



Expression of Interest

Margaret River Recreation Centre Café



Acknowledgement of Country

“Kaya, Nala Maat Kaya Noonduk (Hello, Our Family Welcomes You) to Wadandi Boodja (Saltwater People’s Country) – we all come together on Boodja (Country). Whilst on Wadandi Boodja we ask that you respect the land by walking softly and take the time to listen to Boodja as she Wongi (Talks).

We respect the presence of the Demmala Goomala (Ancestors) whose Djanga (Spirits) reside on Boodja and whose Djenna (feet) walk the land and whose Djanga Korda (heart spirit) flows through all creation. Wooditjup (Margaret River) is the heart of Wadandi Boodja (country), a meeting place between land and sea, connecting us all with Wadandi Boodja.

The Wadandi Boodja (Motherland) reaches from Bunbury, along the coast of Geographe Bay, extending to Yallingup (Place of Holes) to Talinup, Augusta (Place of Reeds) inland to Nannup (The Stopping Place), taking in the region of Undalup (Busselton) The Wadan Boodja (Sea Country) is of great spiritual significance to the coastal Wadandi people. Boodja – Land, Country, Mother Earth – is our most important resource. No matter what culture or religion – all of us rely on Nala Boodja, Our Country.

It is up to all of us to listen to the land, understand the connection to Country that we all have and realise how urgent it is to work together to make better decisions on how we can create that balance, ensuring sustainability for the generations to come, in order to protect and preserve the beauty of Boodja.

Whilst living, travelling, visiting and holidaying on Wadandi Boodja (Saltwater People’s Country) we ask that you respect the area and walk softly on the country, taking the time to listen to Boodja (Country) as she Wongi (Talks) of the Season, and leave nothing but footprints”.

Wadandi Traditional Cultural Custodian Wayne “Wonitji” Webb.

The Shire of Augusta Margaret River acknowledges we are on Wadandi and Pibelman Boodja, whose ancestors and their descendants are the traditional owners of this country.

We acknowledge the Wadandi and Pibelman have been custodians since the land was soft (creation times) and continue to perform age old ceremonies of celebration, initiation and renewal. We acknowledge their living culture and their unique role in the life of this region.

The Shire is committed to Aboriginal Australians sharing fairly and equitably in the region’s cultural, social, environmental and economic future.

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Alignment to the Strategic Community Plan 2040

COMMUNITY VISION

Augusta Margaret River
Sustainable, inclusive,
connected to place and
respecting Boodja

Environment

We will protect and enhance the unique natural environment and biodiversity of the region through climate action and informed decision making.

We will focus on:

Outcome EN.1: Ecology and biodiversity protection
Outcome EN.2: Healthy waterways, foreshores and natural landscapes
Outcome EN.3: Collective climate action
Outcome EN.4: Sustainable resource and waste management

People

We will support and strengthen our diverse, resilient, welcoming, safe and connected community through our services and advocacy.

We will focus on:

Outcome PE.1: Diverse cultural values are respected and adopted
Outcome PE.2: Equal opportunities for all
Outcome PE.3: Active, healthy and fulfilling lifestyles
Outcome PE.4: Safe and resilient communities

Place

We will responsibly develop vibrant, sustainable places which maintain their distinctive characters, and which supports a local economy that is resilient, equitable and sustainable.

We will focus on:

Outcome PL.1: Diverse, sustainable and well-designed places
Outcome PL.2: Infrastructure which caters to need
Outcome PL.3: Sustainable agriculture and thriving rural community
Outcome PL.4: Resilient circular local economy

Performance

We will deliver quality governance, service and value with integrity and transparency.

We will focus on:

Outcome PF.1: Responsible planning and ownership of outcomes
Outcome PF.2: Community and customer focus
Outcome PF.3: High performing and engaged people
Outcome PF.4: A culture of innovation, quality and continuous improvement

Expression of Interest: Margaret River Recreation Centre Café

Introduction

The Shire of Augusta Margaret River (Shire) invites expression of interest (EOI) from suitably qualified and experienced parties for the full or partial fit-out and operation of a café.

The refurbishment of the Margaret River Recreation Centre (Recreation Centre) includes construction of a new café facility.

The café space will be located at the entrance to the Recreation Centre as a standalone building with private lockable access, adjacent to an enclosed, grassed play facility.

The café is approximately 36m² in floor area with two curved walls. Two staff entrance doors and two servery windows suitable for takeaway food and beverage sales and window service will be supplied as part of the construction of the café.

The café will be situated adjacent to the main entrance to the larger facility with shared access to the Aquatic Centre, Creche, Gymnasium, Basketball Courts, Group Fitness and office and change room facilities.

The Shire, in its *Climate Action Plan 2020-2030*, supports Shire organisation and community transition away from gas and identifies strategies to transition to all electric building in Shire facilities. As such, the café will be delivered with no gas supplied to the space, and the successful proponent will be required to demonstrate their understanding of this to use electric powered cooking appliances only.

An architectural plan is attached at Appendix A with the facility delineated.

Respondents need to be aware of the social and cultural significance of the site and any alterations or redevelopment will need to be in the character of the property and to the community's expectations and comply with the relevant statutes and Council approvals.

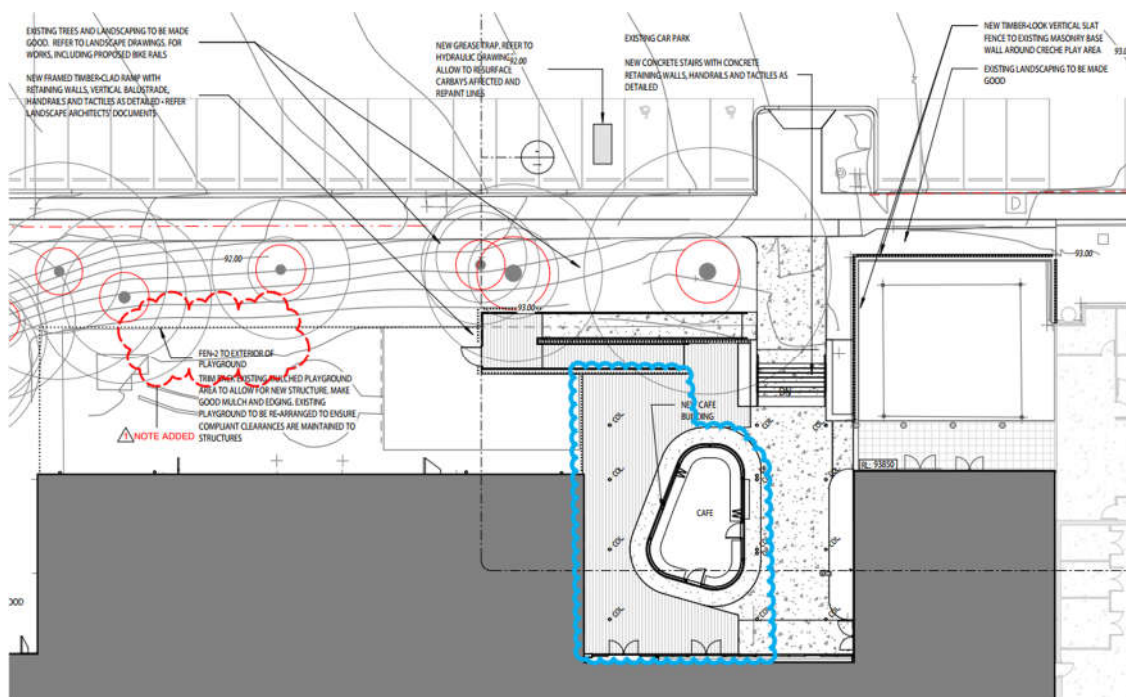
Any lease subsequent to this EOI process will be required to be entered into between the successful party, the Shire and the State Government in accordance with the provisions of the *Local Government Act 1995* and the *Land Administration Act 1997*.

The Shire encourages submissions from people of all ages and backgrounds.

Site Information

The Recreation Centre Café is located at 51 Wallcliffe Road, Margaret River. A location map of the site is attached to this document as Appendix B and leased area and dimensions are attached as Appendix A.

The Recreation Centre is currently undergoing refurbishment, part of this project will be delivery of a new café space at the facility entrance with an adjacent grassed outdoor area, surrounded by a timber look deck. Further information is available of the Shire's website at [Rec Centre Refurb | Your Say Augusta Margaret River \(amrshire.wa.gov.au\)](https://www.amrshire.wa.gov.au/Rec-Centre-Refurb-Your-Say-Augusta-Margaret-River).



Excerpt from Appendix A, page 1, site plan

Chattels

The café may be supplied as a 'cold shell' and thus the successful proponent may be responsible for fit-out.

The Shire encourages all submissions and is willing to negotiate fit out requirements subject to rent negotiations and lease terms, for example higher fit out obligations may pay lower rent, in order to reach a mutually beneficial agreement for all parties.

The following services are included within the café space:

Architectural

- Café will be constructed with a stand-alone 'butterfly roof' with CFC sheet lining to underside of the soffit.
- Café will be clad with vertical extruded aluminium cladding with timber look veneer.
- Internal ceiling to café to be supplied by tenant.
- Unsealed concrete floor supplied to interior of café.
- Two 920 x 2400 solid core doors are supplied to access the café with 2 bifold server windows servicing the area to the east and north western edges of the café.
- No benchtops or any interior furniture is provided to the café.

- The café sits in the middle of a covered alfresco area which is shared by the main access to the Margaret River Recreation Centre and comprises of a large composite timber deck and contrasting exposed aggregate concrete.
- Access to the café and the main building is shared by a flight of exposed aggregate stairs and an accessible access ramp constructed to the north of the café.
- The access joins a public shared path system and a large carpark to the north of the café.
- Access to the main building, including the Aquatic Centre, Creche, Gymnasium, Basketball Courts, Group Fitness, office and change room facilities shall remain free of obstruction at all times to permit accessible access to the café and main building.
- Landscaping is supplied to the main verge and garden bed area to the north of the café and the main building and is maintained by the Shire.
- A small, fenced and enclosed lawn area with a small playground with a small number of park furniture will be installed to the north west of the café adjacent to the Aquatic Centre and will be maintained by the Shire.

Hydraulic

- Capped Sewer and Trade Waste connections are supplied to the café.
- 1000L Grease Trap located within the front verge, easily accessible to the adjoining car park for servicing.
- Isolation valve and capped connection for cold water in ceiling (25mm) isolation located within verge.
- A single hose tap is provided on the western wall of the main building for the purpose of general wash down and water supply by the Shire.
- No reticulated LPG gas is supplied to café.

Mechanical

- No mechanical services are supplied to the café.

Electrical information available on request.

Food Business

The proposed activity must comply with the *Food Act 2008* and the Food Standards Australia New Zealand Code.

Fittings

Proponents are advised that their own chattels will be required to operate and develop the business as fit for purpose for the successful leaseholder, however the Shire is willing to negotiate fit out requirements subject to rent negotiations and lease terms.

The supplied 1000L grease trap allows for 13 fixture units. Further information on determining fixture units can be found on the Water Corporation WA website, or by contacting a hydraulic consultant, plumber or food and beverage consultant.

Waste Servicing

The Shire is committed to the minimisation of waste and the diversion of waste from landfills. Supporting the WA State Governments Plastic Bans, the Shire encourages the use of compostable materials including compostable takeaway containers and coffee and beverage containers. Compostable materials can be disposed of into the Shire's lime green lidded Food Organics and Garden Organics (FOGO) bins.

A bin store area is available at the rear of the main building for the storage of bins. This area can be made available for the proponent should they require bins.

Respondents should demonstrate their understanding and commitment to using sustainable packaging and waste minimisation in their submission.

Insurance

Any successful proponents must, as a leaseholder, indemnify the Shire from any claims arising from the operation of the facility. The leaseholder will also be required to maintain current public liability insurance to the Shire's satisfaction.

Compatibility with Recreation Centre use

The Recreation Centre is open 6.00am to 9.00pm Monday to Friday, 8.00am to 3.00pm on Saturday and Sunday, and currently closed public holidays. **Hours subject to change*

Peak times at the Recreation Centre are 6.00am to 10.00am daily for Swimming lessons, gym users and group fitness, and afternoons 3.00pm to 7.30pm for all after school based sporting programs such as basketball and netball.

The successful proponent will be encouraged to operate during the following hours, Monday to Friday:

- 7.00am – 10.00am; and
- 3.00pm – 7.00pm

The café can operate outside of Recreation Centre hours.

Admissions through the Recreation Centre over the past 5 years:

Year	No. of paid entries*
2017/2018	125988
2018/2019	123697
2019/2020	89297
2020/2021	115563
2021/2022	140100

** numbers based on paid entries through the centre not including spectators.*

The Recreation Centre offers a varied range of memberships and pass options. As of 3 March 2023, the centre had 793 active members and 715 active pass holders.

Vending machines will be located in the basketball courts selling drinks and snacks.

Previously the Recreation Centre operated a kiosk and a cafe facility during opening hours. Goods provided include coffee, cool drinks and snack foods including hot chips, muesli bars and ice-creams. At times over the years the café has also served fresh salads, wraps, sandwiches and evening meals for organised sports. During the operation of the café, it has also serviced the local schools, sporting clubs and council building for external catering opportunities.

Lease Amount and Tenure

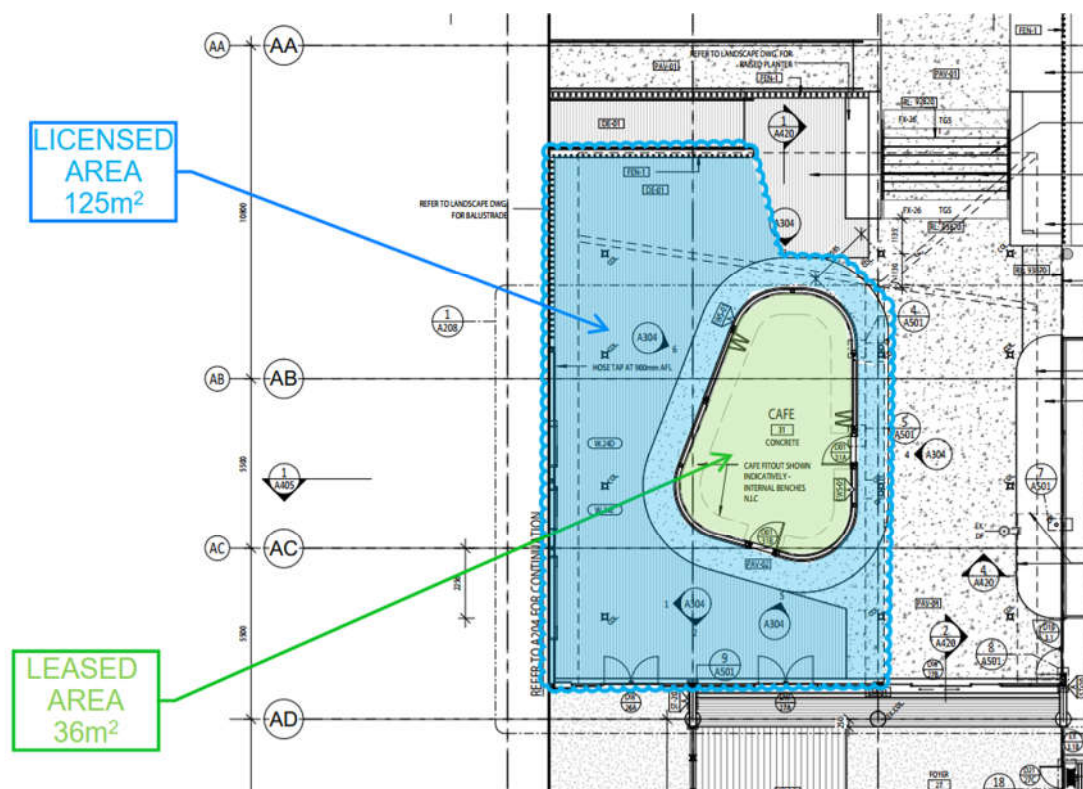
The rent will be negotiated under a lease arrangement in accordance with section 3.58 of the *Local Government Act 1995*.

The Shire has conducted a market evaluation through an independent provider in alignment with the Retail Tenancy Agreement.

Annual rent offers higher than \$20,000 will be considered as part of the selection process.

The minimum lease will be for five (5) years plus five (5) years. The term of the lease will be negotiated in conjunction with rent and considered as part of the selection process. Respondents are encouraged to include any tenure requirements.

The area within the café proper will be offered for lease, with a licensed area to the deck area surrounding the café. The licensed area will be offered for non-exclusive use by the café operator for the purpose of alfresco dining surrounding the café area.



Excerpt from Appendix A, page 2, site plan

Proposed Lease Arrangements

The Shire may choose to enter into a lease/licence with proponents subject to commercial negotiations and final approval by the Shire. The terms of the lease will be governed by the *Commercial Tenancy (Retail Shops) Agreements Act 1985*. Examples of the lease terms may include but are not limited to;

Details	
Term	Initial 5 year term with an option for a further 5 years.
Rent	Rent will be negotiated based on the level of fit out that the tenant is responsible for.

	Valuations have indicated that a 'cold shell' would likely attract rents of approximately \$20,000.
Outgoings	Lessee responsible for: <ul style="list-style-type: none"> • Shire rates as applicable • Water consumption • Electricity • Sewerage • Communications/NBN • Grease trap maintenance • Signage
Insurance	Lessee responsible for: Public liability– Minimum \$20m
Maintenance	Lessee responsible for: <ul style="list-style-type: none"> • Non-structural and internal maintenance to ensure all areas are well maintained and clean at all times. • Pest control
Security	A security system has been installed in the premises, use or upgrade of which will be the subject of negotiation.

Indicative Timeline for Selection Process

EOI Opens:	12 June 2023
Site Inspection:	To be arranged up until 3 July 2023
EOI Closes:	3 July 2023
Evaluation / selection of preferred respondent:	4 - 18 July 2023
Preferred applicant notified:	20 July 2023
Public Notice of preferred lease offer:	21 July to 4 August 2023
Preferred Respondent and Lease Terms to Council for approval:	23 August 2023
Lease finalised:	By 30 August 2023
Applicant to submit application for business permit / commence fit out:	From date of lease finalised
New enterprise to open:	As agreed upon by both parties

Assessment Criteria

Respondents submitting an expression of interest will be required to address the following criteria in writing and must include all information requested within this document to be considered, including:

Objective	Submission Requirements
Reputable and Proven Operator	Respondent to demonstrate: <ul style="list-style-type: none"> a) experience in managing, owning or operating a café b) competency and proven track record in maintaining a viable business

	c) acknowledgment of the need to comply with the Food Standards Code and <i>Food Act 2008</i>
Financial and Capability Resources	Respondent to demonstrate: a) the ability to fit-out, supply and sustain the necessary plant, equipment and materials b) The financial capability to undertake the proposal and daily running of the café to ensure its long term sustainability
Provision of proposed layout and function	Dependant on level of fit-out proposed, respondent to provide indicative design layout and function of the proposal.
Compatibility with Recreation Centre Usage	Respondent to provide: a) Details of the proposed business operation, including types of service offered, staffing structures, and operating times.
Sustainability	Respondent to demonstrate: a) An understanding and commitment to using sustainable packaging and waste minimisation in their submission.

Respondents should address the above assessment criteria in writing as well as:

- a) The full details (name, address, contact details) of all parties involved in the Registration of Interest.
- b) Detail a lease amount offer and any lease tenure requirements.

Deadline for Expression of Interest

The Deadline for Registration of Interest is **4.00pm, Monday 3 July 2023**.

Lodgement of Submissions and Delivery Method

The submission must be lodged by the Deadline. The submission is to be:

- Placed in a sealed envelope clearly endorsed with the EOI title 'Expression of Interest Margaret River Recreation Centre Café'; and
 - Delivered by hand to 41 Wallcliffe Road, Margaret River (by the Respondent or Respondent's private agent); or
 - Sent through the mail addressed to the Chief Executive Officer, PO Box 61, Margaret River, WA 6285.

Or:

- Emailed to amrshire@amrshire.wa.gov.au.

Evaluation Process

Following the close of the EOI, submissions will be evaluated and an evaluation report will be prepared for approval of the Council. Following approval by Council, direct negotiations with the preferred Respondent.

Submissions will be assessed on the basis of the following criteria:

Relevant Experience
Business Operations
Design & Fit-out
Lease Conditions
Lease offer amount

Legislation

The *Local Government Act 1995* requires that the disposal of any local government property (including by way of lease) is required to be advertised in the event that the local government has agreed method and terms of disposal without having utilised a tender or auction process.

As such, respondents are advised that following successful negotiation with any party with respect to obtaining a lease, the Shire will undertake a statutory period of advertising (minimum period of 14 days) and must consider a submission made with respect to this matter before it is able to enter into any legal agreement with the preferred party.

Contact Information

General enquiries should be directed to:

- In relation to fit out and site inspections: Manager Waste and Major Projects, Chris Yates - Ph: 9780 5272
- In relation to lease terms / rent: Manager Legal and Governance, Ian McLeod – Ph: 9780 5267

Canvassing of Councillors during or following the completion of the Registration of Interest period will disqualify.

Applicant Checklist

Application details	The full details (name, address, contact details) of all parties involved in the Expression of Interest.
Assessment criteria addressed	Assessment criteria form completed
Lease preferences	Lease offer amount and any tenure requests included

Appendices

Appendix A – Café Architectural Plans

Appendix B – Café Site Location Plan

Appendix C – Café Architectural Perspectives



amrshire@amrshire.wa.gov.au
www.amrshire.wa.gov.au

Margaret River

41 Wallcliffe Rd (PO Box 61)
Margaret River 6285

T (08) 9780 5255 | **F** (08) 9757 2512

Office Hours

Mon to Fri, 9am – 4pm

Phone enquiries

8.30am – 4.30pm

Augusta

66 Allnut Tce
Augusta 6290

T (08) 9780 5255 | **F** (08) 9757 2512

Office Hours

Tue to Thu 9am – 12pm, 1pm – 4pm

Phone enquiries

8.30am – 4.30pm

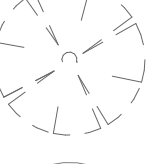
If you are deaf, or have a hearing impairment or speech impairment, contact us through the National Relay Service:

- TTY users phone 133 677 then ask for 08 9780 5255
- Speak and Listen users phone 1300 555 727 then ask for 08 9780 5255
- Internet relay users connect to the NRS www.relayservice.com.au then ask for 08 9780 5255

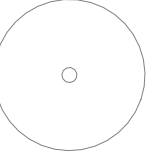
LEGEND



EXISTING TREE TO REMAIN



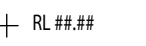
EXISTING TREE TO BE REMOVED



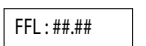
PROPOSED TREE



EXISTING CONTOUR LINES



PROPOSED LEVELS



NEW FINISHED FLOOR LEVEL



BUILDING SETOUT POINT



DENOTES EXTENT OF CONTRACTORS SITE AREA



DENOTES EXTENT OF EXISTING LOT BOUNDARIES



SITE BOUNDARY



PROPOSED DEMOLITION



PROPOSED DEMOLITION

GENERAL NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LEVELS AND FALLS TO PAVING, PLANTING AND TURF.
 2. REFER TO CIVIL DRAWINGS FOR PROPOSED LEVELS AND FALLS TO CARPARKING.
 3. REFER TO CIVIL DRAWINGS FOR ALL PAVEMENT PROFILES.
 4. REFER TO CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION.
 5. REFER TO STRUCTURAL & CIVIL DRAWINGS FOR EXPANSION AND CONTROL JOINT LOCATIONS IN EXTERNAL CONCRETE PAVING.
 6. RETIC - ALLOW TO CAP (AND DIVERT IF NECESSARY) RETIC SERVICES TO THE EXTENT THAT CONSTRUCTION OF THE PROJECT REQUIRES.
 7. MAKE GOOD AREAS OF SITE INCLUDING PAVING AND SOFT LANDSCAPING DISTURBED BY CONSTRUCTION.
 8. REFER TO A1.04 FOR CONTRACTOR'S LAYDOWN AREA & TRAFFIC MANAGEMENT.
- REFER TO ALL OTHER ARCHITECTURAL DEMOLITION DRAWINGS AND SPECIFICATIONS IN CONJUNCTION WITH EACH OTHER.

APPROXIMATE LOCATION
OF PLAYGROUND AND
LAWN AREA

AQUATIC CENTRE - REFER A2
SERIES FOR PLAN DRAWINGS

1 SITE PLAN
1:200

gresleyabas
architecture environment design

Gresley Abas Pty Ltd
ABN 46 109 250 842
Perth/ L5, 56 William Street, Perth WA 6000
Melbourne/ 10 York Street, Richmond VIC 3121
Telephone 08 9322 5322
www.gresleyabas.com.au

CONSTRUCTION

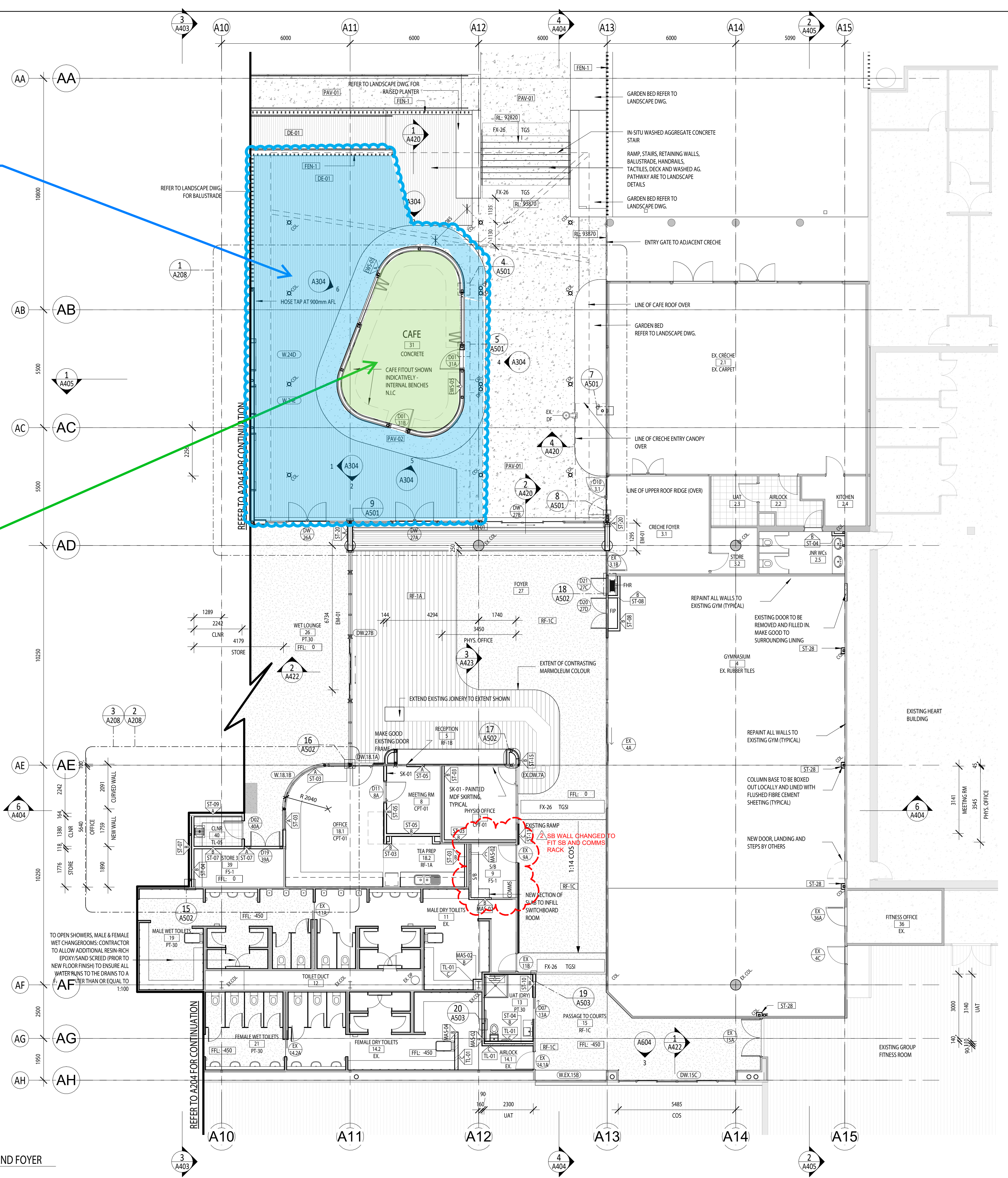
SHIRE OF AUGUSTA-MARGARET RIVER
MRAC REDEVELOPMENT
51 Wallcliffe Road, Margaret River
PROPOSED SITE PLAN

0m 2m 4m 6m 12m
SCALE 1:200 @A1 SHEET SIZE

NOTE: DO NOT SCALE THIS DRAWING. IT IS THE BUILDER'S EXPRESS RESPONSIBILITY TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OR COMMENCEMENT OF ANY WORK. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT WRITTEN PERMISSION OF THE ARCHITECT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

1	23/08/22	ISSUE FOR CONSTRUCTION	GA
0	23.05.22	ISSUED FOR TENDER	GA
REV	DATE	AMENDMENT	BY

DRAWN RC	DESIGNED LG	PRINCIPAL TJ
CHECKED HP	CLIENT PATHNAME C:\Users\Hewlett\Documents\2117_MRC_MRC_2022_Hewlett	
SCALE @ A1 1:200	DATE 23/08/22	DRAWING NO. A105
JOB NUMBER 2117	THIS IS A DRAWING FROM A BUILDING INFORMATION MODEL. DO NOT EDIT.	REV 1



LEGEND



ABBREVIATIONS

REFER ALSO CODE LEGEND FOR MATERIAL CODES

COL.	STRUCTURAL COLUMNS
CU.	CONDENSER UNIT
CJ.	CONTROL JOINT
DF.	DRINKING FOUNTAIN
EJ.	EXPANSION JOINT
FE.	FIRE EXTINGUISHER
FH.	FIRE HYDRANT
FHR.	FIRE HOSE REEL
FIP.	FIRE INDICATOR PANEL
FW.	FLOOR WASTE
GM.	GAS METER
GT.	GREASE TRAP
HBC.	HYDRANT BOOSTER CABINET
HD.	HYDRAULIC DUCT
HDR.	HYDRANT RISER
HT.	HOSE TAP
HWUL.	HOT WATER LINT
PD.	PAVING DRAIN
DP.	RAINWATER DOWNPipe
TGSJ.	TACTILE GROUND SURFACE INDICATOR

GENERAL NOTES

1. ALL FLOOR FINISHES TO BE READ IN CONJUNCTION WITH ARCHITECTURAL SCHEDULES AND SPECIFICATION. REFER TO 0A204 AND A205 FOR FURTHER INFORMATION ON FLOOR FINISHES.
2. TO ACHIEVE FLUSH DOWD THRESHOLDS, FEATHER CONCRETE PAVING LOCALLY AT A MAX. GRADE OF 1:8 AS PER AS 1428.1-2009.
3. ALL FIXTURES ARE SHOWN INDICATIVELY. REFER TO HYDRAULIC DRAWINGS FOR FINAL LOCATIONS. PAVING FALLS ARE TO A MAX 1:100 UNLESS OTHERWISE NOTED.
4. SEEK CLARIFICATION FOR ANY DISCREPANCIES BETWEEN DOCUMENTS.
5. SITE MEASURE ALL EXISTING BUILDING ELEMENTS PRIOR TO ORDERING MATERIALS AND FABRICATING COMPONENTS.
7. REFER TO SPECIALIST CONSULTANT SPECIFICATIONS, SCHEDULES, DRAWINGS AND SPECIALTY COMPONENTS FOR ALL SERVICES REQUIRED.
8. REFER SCHEDULES IN THE SPECIFICATION FOR PRODUCT SPECIFICATION.
9. REFER ROOM LAYOUT DRAWINGS FOR FULL SCOPE OF DEMOLITION, NEW WORKS AND REFINISHMENT

	EXISTING WALLS TO REMAIN
	NEW WALLS - REFER TO CODE LEGEND FOR WALL CONSTRUCTION

CODE LEGEND	
CODE	DESCRIPTION
DE-01	DECKING ASSEMBLY - MUDWOOD PLANK DECKING
EM-01	ENTRY MAT - BIRRU COCAMAT - 10mm OPEN SUNLINE
EN-05	EX-CO-05 ON 2 x 4.5mm FC SHEET; 35mm TH 92mm STUD INS-02; 25mm HORIZONTAL BATTEN; 13MM MRPB
FEN-1	TIMBER BALUSTRADE AND FENCING - SOLID BANDSAWN TEAK FINS
FX-26	INTERNAL INDIVIDUAL TACTILES - TGS
MA-02	200MM UTILITY BRICKWORK WITH RENDER BOTH SIDES, REFER ELEVATIONS FOR EXTENT OF HARDWALL PLASTER
MA-04	140MM CONCRETE BLOCK - CONCRETE FISHED
PAV-01	EXTERNAL PAVING - WASHED AGG. CONCRETE SLAB - LIGHT
PAV-02	EXTERNAL PAVING - WASHED AGG. CONCRETE SLAB - DARK
RF-1A	RESILIENT FINISHES - REFER SCHEDULE
RF-1C	RESILIENT FINISHES - REFER SCHEDULE
ST-03	92mm STUD + INS-02 + 13MM PB
ST-04	92mm STUD + INS-02 + 13MM MRPB
ST-05	92mm STUD + INS-02 + 2 x 13MM PB + 2 x 13MM PB
ST-07	92mm STUD + INS-02 + 13MM MRPB + 13MM MRPB
ST-08	92mm STUD + INS-02 + 13MM PB + 13MM PB
ST-09	92mm STUD + 50mm TH + INS-02 + FC-01 + 13MM MRPB
ST-10	92mm STUD + INS-02 + 13MM MRPB + 13MM MRPB
ST-11	92mm STUD + INS-02 + FC-01 + 13MM MRPB
ST-15	92mm STUD + INS-02 + FC-01 + EX-CO5
ST-20	92mm STUD + INS-02 + 92 STUD + INS-02 + 16mm AIR GAP + 13MM MRPB + 9MM FC SHEET
ST-28	76mm STUD + 9MM FC SHEET
TL-01	TILE - 300x600

2	13/01/23	SB WEST WALL MOVE	GA
1	23/08/22	ISSUE FOR CONSTRUCTION	GA
0	23.05.22	ISSUED FOR TENDER	GA
REV	DATE	AMENDMENT	BY

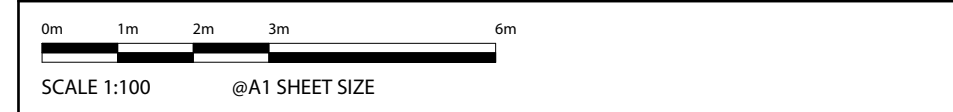
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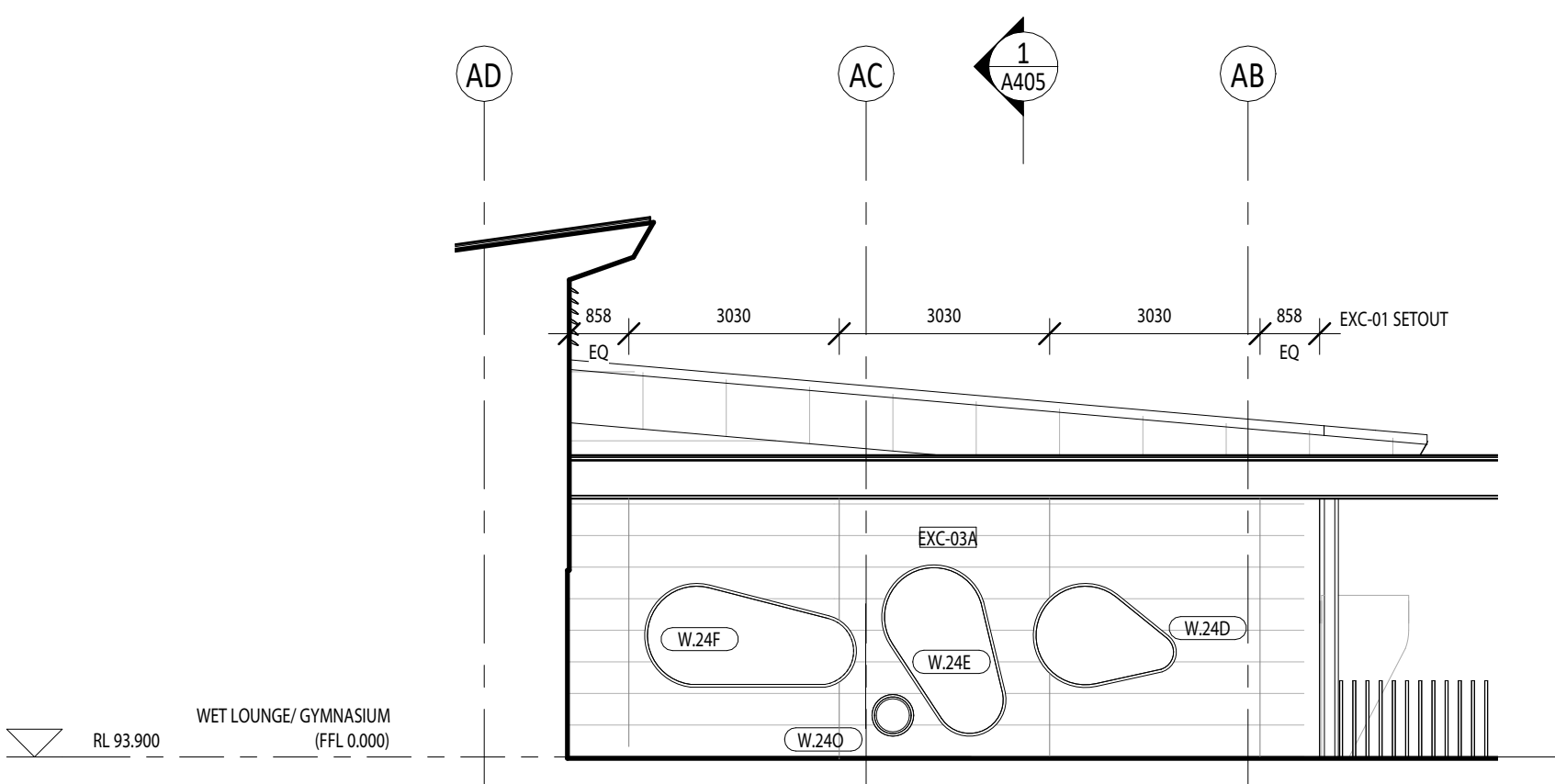
CONSTRUCTION

SHIRE OF AUGUSTA-MARGARET RIVER
MRAC REDEVELOPMENT
51 Wallcliffe Road, Margaret River
**GROUND FLOOR PLAN - AMENITIES AND
FOYER**

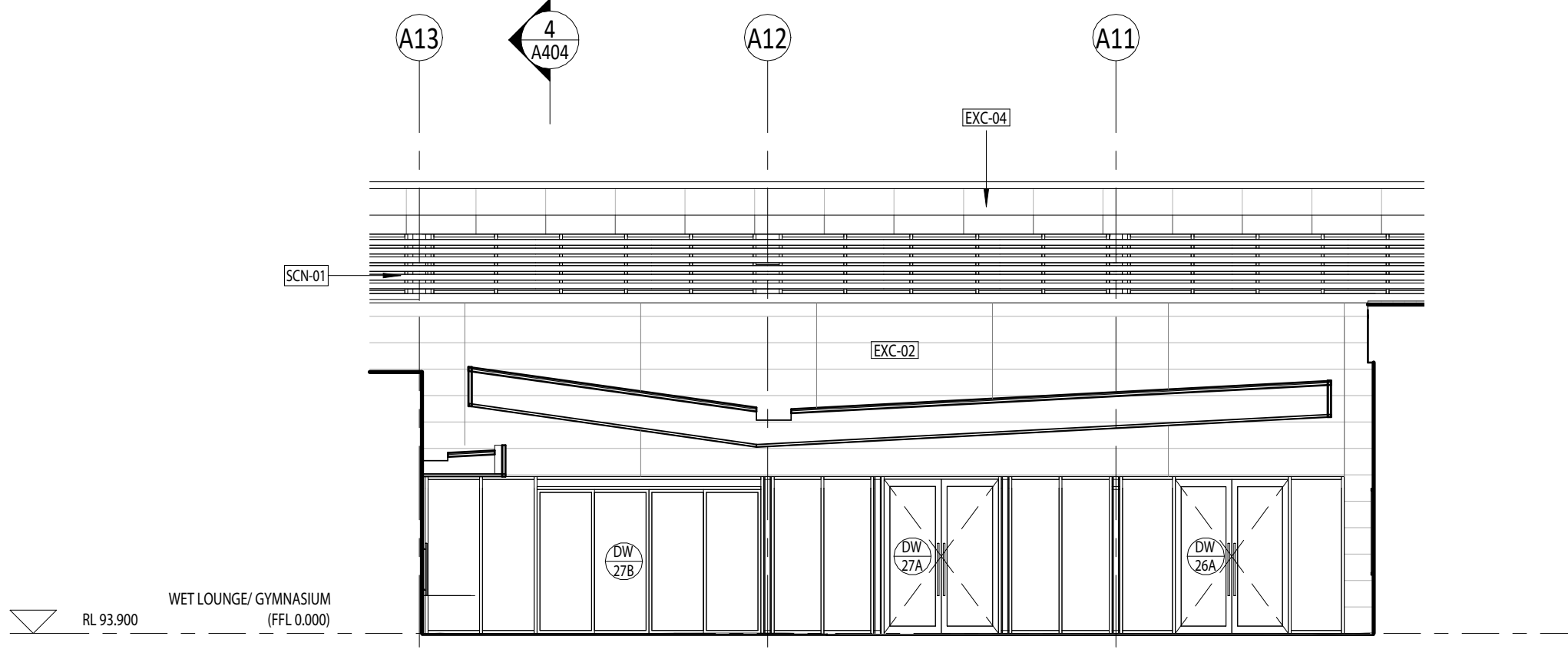


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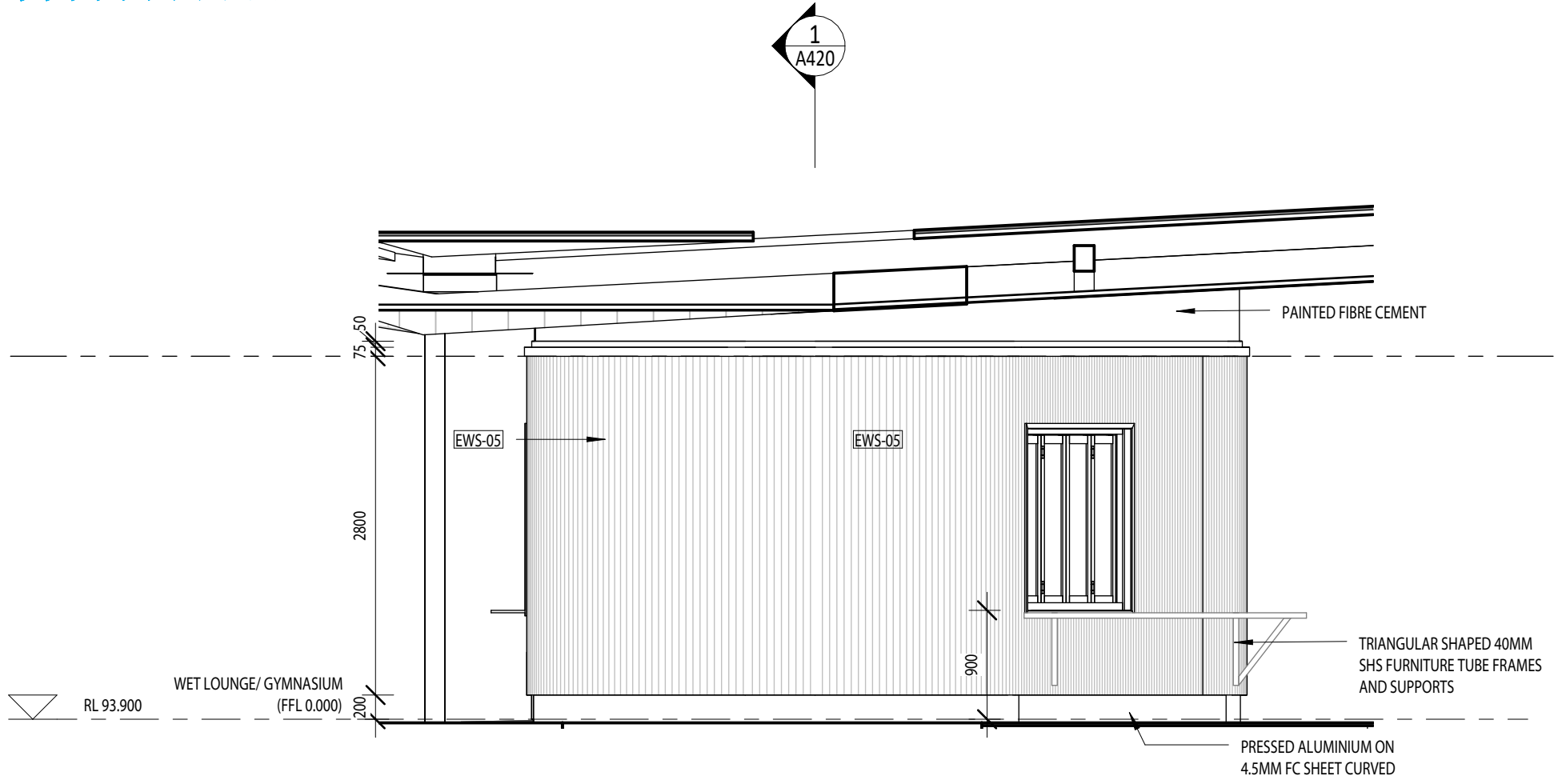
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	SCALE @ A1 1:100	DATE 13/01/23	DRAWING No.	REV
	JOB NUMBER 2117	THIS IS A DRAWING FROM A BUILDING INFORMATION MODEL, DO NOT EDIT.		<div style="font-size: 2em; font-weight: bold;">A205</div> <div style="font-size: 3em; font-weight: bold;">2</div>



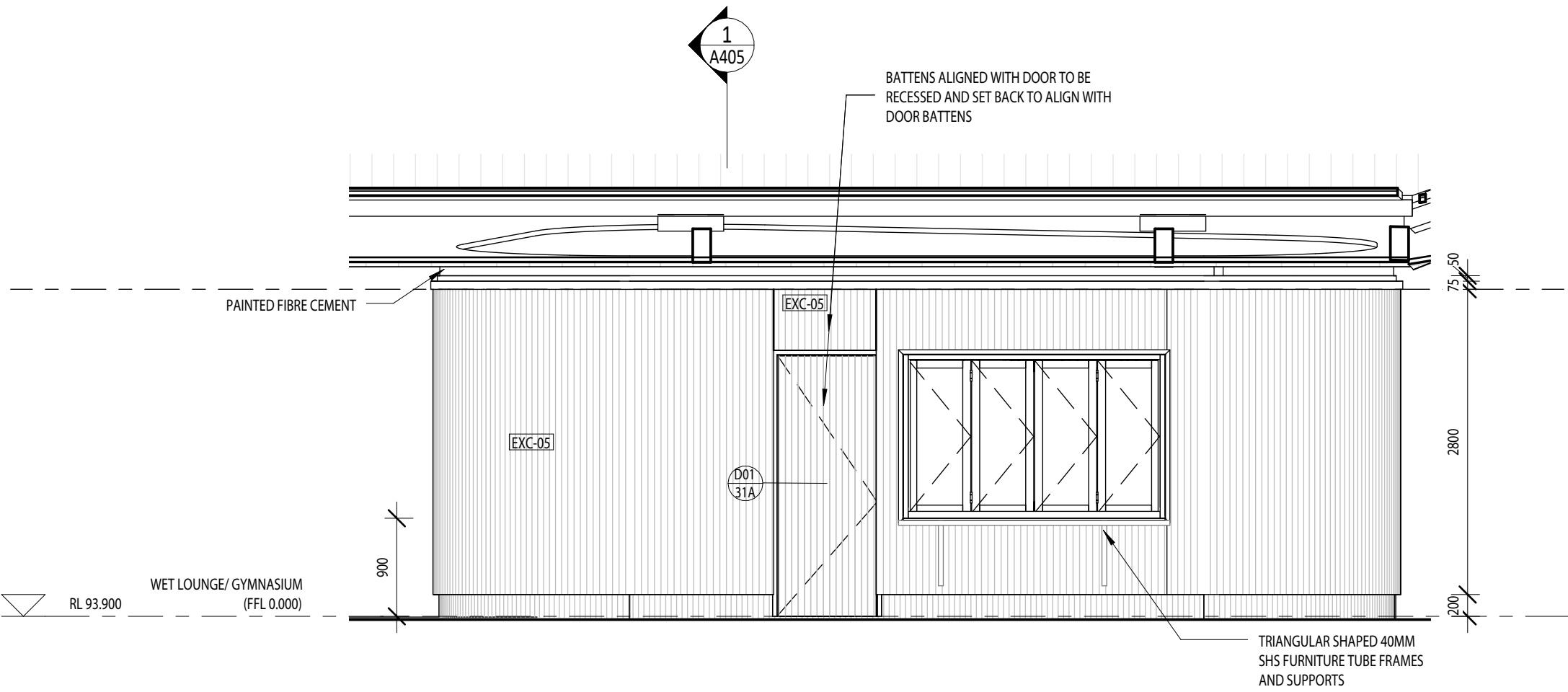
1 PART ELEVATION 1
A205 1:100



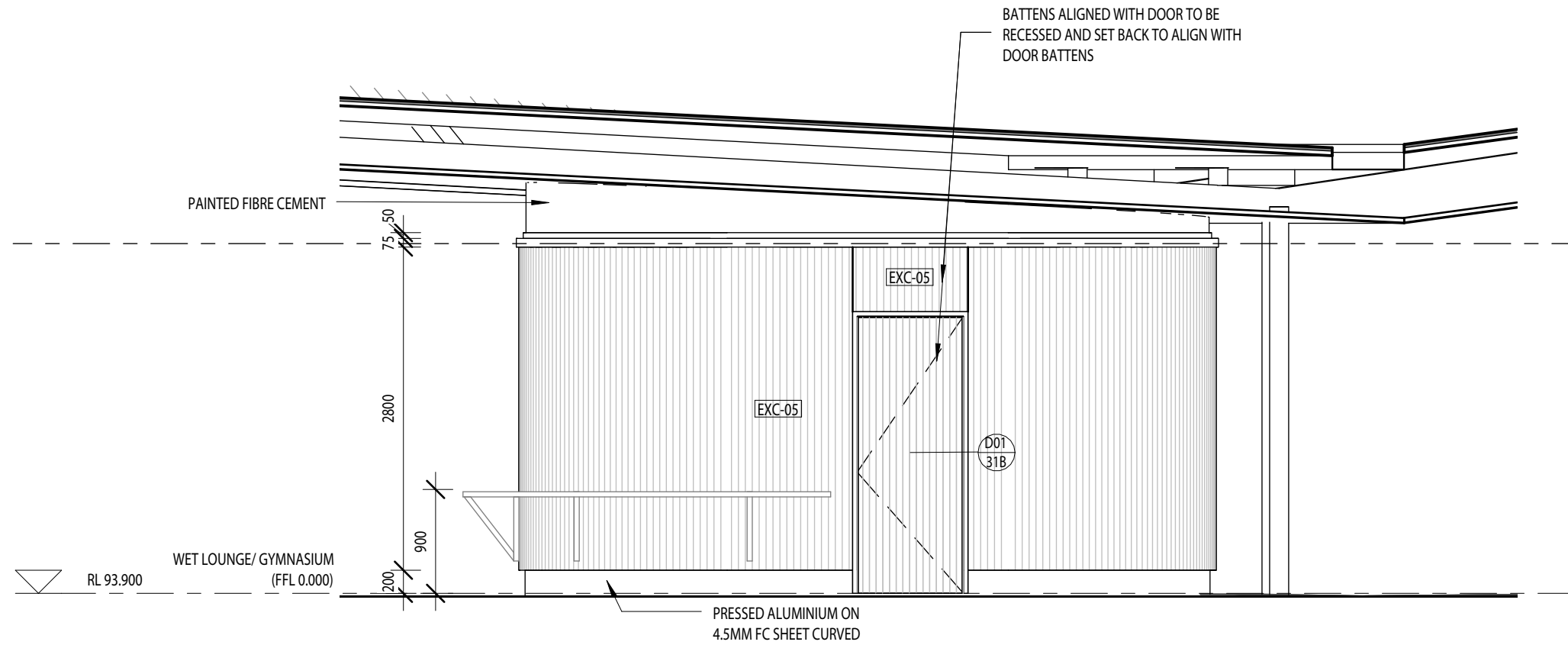
2 PART ELEVATION 2
A205 1:100



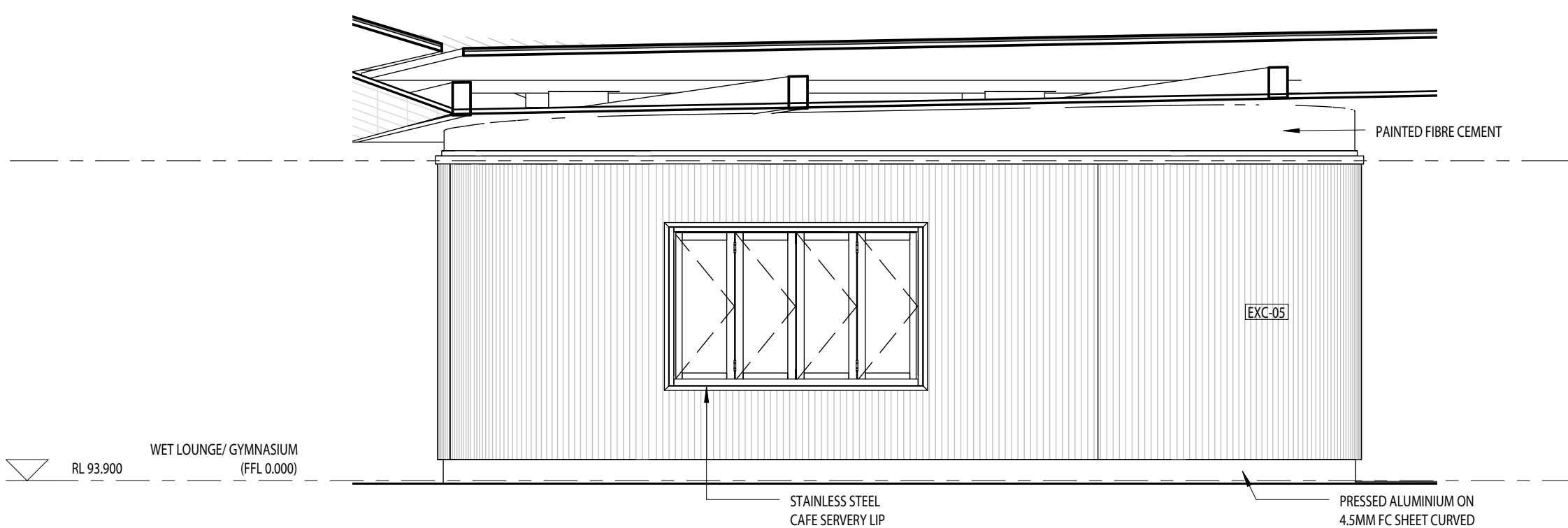
3 CAFE ELEVATION 1
A205 1:50



4 CAFE ELEVATION 2
A205 1:50



5 CAFE ELEVATION 3
A205 1:50



6 CAFE ELEVATION 4
A205 1:50

LEGEND

ABBREVIATIONS

AC.	AC UNIT
EJ.	CLADDING EXPANSION JOINT
COL.	STRUCTURAL COLUMNS
CU.	CONDENSER UNIT
DF.	DRINKING FOUNTAIN
DP.	RAINWATER DOWNPIPE
TOW.	TOP OF WALL

GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO FABRICATION.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER ARCHITECTURAL DRAWINGS, SPECIFICATIONS AND FINISHES SCHEDULES.

CODE LEGEND

CODE	DESCRIPTION
EW5-05	EXC-05 ON 2 X 4.5mm FC SHEET; 35mm TH; 92m STUD; INS-02; 25mm HORIZONTAL BATTEN; 13MM MRPB
EXC-02	TERRITORY HORIZONTAL - BOARD CLADDING - WOODLANDS EBONY
EXC-03A	EQUITONE THROUGH COLOUR CFC PANELS
EXC-04	THROUGH COLOUR CFC PANELS
EXC-05	EXTERNAL TIMBER VENEER ALUMINIUM BATTENS

REV	DATE	AMENDMENT	BY
1	23/08/22	ISSUE FOR CONSTRUCTION	GA
0	23.05.22	ISSUED FOR TENDER	GA

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architecture environment design

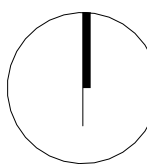
Gresley Abas Pty Ltd
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Perth/ L5, 56 William Street, Perth WA 6000
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Telephone 08 9322 5322
www.gresleyabas.com.au

CONSTRUCTION

SHIRE OF AUGUSTA-MARGARET RIVER
MRAC REDEVELOPMENT
51 Wallcliffe Road, Margaret River
PART ELEVATIONS

SCALE: AS INDICATED

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DRAWN RC	DESIGNED LG	PRINCIPAL TJ
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SCALE As indicated	DATE 23/08/22	DRAWING NO. A304
JOB NUMBER 2117	THIS IS A DRAWING FROM A BUILDING INFORMATION MODEL. DO NOT EDIT.	REV 1





NEW CAFE AND FRONT ENTRY DECK

MARGARET RIVER AQUATIC CENTRE



NEW WASHED AGGREGATE PATHWAY TO ENTRY PASSING THE CAFE