



## 1/10 Juniper Way, DAVENPORT, WA 6230

### Rare Commercial Property Investment Opportunity in Davenport

Opportunities to purchase commercial properties in Davenport are extremely limited in today's market. Don't miss out on this excellent investment opportunity to buy a strata-titled warehouse in a highly sought-after location.

This property, situated on a corner lot in Juniper Way, Davenport, features a spacious 405 m<sup>2</sup> warehouse complemented by a 36 m<sup>2</sup> office area. Constructed with steel and iron, it boasts a high roofline and convenient access through large roller doors (4.5m wide by 6m high). The property is part of a two-unit strata title with a combined land size of 1,958 m<sup>2</sup>. Each unit has its own driveway and is separated internally by a firewall.

Currently leased at \$49,000 plus outgoings and GST, the tenant has 20 months remaining on the initial lease, with two additional one-year renewal options available.

#### Key Features:

+ Tenant in place

**TYPE:** For Sale

**INTERNET ID:** 300P197768

#### SALE DETAILS

**offers over \$800,000**

#### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

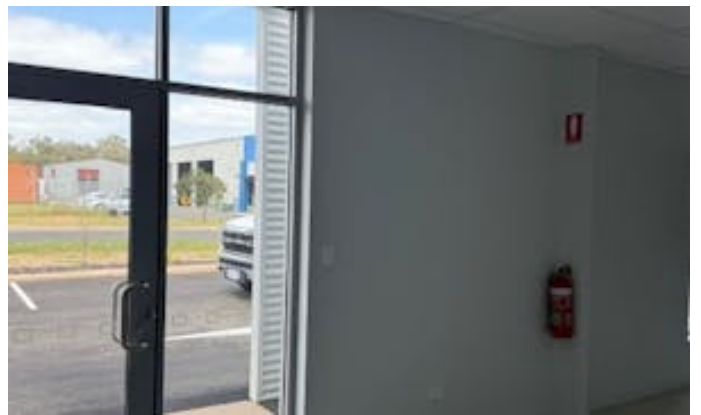
**Mick Caddy**  
0417 942 650

- + Strata-titled unit
- + High roofline for versatile use
- + Easy access with large roller doors
- + 405 m<sup>2</sup> warehouse space
- + 36 m<sup>2</sup> office space
- + Light industrial zoning
- +Click on the floorplan for building details.

Buyers Note: All measurements/dollar amounts are approximate only. Boundaries marked on images are a guideline & are for visual purposes only. Buyers should complete their own due diligence, including checking with local authorities regarding the property use & zoning. Buyers should also do a visual inspection of the property before entering into an offer/contract & should not rely on the photos or text in this advertising in making a purchasing decision.

- Commercial Type:
- Building Area: 432.00 square metres







**PROPOSED WAREHOUSES**  
 Lot 537 (SN10) Juniper Way Davenport  
 For Country Landscaping Pty Ltd



3D View

**BUILDING LICENSE CONDITIONS**

**SITE PREPARATION**

1. Provide a system of silt/sediment control in accordance with the BCA Part E1.4 and AS 3600. Provide a double silt-trap, permanently fixed to the building in a prominent location such as the meter box or the, in accordance with the BCA Part E1.4 (6) requirements.
2. A silt-trap basin shall be laid under side-on ground conditions and installed before application in accordance with the BCA Part F1.10 and AS 3670.
3. Retaining walls >750mm require engineer's certification. Earthworks, site preparation and excavation shall be in accordance with the BCA and AS2970.

**BUILDING STRUCTURE**

4. All concrete construction shall be in accordance with the BCA Part E1.4 and AS 3600.
5. Provide written certification from the Structural Engineer that their specific design details (eg. suspended concrete floors slab construction etc) have been inspected and are provided in accordance with the approved plans.
6. All masonry construction and masonry accessories, weatherproofing on masonry etc shall be in accordance with the BCA Part E1.4 and AS 3700.
7. All timber framing and roof trusses (materials, construction, joining and fastenings) shall be in accordance with the BCA Part E1.4, AS1654.2, AS1884.4 and AS1705.1.
8. Where manufactured timber trusses are used, they are to be installed in accordance with distributors specification and AS1440 - Installation of Timber Floor Trusses.
9. Builder to provide a copy of certified true plans for City of Bunbury building licence records prior to completion of project.
10. All glazing and windows shall be installed in accordance with the BCA Part E1.4, AS1288 and AS2047.
11. All structural steel members (including roof strutting beams) shall be in accordance with the BCA Part E1.4, AS1170 (steel structures) and AS2540/50 (cold formed steel structures).
12. All exposed structural steel members within 10m of the coast and in all (high corrosion) industrial areas shall be treated against corrosion in accordance with the BCA Part E1.1.
13. All exposed steel members shall be provided in accordance with the BCA Part F1.1 and AS/NZS3506.3.2.
14. Roof covering shall comply with the BCA Part F1.2 and AS2046, AS2050, AS2051, AS1562.1, AS1562.2, AS1562.3 as applicable.
15. The sub floor space between a suspended floor of a building and the ground shall be ventilated in accordance with the BCA Part F1.12.

**LIFE SAFETY**

16. Required firewalls separating fire compartments shall be constructed in accordance with the BCA Part G2.7.
17. The space below a covered ramp or the sloped stairway (including an external stairway) or non-fire loaded ramp must not be enclosed to form a cupboard or fire, unless the enclosing walls and ceiling have an FRL of not less than R90/S90, and any access doorway is fitted with a self-closing - 90/20 fire door.
18. Construction joints, spaces and the like, in and between walls are required to be fire resistance and shall be adequately protected in accordance with the BCA Part G3.16.
19. Openings of services in a building of Type II construction shall be in accordance with the BCA Part G3.12, G3.13 and G3.15 Clause 7.
20. A fire-rated system shall be provided in accordance with the BCA Part E1.4 and AS2541.
21. A fire hydrant system shall be provided in accordance with the BCA Part E1.3 and AS2419.1.
22. (AS2419.1/2005) Fire Hydrant Pressure and Flow Rates Requirements.
23. Where site specific information has been submitted as part of the building licence approval process, this data is to be used as a guide only. The ongoing compliance with AS2419.1 is the Owners responsibility.
24. If in the future the minimum operational requirements of pressure and flow cannot be met at the point of supply, it is the Owners responsibility to provide adequate supply and compliance with AS2419.1.
25. A sprinkler system shall be provided in accordance with the BCA Part E1.5 and AS2181.1.
26. Protection of openings in external walls shall be provided in accordance with BCA Part G3.8 and Specification C3.4.
27. Smoke hazard management shall be provided in accordance with the BCA Part E2 and AS2088.1.
28. Portable fire extinguisher shall be provided in accordance with the BCA Part E1.6 and AS2464.
29. Emergency lighting and exit signs shall be provided in accordance with the BCA Part E4 and AS/NZS3980.1.
30. Any metallic, in-situ or surface finishes shall be in accordance with the BCA Part E4 (the hazard index specified in BCA Part C1.10).
31. LFL installations shall be in accordance with the BCA Part E3 and AS 1730 (including fire service controls and signage warning against the use of lifts in lifts).

**ACCESS AND EGRESS**

32. All user and ramp construction shall be in accordance with the BCA Part G2, and where ramp access is required by the BCA, the building is to be in accordance with BCA Part D3 Access for People with Disabilities and AS1428.
33. Staircases shall be provided unless a ramp is built instead. Staircases shall be provided in accordance with the BCA Part E1.4 and AS 1659.1.
34. A minimum unobstructed width of 1m shall be provided for each path of travel to an exit (including stairwells) in accordance with the BCA Part D1.6 (ramp) downways which shall have a minimum unobstructed width of 750mm or where required by AS1428.1 a minimum clear opening of 800mm).
35. Signs on doors leading onto to the outside of certain doors (eg Fire Safety Doors) shall be required in accordance with the BCA Part D2.23.
36. Class 5 buildings - No point on a floor shall be more than 20m from an exit or a point from which travel in different directions to 2 exits is available, in which case the maximum travel distance to one of those exits shall not exceed 40m, in accordance with BCA Part D1.7.
37. For Class 5 buildings - The self travel distance to a single exit serving the sloped area of a floor or open space may be increased to 20m in accordance with the BCA Part D1.4 (b).
38. Doors serving as required exits shall be in the direction of egress unless they serve a building or part (eg room) with a floor area not more than 200m<sup>2</sup>. If it is the only required exit from the building or part and it is fitted with a device for holding in the open position in accordance with the BCA Part D2.20 (b).
39. Doors serving as required exits (having a floor area over 200m<sup>2</sup>) shall be readily open without the use of a key from the side facing a person waiting.
40. Egress by a single hand-operated action or pushing action on a single device located between 900mm and 1100mm from the floor in accordance with the BCA Part D2.21.
41. For certification purposes, if an additional exit door (to BCA minimum requirements) has exit signage installed, the door will be required to comply with BCA Parts D2.20 and D2.21 where applicable. Eg. Downward and hardware requirements.
42. Discharge both exits shall be in accordance with the BCA Part D1.10 where applicable. Suitable barriers (eg bollards) shall be provided to prevent vehicles from blocking the exit at the point of discharge.
43. If an exit discharges to open space, the path of travel to the road must have an unobstructed width throughout of not less than 1m.

**HEALTH AND AMENITY**

44. Adequate damp-proofing and weather proofing shall be provided in accordance with the BCA Part F1.
45. Wet areas shall be water proofed in accordance with the BCA Part F2.
46. Sanitary and other facilities shall be provided in accordance with the BCA Part F2.
47. The door to a fully enclosed sanitary compartment shall either open outwards, slide or be readily removable from the outside of the compartment, unless there is a clear space of at least 1.2m between the closed part and swinging side of the door within the sanitary compartment (measured from the door's closed position) in the direction of the door opening. A closed part located behind the open door leaf at 90 degrees is compliant without modification) BCA Part F2.9.
48. Minimum ceiling heights and headroom shall comply with the BCA Part F3.1. It is required that a path of travel to an exit of the unobstructed height throughout shall be not less than 2m, except the unobstructed height of any doorway which may be reduced to not less than 1800mm.
49. Lighting and ventilation shall be in accordance with the BCA Part F4.

**General Notes**

All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards. All dimensions and levels are to be checked and verified by main contractor and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

**ENERGY EFFICIENCY**

48. The building shall comply with the approved Energy Efficiency requirements of the BCA Part J.
49. A main entrance to a building, leading to a conditioned space, shall have either: an atrium, self-closing door, revolving door or the like where the conditioned space has a floor area over 50m<sup>2</sup> in accordance with the BCA Part J.3.4.
50. Artificial lighting around the perimeter of a building shall be in accordance with the BCA Part J6.

**EQUAL ACCESS REQUIREMENTS**

51. Access for people with disabilities shall be provided in accordance with BCA Part D3 Access for People with Disabilities and AS1428.
52. The path of travel required to be accessible shall comply with the BCA Part D3 and AS1428.1. The applicable standard is AS1428.1.
53. Where access is required and the floor level (height difference is not more than 150mm, a step range at 1 in 10 may be provided 1500mm x 1500mm).
54. Where there are floor level differences of more than 150mm required ramps shall be installed in accordance with the BCA Part D3 and AS1428.1.
55. Where ramps are required and any step ramps shall be in accordance with the BCA Part D3 and AS1428.1. 2000mm.
56. Tactile ground surface indicators shall be provided to warn people with vision impairment that they are approaching a staircase, ramp or overhead structure in accordance with the BCA Part D3.8 and AS1428.4.
57. Clear parking spaces for people with disabilities shall be provided in accordance with the BCA Part D3.5 and AS2600.1. Accessible Table Information (Compliant with AS1428.1 2.009).
58. Equal access WC to be accessible from the outside in the case of an emergency at all times.
59. In-use indicator sign must be fitted to accessible door and open shall from outside.
60. Coat hook - installed between 1200-1350mm above FFL.
61. WC facility signage - installed between 1200-1350mm above FFL. To indicate use and have Braille signage to all toilets.

**CERTIFICATION UPON COMPLETION**

62. To prevent delays occupying the building and enabling a Certificate of Classification Inspection to be undertaken, the list below outlines requirements for the project based on the approved Building Licence. These may include but are not limited to:
63. All project completion - Written confirmation from the structural engineer that project has been inspected and has been built in accordance with the approved plans, specifications.
64. All construction items installed and operational in accordance with the approved plans, specifications.
65. All glazing and windows have been specified and installed in accordance with BCA Vol 1 Part B1.4 AS 1888 and AS 2547.
66. Part E Construction Items Installed, tested and operational in accordance with:
  - Automatic stairs (automatic unlocking) - BCA Vol 1 Part D2.19 and D2.21.
  - Part E Construction Items Installed, tested and operational in accordance with:
    - Smoke Detection System - BCA Vol 1 Part E2.2A and AS1473.1
    - Smoke Alarm System - BCA Vol 1 Part E2.2A and AS 1670.1
    - Fire Alarm Monitoring System - BCA Vol 1 Part E2.2A and AS 1670.3
    - LFL Fire Service Controls - BCA Vol 1 Part E2.2A and AS1735.2 or Appendix 2 of AS1735.1.
    - Fire Hazards - BCA Vol 1 Part E1.3 and AS 2419.1.
    - Fire Hoists - BCA Vol 1 Part E1.4 and AS 2441.
    - Fire Hose Reels - BCA Vol 1 Part E1.4 and AS 2441.
    - Fire Fighting Equipment - BCA Vol 1 Part E1.4 and AS 2444.
    - Emergency Lighting and Exit Signs - BCA Vol 1 Part E4 and AS 2293.1
67. Part F Construction Items Installed in accordance with:
  - Wet areas to be waterproofed - BCA Vol 1 Part F1.7 and AS 3740.
  - Energy Efficiency - BCA Vol 1 Part J.
68. Part G Certification, Construction Items Installed and operational in accordance with:
  - Fire Safety - BCA Part G2.7. - Bollards to comply required FRLs have been built in accordance with approved plans and manufacturer's specifications.
  - Fire Doors and Frames (rigged) - BCA Part C3.4 and AS 2042/5 1005.1.
  - Fire Shutters/Fire Windows (rigged) - BCA Part C3.4 and AS 1905.2.
  - Fire Protection/Signage for Services - BCA Vol 1 Part D3.12, D3.13, D3.14 to electrical, mechanical, hydraulic and the services.
  - Any materials, in-situ or surface finishes must be in accordance with the early fire hazard index specified in BCA Part C1.10.

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Proposed Warehouse & Offices		Revision Schedule		COVER	
REV	DATE	DESCRIPTION	Project number	A00	
1	27/4/23	ISSUED FOR CONSTRUCTION	Project number	2008-23	
2	26/4/24	ISSUED FOR CONSTRUCTION	Date	22/08/2022	
3	9/5/24	ISSUED FOR CONSTRUCTION	Drawn by	JG	
Lot 537 (#10) Juniper Way, Bunbury For Country Landscaping Pty Ltd			Scale	AS SHEET	

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