



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

**Meeting Date and Time:** Thursday 5 February 2015; 3pm  
**Meeting Number:** MNWJDAP/77  
**Meeting Venue:** City of Stirling – 25 Cedric Street Stirling

### **Attendance**

#### **DAP Members**

Ms Karen Hyde (Presiding Member)  
Mr Paul Drechsler (Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Mayor Giovanni Italiano (Local Government Member, City of Stirling)  
Cr Rod Willox (Local Government Member, City of Stirling)  
Cr John Chester (Local Government Member, City of Joondalup)  
Cr Christine Hamilton-Prime (A/Local Government Member, City of Joondalup)

#### **Officers in attendance**

Mr Greg Bowering (City of Stirling)  
Mr Andrew McBride (City of Stirling)  
Ms Kimberley Masuku (City of Stirling)

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

Ms Jessica Cringle (City of Stirling)

#### **Applicant and Submitters**

Ms Eleanor Richards (TPG)

#### **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**

Cr Mike Norman (Local Government Member, City of Joondalup)

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

Note the Minutes of the Metro North-West JDAP meeting no.76 held on the 22 January 2015.



## **5. 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.

## **6. Disclosure of Interests**

Nil

## **7. Deputations and Presentations**

Nil

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

<b>8.1</b>	Property Location:	Lot 1 (113) Grand Boulevard Joondalup
	Application Details:	Mixed-use 18 storey development
	Applicant:	Gavin Hawkins C/O Edge Holdings No.5
	Owner:	Sentiens Joondalup Hospital Pty Ltd
	Responsible authority:	City of Joondalup
	DoP File No:	DAP/14/00657

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

<b>9.1</b>	Property Location:	Lot 702 (34) Marri Road, Duncraig
	Application Details:	Proposed modifications to approved three storey mixed use development with undercroft car park
	Applicant:	Vanguard Planning Services
	Owner:	JHF Holdings Pty Ltd
	Responsible authority:	City of Joondalup
	DoP File No:	DP/14/00199
<b>9.2</b>	Property Location:	Lot 113, House Number 11, Mumford Place, Balcatta
	Application Details:	Warehouse (Self Storage Units)
	Applicant:	TPG Town Planning, Urban Design & Heritage Consultants
	Owner:	Brankstone Investments Pty Ltd
	Responsible authority:	City of Stirling
	DoP File No:	DP/13/00355

## **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 reconsidered the Educational Establishment (Gymnasium Addition) at Lot 803 (15) Hocking Parade, Sorrento (Sacred Heart College) on the 22 January 2015.

## **11. General Business / Meeting Closure**





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

**Meeting Date and Time:** Thursday 22 January 2015; 2.00pm  
**Meeting Number:** MNWJDAP/76  
**Meeting Venue:** City of Joondalup  
90 Boas Avenue  
Joondalup

### 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) *until 2.13pm*  
Cr John Chester (Local Government Member, City of Joondalup) *until 2.13pm*  
Mayor Giovanni Italiano (Local Government Member, City of Stirling)  
Cr David Michael (Alternate Local Government Member, City of Stirling)

#### Officers in attendance

Ms Kimberley Masuku (City of Stirling)  
Mr Greg Bowering (City of Stirling)  
Mr Damir Vagaja (City of Stirling)  
Mr Justin McKirdy (Mainroads)  
Ms Melinda Bell (City of Joondalup) *until 2.13pm*  
Ms Dale Page (City of Joondalup) *until 2.13pm*  
Ms Jo Kempton (City of Joondalup) *until 2.13pm*

#### Local Government Minute Secretary

Mrs Dawn Anderson (City of Joondalup)  
Mrs Rose Garlick (City of Joondalup)

#### Applicant and Submitters

Mr Jeff Malcolm (MGA Town Planners)  
Mr Angelo Del Borrello (Masters)  
Mr Malcolm Purcell (Masters)  
Mr Marca Maramira (Masters)  
Ms Belinda Moharich (Flint Moharich Solicitors)  
Mr Paul McQueen (Lavan Legal)  
Mr Peter Bothe (Sacred Heart College)

#### Observers

Cr John Chester (City of Joondalup) *from 2.22pm*  
Mr Blignault Olivier (City of Joondalup) *until 2.12pm*

*Karen Hyde*



## Members of the Public

There were five members of the public and one member of press in attendance.

### 1. Declaration of Opening

The Presiding Member, Ms Karen Hyde, declared the meeting open at 2.02pm on Thursday 22 January 2015 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*.

The Presiding Member advised that the meeting is being audio recorded 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 Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

### 2. Apologies

Nil.

### 3. Members on Leave of absence

Nil.

### 4. Noting of minutes

Minutes of the Metro North-West Joint Development Assessment Panel meeting No. MNWJDAP/75 held on Monday 12 January 2015 were not available for noting at the time of meeting.

### 5. Disclosure of interests

Panel members, Mayor Giovanni Italiano and Cr David Michael declared an impartiality interest in Item 10.1 as they had voted on this item previously.

In accordance with section 4.6.1 and 4.6.2 of the *Development Assessment Panel Standing Orders 2012*, the Presiding Member determined that the members listed above, who had disclosed an impartiality interest, were permitted to participate in discussion and voting on the items.

In accordance with section 6.3.1 of the *Development Assessment Panel Standing Orders 2012*, the Presiding Member determined Cr Rod Willox, 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 Presenter Ms Belinda Moharich (Flint Moharich Solicitors)

Ms Moharich addressed the DAP members, speaking for Item 8.1.

*The presentation at Item 7.1 was heard prior to the application at 8.1.*

7.2 Presenter Mr Paul McQueen (Lavan Legal)

Mr McQueen addressed the DAP members, speaking for Item 10.1.

*The presentation at Item 7.2 was heard prior to the application at Item 10.1.*

## PROCEDURAL MOTION

**Moved by:** Cr Chester

**Seconded by:** Cr Norman

That the application at Item 10.1 be heard prior to the application at Item 8.1.

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

## 10. Appeals to the State Administrative Tribunal

10.1 Property Location:	Property Location: Lot 803 (15) Hocking Parade, Sorrento (Sacred Heart College)
Application Details:	EDUCATIONAL ESTABLISHMENT (GYMNASIUM ADDITION)
Applicant:	MGA Town Planners
Owner:	Roman Catholic Archbishop of Perth
Responsible authority:	City of Joondalup
Report date:	14 January 2015
DoP File No:	DP13/00954

## REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Cr Chester

**Seconded by:** Cr Norman

That the Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 199 of 2014, resolves to:

**Reconsider** its decision dated 3 September 2014 and **approve** DAP Application reference DP13/00954 and amended plans and details as set out in attachments 2, 3, 4, 5, 6 and 7 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 (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.



2. The approved Traffic Management Plan (Version 5) shall be implemented for events held in the gymnasium at all times.
3. Stormwater runoff is to be contained on site in accordance with the Engineers Certification dated 5 November 2014 and plans H1 Rev F and H2 Rev D dated 30 October 2014.
4. The development shall only be used for college, or school community purposes. It shall not be used for any other purposes, including commercial purposes without the prior planning approval of the City.
5. Landscaping and reticulation shall be established in accordance with the approved landscaping and irrigation plans and details dated November 2014 and December 2014, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
6. No construction work including preliminary construction work and earthwork is to be undertaken until a building permit which provides for a construction management plan has been issued by the City.
7. Refuse associated with the gymnasium shall be contained within the bin store indicated on the Bin Store Location Plan (SK2A) dated 13 September 2013.
8. Development shall be in accordance with the approved schedule of colours and materials shown on:
  - 'Sacred Heart College Gymnasium – View From North East 06.08.2014'
  - 'Sacred Heart College Gymnasium – View From North West 06.08.2014'
  - 'Sacred Heart College Gymnasium – View From South East 06.08.2014'
  - 'Sacred Heart College Gymnasium – View From South West 06.08.2014'
  - 'Sacred Heart College Gymnasium – North Elevation 06.08.2014'
  - 'Sacred Heart College Gymnasium – East Elevation 06.08.2014'
  - 'Sacred Heart College Gymnasium – South Elevation 06.08.2014'
  - 'Sacred Heart College Gymnasium – West Elevation 06.08.2014'
  - 'View 5 06.08.2014'
  - 'Report – External Material and Finishes dated 6 November 2014'.

#### **Advice notes**

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval under *City of Joondalup District Planning Scheme No. 2* having first being sought and obtained.



2. In regard to the Construction Management Plan, the 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;
  - other matters likely to impact on the surrounding properties
3. The development has been defined as a public building and shall comply with the provisions of the *Health Act 1911* relating to public building, and the *Public Building Regulations 1992*.
4. All construction works shall comply with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.
5. All pipework shall be installed in accordance with the *Water Services Regulations 2013*.
6. The development shall comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
7. On completion of the installation of any Mechanical Services, the applicant/builder shall provide a Mechanical Services Plan signed by a suitably qualified Mechanical services engineer or Air Conditioning Contractor. It shall certify that the mechanical ventilation of the development complies with and is installed in accordance with Australian Standard 1668.2, AS 3666 and the *Health (Air Handling and Water Systems) Regulations 1994*.
8. The applicant's electrical contractor shall submit a Form 5 Electrical Compliance Certificate on completion of the electrical works.

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

*Crs Chester and Norman rotated on the panel with Mayor Italiano and Cr Michael at 2.13pm.*

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

- |            |                        |   |
|------------|------------------------|---|
| <b>8.1</b> | Property Location:     | Lots 1 and 102, House Number 601, Wanneroo Road, Hamersley                  |
|            | Application Details:   | Hardware Showroom, Showroom, Fast Food Outlet and Garden Centre ("Masters") |
|            | Applicant:             | MGA Town Planners   |
|            | Owner:                 | Broadcast Australia Pty Ltd   |
|            | Responsible authority: | City of Stirling  |
|            | Report date:           | 15 January 2015   |
|            | DoP File No:           | DAP/14/00635  |



## REPORT RECOMMENDATION / PRIMARY MOTION

**Moved by:** Mayor Italiano

**Seconded by:** Cr Michael

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

**Refuse** DAP Application reference DAP/14/00635 and accompanying plans (Attachment 1) in accordance with Clause 10.3.1 of the *City of Stirling Local Planning Scheme No. 3*, for the following reasons:

1. The proposal is not consistent with the intended purpose of the *City of Stirling Local Planning Scheme No. 3* Public Purpose – Commonwealth Reserve;
2. The proposal does not satisfy matters (b), (f), (i), (n), (o), (p), (q) and (y) to be considered by Council in Clause 10.2 of LPS3, and is therefore not in the interests of orderly and proper planning;
3. The proposed building height is not in accordance with the City's Local Planning Policy 4.1 – Reserves and Other Zones Design Guidelines; and
4. The proposed development has not been demonstrated to satisfy the transport analysis requirements of the City's Local Planning Policy 6.7 – Parking & Access.

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

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

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 2.55pm.





## Form 1 - Responsible Authority Report (Regulation 12)

<b>Property Location:</b>	Lot 1 (113) Grand Boulevard, Joondalup
<b>Application Details:</b>	Mixed-use 18 storey development
<b>DAP Name:</b>	Metro North-West JDAP
<b>Applicant:</b>	Gavin Hawkins C/O Edge Holdings No. 5
<b>Owner:</b>	Sentiens Joondalup Hospital Pty Ltd
<b>LG Reference:</b>	DA14/1325
<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>	DAP/14/00657
<b>Report Date:</b>	29 January 2015
<b>Application Receipt Date:</b>	16 October 2014
<b>Application Process Days:</b>	90 days
<b>Attachments:</b>	1: Location plan 2: Development plans 3: Building perspectives 4: Environmentally sustainable design checklist

### Officer Recommendation:

That the Metro North-West JDAP resolves to:

**Approve** DAP Application reference DP/14/00657 and accompanying plans date stamped 24 December 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 three (3) years from the date of approval. If the subject development is not substantially commenced within the three year period, the approval shall lapse and be of no further effect.
2. A portion of the pedestrian access way across the front property boundary shall be closed to allow for vehicular access from Grand Boulevard. This closure shall be finalised prior to the commencement of the development.
3. 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;
- other matters likely to impact on the surrounding properties.

All development shall be undertaken in accordance with this plan.

4. 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 submitted to and approved by the City prior to the commencement of development.
5. The applicant shall submit detailed plans, in consultation with the City to make the necessary adjustments to the Grand Boulevard service lane to the satisfaction of the City with all costs to be borne by the developer.
6. The applicant shall bear all costs associated with;
  - (a) Compensation to the City for the loss of amenity value through the removal of two trees on Grand Boulevard eastern verge, as indicated on the approved plans, in accordance with the City's published fees and charges.
  - (b) The removal of the two trees on Grand Boulevard verge, by the City of Joondalup, as indicated on the approved plans
  - (c) Reinstatement of the verge crossover, by the developer, to the approved City standard.
  - (d) Protection, during construction, of the trees to remain on Grand Boulevard verge, by the Developer, in accordance with Australian Standard AS 4970-2009
  - (e) Removal and salvage of three Grasstrees and one Zamia palm on Central Walk verge, by the City of Joondalup.
7. 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.
8. Bicycle parking facilities 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 to, and approved by the City prior to the commencement of development.
9. A Refuse Management Plan indicating the method of rubbish collection is to be submitted to and approved by the City, prior to occupation of the development. All refuse management shall thereafter be undertaken in accordance with this plan.



10. 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.
11. A full schedule of colours and materials for all exterior parts to the building, including details of the northern and southern facades, is to be submitted and approved by the City prior to the commencement of development. This shall include details of the treatment to the northern and southern boundary walls to break up the bulk of the development and provide visual interest as viewed from the public realm. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard to the satisfaction of the City.
12. No obscure or reflective glazing is permitted to building facades.
13. The ground floor tenancies indicated as 'Commercial' shall be occupied by land uses that are preferred or permitted under the applicable Agreed Structure Plan. The City shall be notified of the land uses prior to the tenancies first being occupied, and any subsequent change of land uses thereafter.
14. Additional glazing shall be provided to the southwest corner of Commercial Tenancy 1 to the satisfaction of the City. Details shall be provided to and approved by the City prior to the commencement of development.
15. The driveway gates at Grand Boulevard shall be visually permeable to the satisfaction of the City.
16. Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the street to the satisfaction of the City. No clothes drying is permitted on dwelling balconies.
17. A signage strategy shall be submitted to and approved by the City prior to occupation of the development.
18. The car parking area is for the use of the tenants, customers and employees who frequent the building and cannot be used by the public.

#### **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. In relation to condition (7) above, the applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on the site.



3. Further to condition (13), land uses shall be in accordance with the preferred uses under the *Joondalup City Centre Development Plan and Manual*. Should the *Joondalup City Centre Structure Plan* be endorsed by the Western Australian Planning Commission prior to occupation of the tenancies, land uses shall be in accordance with the permitted ("P") uses of the Central Core district. Further development approval shall be obtained for any land use(s) that are not preferred or permitted under the applicable Agreed Structure Plan.
4. 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*.
5. All Bin Storage Areas are to be designed and equipped to the satisfaction of the City. Each bin area shall be provided with a hose cock and have a concrete floor graded to a 100mm industrial floor waste gully connected to sewer.
6. The development shall comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971* including all internal W.C.'s shall be provided with mechanical exhaust ventilation and flumed to the external air.
7. Any mechanical ventilation for the development shall comply with *Australian Standard 1668.2*, particularly in regard to air flow and the location of exhaust air discharges.
8. An application is required to the Executive Director of Public Health, prior to the commencement of construction of the swimming pool
9. It is recommended that all residential units be provided with condensation dryers within the laundries. Conventional dryers are key contributors to the growth of indoor mould.
10. It is recommended that public artwork be provided to the most visible parts of the building.

**Background:**

Insert Property Address:	Lot 1 (113) Grand Boulevard, Joondalup
Insert Zoning	MRS: Central City Area
	DPS2: Centre
Insert Use Class:	Multiple Dwellings Commercial land-uses
Insert Strategy Policy:	N/A
Insert Development Scheme:	<i>City of Joondalup District Planning Scheme No. 2</i> <i>Joondalup City Centre Development Plan and Manual</i> <i>Draft Joondalup City Centre Structure Plan</i>
Insert Lot Size:	2,000m <sup>2</sup>
Insert Existing Land Use:	N/A (Vacant)



Value of Development:	\$40 million
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The development is proposed on a site within the Central Core precinct of the Joondalup city centre. It abuts Grand Boulevard to the west and Central Walk to the east. As the site is flanked to the north and south by existing developments, there is no access from a right of way or the like. Both the adjoining developments comprise of two storeys and whilst boundary wall development has occurred it does not extend across the total lengths of the respective boundaries. A location plan is provided as Attachment 1.

The site is zoned 'Urban' under the *Metropolitan Region Scheme* (MRS) and under the City's *District Planning Scheme No. 2* (DPS2) is zoned 'Centre.' Under the current structure plan for this area, the *Joondalup City Centre Development Plan and Manual* (JCCDPM), the site is located within the 'Central Business' district and is able to accommodate 'General City' land uses. Under the draft *Joondalup City Centre Structure Plan* (JCCSP), which is a seriously entertained planning proposal, the site falls within the 'Central Core' district.

Previously, the site was the subject of two approvals for major development, one in 2008, and being a mixed-use development, comprising a hospital, offices and shops. Council at its meeting on 14 December 2010 approved this development though construction never commenced, and the approval has subsequently lapsed. The site has since remained vacant.

#### Pedestrian Access Way along Grand Boulevard

A 0.1 metre pedestrian accessway (PAW) is currently located along the Grand Boulevard frontage, which restricts vehicle access into the site. Council resolved at its meeting of 20 November 2007 to close a six metre portion of this PAW to facilitate access, however the process for the closure of the PAW was never finalised, and it remains in place. Should this development be approved, it will be necessary to close the PAW. A condition of approval will require this to be undertaken prior to the commencement of development.

#### Joondalup Design Reference Panel

This application was referred to the Joondalup Design Reference Panel (JDRP) on 6 November 2014.

The purpose of the JDRP is to provide advice on the design of development with a particular focus on the impact of buildings on the streetscape, and the environmentally sustainable design features. Council at its meeting held on 24 June 2014 adopted amendments to the Terms of Reference for the JDRP which extended the requirement for applications determined by the JDAP to be referred to the JDRP where they relate to new commercial development or major additions to existing development that impact on the streetscape.

The advice received is discussed further in the planning assessment section of this report.

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



The proposal is for a new 18 storey mixed-use building at Lot 1 (113) Grand Boulevard, Joondalup which is currently a vacant site. The development comprises:

- 190 residential apartments located on the second to the eighteenth floors.
- Four commercial tenancies on the ground floor, with two fronting Grand Boulevard and two fronting Central Walk. The total net lettable area is 354m<sup>2</sup>.
- 235 car bays accessible from Grand Boulevard and located within a basement, and on the ground to third floors.
- Residential amenities on the fourth floor including a swimming pool, gym, spa, sauna and lounge. Residential storerooms are proposed within the car parking areas.
- Awnings located on both the Central Walk and Grand Boulevard frontages.
- Bicycle parking spots at Central Walk.
- The external facade of the building is proposed to have a mixture of finishes, including light and dark renders, aluminium cladding, perforated metal, translucent sheeting, and aluminium shutters.
- Bin store and collection to be internalised within the building.
- Vehicular access from Grand Boulevard.

Development plans have been provided as Attachment 2 and building perspectives as Attachment 3.

## **Legislation & policy:**

### Legislation

*Planning and Development Act 2005 and State Administrative Tribunal Act 2004*

The applicant has the right of review against the JDAP's decision, including any conditions included therein, in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005*.

*Metropolitan Region Scheme (MRS)*

The subject site is zoned 'Central City Area' under the MRS.

*City of Joondalup District Planning Scheme No. 2 (DPS2)*

*Joondalup City Centre Development Plan and Manual (JCCDPM)*

*Draft Joondalup City Centre Structure Plan (JCCSP)*

The development must be assessed in accordance with the requirements of DPS2, JCCDPM and JCCSP.

All city centre development proposals that have recently been submitted have been assessed against both the JCCDPM and JCCSP with the latter being regarded as a 'seriously entertained planning proposal.'

### State Government Policies

Nil.

### Local Policies



### *Environmentally Sustainable Design Policy*

This policy applies to the construction of major residential, commercial and mixed use buildings. The purpose of the policy is to encourage inclusion of environmentally sustainable principles into the building design. The policy also requires applicants to complete the City's Environmentally Sustainable Design Checklist.

The checklist for the proposed development is provided as Attachment 4.

### *Joondalup City Centre Car Parking for Commercial Development Policy*

This policy provides guidance on the provision of private and public car parking in order to ensure that an appropriate balance is achieved between private and public parking provision in the city centre.

This development more than satisfies the required amount of car parking and provides a surplus of bays under both the JCCDPM and JCCSP.

### **Consultation:**

#### Public Consultation

Public consultation was not undertaken as it is considered that the development generally meets the requirements of the JCCDPM and the JCCSP. It is of a scale that is appropriate for the city centre area, and accords with the aspirations of the City of Joondalup to become the second city centre in the Perth metropolitan area.

#### Consultation with other Agencies or Consultants

The application was referred to Department of Lands (DOL) due to the awning upstands that are proposed to be within the Grand Boulevard and Central Walk verge. The Department confirmed that it has no objections given that the upstands are of a minor nature.

### **Planning assessment:**

The proposal is for a mixed-use 18 storey building that is bound by Grand Boulevard to the west and Central Walk to the east. To the north and south of the site are existing commercial developments.

The development has been assessed against the requirements of the JCCDPM and draft JCCSP and has been found to meet most necessary provisions of each structure plan with the exceptions discussed in this report.

#### Land use

The development plans include 'Commercial' land uses and residential apartments (multiple dwellings) with the remaining floor space dedicated as car parking areas and other service areas pertinent to the operation of the building. The number of apartments proposed totals 190 and these extend from the third to the seventeenth floors. The 'Commercial' land uses are distributed over four ground floor tenancies with two orientating toward Grand Boulevard and the remainder at Central Walk, with a total NLA of 354m<sup>2</sup>.



Whilst the applicant has not specified which specific commercial land uses are envisaged for the tenancies, the range of uses possible within the provisions of the JCCDPM and draft JCCSP allow flexibility so that the tenancies can comfortably accommodate a range of uses in the future. As a specific land use has not been assigned as part of this development, it is recommended that a condition of approval be imposed on any approval permitting the tenancies to be used for any of the preferred or permitted uses under the applicable Agreed Structure Plan at that time. It is noted that under the draft JCCSP and related scheme amendment an application for planning approval will not be required to change the use where the land use is a permitted ("P") land use and there are no other changes proposed (for example, no changes to net lettable area).

The accommodation of ground floor commercial tenancies and the high concentration of multiple dwellings within the building closely align with the objectives of both the JCCDPM, draft JCCSP and are considered to be appropriate in this instance.

#### Car Parking

According to the JCCDPM, the proposal requires 202 car bays and under the draft JCCSP 33 bays are required. The proposal provides 235 bays which are distributed amongst the ground, first, second and third floors and the basement. Some of the bays are in a tandem configuration with the majority of these being towards the rear of the site.

#### Setbacks and Height of Building

##### *Grand Boulevard*

According to the JCCDPM buildings shall not penetrate a 60° degree recession plane inclined towards the site, from a point 13.5 metres above the mid-point of the street boundary. Both the upper portion of the podium, being 16.5 metres tall, and much of the tower, which is 59 metres high, project through this recession plane. However, when assessed against the relevant draft JCCSP provisions the development is found to be compliant.

The draft JCCSP states that every part of a building above the fifth storey, other than a roof, balcony or outdoor living area must have a minimum setback of 6 metres from the street alignment. The proposed building satisfies this provision.

The majority of the building satisfies the nil setback required by the draft JCCSP to the Grand Boulevard frontage. However, at the pedestrian entrance and where the building abuts the driveway the proposed setbacks are 2.7 and 3.3 metres respectively. The setback to the driveway is necessary as it will facilitate vehicle access, allow the gates to open within the site and reduce conflict between vehicles and pedestrians. At the main entrance, the increased setback will allow the mailroom to be accommodated and remain close to the boundary. It will serve as a transition to the building and the inset area will provide residents relief from the weather.

##### *Central Walk*

The JCCDPM also states that no building shall project through a 60° recession plane 10 metres above a midpoint on a north-south pedestrian spine such as Central Walk.



At the rear, the podium of the building extends to a height of 17.1 metres at the Central Walk boundary and does not comply with this requirement.

However, the proposed building satisfies the relevant requirements of the draft JCCSP and also includes a setback of 8.8 metres from the fifth storey, which is greater than the required six metres. This setback combined with the side setbacks will lessen building bulk, allow for light to pass and reduce the overshadowing of Central Walk.

### Street Trees

As a result of the proposed crossover at the north-western corner of the site, two verge trees will be lost. The site is physically constrained due to the single road frontage of the site, which limits vehicular access options. Central Walk to the rear does not allow vehicular access and there are no shared easements with either of the adjoining two properties that would allow vehicular access to occur whilst preserving the trees. As such vehicular access is only possible from the Grand Boulevard slip lane.

Given the above, it is recommended that a condition be included on any approval requiring the applicant to fund the removal of the two street trees and replacement of these elsewhere within the city centre.

### Pedestrian Shelter

The draft JCCSP requires that the minimum and maximum heights of pedestrian shelter/awning should be 3.0 metres and 4.0 metres respectively. On the Central Walk facade, the awning height ranges from 3.1 to 3.7 metres and is compliant. However, on the Grand Boulevard facade, the awning height ranges from 4.08 to 4.28 metres and does not meet this requirement.

In order to accommodate and internalise waste/recycling collection and service vehicle access within the property the ceiling level of the ground floor had to be raised. The degree of departure from the maximum height is minor and will not be highly perceptible from street level. Given this, the proposed awning height is considered to be acceptable.

### Balconies

The draft JCCSP requires that a dwelling must be provided with a courtyard or balcony having a minimum area of 10m<sup>2</sup> and minimum dimension of no less than two metres. A number of dwellings include balconies that do not achieve the minimum area. However, the departure from this requirement is minor and the balconies maintain a rectangular, uniform shape that assists in their usability. Most of the balconies that do not meet this requirement belong to the one bedroom dwellings and therefore the need to adhere to this minimum amount is reduced.

The fourth floor includes a communal space with a range of facilities for the tenants that is above the minimum area stipulated by the requirements of the draft JCCSP. This will become a high quality communal space with a mixture of covered and uncovered space that will adequately offset those apartments that have balcony areas smaller than that required under the draft JCCSP.

The reduced balcony areas are therefore considered appropriate in this instance.



### Signage

It is understood that the proposed signage for the development does not form part of this application and will be the subject of future applications to be submitted to the City for determination.

Given the scale of the development, it is recommended that a signage strategy be required and effected via a condition of any planning approval.

### Environmental Sustainability

The applicant has also submitted an Environmentally Sustainable Design Checklist (Attachment 4 refers) which identifies the following:

- Passive shading of glass;
- Insulation and draught sealing;
- Advanced glazing solutions;
- Renewable energy technologies;
- Low energy technologies;
- Natural and/or fan forced ventilation;
- Water reuse systems;
- Water efficient technologies;
- Natural/living materials such as roof gardens and 'green' or planted walls;

### Crime Prevention through Environmental Design (CPTED)

A review of the development has been undertaken in accordance with CPTED principles, and the following is noted:

- The amount of ground floor glazing at the commercial tenancies and the inclusion of balconies on all levels from the third floor and above ensures a high degree of passive surveillance is provided at all times.
- The perception of safety from the commercial tenancies and balconies above will also serve to discourage and lessen the likelihood of anti-social behaviour.
- The use of visually permeable grilles to the car park maximises visibility whilst maintaining security.

### Traffic and Vehicular Access

A traffic impact statement has been provided as part of the development application, which states that the traffic volumes will be supported by the existing road network, and that the car parking area and vehicle sightlines within and from the car park are in accordance with Australian Standards.

While there is some general concern over vehicular traffic within the vicinity of this development, this is a broader issue for the city centre, which will be addressed through the development of the Joondalup Activity Centre Structure Plan, and is not the responsibility of the developer.

Initially the applicant sought to locate bin collection on the Grand Boulevard verge with the bin store opening onto this area. As this is an amenity issue and there is a likelihood of this causing inconvenience to the surrounding area, this was amended



so that it could occur internally, and meet the requirements of both the JCCDPM and draft JCCSP. To facilitate this, the driveway was required to be widened from six to eight metres. The additional width will serve a critical function by ensuring that residents and employees will still be able to pass, as well as ensuring continued access to the building whilst waste and service vehicles perform their duties. It is also noted that waste and service vehicles will visit the site infrequently and at intervals far less than the building's residents and employees, reducing the possibility of vehicular conflict.

The proposal also includes a two metre wide pedestrian refuge space at the north-west corner of the site to minimise conflict with vehicles at the driveway and also with vehicles utilising the nearby driveway of the northern adjoining property.

A number of conditions are recommended to facilitate and manage vehicle access. These include the need to close the 0.1 metre PAW along the Grand Boulevard frontage, a refuse management plan, detailed design and modifications to the Grand Boulevard slip lane and verge area, and removal of two street trees. Costs associated with these upgrades will be at the expense of the owner/applicant.

#### Joondalup Design Reference Panel (JDRP):

The JDRP met on 6 November 2014 to discuss the proposal. Overall the panel was supportive of the proposed development but did raise some concerns. The key points raised by the panel and the City's response are provided below:

- *It was noted that the development provides good activation for Central Walk. However the design could be more flexible to allow for more tenancies in the future. The size of the commercial tenancies was queried, and the ability to provide for large scale restaurants. There is potential to convert some of the parking bays into additional commercial floor space. It is likely in the future that it would be ideal for two tenancies to be combined into one large scale restaurant. The JDRP suggested that the design should be modified to allow for more flexibility in this regard.*

The applicant subsequently submitted amended plans to the City increasing the size of the tenancies fronting Grand Boulevard. However, the current location of the main entrance, whilst separating the tenancies at Grand Boulevard is preferable to relocating it more towards the north or south.

The size of the commercial tenancies fronting Central Walk has also been increased and doors have been provided to the rear of the tenancies at Central Walk, which will enhance the utility and flexibility of these tenancies.

- *Discussion was held regarding the amount of car parking provided for the residential dwellings, given that there is more than one bay per dwelling.*

Discussions with the applicants revealed that they believe that apartments with a low supply of car parking bays would not be marketable. The City acknowledges that having a significant number of apartments that are difficult to sell could result in the development not proceeding. Furthermore, the car parking areas have been provided



in a way that does not negatively affect the function or aesthetic quality of the overall development.

- *Concerns were raised regarding the location of the bin stores.*

Amended plans have subsequently been submitted that relocate bin collection internally within the lot.

- *Concerns regarding the northern boundary wall and screening of the car park.  
The northern wall could be treated in combination as a green-wall with public art.*

The applicant has lodged amended plans that provide more articulation at this facade. The northern wall has now been redesigned to include indentations along it with polycarbonate and aluminium finishes to the facade concentrated towards the edges closest to Grand Boulevard and Central Walk.

- *It was recommended that car park not be used for public parking and that it would only be able to be used for resident, tenant and customer parking.*

The applicant responded, stating that the car bays are intended to be utilised for the residents, tenants and customers and are not intended for the public. A condition has been added to ensure this occurs.

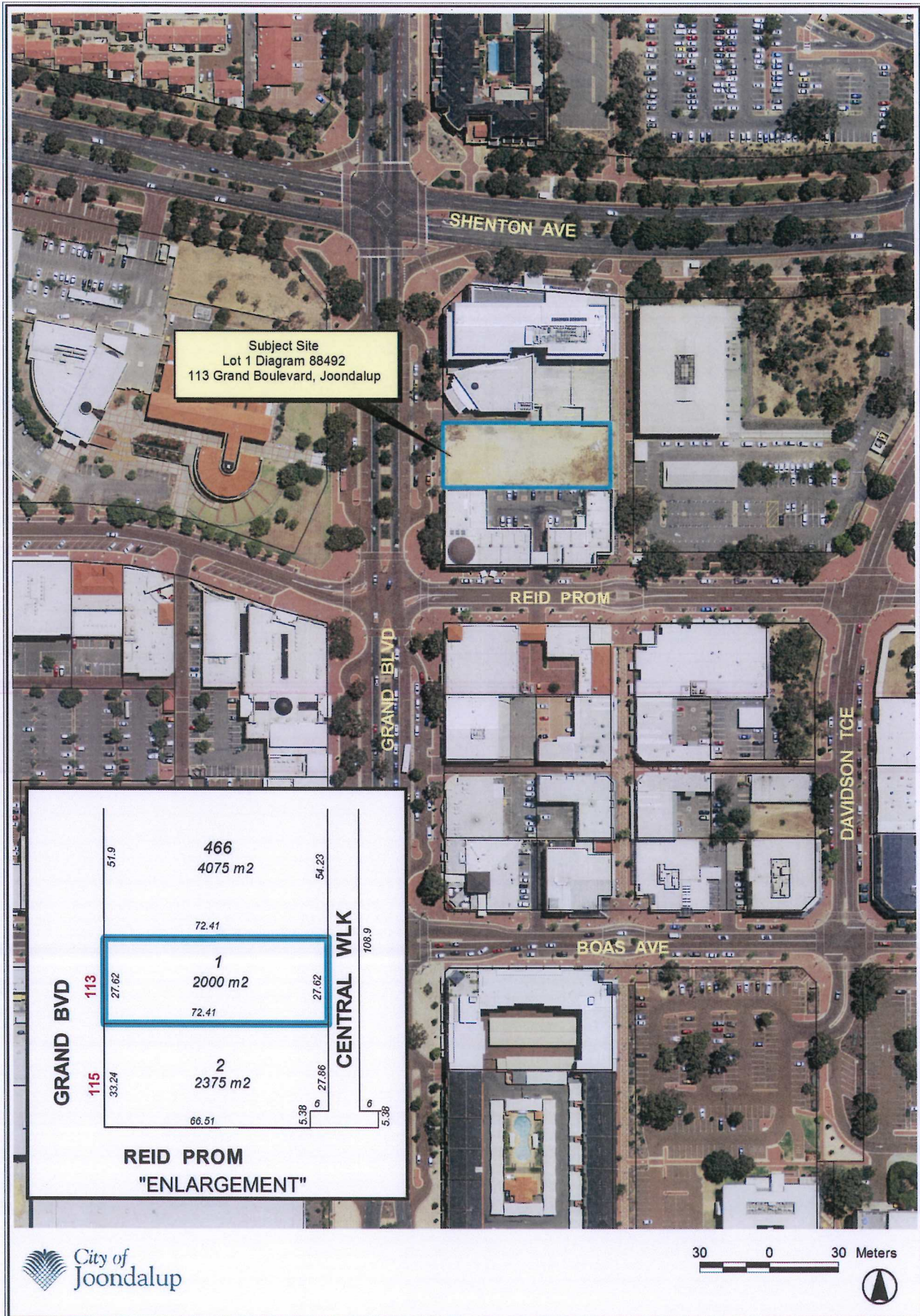
### **Conclusion:**

The proposed development is considered to meet the necessary requirements of the JCCDPM as well as all the necessary objectives and provisions of the draft JCCSP. It would bring a host of positive social, economic and environmentally sustainable benefits that are characteristic of a city centre and positively contribute towards the Joondalup City Centre.

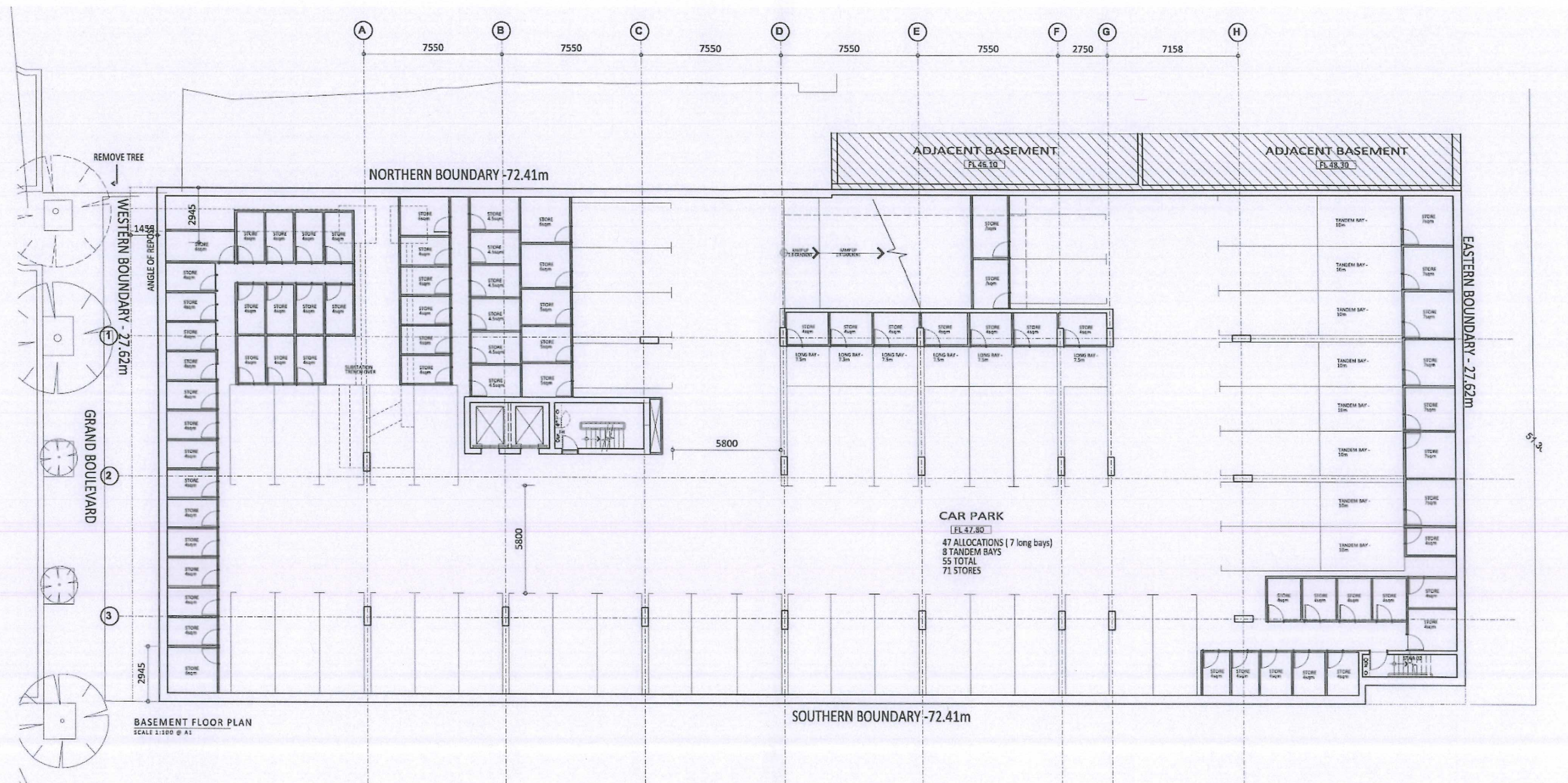
The development would be a bold addition to the urban fabric of the city centre area and epitomises many of the future aspirations that the City holds.

It is therefore recommended that the proposal be approved with conditions. In this instance, an approval period of three years is recommended. This is to allow adequate time for the PAW closure process to be undertaken, which will need to be completed prior to the commencement of development, and avoid the requirement for an amended DAP application to extend the approval period.





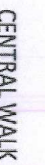




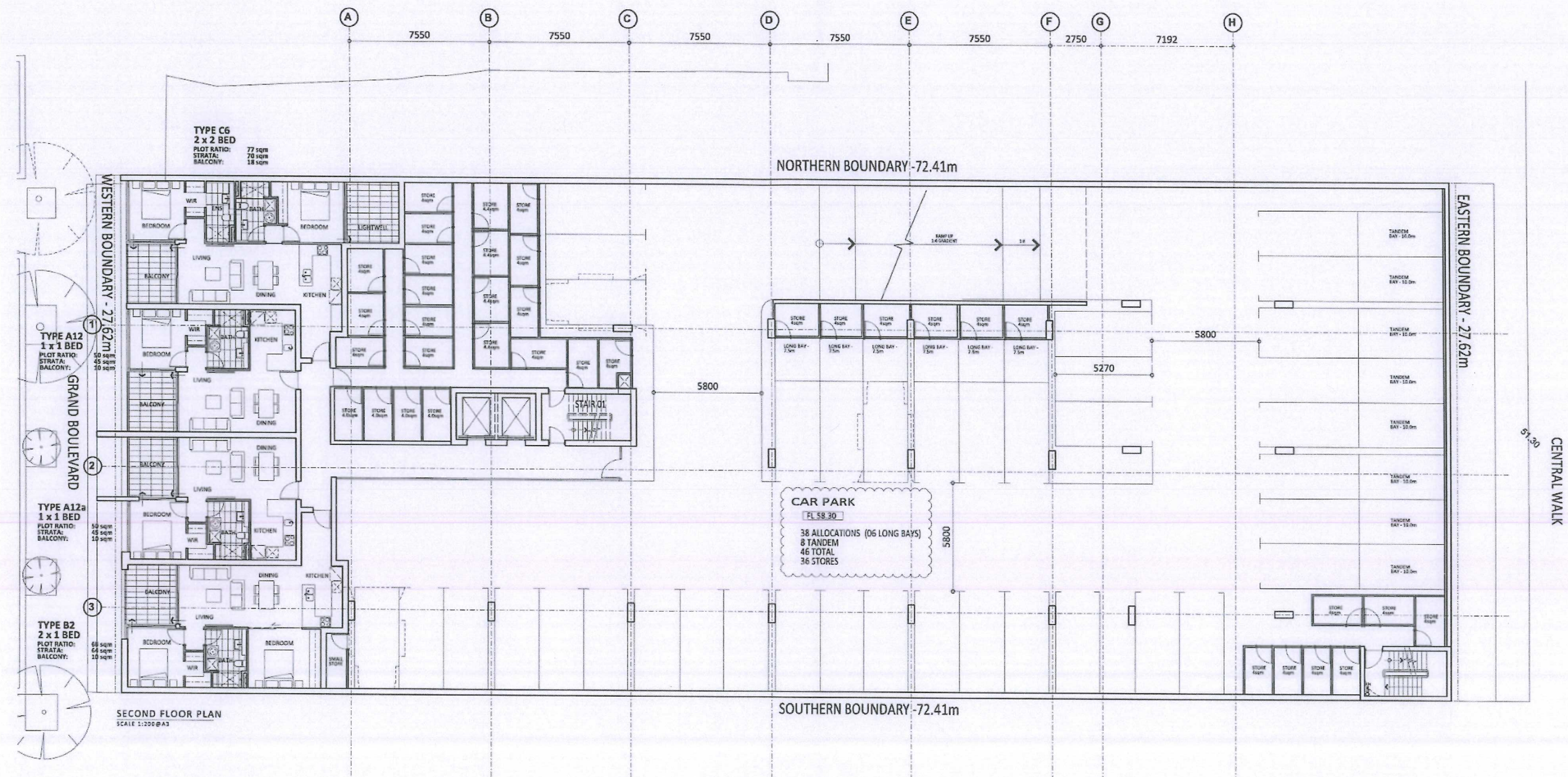




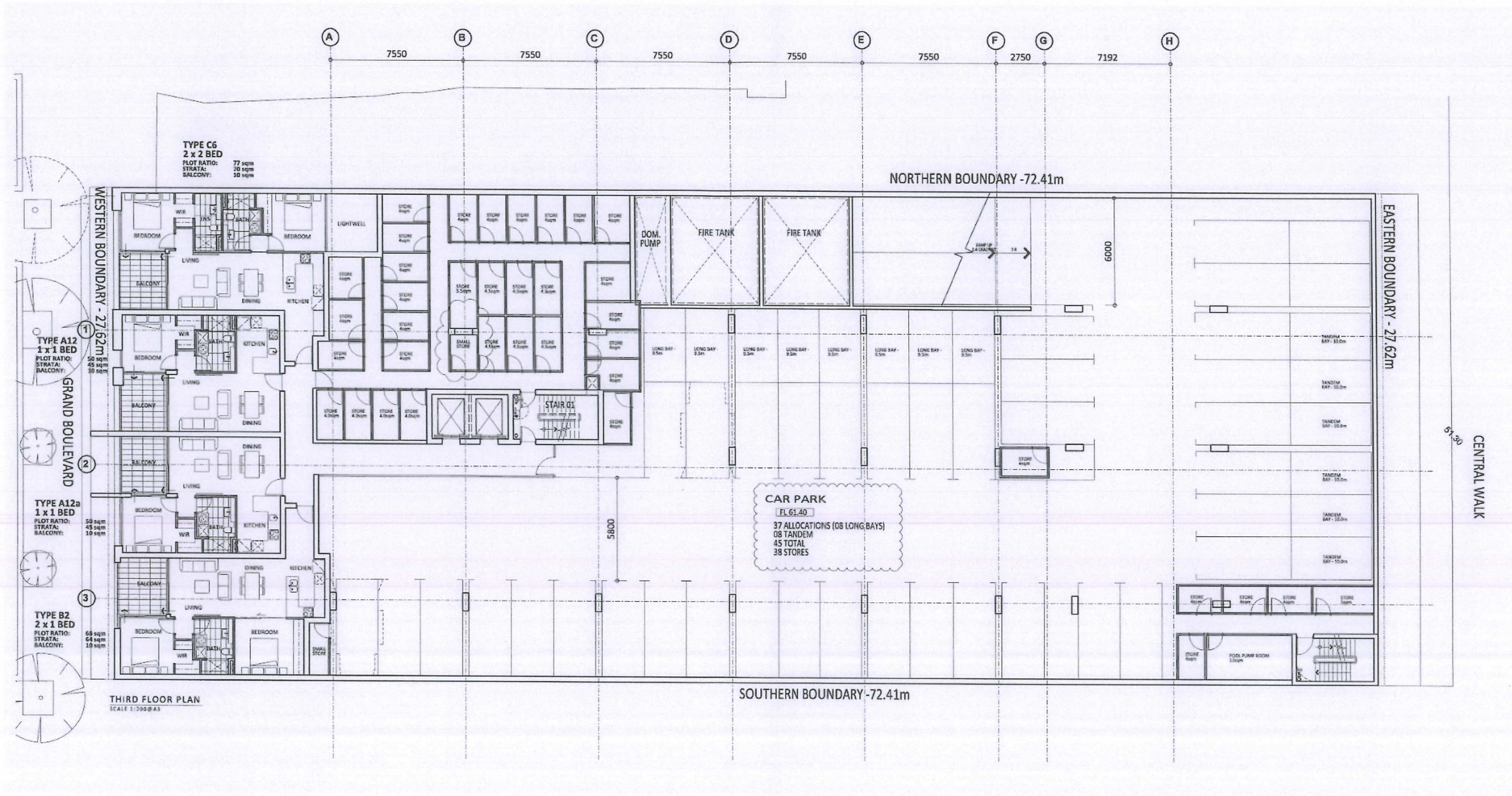




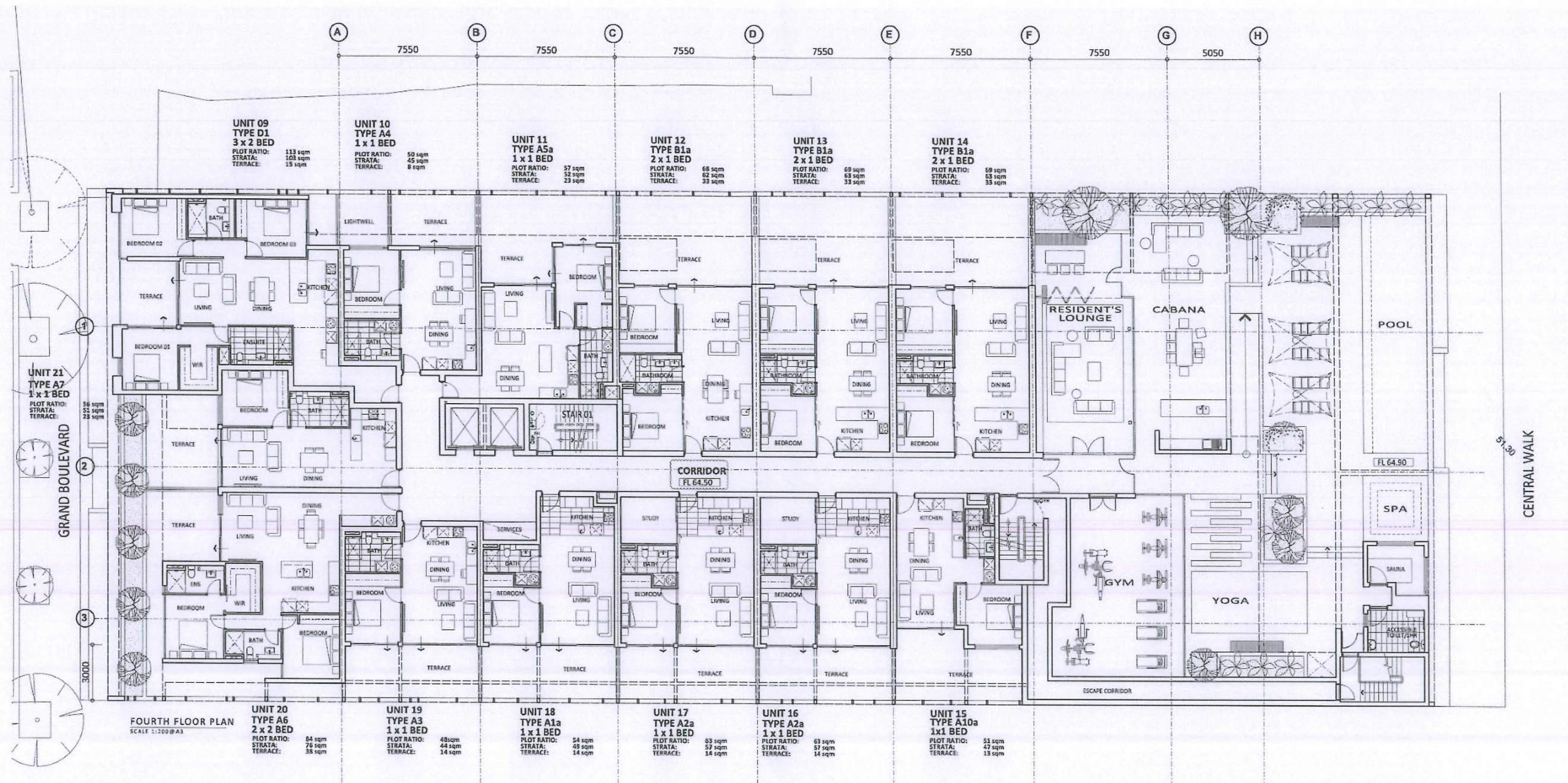




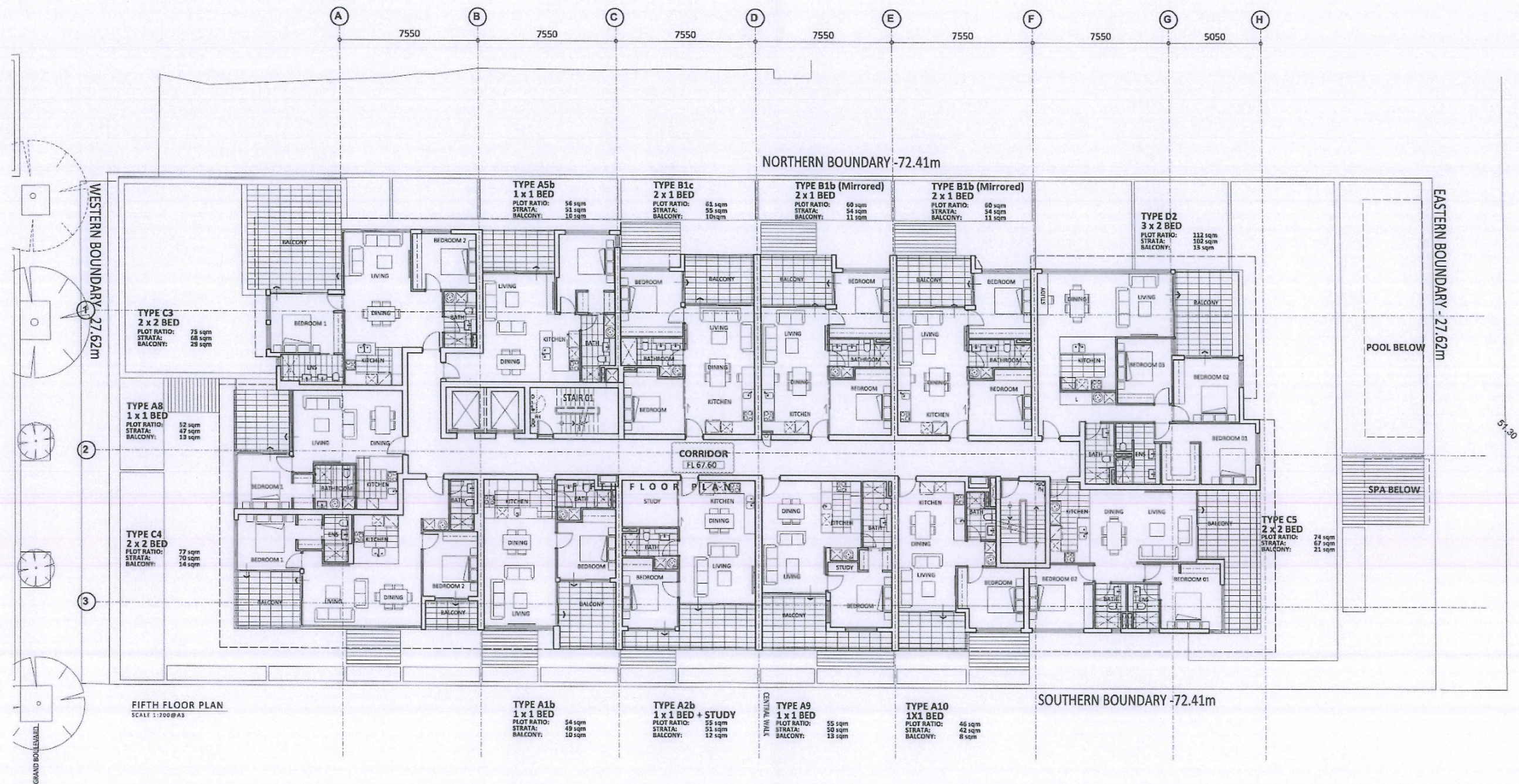




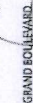




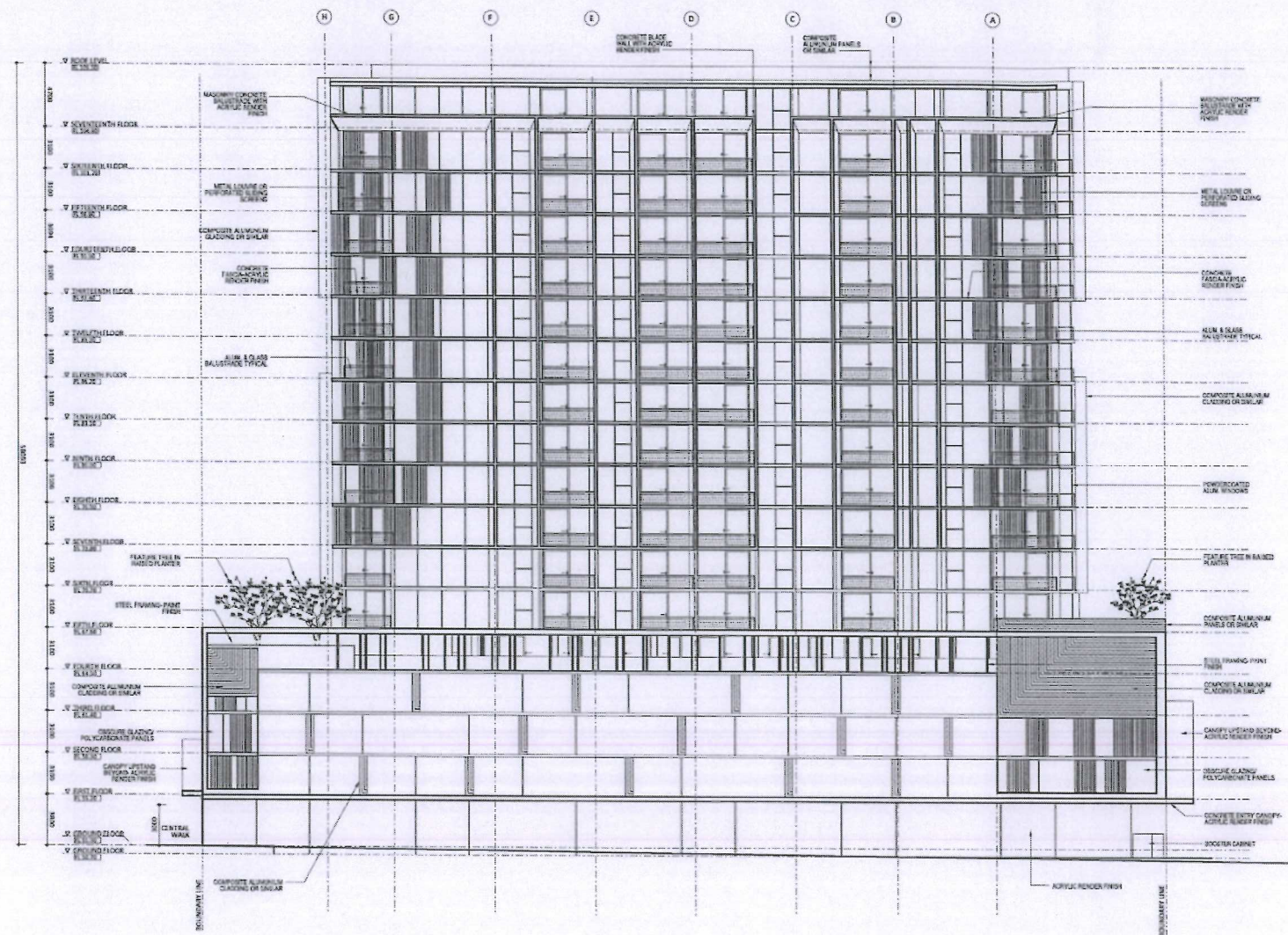




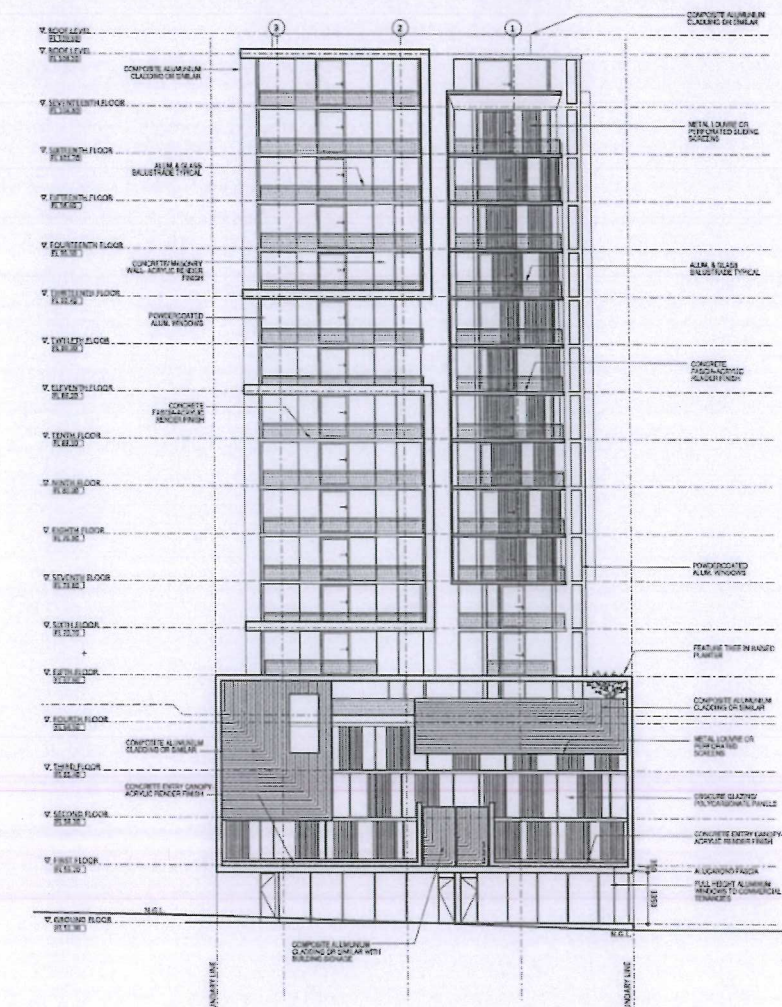






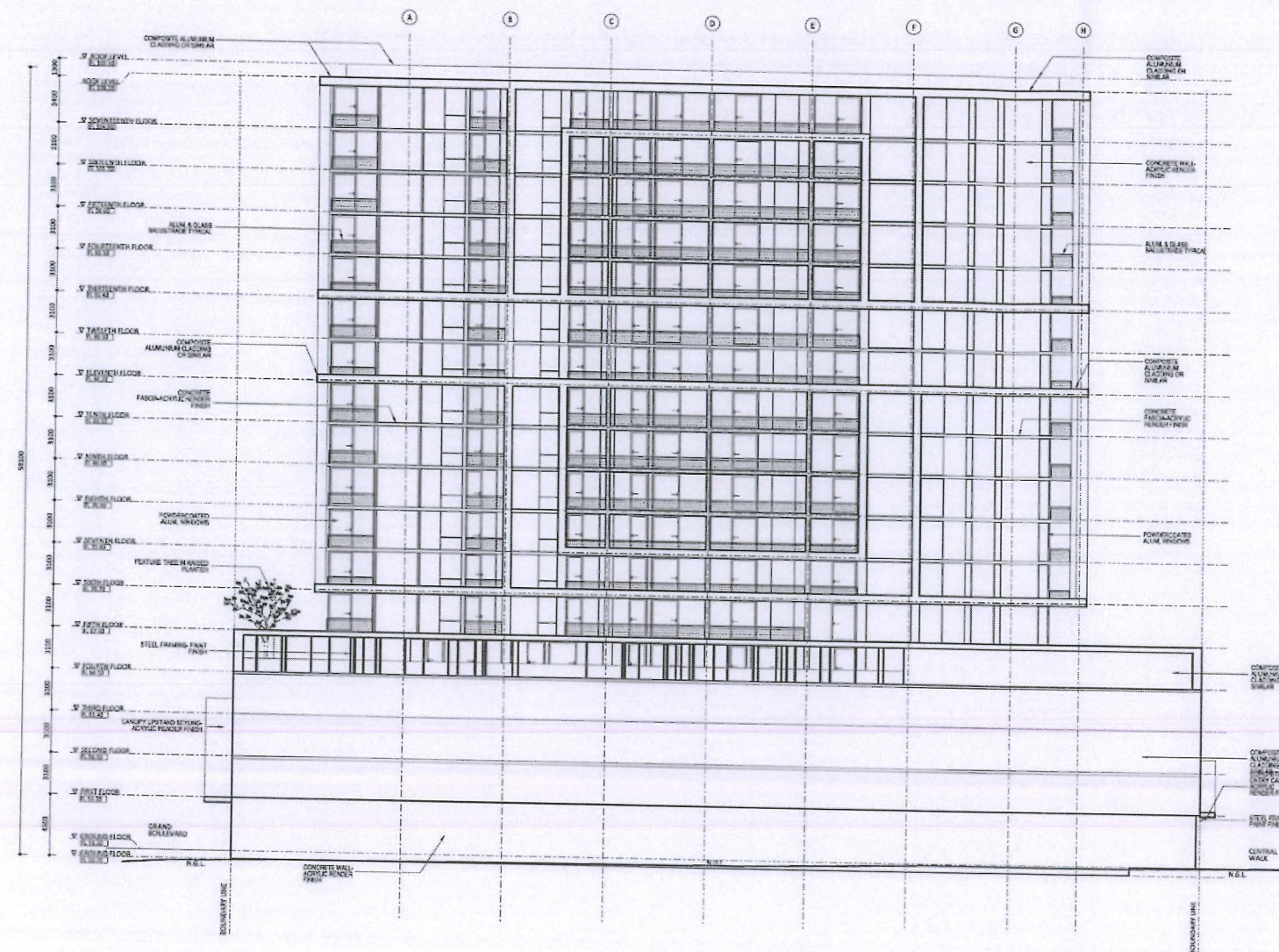


NORTH ELEVATION  
SCALE 1:200 @ A1

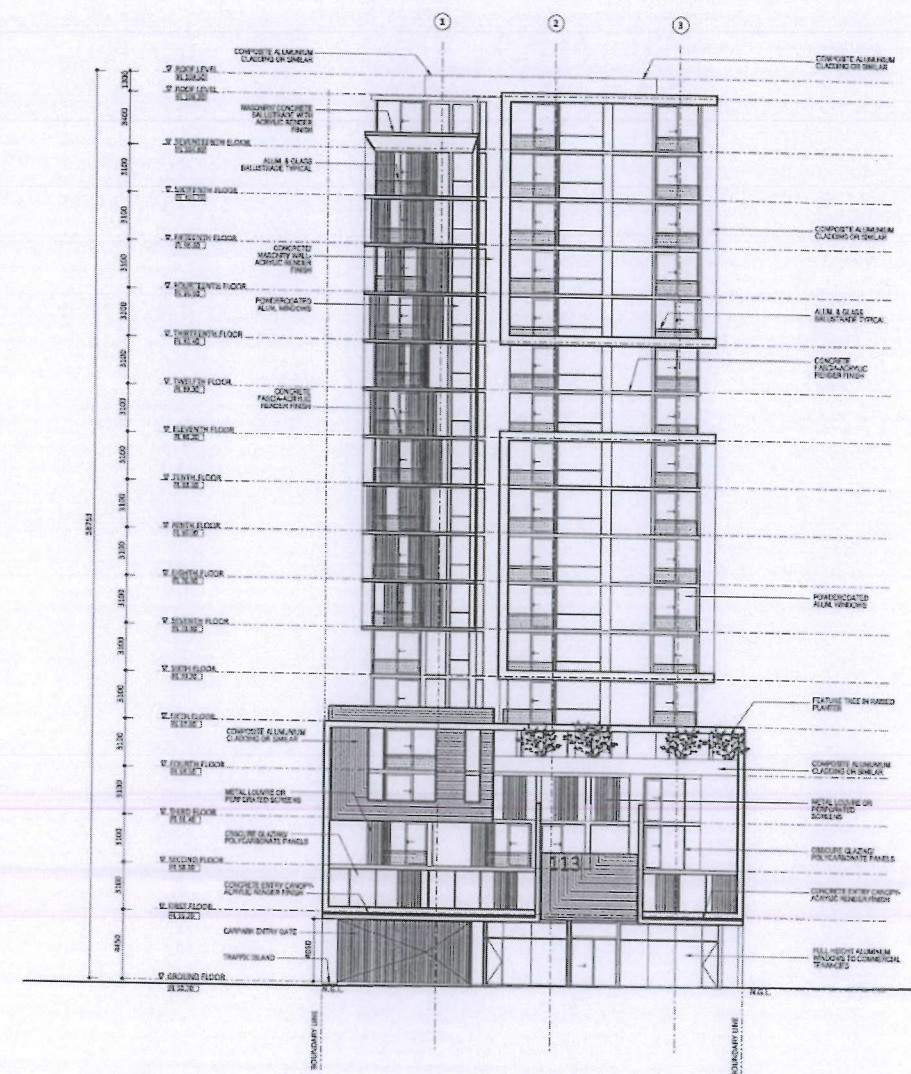


EAST ELEVATION  
SCALE 1:200 @ A1





SOUTH ELEVATION  
SCALE 1:200 @ A1



WEST ELEVATION  
SCALE 1:200 @ A1





VISUALIZATION OF PROPOSED BUILDING & STREETScape FROM GRAND BOULEVARD





VISUALIZATION OF PROPOSED POOL DECK AND CABANA OVERLOOKING CENTRAL WALK





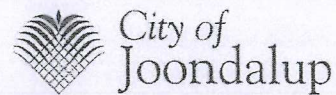
VISUALIZATION OF PROPOSED BUILDING & STREETScape FROM GRAND BOULEVARD





VISUALIZATION OF PROPOSED BUILDING & STREETScape FROM CENTRAL WALK





## 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](http://www.yourhome.gov.au), and *Energy Smart Homes* at: [www.clean.energy.wa.gov.au](http://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:

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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:

Please Refer to section 7.1 of DA document.


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

Please Refer to section 7.1 of DA document.

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: HILLAM ARCHITECTS Contact Number: 6380 1877

Applicant's Signature:  <sup>LUKE PATIENCE</sup> Date Submitted: 16/10/2014

Accepting Officer's Signature: \_\_\_\_\_

Checklist Issued: March 2011





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

<b>Property Location:</b>	Lot 702 (34) Marri Road, Duncraig
<b>Application Details:</b>	Proposed modifications to approved three storey mixed use development with undercroft car park
<b>DAP Name:</b>	Metro North-West JDAP
<b>Applicant:</b>	Vanguard Planning Services
<b>Owner:</b>	JHF Holdings Pty Ltd
<b>LG Reference:</b>	DA14/0157
<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/14/00199
<b>Report Date:</b>	29 January 2015
<b>Application Receipt Date:</b>	8 December 2014
<b>Application Process Days:</b>	60 Days
<b>Attachment(s):</b>	1. Location plan 2. Previous approval letter and plans 3. Development plans 4. Building perspective

**Officer Recommendation:**

That the Metro North-West JDAP resolves to:

1. **Approve** that the DAP Application reference DP/14/00199 as detailed on the DAP Form 2 dated 8 December 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/14/00199 as detailed on the DAP Form 2 date 8 December 2014 and accompanying plans received on 8 December 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 amendment to the approved proposed three storey mixed use development with undercroft car park at Lot 702 (34) Marri Road, Duncraig.

**Advice Notes**

All conditions and requirements detailed on the previous approval dated 13 May 2014 shall remain.

**Background:**

Property Address:	Lot 702 (34) Marri Road, Duncraig
Zoning	MRS: Urban
	TPS: Commercial
Use Class:	Office Shop Multiple Dwellings
Strategy Policy:	<i>State Planning Policy 3.1 – Residential Design Codes of WA</i>
Development Scheme:	<i>City of Joondalup District Planning Scheme No.2</i>
Lot Size:	1,583m <sup>2</sup>
Existing Land Use:	Vacant lot (previously petrol station)
Value of Development:	\$6.5 million

The subject site is located on the south-eastern corner of the intersection of Marri Road and Cassinia Road, Duncraig. The site is zoned 'Urban' under the *Metropolitan Region Scheme* (MRS) and 'Commercial' under the *City of Joondalup District Planning Scheme No. 2* (DPS2). The site to the south and east of the subject site is also zoned 'Commercial' under DPS2 and contains existing commercial developments, including the Duncraig Shopping Centre. A location plan is included as Attachment 1.

The subject site is currently vacant and was previously developed with a petrol station which was demolished in 2006. There is no existing native vegetation on the site. Since the demolition of the petrol station two developments have been approved by Council, subject to conditions. These include a child care centre in 2008 and a three storey mixed use development in 2009. Neither development was ever constructed. On 2 September 2011 a scheme amendment to DPS2 (Amendment No. 52) to re-code the site from R20 to R60 was finalised. In 2012 a three story mixed use development was proposed on the site however a determination was never made on this application as it was withdrawn by the applicant.

A development application was received on 11 February 2014 for the proposed three storey mixed use development with undercroft car park. The application was approved, subject to conditions, by JDAP at its meeting held on the 13 May 2014 (Attachment 2 refers). The applicant seeks approval for amendments to this previously approved development.

**Scheme Amendment 65**

In addition to the general development provisions of DPS2 and the *Residential Design Code of WA* (R-Codes), due regard is also required to be given to Amendment 65 to DPS2 which was adopted by Council at its meeting held on 25 June 2013 and is currently with the Western Australian Planning Commission (WAPC) for consideration. Amendment 65 proposes to change some of the existing car parking standards, including the standards for 'Office' and 'Shop'.

**Details: outline of development application**

The applicant seeks an amendment to the development originally approved by the Metro North-West JDAP on 13 May 2014. The proposed modifications include:



- Modifications to the ground floor shop and office tenancies, including;
  - Division of the “Office” tenancy on the southern portion of the lot into three tenancies;
  - Increase to the floor area of these two new “Office” tenancies;
  - Increasing the setback of the “Shop” tenancy in the north-western corner of the property to the front lot boundary (Marri Road).
- Minor modifications to first and second floor residential units, including;
  - Increasing the setback of the first and second floor to the front lot boundary (Marri Road) resulting in a reduction in the setback to the southern boundary;
  - Minor modifications to the balconies of Units 1 and 4 on the first floor and Units 11 and 14 on the second floor.

The development plans are provided in Attachment 3 and building perspectives are provided as Attachment 4.

### **Legislation & policy:**

#### Legislation

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

#### State Government Policies

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

### **Local Policies**

- *Environmentally Sustainable Buildings within the City of Joondalup*

The requirements of this policy, including the City’s Environmentally Sustainable Design Checklist, were addressed previously as part of DP/14/00199. 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.

- *Height and Scale of Buildings within Residential Areas*

It is noted that the City of Joondalup *Height and Scale of Buildings within Residential Areas Policy* is not applicable to this application as the site is zoned ‘Commercial’ and the policy only applies to development within the Residential zone.

### **Consultation:**

#### Public Consultation

The proposal was not advertised as it was deemed that the modifications would not result in any additional impact on surrounding land owners.

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/14/00199.

#### 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 three storey mixed use development, with under croft car park, located at Lot 702 (34) Marri Road, Duncraig. 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 requirements of DPS2 or the deemed-to-comply requirements of the R-Codes. Those design elements which remain unaltered by the proposed modifications are not addressed in this report.

The following table provides a summary of the requirements of DPS2 which the proposed development does not comply with.

<b>DPS2 Requirement</b>	<b>Previously Approved</b>	<b>Proposed</b>
<b>Building setbacks</b>  4.7.1 Buildings shall be setback as follows:  6.0 metres from a rear boundary	<b>Ground floor setbacks only</b>  Southern (rear) Boundary <b>5.245 metres to ground floor</b> Nil to retaining wall	<b>Ground floor setbacks only</b>  Southern (rear) Boundary <b>4.743 metres to ground floor</b> Nil to retaining wall
<b>Car parking</b>  'Office' 1 bay per 30m <sup>2</sup> NLA  'Shop' 7 bay per 100m <sup>2</sup> NLA  'Multiple Dwellings' As per R-codes	170m <sup>2</sup> NLA = 5.66 car bays  109m <sup>2</sup> NLA = 7.63 car bays  1 per unit plus 0.25 visitor bays per dwelling 20 units = 20 bays plus 5 visitor bays.  Total bays required = 38.29 (39) bays, including, <ul style="list-style-type: none"><li>• 19 public access car bays</li><li>• 20 resident car bays</li></ul>	<b>198.76m<sup>2</sup> NLA = 6.6 car bays</b>  <b>98.606m<sup>2</sup> NLA = 6.90 car bays</b>  1 per unit plus 0.25 visitor bays per dwelling 20 units = 20 bays plus 5 visitor bays.  <b>Total bays required = 38.5 (39) bays,</b> Including; <ul style="list-style-type: none"><li>• 19 public access car bays</li><li>• 20 resident car bays</li></ul>





The setback to the southern (rear) boundary of the building does not meet the setbacks stipulated under DPS2. The site to the south and east of the subject site contains several commercial developments, including the Duncraig Shopping Centre. The proposed development is directly adjacent to the shopping centre's associated car park which is already at a lower level than the subject site. The southern facade of the development is articulated through balconies to the first and second floor which assist in minimising building bulk and provide visual interest to the facade. In addition, the setback area between the southern boundary and the development is to be landscaped which will assist screening the development from the adjoining property and will minimising building bulk. It is therefore considered that the proposed development will not have an adverse impact upon the adjoining property and that the proposed setback is acceptable.

#### *First and second floor rear setbacks*

The proposed setbacks of the first and second floor of the proposed building to the primary street (Marri Road) do not satisfy the deemed-to-comply criteria of clause 6.1.3 – Street setbacks of the R-Codes and therefore require assessment against the relevant design principles, given below:

##### *6.1.3 Street setback*

*P3 Buildings are set back from street boundaries (primary and secondary) an appropriate distance to ensure they:*

- contribute to the desired streetscape;*
- provide articulation of the building on the primary and secondary streets;*
- allow for minor projections that add interest and reflect the character of the street without impacting on the appearance of bulk over the site;*
- are appropriate to its location, respecting the adjoining development and existing streetscape; and*
- facilitate the provision of weather protection where appropriate.*

The portion of the development with the non-compliant setbacks relates solely to the balconies to units on the first and second floor. These balconies serve to articulate the façade of the development by minimising the amount of blank and featureless walls visible along the facade. Further to this, as the proposed development is adjacent to a car park of the adjoining commercial property, with the nearest building 50 metres away, it is considered that the building setbacks are appropriate to the location. Considering the above, as well as the fact that the balconies are open structures and the remainder of the development is setback in accordance with the deemed-to-comply criteria of this clause, the proposed setbacks are considered to meet the design principles of clause 6.1.3 of the R-Codes and are appropriate.

#### ***Car parking***

Car parking for the site has been calculated in accordance with clause 4.8 of DPS2 and the R-Codes. The modifications to the development do not result in any additional car parking shortfall across the site above what was previously approved however redistributes the car parking requirements amongst the approved land uses.

It is considered that the proposed car parking shortfall remains appropriate, as whilst the car parking shortfall fails to meet the car parking requirements of DPS2 the peak periods of demand for car parking varies for the different land uses, with standard business hours for the office and shop component and evenings and weekends for the residential component. In addition, the development proposes nine bicycle



parking bays which facilities an alternative form of transportation to and from the site. Further to this, when the modified car parking standards proposed under Amendment 65 to DPS2, adopted by Council at its meeting held on 25 June 2013, are applied to the development the car parking shortfall across the site reduces to one car bay.

**Conclusion:**

The proposed modifications to the development are considered to comply with the requirements of DPS2 and the R-Codes. The above items are considered minor modifications which are considered not to have a significant impact on how the development relates to the streetscape and envisioned character of the area.

It is therefore recommended that the application be approved.







Government of Western Australia  
Development Assessment Panels

***Planning and Development Act 2005***

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

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

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

**Location:** Lot 702 (34) Marri Road, Duncraig

**Description of proposed Development:** Proposed three storey mixed use development with undercroft car park

In accordance with Regulation 8 of the *Development Assessment Panels Regulations 2011*, the above application for planning approval was **granted** on 13 May 2014, subject to the following:

Approve DAP Application reference DP/14/00199 for "Shop", "Office" and "Multiple Dwellings" and accompanying plans (refer to Attachment 2) in accordance with Clause 6.9 of the City of Joondalup Planning Scheme No. 2, subject to the following conditions:

**Conditions**

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 Construction Management Plan being submitted to and approved by the City of Joondalup prior to the commencement of development. The management plan shall detail how it is proposed to manage:
  - (a) all forward works for the site;
  - (b) the delivery of materials and equipment to the site;
  - (c) the storage of materials and equipment on the site;
  - (d) the parking arrangements for the contractors and subcontractors;
  - (e) the management of sand and dust during the construction process;
  - (f) the management of noise during the construction process; and
  - (g) other matters likely to impact on the surrounding properties.
3. 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.
4. 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



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Development Assessment Panels

drainage system are to be submitted to the City for approval, prior to the commencement of development.

5. 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.
6. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Offstreet Carparking – Bicycles (AS2890.3-1993 as amended) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided to the City for approval prior to the commencement of development.
7. All external walls of the proposed buildings, including retaining 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.
8. All development shall be contained within the property boundaries.
9. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
  - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
  - Provide all details relating to paving, treatment of verges and tree planting in the car park;
  - Show spot levels and/or contours of the site;
  - Be based on water sensitive urban design principles to the satisfaction of the City;
  - Be based on Designing out Crime principles to the satisfaction of the City;
  - Show all irrigation design details; and
  - Demonstrate how the landscaping will screen retaining walls.
10. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
11. A full schedule of colours and materials for all exterior parts to the building is to be submitted and approved prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard to the satisfaction of the City.
12. A refuse management plan indicating the method of rubbish collection is to be





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Development Assessment Panels

13. Refuse management for the development shall be undertaken in accordance with the approved Refuse Management Plan, to the satisfaction of the City.
14. The storage areas indicated on plans for Unit 13, 15 and 16 shall be enclosed and lockable. This storage area shall be provided prior to the occupation of the development, and to the satisfaction of the City.
15. That the applicant is required to place shading over exposed windows on the upper floor on the Northern and Western aspects of the residential portion of the development to the satisfaction of the City.

Advice Notes

1. Further to condition 1 above, where an approval has lapsed, no development shall be carried out without further approval having first being sought and obtained.
2. The tenancies indicated as 'Office' on the approved plans are approved as an 'Office' as defined by the City of Joondalup District Planning Scheme No. 2.
3. The City of Joondalup District Planning Scheme No. 2 defines 'Office' as *"any premises used for the administration of clerical, technical, professional or other like business activities but does not include administration facilities which are required in association with a predominant use on site, and does not include consulting rooms or medical centres."*
4. The tenancies indicated as 'Shop' on the approved plans are approved as a 'Shop' as defined by the City of Joondalup District Planning Scheme No. 2.
5. The City of Joondalup District Planning Scheme No. 2 defines 'Shop' as *"premises where goods are kept exposed or offered for sale by retail or hire, but the term does not include a Showroom, Drive Through Food Outlet or a Restricted Premises."*
6. The units on the first and second floor of the development are approved as 'Multiple Dwellings' as defined by the Residential Design Codes of WA.
7. The Residential Design Codes of WA defines a 'Multiple Dwelling' as *"a dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but:*
  - *does not include a grouped dwelling; and*
  - *includes any dwellings above the ground floor in a mixed use development."*
8. All plant and equipment must be designed and installed to meet the provisions of the *Environmental Protection (Noise) Regulations 1997*.
9. Bin store areas are to be provided with a hose cock and have a concrete floor graded to an industrial floor waste connected to sewer.



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10. Applicant shall note that there is an obligation to ensure that the site is suitable for a sensitive land use in consideration of its previous land use (as a service station). To this regard, advice should be sought from the Department of Environment and Regulation regarding the environmental investigations undertaken, and noting that the Cardno Soil and Groundwater Investigation Report August 2008 identified contaminated soil on the Southern portion of the site that may need to be managed.
11. Mechanical ventilation for the development (including undercroft parking area) to comply with *Australian Standard 1668.2*, *Australian Standard 3666* and the *Health (Air Handling and Water Systems) Regulations 1994*.
12. The applicant is advised that all residential units should be provided with condensation dryers within the laundries. Conventional dryers are key contributors to the growth of indoor mould.
13. Should any of the proposed commercial units be used for the preparation and sale of food, then they are required to comply with the *Food Act 2008* and the *Australia New Zealand Food Standards Code*. Prior to submitting a Certified Building Permit Application for the fit out of any food business, the applicant is encouraged to send a copy of their plans to the City's Health & Environmental Services for comment. Please call 9400 4933 for further details.
14. The applicant is strongly encouraged to consider incorporating environmentally sustainable design principles in the detailed design of the development in line with the City's *Environmentally Sustainable Design Policy*.

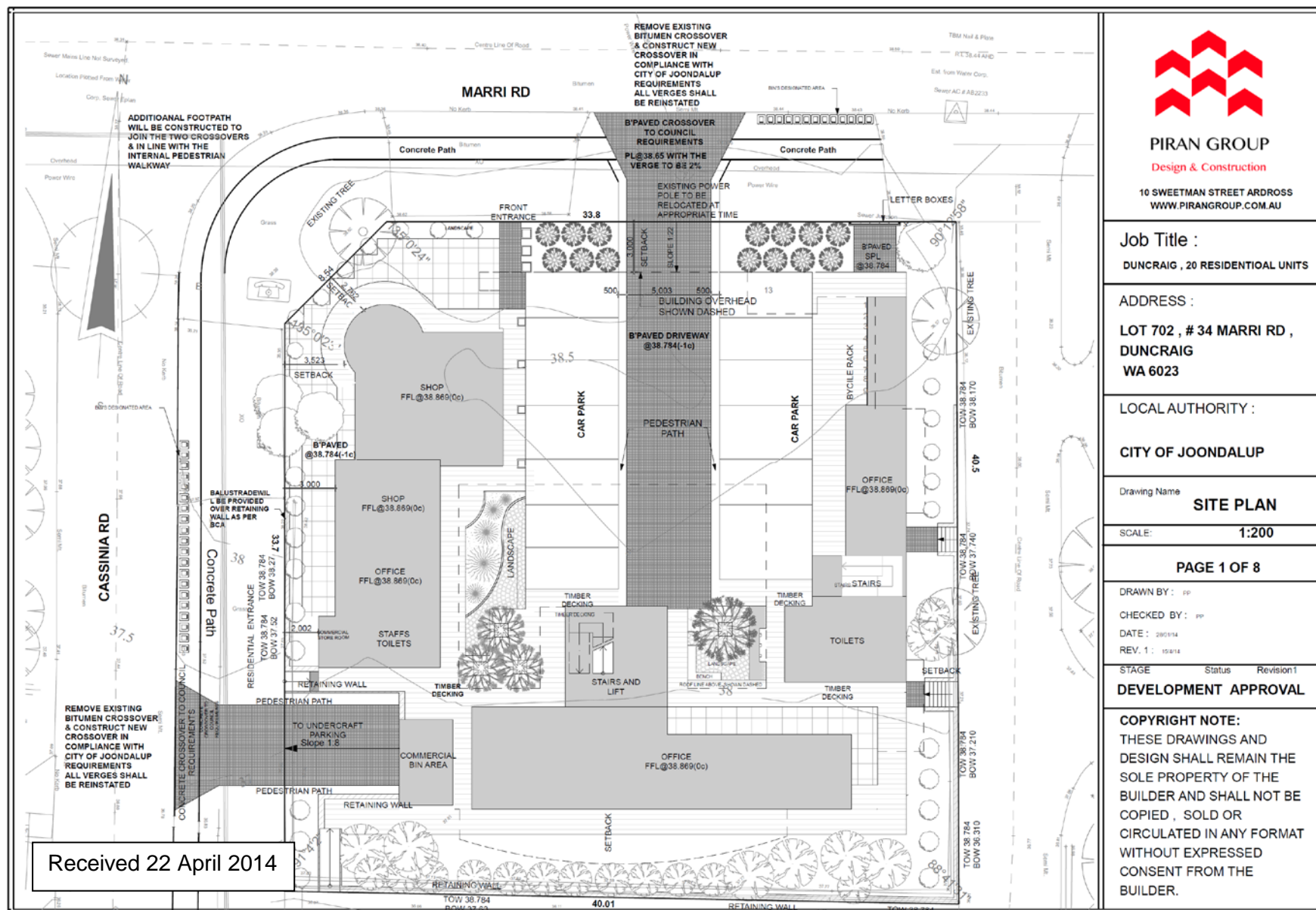
Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Development Assessment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



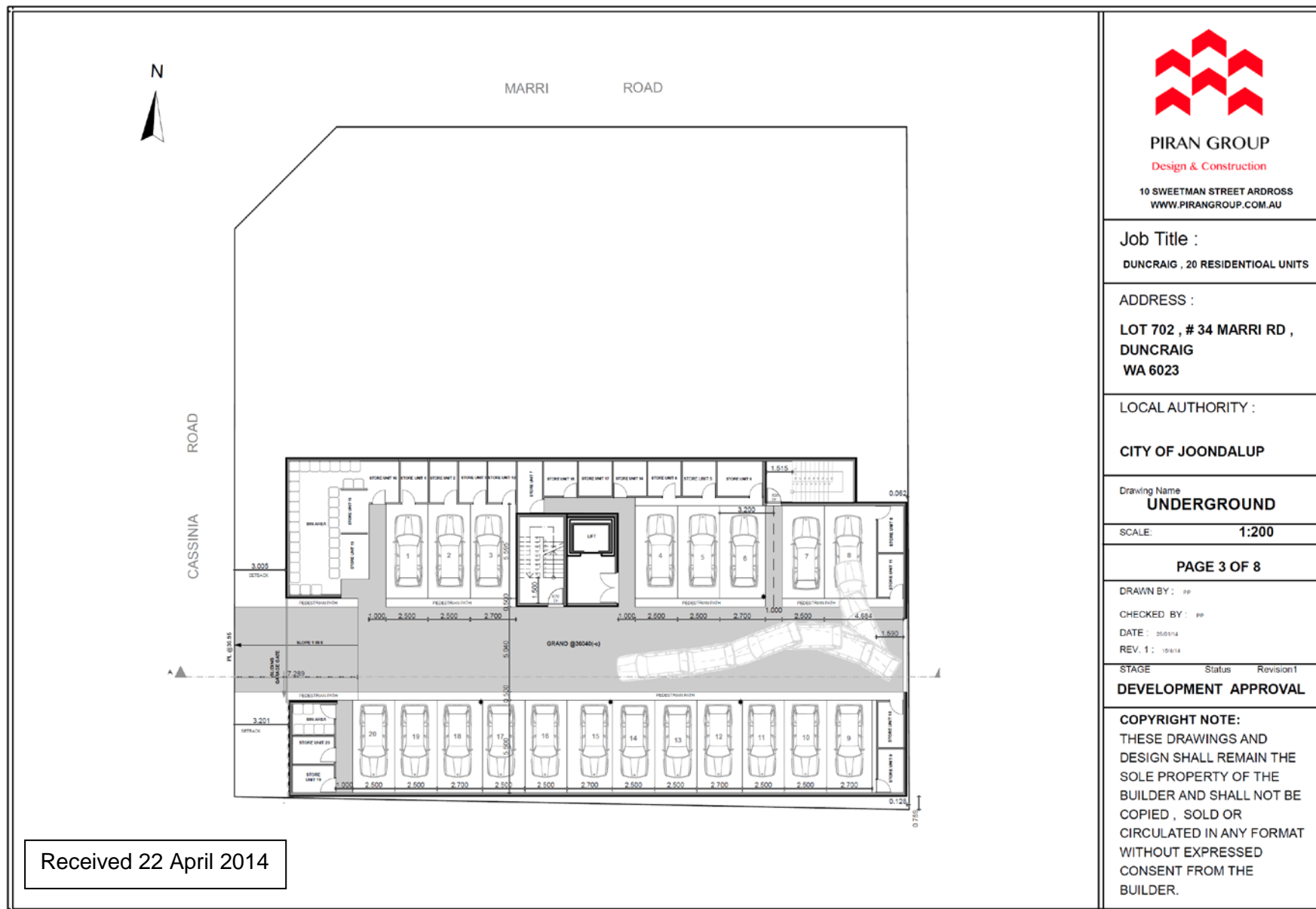
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**Job Title :**

DUNCRAIG , 20 RESIDENTIAL UNITS

**ADDRESS :**

LOT 702 , # 34 MARRI RD ,  
DUNCRAIG  
WA 6023

**LOCAL AUTHORITY :**

CITY OF JOONDALUP

**Drawing Name**

**UNDERGROUND**

**SCALE:** 1:200

**PAGE 3 OF 8**

**DRAWN BY :** pp

**CHECKED BY :** pp

**DATE :** 25/01/14

**REV. 1 :** 15/4/14

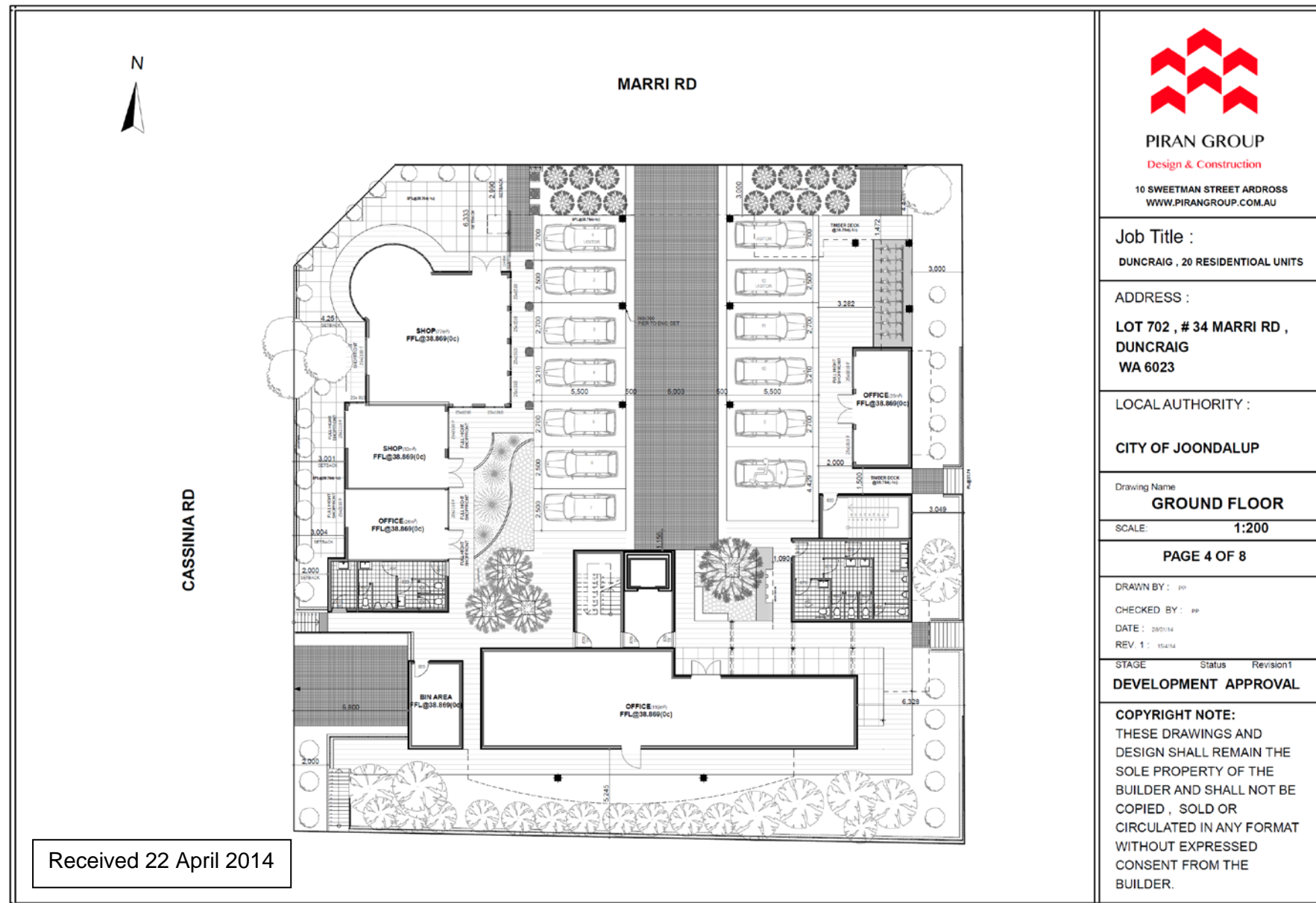
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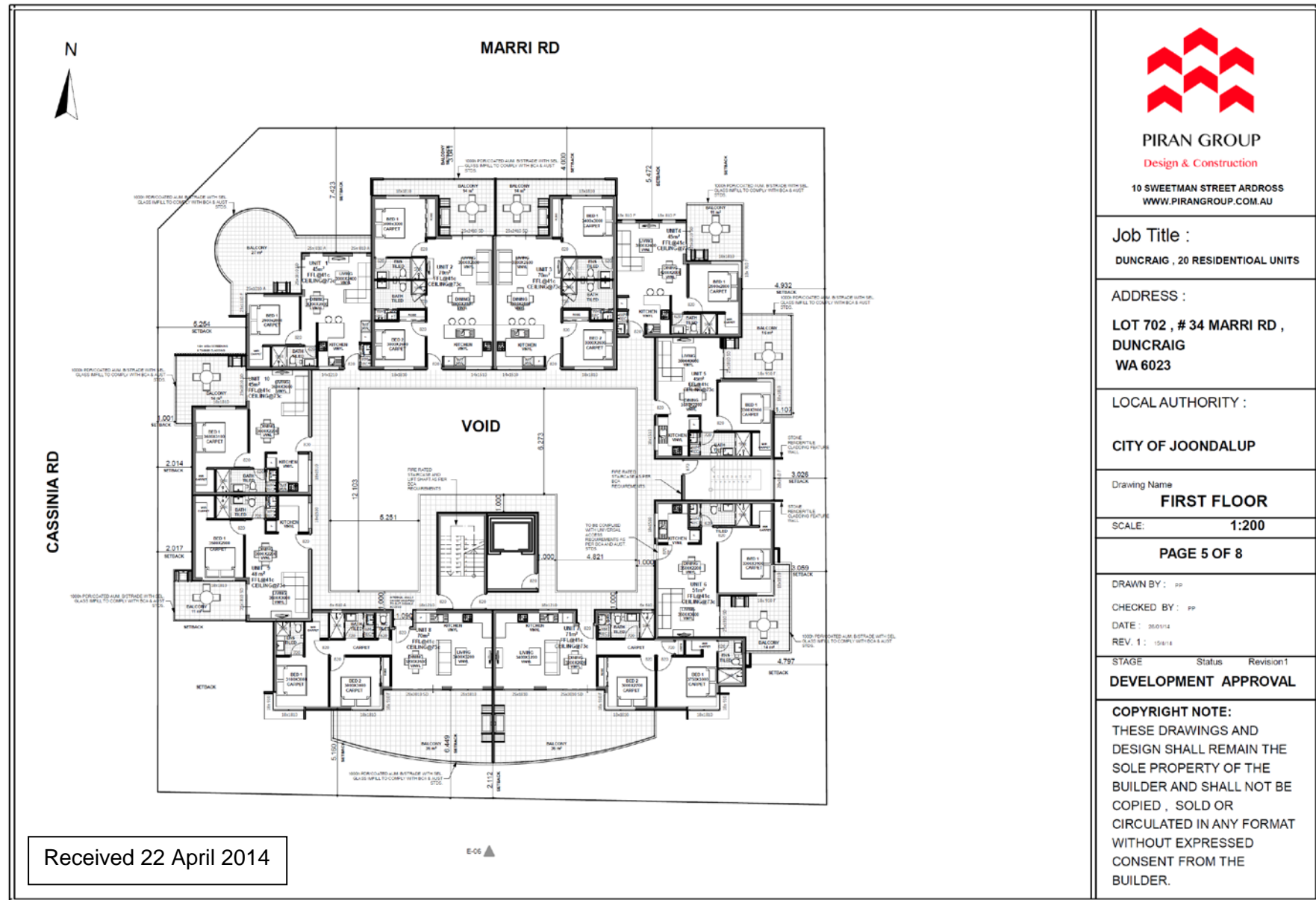
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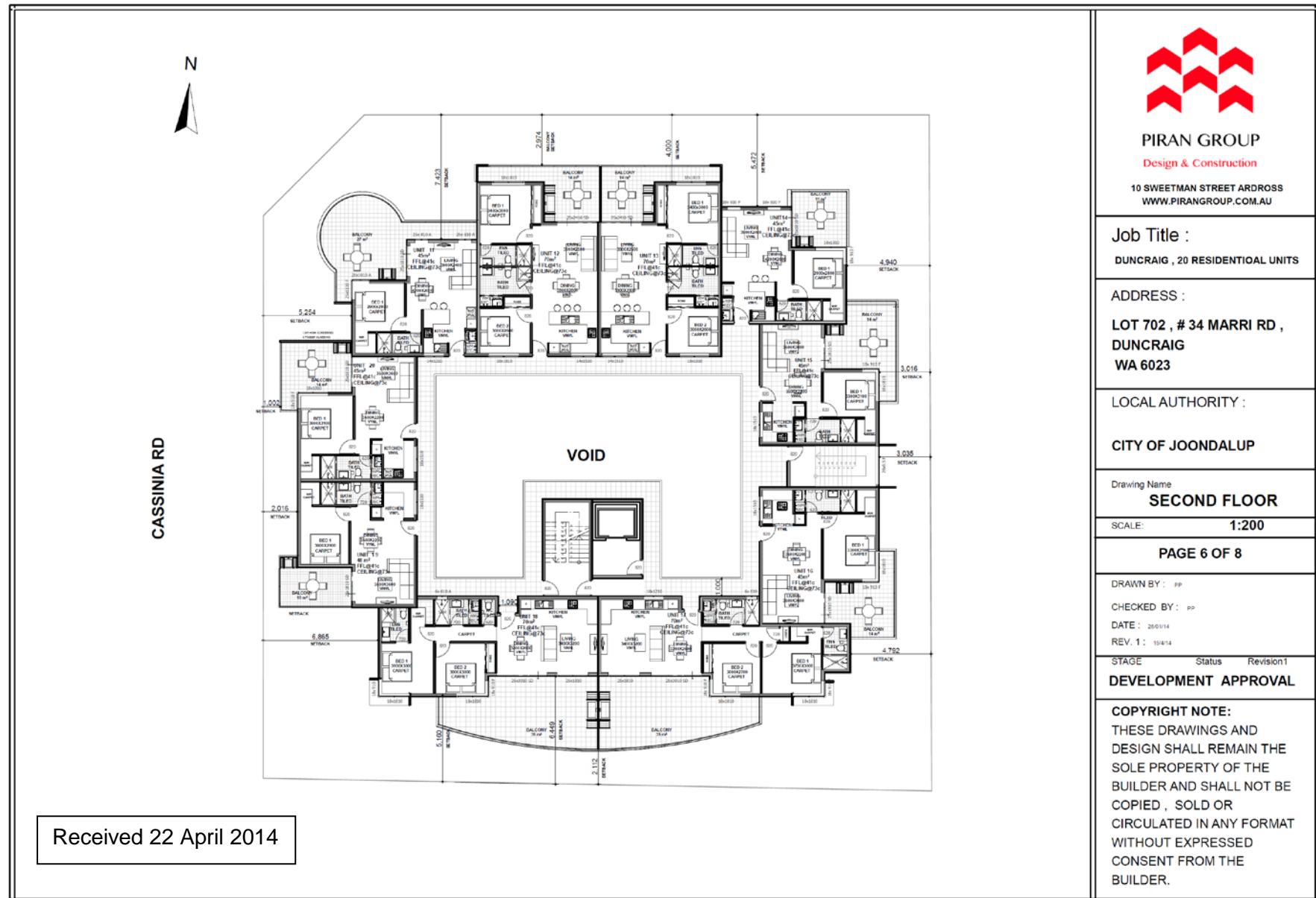
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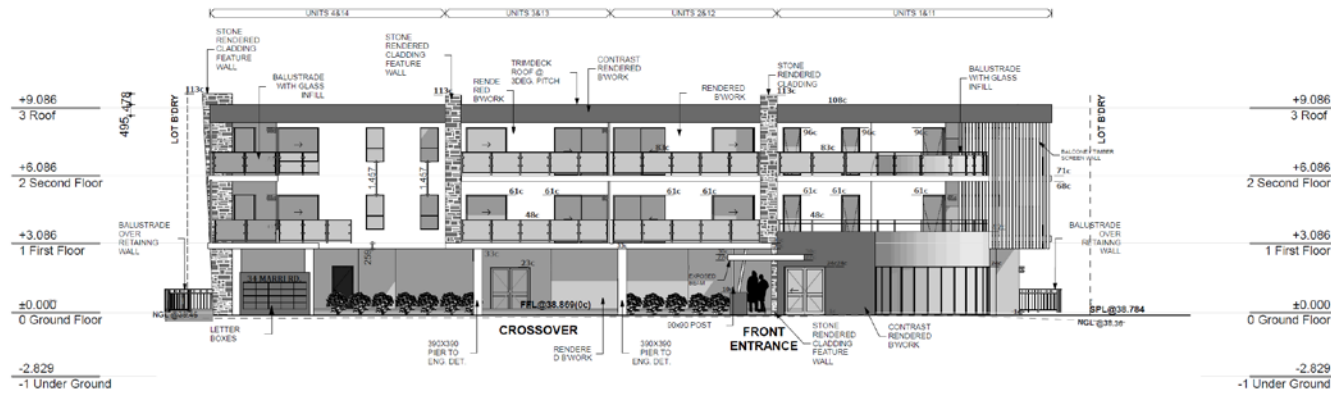




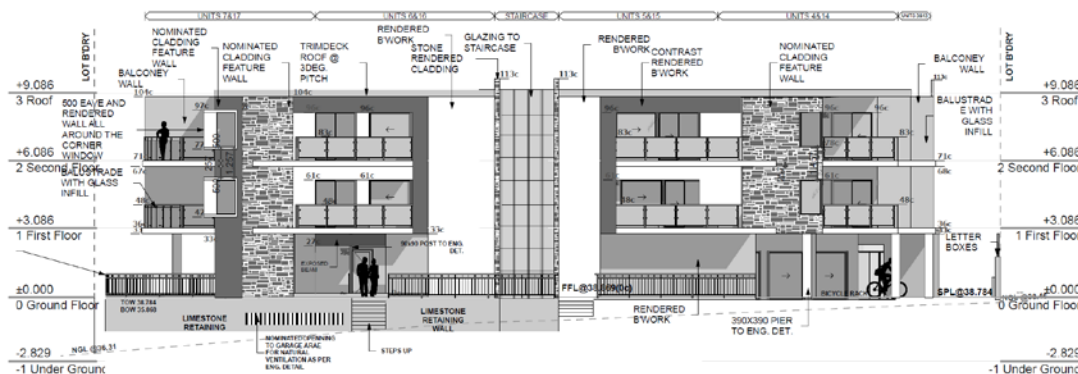








NORTH ELEVATION



EAST ELEVATION

Received 22 April 2014



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WA 6023

LOCAL AUTHORITY :

CITY OF JOONDALUP

Drawing Name NORTH AND EAST  
ELEVATIONS

SCALE: 1:200

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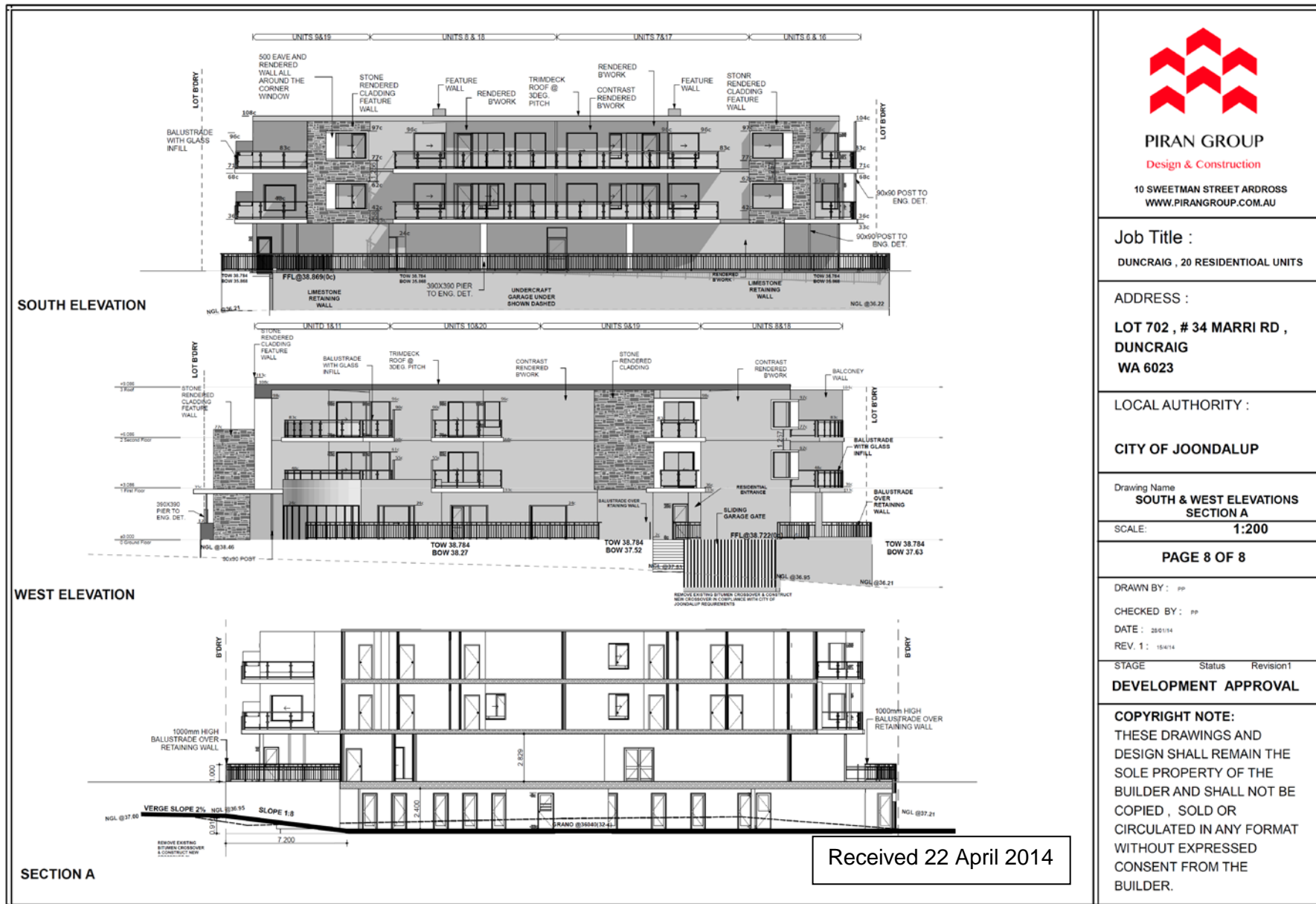
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**LOCAL AUTHORITY :**

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Drawing Name  
**SOUTH & WEST ELEVATIONS  
SECTION A**

SCALE: **1:200**

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Drawing Name

## SITE PLAN

SCALE: 1:200

PAGE 1 OF 6

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REV.1 : 01/09/1

STAGE	Status	Revision 2
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LOT 702  
1583 m<sup>2</sup>

MARRI RD

CASSINIA RD



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CITY OF JOONDALUP

Drawing Name

**UNDERGROUND**

SCALE: 1:200

PAGE 2 OF 6

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DATE : 10/11/14

REV.1 : 01/09/14

REV.2 : 30/10/14

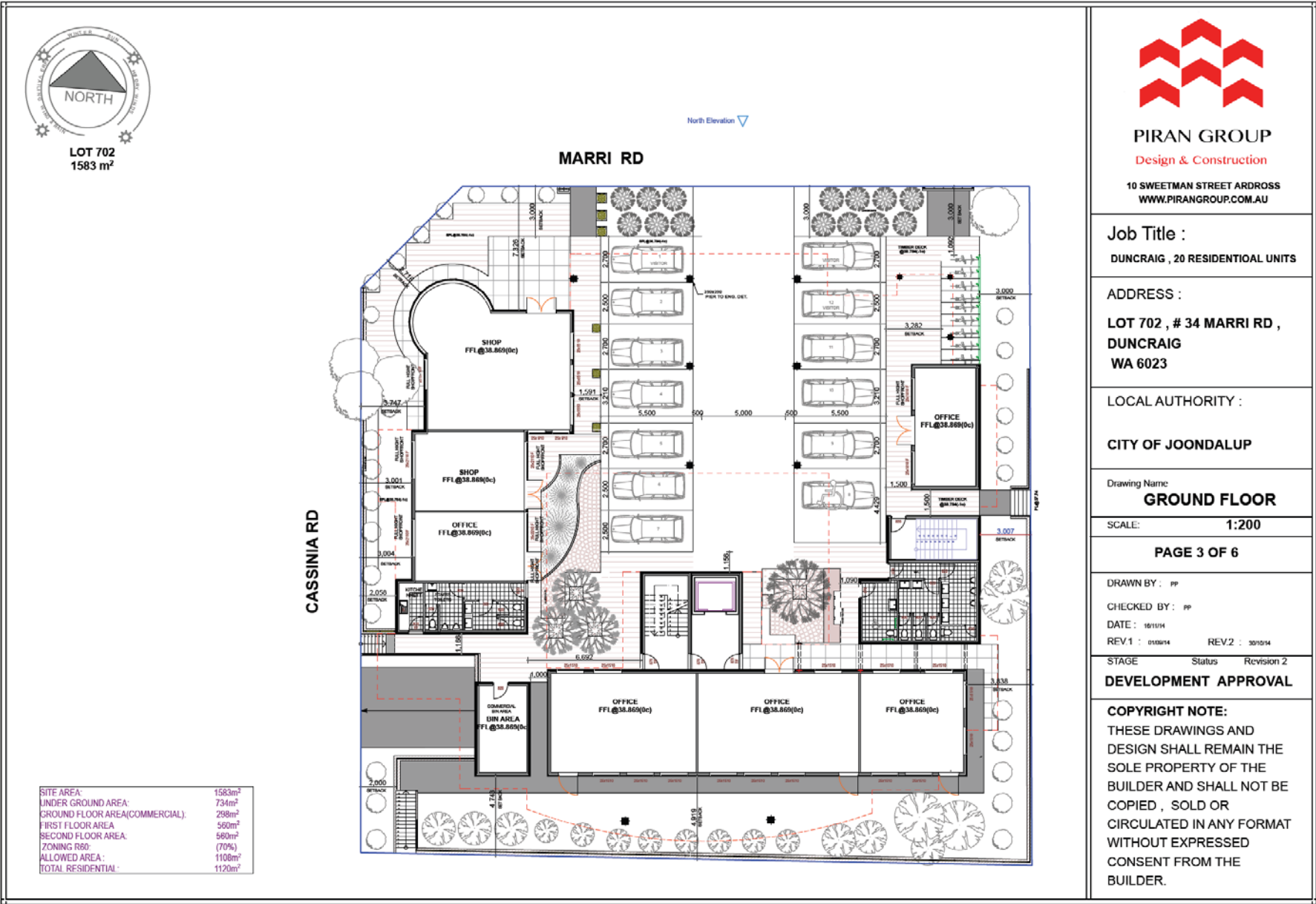
STAGE Status Revision 2

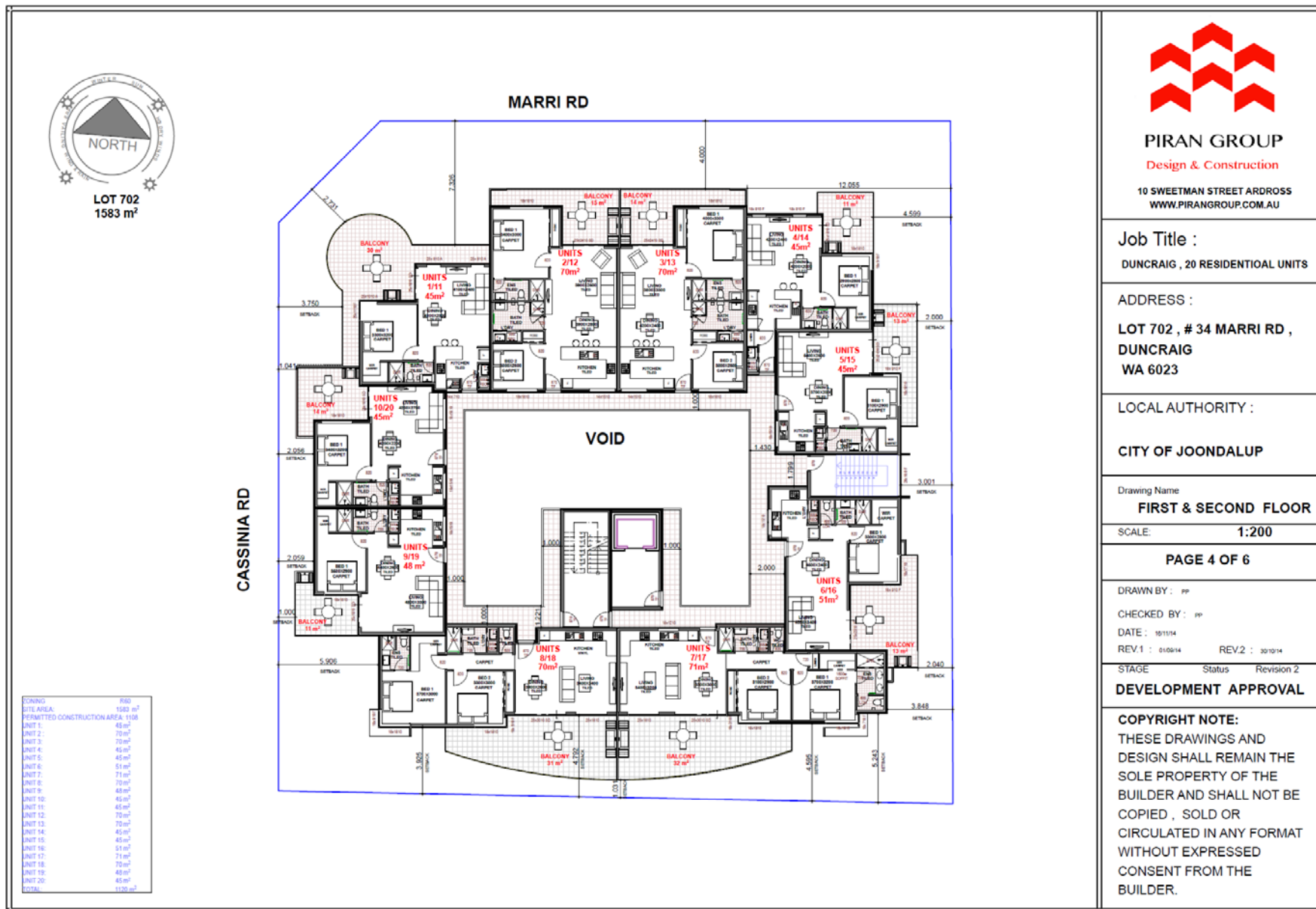
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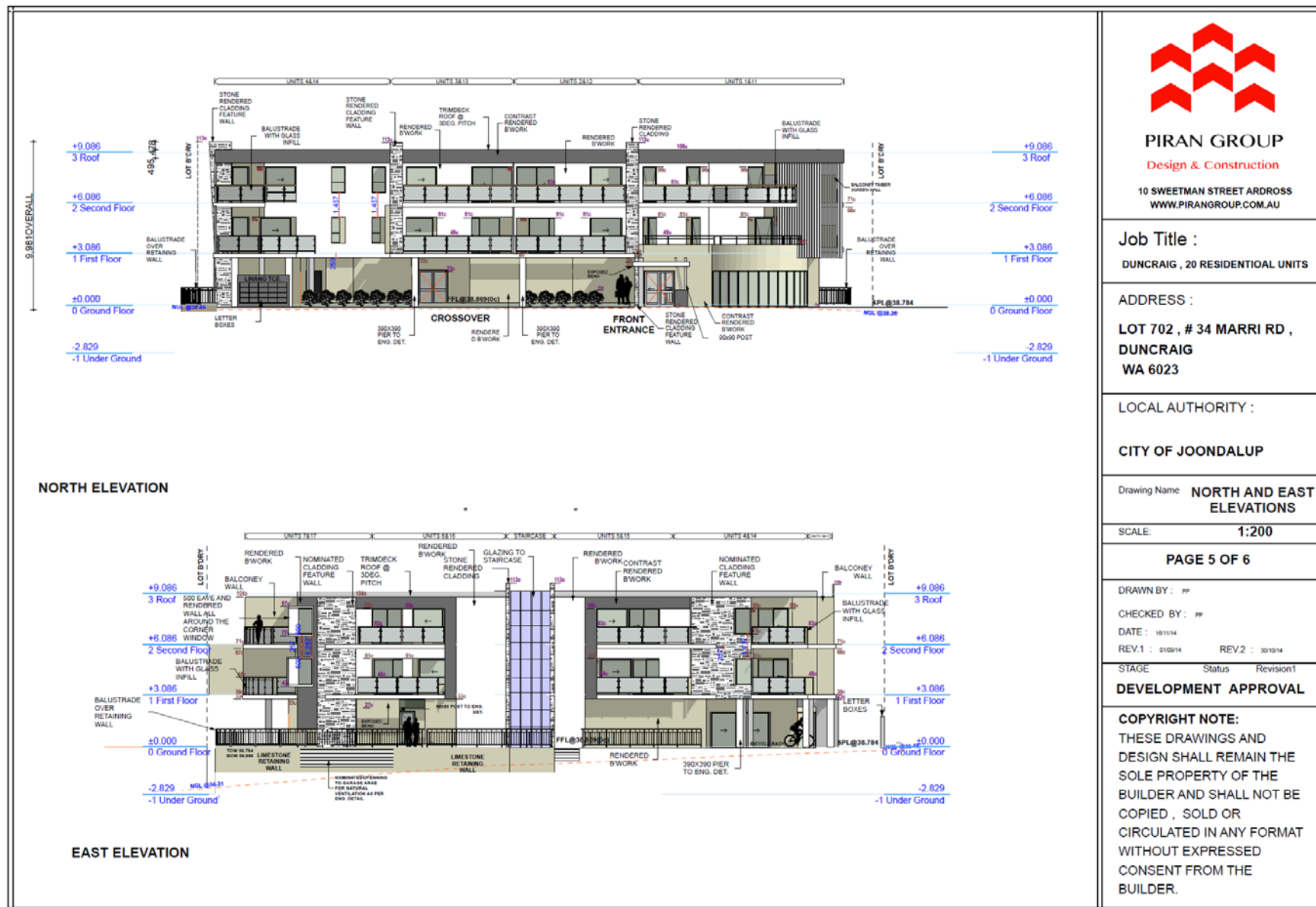
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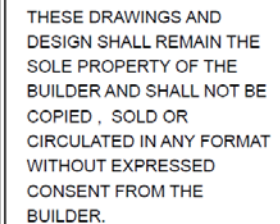


















## Form 2 - Responsible Authority Report

(Regulation 17)

<b>Property Location:</b>	Lot 113, House Number 11, Mumford Place, Balcatta
<b>Application Details:</b>	Warehouse (Self Storage Units)
<b>DAP Name:</b>	Metro North-West JDAP
<b>Applicant:</b>	TPG Town Planning, Urban Design & Heritage Consultants
<b>Owner:</b>	Brankstone Investments Pty Ltd
<b>LG Reference:</b>	DA13/0912.01
<b>Responsible Authority:</b>	City of Stirling
<b>Authorising Officer:</b>	Ross Povey
<b>Department of Planning File No:</b>	DP/13/00355
<b>Report Date:</b>	20 <sup>th</sup> January 2015
<b>Application Receipt Date:</b>	17 <sup>th</sup> December 2014
<b>Application Process Days:</b>	35 days
<b>Attachment(s):</b>	<p><b>Attachment 1</b> Development Application Plans (all date stamped 17 December 2014):</p> <ul style="list-style-type: none"><li>a. A4.01 – Building A Elevations</li><li>b. A4.02 – Building B Elevations</li></ul> <p><b>Attachment 2</b> Aerial Location Map</p> <p><b>Attachment 3</b> Metropolitan Region Scheme (MRS) Zoning Map</p> <p><b>Attachment 4</b> City of Stirling Local Planning Scheme No.3 (LPS3) Zoning Map</p> <p><b>Attachment 5</b> Previously approved plans</p> <p><b>Attachment 6</b> Applicant submissions date stamped 17 December 2014</p> <p><b>Attachment 7</b> <a href="#">Local Planning Policy 4.2 – Mixed Business Design Guidelines</a></p> <p><b>Attachment 8</b> <a href="#">Local Planning Policy 6.1 – Advertising Signs</a></p>

### Recommendation:

That the Metro North-West JDAP resolves to:



1. Accept that the DAP Application reference DP/13/00355 as detailed on the DAP Form 2 dated 17 December 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/13/00355 as detailed on the DAP Form 2 date 17 December and accompanying plans dated 17 December 2014 in accordance with Clause 10.3.1 of the City of Stirling Local Planning Scheme No. 3, for the proposed minor amendment to the approved Warehouse (Self Storage Units) at Lot 113, House Number 11, Mumford Place, Balcatta, subject to:

### **Amended Conditions**

Nil.

### **Advice Notes**

- i All other conditions and requirements detailed on the previous approval dated 24 October 2013 shall remain unless altered by this application.

### **Background:**

Insert Property Address:	Lot 113, House Number 11, Mumford Place, Balcatta
Insert Zoning MRS:	Industrial
TPS:	Mixed Business
Insert Use Class:	Warehouse (Self Storage Units)
Insert Strategy Policy:	Not Applicable
Insert Development Scheme:	Not Applicable
Insert Lot Size:	3,720m <sup>2</sup>
Insert Existing Land Use:	Warehouse
Value of Development:	\$3.55 million

The subject lot is located in the local municipality of Stirling and is approximately 11km northwest of the Perth CBD and within the Balcatta Industrial Area and 3.9km northeast of the Stirling Train Station.

The subject site is zoned Industrial in the Metropolitan Region Scheme and "Mixed Business" under the City of Stirling's Local Planning Scheme No.3 (LPS3).

A development application for Self Storage Units (though at a smaller scale) for the subject property was lodged with the City in late 2012. At that time the City assessed the proposal as a Use Not Listed and refused the proposal at the City of Stirling's Ordinary Council Meeting on 19 March 2013 (Council Resolution 0313/035 refers).

On 16 April 2013, a Form 1 opt-in Development Assessment Panel application for a Warehouse (Self Storage Units) was submitted to the City. On 11 July 2013, the Metro North-West Joint Development Assessment Panel (JDAP) resolved to refuse the application for the following reason:-

*That the application be refused on the basis that the application is not substantially different to the previous application refused by Council on the 19 March 2013.*

The Applicant submitted a Request for Review of the Metro North-West JDAP decision with the State Administrative Tribunal. Following mediation and the submission of amended plans, the Metro North-West JDAP on 24 October 2013 reconsidered the application pursuant to section 31 of the *State Administrative Tribunal Act 2004* and approved the application subject to conditions.

The subject Form 2 application, submitted on 17 December 2014, seeks the Metro North-West JDAP's consideration of modifications to the approved development application.

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

The application seeks amendments to the previously approved Development Application. The amendments are external façade modifications only and can be summarised as follows:

- Raised panels added centrally to the northern elevation of Building A and southern elevation of Building B;
- Central concrete panels to the east and west elevations of Building B to break up the colorbond panelling;
- End panels added to Building B northern and southern façade;
- Removal of the tethered sign within the front setback area;
- Additional logos added to the front façade of Building A and relocation of wall signage;
- Four new wall signs to eastern and western facades (two per façade) of Building A;
- Three new wall signs to the southern facades of Building B; and
- Two new wall signs to the northern façade of Building B.

### **Legislation & policy:**

#### Legislation

- Planning and Development Act 2005
- Metropolitan Region Scheme (MRS)
- Local Planning Scheme No. 3 (LPS 3)

#### State Government Policies

Nil.

### **Local Policies**

The following Local Planning Policies are applicable to the development:

- Local Planning Policy 4.4 – Mixed Business Design Guidelines
- Local Planning Policy 6.1 – Advertising Signs

### **Consultation:**



### Public Consultation

Public consultation was undertaken as part of the original application. Further consultation was not deemed necessary as part of the Form 2 application.

### Consultation with other Agencies or Consultants

As the amendments relate to only the external appearance of the development, consultation with other Agencies was not required.

### **Planning assessment:**

The amendments to the previously approved development application have been assessed against the City of Stirling's Local Planning Scheme No. 3 (LPS 3) and relevant Local Planning Policies.

The existing approval required the Metro North-West JDAP to exercise its discretion in respect to a number of matters, however the proposed modifications are not considered to further compromise or exacerbate the extent of the discretionary decision that has previously been made.

### External appearance of buildings

Developments within the Mixed Business zone are required to comply with the requirements of the City's Local Planning Policy 4.2 – Mixed Business Design Guidelines (the Guidelines). The Guidelines require the following in relation to building appearance:

*The street facade shall be articulated to break-up straight plain facades through the use of at least three of the following:*

- *Openings;*
- *Awnings over windows;*
- *Use of different colours and textures; and*
- *Indentations and additional details to break the building into individual elements.*

*The facade of buildings facing the street shall be constructed of brick, stone, glass or painted or rendered concrete.*

*The use of taller parapets and/or awnings is encouraged above the entrance to the buildings to clearly identify the entry point*

The existing approved design met the above requirements. The proposed amendments are considered to further enhance the appearance of the development as viewed from the street through the:

- Use of a greater mix of different materials of construction;
- Use of additional details to break the building into individual elements; and
- Use of taller parapets to break up the building facades.

The external modifications are therefore considered to meet the external appearance requirements of the guidelines.

### Advertising Signs

The proposal seeks to remove the tethered flagpole signage whilst providing for additional wall signage to Buildings A and B.

Signage is required to comply with the requirements of the City's Local Planning Policy 6.1 – Advertising Signs (the Policy). The Policy requires wall signage to meet the following requirements:

- *Be limited to a maximum of two signs per tenancy on a lot other than a building within a residential zone;*
- *Not exceed 10m<sup>2</sup> in area for non-residential areas in aggregate per tenancy; and*
- *If placed directly over door openings, have a minimum clearance of 2.7 metres from ground level.*

The proposal includes 10 signs in total and a total wall signage area of approximately 41m<sup>2</sup>. All signage maintains the required clearance from entries to the building. The additional signage is proposed to ensure the facility is somewhat visible from Balcatta Road to the south and also visible from the eastern and western approach to the facility. Variations to the Policy are required to be considered against the policy objectives which are as follows:

- *To ensure that the display of advertisements on private sites does not adversely impact on the amenity of surrounding land;*
- *To avoid a proliferation of signs on individual sites and buildings;*
- *To improve the streetscape of major roads;*
- *Encourage the rationalisation of advertising signs on individual premises;*
- *Encourage the incorporation of advertising signs into the design consideration of buildings;*
- *To ensure that signs are not discriminatory or offensive; and*
- *To ensure that signs only relate to services and products on the site.*

The signage is considered to be appropriate for the scale of the building and serve a purpose to direct patronage to the facility from the major roads nearby (Reid Highway and Balcatta Road). The signs are well designed, and incorporated into a logo which is also used as a building feature on the front façade. This ensures the signage is appropriate for the building and will not adversely impact the amenity of the surrounding properties or the streetscape.

The signage relates only to the services on site and does not contain any non-related promotional advertisement or discriminatory/offensive material. The use of smaller signage on panel structures rationalises the need for signage within the landscaping area or any roof signage as the signage has been incorporated into the building design as part of the external panels of the building.

In conclusion, although the signage exceeds the area and number of signs permitted per tenancy per lot, the signage is considered to meet the objectives of the Policy.

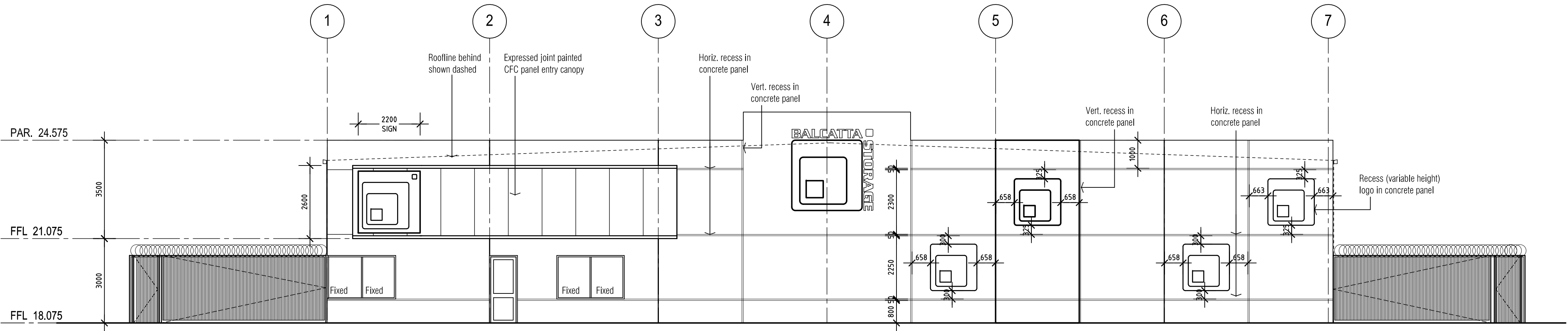
### **Conclusion:**

The proposed amendments to the original development approval are considered to comply with the relevant statutory planning provisions. Accordingly the development application is recommended for approval subject to the existing conditions and advice notes.

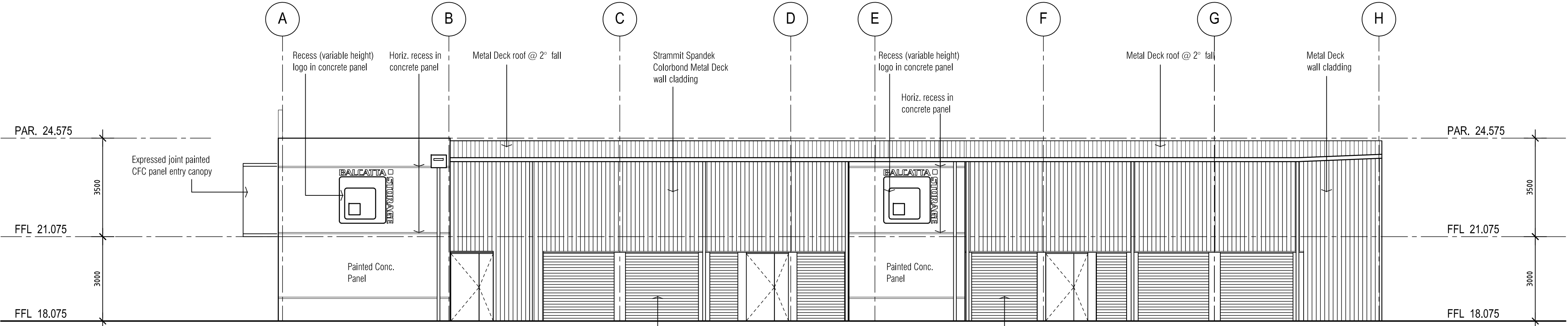


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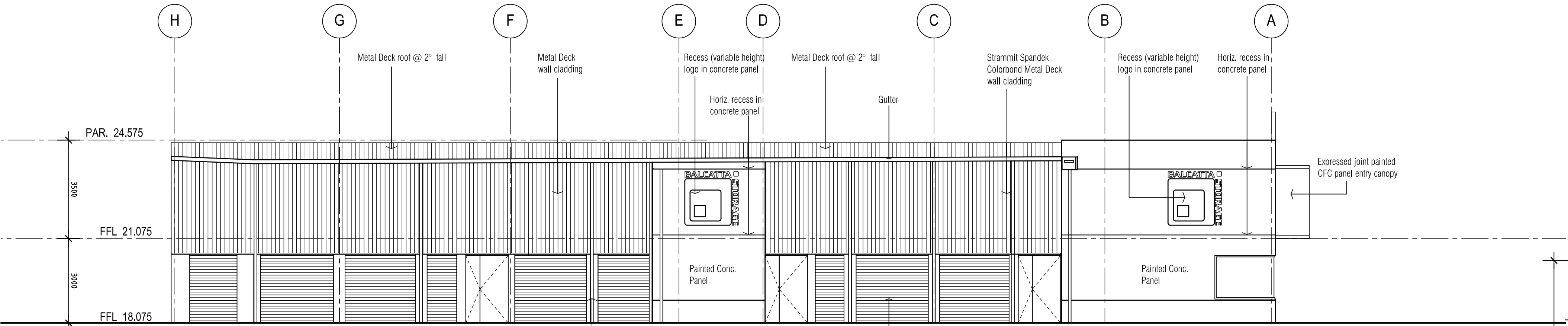
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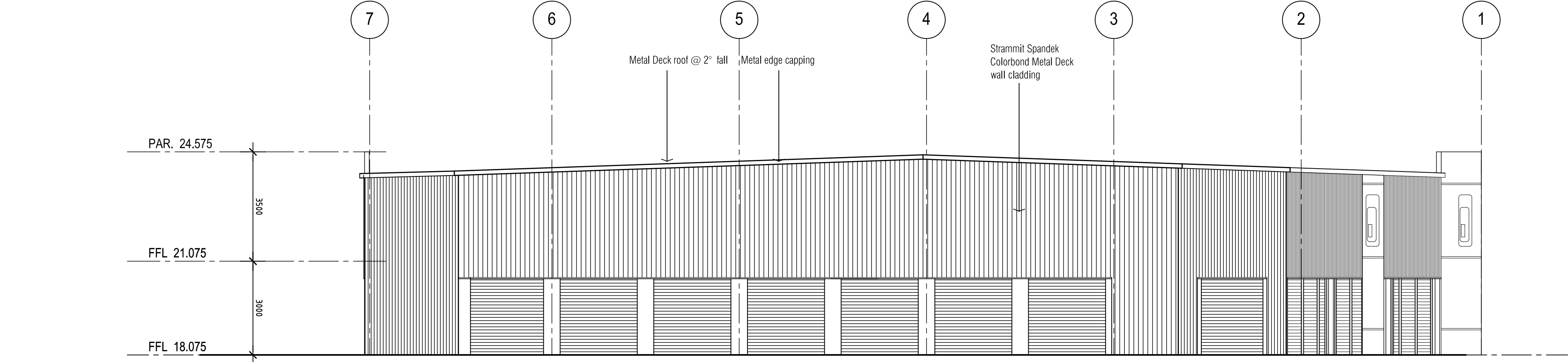
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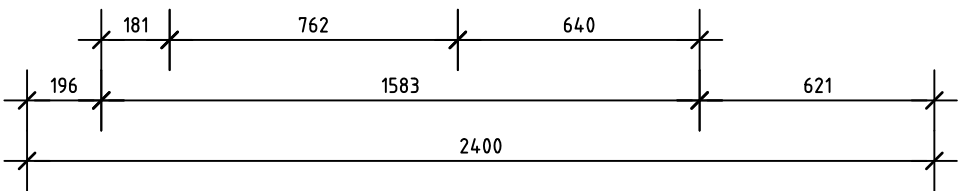
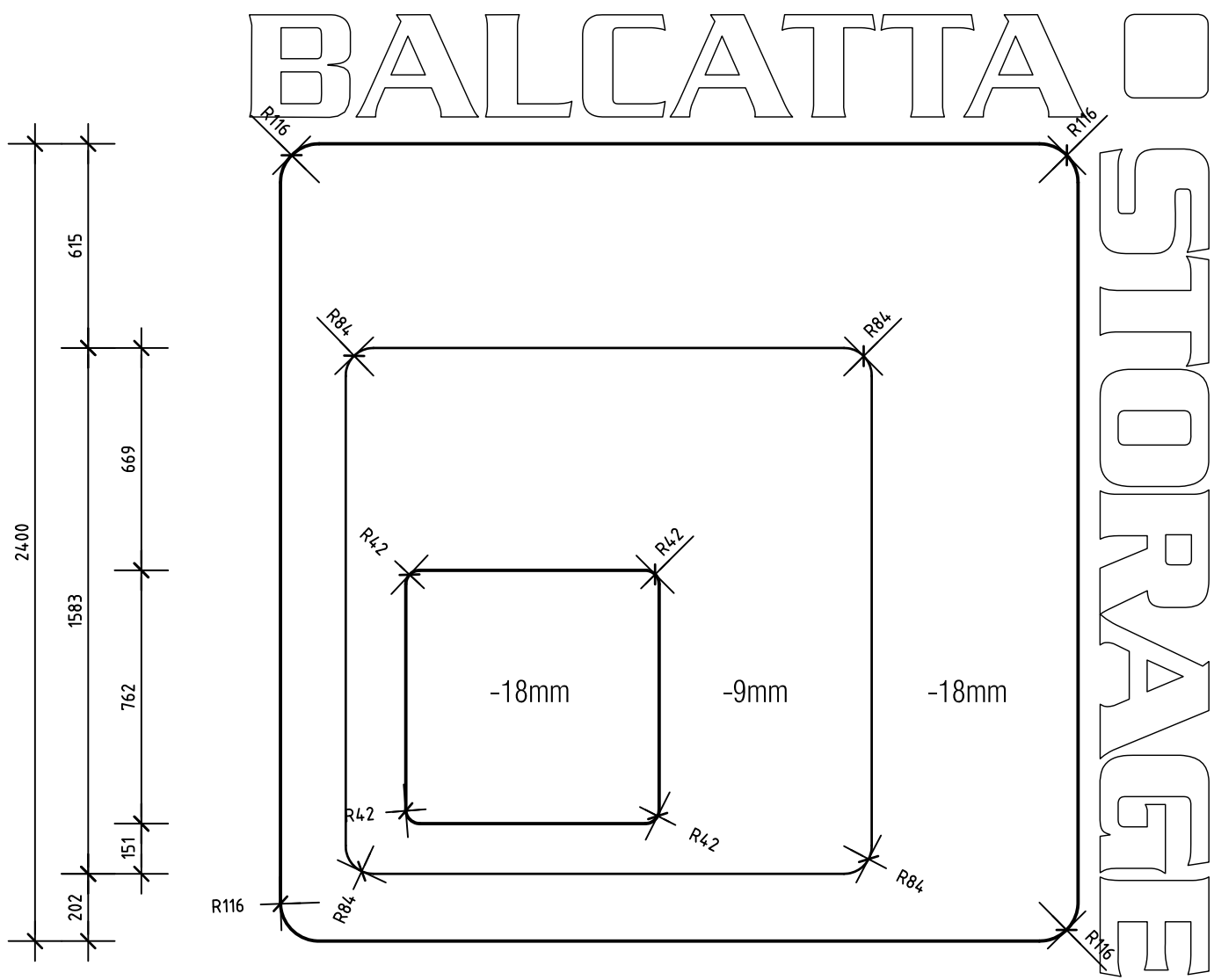
WESTERN ELEVATION - BLOCK A



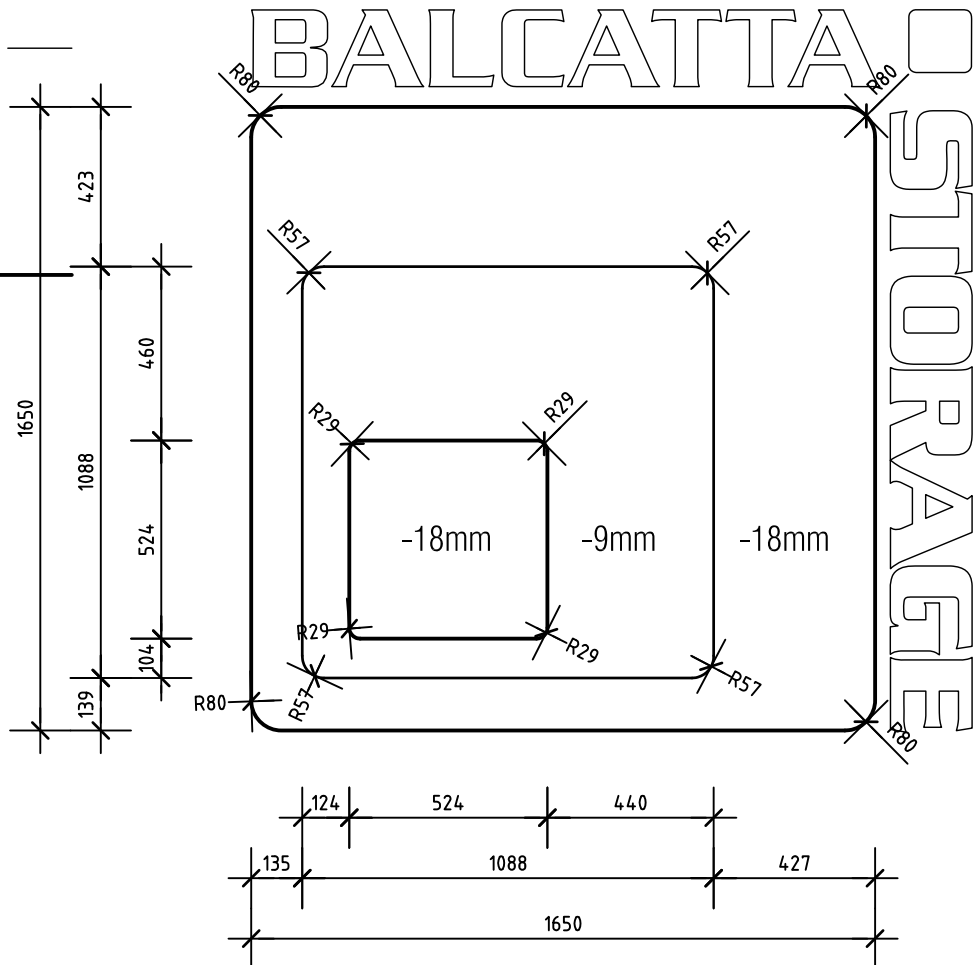
EASTERN ELEVATION - BLOCK A



SOUTHERN ELEVATION BLOCK A



Balcatta Storage  
Large Logo  
scale 1:20



Balcatta Storage  
Small Logo  
scale 1:20

ISSUED FOR  
REVISED DA

**MJA**  
McDonald Jones Architects Pty Ltd  
A B N 15 085 983 428  
23 Hamilton Street Subiaco WA 6008  
T 08 9388 0333 F 08 9388 0555  
admin@macjones.net www.macjones.net

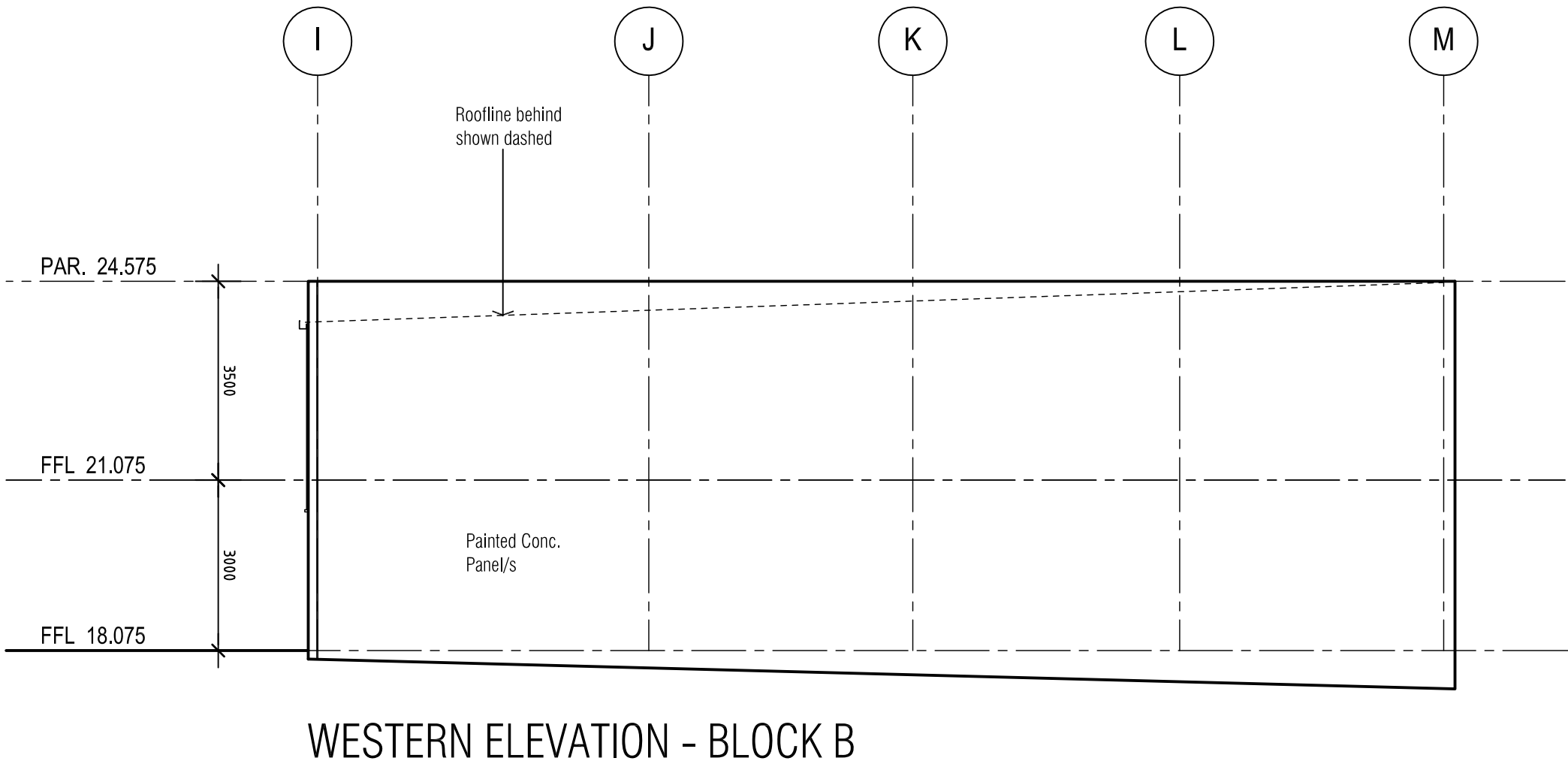
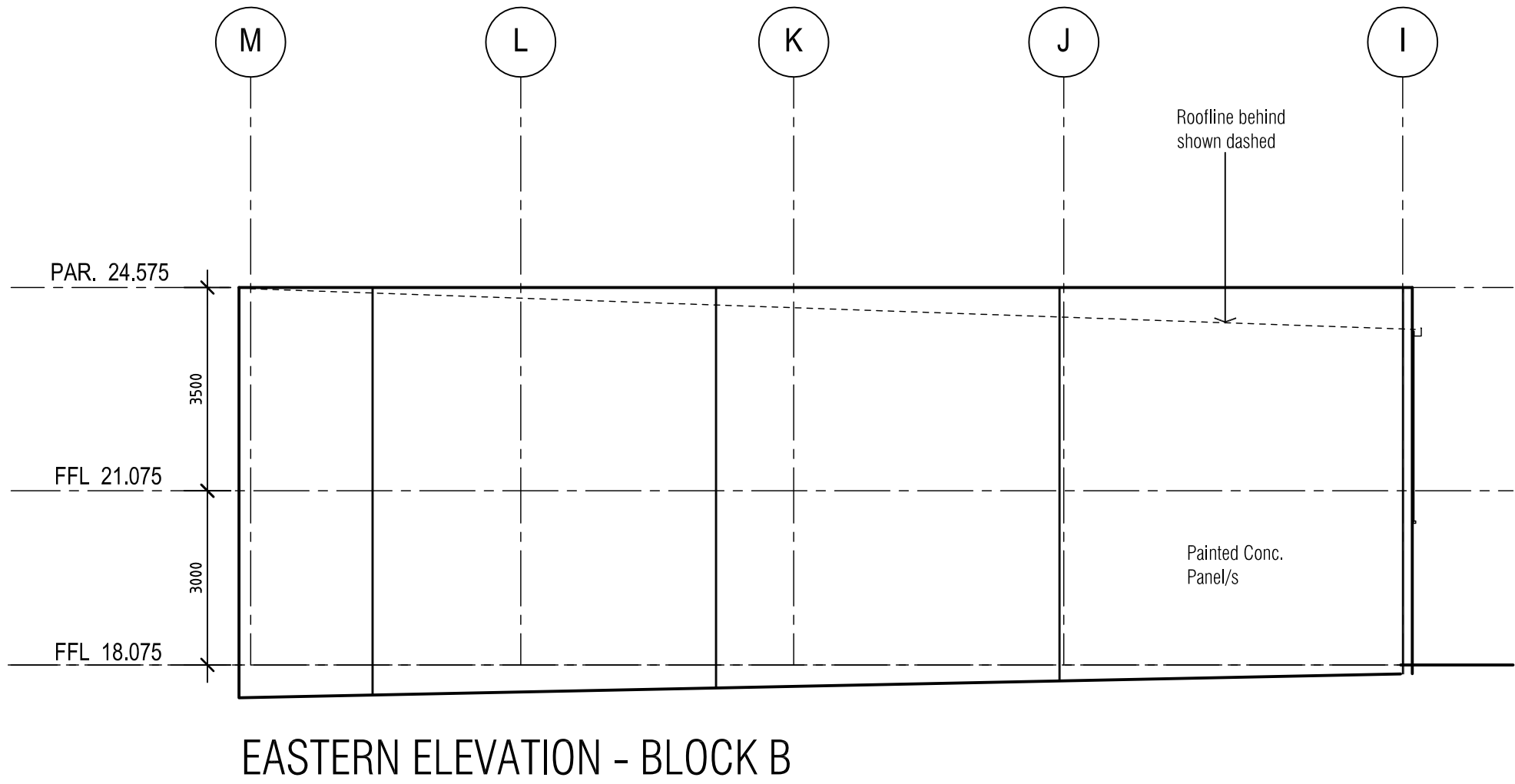
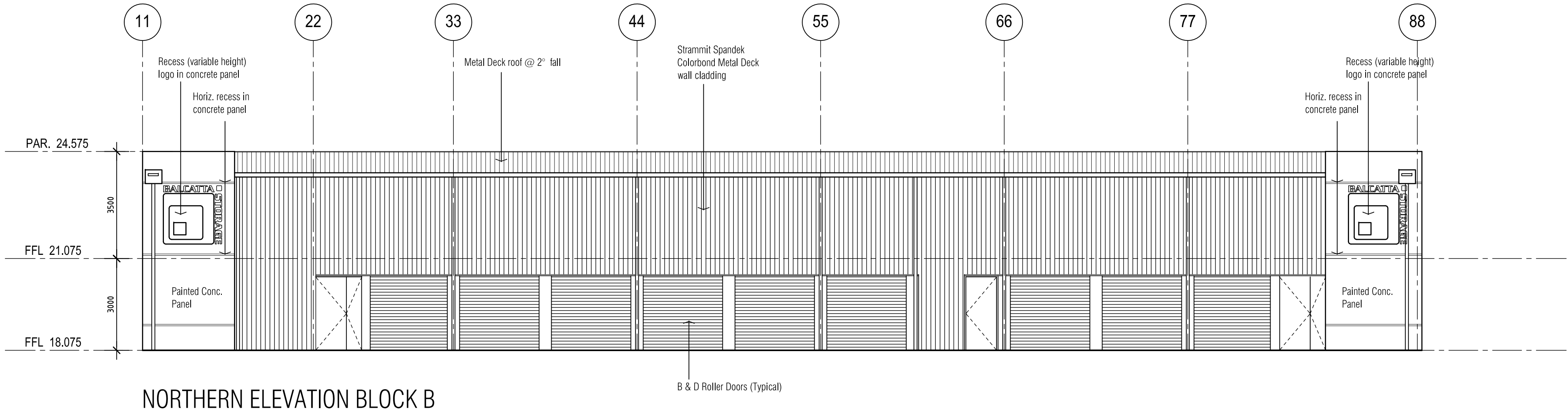
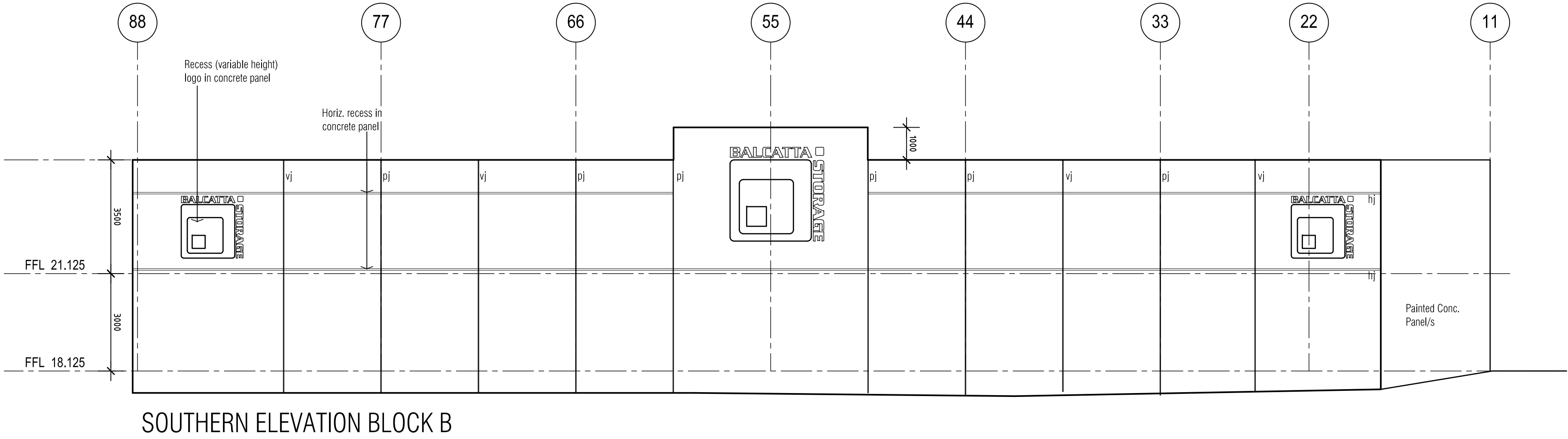
BCA: MSA BUILDING GROUP  
STRUCTURAL: STRUCTERRE  
ELECTRICAL: HEGNEY CONSULTING ENGINEERS  
HYDRAULIC: CONSTRUCTION HYDRAULIC DESIGN  
MECHANICAL: D&C  
ENERGY: CADD'S ENERGY

**BALCATTa STORAGE**  
LOT 113 MUMFORD PLACE BALCATTa  
BRANKSTONE INVESTMENTS PTY LTD

BUILDING A ELEVATIONS		
SCALE: 1:100 @ A1	DRAWING No.	REV
DATE: NOV 2014	<b>A4.01</b>	AA
DRAWN: MEC	CHECKED: MEC	JOB No.
ISSUED FOR: APPROVAL	<b>1249</b>	

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NO.	DATE:	AMENDMENT:
AA	27.11.14	ISSUED FOR REVISED DA



ISSUED FOR  
REVISED DA

**MJA**

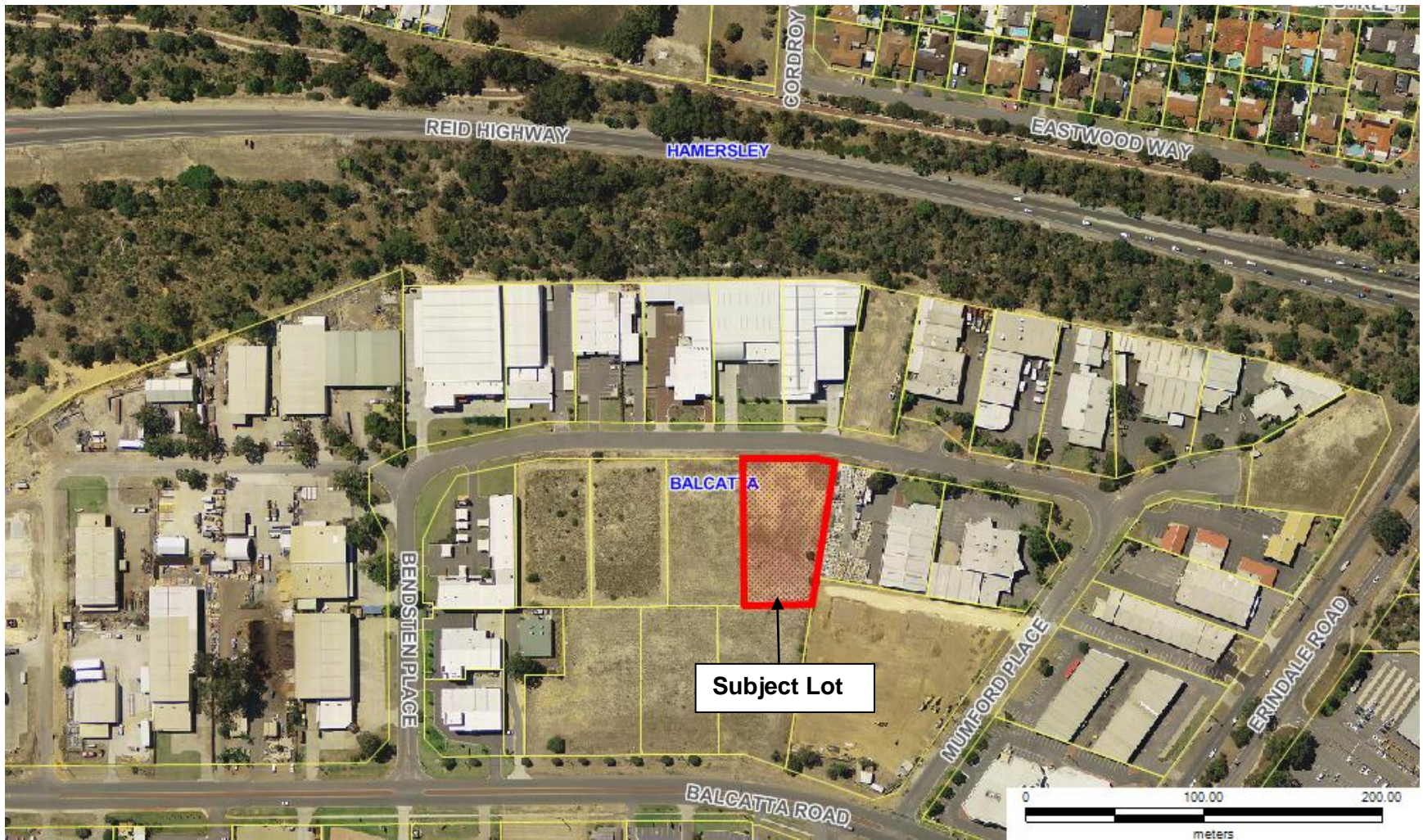
McDonald Jones Architects Pty Ltd  
A B N 1 5 0 8 5 9 8 3 4 2 8  
23 Hamilton Street Subiaco WA 6008  
T 08 9388 0333 F 08 9388 0555  
admin@macjones.net www.macjones.net

BCA: MSA BUILDING GROUP  
STRUCTURAL: STRUCTERRE  
ELECTRICAL: HEGNEY CONSULTING ENGINEERS  
HYDRAULIC: CONSTRUCTION HYDRAULIC DESIGN  
MECHANICAL: D&C  
ENERGY: CADD'S ENERGY

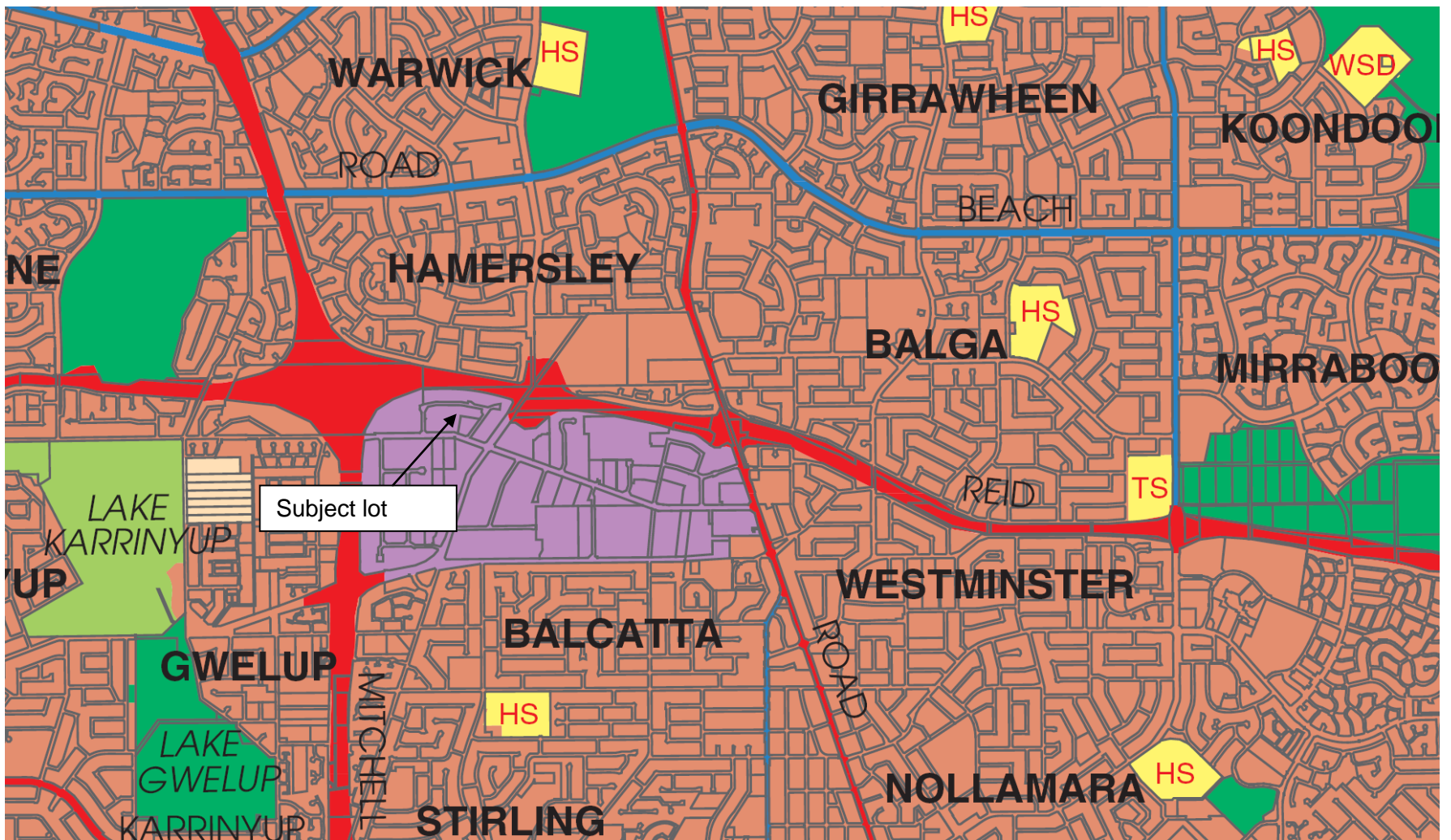
**BALCATT A STORAGE**  
LOT 113 MUMFORD PLACE BALCATT A  
BRANKSTONE INVESTMENTS PTY LTD

BUILDING B ELEVATIONS		
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DATE: NOV 2014	JOB No. <b>1249</b>	
DRAWN: MEC		
CHECKED: MEC		
ISSUED FOR: APPROVAL		

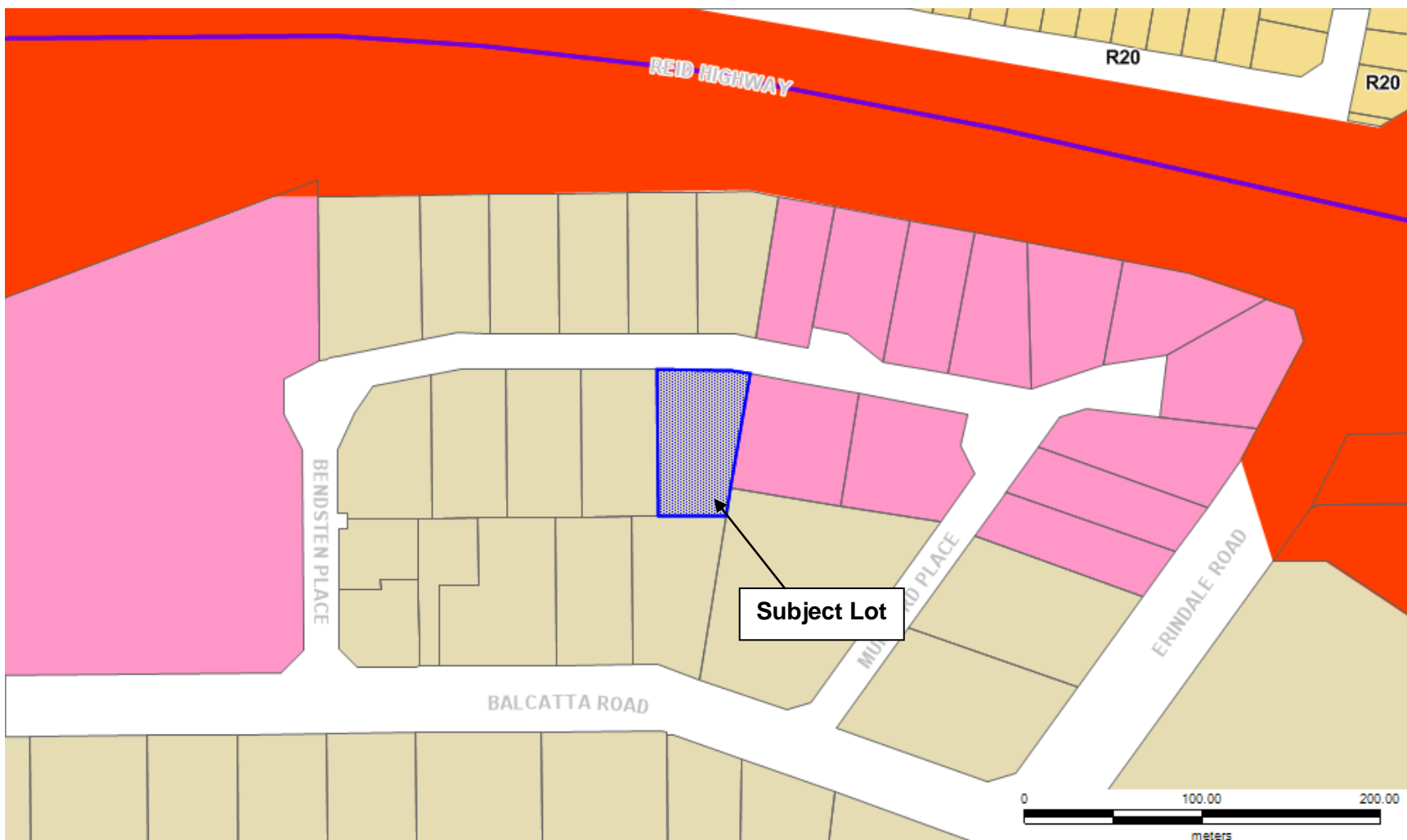












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DEVELOPMENT ASSESSMENT  
PANELS  
24 OCT 2013  
APPROVED

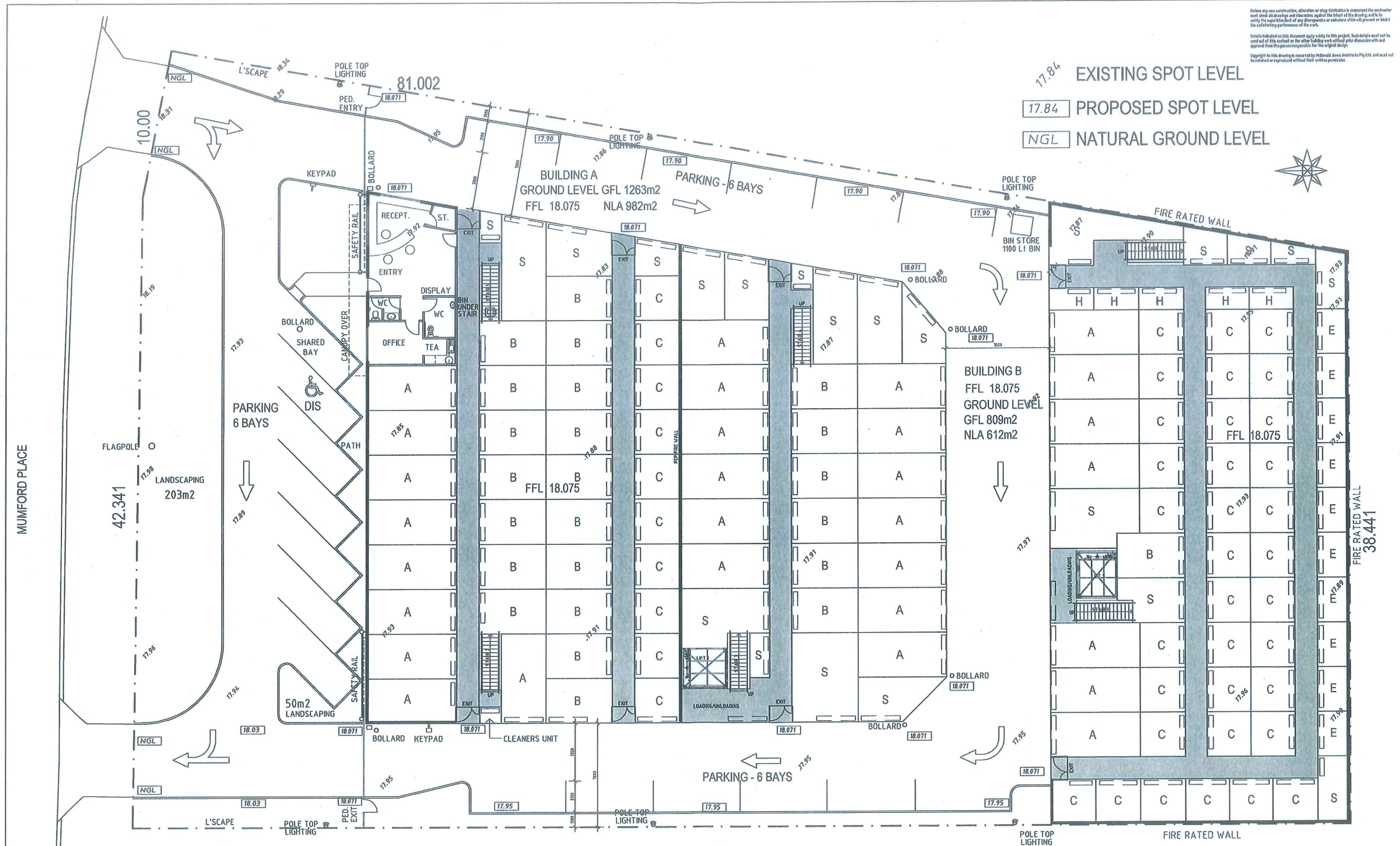
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B		01/10/13	RE ISSUED FOR OCTOBER DAP					ELECTRICAL:		ARCHITECTS PTY LTD		CLIENT:		JOB No.		DRAWING No.			
								HYDRAULIC:		5 CENTRO AVENUE, SUBICAO WA 6008		DWG:		1249		A1.01			
								MECHANICAL:		TEL (08) 93880333				DATE PLOTTED:		TIME:			
										FAX (08) 93880555				FILE NAME:					
										EMAIL: mj@mcdonjones.net				THIS IS A CAD DRAWING DO NOT AMEND MANUALLY.					



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SITE/GROUND FLOOR PLAN

BUILDING A GFA			BUILDING B GFA		
GROUND LEVEL 1263m2	GROUND LEVEL 809m2	2072m2 GFA	GROUND LEVEL 809m2	GROUND LEVEL 809m2	2072m2 GFA
FIRST LEVEL 1263m2	FIRST LEVEL 809m2	2072m2 GFA	FIRST LEVEL 809m2	FIRST LEVEL 809m2	2072m2 GFA
STAGE 2 WORKS	SECOND LEVEL 809m2	809m2 GFA	SECOND LEVEL 809m2	SECOND LEVEL 809m2	809m2 GFA
2526m2	2427m2	4953m2 GFA	2427m2	2427m2	4854m2 GFA

BUILDING A NLA		BUILDING B NLA	
GROUND LEVEL 982m2	GROUND LEVEL 612m2	GROUND LEVEL 612m2	GROUND LEVEL 612m2
FIRST LEVEL 906m2	FIRST LEVEL 540m2	FIRST LEVEL 540m2	FIRST LEVEL 540m2
1888m2	1705m2	1705m2	1705m2

1594m2 NLA	1446m2 NLA	14 Bays Required
553m2 NLA	553m2 NLA	5 Bays Required
3593m2 NLA	19 Bays Required, Total 18 Parking Bays Provided	

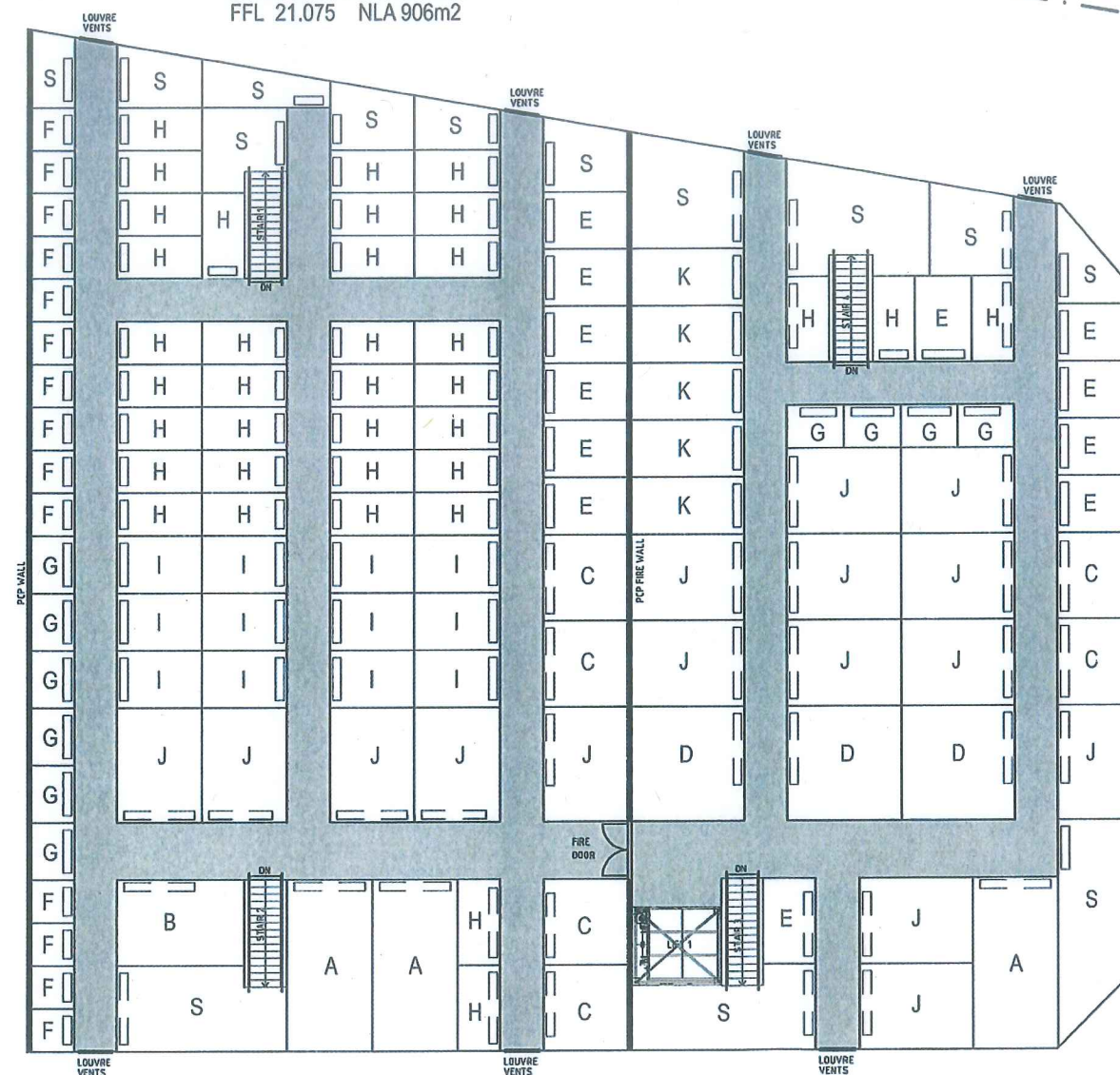
UNIT LEGEND	
TYPE	SIZE
A	6 x 3
B	4.5 x 3
C	3 x 3
D	4 x 4
E	3 x 2
F	1.5 x 1.5
G	2 x 1.5
H	3 x 1.5
I	3 x 2
J	4 x 3
K	4 x 2
S	SPECIALS



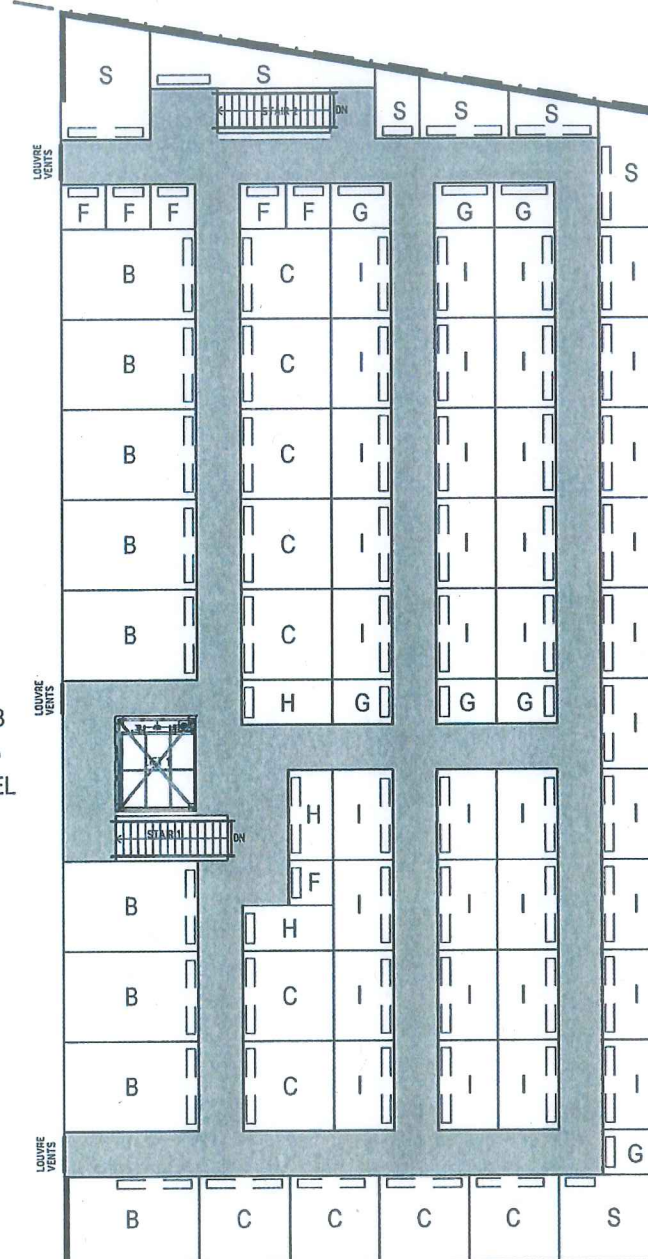
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BUILDING A  
FIRST LEVEL GLA1263m2  
FFL 21.075 NLA 906m2



BUILDING B  
FFL 21.075  
FIRST LEVEL  
GFL 809m2  
NLA 553m2



### FIRST FLOOR PLAN

UNIT LEGEND					
TYPE		SIZE			
A	6 x 3	E	3 x 2	I	3 x 2
B	4.5 x 3	F	1.5 x 1.5	J	4 x 3
C	3 x 3	G	2 x 1.5	K	4 x 2
D	4 x 4	H	3 x 1.5	S	SPECIAL

DEVELOPMENT ASSESSMENT  
PANELS

APPROVED

[illegible]

CONSULTANTS:
STRUCTURAL:
ELECTRICAL:
HYDRAULIC:
MECHANICAL:

DESIGN AND DOCUMENTATION BY :

DESIGN AND DOCUMENTATION BY:  
**MCDONALD JONES**  
ARCHITECTS PTY LTD

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TEL (08) 93880333  
FAX (08) 93880555  
EMAIL [mjo@macjones.net](mailto:mjo@macjones.net)

J08: BALCATTÀ SELF STORAGE

JOB: BALCATTA SELF STORAGE  
ADDRESS: LOT 113 MUMFORD PLACE BALCATTA  
CLIENT: BRANKSTONE INVESTMENTS PTY LTD  
DWG: FLOOR PLANS

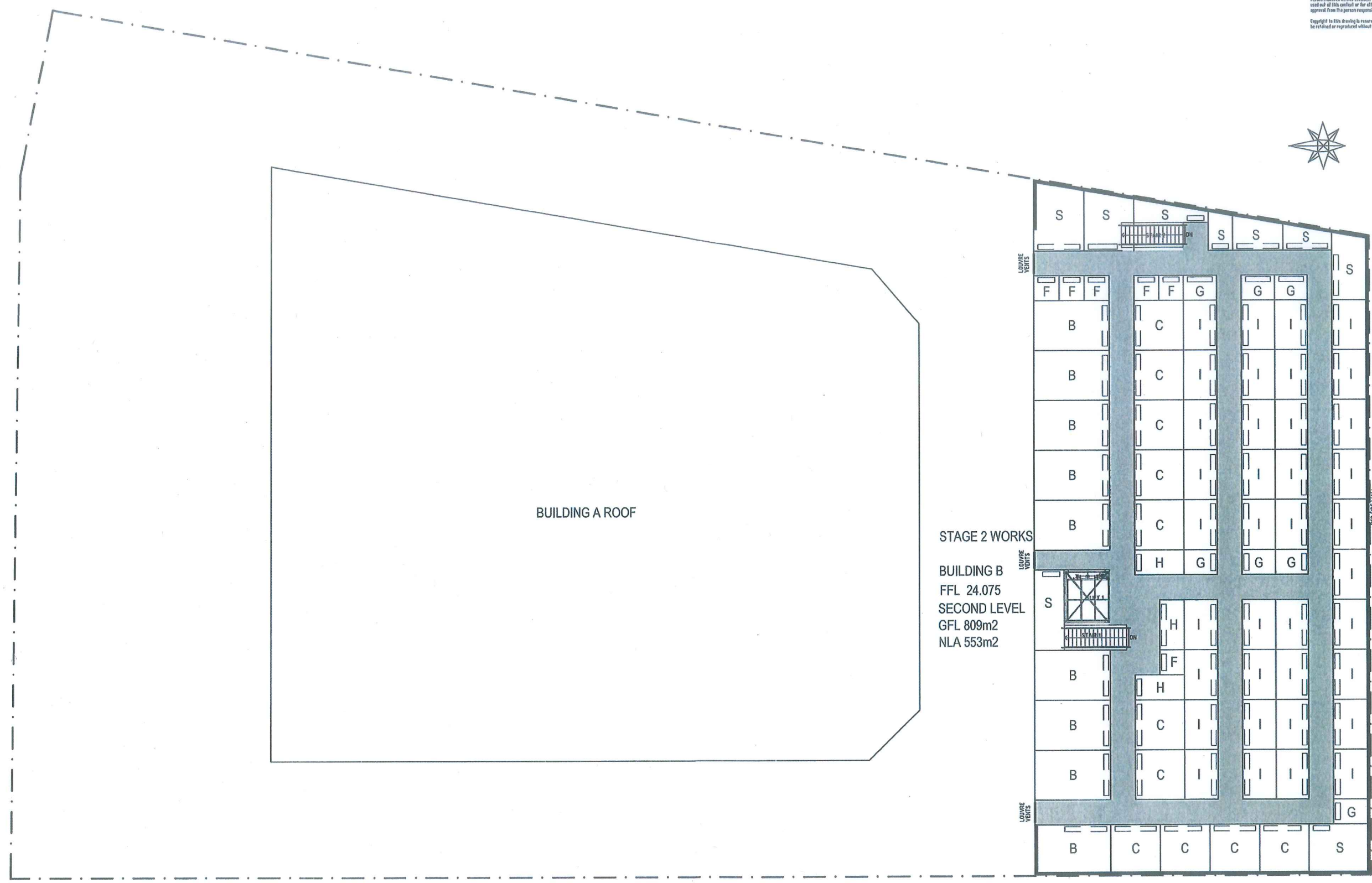
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SCALE 1:100	JOB No. 1249	DRAWING No. A1.0		
ISSUED FOR DAP				
FILE NAME		DATE PLOTTED		TIME
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SECOND FLOOR PLAN

DEVELOPMENT ASSESSMENT  
PANELS  
24 OCT 2013  
APPROVED

UNIT LEGEND			
TYPE	SIZE		
A	6 x 3	E	3 x 2
B	4.5 x 3	F	1.5 x 1.5
C	3 x 3	G	2 x 1.5
D	4 x 4	H	3 x 1.5
		I	3 x 2
		J	4 x 3
		K	4 x 2
		S	SPECIALS

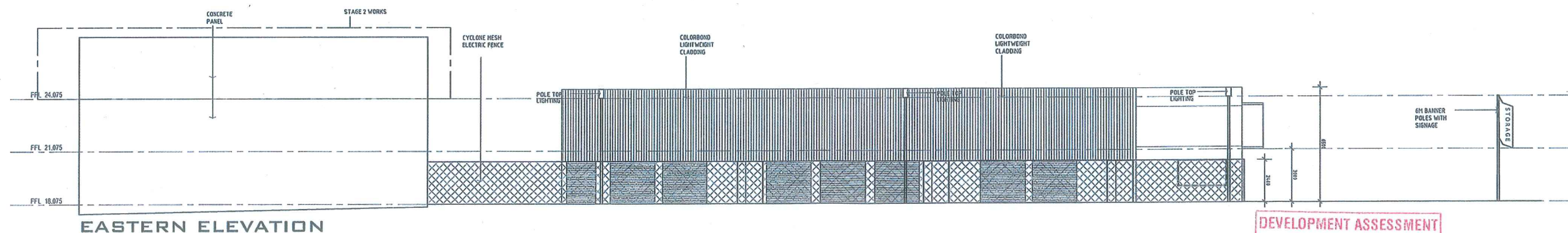
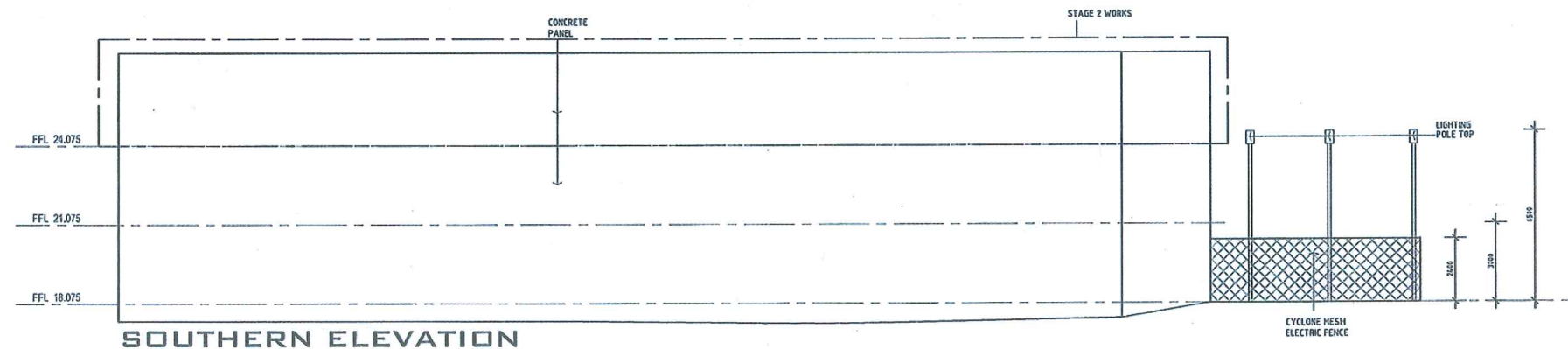
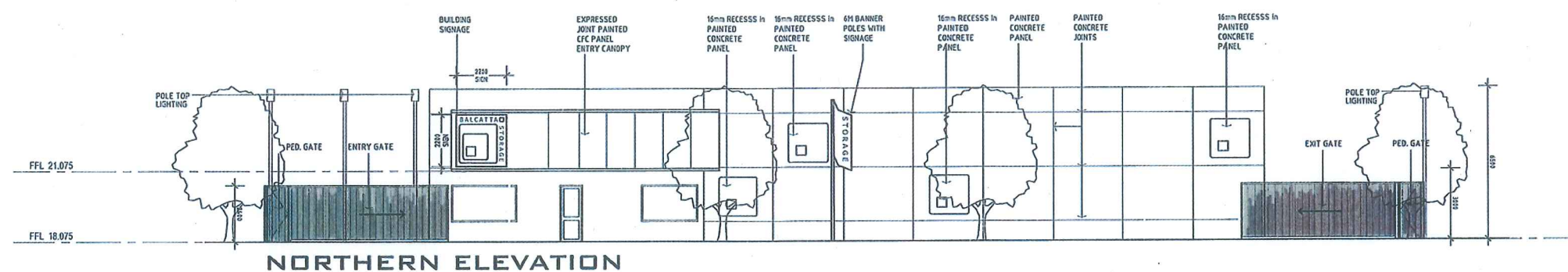
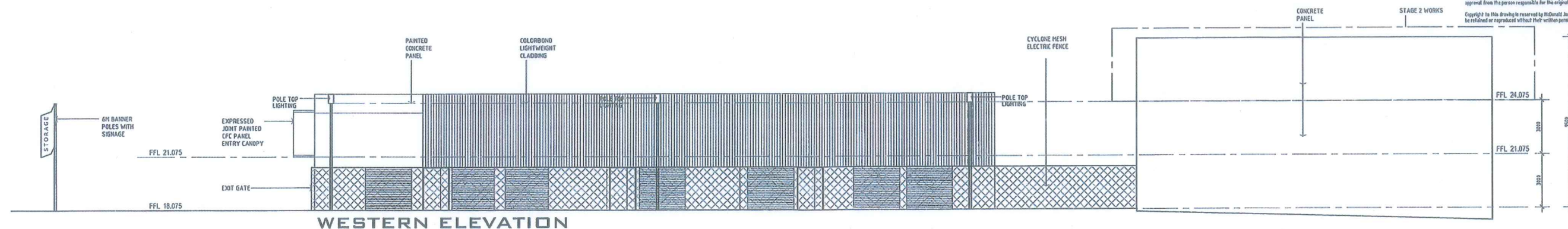
NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	CONSULTANTS:	DESIGN AND DOCUMENTATION BY :	JOB:	DATE CREATED:	CHECKED:
A	18/04/13	ISSUED FOR DAP APPLICATION							STRUCTURAL	MCDONALD JONES	ADDRESS: LOT 113 MUMFORD PLACE BALCATT	18/04/13	
B	01/10/13	RE ISSUED FOR OCTOBER DAP							ELECTRICAL	ARCHITECTS PTY LTD	CLIENT: BRANKSTONE INVESTMENTS PTY LTD	1249	A1.04 B
									HYDRAULIC		DWG:		
									MECHANICAL				

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EMAIL m.jones@mcjones.net

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DEVELOPMENT ASSESSMENT  
PANELS  
24 OCT 2013

APPROVED

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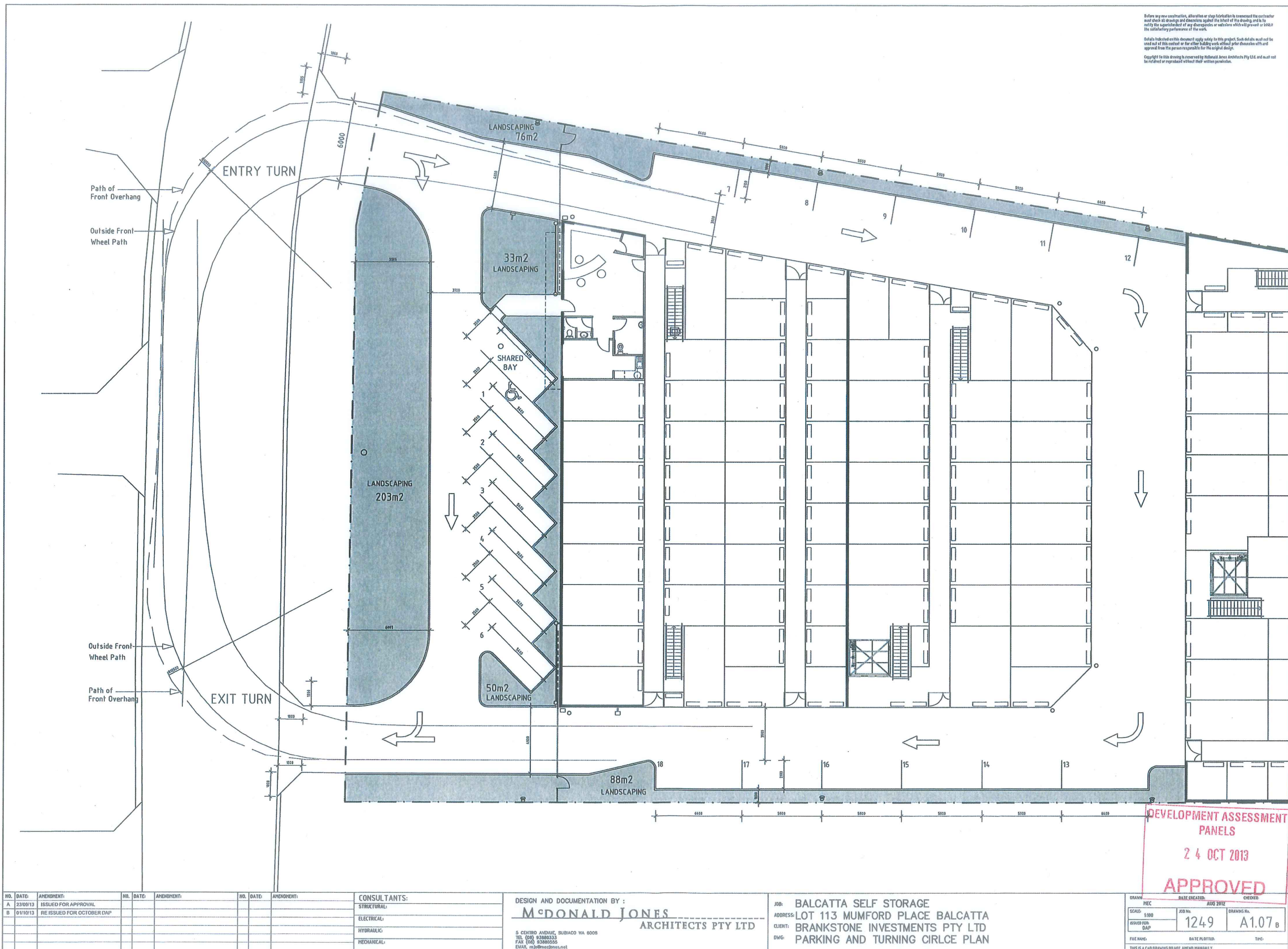




Before any new construction, alteration or stop fabrication is commenced the contractor must check all drawings and dimensions against the latest of the drawings, and is to notify the superintendent of any discrepancies or omissions which will prevent or inhibit the satisfactory performance of the work.

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**DEVELOPMENT ASSESSMENT PANELS**

**24 OCT 2013**

**APPROVED**

DATE CREATED: AUG 2012

SCALE: 1:100

ISSUED FOR: DAP

FILE NAME: 1249

DATE PLOTTED: A1.07 B

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NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT
A	23/08/13	ISSUED FOR APPROVAL						
B	01/10/13	RE ISSUED FOR OCTOBER DAP						

CONSULTANTS:
STRUCTURAL:
ELECTRICAL:
HYDRAULIC:
MECHANICAL:

DESIGN AND DOCUMENTATION BY :

**McDONALD JONES**

ARCHITECTS PTY LTD

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EMAIL: mjd@mcjones.net

JOB: BALCATTa SELF STORAGE

ADDRESS: LOT 113 MUMFORD PLACE BALCATTa

CLIENT: BRANKSTONE INVESTMENTS PTY LTD

DWG: PARKING AND TURNING CIRCLE PLAN



PERTH  
SYDNEY



DAP REF: DP/13/00355  
Our Ref: 713-385

15 December 2014

Chief Executive Officer  
City of Stirling  
PO Box 1533  
OSBORNE PARK WA 6916



Attention: Kate Bainbridge

Dear Kate,

**DEVELOPMENT APPLICATION - MINOR MODIFICATIONS TO APPROVED ELEVATIONS AT LOT 113 (NO. 11) MUMFORD PLACE, BALCATT**

Further to our recent correspondence, TPG Town Planning, Urban Design and Heritage (TPG) on behalf of Brankstone Investments Pty Ltd, submits the following Form 2 development application seeking approval for minor modifications to the elevations previously approved by the Metropolitan North-West Joint Development Assessment Panel on 10 October 2013 for 'Balcatta Storage' located at Lot 113 (No. 11) Mumford Place in Balcatta (the subject site).

In accordance with the DAP and City of Stirling requirements for Amended Development Approval Plans, please find enclosed the following for your consideration:

- A completed DAP Form 2;
- A completed Planning Application Form;
- A copy of the current Certificate of Title;
- Two copies of the amended plans; and
- A cheque in favour to the City of Stirling for the amount of \$150, being the application fee for an amended DAP application.

**Proposed Development**

To provide greater articulation in the elevations, Brankstone would like to amend the proposed façades of the two blocks as illustrated on the revised plans enclosed to predominantly introduce some raised panels central to the northern and southern elevations, a central concrete panel to the east and west elevations to break up the colorbond panelling and more detailing to the front façade.

The minor changes to the façades include greater articulation of the building through vertical concrete panelling on both the north facades of Block A and B, the western and eastern façades of Block A, and southern façade of Block B. The northern elevation to the street is to include a central raised panel with the company signage in the concrete and then additional recessed elements embedded in the concrete panelling. The east and west elevations of Block A are to incorporate a central concrete panel with the logo on it to break up the horizontal expanse of the colorbond panelling with the front concrete facades also returning down the sides.

The northern elevation plan for Block B is still predominantly colorbond, with two concrete panels introduced at the sides. The southern elevation, given that it is currently exposed, is also proposed to be articulated with a raised central panel and two small signage logos at either end, but it is understood that these will eventually be covered by the next building.

**PERTH OFFICE**

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Perth Western Australia 6000

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Perth Western Australia 6850

Telephone +61 8 9289 8300  
Facsimile +61 8 9321 4786  
[www.tpgwa.com.au](http://www.tpgwa.com.au)

The Planning Group WA Pty Ltd  
ABN 36 097 273 222

## Justification

It is considered the above-mentioned modifications are all very minor changes that provide additional detailing and articulation to enhance the facades previously approved. The subject site is located within the 'Mixed Business Zone' under the City of Stirling Town Planning Scheme No. 3 (TPS3) where development is guided by the Scheme and the Mixed Business Design Guidelines (the Guidelines), of which one of the aspects is the articulation of the facades.

In the planning assessment for the development undertaken by the City outlined in the RAR, the City found the development to comply with the following:

*The street façade shall be articulated to break-up straight plain facades through the use of at least 3 of the following:*

- *Openings;*
- *Awnings over windows;*
- *Use of different colours and textures;*
- *Indentations and additional details to break the building into individual elements; and*
- *The facades of buildings facing the street shall be constructed of brick, stone, glass or painted rendered concrete.*

Whilst the initial assessment found the proposed street façade incorporated all of the above design elements, the revised treatments only increase the level of compliance providing greater colour and texture to the facade.

The initial application approved for Balcatta Storage also found the advertising signs proposed compliant under the City's Local Planning Policy 6.1 as it relates to Advertising Signs in the City. The modified plans have removed the tethered flagpole sign and have proposed in its place five wall signs in total, two signs to the west elevation, two signs to the east elevation, and one sign to the primary north elevation facing Mumford Street. For wall signs in the Mixed Business zone, Local Planning Policy 6.1 states all wall signs shall:

- *Be limited to a maximum of two signs per tenancy on a lot other than a building within a residential zone;*
- *Not exceed 10m<sup>2</sup> in area for non-residential areas in aggregate per tenancy;*
- *If placed directly over door openings, have a minimum clearance of 2.7 metres from ground level.*

The proposed signs on the western and eastern façades are 2.72sqm in area, whilst the larger sign on the north elevation is 5.76sqm in total and both sizes comply under the Policy. None of the proposed signs are above a door opening and therefore comply with this element of the Policy. Whilst more than two signs have been proposed, this variation is considered to be reasonable given there is only one sign on the front facade which is just over half of the permitted area and with the side signs visible from the street the total aggregate area is complied with. The signs on the internal elevations have no impact from the streetscape and once the adjoining properties are developed only the compliant signage will be able to be seen.

## Conclusion

Given that the proposed elevations only enhance the building by providing a higher level of interest in the facades in line with the intent of the Guidelines and are compliant with all height requirements the minor modifications are considered worthy of approval.

Should you have any queries in relation to the above please do not hesitate to contact the undersigned on 9289 8300.

Yours sincerely

**TPG** TOWN PLANNING, URBAN DESIGN AND HERITAGE



David Read  
Director