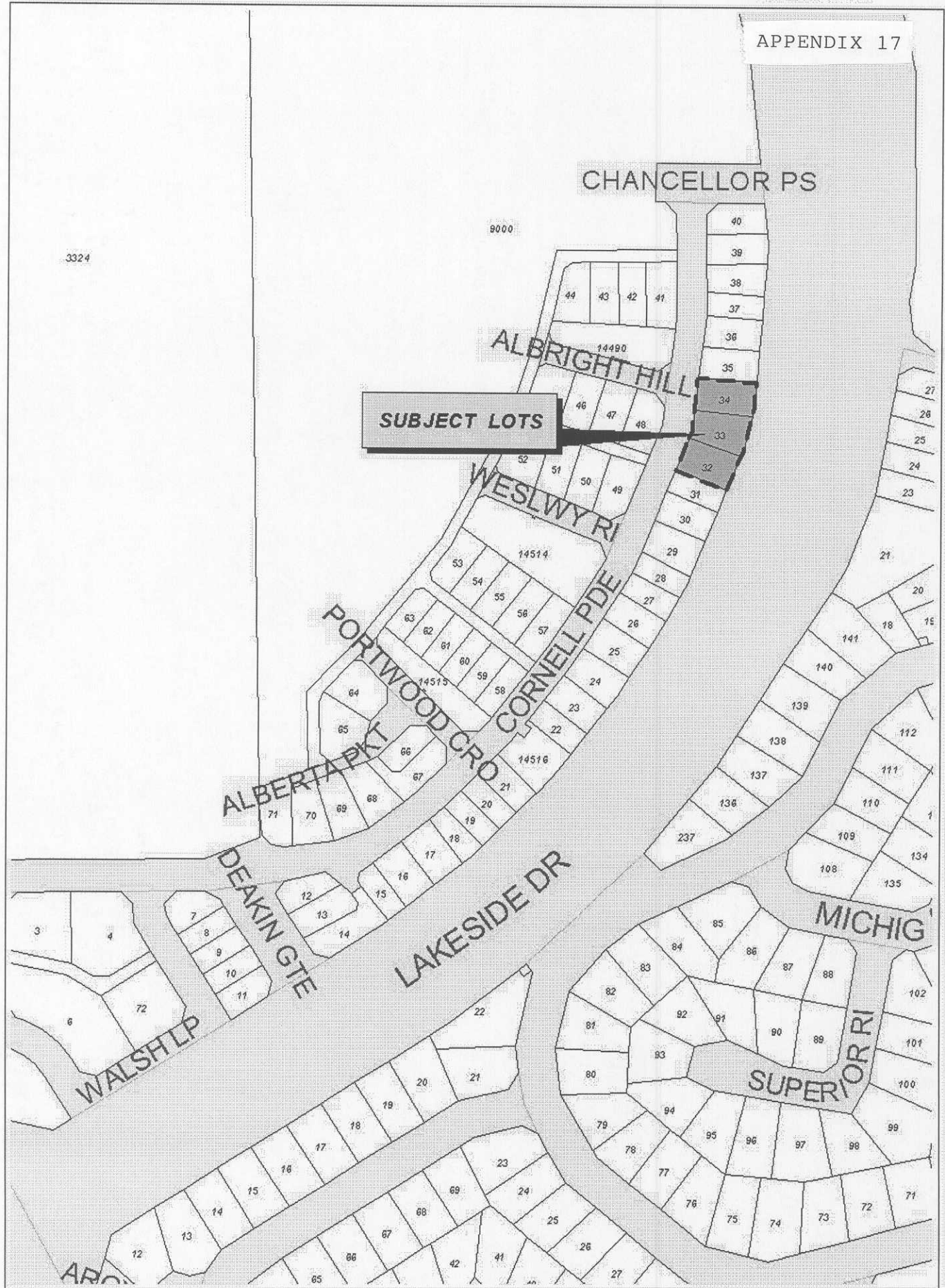


APPENDIX 17



40 0 40 80 Meters

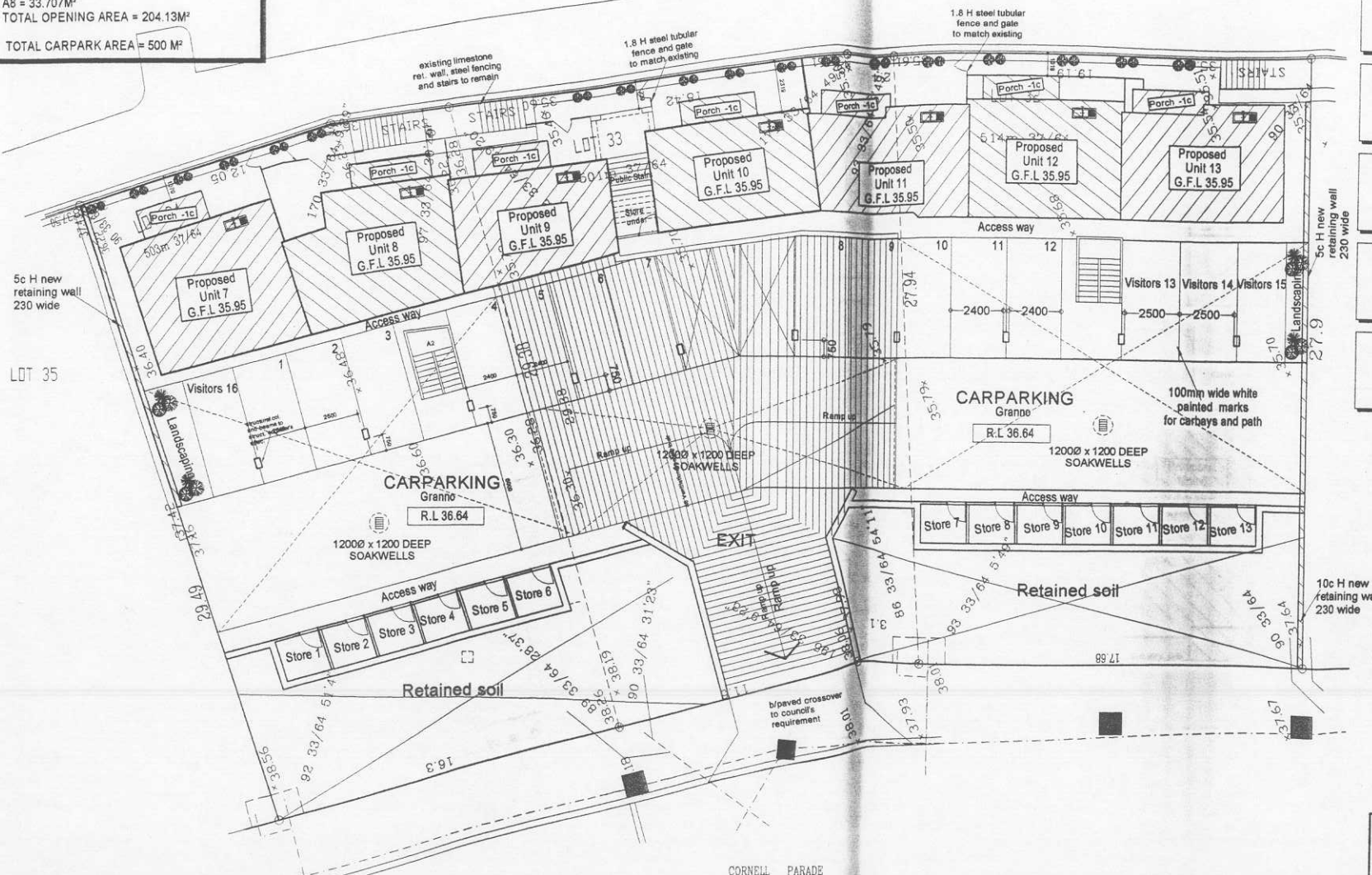


VENTILATION OPENING AREA FOR CARPARK

A1 = 11.17M²
 A2 = 6.15M²
 A3 = 10.23M²
 A4 = 5.7M²
 A5 = 14.34M²
 A6 = 97.91M²
 A7 = 24.923M²
 A8 = 33.707M²
 TOTAL OPENING AREA = 204.13M²

TOTAL CARPARK AREA = 500 M²

LAKESIDE DRIVE



UNIT1 G.Floor: 78.94m ² U.Floor: N/A PERIM: 41.26m (G) STORE: 4.0m ² PORCH: 4.70m ²	UNIT7 G.Floor: 44.84m ² U.Floor: 44.84m ² PERIM: 27.01m (G) STORE: 4m ² PORCH: 4.10m ² BALC: 4.10m ²
UNIT2 G.Floor: 71.00m ² U.Floor: N/A PERIM: 36.48m (G) STORE: 4.0m ² PORCH: 4.83m ²	UNIT8 G.Floor: 42.03m ² U.Floor: 45.67m ² PERIM: 27.05m (G) STORE: 4m ² PORCH: 4.0m ² BALC: 4.0m ²
UNIT3 G.Floor: 71.00m ² U.Floor: N/A PERIM: 36.48m (G) STORE: 4.0m ² PORCH: 4.83m ²	UNIT9 G.Floor: 42.70m ² U.Floor: 45.67m ² PERIM: 24.21m (G) STORE: 4m ² PORCH: 4.16m ² BALC: 4.16m ²
UNIT4 G.Floor: 73.65m ² U.Floor: N/A PERIM: 42.45m (G) STORE: 4.0m ² PORCH: 6.28m ²	UNIT10 G.Floor: 34.75m ² U.Floor: 42.00m ² PERIM: 24.44m (G) STORE: 4m ² PORCH: 3.7416m ² BALC: 3.7416m ²
UNIT5 G.Floor: 73.32m ² U.Floor: N/A PERIM: 41.318m (G) STORE: 4.0m ² PORCH: 4.83m ²	UNIT11 G.Floor: 37.02m ² U.Floor: 46.66m ² PERIM: 25.75m (G) STORE: 4m ² PORCH: 3.63m ² BALC: 3.63m ²
UNIT6 G.Floor: 77.74m ² U.Floor: N/A PERIM: 41.51m (G) STORE: 4.0m ² PORCH: 4.70m ²	UNIT12 G.Floor: 37.49m ² U.Floor: 40.24m ² PERIM: 25.16m (G) STORE: 4m ² PORCH: 3.74m ² BALC: 3.74m ²
	UNIT13 G.Floor: 38.28m ² U.Floor: 41.00m ² PERIM: 25.650m (G) STORE: 4m ² PORCH: 3.63m ² BALC: 3.63m ²

Land Area : 1518M²
 TOTAL SITE COVERAGE = 818M²
 (54%)
 OPEN SPACE REMAINED = 700M²
 (46%)
 TOTAL EFFECTIVE
 GROSS FLOOR AREA
 = 877.69m²
 PLOT RATIO = 877.69 / 1518
 = 0.57

Note: All dimension shown to be at Preliminary only and may be subject to change at planning application stage. Builder to clarify all discrepancies with designer or owner for preparation of Estimation.

Site Plan Part A

PROPOSED 13 APARTMENTS
 ON LOT 32, 33, 34 CORNELL PDE
 JOONDALUP

metamorphica

18 (Suite 1), Kewdale, Western Australia 6101
 Ph: 9354 2200
 Email: info@metamorphica.com.au

NAME	ELEVATIONS	AMENDMENTS / VARIATIONS
DATE:	17/10/02	PCV No: CHKD DATE
SCALE:	1 : 100	Office amendment: 3 Feb 03
JOB NO:		
SHEET:	4	

LEGEND

GROUND COVER

- LOTUSBERTHOLETTII
- PROSTRATE WOOLY BUSH

LOW SHRUBS

- GOLDEN DIOMEA
- CUPHEA MEXICA
- VIOLET CUPHEA
- PINK RICE FLOW

TREES

- LIQUID AMBER
- SILVER BIRCH
- CHINESE TALLOW

Water Main

Sewer Line
 Approx. Sewer Line Depth

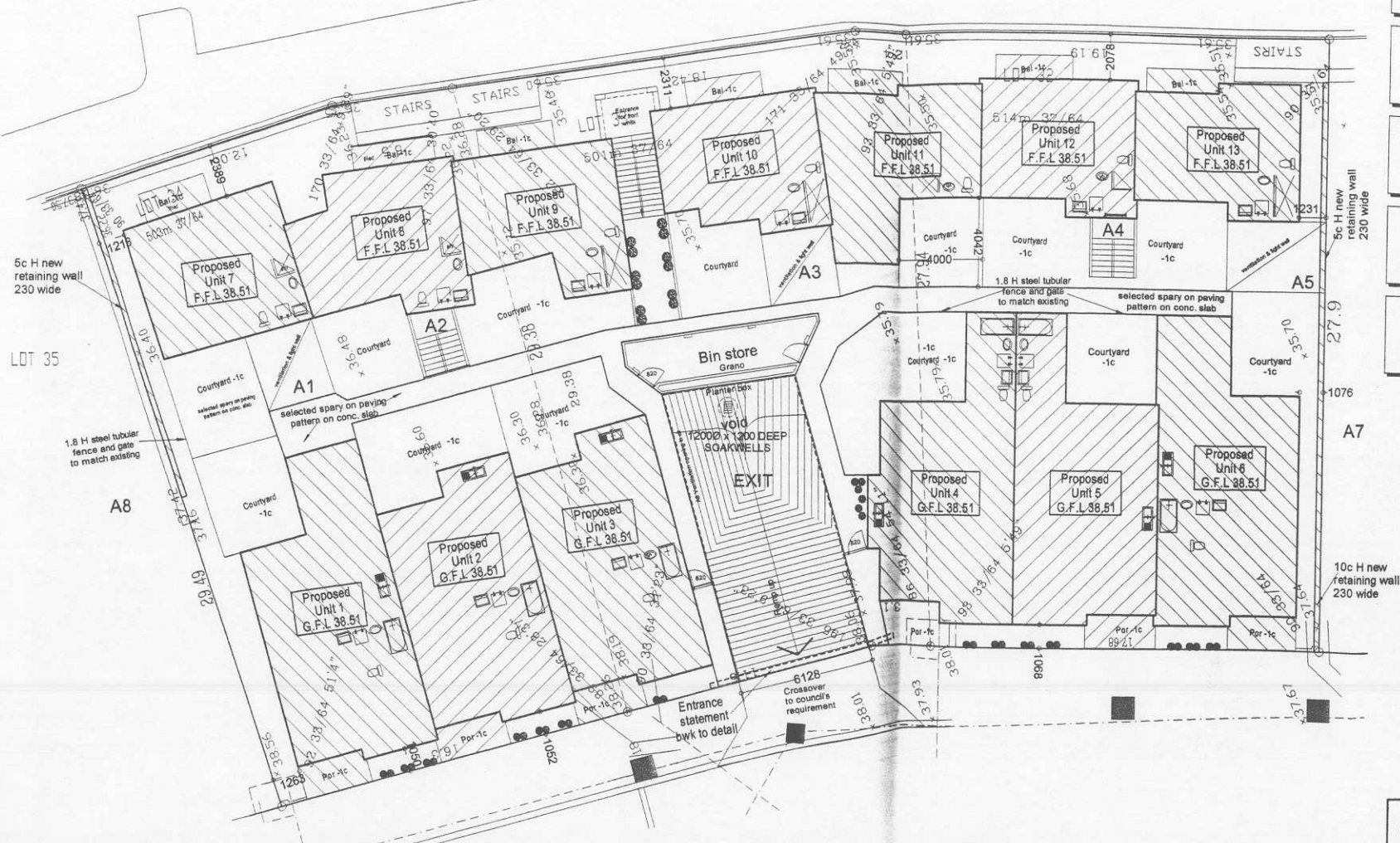
Drainage Line

- Elec. pillar, Street Light
- Service Easement
- Natural Surface Level
- Retaining Wall
- Twinside Retaining Wall
- Pedestrian / Cycle Paths
- 0.1m PAW (No Road Access)
- Tree well

- Valve Hydrant
- Manhole connection
- Pit Manhole

× 37.14
 AHD Level
 37.72
 AHD Level
 37.72

Notes: Check Certificate of Title for easements etc. This plan is a site contour survey only. Boundary peg positions and location of fences or walls, in relation to the boundary, is not guaranteed. Sewer information shown is from W.A.W.A. plans. Check minimum clearances, as no liability can be accepted. Earthwork/set out dimensions may vary on site at builder's discretion.



5c H new retaining wall 230 wide

LOT 35

1.8 H steel tubular fence and gate to match existing

A8

CORNELL PARADE

5c H new retaining wall 230 wide

10c H new retaining wall 230 wide

UNIT1 G.Floor: 78.94m² U.Floor: N/A PERIM: 41.26m (G) STORE: 4.0m² PORCH: 4.70m²	UNIT7 G.Floor: 44.84m² U.Floor: 44.84m² PERIM: 27.01m (G) STORE: 4m² BALC: 4.10m²
UNIT2 G.Floor: 71.00m² U.Floor: N/A PERIM: 36.48m (G) STORE: 4.0m² PORCH: 4.83m²	UNIT8 G.Floor: 42.03m² U.Floor: 45.67m² PERIM: 27.06m (G) STORE: 4m² PORCH: 4.0m² BALC: 4.0m²
UNIT3 G.Floor: 71.00m² U.Floor: N/A PERIM: 36.48m (G) STORE: 4.0m² PORCH: 4.83m²	UNIT9 G.Floor: 42.70m² U.Floor: 45.67m² PERIM: 24.21m (G) STORE: 4m² PORCH: 4.16m² BALC: 4.16m²
UNIT4 G.Floor: 73.65m² U.Floor: N/A PERIM: 42.45m (G) STORE: 4.0m² PORCH: 6.28m²	UNIT10 G.Floor: 34.75m² U.Floor: 42.00m² PERIM: 24.44m (G) STORE: 4m² PORCH: 3.74, 16m² BALC: 3.74, 16m²
UNIT5 G.Floor: 73.32m² U.Floor: N/A PERIM: 41.31m (G) STORE: 4.0m² PORCH: 4.83m²	UNIT11 G.Floor: 37.02m² U.Floor: 46.66m² PERIM: 25.76m (G) STORE: 4m² PORCH: 3.63m² BALC: 3.63m²
UNIT6 G.Floor: 77.74m² U.Floor: N/A PERIM: 41.51m (G) STORE: 4.0m² PORCH: 4.70m²	UNIT12 G.Floor: 37.49m² U.Floor: 40.24m² PERIM: 25.16m (G) STORE: 4m² PORCH: 3.74m² BALC: 3.74m²
	UNIT13 G.Floor: 38.26m² U.Floor: 41.00m² PERIM: 25.65m (G) STORE: 4m² PORCH: 3.63m² BALC: 3.63m²

Land Area : 1518M²
TOTAL SITE COVERAGE = -
OPEN SPACE REMAINED = -
TOTAL EFFECTIVE GROSS FLOOR AREA = 836.417m²
PLOT RATIO = 836.417 / 1518 = 0.55

Note: All dimension shown to be at Preliminary only and may be subject to change at planning application stage. Builder to clarify all discrepancies with designer or owner for preparation of Estimation.

Site Plan Part B

PROPOSED 13 APARTMENTS
ON LOT 32, 33, 34 CORNELL PDE
JOONDALUP

metamorphica

10 C Suite 5, 10000
AGRICULTURE RD
PO BOX 2000
JOONDALUP WA 6100

NAME	ELEVATIONS	AMENDMENTS / VARIATIONS
DATE	14/03/2003	PCV No. CHKD. DATE
SCALE	1:100	Amendment 1 8/2003
JOB NO		
SHEET	4	

C:\Documents and Settings\N\Users\N\Documents\CORNELL PARADE\JOONDALUP\10000\Site Plan Part B.DWG 14/03/2003

Notes: Check Certificate of Title for easements etc. This plan is a site contour survey only. Boundary peg positions and location of fences or walls, in relation to the boundary, is not guaranteed. Sewer information shown is from W.A.W.A. plans. Check minimum clearances, as no liability can be accepted. Earthworks/set out dimensions may vary on site at builder's discretion.

LEGEND

GROUND COVER

1. LOTUBERTHOLETTI

2. PROSTRATE WOOLY BUSH

LOW SHRUBS

3. GOLDEN DIOSMA

4. CUPHEA MEXICA

5. VIOLET CUPHEA

6. PINK RICE FLOW

TREES

7. LIQUID AMBER

8. SILVER BIRCH

9. CHINESE TALLOW

Water Main

Sewer Line

Approx. Sewer Line Depth

Drainage Line

Elec. pillar, Street Light

Service Easement

Natural Surface Level

Retaining Wall

Twinside Retaining Wall

Pedestrian / Cycle Paths

0.1m PAW (No Road Access)

Tree well

Valve Hydrant

Manhole Connection

Pit Manhole

LA

SB

CT

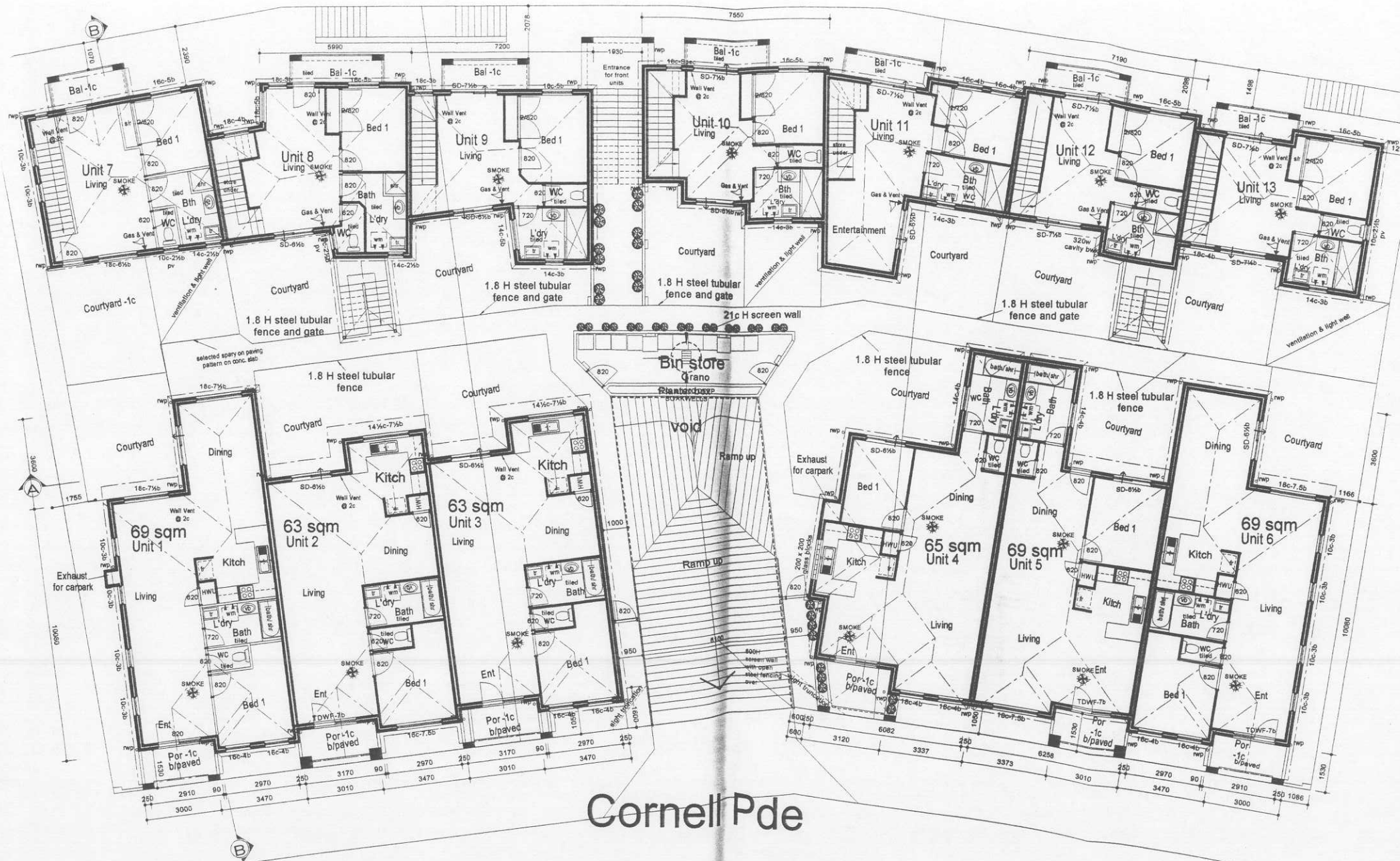
× 37.14

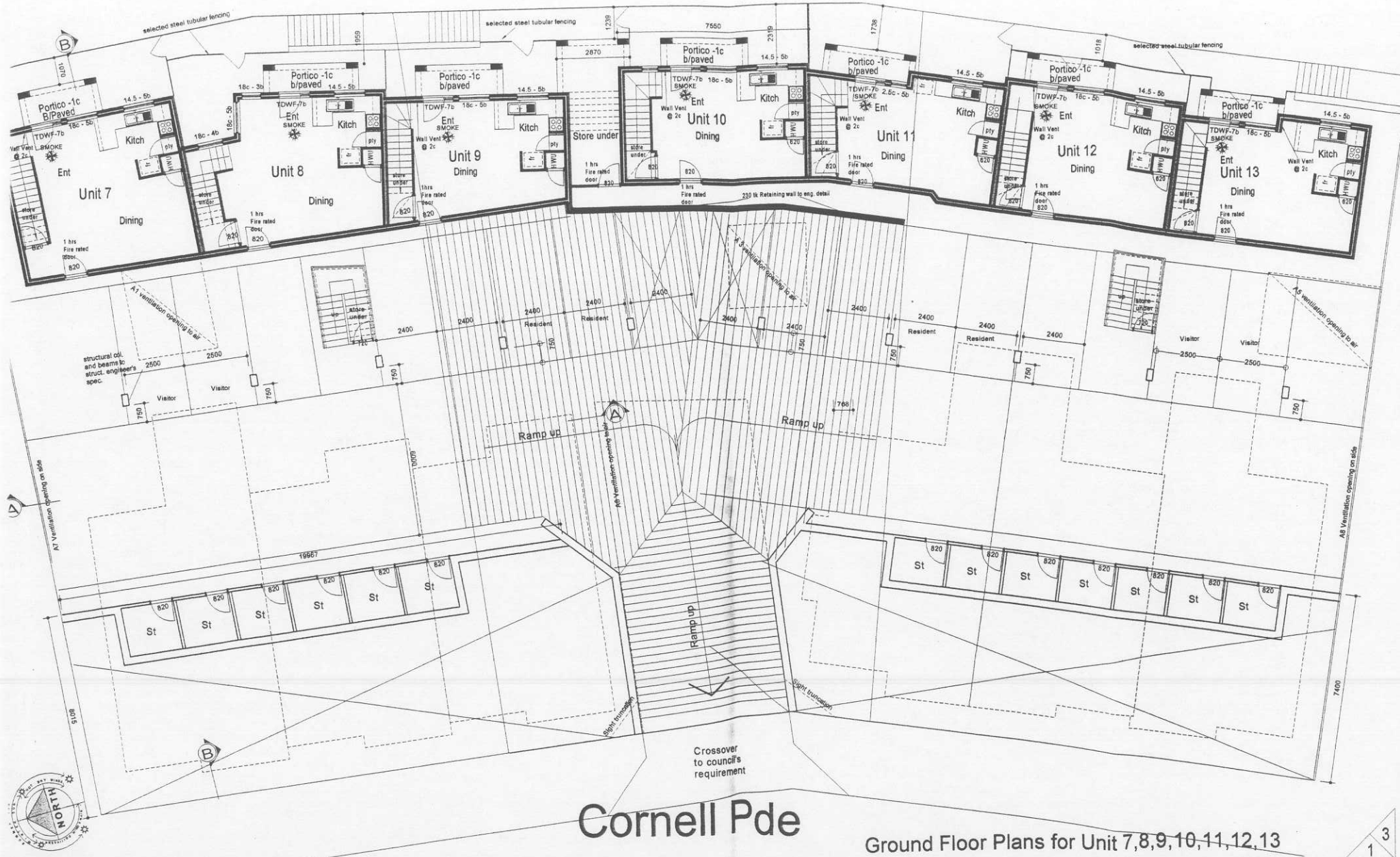
AHD Level

37.72

AHD Level

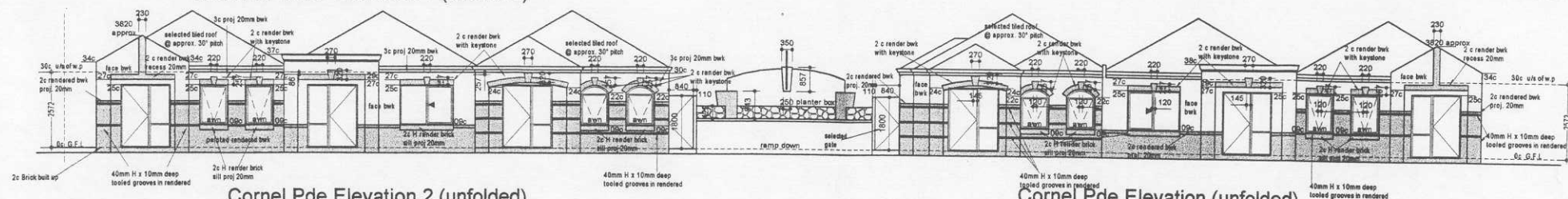
37.72





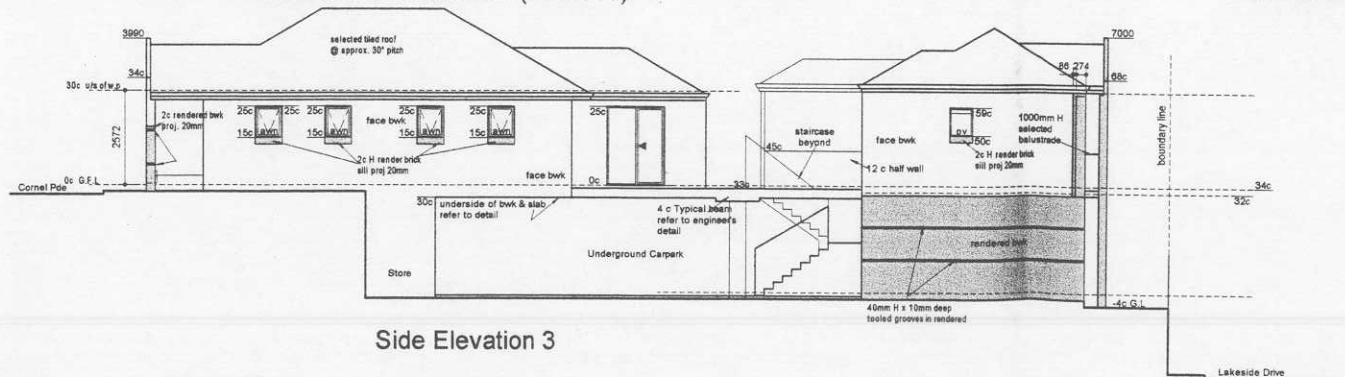


Lakeside Drive Elevation 1 (unfolded)

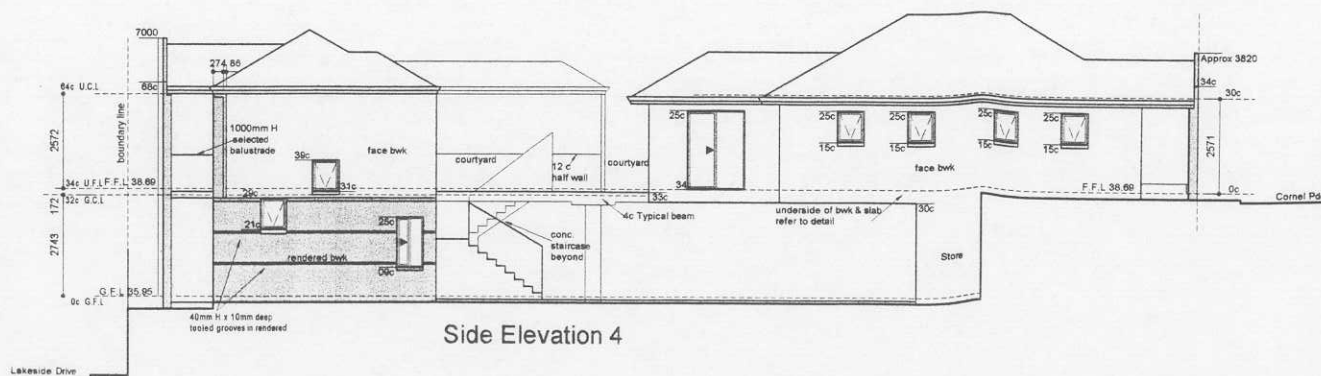


Cornel Pde Elevation 2 (unfolded)

Cornel Pde Elevation (unfolded)



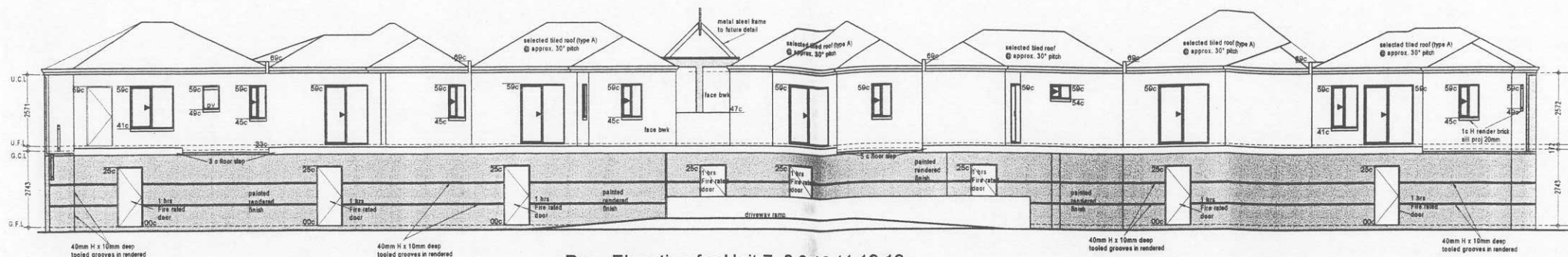
Side Elevation 3



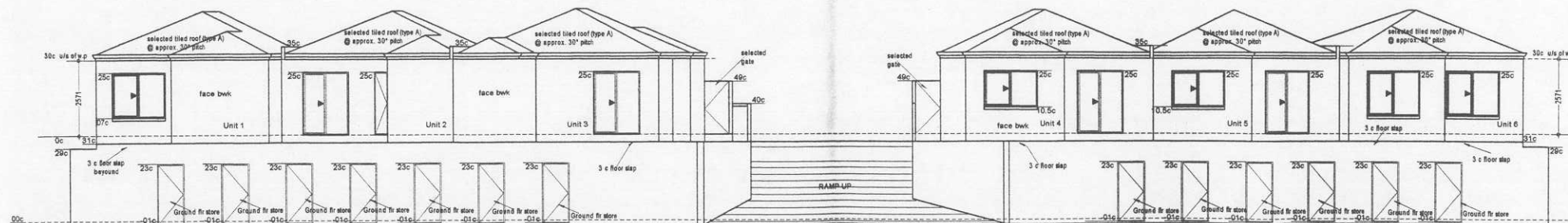
Side Elevation 4

metamorphica 18 (Suite 5), Kearns Crescent, Applecross 6153 Ph: 9354 2969 email: ed@linet.net.au	DATE: 15/08/02 & 12/9/02
	SCALE: 1:100
	JOB NO:
	SHEET: 3

PROPOSED 13 APARTMENTS DEVELOPMENT
ON IOT 32,33,34 Cornell Pde
JOONDALUP



Rear Elevation for Unit 7, 8, 9, 10, 11, 12, 13



Rear Elevation for Unit 1, 2, 3, 4, 5, 6

metamorphica

18 (Suite 5), Kearns Crescent,
Applecross 6153
Ph: 9354 2068
email: edi@linet.net.au

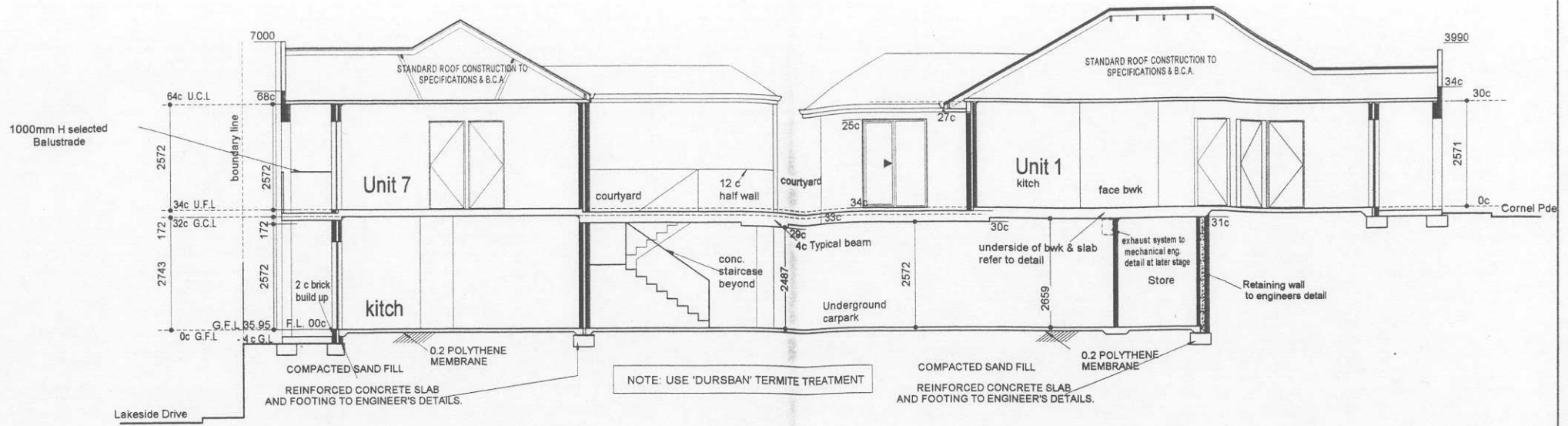
DATE: 15/08/02 & 12/9/02
3/12/02, 5/3/03

SCALE: 1:100

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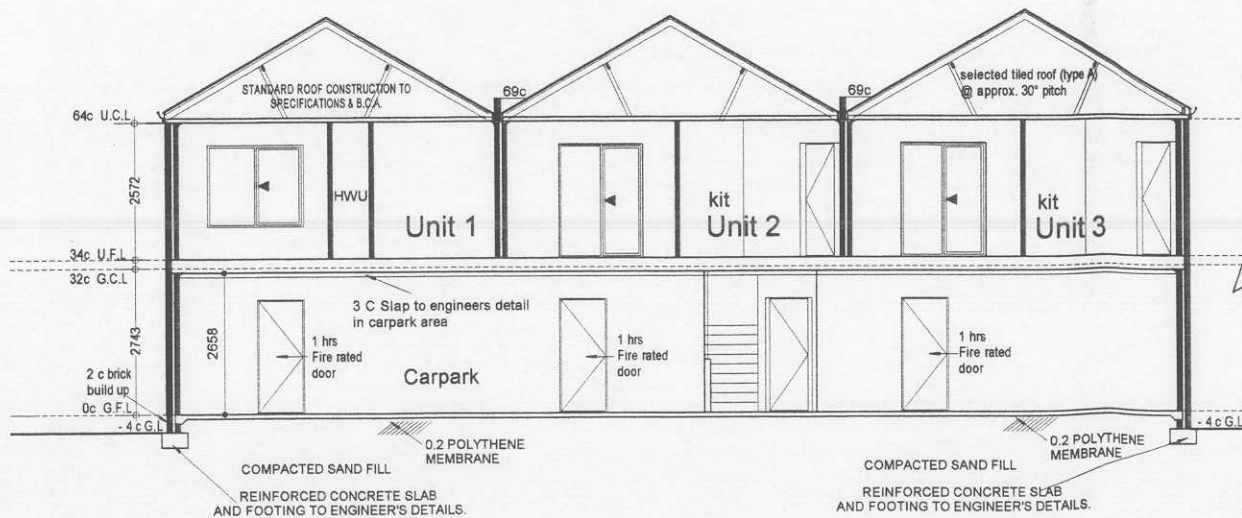
SHEET: 4

PROPOSED 13 APARTMENTS DEVELOPMENT
ON IOT 32,33,34 Cornell Pde
JOONDALUP



Section B
scale 1:100

NOTE: Provide Carpark
mechanical exhaust system
to comply with BCA
(To be provided
during building application stage)



Section A
scale 1:100

metamorphica

18 (Suite 5), Kearns Crescent,
Applecross 6153
Ph: 9364 2988
email: edl@linet.net.au

DATE : 15/08/02 & 12/9/02

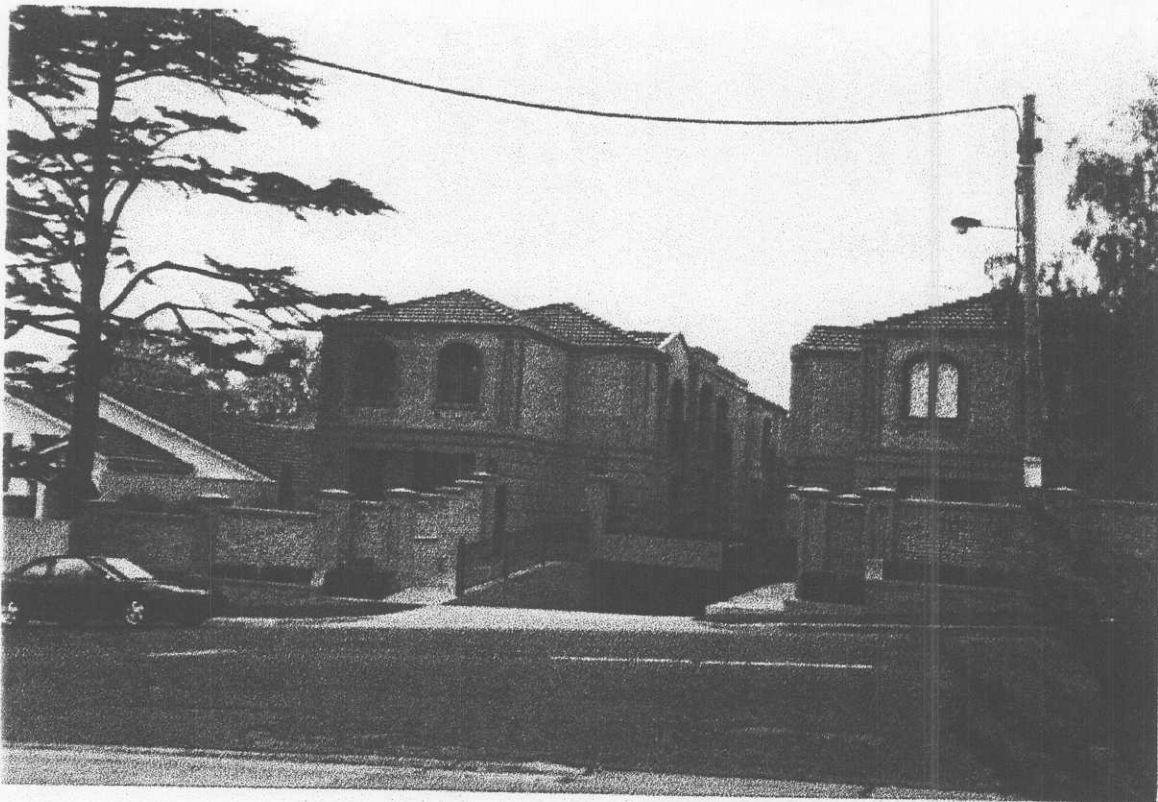
SCALE : 1:100

JOB NO :

SHEET : 3

PROPOSED 13 APARTMENTS DEVELOPMENT
ON IOT 32,33,34 Cornell Pde
JOONDALUP

316



Attachment 4

4.5 Variations to Site and Development Standards and Requirements

4.5.1 Except for development in respect of which the Residential Planning Codes apply and the requirements set out in Clauses 3.7.3 and 3.11.5, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the Council may, notwithstanding that noncompliance, approve the application unconditionally or subject to such conditions as the Council thinks fit.

4.5.2 In considering an application for planning approval under this clause, where, in the opinion of Council, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is subject of consideration for the variation, the Council shall:

- (a) consult the affected parties by following one or more of the provisions for advertising uses pursuant to clause 6.7.1 and*
- (b) have regard to any expressed views prior to making its decision to grant the variation*

The power conferred by this clause may only be exercised if the Council is satisfied that:

- (a) approval of the proposed development would be appropriate having regard to the criteria set out in Clause 6.8; and*
- (b) The non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality*

In exercising discretion under clause 4.5, the considerations listed under clause 6.8 are particularly relevant:

6.8 Matters to be Considered by Council

6.8.1 The Council when considering an application for Planning Approval shall have due regard to the following:

- (a) interests of orderly and proper planning and the preservation of the amenity of the relevant locality;*
- (b) any relevant submissions by the applicant;*
- (c) any agreed Structure Plan prepared under the provisions of Part 9 of the Scheme;*
- (d) any planning policy of the Council adopted under the provisions of clause 8.11;*
- (e) any other matter for which, under the provisions of the Scheme, the Council is required to have due regard;*

- (f) *any policy of the Commission or its predecessors or successors or any planning policy adopted by the Government of the State of Western Australia;*
- (g) *any relevant proposed new town planning scheme of the Council or amendment or proposed Metropolitan Region Scheme Amendment insofar as they can be regarded as seriously entertained planning proposals;*
- (h) *the comments or wishes of any public or municipal authority received as part of the submission process;*
- (i) *the comments or wishes of any objectors to or supporters of the application;*
- (j) *any previous decision made by the Council in circumstances which are sufficiently similar for the previous decision to be relevant as a precedent, provided that the Council shall not be bound by such precedent; and*
- (k) *any other matter which in the opinion of the Council is relevant.*