



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

**Meeting Date and Time:** 11 December 2018, 9:00 AM  
**Meeting Number:** MNWJDAP/238  
**Meeting Venue:** City of Joondalup  
90 Boas Avenue Joondalup

### **Attendance**

#### **DAP Members**

Ms Karen Hyde (Presiding Member)  
Ms Sheryl Chaffer (Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)  
Cr Nige Jones (Local Government Member, City of Joondalup)

#### **Officers in attendance**

Mr Ryan Bailey (City of Joondalup)  
Ms Sonya Hayes (City of Joondalup)

#### **Minute Secretary**

Mr John Byrne (City of Joondalup)

#### **Applicants and Submitters**

##### *Item 9.1*

Mr Tristan Whelan (Hillam Architects)  
Mr Anthony Ewing (Edge VL)

##### *Item 9.2*

Mr Daniel Visser (ABN Projects Pty Ltd)  
Ms Emily Hope (ABN Projects Pty Ltd)  
Mr John Monger (MJA Studio)

#### **Members of the Public / Media**

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 Philippa Taylor (City of Joondalup)  
Cr Sophie Dwyer (City of Joondalup)



### 3. **Members on Leave of Absence**

Nil

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

Signed minutes of previous meetings are available on the [DAP website](#).

### 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**

- 7.1** Mr John Monger (MJA Studio) presenting in support of the application at Item 9.2. The presentation will address the incorporation of three bedroom apartment and change of bin store location.

The City of Joondalup may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

### 8. **Form 1 – Responsible Authority Reports – DAP Applications**

Nil

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

- |            |   |   |
|------------|---|---|
| <b>9.1</b> | Property Location:<br>Development Description:<br>Proposed Amendment: | Lot 1 (113) Grand Boulevard Joondalup<br>Mixed Use 16 Storey Development<br>To amend an aspect of the development approved which, if amended, would not substantially change the development approved |
|            | Applicant:<br>Owner:<br>Responsible Authority:<br>DAP File No:        | Hillam Architects<br>Edge Holdings No.5 Pty Ltd<br>City of Joondalup<br>DAP/14/00657  |
| <b>9.2</b> | Property Location:<br>Development Description:<br>Proposed Amendment: | Lot 703 (50) Marri Road, Duncraig<br>22 Multiple Dwellings<br>Reduction to 21 multiple dwellings and relocation of bin store.   |
|            | Applicant:<br>Owner:<br>Responsible Authority:<br>DAP File No:        | ABN Projects Pty Ltd<br>CCW Children's Fund Pty Ltd<br>City of Joondalup<br>DAP/16/01089  |





## 10. Appeals to the State Administrative Tribunal

Current Applications		
LG Name	Property Location	Application Description
City of Wanneroo	Lot 140 (81) Ghost Gum Boulevard, Banksia Grove	Proposed Child Care, Service Station, Showrooms, Veterinary Consulting, Drive Through and Take Away Food Outlets
City of Joondalup	Lot 125 (1) & 126 (3) Chipala Court, Edgewater	Fourteen (14) Multiple Dwellings
City of Joondalup	Lot 33 and Lot 34 Tuart Trail, Edgewater	Fourteen (14) Multiple Dwellings
City of Stirling	Lot 101 (191) Balcatta Road, Balcatta	Extension to the Existing Bunnings Warehouse
City of Stirling	Lot 157 (2A) Sanderling Street, and Lot 604 (114) Cedric Street Stirling WA 6021	Mixed Use Development
City of Stirling	Lot 612 (56) Edward Street, Osborne Park	Five Storey Office Development
City of Stirling	Lot 100 (304) Scarborough Beach Road, Osborne Park	Motor Vehicle Sales and Repair

Finalised Applications		
LG Name	Property Location	Application Description
City of Wanneroo	Lot 140 (81) Ghost Gum Boulevard, Banksia Grove	Proposed Child Care, Service Station, Showrooms, Veterinary Consulting, Drive Through and Take Away Food Outlets

## 11. General Business / Meeting Closure

In accordance with Section 7.3 of the DAP Standing Orders 2017 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.



## Form 2 – Responsible Authority Report

(Regulation 17)

<b>Property Location:</b>	Lot 1 (113) Grand Boulevard, Joondalup
<b>Development Description:</b>	Mixed-use development comprising four (4) commercial tenancies at ground level and 169 multiple dwellings in a multi-storey building comprising 17 levels. The development includes shared pool terrace, amenity area featuring lounge, gymnasium and outdoor cinema.
<b>Proposed Amendments:</b>	<ul style="list-style-type: none"><li>• Removal of the basement and two levels of apartments (22 apartments in total);</li><li>• Extension of the former mezzanine level into a full floor level inclusive of four apartments, thereby “reinstating” one of the levels removed from the tower and included in the podium;</li><li>• The re-planning of the podium levels to offset the loss of basement parking and to accommodate relocated stores. The podium height has increased by 812mm and the overall building height reduced by 5.24m.</li><li>• Other incidental amendments.</li></ul>
<b>DAP Name:</b>	Metro North-West JDAP
<b>Applicant:</b>	Hillam Architects
<b>Owner:</b>	Edge Holdings No. 5 Pty Ltd.
<b>Value of Amendment:</b>	\$40 million
<b>LG Reference:</b>	DA18/1049
<b>Responsible Authority:</b>	City of Joondalup
<b>Authorising Officer:</b>	Dale Page Director Planning and Community Development
<b>DAP File No:</b>	DAP/14/00657
<b>Report Date:</b>	28 November 2018
<b>Application Received Date:</b>	9 October 2018
<b>Application Process Days:</b>	46 days + five days (extension of time)
<b>Attachment(s):</b>	1: Location plan 2: Development plans 3: 5 February 2015 JDAP determination and approved plans. 4: 22 October 2015 JDAP determination and approved plans 5: 20 March 2018 Council determination and approved plans.

### 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 9 October 2018, 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 9 October 2018 and accompanying plans contained in Attachment 2 in accordance with Clause 68(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of subclauses 73(a) and 77(4)(b) of *Planning and Development (Local Planning Schemes) Regulations 2015*, for the proposed modifications to the approved mixed-use 18 storey development at Lot 1 (113) Grand Boulevard, Joondalup, subject to:

#### **Amended Conditions of JDAP decision dated 5 February 2015**

13. The ground floor tenancies indicated as 'Commercial' shall be occupied by land uses that are permissible under Table 3b of the City of Joondalup's *Local Planning Scheme No. 3* (LPS3). The City shall be notified of the land uses prior to the tenancies first being occupied, and any subsequent change of land uses thereafter.

#### **Amended Advice Notes of JDAP decision dated 5 February 2015**

3. Further to condition (13), the ground floor tenancies shall be used in accordance with the permitted ("P") uses set out in Table 3b of the City of Joondalup's *Local Planning Scheme No. 3* (LPS3) for the 'City Centre' precinct. Further development approval shall be obtained for any land use(s) that are not "P" uses under Table 3b of LPS3.

#### **Additional Conditions**

1. Nil

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

Zoning	MRS:	Central City Area.
	LPS:	Centre.
Use Class:		Various commercial land uses Multiple dwelling.
Strategy Policy:		Not applicable
Development Scheme:		Local Planning Scheme No. 3 (LPS3).
Lot Size:		2,000m <sup>2</sup> .
Existing Land Use:		Vacant lot except for land sales office, viewing deck and signage.

An application for the modification of a previously approved multi-storey, mixed-use development at Lot 1 (113) Grand Boulevard, Joondalup was received by the City on 1 October 2018.

The applicant seeks to modify aspects of the development approved by the JDAP at its meetings on 5 February and 22 October 2015, as well as modifications approved by the City of Joondalup Council at its meeting on 20 March 2018. The following

amendments are proposed, which are also provided on the development plans included as Attachment 2:

- The removal of the basement level.
- The removal of two tower floors (levels) and an increase in the height of the podium by 812mm to suit the updated podium design, resulting in an overall reduction in building height of 5.24 metres.
- A reduction in the number of multiple dwellings (apartments) from 191 to 169.
- The extension of the mezzanine level within the podium to make it a full floor level providing for four (4) apartments on this level.
- The re-planning of the podium levels to achieve a more efficient use of space to incorporate car parking and the relocated stores. The redesign will see the floor to floor height of the ground level reduced from 4.5 metres to 3.3 metres.

The proposed amendments to the current development approval are not considered to substantially change the development approved. The current development approval is for a mixed-use commercial / residential building of 18 floors and one basement level, whereas the proposed amendments will allow for a mixed-use commercial / residential building of 17 floors and no basement.

There is no change to the approved land uses as part of this application.

### **Background:**

The application seeks to modify the current approval for a mixed-use 18-storey building with a single basement level at Lot 1 (113) Grand Boulevard, Joondalup. The development was originally approved by the Metropolitan North-West Joint Development Assessment Panel (JDAP) at its meeting on 5 February 2015 (Attachment 3 refers). A subsequent set of amendments were approved by the JDAP on 22 October 2015 (Attachment 4 refers). A separate request for minor modifications and to extend the timeframe by which to commence development to 5 February 2020 was also approved by the City of Joondalup on 20 March 2018 (Attachment 5 refers).

Since the original approval was granted in February 2015 the developers have been marketing the development to secure the necessary critical mass in sales to proceed with construction. Market conditions are such that certain modifications have been made to the development proposal since it was first approved, including the reconfiguration of apartments, stores, access ramps and the amalgamation of some units. More recently, design modifications have been made to achieve more cost-efficient construction solutions and this is reflected in the current application which has seen efficiencies in slab thicknesses, which has partly contributed to an overall reduction in building height.

The subject site is located on the east side of Grand Boulevard, the second lot south of its intersection with Shenton Avenue, Joondalup (Attachment 1 refers). The site occupies a prominent location in the city centre and, once constructed, would be the tallest building in the City of Joondalup. The subject site is currently undeveloped.

The site is zoned 'Central City Area' under the *Metropolitan Region Scheme* (MRS) and 'Centre' under the City's *Local Planning Scheme No. 3* (LPS3). LPS3 came into operation on 23 October 2018, with the implementation of the Scheme not altering the zoning of the property. The site is also subject to the development provisions of

the *Joondalup Activity Centre Plan* (JACP) and *State Planning Policy 3.1 Residential Design Codes* (R-Codes). The site forms part of the City Centre Precinct under the JACP.

## **Legislation and Policy:**

### Legislation

- *Planning and Development Act 2005.*
- *Metropolitan Region Scheme (MRS).*
- *Planning and Development (Development Assessment Panels) Regulations 2011.*
- *Planning and Development (Local Planning Schemes) Regulations 2015.*
- *City of Joondalup Local Planning Scheme No. 3 (LPS3).*

### State Government Policies

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

### Activity Centre Plan

- *Joondalup Activity Centre Plan (JACP).*

### Local Policies

- *None applicable.*

## **Consultation:**

### Public Consultation

The proposal was not advertised as it was considered that the proposed modifications to the previous approval(s) would not result in any additional impact on the surrounding landowners and properties.

### Consultation with other Agencies or Consultants

The proposal was not referred to other agencies or consultants, as it was considered that the proposed modifications to the previous approval(s) would not result in any material impacts on utilities, services, streetscape, parking, or any additional / new impact(s) due to the scale of the development being reduced.

## **Planning Assessment:**

The proposed amendments meet most of the applicable requirements/provisions of the Regulations, LPS3, R-Codes and the JACP, excluding the below:

Item	Requirement	Proposal	Compliance
<b>Clause 1.4.10 of JACP - Adaptable Buildings standard</b>	All buildings shall be adaptable to future uses. They should have a minimum floor to floor height of	3.3m floor to floor height.	<u>Does not comply.</u>  Refer to officer comments below.

	4.5 metres at ground floor.		
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## **Officer Comments**

### Local Planning Scheme

No aspect of the modifications proposed have any adverse bearing on LPS3, as the use classes remain unchanged and remain permissible under LPS3. The proposal otherwise complies with all other relevant planning instruments.

The parking requirement for the subject site has not changed and is specified in the JACP (commercial component: 1/75m<sup>2</sup> NLA) and R-Codes (residential component). Parking complies and results in a surplus of nine (9) car parking spaces for the development as a whole.

### Façade and internal modifications

Other than the reduction in building height and the removal of the basement level all the changes are internal or, where external, are materially insignificant. Due to the internal redesign the podium has increased in height by +/-812mm and the tower reduced in height.

The modifications to the building façade are acceptable, as they are minor in nature and will not result in any significant change to the overall appearance of the building.

### Adaptable building standard

As part of the modifications, the floor to floor height of the ground floor has been reduced to 3.3 metres. The JACP requires a minimum ground floor to floor height of 4.5 metres to ensure ground floor spaces are adaptable and can more readily transition between land uses.

The development provides for commercial uses at ground level in the form of four tenancies, two fronting Grand Boulevard on the west elevation of the building and two fronting Central Walk on the east elevation of the building. These ground level commercial tenancies will facilitate street level activation from the outset. The proposed modified floor to floor height of 3.3 metres will allow for a range of non-residential / commercial land uses. Even with the reduction in floor to floor height at ground level the design fully complies with the clearance height for the canopy/awning.

As a result, the proposed floor to floor height of 3.3 metres is considered acceptable in this instance.

### Amendments to existing condition and advice note

The City recommends the replacement of condition 13 of JDAP decision dated 5 February 2015 and the replacement of the corresponding advice note (advice note 3) so as to incorporate the City's recently adopted JACP, rather than the City's previous Joondalup City Centre Structure Plan which has since been revoked.

The recommended amended condition and advice note will ensure the previous approvals are consistent with the JACP.

In addition, the decision of the JDAP will be consistent with the City of Joondalup's decision dated 20 March 2018, which permitted an extension of time to allow the applicant to substantially commence development before 5 February 2020.

**Options/Alternatives:**

Nil

**Council Recommendation:**

Not applicable.

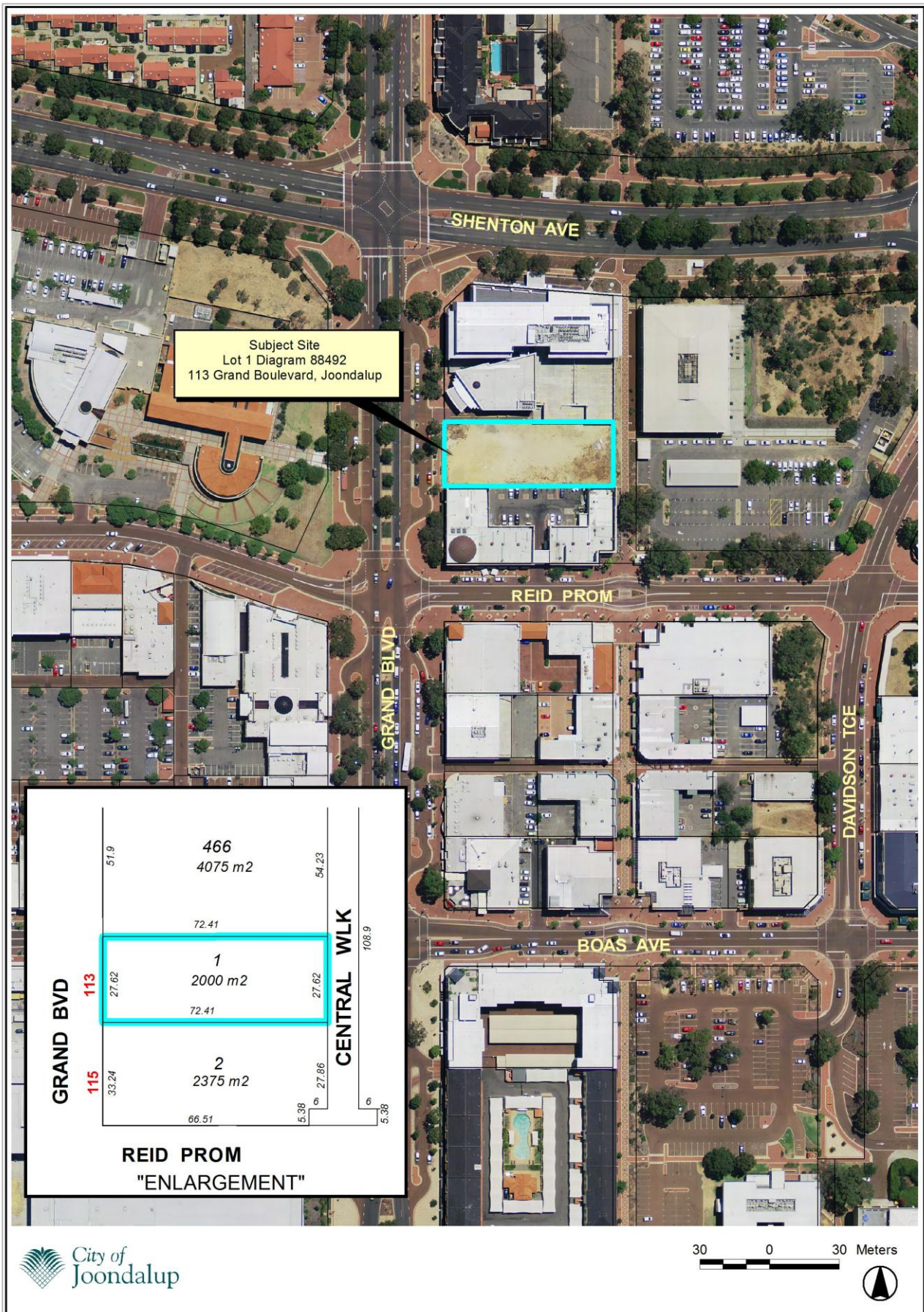
**Conclusion:**

The proposed amendments and additions to the previously approved mixed-use development are considered minor and meet the relevant requirements of LPS3 and JACP.

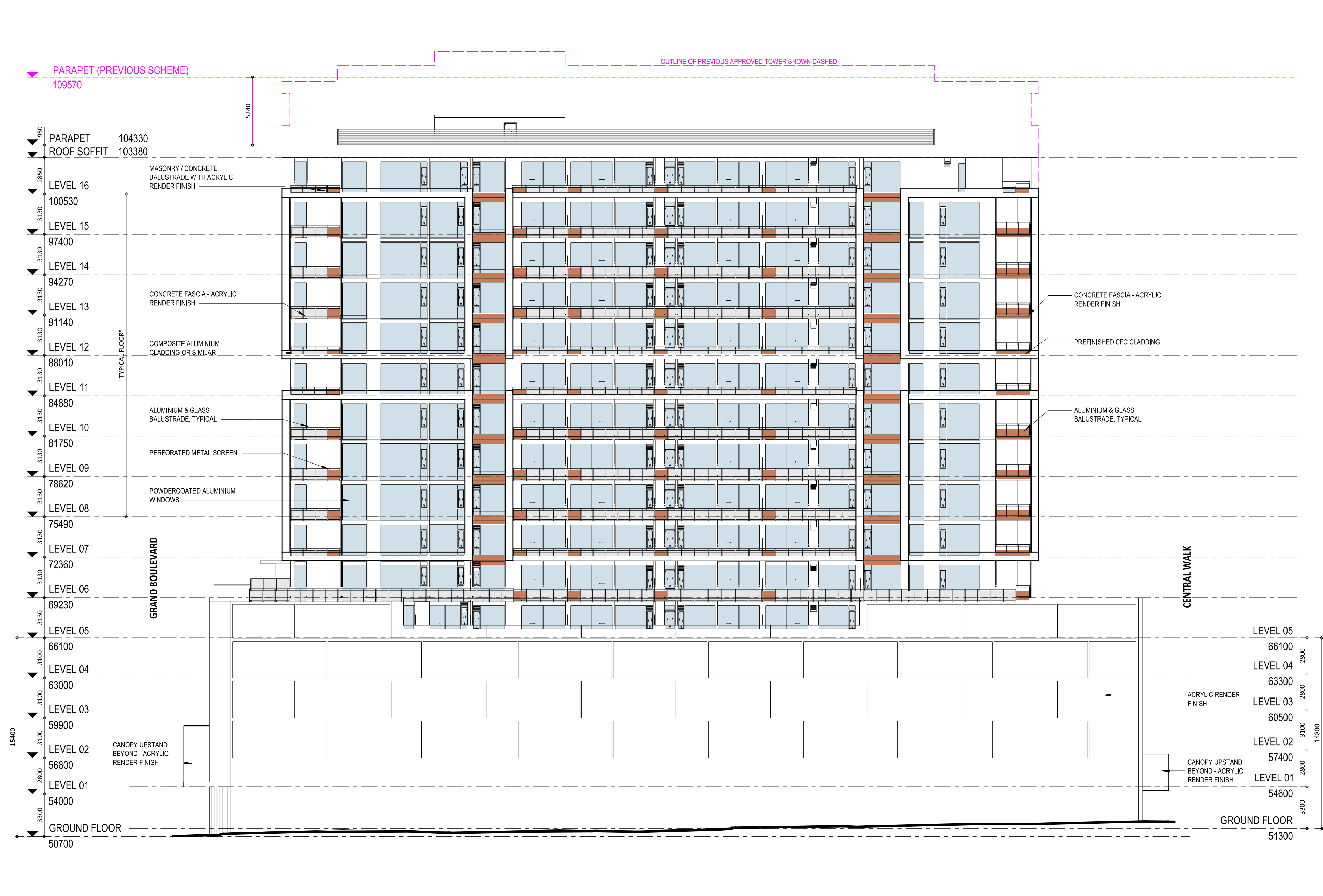
The proposed amendment to condition 13 and advice note 3 are considered necessary in order to align these provisions with the recently adopted JACP. The amendments do not substantially or materially alter the originally approved development and it is therefore considered appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

It is therefore recommended that the JDAP approve the application, subject to conditions.

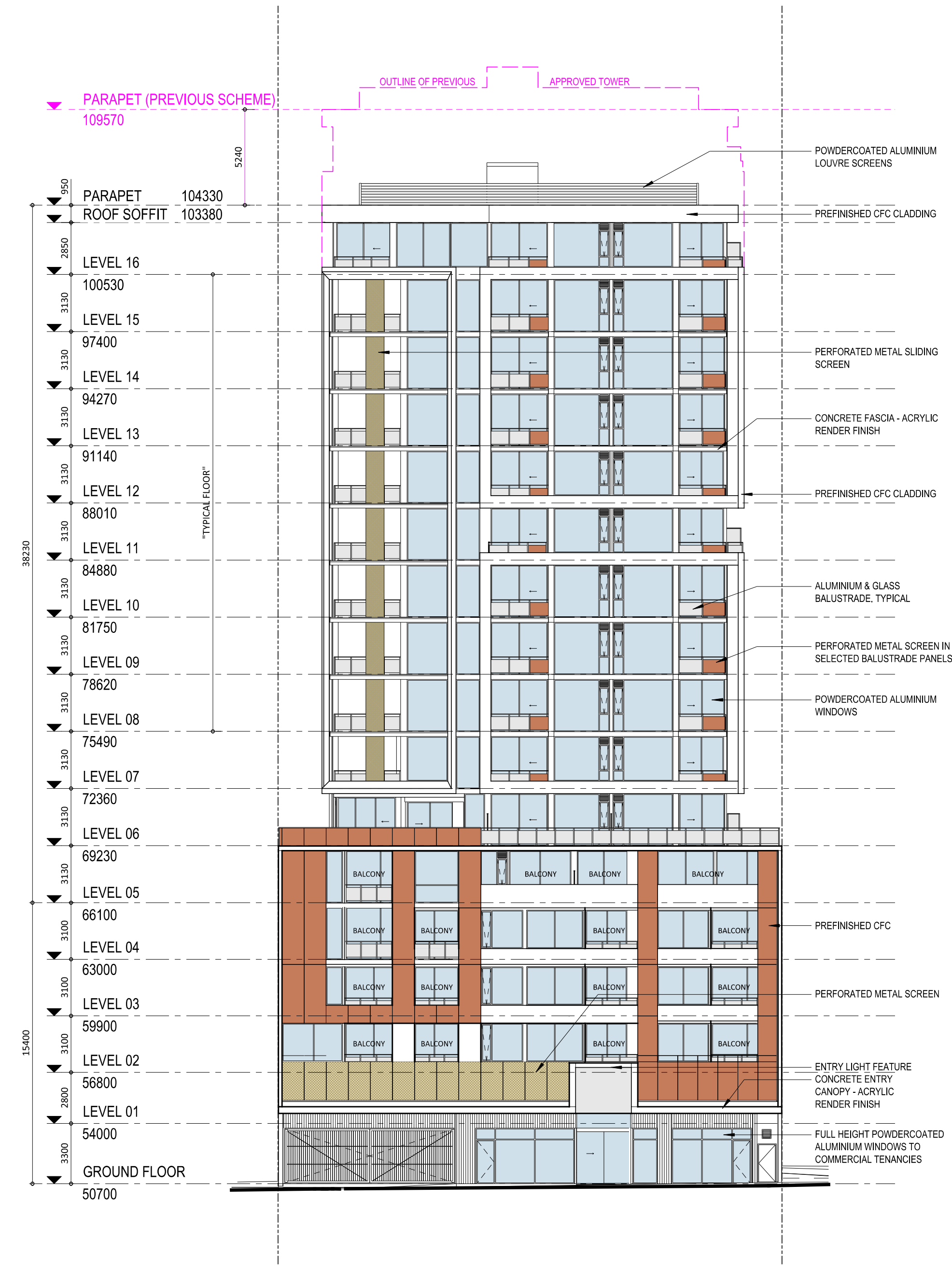




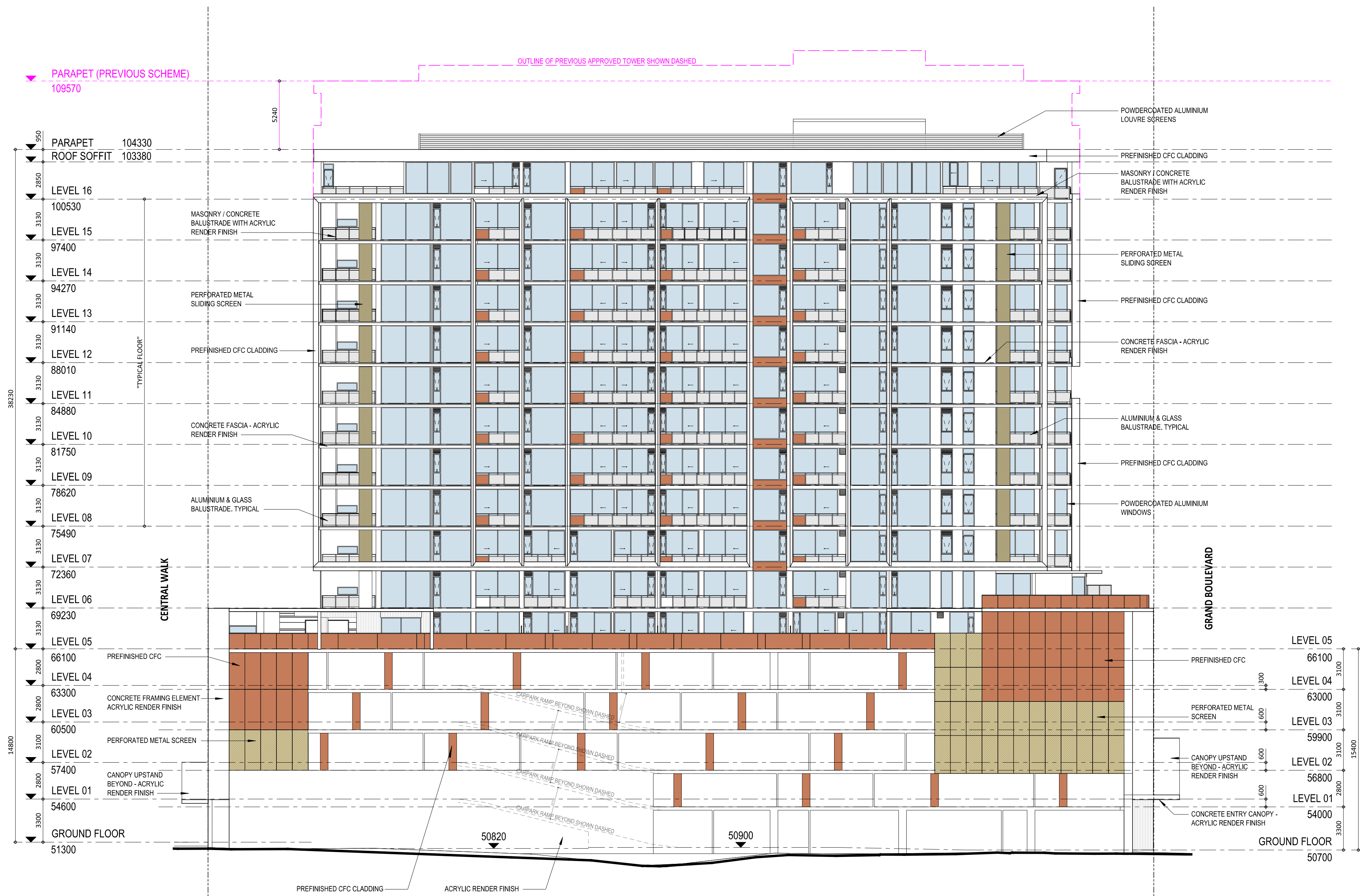




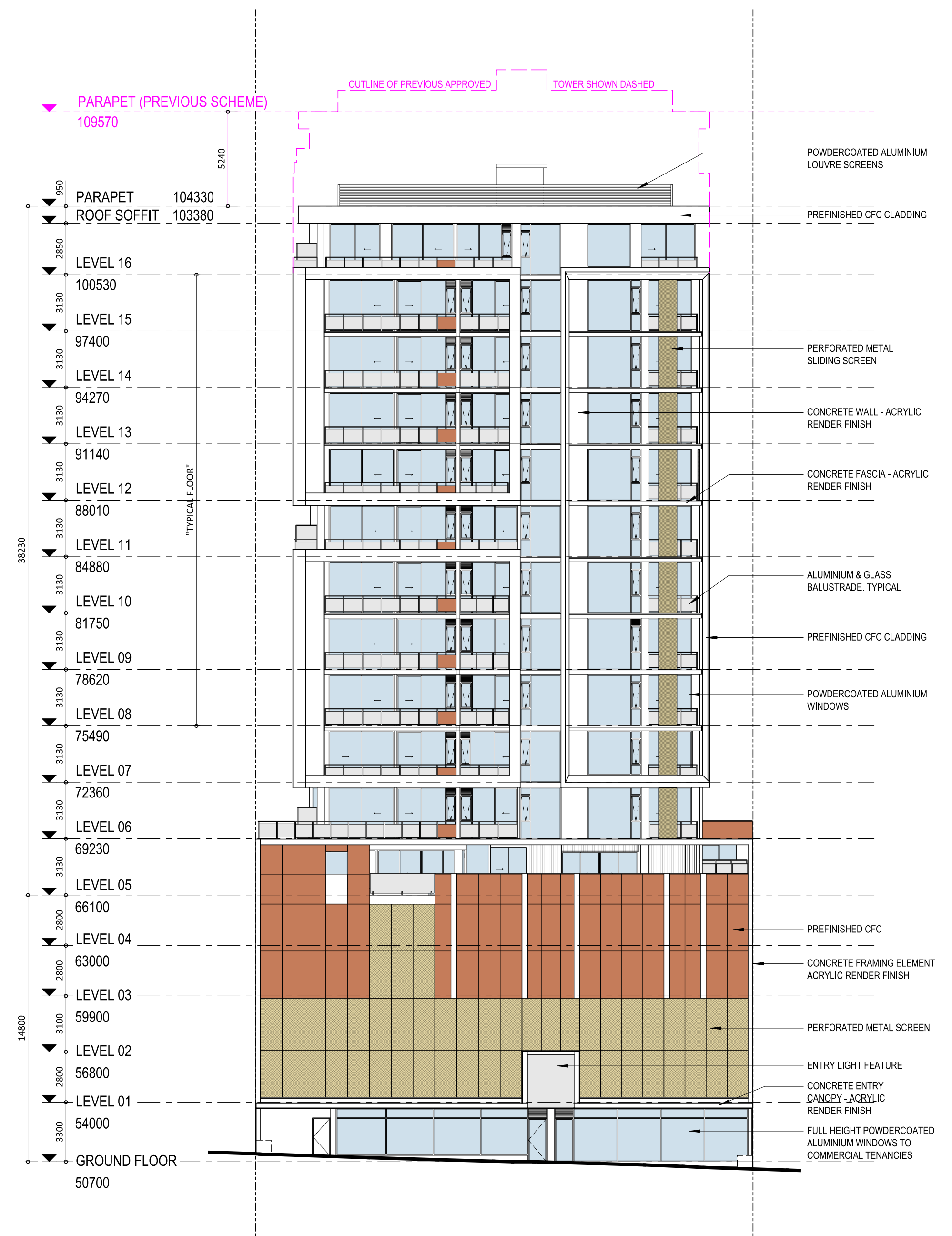
SOUTH ELEVATION



WEST (GRAND BOULEVARD) ELEVATION

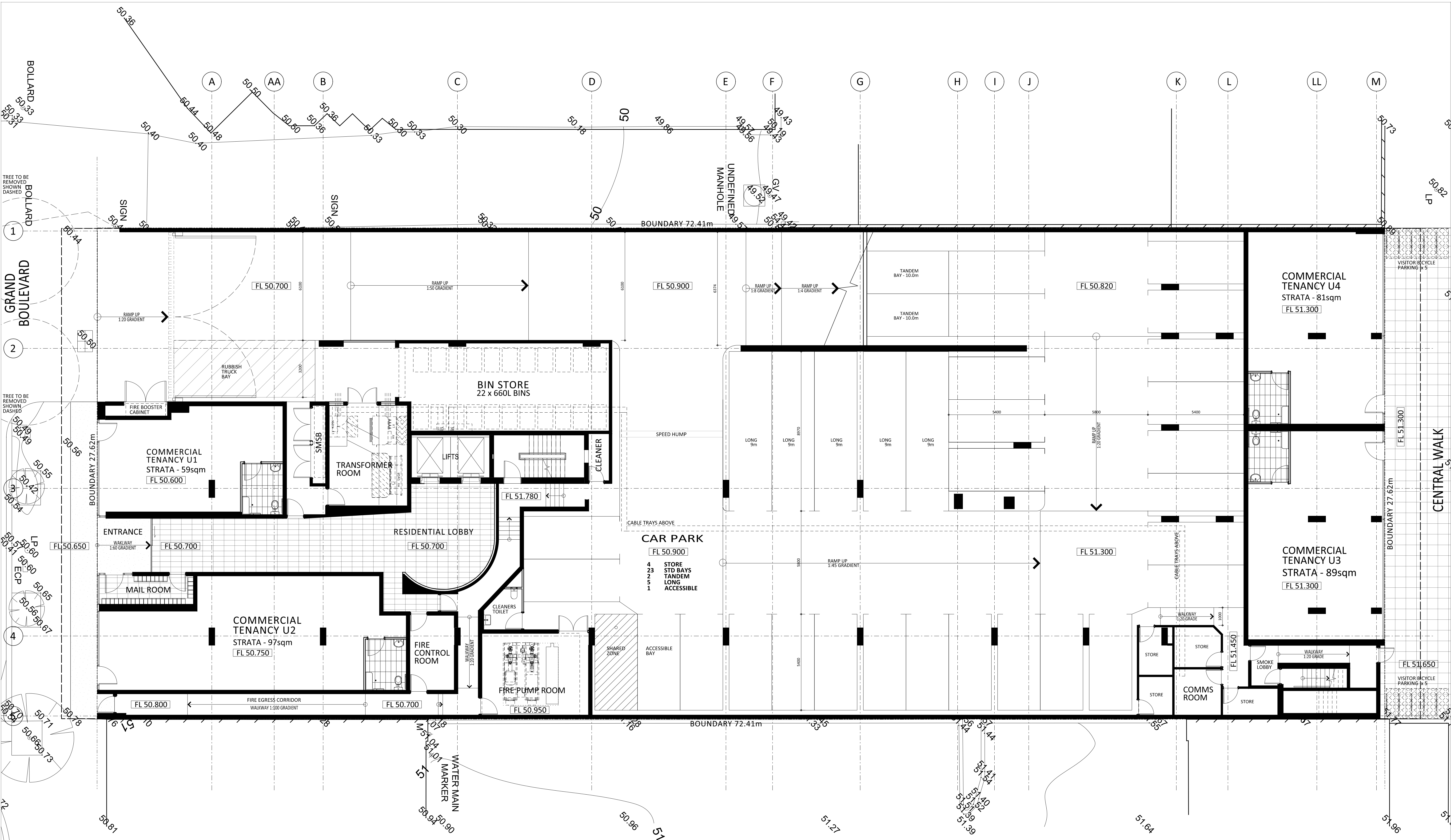


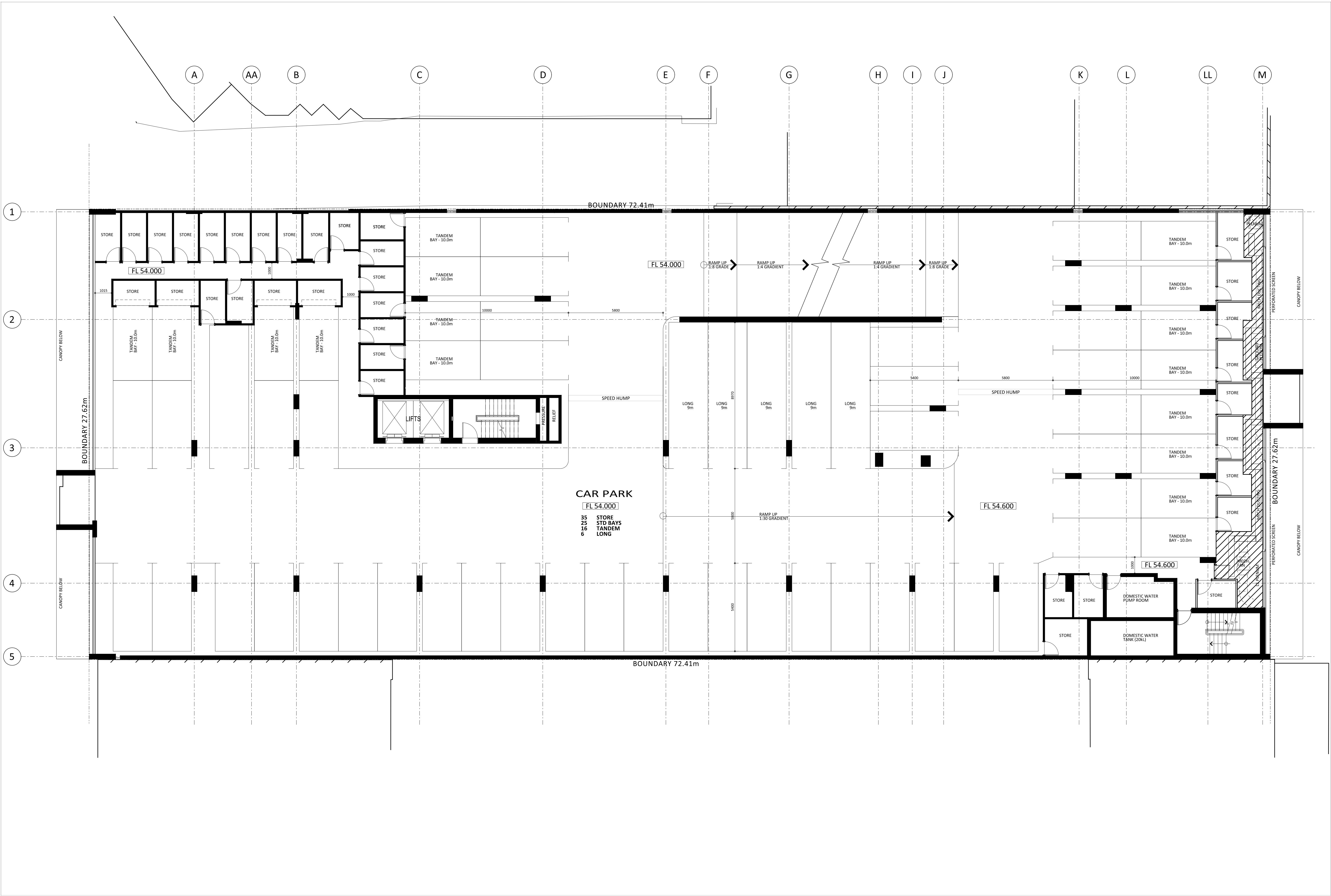
NORTH ELEVATION

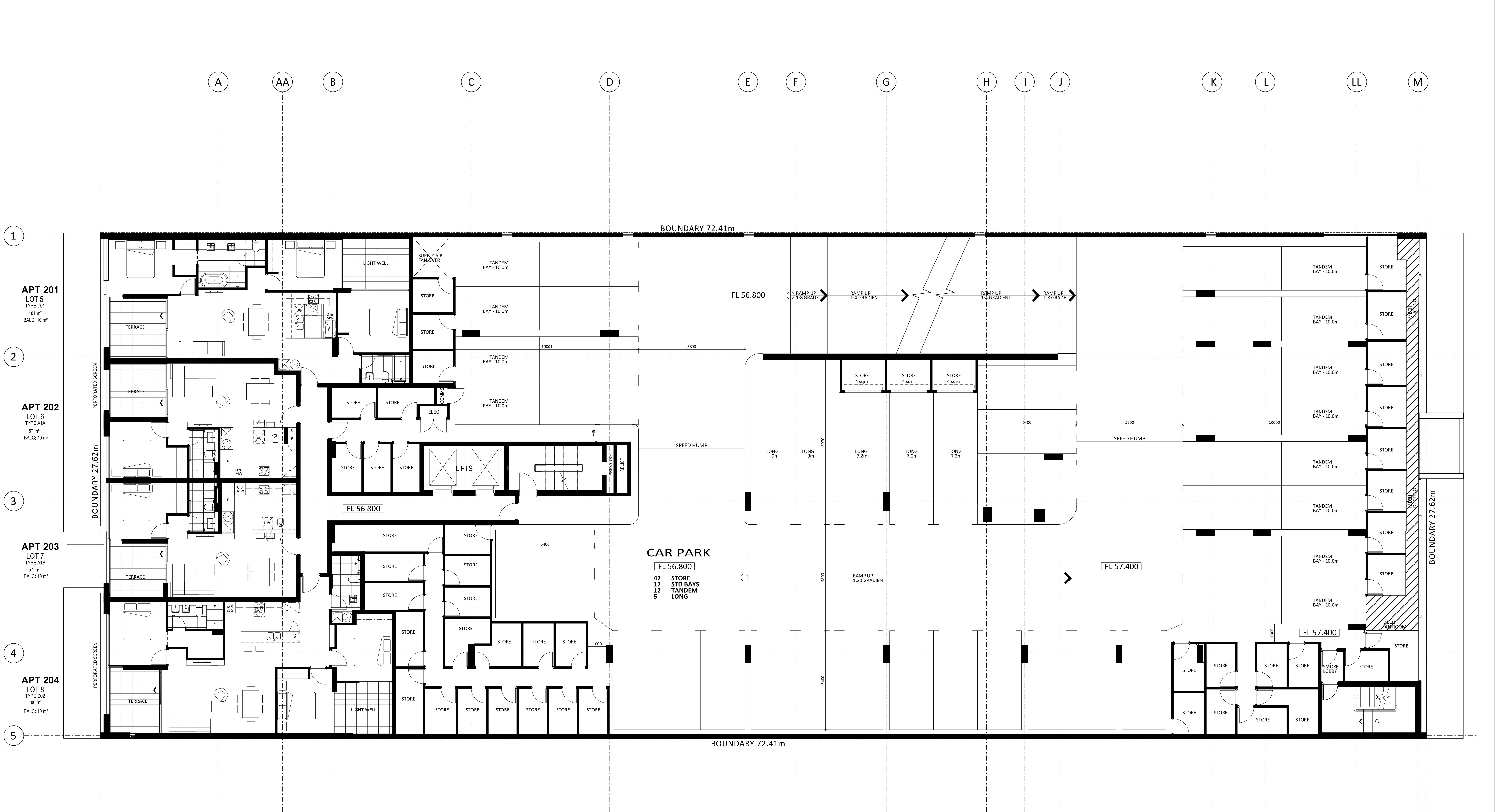


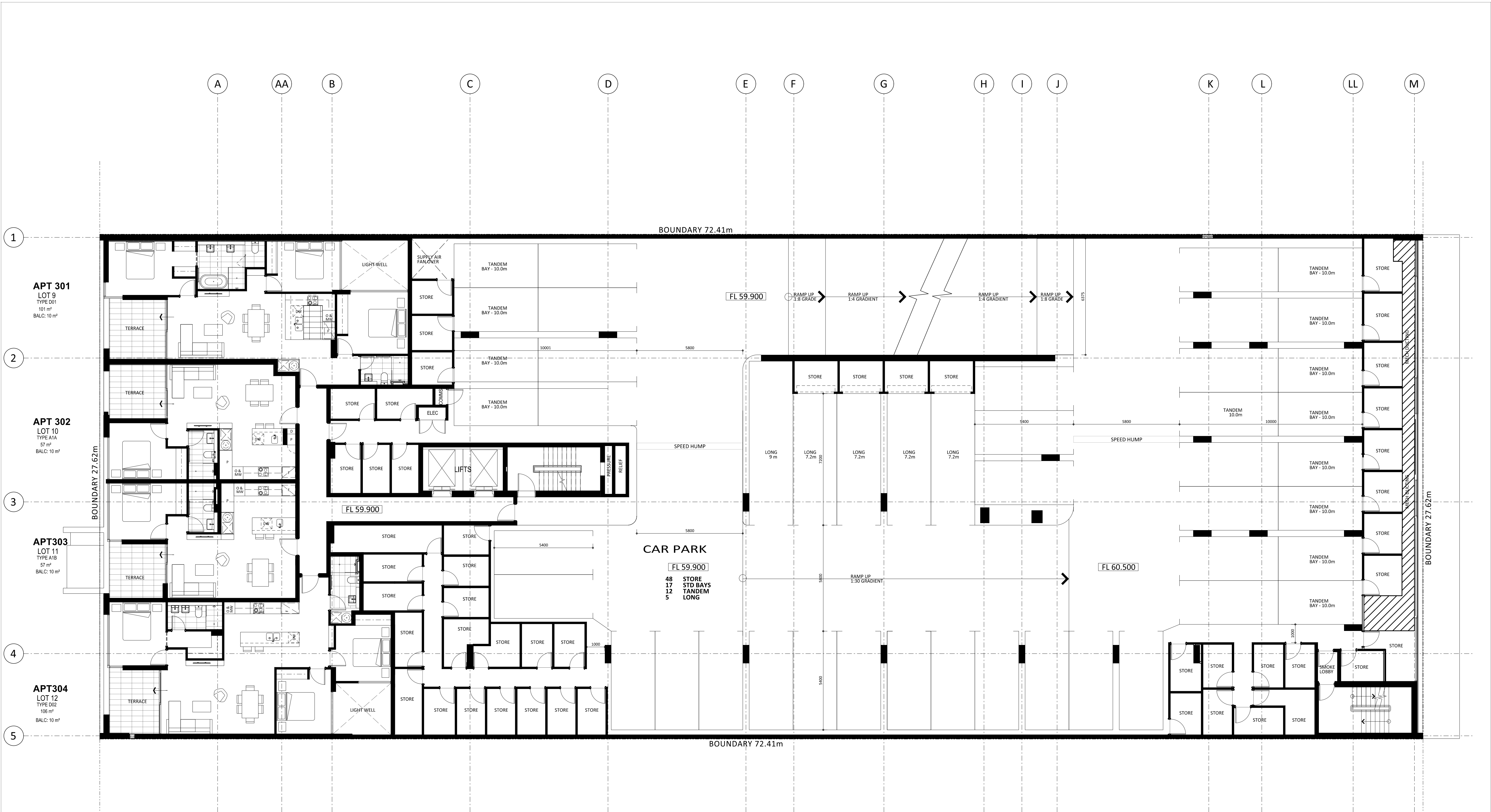
EAST (CENTRAL WALK) ELEVATION

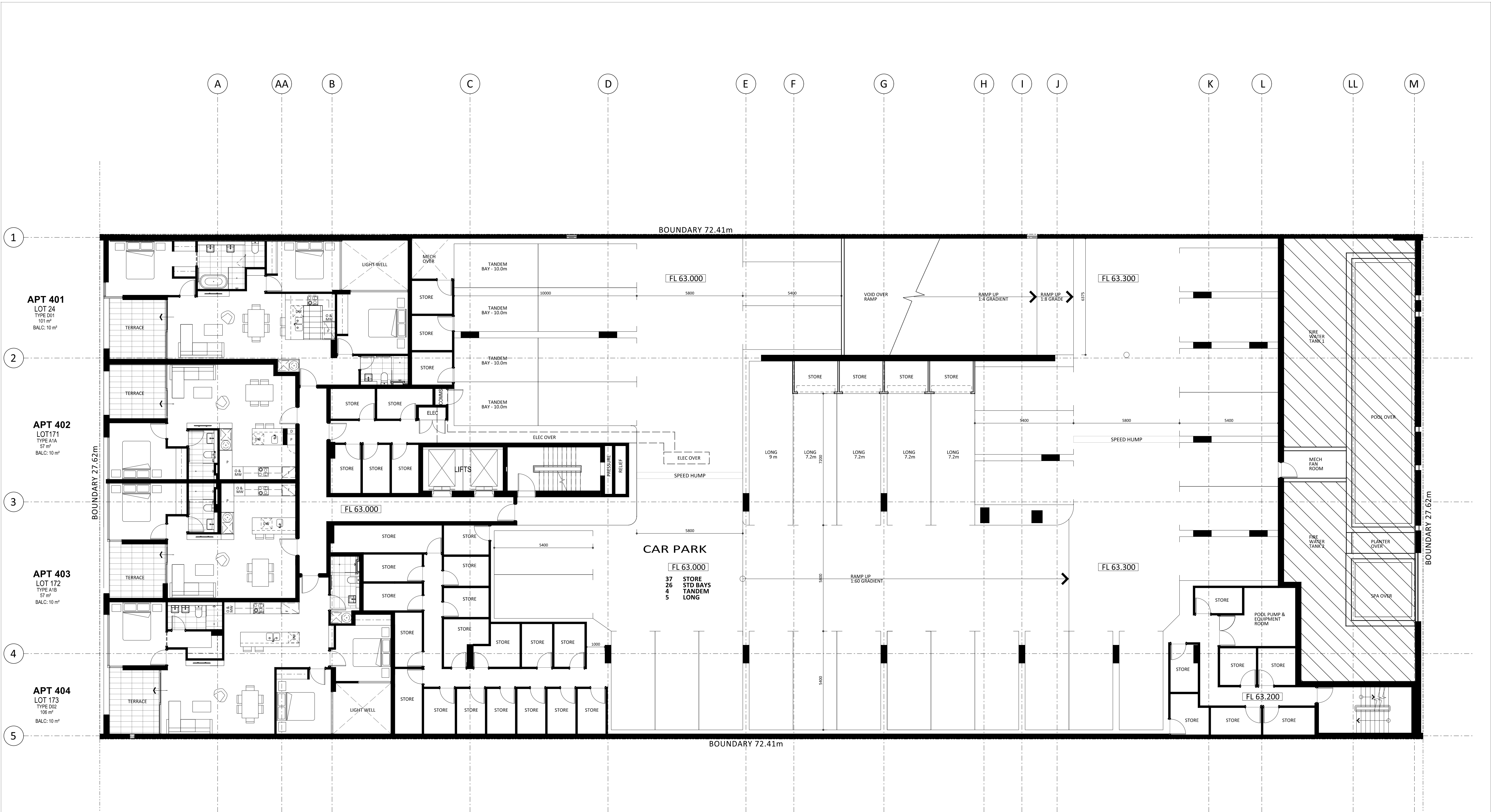




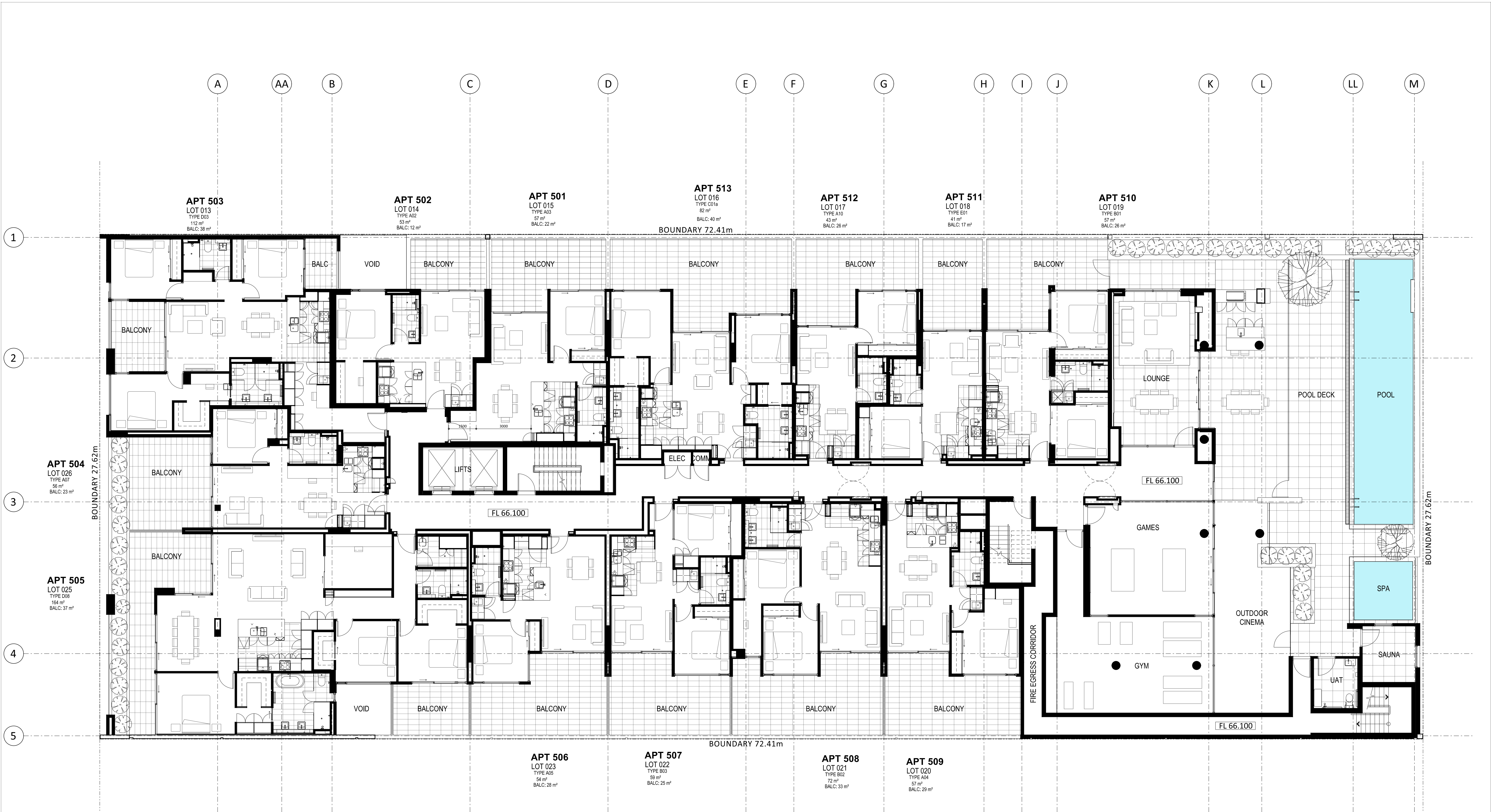




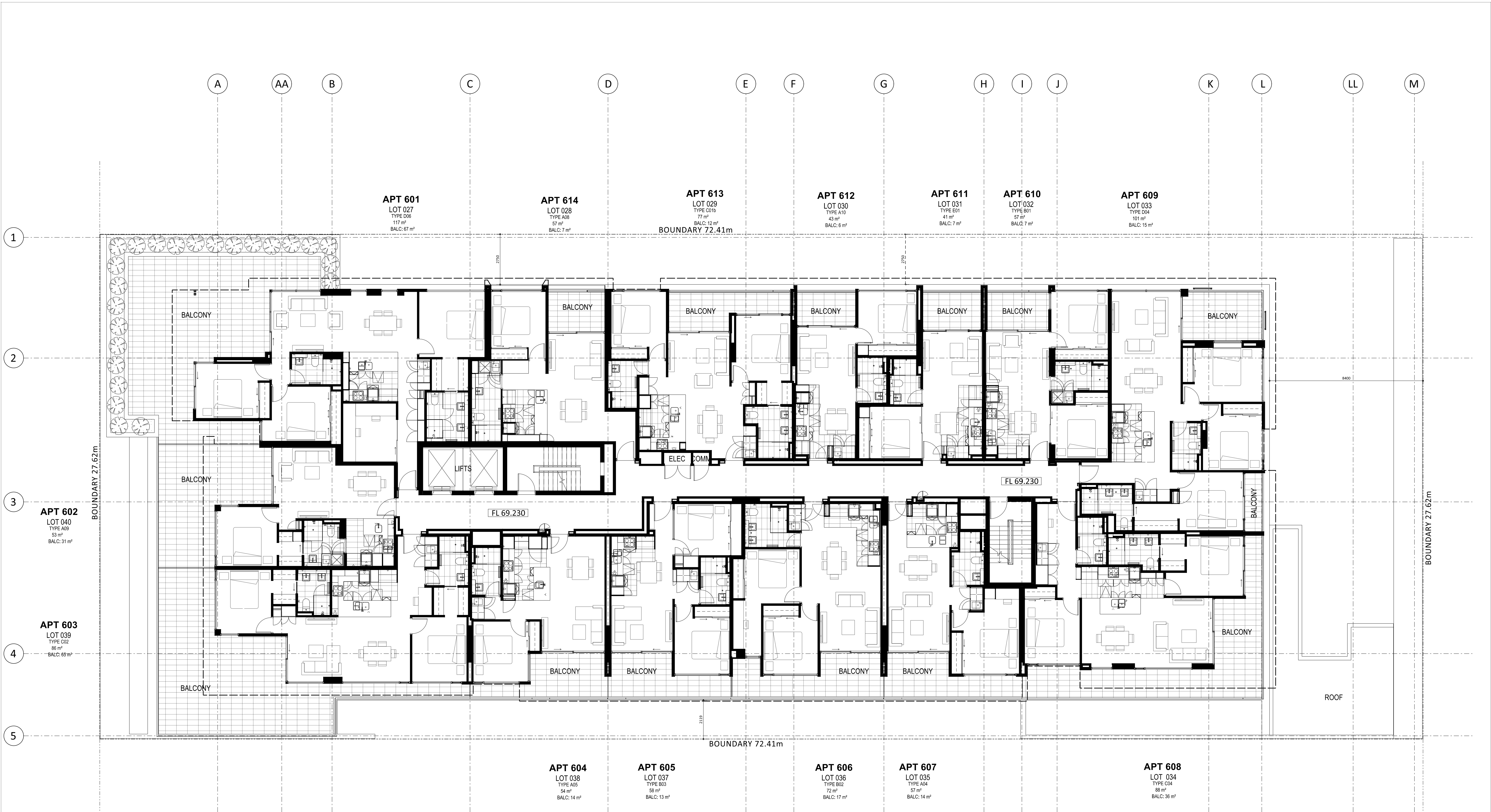




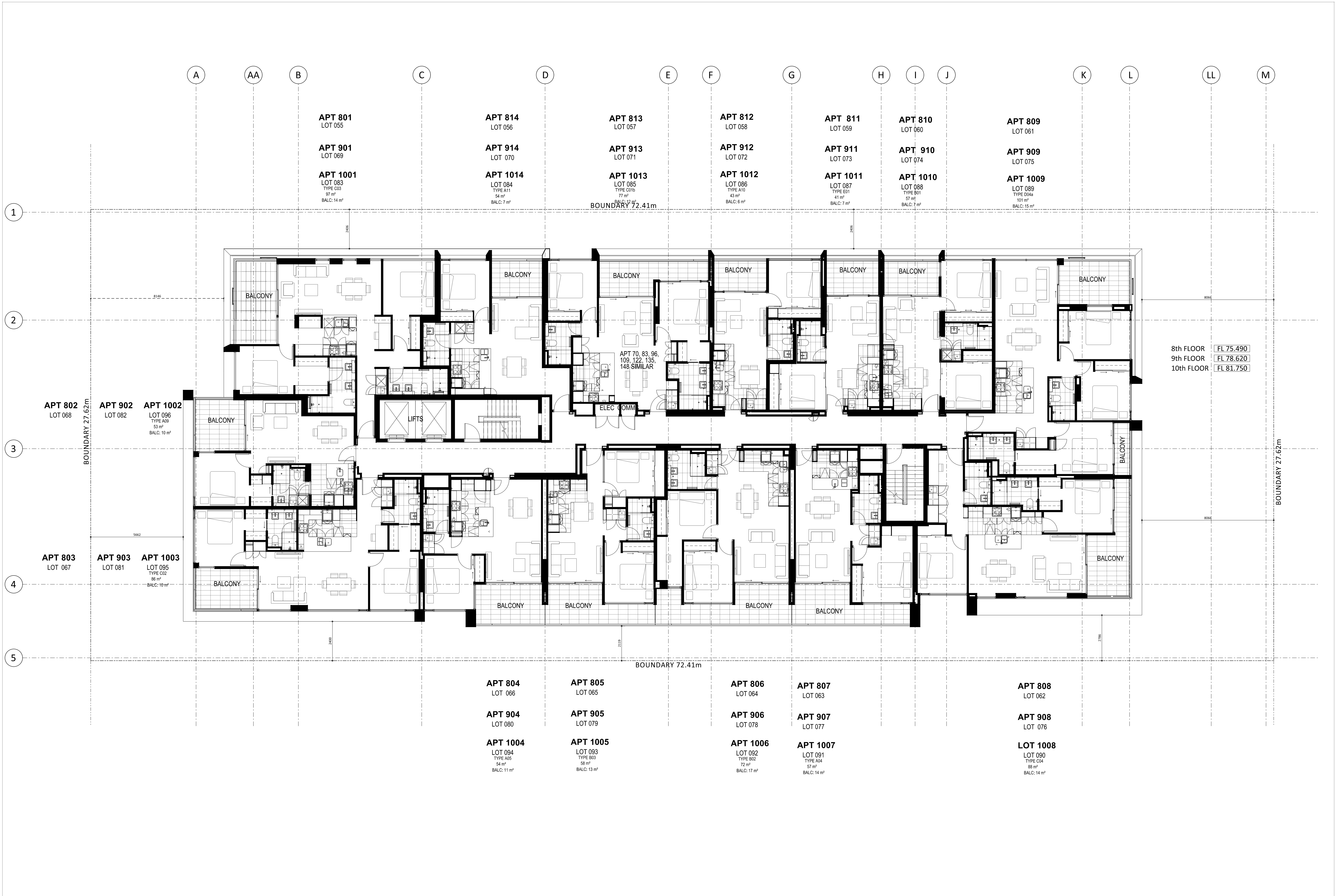


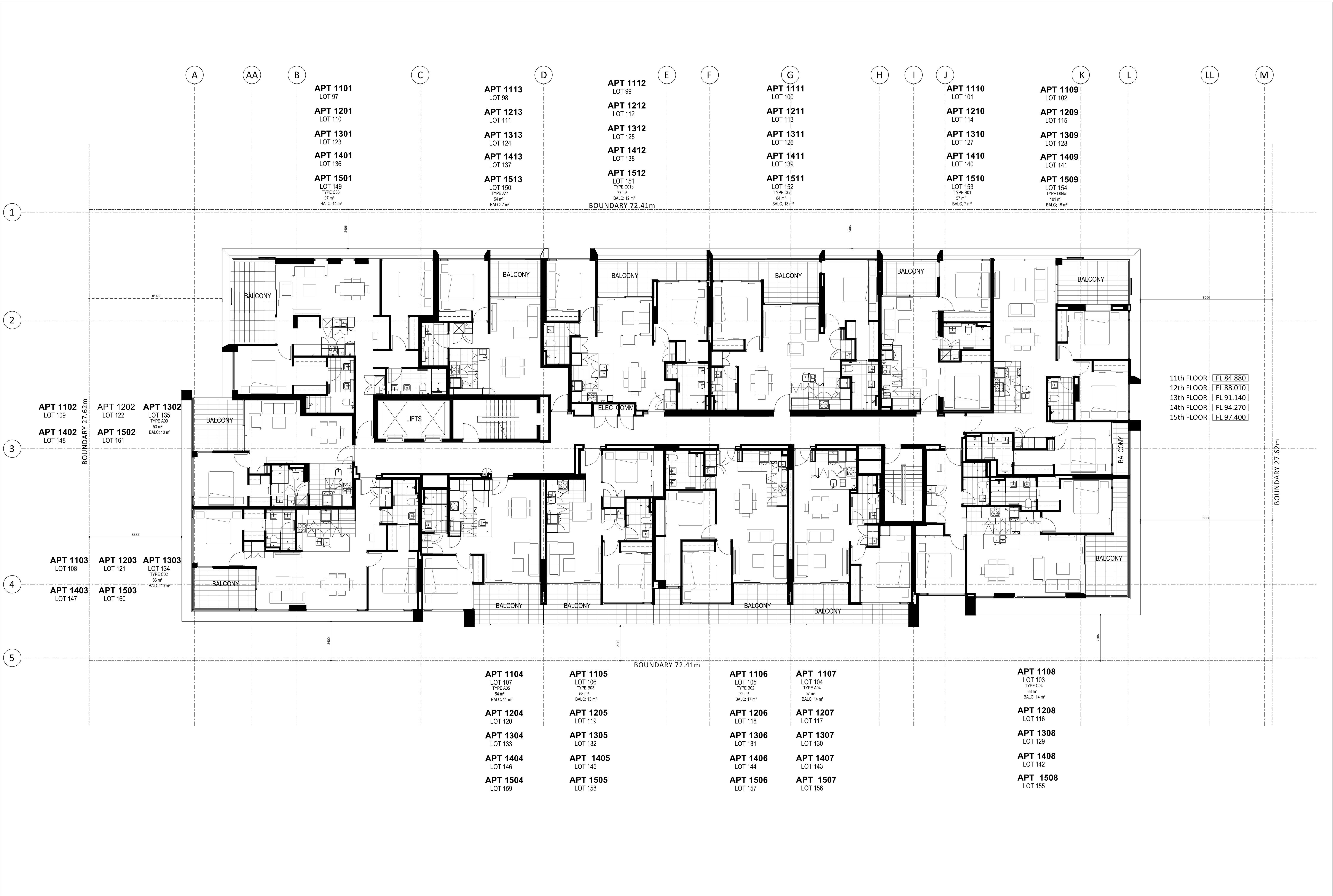


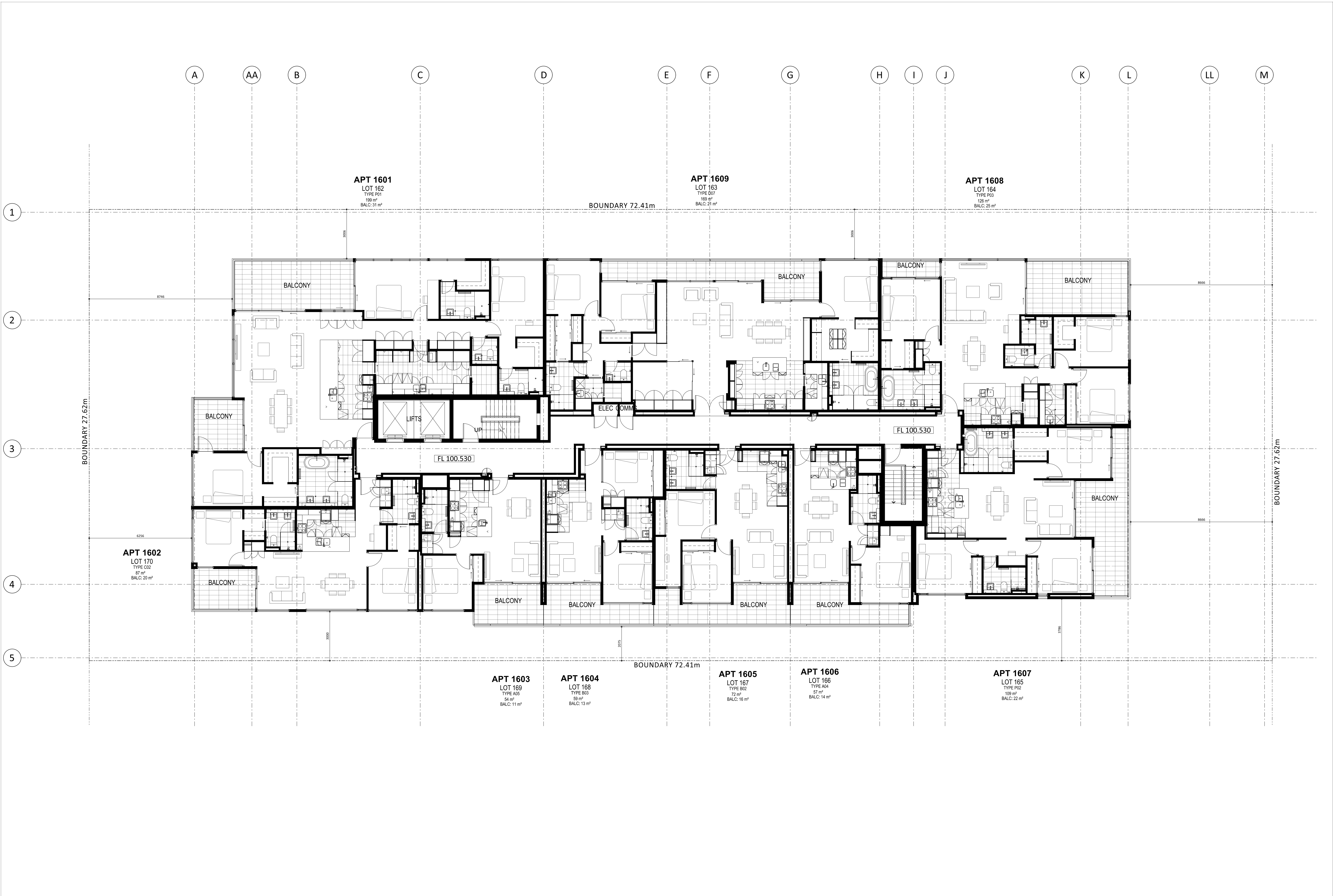




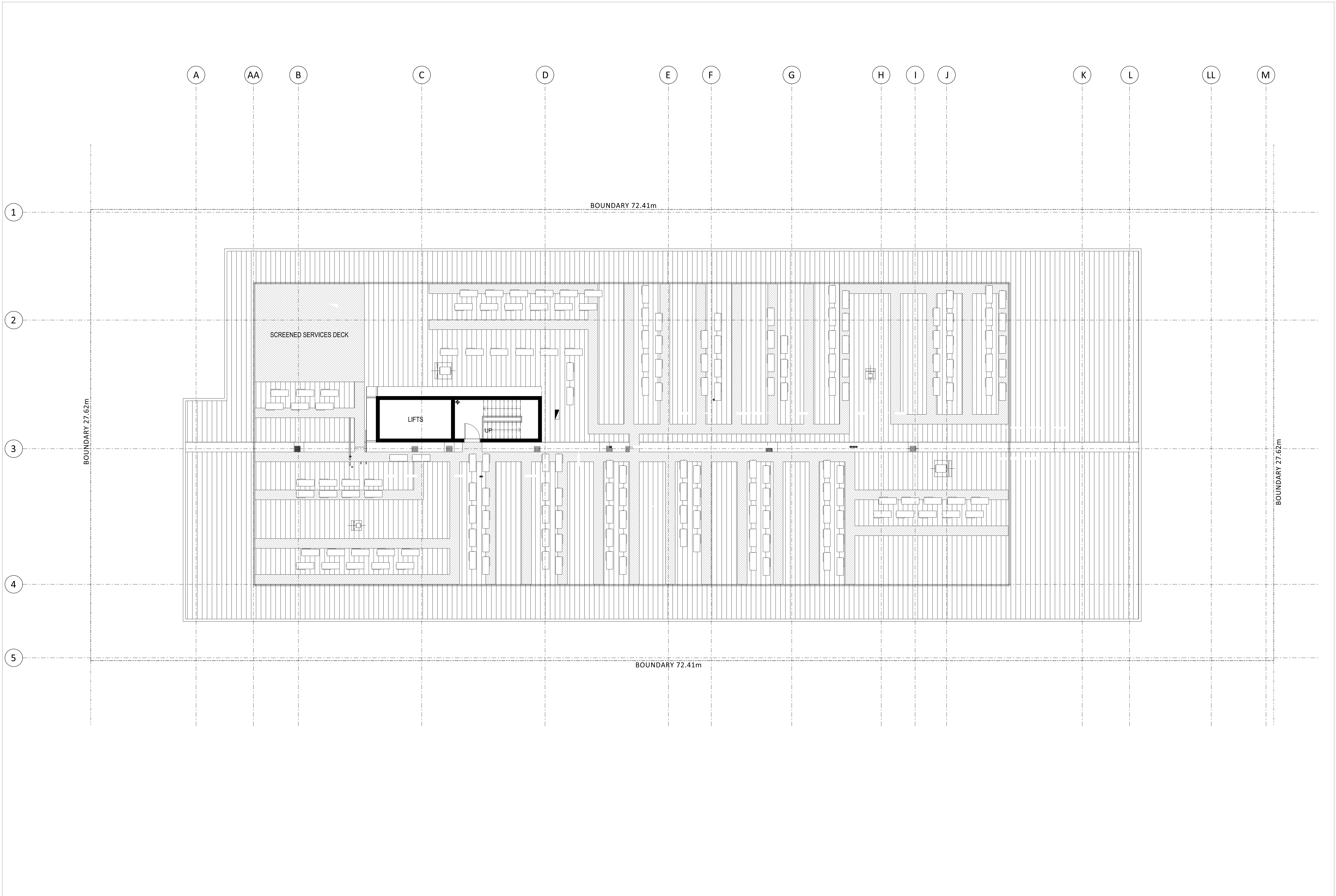














LG Ref: DA/14/1325  
DoP Ref: DAP/14/00657  
Enquiries: Development Assessment Panels  
Telephone: (08) 6551 9919

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.



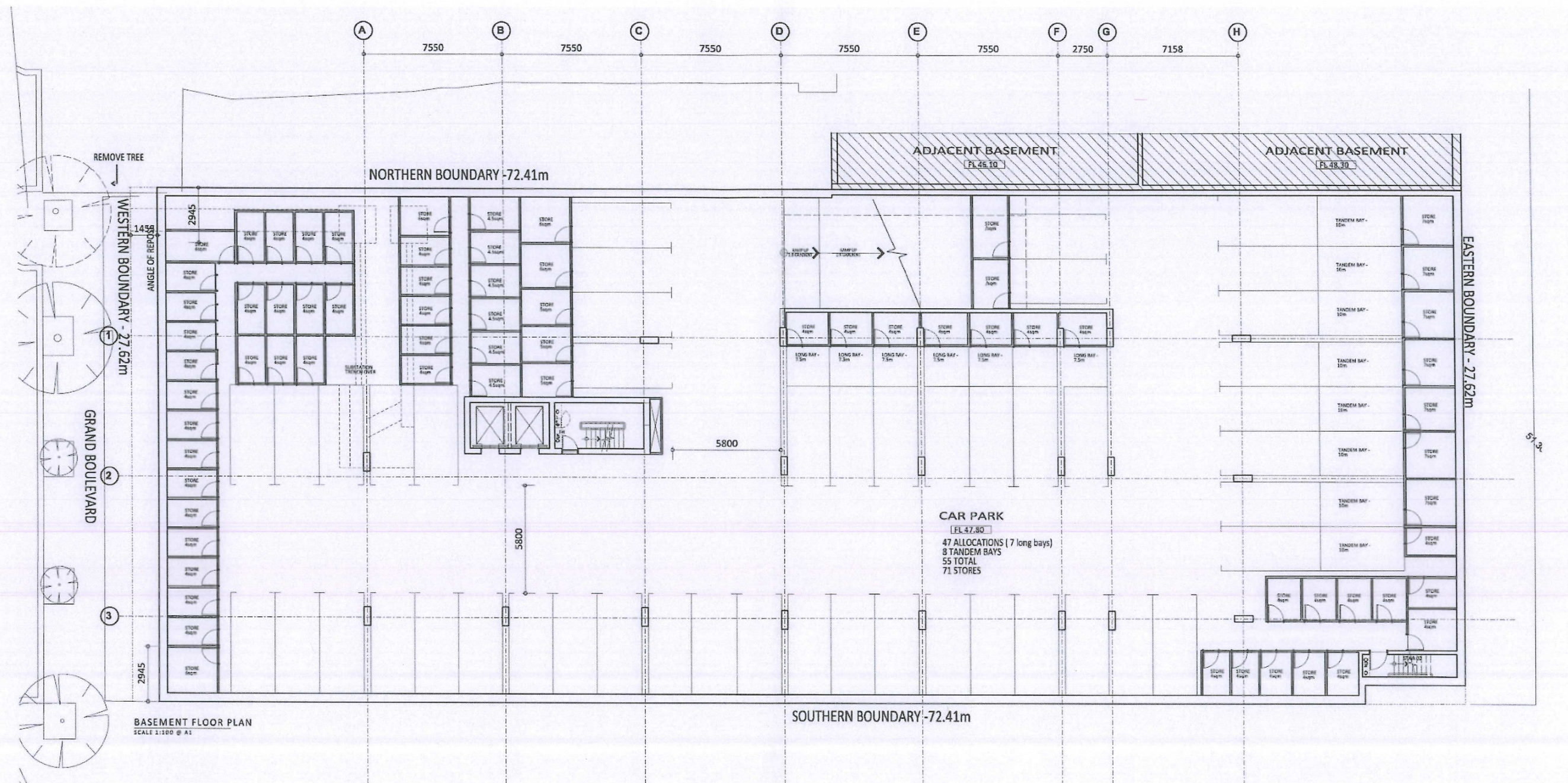


7. Any mechanical ventilation for the development shall comply with *Australian Standard 1668.2*, particularly in regard to air flow and the location of exhaust air discharges.
8. An application is required to the Executive Director of Public Health, prior to the commencement of construction of the swimming 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*.

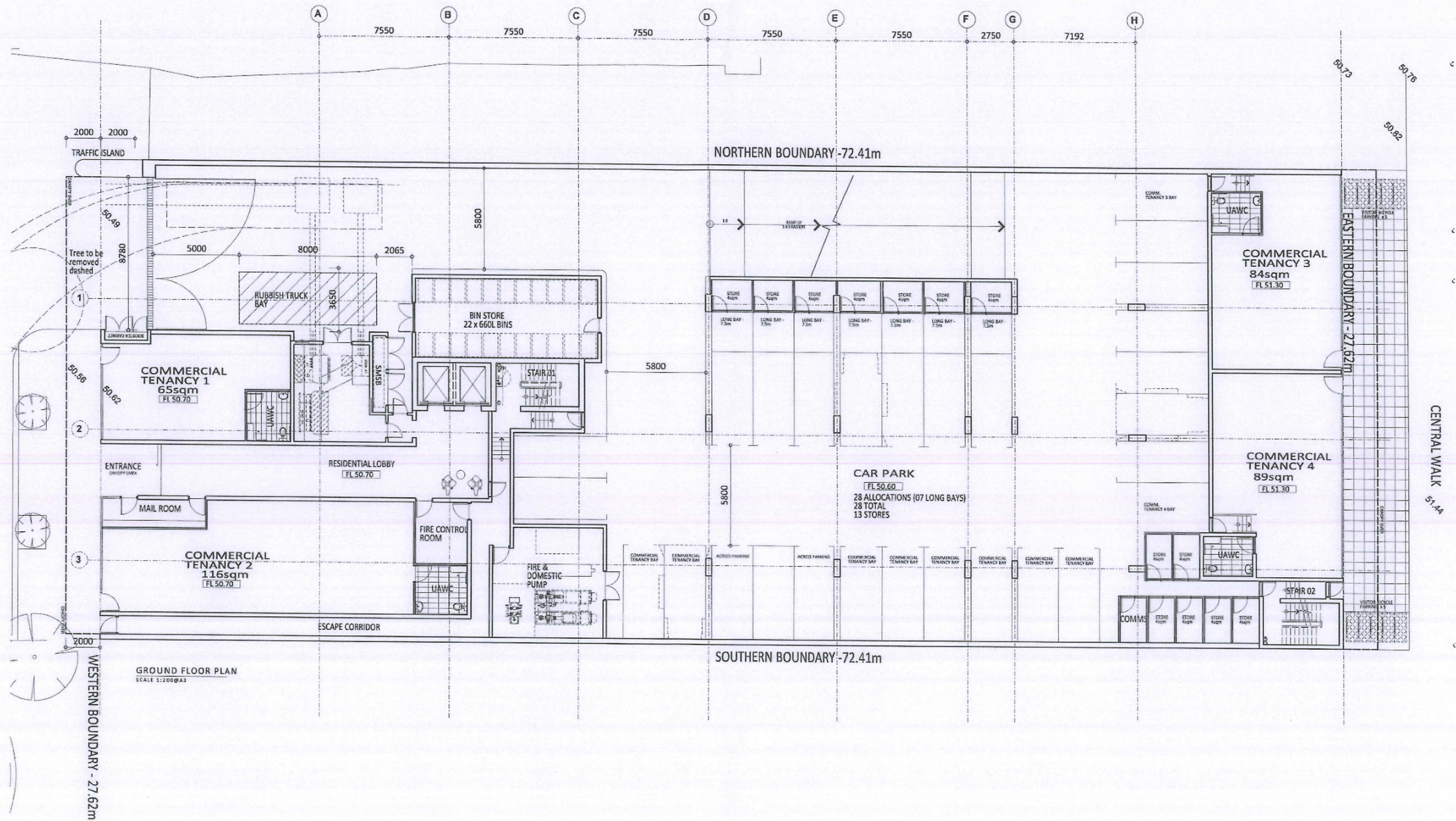




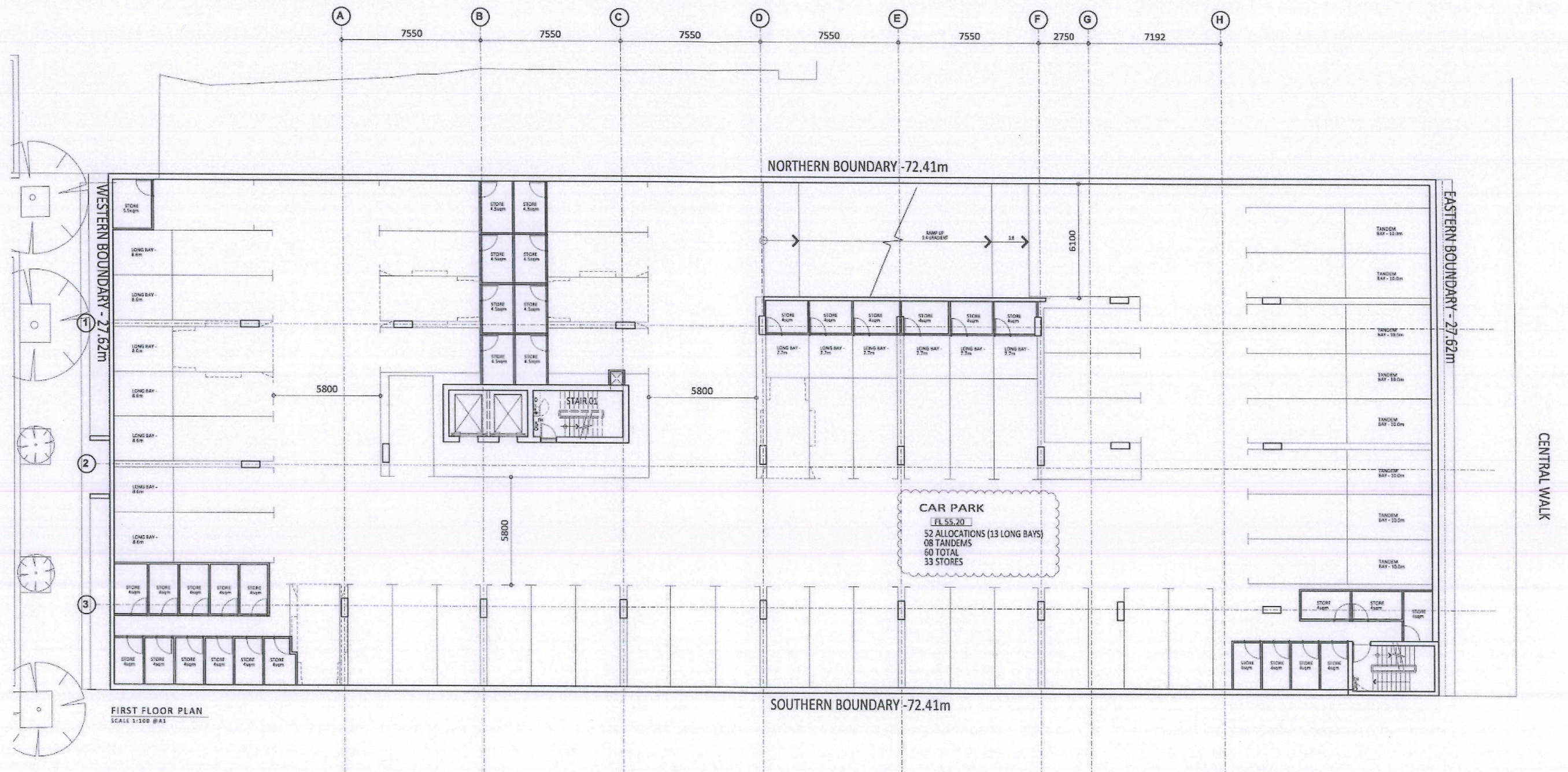




## Development plans

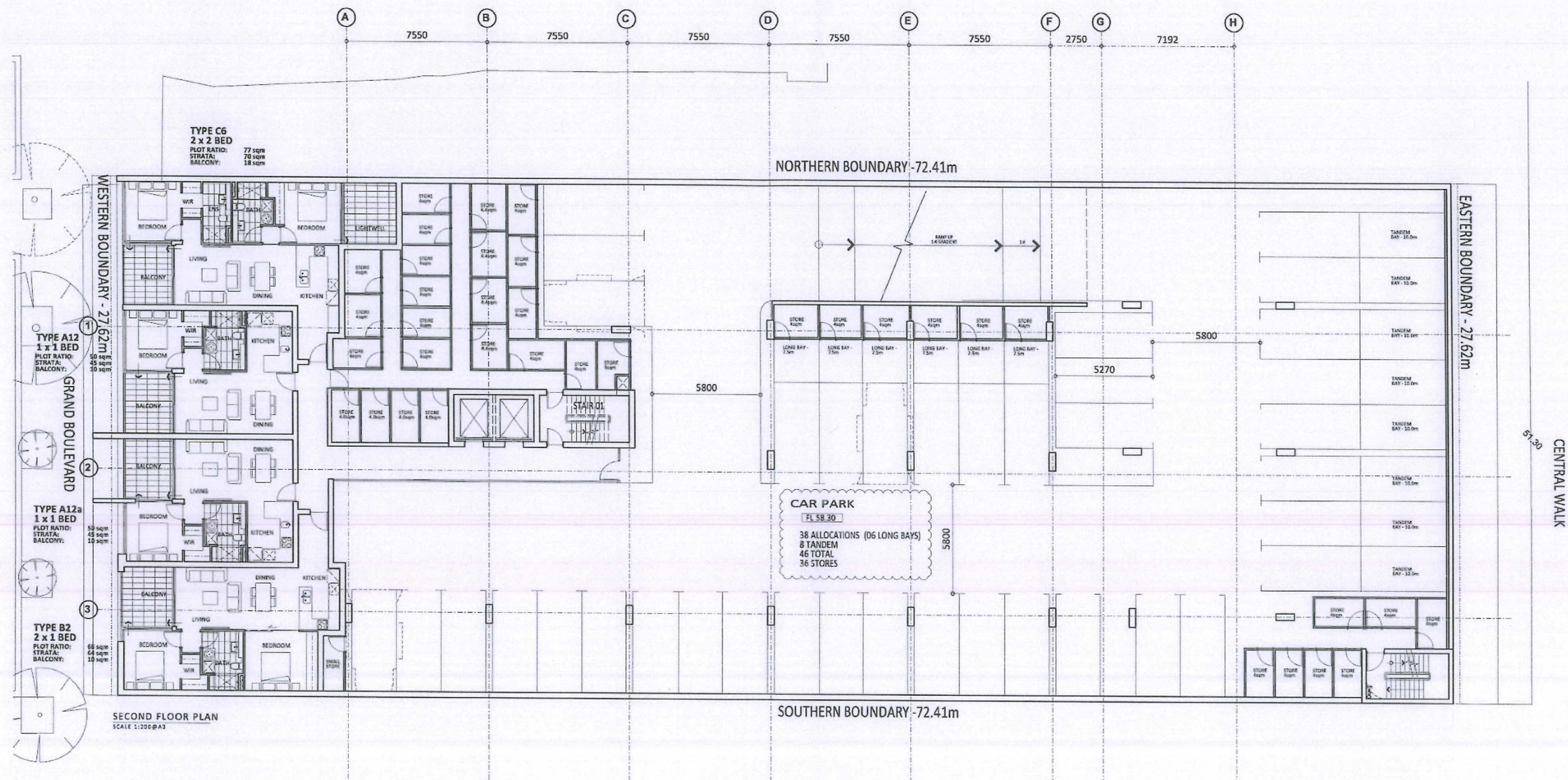




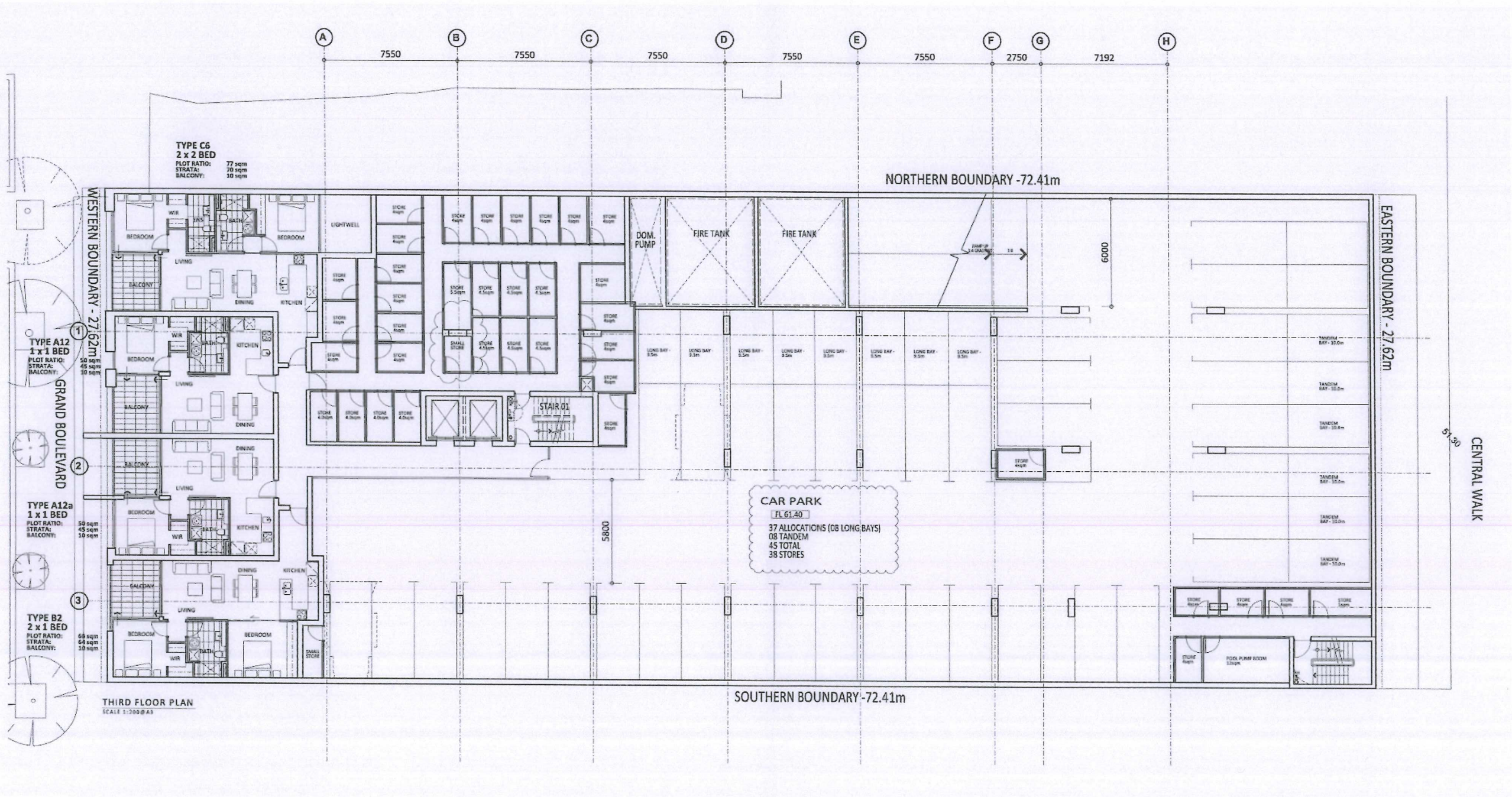




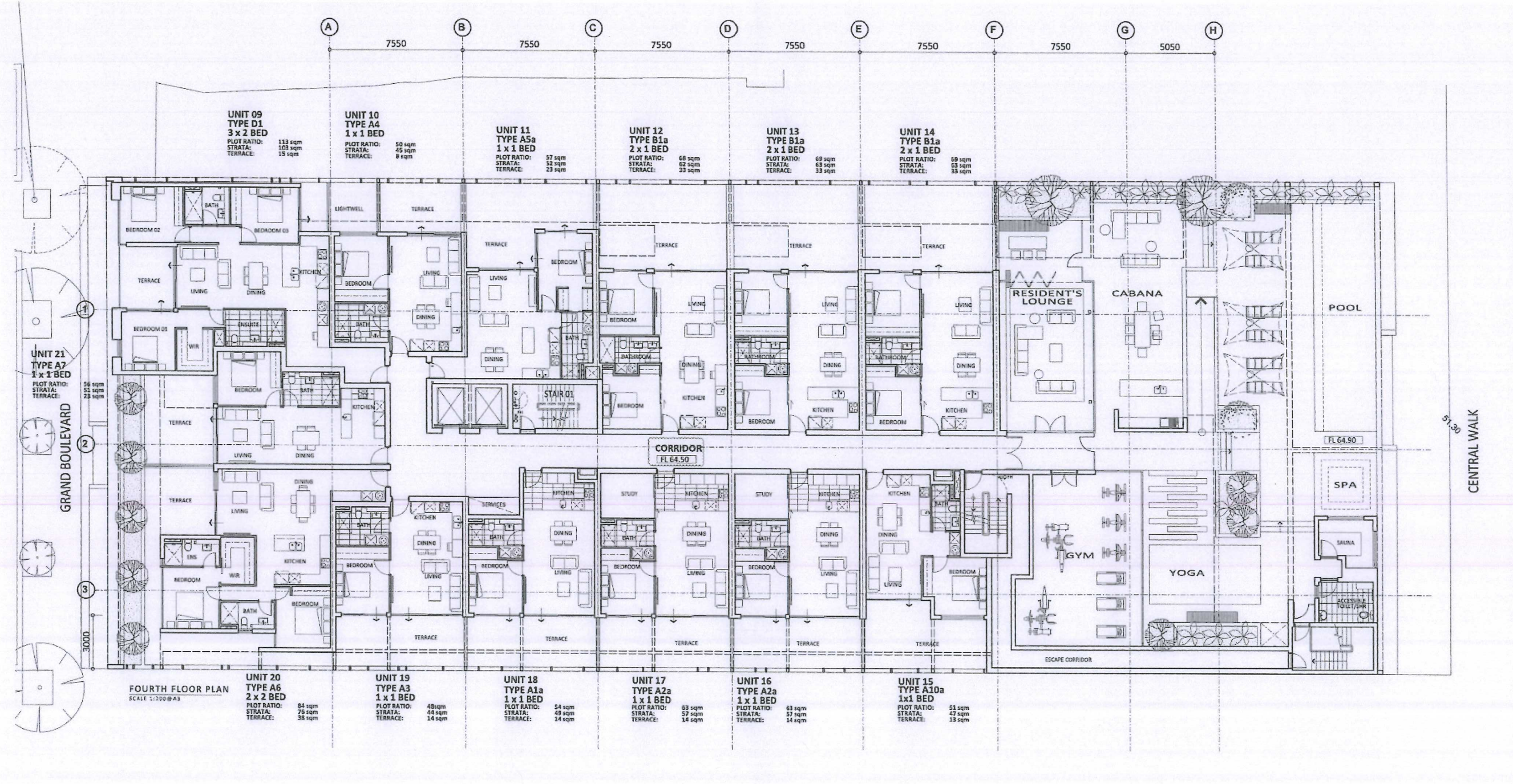
## Development plans





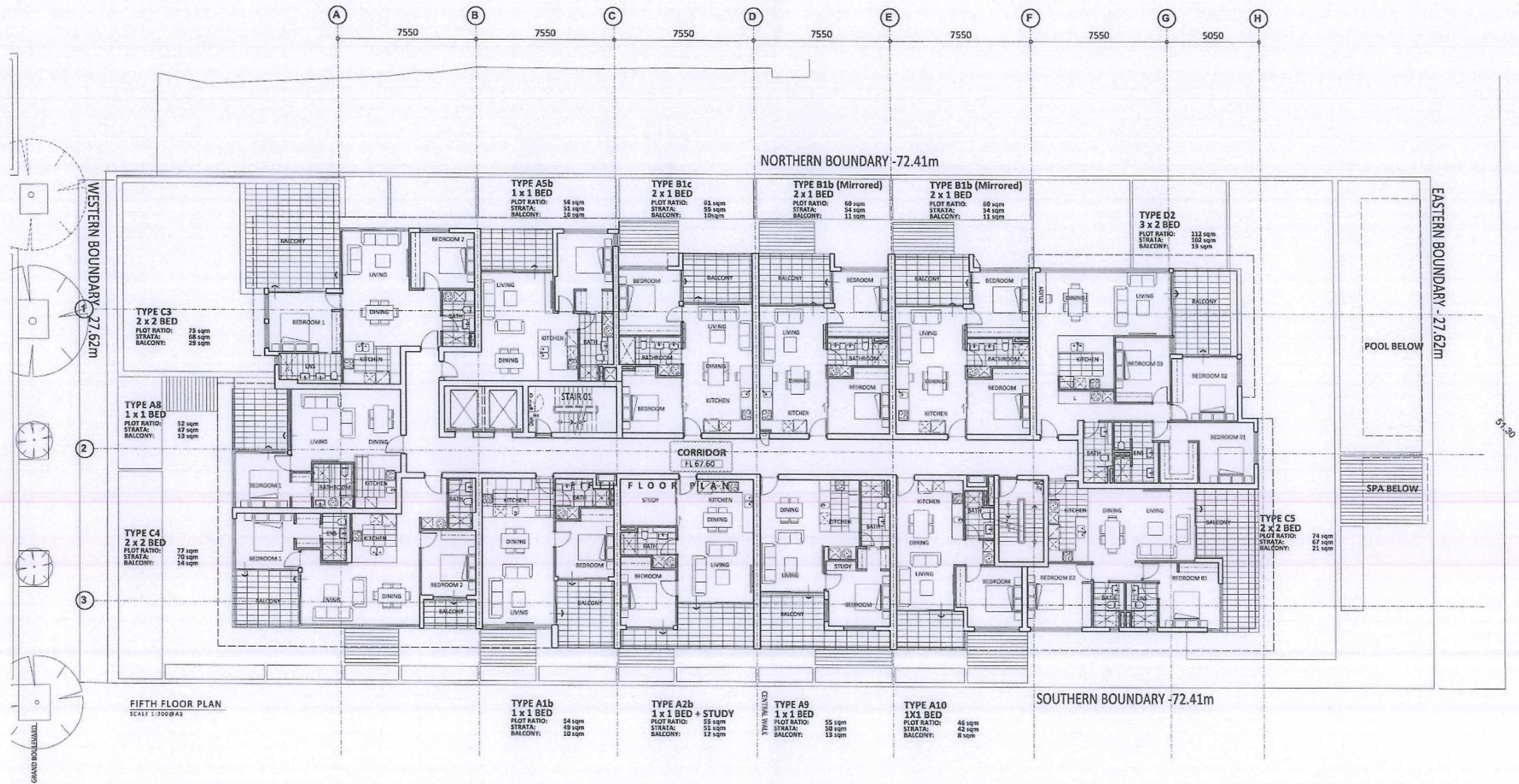




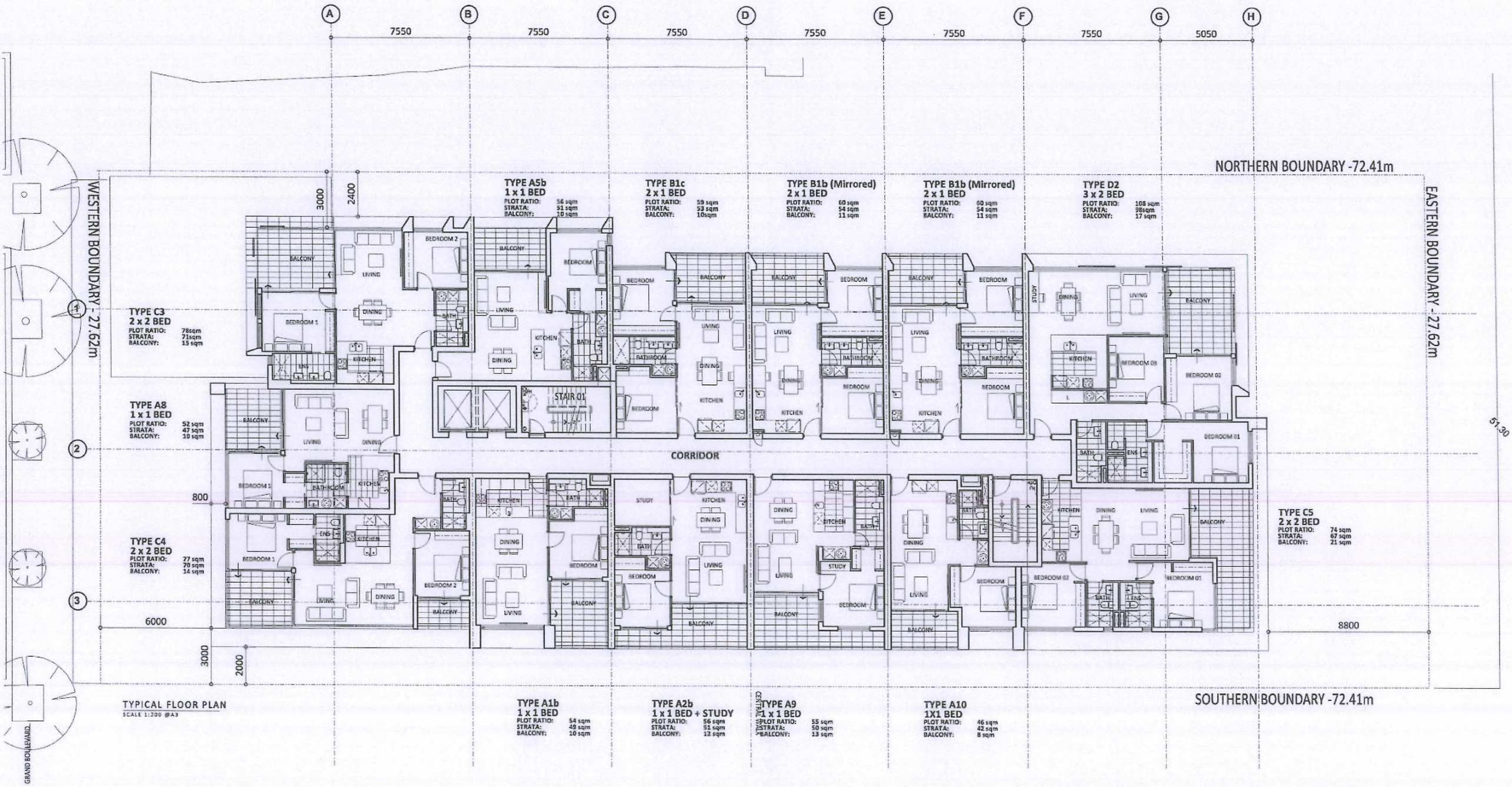




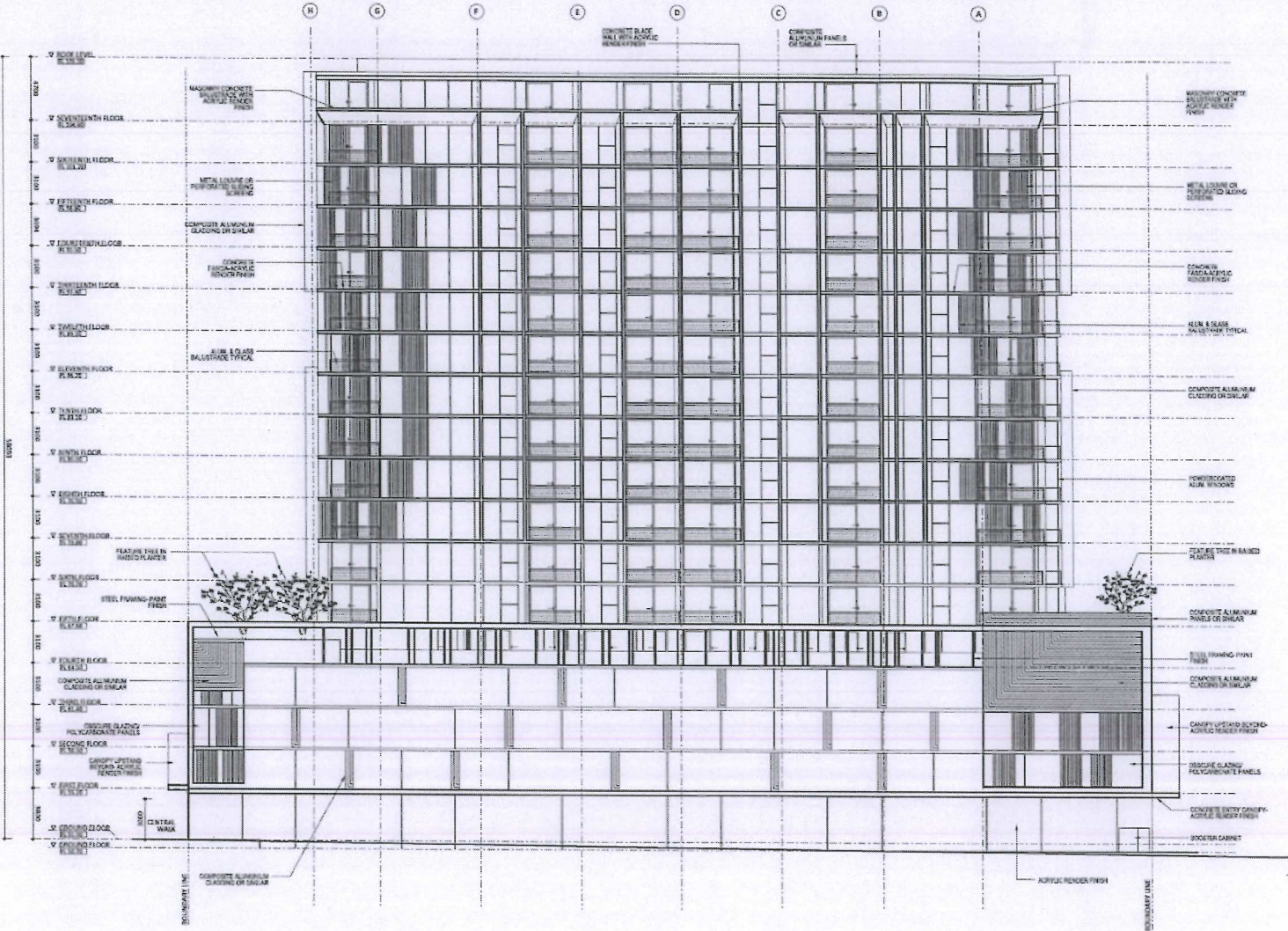
## Development plans



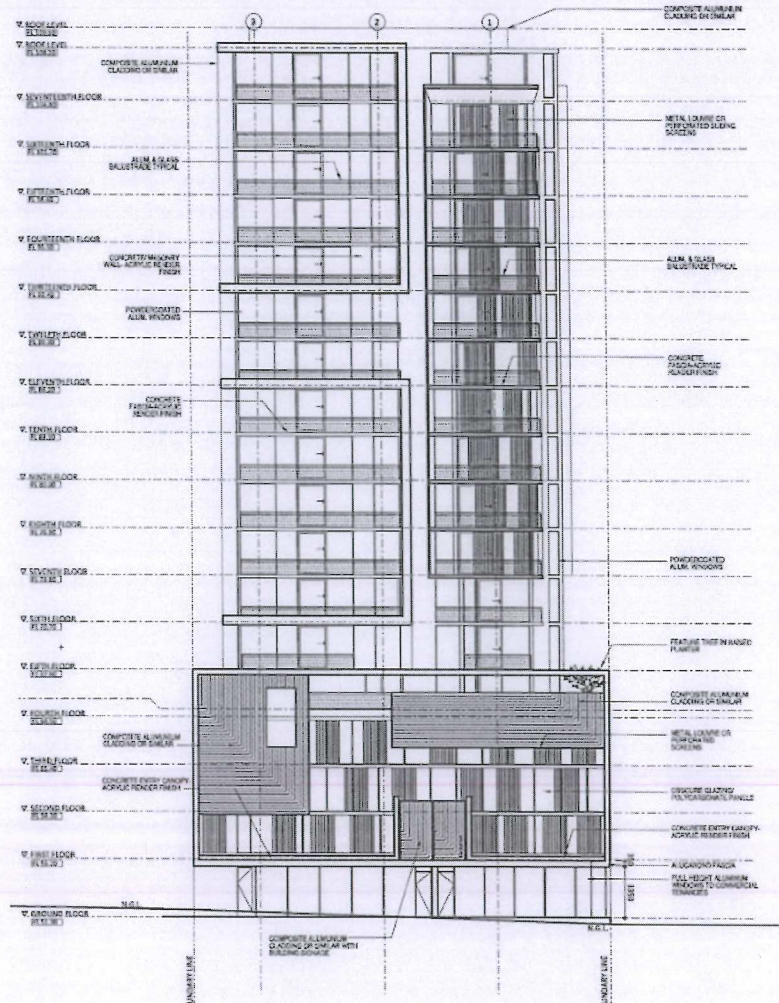








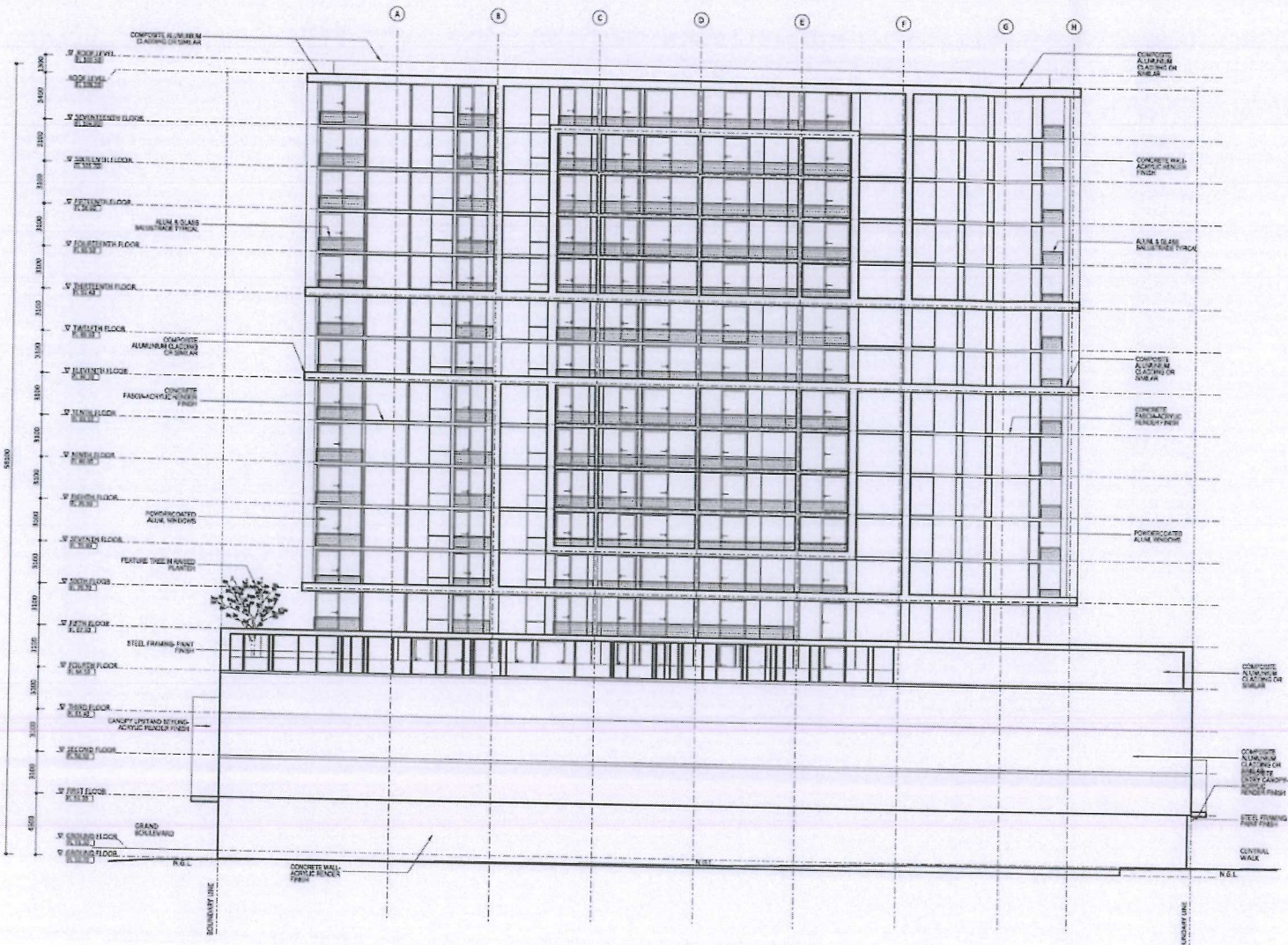
NORTH ELEVATION  
SCALE 1:200 @ A1



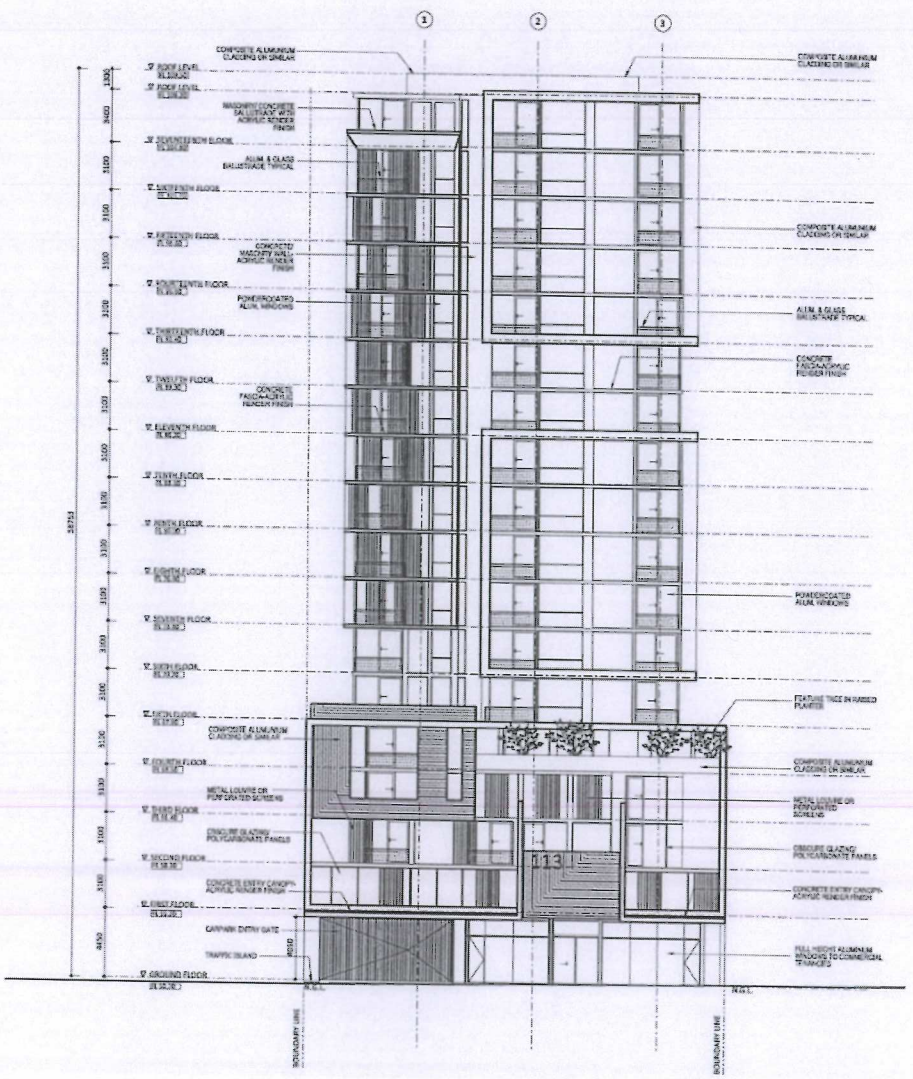
EAST ELEVATION  
SCALE 1:200 @ A1



Development plans



SOUTH ELEVATION  
SCALE 1:200 @ A1



WEST ELEVATION  
SCALE 1:200 @ A1





LG Ref: DA15/0828  
DoP Ref: DAP/14/00657  
Enquiries: Development Assessment Panels  
Telephone: (08) 6551 9919

Mr Jonathan Ng  
Hillam Architects Pty Ltd  
Unit 2/31 Hood Street  
Subiaco WA 6008

Dear Mr Ng

**Metro North-West JDAP – City of Joondalup – DAP Application DA15/0828  
Lot 1 (113) Grand Boulevard, Joondalup  
Proposed minor amendments to approved mixed-use 18 storey development**

Thank you for your application and plans submitted to the City of Joondalup on 28 July 2015 for the above development at the abovementioned site.

This application was considered by the Metro North-West Joint Development Assessment Panel at its meeting held on 22 October 2015, where in accordance with the provisions of the City of Joondalup District Planning Scheme, 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 *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please 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*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Andrew McBride at the City of Joondalup on (08) 9400 4568.

Yours sincerely,

*Jess Leitch*

**DAP Secretariat**

**30/10/2015**

Encl. DAP Determination Notice  
Approved plans

Cc: Mr Andrew McBride  
City of Joondalup







***Planning and Development Act 2005***

**City of Joondalup District Planning Scheme**

**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:** Proposed minor amendments to approved mixed-use 18 storey development

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 22 October 2015, subject to the following:

**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*;

**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.

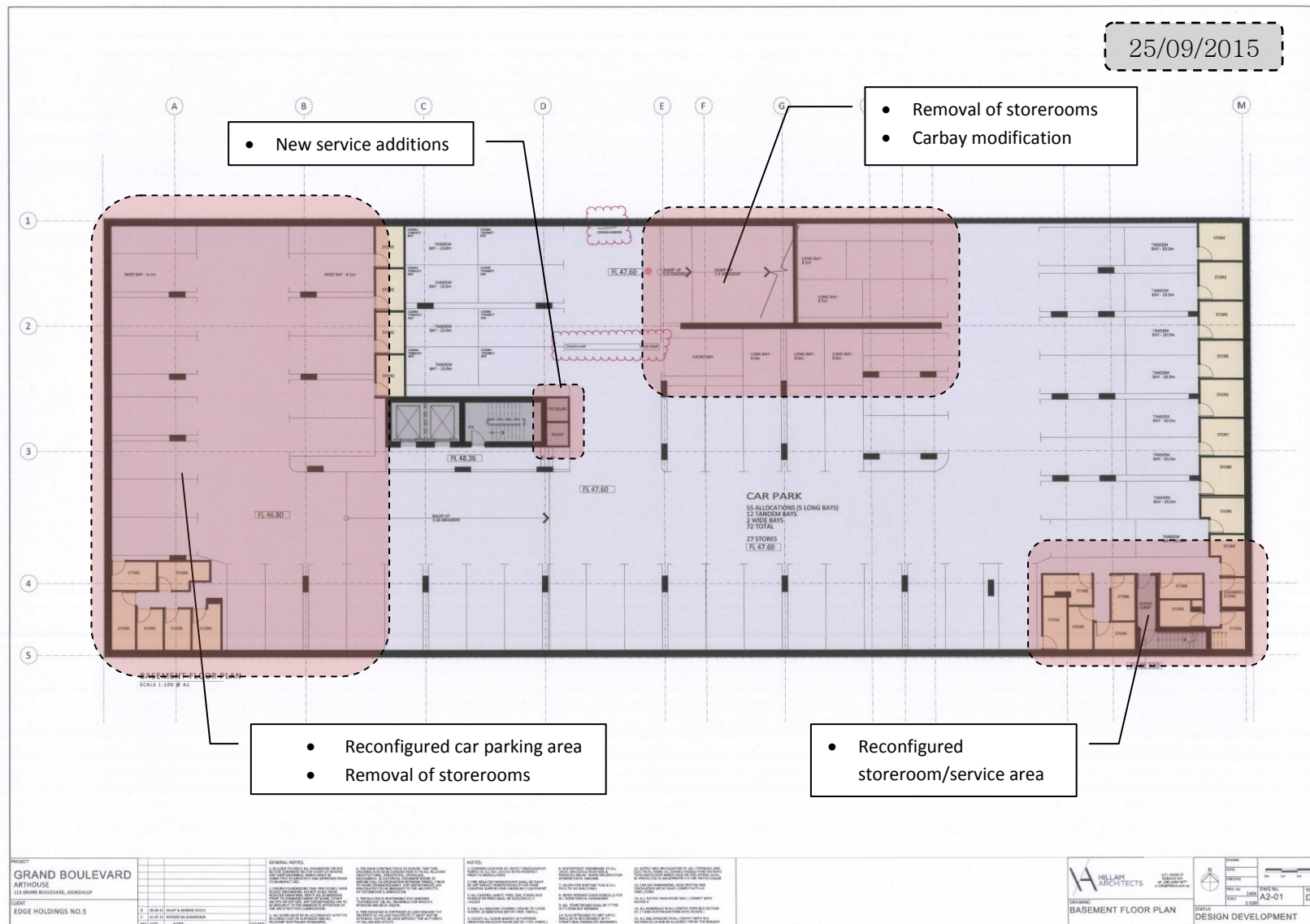
**Advice Note**

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

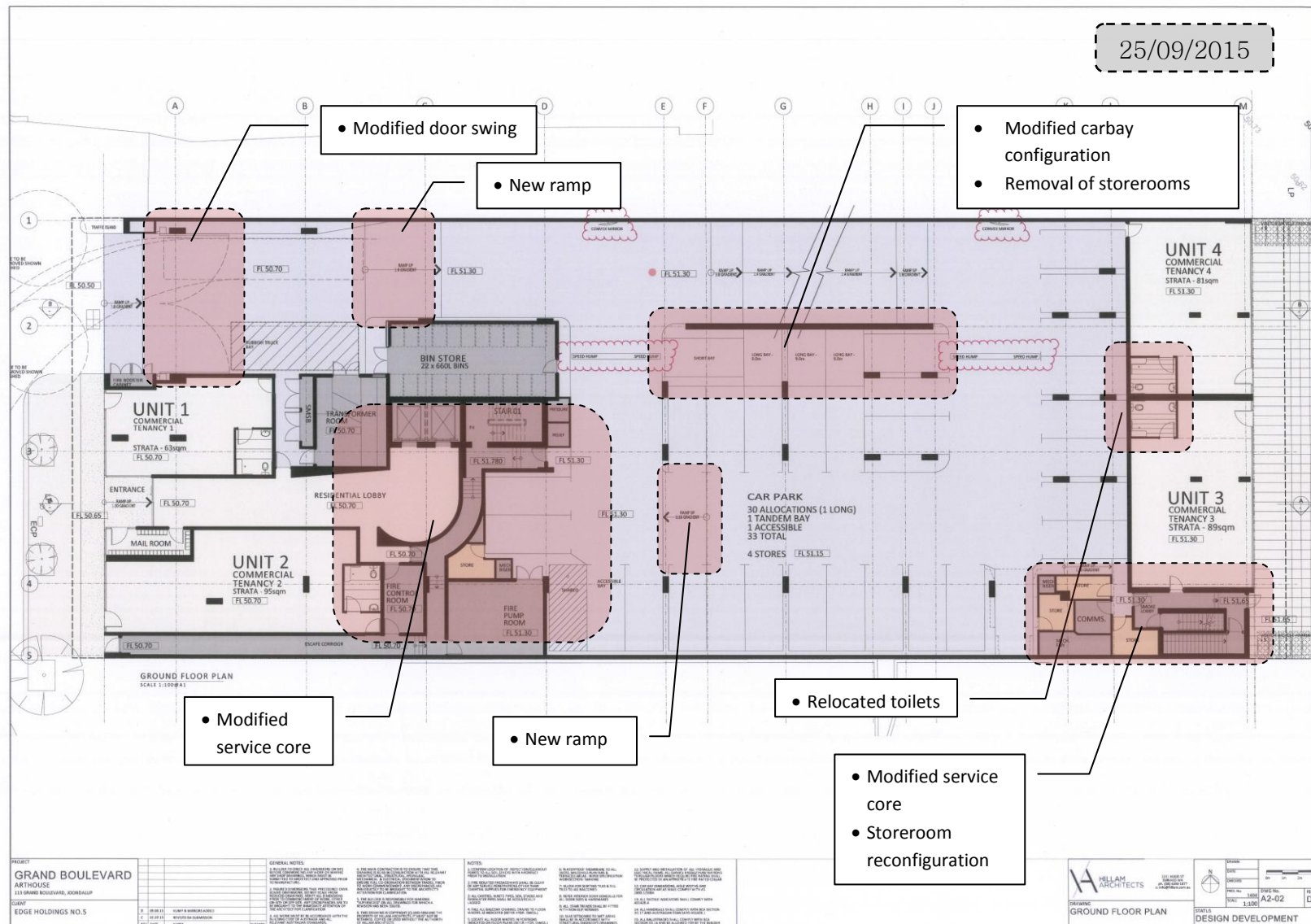
Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development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

## Development Plans

## Attachment 2







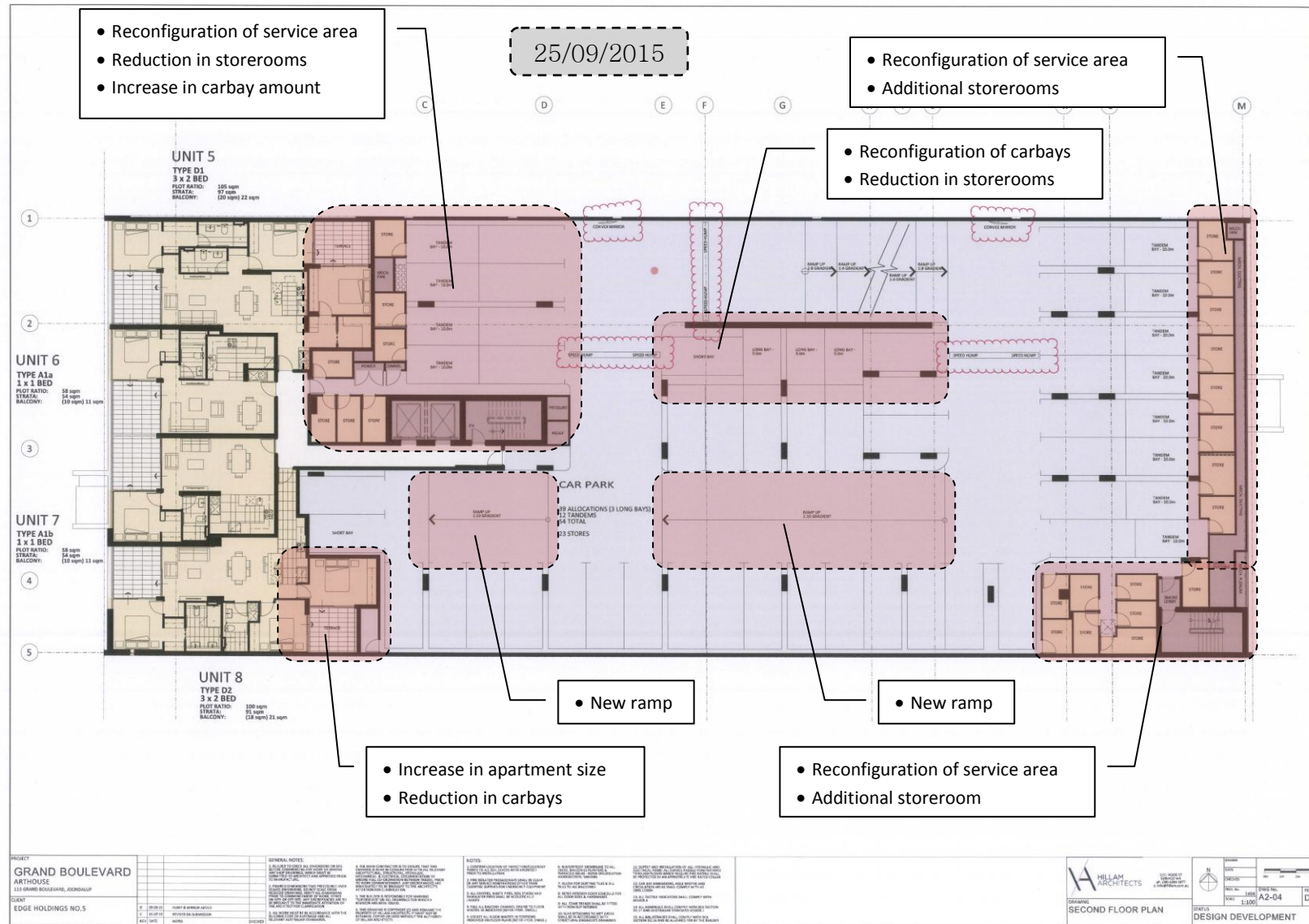
## Development Plans

## Attachment 2

**DEVELOPMENT ASSESSMENT PANELS**  
**APPROVED 22 OCTOBER 2015**  
**Development Plans**

Page 4 of 14

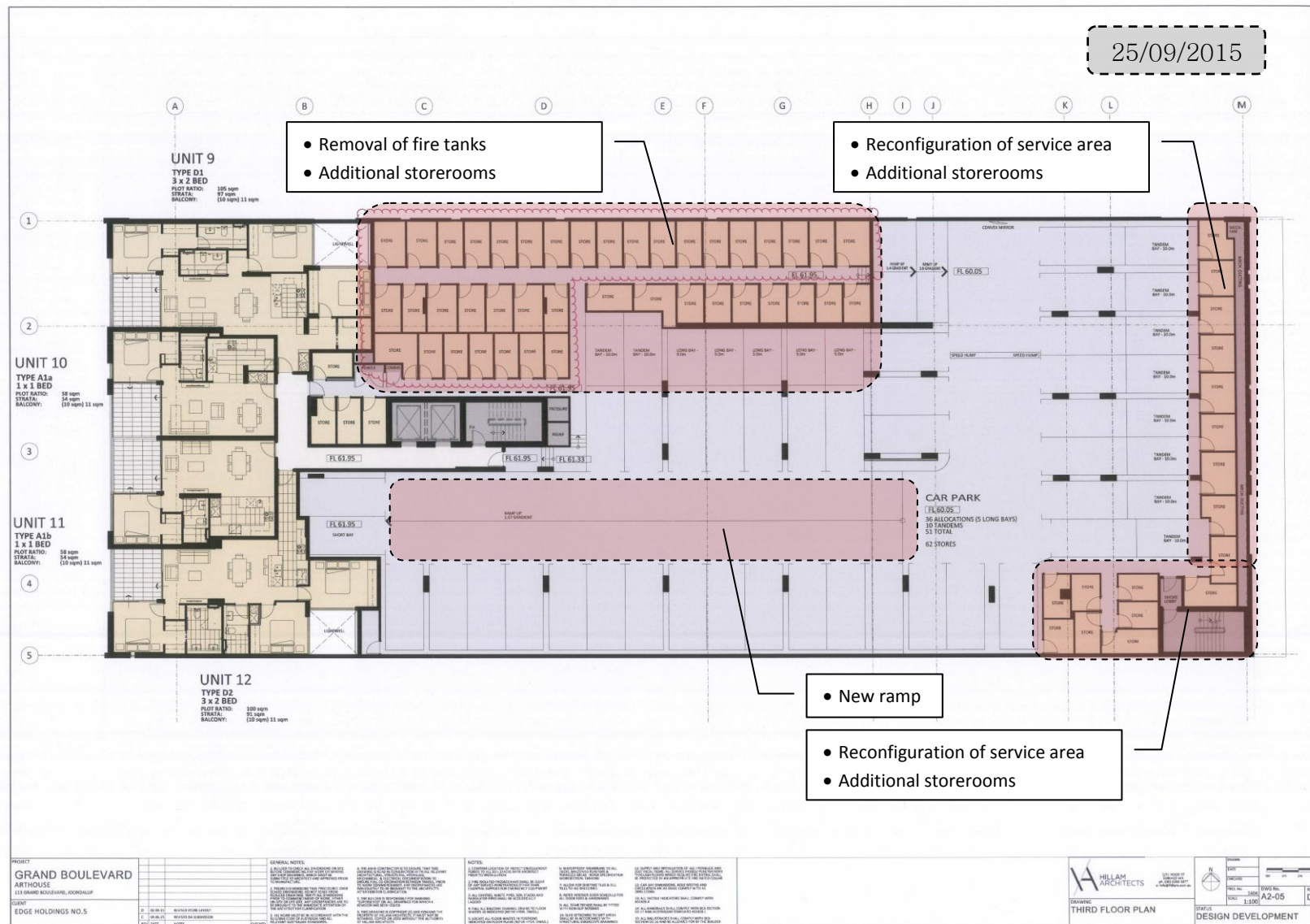
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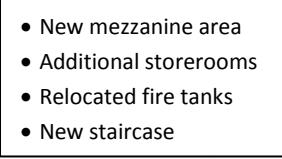




## Development Plans

## Attachment 2





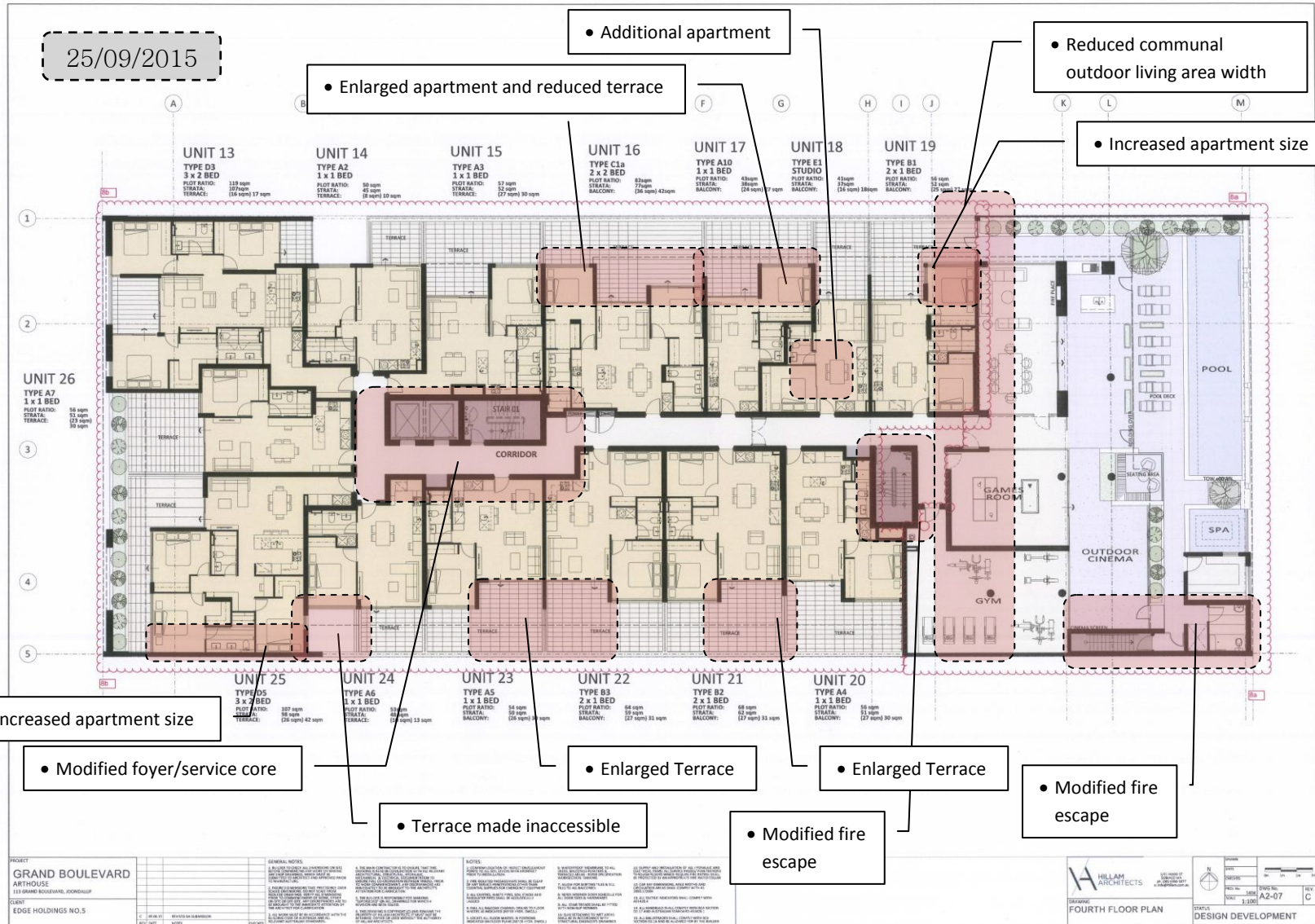
# DEVELOPMENT ASSESSMENT PANELS

## APPROVED 22 OCTOBER 2015

### Development Plans

Page 7 of 14

Attachment 2





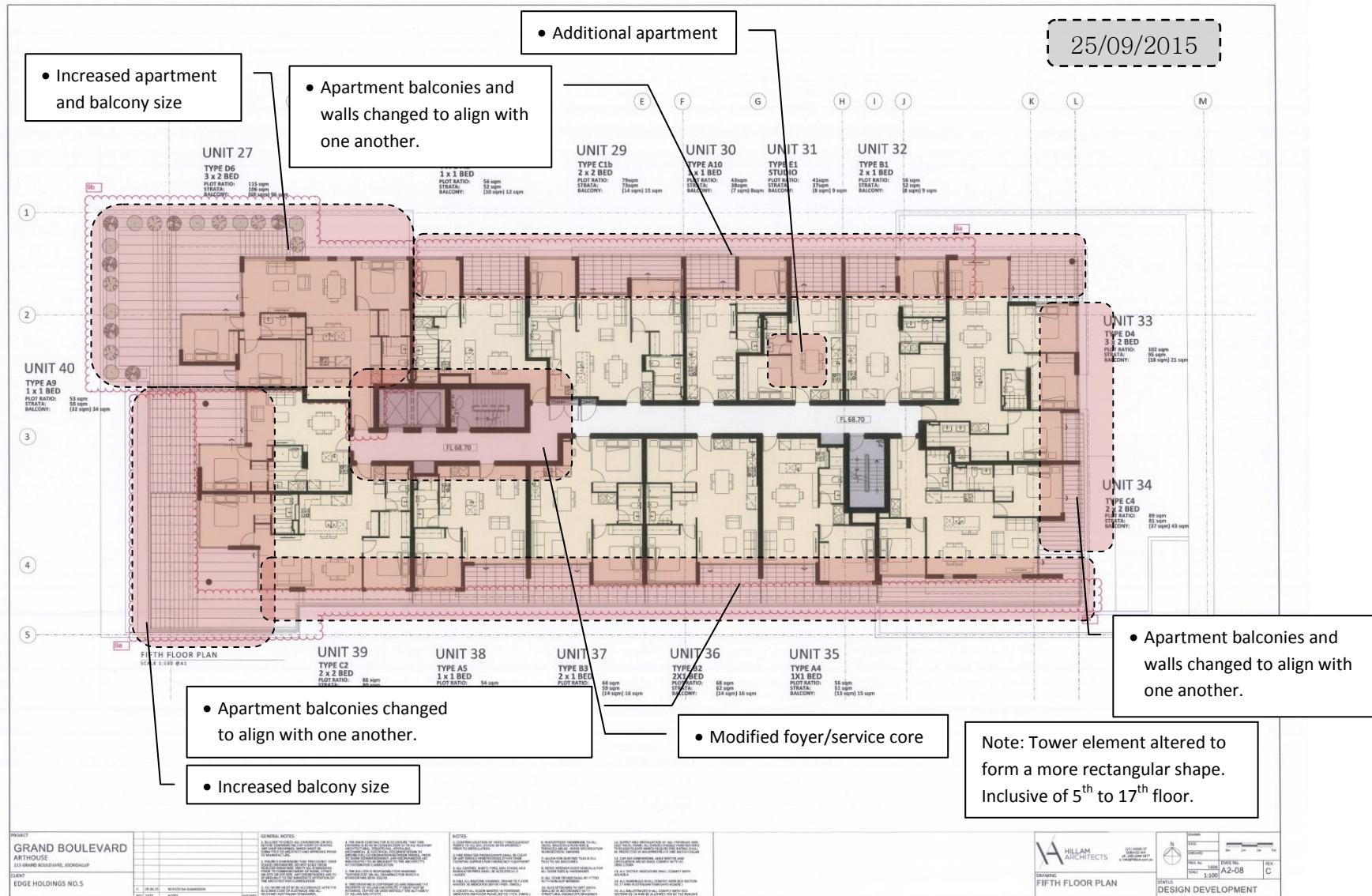
# DEVELOPMENT ASSESSMENT PANELS

## APPROVED 22 OCTOBER 2015

### Development Plans

Page 8 of 14

Attachment 2







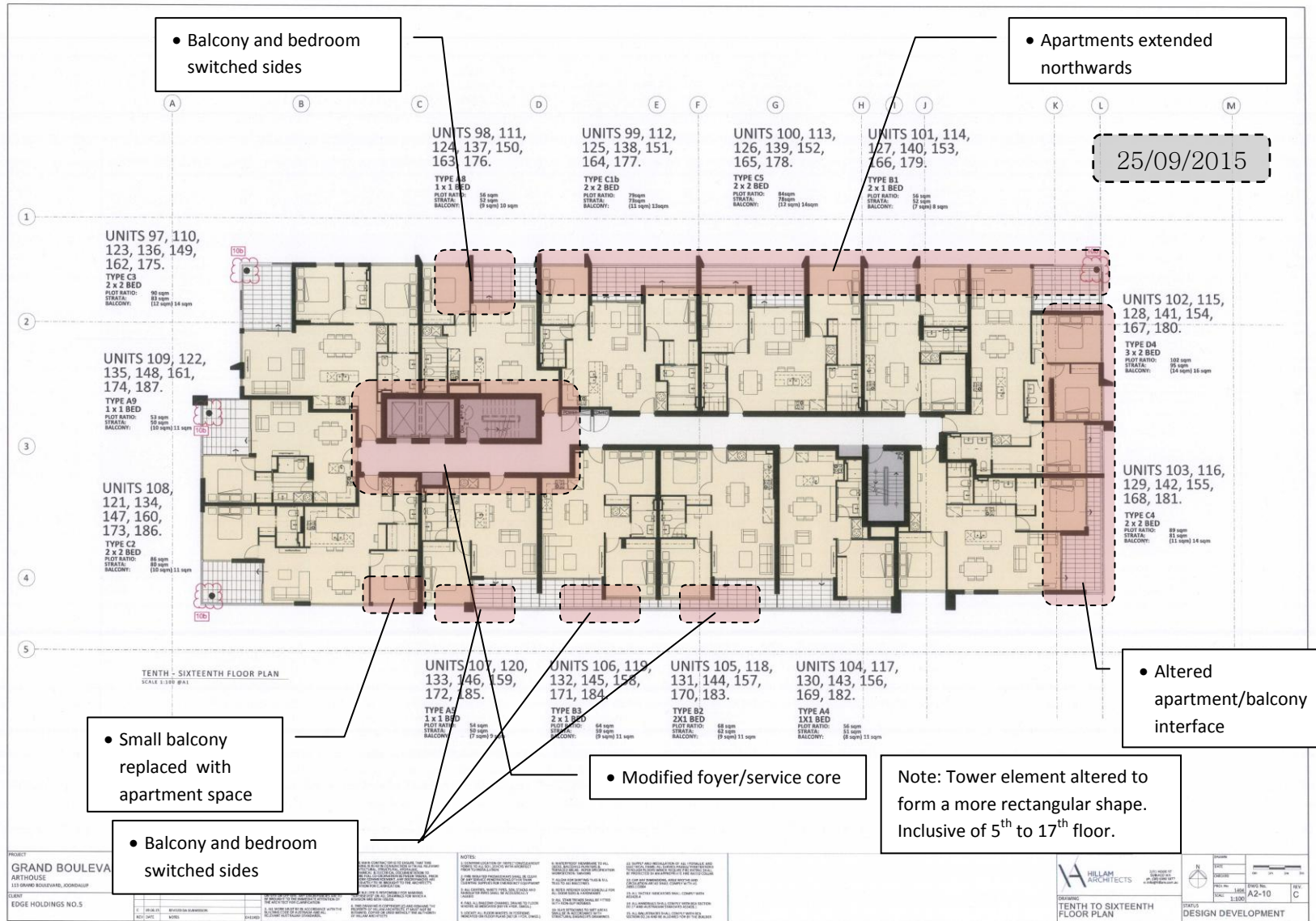
# DEVELOPMENT ASSESSMENT PANELS

## APPROVED 22 OCTOBER 2015

### Development Plans

Page 10 of 14

Attachment 2



## Development Plans

## Attachment 2





25/09/2015



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.
- 4<sup>th</sup> floor amenities design, unit mix and revised planter balustrading.
- Change to 6<sup>th</sup> to 9<sup>th</sup> floor apartment layouts, balcony, balustrade, window composition.
- 4<sup>th</sup> floor unit, boundary wall and opening.

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









Date: 28 March 2018

Your Ref:

A Global City: Bold | Creative | Prosperous

Enquiries: Max Bindon  
9400 4260Our Ref: DA17/1413  
47996

Hillam Architects  
1/15 Roydhouse Street  
SUBIACO WA 6008

Dear Sir/Madam,

**DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL**

**Application Number:** DA17/1413  
**Development Description:** COMMERCIAL and MULTIPLE DWELLING  
(modifications to previously approved  
development and extension of time)  
**Property Details:** 113 Grand Boulevard JOONDALUP WA 6027  
**Owner(s) Details:** Edge Holdings Number 5

I refer to your application for development approval, received by the City of Joondalup on 5 December 2017.

You are advised that development approval has been granted by Council at its Ordinary Meeting of Council on 20 March 2018, under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Metropolitan Region Scheme*.

Please find attached your notice of determination.

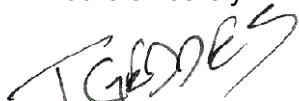
**This is a development approval only. You may be required to obtain a permit from the City in accordance with the requirements of the *Building Act 2011*.**

Further information on Building Permit requirements and process is available under the Building, Planning and Environmental Health section of the City's website, [joondalup.wa.gov.au](http://joondalup.wa.gov.au).

This approval does not remove the need for approvals, licences and/or permits that may be required under other legislation. The property may also be affected by caveats, covenants or other private restrictions. It is recommended that you make your own enquiries in this regard.

Should you have any queries relating to your application, please contact Planning Services on 9400 4100 during normal business hours and quote the above application number.

Yours sincerely



**TOM GEDDES**  
**A/Senior Urban Planner**  
**Planning Services**



28 March 2018

***Planning and Development Act 2005***

**City of Joondalup**

**Notice of determination on application for development approval**

Location:	113 Grand Boulevard JOONDALUP WA 6027		
Legal Description:	Lot 1 D 88492 Vol 2035 Fol 932		
Application Date:	5 December 2017	Received On:	5 December 2017

Description of proposed development:	COMMERCIAL and MULTIPLE DWELLING (modifications to previously approved development and extension of time)
--------------------------------------	---

The application for development approval is:

☒ Approved subject to the following conditions

☐ Refused for the following reasons

**Conditions:**

- This approval relates to the extension of time and modifications as indicated on the approved plans only. All conditions and advice notes of DA14/1325 and DA15/0828 dated 5 February 2015 and 22 October 2015 remain applicable, with the exception of condition 1 which is replaced with the following:**

***“This decision constitutes planning approval only and is valid for a period of five (5) years from the date of planning approval DA14/1325. If the subject development is not substantially commenced within this period and by no later than 5 February 2020, the approval shall lapse and be of no further affect”***

Date of determination: 20 March 2018

Note 1: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 2: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the date of determination.

Signed:

Dated:



**A/Senior Urban Planner**

28 March 2018

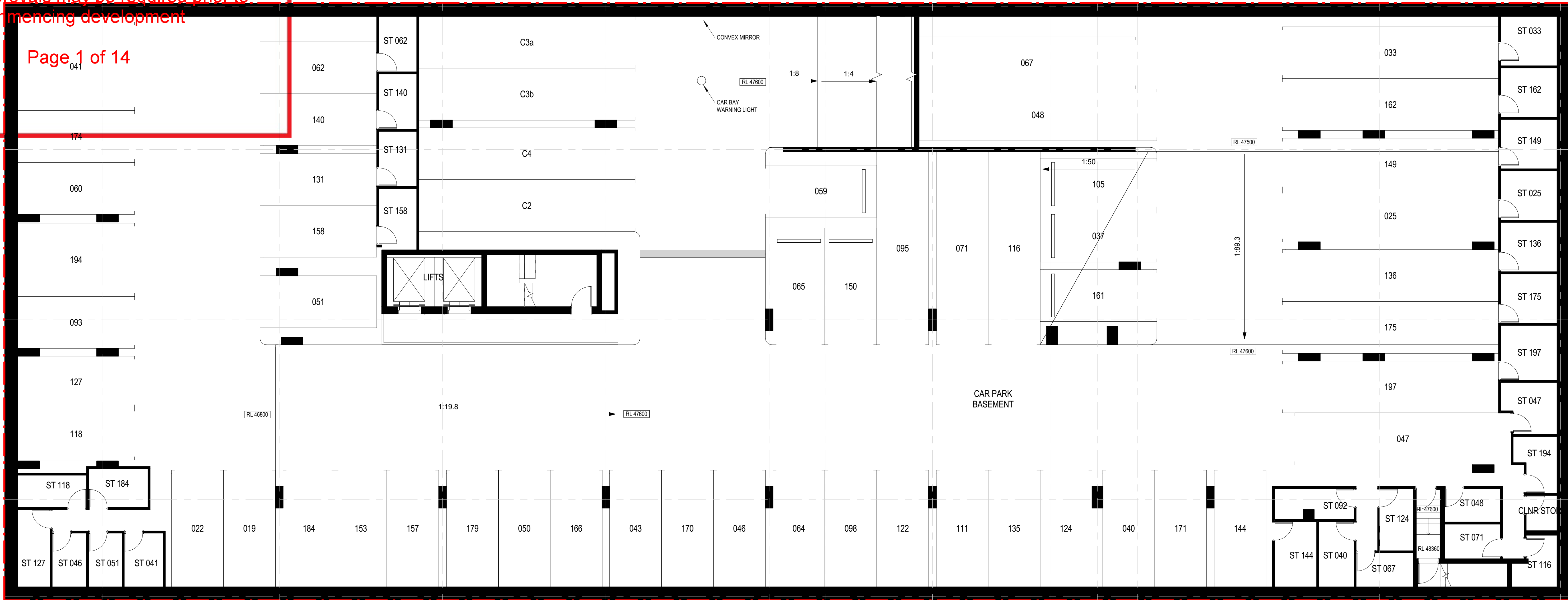
for and on behalf of the City of Joondalup.

Development Application Approved  
Subject to compliance with conditions of approval

APPLICATION NUMBER: DA17/1413  
DATE APPROVED: 20/03/2018

Note: This approval constitutes development approval only.  
Further approvals may be required prior to commencing development

Page 1 of 14



Long Car Bay 9m	3
Long Tandem Car Bay 11m	1
Short Car Bay 5.1m	1
Standard Car Bay	35
Tandem Car Bay 10m	13
Wide car bay 3.4m	1
Wide car bay 4.1m	1

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CLIENT

EDGE HOLDINGS No.5  
**EDGE**  
VISIONARY LIVING

1/15 ROYDHOUSE ST SUBIACO WA  
P (08) 6380 1877  
E info@hllam.com.au



PROJECT NAME

**ARTHOUSE**  
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME

Basement Floor Plan

01.12.2017 F. DA EXTENSION  
DD/MM/YY REV DESCRIPTION

TW TW  
DRW CHK

CONTRACT DOCUMENTATION		
SCALE 1:100 (A1)		
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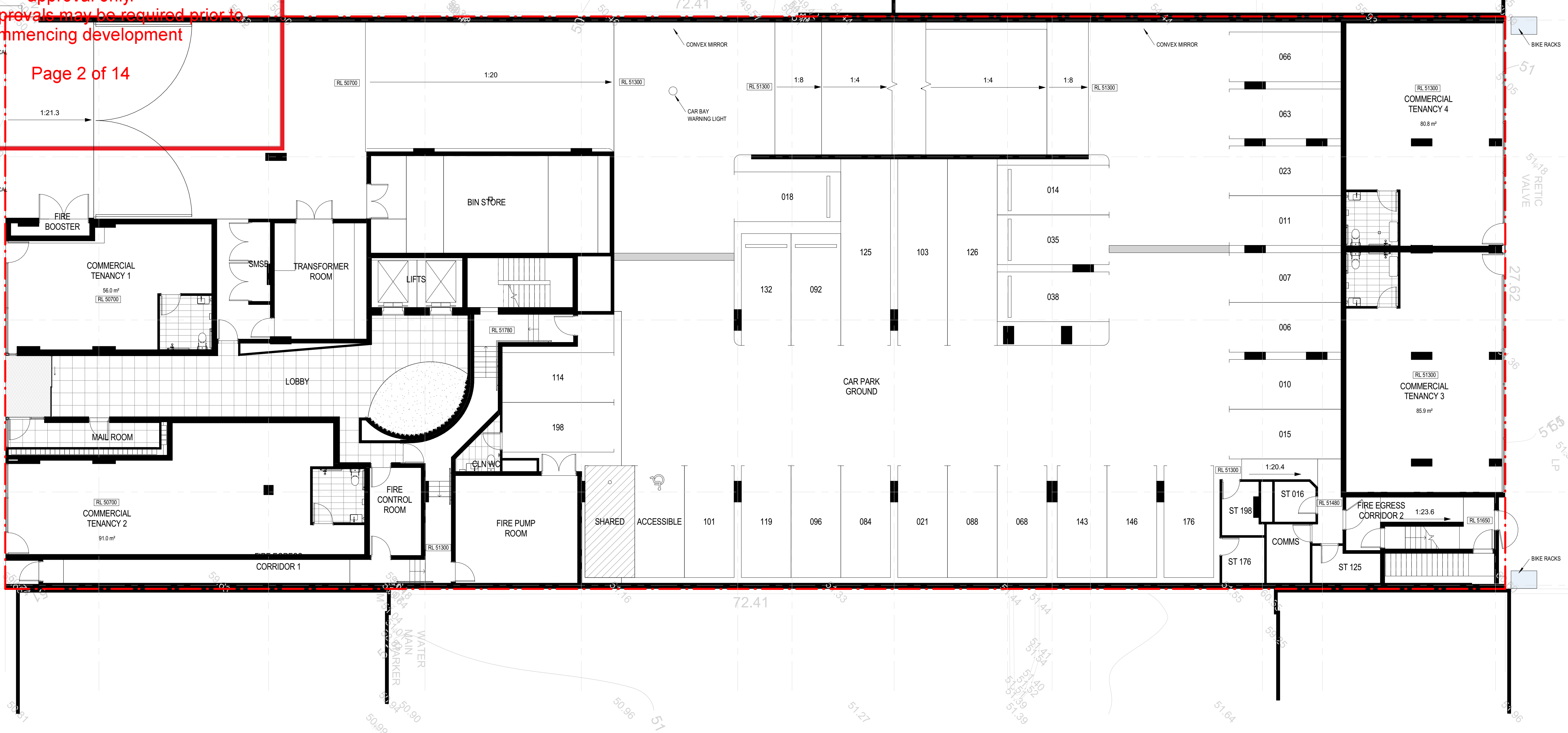


Development Application Approved  
Subject to compliance with conditions of approval

APPLICATION NUMBER: DA17/1413  
DATE APPROVED: 20/03/2018

Note: This approval constitutes development approval only.  
Further approvals may be required prior to commencing development

Page 2 of 14



Accessible Car Bay	1
Long Car Bay 9m	3
Short Car Bay 5.1m	1
Standard Car Bay	25

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E info@hillam.com.au  
**HILLAM**  
ARCHITECTS

PROJECT NAME  
**ARTHOUSE**  
113 GRAND BOULEVARD, JOONDALUP  
DRAWING NAME  
Ground Floor Plan

01.12.2017	F	DA EXTENSION	Author	Checker
DDMMYY	REV	DESCRIPTION	DRW	CHK

CONTRACT DOCUMENTATION		
SCALE 1:100 (A1)		
PROJECT No. 1404		
DRAWING No. A2-02		
REV F		

Development Application Approved  
Subject to compliance with conditions of approval

APPLICATION NUMBER: DA17/1413  
DATE APPROVED: 20/03/2018

Note: This approval constitutes development approval only.  
Further approvals may be required prior to commencing development

Page 3 of 14



Long Car Bay 9m	3
Short Car Bay 5.1m	1
Standard Car Bay	35
Tandem Car Bay 10m	12
Wide car bay 3.4m	1
Wide car bay 4.6m	1

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P (08) 6380 1877  
E info@hillam.com.au  
**HILLAM**  
ARCHITECTS

PROJECT NAME  
**ARTHOUSE**  
113 GRAND BOULEVARD, JOONDALUP  
DRAWING NAME  
First Floor Plan

01.12.2017	F.	DA EXTENSION	Author	Checker
DD/MM/YY	REV	DESCRIPTION	DRW	CHK

CONTRACT DOCUMENTATION		
SCALE 1:100 (A1)		
PROJECT No.	DRAWING No.	REV
1404	A2-03	F.





Development Application Approved  
Subject to compliance with conditions of approval

APPLICATION NUMBER: DA17/1413  
DATE APPROVED: 20/03/2018

Note: This approval constitutes development approval only.  
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Page 5 of 14



Long Car Bay 9m	5
Short Car Bay 4.79m	1
Standard Car Bay	20
Tandem Car Bay 10m	10

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P (08) 6380 1877  
E info@hllam.com.au

**HILLAM**  
ARCHITECTS

PROJECT NAME

**ARTHOUSE**  
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME

Third Floor Plan

01.12.2017 F. DA EXTENSION  
DD/MM/YY REV DESCRIPTION

Author Checker  
DRW CHK

CONTRACT DOCUMENTATION

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PROJECT No.  
1404

DRAWING No.  
A2-05

REV  
F.

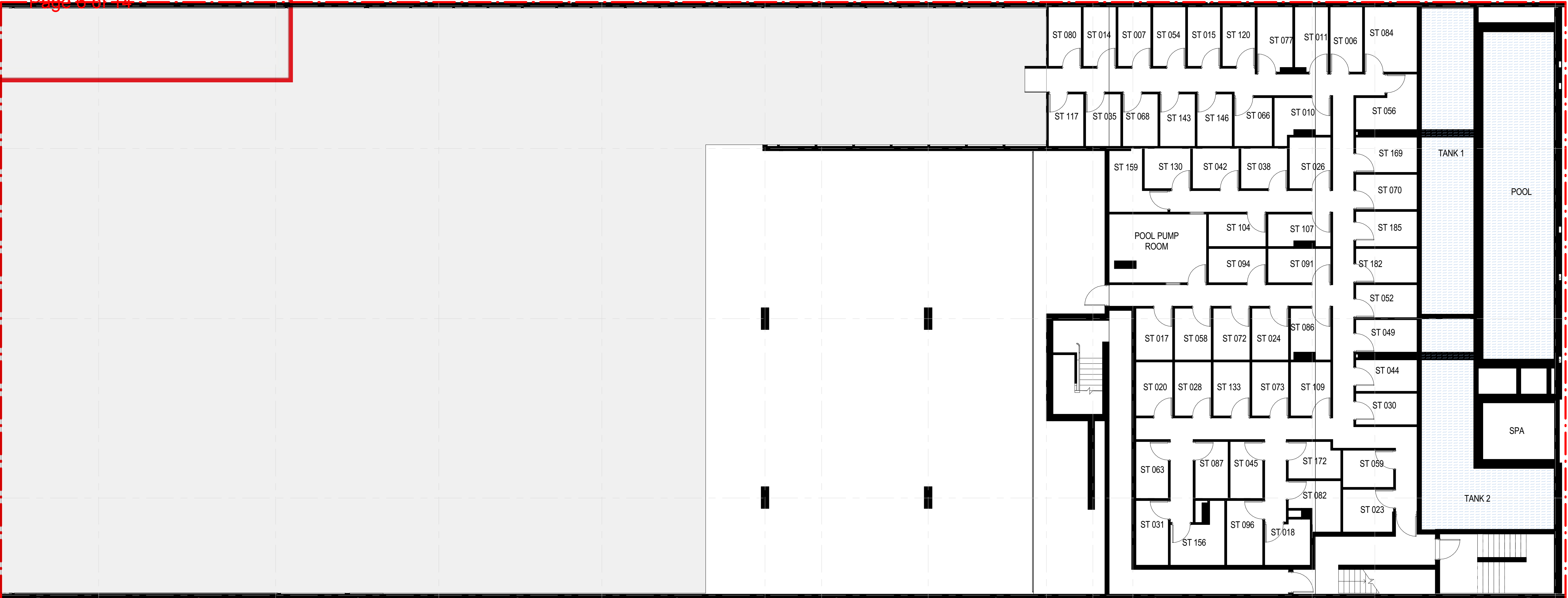


Development Application Approved  
Subject to compliance with conditions of approval

APPLICATION NUMBER: DA17/1413  
DATE APPROVED: 20/03/2018

Note: This approval constitutes development approval only.  
Further approvals may be required prior to commencing development

Page 6 of 14



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EDGE HOLDINGS No.5

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P (08) 6380 1877  
E info@hillam.com.au

**HILLAM**  
ARCHITECTS

PROJECT NAME

**ARTHOUSE**  
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME

Third Mezzanine Floor Plan

01.12.2017  
DO/M/Y  
REV  
E  
DA EXTENSION  
DESCRIPTION

Author  
DRW

Checker  
CHK

CONTRACT DOCUMENTATION

SCALE  
1:100 (A3) 1:100 (A1)

PROJECT No.  
1404

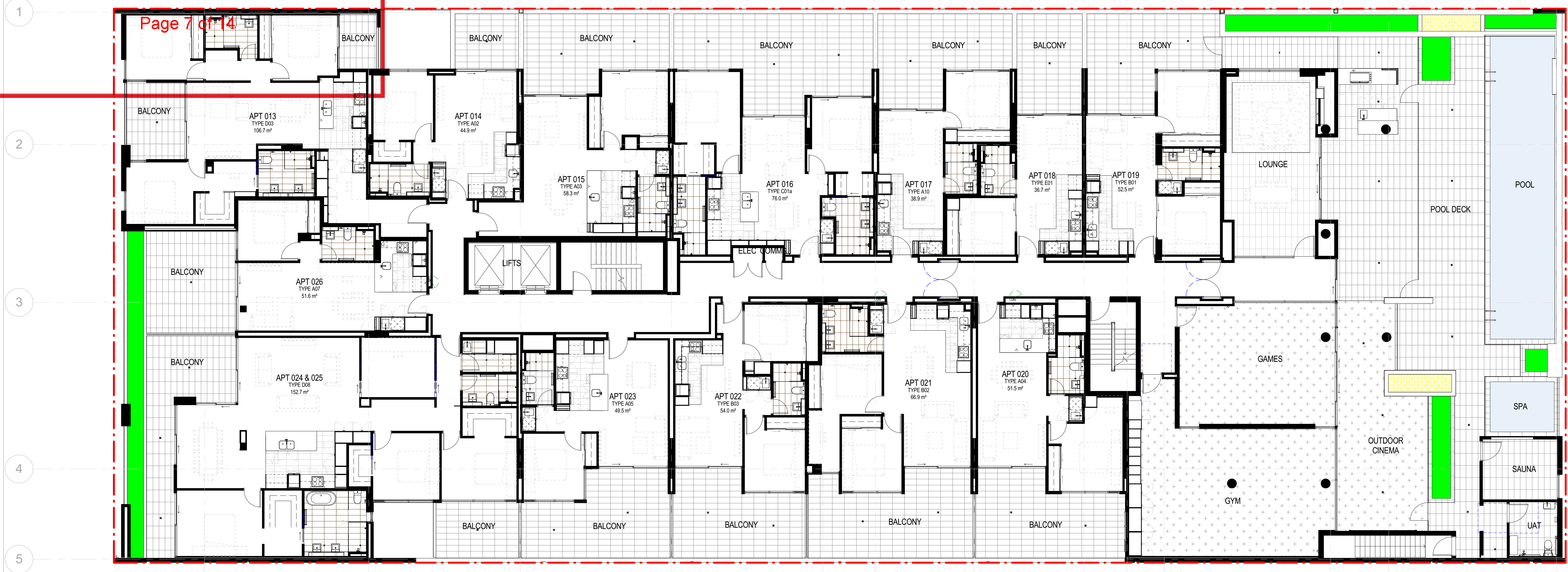
DRAWING No.  
A2-06

REV  
E

Development Application Approved  
Subject to compliance with conditions of approval

APPLICATION NUMBER: DA17/1413  
DATE APPROVED: 20/03/2018

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Further approvals may be required prior to commencing development



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3.	FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE FROM REDUCED DRAWINGS	6.	THE CONTRACTOR SHALL MARK "SUPERSEDED" ON ALL DRAWINGS FOR WHICH A REVISION HAS BEEN ISSUED

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**HILLAM ARCHITECTS**

PROJECT NAME  
**ARTHOUSE**  
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME  
Fourth Floor Plan

01.12.2017	D	DA EXTENSION	Author	Checker
DDMMYY	REV	DESCRIPTION	DRW	CHK

CONTRACT DOCUMENTATION

SCALE 1:100 (A1)

PROJECT No. 1404  
DRAWING No. A2-07  
REV D

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APPLICATION NUMBER: DA17/1413  
DATE APPROVED: 20/03/2018

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**HILLAM**  
ARCHITECTS

PROJECT NAME  
**ARTHOUSE**  
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME  
Fifth Floor Plan

01.12.2017  
DD/MM/YY

D  
REV

DA EXTENSION  
DESCRIPTION

Author  
DRW

Checker  
CHK

CONTRACT  
DOCUMENTATION

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PROJECT No.  
1404

DRAWING No.  
A2-08

REV  
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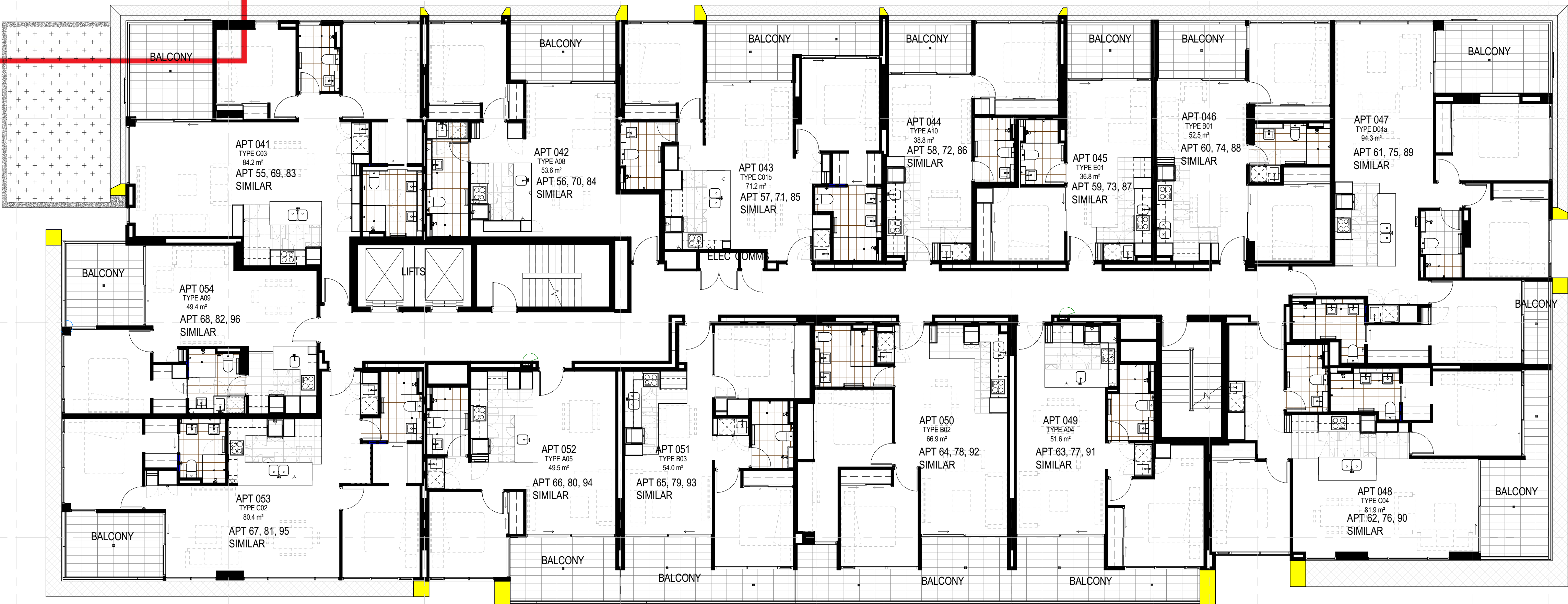


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PROJECT NAME  
**ARTHOUSE**  
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME  
Sixth to Ninth Floor Plan

01.12.2017  
DDMMYY  
REV  
D  
DA EXTENSION  
DESCRIPTION

Author  
DRW  
Checker  
CHK

CONTRACT  
DOCUMENTATION

SCALE  
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PROJECT No.  
1404

DRAWING No.  
A2-09

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APPLICATION NUMBER: DA17/1413  
DATE APPROVED: 20/03/2018

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PROJECT NAME  
**ARTHOUSE**  
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME  
Tenth to Sixteenth Floor Plan

01.12.2017  
D DA EXTENSION  
REV DESCRIPTION

Author  
DRW

Checker  
CHK

CONTRACT  
DOCUMENTATION

SCALE  
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PROJECT No.  
1404

DRAWING No.  
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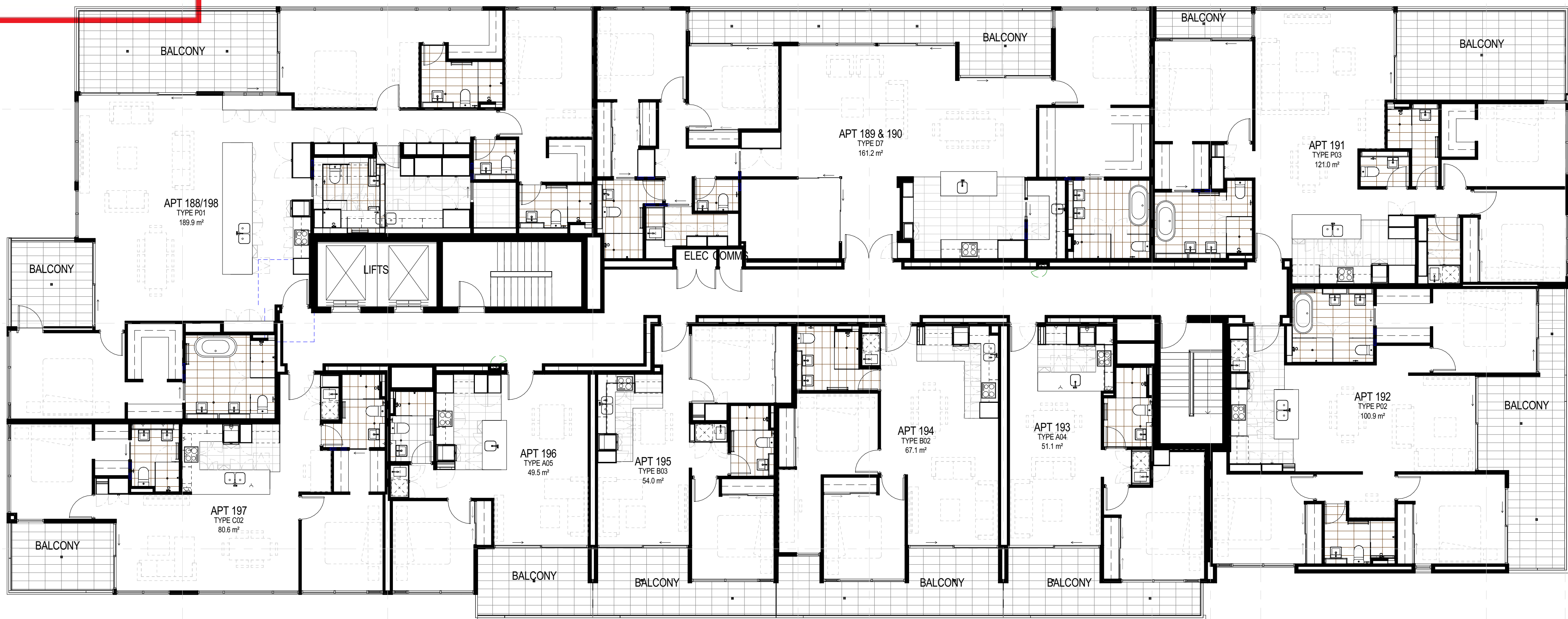
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APPLICATION NUMBER: DA17/1413  
DATE APPROVED: 20/03/2018

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PROJECT NAME

**ARTHOUSE**  
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME

Seventeenth Floor Plan

01.12.2017 D DA EXTENSION  
DDMMYY REV DESCRIPTION

Author Checker  
DRW CHK

CONTRACT DOCUMENTATION

SCALE 1:100 (A1)  
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PROJECT No.  
1404

DRAWING No.  
A2-11

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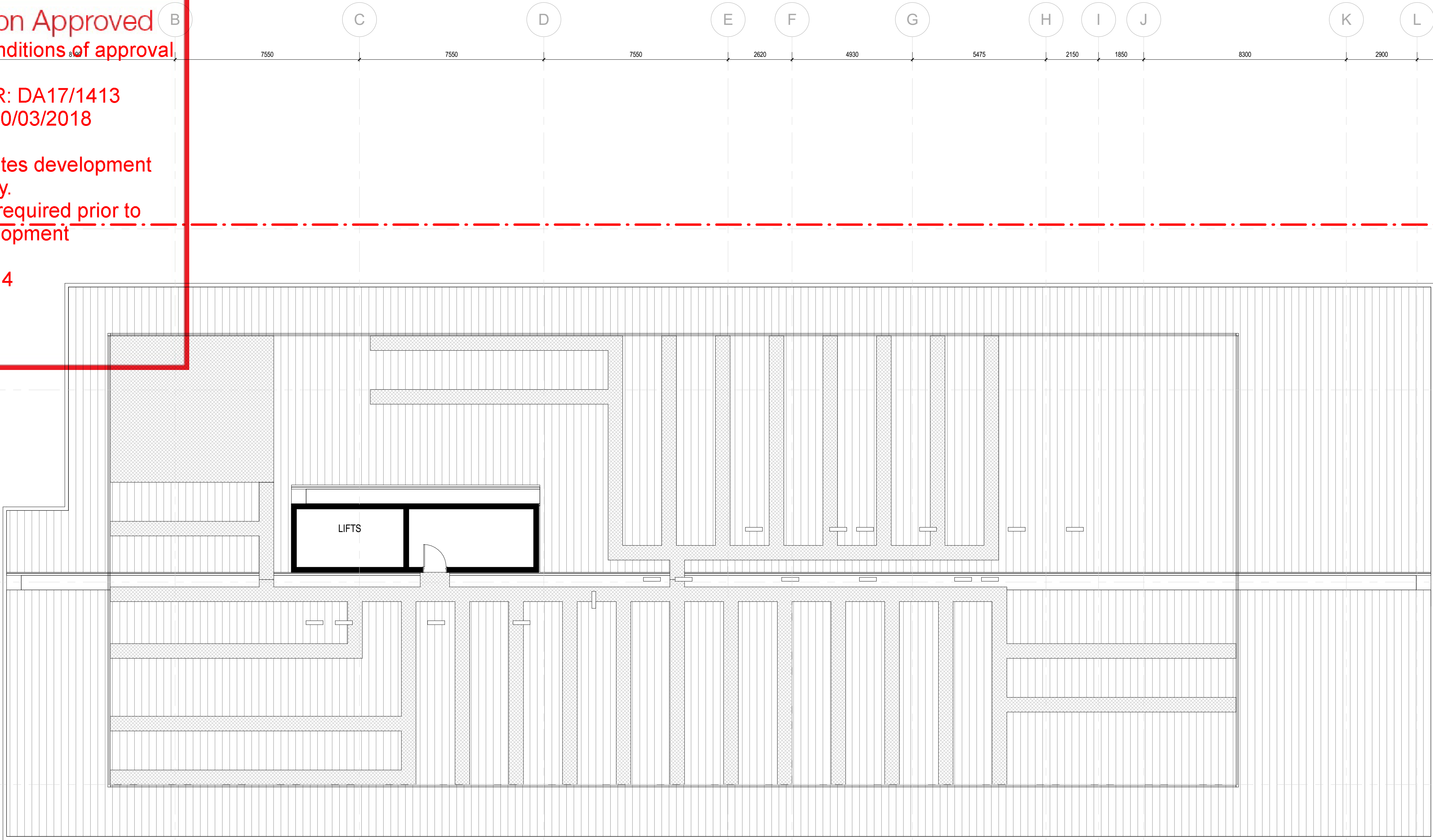


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APPLICATION NUMBER: DA17/1413  
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PROJECT NAME

**ARTHOUSE**  
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME

Roof Plan

01.12.2017 B DA EXTENSION  
DD/MM/YY REV DESCRIPTION

Author  
DRW

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CHK

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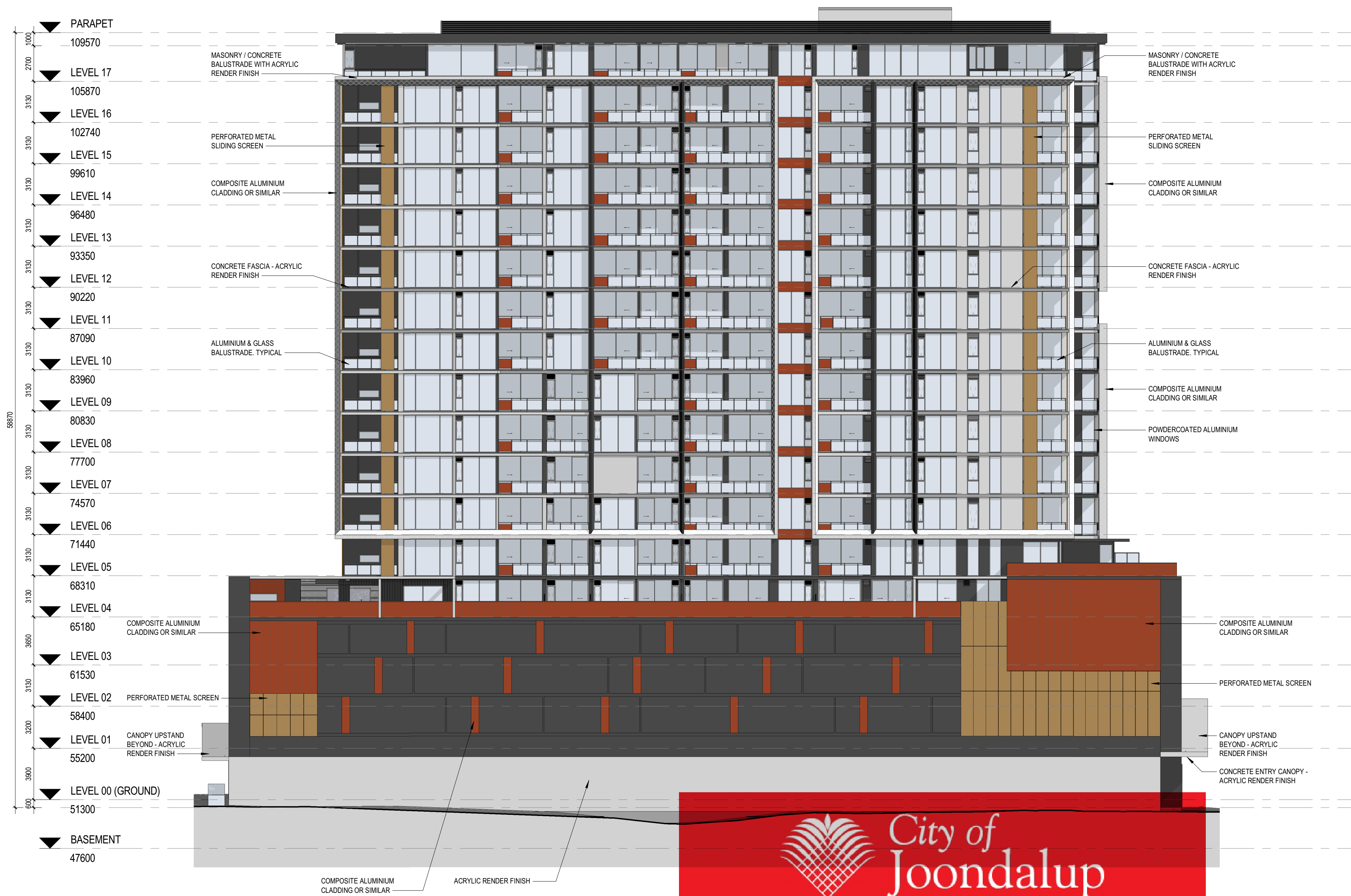
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PROJECT No.  
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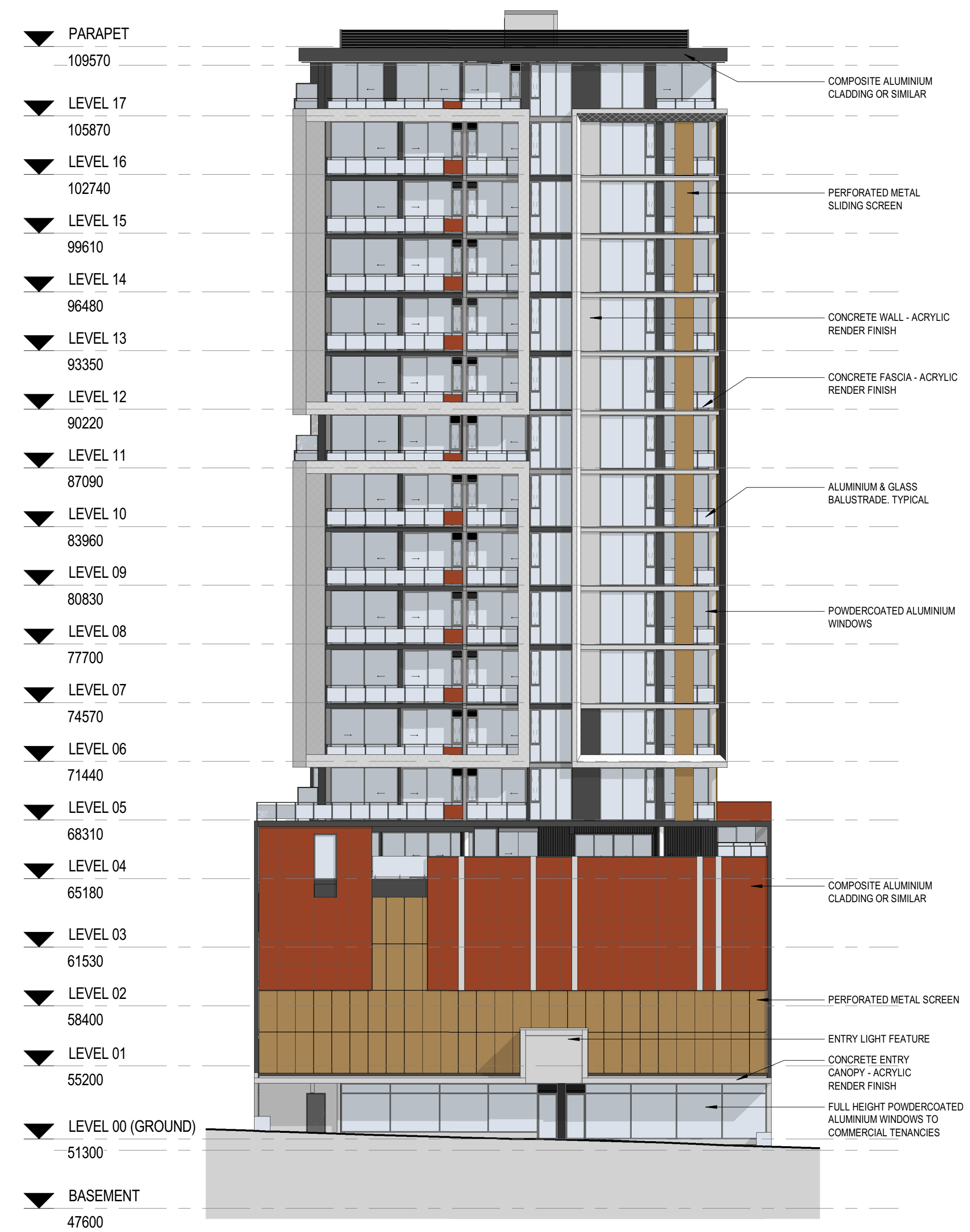
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A2-12

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B






1 NORTH ELEVATION  
1 : 200



2 EAST ELEVATION  
1 : 200

 **City of Joondalup**

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Subject to compliance with conditions of approval

**APPLICATION NUMBER: DA17/1413**  
**DATE APPROVED: 20/03/2018**

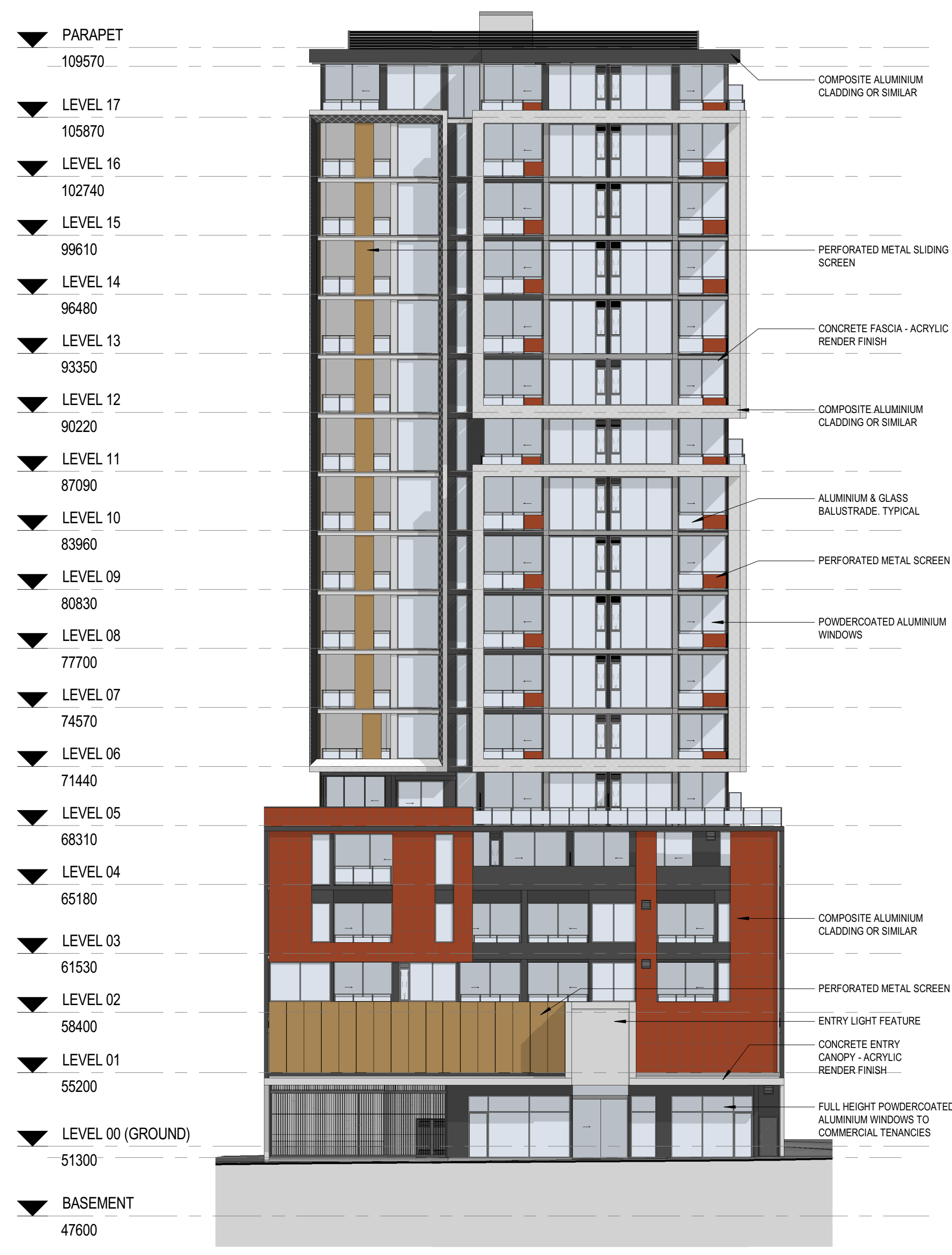
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	Page 13 of 14				DRAWING NAME		NORTH & EAST ELEVATION		01.12.2017		D	DA EXTENSION	Author	Checker	PROJECT No.		DRAWING No.		REV
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City of  
Joondalup

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APPLICATION NUMBER: DA17/1413

DATE APPROVED: 20/03/2018

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ARCHITECTS

PROJECT NAME

**ARTHOUSE**

113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME

**SOUTH & WEST ELEVATION**

01.12.2017	D	DA EXTENSION	Author	Checker
DD/MM/YY	REV	DESCRIPTION	DRW	CHK

CONTRACT DOCUMENTATION

SCALE 1:1800 (A3) 1:200 (A1)

PROJECT No. 1404

DRAWING No. A4-02

REV D

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

<b>Property Location:</b>	Lot 703 (50) Marri Road, Duncraig
<b>Development Description:</b>	22 multiple dwellings
<b>Proposed Amendments:</b>	Reduction to 21 multiple dwellings and relocation of bin store
<b>DAP Name:</b>	Metro North West JDAP
<b>Applicant:</b>	ABN Projects Pty Ltd
<b>Owner:</b>	CCW Children's Fund Pty Ltd
<b>Value of Amendment:</b>	Reduction of \$10,475
<b>LG Reference:</b>	DA18/1149
<b>Responsible Authority:</b>	City of Joondalup
<b>Authorising Officer:</b>	Dale Page Director Planning and Community Development
<b>DAP File No:</b>	DAP/16/01089
<b>Report Date:</b>	3 December 2018
<b>Application Received Date:</b>	31 October 2018
<b>Application Process Days:</b>	23 days
<b>Attachment(s):</b>	1. Determination notice and approved plans (24 October 2016) 2. Location plan 3. Development plans and elevations 4. Landscape plan 5. Waste Management Plan

### Officer Recommendation:

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/16/01089 as detailed on the DAP Form 2 dated 31 October 2018 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/16/01089 as detailed on the DAP Form 2 dated 31 October 2018 and accompanying plans and elevations contained in Attachment 3 in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the *City of Joondalup Local Planning Scheme No. 3* for the proposed amendments to the approved multiple dwelling development at Lot 703 (50) Marri Road, Duncraig.

All conditions and requirements detailed on the previous approval dated 24 October 2016 shall remain.



### Details: outline of development application

Zoning	MRS:	Urban
	TPS:	Commercial
Use Class:		Multiple dwelling – 'D' (discretionary)
Strategy Policy:		N/A
Development Scheme:		Local Planning Scheme No. 3 (LPS 3)
Lot Size:		15,664m <sup>2</sup>
Existing Land Use:		Car park of a shopping centre

The approved development is a four storey (three storey plus undercroft) building comprising 22 apartments and 45 car parking bays. Construction has commenced on the site.

The applicant seeks the following amendments to the existing development approval:

- amalgamation of two one bedroom apartments to one three bedroom apartment, resulting in an overall decrease from 22 to 21 multiple dwellings;
- relocation of the bin store from the ground floor to the basement car park; and
- incorporation of a bin hardstand to the Roche Road frontage.

The amended plans and elevations and landscape plan are provided in Attachments 3 and 4.

### Background:

The development site is a portion of car park (approximately 1,493m<sup>2</sup>) on Lot 703 which accommodates the Duncraig Shopping Centre. The development site abuts Cassinia Road to the west and Roche Road to the south. To the north of the site at 34 Marri Road is a three storey mixed use development. The shopping centre building is located to the east of the development site with its associated car park located between the development site and the shopping centre. A location plan is provided as Attachment 2.

The application was considered by the Metro West JDAP at its meeting held on 24 October 2016. Discretions sought related to plot ratio, street and lot boundary setbacks, site works and hard surface within the street setback areas. Three objections were received. The application was approved subject to standard conditions (see Attachment 1 for the determination notice and approved plans).

A building permit was issued for the development on 4 September 2018 and construction has commenced.

### Legislation and Policy:

#### Legislation

- *Planning and Development Act 2005*
- *Metropolitan Region Scheme (MRS)*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Joondalup Local Planning Scheme No. 3 (LPS 3)*

## State Government Policies

- *State Planning Policy 3.1 Residential Design Codes (R-Codes)*
- *Draft State Planning Policy 7.3 Residential Design Codes Guidance for multiple dwelling and mixed-use developments (SPP 7.3) (note: superseded by draft State Planning Policy 7 Design of the Built Environment)*

## Local Policies

- *Residential Development Local Planning Policy*

## **Consultation:**

The proposal was not advertised, as it is considered that the amendments will not have an adverse impact on the amenity of adjoining residential properties.

## **Planning Assessment:**

### Reduction from 22 to 21 multiple dwellings

The application proposes to amalgamate two, one bedroom dwellings on the second floor to provide a three bedroom dwelling. The table below summarises the assessment against the R-Codes deemed-to-comply requirements that are relevant to this amendment.

	<b>Approved development</b>		<b>Proposed amendment</b>	
	Deemed-to-comply	Provided	Deemed-to-comply	Provided
<b>Car parking (clause 6.3.3)</b>				
<i>Resident (Location B)</i>	22 dwellings (<110m <sup>2</sup> ) x 1.25 bays = 27.5 (28) bays	39 bays	20 dwellings (<110m <sup>2</sup> ) x 1.25 bays = 25 and 1 dwelling (110m <sup>2</sup> ) x 1.5 bays = 1.5 = 26.5 (27) bays	39 bays
<i>Visitor</i>	22 x 0.25 bays = 5.5 (6) bays	6 bays	21 x 0.25 bays = 5.25 (6) bays	6 bays
<b>Bicycle parking (clause 6.3.3)</b>				
<i>Resident</i>	1 space/3 dwellings 22/3 = 7.3 (8) spaces	9 spaces	1 space/3 dwellings 21/3 = 7 spaces	10 spaces
<i>Visitor</i>	1 space/10 dwellings 22/10 = 2.2 (3) spaces	3 spaces	1 space/10 dwellings 21/10 = 2.1 (3) spaces	4 spaces
<b>Dwelling size (clause 6.4.3)</b>				
<i>1 bedroom</i>	Min 20%, max 50% (ie. between 5 and 11 dwellings)	5 out of 22 = 22.7%	Min 20%, max 50% (i.e. between 5 and 11 dwellings)	3 out of 21 = 14.3%
<i>2 bedroom</i>	Min 40% (9 dwellings)	17	Min 40% (9 dwellings)	17



There is sufficient car and bicycle parking for residents and visitors of the development. The amendment, however, changes the dwelling mix, resulting in a variation to the deemed-to-comply requirements of clause 6.4.3 *Dwelling size* of the R-Codes.

In accordance with the R-Codes, consideration against the relevant design principles is required to determine the appropriateness of any discretion. Design principle P3 of clause 6.4.3 states:

*Each dwelling within the development is of a sufficient size to cater for the needs of the residents. The development must provide diversity in dwellings to ensure that a range of types and sizes is provided.*

The applicant has advised that the amendment is proposed after further investigation of the market, and a desire to design the apartments to suit the main target market or active market segment of downsizers. The apartments are larger than standard and will incorporate features to allow adaptation to suit the requirements of older persons.

With regard to the design principles, the single bedroom dwellings are 55m<sup>2</sup> and have 13m<sup>2</sup> of outdoor living. The two bedroom dwellings range in size from 80m<sup>2</sup> to 82m<sup>2</sup> and have 16m<sup>2</sup> to 27m<sup>2</sup> of outdoor living. There is a mix of layouts depending on location within each floor. The addition of a three bedroom dwelling increases housing diversity by providing a larger, more spacious option on the second floor. Parking provision is more than the R-Codes minimum requirements and allows an allocation of:

- one bay per one bedroom dwelling;
- two bays per two bedroom dwelling; and
- two bays per three bedroom dwelling.

Considering the draft *Apartment Design Policy* (volume 2 of SPP 7.3):

- The sizes are in excess of the minimum internal size requirements of Part 4.4 which are 47m<sup>2</sup> for a one bedroom dwelling, 67m<sup>2</sup> for a two bedroom dwelling and 90m<sup>2</sup> for a three bedroom dwelling.
- Part 4.10 Apartment Mix does not provide design criteria (i.e. percentages), only an objective and design guidance which are:

Objective

*A range of apartment types and sizes is provided to cater for different household types now and into the future.*

Design Guidance

*An appropriate mix of apartment types should be provided, taking into consideration:*

- *objectives identified in the relevant local planning strategy or local housing strategy;*
- *the distance to public transport, employment and education centres;*
- *the current market demands and projected future demographic trends;*
- *the demand for social and affordable housing;*
- *different cultural and socioeconomic groups.*

*Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households.*

*Consider providing apartment types of larger size to suit families, multi-generational and group households.*

The development is located within a small neighbourhood centre, away from high frequency public transport and surrounded by low density residential development. A two bedroom apartment with two car bays is likely to be the most sought after type, but the development still provides a variety of dwelling options, sizes and configurations. The development comprises only 21 dwellings but there is choice of size and layout to cater for the diversity of demands, interests and lifestyles of the community. The proposed three bedroom dwelling will suit families, multi-generational and group households.

Overall, in view of the above comments, the proposed mix of dwelling size is considered to satisfy the relevant design principles and is therefore supported by the City.

#### Waste management

The approved development shows a bin store on the ground floor. The previous Waste Management Plan proposed that a private service provider's truck would stop on Cassinia Road and operators would enter the bin store and remove bins for servicing before replacing directly into the store. Upon further consultation with the City, this is not considered to be the most appropriate location for collection. The adjoining development to the north previously had its bin hardstand on Cassinia Road, however, the steep slope of this road made bin presentation difficult. The hardstand has since been removed and waste is collected from an alternative location.

The application proposes a bin hardstand on Roche Road, east of the crossover to the basement car park of the development, and the bin store within the basement car park. This allows bins to be easily transferred to Roche Road and the truck to safely stop, off road on the adjacent driveway of the shopping centre car park, to empty the bins. The truck will then continue in a forward direction up this driveway and exit the site on Marri Road.

The bin hardstand is positioned between the crossover to the basement car park and the shopping centre's driveway. The bins will, however, be located back from the footpath and within the verge only on collection days. This location is preferred over the west side of the crossover, as it is directly adjacent to where the truck will empty the bins and it will allow the truck to be off the street for collection.

The proposed location of the bin store within the basement and the bin hardstand on Roche Road is therefore considered appropriate and is supported by the City. It is noted that the relocation of the bin store removes a wall on the north boundary as the bin store is replaced with resident storage (previously in the basement) which comprise a smaller footprint and is now set back a minimum 0.9 metres.

No changes to the approval dated 24 October 2016 are proposed, as the conditions and advice notes relating to waste management are standard and relevant, requiring



the Waste Management Plan to be approved by the City and all waste management to be undertaken in accordance with this plan.

The amended Waste Management Plan has been assessed and some minor modifications are required to:

- the waste requirements (part 2.1) as the City's waste requirements will be decreasing from 1 January 2019 from 160L and 240L to 140L per two and three bedroom dwellings;
- provide for 2 x 240 L green waste bins (Table 2);
- refer to the City rather than a private service (part 6.1) as the City will now be collecting the waste; and
- include information on the City's bulk hard waste collection service (part 6.2).

For general waste and recycling, 660L bins are proposed. The number of bins required (based on the comments above) are four for general waste (weekly pick up) and three for recycling (fortnightly pick up). The site plan shows space on the hardstand for eight 660L bins, however one 'bin' is in the location of a school speed limit sign, effectively leaving space for seven 660L bins. The green waste bins will be collected fortnightly on the alternate week to recycling.

### **Conclusion:**

The proposed amendments to the previously approved multiple dwelling development are considered acceptable and do not require any changes to the conditions and advice notes on the approval granted on 24 October 2016.

Modifying two single bedroom dwellings to result in a three bedroom dwelling is a response to current market demand within the area and will provide an option for families, multi-generational and group households.

The relocation of the bin store from the ground floor to the basement to allow collection off Roche Road rather than Cassinia Road is supported. Condition 6 of the approval granted on 24 October 2016 requires the revised Waste Management Plan to be approved by the City prior to occupation of the development and all waste management to be undertaken in accordance with the approved Waste Management Plan.



LG Ref: DA16/0842  
DoP Ref: DAP/16/01089  
Enquiries: Development Assessment Panels  
Telephone: (08) 6551 9919

Mr Christopher Dwyer  
MJA Studio  
Suite 6, 23 Railway Road  
Subiaco WA 6008

Dear Mr Dwyer

**Metro North West JDAP – City of Joondalup – DAP Application DA16/0842  
Lot 703 (50) Marri Road, Duncraig  
22 Multiple Dwellings**

Thank you for your application and plans submitted to the City of Joondalup on 28 July 2016 for the above development at the abovementioned site.

This application was considered by the Metro North West Joint Development Assessment Panel at its meeting held on 24 October 2016, 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 *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please 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*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Tom Geddes at the City of Joondalup on (08) 9400 4300.

Yours sincerely,

R Osborne

**DAP Secretariat**

**26/10/2016**

Encl. DAP Determination Notice  
Approved plans

Cc: Mr Tom Geddes  
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 703 (50) Marri Road, Duncraig

**Description of proposed Development:** 22 Multiple Dwellings

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 24 October 2016, subject to the following:

**Approve** DAP Application reference DAP/16/01089 and accompanying plans A1.1-A1.10, in accordance with Schedule 2, Clause 68(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, subject to the following conditions:

#### **Conditions**

1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. A Construction Management Plan being submitted to and approved by the City prior to the commencement of development. 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;
  - retention and protection of trees within the verge during construction;
  - 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.

3. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
4. 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) and shall thereafter maintained to the satisfaction of the City. The applicant to clearly indicate disabled access between the footpath and entry.



5. 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.
6. 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.
7. 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 a plan detailing of the location of such plant being submitted for approval by the City prior to the commencement of development. The plant shall be established and maintained in accordance with this plan.
8. 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 to and approved by the City prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard to the satisfaction of the City.
9. No obscure or reflective glazing is permitted to ground floor building facades.
10. Detailed landscaping plans shall be submitted to and approved by the City prior to the commencement of development. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
  - Be drawn at an appropriate scale of 1:100, 1:200 or 1:500;
  - Provide all details relating to paving, treatment of verges and shade tree planting;
  - Show spot levels and/or contours of the site;
  - Be based on water sensitive urban design principles to the satisfaction of the City;
  - Be based on Designing out Crime principles to the satisfaction of the City; and
  - Show all irrigation design details.
11. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
12. Clothes-drying areas/facilities shall be screened from view from the primary and secondary streets.

#### **Advice Notes**

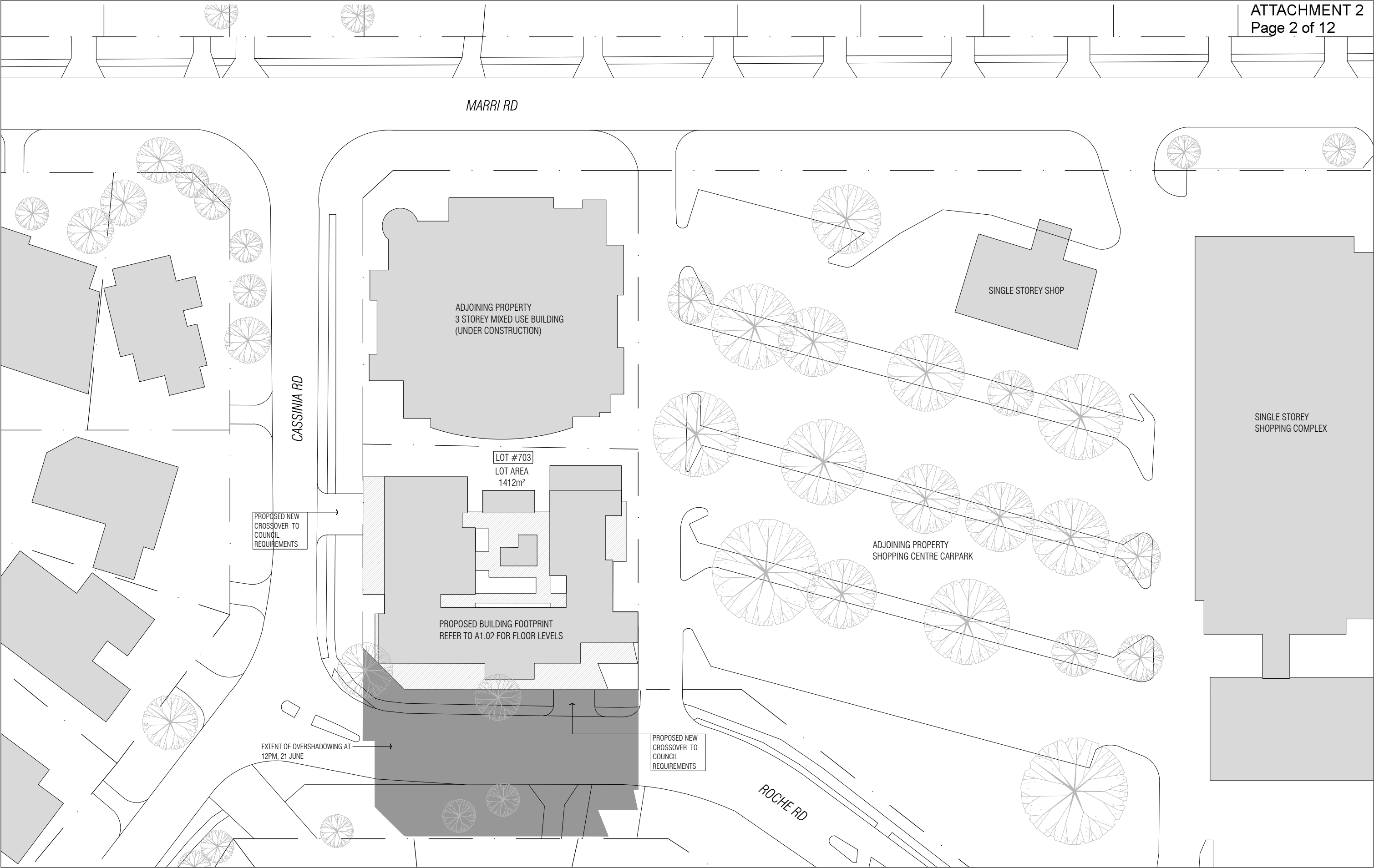
1. Further to condition (1), where an approval has so lapsed, no development shall be carried out without the further approval of the City having first being sought and obtained.





2. The applicant/builder is advised that there is an obligation to design and construct the premises in compliance with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.
3. 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.
4. Any mechanical ventilation for the development shall comply with *Australian Standard 1668.2*, *Australian Standard 3666* and the *Health (Air Handling and Water Systems) Regulations 1994*.
5. The development shall comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
6. Laundry areas are to be provided with a floor waste in accordance with the City's Health Local Law. In addition to having mechanical ventilation it is recommended that laundry areas be provided with condensation dryers to minimise the likelihood of mould occurring.

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 *Planning and Development (Development Assessment Panels) Regulations 2011*.



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REV.	DATE	AMENDMENT
A	28.07.2016	DA ISSUE

CLIENT  
  
ABN GROUP

PROJECT  
  
PROJECT NAME  
PROJECT ADDRESS  
50 MARRI RD (LOT 703)  
DUNCRAIG

MJA PROJECT NUMBER  
  
16012  
PROJECT STATUS  
  
DEVELOPMENT APPROVAL

TRUE NORTH

PROJECT NORTH

SCALE

1:500 @ A3

DRAWING			
LOCATION PLAN			
DRAWING NO.	DRAFTER	CHECKED	REV.
A1.01	SB	MEC	A



SITE AREA 1413m <sup>2</sup>			
PLOT RATIO	1.0 = 1413m <sup>2</sup>		
RESIDENTIAL	=	1851m <sup>2</sup>	
TOTAL Plot Ratio	1851m <sup>2</sup>	1.31PR	
PARKING			
	REQUIRED	PROVIDED	
RESIDENTIAL	28	39	
RESI VISITORS	6	6	
TOTAL	34	45	

22 Apartments

	A	B	C	D	E		
	1 BED x 1 BATH	2 BED x 2 BATH	2 BED x 2 BATH	2 BED x 2 BATH	2 BED x 2 BATH		TOTAL
	55	80	80	80	82		
G	1	1		1	3		6
1	2	1	1	1	3		8
2	2	1	1	1	3		8
TOTAL	5	3	2	3	9		22
	275	240	160	240	738		1653
(5)	1x1 APARTMENTS				5		
(17)	2x2 APARTMENTS				34		
RESIDENTIAL BAYS					39 BAYS		
VISITOR BAYS					6		
TOTAL BAYS					45		

BASEMENT / UNDERCROFT STATISTICS:  
39 RESIDENTIAL CAR PARKING BAYS  
6 RESIDENTIAL BICYCLE PARKING BAYS  
4 STORES

REV.	DATE	AMENDMENT
D	28.07.2016	DA ISSUE

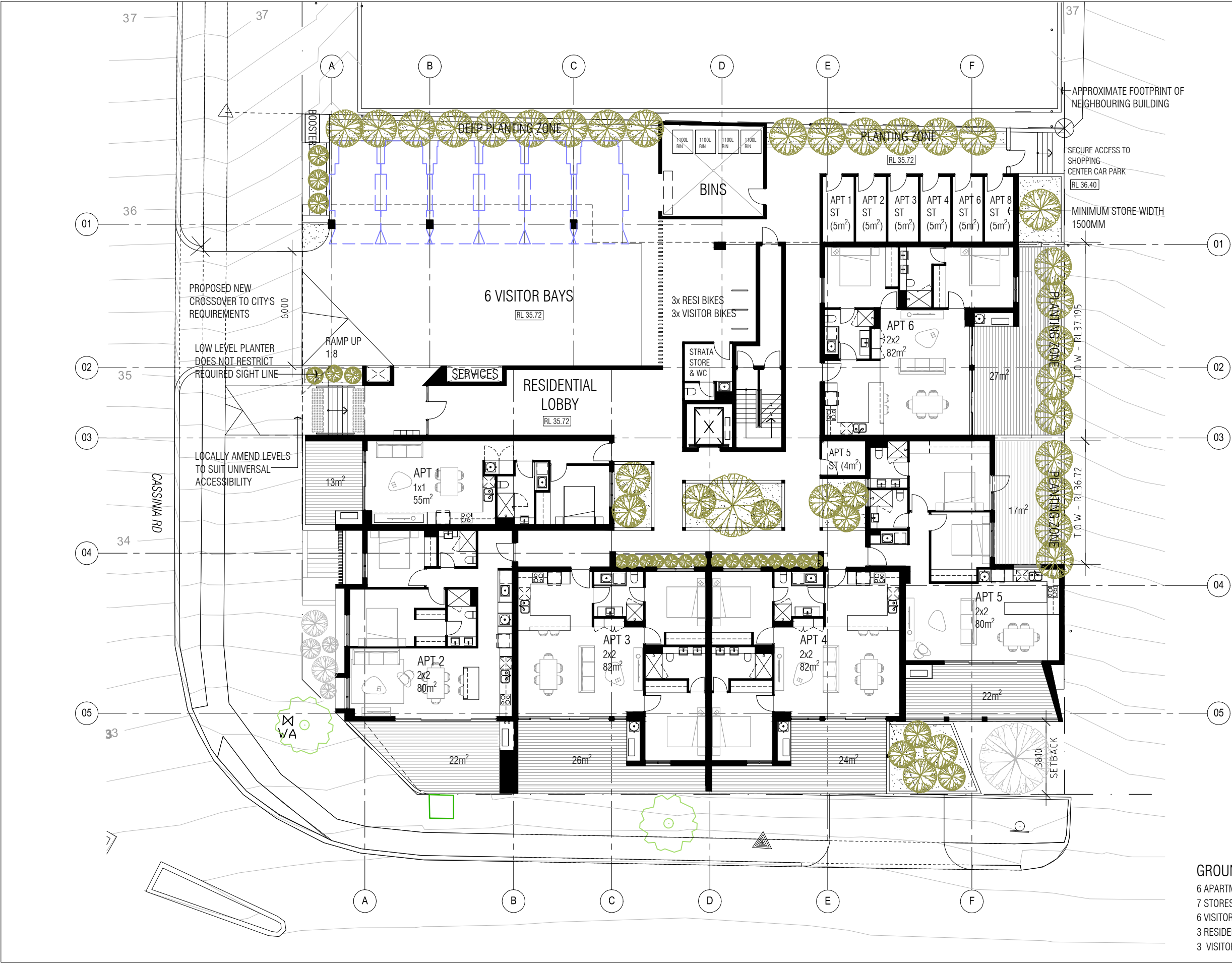
CLIENT
ABN GROUP

PROJECT
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
50 MARRI RD (LOT 703)
DUNCRAIG

MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

TRUE NORTH	PROJECT NORTH
SCALE	0 1 2 5
1:200 @ A3	

DRAWING			
BASEMENT / UNDERCROFT PLAN			
DRAWING NO.	DRAFTER	CHECKED	REV.
A1.02	SB	MEC	D



GROUND FLOOR STATISTICS:  
6 APARTMENTS  
7 STORES + 1 STRATA STORE  
6 VISITOR CAR PARKING BAYS  
3 RESIDENTIAL BICYCLE PARKING BAYS  
3 VISITOR BICYCLE PARKING BAYS

REV.	DATE	AMENDMENT
D	28.07.2016	DA ISSUE

CLIENT
ABN GROUP

PROJECT
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
50 MARRI RD (LOT 703) DUNCRAIG

MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

TRUE NORTH
PROJECT NORTH
SCALE
0 1 2 5
1:200 @ A3

DRAWING
GROUND FLOOR PLAN
DRAWING NO.
A1.03
DRAFTER
SB
CHECKED
MEC
REV.
D





FIRST FLOOR STATISTICS:  
8 APARTMENTS  
6 STORES

REV.	DATE	AMENDMENT
D	28.07.2016	DA ISSUE

CLIENT
ABN GROUP

PROJECT
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
50 MARRI RD (LOT 703)
DUNCRAIG

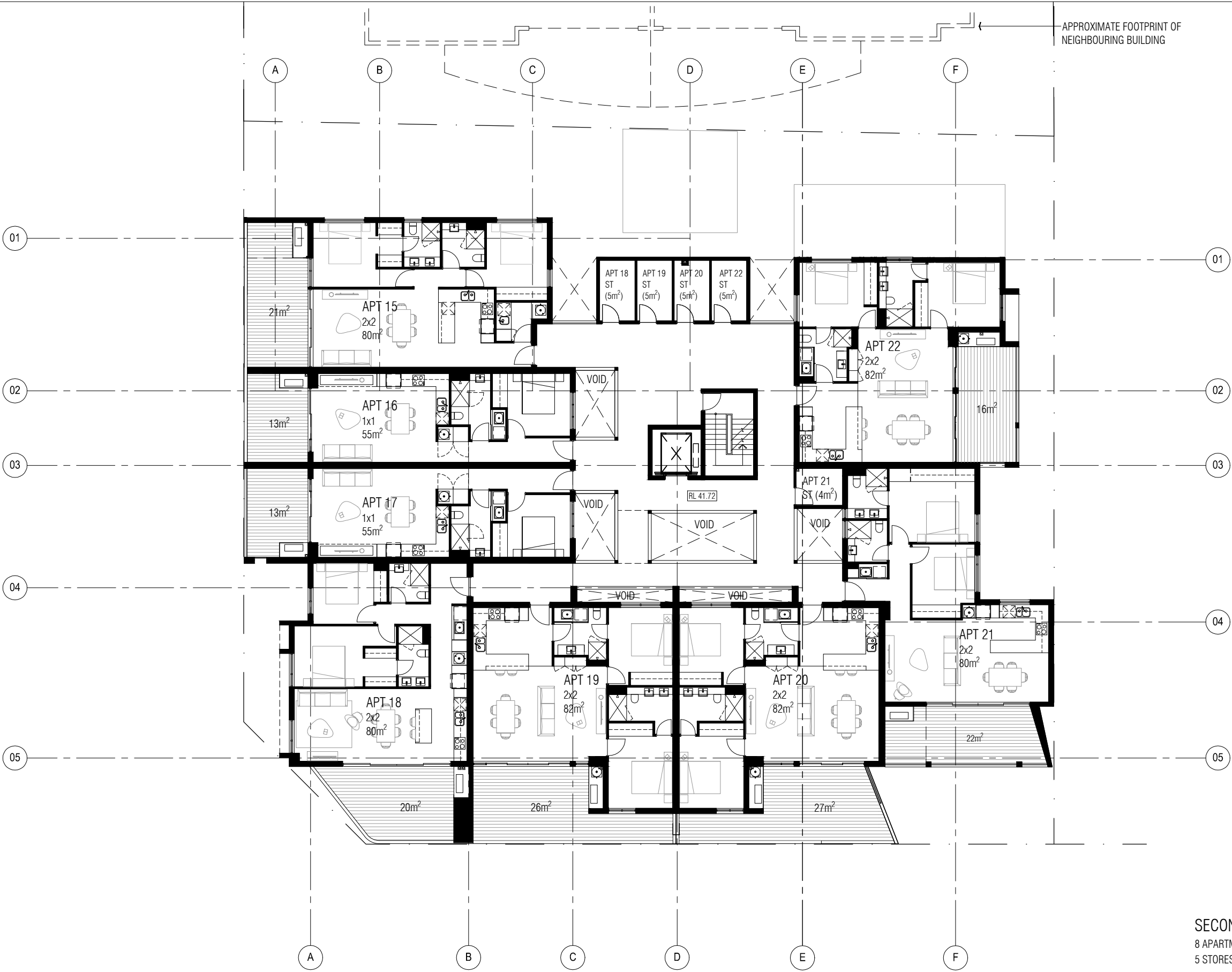
MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

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SCALE	0 1 2 5
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DRAWING

FIRST FLOOR PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A1.04	SB	MEC	D



SECOND FLOOR STATISTICS:  
8 APARTMENTS  
5 STORES

REV.	DATE	AMENDMENT
D	28.07.2016	DA ISSUE

CLIENT
ABN GROUP

PROJECT
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
LOT 703 ROCHE RD
DUNCRAIG

MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

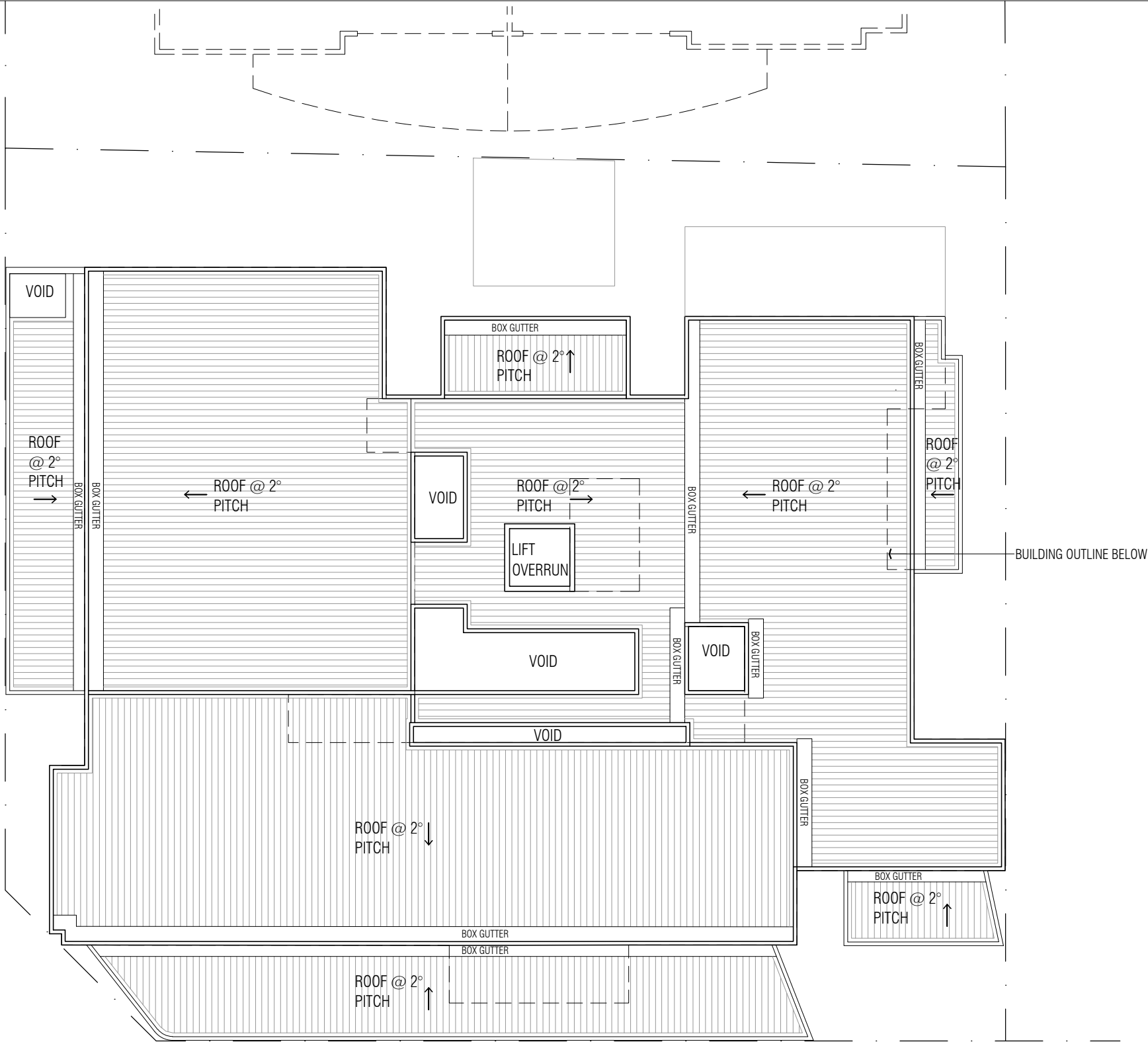
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SCALE	0 1 2 5
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DRAWING

SECOND FLOOR PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A1.05	SB	MEC	D





REV.	DATE	AMENDMENT
D	28.07.2016	DA ISSUE


CLIENT

ABN GROUP


PROJECT
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
50 MARRI RD (LOT 703)
DUNCRAIG

MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

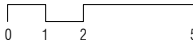
TRUE NORTH



PROJECT NORTH



SCALE

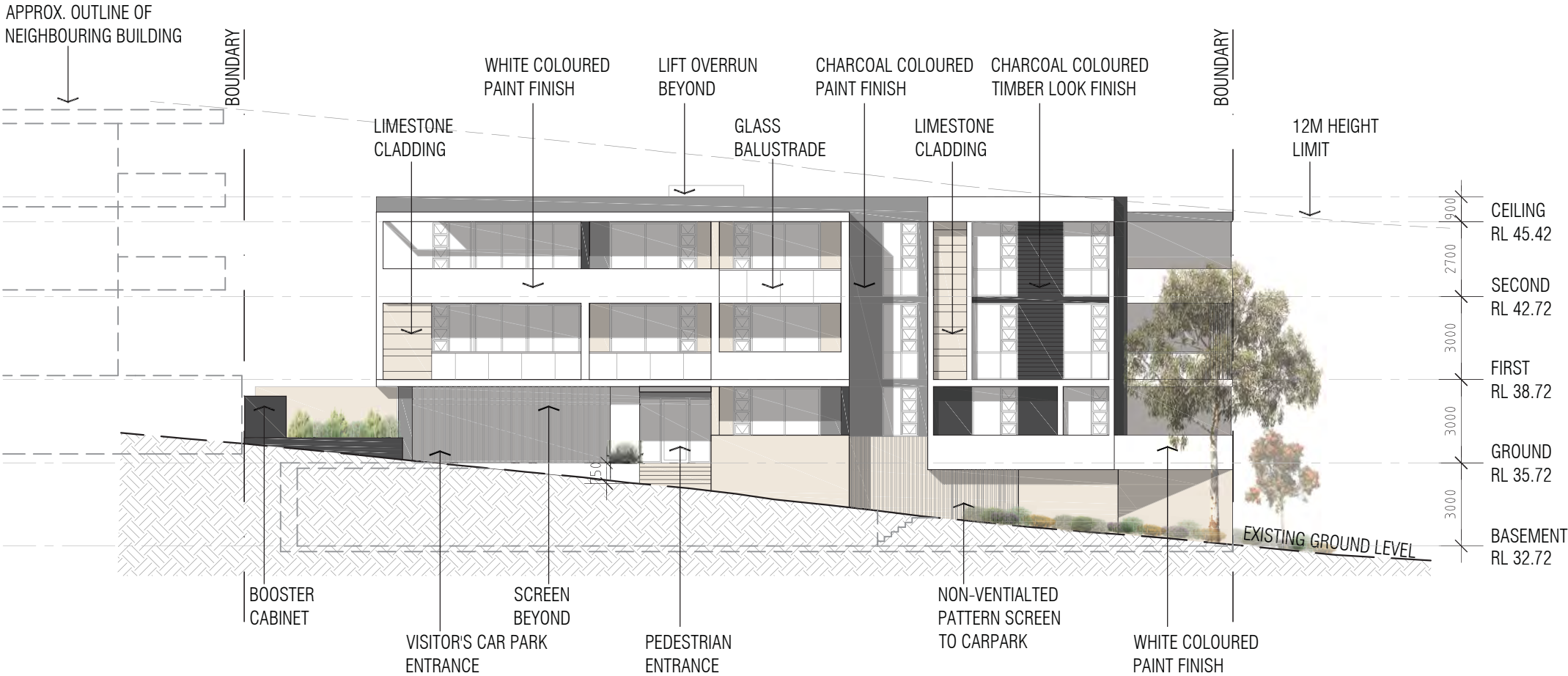


1:200 @ A3

DRAWING

ROOF PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A1.06	SB	MEC	D



CASSINIA RD (WEST) ELEVATION 1:200 @ A3

REV.	DATE	AMENDMENT
B	28.07.2016	DA ISSUE

CLIENT
ABN GROUP

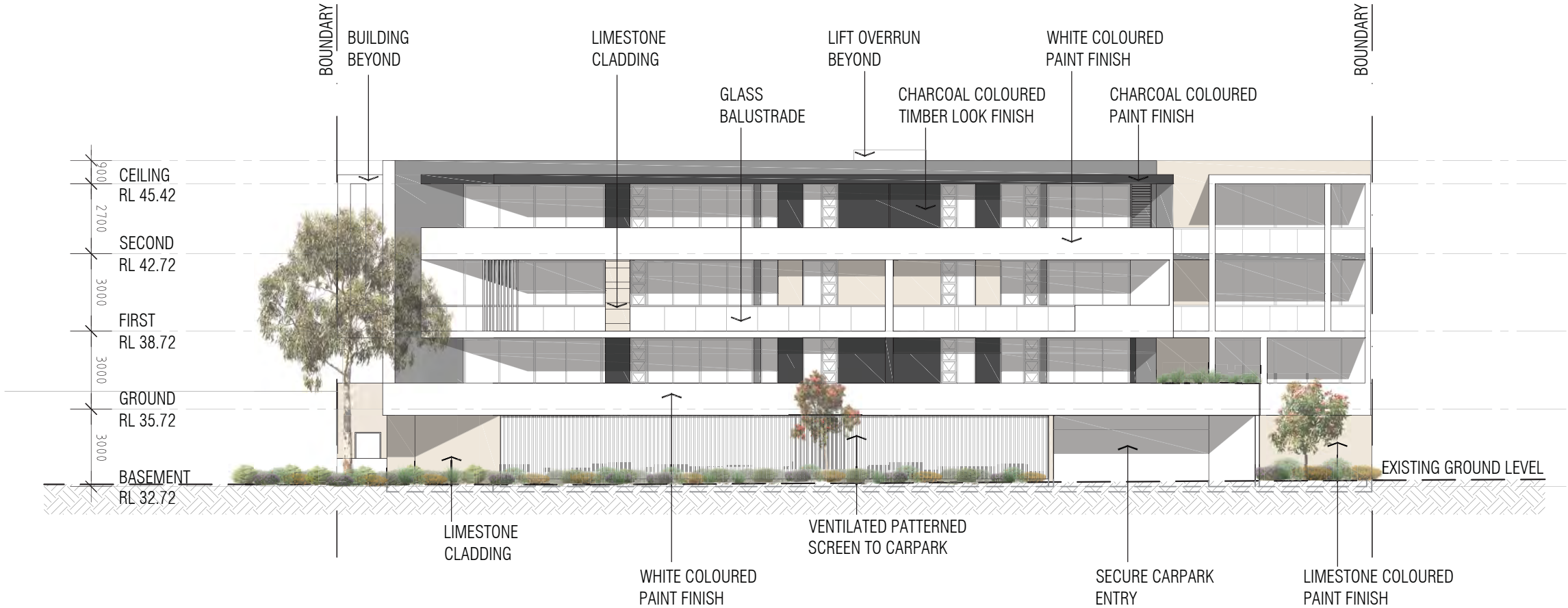
PROJECT
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
50 MARRI RD (LOT 703)
DUNCRAIG

MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

DRAWING
CASSINIA RD (WEST) ELEVATION
DRAWING NO.
A1.07
DRAFTER
SB
CHECKED
MEC
REV.
B

SCALE
0 1 2 5
1:200 @ A3





ROCHE RD (SOUTH) ELEVATION 1:200 @ A3



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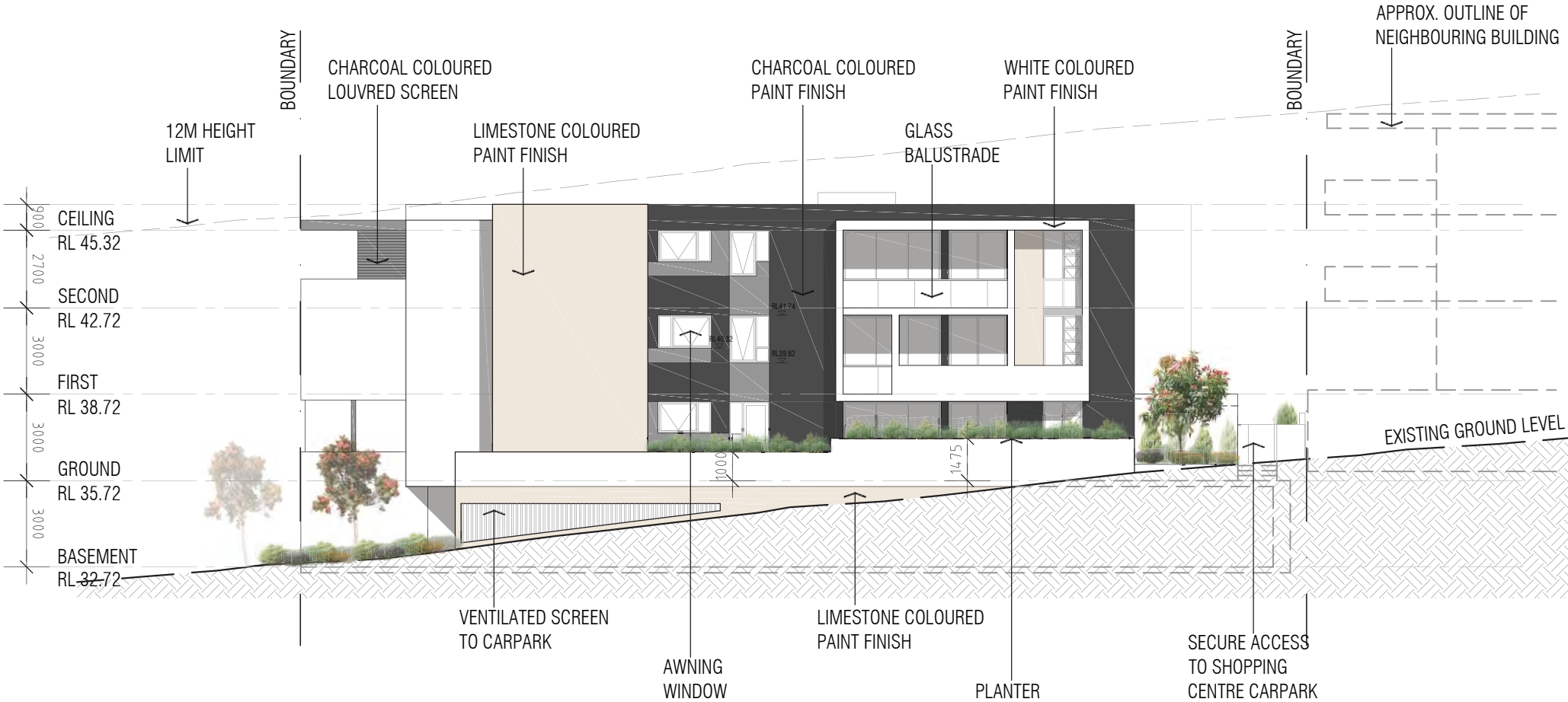
REV.	DATE	AMENDMENT
A	28.07.2016	DA ISSUE

CLIENT
ABN GROUP

PROJECT
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
50 MARRI RD (LOT 703)
DUNCRAIG

MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

DRAWING
ROCHE RD (SOUTH) ELEVATION
DRAWING NO.
A1.08
DRAFTER
SB
CHECKED
MEC
REV.
A
SCALE
0 1 2 5
1:200 @ A3



EAST ELEVATION 1:200 @ A3



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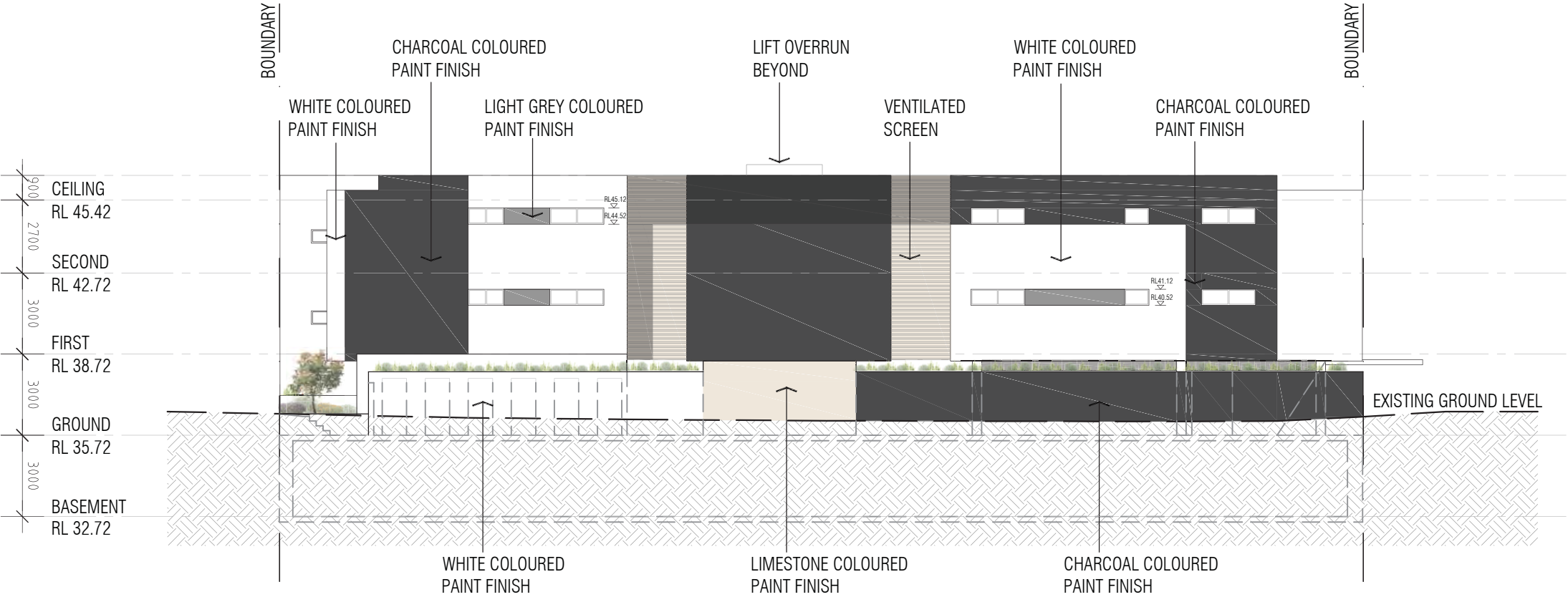
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PROJECT ADDRESS
50 MARRI RD (LOT 703)
DUNCRAIG

MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

DRAWING
EAST ELEVATION
DRAWING NO.
A1.09
DRAFTER
SB
CHECKED
MEC
REV.
C

SCALE
1:200 @ A3





NORTH ELEVATION 1:200 @ A3



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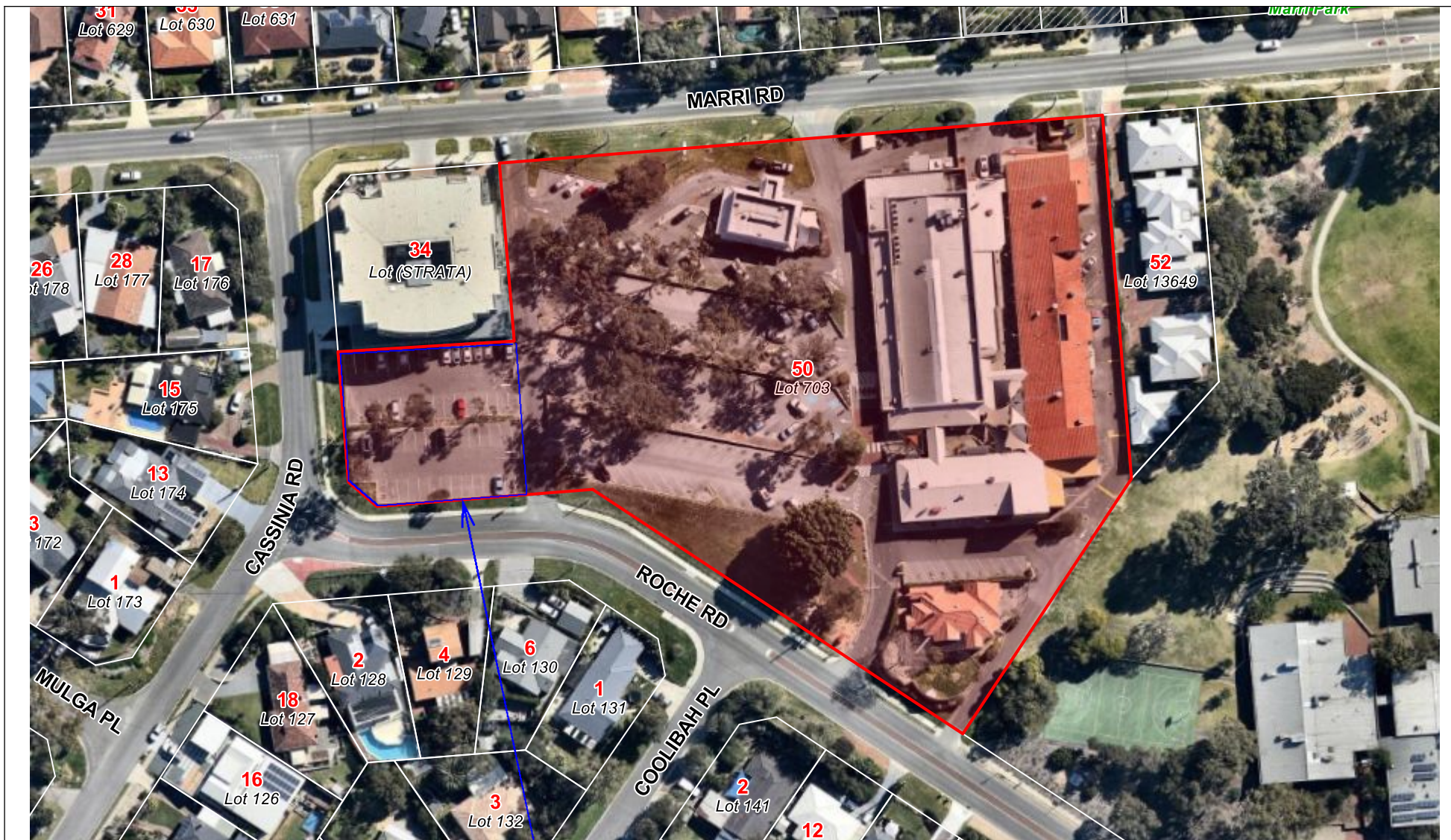
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PROJECT ADDRESS
50 MARRI RD (LOT 703)
DUNCRAIG

MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

DRAWING

DRAWING

DRAWING NO.	DRAFTER	CHECKED	REV.
A1.10	SB	MEC	C



City of  
Joondalup

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Lot 703 (50) Marri Road,  
Duncraig

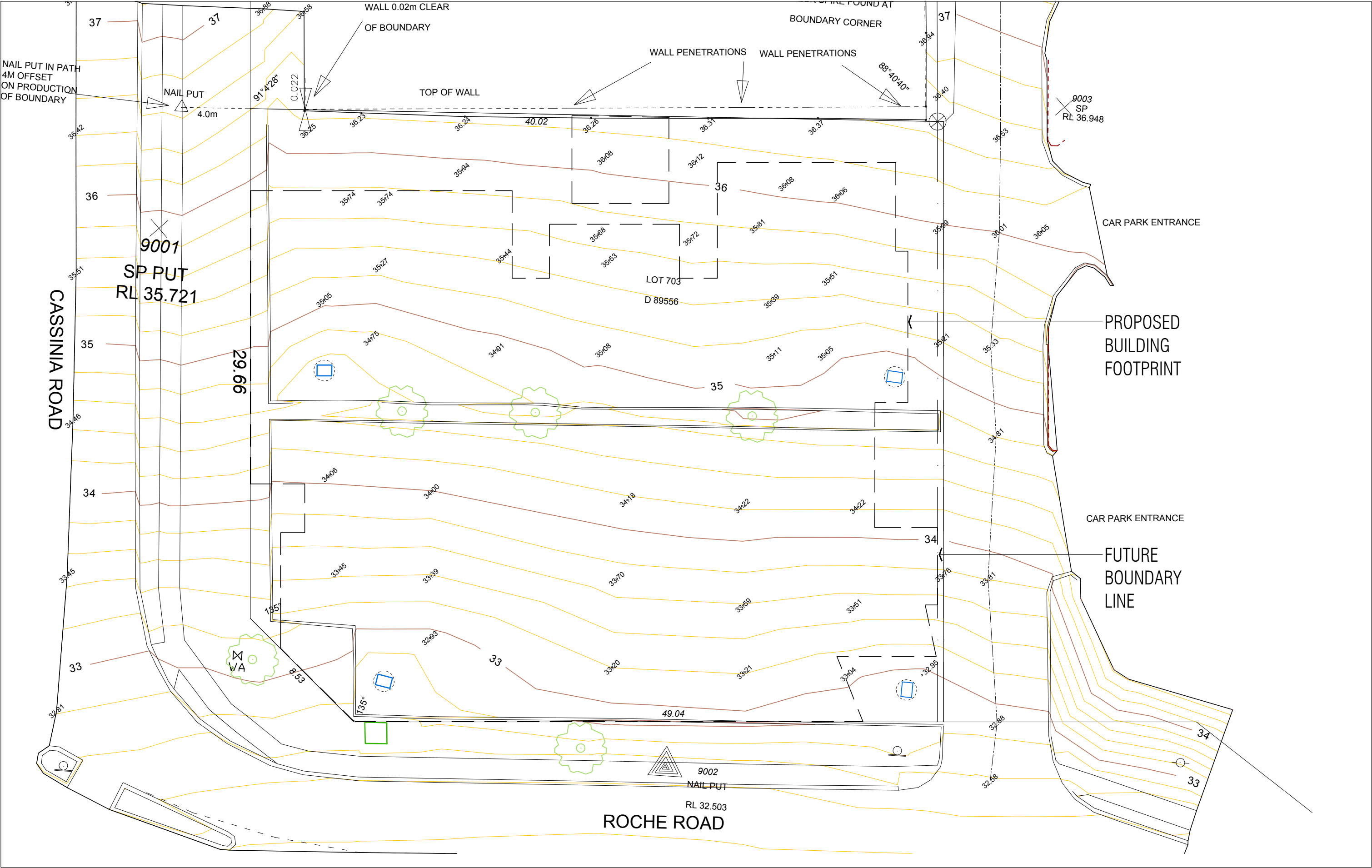
28/11/2018

1:1278



Location of proposed development





REV.	DATE	AMENDMENT
A	28.07.2016	DA ISSUE
B	01.10.2018	DA RE-ISSUE FOR PLANNING

CLIENT  
  
ABN GROUP

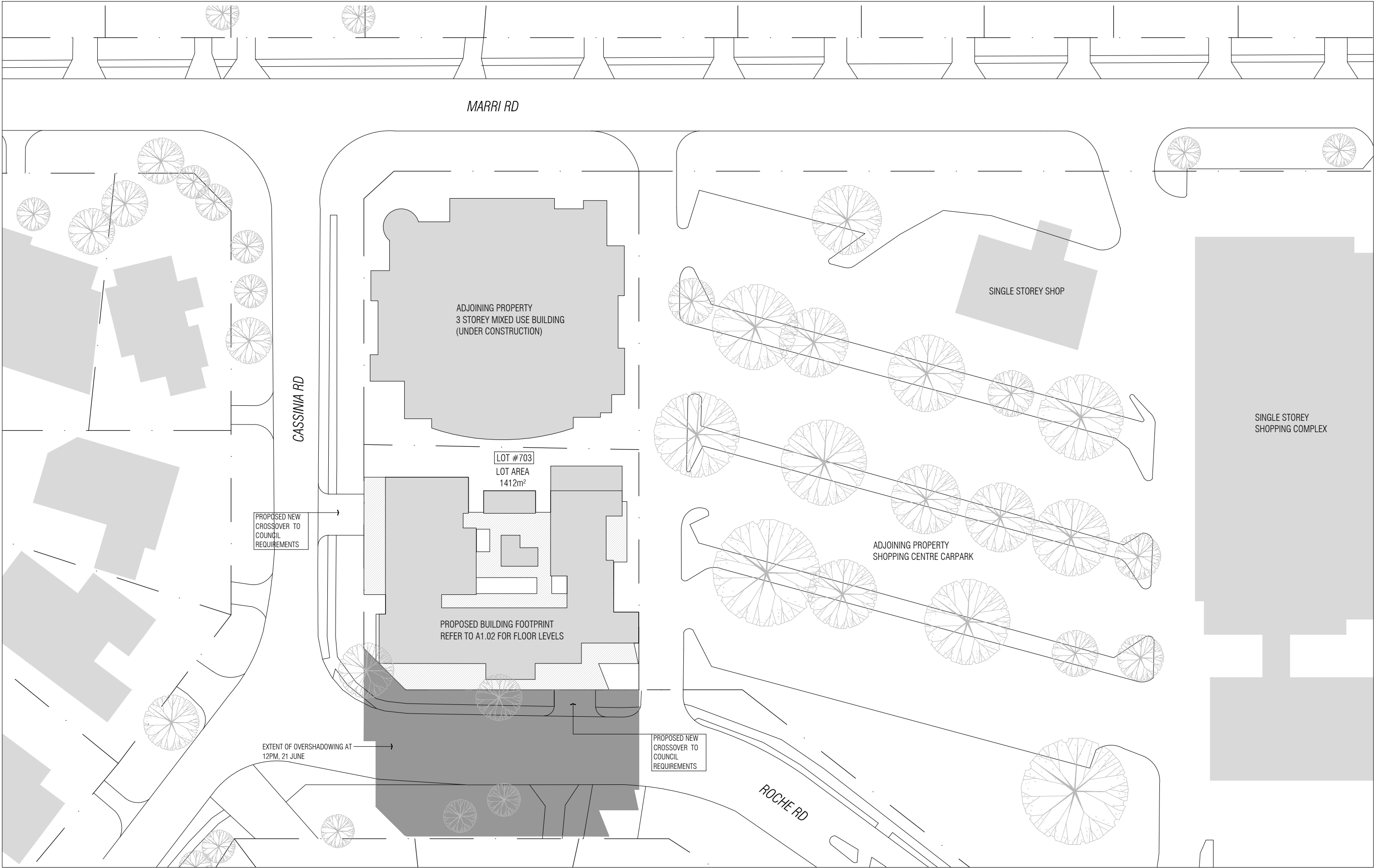
PROJECT  
  
RESIDENTIAL DEVELOPMENT  
PROJECT ADDRESS  
50 MARRI RD (LOT 703)  
DUNCRAIG

MJA PROJECT NUMBER  
  
16012  
PROJECT STATUS  
  
DEVELOPMENT APPROVAL

TRUE NORTH  
PROJECT NORTH  
SCALE  
0 1 2 5  
1:200 @ A3

DRAWING  
  
SITE SURVEY  
DRAWING NO. DRAFTER CHECKED REV.  
A1.00 \_ \_ B





REV.	DATE	AMENDMENT
A	28.07.2016	DA ISSUE
B	01.10.2018	DA RE-ISSUE FOR PLANNING

CLIENT

ABN GROUP

PROJECT

PROJECT NAME

PROJECT ADDRESS

50 MARRI RD (LOT 703)  
DUNCRAIG

MJA PROJECT NUMBER

16012

PROJECT STATUS

DEVELOPMENT APPROVAL

TRUE NORTH

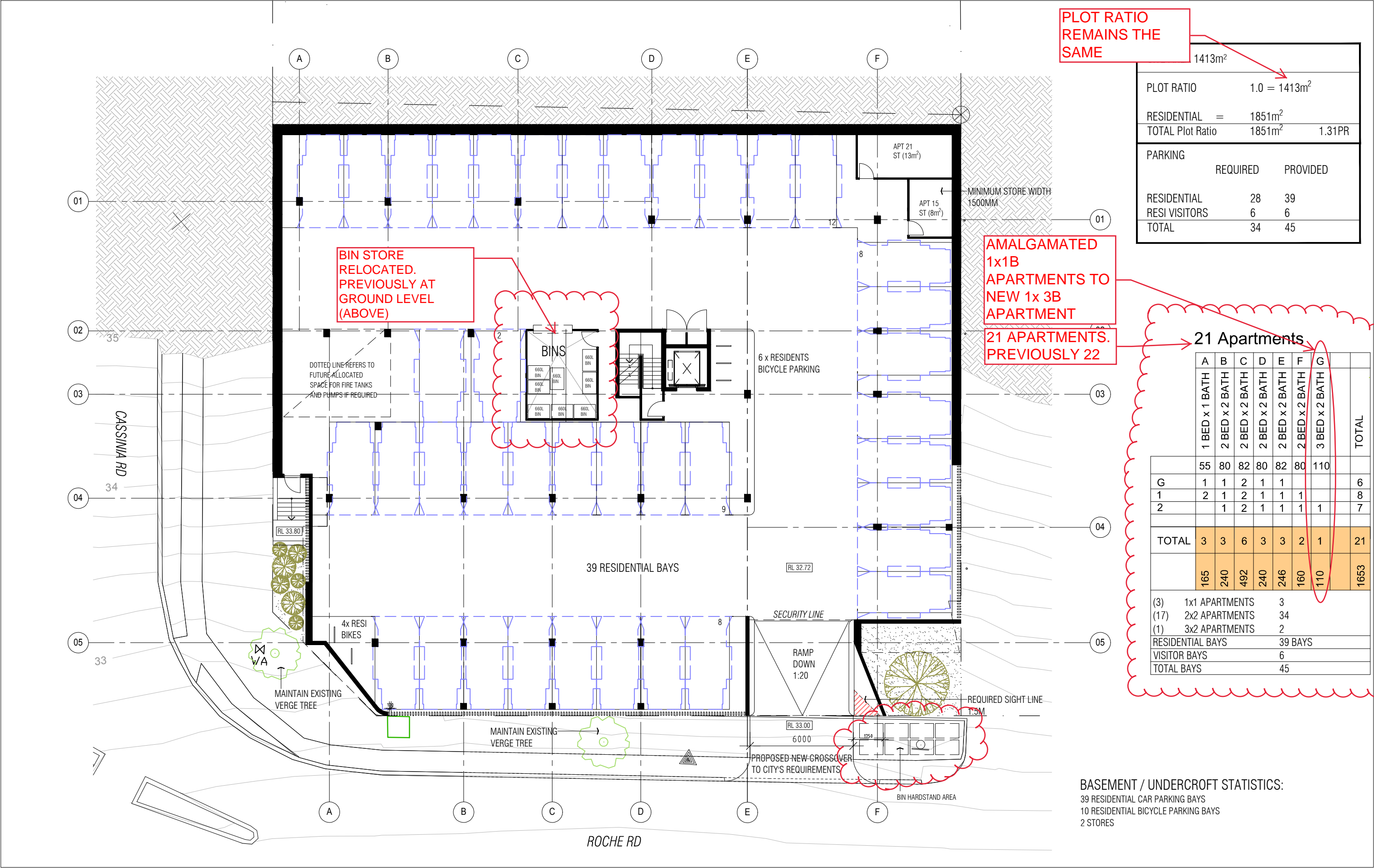
PROJECT NORTH

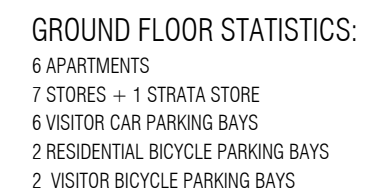
SCALE

02.5512.5

1:500 @ A3

DRAWING			
LOCATION PLAN			
DRAWING NO.	DRAFTER	CHECKED	REV.
A1.01	SB	MEC	B









FIRST FLOOR STATISTICS:  
8 APARTMENTS  
6 STORES



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REV.	DATE	AMENDMENT
D	28.07.2016	DA ISSUE
E	01.10.2018	DA RE-ISSUE FOR PLANNING

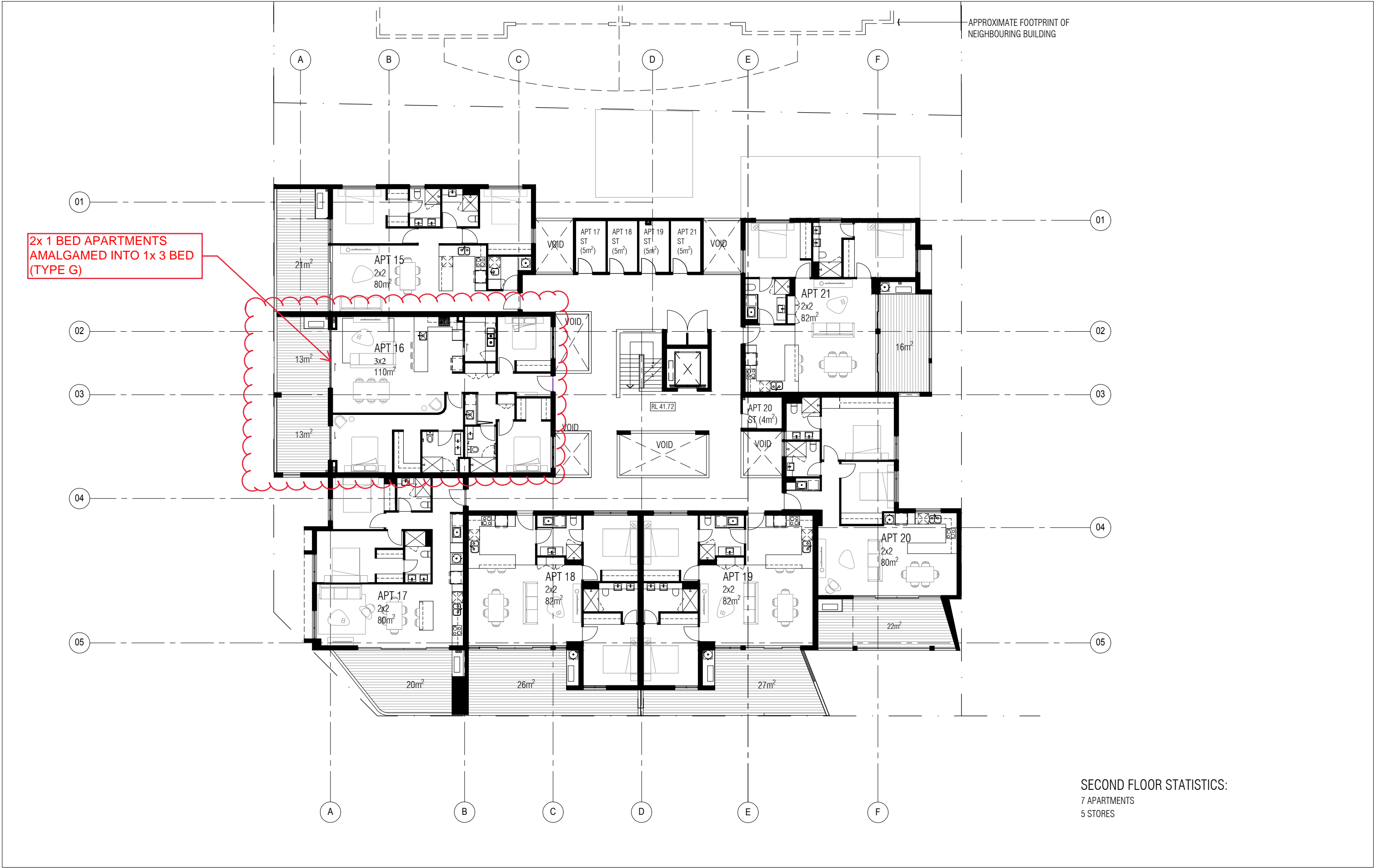
CLIENT
ABN GROUP

PROJECT
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
50 MARRI RD (LOT 703)
DUNCRAIG

MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

TRUE NORTH	PROJECT NORTH
SCALE	0 1 2 5
1:200 @ A3	

DRAWING			
FIRST FLOOR PLAN			
DRAWING NO.	DRAFTER	CHECKED	REV.
A1.04	SB	MEC	E



SECOND FLOOR STATISTICS:  
7 APARTMENTS  
5 STORES

REV.	DATE	AMENDMENT
D	28.07.2016	DA ISSUE
E	01.10.2018	DA RE-ISSUE FOR PLANNING

CLIENT
ABN GROUP

PROJECT
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
LOT 703 ROCHE RD DUNCRAIG

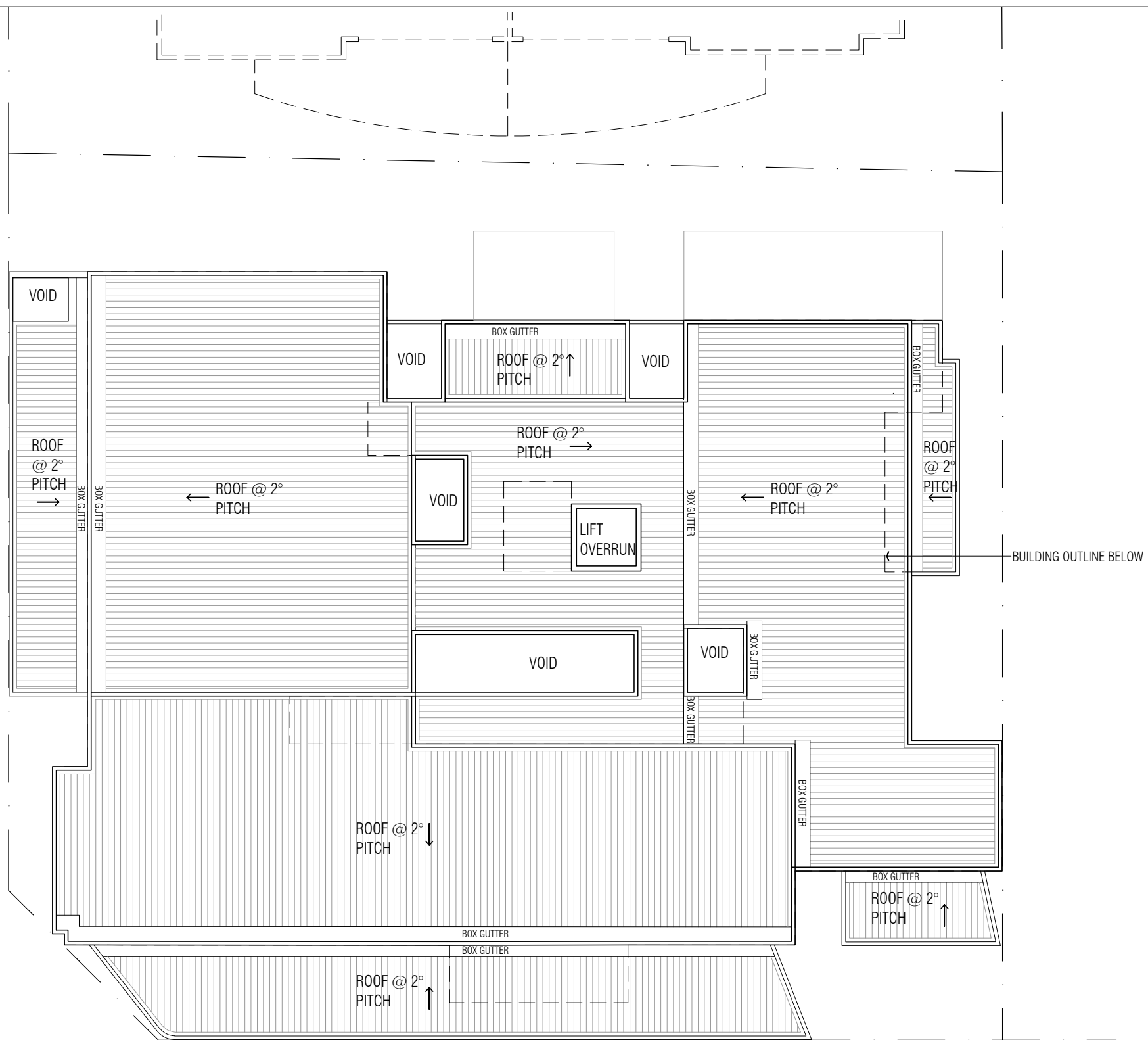
MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

TRUE NORTH	PROJECT NORTH
SCALE	
1:200 @ A3	

DRAWING

SECOND FLOOR PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A1.05	SB	MEC	E



REV.	DATE	AMENDMENT
D	28.07.2016	DA ISSUE
E	01.10.2018	DA RE-ISSUE FOR PLANNING

CLIENT

ABN GROUP

PROJECT

RESIDENTIAL DEVELOPMENT

---

PROJECT ADDRESS

50 MARRI RD (LOT 703)  
DUNCRAIG

MJA PROJECT NUMBER

16012

---

PROJECT STATUS

DEVELOPMENT APPROVAL

TRUE  
NORTH

PROJECT  
NORTH

SCALE



1:200 @ A3

**DRAWING**

ROOF PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A1.06	SB	MEC	E









EAST ELEVATION 1:200 @ A3

REV.	DATE	AMENDMENT
C	28.07.2016	DA ISSUE
D	01.10.2018	DA RE-ISSUE FOR PLANNING

CLIENT
ABN GROUP

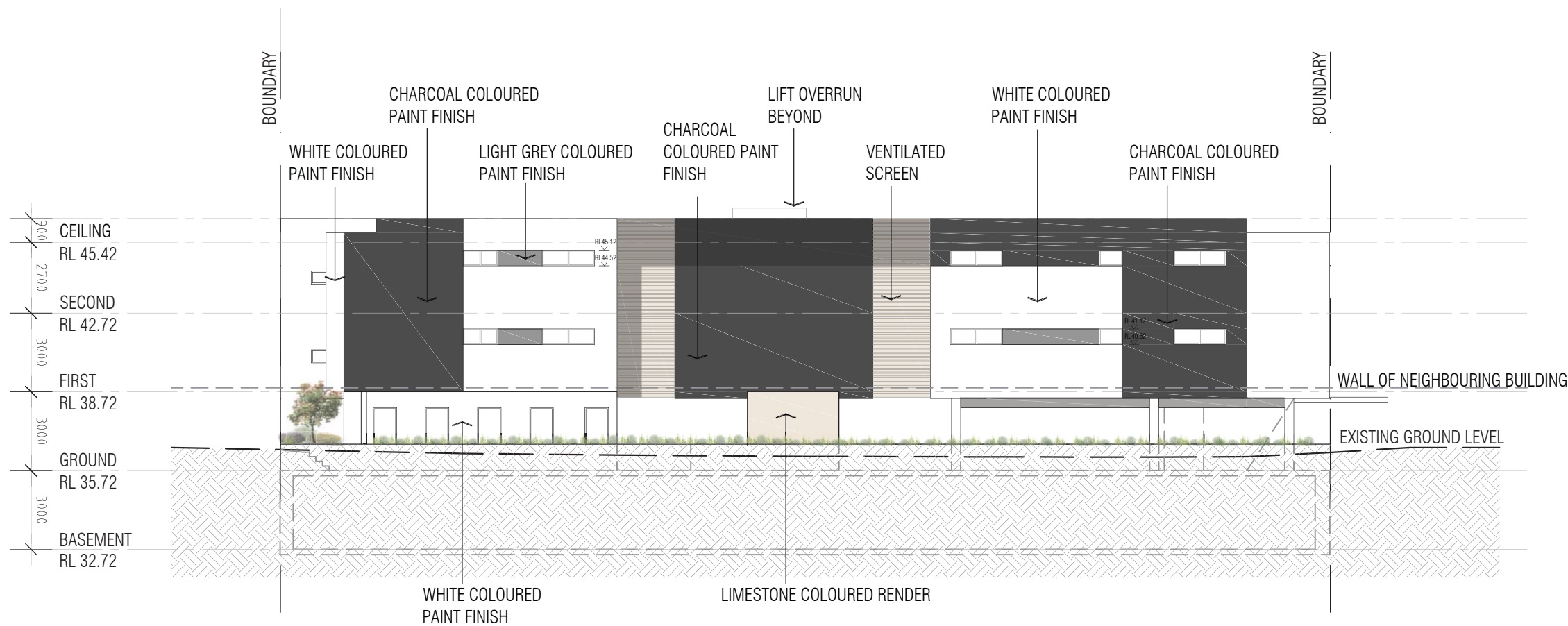
PROJECT
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
50 MARRI RD (LOT 703)
DUNCRAIG

MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

DRAWING
EAST ELEVATION
DRAWING NO.
A1.09
DRAFTER
SB
CHECKED
MEC
REV.
D
SCALE
1:200 @ A3

DRAWING
EAST ELEVATION
DRAWING NO.
A1.09
DRAFTER
SB
CHECKED
MEC
REV.
D





NORTH ELEVATION 1:200 @ A3

REV.	DATE	AMENDMENT
C	28.07.2016	DA ISSUE
D	01.10.2018	DA RE-ISSUE FOR PLANNING

CLIENT
ABN GROUP

PROJECT
RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS
50 MARRI RD (LOT 703)
DUNCRAIG

MJA PROJECT NUMBER
16012
PROJECT STATUS
DEVELOPMENT APPROVAL

DRAWING
NORTH ELEVATION
DRAWING NO.
A1.10
DRAFTER
SB
CHECKED
MEC
REV.
D
SCALE
1:200 @ A3



CLIENT

ABN GROUP

MJA PROJECT NUMBER

16012

PROJECT STATUS

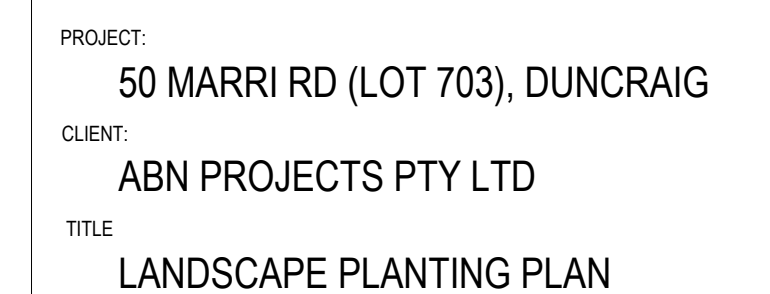
DEVELOPMENT APPROVAL


DRAWING			
SECTION			
DRAWING NO.	DRAFTER	CHECKED	REV.
A1.11	SB	MEC	B



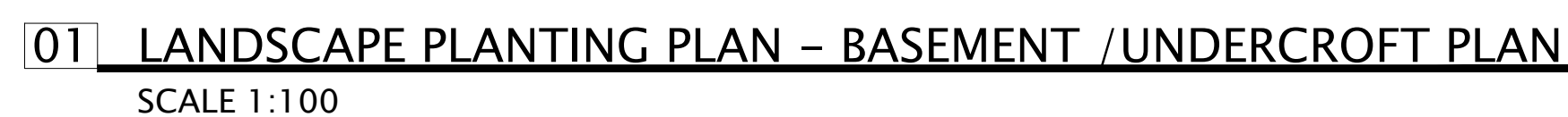
A collage of six images showing various plants. The top left image shows a close-up of white cherry blossoms with yellow centers and green leaves. The top right image shows a close-up of red kangaroo paws with yellow centers. The middle left image shows a large, full green tree in a grassy area. The middle right image shows a close-up of yellow and red leaves. The bottom left image shows a grassy field with a fence in the background. The bottom right image shows a clump of blue grass.

REV	DATE	DWN	DESCRIPTION
G	19.09.18	MM	Additional Creeper Planting to Client's Comments
H	28.09.18	MM	Updated to Architectural Base / Client Comments



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DESIGNED:		Kelsie Davies		
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APPROVED BY:		Kelsie Davies		
DATE: 28 Sep 2018		PROJECT NO 10.1556		SHEET NO LR-701
REV: H				

U:\RESIDENTIAL\DESIGN PROJECTS (09)\10.1556 - Marri Rd Apartments, Duncraig Parcel\01. CAD



GENERAL NOTES:  
1. THIS IS A CONCEPT PLAN ONLY.  
2. ALL STRUCTURES SUBJECT TO  
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3. ALL MEASUREMENTS TO BE CHECKED  
PRIOR TO CONSTRUCTION




## A photograph of a modern garden. In the foreground, a light-colored concrete walkway leads towards a set of stone steps. To the left of the steps, there is a small garden bed with blue grasses and a small red garden light. To the right of the steps, there is a large Sago Palm plant. In the background, there is a stone retaining wall and more greenery.



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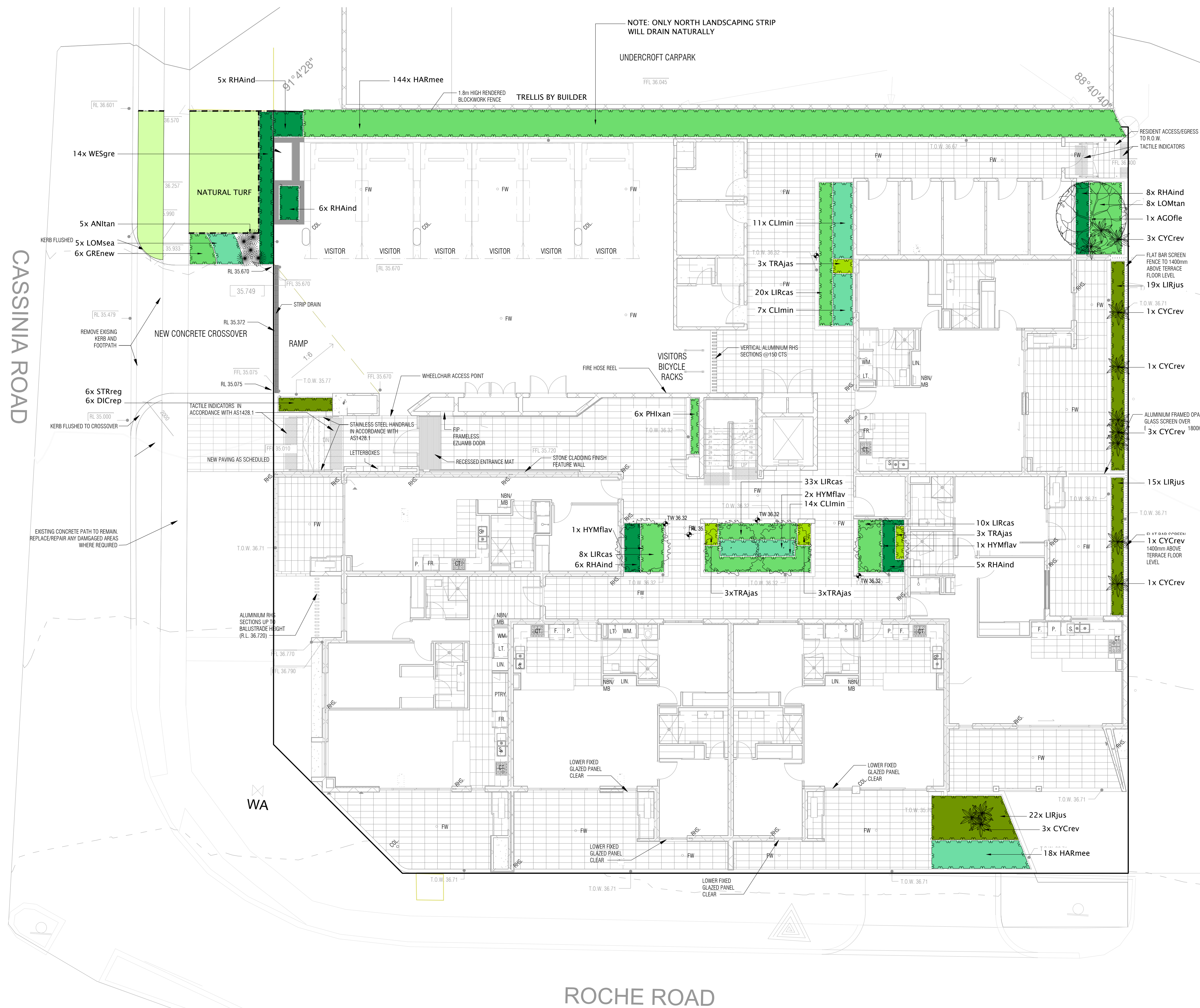


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APPROVED BY:	Kelsie Davies		
DATE: 28 Sep 2018	PROJECT NO 10 1556	SHEET NO LR-702	REV: H

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FOR OVERALL PLANTING SCHEDULE – REFER TO SHEET NO LR-704




FOR CONSTRUCTION

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H	28.09.18	MM	Updated to Architectural Base / Client Comments



PROJECT:  
50 MARRI RD (LOT 703), DUNCRAIG  
CLIENT:  
ABN PROJECTS PTY LTD  
TITLE:  
LANDSCAPE PLANTING PLAN

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APPROVED BY:	Kelsie Davies		
DATE: 28 Sep 2018	PROJECT NO 10.1556	SHEET NO LR-703	REV: H

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03 LANDSCAPE PLANTING PLAN – FIRST FLOOR PLAN  
SCALE 1:100

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NOTES

1 LANDSCAPE WORKS

1.1 ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.  
1.2 . SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.

2 SOIL PREPARATION

2.1 PLANTED AREAS SHALL BE SPREAD WITH MIN. 30mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.  
2.2 TURF AREAS SHALL BE EVENLY SPREAD WITH MIN. 30mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPEDINTO EXISTING SITE SOIL TO A DEPTH OF 100mm.

3. PLANTING

3.1 PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 70mm.  
3.2 ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA JARRAH POLES. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.  
4 IRRIGATION  
4.1 ALL PLANTING AND TURF AREAS TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.  
4.2 ALL TURF TO BE IRRIGATED VIA ARTICULATED RISERS. ALL GARDEN BEDS TO BE IRRIGATED VIA POLY RISER JETS. ALL TREES TO BE IRRIGATED VIA BUBBLERS.  
4.3 WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30L/pm AT 300KPA FROM THE WATER CONNECTION POINT.  
4.4 CONTROLLER TO BE LOCATED IN PUMP ROOM UNLESS OTHERWISE DIRECTED.  
4.5 SLEEVES BENEATH PAVED SURFACES TO BE PROVIDED BY OTHERS.  
4.6 IRRIGATION SYSTEM SHALL BE DUAL PROGRAM TO ALLOW TURF AND PLANTING AREAS TO BE WATERED SEPARATELY.  
4.7 ASCON DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED TO THE CLIENT UPON PRACTICAL COMPLETION.

5. GENERAL

5.1 PLEASE NOTE THAT LD TOTAL'S QUOTATION & SCHEDULE OF QUANTITIES IS TO TAKE PRECEDENCE OVER DRAWING NOTES.



LIRIOPE 'JUST RIGHT'



HARDENBERGIA 'MEEMA'



WESTRINGIA 'GREY BOX'



AGONIS FLEXUOSA



GREVILLEA 'NEW BLOOD'



CLIVIA MINIATA



PHILODENDRON XANADU



LOMANDRA 'SEASCAPE'



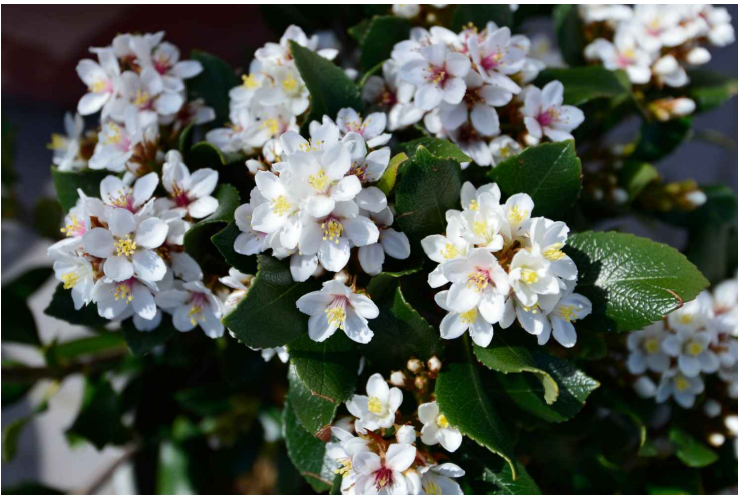
TRACHELOSPERMUM JASMINOIDES



CYCAS REVOLUTA



NATIVE FRANGIPANI



RAPHIOLEPIS INDICA ALBA



LOMANDRA TANIKA

PLANT SCHEDULE

Symbol	Species	Common Name	Pot size	Spacing	Quantity
<b>Trees:</b>					
AGOfl	Agonis flexuosa	Peppermint Tree	100L	As shown	3
HYMflav	Hymenosporum flavum	Native Frangipani	100L	As shown	5
SAPseb (100L)	Sapium sebiferum	Chinese Tallow	100L	As shown	2
SAPseb (200L)	Sapium sebiferum	Chinese Tallow	200L	As shown	1
<b>Shrubs + Groundcovers:</b>					
ANItan	Anigozanthos 'Tango'	Kangaroo Paw	140mm	As shown	53
CLImin	Clivia miniata	Bush Lily	140mm	4/m2	32
CYCre	Cycas revoluta	Sago Palm	8L	As shown	13
DICsil	Dichondra argentea	Silverfalls	140mm	2/lin m	6
GREnew	Grevillea 'New Blood'	Spider Flower	140mm	2.5/m2	129
HARmee	Hardenbergia 'Meema'	Native Wisteria	140mm	3/m2	162
LIRcas	Liriope 'Emerald Cascade'	Weeping Liriope	140mm	3/m2	79
LIRjus	Liriope 'Just Right'	Just Right	140mm	3/m2	56
LOMtan	Lomandra 'Tanika'	Tanika	140mm	2.5/lin m	54
LOMsea	Lomandra 'Seascape'	Seascape	140mm	2.5/m2	75
PHIxa	Philodendron xanadu	Xanadu	140mm	3/m2	12
RHAind	Rhaphiolepis indica alba	White Indian Hawthorn	140mm	2/lin m	122
WESgre	Westringia 'Grey Box'	Grey Box	140mm	2/lin m	38
STRreg	Strelitzia reginae	Bird of Paradise	140mm	3/m2	6
TRAjas	Trachelospermum jasminoides	Star Jasmine	140mm	3/lin m	12
<b>Turf:</b>					
	Soft Leaf Buffalo - roll on				73m2

04 LANDSCAPE PLANTING SCHEDULE + NOTES

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CLIENT:  
ABN PROJECTS PTY LTD  
TITLE  
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DATE: 28 Sep 2018	PROJECT NO 10.1556	SHEET NO LR-704	REV: H

RESIDENTIAL DESIGN PROJECTS (09/11/1556 - Marn Rd Apartments, Duncraig, Parcel 01, CA



# 50 Marri Road, Duncraig

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## Waste Management Plan

9 October 2018

Rev\_4

ABN Projects Pty Ltd





waste less, achieve more

**Encycle Consulting Pty Ltd**

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<b>Rev_0 - drafted</b>	A Bremner	6 July 2016
<b>Rev_0 – reviewed</b>	K Oliver	7 July 2016
<b>Rev_0 – issued to client</b>	K Oliver	7 July 2016
<b>Rev_1 issued to client</b>	K Oliver	8 July 2016
<b>Rev_2 issued to client</b>	K Oliver	8 July 2016
<b>Rev_3 issued to client</b>	H Adkins	27 September 2018
<b>Rev_4 issued to client</b>	H Adkins	9 October 2018

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## Glossary of terms and acronyms

Cart	Wheeled, open top bin often used for bulky items such as cardboard
Commingled recycling	Common recyclables, mostly packaging; such as glass, plastics, aluminium, steel, liquid paper board (milk cartons). Commingled recycling may include paper but often, and particularly in offices, paper and cardboard are collected separately.
Compactor	In commercial buildings, industrial compactors are used to literally 'compact' or compress the waste material into a smaller volume to allow for optimal use of space.
General Waste	Material that is intended for disposal to landfill (or in some States, incineration), normally what remains after the recyclables have been collected separately.
MGB	Mobile Garbage Bin – A wheeled bin with a lid often used for kerbside collection of waste or recyclables. (Often called a 'wheelie bin').
MRB	Mobile Recycling Bin – A wheeled bin ("wheelie" bin) with a lid often used for kerbside collection of recyclables (similar to an MGB). Generally have a different colour body and/or lid to MGBs.
Organic waste	Separated food and/or 'green' material (e.g. grass clippings or vegetation prunings).
Recyclable	Material that can be collected separately from the general waste and sent for recycling. The precise definition will vary, depending upon location (i.e. systems exist for the recycling of some materials in some areas and not in others).
Recycling	Where a material or product undergoes a form of processing to produce a feedstock suitable for the manufacture of new products.
Reuse	The transfer of a product to another user, with no major dismantling or processing required. The term "reuse" can also be applied in circumstances where an otherwise disposable item is replaced by a more durable item hence avoiding the creation of waste (e.g. using a ceramic coffee mug in place of disposable cups).

# 1 Introduction

This Waste Management Plan (WMP) has been prepared for ABN Projects Pty Ltd for the Building Licence submission for the proposed multi-residential development at 50 Marri Road, Duncraig. This revised Waste Management Plan supersedes previous versions and proposes that waste and recycling is now collected by the City of Joondalup from a hardstand bin pad in front of the development on Roche Road (rather than by private service provider as previously proposed).

The proposed development will consist of 21 residential apartments.

This WMP has been prepared based on the following information:

- Architectural plans provided by MJA Architects (27 September 2018)
- Liaison with City of Joondalup regarding Council waste management requirements 27 August 2018
- WALGA Multi-Dwelling Development Guidelines for waste generation rates

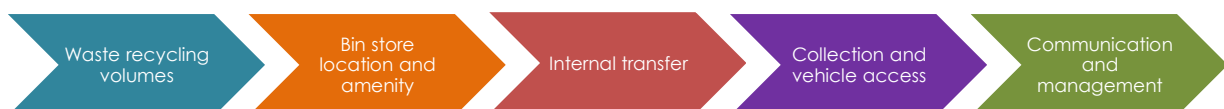
## 1.1 Context

For efficient and effective waste management, the collection and centralisation of waste and recyclables should be carefully considered at the building design phase. Key factors to consider at the design phase include:

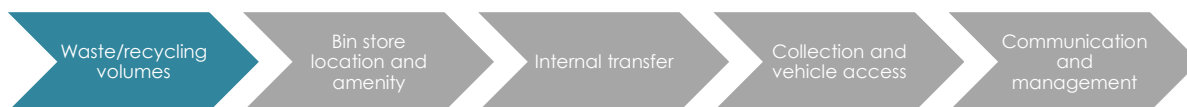
- The volumes of waste and recyclables likely to be generated during building operation
- Size of bin storage area
- Safety for all operatives involved in waste management
- Access to bins and storage areas from within the building
- Access for trucks for waste collection
- Local council requirements
- Amenity (odours and noise)
- The ongoing management of waste and recycling services

## 1.2 Key components of the WMP

This WMP consists of five core components. The following report will present detailed information on each of the following components.



## 2 Estimated waste and recycling volumes



### 2.1 Local government requirements for waste volumes and bin type

WALGA Guidelines for Multi-Dwelling Developments (2017) have been used as a basis for estimating waste generation rates for this development.

For residential waste and recycling the following rates have been applied.

No. of bedrooms	Waste requirement	Recycling requirement
<b>1 bedroom</b>	80 L/unit/week	40 L/unit/fortnight
<b>2 bedroom</b>	160 L/unit/week	80 L/unit/fortnight
<b>3 Bedroom</b>	240L/unit/week	240L/unit/fortnight

### 2.2 Number and type of bins required for development

The number of 1, 2 and 3 bedroom apartments for this development are set out in table 1.

**Table 1: Number of 1, 2 and 3 bedroom apartments**

Number of bedrooms	No. of apartments
1 Bedroom	3
2 Bedroom	17
3 bedroom	1
<b>Total apartments</b>	<b>21</b>

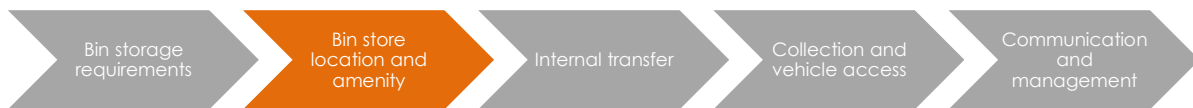
The number of bins required for the residential apartments and their collection frequencies are shown in table 2.

**Table 2: Number of general waste and recycling bins for apartments**

	Bin size (L)	Number of bins	Collection frequency
<b>General Waste</b>	660	5	Weekly
<b>Commingled recycling</b>	660	3	fortnightly



### 3 Bin store location and amenity



#### 3.1 Bin store location

The building will have a bin store for the storage and collection of residential waste and recycling located on the ground floor.

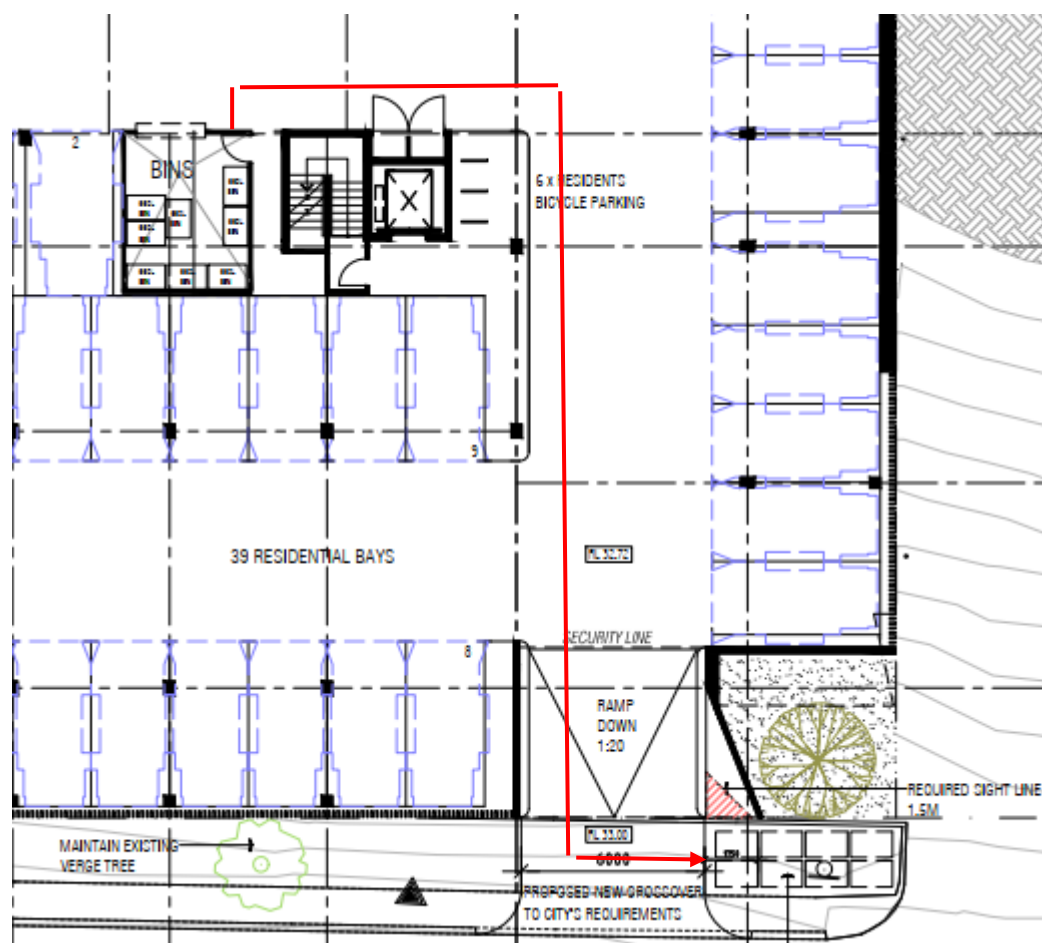
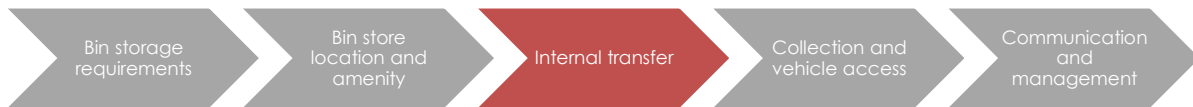


Figure 1: Ground floor plan showing the bin store and access to bin pad on Roche Road

### 3.2 Bin store amenity

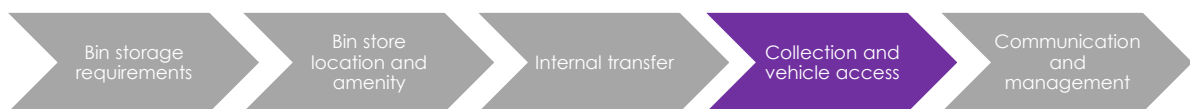
<b>Bin Transfer</b>	
Isle door and lift width:	All doors, corridors and lifts on the transfer route are designed for the largest bin to fit through.
General health and safety:	Waste systems are designed to ensure that bins (particularly when full) are not required to be moved over any significant distances, up/down steep ramps (grade of slope <1:20) and definitely avoid stairs or other potential hazards.
	Manual handling of waste in garbage bags is excluded from the waste management systems where possible.
<b>Bin store</b>	
Washing bins and waste storage area:	Impermeable floors grading to an industrial floor waste (including a charged 'water-trap' connected to sewer or an approved septic system), with a hose cock to enable bins and /or the enclosure to be washed out. 100 mm floor waste gully to waste outlet. A water supply will be available.
Bin store walls and ceilings:	All internal walls in bin store will be cement rendered (solid and impervious) to enable easy cleaning. Ceilings will be finished with a smooth faced, non-absorbent material capable of being easily cleaned. Walls and ceilings will be finished or painted in a light colour.
Ventilation and odour:	The design of bin store will provide for adequate separate ventilation with a system that complies with Australian Standard 1668 (AS1668). The ventilation outlet is not in the vicinity of windows or intake vents associated with other ventilation systems.
Doors:	Ventilated roller doors will be specified both internally and externally to enable bins to be easily wheeled into and out of the bin stores.
Vermin:	Self-closing doors to the bin store/s will be installed to eliminate access by vermin
Lighting:	Bin store will be provided with artificial lighting, sensor or switch controlled both internal/external to the room.
Noise:	Noise is to be minimised to prevent disruption to occupants or neighbours.
Fully Enclosed:	The bin store will be fully enclosed and only be accessible by residents, tenancy staff and the waste service provider.
Aesthetics:	The bin store will be consistent with the overall aesthetics of the development.
Signage:	Visual aids and signage will be provided to ensure that the area works as intended.

## 4 Internal transfer



Residents will be responsible for storing waste and recyclables separately within their apartment. Residents will transfer waste and recyclables to the relevant bin in the bin store via the lift.

## 5 Collection and vehicle access



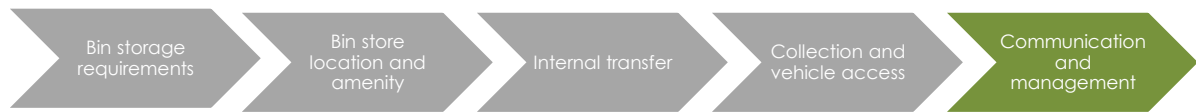
The City of Joondalup will undertake the waste and recycling collections. On collection days rear-lift vehicles for general waste and recycling will stop adjacent to the bin pad in the dual carriageway carpark entrance and service the bins. The truck will then continue in a forwards motion and exit on to Marri Road.



Figure 2: ground floor plan showing waste collection route.



## 6 Ongoing communication and management



### 6.1 Management

The building caretaker will be responsible for overseeing the waste management systems. The caretaker will be trained and informed about their responsibility to work closely with the private service provider regarding the schedule for collection of bins. This staff member will be responsible for maintaining the bin store in a clean and tidy condition at all times and ensuring bins are washed regularly as well as bringing full bins out to Roche Road for servicing and returning to the bin store afterwards.

### 6.2 Communication

All residents will be made aware through a body corporate document (or equivalent) of the waste and recycling systems and how they should be used. An operational Waste Management Plan suitable for presenting to building users, including how the plan should be communicated will be developed and implemented during both the initial occupation and ongoing management of the building.

Building management will be responsible for the continuing education of residents on correct segregation of waste and recyclables.