GUERINONI INVESTMENTS PTY LTD

ACN 055 748 591 / ABN 31 697 885 203

PO BOX 195,
9 Mango St
KUNUNURRA WA 6743

PHONE: 08 9169 1411
E: customers@guerinoni.com.au

Date: 14/08/2025

RE: A1078P Lot 1503 (9) Poinciana Street - Proposed install of Donga

Guerinoni Investments Pty Ltd as the owner of 9 Poinciana Street, provide workers accommodation to Guerinoni & Son. Guerinoni & Son are a long term Kununurra business (Established in 1956) as a significant local employer we engage 35-60 persons through out each year to facilitate the East Kimberley civil projects.

As an organization that employees 40-75% local Indigenous person we need to support seasonal workers accommodation as we draw operators from the neighboring East Kimberly towns and communities. In specific circumstances when specialized skill sets are required that are not available locally, we need to support the short term/ seasonal engagement of operators from out of state and region to fulfil these specialized roles.

9 Poinciana Street accommodation is proposed as a worker's accommodation. 80% of our engagement is based on Main Roads WA remote projects where these same workers will reside in remote Main Roads WA workers camps and only require accommodation at 9 Poinciana Street during the "off swing" which is traditionally on 1 week out of 3.

Over the last several years due to the accommodation shortages in Kununurra we have;

1. Been unable to secure interested operators due to shortage of accommodation
2. Lost existing operators due to them loosing their permanent housing (previous landlords have sold) and we were no in the position to support/provide accommodation as we had exhausted the facilities already established at 9 Poinciana and then saw the local operators chose to leave town to see alternative works.
3. Lost existing Aboriginal operators that required immediate alternative accommodations due to frustrated home conditions, we were unable support/provide accommodation as we had exhausted the facilities already established at 9 Poinciana and then saw the local Aboriginal operator s operators chose to leave town to see alternative living arrangements.

Due to the seasonal nature of civil works in Kununurra the workers accommodation is often vacant/ near vacant from late December – March each year during the "wet season".

As stated above the majority of anticipated occupants will be allocated to Main Roads WA remote projects that will have them only occupying onsite for 1 week of every 3 (during the Main Roads WA off swing).

In regards to justification for accommodating eight units on the site. A significant reason is availability of this style donga. We have a local option to purchase a 4 man donga. A 3 man donga is not available locally and is a much rarer option. We would like to support the option of purchasing locally and will also enable us to have the flexibility of a spare room/ additional room to assist with the turnover/ reallocation of rooms to alternative operators.

Kind Regards, Laine Ellis - Account Manager - Guerinoni Group of Companies

SHIRE of WYNDHAM | EAST KIMBERLEY

Development Approval Application

PO Box 614 Kununurra 6743
20 Coolibah Drive KUNUNURRA
Koolama Street WYNDHAM
T | 9168 4100
F | 9168 1798
E | mail@swek.wa.gov.au
W | www.swek.wa.gov.au
8.00am - 4.00pm MON - FRI

IMPORTANT INFORMATION:

- ☐ All details within this form are to be completed to avoid a returned or cancelled Application.
- ☐ Plans are to be submitted with this Application as detailed below in Section 5 'Essential Documents'.
- ☐ Payment of an applicable fee is required when submitting the Application *(See section 7. overleaf).*
- ☐ Signatures of both property owner and applicant are required to process the Application.
- ☐ Please complete and submit 'The Essential Documents – Checklist' with the Application (*See section 5. overleaf).*

1. Owner Details			
Name	GUERINONI INVESTMENTS PTY LTD		
Postal Address	PO Box 195, KUNUNURRA WA 6743		
Telephone No.	08 9169 1411	Mobile No.	
Email	customers@guerinoni.com.au		
Signature		Date	04/08/2025

2. Applicant Details			
Name	GUERINONI INVESTMENTS PTY LTD		
Postal Address	PO Box 195, KUNUNURRA WA 6743		
Telephone No.	08 9169 1411	Mobile No.	
Email	customers@guerinoni.com.au		
Signature		Date	04/08/2025

3. Property Details			
Lot No.	1503	Street Name	POINCIANA
House/Street No.	9	Suburb	KUNUNURRA
Nearest Intersection	DIANELLA		
*Certificate of Title Volume/Folio No.	1590/546	Diagram/Plan No.	184164
*Title Encumbrances *(If any)*			

** Information (including copy of title, volume and folio numbers and encumbrances) can be sourced from* **Landgate:** https://www0.landgate.wa.gov.au/

4. Proposed Development	
Nature of Development	☐ Works ☐ Use ☒ Works and Use
Description of proposed works and/or land use:	Install 1x new 4man ensuited Donga + verandah.
Nature of any existing buildings and/or land use:	1x Shed } Storage + 2x Existing Dongas } Staff Accomodation.
Estimated cost of proposed development	$80,000
Estimated time of completion	01/01/2026

OFFICE USE ONLY			
DATE RECEIVED		DOCUMENT NO.	
FEES PAID		OFFICER	
RECEIPT NO		RESPONSE	
APPLICATION NO.		ASSESSMENT NO.	

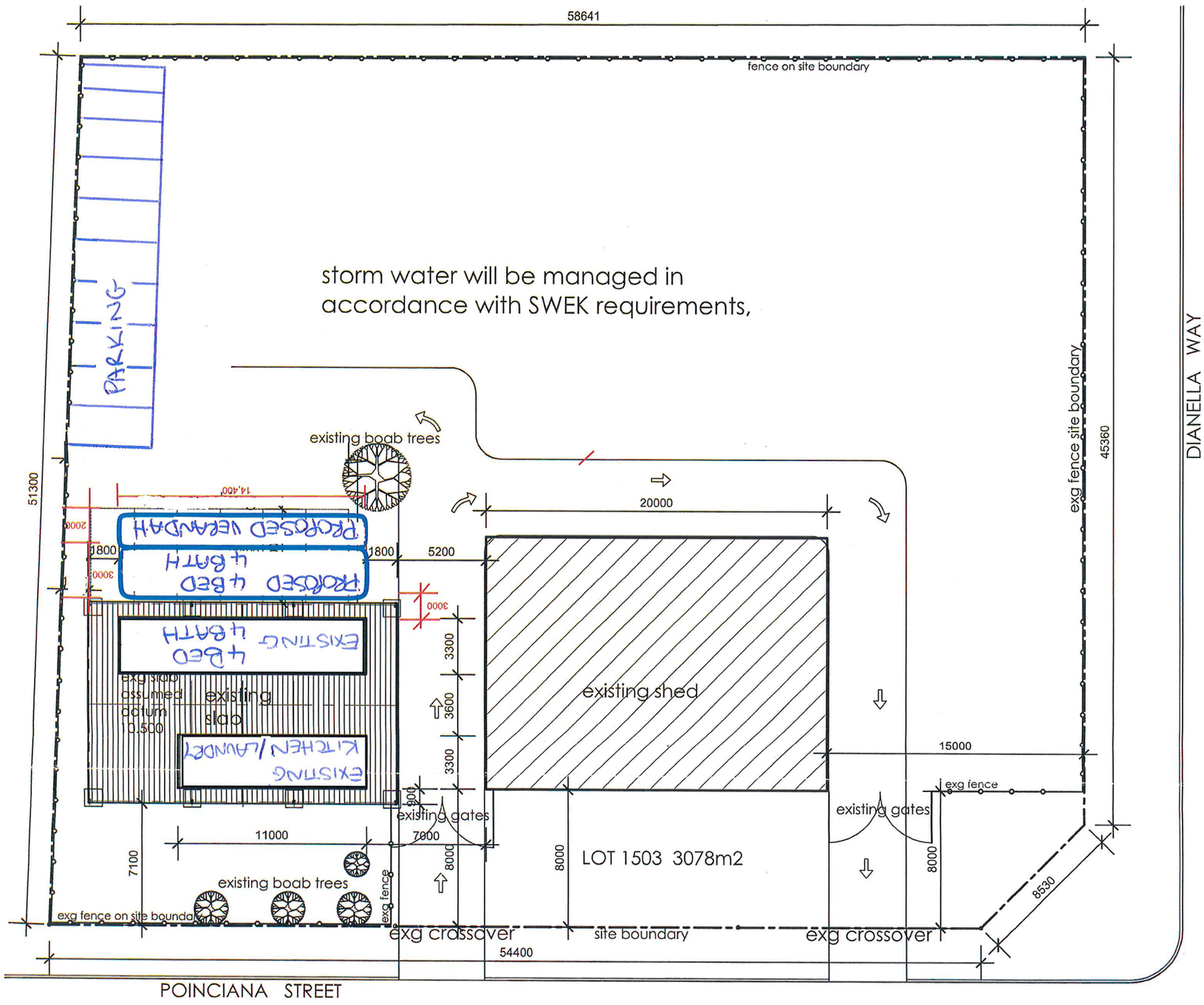
Development Approval Application

5. Essential Documents - Checklist	Applicant	Officer
APPLICATION		
▪ Required information completed including Owner and Applicant details with signatures.	☑	☐
▪ Plans listed are copied at a scale of not less than 1:500	☑	☐
▪ ***Payment of the applicable fee is made when submitting this Application.***	☐	☐
SITE PLAN: a scale of not less than 1:500 details:	☐	☐
▪ Street name/s; lot number/s; north point; lot dimensions; location of all existing and proposed structures and environmental features; boundary setback distances to existing and proposed buildings; use of new buildings; existing and proposed access; and,	☑	☐
▪ Location, number, dimensions and layout of car parking spaces; location and dimensions of service areas; landscaping, open storage or trade display areas if applicable	☑	☐
FLOOR PLAN: @ a scale of not less than 1:500 details:		
▪ Dimensions of specific rooms and outdoor living areas identified including vehicle parking under main roof.	☑	☐
ELEVATION PLAN: @ a scale of not less than 1:500 details:		
▪ Reference to natural ground level; height of walls; and total height to roof pitch.	☑	☐
▪ Details of external wall cladding, colours and materials	☑	☐

6. Optional Plans		
LANDSCAPING PLAN:		
▪ To include location and area of landscaping to be shown with species and types of plants and their height.	☐	☐
STORMWATER DRAINAGE PLANS:		
▪ Include method of disposal, network of drainage and connection point into Local Government System. ***Note:*** *Local Government encourages on-site retention methods to reduce the amount of water entering the local drainage network.*	☐	☐

7. Fees

DESCRIPTION	ESTIMATED VALUE	CHARGE
General Development Application	$50,000 or less	**$147.00**
	$50,000 or above	**0.32%** of development cost
	$500,000 or above	**$1700** Plus 0.257% for each dollar above $500,000
	$2.5 million or above	**$7161** Plus 0.206% for each dollar above $2.5 million
	$5.0 million or above	**$12,633** Plus 0.123% for each dollar above $5.0 million
	$21.5 million or above	**$34,196** maximum payment
Change of Use Application		$ 295
Extractive Industry Application		$ 739
Extension of Term of Development Approval		$147.00
Amendment to Development Approval		$147.00



Nº	Description	Date
-	-	-

Shire of Wyndham East Kimberley
Planning Approval
The plan/ amended plan/ modification is approved in accordance here with the conditions of the Planning
Approval granted 18 JUNE 2013
Applic. No PA3/13
Sheet 1 of 6
NOTE: This Approval does not constitute a Building Permit

SITE PLAN USED FOR
2025 APPLICATION
FOR ADDITIONAL 4x4
DONGA INSTALL.

NOTE:
All queries and/or discrepancies shall be directed immediately to the Architect for clarification prior to proceeding with that part of the works in question.
Check all dimensions on site prior to construction.
Written dimensions to govern scale. Do not scale drawings. For dimensional queries refer to the Architect.
This drawing shall be read in conjunction with the Architectural Specification.
This drawing shall be read in conjunction with the Structural Engineer's drawings and specification.

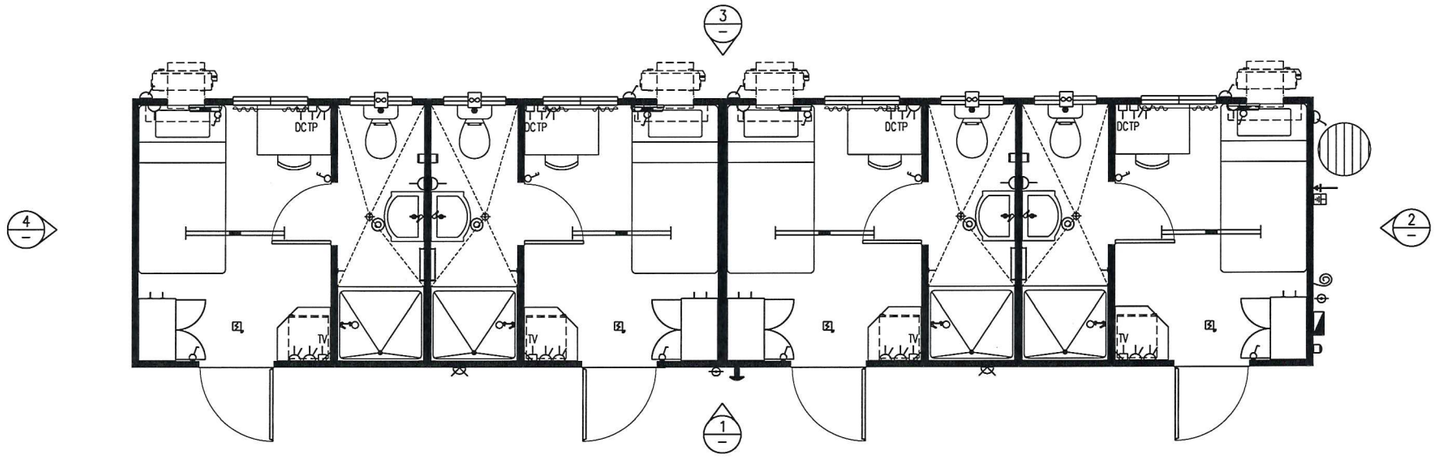
development application

PANDANUS HOMES
GUERINONI INVESTMENTS PTY LTD

9 Poinciana Street
KUNUNURRA

SITE PLAN

PROJECT Nº: 13-00
DRAWN BY: KK
SCALE: 1:250
DATE: 18-04-2013
SHEET: 1of 3
REVISION: -
DWG Nº: A.01

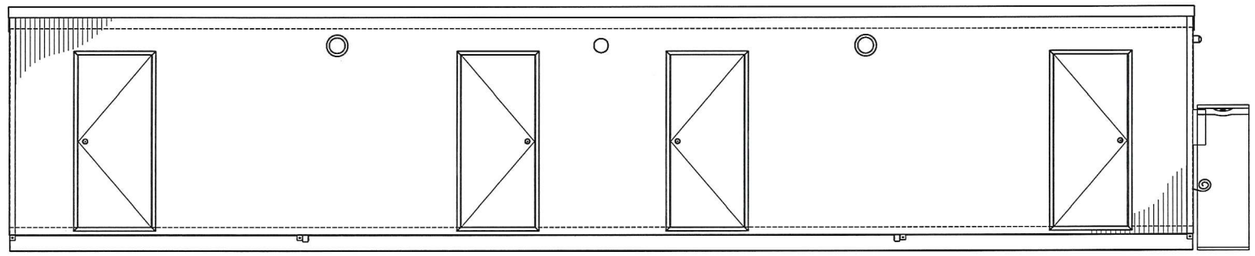


PLAN
SCALE 1:50

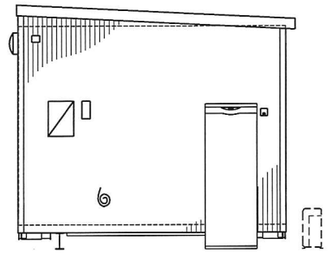
Colour bond Paper bark.

Final Floor level
400mm above Natural ground.

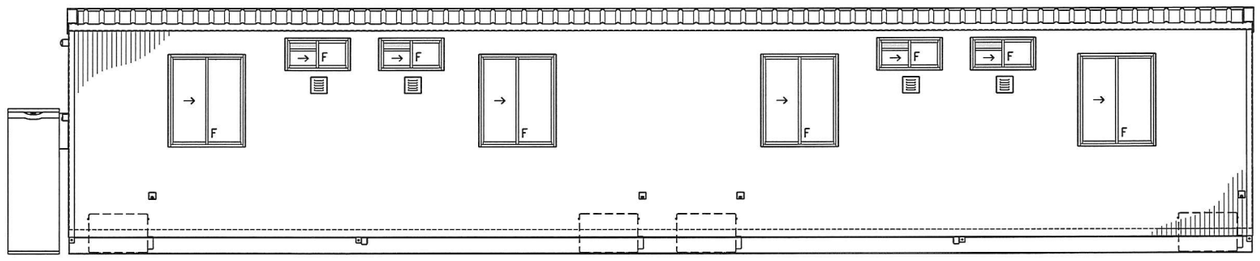
Top of roof 3.5m above ground level.



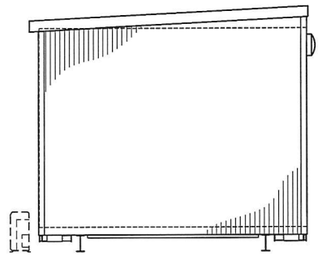
ELEVATION 1
SCALE 1:50



ELEVATION 2
SCALE 1:50



ELEVATION 3
SCALE 1:50



ELEVATION 4
SCALE 1:50

GENERAL NOTES:
1. FOR FURTHER DETAILS REFER FLOOR PLAN DRAWING

SYMBOL LEGEND

18W FLUORO	LIGHT SWITCH	TV TELEVISION OUTLET
36W FLUORO	LIGHT SWITCH WP	
2x36W FLUORO	LIGHT SW' 2 WAY	TP TELEPHONE OUTLET
DIFFUSED FLUORO	LIGHT SW' DBL	
18W FLUORO WP	S/OUTLET 10amp	DC DATA COM. OUTLET
EXT 18W VANDALITE	S/OUTLET 10A DBL	
EXT 18W VANDALITE	S/OUTLET 15amp	DRAW WIRE
8W BED LAMP	S/OUTLET 20amp	FIRE EXTINGUISHER
BULKHEAD LIGHT	ISOLATOR SWITCH	WATER INLET
INCAND' LIGHT	SWITCHBOARD	WASTE OUTLET
WELL GLASS LHT	POWER ENTRY	HOSE COCK
OYSTER LIGHT	JUNCTION BOX	FLOOR WASTE
EXIT LIGHT	SMOKE ALARM	COAT HOOK
EMERG' LIGHT	EXTRACTOR FAN	DUAL COAT HOOKS

Issue	Date	Description	By	Check
2	04/08/10	NUMBERS CHANGED	AAD	
1	20/07/10	ISSUED FOR MANUFACTURE	N.Sch	
0	19/07/10	APPROVED FOR CONSTRUCTION	TG	
A	AS NOTED	ORIGINAL		

FORM No GOWGPFCO

AUSCO MODULAR

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Title
ELEVATIONS
MESA EXT/PLY INT
(QTY REQ'D 50 OFF)

Project
SALE/HIRE: 14.4 x 3.25 x 2.4m
4 ROOM ACCOMMODATION UNIT

Client
AUSCO MODULAR
STOCK

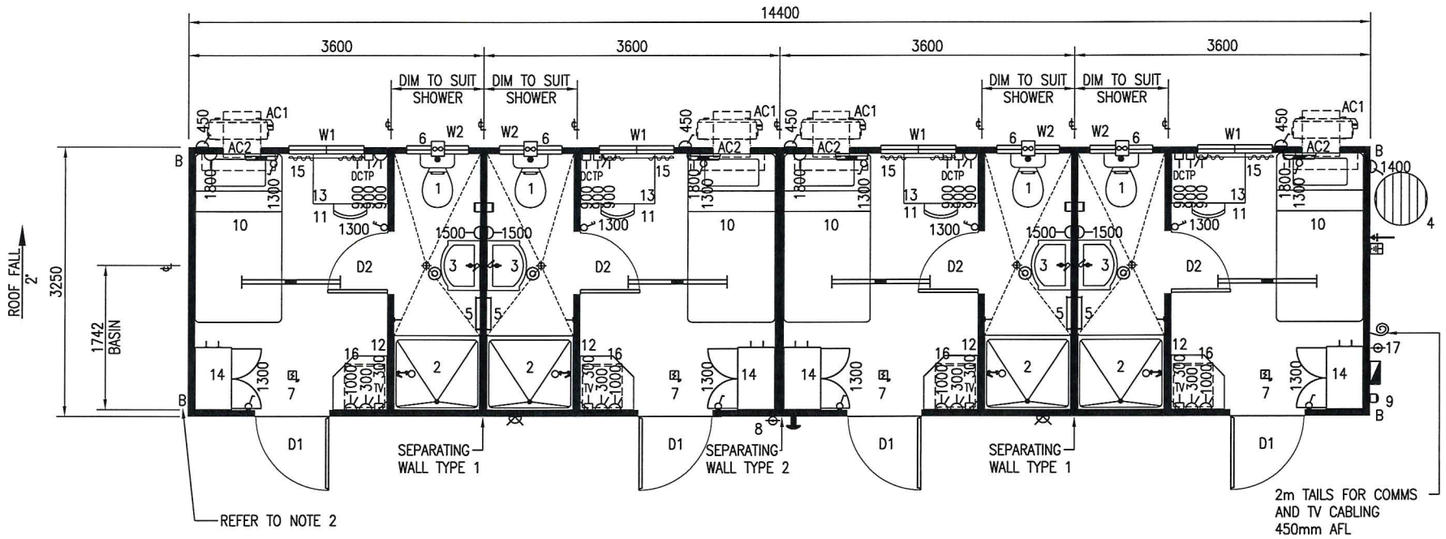
Drawn By	Drawn Date	Scale	
TG	19/07/10	1:50	A2
Checked By	Check Date	DIMENSIONS ARE IN MM DO NOT SCALE	

Project No. IP25318
Order No. –
Dwg No. 12962–001
Sheet 2 of 2
Issue 2

S041432_S24A_EL Issue No.13 (July 09)

FINISHES SCHEDULE

ITEM	DESCRIPTION	COLOUR
STEELWORK		
CHASSIS	200UB18 @ 2000mm CRS	SUBFRAME BLACK
FLOORING		
FLOORING	15mm T&G F11 PLYWOOD	N/A
INSUL. FLOOR	R1.5 GLASSWOOL 70mm BATTS W/	
	METAL SHEET TO U/SIDE OF JOISTS	N/A
FLOOR COVERING	2.0mm SEAMLESS VINYL	KIMBERLEY
ABLUTION AREAS:		
FLOORING	GRADED MDF INSERT	
INSUL. FLOOR	R1.5 GLASSWOOL 70mm BATTS W/	
	METAL SHEET TO U/SIDE OF JOISTS	N/A
FLOOR COVERING	2.0mm SLIP-RESISTANT VINYL WITH	
	100mm COVING UP WALLS	KARRATHA CLAY
WALLS		
WALL STUDS	75mm STEEL FRAME @ 400 CRS	N/A
EXT. LINING	CCS MESA PROFILE, FIXED USING	
	TYPE B FIXING PATTERN (AS4040.3)	
	OVER ROUGH PLY	MERINO
EXT. CORNER	CCS	MERINO
INSUL. EXT WALLS	INSULCO R2.0 75mm ACOUSTITHERM	N/A
INT. LINING	3.6mm PREFINISHED PLYWOOD	WHITE SMOKE
SKIRTING	'D' MOULD	BLACK
INT. CORNERS	SOFT LEGGED TEE	WHITE SMOKE
CORNICE	'D' MOULD	BLACK
SEPARATING WALL TYPE 1:		
INSULATION	INSULCO R2.0 75mm ACOUSTITHERM	N/A
SEPARATING WALL TYPE 2:		
INT. LINING (BOTH	1x13mm PLASTERBOARD UNDER	
SIDES OF WALL)	3.6mm PREFINISHED PLYWOOD	WHITE SMOKE
INSULATION	INSULCO R2.0 75mm ACOUSTITHERM	N/A
ROOF/CEILING		
CEILING STUDS	75mm STEEL FRAME @ 400 CRS	
	W/ BOXED STUD EVERY 800 CRS	N/A
ROOF SHEETING	SUPERDEK (CYCLONIC FIXINGS)	ZINCALUME
EXT FASCIA BARGE	CCS	PLANTATION
EXT FASCIA EAVE	CCS	PLANTATION
INSUL. CEILING	R4.0 GLASSWOOL 190mm BATTS	N/A
INSUL. ROOF	R1.8 GLASSWOOL BLANKET FOIL	
	BACKED LAYED OVER PURLINS	N/A
CEILING LINING	3.6mm PREFINISHED PLYWOOD	MIRAGE PEARL
ELECTRICAL		
LOAD CENTRE	36 POLE WP LOCKABLE W/DIN SKT	N/A
	1500mm AFL	
ELECTRICAL	DOUBLE POLE TO SOCKET OUTLETS	N/A
	ONLY	
PLUMBING		
PIPEWORK EXP.	COPPER	N/A
PIPEWORK CON.	YORKFLEX	N/A
WASTES	TO PERIMETER	N/A
CABINETRY		
WARDROBE	MELAMINE	IRONSTONE
WRITING TABLE	MELAMINE	IRONSTONE
TV SHELF	MELAMINE	IRONSTONE



GENERAL NOTES

1. MANUFACTURED TO AUSCO BUILDING STANDARDS FOR WIND SPEED D290.
2. INDICATES THE AUSCO TYPE 'B' WALL BRACING STRUCTURE.
3. AIRCONDITIONERS, SECURITY SCREENS, FRIDGES AND TV'S EXCLUDED.
4. INTERNAL WALLS TO BE FIXED TO JOISTS.

A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE

TAG	QTY	DESCRIPTION
17	1	'J' BOX FOR SMOKE ALARM RELAY, 1500 AFL
16	4	BAR FRIDGE. (BY OTHERS)
15	4	CURTAIN, BLOCKOUT, TO SUIT 1075x900 WINDOW (BEIGE)
14	4	WARDROBE, 750x450x1800h W/ SHELVES & HANG RAIL
13	4	TABLE, WRITING 900x600x720h W/ SHELF
12	4	SHELF 650x650 FITTED AT 1500 AFL. (TV BY OTHERS)
11	4	CHAIR, PLASTIC STACKABLE
10	4	BED, KING SGL, ENSEMBLE 2030x1055 W/INNERSPRING MATTRESS
9	1	PE CELL FOR EXTERNAL BULKHEAD LIGHTS
8	1	ALARM BELL FOR INTERLINKED SMOKE ALARMS (WIRED THRU RELAY)
7	4	SMOKE ALARM, INTERLINKED & WIRED THRU RELAY INTO ALARM BELL
6	4	EXHAUST FAN, 150mm WALL MOUNT
5	8	TOWEL RAIL, CHROME PLATED, 400mm (1@1000 & 1@1500 AFL)
4	1	HWS 250Ltr HEAT PUMP
		PACKED IN BUILDING & INSTALLED ONSITE
3	4	VANITY UNIT, SEMI-RECESSED BOWL, FLICKMIXER (H&C)
		W/ MIRROR OVER
2	4	SHOWER, FIBREGLASS, 1050x900mm W/ FLICKMIXER & CURTAIN
1	4	TOILET SUITE DUAL FLUSH W/ TOILET PAPER HOLDER
AC2	4	FRAME AND CLAD OVER (TO SUIT AIR CONDITIONER 2.6kW RC)
AC1	4	AIRCONDITIONERS. (BY OTHERS)

DOOR & WINDOW SCHEDULE

TAG	QTY	ITEM	DESCRIPTION	COLOUR
W2	4	WINDOW 350x755	FF ALUM. HS PV W/ TRIM	BLACK
		FLYSCREEN	FRAME ALUM/MESH FGLASS	BLACK
		GLASS	FLOAT	OBS
W1	4	WINDOW 1075x900	FF ALUM. HS W/ TRIM	BLACK
		FLYSCREEN	FRAME ALUM/MESH FGLASS	BLACK
		GLASS	FLOAT	GREY
D2	4	DOOR INT 2040x720	TIMBER HOLLOW CORE	WHITE SMOKE
		FRAME/TRIM	ALUMINIUM/ALUMINIUM	BLACK
		HANDLE	KNOB PRIVACY SET	SATIN CHROME
D1	4	DOOR EXT 2043x846	PLAIN METAL CCS	MERINO
		FRAME/TRIM	METAL/ALUMINIUM	MERINO/BLACK
		HANDLE	KNOB ENTRANCE SET	SATIN CHROME

BUILDING INFORMATION

SERIAL NUMBER	–
CEILING HEIGHT	2405mm
BUILDING HEIGHT	2980mm
DESTINATION/STATE	W.A.

ENGINEERING INFORMATION

DESIGN WIND SPEED	D290
LIFTING CAPACITY	7.0t
DISTRIBUTED FLOOR LOAD	3.0kPa
CONCENTRATED FLOOR LOAD	2.7kN

DWG DISTRIBUTION

CONT.	PURCH.	MANU.	ELECT.	PLUMB.	Q/A.
–	–	–	–	–	–
TRANS.	SITE	HIRE	CONSU.	SPARE	SPARE
–	–	–	–	–	–

APPROVED FOR CONSTRUCTION ON BEHALF OF:

NAME (PRINT):.....

COMPANY POSITION:.....

SIGNATURE:.....

DATE:.....

SYMBOL LEGEND

18W FLUORO	LIGHT SWITCH	TV	TELEVISION OUTLET
36W FLUORO	LIGHT SWITCH WP		
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FORM No GDWGPFCD

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Title

FLOOR PLAN (D290) MESA EXT/PLY INT (QTY REQ'D 50 OFF)

Project

SALE/HIRE: 14.4 x 3.25 x 2.4m
4 ROOM ACCOMMODATION UNIT

Client

AUSCO MODULAR
STOCK

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Project No. IP25318		Order No. –	
Dwg No. 12962–001		Sheet 1 of 2	Issue 2

S041432_S024A_FP Issue No.13 (July 09)