



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: Tuesday 5 August 2014; 3.30pm
Meeting Number: MNWJDAP/61
Meeting Venue: City of Joondalup
60 Boas Ave Joondalup

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Clayton Higham (Alternate Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Mike Norman (Local Government Member, City of Joondalup)
Cr John Chester (Local Government Member, City of Joondalup)
Cr Frank Cvitan (Local Government Member, City of Wanneroo)
Cr Russell Driver (Local Government Member, City of Wanneroo)

Officers in attendance

Ms Alice Harford (City of Wanneroo)
Ms Steph Izzard (City of Joondalup)
Ms Renae Mather (City of Joondalup)

Local Government Minute Secretary

Mr John Byrne (City of Joondalup)

Applicants and Submitters

Mr David Caddy (TPG)
Mr Eugene Koltasz (Coronada Investments Pty Ltd)
Mr Christian Hartfield (Silver Thomas Hanley)
Mr Basil Vogas (Silver Thomas Hanley)
Mr Tim Dawkins (Urbis)

Members of the Public

Nil

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

Nil

3. Members on Leave of Absence

Mr Paul Drechsler (Deputy Presiding Member)



4. Noting of Minutes

The Minutes of the Metro North-West JDAP Meeting No.60 held on 28 July 2014 were not available at time of Agenda preparation.

5. Disclosure of Interests

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

Mr Zuideveld is the architect for the proposed development.

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

Nil

8. Form 1 - Responsible Authority Reports – DAP Application

8.1	Property Location:	Lot 702 (364) Gnangara Road, Landsdale
	Application Details:	100 Grouped Dwellings
	Applicant:	TPG
	Owner:	Jenama Pty Ltd
	Responsible authority:	City of Wanneroo
	DoP File No:	DAP/14/00536
8.2	Property Location:	Joondalup Health Campus
		Lot 500 (60) Shenton Avenue, Joondalup
	Application Details:	Hospital (paediatrics ward addition)
	Applicant:	Christian Hartfield, Silver Thomas Hanley
	Owner:	Joondalup Health Campus
	Responsible authority:	City of Joondalup
	DoP File No:	DAP/14/00563

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

9.1	Property Location:	Lot 9000 (69) Lakeside Drive, Joondalup
	Application Details:	Proposed modifications to approved six storey student accommodation building at Edith Cowan University.
	Applicant:	Campus Living Villages Pty Ltd c/-Urbis
	Owner:	Edith Cowan University
	Responsible authority:	City of Joondalup
	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:	100 Grouped Dwellings
Property Location:	Lot 702 (364) Gnangara Road, Landsdale
DAP Name:	Metro North-West Joint Development Assessment Panel
Applicant:	TPG
Owner:	Jenama Pty Ltd
LG Reference:	DA2014/625
Responsible Authority:	City of Wanneroo
Authorising Officer:	Len Kosova Director, Planning and Sustainability
Application No and File No:	DAP ref: DAP/14/00536
Report Date:	31 July 2014
Application Receipt Date:	13 May 2014
Application Process Days:	90 days
Attachment(s):	Attachment 1 – Site Plan Attachment 2 – Development Application Plans 2a – Site Plan and Floor Plans (Lot 900) 2b – Site Plan and Floor Plans (Lot 901) 2c – Internal Street Elevations (Lot 900) 2d – External Street Elevations (Lot 900) 2e – Internal Street Elevations (Lot 901) 2f – External Street Elevations (Lot 901) 2g – Floor Plan and Elevations for proposed lots 2 & 3 (Lot 901) Attachment 3 – Subdivision Applications 3a – WAPC 146450 3b – WAPC 149364 3c – WAPC 475-14 3d – WAPC 476-14

Recommendation:

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

Approve DAP Application reference DAP/14/00536 and accompanying plans (**Attachment 2**) in accordance with the provisions of the City of Wanneroo 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 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.



2. A refuse management plan shall be lodged with the City within 60 days from the date of this approval and shall detail how waste is to be managed on-site. The refuse management plan shall be to the satisfaction of the City and approved prior to the occupation of the development occurring. Thereafter, refuse shall be managed in accordance with the approved refuse management plan.
3. Detailed landscaping and reticulation plans for the subject site and adjacent road verges shall be lodged for approval by the City within 60 days of the date of approval to the satisfaction of the Manager, Land Development. Planting and installation of landscaping and reticulation shall be provided in accordance with approved landscaping and reticulation plans prior to occupancy of the development and thereafter maintained to the satisfaction of the City.
4. Visitor parking areas shall be designed and constructed in accordance with the Australian Standards for On-street and Off-street Carparking (AS2890), and shall be drained, sealed, marked and permanently set aside as such, and thereafter maintained to the satisfaction of the City.
5. The driveways and crossovers shall be designed and constructed to the residential specifications before occupation of the dwellings.
6. 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 written approval of the City.
7. Lighting shall be installed along all common access ways, pedestrian pathways and in all common service areas prior to the development first being occupied.
8. An on-site stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) shall be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development.
9. Visually permeable fencing shall be provided to the rear of proposed Lots 24-34 of Lot 901, abutting Pollino Gardens. Fences shall be visually permeable above 1.2m of natural ground level, measured from the street side of the fence.
10. The proposed common property access way being constructed and drained at the landowner/applicant's cost to allow the movement of the City of Wanneroo refuse trucks to the specifications and satisfaction of the City of Wanneroo.
11. The applicant shall lodge an Easement for the purpose of collecting refuse pursuant to Section 195 of the *Land Administration Act 1997*, being to the benefit of the City of Wanneroo for access onto the common property, as shown on the approved plans. The Deed shall be lodged prior to the occupation of the approved development and shall be to the specification and satisfaction of the City of Wanneroo.
12. Prior to the commencement of construction of the development, a construction management plan shall be submitted and approved by the City detailing how the construction of the development will be managed in order to limit the impact on the users of the surrounding area. The plan will need to ensure that:



- adequate space is provided within the subject site for the parking of construction vehicles and for the storage of building materials so as to minimise the need to utilise the surrounding road network;
- adequate provision is made for the parking of workers vehicles;
- pedestrian and vehicular access around the site is maintained;
- bus stops/shelters or other infrastructure on public land is temporarily relocated as may be necessary;
- the delivery of goods and materials does not adversely impact on the amenity of the surrounding properties; and
- the hours of construction are limited to ensure that there is no adverse impact on the amenity of the surrounding properties.

Thereafter, construction shall be undertaken in accordance with the approved construction management plan.

Advice Notes:

1. This is a planning approval only and is issued under the City of Wanneroo's District Planning Scheme No. 2 and the Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
2. This planning approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligation.
3. 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.
4. In regards to Condition 11, the common property cannot be legally accessed by the City of Wanneroo as no easement exists over the property. As a result, a *Deed of Easement* is required to ensure refuse bin collection can be completed by the City of Wanneroo.

Background:

Insert Property Address:	364 Gnangara Road, Landsdale
Insert Zoning	MRS: Urban
	DPS 2: Urban Development
	ASP 7: Residential R40
Insert Use Class:	100 Grouped Dwellings
Insert Strategy Policy:	N/A
Insert Development Scheme:	District Planning Scheme No. 2
Insert Lot Size:	3.1189ha
Insert Existing Land Use:	None – vacant land
Value of Development:	\$14,000,000



The application is for 100 grouped dwellings on lot 702 (364) Gnangara Road, Landsdale. The subject site is currently vacant and bounded by Gnangara Road to the north, extended Mirrabooka Avenue (also known as Gnangara Road) to the east and Pollino Gardens to the south. Towards the south and south-east of the site are built up residential areas. Towards the north-east of the site is land zoned Special Rural under the City of Wanneroo District Planning Scheme No. 2 (DPS 2). Towards the north and north-west of the site are large pockets of land zoned General Industrial under DPS 2, and currently being developed as such.

The subject lot is zoned Urban Development under DPS 2, which requires the preparation and adoption of an Agreed Structure Plan to guide subdivision and development at a finer level of detail.

The subject lot is further zoned Residential under Agreed Structure Plan No. 7 – East Wanneroo Cell 5 (ASP 7), and is subject to a residential density code of R40. Under DPS 2, Grouped Dwellings are a 'D' (discretionary) use in the Residential zone.

A conditional approval for a subdivision (refer WAPC 146450) was granted for the subject lot by the Western Australian Planning Commission (WAPC) in November 2013 for 94 green title lots, inclusive of a drainage basin and area of public open space. This subdivision approval was not acted upon.

Another subdivision (refer WAPC 149364) was granted conditional approval by the WAPC in May 2014 which sought to subdivide the subject lot into two separate lots (Lot 900 and Lot 901) including an area of public open space (POS). At this stage, subdivision clearance has not been issued and the subject site still remains as one lot. However for the purpose of this report the subject lot will be referred to in the context of Lots 900 and 901.

Further subdivision applications (refer WAPC 476-14 and WAPC 475-14) have been submitted concurrently with this development application. These subdivision applications propose to further subdivide lots 900 and 901 into 100 residential lots which reflect the proposed lot boundaries identified in this application.

Details: outline of development application

The development application is for 100 grouped dwellings across the proposed Lots 900 and 901.

The key components of the development are:

- 43 single storey dwellings on Lot 900;
- 54 single storey dwellings and three (3) double storey dwellings on Lot 901;
- Internal common access ways are proposed to both lots with vehicular access gained from Bakana Loop;
- No direct vehicular access to the lots from Gnangara Road, Mirrabooka Avenue or Pollino Gardens;
- Additional pedestrian access points from Mirrabooka Avenue (two access locations) and Pollino Gardens are proposed to both lots;
- There are four (4) on-site visitor bays provided for Lot 900 and five (5) on-site visitor bays provided for Lot 901. An additional 18 visitor bays are proposed on Pollino Gardens, adjacent to Lot 901; and



- Internal footpath networks are proposed to both lots to allow for internal pedestrian walkability.

Legislation & policy:

Legislation

Metropolitan Region Scheme (MRS)

City of Wanneroo District Planning Scheme No.2

Agreed Structure Plan No. 7 – East Wanneroo Cell 5

State Government Policies

State Planning Policy 3.1 – Residential Design Codes (R-Codes)

Local Policies

Local Planning Policy 2.1 – Residential Development (LPP 2.1)

Local Planning Policy 2.4 – Establishing Building Pad Levels, Excavation, Fill and Retaining Associated with Residential Development (LPP 2.4)

Consultation:

Public Consultation

Under Clause 6.7 of DPS 2, public notification of an application for planning approval involving a 'D' use may be undertaken if the City considers it appropriate. In this instance consultation was not considered necessary as the proposed discretionary use of 'Grouped Dwellings' is considered an appropriate use in the Residential zone. In addition to this the proposal does not incorporate any variations relevant to the statutory development provisions contained within DPS 2, the R-Codes, ASP 7, LPP 2.1 or LPP 2.4 that warrant public consultation.

Planning assessment:

An assessment of the subject application has been carried out against the provisions of the DPS 2, ASP 7, the R-Codes, LPP 2.1 and LPP 2.4. The development generally accords with these and an assessment against the relevant provisions are provided for below.

1) Common Property Access Way:

An internal looped common access way is proposed for both lots 900 and 901. The widths of these common access ways range from 3m, in locations where on-site visitor car parking bays are proposed, to 5m for the remainder of the common access way.

Initial concerns were raised by the City in relation to the location of a number of on-site visitor car parking bays and the potential impact that these may have on the manoeuvrability of vehicles within the lots, in particular, the City's refuse collection trucks. In response to the concerns raised, the City received amended plans which relocated a number of on-site visitor car parking bays to the road reserve of Pollino Gardens. The removal of a number of internal visitor car bays allows for greater ease of access and manoeuvrability throughout the development for resident's vehicles



and the City's refuse collection trucks. The City is satisfied that the issue has now been addressed.

2) Surveillance of Pollino Gardens:

The subject application proposes 10 dwellings (proposed Lots 24-34) on Lot 901 that back onto Pollino Gardens, with frontage to the proposed internal common access way. Rear boundary fences on proposed Lots 24-34 will restrict the opportunity to provide for passive surveillance of Pollino Gardens, creating a perceived 'dead space' which may result in opportunities for concealment and entrapment and a poor streetscape.

The Deemed to Comply provisions in Clause 5.2.3 of the R-Codes requires surveillance of the street, and states:

- The street elevations of the dwelling to address the street with clearly definable entry points visible and accessed from the street; and
- At least one major opening from a habitable room of the dwelling faces the street and the pedestrian and vehicular approach to the street.

It is noted, however that the definition of 'street' in the R-Codes is as follows; *"Any public road, communal street, private street, right of way or other shared access way that provides the principle frontage to a dwelling but does not include an access to a single battleaxe lot."*

As the above definition indicates, the 'street' is that which provides the principal frontage to a dwelling. In this regard, there is no requirement in the R-Codes for the proposed development to ensure passive surveillance is achieved to a street which does not provide the principal frontage, like that of Pollino Gardens.

Notwithstanding this, the Design Principle of Clause 5.2.3 of the R-Codes states the following; *"Buildings designed to provide for surveillance (actual or perceived) between individual dwellings and the street and between common areas and the street, which minimise opportunities for concealment and entrapment."*

Therefore, the City is recommending that semi-permeable fencing be provided to the rear of proposed Lots 24-34 of Lot 901 to provide passive surveillance of Pollino Gardens, to minimise the opportunity for concealment and entrapment and to improve the streetscape elevations of Pollino Gardens.

3) Car Parking Requirements:

The Deemed-to-Comply provisions of Clause 5.3.3 (C3.2) of the R-Codes requires on-site visitor car parking spaces for grouped and multiple dwelling development to be provided at a rate of one space for each four dwellings served by a common access. Based on this calculation, Lot 900 requires 9.75 (10) on-site visitor bays and Lot 901 requires 12.75 (13) on-site visitor bays, with a total of 23 on-site visitor bays required over both lots.

The subject development proposes four (4) visitor bays located on-site for Lot 900 and five (5) visitor bays located on-site for Lot 901. An additional 18 visitor bays are proposed off-site adjacent to Lot 901 along Pollino Gardens (27 visitor bays in total).



As there are a number of visitor bays located off-site, the proposal is not considered to meet the Deemed to Comply requirements of Clause 5.3.3 of R-Codes and has been assessed against the Design Principles.

The relocation of 18 bays to an off-site location, adjacent to the proposed development is considered to meet the Design Principles of Clause 5.3.3 (P3.2) of the R-Codes which allows a reduction in the minimum number of on-site car parking spaces provided that:

- Available street parking in the vicinity is controlled by the Local Government; and
- The decision maker is of the opinion that a sufficient equivalent number of on-street spaces are near the development.

In the City's view, the proposed 27 visitor car parking spaces, including 18 located on Pollino Gardens, adjacent to the proposed development meets the Design Principles in Clause 5.3.3 (P3.2) as listed above and can be supported.

4) Waste Management:

In order to accommodate refuse collection from the subject lots, a total of two (2) bin pads are required per dwelling (1 recycling and 1 general waste), therefore a total of 200 bin pads are required for the proposal. It is noted that bins will need to be collected from the proposed common property access ways on Lots 900 and 901 as there will be insufficient space to accommodate the large number of bins on the adjoining public streets.

It is therefore recommended that a condition be placed on any future approval that requires the applicant to submit a Waste Management Plan for the City's approval, within 60 days from the date of approval. The Waste Management Plan would be required to include information on how and when refuse is collected, and may also require a private contractor to collect refuse from the site.

Conclusion:

The development application submitted for 100 grouped dwellings at Lot 702 (364) Gnangara Road, Landsdale has been assessed against the provisions of DPS 2, ASP 7, the R-Codes, LPP 2.1 and LPP 2.4. The City is of the view that the development is acceptable and meets all of the relevant provisions of those guiding documents as listed, and it is recommended that the proposal is supported subject to conditions.

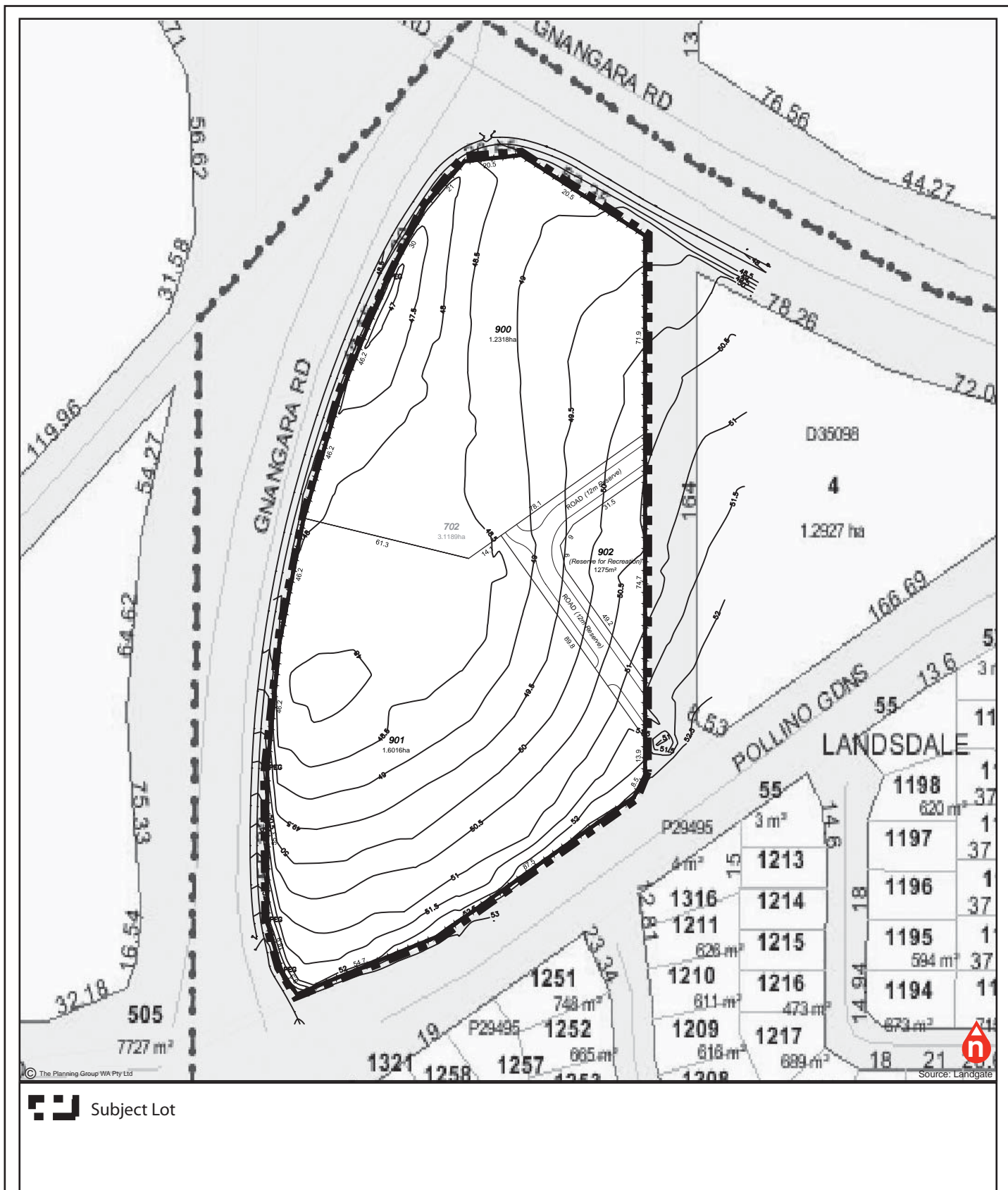


Figure 3

SITE PLAN

Lot 702 (364) Gngangara Road, Lansdale

Date: 18 Jul 2014 Project Manager: CH Checked: SD
Scale: NTS @ A4 Drawn: GW
Drawing No. 714-189 PS Lot 702 Gngangara Rd.ai



TOWN PLANNING
URBAN DESIGN AND HERITAGE

This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever. Although care has been taken in the compilation of this drawing by The Planning Group WA Pty Ltd, and all parties associated with the proposed property development disclaim all responsibility for any errors or omissions. The right is reserved to change the plan at any time. Liability is expressly disclaimed by The Planning Group WA Pty Ltd for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

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The Planning Group WA Pty Ltd ABN 36 097 273 222



GROUND FLOOR PLAN: STAGE 1

SCALE 1:250

PROPOSED 43 LOT GROUPED DWELLING - LOT 900 - NICHE LIVING

LOT 702 GNANGARA ROAD (MIRRABOOKA AVE) LANDSDALE

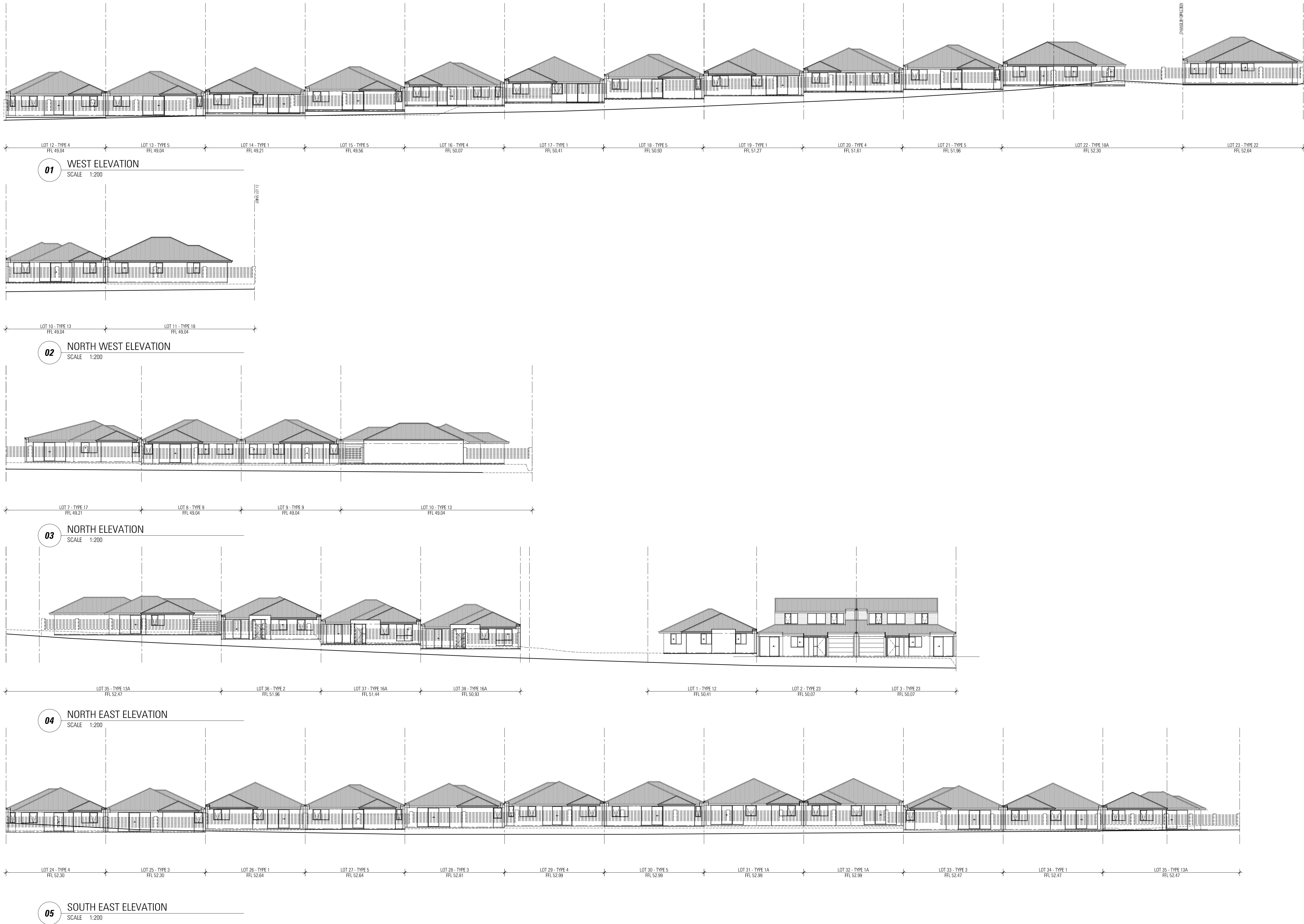
GROUND FLOOR PLAN - STAGE 1

09.07.14	REVISED AS PER THE CITY OF WANNEROO PLANNING ASSESSMENT	EB	ZUIDVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN	DRAWN	PR/EB	DATE	09.07.14	SCALE	1:250	
F 04.07.14	REVISED AS PER THE CITY OF WANNEROO PLANNING ASSESSMENT	EB		CHECKED				CAD FILE	sk1.03 (stage 1).dwg	
E 23.06.14	REVISED AS PER THE CITY OF WANNEROO PLANNING ASSESSMENT	PR/EB		DRAWING NUMBER			(F2)	REVISION		
D 16.06.14	REVISED TO SUIT LOT FFL'S	EB								
REV	DATE	DESCRIPTION	DWN	APPR	64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0800 F 61 8 9227 0800					
1955-SK1.03										G

PLANNING APPROVAL

E	09.07.14	REVISED AS PER THE CITY OF WANNEROO PLANNING ASSESSMENT	EB	<div>09.07.14</div> <div>ZUIDEVELD MARCHANT HUR</div> <div>ARCHITECTURE PLANNING INTERIOR DESIGN</div>	DRAWN	PR/EB	DATE	09.07.14	SCALE	1:250	
D	04.07.14	REVISED AS PER THE CITY OF WANNEROO PLANNING ASSESSMENT	EB		CHECKED		(FZ)		CAD FILE	sk1.06 [stage 2].dwg	
C	23.06.14	REVISED AS PER THE CITY OF WANNEROO PLANNING ASSESSMENT	PR/EB		DRAWING NUMBER					REVISION	
B	01.05.14	REVISED ISSUE TO SUIT CIVIL DRAWINGS	FRI		1955 SK 1.06						E
REV	DATE	DESCRIPTION	DRAWN		APPR	64 Reginald Street Northbridge Western Australia 6003 T 61 8 922 0900 F 61 8 922 0600					

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PROPOSED 57 LOT GROUPED DWELLING - LOT 901 - NICHE LIVING

LOT 702 GNANGARA ROAD (MIRRABOOKA AVE) LANDSDALE

EXTERNAL STREET ELEVATIONS - STAGE 2

Nicheliving

PLANNING APPROVAL

B	09.07.14	REVISED AS PER THE CITY OF WANNEROO PLANNING ASSESSMENT	EB
A	24.06.14	REVISED AS PER THE CITY OF WANNEROO PLANNING ASSESSMENT	PR/EB
-	01.05.14	ISSUED FOR PLANNING	PR/EB FZ
REV	DATE	DESCRIPTION	DWN APPR

ZUIDEVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN

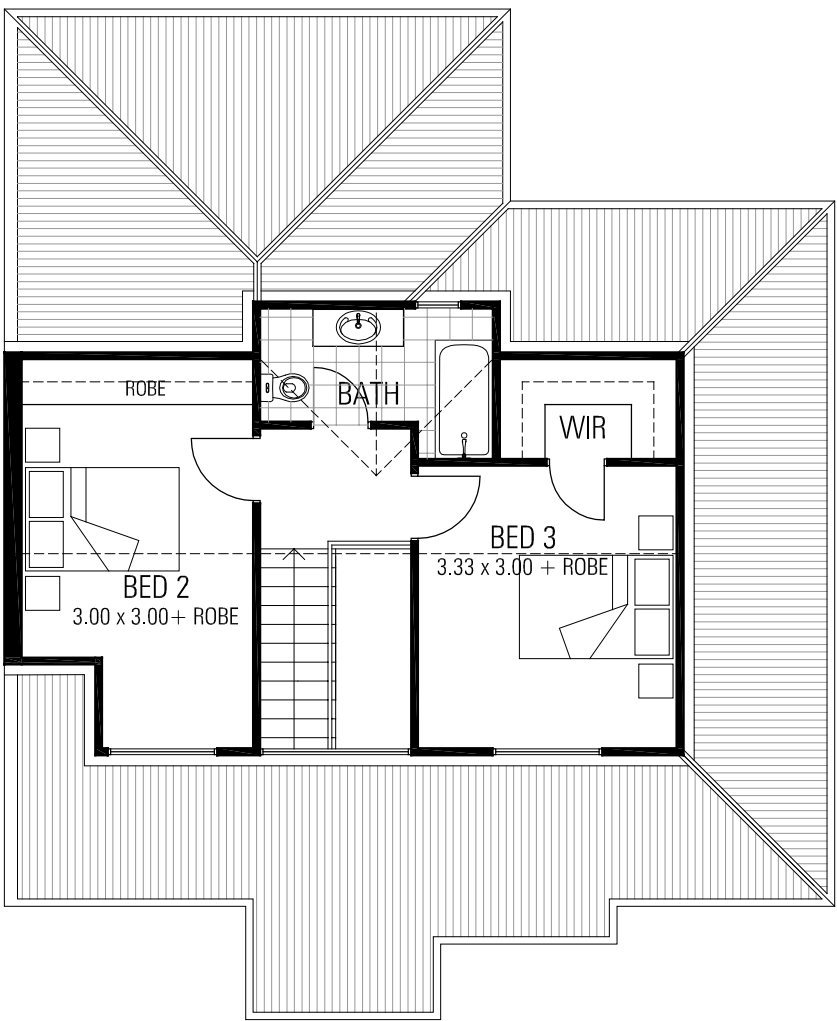
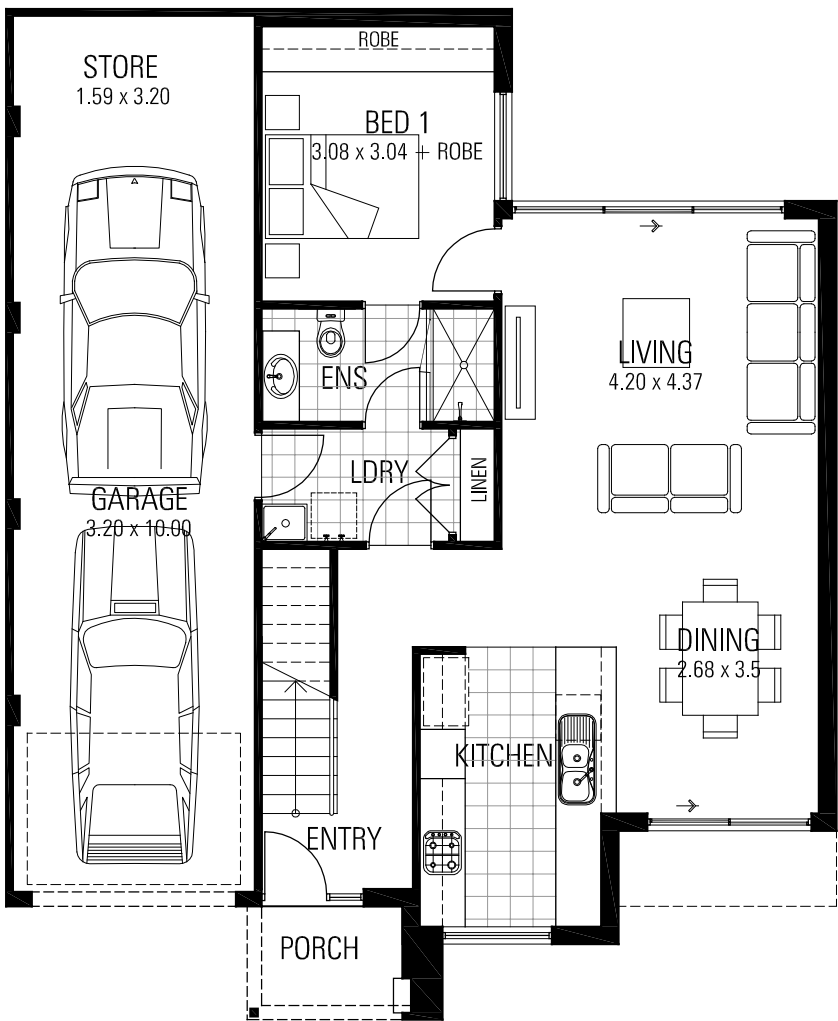
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0900

DRAWN PR/EB	DATE 09.07.14	SCALE 1:200
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DRAWING NUMBER 1955 SK 3.04		REVISION B

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ELEVATION



FLOOR PLAN
TYPE 23

AREAS	
GROUND FLOOR	- 78.93 m ²
FIRST FLOOR	- 48.61m ²
GARAGE/ST	- 39.05 m ²
TOTAL	-166.59 m ²

Our Ref: 146450
Your Ref:
Enquiries: Jas Lapinski - Ph 6551 9563

Chief Executive Officer
City of Wanneroo
Locked Bag No 1
WANNEROO WA 6946

Dear Sir/Madam

APPLICATION No. 146450 – Lot 702 Gnangara Road, Landsdale

Please be advised that as a result of a recent Application for Review by the State Administrative Tribunal, the subdivision application for the abovementioned land has been allowed.

Please see the attached decision which includes all the conditions that form part of the approval.

The decision is valid for four (4) years from the original date of approval, being 18 November, 2013.

The deposited plan and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled, must be submitted by 18 November, 2017 or this approval will no longer remain valid.

Yours sincerely



Tim Hillyard
Secretary
Western Australian Planning Commission

26th November 2013

Encl. Attachment

Your Ref : DR 353 of 2012
Enquiries : Jas Lapinski (Ph 6551 9563)

State Administrative Tribunal
GPO Box U1991
PERTH WA 6845

**Approval Subject To Condition(s)
Freehold (Green Title) Subdivision
Reconsideration Of Decision**

Application No : 146450

Planning and Development Act 2005

Applicant	: Gray & Lewis Land Use Planners Suite 5, 2 Hardy Street SOUTH PERTH WA 6151
Owner	: Carmela Emilia Rachela D'Orazio 135 Jones Street STIRLING WA 6021, Giuseppe D'Orazio 79 Le Souef Drive KARDINYA WA 6163, Franco D'Orazio 8 Fimiston Place BALCATTA WA 6021
Application Receipt	: 17 July 2012

Lot Number	: 702
Diagram / Plan	: DP 62911
Location	: -
C/T Volume/Folio	: 2784/873
Street Address	: Gnangara Road, Landsdale
Local Government	: City of Wanneroo

Pursuant to section 31 of the *State Administrative Tribunal Act 2004*, the Western Australian Planning Commission has reconsidered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date stamped 17 July 2012 once the condition(s) set out have been fulfilled.

This decision is valid for four years from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 18 November 2017 or this approval no longer will remain valid.

Deposited Plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

CONDITIONS

1. The plan being modified to:
 - a) provide a Public Open Space reserve of 1087m² in accordance with the East Wanneroo Cell 5 Local Structure Plan No. 7.
 - b) widen the southern access place from 6m to 10m.

(Western Australian Planning Commission)

2. The landowner/applicant contributing towards development infrastructure provisions pursuant to the City of Wanneroo District Planning Scheme No. 2. (Local Government)
3. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.

As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)

4. All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's *Liveable Neighbourhoods* policy. (Local Government)
5. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:
 - a) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly and/or
 - b) temporary turning areas are provided to those subdivisional roads that are subject to future extension and/or
 - c) embayment parking is provided within the/abutting the proposed public open space to the satisfaction of the Western Australian Planning Commission.

(Local Government)

6. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area in accordance with the plan dated 17 July 2012. The approved shared paths are to be constructed by the landowner/applicant. (Local Government)

7. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the proposed lot(s) identified on the plan dated 17 July 2012. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

'The lot/s is/are situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise.' (Local Government)

8. A 1.8 metre high continuous noise barrier fence being provided in the locations as shown on the plan dated 17 July 2012 to the satisfaction of the Western Australian Planning Commission. (Local Government)

9. A 2.4 metre high continuous noise barrier fence being provided in the locations as shown on the plan dated 17 July 2012 to the satisfaction of the Western Australian Planning Commission. (Local Government)

10. Detailed Area Plan(s) being prepared and approved for lots shown on the plan dated 17 July 2012 (attached) that address quiet house design to the satisfaction of the Western Australian Planning Commission. (Local Government)

11. Pursuant to Section 150 of the *Planning and Development Act 2005* and Division 3 of the *Planning and Development Regulations 2009* a covenant preventing vehicular access onto Ocean Reef Road being lodged on the certificate(s) of title of the proposed lot(s) at the full expense of the landowner/applicant. The covenant is to prevent access, to the benefit of City of Wanneroo, in accordance with the plan dated 17 July 2012 (attached) and the covenant is to specify:

"No vehicular access is permitted from Ocean Reef Road." (Local Government)

12. Pursuant to Section 150 of the *Planning and Development Act 2005* and Division 3 of the *Planning and Development Regulations 2009* a covenant preventing vehicular access onto Mirrabooka Avenue being lodged on the certificate(s) of title of the proposed lot(s) at the full expense of the landowner/applicant. The covenant is to prevent access, to the benefit of City of Wanneroo, in accordance with the plan dated 17 July 2012 (attached) and the covenant is to specify:

"No vehicular access is permitted from Mirrabooka Avenue." (Local Government)

13. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:
 - a) lots can accommodate their intended use; and
 - b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.
 (Local Government)
14. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water, consistent with any approved Local Water Management Strategy. (Local Government)
15. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)
16. Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the *Planning and Development Act 2005*. (Local Government)
17. The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for recreation and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)
18. Arrangements being made for the proposed public open space to be developed to a minimum standard through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space to the specifications of the local government. (Local Government)
19. Uniform fencing being constructed along the boundaries of all of the proposed lots abutting the proposed drainage reserve. (Local Government)

20. The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for drainage and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)
21. Measures being taken to ensure the identification and protection of any vegetation on the site worthy of retention that is not impacted by subdivisional works, prior to commencement of subdivisional works. (Local Government)
22.
 - a) Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and
 - b) In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.
 (Local Government)
23. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
24. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
25. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power)
26. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)
27. The landowner/applicant making a pro-rata contribution towards the cost of the acquisition of the primary school site identified in the subdivision locality. (Department of Education)

ADVICE:

1. In regard to Conditions 23 and 24, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 67 of the *Water Agencies (Powers) Act 1984* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.

2. In regard to Condition 25, Western Power provides only one underground point of electricity supply per freehold lot.



Tim Hillyard
Secretary
Western Australian Planning Commission
18 November 2013

- cc 1. State Solicitor's Office
 GPO Box B83
 PERTH WA 6838
2. Gray & Lewis Land Use Planners
 Suite 5, 2 Hardy Street
 SOUTH PERTH WA 6151

CONDITIONS 7 and 10
DETAILED AREA PLANS AND NOTIFICATIONS

CONDITION 6 - SHARED PATH

CONDITION 9 2.4m NOISE BARRIER FENCE

CONDITION 8 1.8m NOISE BARRIER FENCE

CONDITIONS 11 and 12
ACCESS RESTRICTION

... CONDITION 10 UNIFORM FENCING

WATER

MIRRABOOKA

OCEAN REEF ROAD

POSSIBLE FUTURE
SUBDIVISION FOLLOWING
ROAD CLOSURE

POS
1028m²

CONDITION 1
POS TO BE
1087m²

POSSIBLE FUTURE
SUBDIVISION
FOLLOWING ROAD CLOSURE

GARDENS

CONDITION 1
WIDEN TO
10m

POTENTIAL FUTURE SUBDIVISION
WITHIN ROAD CLOSURE AREA. RETAIN
15m ROAD RESERVE FOR POLLINO
GARDENS

LOT SUMMARY
TOTAL LOTS: 94
MINIMUM LOT SIZE: 194m²
MAXIMUM LOT SIZE: 315m²
AVERAGE LOT SIZE: 209m²

PROPOSED SUBDIVISION PLAN

LOT 702 (364) GNANGARA ROAD
LANDSDALE

DEPARTMENT OF PLANNING
DATE
17 JUL 2012
FILE
146450

NOTE:
Areas and dimensions subject to survey.

LEGEND
SUBJECT LAND

0 25m
SCALE 1:1000 @ A3

G
GRAY & LEWIS
LAND USE PLANNERS
Suite 5, 2 Hardy Street
South Perth, WA 6151
T (08) 9474 1722
F (08) 9474 1172
perth@graylewis.com.au

JOB REFERENCE: 100881 DATE: 16th JULY 2012
THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.

Your Ref : SD149364
Enquiries : Elisabeth Tamouridou (Ph 6551 9729)

Chief Executive Officer
City of Wanneroo
Locked Bag No 1
WANNEROO WA 6946

Approval Subject To Condition(s) Freehold (Green Title) Subdivision

Application No : 149364

Planning and Development Act 2005

Applicant	:	T P G Town Planning, Urban Design & Heritage P O Box 7375 Cloisters Square PERTH WA 6850
Owner	:	Jenama Pty Ltd P O Box 488 OSBORNE PARK WA 6917
Application Receipt	:	15 January 2014

Lot Number	:	702
Diagram / Plan	:	Deposited Plan 62911
Location	:	-
C/T Volume/Folio	:	2784/873
Street Address	:	Gnangara Road, Landsdale
Local Government	:	City of Wanneroo

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped 15 January 2014 once the condition(s) set out have been fulfilled.

This decision is valid for three years from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 06 May 2017 or this approval no longer will remain valid.

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITIONS:

1. The landowner/applicant contributing towards development infrastructure provisions pursuant to the City of Wanneroo District Planning Scheme No. 2. (Local Government)
2. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.

As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)

3. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:
 - a) street lighting is installed on all new subdivisional roads to the standards of the relevant licensed service provider and/or

- b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly and/or
- c) temporary turning areas are provided to those subdivisional roads that are subject to future extension and/or
- d) embayment parking is provided within the/abutting the proposed Public Open Space

to the satisfaction of the Western Australian Planning Commission. (Local Government)

4. All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's *Liveable Neighbourhoods* policy. (Local Government)
5. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:
 - a) lots can accommodate their intended use; and
 - b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.

(Local Government)

6. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area in accordance with the plan dated 15 January 2014;

The approved shared paths are to be constructed by the landowner/applicant. (Local Government)

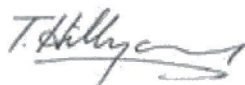
7. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water, consistent with any approved Local Water Management Strategy. (Local Government)
8. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)

9. Measures being taken to ensure the identification and protection of any vegetation on the site worthy of retention that is not impacted by subdivisional works, prior to commencement of subdivisional works. (Local Government).
10. The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for Recreation and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)
11. Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government. (Local Government).
12. A 1.8 metre high continuous noise barrier fence being provided in the locations as shown on the plan dated 15 January 2014 to the satisfaction of the Western Australian Planning Commission. (Local Government)
13. A 2.4 metre high continuous noise barrier fence being provided in the locations as shown on the plan dated 15 January 2014 to the satisfaction of the Western Australian Planning Commission. (Local Government)
14. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power).
15. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
16. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)

ADVICE:

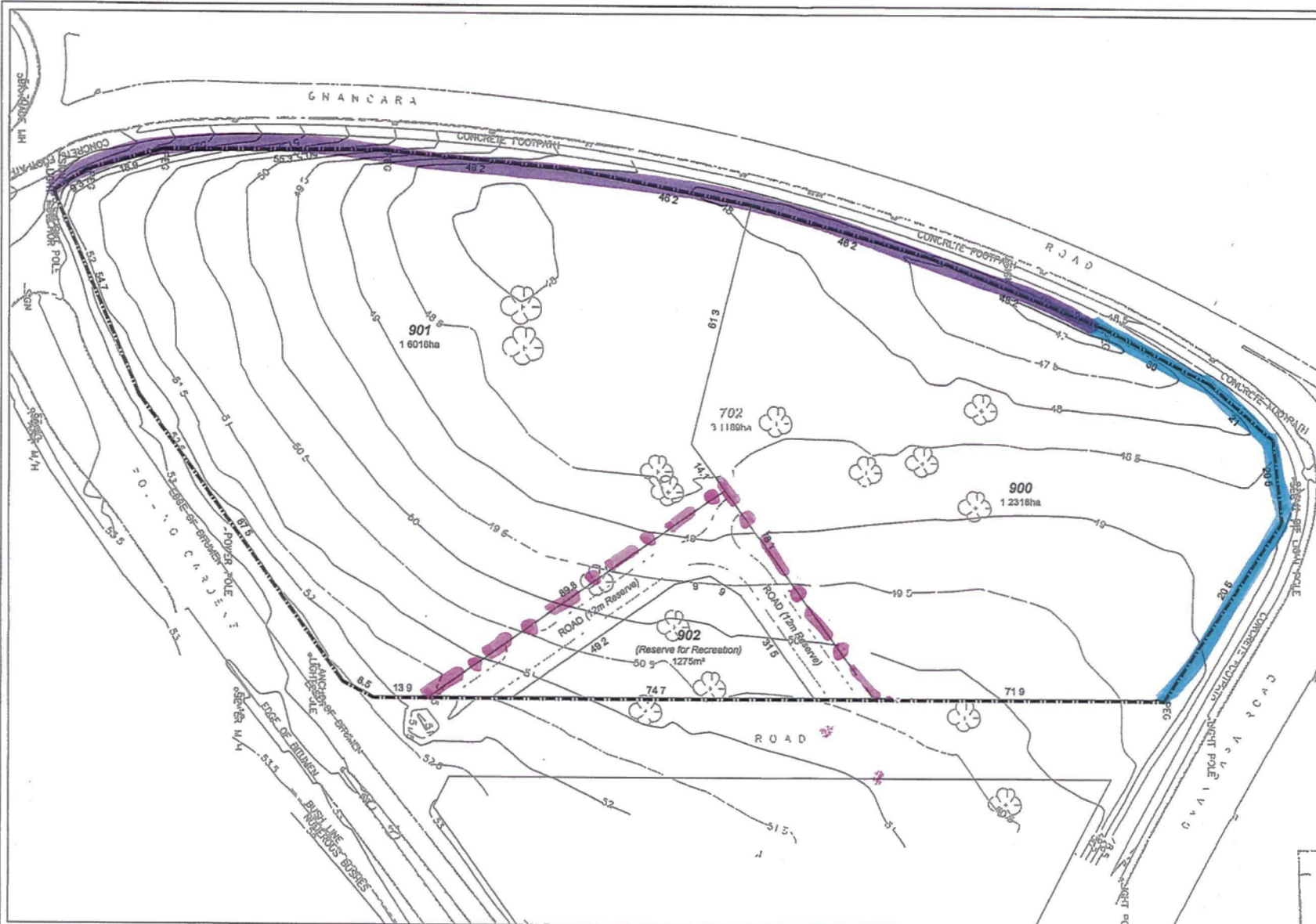
1. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.

2. Condition 7 has been imposed in accordance with *Better Urban Water Management Guidelines* (WAPC 2008). Further guidance on the contents of urban water management plans is provided in *'Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions'* (Department of Water 2008).
3. With regard to Condition 10, the development is to include full earthworks, basic reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network.
4. In regard to Condition 14, Western Power provides only one underground point of electricity supply per freehold lot.
5. In regard to Conditions 15 and 16, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 67 of the *Water Agencies (Powers) Act 1984* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.



Tim Hillyard
Secretary
Western Australian Planning Commission
6 May 2014

Attachment to decision.



- LEGEND**
- Application Area
 - Existing Contour / Survey
 - Existing Lot Number
 - Proposed Lot Boundary
 - Proposed Lot Number

DEVELOPMENT SUMMARY

Subject Site	31189ha
No of Existing Lots	1
No of Proposed Lots	2
Minimum Lot Size	12318ha
Maximum Lot Size	16018ha
Average Lot Size	14167ha
Reserve for Recreation	01275ha

NOTE All vegetation to be retained where possible

- Condition 13
2.4m Noise barrier fence
- Condition 12
1.8m Noise barrier fence
- Condition 6
Shared path

15 JAN 2014 14 93 64



This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an evaluation, agreement or contract (or any part thereof) of any kind whatsoever.

Although care has been taken in the completion of this drawing by The Planning Group WA Pty Ltd, all parties associated with the proposed property development declare all responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is expressly disclaimed by The Planning Group WA Pty Ltd for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.



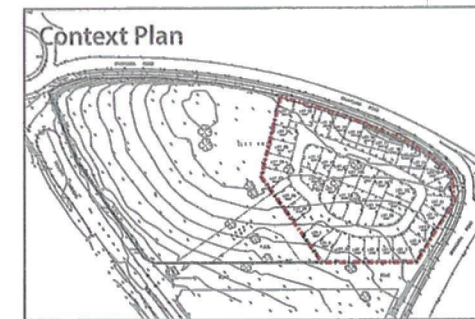
PLAN OF SUBDIVISION

Lot 702 (364) Gnanara Road, Lansdale
Jenama Pty Ltd

Date: 14 Jan 2014
Scale: 1:500 @ A3
Drawing No: 714-189 SU Lot 702 (364) Gnanara Rd dwg

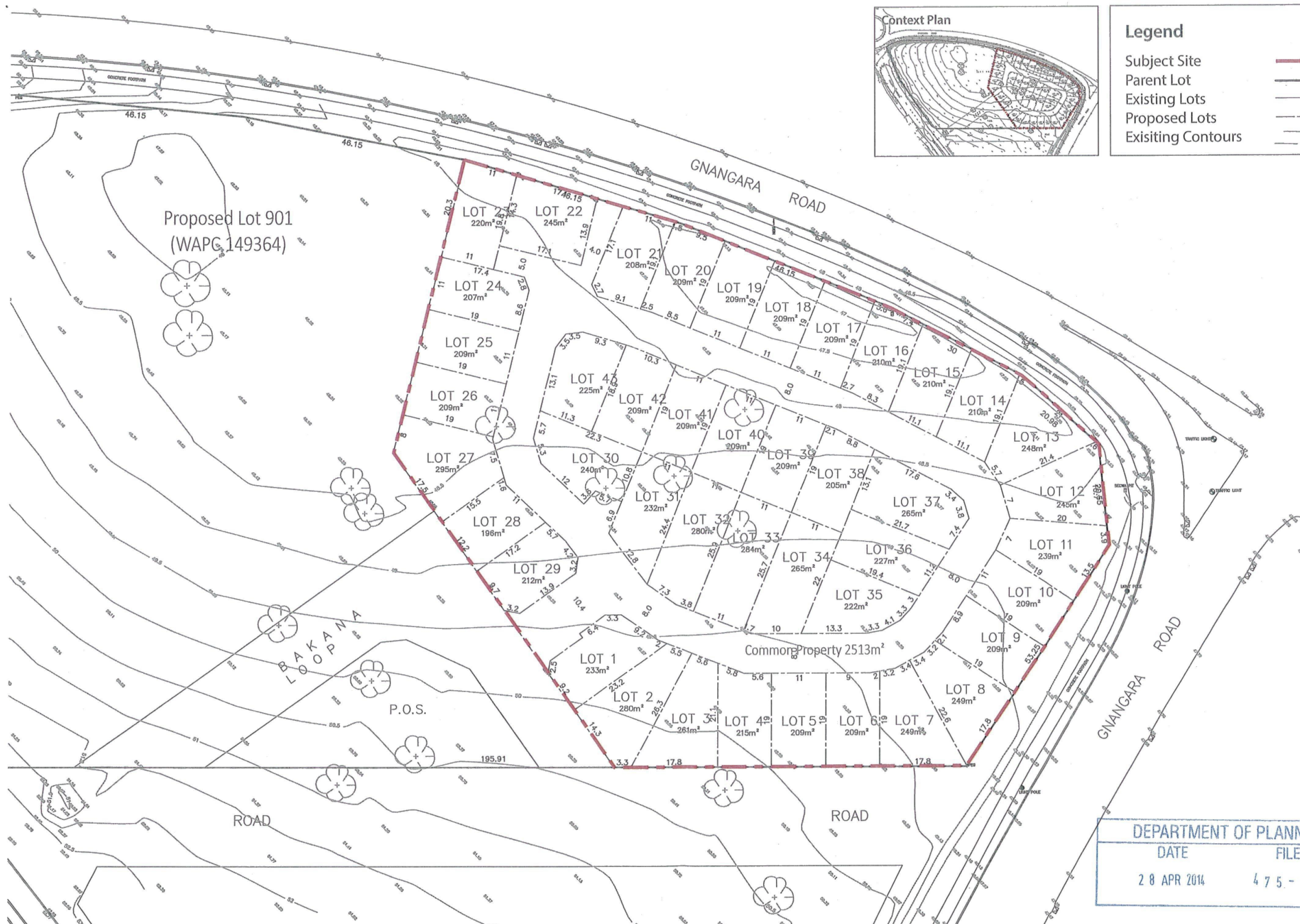
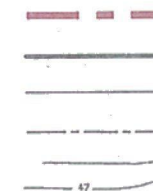
Designer: CH
Drawn: GW
TOWN PLANNING
AND URBAN DESIGN





Legend

Subject Site
Parent Lot
Existing Lots
Proposed Lots
Existing Contours



PROPOSED 44-LOT SURVEY-STRATA SUBDIVISION- STAGE 1
CORONADA INVESTMENTS & NICHE LIVING JOINT VENTURE
LOT 702 GNANGARA ROAD, LANDSDALE

01 SITE PLAN: STAGE 1
SCALE 1: 500



ZUIDEVELD

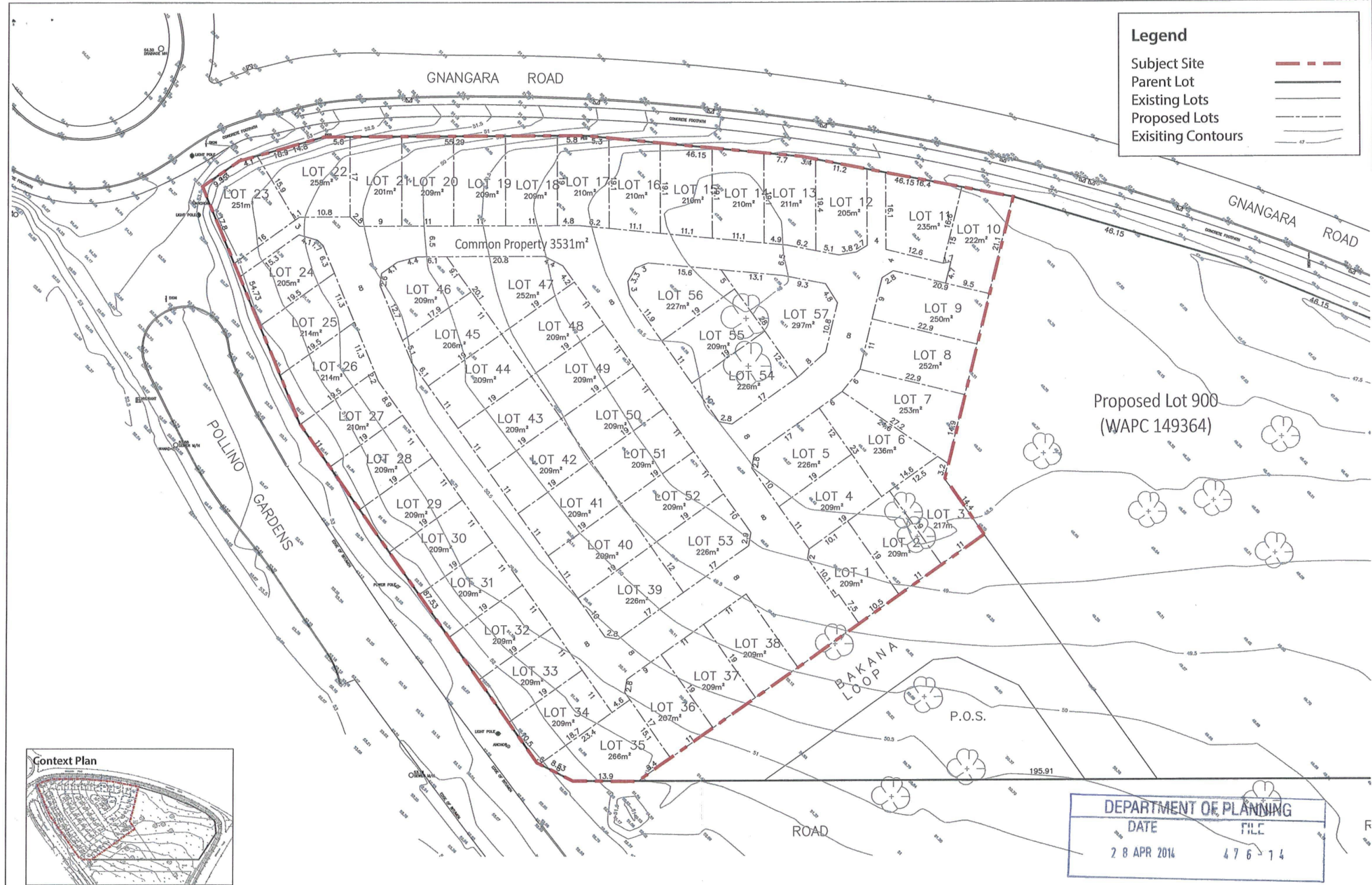
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T
61 8 9227 0900 F 61 8 9227 0600

HUR



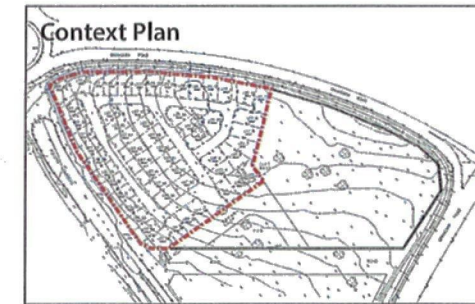
Legend

- Subject Site
- Parent Lot
- Existing Lots
- Proposed Lots
- Existing Contours



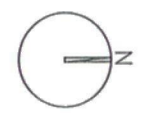
Proposed Lot 900
(WAPC 149364)

DEPARTMENT OF PLANNING	
DATE	FILE
28 APR 2014	47614



PROPOSED 58-LOT SURVEY-STRATA SUBDIVISION-STAGE 2
CORONADA INVESTMENTS & NICHE LIVING JOINT VENTURE
LOT 702 GNANGARA ROAD, LANDSDALE

01 SITE PLAN: STAGE 2
SCALE 1:500



ZUIDEVELD
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

HUR
TOWN PLANNING AND URBAN DESIGN



Form 1 - Responsible Authority Report

(Regulation 12)

Property Location:	Joondalup Health Campus Lot 500 (60) Shenton Avenue, Joondalup
Application Details:	HOSPITAL (paediatrics ward addition)
DAP Name:	Metro North-West JDAP
Applicant:	Christian Hartfield, Silver Thomas Hanley
Owner:	Joondalup Health Campus
LG Reference:	DA14/0680
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Department of Planning File No:	DAP14/00563
Report Date:	23 July 2014
Application Receipt Date:	4 June 2014
Application Process Days:	60 days
Attachment(s):	1: Location plan 2: Development plans and elevations 3: Building perspectives 4: Environmentally sustainable design checklist

Recommendation:

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DAP14/00563 and accompanying plans dated 4 June 2014 in accordance with Clause 6.9 of the City of Joondalup District Planning Scheme No. 2, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two 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.
2. A Construction Management Plan being submitted to and approved by the City 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 arrangements for the contractors and subcontractors;
 - the management of sand and dust during the construction process;
 - retaining the pedestrian access that connects to Regents Park Road to north and Shenton Avenue to the south;
 - other matters likely to impact on the surrounding properties.

All development shall be undertaken in accordance with this plan.

3. 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. The proposed stormwater drainage system is required to be shown on the Building Permit submission and be approved by the City prior to the commencement of development.
4. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings, with details of the location of such plant being submitted for approval by the City prior to the commencement of development.
5. The sign is to be established and thereafter maintained to a high standard to the satisfaction of the City.

Advice notes

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.
2. The applicant/builder is advised that there is an obligation to design and construct the premises in compliance with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.
3. A Building Permit is required prior to the commencement of construction.

Background:

Insert Property Address:	Lot 500 (60) Shenton Avenue, Joondalup
Insert Zoning	MRS: Central City Area
	TPS: Centre
Insert Use Class:	Hospital
Insert Strategy Policy:	N/A
Insert Development Scheme:	<i>City of Joondalup District Planning Scheme No.2 (DPS2)</i> <i>Joondalup City Centre Development Plan and Manual (JCCDPM)</i> <i>Draft Joondalup City Centre Structure Plan (JCCSP)</i>
Insert Lot Size:	13.33ha
Insert Existing Land Use:	Hospital
Value of Development:	\$14,030,500

The proposed development that is the subject of this application is an extension of the existing fourth storey of the public hospital at the Joondalup Health Campus (JHC) on the western portion of the site (Attachment 1 refers). The development is directly above an existing pedestrian mall that forms part of the north south

pedestrian spine through the Joondalup City Centre, being an extension of Central Walk. This pedestrian access was established through the development of the campus in 1996, and is required to be maintained.

The property is zoned 'Centre' under the City of Joondalup District Planning Scheme No.2 (DPS2) and is subject to the provisions of the Joondalup City Centre Development Plan and Manual (JCCDPM). Under the JCCDPM the site is located within the City North District and is designated for Medical Uses. In addition, the draft Joondalup City Centre Structure Plan (JCCSP), which was adopted by Council at its meeting in December 2012 and is currently awaiting endorsement from the Western Australian Planning Commission (WAPC), is considered a seriously entertained planning document, and has been given due regard in the assessment of the application. Under the draft JCCSP the site is located within the City Fringe District.

There have been numerous development approvals issued for the JHC over its development. The more recent approvals include:

- Two conditional approvals granted in 2008 for alterations and additions including new buildings, an additional storey to the public hospital and car parking areas.
- Conditional approval granted in 2009 for an ambulance station, located on the north east portion of the site.
- Conditional approval for modifications to the 2008 approval, including changes to the layout, design and capacity of the private hospital, a medical centre, clinical school building and deck car park.
- Conditional approval in 2012 for an additional storey to the deck car park, adding 200 bays.
- Conditional approval in 2012 for a child care centre and car park over the existing sump in the north eastern corner of the site. It is noted that the additional car park over the sump was not constructed.
- A number of conditional approvals in 2012 and 2013 for minor additions and signage.

Council at its meeting of 24 June 2014 adopted amendments to the Terms of Reference for the Joondalup Design Reference Panel (JDRP). These amendments extended the requirement for applications determined by the JDAP (in addition to those ordinarily determined by Council) to be referred to the JDRP where it relates to new commercial development and major additions to existing development that impact on the streetscape. The purpose of the JDRP is to provide advice on the design of the development with a particular focus on the impact of the building on the streetscape and the environmentally sustainable design features. As this application was received prior to the amendments being adopted by Council, the development has not been referred to the JDRP for comment.

Details: outline of development application

The applicant seeks approval for the creation of a new paediatrics ward by extending the existing fourth storey of the public hospital on the western portion of the site. The ward will consist of a total of 37 beds, including single bed rooms and day procedure beds, and ancillary facilities. The development will result in a net gain of 12 beds across the site and require a maximum of two additional staff. Minor facade changes are also proposed to the existing lower levels of the southern elevation immediately below the proposed paediatrics ward.

The external facade of the development is proposed to incorporate elements of the recently completed private hospital on the eastern portion of the site, and will include glazing, painted cement sheeting, metal roofing, and louvred screens to the plant room. The colour palette consists of grey tones. An illuminated sign displaying 'Joondalup Health Campus' is also proposed on the southern elevation.

The development plans and building perspectives are provided as Attachments 2 and 3.

Legislation & policy:

Legislation

- Planning and Development Act 2005;
- Metropolitan Region Scheme; and
- City of Joondalup District Planning Scheme No.2
 - Joondalup City Centre Development Plan and Manual; and
 - Draft Joondalup City Centre Structure Plan.

State Government Policies

Nil

Local Policies

Council Policy - Environmentally Sustainable Design Policy

The policy encourages the integration of environmentally sustainable design principles in development. The applicant is required to complete the City's Environmentally Sustainable Checklist demonstrating the inclusion of environmentally sustainable design elements in the proposal and indicating if the development has been designed and assessed against a nationally recognised rating tool. The checklist for this development is provided as Attachment 4.

Council Policy – Signs

The policy sets out guidelines for the design and location of signage within the City to support the objectives for signs under DPS2.

A sign displaying Joondalup Health Campus is proposed on the existing plant room wall on the southern elevation. This signage is considered to meet the requirements of this policy, being of an appropriate scale and integrated as part of the overall development.

Consultation:

Public Consultation

Public consultation was not undertaken in relation to this proposal as the proposed development is considered of a scale that is appropriate for the Joondalup City Centre, and the development is not considered to result in any significant adverse impact on the locality.

Consultation with other Agencies or Consultants

Not applicable.

Planning assessment:

Assessment against the JCCDPM and draft JCCSP

The proposed development is subject to the provisions of both the JCCDPM and draft JCCSP. An assessment against these requirements has been undertaken, and the areas of non compliance are:

- The JCCDPM requires a maximum of three storeys, however four storeys is proposed.
- The JCCDPM requires pitched roofs to be a minimum of 25 degrees, however roof pitches of 3 and 10 degrees are proposed.

Notwithstanding the areas of non compliance the design of the paediatric ward is intended to follow the more recent development on the site. The location, access and staging of the building lends itself to a light weight structure, with the design also fitting into the existing site constraints. The materials including grey and clear glass with shale grey colorbond roof, is considered in keeping with the design aesthetic that was created with the private hospital and is consistent with the design intended for any future development on site. Material colours are intended to be quite neutral and will fit in with the existing cream brick and terracotta roof.

As the ward is an extension of the existing fourth storey, it is considered of a compatible scale to the campus buildings. Given this, and that the development is set back from the lot boundaries it is considered that the visual impact would be minimal from the height exceeding three storeys. Furthermore it is also noted that the height limit under the draft JCCSP is eight storeys, and therefore the addition satisfies this requirement.

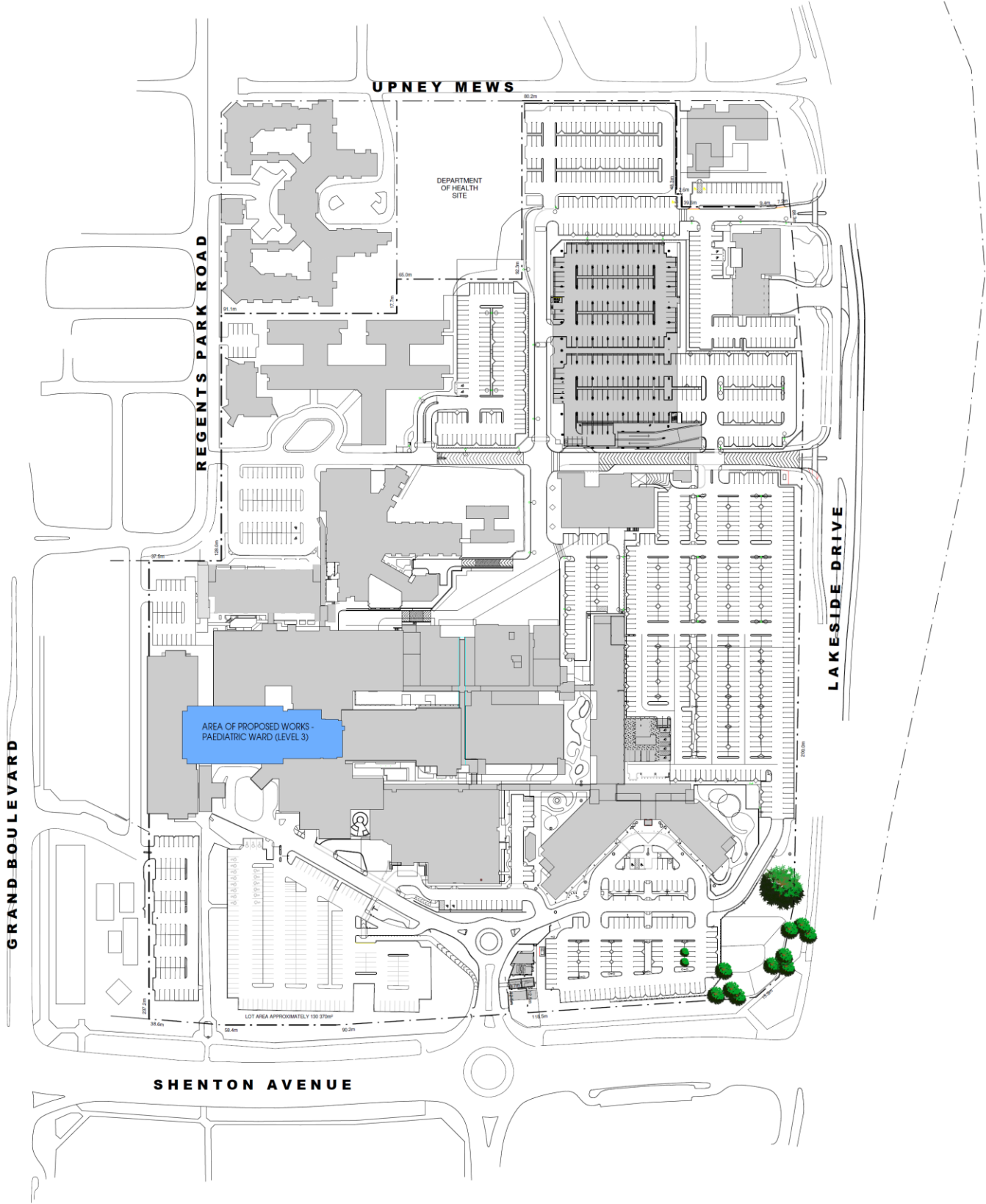
Car parking for the development is calculated in accordance with DPS2, which requires car parking at a rate of one bay per three patients accommodated, and one bay per staff member on duty. Based on the net gain of 12 beds and two additional staff members the development will require six bays, with a total of 1,909 bays required across the site. A total of 2,033 bays are currently provided on-site, and therefore adequate parking is provided to accommodate the development.

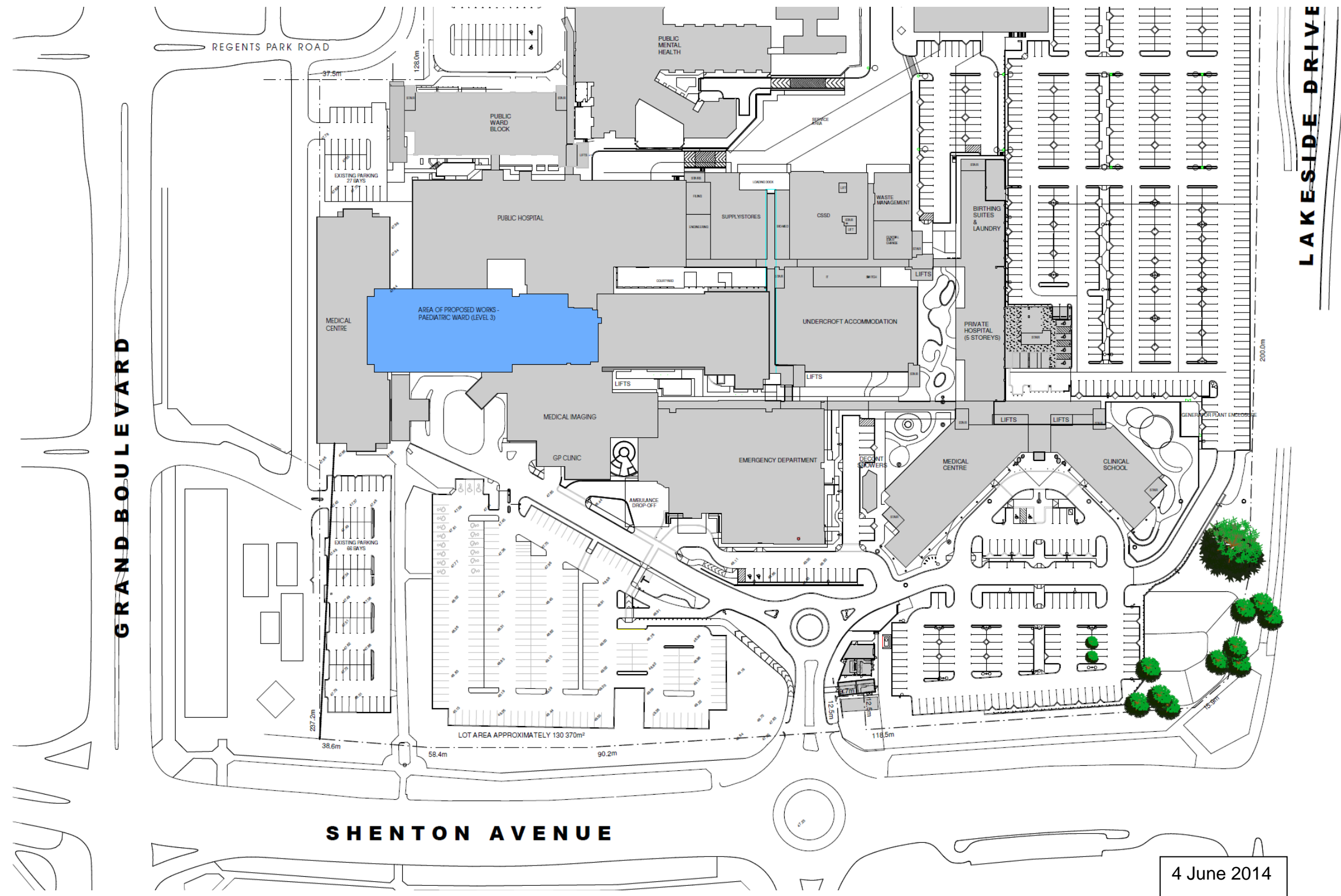
Conclusion:

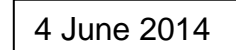
It is considered that the addition will provide an essential community facility, and notwithstanding the areas of non-compliance with the JCCDPM, the design conforms to the requirements of the draft JCCSP and is considered to be of an appropriate form that will positively contribute to the Joondalup Health Campus and City Centre.

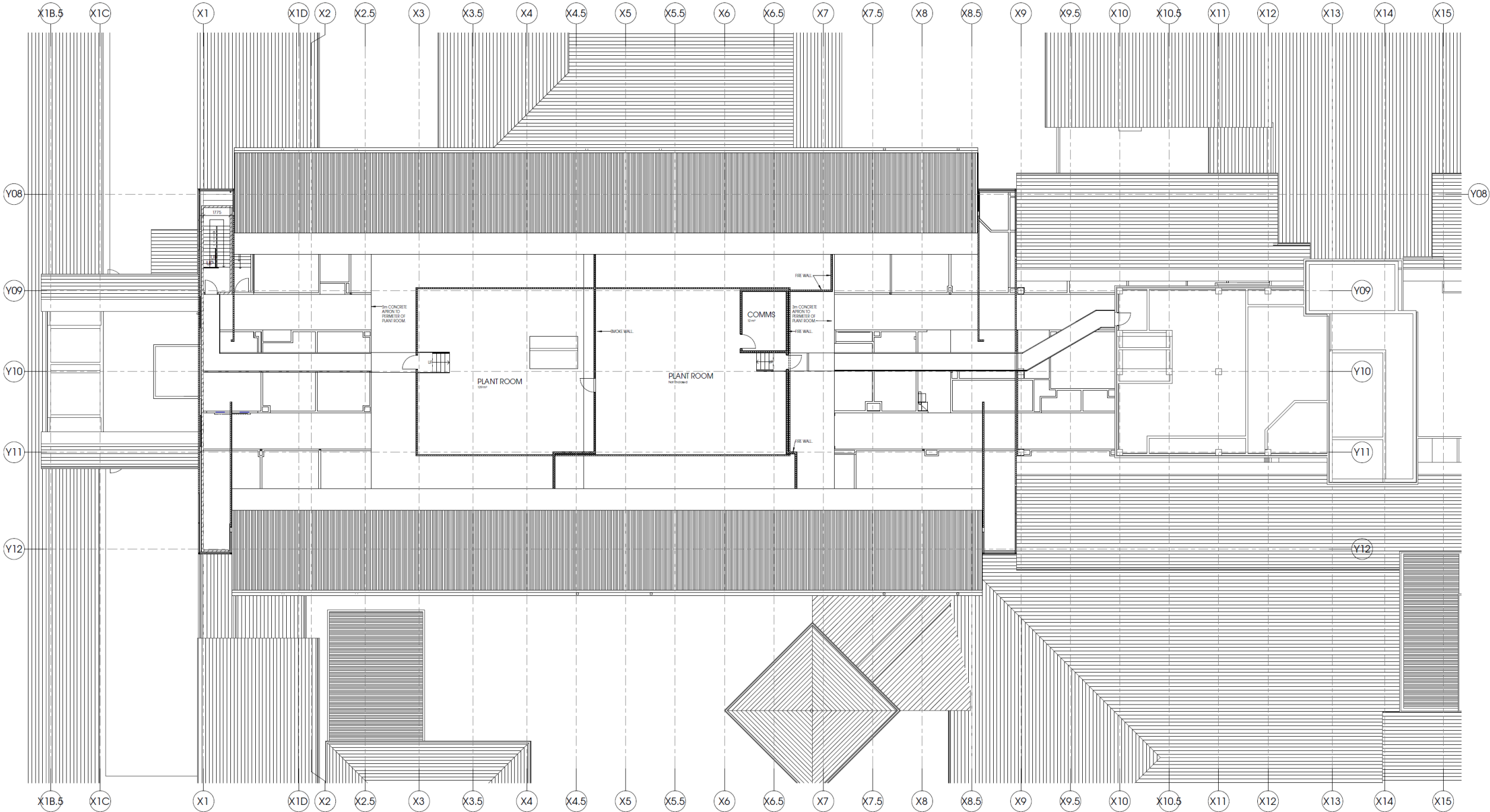
It is recommended that the application be approved, subject to conditions.



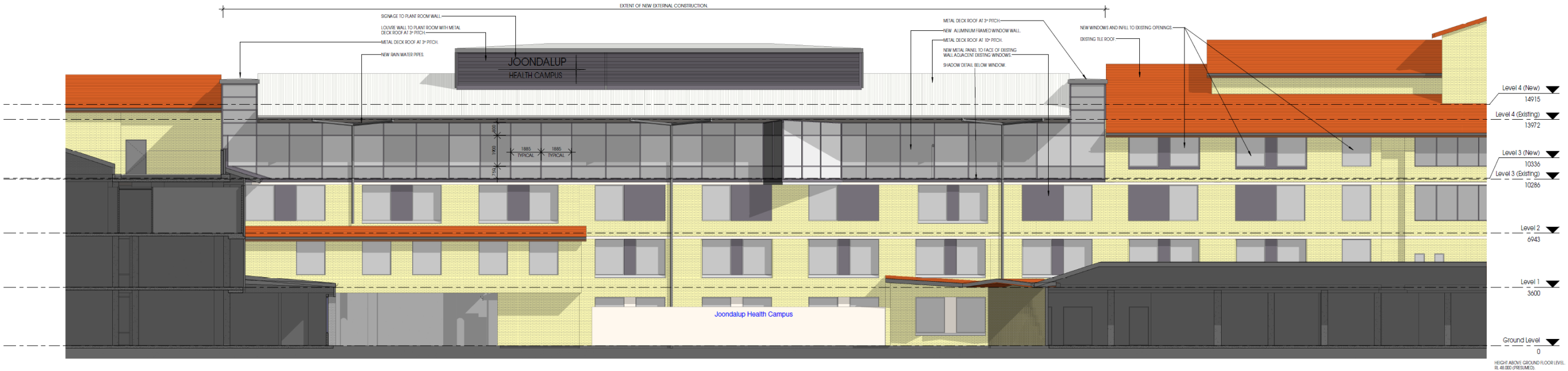




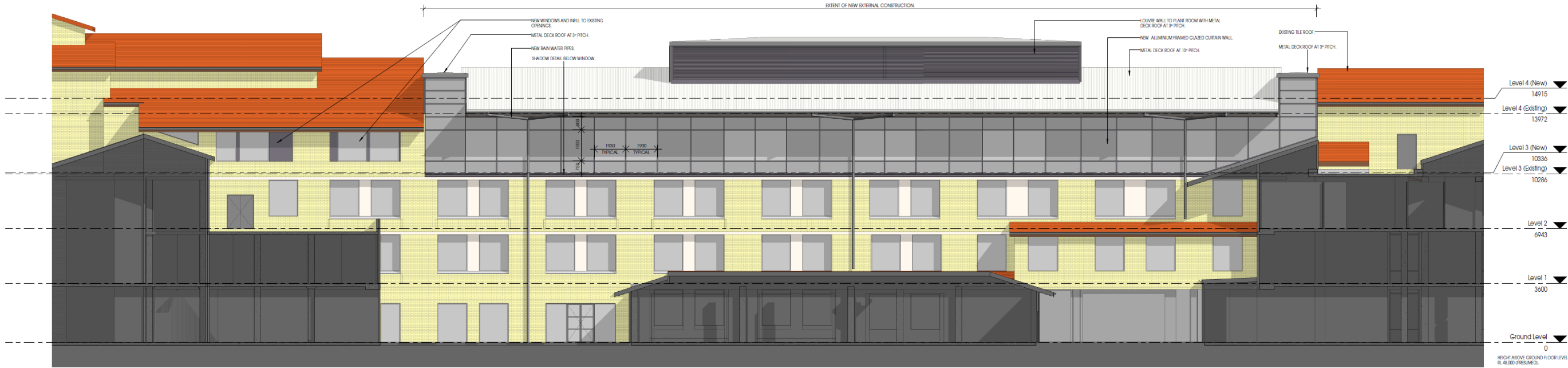




4 June 2014

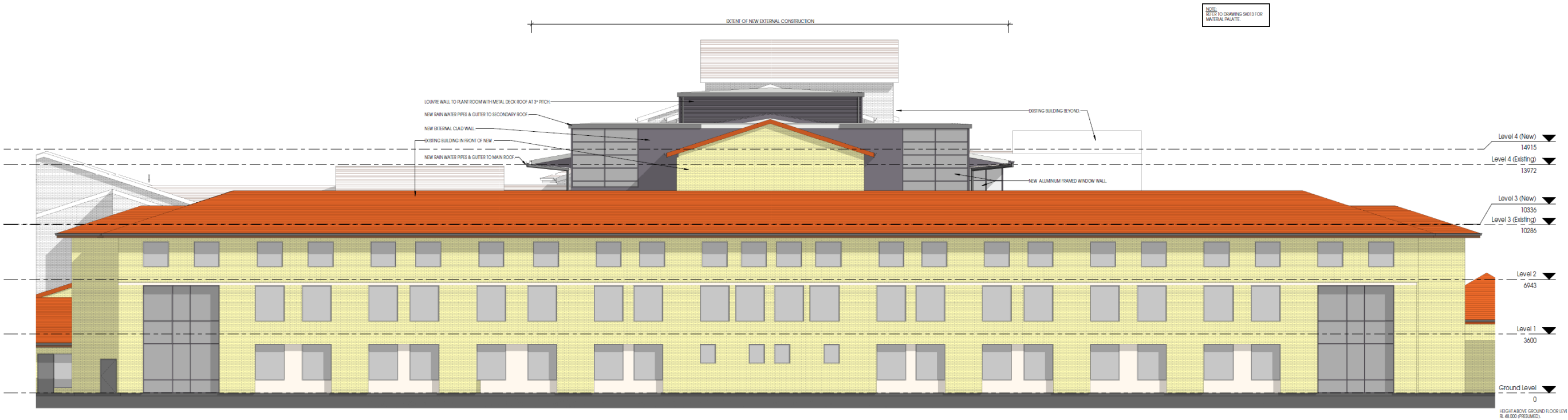


SOUTH ELEVATION (FRONT)



NORTH ELEVATION

4 June 2014



WEST ELEVATION

4 June 2014



FRONT VIEW



VIEW FROM WALKWAY

NOTE:
EXISTING TREES AND OTHER
VEGETATION NOT SHOWN FOR
CLARITY IN ALL VIEWS.



VIEW FROM HAMPTON COURT



VIEW FROM REGENT'S PARK ROAD



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.

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:

BCA Section J energy efficiency requirements will be met or exceeded to ensure that the building operates efficiently. The North facing glazing is shaded with a 2.4m overhang, ensuring that the glazing is well shaded.

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: CHRISTIAN Contact Number: 6363 9444

Applicant's Signature:  Date Submitted: 13/6/14

Accepting Officer's Signature: _____

Checklist Issued: March 2011



Form 2 - Responsible Authority Report

(Regulation 17)

Property Location:	Proposed modifications to approved six storey student accommodation building at Edith Cowan University.
Application Details:	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:	DA14/0739
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Department of Planning File No:	DP/12/00979
Report Date:	31 July 2014
Application Receipt Date:	12 June 2014
Application Process Days:	49 days
Attachment(s):	1: Location plan 2: Development plans and elevations 3: Previously approved site plan, including car park and crossover location

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 12 June 2014 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 12 June 2014 and accompanying plans received 12 June 2014 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

1. The pool pump and water tank shall be screened so as not to be visible from beyond the boundaries of the development site, prior to the occupation of the building(s) to the satisfaction of the City.

Advice Notes

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

- ii The applicant is advised that should any modifications be proposed to the bus stop located on Chancellor Pass these will be required to be in accordance with the requirements of the Public Transport Authority. Further approvals from the Public Transport Authority may also be necessary.

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 with the development currently under construction. The area is generally flat with a 10% slope from the highest point at the west sloping 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. At its meeting held on the 4 February 2013 the Metro North-West JDAP approved modifications to the original development application.

This application seeks approval for amendments to this previously approved development.

Council at its meeting of 24 June 2014 adopted amendments to the Terms of Reference for the Joondalup Design Reference Panel (JDRP). These amendments extended the requirement for applications determined by the JDAP (in addition to those ordinarily determined by Council) to be referred to the JDRP where it relates to new commercial development and major additions to existing development that impact on the streetscape. The purpose of the JDRP is to provide advice on the design of the development with a particular focus on the impact of the building on the streetscape and the environmentally sustainable design features. As this application was received prior to the amendments being adopted by Council, the development has not been referred to the JDRP for comment.

Details: outline of development application

The application seeks an amendment to the development originally approved by the Metro North-West JDAP on 17 October 2012. Minor modifications to this development were also approved by the Metro North-West JDAP on 4 February 2013. The modifications proposed as part of this application include:

- Repositioning of the car park and associated vehicle entry/exit off Chancellor Pass due to conflict with an existing bus stop.
- Modifications to the footpath internal to the site as a result of the repositioning of the car park.
- Repositioning of the bin store as well as converting half of the bin store into a pump room.
- Addition of a portable water tank.
- Reduction in size of the clothes drying area as a result of the addition of a bathroom within this area.
- Internal modifications to the communal kitchen and first aid area on the ground floor.
- Internal modifications to the common area on level 4.
- Addition of pool pump to the north-west of the pool.

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 proposed modifications to the development are considered to comply with the requirements of DPS2, JCCDPM and the draft JCCSP. The majority of the modifications are internal to the development and as such the external appearance of the development from the surrounding area will remain unchanged. The remainder of the modifications are to ancillary structures associated with the development. These structures, with the exception of the pool pump, are located internal to the site and therefore will not have an adverse impact upon the surrounding properties. With regards to the pool pump, as it is visible from Lakeside Drive, a condition requiring this to be screened so that it is not visible from beyond the boundaries of the development site has been recommended.

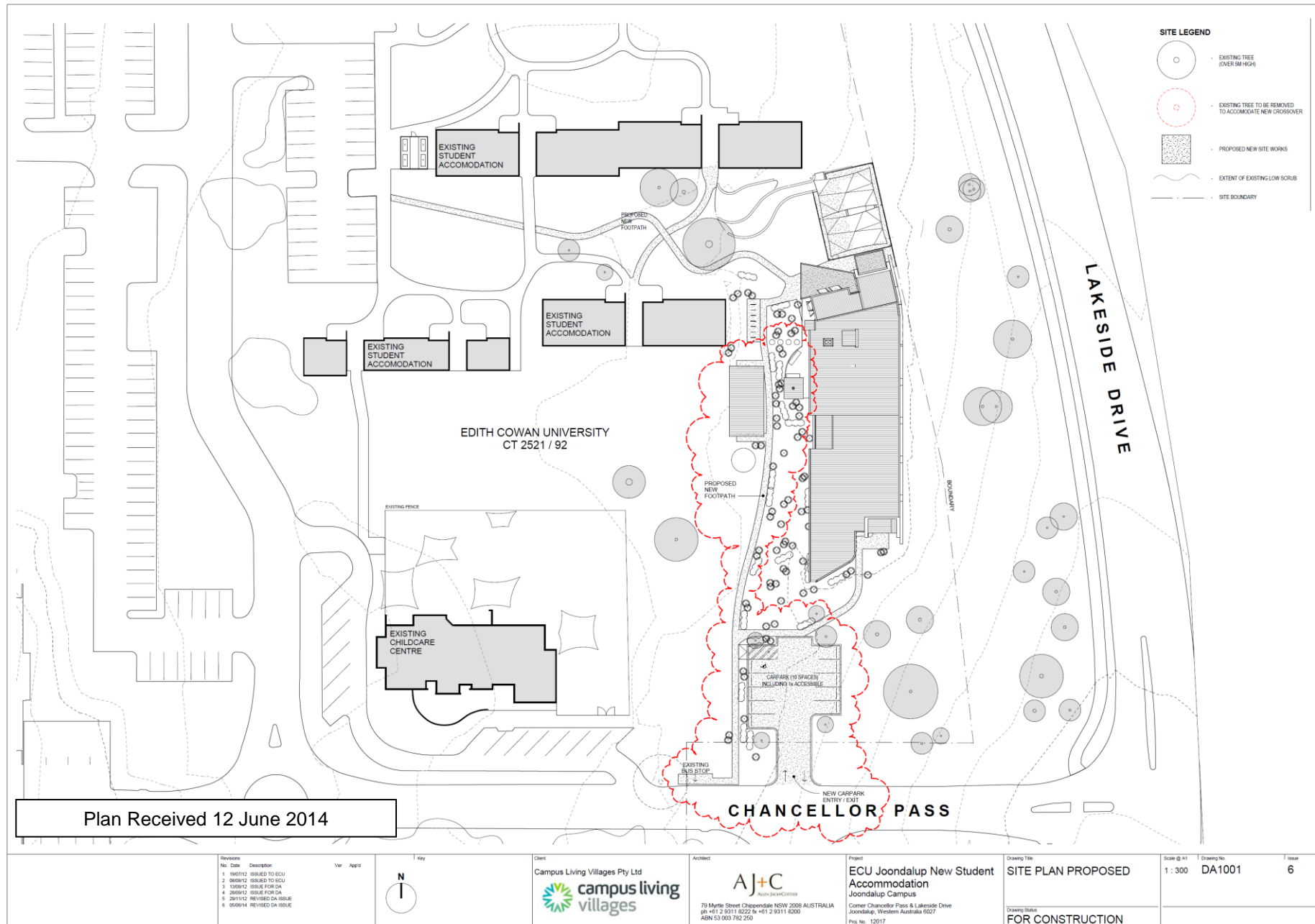
In addition to the above, the 10 bay car park and associated vehicle entry/exit off Chancellor Pass is proposed to be relocated 12 metres to the east. In the original application the car park shared a crossover with the existing child care centre on site. This crossover conflicted with an existing CAT bus stop which the applicant proposed to relocate, with consent from the Public Transport Authority. The current application proposes a separate crossover into the proposed car park, to prevent any conflict between traffic associated with the student accommodation traffic and traffic associated with the existing child care facility. In addition, the relocation of the crossover permits the existing CAT bus stop to remain in place. It is noted that the crossover is still within close proximity to the CAT Bus stop and therefore an advice note is recommended that requires any modifications to the bus stop to comply with the Public Transport Authority requirements.

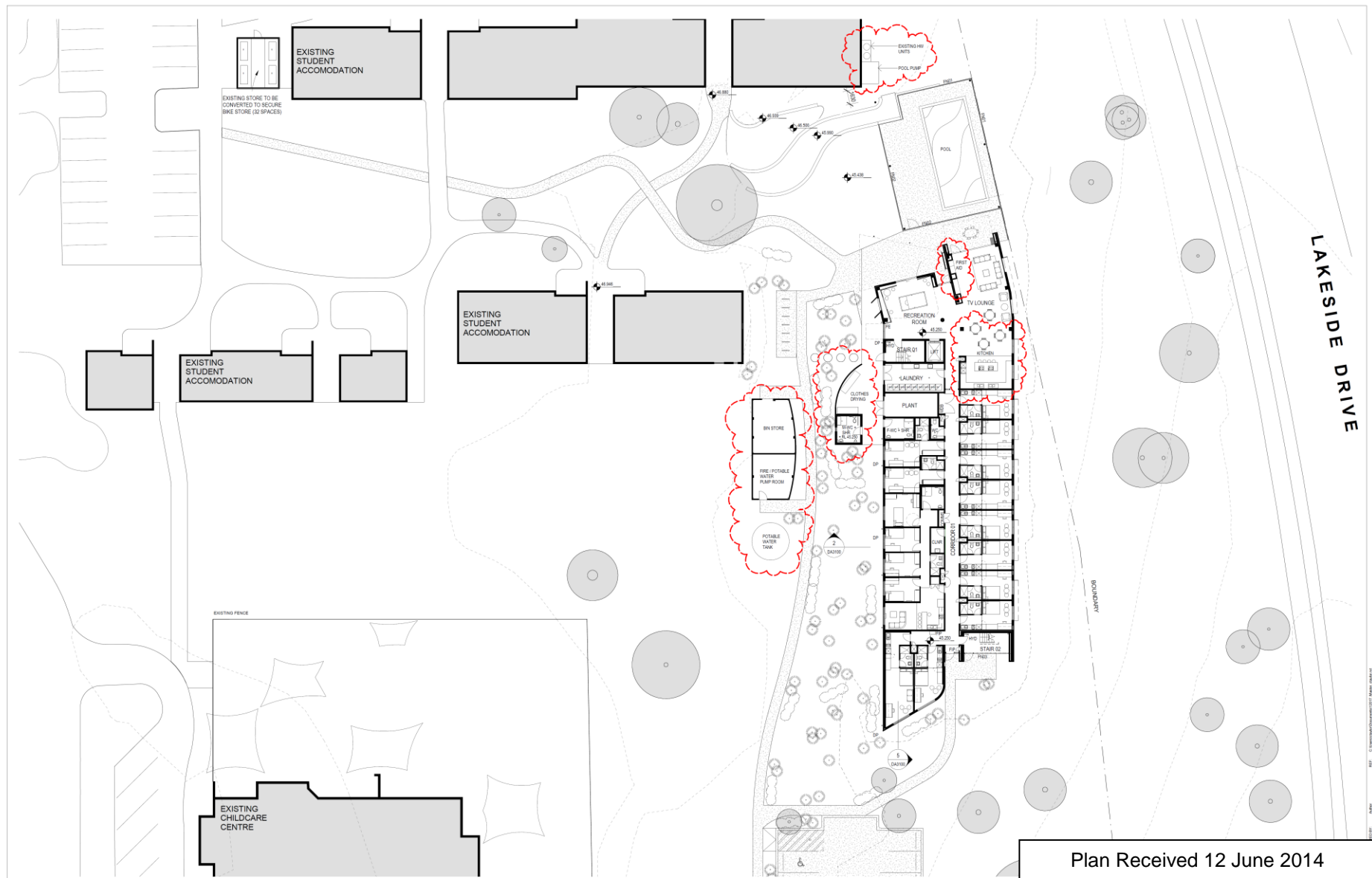
Conclusion:

The proposed modifications to the approved six storey student accommodation building, and ancillary structures, at Edith Cowan University are considered minor in nature and will not impact upon surrounding area.

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







Revisions			Ver	Appr
No.	Date	Description		
1	19/07/12	ISSUED TO ECU		
2	08/08/12	ISSUED TO ECU		
3	13/08/12	ISSUE FOR DA		
4	28/09/12	ISSUE FOR DA		
5	06/11/12	ISSUE FOR APPROVAL		
6	29/11/12	REVISED DA ISSUE		
7	05/06/14	REVISED DA ISSUE		



Client
Campus Living Villages Pty Ltd



The logo for Campus Living Villages features a stylized green sunburst icon to the left of the text "campus living" in a bold, lowercase sans-serif font, with "villages" in a smaller, lighter font below it.

Architect

AJ+C
ALLEN JACK+COTTE

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ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project
**ECU Joondalup New Student
Accommodation**
Joondalup Campus
Corner Chancellor Pass & Lakeside Drive
Joondalup, Western Australia 6027
Proj. No. 12017

Drawing Title
GROUND FLOOR PLAN

Drawing Status
FOR CONSTRUCTION

Scale @ A1	Drawing No.	Issue
1 : 200	DA2100	7

Issue
7

J. of Data & Text: 0/00/2014 12:27 PM
 REC-00:
 Author: J. Janssen@p4.com
 Title: J. Janssen@p4.com



Plan Received 12 June 2014

Revisions Rev. Date Description 1 19/07/12 ISSUED TO ECU 2 06/08/12 ISSUED TO ECU 3 13/09/12 ISSUE FOR DA 4 29/10/12 REVISED DA ISSUE 5 05/06/14 REVISED DA ISSUE		View Aggrd	Key 	Client Campus Living Villages Pty Ltd 	Architect 70 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 6222 fx +61 2 9311 6200 ABN 53 003 782 250	Project ECU Joondalup New Student Accommodation Joondalup Campus Corner Chancellor Pass & Lakeside Drive Joondalup, Western Australia 6027 Proj No. 120117	Drawing Title FLOOR PLANS	Scale @ A1 1 : 200	Drawing No. DA2101	Issue 5
							Drawing Status FOR CONSTRUCTION			

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ABBREVIATIONS

AWN	- AWNING
AW	- ALUMINIUM WINDOW
BAL1	- BALUSTRADE TYPE 01
BAL2	- BALUSTRADE TYPE 02
BJ	- BRICK JOINT
CPT	- CARPET
CJ	- CONCRETE BLOCK
CCJ	- CONTROL JOINT
CCP	- CONCRETE PAVING
CPD	- CUPBOARD
CRP	- CEMENT RENDER AND PAINT
COMMS	- COMM. CUPBOARD
DG	- DRIP GROOVE
DM	- DOOR MAT
DP	- DOWNPIPE
DPM	- DAMP PROOF MEMBRANE
ELECT	- ELECTRICAL SWITCHBOARD
EXG	- EXISTING
F	- FIXED GLAZING
FBH	- FACE BRICK TYPE
FC	- FIBRE CEMENT
FCB01	- FACE CONC BLOCK 01
FCL	- FINISHED CEILING LEVEL
FE	- FIRE EXTINGUISHER
FFL	- FINISHED FLOOR LEVEL
FGL	- FINISHED GROUND LEVEL
FIP	- FIRE INDICATOR PANEL
FN01	- 1200 METAL POOL FENCE
FN02	- 1200 GLASS POOL FENCE
FN03	- METAL PALING FENCE
FRL	- FIRE RESISTANCE LEVEL
FRS	- FIRE RATED SPANDREL
FSL	- FINISHED STRUCTURAL LEVEL
FW	- FLOOR WASTE TO SEWER
GD	- GRATED DRAIN
GL	- GLAZING
GR	- GROSS BAL
H (HYD)	- HYDRANT
HR	- HANDRAIL
HNU	- HOT WATER UNIT
LV	- LOUVER
LVD	- LOUVER GLAZED
LS	- LOUVER SCREEN
MEM	- MEMBRANE
MR	- METAL ROOF SHEETING
MV	- MECHANICAL VENT
NTS	- NOT TO SCALE
OF	- OVERFLOW
OV	- OPEN
P	- PAINT (FINISH)
PV	- PAVING
PS	- PLASTERBOARD
PG	- PERGOLA
RC	- REINFORCED CONCRETE
RH	- RANGE HOOD
RJ	- RENDEZ JOINT (N JOINT)
RWO	- RAINWATER OUTLET
RW	- RETAINING WALL
SW	- STORMWATER
SCR01	- SUNSHRIMP SCREEN 01
SCR02	- SUNSHRIMP SCREEN 02
SCR03	- SUNSHRIMP SCREEN 03
SCR04	- SUNSHRIMP SCREEN 04
SD	- SLIDING DOOR - ALUMINIUM
SAL	- SKYLIGHT
SP	- STEEL POST
SWP	- STORMWATER PIT
T	- TILE
TMB	- TIMBER DECKING
TOW	- TOP OF WALL
TYP	- TYPICAL
VMT	- VENDING MACHINE (PROVISION FOR)
VP	- VENT PIPE
W01	- RETAINING WALL - BLOCK
WC	- TOILET



7 EAST ELEVATION 1:200



4 NORTH ELEVATION 1:200



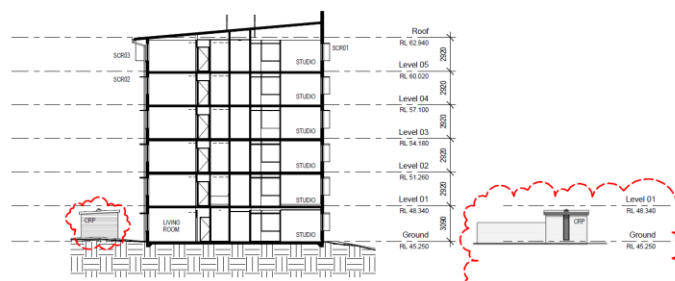
6 WEST ELEVATION 1:200



3 SOUTH ELEVATION 1:200



5 SECTION B 1:200



2 SECTION A 1:200

Plan Received 12 June 2014

Revisions No. Date Description 1 16/01/12 ISSUED TO ECU 2 06/01/12 ISSUED TO ECU 3 03/01/12 ISSUE FOR DA 4 09/01/12 REVISED FOR DA - EAST ELEVATION 5 09/01/12 REVISED DA ISSUE 6 06/01/14 REVISED DA ISSUE	Ver App'd	Key	Client Campus Living Villages Pty Ltd 	Architect AJ+C AUSTRALIAN ARCHITECTS 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 6200 ABN 53 003 782 250	Project ECU Joondalup New Student Accommodation Joondalup Campus Corner Chancellor Pass & Lakeside Drive Joondalup, Western Australia 6027 Proj No. 12017	Drawing Title ELEVATIONS AND SECTIONS FOR CONSTRUCTION	Scale @ A1 As Indicated	Drawing No. DA3100	Issue 6
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