



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: Tuesday 26 May 2015; 2.30pm
Meeting Number: MNWJDAP/85
Meeting Venue: City of Wanneroo
23 Dundobar Road
Wanneroo

Attendance

DAP Members

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

Officers in attendance

Mr Joe Hussey (City of Wanneroo)
Ms Elisabeth Tamouridou (Western Australian Planning Commission)
Mr Jas Lapinski (Western Australian Planning Commission)

Local Government Minute Secretary

Ms Grace Babudri (City of Wanneroo)

Applicant and Submitters

Mr Grant Wilkins (Satterley)
Ms Jacqueline de Meyrick (Satterley)
Mr David Welsh (Focus Building)
Mr Howard Mitchell (EPCAD)

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

Mr Paul Drechsler (Deputy Presiding Member)



3. Members on Leave of Absence

Nil

4. Noting of Minutes

The Minutes of the Metro North-West JDAP Meeting No.84 held on 11 May 2015 were not available at time of Agenda preparation.

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

- | | | |
|-------------|------------------------|---|
| 8.1a | Property Location: | Lot 9017 (999k) Ranella Street, Jindalee
(formerly Lot 9014 (1K) Vitrinella Avenue,
Jindalee) |
| | Application Details: | Park/Drainage/Paths/Seating/Playground/BBQ's
and Landscaping |
| | Applicant: | David Williams (Satterley Property Group) |
| | Owner: | Ocean Springs Pty Ltd |
| | Responsible authority: | City of Wanneroo |
| | DoP File No: | DAP/15/00749 |
| | | |
| 8.1b | Property Location: | Lot 9017 (999k) Ranella Street, Jindalee
(formerly Lot 9014 (1K) Vitrinella Avenue,
Jindalee) |
| | Application Details: | Park/Drainage/Paths/Seating/Playground/BBQ's
and Landscaping |
| | Applicant: | David Williams (Satterley Property Group) |
| | Owner: | Ocean Springs Pty Ltd |
| | Responsible authority: | WAPC |
| | DoP File No: | DAP/15/00749 |



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

9.1	Property Location:	Lot 702 (34) Marri Road, Duncraig
	Application Details:	Proposed modifications to approved three storey mixed use development with undercroft car park
	Applicant:	Focus Building Company
	Owner:	JHF Holdings Pty Ltd
	Responsible authority:	City of Joondalup
	DoP File No:	DP/14/00199

10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Closure



Form 1 - Responsible Authority Report

(Regulation 12)

Property Location:	Lot 9017 (999k) Ranella Street, Jindalee (formerly Lot 9014 (1K) Vitrinella Avenue, Jindalee)
Application Details:	Park/Drainage/Paths/Seating/Playground/BBQ's and Landscaping
DAP Name:	Metro North-West JDAP
Applicant:	David Williams (Satterley Property Group)
Owner:	Ocean Springs Pty Ltd
LG Reference:	DA2015/465
Responsible Authority:	City of Wanneroo
Authorising Officer:	Pas Bracone Manager, Planning Implementation
Application No and File No:	DAP/15/00749
Report Date:	15 May 2015
Application Receipt Date:	13 March 2015
Application Process Days:	63 Days
Attachment(s):	<u>Attachment 1</u> Applicant's Context Plan – Rev A, February 2015 <u>Attachment 2</u> Development Application Plans 2a. Works Extent Plan – Rev A, February 2015 2b. General Arrangements Plan – Rev B, May 2015 2c. Embankment Sections (sections A-A and B- B) – Rev B, May 2015 2d. Embankment Sections (section C-C) – Rev B, May 2015 <u>Attachment 3</u> Applicant's Perspective Plan – Rev A, February 2015 <u>Attachment 4</u> Applicant's Information relating to Play Equipment, 1 May 2015

Officer Recommendation:

That the Metro North-West JDAP resolves to:

Refuse DAP Application reference DAP/15/00749 and accompanying plans (Attachment 2) in accordance with the provisions of the MRS and District Planning Scheme No.2 of the City of Wanneroo, for the following reasons:



1. The proposed development does not adequately address the City's safety and liability concerns regarding submerged walls, which are considered incompatible with an accessible open space setting. A solution is required through redesign of the open space area and/or through reduction in the quantity of stormwater entering the open space area from the future surrounding subdivisional road network.
2. The replacement and annual maintenance costs of the proposed play equipment (estimated at \$2.246 million and \$80,000 respectively) are many multiples of the City's replacement and annual maintenance budget (currently \$40,000 and \$2,000 respectively) for a park of the scale and function proposed. Once handover occurs, the City will be unable to fund the ongoing maintenance and future replacement costs of the play equipment proposed, potentially resulting in its removal. This is contrary to orderly and proper planning.
3. Toilet facilities are depicted on the concept plan in the Council endorsed Foreshore Management Plan for Lot 9, Jindalee. No toilet facilities are proposed as part of this application, and given the level of infrastructure proposed (BBQ's, picnic table settings, seating, play equipment and turfing areas) there will be a demand for toilets from the time the development is completed. Provision for toilets to be built at a later date through a separate planning application is an inadequate response, and therefore this matter needs to be addressed through inclusion of toilet facilities in an amended design.
4. A number of design features including turfing mounds, extensive curvilinear walls, rubber softfall and decorative posts will impose additional maintenance costs on the City that are unacceptable.
5. Detailed plans have only been provided for the main open space area. No detailed plans of proposed works have been provided for the remainder of works within the application area.
6. The design issues identified above are required to be addressed by the City for the proposal to be considered consistent with orderly and proper planning. Addressing the identified issues will require significant changes to the submitted plans. and therefore they cannot be appropriately accommodated through conditions of approval.

Alternate Recommendation:

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DAP/15/00749 and accompanying plans (Attachment 2) in accordance with the provisions of the MRS and District Planning Scheme No.2 of the City of Wanneroo, subject to the following 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 year period, the approval shall lapse and be of no further effect.

2. Revised plans shall be submitted and approved to the satisfaction of the City of Wanneroo to demonstrate modifications as follows:
 - a) Play equipment is only depicted where it has been demonstrated that the equipment is capable of being maintained on an ongoing basis and replaced with comparable equipment within the City's budget.
 - b) Proposed paving to be deleted where a dual use path is required in accordance with the Lot 9 Jindalee Foreshore Management Plan. The dual use path shall be depicted as 3m wide, sealed in red asphalt and clearly delineated from paved areas.
 - c) Deletion of rubber softfall to all play areas and replacement with sand softfall or an alternative non- rubber softfall material.
 - d) Deletion of decorative posts
 - e) Deletion of turf mounds and replacement with planted and mulched landscaping and/or other appropriate low maintenance treatment.
 - f) Re-design of the stormwater detention area and/or a reduction in the quantity of stormwater entering the open space area to demonstrate that any retaining walls located within the flood storage area are visible above the maximum water level at all times.
 - g) Inclusion of toilet facilities (including floor plan and elevations).
 - h) Inclusion of beach showers and feet washer
 - i) Inclusion of fire hydrants
3. Toilet facilities shall be constructed and shall be available for public use upon completion of the grassed drainage basin/public open space area to the satisfaction of the City of Wanneroo.
4. Stormwater up to and including a one in one-year average recurrence interval shall not be accommodated within the application area. An on-site stormwater drainage system, sufficient to contain stormwater above a one in one-year recurrence interval up to and including a 1:100 year storm event (over 24 hours) must be provided. Detailed plans illustrating the system proposed shall be submitted to and approved by the City of Wanneroo, and the system shall be installed during the construction of the development.
5. Detailed engineering drawings for the proposed works shall be submitted and approved to the specification of the City of Wanneroo. All works shall be carried out in accordance with the City of Wanneroo's Design Guidelines for the Development and Subdivision of Land.



6. Detailed landscaping and irrigation plans for the subject site shall be submitted and approved to the specification of the City of Wanneroo. Planting and installation shall be in accordance with the approved landscaping and reticulation plans.
7. Landscaping associated with parking areas shall include one shade tree for every four parking bays. These shade trees shall be planted and maintained in tree wells which are protected from damage by vehicles.
8. A lighting plan showing lighting to pathways, car parking, and landscaped area shall be submitted and approved to the Specification of the City of Wanneroo.
9. All earthworks shall occur in accordance with City of Wanneroo policy, standards and specifications pertaining to earthworks.
10. Earthworks and construction shall be limited to 0700 – 1700 hours Monday to Friday and 0730 – 1700 hours on Saturday. No works shall be carried out on Sundays or public holidays without the written permission of the City of Wanneroo.
11. The applicant/owner and contractor shall be responsible for dust and sand drift control, ensuring that sand or dust associated with the proposed development works does not adversely impact on the use of road reserves, publicly accessible places or nearby privately own lots.
12. The proposed development being maintained by the developer in accordance with a maintenance schedule approved by the City for a period of not less than 5 years following completion of all works.
13. Implementation of revegetation, fencing and other management measures associated with the development shall occur in accordance with the Lot 9 Jindalee Foreshore Management Plan.
14. Implementation of beach safety signage as per the recommendations of the Coastal Aquatic Risk Assessment undertaken by Surf Life Saving WA for Eden Beach.

Background:

Property Address:	Lot 9017 (999k) Ranella Street, Jindalee (formerly Lot 9014 (1K) Vitrinella Avenue, Jindalee)
Zoning	MRS: Urban
	TPS: Urban Development
Use Class:	Park
Strategy Policy:	N/A
Development Scheme:	District Planning Scheme No.2 (DPS 2)
Lot Size:	59.48ha
Existing Land Use:	None - Vacant
Value of Development:	\$3,829,700 (+ \$2,000,000 in Regional Reserve)



On 13 March 2015, EPCAD, on behalf of Satterley Property Group (SPG) submitted an application for the development of a foreshore park and associated landscaping works for consideration by the Joint Development Assessment Panel (JDAP). The proposed development is situated at Satterley's Eden Beach Estate within the suburb of Jindalee (refer to **Attachment 1** – Context Plan)

The application proposes development of landscaping, drainage infrastructure and associated works on both privately owned land zoned Urban under the Metropolitan Region Scheme (MRS) and on lots that form part of the Regional Parks and Recreation Reservation.

Given the above scenario, the City has prepared this report as the responsible authority under the MRS and DPS 2 for the zoned portion of the development under the MRS (Lot 9017 (999K) Ranella Street, Jindalee), and the Department of Planning/WAPC has prepared a separate report as the responsible authority for the reserved portion of the development (Lot 3052 (2559L) Marmion Avenue, Jindalee; Lot 15450 (2397L) Marmion Avenue, Jindalee).

Following a preliminary assessment by the City, a number of issues with the proposal were identified. Primary areas of concern related to submerged retaining walls during rainfall events, a proposal by the applicant to accommodate stormwater for a 1 in 1-year average recurrence interval (ARI) within the open space/drainage basin area, prohibitive future replacement and maintenance costs to the City for play equipment proposed by the applicant additional maintenance costs as a result of various design features proposed by the applicant. In order to seek a resolution of these matters, the City held a meeting with the applicant and it was agreed that amended plans would be submitted.

In order to provide time for the applicant to submit amended plans, the City requested that the applicant agree to an extension to the deadline for completion of the City's report. The JDAP subsequently approved a change in the deadline from 30 April to 15 May 2015. The applicant submitted amended plans and information confirming that only stormwater associated with greater than a one in one-year ARI would be directed to the stormwater detention area subject to this application, however a number of concerns remain unaddressed and are discussed in more detail in this report.

Details: outline of development application

The proposed development application encompasses clearing, play equipment, paths, landscaping, picnic table settings, bbq's, fencing, drainage works and other incidental development within the area depicted as "extent of works" on **Attachment 2a** – Works Extent Plan (excluding the car parking and access area denoted as "Approved DA") , however this report only considers the zoned portion of the proposed development (development on Lot 9017). The Department of Planning/WAPC report concurrently addresses the reserved portion of the development under the MRS.

Detailed plans have been provided by the applicant for 'Public Open Space (POS) 8008' (refer to **Attachment 2b**) however, detailed plans for the remainder of proposed development on Lot 9017 within the extent of works area have not been



provided in further detail. **Attachments 2c and 2d** include cross-sections of POS 8008 and indicative imagery of the play equipment and other structures.

Specifically, the proposed development on Lot 9017 includes the following:

- Grassed drainage basin capable of accommodating stormwater greater than the one year average recurrence interval (i.e. between greater than one in one-year up to one in one hundred- year average recurrence interval).
- Play area over two levels consisting of six pieces of play equipment as follows:
 - 3 “stacked cube” play structures
 - 2 rope loop “sea slug” play structures
 - 1 “skywalk” play structure
 - Embankment slide
 - Amusement net and mountaineers rope
- Pedestrian Access paths, ramps and steps
- Retaining walls and grassed terraces
- Paving and landscaped areas including grassed mounds, planted garden beds and slopes
- Decorative Pole structures
- Cube Seating and Bench seating
- Picnic table settings
- Rubbish Bins
- Bike Racks
- Drinking Fountain
- Shade Shelters
- Development as depicted on Attachment 2a including dual use path, commencement of pedestrian access through dunes, dune conservation, revegetation fencing
- Carpark

Legislation & policy:

Legislation

Planning and Development Act 2005

District Planning Scheme No.2

Jindalee North – Local Structure Plan No.88 (LSP 88)

State Government Policies

Nil

Local Policies:

Local Planning Policy 4.3: Public Open Space

Consultation:

Public Consultation

Public consultation is not required to be undertaken for this development and was not undertaken in this instance.

Planning assessment:

C:\Users\fsze\Documents\Agendas, Minutes and Determinations\20150526 - MNW\749 Wanneroo\DA2015 465 - DAP Report - Park Drainage Paths Seating Playground BBQs and Landscaping - 1K Vitrinella Avenue JINDALEE.DOC



The land subject to proposed development on Lot 9017 as a part of this application is zoned Residential in LSP 88. Clause 2.1 of LSP 88 states that land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme. The majority, if not all of the proposed development could be considered a “Park” (“D” use) or a “Use not Listed” (which could be considered as a “D” use) under DPS 2.

In considering a “D” use under DPS 2, clause 6.6.2 requires Council to have regard to the provisions of clause 6.8 – Matters to be considered by Council.

General Design

A Foreshore Management Plan (FMP) for Lot 9 Jindalee was endorsed by Council on 10 December 2013, however it has not been endorsed by the WAPC. The FMP provides a concept plan for “POS 2” (“POS 8008” on the submitted plans). The proposed arrangement of the development varies from the FMP in that play equipment is now located away from, rather than adjacent to the main car parking area. The applicant has argued that the main walking route to the beach is the northern side of Reflection Boulevard which connects with the northern section of the coastal node. Additionally, the applicant considers it safer to have the main active play area away from the road and car parking. On this basis, the general location of the play equipment in POS 8008 is considered acceptable.

Dual Use Path

The Council endorsed FMP depicts a red asphalt, 3m wide dual use path. This is also depicted on Attachment 2a, however, is not included in the design on Attachment 2b. The applicant has agreed to clearly delineate the 3m wide dual use path through further detailed design.

Stormwater Design

The approved Local Water Management Strategy (LWMS) prepared by consultants RPS for Lot 9 Marmion Avenue, Jindalee requires stormwater associated with a one in one-year ARI to be accommodated outside of the application area. Plans submitted by the applicant did not originally reflect this requirement, however amended plans (Attachment 2b, c and d) are now consistent with the LWMS and only accommodate stormwater in excess of the one in one-year ARI. It is important to note, that whilst the City supports the accommodation of stormwater within the zoned portion of POS 8008, clause 4.4 of LSP 88 states that the “drainage of storm water is not permitted within the foreshore reserve”. The WAPC is the responsible authority for development within the foreshore reserve.

Although the applicant has addressed the City’s requirement to exclude stormwater associated with a one in one-year ARI, the design of the open space area has not been amended to reflect the City’s request for retaining walls located within the flood storage area to be visible above the maximum water level at all times. Clause 6.8 (i) of DPS 2 requires the City to have due regard to the compatibility of a use within its setting. The proposed use of retaining walls in an accessible open space area is



considered incompatible with stormwater detention where those walls will be submerged presenting a risk during rainfall events.

Attachment 2b shows one retaining wall that would be submerged at the Q5 (one in five-year ARI) and Q10 (one in ten-year ARI) flood level, and two retaining walls that would be submerged at the Q100 (one in one-hundred year ARI) flood level. Attachment 2d incorrectly depicts no submerged retaining walls at the Q5 and Q10 levels, and only one submerged retaining wall at the Q100 level. A Q5 flood level of 0.7m is depicted on the plans and the top of the 0.5m high submerged wall would therefore be 0.2m below the Q5 maximum water level. A child paddling or person walking in 0.2m (0.4m at Q10 levels) deep water could suddenly find they have fallen into 0.7m (0.9m at Q10 levels) deep water. This depth of water is sufficient to present a drowning risk and the presence of the submerged wall would significantly increase this risk. The increased risk as a result of submerged walls presents a safety and public liability risk that is unacceptable to the City and a redesign of the flood storage area or a significant reduction in stormwater volumes entering the storage area is therefore required.

Play Equipment

POS 8008 ('South Coast Park' as identified in LSP 88) is categorised in Table 2 of Part 2 of LSP 88 as local POS with an approximate size of 0.65 ha. This is consistent with the City's *LPP 4.3: Public Open Space* that designates local open space as being between 5000m² and 1.0ha. Given that the proposed park will include additional area within the foreshore reserve, the total functional size of the park will be consistent with a Neighbourhood Passive Park (1.0h – 7.0ha) as defined in the POS hierarchy of LPP 4.3. The City also acknowledges an additional level of activity that will occur in the vicinity of the park as a consequence of its location at the beach, and supporting surrounding development, including car parking for approximately 90 – 100 vehicles. The Lot 9 Jindalee FMP endorsed by Council, therefore included a playground and community facility/toilets, however it additionally included a requirement for provision at the Development Application stage of life-cycle/asset management costings for any proposed works that will ultimately be the responsibility of the City to manage, and that "on the basis of those costings, some of the works proposed may or may not be approved". The City's main concern being whether the playground and associated structures are within the financial capabilities of the City to maintain and manage.

Based on the information provided by the applicant at Attachment 4, the play equipment proposed has a supply and install cost totaling \$2,246,284 (excluding GST).

The City currently budgets an average of \$40,000.00 for replacement of play equipment in neighbourhood parks and Developers currently install about \$90,000.00 of play equipment in the same type of park. Already, there is a significant discrepancy between the level of play infrastructure installed by the City in the established suburbs in comparison to play infrastructure installed by Developers which the City will need to reconcile.

Based on current precedent, the City would consider a total supply and install cost of \$90,000 - \$100,000 to be acceptable. The current Developer proposal of



\$2,246,284.00 cannot be accommodated within City budgets (currently \$40,000) for replacement at lifecycle end.

After reviewing the maintenance requirements for the play equipment, the City's Parks and Reserves Maintenance Officers have confirmed that the City does not have the resources to undertake the maintenance of the above proposed equipment without posing a potential public liability. Therefore, the maintenance contract would need to be tendered and based on the information provided by the proponent; the City has calculated maintenance for the play equipment alone would amount to approximately \$80,000 per year. The City's current budget for play equipment within a typical park of the size proposed is approximately \$2000 per year. It is not possible within the provisions of the City's current budget of \$2000 per year for the play equipment to be maintained.

The City cannot support the proposed play equipment as the City does not have sufficient finances to repair or replace it. Ultimately as the City will be required to manage and maintain the play equipment, it will need to be capable of doing so within its budgetary constraints or alternatively require removal of the equipment proposed by the applicant. Approval of the play equipment, only to have it removed when handed over to the City is contrary to orderly and proper planning and the City is required to have due regard to this in accordance with clause 6.8 (b) of DPS 2.

Other Matters

- Furniture provision is excessive – there are numerous cube seats and bench seats, all of which contribute to additional maintenance and replacement cost when the City ultimately takes over maintenance of the development.
- The proposed 'decorative posts' do not provide a useable function and or community benefit, and represent yet another asset that the City would need to maintain and replace.
- Rubber softfall is not considered a suitable surface for beach environments as wind-blown sand settles into the softfall, rendering it incapable of absorbing impact (therefore it does not act as a softfall surface which is a public liability concern). Moreover, rubber softfall has high associated maintenance and replacement costs. Rubber softfall should only be considered in areas where universal access is required. Play-sand or play-mulch should be used as a soft-fall medium in this precinct.
- The rubber softfall mound should not be approved as it would pose a public liability risk to the City. Rubber softfall becomes extremely slippery when covered with a thin sand layer (and the rubber becomes compacted as per the point above). Further, rubber softfall is designed as a flat surface. When it is laid on a gradient/embankment as proposed, it is subject to greater wear and the frequency at which it must be replaced increases significantly. This cannot be accommodated within City maintenance and replacement budgets.
- The proposed access ramps and stairs do not appear to be compliant with the Australian Standard for Access and Mobility. Further details are required to demonstrate compliance.



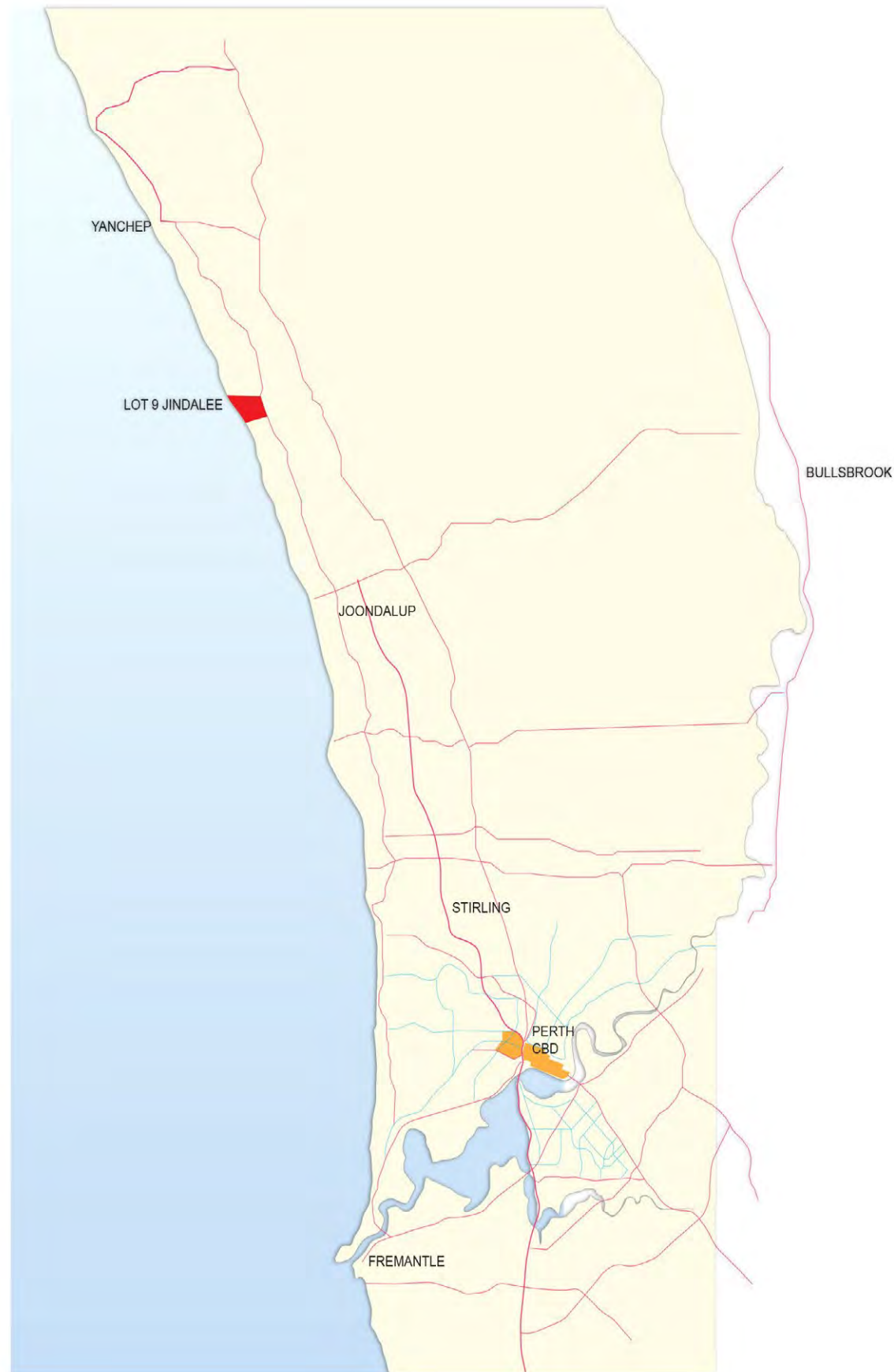
- General universal access Australian Standard compliance is an issue, for example there is no universal access to the foot of the play embankment.
- The turf mounds present a maintenance issue as they are not easily accessible or maintainable. They appear to serve more of an aesthetic purpose rather than having any functional benefit.
- No toilet facilities have been provided. These were depicted on the concept plan within the Council endorsed FMP. Whilst a small grassed area is proposed in order to accommodate a future amenities building (subject to separate future development application), there is no certainty on the timing or details of such provision. Clause 6.8 (t) requires the City to have due regard to the adequacy of facilities (including toilets) in a development. The exclusion of toilet facilities from this application is considered to be inadequate given the proposed requirement in the FMP and the expected usage of the park being relatively high due to its coastal node location, proposed bbq's, picnic table settings, seating and play equipment that will encourage people to have meals and stay in the park.
- Design should include the implementation of beach safety signage as per the recommendations of the Coastal Aquatic Risk Assessment undertaken by Surf Life Saving WA for Eden Beach. The installation of the signage should be at the cost of the developer.

Conclusion:

The development of a foreshore park, landscaping and pathways at Eden Beach will be of community benefit, however landscape design has not adequately addressed the City's safety concerns relating to the stormwater detention area, and numerous detailed aspects of the proposal are unsatisfactory and/or are incapable of ongoing maintenance/replacement within the City's budget. As the land subject to the

proposed development will ultimately be ceded to the City as public open space, it is imperative that the standard of development is acceptable to the City and capable of being maintained and/or replaced at appropriate intervals.

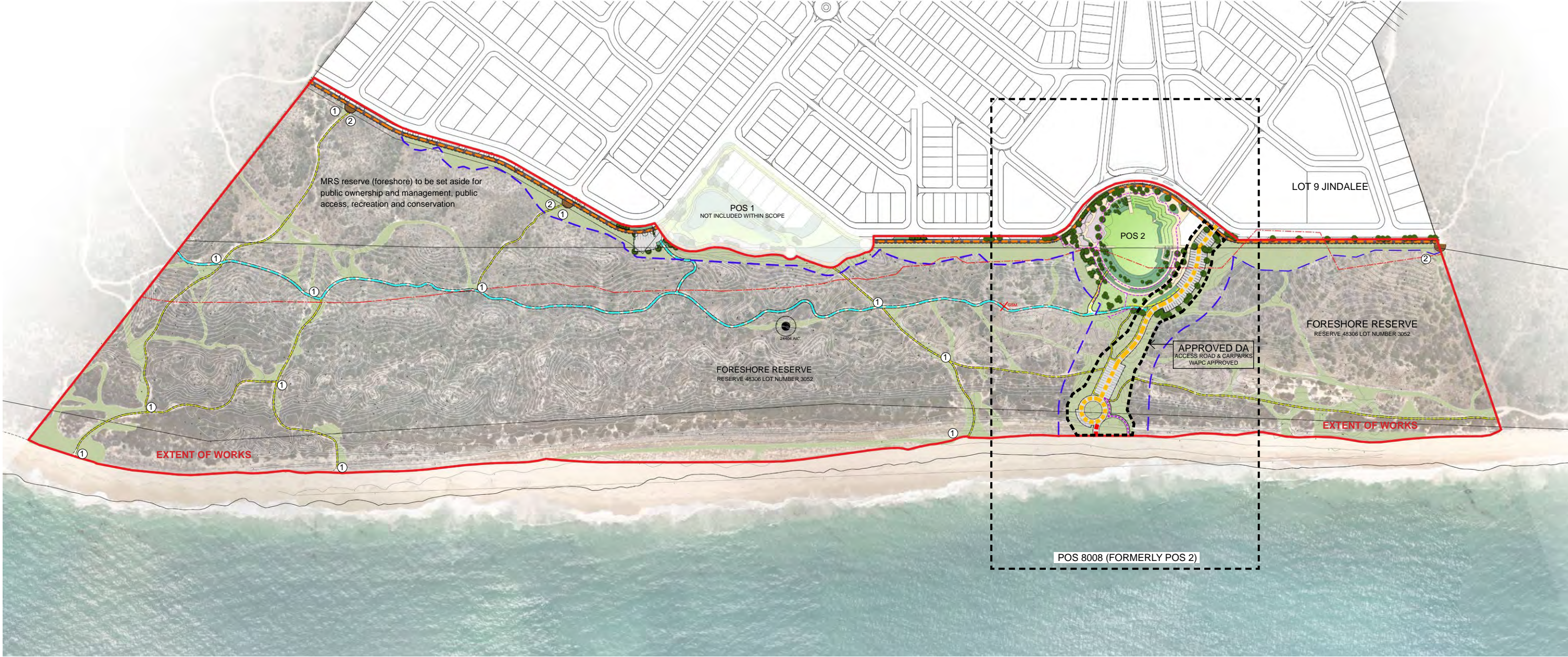
Given the above, the City is unable to support the submitted plans, and conditions alone are incapable of ensuring a satisfactory design outcome. Amended plans and information are required to address the concerns identified and further assessment of these plans would be necessary to enable the City to have prospect of providing a recommendation to support the proposal.



URBAN CONTEXT



LOCALITY CONTEXT



- CIRCULATION**
- PEDESTRIAN ACCESS THROUGH DUNES. FENCED. (STABILISED LIMESTONE TRACK WITH TIMBER STAIRS AS REQUIRED. 1.2m WIDTH).
 - DUAL USE PATH. (RED ASPHALT. 3m WIDTH).
 - UNIVERSAL ACCESS WITHIN POS & VERGES, TO BEACH. (CONCRETE FOOTPATHS. 2.5m WIDTH).
 - MAINTENANCE /EMERGENCY VEHICULAR ACCESS THROUGH DUNES (NORTH /SOUTH). FENCED. (STABILISED LIMESTONE TRACK. 2.5m WIDTH WITH 0.5M CLEARANCE EITHER SIDE).
 - PUBLIC VEHICLE ACCESS WITH TURN AROUND, TO BEACH. FENCED. (SEALED ASPHALT. 6m WIDTH).
 - EMERGENCY VEHICLE ACCESS WITH TURN AROUND, TO BEACH. FENCED. (SEALED ASPHALT. 6m WIDTH).
 - SERVICE VEHICLE ACCESS TO KIOSK/COMMUNITY FACILITY.

- FORESHORE**
- ASSISTED REGENERATION AREAS.
 - DUNE CONSERVATION/ REVEGETATION FENCING.
 - COASTAL SETBACK LINE.
 - FORESHORE RESERVE.
 - POTENTIAL DEVELOPMENT AREA SUBJECT TO DETAIL DESIGN.
 - EXTENT OF BATTER.
 - GRACEFUL SUN MOTH LOCATION (SURVEY 9th MARCH 2010).

- SIGNAGE**
- ① DIRECTIONAL SIGNAGE.
 - ② INTERPRETATIVE SIGNAGE.

NOTE : Refer Figure 7 FMP Page 33.



LEGEND

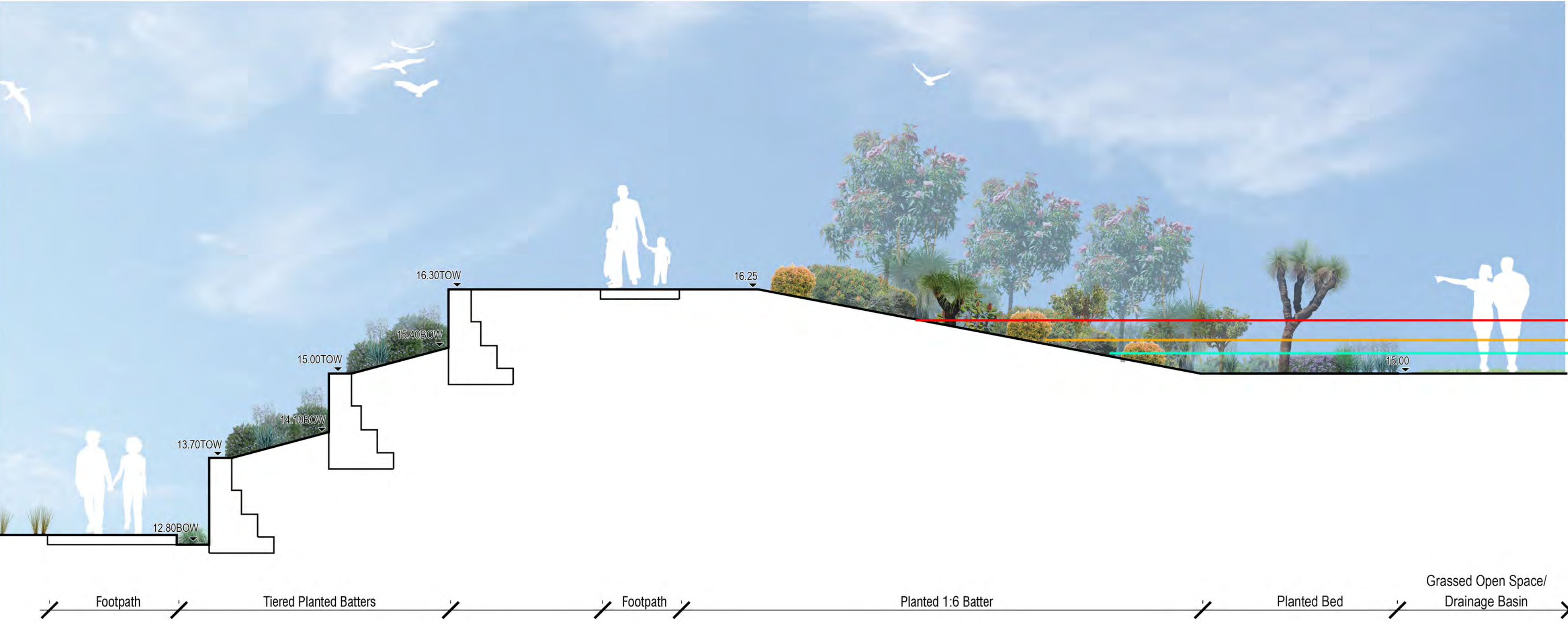
	MATURE TRANSPLANT
	1000L TREE PLANTING
	500L TREE PLANTING
	200L TREE PLANTING
	100L TREE PLANTING
	GRASSTREE PLANTING
	SHRUB PLANTING: SUPPLY & INSTALL 150MM POTS AT AVERAGE DENSITY OF 3p/m²
	LITTORAL PLANTING: SUPPLY & INSTALL VIROCELLS AT AVERAGE DENSITY OF 4p/m²
	TUBESTOCK PLANTING: SUPPLY & INSTALL TUBES AT AVERAGE DENSITY OF 4p/m²
	MULCH ONLY
	GRASSING TYPE 1: ROLL ON TURF
	GRASSING TYPE 2: REINFORCED GRASS CELLS INSTALLATION AS PER MANUFACTURER'S SPECIFICATION
	GRASSING TYPE 3: ARTIFICIAL TURF TO FALLZONE IMPACT REQUIREMENTS
	RUBBER SOFTFALL TO PLAY AREAS
	PAVEMENT TYPE 1: 400x400x60 STONE PAVERS IN DECORATIVE PATTERN
	PAVEMENT TYPE 2: LIGHTLY EXPOSED AGGREGATE GREY CONCRETE
	PAVEMENT TYPE 3: PLAIN GREY CONCRETE
	PAVEMENT TYPE 4: COMPACTED STABILISED LIMESTONE
	TACTILE STUDS TO STAIRS & RAMPS. SUPPLY & INSTALL DRILL-IN STUDS INTO PAVEMENT TYPE 1
	TACTILE PAVERS TO STAIRS & RAMPS. SUPPLY & INSTALL GRANITE TACTILE PAVERS INTO PAVEMENT TYPE 2
	STONE PITCHING & WATER FLOW DISSIPATION STRUCTURES TO ENGINEER'S DETAIL
	BIN MOUNT LOCATION. SUPPLY & INSTALL TO MANUFACTURER'S SPECIFICATIONS
	BENCH SEAT
	CUBE SEATS
	ELECTRIC BBQ. SUPPLY & INSTALL TO MANUFACTURER'S SPECIFICATIONS
	DRINKING FOUNTAIN. SUPPLY & INSTALL TO MANUFACTURER'S SPECIFICATIONS
	PICNIC TABLE SETTING
	SHADE SHELTER OVER PICNIC TABLE SETTING
	DECORATIVE POLES
	BIKE RACK. SUPPLY & INSTALL TO MANUFACTURER'S SPECIFICATIONS
	REMOVABLE BOLLARD. SUPPLY & INSTALL TO MANUFACTURER'S SPECIFICATIONS. REFER DETAIL
	FIXED BOLLARD TO TEMPORARY GRASSED AREA (FUTURE AMENITIES BUILDING). SUPPLY & INSTALL CIRCULAR TIMBER BOLLARDS TO COUNCIL SPECIFICATIONS
	LIMESTONE WALL WITH CAPPING
	FEATURE FENCE/BALUSTRADE. HOPE COLOURED BATONS
	FORESHORE FENCING TO COUNCIL REQUIREMENTS
	MOUNTABLE KERB
	EXISTING EXTERNAL CONTOURS
	CIVIL CONTOURS
	PROPOSED EXTERNAL CONTOURS
	EXTENT OF WORKS
	Q5 FLOOD LEVEL: 15.70
	Q10 FLOOD LEVEL: 15.90
	Q100 FLOOD LEVEL: 16.20

KEY

- DRAINAGE BASIN**
OPEN GRASSED AREAS TO PROVIDE FOR VARIABLE ACTIVE RECREATION. CONTAINS FLOOD LEVELS FROM Q5 TO Q100. STORM EVENTS. TOTAL SURFACE AREA CAPACITY = 5622m².
- FACILITIES FORECOURT ENTRY**
PRELUDE TO AMENITIES BUILDING. DECORATIVE STONE PAVING THROUGHOUT MOUNTED GRASSED NOXES WITH INFORMAL SEATING. ORGANIC FORMS TO FILTER PEDESTRIAN ACCESS FROM FUTURE MULTI-UNIT DEVELOPMENTS TO THE EAST.
- PLAYGROUND AGES 6-12**
LANDSCAPE SPACE FOR CONCENTRATED ACTIVE RECREATION. CONTRASTING FRAGMENTED & CURVILINEAR LANDSCAPE FORMS CONTAIN PLAYSPACE WHICH UTILISES GRADE CHANGE WITHIN THE NORTH WESTERN CORNER OF THE FORESHORE POS. THE PRECINCT'S VISUAL IMPACT IS ELIMINATED VIA THE USE OF MATURE TREE TRANSPLANTS, BRIGHTLY COLOURED SURFACE TREATMENTS, BOLD PLAY ITEMS AND BUILT FORMS. REFER POINTS 18, 19 & 20 FOR DETAILED DESCRIPTIONS OF PLAY EQUIPMENT.
- PLAYGROUND AGES 1-6**
SUPERVISED PLAYSPACE HOSTING PLAY ITEMS INCLUDING MOUNTED SOFTFALL, SLIDES & TUNNELS. SYNTHETIC TURF SURFACE TREATMENT THROUGHOUT.
- SHADE STRUCTURES & FACILITIES**
INCIDENTAL SHADE, WATER & BARBEQUE FACILITIES TO INVITE COMMUNITY USAGE.
- TIERED SEATING NODES**
ADDITIONAL SPILLOUT SPACES TO COMPLIMENT CAFÉ/AMENITIES BUILDING. SPLIT-LEVEL TERRACES TO MITIGATE 1:10 GRADE CHANGE ALONGSIDE FORESHORE CARPARK.
- BEACH LOOKOUT**
ELEVATED PLATFORM EXTENDING FROM CONCRETE EMBANKMENT PATH (POINT 23). ELONGATED, DOUBLED-SIDED SEATING ELEMENTS TO PROVIDE VIEWING TO BEACH & DRAINAGE BASIN OPEN SPACE.
- TIERED WALLING TO FORESHORE RESERVE**
TIERED LIMESTONE WALLS TO MITIGATE GRADE CHANGE FROM DETENTION BASIN EMBANKMENT TO EXISTING LEVELS WITHIN FORESHORE RESERVE. WALLING ARRANGEMENTS TO ALLOW FOR PLANTING STRIPS TO SOFTEN WALL FACES.
- TIERED AMPHITHEATRE**
TIERED LIMESTONE WALLS TO MITIGATE GRADE CHANGE FROM BUILDING FORECOURT TO DETENTION BASIN LEVEL. GRASSED TERRACES & LIMESTONE WALLS TO PROVIDE SEATED VIEWS INTO & ACROSS DRAINAGE BASIN.
- FORMED GRASSED MOUNDS**
FORMED GRASS MOUNDS TO BASE OF PLAYSPACE BATTER (REFER POINT 25). GRASSED MOUND TO OFFER TOPOGRAPHIC INTEREST WHILE OFFERING RECREATION AND PARENTAL SUPERVISION.
- ALFRESCO DINING HARDSTAND**
HARDSTAND TO ENABLE ALFRESCO DINING TO AMENITIES BUILDING (ARCHITECTURAL DETAIL LAYOUT TO BE CONFIRMED).
- RE-VEGETATED DUNAL BATTERS**
RE-VEGETATED DUNAL FORMATIONS TO EASE FORESHORE DEVELOPMENT CHARACTER INTO NATURAL SURROUNDS.
- TOPOGRAPHIC INTEGRATION**
PROPOSED LANDSCAPE WORKS TO CAREFULLY INTEGRATE INTO EXISTING FORESHORE RESERVE TOPOGRAPHY.
- ACCESS PATHS TO BEACH**
PRESERVE & AUGMENT ACCESS PATH NETWORK FROM FORESHORE PARK & CARPARK TO BEACHFRONT.
- Q1 SUB-SURFACE STORAGE SYSTEM**
Q1 DRAINAGE DETENTION CAPACITY PROVIDED VIA SUBSURFACE SLOTTED DRAINS SITUATED WITHIN BROADER WATER CATCHMENT AREA. SUB-SURFACE STORAGE SYSTEM TO FUTURE ENGINEERING DETAIL (SHOWN INDICATIVELY). MAINTENANCE ACCESS PROVIDED.
- MAINTENANCE ACCESS DRIVEWAY**
MAX 1:10 GRASSED MAINTENANCE ACCESS DRIVEWAY TO DRAINAGE BASIN. STRUCTURAL GRASSED CELLS UNDER FOR STABILISATION.
- FLUME HEADWALL**
STORMWATER OUTLET DIRECTING FLOWS FROM Q5-Q100 STORM EVENTS. OUTLET DETAIL TO PREVENT SURFACE SCOURING AND MINIMISE WATER DISCHARGE VELOCITY.
- STACKED CUBE PLAY STRUCTURE**
STACKED CUBE PLAY STRUCTURE WITH CLIMBING ROPES, NETS, SUSPENDED SEATING & REFUGE CAPSULES TO AUSTRALIAN STANDARDS. CUBE STRUCTURE TO PRESENT A 'TUMBLING' MOTION ASSISTED BY SINGULAR CUBE STRUCTURES OCCURRING UPON THE LOWER PLAY AREA LEVEL.
- SKYWALK PLAY STRUCTURE**
ELEVATED STRUCTURE TO PROVIDE AN OVERHEAD 'GATEWAY' WHEN DESCENDING ONTO LOWER-LEVEL PLAY AREA. ELEVATED SKY CABINS ARE LINKED VIA SWAYING ROPED BRIDGES UP TO 8M IN HEIGHT. LARGE, SINGULAR SLIDE GUIDES A FLUID DESCENT ONTO THE LOWER PLAY AREA WHERE ACCOMPANYING SLIDES DELIVER USERS WITHIN SHARED, SAFE SURROUND.
- ROPE LOOP 'SEA SLUG'**
CURVED, TUBULAR STEEL FRAMES REFLECT THE FORM OF A SEA-SLUG. SCULPTURAL STEEL FRAMES VARY ALONG THE VERTICAL PLANE WHILE OFFERING VARIED SWING, SLIDING & CLIMBING ROPED PLAY.
- ENTRY FROM POS 8007**
PEDESTRIAN ENTRY & CONNECTION TO POS 8007. ENTRY SPACE TO ALLOW DISPERSAL TOWARDS ADJACENT FORESHORE PARK SPACES. ENTRY PAVED AREA SOFTENED WITH TREES IN PAVEMENT.
- DUAL ACCESS PATH**
3.0M WIDE DUP (DUAL ACCESS PATH). CLEAR DELINEATION FROM ADJACENT PAVEMENT TO BE PROVIDED VIA COLOUR CONTRAST.
- EMBANKMENT PATH**
PAVED EMBANKMENT PATH TO PROVIDE ELEVATED ACCESS BETWEEN PLAYGROUNDS & AMENITIES BUILDING & SURROUNDS.
- PATHWAY CONNECTION**
ACCESS STAIRS ALLIGNED TO TITLE BOUNDARY TO SUGGEST DIRECT PEDESTRIAN ACCESS BETWEEN PLAYGROUNDS & AMENITIES BUILDING & SURROUNDS.
- PLAYSPACE BATTER**
GRADE CHANGE FROM 1:100 FL TO DRAINAGE BASIN BASE OCCUPIED BY GRASSING, CLIMBING NETS, SLIDES & SOFTFALL MOUNDINGS.

LANDSCAPE LIGHTING
LANDSCAPE SCHEME TO INCORPORATE ADEQUATE LIGHTING TO PROVIDE SELECT AREAS FOR NIGHT-TIME USAGE.

SECTION A-A



TREE SPECIES

<i>Araucaria heterophylla</i>	Structural Tree
<i>Casuarina obesa</i>	Structural Tree
<i>Callitris pressii</i>	Feature Tree
<i>Melaleuca lanceolata</i>	Feature Tree

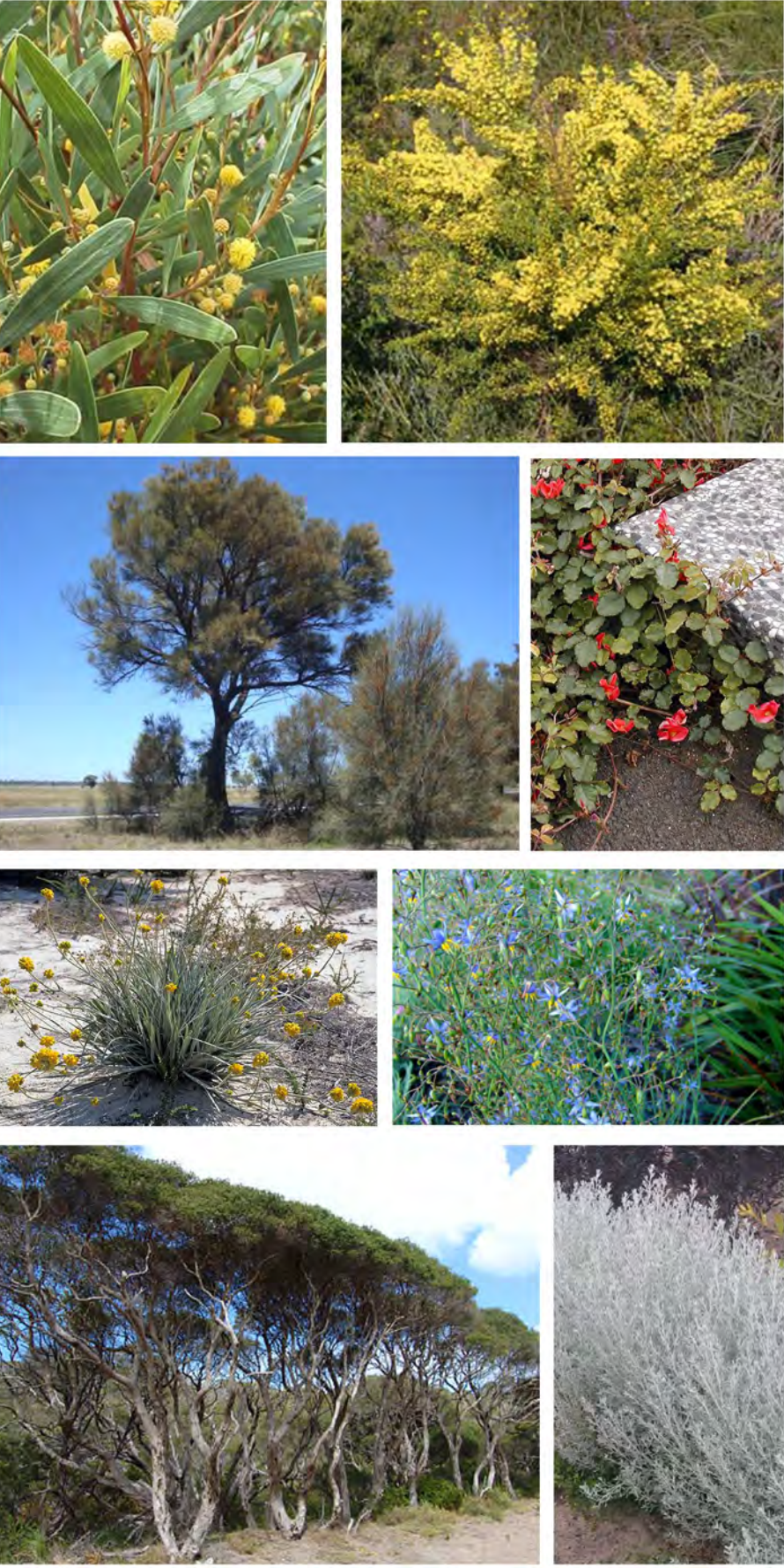
COASTAL FLORA SPECIES

<i>Acacia cochlearis</i>	Medium - Low Shrub
<i>Acacia cyclops</i>	Tall Shrub
<i>Acacia lasiocarpa</i> var. <i>lasiocarpa</i>	Medium - Tall Shrub
<i>Acacia rostellifera</i>	Small - Medium Shrub
<i>Acacia truncata</i>	Low Shrub
<i>Acanthocarpus preissii</i>	Low Shrub
<i>Carpobrotus virescens</i>	Succulent
<i>Cassipoupa racemosa</i>	Climber
<i>Conostylis canaliculata</i>	Herb
<i>Conostylis pauciflora</i>	Herb
<i>Crassula colorata</i> var. <i>colorata</i>	Herb
<i>Dianella revoluta</i>	Herb
<i>Eremophila glabra</i>	Low Shrub
<i>Gompholobium tomentosum</i>	Low Shrub
<i>Hardenbergia comptoniana</i>	Climber
<i>Kennedia prostrata</i>	Low Shrub
<i>Lepidosperma glaberrimum</i>	Herb
<i>Leucopogon parviflorus</i>	Medium - Tall Shrub
<i>Lomandra maritima</i>	Herb
<i>Olearia axillaris</i>	Medium - Tall Shrub
<i>Opercularia vaginata</i>	Low Shrub
<i>Ozothamnus cordatus</i>	Medium Shrub
<i>Phyllanthus calycinus</i>	Low Shrub
<i>Poa drummondiana</i>	Herb
<i>Schoenus grandiflorus</i>	Herb
<i>Spyridium globulosum</i>	Tall Shrub
<i>Spinifex hirsutus</i>	Herb
<i>Spinifex longifolius</i>	Herb
<i>Trachymene pilosa</i>	Herb

SECTION B-B



INDICATIVE PLANTING IMAGERY



SECTION C-C



INDICATIVE IMAGERY



EMBANKMENT SLIDE



SURFACE FEATURES FOR CLIMBING



'TUMBLING' CUBE PLAY ELEMENT



INTERACTIVE JUNIOR PLAY SPACE



CUBE STRUCTURE



'SKYWALK' PLAY STRUCTURE



ROPE LOOP 'SEA SLUG'



GRASSED AMPHITHEATRE



MOUNDED GRASS NODES



DECORATIVE PAVING 'P1'



RECYCLED PLASTIC CLAD FURNITURE



DOUBLE-SIDED BENCH SEAT



EDEN BEACH SHADE STRUCTURES



EDEN BEACH POS 8008

PARK COMMUNITY AND FORESHORE WORKS RESPONSES TO CITY OF WANNEROO REGARDING THE PLAYGROUND PROPOSALS

JDAP APPLICATION

1ST MAY 2015

EPCAD PTY LTD FOR SATTERLEY PROPERTY GROUP

1st May 2015

Our Ref: E- Foreshore POS 8008 Spec. Play Equipment.docx

1. Supply and Install costs.
 - *Please refer to Appendix A Q6920 Complete Package Offer 280415.*
2. Life-span – considering this is proposed on the beach front when would replacement of the equipment be required.
 - *Please refer to Appendix B - Eden Beach Playground Proposal – Specific Supporting Information on Play Products – Item 2.*
3. Warranties – do different parts of the equipment have different warranties lengths and what are they.
 - *Please refer to Appendix C – Corocord Warranty.*
4. Maintenance requirements and the Complexity of Maintenance – (what needs to be done generally and how frequent)
 - *Please refer to Appendix D – Corocord Maintenance COR-1100, Corocord Maintenance COR-1600 and Kompan Maintenance Manual.*
5. Would the suppliers be able to attend to the maintenance and what would this cost be (indicative)
 - *Yes, Play Right Australia (the suppliers) are able to attend to the inspection service and maintenance as per the manufacturer's instructions. Please refer to Appendix B – Eden Beach Playground Proposal – Specific Supporting Information on Play Products – Item 6.*
6. Are spare parts readily available? Would the supplier be able to supply spare parts and what would the ordering turn-around time be?
 - *Yes, spare parts are readily available and turnaround times can range from 24 hours to 6 weeks. Please refer to Appendix B – Eden Beach Playground Proposal – Specific Supporting Information on Play Products – Item 7.*
7. Are the individual ropes able to be replaced (due to vandalism) or would they need to be replaced in sections? What would the indicative price range of this replacement be?
 - *Yes, ropes can be replaced individually either as one full strand, rinf/section or part of a strand using a rope connector. For indicative prices please refer to Appendix B – Eden Beach Playground Proposal – Specific Supporting Information on Play Products – Item 8.*

8. Are all the play items proposed Australian Standard compliant and do they have Australian Standard compliance certification?
 - *All items are fully compliant with AS/NZS4486.1:1997 Playgrounds and Playground Equipment Part 1: Development, installation, inspection, maintenance and operation. Please refer to Appendix B – Eden Beach Playground Proposal – Specific Supporting Information on Play Products – Item 9.*
9. Is the play equipment locally produced (Australian)?
 - *The playground equipment is manufactured in Europe (Germany and the Czech Republic) by Kompan.*
10. Is the play equipment WALGA approved?
 - *Play Right Australia is WALGA approved. Please refer to Appendix B – Eden Beach Playground Proposal – Specific Supporting Information on Play Products – Item 11.*
11. A plan and section of each of the up-to-date play equipment items.
 - *Please refer to Appendix E – Plans and Sections of Play Equipment.*
12. Statement against potential severe falls pertaining to the Cube Lookout.
 - *Please refer to Appendix F – Eden Beach EPCAD project questions.*
13. Statement of fixings/component longevity within the beach environment.
 - *Please refer to Appendix G – Quality Characteristics and Built to Last – Examples of Playgrounds Install Near The Coast.*
14. Confirmation that all slides are plastic and that angles of descent aren't harsh enough to induce spinal injuries when users are delivered onto softfall (fairly specific council concern I know – I'd imagine a fairly generic statement against).
 - *All slides are plastic and have angles of between 30-35 degrees, which means the speed of descent on this angle is within the standard. Please refer to Appendix B – Eden Beach Playground Proposal – Specific Supporting Information on Play Products – Item 13.*
15. A schedule containing each item of play.
 - *Please refer to Appendix A Q6920 Complete Package Offer 280415.*

APPENDIX A
Q6920 COMPLETE PACKAGE OFFER 280415

Quote

00006920



Quote

EPCAD Pty Ltd
28 Mayfair Street
WEST PERTH WA 6872

AMYANDLOR Family Trust ATF
PlayRight Australia Pty Ltd
PO Box 1377
CANNING VALE BC 6970

Phone (08) 9256 1560
Fax (08) 9256 1561
Mobile 0418 952 062
Email info@playright.com.au
w w w. playright.com.au

Delivery To: EDEN BEACH
JINDALEE

PACKAGED OFFER

ACN 094 022 830
ABN 50 877 629 326

SALESPERSON		YOUR NO.		SHIP VIA		COLPPD		SHIP DATE		TERMS		DATE		PG.	
Tiana BALLAGH				Supply & Install						Net 30		28/04/2015		1	
QTY.	ITEM NO.	DESCRIPTION							PRICE (excl)	UNIT	EXTENDED PRICE (incl)	CODE			
1	CUBE TOWER	CUSTOM CUBE TOWER DesignStudio 15-0028.							\$630,000.00	EA	\$693,000.00	GST			
1	COR1100	CUSTOM SKYWALK TOWERS. OFFER 114141							\$610,000.00	EA	\$671,000.00	GST			
1	MOM160478	130CM TRIACTION EMBANKMENT SLIDE, ALUMINIUM POSTS							\$13,584.00	EA	\$14,942.40	GST			
1	COR2550	AMUSEMENT NET COR 2528 & MOUNTAINEERS ROPE COR2280							\$11,200.00	EA	\$12,320.00	GST			
1	DS15-0028-20	CUBE II (TUMBLING) OFFER 114238							\$170,200.00	EA	\$187,220.00	GST			
1	DS15-0028-10	CUBE I (UPRIGHT) OFFER 114237							\$144,000.00	EA	\$158,400.00	GST			
1	COR1610	ROPE LOOP							\$640,000.00	EA	\$704,000.00	GST			
1	CONC LP	LINE PUMP							\$3,500.00		\$3,850.00	GST			
1	CERT	COMPLIANCE CERTIFICATION - DESIGN, ENGINEERING AND ON SITE - CLIVE DODD							\$5,800.00	EA	\$6,380.00	GST			
1	CERT	COROCORD INTENRATIONAL SPECIALIST INSTALLER/SUPERVISOR (EX BERLIN)							\$10,000.00	EA	\$11,000.00	GST			
1	2000	FREIGHT							\$8,000.00	1	\$8,800.00	GST			
-1	CR006	CUSTOM PACKAGE (ALL PRODUCTS ORDERED) PROMOTIONAL DISCOUNT VALID 60 DAYS OF QUOTE							\$275,971.58	1	-\$303,568.74	GST			
COMMENT		CODE	RATE	GST		SALE AMOUNT (GST Exclusive)		SALE AMOUNT		\$1,970,312.42		Excl			
TERMS & CONDITIONS APPLY		GST	10%	\$197,031.24		\$1,970,312.42		FREIGHT		\$0.00		Excl			
								GST		\$197,031.24		GST			
								TOTAL		\$2,167,343.66		Incl			
								PAID TODAY		\$0.00		Incl			
Customer ABN:									BALANCE		\$2,167,343.66				
If Your Organisation Supports Electronic Banking, This Account May Be Settled By Direct Deposit To The Following Account: PlayRight Australia Pty Ltd TAS AMYANDLOR Family Trust, National Australia Bank, Booragoon. BSB 086 136 Account # 49339 3315.															

APPENDIX B
EDEN BEACH PLAYGROUND PROPOSAL – SPECIFIC SUPPORTING INFORMATION
ON PLAY PRODUCTS

22 April 2015

Mr Sam Jacob
Senior Landscape Architect
EPCAD Pty Ltd
28-30 Mayfair Street
West Perth WA 6005

Dear Sam

EDEN BEACH PLAYGROUND PROPOSAL – SPECIFIC/SUPPORTING INFORMATION ON PLAY PRODUCTS

Thank you for your emails and inquiries dated 15 April 2015 and the opportunity to provide you and the City of Wanneroo with further information regarding the above and response to specific questions.

Eden Beach Playground Proposal consists of the following customised Kompan and Corocord play units;
NB: images below do not reflect all latest modified or final designs in progress

Item 1: Custom Corocord Sky Bridges (Skywalk)



z:\Konstruktion\01_Angelobebereichung\AU 2015\AU Kompan Eden beach.solid\1100\AU Kompan 1100 Eden beach.solid V4.dwg
conceptual custom design - actual components may vary actual tag could be larger than displayed **DUP**

COROCORD Raumfeld GmbH / info@corocord.com / www.corocord.com
Copyright 13.04.2015 by COROCORD Raumfeld GmbH

COROCORD
The Spacenet Inventors

Item 2: Custom Kompan Embankment slide: 130cm



Accredited Course



Endorsed Accredited
Course and Training



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since 2007

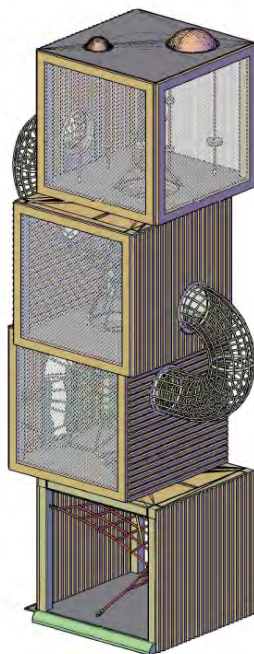


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Australian Design Award of the Year 2014 & 2011 - Kompan
2000 WA Micro Business Award Winner and
2000 WA Telstra Young Women In Business Award finalist.
2002 Parks & Leisure Australia – Innovation and Best Practice Award – Commercial Organisation

Item 3: Custom Corocord Cube Tower



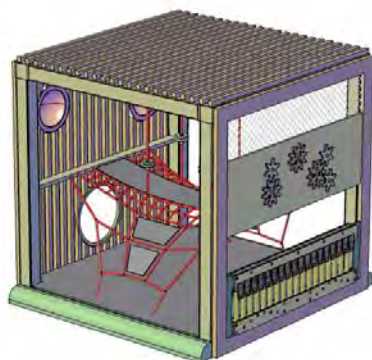
CUBIC_V2

PERSPECTIVE VIEW



Subject to modifications - products can vary from shown presentation
Copyright 15/03/2015
KOS / design.studio@kompan.com

Item 4: Custom Corocord Cubic I, Upright



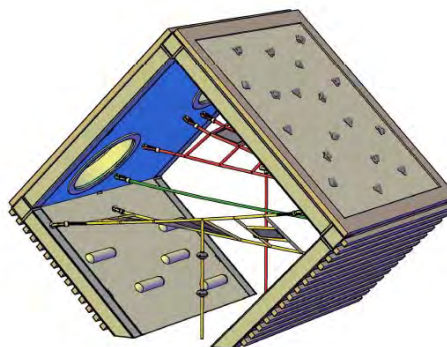
CUBIC_I

PERSPECTIVE VIEW

KOMPAN DESIGN STUDIO
playmazing landmarks

Subject to modifications - products can vary from shown presentation
Copyright 15/03/2015
KOS / design.studio@kompan.com

Item 5: Custom Corocord Cubic II, Tumbled



CUBIC_II

PERSPECTIVE VIEW_I

KOMPAN DESIGN STUDIO
playmazing landmarks

Subject to modifications - products can vary from shown presentation
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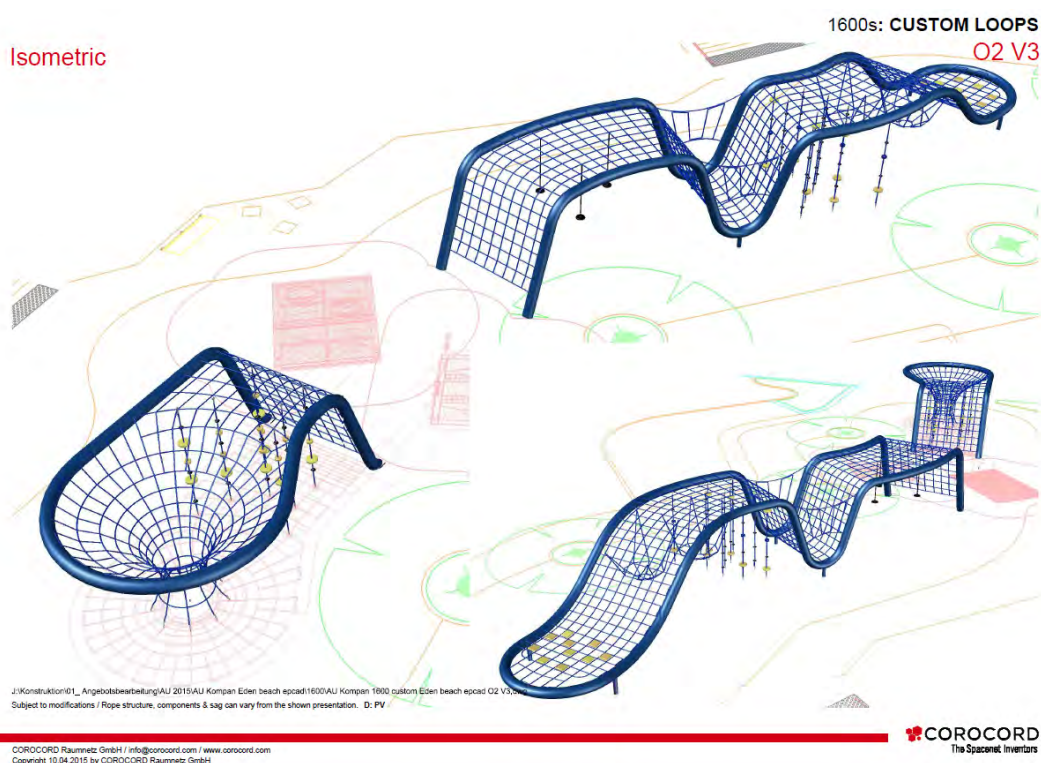
Australian Design Award of the Year 2014 & 2011 - Kompan

2000 WA Micro Business Award Winner and

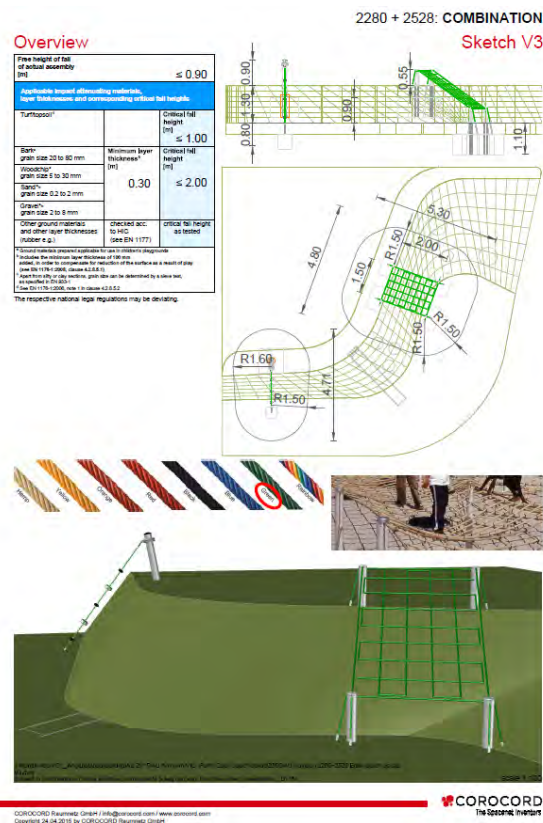
2000 WA Telstra Young Women In Business Award finalist.

2002 Parks & Leisure Australia – Innovation and Best Practice Award – Commercial Organisation

Item 6: Custom Rope Loop -2 sections



Item 7: Custom Amusement net and Item 8: Custom Mountaineers rope



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1. Price Basis - Supply & Install Costs

PlayRight is highly experienced and competent to complete all supply and installation works within the quotation (Q6920 attached and below) to the highest quality and standards. PlayRight is thorough in its planning and methodology to ensure the process of supply and installation operates smoothly. Should unforeseen issues arise and/or changes be required to products or site after order and/or at time of installation PlayRight will ensure that they are dealt with promptly and efficiently.

PRICE BASIS

The quoted rates in attached Q6290 are;

Fixed – the quoted prices/rates are fixed; supply and install, inclusive of certification, line pump, and freight and specialist installer for the first **3 months** from the quote date and **6 months** from date of order/ commencement date. Should any design, product, installation or site changes be made by purchaser after the final designs and order has been approved and processed the prices/rates may be varied. Should this occur, a variation will be submitted for approval prior to proceeding with the requested change(s).

Discounts

PlayRight have negotiated with Kompan and are able to offer an extensive package supply & install discount in the quotation.

Quote

00006920



Quote:

EPCAD Pty Ltd
28 Mayfair Street
WEST PERTH WA 6872

AMYANDLOR Family Trust ATF
PlayRight Australia Pty Ltd
PO Box 1377
CANNING VALE BC 6970

Delivery To: EDEN BEACH
JINDALEE

PACKAGED OFFER

Phone (08) 9256 1560
Fax (08) 9256 1561
Mobile 0418 952 062
Email info@playright.com.au
www playright.com.au

ACN 094 022 830
ABN 50 877 629 326

SALESPERSON	YOUR NO.	SHIP VIA	COLPPD	SHIP DATE	TERMS	DATE	PG.
Tiana BALLAGH		Supply & Install			Net 30	28/04/2015	1
QTY	ITEM NO.	DESCRIPTION	PRICE (excl)	UNIT	EXTENDED PRICE (incl)	CODE	
1	CUBE TOWER	CUSTOM CUBE TOWER DesignStudio 15-0028.	\$630,000.00	EA	\$693,000.00	GST	
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1	CERT	COROCORD INTENRATIONAL SPECIALIST INSTALLER/SUPERVISOR (EX BERLIN)	\$10,000.00	EA	\$11,000.00	GST	
1	2000	FREIGHT	\$8,000.00	1	\$8,800.00	GST	
-1	CR006	CUSTOM PACKAGE (ALL PRODUCTS ORDERED) PROMOTIONAL DISCOUNT VALID 60 DAYS OF QUOTE	\$275,971.58	1	-\$303,568.74	GST	
COMMENT		CODE	RATE	GST	SALE AMOUNT (GST Exclusive)	SALE AMOUNT	
TERMS & CONDITIONS APPLY		GST	10%	\$197,031.24	\$1,970,312.42	\$1,970,312.42	Excl
						\$0.00	Excl
						\$197,031.24	GST
						\$2,167,343.66	Incl
						\$0.00	Incl
Customer ABN:					BALANCE	\$2,167,343.66	
If Your Organisation Supports Electronic Banking, This Account May Be Settled By Direct Deposit To The Following Account: PlayRight Australia Pty Ltd TAS AMYANDLOR Family Trust, National Australia Bank, Booragoon. BSB 086 136 Account # 49339 3315.							

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2002 Parks & Leisure Australia – Innovation and Best Practice Award – Commercial Organisation

2. *Lifespan – considering this is proposed on the beach front when would replacement of the equipment be required?*

Playgrounds are not timeless structures, and we know that any playground can be a challenge to maintain. The environment; weather and location wears them down and vandalism, some even try to break them down. Although tough, these challenges can be overcome, our playgrounds are built using the right materials and methods – meaning higher quality and durability and a lower total cost of ownership for you.

This attention to quality along with design for minimum maintenance means that actual cost is significantly reduced when calculated over the lifetime of the product.

Whilst it is not possible to conclusively state an exact lifespan or replacement date for any one of the listed products or components of those products, we can confirm that we have experience with these products globally lasting over 25 years.

The expected lifespan should be based on the Corocord and Kompan Warranties below with particular attention to the last paragraphs of Products installed near water.

3. *Warranties – do different parts of the equipment have different warranties lengths and what are they?*

Corocord Product Warranty

Applies to Custom products; Skywalk, Cube Tower, Cubic Tumbler and Upright, Mountaineer's Rope and Amusement Net

We provide an extensive warranty for our products in that we remedy faulty material or workmanship by repairing resp. replacing the parts or the product concerned. The delivery to the customer is free of charge. Our warranty is limited to Corocord products.

Length of warranty:

- **20 years:** For failure in HDPE and HPL panels due to faulty material or workmanship we provide a warranty of twenty years either in the form of repair or replacement at our discretion. This warranty applies to all natural climates. Panels are UV stabilized to the maximum, nevertheless colour fading will occur over time.
- **10 years:** The warranty for all failure in rope nets, failure in metal parts of the support structure (masts/posts galvanized and non-painted, "S" clamps, rope clamps) due to faulty material or workmanship is ten years either in the form of repair or replacement at our discretion. Ropes are UV stabilized to the maximum, nevertheless some colour fading will occur over time.
- **5 years:** Painted metal parts and moulded plastic parts due to faulty material or workmanship is five years either in the form of repair or replacement at our discretion.

For all wooden parts we provide a 5-year warranty in the form of repair or replacement at our discretion if the defect is due to faulty material or workmanship.

The use of wooden posts in combination with synthetic floor coverings (EPDM) is strongly discouraged. Due to moisture accumulation in the clamping range the risk of fungus or decay of the posts is greatly increased. The use of bark mulch as impact attenuating material in the area of the wooden posts is strongly discouraged as well, because this too increases the risk of fungus or decay of the posts. Any subsequent damage to the wooden posts is therefore not covered by our warranty.

In order to increase the longevity of the wooden posts these are to be driven into sleeve foundations and provided with a drainage layer. (Please ask Corocord for further details.)

The formation of cracks in solid wood in outside areas is a natural feature of the material used. The trunks that we use remain in woodland for at least two years after they were felled and before they are processed. This means that the tensions within the wood are decreased substantially. We only use wood with durability categories 1 and 2 (EN 350-2); all wood is free of sapwood. Thus formation of a crack does not decrease resistance to fungus or decay.

We do not provide any warranty and/or accept any product liability for wood supplied by us with regard to the formation of cracks and their consequences if solid wood is installed in an outside area.

- **2 years:** We provide a 2-year warranty for all failure in movable parts (joints, membranes and EPDM materials) due to faulty material or workmanship either in the form of repair or replacement at our discretion.

The warranty only applies on the precondition that the products have been properly assembled and installed as well as maintained and inspected. The warranty does not apply if the products were not properly assembled and installed in accordance with the instructions of Corocord or not properly maintained and inspected in accordance with the maintenance instructions of Corocord. The warranty does not cover typical wear and tear, corrosion of the surfaces of metal parts, wearing of rope or membrane surfaces as a result of use, discolouration of surfaces as well as other aesthetic impairments, or defects

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resulting from improper use or vandalism. **PlayRight will ensure products have been properly assembled and installed to ensure warranty applies. PlayRight can provide additional services to maintain and inspect the products.**

Products Installed Near Water

- Products installed in direct contact with chlorinated water or saltwater (Waterparks), or products installed with occasional contact with such water or installed so close to the shore they are subjected to salt spray are not covered by the KOMPAN warranty for any defects caused by corrosion.
- Products installed in coastal areas, within 200 meters from the shore, will only be covered by the warranty for half the period of the standard product warranty. All galvanized structural parts are limited to 5 years coverage in relation to defects caused by corrosion.

Kompan Product Warranty

Applies to Custom Embankment slide

LIFETIME WARRANTY*

- Galvanized structural parts
 - ✓ Steel poles
 - ✓ Cross beams
 - ✓ Floor frames
 - ✓ Top brackets
- Stainless steel hardware
- HDPE panels
- HPL floors & panels

10 YEAR WARRANTY

- Other galvanized parts
- Solid plastic parts
- Non-painted metal parts
- Engineered timber and Robinia
- PP Panels

5 YEAR WARRANTY

- Resin coated plywood plates
- Hollow plastic parts
- Painted metal parts
- Springs & ball bearing assemblies
- Rope & net constructions
- Concrete elements

2 YEAR WARRANTY

- Movable plastic & metal parts
- Electronic components

*KOMPAN's LIFETIME warranty is in effect for the lifetime of the product until the product is uninstalled and/or taken out of use.

1. WARRANTY COVERAGE

This warranty applies to KOMPAN's products for the time periods described for each product type above and with the limitations described in this warranty. The warranty period applies from the date of purchase by the first customer. This warranty covers only defects in materials. KOMPAN's liability under this warranty is limited to repair or replacement of defective products, without charge, at KOMPAN's discretion. Defective electronic components will be delivered and changed by a KOMPAN ICON Professional installer free of charge.

2. WARRANTY APPLIES ONLY IF PRODUCTS HAVE BEEN PROPERLY INSTALLED AND MAINTAINED

The warranty only applies if KOMPAN's products have been installed according to the instructions provided by KOMPAN, and maintained correctly according to the KOMPAN Maintenance Manual.

3. NO COVERAGE FOR ACCIDENTS, WEAR, TEAR, COSMETIC ISSUES, MISUSE OR VANDALISM

This warranty does not cover any damage caused by accident, improper care, negligence, and normal wear and tear, surface corrosion on metal parts, discoloured surfaces and other cosmetic issues or failures due to misuse or vandalism. Natural changes in wood over time are considered cosmetic issues and not covered.

4. PRODUCTS INSTALLED NEAR WATER

Products installed in direct contact with chlorinated water or saltwater (Waterparks), or products installed with occasional contact with such water or installed so close to the shore they are subjected to salt spray are not covered by the KOMPAN warranty for any defects caused by corrosion.

Products installed in coastal areas, within 200 meters from the shore, will only be covered by the warranty for half the period of the standard product warranty. All galvanized structural parts are limited to 5 years coverage in relation to defects caused by corrosion.

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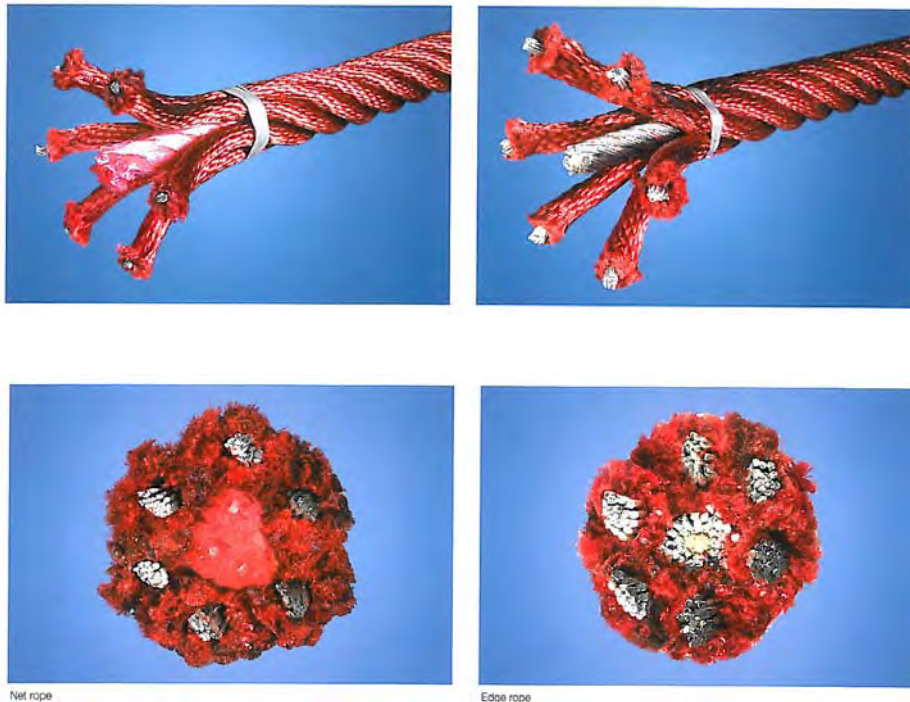
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Together Kompan and Corocord have experience with designing, testing and manufacturing with the highest quality materials and test methods globally lasting over 30 years.

Example of Corocord “Hercules” rope strength

- COROCORD® –ropes are tempered and have Herculean strength, which means that the polyamide “wrapping” is inductively melted on to each strand individually, so that after the initial friction has removed the surface fibres, a harder polyamide coating stands. This prevents the unravelling of strands if anyone should try to cut them. (This design is patented by Corocord)
- Each of the six strands is placed around a steel-wire centre, and then polyamide yarn is wrapped around them at a traditional firm of rope makers.
- In the case of the edge ropes, this structure of six reinforced strands is given a steel-wire core, while the net rope core is of synthetic fibres. Both types of rope are extremely strong and robust
- We are particularly proud of details such as the anti-abrasion finish that is exclusive to Corocord ropes. However, should sand softfall be used in the play area it clearly is an abrasive medium, but whilst the rope may wear slightly quicker in a sand environment, it will not affect the steel strands running internally in every rope piece.
- Furthermore the wires also have a ductile aluminium zinc coating as a permanent protection against corrosion. (Super coating)” and this is more suitable for extreme conditions.
- Tempered COROCORD® -ropes are used exclusively for spacenets produced exclusively by COROCORD®.
- The tempered COROCORD® – ropes are colourfast, and guarantee a long service life.
- The stainless steel “S” clamps make the joints both safe and permanent.
- Furthermore, our Australian Structural Engineers will review the design of the footings, taking into account the environmental factors such as wind loads, foundation material, and other factors applicable to the location of the products to be installed.
- Additional Information regarding the products and components is attached.



4. Maintenance requirements – what needs to be done generally and how frequent?

We are fully compliant with AS/NZS4486.1:1997 Playgrounds and Playground equipment Part 1: Development, installation, inspection, maintenance and operation and will provide drawings and diagrams necessary for maintenance, inspection and checking of correct operation and, when appropriate, repair of the equipment. The instructions will specify the frequency with which the equipment or its components should be inspected or maintained.

Examples of the maintenance manuals for some items are attached.

All product maintenance manuals are provided at handover with compliance certification following the playground installation. Included in the handover documentation are drawings of spare parts for ease of identification.

Below are snap shot examples from the maintenance manuals which state the frequency and description and pictorial of maintenance inspection.

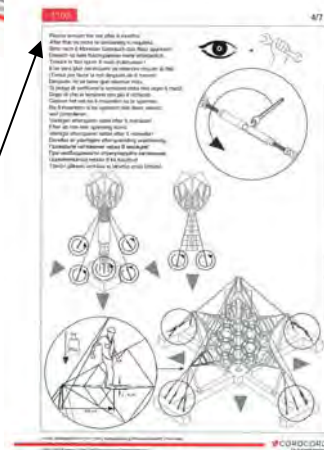
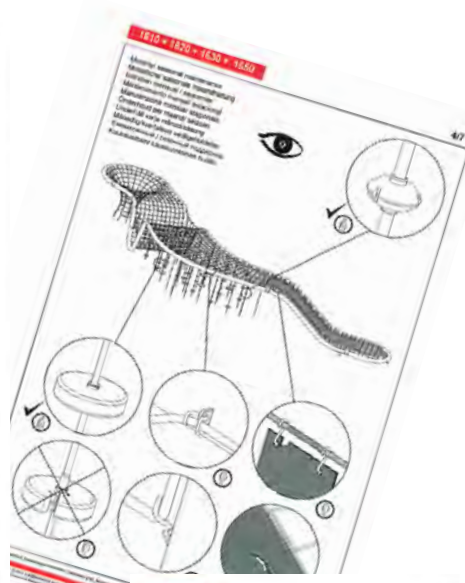
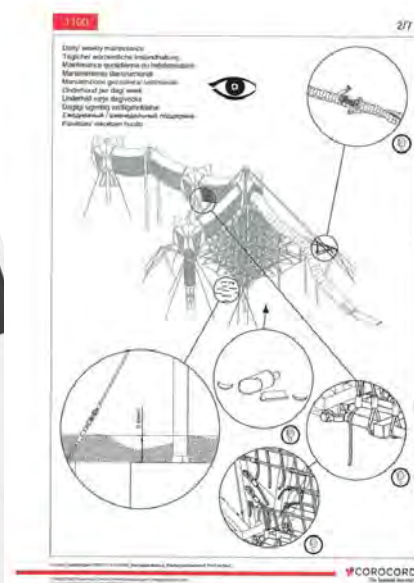
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Example of written frequency and maintenance instruction including pictorial opposite;

Please tension the net after 6 months! After that no more re-tensioning is required.

5. Complexity of maintenance required?

Corocord rope play equipment requires minimum maintenance.

The high-quality materials, ranging from our special rope and our "S" clamps to the turnbuckles and the tried-and-tested Corocord knotting techniques used to make the rope nets, give them their enormous stability and safety. Even so, regular inspections to establish wear and tear or damage arising from vandalism are necessary.

For the regular maintenance of the equipment it is usually sufficient to retention the ropes one time using the pre-installed turnbuckles. Should any of your regular inspections reveal damage to an item of play equipment, all you need to do is contact our PlayRight service team. Thanks to the unique means of attachment with Corocord "S" clamps, if a rope is damaged, it usually suffices to replace the rope ring in question.

Therefore the maintenance of the products are not considered complex and do not require a specialist to maintain. PlayRight Australia will provide maintenance training and instructions at handover to the playground maintainer and is always available to support and/or provide the inspection and maintenance service.

6. Would the suppliers be able to attend to the maintenance and what would this cost (indicative)?

Yes, PlayRight Australia is able to attend to the inspection, service and maintenance as per the manufacturer's instructions and an indicative cost pending frequency selected is as follows;

All products

- Annual inspection and general maintenance as per manufacturer's instructions \$2500 + GST
- Quarterly inspections and general maintenance as per manufacturer's instructions \$1000 + GST
- Monthly inspections and general maintenance as per manufacturer's instructions \$800 + GST

Labour rate for additional maintenance and/or replacement of spare parts (indicative)

- \$350 + GST - Tradesman & assistant call out and first three hours + cost of spare parts. Normal working hours
- \$92.00 + GST – additional hours to max 5 hours.
- Call-outs and hours outside normal working hours will incur higher rates.

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7. Are spare parts readily available? Would the supplier be able to supply spare parts and what would the ordering turn-around time be?

Yes, spare parts are readily available and turnaround time can range from 24hrs to 6 weeks. PlayRight Australia is able to fully support and service all its clients in inspecting any issues; identifying spare parts, warranty claim, repair, maintenance and installation.

8. Are the individual ropes able to be replaced (due to vandalism) or would they need to be replaced in sections? What would the indicative price-range of this replacement be?

Yes, the individual ropes are able to be replaced either one full strand, ring/section, or part of a strand using a rope connector.

Depending on the rope component and/or damage to it the individual rope can be replaced or the rope section may require complete replacement.

An indicative price for some components/spare parts;

- lowest rope on the Skywalk ladder would be approx \$400 +GST
- complete music panel on the upright cube would be approx \$2,270 + GST
- Rope section inside the cube tower would be approx \$800 + GST
- Perspex – large dome windows on the cube tower would be approx \$2,600 + GST
- Small Rope strand on Rope Loop would commence at approx \$800 + GST
- Section of the embankment slide would be \$300 + GST
- EPDM disc on Rope Loop would be \$490 + GST

It should be noted that with over 40 Corocord nets installed in WA since 2000 we have only replaced 4 outside rope strands on a Midi-Spacenet due to sand abrasion “love marks” wear and tear at cost of \$1,285 + GST per strand. This was not a safety requirement but pro-active maintenance choice by the Council.



9. Are all play items proposed Australian Standard compliant and do they have Australian Standard compliance certification?

- All play items proposed fully comply and are certified with current playground Australian Standards.
- Because they are custom products, they are also independently assessed from design, order, installation and finally inspected on-site by a Certified and experienced Australian Engineer (Clive Dodd, Consulting Coordination, resume attached) and backed by Standards Compliance Certificate.
- COROCORD is also tested and certified by the TUV PRODUCT SERVICE OF THE German Safety Standards Commission to the EN1176.
 - TUV are an independent, internationally recognised testing organisation.
- COROCORD has a management system, certified following ISO 9001:2008 and ISO 14001:2004, which guarantees that realisations from the sales and maintenance flow into the products and their documentation



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10. Is the play equipment locally produced (Australian)?

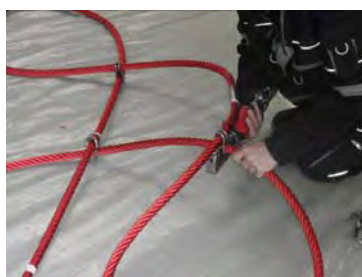
The playground equipment is manufactured in Europe (Germany and Czech Republic) by Kompan.

Specifically, Corocord products are designed and constructed by our team of specialists in our manufacturing facility in Berlin - a licensed and patented procedure with an old-established cordage factory where;

- The Corocord Spacenet specialists have perfected their working techniques.
- Each single piece of play equipment is fabricated individually and made to order.
- Every node is connected with precisely adjusted "S" clamps and ends of the ropes connected with stable aluminium swages that the Corocord experts provide with a high quality finish in elaborate handwork.
- The team has developed special tools for each individual operation.
- Pride and many years of competence accompany each single product that is made step by step in the large bright hall of the manufacture – with our special ropes, our connecting technology, our extensions and a lot of joy.

Kompan have over 45 years' experience in playground design and manufacture and PlayRight Australia is the exclusive WA Kompan agent.

PlayRight Australia is a local Western Australian family owned and operated company for over 15 years with the Directors industry experience spanning over 30 years.



11. Is the play equipment WALGA approved?

PlayRight Australia Pty Ltd (Acting as agents for Kompan) is the WALGA approved - Preferred Supply Panel for the Provision of Playground Goods and Services C028/14.

PlayRight Australia has been on this preferred panel for the Supply and installation of Play Equipment and also for Playground Inspection and Testing since 2008.

PlayRight Australia is also the Government of Western Australia Department of Education - Preferred Respondent for Request ETT2150/2012 for the Supply & Installation of Playground Equipment since 2012, extended 2015.

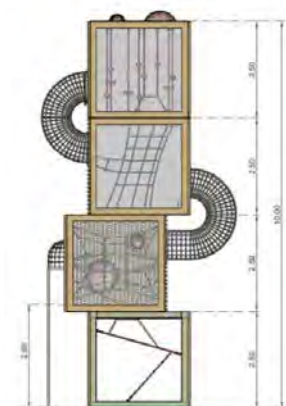


12. Statement against potential of severe falls pertaining to the Cube Lookout?

A Statement is attached and copy provided below question 13. from Kompan against potential of severe falls pertaining to the Cube Tower.

Please note this tower has been designed to have a maximum Free Height of Fall at 2.7m. Surfacing should be installed per the relevant standard in order to handle a fall from this height. The ability to climb higher has been eliminated throughout the design process by using anti climb mesh in the construction, and having the higher cubes fully enclosed. Internal nets have been designed to provide protection in case of a fall inside the structure.

Please also take comfort in the fact that this equipment will be independently certified by TUV Germany to EN1176:2008 standard, and then again once installed in Australia by Consulting Coordination to AS4685:2014 standard. Both of these certifying bodies will also be engaged during the manufacture stage.



13. Confirmation that all slides are plastic and that angles of descent aren't harsh enough to induce spinal injuries when users are delivered onto softfall?

All slides are plastic and have angles of between 30-35 degrees. The speed of decent on this angle is within the standard. We have installed a number of these slides over the past 12 years within Australia, and have no received no reports of any spinal injuries. Please also take comfort in the fact that this equipment will be independently certified by TUV Germany to EN1176:2008 standard, and then again once installed in Australia by Consulting Coordination to AS4685:2014 standard. Both of these certifying bodies will also be engaged during the manufacture stage.

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Copy of letter from Kompan addressing question 12 and 13.

23 April 2015



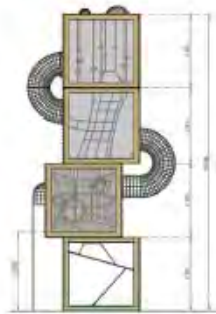
Re: Eden Beach EPCAD project questions

To whom it may concern

Thank-you for requesting more information about this exciting project!

In response to your question regarding "Statement against potential of severe falls pertaining to the cube tower"

Please note this tower has been designed to have a maximum Free Height of Fall at 2.7m. Surfacing should be installed per the relevant standard in order to handle a fall from this height. The ability to climb higher has been eliminated throughout the design process by using anti climb mesh in the construction, and having the higher cubes fully enclosed. Internal nets have been designed to provide protection in case of a fall inside the structure.



In response to your request to provide "Statement and confirmation that all slides are plastic and that angles of descent aren't harsh enough to induce spinal injuries when users are delivered onto soft-fall"

All slides are plastic and have angles of between 30-35 degrees. The speed of decent on this angle is within the standard. We have installed a number of these slides over the past 12 years within Australia, and have no received no reports of any spinal injuries.

Please also take comfort in the fact that this equipment will be independently certified by TUV Germany to EN1176:2008 standard, and then again once installed in Australia by Consulting Coordination to AS4685:2014 standard. Both of these certifying bodies will also be engaged during the manufacture stage.

Kind regards

Justin Hutchinson

Operations Manager

KOMPAN (PLAYSCAPE PTY LTD) 12 Kingial Place Gosburg Qld 4034 Tel: (07) 3635 6200, Fax: (07) 3665 3435, ABN 22 003 572 535 www.kompan.com.au

PlayRight Australia Pty Ltd trusts the above and attached detailed services, responses and quotation is sufficient for your consideration and I look forward to the opportunity of further supporting you in playground provision and management.

Should you have any inquiries relating to this matter and we can be of further service, please contact Lynnel Migas or Tiana Ballagh on (08) 9256 1560.

Yours sincerely

MS LYNNEL MIGAS-HAMPSON

Director

PLAYRIGHT AUSTRALIA PTY LTD.

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APPENDIX C COROCORD WARRANTY

Corocord Warranty

- 1. We provide a warranty** for our products in that we remedy faulty material or workmanship by repairing resp. replacing the parts or the product concerned.

The delivery to the customer is free of charge.

Our warranty is limited to Corocord products.

2. Length of warranty:

– **2 years:** We provide a 2-year warranty for all failure in movable parts (joints, membranes and EPDM materials) due to faulty material or workmanship either in the form of repair or replacement at our discretion.

– **5 years:** Painted metal parts and moulded plastic parts due to faulty material or workmanship is five years either in the form of repair or replacement at our discretion.

For all wooden parts we provide a **5-year** warranty in the form of repair or replacement at our discretion if the defect is due to faulty material or workmanship.

The use of wooden posts in combination with synthetic floor coverings (EPDM) is strongly discouraged. Due to moisture accumulation in the clamping range the risk of fungus or decay of the posts is greatly increased. The use of bark mulch as impact attenuating material in the area of the wooden posts is strongly discouraged as well, because this too increases the risk of fungus or decay of the posts. Any subsequent damage to the wooden posts is therefore not covered by our warranty.

In order to increase the longevity of the wooden posts these are to be driven into sleeve foundations and provided with a drainage layer. (Please ask Corocord for further details.)

The formation of cracks in solid wood in outside areas is a natural feature of the material used. The trunks that we use remain in woodland for at least two years after they were felled and before

they are processed. This means that the tensions within the wood are decreased substantially. We only use wood with durability categories 1 and 2 (EN 350-2); all wood is free of sapwood. Thus formation of a crack does not decrease resistance to fungus or decay.

We do not provide any warranty and/or accept any product liability for wood supplied by us with regard to the formation of cracks and their consequences if solid wood is installed in an outside area.

– **10 years:** The warranty for all failure in rope nets, failure in metal parts of the support structure (masts/posts galvanized and non painted, “S” clamps, rope clamps) due to faulty material or workmanship is ten years either in the form of repair or replacement at our discretion. Ropes are UV stabilized to the maximum, nevertheless some colour fading will occur over time.

– **20 years:** For failure in HDPE and HPL panels due to faulty material or workmanship we provide a warranty of twenty years either in the form of repair or replacement at our discretion. This warranty applies to all natural climates. Panels are UV stabilized to the maximum, nevertheless colour fading will occur over time.

- 3. The warranty only applies** on the precondition that the products have been properly assembled and installed as well as maintained and inspected. The warranty does not apply if the products were not properly assembled and installed in accordance with the instructions of Corocord or not properly maintained and inspected in accordance with the maintenance instructions of Corocord. The warranty does not cover typical wear and tear, corrosion of the surfaces of metal parts, wearing of rope or membrane surfaces as a result of use, discolouration of surfaces as well as other aesthetic impairments, or defects resulting from improper use or vandalism.

BUILD TO LAST

A PLAYGROUND IS ONLY AS GOOD AS IT IS RELIABLE



LIFETIME WARRANTY*

- Galvanized structural parts
 - ✓ Steel poles
 - ✓ Cross beams
 - ✓ Floor frames
 - ✓ Top brackets
- Stainless steel hardware
- HDPE panels
- HPL floors & panels

10 YEAR WARRANTY

- Other galvanized parts
- Solid plastic parts
- Non-painted metal parts
- Engineered timber and Robinia
- PP Panels

5 YEAR WARRANTY

- Resin coated plywood plates
- Hollow plastic parts
- Painted metal parts
- Springs & ball bearing assemblies
- Rope & net constructions
- Concrete elements

2 YEAR WARRANTY

- Movable plastic & metal parts
- Electronic components

*KOMPAN's LIFETIME warranty is in effect for the lifetime of the product until the product is uninstalled and/or taken out of use. In addition, KOMPAN's general terms & delivery conditions apply and supplement this warranty.

1. WARRANTY COVERAGE

This warranty applies to KOMPAN's products for the time periods described for each product type above and with the limitations described in this warranty. The warranty period applies from the date of purchase by the first customer. This warranty covers only defects in materials. KOMPAN's liability under this warranty is limited to repair or replacement of defective products, without charge, at KOMPAN's discretion. Defective electronic components will be delivered and changed by a KOMPAN ICON Professional installer free of charge.

2. WARRANTY APPLIES ONLY IF PRODUCTS HAVE BEEN PROPERLY INSTALLED AND MAINTAINED

The warranty only applies if KOMPAN's products have been installed according to the instructions provided by KOMPAN, and maintained correctly according to the KOMPAN Maintenance Manual.

3. NO COVERAGE FOR ACCIDENTS, WEAR, TEAR, COSMETIC ISSUES, MISUSE OR VANDALISM

This warranty does not cover any damage caused by accident, improper care, negligence, normal wear and tear, surface corrosion on metal parts, discoloured surfaces and other cosmetic issues or failures due to misuse or vandalism. Natural changes in wood over time are considered cosmetic issues and not covered.

4. PRODUCTS INSTALLED NEAR WATER

Products installed in direct contact with chlorinated water or saltwater (Waterparks), or products installed with occasional contact with such water or installed so close to the shore they are subjected to salt spray are not covered by the KOMPAN warranty for any defects caused by corrosion.

Products installed in coastal areas, within 200 meters from the shore, will only be covered by the warranty for half the period of the standard product warranty. All galvanized structural parts are limited to 5 years coverage in relation to defects caused by corrosion.

Safe challenges

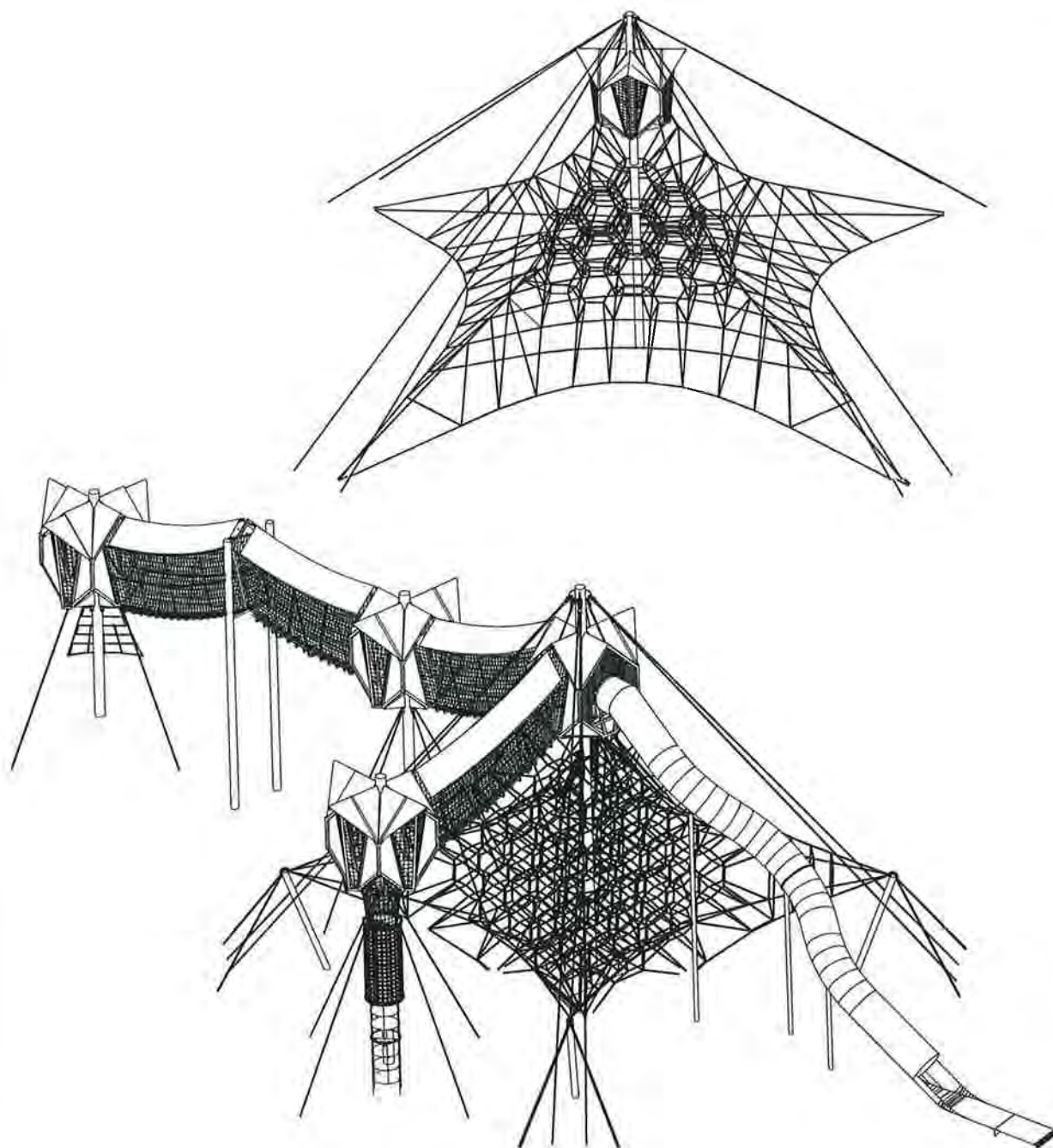
Children must feel, safe, secure and at ease to play freely. But they also push their boundaries and challenge their environments in unexpected ways. This is an essential part of developing their mental and physical abilities and it is how they learn to anticipate and cope with risks. Our playgrounds are built to accommodate these two principles, providing a safe and challenging playground for the children.

Built to last: More than 20 years old! Carlsberg Camping, Denmark

Playgrounds are not timeless structures, and we know that any playground can be a challenge to maintain. Weather wears them down. Some people even try to tear them down. Although tough, these challenges can be overcome, if playgrounds are built using the right materials and methods – meaning higher quality and durability and a lower total cost of ownership for you.

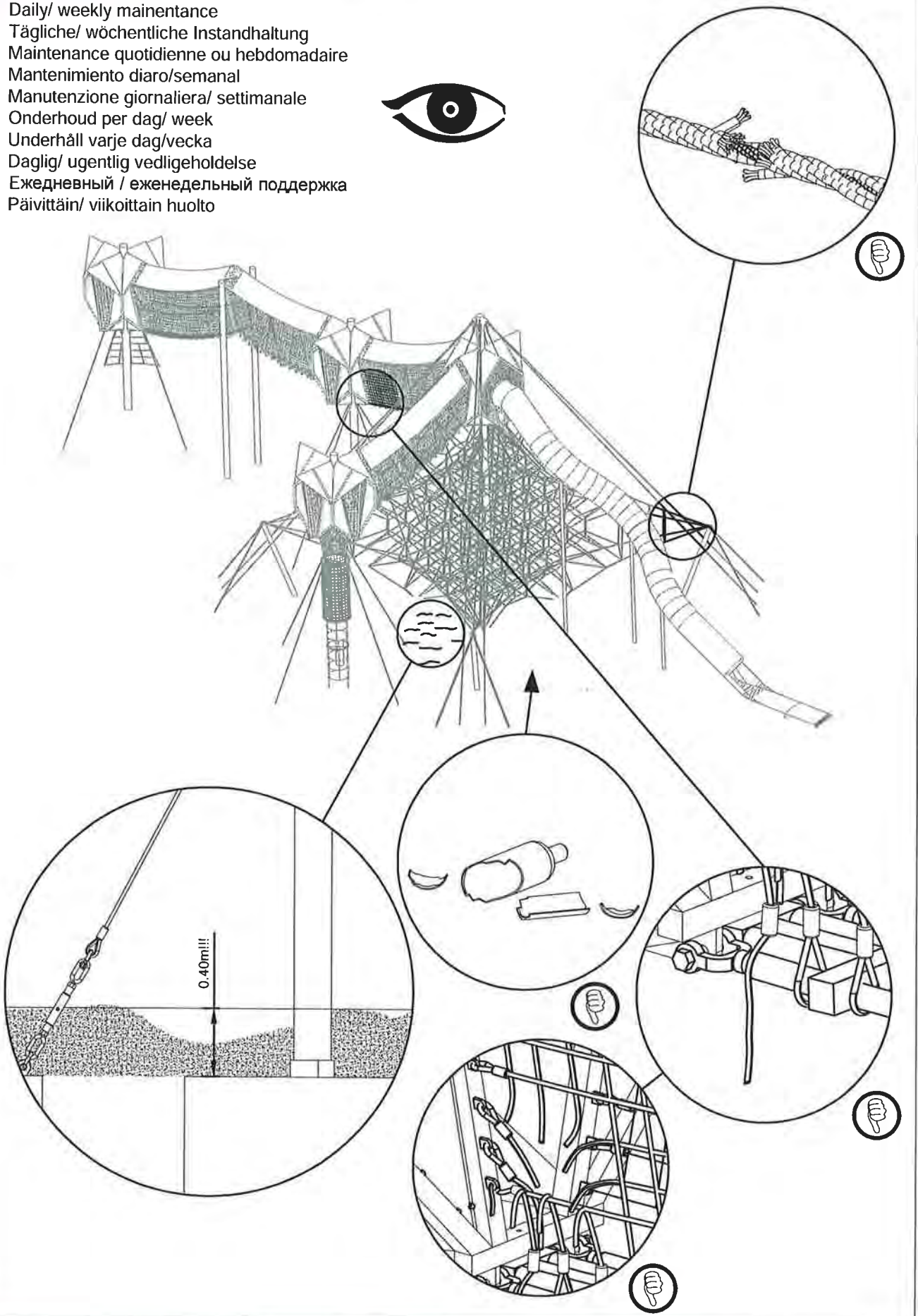
APPENDIX D
COROCORD MAINTENANCE COR-1100
COROCORD MAINTENANCE COR-1600
KOMPAN MAINTENANCE MANUAL

COROCORD MAINTENANCE
COR-1100

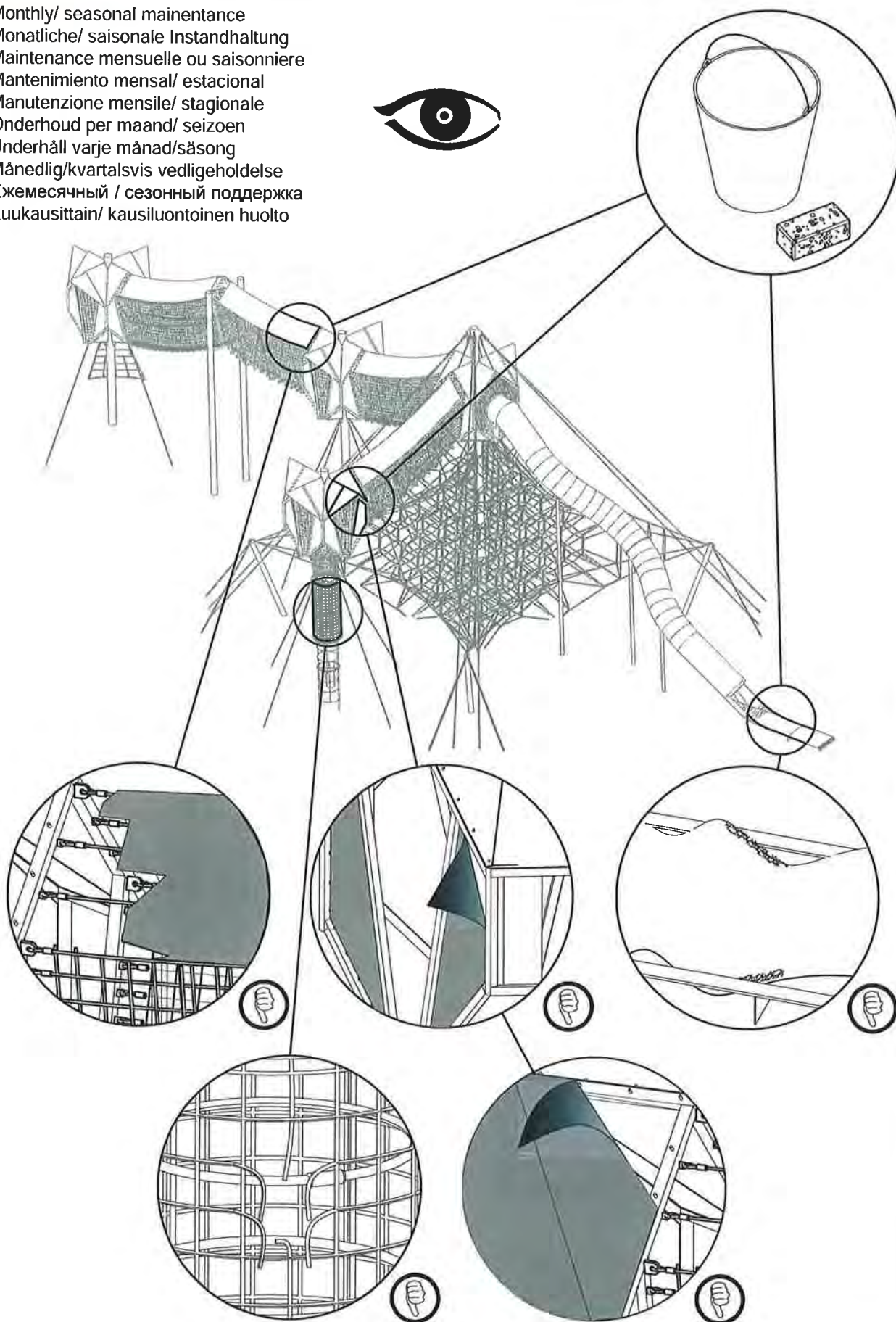


Maintenance instruction
 Wartungshinweise
 Instructions de maintenance
 Instrucciones de mantenimiento
 Istruzioni per la manutenzione
 Onderhoudsinstructies
 Underhållsanvisningar
 Vedligeholdelsesinstruktioner
 поддержка директива
 Huolto-ohje

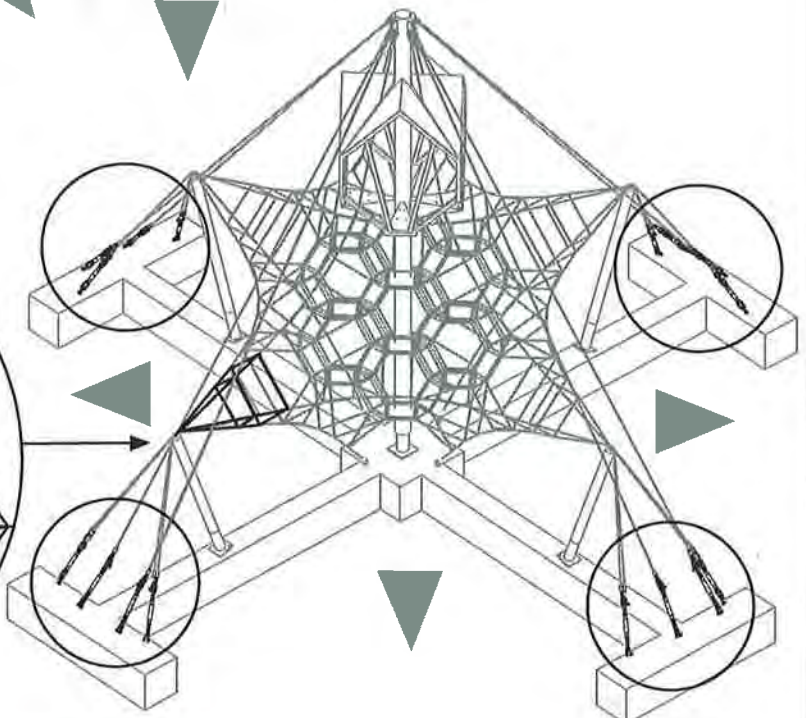
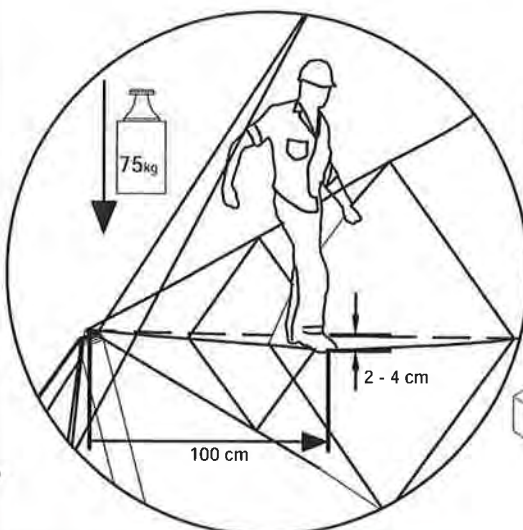
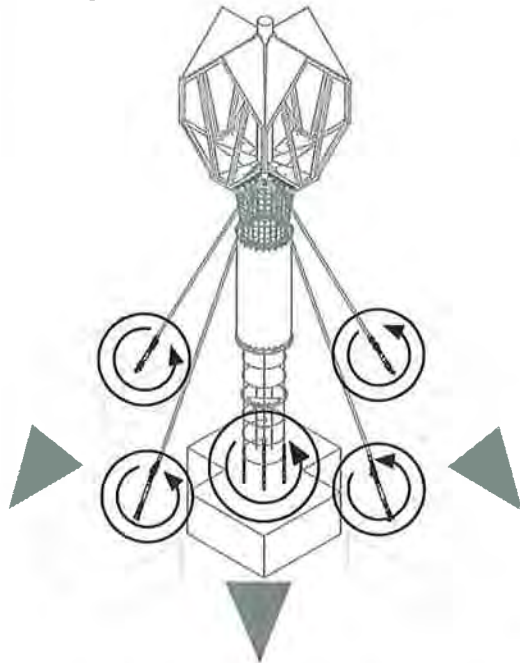
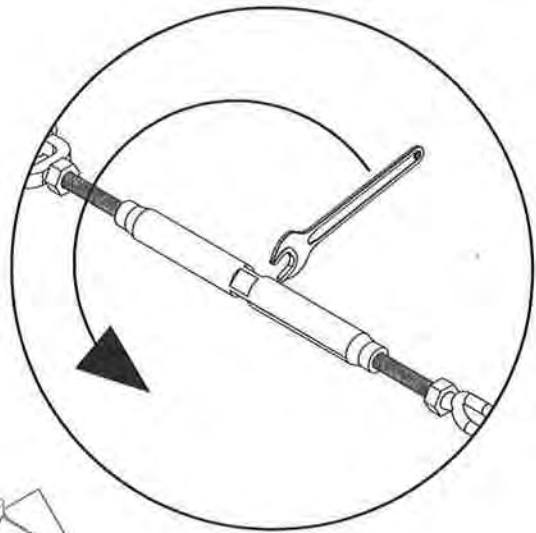
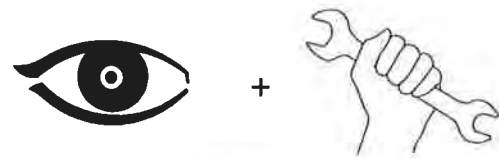
Daily/ weekly maintenance
 Tägliche/ wöchentliche Instandhaltung
 Maintenance quotidienne ou hebdomadaire
 Mantenimiento diario/semanal
 Manutenzione giornaliera/ settimanale
 Onderhoud per dag/ week
 Underhåll varje dag/vecka
 Daglig/ ugentlig vedligeholdelse
 Ежедневный / еженедельный поддержка
 Päivittäin/ viikoittain huolto



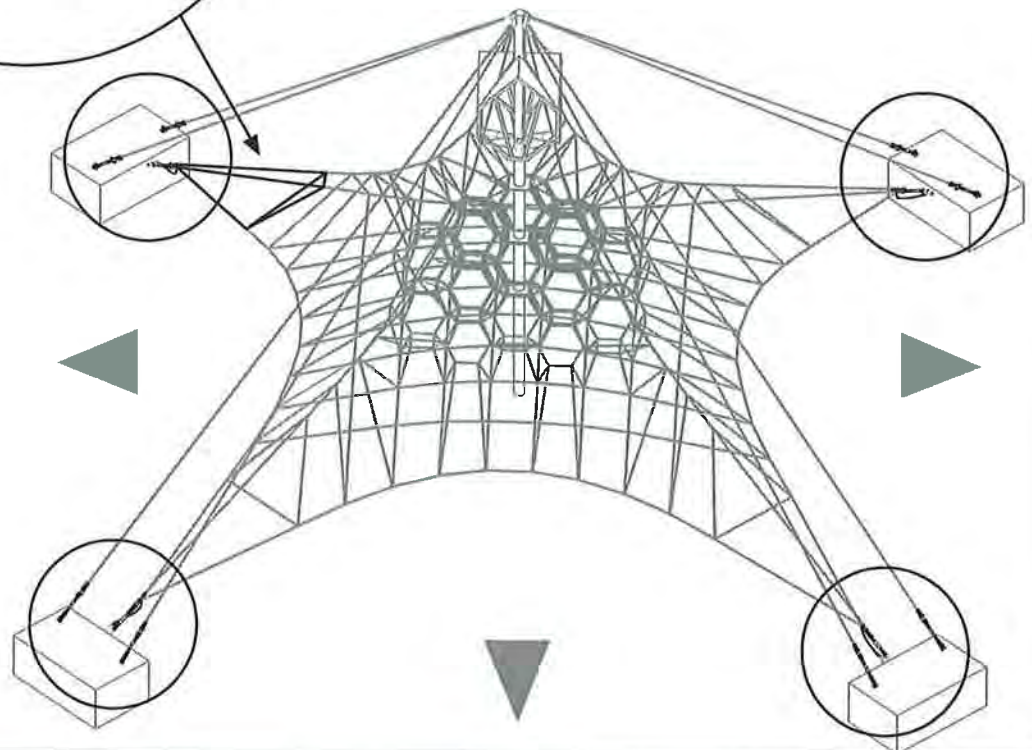
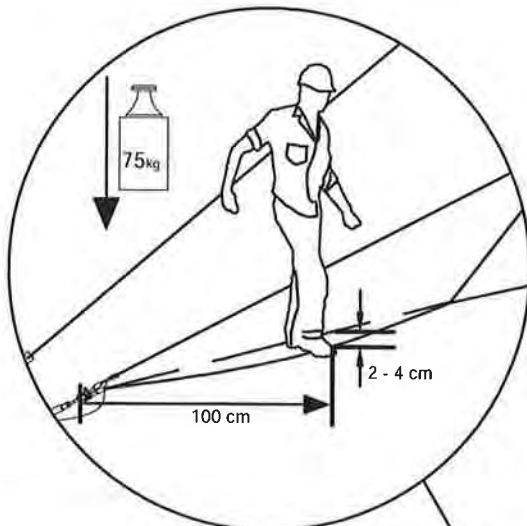
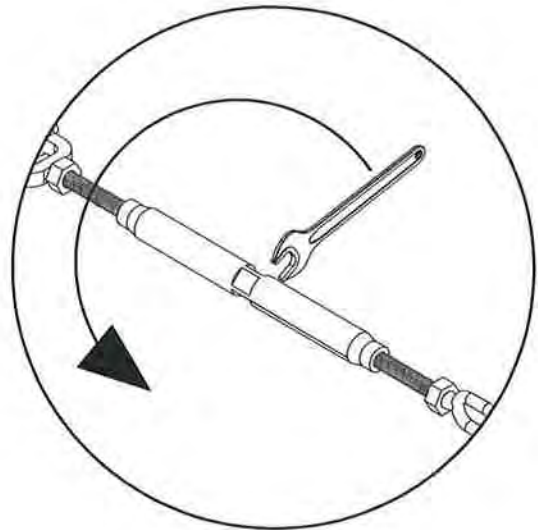
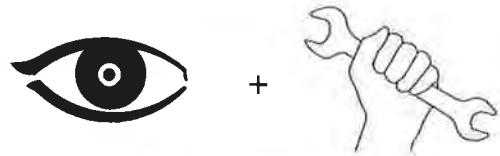
Monthly/ seasonal maintenance
 Monatliche/ saisonale Instandhaltung
 Maintenance mensuelle ou saisonniere
 Mantenimiento mensual/ estacional
 Manutenzione mensile/ stagionale
 Onderhoud per maand/ seizoen
 Underhåll varje månad/säsong
 Månedlig/kvartalsvis vedlikeholdelse
 Ежемесячный / сезонный поддержка
 Kuukausittain/ kausiluontoinen huolto



Please tension the net after 6 months!
 After that no more re-tensioning is required.
 Bitte nach 6 Monaten Gebrauch das Netz spannen!
 Danach ist kein Nachspannen mehr erforderlich.
 Tendre le filet après 6 mois d'utilisation !
 Il ne sera plus nécessaire de retendre ensuite le filet.
 ¡Tensa por favor la red después de 6 meses!
 Después no se tiene que retensar más.
 Si praga di verificare la tensione della rete dopo 6 mesi!
 Dopo di che la tensione non più è richiesto.
 Gelieve het net na 6 maanden na te spannen.
 Na 6 maanden is na spannen niet meer vereist;
 wel controleren.
 Vänligen efterspänn nätet efter 6 månader!
 Efter att inte mer spänning krävs.
 Venligst efterspænd nettet efter 6 måneder!
 Derefter er yderligere efterspænding unødvendig.
 Проверьте натяжение через 6 месяцев!
 При необходимости отрегулируйте натяжение.
 Uudelleenkiristä verkko 6 kk kuluttua!
 Tämän jälkeen verkkoa ei tarvitse enää kiristää.



Please tension the net after 6 months!
 After that no more re-tensioning is required.
 Bitte nach 6 Monaten Gebrauch das Netz spannen!
 Danach ist kein Nachspannen mehr erforderlich.
 Tendre le filet après 6 mois d'utilisation !
 Il ne sera plus nécessaire de retendre ensuite le filet.
 ¡Tensa por favor la red después de 6 meses!
 Después no se tiene que retensar más.
 Si praga di verificare la tensione della rete dopo 6 mesi!
 Dopo di che la tensione non più è richiesto.
 Gelieve het net na 6 maanden na te spannen.
 Na 6 maanden is na spannen niet meer vereist;
 wel controleren.
 Vänligen efterspänn nätet efter 6 månader!
 Efter att inte mer spänning krävs.
 Venligst efterspænd nettet efter 6 måneder!
 Derefter er yderligere efterspænding unødvendig.
 Проверьте натяжение через 6 месяцев!
 При необходимости отрегулируйте натяжение.
 Uudelleenkiristä verkko 6 kk kuluttua!
 Tämän jälkeen verkkoa ei tarvitse enää kiristää.



Annual maintenance
Jährliche Instandhaltung
Maintenance annuelle
Mantenimiento anual
Manutenzione annuale
Onderhoud per jaar
Årligt underhåll
Årlig vedligeholdelse
Ежегодный поддержка
Jokavuotinen huolto



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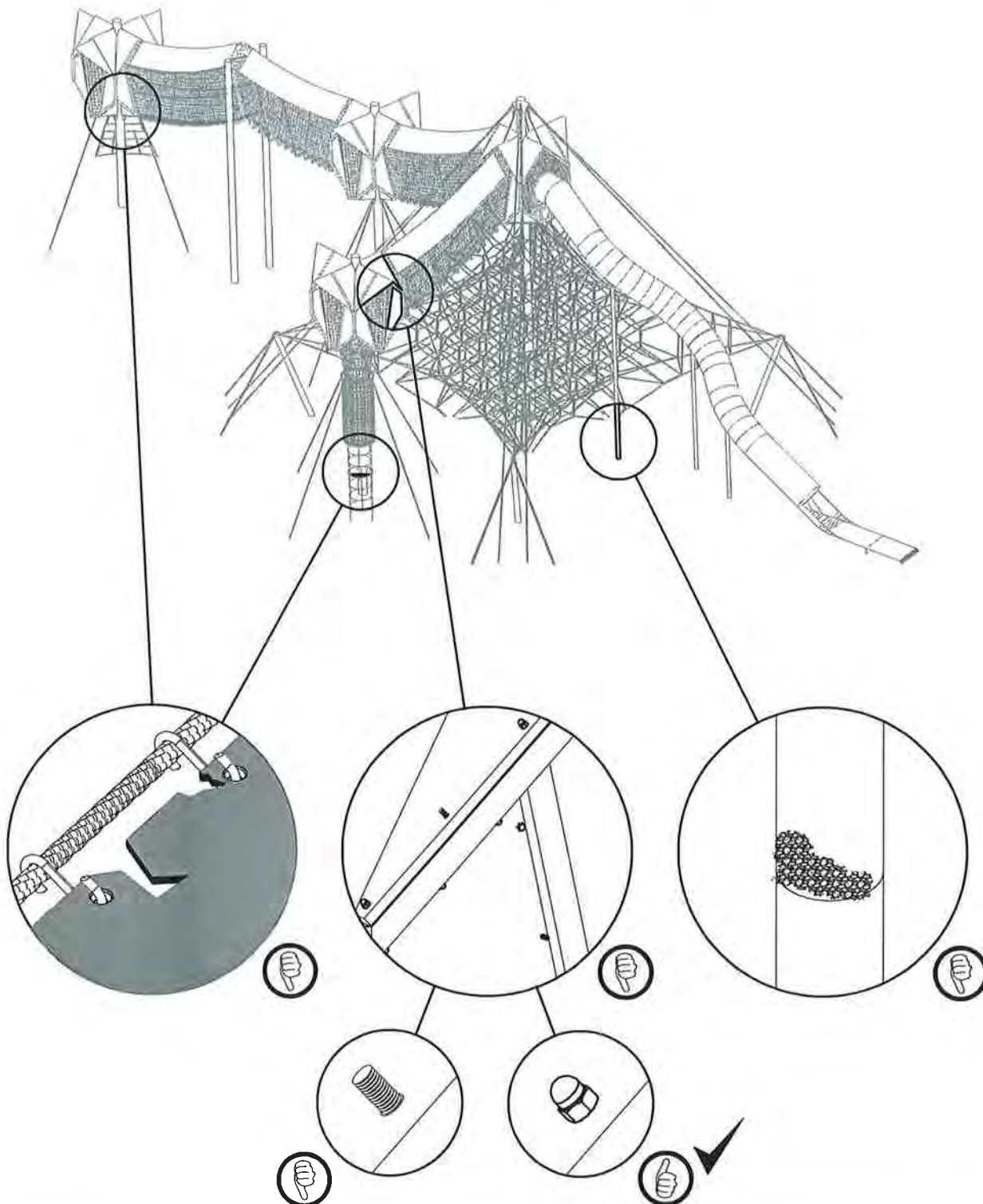
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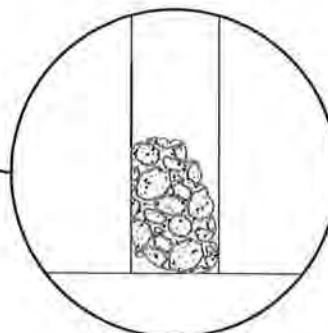
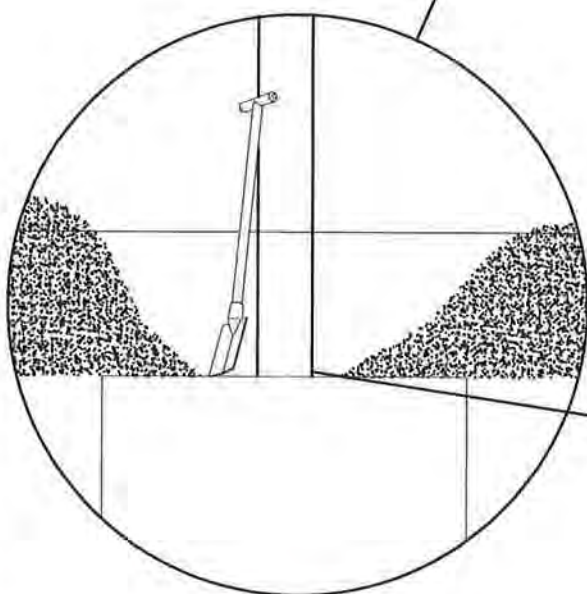
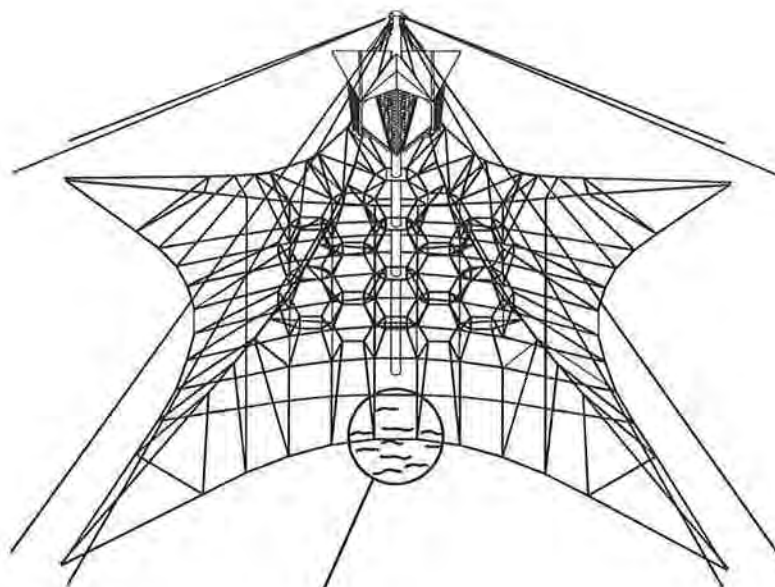


Annual maintenance
 Jährliche Instandhaltung
 Maintenance annuelle
 Mantenimiento anual
 Manutenzione annuale
 Onderhoud per jaar
 Årligt underhåll
 Årlig vedligeholdelse
 Ежегодный поддержка
 Jokavuotinen huolto

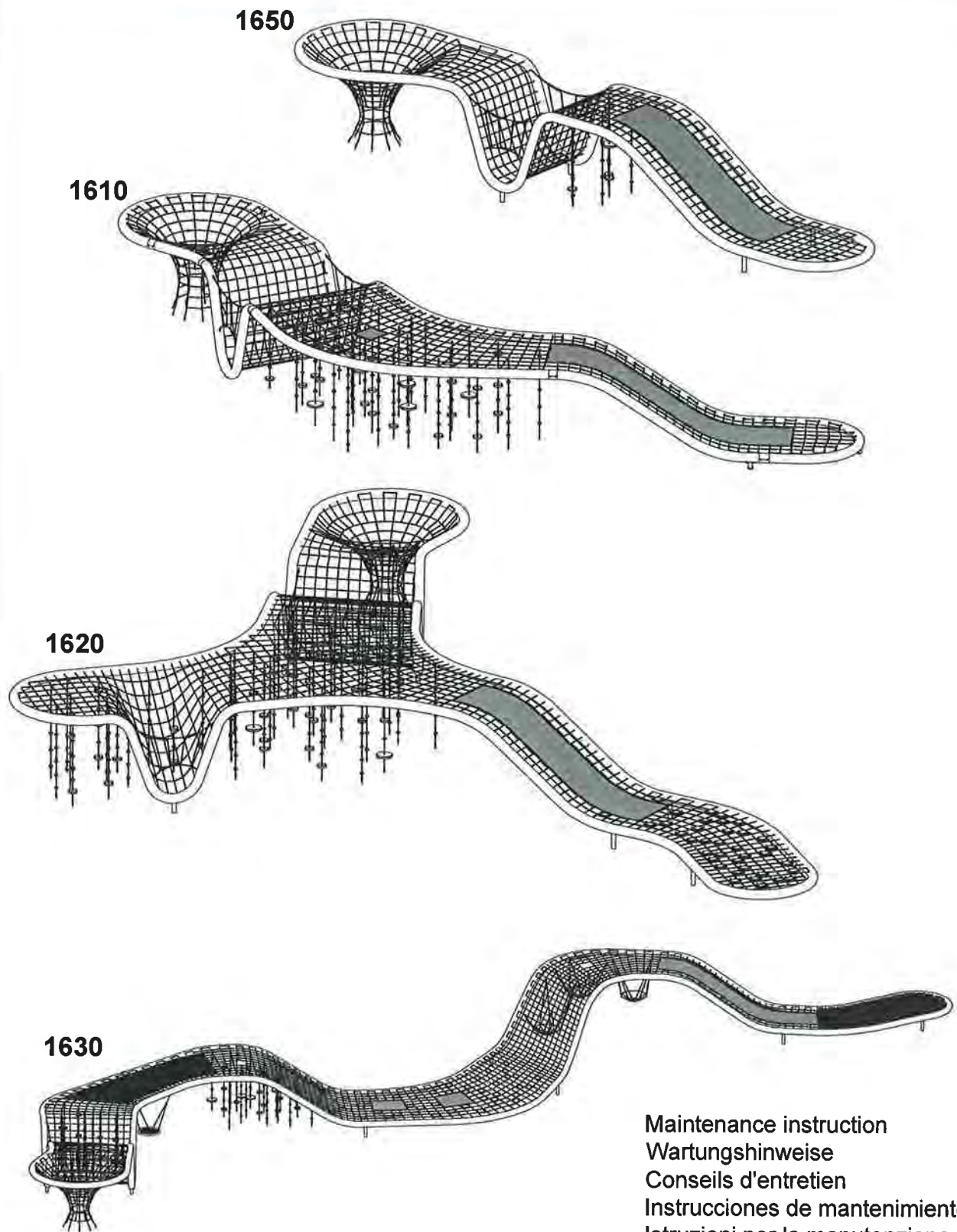


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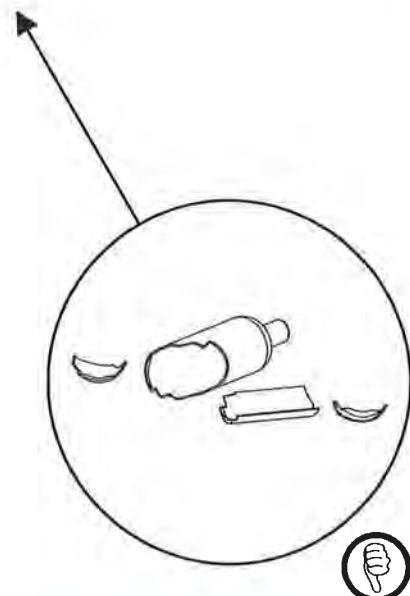
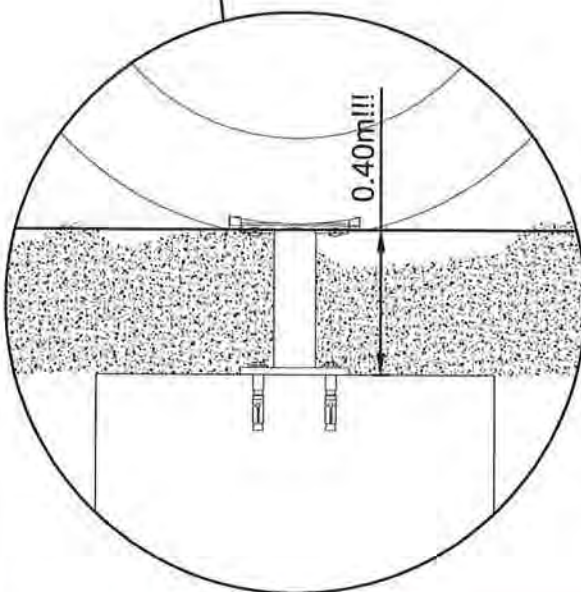
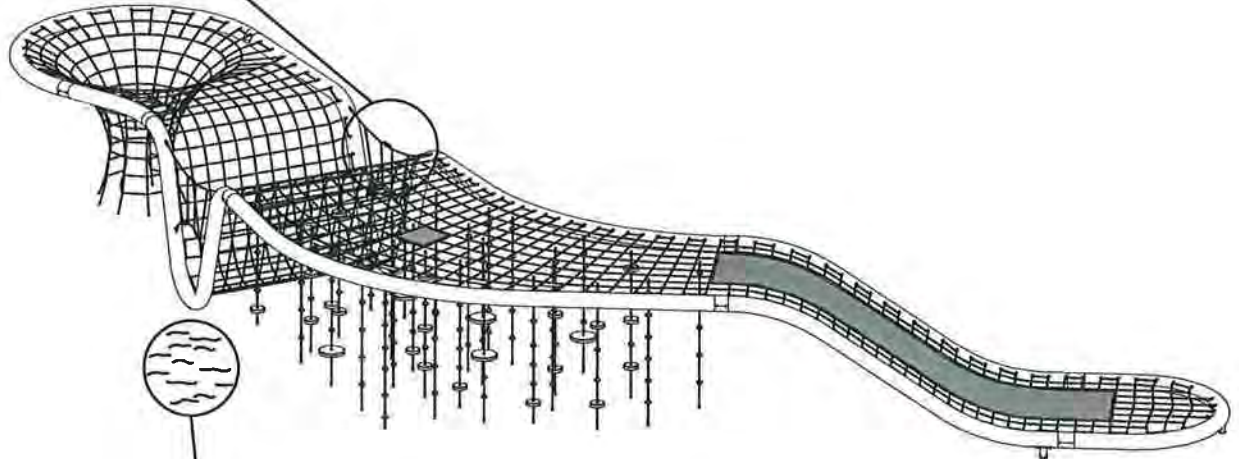
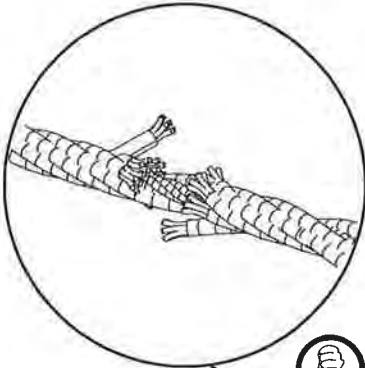
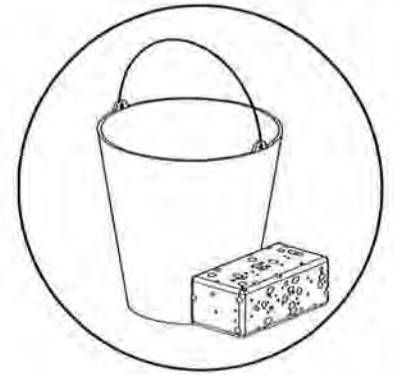
COROCORD MAINTENANCE
COR-1600



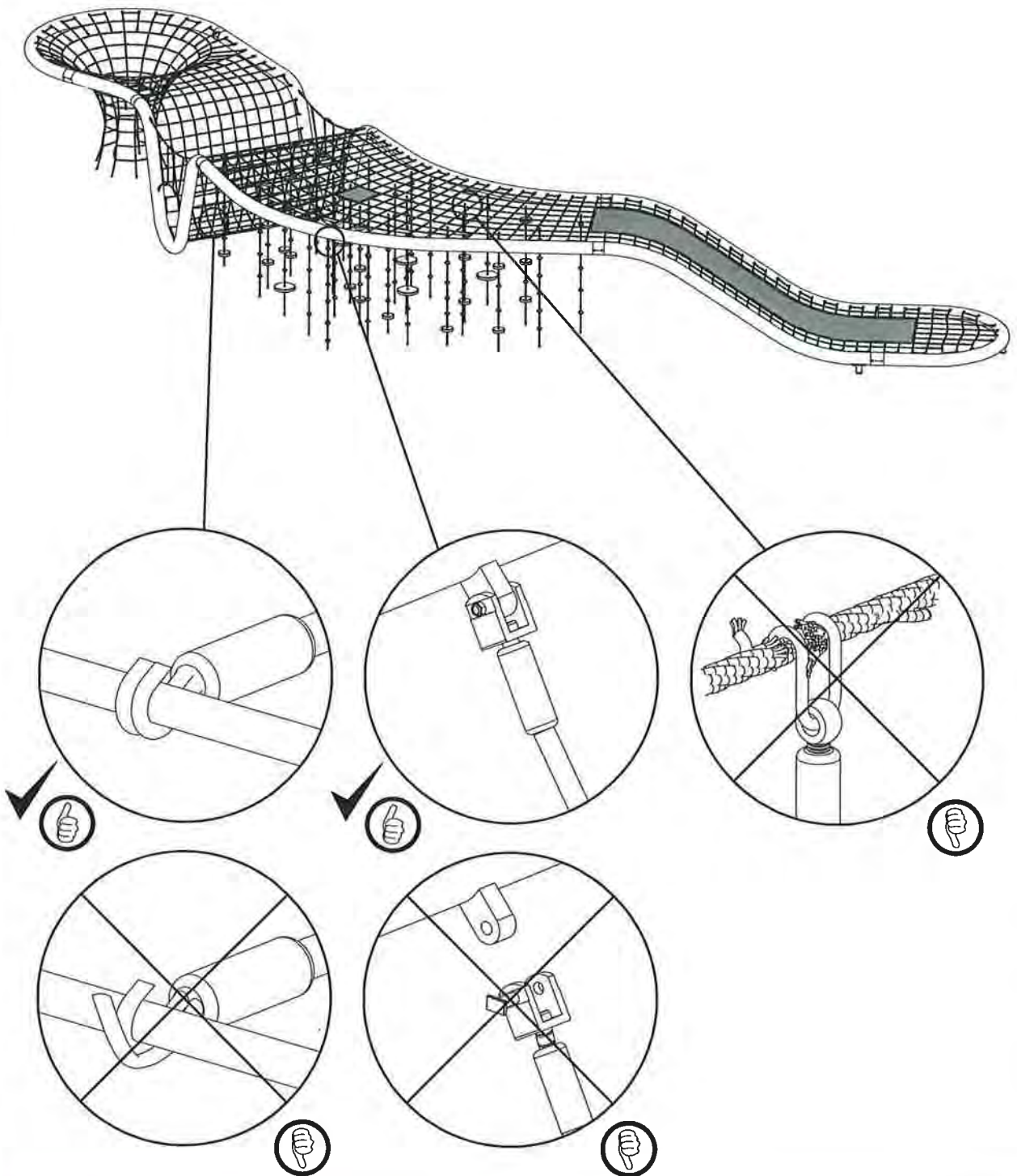
Maintenance instruction
 Wartungshinweise
 Conseils d'entretien
 Instrucciones de mantenimiento
 Istruzioni per la manutenzione
 Onderhoudsinstructies
 Underhållsmanual
 Vedligeholdelsesmanual
 Инструкция по обслуживанию
 Huolto-ohje

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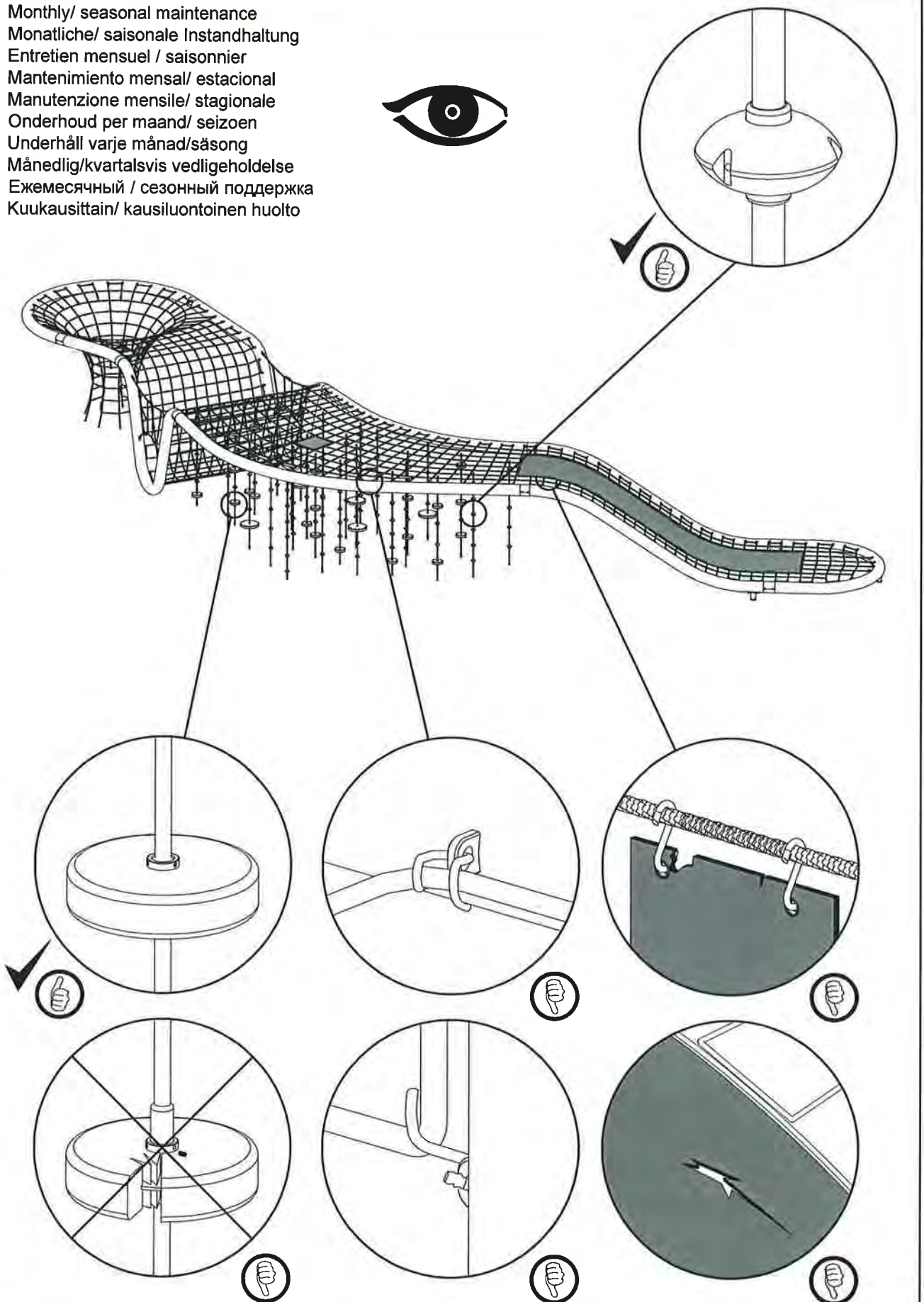
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 Tägliche/ wöchentliche Instandhaltung
 Entretien quotidien / hebdomadaire
 Mantenimiento diario/semanal
 Manutenzione giornaliera/ settimanale
 Onderhoud per dag/ week
 Underhåll varje dag/vecka
 Daglig/ ugentlig vedligeholdelse
 Ежедневный / еженедельный поддержка
 Päivittäin/ viikoittain huolto



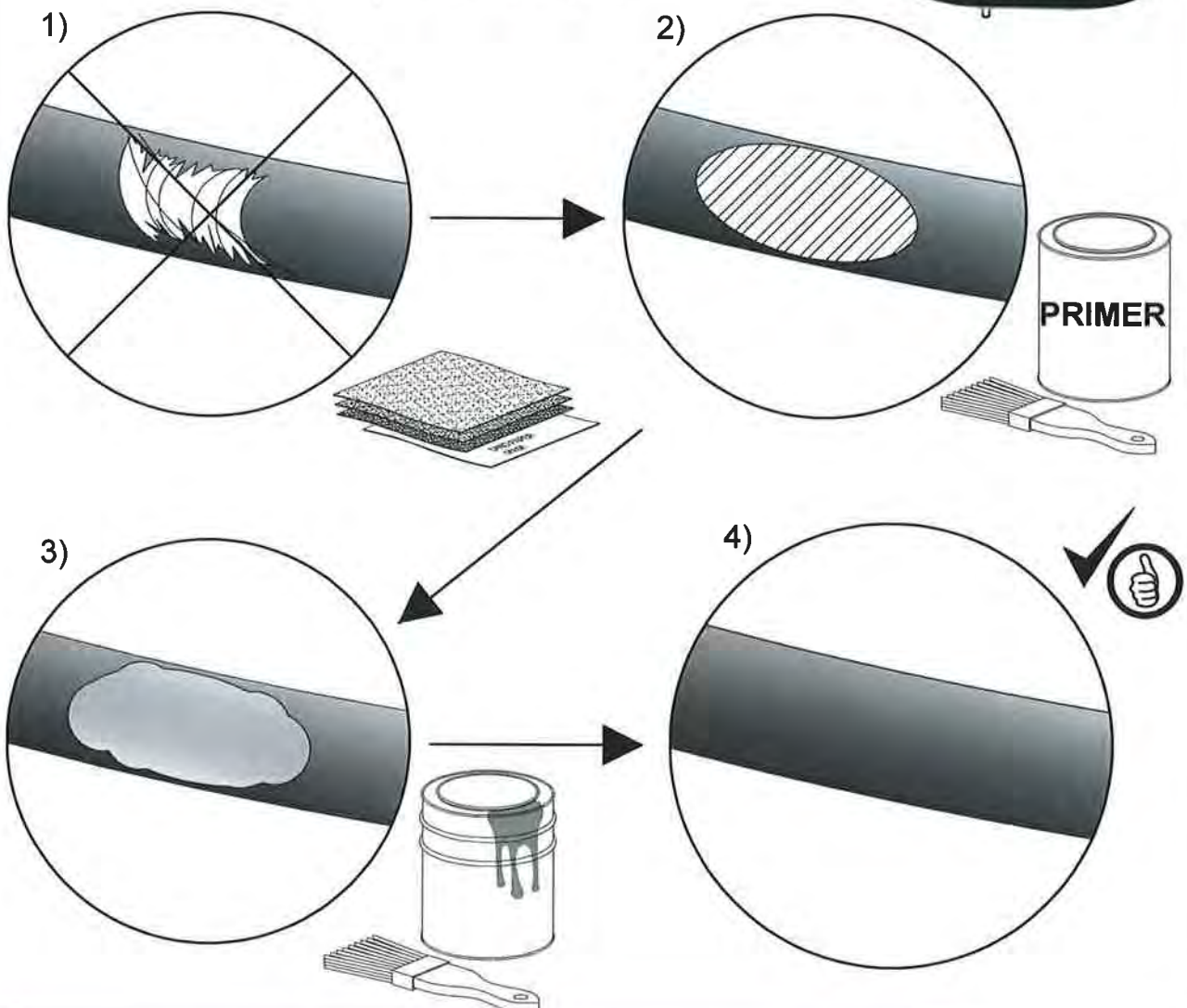
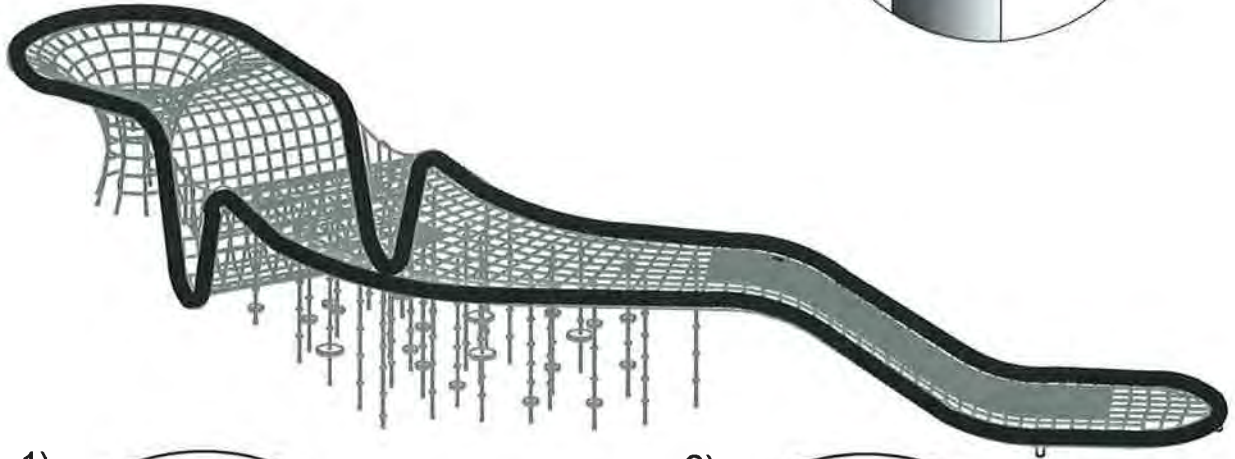
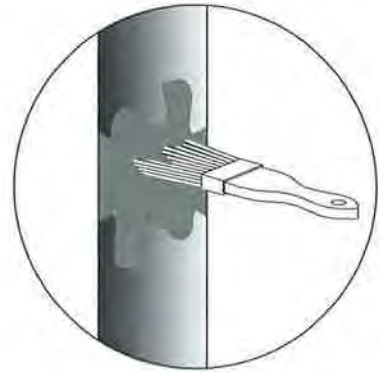
Monthly/ seasonal maintenance
 Monatliche/ saisonale Instandhaltung
 Entretien mensuel / saisonnier
 Mantenimiento mensual/ estacional
 Manutenzione mensile/ stagionale
 Onderhoud per maand/ seizoen
 Underhåll varje månad/säsong
 Månedlig/kvartalsvis vedligeholdelse
 Ежемесячный / сезонный поддержка
 Kuukausittain/ kausiluontoinen huolto



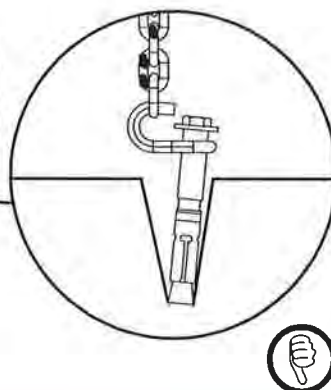
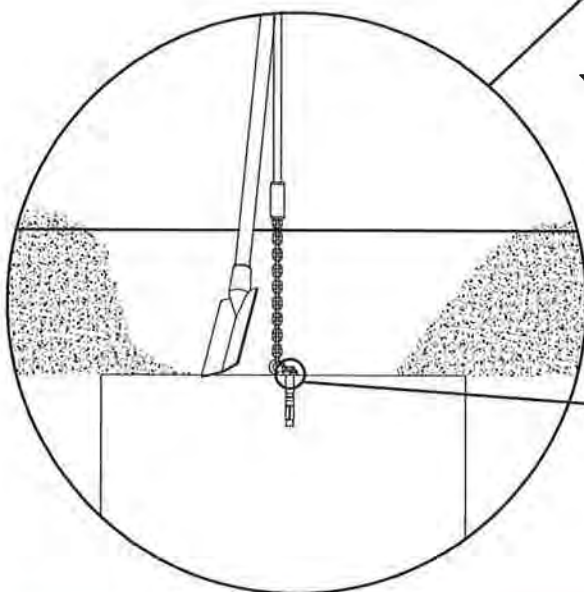
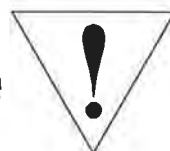
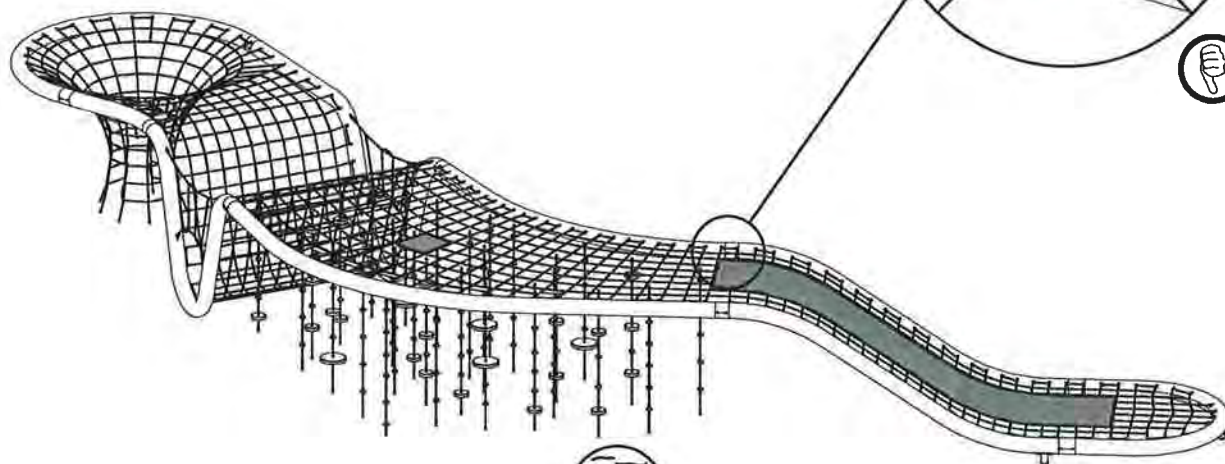
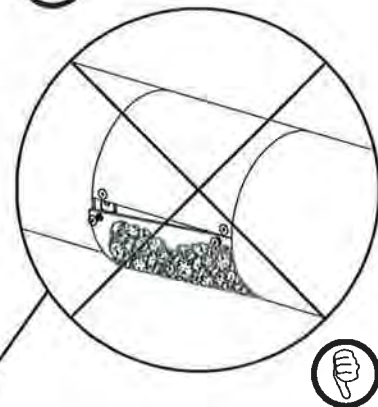
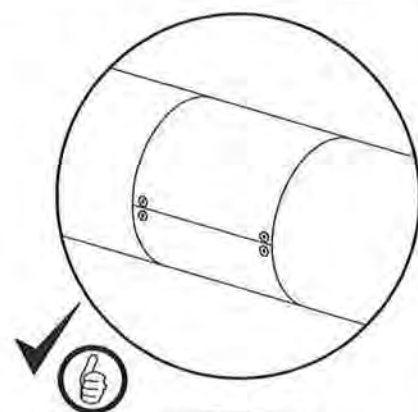
Monthly/ seasonal maintenance
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Annual maintenance
 Jährliche Instandhaltung
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Annual maintenance
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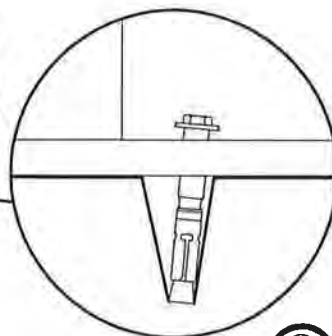
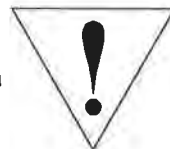
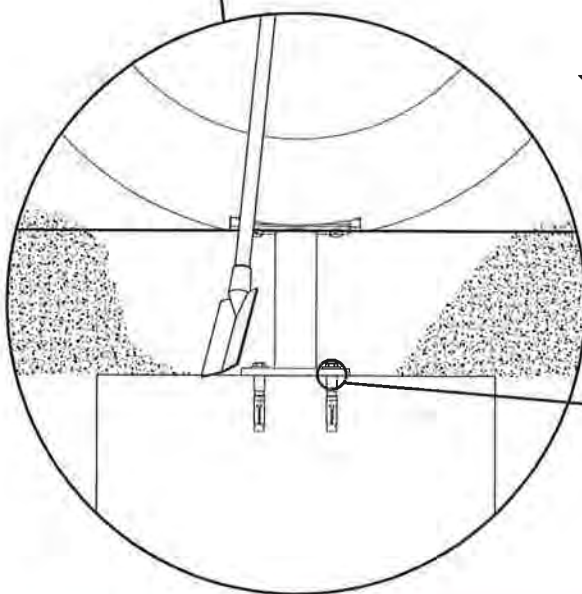
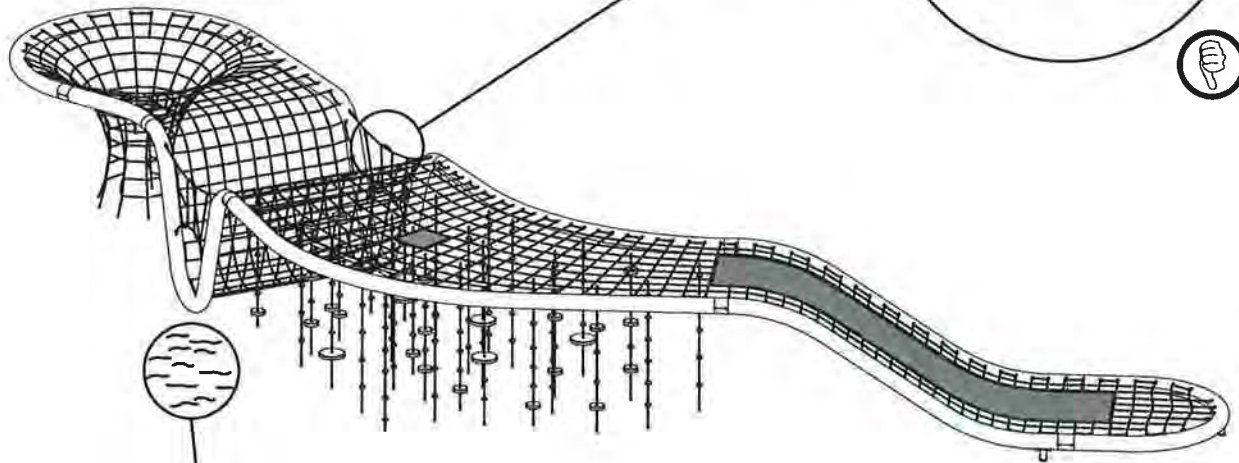
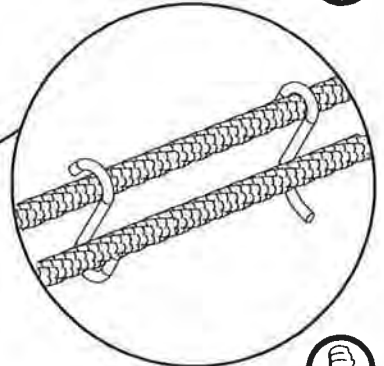
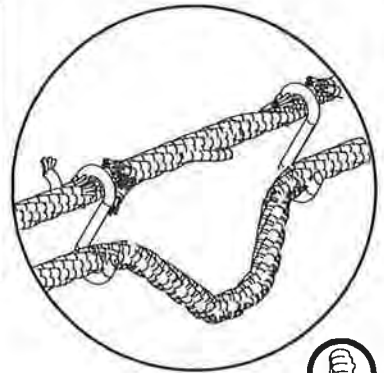
Annual maintenance
 Jährliche Instandhaltung
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CHECKLIST

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Maintenance Manual

All KOMPAN Products

Congratulations on your selection of a KOMPAN play structure.

You have chosen a high quality product that will withstand many years of use with proper maintenance. KOMPAN carefully designs and manufactures its play structures with safety features in compliance with all current standards.

The owner is responsible to maintain the structure and its surroundings to insure the play structure remains safe.

In order to protect children's safety, KOMPAN recommends all play structures and the surrounding resilient surfaces to be inspected and maintained to insure the play area remains safe and trouble-free.

Please visit the KOMPAN website to see the general warranty valid for our products. The warranty is located under playground equipment.

If you have any questions or in other ways need assistance, please feel free to contact your Sales Representative or back office:

KOMPAN A/S

C.F. Tietgens Boulevard 32C

5220 Odense SØ

Phone: +45 63621250

Fax: +45 63621090

E-mail: export@KOMPAN.com

www.KOMPAN.com

*Please insert your local
contact data...*

WARNING!

Failure to follow these inspection and maintenance instructions could result in unsafe conditions on and around the play structure and possibly lead to serious physical injury during use. KOMPAN A/S will not be responsible for any injuries or damages that are the result of a failure to follow these instructions.

Following our maintenance instructions are also necessary for the products to be covered by the KOMPAN General warranty.

Inspections and maintenance of play structures should be scheduled on a daily/weekly, monthly/seasonal, and an annual basis. If your play structure is used heavily, or is located where the climate is severe, it may require more frequent attention than this manual recommends.

On the next pages of this document you'll find our general maintenance instruction specifying how to inspect and if necessary maintain your product. For a number of products we also provide a detailed maintenance instruction. This should be provided along with this general instruction. If in doubt please see list of products for which we can supply detailed instructions in the back.

Occasionally, parts may need to be replaced due to breakage or wear. Parts should be replaced immediately to avoid dangerous conditions. Repairs should be completed in accordance with this maintenance manual and the installation instructions. Information about replacement parts and copies of installation instructions can be obtained through your KOMPAN sales consultant or on **KOMPAN Master** (See next page).

If any repairs cannot be performed immediately, action must be taken to restrict access to that portion of the play structure or the whole structure if necessary.

Disposal and Recycling:

All KOMPAN products are as far as possible designed to be disassembled and recycled after a long life on the playground.

Recycling must be done according to local procedures and recommendations:

- ✦ Metal components can be recycled directly.
- ✦ Plastic components are in general marked with type of material and can be recycled accordingly.
- ✦ Wood must be disposed according to local regulations.
- ✦ Electrical parts must be disposed for recycling.

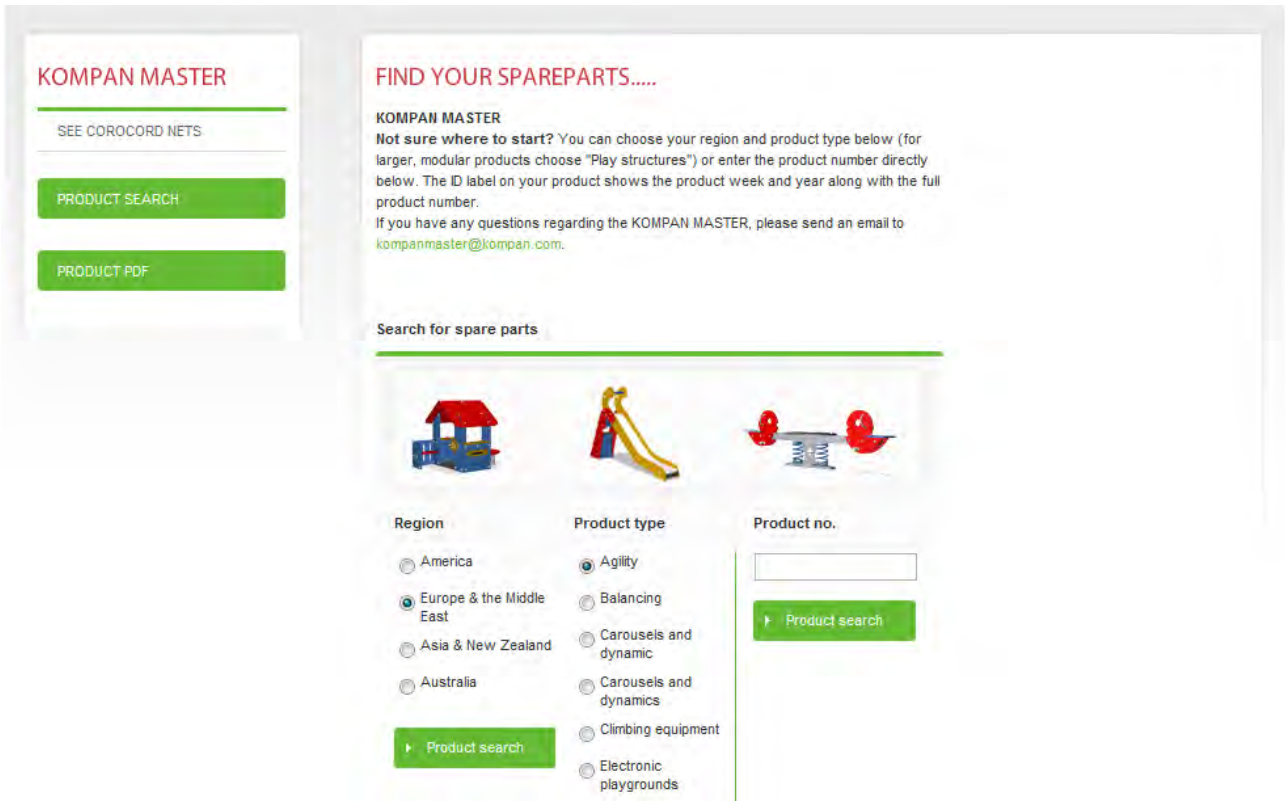
KOMPAN Master

On KOMPAN Master you can find a lot of relevant information. Most important is the installation instructions. These were provided with the product, but we know they often disappear or are damaged during installation. Installation instructions are also the key to identifying spare parts.

<http://www.kompanmaster.com/KompanMaster/login>.

Below are the steps to access the instructions:

- 1. Open the webpage: <http://www.kompanmaster.com/KompanMaster/login>.
- 2. If you have not logged in before, please click on “Apply here” to obtain a Username and Password. The Username and Password will be emailed to you.
- 3. Using your assigned Username and Password, log in.
- 4. Scroll towards the bottom of your screen and in the product number box, enter the number of your product, and click on “Product search”
- 5. Once the correct product is found, enter the purchase date and foundation type for your product and click the arrow, and then click on the “Find Spare Parts” button.
- 6. Now you can open the instructions directly or download a full package of every instruction you would have received with the product.



Identification of product

All KOMPAN products come with two identification Do-Nut labels to be placed inside two Do-Nut caps according to specification.

The following information appears from the ID-labels:

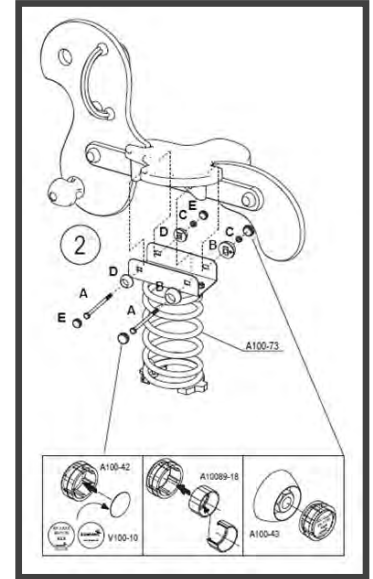
No. 1 – Product ID

Production week and year

Product ID

No. 2 – Supplier ID

KOMPAN address (subsidiary or importer) in the country concerned.



It is of vital importance that the information from the ID-labels is given when making a complaint or ordering spare parts.

In case the ID label is not in place and you do not have the ID information from your invoice or other documents provided with the product - we recommend you take a couple of photos and ask your local KOMPAN office for assistance.

Inspections

Daily/weekly inspections can be performed visually to identify developing problems. However, the results of the monthly/seasonal inspections should be recorded into your maintenance log. Further, a comprehensive annual report should be written and entered into a file with all other documentation regarding the play structure.

We recommend the owner/operator establish a file for the play structure or entire playground. This file should contain at least the following.

- ✦ • Maintenance instruction.
- ✦ • Installation instructions.
- ✦ • Sales and warranty documentation.
- ✦ • Maintenance logs.
- ✦ • Comprehensive annual inspection reports.

Templates for maintenance inspections can be downloaded from www.kompanmaster.com

Spare parts

It is important for warranty and safety conditions to use only original KOMPAN spare parts. Part numbers can be identified on the installation instructions – which can be found on KOMPAN Master (see page 4).

Work Sheet 1			Visual Routine Inspection	Operational Inspection	Main Inspection
Area	Inspection	Maintenance	Daily to Weekly	Every 1 to 3 months	Annual or half year
IMPORTANT! Inspection should always be done according to this instruction in combination with the installation instruction for the particular products. Remember that there might be a general instruction for the product line as well.					
Cleanliness		Remove soil, leaves and debris on or around equipment.	X	X	X
Broken or missing parts	Check for broken , loose or missing parts.	Replace or tighten if necessary.	X	X	X
Added parts	Check for items tied or added to products (ropes, clothing etc.)	Remove	X	X	X
Connections	Check all bolt connections are tight. Check rivets are not loose or broken.	Tighten connections or replace with new hardware if necessary. Use installation instructions for products with specified torque. You may have to remove bolt covers – if damaged replace with new.		X	X
	Check for gaps around slides, fireman's poles, roofs or bannister bars where clothing may get caught	Re-tighten loose or dislocated items. If this is not enough a non-entanglement devise may be able to solve the issue. This can be supplied from your local KOMPAN representative.		X	X
Moving parts	Check rotating or moving parts for function and wear.	Replace if necessary.		X	X
	Check protective covers are undamaged and in place.	Replace if necessary.			
	Examples of moving parts:				
	Suspension elements	Replace parts if worn more than 50%, if they show cracks or other sign of deterioration.		X	X
	Bearings Rotating items and swing suspensions.	Replace parts if movement is partly or fully prevented or unsmooth.		X	X
	Springs and rubber elements:	Tighten connections if necessary. Replace or repair in case of corrosion.		X	X
	Rotating rings e.g. Supernova	Replace parts if movement is partly or fully prevented or unsmooth.		X	X
		Re-install or replace if rubber gasket is loose or missing.		X	X

Work Sheet 2

			Visual Routine Inspection	Operational Inspection	Main Inspection
Area	Inspection	Maintenance	Daily to Weekly	Every 1 to 3 months	Annual or half year
Ropes	Inspect rope parts for wear.	Steel wire may be visible but when steel wire starts to fray the rope must be replaced.		X	X
Chains	Check chains for damage or wear.	When worn more than 50% they must be replaced.		X	X
Cables for Cableways	Check cables for wear , damage or corrosion.	If cable starts to fray or show signs of damage it must be replaced.		X	X
	Check tension	Adjust according to installation instruction if necessary.			X
Plastic and rubber	Check plastic and rubber parts for wear, damage or cracks	Replace if necessary.		X	X
Wood	Check for cracks, splinters or deterioration. Check plywood panels for excessive wear and deterioration.	Replace or repair if necessary. Wood is a natural material and cracks will occur over time. Minor cracks will not affect quality or safety.			X
HPL Panels	Check for excessive wear and sharp edges due to vandalism or other damages	Replace if necessary.		X	X
Metal parts in general	Check for sharp edges. Check welds for fractures or separations	Repair or replace if necessary.		X	X
Painted steel	Check for scratches, wear and initial corrosion.	Repair paint by removing all corrosion and add a proper coating or replace parts if necessary.		X	X
Galvanized	Check for scratches, wear and initial corrosion.	Replace if necessary. Small scratches will repair themselves – larger damages may result in corrosion if not repaired.			X
Aluminum	Check for damage or wear.	Replace if necessary.		X	X
Electronics (ICON)	Inspection must be carried out by ICON professional according to ICON Maintenance Instruction.	Maintenance must be carried out by ICON professional according to ICON Maintenance Instruction.		X	X

Work Sheet 3

			Visual Routine Inspection	Operational Inspection	Main Inspection
Area	Inspection	Maintenance	Daily to Weekly	Every 1 to 3 months	Annual or half year
Foundations					
Foundations	If necessary remove resilient surfacing to inspect the condition of the foundation for deterioration in the area below ground level.	Repair or replace if necessary.		X	X
	Special attention must be paid to structures relying on one post only			X	X
	Check all foundations are stable and sharp edges and concrete is covered by surfacing.	Stabilize foundation and reinstate surfacing.		X	X
Surfacing					
Loose fill surfacing	Check loose fill according to basic level marks on products.	Reinstate if necessary. Special attention must be paid to heavily used areas like under swings and in the run out area for slides.	X	X	X
	Check for unintended items in the loose fill surfacing or sand and gravel on rubber surfacing.	Remove if necessary	X	X	X
	Check depth of loose fill according to Table 4 of EN1176-1:2008.	Reinstate if necessary		X	X
Rubber surfacing	Check for sand gravel or debris on surfacing.	Remove if necessary	X	X	X
	Check for damages and wear.	Repair if necessary.			X
	Check rubber tiles are even and do not present tripping hazards	Re-instate if necessary			X
Grass mats	If grass mats are regarded impact surfacing the holes must be kept free from sand or soil.	Re-instate if necessary.		X	X

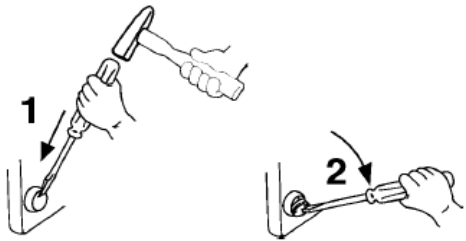
Fastener Maintenance

Over time, some bolts may become loose through heavy use, and result in play events that are loose or wobbly. Loose components on play structures can cause dangerous pinch, crush, or shear points as well as excessive wear. It is therefore important that all nuts, bolts, and screws be checked periodically.

Do-Nut/Bolt Inspection and Maintenance

Do-Nuts are used in various versions throughout KOMPAN products to cover bolt heads and potentially sharp bolt threads:

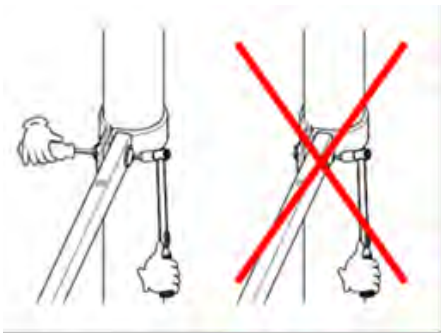
- 1. To check bolts covered by Do-Nuts, try to rotate them. If the Do-Nut rotates, then the bolt it covers should be tightened.
- 2. To access the bolt, the Do-Nut cap needs to be removed. Remove the cap by gently tapping a screwdriver through the cap and pry the cap loose.



WARNING! - Always use safety glasses when removing Do- Nut cap

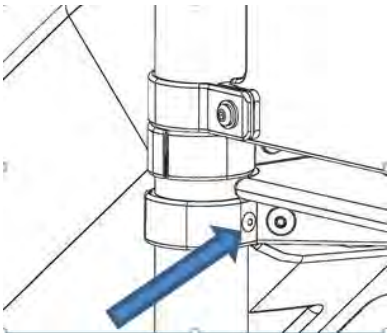
IMAGINATOR products (GSP)

Be aware to use a tool on both screw and nut when screw is tighten on your IMAGINATOR product:




Rivet Inspection and maintenance

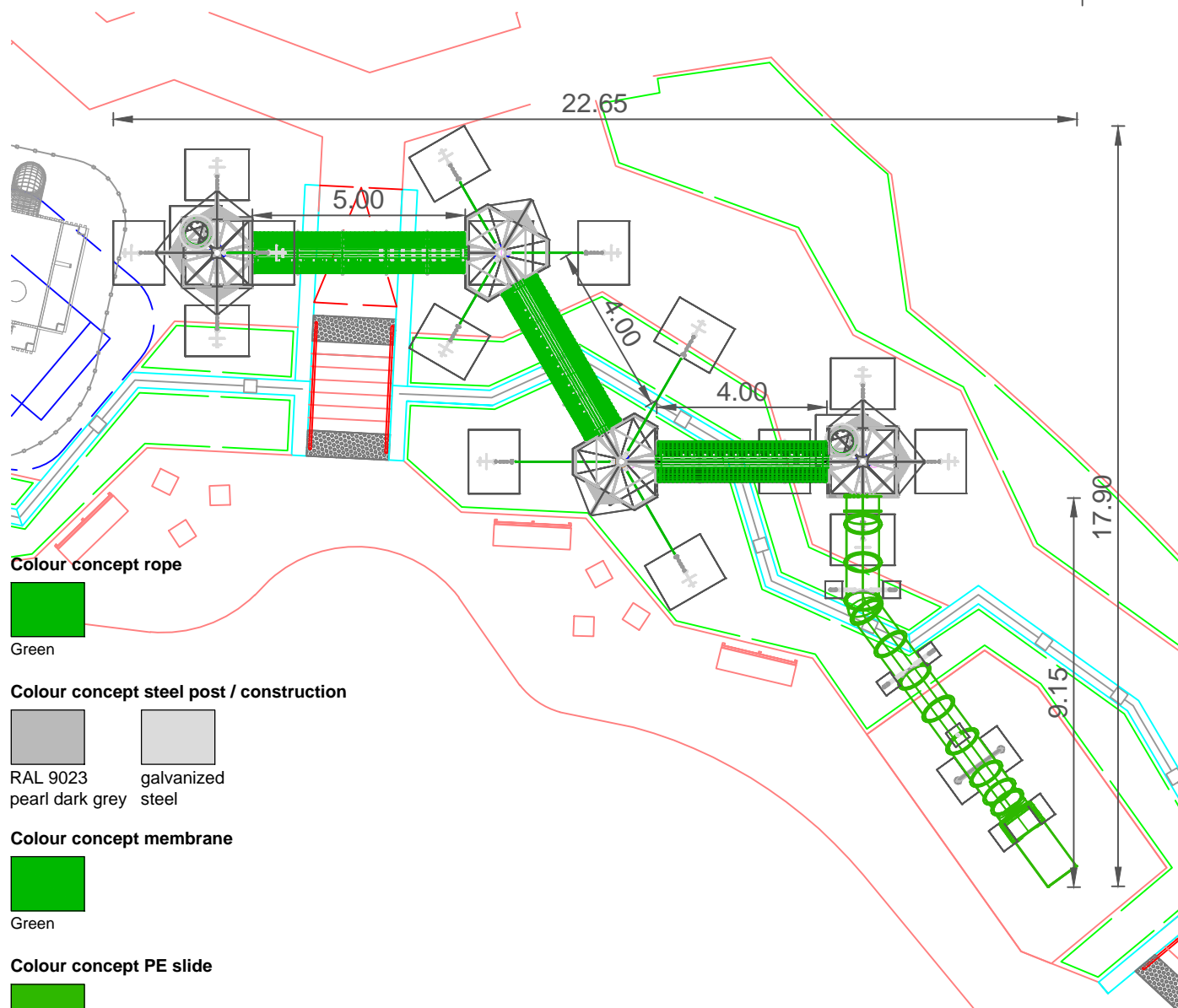
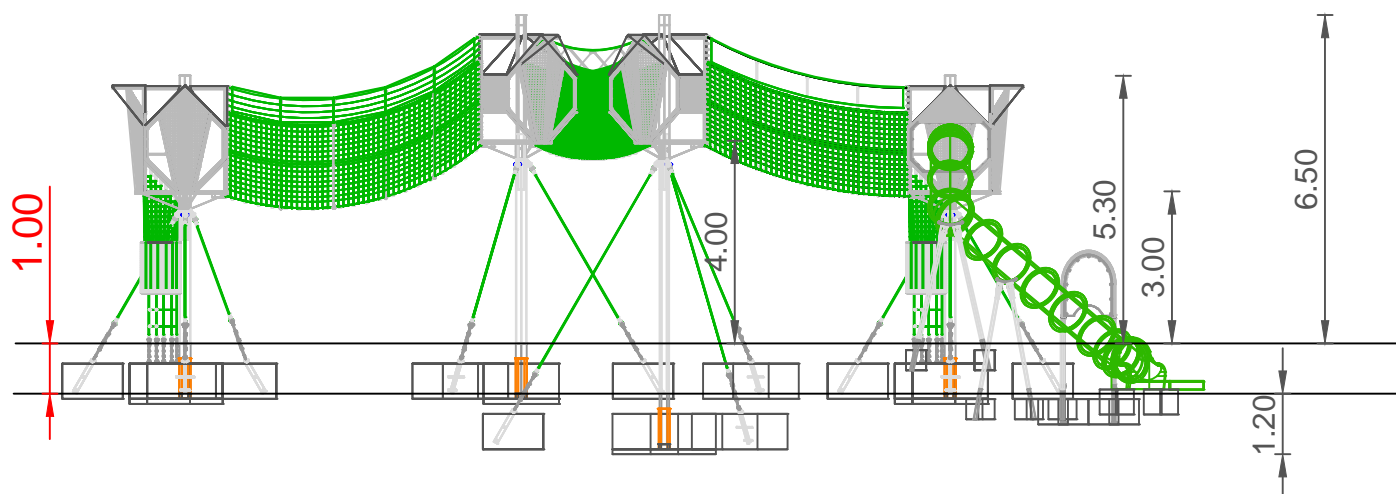
Remember to check that drive rivet is intact. If rivet is loose or missing - install new rivet.



KOMPAN A/S
C.F. Tietgens Boulevard 32C
5220 Odense SØ
Denmark

KOMPAN 

APPENDIX E PLANS AND SECTIONS OF PLAY EQUIPMENT



Colour concept rope



Green

Colour concept steel post / construction

RAL 9023
pearl dark greygalvanized
steel

Colour concept membrane



Green

Colour concept PE slide



Green

J:\Konstruktion\01_Angabotsbearbeitung\AU 2015\AU Kompan Eden beach epcad\1100\AU Kompan 1100 Eden beach epcad V4.dwg
conceptual custom design - actual components may vary actual sag could be larger than displayed. **D:PV**

scale 1:100

Impact Area with Free Height of Fall

max. Free Height of Fall:
1.00m

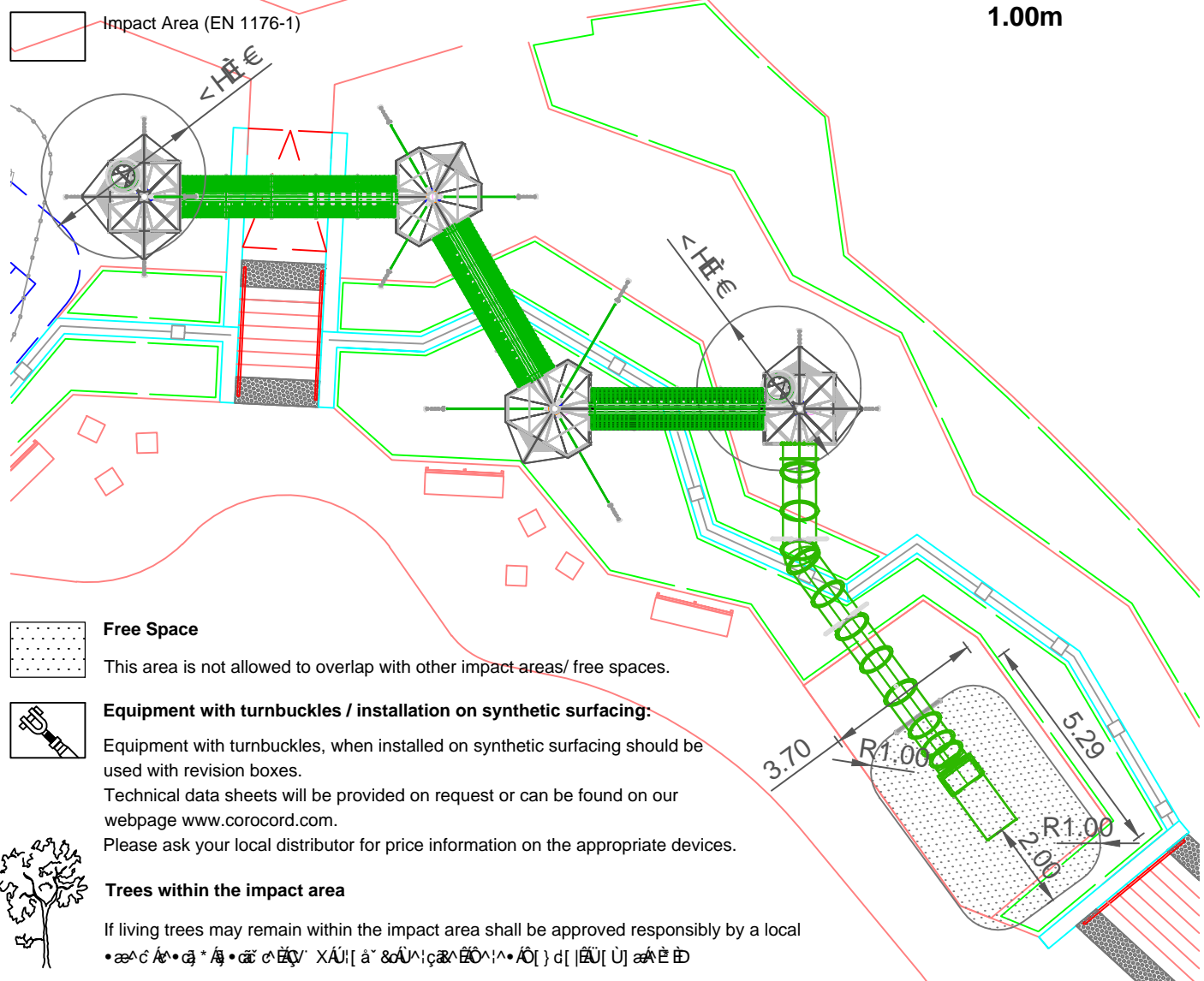


Table 4: Examples of commonly used impact attenuating materials, layer thicknesses and corresponding critical fall heights

Material ^a	Description	Minimum layer thickness ^b [mm]	Critical fall height [mm]
Turf/topsoil			max. 1.00 ^d
Bark	grain size 20 to 80 mm	200 300	max. 1.00 ^d max. 1.00 ^d
Woodchip	grain size 5 to 30 mm	200 300	max. 1.00 ^d max. 1.00 ^d
Sand ^c	grain size 0.2 to 2 mm	200 300	max. 1.00 ^d max. 1.00 ^d
Gravel ^c	grain size 2 to 8 mm	200 300	max. 1.00 ^d max. 1.00 ^d
Other ground materials and other layer thicknesses	checked according to HIC (see EN 1177)		critical fall height as tested

^a Ground materials prepared applicable for use in children's playgrounds

^b In the case of loose fill material, a minimum layer thickness of 100 mm must be added, in order to compensate for reduction of the surface as a result of play (see EN 1176-1:2008, clause 4.2.8.5.1)

^c Apart from silty or clay sections, grain size can be determined by a sieve test, as specified in EN 933-1

^d See EN 1176-1:2008, note 1 in clause 4.2.8.5.2

The respective national legal regulations may be deviating.

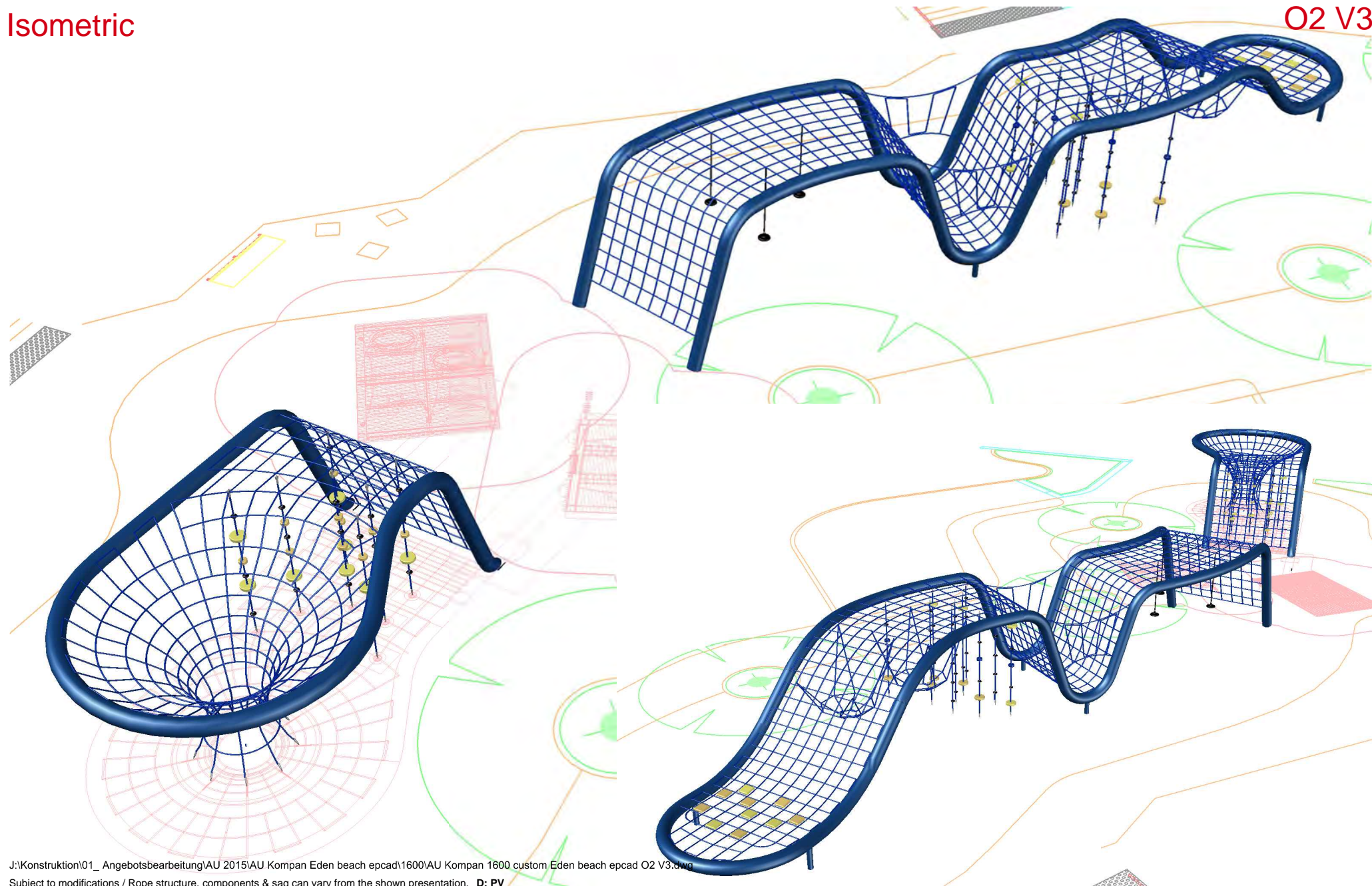
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conceptual custom design - actual components may vary actual sag could be larger than displayed **D:PV**

scale 1:150

Isometric

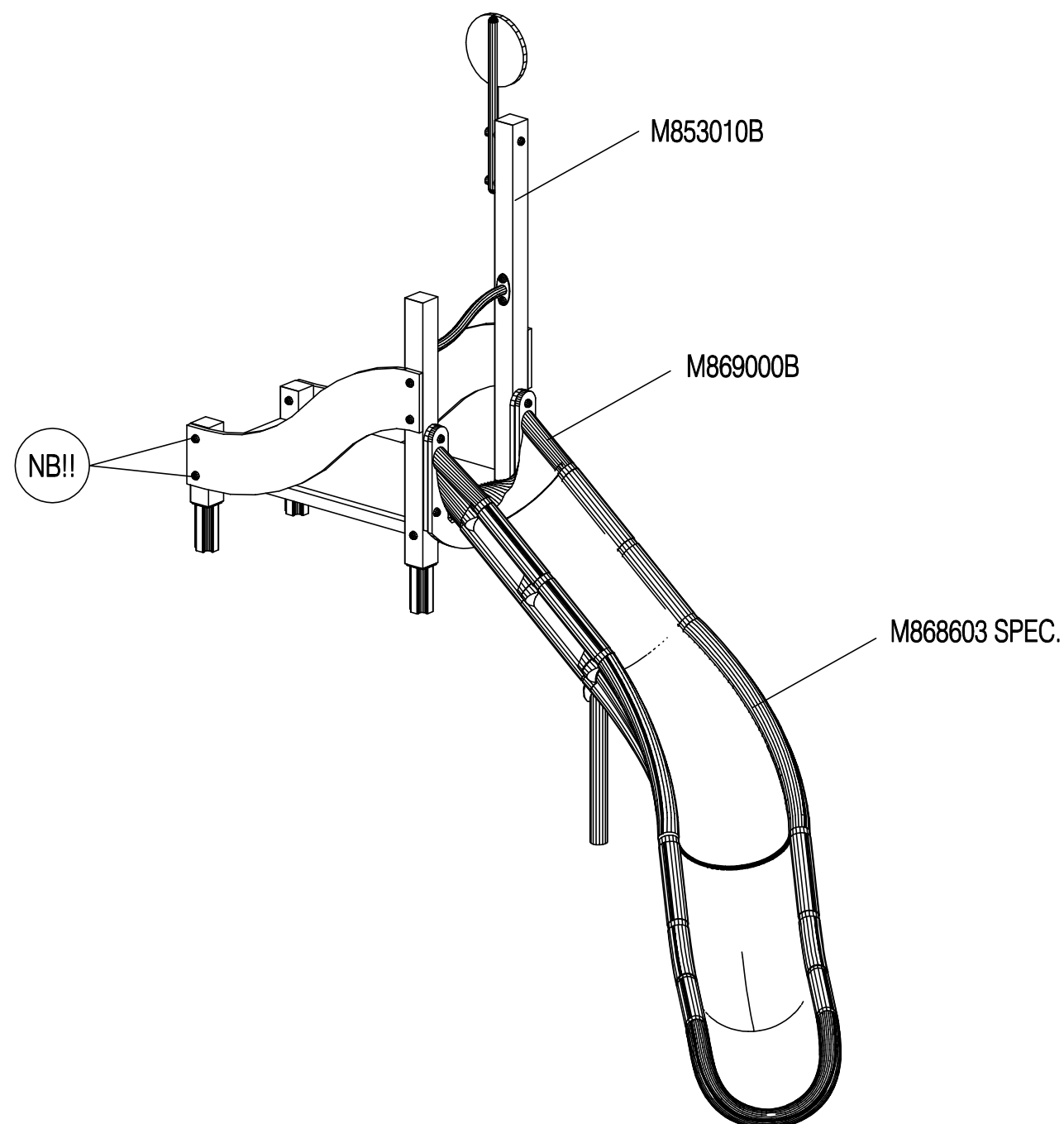
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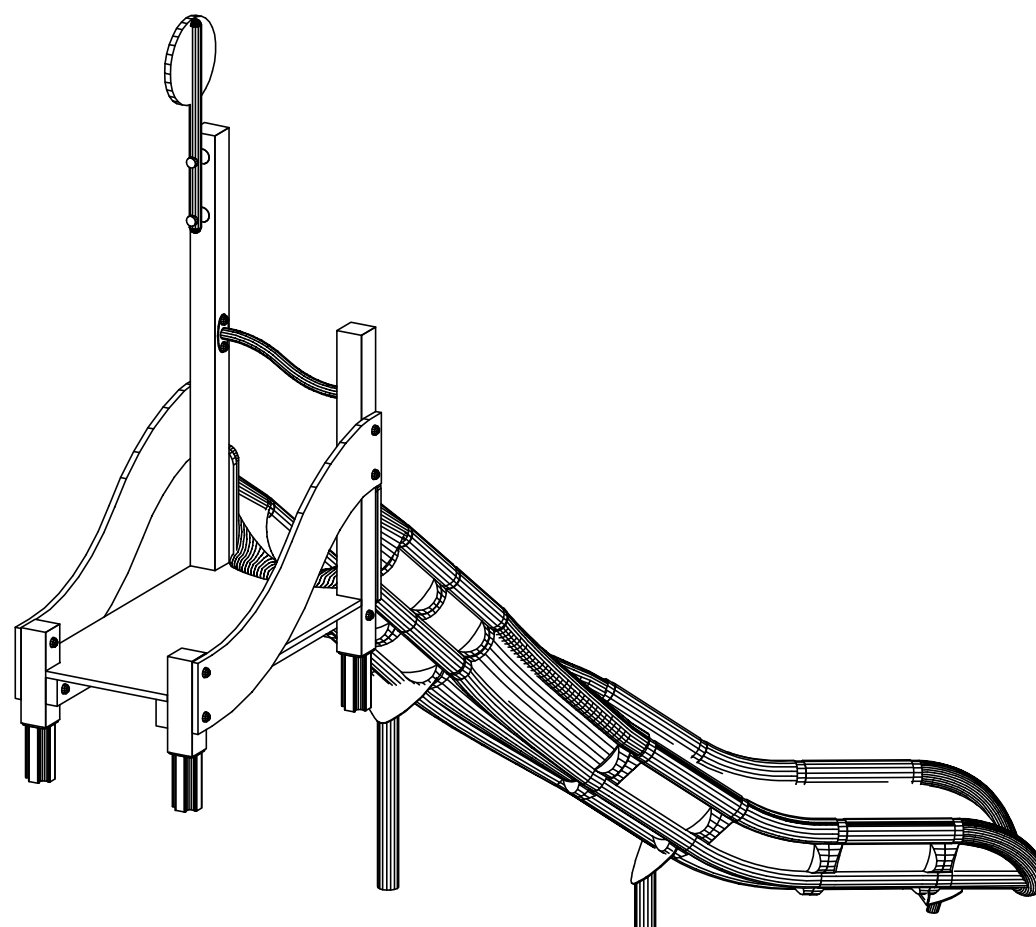
O2 V3



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Subject to modifications / Rope structure, components & sag can vary from the shown presentation. D: PV





Sikkerhedsareal iht. EN 1176
Sicherheitsabstand gemäß EN 1176
Safety zone in accordance with EN 1176
Zona de seguridad según EN 1176
Espace d'évolution selon EN 1176
Distanze di sicurezza in conformità con lo standard EN 1176
Veiligheidsgebied in overeenstemming met EN 1176
Säkerhetsområde enl EN 1176

Obs.: Det viste sikkerhedsareal er i overensstemmelse med EN 1176. I nogle lande kan der være krav om større sikkerhedsareal. Kontakt venligst vores konsulent ved tvivlsspørgsmål.

Achtung: Der angegebene Sicherheitsabstand entspricht EN 1176. Bestimmte Länder schreiben größere Sicherheitsabstände vor. Bitte wenden Sie sich in Zweifelsfällen an Ihren Berater.

Please note: The safety zone shown on this drawing is in accordance with EN 1176. There may be some locations where a larger safety zone is required. If in doubt, please contact your play consultant.

Observe: La zona de seguridad demostrada en este dibujo cumple con EN 1176. En algunos sitios puede ser necesaria una zona de seguridad más grande. En caso de tener alguna duda, por favor póngase en contacto con nuestro consultor.

Attention : l'espace d'évolution montré est conforme à EN 1176. Dans certains pays, un espace d'évolution plus grand peut être exigé. Prière de contacter notre conseiller en cas de doute.

Attenzione: La distanza di sicurezza specificata è conforme ai requisiti EN 1176. In alcuni paesi, le norme locali possono richiedere distanze di sicurezza maggiori. In caso di dubbi, contattare il nostro consulente.

N.B.: Het getoonde veiligheidsgebied is in overeenstemming met EN 1176. In sommige landen kan een groter veiligheidsgebied vereist zijn. In geval van twijfel onze adviseur raadplegen.

Obs: Det markerade säkerhetsområdet följer EN 1176. I vissa länder kan det finnas krav på större säkerhetsområde. Kontakta vänligen vår konsulent om du är osäker.

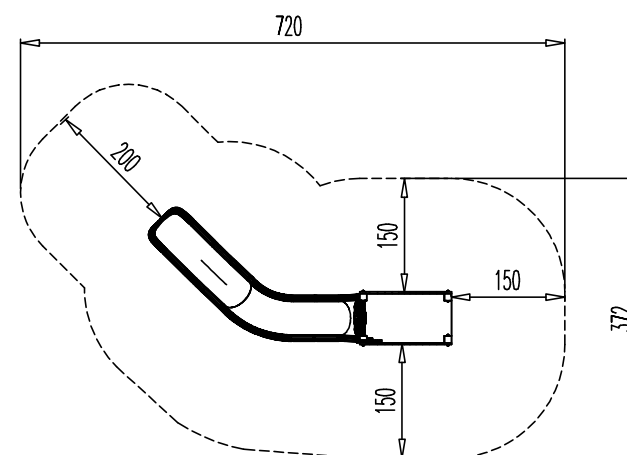
KOMPAN!
Playful Living

TR019200BP

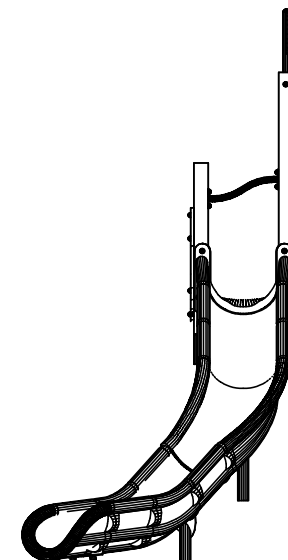
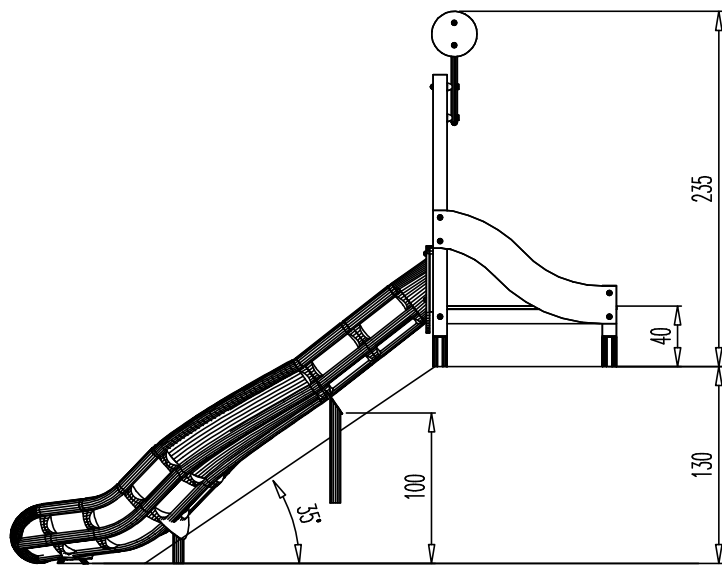
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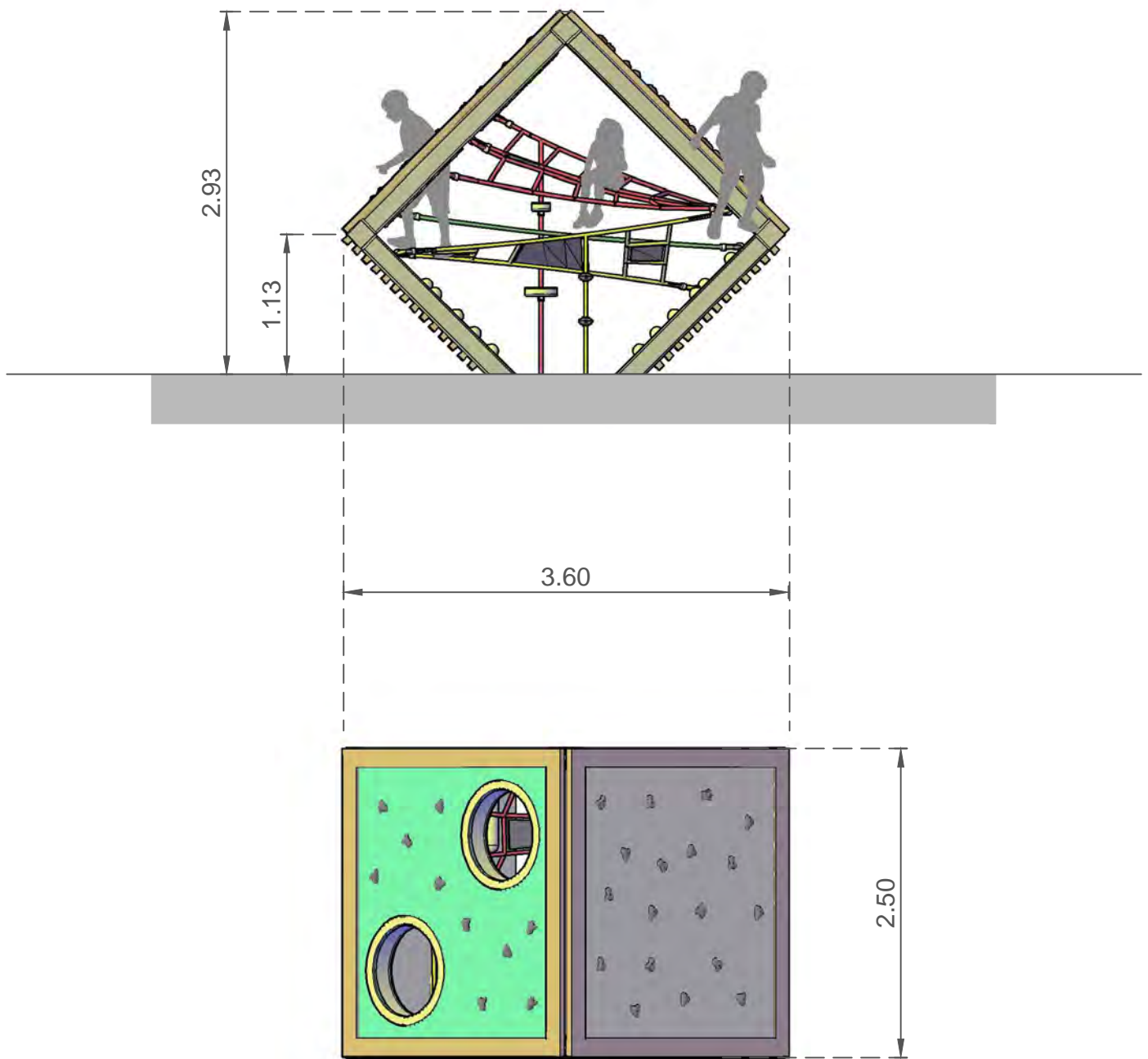
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Fri faldhøjde - EN 1176
Freie Fallhöhe - EN 1176
Free height of fall - EN 1176
Altura de caída libre - EN 1176
Hauteur de chute libre - EN 1176
Altezza libera di caduta - EN 1176
Vrije valhoogte - EN 1176
Fri fallhöjd - EN 1176





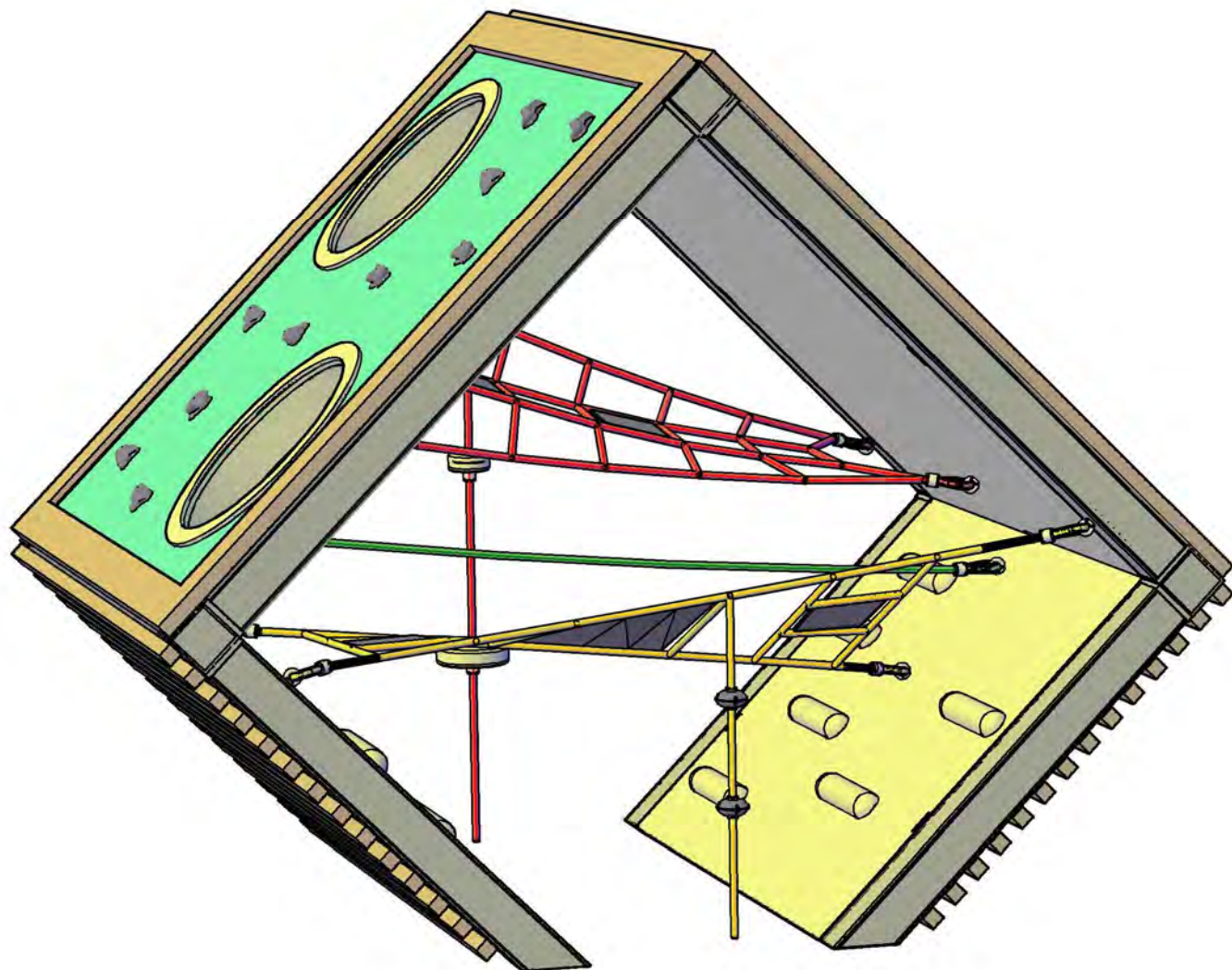


CUBIC_II

PLAN & SIDE VIEW

scale 1:50

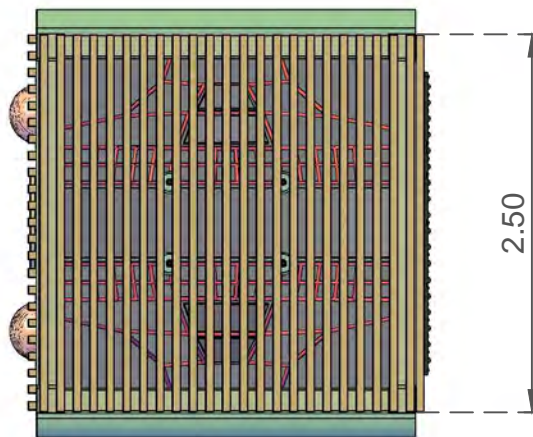
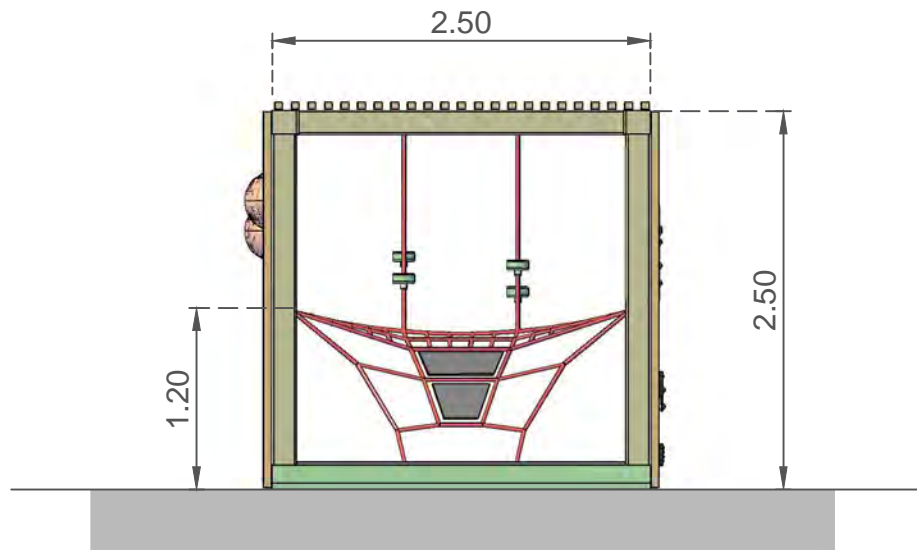
KOMPAN® DESIGN STUDIO
playmazing landmarks



CUBIC_II

PERSPECTIVE VIEW_2

KOMPAN[®] DESIGN STUDIO
playmazing landmarks

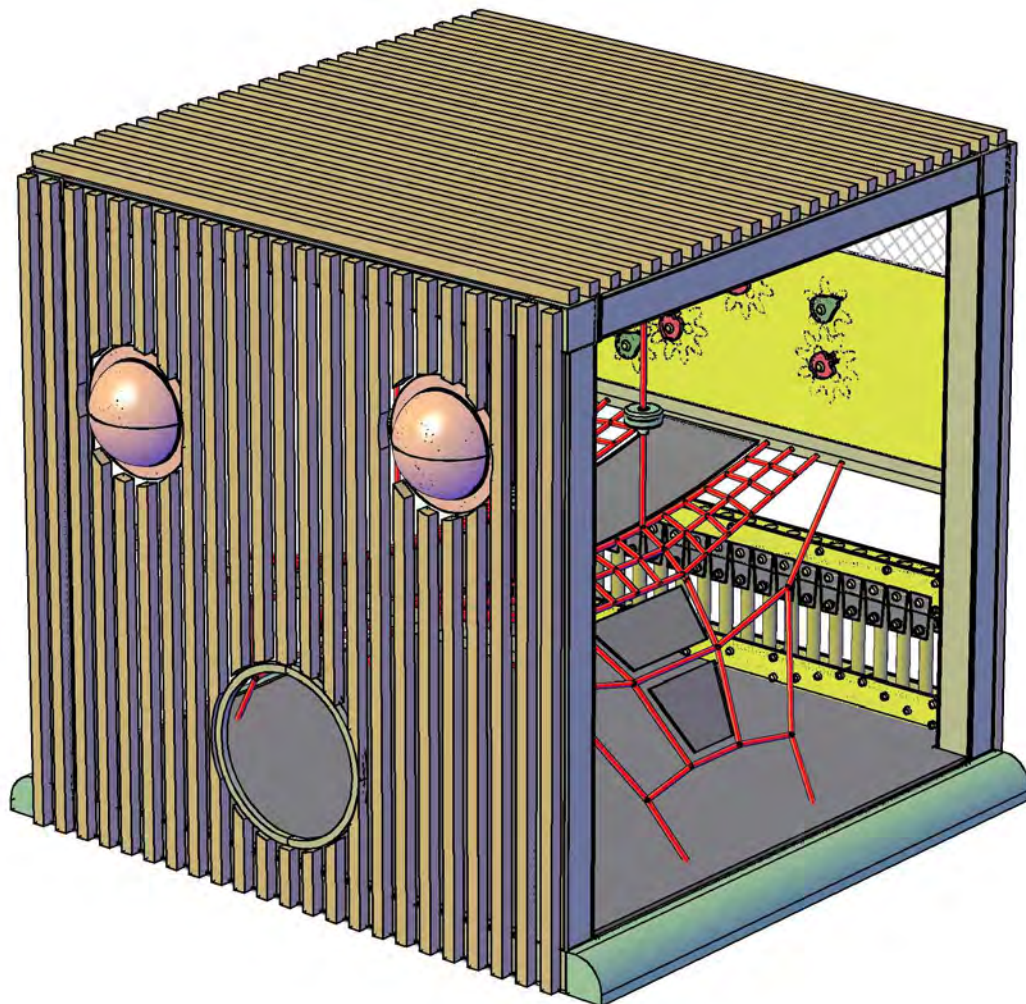


CUBIC_I

PLAN & SIDE VIEW

scale 1:50

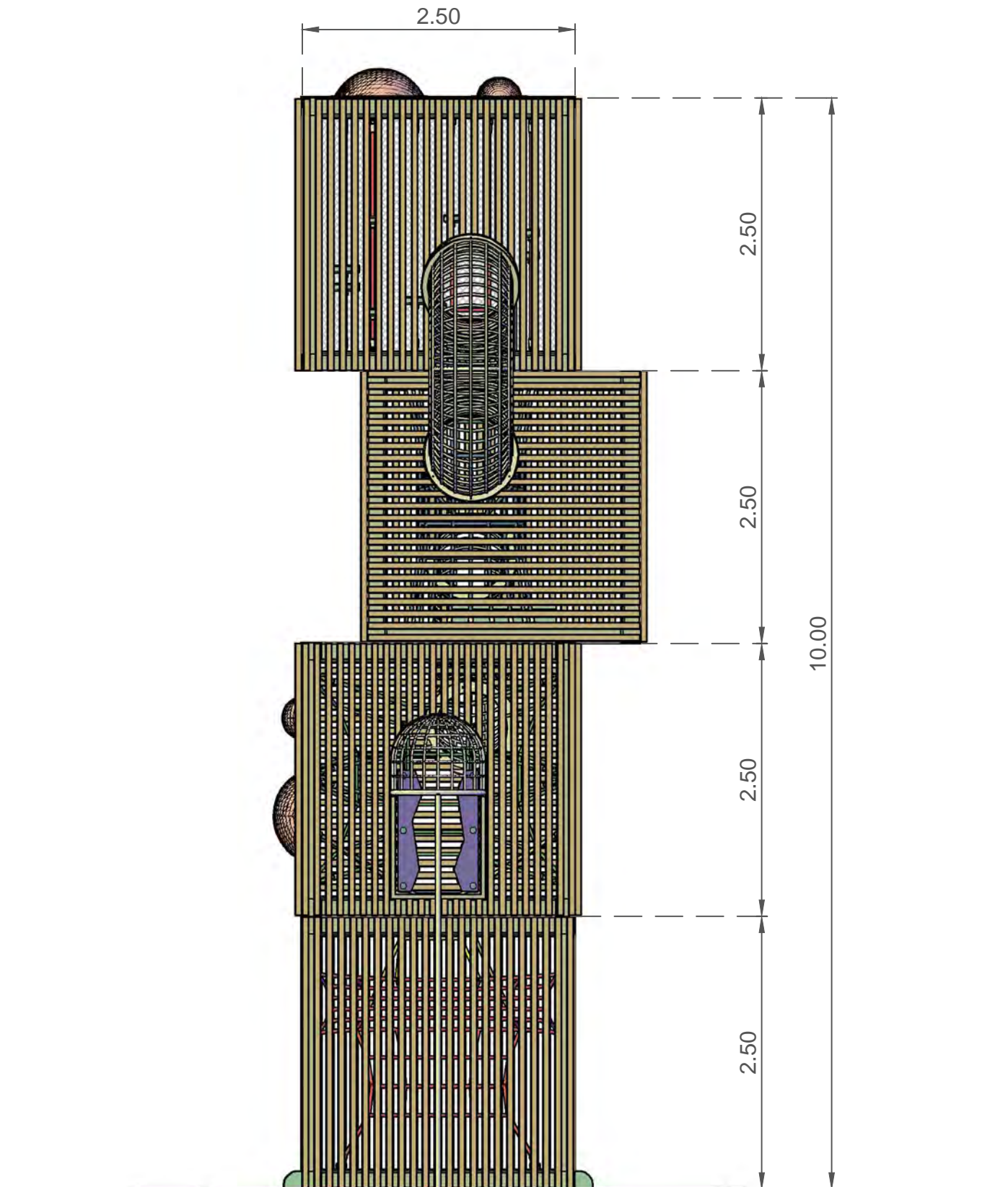
KOMPAN DESIGN STUDIO
playmazing landmarks



CUBIC_I

PERSPECTIVE VIEW

KOMPAN[®] DESIGN STUDIO
playmazing landmarks

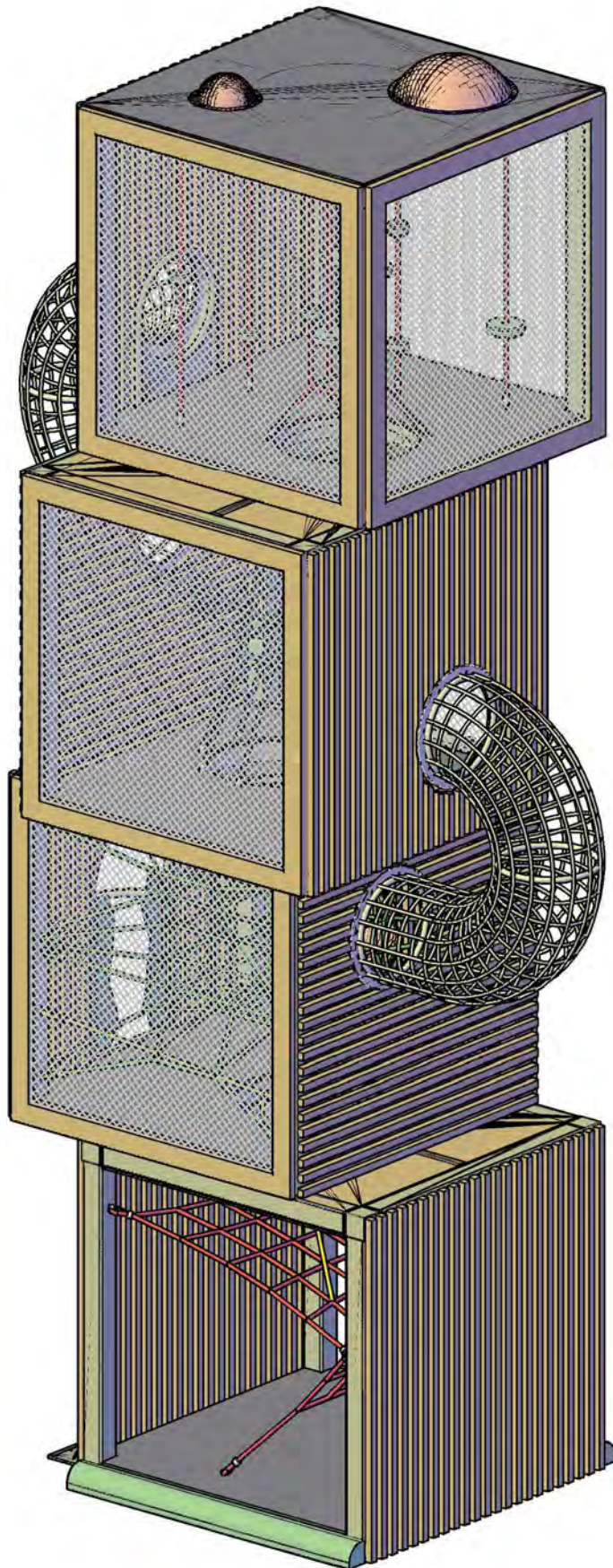


CUBIC_V2

SIDE VIEW

scale 1:50





CUBIC_V2

PERSPECTIVE VIEW



Overview

Free height of fall of actual assembly [m]		m		ft		€	
Applicable impact attenuating materials, layer thicknesses and corresponding critical fall heights							
Turf/topsoil ^a				Critical fall height [m]	m	ft	€
Bark* grain size 20 to 80 mm	Minimum layer thickness ^b [m] 0.30			Critical fall height [m]	m	ft	€
Woodchip* grain size 5 to 30 mm							
Sand* ^c grain size 0.2 to 2 mm							
Gravel* ^c grain size 2 to 8 mm							
Other ground materials and other layer thicknesses (rubber e.g.)	checked acc. to HIC (see EN 1177)			critical fall height as tested			

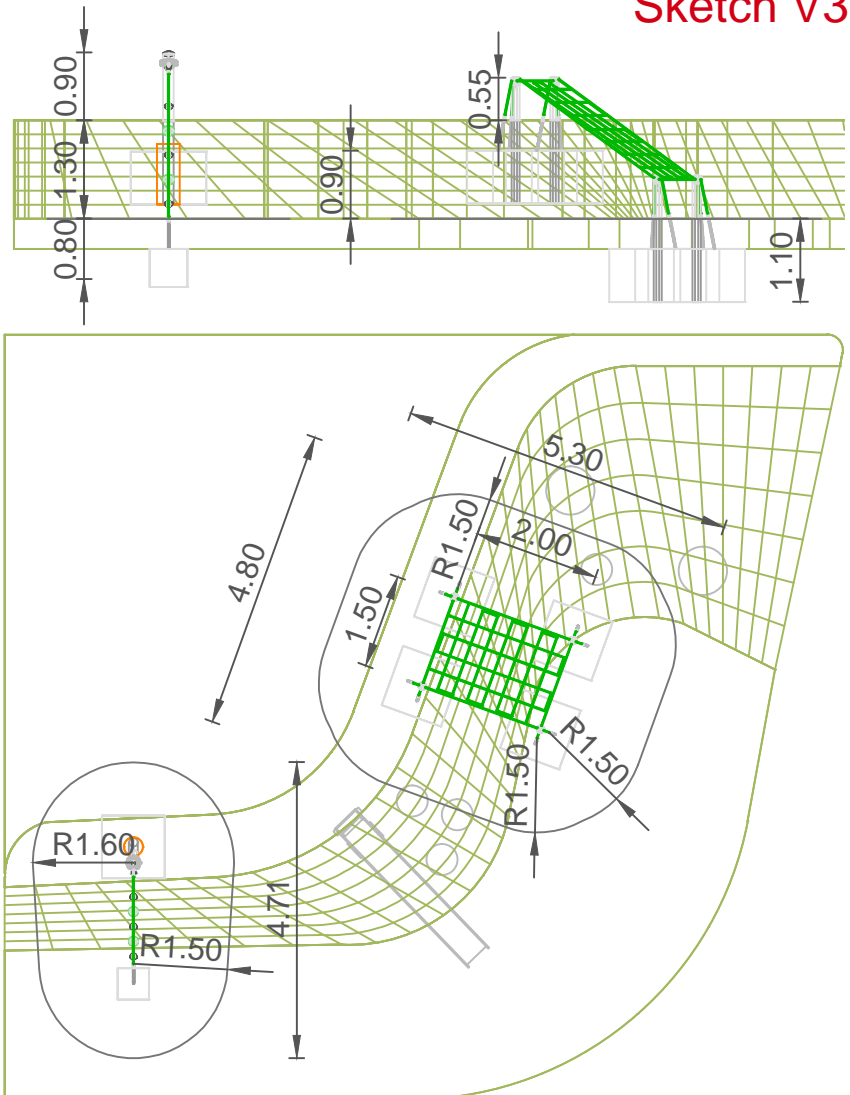
^a Ground materials prepared applicable for use in children's playgrounds

^b includes the minimum layer thickness of 100 mm added, in order to compensate for reduction of the surface as a result of play (see EN 1176-1:2008, clause 4.2.8.5.1)

^c Apart from silty or clay sections, grain size can be determined by a sieve test, as specified in EN 933-1

^d See EN 1176-1:2008, note 1 in clause 4.2.8.5.2

The respective national legal regulations may be deviating.



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Subject to modifications / Rope structure, components & sag can vary from the shown presentation. D: PV

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APPENDIX F EDEN BEACH EPCAD PROJECT QUESTIONS

23 April 2015



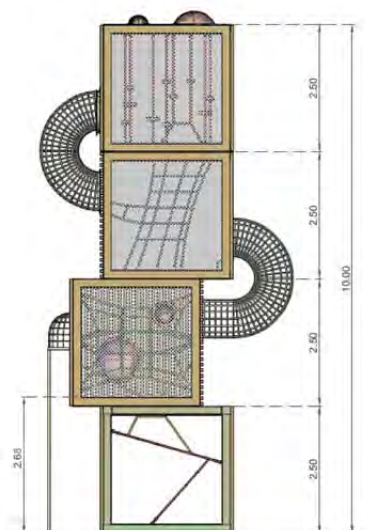
Re: Eden Beach EPCAD project questions

To whom it may concern

Thank-you for requesting more information about this exciting project!

In response to your question regarding "Statement against potential of severe falls pertaining to the cube tower"

Please note this tower has been designed to have a maximum Free Height of Fall at 2.7m. Surfacing should be installed per the relevant standard in order to handle a fall from this height. The ability to climb higher has been eliminated throughout the design process by using anti climb mesh in the construction, and having the higher cubes fully enclosed. Internal nets have been designed to provide protection in case of a fall inside the structure.



In response to your request to provide "Statement and confirmation that all slides are plastic and that angles of descent aren't harsh enough to induce spinal injuries when users are delivered onto soft-fall"

All slides are plastic and have angles of between 30-35 degrees. The speed of decent on this angle is within the standard. We have installed a number of these slides over the past 12 years within Australia, and have no received no reports of any spinal injuries.

Please also take comfort in the fact that this equipment will be independently certified by TUV Germany to EN1176:2008 standard, and then again once installed in Australia by Consulting Coordination to AS4685:2014 standard. Both of these certifying bodies will also be engaged during the manufacture stage.

Kind regards

Justin Hutchinson

Operations Manager

APPENDIX G
QUALITY CHARACTERISTICS
BUILT TO LAST – EXAMPLES OF PLAYGROUNDS INSTALL NEAR THE COAST

BUILT TO LAST!

A playground is only as good as it is reliable. Kompan Playground equipment is made from the highest quality materials which means selecting the most environmentally friendly materials but also using these materials in the best way to ensure their durability. Therefore we provide a lifetime warranty equal to the lifetime of your playground equipment. This lifetime warranty applies to all galvanised structural parts and stainless steel hardware of the products. Please see our extensive warranty provided.

EXAMPLES OF PLAYGROUNDS INSTALL NEAR THE COAST



Cemetery Beach, Port Hedland



Busselton Foreshore, Busselton



Blackhurst Park, Dunsborough

This attention to quality along with design for minimum maintenance means that actual cost is significantly reduced when calculated over the lifetime of the product.

Materials are selected based upon a stringent set of guidelines.

1. Technical demands such as
 - Strength
 - Elasticity
 - Impact resistance

- Wear performance
- Flammability
- 2. Climatic strength
 - Rot and insect resistance
 - Ozone resistance
 - UV resistance
 - Corrosion resistance
 - Performance in extreme temperature
- 3. Environmental Impact
 - Recycling potential
 - Renewability
 - No critical contents
- 4. Visual Demands
 - Surface texture
 - Range of gloss
 - Lowest possible degree of fading under exposure of sunlight within the framework of 3 (above)
 - No major colour changes due to wear (material coloured all the way through) which means less maintenance.
- 5. High consideration for the users
 - Resilience
 - Textures of surfaces
 - Heat conduction
 - Rounding of edges, etc

The Environment and materials!

Kompan strives to make products as durable and resistant to vandalism as possible, with low maintenance demands, and the environment is always front of mind. This means hazardous or environmentally damaging materials and additives will not be used (e.g. PVC, phthalates, heavy metal UV-stabilisers, poisonous flame retardant materials etc) Kompan also considers the environment and it's impact on the equipment and the users i.e. due to heat we do not use steel or aluminium decks.



Form 1 - Responsible Authority Report

(Regulation 12)

Property Location:	Lot 3052 & 15450, Marmion Avenue, and Lot 9017 (999K) Ranella St, Jindalee
Application Details:	Development of a Park and Access Paths and Tracks in the Foreshore
DAP Name:	Metro North West JDAP
Applicant:	Satterley Property Group
Owner:	Department of Lands, Ocean Springs Pty Ltd
LG Reference:	DA2015/465
Responsible Authority:	Department of Planning
Authorising Officer:	A/Director Metropolitan North-West and North-East, Department of Planning
Department of Planning File No:	30-50325-1
Report Date:	15 May 2015
Application Receipt Date:	25 March 2015
Application Process Days:	60 days
Attachment(s):	1. Location/ Zoning Plan 2. Agreed Structure Plan No.88 3. Foreshore zone concept plan 4. POS concept plan - staging 5. WAPC 30-50319-1 approved plan 6. Works extent plan 7. Development plans 8. Amended Development Plans

Officer Recommendation:

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

Approve Development Assessment Panel Application reference DAP/15/00749 and i) accompanying Works Extend Plan dated 27 March 2015, and ii) amended plans prepared by EPCAD and dated 13 May 2015 (General Arrangement Plan, Embankment Sections A-A, B-B and C-C) to the extent applicable to the foreshore Parks and Recreation MRS reserve, in accordance with the provisions of the Metropolitan Region Scheme, subject to the following conditions and advice notes:

Conditions

1. This approval relates specifically to the works located in the Regional Parks and Recreation Reservation and depicted within the area delineated as "extent of works" (excluding the area marked in blue and including the area hatched in red) on the attached Works Extent Plan dated 15 May 2015, and to the associated revegetation and management measures within the application area, as described in Lot 9 Jindalee Foreshore Management Plan.

2. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
3. The MRS reserve contained within Lot 9017 (999K) Ranella Street and shown on the Works Extent Plan as *MRS reserve (foreshore)* to be ceded free of cost and without any payment of compensation by the Crown. (Western Australian Planning Commission)
4. Detailed engineering drawings for the proposed works shall be prepared, approved and implemented to the specifications of the City of Wanneroo and the satisfaction of the Western Australian Planning Commission. (Local Government)
5. Detailed landscaping and irrigation plans for the subject site shall be prepared, approved and implemented to the specifications of the City of Wanneroo and the satisfaction of the Western Australian Planning Commission. (Local Government)
6. Detailed plans illustrating proposed stormwater design shall be submitted shall be prepared, approved and implemented to the specifications of the City of Wanneroo and the satisfaction of the Western Australian Planning Commission and the system shall be installed during the construction of the development. Stormwater up to and including a one in one-year average recurrence interval shall not be accommodated within the regional reserve. (Local Government)
7. All earthworks shall occur in accordance with City of Wanneroo policy, standards and specifications pertaining to earthworks. (Local Government)
8. Earthworks and construction shall be limited to 0700 – 1700 hours Monday to Sundays or public holidays. (Local Government)
9. Implementation of revegetation, fencing, maintenance/emergency vehicular access and other management and maintenance measures associated with the development shall occur to the satisfaction of the City of Wanneroo in accordance with the requirements of the Lot 9 Jindalee Foreshore Management Plan. (Local Government)
10. A lighting plan showing lighting to pathways, car parking, and landscaped area shall be prepared, approved and implemented to the specifications of the City of Wanneroo and the satisfaction of the Western Australian Planning Commission. (Local Government)
11. Implementation of beach safety signage as per the recommendations of the Coastal Aquatic Risk Assessment undertaken by Surf Life Saving WA for Eden Beach. (Local Government)
12. Hygiene management measures being prepared and implemented to minimise the chance of introduction or spread of weeds or dieback disease *Phytophthora*. (Department of Parks and Wildlife)

Background:

Insert Property Address:	999K Ranella St, Jindalee
Insert Zoning	MRS: Parks and Recreation
	TPS: None applicable
Insert Use Class:	Not applicable
Insert Strategy Policy:	Metropolitan Region Scheme
Insert Development Scheme:	None applicable
Insert Lot Size:	32.3ha of coastal reserve
Insert Existing Land Use:	Vacant land
Value of Development:	\$2,000,000 (+\$3,829,700 in zoned land)

The application area comprises the coastal frontage of the Eden Beach Estate, Jindalee, in the City of Wanneroo. This report relates to proposed works situated within the Parks and Recreation reserve, where according to Clause 13 of the MRS, the sole determining authority is the Western Australian Planning Commission. (**Attachment 1** - Location and Zoning Plan)

A separate responsible authority report for the adjacent zoned portion of the development is to be prepared by the City of Wanneroo. The two development proposals are connected and integrated.

The proposed works are within the designated coastal foreshore adjoining the Jindalee North Local Structure Plan No.88 (ASP 88) area (**Attachment 2** - ASP 88). A Foreshore Management Plan (FMP) has also been prepared and approved by the City of Wanneroo, in accordance with the requirements of ASP 88 (**Attachment 3** - FMP, foreshore zone concept plan).

Development approval for the first stage of this coastal node, consisting of a beach access, a car park, road access, and earthworks/ revegetation, was granted by the WAPC, in November 2014 (**Attachment 4** - POS concept plan - staging, and **Attachment 5** - WAPC 30-50319-1 approved plan). The approved works have not been implemented yet and the application area is currently vacant and covered in vegetation.

Details: outline of development application

The application as it relates to the foreshore reserve includes a coastal recreation node comprising a grassed oval, terraced retaining limestone walls and landscaped areas, drainage area, BBQ facilities, shaded shelters and drinking water fountains, platform lookout to the beach, and access paths leading to the beach.

In addition, the proposed development includes works to protect and enhance the natural environment including revegetation and rehabilitation works, formulation of informal tracks and paths, fencing surrounding the paths and tracks, and interpretive and directional signage. (**Attachment 6** - Works Extent Plan and **Attachment 7** - Development plans)

Legislation & policy:

Planning and Development (DAPs) Regulations 2011

The abovementioned works within the foreshore have an approximate cost of \$2,000,000 and an estimated timeframe for completion of 4 months. In accordance with Regulation 6 of the Planning and Development (DAPs) Regulations 2011 the applicant has opted for having the application determined by the Metropolitan Northwest JDAP.

State Government Policies

State Planning Policy (SPP) 2.6 State Coastal Planning

Clause 5.9 (iii) of SPP 2.6 requires the identified coastal foreshore reserve to be given free of cost for public ownership at the time of subdivision or development. Given that portion of the subject foreshore MRS reserve remains under private ownership (Attachment 1), a condition of approval is recommended for the ceding of this land.

With respect to stormwater drainage, Clause 5.3 states that development on or near the coast should not discharge any waste or stormwater that could significantly degrade the coastal environment. Notwithstanding, drainage onto the beach for major flow events, may be permitted within coastal foreshore reserves..

Clause 5.5 requires a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) to be appropriately planned for prior to development in areas at risk of being affected by coastal hazards over the planning timeframe. In this regard, a CHRMAP was prepared in 2014 and identifies a managed retreat for works forward of the physical processes line, including landscaping and shade shelters.

State Planning Policy (SPP) 2.8 Bushland Policy for the Perth Metropolitan Region

The application area includes MRS Bush Forever Site 397 and therefore the SPP 2.8 provisions for the protection and management of regionally significant vegetation apply. According to Clause 5.1.2.1(i), decision making should support a general presumption against the clearing of regionally significant bushland, except in the case that a proposal is consistent with:

- i. existing planning/ environmental commitments or approvals,
- ii. a management plan approved by the WAPC that has considered bushland protection requirements, or
- iii. is consistent with the overall purpose and intent of an existing Crown reserve and can reasonably justified with regard to wider environmental, social, economic or recreational needs.

Metropolitan Region Scheme (MRS)

The application area is reserved for Parks and Recreation under the MRS. The MRS clauses relevant to this application, are:

- Clause 13 of the MRS requires the written approval of the Commission for any development undertaken on reserved land.
- Clause 16(2) stipulates that reserved land owned or vested in a public authority may be used for any purpose approved by the Commission with or without conditions. In this instance, the majority of the foreshore reserve is Crown Land vested in the State Government (Department of Lands).
- Clause 16(1a) of the MRS specifies that Development on reserved land owned by or vested in a public authority may be commenced or carried out without the written approval of the Commission if the development is *permitted development* that does not involve the clearing of regionally significant bushland in a Bush Forever area. Clause 16(3) includes in the definition of permitted development, works on land reserved for Parks and Recreation where the works are in accordance with a management plan endorsed by the Commission. The approved FMP in this instance has been approved by the City but not the WAPC and therefore the proposed works cannot be considered *permitted development* under the MRS and require approval.
- Clause 18 of the MRS stipulates that except as provided in Clauses 13 and 16, development on reserved land not owned by or vested in a public authority, cannot be undertaken without the written approval of the Commission to do so. In this respect a portion of the MRS remains within private ownership

Consultation:

Public Consultation

The application is to be determined under the provisions of the MRS, which does not require public consultation to occur in respect of the application.

Consultation with other Agencies or Consultants

The City of Wanneroo recommends deferral of the application for the reserved portion of the application area, due to the fact that a number of design issues relating to proposed development within the zoned portion of the application area remain outstanding. These matters cumulatively require changes to the submitted plans and therefore cannot be accommodated through conditions of approval. As the POS area has been designed as a whole, stormwater has potential to impact on the reserved portion of the open space area. Given the proposed development has been designed as a single development, it is in the interest of orderly and proper planning to ensure

matters relating to the zoned portion of the application area are adequately resolved prior to supporting development of the reserved portion.

The Department of Parks and Wildlife (DPaW) has indicated that previous comment provided for the development of the first stage of the Eden Beach coastal node remains relevant to this application. DPaW advised that, should the application be supported, a clearing permit will be required and hygiene management measures and an appropriate offset strategy will need to be implemented.

Planning assessment:

Metropolitan Region Scheme

- Clause 30 of the MRS requires the WAPC to have regard to the following factors when determining a development application:
 - the purpose for which the land is zoned or reserved under the Scheme;
 - the orderly and proper planning of the locality; and
 - the preservation of the amenities of the locality.

The purpose for which the land is zoned or reserved under the Scheme

The use of the land for public open space, recreational facilities, conservation works and provision of controlled access to the beach is consistent with the Parks and Recreation reservation of the land under the MRS.

The orderly and proper planning of the locality

The proposed works are generally consistent with ASP 88 and the Foreshore Management Plan (FMP) approved by the City, however the application has raised concerns relating to stormwater management.

The approved FMP indicates that the general drainage strategy for the site is for storm events of 1 year average recurrence interval to be retained and infiltrated as close to the source as possible while larger storm events will be conveyed and retained through a network of road, drainage reserve and POS. Also, the Local Water Management Strategy of ASP 88 recommends 1 in 5 and 1 in 100 years events being infiltrated in the coastal node POS. The submitted plan for the coastal node show storm events of 1 in 1 average recurrence interval and greater, being infiltrated within the proposed POS contrary to these documents. The applicant has redesigned the layout of the proposed POS in order to remove the 1 in 1 year drainage from the foreshore portion of the POS which is in line with the provisions of the approved FMP. (**Attachment 8** - Amended Development Plans)

The City has not supported these amended plans as they do not adequately address safety and liability concerns regarding submerged walls and steps below the 1 in 5 flood levels in the Urban zoned areas. This will require some redesign within the Urban zoned areas to ensure that flood levels are no higher than steps, retaining walls or other potential hazards. However such redesign is required to be

contained within the Urban zone and is likely not to impact on the reserved portion. Accordingly the proposed development on the reserved portion is considered to be consistent with orderly and proper planning.

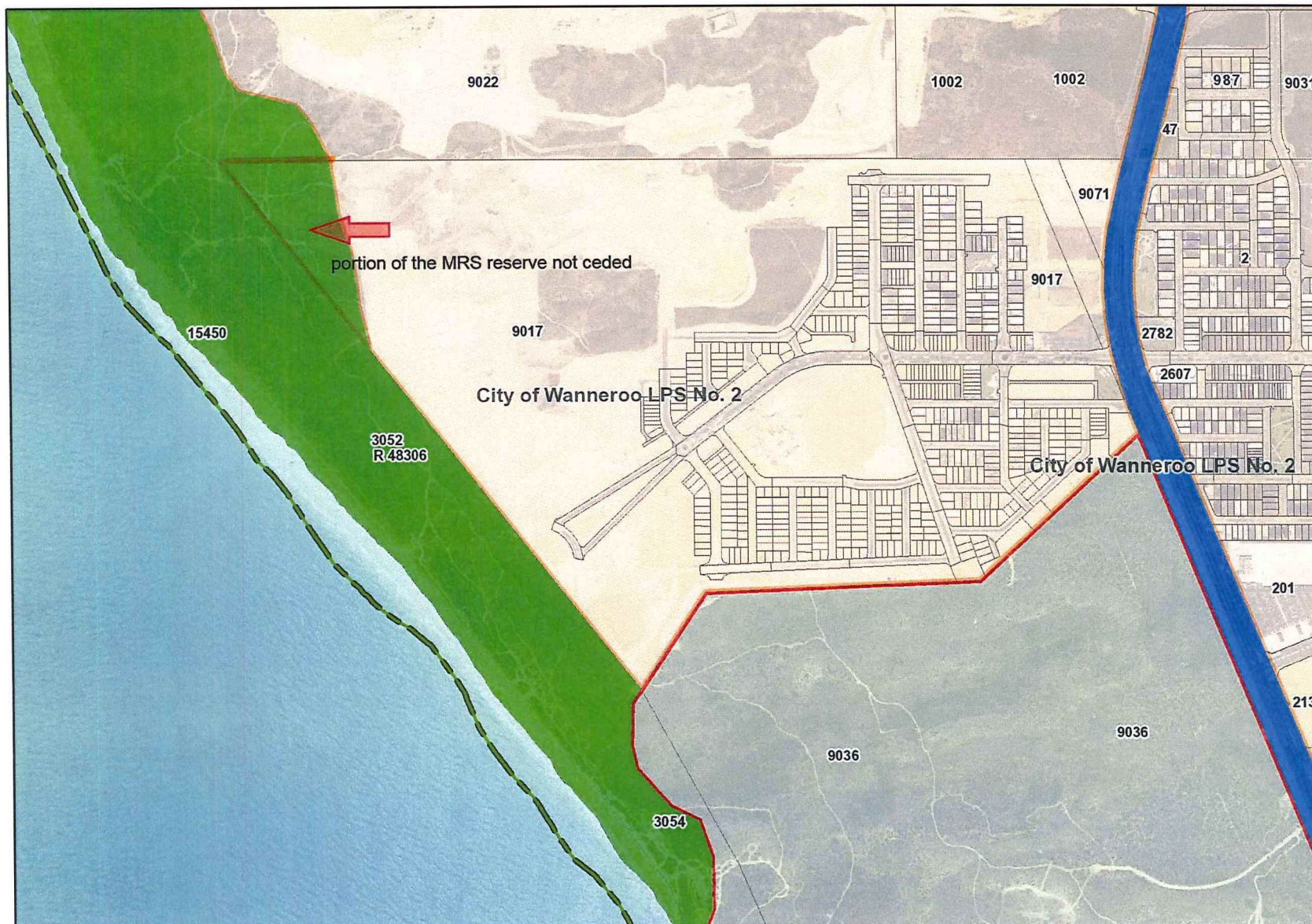
The preservation of the amenities of the locality

By proposing a local node for recreation, and works for the preservation and rehabilitation of the natural environment in the surrounding foreshore reserve, the proposal preserves and enhances the amenity in the locality.

In terms of the Bush Forever designation, the proposed clearing accords with previous planning commitments within ASP 88 and associated environmental analysis. These elements were considered by DPAW through the structure planning process and by the City of Wanneroo through consideration of the FMP and the development provides for the recreational and social needs of the community of Eden Beach.

Conclusion:

The proposed development is consistent with the reservation of the land under the Metropolitan Region Scheme and with the provisions of the applicable planning framework for the ASP 88 structure plan area. The proposal is also consistent with the approved Foreshore Management Plan and State Planning Policies relating coastal and environmental planning. It is recommended that the application be approved subject to conditions.



Government of Western Australia
Department of Planning

Legend

- Local Government Area
- Cadastre (View 1)
- Local Planning Scheme Boundary
- LP Scheme Zones and Reserves:**
 - Pastoral & mining
 - Recreation and community
 - Recreation and community
 - Smart growth community
 - Urban development
- Region Scheme Reserves:**
 - Other regional roads
 - Parks and recreation
 - Waterways

Notes:

The data that appears on the map is out of date, not intended to be used at scale displayed, or subject to agreements. This information is for the relevant layers metadata. For reasons the map should not be distributed outside of the Department.

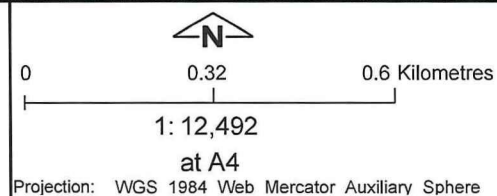
Map was produced using DoP's PlanViewWA.

Produced by: FUNCTIONALITY TO C
Date produced: 14-May-2

PlanViewWA Map

INTERNAL USE ONLY

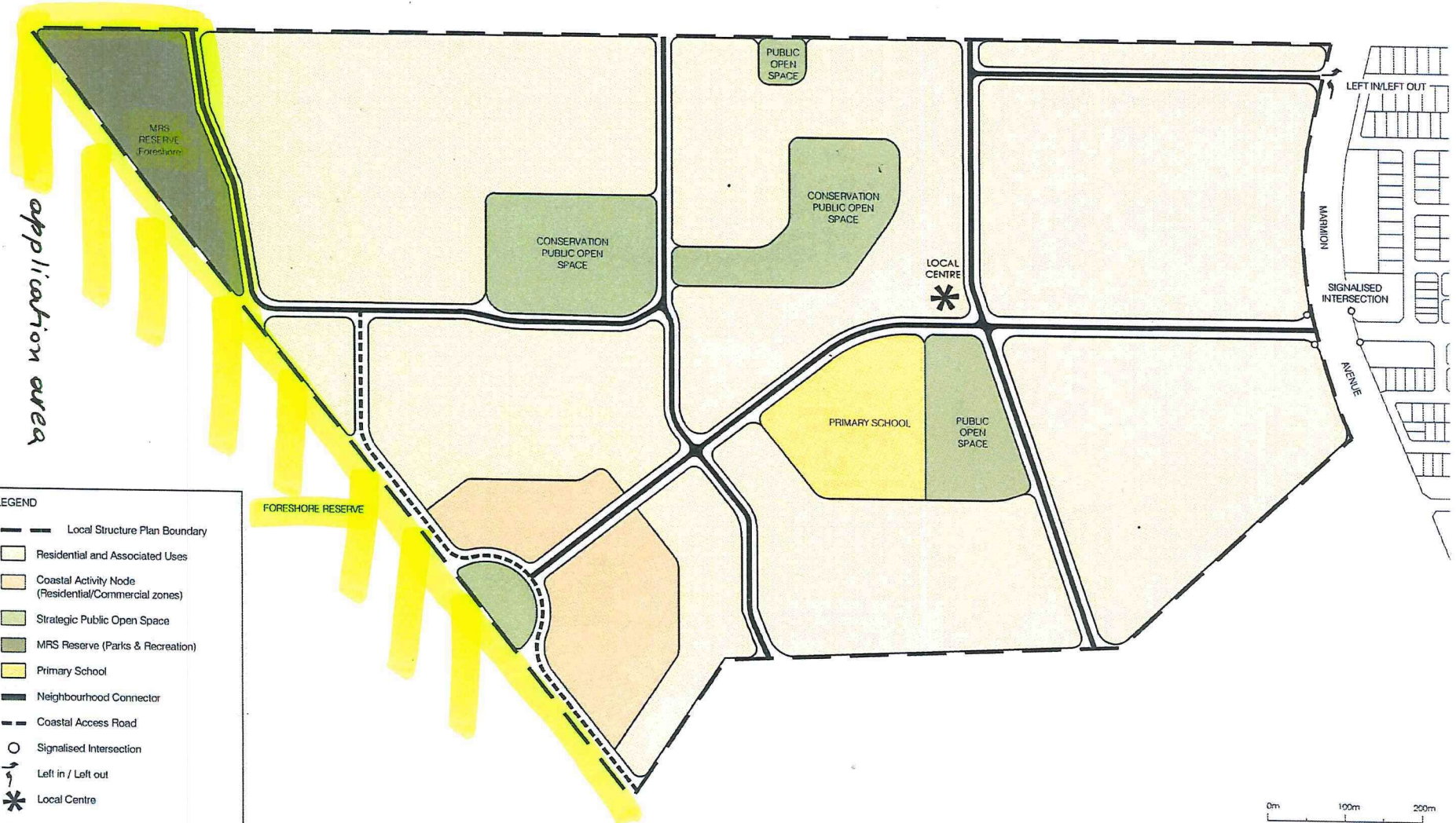
PlanViewWA
[Link to viewer](#)



Jindalee North Local Structure Plan 88

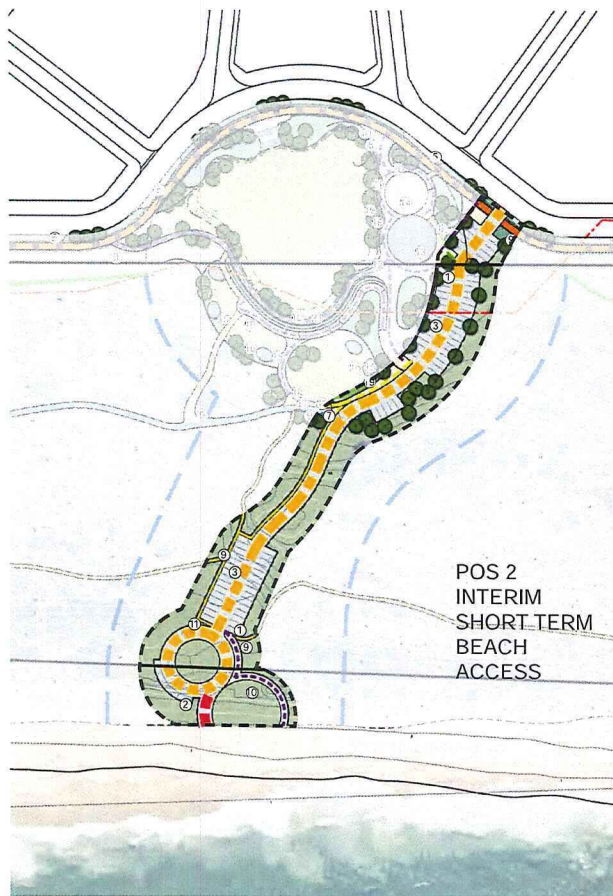
Plan 1: Structure Plan Map

- LEGEND**
- Local Structure Plan Boundary
 - Residential and Associated Uses
 - Coastal Activity Node (Residential/Commercial zones)
 - Strategic Public Open Space
 - MRS Reserve (Parks & Recreation)
 - Primary School
 - Neighbourhood Connector
 - Coastal Access Road
 - Signalised Intersection
 - Left in / Left out
 - Local Centre





CIRCULATION	FORESHORE	SIGNAGE
PEDESTRIAN ACCESS THROUGH DUNES, FENCED, (STABILISED LIMESTONE TRACK WITH TIMBER STAIRS AS REQUIRED, 1.2m WIDTH).	ASSISTED REGENERATION AREAS.	① DIRECTIONAL SIGNAGE.
DUAL USE PATH, (RED ASPHALT, 3m WIDTH).	DUNE CONSERVATION/ REVEGETATION FENCING.	② INTERPRETATIVE SIGNAGE.
UNIVERSAL ACCESS WITHIN POS & VERGES, TO BEACH, (CONCRETE FOOTPATHS, 2.5m WIDTH).	COASTAL SETBACK LINE.	
MAINTENANCE / EMERGENCY VEHICULAR ACCESS THROUGH DUNES (NORTH/SOUTH), FENCED, (STABILISED LIMESTONE TRACK, 2.5m WIDTH WITH 0.5m CLEARANCE EITHER SIDE).	FORESHORE RESERVE.	
PUBLIC VEHICLE ACCESS WITH TURN AROUND, TO BEACH, FENCED, (SEALED ASPHALT, 6m WIDTH).	POTENTIAL DEVELOPMENT AREA SUBJECT TO DETAIL DESIGN.	
EMERGENCY VEHICLE ACCESS WITH TURN AROUND, TO BEACH, FENCED, (SEALED ASPHALT, 6m WIDTH).	EXTENT OF BATTER.	
SERVICE VEHICLE ACCESS TO KIOSK/COMMUNITY FACILITY.	GRACEFUL SUN MOTH LOCATION (SURVEY 9th MARCH 2010).	
PARALLEL VERGE PARKING.	LOOKOUT/VIEWING DECK.	



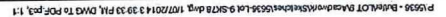
- | CIRCULATION | FORESHORE |
|---|--|
| PEDESTRIAN ACCESS THROUGH DUNES, FENCED. (STABILISED LIMESTONE TRACK WITH TIMBER STAIRS AS REQUIRED, 1.2m WIDTH). | ASSISTED REGENERATION AREAS. |
| DUAL USE PATH. (RED ASPHALT, 3m WIDTH). | DUNE CONSERVATION/ REVEGETATION FENCING. |
| UNIVERSAL ACCESS WITHIN POS & VERGES, TO BEACH. (CONCRETE FOOTPATHS, 2.2m WIDTH). | COASTAL SETBACK LINE. |
| MAINTENANCE /EMERGENCY VEHICULAR ACCESS THROUGH DUNES (NORTH /SOUTH), FENCED. (STABILISED LIMESTONE TRACK, 2.5m WIDTH WITH 0.5m CLEARANCE EITHER SIDE). | FORESHORE RESERVE. |
| PUBLIC VEHICLE ACCESS WITH TURN AROUND, TO BEACH, FENCED. (SEALED ASPHALT, 6m WIDTH). | POTENTIAL DEVELOPMENT AREA SUBJECT TO DETAIL DESIGN. |
| EMERGENCY VEHICLE ACCESS WITH TURN AROUND, TO BEACH, FENCED. (SEALED ASPHALT, 6m WIDTH). | EXTENT OF BATTER. |
| SERVICE VEHICLE ACCESS TO KIOSK/COMMUNITY FACILITY. | GRACEFUL SUN MOTH LOCATION (SURVEY 9th MARCH 2010). |
| PARALLEL VERGE PARKING. | |

- | POS |
|--|
| OPEN IRRIGATED GRASSED AREA FOR ACTIVE RECREATION. |
| 1 in 100 and 1 in 5 year DRAINAGE CATCHMENT AREA. |
| LOCAL NATIVE PLANTED AREAS, IRRIGATED. |
| TERRACED RETAINING WALLS <900mm WITH PLANTING. |
| FEATURE PAVING. |
| SHADE TREES. |

- | CIRCULATION |
|---|
| ① DISABLED ACCESS PARKING. |
| ② PICKUP/DROP OFF BAYS TO BEACH. |
| ③ WSUD CARPARK TO POS 1. |
| ④ WSUD CARPARK TO POS 2. |
| ⑤ PARALLEL CARBAYS TO VERGES. |
| ⑥ SERVICE ACCESS TO CAFE/KIOSK. |
| ⑦ KEY LOCKABLE GATES/ BOLLARDS TO PREVENT VEHICULAR ACCESS. |

- | SIGNAGE |
|---------------------------|
| ⑧ PARK NAME SIGNAGE. |
| ⑨ DIRECTIONAL SIGNAGE. |
| ⑩ INTERPRETATIVE SIGNAGE. |
| ⑪ FESA SIGNAGE. |
| ⑫ FIRE HYDRANTS. |

- | POS |
|---|
| ⑬ COMMUNITY FACILITY/ TOILETS/ CHANGEROOMS. |
| ⑭ PLAY EQUIPMENT & SOFTFALL. |
| ⑮ SHELTER. |
| ⑯ ELECTRIC BBQ. |
| ⑰ BEACH SHOWERS & FEET WASHER. |
| ⑱ DRINK FOUNTAIN. |
| ⑲ BIN ENCLOSURES. |
| ⑳ BIKE RACKS. |
| ㉑ BENCHES. |

[illegible]



CIRCULATION

- PEDESTRIAN ACCESS THROUGH DUNES. FENCED. (STABILISED LIMESTONE TRACK WITH TIMBER STAIRS AS REQUIRED. 1.2m WIDTH).
- DUAL USE PATH. (RED ASPHALT. 3m WIDTH).
- UNIVERSAL ACCESS WITHIN POS & VERGES, TO BEACH. (CONCRETE FOOTPATHS. 2.5m WIDTH).
- MAINTENANCE /EMERGENCY VEHICULAR ACCESS THROUGH DUNES (NORTH/SOUTH). FENCED. (STABILISED LIMESTONE TRACK. 2.5m WIDTH WITH 0.5M CLEARANCE EITHER SIDE).
- PUBLIC VEHICLE ACCESS WITH TURN AROUND, TO BEACH. FENCED. (SEALED ASPHALT. 6m WIDTH).
- EMERGENCY VEHICLE ACCESS WITH TURN AROUND, TO BEACH. FENCED. (SEALED ASPHALT. 6m WIDTH).
- SERVICE VEHICLE ACCESS TO KIOSK/COMMUNITY FACILITY.

FORESHORE

- ASSISTED REGENERATION AREAS.
- DUNE CONSERVATION/ REVEGETATION FENCING.
- COASTAL SETBACK LINE.
- FORESHORE RESERVE.
- POTENTIAL DEVELOPMENT AREA SUBJECT TO DETAIL DESIGN.
- EXTENT OF BATTER.
- GRACEFUL SUN MOTH LOCATION (SURVEY 9th MARCH 2010).

SIGNAGE

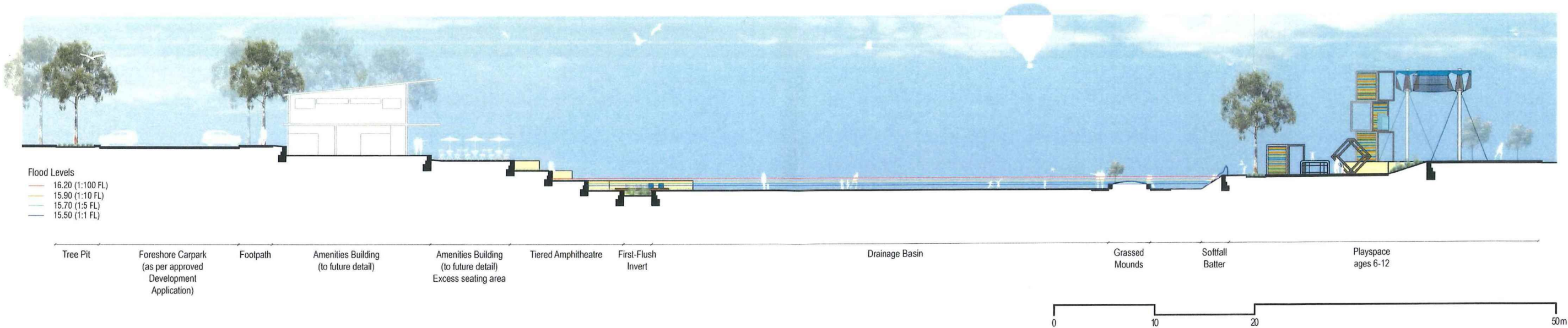
- ① DIRECTIONAL SIGNAGE.
- ② INTERPRETATIVE SIGNAGE.

NOTE : Refer Figure 7 FMP Page 33.

DEPARTMENT OF PLANNING
27 MAR 2015
FILE



SECTION C-C



INDICATIVE IMAGERY

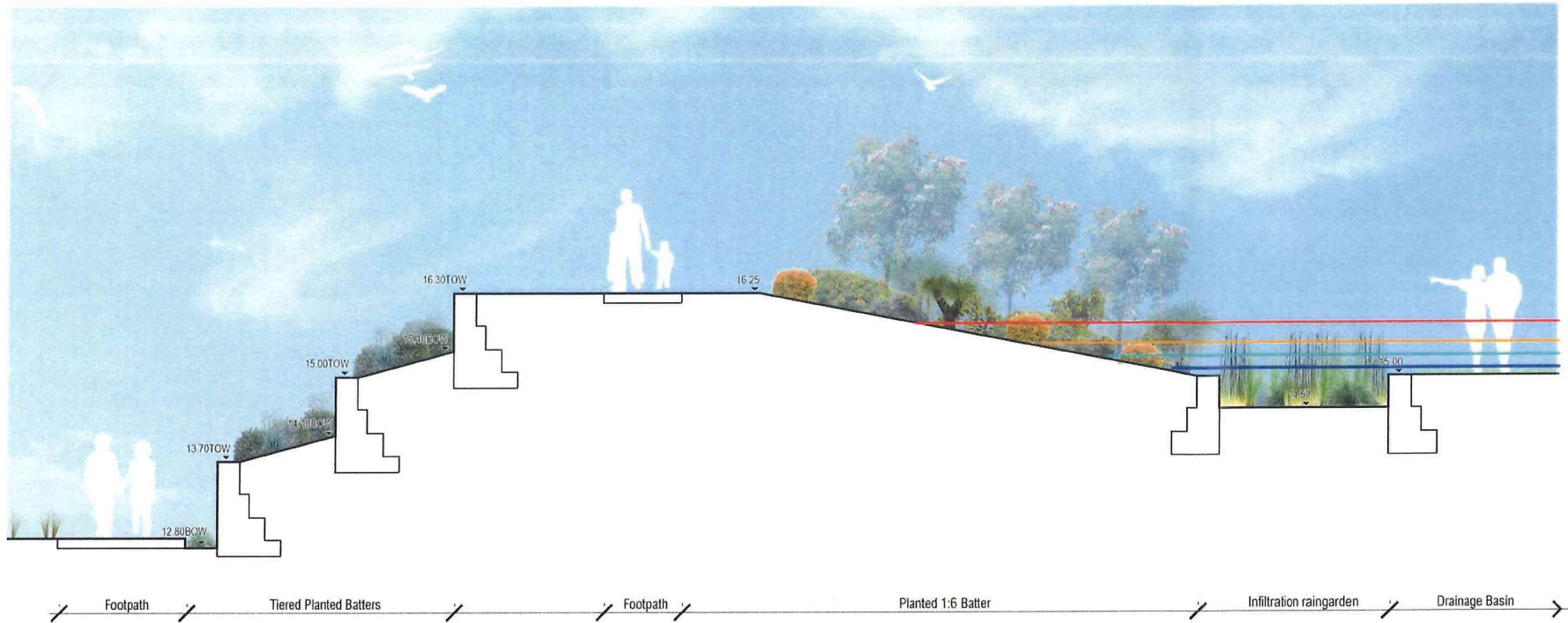


DEPARTMENT OF PLANNING

27 MAR 2015

FILE

SECTION A-A



FLOOD LEVELS

- 16.20 (1:100 FL)
- 15.90 (1:10 FL)
- 15.70 (1:5 FL)
- 15.50 (1:1 FL)

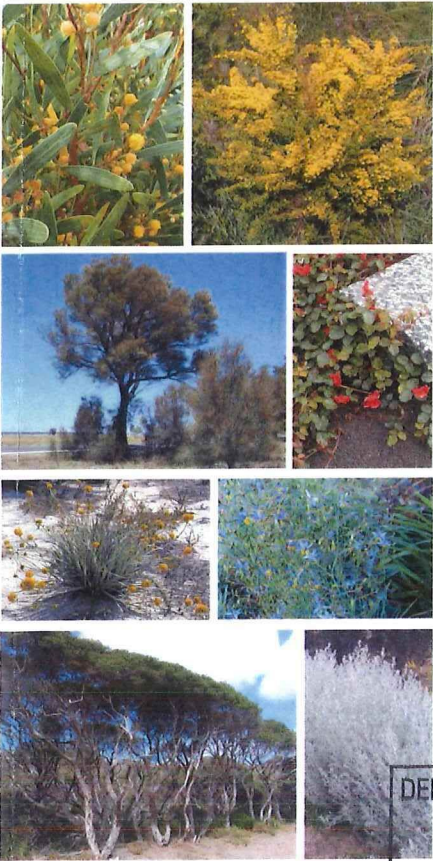
TREE SPECIES

<i>Araucaria heterophylla</i>	Structural Tree
<i>Casuarina obesa</i>	Structural Tree
<i>Callitris pressii</i>	Feature Tree
<i>Melaleuca lanceolata</i>	Feature Tree

COASTAL FLORA SPECIES

<i>Acacia cochlearis</i>	Medium - Low Shrub
<i>Acacia cyclops</i>	Tall Shrub
<i>Acacia lasiocarpa</i> var. <i>lasiocarpa</i>	Medium - Tall Shrub
<i>Acacia rostellifera</i>	Small - Medium Shrub
<i>Acacia truncata</i>	Low Shrub
<i>Acanthocarpus preissii</i>	Low Shrub
<i>Carpobrotus virescens</i>	Succulent
<i>Cassytha racemosa</i>	Climber
<i>Conostylis candicans</i>	Herb
<i>Conostylis pauciflora</i>	Herb
<i>Crassula colorata</i> var. <i>colorata</i>	Herb
<i>Dianella revoluta</i>	Herb
<i>Eremophila glabra</i>	Low Shrub
<i>Gompholobium tomentosum</i>	Low Shrub
<i>Hardenbergia comptoniana</i>	Climber
<i>Kennedia prostrata</i>	Low Shrub
<i>Lepidosperma gladium</i>	Herb
<i>Leucopogon parviflorus</i>	Medium - Tall Shrub
<i>Lomandra maritima</i>	Herb
<i>Olearia axillaris</i>	Medium - Tall Shrub
<i>Oreocarya vaginata</i>	Low Shrub
<i>Ozothamnus cordatus</i>	Medium Shrub
<i>Phyllanthus calycinus</i>	Low Shrub
<i>Poa drummondiana</i>	Herb
<i>Schoenus grandiflorus</i>	Herb
<i>Spyridium globulosum</i>	Tall Shrub
<i>Spinifex hirsutus</i>	Herb
<i>Spinifex longifolius</i>	Herb
<i>Trachymene pilosa</i>	Herb

INDICATIVE PLANTING IMAGERY

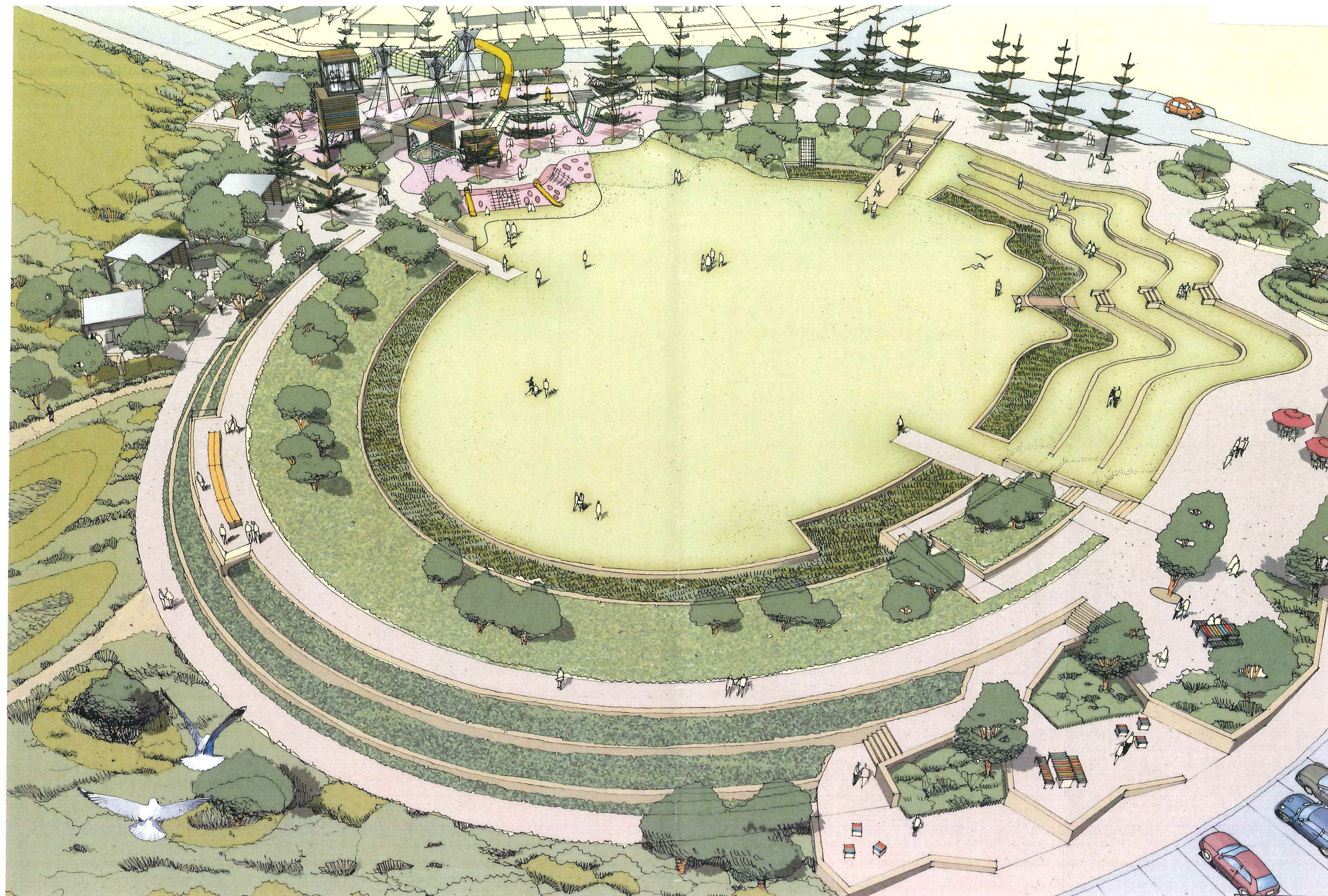


FLOOD LEVELS

- 16.20 (1:100 FL)
- 15.90 (1:10 FL)
- 15.70 (1:5 FL)
- 15.50 (1:1 FL)

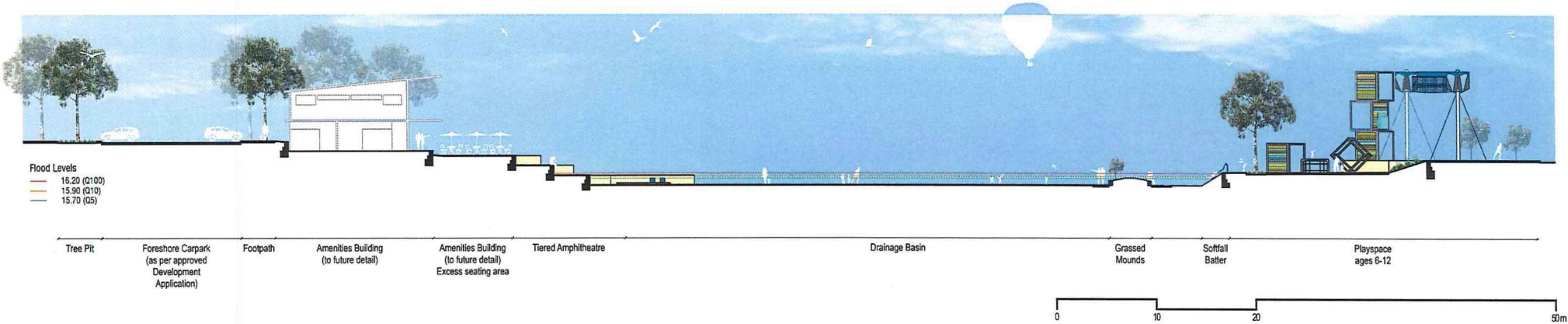
SECTION B-B







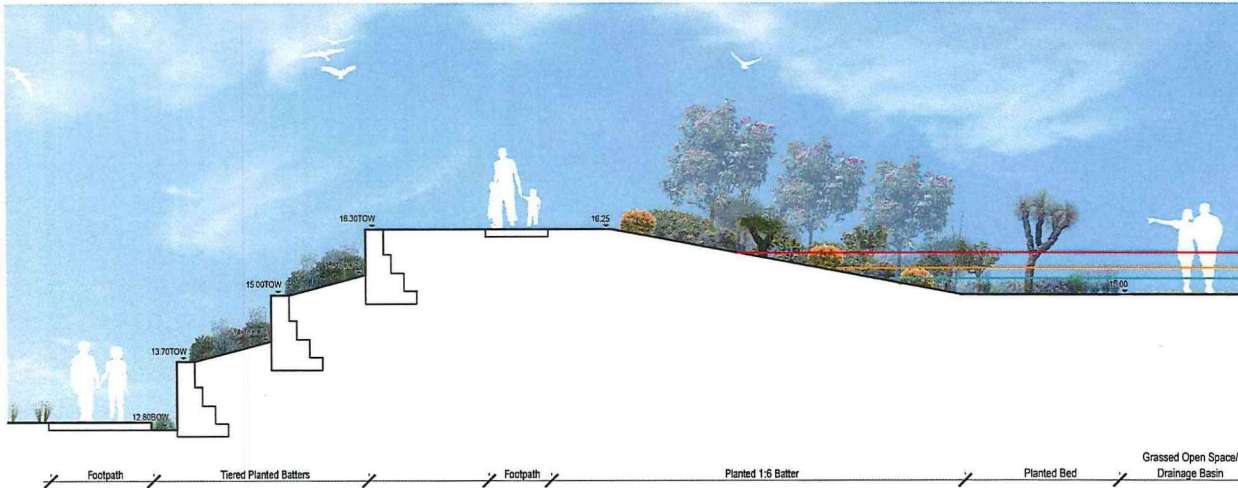
SECTION C-C



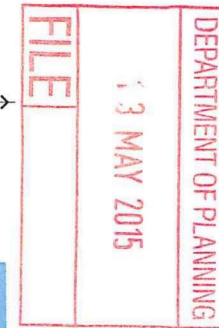
INDICATIVE IMAGERY



SECTION A-A



FLOOD LEVELS
 16.20 (Q100)
 15.90 (Q10)
 15.70 (Q5)



DEPARTMENT OF PLANNING

SECTION B-B



FLOOD LEVELS
 16.20 (Q100)
 15.90 (Q10)
 15.70 (Q5)

TREE SPECIES

<i>Araucaria heterophylla</i>	Structural Tree
<i>Casuarina obesa</i>	Structural Tree
<i>Callitris pressii</i>	Feature Tree
<i>Melaleuca lanceolata</i>	Feature Tree

COASTAL FLORA SPECIES








<i>Acacia cochlearis</i>	Medium - Low Shrub
<i>Acacia cyclops</i>	Tall Shrub
<i>Acacia lasiocarpa</i> var. <i>lasiocarpa</i>	Medium - Tall Shrub
<i>Acacia rostellifera</i>	Small - Medium Shrub
<i>Acacia truncata</i>	Low Shrub
<i>Acanthocarpus preissii</i>	Low Shrub
<i>Carpobrotus virescens</i>	Succulent
<i>Cassipouia racemosa</i>	Climber
<i>Conostylis canaliculata</i>	Herb
<i>Conostylis pauciflora</i>	Herb
<i>Crassula colorata</i> var. <i>colorata</i>	Herb
<i>Dianella revoluta</i>	Herb
<i>Eremophila glabra</i>	Low Shrub
<i>Gompholobium tomentosum</i>	Low Shrub
<i>Hardenbergia comptoniana</i>	Climber
<i>Kennedia prostrata</i>	Low Shrub
<i>Lepidosperma gladiatum</i>	Herb
<i>Leucopogon parviflorus</i>	Medium - Tall Shrub
<i>Lomandra maritima</i>	Herb
<i>Olearia axillaris</i>	Medium - Tall Shrub
<i>Opercularia vaginata</i>	Low Shrub
<i>Ozothamnus cordatus</i>	Medium Shrub
<i>Phyllanthus calycinus</i>	Low Shrub
<i>Poa drummondiana</i>	Herb
<i>Schoenus grandiflorus</i>	Herb
<i>Spyridium globulosum</i>	Tall Shrub
<i>Spinifex hirsutus</i>	Herb
<i>Spinifex longifolius</i>	Herb
<i>Trachymene pilosa</i>	Herb

INDICATIVE PLANTING IMAGERY





CIRCULATION

-  PEDESTRIAN ACCESS THROUGH DUNES. FENCED. (STABILISED LIMESTONE TRACK WITH TIMBER STAIRS AS REQUIRED. 1.2m WIDTH).
-  DUAL USE PATH. (RED ASPHALT. 3m WIDTH).
-  UNIVERSAL ACCESS WITHIN POS & VERGES, TO BEACH. (CONCRETE FOOTPATHS. 2.5m WIDTH).
-  MAINTENANCE /EMERGENCY VEHICULAR ACCESS THROUGH DUNES (NORTH /SOUTH). FENCED. (STABILISED LIMESTONE TRACK. 2.5m WIDTH WITH 0.5M CLEARANCE EITHER SIDE).
-  PUBLIC VEHICLE ACCESS WITH TURN AROUND, TO BEACH. FENCED. (SEALED ASPHALT. 6m WIDTH).
-  EMERGENCY VEHICLE ACCESS WITH TURN AROUND, TO BEACH. FENCED. (SEALED ASPHALT. 6m WIDTH).
-  SERVICE VEHICLE ACCESS TO KIOSK/COMMUNITY FACILITY.

FORESHORE

-  ASSISTED REGENERATION AREAS.
-  DUNE CONSERVATION/ REVEGETATION FENCING.
-  COASTAL SETBACK LINE.
-  FORESHORE RESERVE.
-  POTENTIAL DEVELOPMENT AREA SUBJECT TO DETAIL DESIGN.
-  EXTENT OF BATTER.
-  GRACEFUL SUN MOTH LOCATION (SURVEY 9th MARCH 2010).

SIGNAGE

- ① DIRECTIONAL SIGNAGE.
- ② INTERPRETATIVE SIGNAGE.

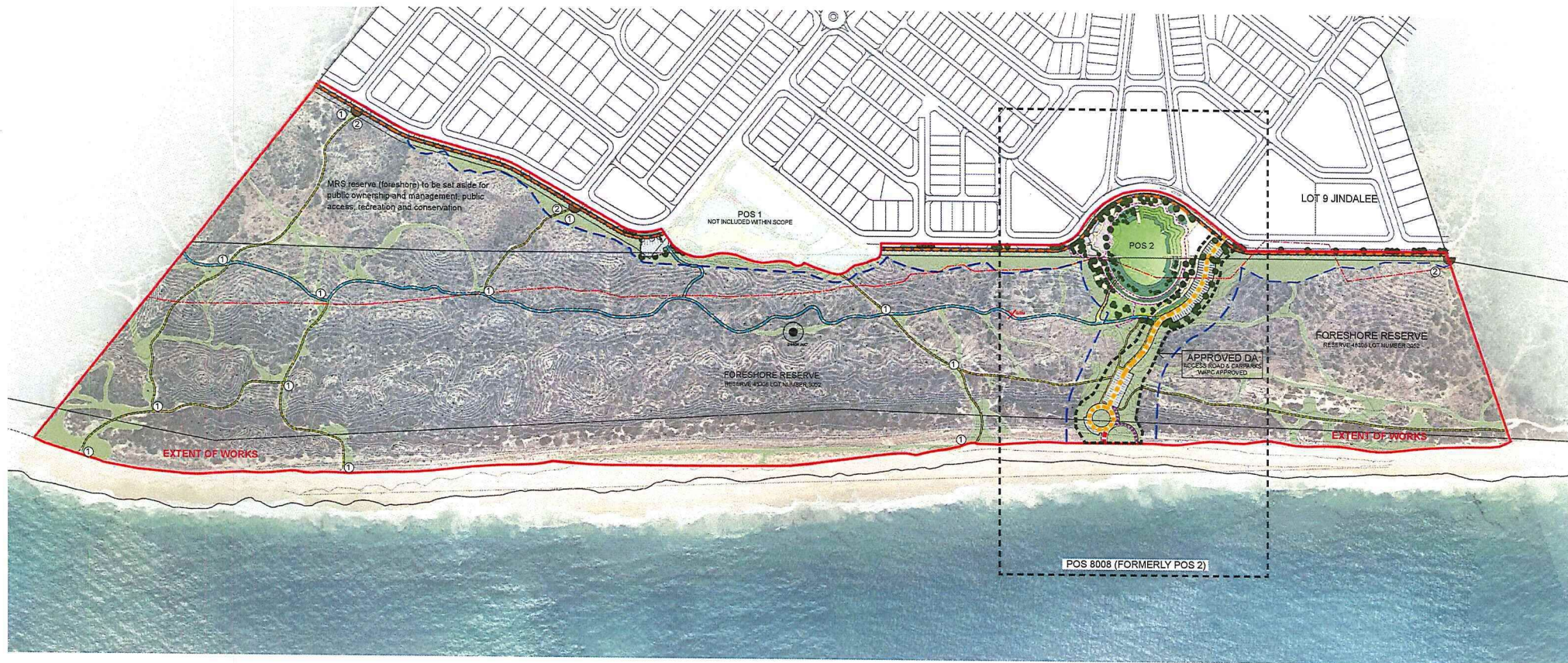


Area excluded from approval in the foreshore area. Refer Figure 7 FMP Page 33.










Area included in the approval for the foreshore area












CIRCULATION

-  PEDESTRIAN ACCESS THROUGH DUNES, FENCED, (STABILISED LIMESTONE TRACK WITH TIMBER STAIRS AS REQUIRED, 1.2m WIDTH).
-  DUAL USE PATH, (RED ASPHALT, 3m WIDTH).
-  UNIVERSAL ACCESS WITHIN POS & VERGES, TO BEACH, (CONCRETE FOOTPATHS, 2.5m WIDTH).
-  MAINTENANCE /EMERGENCY VEHICULAR ACCESS THROUGH DUNES (NORTH /SOUTH), FENCED, (STABILISED LIMESTONE TRACK, 2.5m WIDTH WITH 0.5M CLEARANCE EITHER SIDE).
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-  EMERGENCY VEHICLE ACCESS WITH TURN AROUND, TO BEACH, FENCED, (SEALED ASPHALT, 6m WIDTH).
-  SERVICE VEHICLE ACCESS TO KIOSK/COMMUNITY FACILITY.

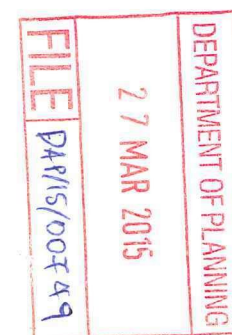
FORESHORE

-  ASSISTED REGENERATION AREAS.
-  DUNE CONSERVATION/ REVEGETATION FENCING.
-  COASTAL SETBACK LINE.
-  FORESHORE RESERVE.
-  POTENTIAL DEVELOPMENT AREA SUBJECT TO DETAIL DESIGN.
-  EXTENT OF BATTER.
-  GRACEFUL SUN MOTH LOCATION (SURVEY 9th MARCH 2010).

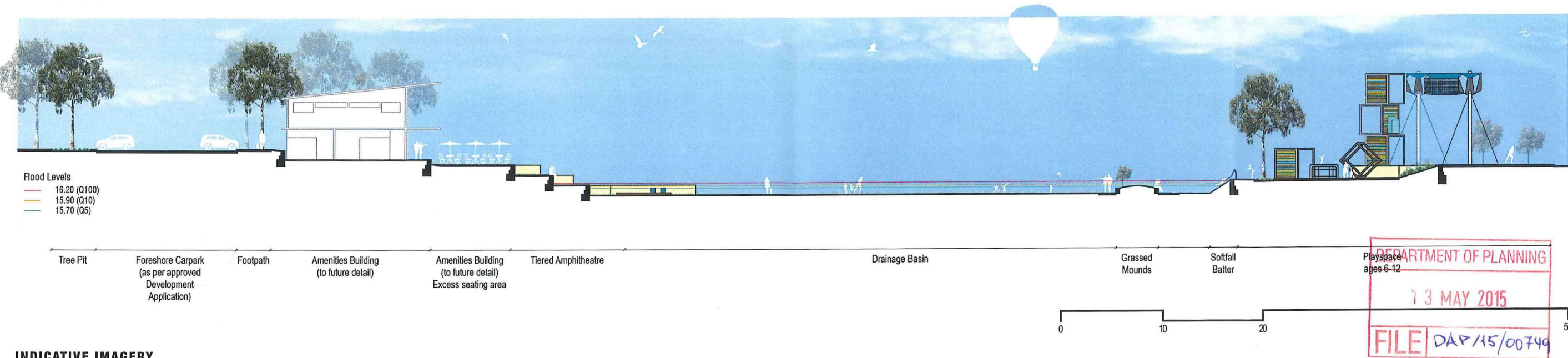
SIGNAGE

- ① DIRECTIONAL SIGNAGE.
- ② INTERPRETATIVE SIGNAGE.

NOTE : Refer Figure 7 FMP Page 33.



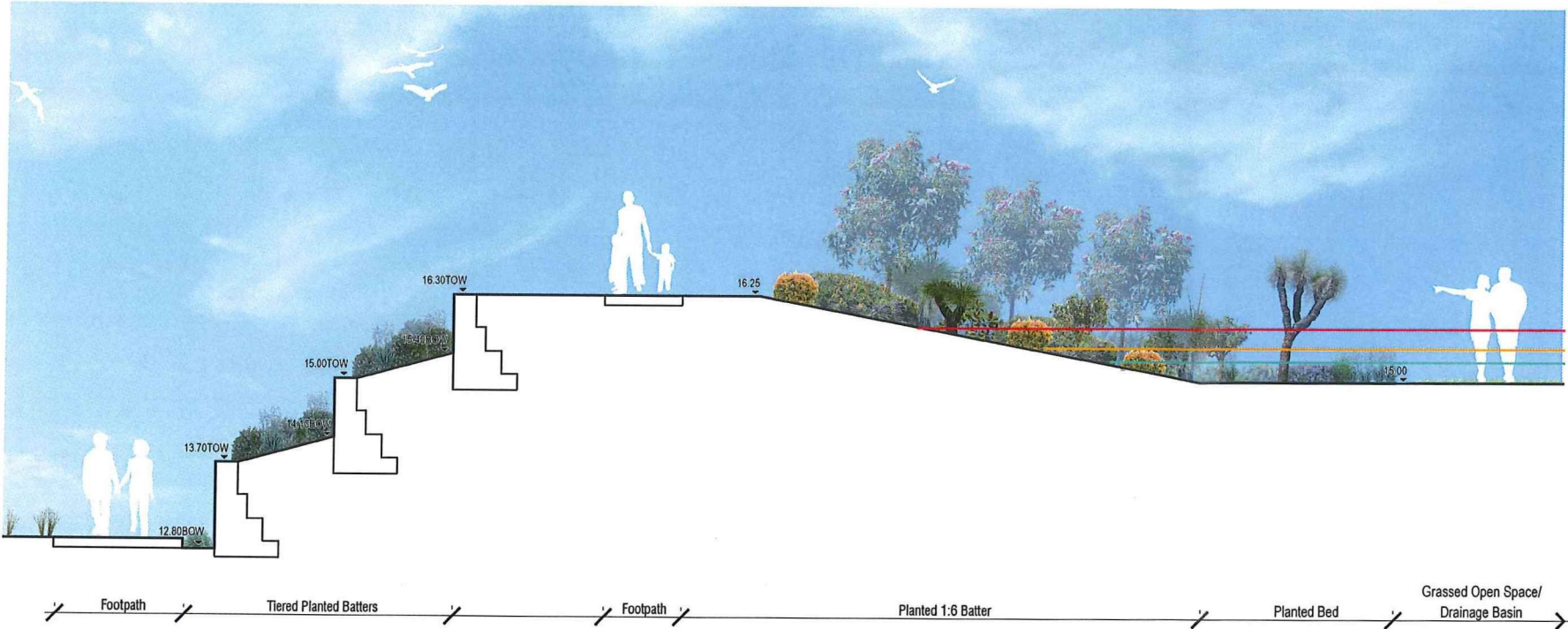
SECTION C-C



INDICATIVE IMAGERY



SECTION A-A



DEPARTMENT OF PLANNING
13 MAY 2015
FILE DAP/15/00449

FLOOD LEVELS
16.20 (Q100)
15.90 (Q10)
15.70 (Q5)

TREE SPECIES

<i>Araucaria heterophylla</i>	Structural Tree
<i>Casuarina obesa</i>	Structural Tree
<i>Callitris pressii</i>	Feature Tree
<i>Melaleuca lanceolata</i>	Feature Tree

COASTAL FLORA SPECIES

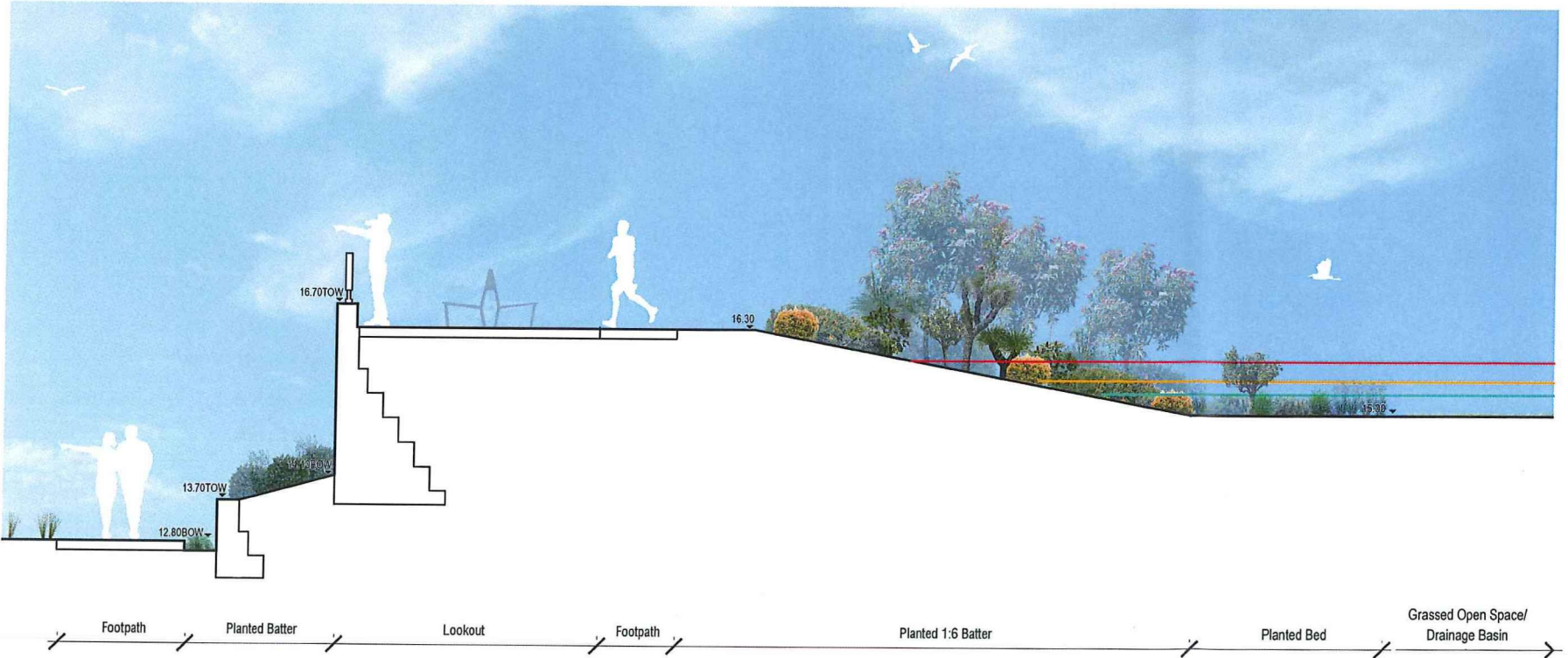
<i>Acacia cochlearis</i>	Medium - Low Shrub
<i>Acacia cyclops</i>	Tall Shrub
<i>Acacia lasiocarpa</i> var. <i>lasiocarpa</i>	Medium - Tall Shrub
<i>Acacia rostellifera</i>	Small - Medium Shrub
<i>Acacia truncata</i>	Low Shrub
<i>Acanthocarpus preissii</i>	Low Shrub
<i>Carpobrotus virescens</i>	Succulent
<i>Cassytha racemosa</i>	Climber
<i>Conostylis candicans</i>	Herb
<i>Conostylis pauciflora</i>	Herb
<i>Crassula colorata</i> var. <i>colorata</i>	Herb
<i>Dianella revoluta</i>	Herb
<i>Eremophila glabra</i>	Low Shrub
<i>Gompholobium tomentosum</i>	Low Shrub
<i>Hardenbergia comptoniana</i>	Climber
<i>Kennedia prostrata</i>	Low Shrub
<i>Lepidosperma gladium</i>	Herb
<i>Leucopogon parviflorus</i>	Medium - Tall Shrub
<i>Lomandra maritima</i>	Herb
<i>Olearia axillaris</i>	Medium - Tall Shrub
<i>Opercularia vaginata</i>	Low Shrub
<i>Ozothamnus cordatus</i>	Medium Shrub
<i>Phyllanthus calycinus</i>	Low Shrub
<i>Poa drummondiana</i>	Herb
<i>Schoenus grandiflorus</i>	Herb
<i>Spyridium globulosum</i>	Tall Shrub
<i>Spinifex hirsutus</i>	Herb
<i>Spinifex longifolius</i>	Herb
<i>Trachymene pilosa</i>	Herb

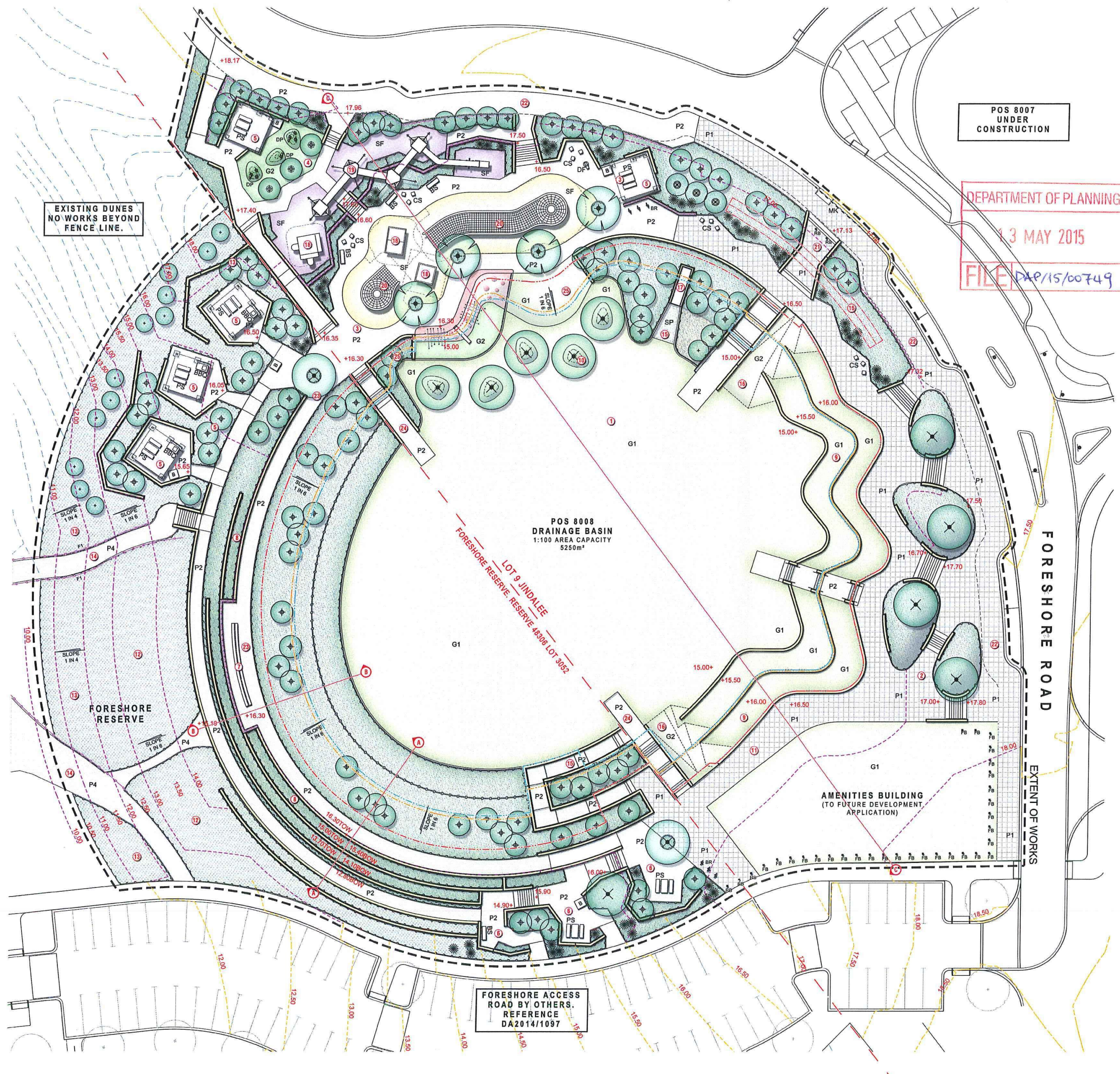
INDICATIVE PLANTING IMAGERY



FLOOD LEVELS
16.20 (Q100)
15.90 (Q10)
15.70 (Q5)

SECTION B-B





- LEGEND**
- MATURE TRANSPLANT
 - 1000L TREE PLANTING
 - 600L TREE PLANTING
 - 200L TREE PLANTING
 - 100L TREE PLANTING
 - GRASSTREE PLANTING
 - SHRUB PLANTING: SUPPLY & INSTALL 150MM POTS AT AVERAGE DENSITY OF 3/m²
 - LITTORAL PLANTING: SUPPLY & INSTALL VIOCELS AT AVERAGE DENSITY OF 4/m²
 - TUBESTOCK PLANTING SUPPLY & INSTALL TUBES AT AVERAGE DENSITY OF 4/m²
 - MULCH ONLY
 - G1 GRASSING TYPE 1: ROLL ON TURF
 - G2 GRASSING TYPE 2: REINFORCED GRASS CELLS INSTALLATION AS PER MANUFACTURER'S SPECIFICATION
 - G3 GRASSING TYPE 3: ARTIFICIAL TURF TO FALLZONE IMPACT REQUIREMENTS
 - SF RUBBER SOFTFALL TO PLAY AREAS
 - P1 PAVEMENT TYPE 1: 400MMx400MM STONE PAVERS IN DECORATIVE PATTERN
 - P2 PAVEMENT TYPE 2: LIGHTLY EXPOSED AGGREGATE GREY CONCRETE
 - P3 PAVEMENT TYPE 3: PLAIN GREY CONCRETE
 - P4 PAVEMENT TYPE 4: COMPACTED STABILISED LIMESTONE
 - T1 TACTILE STUDS TO STAIRS & RAMPS. SUPPLY & INSTALL DRILL-IN STUDS INTO PAVEMENT TYPE 1
 - T2 TACTILE PAVERS TO STAIRS & RAMPS. SUPPLY & INSTALL GRANITE TACTILE PAVERS INTO PAVEMENT TYPE 2
 - SP STONE PITCHING & WATER FLOW DISSIPATION STRUCTURES TO ENGINEER'S DETAIL
 - B BIN MOUNT LOCATION. SUPPLY & INSTALL TO MANUFACTURER'S SPECIFICATIONS
 - BS BENCH SEAT
 - CS CUBE SEATS
 - EBG ELECTRIC BBQ. SUPPLY & INSTALL TO MANUFACTURER'S SPECIFICATIONS
 - DF DRINKING FOUNTAIN. SUPPLY & INSTALL TO MANUFACTURER'S SPECIFICATIONS
 - PT PICNIC TABLE SETTING
 - SS SHADE SHELTER OVER PICNIC TABLE SETTING
 - DP DECORATIVE POLES
 - BR BIKE RACK. SUPPLY & INSTALL TO MANUFACTURER'S SPECIFICATIONS
 - RB REMOVABLE BOLLARD. SUPPLY & INSTALL TO MANUFACTURER'S SPECIFICATIONS. REFER DETAIL
 - FB FIXED BOLLARD TO TEMPORARY GRASSED AREA (FUTURE AMENITIES BUILDING). SUPPLY & INSTALL CIRCULAR TUBER BOLLARDS TO COUNCIL SPECIFICATIONS
 - LIMESTONE WALL WITH CAPPING
 - FEATURE FENCE/BALUSTRADE. HOPE COLOURED BATONS
 - F1 FORESHORE FENCING TO COUNCIL REQUIREMENTS
 - MK MOUNTABLE KERB
 - EXISTING EXTERNAL CONTOURS
 - CIVIL CONTOURS
 - PROPOSED EXTERNAL CONTOURS
 - EXTENT OF WORKS
 - Q5 FLOOD LEVEL: 15.70
 - Q10 FLOOD LEVEL: 15.90
 - Q100 FLOOD LEVEL: 16.20
- KEY**
- DRAINAGE BASIN OPEN GRASSED AREAS TO PROVIDE FOR VARIABLE ACTIVE RECREATION. CONTAINS FLOOD LEVELS FROM Q5 TO Q100 STORM EVENTS. TOTAL SURFACE AREA CAPACITY = 5250m³
 - FACILITIES FORECOURT ENTRY PRELUDE TO AMENITIES BUILDING. DECORATIVE STONE PAVING THROUGHOUT MOUNTED GRASSED NODES WITH INFORMAL SEATING. ORGANIC FORMS TO FILTER PEDESTRIAN ACCESS FROM FUTURE MULTITRILL DEVELOPMENTS TO THE EAST.
 - PLAYGROUND AGES 6-12 LANDSCAPE SPACE FOR CONCENTRATED ACTIVE RECREATION. CONTRASTING FRAGMENTED & CURVILINEAR LANDSCAPE FORMS CONTAIN PLAYSPACE WHICH UTILISES GRADE CHANGE WITHIN THE NORTH WESTERN CORNER OF THE FORESHORE POS. THE FRECKNOTS VISUAL IMPACT IS ELIMINATED VIA THE USE OF MATURE TREE TRANSPLANTS. BRIGHTLY COLOURED SURFACE TREATMENTS. BOLD PLAY ITEMS AND BUILT FORMS. REFER POINTS 18, 19 & 20 FOR DETAILED DESCRIPTIONS OF PLAY EQUIPMENT.
 - PLAYGROUND AGES 1-5 SUPERVISED PLAYSPACE HOSTING PLAYITEMS INCLUDING MOUNDED SOFTFALL, SLIDES & TUNNELS. SYNTHETIC TURF SURFACE TREATMENT THROUGHOUT.
 - SHADE STRUCTURES & FACILITIES INCIDENTIAL SHADE, WATER & BARBECUE FACILITIES TO INVITE COMMUNITY USAGE.
 - TIERED SEATING NODES ADDITIONAL SPILLOUT SPACES TO COMPLEMENT CAPEMENTIES BUILDING. SPLIT-LEVEL TERRACES TO MITIGATE 1:10 GRADE CHANGE ALONGSIDE FORESHORE CARPARK.
 - BEACH LOOKOUT ELEVATED PLATFORM EXTENDING FROM CONCRETE EMBANKMENT PATH (POINT 23). ELONGATED, DOUBLE-SIDED SEATING ELEMENTS TO PROVIDE VIEWING TO BEACH & DRAINAGE BASIN OPEN SPACE.
 - TIERED WALLING TO FORESHORE RESERVE TIERED LIMESTONE WALLS TO MITIGATE GRADE CHANGE FROM DETENTION BASIN EMBANKMENT TO EXISTING LEVELS WITHIN FORESHORE RESERVE. WALLING ARRANGEMENT TO ALLOW FOR PLANTING STRIPS TO SOFTEN WALL FACES.
 - TIERED AMPHITHEATRE TIERED LIMESTONE WALLS TO MITIGATE GRADE CHANGE FROM BUILDING FORECOURT TO DETENTION BASIN LEVEL. GRASSED TERRACES & LIMESTONE WALLS TO PROVIDE SEATED VIEWS INTO & ACROSS DRAINAGE BASIN.
 - FORMED GRASSED MOUNDS FORMED GRASS MOUNDS TO BASE OF PLAYSPACE BATTER (REFER POINT 25). GRASSED MOUND TO OFFER TOPOGRAPHIC INTEREST WHILE OFFERING RECREATION AND PARENTAL SUPERVISION.
 - ALFRESCO DINING HARDSTAND HARDSTAND TO ENABLE ALFRESCO DINING TO AMENITIES BUILDING (ARCHITECTURAL DETAIL LAYOUT TO BE CONFIRMED).
 - REVEGETATED DUNAL BATTERS REVEGETATED DUNAL FORMATIONS TO EASE FORESHORE DEVELOPMENT CHARACTER INTO NATURAL SURROUNDS.
 - TOPOGRAPHIC INTEGRATION PROPOSED LANDSCAPE WORKS TO CAREFULLY INTEGRATE INTO EXISTING FORESHORE RESERVE TOPOGRAPHY.
 - ACCESS PATHS TO BEACH PRESERVE & ADJACENT ACCESS PATH NETWORK FROM FORESHORE PARK & CARPARK TO BEACHFRONT.
 - Q1 SUB-SURFACE STORAGE SYSTEM Q1 DRAINAGE DETENTION CAPACITY PROVIDED VIA SUBSURFACE SLOTTED DRAINAGE SITUATED WITHIN BROADER WATER CATCHMENT AREA. SUB-SURFACE STORAGE SYSTEM TO FUTURE ENGINEERING DETAIL (SHOWN INDICATIVELY). MAINTENANCE ACCESS PROVIDED.
 - MAINTENANCE ACCESS DRIVEWAY MAX 1:10 GRASSED MAINTENANCE ACCESS DRIVEWAY TO DRAINAGE BASIN. STRUCTURAL GRASSED CELLS UNDER FOR STABILISATION.
 - FLUME HEADWALL STORMWATER OUTLET DIRECTING FLOWS FROM Q5-Q100 STORM EVENTS. OUTLET DETAIL TO PREVENT SURFACE SCOURING AND MINIMISE WATER DISCHARGE VELOCITY.
 - STACKED CUBE PLAY STRUCTURE STACKED CUBE PLAY STRUCTURE WITH CLIMBING ROPES, NETS, SUSPENDED SEATING & REFUGE CAPSULES TO AUSTRALIAN STANDARDS. CUBE STRUCTURE TO PRESENT A 'TUMBLING' MOTION ASSISTED BY SINGULAR CUBE STRUCTURES OCCURRING UPON THE LOWER PLAY AREA LEVEL.
 - SHY WALK PLAY STRUCTURE ELEVATED STRUCTURE TO PROVIDE AN OVERHEAD 'GATEWAY' WHEN DESCENDING ONTO LOWER LEVEL PLAY AREA. ELEVATED DRY CABINS ARE LINKED VIA SWAYING ROPED BRIDGES UP TO 5M IN HEIGHT. LARGE, SINGULAR SLIDE GUIDES A FLUID DESCENT ONTO THE LOWER PLAY AREA WHERE ACCOMPANYING SLIDES DELIVER USERS WITHIN SHARED, SAFE SURROUND.
 - ROPE LOOP 'SEA SLUG' CURVED, TUBULAR STEEL FRAMES REFLECT THE FORM OF A SEA-SLUG. SCULPTURAL STEEL FRAMES VARY ALONG THE VERTICAL PLANE WHILE OFFERING VARIED SWING, SLIDING & CLIMBING ROPED PLAY.
 - ENTRY FROM POS 8007 PEDESTRIAN ENTRY & CONNECTION TO POS 8007. ENTRY SPACE TO ALLOW DISPERSAL TOWARDS ADJACENT FORESHORE PARK SPACES. ENTRY PAVED AREA SOFTENED WITH TREES IN PAVEMENT.
 - DUAL ACCESS PATH 3.0M WIDE DUAL ACCESS PATH. CLEAR DELINEATION FROM ADJACENT PAVEMENT TO BE PROVIDED VIA COLOUR CONTRAST.
 - EMBANKMENT PATH PAVED EMBANKMENT PATH TO PROVIDE ELEVATED ACCESS BETWEEN PLAYGROUNDS & AMENITIES BUILDING & SURROUNDS.
 - PATHWAY CONNECTION ACCESS STAIRS ADJOINED TO TITLE BOUNDARY TO SUGGEST DIRECT PEDESTRIAN ACCESS BETWEEN PLAYGROUNDS & AMENITIES BUILDING & SURROUNDS.
 - PLAYSPACE BATTER GRADE CHANGE FROM 1:100 FL TO DRAINAGE BASIN BASE OCCUPIED BY GRASSING, CLIMBING NETS, SLIDES & SOFTFALL MOUNDED.
- LANDSCAPE LIGHTING LANDSCAPE SCHEME TO INCORPORATE ADEQUATE LIGHTING TO PROVIDE SELECT AREAS FOR NIGHT-TIME USAGE.
- 0 2 4 6 8 10m NORTH

EDEN BEACH FORESHORE_POS 8008
LOT 9 JINDALEE/FORESHORE RESERVE - RESERVE NO. 48306
GENERAL ARRANGEMENTS PLAN MAY 2015
ISSUED FOR DEVELOPMENT APPLICATION REV B EPCAD



Form 2 - Responsible Authority Report
(Regulation 17)

Property Location:	Lot 702 (34) Marri Road, Duncraig
Application Details:	Proposed modifications to approved three storey mixed use development with undercroft car park
DAP Name:	Metro North-West JDAP
Applicant:	Focus Building Company
Owner:	JHF Holdings Pty Ltd
LG Reference:	DA15/0312
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Department of Planning File No:	DP/14/00199
Report Date:	13 May 2015
Application Receipt Date:	23 March 2015
Application Process Days:	60 Days
Attachment(s):	1. Location plan 2. Original DAP approval letter and plans (approved 13 May 2014) 3. Previous DAP approval letter and plans (approved 5 February 2015) 4. Development plans 5. 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 23 March 2015 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 dated 23 March 2015 and accompanying plans received on 23 April 2015 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 three storey mixed use development with undercroft car park at Lot 702 (34) Marri Road, Duncraig.

Advice Notes

1. All conditions and requirements detailed on the previous approval dated 13 May 2014 shall remain applicable.
2. The applicant is advised that this approval does not include the footpath proposed within the road reserve. Any works within the road reserve, with the exception of the proposed crossovers, will be subject to a separate application to the City.

Background:

Property Address:	Lot 702 (34) Marri Road, Duncraig
Zoning	MRS: Urban
	TPS: Commercial
Use Class:	Office - P Shop - P Multiple Dwellings - D
Strategy Policy:	<i>State Planning Policy 3.1 – Residential Design Codes of Western Australia</i>
Development Scheme:	<i>City of Joondalup District Planning Scheme No.2</i>
Lot Size:	1,583m ²
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 and 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 storey mixed use development was proposed on the site however the application was withdrawn by the applicant prior to determination.

On 13 May 2014, the Metro North-West Joint Development Assessment Panel (JDAP) approved, subject to conditions, an application for a three storey mixed use development with undercroft car park (Attachment 2 refers). Subsequent to this, an application for modifications to that approval, including amendments to the ground floor shop and office tenancies and minor changes to first and second floor residential units, was approved by the JDAP on 5 February 2015 (Attachment 3 refers).

This application seeks approval for further modifications to the previously approved development as outlined below.

Scheme Amendment 65

In addition to the general development provisions of DPS2 and the *Residential Design Codes 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 previously approved by the JDAP on 5 February 2015. The proposed modifications include:

- Basement
 - Modifications to the internal layout of the basement, including reduction in overall size, addition of structural columns, deletion of staircase, increase to sizes of store rooms and the relocation of the lift shaft.
- Ground floor
 - Increase in height of the ground floor commercial units by 314mm.
 - Relocation of the commercial bin store to Marri Road (previously located on the southern portion of the site) and provision of a pathway to the Marri Road boundary.
 - Relocation of the small detached office from the eastern side of the site, to adjoin the main commercial office block at the southern end of the site.
 - Addition of fire pump and tank room.
 - Deletion of stair case on the southern elevation.
- First and second floor
 - Increase in height of each floor by 25mm.
- Roof
 - Increase in roof height to 10.2m from slab level to allow for structural steel depth and minimum 3 degree roof pitch.

In addition to the above, previously the plot ratio areas of the residential dwellings were noted as being 45m² for the single bedroom dwellings and 70m² for the two bedroom dwellings. Upon further review of the development, as well as the provision of more detailed plans, it is noted that the plot ratio area of some of the apartments have increased by between 1m² and 8m². The revised plot ratio areas of the development have been assessed as part of this application.

The development plans are provided as Attachment 4 and building perspectives are provided as Attachment 5.

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 R-Codes, which relate 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 and the R-Codes which are varied further by the proposed modified development.

DPS2 Requirement and R-Code deemed-to-comply standard	Previously Approved	Proposed
Building setbacks 9.0m from a street boundary	Ground floor setbacks only 5.0m to the "Shop" tenancy from Marri Road (Amended DAP approval (5 February 2015))	Ground floor setbacks only 4.25m to bin store from Marri Road

DPS2 Requirement and R-Code deemed-to-comply standard	Previously Approved	Proposed
	3.0m to pillar from Marri Road (Original DAP approval (13 May 2014))	
Building size 0.7 plot ratio area	0.78 – discretion not previously identified. (Amended DAP approval (5 February 2015))	0.78
Building height 10m to top of external wall (roof concealed)	Complied 9.718m to top of design features and 9.08m to top of wall (roof concealed) and total of 10m above natural ground level (Both original and amended DAP approvals)	10.2 metres to top of wall (roof concealed) and total of 11.12m above natural ground level
Outdoor Living Areas 2.4m min dimension .	All units Complied (Both original and amended DAP approvals)	Unit 9 and 19 balcony 1.1m min dimension
Car parking 'Office' 1 bay per 30m ² NLA 'Shop' 7 bay per 100m ² NLA 'Multiple Dwellings': 1 per unit less than 75m ² 1.25 per unit 75 -110m ² 0.25 visitor bays per unit	<u>Required</u> 198.76m ² NLA = 6.6 bays 98.606m ² NLA = 6.9 bays 20 units = 20 bays N/A 20 units = 5 visitor bays. Total bays required = 38.5 (39), including; <ul style="list-style-type: none"> 19 visitor bays 20 resident bays <u>Provided</u> Total bays provided = 33, including; <ul style="list-style-type: none"> 13 visitor bays 20 resident bays 6 visitor bay shortfall Amended DAP approval (5 February 2015)	<u>Required</u> 197.38m ² NLA = 6.5 car bays 99.18m ² NLA = 6.9 car bays 12 units = 12 car bays 8 units = 10 car bays 20 units = 5 car bays Total bays required = 40.3 (41), including; <ul style="list-style-type: none"> 19 visitor bays 22 resident bays <u>Provided</u> Total bays provided = 33 including; <ul style="list-style-type: none"> 13 visitor bays 20 residents bays 6 visitor and 2 resident bay shortfall

These aspects of the proposal are discussed further in the comment section of this report below.

Comments

Building Setbacks

The ground floor commercial component of the development has been assessed against the setback requirements of DPS2. A reduced setback from the primary street (Marri Road) to the bin store of 4.25 metres is proposed. The building setback required under DPS2 is nine metres. The original development application was approved by the JDAP on 13 May 2014 with a minimum setback of three metres to the support pillar of the balconies on the upper floors. Modifications, approved by the JDAP on 5 February 2015, were made to the development resulting in the front setback increasing to five metres to the shop tenancy.

The proposed front setback is deemed appropriate as the front façade of the development is articulated through the use of design features, including a large glass curved window to an office tenancy, and varying building materials. The balconies on the upper floor are in line with the proposed bin store and therefore will minimise the impact of the bin store on the streetscape. Further to this, landscaping in front of the proposed bin store will help to soften the impact onto the street.

The bin store is in keeping with the requirements of clause 4.14 - Storage and Rubbish Accumulation of DPS2, which requires the storage of accumulated rubbish to be suitably screened from its immediate surrounds by a wall not less than 1.8m in height and constructed of brick, masonry or other approved materials.

Car parking

Car parking for the site has been calculated in accordance with Table 2 of DPS2 and the R-Codes. Modifications to the plot ratio area of the eight of the dwellings so they are now above 75m² results in an additional two resident car parking bays being required for the site. This is because under the R-Codes, larger units between 75m² and 110m² have a great resident parking requirement than units less than 75m². As the car parking shortfall relates to the increase in plot ratio area of the dwellings, the development has been assessed against the design principles of clause 6.3.3 – Parking of the R-Codes which states:

P3.1 Adequate car and bicycle parking provided on-site in accordance with projected need related to:

- *the type, number and size of dwellings;*
- *the availability of on-street and other off-site parking; and*
- *the proximity of the proposed development in relation to public transport and other facilities.*

P3.2 In mixed use development, in addition to the above:

- *parking areas associated with the retail/commercial uses are clearly separated and delineated from residential parking.*

The R-Codes permit lesser car parking standards for development located within 250 metres of a high frequency bus route. While the subject site does not fall within this location requirement, it is situated 500 metres from Marmion Avenue and 550 metres

from Lilburne Road, both of which are high frequency bus routes. It is therefore considered that the development is still within close proximity of public transport. Further to this, as the residential dwellings within the development have been sold, purchasers of these dwellings are aware of the availability of one car bay per dwelling. It is therefore considered that the proposed resident car parking meets the associated design principles and that it is appropriate in this instance.

Amendment 65 proposes to change the car parking standard of 'Office' from 1 car bay per 30m² NLA to 1 car bay per 50m² NLA and 'Shop' from 7 car bays per 100m² NLA to 5 car bays per 100m² NLA. Upon applying the car parking standards proposed under Amendment 65 to the development, the car parking provided for the commercial uses complies. Given the proposal complies with the City of Joondalup's latest parking standards, the provision of parking for the commercial uses is also considered appropriate.

Bicycle parking has been provided to the site in accordance with the deemed-to-comply requirements of the R-Codes.

Plot ratio

Previously the plot ratio areas of the residential dwellings were noted as being 45m² for the single bedroom dwellings and 70m² for the two bedroom dwellings. This resulted in an overall plot ratio of 0.69. Upon further review of the development, as well as the provision of more detailed plans, it is noted that the plot ratio area of some of the apartments have increased slightly by between 1m² and 8m². As a result of these increases the overall plot ratio of the development is proposed at 0.78 and therefore does not comply with the deemed-to-comply requirements of clause 6.1.1 – Building size of the R-Codes. As a result, the development is required to be assessed against the applicable design principle which states:

Development of the building is at a bulk and scale indicated in the local planning framework and is consistent with the existing or future desired built form of the locality.

It is considered that as the number of apartments has not increased from what was previously proposed and the increases to plot ratio are only minor, ranging from 1m² to 8m², the additional plot ratio area will not further alter the impact of the development upon surrounding properties. It is considered that the overall height of the development, at three storeys, is not out of place within this locality and that the development will not have an adverse impact upon the surrounding residential character. While discretion is required to be exercised in regards to building setbacks, it is considered that the development is well articulated through the inclusion of varying building setbacks and building materials as well as balconies to the upper floors which assist in breaking up the bulk of the development. It is therefore considered that the proposed plot ratio meets the associated design principle and is appropriate in this instance.

Building Height

As part of this application the height of the overall development is proposed to be increased by 1.12 metres to a maximum top of wall height of 10.2 metres (11.12 metres above natural ground level), which is 0.2 metres above the deem-to-comply height standard of 10 metres set in the R-Codes. The increase to the height of the development is the result of increases to the thickness of the slab necessary to

provide for building services while achieving adequate ceiling heights. In addition, the roof has been modified to allow for sufficient structure depth and a minimum 3 degree roof pitch. As a result of these modifications the development does not comply with the deemed-to-comply requirements of clause 6.1.2 – Building Height of the R-Codes and therefore requires assessment against the relevant design principles, given below:

Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:

- *adequate access to direct sun into buildings and appurtenant open spaces;*
- *adequate daylight to major openings into habitable rooms;*
- *access to views of significance;*
- *buildings present a human scale for pedestrians;*
- *building façades designed to reduce the perception of height through design measures; and*
- *podium style development is provided where appropriate*

During the initial consultation of the development a total of seven submissions, all of which were objections, were received. Some of the concerns expressed in these submissions included objections to the scale of the proposed development. The concerns expressed in these have been taken into consideration in the assessment of the modifications to the development.

It is considered that the 1.12 metre increase to the height of the development will not have an adverse impact upon the locality, including the amenity of the surrounding residential properties, as the closest residential dwellings are located approximately 20 metres from the development site. The overall size and scale of the development, at three storeys, is considered to be of a scale which is not substantially out of character for other developments permitted within in the area.

Further to this, it is noted that under DPS2 there are no height limitations for non-residential development unless it is in the 'Residential' zone. As such if the development was for solely commercial purposes, the requirements of the R-Codes would not apply and there would be no limitation to height.

The site abuts a 'Commercial' zoned property to the southern and eastern boundary, containing the Duncraig Shopping Centre, with the proposed development located adjacent to their car park. As a result the proposed development will not have an adverse impact upon the adjoining commercial property in terms of restricting sunlight to buildings or open space. The height of the development in addition will not restrict access to views of surrounding residential and commercial developments as there are no views of significance within the immediate locality.

In relation to the requirement for buildings to present a human scale for pedestrians, the explanatory guidelines of the R-Codes explain this as meaning that the building should have a proportional relationship to people. The development creates a human scale by breaking up the facade of building through the inclusion of balconies, which serve as awnings for the ground floor, and the setting back of the main portion of the building on the upper floors. Furthermore, the commercial tenancies within the ground floor include active land uses and openings which allow for visual interaction between passer-bys and users of the tenancies.

Outdoor Living Areas

The balconies of unit 9 on the first floor and unit 19 on the second floor do not comply with the deemed-to-comply requirements of clause 6.3.1 – Outdoor Living Areas of the R-Codes and therefore are required to be assessed against the applicable design principle which states:

Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling, and if possible, open to winter sun.

It is noted that overall, the area of the balconies exceed the deemed-to-comply requirement at 10.59m². Only a small portion of the balconies do not meet the required minimum dimension, with these portions nominated as BBQ areas. The balconies of Unit 9 and 19 are directly accessible from the living area of each unit. These units are in addition located on the western elevation of the development and will have access to late afternoon sun light, meeting the associated design principle.

Conclusion:

The proposed modifications, being relatively minor, aim to improve the functionality of the overall development and are considered to comply with the objectives and design principles of DPS2 and the R-Codes. These modifications are not likely to have a significant impact on the relationship of the development to the streetscape and will further enhance the 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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Government of Western Australia
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



Government of Western Australia
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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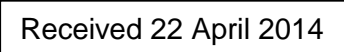
10. Applicant shall note that there is an obligation to ensure that the site is suitable for a sensitive land use in consideration of its previous land use (as a service station). To this regard, advice should be sought from the Department of Environment and Regulation regarding the environmental investigations 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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daps@planning.wa.gov.au www.planning.wa.gov.au
ABN 35 482 341 493





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Design & Construction

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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

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DATE : 28/01/14

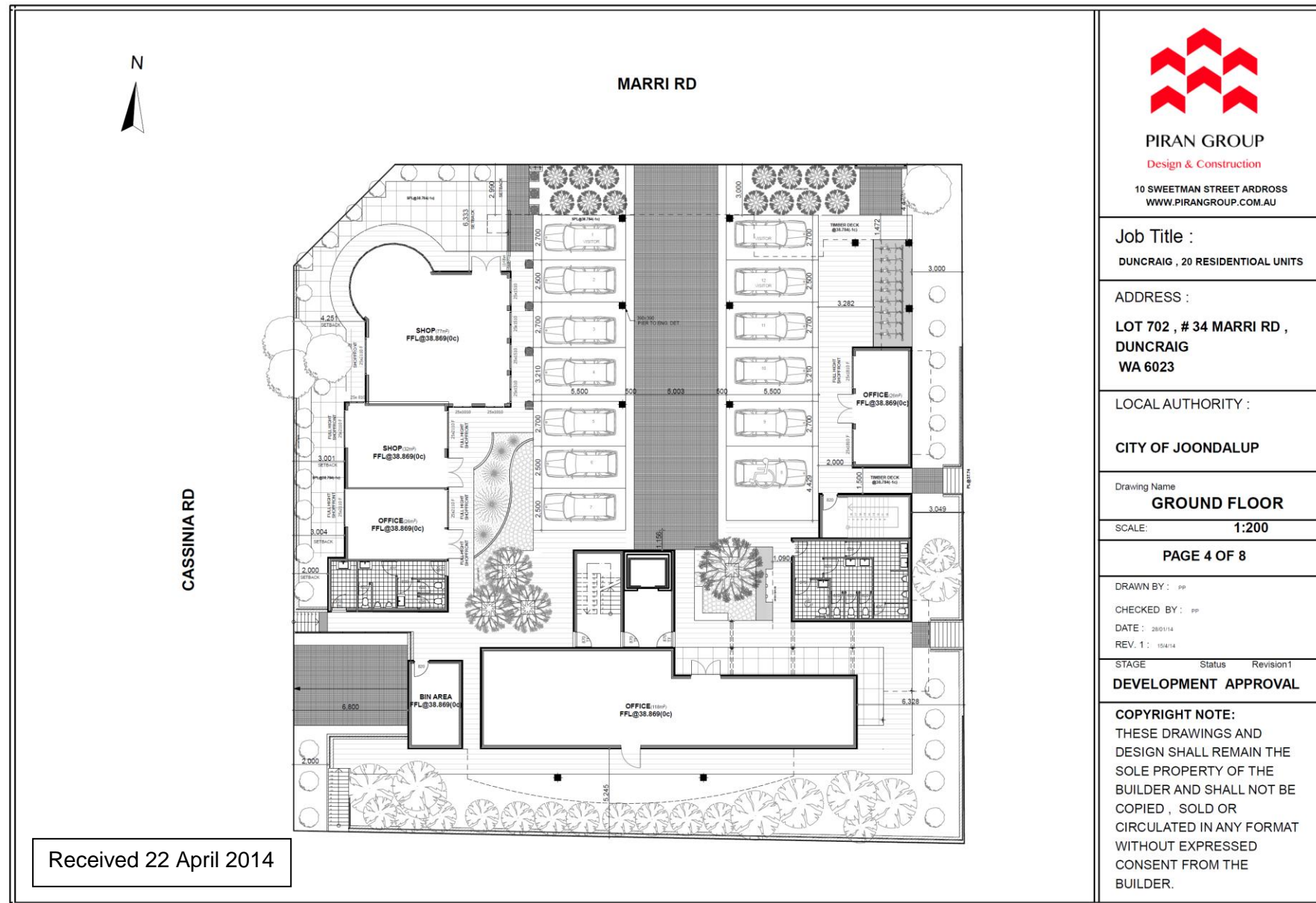
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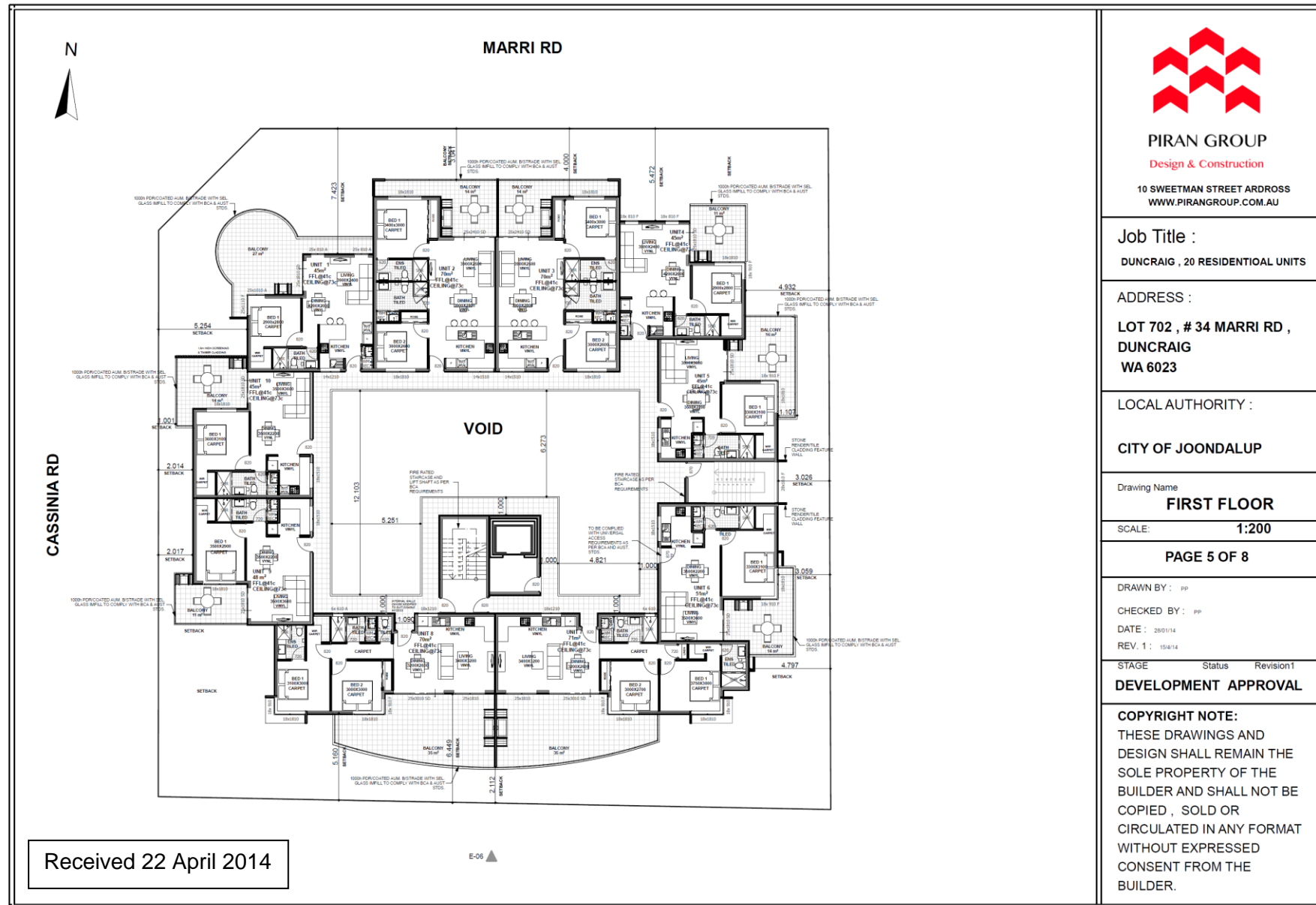
STAGE Status Revision1

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WA 6023**

LOCAL AUTHORITY :

CITY OF JOONDALUP

Drawing Name

FIRST FLOOR

SCALE: **1:200**

PAGE 5 OF 8

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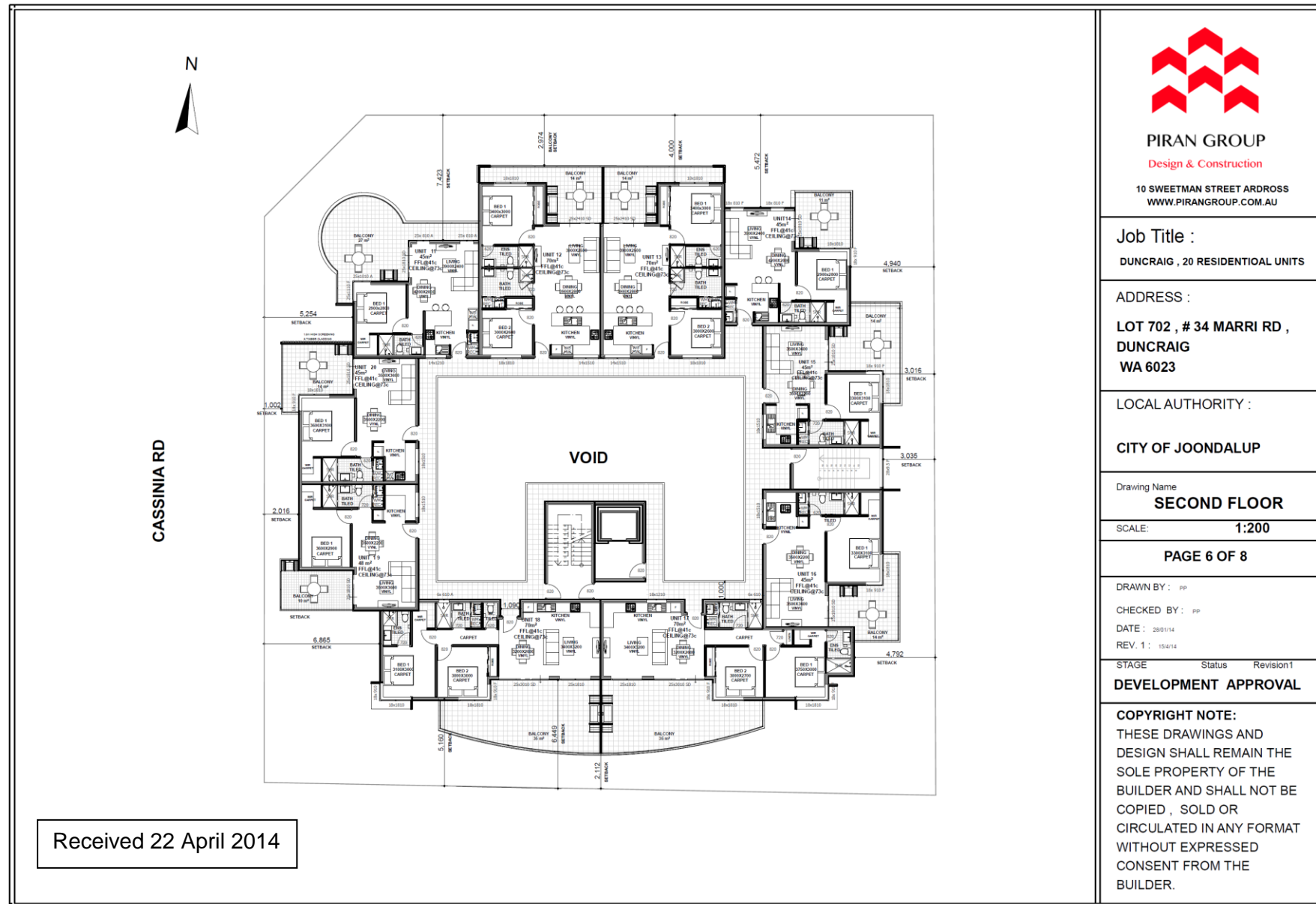
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WA 6023**

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Drawing Name **NORTH AND EAST
ELEVATIONS**

SCALE: **1:200**

PAGE 7 OF 8

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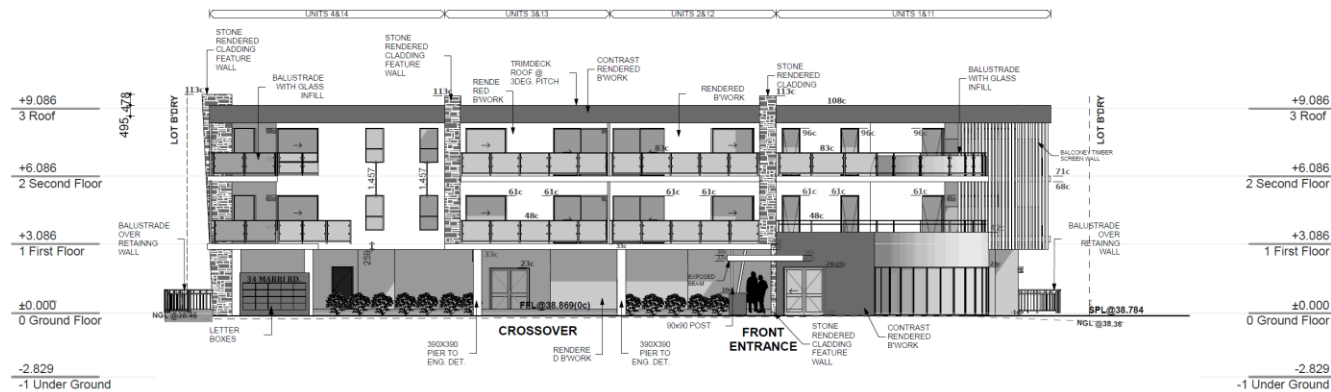
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STAGE Status Revision1

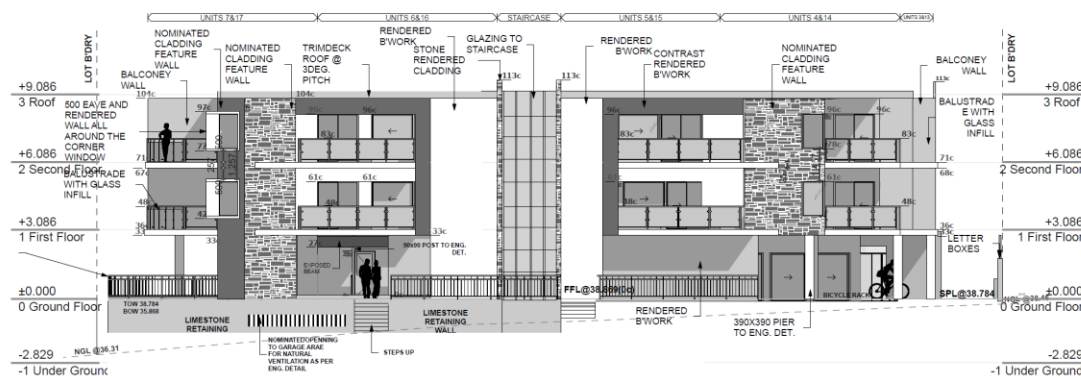
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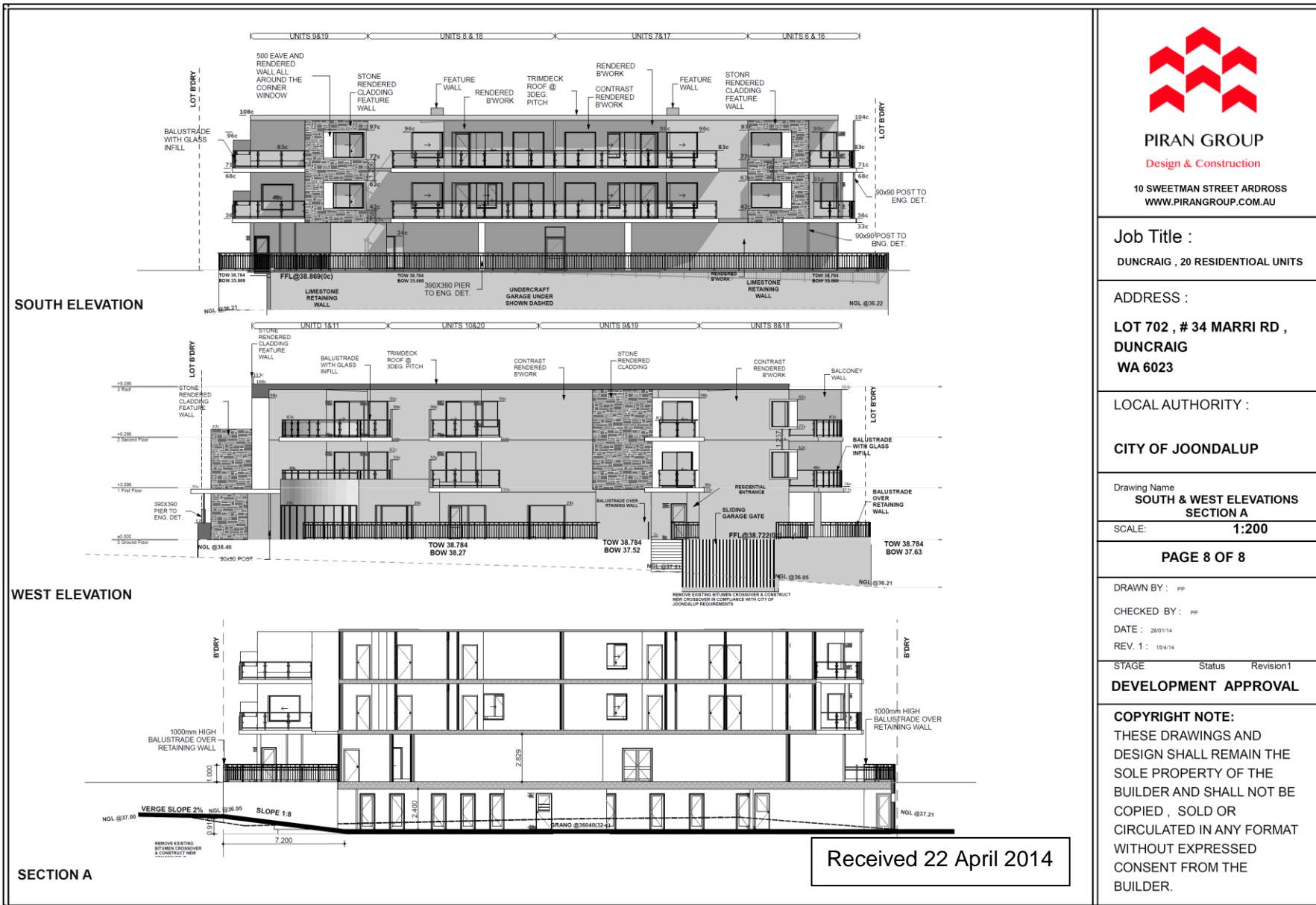


NORTH ELEVATION



EAST ELEVATION

Received 22 April 2014



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WA 6023

LOCAL AUTHORITY :

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

SCALE: **1:200**

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Government of Western Australia
Development Assessment Panels

LG Ref: DA14/1600
DoP Ref: DP/14/00199
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

Mr Stephen Walker
Vanguard Planning Services
vanguardplanning@aapt.net.au

Dear Mr Stephen Walker

Metro North-West JDAP – City of Joondalup – DAP Application DA14/1600
Lot 702 (34) Marri Road, Duncraig
Proposed modifications to approved three storey mixed use development
with undercroft car park

Thank you for your application and plans submitted to the City of Joondalup on 12 December 2014 for the above development at the above-mentioned site.

This application was considered by the Metro North-West Joint Development Assessment Panel at its meeting held on 5 February 2015, where in accordance with the provisions of the City of Joondalup District Planning Scheme No. 2, it was resolved to approve the application as per the attached notice of determination.

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

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

Should you have any enquiries in respect to the conditions of approval please contact Ms Stephanie Izzard at the City of Joondalup on (08) 9400 4270.

Yours sincerely,

DAP Secretariat

16/02/2015

Encl. DAP Determination Notice
Approved plans

Cc: Ms Stephanie Izzard
City of Joondalup
steph.izzard@joondalup.wa.gov.au



wa.gov.au

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daps@planning.wa.gov.au www.planning.wa.gov.au
ABN 35 482 341 493



Government of Western Australia
Development Assessment Panels

Planning and Development Act 2005

City of Joondalup District Planning Scheme No. 2

Metro North-West Joint Development Assessment Panel

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

Location: Lot 702 (34) Marri Road, Duncraig

Description of proposed Development: Proposed modifications to approved 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 5 February 2015, subject to the following:

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.

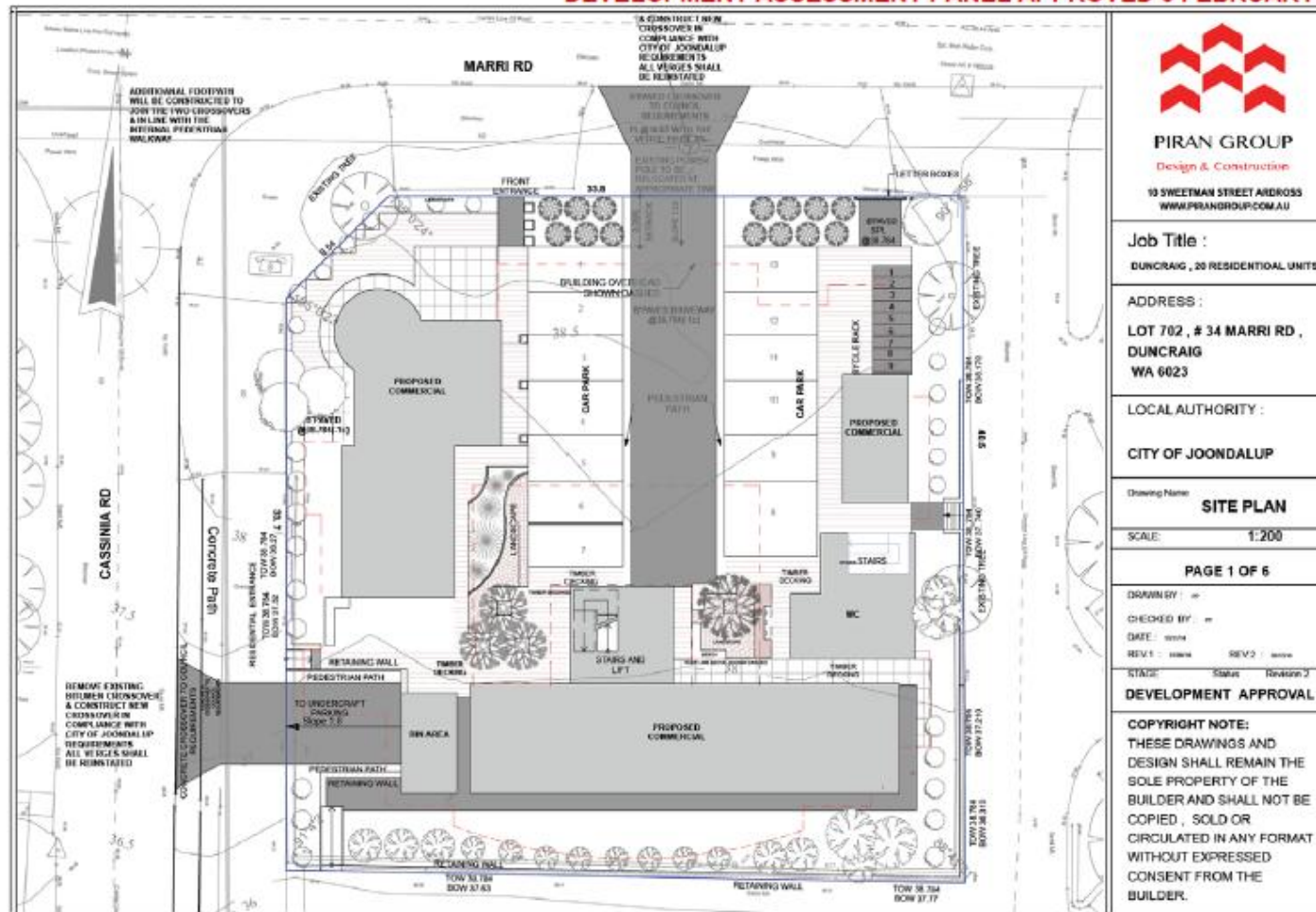
Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Development Assessment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



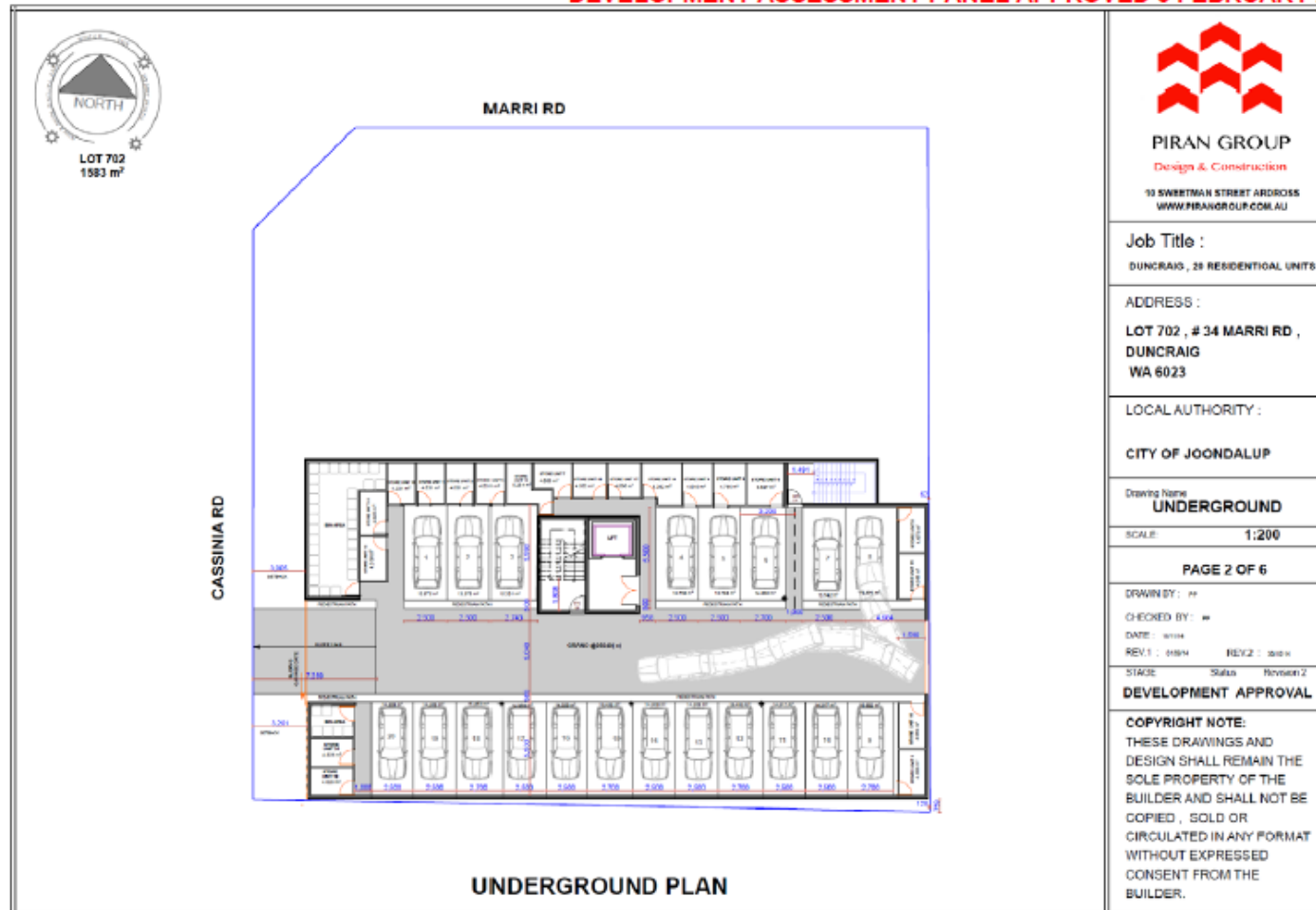
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DEVELOPMENT ASSESSMENT PANEL APPROVED 5 FEBRUARY 2015



DEVELOPMENT ASSESSMENT PANEL APPROVED 5 FEBRUARY 2015



North Direction

MARRI RD

CASSINIA RD

RTT AREA	1583m²
LAND'S GROUND AREA	71m²
GROUND FLOOR AREA (COMMERCIAL)	200m²
FIRST FLOOR AREA	500m²
SECOND FLOOR AREA	500m²
DRIVING ROAD	(11m)
ALLOWED AREA	1150m²
TOTAL RESIDENTIAL	1150m²

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Job Title :

DUNCRAIG, 20 RESIDENTIAL UNITS

ADDRESS :

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DUNCRAIG
WA 6023

LOCAL AUTHORITY :

CITY OF JOONDALUP

Drawing Name:

GROUND FLOOR

SCALE: 1:200

PAGE 3 OF 6

DRAWN BY: PP

CHECKED BY: PP

DATE: 01/01/2014

REV 1: 01/01/2014

REV 2: 01/01/2014

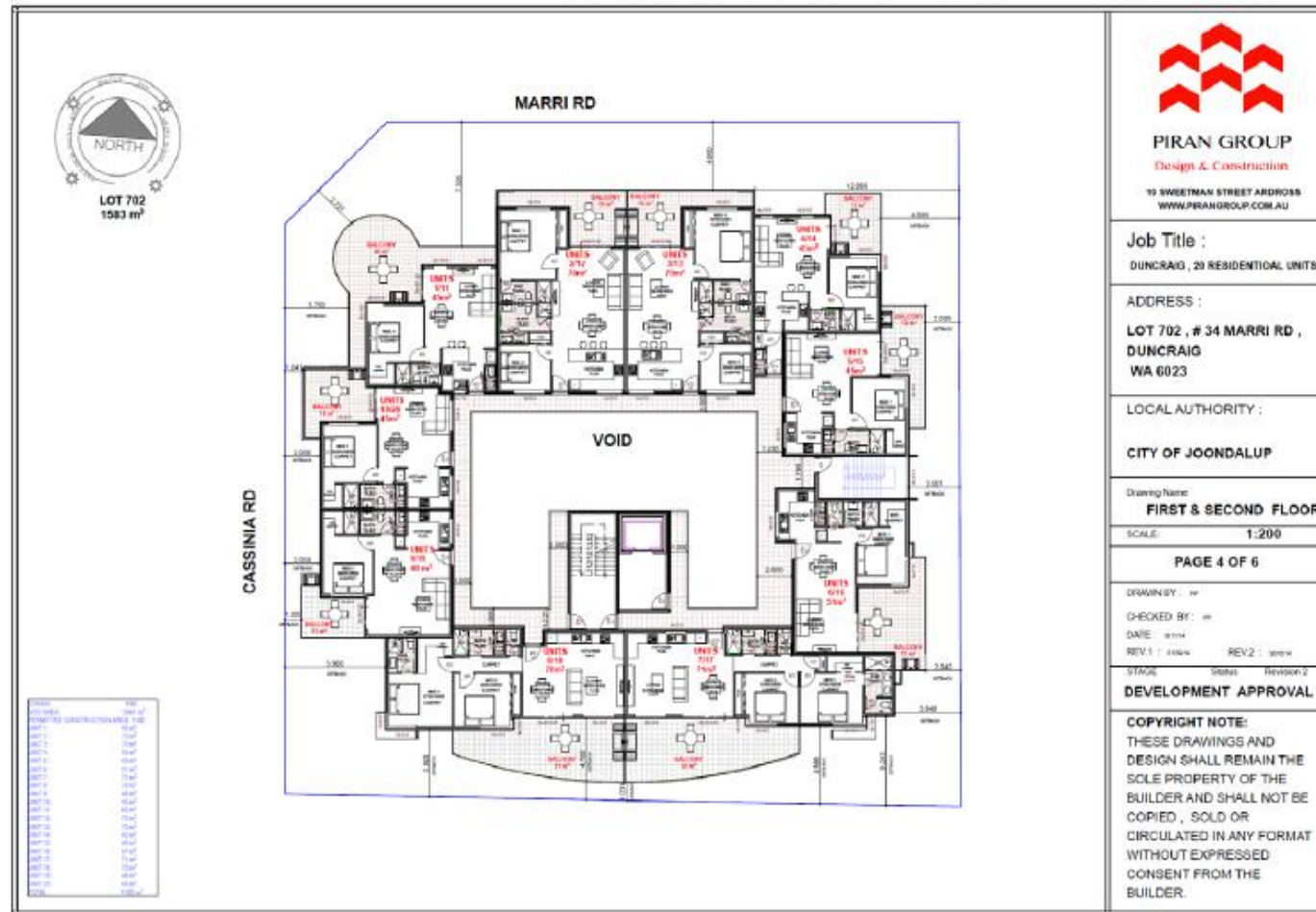
STATUS: Status Revision 2

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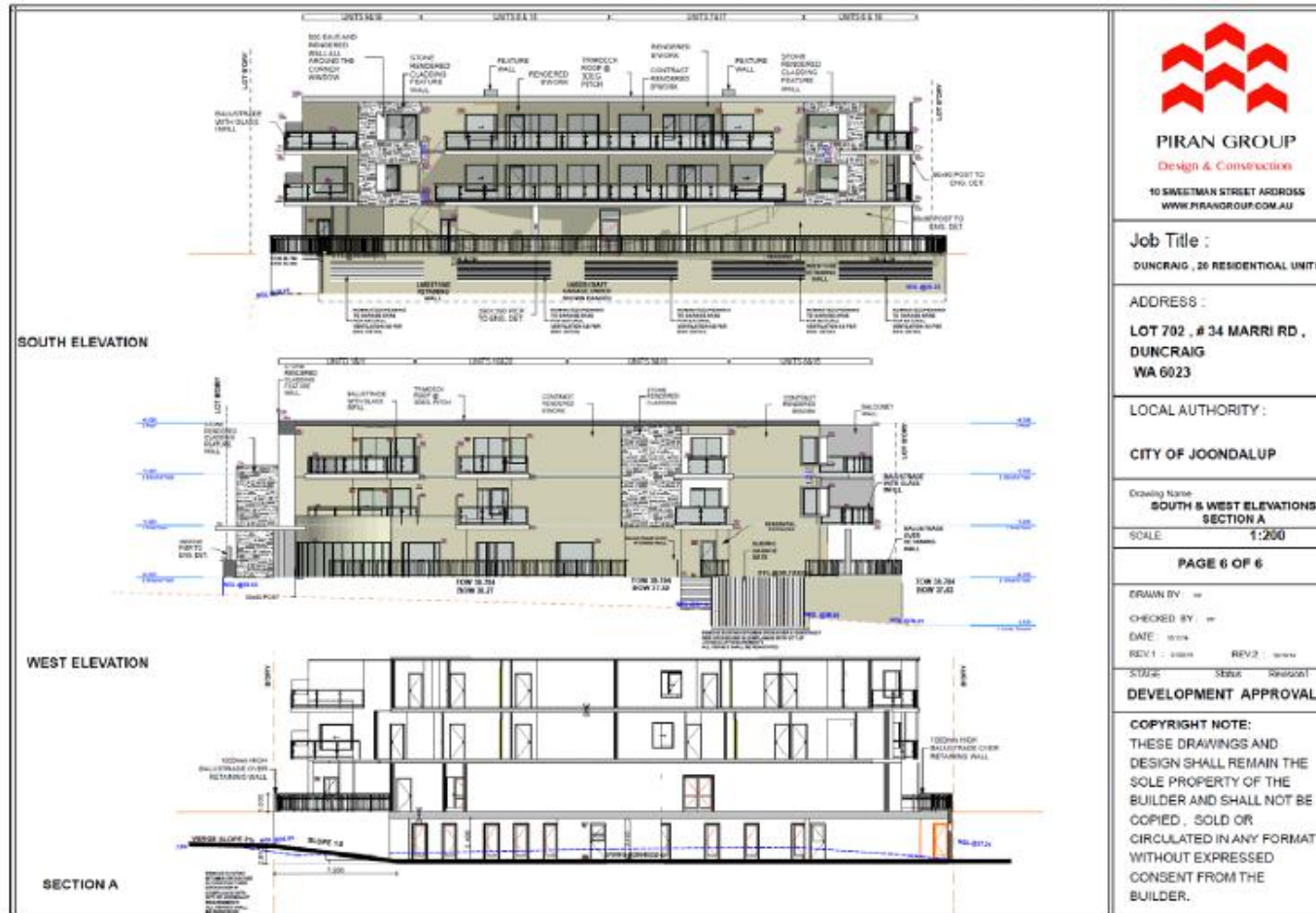
DEVELOPMENT ASSESSMENT PANEL APPROVED 5 FEBRUARY 2015

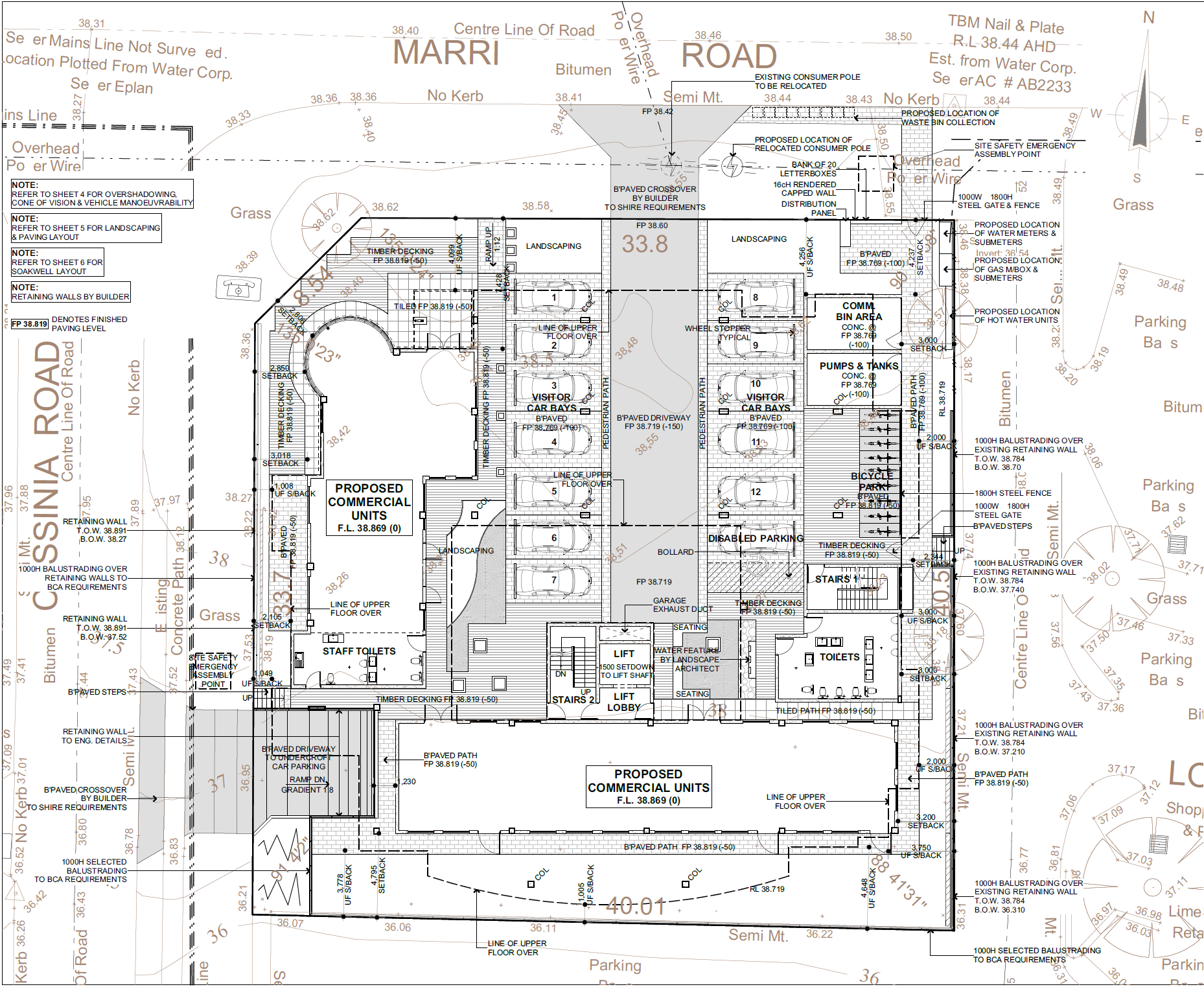


DEVELOPMENT ASSESSMENT PANEL APPROVED 5 FEBRUARY 2015



DEVELOPMENT ASSESSMENT PANEL APPROVED 5 FEBRUARY 2015





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Email: johann.bourie@bigpond.com / jfourie@emmaus.net.au
Website: www.emmaus.net.au Telephone: +61 8 9545 1916

REV	VO#	DRN	DATE	CHK
1	-	PP	01/09/14	PP
2	DA SUBMISSION	PP	30/10/14	PP
3	GENERAL ARRANGEMENT	VNIX	17/03/15	DW
4	PARAPET HT CHANGE	VNIX	22/04/15	DW

Amended
Date: 23/04/15

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OWNER / / WITNESS / /

BUILDER / / WITNESS / /

SITE ADDRESS:

**LOT 702 (#34) MARRI ROAD
DUNCRAIG WA 6023
CITY OF JOONDALUP**

PROJECT TITLE:

**PROPOSED MIXED-USED
DEVELOPMENT COMM. +
12/ 1 x 1 AND 8/ 2 x 2
DWELLING UNIT (20 UNITS)**

DRAWING NAME:

Site Development Plan

SCALE:	REVISION No:	SHEET No:
1:200 (A3)	3	3 OF 17

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Amended
Date: 23/04/15



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Email: johann.fourne@bigpond.com / jfourne@emmaus.net.au
Website: www.emmaus.net.au Telephone: +61 8 9545 1916

REV	VO#	DRN	DATE	CHK
1	-	PP	01/09/14	PP
2	DA SUBMISSION	PP	30/10/14	PP
3	GENERAL ARRANGEMENT	VNIX	17/03/15	DW
4	PARAPET HT CHANGE	VNIX	22/04/15	DW

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DATED / /

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BUILDER WITNESS

SITE ADDRESS:
LOT 702 (#34) MARRI ROAD
DUNCRAIG WA 6023
CITY OF JOONDALUP

PROJECT TITLE:
PROPOSED MIXED-USED
DEVELOPMENT COMM. +
12/ 1 x 1 AND 8/ 2 x 2
DWELLING UNIT (20 UNITS)

DRAWING NAME:
Undercroft Plan

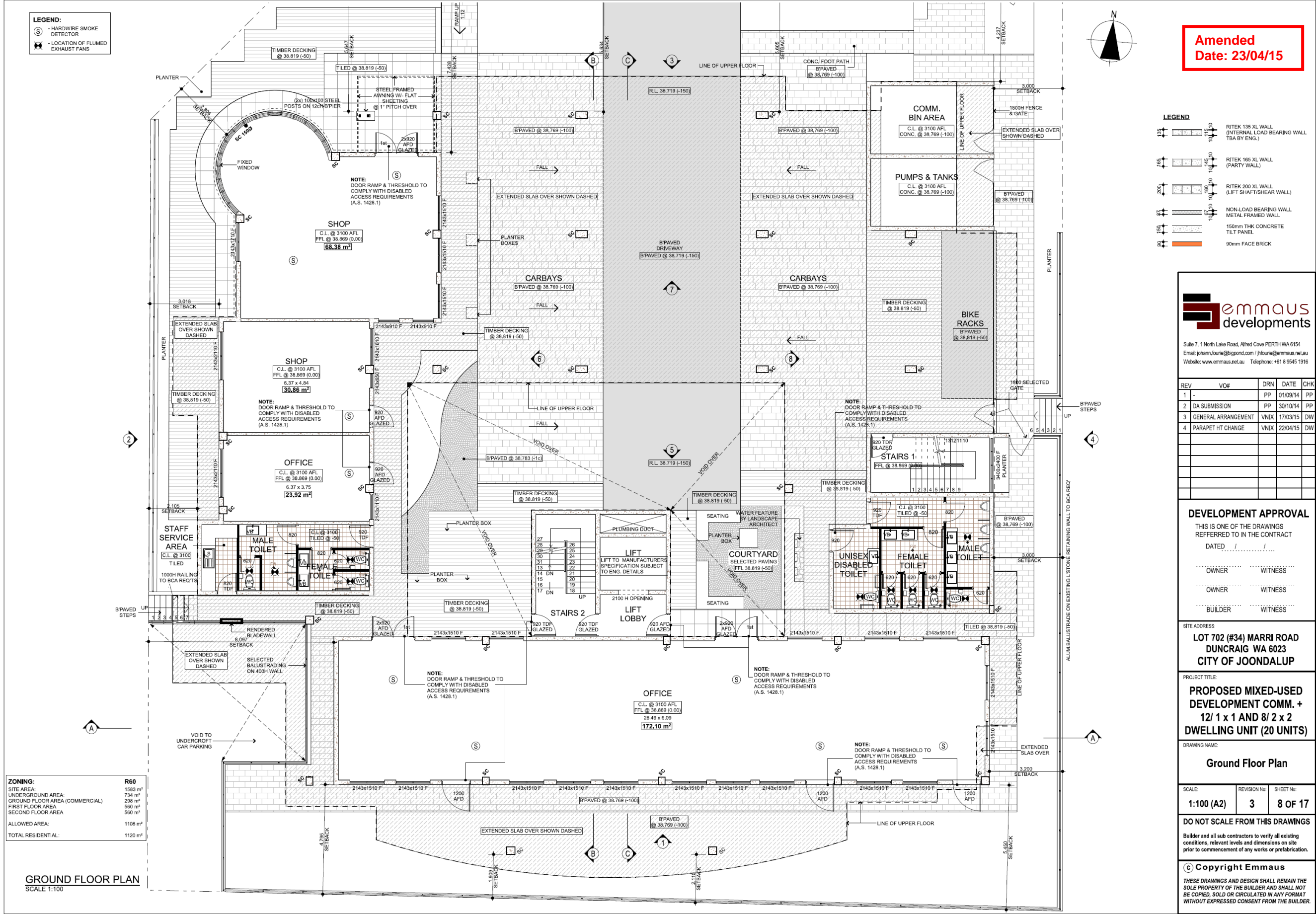
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UNDERCROFT FLOOR PLAN
SCALE 1:100





LEGEND

- RITEK 135 XL WALL
(INTERNAL LOAD BEARING WALL
T.B.A BY ENG.)
- RITEK 165 XL WALL
(PARTY WALL)
- RITEK 200 XL WALL
(LIFT SHAFT/SHEAR WALL)
- NON-LOAD BEARING WALL
MILK FRAMED WALL
- 150mm THICK CONCRETE
TILT PANEL
- 90mm FACE BRICK

[illegible]

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OWNER WITNESS

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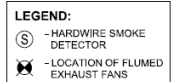
BUILDER WITNESS

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PROJECT TITLE:
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DEVELOPMENT COMM. +
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1:100 (A2)	3	9 OF 17

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BUILDER	WITNESS

PROJECT TITLE:
**PROPOSED MIXED-USED
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DWELLING UNIT (20 UNITS)**

DRAWING NAME:

Second Floor Plan

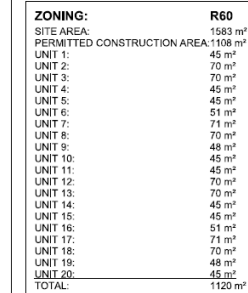
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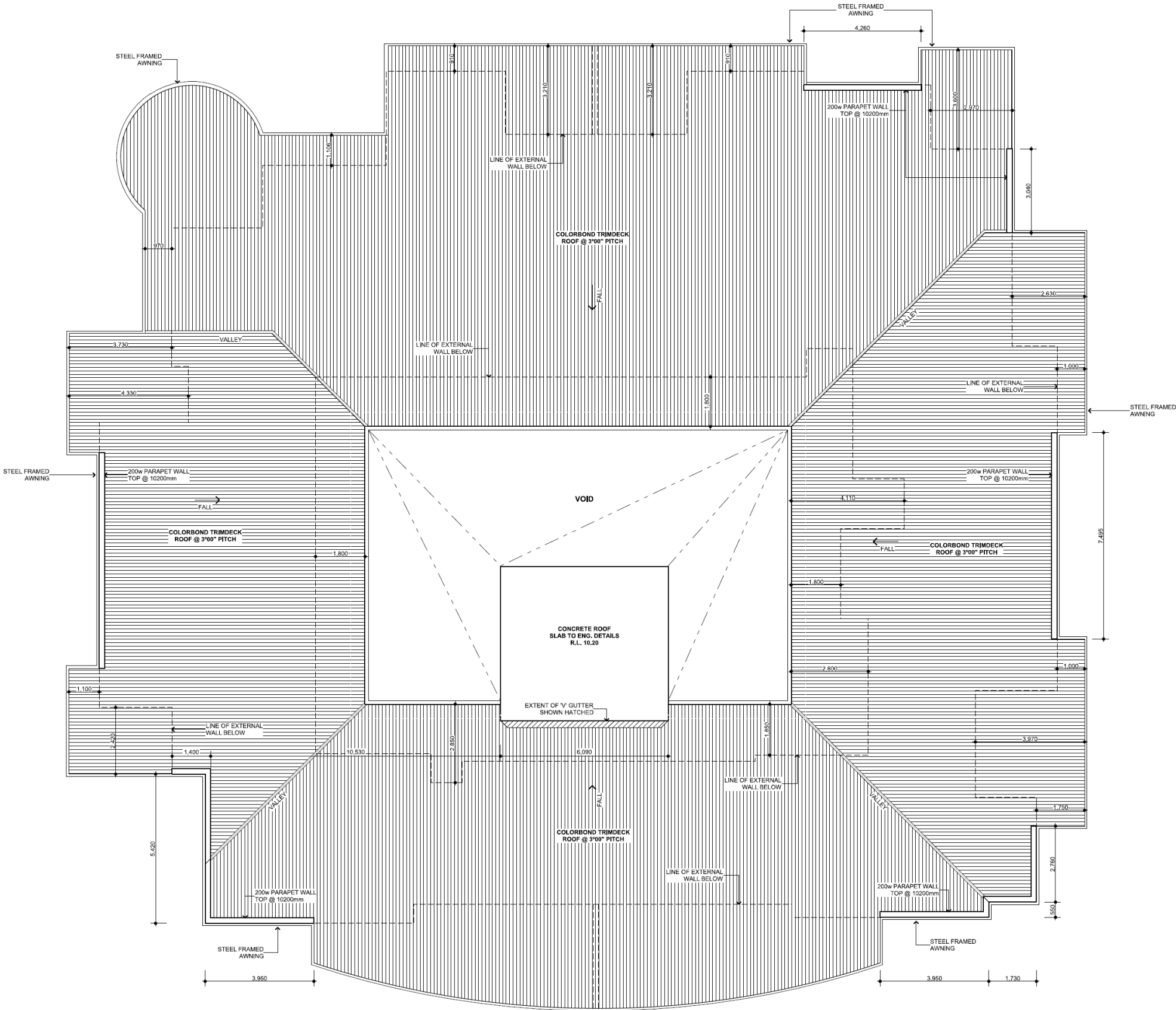
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Amended
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Webster: www.emmaus.net.au Telephone: +61 8 9545 1916

REV	VO#	DRN	DATE	CHK
1	-	PP	01/09/14	PP
2	DA SUBMISSION	PP	30/10/14	PP
3	GENERAL ARRANGEMENT	VNIX	17/03/15	DW
4	PARAPET HT CHANGE	VNIX	22/04/15	DW

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SITE ADDRESS:
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DUNCRAIG WA 6023
CITY OF JOONDALUP

PROJECT TITLE:
PROPOSED MIXED-USED
DEVELOPMENT COMM. +
12/ 1 x 1 AND 8/ 2 x 2
DWELLING UNIT (20 UNITS)

DRAWING NAME:
Roof Plan

SCALE: 1:100 (A2) REVISION No: 3 SHEET No: 11 OF 17

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ROOF PLAN
SCALE 1:100

ELEVATION LEGEND:

①	RENDERED WALL FINISH
②	CONTRASTING RENDER
③	SELECTED STONE CLADDING
④	WALL CLADDING

Amended
Date: 23/04/15



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Website: www.emmaus.net.au Telephone: +61 8 9545 1916

REV	VO#	DRN	DATE	CHK
1	-	PP	01/09/14	PP
2	DA SUBMISSION	PP	30/10/14	PP
3	GENERAL ARRANGEMENT	VNIX	17/03/15	DW
4	PARAPET HT CHANGE	VNIX	22/04/15	DW

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CITY OF JOONDALUP

PROJECT TITLE:

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DWELLING UNIT (20 UNITS)

DRAWING NAME:

ELEVATIONS 1-2

SCALE:

1:100 (A2)

REVISION No:

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SHEET No:

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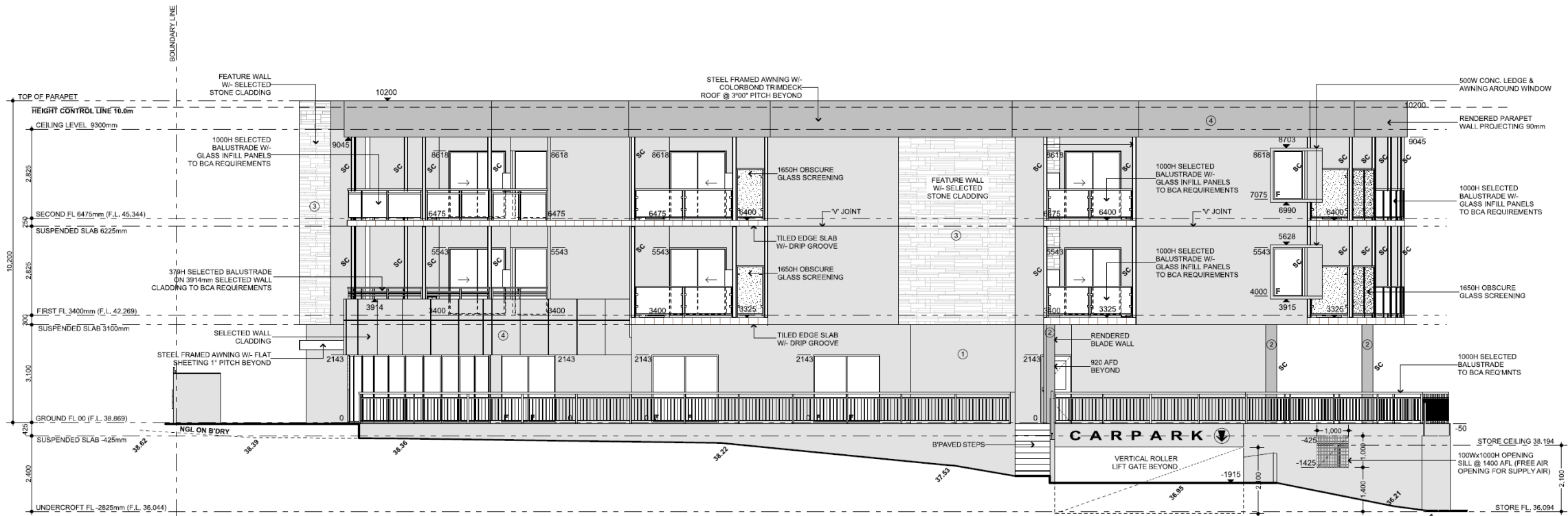
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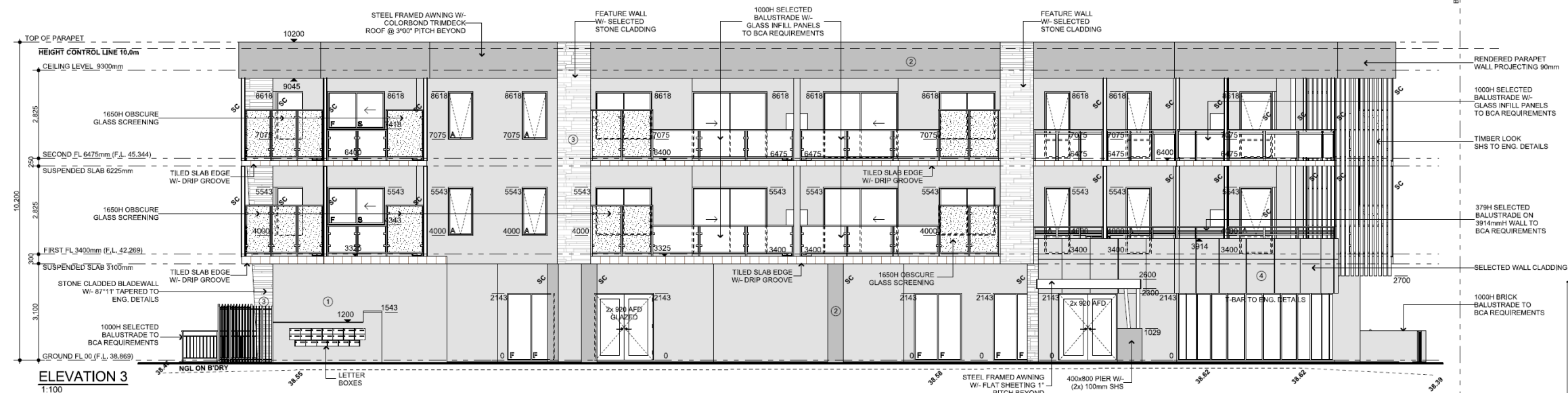
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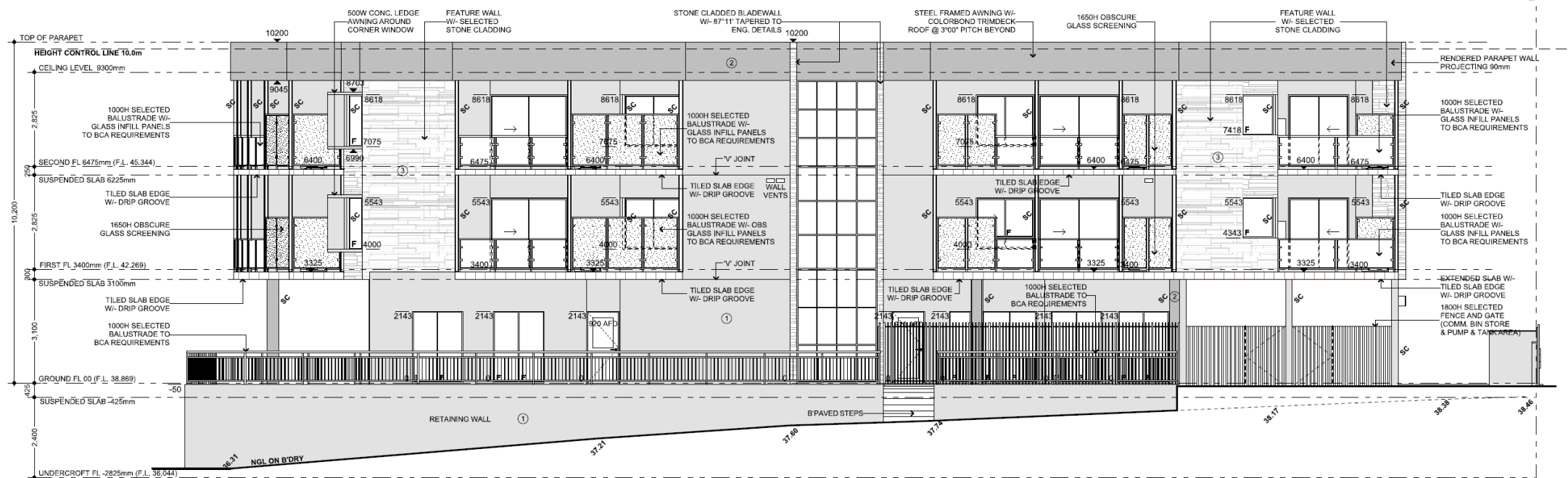
ELEVATION 1
1:100



ELEVATION 2
1:100







ELEVATION 3
1:100



ELEVATION 4
1:100

ELEVATION LEGEND:

①		RENDERED WALL FINISH
②		CONTRASTING RENDER
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④		WALL CLADDING

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Date: 23/04/15



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OWNER WITNESS

..... BUILDER WITNESS

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CITY OF JOONDALUP**

PROJECT TITLE:

**PROPOSED MIXED-USED
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DWELLING UNIT (20 UNITS)**

DRAWING NAME:

ELEVATIONS 3-4

SCALE:	REVISION No:	SHEET No:
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③	SELECTED STONE CLADDING
④	WALL CLADDING

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Date: 23/04/15



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Website: www.emmaus.net.au Telephone: +61 8 9545 1916

REV	VO#	DRN	DATE	CHK
1	-	PP	01/09/14	PP
2	DA SUBMISSION	PP	30/10/14	PP
3	GENERAL ARRANGEMENT	VNIX	17/03/15	DW
4	PARAPET HT CHANGE	VNIX	22/04/15	DW

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DUNCRAIG WA 6023
CITY OF JOONDALUP**

PROJECT TITLE:
**PROPOSED MIXED-USED
DEVELOPMENT COMM. +
12/ 1 x 1 AND 8/ 2 x 2
DWELLING UNIT (20 UNITS)**

DRAWING NAME:
ELEVATIONS 5-6

SCALE: 1:100 (A2) REVISION No: 3 SHEET No: 14 OF 17

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