



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: 22 October 2015; 1:00pm
Meeting Number: MNWJDAP/105
Meeting Venue: City of Wanneroo
3 Rocca Way, Wanneroo

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Paul Drechsler (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Frank Cvitan (Local Government Member, City of Wanneroo)
Cr Bob Smithson (Local Government Member, City of Wanneroo)
Cr Liam Gobbert (Local Government Member, City of Joondalup)
Cr Mr John Chester (Local Government Member, City of Joondalup)

Officers in attendance

Ms Kate Miller (City of Wanneroo)
Mr Andrew McBride (City of Joondalup)

Local Government Minute Secretary

Ms Grace Babudri

Applicant and Submitters

Mr Sean He (Builton)

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

Cr Russell Driver (Local Government Member, City of Wanneroo)

3. Members on Leave of Absence

Nil



4. Noting of Minutes

The Minutes of the Metro North-West JDAP meeting no.103 held on 15 October 2015 and meeting no.104 held on 20 October 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

8.1	Property Location:	Lot 1 (96) Clarkson Avenue, Tapping
	Application Details:	17 Grouped Dwellings
	Applicant:	MW Urban
	Owner:	Michael & Marian Brandt
	Responsible authority:	City of Wanneroo
	DoP File No:	DAP/15/00859

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

9.1	Property Location:	Lot 1 (113) Grand Boulevard, Joondalup
	Application Details:	Proposed minor amendments to approved mixed-use 18 storey development
	Applicant:	Jonathan Ng, Hillam Architects
	Owner:	Edge Holdings No. 5 Pty Ltd
	Responsible authority:	City of Joondalup
	DoP File No:	DAP/14/00657

10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Closure



Form 1 - Responsible Authority Report
(Regulation 12)

Property Location:	Lot 1 (96) Clarkson Avenue TAPPING
Application Details:	17 Grouped Dwellings
DAP Name:	Metro North-West Joint Development Assessment Panel
Applicant:	MW Urban
Owner:	Michael & Marian Brandt
LG Reference:	DA2015/1395
Responsible Authority:	City of Wanneroo
Authorising Officer:	Jay Naidoo A/ Manager Planning Implementation
Department of Planning File No:	DAP/15/00859
Report Date:	14 October 2015
Application Receipt Date:	27 July 2015
Application Process Days:	90 Days
Attachment(s):	Attachment 1 – Overall Site Plan Attachment 2 - Parent Lot A floor plans & elevations Attachment 3 – Parent Lot B floor plans and elevations

Officer Recommendation:

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

Approve DAP Application reference DAP/15/00859 and accompanying plans (Attachment 1 – DA 2.2 – 2.3, Attachment 2 – DA 3.1 – 3.2, 4.1 – 4.2, 5.1 – 5.9 and Attachment 3 – DA 6.1 – 6.2, 7.1 – 7.2, 8.1 – 8.8) in accordance with the City of Wanneroo District Planning Scheme No. 2, subject to the following conditions being met to the satisfaction of the Manager, Planning Implementation:

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. Where an approval has so lapsed, no development shall be carried out without further approval of the City having first been sought and obtained.
2. Planting and Landscaping shall be carried out in accordance with the plans, as submitted, prior to the occupation of the building and thereafter maintained to the satisfaction of the Manager Land Development.
3. Parking areas, driveways, crossovers and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS2890) as amended and the City of Wanneroo Technical Standards, and shall be drained, sealed and marked.



4. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
5. All visitors bays shall be marked and permanently set aside as such.
6. An onsite stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development.
7. The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site.
8. A construction management plan shall be submitted by the proponent and approved by the City prior to the commencement of any works on site. This plan is to detail how construction will be managed to minimise disruption in the area and shall include:
 - The delivery of and delivery times for materials and equipment to the site;
 - Storage of materials and equipment on site;
 - Times and arrangement for the demolition of the existing structures on site and removal of vegetation;
 - Parking arrangements for contractors and sub-contractors;
 - The impact on traffic movement;
 - Impacts on any City or public assets (e.g. footpaths, roads); and
 - Any other matters required by the City

ADVICE TO APPLICANT/LANDOWNERS:

1. The City does not undertake to ascertain the validity of signatures nor the authority of the persons nominated as owners.
2. This is a planning approval only and is issued under the City of Wanneroo's District Planning Scheme No. 2 and the Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
3. This planning approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.
4. Application must be made for, and a licence to erect a sign obtained from the City, before any sign is erected.
5. This approval should not be construed that the City will support a survey strata or green title subdivision application for the development. A subdivision application for Survey Strata without common property or green title subdivision will need to meet the minimum and average site areas for the dwelling types, as prescribed in the Residential Design Codes.



6. Adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Environmental Regulation's '*A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated site remediation and other related activities*'.

Background:

Property Address:	Lot 1 (96) Clarkson Avenue TAPPING
Zoning	MRS: Urban
	DPS 2: Urban Development
	ASP 3: Residential (R40)
Use Class:	Grouped Dwellings
Strategy Policy:	N/A
Development Scheme:	District Planning Scheme No. 2
Lot Size:	4,079m ²
Existing Land Use:	Single House
Value of Development:	\$4,200,000

The application is for seventeen (17) Grouped Dwellings on Lot 1 (96) Clarkson Avenue, Tapping (Subject Site).

The subject site contains an existing single house and outbuilding to be demolished and is bounded by Clarkson Avenue to the north, Coot Way to the south and abuts residential properties to the east and west. The subject site is zoned Urban Development under District Planning Scheme No. 2 (DPS 2) and is zoned Residential under Agreed Structure Plan No. 3 (ASP 3).

On 6 October 2014 Amendment No. 24 to ASP 3 was lodged with the City for consideration. The amendment was to modify the structure plan map to recode the southern portion of the subject lot from R20 to R40. Approximately 17% of the lot area had a density code of R20 and the amendment therefore provided a uniform residential density across the entire subject lot. The WAPC endorsed Amendment No. 24 to ASP 3 on 30 March 2015.

Under DPS 2, Grouped Dwellings are a 'D' (discretionary) use in the Residential Zone.

Details: outline of development application

The development is split into two sections with the development plans included in **Attachments 2 and 3**. The key components of the development are:

- Parent Lot A comprising of nine grouped dwellings (three 2 storey dwellings and six single story dwellings);
- Parent Lot B comprising of eight grouped dwellings (two 2 storey dwellings and six single storey dwellings);
- Vehicle and pedestrian access to Parent Lot A is provided via Clarkson Avenue and access to Parent Lot B is provided via Coot Way. No direct access is provided between Parent Lot A and Parent Lot B; and



- There are 18 resident car parking bays and 1 visitor bay for Parent Lot A and 16 resident car parking bays and 1 visitor bay for Parent Lot B.

Legislation & policy:

Legislation

Metropolitan Region Scheme (MRS)

City of Wanneroo District Planning Scheme No. 2

Agreed Structure Plan No. 3 – East Wanneroo Cell 1

State Government Policies

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

Local Policies

Local Planning Policy 2.1 – Residential Development (LPP 2.1)

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

Consultation:

Public Consultation

Under Clause 6.7 of DPS 2, public notification of an application for planning approval involving a 'D' use may be undertaken if the City considers it appropriate. Consultation for this application was not considered necessary as the proposed discretionary use of 'Grouped Dwellings' is considered an appropriate use in the Residential zone. In addition to this, the proposed development is consistent with the existing streetscape and does not incorporate any significant variations to the statutory development provisions contained within DPS 2, the R-Codes, ASP 3, LPP 2.1 or LPP 2.4 that warrant public consultation.

Planning assessment:

An assessment of the subject application has been carried out against the provisions of the DPS 2, ASP 3, the R-Codes, LPP 2.1 and LPP 2.4. The development generally accords with the provisions of these documents with four minor variations to the deemed to comply principles of the R-Codes as detailed below. As all variations have been addressed through the design principles, no variations are considered to have an adverse impact on the occupants, adjoining landowners or the existing streetscape as discussed below.

1. Primary street setback

Clause 5.1.2 of the R-Codes requires deemed to comply development to be setback 4.0m from the primary street. This can be reduced to 2.0m where the area of building intruding into the 4.0m setback area is compensated by open space behind the 4.0m setback line.

Unit 9 of Parent Lot A proposes an alfresco which is setback a minimum of 1.7m from the primary street however is compensated by sufficient open space located behind the 4.0m setback line. This means the proposal does not comply with the deemed to comply provisions of Clause 5.1.2.



It is considered the proposal meets the relevant design principles of the R-Codes for the following reasons:

- The alfresco will be constructed in matching building materials of its adjoining dwelling to create consistency along the streetscape;
- The alfresco area is open on three sides to increase ventilation and presents a frontage with minimal blank walls;
- As the proposed outdoor living area is within the front setback area, the privacy of adjoining properties will not be affected;
- Unit 2 of Parent Lot A also provides the outdoor living area and alfresco facing Clarkson Avenue and the development therefore creates consistency along the streetscape; and
- Site planning requirements and safety clearances will not be affected by the reduced setback.

In addition to the above, the reduced setback of the alfresco is generally caused by the significant angle of the frontage of the lot. The alfresco area and the subject building allow for year round use and create the opportunity for occupants to utilise the outdoor living area resulting in additional street surveillance.

2. Lot boundary setbacks

Clause 5.1.3 C3.2 iii of the R-Codes states that in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback, are permitted to one side boundary only. Parent Lot A proposes boundary walls to both side boundaries (Units 1 and 9).

It is considered the proposal meets the relevant design principles of the R-Codes for the following reasons:

- Units 1 and 9 adjoin the garage and driveways of the adjoining properties therefore not affecting the natural sunlight, ventilation or privacy of the active habitable spaces or open spaces of the adjoining properties;
- The boundary walls are within the permitted length and height requirements, ameliorating adverse impacts on the adjoining properties; and
- As the dwellings are separated by the driveway down the middle of the site, the development is not continuous from boundary to boundary of the lot. This creates the appearance of open space to contribute towards a more attractive streetscape.

3. Outdoor living areas

Clause 5.3.1 C1.1 requires outdoor living areas to be provided behind the street setback area, however, the outdoor living areas of Parent Lot A Units 2 and 9 are within the front setback areas of the development.

It is considered the proposal meets the relevant design principles of the R-Codes for the following reasons:

- The proposed outdoor living areas of the subject units are located on the northern boundary to maximise the solar access;
- Visually permeable front fences enclose the outdoor living areas while still maintaining visual connectivity from the dwelling to the street and vice versa. This will assist in creating an active frontage and provide opportunities for street surveillance; and



- The outdoor living areas are located so they can be used in conjunction with the living areas of the dwelling.

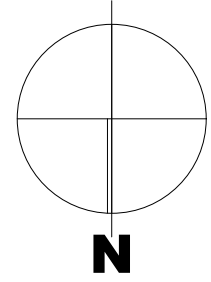
4. Landscaping

Clause 5.3.2 C2 ii requires separate pedestrian paths to provide wheelchair access, connecting entries to all buildings with the public footpath and car parking areas. This has not been provided as part of the proposal.

The applicant has provided justification opposing the requirement of separate pedestrian paths as it is conflicting with clause 5.3.6 C6.1. Clause 5.3.6 C6.1 requires a separate pedestrian path only when a group of 10 or more dwellings is served by a communal street. The application proposes two separate driveways which provide access to six dwellings each. The separate driveways reduce the number of units serviced by each driveway and therefore the amount of traffic generated is reduced. It is therefore considered that the safety for pedestrians to move between the units and the street is increased. As such the proposal is considered to satisfy clause 5.3.2 C2 ii and separate pedestrian footpaths are not required.

Conclusion:

The development application submitted for 17 grouped dwellings at Lot 1 (96) Clarkson Avenue, Tapping has been assessed against the provisions of DPS 2, ASP 3, the R-Codes, LPP 2.1 and LPP 2.4. The City is of the view that the development is acceptable and satisfies the relevant provisions of the documents listed, and it is recommended that the proposal is approved subject to conditions.



PROPOSED STRATA SUB-DIVSION CALCS

ZONING R40

LOT A

TOTAL SITE AREA: 2120.136M²
LOT YIELD: 9 LOTS
COMMON PROPERTY AREA: 298.758M²
LOT AVERAGE: 268.766M²

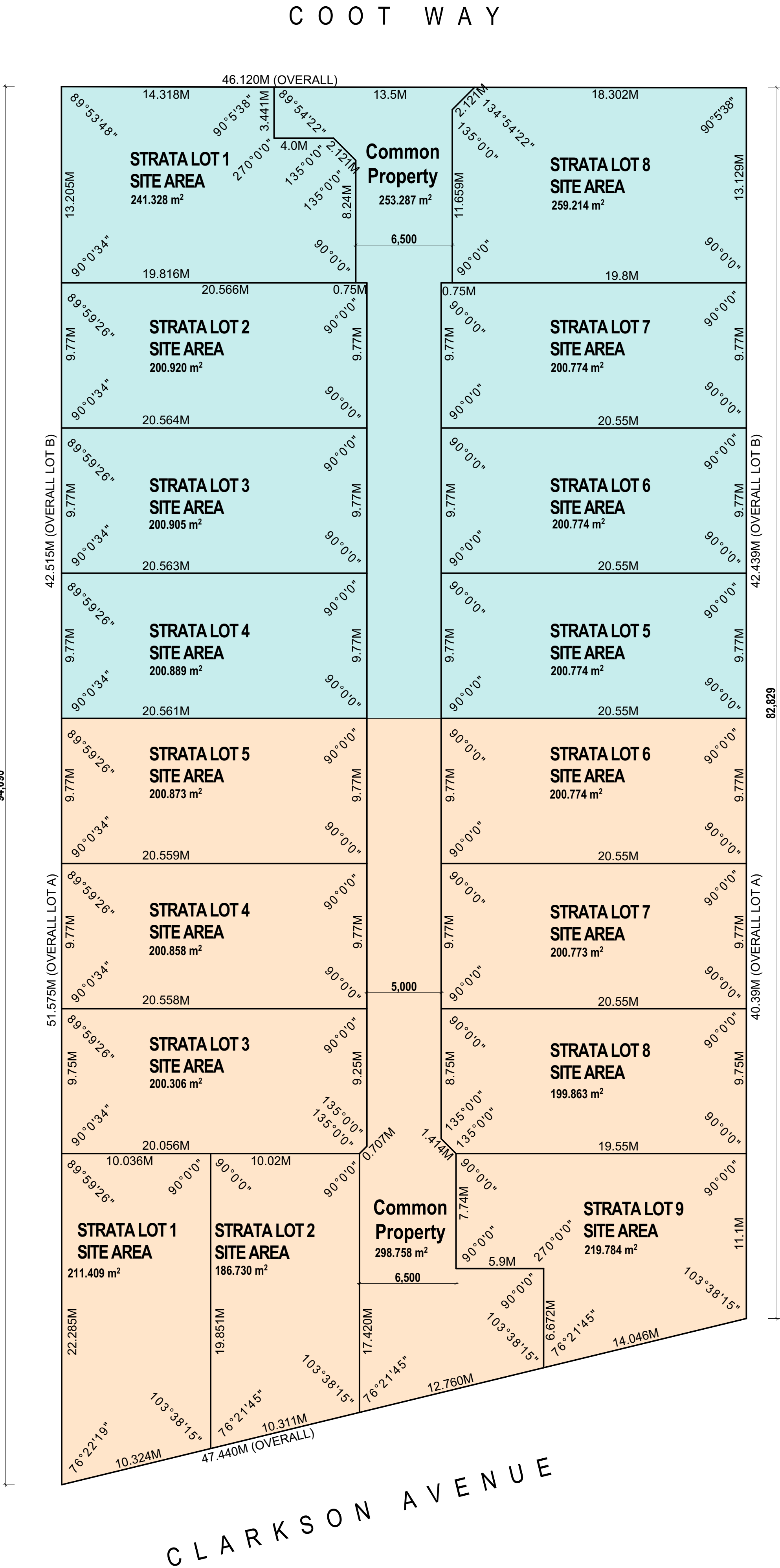
LOT B

TOTAL SITE AREA: 1958.802M²
LOT YIELD: 8 LOTS
COMMON PROPERTY AREA: 253.287M²
LOT AVERAGE: 276.511M²

STRATA LEGEND

PARENT LOT A

PARENT LOT B



PROPOSED STRATA PLAN

SCALE 1:200

D	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
C	DEVELOPMENT APPLICATION	13.07.15
B	PRELIMINARY REVIEW	03.07.15
A	PRELIMINARY REVIEW	24.06.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living

BULTONCORP PTY LTD,
16 FLOOR, BULTON HOUSE, 96 BURSWOOD ROAD, BURSWOOD WA 6100
PHONE 9481 5822
FAX 9481 5833
BULBUSH REGO # 12114

PROJECT

LOT 1, CLARKSON AVENUE, TAPPING

DRAWING TITLE

PROPOSED STRATA SITE PLAN MASTER

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

DA2.2

D

PLOT DATE

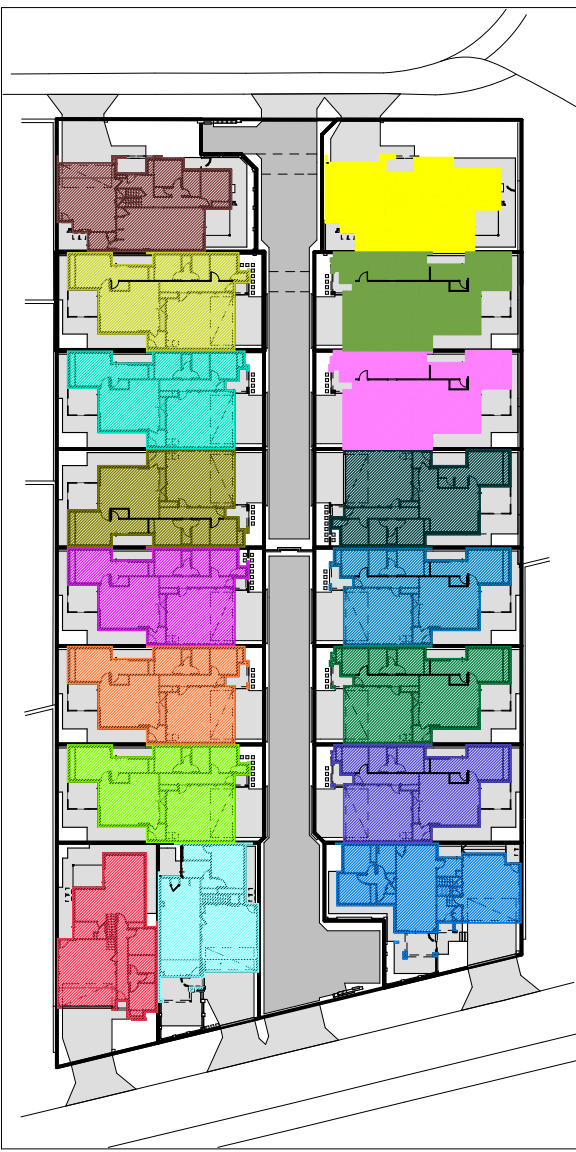
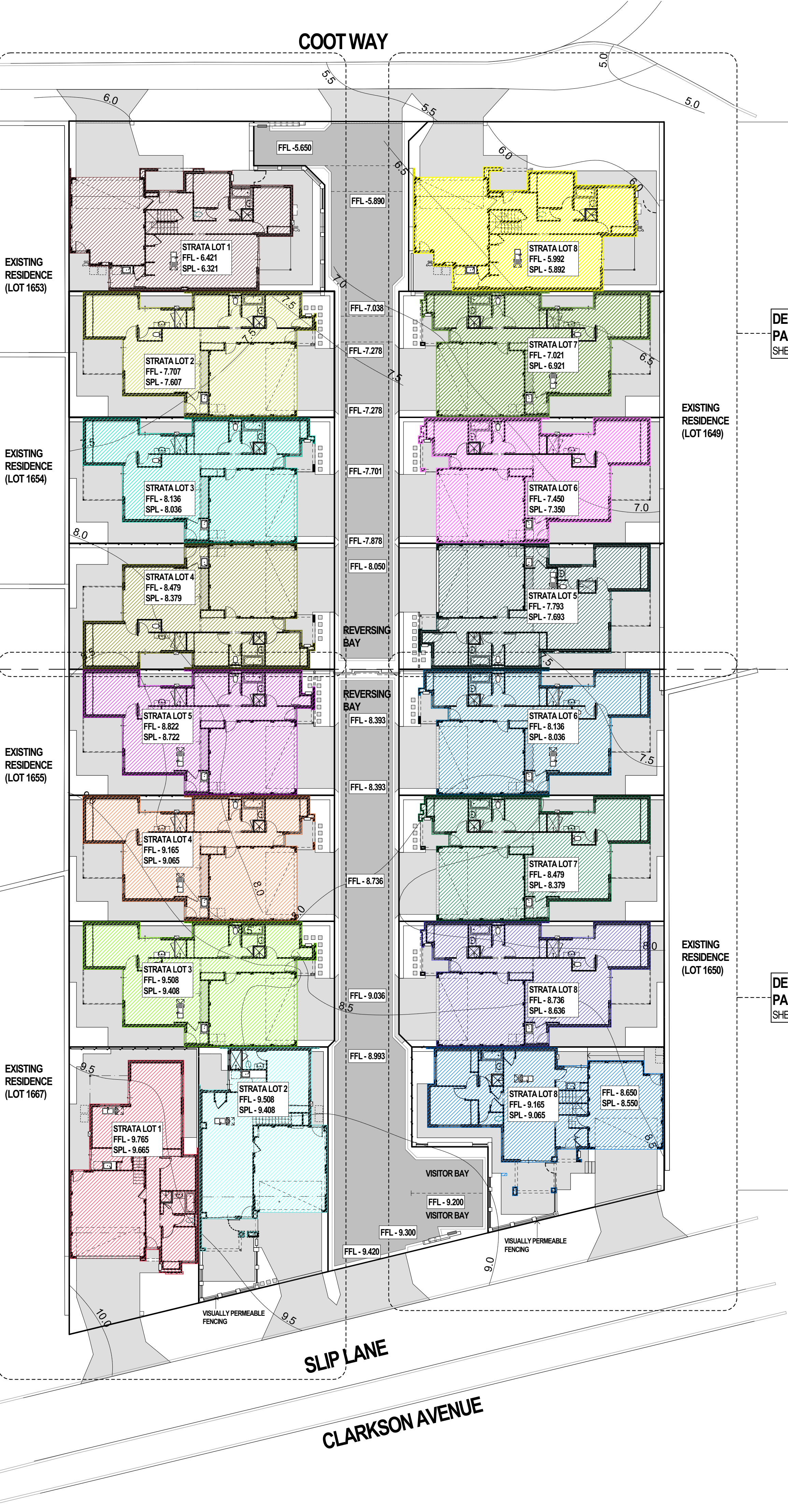
Wednesday, 16 September 2015

EXTENT LOT B

EXTENT LOT A

DETAILED SITE PLAN 'A'
PARENT LOT C
SHEET DA6.1

DETAILED SITE PLAN 'A'
PARENT LOT A
SHEET DA3.1



KEY PLAN

NOT TO SCALE

PARENT LOT A

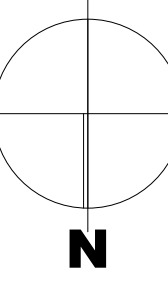


PARENT LOT B



MASTER SITE PLAN

SCALE @ 1:200



SITE LEGEND

FFL - 10.05	PROPOSED FINISHED FLOOR LEVEL
SPL - 9.95	PROPOSED FINISHED SAND PAD LEVEL
FFL - 7.480	FINISHED LEVEL

9.0 EXISTING CONTOUR & SPOT LEVEL

PAVED HARDSCAPE
REFER DETAILED PLANS FOR EXTENTS TO DRIVEWAYS,
PATHS, UTILITY AREAS AND OUTDOOR LIVING AREAS

GENERAL NOTES.
REFER TO DETAILED SITE PLANS FOR ANY ADDITIONAL
LEVELS, NOTATION & SETBACK INFORMATION.
LANDSCAPE DETAILS REMOVED FOR CLARITY. REFER
TO SHEET DA3.6 "PROPOSED LANDSCAPING PLAN -
PARENT LOT A" & SHEET DA6.7 "PROPOSED
LANDSCAPING PLAN - PARENT LOT B" FOR FURTHER
INFORMATION.

REFERENCE NOTES.
DA2.4 PROPOSED RETAINING WALL LAYOUT
DA2.5 MASTER AVERAGING DIAGRAM
DA3.3 OPEN SPACE CALCULATIONS
DA3.4 WASTE MANAGEMENT PLAN
DA3.5 STORMWATER PLAN
DA3.6 PROPOSED LANDSCAPING PLAN

PROPOSED MASTER OVERALL SITE PLAN

SCALE 1:200

E	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
D	DEVELOPMENT APPLICATION	13.07.15
C	PRELIMINARY REVIEW	03.07.15
B	COUNCIL REVIEW	29.06.15
A	PRELIMINARY REVIEW	24.06.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

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16 FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
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FAX: 9451 3033
BULTON'S REGO # 52114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

DRAWING TITLE
**PROPOSED MASTER
OVERALL SITE PLAN**

DRAWN	MOICR	DESIGNED	MOICR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	ABICP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

DA2.3

E

PLOT DATE Wednesday, 16 September 2015

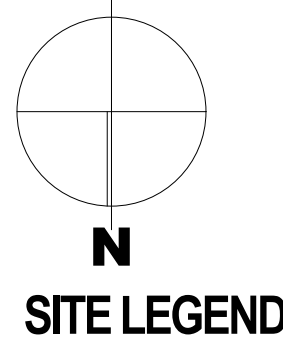
REFER DETAILED SITE PLAN 'C' SHEET DA6.1



KEY PLAN
NOT TO SCALE

PARENT LOT A		PARENT LOT B	
LOT 1	LOT 5	LOT 1	LOT 5
LOT 2	LOT 6	LOT 2	LOT 6
LOT 3	LOT 7	LOT 3	LOT 7
LOT 4	LOT 8	LOT 4	LOT 8
LOT 9			

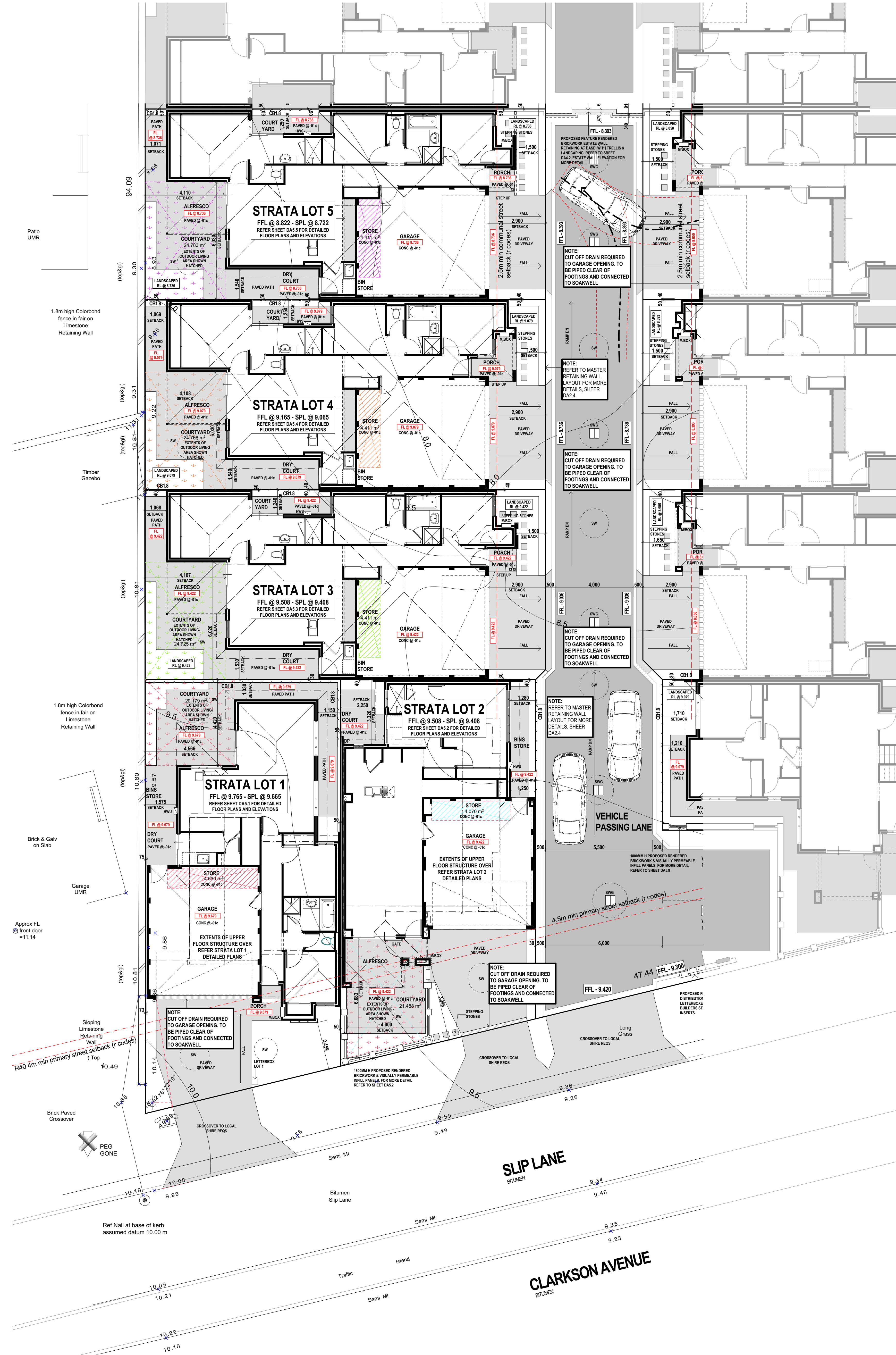
DETAILED SITE PLAN 'A'
PARENT LOT A
SCALE @ 1:100



SITE LEGEND

FFL - 10.05	PROPOSED FINISHED FLOOR LEVEL
SPL - 9.95	PROPOSED FINISHED SAND PAD LEVEL
RL 28.15	FINISHED LEVEL
EXISTING RETAINING WALL - TO BE REMOVED	
EXISTING RETAINING WALL - TO REMAIN	
PROPOSED RETAINING WALL	
9.0	EXISTING CONTOUR & SPOT LEVEL
PAVED HARDSCAPE	REFER DETAILED PLANS FOR EXTENTS TO DRIVEWAYS, PATHS, UTILITY AREAS AND OUTDOOR LIVING AREAS
CB1.8	COLORBOND BOUNDARY FENCE 1.8M HIGH
OUTDOOR LIVING	
STORE	
STREET LIGHT/BOLLARD - LOCATION PRELIMINARY ONLY	
STORMWATER SOAKWELL & TRAFFICABLE GRATE	
STORMWATER SOAKWELL	
CROSS OVER NOTE. ALL CROSS OVERS TO EXTERNAL STREETS AS PER LOCAL COUNCIL POLICIES.	
INTERNAL KERBING NOTE. SEMI MOUNTABLE KERBS TO ALL INTERNAL DRIVEWAYS WITH FLUSH TRANSITION AT DRIVEWAYS.	
OVERSHADOWING NOTE. PARENT LOT A DOES NOT CAST SHADOW ON ADJACENT LOTS & VERGE DUE TO NORTH/SOUTH ORIENTATION. THEREFORE, OVERSHADOWING DIAGRAM UNNECESSARY.	
SOAKWELL NOTE. FOR SOAKWELL SIZES & CALCULATIONS REFER TO STORMWATER PLAN, SHEET DA3.5 - PARENT LOT A, SHEET DA6.6 - PARENT LOT B.	
EXISTING BOUNDARY FENCE NOTE. EXISTING COLORBOND FENCING ON EASTERN & WESTERN BOUNDARIES TO REMAIN OR BE UTILISED IF POSSIBLE. WHERE EXISTING FENCING IS TO BE REMOVED, IT IS TO BE REPLACED TO MATCH EXISTING OR SIMILAR.	

REFER DETAILED SITE PLAN 'B' SHEET DA3.2



REFERENCE NOTES.	
DA2.4	PROPOSED RETAINING WALL LAYOUT
DA2.5	MASTER AVERAGING DIAGRAM
DA3.3	OPEN SPACE CALCULATIONS
DA3.4	WASTE MANAGEMENT PLAN
DA3.5	STORMWATER PLAN
DA3.6	PROPOSED LANDSCAPING PLAN

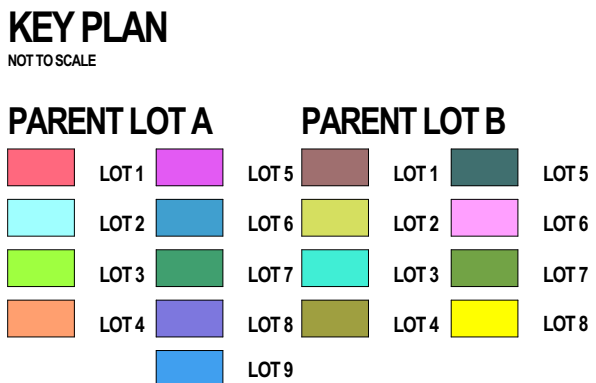
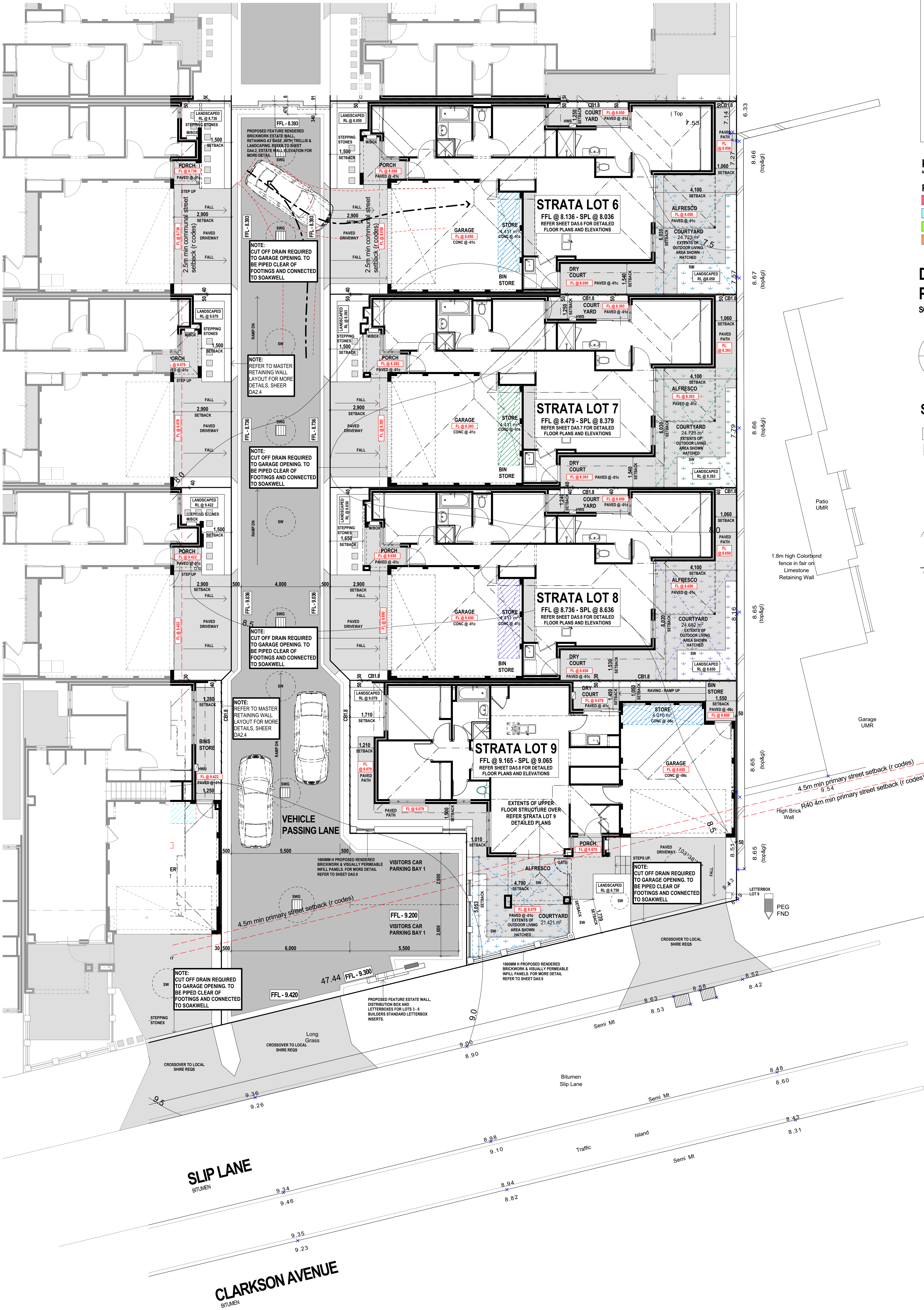
STRATA LOTS 1-9, LOT A CLARKSON AVE & STRATA LOTS 1-8, LOT B COOT WAY, TAPPING

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Living
BULTONCORP PTY LTD,
16 FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 981 2822
FAX: 981 3033
BULTON RESID # 02114

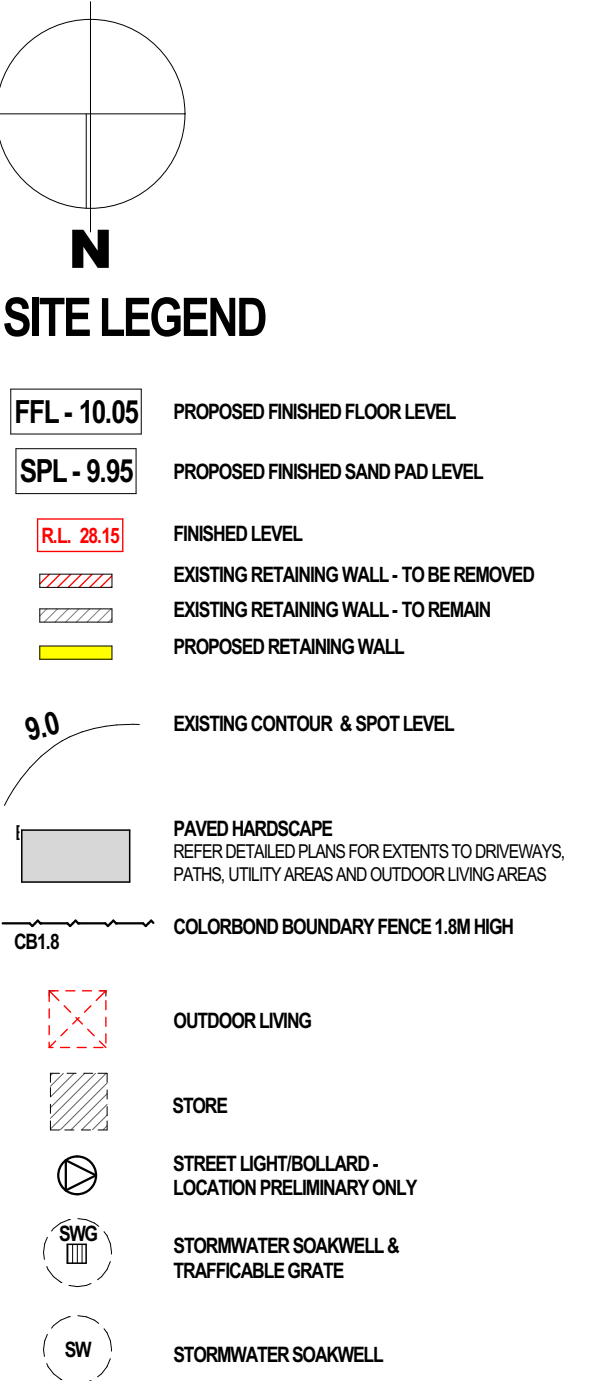
PROJECT	LOT 1, CLARKSON AVENUE, TAPPING
DRAWING TITLE	DETAILED SITE PLAN 'A' - PARENT LOT A
DRAWN	MO/CR
DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS
CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION
START DATE	2015

DA3.1	E
PLOT DATE	Wednesday, 16 September 2015

REFER DETAILED SITE PLAN 'D' SHEET DA6.2



DETAILED SITE PLAN 'B'
PARENT LOT A
SCALE @ 1:100



CROSS OVER NOTE.
ALL CROSS OVERS TO EXTERNAL STREETS AS PER LOCAL COUNCIL POLICIES.

INTERNAL KERBING NOTE.
SEMI MOUNTABLE KERB TO ALL INTERNAL DRIVEWAYS WITH FLUSH TRANSITION AT DRIVEWAYS.

OVERSHADOWING NOTE.
PARENT LOT A DOES NOT CAST SHADOW ON ADJACENT LOTS & VERGE DUE TO NORTH/SOUTH ORIENTATION. THEREFORE OVERSHADOWING DIAGRAM UNNECESSARY.

SOAKWELL NOTE
FOR SOAKWELL SIZES & CALCULATIONS REFER TO STORMWATER PLAN, SHEET DA5.5 - PARENT LOT A SHEET DA6.6 - PARENT LOT B.

EXISTING BOUNDARY FENCE NOTE
EXISTING COLORBOND FENCING ON EASTERN & WESTERN BOUNDARIES TO REMAIN OR BE UTILISED IF POSSIBLE. WHERE EXISTING FENCING IS TO BE REMOVED, IT IS TO BE REPLACED TO MATCH EXISTING OR SIMILAR.

REFERENCE NOTES.

DA2.4 PROPOSED RETAINING WALL LAYOUT
DA2.5 MASTER AVERAGING DIAGRAM
DA3.3 OPEN SPACE CALCULATIONS
DA3.4 WASTE MANAGEMENT PLAN
DA3.5 STORMWATER PLAN
DA3.6 PROPOSED LANDSCAPING PLAN

E	DEVELOPMENT APPLICATION RESUBMIT	10.08.15
D	DEVELOPMENT APPLICATION	13.07.15
C	PRELIMINARY REVIEW	03.07.15
B	COUNCIL REVIEW	28.06.15
A	PRELIMINARY REVIEW	24.06.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

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FAX: 985 3033
BULTON RECORD # 72114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

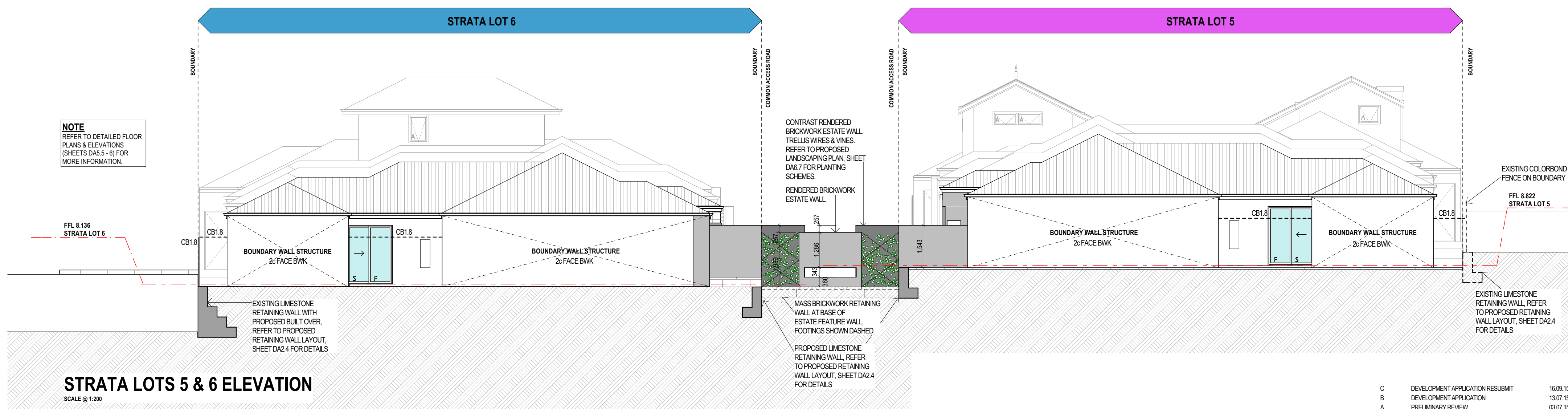
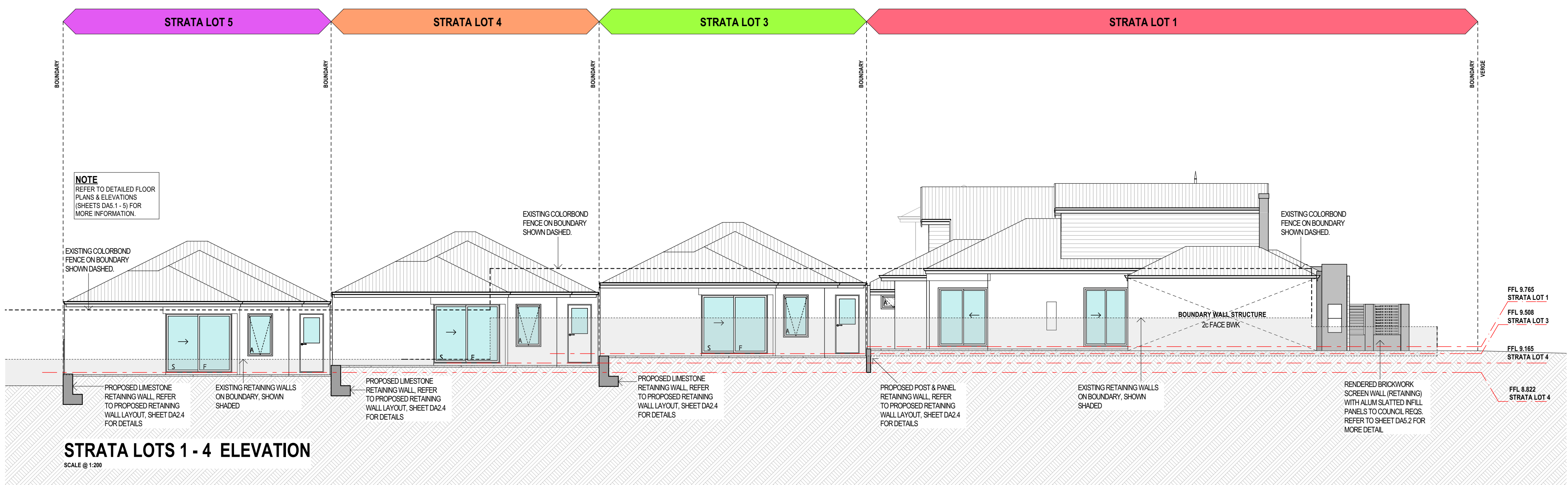
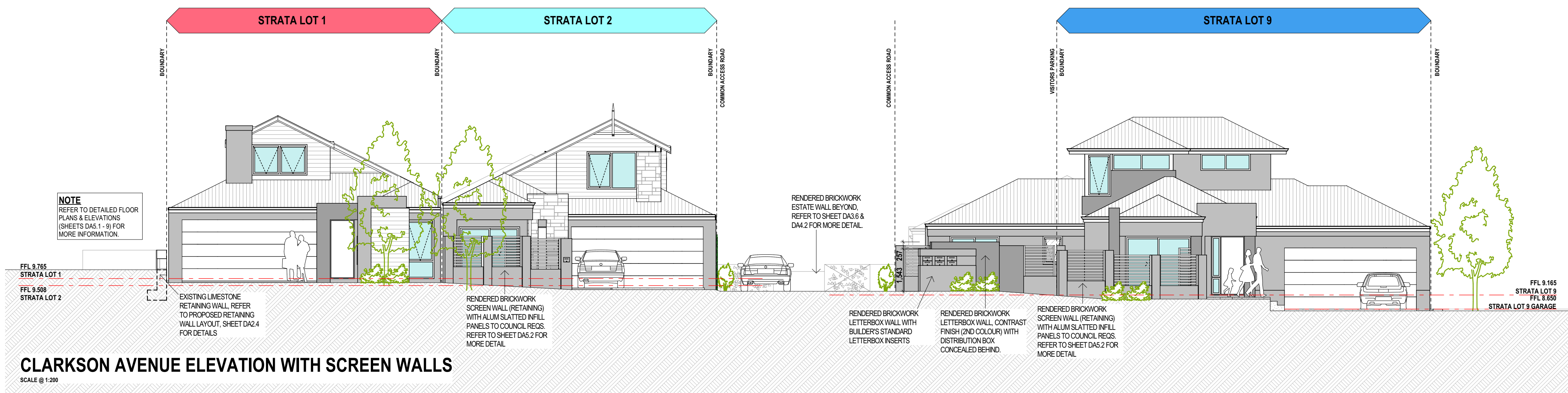
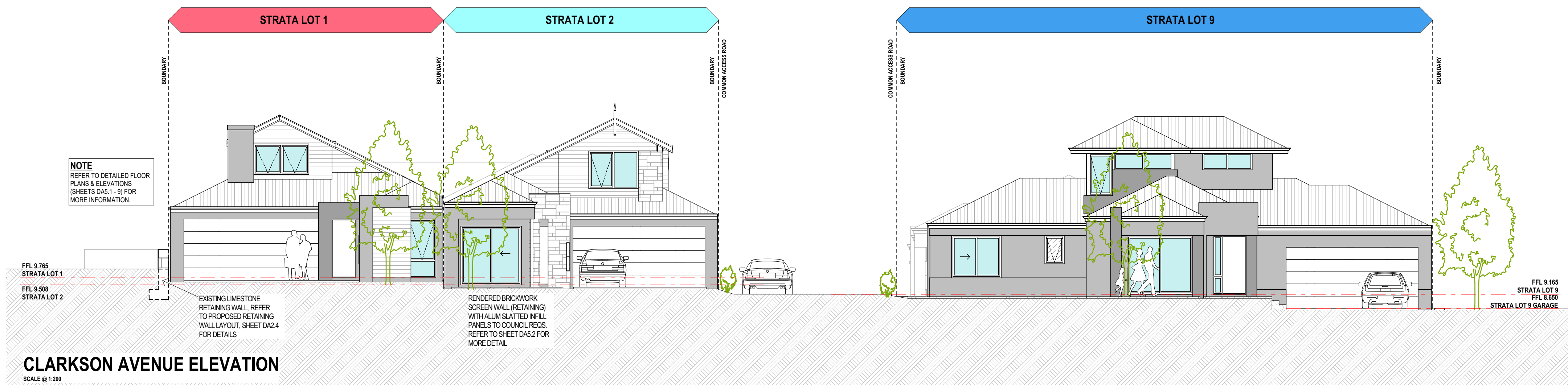
DRAWING TITLE
DETAILED SITE PLAN 'B' - PARENT LOT A

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

DA3.2

PLOT DATE Wednesday, 16 September 2015

DEVELOPMENT APPLICATION



REFERENCE NOTES:

REFER TO PARENT LOT A - DETAILED FLOOR
PLANS & ELEVATIONS FOR MORE DETAIL.

- LOT 1 - SHEET DA5.1
LOT 2 - SHEET DA5.2
LOT 3 - SHEET DA5.3
LOT 4 - SHEET DA5.4
LOT 5 - SHEET DA5.5
LOT 6 - SHEET DA5.6
LOT 7 - SHEET DA5.7
LOT 8 - SHEET DA5.8
LOT 9 - SHEET DA5.9

C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

builton
Living

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PHONE: 9361 2622
FAX: 9361 3933
BLUE DERS REGO # 12114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

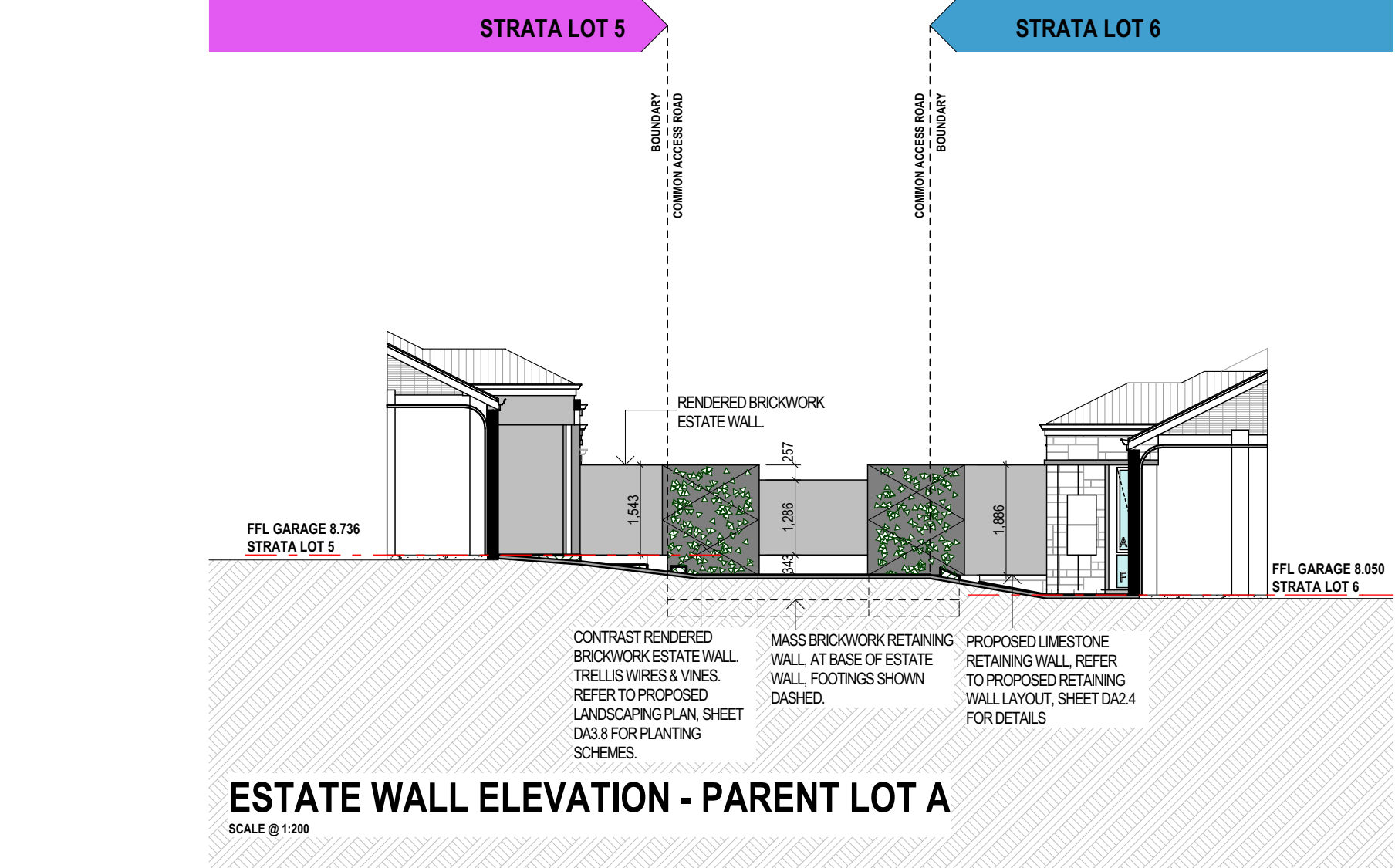
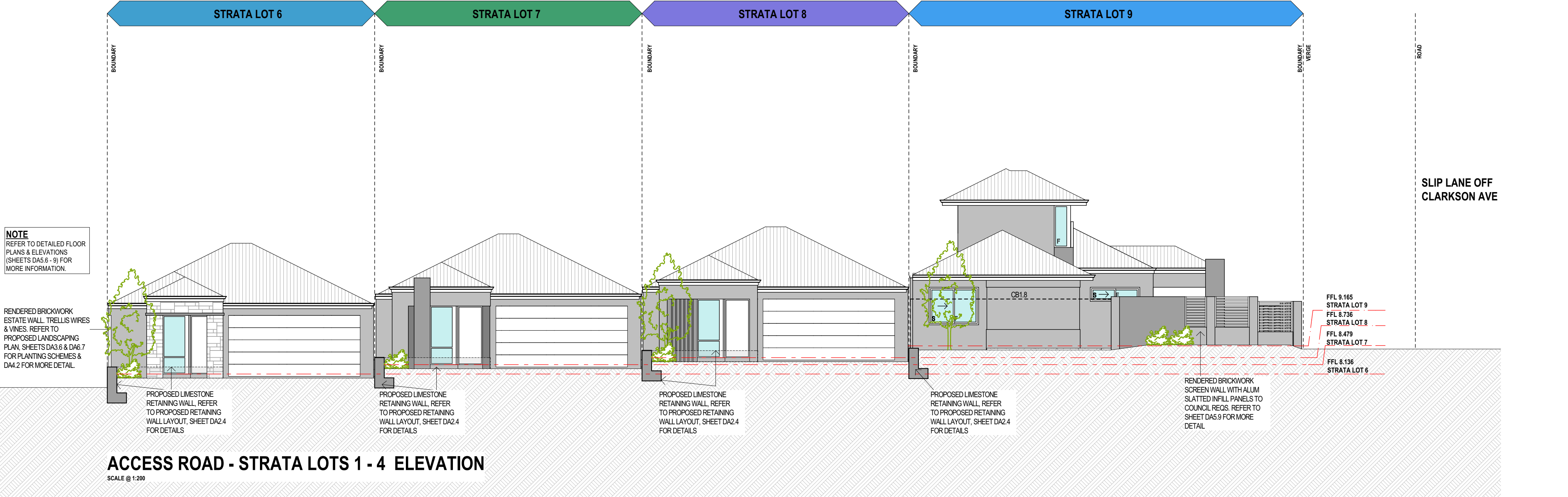
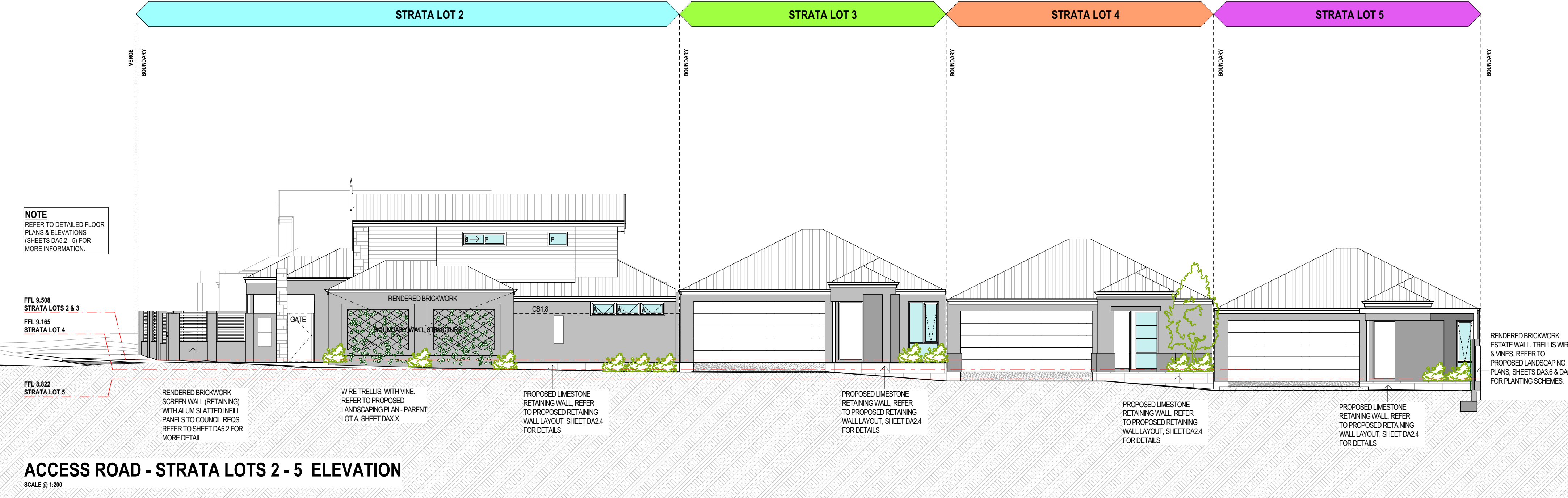
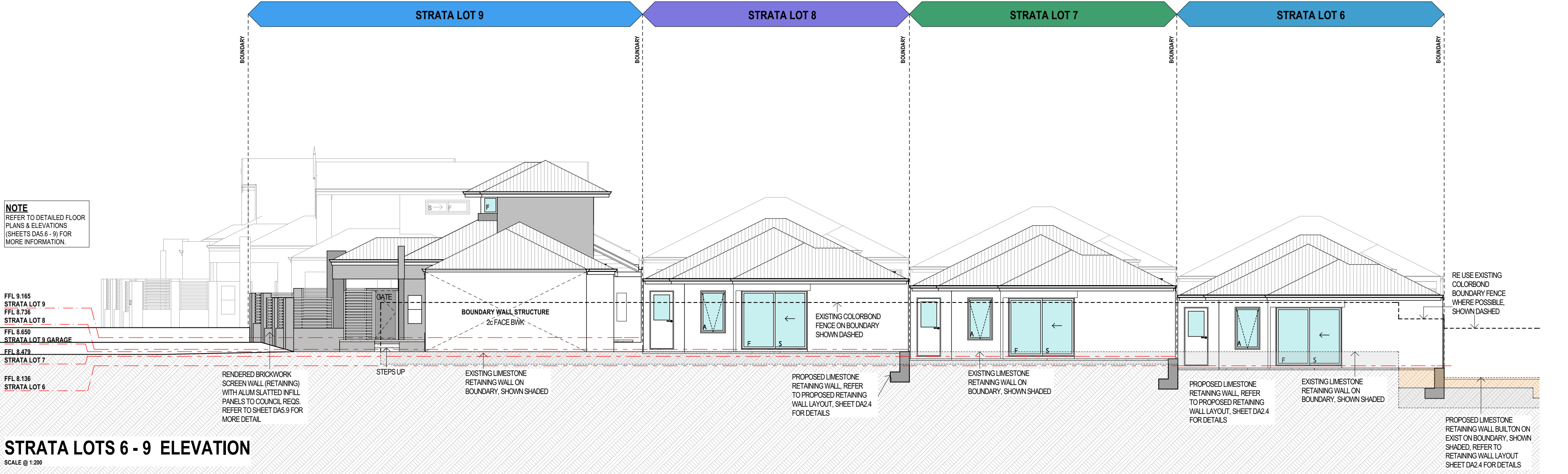
DRAWING TITLE

**SITE ELEVATIONS - PARENT
LOT A**

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CR
STATUS	DEVELOPMENT APPLICATION	START DATE	201

DA4.1 C
PLOT DATE Wednesday, 16 September 201

STRATA LOTS 1-9, LOT A CLARKSON AVE & STRATA LOTS 1-8, LOT B COOT WAY, TAPPING



REFERENCE NOTES:

REFER TO PARENT LOT A - DETAILED FLOOR PLANS & ELEVATIONS FOR MORE DETAIL.

- LOT 1 - SHEET DA5.1
- LOT 2 - SHEET DA5.2
- LOT 3 - SHEET DA5.3
- LOT 4 - SHEET DA5.4
- LOT 5 - SHEET DA5.5
- LOT 6 - SHEET DA5.6
- LOT 7 - SHEET DA5.7
- LOT 8 - SHEET DA5.8
- LOT 9 - SHEET DA5.9

C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 90 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 9461 2822
FAX: 9461 3833
BULTECH REGO # 12114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

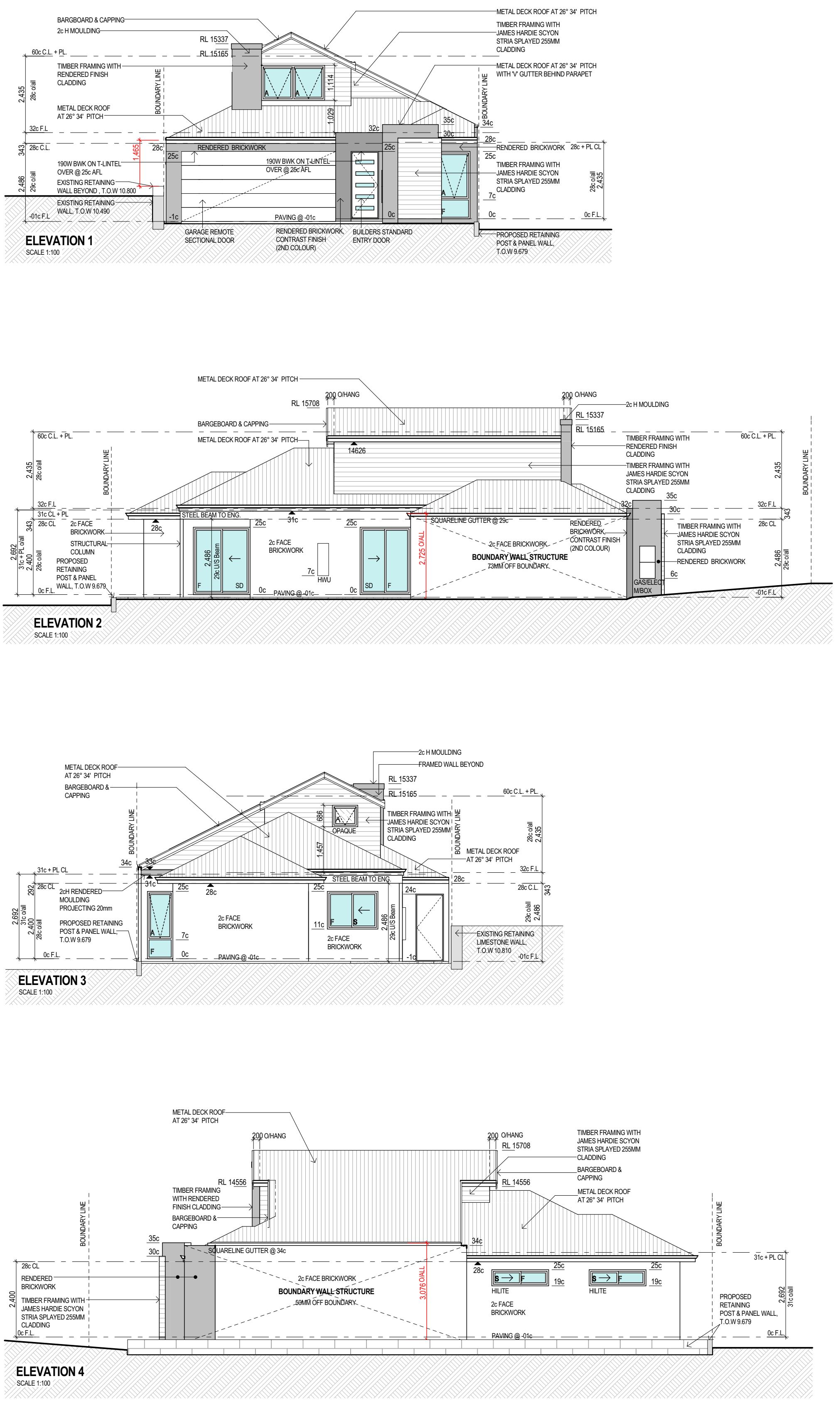
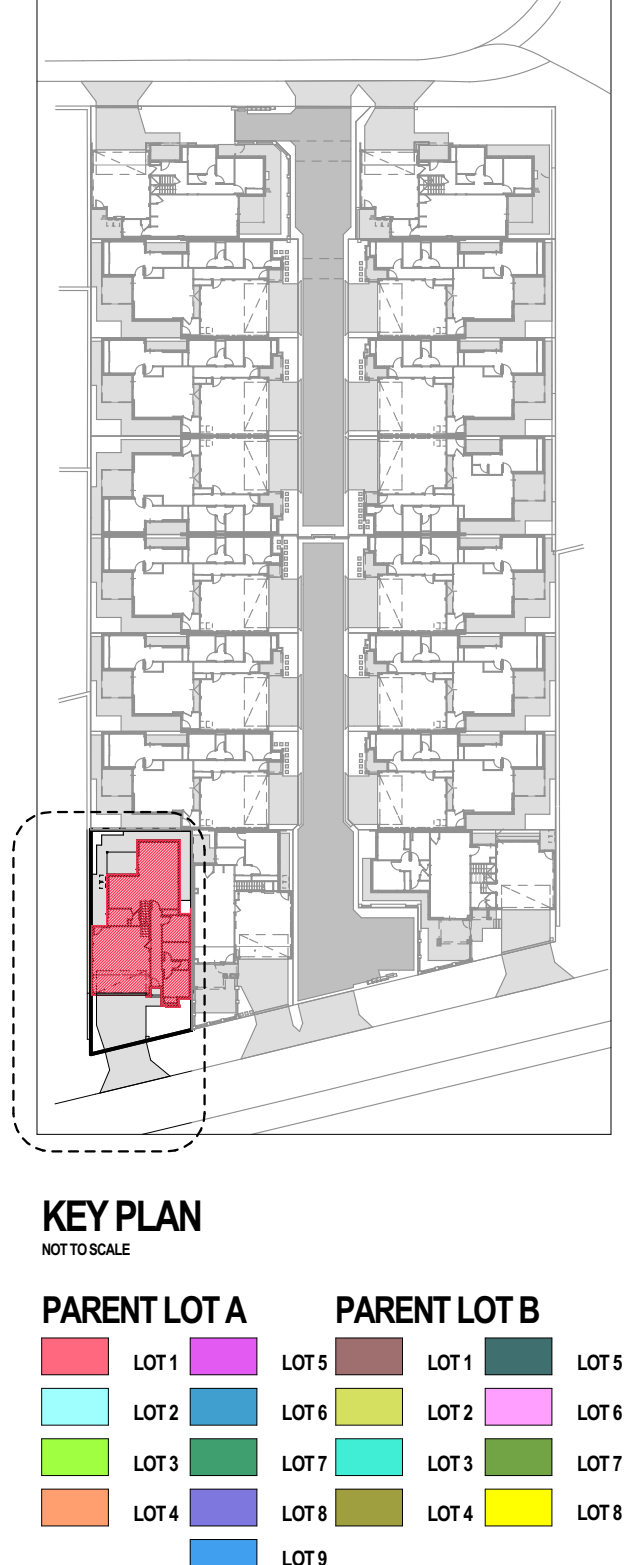
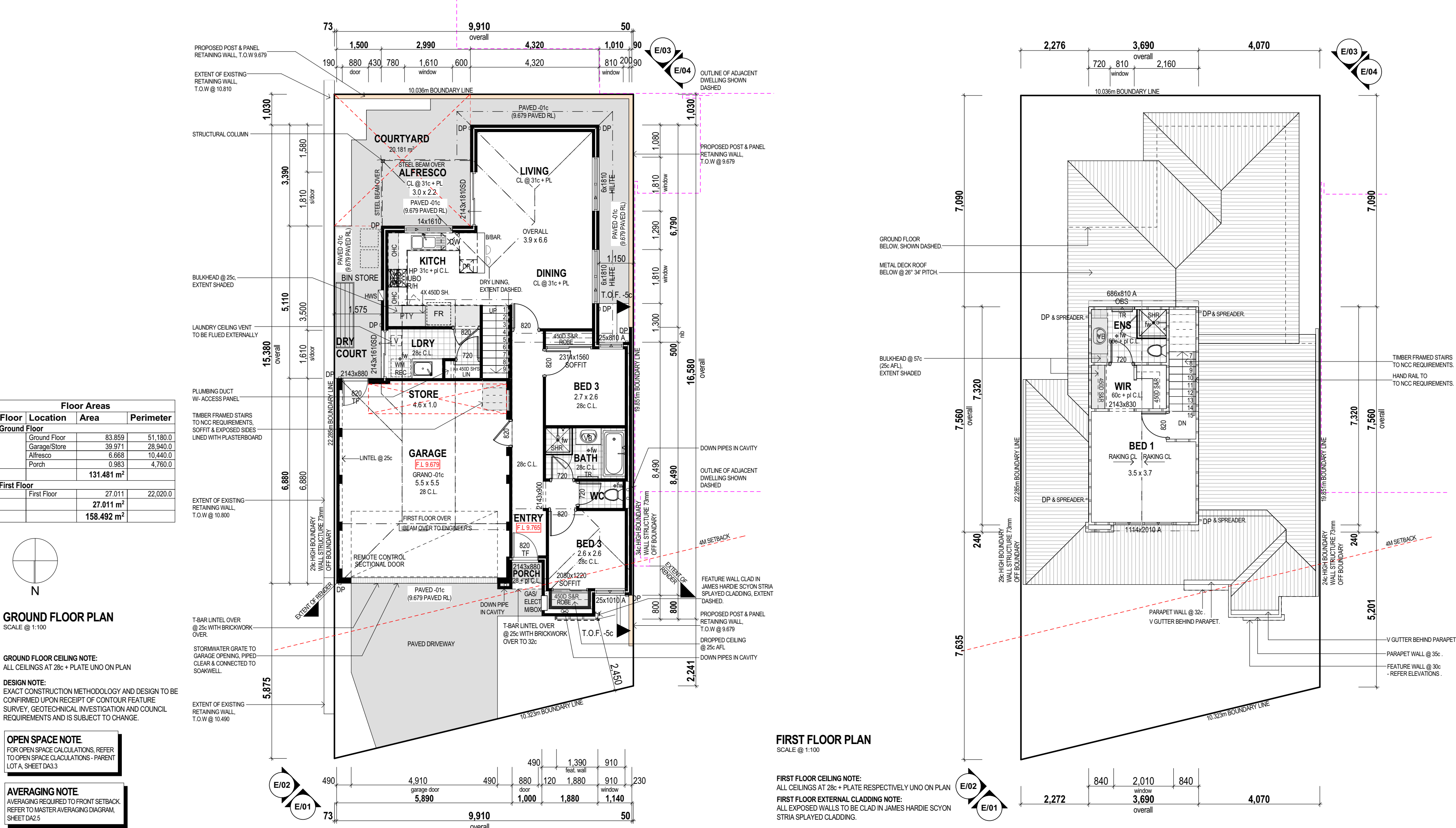
DRAWING TITLE
SITE ELEVATIONS - PARENT LOT A

DRAWN	MOICR	DESIGNED	MOICR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	ABDCP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

DA4.2
PLOT DATE
Wednesday, 16 September 2015

C
REVISION

DEVELOPMENT APPLICATION



LOT 1 DESIGN

C DEVELOPMENT APPLICATION RESUBMIT 16.09.15
B DEVELOPMENT APPLICATION 13.07.15
A PRELIMINARY REVIEW 03.07.15
ISSUE REVISION/REASON FOR ISSUE DATE

built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 981 5802
FAX: 981 5833
BULTON RES # 12114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

DRAWING TITLE
**PARENT LOT A, LOT 1 -
DETAILED FLOOR PLAN &
ELEVATIONS**

DRAWN MO/CR DESIGNED MO/CR
SCALE AS SHOWN ON DRAWINGS CHECKED AB/CP
STATUS DEVELOPMENT APPLICATION START DATE 2015

DA5.1
PLOT DATE Wednesday, 16 September 2015

C
REVISION

DEVELOPMENT APPLICATION

Floor Areas			
Floor	Location	Area	Perimeter
Ground Floor	Ground Floor	76.285	47.163.1
	Garage/Store	38.424	26.043.1
	Alfresco/Porch	9.952	14.133.1
		124.661 m ²	
First Floor	First Floor	36.184	27.503.1
		160.845 m ²	



GROUND FLOOR PLAN

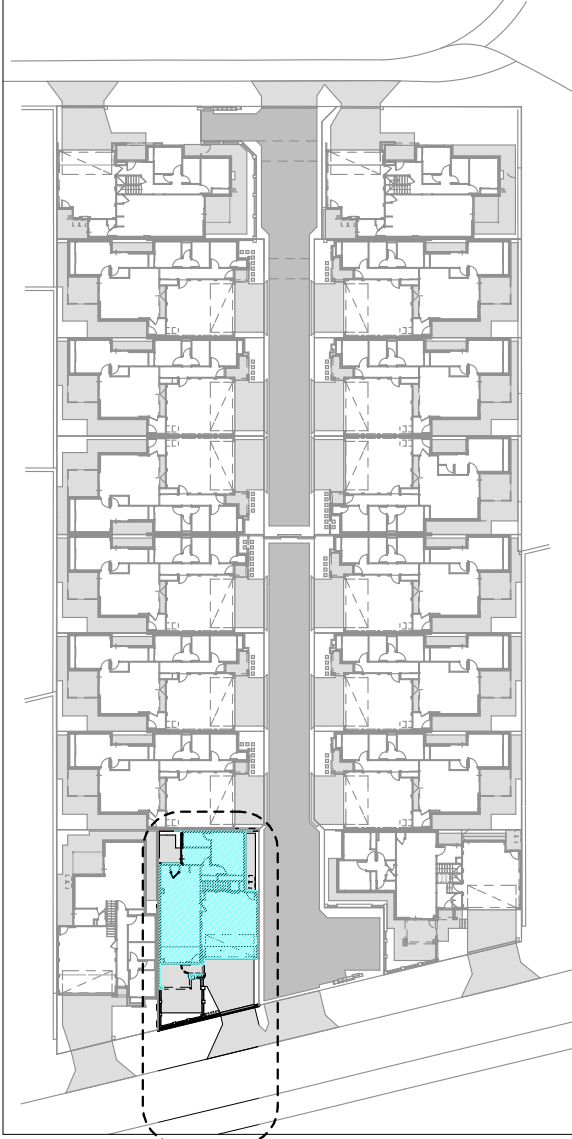
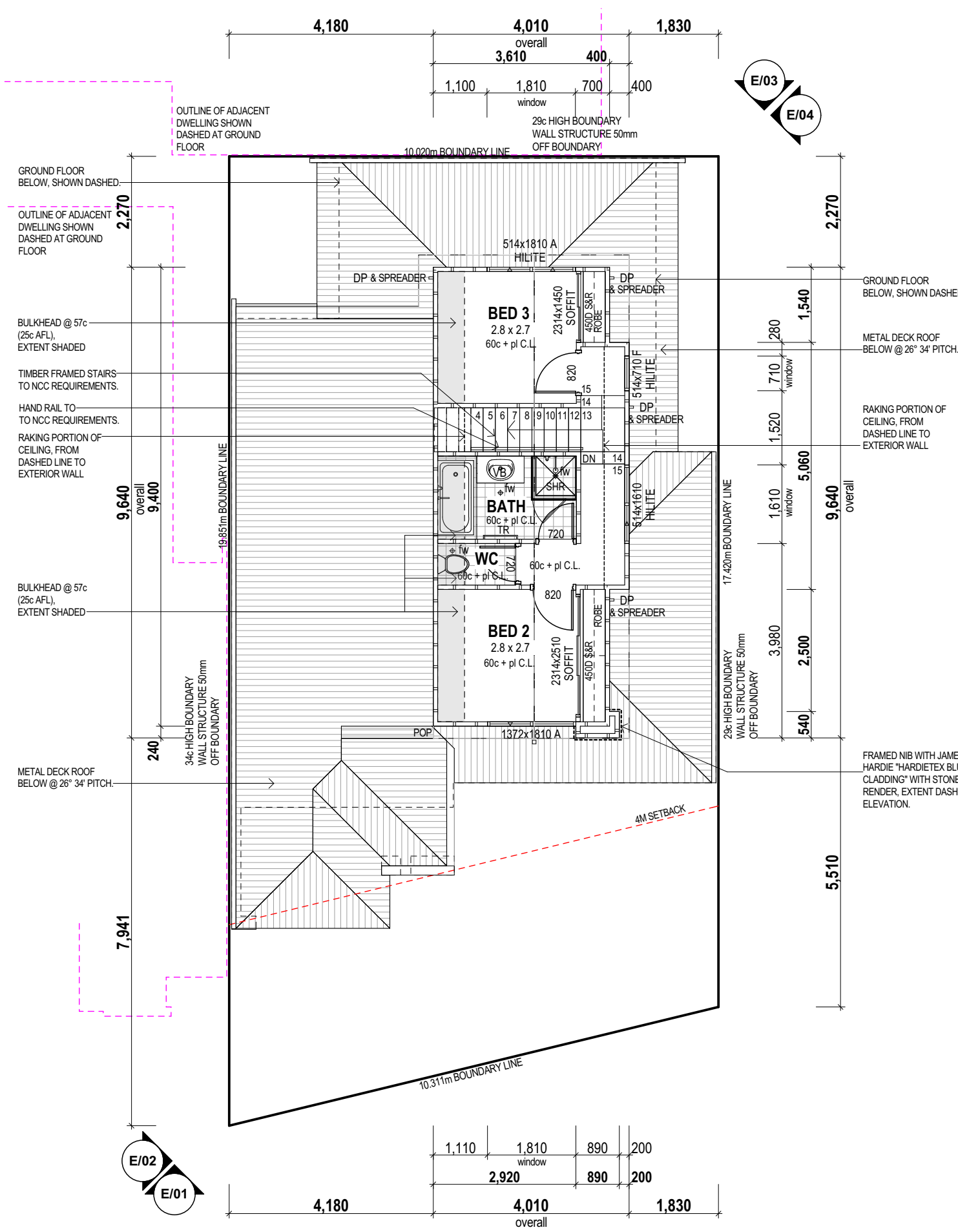
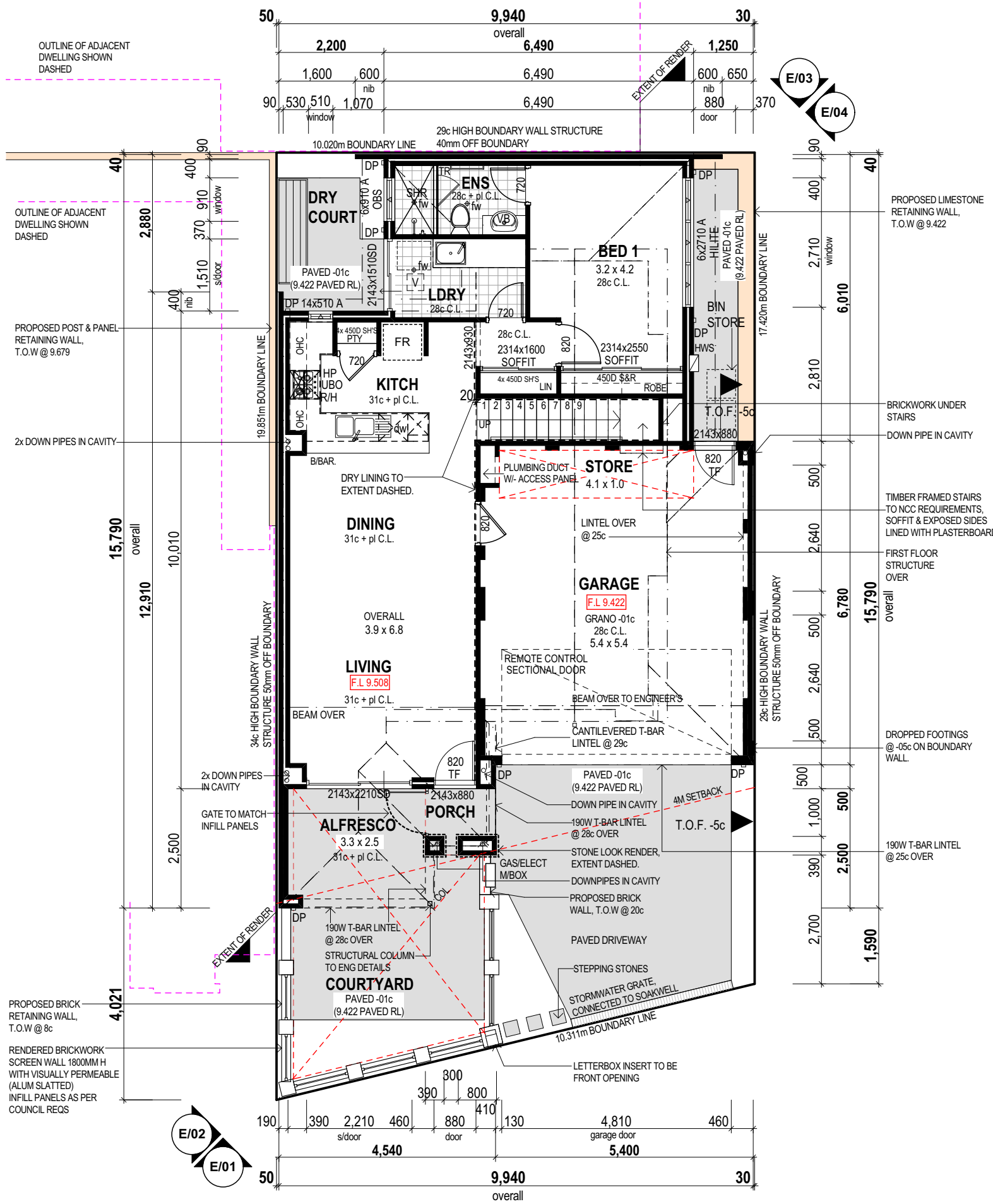
SCALE @ 1:100

GROUND FLOOR CEILING NOTE:
ALL CEILINGS AT 26c+ PLATE UNO ON PLAN

DESIGN NOTE:
EXACT CONSTRUCTION METHODOLOGY AND DESIGN TO BE
CONFIRMED UPON RECEIPT OF CONTOUR FEATURE
SURVEY, GEOTECHNICAL INVESTIGATION AND COUNCIL
REQUIREMENTS AND IS SUBJECT TO CHANGE.

OPEN SPACE NOTE:
FOR OPEN SPACE CALCULATIONS, REFER
TO OPEN SPACE CALCULATIONS - PARENT
LOT A, SHEET 04/13

AVERAGING NOTE:
AVERAGING REQUIRED TO FRONT SETBACK
REFER TO MASTER AVERAGING DIAGRAM,
SHEET 04/13



KEY PLAN

NOT TO SCALE

PARENT LOT A

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

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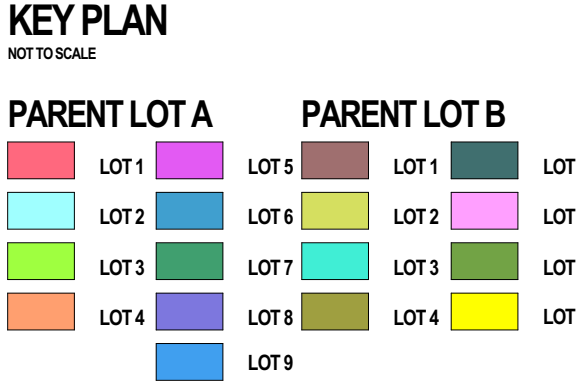
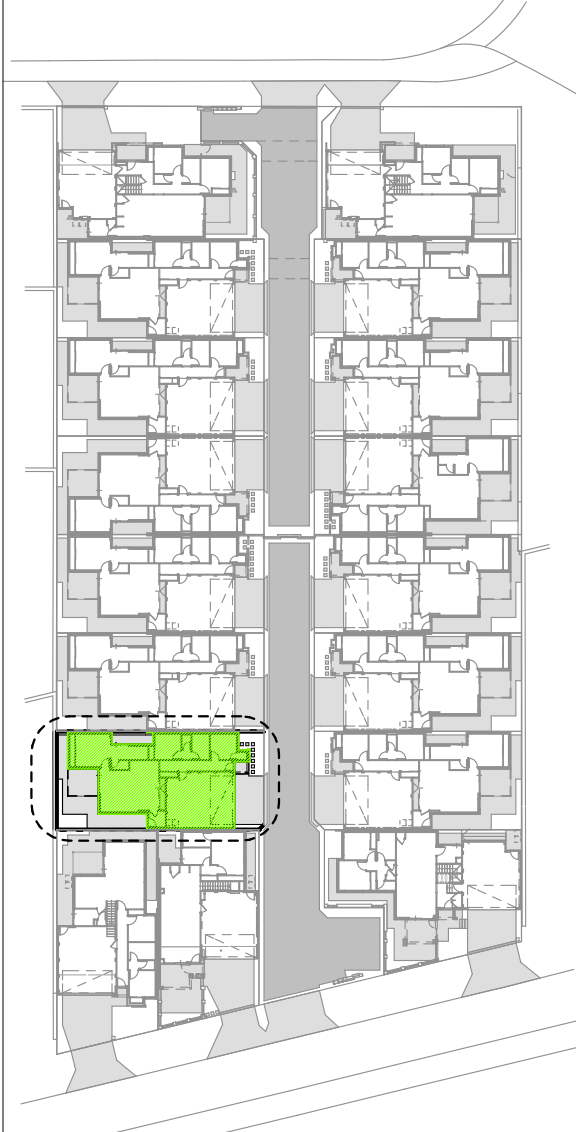
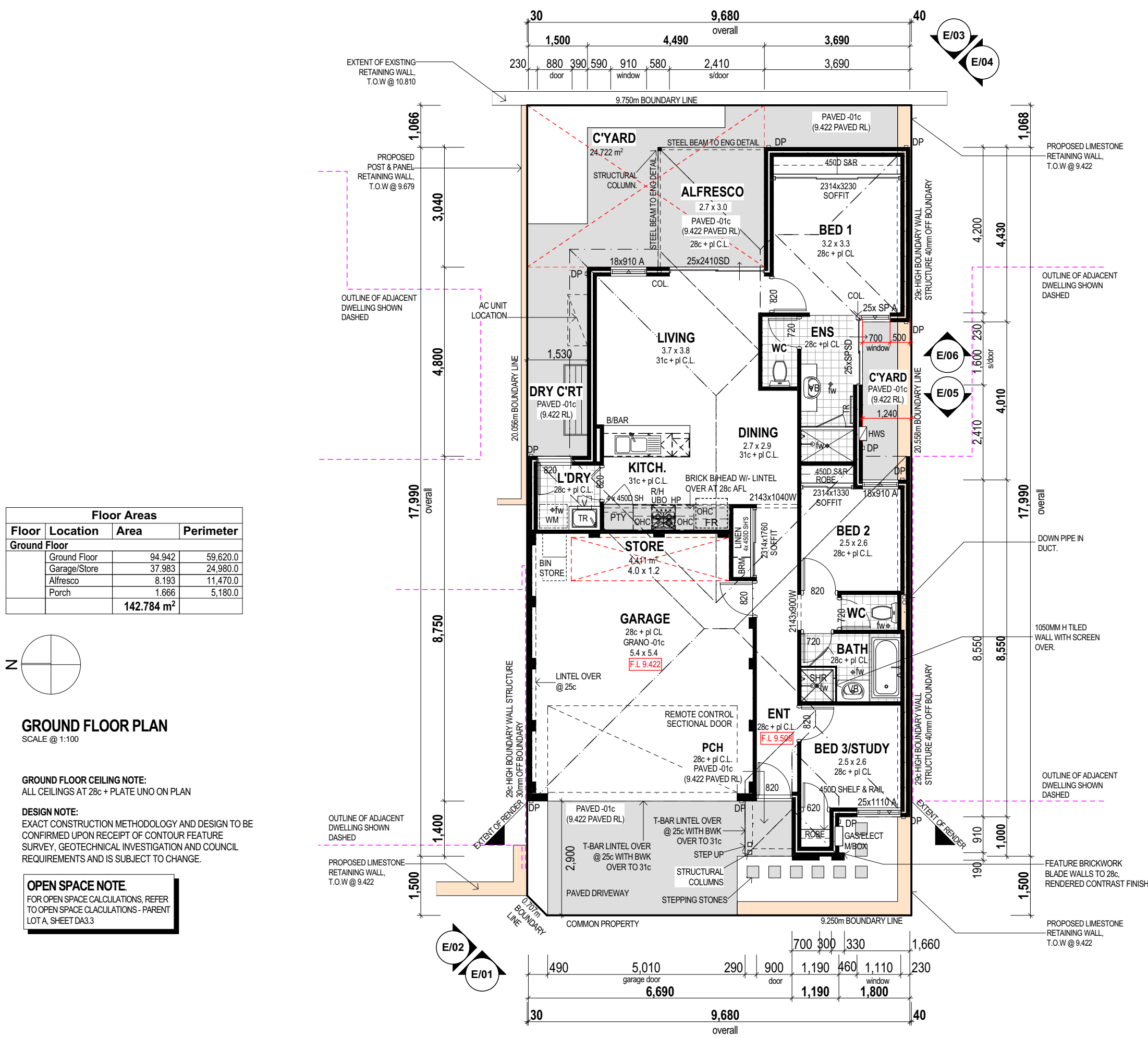
LOT 282

LOT 283

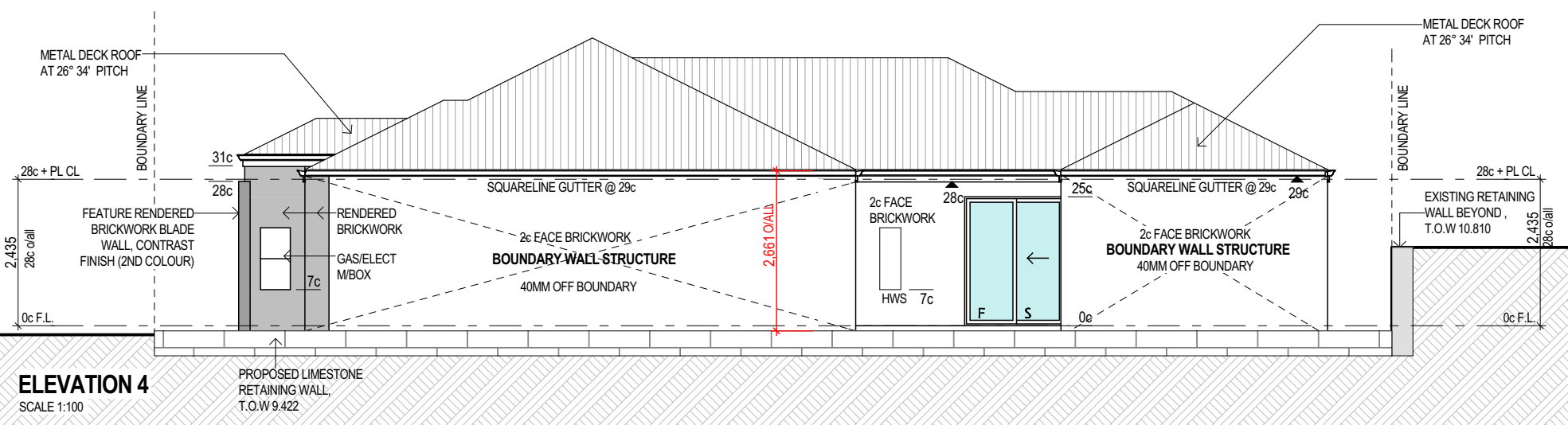
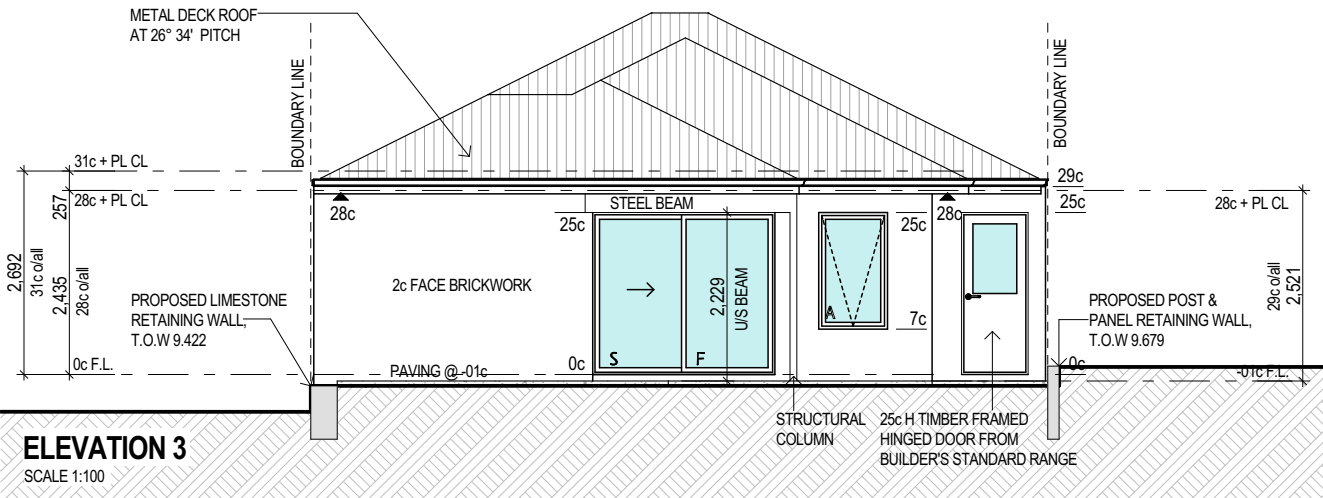
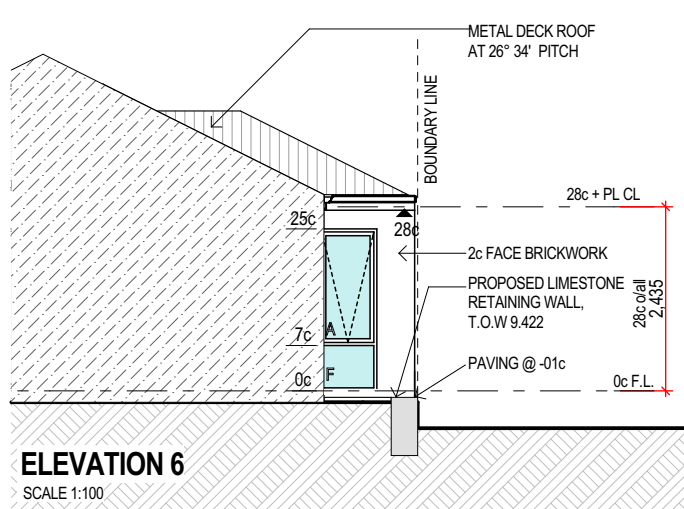
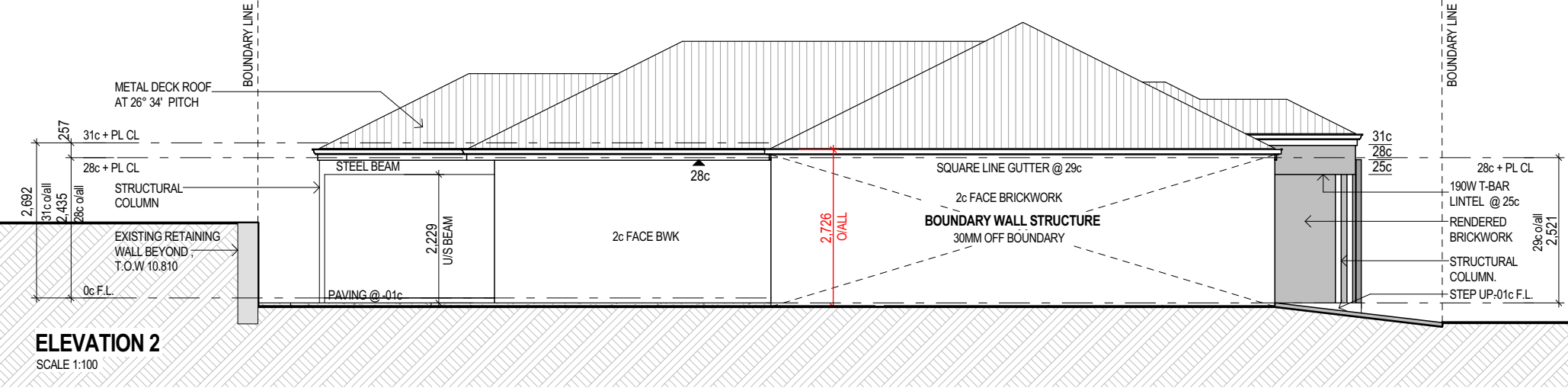
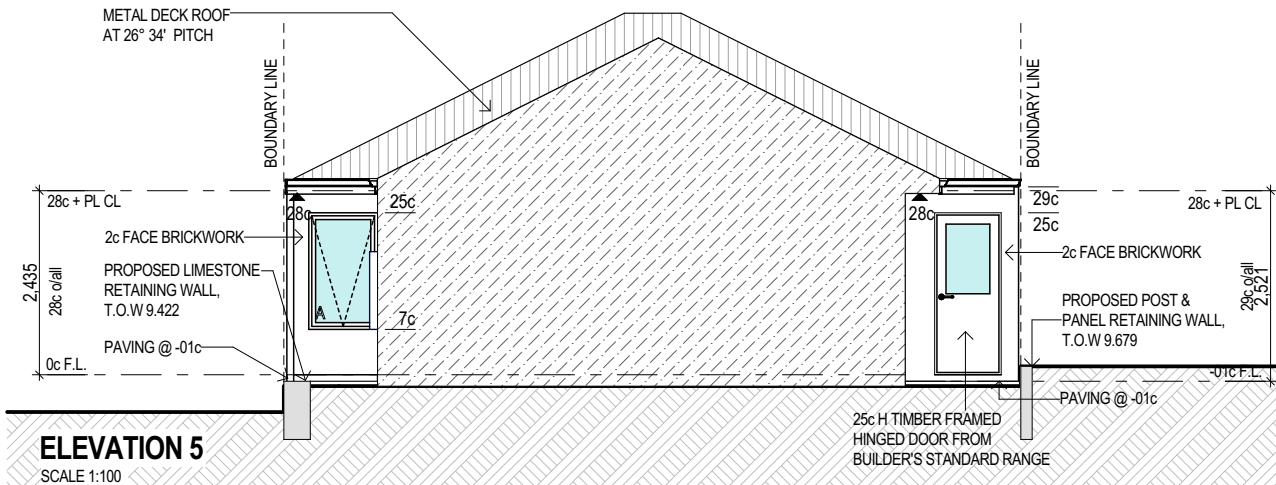
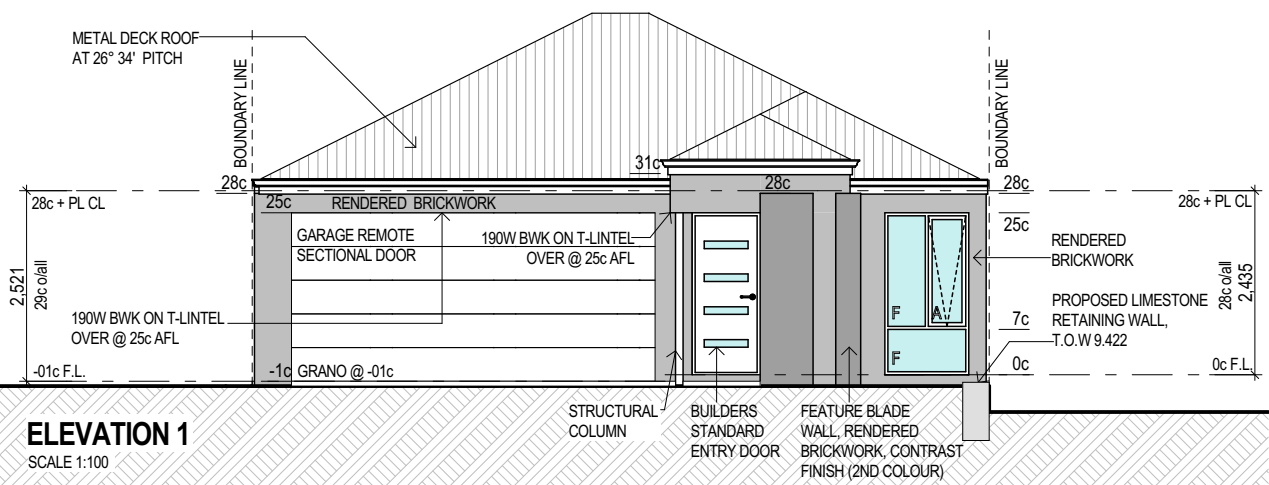
LOT 284

LOT 285

LOT 28



BRICK COURSING HEIGHTS (IN MM)			
NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	26 1/2		
2	172	27	2314
2 1/2	27 1/2		
3	257	28	2400
3 1/2	28 1/2		
4	343	29	2486
4 1/2	29 1/2		
5	429	30	2572
5 1/2	30 1/2		
6	514	31	2657
6 1/2	31 1/2		
7	600	32	2743
7 1/2	32 1/2		
8	686	33	2829
8 1/2	33 1/2		
9	772	34	2914
9 1/2	34 1/2		
10	857	35	3000
10 1/2	35 1/2		
11	943	36	3086
11 1/2	36 1/2		
12	1029	37	3172
12 1/2	37 1/2		
13	1114	38	3257
13 1/2	38 1/2		
14	1200	39	3343
14 1/2	39 1/2		
15	1286	40	3429
15 1/2	40 1/2		
16	1372	41	3514
16 1/2	41 1/2		
17	1457	42	3600
17 1/2	42 1/2		
18	1543	43	3686
18 1/2	43 1/2		
19	1629	44	3772
19 1/2	44 1/2		
20	1714	45	3857
20 1/2	45 1/2		
21	1800	46	3943
21 1/2	46 1/2		
22	1886	47	4029
22 1/2	47 1/2		
23	1972	48	4114
23 1/2	48 1/2		
24	2057	49	4200
24 1/2	49 1/2		
25	2143	50	4286
25 1/2	50 1/2		
		100	8572



LOT 3 DESIGN

C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

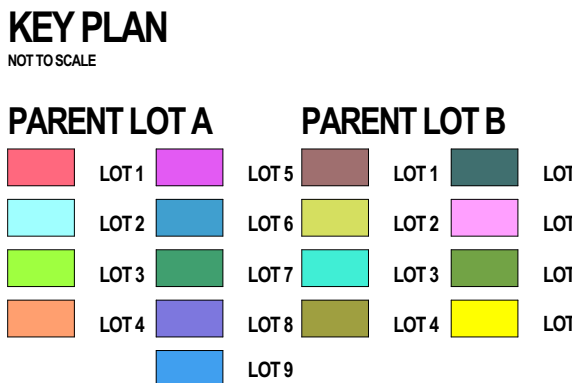
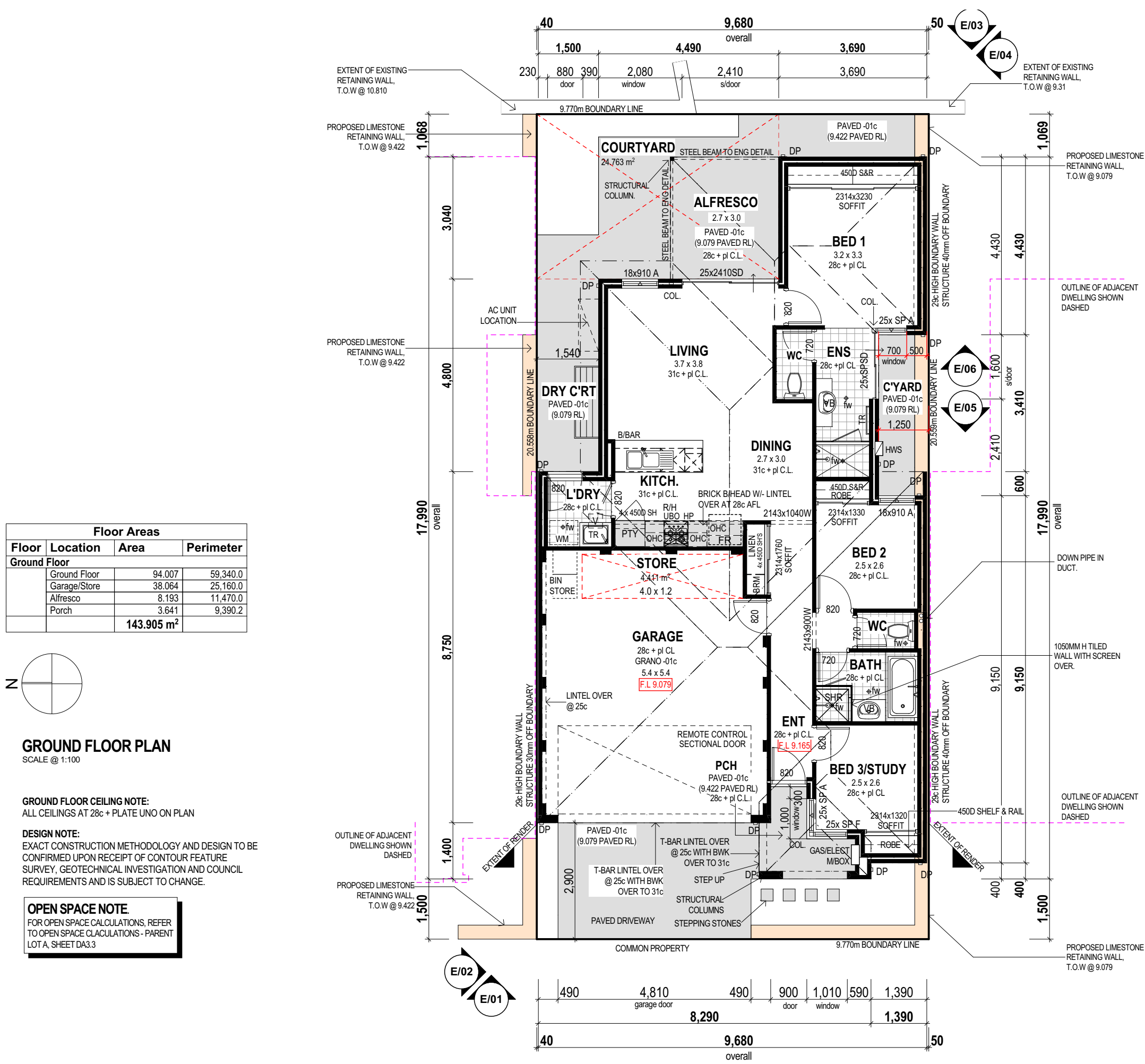
built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURSWOOD WA 6100
PHONE: 981 5822
FAX: 981 5833
BULTON RESO # 12114

PROJECT		LOT 1, CLARKSON AVENUE, TAPPING	
DRAWING TITLE			
PARENT LOT A, LOT 3 - DETAILED FLOOR PLAN & ELEVATIONS			
DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWING	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION.	START DATE	2015

DA5.3

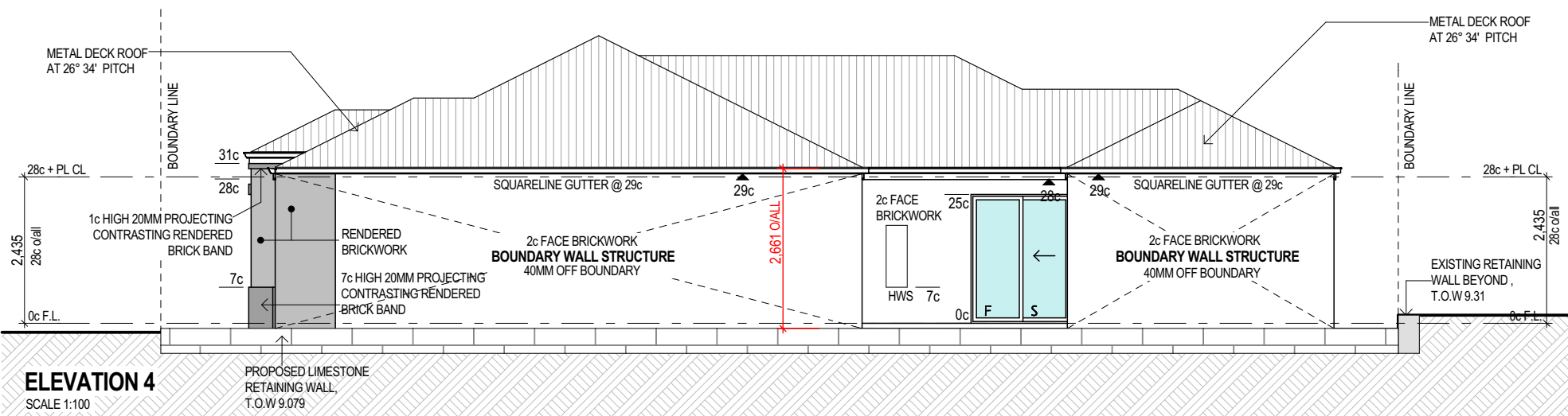
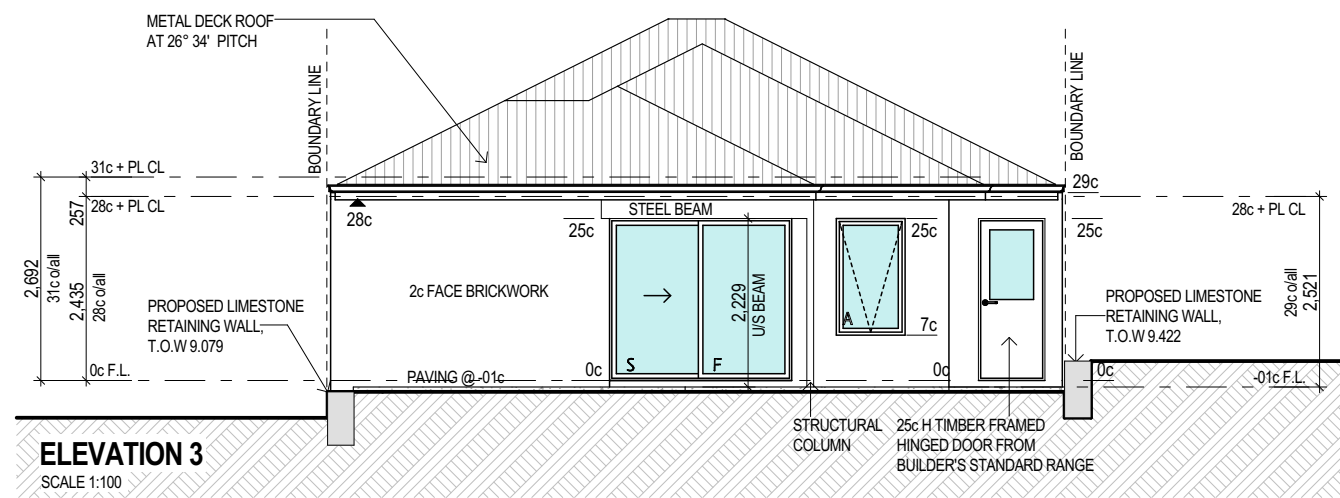
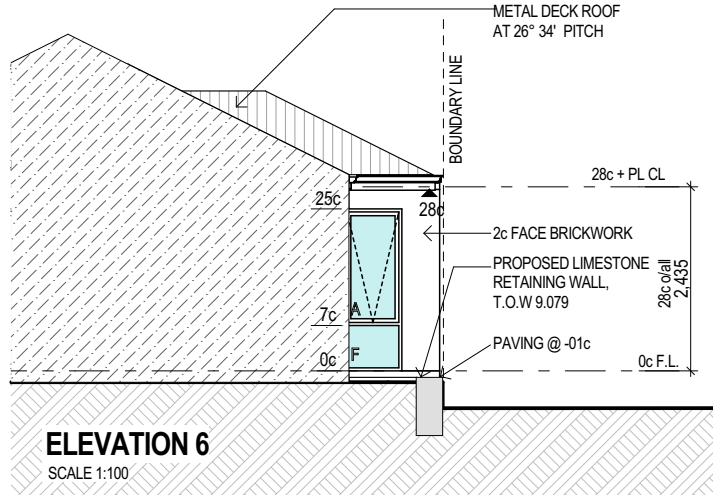
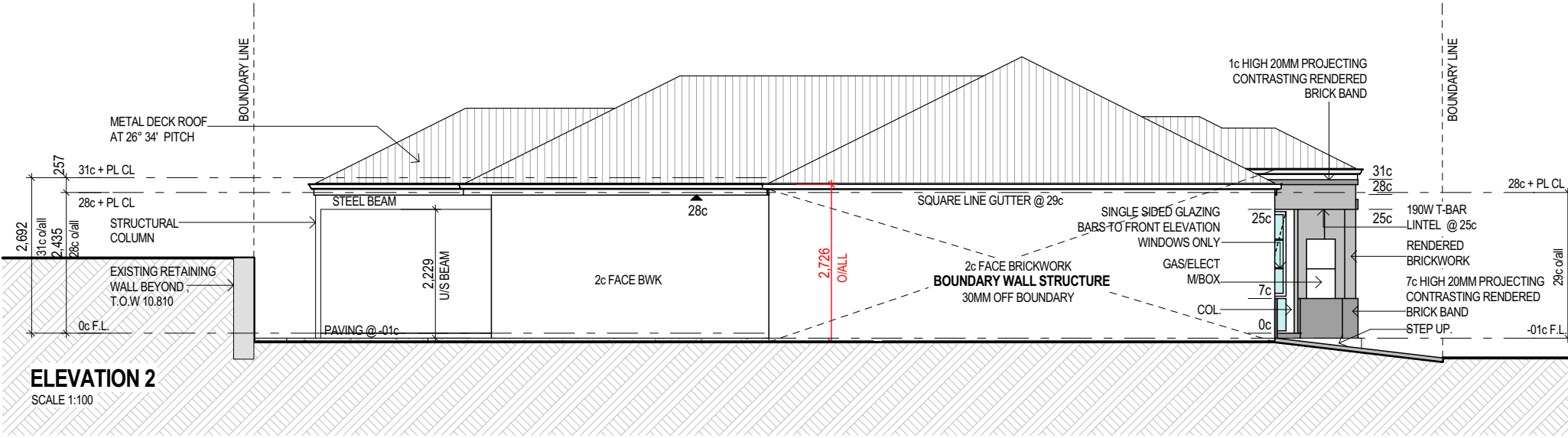
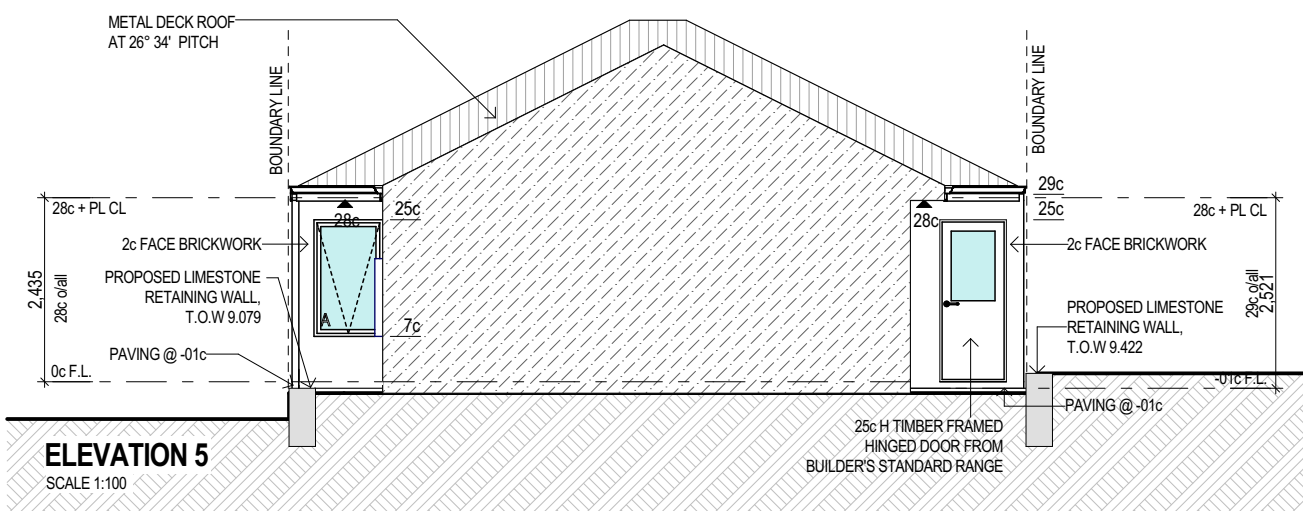
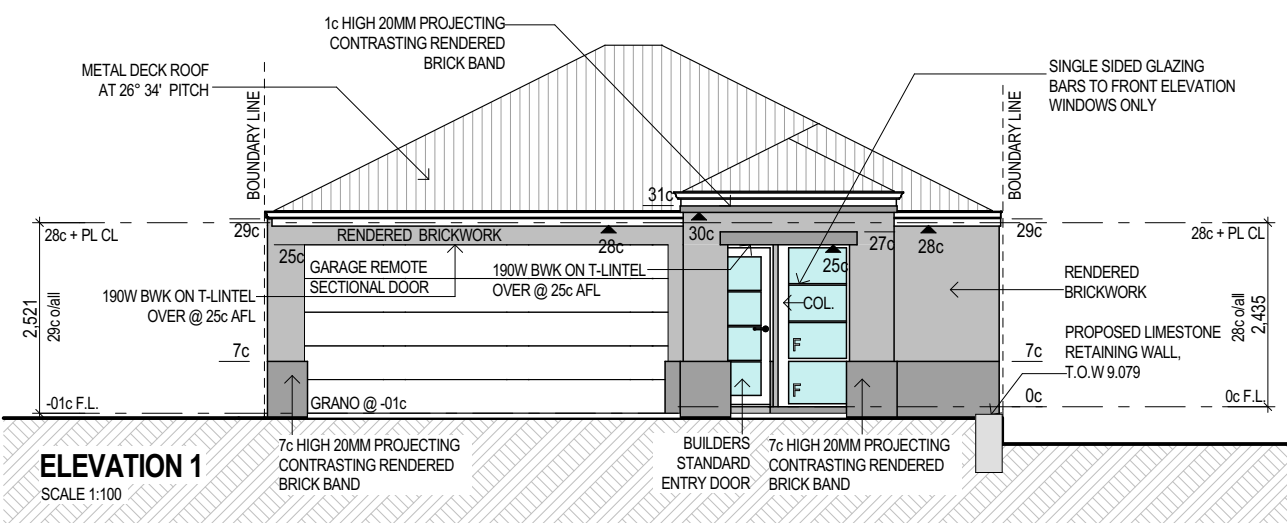
C

PLOT DATE Wednesday, 16 September 2015



BRICK COURSING HEIGHTS (IN MM)

NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	28 1/2		
2	172	27	2314
2 1/2	27 1/2		
3	257	28	2400
3 1/2	28 1/2		
4	343	29	2486
4 1/2	29 1/2		
5	429	30	2572
5 1/2	30 1/2		
6	514	31	2657
6 1/2	31 1/2		
7	600	32	2743
7 1/2	32 1/2		
8	686	33	2829
8 1/2	33 1/2		
9	772	34	2914
9 1/2	34 1/2		
10	857	35	3000
10 1/2	35 1/2		
11	943	36	3086
11 1/2	36 1/2		
12	1029	37	3172
12 1/2	37 1/2		
13	1114	38	3257
13 1/2	38 1/2		
14	1200	39	3343
14 1/2	39 1/2		
15	1286	40	3429
15 1/2	40 1/2		
16	1372	41	3514
16 1/2	41 1/2		
17	1457	42	3600
17 1/2	42 1/2		
18	1543	43	3686
18 1/2	43 1/2		
19	1629	44	3772
19 1/2	44 1/2		
20	1714	45	3857
20 1/2	45 1/2		
21	1800	46	3943
21 1/2	46 1/2		
22	1886	47	4029
22 1/2	47 1/2		
23	1972	48	4114
23 1/2	48 1/2		
24	2057	49	4200
24 1/2	49 1/2		
25	2143	50	4286
25 1/2	50 1/2		
		100	8572



LOT 4 DESIGN

C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

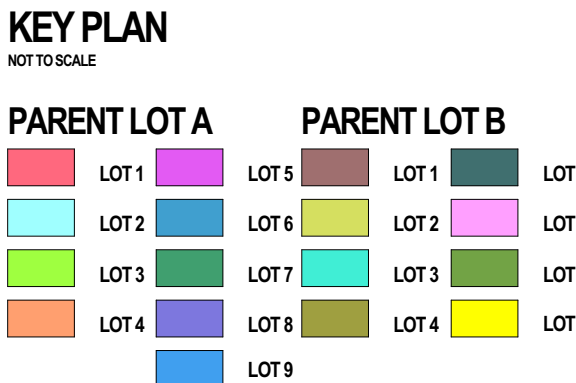
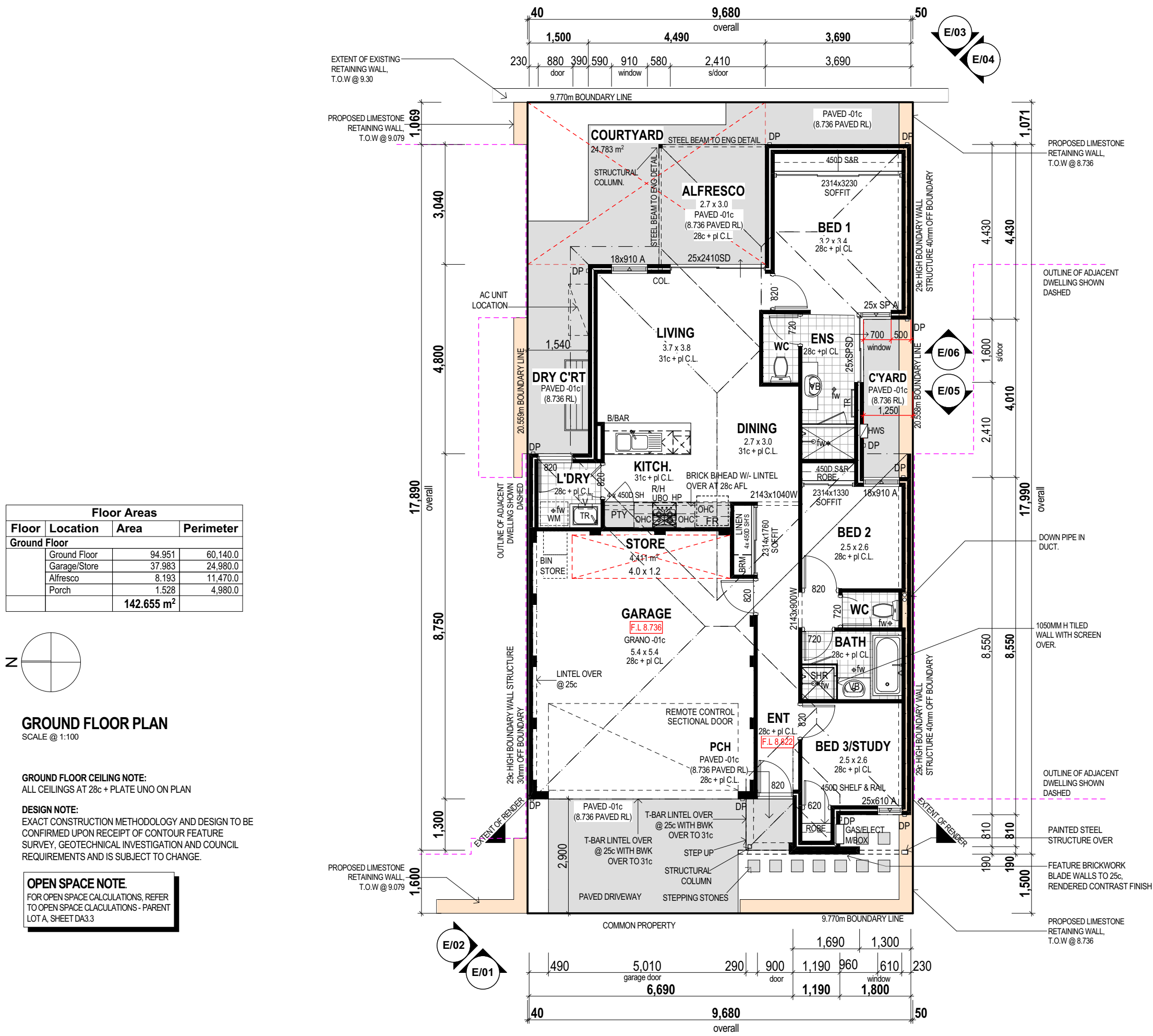
built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 981 5802
FAX: 981 5833
BULTON RESID # 12114

PROJECT			
LOT 1, CLARKSON AVENUE, TAPPING			
DRAWING TITLE			
PARENT LOT A, LOT 4 - DETAILED FLOOR PLAN & ELEVATIONS			
DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION.	START DATE	2015

DA5.4

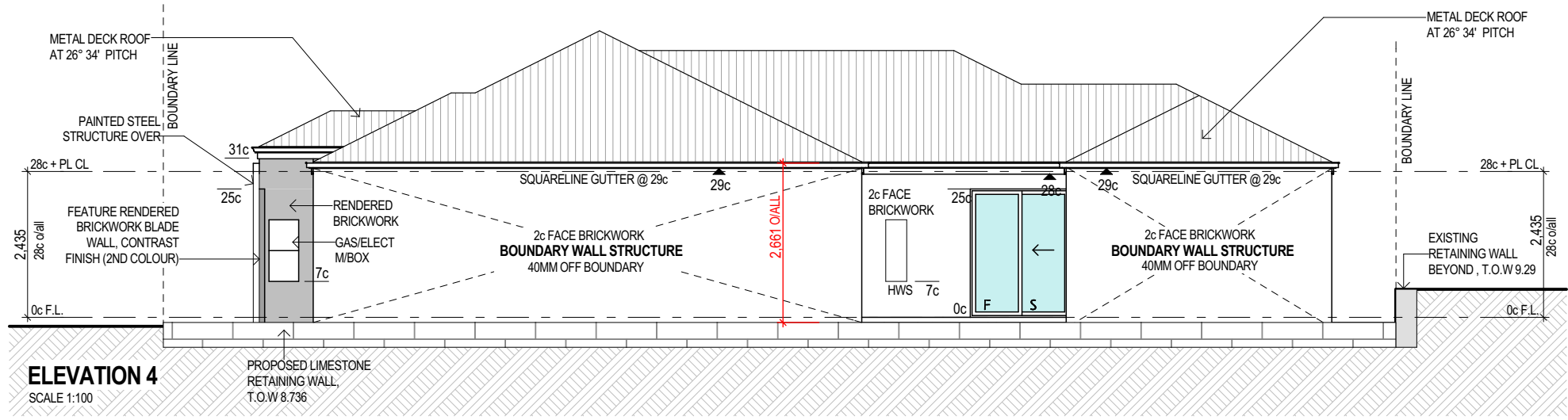
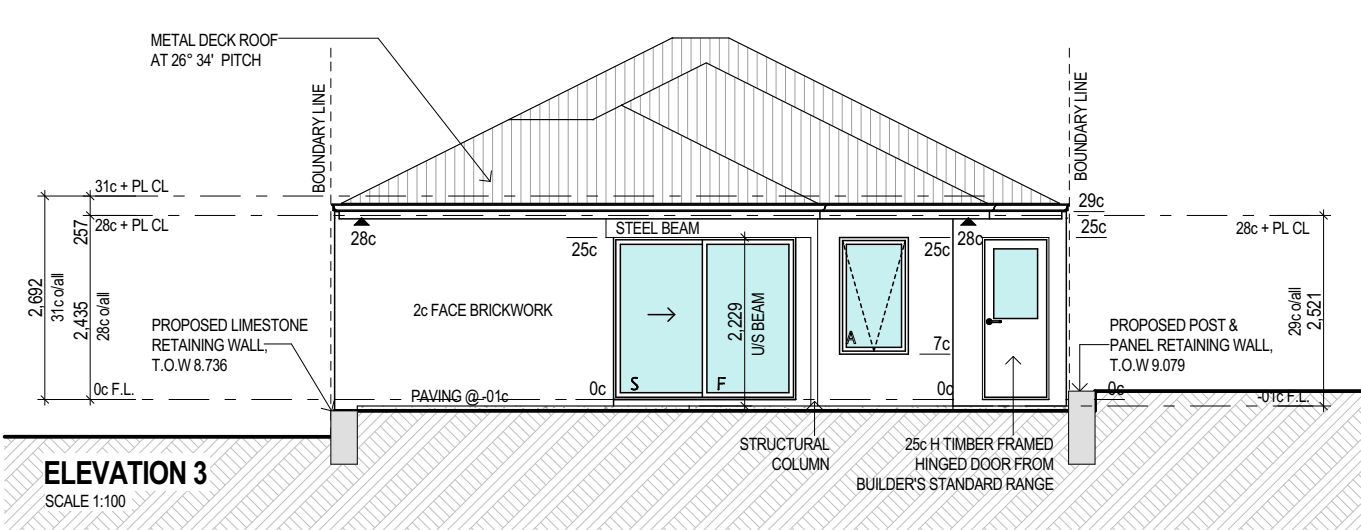
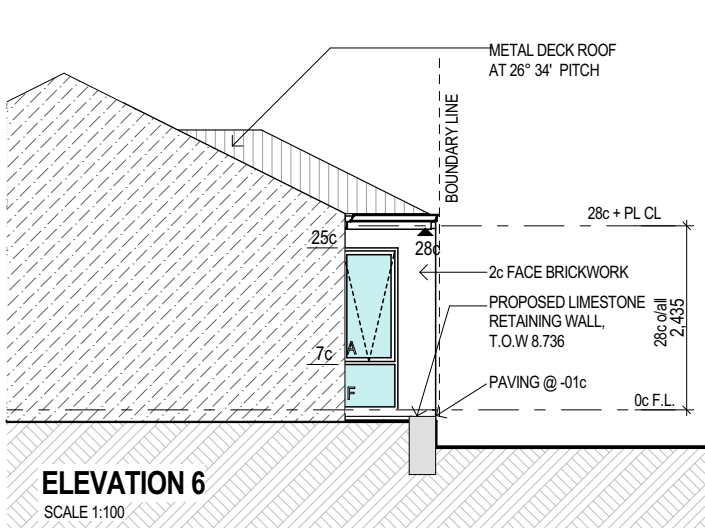
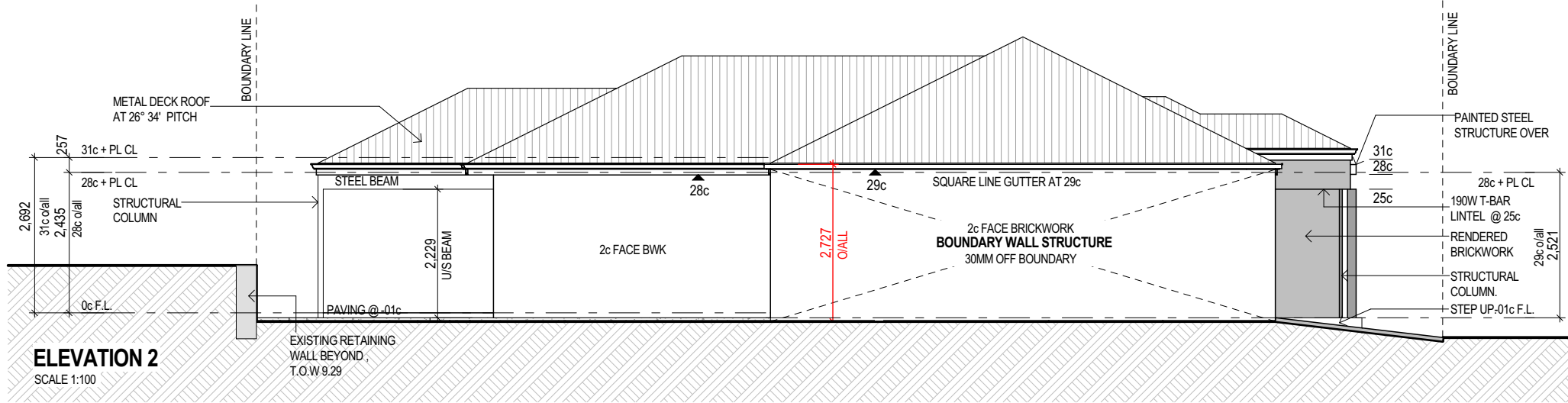
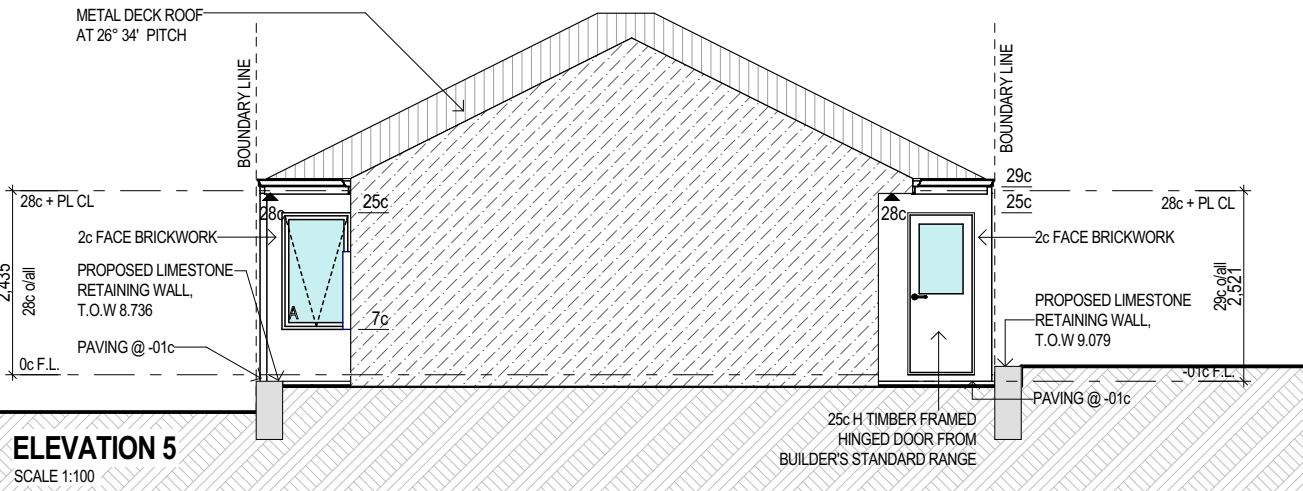
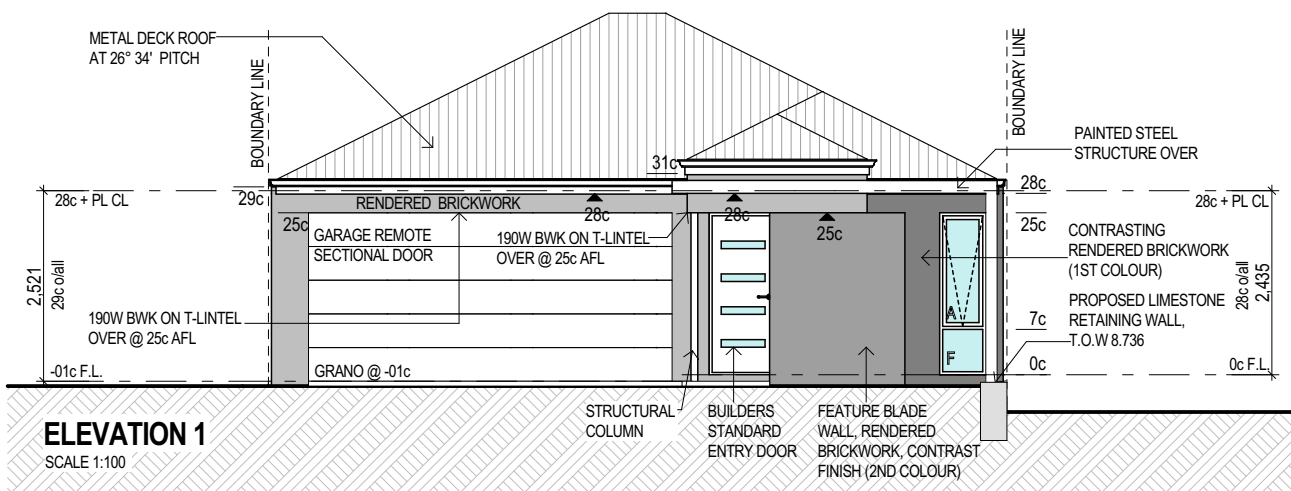
C

PLOT DATE Wednesday, 16 September 2015



BRICK COURSING HEIGHTS (IN MM)

NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	127	27	2314
2	172	28	2400
2 1/2	217	29	2486
3	262	30	2572
3 1/2	307	31	2657
4	352	32	2743
4 1/2	397	33	2829
5	442	34	2914
5 1/2	487	35	3000
6	532	36	3086
6 1/2	577	37	3172
7	622	38	3257
7 1/2	667	39	3343
8	712	40	3429
8 1/2	757	41	3514
9	802	42	3600
9 1/2	847	43	3686
10	892	44	3772
10 1/2	937	45	3857
11	982	46	3943
11 1/2	1027	47	4029
12	1072	48	4114
12 1/2	1117	49	4200
13	1162	50	4286
13 1/2	1207	100	8572



LOT 5 DESIGN

C DEVELOPMENT APPLICATION RESUBMIT 16.09.15
B DEVELOPMENT APPLICATION 13.07.15
A PRELIMINARY REVIEW 03.07.15
ISSUE REVISION/REASON FOR ISSUE DATE

built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 985 5802
FAX: 987 3833
BULTON RESO # 12114

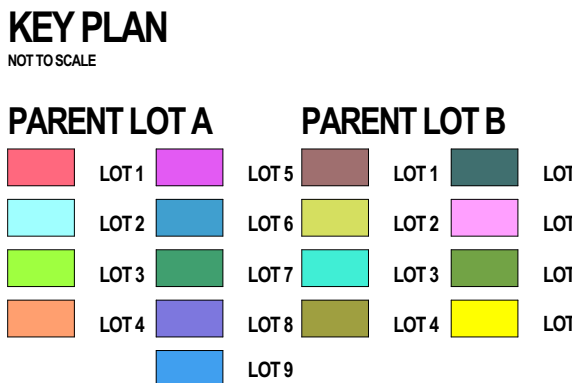
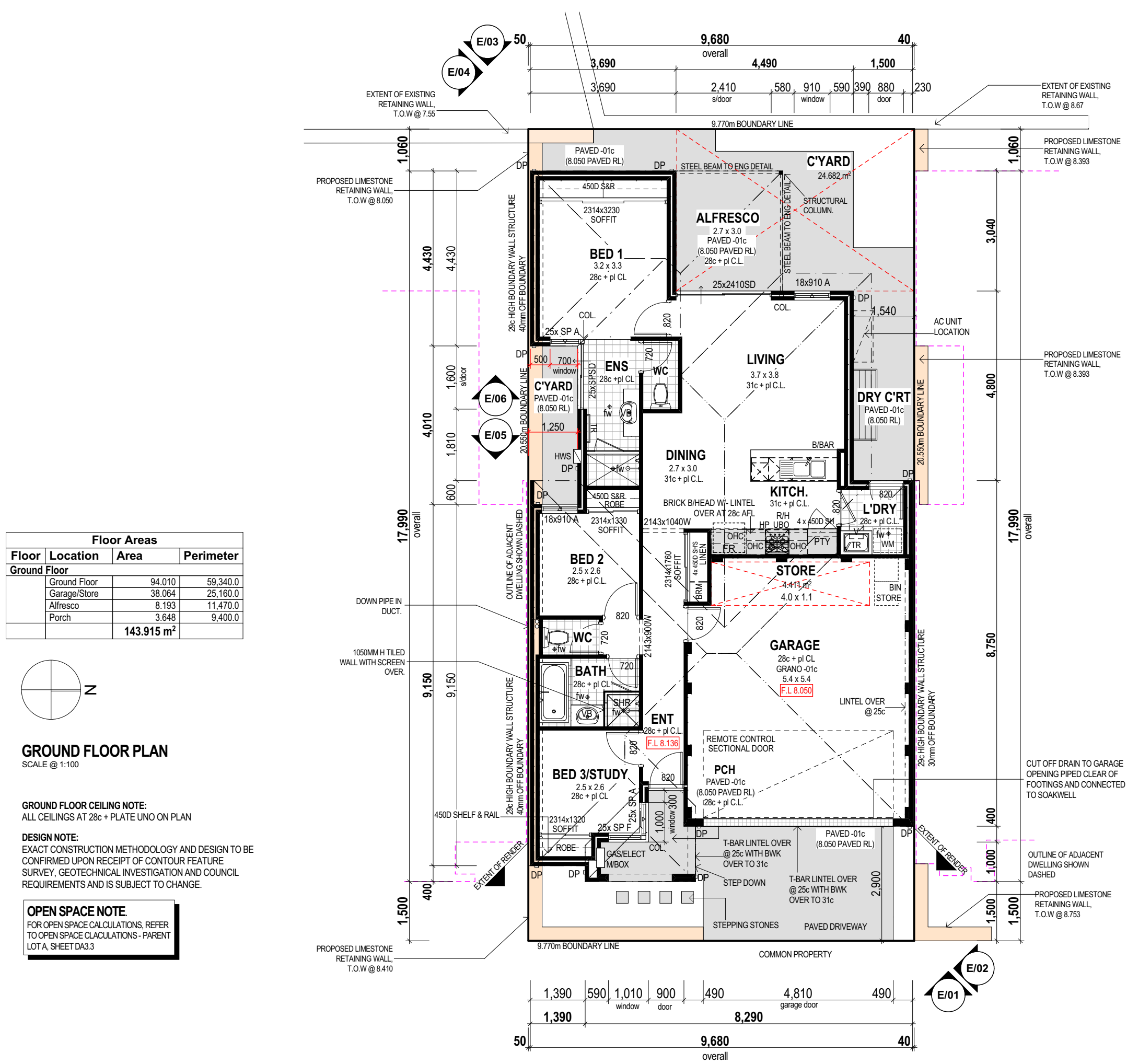
PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

DRAWING TITLE
**PARENT LOT A, LOT 5 -
DETAILED FLOOR PLAN &
ELEVATIONS**

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

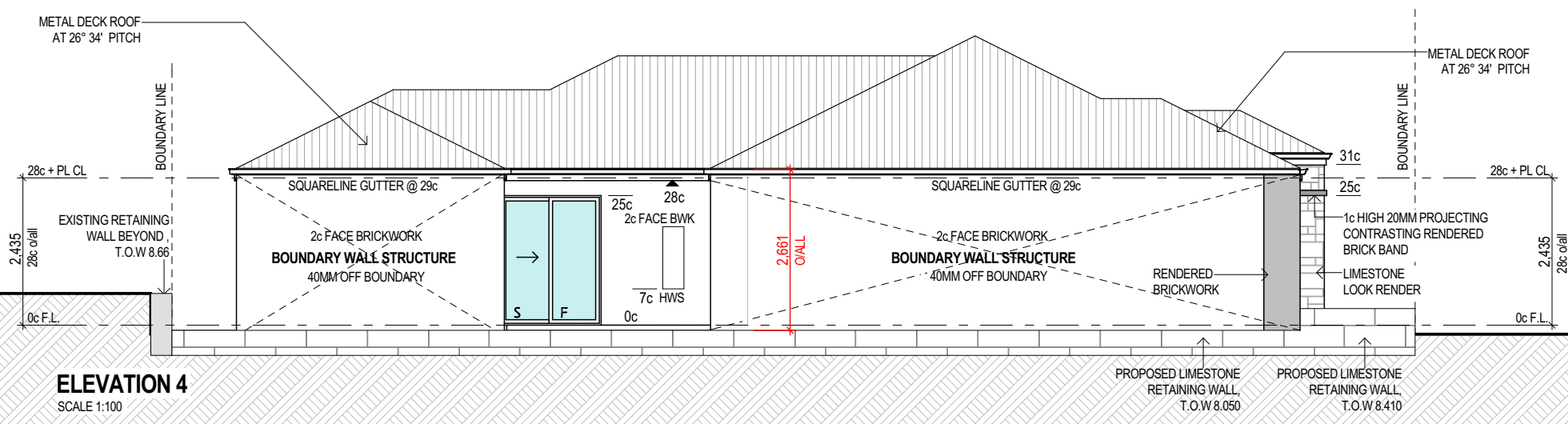
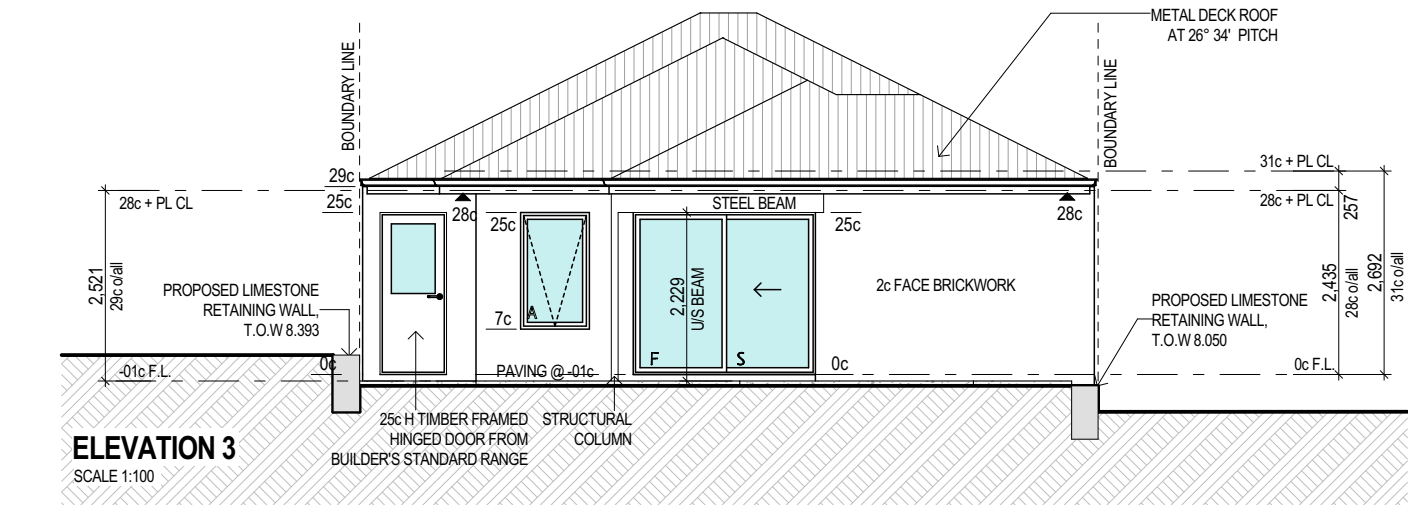
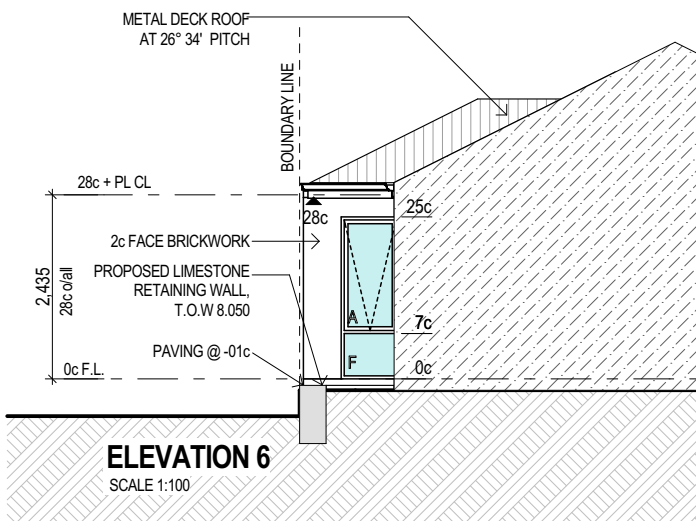
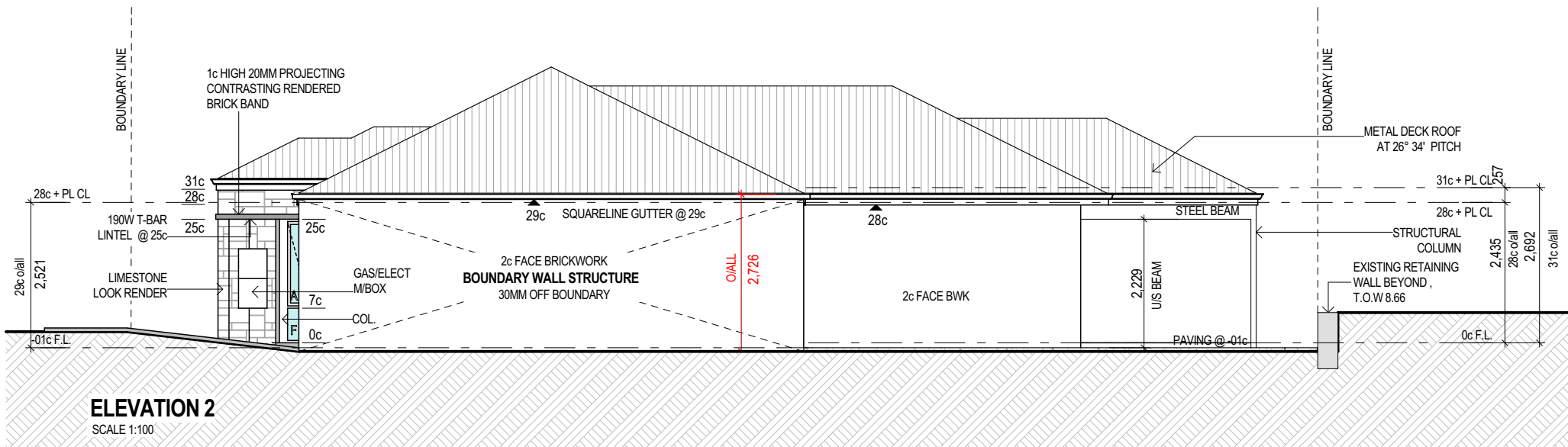
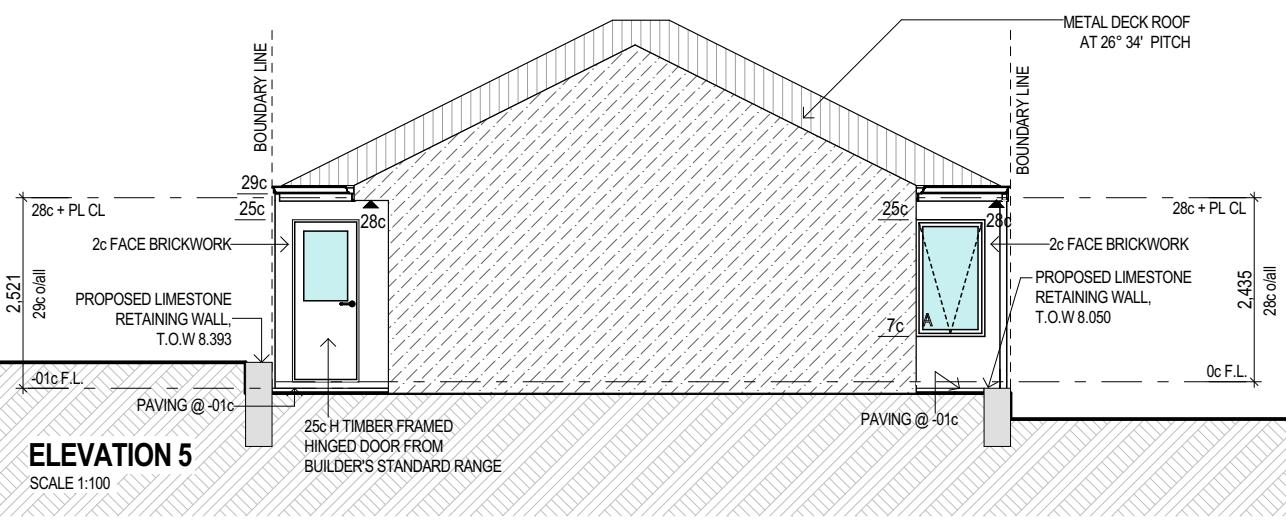
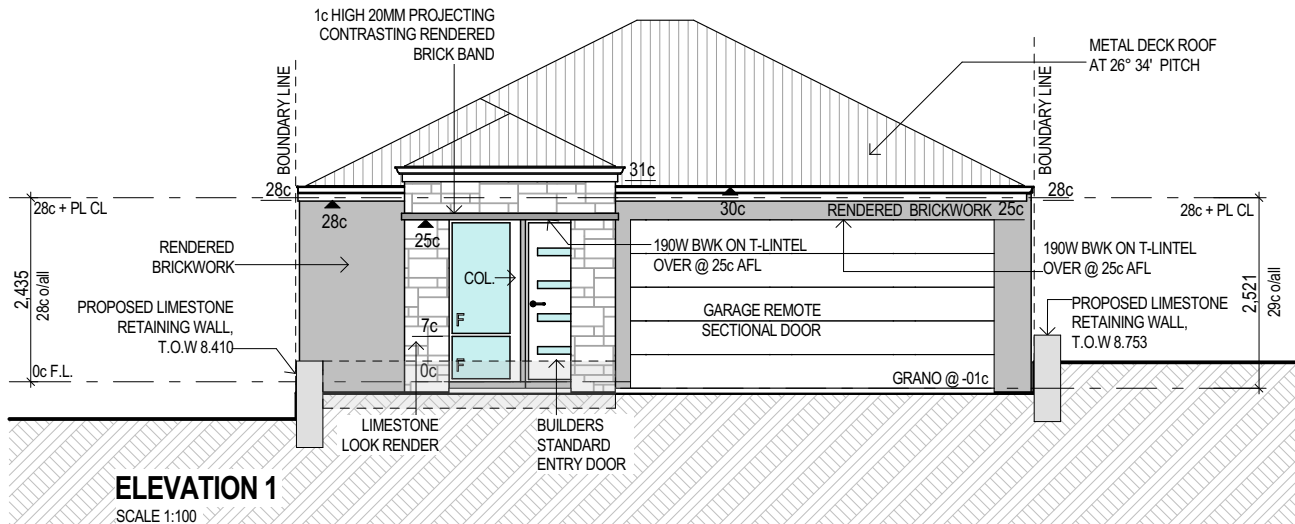
DA5.5

PLOT DATE Wednesday, 16 September 2015



BRICK COURSING HEIGHTS (IN MM)

NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	28 1/2		
2	172	27	2314
2 1/2	27		
3	257	28	3400
3 1/2	28 1/2		
4	343	29	2486
4 1/2	29 1/2		
5	429	30	2572
5 1/2	30 1/2		
6	514	31	2657
6 1/2	31 1/2		
7	600	32	2743
7 1/2	32 1/2		
8	686	33	2829
8 1/2	33 1/2		
9	772	34	2914
9 1/2	34 1/2		
10	857	35	3000
10 1/2	35 1/2		
11	943	36	3086
11 1/2	36 1/2		
12	1029	37	3172
12 1/2	37 1/2		
13	1114	38	3257
13 1/2	38 1/2		
14	1200	39	3343
14 1/2	39 1/2		
15	1286	40	3429
15 1/2	40 1/2		
16	1372	41	3514
16 1/2	41 1/2		
17	1457	42	3600
17 1/2	42 1/2		
18	1543	43	3686
18 1/2	43 1/2		
19	1629	44	3772
19 1/2	44 1/2		
20	1714	45	3857
20 1/2	45 1/2		
21	1800	46	3943
21 1/2	46 1/2		
22	1886	47	4029
22 1/2	47 1/2		
23	1972	48	4114
23 1/2	48 1/2		
24	2057	49	4200
24 1/2	49 1/2		
25	2143	50	4286
25 1/2	50 1/2		
		100	8572



LOT 6 DESIGN

C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living

BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 90 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 9481 5802
FAX: 9481 3033
BULTON RESO # 12114

PROJECT		LOT 1, CLARKSON AVENUE, TAPPING	
DRAWING TITLE			
PARENT LOT A, LOT 6 - DETAILED FLOOR PLAN & ELEVATIONS			
DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

DA5.6

LOT DATE Wednesday, 16 September 2015



KEY PLAN
NOT TO SCALE

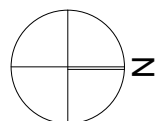
PARENT LOT A			PARENT LOT B		
LOT 1	LOT 5	LOT 9	LOT 1	LOT 5	LOT 9
LOT 2	LOT 6	LOT 10	LOT 2	LOT 6	LOT 10
LOT 3	LOT 7	LOT 11	LOT 3	LOT 7	LOT 11
LOT 4	LOT 8	LOT 12	LOT 4	LOT 8	LOT 12

BRICK COURSING
HEIGHTS (IN MM)

NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	127	27	2314
2	172	28	2400
2 1/2	217	29	2486
3	262	30	2572
3 1/2	307	31	2657
4	352	32	2743
4 1/2	397	33	2829
5	442	34	2914
5 1/2	487	35	3000
6	532	36	3086
6 1/2	577	37	3172
7	622	38	3257
7 1/2	667	39	3343
8	712	40	3429
8 1/2	757	41	3514
9	802	42	3600
9 1/2	847	43	3686
10	892	44	3772
10 1/2	937	45	3857
11	982	46	3943
11 1/2	1027	47	4029
12	1072	48	4114
12 1/2	1117	49	4200
13	1162	50	4286
13 1/2	1207	100	8572

LOT 7 DESIGN

Floor	Location	Area	Perimeter
Ground Floor	Ground Floor	94.049	59.740.0
	Garage Store	38.058	25.160.0
	Alfresco	8.193	11.470.0
	Porch	3.275	9.200.0
		143.585 m ²	

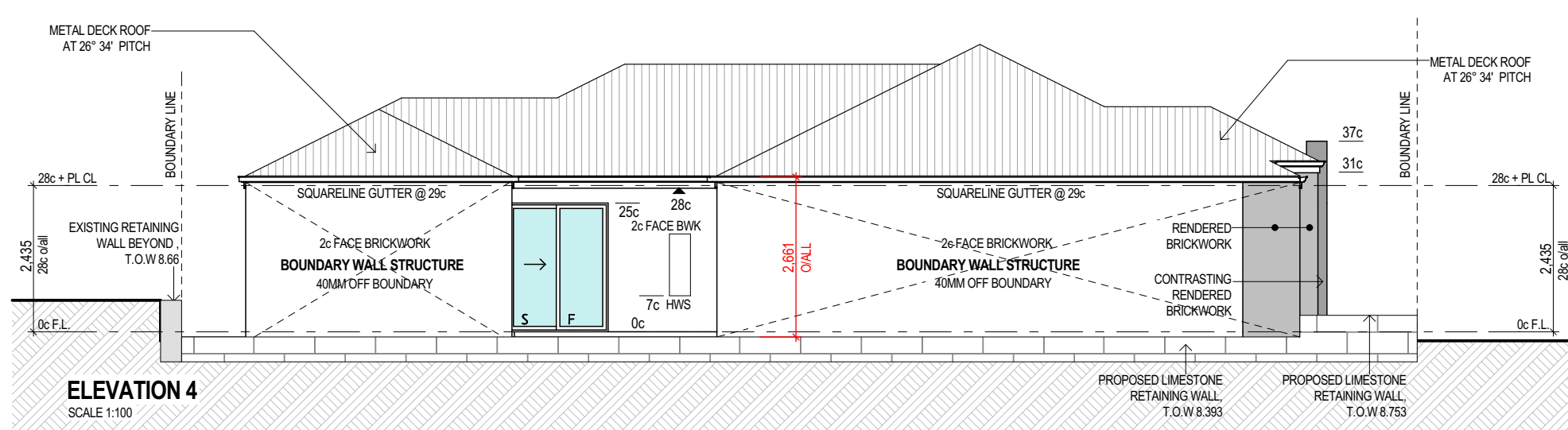
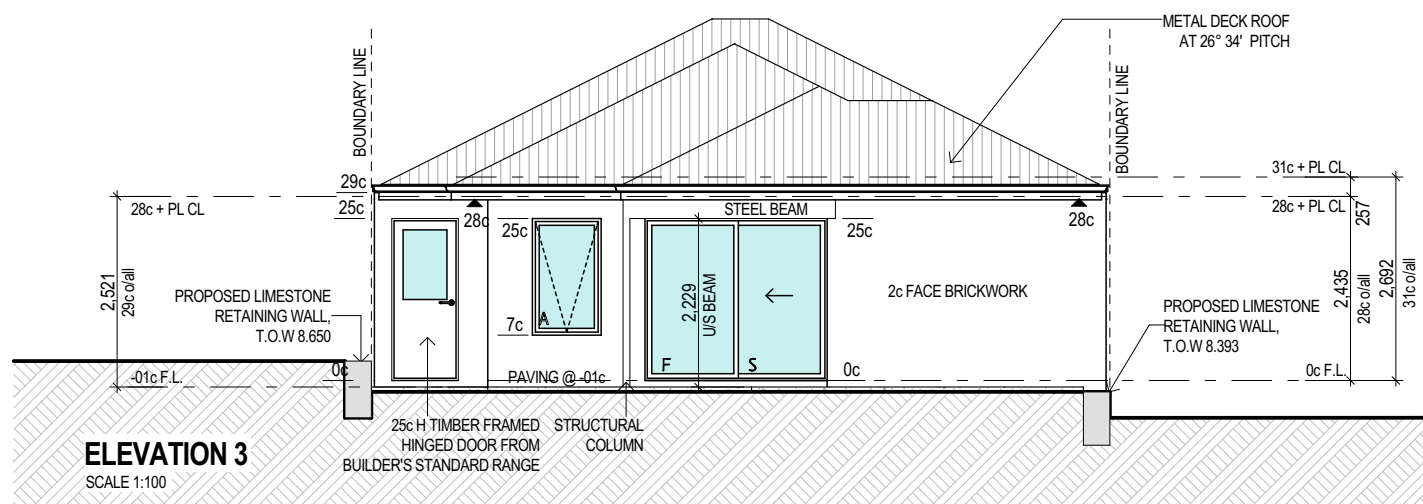
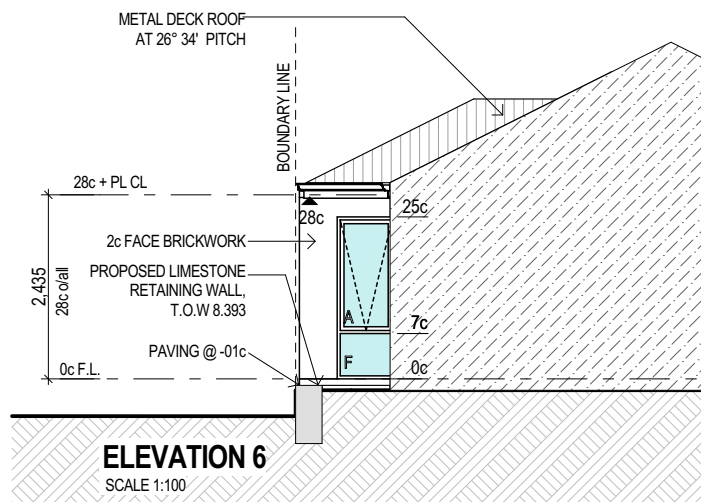
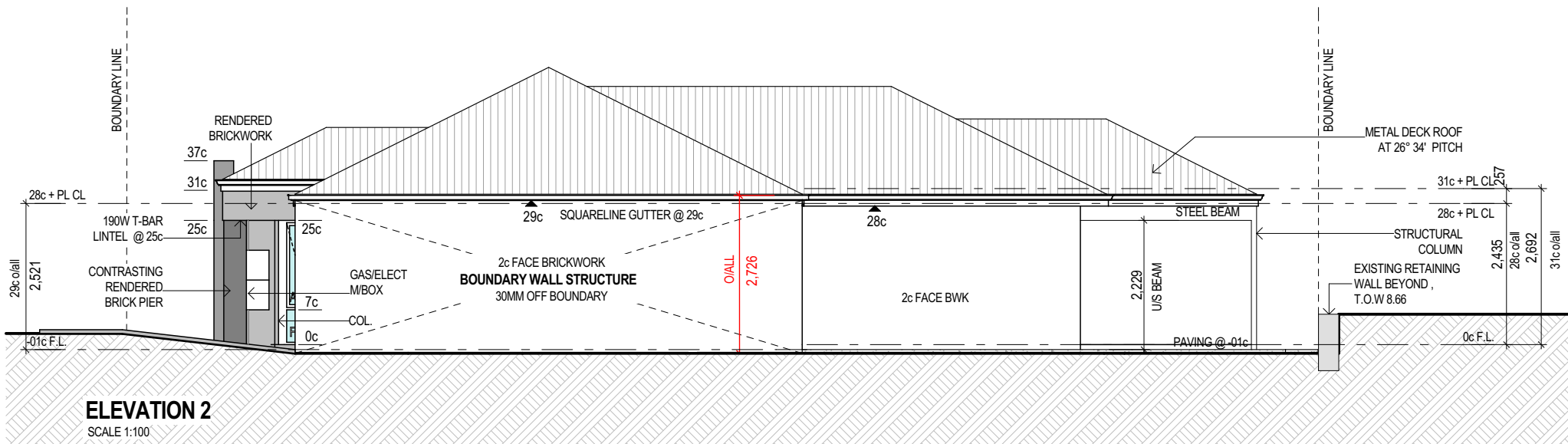
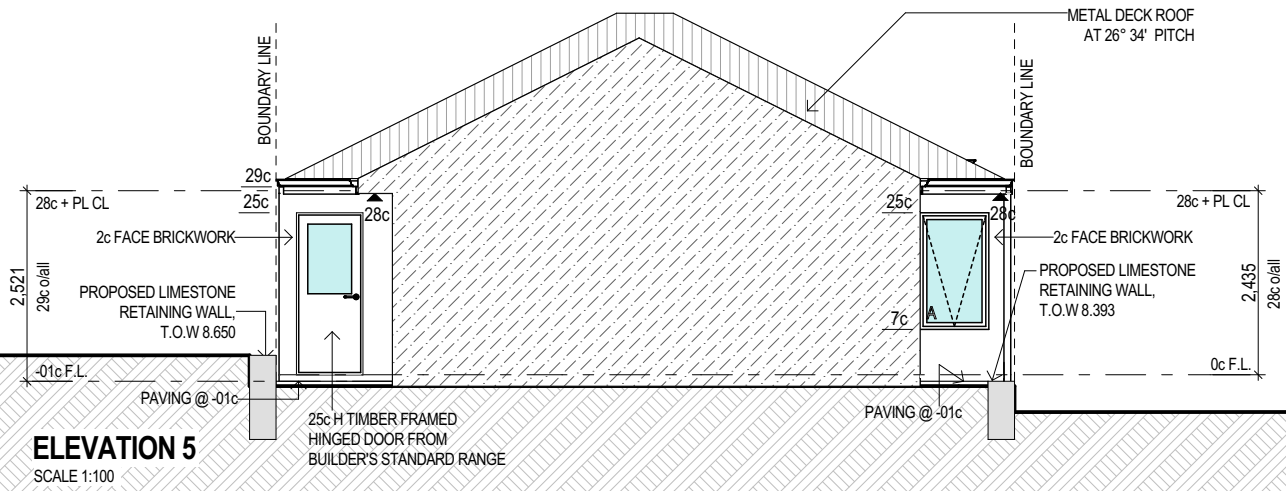
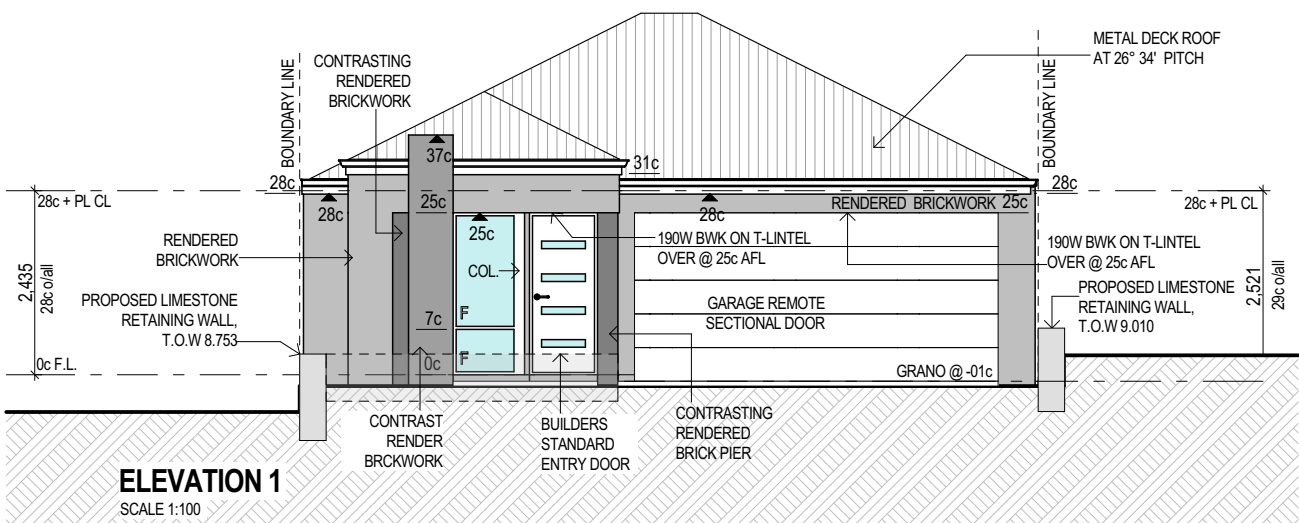
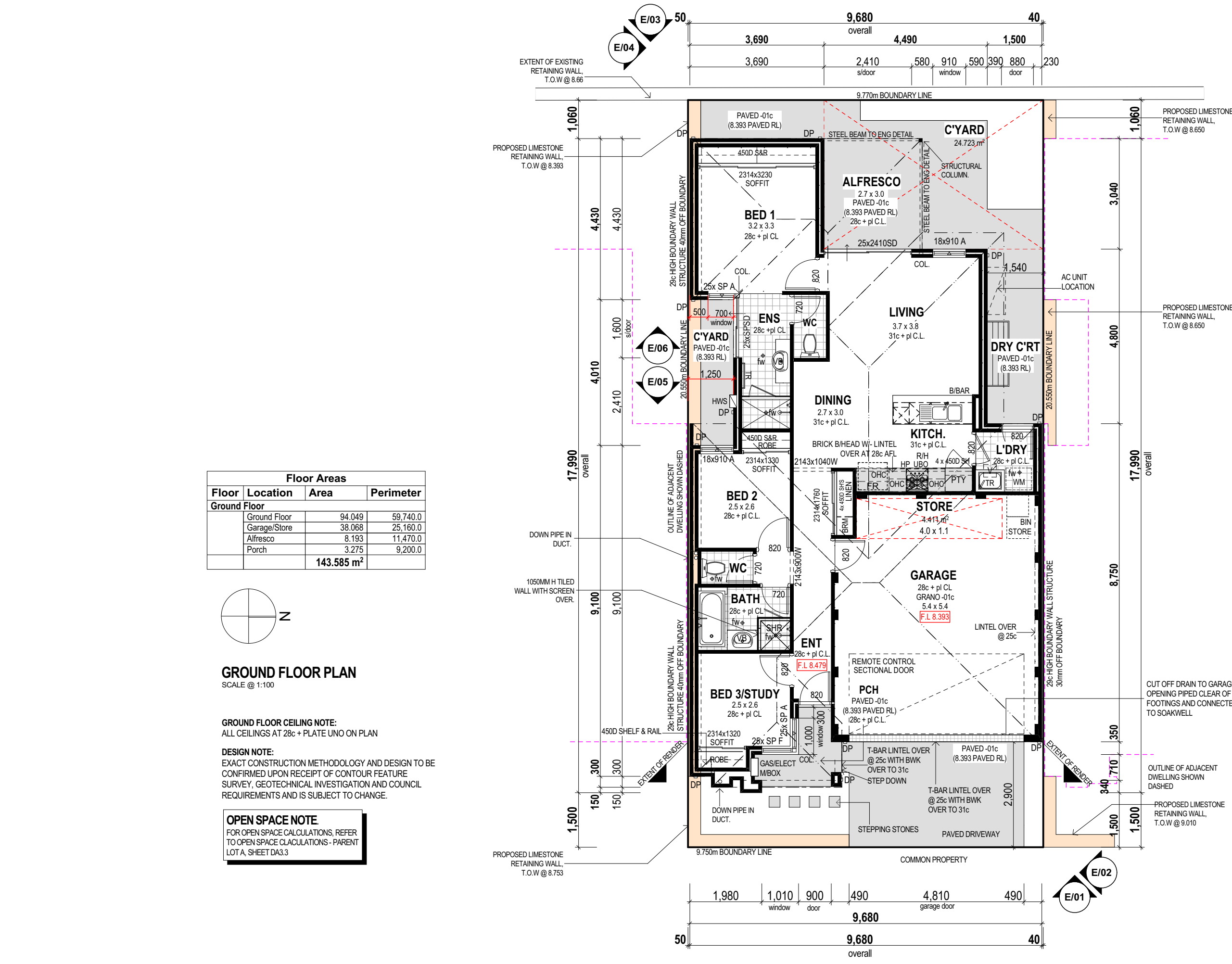


GROUND FLOOR PLAN
SCALE @ 1:100

GROUND FLOOR CEILING NOTE:
ALL CEILINGS AT 28c + PLATE UNO ON PLAN

DESIGN NOTE:
EXACT CONSTRUCTION METHODOLOGY AND DESIGN TO BE
CONFIRMED UPON RECEIPT OF CONTOUR FEATURE
SURVEY, GEOTECHNICAL INVESTIGATION AND COUNCIL
REQUIREMENTS AND IS SUBJECT TO CHANGE.

OPEN SPACE NOTE
FOR OPEN SPACE CALCULATIONS, REFER
TO OPEN SPACE CALCULATIONS - PARENT
LOT A SHEET 04/3.



C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

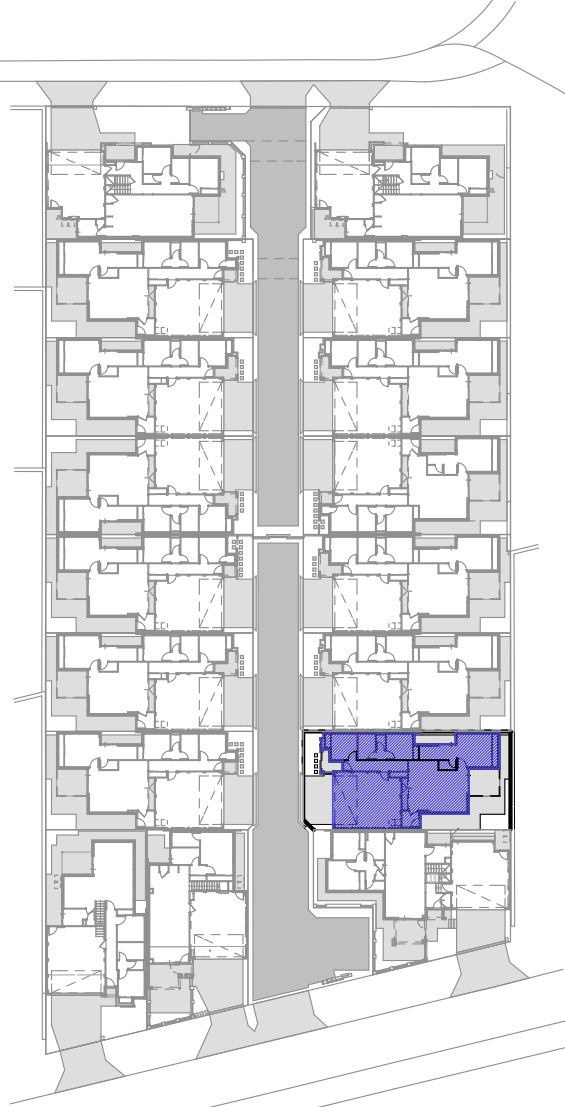
built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 985 3822
FAX: 987 3933
BULTON RESO # 52114

PROJECT		LOT 1, CLARKSON AVENUE, TAPPING	
DRAWING TITLE			
PARENT LOT A, LOT 7 - DETAILED FLOOR PLAN & ELEVATIONS			
DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

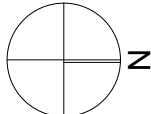
DA5.7

C

PLOT DATE Wednesday, 16 September 2015



Floor Areas			
Floor	Location	Area	Perimeter
Ground Floor			
Ground Floor		93.913	59.040.0
Garage/Store		38.068	25.160.0
Alfresco		8.193	11.470.0
Porch		3.069	9.000.0
		143.243 m ²	

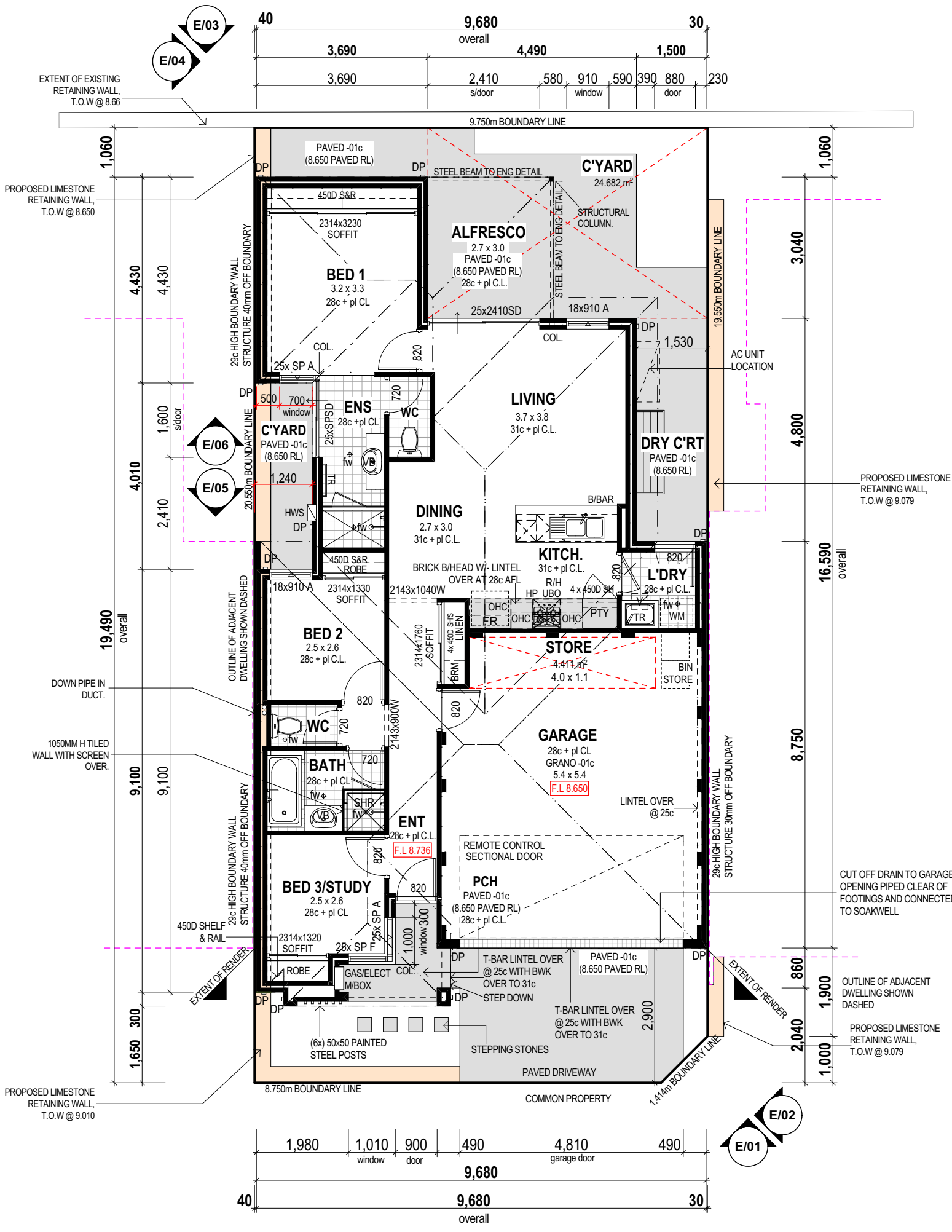


GROUND FLOOR PLAN
SCALE @ 1:100

GROUND FLOOR CEILING NOTE:
ALL CEILINGS AT 28c + PLATE UNO ON PLAN

DESIGN NOTE:
EXACT CONSTRUCTION METHODOLOGY AND DESIGN TO BE
CONFIRMED UPON RECEIPT OF CONTOUR FEATURE
SURVEY, GEOTECHNICAL INVESTIGATION AND COUNCIL
REQUIREMENTS AND IS SUBJECT TO CHANGE.

OPEN SPACE NOTE
FOR OPEN SPACE CALCULATIONS, REFER
TO OPEN SPACE CALCULATIONS - PARENT
LOT A SHEET 04/3.



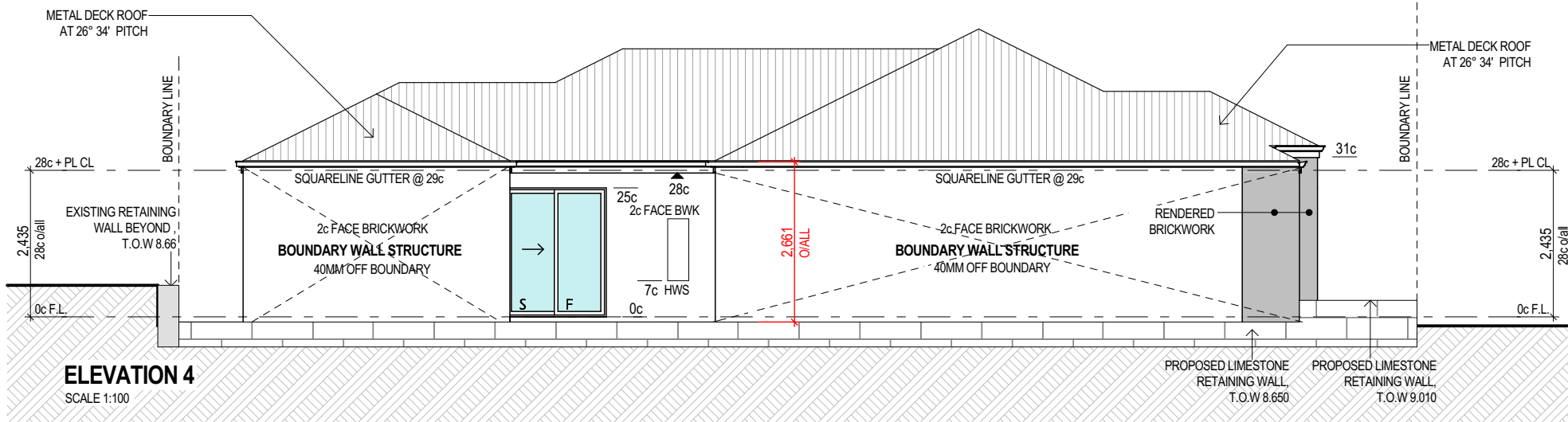
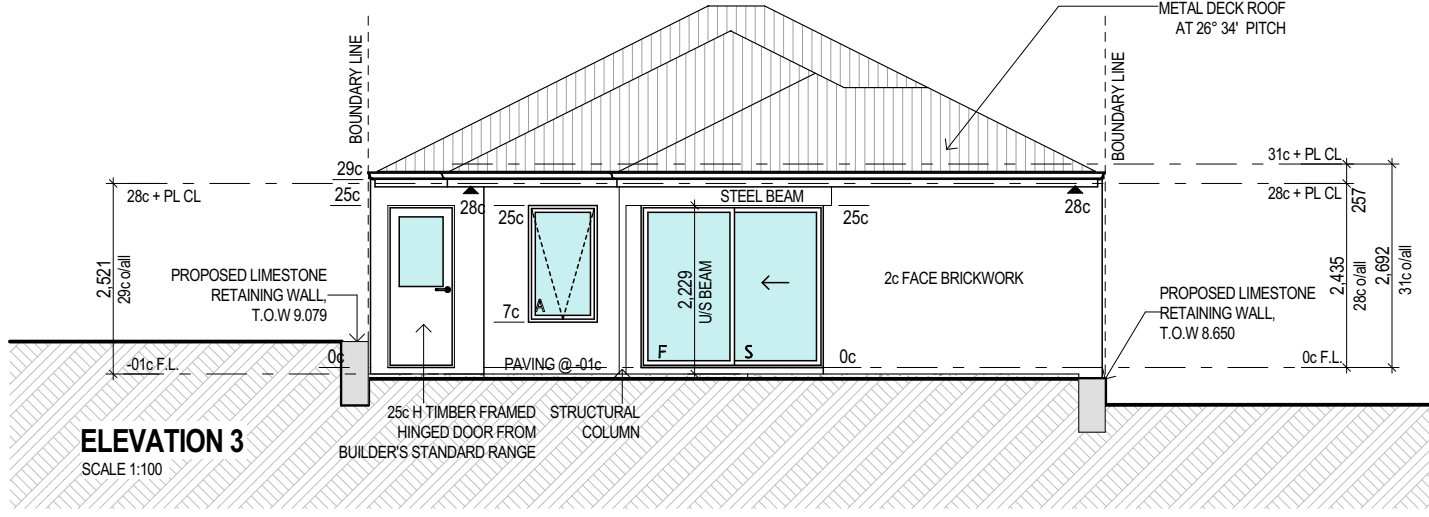
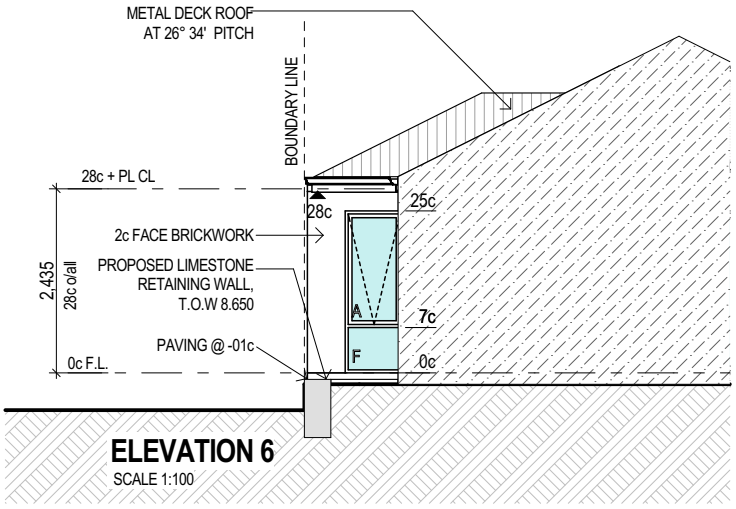
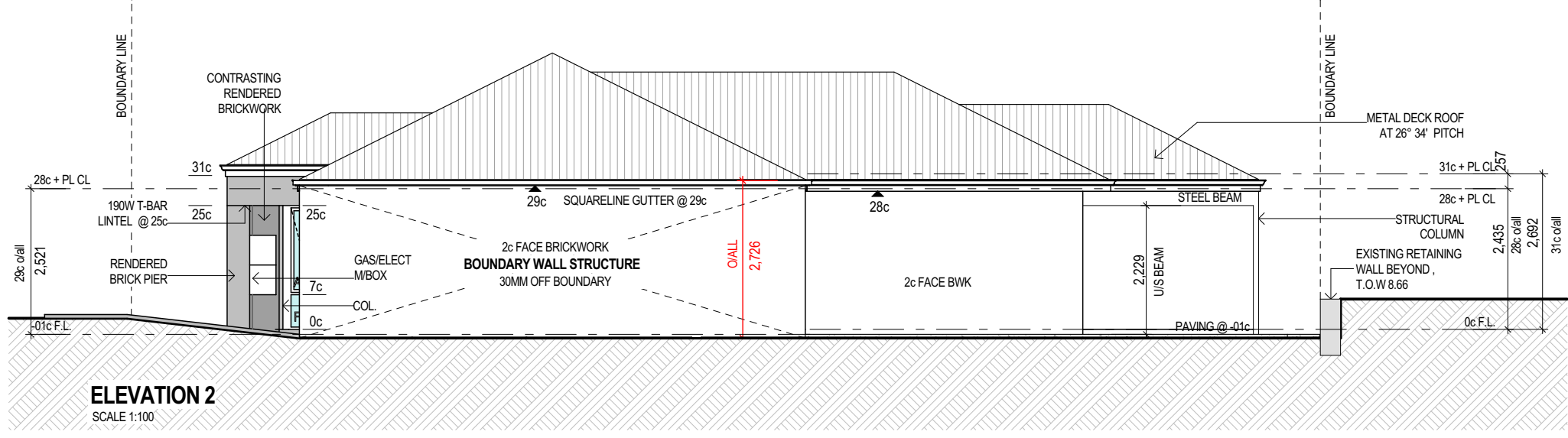
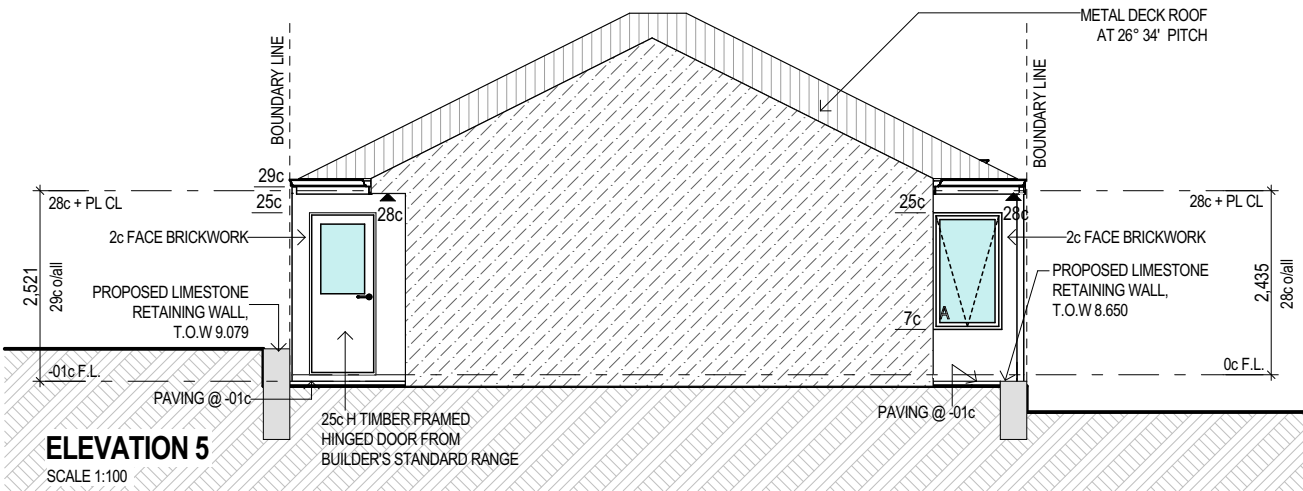
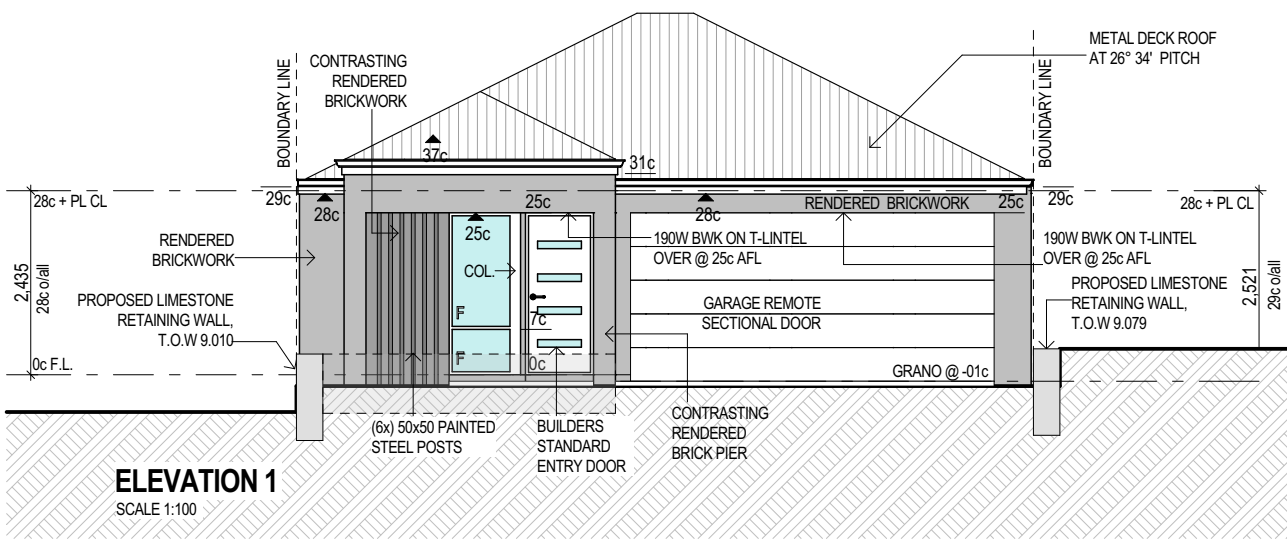
KEY PLAN
NOT TO SCALE

PARENT LOT A		PARENT LOT B	
LOT 1	LOT 5	LOT 1	LOT 5
LOT 2	LOT 6	LOT 2	LOT 6
LOT 3	LOT 7	LOT 3	LOT 7
LOT 4	LOT 8	LOT 4	LOT 8
		LOT 9	

BRICK COURSING
HEIGHTS (IN MM)

NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	28 1/2		
2	172	27	2314
2 1/2	27 1/2		
3	257	28	3400
3 1/2	28 1/2		
4	343	29 1/2	2486
4 1/2	29 1/2		
5	429	30	2572
5 1/2	30 1/2		
6	514	31	2657
6 1/2	31 1/2		
7	600	32	2743
7 1/2	32 1/2		
8	686	33	2829
8 1/2	33 1/2		
9	772	34	2914
9 1/2	34 1/2		
10	857	35	3000
10 1/2	35 1/2		
11	943	36	3086
11 1/2	36 1/2		
12	1029	37	3172
12 1/2	37 1/2		
13	1114	38	3257
13 1/2	38 1/2		
14	1200	39	3343
14 1/2	39 1/2		
15	1286	40	3429
15 1/2	40 1/2		
16	1372	41	3514
16 1/2	41 1/2		
17	1457	42	3600
17 1/2	42 1/2		
18	1543	43	3686
18 1/2	43 1/2		
19	1629	44	3772
19 1/2	44 1/2		
20	1714	45	3857
20 1/2	45 1/2		
21	1800	46	3943
21 1/2	46 1/2		
22	1886	47	4029
22 1/2	47 1/2		
23	1972	48	4114
23 1/2	48 1/2		
24	2057	49	4200
24 1/2	49 1/2		
25	2143	50	4286
25 1/2	50 1/2		

LOT 8 DESIGN



C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 981 5802
FAX: 981 5833
BULTON RESID # 02114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

DRAWING TITLE
**PARENT LOT A, LOT 8 -
DETAILED FLOOR PLAN &
ELEVATIONS**

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

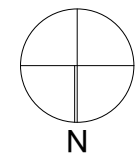
DA5.8

C

PLOT DATE Wednesday, 16 September 2015

DEVELOPMENT APPLICATION

Floor Areas			
Floor	Location	Area	Perimeter
Ground Floor	Ground Floor	88.415	42.740.0
	Garage/Store	38.498	25.560.0
	Alfresco	7.416	10.980.0
	Porch	1.428	4.860.0
		135.755 m ²	
First Floor	First Floor	26.260	22.200.0
		26.260 m ²	
		162.015 m ²	



GROUND FLOOR PLAN

SCALE @ 1:100

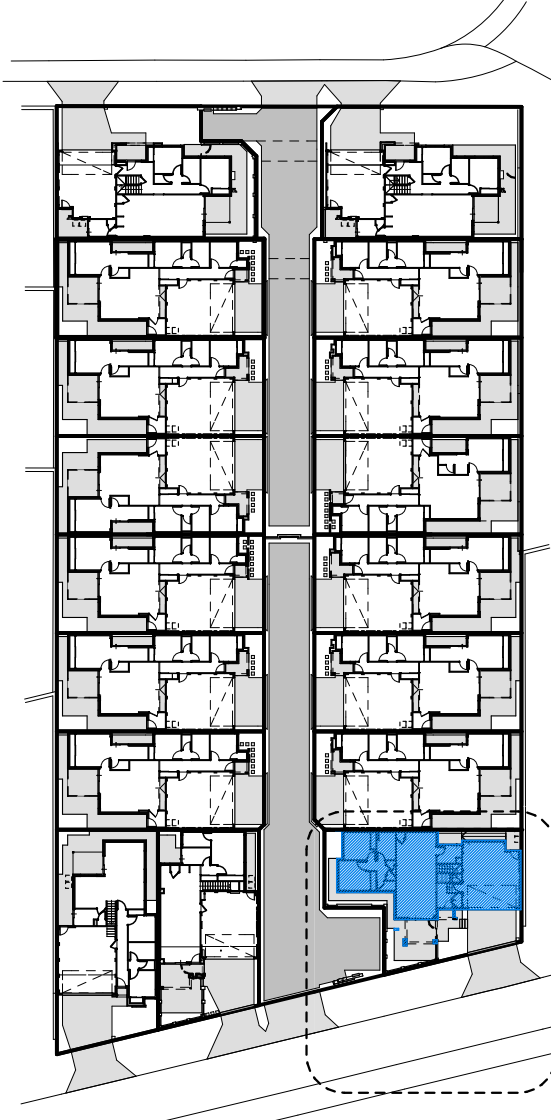
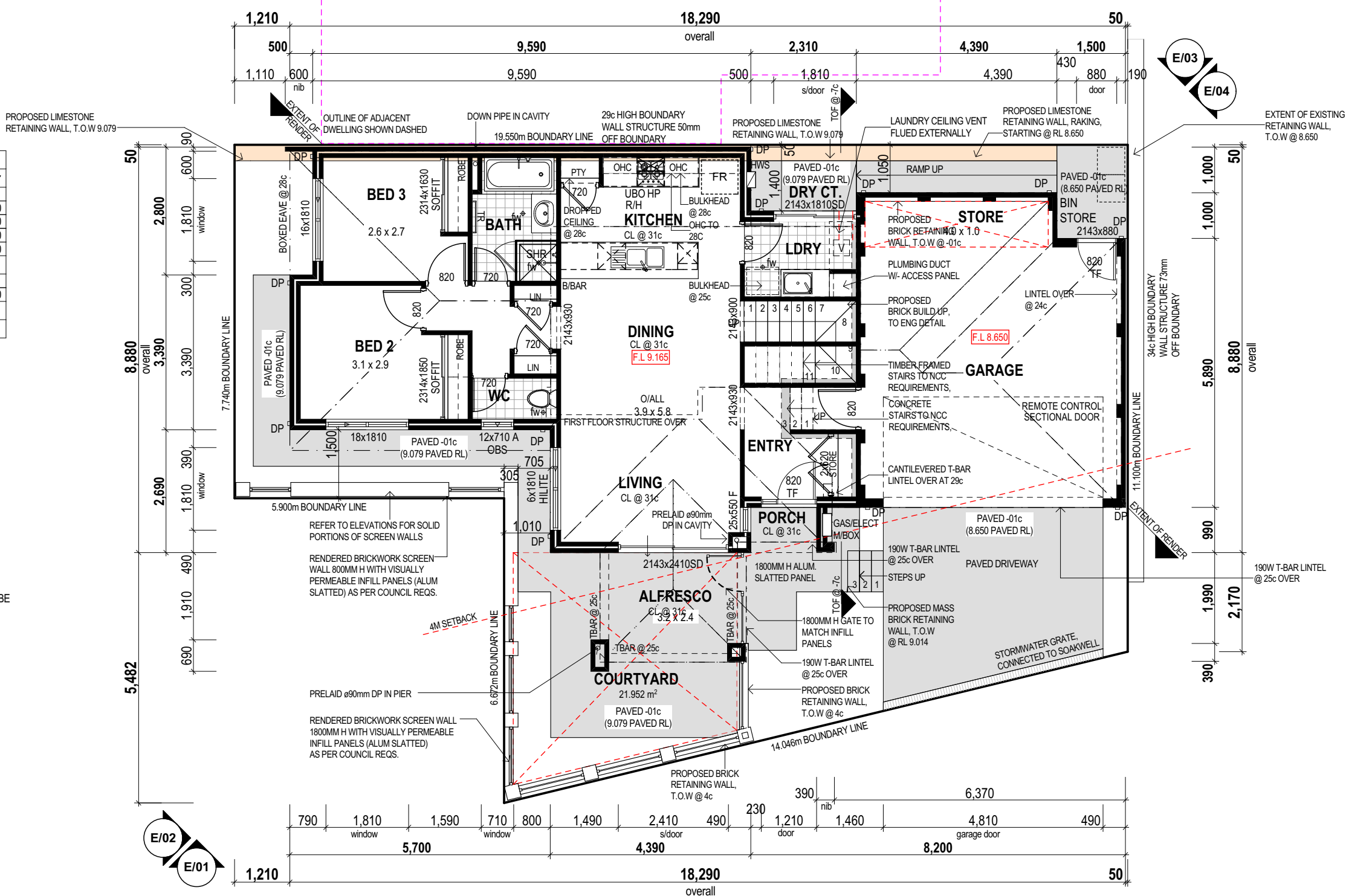
GROUND FLOOR CEILING NOTE:

ALL CEILINGS AT 28c + PLATE UNO ON PLAN

DESIGN NOTE:
EXACT CONSTRUCTION METHODOLOGY AND DESIGN TO BE
CONFIRMED UPON RECEIPT OF CONTOUR FEATURE
SURVEY, GEOTECHNICAL INVESTIGATION AND COUNCIL
REQUIREMENTS AND IS SUBJECT TO CHANGE.

OPEN SPACE NOTE:
FOR OPEN SPACE CALCULATIONS, REFER TO
LOT 9 SHEET DA0.3

AVERAGING NOTE:
AVERAGING REQUIRED TO FRONT SETBACK
REFER TO JUSTIFICATIONS & MASTER
AVERAGING DIAGRAM SHEET DA0.5



KEY PLAN

NOT TO SCALE

PARENT LOT A			PARENT LOT B		
LOT 1	LOT 5	LOT 9	LOT 1	LOT 5	
LOT 2	LOT 6	LOT 2	LOT 6	LOT 2	
LOT 3	LOT 7	LOT 3	LOT 7	LOT 3	
LOT 4	LOT 8	LOT 4	LOT 8	LOT 4	

BRICK COURSING
HEIGHTS (IN MM)

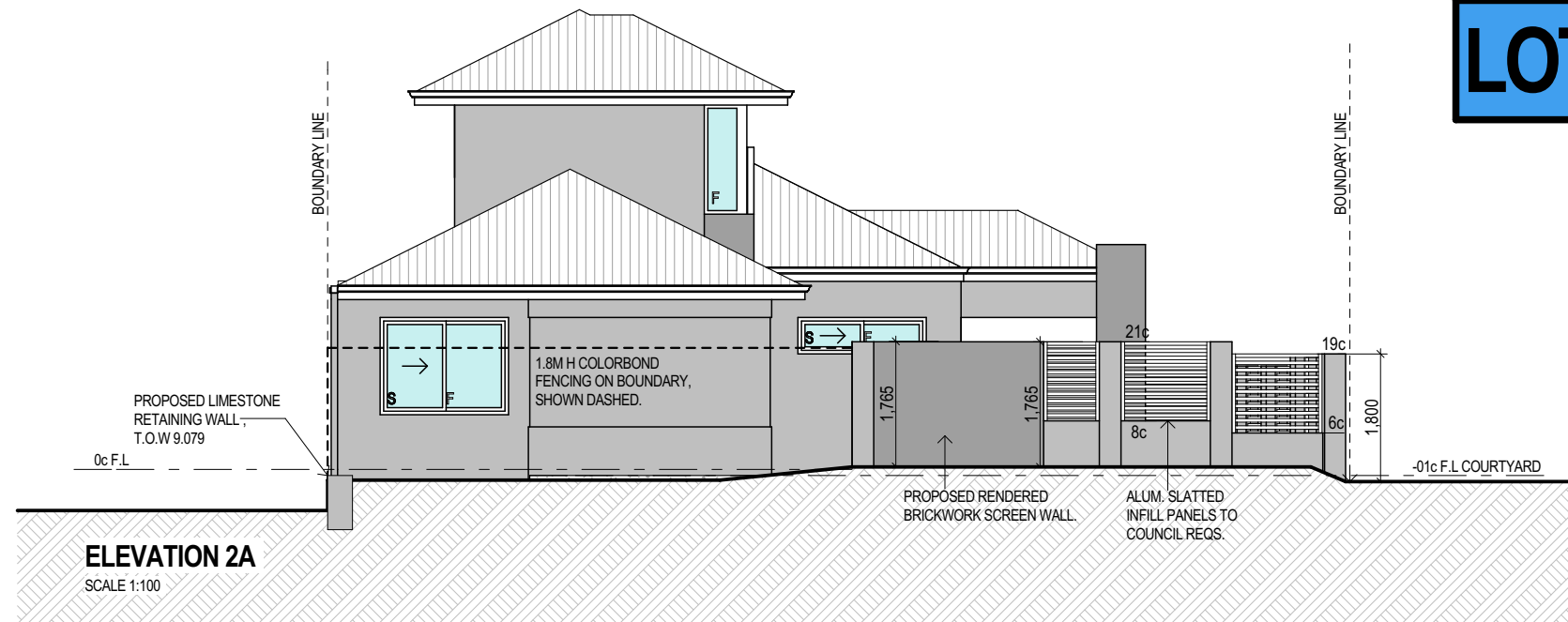
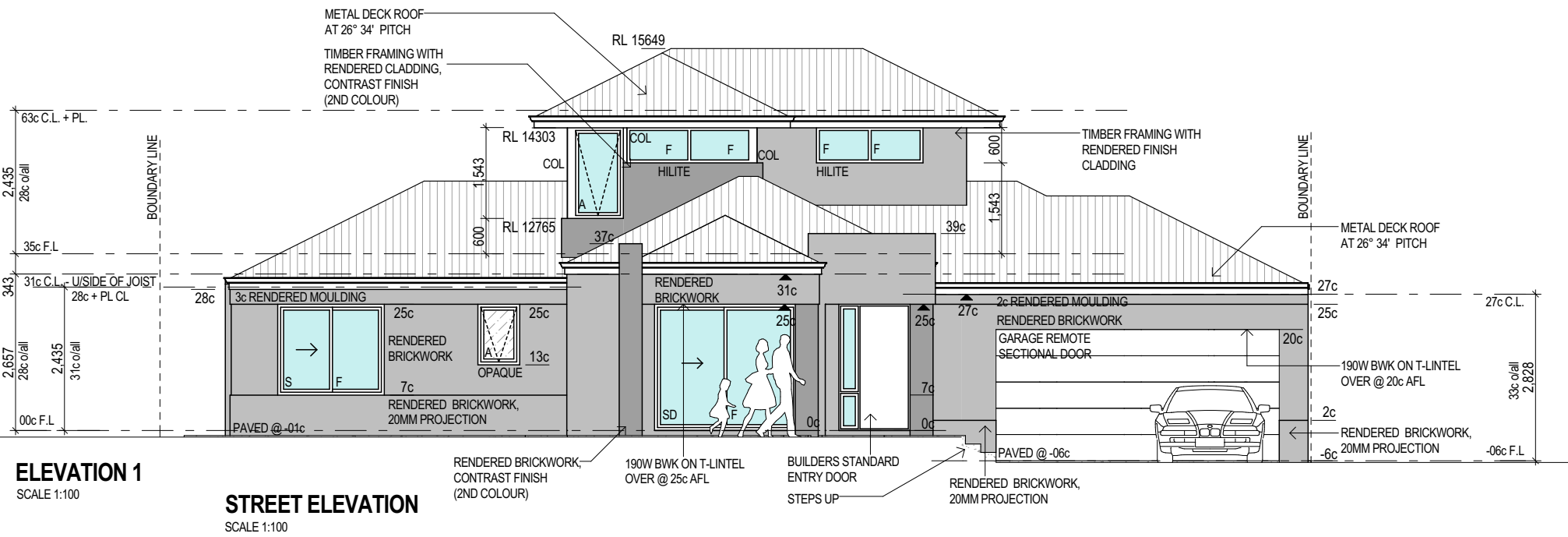
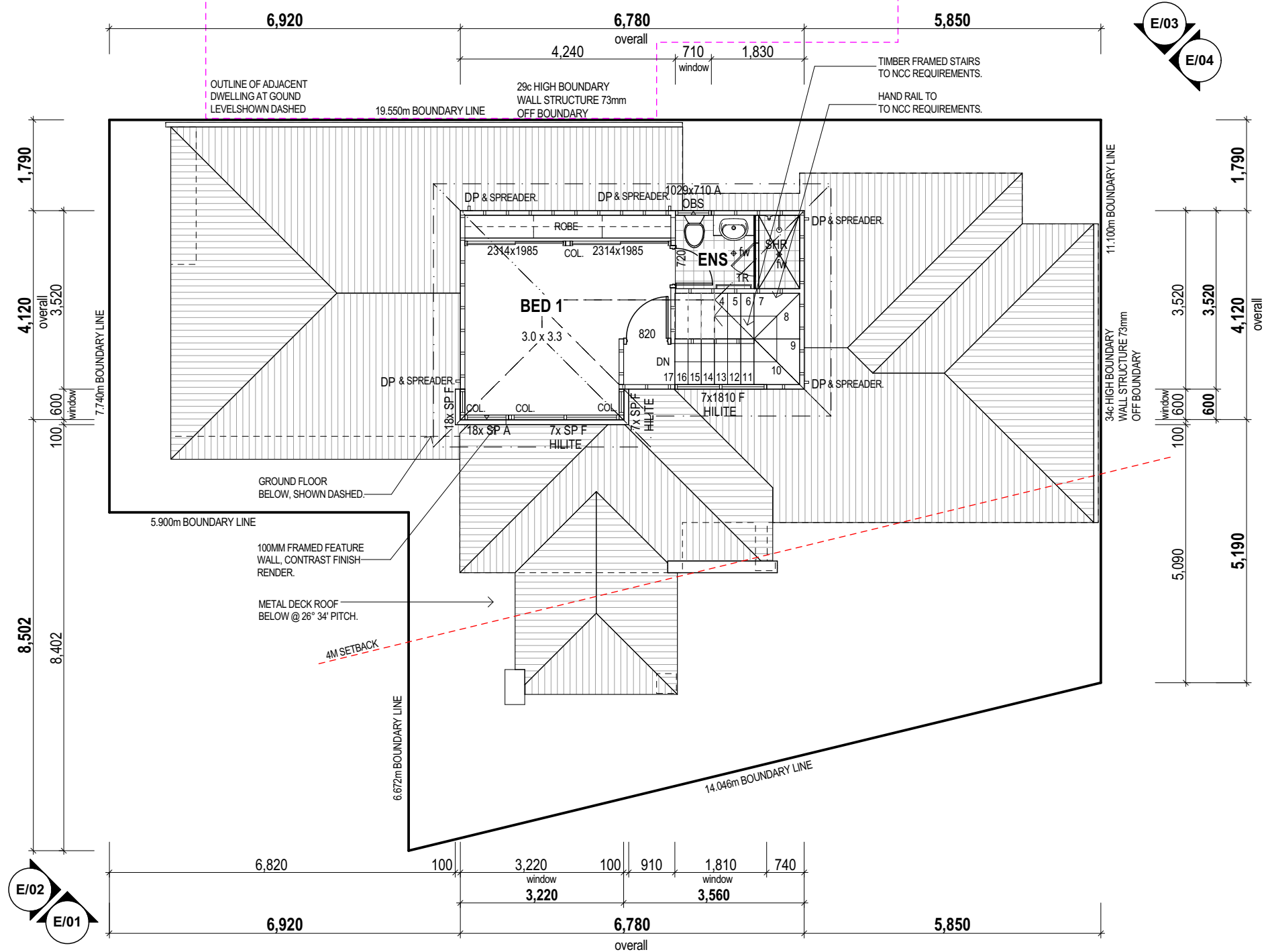
NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	28 1/2		
2	172	27	2314
2 1/2	27 1/2		
3	257	28	2400
3 1/2	28 1/2		
4	343	29	2486
4 1/2	29 1/2		
5	429	30	2572
5 1/2	30 1/2		
6	514	31	2657
6 1/2	31 1/2		
7	600	32	2743
7 1/2	32 1/2		
8	686	33	2829
8 1/2	33 1/2		
9	772	34	2914
9 1/2	34 1/2		
10	857	35	3000
10 1/2	35 1/2		
11	943	36	3086
11 1/2	36 1/2		
12	1029	37	3172
12 1/2	37 1/2		
13	1114	38	3257
13 1/2	38 1/2		
14	1200	39	3343
14 1/2	39 1/2		
15	1286	40	3429
15 1/2	40 1/2		
16	1372	41	3514
16 1/2	41 1/2		
17	1457	42	3600
17 1/2	42 1/2		
18	1543	43	3686
18 1/2	43 1/2		
19	1629	44	3772
19 1/2	44 1/2		
20	1714	45	3857
20 1/2	45 1/2		
21	1800	46	3943
21 1/2	46 1/2		
22	1886	47	4029
22 1/2	47 1/2		
23	1972	48	4114
23 1/2	48 1/2		
24	2057	49	4200
24 1/2	49 1/2		
25	2143	50	4286
25 1/2	50 1/2		
26	2229		

FIRST FLOOR PLAN

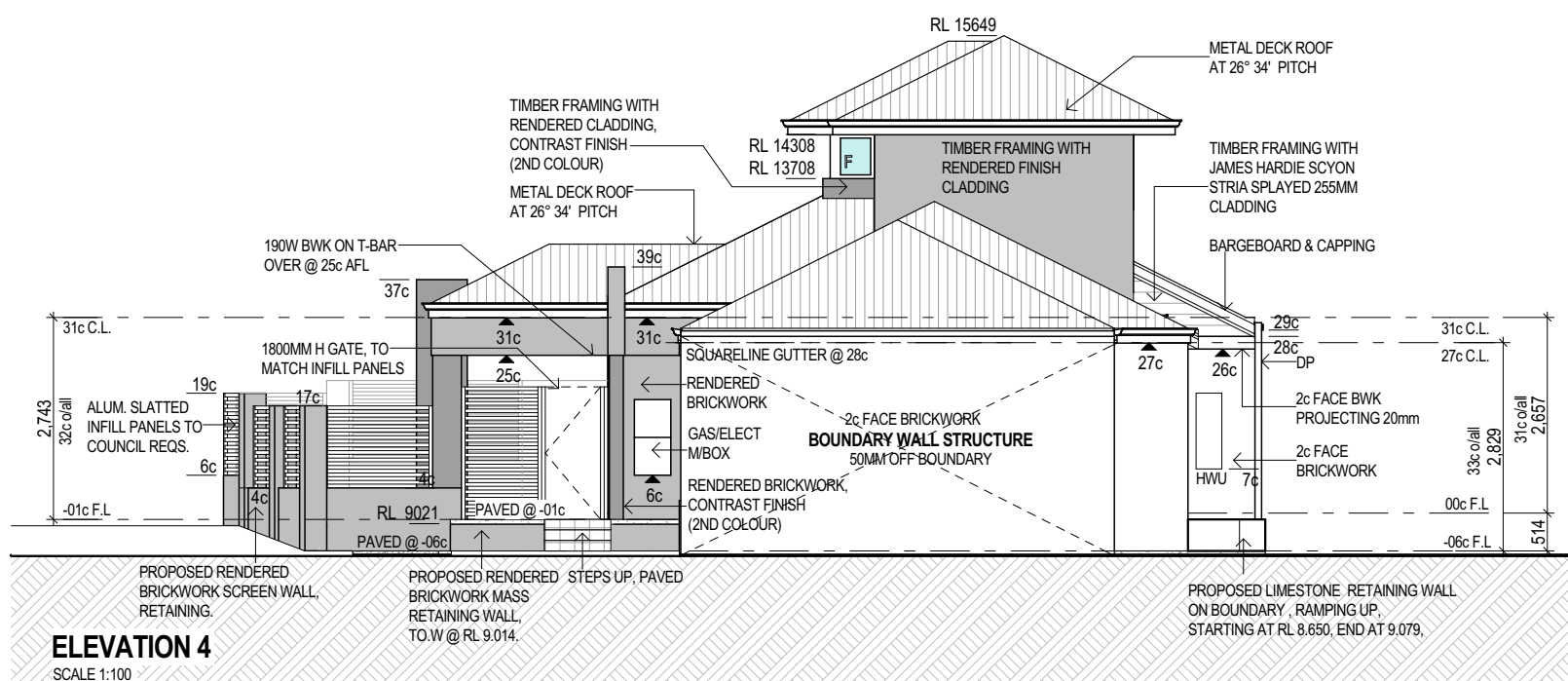
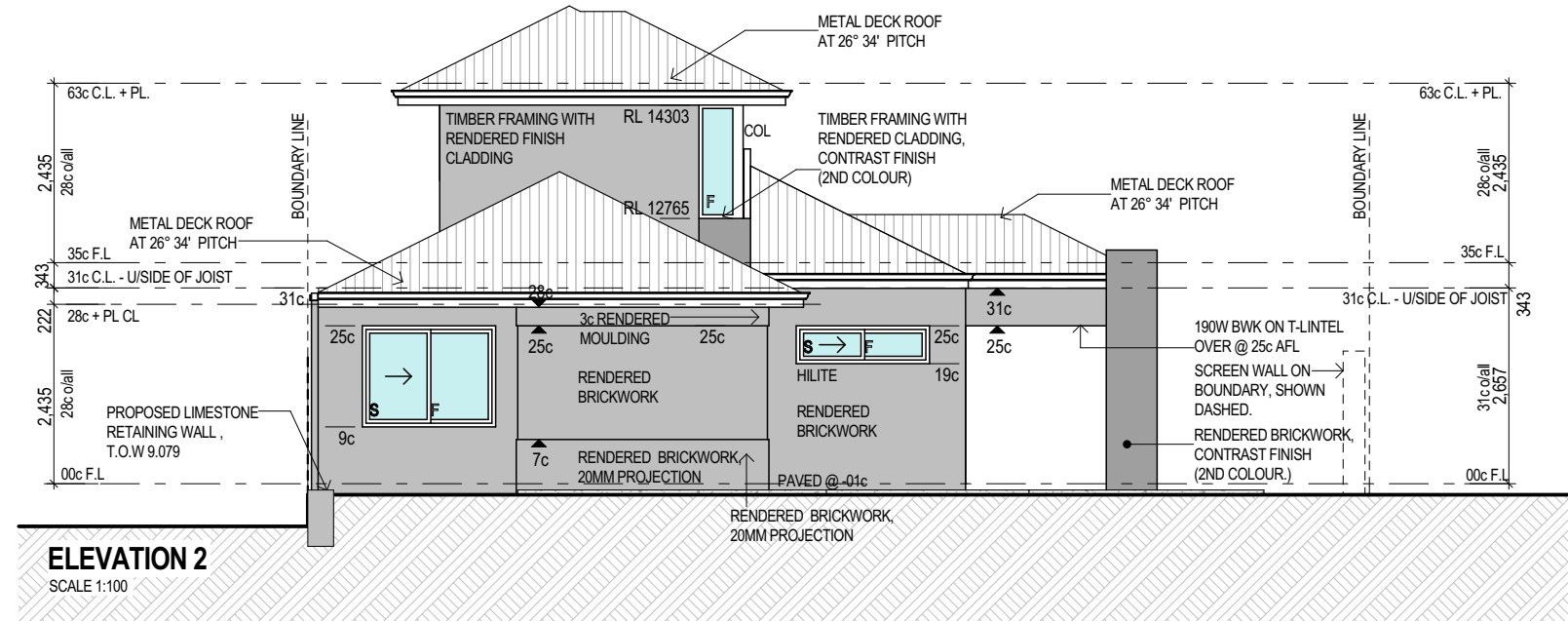
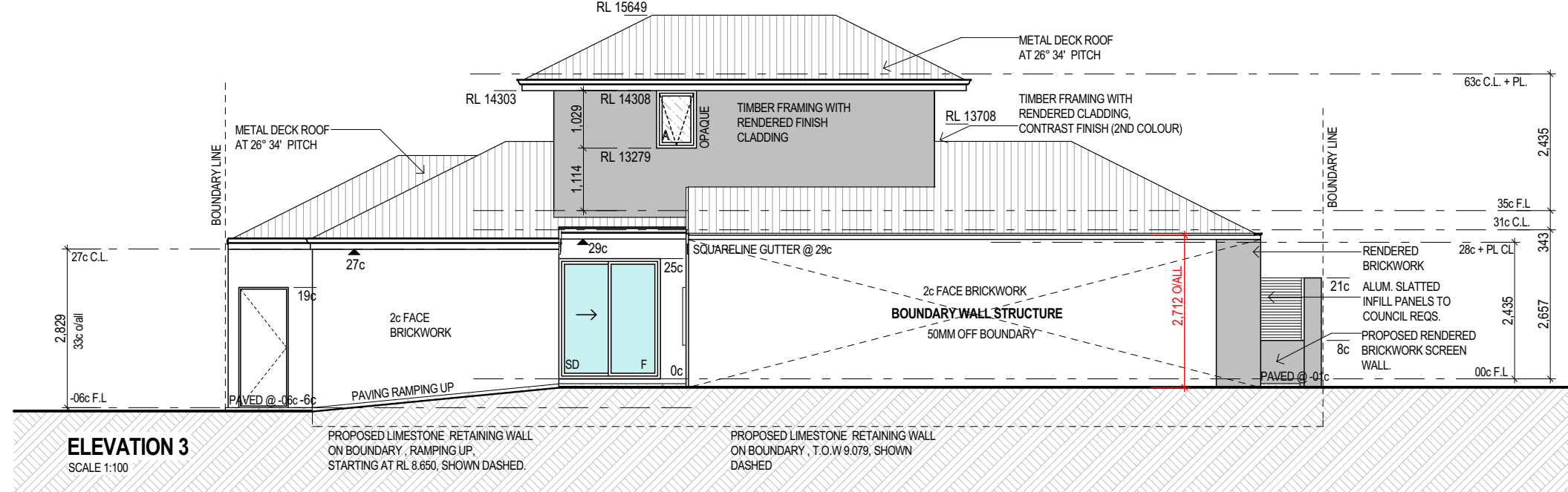
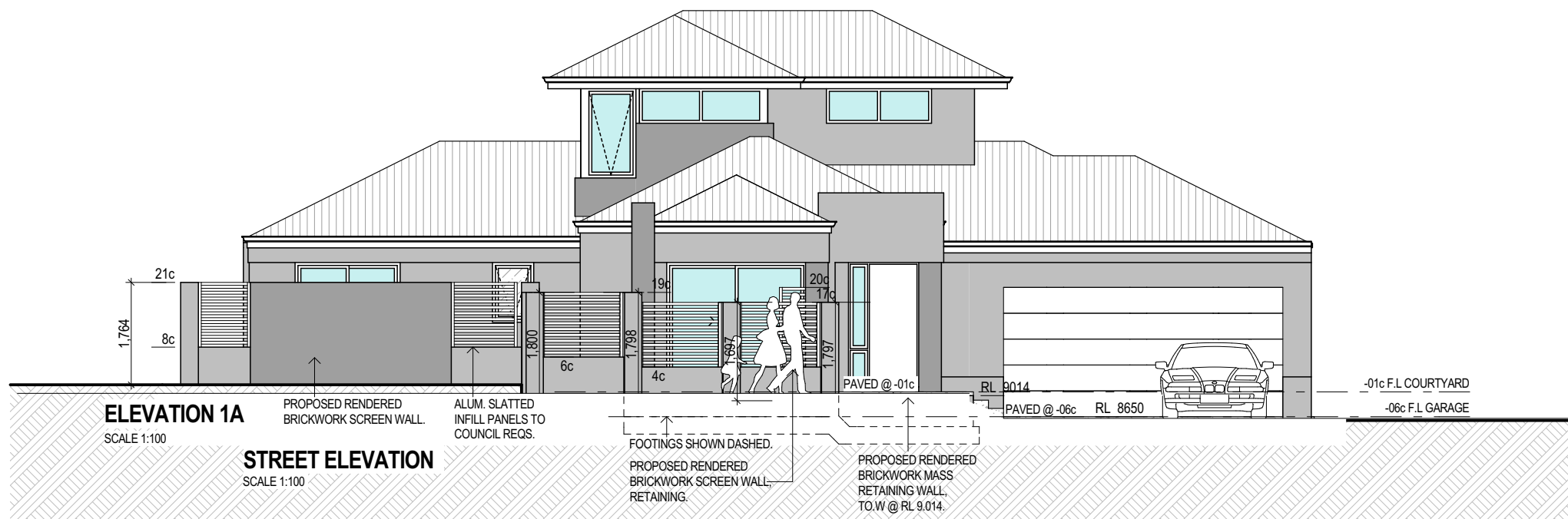
SCALE @ 1:100

FIRST FLOOR CEILING NOTE:
ALL CEILINGS AT 28c + PLATE RESPECTIVELY UNO ON PLAN

FIRST FLOOR EXTERNAL CLADDING NOTE:
ALL EXPOSED WALLS TO BE CLAD IN JAMES HARDIE
HARDIETEX BLUE BOARD CLADDING WITH RENDER FINISH



LOT 9 DESIGN



D	DEVELOPMENT APPLICATION RESUBMIT	16.08.15
C	FRONT ELEVATION WINDOW AMENDMENT	21.08.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

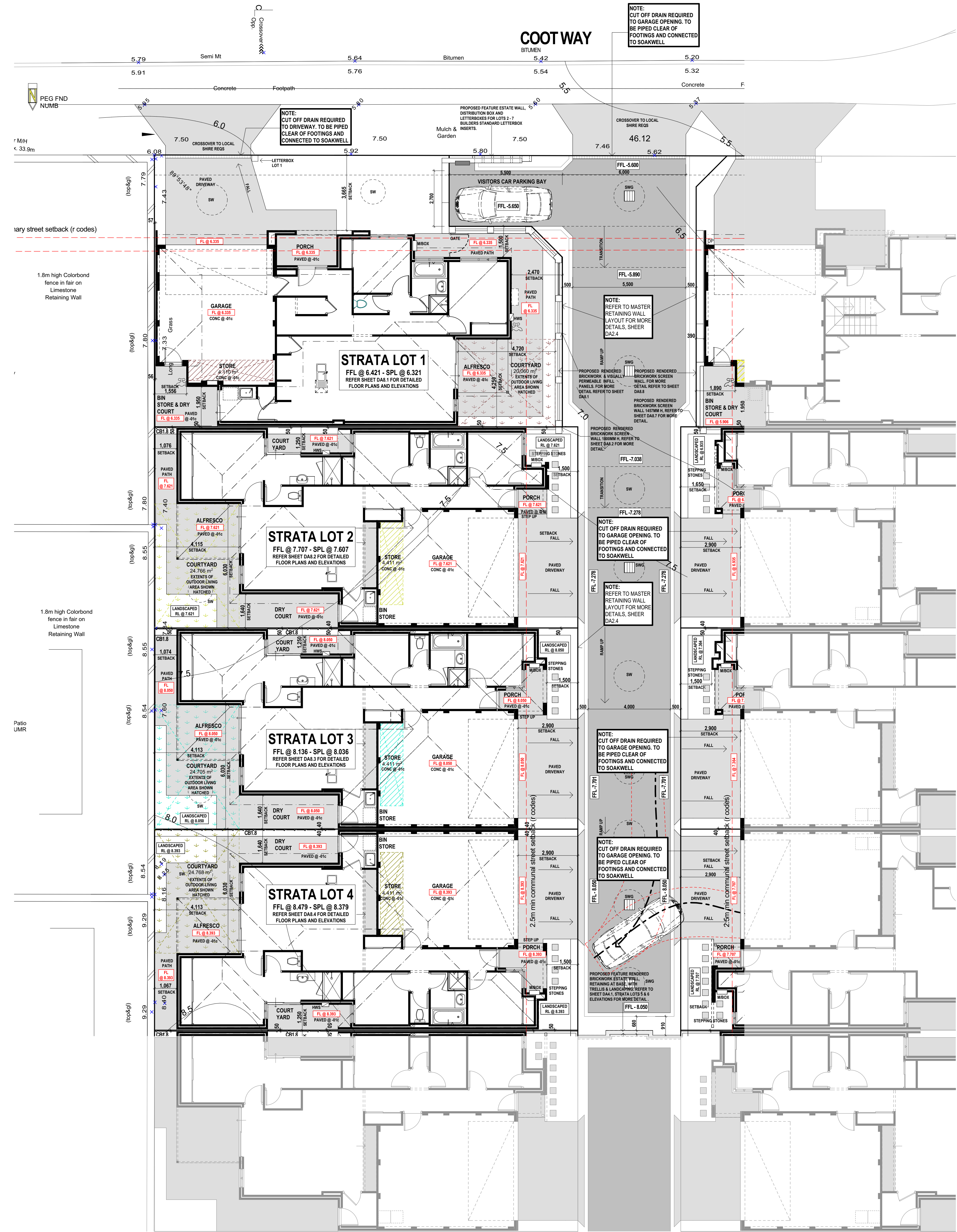
built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURSWOOD WA 6100
PHONE: 985 585 282
FAX: 985 583 333
BUILDERS REG NO: 52114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

DRAWING TITLE
PARENT LOT A, LOT 9 -
DETAILED FLOOR PLAN &
ELEVATIONS

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

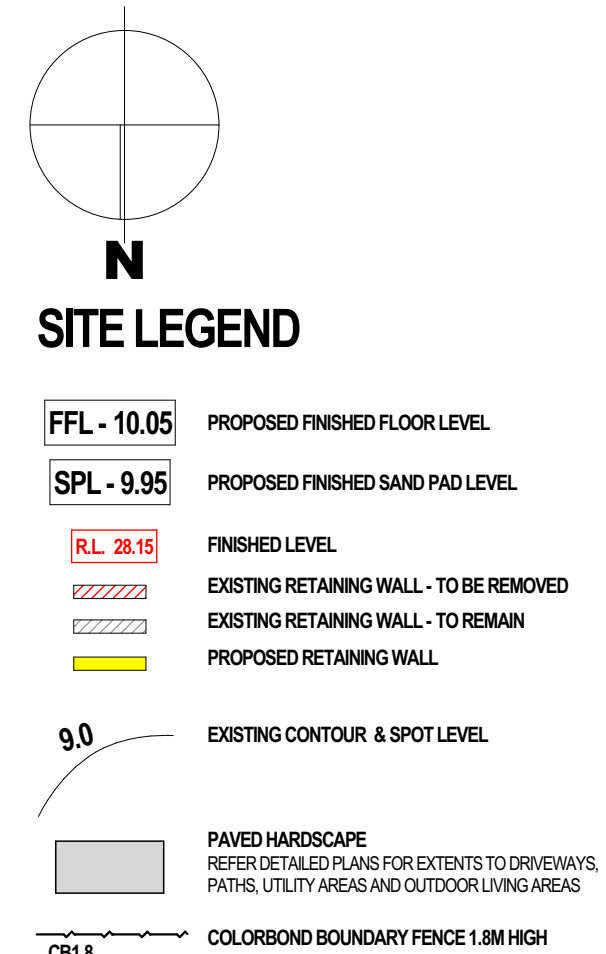
DA5.9
PLOT DATE
Wednesday, 16 September 2015



KEY PLAN
NOT TO SCALE

PARENT LOT A	PARENT LOT B
LOT 1	LOT 5
LOT 2	LOT 6
LOT 3	LOT 7
LOT 4	LOT 8
LOT 9	LOT 9

DETAILED SITE PLAN 'C'
PARENT LOT B
SCALE @ 1:100



CROSS OVER NOTE.
ALL CROSS OVERS TO EXTERNAL STREETS AS PER LOCAL COUNCIL POLICIES.

INTERNAL KERBING NOTE.
SEMI MOUNTABLE KERBS TO ALL INTERNAL DRIVEWAYS WITH FLUSH TRANSITION AT DRIVEWAYS.

EXISTING BOUNDARY FENCE NOTE.
EXISTING COLORBOND FENCING ON EASTERN & WESTERN BOUNDARIES TO REMAIN OR BE UTILISED IF POSSIBLE. WHERE EXISTING FENCING IS TO BE REMOVED, IT IS TO BE REPLACED TO MATCH EXISTING OR SIMILAR.

OVERSHADOWING NOTE.
REFER TO SITE OVERSHADOWING DIAGRAM - PARENT LOT B, SHEET DA6.3 FOR EXTENT OF OVERSHADOWING.

SOAKWELL NOTE.
FOR SOAKWELL SIZES & CALCULATIONS REFER TO STORMWATER PLAN, SHEET DA3.5 - PARENT LOT A SHEET DA6.6 - PARENT LOT B.

REFER DETAILED SITE PLAN 'A' SHEET DA3.1

REFER DETAILED SITE PLAN 'D' SHEET DA6.2

REFERENCE NOTES.

DA2.4	PROPOSED RETAINING WALL LAYOUT
DA2.5	MASTER AVERAGING DIAGRAM
DA6.3	OVERSHADOWING PLAN
DA6.4	OPEN SPACE CALCULATIONS
DA6.5	WASTE MANAGEMENT PLAN
DA6.6	STORMWATER PLAN
DA6.7	PROPOSED LANDSCAPING PLAN

built on
Living

BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 981 5852
FAX: 981 5833
BULTON RESID # 52114

PROJECT	LOT 1, CLARKSON AVENUE, TAPPING		
DRAWING TITLE	DETAILED SITE PLAN 'C' - PARENT LOT B		
DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015
DA6.1	E		
PLOT DATE	Wednesday, 16 September 2015		

REFER DETAILED SITE PLAN 'C' SHEET DA6.2

REFER DETAILED SITE PLAN 'B' SHEET DA3.2

REFERENCE NOTES.			
DA2.4	PROPOSED RETAINING WALL LAYOUT		
DA2.5	MASTER AVERAGING DIAGRAM		
DA6.3	OVERSHADOWING PLAN		
DA6.4	OPEN SPACE CALCULATIONS		
DA6.5	WASTE MANAGEMENT PLAN		
DA6.6	STORMWATER PLAN		
DA6.7	PROPOSED LANDSCAPING PLAN		



KEY PLAN	
NOT TO SCALE	
PARENT LOT A	PARENT LOT B
LOT 1	LOT 5
LOT 2	LOT 6
LOT 3	LOT 7
LOT 4	LOT 8
LOT 9	LOT 9

DETAILED SITE PLAN 'D'
PARENT LOT B
SCALE @ 1:100

SITE LEGEND	
F.F.L. - 10.05	PROPOSED FINISHED FLOOR LEVEL
S.P.L. - 9.95	PROPOSED FINISHED SAND PAD LEVEL
RED HATCH	FINISHED LEVEL
RED HATCH	EXISTING RETAINING WALL - TO BE REMOVED
RED HATCH	EXISTING RETAINING WALL - TO REMAIN
RED HATCH	PROPOSED RETAINING WALL
9.0	EXISTING CONTOUR & SPOT LEVEL
PAVED HARDSCAPE	REFER DETAILED PLANS FOR EXTENTS TO DRIVEWAYS, PATHS, UTILITY AREAS AND OUTDOOR LIVING AREAS
CB1.8	COLORBOND BOUNDARY FENCE 1.8M HIGH
OUTDOOR LIVING	
STORE	
STREET LIGHT/BOLLARD - LOCATION PRELIMINARY ONLY	
STORMWATER SOAKWELL & TRAFFICABLE GRATE	
STORMWATER SOAKWELL	

CROSS OVER NOTE.
ALL CROSS OVERS TO EXTERNAL STREETS AS PER LOCAL COUNCIL POLICIES.

INTERNAL KERBING NOTE.
SEMI MOUNTABLE KERB TO ALL INTERNAL DRIVEWAYS WITH FLUSH TRANSITION AT DRIVEWAYS.

EXISTING BOUNDARY FENCE NOTE.
EXISTING COLORBOND FENCING ON EASTERN & WESTERN BOUNDARIES TO REMAIN OR BE UTILISED IF POSSIBLE. WHERE EXISTING FENCING IS TO BE REMOVED, IT IS TO BE REPLACED TO MATCH EXISTING OR SIMILAR.

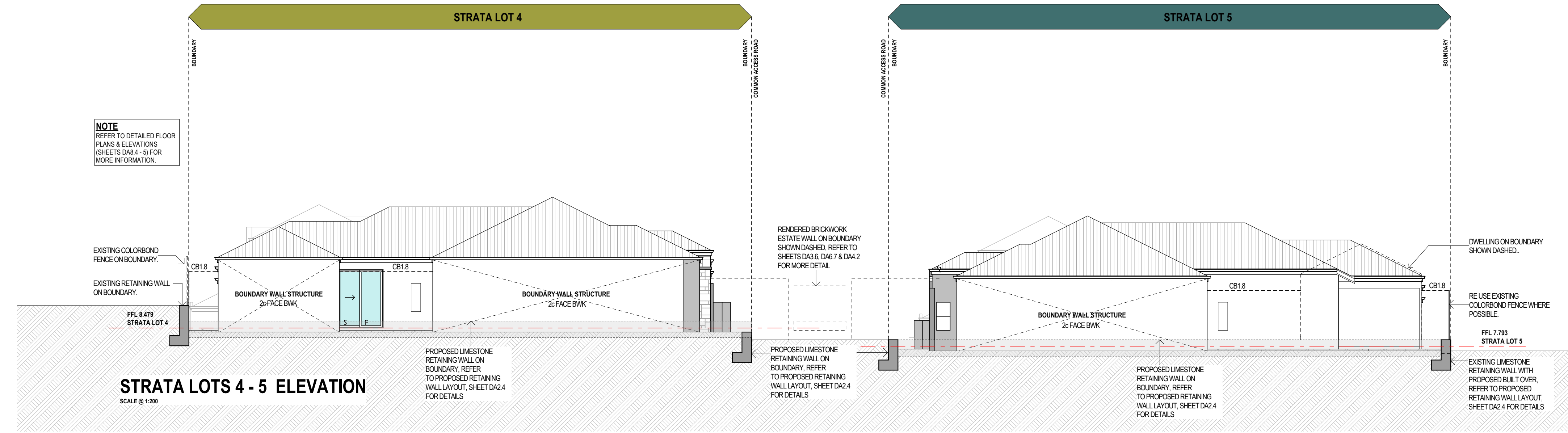
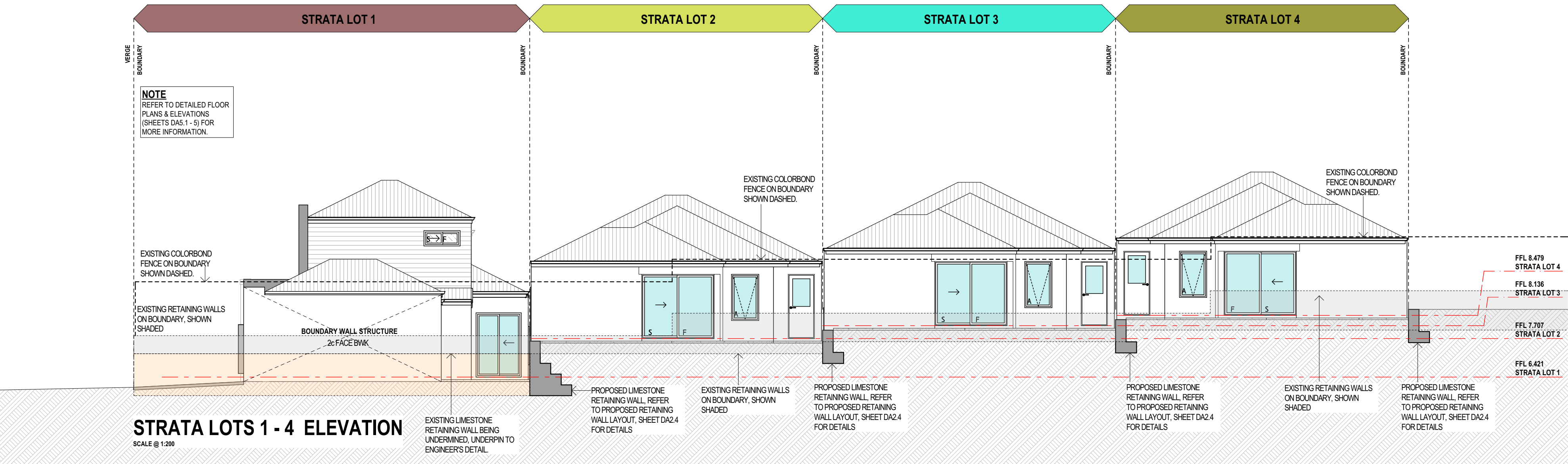
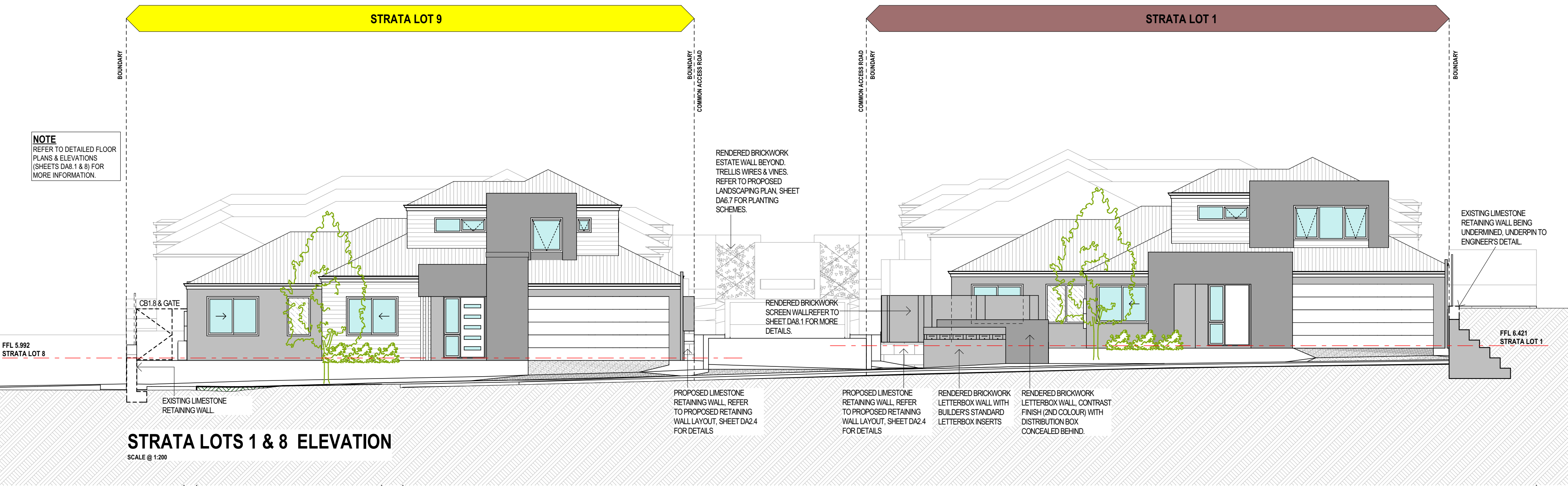
OVERSHADOWING NOTE.
REFER TO SITE OVERSHADOWING DIAGRAM - PARENT LOT B, SHEET DA6.3 FOR EXTENT OF OVERSHADOWING

SOAKWELL NOTE.
FOR SOAKWELL SIZES & CALCULATIONS REFER TO STORMWATER PLAN, SHEET DA6.5 - PARENT LOT A, SHEET DA6.6 - PARENT LOT B.

built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 981 581 082
FAX: 981 581 333
BULTON RES ID # 12114

PROJECT	LOT 1, CLARKSON AVENUE, TAPPING
DRAWING TITLE	DETAILED SITE PLAN 'D' - PARENT LOT B
DRAWN	MO/CR
DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS
CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION
START DATE	2015

DA6.2	E
PLOT DATE	Wednesday, 16 September 2015



REFERENCE NOTES:

REFER TO PARENT LOT B - DETAILED FLOOR PLANS & ELEVATIONS FOR MORE DETAIL.

- LOT 1 - SHEET DA8.1
- LOT 2 - SHEET DA8.2
- LOT 3 - SHEET DA8.3
- LOT 4 - SHEET DA8.4
- LOT 5 - SHEET DA8.5
- LOT 6 - SHEET DA8.6
- LOT 7 - SHEET DA8.7
- LOT 8 - SHEET DA8.8

C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living
BULTONCORP PTY LTD,
16 FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 981 5822
FAX: 987 3933
BULBULS REGO # 12114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

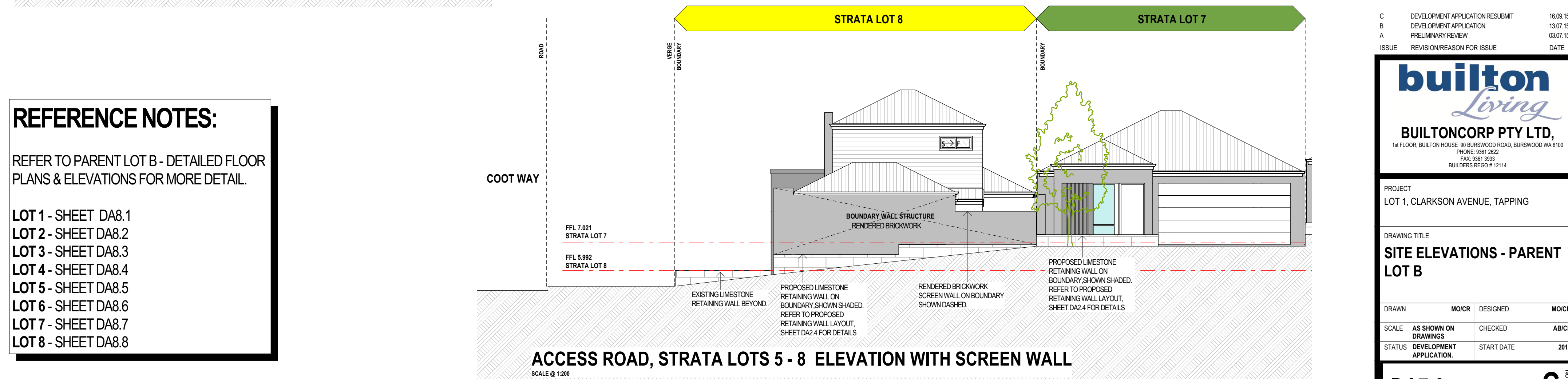
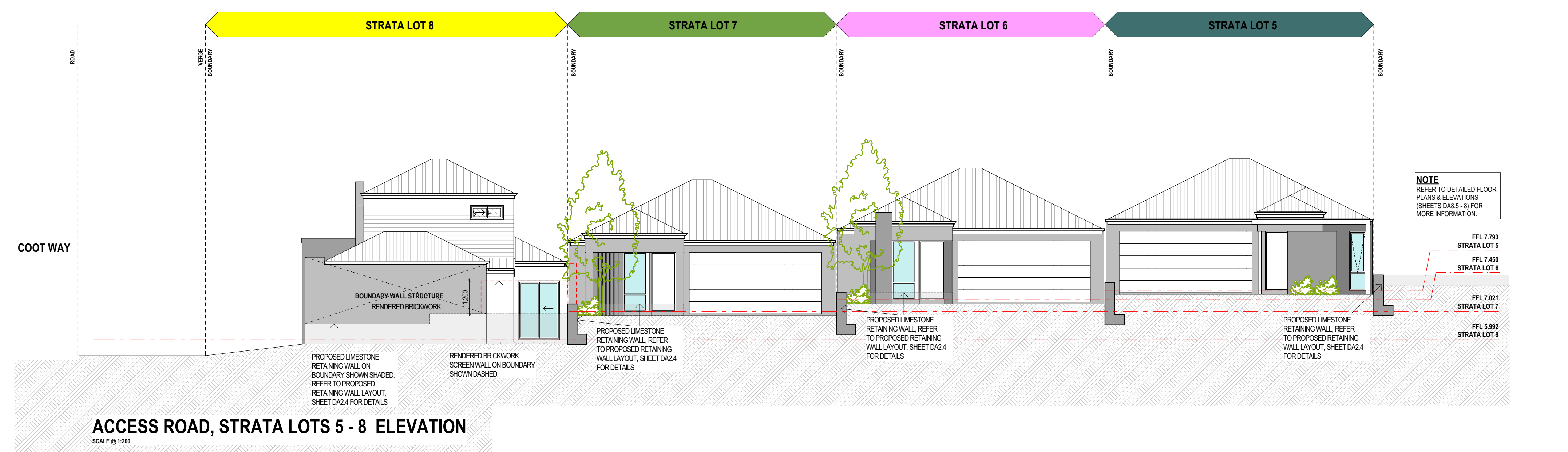
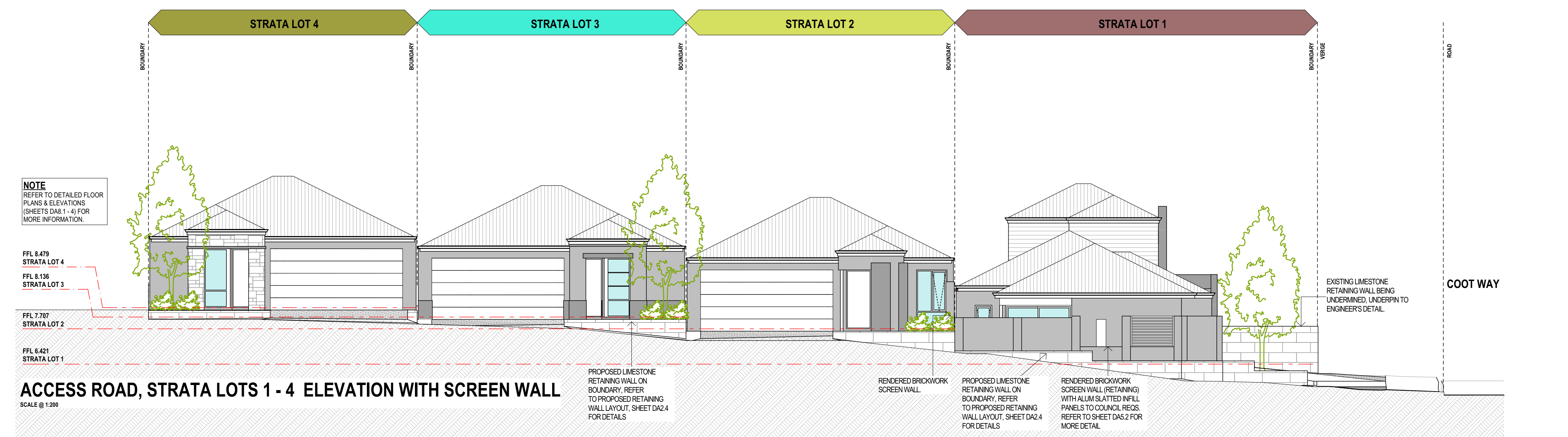
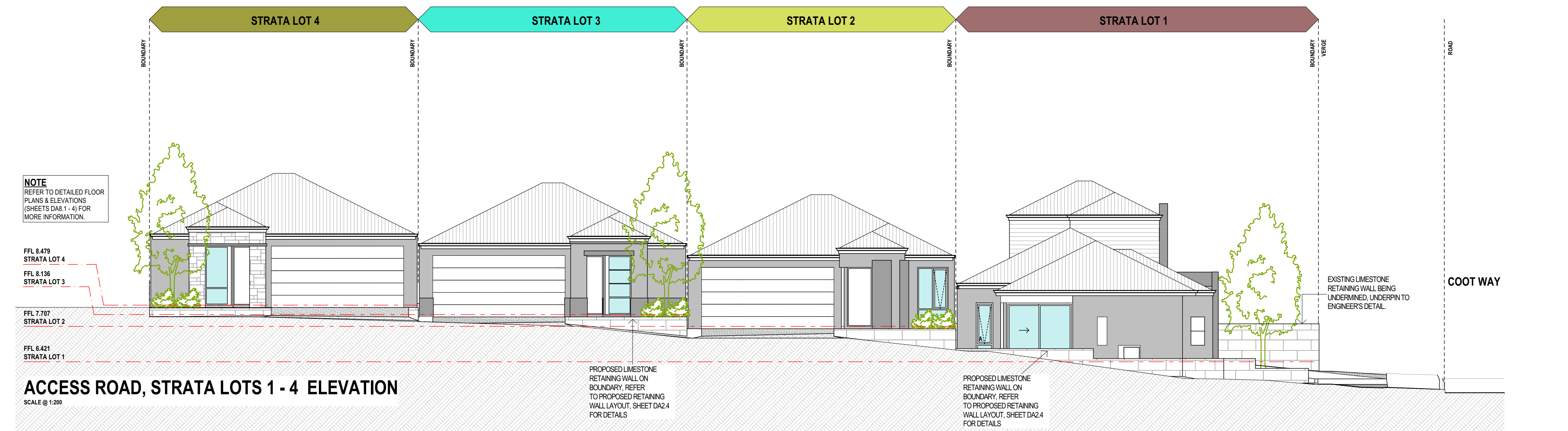
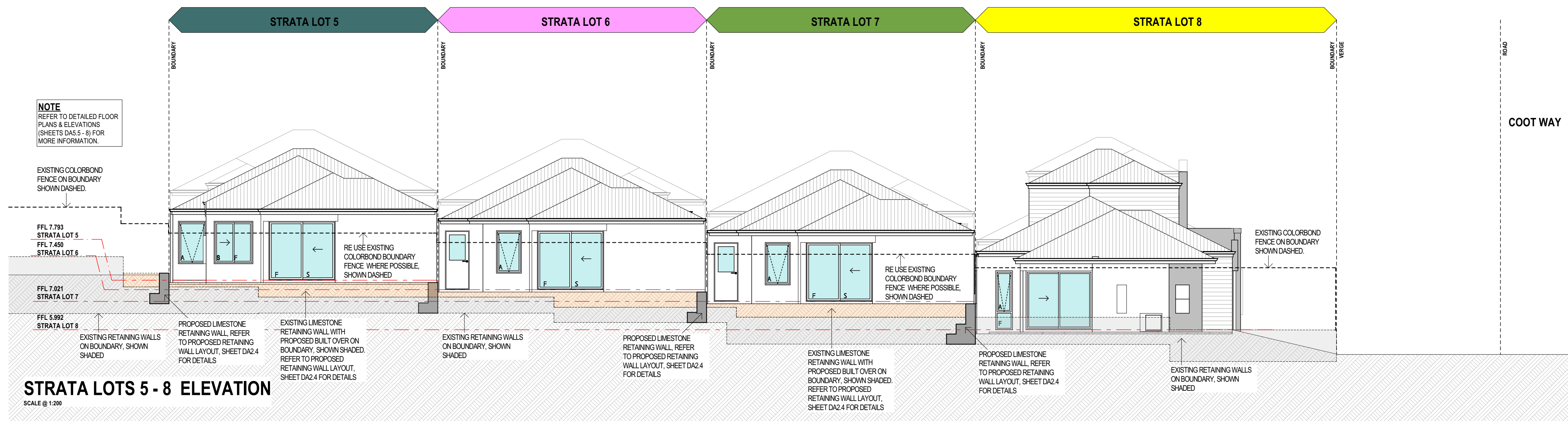
DRAWING TITLE
SITE ELEVATIONS - PARENT LOT B

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

DA7.1
PLOT DATE

C
REVISION
Wednesday, 16 September 2015

DEVELOPMENT APPLICATION



REFERENCE NOTES:

REFER TO PARENT LOT B - DETAILED FLOOR
PLANS & ELEVATIONS FOR MORE DETAIL.

- LOT 1 - SHEET DA8.1
LOT 2 - SHEET DA8.2
LOT 3 - SHEET DA8.3
LOT 4 - SHEET DA8.4
LOT 5 - SHEET DA8.5
LOT 6 - SHEET DA8.6
LOT 7 - SHEET DA8.7
LOT 8 - SHEET DA8.8

C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living
BUILT TONCORP PTY LTD

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

DRAWING TITLE

**SITE ELEVATIONS - PARENT
LOT B**

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CR
STATUS	DEVELOPMENT APPLICATION.	START DATE	201

DA7.2

C

STRATA LOTS 1-9, LOT A CLARKSON AVE & STRATA LOTS 1-8, LOT B COOT WAY, TAPPING

PLOT DATE Wednesday, 16 September 201

DEVELOPMENT APPLICATION

Floor Areas			
Floor	Location	Area	Perimeter
Ground Floor	Ground Floor	91.829	47.360.0
	Garage/Store	38.355	26.758.5
	Alfresco	7.176	10.720.0
	Porch	5.273	15.160.0
		142.633 m ²	
First Floor	First Floor	35.433	27.240.0
		35.433 m ²	178.066 m ²

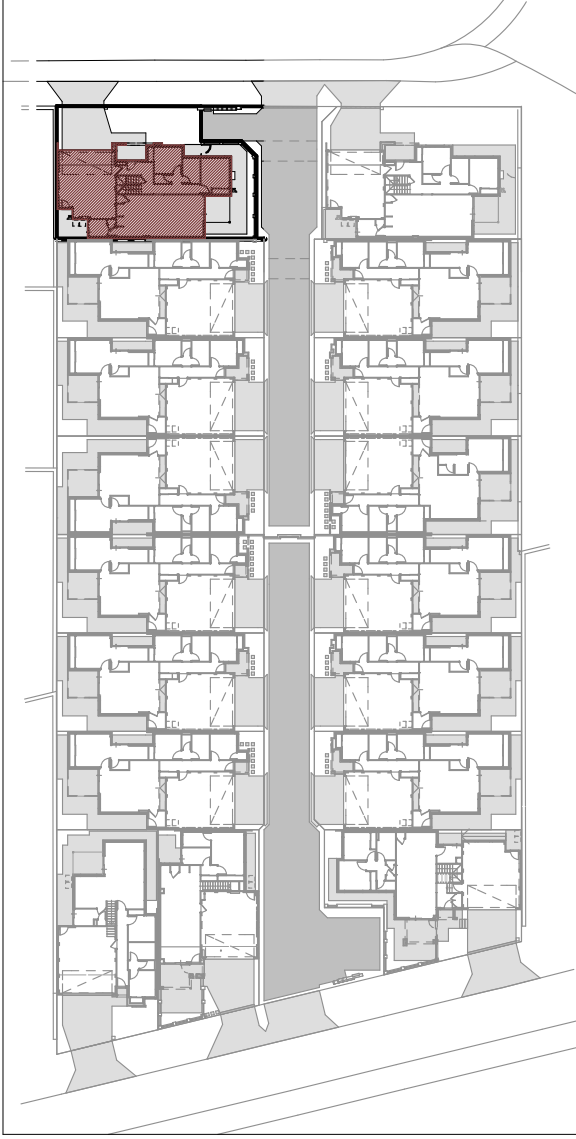
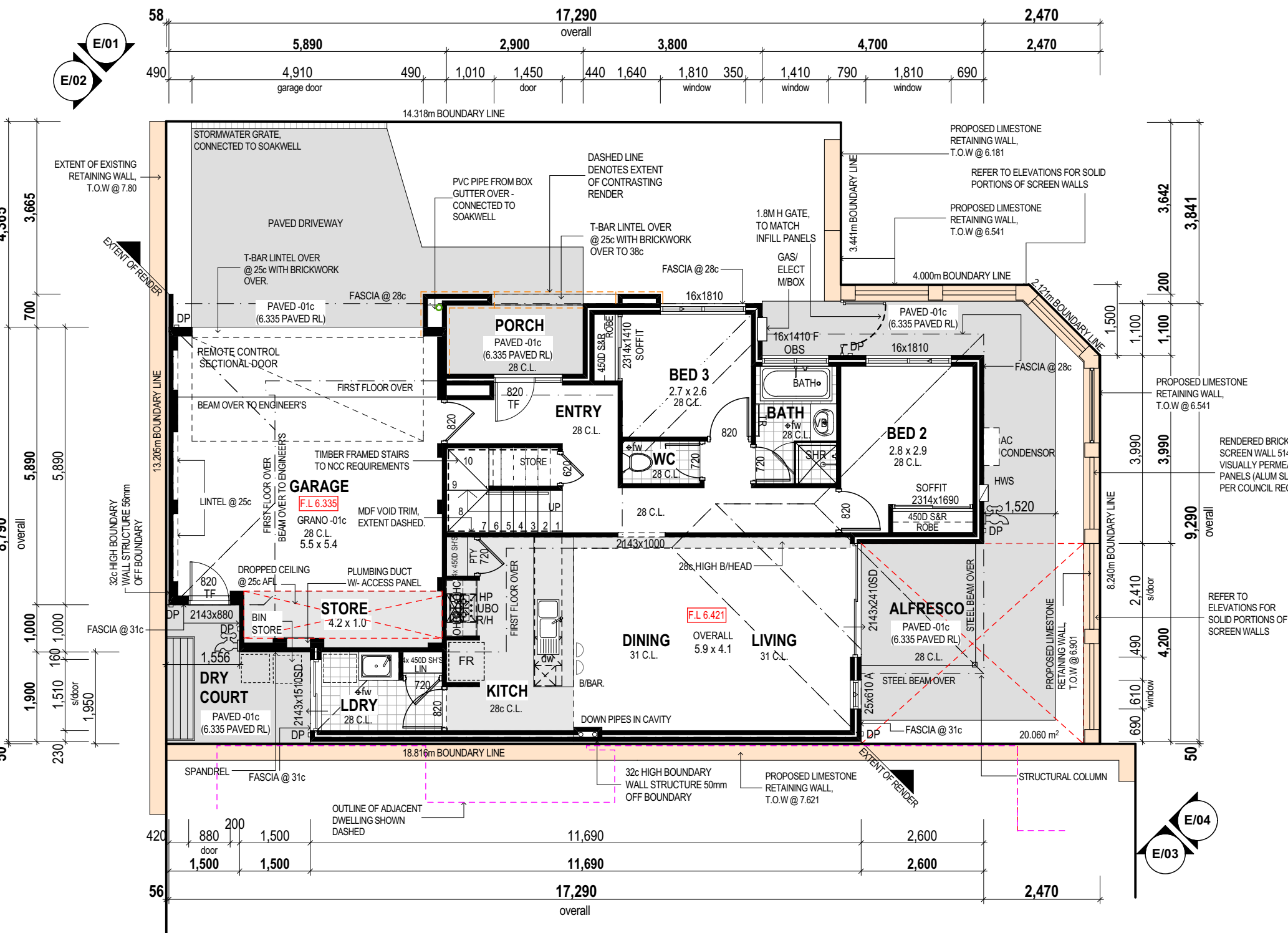
GROUND FLOOR PLAN
SCALE @ 1:100

GROUND FLOOR CEILING NOTE:
ALL CEILINGS AT 26' + PLATE UNO ON PLAN

DESIGN NOTE:
EXACT CONSTRUCTION METHODOLOGY AND DESIGN TO BE
CONFIRMED UPON RECEIPT OF CONTOUR FEATURE
SURVEY, GEOTECHNICAL INVESTIGATION AND COUNCIL
REQUIREMENTS AND IS SUBJECT TO CHANGE.

OPEN SPACE NOTE
FOR OPEN SPACE CALCULATIONS, REFER
TO OPEN SPACE CALCULATIONS - PARENT
LOTS, SHEET 04/4

AVERAGING NOTE
AVERAGING REQUIRED TO FRONT SETBACK
REFER TO MASTER AVERAGING DIAGRAM
SHEET 04/3



KEY PLAN
NOT TO SCALE

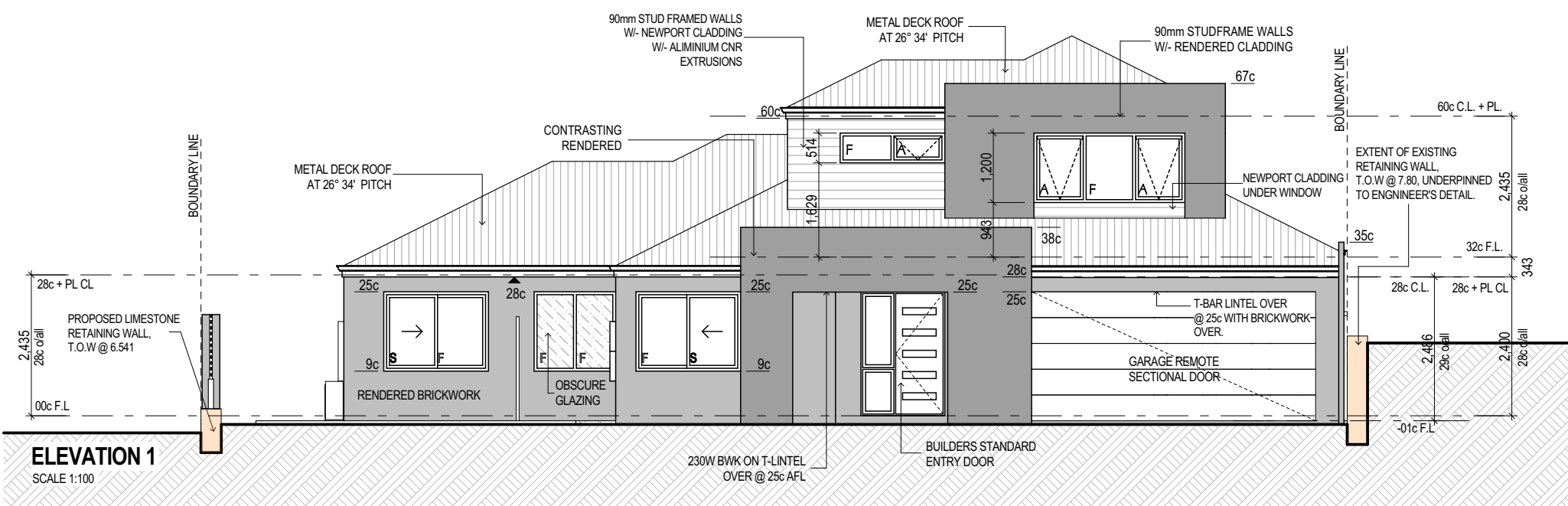
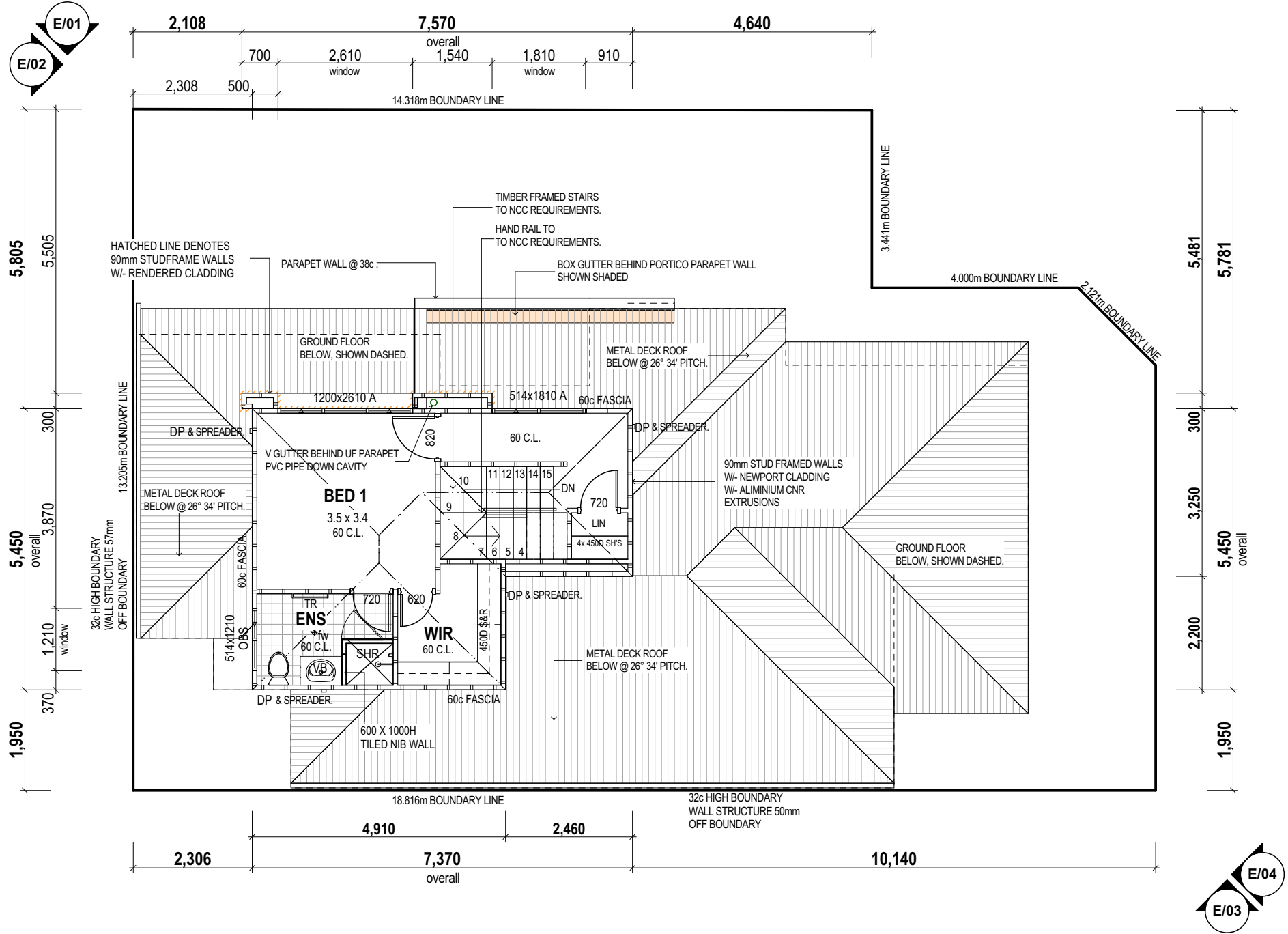
PARENT LOT A		PARENT LOT B	
LOT 1	LOT 5	LOT 1	LOT 5
LOT 2	LOT 6	LOT 2	LOT 6
LOT 3	LOT 7	LOT 3	LOT 7
LOT 4	LOT 8	LOT 4	LOT 8
LOT 9			

BRICK COURSING
HEIGHTS (IN MM)

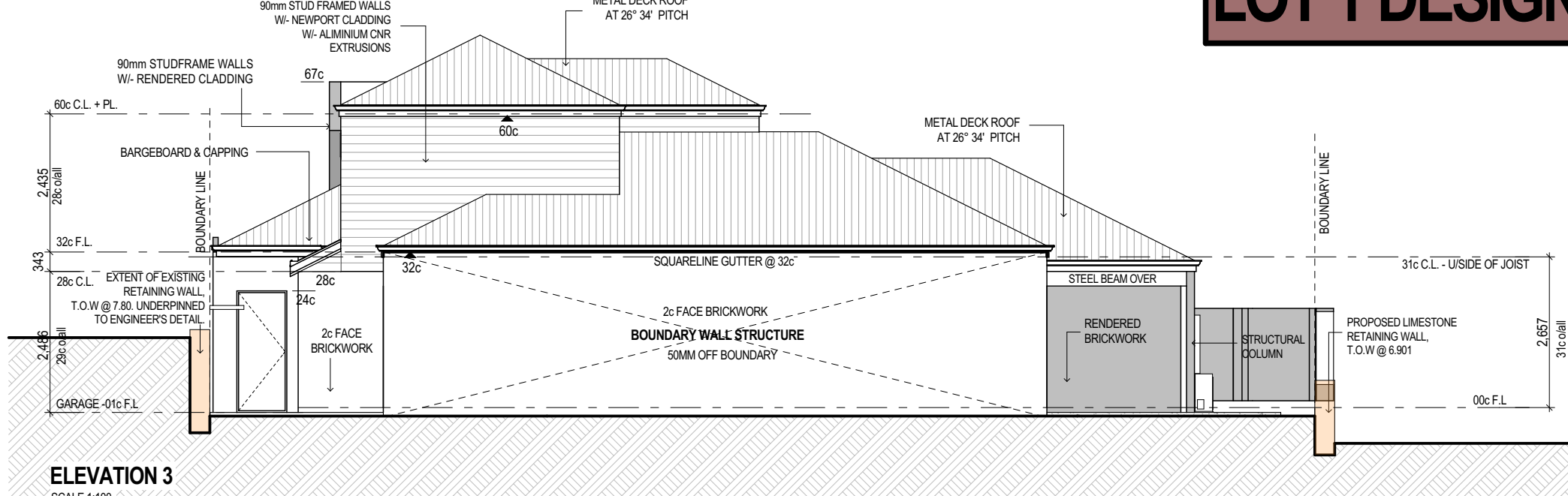
NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	26 1/2		
2	172	27	2314
2 1/2	27 1/2		
3	257	28	3400
3 1/2	28 1/2		
4	343	29	2486
4 1/2	29 1/2		
5	429	30	2572
5 1/2	30 1/2		
6	514	31	2657
6 1/2	31 1/2		
7	600	32	2743
7 1/2	32 1/2		
8	686	33	2829
8 1/2	33 1/2		
9	772	34	2914
9 1/2	34 1/2		
10	857	35	3000
10 1/2	35 1/2		
11	943	36	3086
11 1/2	36 1/2		
12	1029	37	3172
12 1/2	37 1/2		
13	1114	38	3257
13 1/2	38 1/2		
14	1200	39	3343
14 1/2	39 1/2		
15	1286	40	3429
15 1/2	40 1/2		
16	1372	41	3514
16 1/2	41 1/2		
17	1457	42	3600
17 1/2	42 1/2		
18	1543	43	3686
18 1/2	43 1/2		
19	1629	44	3772
19 1/2	44 1/2		
20	1714	45	3857
20 1/2	45 1/2		
21	1800	46	3943
21 1/2	46 1/2		
22	1886	47	4029
22 1/2	47 1/2		
23	1972	48	4114
23 1/2	48 1/2		
24	2057	49	4200
24 1/2	49 1/2		
25	2143	50	4286
25 1/2	50 1/2		
		100	8572

FIRST FLOOR PLAN
SCALE @ 1:100

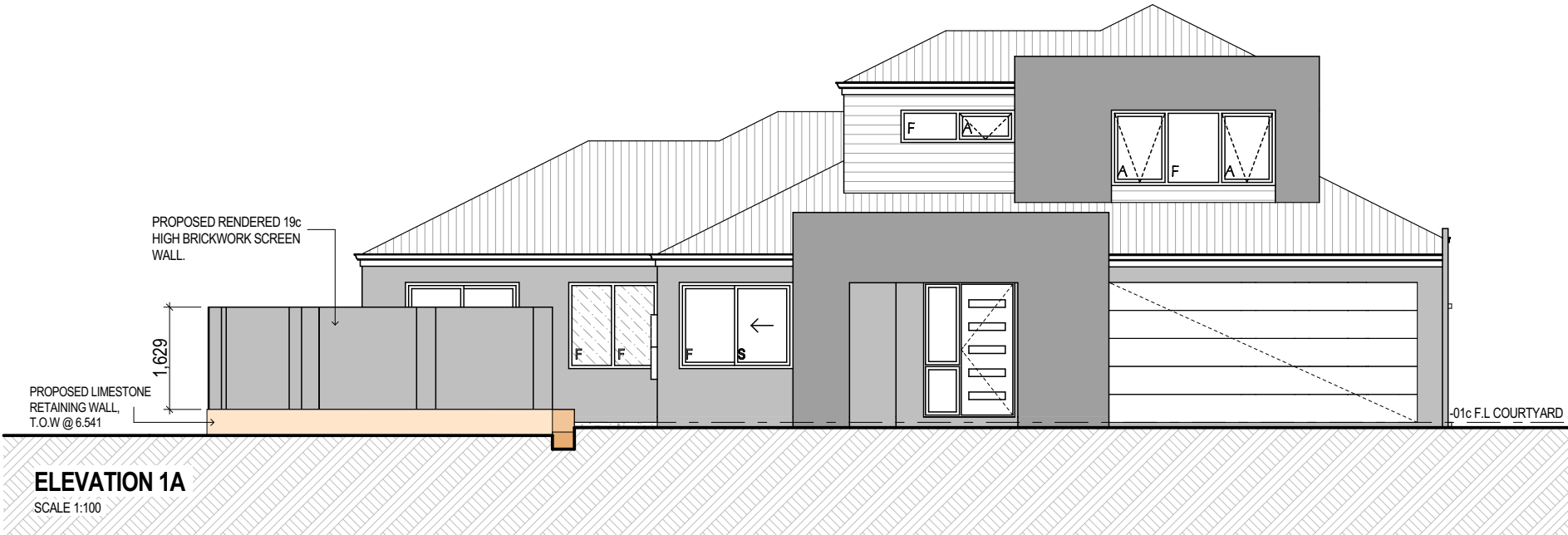
GROUND FLOOR CEILING NOTE:
ALL CEILINGS AT 26' + PLATE UNO ON PLAN



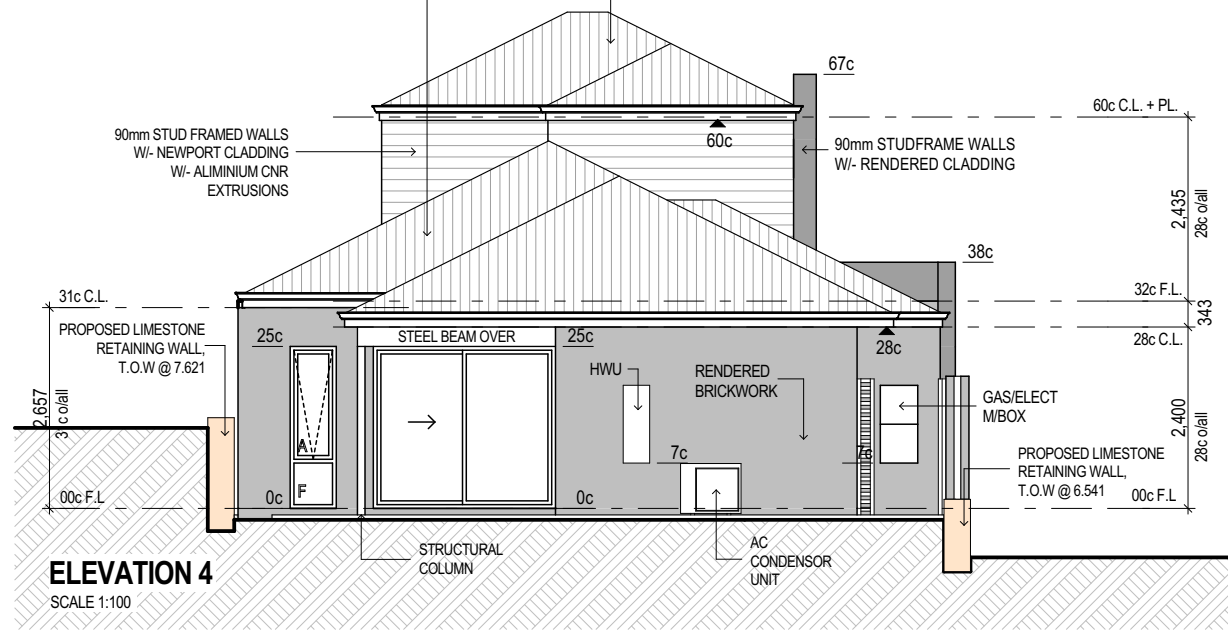
ELEVATION 1
SCALE 1:100



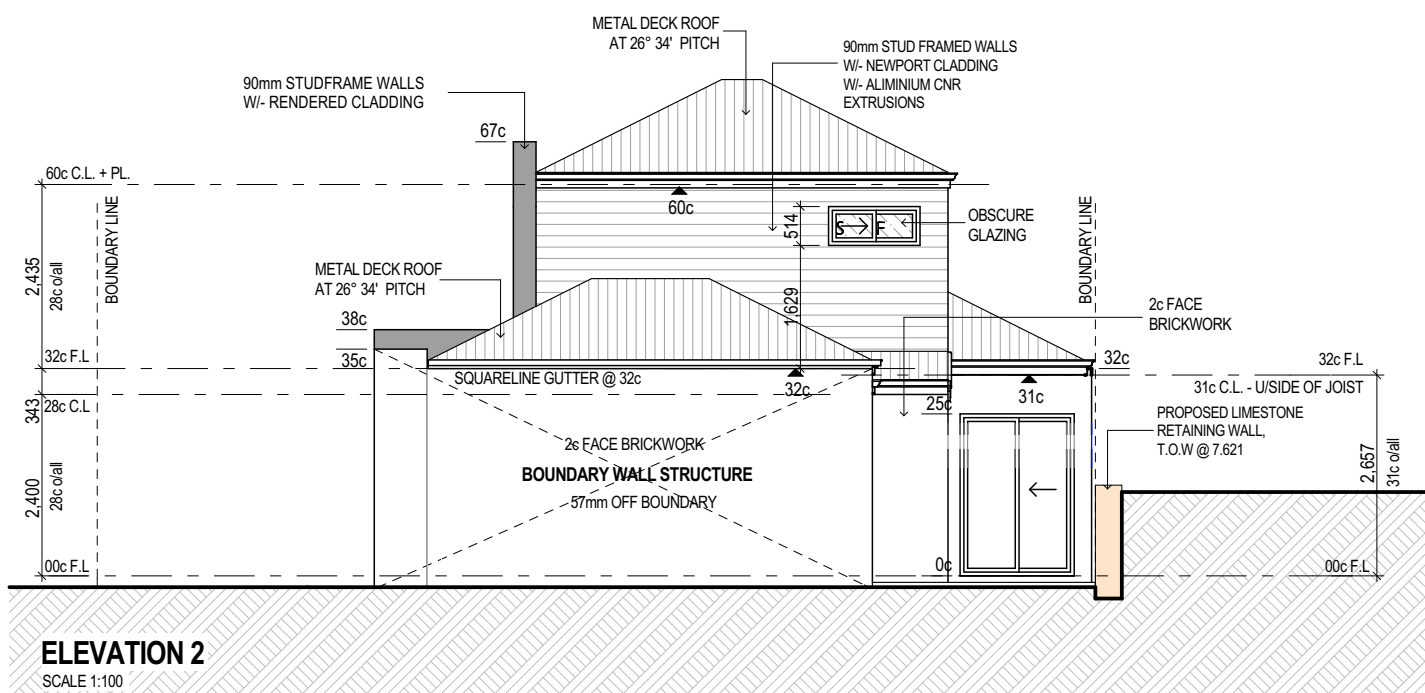
ELEVATION 3
SCALE 1:100



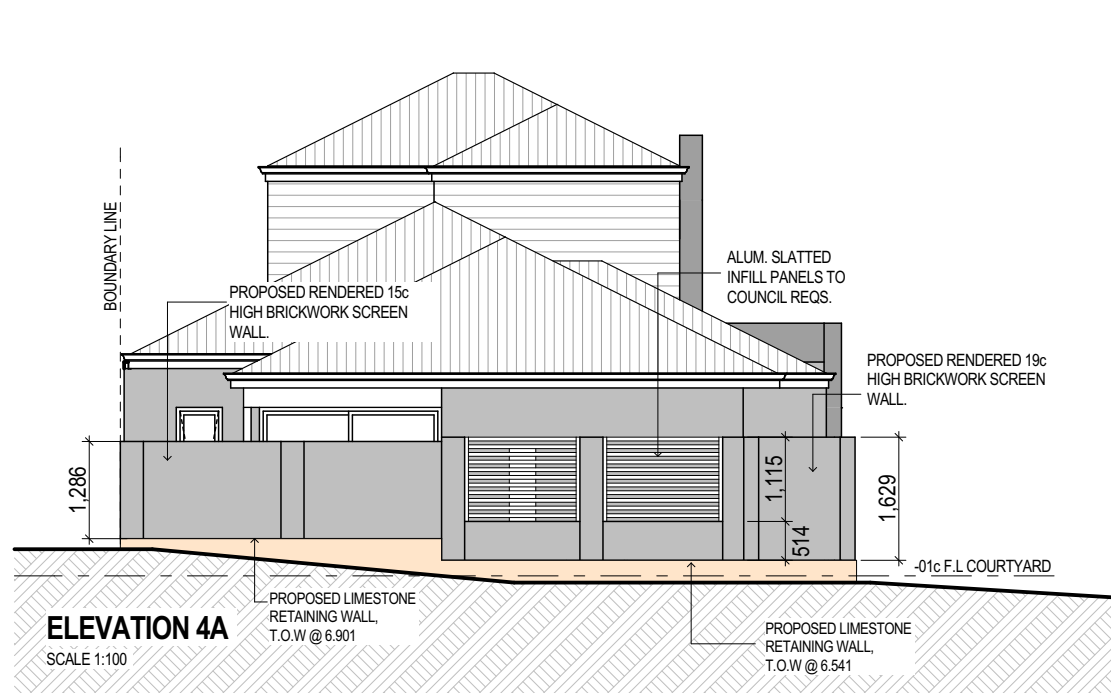
ELEVATION 1A
SCALE 1:100



ELEVATION 4
SCALE 1:100



ELEVATION 2
SCALE 1:100



ELEVATION 4A
SCALE 1:100

LOT 1 DESIGN

C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living
BULTONCORP PTY LTD,
16 FLOOR, BULTON HOUSE, 90 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 985 585 582
FAX: 985 583 583
BULTON RES # 12114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

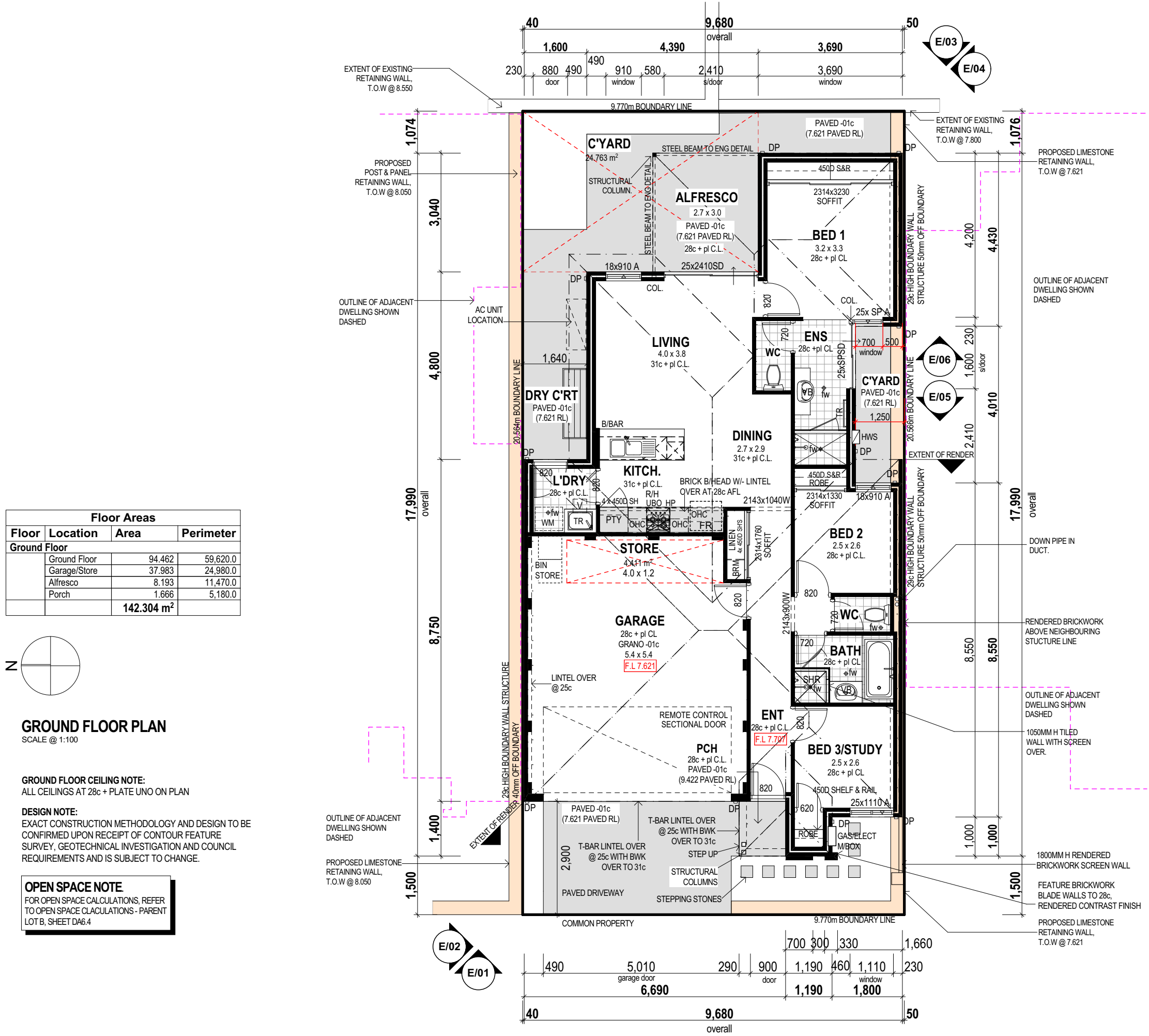
DRAWING TITLE
**PARENT LOT B, LOT 1 -
DETAILED FLOOR PLAN &
ELEVATIONS**

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

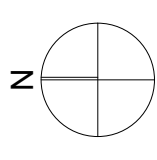
DA8.1

C

PLOT DATE
Wednesday, 16 September 2015



Floor Areas		
Floor	Location	Area
Ground Floor	Ground Floor	94.462
	Garage/Store	37.563
	Alfresco	8.193
	Porch	1.666
		142.304 m ²

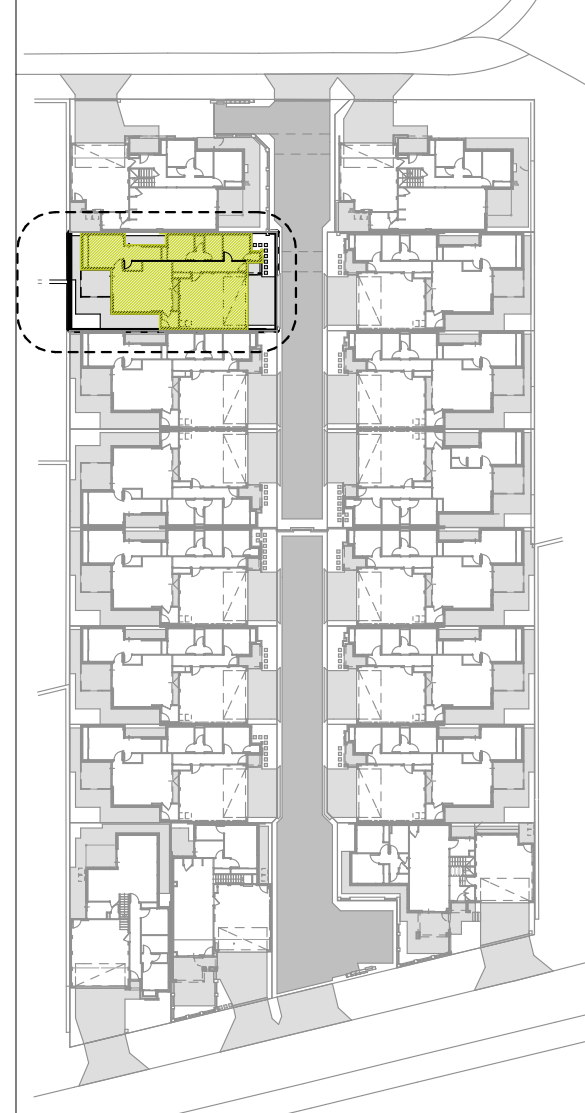


GROUND FLOOR PLAN
SCALE @ 1:100

GROUND FLOOR CEILING NOTE:
ALL CEILINGS AT 28c + PLATE UNO ON PLAN

DESIGN NOTE:
EXACT CONSTRUCTION METHODOLOGY AND DESIGN TO BE
CONFIRMED UPON RECEIPT OF CONTOUR FEATURE
SURVEY, GEOTECHNICAL INVESTIGATION AND COUNCIL
REQUIREMENTS AND IS SUBJECT TO CHANGE.

OPEN SPACE NOTE:
FOR OPEN SPACE CALCULATIONS, REFER
TO OPEN SPACE CALCULATIONS - PARENT
LOTS, SHEET 04/14



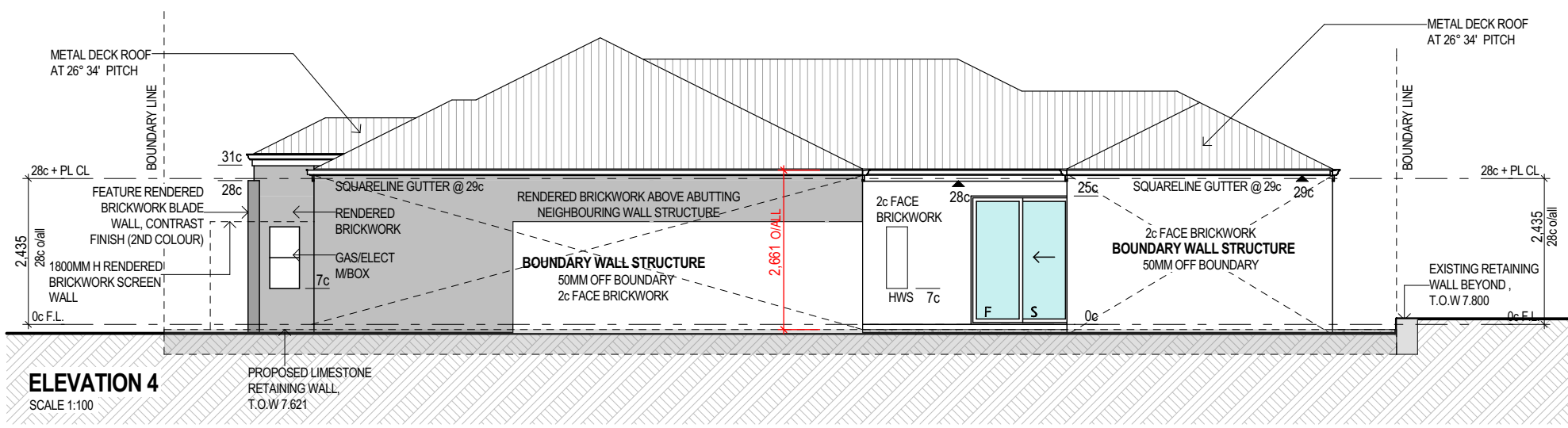
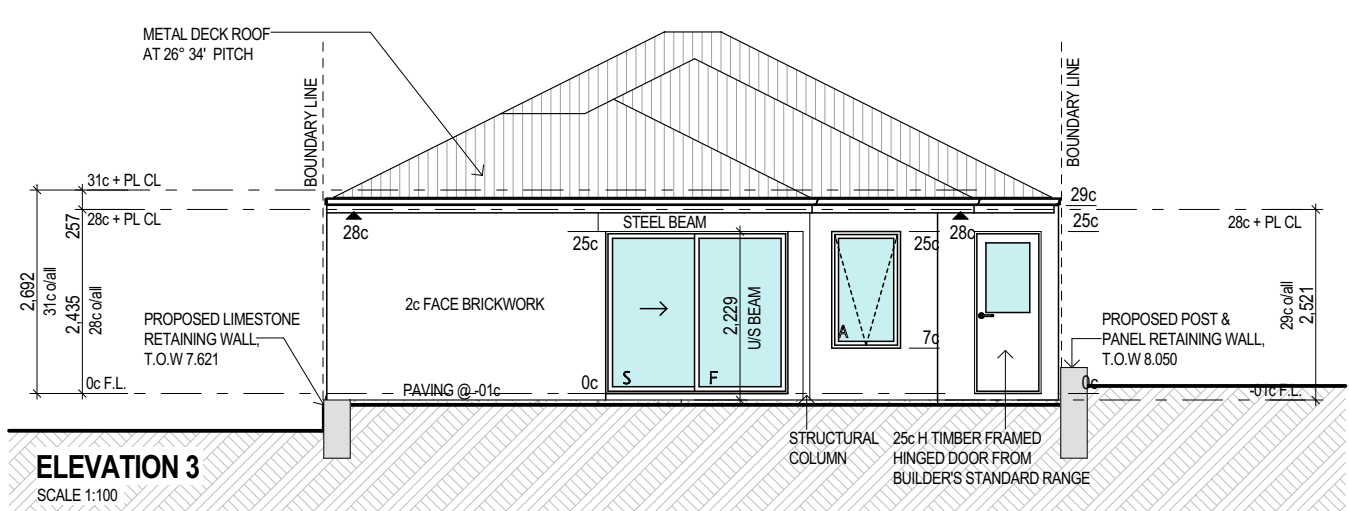
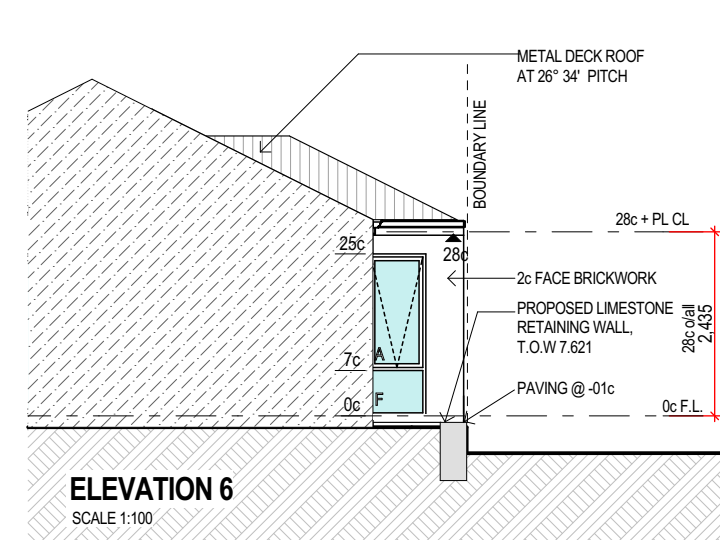
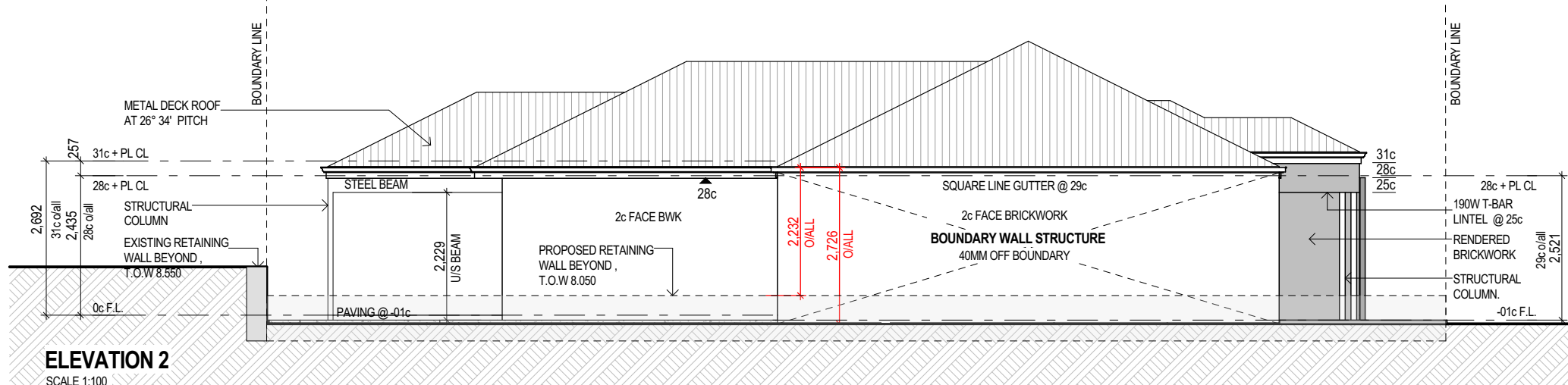
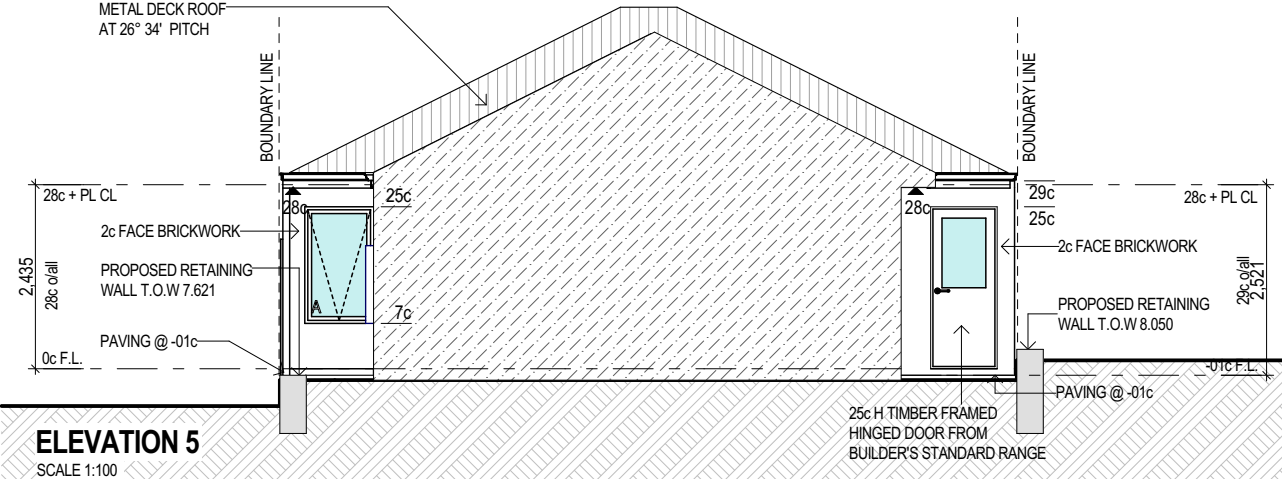
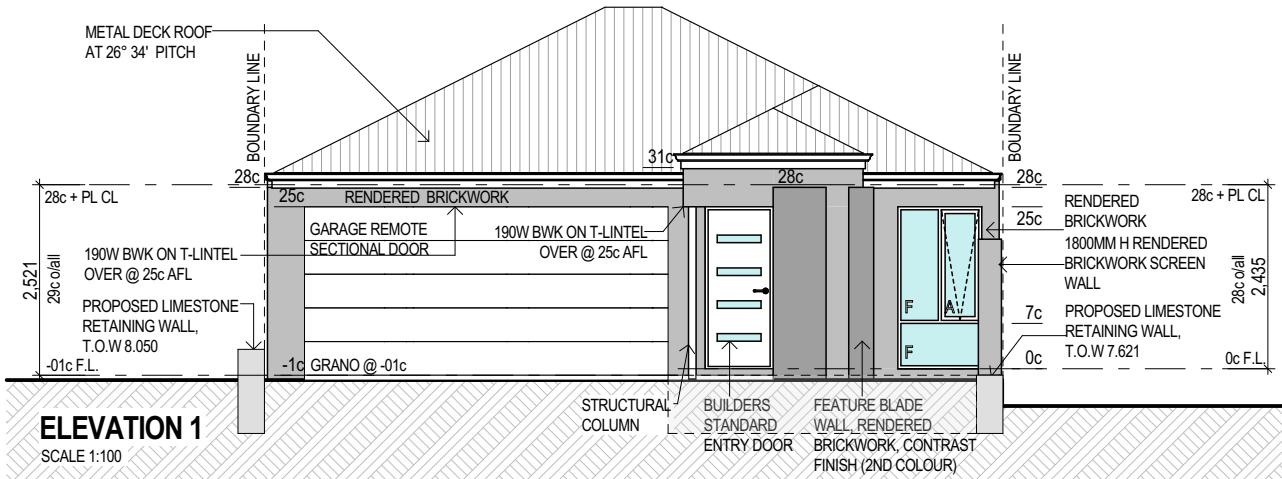
KEY PLAN
NOT TO SCALE

PARENT LOT A		PARENT LOT B	
LOT 1	LOT 5	LOT 1	LOT 5
LOT 2	LOT 6	LOT 2	LOT 6
LOT 3	LOT 7	LOT 3	LOT 7
LOT 4	LOT 8	LOT 4	LOT 8
LOT 9			

BRICK COURSING
HEIGHTS (IN MM)

NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	26 1/2		
2	172	27	2314
2 1/2	27 1/2		
3	257	28	2400
3 1/2	28 1/2		
4	343	29 1/2	2486
4 1/2	29 1/2		
5	429	30	2572
5 1/2	30 1/2		
6	514	31	2657
6 1/2	31 1/2		
7	600	32	2743
7 1/2	32 1/2		
8	686	33	2829
8 1/2	33 1/2		
9	772	34	2914
9 1/2	34 1/2		
10	857	35	3000
10 1/2	35 1/2		
11	943	36	3086
11 1/2	36 1/2		
12	1029	37	3172
12 1/2	37 1/2		
13	1114	38	3257
13 1/2	38 1/2		
14	1200	39	3343
14 1/2	39 1/2		
15	1286	40	3429
15 1/2	40 1/2		
16	1372	41	3514
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17	1457	42	3600
17 1/2	42 1/2		
18	1543	43	3686
18 1/2	43 1/2		
19	1629	44	3772
19 1/2	44 1/2		
20	1714	45	3857
20 1/2	45 1/2		
21	1800	46	3943
21 1/2	46 1/2		
22	1886	47	4029
22 1/2	47 1/2		
23	1972	48	4114
23 1/2	48 1/2		
24	2057	49	4200
24 1/2	49 1/2		
25	2143	50	4286
25 1/2	50 1/2		
		100	8572

LOT 2 DESIGN

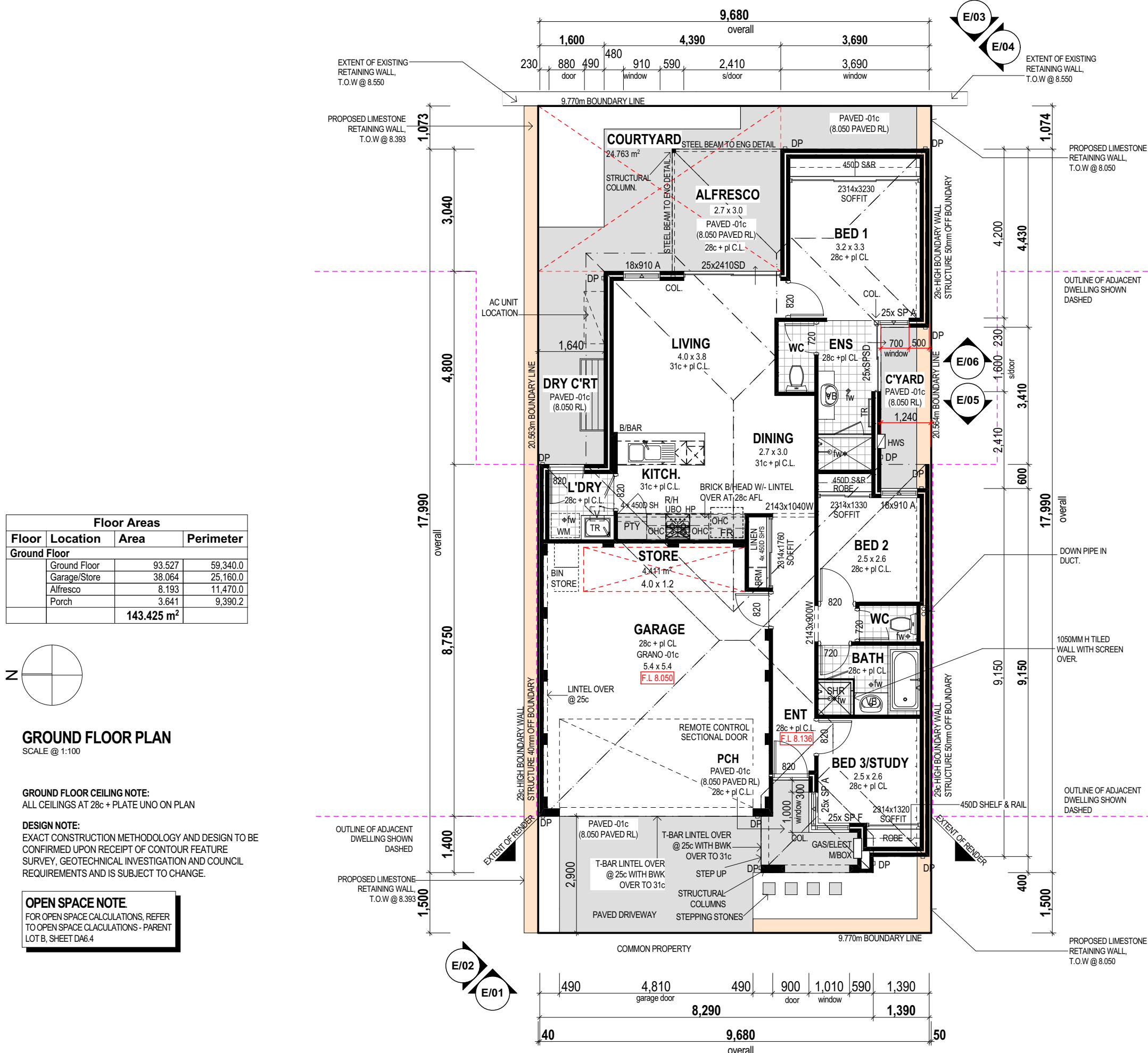


C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

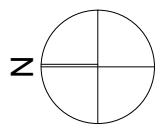
built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 985 5822
FAX: 985 5833
BULTON RESO # 02114

PROJECT LOT 1, CLARKSON AVENUE, TAPPING			
DRAWING TITLE PARENT LOT B, LOT 2 - DETAILED FLOOR PLAN & ELEVATIONS			
DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

DA8.2
PLOT DATE
Wednesday, 16 September 2015



Floor Areas			
Floor	Location	Area	Perimeter
Ground Floor	Ground Floor	93.527	59.340.0
	Garage/Store	38.054	25.160.0
	Alfresco	8.193	11.470.0
	Porch	3.641	9.390.2
		143.425 m ²	



GROUND FLOOR PLAN
SCALE @ 1:100

GROUND FLOOR CEILING NOTE:
ALL CEILINGS AT 28c+ PLATE UNO ON PLAN

DESIGN NOTE:
EXACT CONSTRUCTION METHODOLOGY AND DESIGN TO BE
CONFIRMED UPON RECEIPT OF CONTOUR FEATURE
SURVEY, GEOTECHNICAL INVESTIGATION AND COUNCIL
REQUIREMENTS AND IS SUBJECT TO CHANGE.

OPEN SPACE NOTE:
FOR OPEN SPACE CALCULATIONS, REFER
TO OPEN SPACE CALCULATIONS - PARENT
LOTS, SHEET 04/4



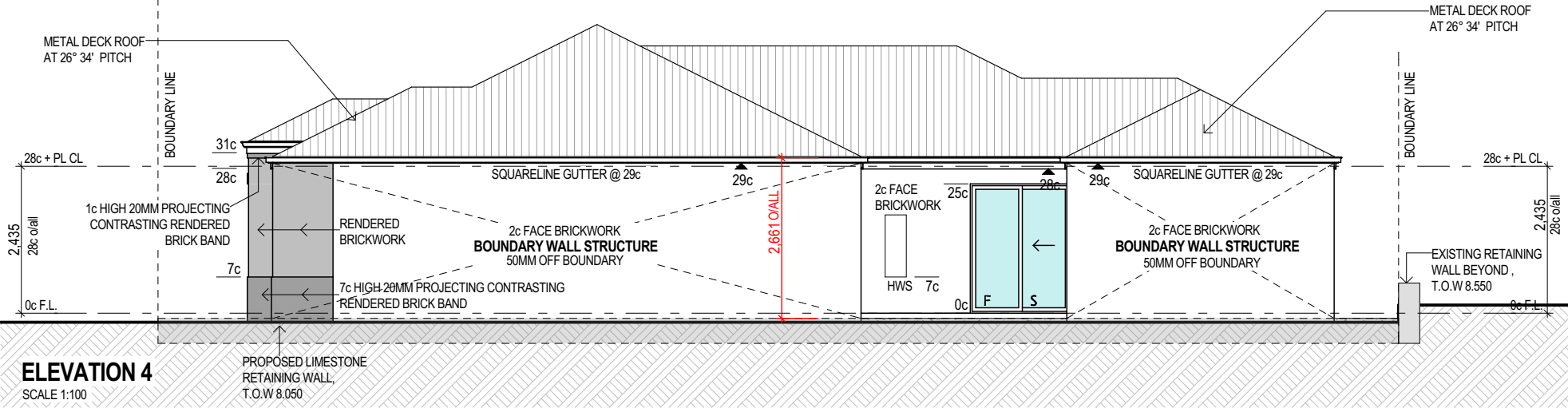
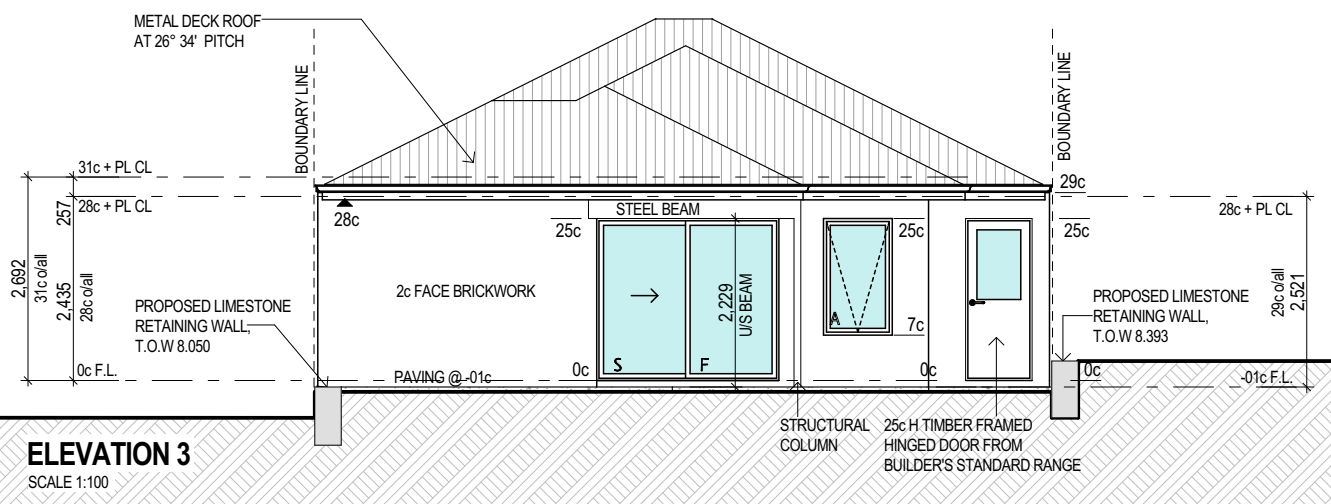
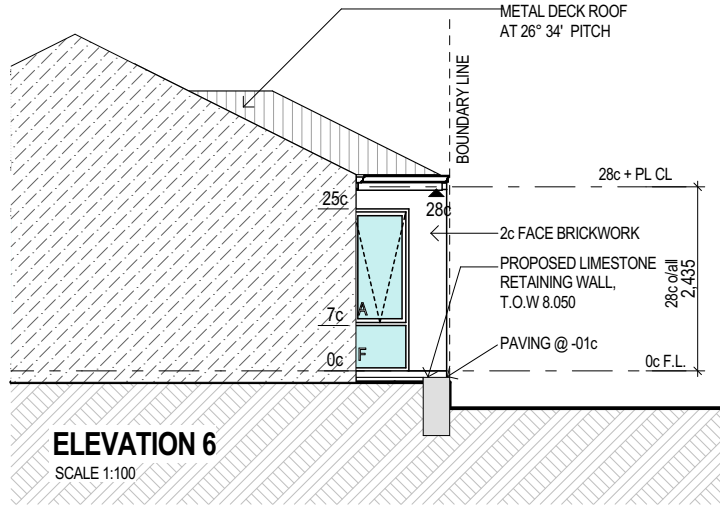
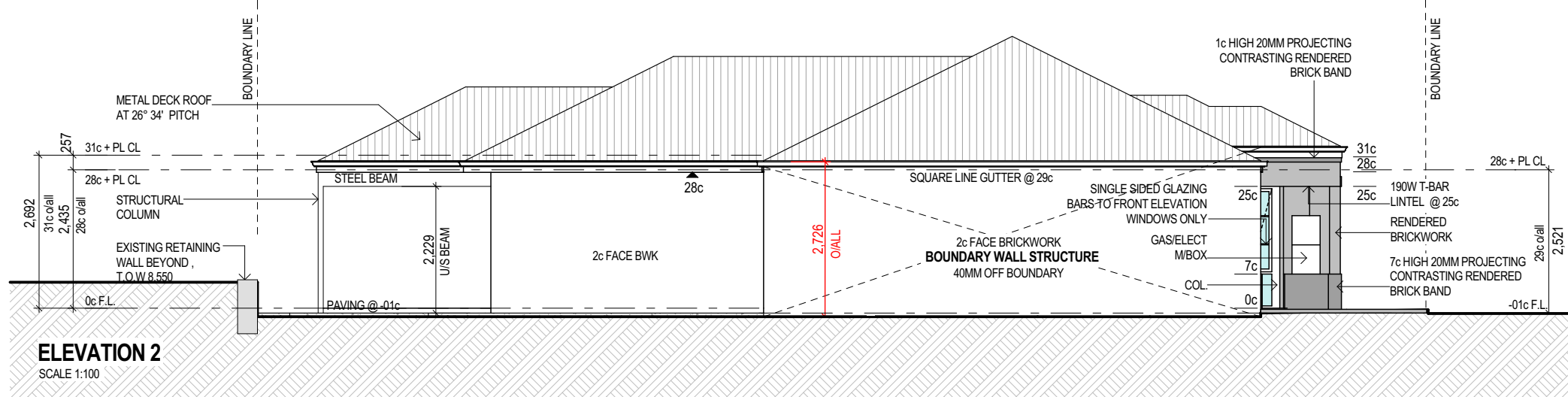
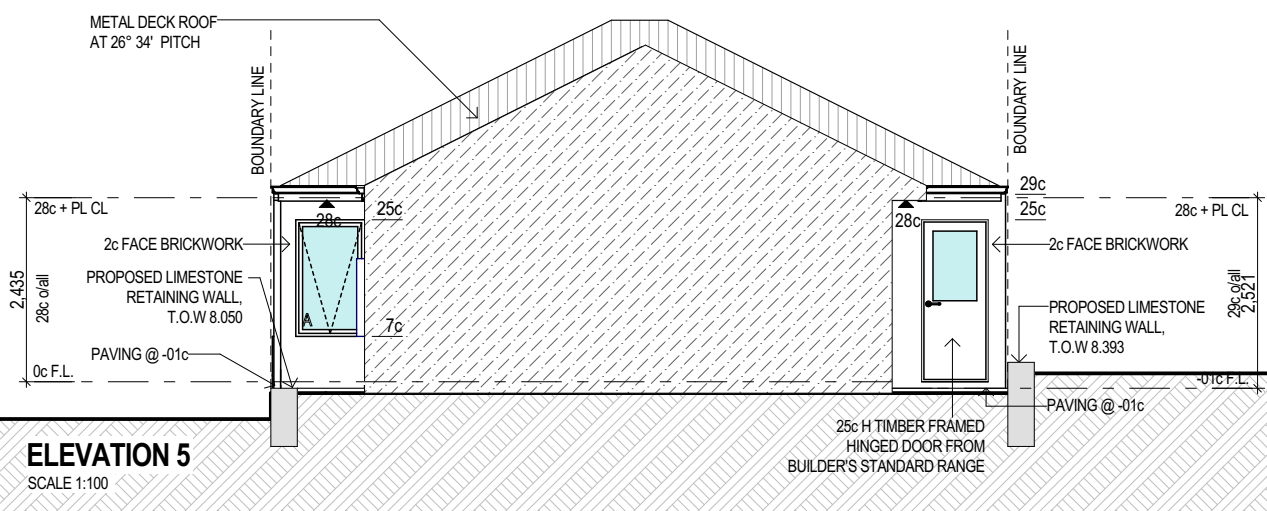
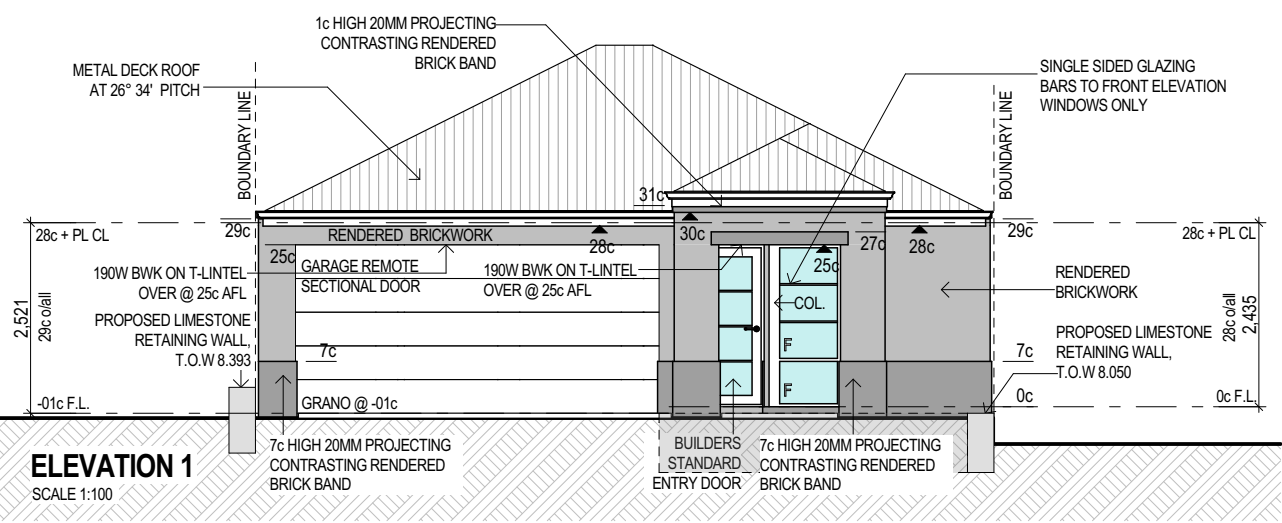
KEY PLAN
NOT TO SCALE

PARENT LOT A			
LOT1	LOT5	LOT9	LOT6
LOT2	LOT6	LOT2	LOT7
LOT3	LOT7	LOT3	LOT8
LOT4	LOT8	LOT4	LOT8
LOT9			

BRICK COURSING
HEIGHTS (IN MM)

NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	28 1/2		
2	172	27	2314
2 1/2	27 1/2		
3	257	28	3400
3 1/2	28 1/2		
4	343	29	2486
4 1/2	29 1/2		
5	429	30	2572
5 1/2	30 1/2		
6	514	31	2657
6 1/2	31 1/2		
7	600	32	2743
7 1/2	32 1/2		
8	686	33	2829
8 1/2	33 1/2		
9	772	34	2914
9 1/2	34 1/2		
10	857	35	3000
10 1/2	35 1/2		
11	943	36	3086
11 1/2	36 1/2		
12	1029	37	3172
12 1/2	37 1/2		
13	1114	38	3257
13 1/2	38 1/2		
14	1200	39	3343
14 1/2	39 1/2		
15	1286	40	3429
15 1/2	40 1/2		
16	1372	41	3514
16 1/2	41 1/2		
17	1457	42	3600
17 1/2	42 1/2		
18	1543	43	3686
18 1/2	43 1/2		
19	1629	44	3772
19 1/2	44 1/2		
20	1714	45	3857
20 1/2	45 1/2		
21	1800	46	3943
21 1/2	46 1/2		
22	1886	47	4029
22 1/2	47 1/2		
23	1972	48	4114
23 1/2	48 1/2		
24	2057	49	4200
24 1/2	49 1/2		
25	2143	50	4286
25 1/2	50 1/2		

LOT 3 DESIGN



C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 981 5802
FAX: 987 3833
BULTON RECORD # 12114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

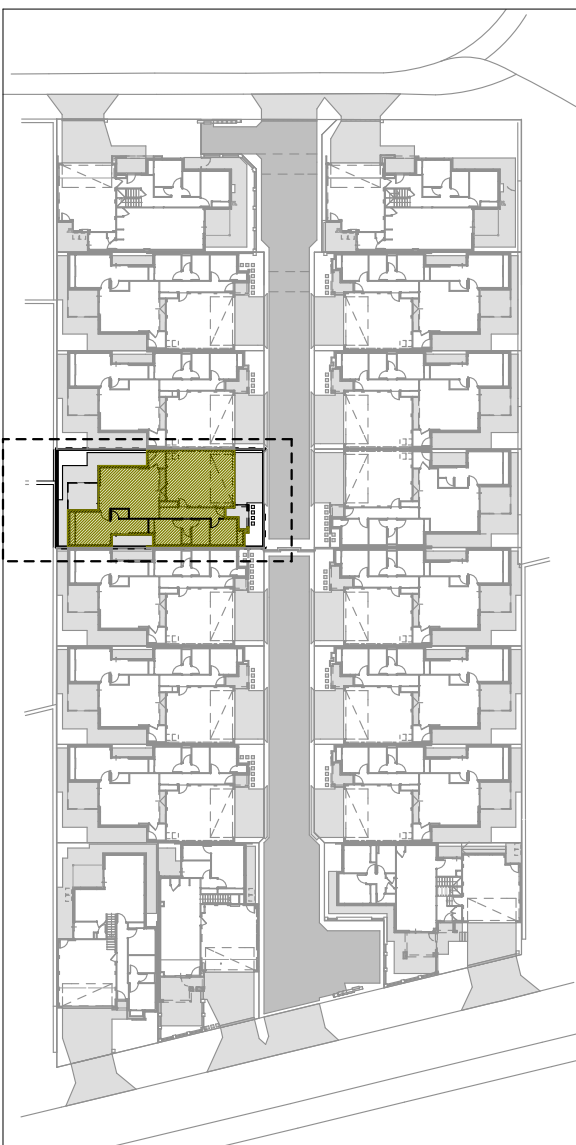
DRAWING TITLE
**PARENT LOT B, LOT 3 -
DETAILED FLOOR PLAN &
ELEVATIONS**

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

DA8.3

C

PLOT DATE
Wednesday, 16 September 2015



KEY PLAN
NOT TO SCALE

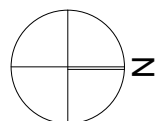
PARENT LOT A			PARENT LOT B		
LOT 1	LOT 5	LOT 1	LOT 5	LOT 1	LOT 5
LOT 2	LOT 6	LOT 2	LOT 6	LOT 2	LOT 6
LOT 3	LOT 7	LOT 3	LOT 7	LOT 3	LOT 7
LOT 4	LOT 8	LOT 4	LOT 8	LOT 4	LOT 8
LOT 9					

BRICK COURSING
HEIGHTS (IN MM)

NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	129	27	2314
2	172	27	2314
2 1/2	215	28	2400
3	257	28	2400
3 1/2	299	29	2486
4	343	29	2486
4 1/2	386	30	2572
5	429	30	2572
5 1/2	472	31	2657
6	514	31	2657
6 1/2	557	32	2743
7	600	32	2743
7 1/2	643	33	2829
8	686	33	2829
8 1/2	729	34	2914
9	772	34	2914
9 1/2	815	35	3000
10	857	35	3000
10 1/2	900	36	3086
11	943	36	3086
11 1/2	986	37	3172
12	1029	37	3172
12 1/2	1072	38	3257
13	1114	38	3257
13 1/2	1157	39	3343
14	1200	39	3343
14 1/2	1243	40	3429
15	1286	40	3429
15 1/2	1329	41	3514
16	1372	41	3514
16 1/2	1415	42	3600
17	1457	42	3600
17 1/2	1500	43	3686
18	1543	43	3686
18 1/2	1586	44	3772
19	1629	44	3772
19 1/2	1672	45	3857
20	1714	45	3857
20 1/2	1757	46	3943
21	1800	46	3943
21 1/2	1843	47	4029
22	1886	47	4029
22 1/2	1929	48	4114
23	1972	48	4114
23 1/2	2015	49	4200
24	2057	49	4200
24 1/2	2100	50	4286
25	2143	50	4286
25 1/2	2186	100	8572

LOT 4 DESIGN

Floor Areas		
Floor	Location	Area
Ground Floor		
Ground Floor		93.530
Garage Store		38.055
Alfresco		8.193
Porch		3.646
		143.426 m ²

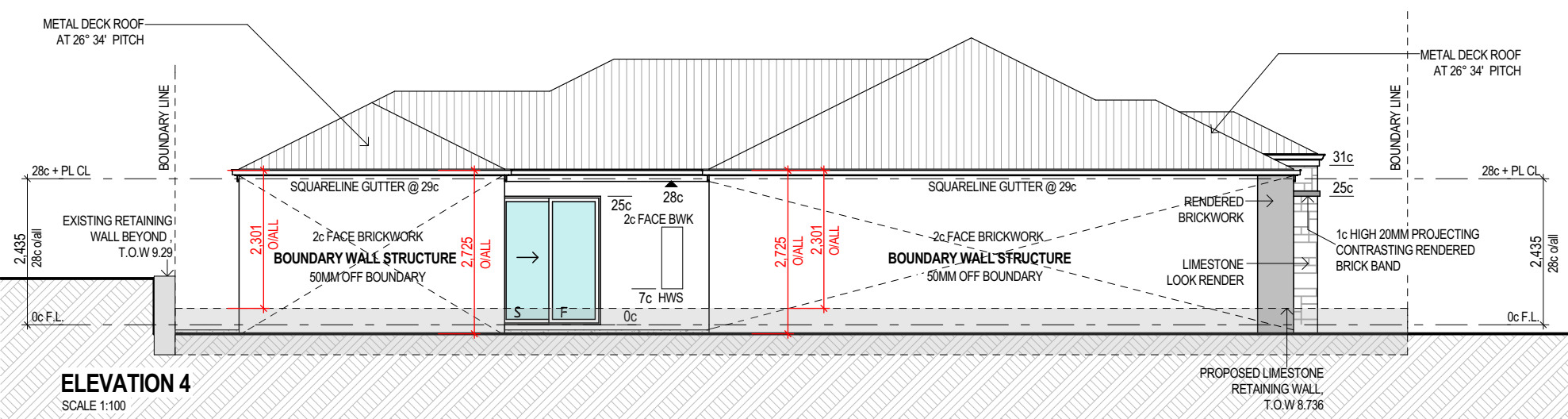
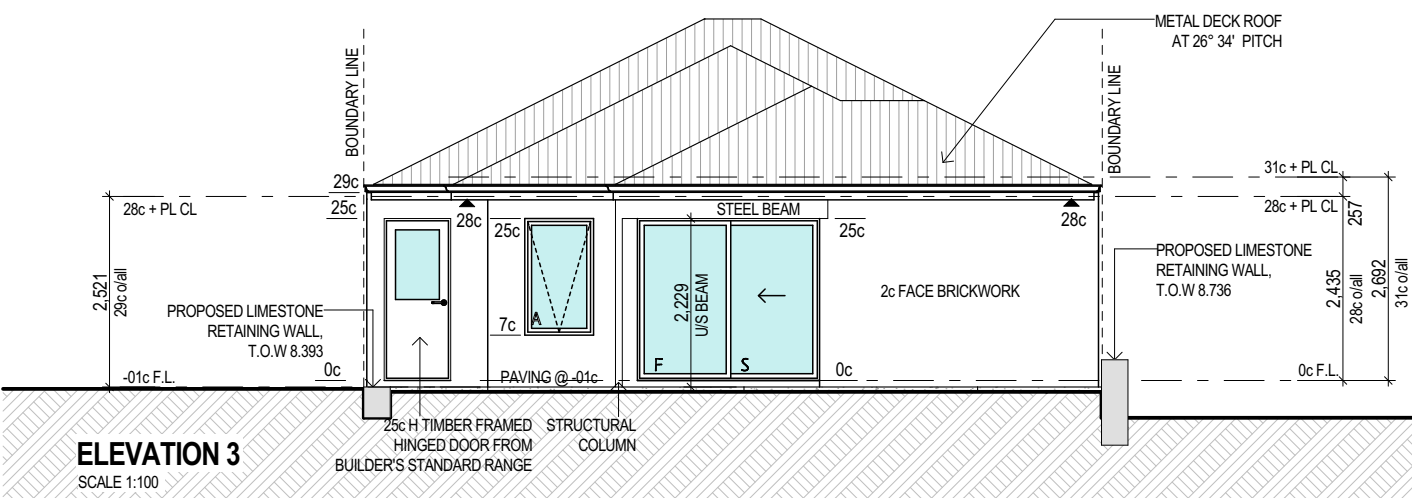
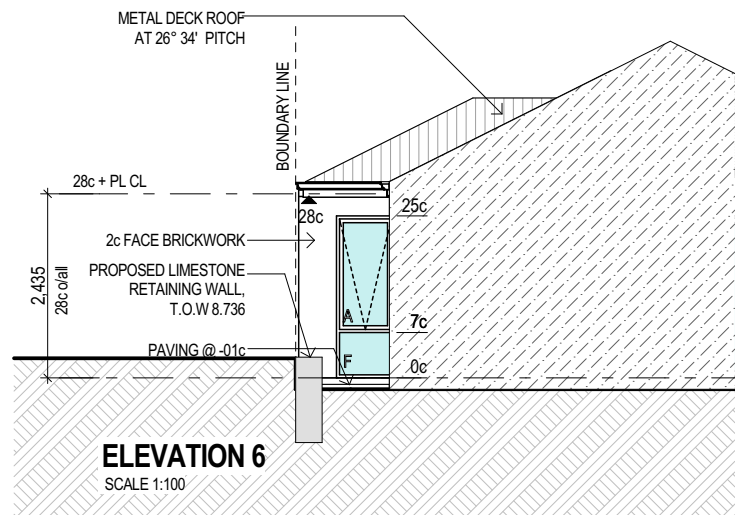
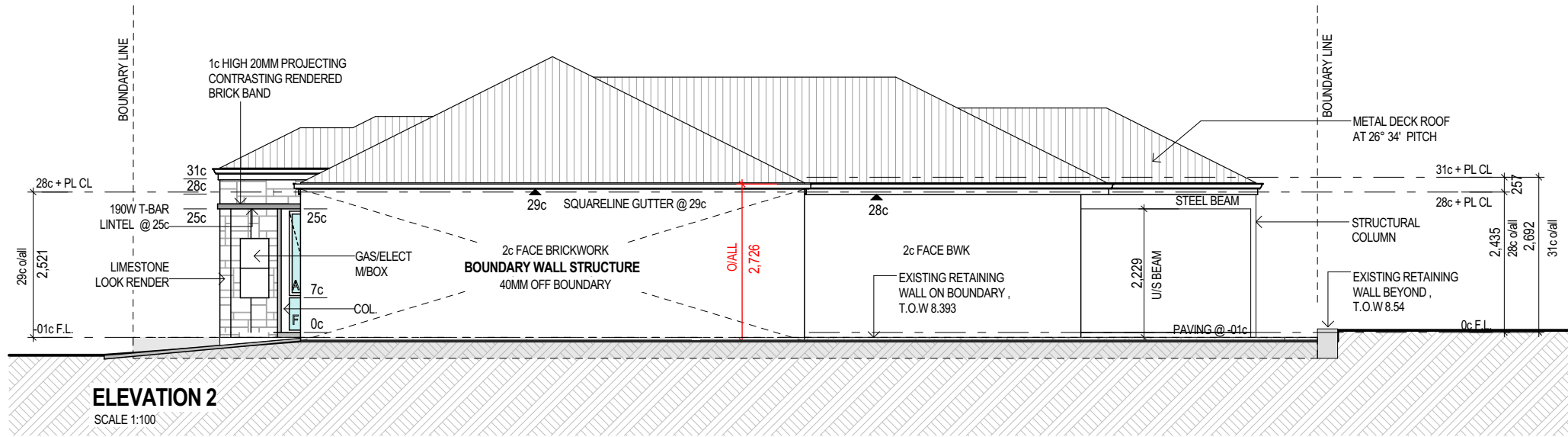
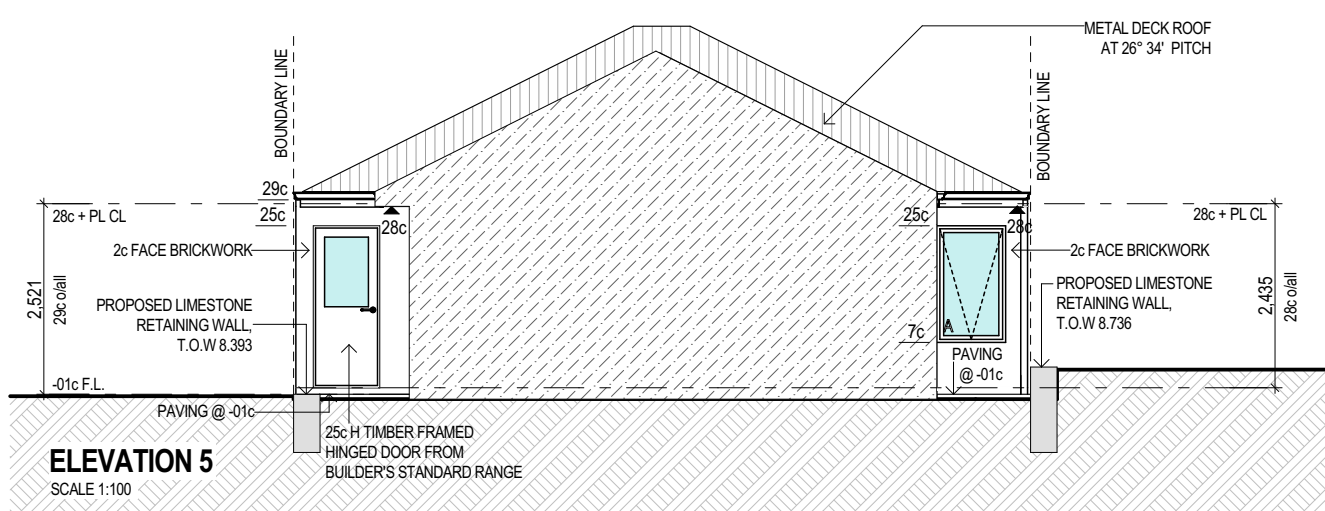
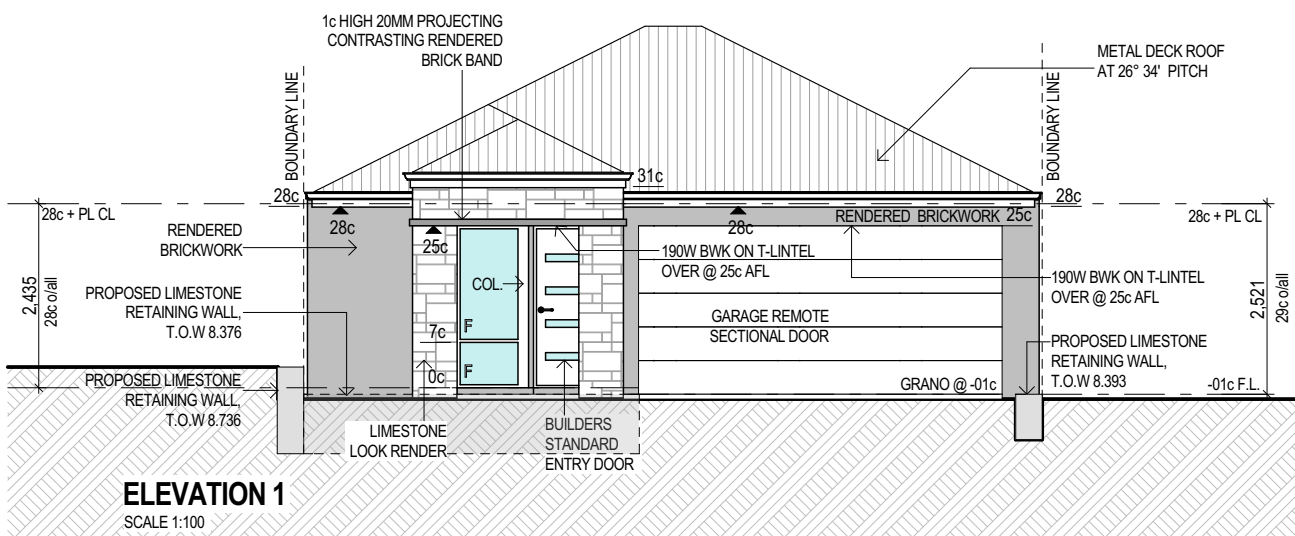


GROUND FLOOR PLAN
SCALE @ 1:100

GROUND FLOOR CEILING NOTE:
ALL CEILINGS AT 28c + PLATE UNO ON PLAN

DESIGN NOTE:
EXACT CONSTRUCTION METHODOLOGY AND DESIGN TO BE
CONFIRMED UPON RECEIPT OF CONTOUR FEATURE
SURVEY, GEOTECHNICAL INVESTIGATION AND COUNCIL
REQUIREMENTS AND IS SUBJECT TO CHANGE.

OPEN SPACE NOTE:
FOR OPEN SPACE CALCULATIONS, REFER
TO OPEN SPACE CALCULATIONS - PARENT
LOTS, SHEET 04/4



C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 985 5802
FAX: 987 3933
BULTON RESO # 52114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

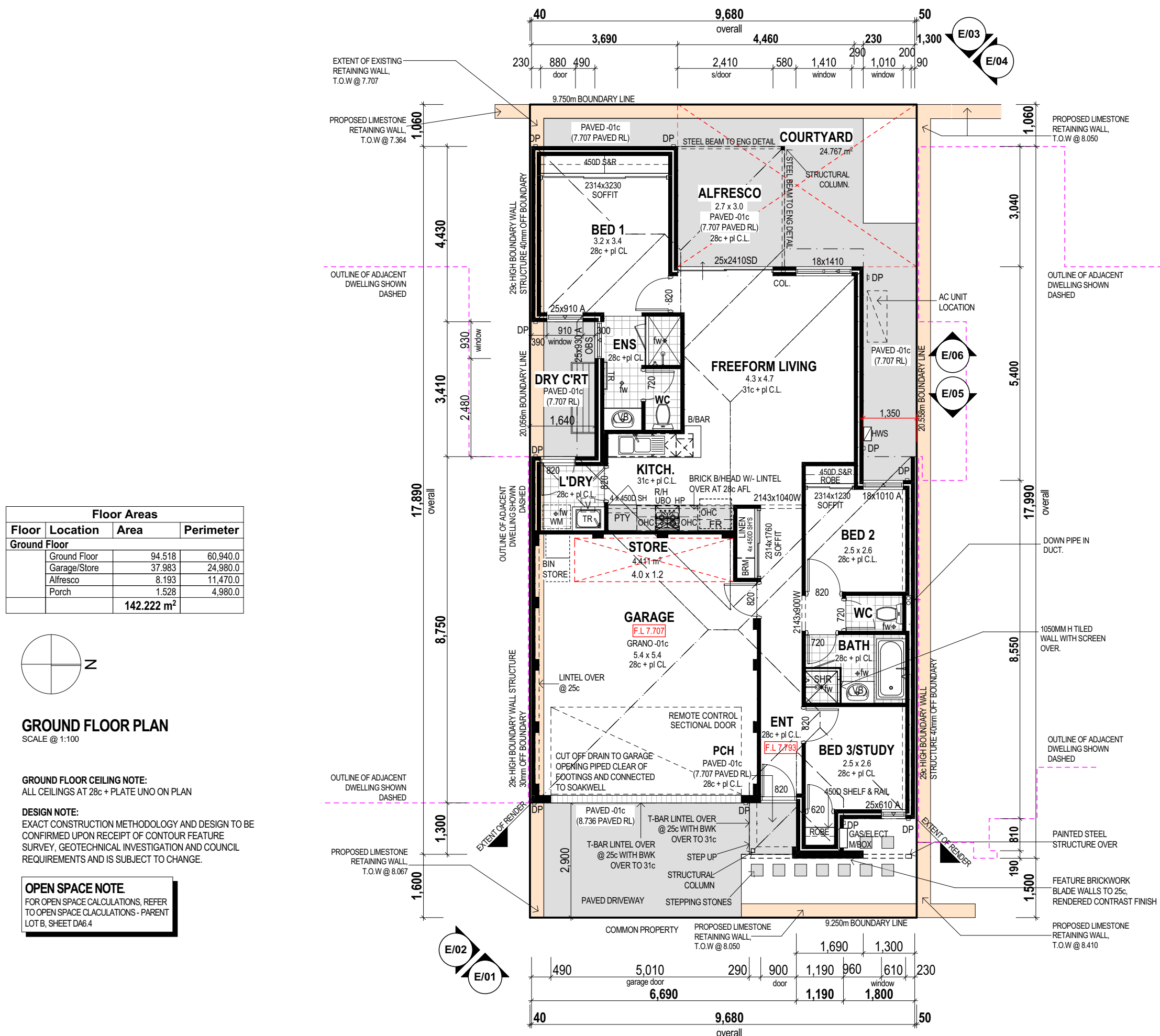
DRAWING TITLE
**PARENT LOT B, LOT 4 -
DETAILED FLOOR PLAN &
ELEVATIONS**

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

DA8.4

C

PLOT DATE Wednesday, 16 September 2015



Floor Areas		
Floor	Location	Area
Ground Floor	Ground Floor	94.516
	Garage/Store	37.963
	Alfresco	8.193
	Porch	1.528
		142.222 m ²



GROUND FLOOR PLAN
SCALE @ 1:100

GROUND FLOOR CEILING NOTE:
ALL CEILINGS AT 28c + PLATE UNO ON PLAN

DESIGN NOTE:
EXACT CONSTRUCTION METHODOLOGY AND DESIGN TO BE
CONFIRMED UPON RECEIPT OF CONTOUR FEATURE
SURVEY, GEOTECHNICAL INVESTIGATION AND COUNCIL
REQUIREMENTS AND IS SUBJECT TO CHANGE.

OPEN SPACE NOTE:
FOR OPEN SPACE CALCULATIONS, REFER
TO OPEN SPACE CALCULATIONS - PARENT
LOTS, SHEET 04/4

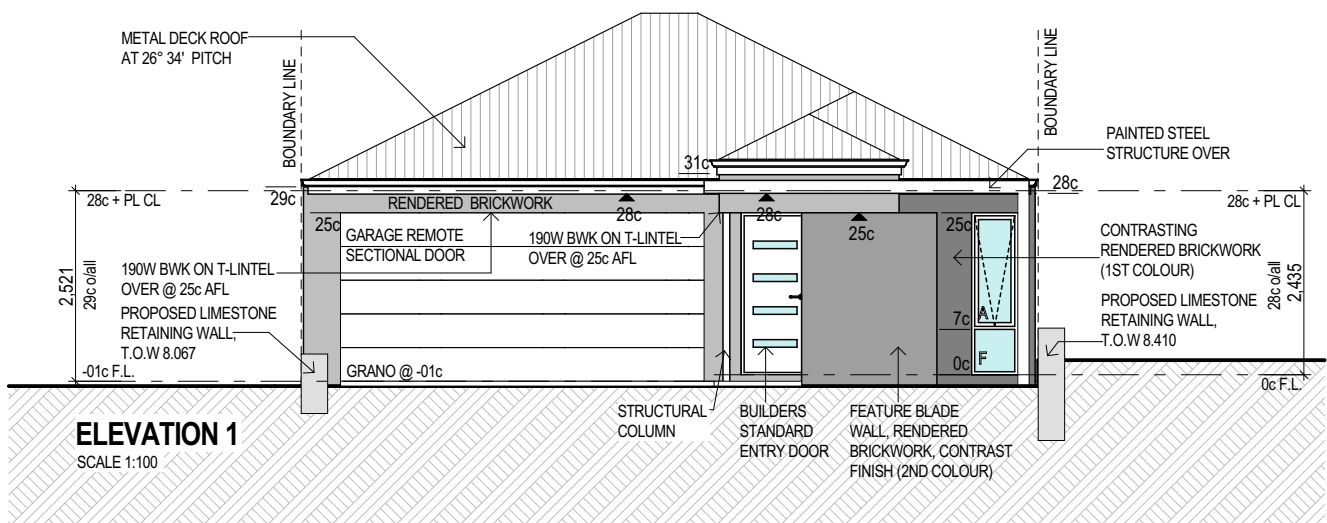


KEY PLAN
NOT TO SCALE

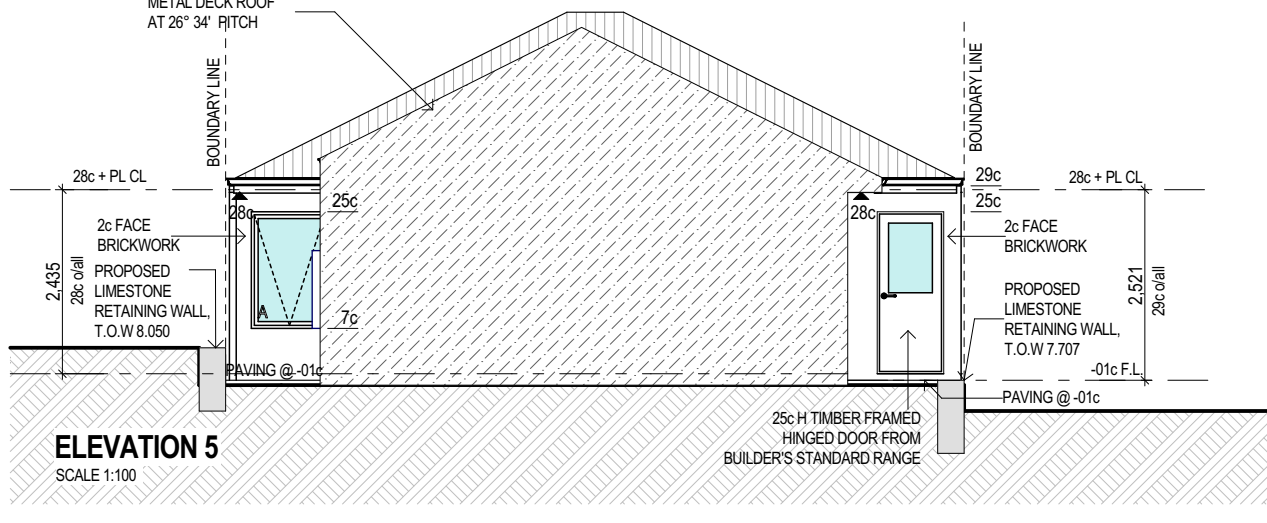
PARENT LOT A		PARENT LOT B	
LOT 1	LOT 5	LOT 1	LOT 5
LOT 2	LOT 6	LOT 2	LOT 6
LOT 3	LOT 7	LOT 3	LOT 7
LOT 4	LOT 8	LOT 4	LOT 8
LOT 9			

BRICK COURSING
HEIGHTS (IN MM)

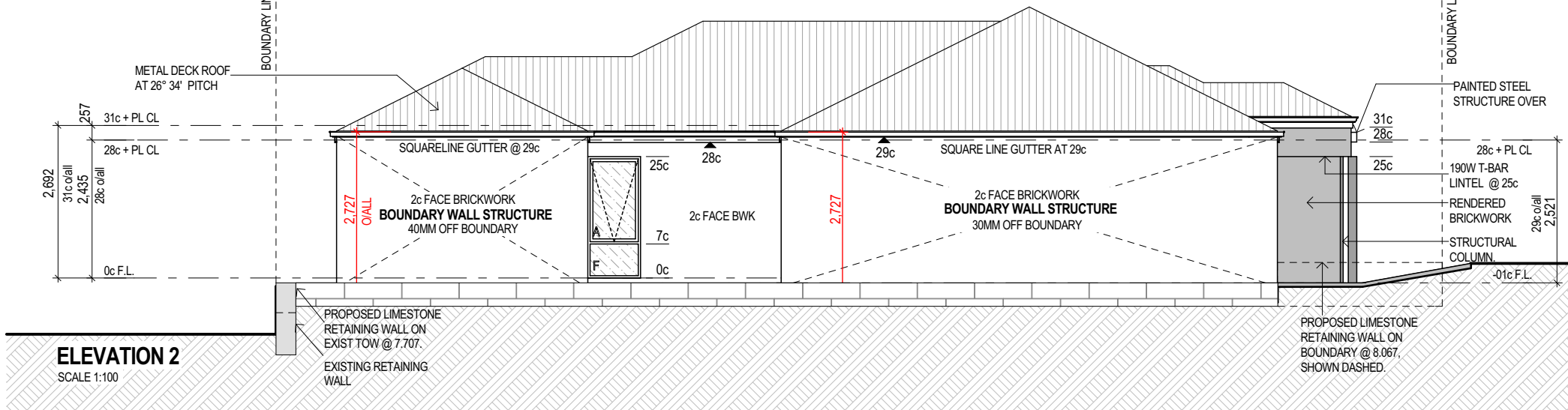
NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	28 1/2		
2	172	27	2314
2 1/2	27 1/2		
3	257	28	3400
3 1/2	28 1/2		
4	343	29	2486
4 1/2	29 1/2		
5	429	30	2572
5 1/2	30 1/2		
6	514	31	2657
6 1/2	31 1/2		
7	600	32	2743
7 1/2	32 1/2		
8	686	33	2829
8 1/2	33 1/2		
9	772	34	2914
9 1/2	34 1/2		
10	857	35	3000
10 1/2	35 1/2		
11	943	36	3086
11 1/2	36 1/2		
12	1029	37	3172
12 1/2	37 1/2		
13	1114	38	3257
13 1/2	38 1/2		
14	1200	39	3343
14 1/2	39 1/2		
15	1286	40	3429
15 1/2	40 1/2		
16	1372	41	3514
16 1/2	41 1/2		
17	1457	42	3600
17 1/2	42 1/2		
18	1543	43	3686
18 1/2	43 1/2		
19	1629	44	3772
19 1/2	44 1/2		
20	1714	45	3857
20 1/2	45 1/2		
21	1800	46	3943
21 1/2	46 1/2		
22	1886	47	4029
22 1/2	47 1/2		
23	1972	48	4114
23 1/2	48 1/2		
24	2057	49	4200
24 1/2	49 1/2		
25	2143	50	4286
25 1/2	50 1/2		



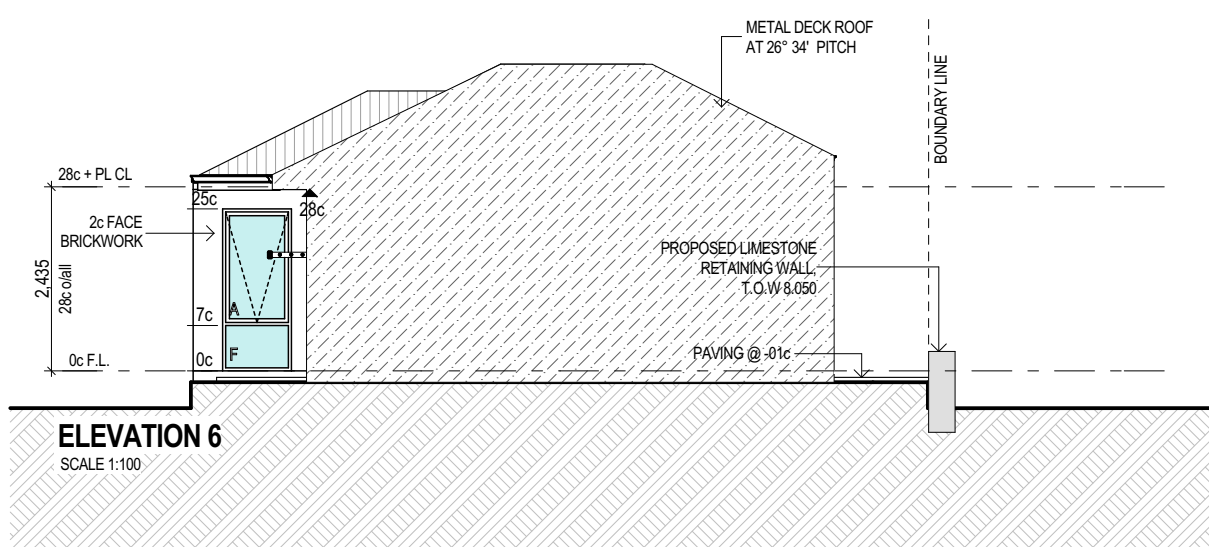
ELEVATION 1
SCALE 1:100



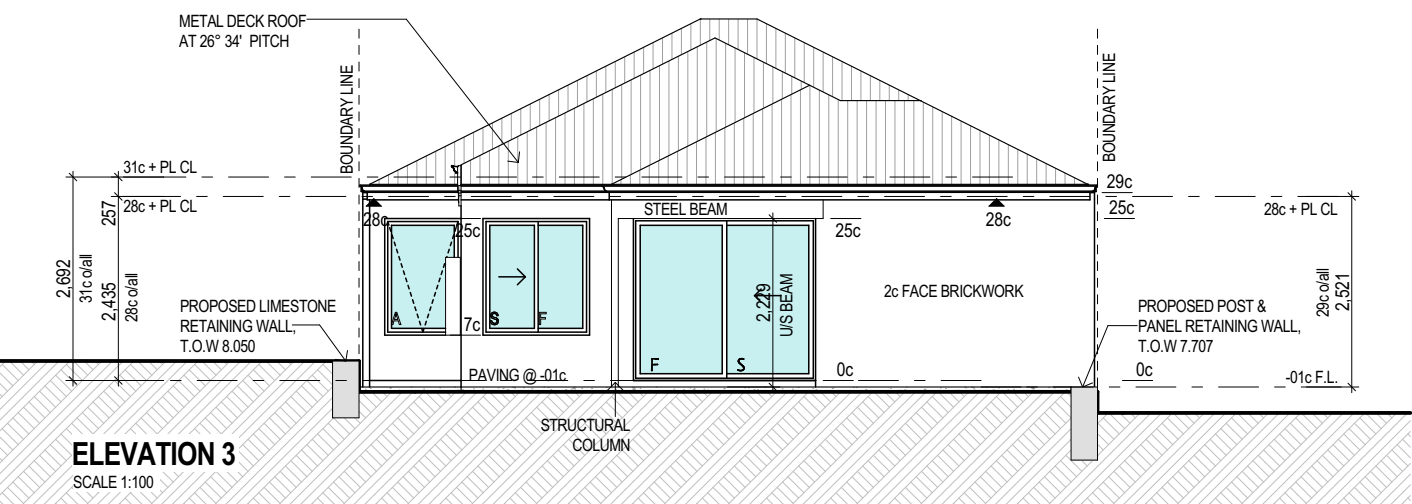
ELEVATION 5
SCALE 1:100



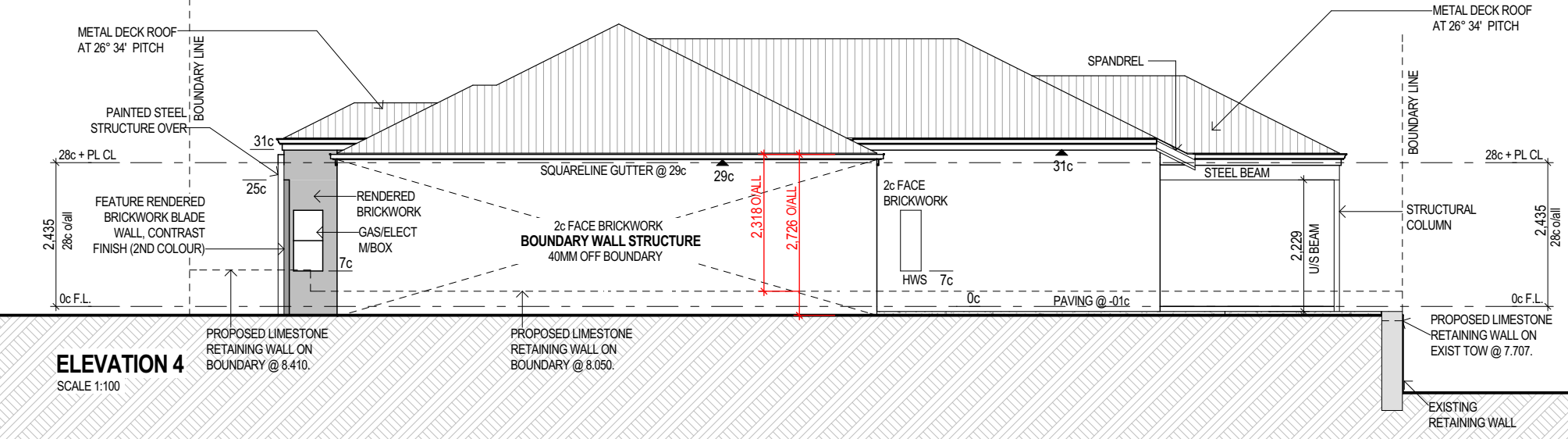
ELEVATION 2
SCALE 1:100



ELEVATION 6
SCALE 1:100



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

LOT 5 DESIGN

C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 90 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 985 585 282
FAX: 985 585 333
BULTON RES ID # 12114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

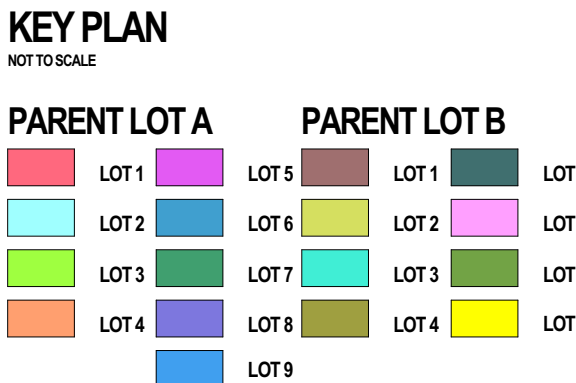
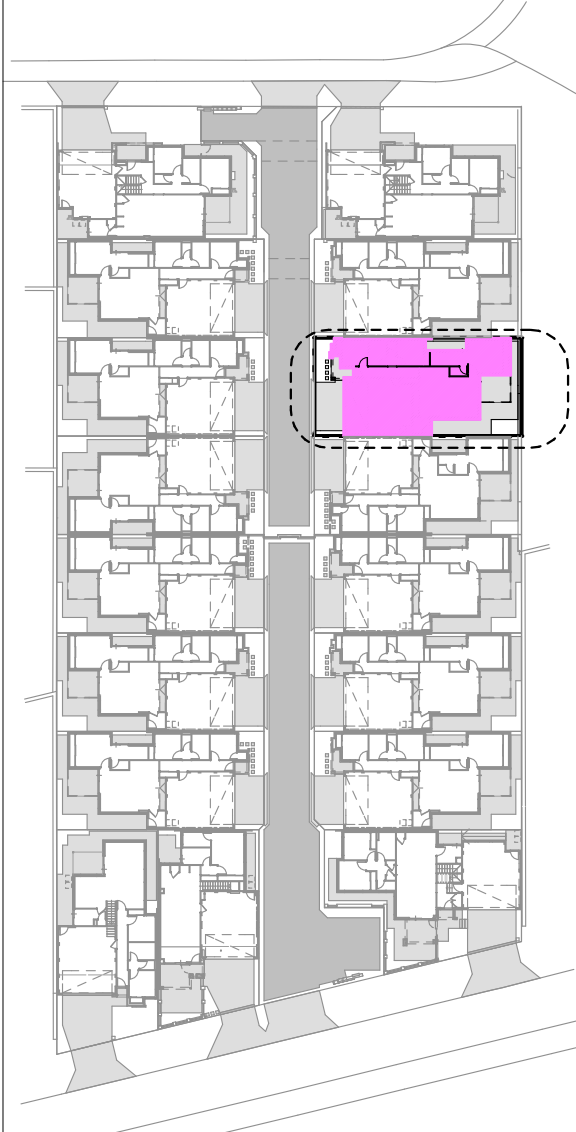
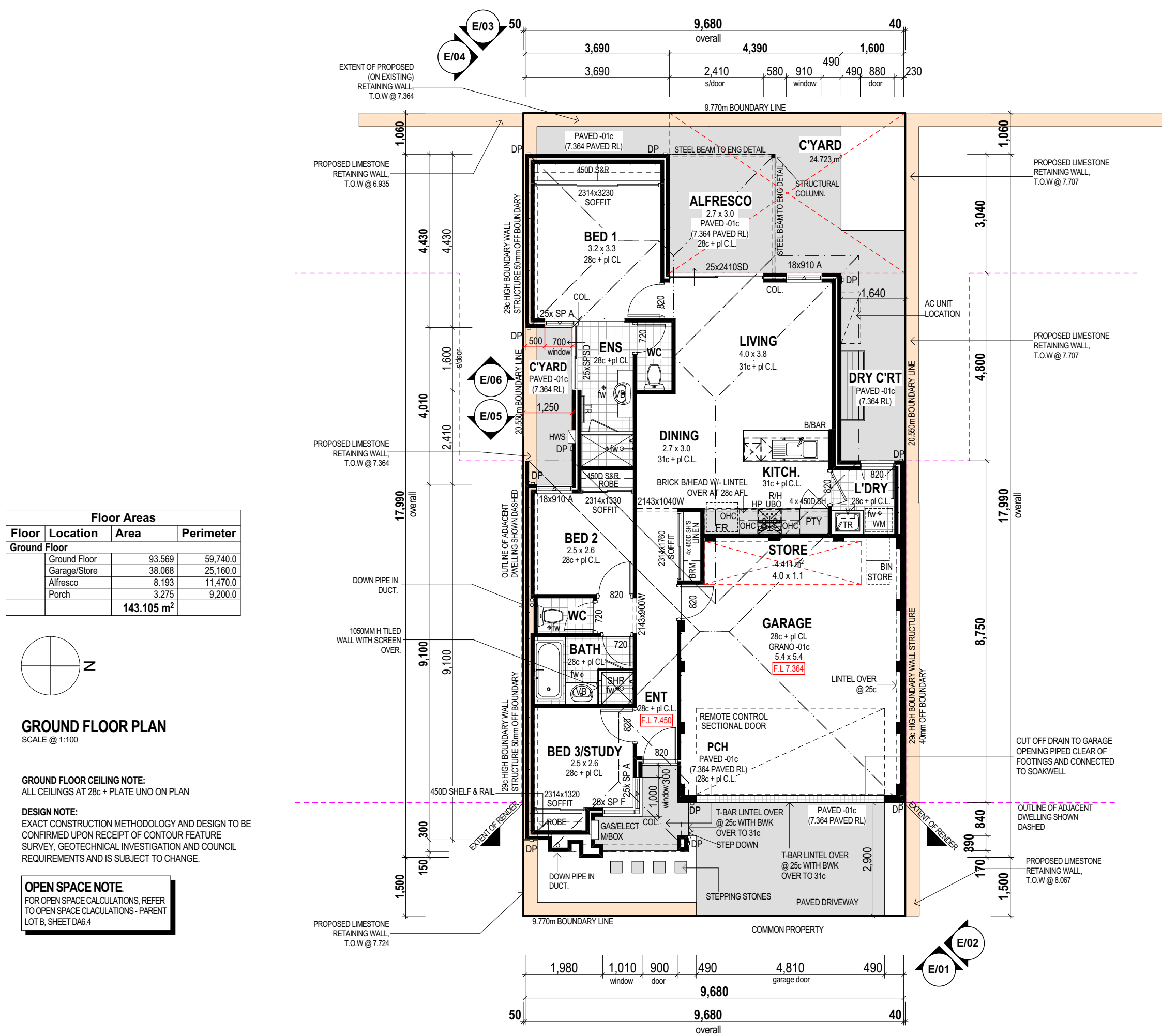
DRAWING TITLE
**PARENT LOT B, LOT 5 -
DETAILED FLOOR PLAN &
ELEVATIONS**

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

DA8.5

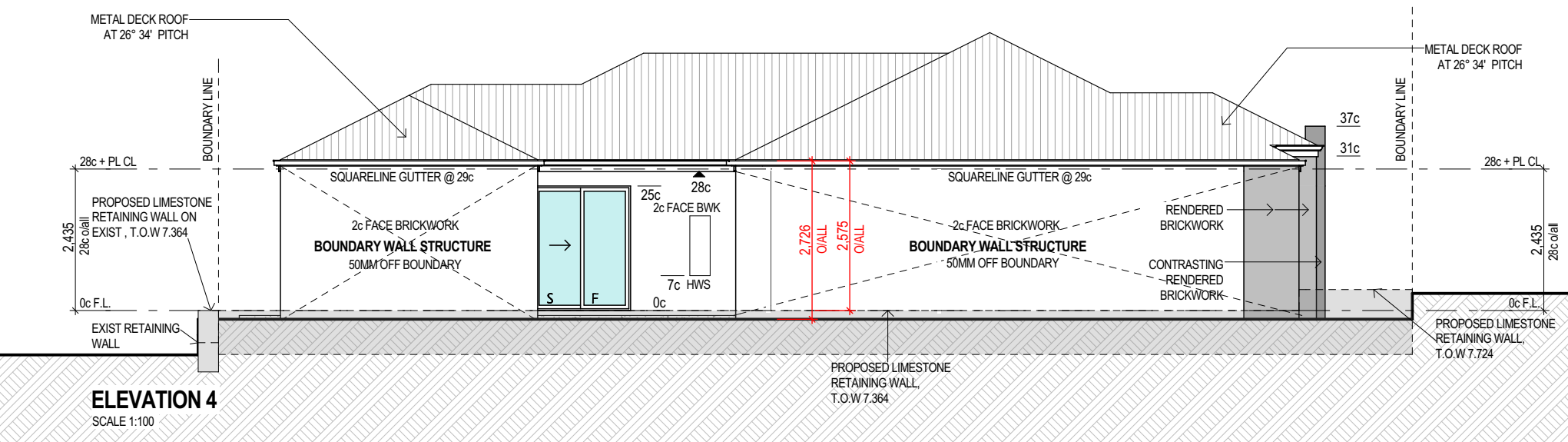
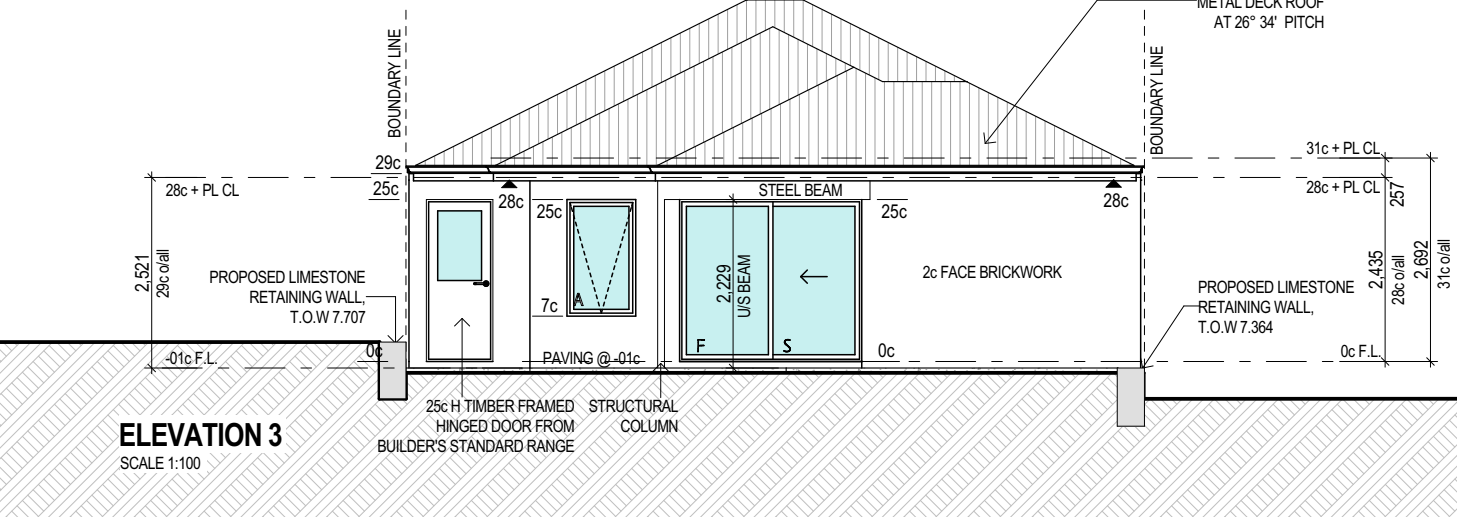
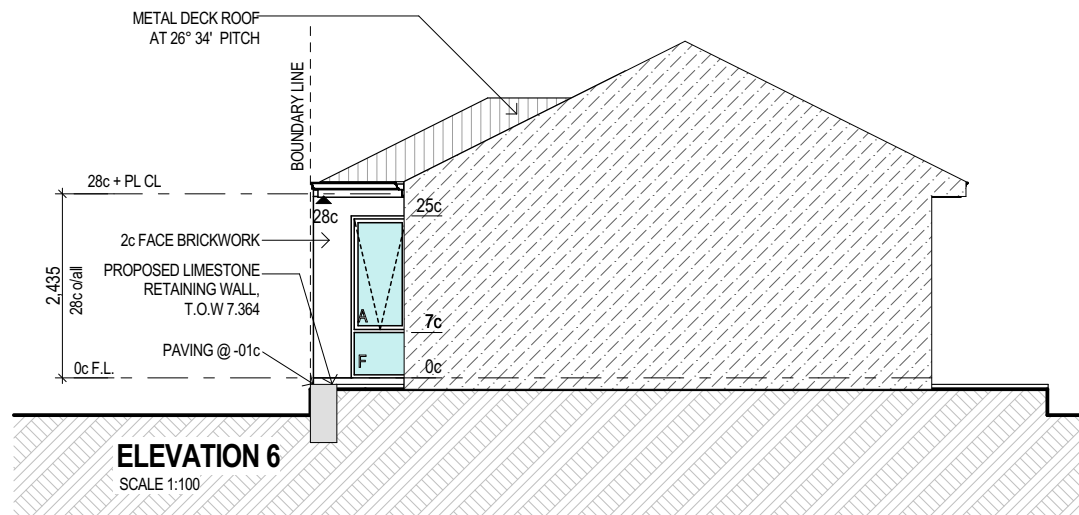
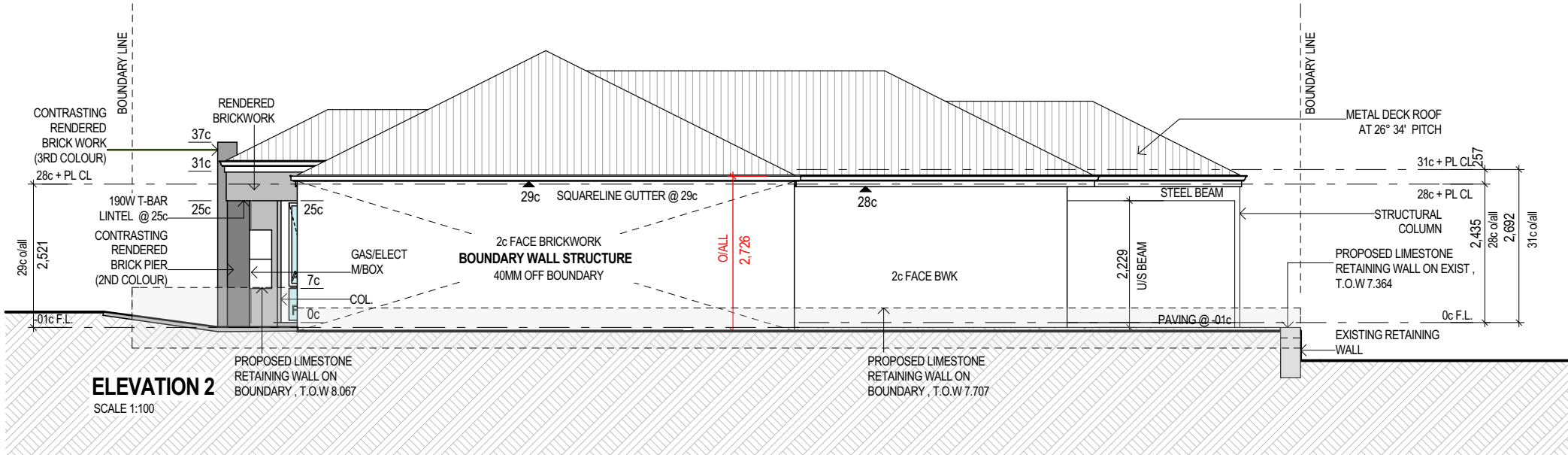
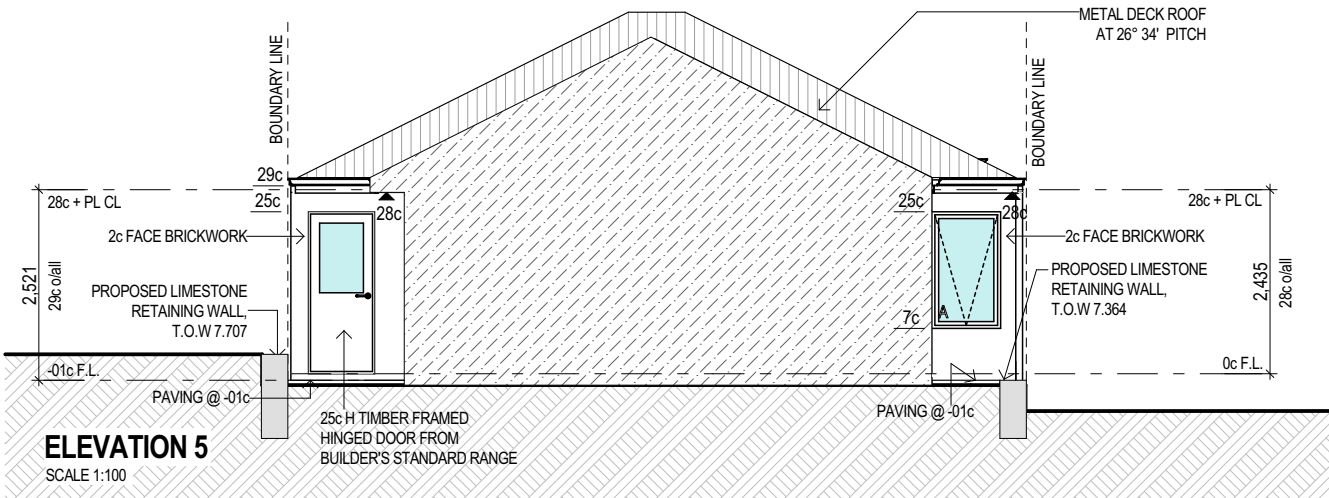
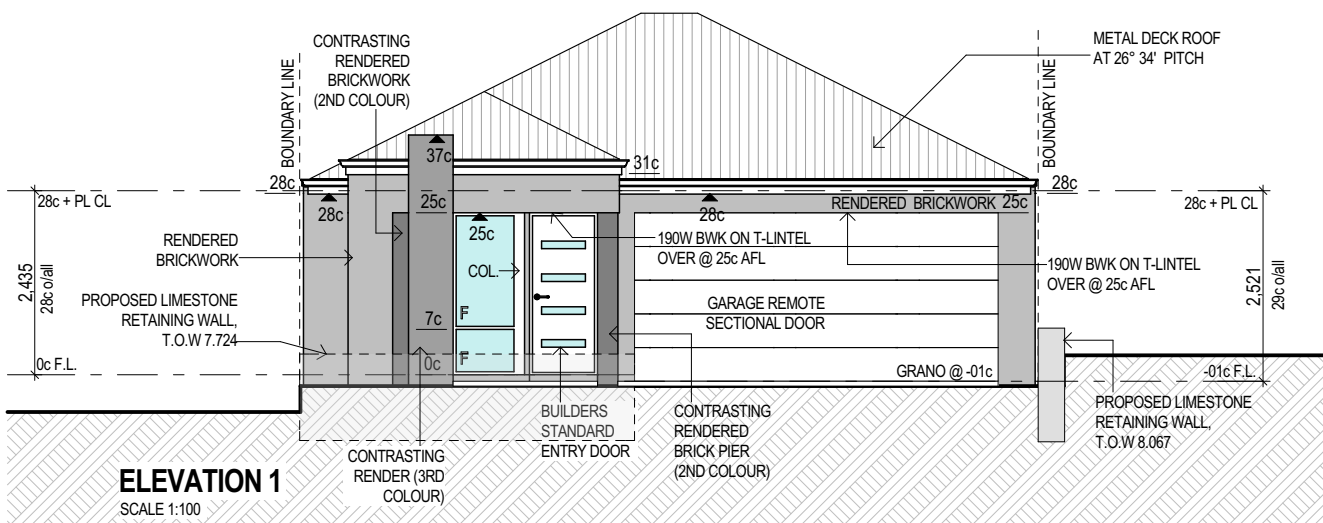
C

PLOT DATE Wednesday, 16 September 2015



BRICK COURSING HEIGHTS (IN MM)

NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	28 1/2		
2	172	27	2314
2 1/2	27 1/2		
3	257	28	3400
3 1/2	28 1/2		
4	343	29	2486
4 1/2	29 1/2		
5	429	30	2572
5 1/2	30 1/2		
6	514	31	2657
6 1/2	31 1/2		
7	600	32	2743
7 1/2	32 1/2		
8	686	33	2829
8 1/2	33 1/2		
9	772	34	2914
9 1/2	34 1/2		
10	857	35	3000
10 1/2	35 1/2		
11	943	36	3086
11 1/2	36 1/2		
12	1029	37	3172
12 1/2	37 1/2		
13	1114	38	3257
13 1/2	38 1/2		
14	1200	39	3343
14 1/2	39 1/2		
15	1286	40	3429
15 1/2	40 1/2		
16	1372	41	3514
16 1/2	41 1/2		
17	1457	42	3600
17 1/2	42 1/2		
18	1543	43	3686
18 1/2	43 1/2		
19	1629	44	3772
19 1/2	44 1/2		
20	1714	45	3857
20 1/2	45 1/2		
21	1800	46	3943
21 1/2	46 1/2		
22	1886	47	4029
22 1/2	47 1/2		
23	1972	48	4114
23 1/2	48 1/2		
24	2057	49	4200
24 1/2	49 1/2		
25	2143	50	4286
25 1/2	50 1/2		
		100	8572



LOT 6 DESIGN

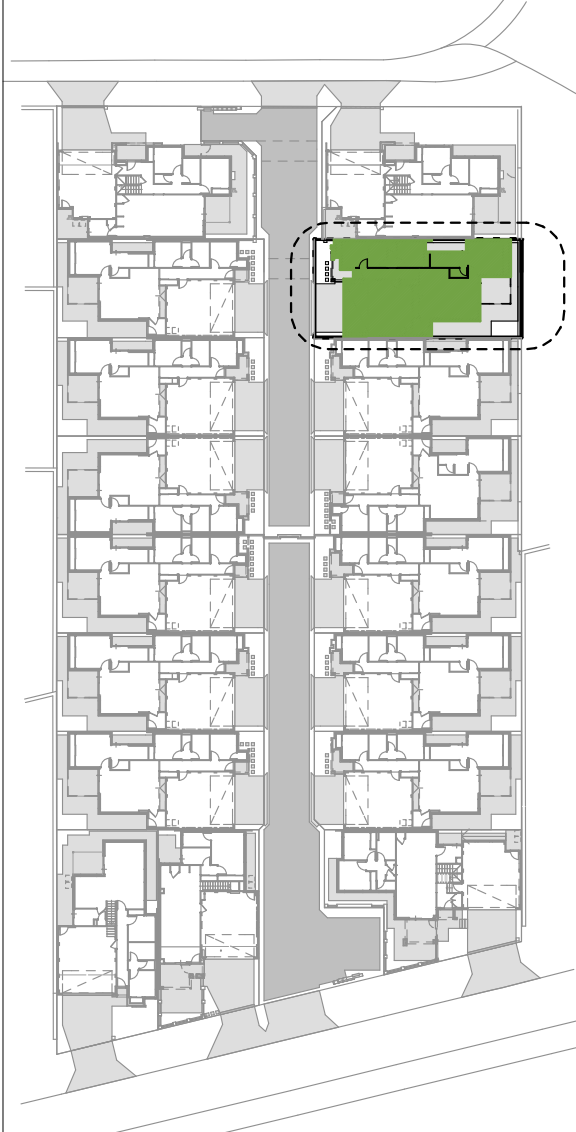
C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living
BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 985 5802
FAX: 985 5833
BUILDERS REGO # 52114

PROJECT		LOT 1, CLARKSON AVENUE, TAPPING	
DRAWING TITLE			
PARENT LOT B, LOT 6 - DETAILED FLOOR PLAN & ELEVATIONS			
DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION.	START DATE	2015

DA8.6

C



KEY PLAN
NOT TO SCALE

PARENT LOT A

- LOT 1
- LOT 2
- LOT 3
- LOT 4

PARENT LOT B

- LOT 5
- LOT 6
- LOT 7
- LOT 8
- LOT 9

BRICK COURSING HEIGHTS (IN MM)

NO. OF BRICKS	HEIGHT	NO. OF BRICKS	HEIGHT
1	86	26	2229
1 1/2	127	27	2314
2	172	28	2400
2 1/2	217	29	2486
3	262	30	2572
3 1/2	307	31	2657
4	352	32	2743
4 1/2	397	33	2829
5	442	34	2914
5 1/2	487	35	3000
6	532	36	3086
6 1/2	577	37	3172
7	622	38	3257
7 1/2	667	39	3343
8	712	40	3429
8 1/2	757	41	3514
9	802	42	3600
9 1/2	847	43	3686
10	892	44	3772
10 1/2	937	45	3857
11	982	46	3943
11 1/2	1027	47	4029
12	1072	48	4114
12 1/2	1117	49	4200
13	1162	50	4286
13 1/2	1207	100	8572

Floor Areas

Floor	Location	Area	Perimeter
Ground Floor	Ground Floor	93.433	59.040.0
	Garage Store	38.068	25.160.0
	Alfresco	8.193	11.470.0
	Porch	3.069	9.000.0
		142.763 m²	

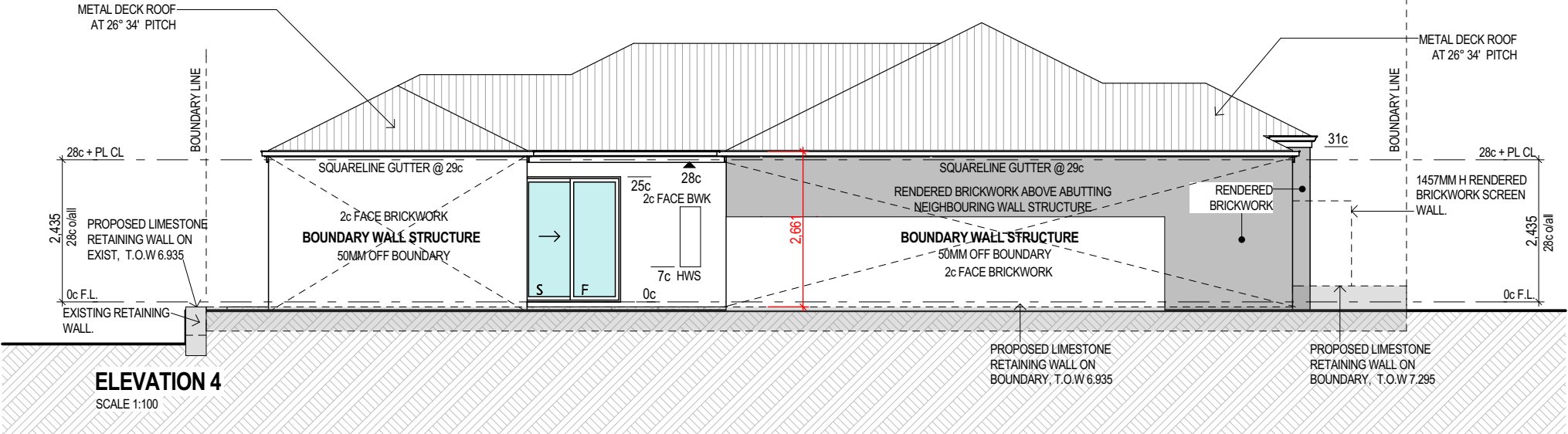
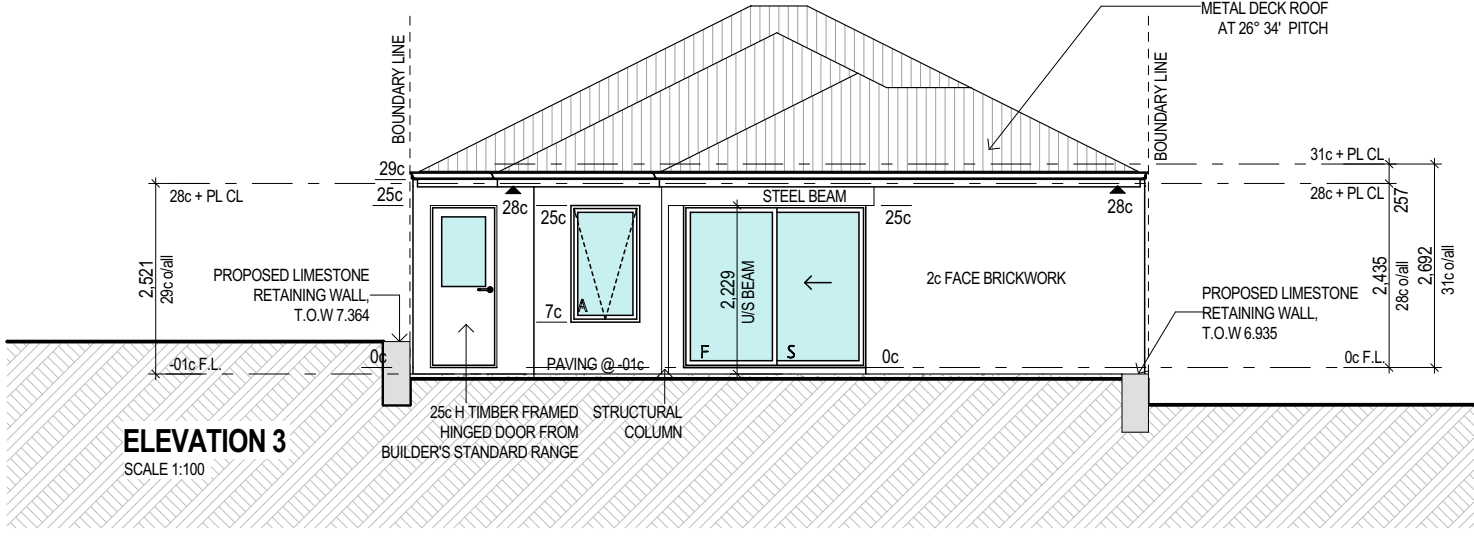
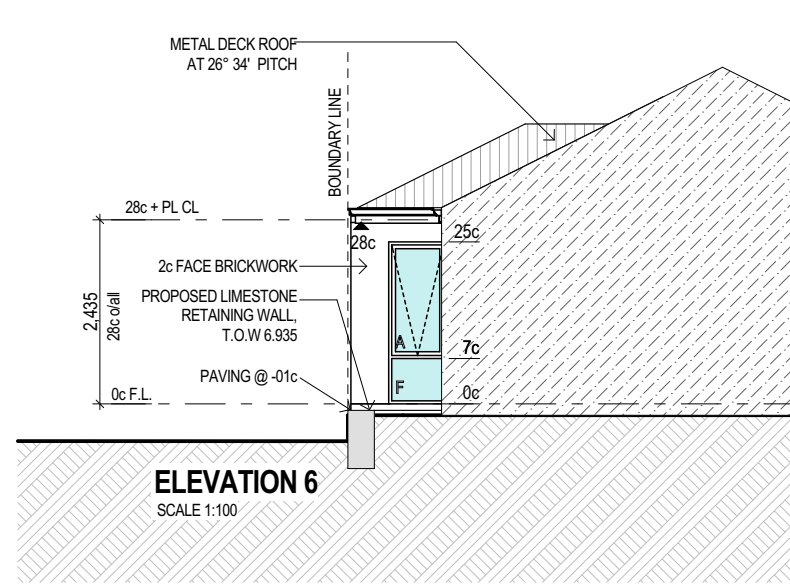
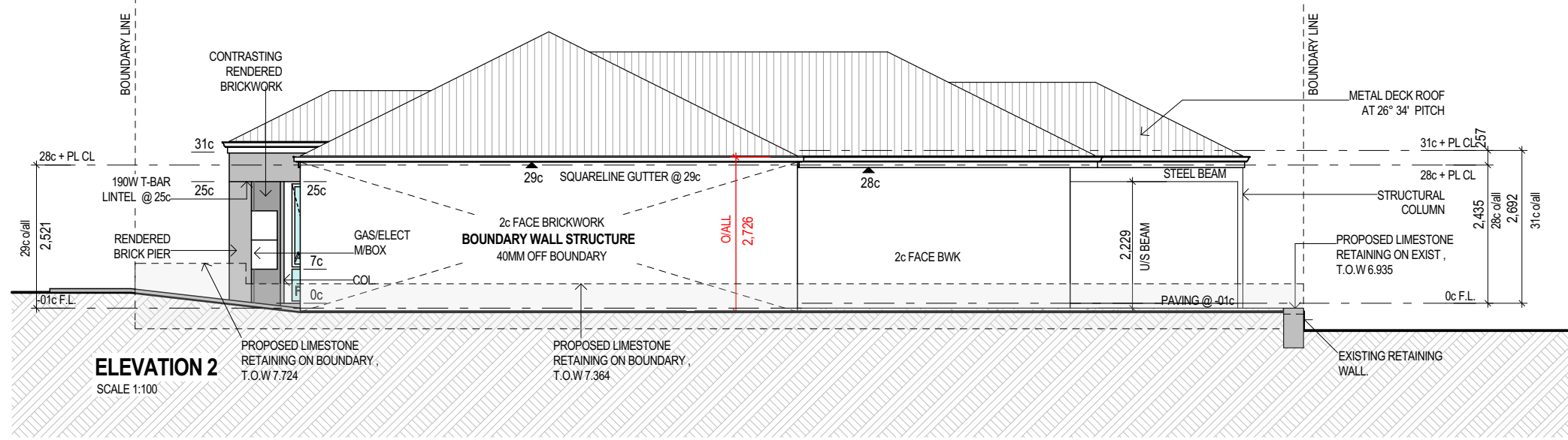
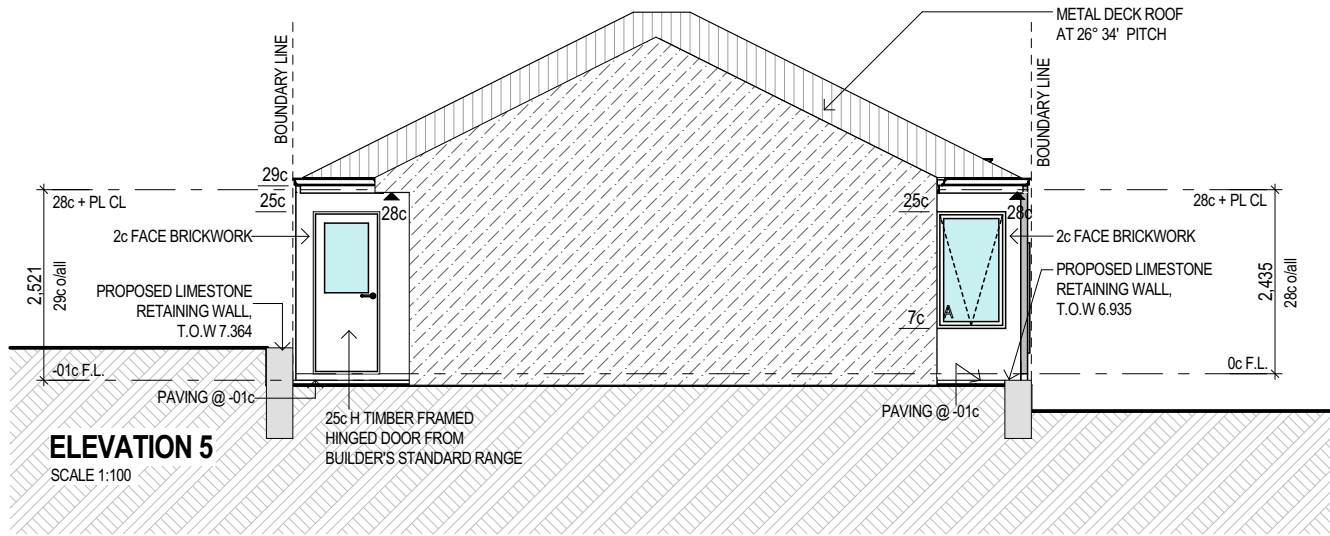
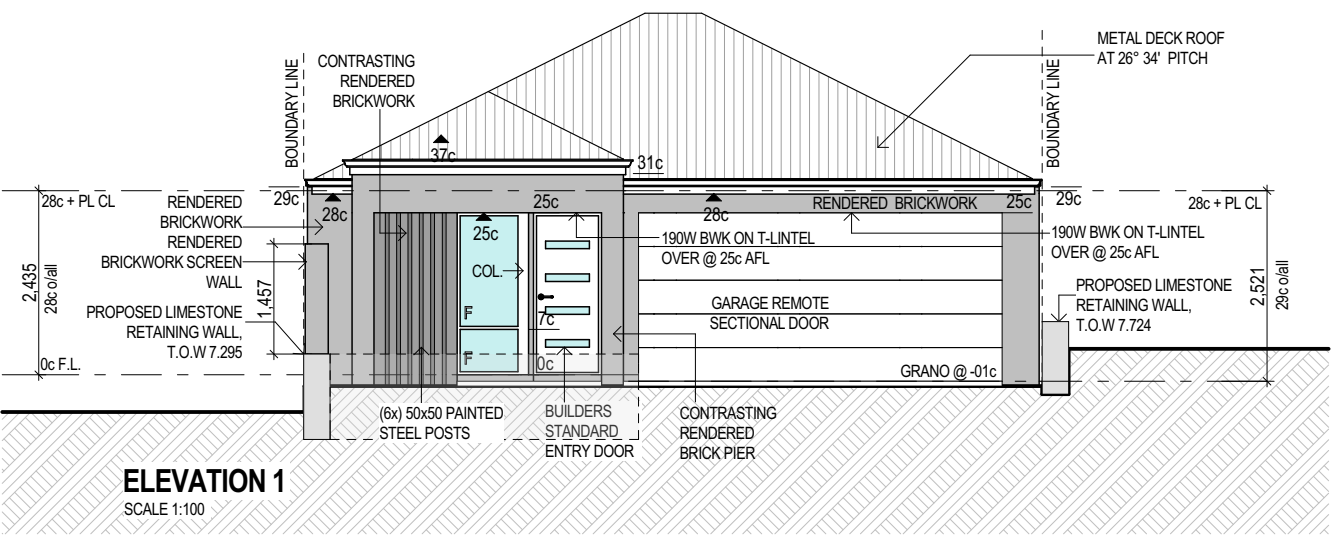


GROUND FLOOR PLAN
SCALE @ 1:100

GROUND FLOOR CEILING NOTE:
ALL CEILINGS AT 28c + PLATE UNO ON PLAN

DESIGN NOTE:
EXACT CONSTRUCTION METHODOLOGY AND DESIGN TO BE CONFIRMED UPON RECEIPT OF CONTOUR FEATURE SURVEY, GEOTECHNICAL INVESTIGATION AND COUNCIL REQUIREMENTS AND IS SUBJECT TO CHANGE.

OPEN SPACE NOTE:
FOR OPEN SPACE CALCULATIONS, REFER TO OPEN SPACE CALCULATIONS - PARENT LOT 7, SHEET 04/14



LOT 7 DESIGN

C	DEVELOPMENT APPLICATION RESUBMIT	16.09.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living

BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 985 5822
FAX: 985 5833
BULTON RESO # 02114

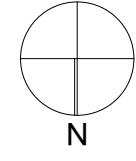
PROJECT	LOT 1, CLARKSON AVENUE, TAPPING
DRAWING TITLE	PARENT LOT B, LOT 7 - DETAILED FLOOR PLAN & ELEVATIONS
DRAWN	MO/CR
DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS
CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION
START DATE	2015

DA8.7

C

DEVELOPMENT APPLICATION

Floor Areas			
Floor	Location	Area	Perimeter
Ground Floor	Ground Floor	91 738	47 160.0
	Garage/Store	38 334	26 760.0
	Alfresco	7 176	10 720.0
	Porch	5 031	10 360.3
		142 299 m ²	
First Floor	First Floor	35 703	26 240.0
		35 703 m ²	
		178 002 m ²	



GROUND FLOOR PLAN

SCALE @ 1:100

GROUND FLOOR CEILING NOTE:

ALL CEILINGS AT 28c + PLATE UNO ON PLAN

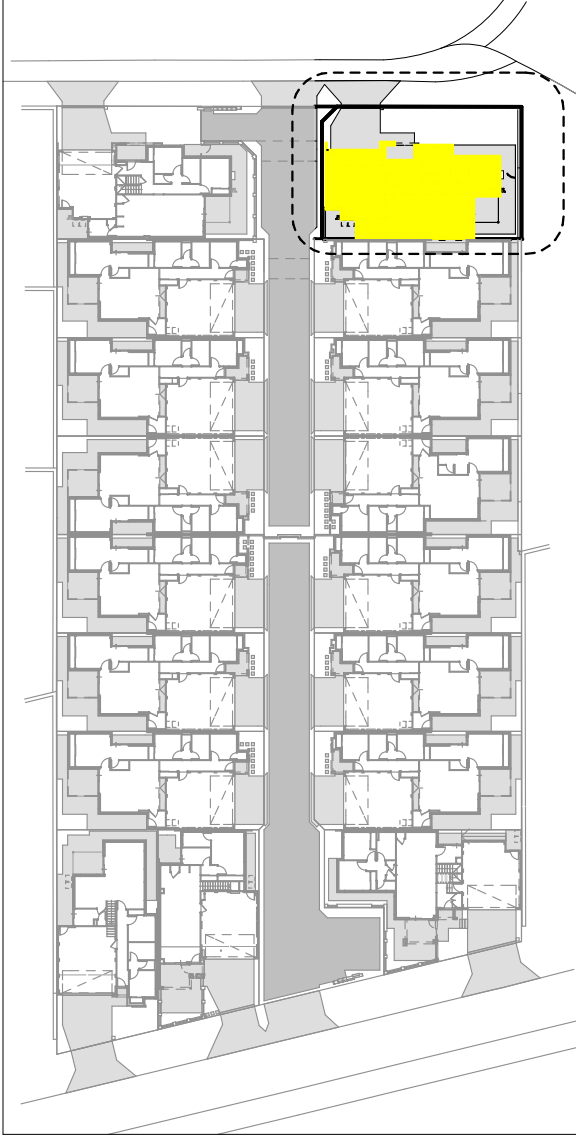
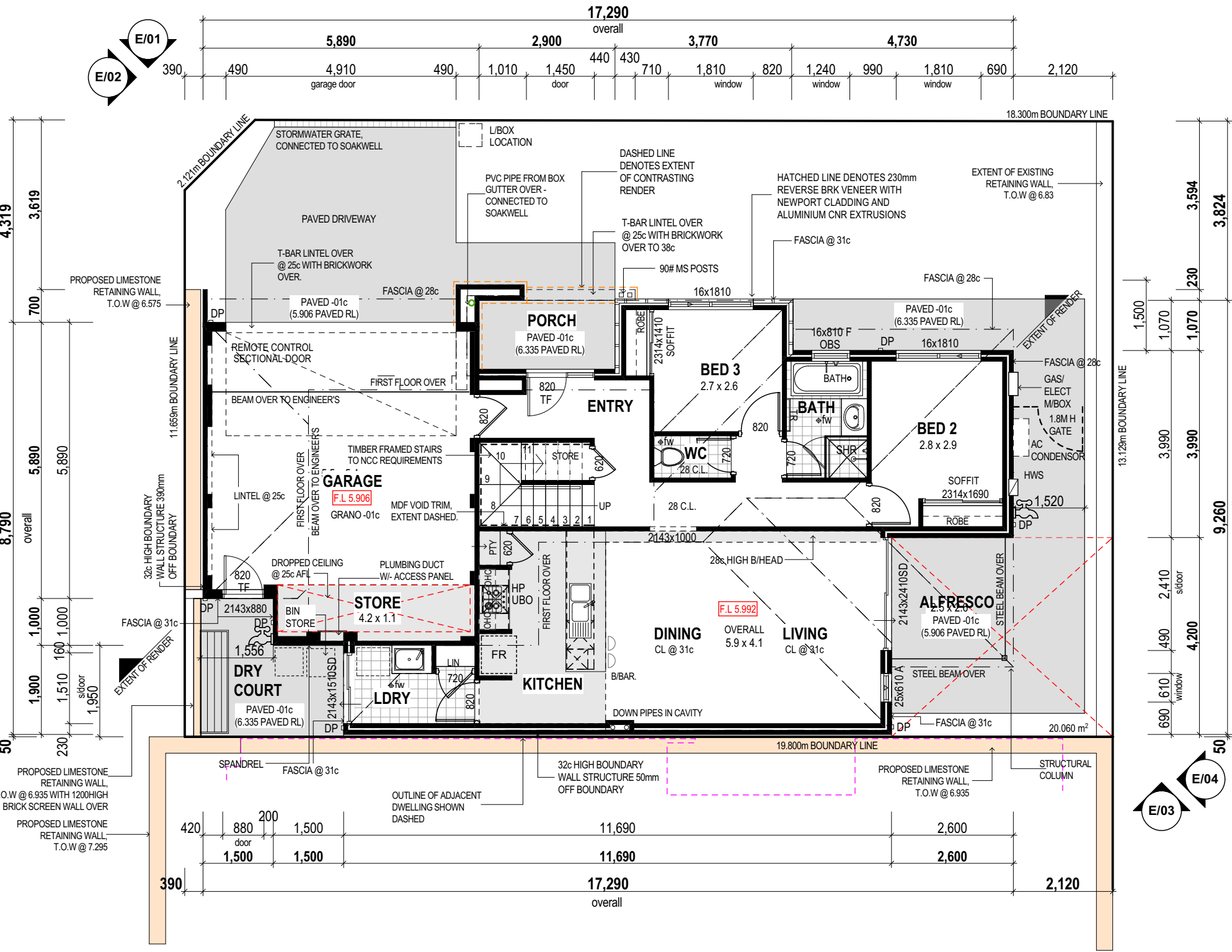
DESIGN NOTE:
EXACT CONSTRUCTION METHODOLOGY AND DESIGN TO BE
CONFIRMED UPON RECEIPT OF CONTOUR FEATURE
SURVEY, GEOTECHNICAL INVESTIGATION AND COUNCIL
REQUIREMENTS AND IS SUBJECT TO CHANGE.

OPEN SPACE NOTE

FOR OPEN SPACE CALCULATIONS, REFER TO
REFER TO MASTER AVERAGING DIAGRAM,
SHEET DA2.5

AVERAGING NOTE

AVERAGING REQUIRED TO FRONT SETBACK
REFER TO MASTER AVERAGING DIAGRAM,
SHEET DA2.5



KEY PLAN

NOT TO SCALE

PARENT LOT A		PARENT LOT B	
LOT 1	LOT 5	LOT 1	LOT 5
LOT 2	LOT 6	LOT 2	LOT 6
LOT 3	LOT 7	LOT 3	LOT 7
LOT 4	LOT 8	LOT 4	LOT 8
LOT 9			

BRICK COURSING
HEIGHTS (IN MM)

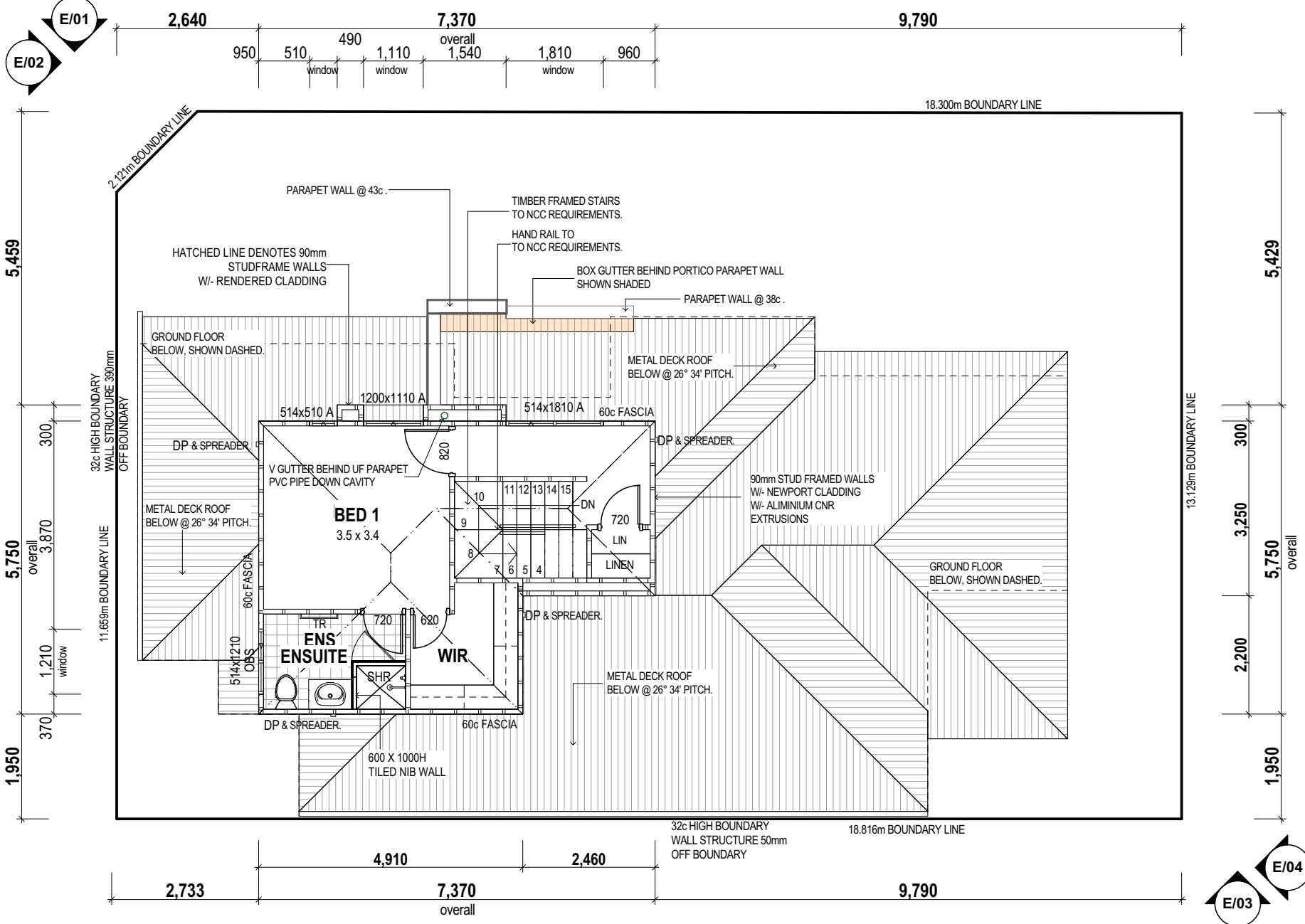
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1	86	26	2229
1 1/2	26 1/2		
2	172	27	2314
2 1/2	27 1/2		
3	257	28	2400
3 1/2	28 1/2		
4	343	29	2486
4 1/2	29 1/2		
5	429	30	2572
5 1/2	30 1/2		
6	514	31	2657
6 1/2	31 1/2		
7	600	32	2743
7 1/2	32 1/2		
8	686	33	2829
8 1/2	33 1/2		
9	772	34	2914
9 1/2	34 1/2		
10	857	35	3000
10 1/2	35 1/2		
11	943	36	3086
11 1/2	36 1/2		
12	1029	37	3172
12 1/2	37 1/2		
13	1114	38	3257
13 1/2	38 1/2		
14	1200	39	3343
14 1/2	39 1/2		
15	1286	40	3429
15 1/2	40 1/2		
16	1372	41	3514
16 1/2	41 1/2		
17	1457	42	3600
17 1/2	42 1/2		
18	1543	43	3686
18 1/2	43 1/2		
19	1629	44	3772
19 1/2	44 1/2		
20	1714	45	3857
20 1/2	45 1/2		
21	1800	46	3943
21 1/2	46 1/2		
22	1886	47	4029
22 1/2	47 1/2		
23	1972	48	4114
23 1/2	48 1/2		
24	2057	49	4200
24 1/2	49 1/2		
25	2143	50	4286
25 1/2	50 1/2		
		100	8572

FIRST FLOOR PLAN

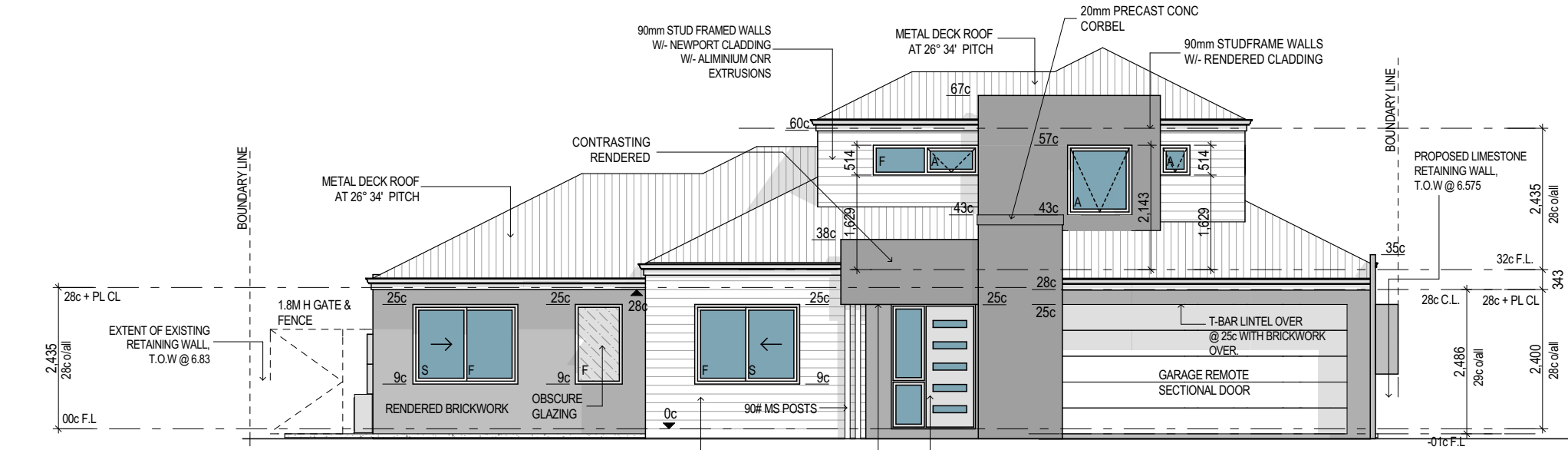
SCALE @ 1:100

GROUND FLOOR CEILING NOTE:

ALL CEILINGS AT 28c + PLATE UNO ON PLAN

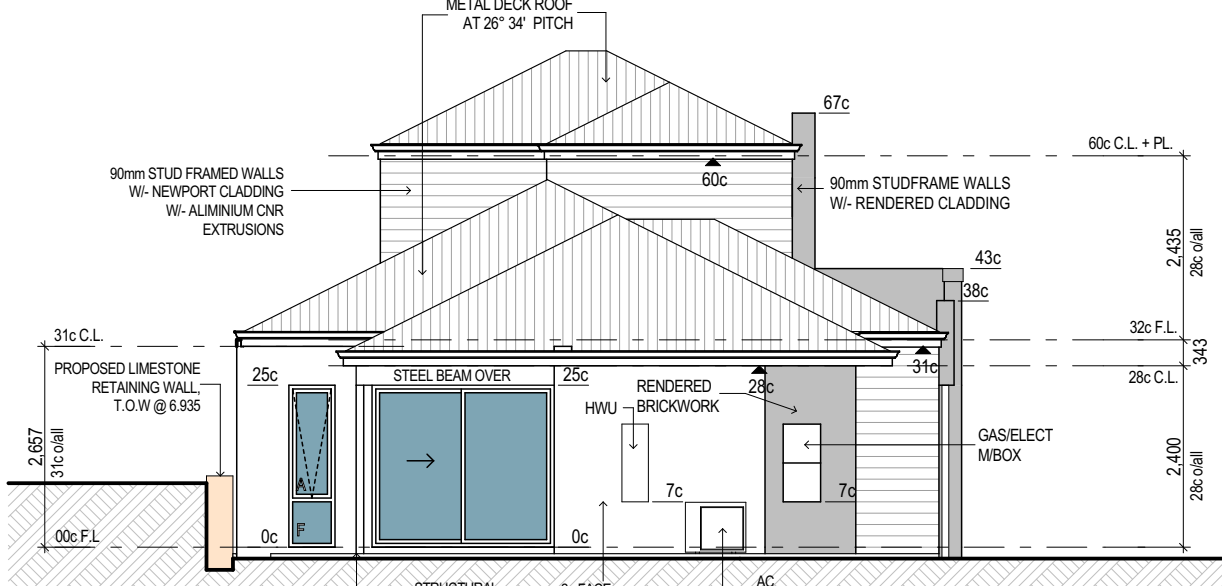


LOT 8 DESIGN



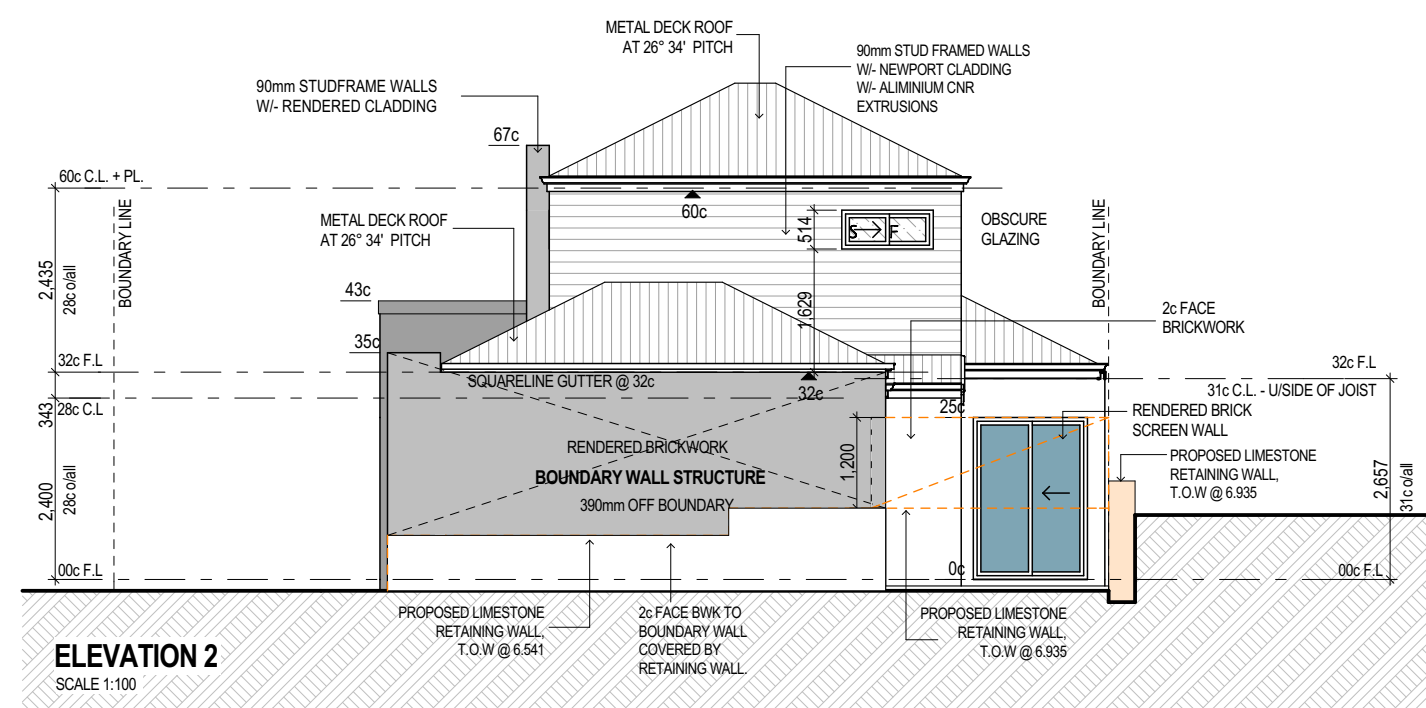
ELEVATION 1

SCALE 1:100



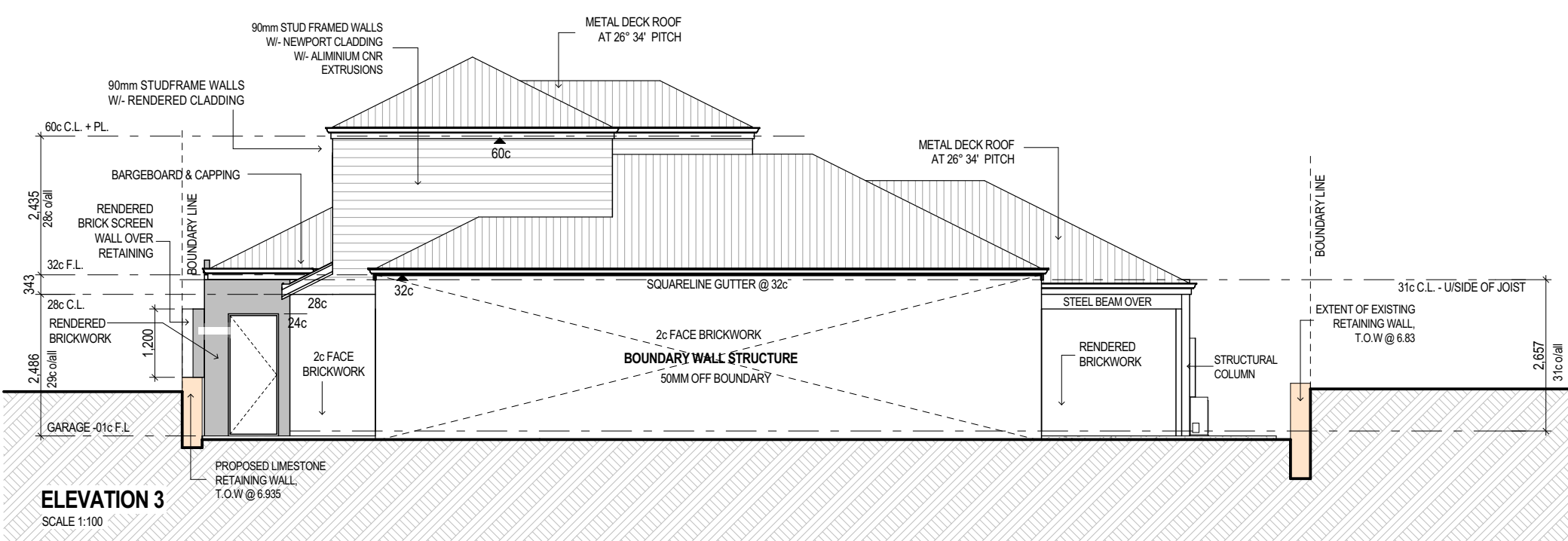
ELEVATION 4

SCALE 1:100



ELEVATION 2

SCALE 1:100



ELEVATION 3

SCALE 1:100

C	DEVELOPMENT APPLICATION RESUBMIT	16.00.15
B	DEVELOPMENT APPLICATION	13.07.15
A	PRELIMINARY REVIEW	03.07.15
ISSUE	REVISION/REASON FOR ISSUE	DATE

built on
Living

BULTONCORP PTY LTD,
16/FLOOR, BULTON HOUSE, 96 BURWOOD ROAD, BURWOOD WA 6100
PHONE: 981 5822
FAX: 981 5833
BULTON RESO # 12114

PROJECT
LOT 1, CLARKSON AVENUE, TAPPING

DRAWING TITLE
**PARENT LOT B, LOT 8 -
DETAILED FLOOR PLAN &
ELEVATIONS**

DRAWN	MO/CR	DESIGNED	MO/CR
SCALE	AS SHOWN ON DRAWINGS	CHECKED	AB/CP
STATUS	DEVELOPMENT APPLICATION	START DATE	2015

DA8.8

C

PLOT DATE Wednesday, 16 September 2015



Form 2 - Responsible Authority Report

(Regulation 17)

Property Location:	Lot 1 (113) Grand Boulevard, Joondalup
Application Details:	Proposed minor amendments to approved mixed-use 18 storey development
DAP Name:	Metro North-West JDAP
Applicant:	Jonathan Ng, Hillam Architects
Owner:	Edge Holdings No. 5 Pty Ltd
LG Reference:	DA15/0828
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Department of Planning File No:	DAP/14/00657
Report Date:	15 October 2015
Application Receipt Date:	28 July 2015
Application Process Days:	78 days
Attachment(s):	1. Location plan 2. Development plans 3. Original JDAP decision and approved plans 4. Modified environmentally sustainable design checklist

Officer Recommendation:

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/14/00657 as detailed on the DAP Form 2 dated 28 July 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 DAP/14/00657 as detailed on the DAP Form 2 dated 28 July 2015 and accompanying plans dated 25 September 2015 in accordance with the provisions of the Clause 68(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, for the proposed minor amendments to the approved mixed use 18 storey development at 113 Grand Boulevard, Joondalup.

Advice Note

1. All other conditions and requirements detailed on the previous approval dated 5 February 2015 shall remain.

Background:

Insert Property Address:	Lot 1 (113) Grand Boulevard, Joondalup
Insert Zoning	MRS: Central City Area
	TPS: Centre
Insert Use Class:	Multiple Dwellings Commercial land-uses
Insert Strategy Policy:	N/A
Insert Development Scheme:	<i>City of Joondalup District Planning Scheme No. 2</i> <i>Joondalup City Centre Development Plan and Manual</i> <i>Draft Joondalup City Centre Structure Plan</i>
Insert Lot Size:	2,000m ²
Insert Existing Land Use:	N/A (Vacant)
Value of Development:	\$40 million

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

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

At its meeting held on 5 February 2015, the Metro North-West Joint Development Assessment Panel (JDAP) resolved to approve the development subject to several conditions. Since its approval, the design has undergone some changes which necessitated an amended DAP application to be made.

Details: outline of development application

The modifications from the initial approval are illustrated in Attachment 2, and include:

- Increase in the number of dwellings from 190 to 194
- Change in the layout of the apartments
- Change in composition of apartments:
 - Reduction in the number of studio and single bedroom apartments from 90 to 73.
 - Increase in the number of multi bedroom apartments from 100 to 121.
- Increase in the number of storerooms from 190 to 194, being one per apartment.
- Increase in waste volumes generated and increased frequency of waste vehicle visits per week.
- Modification of the tower footprint to a more rectangular form
- Reconfiguration of some balconies as a result of the modified design

- Increase in the number of car bays from 235 to 256
- Modification within the car parking areas, including ramped access and car bay locations.
- Modification of awning heights with a maximum clearance of four metres.
- Reduction in the height of the canopy up-stands at the Central Walk and Grand Boulevard boundaries.
- Modification of the front (Grand Boulevard) and rear (Central Walk) facades with a change in composition of the materials used for the ground to fifth floor.

Legislation & policy:

Planning and Development Act 2005 and State Administrative Tribunal Act 2004

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

Metropolitan Region Scheme (MRS)

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

Planning and Development (Local Planning Scheme) Regulations 2015

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

Joondalup City Centre Development Plan and Manual (JCCDPM)

Draft Joondalup City Centre Structure Plan (JCCSP)

The development must be assessed in accordance with the requirements of DPS2, JCCDPM and the draft JCCSP, with the latter being regarded as a 'seriously entertained planning proposal'.

State Government Policies

Nil.

Local Policies

Environmentally Sustainable Design Policy

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

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

Joondalup City Centre Car Parking for Commercial Development Policy

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

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

Consultation:

Public Consultation

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

Consultation with other Agencies or Consultants

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

Separately, consultation has also occurred with various service authorities after the JDAP approval, in order to close the required portion of the Grand Boulevard 0.1 metre pedestrian accessway (PAW) to facilitate the vehicle access to the site. A final decision on the closure of the PAW has yet to be made, though no issues have been raised.

Planning assessment:

The proposal is for amendments to a mixed-use 18 storey development that was approved by the JDAP at its meeting held on 5 February 2015.

The amendments have been assessed against the requirements of the JCCDPM and draft JCCSP and meet most necessary provisions of each structure plan with the exceptions discussed in this report. The previous approval included some deviations from the standards of the draft JCCSP and the JCCDPM. These were considered appropriate and were approved as part of that application. The following comments relate only to aspects of the proposed development that differ from the initial approval.

Increase in Number of Dwellings

Change in Configuration of Dwellings

The previous JDAP approval included 190 apartments, with a significant proportion being one bedroom apartments. The amended application includes 194 apartments, of which 73 are either one bedroom or studio apartments. The approved application included 90 one bedroom apartments and no studios. The number of multi-bedroom apartments has subsequently increased from 100 to 121 apartments.

There is no set density limit in the Central Core area and while the car parking and waste management requirements have increased, other modifications proposed through this application have adequately addressed this.

Increase in Number of Storerooms

Any increase in the number of apartments results in an increase in the requirement for storerooms, with 194 now proposed. The ratio of one storeroom to one dwelling is maintained. No adverse impacts upon the streetscape or with respect to circulation

within the car parking areas will result from this modification, and it is therefore considered appropriate.

Waste Management

Whilst the location of, or the width of the vehicular access for waste vehicles has not changed in this amended proposal, the volume of waste generated has increased as a result of the number of apartments increasing from 190 to 194. Additionally, the configuration of the apartments now includes a reduced amount of single bedroom apartments and a greater amount of multi-bedroom apartments. These changes will increase the waste volume and will require three collections per week. The changes to waste management will be assessed through a condition of the original JDAP approval requiring a refuse management plan.

Modification of Tower Element

The proposed tower element has also changed, with the amended proposal being of a more rectangular shape than the JDAP approval. Notwithstanding this, the new design still complies with the setback requirements of the JCCDPM and draft JCCSP. Building and health requirements which account for light, ventilation and fire separation distances have also been met.

On this basis the new design is considered to be acceptable.

Balconies

The draft JCCSP requires that a dwelling must be provided with a courtyard or balcony having a minimum area of 10m². A number of dwellings include balconies that do not achieve the minimum area, with the minimum area being 6.6m². The departure from this requirement is minor and the balconies maintain a rectangular, uniform shape that assists in their usability. Most of the balconies that do not meet this requirement are part of the one bedroom dwellings and therefore the need to adhere to this minimum amount is reduced.

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

The reduced balcony areas are therefore considered appropriate.

Increase in Car Bay Amount

Modification of Car Parking and Manoeuvring Areas

According to the JCCDPM, the proposal requires 202 car bays and under the draft JCCSP 48 bays are required. The proposal provides 256 bays which are distributed between the ground, first, second, third floors and the basement.

Some of the bays are now proposed in a tandem configuration. No tandem bays are located within the ground floor car parking area where the commercial developments are proposed. The tandem bays will be utilised for the residential developments, and in particular, those apartments that either have two or three bedrooms. A tandem arrangement for the residential apartments is considered acceptable and will ensure

there will be minimal traffic conflict between tenants of other dwellings and additionally, minimal conflict with users of the commercial tenancies.

Modifications have also been proposed to improve sight lines and manoeuvring within the car parking area. These modifications include adjustment to the aisle widths, modifying some walls, introducing speed humps, convex mirrors and warning lights. Additionally, the car parking areas now include ramped access and bays located on these inclines. These modifications are all deemed to be acceptable.

A condition of the original JDAP approval requires car parking areas to be constructed in accordance with the relevant Australian Standards.

Pedestrian Shelter and Up-stands

According to the draft JCCSP, awnings should fall between a minimum and maximum height of three and four metres respectively. Within both the original JDAP approval and the amended application, the awning at the Central Walk facade satisfies these requirements.

At the Grand Boulevard frontage, the JDAP previously approved an awning that had a maximum height of 4.28 metres. The amended application has an awning height ranging from 3.8 metres to four metres and therefore, this change represents an improvement upon the initial design.

The vertical up-stands that integrate with the awnings have also been reduced in height and do not extend up along the facades at Central Walk and Grand Boulevard as they once did. These are not affected by any requirements of the draft JCCSP and JCCDPM. The up-stands were previously deemed as a development of a minor nature by the DoL and there were no objections raised to the location of the structures within the verge.

Grand Boulevard and Central Walk Facades

The ground to fifth floor of both the Central Walk and Grand Boulevard facades have undergone cosmetic changes. The facades consisted of aluminium cladding, perforated screens and polycarbonate panels. The applicant has removed the polycarbonate panels from the facades and altered the composition of the aluminium cladding and perforated screens. Rendered concrete panelling has also been added to the facade.

These changes are not considered to be detrimental to the amenity of the area and will still present a visually interesting facade.

Environmental Sustainability

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

- Insulation and draught sealing
- Floor plan zoning based on water and heating needs and the supply of hot water
- Advanced glazing solutions
- Low energy technologies

- Natural and/or fan forced ventilation
- Recyclable materials
- Low volatile organic products
- Proposal has been assessed against a nationally recognised “green” rating tool.

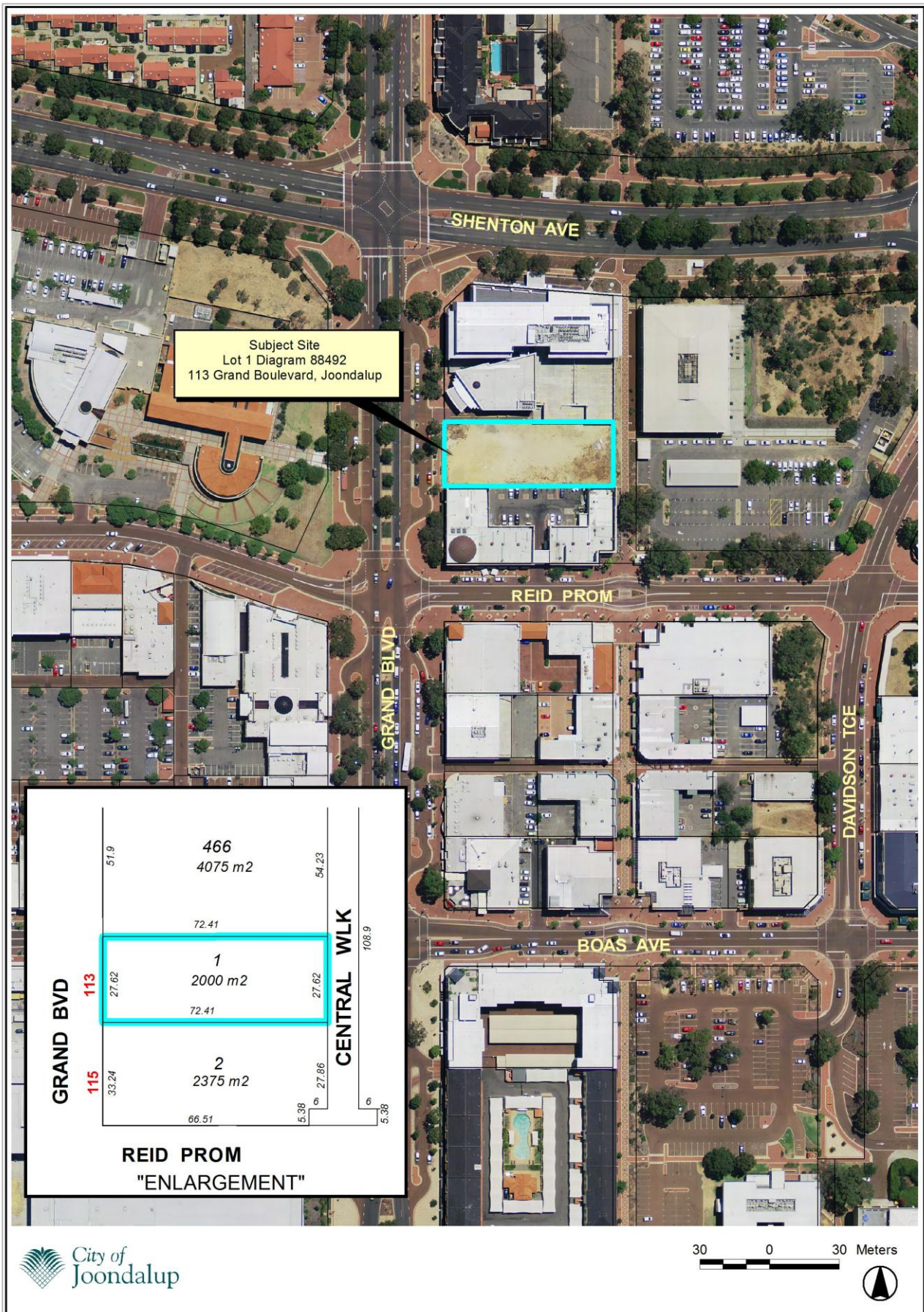
Joondalup Design Reference Panel (JDRP)

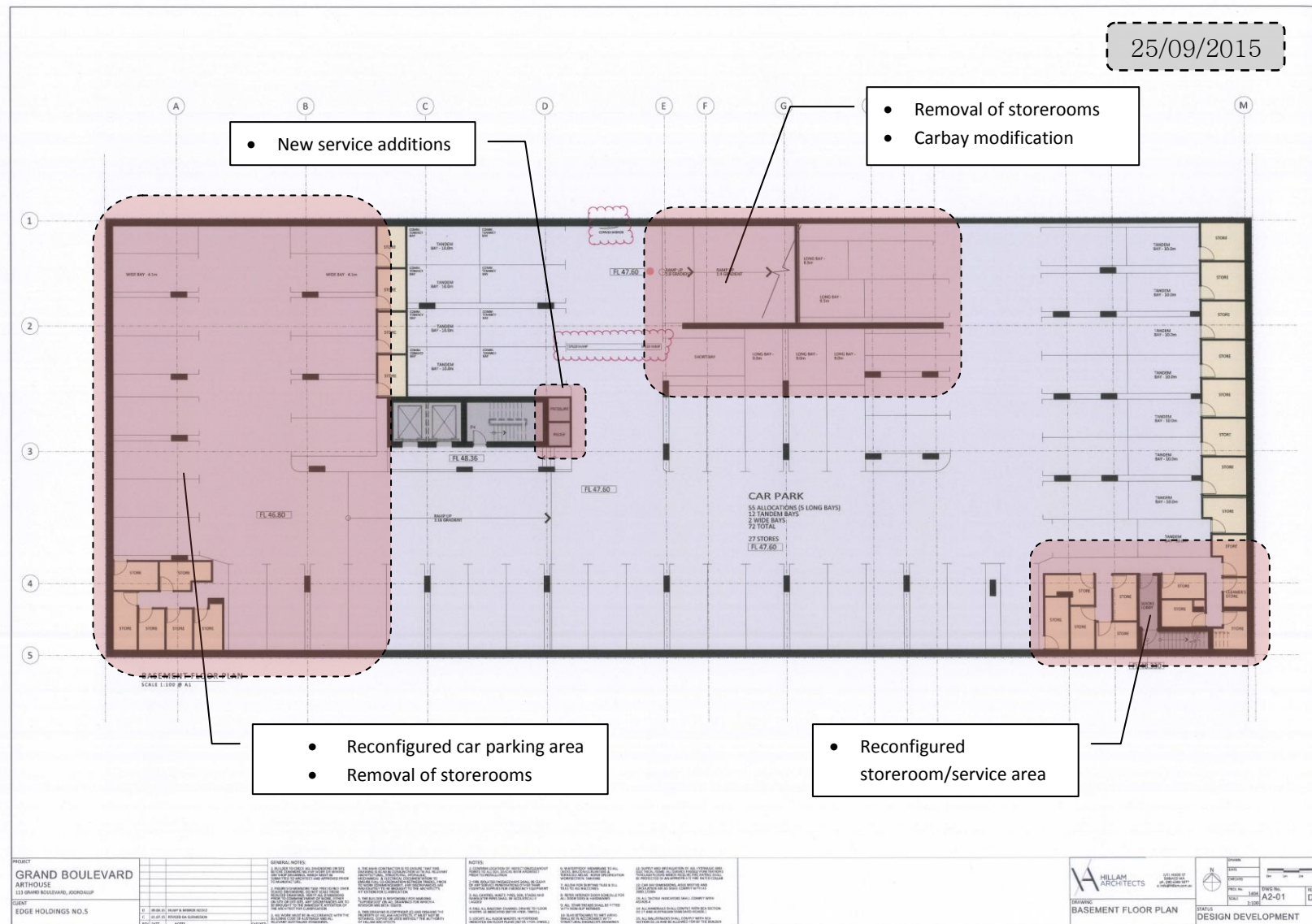
The JDRP met on 6 November 2014 to discuss the initial proposal. Overall the Panel was supportive of the proposed development but did raise some concerns. These were later addressed via the applicant’s amended plans, which were adopted into the final approval by the JDAP on February 2015. The changes proposed in the amended application are of such a nature that they do not conflict with the recommendations made by the JDRP.

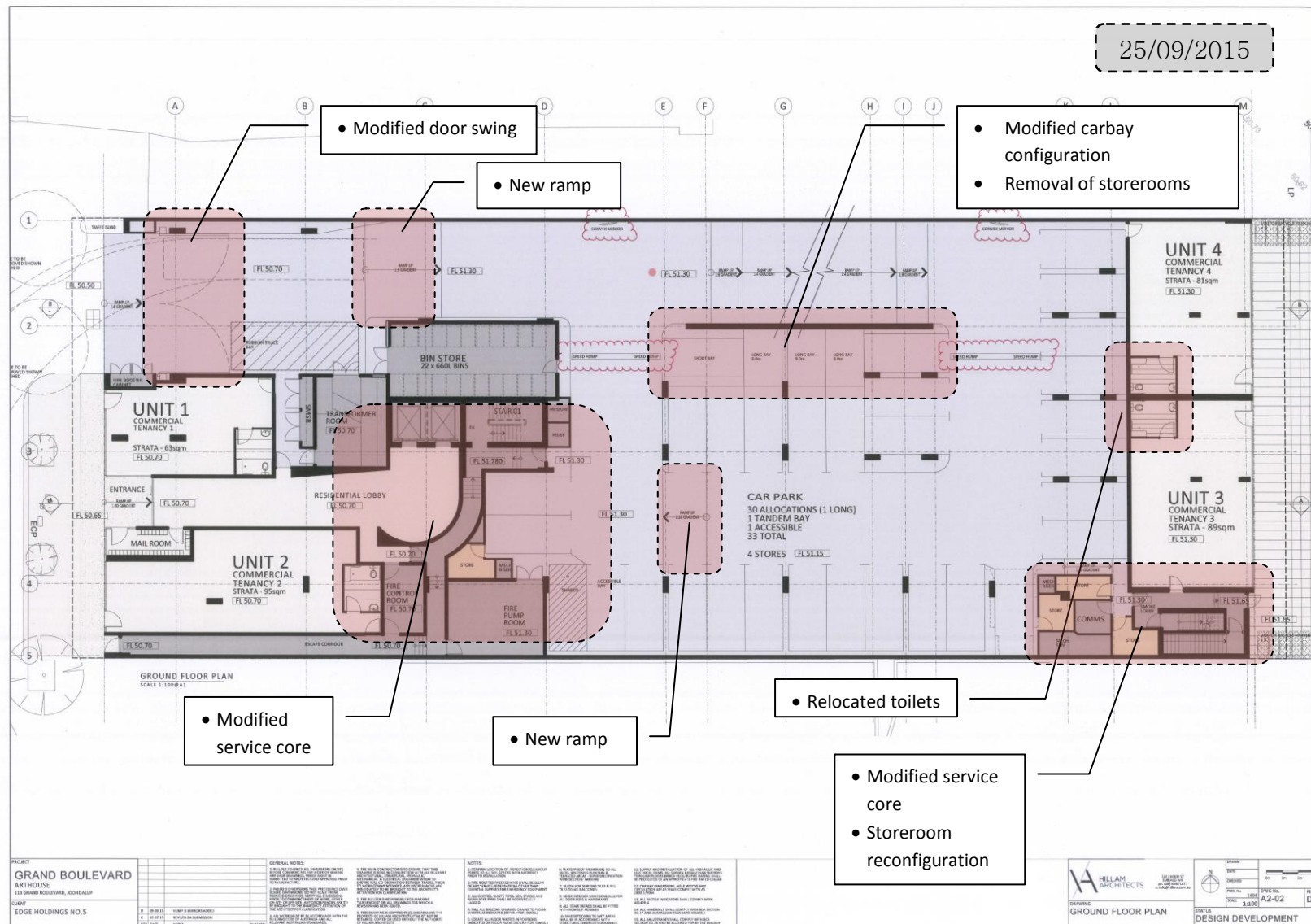
Conclusion:

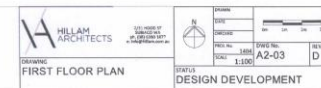
The proposed changes to the proposal are considered to meet the requirements of DPS2, JCCDPM and draft JCCSP. Though there is a slight increase in the number of apartments and overall resident capacity the development is considered to be in keeping with the aspirations of the City Centre, which is well served to integrate such a development.

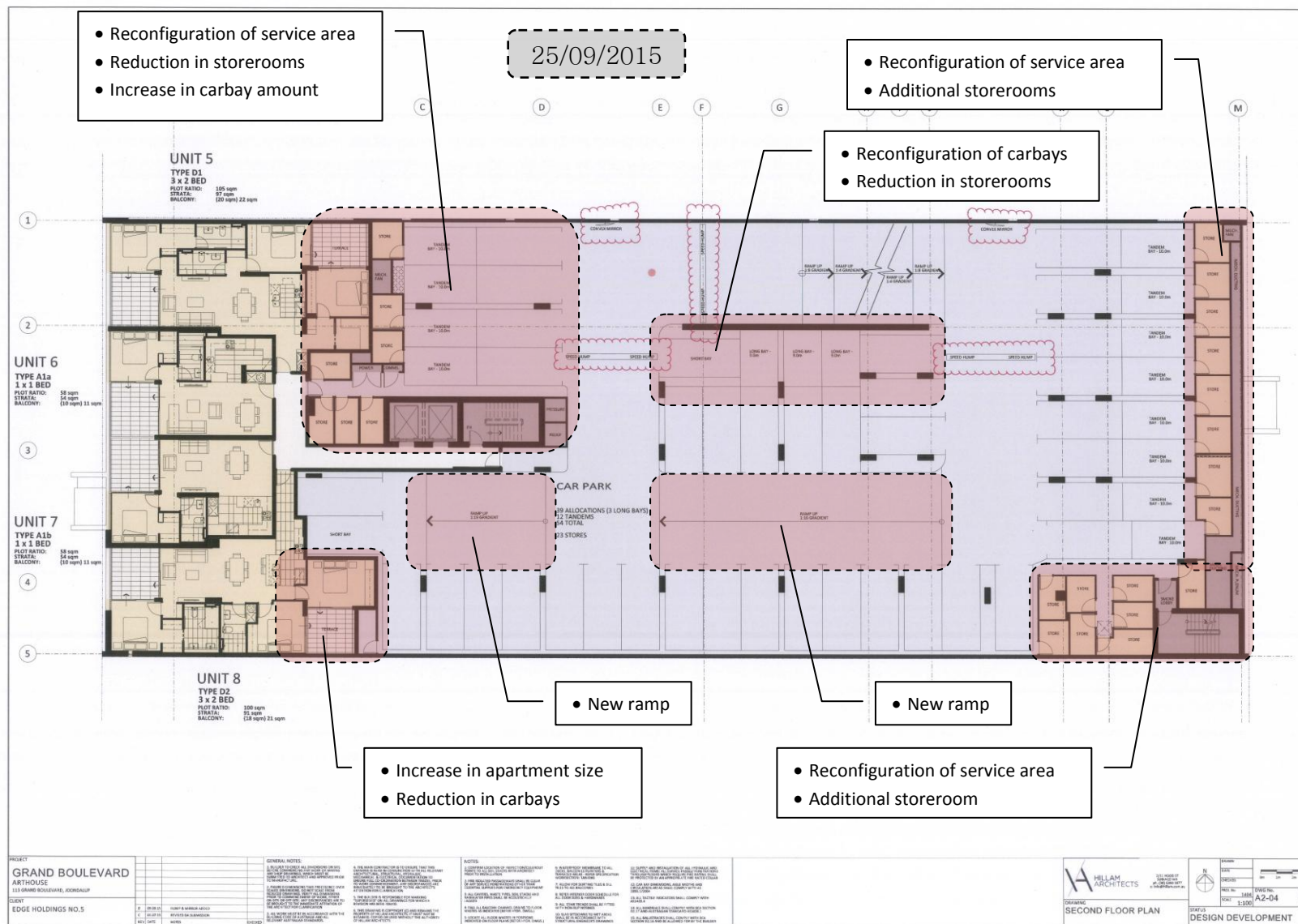
The conditions that were applied within the previous JDAP approval are also deemed appropriate in this instance and approval is recommended.

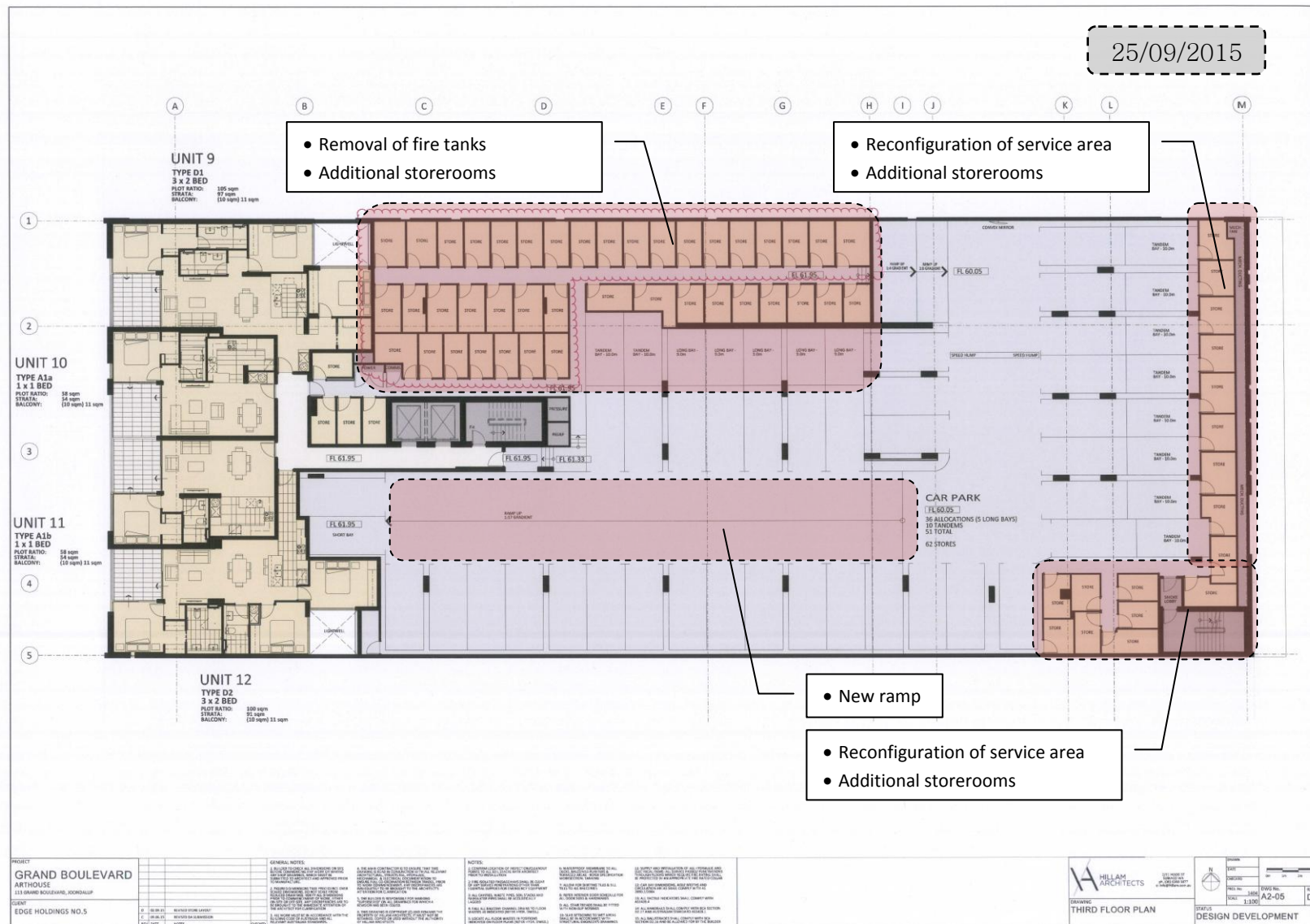


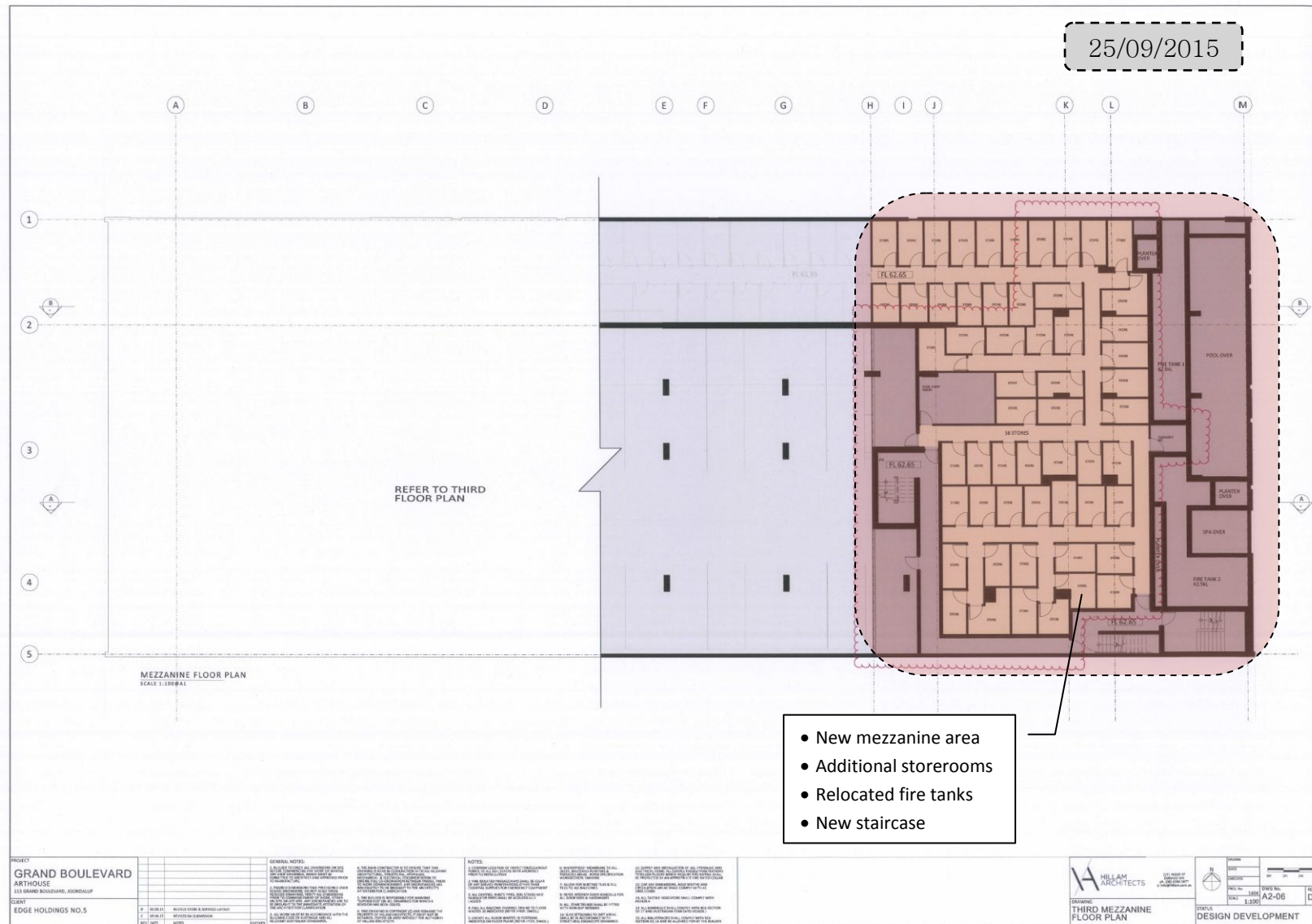


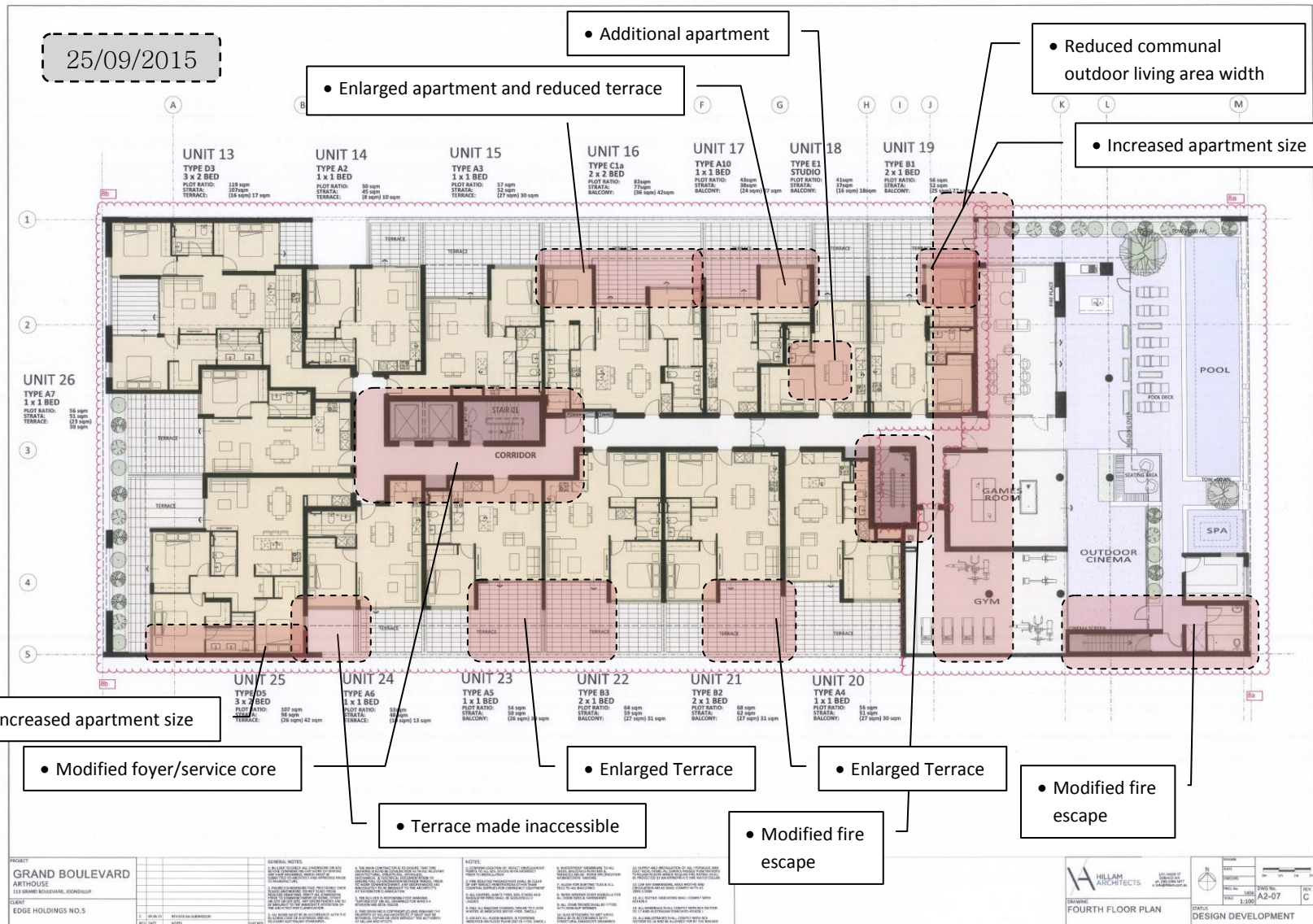


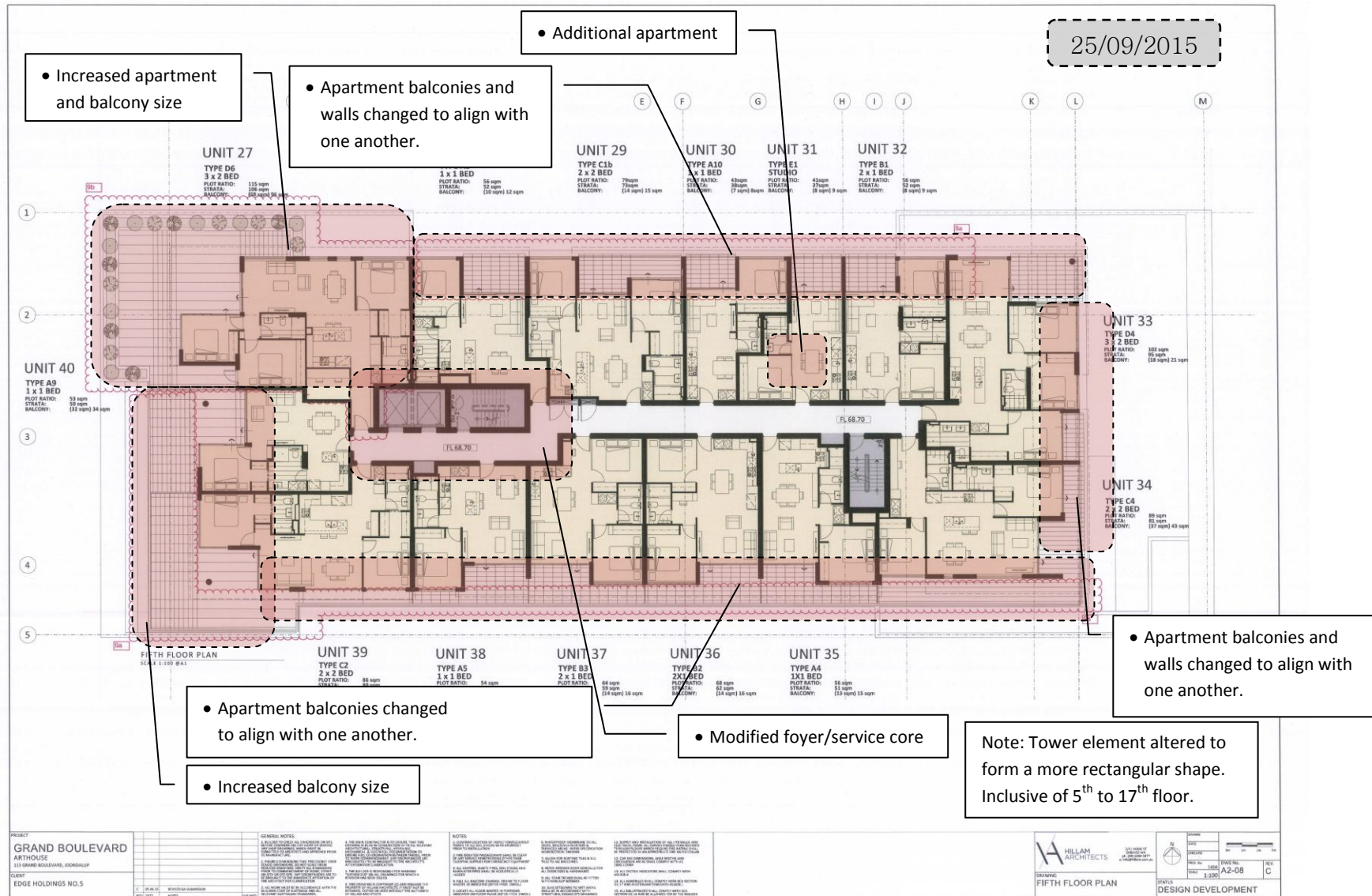




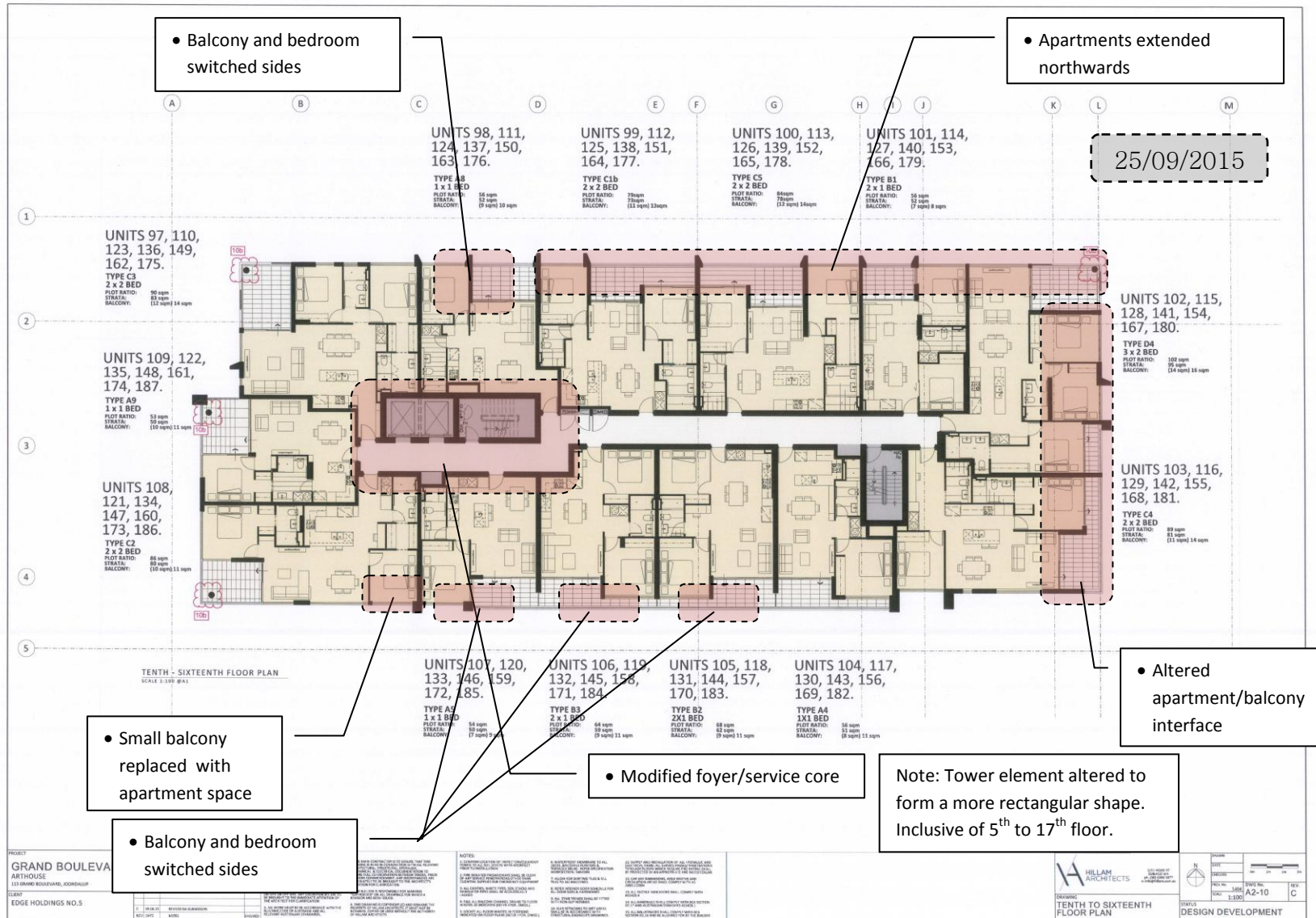


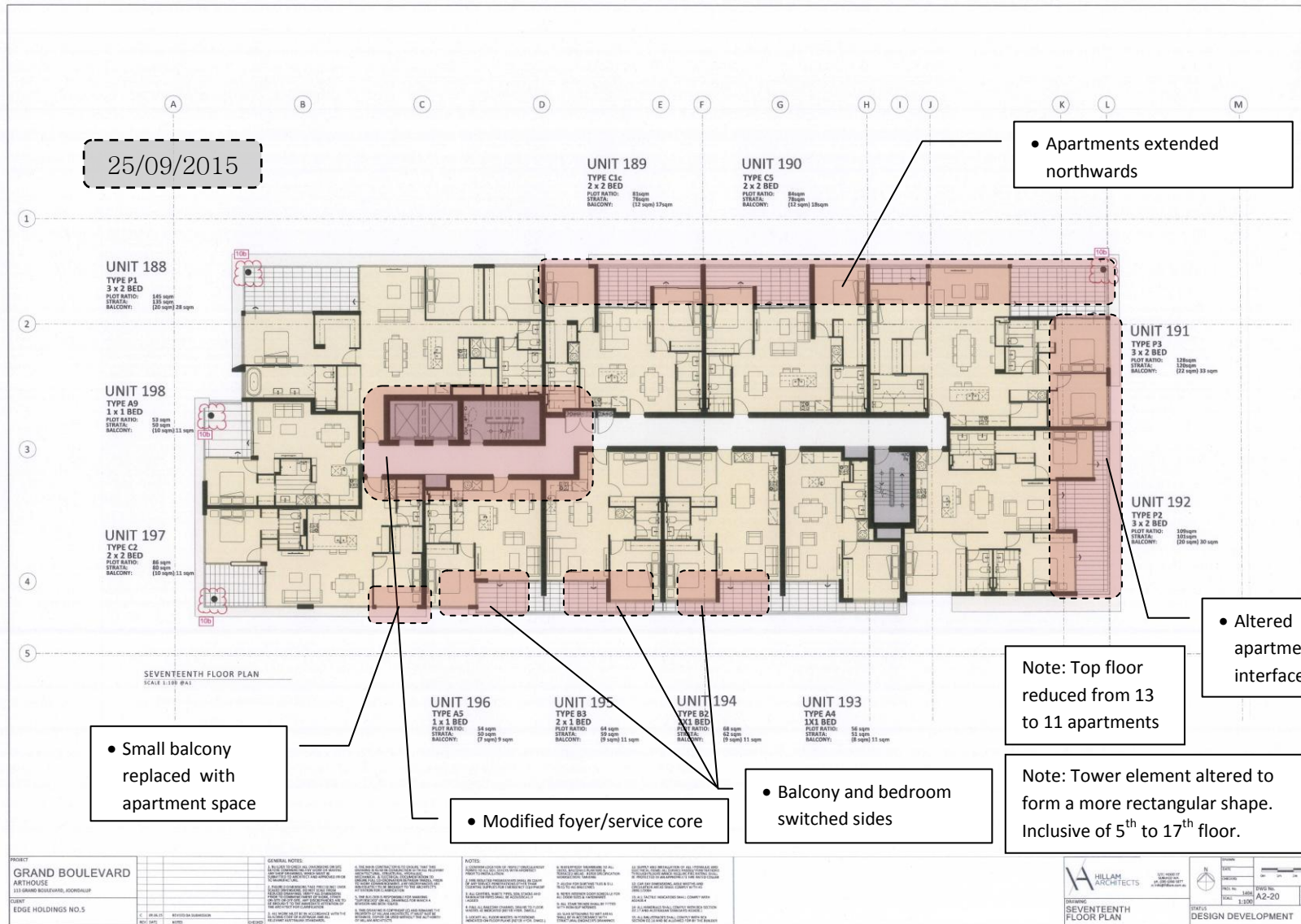












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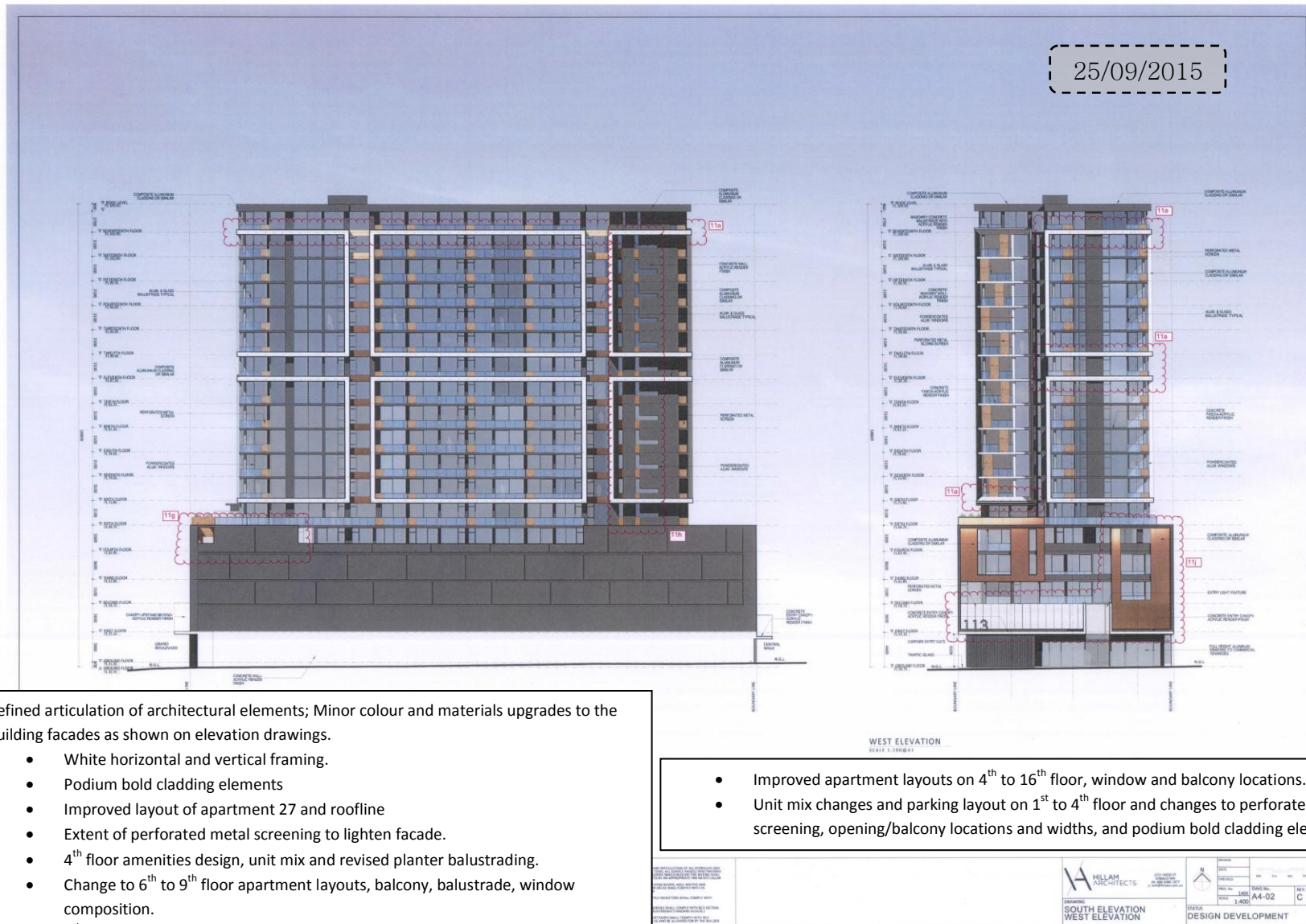


Refined articulation of architectural elements; Minor colour and materials upgrades to the building facades as shown on elevation drawings.

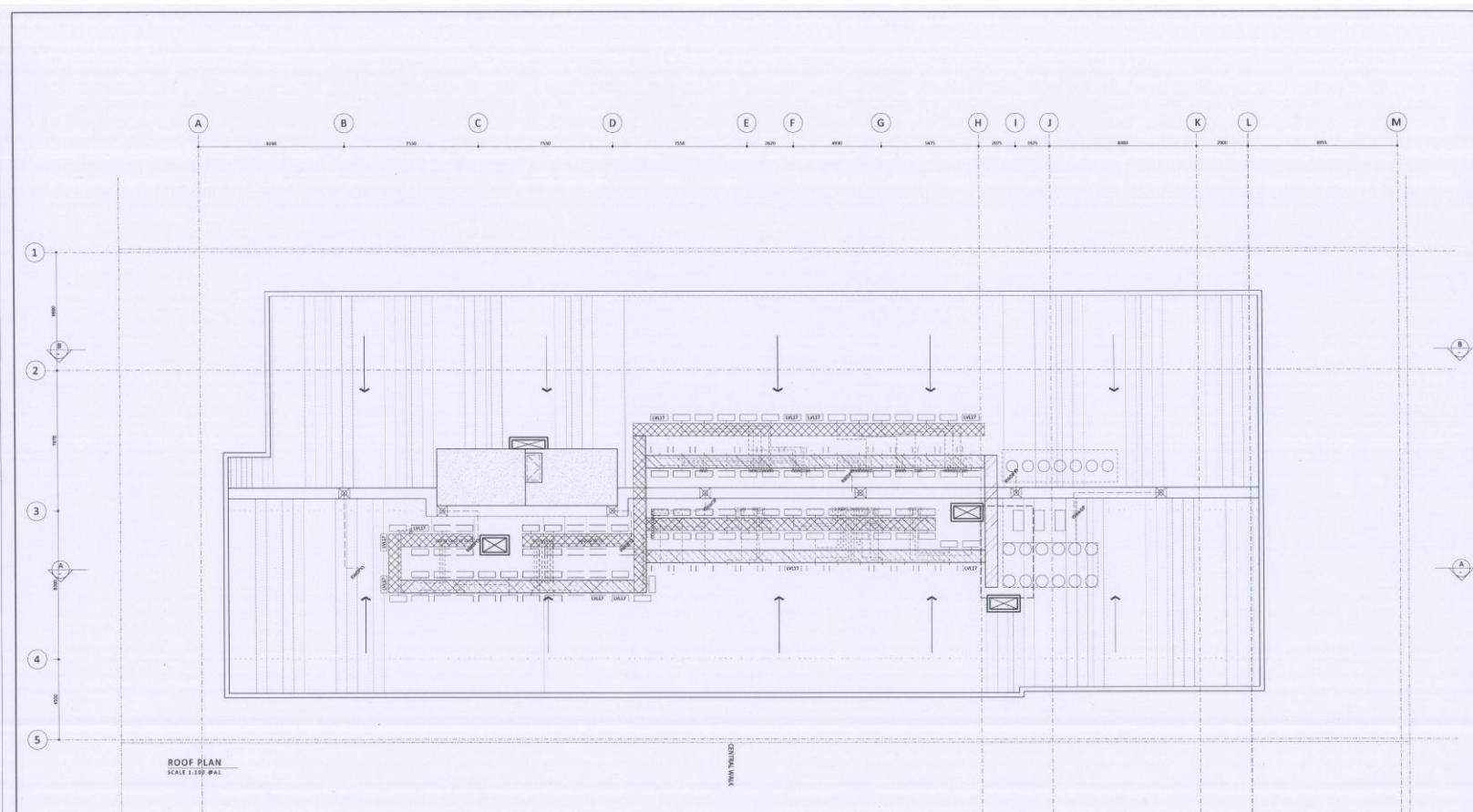
- White horizontal and vertical framing.
- Podium bold cladding elements
- Improved layout of apartment 27 and roofline
- Extent of perforated metal screening to lighten facade.
- 4th floor amenities design, unit mix and revised planter balustrading.
- Change to 6th to 9th floor apartment layouts, balcony, balustrade, window composition.
- 4th floor unit, boundary wall and opening.

- Improved apartment layouts on 4th to 16th floor, window and balcony locations.
- Unit mix changes and parking layout on 1st to 4th floor and changes to perforated metal screening, opening/balcony locations and widths, and podium bold cladding elements.





- Improved apartment layouts on 4th to 16th floor, window and balcony locations.
- Unit mix changes and parking layout on 1st to 4th floor and changes to perforated metal screening, opening/balcony locations and widths, and podium bold cladding elements.



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Government of **Western Australia**
Development Assessment Panels

LG Ref: DA/14/1325
DoP Ref: DAP/14/00657
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

Mr Gavin Hawkins
Edge Holdings Number 5
gavin@edgevl.com.au

Dear Mr Gavin Hawkins

**Metro North-West JDAP – City of Joondalup – DAP Application DA/14/1325
Lot 1 (113) Grand Boulevard, Joondalup
Mixed-use 18 storey development**

Thank you for your application and plans submitted to the City of Joondalup on 16 October 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 Mr Andrew McBride at the City of Joondalup on (08) 9400 4568.

Yours sincerely,

DAP Secretariat

16/02/2015

Encl. DAP Determination Notice
Approved plans

Cc: Mr Andrew McBride
City of Joondalup



***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 1 (113) Grand Boulevard, Joondalup

Description of proposed Development: Mixed-use 18 storey development

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:

Approve DAP Application reference DP/14/00657 and accompanying plans date stamped 24 December 2014 in accordance with Clause 6.9 of the *City of Joondalup District Planning Scheme No. 2*, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of three (3) years from the date of approval. If the subject development is not substantially commenced within the three year period, the approval shall lapse and be of no further effect.
2. A portion of the pedestrian access way across the front property boundary shall be closed to allow for vehicular access from Grand Boulevard. This closure shall be finalised prior to the commencement of the development.
3. A Construction Management Plan being submitted to and approved by the City prior to the commencement of construction. The management plan shall detail how it is proposed to manage:
 - all forward works for the site;
 - the delivery of materials and equipment to the site;
 - the storage of materials and equipment on the site;
 - the parking arrangements for the contractors and subcontractors;
 - the management of sand and dust during the construction process;
 - other matters likely to impact on the surrounding properties.

All development shall be undertaken in accordance with this plan.

4. An onsite stormwater drainage system, with the capacity to contain a 1:100 year storm of 24-hour duration, is to be provided prior to the development first being occupied, and thereafter maintained to the satisfaction of the City. The proposed stormwater drainage system is required to be submitted to and approved by the City prior to the commencement of development.
5. The applicant shall submit detailed plans, in consultation with the City to make the necessary adjustments to the Grand Boulevard service lane to the satisfaction of the City with all costs to be borne by the developer.





6. The applicant shall bear all costs associated with;
 - (a) Compensation to the City for the loss of amenity value through the removal of two trees on Grand Boulevard eastern verge, as indicated on the approved plans, in accordance with the City's published fees and charges.
 - (b) The removal of the two trees on Grand Boulevard verge, by the City of Joondalup, as indicated on the approved plans
 - (c) Reinstatement of the verge crossover, by the developer, to the approved City standard.
 - (d) Protection, during construction, of the trees to remain on Grand Boulevard verge, by the Developer, in accordance with Australian Standard AS 4970-2009
 - (e) Removal and salvage of three Grasstrees and one Zamia palm on Central Walk verge, by the City of Joondalup.
7. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
8. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided to, and approved by the City prior to the commencement of development.
9. A Refuse Management Plan indicating the method of rubbish collection is to be submitted to and approved by the City, prior to occupation of the development. All refuse management shall thereafter be undertaken in accordance with this plan.
10. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings, with details of the location of such plant being submitted for approval by the City prior to the commencement of development.
11. A full schedule of colours and materials for all exterior parts to the building, including details of the northern and southern facades, is to be submitted and approved by the City prior to the commencement of development. This shall include details of the treatment to the northern and southern boundary walls to break up the bulk of the development and provide visual interest as viewed from the public realm. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard to the satisfaction of the City.
12. No obscure or reflective glazing is permitted to building facades.





13. The ground floor tenancies indicated as 'Commercial' shall be occupied by land uses that are preferred or permitted under the applicable Agreed Structure Plan. The City shall be notified of the land uses prior to the tenancies first being occupied, and any subsequent change of land uses thereafter.
14. Additional glazing shall be provided to the southwest corner of Commercial Tenancy 1 to the satisfaction of the City. Details shall be provided to and approved by the City prior to the commencement of development.
15. The driveway gates at Grand Boulevard shall be visually permeable to the satisfaction of the City.
16. Prior to occupation of the dwellings, each dwelling shall be provided with an adequate area for clothes drying facilities that is screened from view from the street to the satisfaction of the City, or provide a mechanical clothes dryer. No clothes drying is permitted on dwelling balconies.
17. A signage strategy shall be submitted to and approved by the City prior to occupation of the development.
18. The car parking area is for the use of the tenants, customers and employees who frequent the building and cannot be used by the public.

Advice Notes

1. Further to condition (1), where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.
2. In relation to condition (7) above, the applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on the site.
3. Further to condition (13), land uses shall be in accordance with the preferred uses under the *Joondalup City Centre Development Plan and Manual*. Should the *Joondalup City Centre Structure Plan* be endorsed by the Western Australian Planning Commission prior to occupation of the tenancies, land uses shall be in accordance with the permitted ("P") uses of the Central Core district. Further development approval shall be obtained for any land use(s) that are not preferred or permitted under the applicable Agreed Structure Plan.
4. The applicant/builder is advised that there is an obligation to design and construct the premises in compliance with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.
5. All Bin Storage Areas are to be designed and equipped to the satisfaction of the City. Each bin area shall be provided with a hose cock and have a concrete floor graded to a 100mm industrial floor waste gully connected to sewer.
6. The development shall comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971* including all internal W.C.'s shall be provided with mechanical exhaust ventilation and flumed to the external air.

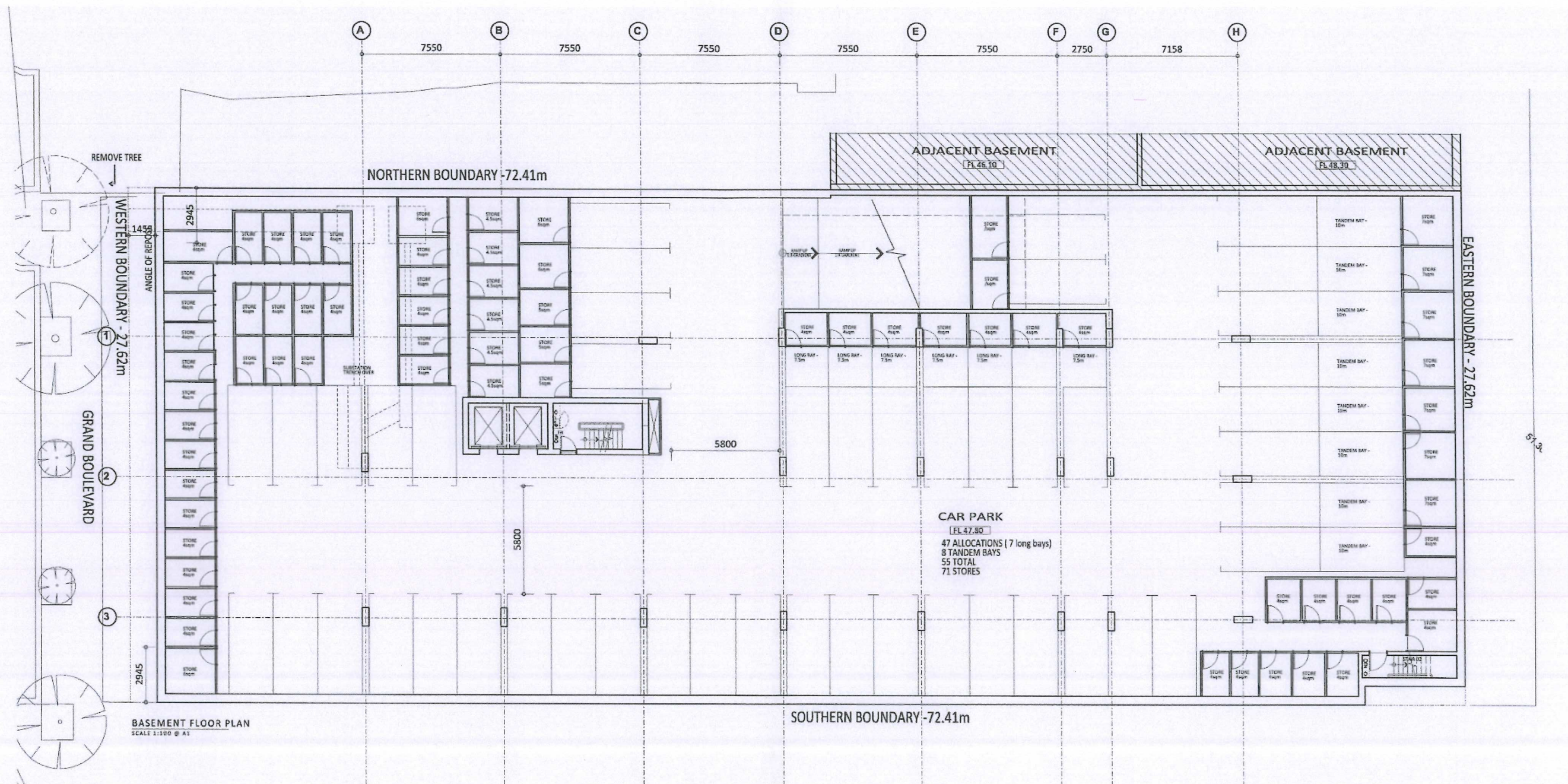


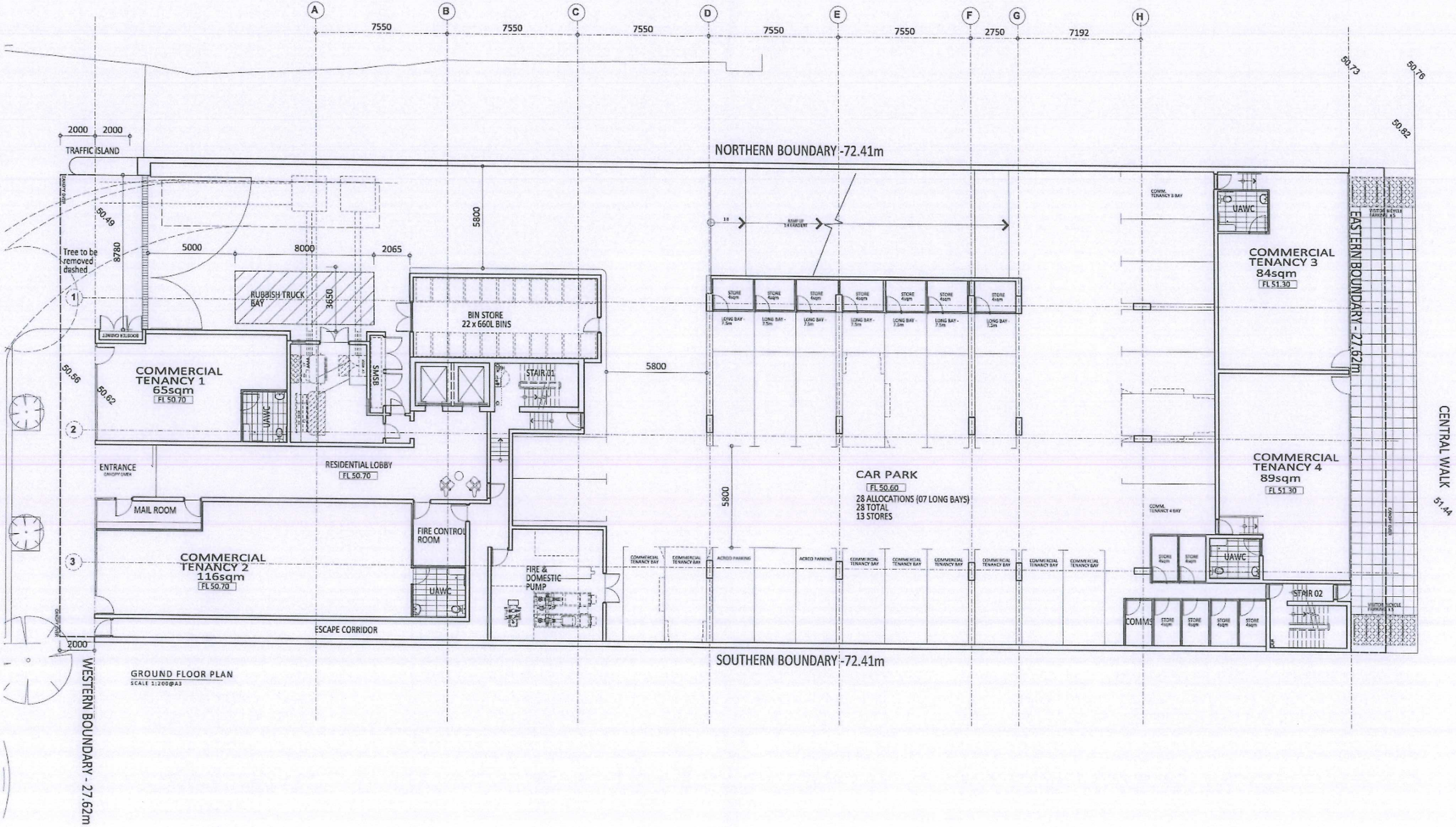


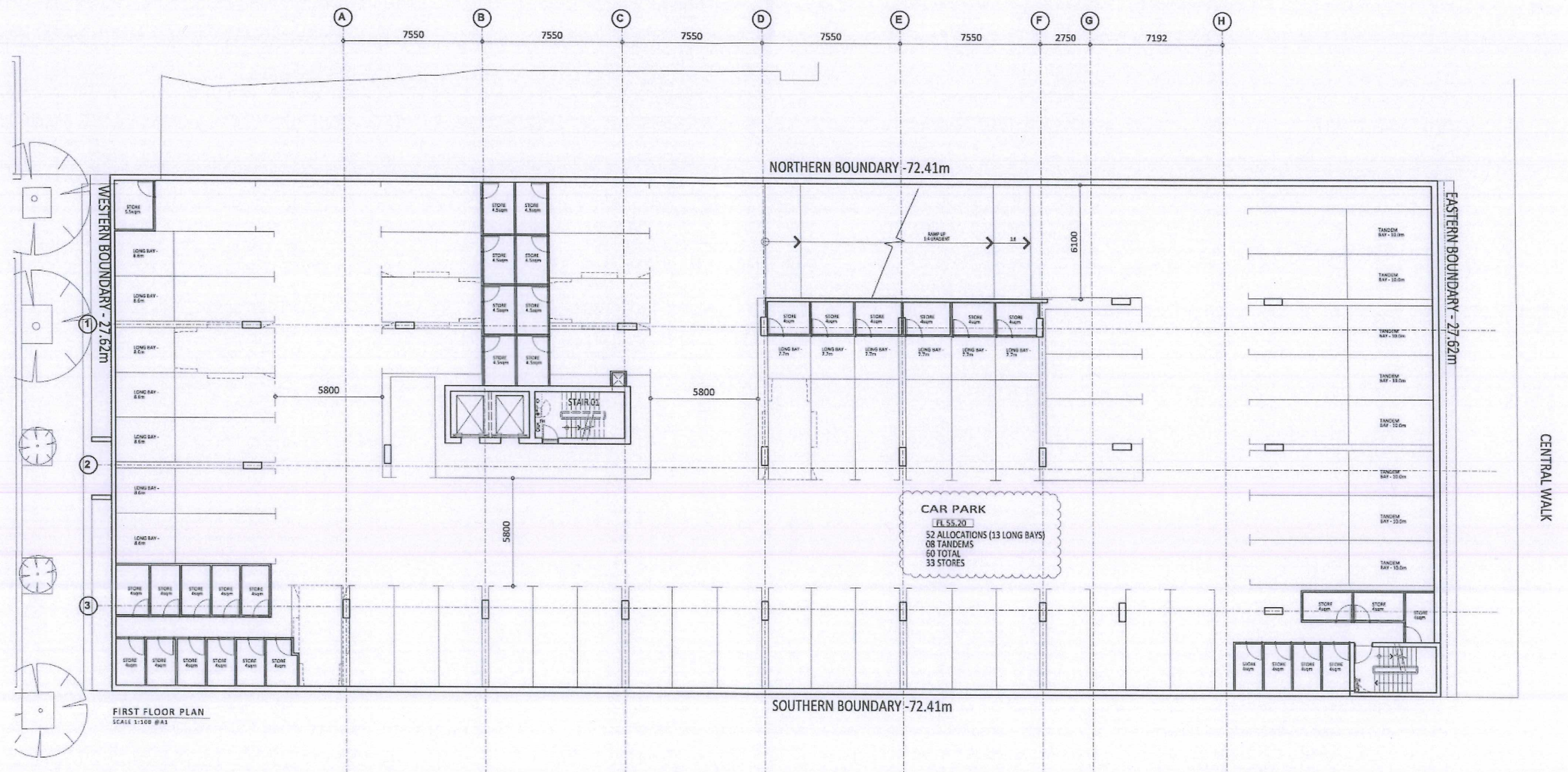
7. Any mechanical ventilation for the development shall comply with *Australian Standard 1668.2*, particularly in regard to air flow and the location of exhaust air discharges.
8. An application is required to the Executive Director of Public Health, prior to the commencement of construction of the swimming pool
9. It is recommended that all residential units be provided with condensation dryers within the laundries. Conventional dryers are key contributors to the growth of indoor mould.
10. It is recommended that public artwork be provided to the most visible parts of the building.

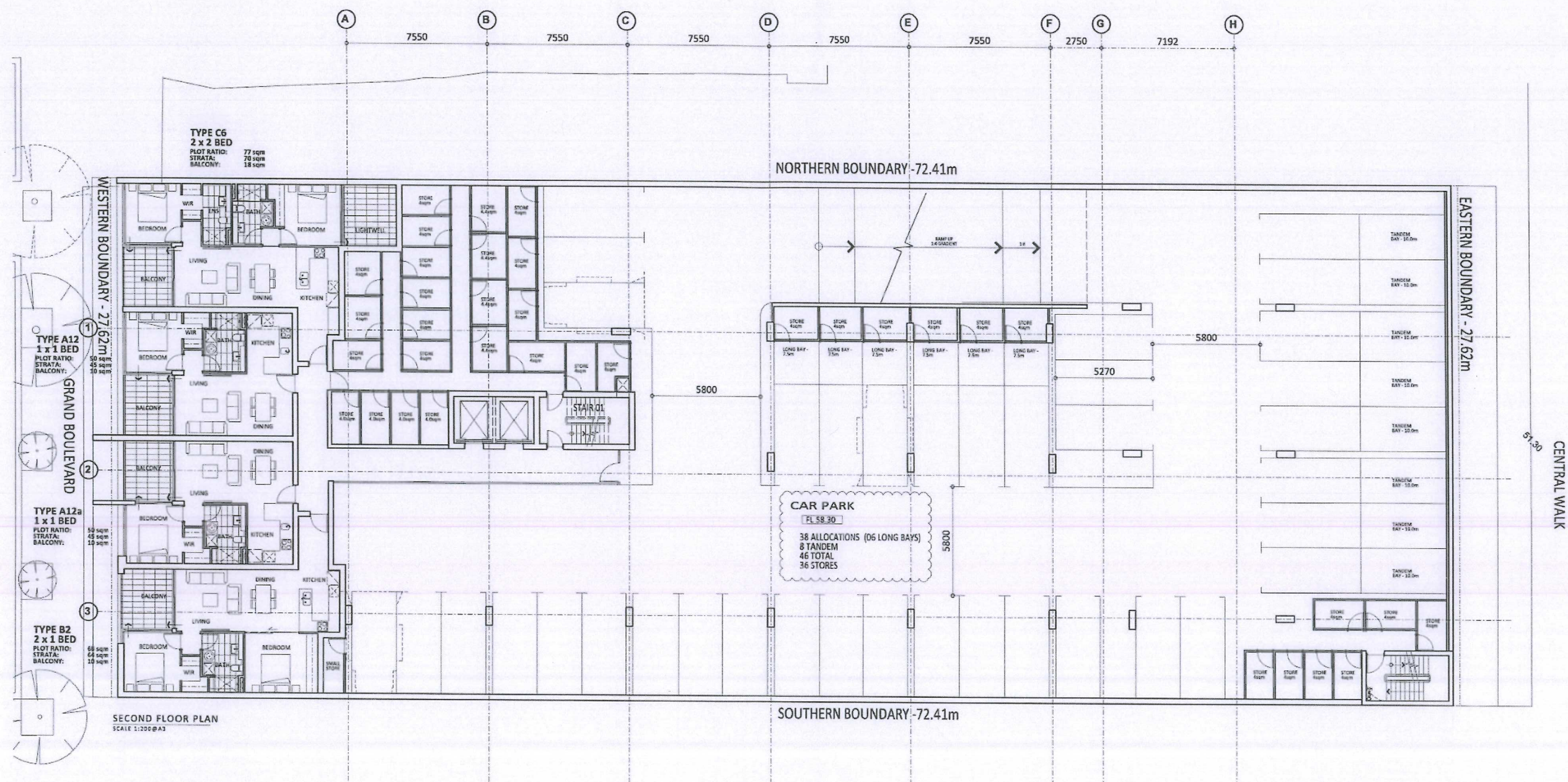
Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Development Assessment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

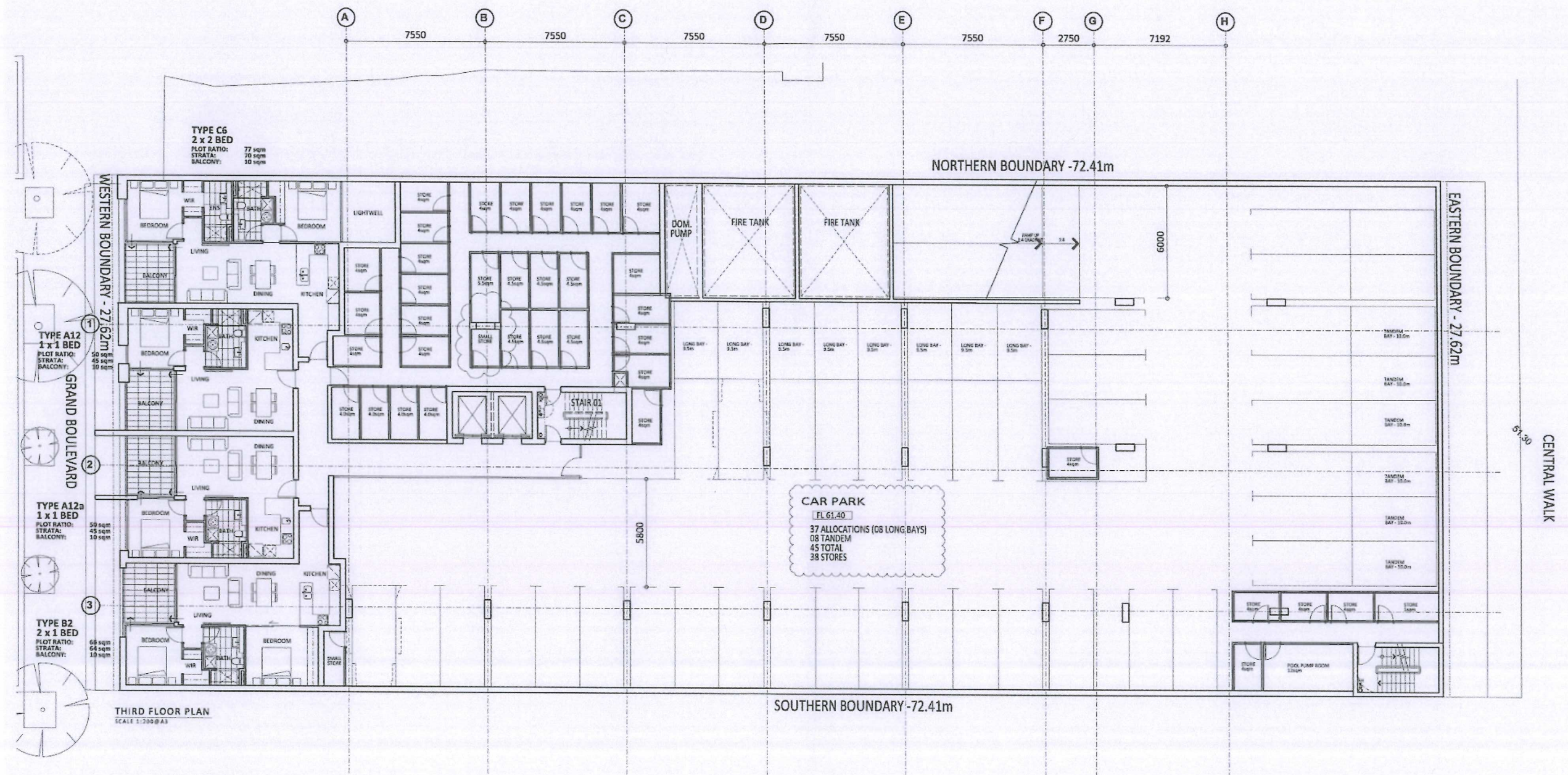


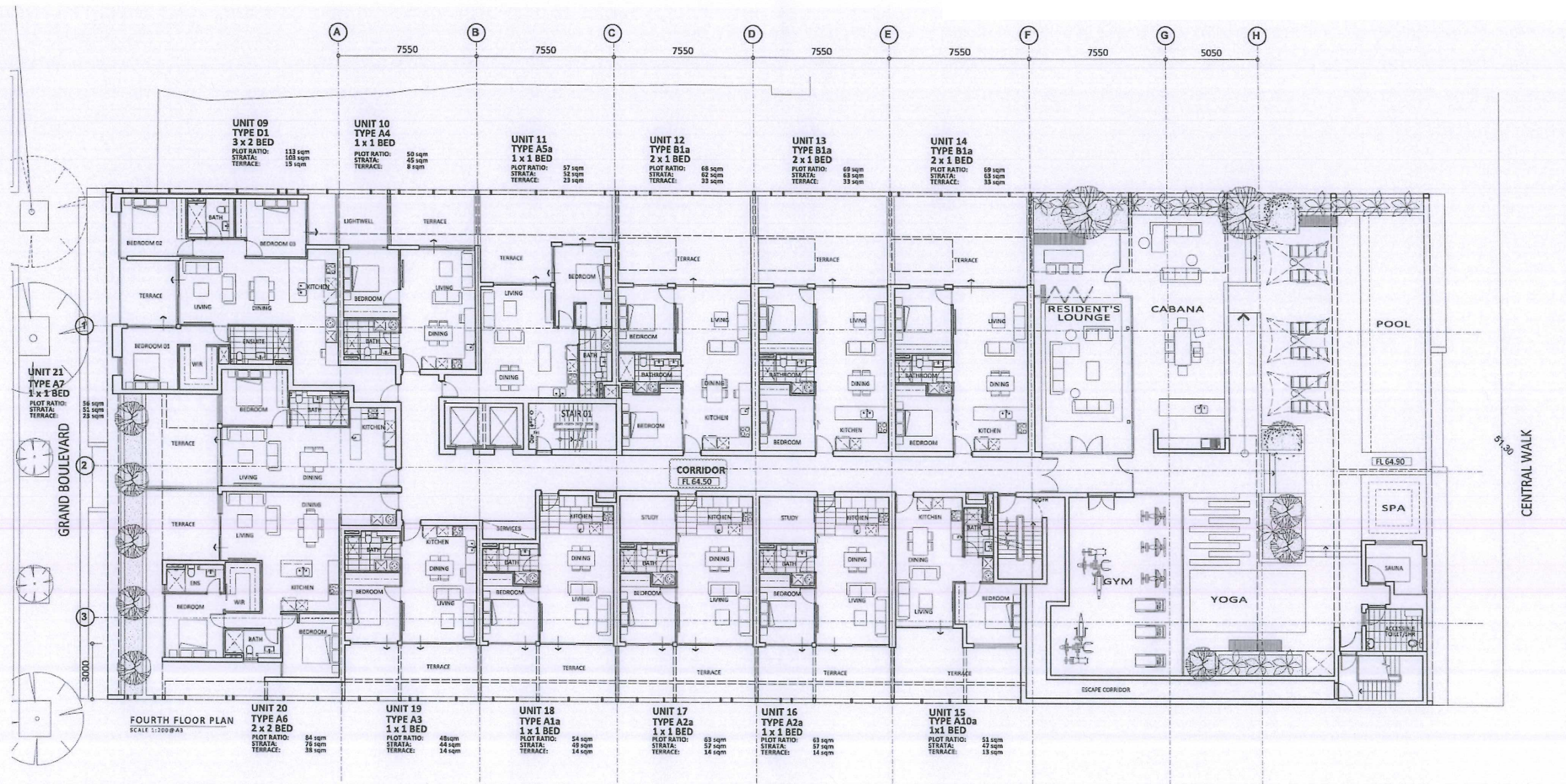


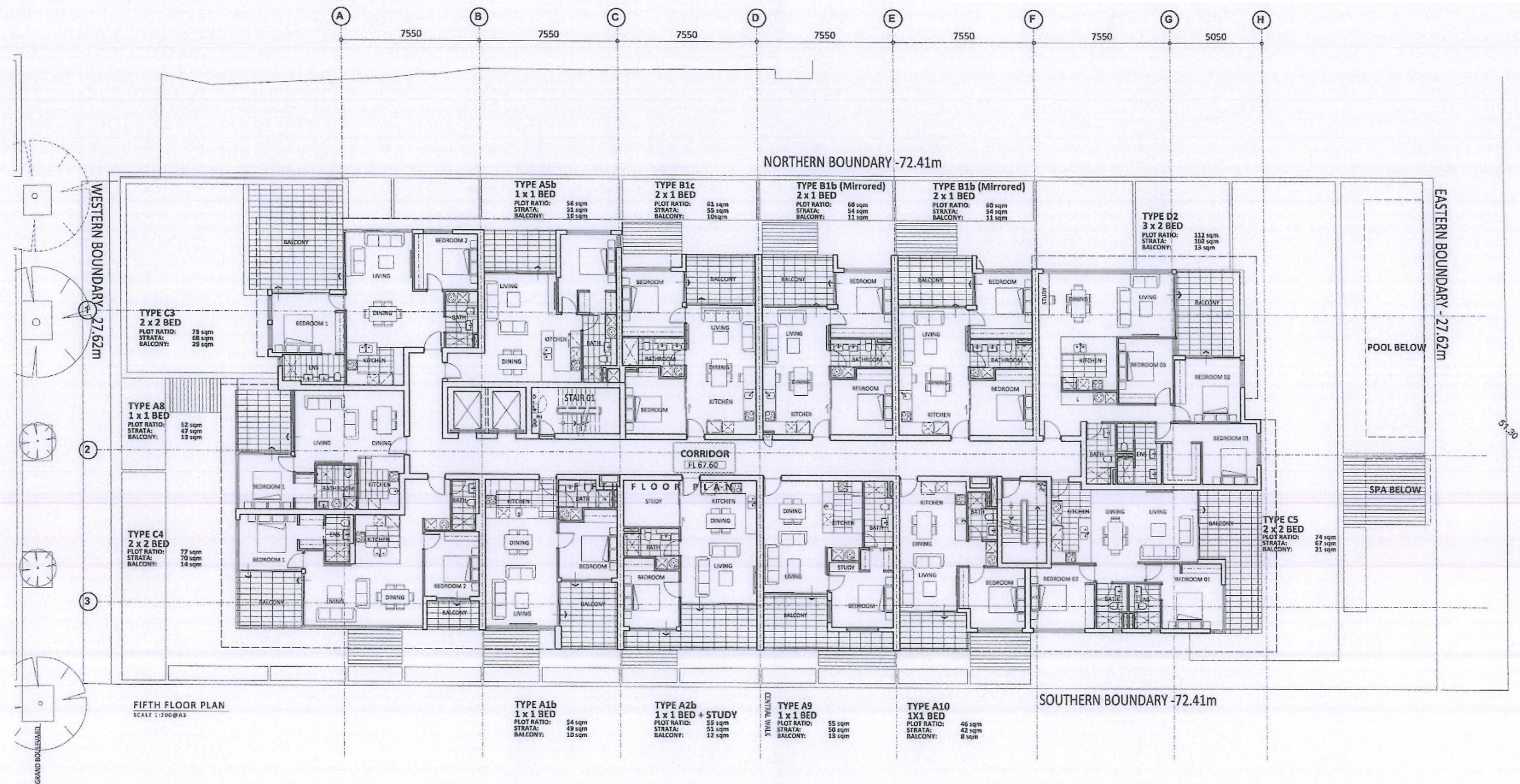


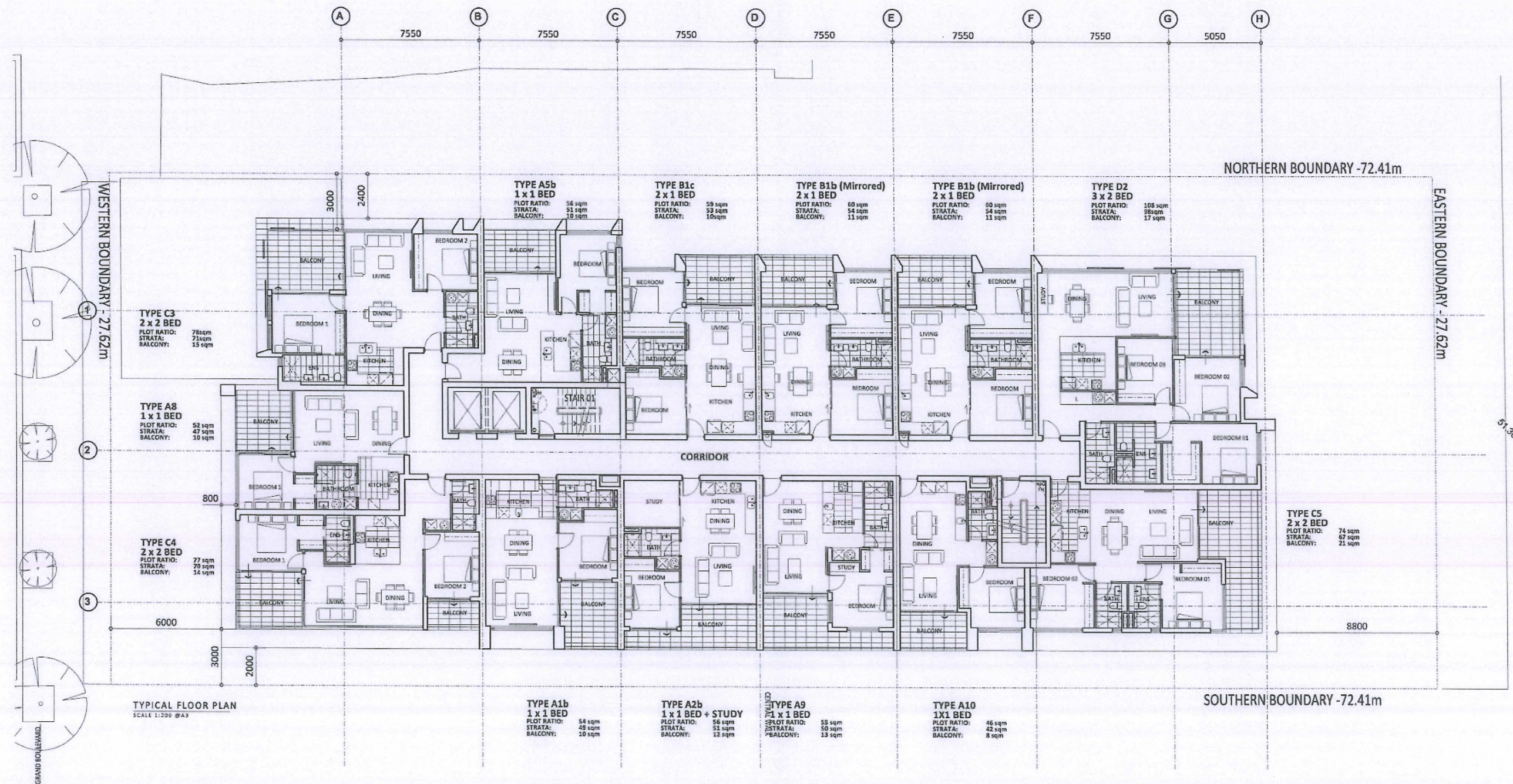


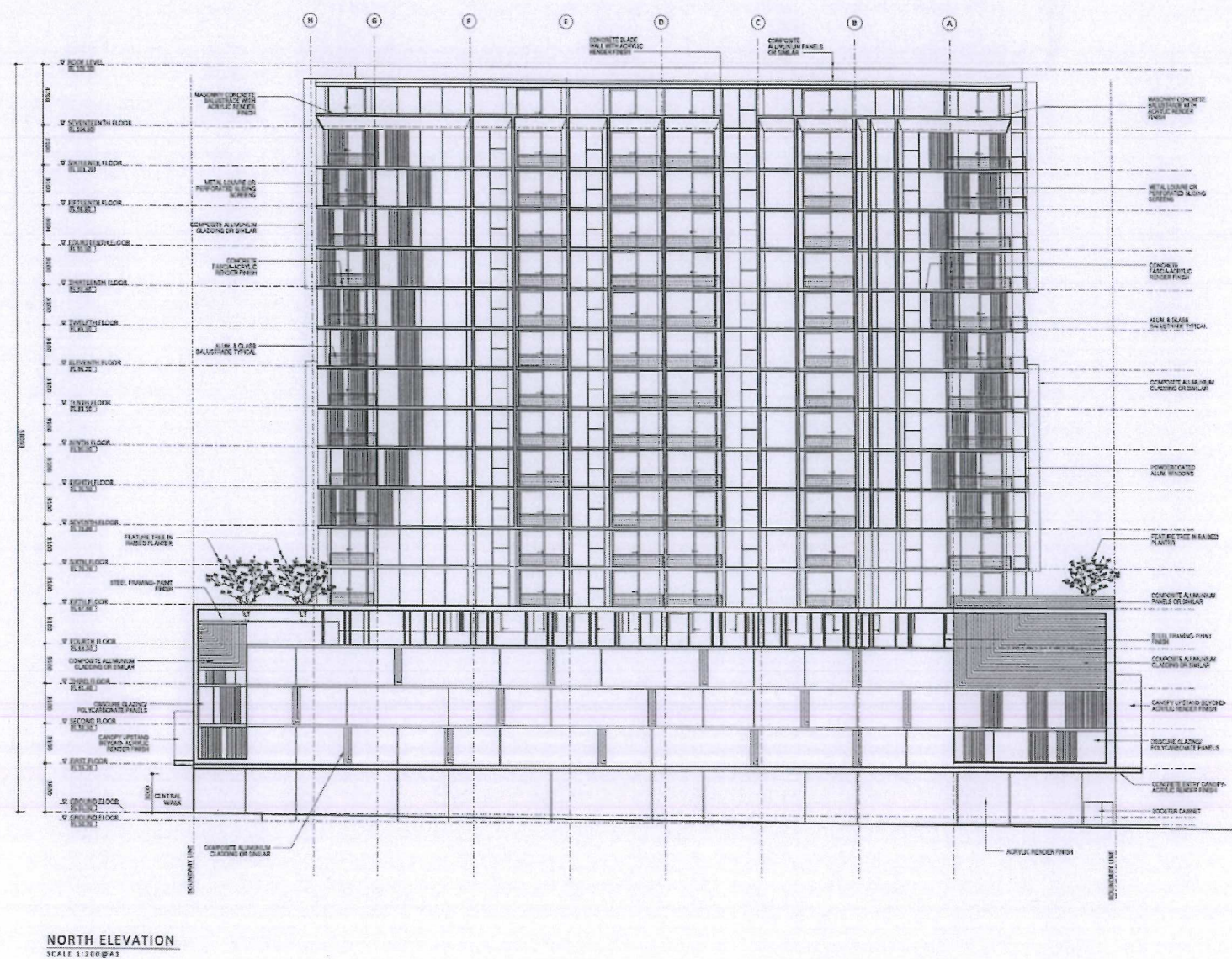




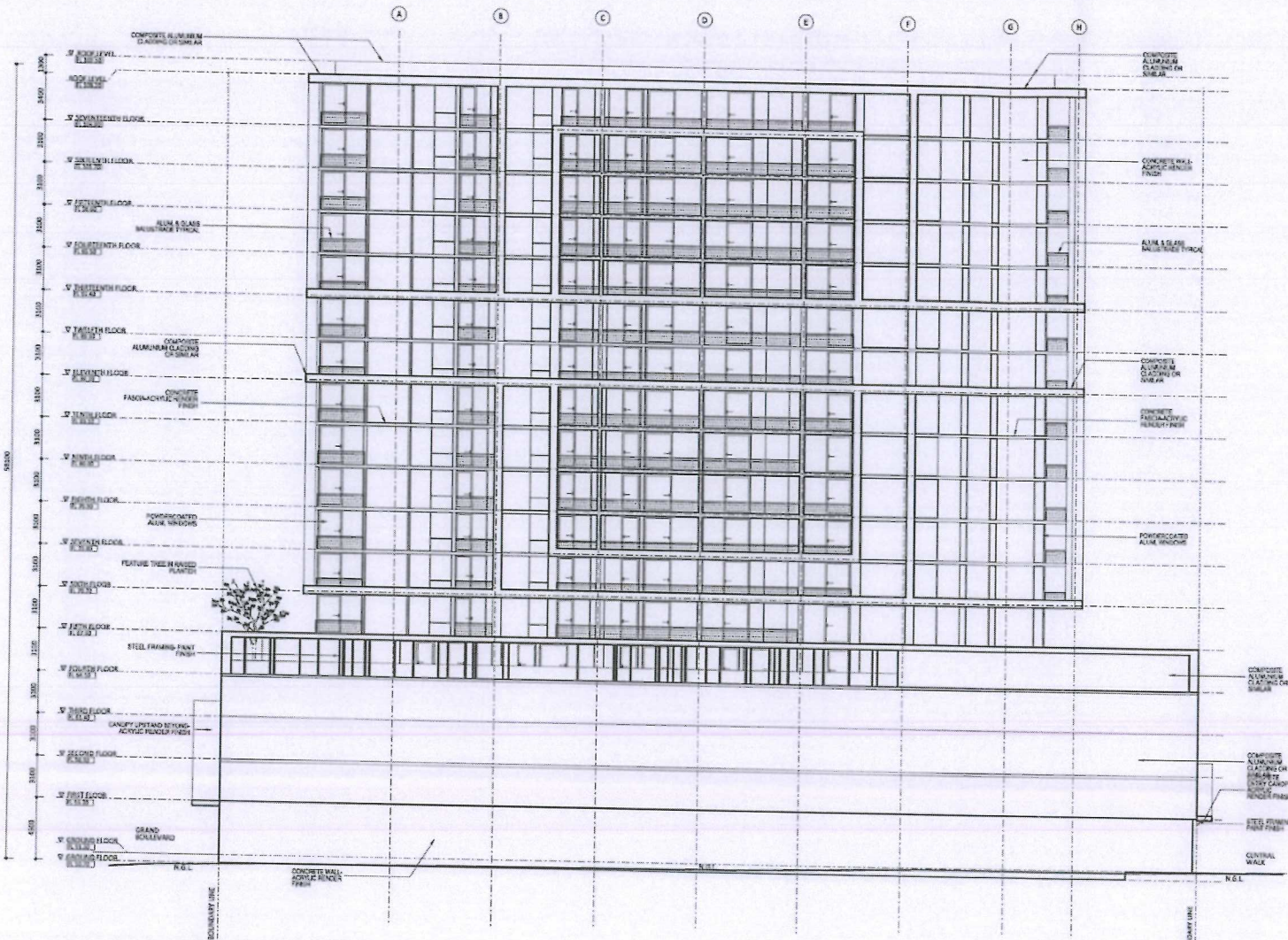




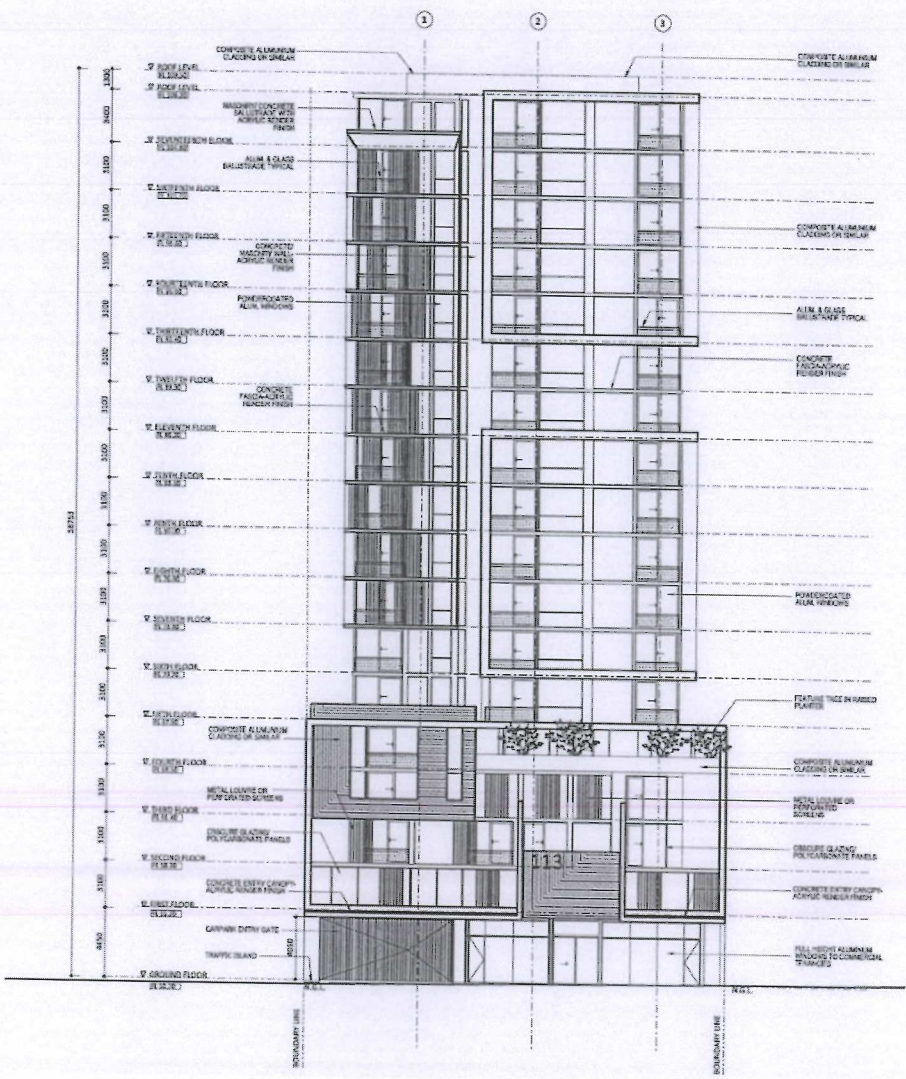




EAST ELEVATION
SCALE 1:200@A1



SOUTH ELEVATION
SCALE 1:200 @ A1



WEST ELEVATION
SCALE 1:200 @ A1



Environmentally Sustainable Design – Checklist

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

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

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

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

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

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

Siting and structure design efficiency

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

Does your development retain:

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

Does your development include:

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



Energy efficiency

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

Do you intend to incorporate into your development:

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

Water efficiency

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

Does your development include:

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

Do you intend to incorporate into your development:

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

Materials efficiency

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

Does your development make use of:

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

Indoor air quality enhancement

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

Do you intend to incorporate into your development:

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

'Green' Rating

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

- ☒ Yes
- ☐ No

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

NCC/BCA SECTION J

2015

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

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

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

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

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

Applicant's Full Name: JONATHAN MING TECK NG Contact Number: 0422 613 506

Applicant's Signature:  Date Submitted: 28/07/2015

Accepting Officer's Signature: 

Checklist Issued: March 2011