



Metro Outer Joint Development Assessment Panel Agenda

Meeting Date and Time: Wednesday, 6 May 2020; 9:30am
Meeting Number: MOJDAP/2
Meeting Venue: This meeting is available for members of the public to attend via electronic means.

To connect to the meeting via your computer - <https://zoom.us/j/95398477335>

To connect to the meeting via teleconference dial the following phone number - +61 8 7150 1149

Insert Meeting ID followed by the hash (#) key when prompted - 953 9847 7335

This DAP meeting will be conducted by electronic means open to the public rather than requiring attendance in person.

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Attendance

DAP Members

Mr Ian Birch (Presiding Member)
Ms Sheryl Chaffer (Deputy Presiding Member)
Mr Jason Hick (Third Specialist Member)
Cr Suzanne Thompson (Local Government Member, City of Joondalup)
Cr Philippa Taylor (Local Government Member, City of Joondalup)

Officers in attendance

Mr Brian Gray (City of Joondalup)
Mr Chris Leigh (City of Joondalup)

Minute Secretary

Mr Phil Goodwin (DAP Secretariat)

Applicants and Submitters

Mr Neil Evans (Hillam Architects)
Mr Admir Dulic (Edge Holdings)
Mr Mike Harvey (Edge Holdings)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

In response to the COVID-19 situation, this meeting is being conducted by electronic means open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Nil

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

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 – DAP Amendment or Cancellation of Approval

9.1 Grand Boulevard, 113 (Lot 1), Joondalup

Development Description:	Arthouse Development
Proposed Amendments:	Reduction of overall number of dwellings from 169 to 162, Modification of the internal configuration of 11 dwellings, A reduction in the number of stores from 171 to 168, An increase in the number of car parking bays from 226 to 229, Minor changes to the west-facing external façade at Level 1 and Minor increase in building height from 53.63 to 53.66 metres (30mm)
Applicant:	Hillam Architects
Owner:	Edge Holdings No.5 Pty Ltd
Responsible Authority:	City of Joondalup
DAP File No:	DAP/14/00657

10 State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/19/01597 DR 174/2019	City of Gosnells	Lot 11 Southern River Road, Southern River	Development of Shopping Centre	30/8/2019
DAP/19/01575 DR 256/2019	City of Armadale	Lot 9007 (76) Southampton Drive, Piara Waters	Lifestyle Village (Piara Waters Lifestyle Village)	10/12/2019



Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/16/01007 DR 388/2016	City of Swan	Lot 357 (227) Morrison Road, Midvale	Neighbourhood Centre (Shop, Consulting Rooms, Recreation – Private, Fast Food Outlet, Convenience Store)	12/12/2016
DAP/19/01557 DR 159/2019	City of Joondalup	Lot 104 & 105 (8 & 10) Brechin Court, Duncraig	3 Levels, 16 Apartments Multiple Dwellings	1/8/2019

Current Supreme Court Appeals				
File No.	LG Name	Property Location	Application Description	Date Lodged
DAP/18/01394 CACV 75 of 2019	Shire of Serpentine Jarrahdale	Lot 12 (1537) Thomas Road and Lot 50 Nicholson Road, Oakford	Use and Development of a Caltex service station/convenience store	5/7/2019

11 General Business

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.

12 Meeting Closure

GRAND BOULEVARD, 113 (LOT 1) JOONDALUP – MIXED USE COMMERCIAL RESIDENTIAL DEVELOPMENT – ARTHOUSE DEVELOPMENT

Form 2 – Responsible Authority Report (Regulation 17)

DAP Name:	Metro North-West JDAP.
Local Government Area:	City of Joondalup.
Proposed Amendments:	<ul style="list-style-type: none"> • Reduction in the overall number of dwellings from 169 to 162. • Modification of the internal configuration of 11 dwellings. • A reduction in the number of stores from 171 to 168. • An increase in the number of car parking bays from 226 to 229. • Minor changes to the west-facing external façade at Level 1. • Minor increase in building height from 53.63 metres to 53.66 metres (30mm).
Applicant:	Hillam Architects.
Owner:	Edge Holdings No. 5 Pty Ltd.
Value of Amendment:	Not Applicable.
Responsible Authority:	City of Joondalup.
Authorising Officer:	Dale Page, Director Planning and Community Development.
LG Reference:	DA20/0095
DAP File No:	DAP/14/00657
Date of Original DAP decision:	5 February 2015
Application Received Date:	10 March 2020
Application Statutory Process Timeframe:	60 Days
Attachment(s):	<ol style="list-style-type: none"> 1. Location plan. 2. Proposed development plans. 3. Responsible Authority Planning Assessment Summary. 4. Original JDAP decision letter and approved plans dated 16 February 2015. 5. Form 2 JDAP decision letter and approved plans dated 11 December 2018.
Is the Responsible Authority Recommendation the same as the Officer recommendation?	Not applicable.

Responsible Authority 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 10 March 2020, 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 10 March 2020 and accompanying plans (Attachment 2), in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and *Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Joondalup *Local Planning Scheme No. 3*, for the proposed modifications to the approved multi-storey mixed-use development at Lot 1 (113) Grand Boulevard, Joondalup.

All conditions and requirements detailed on the previous approvals dated 5 February 2015 and 11 December 2018 shall remain. No new or amended conditions or advice notes are proposed.

Reasons for Responsible Authority Recommendation

The proposed modified development is considered to meet the objectives of the *Joondalup Activity Centre Plan (JACP)* and the relevant requirements of *State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments (SPP7.3)*.

Overall, the modifications proposed will have no substantial change to the appearance of the approved development other than minor changes to the cladding on the first level and street-facing elevation. Changes proposed through this application are mostly internal to the building and therefore, the changes will not detract from the amenity of the streetscape or surrounding properties and represent a reduction in the intensity of development overall.

As a result, it is recommended that the JDAP accept the Form 2 application and approve the proposal as presented.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Central City Area
ACP/Structure Plan/Precinct Plan	Joondalup Activity Centre Plan
ACP/Structure Plan/Precinct Plan Zone	City Centre Precinct
Local Planning Scheme	Local Planning Scheme No. 3
Local Planning Scheme Zone/Reserve	Centre
Use Class (proposed) and permissibility:	Multiple Dwellings (“P”) and commercial land uses (permissibility subject to Table 3b)
Lot Size:	2,000m ²
Existing Land Use:	Mixed-use development under construction.
State Heritage Register	No

Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The application proposes modifications to the previously approved development. These changes are summarised below:

- Reduction in the overall number of dwellings from 169 to 162 due to:
 - the amalgamation of 12 smaller dwellings into six larger dwellings, and
 - the removal of one dwelling on Level 5.
- Modification of the internal configuration of 11 dwellings.
- Reduction in the number of stores from 171 to 168.
- Increase in the number of residential car parking bays from 179 to 192.
- Minor changes to the west-facing external façade at Level 1 (ie. perforated metal screen and cladding have increased in area).
- Minor increase in building height from 53.63 metres to 53.66 metres.
- Reconfiguration of some parking aspects by reducing the number of tandem bays and increasing the number of standard bays).

The proposal does not require any changes to conditions of approval and advice notes and does not affect the term of approval, as the development is substantially commenced.

A full and detailed list of the modifications are included in the City’s assessment tables in Attachment 3.

Background:

Lot 1 (113) Grand Boulevard, Joondalup is located on the east side of Grand Boulevard, the second lot south of its intersection with Shenton Avenue, Joondalup (Attachment 1 refers).

The subject 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 from the former District Planning Scheme No. 2. The site is also subject to the development provisions of the *Joondalup Activity Centre Plan* (JACP) and *State Planning Policy 7.3 Residential Design Codes* (Volume 2 - Apartments). The site forms part of the City Centre Precinct under the JACP.

The original approval by the Metro North-West JDAP was issued on 5 February 2015 subject to conditions (Attachment 4 refers) and a subsequent modification of that approval was issued on 11 December 2018 (Attachment 5 refers).

The original approval in 2015 was for an 18-storey mixed-use development with one basement level. The ground floor was comprised primarily of four commercial tenancies with parking primarily provided on Levels 1-3. The total number of dwellings approved was 191.

The February 2018 Form 2 approval resulted in the removal of the basement level and one of the levels of residential accommodation. These changes resulted in a revised mixed-use development of 17-storeys and an overall reduction in dwellings from 191 to 169. The February 2018 approval modified condition 13 and advice note 3 to specifically reference Table 3b of the City's *Local Planning Scheme No. 3* in relation to the four commercial tenancies.

During the construction process the developers have received requests from existing and prospective buyers to modify some of the dwellings to suit specific needs. These requests include internal changes to dwellings, such as modifying approved two-bedroom, two-bathroom apartments to two-bedroom, single bathroom apartments). There has also been an increase in demand for larger dwellings prompting the developers to amalgamate some of the smaller dwellings.

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*

State Government Policies

- *State Planning Policy 7.3 Residential Design Codes (Volume 2 - Apartments)*

Structure Plans/Activity Centre Plans

- *Joondalup Activity Centre Plan*

Local Policies

- Nil

Consultation:

Public Consultation

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

Referrals/consultation with Government/Service Agencies

Not applicable.

Design Review Panel Advice

Due to the nature of the proposal the matter was not referred to the City's design reference panel.

Planning Assessment:

Joondalup Activity Centre Plan

The proposed modifications have been assessed against the provisions of the Joondalup Activity Centre Plan, where relevant, and are reflected in the criteria assessment tables in Attachment 3.

The proposed modifications are discussed in more detail below.

Height

The modified proposal includes an overall height increase for the building of 30mm relative to the current development approval issued on 11 December 2018. The additional height is insignificant given the minor increase in relation to the overall height of the development (0.03m/53.66m) and that the Joondalup Activity Centre Plan imposes no limits on building height within the City Centre Precinct. The overall increase in building height is attributable to the increased height of Level 16 (previously 2850mm and now 2880mm). This modification is considered acceptable.

Parking

The modifications approved as part of the February 2018 JDAP decision result in a surplus of nine car parking bays for the development.

The number of bays required for the development will be reduced by eight bays from the February 2018 approval as the current modifications include a minor reduction in the amount of commercial floorspace (ie. 326m² reducing to 312m²) and a reduction in the overall number of dwellings (ie. 169 dwellings reducing to 162 dwellings). At the same time, the modifications result in an increase in the overall number of bays for the development by incorporating three additional bays.

The proposed modification is considered to be acceptable.

Stores

168 stores are proposed as part of the modified development. Each dwelling (162 units) has access to a store with six stores in surplus. Whilst there is no requirement for stores for commercial tenancies it is presumed that each tenancy will be allocated one store, leaving two stores that are surplus to requirements.

State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments

As the proposal does not significantly differ from that previously approved, the revised plans have not been assessed against the full requirements of SPP7.3. Instead the criteria of SPP7.3 that are relevant to the revised layouts for the apartments are considered below.

Solar and daylight access

No windows are being removed from the apartments. Therefore, the solar and daylight access is not reduced from that currently approved.

Natural ventilation

No windows are being removed from the apartments and windows will continue to function as sliding and/or awning windows which will permit natural ventilation through the units as per the current approval.

Size and layout of dwellings

The reconfiguration of apartments increases their floor area resulting in layouts that are considered to be more functional and flexible than currently approved.

Private open space and balconies

The amalgamation of some apartments results in increases to balcony size, which is considered to enhance the residential amenity. All units cater for integration between the balcony and living areas providing for an adaptive and usable space.

Conclusion

The proposal has been assessed against all the relevant legislative requirements of the Scheme, State and Local Planning Policies and the Joondalup Activity Centre Plan as outlined in the Legislation and Policy section of this report.

The City considers the application appropriate to be considered under clause 17 of the DAP Regulations as it proposes amendments that do not substantially change the approved development.

Overall, the modifications proposed do not significantly alter the design and aesthetics of the development and are not considered to detract from the amenity of the streetscape or surrounding properties. As a result, it is recommended that the JDAP accept the Form 2 application and approve the proposal without conditions.

Alternatives

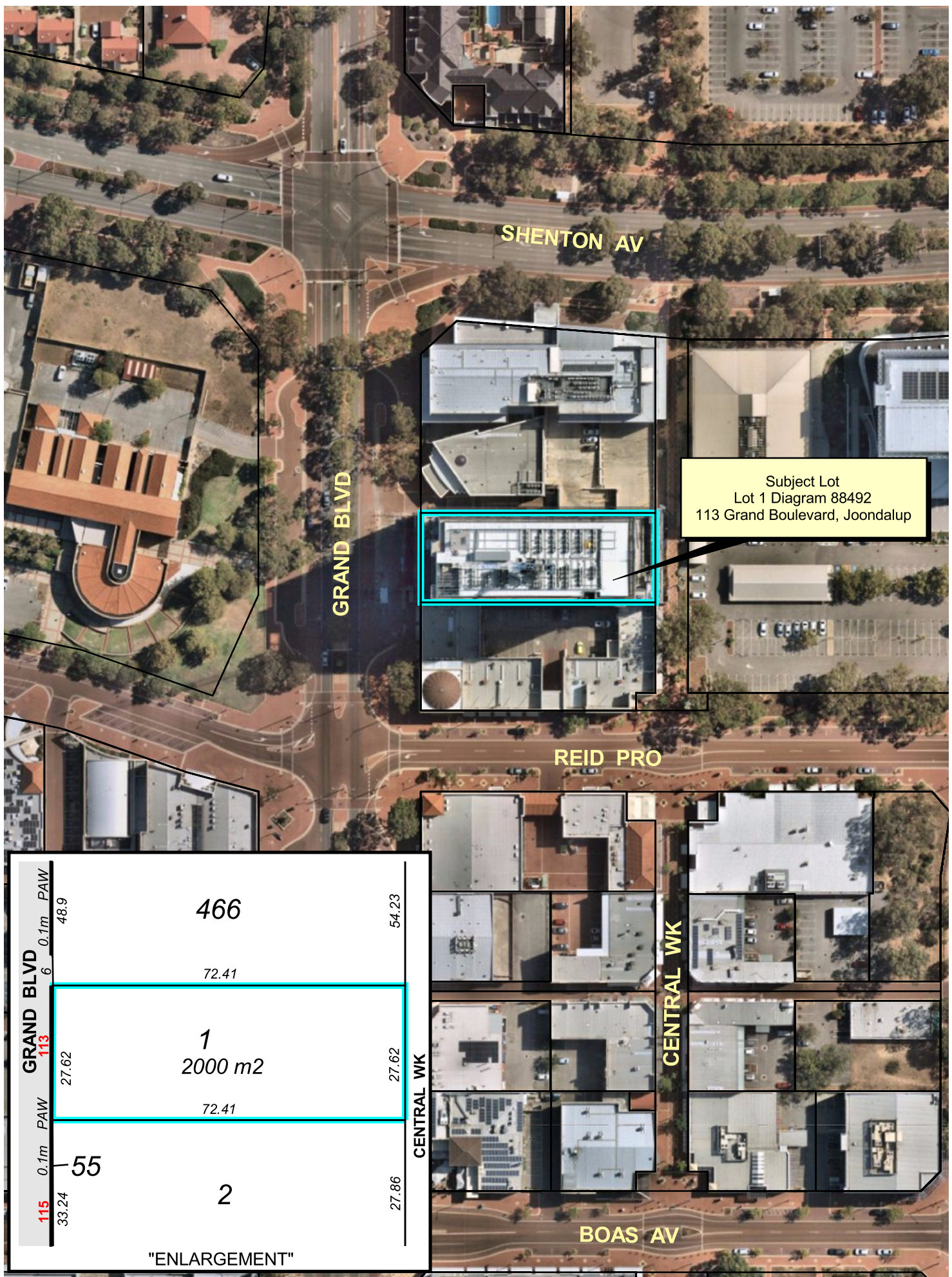
In accordance with clause 17(4) of the Regulations, the JDAP may determine an application by either approving the application with or without conditions or refusing the application.

As a result, the JDAP can amend or delete the conditions of approval recommended by the responsible authority and/or include additional conditions of approval should they be considered necessary to ensure the proposal complies with the relevant planning framework.

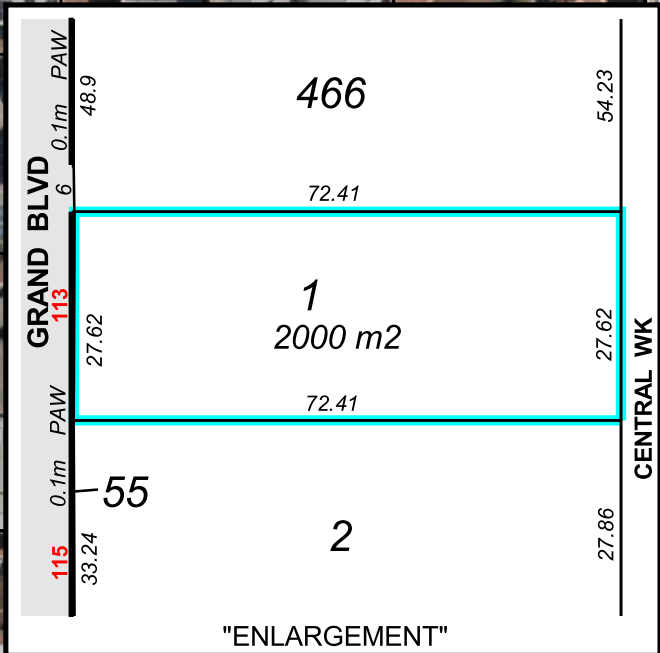
Should the JDAP resolve to refuse the application, this determination needs to be made based on valid planning considerations as outlined under clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and as articulated in the *Development Assessment Panel Practice Notes: Making Good Planning Decisions*.

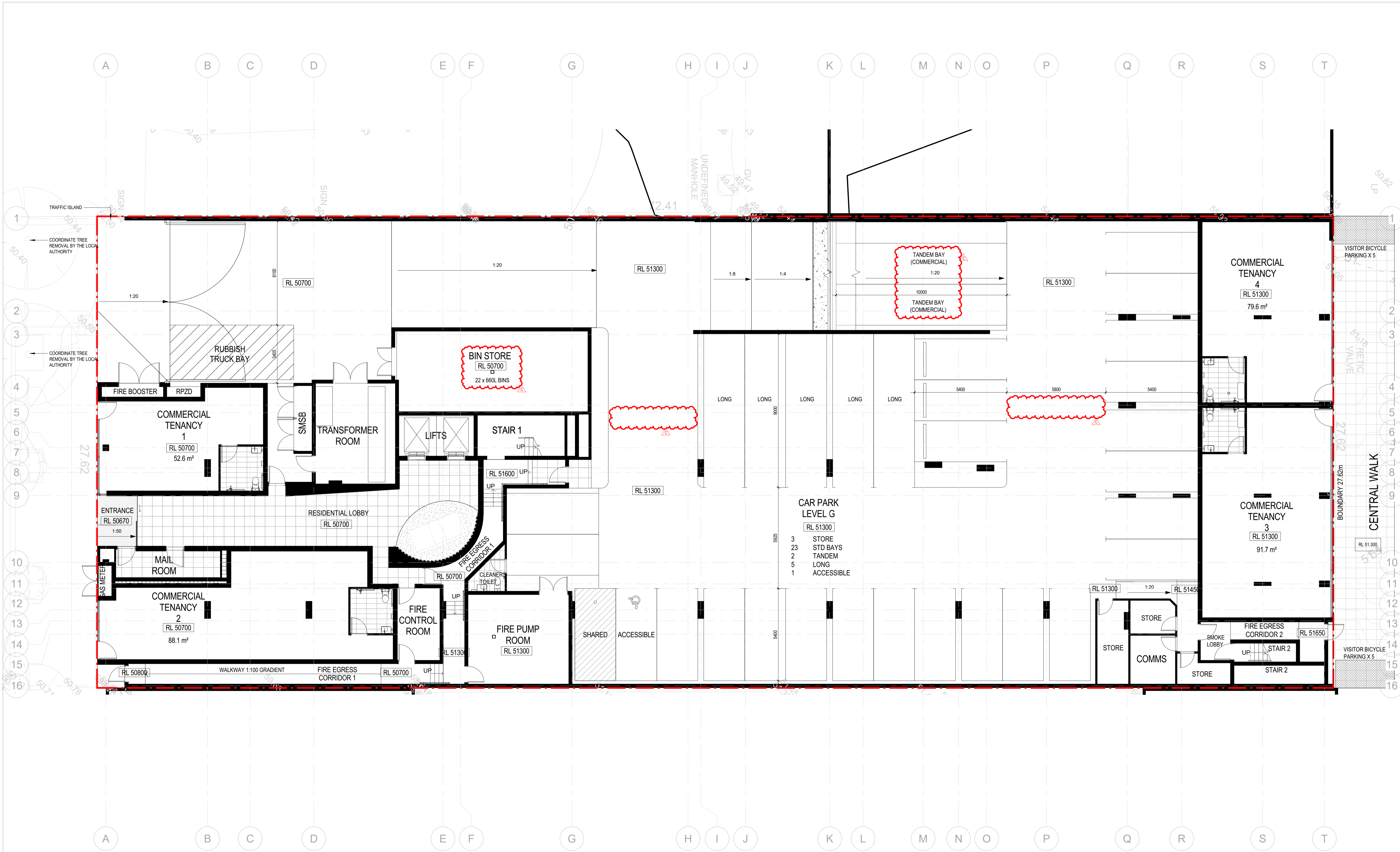
However, as outlined in the Planning Assessment and Officer's Comment sections above, the City considers that the development meets the relevant provisions and/or objectives of the planning framework and the application is therefore recommended for approval.

If the applicant is aggrieved by the decision or any aspect of the decision, the applicant has a right of review in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005*.



Subject Lot
 Lot 1 Diagram 88492
 113 Grand Boulevard, Joondalup





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HILLAM ARCHITECTS

PROJECT NAME
ARTHOUSE
 113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
GROUND FLOOR PLAN

DDMMYY	REV	DESCRIPTION	DRW	CHK
31.03.2020	C	ADDITIONAL INFORMATION	YN	GD
30.01.2020	B	DEVELOPMENT APPROVAL		
27.09.2018	A	DEVELOPMENT APPROVAL		

CONSTRUCTION

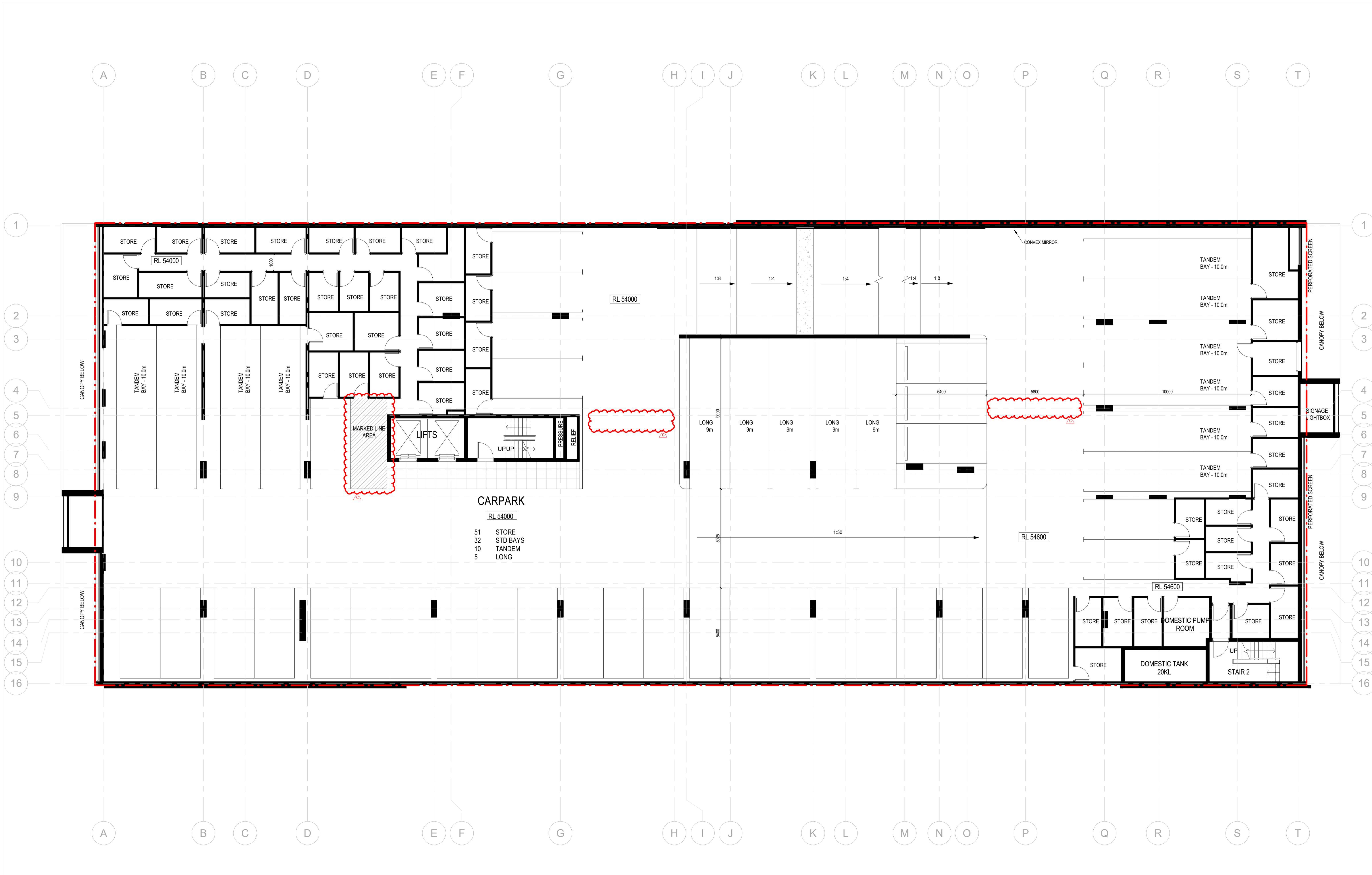
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PROJECT No: **1404**

DRAWING No: **A2-01**

REV: **C**

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PROJECT NAME
ARTHOUSE
 113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
LEVEL 01 FLOOR PLAN

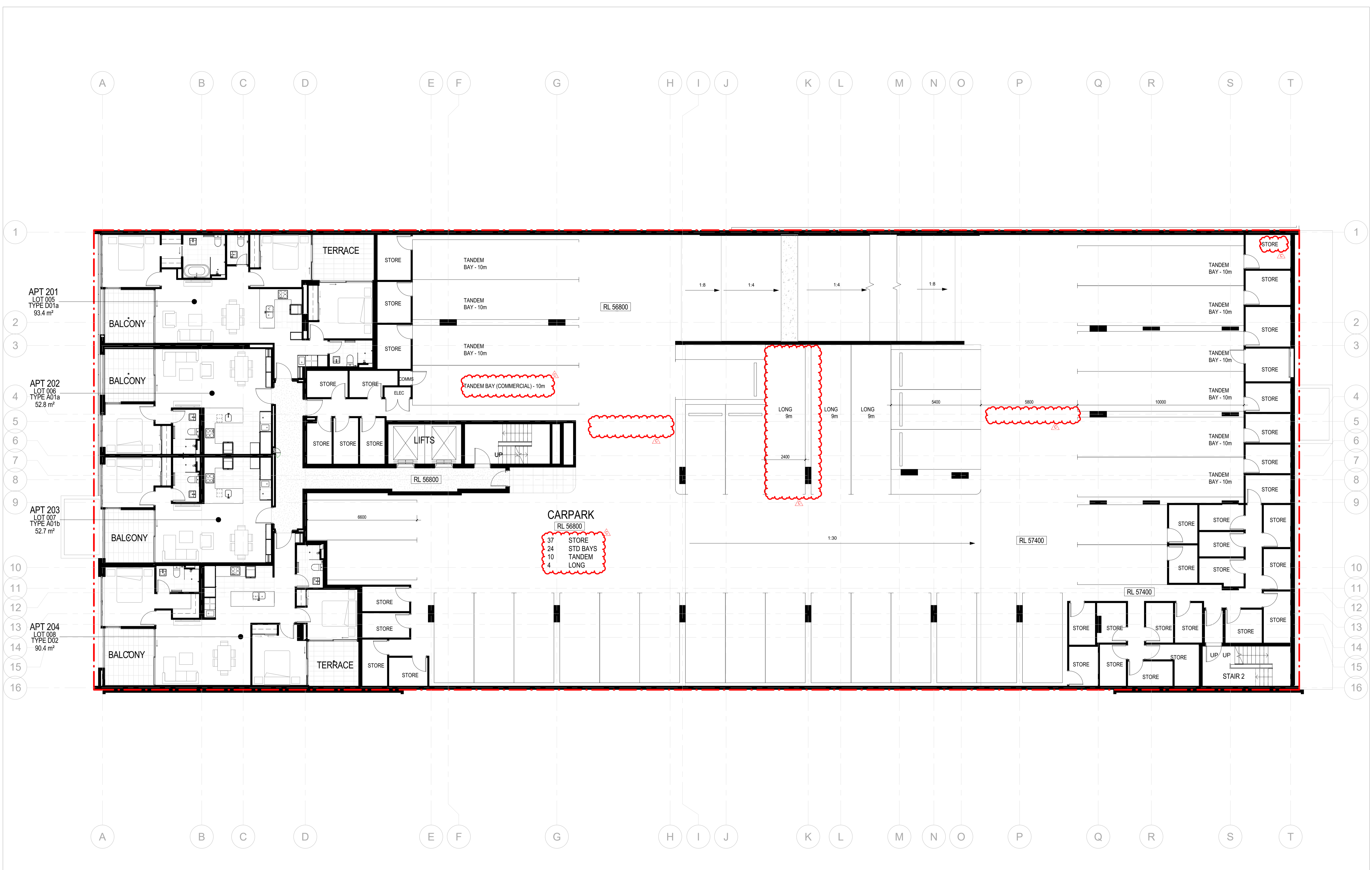
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30.01.2020	F	DEVELOPMENT APPROVAL	GD	
27.09.2018	A	DEVELOPMENT APPROVAL		

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PROJECT NAME
ARTHOUSE
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
LEVEL 02 FLOOR PLAN

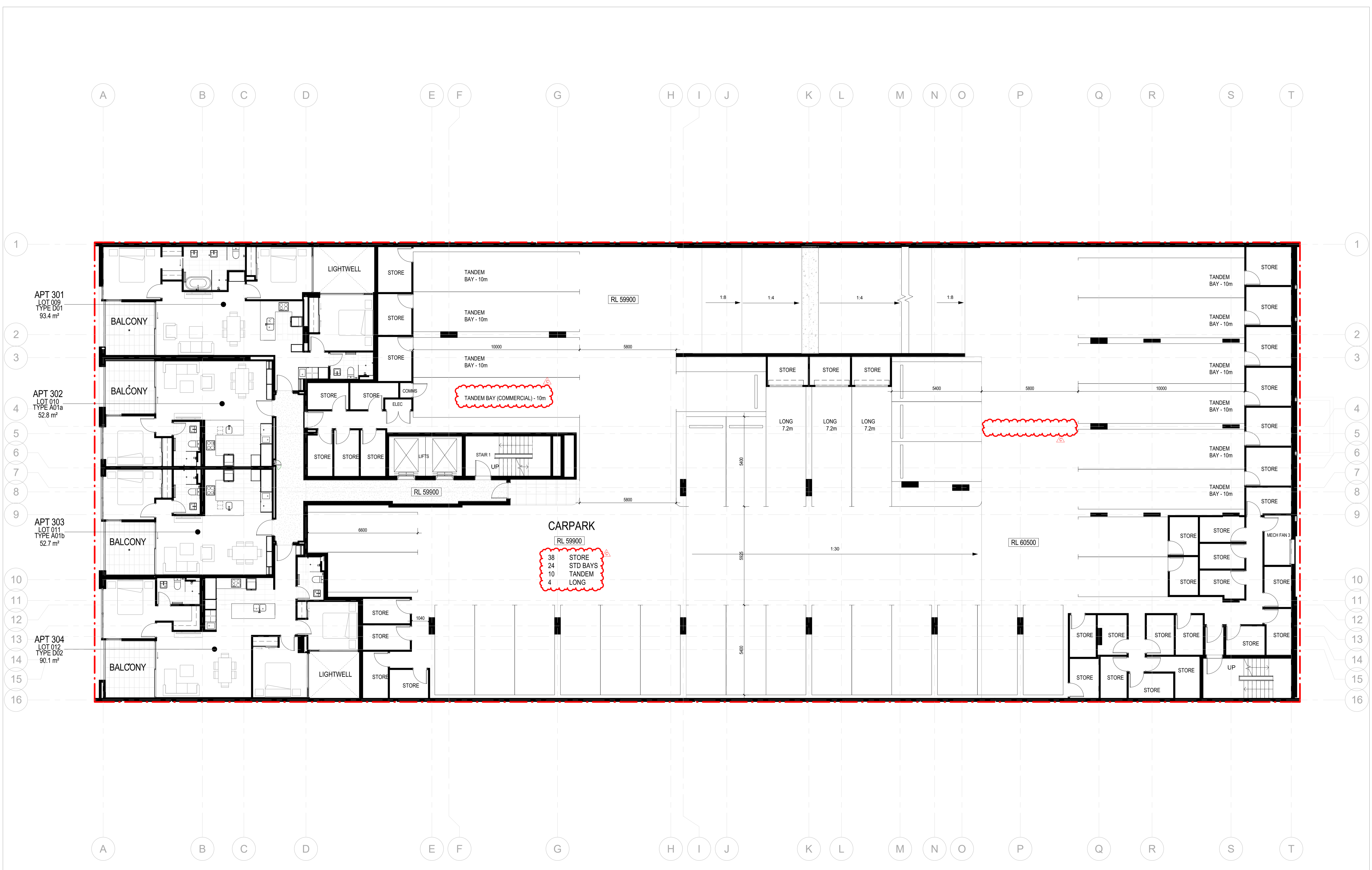
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27.09.2018	A	DEVELOPMENT APPROVAL		

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DRAWING No. A2-03
REV C

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NOTES

38 STORE
24 STD BAYS
10 TANDEM
4 LONG

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PROJECT NAME
ARTHOUSE
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
LEVEL 03 FLOOR PLAN

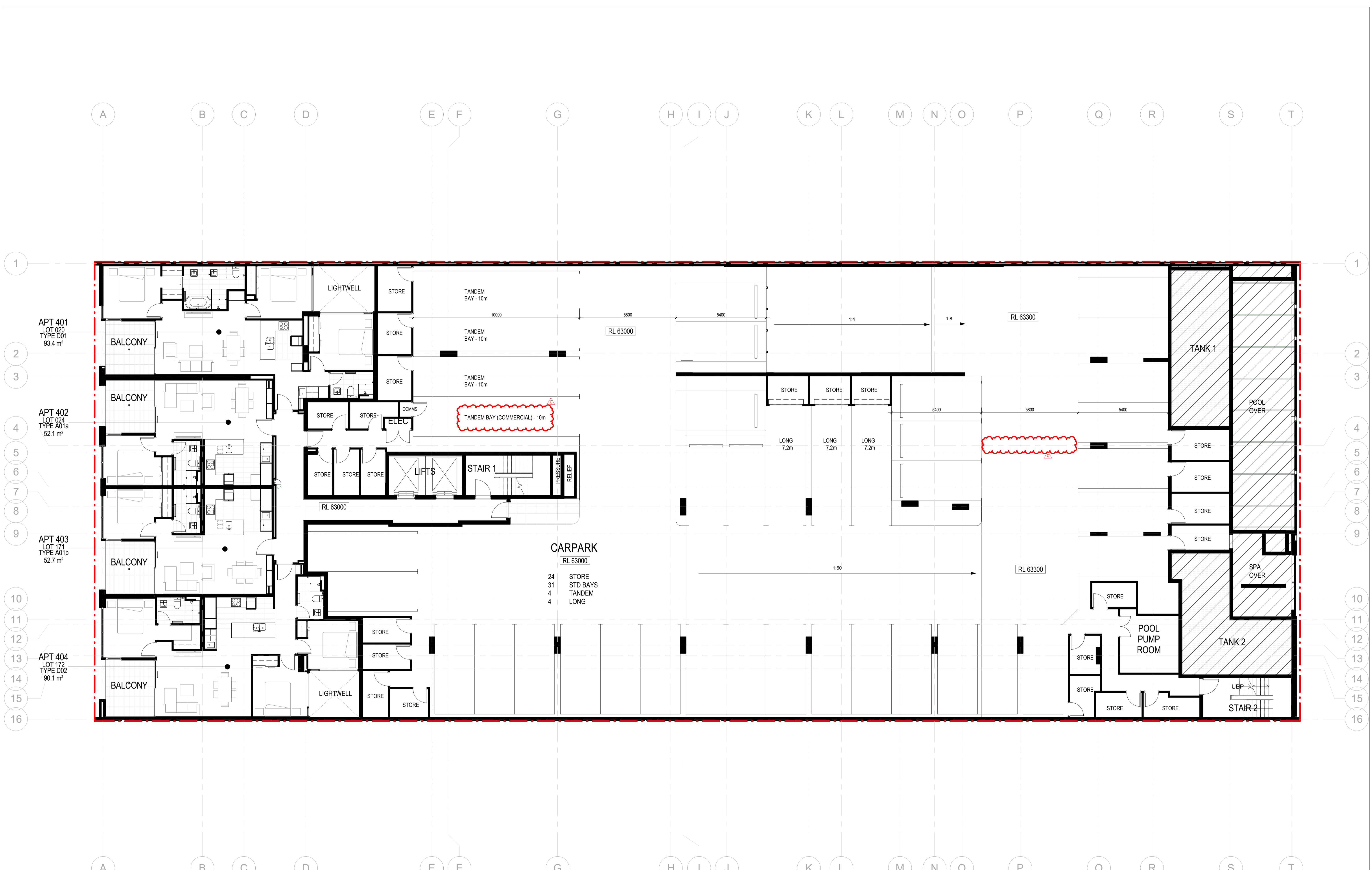
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27.09.2018	A	DEVELOPMENT APPROVAL		

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PROJECT No. 1404
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REV C

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HILLAM ARCHITECTS

PROJECT NAME
ARTHOUSE
 113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
LEVEL 04 FLOOR PLAN

DD/MM/YY	REV	DESCRIPTION	DRW	CHK
31.03.2020	C	ADDITIONAL INFORMATION	YN	GD
30.01.2020	B	DEVELOPMENT APPROVAL		
27.09.2018	A	DEVELOPMENT APPROVAL		

CONSTRUCTION

SCALE 1:100 (A1)

PROJECT No.	DRAWING No.	REV
1404	A2-05	C

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A B C D E F G H I J K L M N O P Q R S T

APT 502
LOT 014
TYPE A02
49.9 m²

APT 501
LOT 015
TYPE A03
53.7 m²

APT 512
LOT 016
TYPE C01a
75.5 m²

APT 511
LOT 017
TYPE A10
38.8 m²

APT 510
LOT 018
TYPE E01
36.6 m²

APT 509
LOT 019
TYPE B01
52.4 m²

APT 503
LOT 013
TYPE D03
106.5 m²

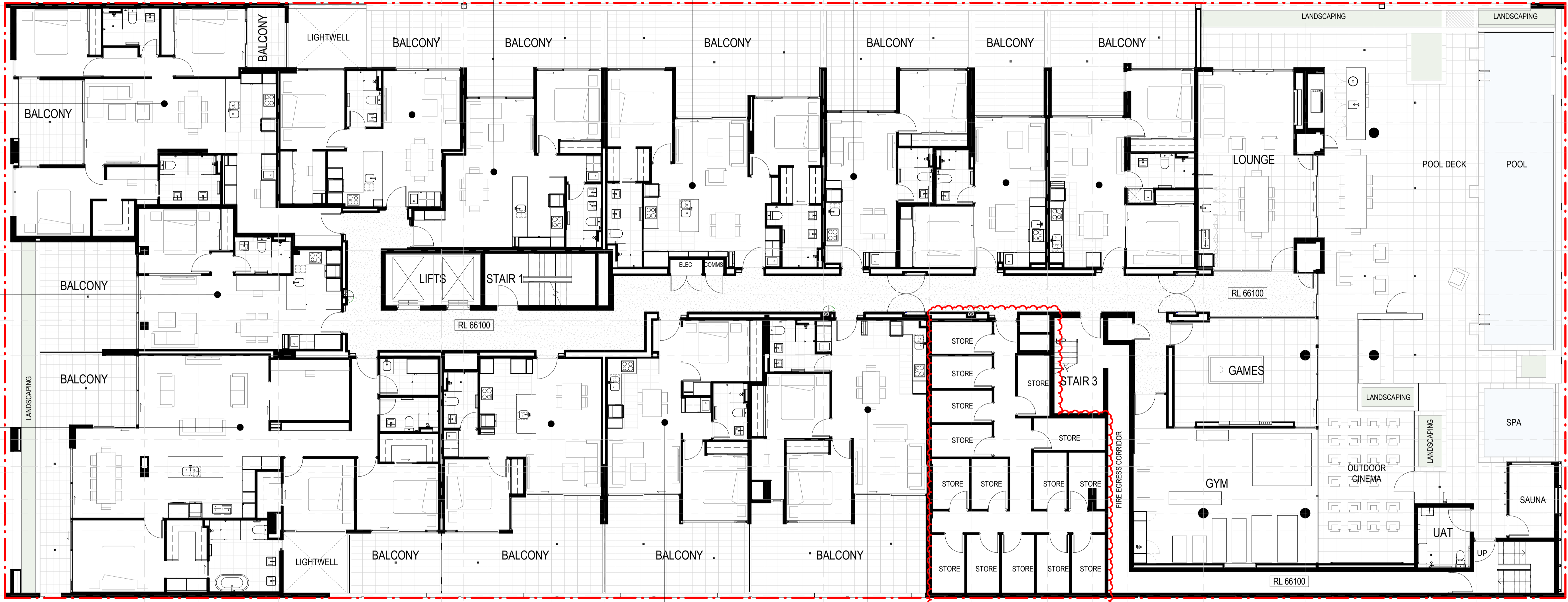
APT 504
LOT 026
TYPE A07
52.8 m²

APT 505
LOT 025
TYPE D08
152.7 m²

APT 506
LOT 023
TYPE A05
49.7 m²

APT 507
LOT 022
TYPE B03
54.1 m²

APT 508
LOT 021
TYPE B02
66.0 m²



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E info@hillam.com.au

HILLAM ARCHITECTS

PROJECT NAME
ARTHOUSE
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
LEVEL 05 FLOOR PLAN

30.01.2020	B	DEVELOPMENT APPROVAL	GO	NE
DDMMYY	REV	DESCRIPTION	DRW	CHK

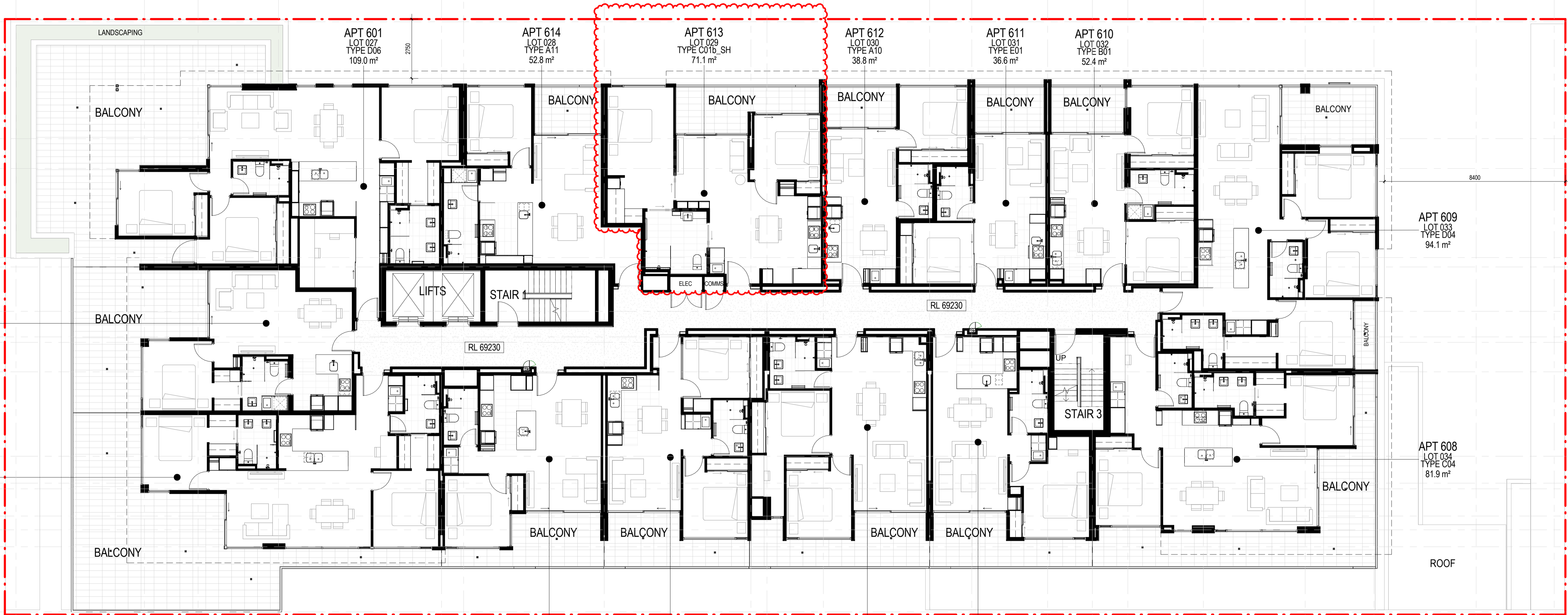
CONSTRUCTION

SCALE 1:100 (A1)

PROJECT No. 1404
DRAWING No. A2-06
REV B

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HILLAM ARCHITECTS

PROJECT NAME
ARTHOUSE
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
LEVEL 06 FLOOR PLAN

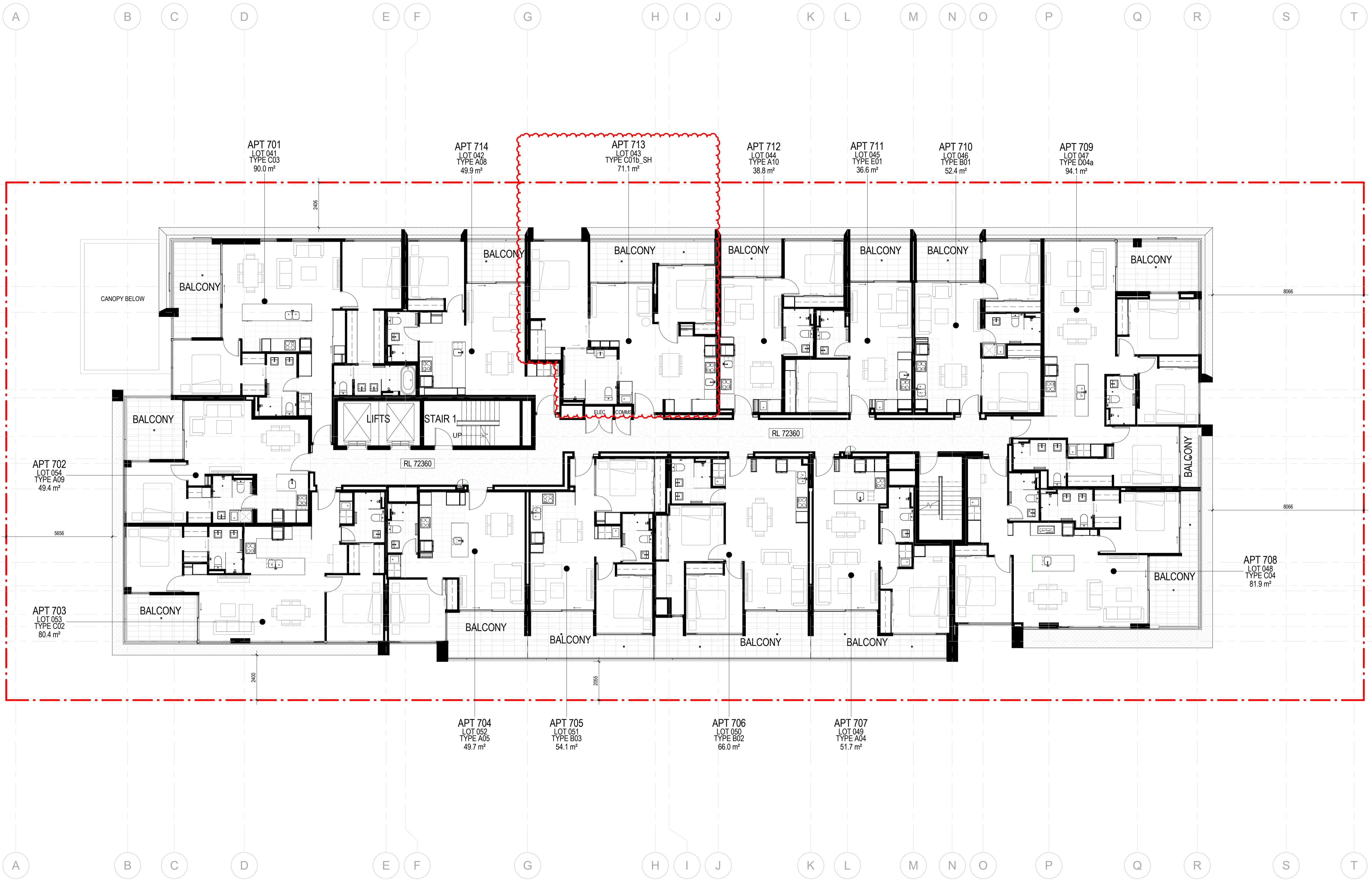
DDMMYY	REV	DESCRIPTION	DRW	CHK
30/01/2020	B	DEVELOPMENT APPROVAL	GO	NE

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

CONSTRUCTION

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

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PROJECT NAME
ARTHOUSE
 113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
 LEVEL 07 FLOOR PLAN

DDMMYY	REV	DESCRIPTION	GO	NE
30.01.2020	B	DEVELOPMENT APPROVAL	GO	NE
			DRW	CHK

PROJECT No.	DRAWING No.	REV
1404	A2-08	B

CONSTRUCTION

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

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PROJECT NAME
ARTHOUSE
 113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
 LEVEL 08 FLOOR PLAN

DDMMYY	REV	DESCRIPTION	GO	NE
30.01.2020	B	DEVELOPMENT APPROVAL		
			DRW	CHK

CONSTRUCTION

SCALE 1:100 (A1)

PROJECT No.	DRAWING No.	REV
1404	A2-09	B

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APT 901
LOT 069
TYPE C03
89.8 m²

APT 914
LOT 070
TYPE A08
49.9 m²

APT 913
LOT 071
TYPE C01b
70.6 m²

APT 912
LOT 072
TYPE A10
38.8 m²

APT 911
LOT 073
TYPE E01
36.6 m²

APT 910
LOT 074
TYPE B01
52.4 m²

APT 909
LOT 075
TYPE D03a
94.1 m²

APT 902
LOT 082
TYPE A09
49.4 m²

APT 903
LOT 081
TYPE C02
80.4 m²

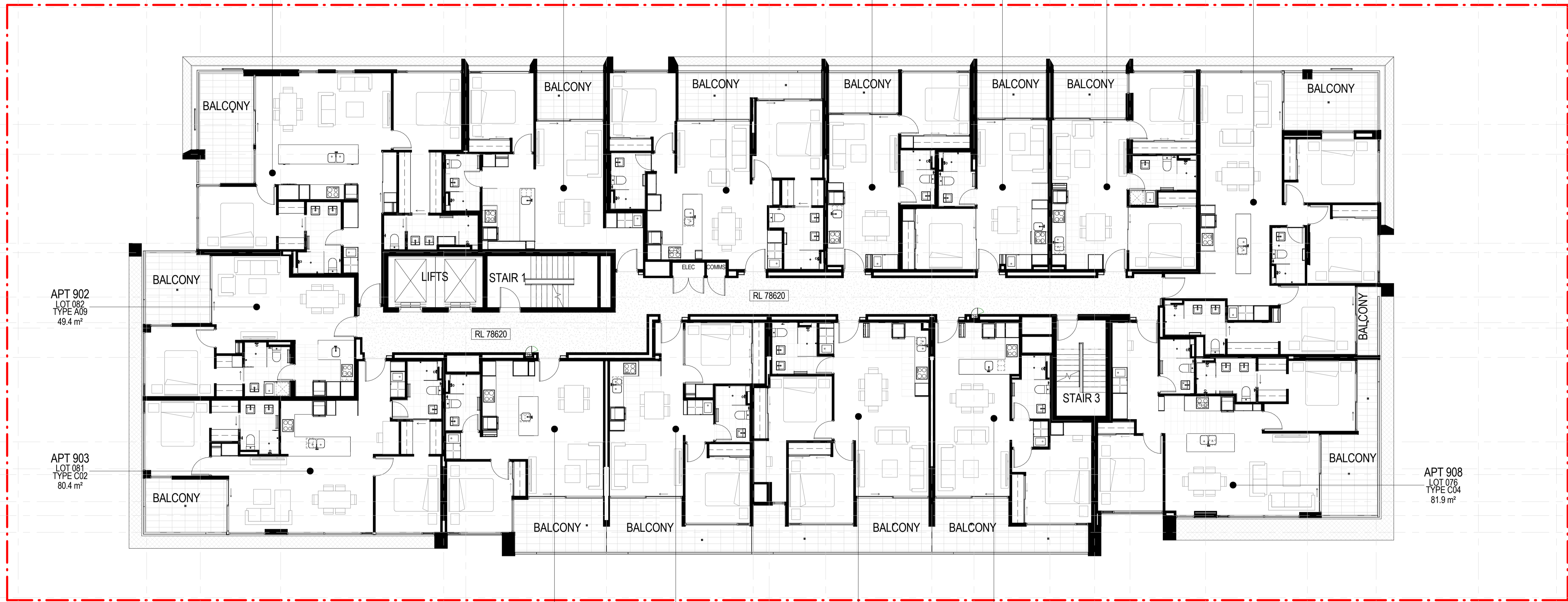
APT 908
LOT 076
TYPE C04
81.9 m²

APT 904
LOT 080
TYPE A05
49.7 m²

APT 905
LOT 079
TYPE B03
54.1 m²

APT 906
LOT 078
TYPE B02
66.0 m²

APT 907
LOT 077
TYPE A04
51.7 m²



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PROJECT NAME
ARTHOUSE
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
LEVEL 09 FLOOR PLAN

DDMMYY	REV	DESCRIPTION	DRW	CHK
30/01/2020	B	DEVELOPMENT APPROVAL	GO	NE

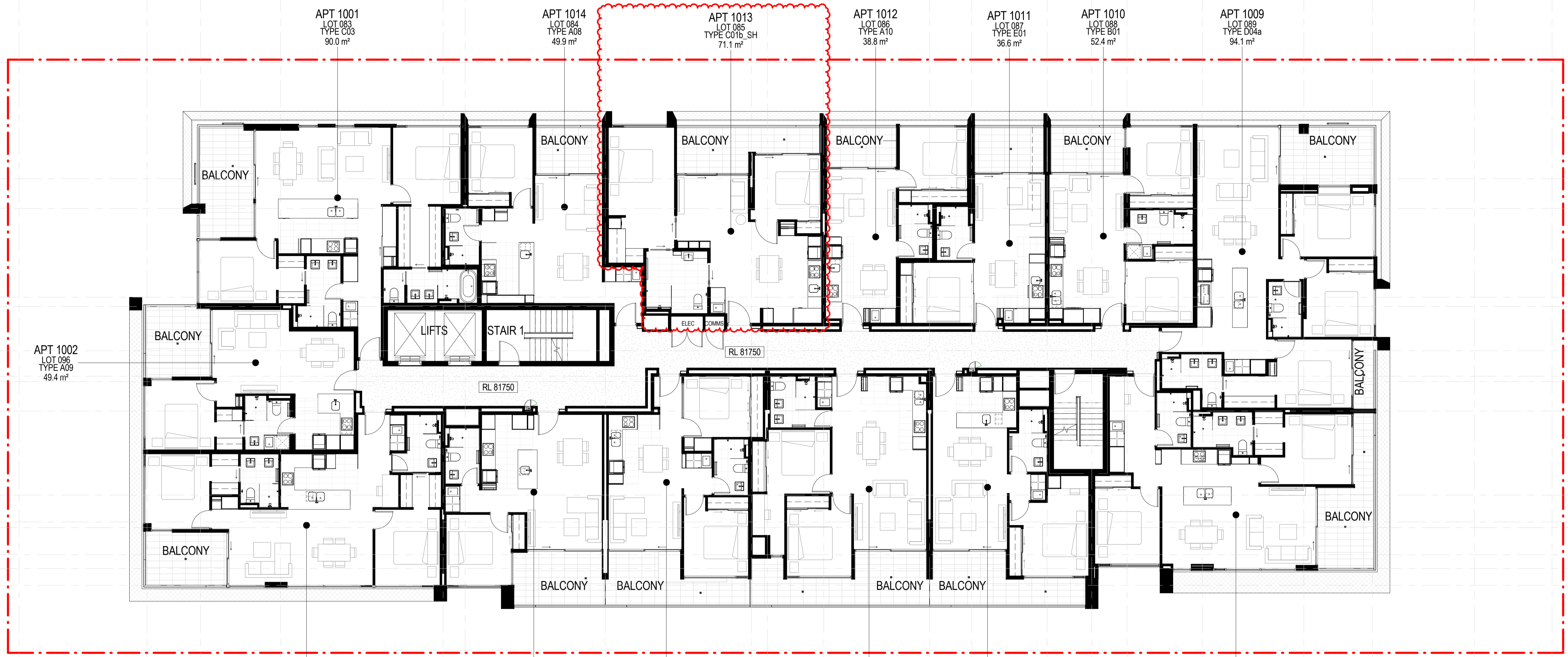
CONSTRUCTION

SCALE 1:100 (A1)

PROJECT No. 1404
DRAWING No. A2-10
REV B

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PROJECT NAME
ARTHOUSE
 113 GRAND BOULEVARD, JOONDALUP

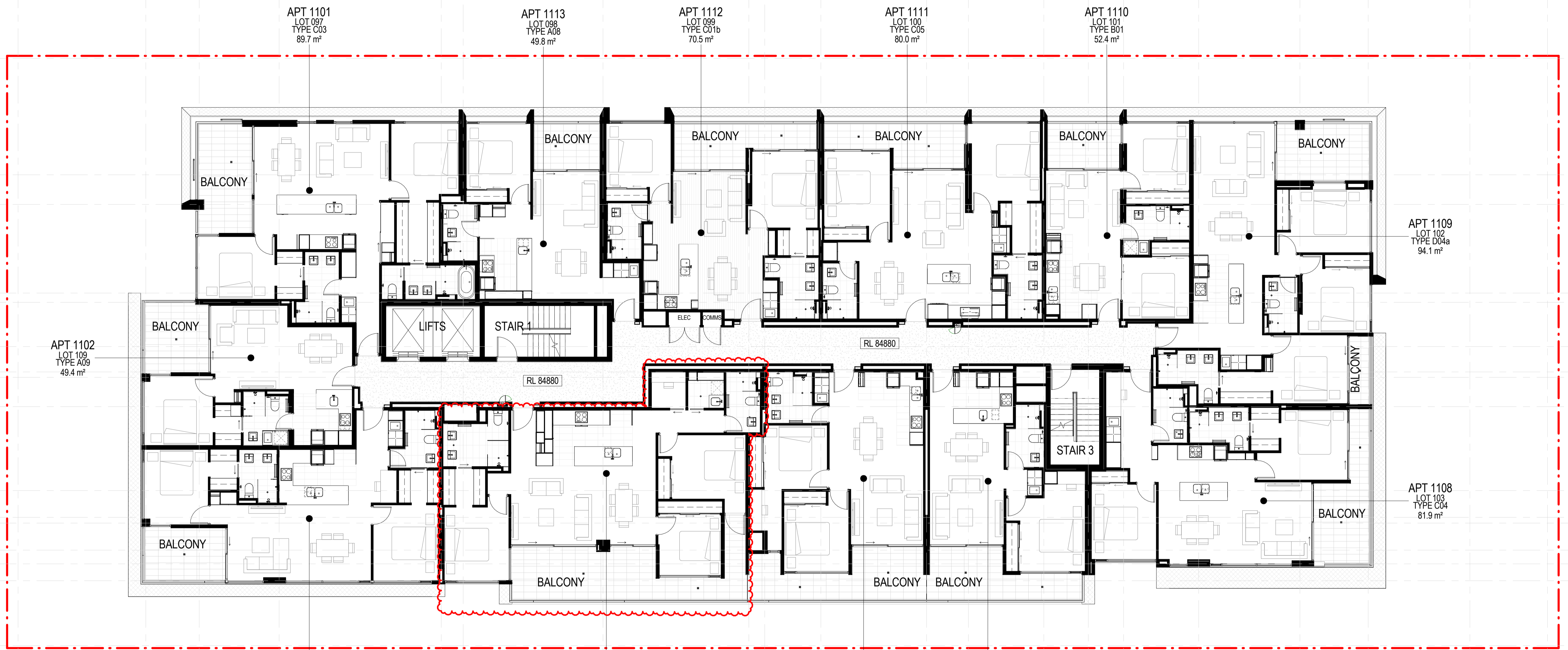
DRAWING NAME
LEVEL 10 FLOOR PLAN

DDMMYY	REV	DESCRIPTION	DRW	CHK
30.01.2020	B	DEVELOPMENT APPROVAL	GO	NE

CONSTRUCTION		
SCALE 1:100 (A1)		
0 1 2 3 4 5 6 M		
PROJECT No.	DRAWING No.	REV
1404	A2-11	B

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113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
LEVEL 11 FLOOR PLAN

30.01.2020	B	DEVELOPMENT APPROVAL	GO	NE
DDMMYY	REV	DESCRIPTION	DRW	CHK

CONSTRUCTION

SCALE 1:100 (A1)

PROJECT No. 1404
DRAWING No. A2-12
REV B

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PROJECT NAME
ARTHOUSE
 113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
 LEVEL 12 FLOOR PLAN

DDMMYY	REV	DESCRIPTION	GO	NE
30.01.2020	B	DEVELOPMENT APPROVAL		
			DRW	CHK

CONSTRUCTION		
SCALE 1:100 (A1)		
0 1 2 3 4 5 6 M		
PROJECT No.	DRAWING No.	REV
1404	A2-13	B

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PROJECT NAME
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 113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
 LEVEL 13 FLOOR PLAN

DDMMYY	REV	DESCRIPTION	DRW	CHK
30.01.2020	B	DEVELOPMENT APPROVAL	GO	FS

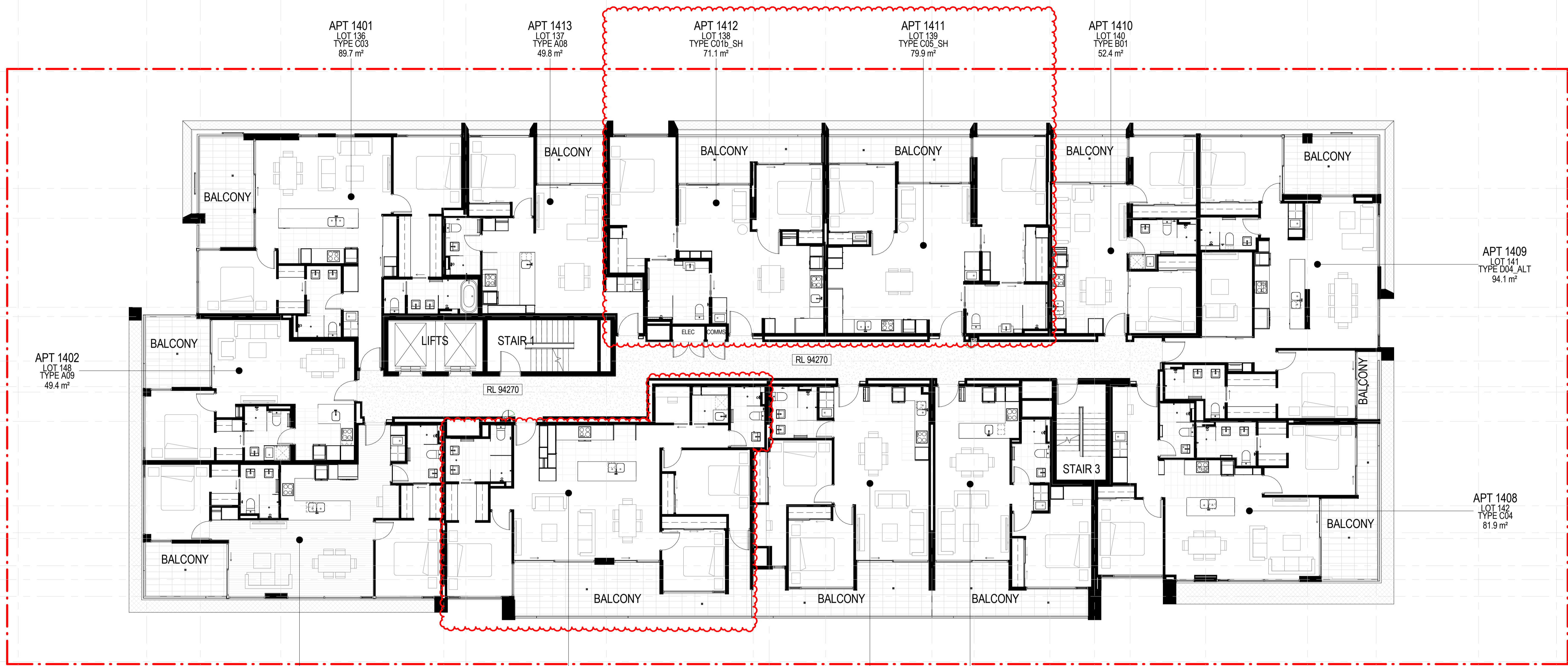
PROJECT No.	DRAWING No.	REV
1404	A2-14	B

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

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PROJECT NAME
ARTHOUSE
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
LEVEL 14 FLOOR PLAN

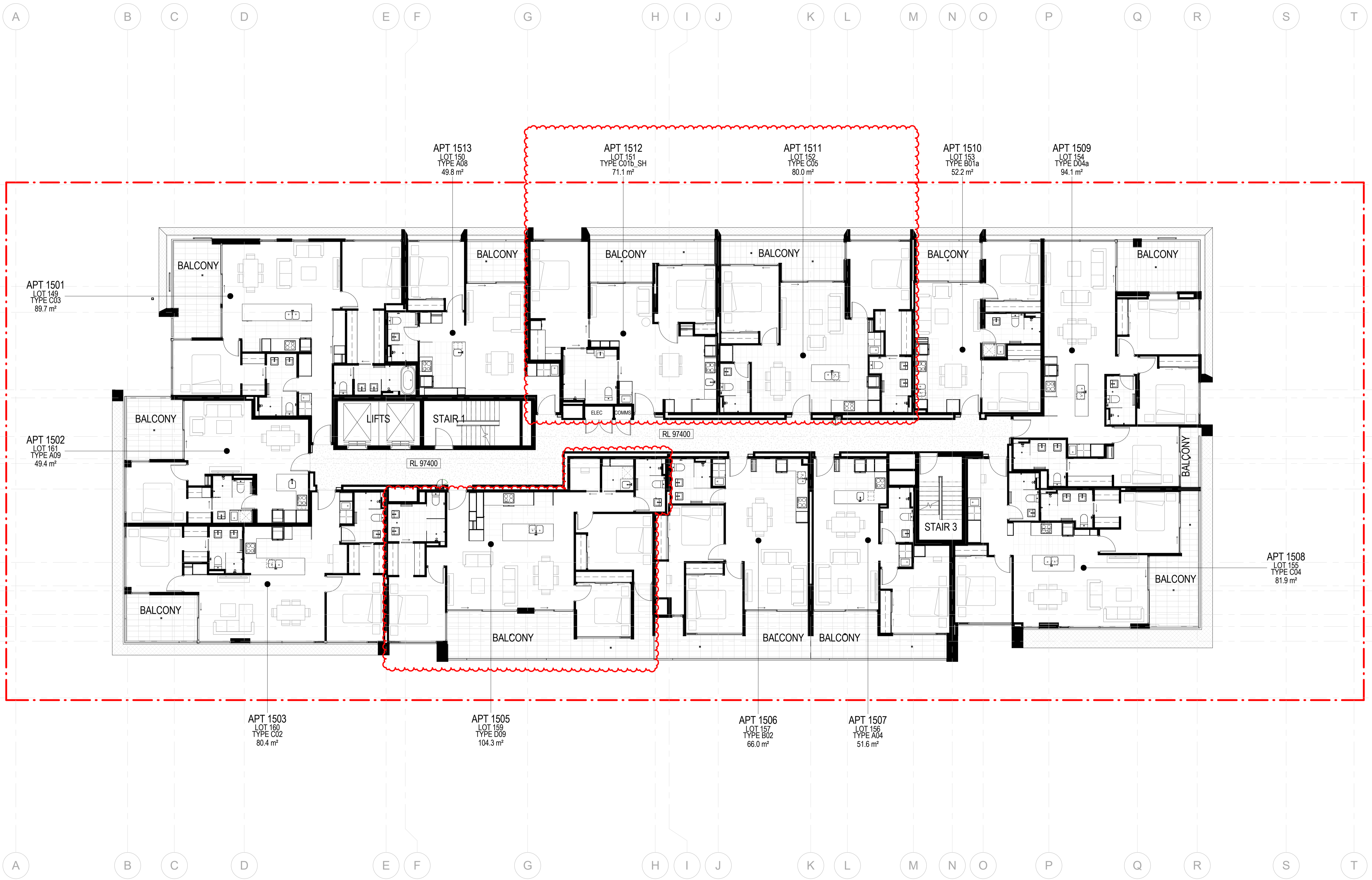
DDMMYY	REV	DESCRIPTION	GO	NE
30.01.2020	B	DEVELOPMENT APPROVAL		
			DRW	CHK

CONSTRUCTION

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

PROJECT No. **1404** DRAWING No. **A2-15** REV **B**

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PROJECT NAME
ARTHOUSE
 113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
 LEVEL 15 FLOOR PLAN

DDMMYY	REV	DESCRIPTION	DRW	CHK
30.01.2020	B	DEVELOPMENT APPROVAL	GO	NE

CONSTRUCTION		
SCALE 1:100 (A1)		
PROJECT No.	DRAWING No.	REV
1404	A2-16	B

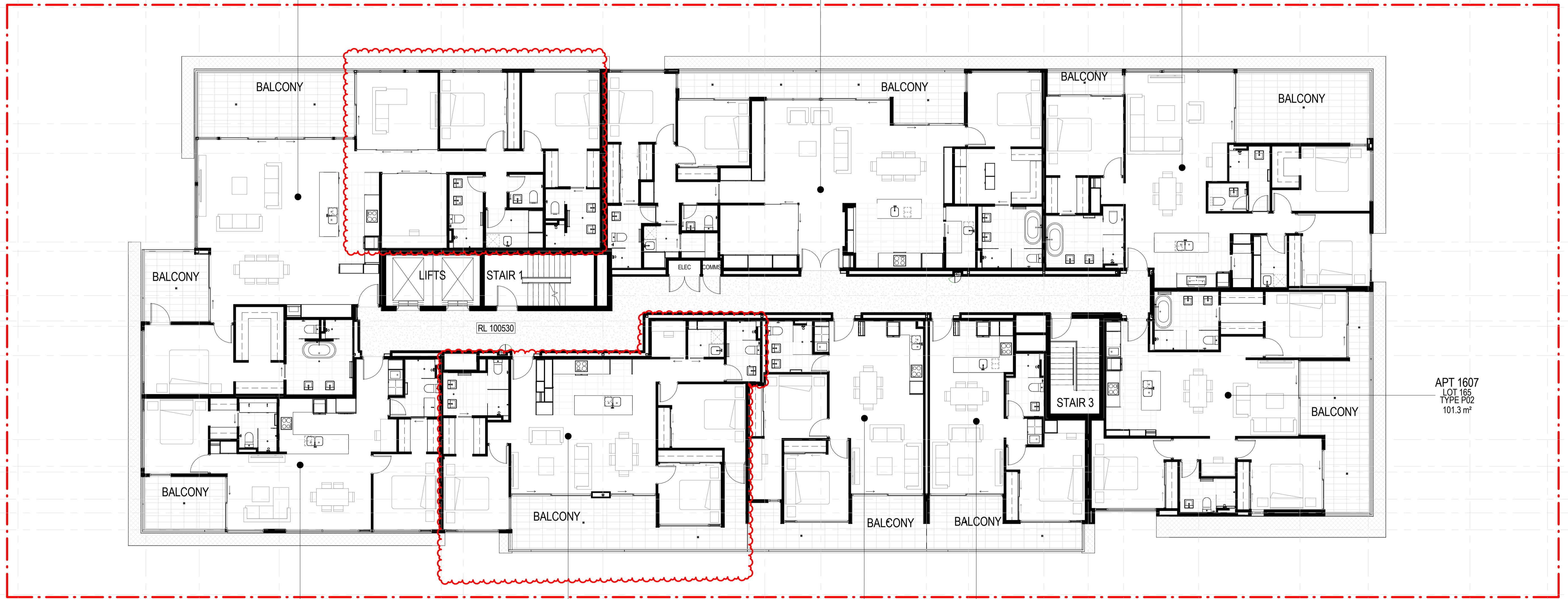
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APT 1601
LOT 162
TYPE P01
181.1 m²

APT 1609
LOT 163
TYPE D07
161.3 m²

APT 1608
LOT 164
TYPE P03
120.5 m²



APT 1602
LOT 170
TYPE C02
80.8 m²

APT 1603
LOT 145
TYPE D09
104.5 m²

APT 1605
LOT 167
TYPE B02
66.8 m²

APT 1606
LOT 166
TYPE A04
51.6 m²

APT 1607
LOT 165
TYPE P02
101.3 m²

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EDGE HOLDINGS No.5
EDGE
VISIONARY LIVING

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

HILLAM ARCHITECTS

PROJECT NAME
ARTHOUSE
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
LEVEL 16 FLOOR PLAN

30.01.2020	B	DEVELOPMENT APPROVAL	GO	NE
DDMMYY	REV	DESCRIPTION	DRW	CHK

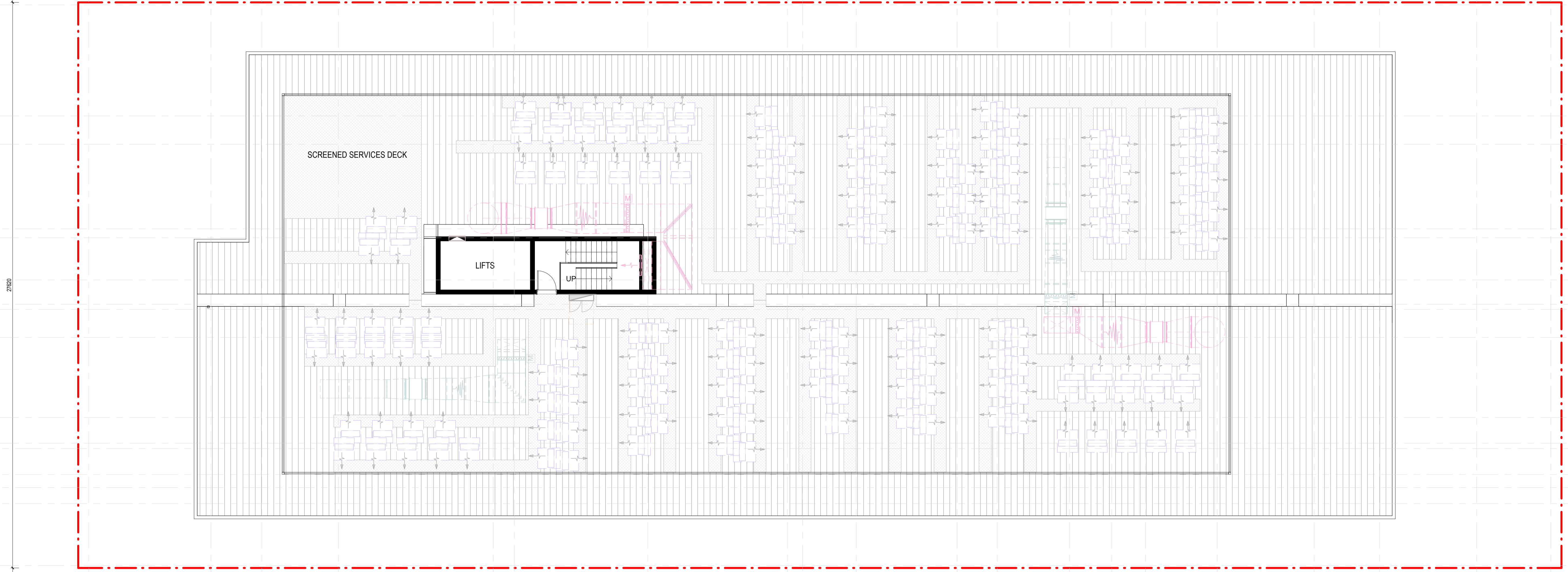
CONSTRUCTION

SCALE 1:100 (A1)

PROJECT No. 1404
DRAWING No. A2-17
REV B

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A B C D E F G H I J K L M N O P Q R S T



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EDGE
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HILLAM ARCHITECTS

PROJECT NAME
ARTHOUSE
 113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
ROOF PLAN

30.01.2020	B	DEVELOPMENT APPROVAL	GO	NE
DDMMYY	REV	DESCRIPTION	DRW	CHK

CONSTRUCTION

SCALE 1:100 (A1)

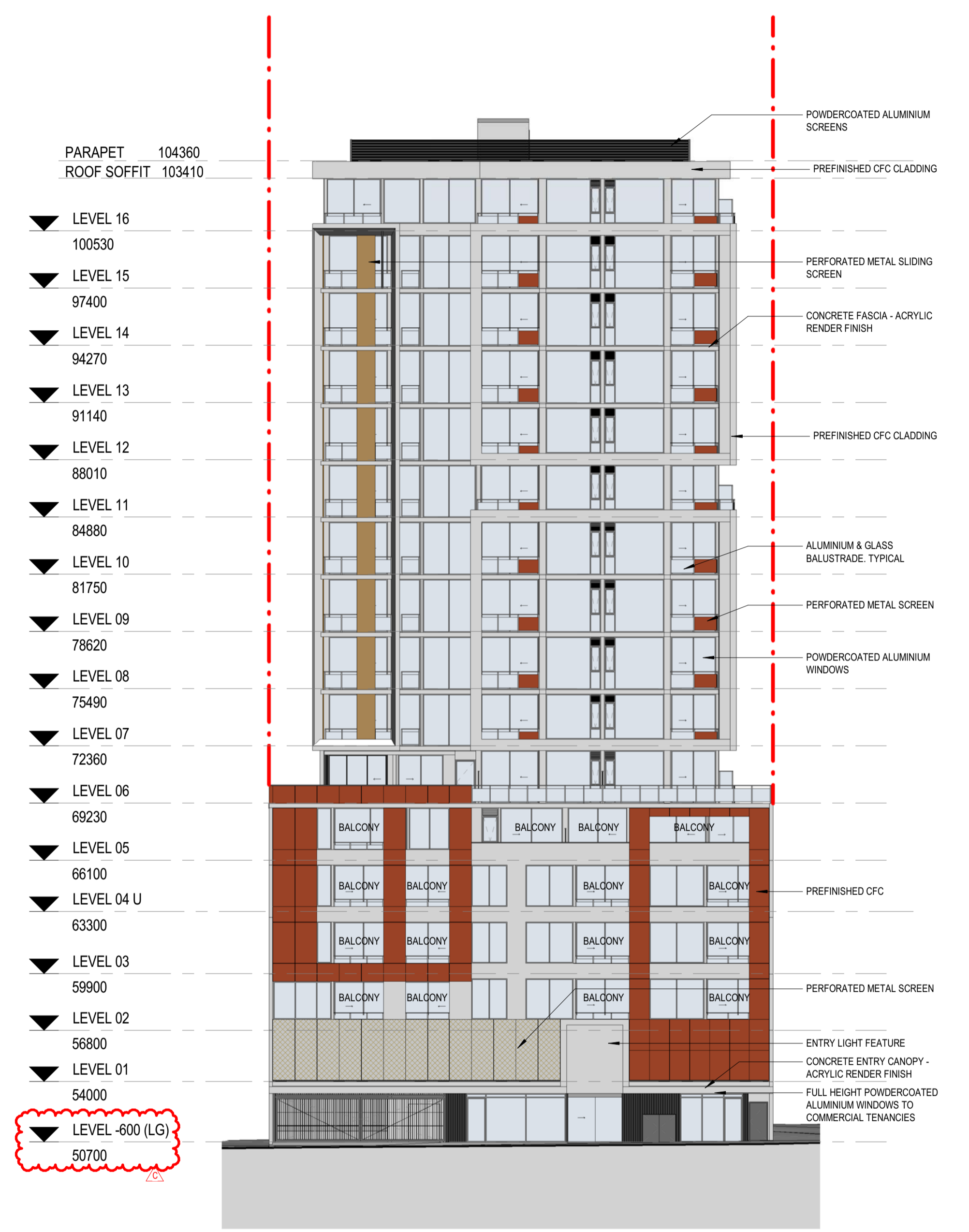
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PROJECT No.	DRAWING No.	REV
1404	A2-19	B

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3 SOUTH ELEVATION
1:200



4 WEST ELEVATION
1:200

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EDGE
VISIONARY LIVING

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HILLAM ARCHITECTS

PROJECT NAME
ARTHOUSE
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
SOUTH & WEST ELEVATION

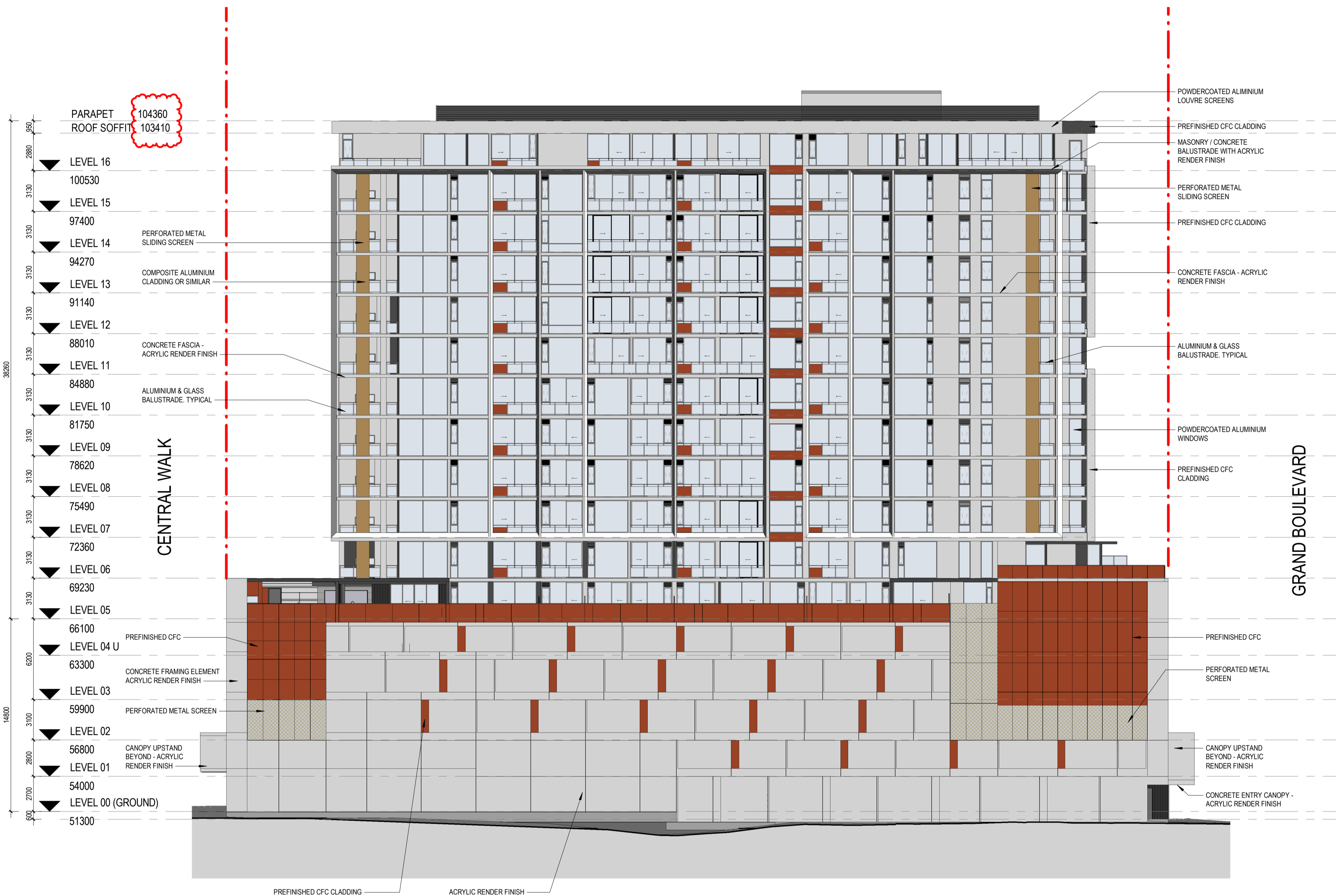
DD/MM/YY	REV	DESCRIPTION	DRW	CHK
31.03.2020	C	ADDITIONAL INFORMATION	YN	
30.01.2020	B	DEVELOPMENT APPROVAL	GD	
27.09.2018	A	DEVELOPMENT APPROVAL		

CONSTRUCTION

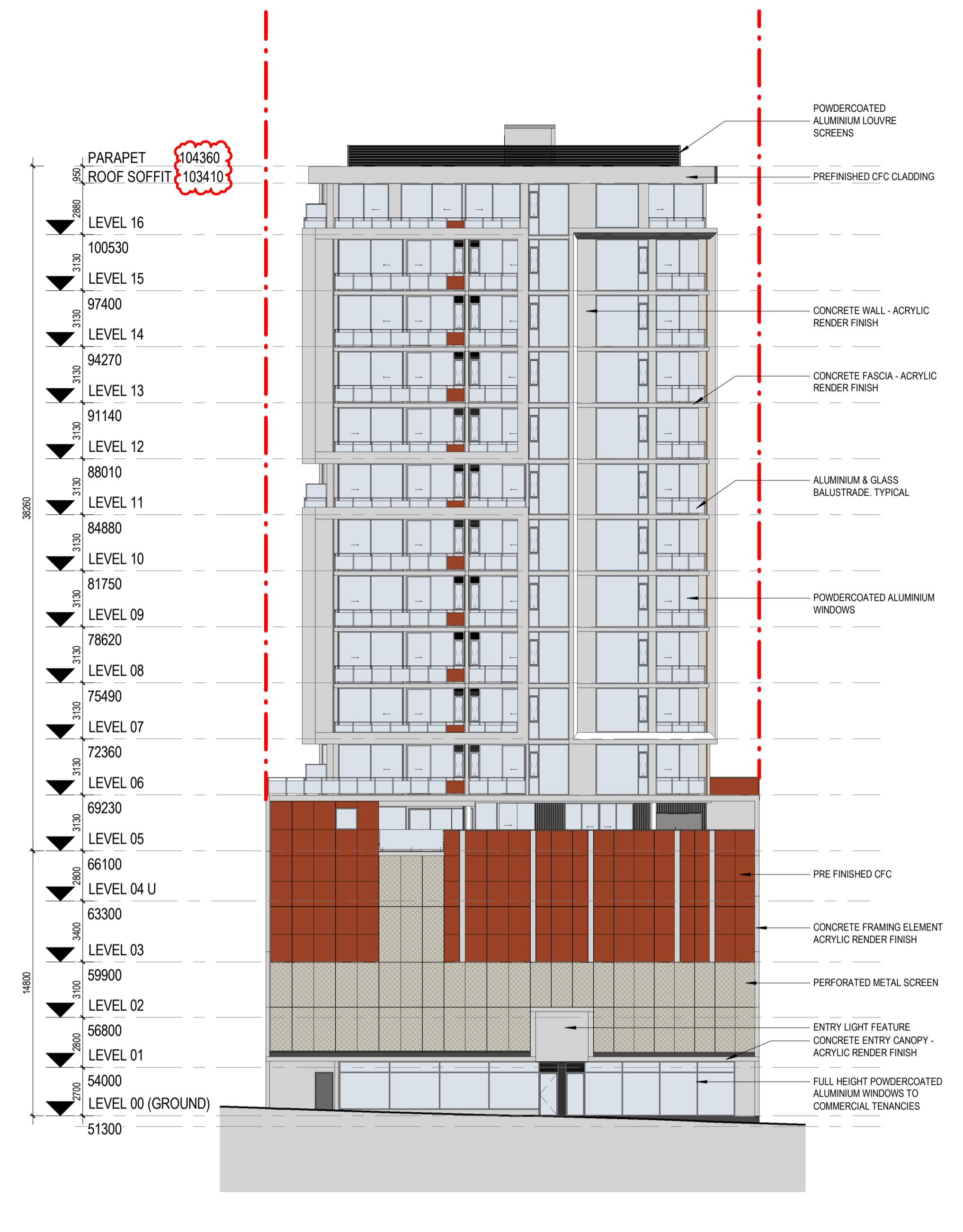
SCALE 1:200 (A1)

PROJECT No. **1404** DRAWING No. **A4-02** REV **C**

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1 NORTH ELEVATION
1 : 200



2 EAST ELEVATION
1 : 200

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NOTES

CLIENT

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EDGE
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PROJECT NAME

ARTHOUSE
113 GRAND BOULEVARD, JOONDALUP

DRAWING NAME
NORTH & EAST ELEVATION

DDMMYY	REV	DESCRIPTION	DRW	CHK
30.01.2020	B	DEVELOPMENT APPROVAL	GO	NE

CONSTRUCTION		
SCALE 1 : 200 (A1)		
PROJECT No. 1404	DRAWING No. A4-01	REV B

Responsible Authority Planning Assessment Summary

Building height

	DA18/1049	DA20/0095	Difference
Ground level	3.30		
Level 1	2.80		
2	3.10		
3	3.10	3.40	+ 300mm
4	3.10	2.80	- 300mm
5	3.13		
6	3.13		
7	3.13		
8	3.13		
9	3.13		
10	3.13		
11	3.13		
12	3.13		
13	3.13		
14	3.13		
15	3.13		
16	2.85	2.88	+ 30mm
17	-		
Roof soffit	0.95	0.95	
Building height in metres	53.63	53.66	+ 30mm

Number of dwellings per level

Levels		DA18/1049	DA20/0095	Difference
G		-	-	-
1		-	-	-
2		4	4	-
3		4	4	-
4		4	4	-
5	one unit removed.	13	12	-1
6	one 2 x 2 unit converted to a 2 x 1 unit.	14	14	-
7	one 2 x 2 unit converted to a 2 x 1 unit.	14	14	-
8		14	14	-
9		14	14	-
10	one 2 x 2 unit converted to a 2 x 1 unit.	14	14	-
11	one 1 x 1 unit & one 2 x 1 unit amalgamated into one 3 x 2 unit.	13	12	-1
12	one 1 x 1 unit & one 2 x 1 unit amalgamated into one 3 x 2 unit. two 2 x 2 units converted to two 2 x 1 units.	13	12	-1
13	one 1 x 1 unit & one 2 x 1 unit amalgamated into one 3 x 2 unit. two 2 x 2 units converted to two 2 x 1 units.	13	12	-1
14	one 1 x 1 unit & one 2 x 1 unit amalgamated into one 3 x 2 unit. two 2 x 2 units converted to two 2 x 1 units	13	12	-1
15	one 1 x 1 unit & one 2 x 1 unit amalgamated into one 3 x 2 unit. two 2 x 2 units converted to two 2 x 1 units.	13	12	-1
16	one 1 x 1 unit & one 2 x 1 unit amalgamated into one 3 x 2 unit. internal layout change to largest unit.	9	8	-1
17		-		
Totals		169	162	-7

Dwelling mix

	DA18/1049	DA20/0095	Difference
Studios	6	6	-
1 x 1 bed	59	52	- 7
2 x 1 bed	35	29	- 6
2 x 2 bed	52	46	- 6
3 x 2 bed	14	26	+ 12
3 x 3 bed	3	3	-
Totals	169	162	- 7

Parking requirements

While current approvals are based on parking standards set by the respective structure plans (eg. JACP), which in the case of the JACP referred to the R-Codes, the standard for new developments would be as per SPP7.3 – Residential Design Codes Vol. 2 – Apartments.

Parking standard draft JACP DA18/1049		Parking standard JACP DA20/0095	
Commercial 1/75m ² NLA x 326m ²	<u>4.35</u>	Commercial 1/75m ² NLA x 312m ²	<u>4.16</u>
≤110m ² &/or 1 or 2 bedrooms = <u>168 units</u> @ 1/dwelling	<u>168.00</u>	≤110m ² &/or 1 or 2 bedrooms = <u>159 units</u> @ 1/dwelling	<u>159.00</u>
>110m ² &/or ≥3 bedrooms = <u>1 unit</u> @ 1.25/dwelling	<u>1.25</u>	>110m ² &/or ≥3 bedrooms = <u>3 units</u> @ 1.25/dwelling	<u>3.75</u>
Visitors x <u>169 units</u> @ 0.25/dwelling	<u>42.25</u>	Visitors x <u>162 units</u> @ 0.25/dwelling	<u>40.50</u>
Totals	<u>215.85</u> 216.00		<u>207.41</u> 208.00

Parking provided

	DA18/1049	DA20/0095	Difference
Basement	-	-	
Ground level	L x 5 T x 4 <u>S x 23</u> 32	L x 5 T x 4 <u>S x 23</u> 32	0
Level 1	L x 5 T x 32 <u>S x 25</u> 62	L x 5 T x 20 <u>S x 32</u> 57	- 5
Level 2	L x 5 T x 24 <u>S x 17</u> 46	L x 4 T x 20 <u>S x 24</u> 48	+ 2
Level 3	L x 5 T x 24 <u>S x 17</u> 46	L x 4 T x 20 <u>S x 24</u> 48	+ 2
Level 4	L x 5	L x 4	

	T x 8 S x 26	T x 8 S x 31	
	39	43	+ 4
Sub-totals (includes 10 commercial bays)	225	228	+ 3
Accessible (ACROD) bay	1	1	0
Totals	226	229	+ 3

Notes:

- L = Long, T = Tandem and S = Standard.
- References to "T" (Tandem) bays in the above table is a reference to the total number of cars that can be accommodated (ie. one tandem bay = two cars), as each tandem bay is a minimum of 10m deep. Tandem bays only apply to individual apartments.
- Any bay shorter than 10m is treated as a deep single bay (one vehicle).
- Under DA18/1049 the development contained 46 tandem car bays. This has been reduced to 36 tandem car bays under DA20/0095.
- Under the JCCDPM 10 car parking bays were required for the Commercial component based on a ratio of 1/30m² NLA. Under JACP 5 car parking bays are required for the Commercial component based on 1/75m² NLA. 10 bays have been allocated to the Commercial tenancies.

Area of commercial premises in m²

	DA18/1049	DA20/0095	Difference
<u>Ground level</u>			
Tenancy 1	59.00	52.6	-6.40
Tenancy 2	97.00	88.1	-8.90
Tenancy 3	89.00	91.7	+2.70
Tenancy 4	81.00	79.6	-1.40
Totals	326.00	312.00	-14.00

Stores

	DA18/1049	DA20/0095	Difference
Basement	-	-	
Ground level	4	3	- 1
Level 1	35	51	+ 16
Level 2	47	37	- 10
Level 3	48	38	- 10
Level 4	37	24	- 13
Level 5	-	15	+ 15
Totals	171	168	- 3

Note: While the number of stores under DA20/0095 will reduce from 171 to 168 there will still be a surplus in stores relative to the number of apartments (ie. 168 stores for 162 apartments).

Setbacks – No change.



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.

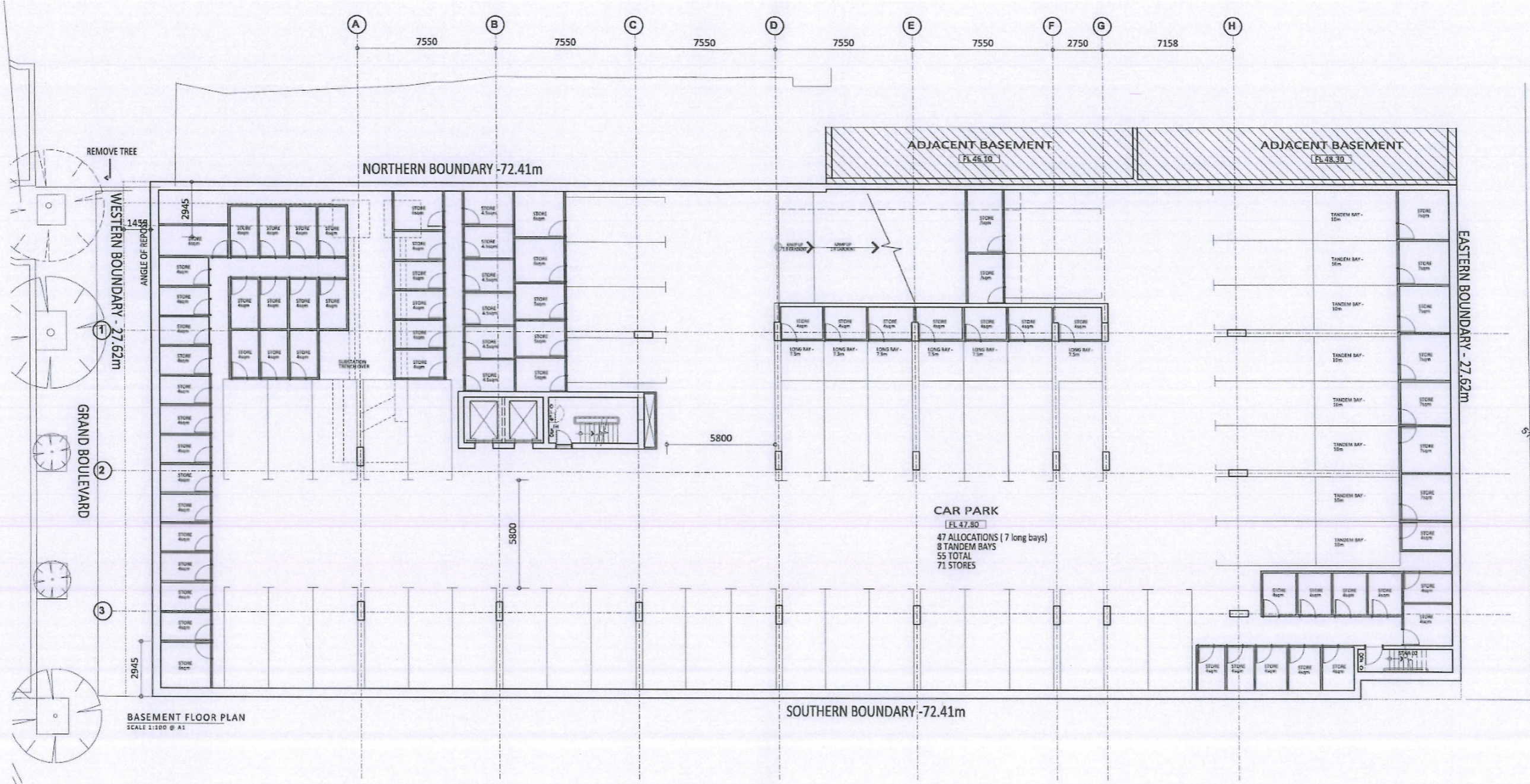




7. Any mechanical ventilation for the development shall comply with *Australian Standard 1668.2*, particularly in regard to air flow and the location of exhaust air discharges.
8. An application is required to the Executive Director of Public Health, prior to the commencement of construction of the swimming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





BASEMENT FLOOR PLAN
SCALE 1:100 @ A1

SOUTHERN BOUNDARY-72.41m

NORTHERN BOUNDARY -72.41m

WESTERN BOUNDARY -27.62m

EASTERN BOUNDARY -27.62m

GRAND BOULEVARD

ADJACENT BASEMENT
FL 46.10

ADJACENT BASEMENT
FL 48.30

CAR PARK
FL 47.80
47 ALLOCATIONS (7 long bays)
8 TANDEM BAYS
55 TOTAL
71 STORES

REMOVE TREE

ANGLE OF REPOSE

14.45

2945

2945

5800

5800

A

B

C

D

E

F

G

H

7550

7550

7550

7550

7550

2750

7158

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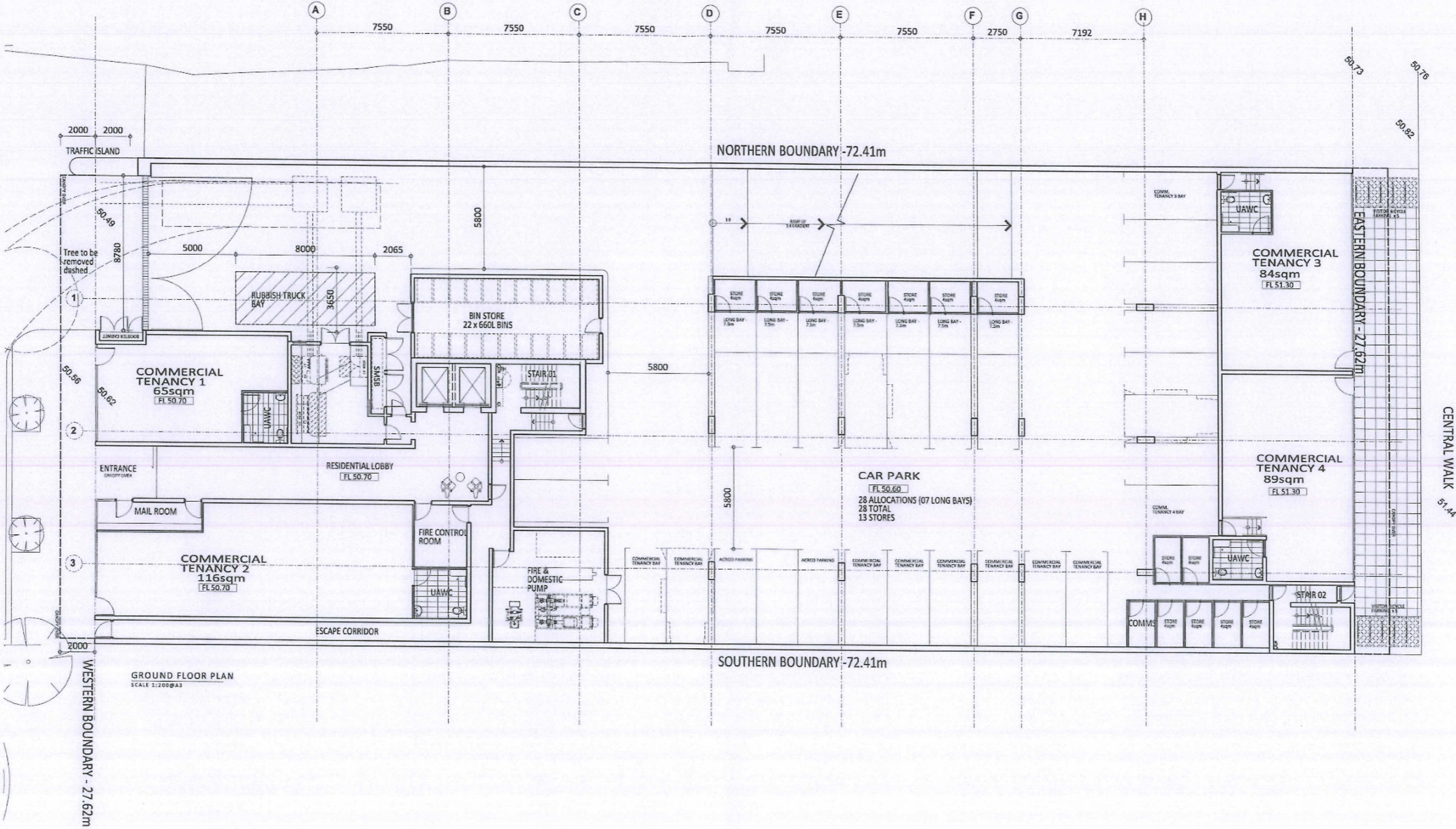
STORE

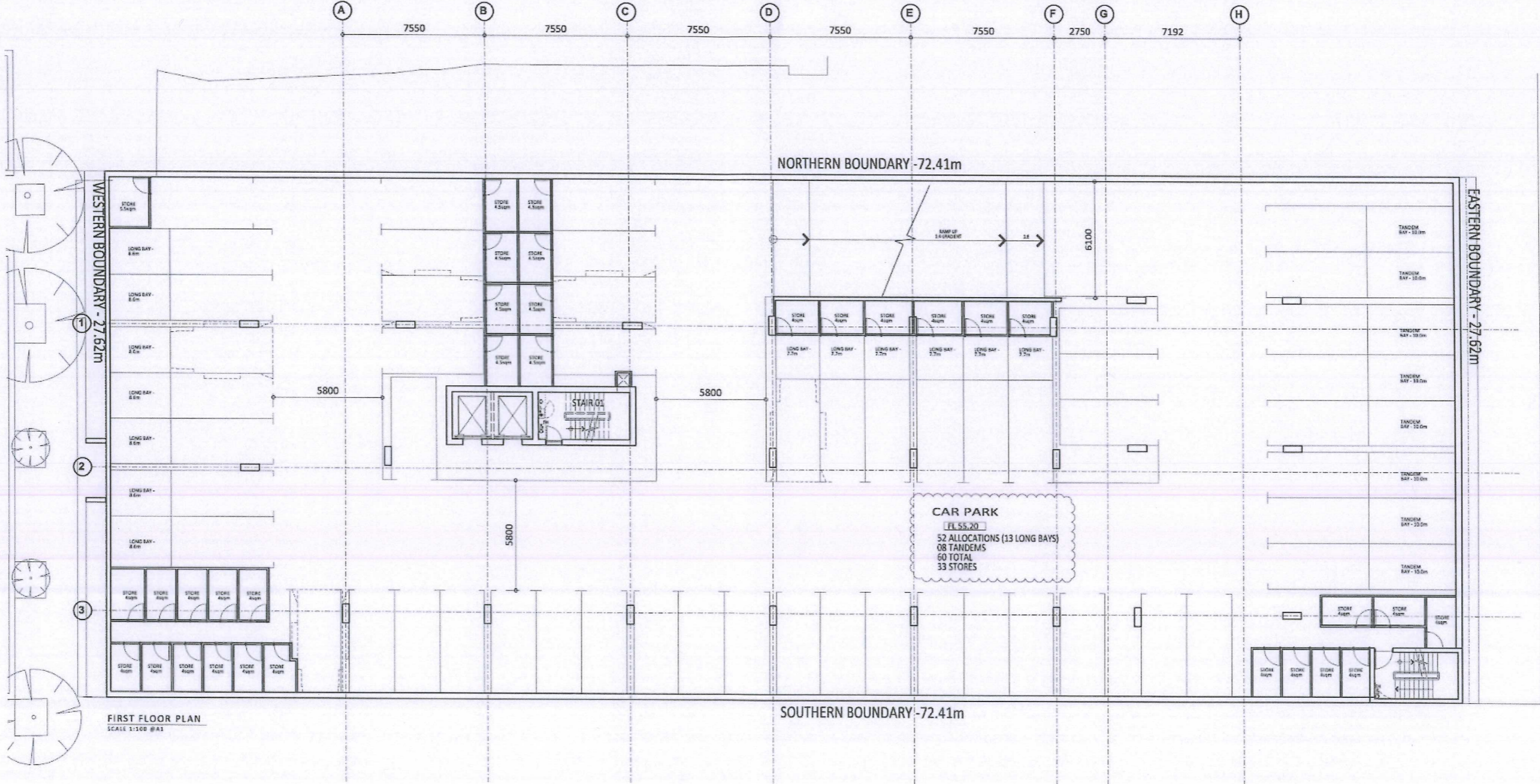
STORE

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FIRST FLOOR PLAN
SCALE 1:100 @ A1

SOUTHERN BOUNDARY - 72.41m

NORTHERN BOUNDARY - 72.41m

WESTERN BOUNDARY - 27.62m

EASTERN BOUNDARY - 27.62m

CENTRAL WALK

CAR PARK
 FL 55.20
 52 ALLOCATIONS (13 LONG BAYS)
 08 TANDEM
 60 TOTAL
 33 STORES

A 7550 B 7550 C 7550 D 7550 E 7550 F 2750 G 7192 H

5800

5800

5800

0019

RAMP UP 1:4 GRADE

28

1

2

3

STORE 5.5x9m

LONG BAY - 8.0m

LONG BAY - 8.0m

LONG BAY - 8.0m

LONG BAY - 8.0m

LONG BAY - 8.0m

LONG BAY - 8.0m

LONG BAY - 8.0m

LONG BAY - 8.0m

LONG BAY - 8.0m

STORE 4.0x9m

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STORE 4.0x9m

TANDEM BAY - 10.0m

TANDEM BAY - 10.0m

TANDEM BAY - 10.0m

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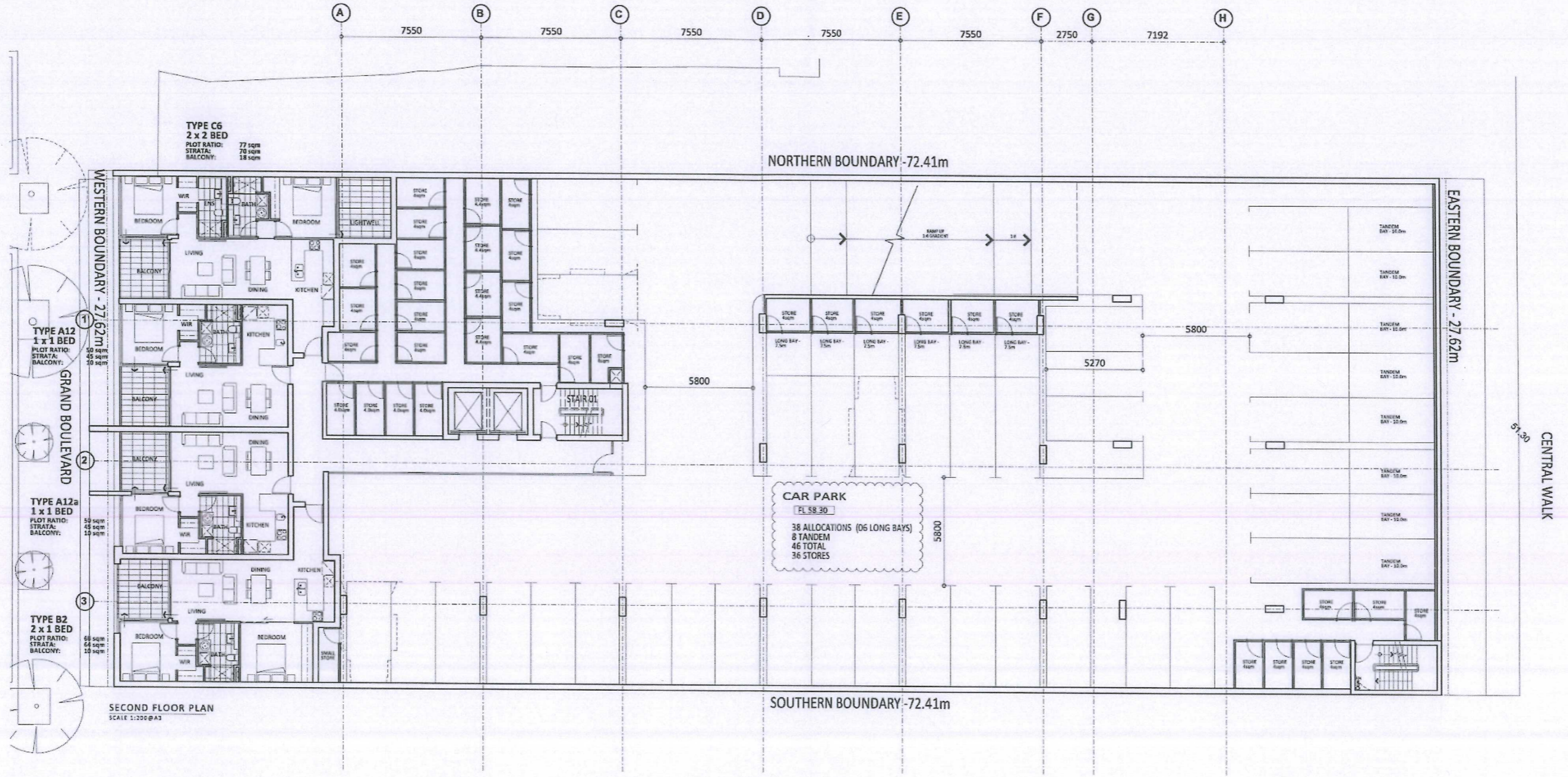
TANDEM BAY - 10.0m

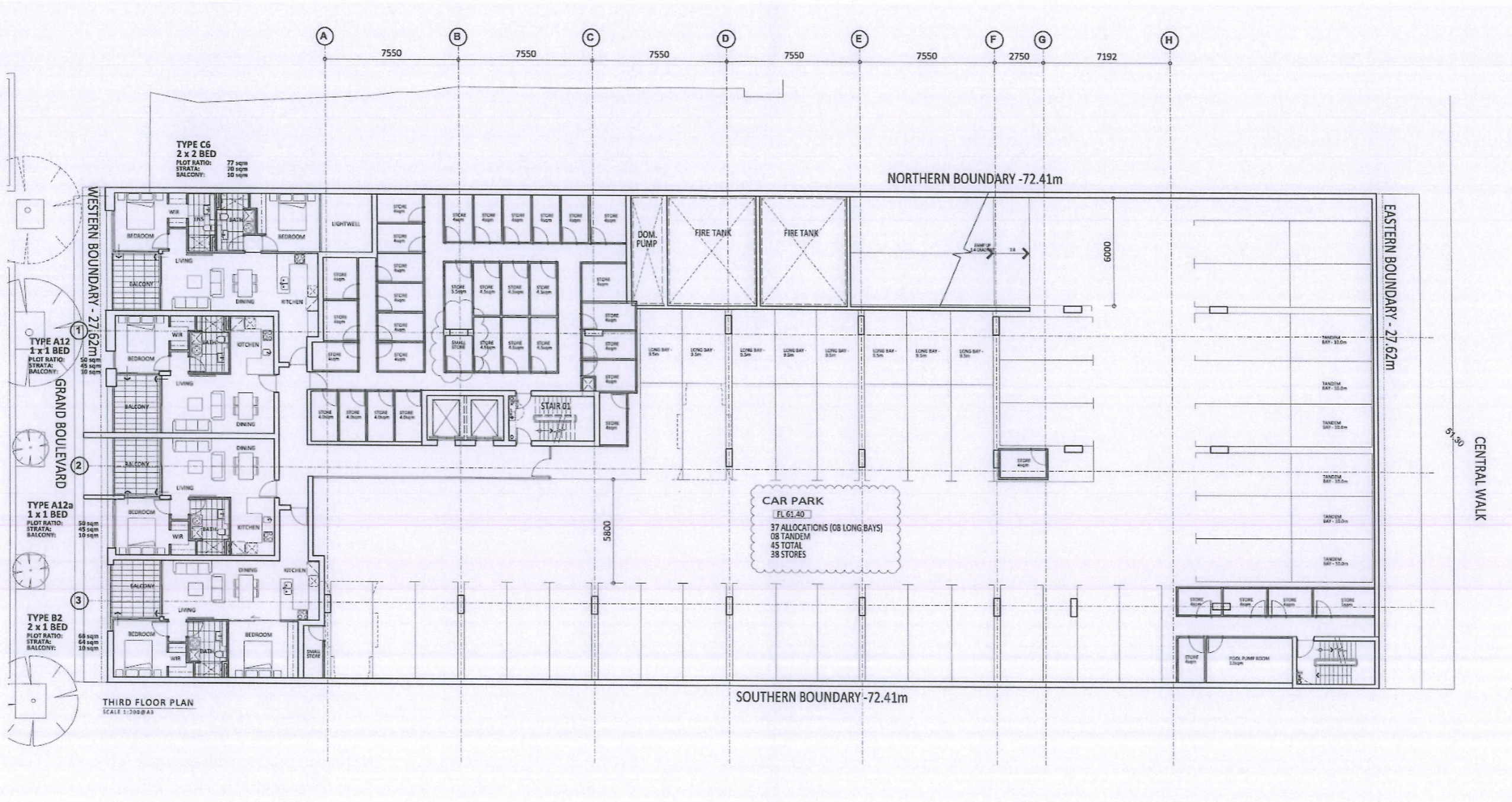
TANDEM BAY - 10.0m

TANDEM BAY - 10.0m

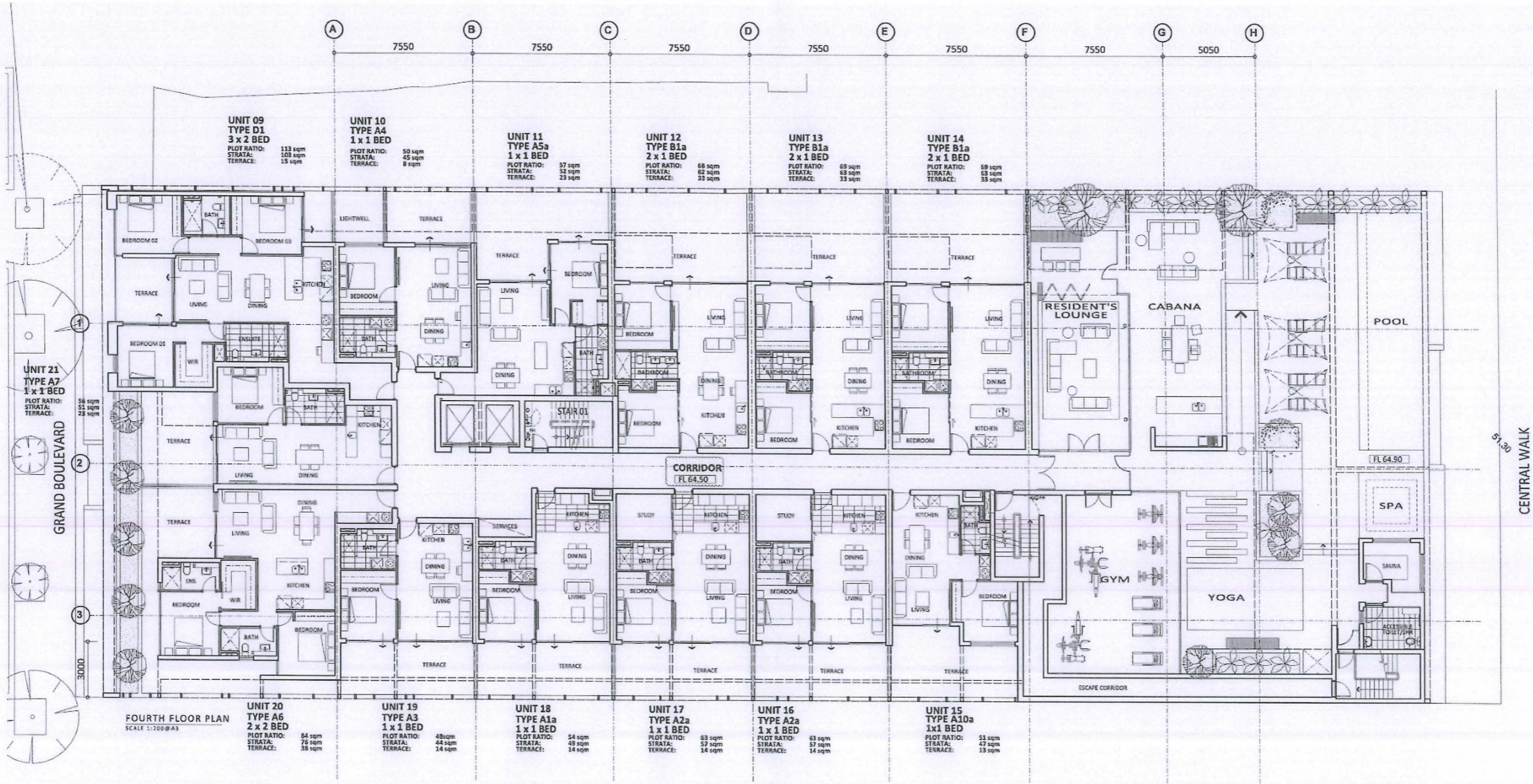
TANDEM BAY - 10.0m

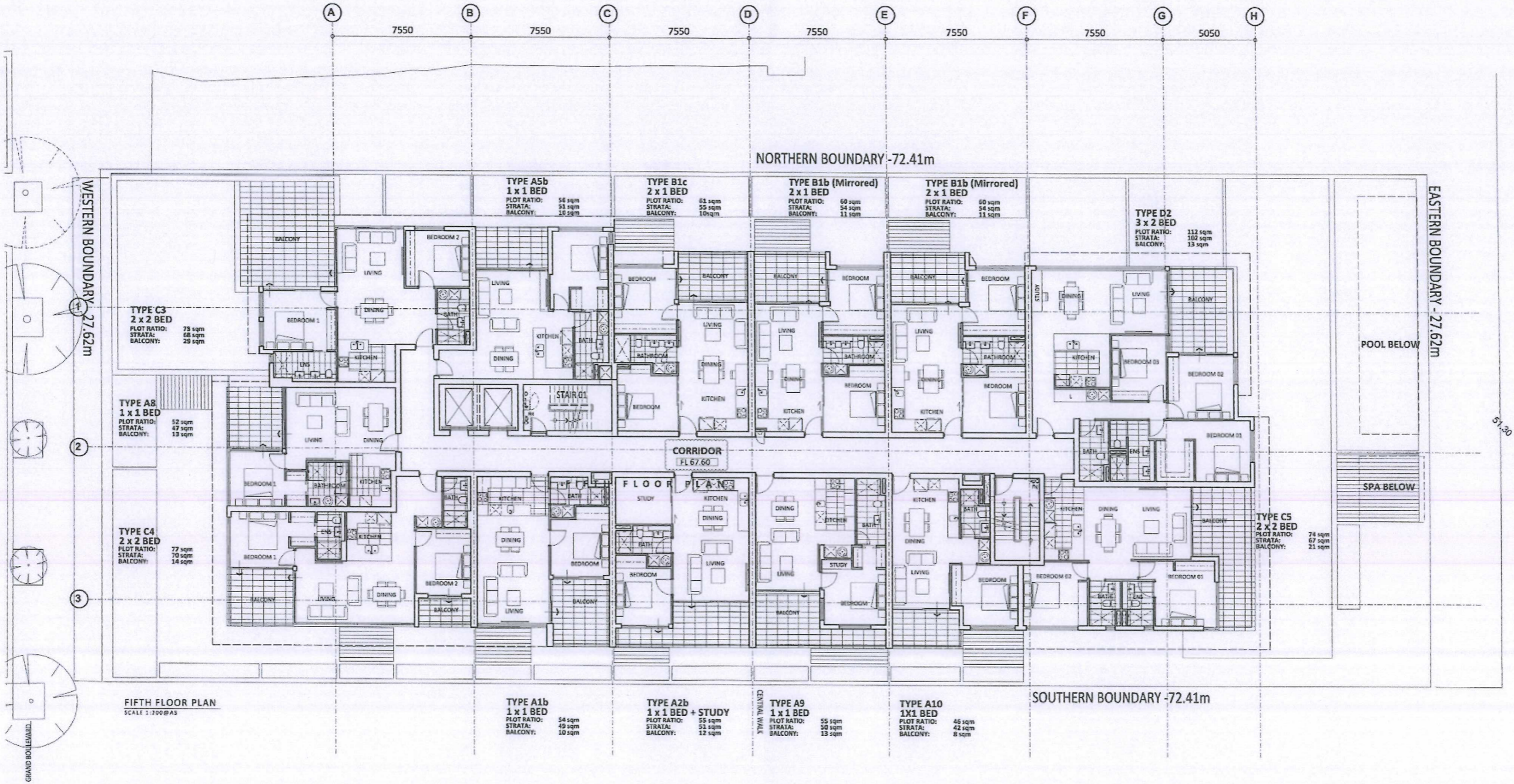
TANDEM BAY - 10.0m



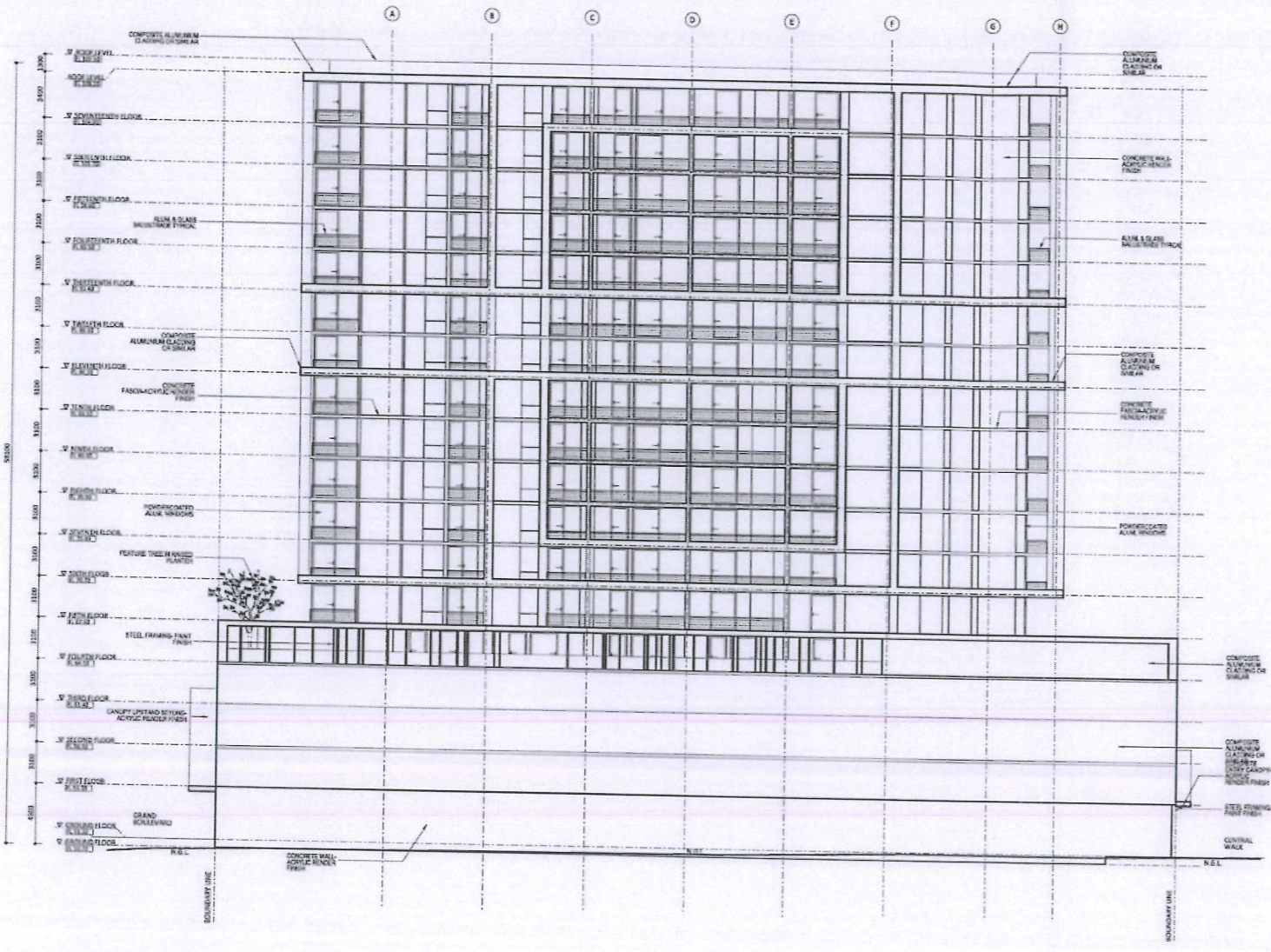


THIRD FLOOR PLAN
SCALE 1:200@A3

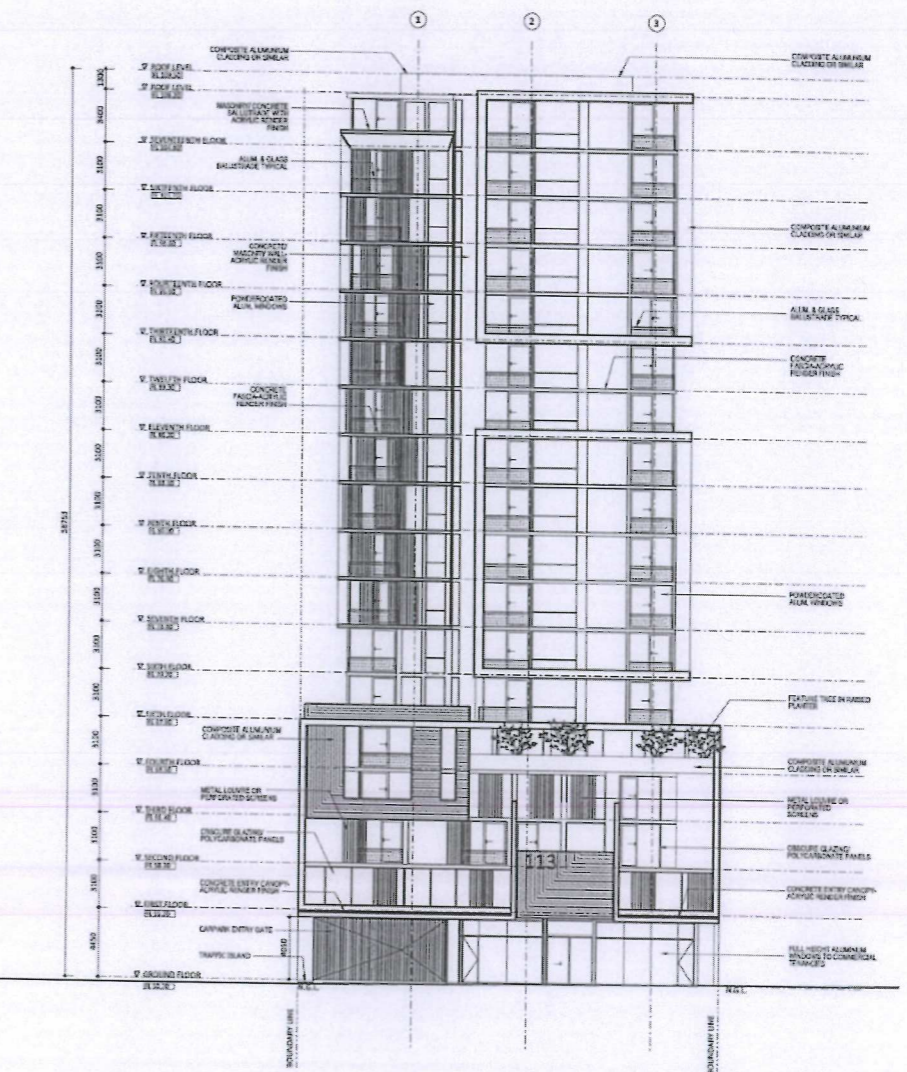




Development plans



SOUTH ELEVATION
SCALE 1:200 @A1



WEST ELEVATION
SCALE 1:200 @A1



LG Ref: DA18/1049
DAP Ref: DAP/14/00657
Enquiries: (08) 6551 9919

Mr Tristan Whelan
Hillam Architects
1/15 Roydhouse Street
SUBIACO WA 6008

Dear Mr Whelan

METRO NORTH-WEST JDAP - CITY OF JOONDALUP - DAP APPLICATION - DA18/1049 - DETERMINATION

Property Location:	Lot 1 (113) Grand Boulevard Joondalup
Application Details:	Mixed Use Multi Storey Development
Amendment Details:	To amend an aspect of the development approved which, if amended, would not substantially change the development approved

Thank you for your Form 2.2 Development Assessment Panel (DAP) application and plans submitted to the City of Joondalup on 9 October 2018 for the above-mentioned development.

The application was considered by the Metro North-West JDAP at its meeting held on 11 December 2018, where in accordance with the provisions of the City of Joondalup Local Planning Scheme No.3, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A 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 Ryan Bailey on behalf of the City of Joondalup on 9400 4300.

Yours sincerely,

DAP Secretariat

20 December 2018

Encl. DAP Determination Notice
Approved Plans

Cc: Mr Ryan Bailey
City of Joondalup



Planning and Development Act 2005

City of Joondalup Local Planning Scheme No.3

Metro North-West Joint Development Assessment Panel

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

Property Location: Lot 1 (113) Grand Boulevard Joondalup

Application Details: Mixed Use Multi Storey Development

Amendment Details: To amend an aspect of the development approved which, if amended, would not substantially change the development approved

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 11 December 2018, subject to the following:

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*, the provisions of subclauses 73(a) and 77(4)(b) of *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Joondalup's *Local Planning Scheme No. 3 (LPS3)* 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.

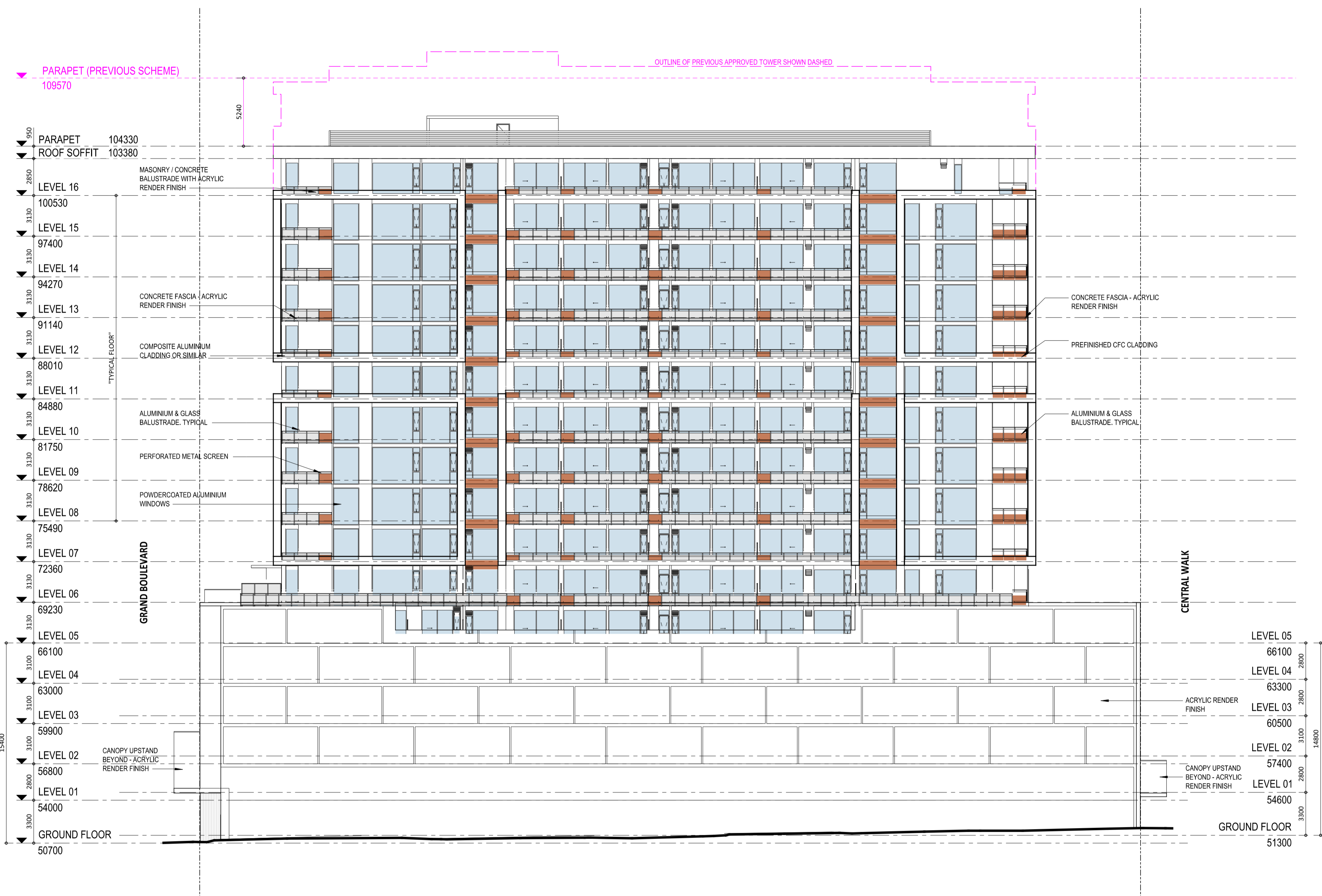
Additional Conditions

Nil

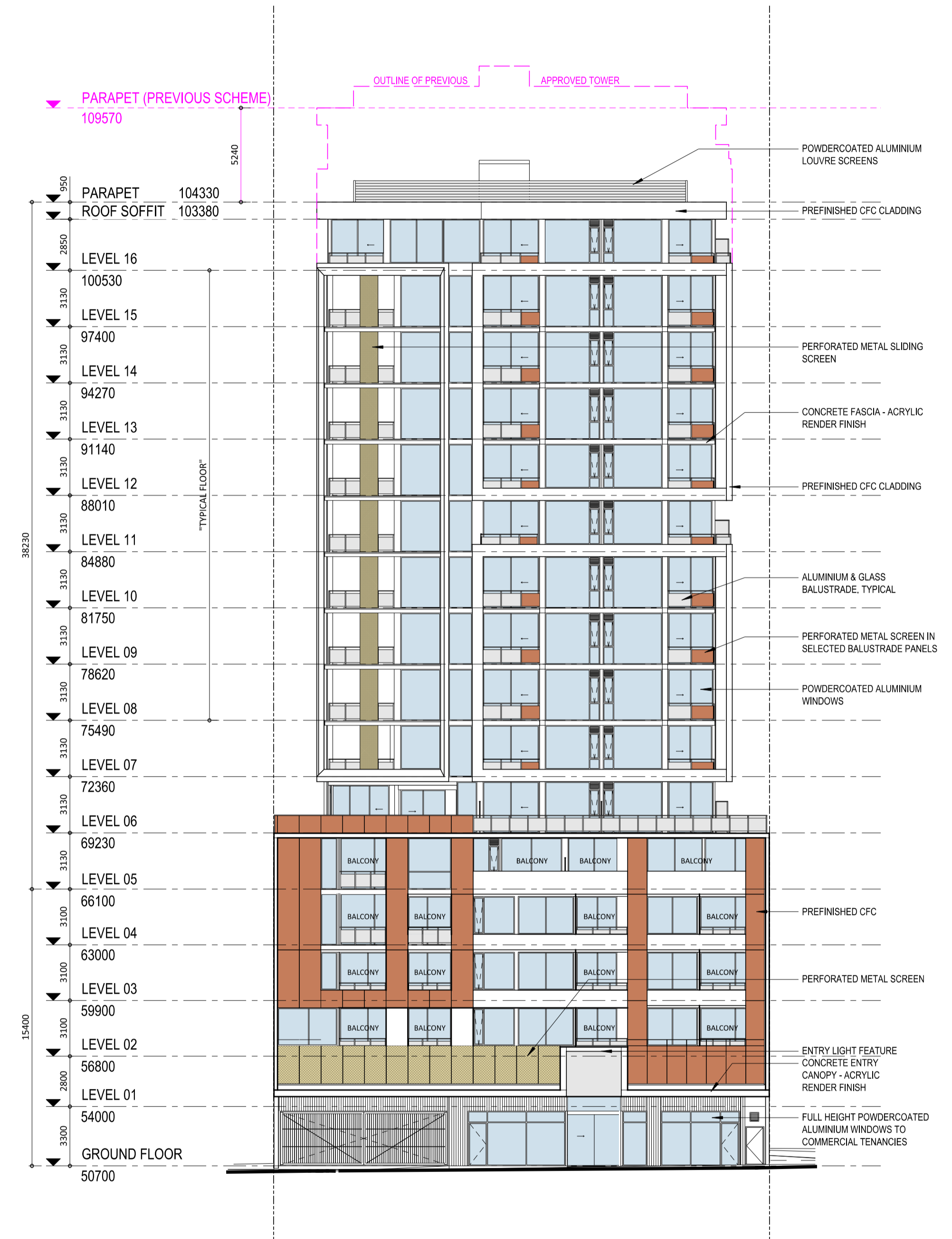


All other conditions, footnotes and advice notes remain as per the DAPs' original decision dated 5 February 2015.

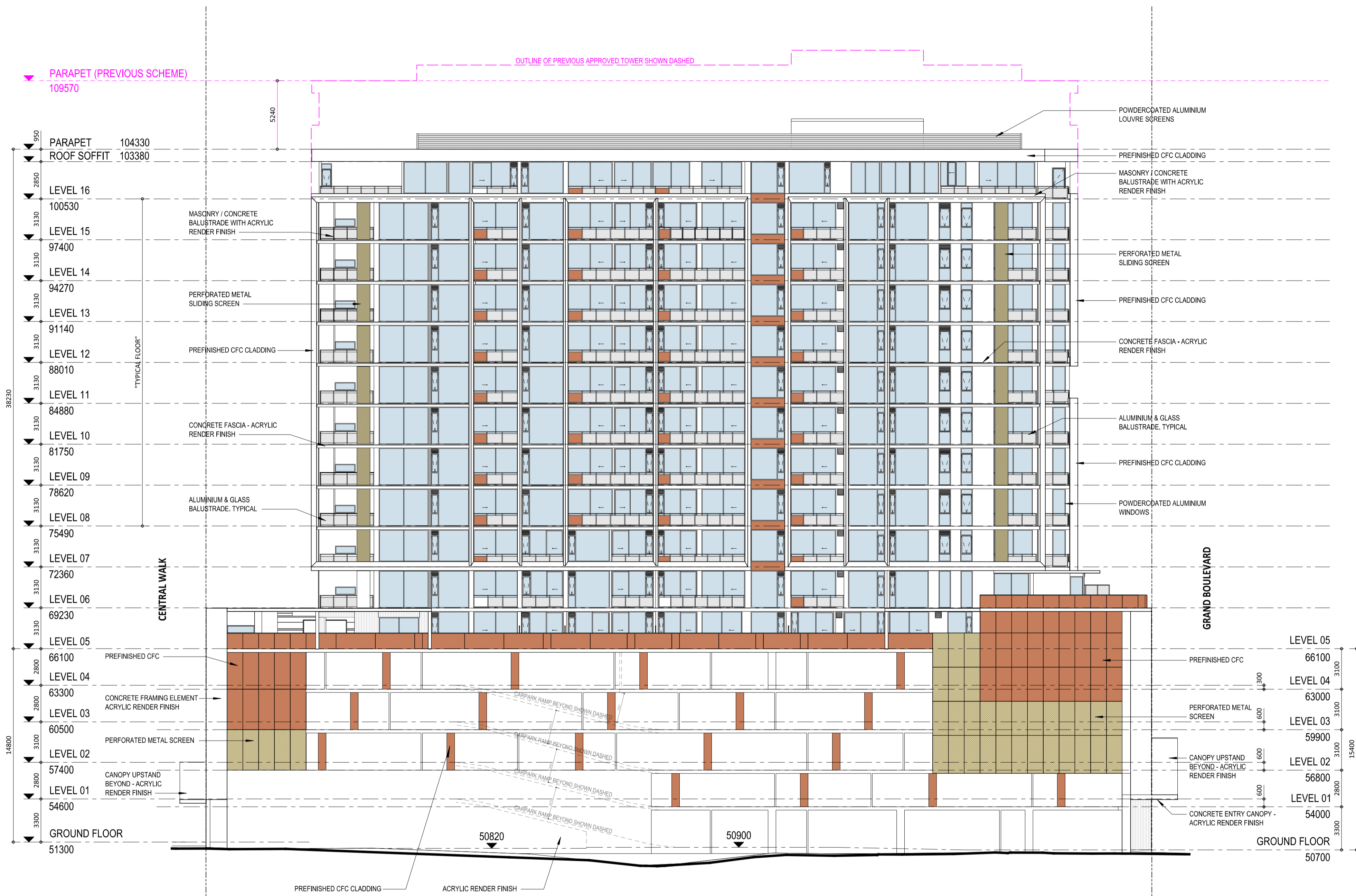
Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development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



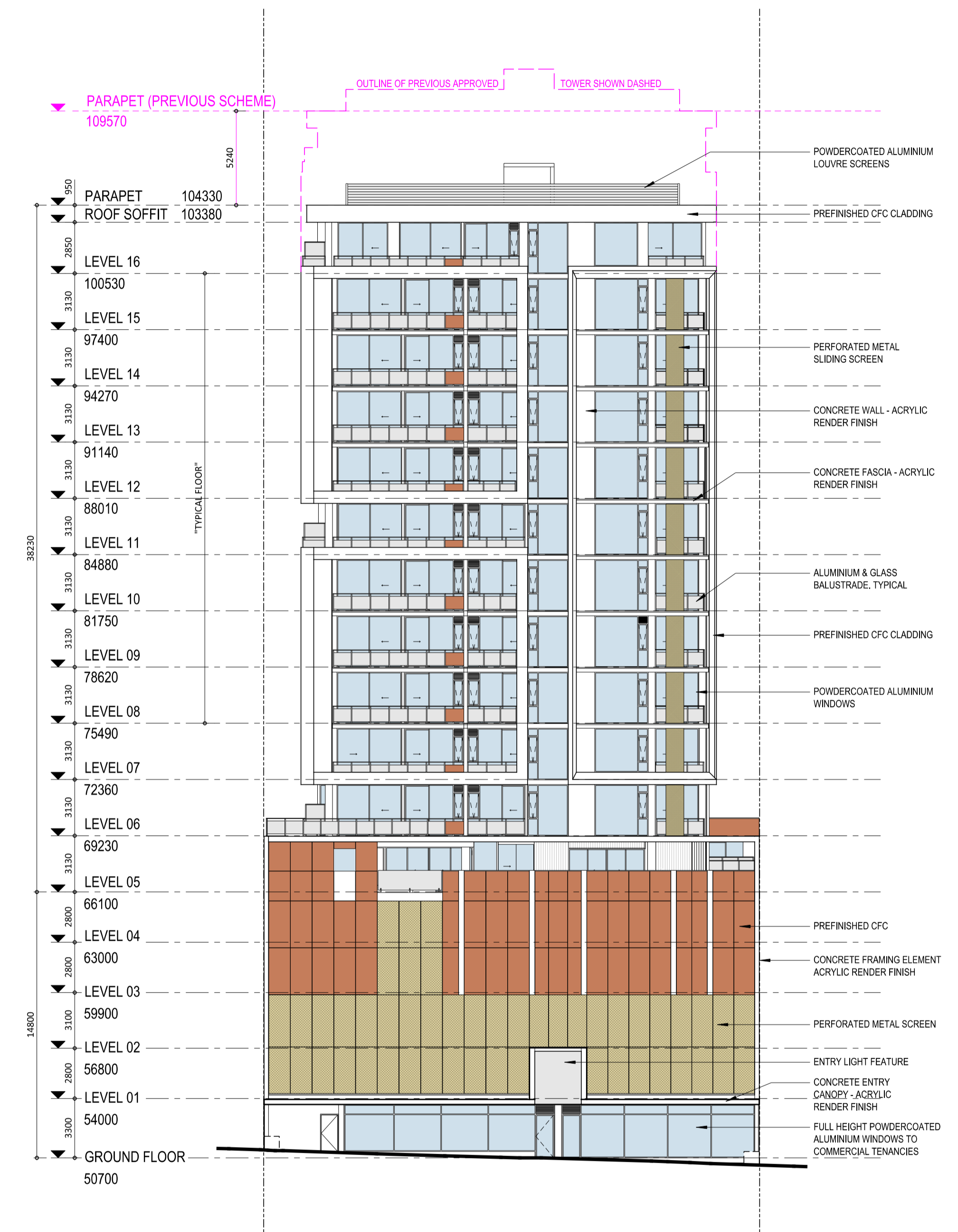
SOUTH ELEVATION



WEST (GRAND BOULEVARD) ELEVATION



NORTH ELEVATION

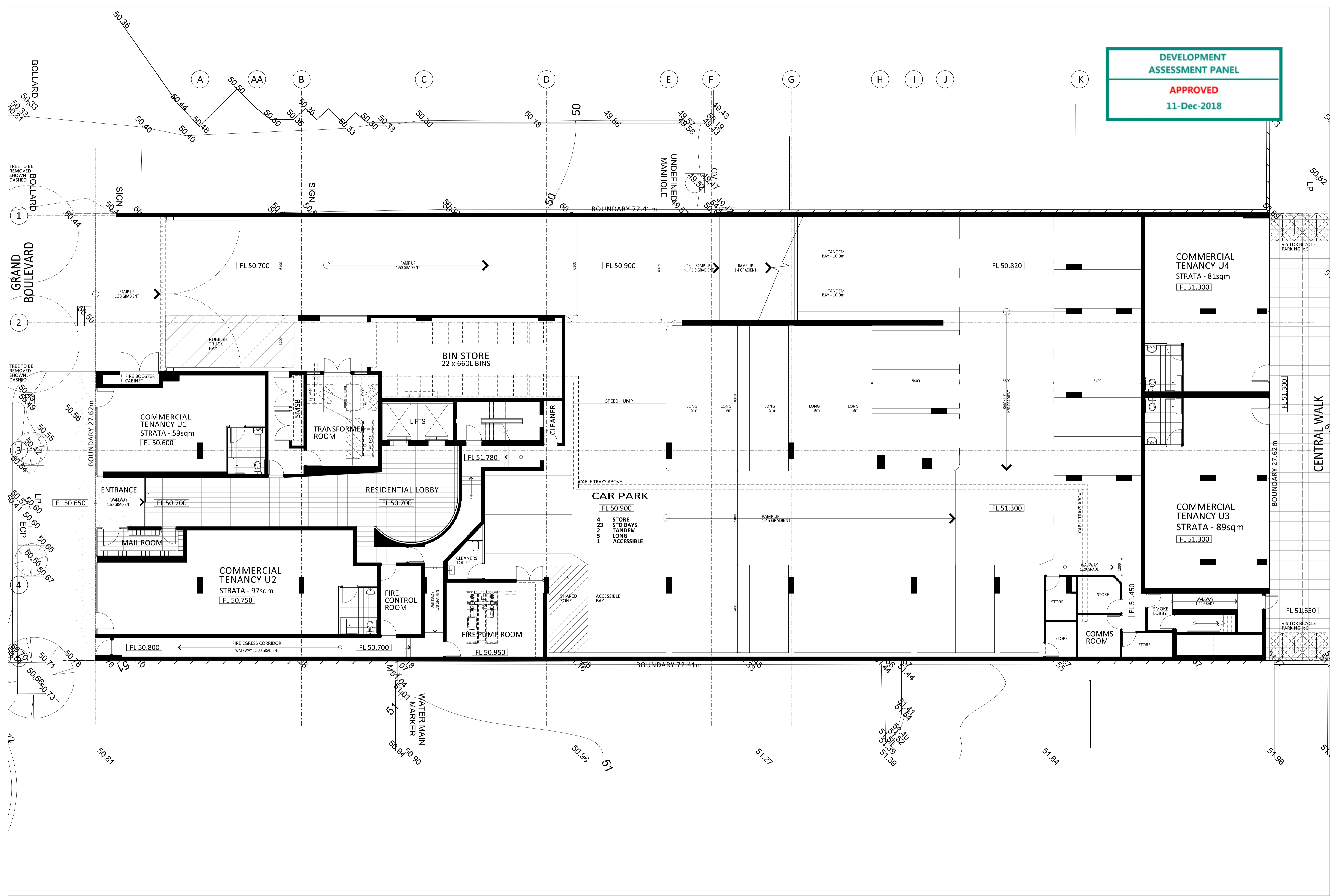


EAST (CENTRAL WALK) ELEVATION

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

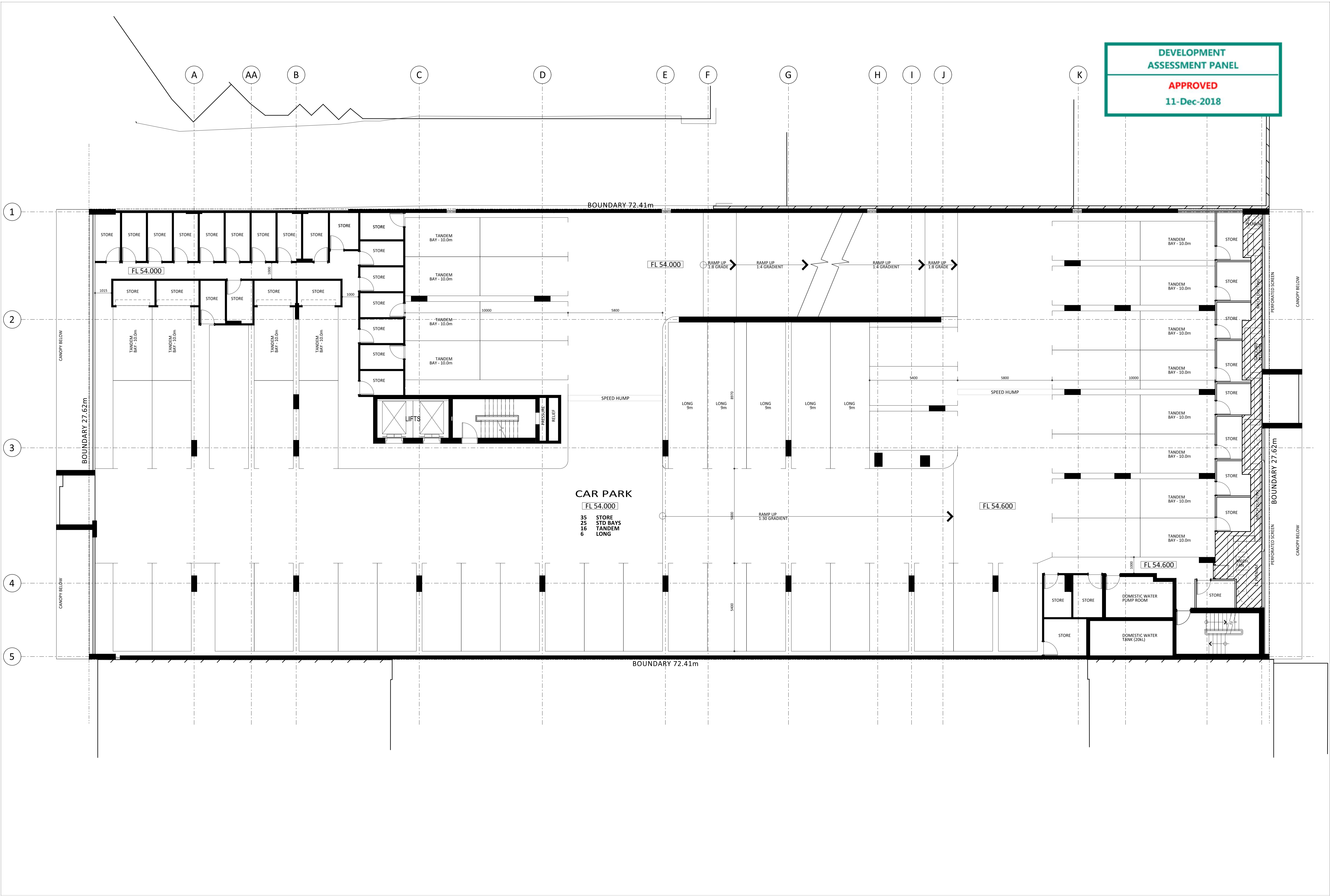
11-Dec-2018



**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

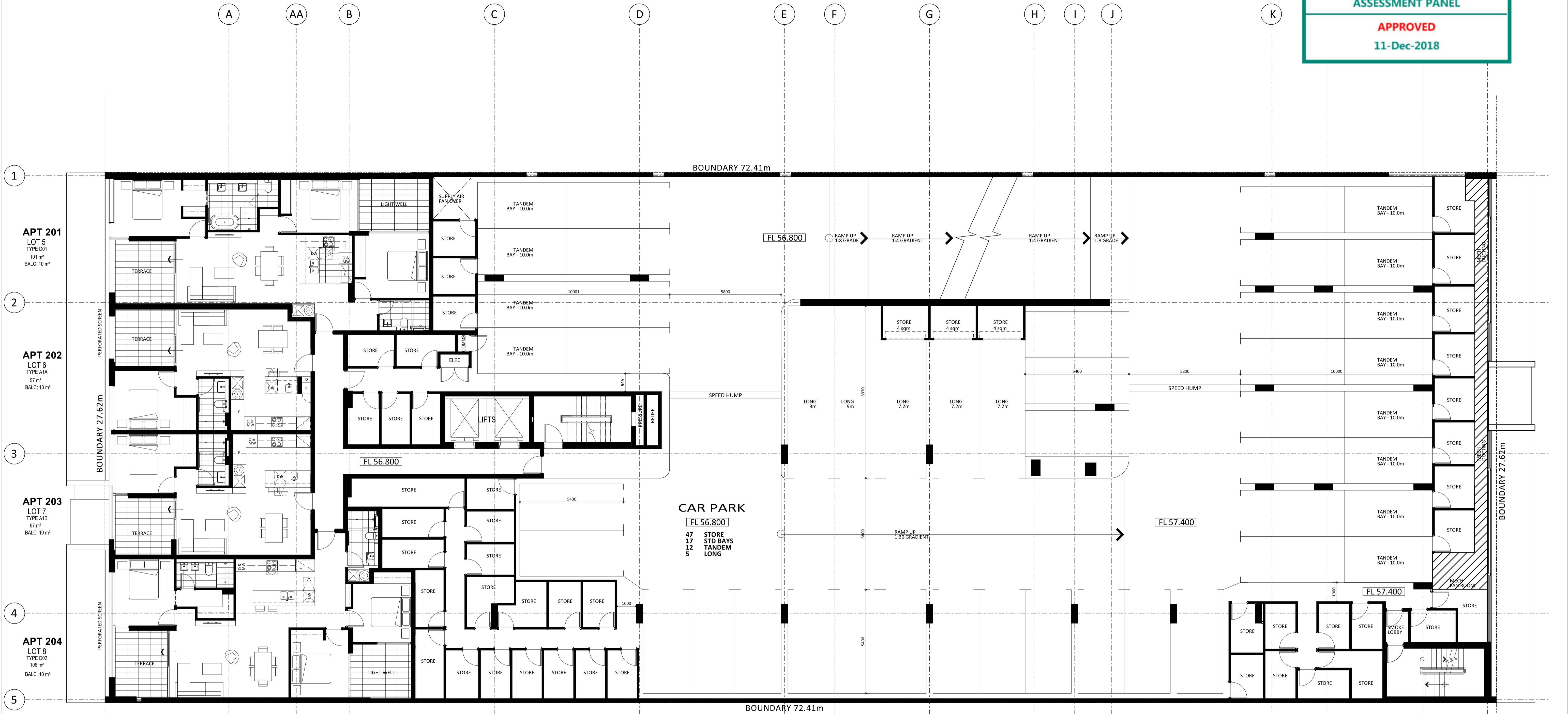
11-Dec-2018



**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

11-Dec-2018



1

APT 201
LOT 5
TYPE D01
101 m²
BALC: 10 m²

2

APT 202
LOT 6
TYPE A1A
57 m²
BALC: 10 m²

3

APT 203
LOT 7
TYPE A1B
57 m²
BALC: 10 m²

4

APT 204
LOT 8
TYPE D02
106 m²
BALC: 10 m²

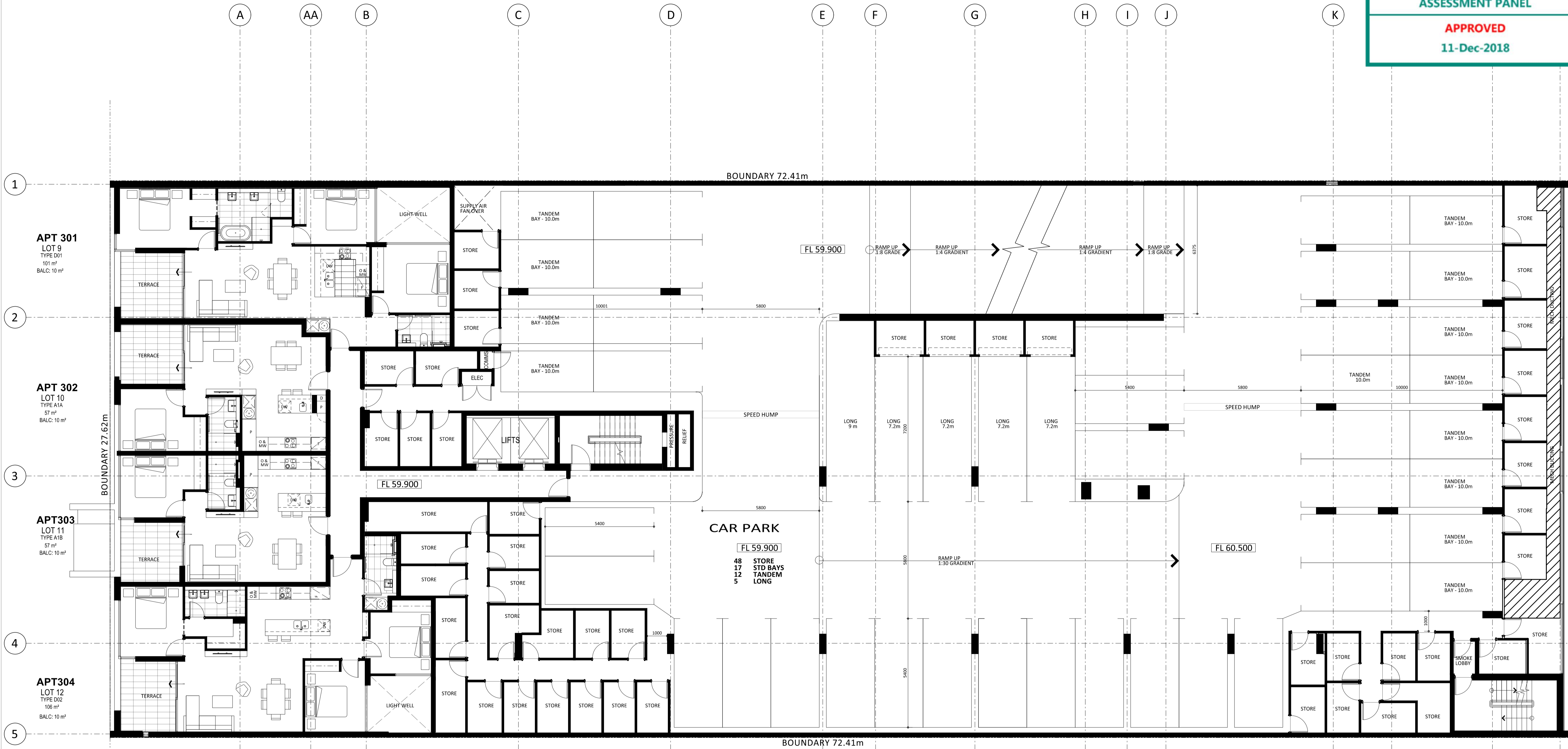
5

CAR PARK
FL 56.800
47 STORE
17 STD BAYS
12 TANDEM
5 LONG

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

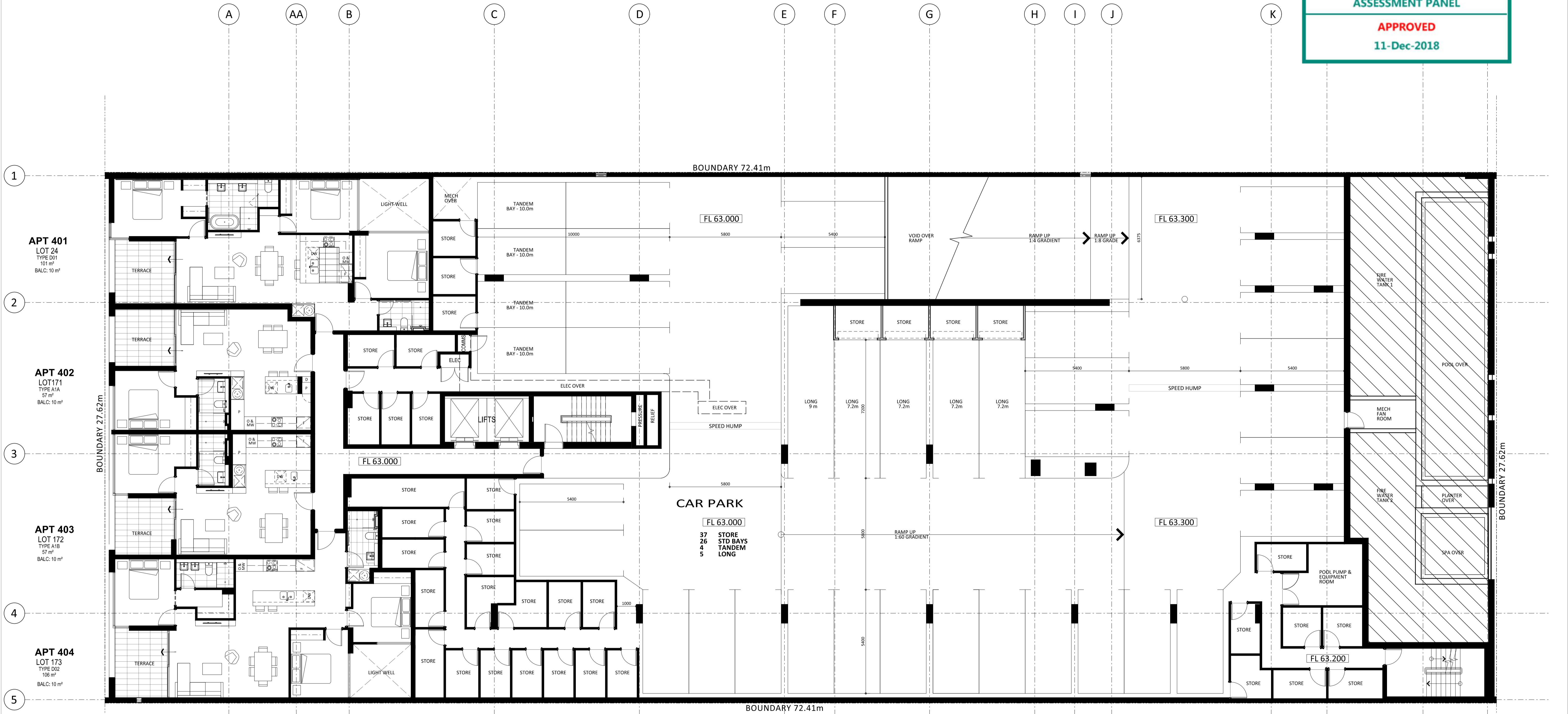
11-Dec-2018



**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

11-Dec-2018



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A AA B C D E F G H I J K

BOUNDARY 72.41m

BOUNDARY 27.62m

BOUNDARY 27.62m

BOUNDARY 72.41m

APT 401
LOT 24
TYPE D01
101 m²
BALC: 10 m²

APT 402
LOT 171
TYPE A1A
57 m²
BALC: 10 m²

APT 403
LOT 172
TYPE A1B
57 m²
BALC: 10 m²

APT 404
LOT 173
TYPE D02
106 m²
BALC: 10 m²

CAR PARK

FL 63.000
37 STORE
26 STD BAYS
4 TANDEM
5 LONG

FL 63.200

FL 63.000

FL 63.300

FL 63.300

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

11-Dec-2018







DEVELOPMENT
ASSESSMENT PANEL

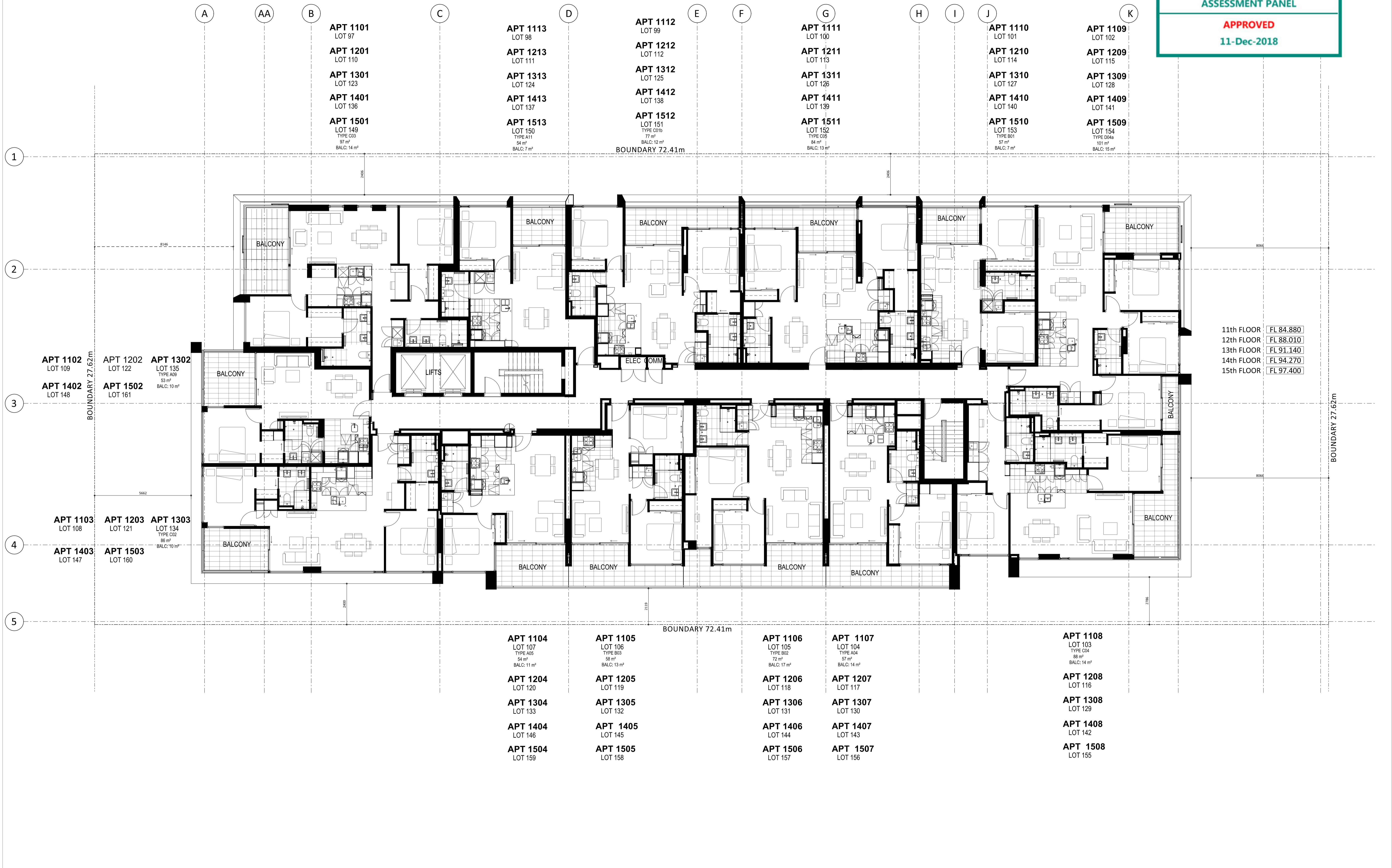
APPROVED

11-Dec-2018



DEVELOPMENT
ASSESSMENT PANEL

APPROVED
11-Dec-2018





DEVELOPMENT
ASSESSMENT PANEL

APPROVED

11-Dec-2018

