



## **Metro North-West Joint Development Assessment Panel Agenda**

**Meeting Date and Time:** 30 October 2014; 3pm  
**Meeting Number:** MNWJDAP/69  
**Meeting Venue:** City of Joondalup and via Teleconference

### **Attendance**

#### **DAP Members**

Ms Karen Hyde (Presiding Member)  
Mr Paul Drechsler (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)

#### **Officers in attendance**

Ms Lydia Dwyer (City of Joondalup)

#### **Local Government Minute Secretary**

Mr John Byrne (City of Joondalup)

#### **Applicant and Submitters**

Mr Giles Harden Jones (Harden Jones Architects)

#### **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**

Nil

#### **4. Noting of Minutes**

Note the Minutes of the Metro North-West JDAP meeting no.68 held on the 15 October 2014.



**5. Disclosure of Interests**

Nil

**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**

Nil

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

<b>9.1</b>	Property Location:	Lot 39 (14) Lennard Street, Marmion
	Application Details:	Proposed modifications to approved two storey multiple dwelling development
	Applicant:	Harden Jones Architects
	Owner:	Pref Nominees Pty Ltd
	Responsible authority:	City of Joondalup
	DoP File No:	DP/13/00370

**10. Appeals to the State Administrative Tribunal**

As invited by the State Administrative Tribunal under Section 31 of the *State Administrative Act 2004*, the Metro North-West JDAP will reconsider the proposed mixed-use development at 46-48 Scarborough Beach Road, Scarborough on or before 5 December 2014.

**11. Meeting Closure**



## Minutes of the Metro North-West Joint Development Assessment Panel

**Meeting Date and Time:** 15 October 2014; 3.30pm  
**Meeting Number:** MNWJDAP/68  
**Meeting Venue:** City of Wanneroo  
23 Dundebur Road Wanneroo

### Attendance

#### DAP Members

Ms Karen Hyde (Presiding Member)  
Mr Paul Drechsler (Deputy Presiding Member)  
Mr Patrick Dick (Alternate Specialist Member)  
Cr Frank Cvitan (Local Government Member, City of Wanneroo)

#### Officers in attendance

Mr Joe Hussey (City of Wanneroo)  
Ms Cathrine Temple (City of Wanneroo)  
Mr Jay Naidoo (City of Wanneroo)

#### Local Government Minute Secretary

Ms Grace Babudri (City of Wanneroo)

#### Applicant and Submitters

Mr Michael Kevill (TPG)  
Mr Dan Lees (TPG)

#### Members of the Public

Community News

#### 1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 3.30pm on 15 October 2014 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Ms Karen Hyde  
Presiding Member, Metro North-West



The Presiding Member advised that in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, which states: 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.', the meeting would not be recorded.

## 2. Apologies

Mr Fred Zuideveld (Specialist Member)  
Cr Russell Driver (Local Government Member, City of Wanneroo)

## 3. Members on Leave of absence

Nil

## 4. Noting of minutes

Minutes of the Metro North-West JDAP meeting no.67 held on 25 September 2014 were noted by DAP members.

## 5. Disclosure of interests

Panel member, Mr Fred Zuideveld, declared an Impartiality Interest in Item 8.1. Madeley Development Alliance Pty Ltd is a subsidiary of Niche Living. Niche Living is a client of Zuideveld Marchant Hur of which Mr Zuideveld is a director. Mr Zuideveld has also worked on a feasibility study for this site and the architect for the development is known to him.

In accordance with section 6.3.1 of the Standing Orders 2012, the Presiding Member determined that the member listed above, who had disclosed a Pecuniary Interest, was not permitted to participate in the discussion or voting on the items.

## 6. Declaration of Due Consideration

All members declared that they had duly considered the documents.

## 7. Deputations and presentations

7.1 Mr Dan Lees (TPG) addressed the DAP for the application at Item 8.1.

## 8. Form 1 - Responsible Authority Reports – DAP Application

- 8.1 Property Location: 16 Single Dwellings, 90 Grouped Dwellings and associated common property  
Application Details: Lot 100 (360) Wanneroo Road, Madeley  
Applicant: TPG  
Owner: Madeley Development Alliance Pty Ltd  
Responsible authority: City of Wanneroo  
DoP File No: DAP/14/00606

*Karen Hyde*



## PRIMARY MOTION

**Moved by:** Ms Karen Hyde

**Seconded by:** Mr Paul Drechsler

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

Defer the DAP Application reference DAP/14/00606 and accompanying plans (Attachment 1, 2 and 3) for a period of two weeks to:

- Allow the application to be referred to Main Roads Western Australia (MRWA) as recommended by the Department of Planning in their referral advice received under Instrument of Delegation DEL 2011/02.
- Allow the City to consider its position regarding the recommendation of the Department of Planning in their referral advice received under Instrument of Delegation DEL 2011/02, for common property 'private roads' to be widened to a minimum reservation of 12m.

**The Primary Motion was put and CARRIED UNANIMOUSLY.**

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

Nil

9.1	Property Location:	Lot 3801 (1001) Joondalup Drive Banksia Grove
	Application Details:	Modifications to approved convenience store
	Applicant:	TPG
	Owner:	Coles Group Property Dev Ltd
	Responsible authority:	City of Wanneroo
	DoP File No:	DP/13/00180

## REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Cr Frank Cvitan

**Seconded by:** Mr Paul Drechsler

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

1. Accept that the DAP Application reference DP/13/00180 as detailed on the DAP Form 2 dated 13 August 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/13/00180 as detailed on the DAP Form 2 date 13 August 2014 and accompanying plan (**Attachment 4**) in accordance with the provisions of the City of Wanneroo District Planning Scheme No. 2 and the Metropolitan Region Scheme, for the proposed minor amendment to the approved Banksia Grove Town Centre Stage 1 at 1001 Joondalup Drive, Banksia Grove, subject to:

*Karen Hyde*



### **Additional Conditions**

- cc. Removable bollards shall be installed in the location depicted on plan WD01 in **Attachment 4**.

### **Advice Notes**

- i All other conditions and requirements detailed on the previous approvals dated 10 June 2013 (**Attachment 1**) and 22 May 2014 (**Attachment 2**) shall remain unless altered by this application.
- ii In relation to condition cc. the bollards shall be in place at all times and shall only be removed to allow fuel tanker access to the site.

**The Report Recommendation/Primary Motion was put and CARRIED UNANIMOUSLY.**

### **10. Appeals to the State Administrative Tribunal**

Nil

### **11. Meeting Close**

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the presiding member declared the meeting closed at 3.50.

*Karen Hyde*



## Form 2 - Responsible Authority Report (Regulation 17)

<b>Property Location:</b>	Lot 39 (14) Lennard Street, Marmion
<b>Application Details:</b>	Proposed modifications to approved two storey multiple dwelling development
<b>DAP Name:</b>	Metro North West JDAP
<b>Applicant:</b>	Harden Jones Architects
<b>Owner:</b>	Pref Nominees Pty Ltd
<b>LG Reference:</b>	DA14/1099
<b>Responsible Authority:</b>	City of Joondalup
<b>Authorising Officer:</b>	Dale Page Director Planning and Community Development
<b>Department of Planning File No:</b>	DP/13/00370
<b>Report Date:</b>	21 October 2014
<b>Application Receipt Date:</b>	26 August 2014
<b>Application Process Days:</b>	56 Days
<b>Attachment(s):</b>	1: Location plan 2: Development plan 3: Previously approved basement plan

### Officer Recommendation:

That the Metro North-West JDAP resolves to:

1. Accept that the DAP Application reference DP/13/00370 as detailed on the DAP Form 2 dated 26 August 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/13/00370 as detailed on the DAP Form 2 date 26 August 2014 and accompanying plans received on 26 August 2014 (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 amendment to the approved two storey multiple dwelling development at Lot 39 (14) Lennard Street, Marmion, subject to:

### Amended Conditions

- k) An amended 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. Refuse management for the development shall be undertaken in accordance with this approved Refuse Management Plan, to the satisfaction of the City.

### Amended Advice Notes

- d) Further to condition 1 above, it is advised that the applicant/landowner should engage a commercial waste collector to manage all refuse collection.

- e) All conditions and requirements detailed on the previous approval dated 17 October 2013 shall remain unless altered by this application.

**Background:**

Property Address:	Lot 39 (14) Lennard Street, Marmion
Insert Zoning	MRS: Urban
	TPS: Residential
Insert Use Class:	Multiple Dwellings
Insert Strategy Policy:	N/A
Insert Development Scheme:	<i>City of Joondalup District Planning Scheme No. 2</i>
Insert Lot Size:	2,144m <sup>2</sup>
Insert Existing Land Use:	Multiple Dwellings
Value of Development:	\$4 million

The subject site is located on the south-western corner of the intersection of Lennard Street and Cliff Street, Marmion. To the south of the site is an existing one storey single house and to the west are two existing two storey grouped dwellings (Attachment 1 refers).

The site is zoned 'Urban' under the *Metropolitan Region Scheme* (MRS) and 'Residential' under the City's *District Planning Scheme No. 2* (DPS2). The broader locality is coded R20 and is characterised by a mix of dwelling types.

The site was originally granted approval for use as a 'Holiday Accommodation and Conference Centre' prior to the commencement of the operation of the *Wanneroo Town Planning Scheme No. 1* (TPS1). This use, whilst not permitted within the 'Residential' zone under DPS2, was permitted to continue operation under the non-conforming use right provisions of DPS2. The site contained 11 holiday units, function rooms, dining halls and associated facilities.

The site was re-coded from R20 to R40 upon the finalisation of Amendment No. 62 to DPS2 on 15 June 2012.

A development application was received on 23 April 2013 for the proposed construction of 20 multiple dwellings on the site. The application was considered by the JDAP at a meeting held on 23 September 2013 where it was resolved to defer the application to enable the applicant to submit amended plans to the City of Joondalup addressing the issues of plot ratio, open space and visitor parking.

The application was reconsidered by the JDAP at its meeting held on 17 October 2013 where it was deemed that the amended plans adequately addressed previous concerns and the JDAP resolved to approve the application subject to conditions.

Demolition of the holiday accommodation and conference buildings was approved on 22 October 2013. The subject site is now vacant with the development currently under construction.

## **Details: outline of development application**

The applicant seeks an amendment to the development originally approved by the Metro North-West JDAP on 17 October 2013. These amendments only relate to the basement car park, with the rest of the development remaining unchanged. Details of the proposed modifications are outlined below and the amended and previously approved basement floor plans are provided as Attachments 2 and 3 to this report.

- A relocation and increase in the number of bicycle bays provided;
- The provision of an additional four car bays within the basement; and
- Minor reconfiguration of the front of the basement, including the removal of the bin ramp and a pedestrian path.

## **Legislation & policy:**

### Legislation

- *Planning and Development Act 2005*
- *Metropolitan Region Scheme (MRS)*
- *City of Joondalup District Planning Scheme No. 2 (DPS2)*

### State Government Policies

- *Residential Design Codes of Western Australia (State Planning Policy 3.1) (R-Codes).*

### **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 in the original report for DP/13/00370. 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/13/00370.

### 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 two storey, 20 multiple dwelling development with basement car parking at 14 Lennard Street, Marmion. The application has been assessed in accordance with the provisions of DPS2 and Part 6 of the *Residential Design Codes of Western Australia (R-Codes)*, which relates to multiple dwellings in areas coded R30 or higher.

Several design elements of the original application did not meet the deemed-to-comply requirements of the R-Codes. These design elements remain unaltered by the proposed modifications and, therefore, are not addressed in this report.

### Bicycle Parking Facilities

The deemed-to-comply requirements of clause 6.3.3 – Parking of the R-Codes requires seven bicycle spaces to be provided for residents and two bicycle spaces for visitors.

The previously approved basement floor plan showed a total of nine bicycle bays provided as wall mounted bicycle racks in the basement. As the R-Codes do not stipulate that visitor bicycle bays need to be located outside security barriers, all of these bays were located at the rear of the basement behind the automatic security gate.

This application is proposing a total of 12 bicycle spaces, with four of these spaces located outside of the security gate and, therefore, readily accessible to visitors. Given that a greater number of bicycle bays will be provided and four of these bays will be easily accessible to visitors, this modification will result in a better outcome for the development.

### Car Parking Bays

The deemed-to-comply requirements of clause 6.3.3 also prescribe a minimum number of on-site car parking spaces to be provided for the development, this being a minimum of 24 residential bays and five visitor bays.

The original application provided a total of 30 residential bays in the basement, with 20 of these bays provided in a tandem arrangement, and five visitor bays at grade, accessed from the secondary street.

The parking layout has been revised in this application to accommodate 24 car bays in a tandem arrangement, providing a total of 34 residential bays for the development within the basement. There have been no changes to the visitor bays.

Many of the submissions received during the advertising of the previous application outlined concerns relating to the traffic impact of the development on Lennard Street and Cliff Street. As part of the original application, the applicant provided a transport statement to demonstrate how traffic will be managed entering and exiting onto Lennard Street. This statement confirmed that predicted flows can be accommodated within the existing network without resulting in unacceptable adverse impacts. It is considered that the addition of four extra car bays will not generate any additional traffic impacts on the locality.

## Bin Ramp

The original application featured a bin store area that was accessed from within the basement. There was also a dedicated bin ramp to the east of the store area to enable bins to be easily wheeled to and from the verge bin pad.

This application proposes access to the bin store from the basement entry, outside of the automatic security gate. There is no longer a dedicated bin ramp to the east, with bins now expected to be wheeled up and down the basement driveway. The applicant has stated that, given the subject site is not located in a high traffic area and adequate sightlines have been provided to vehicle access points, there is no need to provide a separate bin ramp. Further to this, as outlined in the approved Refuse Management Plan for the original application, a caretaker/cleaner appointed by Strata Management will be responsible for the overall management of the bin store and collection.

Clause 6.4.6 of the R-Codes, which details the requirements pertaining to bin collection, does not specifically require a dedicated bin ramp to be provided. However, the City is concerned that use of the vehicle access ramp for waste collection, rather than a dedicated bin ramp, will result in access and egress issues. The vehicle access ramp grade is significant and, therefore, will require considerable physical effort by residents to move the bins to and from the verge. Due to the high number of bins involved, transporting the bins will also take an extensive period of time. As such, there is potential for vehicle and pedestrian conflict to occur.

It is acknowledged that the previous Refuse Management Plan stated that a caretaker would ensure bins are transported to and from the verge, rather than residents. However, the City is uncomfortable to solely rely on a caretaker to be available each week. Further to this, the City is obliged to provide a bin placement service for residents with special needs that are unable to place the bins on the verge themselves. However, the City cannot require its contract waste collector to carry this out if there are concerns with access and egress issues due to the steepness of the driveway and the potential conflict with inward and outward bound vehicles.

It is therefore advised that a commercial waste collector should be engaged to manage the waste collection. An amended condition is recommended for a new Refuse Management Plan to be submitted to the City to address the above concerns.

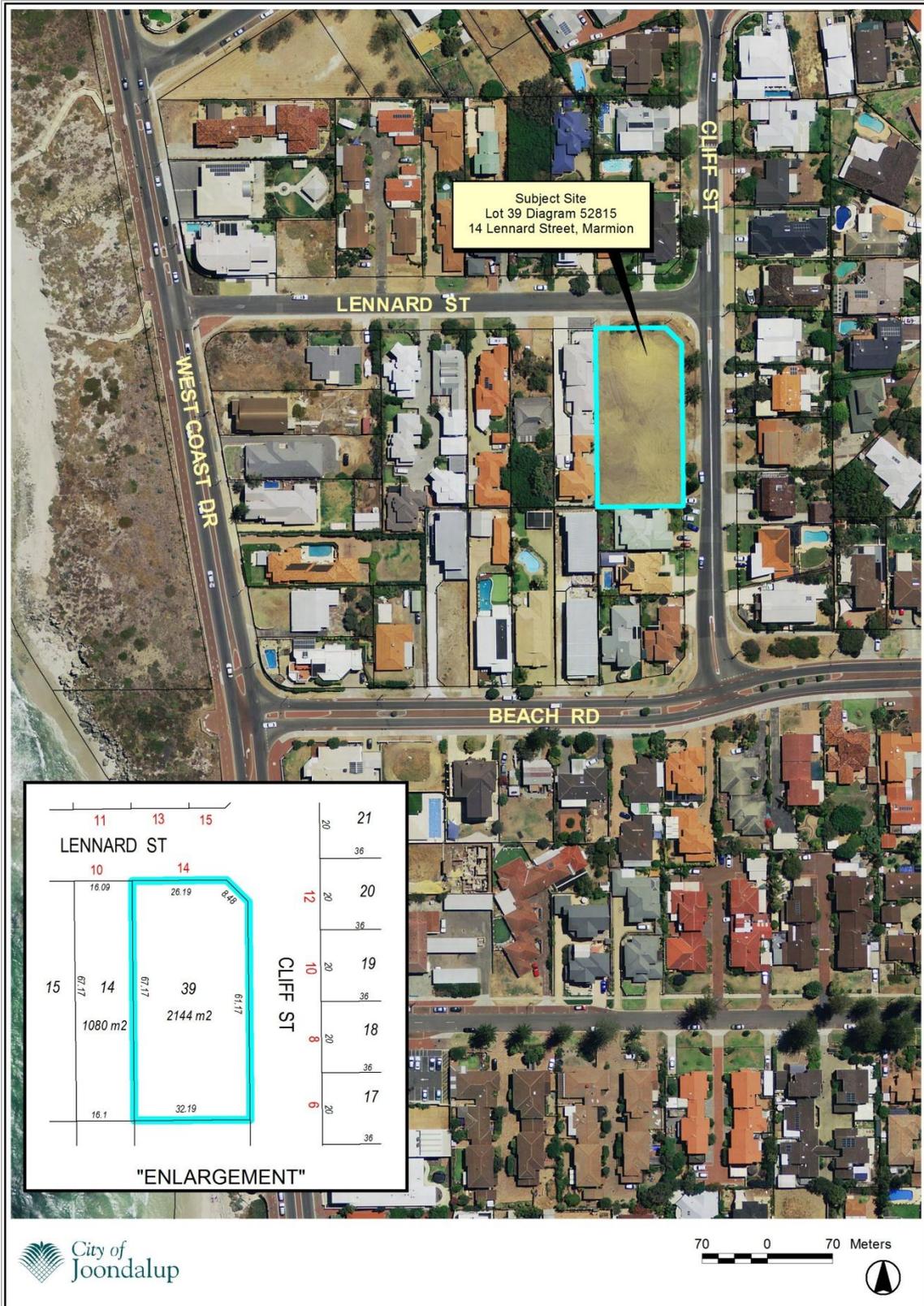
### **Conclusion:**

The proposed modifications to the development are considered to comply with the requirements of DPS2 and the R-Codes. 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 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.

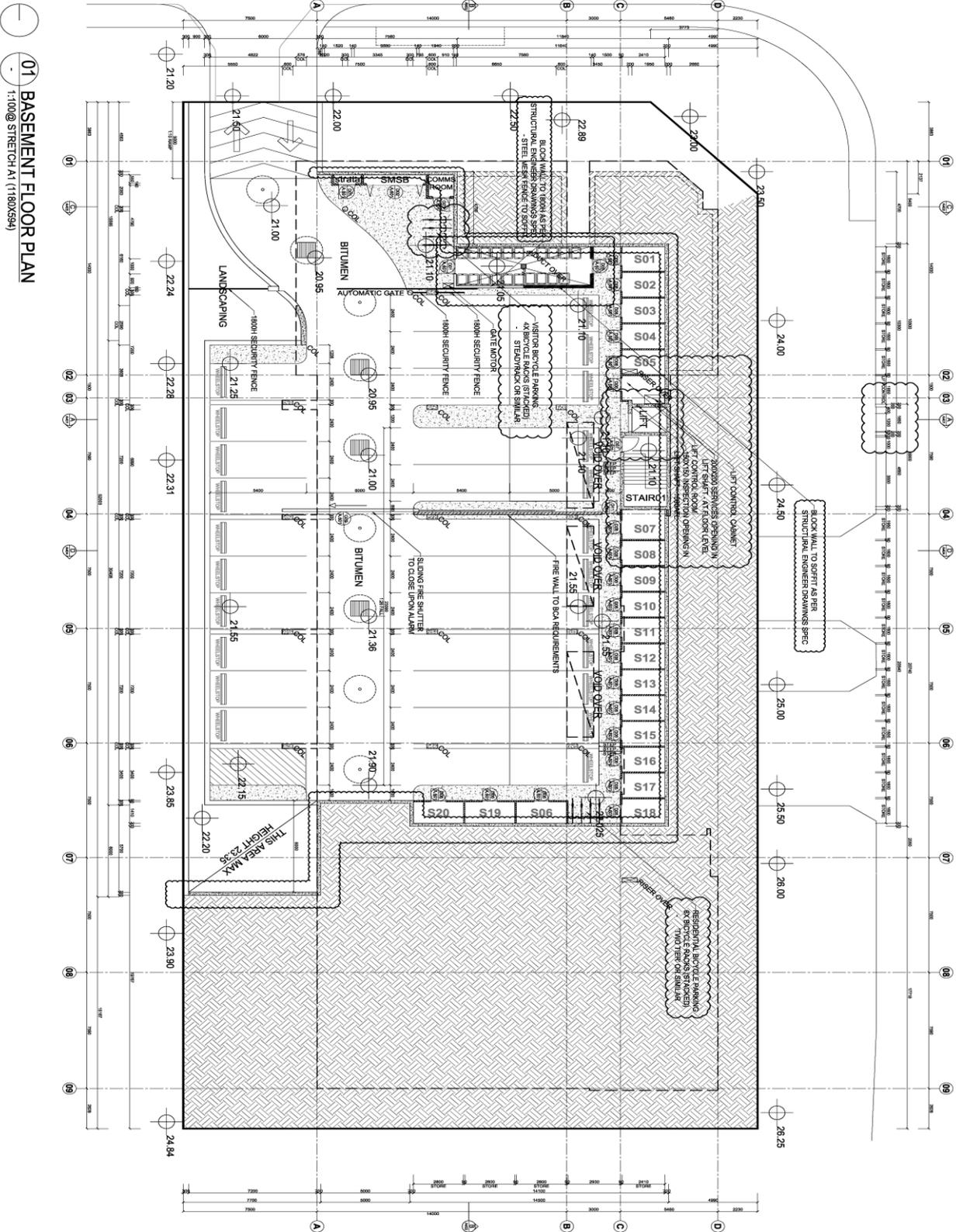
However, to address any issues engendered by the removal of the bin ramp, it is recommended that approval be granted subject to an amended condition requiring an amended Refuse Management Plan that details the method of rubbish collection.

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



LENNARD STREET

CLIFF STREET



01 BASEMENT FLOOR PLAN  
1:100@ STRETCH A1 (1180X594)





**POSTED**  
29/10/13

LG Ref: DA13/0416  
DoP Ref: DP/13/00370  
Enquiries: Development Assessment Panels  
Telephone: (08) 6551 9919

Mr Giles Harden Jones  
Harden Jones Architects  
8/300 Rokeby Road  
Subiaco WA 6008

Dear Mr Harden Jones

**Metro North-West JDAP – City of Joondalup – DAP Application DA13/0416  
Lot 39 (14) Lennard Street, Marmion  
Proposed Two Storey Multiple Dwelling Development**

Thank you for your application and plans submitted to the City of Joondalup on 22 April 2013 for the above development at the above mentioned site.

This application was considered by the Metro North-West Joint Development Assessment Panel at its meeting held on 17 October 2013, where in accordance with the provisions of the City of Joondalup District Planning Scheme No. 2, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with Regulation 17 of the Development Assessment Panel Regulations 2011.

Also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be made within 28 days of the determination in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any enquiries in respect to the conditions of approval please contact Mr John Corbellini at the City of Joondalup on (08) 9400 4393.

Yours sincerely

**DAP Secretariat**

29/10/2013

Encl. DAP Determination Notice  
Approved plans

Cc: Mr John Corbellini  
City of Joondalup  
PO Box 21  
Joondalup WA 6919





## ***Planning and Development Act 2005***

### **City of Joondalup District Planning Scheme No. 2**

#### **Metro North-West Joint Development Assessment Panel**

## **Determination on Development Assessment Panel Application for Planning Approval**

**Location:** Lot 39 (14) Lennard Street, Marmion

**Description of proposed Development:** Proposed Two Storey Multiple Dwelling Development

In accordance with Regulation 8 of the *Development Assessment Panels Regulations 2011*, the above application for planning approval was **granted** on 17 October 2013, subject to the following:

**Approve** DAP application (reference DP/13/00370) 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:

- 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;
  - Demolition waste avoidance and recycling measures;
  - Other matters likely to impact in the surrounding properties;
  - Dust control for the site;
- 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) 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.
- j) 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.
- k) Refuse management for the development shall be undertaken in accordance with the approved Refuse Management Plan, to the satisfaction of the City.

#### **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) Development to be designed and constructed in accordance with the *Environmental Protection Act 1986* and the *Environmental Protection (Noise)*



*Regulations 1997*. Consideration needs to be given to the location of plant equipment including air conditioning units, mechanical exhaust ventilation and future swimming pool equipment.

- c) Development shall comply with the *Health (Aquatic Facilities) Regulations 2007*. Please be advised that any future swimming pool additions will first require approval from the Department of Health WA.
- d) Further to condition k) above, the applicant/landowner is advised that bulk refuse collection will also be a caretaker/strata managed item.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Development Assessment Panel Regulations 2011*.



NO 14 LENNARD STREET MARMION  
LENNARD STREET VIEW - 25/09/2013

hardenjonesarchitects  
www.hjarchitect.com.au

## 14 Lennard St, MARMION

- 01 . SITE SURVEY
- 02 . BASEMENT PARKING FLOOR PLAN
- 03 . RESIDENTIAL - FIRST FLOOR PLAN
- 04 . RESIDENTIAL - SECOND FLOOR PLAN
- 05 . ROOF & SHADOW PLAN
- 06 . ELEVATIONS
- 07 . ELEVATIONS
- 08 . OPEN SPACE CALCULATION

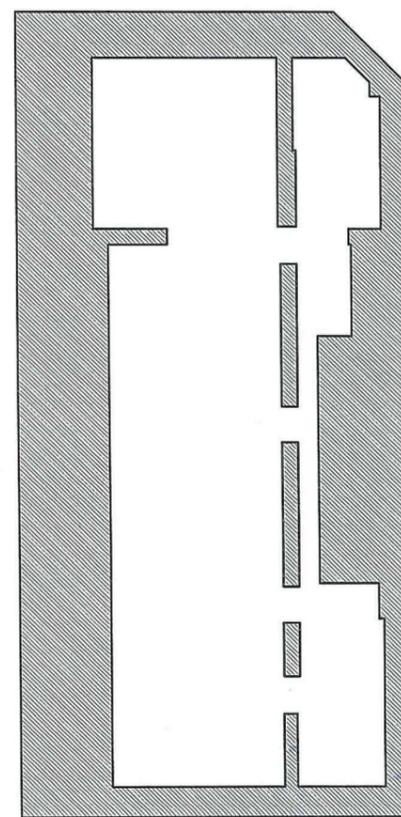
### RESIDENTIAL APARTMENTS

AREAS MEASURED TO EXTERNAL FACE OF WALLS EXCLUDING THOSE BOUNDING COMMON AREAS

UNIT 01		76.0M <sup>2</sup>
UNIT 02		76.0M <sup>2</sup>
UNIT 03		51.0M <sup>2</sup>
UNIT 04		76.0M <sup>2</sup>
UNIT 05		76.0M <sup>2</sup>
UNIT 06		76.0M <sup>2</sup>
UNIT 07		76.0M <sup>2</sup>
UNIT 08		76.0M <sup>2</sup>
UNIT 09		76.0M <sup>2</sup>
UNIT 10		51.0M <sup>2</sup>
UNIT 11		76.0M <sup>2</sup>
UNIT 12		76.0M <sup>2</sup>
UNIT 13		51.0M <sup>2</sup>
UNIT 14		76.0M <sup>2</sup>
UNIT 15		76.0M <sup>2</sup>
UNIT 16		76.0M <sup>2</sup>
UNIT 17		76.0M <sup>2</sup>
UNIT 18		76.0M <sup>2</sup>
UNIT 19		76.0M <sup>2</sup>
UNIT 20		51.0M <sup>2</sup>
<b>TOTAL</b>	<b>20 UNITS</b>	<b>1420.0M<sup>2</sup></b>
<b>SITE AREA</b>		<b>2144.0M<sup>2</sup></b>
<b>PLOT RATIO</b>		<b>0.66</b>

### CAR PARKING PROVIDED

RESIDENTIAL	- 20 TANDEM BAYS	- ON SITE	- LENNARD STREET ACCESS
RESIDENTIAL	- 10 SINGLE BAYS	- ON SITE	- LENNARD STREET ACCESS
VISITOR PARKING	- 5 BAYS	- ON SITE	- CLIFF STREET ACCESS
<b>TOTAL</b>	<b>- 35 BAYS</b>		



### OPEN SPACE

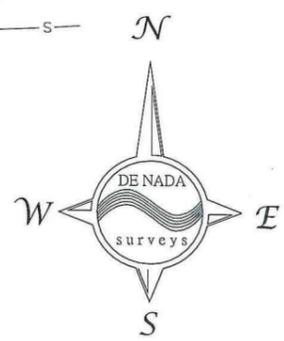
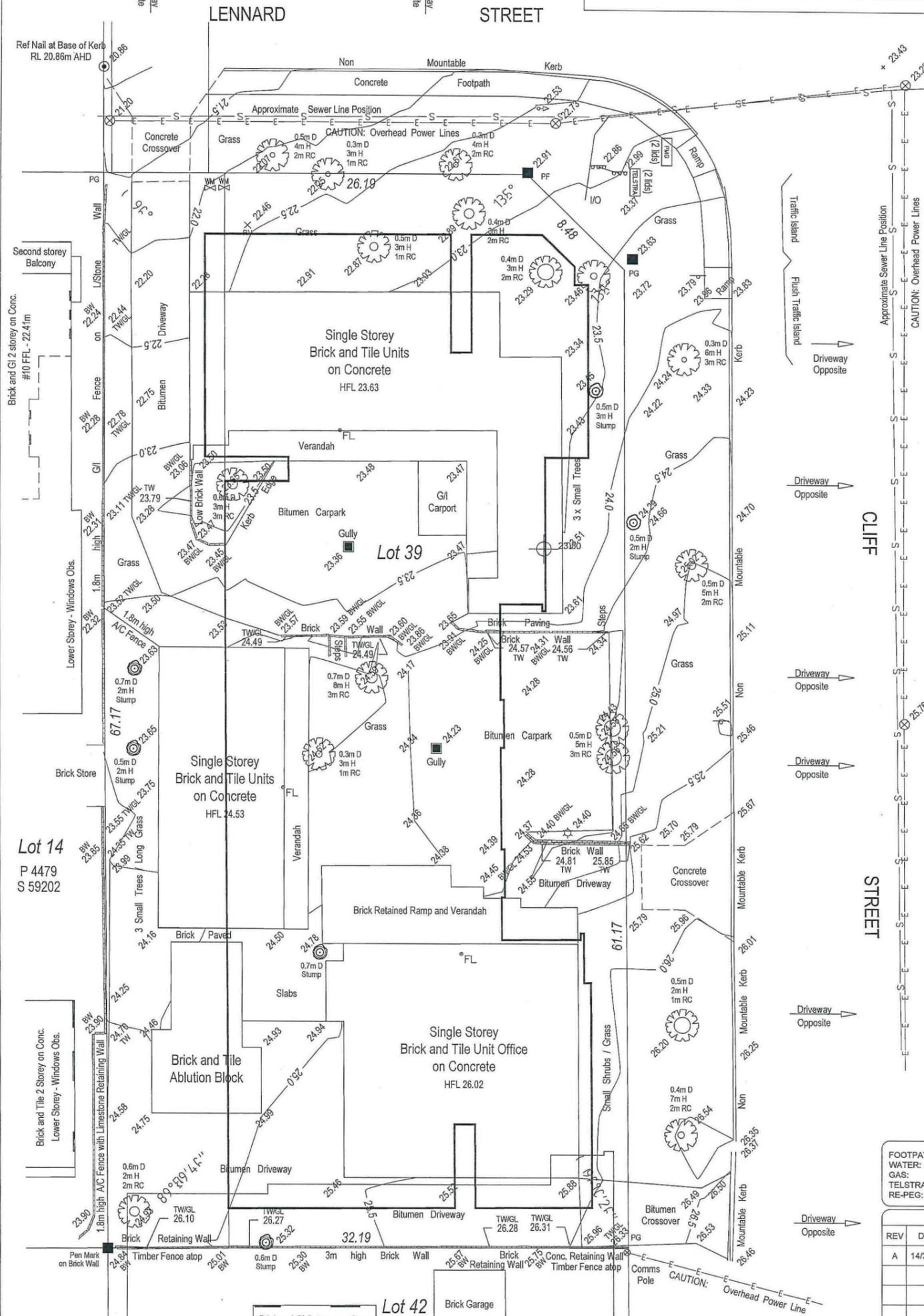
- STRATA COMMON AREA
- OPEN TO ELEMENTS

TOTAL OPEN SPACE: 967M<sup>2</sup>  
TOTAL SITE AREA: 2144M<sup>2</sup>

OPEN SPACE: 0.451



NOTE:  
 CONTOUR INTERVAL 0.5m  
 HEIGHT DATUM A.H.D. - DERIVED FROM SSM HAMERSLEY 28B  
 NOTE: SECOND STOREY WINDOWS SHOWN ON OUTSIDE OF HOUSE LINE



- LEGEND**
- SERVICES**
- TELSTRA PIT
  - COMMUNICATIONS PIT
  - POWER POLE
  - LIGHT POLE
  - WATER METER
  - WATER CONNECTION
  - ROUND SEWER MANHOLE
  - SQUARE SEWER MANHOLE
  - SEWER I/O
  - RETIC VALVE
  - GULLY
  - TRAFFIC SIGN
  - SIGN 1 POLE
  - SIGN MULTI POLE
- LOT DETAIL**
- BWGL - BOTTOM OF WALLGROUND LEVEL
  - TWGL - TOP OF WALLGROUND LEVEL
  - TW - TOP OF WALL
  - PF - PEG FOUND
  - PG - PEG GONE
- TREE DETAIL**
- 0.3m D - TRUNK DIAMETER
  - 5m H - TREE HEIGHT
  - 2m RC - TREE CANOPY RADIUS

FOOTPATH:	Footpath	ROAD:	Bitumen
WATER:	Meter Located	KERB:	Variable
GAS:	Not Visible	ELECTRICITY:	Overhead
TELSTRA:	Located	VEGETATION:	Lawn/Garden
RE-PEG:	Recommended	SEWER:	Located

TABLE OF REVISIONS			
REV	DATE	BY	CHANGES MADE
A	14/3/2013	AM	Initial Issue

CLIENT : DARLING	SURVEYED ON : 11/3/2013	LOT : 39 (#14) LENNARD STREET
AUTHORITY : CITY OF JOONDALUP	PROCESSED BY : P.P./A.M.	TOWN/SUB : MARMION
MAP REF : 280 13/72	SURVEYED BY : P.P.	C/T : 1507 / 112
BUILDERS/CLIENTS		BUILDER : D: 52815
<small>SITE SURVEY only. The information shown on this drawing is current as at the Date of Survey. Boundary information, Easements etc. to be verified from the Certificate of Title, Plan/Diagram or a Boundary Repeg. Boundary position approximate only. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Sewer/Drainage may vary from schematic presentation, clearances to be checked on site. Services information to be confirmed with relevant AUTHORITIES. For underground services - ring "DIAL BEFORE YOU DIG" for confirmation of those services.</small>		U4/14 HALLEY ROAD, BALCATT, 6021 ABN 55 123 232 575 EMAIL : info@denadasurveys.com.au
SCALE : 1:250	BUILDER REF No :	JOB No :
SHEET A3 PORTRAIT	100848	DWG No : 100848-001
		REV. A

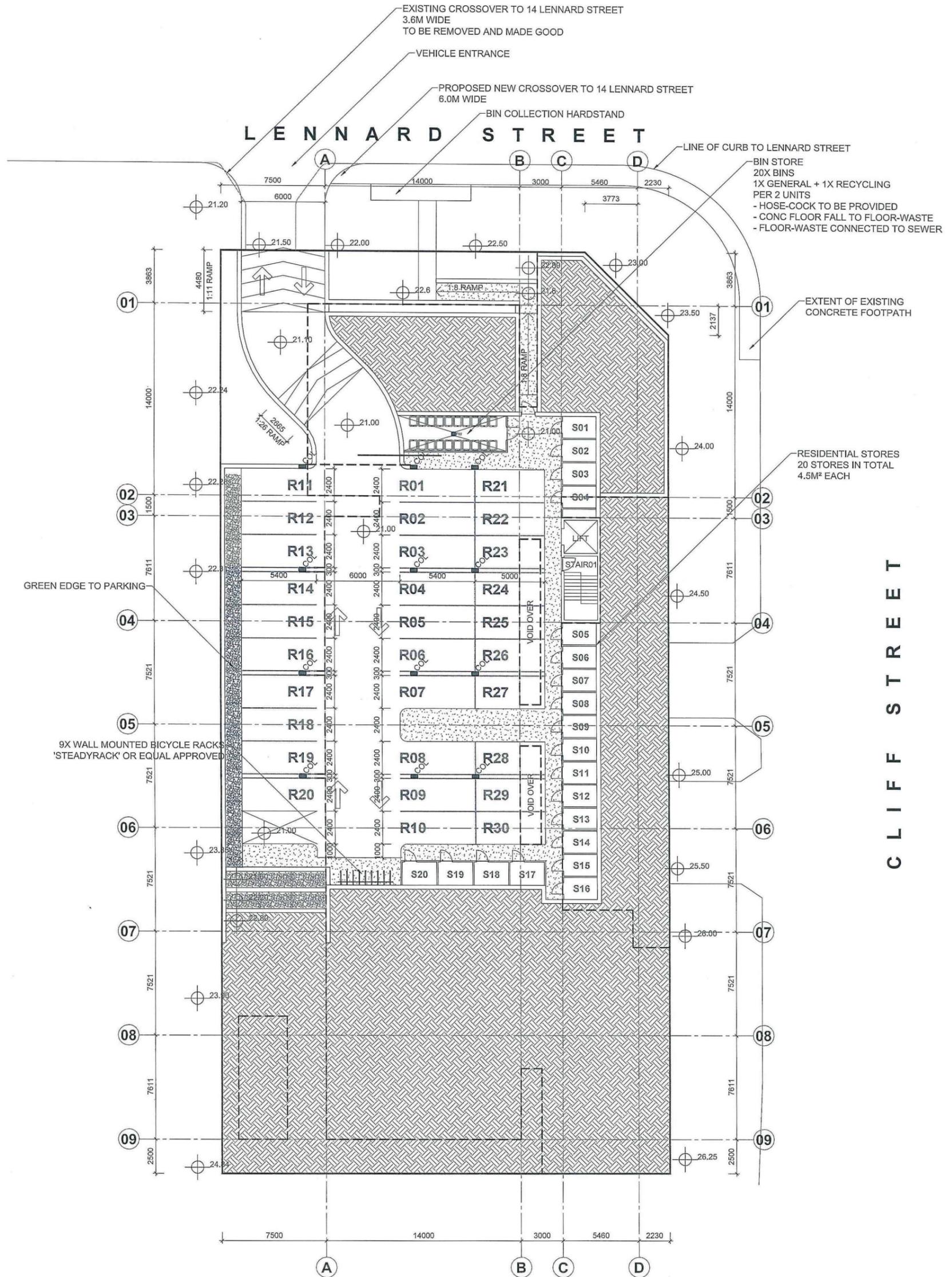
01 SITE SURVEY  
 1:200@A2 1:400@A4

DEVELOPMENT ASSESSMENT  
 PANELS  
 17 OCT 2013  
 APPROVED

14 Lennard St, MARMION  
 DEVELOPMENT APPLICATION\_REV05  
 hardenjonessarchitects

Site Survey 01  
 25 September 2013  
 Suite 6 - 300 Rokeby Rd Subiaco WA 6008  
 Ph: 08 9380 9900 Fax: 08 9380 9909  
 E: admin@hjarchitect.com.au  
 www.hjarchitect.com.au





01 BASEMENT PARKING PLAN  
1:200@A2 1:400@A4

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PANELS  
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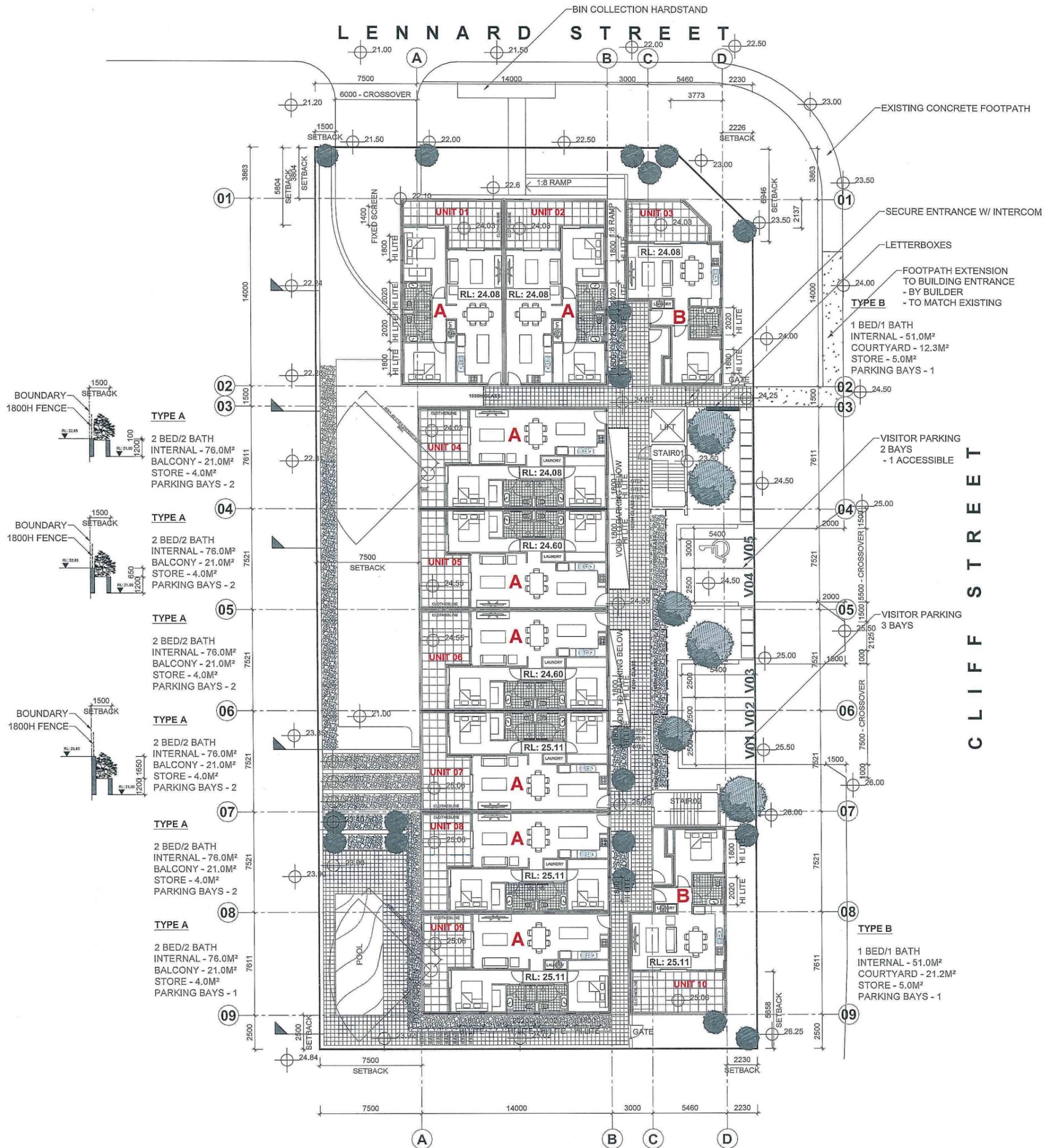


**RESIDENTIAL APARTMENTS - TYPICAL NOTES**

- ALL APARTMENTS TO HAVE FULLY EQUIPPED KITCHENS:
  - ELECTRIC OVEN, GAS OR INDUCTION STOVE TOP & DISHWASHER
  - FRIDGE RECESS ADEQUATE FOR 900W FRIDGE
- ALL APARTMENTS TO HAVE LAUNDRY ENCLOSURES CONTAINING:
  - LAUNDRY BASIN AND MIXER TAP
  - PROVISION FOR WASHER & DRYER (WASTE AND POWER TO BE PROVIDED)
- ALL APARTMENTS TO HAVE MECHANICAL VENTILATION FROM WET AREAS AND KITCHENS THROUGH 2400H BULKHEADS. MECHANICAL ENGINEER TO CONFIRM SPECIFICATION/DESIGN.
- TO BE IN ACCORDANCE WITH NCC AND AS.

TYPE A	TYPE A
2 BED/2 BATH	2 BED/2 BATH
INTERNAL - 76.0M <sup>2</sup>	INTERNAL - 76.0M <sup>2</sup>
BALCONY - 21.0M <sup>2</sup>	BALCONY - 21.0M <sup>2</sup>
STORE - 4.0M <sup>2</sup>	STORE - 4.0M <sup>2</sup>
PARKING BAYS - 1	PARKING BAYS - 1

**LENNARD STREET**



**01 GROUND FLOOR PLAN**  
1:200@A2 1:400@A4

**DEVELOPMENT ASSESSMENT PANELS**  
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DEVELOPMENT APPLICATION\_REV05  
hardenjonesarchitects

Plans **03**  
25 September 2013

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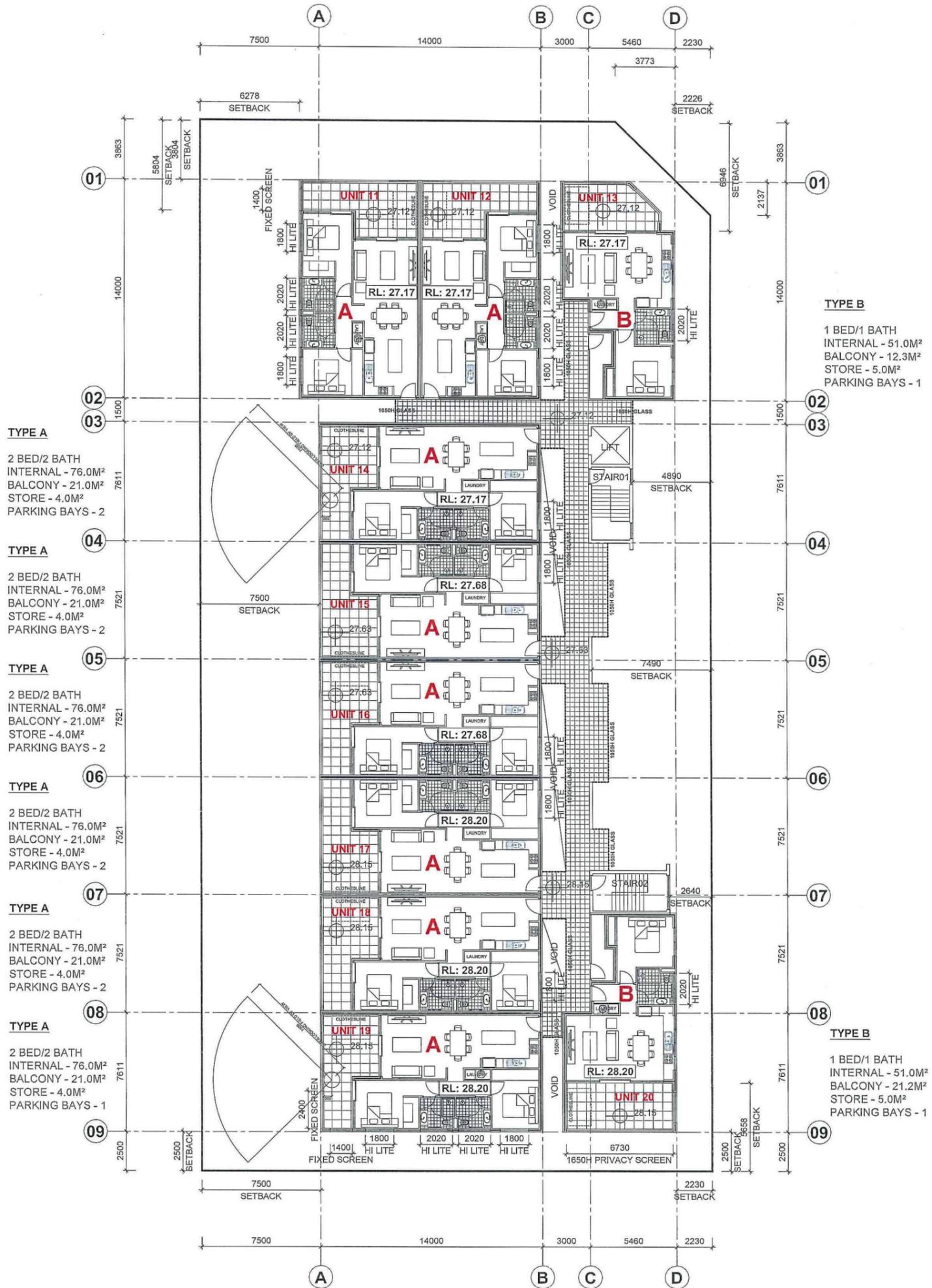


**RESIDENTIAL APARTMENTS - TYPICAL NOTES**

- ALL APARTMENTS TO HAVE FULLY EQUIPPED KITCHENS:
  - ELECTRIC OVEN, GAS OR INDUCTION STOVE TOP & DISHWASHER
  - FRIDGE RECESS ADEQUATE FOR 900W FRIDGE
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<b>TYPE A</b>	<b>TYPE A</b>
2 BED/2 BATH	2 BED/2 BATH
INTERNAL - 76.0M <sup>2</sup>	INTERNAL - 76.0M <sup>2</sup>
BALCONY - 21.0M <sup>2</sup>	BALCONY - 21.0M <sup>2</sup>
STORE - 4.0M <sup>2</sup>	STORE - 4.0M <sup>2</sup>
PARKING BAYS - 1	PARKING BAYS - 1

**LENNARD STREET**



**TYPE A**  
2 BED/2 BATH  
INTERNAL - 76.0M<sup>2</sup>  
BALCONY - 21.0M<sup>2</sup>  
STORE - 4.0M<sup>2</sup>  
PARKING BAYS - 2

**TYPE A**  
2 BED/2 BATH  
INTERNAL - 76.0M<sup>2</sup>  
BALCONY - 21.0M<sup>2</sup>  
STORE - 4.0M<sup>2</sup>  
PARKING BAYS - 2

**TYPE A**  
2 BED/2 BATH  
INTERNAL - 76.0M<sup>2</sup>  
BALCONY - 21.0M<sup>2</sup>  
STORE - 4.0M<sup>2</sup>  
PARKING BAYS - 2

**TYPE A**  
2 BED/2 BATH  
INTERNAL - 76.0M<sup>2</sup>  
BALCONY - 21.0M<sup>2</sup>  
STORE - 4.0M<sup>2</sup>  
PARKING BAYS - 2

**TYPE A**  
2 BED/2 BATH  
INTERNAL - 76.0M<sup>2</sup>  
BALCONY - 21.0M<sup>2</sup>  
STORE - 4.0M<sup>2</sup>  
PARKING BAYS - 2

**TYPE A**  
2 BED/2 BATH  
INTERNAL - 76.0M<sup>2</sup>  
BALCONY - 21.0M<sup>2</sup>  
STORE - 4.0M<sup>2</sup>  
PARKING BAYS - 1

**TYPE B**  
1 BED/1 BATH  
INTERNAL - 51.0M<sup>2</sup>  
BALCONY - 12.3M<sup>2</sup>  
STORE - 5.0M<sup>2</sup>  
PARKING BAYS - 1

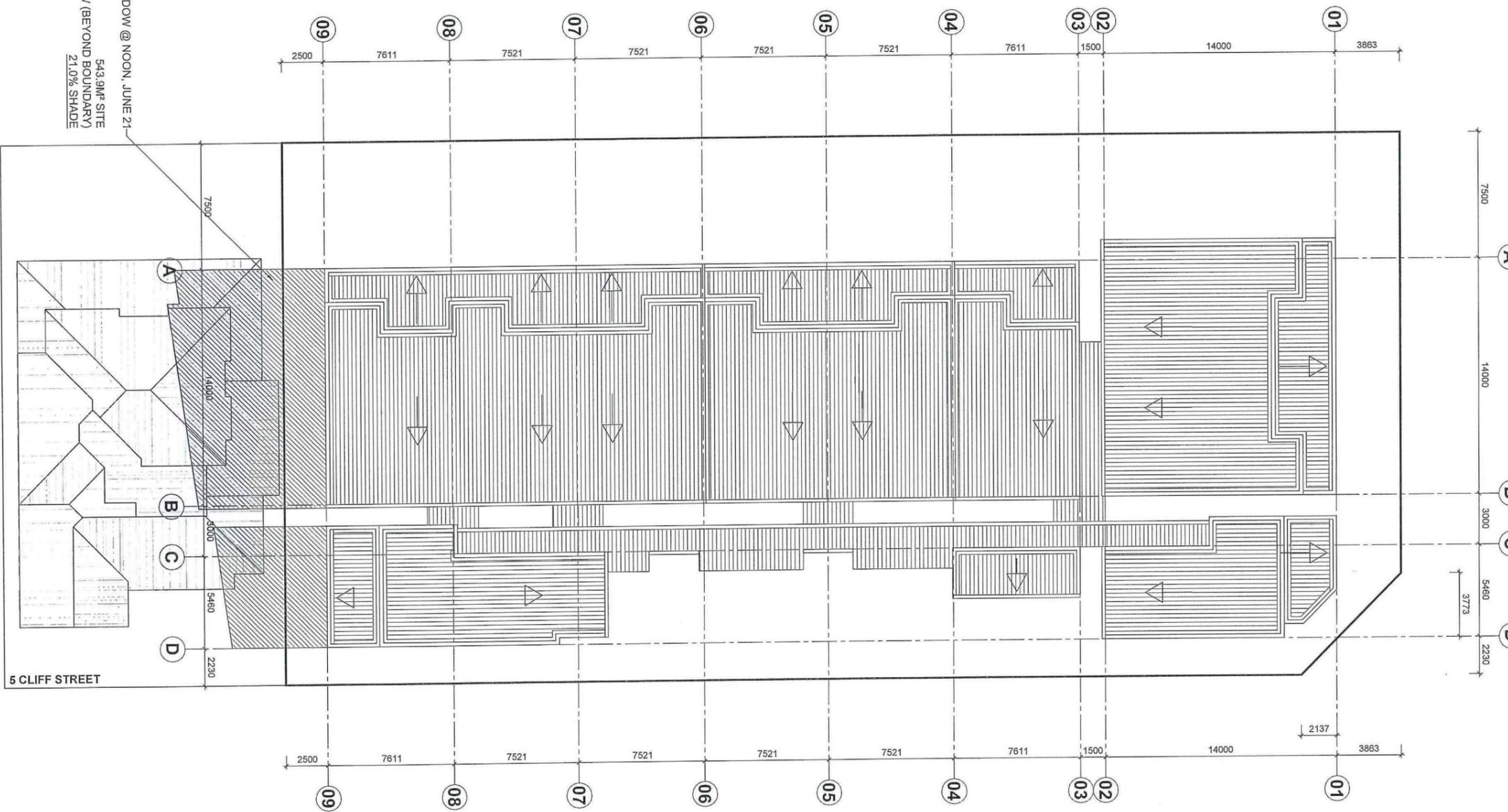
**TYPE B**  
1 BED/1 BATH  
INTERNAL - 51.0M<sup>2</sup>  
BALCONY - 21.2M<sup>2</sup>  
STORE - 5.0M<sup>2</sup>  
PARKING BAYS - 1

**01 FIRST FLOOR PLAN**  
1:200@A2 1:400@A4

**DEVELOPMENT ASSESSMENT  
PANELS**  
17 OCT 2013  
**APPROVED**



LENNARD STREET



CLIFF STREET

01 ROOF & SHADOW PLAN  
1:200 @ A2 1:400 @ A4

14 Lennard St, MARMION  
DEVELOPMENT APPLICATION\_REV05  
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DEVELOPMENT ASSESSMENT  
PANELS

17 OCT 2013

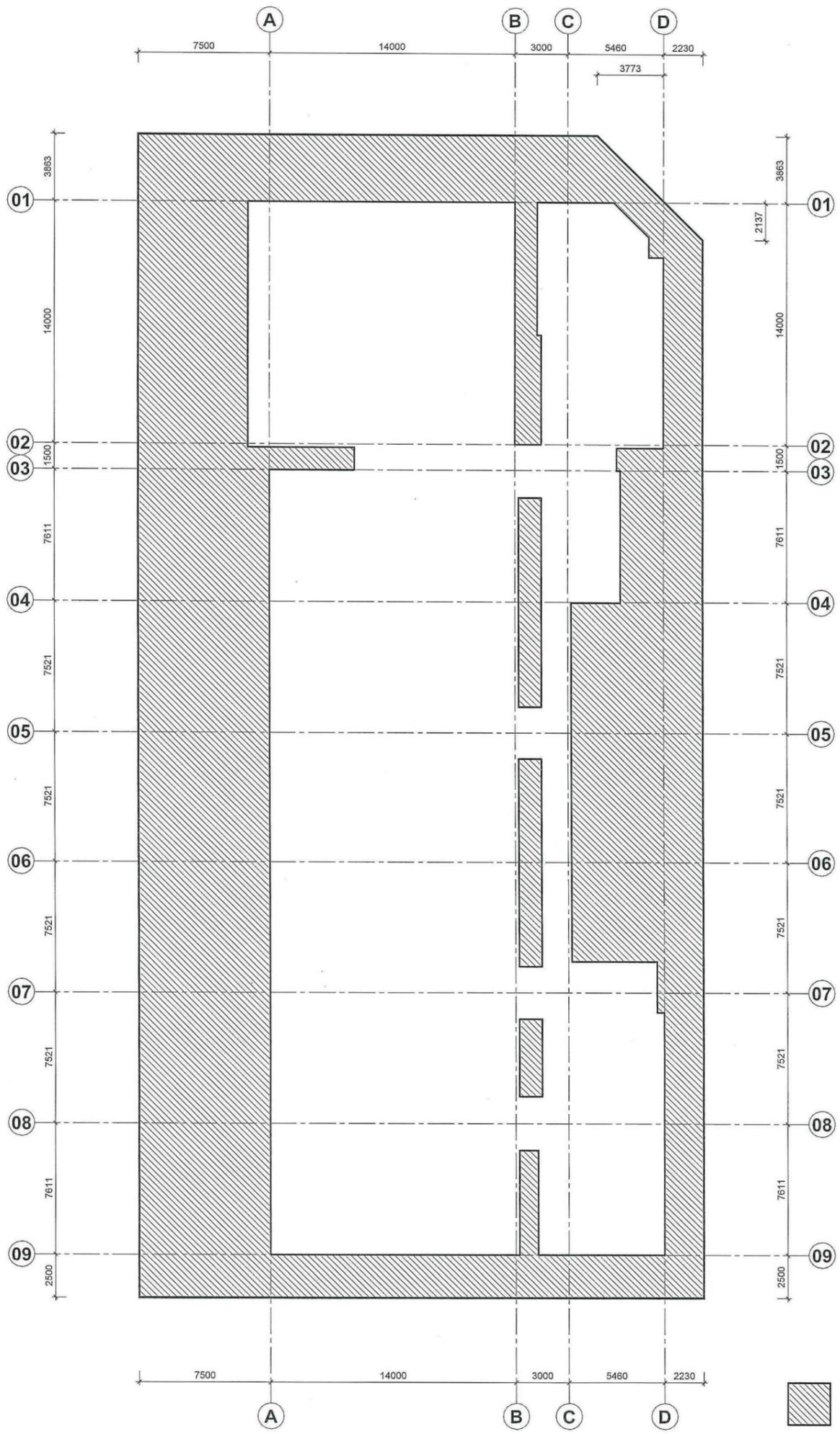
APPROVED

Plans 05

25 September 2013

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E: admin@hardenjonesarchitects.com.au  
www.hardenjonesarchitects.com.au





01 OPEN SPACE CALCULATION  
1:200@A2 1:400@A4

**OPEN SPACE**  
 - STRATA COMMON AREA  
 - OPEN TO ELEMENTS

TOTAL OPEN SPACE: 967M<sup>2</sup>  
 TOTAL SITE AREA: 2144M<sup>2</sup>  
 OPEN SPACE: 0.451

DEVELOPMENT ASSESSMENT  
 PANELS  
 17 OCT 2013  
 APPROVED

