

APPLICATION FOR PROPOSED SHORT-TERM WORKERS ACCOMMODATION

The Shire of Pingelly have received an application from Pingelly Shearing for the proposed establishment of short-term workers accommodation at Lot 204 – 34 Pitt Street, Pingelly.

The proposed establishment of the short-term workers accommodation will be incorporating the existing dwelling and adding 2 X 4 bedroom ensuite units at the rear of the existing dwelling to accommodate workers during the shearing seasons.

The units are engineered certified, have energy efficiency rating and are classified as a Class 1b Residential Building to suit the proposed purposes of the application.

The reason for this proposal is due to the lack of suitable accommodation and available housing in Pingelly.

The employees are a necessary part of the Pingelly Shearing business servicing the requirements of local farmers.

The number of workers accommodated at any given time would be 4-6 on a seasonal basis.

All parking of vehicles will be located within the property, the workers living on site would be transported to work on employer supplied buses so there will be no unnecessary movement of vehicles from the property.

Formas Worker

ERGO W440

DESIGN SPECIFICATIONS

4 bedrooms, 4 ensuites



Ideal for both permanent and temporary on-site accommodation and offices in even the most remote locations, Formas solutions effectively suit the needs of resource industry-related companies, as well as tourist park accommodation, office space, and building extensions. Designed to be built quickly and cost effectively, the Formas ERGO can be installed in any environment within weeks. The quality of the building design & interior fit-out provides for ideal living conditions in a style that by far exceeds its price.

Internal General Fitout

- Power, TV & Phone points to each room
- Energy compliant quality low energy downlights

External Specifications

- Certified by ABSA to minimum 6 Star Thermal Energy Rating
- Cyclonic rated to Wind Region D (Cyclonic) - Terrain Category 2
- Accommodation module mounted on Mega Anchors
- External sensor lighting to perimeter of building
- Delivery to anywhere in Australia
- Transportable – can be relocated

Structure

- Hinged floor at slide out section - ease of installation
- Hinged end wall panel at both ends - ease of installation
- Rail track for slide out section for easy installation
- Vertical corrugated wall profile, similar to custom orb
- Corten steel external wall
- Corten steel main floor
- 28mm thick flooring (termite treated)
- Overall dimensions - 12.2 x 4.2m (51.24m²)

Architecture / Floor Finishes

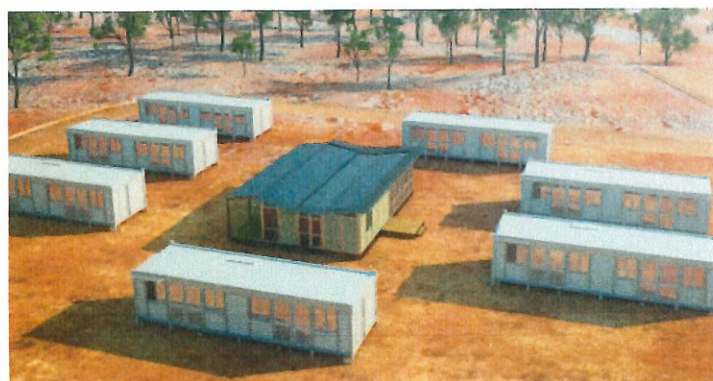
- 2mm thick vinyl flooring - wood grain finish
- FRP bathroom cubicle with FRP non slip floor finish - 1m internal width bathroom
- Timber sliding door to bathroom
- PVC moulded ceiling trim
- PVC moulded floor skirting

Furniture Included

- King size single bed with headboard and mattress (1070W x 2030L bed frame)
- Bedside table with 3 drawers (450W x 442D x 550H)
- Wardrobe with bar fridge recess (900W x 600D x 1800H)
- Writing Desk with 3 drawers and chair (1000L x 550D x 710H)
- Corner TV / DVD shelving
- Wall mounted book shelf above writing desk
- Wall mounted book shelf above bed
- 100L Hi-sense bar fridge
- 1.0HP Hi-sense split system air conditioning

Electrical

- 100A 3-phase MSB to mining spec
- MSB and data (patch panel enclosure)
- 3 phase supply to HWS for quick recovery system
- Double pole DGPO, switches and isolators
- Interconnected and hard wire smoke detectors with break glass
- Fire alarm connected to terminal strip for future connection to main
- Fire control panel
- PE Cell connected external lighting



Formas Worker

Bathroom Wet Areas

- Mirror over vanity
- Metal toilet roll holder
- Metal double towel rail
- Metal towel storage rack
- Metal robe hook
- Shower flick mixer
- Metal soap holder
- Power point next to vanity
- Shower enclosure with curtain and rail
- Fire exhaust fan vented to outside

Plumbing

- All cold / hot water piping to Australian standards with Water Mark and compliance to PLB requirements
- ALL sanitary piping to Australian Standards and PLB compliant
- All fixtures are BCA and WELS compliant
- Showerhead = 3 star WELS
- WC flushing system = 4 star WELS rated dual flush
- Vanity basin flick mixer = 4 star WELS

Insulation, Fire Rating & Acoustic Rating

- Roof Total Insulation = R 4.64
- External wall total insulation = R 3.92
- Partition wall between room total insulation = R 3.74
- Floor total insulation = R 1.5
- Ceiling - 60mm thick rockwool with 60mm PU sandwich panel
- External wall - 50mm thick rockwool with 50mm PU sandwich panel
- Partition wall - 60mm rockwool sandwich panel with 50mm air gap and 60mm rockwool sandwich
- Panel - Acoustic Rating between rooms to achieve $R_w \sim + C_{tr}$ of 50

Doors and Windows

- Steel clad external door (cyclonic rated.) 2040H x 820W
- Internal fly screen door
- Aluminium frame double glaze sliding window cyclonic rated - (1340H x 1170W) (5mm glass pane + 9mm air gap + 5mm glass pane)
- C4 key system to external door
- Block-out window treatments









ERGO 3564627

Rental
Allison Clarke

Formas living
"In style as houses"

1224

DALIGHT ILS AUSTRALIA

1224

Formas





L A N E W A Y (SHADVICR STREET)

SEWER APPROX
WATER MAIN APPROX

1800 COLORBOND FENCE

11M WATER UTILITY

30.000

SIDE SETBACK
4.200 3.800

11.000
REAR SETBACK

12.200

NO OPENINGS

2. DONCA B.

4 BED ENS

12.2 x 4.2 = 51.24 m²

ENTRY

WATER SUPPLY

ENTRY

EXTENT OF
TIMBER DECK

12.2 x 13.7 = 167.14

PROPOSED WORKERS
ACCOMMODATION CLASS 1B

FEL TO EQUAL EXISTING

11.2 x 4.2 = 47.04 m²

NO OPENINGS

4 BED ENS

14

BATH

KITCHEN/DINE

ENTRY

CARPORT

1800 COLORBOND FENCE

1000 SIDESETBACK

EXISTING RESIDENCE

EXISTING DRIVEWAY

EXISTING GATE

EXISTING CROSS OVER

EXISTING STREET TREE

EXISTING STREET

EXISTING DRIVEWAY

EXISTING GATE

EXISTING CROSS OVER

EXISTING STREET TREE

EXISTING STREET

EXISTING DRIVEWAY

EXISTING GATE

EXISTING CROSS OVER

EXISTING STREET TREE

EXISTING STREET

EXISTING DRIVEWAY

EXISTING GATE

EXISTING CROSS OVER

EXISTING STREET TREE

EXISTING STREET

EXISTING DRIVEWAY

EXISTING GATE

EXISTING CROSS OVER

EXISTING STREET TREE

EXISTING STREET

EXISTING DRIVEWAY

EXISTING GATE

EXISTING CROSS OVER

EXISTING STREET TREE

EXISTING STREET

EXISTING DRIVEWAY

EXISTING GATE

EXISTING CROSS OVER

EXISTING STREET TREE

EXISTING STREET

EXISTING DRIVEWAY

SITE PLAN

NORTH 1:200

H36 LOT 203

TO EXISTING RESIDENCE

APPROX 15.0M FROM SHARED
BOUNDARY

CARPORT 6 BAYS

EXISTING RESIDENCE
170.00 m² CLASS 1A
FEL APPROX 430 AGL

H34, LOT 204 PITT ST.
• ZONED MIXED USE (R30)
• EXISTING USE RESIDENTIAL CLASS 1A
• PROPOSED USE RESIDENTIAL CLASS 1B
• LOT AREA 1890 M²
• NO VARIATIONS TO ECODES
ARE REQUESTED.

EXISTING RESIDENCE

H32 LOT 206

No.	Revision	Date	By
WORKERS ACCOMMODATION			
Additions to Existing House			
H34, Lot 204 Pitt Street, Pingelly WA			
Site Plan			
© Concept Design by Rosalie Pech Eva Architect 2018			
Date: July 2018		RPEA Project #:2018-0002	
Scale: 1:200 @ A3		Drawing#: A001 of 1	

Rosalie Pech Eva
Director
ABWA Reg #2150

PO Box 102 Brookton WA 6306

2 Lennard Street,
cnr Robinson Road,
Brookton WA 6306

M. 0429 421 287

pecheva@rpearchitect.com.au
www.rpearchitect.com.au

Rosalie
Pech Eva
Architect

