



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: Monday 4 February 2013, 2pm
Meeting Number: 22
Meeting Venue: City of Joondalup
Conference Room 1
90 Boas Avenue
Joondalup

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Paul Drechsler (Deputy Presiding Member)
Mr Rory O'Brien (A/Specialist Member)
Cr Mike Norman (Local Government Member, City of Joondalup)
Cr John Chester (Local Government Member, City of Joondalup)
Cr Laura Gray (Local Government Member, City of Wanneroo)
Mayor Tracey Roberts (Local Government Member, City of Wanneroo)

Officers in attendance

Mr Ron Couacaud (Department of Planning)
Ms Melinda Bell (City of Joondalup)
Ms Cynthia Rushworth (City of Joondalup)
Mr John Byrne (City of Joondalup)
Mr John Corbellini (City of Wanneroo)
Mr Pas Bracone (City of Wanneroo)
Mr Emille Van Heyningen (Department of Planning)

Applicant, Submitters and Members of the Public

Mr David Read (TPG)
Mr Luke Reinecke (Stirling Capital)
Mr Stephen Corns (Macdonald Jones)
Mr Tim Dawkins (Urbis)

Local Government Minute Secretary

Ms Deborah Gouges (City of Joondalup)

1. Declaration of Opening

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

2. Apologies

Mr Fred Zuideveld (Specialist Member)



3. Members on Leave of Absence

Nil

4. Noting of Minutes

Note the minutes of the Metro North-West JDAP meeting No.21 held on the 31 January 2013 are not yet available at the time of agenda preparation.

5. Disclosure of Interests

Member/Officer	Report Item	Nature of Interest
Mr Fred Zuideveld	8.1	Direct Pecuniary Interest

6. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

7. Deputations and Presentations

- 7.1 Mr David Johnson presenting against the application at Item 8.1. The presentation will address the use of the skillion roof.
- 7.1 Mr Wes Barrett (McDonald Jones Architects) presenting for the application at Item 8.1. The presentation will request an amendment to Condition 18.
- 7.2 Mr Tim Dawkins (Urbis) presenting for the application at Item 9.2. The presentation will provide a brief background and answer any questions the panel may have.

8. Form 1 - Responsible Authority Reports – DAP Applications

- 8.1 Application Details: 44 Multi Residential Apartments
Property Location: Lot 561 (No.1) Bristol Lane, Mindarie
Applicant: McDonald Jones Architects
Owner: Deckway Holdings Pty Ltd
Responsible authority: City of Wanneroo
Report date: 4 February 2013
DoP File No: DP/12/01252
- 8.2 Application Details: Ashdale Secondary College for year 7 integration – additional buildings and car bays and modification to existing bin enclosure
Property Location: Lot 442 (No.75) Westport Parade, Darch
Applicant: Donaldson and Warn
Owner: Department of Education
Responsible authority: Western Australian Planning Commission
Report date: 24 January 2013
DoP File No: DP/12/01363



- 8.3** Application Details: Proposed Three Storey Development of 29 Multiple Dwellings
Property Location: Lot 311-313 (No.38, 42 & 46) McLarty Avenue, Joondalup
Applicant: TPG Town Planning, Urban Design & Heritage
Owner: JBT Corp Pty Ltd
Responsible authority: City of Joondalup
Report date: 18 January 2013
DoP File No: DP/12/01250

9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval

- 9.1** Application Details: Hardware Store, Showroom and Take Away Food Outlet (modifications to previously approved development)
Property Location: Lot 806 (No.11) Injune Way, Joondalup
Applicant: Greg Rowe & Associates
Owner: Landcorp
Responsible authority: City of Joondalup
Report date: 21 January 2013
DoP File No: DP/12/00506
- 9.2** Application Details: Proposed Modifications to Approved Six Storey Student Accommodation Building at Edith Cowan University
Property Location: Lot 9000 (No.69) Lakeside Drive, Joondalup
Applicant: Campus Living Villages Pty Ltd C/-Urbis
Owner: Edith Cowan University
Responsible authority: City of Joondalup
Report date: 24 January 2013
DoP File No: DP/12/00979

10. Appeals to the State Administrative Tribunal

Nil

11. Meeting Closure



Form 1 - Responsible Authority Report (Regulation 12)

Application Details:	44 Multiple Dwellings
Property Location:	Lot 561 (#1) Bristol Lane, Mindarie
DAP Name:	Metro North-West Joint Development Assessment Panel (JDAP)
Applicant:	McDonald Jones Architect
Owner:	Deckway Holdings Pty Ltd
LG Reference:	DA2012/1236
Responsible Authority:	City of Wanneroo
Authorising Officer:	Len Kosova (Director, Planning and Sustainability)
Application No and File No:	DP/12/01252
Report Date:	4 February 2013
Application Receipt Date:	9 November 2012
Application Process Days:	87 Days
Attachment(s):	1 – Location Plan 2 – Development Application Plans (Site Survey, Proposed Site Plan, Floor Plans Level 1 – 5, Elevations 1 & 2) 3 – Submitter List & Map 4 – Summary of Submissions 5 – South east and North east Elevations including height requirements 6 – Impact on View diagram

Recommendation:

That the Metro North-West Joint Development Assessment Panel (JDAP) resolves to:

Approve DAP Application reference LG reference DA2012/1236 and accompanying plans (Drawing No DA1.02 Rev E – Date 24 December 2012, Drawing No DA2.01 Rev E – Date 24 December 2012, Drawing No DA2.02 Rev E – Date 24 December 2012, Drawing No DA2.03 Rev E – Date 24 December 2012, Drawing No DA2.04 Rev E – Date 24 December 2012, Drawing No DA2.05 Rev E – Date 24 December 2012, Drawing No DA3.01 Rev E – Date 24 December 2012, Drawing No DA3.02 Rev E – Date 24 December 2012) in accordance with the provisions of the City of Wanneroo's District Planning Scheme No. 2, subject to the following conditions being met to the satisfaction of the Manager, Planning Implementation.

1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without further approval of the City having first been sought and obtained;
2. Detailed landscaping and reticulation plans for the subject site and adjacent road verges including screening to the car parking area along Bristol Lane, shall be lodged for approval by the City prior to the commencement of works on site



to the satisfaction of the Manager, Land Development. Planting and installation of landscaping and reticulation shall be provided in accordance with the approved landscaping and reticulation plans prior to occupancy of the development and thereafter maintained to the satisfaction of the City;

3. Maintenance of the pedestrian access way abutting units on Level 1 (as indicated in DP 52136) shall be undertaken by the owner to the satisfaction of the City;
4. An on site stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted prior to the commencement of works, to the satisfaction of the City of Wanneroo, and the system shall be installed during the construction of the development;
5. Parking areas, driveways and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS2890), and shall be drained, sealed and marked;
6. All ramps must meet the minimum headroom clearance requirements of AS2890.1.
7. The use of tandem bays in car park level 1 should be reserved for exclusive use by single residential units.
8. Visitor car parking located on level 3 (Drawing DA2.03) should be clearly marked as visitor car parking bays as well as be adequately sign posted from the vehicle entry for ease to guests. A visitor parking plan, including how visitors should gain access to the sites should be provided to the City for approval prior to the commencement of any works.
9. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City;
10. Mirrors are to be provided at the top end and bottom end of ramps associated with the car parking area to ensure visibility to and for ramp users;
11. Wheel stops are to be provided for all car parking bays;
12. Disabled car parking bays shall be provided at the rate required under the Australian Standard for Off Street Parking (AS 2890);
13. Walls on the boundary shall be finished and/or rendered to harmonise with the affected adjoining properties;
14. Where the angle of natural repose of the land cannot be maintained, retaining walls must be provided in accordance with plans that have been certified by a practicing structural engineer and approved by the City;
15. Lighting shall be installed in all car-parking areas. Any lighting is to be designed in accordance with Australian Standards for the "Control of Obtrusive Effects of



Outdoor Lighting" (AS4282) and shall, where possible, be directed internally so as not to overspill into nearby lots.

16. A refuse management plan to the satisfaction of the City detailing how waste is to be managed shall be provided and approved by the City prior to the commencement of any works.
17. No external fixtures (excluding television aerials of standard type, essential plumbing vents, essential rainwater downpipes and other services such as air conditioning plant and compressors) are to be visible from the Marina Boardwalk and Public Open Space, without prior approval from the City.
18. Any blank wall of the development, including any retaining walls shall be coated with a non-sacrificial anti-graffiti coating.
19. All earthworks shall be contained on-site and not encroach onto any adjoining road reserves or rights-of-way.
20. A construction management plan shall be submitted and approved prior to the commencement of any works on site. This plan is to detail how construction will be managed to minimise disruption in the area and shall include:
 - The delivery of and delivery times for materials and equipment to the site;
 - Storage of materials and equipment on site;
 - Parking arrangements for contractors and sub-contractors
 - The impact on traffic movement;
 - Construction and delivery times; and,
 - Any other matter required by the City.

FOOTNOTES

1. This is a planning approval only. Responsibility to comply with building, engineering and health requirements remains with the developer, and all plans submitted for further approval or licences must be consistent with the planning approval.
2. This approval should not be construed that the City will support a survey strata or green title subdivision application for the development. A subdivision application for Survey Strata without common property or green title subdivision will need to meet the minimum and average site areas for the dwelling types, as prescribed in the Residential Design Codes.
3. Planning approval is issued in compliance with the Residential Design Codes and does not take into account any restrictive covenants. The City is generally not a party to the contractual obligations, so the owner should check that the development will not result in conflict.
4. Each of the tenancies are to have suitable access to a bin storage area in accordance with the City's Health Local Law 1999. Bin Storage Areas shall be provided with a concrete floor graded to a 100mm industrial floor waste gully connected to sewer. A hose cock is required to be provided within the Bin Storage Areas.



Background:

Property Address:	Lot 561 (#1) Bristol Lane, Mindarie
Zoning	MRS: Urban
	DPS 2: Marina
Use Class:	Multiple Dwellings
Structure Plan:	Agreed Structure Plan 13: Mindarie Harbourside Village
Detailed Area Plan	No. 8 - Lot 561 Bristol Lane & Lot 562 Tacoma Lane
Insert Lot Size:	2364m ²
Insert Existing Land Use:	Vacant
Value of Development:	\$13,000,000.00

The subject site is located approximately 100m to the south/south west of the existing Mindarie Marina and directly south of the Mindarie waterway and boat pens. The site is bounded by public open space in the form of a pedestrian walkway along the marina to the north west, Salford Park to the north east, and Bristol Lane and Shoreham Turn to the south east and south west respectively (refer **Attachment 1**).

A brief background to the site is included below:

- A development application (DA09/947) was lodged on 14 October 2009 and granted approval 5 March 2010 on the subject site for a development consisting of 22 Multiple Dwellings and three commercial tenancies fronting the Mindarie Marina (including restaurant, shop and office). No works were undertaken on the site and the approval lapsed.
- A subdivision application was lodged for the subject site (WAPC ref 145825) however was cancelled by the applicant on 4 May 2012.
- The subject site is contained within the area subject of Agreed Structure Plan No. 13 (ASP 13) – Mindarie Harbourside Village and Detail Area Plan No. 8 (DAP8) Lot 561 Bristol Lane & Lot 562 Tacoma Lane.
- ASP 13 identifies the site as having the land use permissibilities of the 'Mixed Use' zone of DPS 2. In addition to this, ASP 13 provides objectives for the ASP 13 'Mixed Use' zone and specific development controls including density, open space, height and plot ratio as well as various design elements including, but not limited to, roof pitch, provision of awnings and activation of frontages.
- The DAP8 provides more specific control to Lots 561 Bristol Lane (Subject Site) and 562 Tacoma Lane relating to building setbacks and access restrictions.
- The site also incorporates a Pedestrian Access Way (PAW) which is shown on DAP8 as well as a Right of Carriageway on the deposited plan for the site (DP52136).
- The site is coded 'Residential R100' under ASP 13.

Initial assessment by the City of Wanneroo Administration of the application lodged, on 9 November 2012 identified a number of variations to relevant planning framework. These variations, including issues related to private open space, car parking layout, visual privacy, the incorporation of development in the PAW, highlighting of pedestrian entrances, provision of bicycle, clothes drying and storage



facilities were communicated to the applicant. As a result amended plans were lodged with the City on 21 December 2012 and are the subject of this report.

Details: outline of development application

The proposal incorporates the construction of 44 residential units ("Multiple Dwellings") located over five levels with ancillary parking, storage, access and plant/equipment areas. The land use 'Multiple Dwelling' is a discretionary ("D") use within the 'Mixed Use' zone.

Details of the proposed development application are set out below with the associated plans included in **Attachment 2**. The proposal incorporates;

- A total of 44 residential units including 33 two bedroom apartments and 11 one bedroom apartments;
- Two crossovers from Bristol Lane into two separate car parking areas. The upper car park (located on level 3) contains 29 parking bays including 11 visitor bays while the lower car park (located on levels 1 and 2) contain 61 resident car parking bays;
- The provision of 18 bicycle parking areas as well as 'Surf ski' storage;
- Pedestrian access to the development from both Bristol Lane (south east) as well as the Mindarie Marina (north west) and access is provided to the upper levels through four stairwells and two lifts;

In addition to the above the applicants have supplied a traffic engineers report provided by Transcore, which provided an assessment of the proposal in compliance with Australian Standards 2890.1:2004 for Off Street Car Parking. The report identified three issues being sightline truncation at the property line, ramp gradients and internal car park aisle width. The applicants addressed these concerns to the satisfaction of the City in the amended plans submitted 21 December 2012.

Transcore also provided a number of other recommendations to improve the operations of the car park. These measures are 'advisory' rather than mandatory'. Examples of the recommendations include the provision of mirrors at the bottom and top end of the ramps, preferential access and egress, consideration of provisions for tandem parking bays and the provision of wheel stops.

It is recommended that conditions be placed on the approval, where appropriate, to ensure the car park operates in an optimal capacity.

Legislation & policy:

Legislation

Metropolitan Region Scheme (MRS)
City of Wanneroo District Planning Scheme No. 2 (DPS 2)
Mindarie Harbourside Village Agreed Structure Plan No. 13 (ASP 13)
DAP No. 8 - Lot 561 Bristol Lane & Lot 562 Tacoma Lane (DAP8)

State Government Policies

State Planning Policy 3.1 – Residential Design Codes



Local Policies

Signs Local Planning Policy

Establishing Building Pad Levels, Excavation, Fill & Retaining associated with Residential Development Local Planning Policy LPP 2.1

Draft Activity Centres Local Planning Policy LPP 3.2

Consultation:

Public Consultation

Under Clause 6.7 of the City's DPS 2, public notification of an application for planning approval involving a "D" use may be undertaken if the City considers it appropriate. The City of Wanneroo Administration deemed that public notification of the major variations (Height) to affected land owners was warranted. Other variations, such as open space and minor setback variations, were not considered to have any adverse impact on the surrounding land owners or impact the amenity of the area and as such these issues were not identified within the public notification.

The application was referred to ten properties within the immediate vicinity which were determined to be affected by the height variations (As indicated on **Attachment 3**). The location of these properties was determined on the distance from the development as well as ability for the surrounding sites to be impacted by the variations proposed e.g. properties located behind existing developments or more than 75m away were not consulted.

The advertising period commenced on 22 November 2012 and closed on 13 December 2012 being 21 days as prescribed by Clause 6.7.1 (a) of DPS 2. At the conclusion of the advertising period seven submissions were received all of which objected to the proposal.

Submissions from the advertising period were considered by Administration. A summary of the issues raised and Administration's comments on each are contained in **Attachment 4**. Although various issues were raised by objectors, only those matters which relate to the height variations are discussed in the body of this report, while **Attachment 4** includes responses to all of the issues raised.

Consultation with other Agencies or Consultants

It was not considered necessary to advertise to other Agencies/Consultants, including the Public Transport Authority, as the site is not located within the Mindarie Harbour.

The applicant undertook consultation with Mirvac as key developer in the area, and Mirvac raised no objection to the proposed development in a letter to the applicant.

Planning assessment:

The development proposal is generally in accordance with provisions of the R-Codes, ASP 13, DAP8 and relevant local planning policies. Notwithstanding, five variations to the above requirements are proposed, in relation to:

- Building Height
- Open Space



- Street Setbacks
- Roof pitch
- Activity Centres Local Planning Policy.

These variations are discussed in detail below.

Maximum Building Height

Table 1 of ASP 13 identifies a maximum height of 12m for the subject site. ASP 12 building height, under the R-Codes, is taken from the vertical distance at any point from natural ground level to the uppermost part of the building above that point (roof ridge, parapet or wall), excluding minor projections. Maximum height referred to in ASP13 is therefore taken as the height from the vertical distance at any point to the natural ground level immediately below.

The proposal identifies two elevations which exceed the 12m maximum height prescribed by ASP 13, being the elevation facing Salford Public Open Space and the elevation facing Bristol Lane. **Attachment 5** provides a diagram which displays the development and also demonstrates the natural ground level, the height 12m immediately above the natural ground level and the height 12m above an indicative line if the site had a uniform slope.

Variation to Maximum Height fronting Salford Public Open Space

The elevation fronting Salford Public Open Space exhibits wall heights of up to 15m above natural ground level in lieu of the 12m requirement. The area of variation is approximately 12m in length and ranges from a 0m variation to a 3m variation. This variation is caused due to the steep gradient from Bristol Lane to the Marina which drops 3.7m in the first 10m. The proposal endeavors to step down with the contours of the site however based on the steep gradient there is still a variation. **Attachment 5**, as well as showing the natural ground level also shows the height 12m above an indicative natural ground level if the site had a uniform slope which would result in a significantly reduced variation. The applicants have justified this way to interpret the height as being more appropriate as this is consistent with the adjoining public open space. Ultimately the level and slope of the adjoining public open space would minimise the impact of height.

Three submissions were received during the advertising period, as discussed above, which objected to the additional height of the proposal facing the public open space on the basis that it would affect the views of residents and is a substantial increase over the permitted height. The response to other submissions received is included in **Attachment 4**.

It is not considered that the proposed increase in height would have a negative impact on properties within the vicinity of the proposal as the closest residential property which would likely be impacted upon by the variation is located approximately 45 metres away from the subject site. Therefore, there is little impact on bulk or adverse impacts on view of the Marina. **Attachment 6** depicts the exact variations on both the Salford Public Open Space and Bristol Lane elevations

Variation to Maximum Height fronting Bristol Lane



The elevation fronting Bristol Lane incorporates a maximum height range of 12.2m (towards eastern corner of the site) through to 10.8m (towards the southern corner of the site). The development is above the required 12m maximum height limit for only 2.5m of the elevation length which means only 0.5m² of the façade is above the 12m requirement. The variation is considered minor in nature and will have no adverse impact on surrounding properties and can be supported.

Two submissions were received during the advertising period, as discussed above, which objected to the additional height of the proposal facing Bristol Lane, on the basis that it would affect the views of residents and the overall amenity of the area. The response to other submissions received is included in **Attachment 4**.

Open Space

The proposal incorporates a variation to the requirements of Table 1 of ASP 13 which requires that a minimum 40% of the site be utilised for open space. The proposal provides 21% open space. Under the R-Codes open space is defined as;

“Generally that area of a lot which is not occupied by any building and includes:

- Open areas of accessible and usable flat roofs and outdoor living areas above natural ground level;*
- Areas beneath eaves overhangs, verandahs or patios not more than 0.5m above natural ground level, unenclosed on at least two sides and covering no more than 10 percent of the site area or 50sqm whichever is the lesser;*
- Pergolas;*
- Uncovered driveways (including access aisles in parking areas) and uncovered car bays;*

But excludes:

- Non-accessible roofs, verandahs and balconies over 0.5m above natural ground level: covered car parking bays and walkways, areas for rubbish disposal, stores, outbuildings or plant rooms.”*

The City of Wanneroo Administration considers that the proposal can be supported for the following reasons;

- The requirement of 40% open space within ASP 13 was established prior to the introduction of the multi-unit housing codes in November 2010. The revised R-Codes do not require the provision of open space for multiple dwellings above R80. As the lot is coded R100 the R-Codes would not require the provision of any open space and therefore the proposal is consistent with current State standards;
- The proposal meets the requirements of Clause 7.3.1 of the R-Codes which requires that all multiple dwelling units have a minimum 10m² outdoor living area with a minimum dimension of 2.4m;
- The proposal incorporates a large portion of usable covered open space which, based on the definition, cannot be included in the calculation.
- The definition of open space only includes areas covered up to 50m² over the entire site. Should the interpretation be amended to include all areas open to two or more sides then the proposal would be compliant;
- The requirement for open space ensures that lots are not overdeveloped beyond the capacity of the site. The proposal complies with plot ratio requirements, which also protect against overdevelopment.



- The proposal is considered to meet the performance criteria of the site which states “Open space respects existing or preferred neighborhood character and responds to the features of the site.”

The City of Wanneroo Residential Development Policy only supports variations to open space in exceptional circumstances. The changes that have occurred to the R-Codes since ASP 13 was approved are considered exceptional circumstances and it is reasonable the proposed variation to the Residential Development Policy and ASP 13 be supported.

Building Setbacks

The proposal complies with building setback requirements of DAP8 and ASP 13 with the exception of three elements. Any variation to DAP8 must also be considered against the relevant performance criteria of the R-Codes. The Performance Criteria for element 7.1.4 states that:

“P4.1 Buildings set back from boundaries or adjacent buildings so as to:

- *Ensure adequate daylight, direct sun and ventilation for buildings and the open space associated with them;*
- *Moderate the visual impact of building bulk on a neighboring property;*
- *Ensure access to daylight and direct sun for adjoining properties; and*
- *Assist with the protection of privacy between adjoining properties;”*

The setbacks which do not meet the requirements of DAP8, are detailed in the table below along with Administration comments:

#	Element	Required	Provided	Administration Comment
1	Level 3 & 4 – N/W (Marina)	3m Minimum	2.4m from the pedestrian access way to the balconies.	The proposed balconies are open in design and therefore unlikely to present significant bulk impact onto the pedestrian access way.
2	Level 2 & 3 – SE (Bristol Lane)	1.5m	Stairs (L2 Only) – 0.5m Garage – 1.2m – 1.7m	The stair portion of the building encroaching on the required setback is only 2.75m wide and therefore unlikely to cause any impacts on adjoining properties or the streetscape.
3	Level 2 & 3 – SE (Bristol Lane)	1.5m	Garage 1.2 – 1.7m	The Garage setback will be located behind landscaping which will be conditioned to ensure adequate screening to the garage parking areas.
4	Level 3, 4 & 5 – SW (Shoreham Lane)	1.5m (unless balcony which can go to 0m)	Storerooms – 0m	The storeroom facing Bristol Lane is only 3m wide and therefore unlikely to cause any impacts on adjoining properties or the streetscape. The storerooms are also providing visual privacy screening functions separating balconies on the same level.



The proposed variations to the setback requirements are deemed to meet the performance criteria. The proposal is compliant with regard to overshadowing and visual privacy requirements. The minor nature of these setback variations is not considered to have an impact on to the bulk and scale of the adjoining properties or the public at large. In addition, during the advertising period no objections were made relating to the bulk and scale of the dwelling. As such it is considered the above variations can be supported.

Roof Pitch

For development within the Mixed Use zone within ASP 13 identify that:

'Where a building development is to be residential, it shall comply with the requirements of Clause 3.4 "2C" Residential Precinct'.

Provision 3.4 2.2 viii requires a minimum 25 degree roof pitch. The application proposes a 2 degree roof pitch. The reduced roof pitch is considered to deliver an improved design outcome compared to a 25 degree pitch as required by ASP13. This is because an additional roof pitch would lead to a significant increase in height of the development and present a negative impact to the character of the area and would have an increased impact on the public realm compared to the pitch proposed. Following this, it is considered that this variation can be supported.

The applicant has provided a letter of compliance from the developers, Mirvac, who identified that the proposed building's roof design is integrated into the overall design aesthetic.

Draft Activity Centers Local Planning Policy

The Draft LPP 3.2 identifies a number of requirements for developments occurring within commercial centers. The proposal was assessed in accordance with these requirements (specifically section 5) and it was established that two provisions of the policy were not provided, being public artwork and weather protection.

The provision of public artwork, sculptures, water features and landmarks on the site is considered unnecessary due to the location immediately abutting a public open space site. This public open space site contains a pillar constructions, public seating and artistic features in the concrete. Due to the location of the site it is considered that pedestrian activity will already be encouraged and no additional provisions within the development would increase this.

The weather protection, in the form of an awning over the pedestrian access way, is also not considered necessary as the added requirement would significantly alter the engineering requirements and façade of the elevation facing the marina. In addition, the draft policy identifies that the weather protection should be along the entire street frontage. As the PAW is not a street it would be difficult to enforce such a requirement.

Administration therefore considered appropriate that elements of public art work and weather protection are not required within the proposal.

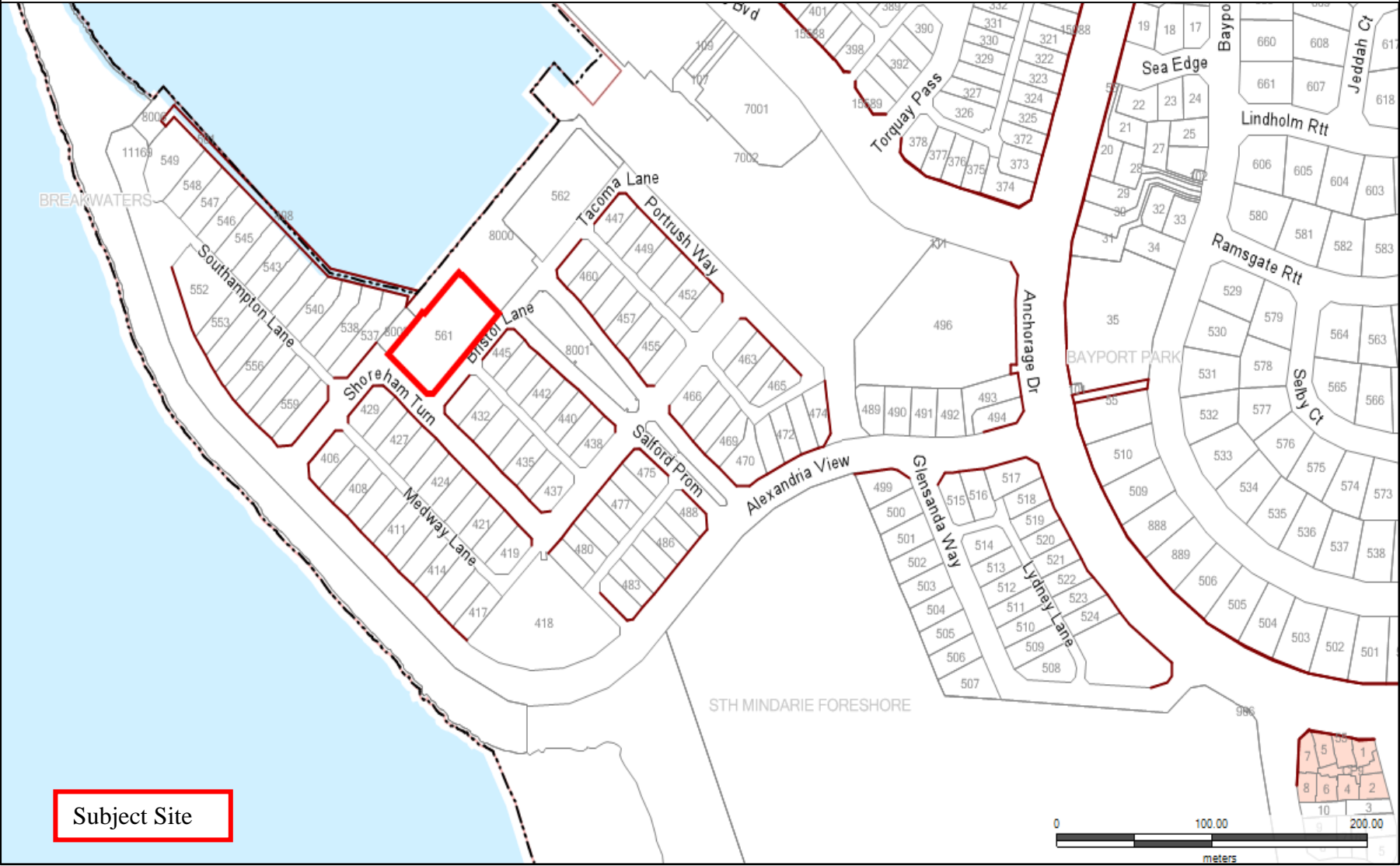
Conclusion:



A development application has been submitted for the City's consideration for 44 Multiple Dwellings located on Lot 561 Bristol Lane, Mindarie. This area is subject to the provisions of ASP 13 - Mindarie Harborside Village and DAP 8 under which the site is zoned 'Mixed Use'.

The development application has been the subject of discussion between administration and the applicant as well as been subject to public consultation with objections, mainly related to issues compliant with the relevant requirements have been considered. Overall the revised plans are generally considered to be satisfactory and are recommended for approval, subject to conditions.

LOCATION PLAN – LOT 561 (1) BRISTOL LANE, MINDARIE



[illegible][illegible]

Before any new construction, alteration or shop fabrication is commenced the contractor must check all drawings and dimensions against the intent of the drawing, and is to notify the superintendent of any discrepancies or omissions which will prevent or inhibit the satisfactory performance of the work.

Details indicated on this document apply solely to this project. Such details must not be used out of this context or for other building work without prior discussion with and approval from the person responsible for the original design.

Copyright to this drawing is reserved by McDonald Jones Architects Pty Ltd. and must not be retained or reproduced without their written permission.

DEVELOPMENT STATISTICS

APARTMENTS

	1 BED	2 BED	AREA
LEVEL 1	0	4	312
LEVEL 2	0	5	398
LEVEL 3	0	8	615
LEVEL 4	8	9	1155
LEVEL 5	3	7	758

TOTAL 11 33 3238sqm

TOTAL APARTMENTS 44

STORES 44 176sqm
TOTAL AREA 3414sqm

PARKING

VISITORS	11 BAYS
1 BED	11 BAYS
2 BED	66 BAYS

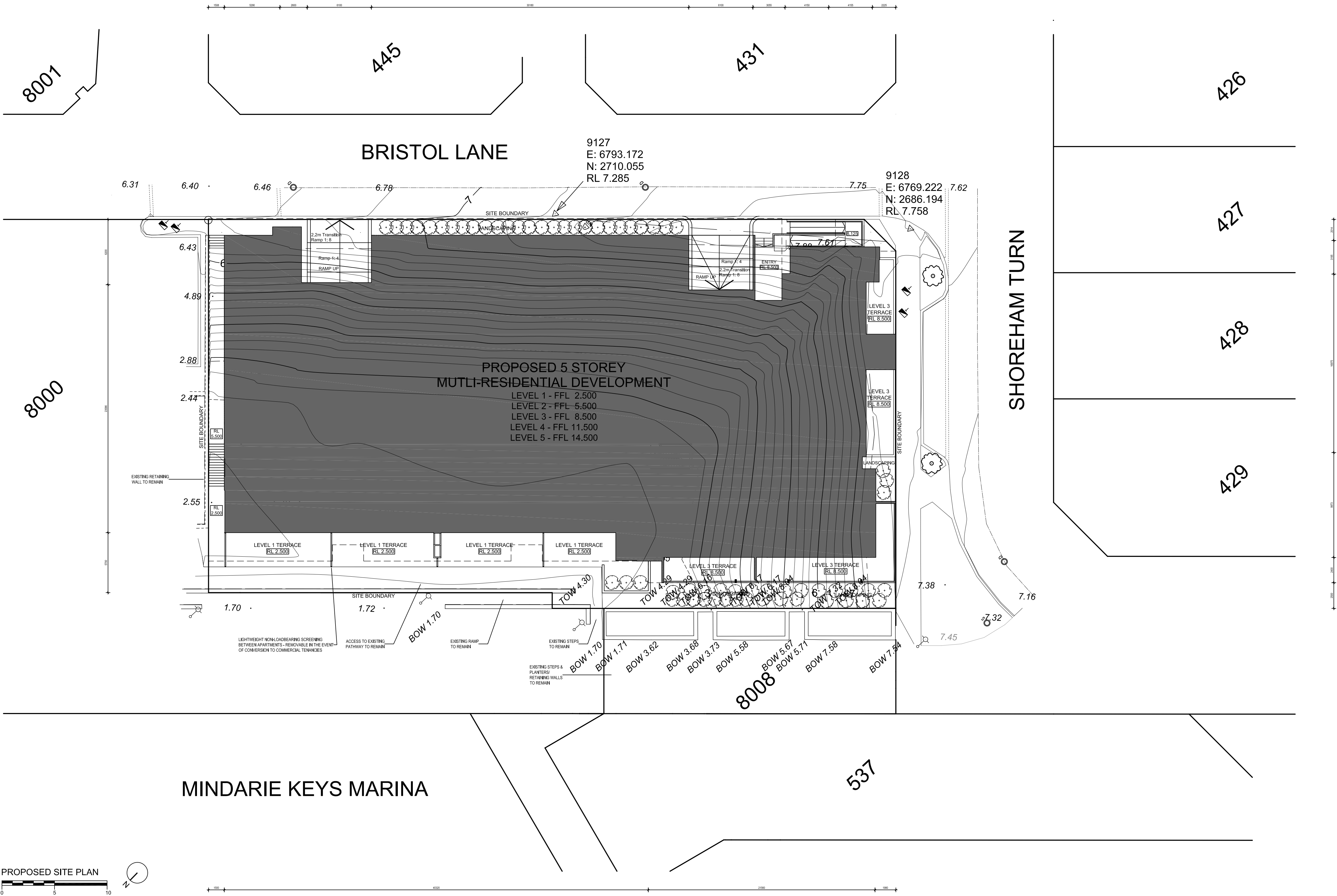
PARKING REQUIRED 88 BAYS

PARKING PROVIDED 90 BAYS

OPEN SPACE CALCULATION

LEVEL 1	188
LEVEL 2	40
LEVEL 3	46
LEVEL 4	0
LEVEL 5	173
UNDER OVERHANGS	50

TOTAL AREA 497sqm
PERCENTAGE OF SITE 21%



NO.	DATE:	AMENDMENT:	CONSULTANTS:
A	29/10/12	LEVEL 1 PLANTERS REVISED	STRUCTURAL:
B	07/11/12	CHANGES AS REQUIRED FOR DESIGN GUIDELINE COMPLIANCE	ELECTRICAL:
C	07/12/12	CHANGES AS REQUIRED BY CITY OF WANNEROO PRELIMINARY ASSESSMENT	HYDRAULIC:
E	20/12/12	RESUBMITTED DA ISSUE	MECHANICAL:

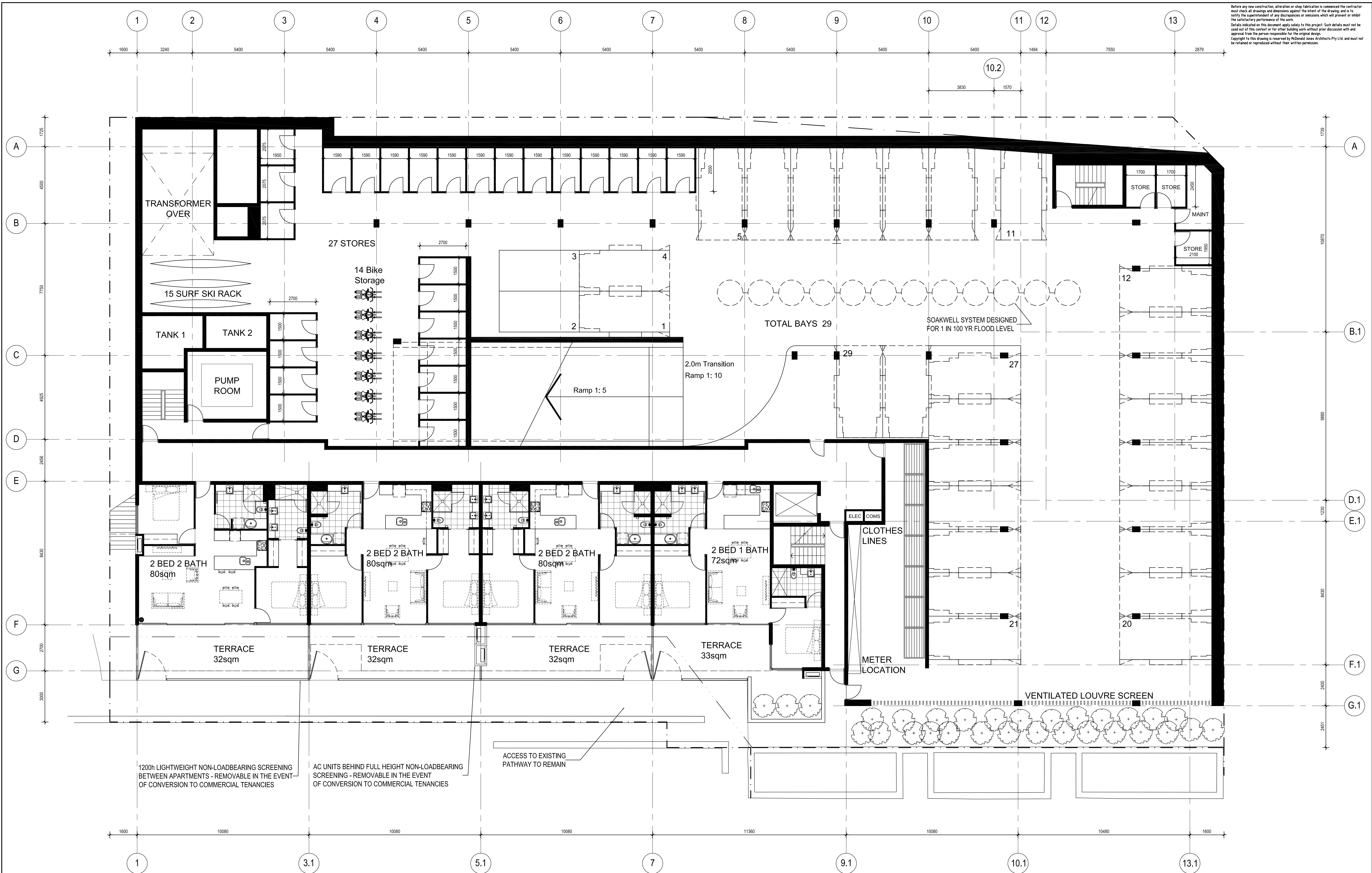
DESIGN AND DOCUMENTATION BY:

MCDONALD JONES ARCHITECTS

23 HAMILTON STREET, SUBIACO WA 6008
TEL (08) 9388 0333 FAX (08) 9388 0555
WEB www.mcdonaldjones.net
EMAIL admin@mcdonaldjones.net

JOB: RESIDENTIAL DEVELOPMENT MINDARIE KEYS MARINA
ADDRESS: LOT 561, BRISTOL LANE MINDARIE
CLIENT: STIRLING CAPITAL PTY LTD
DWG: PROPOSED SITE PLAN

DRAWN: SC	DATE CREATED: 26/10/12	CHECKED:
SCALE: 1:100 @A1	JOB No. 1257	DRAWING No. DA1.02
ISSUED FOR: DA		
FILE NAME:		
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NO.	DATE:	AMENDMENT:	CONSULTANTS:
A	29/10/12	LEVEL 1 PLANTERS REVISED	STRUCTURAL:
B	07/11/12	CHANGES AS REQUIRED FOR DESIGN GUIDELINE COMPLIANCE	ELECTRICAL:
C	07/12/12	CHANGES AS REQUIRED BY CITY OF WANNEROO PRELIMINARY ASSESSMENT	HYDRAULIC:
D	17/12/12	CHANGES AS REQUIRED FOR PARKING ASSESSMENT	MECHANICAL:
E	20/12/12	RESUBMITTED DA ISSUE	

DESIGN AND DOCUMENTATION BY:

MCDONALD JONES ARCHITECTS

23 HAMILTON STREET, SUBIACO WA 6008
TEL (08) 9388 0333 FAX (08) 9388 0555
WEB www.mcdonaldjones.net
EMAIL admin@mcdonaldjones.net

JOB:

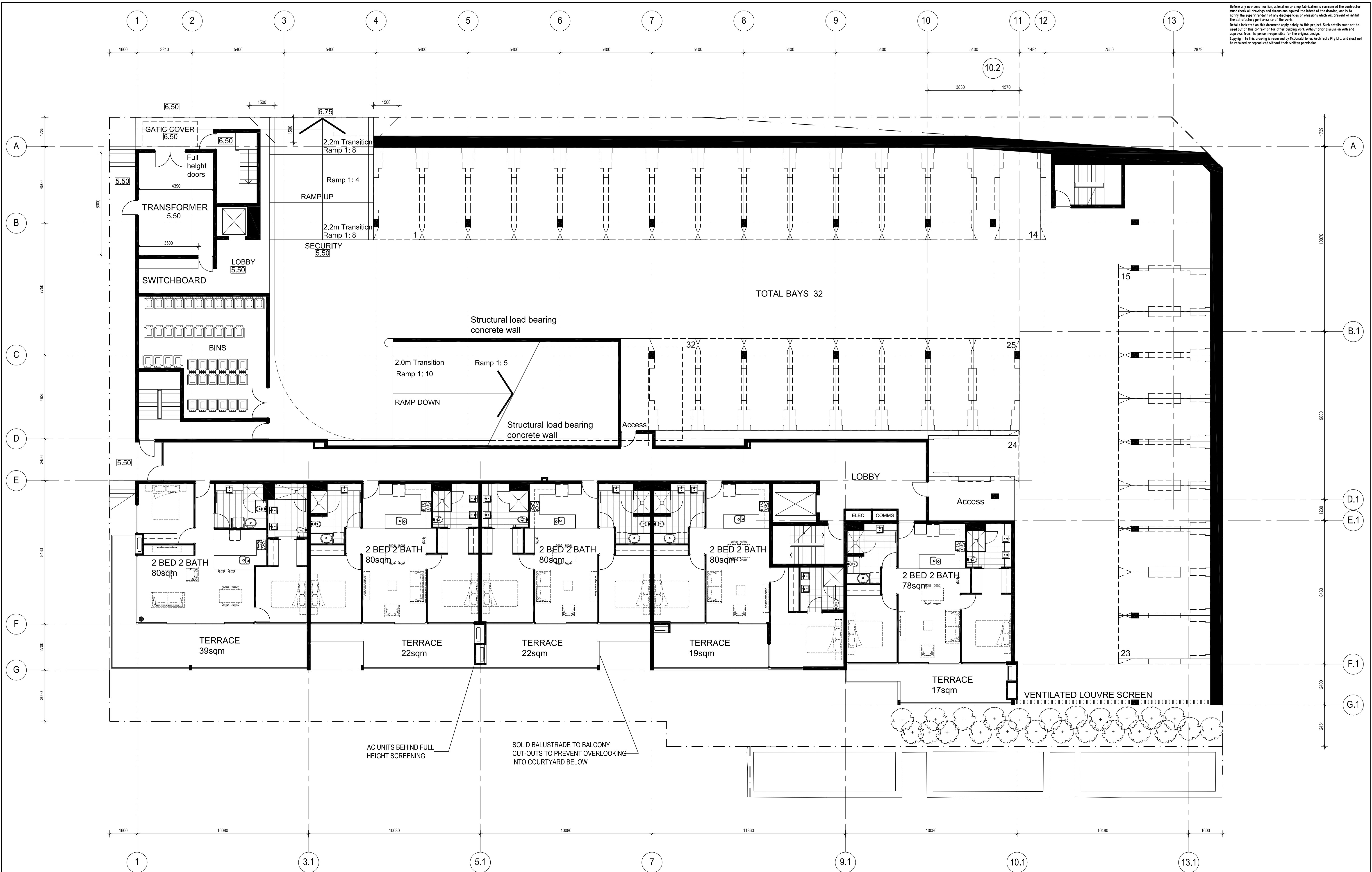
ADDRESS:

CLIENT:

DWG:

RESIDENTIAL DEVELOPMENT MINDARIE KEYS MARINA
LOT 561, BRISTOL LANE MINDARIE
STIRLING CAPITAL PTY LTD
LEVEL 1 FLOOR PLAN

DRAWN:	SC	DATE CREATED:	26/10/12	CHECKED:
SCALE:	1:100 @A1	JOB No.	1257	DRAWING No.
ISSUED FOR:	DA			DA2.01
FILE NAME:				
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D	17/12/12	CHANGES AS REQUIRED FOR PARKING ASSESSMENT	MECHANICAL:
E	20/12/12	RESUBMITTED DA ISSUE	

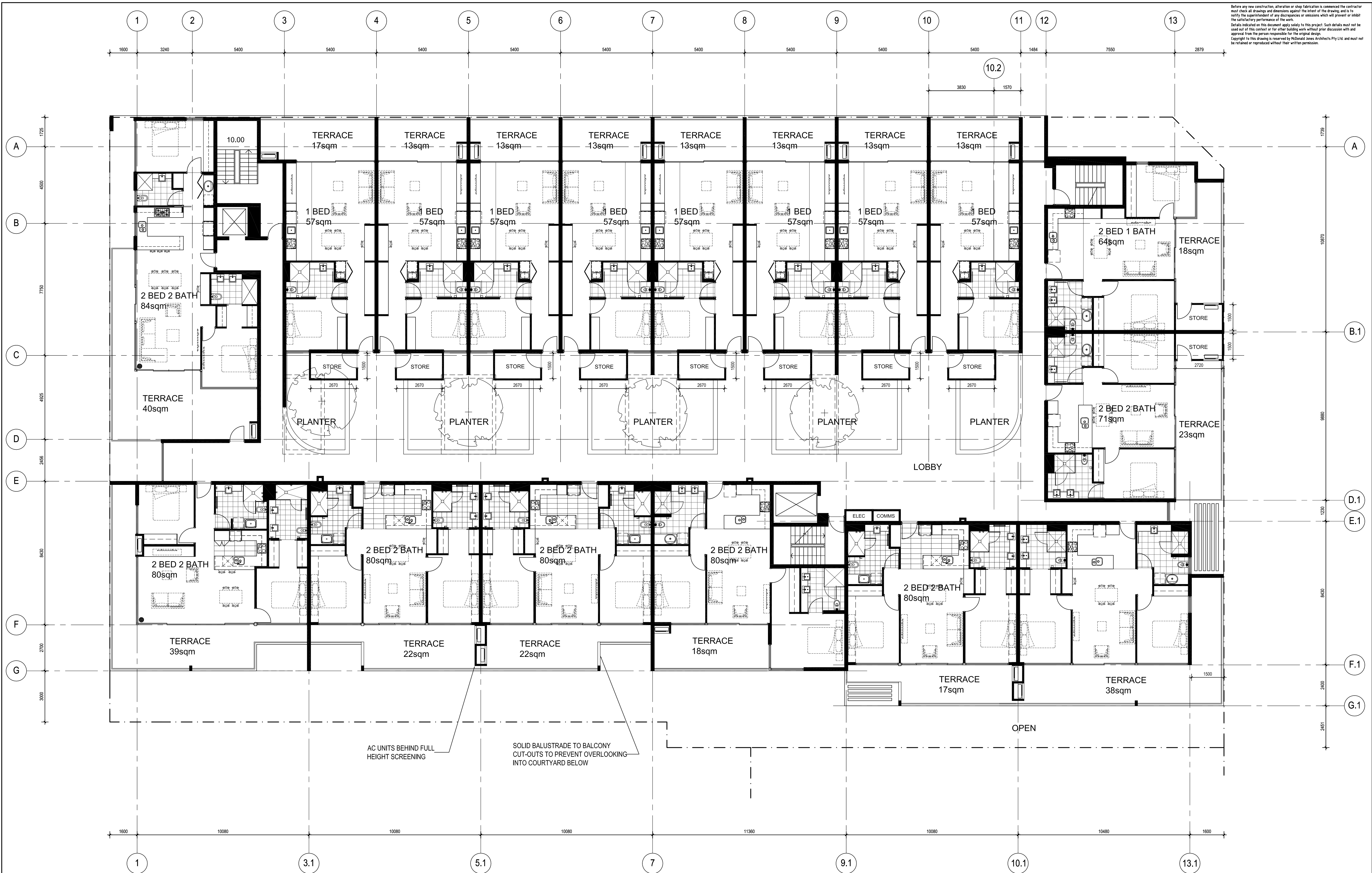
DESIGN AND DOCUMENTATION BY:

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JOB: RESIDENTIAL DEVELOPMENT MINDARIE KEYS MARINA
ADDRESS: LOT 561, BRISTOL LANE MINDARIE
CLIENT: STIRLING CAPITAL PTY LTD
DWG: LEVEL 2 FLOOR PLAN

DRAWN: SC	DATE CREATED: 26/10/12	CHECKED:
SCALE: 1:100 @A1	JOB No. 1257	DRAWING No. DA2.02
ISSUED FOR: DA		
FILE NAME:		
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A	29/10/12	LEVEL 1 PLANTERS REVISED	STRUCTURAL:
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C	28/11/12	CHANGES AS REQUIRED BY CITY OF WANNEROO PRELIMINARY ASSESSMENT	HYDRAULIC:
E	20/12/12	RESUBMITTED DA ISSUE	MECHANICAL:

DESIGN AND DOCUMENTATION BY:

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JOB:

ADDRESS:

CLIENT:

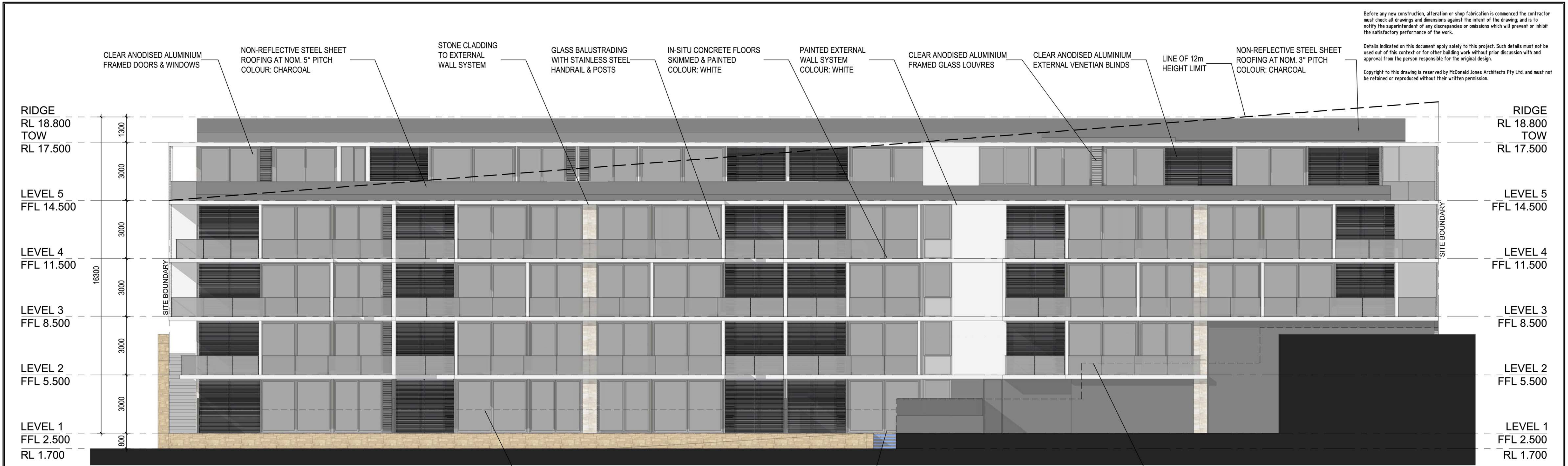
DWG:

RESIDENTIAL DEVELOPMENT MINDARIE KEYS MARINA
LOT 561, BRISTOL LANE MINDARIE
STIRLING CAPITAL PTY LTD
LEVEL 4 FLOOR PLAN

DRAWN: SC	DATE CREATED: 26/10/12	CHECKED:
SCALE: 1:100 @A1	JOB No. 1257	DRAWING No. DA2.04
ISSUED FOR: DA		
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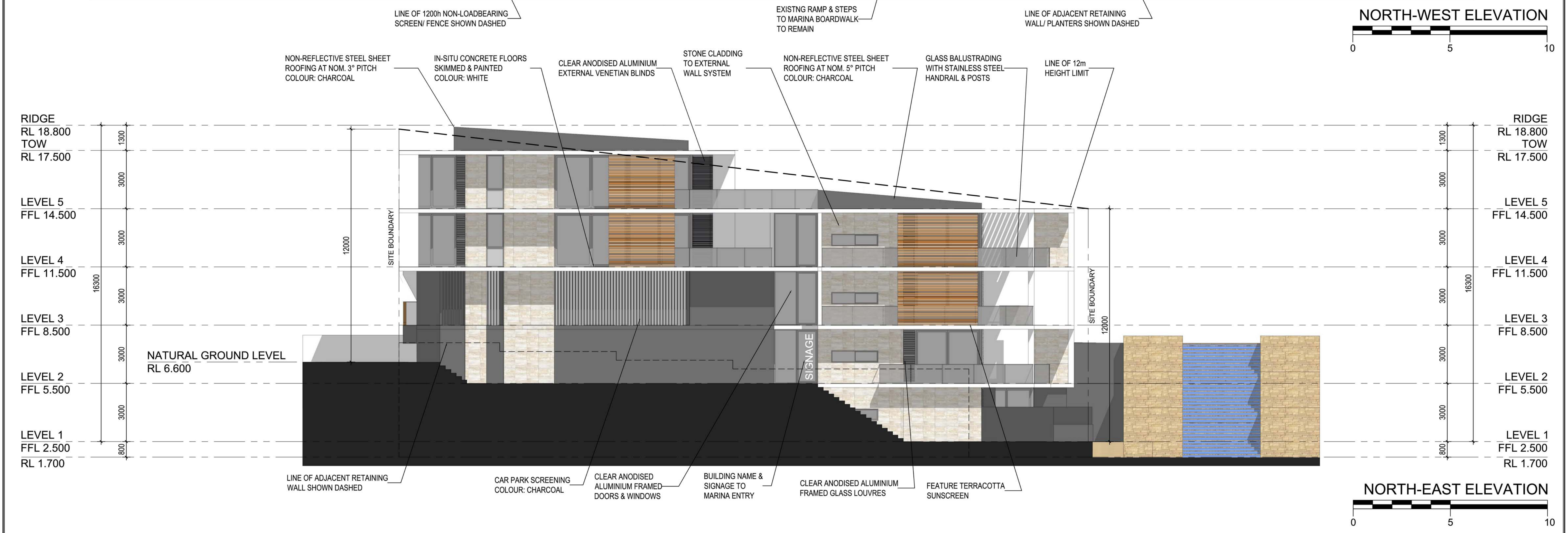
NO.	DATE:	AMENDMENT:	CONSULTANTS:	DESIGN AND DOCUMENTATION BY: MCDONALD JONES ARCHITECTS 23 HAMILTON STREET, SUBIACO WA 6008 TEL (08) 9388 0333 FAX (08) 9388 0555 WEB www.macjones.net EMAIL admin@macjones.net	JOB:	RESIDENTIAL DEVELOPMENT MINDARIE KEYS MARINA	DRAWN: SC	DATE CREATED: 26/10/12	CHECKED:
A	29/10/12	LEVEL 1 PLANTERS REVISED	STRUCTURAL:		ADDRESS:	LOT 561, BRISTOL LANE MINDARIE	SCALE: 1:100 @A1	JOB No.	DRAWING No.
B	07/11/12	CHANGES AS REQUIRED FOR DESIGN GUIDELINE COMPLIANCE	ELECTRICAL:		CLIENT:	STIRLING CAPITAL PTY LTD	ISSUED FOR: DA	1257	DA2.05
C	28/11/12	CHANGES AS REQUIRED BY CITY OF WANNEROO PRELIMINARY ASSESSMENT	HYDRAULIC:		DWG:	LEVEL 5 FLOOR PLAN	FILE NAME:		
E	20/12/12	RESUBMITTED DA ISSUE	MECHANICAL:				THIS IS A CAD DRAWING DO NOT AMEND MANUALLY.		



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A	29/10/12	LEVEL 1 PLANTERS REVISED	STRUCTURAL:	MCDONALD JONES ARCHITECTS 23 HAMILTON STREET, SUBIACO WA 6008 TEL (08) 9388 0333 FAX (08) 9388 0555 WEB www.macjones.net EMAIL admin@macjones.net	ADDRESS:	LOT 561, BRISTOL LANE MINDARIE	SCALE:	1:100 @A1	JOB No.	1257
B	07/11/12	CHANGES AS REQUIRED FOR DESIGN GUIDELINE COMPLIANCE	ELECTRICAL:		CLIENT:	STIRLING CAPITAL PTY LTD	ISSUED FOR:	DA	DRAWING No.	DA3.01
C	28/11/12	CHANGES AS REQUIRED BY CITY OF WANNEROO PRELIMINARY ASSESSMENT	HYDRAULIC:		DWG:	ELEVATION (1)	FILE NAME:			
E	20/12/12	RESUBMITTED DA ISSUE	MECHANICAL:							
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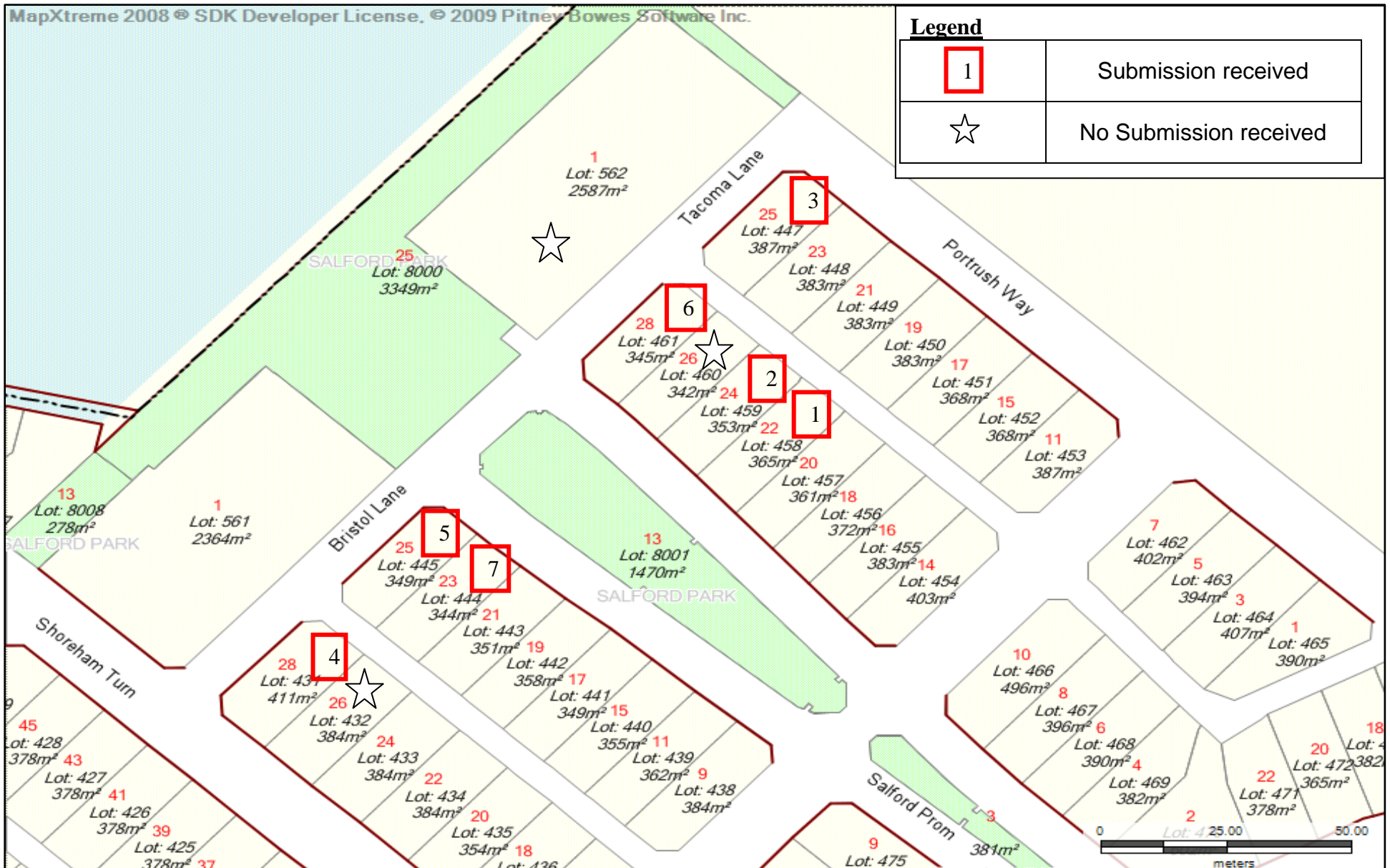
Legend

1

Submission received



No Submission received



Submitter Reference Table – 1 Bristol Lane, Mindarie

Submitter Reference No.	Submitter Name
1	David Johnson
2	Anthony Barker & Pauline Washington-Barker
3	Michael Richardson
4	Hendrik Bartelds & Michelle Ward
5	David Moroney
6	Paula Sturgeon & Shaun Sturgeon
7	Diane Doust

Summary of Submissions – 1 Bristol Lane, Mindarie (DA2012/1236)

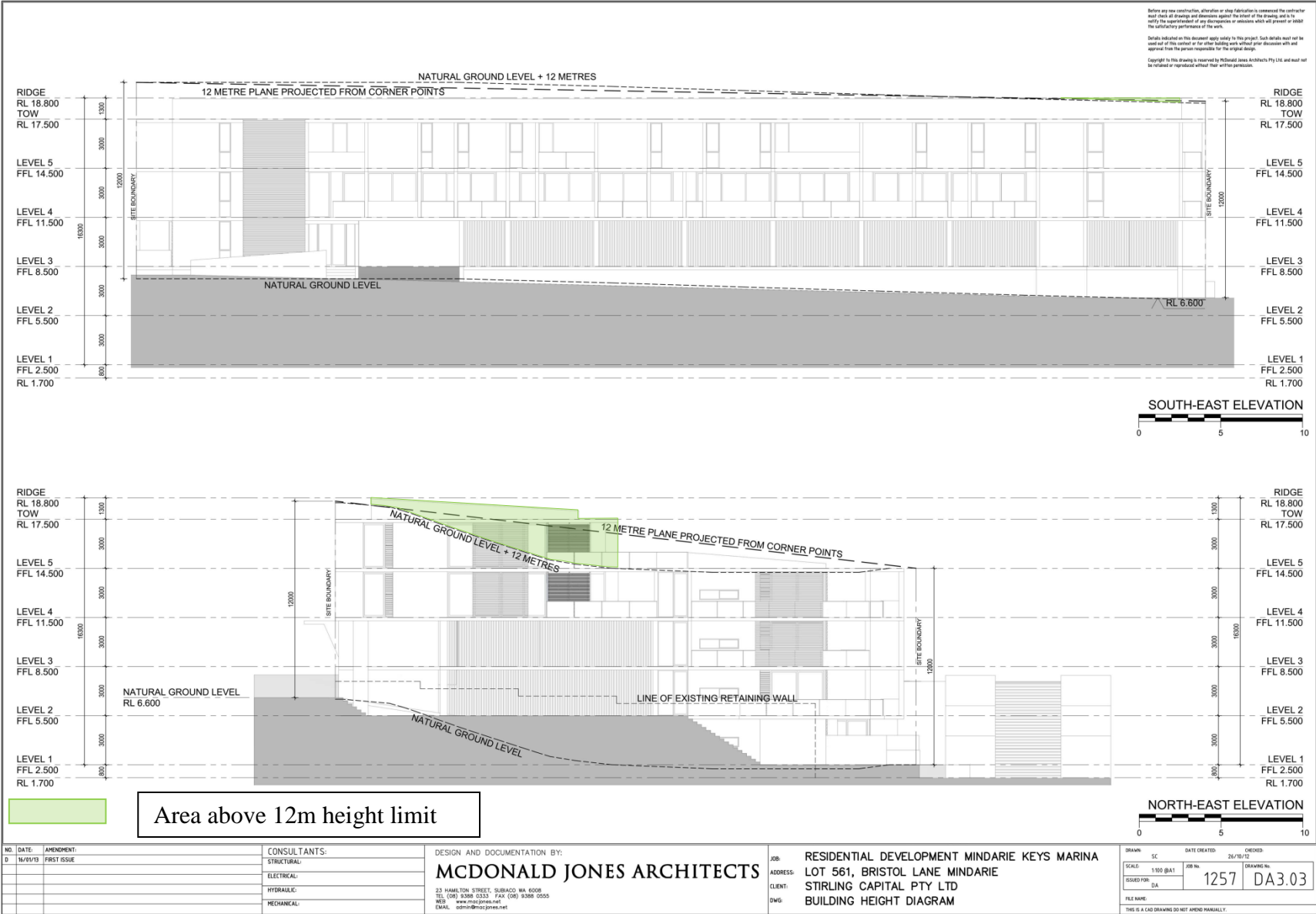
Issue No.	Issue	Submitter Reference No.	Administration Response/Comment
1	General objection to the proposal		
	The proposal is not supported however no specific reason for the objection was indicated.	3	Noted. The proposal complies with ASP13, DAP8 and the R-Codes, except for conditions that are not considered to have a detrimental impact on the amenity of the area or adjacent owners.
2	Lack of consultation		
	The proposal was advertised to a select few of the immediately local residents however a number of neighbours were not made aware of the application which did not enable them to voice their disapproval.	4, 7	Noted. See Admin response/comment to 1 above. Whilst the proposal contains a number of variations to the relevant requirements, identified in the body of the report, the variation considered to potentially impact the surrounding residents was the variation to the maximum height. As such the proposal was only advertised to properties which it was considered would have a direct impact from the areas of increased height which included houses on Bristol Lane and Salford Promenade. The location of these properties was determined on the distance from the development as well as ability for the surrounding sites to see the variations proposed e.g. properties located behind existing developments or more than 75m away were not consulted.
3	Setting a precedent		
	The variations which are proposed as part of the application will lead other developers (including for the adjoining lot 562 Tacoma Lane) in the area to be granted similar height variations.	1, 2, 4, 7	Noted. Development applications are dealt with on a case by case basis with all variations being assessed on their merits taking into consideration the impacts on the locality and surrounding development as well as a number of other elements. As such, the proposal would not set an 'as of right' precedent for other developments which would be

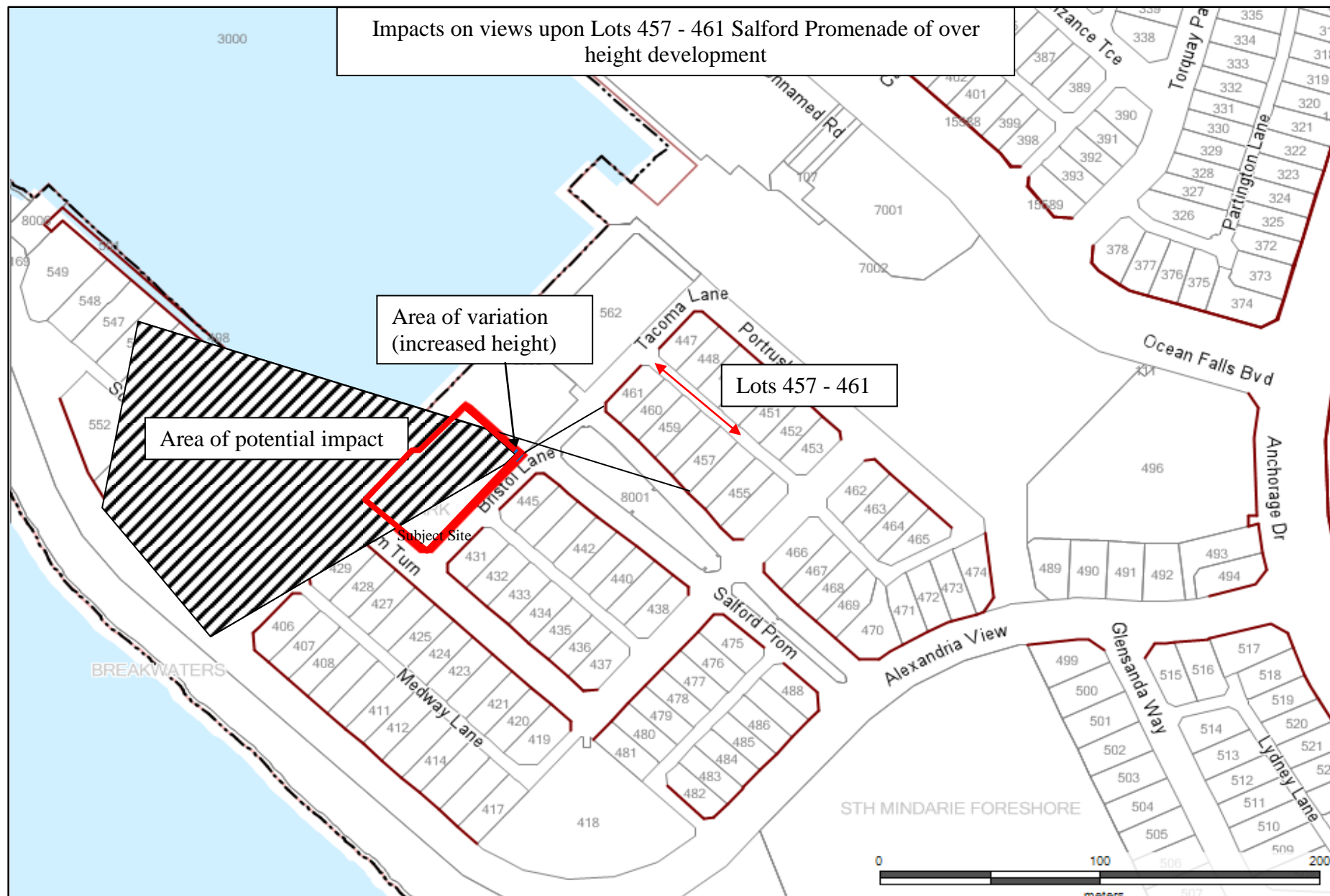
Issue No.	Issue	Submitter Reference No.	Administration Response/Comment
			required to justify any variations they propose.
4	Decrease in property values		
	The proposed development would result in devaluing of residential properties in the vicinity.	1, 2, 4, 5, 7	Noted. Potential decreases in property values in the locality resulting from a proposed multiple dwelling on the subject site are unfounded and speculative, and are not deemed by Administration as a valid planning consideration.
5	Aesthetic appeal		
	The proposed development would have a negative impact on the aesthetic appeal of the area.	4, 7	Noted. The proposal incorporates architectural features and landscaping intended to improve the aesthetic appeal of the area. Notwithstanding the proposal is compliant with all relevant standards apart from those discussed in the body of the report. It is not considered that those variations would have an impact on the aesthetic appeal of the area.
6	Impacts on sunlight		
	The additional height in the proposal will result in a reduction to the amount of sunlight received by adjoining properties.	4,7	Noted. The proposal is compliant with all requirements of Clause 7.4.2 of the R-Codes in relation to solar access for adjoining properties.
7	Impacts on privacy		
	The proposed development would result in a reduction in privacy to outdoor living areas and upper storey windows for lots immediately opposite the development.	4, 5	Noted. The proposal is compliant with all requirements of Clause 7.4.1 of the R-Codes in relation to visual privacy.
8	Loss of views		
	The proposed development would significantly impact the enjoyment of the views which can be achieved from the surrounding development.	1,5	Noted. This is discussed further in the body of the report under the heading 'Maximum Building Height'.
9	Increased traffic related issues		
	The proposed increase in density would mean additional traffic movements and congestion within the immediate area.	1,2,4,5,6	Noted. Traffic for the area was considered during the assessment of ASP 13 as well as the initial subdivision. The provision of

Issue No.	Issue	Submitter Reference No.	Administration Response/Comment
			an additional 44 units is not considered to have a significant impact on the overall congestion of the area.
10	Lack of visitor car parking		
	The proposal will lead to an insufficient visitor car parking. As there is already insufficient parking within the surrounding area this may lead to illegal parking on undeveloped lots or in front of other developments.	1, 2, 7, 5	Noted. The proposal incorporates 11 visitor car parking bays which is the requirements under the R-Codes. Illegal parking is not considered a relevant planning consideration however any occurrence should be reported to the City for further action.
11	Existing requirements		
	The site already has the ability to go above the normal requirements through the ASP and DAP provisions of the site. It is therefore not appropriate that any additional variations are granted to these. Other developers have been required to meet the guidelines for the ASP and DAP.	1	Noted. The requirements of other developments, including variations, are considered on an individual basis. Variations for any other development would need to demonstrate how these do not adversely impact any adjoining properties.
12	Substantial height variation		
	The proposed development incorporates areas up to 15m in height which is an increase of 25% above the required height limit.	1	Noted. This issue is dealt with in the body of the report.
13	Increase from previous approval		
	The proposal is not consistent with the previous approval and has an increase in 32 units and 1 storey.	4	Noted. The previous approval has lapsed and therefore is no longer a valid planning approval. See response to 11.
14	Lack of commercial floorspace		
	The proposal does not incorporate any commercial Floorspace/shops contrary to the previous application.	6,7	Noted. Whilst previous applications on the subject site incorporated commercial development there is no statutory requirement for the application to include non-residential land uses. Notwithstanding, the proposal includes sufficient height and access on the Level 1 to include commercial tenancies in the future should the market dictate.
15	Incorporation of Lot 562 Tacoma Lane		

Issue No.	Issue	Submitter Reference No.	Administration Response/Comment
	The impact to the area must consider a similar development on the adjoining Lot 562 Tacoma including density.	1,2,7	Noted. As mentioned in response to 3 above any variations for lot 562 would be considered on their merits.
16	Inclusion of large penthouse suites		
	The previous approval included large penthouse suites on the top floors to fit in with the surrounding prestige developments.	7	Noted. The internal configuration of a development is controlled by the market and will not have any impact on adjoining properties of the surrounding area.

BUILDING HEIGHT DIAGRAM







Form 1 - Responsible Authority Report (Regulation 12)

Application Details:	Proposed High School Additions
Property Location:	Lot 400 Kingsway, Darch
DAP Name:	Metro North West Joint Development Assessment Panel
Applicant:	Donaldson & Warn Architects
Owner of Property:	Department of Education
LG Reference:	DA2012/1325
Reporting Agency:	Western Australian Planning Commission
Authorising Officer:	Executive Director - Department of Planning Perth and Peel Planning
Application No and File No:	DoP Ref 30-50291-1, DAP Ref DEV12/1561
Report Date:	24 January 2013
Application Receipt Date:	11 December 2013
Application Process Days:	44 days
Attachment(s):	A. Local Zoning Plan B. Aerial Photograph (2012) C. Architectural Drawings D. Landscaping Plans E. East Wanneroo Cell 6 Local Structure Plan

Recommendation:

That the Metro North West Joint Development Assessment Panel resolves to:

Approve Development Assessment Panel Application DoP reference 30-50291-1 and accompanying plans date stamped 11 December 2012 in accordance with the provisions of the Metropolitan Region Scheme subject to the following conditions and advice note:

Conditions

1. An on-site stormwater drainage system with the capacity to contain a 1:100 year storm event of 24 hours duration is to be provided prior to the development first being occupied and thereafter maintained.
2. Landscaping as depicted on the submitted landscape plans shall be installed within 60 days of the practical completion of the development and thereafter maintained.
3. One shade tree for every four car parking bays shall be planted and maintained in tree wells that are protected from damage by vehicles.
4. All external storage areas, plant and equipment shall be screened from view from streets, public places and adjacent properties.
5. Any damage or removal of a City of Wanneroo asset within adjoining road reserves shall be remedied to the specification of the City of Wanneroo and to the satisfaction of the Western Australian Planning Commission.

6. A signage plan, indicating the location and design of any proposed signage is to be prepared and implemented to the specification of the City of Wanneroo and to the satisfaction of the Western Australian Planning Commission.
7. Parking areas, driveways and points of ingress and egress shall be designed and constructed to the specification of the City of Wanneroo and the satisfaction of the Western Australian Planning Commission.
8. All site works shall be contained on site to the specifications of the City of Wanneroo and the satisfaction of the Western Australian Planning Commission.
9. Sand and dust drift is to be kept under control during the course of construction to the specification of the City of Wanneroo and the satisfaction of the Western Australian Planning Commission.

Advice note

1. Parking areas and associated access shall not be used for the purpose of storage or obstructed in any way without prior approval from the City of Wanneroo.

Background:

Insert Property Address:	Lot 400 Westport Drive, Darch
Insert Zoning	MRS: Urban
	TPS: Urban Development
Insert Use Class:	High School
Insert Lot Size:	9.7 hectares
Insert Existing Land Use:	High School
Value of Development:	\$ 11,000,000

The Ashdale High School is located at Lot 400 Kingsway Darch, approximately 15km north of the Perth Central Business District. The site is adjacent to residential areas, Ashdale Primary School and the Darch neighbourhood shopping centre. (**Attachment A** - Local Zoning Plan, **Attachment B** - Aerial Photograph - 2012).

Conditional approval for Stage 1 was granted by the Western Australian Planning Commission (WAPC) in September 2007 (WAPC Ref 30-40146-1) and Stage 2 in April 2010 (WAPC Ref 30-50248-1). Stage 1 comprised buildings for a middle school, arts, administration, technology and library, sporting grounds and car parking. Stage 2 comprised additional buildings and a new senior block, science, physical education building and refurbishments to existing buildings.

Details: outline of development application

The Department of Education has lodged an application with the WAPC for Stage 3 works which includes:

- Year 7 block
- additions to Visual Arts building
- 32 car parking bays

- bin storage area
- associated landscaping

Attachment C - Architectural Plans

Attachment D - Landscaping Plans

The existing school currently accommodates 1270 students and the proposed Year 7 integration will accommodate a further 400 students. A total of 153 full time equivalent staff are estimated.

Legislation & policy:

Legislation

The proposed development is defined as public works under the *Public Works Act 1902*. Under the *Planning and Development Act 2005*, public authorities are exempt from the requirement to obtain development approval for a public work under a local planning scheme, but are bound by region planning schemes. In this respect, section 24 (1) of the Metropolitan Region Scheme requires development on Urban zoned land to have the approval of the WAPC.

Under the *Planning and Development (Development Assessment Panels) Regulations 2011*, the application must be determined by a Development Assessment Panel as the estimated cost of the development is greater than \$7 million.

State Government Policies

The WAPC's Development Control Policy 2.4 *School Sites* relates to the location and configuration of landholdings to accommodate school sites, which in this instance has already been undertaken through the preparation of the East Wanneroo Cell 6 (Darch/Madeley) Agreed Local Structure Plan No. 8 (**Attachment E**).

Local Policies

The City of Wanneroo (The City) has no local policy relating to high schools.

Consultation:

The City supports the proposal subject to conditions. No further consultation was undertaken by the City of Wanneroo or the WAPC as the proposed works are minor in the context of the overall school development. Planning assessment:

Local Planning Scheme

Under the City of Wanneroo District Planning Scheme No. 2 (DPS 2), no development should be commenced or carried out other than in conformity with an Agreed Structure Plan. In this respect, the application is consistent with the East Wanneroo Cell 6 Local Structure Plan No.8 (**Attachment E**), which designates the site as a high school.

Traffic Considerations

The application represents a shortfall in parking provision. DPS 2 car parking standards for a secondary school and the shortfall in parking provision are summarised in the table below:

Table 1 Car Parking Provision

<i>Type</i>	<i>Required</i>	<i>Provided</i>	<i>Shortfall</i>
First 600 students (parking)	60	60 (internal)	0
Balance students (parking)	107	96 (internal)	- 11
Pick up set down bays	116	92 (on street)	- 24
Total	283	248	- 35

The City has accepted the shortfall in car parking on the basis that the nearby street network can accommodate parking and that the adjacent shopping centre would allow for a level of reciprocal parking for pick and set down. The City has also recommended conditions of approval to ensure signage on the public road network facilitates pick up and set down. Under Clause 4.2.1 of DPS the City may approve development that does not comply with the car parking standards provided the City consults with any affected parties and is satisfied the variation is appropriate and would not have an adverse effect on the locality. In this respect the City has determined that no further consultation is required and the car parking shortfall would not have an adverse effect on the locality through the provision of offsite and reciprocal parking arrangements.

The application includes an updated traffic assessment undertaken by Shawmac Consulting Engineers on behalf of the Department of Education, which accounts for the 400 additional students proposed by the application. The traffic assessment found that the surrounding road network and the proposed additional car parking is adequate to accommodate the projected increase in students.

The City has advised that the development will not have a negative impact on the adjoining road network and has supported the proposed car parking shortfall. Given that the surrounding local road network is under the jurisdiction of the City, the proposed access arrangements are supported subject to approval conditions recommended by the City.

Metropolitan Region Scheme (MRS)

Clause 30 of the MRS requires the WAPC to have regard to the following factors when determining a development application:

- the purpose for which the land is zoned or reserved under the MRS;
- the orderly and proper planning of the locality; and
- the preservation of the amenities of the locality.

Zoning

The use of the site as a high school is consistent with the Urban zoning under the MRS, given that Darch is a greenfield development area and the implementation of the East Wanneroo Cell 6 Local Structure Plan No. 8 is ongoing. Urban development in Darch is well advanced and the high school is established, therefore, consideration

may be given for the site to be reserved 'Public Purpose - High School' as part of a future omnibus amendment to the MRS.

Orderly and Proper Planning

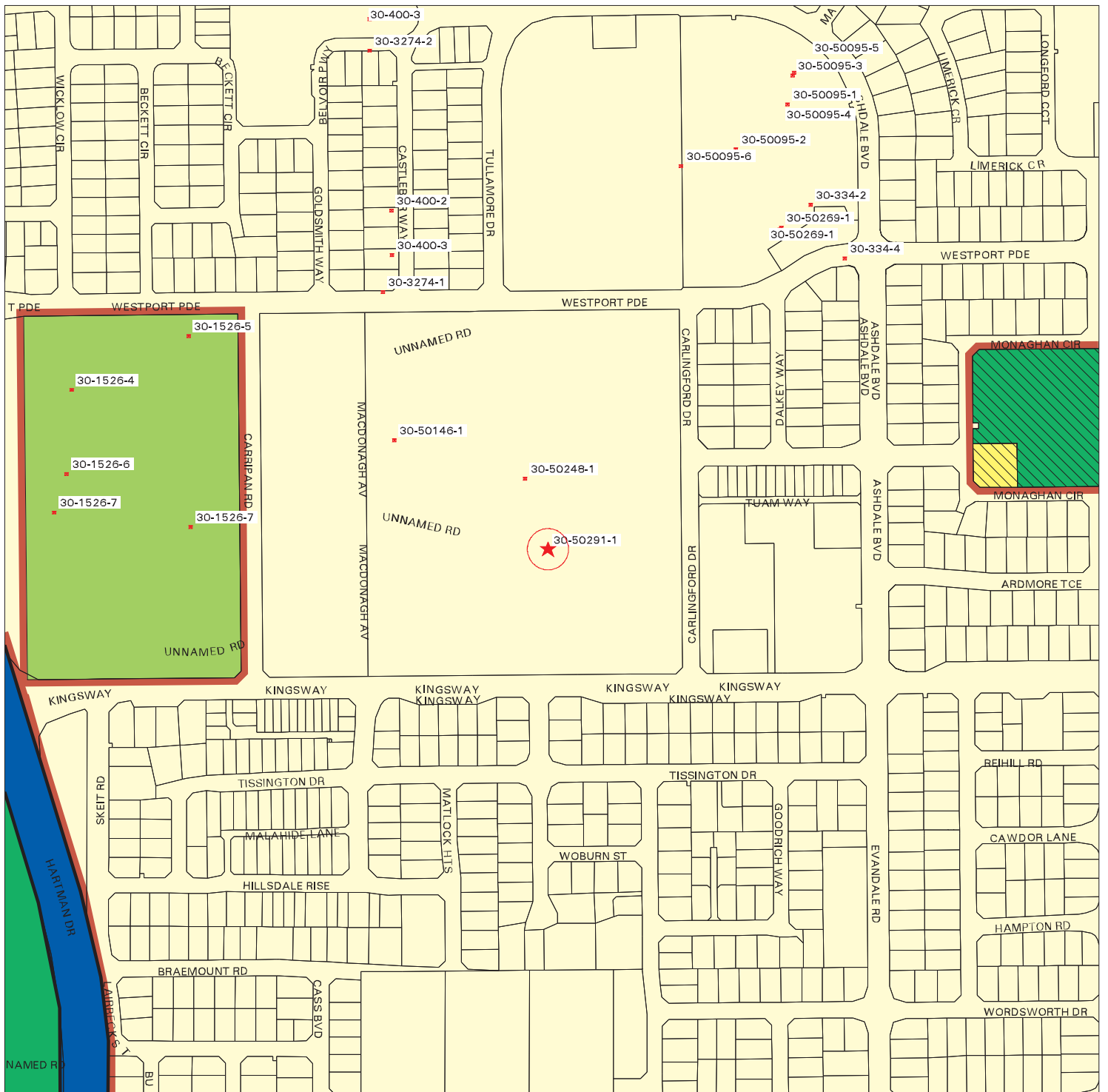
The development is consistent with the existing development of the site as a high school and the designation of the site for high school purposes under the East Wannon Cell 6 Local Structure Plan No. 8. The proposed buildings, landscaping, car parking and access are generally consistent with DPS 2 and the parking shortfall has been accepted by the City. Accordingly, the proposed is considered to be consistent with orderly and proper planning.

Amenity

The proposal ties in with existing school buildings, provides adequate landscaping and is acceptable to the local government in terms of access and car parking. It is recommended that the conditions requested by the City to ensure amenity impacts are minimised are imposed.










Conclusion:

The proposed development is consistent with the existing high school development and zoning of the land under the Metropolitan Region Scheme. The development, including car parking and landscaping, does not raise any issues relating to amenity or functionality subject to appropriate approval conditions. Accordingly conditional approval is recommended.



Development Application 30-50291-1 (MGA ref 390364mE 6479807mN Zone 50)

This data is to be used for the processing of subdivision applications only.

-  APPROX LOCATION OF APPLICATION
-  PUBLIC USE
-  OTHER REGIONAL ROADS
-  PARKS & RECREATION
-  CADASTRAL BOUNDARY
-  DEVELOPMENT APPLICATION
-  URBAN DEVELOPMENT
-  PRIVATE CLUBS/RECREATION
-  PARKS AND RECREATION



Ashdale Secondary College Stage 3 – Year 7 Integration

Architectural Documentation for proposed works at: Lot 400, 75 Westport Parade, Darch WA 6065

Applicant:

The Government of Western Australia
Department of Education
151 Royal Street
East Perth, WA 6000

Applicant's Agent:

Donaldson and Warn Architects
38 Roe Street
Perth WA 6000

Application School:

Ashdale Secondary College
75 Westport Parade
Darch WA 6065

City Council:

City of Wanneroo Planning
Civic Centre, 23 Dundobar Road
Wanneroo WA 6065

Drawings:

DA-101	FRONT COVER AND LOCATION PLAN
DA-102	EXISTING SITE PLAN
DA-103	PROPOSED SITE PLAN
DA-104	VISUALISATION OF PROPOSED SITE
DA-105	VISUALISATION OF PROPOSED SITE
DA-106	BIN ENCLOSURE PLAN AND ELEVATIONS
DA-201	SE BUILDING (BLOCK 1) GROUND FLOOR
DA-202	SE BUILDING (BLOCK 1) FIRST FLOOR
DA-231	SE BUILDING (BLOCK 1) WEST AND NORTH ELEVATIONS
DA-232	SE BUILDING (BLOCK 1) EAST AND SOUTH ELEVATIONS
DA-233	SE BUILDING (BLOCK 1) SECTIONS A-A, B-B, C-C
DA-301	NW BUILDING (BLOCK 2) GROUND FLOOR
DA-302	NW BUILDING (BLOCK 2) FIRST FLOOR
DA-331	NW BUILDING (BLOCK 2) WEST, NORTH AND SOUTH ELEVATIONS
DA-332	NW BUILDING (BLOCK 2) SECTIONS A-A, B-B, C-C

Supporting Information:

Traffic Impact Assessment, Ashdale Secondary College Stage 3 (ref: Version 1, 21/11/2012)
Produced by: Shawmac (Consulting Civil and Traffic Engineers, Risk Managers)
Landscape Proposal: Ashdale Secondary College, year 7 Extension – Landscape Report, (ref: 1240 RPT-01 V4)
Produced by Blackwell and Associates Pty Ltd

Plan Received 11 December 2012

BOUNDARY DIMENSIONS:

A	325.3m
B	268.7m
C	322.5m
D	268.0m



LEGEND

— • — LOT
BOUNDARY
LINE





- LEGEND
- LOT BOUNDARY (AS PER STAGE 2 SURVEY)
 - LOT BOUNDARY OFFSET
 - ◀ EXISTING VEHICLE CROSS OVER/SITE ACCESS
 - ◀ EXISTING PEDESTRIAN CROSS OVER/SITE ACCESS
 - EXISTING FENCE AND GATE LOCATIONS
 - EXISTING TREE
 - ⊗ EXISTING TREE TO BE REMOVED
 - ⊗ EXISTING VEGETATION TO BE REMOVED

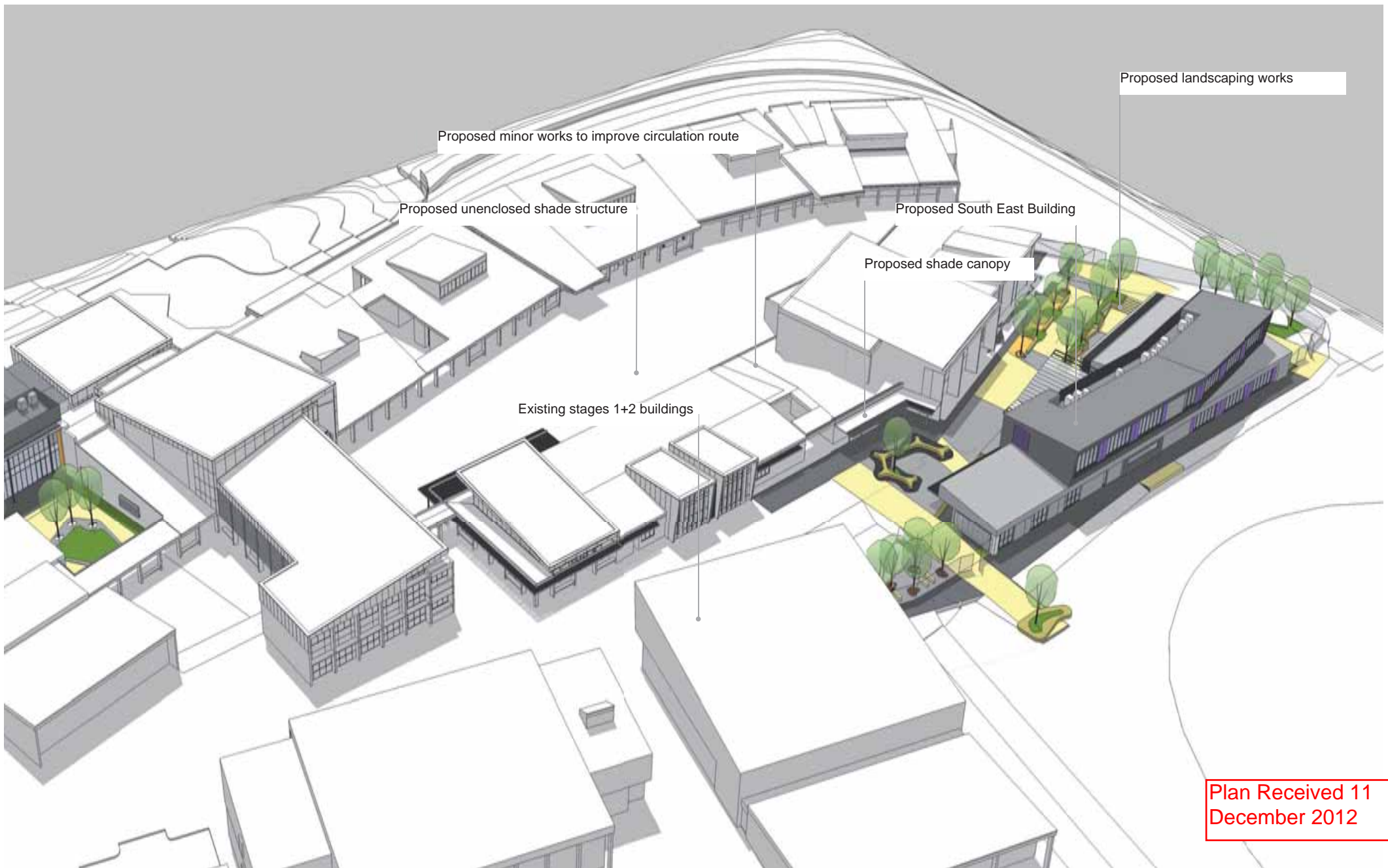
Plan Received 11
December 2012





Plan Received 11
December 2012





3D Visualisation images are for illustrative purposes only. For exact and scaled information relating to the proposed, please refer to scaled plan drawings.

Plan Received 11
December 2012



3D Visualisation images are for illustrative purposes only. For exact and scaled information relating to the proposed, please refer to scaled plan drawings.

donaldson+warn

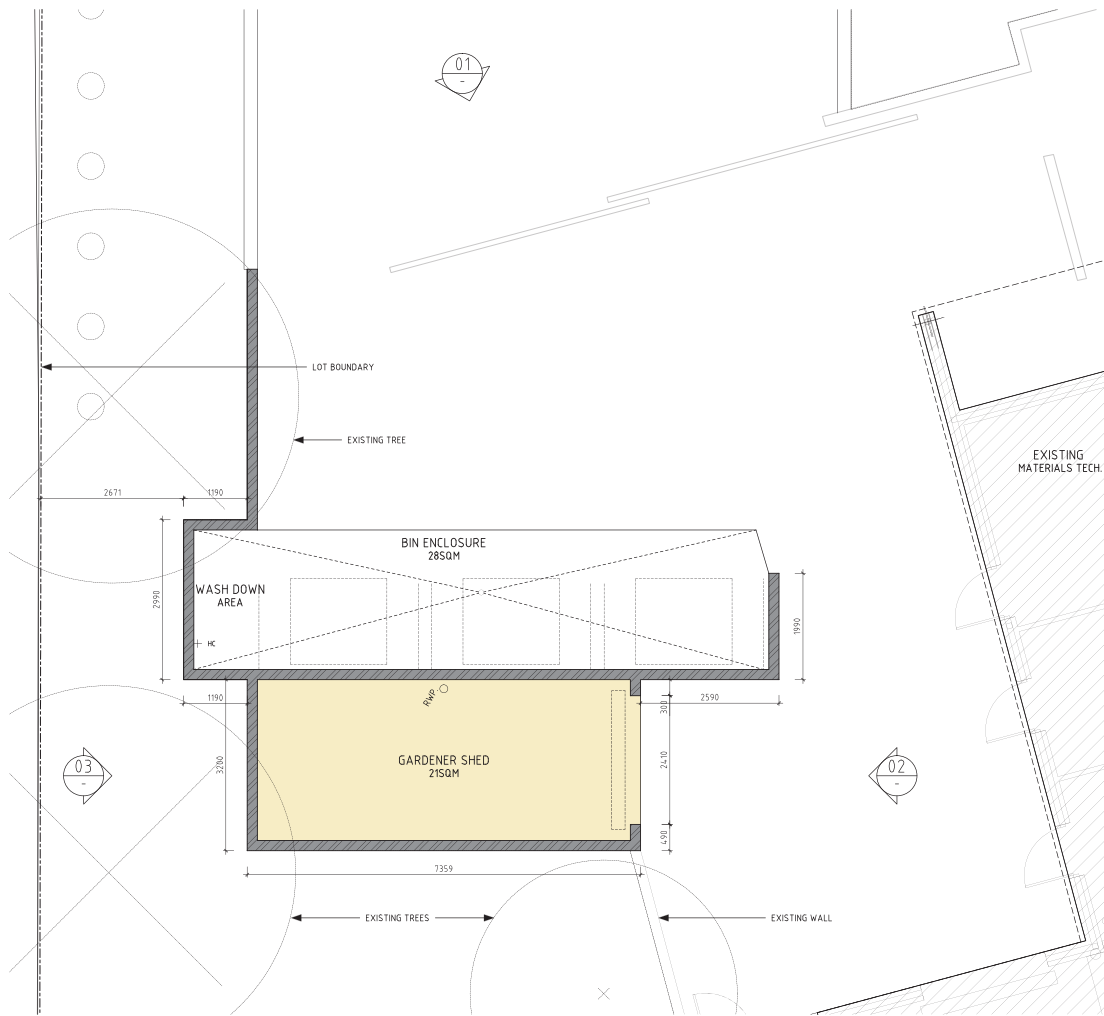
Title: Ashdale Secondary College Year 7
Visualisation of Proposed Stage 3 Works
Date: 06/12/2012

Job No: 1221
Dwg No: DA-105
Scale: NTS

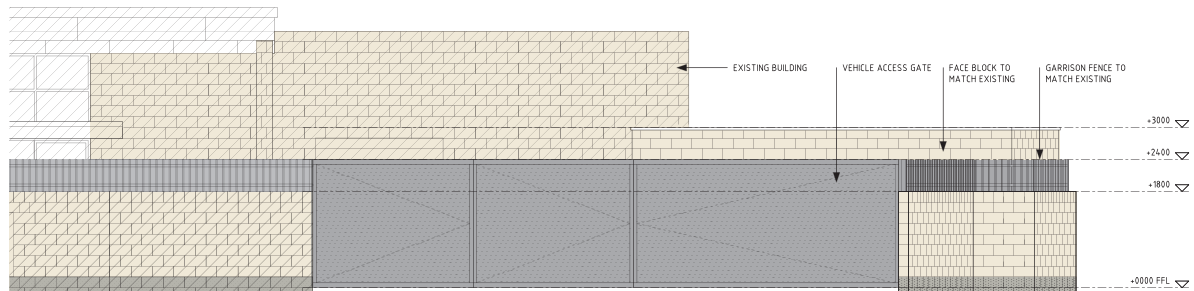
Client Name: DoE WA
Project Location: Lot 400, Plan 60826
Darch WA

donaldson+warn
38 Roe Street
Perth WA 6000

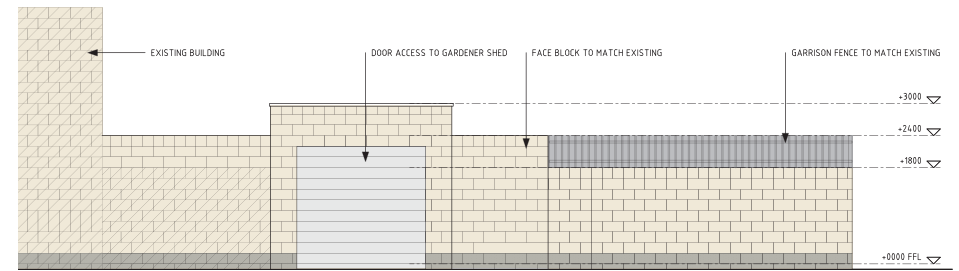
Tel 08 9328 4475 Fax 08 9227 6558
admin@donaldsonandwarn.com.au
www.donaldsonandwarn.com.au



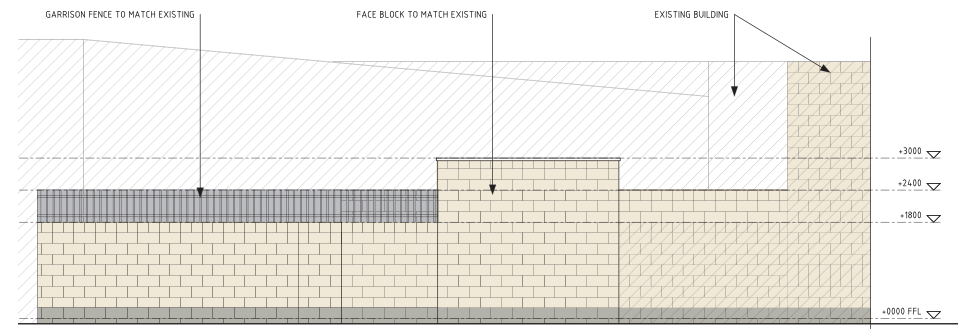
PLAN
1:100 @ A3



ELEVATION 01
NORTH ELEVATION
1:100 @ A3



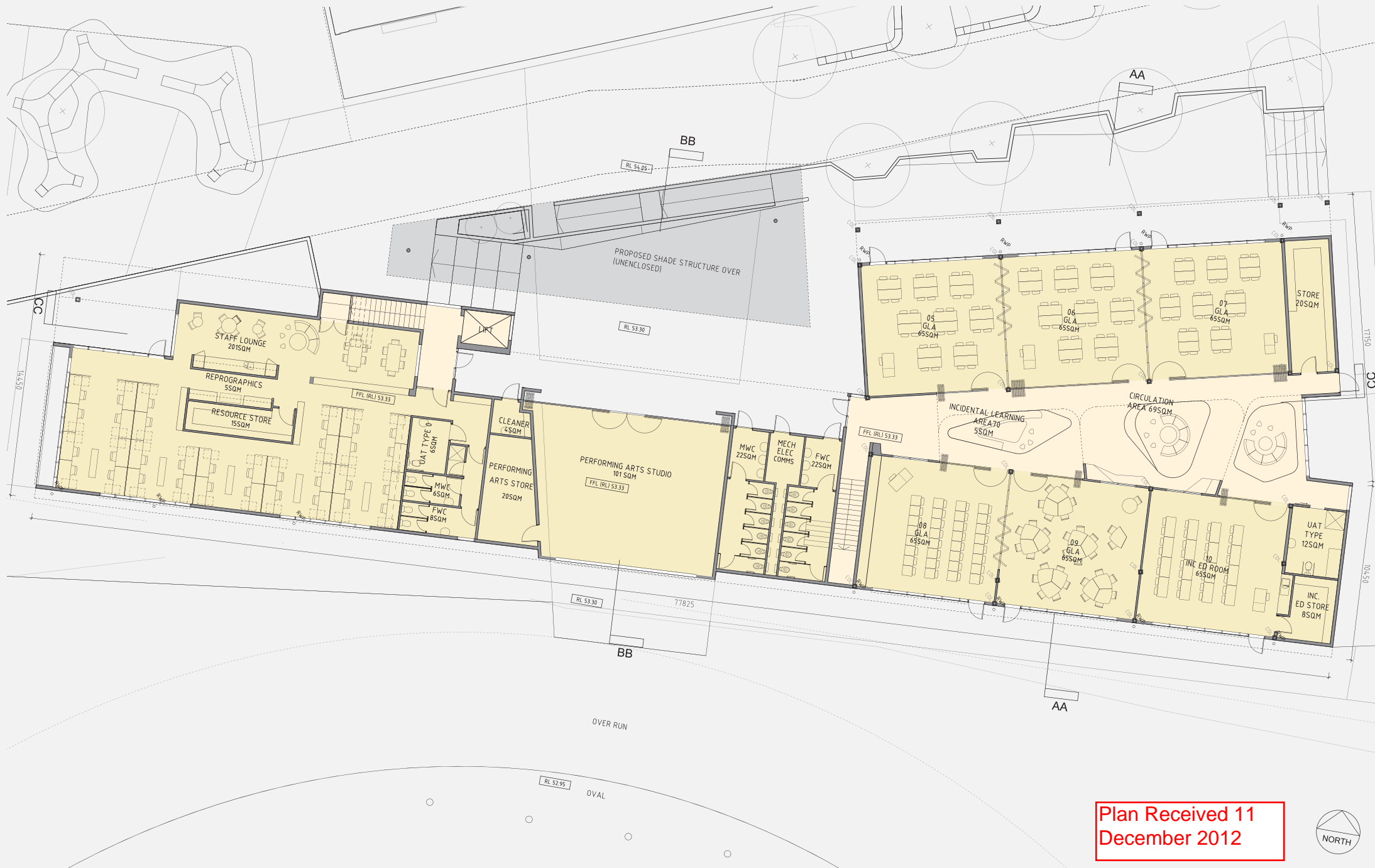
ELEVATION 02
EAST ELEVATION
1:100 @ A3



ELEVATION 03
WEST ELEVATION
1:100 @ A3

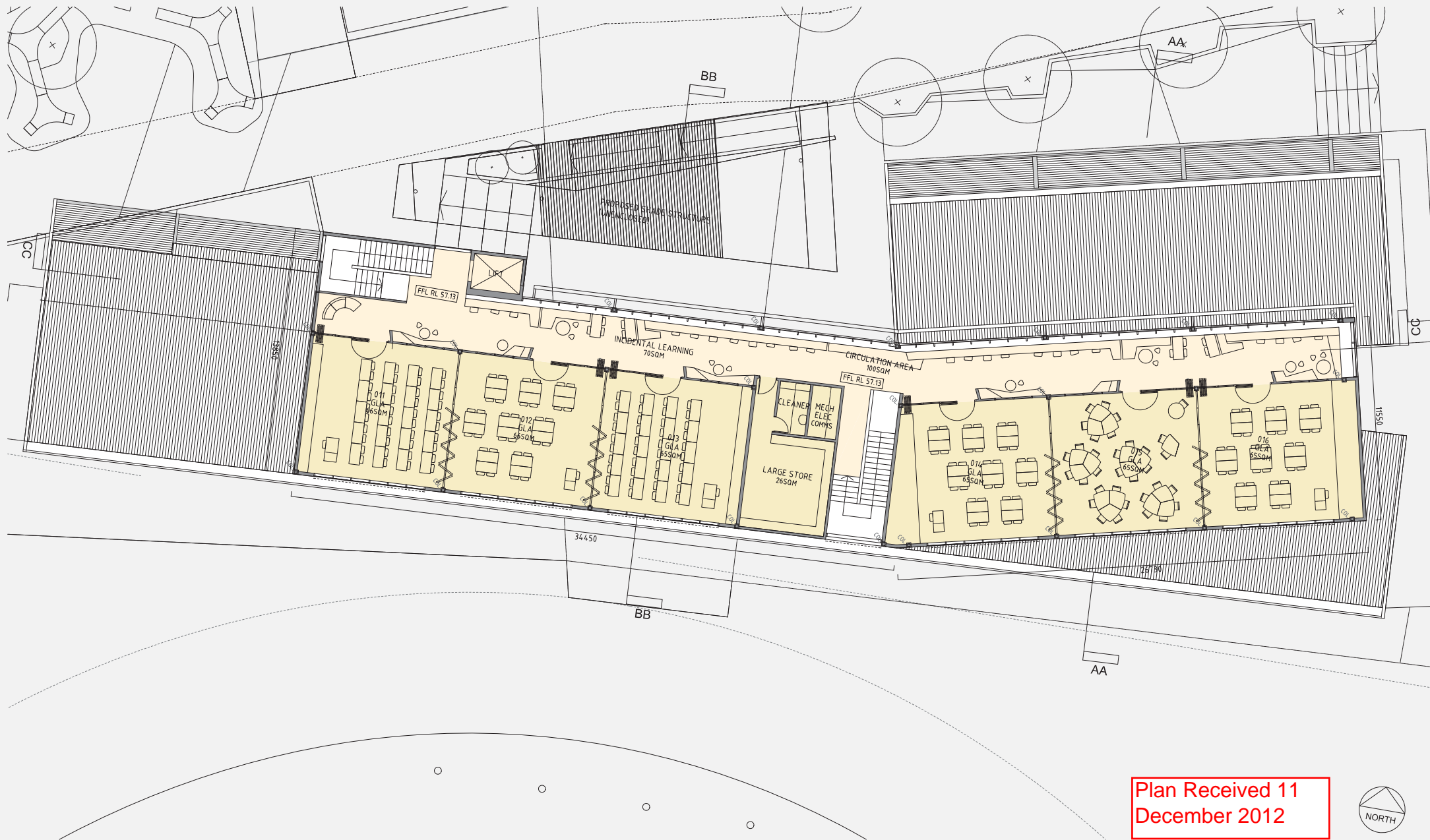
Plan Received 11
December 2012





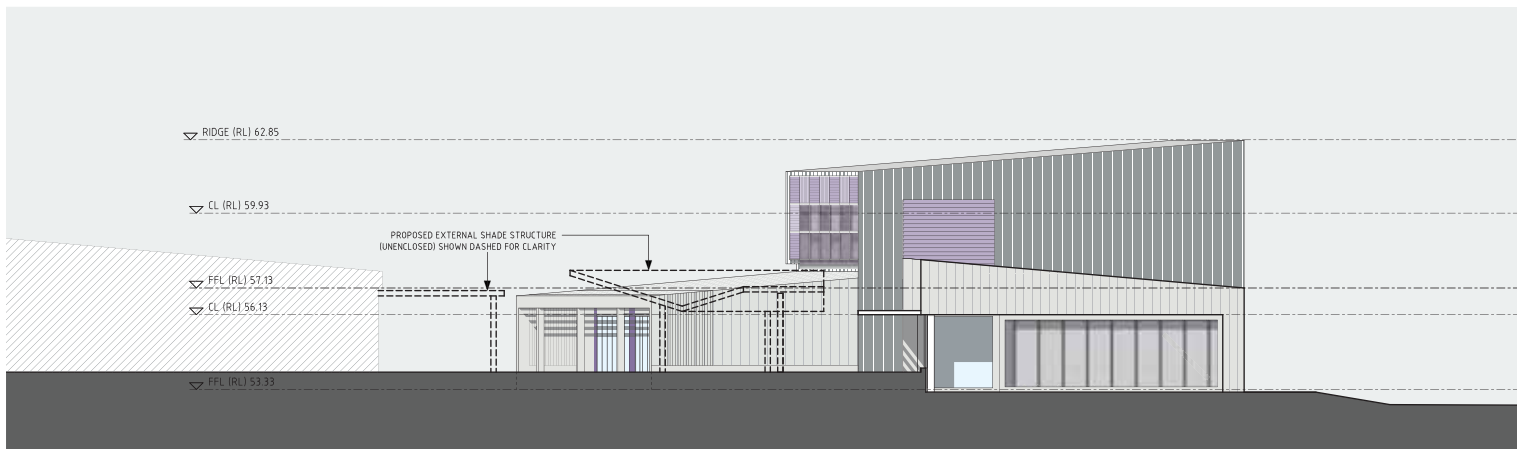
Plan Received 11
December 2012





Plan Received 11
December 2012











WEST ELEVATION
1:200 @ A3







SE BUILDING (BLOCK 1) MATERIALS SCHEDULE

GROUND FLOOR

-  WALLS FACED BLOCKWORK OR SIMILAR, LIGHT COLOURED MATERIAL TREATMENT
-  WALLS HORIZONTAL TIMBER OR SIMILAR MODULE FACADE TREATMENT WITH LIGHT NATURAL TREATMENT
-  WALLS COLOURED OR PAINTED SHEET MATERIAL TO SOLID PORTIONS OF CLASSROOM (GLA) WALLS
-  WINDOWS & DOORS LIGHT COLOUR, COATED ALUMINIUM FRAMES WITH GLASS AS SHOWN
-  WINDOWS & DOORS CRIMSAFE OR SIMILAR WINDOW PROTECTION TO ALL SOUTH ELEVATION
-  ROOF LIGHT COLOUR COATED METAL ROOF

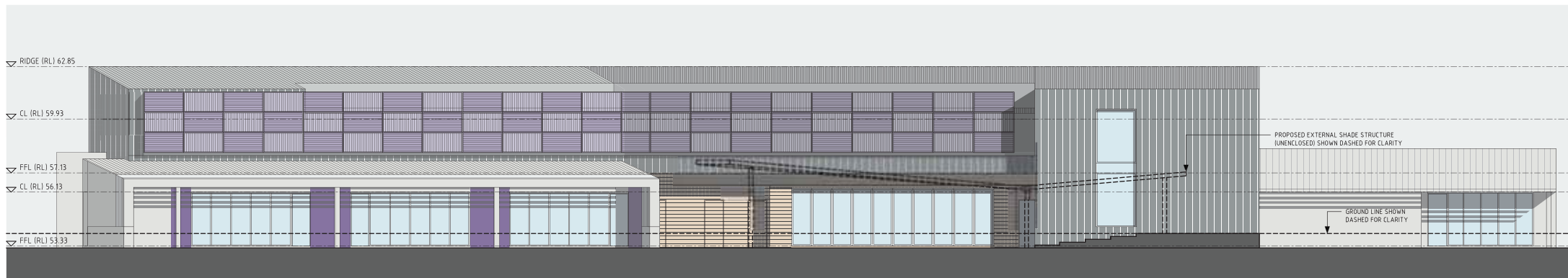
-  RAINWATER HARDWARE STAINLESS STEEL (WHERE EXPOSED) 150mm DIA

FIRST FLOOR

-  SHADING SCREENS COLOUR COATED METAL SHADE 'FINS'
-  WALLS COLOURED OR PAINTED SHEET MATERIAL TO SOLID PORTIONS OF WALL BETWEEN CLASSROOMS (GLA)
-  WALLS FACED BLOCKWORK OR SIMILAR, LIGHT COLOURED MATERIAL TREATMENT
-  WALLS/ROOF MID GREY OR TONALLY SIMILAR COLOUR FINISH TO METAL SHEET ROOF/WALL SHEETING
-  WINDOWS MID GREY OR TONALLY SIMILAR FINISH TO ALUMINIUM FRAMES, LOUVRES TO MATCH OR TO BE GLASS AS SHOWN. EXTENT OF GLASS SIMILAR TO AS SHOWN.
-  WINDOWS & DOORS CRIMSAFE OR SIMILAR WINDOW PROTECTION TO ALL SOUTH ELEVATION

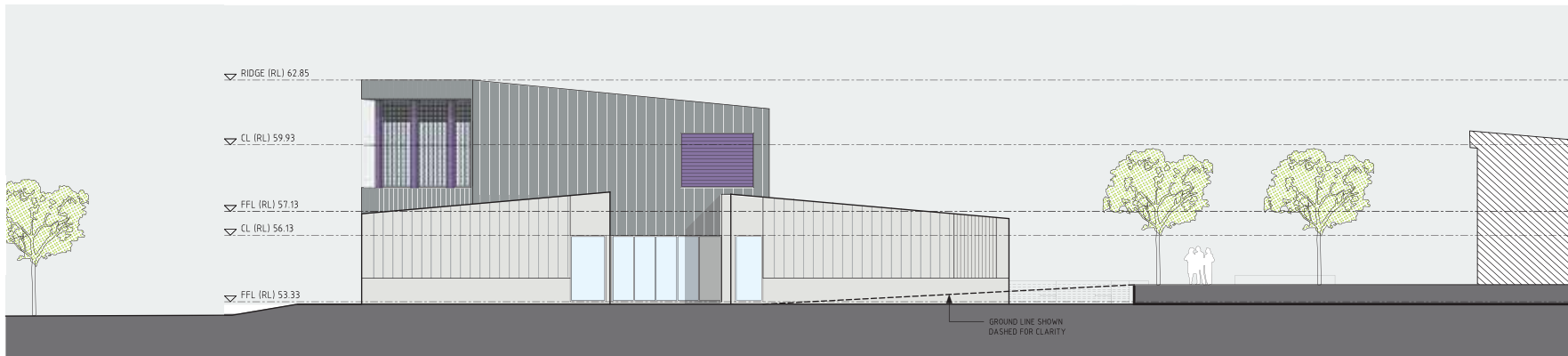
LEGEND

-  EXISTING, STAGE 1 & 2 BUILDINGS



NORTH ELEVATION
1:200 @ A3




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December 2012









EAST ELEVATION
1:200 @ A3

SE BUILDING (BLOCK 1) MATERIALS SCHEDULE

GROUND FLOOR

-  WALLS FACED BLOCKWORK OR SIMILAR LIGHT COLOURED MATERIAL TREATMENT
-  WALLS HORIZONTAL TIMBER OR SIMILAR MODULE FACADE TREATMENT WITH LIGHT NATURAL TREATMENT
-  WALLS COLOURED OR PAINTED SHEET MATERIAL TO SOLID PORTIONS OF CLASSROOM (GLA) WALLS
-  WINDOWS & DOORS LIGHT COLOUR, COATED ALUMINIUM FRAMES WITH GLASS AS SHOWN
-  WINDOWS & DOORS CRIMSAFE OR SIMILAR WINDOW PROTECTION TO ALL SOUTH ELEVATION
-  ROOF LIGHT COLOUR COATED METAL ROOF
-  RAINWATER HARDWARE STAINLESS STEEL (WHERE EXPOSED) 150mm DIA

FIRST FLOOR

-  SHADING SCREENS COLOUR COATED METAL SHADE 'FINS'
-  WALLS COLOURED OR PAINTED SHEET MATERIAL TO SOLID PORTIONS OF WALL BETWEEN CLASSROOMS (GLA)
-  WALLS FACED BLOCKWORK OR SIMILAR LIGHT COLOURED MATERIAL TREATMENT
-  WALLS/ROOF MID GREY OR TONALLY SIMILAR COLOUR FINISH TO METAL SHEET ROOF/WALL SHEETING
-  WINDOWS MID GREY OR TONALLY SIMILAR FINISH TO ALUMINIUM FRAMES, LOUVRES TO MATCH OR TO BE GLASS AS SHOWN. EXTENT OF GLASS SIMILAR TO AS SHOWN.
-  WINDOWS & DOORS CRIMSAFE OR SIMILAR WINDOW PROTECTION TO ALL SOUTH ELEVATION

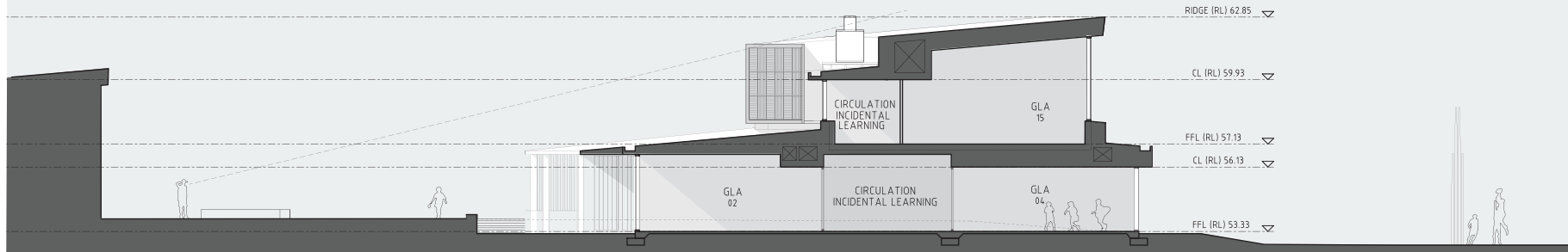
LEGEND

-  EXISTING, STAGE 1 & 2 BUILDINGS

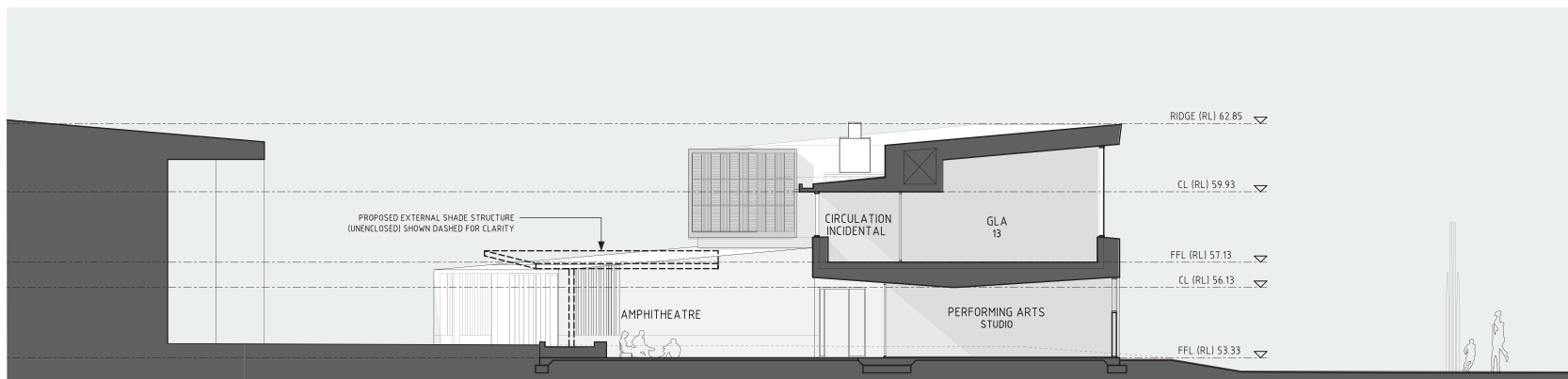


SOUTH ELEVATION
1:200 @ A3

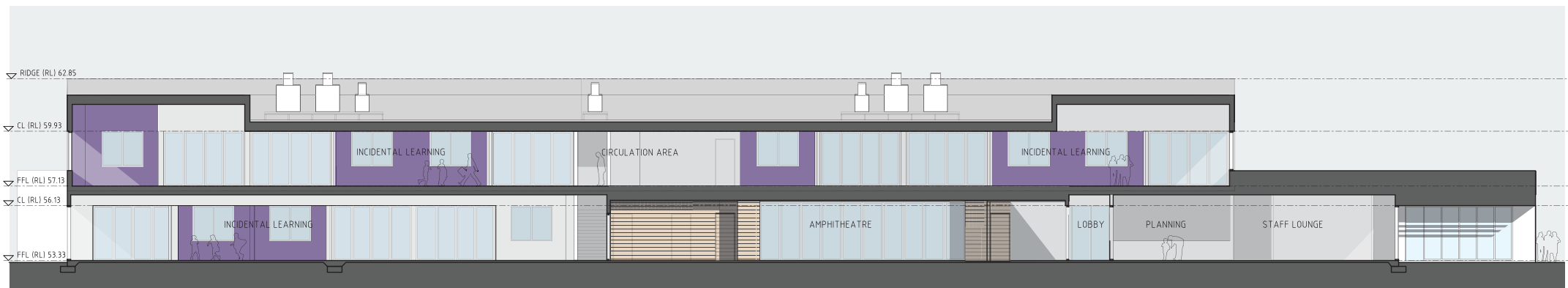
Plan Received 11
December 2012



SECTION A-A
1:200 @ A3



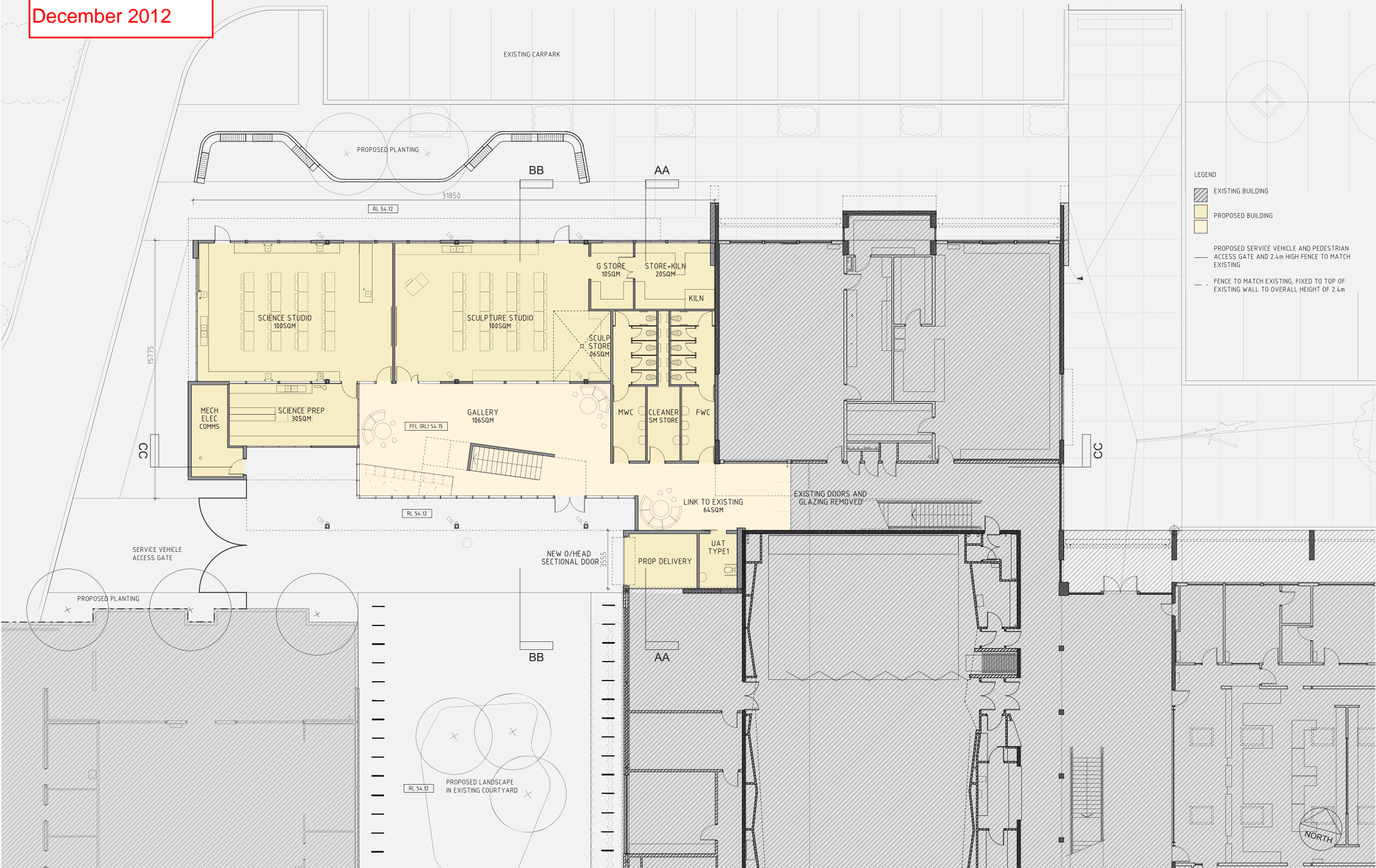
SECTION B-B
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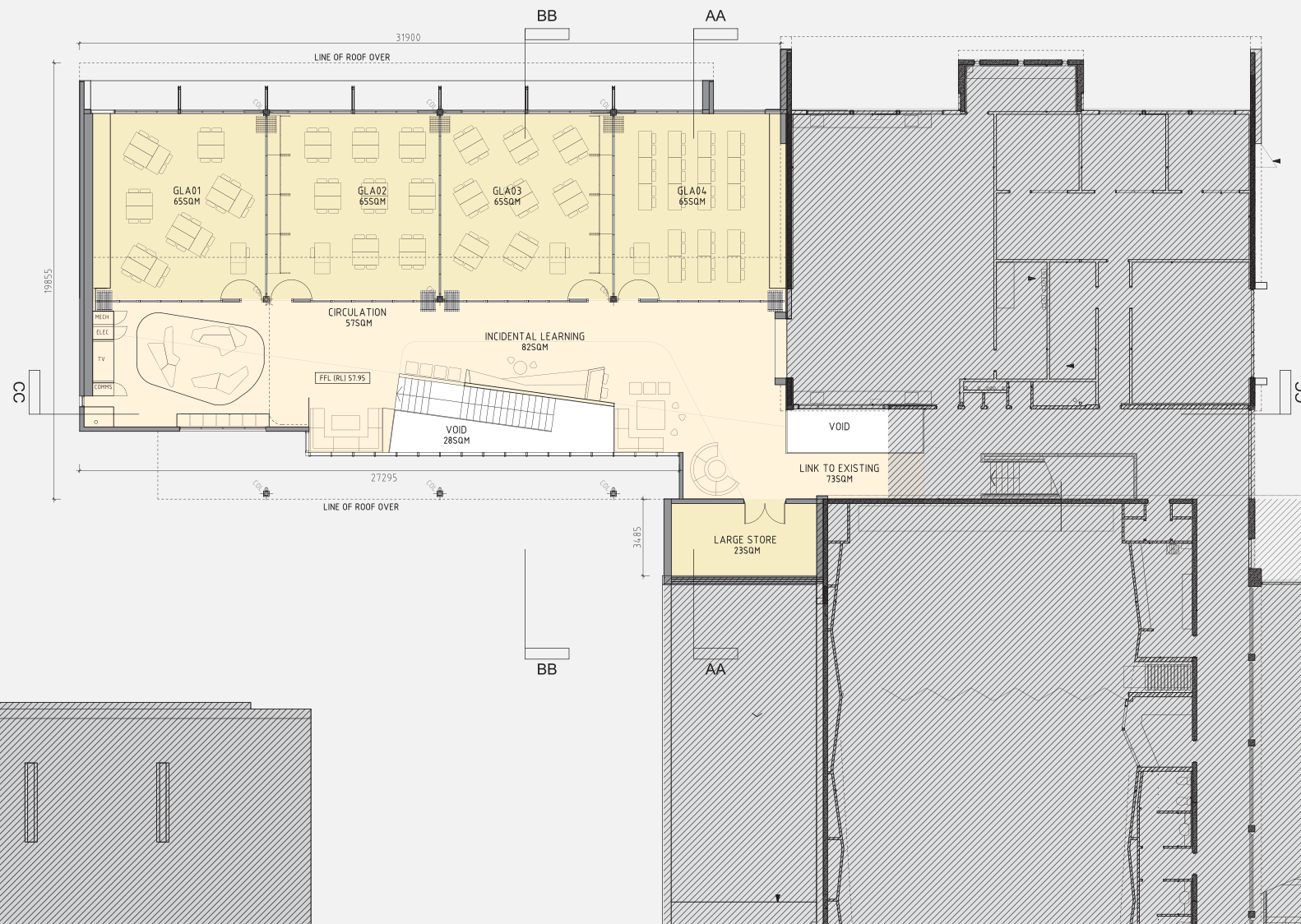
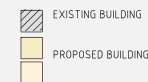
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December 2012

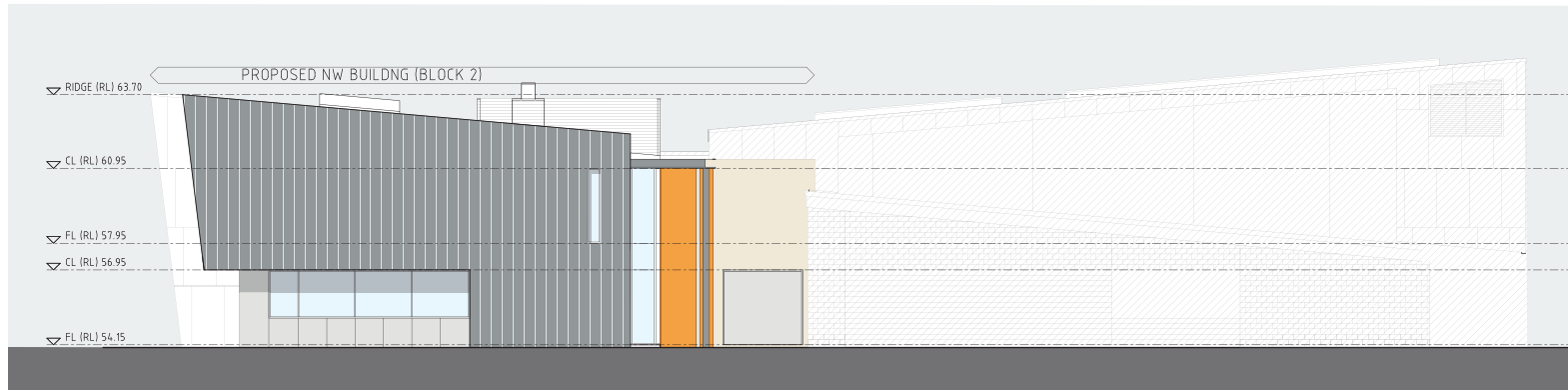
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December 2012



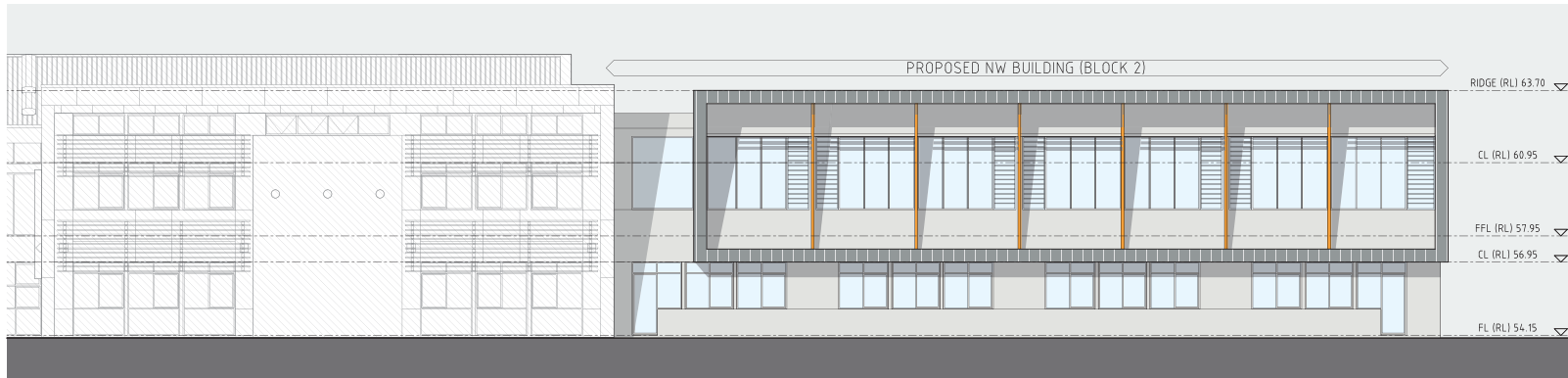
LEGEND



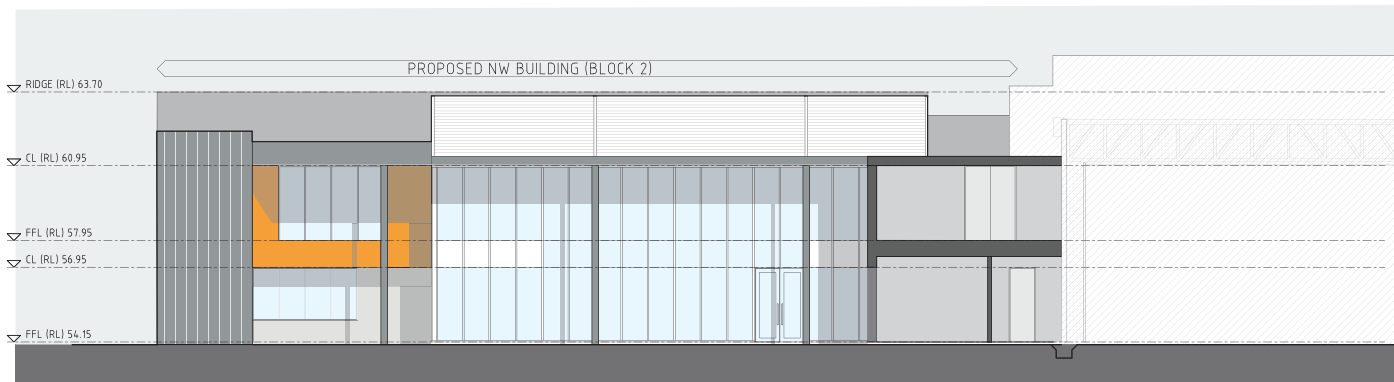
Plan Received 11
December 2012



WEST ELEVATION
1:200@ A3







NORTH ELEVATION
1:200@ A3








SOUTH ELEVATION
1:200@ A3

NW BUILDING (BLOCK 2) MATERIALS SCHEDULE

GROUND FLOOR

-  WALLS FACED BLOCKWORK OR SIMILAR, LIGHT COLOURED MATERIAL TREATMENT
-  WALLS COLOURED OR PAINTED SHEET MATERIAL TO SOLID PORTIONS OF CLASSROOM(GLA) WALLS
-  WINDOWS & DOORS LIGHT COLOUR, COATED ALUMINIUM FRAMES WITH GLASS AS SHOWN
-  RAINWATER HARDWARE STAINLESS STEEL (WHERE EXPOSED) 150mm DIA

FIRST FLOOR

-  SHADING SCREENS COLOUR COATED METAL SHADE 'FINS'
-  WALLS COLOURED OR PAINTED SHEET MATERIAL TO SOLID PORTIONS OF WALL BETWEEN CLASSROOMS (GLA)
-  WALLS/ROOF MID GREY OR TONALLY SIMILAR COLOUR FINISH TO METAL SHEET ROOF/WALL SHEETING
-  WINDOWS MID GREY OR TONALLY SIMILAR FINISH TO ALUMINIUM FRAMES, LOUVRES TO MATCH OR TO BE GLASS AS SHOWN. EXTENT OF GLASS SIMILAR TO AS SHOWN.
-  PLANT LOUVRES COLOUR COATED TO MATCH FINISH OF WINDOW AND DOOR FRAMES

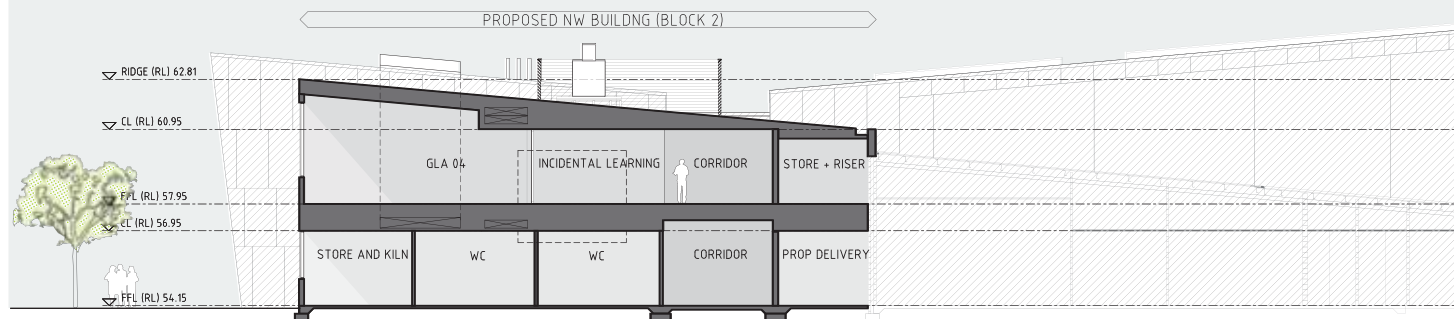
LEGEND

-  EXISTING, STAGE 1 & 2 BUILDINGS

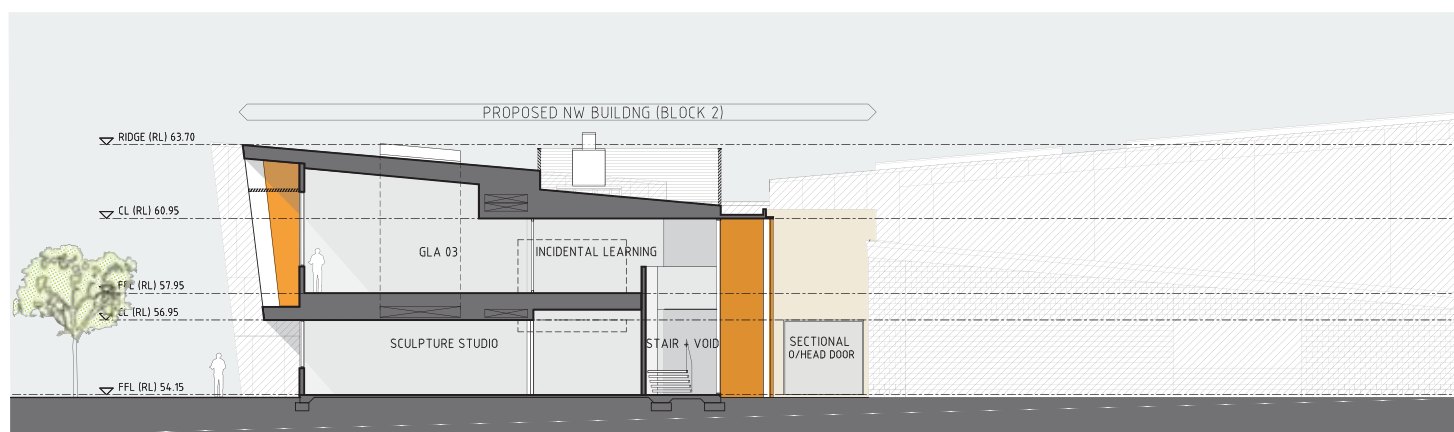
Plan Received 11
December 2012

LEGEND

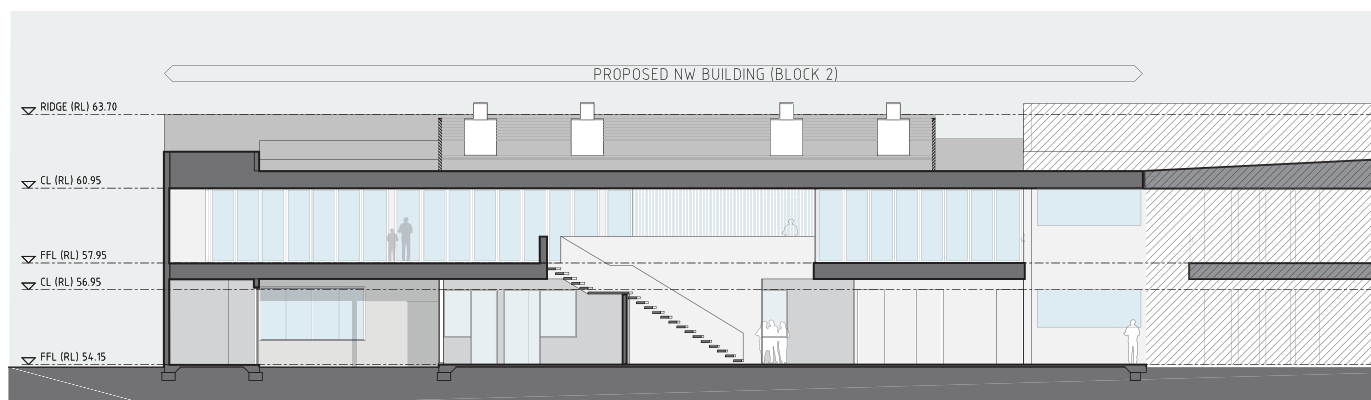
EXISTING, STAGE 1 & 2 BUILDINGS



SECTION A-A
1:200 @ A3



SECTION B-B
1:200 @ A3



SECTION C-C
1:200 @ A3

Plan Received 11
December 2012

ASHDALE SECONDARY COLLEGE - STAGE 3

OVERVIEW

The previous two stages of construction significantly developed the external works area in accordance with the original landscape design concept. The location and orientation of new buildings encourages a shift in site circulation, access and enclosure. As such, landscape concepts for this stage will concentrate on the new entry experience and landscape detailing or newly created courtyard areas as well as sympathetically blending with existing landscape works.

Landscape works in the third stage will consist of extending the vision from the two previous stages. This will involve:

- creation of new courtyards and amphitheatre spaces;
- adjustment to fire access lanes;
- landscape solutions to significant level changes;
- equitable access;
- plant selection for Stage 2 will be based upon their success in Stage 1 & 2;
- creation of outdoor work areas;
- revision of some minor existing works to address access, maintenance, site security and bicycle parking requirements.

HARDWORKS & PAVING

The paving scheme used in Stage 1 and 2 reflects both the angular architectural forms and the pedestrian desire lines with the intention to guide students around the school by providing a clear hierarchy of paving materials. Charcoal granite setts highlight and border sculptural retaining walls and active turf areas in the courtyard.

Granite setts serve multiple purposes; firstly, they act to break up the smooth texture of large paved areas and provide tactile relief to traditional in situ concrete and unit pavers. Secondly, they act to prevent skate boarding along the in situ concrete walls by providing a surface unsuitable for skateboards. To maintain consistency of landscape design, we intend to continue this approach though the extent will be limited.

Stage 3 will continue the paving scheme concept. The large concrete unit pavers supplied for Stage 1 and 2 were manufactured especially for the project by BGC and we will ensure that this paving type remain consistent throughout Stage 3. Should opportunities to reuse existing unit pavers arise, we will seek to recycle site paving into Stage 3.

We do not intend to introduce new furniture styles into Stage 3 works. Retaining walls were previously not required and this represents a new structure into the landscape area. We will work closely with the architects to sympathetically combine landscape treatments with built form.

VEGETATION

The use of plants for this stage will be minimal and selection based upon the success of existing species within the College planted as part of Stage 1 and 2. Given the almost urban context of the landscape works area, new planting will be limited to areas not likely to encounter heavy foot traffic.

GRASSED AREAS

New grassed areas for Stage 3 will be minimal and located to avoid heavy traffic and break up large paved areas to reduce heat radiation and provide more areas for passive recreation. Large open grassed areas to the east of the site will be adjusted accommodate new security fencing alignment and extended paving areas.

The extent of existing reinforced grass FESA fire truck access lanes within the works area will be replaced with trafficable paving.

PLANTS

Plant species will be hardy, appropriate for schools, predominantly native and styled upon previous success at the school. Species such as *Dianella tasmanica*, *D. revoluta*, *Juniperus conferta*, *Westringia fruticosa*, *Anigozanthos* sp, *Eremophila* sp and *Patersonia occidentalis* have proved to be resilient in this environment. Refer to following pages for a more comprehensive list of proposed planting.



Draft landscape plan - North West Building (NTS)



Draft landscape plan - South East Building (NTS)

TREES

There will be only minor additional of new shade trees to the school during this stage as the bulk of the tree planting was undertaken in Stage 1 and 2.

Trees for Stage 3 will be installed to provide shade to new internal courtyards. The tree species will be appropriate for schools and will be predominantly West Australian native. Deciduous trees will be located in small courtyards to provide winter sun.

We will investigate transplanting of existing Ash trees affected by the new science and sculpture building in the northwest however the success of this option will largely depend on site works and tree location to avoid double handling and excessive maintenance.

IRRIGATION

The majority of irrigation works will be adjustment or cut and capping of existing irrigation around new buildings and paved areas.

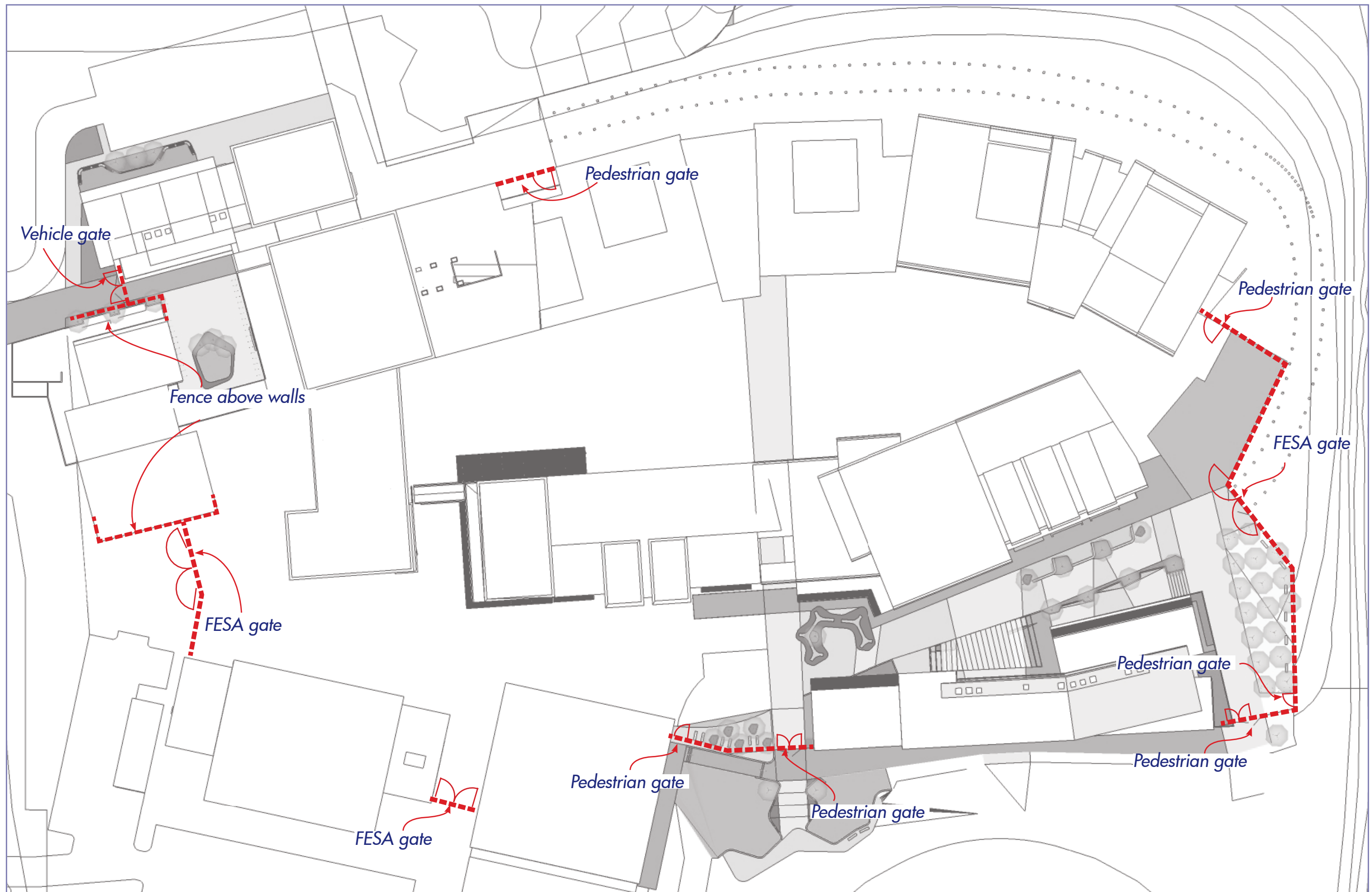
Bore water supplies the bulk of irrigation needs to the planting located throughout the college. Specific planted areas located adjacent to built form are supplied via a separate scheme water system to reduce the potential for iron staining as was identified in water quality tests. These areas were minimised.

CONCLUSION

The landscape and irrigation works for Stage 3 will combine existing successful strategies with a focus on developing the entry experience and creation of intimate, shaded seating areas while accommodating new site circulation and FESA access.

Author Craig Carpenter (BLA, AILA)

Date 5th December 2012



Garrison Fence and Gate Locations (NTS)

FENCING AND GATE LOCATION PLAN



Anigozanthos sp.



Callistemon little john



Dianella revoluta



Eremophila glabra 'Kalbarri Carpet'



Juniperus confertus



Patersonia occidentalis

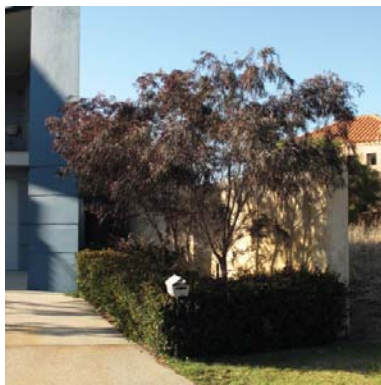


Westringia fruticosa

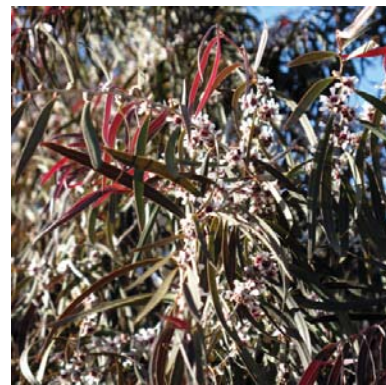


SE Perspective - South East Building

PROPOSED SHRUBS & GROUNDCOVERS LIST



Agonis flexuosa 'After Dark'



Eucalyptus caesia 'Silver Princess'



Eucalyptus scoparia



Prunus nigra



Eucalyptus ficifolia



Eucalyptus maculata



Fraxinus raywoodii

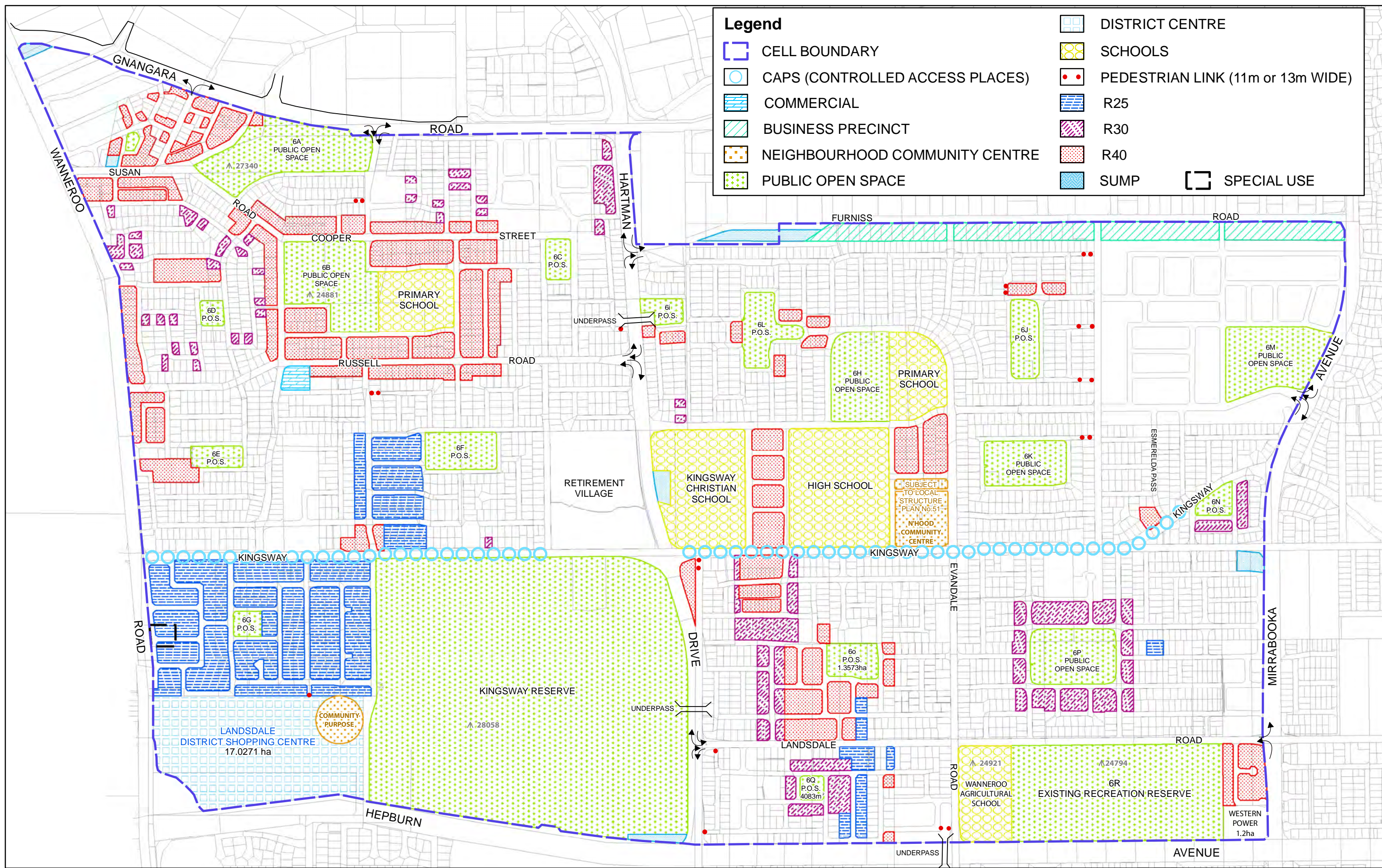


Western Perspective - South East Building



North Eastern Perspective - North West Building

PROPOSED TREES LIST



NOTE:
RESIDENTIAL LAND IS CODED R20
UNLESS OTHERWISE SPECIFIED
WITHIN THE STRUCTURE PLAN.
(REFER PART 4.1 OF THE LSP)

EAST WANNEROO STRUCTURE PLAN - CELL 6

COMMENT : Includes Amendments
1, 3-7, 9-16, 18-28, 30, 33-35

0 150 300 600 900 1,200 Metres



11 April 2012
(WAPC Adoption Date)

City of Wanneroo

Prepared by Planning & Sustainability 26th June 2012



Form 1 - Responsible Authority Report (Regulation 12)

Application Details:	Proposed Three Storey Development of 29 Multiple Dwellings
Property Location:	Lots 311-313 (No 38,42 and 46) McLarty Avenue, Joondalup
DAP Name:	Metro North West JDAP
Applicant:	TPG Town Planning Urban Design and Heritage
Owner:	JBT Corp Pty Ltd
LG Reference:	DA12/1270
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Application No and File No:	DP/12/01250
Report Date:	18 January 2013
Application Receipt Date:	1 November 2012
Application Process Days:	57 working days
Attachment(s):	1. Location Plan 2. Development Plans 3. Building Perspectives 4. City of Joondalup Environmentally Sustainable Design Checklist 5. Map of submitters

Recommendation:

That the Metro North West JDAP resolves to:

Approve DAP application (reference DAP12/01250) and accompanying plans (refer to Attachment 2) in accordance with Clause 6.9 of the City of Joondalup District Planning Scheme No 2, subject to the following conditions:

Conditions

- a) This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.
- b) A Construction Management Plan being submitted and approved prior to the commencement of construction. The management plan shall detail how it is proposed to manage:
 - All forward works for the site;
 - The delivery of materials and equipment to the site;
 - The storage of materials and equipment on the site;
 - The parking arrangement for contractors and subcontractors;
 - Other matters likely to impact in the surrounding properties;

- c) Any roof mounted or freestanding plant or equipment such as air conditioning units, satellite dishes or radio masts to be located and screened so as not to be visible from beyond the boundaries of the development site, prior to the occupation of the buildings to the satisfaction of the City. Where practicable, piping, ducting and water tanks should also be located so as to minimise any visual and noise impacts.
- d) An onsite stormwater drainage system, with the capacity to contain a 1:100 year storm of 24-hour duration, is to be provided prior to the development first being occupied, and thereafter maintained to the satisfaction of the City. Plans showing the proposed stormwater drainage system are to be submitted to the City for approval, prior to the commencement of construction.
- e) The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009), and Off-street Commercial Vehicle Facilities (AS2890.2:2002) prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
- f) Any bicycle parking facilities provided shall be provided in accordance with the Australian Standard for Off-Street Car Parking – Bicycles (AS2890.3-1993) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided and approved by the City prior to the commencement of construction.
- g) All external walls of the proposed buildings, including boundary walls shall be of a clean finish, and shall at all times be maintained to a high standard, including being free of vandalism, to the satisfaction of the City;
- h) All construction works shall be contained within the property boundaries.
- i) The lots shall be amalgamated prior to occupancy of the development.
- j) Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of construction. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - I. Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - II. Provide all details relating to paving, treatment of verges and tree planting in the car park;
 - III. Show spot levels and/or contours of the site;
 - IV. Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - V. Be based on water sensitive urban design principles to the satisfaction of the City;
 - VI. Be based on designing out crime principles to the satisfaction of the City;
 - VII. Show all irrigation design details; and
 - VIII. Show the location of any services that will be affected by the landscaping and irrigation works.

- k) Landscaping and reticulation shall be established by the landowner or developer in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to a high standard to the satisfaction of the City.
- l) A Refuse Management Plan indicating the method of rubbish collection is to be submitted to and approved by the City, prior to the commencement of construction.
- m) Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the surrounding street(s) and adjoining properties. No clothes drying is permitted to take place on balconies or other areas visible from the street or neighbouring properties.

Advice Notes:

- a) Further to condition a) above, where an approval has lapsed, no development shall be carried out without further approval having first being sought and obtained.
- b) The City's local laws require a bin store, and bin wash facilities to be provided within the proposed development. To comply with this requirement the bin storage area indicated should have a solid concrete floor graded to a floor waste connected to sewer and a hose cock.

Background:

Insert Property Address:	Lots 311-313 (No 38,42 and 46) McLarty Avenue, Joondalup
Insert Zoning	MRS: Central City Area
	TPS: Centre
Insert Use Class:	Multiple Dwellings
Insert Strategy Policy:	N/A
Insert Development Scheme:	City of Joondalup District Planning Scheme No 2 (DPS2)
Insert Lot Size:	1,809m ² combined lot area
Insert Existing Land Use:	Not applicable – vacant site
Value of Development:	\$6 million

The subject sites are located on the corner of McLarty Avenue, and Queensbury Road Joondalup. To the west of the site is vacant land owned by the Department of Housing and an existing two storey grouped dwelling adjoins the subject site to the north (Attachment 1 refers).

The site is zoned Central City Area under the Metropolitan Region Scheme (MRS) and Centre under the City's District Planning Scheme No 2 (DPS2). The site is subject to the requirements of the Joondalup City Centre Development Plan and Manual (JCCDPM). Under the JCCDPM the site is subject to the provisions of the City North district.

In addition to the requirements of the JCCDPM, due regard must be given to the draft Joondalup City Centre Structure Plan (JCCSP). Council at its meeting held on 11

December 2012 adopted the revised draft JCCSP following public consultation. The structure plan is considered to be a “seriously entertained planning proposal” and has therefore been referenced in assessment of this development. Under the draft JCCSP, the site is subject to the provisions of the Mixed Use Corridor district.

Details: outline of development application

The proposed development is for a new, three storey, multiple dwelling development, with a fourth storey tower element. The development is comprised of:

- 12 single bedroom units;
- 17 two bedroom units;
- 34 at-grade occupant car parking bays;
- 13 secure bicycle bays with direct access from the car parking area;
- 5 access stairwells and associated landing and pedestrian walkways; and
- Communal outdoor space, lockable store-rooms for residents as well as refuse and recyclables stores.

The development plans are provided as Attachment 2 to this report, and perspective drawings of the development are provided as Attachment 3.

Legislation & policy:

Legislation

- Planning and Development Act 2005
- Metropolitan Region Scheme (MRS)
- City of Joondalup District Planning Scheme No. 2 (DPS2)
 - Joondalup City Centre Development Plan and Manual (JCCDPM)
 - Draft Joondalup City Centre Structure Plan (JCCSP).

State Government Policies

- Residential Design Codes of Western Australia (State Planning Policy 3.1) (R-Codes). It should be noted that the JCCDPM sets out that the R-Codes do not apply and should be used as a guide only. Furthermore, the draft JCCSP sets out that the R-Codes do not apply except for the provisions relating to minimum site area.

Local Policies

- Environmentally Sustainable Buildings within the City of Joondalup

The applicant has advised that the building design and site layout ensures that spaces of indoor and outdoor residential living areas receive adequate and natural sunlight and ventilation, as well as ensuring communal open space is a usable area all year round.

The applicant has further advised that quality and robust materials have also been taken into consideration including masonry, high density concrete, glass and aluminium in order to ensure a durable development.

The City's Environmentally Sustainable Design Checklist has been completed and is included as Attachment 4 to this report.

Consultation:

Public Consultation

The proposed development was advertised for a period of 21 days between 13 November and 4 December 2012. Owners of 40 adjoining and nearby properties were advised in writing and the details of the proposal were placed on the City's website.

A total of 5 responses were received during or shortly after the consultation period, all of which were objections to the proposal.

The concerns raised in the submissions are discussed in the planning assessment section below.

Consultation with other Agencies or Consultants

The application was not required to be referred to any other agency or consultant.

Planning assessment:

The proposed development is subject to the provisions of both the JCCDPM and the draft JCCSP.

The following table outlines those aspects of the development that do not strictly comply with the provisions of the JCCDPM and/or the draft JCCSP.

JCCDPM	Draft JCCSP	Proposed	Complies
<u>Plot Ratio</u> R 60 - 0.5:1	R100 – 1:25	1.2:1 (2,163.37m ²)	No (JCCDPM) Yes (JCCSP)
<u>A3- Car Parking</u> Residential dwellings - 2 bays per dwelling Single bedroom dwellings - 1 bay per dwelling	1 car bay per dwelling	Total 34 car bays	No (JCCDPM) Yes (JCCSP)
<u>Building Height</u> 3 storey maximum	2 storey	3 storeys with a 4 th storey	No

	minimum, 5 storey maximum	tower element for a portion of the development	(JCCDPM) Yes (JCCSP)
<u>Setbacks</u>			
Front - nil setback preferred	No minimum or maximum street setback provisions for developments on the eastern side of McLarty Avenue.	Nil setback to Queensbury Road Between 3.241 – 6.8m on McLarty Avenue	Yes (Both) No (JCCDPM)
Side and rear - nil setback preferred	The first two storeys of a building on the street alignment must have a nil setback to the side boundaries except to the extent that provision is made for a crossover or where an easement exists.	Nil – eastern lane way Nil – northern boundary	Yes (Both) Yes (Both)

As outlined above, the proposal generally complies with the requirements of the JCCDPM and the draft JCCSP with the exception of plot ratio, car parking, building height and setbacks.

Plot Ratio

As detailed in the above table the proposal does not comply with the plot ratio requirements of the JCCDPM, but does comply with the requirements of the draft JCCSP. It is considered that the proposed plot ratio is appropriate in this instance as is in keeping with the City's vision for the future development of the City Centre, via the draft JCCSP, to promote and stimulate a larger scale development and a larger residential population which will contribute to the vibrancy and activity of the City Centre.

Car Parking

As detailed in the above table, under the JCCDPM there is a shortfall of 12 car bays but a surplus of 5 car bays under the draft JCCSP. It is recommended that the shortfall under the JCCDPM be supported on the basis that the amount of car parking being provided aligns with the draft JCCSP and the intent for development within the Joondalup City Centre. Furthermore, given the proximity of the development to the Joondalup City Centre, and rail and bus networks, together with the provision of secure bicycle parking facilities, the shortfall of car parking is considered to be acceptable.

It should be noted that no visitor parking is proposed for the development. In this instance it is considered that on-site visitor parking is not necessary as there are approximately 10 on street car bays adjacent to, and surrounding the development, which could be utilised by visitors to this development. Furthermore, neither the JCCDPM nor the draft JCCSP require visitor parking for a development of this nature in this area.

In addition to the car parking provided, it is noted that the development also provides for a bicycle parking area that will accommodate 13 bicycles. Notwithstanding that the provisions of the R-Codes do not apply to this development, the requirement for bicycle parking under part seven of the R-Codes would be satisfied in this instance. The requirement set out in the R-Codes is for one bicycle space to be provided for each three dwellings for residents, and a further one bicycle space per ten dwellings for visitors. In this instance that would result in a total of 13 spaces being required.

Setbacks

The JCCDPM and the draft JCCSP both encourage nil setbacks to all boundaries. The development generally complies with these requirements with the exception of the western (front) facade of the building which is setback between 3.241m and 6.8m from the property boundary. It is not possible to build to the western boundary as there is a Water Authority of Western Australia sewer easement along the western boundary. This is a variation to the preferred setbacks set out in the JCCDPM only. and the development aligns with the requirements of the draft JCCSP.

Whilst there are no dwellings fronting McLarty Avenue on the ground floor, in part due to the setback necessitated by the sewer easement, the proposed facade has been well articulated on this elevation. Additional landscaping has also been proposed in order to screen the walls and the perforated screens around the car parking area and store-rooms.

Building Height

Under the draft JCCSP, buildings are required to be a minimum of two storeys and a maximum of five storeys. The proposed development of three and four storeys is aligned with this vision for future development in the Joondalup City Centre. However, the maximum height permitted under the JCCDPM is three storeys. The majority of the proposed development is 3 storeys, with a four storey tower on the corner of McLarty Avenue and Queensbury Road. This tower element accommodates a second level for one of the two bedroom units. It is considered the height is appropriate in this instance as it defines the corner and provides for a point of orientation within the locality.

Public Consultation

Public consultation was undertaken as part of the assessment process (refer to the Consultation section earlier in this report). Five objections were received to the proposal. The following concerns were raised by the objectors:

- *The design does not conform to the height restrictions and would affect the amenity of my adjoining property.*

City response: The proposed development is generally three storeys with a fourth storey tower element. The fourth storey element is situated on the south-western corner of the development only and will address the corner of McLarty Avenue and Queensbury Road. This design element will promote a

positive interaction with the streetscape. It is considered that the amenity of the surrounding neighbours will not be compromised in terms of building bulk or privacy as a result of this portion of development. Furthermore, it is noted that the proposed development is well within the height requirements set out by the draft JCCSP, which itself has been subject to public consultation on more than one occasion and has now been formally adopted by the Council.

- *Concerns about the shortage of parking provided for the new development.*

City response: It is considered that adequate parking has been provided for the development. Refer to the car parking section of this report for a detailed response on this issue.

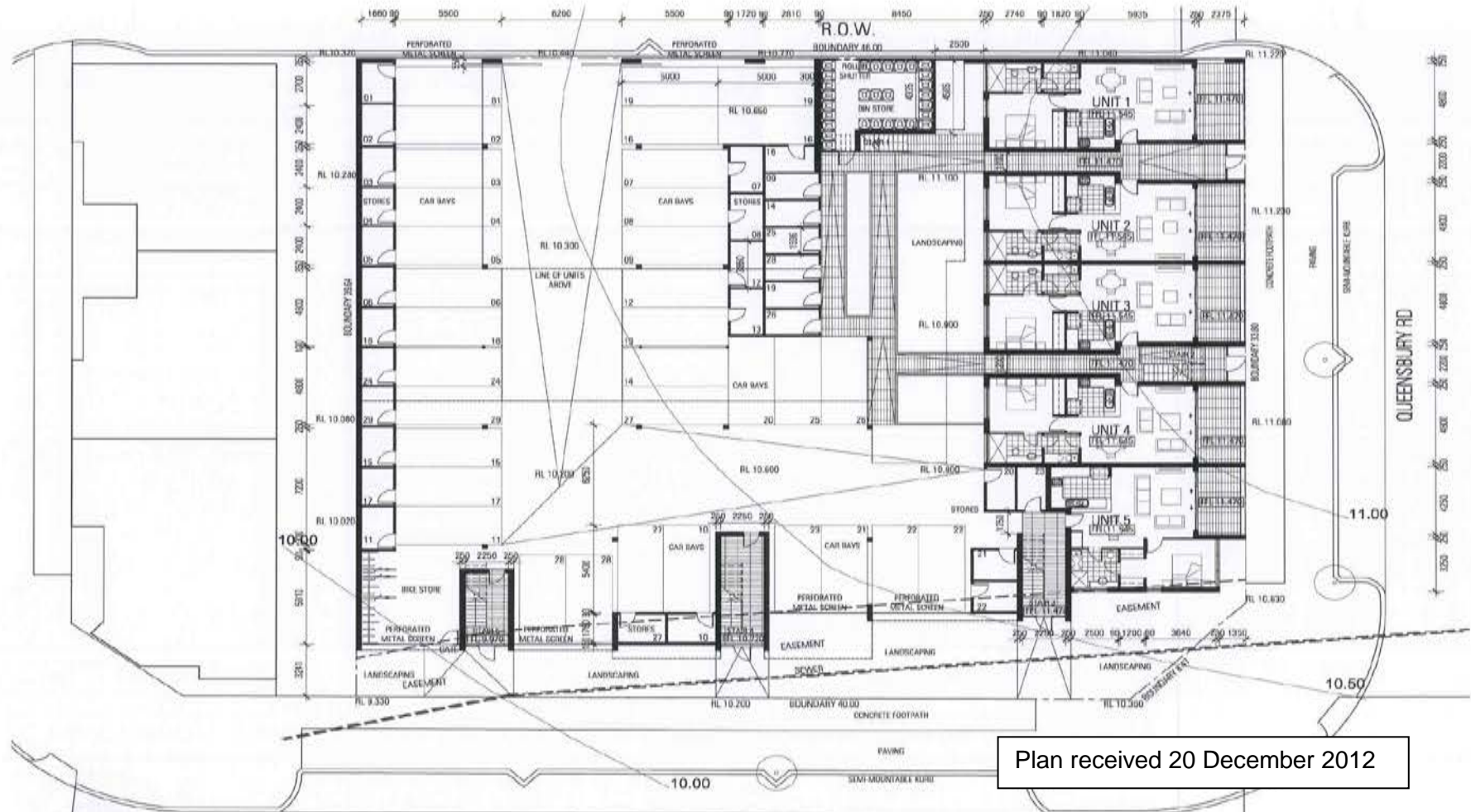
Conclusion:

The proposed development complies with the requirements of the JCCDPM and the draft JCCSP with the exception of the matters discussed in this report.

The proposal is considered to be an appropriate form of development for the City Centre by virtue of its height, size and location, and is consistent with development in the surrounding area.

The proposal will assist in satisfying the objectives of the Mixed Use Corridor District of the draft JCCSP – promoting higher density living in a built form that provides an appropriate entry statement to the Central Core district. As such it is considered that the proposed development will make a positive contribution to the locality.





PROPOSED MULTIPLE DWELLING DEVELOPMENT

CNR McLARTY ST AND QUEENSBURY WAY, JOONDALUP, WA

LEVEL ONE - GROUND FLOOR

PLANNING APPLICATION

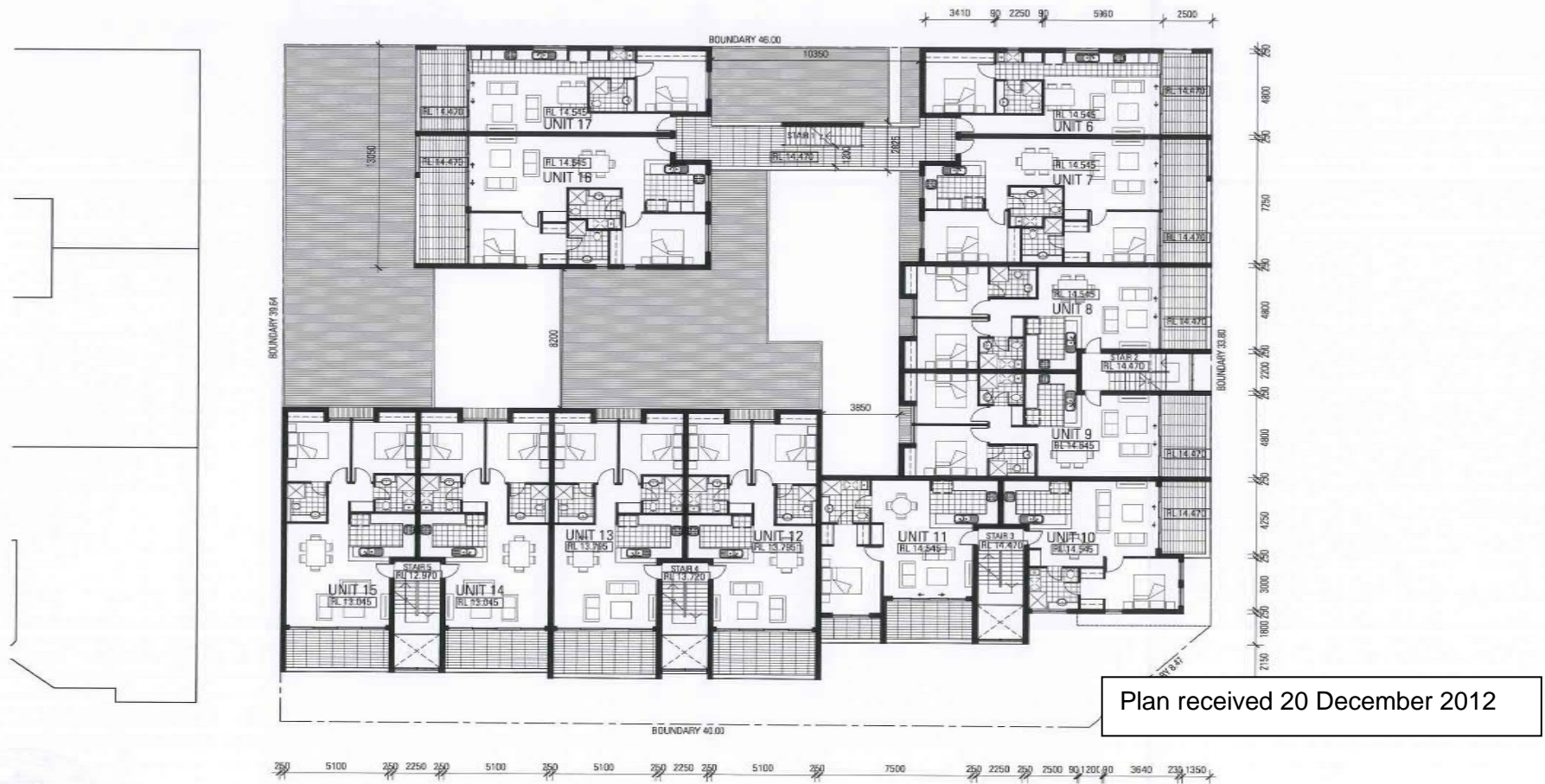
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ARCHITECTURE PLANNING INTERIOR DESIGN

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PROPOSED MULTIPLE DWELLING DEVELOPMENT

CNR McLARTY ST AND QUEENSBURY WAY, JOONDALUP, WA

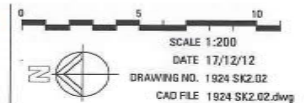
LEVEL TWO - FIRST FLOOR

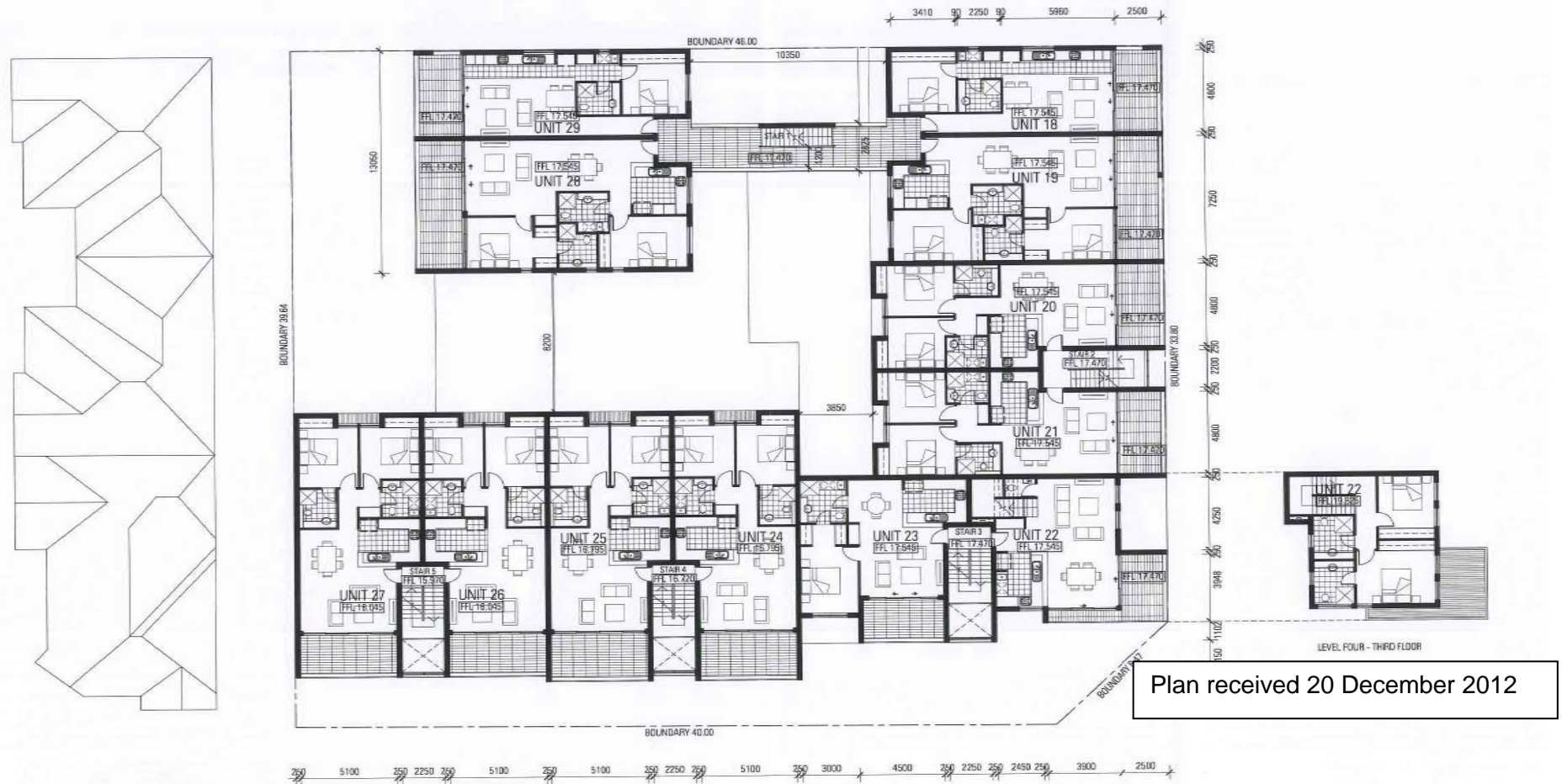
PLANNING APPLICATION

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PROPOSED MULTIPLE DWELLING DEVELOPMENT

CNR McLARTY ST AND QUEENSBURY WAY, JOONDALUP, WA

LEVEL THREE - SECOND FLOOR

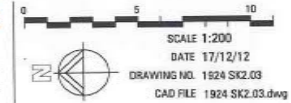
PLANNING APPLICATION

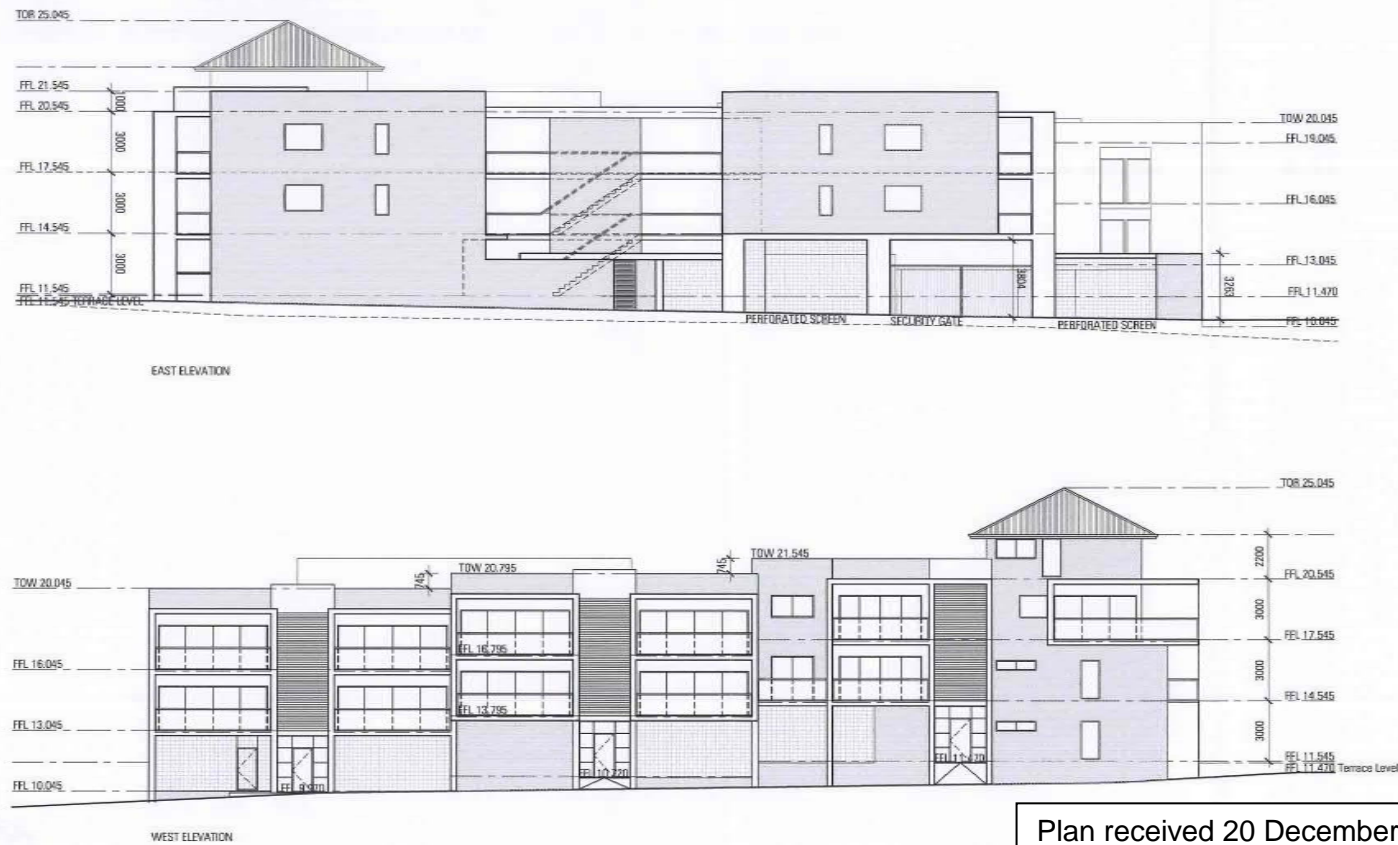
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PROPOSED MULTIPLE DWELLING DEVELOPMENT

CNR McLARTY ST AND QUEENSBURY WAY, JOONDALUP, WA

ELEVATIONS

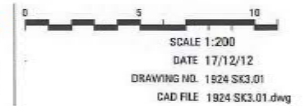
PLANNING APPLICATION

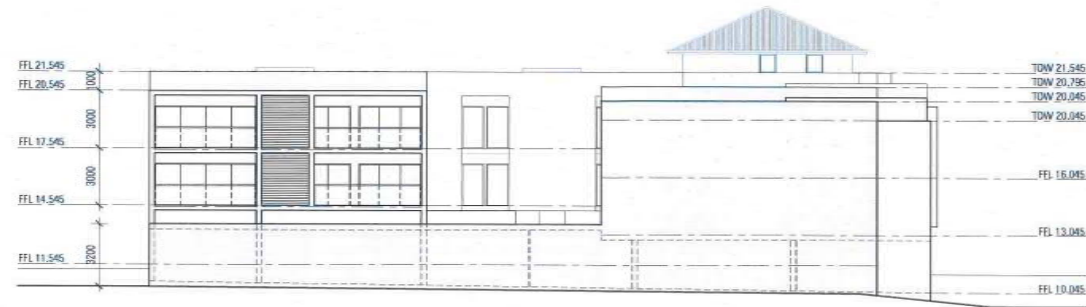
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NORTH ELEVATION



SOUTH ELEVATION

Plan received 2 November 2012

PROPOSED MULTIPLE DWELLING DEVELOPMENT

CNR McLARTY ST AND QUEENSBURY WAY, JOONDALUP, WA

ELEVATIONS

PLANNING APPLICATION

ZUIDEVELD

ARCHITECTURE PLANNING INTERIOR DESIGN

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HUR



SCALE 1:200

DATE 31/10/12

DRAWING NO. 1924 SK3.02

CAD FILE 1924 SK3.02.dwg



PROPOSED MULTIPLE DWELLING DEVELOPMENT
CNR McLARTY ST AND QUEENSBURY WAY, JOONDALUP, WA

COLOURED ELEVATIONS

PLANNING APPLICATION

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ARCHITECTURE PLANNING INTERIOR DESIGN
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DATE 31/10/12
DRAWING NO. 1924 SKA.02
CAD FILE 1924 SKA.02.dwg



Environmentally Sustainable Design – Checklist

Under the City's planning policy, *Environmentally Sustainable Design in the City of Joondalup*, the City encourages the integration of environmentally sustainable design principles into the construction of all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

Environmentally sustainable design is an approach that considers each building project from a 'whole-of-life' perspective, from the initial planning to eventual decommissioning. There are five fundamental principles of environmentally sustainable design, including: siting and structure design efficiency; energy efficiency; water efficiency; materials efficiency; and indoor air quality enhancement.

For detailed information on each of the items below, please refer to the *Your Home Technical Manual* at: www.yourhome.gov.au, and *Energy Smart Homes* at: www.clean.energy.wa.gov.au.

This checklist must be submitted with the planning application for all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

The City will seek to prioritise the assessment of your planning application and the associated building application if you can demonstrate that the development has been designed and assessed against a national recognised rating tool.

Please tick the boxes below that are applicable to your development.

Siting and structure design efficiency

Environmentally sustainable design seeks to affect siting and structure design efficiency through site selection, and passive solar design.

Does your development retain:

- ☒ existing vegetation; and/or
☒ natural landforms and topography

Does your development include:

- ☒ northerly orientation of daytime living/working areas with large windows, and minimal windows to the east and west
☒ passive shading of glass
☒ sufficient thermal mass in building materials for storing heat
☒ insulation and draught sealing
☒ floor plan zoning based on water and heating needs and the supply of hot water; and/or
☐ advanced glazing solutions

Energy efficiency

Environmentally sustainable design aims to reduce energy use through energy efficiency measures that can include the use of renewable energy and low energy technologies.

Do you intend to incorporate into your development:

- ☐ renewable energy technologies (e.g. photo-voltaic cells, wind generator system, etc); and/or
- ☐ low energy technologies (e.g. energy efficient lighting, energy efficient heating and cooling, etc); and/or
- ☒ natural and/or fan forced ventilation

Water efficiency

Environmentally sustainable design aims to reduce water use through effective water conservation measures and water recycling. This can include stormwater management, water reuse, rainwater tanks, and water efficient technologies.

Does your development include:

- ☐ water reuse system(s) (e.g. greywater reuse system); and/or
- ☐ rainwater tank(s)

Do you intend to incorporate into your development:

- ☒ water efficient technologies (e.g. dual-flush toilets, water efficient showerheads, etc)

Materials efficiency

Environmentally sustainable design aims to use materials efficiently in the construction of a building. Consideration is given to the lifecycle of materials and the processes adopted to extract, process and transport them to the site. Wherever possible, materials should be locally sourced and reused on-site.

Does your development make use of:

- ☐ recycled materials (e.g. recycled timber, recycled metal, etc)
- ☐ rapidly renewable materials (e.g. bamboo, cork, linoleum, etc); and/or
- ☐ recyclable materials (e.g. timber, glass, cork, etc)
- ☐ natural/living materials such as roof gardens and "green" or planted walls

Indoor air quality enhancement

Environmentally sustainable design aims to enhance the quality of air in buildings, by reducing volatile organic compounds (VOCs) and other air impurities such as microbial contaminants.

Do you intend to incorporate into your development:

- ☐ low-VOC products (e.g. paints, adhesives, carpet, etc)

'Green' Rating

Has your proposed development been designed and assessed against a nationally recognised "green" rating tool?

- ☐ Yes
- ☒ No

If yes, please indicate which tool was used and what rating your building will achieve:

If yes, please attach appropriate documentation to demonstrate this assessment.

Energy efficiency

Environmentally sustainable design aims to reduce energy use through energy efficiency measures that can include the use of renewable energy and low energy technologies.

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Has your proposed development been designed and assessed against a nationally recognised "green" rating tool?

- ☐ Yes
- ☒ No

If yes, please indicate which tool was used and what rating your building will achieve:

If yes, please attach appropriate documentation to demonstrate this assessment.

If you have not incorporated or do not intend to incorporate any of the principles of environmentally sustainable design into your development, can you tell us why:


Is there anything else you wish to tell us about how you will be incorporating the principles of environmentally sustainable design into your development:

- Maximising density & skata filling development to maximise life of development.
- Providing many 2 bedroom units with only one car bag
- Optimising cross ventilation and access to natural sunlight
- Natural ventilation of the car park
- Zoning of bedroom & living areas
- Functional balconies for outdoor living
- Providing higher density near amenities, public transport & employment.

When you have checked off your checklist, sign below to verify you have included all the information necessary to determine your application.

Thank you for completing this checklist to ensure your application is processed as quickly as possible.

Applicant's Full Name: DAVID REGO Contact Number: 9289 8300

Applicant's Signature:  Date Submitted: 1/11/12

Accepting Officer's Signature: _____

Checklist Issued: March 2011

**Key**

- Advertised to – no submission received
- Objection received



Form 2 - Responsible Authority Report

(Regulation 17)

Application Details:	HARDWARE STORE, SHOWROOM AND TAKE AWAY FOOD OUTLET (modifications to previously approved development)
Property Location:	Lot 806 (11) Injune Way, Joondalup
DAP Name:	Metro North West JDAP
Applicant:	Greg Rowe & Associates
Owner:	Hydrox Nominees Pty Ltd
LG Reference:	DA12/1432
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Application No and File No:	DP12/00506
Report Date:	21 January 2013
Application Receipt Date:	3 December 2012
Application Process Days:	36 working days
Attachment(s):	1. Location Plan 2. Development Plans

Recommendation:

That the Metro North West JDAP resolves to:

1. **Accept** that the DAP Application reference DP/12/00506 as detailed on the DAP Form 2 dated 3 December 2012 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DP12/00506 as detailed on the DAP Form 2 date 3 December 2012 and accompanying plans received on 21 January 2012 (refer Attachment No. 2) in accordance with the provisions of Clause 6.9 of the City of Joondalup District Planning Scheme No. 2 and the Metropolitan Region Scheme, for the proposed minor amendments to the approved Hardware Store and Showroom development at Lot 806 (11) Injune Way, subject to:

Amended Conditions

- i) The Masters building shall be constructed in accordance with plan 2 of 5 of the approved plans.

Advice Notes

- i) All conditions and requirements detailed on the previous approval dated 29 August 2012 shall remain unless altered by this application.
- ii) The applicant is encouraged to retain the proposed colour scheme so far as possible to create a cohesive identity for the development.

- iii) Further to condition (i), this approval does not include the proposed concrete dado wall to the Masters eastern facade as indicated on the approved site plan (plan 1 of 5).

Background:

Insert Property Address:	Lot 806 (11) Injune Way, Joondalup
Insert Zoning	MRS: Central City Area
	TPS: Centre
Insert Use Class:	Hardware Store – ‘P’ use Showroom – ‘P’ use Take Away Food Outlet – ‘D’ use
Insert Strategy Policy:	N/A
Insert Development Scheme:	City of Joondalup District Planning Scheme No. 2 (DPS2) Joondalup City Centre Development Plan and Manual (JCCDPM) Draft Joondalup City Centre Structure Plan (JCCSP)
Insert Lot Size:	44,260m ²
Insert Existing Land Use:	Vacant
Value of Development:	\$17,300,000.00

The subject site is located at the northern end of the City’s Southern Business District, or the area commonly known as the “Quadrangle” and was previously referred to as 271 Joondalup Drive, Joondalup. It is bound by Injune Way to the east, Sundew Rise to the south and Honeybush Drive to the west (Attachment 1 refers).

The site is zoned Central City Area under the Metropolitan Region Scheme and Centre under the City’s District Planning Scheme No. 2 (DPS2). The site is subject to the requirements of the Joondalup City Centre Development Plan and Manual (JCCDPM). Under the JCCDPM the site is subject to the provisions of the Southern Business District, Bulk Retail/Showroom precinct.

In addition to the requirements of the JCCDPM, due regard is to be given to the draft Joondalup City Centre Structure Plan (JCCSP). Council at its meeting held on 11 December 2012 adopted the revised draft JCCSP following public consultation. The structure plan is considered to be a “seriously entertained planning proposal” and has therefore been referenced in assessment of this development. Under the draft JCCSP the site is located within the ‘Business Support’ precinct.

At the meeting of the Metro North West Joint Development Assessment Panel (JDAP) held on 29 August 2012, approval was granted for a Hardware Store and Showroom development at the site.

Details:

The applicant is seeking approval to amend the abovementioned, previously approved development. Modifications proposed are as follows:

Hardware Store (Masters/Building 1)

- Extending the roof structure of the Garden Centre through the addition of translucent sheeting;
- The addition of three shade sails to the garden centre area, making a total of six;
- Sliding link mesh fencing to Garden Centre to be amended to roller shutter door, with the perimeter fencing to be replaced with powder-coated wrought-iron mesh; and
- Two water tanks to the rear of the site to be replaced within one larger water tank and necessary associated modifications to the screen structure.

Building 2 (Tenancies 1, 2 and 3)

- Compressed Fibre Cement (CFC) cladding to the corner elements of the facade to be replaced with textured precast concrete panels.

Building 3 (Tenancy 4)

- CFC Cladding to the corner elements of the facade to be textured precast concrete panels;
- Internal modifications to allow for an additional tenancy within the building;
- Loading dock to be modified to allow the dock to service two tenancies instead of only a single tenant, with the associated screen wall to be extended by 1.0 metre in length;
- Modifications to the corner of the building at the intersection of Joondalup Drive and Sundew Rise in order to meet fire separation requirements under the Building Code of Australia (BCA), including a reduction in glazing; and
- The addition of an elongated “blade” integrated into the building design to be used for the purposes of signage.

Building 4 (Tenancy 5)

- CFC cladding to the corner elements of the facade to be textured precast concrete panels and slight modifications to the location of glazing to the facade;
- Internal modifications to allow for an additional tenancy;
- Change in use for the additional tenancy from ‘Showroom’ to ‘Take Away Food Outlet’ and subsequent change to overall car parking requirements;
- Modifications to the location of the loading dock; and
- The addition of an elongated “blade” integrated into the building design to be used for the purposes of signage.

In addition to the above, the applicant has advised that the colours displayed on Buildings 2, 3 and 4 (Attachment 2 refers) may be subject to change and has requested these be viewed as unconfirmed.

Legislation & policy:

Legislation

- Planning and Development Act 2005;
- Metropolitan Region Scheme (MRS); and

- City of Joondalup District Planning Scheme No. 2 (DPS2)
 - Joondalup City Centre Development Plan and Manual (JCCDPM); and
 - Draft Joondalup City Centre Structure Plan (JCCSP)

State Government Policies

Nil

Local Policies

Environmentally Sustainable Buildings in the City of Joondalup

This policy encourages the integration of environmentally sustainable design principles rather than mandating them, and requires applicants to complete the City's Environmentally Sustainable Checklist to demonstrate that the development has been designed and assessed against a national recognised rating tool.

The checklist was completed as part of the development application approved by the JDAP on the 29 August 2012.

Signs

The objective of this policy is to protect the quality and amenity of streetscapes, minimise the visual impact of signs, encourage well designed and appropriately located signage and a level of signage to support business within the City of Joondalup.

Consultation:

Public consultation was not undertaken in relation to this proposal as the development is considered to meet the requirements of DPS2 except as set out below. It is not anticipated that the development will have a detrimental impact on other surrounding developments, or the locality.

Consultation with other Agencies or Consultants

Not applicable.

Planning assessment:

Land Use

Approval is sought to create an additional tenancy within Building 4 (Tenancy 5) of the subject site. Approved as a 'Showroom,' the applicant seeks to amend the land use of the new tenancy to 'Take Away Food Outlet.' A 'D' or 'Discretionary' land use under both the JCCDPM and the draft JCCSP it is considered that the modified land use will allow the overall development more diversity whilst complementing the larger "Hardware Store" and "Showroom" uses.

JCCDPM and draft JCCSP

The development approved initially and the subsequent amendments proposed as a part of this application are subject to the provisions of both the JCCDPM and the draft JCCSP.

The following table outlines those aspects of the amendments that do not comply with the provisions of the JCCSP and/or the draft JCCSP as well as in comparison to those variations as approved by the JDAP on the 29 August 2012:

JCCDPM	Draft JCCSP	Previously Approved	Proposed
6.3.7 Materials and Finishes	7.2.e Ground Floor Facade	<u>All Buildings</u>	<u>All Buildings</u>
	Not less than 50% of the area of the ground floor street facade is to be glass windows or doors.	Combination of concrete tilt up panels and CFC cladding fixed over concrete panels	<u>Building 1 (Masters)</u> No change <u>Building 2, 3 and 4</u> Corner elements amended to concrete textured paint panels.
(i) All street facades shall be constructed in a masonry material with a minimum of 50% of the facade to incorporate glass finishes. Where concrete tilt-up panelling is proposed this shall only be permitted on the street facades of building when provided with a textured paint, articulated or detailed finish or combination thereof.		<u>Building 1 (Masters)</u> 10.37% glazing	<u>Building 1 (Masters)</u> 10.14%
		<u>Building 2</u> Sundew Rise: 13.7% glazing	<u>Building 2</u> No change
		<u>Building 3</u> Joondalup Drive: 12.4% glazing Sundew Rise: 29.1% glazing	<u>Building 3</u> Joondalup Drive: 9.35% glazing Sundew Rise: 7.5% glazing
		<u>Building 4</u> Joondalup Drive: 20.34% glazing Injune Way: 13.93% glazing	<u>Building 4</u> Joondalup Drive: No change Injune Way: No change
(ii) That part of any street facade other than the glass finish component is to incorporate other architectural elements to enhance design and visual appearance.			
(v) Side and rear facades shall be constructed of a masonry material and have a painted			

finish. Side and rear facades directly fronting on to areas accessible to the public shall be painted with anti-graffiti paint.			
6.3.8 Boundary Fencing Fencing located between a street frontage and a building shall be of permeable construction, of a high aesthetic standard and shall be a maximum of 1.8m in height.	7.2(6) A fence located between the street alignment and the building must be visually permeable above 0.75 metres from natural ground level, and must have a maximum height of 1.8 metres from natural ground level.	Screen wall to water tanks to a height of 5.0m	Screen wall to water tanks to a height of 5.0m, minor modifications to location.

Building Design and Materials

This application seeks changes to the materials to portions of the facades of Buildings 2, 3 and 4. Initially the development was approved with a combination of concrete tilt up panels and concrete panels with CFC cladding fixed to the exterior. It was considered at that time by the City that the CFC cladding was desirable as it would achieve the high quality built form outcome required by the draft JCCSP through the visual interest, relief on the facades, and texture and the cohesive composition of building materials.

The JCCDPM states that where concrete tilt up panelling is proposed this shall only be permitted on the street facades of buildings when provided with a textured paint, articulated or detailed finish or combination thereof.

The modifications from CFC cladding to concrete tilt up panels on minor portions of Buildings 2, 3 and 4 are considered appropriate in this instance. CFC cladding remains to the main feature wall of those tenancies, with the change resulting in a "book end" finish to the corner elements of the development. In addition the textured paint proposed to those panels is in line with the above requirement of the JCCDPM in regards to street facades. The change will have a neater appearance, will add additional contrast to the facades and will achieve visual interest to the building design.

Further to the above, the applicant has also advised that the colours displayed on the previously approved and proposed plans may be subject to change with the colours being "largely dependent upon the respective tenants and their corporate colour scheme/schedules." Whilst the City would like the colours to remain as proposed to ensure an overall cohesiveness and architectural identity to the development, the City is satisfied that the design of the building will allow for a quality built form to remain should such changes occur. An advice note has been added to the recommendation in this regard.

Glazing

Modifications to the corner of Building 3 as viewed from the corner of Joondalup Drive and Sundew Rise are proposed. The inclusion of an additional wall for the purposes of fire separation to the Western Power electrical transformer and the addition of an elongated signage blade will in turn reduce the amount of glazing to the tenancy as viewed from the south. The draft JCCSP requires not less than 50% of the ground floor street facades to be glazed, with the previous approval granted by the JDAP supportive of a reduced glazing percentage of 29.1 to the Sundew Rise facade of this tenancy.

This application seeks to reduce this further to 7.5% glazing of that facade. The applicant is required to maintain a 6.0m radius around the transformer which is to be free of glazing in order to comply with fire rating requirements outlined in Building Code of Australia. In doing so the building has been amended to step back from the boundary. Additional windows have been incorporated into the southern and eastern end of the building, with those areas falling just outside of the required fire rated zone. Whilst the reduction in glazing is not desired, it is considered that this is required in order for the development to meet BCA provisions.

In addition, it is also noted that the initial application proposed glazing to the floor of the Sundew Rise and Joondalup Drive frontages. Due to site constraints the building pad is required to be lowered by 1.0m, with the initial proposal failing to identify that those windows would not be able to be constructed to the ground level for that reason.

The now proposed stepping back of the building allows for greater articulation by adding an element of visual interest to the built form. The pad level in addition is 1.0m lower than the adjacent verge, with vegetation retained as a part of the subdivision, further reducing the bulk created as a result of the reduction in glazing. It is considered that passive surveillance opportunities remain and the building still allows for the quality built form envisioned by the City's structure plans.

It is considered that all other changes to the glazing as included within the assessment table, are minor modifications and appropriate in this instance.

Masters Building

Additional changes to the Master's building as outlined in the details section of this report have also been assessed against the provisions of DPS2 and both the JCCDPM and draft JCCSP. These changes include:

- Extending the roof structure of the Garden Centre through the addition of translucent sheeting;
- The addition of three shade sails to the garden centre, making a total of six;
- Sliding link mesh fencing to Garden Centre to be amended to roller shutter door, with the chain mesh fencing to be replaced with powder coated wrought-iron mesh; and
- Two water tanks to the rear of the site to be replaced within one larger water tank and necessary associated modifications to the screen structure.

The above items are considered minor modifications which are unlikely to have a significant impact on how the development relates to the streetscape and envisioned character of the area.

The replacement of the two approved water tanks to the rear of the site with a larger tank complies with the development provisions of the JCCDPM and draft JCCSP in terms of building height and setbacks. The screen wall which was previously approved at a height of 5.0 metres is to be repositioned to accordingly reflect the amendments to the water tank. The screen, whilst not complying with the height requirements as stipulated under boundary fencing for both structure plans, meets the requirement of being visually permeable. The applicant has stated that the screen will form part of the landscaping and as such tie into the development so as to complement the built form and screen the water tanks.

Car Parking

The internal modification to Building 4 to include the land use “Take Away Food Outlet” and modifications to Building 3 requires a re-assessment against the relevant car parking standards. Car parking has been assessed in accordance with both the current JCCDPM and clause 4.8.2 of DPS2 and is shown in the table below.

It is noted that no car parking standard is specified within Table 2 of DPS2 for the land use Hardware Store. The City has previously applied the showroom car parking standard of 1 car bay per 30m² of Net Lettable Area (NLA) for developments of this nature. Furthermore, the JCCDPM states that where no scheme standard is specified, 1 car bay for every 30m² NLA is to be provided.

	Total Gross Floor Areas (GFA)	Car Parking Standard	Car Bays Required
Building 1 (Masters) - Main showroom - Garden Centre - Trade Centre	13,600m ²	1 bay per 30m ² NLA	453.3 (454) bays
Building 2 - Tenancy 1 - Tenancy 2 - Tenancy 3	1,050m ² 640m ² 575m ²	1 bay per 30m ² NLA	34.6 (35) bays 21.6 (22) bays 19.1 (20) bays
Building 3 - Tenancy 4a - Tenancy 4b	570m ² 409m ²	1 bay per 30m ² NLA	19 (19) bays 13.63 (14) bays
Tenancy 4 - Showroom - Take Away Food Outlet	1502m ² 28 seats plus 81m ² non-seating	1 bay per 30m ² NLA 1 per 4 guests in seated area plus 7 per 100m ² in non-seating serving area	50.06 (51) bays 13 bays
Total Bays Required			624.29 (625) bays
Total Bays Provided			578 bays

The initial application proposed a car parking shortfall of 38 bays or 6.1% across the site. The modifications to the land use and development have subsequently increased the shortfall by 9 bays to 47 bays or a 7.5% shortfall, inclusive of an additional car bay gained through modifications to Building 3.

The above car parking table has been calculated on Gross Floor Area's (GFA) with the car parking likely to be more favourable to the applicant and the development if calculated on Net Lettable Area's (NLA). The addition of the take away food outlet is considered to be a land use that would be used in conjunction with the showroom and hardware store uses, with the reciprocity ensuring that the tenancy will not be likely to generate a greater volume of traffic on its own merit.

Signage

Additional signage panels are proposed to Buildings 3 and 4 as a part of this application in conjunction with the addition of two large pylon signs. The signage panels are in compliance with the wall sign requirements of the City's Signs Policy. Two large pylon signs are proposed to both Buildings 3 and 4, exceeding both the maximum height (8 metres) and area (12m²) requirements of the signs policy.

A pylon sign is proposed to the north eastern facade of Building 4, offering exposure to those travelling south along Joondalup Drive. The sign has a height of 14 metres and an area of 77m², of which 4 metres or 22m² exceeds the height of the roof line. The remainder of the sign is proposed to be constructed in such a way as to appear as part of the external built form of the building. The integration of this sign into the building is considered to add to the architectural identity of the development.

The second of the pylon signs is to be located to the south-eastern facade of building three. The sign is located on a plinth and has a height of 12.4m as seen from the street and provides exposure to those travelling north along Joondalup Drive. The applicant has raised the wall heights on either side so as to "create a visual impression of the building gradually increasing in height to a tower element at the intersection, whilst also retaining some articulation..."

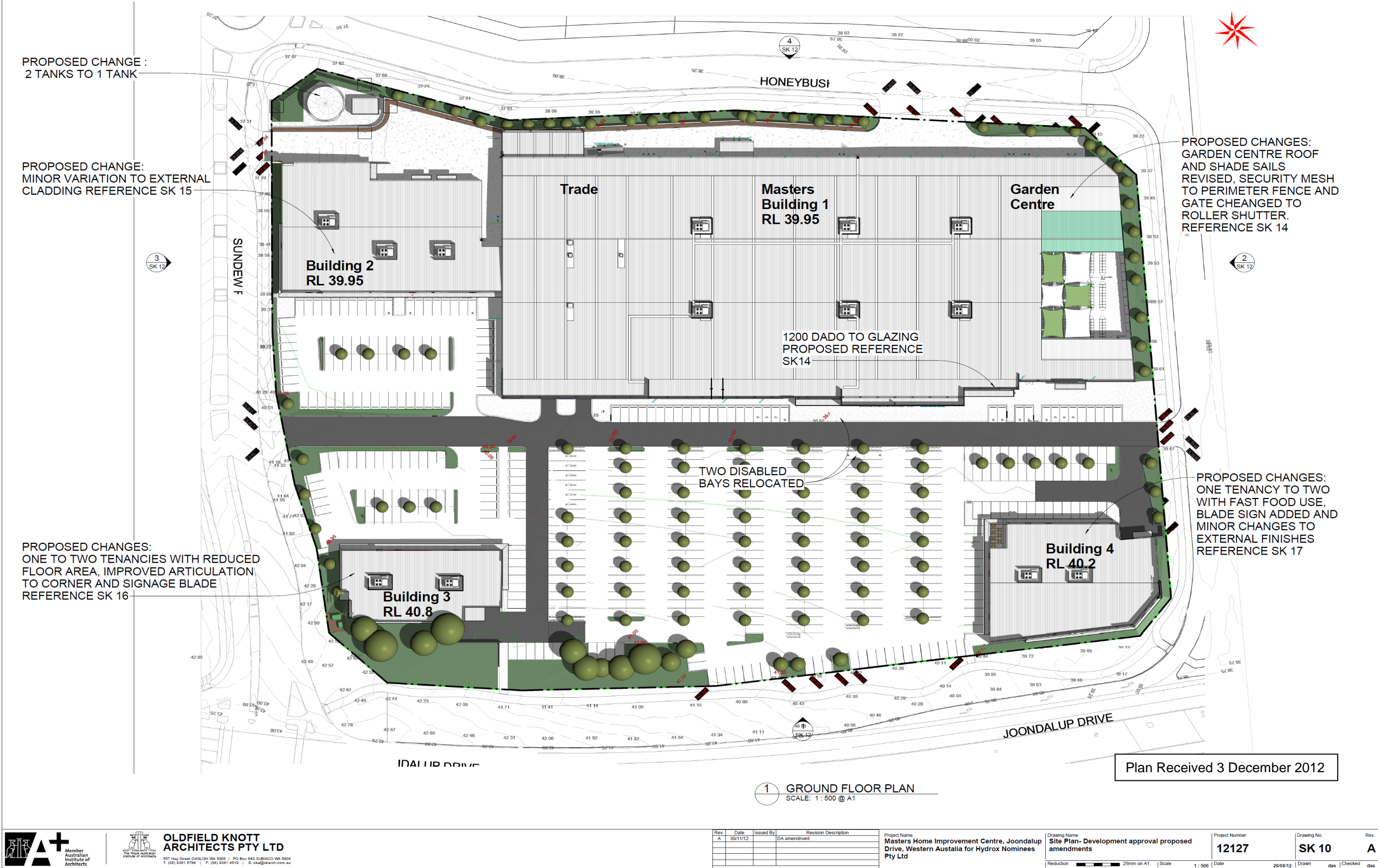
It is considered that these signs meet the objectives of Council's Sign's policy by enhancing the visual quality and amenity of the development whilst allowing for a reasonable degree of signage to support the proposed business activities.

Conclusion:

The proposed amendments to the previously approved hardware and showroom development are considered appropriate in this instance. Whilst the amendments result in further deviations from the requirements of the structure plans, it is considered that a high built form outcome will remain, maintaining the objectives of both the Joondalup City Centre Development Plan and Manual and the draft Joondalup City Centre Structure Plan.

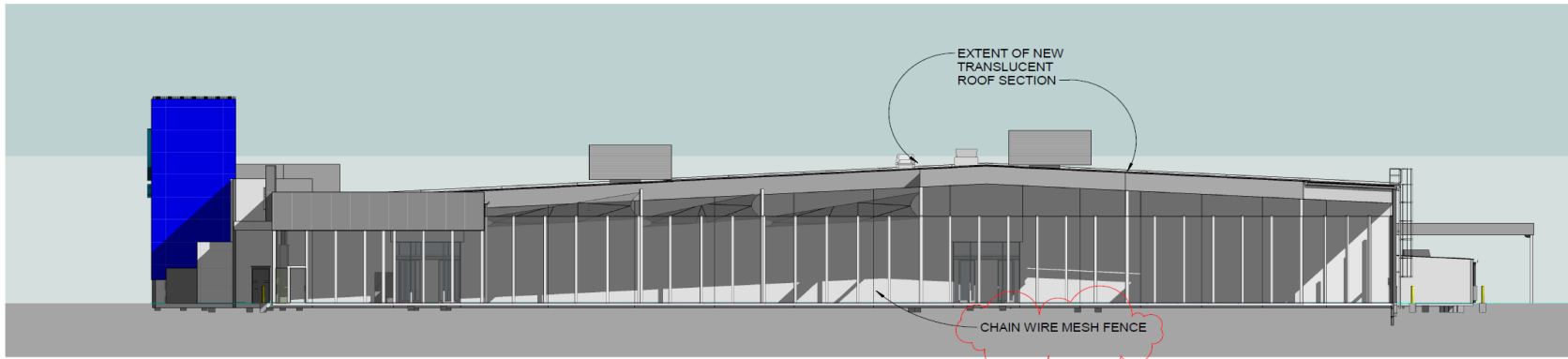
It is therefore recommended that the application for modifications be approved.



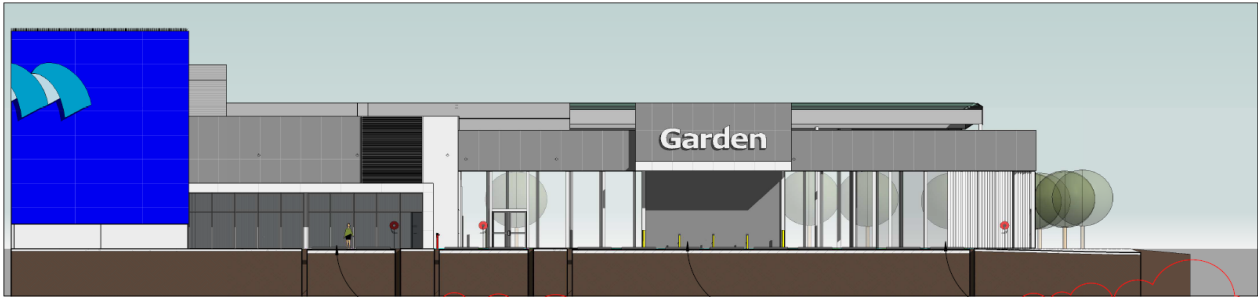




1 ROOF PLAN
SCALE: 1 : 250



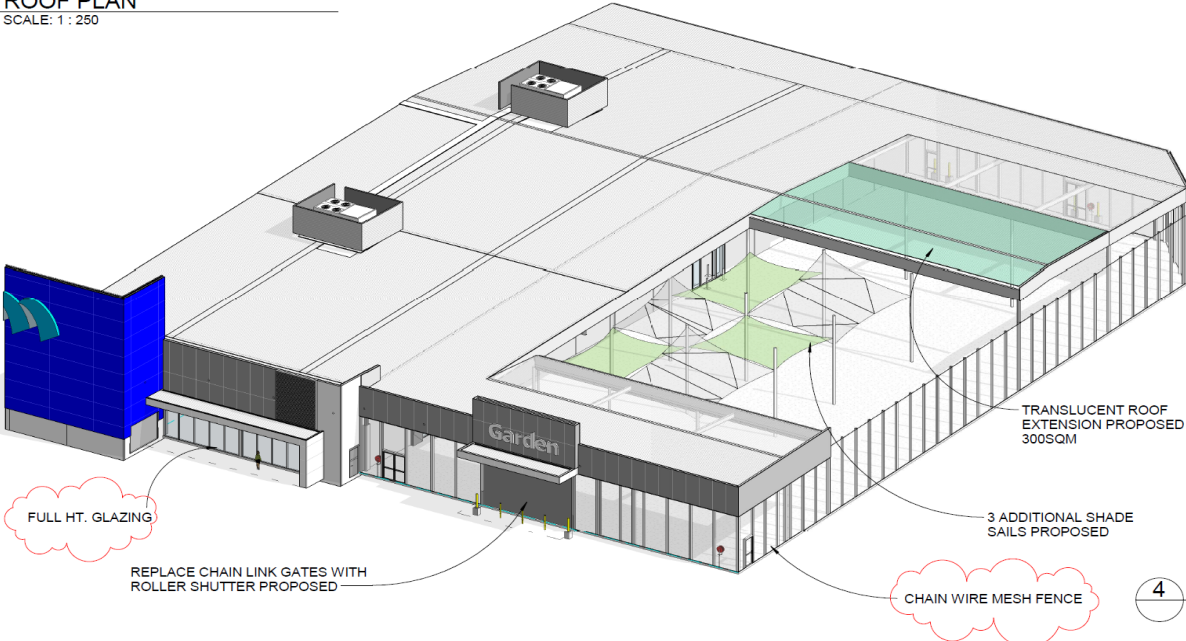
3 Garden Centre side elevation
SCALE: 1 : 250



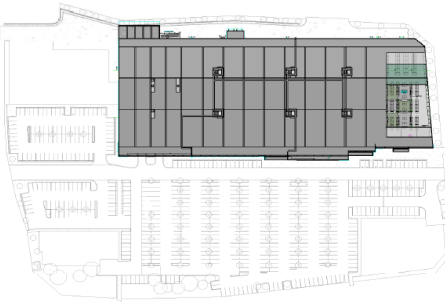
2 Garden Centre Front Elevation
SCALE: 1 : 250



6 Garden Ctr NE
SCALE: 1 : 250



4 NE Isometric Garden Centre
SCALE: 1 : 250



5 Key plan
SCALE: 1 : 250

Plan Received 22 January 2013



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Rev.	Date	Issued By	Revision Description
A	30.11.12		DA amendment
B	22.01.13		Garden fence sheeting, dado wall deleted

Project Name
Masters Home Improvement Centre, Joondalup Drive, Western Australia for Hydrox Nominees Pty Ltd

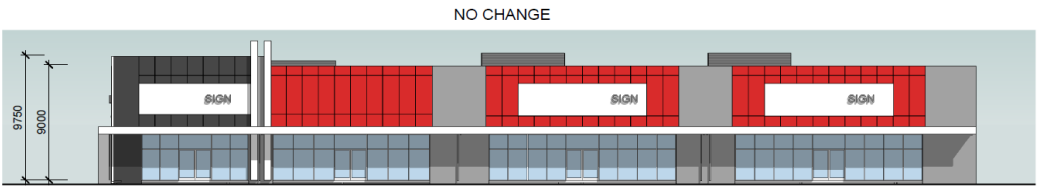
Drawing Name
Masters Garden Centre Development approval proposed amendments

Project Number
12127

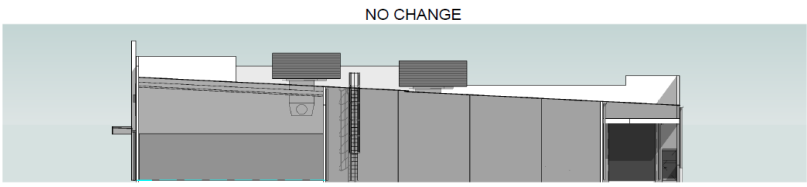
Drawing No.
SK 14

Rev.
B

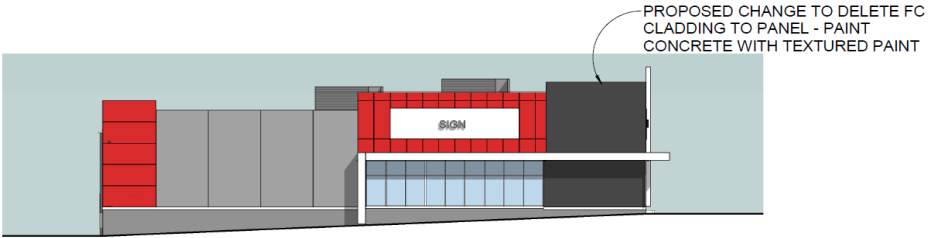
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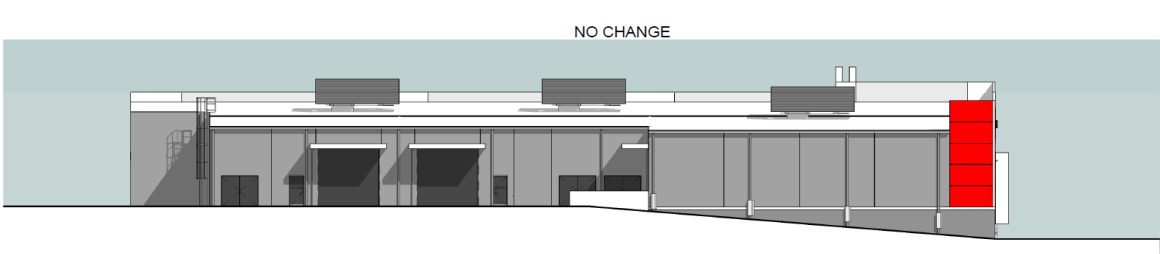
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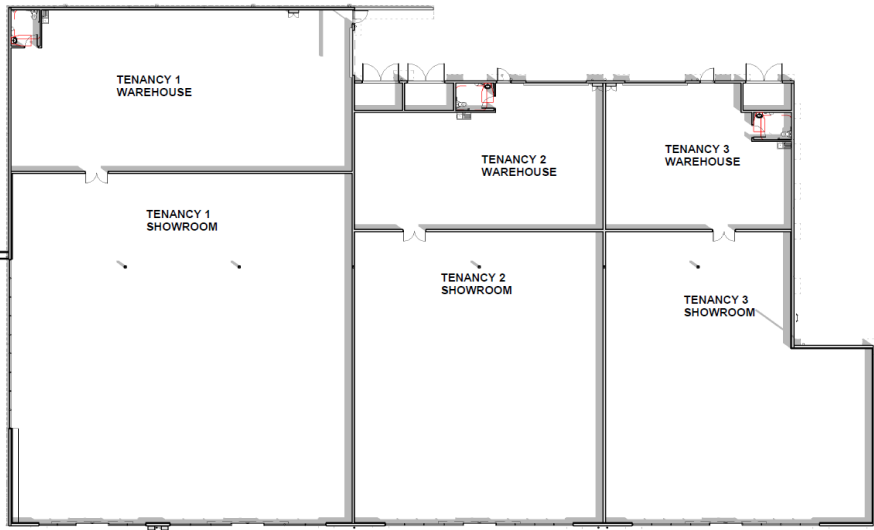
2 Schematic North
A2-200 SCALE: 1 : 250 @ A1



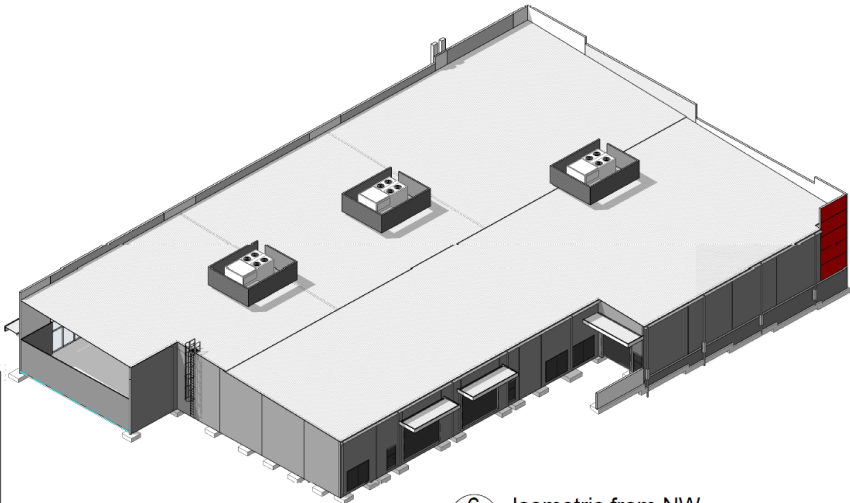
3 SOUTH ELEVATION
A2-200 SCALE: 1 : 250 @ A1



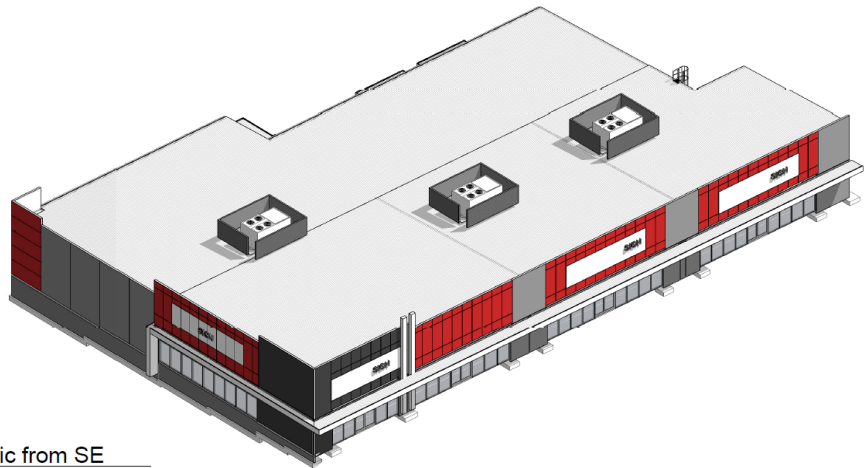
4 WEST ELEVATION
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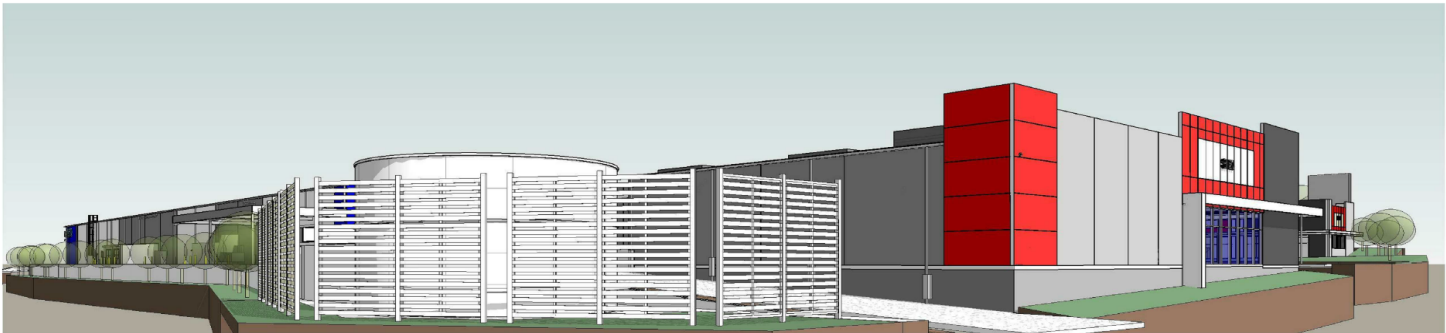
5 GROUND FLOOR PLAN
SCALE: 1 : 250 @ A1 NO CHANGE TO PLAN LAYOUT OR POSITION



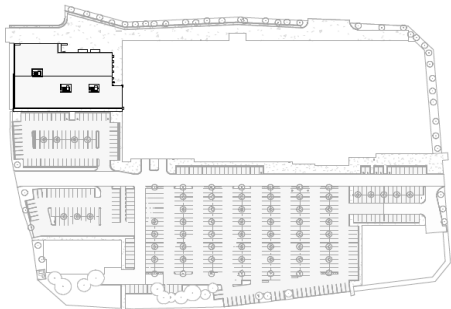
6 Isometric from NW
SCALE: @ A1



7 Isometric from SE
SCALE: @ A1



PERSPECTIVE FROM SUNDEW RISE
AND HONEYBUSH DRIVE



8 KEY PLAN
SCALE: @ A1

Plan Received 3 December 2012



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Rev.	Date	Issued By	Revision Description
A	30.11.12		DA amendment

Project Name
Masters Home Improvement Centre, Joondalup
Drive, Western Australia for Hydrox Nominees
Pty Ltd

Drawing Name
Building 2 Development approval proposed
amendments

Project Number
12127

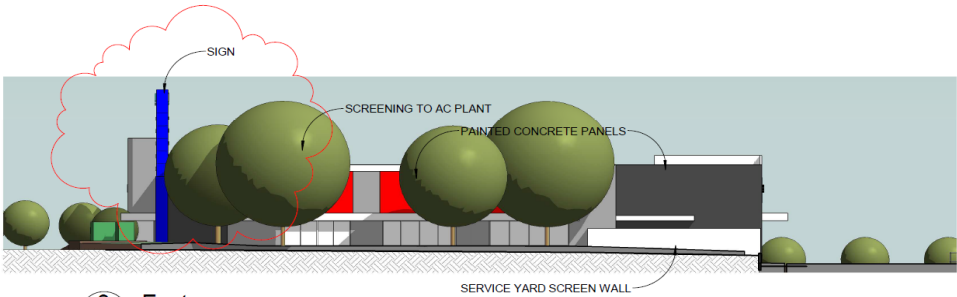
Drawing No.
SK 15

Rev.
A

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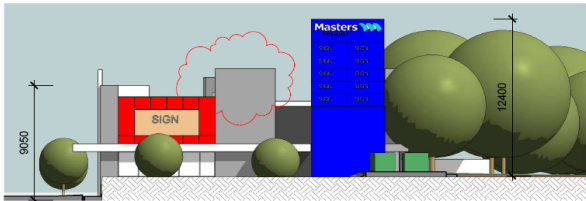
2 West
SK 16 SCALE: 1 : 250 @ A1



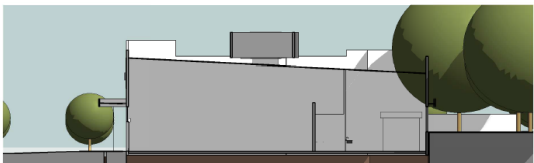
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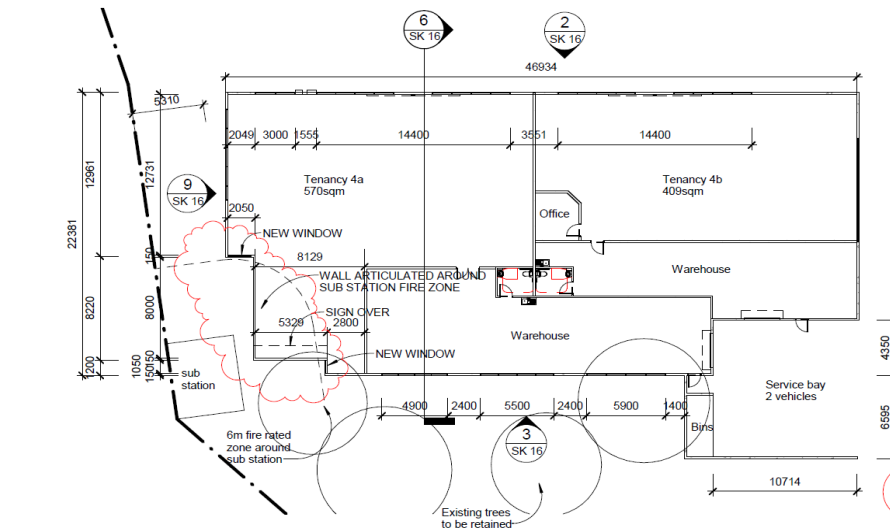
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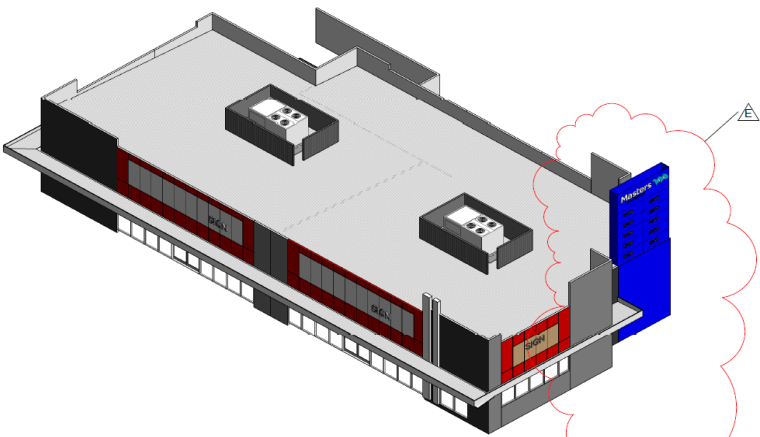
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SK 16 SCALE: 1 : 250 @ A1



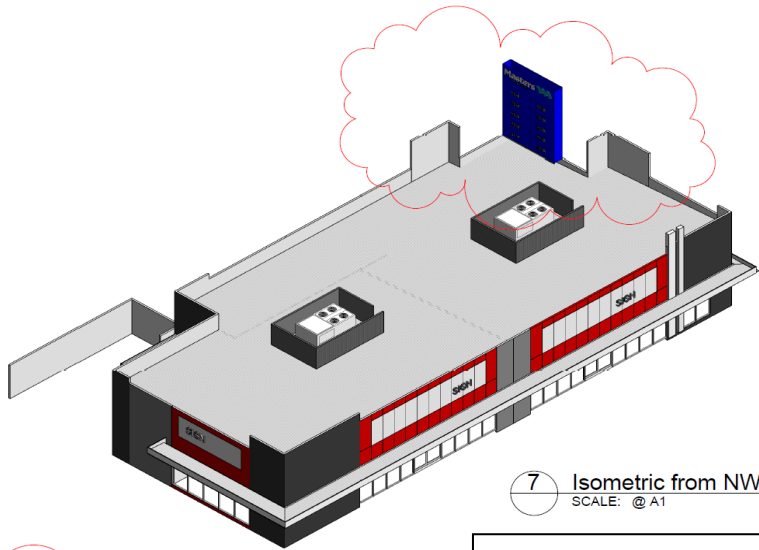
6 Section 1
SK 16 SCALE: 1 : 250 @ A1



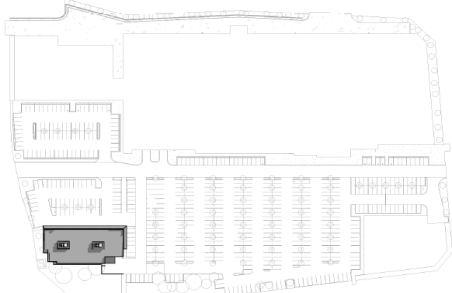
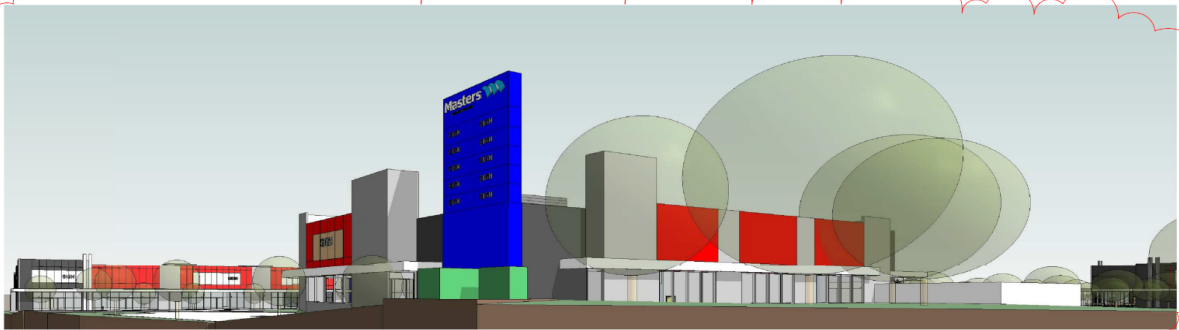
1 GROUND FLOOR PLAN
SCALE: 1 : 250 @ A1
REFER ALSO TO SK 10 FOR SITE SURROUNDS, PARKING AND PATHS



8 Isometric from SE
SCALE: @ A1



7 Isometric from NW
SCALE: @ A1



5 Key Plan
SCALE: @ A1

Plan Received 17 December 2012



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Rev.	Date	Issued By	Revision Description
A	28.11.12		BLADE SIGN MODIFIED
B	30.11.12		DA amendment
C	13.12.12		Tenancy base building adjustments
D	13.12.12		Tenancy partitions added
E	16.1.13		Blade walls 10' increased

Project Name
**MASTERS Home Improvement Centre,
JOONDALUP DRIVE for CLIENT**

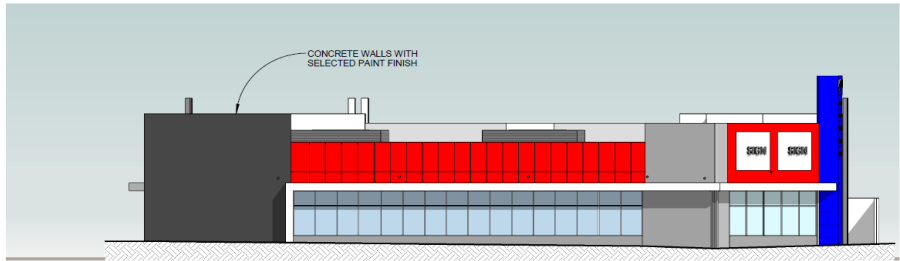
Drawing Name
**Building 3 Development Approval proposed
amendments**

Project Number
12127

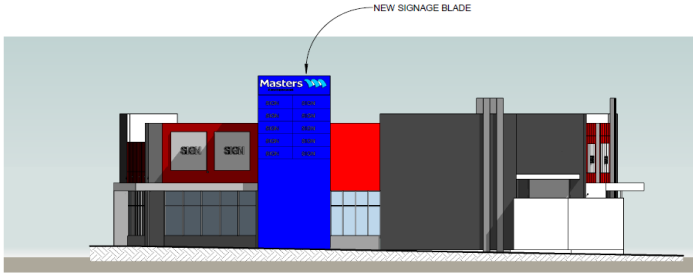
Drawing No.
SK 16

Rev.
E

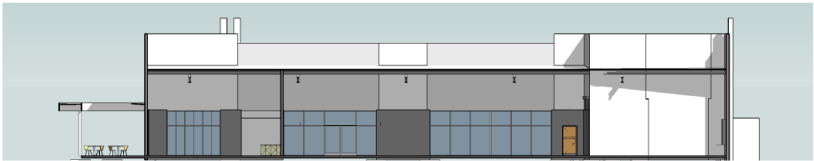
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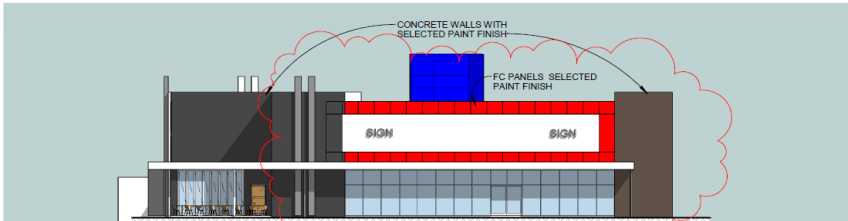
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SCALE: 1 : 250 @ A1



3 North
SCALE: 1 : 250 @ A1



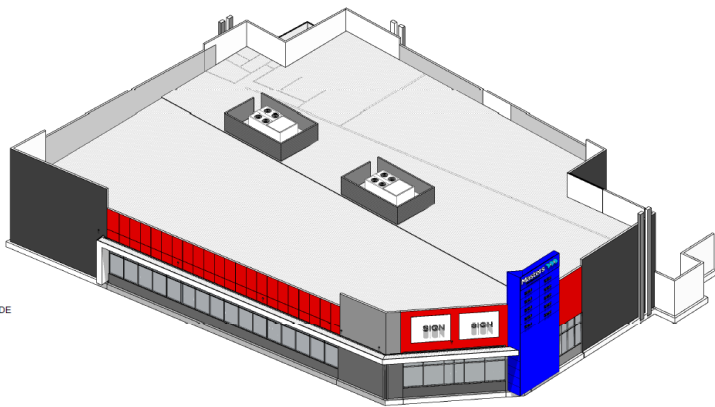
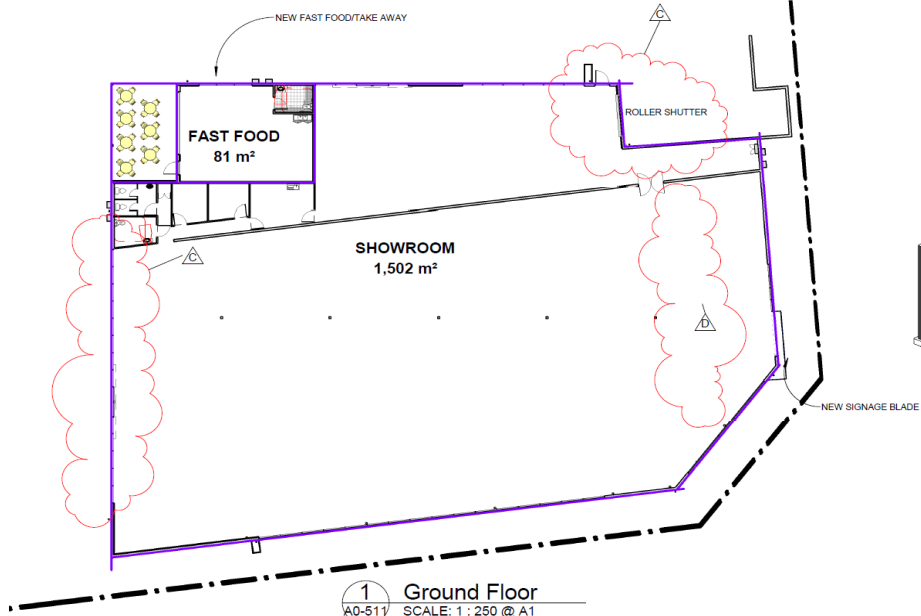
6 Section 7
A4-200 SCALE: 1 : 250 @ A1



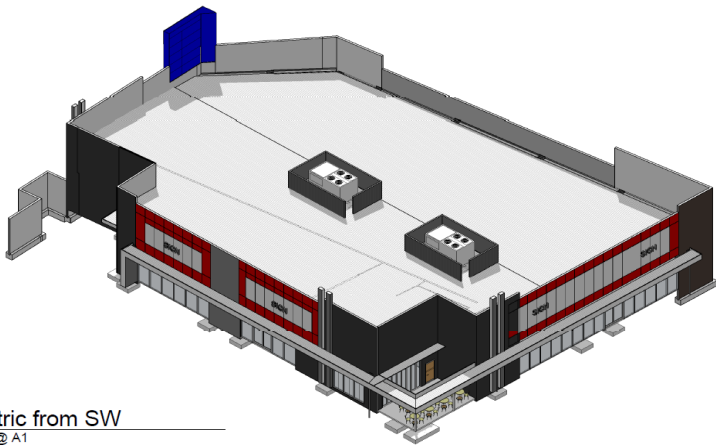
4 South
SCALE: 1 : 250 @ A1



5 West
SCALE: 1 : 250 @ A1

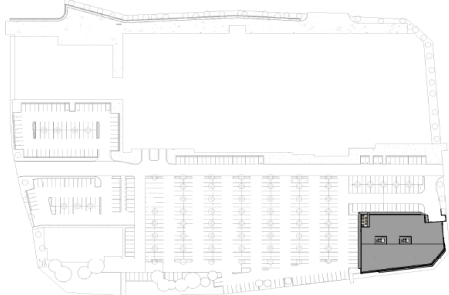


8 Isometric from NW
SCALE: @ A1



7 Isometric from SW
SCALE: @ A1

Plan Received 17 December 2012



9 Key Plan
SCALE: @ A1



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Rev.	Date	Issued By	Revision Description
A	28.11.12		SIGNAGE BLADE ADDED
B	30.11.12		DA amendment
C	13.12.12		Service doors, south shopfront ammd
D	14.12.12		North warehouse wall deleted

Project Name
**Masters Home Improvement Centre, Joondalup
Drive, Western Australia for Hydrox Nominees
Pty Ltd**

Drawing Name
**Building 4 Development Approval proposed
amendments**

Project Number
12127

Drawing No.
SK-17

Rev.
D

Reduction 1 : 250 | Scale 1 : 250 | Date 10/09/12 | Drawn DAS | Checked DAS | C:\dev\Temp\12127_Building revised 121116_chilton.net



Form 2 - Responsible Authority Report

(Regulation 17)

Application Details:	Proposed modifications to approved six storey student accommodation building at Edith Cowan University.
Property Location:	Lot 9000 (69) Lakeside Drive, Joondalup
DAP Name:	Metro North-West JDAP
Applicant:	Campus Living Villages Pty Ltd c/-Urbis
Owner:	Edith Cowan University
LG Reference:	DA12/1469
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Application No and File No:	DP/12/00979
Report Date:	24 January 2013
Application Receipt Date:	11 December 2012
Application Process Days:	44 Days
Attachment(s):	1. Location plan 2. Development plans and elevations 3. Building perspectives

Recommendation:

That the Metro North-West JDAP resolves to:

1. Accept that the DAP application reference DP/12/00979 as detailed on the DAP Form 2 dated 11 December 2012, is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. Approve the DAP application reference DP/12/00979 as detailed on the DAP Form 2 date 11 December 2012, and accompanying plans received on 11 December 2012, (Attachment 2 refers) in accordance with the provisions of the City of Joondalup District Planning Scheme No.2 and the Metropolitan Region Scheme, for the proposed minor amendments to the approved student accommodation at Lot 9000 (69) Lakeside Drive, Joondalup, subject to:

Amended Conditions

- (c) A Refuse Management Plan indicating the method of rubbish collection is to be submitted to, and approved by the City, prior to occupation of the development.

Advice Notes

- i) Advice note (e), (f) and (g) detailed on the previous approval dated 17 October 2012, shall be deleted.

- ii) All other conditions and requirements detailed on the previous approval dated 17 October 2012, shall remain unless altered by this application.

Background:

Property Address:	Lot 9000 (69) Lakeside Drive, Joondalup
Zoning	MRS: Central City Area
	TPS: Centre
Use Class:	Educational Establishment – ‘P’ use
Strategy Policy:	N/A
Development Scheme:	City of Joondalup District Planning Scheme No.2 (DPS2)
Lot Size:	8.006ha
Existing Land Use:	Educational Establishment (Edith Cowan University) including student accommodation
Value of Development:	\$11,000,000

Edith Cowan University (ECU) is located in the Joondalup City Centre Area. The subject development is located on the eastern edge of the main ECU Campus and is bound by Lakeside Drive to the east and Chancellor Pass to the south (Attachment 1 refers).

The site is zoned Central City Area under the Metropolitan Regional Scheme (MRS), and Centre under the City’s DPS2. It is subject to the provisions of the Joondalup City Centre Development Plan and Manual (JCCDPM) campus district.

In addition to the requirements of the JCCDPM, due regard must be given to the draft Joondalup City Centre Structure Plan (JCCSP). Council at its meeting held on 11 December 2012 adopted the revised draft JCCSP following public consultation. The structure plan is considered to be a “seriously entertained planning proposal” and has therefore been referenced in assessment of this development. Under the draft JCCSP the site is located within the ‘City Fringe’ precinct.

The site is part of the University’s student housing precinct. The precinct currently contains five double storey student accommodation buildings which house a total of 148 students. These buildings were constructed in the mid-1990’s and early 2000’s. The existing accommodation is mostly comprised of five-bedroom apartments which each include shared bathroom, lounge and kitchen facilities.

The location of the proposed development is currently vacant. The area is generally flat with a 10% slope from the highest point at the west down to the east towards a wide, heavily vegetated verge to Lakeside Drive.

The original application for a six storey student accommodation building was approved by the Metro North-West Joint Development Assessment Panel (JDAP) at its meeting held on the 17 October 2012. This application seeks approval for amendments to this previously approved development.

Details

The application seeks an amendment to the development previously approved by the Metro North-West JDAP on the 17 October 2012. The proposed modifications include:

- Reconfiguration of the ground floor internal layout including reduction in size of plant room, removal of separate Male/Female change rooms and associated corridor, two new accessible WC/Shower(s) and an additional bedroom and studio apartment;
- Lowering of the ground floor by one metre from RL 46.250 to RL 45.250;
- Reduction in the floor to floor levels by 80mm due to a reduction in brick course sizes;
- Amendment of wording of condition (c) to require a Refuse Management Plan to be submitted prior to occupation of dwellings; and
- Deletion of advice note (e), (f) and (g) from the previous approval due to change in the building's classification under the Building Codes of Australia (BCA).

Legislation & policy:

Legislation

- Planning and Development Act 2005;
- Metropolitan Region Scheme (MRS); and
- City of Joondalup Planning Scheme No. 2 (DPS2)
 - Joondalup City Centre Development Plan and Manual (JCCDPM); and
 - Draft Joondalup City Centre Structure Plan (JCCSP).

State Government Policies

Nil.

Local Policies

- Environmentally Sustainable Buildings in the City of Joondalup

The requirements of this policy, including the City's Environmentally Sustainable Design Checklist, were addressed previously as part of DP/12/00979. As the proposed modifications are deemed not to affect the overall sustainability of the development, the requirements of this policy have been satisfied as part of the previous approval.

Consultation:

Public Consultation

The proposal was not required to be advertised as it was deemed that the modifications would not result in any additional impact on surrounding landowners.

It is noted that consultation was undertaken previously for the approved development. A summary of concerns raised is contained within the original report for DP/12/00979.

Consultation with other Agencies or Consultants

The application was not required to be referred to any other agencies or consultants.

Planning assessment:

The application is for amendments to a previously approved six storey student accommodation located on the eastern edge of the main ECU Campus. The

development is bound by Lakeside Drive to the east and Chancellor Pass to the south.

The original application did not comply with several requirements of DPS2, JCCDPM and the draft JCCSP. Those variations to the above mentioned documents which were previously approved and remain unaltered by the proposed modification are not addressed in this report. The table below details the aspects of the development which are varied by the current application and do not comply with the requirements of the JCCDPM and draft JCCSP.

JCCDPM	Draft JCCSP	Approved	Proposed
4.3 Building Height Institutional Uses – maximum two storeys. Council may approve a building in excess of two storeys for buildings of considerable landmark quality.	4.2 (a) Building Height With the exception of incidental structures such as sheds and outbuildings, a building must comply with the requirements of the Building Height Plan. Under the Building Height Plan the southern 50m of the site falls within the area permitted a 2 storey minimum – 5 storey maximum. The remainder of the site falls within the area permitted a 2 storey minimum – 8 storey maximum.	Six storey development. Southern 13.6m of development falls within the area permitted a 2 storey minimum – 5 storey maximum requirements of the Building Height Plan. The remainder of the development falls within the area permitted a 2 storey minimum – 8 storey maximum under the draft JCCSP.	No change to the number of storeys proposed however the overall height of the development has been lowered by 1.31m to a maximum height of 20m.

The following table outlines additional provisions of the draft JCCSP not set out in the current JCCDPM which are varied by the current application.

Provision	Approved	Proposed	Complies
4.2(b) Ground Floor Facade Not less than 50% of the area of the facade of the ground floor is to be glass windows or doors and must be a minimum of 75% of the width of	21.86% of the area of the ground floor facade is to be glazed. 36.6% of the width of the ground floor facade is to be	18% of the area of the ground floor facade is to be glazed. 30% of the width of the ground floor facade is to be glazed.	No

<p>the ground floor facade.</p> <p>The sill of a ground floor window must not be higher than 500mm above the finished floor level.</p>	<p>glazed.</p> <p>Sill heights</p> <p>East elevation</p> <ul style="list-style-type: none"> • 9 windows at 1m • 3 windows at 0.6m <p>West elevation</p> <ul style="list-style-type: none"> • All windows at 0.6m <p>North Elevation</p> <ul style="list-style-type: none"> • Nil sill height <p>South Elevation</p> <ul style="list-style-type: none"> • 1 window at 0.4m • 1 window at 0.6m 	<p>Sill heights</p> <p>East elevation</p> <ul style="list-style-type: none"> • 10 windows at 1m • 2 windows with nil sill height <p>West Elevation</p> <ul style="list-style-type: none"> • 7 windows at 1m • 2 windows at 0.2m • 1 window at 1.4m <p>North Elevation</p> <ul style="list-style-type: none"> • No change <p>South elevation</p> <ul style="list-style-type: none"> • 1 window at 0.8m • 1 window at 1m 	
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The aspects of the proposed modifications which do not comply with the JCCDPM and/or the draft JCCSP provisions as indicated above are discussed below.

Building Height

Both the JCCDPM and the draft JCCSP specify the number of storeys, rather than a building height in metres, which is permitted in the area. At the meeting of the Metro North-West JDAP held on the 17 October 2012, the height of the development, in terms of the number of storeys, was deemed appropriate and approved. The proposed modifications do not alter the number of storeys previously approved but result in a lowering of the overall height of the development by 1.31 metres.

This reduction in height is achieved by a lowering of the ground floor's finished floor level by one metre subsequently reducing the amount of fill required and allowing the development to tie in with the established ground levels of the site. In addition to this, the floor to floor height of each storey has been reduced by 80mm to suit the brick course work which has been chosen. This detail was not known at the time when the previous application was lodged. The combined effect of the lowering of the ground floor and the reduction of the floor to floor height of each storey will reduce the overall impact the development has on the surrounding residential properties in terms of building bulk and mass.

Ground floor glazing

The proposed internal modifications to the ground floor have resulted in changes to the amount of glazing on the eastern, western and southern elevation. Given the intended use of the development, for residential purposes, it was deemed as part of the previous approval that if these requirements were adhered to, adequate privacy for the residences would not be provided. In addition, due to the extensive width of the adjacent road reserve and the existing dense native vegetation along the eastern, northern and southern side of the proposed development the ground floor is adequately screened so that it will not present a blank facade to external traffic.

Deletion of advice note (e), (f) and (g)

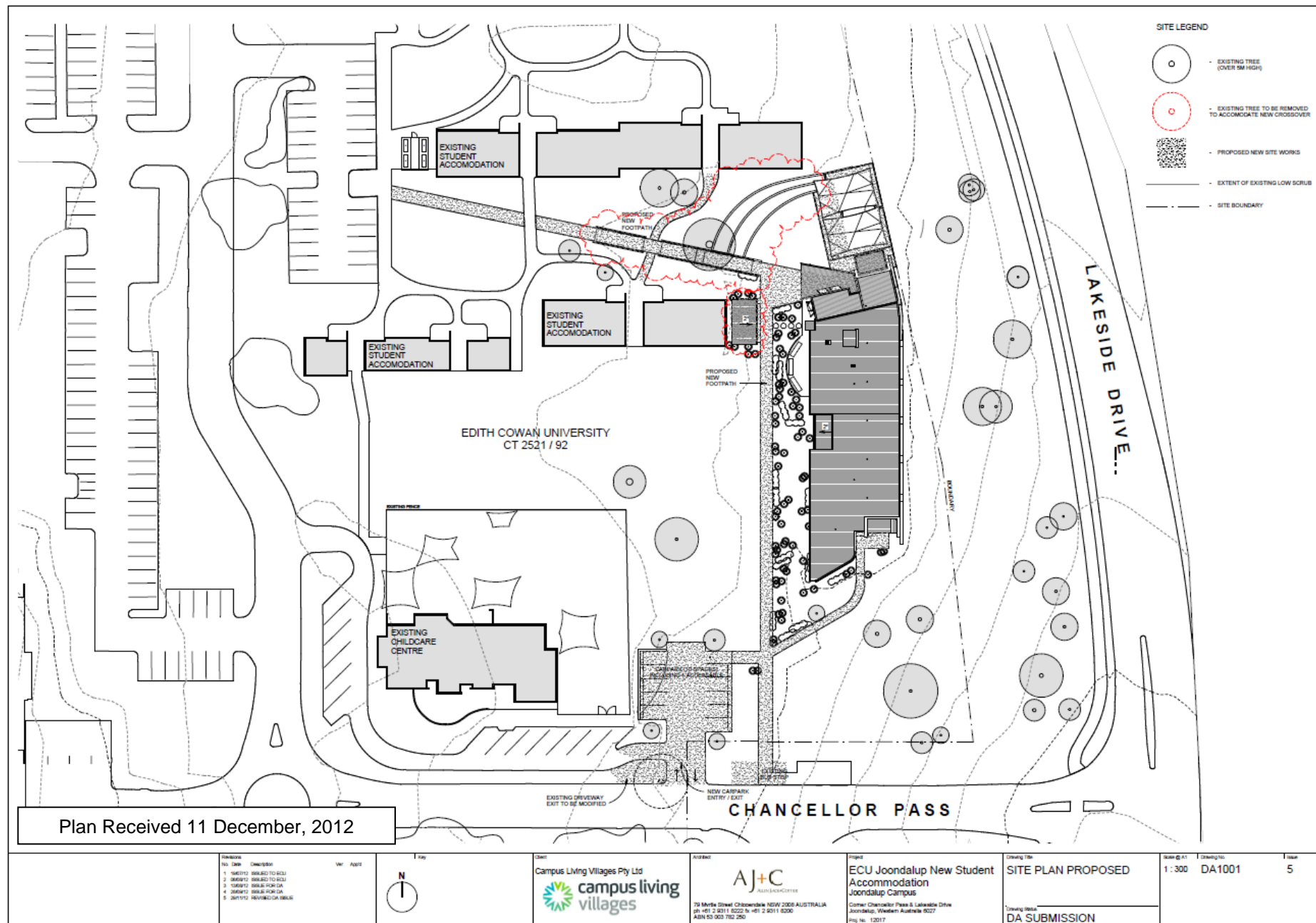
As part of this application the applicant has requested advice notes (e), (f) and (g) detailed on the previous approval dated 17 October 2012, be removed. Advice notes (e), (f) and (g) pertain to the building being classified as a Class 2 building. Following discussions with the applicant and further assessment of the development under the BCA it is the opinion of the City that the development should be classified as a Class 3 building and therefore the aforementioned advice notes should be deleted.

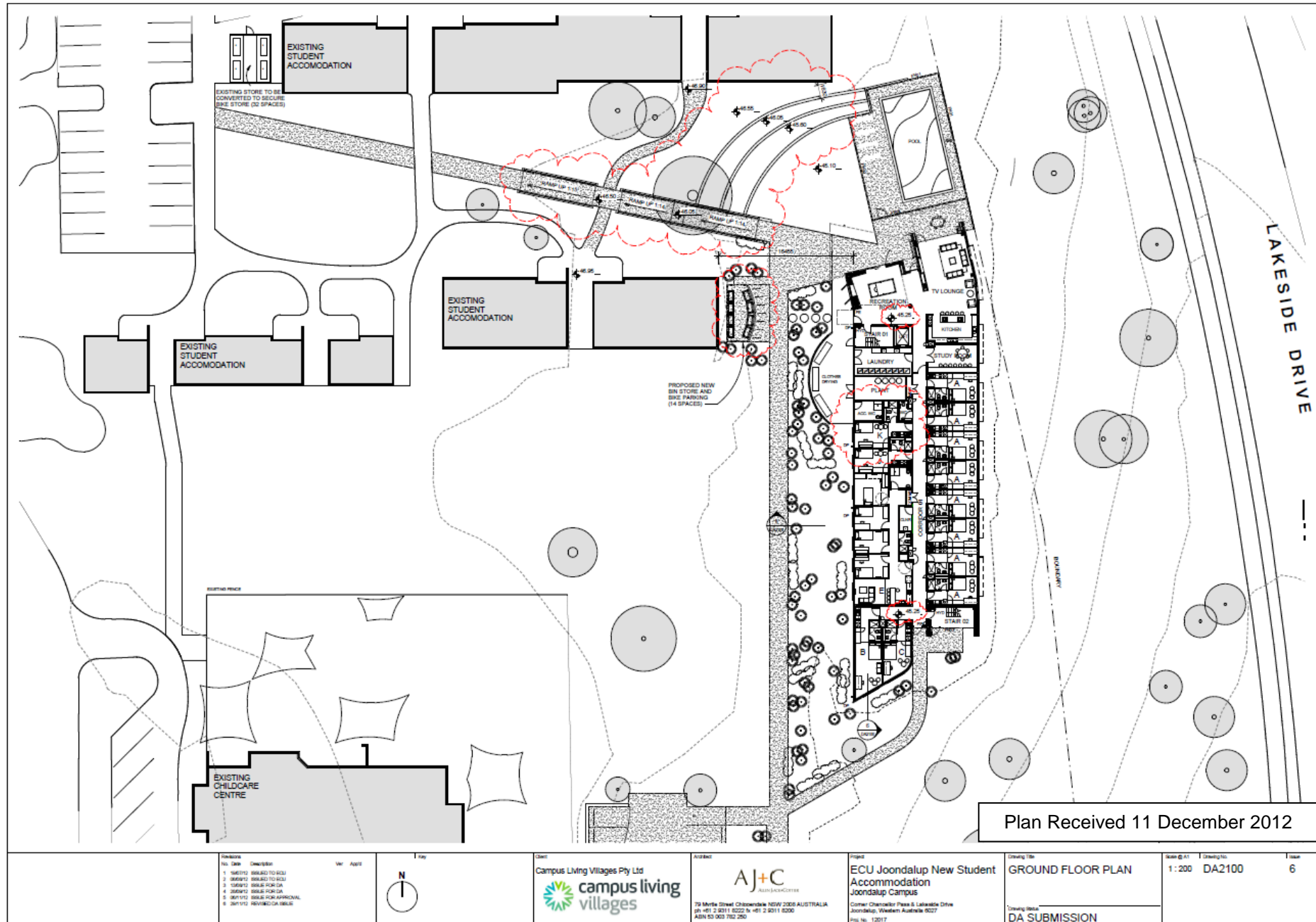
Conclusion:

The proposed modifications to the approved six storey student accommodation building at Edith Cowan University are considered appropriate in this instance. It is considered that decreasing the overall height of the development will reduce the impact the development has on the surrounding residential properties in terms of building bulk and mass. The remainder of the modifications will not have any adverse impact on these surrounding properties or the existing streetscape.

It is therefore recommended that the application be approved, subject to amended conditions.







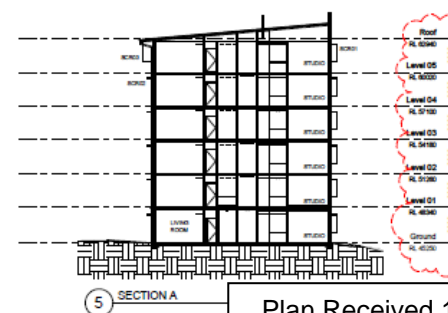
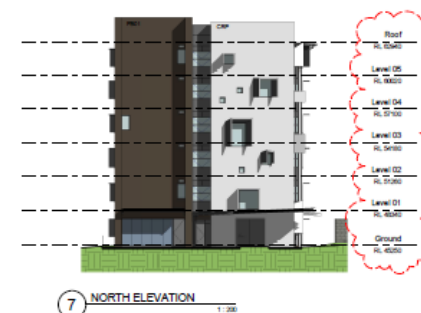


Plan Received 11 December, 2012

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3	10/05/12	ISSUED FOR CA																			
4	20/11/12	REVISED FOR SUB																			

ABBREVIATIONS

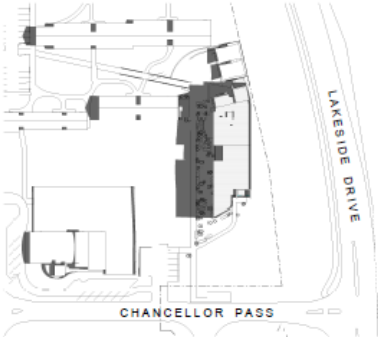
AWN	AWNING	AWN	AWNING
AW	ALUMINUM WINDOW	AWN	AWNING
BAL1	BALUSTRADE TYPE 01	AWN	AWNING
BAL2	BALUSTRADE TYPE 02	AWN	AWNING
BJ	BRICK JOINT	AWN	AWNING
CPT	CARPET	AWN	AWNING
CB	CONCRETE BLOCK	AWN	AWNING
CJ	CONTROL JOINT	AWN	AWNING
CONC	CONCRETE PAVING	AWN	AWNING
CPD	CUPBOARD	AWN	AWNING
CRP	CEMENT RENDER AND PAINT	AWN	AWNING
COMMS	COMMS CUPBOARD	AWN	AWNING
DM	DOOR MAT	AWN	AWNING
DP	DOWNPIPE	AWN	AWNING
CPM	DAMP PROOF MEMBRANE	AWN	AWNING
ELECT	ELECTRICAL SWITCHBOARD	AWN	AWNING
EXIST	EXISTING	AWN	AWNING
F	FIXED GLAZING	AWN	AWNING
FB01	FACE BRICK 01	AWN	AWNING
FB02	FACE BRICK 02	AWN	AWNING
FC	FIRE CEMENT	AWN	AWNING
FC001	FACE CONC BLOCK 01	AWN	AWNING
FCL	FINISHED CEILING LEVEL	AWN	AWNING
FE	FIRE EXTINGUISHER	AWN	AWNING
PFL	FINISHED FLOOR LEVEL	AWN	AWNING
FGL	FINISHED GROUND LEVEL	AWN	AWNING
FIP	FIRE INDICATOR PANEL	AWN	AWNING
FN01	1000 METAL POOL FENCE	AWN	AWNING
FN02	1000 GLASS POOL FENCE	AWN	AWNING
FN03	METAL PALING FENCE	AWN	AWNING
FR	FIRE RESISTANCE LEVEL	AWN	AWNING
FSL	FINISHED STRUCTURAL LEVEL	AWN	AWNING
FW	FLOOR WASTE TO SEWER	AWN	AWNING
GD	GRADED DRAIN	AWN	AWNING
GR	GRASS RAIL	AWN	AWNING
H (HYD)	HYDRANT	AWN	AWNING
HR	HANDRAIL	AWN	AWNING
HMU	HOT WATER UNIT	AWN	AWNING
LV	LOUVRE	AWN	AWNING
LVG	LOUVRE GLAZED	AWN	AWNING
LS	LOUVRE SCREEN	AWN	AWNING
MEM	MEMBRANE	AWN	AWNING
MR	METAL ROOF SHEETING	AWN	AWNING
MV	MECHANICAL VENT	AWN	AWNING
NTS	NOT TO SCALE	AWN	AWNING
OF	OVERFLOW	AWN	AWNING
P	PAINT (FINISH)	AWN	AWNING
PV	PAVING	AWN	AWNING
PB	PLASTERBOARD	AWN	AWNING
PERC	PERISCOP	AWN	AWNING
RC	REINFORCED CONCRETE	AWN	AWNING
RJ	RENDER JOINT (J-JOINT)	AWN	AWNING
RWD	RAINWATER OUTLET	AWN	AWNING
RW	RETAINING WALL	AWN	AWNING
SW	STORMWATER	AWN	AWNING
SCR01	SUNSHADE SCREEN 01	AWN	AWNING
SCR02	SUNSHADE SCREEN 02	AWN	AWNING
SCR03	SUNSHADE SCREEN 03	AWN	AWNING
SCR04	SUNSHADE SCREEN 04	AWN	AWNING
SD	SLIDING DOOR - ALUMINUM	AWN	AWNING
SKL	SKYLIGHT	AWN	AWNING
SP	STEEL POST	AWN	AWNING
SWP	STORMWATER PIT	AWN	AWNING
T	TILE	AWN	AWNING
TMS	TIMBER DECKING	AWN	AWNING
TOW	TOP OF WALL	AWN	AWNING
TYP	TYPICAL	AWN	AWNING
V	VENT	AWN	AWNING
VM	VENTILATION MACHINE	AWN	AWNING
VP	VENT PIPE	AWN	AWNING
W01	WATER	AWN	AWNING
WC	TOILET	AWN	AWNING



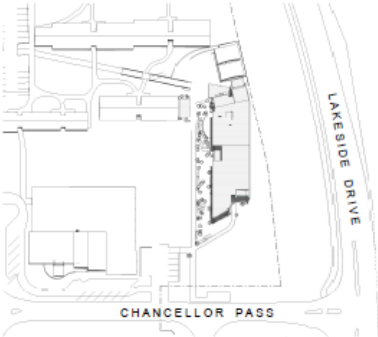
Plan Received 11 December 2012

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2 06/01/12 ISSUED TO RCU			campus living villages	Joondalup Campus	Joondalup, Western Australia 6227			
3 06/01/12 ISSUED FOR CA								
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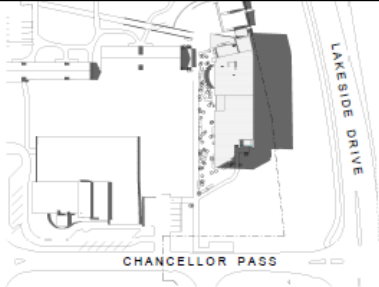
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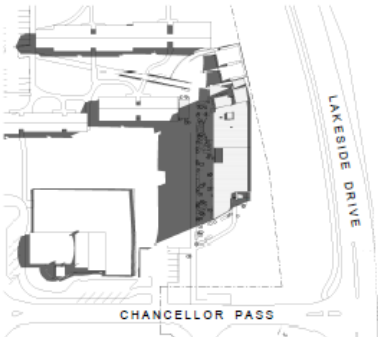
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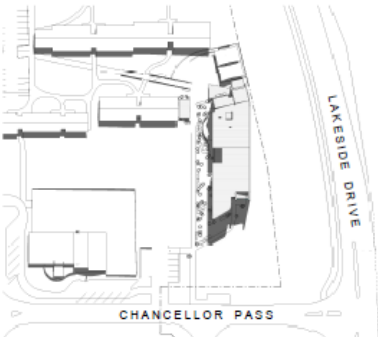
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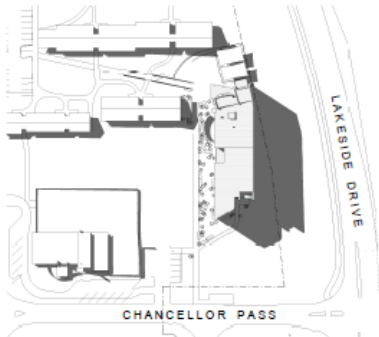
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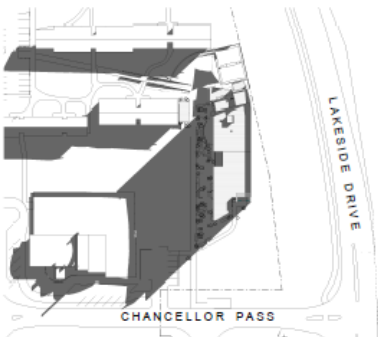
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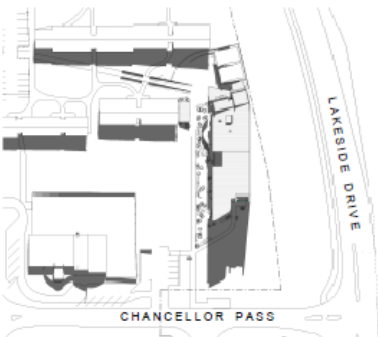
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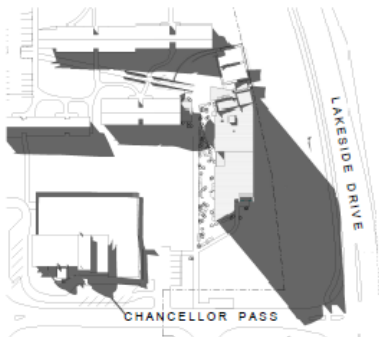
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7 WINTER SOLSTICE 21 June - 9am
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8 WINTER SOLSTICE 21 June - 12pm
1:1000



9 WINTER SOLSTICE 21 June - 3pm
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