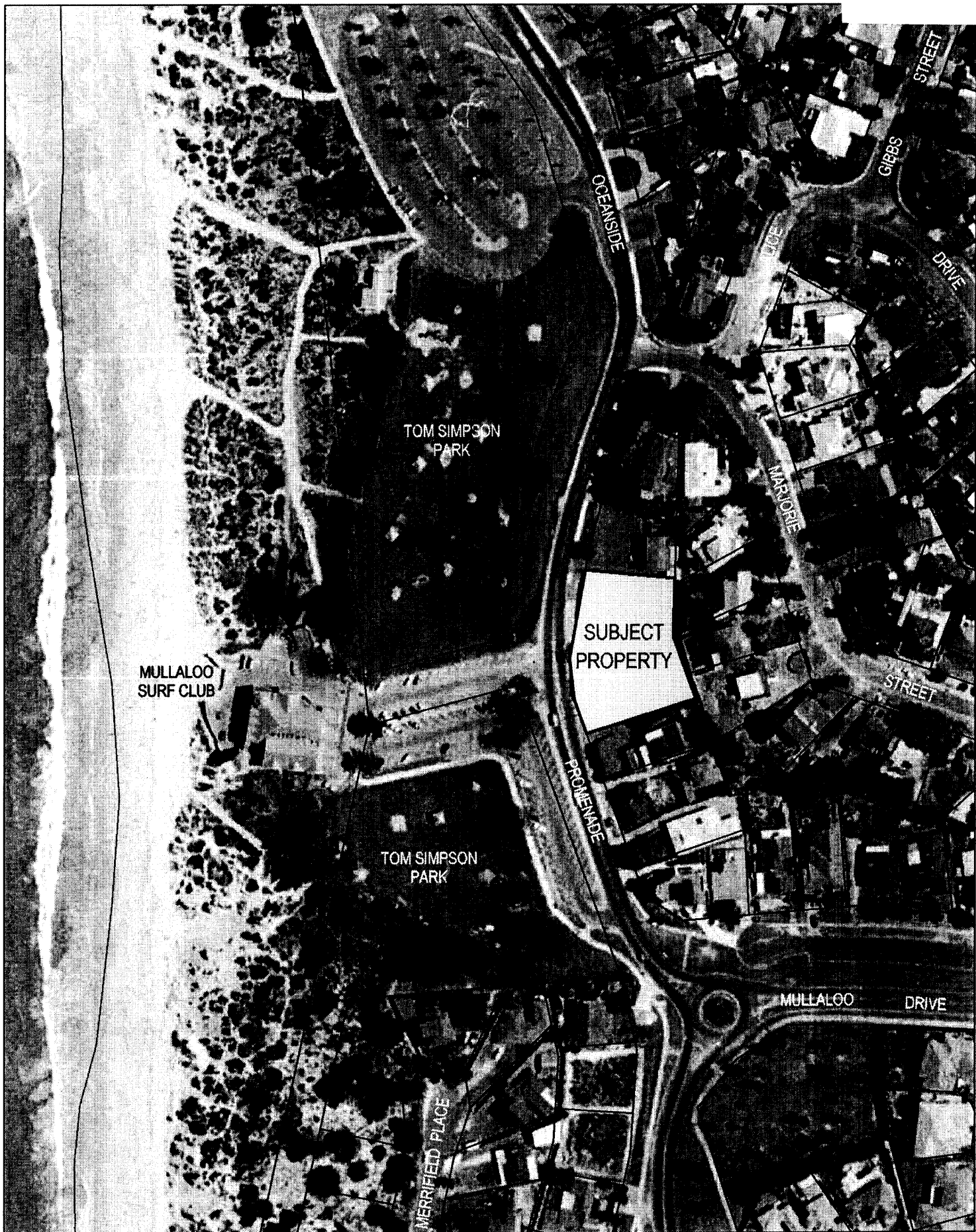
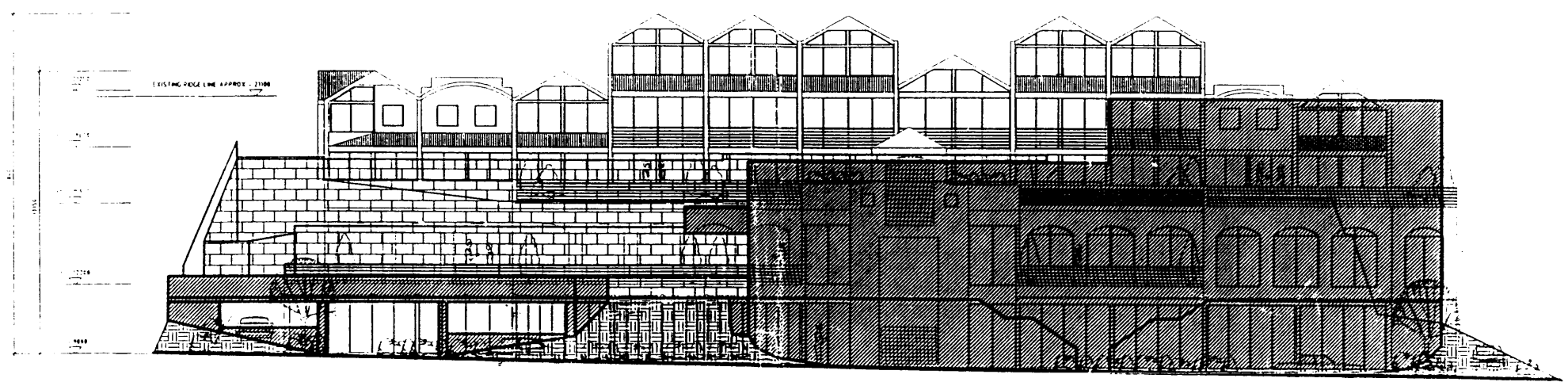




PROPOSED MULLALOO BEACH VILLAGE  
MIXED USE REDEVELOPMENT  
LOT 100 (10) OCEANSIDE PROMENADE - MULLALOO





Architectural drawing of the Mullaloo Beach Village development over New Brighton.

# MULLALOO BEACH VILLAGE

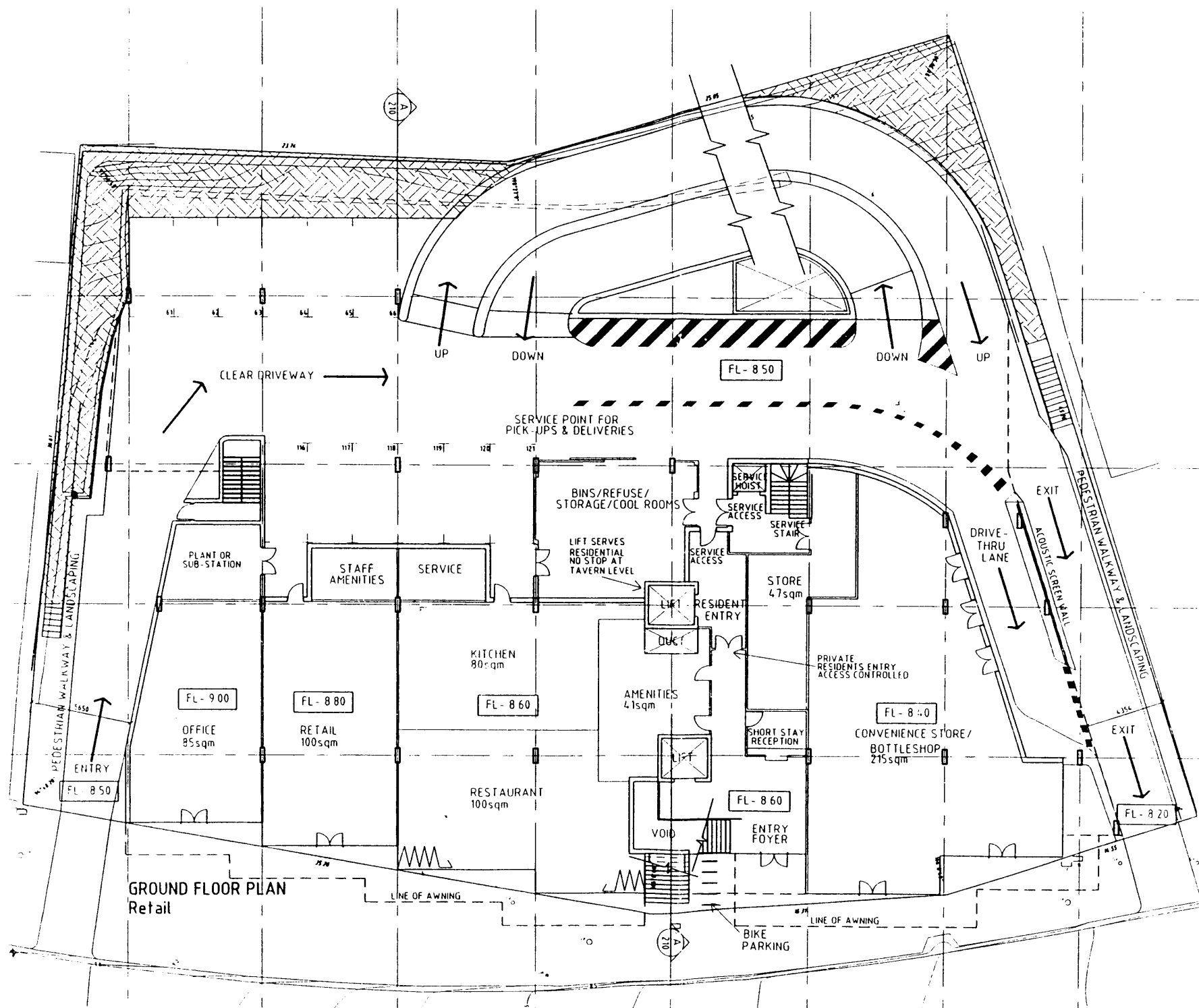
ISSUED  
27 FEB 2002

MB 1000000  
PERRINE - BIRCH  
ARCHITECTS  
1000000





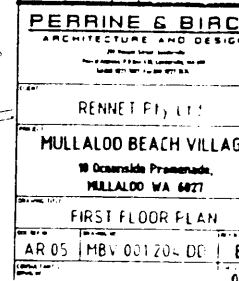


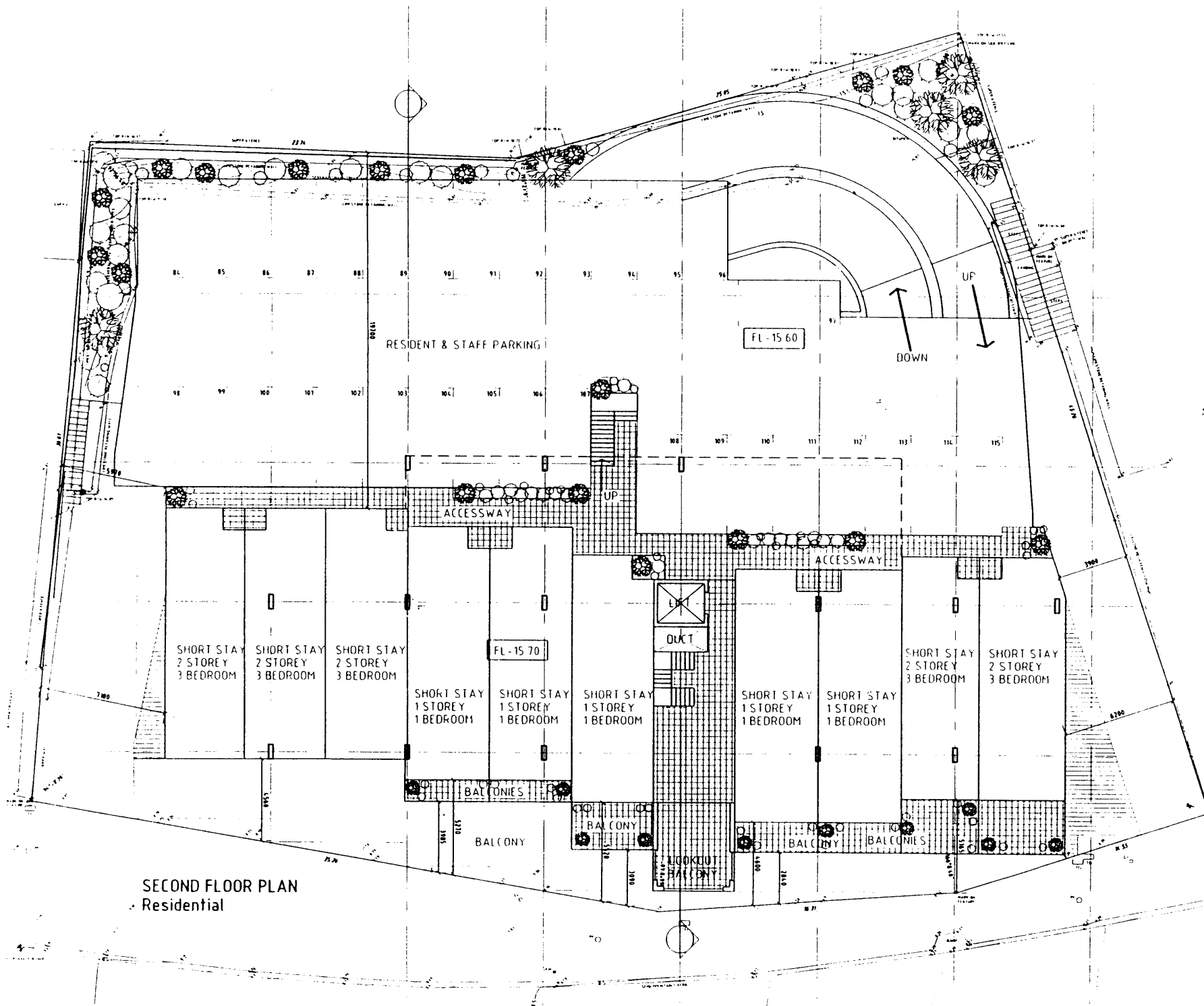


| Rev | Date    | Description         | By | Appr |
|-----|---------|---------------------|----|------|
| A   | 18/7/02 | ISSUED FOR APPROVAL |    |      |
| B   | 18/7/02 | ISSUED FOR APPROVAL |    |      |
| C   | 18/7/02 | ISSUED FOR APPROVAL |    |      |
| D   | 18/7/02 | ISSUED FOR APPROVAL |    |      |

**ISSUED**  
18 JUL 2002  
PERRINE & BIRCH

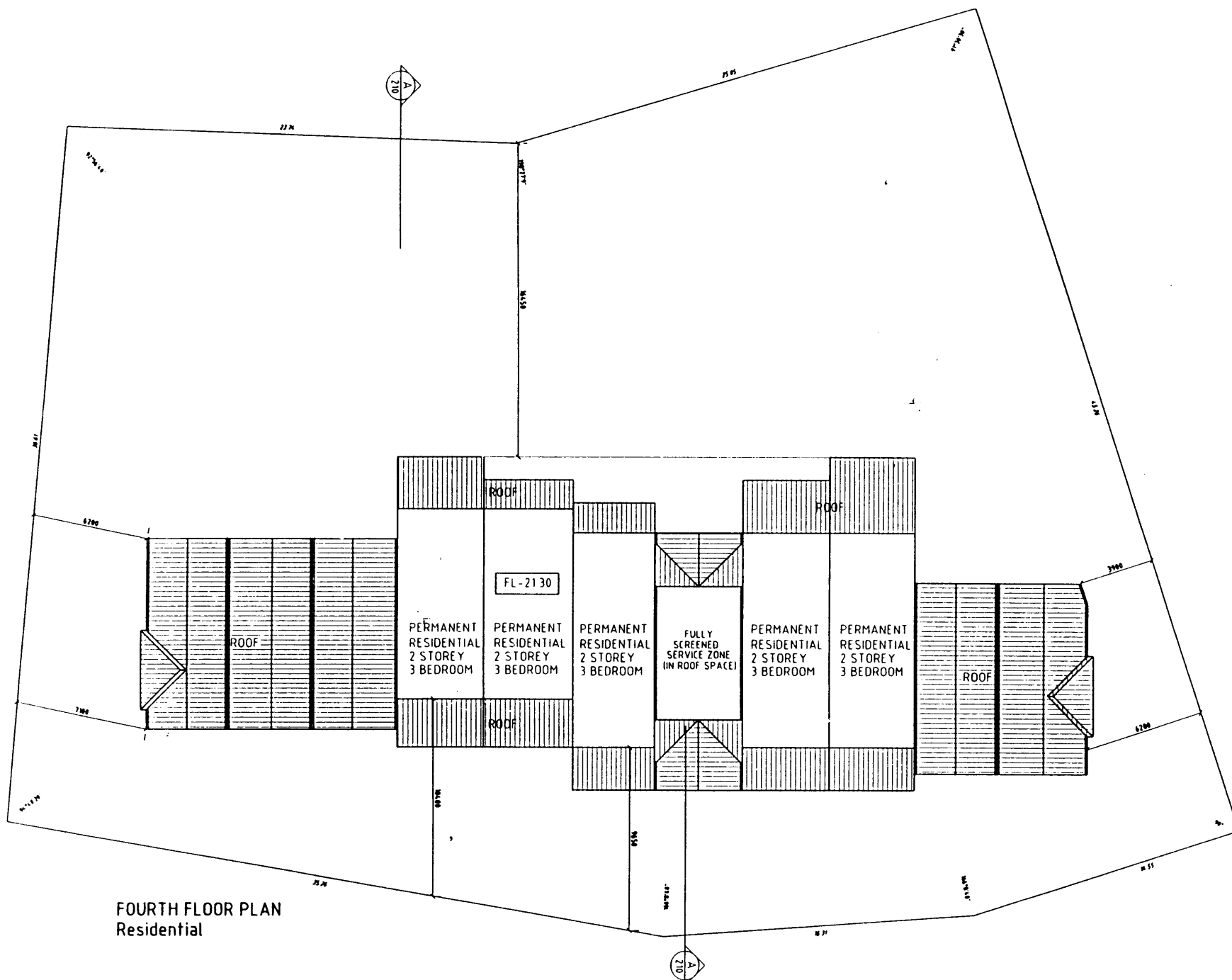
|                                                                                                     |              |              |         |
|-----------------------------------------------------------------------------------------------------|--------------|--------------|---------|
| 1:100 (at A1)                                                                                       |              | MBV 00120:00 |         |
| C Mc                                                                                                | MB           | J-M          | RENNET  |
| J-M                                                                                                 | RENNET       | MB           | 18/7/02 |
| <b>PERRINE &amp; BIRCH</b><br>ARCHITECTURE AND DESIGN<br>10 Duneside Promenade,<br>MULLALOO WA 6427 |              |              |         |
| RENNET Pty Ltd<br>MULLALOO BEACH VILLAGE<br>10 Duneside Promenade,<br>MULLALOO WA 6427              |              |              |         |
| SITE & GROUND FLOOR PLAN                                                                            |              | D            |         |
| AR 05                                                                                               | MBV 00120:00 | D            |         |





|                                                                                                      |                            |                      |               |
|------------------------------------------------------------------------------------------------------|----------------------------|----------------------|---------------|
| Project Name: MULLALOO BEACH VILLAGE                                                                 |                            | MB - 001205.00       |               |
| Client: J. M. RENNET                                                                                 | Architect: PERRINE & BIRCH | Scale: 1:100 (at A1) | Date: 16/5/02 |
| <b>PERRINE &amp; BIRCH</b><br>ARCHITECTURE AND DESIGN<br>18 Oceanside Promenade,<br>MULLALOO WA 6027 |                            |                      |               |
| RENNET Pty Ltd<br>MULLALOO BEACH VILLAGE<br>18 Oceanside Promenade,<br>MULLALOO WA 6027              |                            |                      |               |
| SECOND FLOOR PLAN                                                                                    |                            |                      |               |
| AR 00                                                                                                | MBV 001205.00              | A                    | 02            |





FOURTH FLOOR PLAN  
Residential

| Rev | By | Date    | Description    |
|-----|----|---------|----------------|
| 1   | MB | 16/5/02 | Initial Design |
| 2   | MB | 16/5/02 | Revised Design |
| 3   | MB | 16/5/02 | Final Design   |
| 4   | MB | 16/5/02 | As Built       |

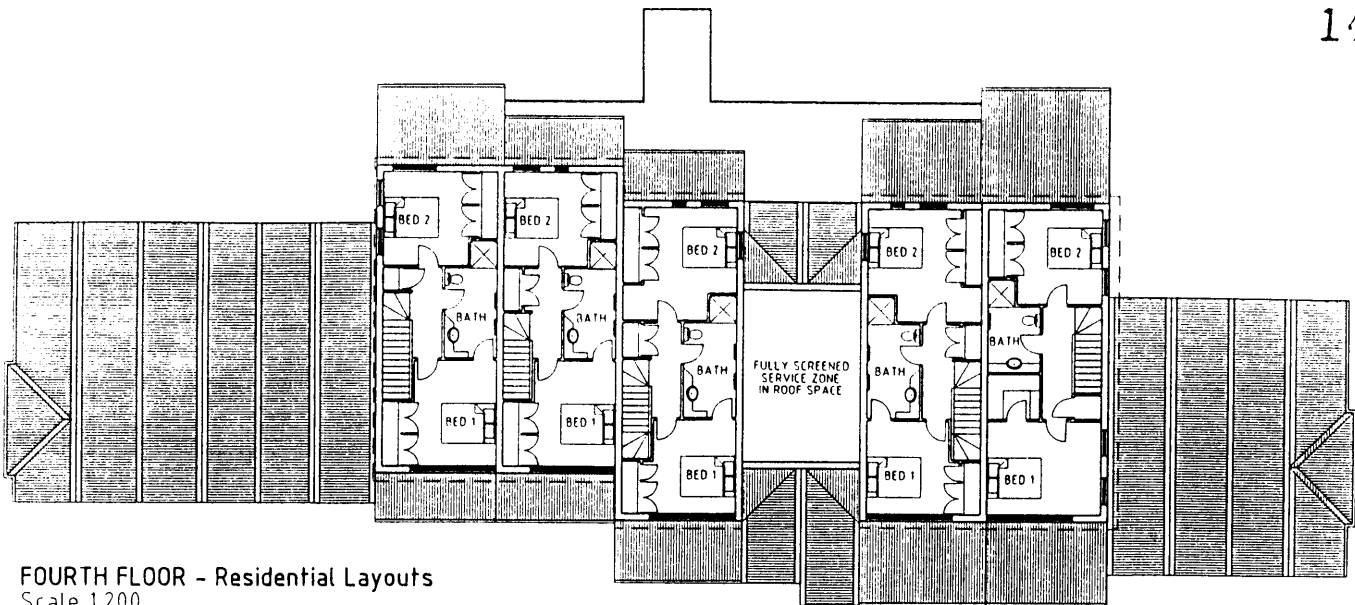
|                                          |  |                             |  |
|------------------------------------------|--|-----------------------------|--|
| Project Name: MULLALOO BEACH VILLAGE     |  | Project No: MBV-00120700    |  |
| Client: MBV CO. 20700                    |  | Date: 16/5/02               |  |
| Design: MB                               |  | Check: MB                   |  |
| Drawn: MB                                |  | Reviewed: MB                |  |
| Scale: 1:100 (A1)                        |  | Sheet: 1 of 1               |  |
| Project Location: MULLALOO BEACH VILLAGE |  | Project Status: In Progress |  |
| Project Manager: MB                      |  | Project Engineer: MB        |  |
| Project Architect: MB                    |  | Project Designer: MB        |  |
| Project Draftsman: MB                    |  | Project Checker: MB         |  |
| Project Approver: MB                     |  | Project Sign-off: MB        |  |
| Project Date: 16/5/02                    |  | Project Version: 1.0        |  |

**PERRINE & BIRCH**  
ARCHITECTURE AND DESIGN  
1800 654 654  
1800 654 654  
1800 654 654

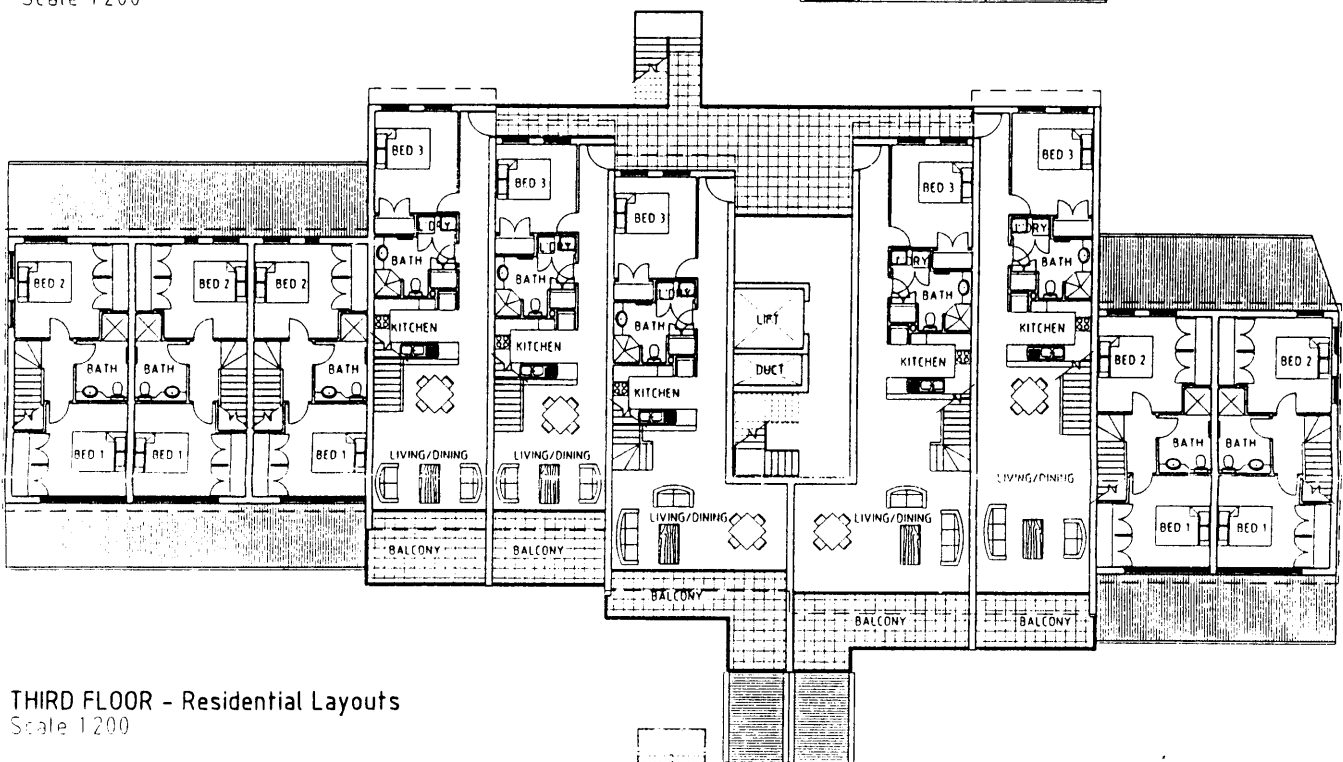
**RENNET Pty Ltd**  
MULLALOO BEACH VILLAGE  
18 Oceanide Promenade  
MULLALOO WA 6027

**FOURTH FLOOR PLAN**  
AR 05 MBV 00120700 A

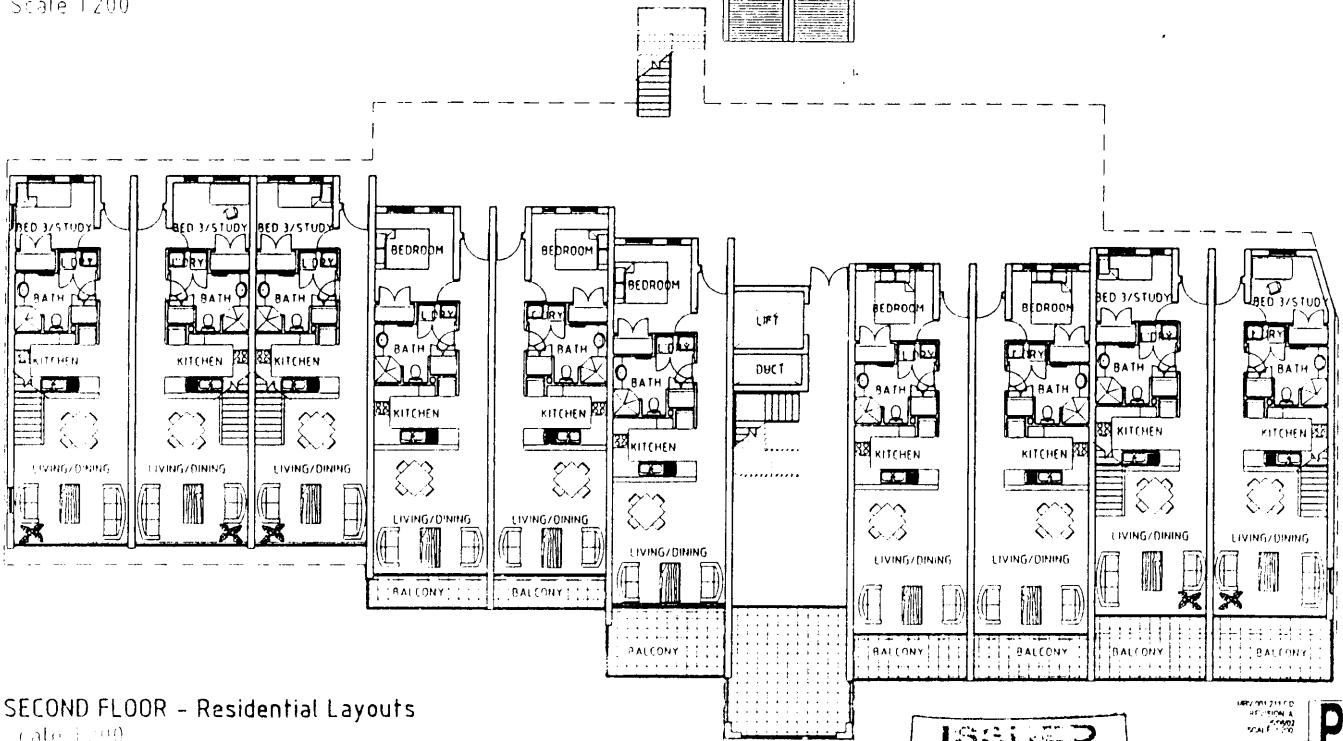
148



FOURTH FLOOR - Residential Layouts  
Scale 1200



THIRD FLOOR - Residential Layouts  
Scale 1200



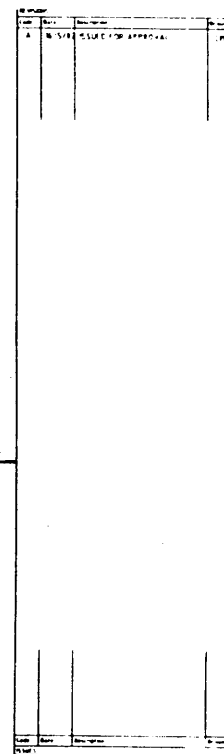
SECOND FLOOR - Residential Layouts  
Scale 1:200

ISSUED

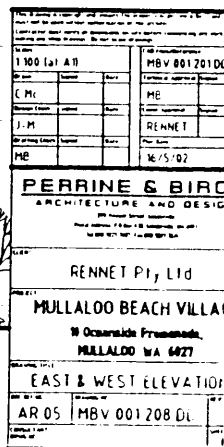
- 5 JUN 2002

PERRINE + BIRCH

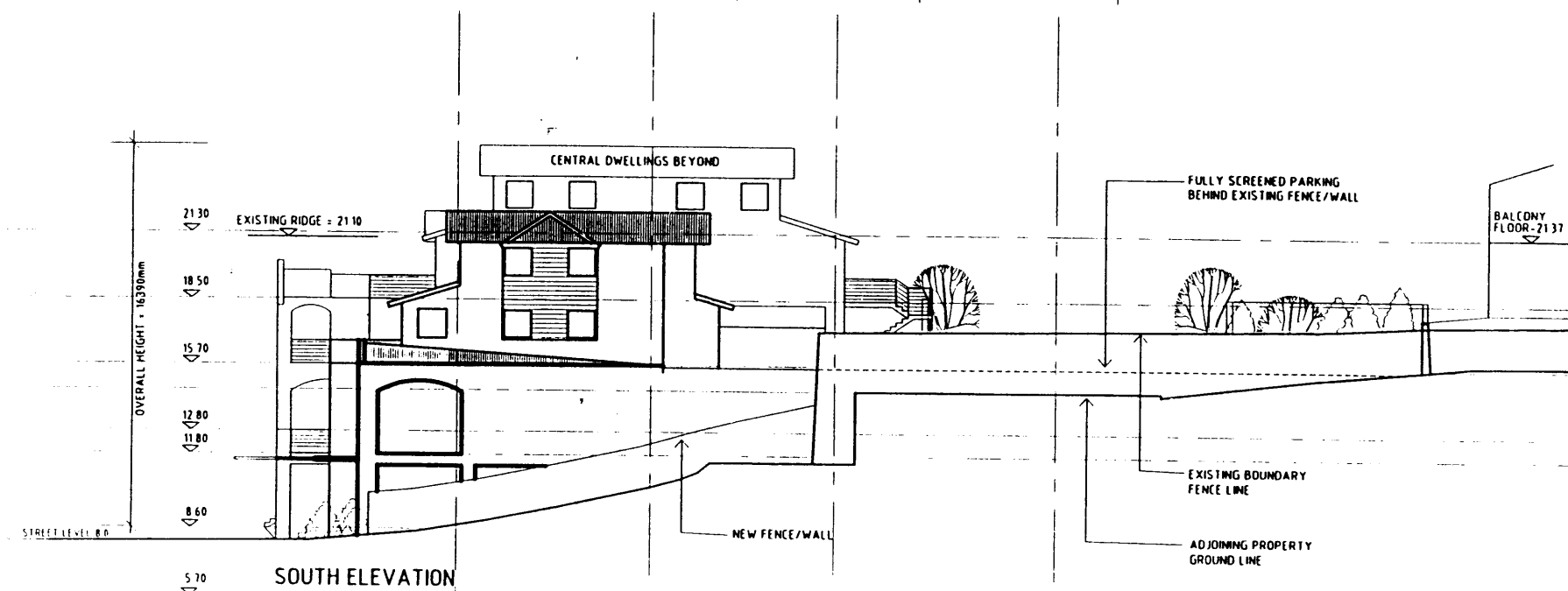
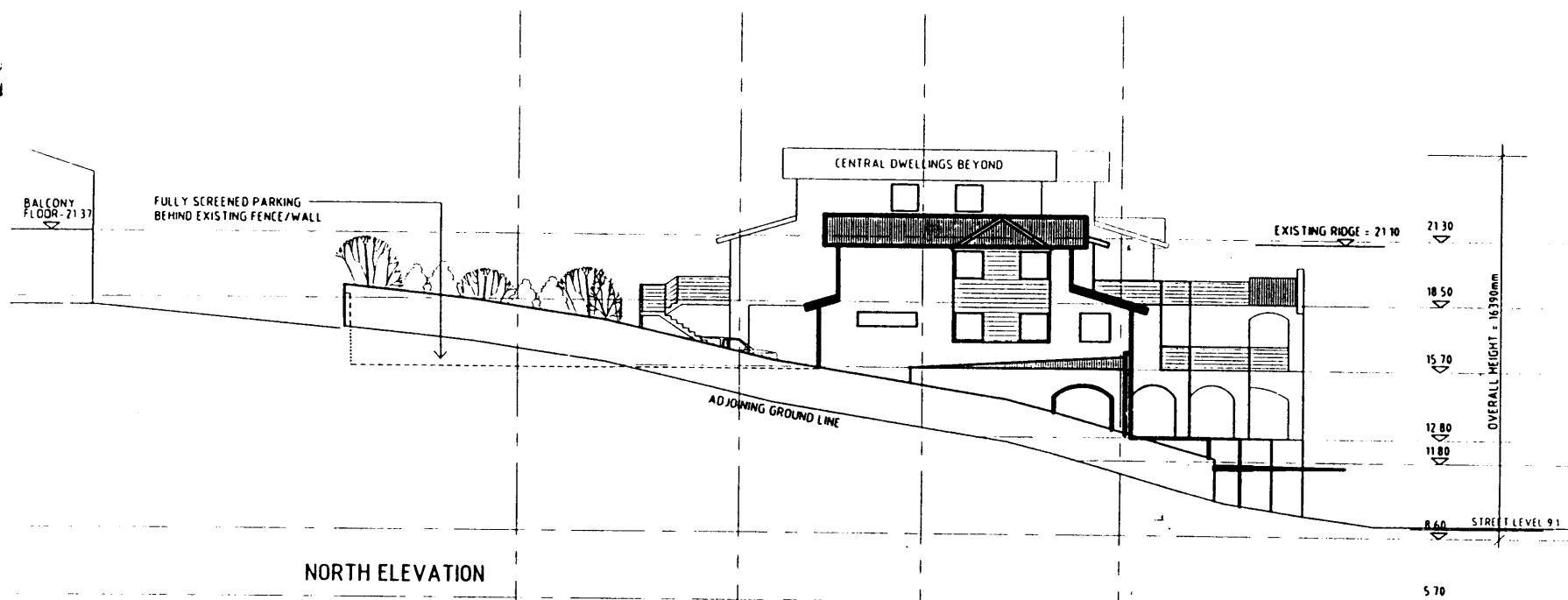
200 Vincent St, Leamington  
PO Box 4301, Leamington, WA 4000



EAST ELEVATION

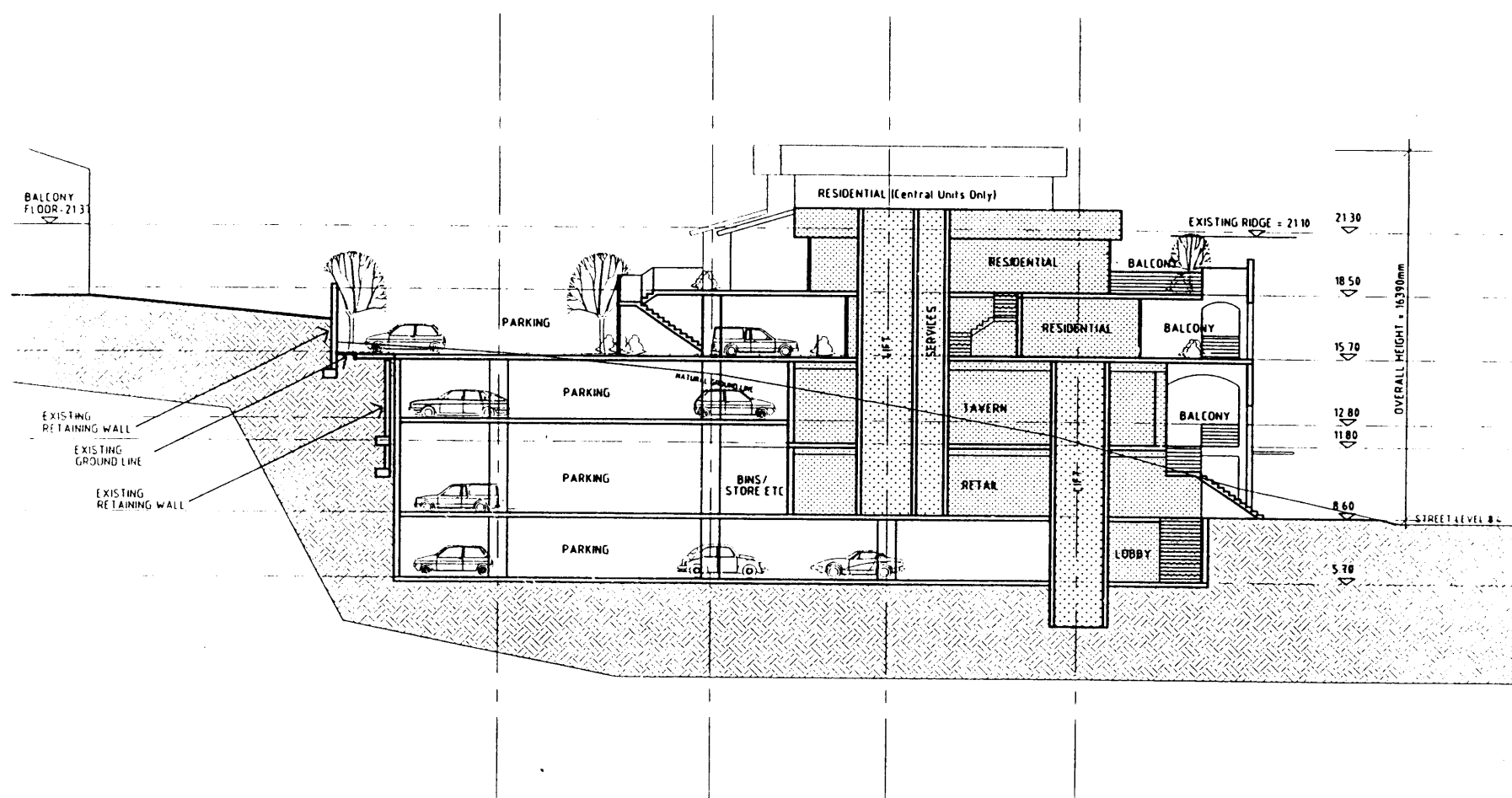


WEST ELEVATION  
Street Front



| Rev | Date     | Description         |
|-----|----------|---------------------|
| 1   | 16/05/07 | ISSUED FOR APPROVAL |
| 2   |          |                     |
| 3   |          |                     |
| 4   |          |                     |
| 5   |          |                     |
| 6   |          |                     |
| 7   |          |                     |
| 8   |          |                     |
| 9   |          |                     |
| 10  |          |                     |

|                                                                                                     |  |                                           |
|-----------------------------------------------------------------------------------------------------|--|-------------------------------------------|
| 1100 1st AB<br>MBV 801 209 00<br>C.M.<br>J.M.<br>MB                                                 |  | MBV 801 209 00<br>MB<br>RENNET<br>16/5/07 |
| <b>PERRINE &amp; BIRCH</b><br>ARCHITECTURE AND DESIGN<br>10 Oceanside Promenade<br>MULLALOO WA 6407 |  |                                           |
| RENNET Pty Ltd<br>MULLALOO BEACH VILLAGE<br>10 Oceanside Promenade<br>MULLALOO WA 6407              |  |                                           |
| NORTH & SOUTH ELEVATIONS<br>AR 05 MBV 001 209 00 A                                                  |  |                                           |



SECTION A-A

|                |         |              |
|----------------|---------|--------------|
| 1:100 (A1) A11 |         | MBV 001209 D |
| C.M.           | ME      |              |
| J.M.           | RENNET  |              |
| MB             | 16/5/07 |              |

**PERRINE & BIRD**  
ARCHITECTURE AND DESIGN  
100/1000, 100/1000, 100/1000, 100/1000  
100/1000, 100/1000, 100/1000, 100/1000

RENNET Pty Ltd  
100/1000, 100/1000, 100/1000, 100/1000  
100/1000, 100/1000, 100/1000, 100/1000

MULLALOO BEACH VILLAGE  
100/1000, 100/1000, 100/1000, 100/1000  
100/1000, 100/1000, 100/1000, 100/1000

SECTION A - A  
AR 05 MBV 001210 DD

City of Joondalup District Town Planning Scheme Parking Requirements

Land Use Probable Occupancy Matrix

Parking Requirements Applying Occupancy Matrix to DTPS

| Land Use                                       | Parking Requirement                 | Floorspace (m <sup>2</sup> )                          | Max Parking Required |
|------------------------------------------------|-------------------------------------|-------------------------------------------------------|----------------------|
| Multiple Dwelling                              | 1 per dwelling                      | 5 units                                               | 5                    |
| Serviced Apartment                             | 1 per dwelling                      | 10 units                                              | 10                   |
| Office                                         | 1 per 30m <sup>2</sup> NLA          | 85m <sup>2</sup> NLA                                  | 2.8                  |
| Restaurant                                     | 1 per 5m <sup>2</sup> dining area   | 100m <sup>2</sup> seating<br>80m <sup>2</sup> kitchen | 20                   |
| Tavern                                         | 1 per 3m <sup>2</sup> drinking area | 293.7m <sup>2</sup>                                   | 97.9                 |
|                                                | 1 per 5m <sup>2</sup> seating area  | 260m <sup>2</sup>                                     | 52                   |
| Retail (1)                                     | 7 per 100m <sup>2</sup>             | 100m <sup>2</sup>                                     | 7.0                  |
| Retail (2)                                     | 7 per 100m <sup>2</sup>             | 215m <sup>2</sup>                                     | 15.1                 |
| Total parking required based on Joondalup DTPS |                                     |                                                       | 209.8                |

| Parking Usage |    |         |          |    |         |        |    |         |
|---------------|----|---------|----------|----|---------|--------|----|---------|
| Weekday       |    |         | Saturday |    |         | Sunday |    |         |
| AM            | PM | Evening | AM       | PM | Evening | AM     | PM | Evening |
| P             | P  | P       | P        | P  | P       | P      | P  | P       |
| P             | P  | P       | P        | P  | P       | P      | P  | P       |
| P             | P  | C       | M        | C  | C       | C      | C  | C       |
| L             | M  | M       | M        | M  | P       | M      | M  | M       |
| L             | L  | M       | M        | M  | P       | M      | M  | P       |
| L             | L  | M       | M        | M  | P       | M      | M  | P       |
| L             | M  | L       | M        | P  | C       | L      | M  | C       |
| L             | M  | L       | M        | P  | M       | L      | M  | L       |

| Parking Requirement |       |         |          |       |         |        |       |         |
|---------------------|-------|---------|----------|-------|---------|--------|-------|---------|
| Weekday             |       |         | Saturday |       |         | Sunday |       |         |
| AM                  | PM    | Evening | AM       | PM    | Evening | AM     | PM    | Evening |
| 5.0                 | 5.0   | 5.0     | 5.0      | 5.0   | 5.0     | 5.0    | 5.0   | 5.0     |
| 10.0                | 10.0  | 10.0    | 10.0     | 10.0  | 10.0    | 10.0   | 10.0  | 10.0    |
| 2.8                 | 2.8   | 0.0     | 2.0      | 0.0   | 0.0     | 0.0    | 0.0   | 0.0     |
| 8.0                 | 14.0  | 14.0    | 14.0     | 14.0  | 20.0    | 14.0   | 14.0  | 11.0    |
| 39.2                | 39.2  | 68.5    | 68.5     | 68.5  | 97.9    | 68.5   | 68.5  | 97.9    |
| 20.8                | 20.8  | 36.4    | 36.4     | 36.4  | 52.0    | 36.4   | 36.4  | 52.0    |
| 2.8                 | 4.9   | 2.8     | 4.9      | 7.0   | 0.0     | 2.8    | 4.9   | 0.0     |
| 6.0                 | 10.5  | 6.0     | 10.5     | 15.1  | 10.5    | 6.0    | 10.5  | 6.0     |
| 94.6                | 107.2 | 142.8   | 151.3    | 156.0 | 195.4   | 142.8  | 149.4 | 184.9   |

|                                                |       |
|------------------------------------------------|-------|
| Cash in lieu                                   | 34.0  |
| On-site (incl drive-thru parking of 5 bays)    | 126.0 |
| Total bays                                     | 160.0 |
| Parking deficit                                | -49.8 |
| Beach Parking supply (minus cash in lieu bays) | 250.0 |

Total parking requirements based on DTPS and Matrix

|      |      |      |     |     |       |      |      |       |
|------|------|------|-----|-----|-------|------|------|-------|
| 160  | 160  | 160  | 160 | 160 | 160   | 160  | 160  | 160   |
| 65.4 | 52.8 | 17.3 | 8.7 | 4.0 | -35.4 | 17.3 | 10.6 | -24.9 |

|   |      |            |
|---|------|------------|
| P | 100% | Peak use   |
| M | 70%  | Medium use |
| L | 40%  | Low use    |
| C | 0%   | Closed     |

