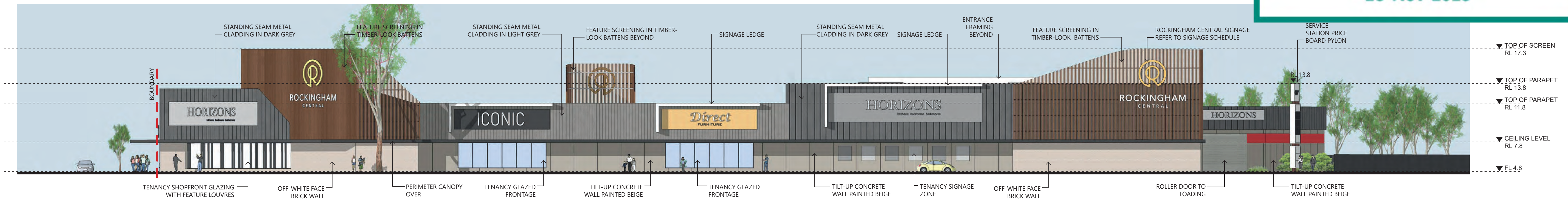


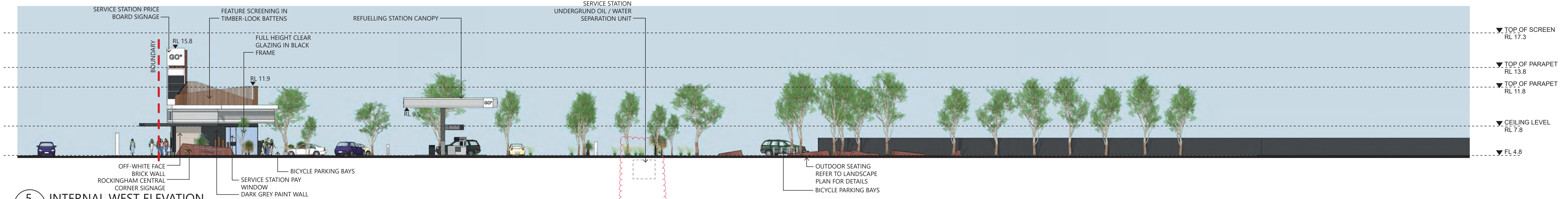
DEVELOPMENT
ASSESSMENT PANEL

REFUSED

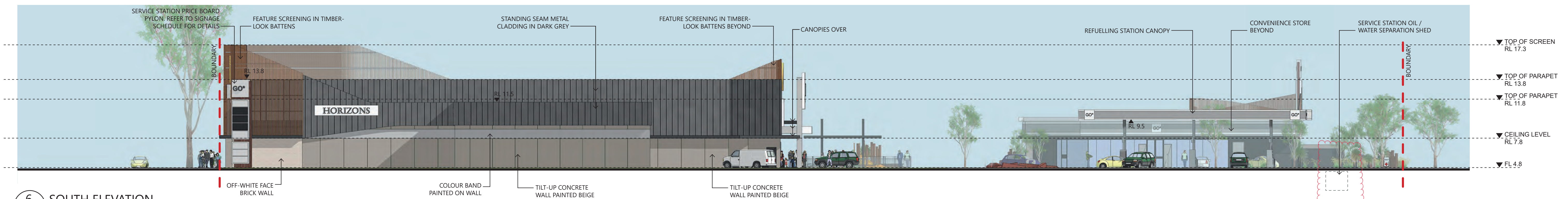
28-Nov-2018



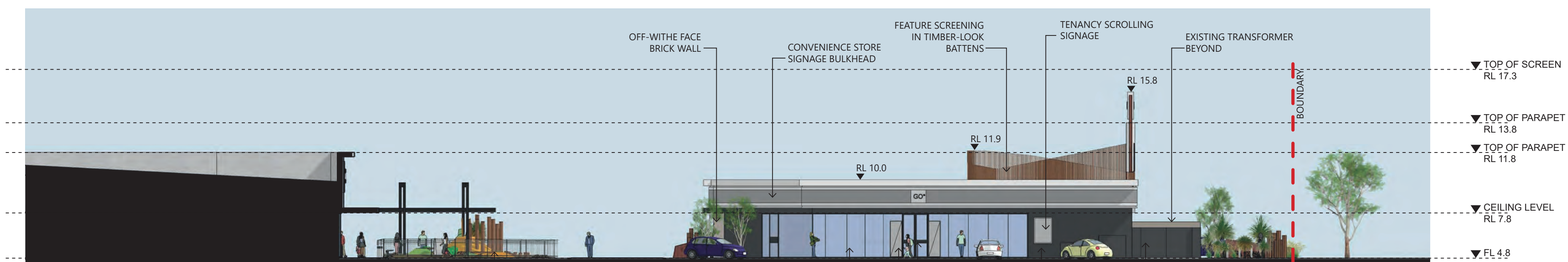
4 READ STREET ELEVATION



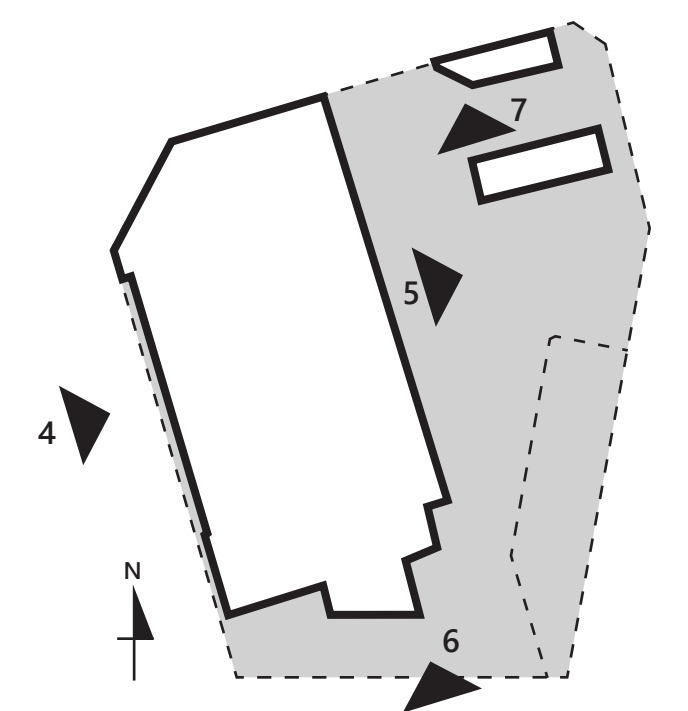
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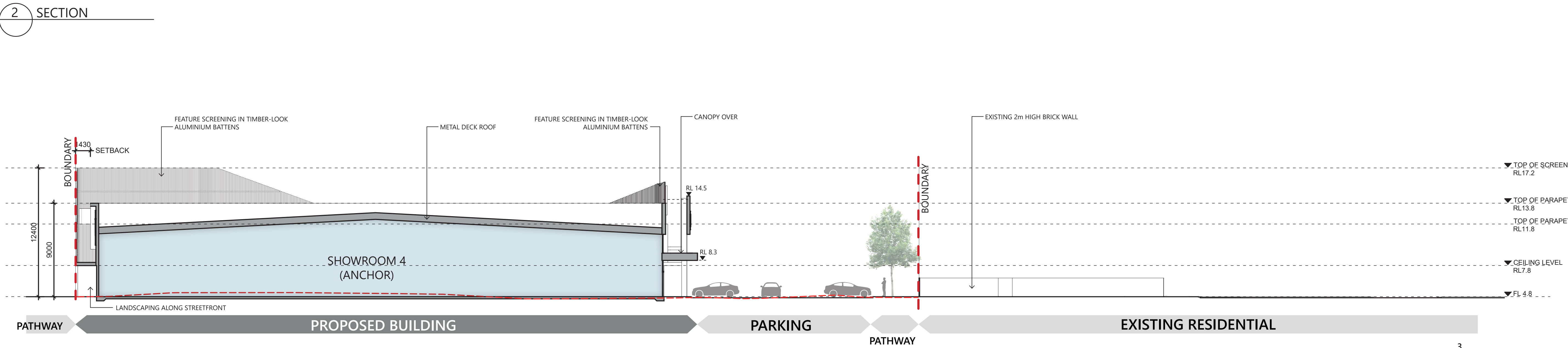
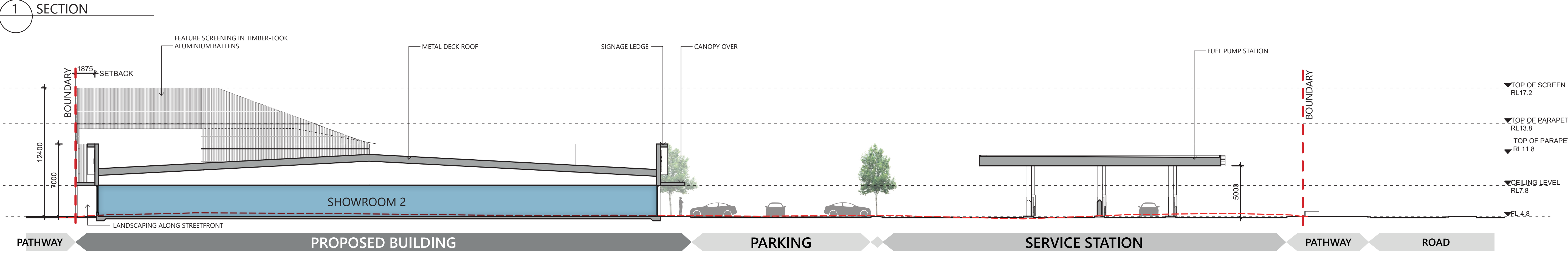
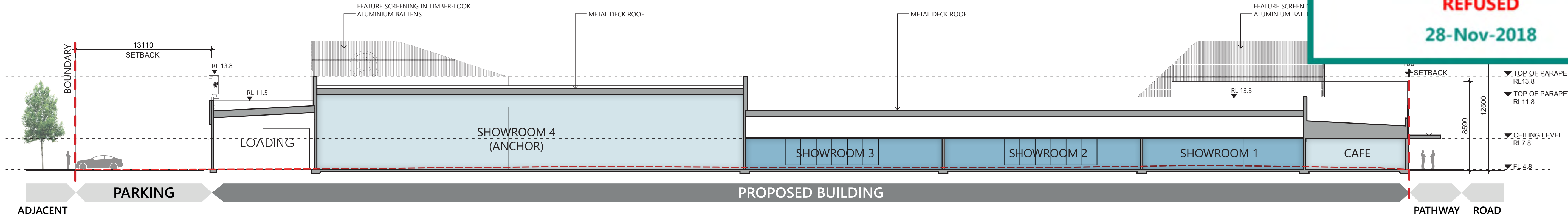


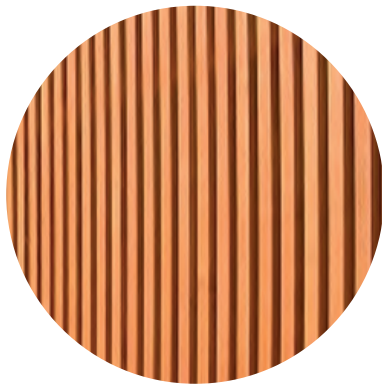
6 SOUTH ELEVATION



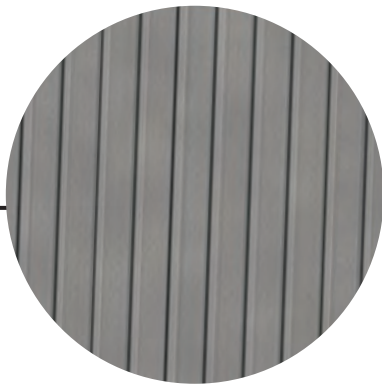
7 CONVENIENCE SOUTH ELEVATION







TIMBER-LOOK BATTENS



STANDING SEAM METAL
CLADDING IN WALLABY OR
SIMILAR



FOLDING DOOR F&B
SHOPFRONT



DARK GREY PAINT WALL



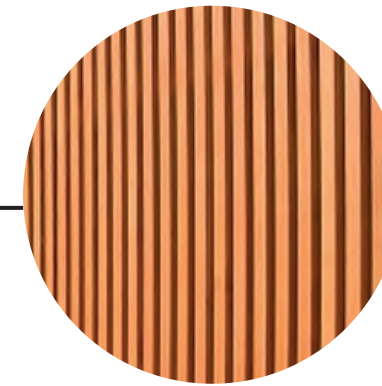
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CLADDING IN MONUMENT MATT
OR SIMILAR



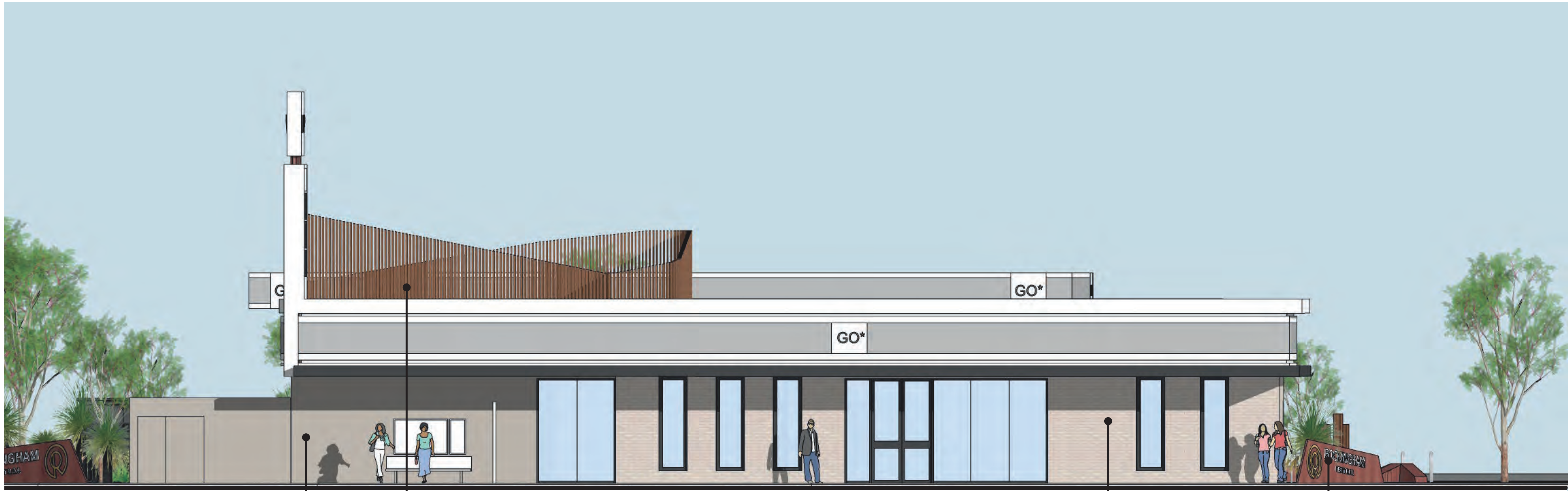
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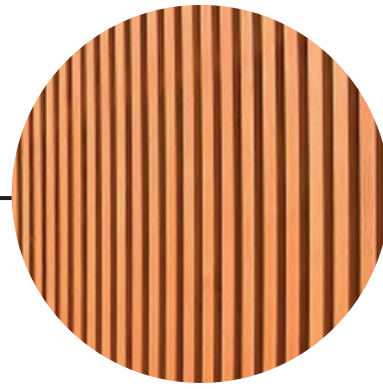
OFF-WHITE FACE BRICK WALL



TIMBER-LOOK BATTENS



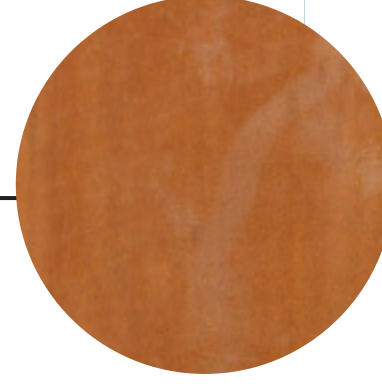
BEIGE PAINT WALL



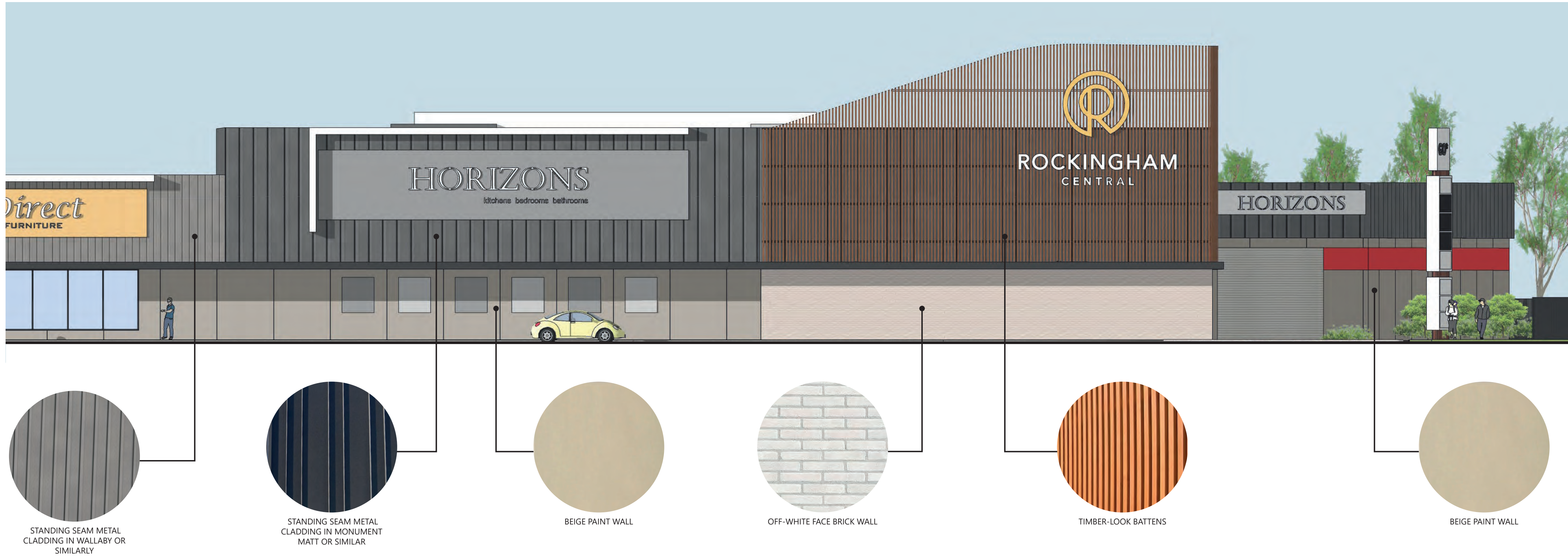
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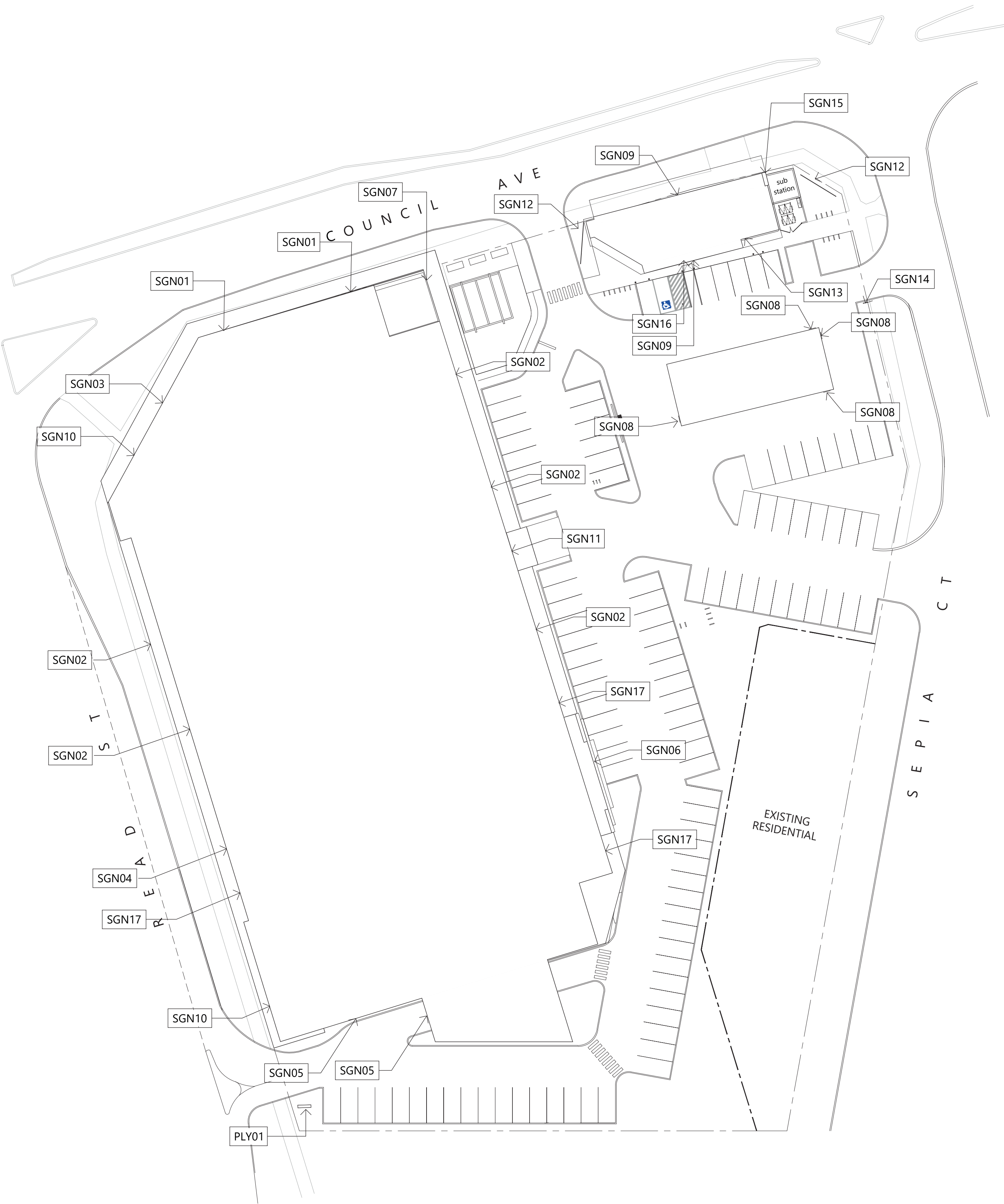


OFF-WHITE FACE BRICK WALL



CORTEN CORNER STATEMENT



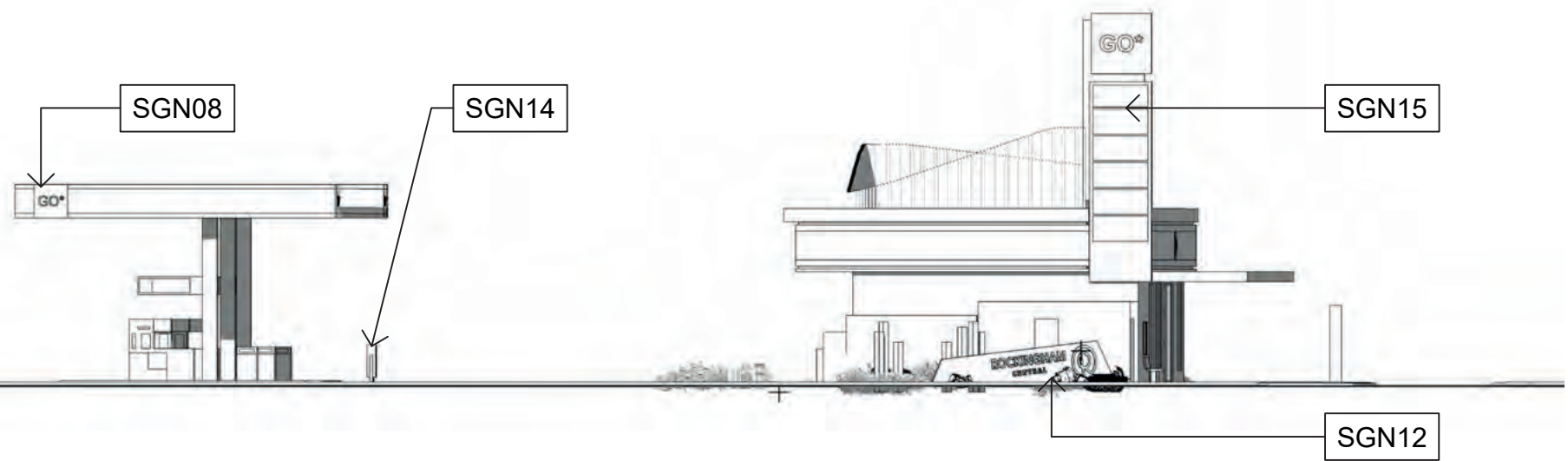


DEVELOPMENT
ASSESSMENT PANEL

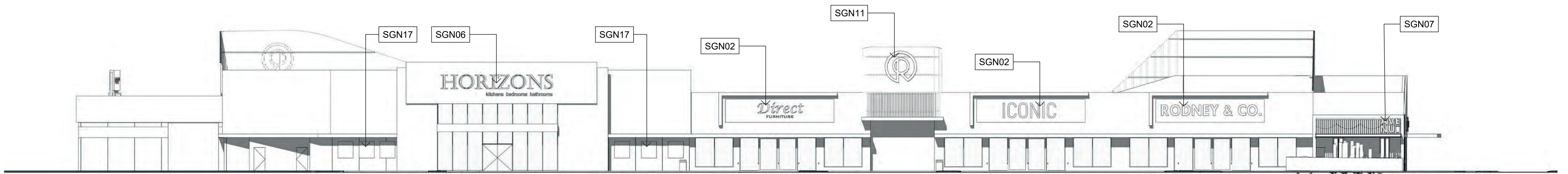
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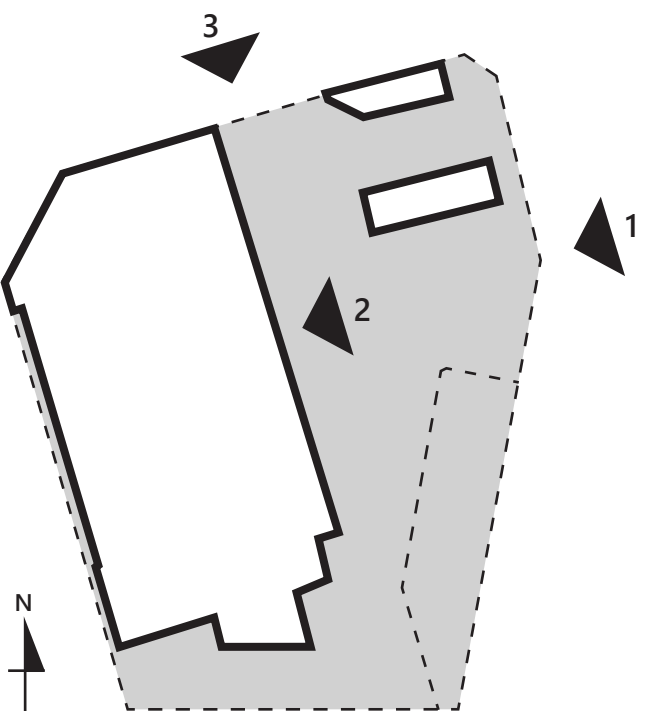
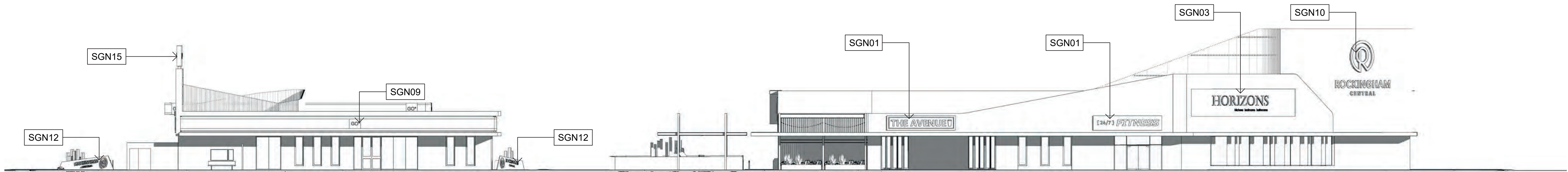
1 SEPIA CT ELEVATION

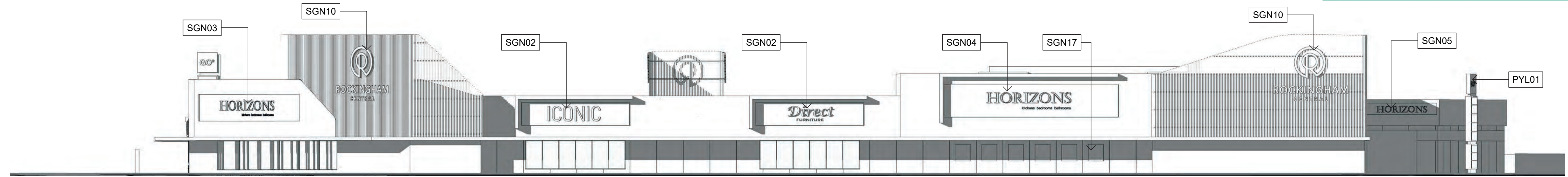


2 EASTELEVATION



3 COUNCIL AVE ELEVATION

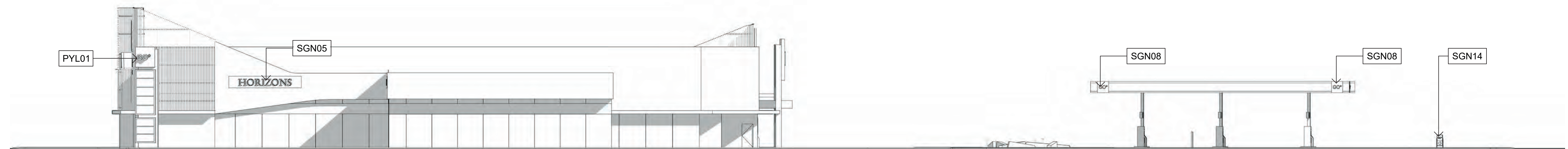




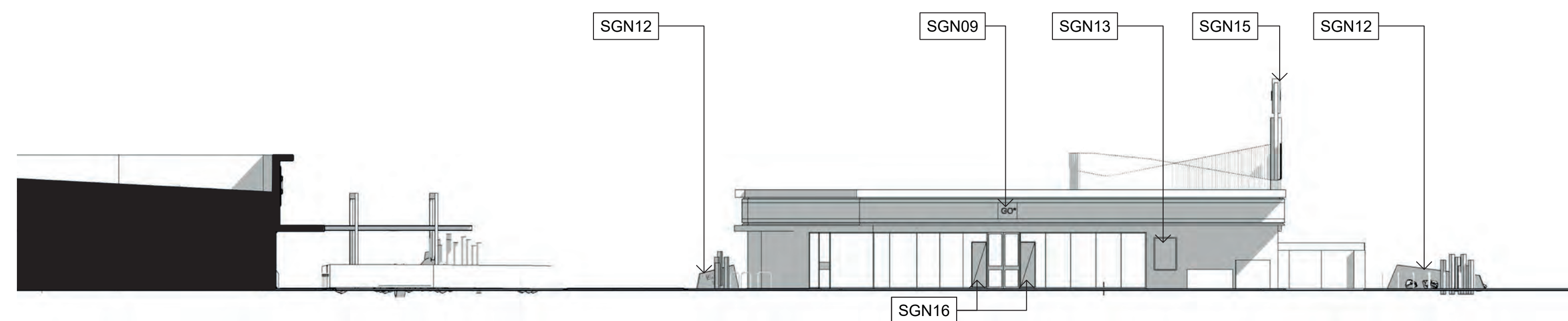
4 READ STREET ELEVATION



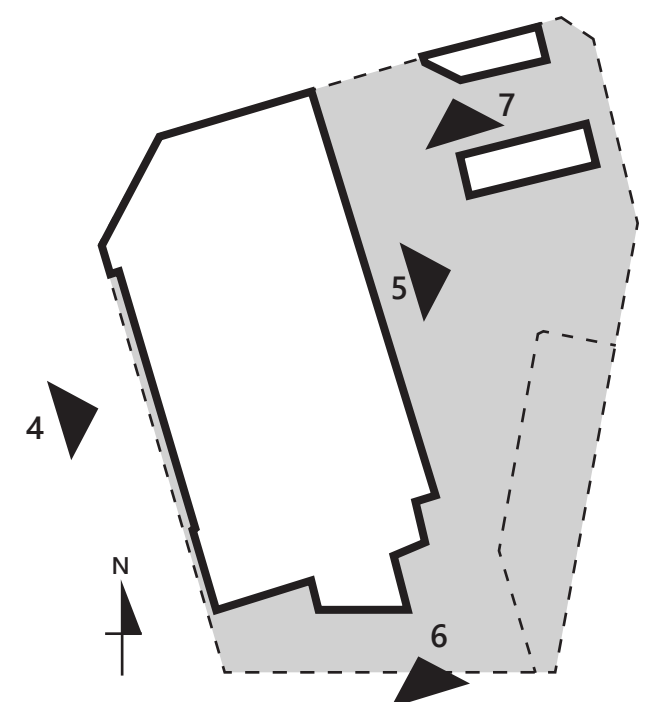
5 WEST ELEVATION



6 SOUTH ELEVATION



7 CONVENIENCE STORE SOUTH ELEVATION







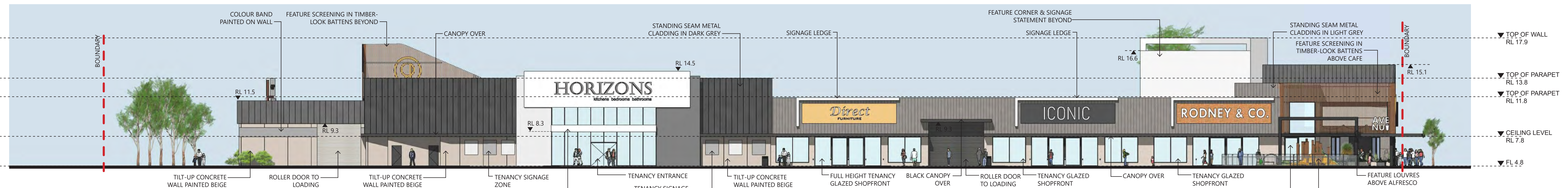




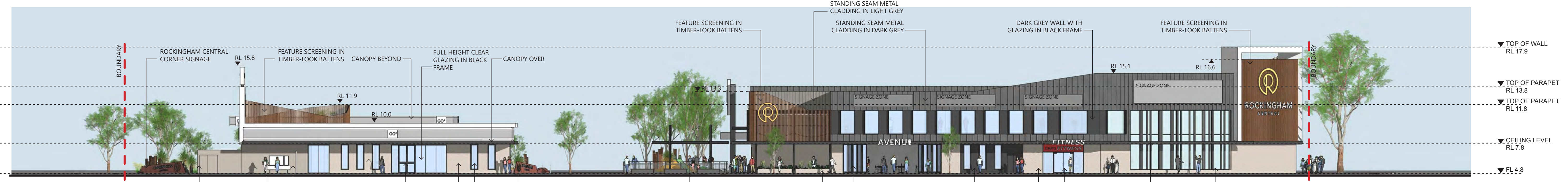




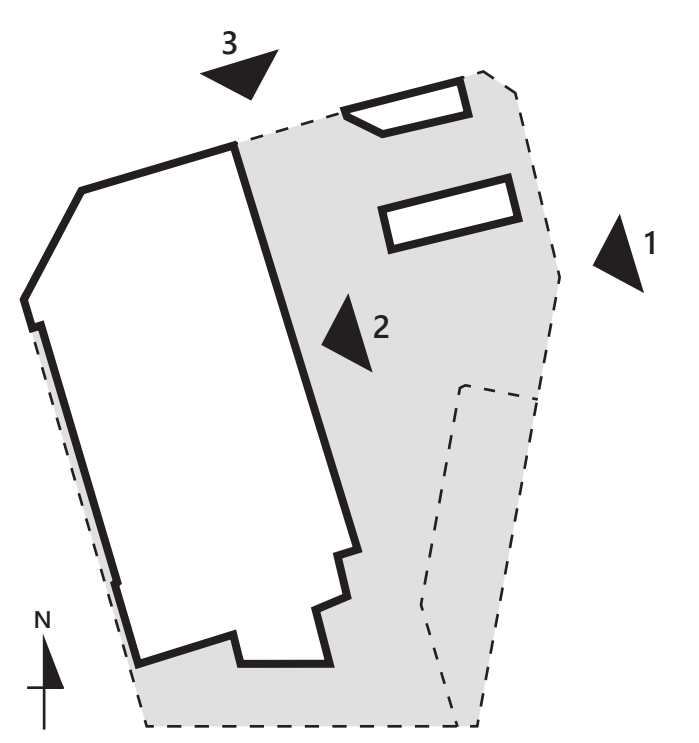
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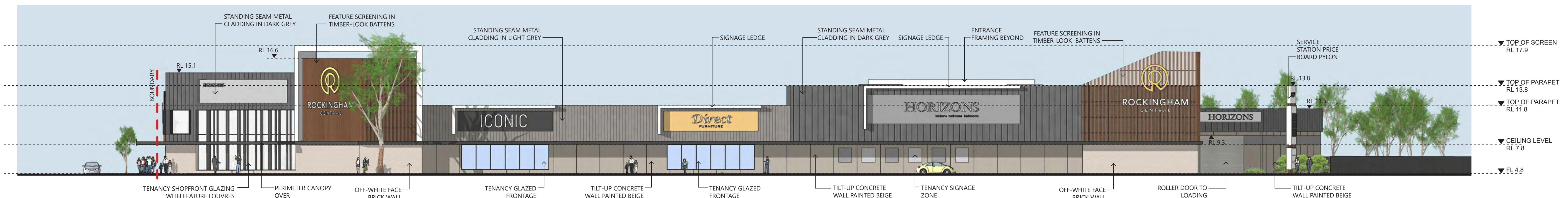


2 INTERNAL EAST ELEVATION

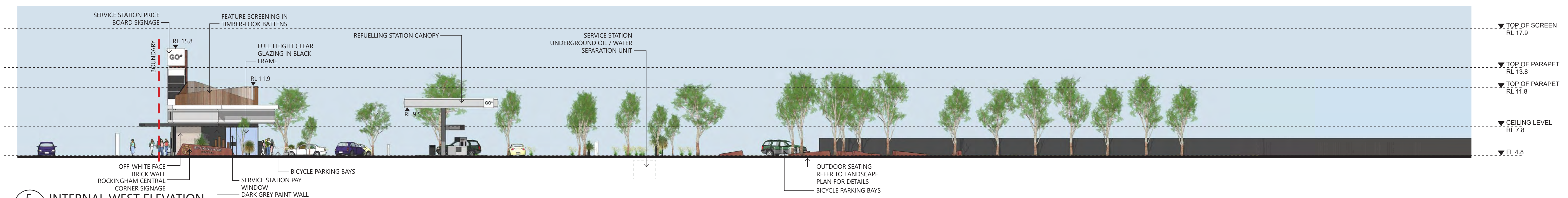


3 COUNCIL AVE ELEVATION

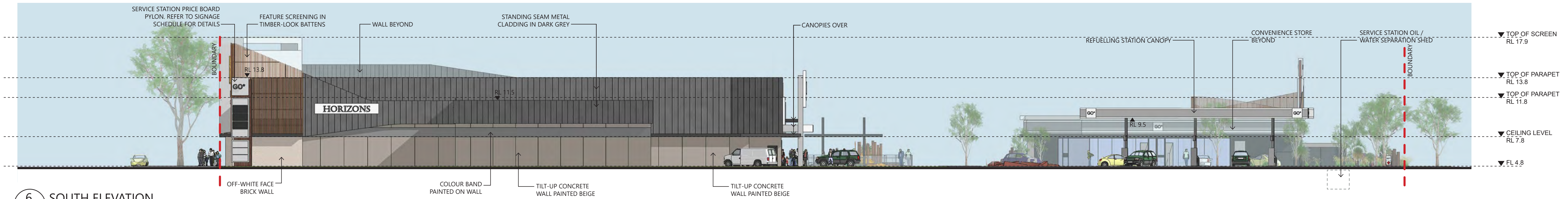




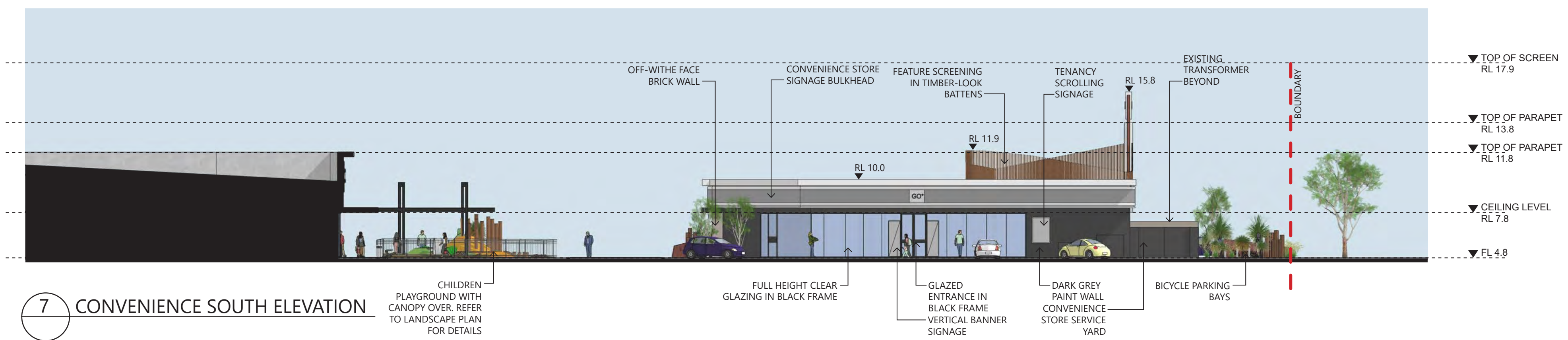
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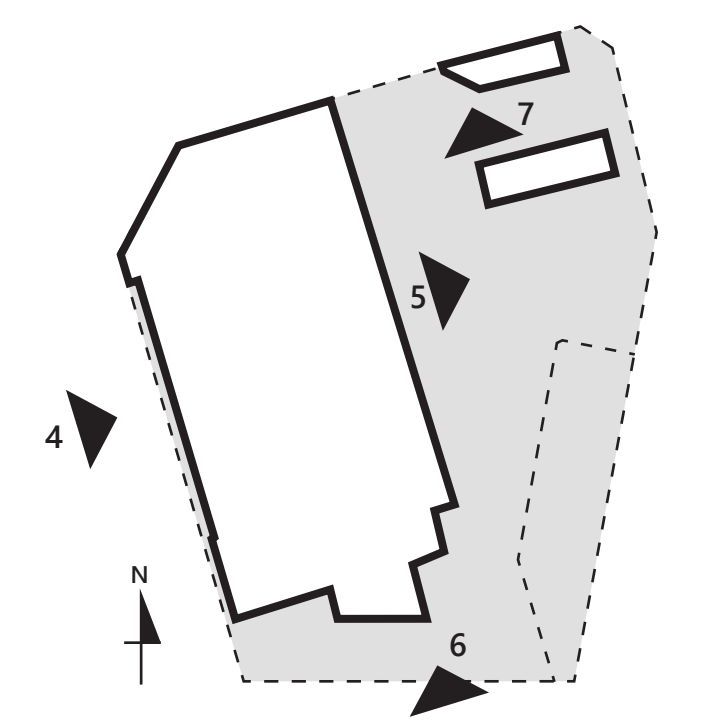
5 INTERNAL WEST ELEVATION



6 SOUTH ELEVATION



7 CONVENIENCE SOUTH ELEVATION



ELEVATIONS
ROCKINGHAM CENTRAL DEVELOPMENT

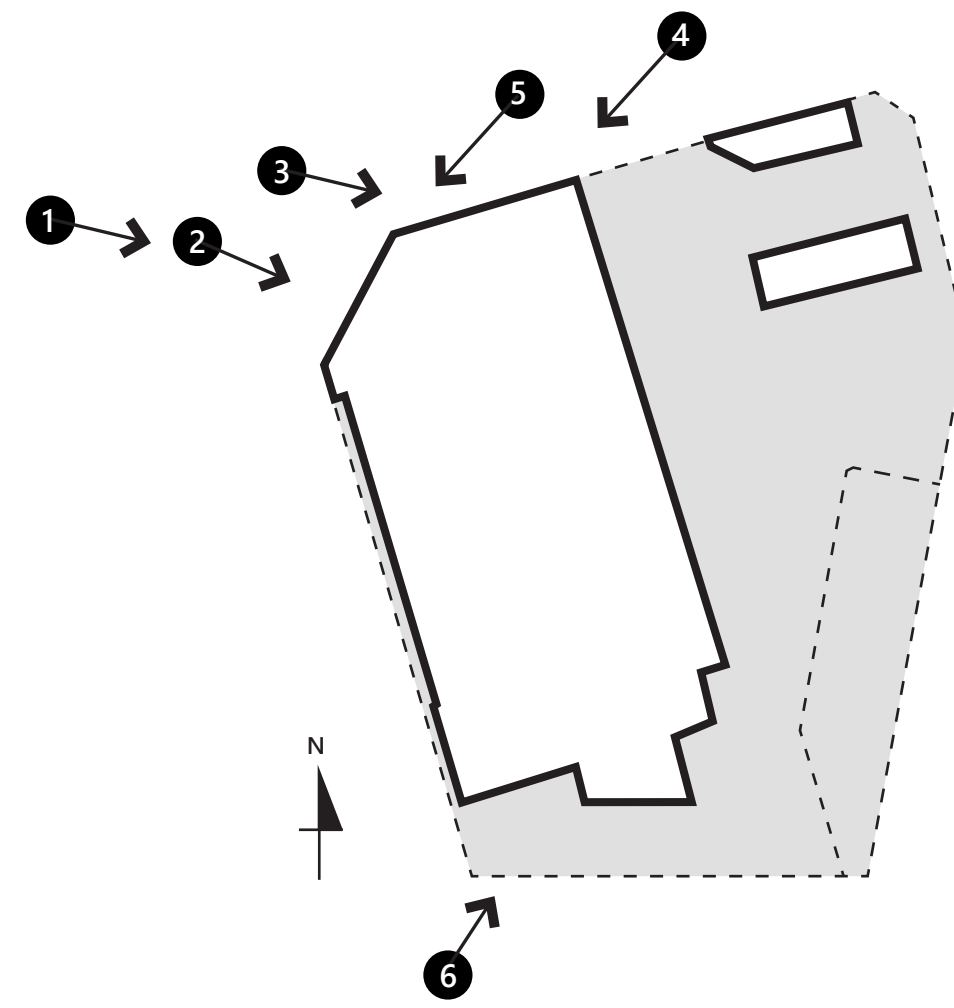
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Project Number: 43917
Drawing Number: A007
Revision: A
Date: 30/01/2019



VIEWS:



1. AERIAL FROM NORTH EAST



2. VIEW FROM CNR COUNCIL AVE AND SEPIA CT





5. VIEW FROM COUNCIL AVE LOOKING TO READ STREET



6. VIEW FROM READ ST

David Banovic

From: Robinson, Richard <Richard.Robinson@pta.wa.gov.au>
Sent: Thursday, 24 January 2019 4:34 PM
To: David Banovic
Cc: Holden, Brad
Subject: Additional comment on proposal to relocate bus stop 21234 Council Av

Hi David

I can confirm that the Public Transport Authority (PTA) has recently completed a further review of bus stop 21234 Council Av following the potential proposed impact of the development of the vacant land at the corner of Read Street and Council Avenue. We understand that following a SAT hearing earlier this week an independent traffic consultant is to be engaged to assess the proposal to relocate the affected bus stop.

The findings of the recent PTA review reiterate the previous concerns that had been raised:

- The initial alternative location shown on the indicative development plans would not allow for the number of rigid and articulated buses that would simultaneously stop at this location. Buses would be stopped at a distance to Sepia Court below that prescribed in the road traffic code.
- Noting the usage levels and expected longer dwell times at the bus stop, there are also safety concerns regarding the ability of drivers to safely emerge from the developments proposed Council Av access. Drivers wishing to enter Council Av traffic lanes to Cygnus St or Read St (North) would have limited visibility of vehicles heading west in the offside lane of Council Av.
- The alternative location later suggested by the developer's traffic consultant, Cardno, is also not acceptable. This proposed that the bus stop be relocated to the east of Sepia Ct. Again the PTA had identified visibility issues for the increased volume of right turning traffic from Sepia Ct that would be generated by the stationary buses at this location and any permanent bus stop infrastructure that would accompany the bus stop such as bus shelters, bench seats, etc. This exacerbates the complex nature of the Council Av - Sepia Ct – Rockingham City Shopping Centre access road intersection and an already restricted view due to the location of a number of power poles. (See image 1.) Moving the stop any further east impacts on the remaining stopping pattern by significantly reducing the distance to the previous bus stop - 21233 Council Av before Hefron St. This also increases the distance that passengers using the western Rockingham City entrance would need to walk to access public transport.
- Noting that the PTA is responsible for the bus stop boarding area and ensuring that this can be upgraded to meet the Disability Discrimination Act and Disability Standards for Accessible Public Transport, the location suggested by Cardno is poorly located in order for disability access to be achieved and to safely connect to existing footpath network. (See Image 2.).
- Moving the stop further west is also not practical given that different services assigned to the stop turn both left onto Read Street and also continue straight ahead to Cygnus St. Relocation in this direction would affect the ability of services travelling to Cygnus St to make this movement.

The State Solicitors's Office ruled that the PTA is the sole agency responsible for bus stop boarding areas. In line with the requirements to operate public transport services from safely located bus stops that are capable of providing access in accordance with the Disability Access Standards for Accessible Public Transport, the PTA cannot support the relocation of bus stop 21234 Council Av to any of the locations suggested by the developer or its traffic consultant.

Given the poor choice of alternative locations available, the PTA confirms that the bus stop needs to be retained at its current location.

Image 1. Existing view for right turning traffic towards the proposed alternative bus stop location, which will be exacerbated by multiple stationary buses at this high use stop location (approximately 190 passenger boardings and 40 alightings on an average weekday)



Image 2. Proposed alternative stop location and topography of verge which would require a disability compliant boarding area and footpath connection



Best regards

Richard Robinson

Project Officer | Transperth, Regional & School Bus Services

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