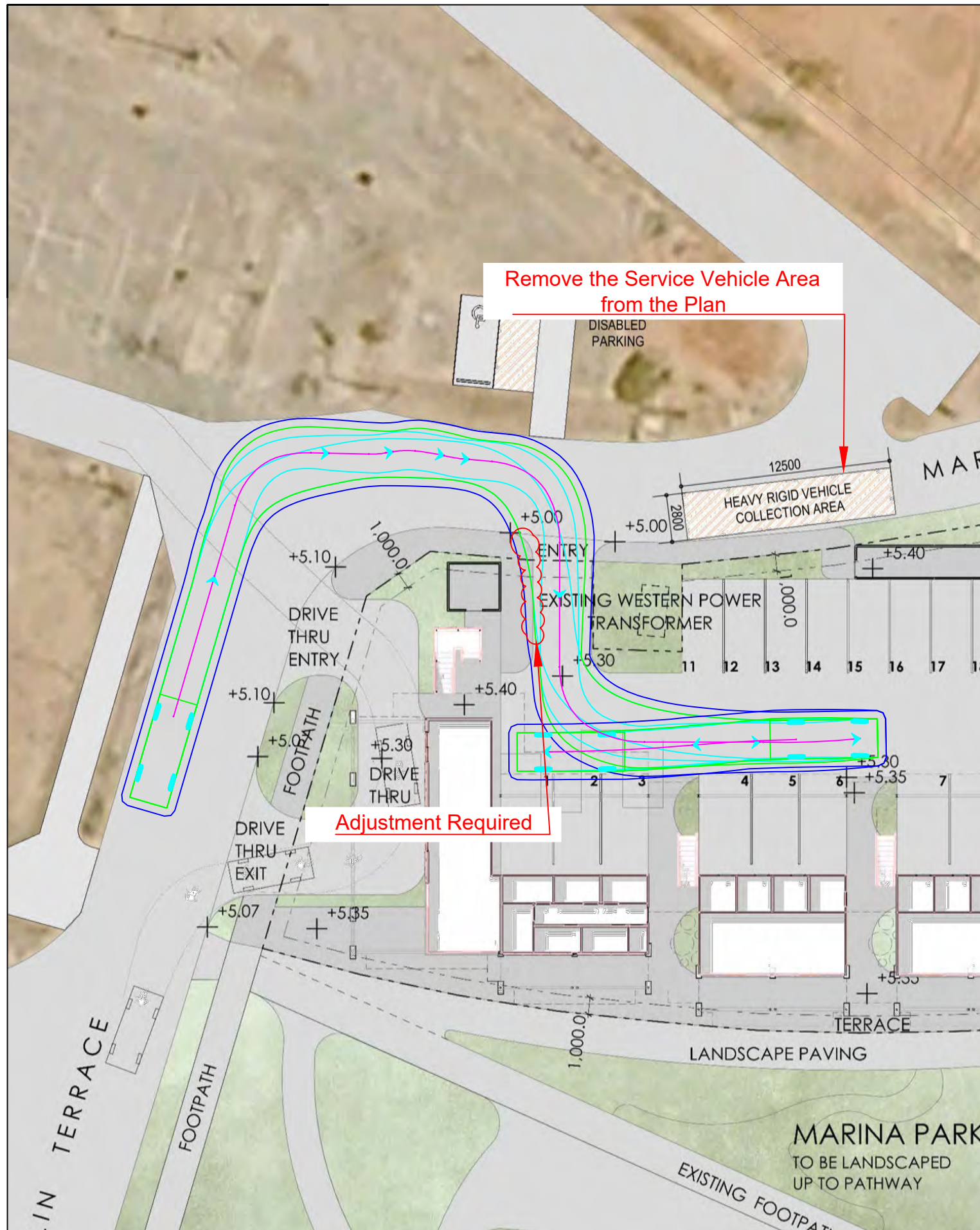
Second Floor
 0 1 2 3 4 5m 10m
 SCALE 1:100 @ A1, SCALE 1:200 @ A3

LOT 72, 1 MARLIN TERRACE
 EXMOUTH



Appendix B

TURN PATH PLANS



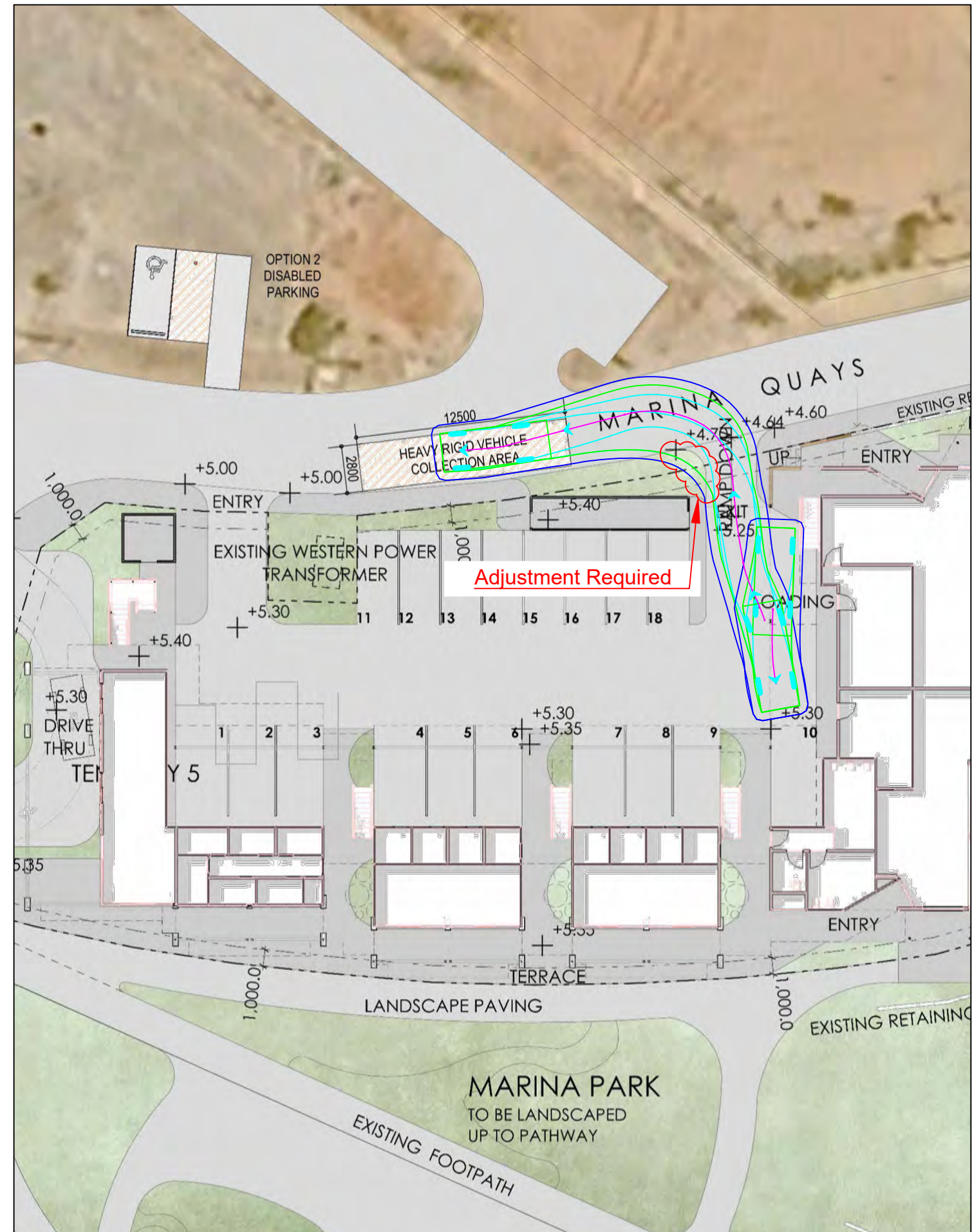
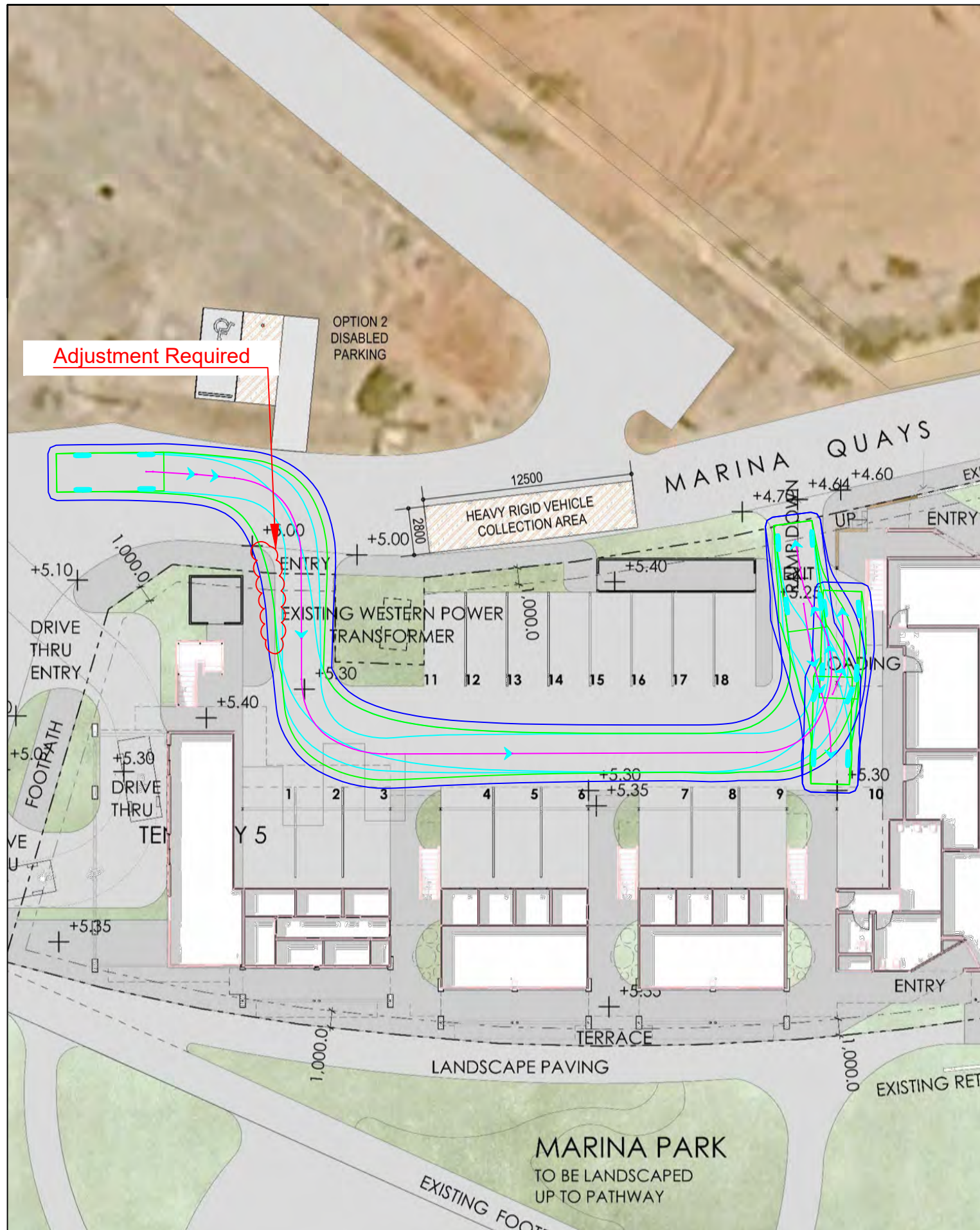
Lot 72 Marlin Terrace, Exmouth
 6.4m Service Vehicle
 Coffee shop Bin Store Access & Egress

LEGEND
 Vehicle Body
 Wheel Path
 500mm Clearance



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 11/12/2025
 Scale: 1:300 @ A3





Lot 72 Marlin Terrace, Exmouth

6.4m Service Vehicle

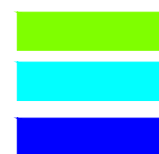
Restaurant Delivery/Bin Store Access & Egress

LEGEND

Vehicle Body

Wheel Path

500mm Clearance

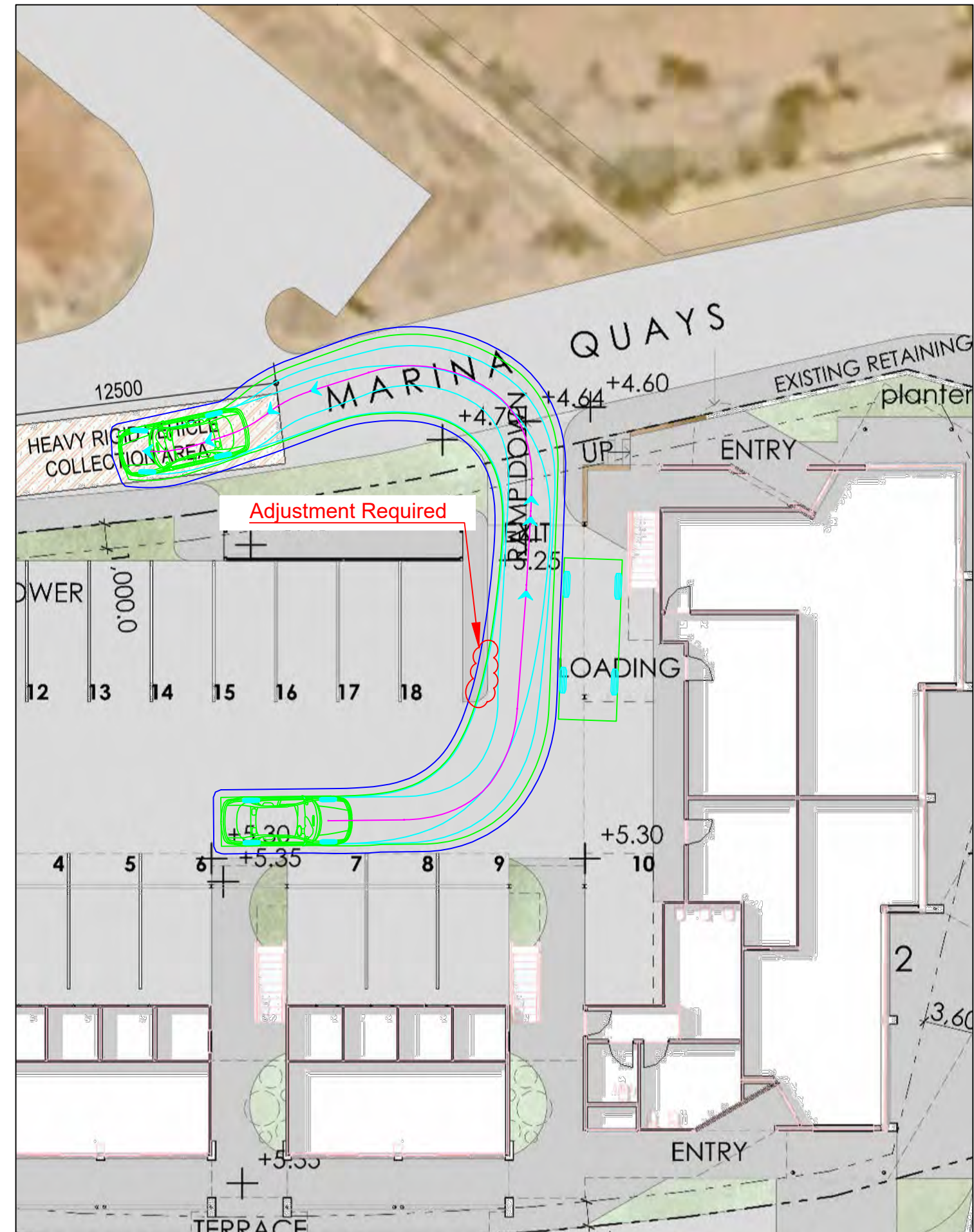
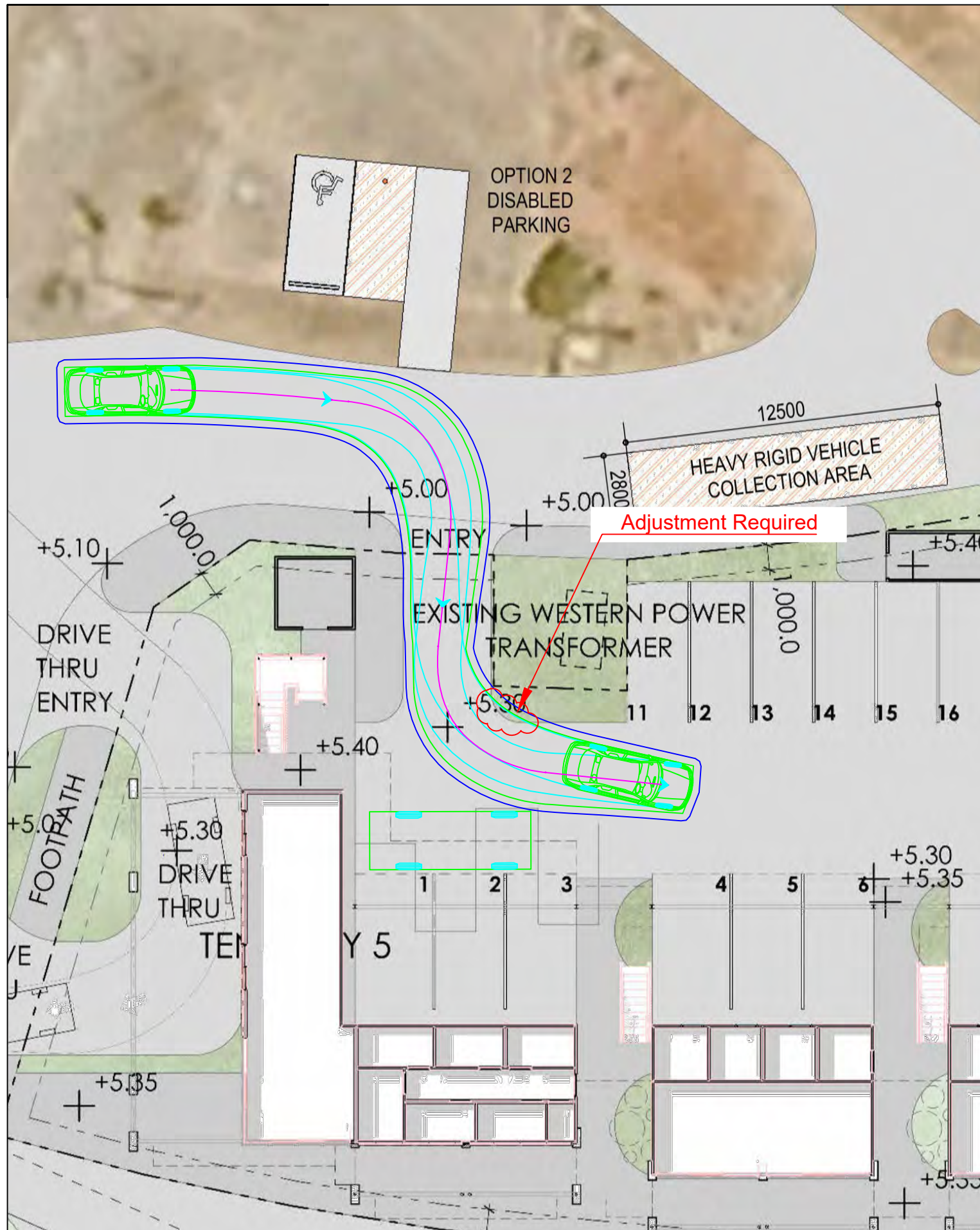


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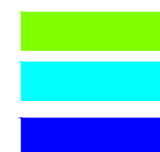
Scale: 1:300 @ A3





Lot 72 Marlin Terrace, Exmouth
 6.4m Service Vehicle
 B99 Car Passing a Parked Service Vehicle

LEGEND
 Vehicle Body
 Wheel Path
 500mm Clearance



t25.309.sk04
 11/12/2025
 Scale: 1:200 @ A3



NOISE MANAGEMENT PLAN

FOR

MARLIN TCE

5 March 2026

AES-890482-R02-A-05032026

DOCUMENT CONTROL

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EXECUTIVE SUMMARY

The project of “Marlin Tce” is the multiple commercial and apartment buildings at 1 Marlin Terrace Exmouth. These buildings are proposed for service apartments, shops, restaurant or café. Acoustic Engineering Solutions (AES) has been commissioned by Planning Outcomes WA to prepare a noise management plan (NMP) to:

- Assess whether or not Marlin Tce would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations);
- Manage and minimise the noise emissions from Marlin Tce; and
- Develop noise monitoring and complaint management procedures.

An acoustic model has been created using SoundPlan v8.2 and the following scenarios are modelled to represent the worst-case operations of Marlin Tce:

- Scenario 1: represents the worst-case operation of onsite mechanical plant.
Scenario 2: represents the worst-case patron conversations.
Scenario 3: represents the play of low level amplified (background) music.
Scenario 4: represents short events of food deliveries.
Scenario 5: represents short events of onsite car-door closing.

Marlin Tce is located within “Special Use 6 zone”. Five closest noise-sensitive premises are selected for the detailed assessment of noise impacts. Noise levels are predicted for the “default” worst-case meteorological conditions. The predicted worst-case noise levels are adjusted for their dominant characteristics according to the Regulations, and then assessed against the criteria set by the Regulations. The compliance assessment concludes that full compliance is achieved for the proposed operations of Marlin Tce.

To ensure that full compliance is achieved, noise management measures are recommended and presented in the section 6.0. Noise monitoring and complaint management procedures are outlined in sections 7.0 and 8.0.

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1.0 INTRODUCTION

The project of “Marlin Tce” is the multiple commercial and apartment buildings at 1 Marlin Terrace Exmouth. These buildings are proposed for service apartments, shops, restaurant and café. Acoustic Engineering Solutions (AES) has been commissioned by Planning Outcomes WA to prepare a noise management plan (NMP) to:

- Undertake environmental noise impact assessment to determine whether or not the Marlin Tce would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations);
- Manage and minimise the noise emissions from Marlin Tce; and
- Develop noise monitoring and complaint management procedures.

1.1 MARLIN TCE

Figure 1 in APPENDIX A presents an aerial view of the development site and surrounding area including the selected noise-sensitive receivers. The development is zoned as “Special Use 6” under the planning scheme of the Shire of Exmouth.

Figure 2 to Figure 6 in APPENDIX A present the floor plans and elevation views. The buildings are constructed of light weighted walls and metal roof. The ground floors have five tenancies:

Tenancy 1:	Residential apartment.
Tenancy 2:	Restaurant/Café.
Tenancies 3 & 4:	Offices and shops.
Tenancy 5:	Drive-thru liquor store.

The buildings for Tenancies 1 & 2 are 3-storey buildings while these for Tenancies 3 to 5 are double storey buildings. The upper floors of all tenancy buildings are service apartments. Totally there are 15 service apartments:

- Tenancy 1 is service apartment of 3 bedrooms, 2 toilets and 2 showers.
- Units 1 to 8 are one bedroom apartments. Each has one shower and one toilet.
- Units 9 to 14 are two-bedroom apartments. Each has two showers and two toilets.

Each apartment has one kitchen with rangehood and one air-conditioner (AC). The AC outdoor units are located on the balconies.

Each of tenancies 2 to 5 has one air-conditioner with its outdoor unit sitting on the ground against the back wall. Shared (male, female and disable) toilets are located on the ground floor of Tenancy 2 building.

Regular deliveries for liquor store and restaurant/café will happen. The weekly Shire waste collection service will be used.

Multiple car park bays are available onsite. No solid boundary fences are proposed.

2.0 NOISE CRITERIA

Noise management in Western Australia is implemented through the Environmental Protection (Noise) Regulations 1997 (the Regulations). The Regulations set noise limits which are the highest noise levels that can be received at noise-sensitive (residential), commercial and industrial premises. These noise limits are defined as 'assigned noise levels' at receiver locations. Regulation 7 requires that "noise emitted from any premises or public place when received at other premises must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind".

Table 2-1 presents the assigned noise levels at various premises.

Table 2-1: Assigned noise levels in dB(A)

Type of Premises Receiving Noise	Time of Day	Assigned Noise Levels in dB(A) ¹		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + Influencing factor	55 + Influencing factor	65 + Influencing factor
	0900 to 1900 hours Sunday and public holidays	40 + Influencing factor	50 + Influencing factor	65 + Influencing factor
	1900 to 2200 hours all days	40 + Influencing factor	50 + Influencing factor	55 + Influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + Influencing factor	45 + Influencing factor	55 + Influencing factor
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and utility premises other than those in the Kwinana Industrial Area	All hours	65	80	90

¹ Assigned level L_{A1} is the A-weighted noise level not to be exceeded for 1% of a delegated assessment period.
Assigned level L_{A10} is the A-weighted noise level not to be exceeded for 10% of a delegated assessment period.
Assigned level L_{Amax} is the A-weighted noise level not to be exceeded at any time.

For highly noise sensitive premises, an “influencing factor” is incorporated into the assigned noise levels. The influencing factor depends on road classification and land use zonings within circles of 100 metres and 450 metres radius from the noise receiver locations.

2.1 CORRECTIONS FOR CHARACTERISTICS OF NOISE

Regulation 7 requires that that “noise emitted from any premises or public place when received at other premises must be free of:

- (i) tonality;
- (ii) impulsiveness; and
- (iii) modulation.

when assessed under Regulation 9”.

If the noise exhibits intrusive or dominant characteristics, i.e. if the noise is impulsive, tonal, or modulating, noise levels at noise-sensitive premises must be adjusted. Table 2-2 presents the adjustments incurred for noise exhibiting dominant characteristics. That is, if the noise is assessed as having tonal, modulating or impulsive characteristics, the measured or predicted noise levels have to be adjusted by the amounts given in Table 2-2. Then the adjusted noise levels must comply with the assigned noise levels. Regulation 9 sets out objective tests to assess whether the noise is taken to be free of these characteristics.

Table 2-2: Adjustments for dominant noise characteristics

Adjustment where noise emission is not music. These adjustments are cumulative to a maximum of 15 dB.			Adjustment where noise emission is music	
Where tonality is present	Where Modulation is present	Where Impulsiveness is present	Where Impulsiveness is not present	Where Impulsiveness is present
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

2.2 VEHICLE NOISE

Regulation 3(a) states that *nothing in these regulations applies to the following noise emissions —*

- (a) *Noise emissions from the propulsion and braking systems of motor vehicles operating on a road.*

For this project, the car park is open to public because of the shops, liquor store and restaurant/café. If it is open to public, a car park is considered to be a road and therefore vehicle noise (propulsion and braking) is not strictly assessed. However, noise from car door closing still requires assessment, as this does not form part of the propulsion or braking systems.

2.3 INFLUENCING FACTOR

Five noise-sensitive receivers are selected for the detailed assessment of noise impacts, as shown in Figure 1 in APPENDIX A.

Influencing factor varies from residence to residence depending on the surrounding land use. Traffic flows on roads in the vicinity (<450m) of the selected receivers are insufficient for any of the roads to be classified as either the major or secondary roads. Therefore, no transport factor applies.

Figure 7 in APPENDIX A presents the "Special Use 6 Zone" map. No industrial zone is presented in the vicinity (within 450m in radius) of the selected residences. Shop and restaurant areas are designed. Due to the presence of shop and restaurant (commercial) areas, R1, R3 and R4 have an influencing factor of 1 dB while R2 and R5 have zero influencing factor. Table 2-3 presents the calculated assigned noise levels for the selected receivers.

Table 2-3: Calculated assigned noise levels L_{A10} in dB(A).

Closest Residents	Assigned Noise levels in dB(A)			
	Day ² Monday to Saturday	Day ³ Sunday and Public Holiday	Evening ⁴	Night ⁵
L_{A10}				
R1, R3 & R4	46	41	41	36
R2 & R5	45	40	40	35
L_{A1}				
R1, R3 & R4	56	51	51	46
R2 & R5	45	50	50	45
$L_{A\text{Max}}$				
R1, R3 & R4	66	66	56	56
R2 & R5	65	65	55	55

² 0700 to 1900 hours for Monday to Saturday.

³ 0900 to 1900 hours for Sunday and public holidays.

⁴ 1900 to 2200 hours for all days.

⁵ 2200 to 0700 hours for Monday to Saturday and to 0900 hours for Sunday and public holidays.

3.0 NOISE MODELLING

3.1 METHODOLOGY

An acoustic model has been developed using SoundPlan v8.2 program, and the ISO 9613 prediction algorithms are selected for this study. The acoustic model is used to predict noise levels at the selected receiver locations and generate noise contours for the area surrounding Marlin Tce.

The acoustic model does not include noise emissions from any sources other than from Marlin Tce. Therefore, noise emissions from neighbouring commercial premises, sea waves, road traffic, animals, birds, etc are excluded from the modelling.

3.2 INPUT DATA

3.2.1 Topography

The ground elevation contours of the development site and surround area are provided by Planning Outcomes WA. The water surface is reflective while the land is assumed to have averaged ground absorption of 0.6 (considering the future development in the area).

The proposed buildings onsite and the existing buildings in the surrounding area are digitised into the acoustic model. No property fences are considered.

3.2.2 Noise Sensitive Premises

Five closest noise-sensitive receivers are selected for the detailed assessment of noise impacts, as shown in Figure 1 in APPENDIX A. R1 represents the future residential receiver. All of the receivers are at 1.5m above the ground.

3.2.3 Source Sound Power Levels

Table 3-1 presents the source sound power levels. The sound power levels of air-conditioners were provided by Planning Outcomes WA but their spectrum shapes are fitted based on the AES database. The sound power levels of other noise sources are obtained from the AES database for similar equipment. The sound power level of car-door closing is in $L_{A\text{Max}}$ level.

Table 3-1: Source sound power levels

Equipment	Number	Overall Level in dB(A)
One-Bed Air-Conditioning System	8	65

Equipment	Number	Overall Level in dB(A)
Two-Bed/shop Air-Conditioning System	11	67
Restaurant Rangehood	1	74
Apartment Rangehood	15	63
Toilet/shower Vent	25	58
Coolroom Condenser	1	74
Music Speaker	2	76
Patron Conversation		66
Food Truck Refrigeration Unit		88
Car-door Closing $L_{A\text{Max}}$		86

The noise level inside the restaurant/café kitchen is assumed to be 70 dB(A), which was measured in a 15 minute interval inside a restaurant kitchen for another AES project. The measured kitchen noise includes the contributions from exhaust hoods, operating and empty of a dishwasher, cooking and boiling activities, (food order) conversations, fridge door opening and closing, cutting and associated activities.

3.3 METEOROLOGY

SoundPlan calculates noise levels for defined meteorological conditions. In particular, temperature, relative humidity, wind speed and direction data are required as input to the model. For this study the default “worst-case” meteorological conditions⁶ are assumed, as shown in Table 3-2.

Table 3-2: Worst-case meteorological conditions.

Time of day	Temperature Celsius	Relative Humidity	Wind speed	Wind Direction
Day (0700 --- 1900)	20° Celsius	50%	≤5 m/s	All
Evening (0700 --- 1900)	15° Celsius	50%	≤5 m/s	All
Night (0700 --- 1900)	15° Celsius	50%	≤5 m/s	All

⁶ Guideline: Assessment of Environmental Noise Emissions, Draft for Consultation, May 2021.

3.4 NOISE MODELLING SCENARIOS

Planning Outcomes WA advised:

- The ground floors have five tenancies:
 - Tenancy 1 is a 3-bed service apartment.
 - Tenancy 2 is a restaurant or café.
 - Tenancies 3 and 4 are used for offices or shops.
 - Tenancy 5 is a drive-thru liquor store.
- The upper floors are service apartments: 8 one-bedroom apartments and 6 two-bedroom apartments.
- The drive-thru liquor store and shops are proposed to operate everyday between 7am to 9pm.
- The drive-thru liquor store has a coolroom and the coolroom condenser is above the roof.
- The offices operate on weekdays between 8am to 5pm.
- The restaurant/café is proposed to have a maximum capacity of 58 and operate everyday between 7am to 9pm.
- The restaurant/café has fixed windows of 6mm +12Ar+6mm double tempered clear glasses.
- The entry door of restaurant/café is closed at all times except for entry/exit.
- Low level background music will play inside the restaurant/cafe via two wall-mounted speakers during the operation hours.
- Each apartment has one air-conditioner (AC). The AC outdoor units of upper floors are located on the balconies. The AC outdoor units of ground floor units sit on the courtyard ground against the back wall.
- Each apartment has a kitchen with rangehood. The rangehood outlet is above the roof.
- The one-bedroom apartment has one toilet and one shower. The toilet and shower share one vent.
- The two-bedroom apartment has two toilets and two showers, which have two vents. The toilet/shower vents are above the roof.
- Shared (male, female and disable) toilets are located on the ground floor of Tenancy 2 building. The vents of shared toilets are wall-mounted.
- The liquor store has a coolroom, whose condensing unit is located above the roof.
- Regular deliveries will happen during the day of Monday to Saturday for restaurant/cafe and liquor store.
- No solid boundary fences will be installed.
- Multiple car park bays are available onsite.

Based on the provided information, the following scenarios are modelled to represent the worst-case operations of Marlin Tce:

Scenario 1: Restaurant/café kitchen operates simultaneously with all items of onsite mechanical plant:

- 19 X Air-conditioner units;

- 25 X Toilet/shower vents;
- 16 X Rangehood including the restaurant range hood; and
- 1 X Coolroom condenser for the drive-thru liquor store.

Scenario 2: Patrons converse simultaneously (41 conversations in total):

- One conversation in each unit balcony (outdoors);
- One conversation inside each shop of tenancies 3 and 4 (indoors);
- One conversation in the drive-thru liquor store (outdoors); and
- 23 indoor conversations (40% of maximum capacity of 58 patrons) inside the dining area of restaurant/café.

Scenario 3: Low level of amplified (background) music plays inside the dining area of restaurant/café.

Scenario 4: Scenario 1 plus a food delivery van. It is assumed that the delivery van engine is switched off during its unloading but its refrigeration unit is operating. This scenario occurs in short periods (much less than 10% of any 4 hour interval).

Scenario 5: Closing a car door in the onsite car park area.

For scenarios 1 to 4, the entry door of restaurant/café is assumed to be closed.

Scenario 1 assumes all items of mechanical plant operate simultaneously with the restaurant/café kitchen activities and represents the worst-case operation of onsite mechanical plant.

Scenario 2 represents the worst-case patron conversations. Scenario 3 represents low level background music played inside restaurant/café.

Scenario 4 represents short events of food delivery activities. It is assumed that a delivery van/truck comes to the site during the worst-case operation of onsite mechanical plant. Food delivery occurs in short periods (less than 10% of any 4 hour interval). Scenario 4 is a daytime scenario because it happens only during the day of Monday to Saturday.

Scenario 5 considers short events of car-door closing in the car park area.

4.0 MODELLING RESULTS

4.1 POINT MODELLING RESULTS

Table 4-1 presents the predicted worst-case A-weighted overall noise levels. Scenario 4 is a daytime scenario. For scenario 5, the predicted noise levels are in $L_{A_{Max}}$ levels. It shows that the predicted day and night-time noise levels are at very similar levels at each of the receivers for all of the scenarios. The highest noise level is predicted at R1 for all of the other scenarios.

Table 4-1: Predicted worst-case noise levels in dB(A).

Receivers	Scenario 1		Scenario 2		Scenario 3		Scenario 4	Scenario 5	
	Day	Night	Day	Night	Day	Night	Day	Day	Night
R1	30.1	30.0	28.5	28.4	0.0	0.0	48.9	44.1	44.1
R2	27.0	27.0	19.0	19.0	0.0	0.0	40.1	36.8	36.8
R3	28.1	28.0	23.1	23.0	0.0	0.0	28.6	23.4	23.4
R4	27.9	27.9	23.7	23.7	0.0	0.0	28.3	18.3	18.2
R5	29.9	29.8	26.8	26.8	0.0	0.0	30.6	18.0	17.9

4.2 NOISE CONTOURS

Figure 8 to Figure 12 in APPENDIX B present the worst-case noise level contours at 1.5m above the ground. These noise contours represent the worst-case noise propagation envelopes, i.e., worst-case propagation in all directions simultaneously. Since the predicted day and evening/night-time noise levels are at similar levels, the noise contours represent all-time (day and evening/night) noise emissions from Marlin Tce.

5.0 COMPLIANCE ASSESSMENT

5.1 TONALITY ADJUSTMENT

According to Table 2-2, the predicted noise levels shown in Table 4-1 should be adjusted by:

- 5 dB if the noise received exhibits tonality; or
- 10 dB if the noise received is music; or
- 10 dB if the noise received exhibits impulsiveness.

Mechanical plant radiates tonal components. Scenarios 1 and 4 consider mechanical noises and a 5dB tonality adjustment applies.

Scenario 2 considers patron conversations. Patron conversations are broadband noises, and no adjustment applies to scenario 2.

Scenario 3 considers low-level background music and a 10dB adjustment should apply. But amplified music is inaudible at the receivers. Therefore, no adjustment applies.

Scenario 5 considers the car-door closing noise only. The car-door closing noise may exhibit impulsiveness and a 10dB adjustment applies.

Table 5-1 presents the adjusted worst-case A-weighted noise levels. The adjusted noise levels are expressed in ***Bold Italic***.

Table 5-1: Adjusted worst-case noise levels in dB(A).

Receivers	Scenario 1		Scenario 2		Scenario 3		Scenario 4	Scenario 5	
	Day	Night	Day	Night	Day	Night	Day	Day	Night
R1	<i>35.1</i>	<i>35.0</i>	28.5	28.4	0.0	0.0	<i>53.9</i>	<i>54.1</i>	<i>54.1</i>
R2	<i>32.0</i>	<i>32.0</i>	19.0	19.0	0.0	0.0	<i>45.1</i>	<i>46.8</i>	<i>46.8</i>
R3	<i>33.1</i>	<i>33.0</i>	23.1	23.0	0.0	0.0	<i>33.6</i>	<i>33.4</i>	<i>33.4</i>
R4	<i>32.9</i>	<i>32.9</i>	23.7	23.7	0.0	0.0	<i>33.3</i>	<i>28.3</i>	<i>28.2</i>
R5	<i>34.9</i>	<i>34.8</i>	26.8	26.8	0.0	0.0	<i>35.6</i>	<i>28.0</i>	<i>27.9</i>

5.2 COMPLIANCE ASSESSMENT

Scenarios 1 to 3 generate continuous noise emissions, and their noise emissions should be assessed against the assigned noise levels L_{A10} . As indicated in section 3.4, delivery occurs in

short periods (total time percentage should be less than 10% in any 4-hour period). Scenario 4 is assessed against the assigned noise levels L_{A1} .

Car door closing is a very short event. The noise from a car door closing is predicted in L_{Amax} level and the assigned noise levels L_{Amax} apply to scenario 5.

Deliveries happen only during the day of Monday to Saturday. Therefore, no assessment is undertaken for scenario 4 for the evening, the night and the day of Sunday and public holidays.

5.2.1 Monday to Saturday

Table 5-2 presents the daytime compliance assessment for Monday to Saturday. It is shown that all of the adjusted noise levels are below than the assigned noise levels. This indicates that compliance is achieved for the daytime operations on Monday to Saturday.

Table 5-2: Daytime compliance assessment for Monday to Saturday.

Receivers	Assigned L_{A10} in dB(A)	Adjusted in dB(A)			Assigned L_{A1} in dB(A)	Adjusted	Assigned L_{Amax} in dB(A)	L_{Amax}
		S1	S2	S3		S4		S5
R1	46	35.1	28.5	0.0	56	53.9	66	54.1
R2	45	32.0	19.0	0.0	55	45.1	65	46.8
R3	46	33.1	23.1	0.0	56	33.6	66	33.4
R4	46	32.9	23.7	0.0	56	33.3	66	28.3
R5	45	34.9	26.8	0.0	55	35.6	65	28.0

5.2.2 Sunday and Public Holidays

Table 5-3 presents the daytime compliance assessment for Sunday and public holidays. It is shown that all of the adjusted noise levels are below the assigned noise levels. This indicates that compliance is achieved for the daytime operations of Sunday and public holidays.

Table 5-3: Compliance assessment for Sunday.

Receivers	Assigned L _{A10} in dB(A)	Adjusted Noise Levels in dB(A)			Assigned L _{Amax} in dB(A)	L _{Amax} S5
		S1	S2	S3		
R1	41	35.1	28.5	0.0	66	54.1
R2	40	32.0	19.0	0.0	65	46.8
R3	41	33.1	23.1	0.0	66	33.4
R4	41	32.9	23.7	0.0	66	28.3
R5	40	34.9	26.8	0.0	65	28.0

5.2.3 The Evening

Table 5-4 presents the evening-time compliance assessment. It is shown that all of the adjusted noise levels are below the evening-time assigned noise levels. This indicates that evening-time compliance is achieved.

Table 5-4: Evening-time compliance assessment.

Receivers	Assigned L _{A10} in dB(A)	Adjusted Noise Levels in dB(A)			Assigned L _{Amax} in dB(A)	L _{Amax} S5
		S1	S2	S3		
R1	41	35.0	28.4	0.0	56	54.1
R2	40	32.0	19.0	0.0	55	46.8
R3	41	33.0	23.0	0.0	56	33.4
R4	41	32.9	23.7	0.0	56	28.2
R5	40	34.8	26.8	0.0	55	27.9

5.2.4 The Night

Table 5-5 presents the night-time compliance assessment. It is shown that all of the

adjusted noise levels are below the night-time assigned noise levels at all of the receivers. This indicates that the night-time compliance is achieved.

Table 5-5: Night-time compliance assessment.

Receivers	Assigned L _{A10} in dB(A)	Adjusted Noise Levels in dB(A)			Assigned L _{Amax} in dB(A)	L _{Amax} S5
		S1	S2	S3		
R1	36	35.0	28.4	0.0	56	54.1
R2	35	32.0	19.0	0.0	55	46.8
R3	36	33.0	23.0	0.0	56	33.4
R4	36	32.9	23.7	0.0	56	28.2
R5	35	34.8	26.8	0.0	55	27.9

The above assessments conclude that full compliance is achieved for the proposed operations of Marlin Tce.

6.0 NOISE MANAGEMENT

Section 5.2 concludes that full compliance is achieved for the operations of Marlin Tce. To ensure the compliance with the Regulations and minimise the noise emissions during the operations, the following noise management measures are recommended.

6.1 EQUIPMENT PERFORMANCE

The Manager of Marlin Tce must ensure:

- All items of the mechanical plant and equipment operated in Marlin Tce are the quietest reasonably available.
- All of the equipment and fixed plant operating in Marlin Tce are regularly maintained, and an equipment maintenance program will be developed to ensure all machines are operating as designed (the manufacturer's specifications).

6.2 NOISE CONTROLS

To minimise the noise emissions from the restaurant/café, the following noise control measures will be implemented:

- The doors and windows of restaurant/café are kept closed during the operation except for entry and exit.

6.3 CAR PARK AREA

To minimise vehicle noise impact, "no honking" policy is imposed on the car-park area. Signs of "honking prohibited" are displayed in the car-park entrances and exits.

Set the speed limit of car-park area and display it in the car-park entrances and exits.

Slamming a car door could generate high level impact noise. The following information will be disseminated to the delivery drivers and customers to respect the neighbours when they arrive at and leave Marlin Tce:

- Driving slowly.
- Close car door gently.
- Do not leave the car engine idling.
- No shouting and loud conversations allowed in the car-park area.
- Un/load materials/products smoothly and quietly. Do not drop them.
- Do not drag objects on the car-park ground.

6.4 AMPLIFIED MUSIC

All of the two music speakers inside the restaurant/café will be tested to ensure that their sound power levels are below 76 dB(A), as shown in Table 3-1. The controller of speakers in the PA system is marked in black dot for this output level. The restaurant/cafe staff will be trained to operate the speaker controller. An information sheet will be placed with the speakers to instruct how to operate the controller.

Background music is played to provide a pleasure and relaxed atmosphere to costumers. To ensure the background music does not affect costumer conversations (costumers do not need to raise voice against the background music), the background music is played at low levels and never played above the set level. Slow soft music is recommended.

6.5 CUSTOMER INFORMATION SHEET

An information sheet is provided in the restaurant/café tables and in the service apartments to remind customers:

- Keep conversations at low voices as possible.
- Do not shout or conduct loud noise activities.
- Do not drag or drop table or chair on the ground.
- Do not play music or radio outdoors using mobile phone and iPad.
- Follow the rules of car park areas and "horning prohibited" policy, stated in section 6.3.

6.6 BEST MANAGEMENT WORK PRACTICES

Best management work practices are the adoption of particular operational procedures that minimise noise emissions. The following work practices are recommended:

- Take care to minimise noises from daily activities including setting up and packing down of furniture.
- Do not drop glass bottle or metals to rubbish bins. Place them gently into rubbish bins.
- Gently place glasses and plates when un/loading from/into the dishwashers.
- Close all external doors when using a vacuum cleaner or other noisy equipment.

6.7 NEW EQUIPMENT PURCHASE AND INSTALLATION

When purchasing new equipment, "Buy-Quiet" policy should be committed:

- Buy quietest equipment as available.
- Buy equipment that can achieve a similar outcome with less noise radiation.

The installation of new equipment including furniture should be restricted to the daytime period of Monday to Saturday (0700-1900). The contractor responsible for installations must provide evidence that the tools used for installation meet the noise emission limit, or that noise control with the tools is effective in reducing the noise level to the specified limit.

6.8 TRAINING

All employees of Marlin Tce will undertake a noise induction. The induction will provide necessary awareness of noise management and the procedures and work practices to minimise noise generations. The induction includes but is not limited to the followings:

- Relevant licence and approval conditions of Marlin Tce;
- Relevant noise legislation including assigned noise limits;
- Locations of potential affected noise-sensitive premises/areas;
- General noise mitigation measures;
- Site noise control measures;
- Quiet work techniques and practices;
- Procedures for reporting site noise hazards; and
- Noise complaint management procedures.

7.0 NOISE MONITORING

7.1 OVERVIEW

Noise monitoring is conducted in accordance with the procedures outlines in the Regulations and AS 1055⁷.

Noise monitoring will be undertaken to:

- Quantify the ambient noise levels;
- Verify compliance with the Regulations during the operations;
- Assess the effectiveness of noise mitigation measure if it is implemented;
- Response to complaints where it is appropriate; and
- Evaluate noise emissions and impacts.

7.2 MONITORING LOCATION AND PERIOD

Noise monitoring is recommended to perform at the most affected noise-sensitive premises or the complainant premise or representative boundary locations.

At each location, noise monitoring should be undertaken for a minimum of 15 minutes during the worst-case operation or during the operational hours of a busy day or for a week depending on the requirements.

Monitoring locations and time periods are described in details in the measurement note including:

- Marks in an aerial photograph;
- Photos showing the noise logger locations; and/or
- Geographic Information System (GIS) coordinates.

7.3 NOISE MONITORING PROCEDURE

7.3.1 Personnel

Noise monitoring should be conducted by a suitably qualified acoustic specialist.

7.3.2 Noise Monitoring Equipment

Noise monitoring equipment must comply with Schedule 4 of the Regulations.

Type 1 Sound Level Meter (SLM) is recommended and it should meet the requirements for Type 1 sound level meters as specified in AS 1259.2:1990⁸, and for third octave band filters

⁷ Australian Standard AS 1055 Acoustics – Description and measurement of environmental noise.

⁸ Australian Standard 1259.2:1990 Acoustics – Sound level meters, part 2: integrating averaging.

as specified in IEC 1260 and AS/NZS 4476:1997⁹. The SLM should be able to record the 'Slow' time weighted and 'A' frequency-weighted noise levels of L_{A1} , L_{A10} , L_{A90} , L_{Amax} and L_{Aeq} .

The SLM microphone should be placed towards Marlin Tce at 1.5m above the ground and at least 3m away from any reflective objects.

The SLM should be calibrated immediately before and after the monitoring.

7.3.3 Meteorological Conditions

Noise monitoring should be undertaken during days of light winds (<5 m/s) and without rains. Wind speeds/directions and temperature should be recorded. Rain and/or heavy winds produce false (high) noise readings.

7.3.4 Noise Environment

For attended noise monitoring, noise environment (activities and time) should be recorded/written in details, including:

- Any activities or audible noises from neighboring premises;
- Local traffic, especially motorcycles if monitoring location is close to roads;
- Aircraft noise if present;
- Any mechanical plant operating nearby;
- Animal noises (Bird noise, Dog barks, etc);
- People walking and talking passing the noise logger;
- Any audible noise if present; and/or
- Any other activities, which make noises.

7.4 AMBIENT NOISE MONITORING

Before the operation of Marlin Tce, ambient noise monitoring is recommended to establish a baseline for the future assessments of operational noises.

7.5 OPERATIONAL NOISE MONITORING

To ensure operational noise compliance with the Regulations, attended noise monitoring is recommended during the worst-case activities in the first 4 weeks of full operations of Marlin Tce. If monitored noise level consistently exceeds the assigned noise levels shown in Table 2-3, then investigation should be made to check if the exceedance results from Marlin Tce, and if so to identify the culprit equipment/activities. If the exceedance results from Marlin Tce, noise model should be updated, and noise control measures should be investigated, developed and implemented to achieve compliance with the Regulations.

If a complaint is received, attended noise monitoring should be undertaken to:

⁹ Australian Standard 4476-1997 Acoustics – Octave-band and fraction-octave-band filters.

- quantify the noise levels at the complainant location;
- correlate the noise levels between the sources and receivers; and
- identify potential noise sources and their relative contributions.

If a noise mitigation measure is implemented, attended noise monitoring should be undertaken to verify the effectiveness of noise mitigation measures.

If new equipment is purchased, noise measurements should be undertaken to qualify the sound power level and to assess its operational compliance.

7.6 REPORTING ON NOISE MONITORING

Following each noise monitoring, a report is prepared to present monitoring results and findings. The following information must be included in the reports when applicable:

- Monitoring times/periods and dates.
- Noise monitoring location indicated in the site layout and/or by a photo.
- Sound measurement equipment including models and series numbers.
- Field calibration results (before and after measurements).
- Meteorological conditions during the measurements.
- Description of the site activities including (indoor and outdoor) numbers of patrons and the level of mechanical noises (if any) during the monitoring.
- Description of the noise environment including activities in the neighbouring premises during the monitoring.
- A table of monitoring results, which are the 15-minute L_{A1} , L_{A10} , L_{A90} , L_{Aeq} and L_{Amax} noise levels. The noise levels shall be taken to the nearest 0.1dB.
- Estimation of noise contributions from major noise sources if possible.
- A summary of any exceedance if present, and description of the machines or activities or (public) road traffic causing the exceedance.
- Details of any corrective & preventive actions taken and status of their implementation.

8.0 COMPLAINT MANAGEMENT

8.1 RESPONSIBILITIES

The Manager of Marlin Tce will ensure that all actions of this NMP are undertaken to a satisfactory standard. A site contact is appointed to communicate with the community and deal with operational noise issues. The contact details will be displayed on the site entry so that they are available to the public.

8.2 COMMUNITY CONSULTATION

The Manager of Marlin Tce will ensure that the local community is informed of the operations. The following practices are recommended:

- A range of media should be used to notify the community before and during the operation, for example, community meetings, individual contact and/or letterbox drops. The content of notification includes:
 - Brief description of activities/operations of Marlin Tce.
 - Operation hours and days.
 - How to lodge a complaint.
- A website (if any) is used to notify the community and update the operations/activities.
- Dedicated telephone complaint line or email address is established and made available to public especially the closest noise-sensitive receivers.

8.3 COMPLAINT MANAGEMENT

A complaint management procedure is established to response noise complaints.

In the event of a noise complaint from the community, the dedicated site contact will notify the Manager.

When a complaint is made, the dedicated site contact or a staff will complete a Noise Compliant Report Form (example in APPENDIX C), which includes:

- Date and time of the complaint.
- Compliant methods (telephone, email, in person).
- Location and contact details of the complainant.
- Nature of the complaint.
- Meteorological conditions at the time of the incident.
- The action taken in relation to the complaint:
 - If a verbal response is given, what is it and is the complainant satisfied.
 - If the site contact discusses with the complainant, what is resolved at this point.
- Name of staff who had taken the complaint.

The noise complaint report form will be kept for management purposes, and available to the Shire of Exmouth upon request.

After the complaint is received, actions will be taken as soon as practicable to determine the source of the issue, including:

- Investigation of noise source and activities that is the subject of complaint.
- Identification of related noise activities and locations that could have or are known to have contributed to the incident.
- Attended or unattended noise monitoring at the complainant location.
- Undertaking noise modelling of the activities which related to the complaint.
- Development and implementation of noise control measures to reduce the noise emissions and to ensure the operations of Marlin Tce complying with the Regulations.

Complaints will be managed on an individual basis. Corrective actions which do not adversely impact the operations will be implemented as a priority.

APPENDIX A AERIAL VIEW

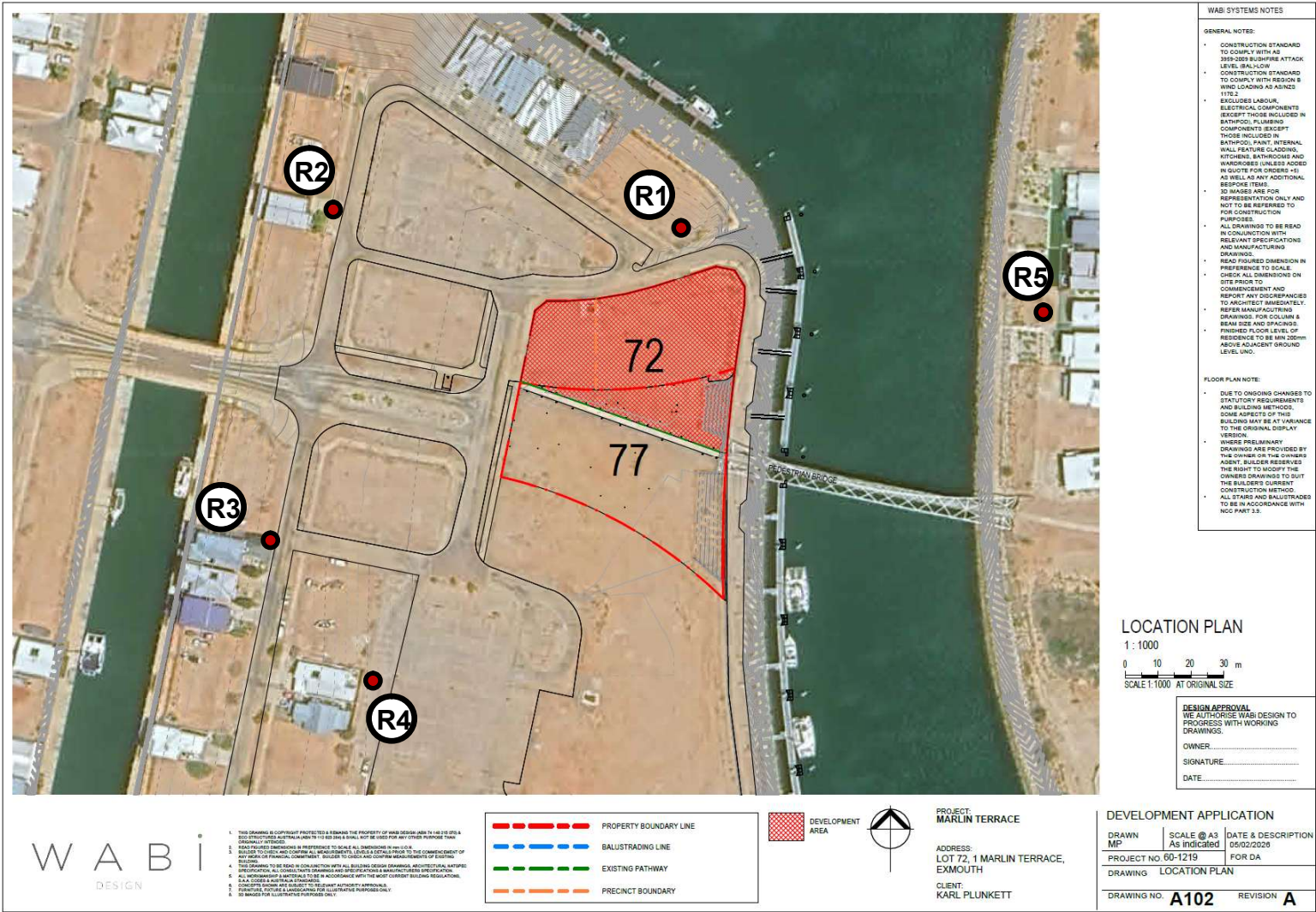


Figure 1: Aerial view of the development site and surrounding area.

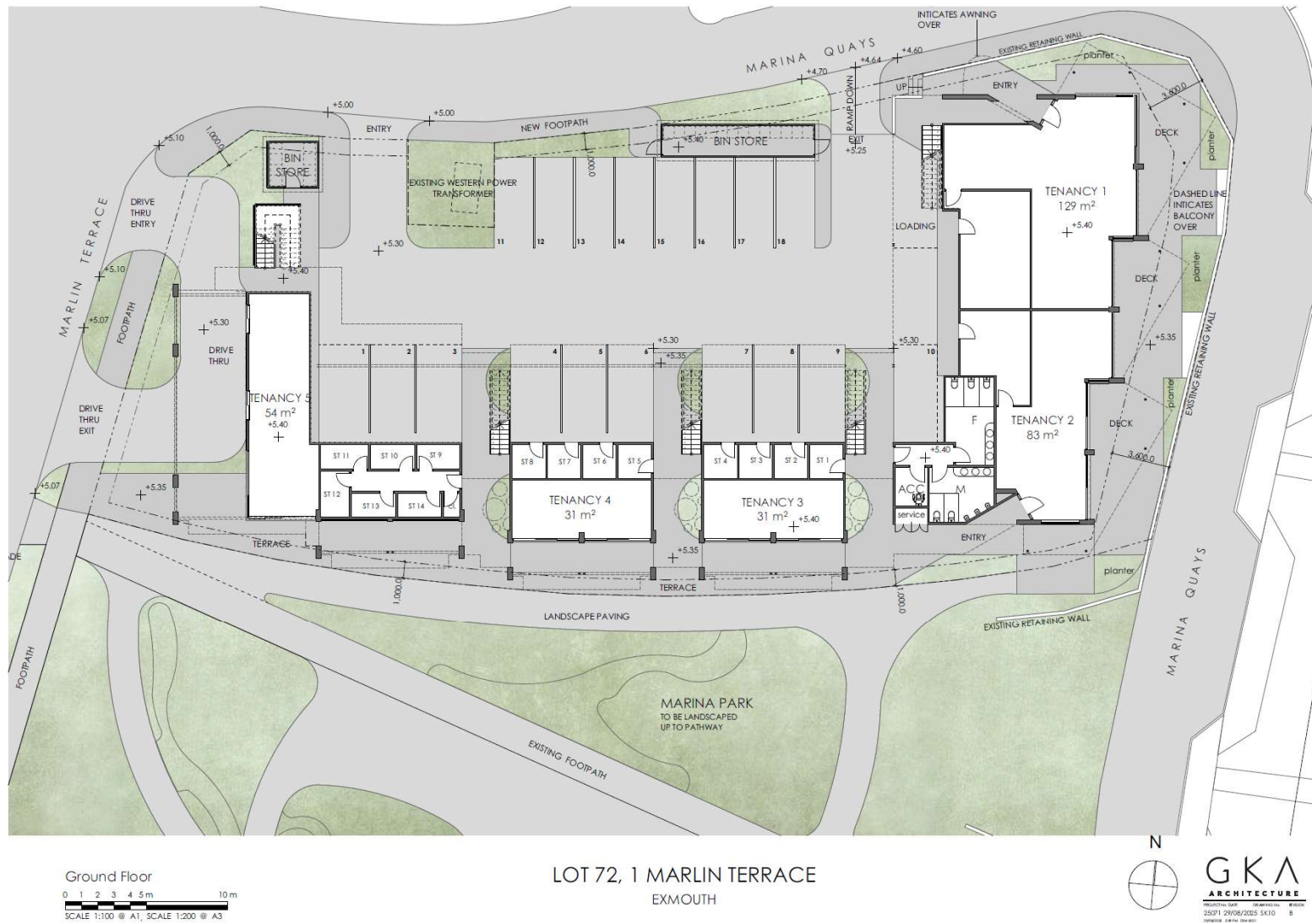
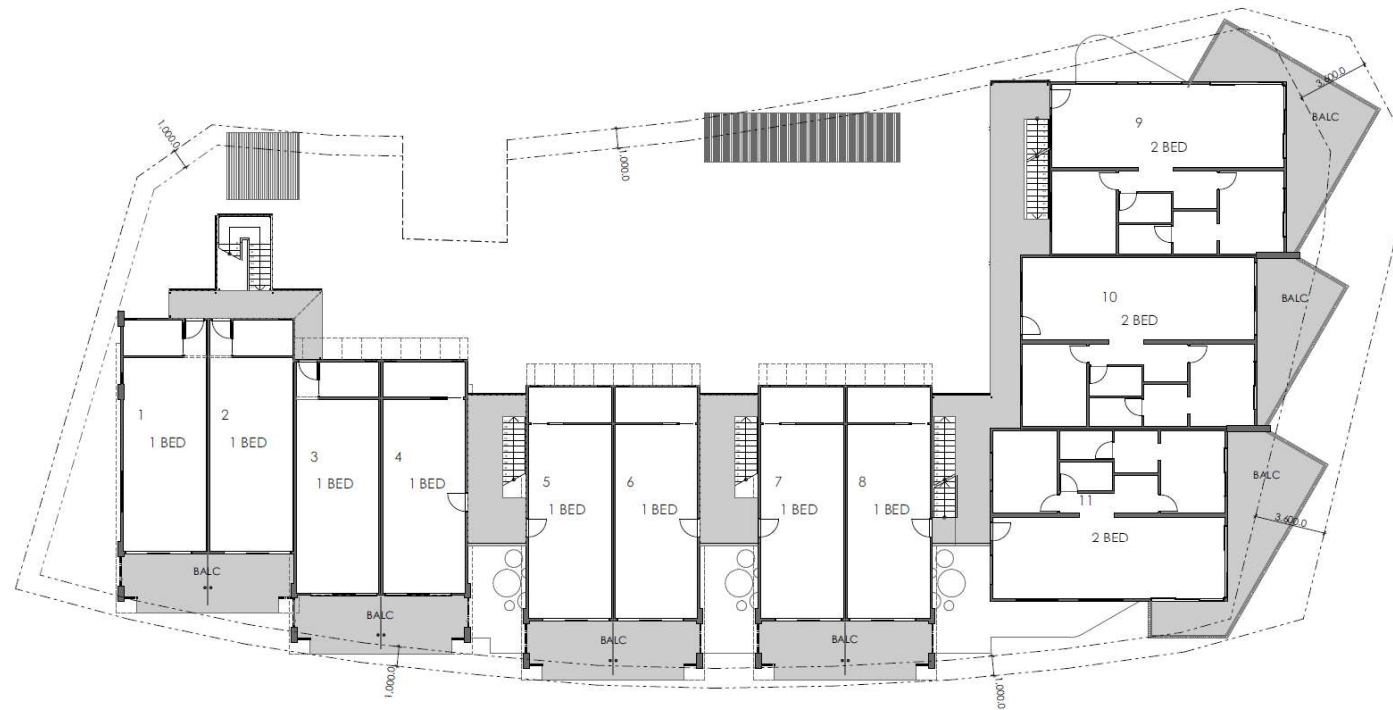


Figure 2: Ground floor plan.



First Floor
0 1 2 3 4 5 m 10 m
SCALE 1:100 @ A1, SCALE 1:200 @ A3

LOT 72, 1 MARLIN TERRACE
EXMOUTH



Figure 3: First floor plan.



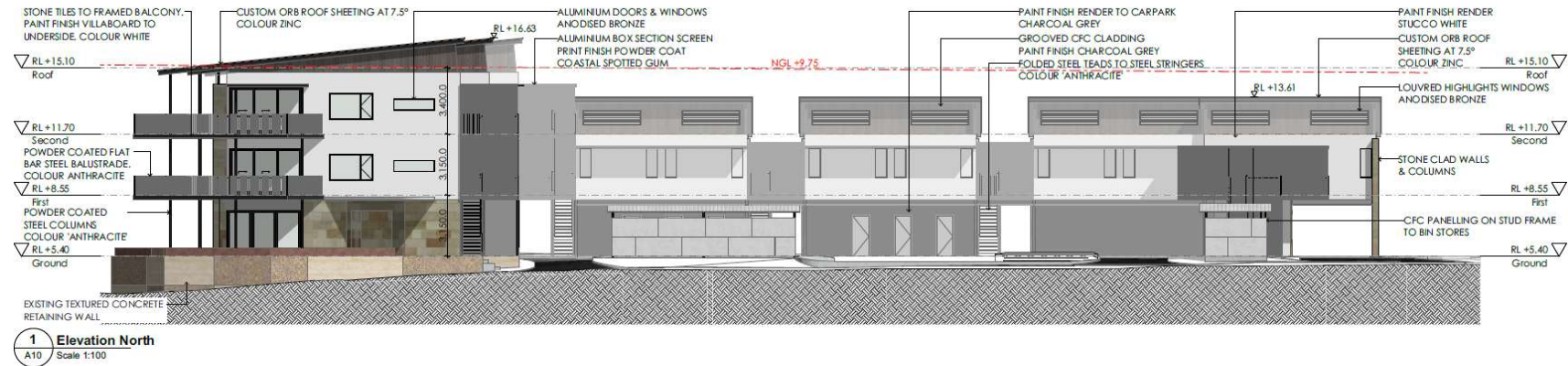
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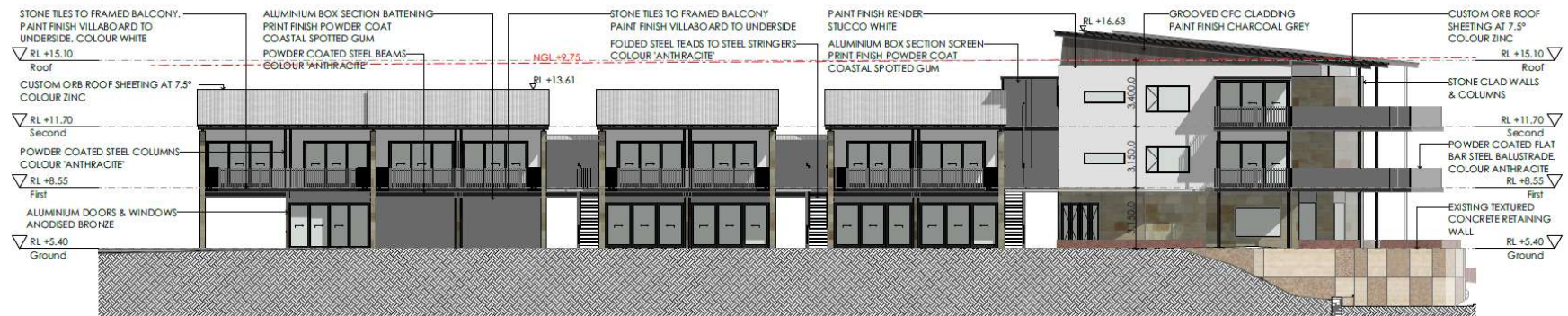


Elevations
0 1 2 3 4 5m 10m
SCALE 1:100 @ A1, SCALE 1:200 @ A3

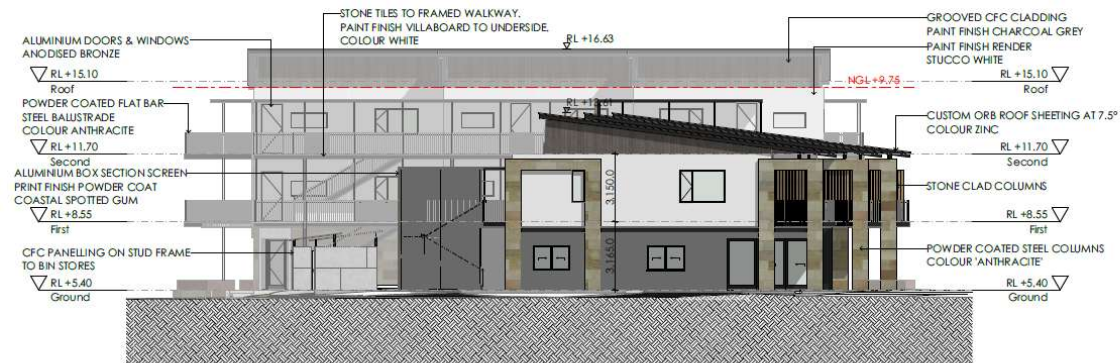
LOT 72, 1 MARLIN TERRACE
EXMOUTH

GKA
ARCHITECTURE
PRODUCTION DATE: 29/08/25
DRAWING NO: 890482
REVISION: A
ELEVATIONS: 1:200 A3 10/08/25

Figure 5: North and east elevation views.



3 Elevation South
A10 Scale 1:100



4 Elevation West
A10 Scale 1:100

Elevations
0 1 2 3 4 5 m 10 m
SCALE 1:100 @ A1, SCALE 1:200 @ A3

LOT 72, 1 MARLIN TERRACE
EXMOUTH

GKA
ARCHITECTURE
PROJECT DATE: 25/01/2021 DRAWN BY: SK21
CHECKED BY: JAMIE WARD

Figure 6: South and west elevation views.

LEGEND

Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 6A	Precinct 7	Precinct 8	Precinct 9	Precinct 10
------------	------------	------------	------------	------------	------------	-------------	------------	------------	------------	-------------

Note:
Precinct number correlates to the numbers on the plan above.

NOTES

1. This map is a general guide only and should not be used for legal purposes.

2. The map is based on the latest available data and is subject to change without notice.

3. The map is not a guarantee of accuracy and is not a warranty of any kind.

4. The map is not a guarantee of any kind and is not a warranty of any kind.

5. The map is not a guarantee of any kind and is not a warranty of any kind.

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10. The map is not a guarantee of any kind and is not a warranty of any kind.

CITY & SUBURBAN GROUP
1:100000-1:1000000
30 AUGUST 2004
27th-30th
R.D.
PLANNING
SUBURBAN

LEGEND
1. CLUST
2. SCALE
3. DATE
4. PLAN NO.
5. REVIEWER
6. PLANNER
7. SUBURBAN

AES-890482-R02-A-05032026

APPENDIX B NOISE CONTOURS

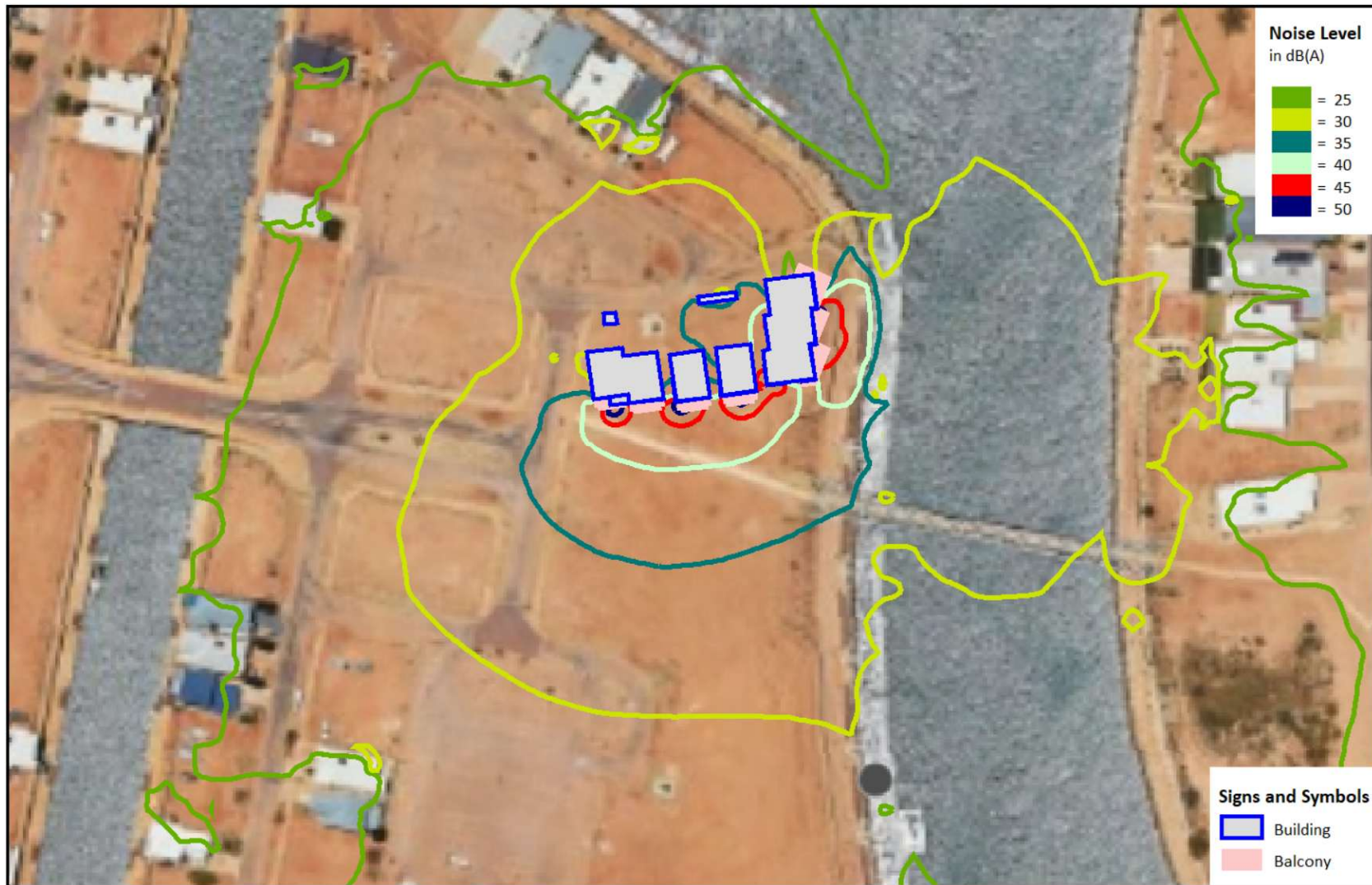


Figure 8: Worst-case noise level contours for scenario 1.

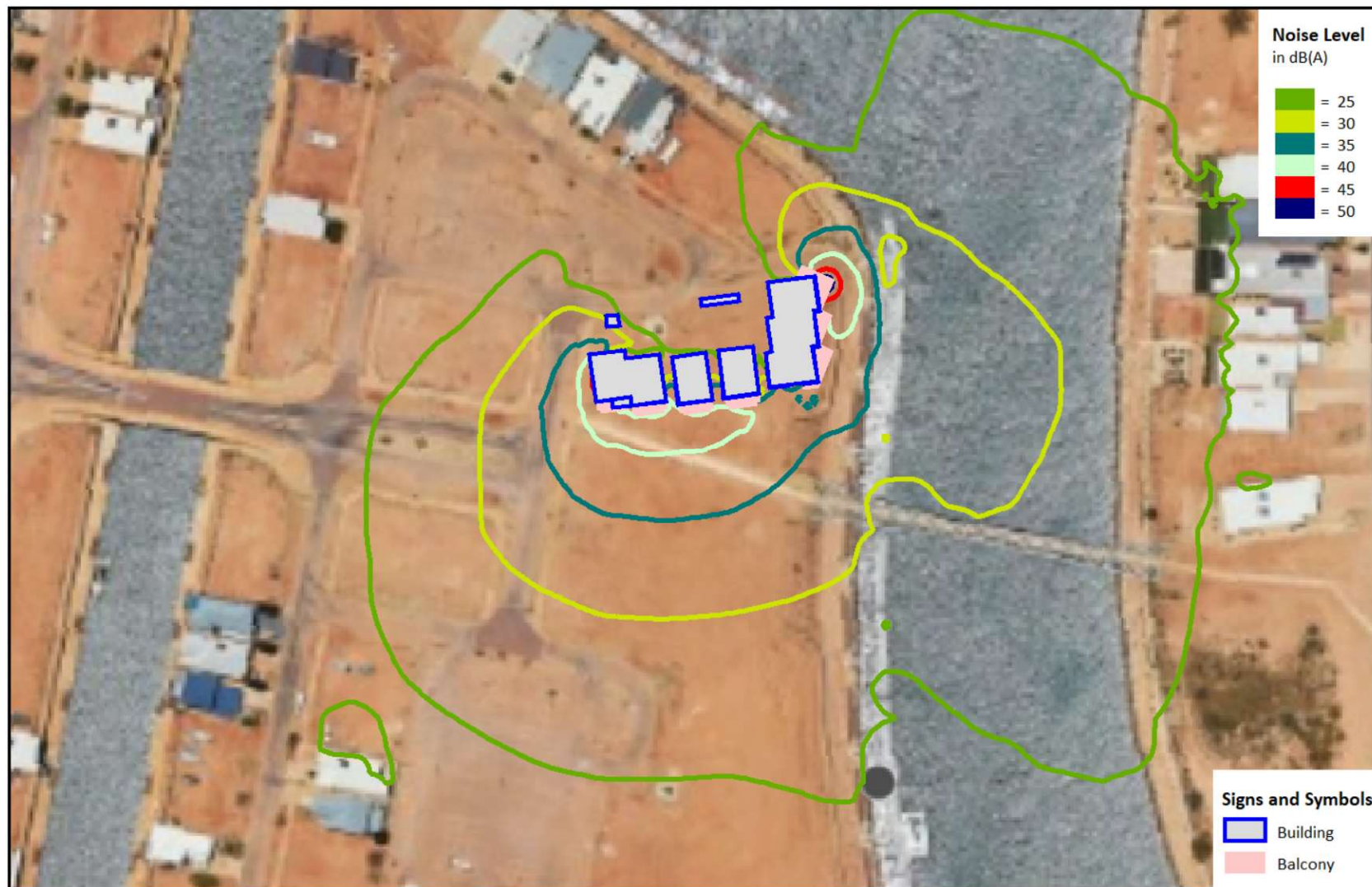


Figure 9: Worst-case noise level contours for scenario 2.



Figure 10: Worst-case noise level contours for scenario 3.

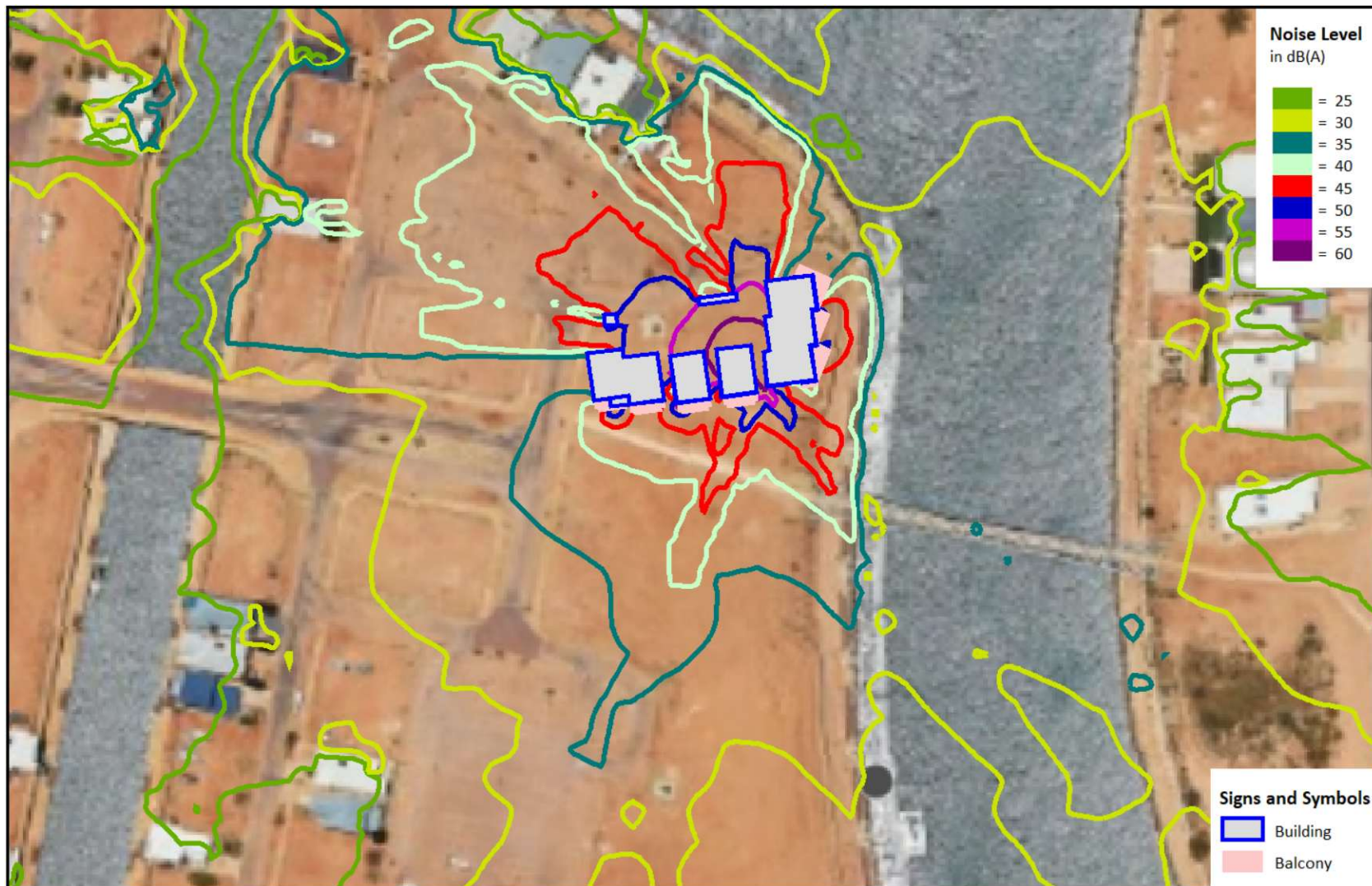


Figure 11: Worst-case noise level contours for scenario 4.

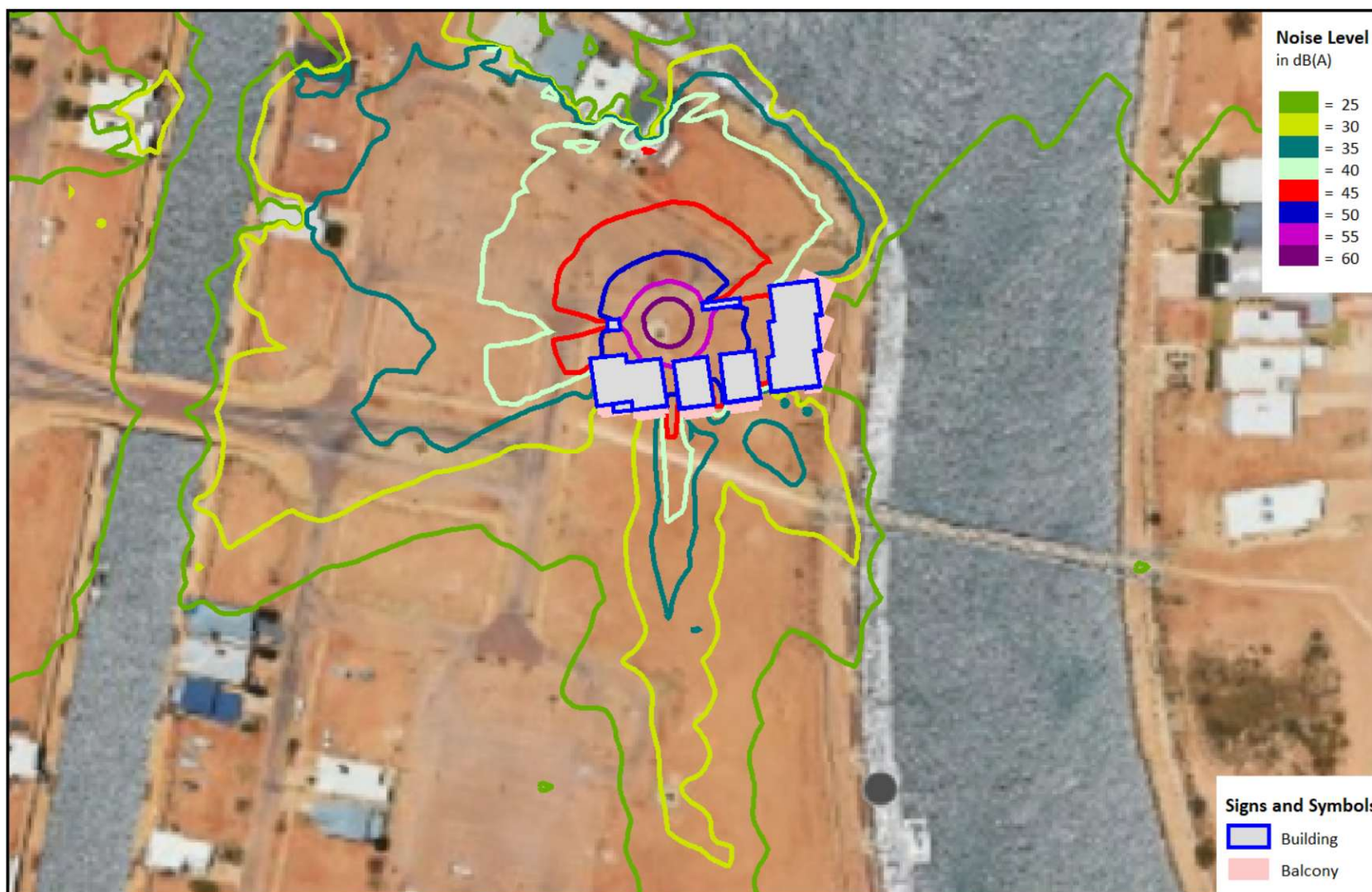


Figure 12: Worst-case noise level $L_{A\text{Max}}$ contours for scenario 5.

APPENDIX C COMPLAINTS NOISE LOG

Noise Complaint Log – Marlin Tce

Date	Time	Method of complaint	Weather conditions and wind direction	Contact Details of complainant (Name and Phone)	Location of complainant	Nature of complaint	Response	Follow Up Action	Complaint Taken By
E.g. 8/1/26	7pm	Telephone	Light westerly	John Smith, 0400 XXX XXX	2 XX Drive, Exmouth	Music too loud	Verbal response. Problem Solved	Scale down music level	Staff name



Multi-Dwelling Development (MDD) and Mixed-Use Development (MUD) Waiver Calculators

The below is a tool to assist Local Governments and industry in estimating the amount of general waste, food organics, garden organics (FOGO) and recyclables generated by a proposed development. Users simply need to enter the required values. It should be noted that this tool should be used in combination with the WAGA guidelines.

☒ 2 Bed System
 ☐ 3 Bed System

Clear Form

Recalculate

Residential Units Than 12 Dwellings

Number of 1 Bedroom Apartments	0
Number of 2 Bedroom Apartments	0
Number of 3 or more Bedroom Apartments	0

Residential Greater Than 12 Dwellings

Number of 1 Bedroom Apartments	8
Number of 2 Bedroom Apartments	6
Number of 3 or more Bedroom Apartments	0

Commercial Food & Beverage	
Type	Area in Square Meters
Butcher / Seafood (Fish/Poultry)	0
Butcher / Seafood (Wholesale/Processing)	0
Deli/casework	0
Greengrocer	0
Resturant	82
Supermarket	0
Café	0
Fast Food (Quick Service)	0
Takeaway Shop	0
Convenience Store	0
Tobacco / Small Bar	0
Hotel / Motel/Bar	0
Hotel / Motel/Bar & Dining	0
Licensed Restaurant/Community Club (Bar)	0
Licensed Restaurant/Community Club (No Bar)	0

Type	Area in Square Meters
Retail Shop (Less Than 100m ² Floor Area)	3
Retail Shop (Greater Than 100m ² Floor Area)	0
Showrooms	0
Handover / Salon	0

Type	Area in Square Meter
Retail Shop (Less Than 100m ² Floor Area)	3
Retail Shop (Greater Than 100m ² Floor Area)	0
Showrooms	0
Hairstresser / Salon	0

Office/Commercial	
Type	Number of Occupied Buildings
Serviced Apartment / Boarding House / Boardinghouse	0
Hotel / Motel Accommodation	0
Type	Area in Square Meters
Offices / Medical / Consulting	129
Licensed Club	0
Education / Training	0
Children	0
Funeral Home	0
Gym	0
Community Centre / Sports Centre / Place of Worship / Recreation	0
Type	Number of Occupied Apartments
Detached Village	0
Independent Living	0

Results - Weekly Waste Generation			
Residential Dwellings			
Single Family 1060L	Food & Garden Discards DL	Compostable Materials 400L	Total 1460L
Commercial Food & Beverage			
Single Family 3550L	Food & Garden Discards DL	Compostable Materials 1722L	Total 5272L
Retail			
Single Family 111L	Food & Garden Discards DL	Compostable Materials 8L	Total 16L
Other Commercial			
Single Family 994L	Food & Garden Discards DL	Compostable Materials 136L	Total 1130L
Totals			
Single Family 5043L	Food & Garden Discards DL	Compostable Materials 2263L	Total 7306L

We also wish to acknowledge [Tobi Corns-Bentley](#) and the [Vanderbilt Institute for Systems Medicine](#) for assistance with the development of this online calculator.

Results - Weekly Waste Generation			
Residential Curbside			
General Waste 1180L	Food & Garden Organics 0L	Compostable Households 400L	Total 1480L
Commercial Food & Beverage			
General Waste 3559L	Food & Garden Organics 0L	Compostable Businesses 1722L	Total 5281L
Total			
General Waste 171L	Food & Garden Organics 0L	Compostable Households 6L	Total 166L
Off-site Commercial			
General Waste 904L	Food & Garden Organics 0L	Compostable Businesses 134L	Total 1139L
Totals			
General Waste 5474L	Food & Garden Organics 0L	Compostable Businesses 295L	Total 7309L

ES&S wishes to acknowledge [Talia Consulting](#) and the [Vander Authority](#) for an assistance with the development of this research and analysis.

Results - Weekly Waste Generation				
Recyclable/Reusable				
General Waste	Food & Kitchen Organics	Compostable/Biodegradable	Total	
180LB	DL	400L		1480LB
Commercial Food & Beverage				
General Waste	Food & Kitchen Organics	Compostable/Biodegradable	Total	
3559L	DL	1722L		5281L
Total				
General Waste	Food & Kitchen Organics	Compostable/Biodegradable	Total	
171L	DL	6L		16L
Other Commercial				
General Waste	Food & Kitchen Organics	Compostable/Biodegradable	Total	
904L	DL	136L		1120L
Totals				
General Waste	Food & Kitchen Organics	Compostable/Biodegradable	Total	
6,414LB	DL	2,912L		7,506LB

WGLD wishes to acknowledge [Takis Constantinidis](#) and the [WGLD Authority](#) for assistance with the development of this website.

Analysis

According to the waste calculator, based upon 1br apartments (8), 2br apartments (6), restaurant (82m²), small shop (3), and office (129m²):

- **Shire Collection Service** - Fortnightly general waste (240L, W580mm), weekly recycled waste (240L, W580mm), and weekly green waste not required.
- **Predicted Waste:**
 - Weekly Collection - 2,263L in 10 bins of recycled waste.
 - Fortnightly Collection - 11,286L in 47 bins of general waste.
 - Total Fortnightly Collection - 15,812L in 58 bins.
- **Proposal** (Rev. A):
 - Bins in bin stores, and placed onsite adjacent to the bin stores for waste collection.
 - Bin Store (W) int. 9000W = 15 bins, and Bin Store (E) int. 3000W x 2 = 10 bins (25 bins).
 - 4,080L in 17 general bins + 1,920L in 8 recycling bins x 3 collections per fortnight = 18,000L per fortnight.
- **Outcome** - Proposed fortnightly collection of 18,000L in lieu of 15,812L, therefore the proposal complies with waste management demand.

CONSTRUCTION NOISE MANAGEMENT PLAN

FOR

1 MARLIN TERRACE EXMOUTH

5 March 2026

AES-890482-R01-A-05032026

DOCUMENT CONTROL

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Acoustic Engineering Solutions

ABN: 64 451 362 914

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1.0 INTRODUCTION

Acoustic Engineering Solutions (AES) has been commissioned by Planning Outcomes WA to prepare a construction noise management plan (CNMP) for the construction of multiple apartment buildings at 1 Marlin Terrace Exmouth.

This CNMP is prepared to provide procedures to:

- Manage and minimise the construction noise emissions;
- Provide a protocol for noise monitoring;
- Undertake active community consultation as well as outline complaint management procedure; and
- Comply with the relevant WA Regulations.

1.1 ROLE AND RESPONSIBILITY

The Project Manager has the overall responsibility for this CNMP implementation, provides the necessary resources as required and liaise with relevant authorities and organizations as necessary. The Site Manager is responsible for disseminating CNMP information to all personnel, contractors and visitors to the site, ensuring that all construction personnel including contractors and visitors:

- Understand and meet the requirements of this CNMP; and
- Be inducted and aware of their responsibilities and obligations.

And also responsible for:

- Responding to adverse site noise emissions, and
- Adjusting construction works as appropriate to minimise the noise emissions

Construction personnel including contractors are responsible for following mitigation measures when undertaking site works, and informing the Site Manager of any noise management issues.

2.0 LEGISLATION AND REGULATIONS

2.1 RELEVANT LEGISLATION

Environmental noise management in Western Australia (WA) is implemented through:

- Environmental Protection Act 1986 (the Act); and
- Environmental Protection (Noise) Regulations 1997 (the Regulations).

2.2 CONSTRUCTION NOISE CRITERIA

Noise associated with the construction activities in WA is managed through Regulation 13.

The Regulations create a number of special cases where noise emissions may not be required to meet the assigned noise levels set in Regulations 7 and 8. Construction noise is one of the special cases.

Regulation 13 presents the definitions of construction site and construction works, and provides management procedures for the construction noise.

2.2.1 Normal Construction Hours

If construction work is carried out between 7am and 7pm (daytime) on Monday to Saturday ("normal" working hours), excluding public holidays, the assigned noise levels set in Regulations 7 and 8 do not apply, provided:

- The construction work is carried out in accordance with the control of environmental noise practices in section 4 of AS 2436-2010 *Guide to noise and vibration control on construction, demolition and maintenance sites*; and
- The equipment used is the quietest reasonably available; and
- If a noise management plan (NMP) is required, then:
 - The NMP is prepared and given in accordance with the requirement and approved by the Chief Executive Officer (CEO) of the local governing authority (LGA); and
 - The construction work was carried out in accordance with the NMP.

2.2.2 Out-of-Hours Construction

If construction work is carried out outside the above 'daytime' hours, such as weekday evenings/nights, Sunday and public holidays, the assigned noise levels set in Regulations 7 and 8 do not apply if the occupier of the construction site shows that:

- The construction work is carried out in accordance with the control of environmental noise practices in section 4 of AS 2436-2010 *Guide to noise and vibration control on construction, demolition and maintenance sites*; and
- The equipment used is the quietest reasonably available; and

- The construction work is carried out in accordance with a NMP in respect of the construction site:
 - prepared and given to the Chief Executive Officer (LGA) not later than 7 days before the construction work commenced; and
 - approved by the CEO (LGA).
- At least 24 hours before construction work commences, the occupier of the construction site gives written notice of the proposed construction work to the occupiers of all premises at which noise emissions received were likely to fail to comply with the standard prescribed under Regulation 7; and
- It is reasonably necessary for the construction work to be carried out at that time.

2.2.3 Noise Management Plan

Under sub-regulation 6, a NMP shall be prepared to include but not to be limited to:

- details of, and reasons for, construction work on the construction site; and
- details of, and the duration of, activities on the construction site likely to result in noise emissions that fail to comply with the standard prescribed under regulation 7; and
- predictions of noise emissions on the construction site; and
- details of measures to be implemented to control noise emissions; and
- procedures to be adopted for monitoring noise emissions; and
- complaint response procedures to be adopted.

2.3 GUIDELINES AND STANDARDS

This CNMP has been prepared in accordance with following guidelines and standards:

- Guideline: Assessment of Environmental Noise Emissions, Draft for Consultation, May 2021.
- AS2436-2010 Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites. Standards Australia.
- British Standard BS 5228.1 – Code of Practice for noise and vibration control on construction and open sites – Part 1: Noise or EMS collection of sound power levels.

3.0 PROJECT DESCRIPTION

This project is to build multiple apartment and commercial buildings at 1 Marlin Terrace Exmouth. Figure 1 in APPENDIX A presents an aerial view of the development site and surrounding area. Adjacent lots are vacant lands. The closest residence is located to the north at more than 40m away from the development site.

Figure 2 to Figure 6 in APPENDIX A present the floor plans and elevation views of proposed buildings. The buildings are 2 to 3 storey buildings.

3.1 PROPOSED HOURS

The construction hours is proposed to be between:

- 6am and 4pm on Monday to Friday excluding public holidays.

The time period between 6am and 7am falls within the “out-of-hour” specified in section 2.2.2.

3.2 PROPOSED ACTIVITIES

The construction activities are proposed to last 18 months. The main construction activities include:

Earth Works and Foundation

The noisy equipment used during this stage of works is expected to be:

- 1 X 5T excavator;
- 1 X 20T excavator;
- 1 X Concrete agitator;
- 1 X Concrete boom pump;
- 1 X Power trowel; and
- 1 X Hand held vibrator.

Structures

The noisy equipment used during this stage of works is expected to be:

- 1 X Angle Grinder;
- 1 X Sliding Compound Mitre Saw;
- 1 X Circular Saw;
- 4 X Pneumatic Framer Powermaster;
- 2 X Air Compressor;
- 1 X Planex Drywall Sander;
- 2 x Framemaster Powervent;
- 2 X Brushless Impact Driver; and

- 1 X 35T Crane.

Lock Up & Fix

The noisy equipment used during this stage of works is expected to be:

- 2 X Brushless Hammer Drill.
- 6 X Brushless Impact Driver.
- 2 X Brushless Angle Grinder.
- 2 X Brushless Circular Saw.
- 2 X Brushless SDS + Rotary Hammer.
- 2 X Brushless Compact Recip Saw.
- 1 X 1/2" Brushless Impact Wrench.
- 2 X Vacuum Cleaner.
- 1 X Sliding Compound Mitre Saw;
- 3 x Trimmer; and
- 1 X 35T Crane.

Finishes

The noisy equipment used during this stage of works is expected to be:

- 4 X 1/4" Brushless Impact Driver DTD153Z;
- 2 X 125MM Brushless Angle Grinder; and
- 2 X Brushless Hammer Drill DHP481Z.

Landscaping

The noisy equipment used during this stage of works is expected to be:

- 1 X 5T excavator;
- 1 X Concrete agitator;
- 1 X Concrete boom pump;
- 1 X Power trowel; and
- 1 X Hand held vibrator.

Table 3-1 presents the sound power levels for the above noise sources. These sound power levels are obtained from the Australian Standard 2436:2010¹, British Standard BS 5228.1² and the AES database measured for other projects.

Table 3-1: Sound power levels of noise sources.

Noise Sources	Overall Sound Power Levels in dB(A)
5T Excavator	97

¹ AS2436-2010, Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites, Standards Australia.

² British Standard BS 5228.1 – Code of Practice for noise and vibration control on construction and open sites – Part 1: Noise or EMS collection of sound power levels.

Noise Sources	Overall Sound Power Levels in dB(A)
20T Excavator	107
Concrete Agitator	109
Concrete Boom Pump	99
Power Trowel	95
Hand Held Vibrator	93
Angle Grinder	105
Sliding Compound Mitre Saw	104
Circular Saw	107
Compact Recip Saw	101
Pneumatic Framer Powermaster	91
Twin Cylinder Belt-Drive Air Compressor	97
Planex Drywall Sander	95
Trimmaster	99
Hammer Drill	110
Impact Wrench	105
Impact Driver	100
Rotary Hammer	101
Framemaster Powervent	102
Vacuum Cleaner	98
35T Crane	103

4.0 NOISE MODELLING

An acoustic model has been developed using SoundPlan v8.2 program, and the ISO 9613 prediction algorithms are selected for this study. The acoustic model does not include noise emissions from any source other than the construction site. Therefore, noise emissions from road traffic, sea waves, dog barking, etc are excluded from the modelling.

4.1 INPUT DATA

4.1.1 Topography

The ground elevation contours of the development site and surround area are provided by Planning Outcomes WA. The water surface is reflective while the land is assumed to have averaged ground absorption of 0.6.

The existing buildings in the surrounding area are digitised into the acoustic model. No property fences are considered. No buildings or objects are considered on the development site.

4.1.2 Most Affected Properties

The closest residences will generally be most affected. Five residential receivers R1 to R5, as shown in Figure 1 in APPENDIX A, are selected for the detailed impact assessment of construction noises. R1 to R5 are located at 1.5m above the ground and represent the worst-case receiver locations in the surrounding area.

R1 represents 31 Inggarda Drive.

R2 represents 9 Inggarda Drive.

R3 represents 8 Bluefin Cove.

R4 represents 13 Bluefin Cove.

R5 represents 112 Madaffari Drive.

4.1.3 METEOROLOGY

SoundPlan calculates noise levels for defined meteorological conditions. In particular, temperature, relative humidity, wind speed and direction data are required as input to the model. For this study the "default" worst-case day-time meteorological conditions³ are assumed, as shown in Table 4-1.

³ Guideline: Assessment of Environmental Noise Emissions, Draft for Consultation, May 2021.

Table 4-1: Worst-case meteorological conditions.

Time of day	Temperature Celsius	Relative Humidity	Wind speed	Wind Direction
Day (0700 --- 1900)	20 Celsius	50%	≤5 m/s	All

4.2 NOISE MODELLING SCENARIOS

Based on the main construction activities described in section 3.2, five (5) construction scenarios are modelled as followings:

- Scenario 1: Earth Works and Foundation
- Scenario 2: Structures
- Scenario 3: Lock Up & Fix
- Scenario 4: Finishes
- Scenario 5: Landscaping

During the stages of construction, the items of equipment listed in section 3.2 actually do not operate simultaneously. Different equipment operates in different time periods as required. But for the worst-case operation of each of the above scenarios, the items of equipment listed in section 3.2 for different construction stages are assumed to be operating simultaneously.

For scenarios 2 to 4, the majority of equipment is hand tools except for crane. Hand tools operate intermittently over different locations as required. It is impossible to estimate the actual operational time lengths and locations of hand tools. All of the hand tools are assumed to operate simultaneously and evenly over all of the building areas.

During the construction stages of scenarios 2 to 5, part or full of proposed buildings are built but in the noise model no buildings are considered as indicated in section 4.1.1. This means that the barrier effect of buildings is not considered and the noise levels will be over-predicted in the building shadow areas. Therefore, the predicted noise levels for each scenario are the possible maximum noise levels, which may occur only in short periods rather than in full time periods of construction stages. The predicted noise contours represent the possible maximum noise propagation envelopes rather than the actual noise propagations. Both the predicted noise levels and contours are indicative of possible maximum noise impact on the surrounding area.

4.3 PREDICTED NOISE LEVELS

Possible maximum noise levels for the 5 construction scenarios are predicted at the 5 closest residences and shown in Table 4-2. The highest noise level of 71.6 dB(A) is predicted at R1

for scenario 3. R1 is the most affected locations for all of the 5 scenarios.

Table 4-2: Predicted worst-case noise levels in dB(A).

Closest Residences	Predicted Worst-Case Noise Levels in dB(A)				
	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
R1	65.1	66.8	71.6	68.3	67.6
R2	61.6	62.8	67.5	64.3	60.8
R3	59.1	60.5	65.2	62.1	56.9
R4	58.8	60.3	65.0	62.0	56.3
R5	61.0	62.8	67.6	64.6	58.5

4.4 NOISE CONTOURS

Noise contours are presented in Figure 7 to Figure 11 in APPENDIX B, starting from 35 dB(A) to 80 dB(A) with a 5 dB interval. These noise contours represent the worst-case noise propagation envelopes, i.e., worst-case propagation in all directions simultaneously at 1.5m above the ground.

5.0 NOISE CONTROLS

The primary objective of this CNMP is to minimise noise impacts on the surrounding community. The Site Manager must ensure:

- the construction work is carried out in accordance with the control of environmental noise practices in section 4 of AS 2436:2010⁴; and
- the equipment used is the quietest reasonably available.

Further descriptions of noise mitigation and management measures are provided in the following sections.

5.1 EQUIPMENT PERFORMANCE

All equipment operating on the construction site will meet or be below the respective sound power levels shown in Table 3-1.

The equipment operated on the site should be regularly maintained, and an equipment maintenance program will be developed to ensure all machines are operating as designed (the manufacturer's specifications).

5.2 ENGINEERING NOISE CONTROLS

The construction site is located in an urban residential area. The following noise control measures are proposed to minimise the construction noise impact:

- Install high performance silencers for all pneumatic tools and mechanical plant to reduce exhaust noise emissions.
- Install suitable mufflers to all internal combustion engines.
- Fit silenced damped bits to pneumatic tools.
- Enclose the fixed plant which emits high level noise.
- Design of on-site roads to minimise the need for vehicles to reverse.
- Install broadband-noise reversing alarms as an alternative to common 'beeper' alarms for on-site vehicles and vehicles that regularly visit the site.

Acoustic barriers or temporary solid fences are effective in reducing construction noise emissions. It is recommended to install temporary solid fences at locations close to the noisy fixed plant to reduce noise propagating towards the residential areas.

⁴ AS2436-2010, Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites, Standards Australia.

5.3 BEST MANAGEMENT WORK PRACTISES

Best management work practices are the adoption of particular operational procedures that minimise noise while retaining productive efficiency. The majority of noise mitigation recommendations will be adopted from the Australian Standard 2436:2010, including:

- Where reasonably practicable, quieter equipment will be used. Consideration will be given to use of the most suitable equipment. Select equipment that can achieve a similar outcome with less noise radiation, or modification of existing equipment to reduce noise emissions. Only use required power and size of equipment.
- Unless involved in emergency repair or for safety reasons, all work will be conducted during the hours specified in the schedule.
- If routine work is planned outside the hours specified by the schedule, all affected premises in the residential area will be notified of the intended work, its duration and times of occurrence.
- Organize noisy activities so as not to occur in the same time period.
- Reduce the amount of machines or tools operating simultaneously near noise-sensitive locations.
- Operate equipment at the maximum practicable distance to noise-sensitive locations.
- Location of fixed noisy plant as far away from noise-sensitive properties as permitted by site constraints.
- Block of the line-of-sight from noise sources to residences behind barriers or walls.
- Equipment and vehicles will not be left running when not in use.
- All vehicular movements to and from the site only occur during the scheduled normal working hours, unless approval has been granted by the relevant authority.
- Site access roads will be kept even and well graded so as to mitigate the potential for noises from driving trucks.
- Deliveries and access to the site will occur quietly. For example, minimize reversing around the site and do not use compression brakes. Truck drivers will be kept informed of designated vehicle routes, parking locations and acceptable delivery hours.
- No shouting or swearing on site. Either walk over and talk to somebody or use a radio/phone.
- Be careful with tools and equipment. Place them down and do not drop them.
- Do not drag materials on the ground. Place them down gently when you arrive at the work area.
- When loading trucks try not to drop material from a height. Load softer material at the bottom.
- Where practical, noisy activities to occur when background noise, including local road or sea noises, is high to provide masking of construction noise.
- When unavoidable works are necessary, careful consideration will be given to scheduling of works, and residents will be notified prior to the works taking place. Where practical, noisy activities occur when most people are at work. The noise levels of unavoidable work activity should be predicted to assist in determining the appropriate noise management required for the activity.

- Delivery of all plant and equipment to the site occurs during “normal” construction hours.

5.4 TRAINING

All employees and subcontractors will be required to undergo a site specific induction including noise controls to be implemented during construction. The induction will provide necessary awareness of noise management and the procedures and work practices to minimise and report noise generation. The induction should include but not be limited to the followings:

- Existence and requirements of this CNMP;
- Relevant noise legislation and the local law;
- Relevant licence and approval conditions of this project;
- Relevant project specific and standard noise mitigation measures;
- Best work practices to minimise noise emissions;
- Hearing loss and personal hearing protection devices;
- Location of nearest noise-sensitive receivers;
- Designated loading/unloading areas and procedures;
- Procedures for reporting site noise hazards; and
- Site noise complaint procedures.

Regular toolbox meetings will include noise management talks to reinforce a positive attitude towards noise management and to highlight any noise issues that arise during the course of construction. A record of all trainings will be maintained.

6.0 NOISE MONITORING

6.1 OVERVIEW

Noise monitoring will be conducted in accordance with the procedures outlines in the Regulations and AS 1055⁵.

Noise monitoring will be undertaken to:

- Quantify the ambient noise levels;
- Assess the effectiveness of noise mitigation measure if it is implemented;
- Response to complaints where it is appropriate;
- Evaluate noise levels and impacts; and
- Confirm the minimum operating distances of equipment.

6.2 MONITORING LOCATION AND PERIOD

Noise monitoring is recommended to perform at the most affected residential premises or the complainant premise or representative boundary locations.

At each location, noise monitoring should be undertaken for a minimum of 15 minutes during onsite worst-case operation or for a whole day-time construction period or up to a week depending on the requirements.

Monitoring locations and time periods are described in details in the measurement note including:

- Marks in an aerial photograph; and
- Photos showing the noise logger locations; and
- Geographic Information System (GIS) coordinates.

6.3 NOISE MONITORING PROCEDURE

6.3.1 Personnel

Noise monitoring should be conducted by a suitably qualified acoustic specialist.

6.3.2 Noise Monitoring Equipment

Noise monitoring equipment must comply with Schedule 4 of the Regulations.

Type 1 Sound Level Meter (SLM) is recommended and it should meet the requirements for Type 1 sound level meters as specified in AS 1259.2:1990⁶, and for octave band filters as

⁵ Australian Standard AS 1055 Acoustics – Description and measurement of environmental noise.

⁶ Australian Standard 1259.2-1990 Acoustics – Sound level meters, part 2: integrating averaging.

specified in IEC 1260 and AS/NZS 4476:1997⁷. The SLM should be able to record the 'Slow' time weighted and 'A' frequency-weighted noise levels of L_{A1} , L_{A10} , L_{A90} , L_{Amax} and L_{Aeq} .

The SLM microphone should be placed towards the site at 1.5m above the ground and at least 3 m away from any reflective objects.

The SLM should be calibrated immediately before and after the monitoring.

6.3.3 Meteorological Conditions

Noise monitoring should be undertaken during days of light winds (<5 m/s) and without rains. Wind speeds/directions and temperature should be recorded. Rain and heavy winds will produce false (high) noise readings.

6.3.4 Noise Environment

For attended noise monitoring, noise environment (activities and time) should be recorded and written in details, including:

- Any activities or audible noises from the closest premises;
- Local traffic, especially motorcycles if monitoring location is close to roads;
- Any mechanical plant operating nearby;
- Animal noises (Bird noise, Dog barks, etc);
- People walking and talking passing the noise logger;
- Any audible noise if present; and/or
- Any other activities, which make noises.

6.4 REPORTING ON NOISE MONITORING

Following each noise monitoring, a report will be prepared to present monitoring results and findings. The following information must be included in the reports when applicable:

- Field calibration results (before and after measurements).
- Measurement times, dates and locations.
- Meteorological conditions during the measurements.
- Qualitative description of the noise environment during the measurements.
- A table of monitoring results, which are the 15-minute L_{A1} , L_{A10} , L_{A90} , L_{Aeq} and L_{Amax} noise levels for noise monitoring.
- Estimation of noise contributions from major noise sources if possible.
- A summary of any exceedance of the nominated criteria, and descriptions of the plant or operations causing the exceedance.
- Details of any corrective & preventive actions taken and status of their implementation.

A site layout and the related construction activities, including locations of operating equipment, should be included in noise monitoring reports.

⁷ Australian Standard 4476-1997 Acoustics – Octave-band and fraction-octave-band filters.

7.0 COMMUNITY CONSULTATION AND COMPLAINT MANAGEMENT

7.1 RESPONSIBILITIES

The Project Manager will ensure that all actions of this CNMP are undertaken to a satisfactory standard. A dedicated site contact will be appointed to communicate with the community and deal with construction noise issues during the construction. The contact details will be prominently displayed at the entrance to the site so that they are clearly visible to the public.

7.2 COMMUNITY CONSULTATION

The Project Manager will ensure that the local community is informed of the construction activities onsite. Any works that are anticipated to generate community awareness or concern should be appropriately communicated. The following practices are recommended:

- A range of media should be used to notify the community before and during construction, for example community meetings, individual contact and/or letterbox drops. The content of notification should include:
 - Brief description of construction works.
 - Where and when construction works are to occur.
 - The name and phone number of contact person on site during the construction.
 - How to lodge a complaint.
- Potentially impacted residents should be informed, at least 3 days in advance, of scheduled noisy works including excavation, the nature of the works, construction duration, and the measures being taken to minimize noise & vibration from the construction.
- The Project Manager shall be responsible for all contact with external Commonwealth and State Environmental Agencies, the media, elected representatives and the public.
- Dedicated telephone line should be established and made available to public especially the closest residents.

7.3 COMPLAINT MANAGEMENT

In the event of a noise complaint from the community, the dedicated site contact will notify the Site Manager. A response should be provided to the complainant within 24 hours. Corrective actions may involve noise monitoring to identify source of the complaint, and/or may involve modification of construction techniques to avoid any recurrence or minimise impacts. Complaints will be managed on an individual basis. Corrective actions which do not adversely impact the construction programme will be implemented as a priority.

A dedicated complaint line will be established and made available to public especially the closest residents. A complaint log book will be maintained throughout the construction, detailing addresses of complaints, times and actions.

A complaint management procedure will be established to response noise complaints.

When a complaint is made, the dedicated site contact will complete a Noise Compliant Report Form (example in APPENDIX C), which includes:

- Date and time of the complaint.
- Compliant methods (telephone, email, in person).
- Location, name and contact details of the complainant.
- Nature of the complaint.
- Meteorological conditions at the time of the incident.
- The action taken in relation to the complaint;
- Any follow-up contact with the complainant;
- If no action was taken, what is the reason why no action was taken;
- if a verbal response was given to the resident, what was it and was the resident satisfied with the response;
- Did the dedicated site contact go to the property to discuss the complaint and what was resolved at this point; and
- Name of the person who had taken the complaint.

The noise complaint report form will be kept for management purposes, and available to the Shire of Exmouth upon request.

After the complaint is received, actions will be taken, including:

- Investigation of noise source that is the subject of complaint.
- Identification of project related noise activities and locations that could have or are known to have contributed to the complaint.
- If known, identification of non-project related noise activities and location at time of incident.
- Attended noise measurements at the complaint location combined with audio-recordings.
- Unattended noise monitoring.
- Undertaking noise modelling of the construction activities with the field measured data.
- Implementing noise control measures described in section 5.0 to reduce the construction noise emissions.

APPENDIX A SITE LAYOUTS

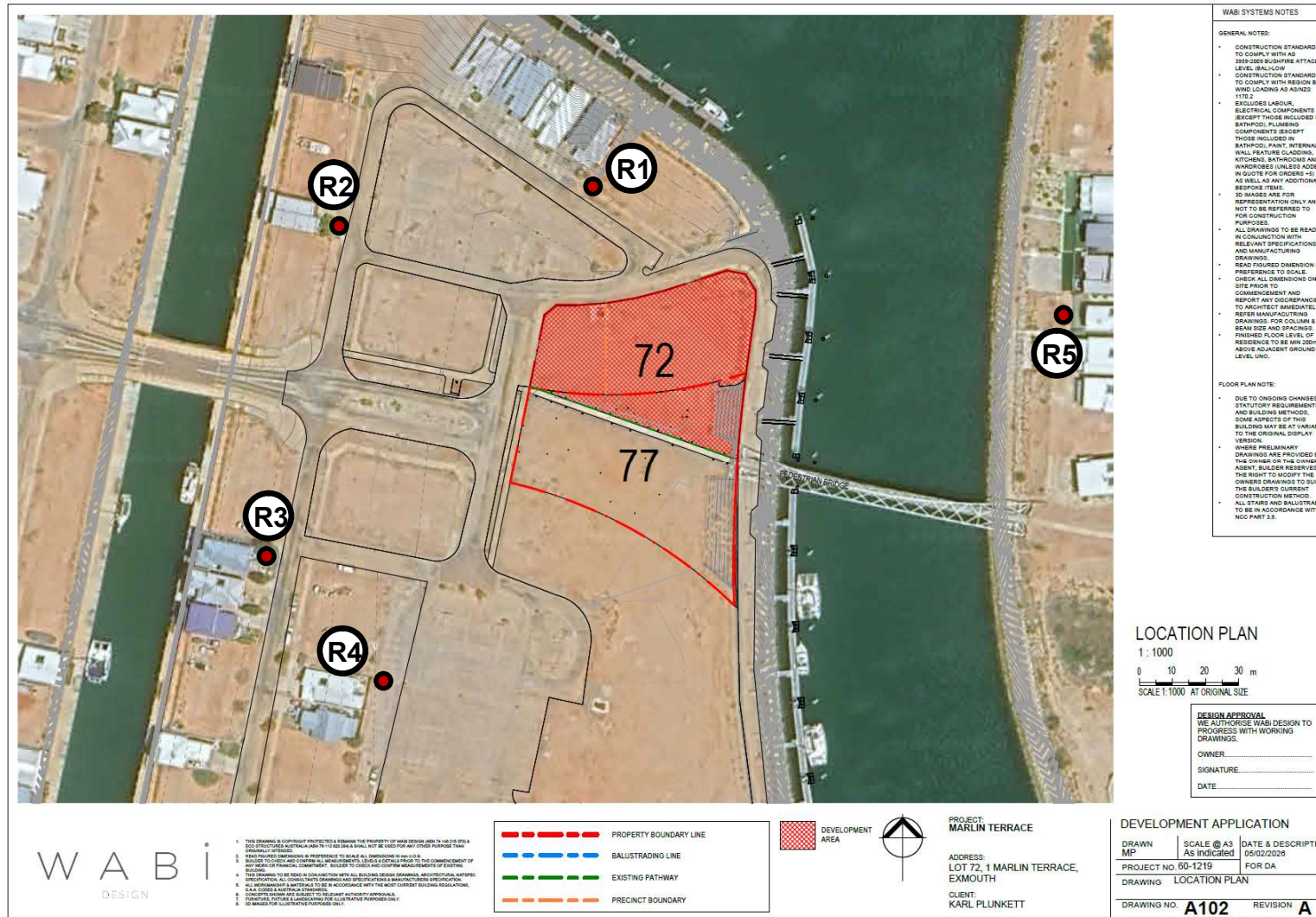


Figure 1: Aerial view of the construction site and surrounding area.

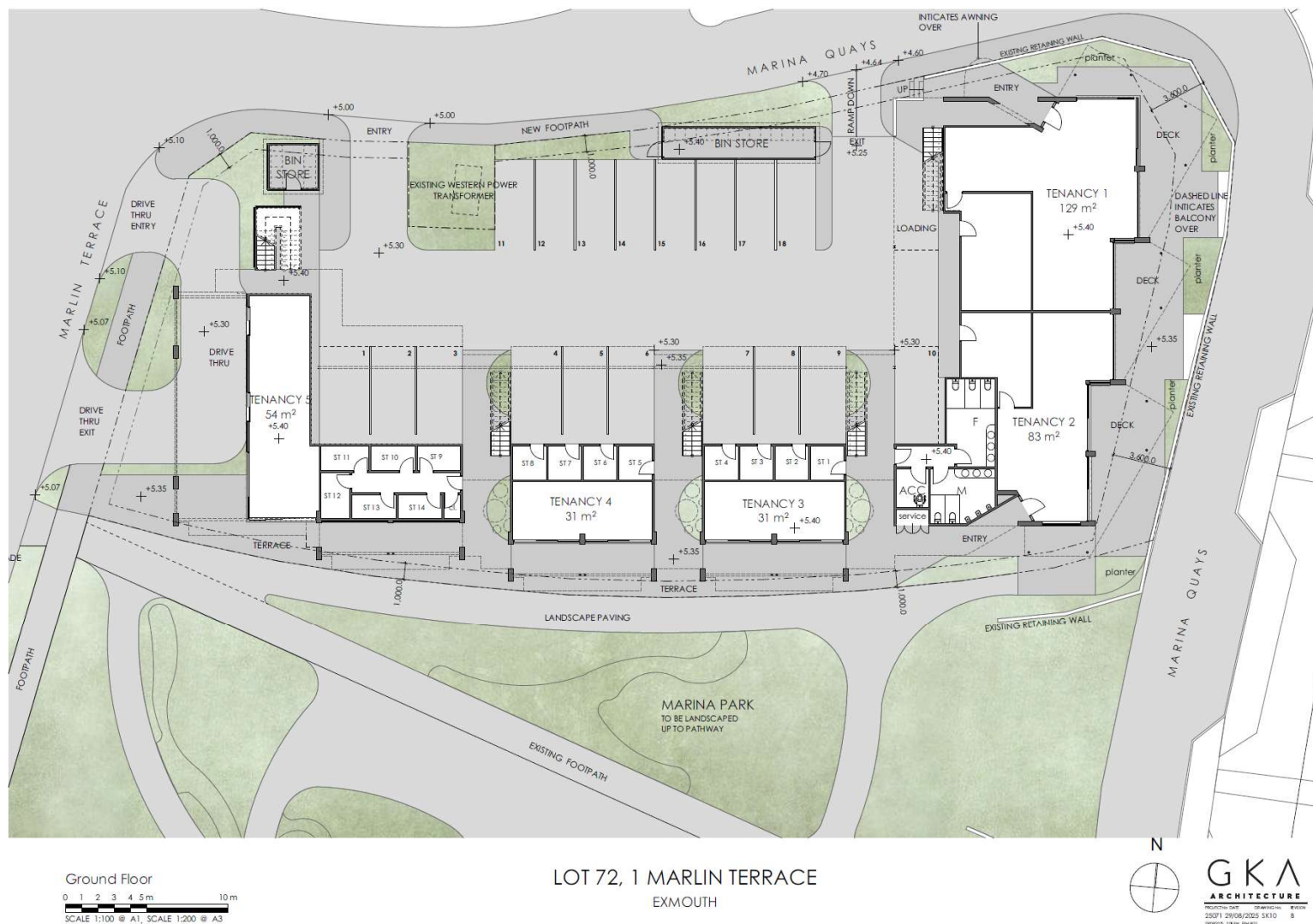


Figure 2: Ground floor plan.

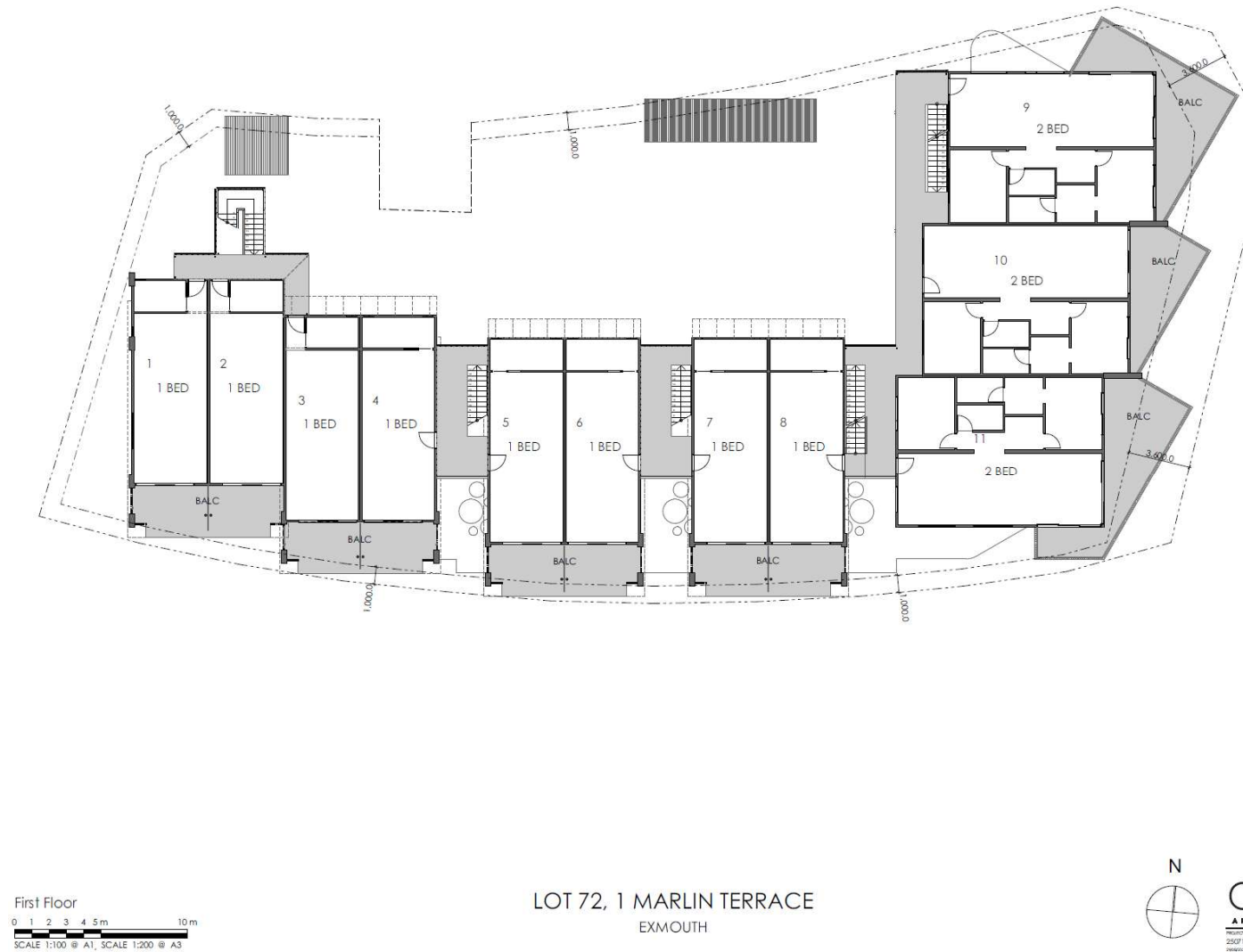


Figure 3: First floor plan.



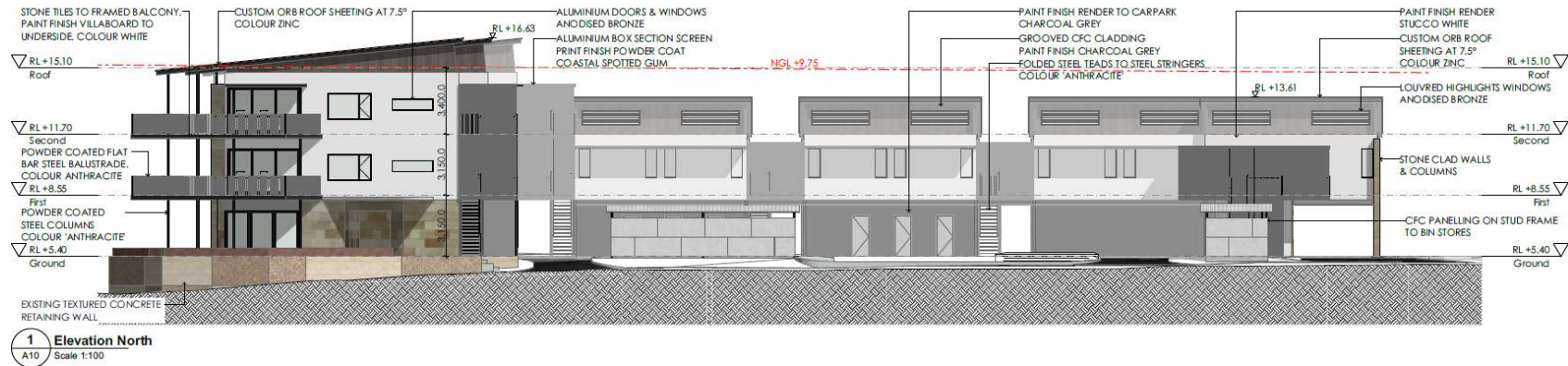
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ARCHITECTUR

PROJECTING DATE: 25/01/2025 SK12
DRAWING NO: 25/01/2025 SK12

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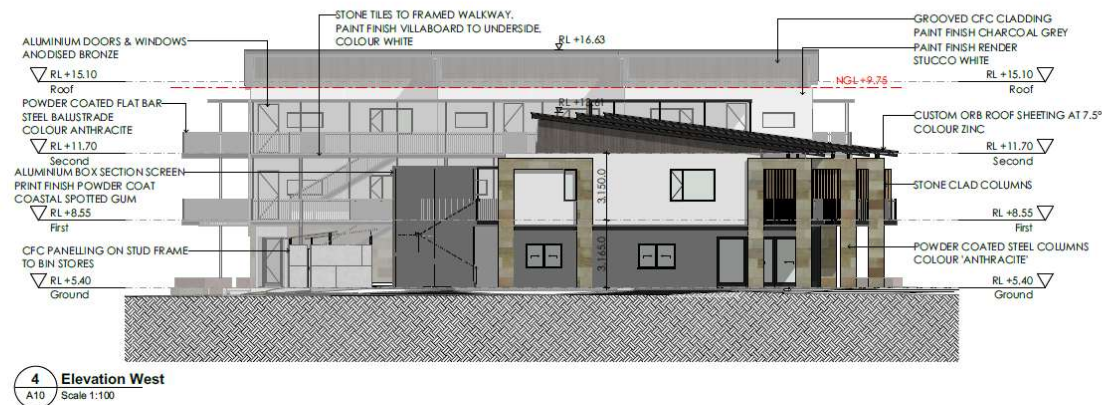


Elevations
0 1 2 3 4 5m 10m
SCALE 1:100 @ A1, SCALE 1:200 @ A3

LOT 72, 1 MARLIN TERRACE
EXMOUTH

GKA
ARCHITECTURE
PROJECT NO. 25071 29/08/25 3x20 A
(UNLESS OTHERWISE SPECIFIED)

Figure 5: North and east elevation views.



Elevations
0 1 2 3 4 5 m 10 m
SCALE 1:100 @ A1, SCALE 1:200 @ A3

LOT 72, 1 MARLIN TERRACE
EXMOUTH

GKA
ARCHITECTURE
PROFESSIONAL SEAL
25071 29/08/25 SK21 A
(EXPIRES 28/08/2028)

Figure 6: South and west elevation views.

APPENDIX B NOISE CONTOURS

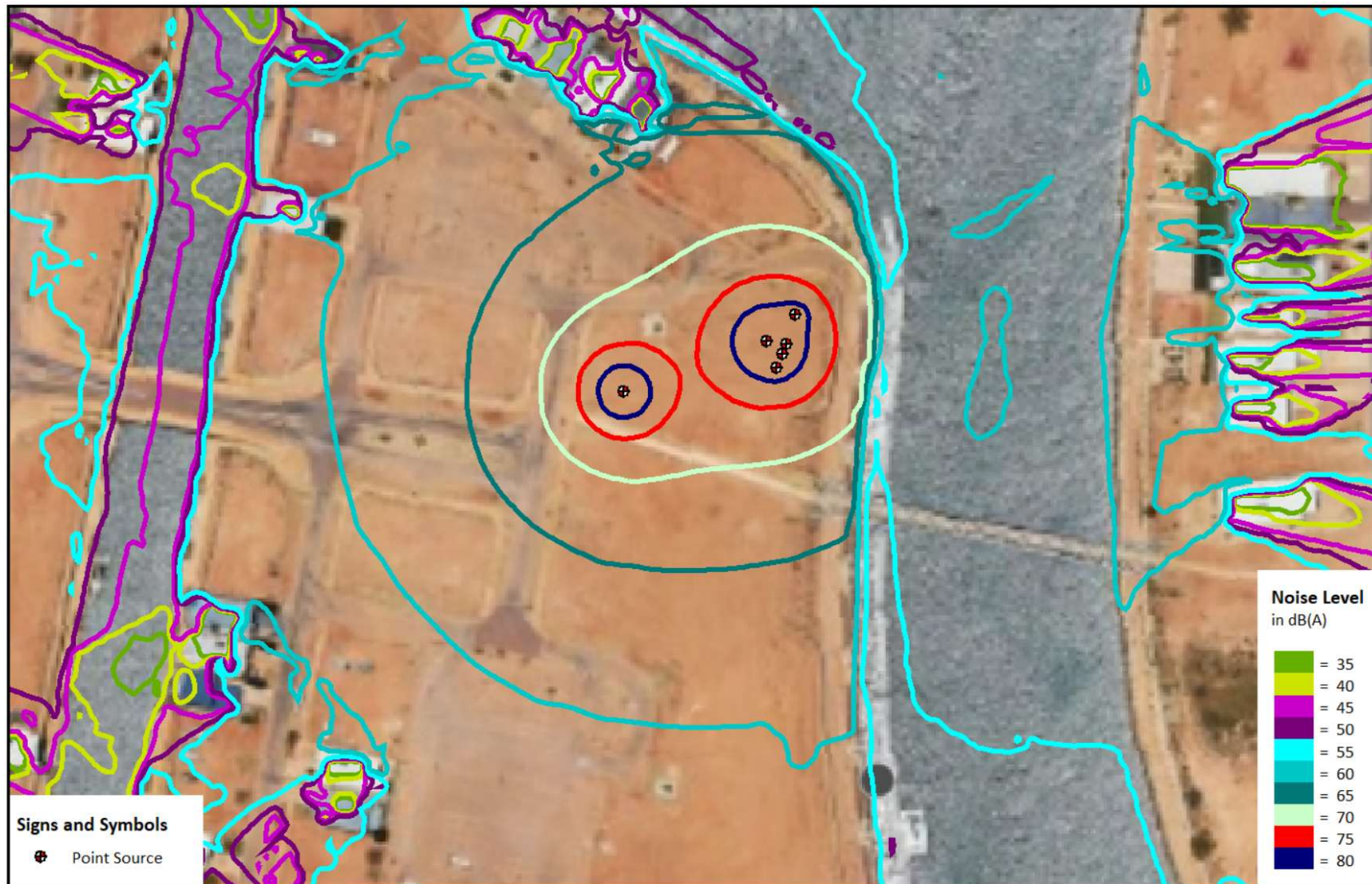


Figure 7: Daytime noise contours for scenario 1.

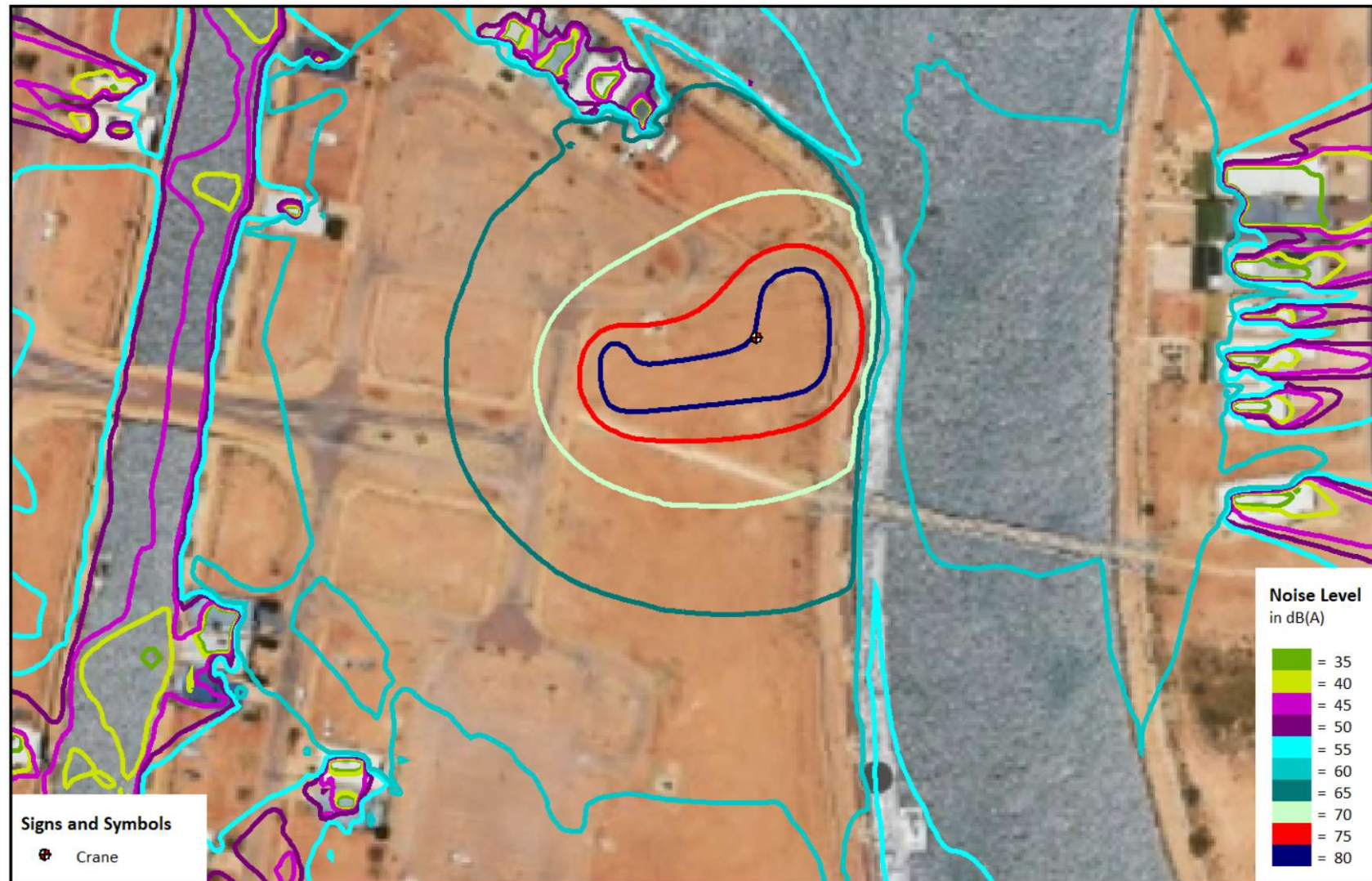


Figure 8: Daytime noise contours for scenario 2.

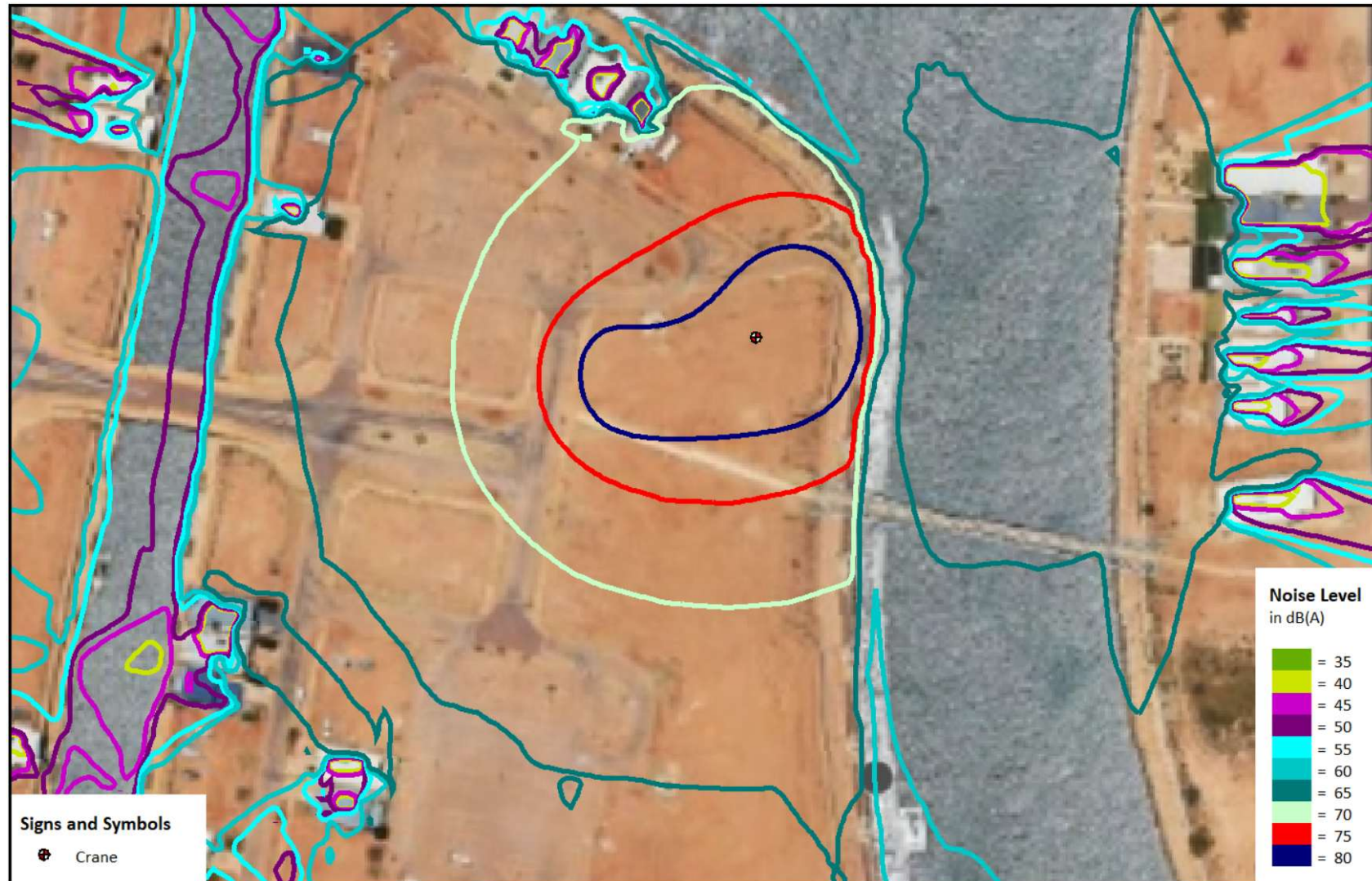


Figure 9: Daytime noise contours for scenario 3.

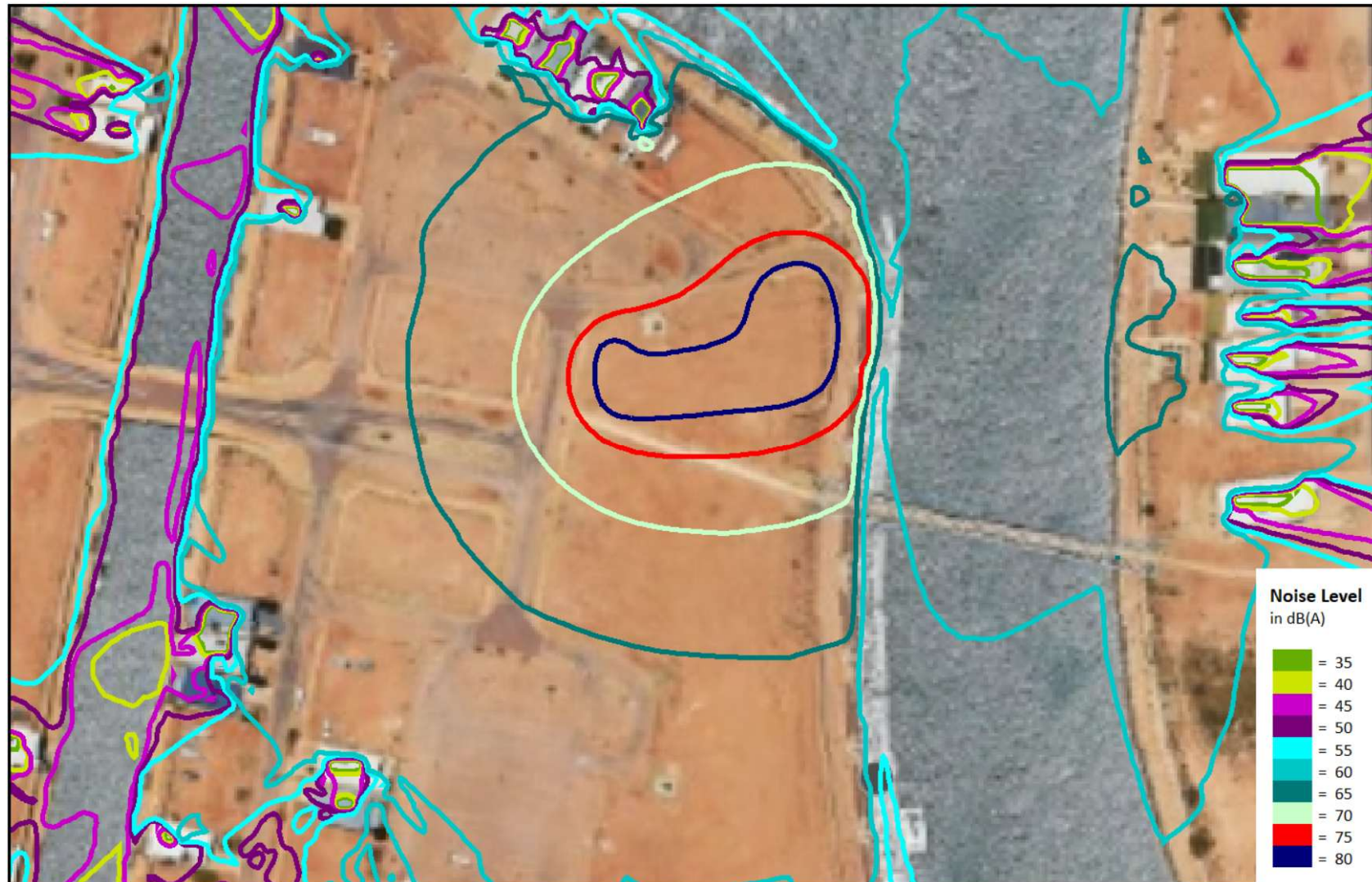


Figure 10: Daytime noise contours for scenario 4.

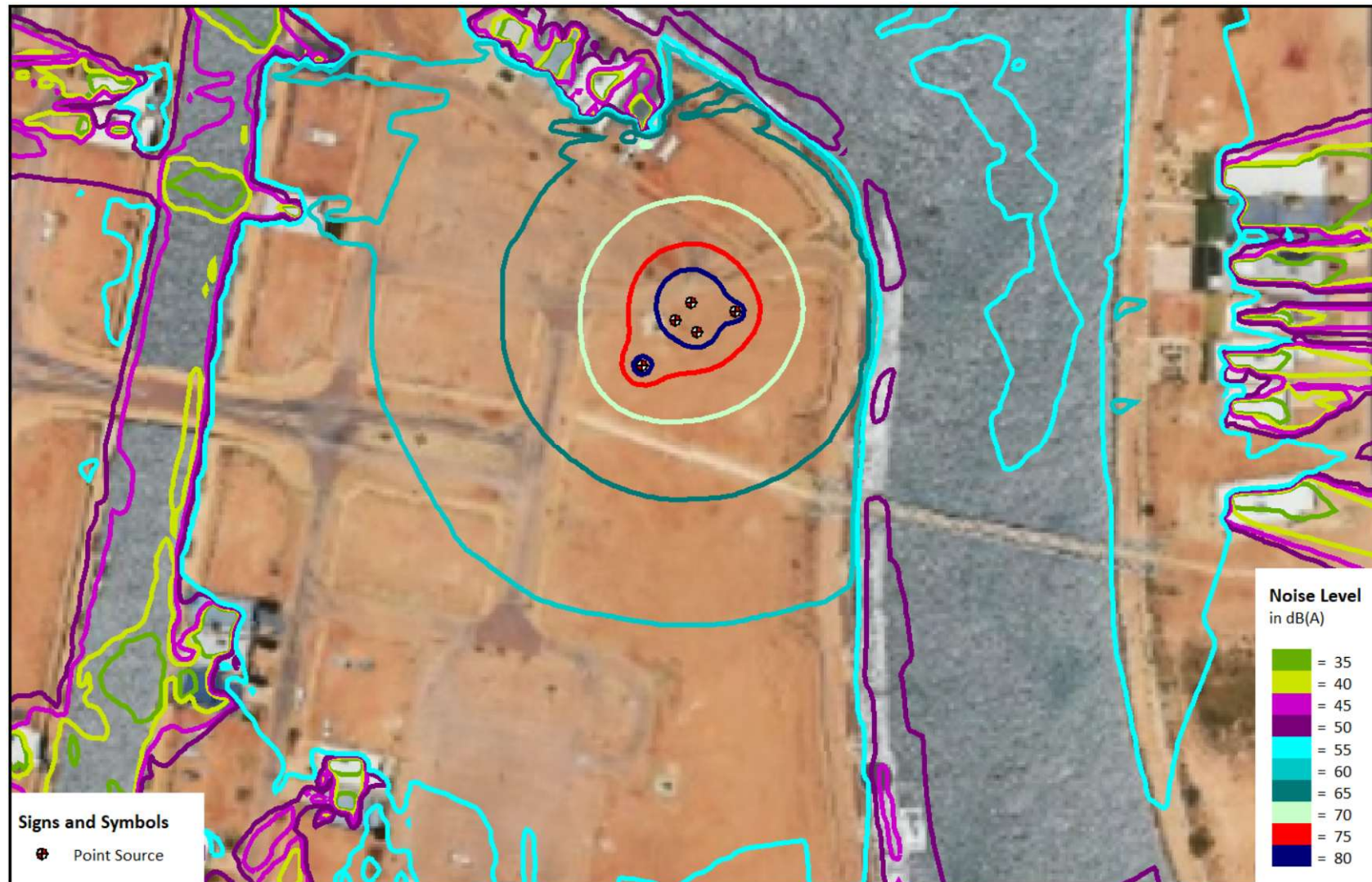


Figure 11: Daytime noise contours for scenario 5.

APPENDIX C COMPLAINT NOISE LOG

Noise Complaint Log – Construction at 1 Marlin Terrace Exmouth

Date	Time	Method of complaint	Weather conditions and wind direction	Contact Details of complainant (Name and Phone)	Location of complainant	Nature of complaint	Response	Follow Up Action	Complaint Taken By
E.g. 21/02/26	8am	Telephone	Light westerly	John Smith, 0400 XXX XXX	XX XX Drive, Exmouth	Reversing Beep Noise	Verbal response. Problem solved	Re-design Site Road	Staff Name