Development Application under the *Planning and Development Act 2005* for Planning Approval for extension to Trading Hours associated with the existing Fast Food Outlet (KFC Restaurant) on land at 18 Patterson Road, Rockingham (Lot 1 on D41812) for Collins Restaurants Management Pty Ltd.

October 2026

PROPOSED EXTENDED TRADING HOURS FOR KFC RESTAURANT PLANNING REPORT

18 Patterson Road, Rockingham

Aaron Sweet

COMPANY DIRECTOR

BBltEnv (URP), Grad Dip (URP), RPIA

CONSULT PLANNING

Document Control

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JOB NAME:	KFC Rockingham Beach
JOB NO:	26.0071
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Principal Author:	Aaron Sweet (Director)
Client:	Collins Restaurants Management Pty Ltd

Revision / Checking History

Version No.	Date	Issued by	
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SECTION – 1

1.0 Executive Summary

This Planning Report has been prepared for Collins Restaurants Management Pty Ltd the operators of the existing KFC Restaurant on the subject site. The purpose of this report is to provide a planning assessment of a development proposal for an extension of existing trading hours to 24 hours, 7 days per week. The site is included within the Strategic Centre Zone and is within the Mixed Use Sub-Zone and is located at 18 Patterson Road, Rockingham being described as Lot 1 on D41812and the proposal is a class D use.

The proposal will not result in any undue detrimental impacts to the amenity of the surrounding area, demonstrates sufficient planning merit to warrant approval subject to reasonable and relevant conditions.

SECTION – 2

2.0 Basic Information

Title Details	Lot 1 on Freehold Diagram 41812
Address	18 Patterson Road, Rockingham
Applicant	Collins Restaurants Management Pty Ltd
Owners	Gold Service Industries Pty Ltd; Jill Thwaites Curnow
Site Area	2012m^2
TPS2 Zoning	Strategic Centre Zone
TPS2 Sub-Zone	Mixed Use
MRS Zoning	Central City Area Zone
Structure Plan	Rockingham Strategic Centre Precinct Structure Plan [RSCPSP]
RSCPSP Precinct	Precinct P2 – Waterfront Village Sub-Precinct
RSCPSP Sub-Zone	Mixed Use
Relevant use	Fast Food Outlet
Approval Type	Planning Approval

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SECTION – 3

3.0 Proposal

3.1 Proposed Development

The proposal relates an extension to existing trading hours of the KFC Restaurant to 24 hours, 7 days per week. Existing refuse collection and delivery arrangements will be maintained and will not extend into the night time period.

The site is already provided with CCTV and external building and car park lighting and operations will be undertaken in accordance with company policies and procedures to mitigate any nuisance to neighbours. The Acoustic Report prepared by ND Engineering confirms that the proposed extended hours will fully comply with the *Environmental Protection (Noise) Regulations 1997*.

The plans provided with this application reflect current store arrangements which are considered to be generally in accordance with the previous Development Approval for the store.

SECTION – 4

4.0 Characteristics of the Site

The site is located at 18 Patterson Road, Rockingham being described as Lot 1 on Freehold Diagram 41812 and having an area of 2012m^2. Copies of the Certificate of Title and Freehold Diagram are included as Appendix A.

The site has three frontages with the primary being Patterson Road to the north, Thorpe Street to the north west and Ray Street to the south west.

The site is currently improved by a KFC Restaurant with Drive Thru which takes access from Patterson Road. The site was previously used for a KFC Restaurant for approximately 30 years before closing in 2007 and reopening in around 2014 having been reapproved by Council (Ref: 20.2013.165.1). The drive thru wraps around the eastern, southern and western sides of the building with car parking located to the north and west. Trading hours for the store were previously assessed by Council as being 10:00am to 11:00pm, seven days per week.

Under the Metropolitan Region Scheme the site is located within the Central City Area Zone and under the City of Rockingham Scheme No. 2 the site is in the Strategic Centre Zone and the Mixed Use Sub-Zone. The site is also subject to the Rockingham Strategic Centre Precinct Structure Plan being within Precinct P2 – Waterfront Village Sub-Precinct. The site is not subject to any notable overlays or any other constraints. The site and surrounding context is shown in *Figure 1* below.

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Figure 1 – Site Location and context

SOURCE: HTTPS://MAPS.ROCKINGHAM.WA.GOV.AU/INTRAMAPS23A/

SECTION – 5

5.0 Characteristics of Surrounding Area

Development in the surrounding area along Patterson Road generally consists of a mixture of commercial uses and short term accommodation uses also being located within the Strategic Centre Zone and the Mixed Use Sub-Zone. Immediately adjoining the site to the south east is the Hotel Clipper consisting of a pub incorporating a motel. To the south west of the site on Thorpe Street is a Dental Clinic and to the west on Thorpe Street is a commercial building containing a restaurant and pharmacy. To the south west of the site on the opposite side of Ray Street are residential dwellings. To the north on the opposite side of Patterson Road is the Waterfront Village Green and the Rockingham War Memorial.

The site is well located and readily accessible taking access from Patterson Road being a major road and forms part of an area which is commercial in nature.

The Sub-Zones of the site and surrounding area are shown in *Figure 2* below.

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Figure 2 – Site Sub-Zones context

SOURCE: HTTPS://MAPS.ROCKINGHAM.WA.GOV.AU/INTRAMAPS23A/

SECTION – 6

6.0 Statutory Planning Assessment

6.1 Planning and Development Act 2005

Development in Western Australia is administered by the *Planning and Development Act 2005* [the Act] whose purpose is *"An Act to provide for a system of land use planning and development in the State and for related purposes."*

Clause 4 of the Act defined terms used with those relevant being as follows:

*"**development** means the development or use of any land, including —*

(a) any demolition, erection, construction, alteration of or addition to any building or structure on the land;

(b) the carrying out on the land of any excavation or other works;

(c) in the case of a place to which a protection order made under the Heritage Act 2018 Part 4 Division 1 applies, any act or thing that —

(i) is likely to change the character of that place or the external appearance of any building; or

(ii) would constitute an irreversible alteration of the fabric of any building;

***development application** means an application under a planning scheme, or under an interim development order, for approval of development;"*

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Clause 162 of the Act confirms that no development is permitted except with approval:

"162. No development except with approval

(1) Subject to this Act, where a planning scheme or interim development order provides that development referred to in the planning scheme or interim development order is not to be commenced or carried out without approval being obtained upon the making of a development application, a person must not commence or carry out that development on land to which the planning scheme or interim development order applies unless —

(a) the approval has been obtained and is in force under the planning scheme or interim development order; and

(b) the development is carried out in accordance with the conditions subject to which the approval was granted.

(2) Nothing in this section limits or otherwise affects a right or entitlement under any other written law."

6.2 Metropolitan Region Scheme [MRS]

Under the MRS the site is included within the Central City Area Zone and the proposal is entirely consistent with and does not compromise achievement of the intent for that Zone.

6.3 State Planning Policies

State Planning Policies [SPP] are prepared and given effect under Part 3 of the Act and based on the Department of Planning, Lands and Heritage [DPLH] Mapping and review of each of the SPP none are considered to be particularly relevant to the proposed development.

6.4 Rockingham Strategic Centre Precinct Structure Plan [RSCPSP]

Under the RSCPSP the site is included within the Mixed Use Sub-Zone and is subject to the P2 – Waterfront Village Sub-Precinct. The proposal does not prejudice achievement of the Sub-Precinct Intent or the Sub-Precinct Objectives.

6.5 City of Rockingham Local Planning Scheme No. 2 [LPS2]

6.5.1 Interpretation

Schedule No. 1, Clause 2 identifies the proposal as a Fast Food Outlet as follows:

"Fast Food Outlet: means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten:-

(a) without further preparation; and

(b) primarily off the premises."

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6.5.2 Strategic Centre Zone

Under the LPS2 the site is included within the Strategic Centre Zone and the Mixed Use Sub-Zone.

The intent of the Strategic Centre Zone is as follows:

"(a) To designate land for future use and development in the Rockingham Strategic Centre.
(b) To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy."

The proposal relates to the extension of operating hours or an existing lawful use which does not compromise the achievement of the intent of the RSCPSP. The proposal will not have any adverse amenity impact on surrounding uses achieving compliance with the *Environmental Protection (Noise) Regulations 1997* as detailed in the Acoustic Report prepared by ND Engineering.

The use is a class D discretionary use in the Strategic Centre Zone as per the Zoning Table of LPS2.

6.5.3 Zone Provisions

Clause 4.3.3 of LPS2 provides the relevant provisions with respect to development in the Strategic Centre Zone.

"in considering an application for development approval of development within the Strategic Centre, the Local Government is to have due regard to:-
(a) the objectives of the Strategic Centre Zone.
(b) the provisions of the Rockingham Strategic Centre Precinct Structure Plan.
(c) any additional development requirements set out in Table 4(1).
(d) any other relevant planning document."

Having regard to the existing development on the site the proposal does not compromise achievement of the objective of the Strategic Centre Zone, the provisions of the Rockingham Strategic Centre Precinct Structure Plan and the intent of the relevant Local Planning Policies.

6.6 Local Planning Policies [LPP]

6.6.1 Planning Policy 3.3.1 – Control of Advertisements

LPP 3.3.1 is applicable to advertisements on the site however those shown on the proposal plans are existing and are considered to be generally in accordance with the current development approval over the site so no assessment against this LPP is required.

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6.6.2 Planning Policy 3.3.9 – Fast Food Outlets

Under LPP 3.3.9 the following provisions are relevant to the assessment of the proposal.

"4.2 Development Requirements
In its consideration of proposals to establish Fast Food Outlets, the City will seek to reduce the impact of the use on the amenity of the locality (particularly adjacent to residential areas), through the following measures:
(a) The location of signage, parking, drive-through facility, bin storage areas and service vehicle access;
(b) The control of trading hours, noise, lighting (light spill), cooking odours and wind blown litter; and
(c) The provision of suitable setbacks and landscaping buffers.
In the interests of traffic safety, the City will seek to minimize disruption to traffic flows (especially at peak hours), minimize spontaneous impulse driving behaviour and limit pedestrian/vehicle conflict."

Current site arrangements will be maintained without alteration. The proposed extended trading hours will not result in any changes to the existing peak operating periods of the restaurant which occur during lunch and dinner times. Existing car parking, queuing and drive thru capacities are sufficient to accommodate the demand generated by extended trading hours without any alterations required.
The proposal will operate in full compliance with the *Environmental Protection (Noise) Regulations 1997* for the night time period and no additional acoustic mitigation measures are required. The proposal will not have any undue adverse impacts on residential amenity surrounding the site.

"4.3 Parking and Access
An application for Development Approval shall make provision for carparking bays in accordance with the requirements of Clause 4.15 and Table Nos.2, 3 and 4 of TPS2.

Where a drive-through facility is to be provided, the on-site queue accessway shall be sufficient to accommodate a minimum of 10 cars (measured from the pick-up point). This accessway must not obstruct access to car parking spaces and not extend onto the external roadway."

The proposal does not result in any changes to existing car parking or drive thru arrangements with these arrangements sufficient to cater for demand during the extended trading hours proposed.

"4.5 Advertising Signs
Any proposed advertising sign must accord with the deemed provisions and Planning Policy No.3.3.1 – Control of Advertisements."

All existing advertising signs on site are considered to be generally in accordance with the existing development approval over the site.

"4.6 Bicycle Parking and End-of-Trip Facilities
Applications for Development Approval including the upgrading of existing Fast Food Outlets will be required to provide for bicycle parking and end-of-trip facilities in accordance with Planning Policy No.3.3.14 – Bicycle Parking and End-of-Trip Facilities."

The proposal does not involve any upgrading of the existing Fast Food Outlet and relates to extending trading hours only.

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"4.8 Consultation
Where the Manager, Statutory Planning considers that an application for Development Approval for the establishment of a Fast Food Outlet is likely to have a significant potential impact upon the amenity of an area or affected neighbouring properties, the application will be the subject of a process of community consultation in accordance with Clause 64 of the deemed provisions of TPS2 and Planning Procedure No.1.3 – Community Consultation."

The requirement for any consultation for this development application is to be determined by Council. It is the view of the Applicant that given no alterations to existing arrangements on site are proposed and that the extended hours fully complies with the noise criteria of the *Environmental Protection (Noise) Regulations 1997* that consultation is not required.

6.7 Deemed Provisions for Local Planning Schemes

Schedule 2 of the Regulations provide deemed provisions for local planning schemes.

Clause 60 confirms that no use can commence without development approval, where not exempt under clause 61.

"Part 7 — Requirement for development approval
60. Requirement for development approval
A person must not commence or carry out any works on, or use, land in the Scheme area unless —
(a) the person has obtained the development approval of the local government under Part 8; or
(b) development approval is not required for the development under clause 61."

The proposal involves an extension to trading hours only with the proposal plans reflecting current arrangements which are considered to be generally in accordance with the previous development approval.

6.7.1 Matters for consideration by Council

Clause 67 provides the matters which Council must have consideration to when determining a development application. Having regard to these matters the Applicant provides that the proposal is appropriate given the circumstances, will not result in any adverse impacts and warrants approval.

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SECTION – 7

7.0 Conclusion

The proposal does not compromise the intent for development in the Strategic Centre Zone Mixed Use Sub-Precinct having regard to the existing lawful development and site context. The application demonstrates that the proposal is appropriate for the following reasons:

- The proposal is compatible with its setting and relationship to development on adjoining land;
- No changes to existing site arrangements or interface to adjoining or nearby development are proposed;
- The proposal will not have any undue impacts on the amenity of the locality as it fully complies with *Environmental Protection (Noise) Regulations 1997* and there will be no headlight intrusion into residential neighbours;
- The proposal will not have any adverse impact with respect to traffic generation and extended trading intensity will not exceed existing peak periods;
- Existing site access, parking queuing, servicing and drive thru arrangements are appropriate as the extended trading hours intensity of use will not exceed existing peak periods;
- Servicing of the site will continue to occur within the period of 7am and 10pm.

The proposal demonstrates an appropriate planning outcome and has sufficient merit to warrant approval subject to reasonable and relevant conditions.

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Appendix A

PROPERTY SEARCHES

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1337	**172**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 1 ON DIAGRAM 41812

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

GOLD SERVICE INDUSTRIES PTY LTD
JILL THWAITES CURNOW
BOTH OF 5 MCNEIL STREET, PEPPERMINT GROVE
AS TENANTS IN COMMON IN EQUAL SHARES

(T I155863) REGISTERED 28/6/2002

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

1. I155861 LEASE TO COMPETITIVE FOODS PTY LTD OF 355 SCARBOROUGH BEACH ROAD, OSBORNE PARK EXPIRES: SEE LEASE. REGISTERED 28/6/2002.

M096224 EXTENSION OF LEASE I155861. REGISTERED 6/11/2012.

M096224 THE ADDRESS OF THE LESSEE IS NOW: 1ST FLOOR, BUILDING A, GARDEN OFFICE PARK, 355 SCARBOROUGH BEACH ROAD, OSBORNE PARK REGISTERED 6/11/2012.

N183728 CHANGE OF NAME AFFECTING LEASE I155861. REGISTERED 24/11/2015.

N183729 EXTENSION OF LEASE I155861. REGISTERED 24/11/2015.

Q057955 EXTENSION OF LEASE. REGISTERED 9/7/2024.

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:	1337-172 (1/D41812)
PREVIOUS TITLE:	421-62A
PROPERTY STREET ADDRESS:	18 PATTERSON RD, ROCKINGHAM.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ROCKINGHAM

LANDGATE COPY OF ORIGINAL NOT TO SCALE 11/10/2026 01:48 AM Request number: 70501333

Landgate
www.landgate.wa.gov.au

Diagram 41812

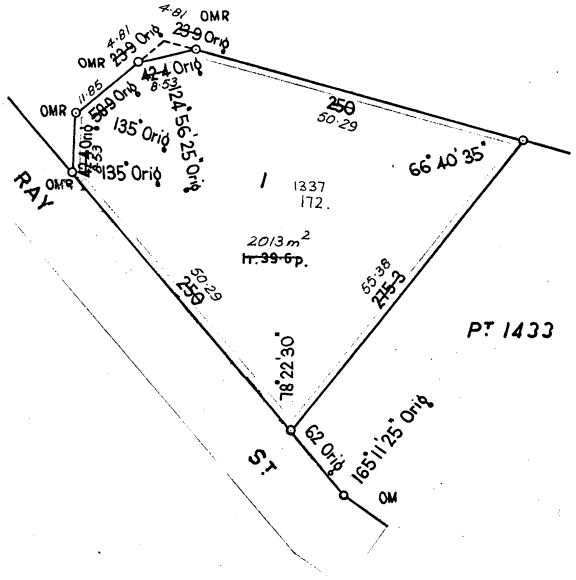
Lot	Certificate of Title	Lot Status	Part Lot
1	1337/172	Registered	

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
ROCKINGHAM	PT LOT 1433	30969	1:792 + ~~Chains to one inch.~~	Vol. 421 Fol. 62A	~~A. R. P.~~

~~LIMITED IN DEPTH TO 40 FEET~~

12·19 METRES

Depth Limit Metres



DIA 41812

DRAWN IN L.T.O
4 5 71 RM

CERTIFICATE

I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.

W. F JOHNS.
Licensed Surveyor.

Date

Approved by Town Planning Board

31762
6 MAY 1971

Chairman

Date

Approved B. E. Campbell
Inspector of Plans and Surveys

Examined B.A. Reay 27-5-71 Date 9. 6. 71
M. SCHOFIELD 1/60.

On
Plan
Diagram L+S 74594
Index Plan ~~483 (1)~~
PEEL 2000 06-28

Registered
OFFICE OF TITLES
FEE PAID $5.50
130-43
13-5-71

Diagram No.
41812

J.M.

29734/9/66-2M-O DKt Dia 18650

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Appendix B

PROPOSAL PLANS



1 / - SITE PLAN - PROPOSED WORK
SCALE: 1 : 200 @A3

NOTE: EXTENT OF WORKS TO REMAIN WITHIN SITE BOUNDARY

AERIAL LOCATION PLAN
N.T.S

N

GENERAL NOTES

ALL WORK TO BE CARRIED OUT BY MAIN CONTRACTOR UNLESS OTHERWISE NOTED

DOCUMENTATION IS BASED ON AVAILABLE EXISTING DRAWINGS. ALL CONTRACTORS ARE REQUIRED TO, BEFORE SUBMITTING THEIR TENDER, CONDUCT A FULL SITE CONDITION & ACCESS INSPECTION, ALLOW FOR ALL REQUIRED WORKS AND CONFIRM ALL QUANTITIES.

USE OF LOCAL CONTRACTORS ARE ENCOURAGED.

ALL DIMENSIONS ARE IN METRIC MILLIMETRES.

WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.

LARGE SCALE DRAWINGS SHALL TAKE PREFERENCE OVER SMALLER SCALE DRAWINGS.

THE MAIN CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

THE MAIN CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE N.C.C & LOCAL AUTHORITY REQUIREMENTS.

ALL MATERIAL SHALL BE OF NEW, GOOD QUALITY & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS.

KEY

- BUILDER MAINTENANCE SCOPE OF WORKS
- INTERNAL SCOPE OF WORKS
- EXTERNAL SCOPE OF WORKS
- EXISTING REMOVED



BE-15: WAIT BAY SIGNAGE

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The Royal Australian Institute of Architects

PROJECT NAME: KFC ROCKINGHAM BEACH REFURBISHMENT
18 PATTERSON ROAD
ROCKINGHAM WA 6168

PROJECT STAGE: WORKING DRAWINGS

DRAWING PURPOSE: ISSUED FOR CONSTRUCTION

REDUCTION:

SCALE AT A3:

DRAWING INCEPTION DATE: APRIL 2023

DRAWN/CHECK: OKA

DRAWING NAME: SITE PLAN - PROPOSED WORK

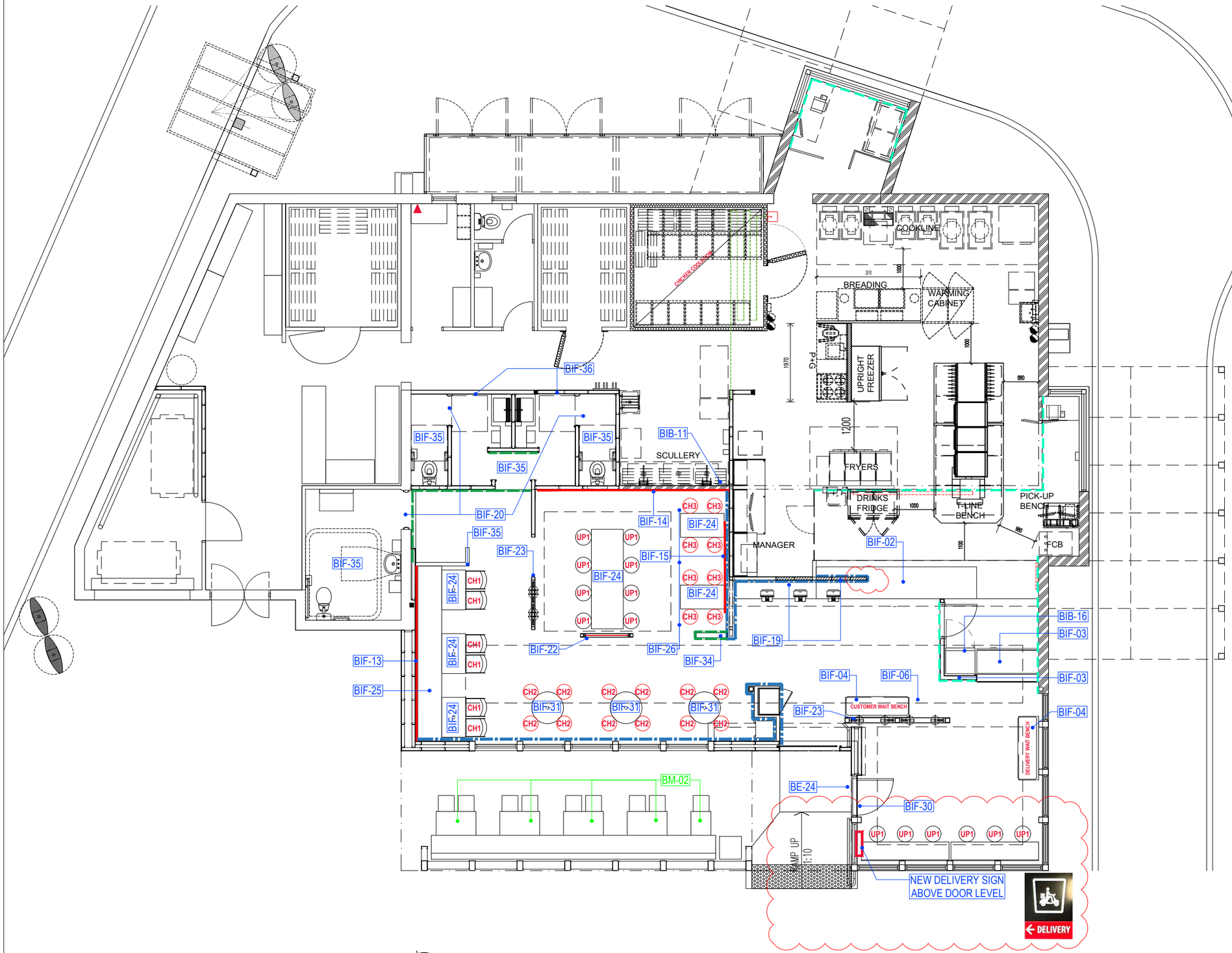
PROJECT NO: 24005

DRAWING NO: A101

REVISION: 1

NO	AMENDMENT	DWN	CHKD	DATE
1	PARKING BAY REVISED	JD	WT	24/06/24
-	ISSUED FOR CONSTRUCTION	JD	WT	24/06/24

FILE:



1 / A201 FLOOR PLAN - PROPOSED WORK
SCALE: 1 : 100

N

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KEY

- EXISTING REMOVED
- NEW JAMES HARDIE SCYON AXON 133mm VERTICAL GROOVED PANELS. FINISH TO DULUX WASH & WEAR BLACK CAVIAR MATT [BIF-18]
- NEW EVENEX LAMINATE ON 3000x1200x18mm MDF PANELS. CONCRETE LOOK. BLACK ALUMINIUM ANGLES TO EXPOSED CORNERS & JOINTS. [BIF-16]
- WALL TILES. SUPPLIER: SKHEME RANGE: FORM TILE JET GLOSS NARROW SUBWAY CERAMIC (65x300mm) LAY PATTERN: VERTICAL STACK BOND GROUT COLOUR: WHITE, EPOXY GROUT TO BOH [BIF-21]
- NEW WALL GRAPHIC OR SIGN. REFER TO SCOPE OF WORKS.
- CH1/CH2/CH3 NEW FURNITURE ITEM. REFER TO SCHEDULE OF WORK [BIF-08]
- UP1 RE-UPHOLSTER EXISTING SEATING. REFER TO SCHEDULE OF WORK [BIF-27]
- ILLUMINATED DELIVERY SIGN. BUILDER TO PROVIDE POWER CONNECTION. SIGNAGE CONTRACTOR TO SUPPLY AND INSTALL SIGN

NO	AMENDMENT	DWN	CHKD	DATE
3	DELIVERY SIGN ADDED	WT	WT	30/08/24
2	ADDITIONAL SCOPE	WT	WT	8/07/24
1	REVISED MENU-BOARDS	JD	WT	3/07/24
'	ISSUED FOR CONSTRUCTION	JD	WT	24/06/24

FILE:

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Tel: (08) 93816788 Fax: (08) 93814619 Email: oka@okarch.com.au
The Royal Australian Institute of Architects

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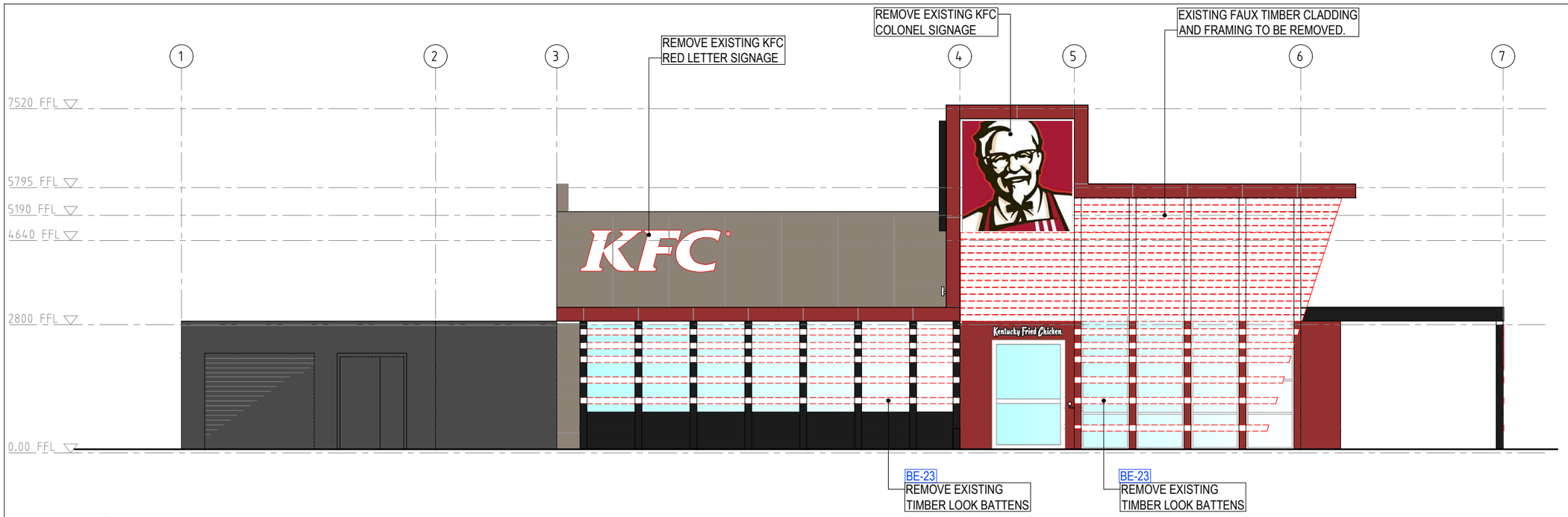
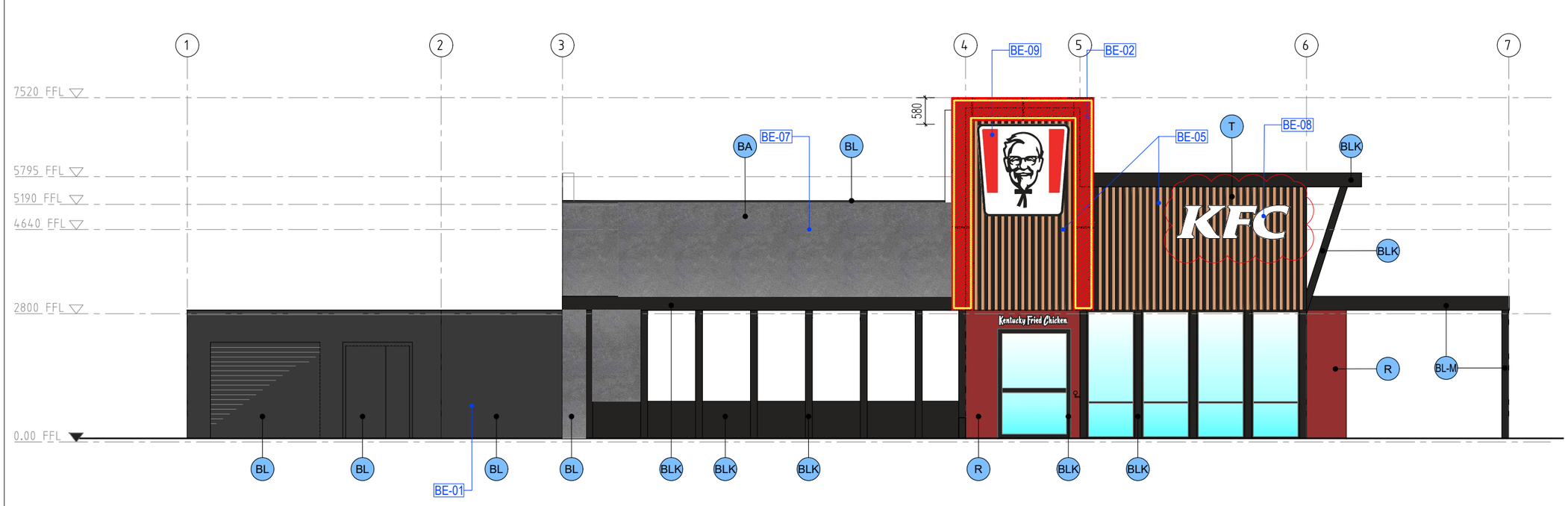
18 PATTERSON ROAD
ROCKINGHAM WA 6168

PROJECT STAGE: WORKING DRAWINGS
DRAWING PURPOSE: ISSUED FOR CONSTRUCTION
REDUCTION:
SCALE AT A3:
DRAWING INCEPTION DATE: APRIL 2023
DRAWN/CHECK: OKA

DRAWING NAME: FLOOR PLAN - PROPOSED WORK FOH
PROJECT NO: 24005
DRAWING NO: A202
REVISION: 3



1 / - ELEVATION NORTH - EXISTING
SCALE: 1 : 100 @ A3



2 / - ELEVATION NORTH - PROPOSED WORK
SCALE: 1 : 100 @ A3

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KEY :

- R — PAINT - DULUX 'RED BOX' (RED)(A0639)
- W — PAINT - DULUX 'ALABASTER' (WHITE) KFC(A1016)
- BL — PAINT - DULUX ' BLACK CAVIAR' SN4H9 - Sn4
- BLK — PAINT - DULUX 'BLACK'
- BL-M — PAINT - DULUX 'BLACK' TWO PACK ACRYLIC ENAMEL
- TH — PAINT - DULUX 'TEAHOUSE' SN4G6
- MO — PAINT - DULUX 'MONUMENT'
- MOC — LYSAGHT WALL SHEET - TRIMDEK, COLORBOND FINISH 'MONUMENT'
- T — RANGE: ALIWOOD CLIP-ON TIMBER LOOK ALUMINIUM RAILS
  SUPPLIER : ALIWOOD
  COLOR : SNOWGUM
  SIZE : 50x50 CLIP-ON
  CODE : 5050COS
  CFC SHEETING BEHIND TO BE PAINTED DULUX "BLACK" SG6G9
- BL-M2 — DULUX POWDERCOAT 'ELECTRO BLACK ACE' 9069116F
- M — LONGLINE 305 METAL WALL SHEETING COLORBOND 'MONUMENT' (MID GREY)
- BA — CEMINTEL BARESTONE W. EXPRESSED NOMINAL 20mm SHADOWLINES
- M1 — METAL SCREEN
  SUPPLIER: LOCKER GROUP
  PATTERN: R03341
  3.25mm DIA. HOLES
  4.78mm CTRS.
  41% OPEN AREA
  MATERIAL: MILD STEEL
  FINISH: POWDER COAT
  COLOUR: KFC RED
  NOTE : NON PUNCHED PERIMETER BORDER TO MESH 50mm WIDE.

NOTE:
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NO	AMENDMENT	DWN	CHKD	DATE
1	KFC LETTERSET RELOCATED	WT	WT	30/08/24
-	ISSUED FOR CONSTRUCTION	JD	WT	24/06/24

FILE:

CLIENT:
COLLINS RESTAURANTS WEST PTY LTD
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485 KINGSFORD SMITH DRIVE
HAMILTON QLD 4007
T: (07) 3352 0800 F: (07) 3352 0961
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CONSULTANT:
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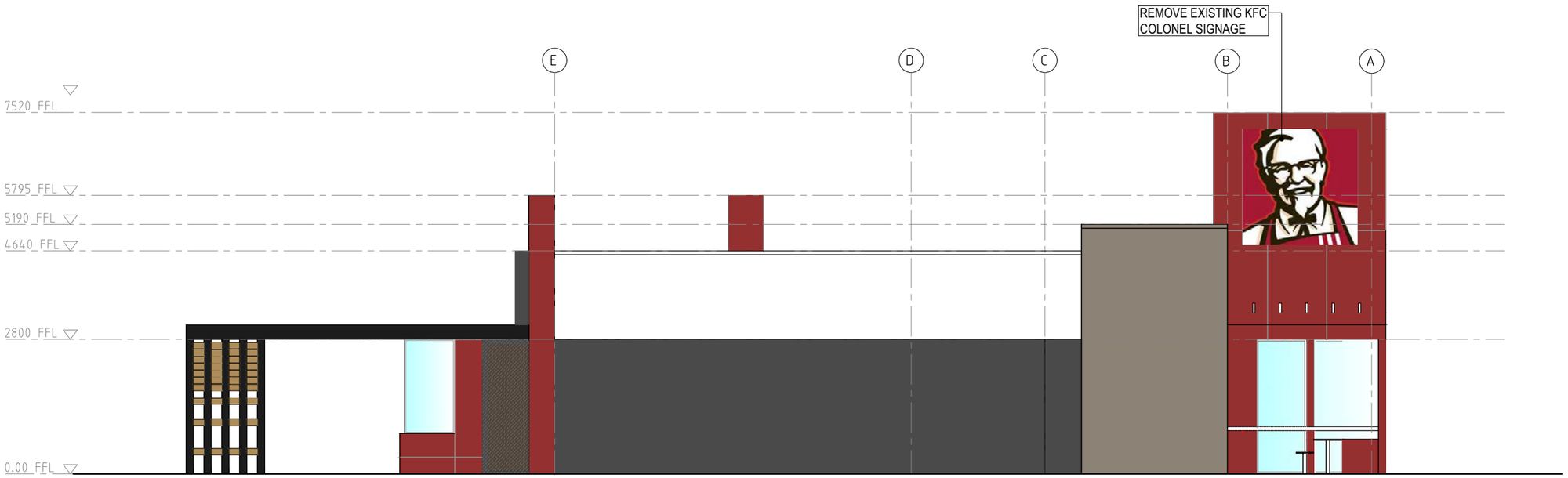
567 HAY STREET DAGLISH WA 6008
Tel: (08) 93816788 Fax: (08) 93814619 Email: oka@okarch.com.au
The Royal Australian Institute of Architects

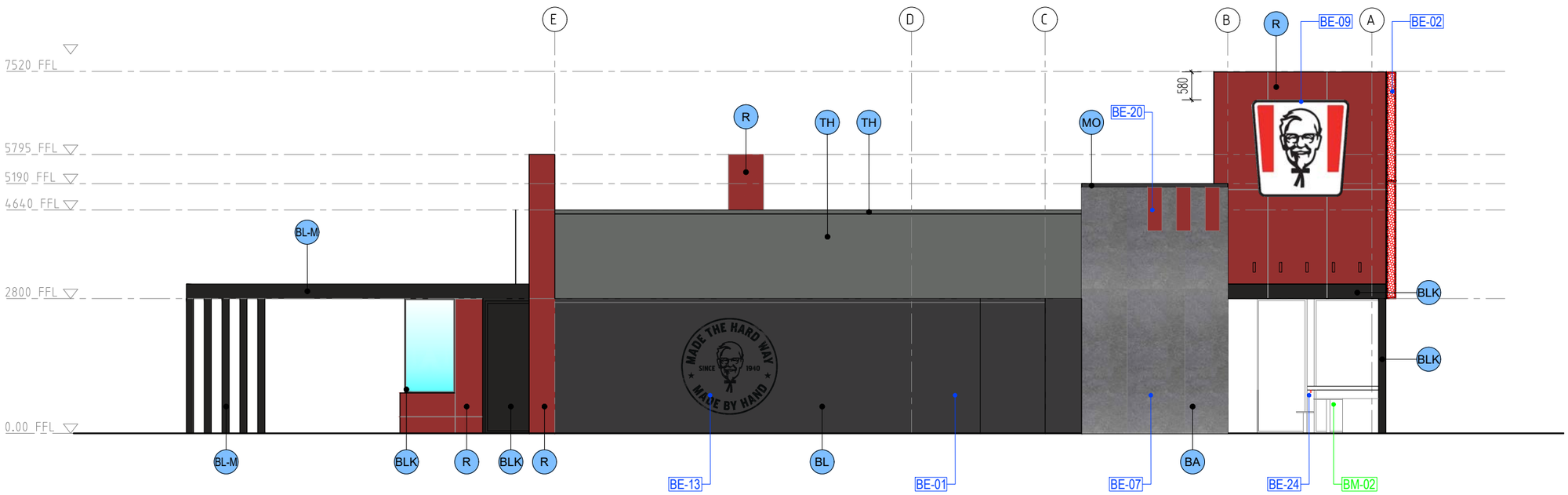
PROJECT NAME: KFC ROCKINGHAM BEACH REFURBISHMENT
18 PATTERSON ROAD
ROCKINGHAM WA 6168

PROJECT STAGE: WORKING DRAWINGS
DRAWING PURPOSE: ISSUED FOR CONSTRUCTION
REDUCTION:
SCALE AT A3:
DRAWING INCEPTION DATE: APRIL 2023
DRAWN/CHECK: OKA

DRAWING NAME: ELEVATION - NORTH
PROJECT NO: 24005
DRAWING NO: A301
REVISION: 1



1 / - ELEVATION EAST - EXISTING
SCALE: 1 : 100 @ A3



2 / - ELEVATION EAST - PROPOSED WORK
SCALE: 1 : 100 @ A3

GENERAL NOTES

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  NOTE : NON PUNCHED PERIMETER BORDER TO MESH 50mm WIDE.

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-	ISSUED FOR CONSTRUCTION	JD	WT	24/06/24
NO	AMENDMENT	DWN	CHKD	DATE

FILE:

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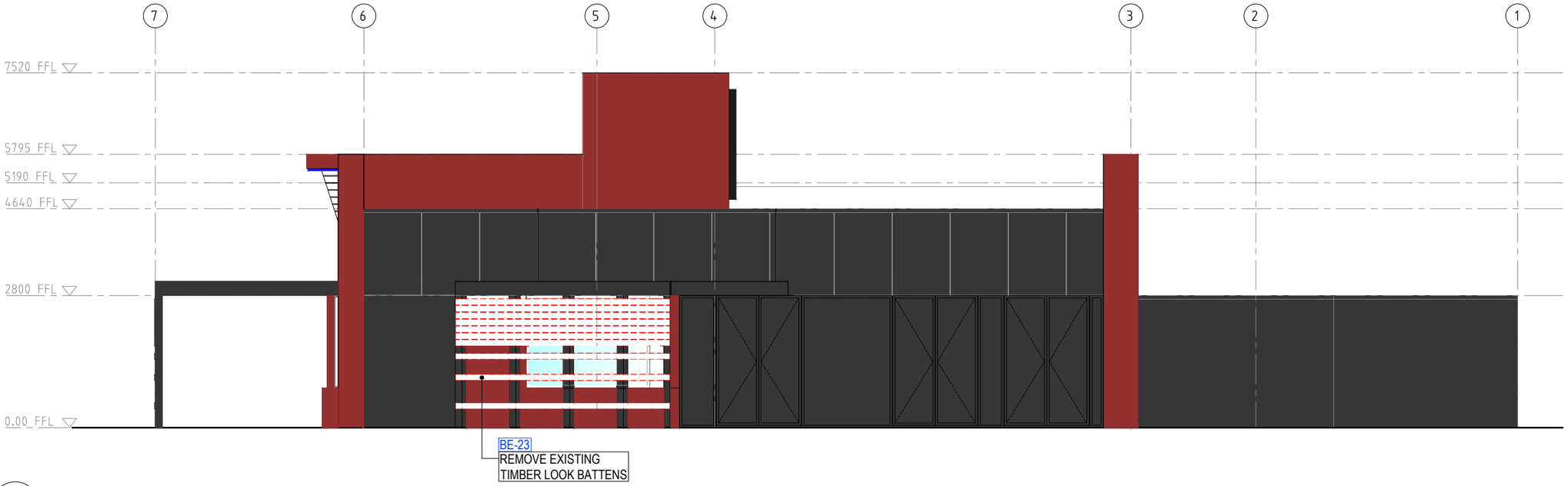
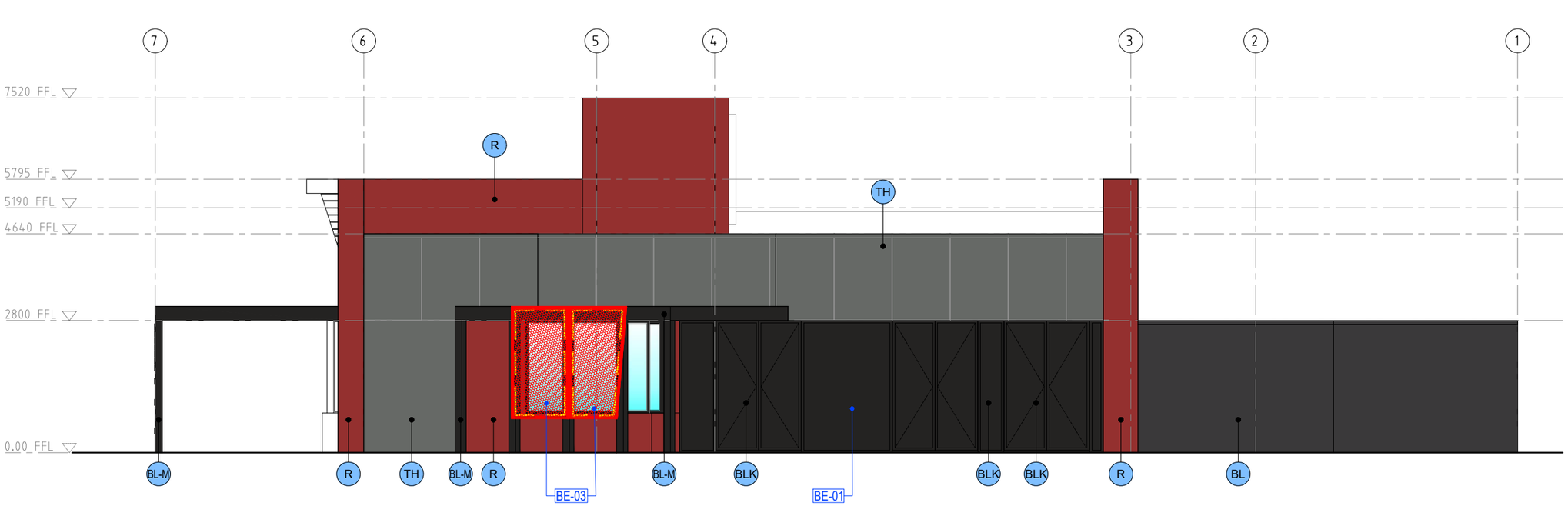
PROJECT NAME: KFC ROCKINGHAM BEACH REFURBISHMENT
18 PATTERSON ROAD
ROCKINGHAM WA 6168

PROJECT STAGE: WORKING DRAWINGS
DRAWING PURPOSE: ISSUED FOR CONSTRUCTION
REDUCTION:
SCALE AT A3:
DRAWING INCEPTION DATE: APRIL 2023
DRAWN/CHECK: OKA
DRAWING NAME: ELEVATION - EAST
PROJECT NO: 24005
DRAWING NO: A302
REVISION:



1 / - ELEVATION SOUTH - EXISTING
SCALE: 1 : 100 @ A3



2 / - ELEVATION SOUTH - PROPOSED WORK
SCALE: 1 : 100 @ A3

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-	ISSUED FOR CONSTRUCTION	JD	WT	24/06/24

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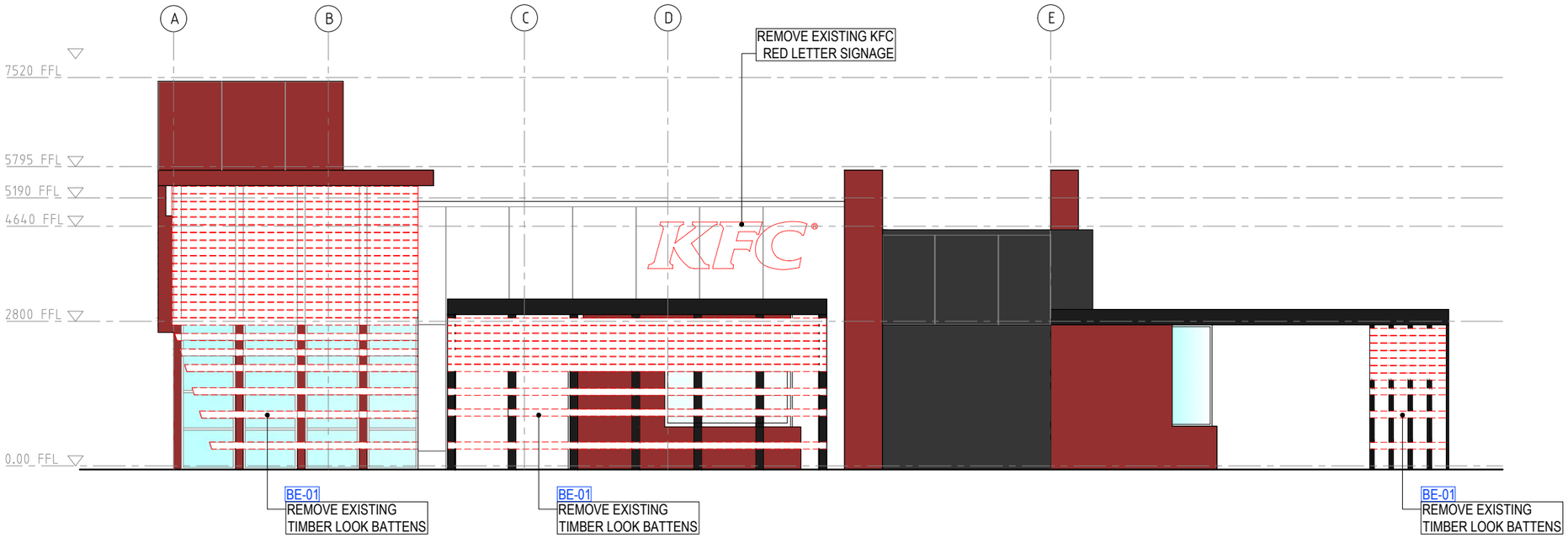
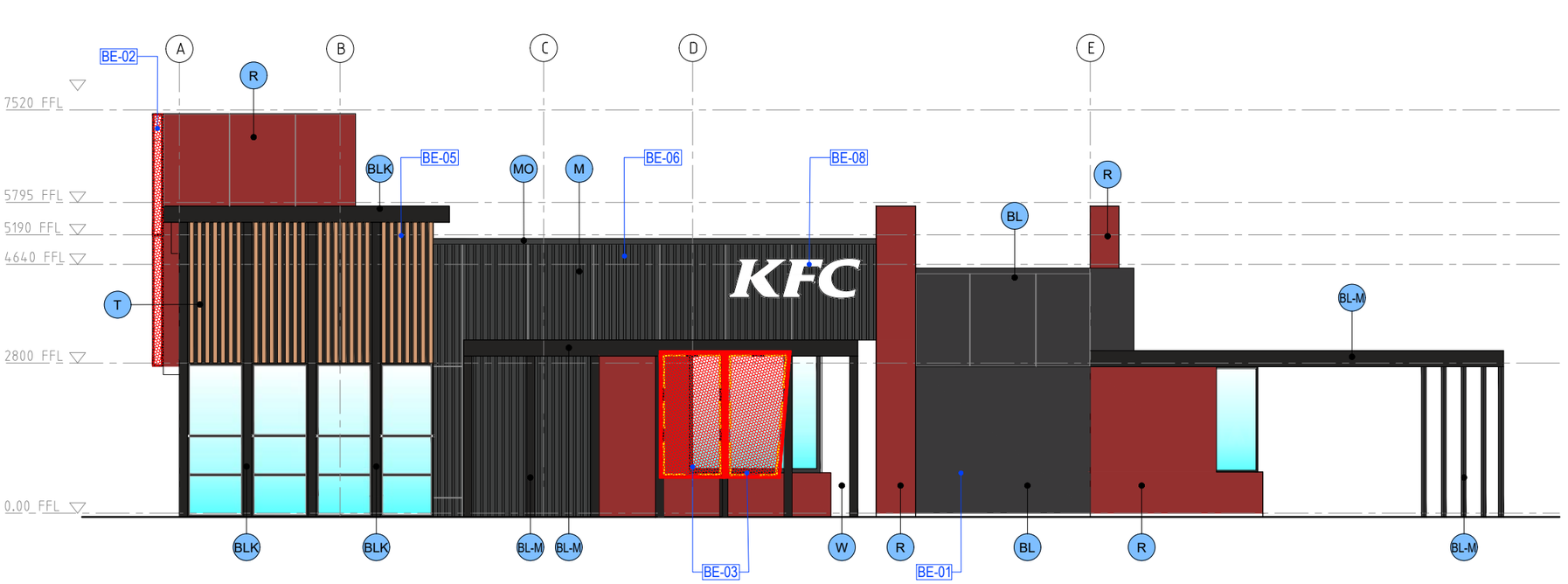
18 PATTERSON ROAD
ROCKINGHAM WA 6168

PROJECT STAGE: WORKING DRAWINGS
DRAWING PURPOSE: ISSUED FOR CONSTRUCTION
REDUCTION:
SCALE AT A3:
DRAWING INCEPTION DATE: APRIL 2023
DRAWN/CHECK: OKA

DRAWING NAME: ELEVATION - SOUTH
PROJECT NO: 24005
DRAWING NO: A303
REVISION:



1 / - ELEVATION WEST - EXISTING
SCALE: 1 : 100 @ A3



2 / - ELEVATION WEST - PROPOSED WORK
SCALE: 1 : 100 @ A3

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  SIZE : 50x50 CLIP-ON
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  COLOUR: KFC RED
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-	ISSUED FOR CONSTRUCTION	JD	WT	24/06/24

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PROJECT NAME: KFC ROCKINGHAM BEACH REFURBISHMENT
18 PATTERSON ROAD
ROCKINGHAM WA 6168

PROJECT STAGE: WORKING DRAWINGS

DRAWING PURPOSE: ISSUED FOR CONSTRUCTION

REDUCTION:

SCALE AT A3:

DRAWING INCEPTION DATE: APRIL 2023

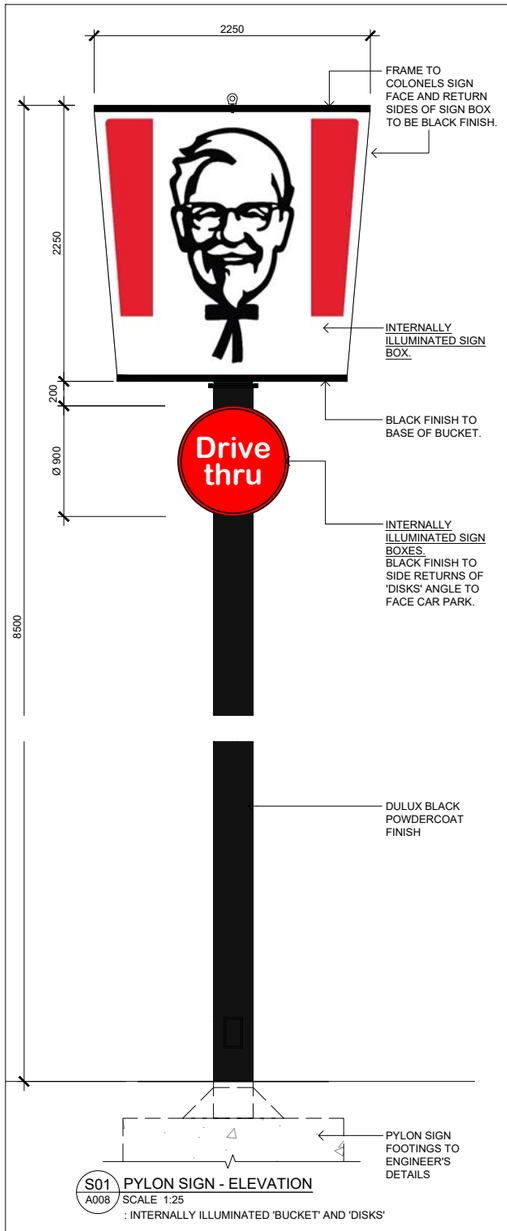
DRAWN/CHECK: OKA

DRAWING NAME: ELEVATION - WEST

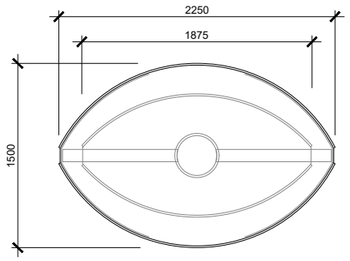
PROJECT NO: 24005

DRAWING NO: A304

REVISION: -



S01 A008 PYLON SIGN - ELEVATION
SCALE 1:25
: INTERNALLY ILLUMINATED 'BUCKET' AND 'DISKS'



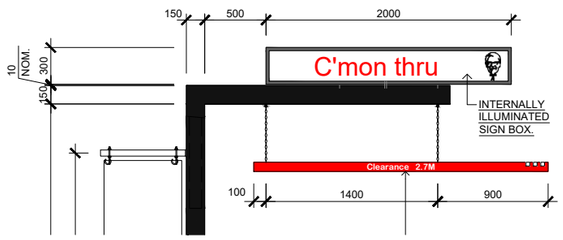
S01 A007 PYLON SIGN - PLAN VIEW
SCALE 1:25
: ILLUMINATED 'BUCKET'

NEW PYLON SIGN

SCALE 1:50 1 OFF

REMOVE EXISTING PYLON. NEW PYLON BUCKET SIGN WITH NEW STRUCTURAL FOOTINGS.

- SPECIALIST SIGNAGE CONTRACTOR TO RESKIN 1 EXISTING PYLON BUCKET
- MAIN CONTRACTOR TO LIAISE WITH CFL SIGNAGE CONTRACTOR
- SIGNAGE CONTRACTOR TO UPGRADE LED LIGHTS WITHIN PYLON SIGN, TOP OF PYLON TO BE FULLY SEALED WITH ANTI-MILDEW SILICONE

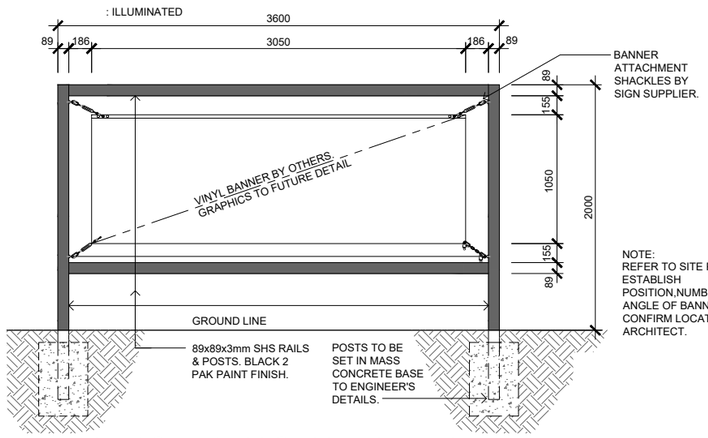


EXISTING DRIVE THRU HEIGHT BAR SIGNBOX

SCALE 1:50 1 OFF

NEW ILLUMINATED HEIGHT BAR SIGN BOX

- SPECIALIST SIGNAGE CONTRACTOR TO INSTALL AT LOCATION DOCUMENTED
- SPECIALIST SIGNAGE CONTRACTOR TO REMOVE 1 EXISTING SIGN BOX.
- MAIN CONTRACTOR TO LIAISE WITH CFL SIGNAGE CONTRACTOR
- EXISTING HEIGHT BAR TO REMAIN. POST RE-PAINTED AS SPECIFIED

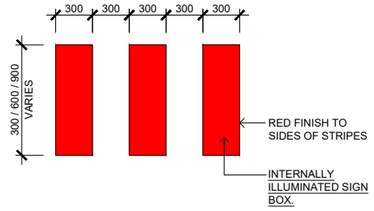


NEW BRAND STANDARD GARDEN BANNER

SCALE 1:50 1 OFF

NEW GARDEN BANNER

- SEPARATE CONTRACTOR TO PROVIDE BANNER POSTS
- MAIN CONTRACTOR TO REMOVE EXISTING BANNER POSTS AND FOOTINGS.
- MAIN CONTRACTOR TO LIAISE AND CO-ORDINATE WITH CFL CONTRACTOR
- MAIN CONTRACTOR TO PROVIDE FOOTINGS FOR BANNER POSTS AND INSTALL TO DETAIL.

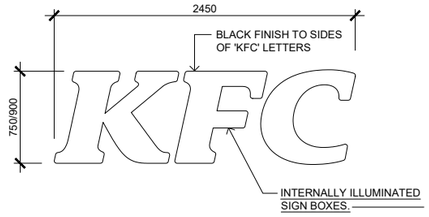


NEW RED STRIPE SET SIGN

N.T.S 1 OFF

NEW ILLUMINATED RED STRIPESET SIGN

- SPECIALIST SIGNAGE CONTRACTOR TO INSTALL AT LOCATION DOCUMENTED
- SUPPLIED + INSTALLED BY SPECIALIST CONTRACTOR
- MAIN CONTRACTOR TO PREPARE WALL SURFACE; MAINTAIN AND USE EXISTING POWER CONNECTION.



NEW KFC LETTERSET SIGN

N.T.S 2 OFF

NEW ILLUMINATED 750mm HIGH WHITE LETTERING SIGN

- SPECIALIST SIGNAGE CONTRACTOR TO INSTALL AT LOCATION DOCUMENTED
- SUPPLIED + INSTALLED BY CLIENTS SPECIALIST CONTRACTOR
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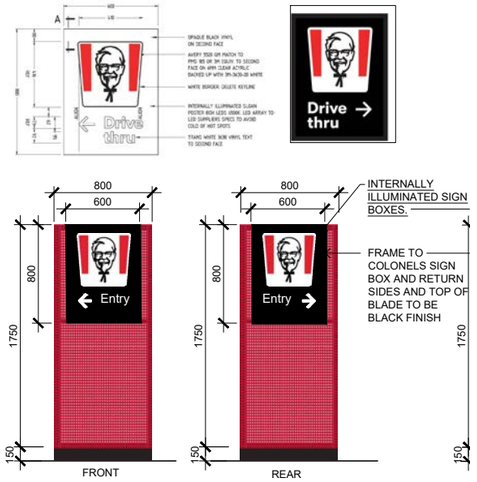

NEW DIRECTIONAL SIGN FACES

N.T.S 1 OFF

NEW DIRECTIONAL SIGNS TO BRAND STANDARD

- SPECIALIST SIGNAGE CONTRACTOR TO INSTALL AT LOCATION DOCUMENTED
- SPECIALIST SIGNAGE CONTRACTOR TO REMOVE EXISTING SIGN.
- MAIN CONTRACTOR TO LIAISE WITH CFL SIGNAGE CONTRACTOR
- MAIN CONTRACTOR TO PROVIDE FOOTINGS TO STRUCTURAL ENGINEERS CERTIFICATION.

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PROJECT NAME: KFC ROCKINGHAM BEACH REFURBISHMENT 18 PATTERSON ROAD ROCKINGHAM WA 6168	PROJECT STAGE: WORKING DRAWINGS	REDUCTION:	SCALE AT A3:
	DRAWING PURPOSE: ISSUED FOR CONSTRUCTION	DRAWING INCEPTION DATE: APRIL 2023	DRAWN/CHECK: OKA
DRAWING NAME: SIGNAGE DETAILS - SHEET 2	PROJECT NO: 24005 / DRAWING NO: A103	REVISION: -	



'ORDER HERE', 'PICK-UP HERE', & 'DELIVERY' SIGNAGE

N.T.S 1 EACH SIGN

NEW ILLUMINATED SIGN(S), OPAL ACRYLIC W. BLACK VINYL
- SPECIALIST SIGNAGE CONTRACTOR TO INSTALL AT LOCATION DOCUMENTED
- SUPPLIED + INSTALLED BY CLIENT'S SPECIALIST CONTRACTOR
- MAIN CONTRACTOR TO PREPARE WALL SURFACE; PROVIDE POWER + CO-ORDINATION



IT'S FINGER LICKIN' GOOD SIGNAGE

SCALE 1:50 1 OFF

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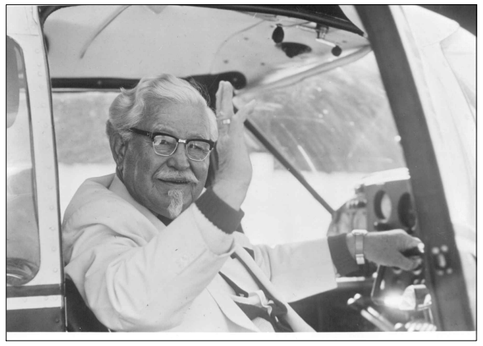
- SUPPLIED + INSTALLED BY CLIENT'S SPECIALIST CONTRACTOR
- MAIN CONTRACTOR TO PREPARE WALL SURFACE; PROVIDE POWER + CO-ORDINATION



HERITAGE HERO ELEMENT

N.T.S 1 OFF

NEW COLONEL WALL GRAPHIC
- BRAND EXPRESSION "COLONEL WITHOUT ANYONE" #00055
- SANDTEX VINYL FINISH OR AS SUGGESTED BY TONY WING (GRAPHIC CROPPED & SCALED TO REFLECT 3D'S)
- FULL COLOUR PROOF TO BE PROVIDED TO CLIENT FOR APPROVAL PRIOR TO PRODUCTION.
- REFER TO INTERNAL ELEVATIONS FOR DIMENSIONS. BUILDER TO C.O.S



BEWARE OF VEHICLES SIGN

N.T.S 1 OFF

NEW SIGN TO AUSTRALIAN STANDARDS
- SUPPLIED + INSTALLED BY BUILDER
- LOCATION TO BE CONFIRMED ON SITE.



PEDESTRIAN CROSSING SIGN

N.T.S 1 OFF

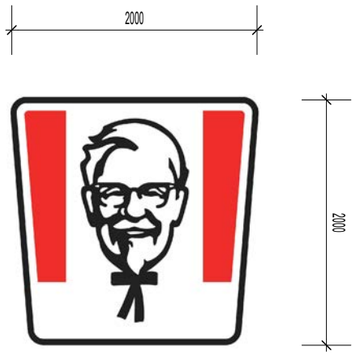
NEW SIGN TO AUSTRALIAN STANDARDS
- SUPPLIED + INSTALLED BY BUILDER
- LOCATION TO BE CONFIRMED ON SITE.



HERITAGE HERO ELEMENT

N.T.S 1 OFF

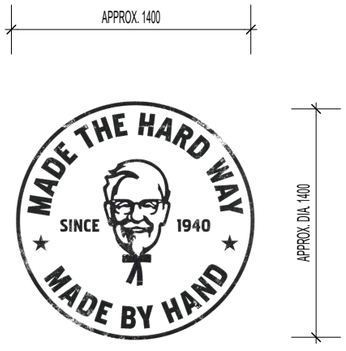
NEW COLONEL WALL GRAPHIC
- BRAND EXPRESSION COLONEL SMILING FULL TEXTURED
- SANDTEX VINYL FINISH OR AS SUGGESTED BY TONY WING (GRAPHIC CROPPED & SCALED TO REFLECT 3D'S)
- FULL COLOUR PROOF TO BE PROVIDED TO CLIENT FOR APPROVAL PRIOR TO PRODUCTION.
- REFER TO INTERNAL ELEVATIONS FOR DIMENSIONS. BUILDER TO C.O.S



COLONEL BUCKET SIGN

SCALE 1:50 2 OFF

NEW ILLUMINATED COLONEL'S SIGNAGE 2000mm x 2000mm
- SPECIALIST SIGNAGE CONTRACTOR TO INSTALL AT LOCATION DOCUMENTED
- SPECIALIST SIGNAGE CONTRACTOR TO REMOVE 2 EXISTING ILLUMINATED KFC COLONEL WALL SIGNS
- SUPPLIED + INSTALLED BY SPECIALIST CONTRACTOR
- MAIN CONTRACTOR TO PREPARE WALL SURFACE; PROVIDE POWER + CO-ORDINATION
- FRAME TO COLONEL SIGN FACE AND RETURN SIDES OF SIGN BOX TO BE BLACK FINISH



"MADE BY HAND" STAMP GRAPHIC

SCALE 1:50 1 OFF
- HAND PAINTED WALL GRAPHIC
- BLACK LOW GLOSS PAINT FINISH
- SUPPLIED AND INSTALLED BY CLIENTS SPECIALIST CONTRACTOR
- MAIN CONTRACTOR TO PREPARE WALL SURFACE



COLONEL SIGNATURE SIGNAGE

N.T.S 1 OFF

NEW ILLUMINATED COLONEL SIGNATURE SIGN
- SPECIALIST SIGNAGE CONTRACTOR TO INSTALL AT LOCATION DOCUMENTED
- SUPPLIED + INSTALLED BY CLIENT'S SPECIALIST CONTRACTOR
- MAIN CONTRACTOR TO PREPARE WALL SURFACE; PROVIDE POWER + CO-ORDINATION

GENERAL NOTES

ALL WORK TO BE CARRIED OUT BY MAIN CONTRACTOR UNLESS OTHERWISE NOTED

DOCUMENTATION IS BASED ON AVAILABLE EXISTING DRAWINGS. ALL CONTRACTORS ARE REQUIRED TO, BEFORE SUBMITTING THEIR TENDER, CONDUCT A FULL SITE CONDITION & ACCESS INSPECTION, ALLOW FOR ALL REQUIRED WORKS AND CONFIRM ALL QUANTITIES.

USE OF LOCAL CONTRACTORS ARE ENCOURAGED.

ALL DIMENSIONS ARE IN METRIC MILLIMETRES.

WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.

LARGE SCALE DRAWINGS SHALL TAKE PREFERENCE OVER SMALLER SCALE DRAWINGS.

THE MAIN CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

THE MAIN CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE N.C.C & LOCAL AUTHORITY REQUIREMENTS.

ALL MATERIAL SHALL BE OF NEW, GOOD QUALITY & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS.

NO	AMENDMENT	DWN	CHKD	DATE
-	ISSUED FOR TENDER	JD	WT	09/04/24

FILE:

CLIENT:

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567 HAY STREET DAGLISH WA 6008
Tel: (08) 93816788 Fax: (08) 93814619 Email: oka@okarch.com.au
The Royal Australian Institute of Architects

PROJECT NAME: KFC ROCKINGHAM BEACH REFURBISHMENT 18 PATTERSON ROAD ROCKINGHAM WA 6168	PROJECT STAGE: WORKING DRAWINGS	REDUCTION:	SCALE AT A3:	
	DRAWING PURPOSE: FAF ISSUE	DRAWING INCEPTION DATE: APRIL 2023	DRAWN/CHECK: OKA	
DRAWING NAME: SIGNAGE DETAILS - SHEET 1	PROJECT NO: 24005	DRAWING NO: A102	REVISION: -	

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