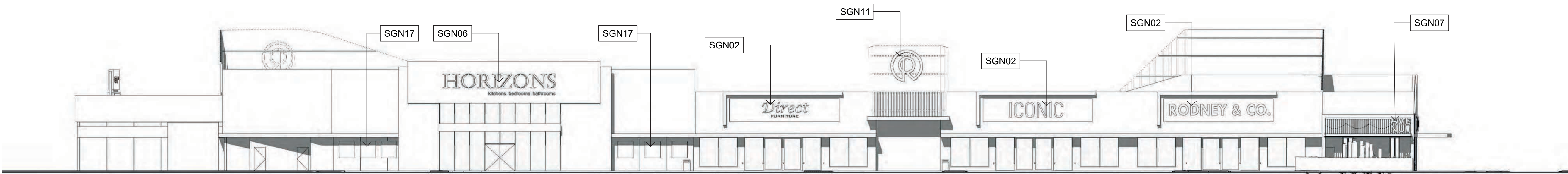
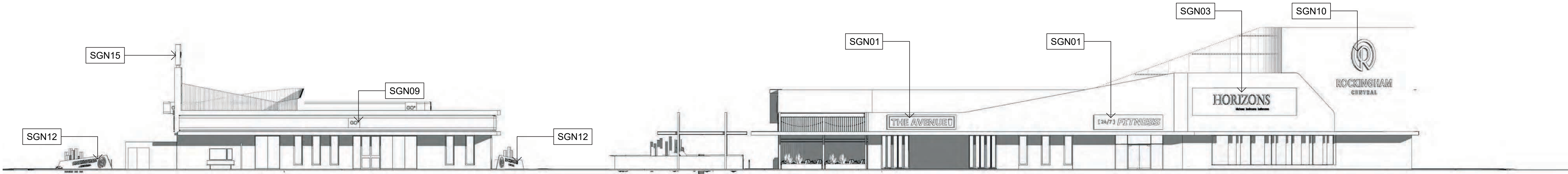




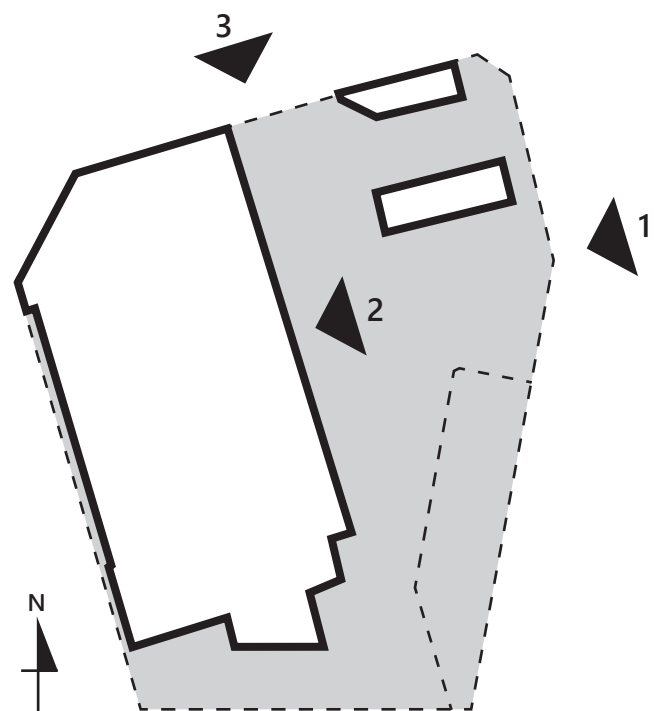
1 SEPIA CT ELEVATION

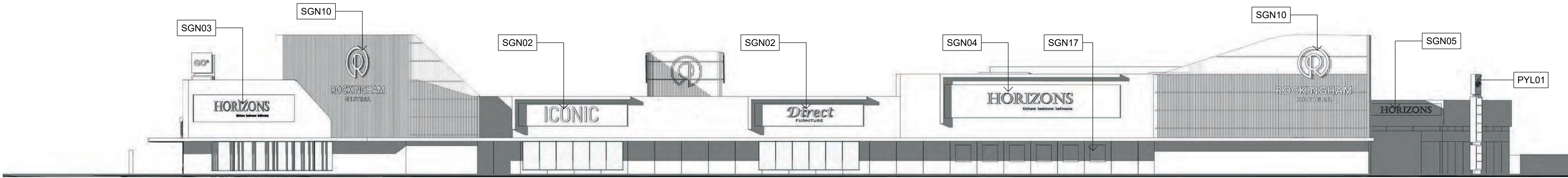


2 EAST ELEVATION

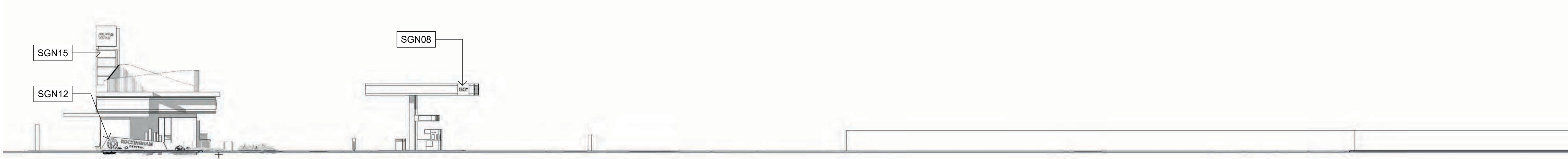


3 COUNCIL AVE ELEVATION

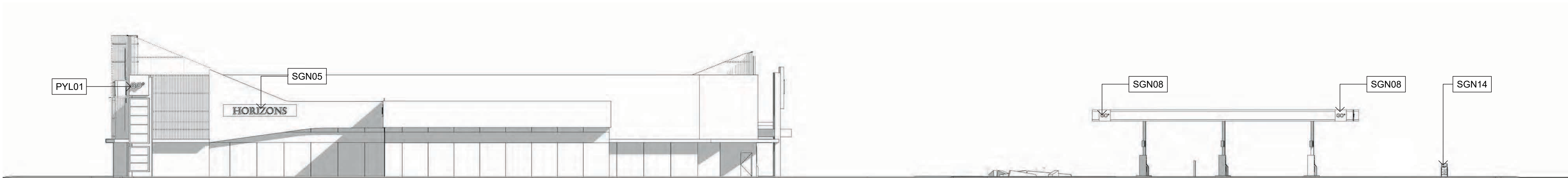




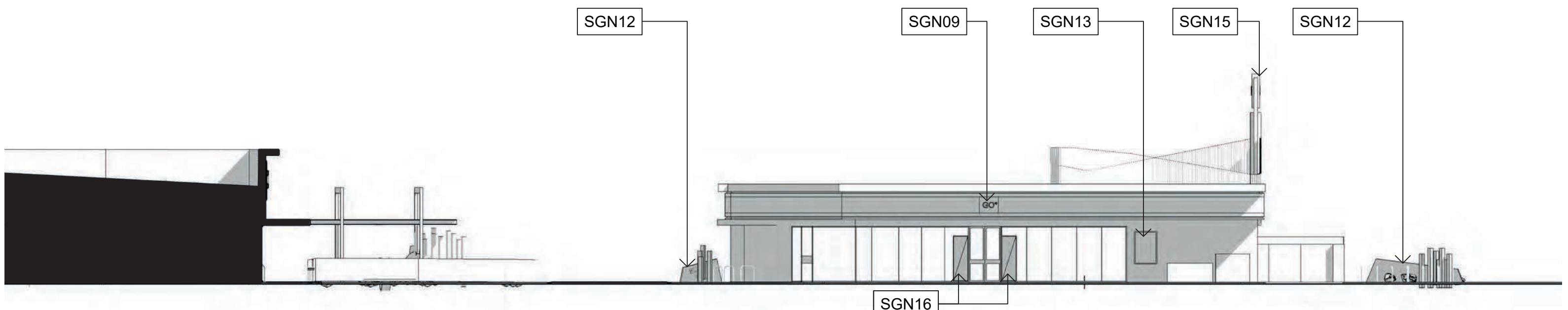
4 READ STREET ELEVATION



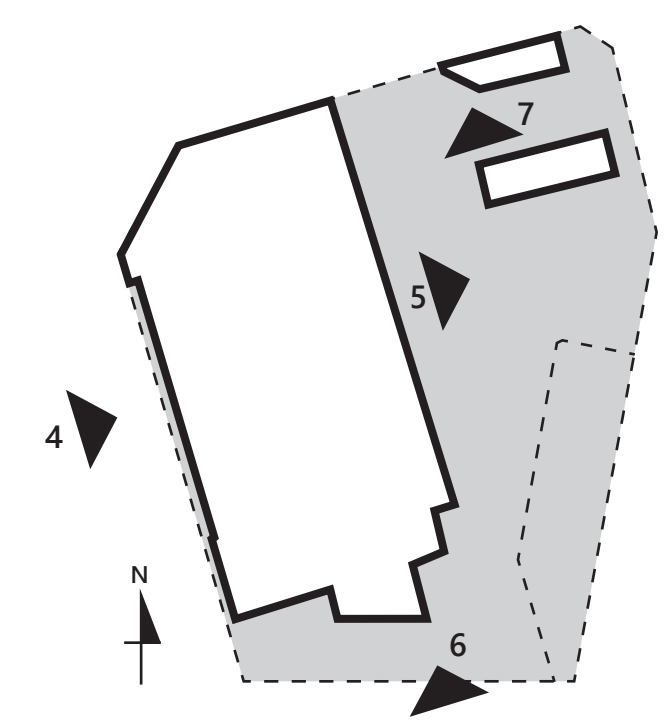
5 WEST ELEVATION



6 SOUTH ELEVATION



7 CONVENIENCE STORE SOUTH ELEVATION



| SIGNAGE NO. | INTENDED USE | INDICATIVE SIZE |
|-------------|---|------------------------------------|
| SGN01 | TENANT SIGNAGE | 1300mm HIGH X 6000mm WIDE |
| SGN02 | TENANT SIGNAGE WITH LEDGE | 2000mm HIGH X 9700mm WIDE |
| SGN03 | TENANCY 1 (SHOWROOM) CORNER SIGNAGE | 4200mm HIGH X 12900mm WIDE |
| SGN04 | TENANCY 1 (SHOWROOM) SIGNAGE WITH LEDGE | 300mm HIGH X 15700mm WIDE |
| SGN05 | TENANCY 1 (SHOWROOM) LOADING DOCK SIGNAGE | 1050mm HIGH X 6500mm WIDE |
| SGN06 | TENANCY 1 (SHOWROOM) SHOPFRONT SIGNAGE | approx. 1800mm HIGH X 15500mm WIDE |
| SGN07 | CAFE FEATURE SIGNAGE | approx. 1200mm HIGH X 2400mm WIDE |
| SGN08 | REFUELLING STATION CANOPY SIGNAGE | 1000mm HIGH X 1000mm WIDE |
| SGN09 | CONVENIENCE STORE SIGNAGE 01 | 900mm HIGH X 900mm WIDE |
| SGN10 | ROCKINGHAM CENTRAL SIGNAGE 01 | approx. 4900mm HIGH X 6800mm WIDE |
| SGN11 | ROCKINGHAM CENTRAL SIGNAGE 02 | approx. 2850mm HIGH X 2850mm WIDE |

| SIGNAGE NO. | INTENDED USE | INDICATIVE SIZE |
|-------------|---|-----------------------------------|
| SGN12 | INTEGRATED ROCKINGHAM CENTRAL LANDSCAPE SIGNAGE | approx. 1200mm HIGH X 6300mm WIDE |
| SGN13 | CONVENIENCE STORE SCROLLING SIGN | 1730mm HIGH X 1200mm WIDE |
| SGN14 | SERVICE STATION DIRECTIONAL SIGN | TBC |
| SGN15 | SERVICE STATION PRICE BOARD SIGN | 11000mm HIGH X 2000mm WIDE |
| SGN16 | SERVICE STATION VERTICAL BANNER | 2400mm HIGH X 800mm WIDE |
| SGN17 | TENANCY 1 (SHOWROOM) WALL MOUNTED SIGNAGE | 1500mm HIGH X 1350mm WIDE |
| PLY01 | SERVICE STATION PRICE BOARD PYLON | 9000mm HIGH X 2000mm WIDE |

Our Ref: 20.2018.201.1 - AD18/53553

Your Ref:

Enquiries to: Mr David Banovic



23rd July 2018

DAP Secretariat
Department of Planning
Locked Bag 2506
PERTH WA 6001

Dear Madam

Re: Proposed Mixed-Used Development - Lot 301 (No.2-6) Council Avenue, Rockingham

The attached optional application is referred to the DAP Secretariat for determination by the South-West Joint Development Assessment Panel in accordance with the *Planning and Development (Development Assessment Panels) Regulations 2011* ('Regulations') and the *Approvals and Related Reforms (No.4) (Planning) Act 2010*.

The City acknowledges that it is required by the Regulations to provide its report and recommendation on the application by the 6th October 2018.

The following documents are enclosed for your attention:-

- DAP Form 1;
- City of Rockingham Application for Development Form;
- MRS Form 1;
- Copy of Fees Receipt;
- Written Submission;
- Development Plans;
- Traffic and Parking Assessment Report;
- Drainage Management Strategy; and
- Waste Management Plan

Should you have any enquiries with respect to this advice, please contact Mr David Banovic on 9528 0374.

Yours faithfully

G DELAHUNTY
SENIOR PROJECTS OFFICER

cc. PTS Town Planning





Government of Western Australia
Development Assessment Panels

DAP FORM 1

Notice of Development Application to be Determined by a Development Assessment Panel

Planning and Development Act 2005

Planning and Development (Development Assessment Panel) Regulations 2011 – regulations 7, 10, 21

Application Details

| | | |
|--|--|--------------------------------|
| To | Name of local government and/or Western Australian Planning Commission City of Rockingham | |
| Planning Scheme(s) | Name of planning scheme(s) that applies to the prescribed land Town Planning Scheme No.2 | |
| Land | Lot number, street name, town/suburb Lot 301 (2) Sepia Court, Rockingham | |
| Certificate of Title (provide copy) | Volume Number 2864 | Folio 114 |
| | Location Number | Plan / Diagram Number 86804 |
| Details of development application made to responsible authority | Summary of Proposal Proposed health studio, restaurant, showrooms and convenience store | |
| Development Use | Residential / Commercial / Industrial / Rural / Mixed Use / Other Commercial | |
| Estimated cost of development (GST Exc) | \$9 million | |

Part A - Acknowledgement by Applicant and Landowner

| | |
|-----------------------|--|
| Mandatory Application | <input type="checkbox"/> I give notice that I understand that this is a mandatory Development Assessment Panel application (regulation 5) |
| Optional Application | <input checked="" type="checkbox"/> I give notice that I have elected to have the development application that accompanies this form determined by a Development Assessment Panel (regulation 6) |
| Delegated Application | <input type="checkbox"/> I give notice that I understand that this is an application of a class delegated to a Development Assessment Panel for determination (regulation 19) |


Applicant Details (to be completed and signed by applicant)

By completing this notice, I declare that all the information provided in this application is true and correct. I understand that the information provided in this notice, and attached forming part of the development application will be made available to the public on the Development Assessment Panel and local government websites.

| | | |
|-----------------|---|-----------------------|
| Name | Peter Simpson | |
| Company | PTS Town Planning Pty Ltd | |
| Address | Street number/PO Box number, street name, suburb, state, postcode PO Box 538, Inglewood, WA 6932 | |
| Contact Details | Email peter@ptsplanning.com.au | Phone 0411 445 031 |
| Signature | | Date 10/7/18 |

| | | |
|---|---|--------------------|
| Landowner Details (to be completed and signed if landowner is different from applicant) | | |
| By completing this notice, I give consent to the making of this application by any authorised applicant on my behalf. | | |
| Name | Arise Rockingham Pty Ltd | |
| Address | Street number/PO Box number, street name, suburb, state, postcode 7A Agnew Way, Subiaco, WA 6008 | |
| Contact Details | Email alex@arisedevelopments.com.au | Phone 9388 6702 |
| Signature |  | Date 9.7.18 |

Part B - Acknowledgement by Local Government

| | | |
|---|--|-------------------|
| Responsible Authority | <input checked="" type="checkbox"/> Local Government <input type="checkbox"/> Western Australian Planning Commission <input type="checkbox"/> Dual – Local Government and Western Australian Planning Commission <input type="checkbox"/> Building Management and Works (Department of Finance) – <i>Public School Applications</i> | |
| Fees for applications (DAP Regulations - Schedule 1) | \$ Amount that has been paid by the applicant \$ Amount to be paid by local government (<i>delegated applications only - regulation 22</i>) | |
| Statutory Timeframe (regulation 12) | <input type="checkbox"/> 60 days (advertising not required) <input checked="" type="checkbox"/> 90 days (advertising required or other scheme provision) | |
| LG Reference Number | 20.2018.201.1 | |
| Name of planning officer (Report Writer) | David Barovic | |
| Position/Title | Senior Planning Officer. | |
| Contact Details | Email david.barovic@rockingham.wa.gov.au | Phone 95280374 |
| Planning Officer's Signature |  | Date 20/7/18 |

Please refer to the Development Assessment Panel's "Guidance Note: Lodging a DAP Application" for further information.

DB1123725

APPLICATION FOR DEVELOPMENT APPROVAL



OWNER DETAILS

Name : Arise Rockingham Pty Ltd

ABN (if applicable) ACN 620 678 273

Address : 7A Agnew Way, Subiaco, WA

Postcode: 6008

Phone: Work: 9388 6702 Home: _____ Mobile: 0429 777 603

Fax: _____ Email: alex@arisedevelopments.com.au

Contact Person for correspondence: Alex Drake-Brockman

Signature _____ Date 9.7.18

Signature _____ Date _____

The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).

| | |
|-------------------------|--------|
| CITY OF ROCKINGHAM | |
| RECORDED CORRESPONDENCE | |
| RECEIVED | |
| 23 JUL 2018 | |
| RECORDS OFFICE | |
| FILE | A/CARD |
| OFFICER | COPY |

APPLICANT DETAILS (if different from owner)

Name: PTS Town Planning Pty Ltd

Address: PO Box 538 Inglewood, WA

Postcode 6932

Phone: Work: 0411 445 031 Home: _____ Mobile: 0411 445 031

Fax: _____ Email: peter@ptsplanning.com.au

Contact person for correspondence: Peter Simpson

The information and plans provided with this application may be made available by the City of Rockingham for public viewing in connection with the application.

Yes ☒ No ☐

Signature: _____ Date: 10/7/18

PROPERTY DETAILS

Lot No. 301 House/ Street No. 2 Street Name Sepia Court

Suburb Rockingham Nearest Street Intersection Council Avenue

Title Encumbrances (eg. Easements, Restrictive Covenants) Mortgage

Certificate of Title Vol. No: 2864 Folio 114 Diagram/Plan No: 86804

PROPOSED DEVELOPMENT

Nature of development: Works ☐
 Use ☐
 Works and Use ☒

Is an exemption from development claimed for part of the development? Yes ☐ No ☒

If Yes, is the exemption for: Works ☐
 Use ☐

Description of proposed works and/or land use: _____

Proposed health studio, restaurant, showrooms and convenience store

Description of exemption claimed (if relevant) N/A

Nature of any existing buildings and/or land use: Vacant (transformer)

Approximate cost of proposed development (exclusive of GST): \$ 9 million

Estimated time of completion: 18 months

OFFICE USE ONLY

Acceptance Officer's Initials: _____ Date Received: 20/7/18

Application Reference No. 20.2018.201.1

Parcel No. 2035 File No. _____

Application Fee \$ 17,553.00 Date Sought _____ Date Received 23/7/18

Receipt No. 02583900 Planning Account No. 711 (Application Planning Fee)

JDAP Fee \$8,650.00

FEE STRUCTURE FOR DEVELOPMENT APPLICATIONS

| ITEM | APPLICATION TYPE | FEE |
|------|--|--|
| 1 | Determination of an Application for Development Approval (other than an Extractive Industry) where the estimated cost of the development is:- | |
| | (a) not more than \$50,000 | \$147 |
| | (b) more than \$50,000 but not more than \$500,000 | 0.32% of the estimated cost of the development |
| | (c) more than \$500,000 but not more than \$2.5M | \$1,700 + 0.257% for every \$1 in excess of \$500,000 |
| | (d) more than \$2.5M but not more than \$5M | \$7,161 + 0.206% for every \$1 in excess of \$2.5M |
| | (e) more than \$5M but not more than \$21.5M | \$12,633 + 0.123% for every \$1 in excess of \$5M |
| | (f) more than \$21.5M | \$34,196 |
| 2 | Determining a Development Application (other than for an Extractive Industry) where the development has commenced or been carried out | The fee in Item 1 plus, by way of a penalty, twice that fee. |
| 3 | Determining an application to amend or cancel Development Approval | \$295 |
| 4 | Determining a Development Application for an Extractive Industry, where the development has not commenced or has not been carried out. | \$739 |
| 5 | Determining a Development Application for an Extractive Industry, where the development has commenced or has been carried out. | The fee in Item 4 plus, by way of a penalty, twice that fee. |
| 6 | Determining an application for approval of a Home Occupation or Home Business where the home occupation or home business has not commenced | \$222 |
| 7 | Determining an initial application for approval of a Home Occupation or Home Business where the home occupation or home business has commenced | The fee in Item 6 plus, by way of a penalty, twice that fee. |
| 8 | Determining an application for renewal of a Home Occupation or Home Business where the application is made before the approval expires | \$73 |
| 9 | Determining an Application for a change of use or for an alteration or extension or change of a non-conforming use to which Item 1 does not apply, where the change or the alteration, extension or change has not commenced or been carried out | \$295 |
| 10 | Determining an Application for a change of use or for an alteration or extension or change of a non-conforming use to which Item 1 does not apply, where the change or the alteration, extension or change has commenced or been carried out | The fee in Item 9 plus, by way of a penalty, twice that fee. |
| 11 | Building Envelope Variation | \$500 |

GENERAL INFORMATION REQUIRED FOR DEVELOPMENT APPLICATIONS

- ✓ 1. A completed **Application for Development Approval** (copy attached), signed by the landowner or party acting under written authority from the landowner.
- ✓ 2. The relevant **Development Application Fee**, as detailed above.
- ✓ 3. A **written explanation** of the proposal that expands on the information in the Application for Development Approval, including for example the proposed hours of operation, numbers of employees and clients at any one time.
- ✓ 4. Two (2) hard copies and one (1) electronic copy (PDF format) of plans at a scale of 1:100 or 1:200 including:
 - (i) **Site Plan**, which shows the following:
 - (a) street names, lot number(s), north point and the dimensions of the site;

- (b) the existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, as well as any structures and vegetation to be removed;
 - (c) the existing and proposed use of the site;
 - (d) dimensioned position of proposed buildings and structures to be erected on the site;
 - (e) the existing and proposed means of access for pedestrians and vehicles to and from the site;
 - (f) the location, number, dimensions and layout of all car parking spaces intended to be provided in accordance with Australian/ New Zealand Standard AS/NZS 2890.1:2004, *Parking facilities, Part 1: Off-street car parking* and Australia/ New Zealand Standard AS/NZS 2890.6:2009, *Parking facilities, Part 6: Of-street parking for people with disabilities*;
 - (g) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
 - (h) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the same;
 - (i) the nature and extent of any open space and landscaping proposed for the site;
 - (j) existing and proposed walls and fences;
 - (k) existing and proposed sealed areas;
 - (l) stormwater drainage and method of on-site disposal;
 - (m) existing and proposed levels, embankments and retaining walls (where the proposed development involves alterations to the natural level of the ground); and
- ✓ (ii) **Floor Plans, and Sections** of any building proposed to be erected or altered and any building that is intended to be retained which must also show dimensions of the buildings and setbacks from boundaries.
- ✓ (iii) **Elevation Plans**, which show natural ground levels, proposed ground levels, finished floor levels, finished ceiling levels and ridge heights.
- ✓ (iv) **Streetscape Elevation Plan**
- ✓ (v) **Landscape Plan**
- ✓ (vi) **Report** on any specialist studies in respect of the development that the City requires the applicant to undertake, such as a Bushfire Management Plan, Transport Impact Statement and Transport Impact Assessment, Heritage Impact Statement, Signage Strategy, site survey, environmental, engineering or urban design study; and
- N/A (vii) **Heritage** – Where the application relates to a place entered onto the City's Heritage List other information may be required as set out in the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulation 63(3)).
- N/A (viii) Written justification where any variations to the R Codes 'Deemed to Comply' criteria are proposed.
6. Any other information that the City reasonably requires to enable the application to be determined.

PRE LODGMENT CONSULTATION (Optional)

If you have had any pre-lodgment discussions with a City Planning Officer prior to the submission of this Development Application, please confirm the following:

Planning Officer: Greg Delahunty Date (if known) 15/3/18
Matters Discussed General Discussion regarding proposed development

Form of communication: Email ☒ Phone ☒ Meeting ☒ Letter ☐

Should you require further assistance, please call the City's Planning Services on 9527 0748.



Metropolitan Region Scheme Form 1 Application for Planning Approval



Owner/s details

Registered proprietor/s (landowner/s) or the authorised agent's details **must** be provided in this section. If there are more than two landowners please provide all relevant information on a separate page. Signature/s must be provided by all registered proprietors or by an authorised agent. **Alternatively**, a letter of consent, which is signed by all registered proprietors or by the authorised agent, can be provided.

Full name Arise Rockingham Pty Ltd
Company/agency (if applicable)
ACN/ABN (if applicable) 620 678 293
Postal address 7A Agnew Way
Town/suburb Subiaco Postcode 6008

Signature *[Signature]* Date 9.7.18
The landowner/s or authorised agent consents to the applicant submitting this application

Print name and position Adam Roy Lisle Director
(if signing on behalf of a company or agency)

Applicant details

Name/company PTS Town Planning Pty Ltd
Contact person Peter Simpson
Postal address PO Box 538
Town/suburb Inglewood Postcode 6932
Phone 0411 445 031 Email peter@ptsplanning.com.au

Applicant signature *[Signature]*
Print name and position PETER SIMPSON - DIRECTOR Date 10/7/18
(if signing on behalf of a company or agency)

Property details

| | | |
|---|------------|-------------|
| Certificate of title description of land: | Lot No 301 | Location No |
| Plan or diagram 86804 | Vol 2864 | Folio 114 |

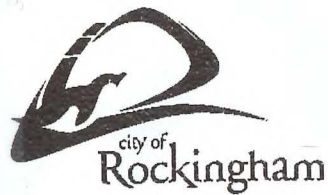
| | | |
|---|--------|-------------|
| Certificate of title description of land: | Lot No | Location No |
| Plan or diagram | Vol | Folio |

| | |
|---|---|
| Title encumbrances (e.g. easements, restrictive covenants) | Mortgage |
| Locality of development (house no., street name, suburb, etc) | 2 Sepia Court, Rockingham |
| Nearest street intersection | Council Avenue |
| Existing building/land use | Vacant (transformer) |
| Description of proposed development and/or use | Proposed health studio, restaurant, showrooms and convenience store |
| Nature of any existing buildings and/or use | Vacant |
| Approximate cost of proposed development (excl. gst) \$ | 9 million |
| Estimated time of completion | 18 months |

Office use only

| | |
|--------------------------------|--------------------------|
| Acceptance officer's initials | Date received |
| Local government reference No. | Commission reference No. |

The information and plans provided with this application may be made available by the WAPC for public viewing in connection with the application.



ABN #:63101842180
 City of Rockingham
 PO Box 2142
 ROCKINGHAM DC WA 6968
 Ph 08 9528 0333 Fax 08 9592 1705
 Email: customer@rockingham.wa.gov.au
 Website: www.rockingham.wa.gov.au

Date 23/07/2018 14:46
 Receipt 02583900:0001 Terminal 7:947
 PTS Town Planning
 Post Office Box 538
 Inglewood WA 6932

| Details | Amount |
|----------------------|----------|
| DAP - Mixed-Use Deve | 8650.00 |
| DA Planning Fees | 17553.00 |
| Total Value: | 26203.00 |
| Tendered | |
| Cheque | 26203.00 |
| Change | 0.00 |

TAX INVOICE

Have a nice day

PROPOSED HEALTH STUDIO, RESTAURANT, SHOWROOMS
AND CONVENIENCE STORE
.....
2 (LOT 301) SEPIA COURT, ROCKINGHAM
.....
DEVELOPMENT APPLICATION
.....
19 JULY 2018



Project Team

| | |
|---------------------|--------------------------------|
| Landowner | Arise Rockingham Pty Ltd |
| Project Manager | Property Development Solutions |
| Architect | Hames Sharley |
| Landscape Architect | Tim Davies Landscaping |
| Urban Design | Mackay Urban Design |
| Town Planning | PTS Town Planning Pty Ltd |
| Surveyor | RM Surveys |
| Transport | Riley Consulting |
| Waste | Dallywater Consulting |
| Stormwater | Porter Consulting Engineers |

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Introduction

This report has been prepared on behalf of Arise Rockingham Pty Ltd in support of a Development Assessment Panel (DAP) Application to develop Lot 301 (2) Sepia Court, Rockingham.

The proposed development involves the construction of a building located on the corner of Read Street and Council Avenue to accommodate a gymnasium, café and 4 showrooms, and a convenience store located near the corner of Council Avenue and Sepia Court.

The proposed development provides vehicle access from Council Avenue, Sepia Court and Read Street and includes the provision of 111 (plus 6 refuelling) parking bays.

The proposed uses are 'Preferred' uses as identified by the Council Avenue Sub-Precinct - Supplementary Design Guidelines and is consistent with the identification of the site to create mixed commercial uses.

The proposed built form positively responds to the planning provisions in that a gateway architectural built form is proposed to the corner of Council Avenue and Read Street, the buildings are built to the Council Avenue and Read Street frontages, with activation and interest, and the car parking is located behind the buildings.

The proposed development also includes public domain improvements including the consideration of the bus stop location, alterations to the existing footpaths to provide pedestrian amenity, a new footpath to Sepia Court and landscaping to the Council Avenue and Read Street verges.

The level of development intensity responds to the requirements of the Development Policy Plan and is balanced with the market expectations and the ability to deliver the development. The uses will provide interest and activation both during the day and after hours.

The proposed development provides a high quality built form with an appropriate mix of uses at the periphery of the Rockingham Centre and consistent with the preferred uses for the site. The development facilitates pedestrian amenity through active frontages at ground level, pedestrian comfort and safety and security.

The proposed development is consistent with the intent for the site as set out under applicable strategic and statutory planning framework.

We are seeking the City of Rockingham's support of the proposed development and the approval of the Metro South-West Development Assessment Panel.

Planning Approvals Required

The proposed development has a development cost of \$9 million and the applicant has elected to have the application determined by the Metro South-West Joint Development Assessment Panel.

Subject Site

Site Location and Property Description

The subject site is Lot 301 (2) Sepia Court, Rockingham. Lot 301 is contained on Certificate of Title Volume 2864 Folio 114 and is 1.2373 hectares in area. Lot 301 has frontages to Read Street, Council Avenue and Sepia Court.

Lot 301 is not subject to any limitations, interests, encumbrances or notifications, other than a mortgage.

Refer to Appendix A – Certificate of Title

Site Improvements

The site is currently vacant with only minimal vegetation. It is proposed to replant up to 80 of the existing grass trees within the new development landscaping. An existing transformer is located on the corner of Council Avenue and Sepia Court, within the lot. It is proposed to paint the existing walls surrounding the transformer to blend in with the proposed development.

A footpath is located along the Read Street and Council Avenue frontages. The Council Avenue footpath is generally located adjacent the site boundary, however, diverts around the bus stop on Council Avenue. The footpath along Read Street is located adjacent the boundary, however, at the intersection of Read Street and Council Avenue separates from the site to provide access to the intersection.

There are no street trees along Council Avenue or Read Street, however, there are street trees along Sepia Court, adjacent to the site.



Site Context

The site is surrounded by a mix of commercial and residential uses.

To the west of the site is Read Street, which is a 4 lane (2 each way) road with residential dwellings further west. Along Read Street is an existing slip lane providing access to the subject site.

To the north of the site is Council Avenue with at-grade open shopping centre car parking located further north.

To the south of the site is an easement with residential dwellings further south.

To the east of the site and adjoining the site are residential dwellings with an early learning centre fronting Council Avenue and residential dwellings east of Sepia Court.

Bushfire Prone Area

The subject site is not identified as a bush fire prone area.

Contamination

A search of the contaminated database does not identify the site as a contaminated site.

Planning Framework

South Metropolitan Peel – Sub-regional Planning Framework

The South Metropolitan Sub Regional Framework identifies the subject site within the Rockingham Strategic Metropolitan Activity Centre and identifies that *'The principal centre of the south-western sector, Rockingham has a large and increasingly urban catchment. Population-driven growth will support increased retail activity and the activity centre will be the focus of office and commercial development for much of the area. The ability to attract development and investment has been constrained by the need for better connectivity between the heavy rail system and city centre. Transit corridors connecting the city centre with the surrounding urban catchment are proposed.'*

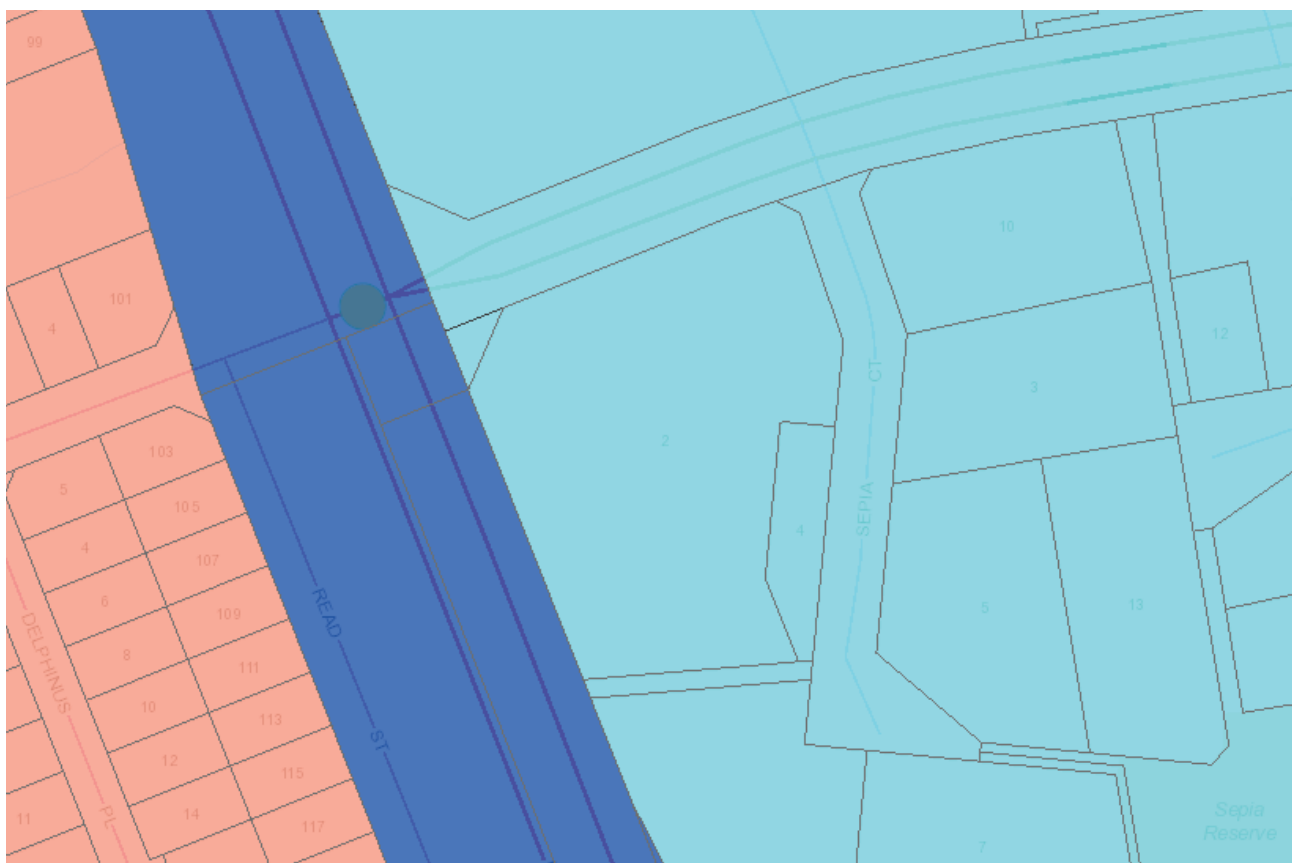
State Planning Policy 4.2 – Activity Centres for Perth and Peel

SPP4.2 identifies the subject site on the southern periphery of the Rockingham Strategic Metropolitan Activity Centre. SPP4.2 requires the preparation of an activity centre plan for Rockingham City Centre. The City of Rockingham has prepared a centre plan, which is discussed below.

Metropolitan Region Scheme

The subject site is zoned 'Central City Area' under the Metropolitan Region Scheme (MRS).

Read Street is Reserved 'Other Regional Road', being a Category 1 Road under the control of the WAPC. The Reservation does not extend into the site, however, vehicle access is proposed from Read Street from the existing slip lane adjacent to the site.



Development Policy Plan Southern Gateway and Rockingham Station Sectors (Policy 3.2.12)

The Southern Gateway and Rockingham Station Sectors Planning Policy was adopted to provide additional detail to guide the development of the sector.

The subject site is located in the Southern Gateway Sector, the Hefron Precinct and the Council Avenue Sub Precinct. Under the Indicative Development Plan the site is identified to *'Develop vacant and under-utilised land along Council Avenue with mixed commercial and community uses.'*

The Policy provides guidance in terms of land use, building form, including a Gateway Location (Prominent Corner Site) on the corner of Read Street and Council Avenue, frontage types and car parking.

The Council Avenue Sub Precinct – Supplementary Design Guidelines provides more specific objectives, preferred uses and required elements that apply to the subject site.

The Policy also includes Supplementary Policies, being Policy 8.1 Corner and Prominent Sites Policy, Central Arts Policy and Security Policy.

Planning Policies

The following additional Planning Policies are applicable to the consideration of the development application:

- 3.3.1 - Control of Advertisements;
- 3.3.14 - Bicycle Parking and End of Trip Facilities;
- 3.4.3 - Urban Water Management;
- 7.4 - Design Review Panel.

Proposed Development

The proposed development involves the following:

- Construction of a building located on the corner of Read Street and Council Avenue to accommodate the following:
 - o Health Studio (Gymnasium) – 430m² GFA;
 - o Restaurant (Café) – 187m² GFA plus a 63m² alfresco area with an adjacent playground;
 - o Showroom 1 – 517m² GFA;
 - o Showroom 2 – 948m² GFA;
 - o Showroom 3 – 948m² GFA;
 - o Showroom 4 – 2200m² GFA.
- A Convenience store of 215m² GFA to the Council Avenue frontage with 3 bowsers (6 refuelling positions) located behind the building;
- 111 car parking bays plus 6 refuelling positions and service bays;
- Vehicle access from Read Street (via the existing slip lane), a central crossover on Council Avenue and two crossovers to Sepia Court;
- Site signage;
- A playground located near the café alfresco and landscaping to the car parking areas;
- Provision of significant landscaping to the subject site.

The proposed development includes the following works to the public domain:

- The bus stop is proposed to be incorporated as part of the development on Council Avenue generally in the same position as existing. The bus stop will remain within the road reserve.
- It is proposed to realign the existing footpaths to adjacent to all the lot boundaries to provide weather protection and active frontages. A new footpath is to be constructed on Sepia Court and in the easement, adjacent to the site.
- The street trees along Sepia Court will be retained with the exception of the southern tree which is required to be removed to provide vehicle access to the site.
- The provision of planting along the Read Street and Council Avenue verges.

As part of the design process, Mackay Urban Design was appointed to provide an independent urban design review of the proposed development. Mackay Urban Design has detailed knowledge of both urban design principles and outcomes and also the objectives of the City of Rockingham for its City Centre. The design review involved a number of workshops and reviews, resulting in changes to the design to address the provisions of the Rockingham City Centre Planning Framework.

The Development Plans are provided in Appendix B.

The Landscape Plans are provided in Appendix C.

Planning Assessment

Land Use (TPS2, Planning Policy 3.2.12)

Under TPS2, the proposed land uses for the site are appropriately defined as:

- Health Studio (gymnasium) – ‘D’
- Restaurant (café) – ‘D’
- Showrooms (4 showroom tenancies) – ‘D’
- Convenience store – ‘D’

Under the Development Policy Plan – Southern Gateway and Rockingham Station Sectors (LPP3.2.12), in the Council Avenue Sub Precinct – Supplementary Design Guidelines, retail (café and convenience store), commercial (health studio) and showrooms are all preferred uses.

Therefore while the uses are discretionary under TPS2, they are identified as preferred uses under the Council Avenue Sub Precinct – Supplementary Design Guidelines and are therefore considered appropriate for the subject site.

Primary Centre City Centre Zone Objectives (TPS2)

The following table identifies the relevant Primary Centre City Centre Zone Objectives and the development response to the objectives.

| Objective | Development Response | Meets Objective |
|---|---|-----------------|
| To provide an identifiable ‘City Centre’ which provides for major CBD functions in a predominately ‘Main Street’ development configuration. | The proposed development provides preferred uses on the subject site which is appropriate given the site location in the southern periphery of the Centre. The proposed development provides a built form gateway statement at the intersection of Read Street and Council Avenue and the proposed development has been designed on ‘Main Street’ principles with built form to the street and activation of Council Avenue. | Yes |
| To contribute to the development of integrated retail, office, commercial, residential, civic and community facilities generally in accordance with the requirements of the Development Policy Plan for the City Centre Sector and the Council Avenue Sub-Precinct forming part of the Southern Gateway and Rockingham Station Sectors. | The Hefron Precinct and Council Avenue Sub-Precinct Design Guidelines identify the site for mixed commercial with retail, commercial and showrooms as the preferred uses. The proposed development positively responds to the Council Avenue Sub-Precinct in terms of the uses, activation and gateway built form. | Yes |
| To achieve high intensity land use and built form outcomes, including a range of medium to high density housing, within a walkable catchment of the central public transit system. | The subject site is identified for mixed commercial and the proposed development includes mixed commercial through the health studio, café, showrooms and convenience store. The level of intensity is a response to both the requirements of the Development Policy Plan balanced with the market expectations and the ability to deliver the development. | Yes |

| Objective | Development Response | Meets Objective |
|---|---|-----------------|
| To create a permeable, well connected network of public streets and spaces that provides legible and high amenity linkages, particularly for pedestrians. | <p>The proposed development provides for an activated extension of the existing pedestrian experience along Council Avenue and Read Street and seeks to include the public domain requirements of the bus stop. The pedestrian paths are covered to provide weather protection.</p> <p>A playground is proposed on the site providing a space for children, which is aligned to the adjoining land uses.</p> <p>The development provides a significant landscape outcome for the site and area and will increase canopy coverage in the area as well as landscaping to the easement and street verges. The pedestrian connections internal to the site are clearly defined.</p> | Yes |
| To locate car parking areas behind street front buildings. | The development includes car parking behind the primary street front buildings to Read Street and Council Avenue. | Yes |
| To provide contiguous, activated street front development. | The development provides a contiguous activated street front to Council Avenue (Primary frontage) and a contiguous frontage providing pedestrian interest and glazing to Read Street (Secondary frontage). | Yes |
| To promote active day and night time retail and social environments. | The development includes a range of commercial uses which promote activity during the day and night, with the showrooms mainly operating during the day and the health studio, café and convenience store operating during and after business hours. | Yes |
| To encourage vibrant and diverse uses which promote the Primary Centre City Centre Zone as a destination. | <p>The Hefron Precinct and Council Avenue Sub-Precinct identify the site for mixed commercial with retail, commercial and showrooms as the preferred uses.</p> <p>The proposed development positively responds to the Council Avenue Sub-Precinct in terms of the uses, activation and gateway built form.</p> | Yes |
| To provide a high amenity, street based transit route through the core of the Primary Centre City Centre Zone. | This objective is not specific to the subject site as the site is not located in the core. | N/A |
| To encourage development that will provide a high calibre model of sustainable, transit oriented development. | The development provides land uses in accordance with the preferred uses identified on the site through the Council Avenue Sub-Precinct. | Yes |
| To provide high quality public spaces that permits a range of recreation and social activities and foster high quality development along their margins. | This objective is not specific to the subject site, however, the development activates Council Avenue, provides a playground on the site to be used in conjunction with the commercial tenancies and the site is to be extensively landscaped, which includes seating areas. | Yes |

As identified above, the proposed development positively responds to the Zone Objectives in terms of the preferred land uses, built form, activation, pedestrian experience and diversity of commercial uses.

Southern Gateway and Rockingham Station Sectors Planning Policy No. 3.2.12

Strategic Metropolitan Centre Planning Framework – Planning and Development Principles

The following table identifies the Planning and Development Principles and the development response to the objectives.

| Principles | Development Response | Compliance |
|---|---|------------|
| 2.2.1 Built Form and Urban Design | | |
| Develop in accordance with 'Main Street' principles. | <p>The development to Council Avenue (being the primary street frontage) is to a nil setback with glazed and activated frontages with canopy cover over the footpath providing pedestrian weather protection, consistent with 'Main Street' principles.</p> <p>It is noted that whilst Read Street is too wide to serve as a main street, many of the principles of main street design have been applied to the Read Street interface for continuity of built form, character and pedestrian amenity. The Read Street frontage includes glazing providing a visual connection between the tenancies and the pedestrian environment.</p> | Yes |
| Incorporate a diversity of activities and human scale street front. | <p>The development incorporates a diversity of activities consistent with the preferred uses for the Council Avenue Sub-Precinct.</p> <p>The proposed activities range from different scales of retail outlets, a gym, food and beverage, children's play area, to a convenience store with fuel outlet, with buildings designed to present a human scale to the adjacent streets with weather protection.</p> | Yes |
| Develop local areas in accordance with specific precinct design and development guidelines and controls. | <p>The proposed development is generally in accordance with the Council Avenue Sub Precinct Supplementary Design Guidelines and controls contained within the local planning policy.</p> <p>Refer to assessment under the Hefron Precinct and Council Avenue Sub Precinct below.</p> | Yes |
| Locate and configure buildings to address the street and progressively facilitate continuous and contained streetscapes which provide interest and interaction between buildings and pedestrians at street level. | The proposed buildings are designed to address Council Avenue (the primary street) and Read Street (the secondary street), enable interaction between the buildings and the adjacent pedestrian paths, and form a relatively continuous built form to the street edge, other than for necessary vehicle access. | Yes |
| Make public buildings and spaces universally accessible. | All buildings and external spaces are designed for universal access, which is a BCA requirement. | Yes |

| Principles | Development Response | Compliance |
|---|---|------------|
| Design buildings and public spaces that contribute to a comfortable pedestrian environment, providing opportunities for weather protection, including shelter from prevailing strong wind conditions. | The proposed buildings provide continuous canopy cover over adjacent footpaths to Council Avenue, Read Street and the main internal frontages. Directional menu boards, crosswalks, public seating areas, and clear sightlines are also provided to enhance the pedestrian experience. | Yes |
| Minimise any detrimental impacts on neighbouring properties. | <p>The proposed buildings are set back a minimum of 12 metres from the adjacent residences, which are screened from the site with a 2 metre high existing fence. The development has been designed to provide the built form and servicing away from the adjacent residential dwellings.</p> <p>The site is to be significantly landscaped with landscape screening adjoining the residential dwellings with depths between 1 and 10 metres. The landscaping will also provide canopy coverage and an improved amenity to the area.</p> | Yes |
| Encourage a gradual stepping up of the built form at the interface of low and high-rise development. | No high-rise development is proposed. The design responds to the adjacent residential dwellings by placing the built form away from the residential dwellings. | Yes |
| 2.2.2 Access and Parking | | |
| Make walking the most important mode of transport. Streets, public places and adjacent development should be designed to provide a safe, secure, stimulating and pleasant walking environment. | <p>The proposed development aims to enhance walking as a means of transport by enhancing pedestrian amenity through the provision of continuous canopy cover over adjacent footpaths to Council Avenue, Read Street and the main internal frontages. Additionally, new pedestrian paths are included within the site as indicated on the landscape plan.</p> <p>External new pedestrian paths are also provided to Sepia Court and the easement and the development seeks to incorporate the bus stop as part of the design to provide an improved experience.</p> <p>Directional menu boards, crosswalks, public seating areas, and clear sightlines are also provided to enhance the pedestrian experience.</p> | Yes |
| Link the major regional and sub-regional road system with direct and legible street connections. | N/A – no new streets proposed. | N/A |
| Ensure that the street network is 'fine grained' to provide a multiple choice of routes for pedestrians, cyclists and vehicles. | N/A – no new streets proposed. The development provides a fine grain pedestrian experience to Council Avenue and Read Street. | N/A / Yes |
| Integrate the street-based central transit system to link the Rockingham Beach, the City Centre and the Rockingham railway station together. | N/A | N/A |

| Principles | Development Response | Compliance |
|---|--|------------|
| Ensure that appropriate land uses are located adjacent to the transit route. | The development provides a significant source of services and employment directly adjacent to a bus stop. | Yes |
| Adopt an integrated urban design and traffic management approach to deliver a low speed traffic environment and a high level of interest and amenity. | N/A – no new streets proposed. | N/A |
| Manage provision of adequate parking facilities and encourage integration of car parking with adjoining sites which are convenient, safe and sustainable. | The proposed development provides car parking between the minimum and maximum allowances under TPS2. The car parking is convenient and provides a choice of safe access and egress points, and sufficient to support changes of use over time that could be reasonably expected. | Yes |
| Locate parking areas to minimise adverse impacts on the streetscape. | The proposed parking is located away from the primary street frontage (Council Avenue), the secondary street frontage (Read Street), whilst the extent of parking adjacent to Sepia Court is minimised to only three directly adjacent bays. A significant landscape outcome is proposed to the rear car parking area and the Sepia Court frontage. | Yes |
| Control new development so that access ways and parking facilities do not visually dominate the public realm or create obstructions to the pedestrian environment and minimise potential pedestrian/ vehicle conflicts. | Access ways have been restricted to only 1 to Council Avenue and Read Street and 2 to Sepia Court to minimise pedestrian/vehicle conflicts, and to reduce the visual impact on the adjacent streetscapes. Adequate sight lines have been provided to meet relevant safety requirements. | Yes |
| Avoid semi-basement car parking solutions where they would impact negatively on the ground level activation of adjoining streets. | No semi-basement parking is proposed. | Yes |
| 2.2.3 Public Domain | | |
| Integrate different precincts through the use of a simple and consistent palette of vegetation, paving, signage and street furniture. | The development is not of a precinct scale. However, the landscaping for the site, as indicated on the landscape plan, is derived from the landscaping provided by the City of Rockingham elsewhere in the city centre. | Yes |
| Design new development so as to contribute to the quality of the public domain and the framing and activation of the public space network. | The proposed development utilises a built form that frames Council Avenue and Read Street, whilst the street interface provides for a range of activities including different scale of retail outlets, a gym, food and beverage, children's play area, to a convenience store, that collectively help to activate the streets. Additionally, a range of distinctive building materials and landscape elements are proposed to create visual interest for pedestrians in the public realm. | Yes |

| Principles | Development Response | Compliance |
|---|--|------------|
| Provide for well-designed and integrated toilet facilities, seating, lighting and public art within the public domain. | <p>The proposed development incorporates playground and alfresco seating zones and casual seating integrated into the landscape.</p> <p>The car parking area and built form will include lighting as will the underside of the canopies, particularly at the bus stop. The landscaping will also include lighting.</p> | Yes |
| 2.2.4 Land Uses | | |
| Ensure that new uses support and enhance the role of the Strategic Metropolitan Centre as the primary 'Main Street' activity centre in the South West Perth Region. | <p>The proposed uses include national chain retailers of a scale that are commonly associated with larger centres such as a Strategic Metropolitan Centre. Furthermore, the proposed buildings are built to the street with car parking behind, consistent with the intent of a Main Street centre.</p> <p>The development provides land uses in accordance with the preferred uses identified through the Council Avenue Sub-Precinct.</p> | Yes |
| Reinforce the 'Main Street' model for the centre by giving priority to active street-oriented land uses. | The proposed development orientates the most active uses – a 24-hour Gym, Café and alfresco area, and a convenience store to the primary street frontage (Council Avenue) to reinforce the City's intent for greater integration of the site with the retail core to the north. | Yes |
| Encourage land uses and developments that employ and attract high numbers of people (high density residential, short stay, retail, community facilities, cafes, restaurants etc). | <p>The proposed land uses will result in the creation of new local employment opportunities within the regional centre. Furthermore, the range of uses, from national chain retail, to the gym, the café and the convenience store, will attract visitation from the region, consistent with the role of a regional centre.</p> <p>The development provides land uses in accordance with the preferred uses identified through the Council Avenue Sub-Precinct.</p> | Yes |
| Avoid land uses and developments that generate high volumes of cars and trucks and have low employment intensities. | <p>The proposed land uses will result in the creation of new local employment opportunities within the regional centre which is more than is on the site at present.</p> <p>Whilst the site will generate car and truck movements, they will not be at a level that could be considered as 'high volume'. Unlike a supermarket, for example, truck deliveries and waste collection will be intermittent. Furthermore, the larger format retailing has a relatively low parking demand in comparison to conventional retailing.</p> <p>The development provides land uses in accordance with the preferred uses identified on the site through the Council Avenue Sub-Precinct.</p> | Yes |

| Principles | Development Response | Compliance |
|--|--|------------|
| Encourage and promote a diverse mix of uses in preference to mono-functional land uses on larger sites. | The proposed development avoids a mono-functional outcome by providing for a range of uses that includes different scale of retail outlets, a gym, food and beverage, children's play area, to a convenience store and a fuel outlet. | Yes |
| Enhance the activity appeal of the centre to both local and regional visitors. | The range of proposed uses, from national chain retail, to the gym, the café and the convenience store, will attract visitation both locally and regionally, consistent with the role of a regional centre. | Yes |
| Encourage attractive and safe alfresco dining facilities to foster a lively streetscape. | A café with a generous north-facing alfresco area and an adjacent children's play area is proposed to help foster a livelier streetscape along Council Avenue. | Yes |
| Promote appealing and distinctive retail uses reflecting the coastal nature and lifestyle of Rockingham and its community. | The proposed retail uses have been identified from market research within the Rockingham community as being uses that are in demand from those people currently living the Rockingham lifestyle. The development provides land uses in accordance with the preferred uses identified on the site through the Council Avenue Sub-Precinct. | Yes |
| Ensure that residential uses are integrated with the retail, commercial and hospitality potential of the Centre. | No additional residential uses are proposed. However, it should be noted that the proposed development will provide retail, commercial and food and beverage services south of Council Avenue and, therefore, better integrate non-residential uses with the existing residential area to the south of Council Avenue that currently has limited local services. | Yes |
| Encourage the aggregation of facilities along 'Main Street' corridors, pedestrian links and major public spaces that are characterised by high levels of pedestrian activity during normal shopping hours. | The café, children's play area, gym and convenience store will assist in aggregating pedestrian-based facilities along the Council Avenue corridor both during normal shopping hours and, especially in the case of the 24-hour gym and the convenience store, outside of normal shopping hours. | Yes |
| Encourage new development to provide options for future flexibility and changes in land use. | The proposed development is a simple building form that has the capacity to support a range of different uses and internal configurations. Importantly, the proposed development is not of a scale or tenure that would prevent the site being used more intensively in the future at the end of the building's first life cycle. | Yes |
| 2.2.5 Safety and Security | | |

| Principles | Development Response | Compliance |
|---|---|------------|
| Design buildings to provide a safe environment for all users, contribute positively to the enhancement of public safety, and minimise the need for intrusive surveillance technologies. | The proposed buildings offer opportunities for passive surveillance to all adjacent streets as well as the main pedestrian paths within the development. Furthermore, the pedestrian routes will be illuminated at night to further enhance safety and security. The development seeks to incorporate the existing bus stop as part of the design providing improved safety for public transport users. | Yes |
| Incorporate unobtrusive security measures into building design that is in keeping with the building's architectural style and materials. | In addition to passive surveillance and illumination, the proposed development will utilise unobtrusive monitoring technology and the use of brickwork at ground level will assist in deterring graffiti. | Yes |
| Design public spaces to facilitate safe pedestrian use and create a sense of public ownership. | The design of the building interfaces to the adjacent public streets and maintains relatively flat and contiguous elevations to avoid ambush spaces. Furthermore, landscape planting adjacent to the footpaths will be selected to maintain safe sightlines and avoid ambush opportunities. | Yes |
| 2.2.6 Sustainability | | |
| Ensure timely and efficient provision of physical and social infrastructure to enable the centre to service its strategic functions. | The timely approval of the proposed development will help to ensure the timely provision of commercial infrastructure for which there is an identified community demand. Furthermore, the proposed development will help to grow the city centre and consolidate its strategic role. | Yes |

| Principles | Development Response | Compliance |
|---|--|------------|
| Promote environmentally sustainable practices, including resource efficiency (energy, water, waste, air quality, material selection), at all stages of development – planning, subdivision design, building construction and maintenance. | <p>The owner is dedicated to the sustainable design of the centre and proposes to implement a number of initiatives and practices, which include:</p> <ul style="list-style-type: none"> • Considering the life cycle of the centre and taking a holistic approach to the planning, design, costing, construction, maintenance and building management of the centre for future use; • Designing the centre for maximum future flexibility; • Developing the centre using best design practices to provide optimum comfort conditions with minimum energy input; • Maximising the use of natural daylight; • Minimising project construction waste; • Minimising the energy consumption over the life of the centre; • Minimising the air pollution and emissions (eg. ozone depleting gas) from the centre; • Minimising the water and material consumption in the operation of the centre; • Monitoring and reviewing the strategies established to minimise the environmental impact during the design and construction of the centre; • Ensuring that energy and water consumed at the centre is metered and continually monitored; • Installation of water meters which are linked to the Building Management System (the BMS) which separately monitor all of the water using components at the centre to ensure an effective monitoring and recording system that is capable of providing an alarm in the event of a leak or significant change in consumption; • Reducing the use of potable water for irrigation; • Planting and reusing existing site native flora and a mixture of xeriscape landscaping features throughout the centre to reduce water consumption; • Implementing LED lighting throughout the centre together with the appropriate controls (eg. night operation) to maximise energy efficiency and maintain the safety of people visiting the centre; • Metering and monitoring of energy consumption at the centre to promote a reduction in energy consumption; • Installing automatic HVAC controls which improve energy efficiency; and • Installing motion detectors that turn lights off when the areas are not occupied. | Yes |
| Provide sufficient land for employment opportunities and to support local and regional economic growth. | The propose development will generate local employment opportunities once complete and, in doing so, contribute to the economic growth of the region. | Yes |

| Principles | Development Response | Compliance |
|---|--|------------|
| Expand sustainable and efficient transport options while creating opportunities to reduce single occupancy vehicle trips. | <p>The proximity of the proposed development to the existing (relocated) bus stop provides for the opportunity for staff and customers to travel by public transport.</p> <p>The proximity of the proposed development to the city centre provides for the ability for customers to walk, rather than drive, between the range of services on offer in the centre as a whole.</p> <p>The development includes the provision of improved pedestrian amenity and bicycle parking and end of trip facilities to encourage alternative forms of transport.</p> | Yes |
| Ensure timely provision of services and facilities that are equitable, durable, accessible, of a high-quality and that promote community wellbeing and health. | <p>The timely approval of the proposed development will help to ensure the delivery of a range of services and facilities in a building that will be accessible, durable and finished in high quality materials.</p> <p>Specifically, the inclusion of a 24- hour gym will contribute to the health and well-being of the community and the playground will provide health benefits for children while their parents are using the centre.</p> | Yes |
| Promote a range of housing choices (densities, floor area, ownership patterns, price and building types) to ensure a diverse population can be housed, including designing buildings to be adaptable over time. | No residential is proposed. | N/A |

Building Height, Frontage and Car Parking

| Development Requirement | Development response | Compliance |
|--|--|--|
| 5.4 Building Height and Prominent Sites | | |
| Minimum 3 storey height will apply to nominated Prominent corner sites. | <p>The proposed building is single storey, however, has an overall height on the corner of 12.5 metres, being the equivalent of a three-storey building. The built form outcomes meets the intent of the provision to create a gateway built form.</p> <p>The Corner and Prominent Sites Policy identifies that additional height can be achieved through vertical elements such as raised parapets, roof sections or similar structures, which is proposed by this development.</p> | Discretion based on built form outcome |
| 5.5 Frontage Types | | |
| Council Avenue - Type 3 - Moderate Level of Activation, 0-2 Metre Setback. | The frontage to Council Avenue is non-residential and has a predominantly nil setback as per Frontage Type 3, with a relatively high level of activation by means of a Gym, Café and Convenience Store. The built form has a facade height consistent with the provisions. | Yes |

| Development Requirement | Development response | Compliance |
|---|--|---|
| Sepia Court - Type 3 - Moderate Level of Activation, 0-2 Metre Setback. | <p>The frontage to Sepia Court is the lowest priority street and is proposed to incorporate the car parking, which is required to be located behind the primary street front buildings. The frontage is to be extensively landscaped with seating and other amenities providing a relationship to the street.</p> <p>The Sepia Court frontage provides a landscaped amenity, which is considered more appropriate than a built form at the interface with the existing residential development.</p> | Discretion based on amenity interface |
| Read Street - Type 4 - Moderate Level of Activation, 2-3.5 Metre 'green' Setback | <p>The frontage to Read Street generally has a setback of 2 metres as per Frontage Type 4, other than for the northern corner element, which has a nil setback, and the southern corner element, which has a setback of 1 metre. The setbacks include a vegetated landscape with uplighting to provide amenity and security.</p> <p>The level of activation includes the corner activation of the gym and windows to the showrooms providing a visual relationship between the frontage and the pedestrian domain. The proposed outcome is appropriate to Read Street given that it is not a 'Main Street', does not have on-street car parking and is adjacent a significant busy road.</p> | Discretion based on Read Street environment |
| 5.6 Car Parking | | |
| Where individual Precinct development standards allow for some variation to this principle parking areas should be screened from the street by an appropriate structural screening device (other than a blank wall), hedge or planting of an appropriate urban character. | <p>The vast majority of the parking area is screened from Council Avenue (the primary street) and Read Street (the secondary street) by the proposed building.</p> <p>Screening is provided to the parking area adjacent to Sepia Court by landscape planting of an urban character.</p> | Yes |
| Wherever possible, provision for on-street parking should be made in streetscape redevelopment. | On-street parking is not permissible on either Council Avenue or Read Street. Furthermore, on-street parking is not considered to be desirable on Sepia Court given that it is a local residential street. | N/A |
| The number of crossovers and driveways serving a development will be limited to optimise streetscape continuity. | <p>The number of crossovers have been deliberately restricted to one per street to Council Avenue and Read Street to optimise streetscape continuity whilst also providing flexibility of access and egress to what is a constrained corner site adjacent to a busy intersection.</p> <p>The two crossovers to Sepia Court does not impact the streetscape continuity given its lower order street and the proposed landscaped outcome</p> | Yes |

As identified, the proposed development positively responds to the Strategic Metropolitan Centre Planning Framework – Planning and Development Principles. Where discretion is required, the development meets the intent of the provisions and the site specific outcomes.

Hefron Precinct Policy (Required Elements)

The following table identifies the Required Elements of the Hefron Precinct and the development response to the elements.

| Required Elements | Development Response | Compliance |
|---|---|---|
| <p>The Precinct is to be developed as a quality, medium to high density residential area, framed along its Council Avenue interface with the City Centre by a band of mixed use streetfront buildings. All forms of development and redevelopment should address the street in a manner consistent with a contemporary inner-city townscape discipline.</p> <p>It is essential that all buildings along the Council Avenue, Read Street and Hefron Street frontages (within the Council Avenue sub-precinct) maintain at least a commercial ground floor function, with potential for residential or commercial above and are consistent with the requirements of Section 6.1.5 - Council Avenue Sub-Precinct Supplementary Design Guidelines.</p> | <p>The proposed development contributes towards the desired provision of a band of mixed-use street front buildings along the Council Avenue interface and will form a complimentary 'bookend' to the recent building at the other end of that band on the corner of Hefron Street.</p> <p>As with the Hefron corner, the proposed building's setbacks, frontages and heights respond to contemporary townscape requirements.</p> <p>A commercial ground floor frontage is maintained to both Council Avenue and Read Street. The Read Street frontage provides a commercial frontage with windows to the tenancies with the level of activation appropriate given that it is not a 'Main Street', does not have on-street car parking and is adjacent a significant busy road.</p> <p>Whilst residential uses are not included at this time, the proposed development is of a form and tenure that could enable residential mixed-use in the future when the market is ready for it and once the buildings have reached the end of their initial life cycle.</p> | Discretion based on Read Street environment |
| Buildings are to be located, configured and activated to frame and address street frontages, laneways and other public spaces in a way that is generally consistent with the Precinct Concept Plan and relevant 'Frontage Types' as listed in Section 5. | <p>The frontage to Council Avenue is non-residential and has a predominantly nil setback as per Frontage Type 3 and the frontage to Read Street generally has a setback of 2 metre as per Frontage Type 4.</p> <p>The proposed buildings also provide a relatively contiguous street interface with both Council Avenue and Read Street to frame the edge of both streets and contains an internal parking area as suggested by the Concept plan.</p> | Yes |
| Consistent with Figure 5.3 'Density', in Section 5.3, residential development is to accommodate a balanced mix of dwelling sizes at preferred densities ranging from 60 to 80 dwellings per hectare (with a minimum density of 40 dwellings per hectare) and 80 to 100 dwellings per hectare (with a minimum density of 60 dwellings per hectare). | Residential not proposed. | N/A |

| Required Elements | Development Response | Compliance |
|---|--|--|
| <p>Consistent with Figure 5.4 'Building Height and Prominent Sites' in Section 5.4, and with the exception of any requirements for Corner Sites and nominated Prominent Corner Sites, buildings are to be constructed within a 12.5 metre height limit along street frontages. In those areas with a permitted maximum height of 19.0 metres, any height between 12.5 metres and 19.0 metres is to be setback a minimum of 3.5 metres. The scale and massing of buildings shall be designed to minimise any overshadowing of adjoining properties and public spaces.</p> <p>For corner sites and nominated Prominent Corner Sites, building massing, building heights and variations to front setbacks will be as referred to in Supplementary Policy 8.1 and as specified in Figure 5.4.</p> | <p>The proposed development maintains an overall height of less than 12.5 metres along the street frontages, except for the element on the corner of Council Avenue and Read Street (identified as a Prominent Corner), which responds to the Building height requirements (figure 5.4) with a minimum 12.5 metre height.</p> <p>The height is not a minimum of 3 storeys, however, maintains a three storey facade site to meet the intent of the policy to provide a gateway location and consistent with the Corner and Prominent Sites Policy.</p> | Discretion based on built form outcome |
| Podium level courtyard gardens may provide private open space over car parks located behind streetfront buildings. | No podium is proposed. | N/A |
| Car parking is to be provided in accordance with Table 3 of Town Planning Scheme No.2, refer to Appendix 1. | The proposed development provides car parking in accordance with Table 3 in TPS2. | Yes |
| Car parking is not permitted between the road reserve boundary and building frontages | No car parking is provided between the building frontages and the road reserve boundaries to Council Avenue or Read Street. The only building frontage to Sepia Court is the side elevation to the Convenience Store and there is no parking between that frontage and Sepia Court road reserve. | Yes |
| Off-street car parking will generally be located behind, under or over ground floor, streetfront buildings. | The proposed parking is located away from the primary street frontage (Council Avenue), and the secondary street frontage (Read Street) behind the street front buildings. The extent of parking impact on Sepia Court is minimised to only three directly adjacent bays, with a significant landscape outcome proposed to Sepia Court. | Yes |
| Semi-basement car parks are permitted wherever nominal ground floor residential development would benefit from being elevated up to 1.0m above the level of the adjacent public footpath | No semi-basement parking is proposed. | N/A |

| Required Elements | Development Response | Compliance |
|---|---|------------|
| The frontage of any building is to incorporate and maintain the required area of transparent facade with suitably glazed shopfront windows and doors, consistent with the applicable 'Frontage Types' set down in Section 5.5. | <p>The Type 3 Frontage requirements in Section 5.5 have no glazing requirements for non-residential frontage. However, it is noted that to Council Avenue (Type 3 Frontage) the frontage has significantly more than the 30% transparency required for residential frontage (48%).</p> <p>The Type 4 Frontage requirements in Section 5.5 have no glazing requirements for non-residential frontage. However, it is noted that to Read Street (Type 4 Frontage) the frontage has transparency to the facade of 23%.</p> | Yes |
| Any subdivision application is to be prepared in conjunction with an Integrated Development Guide Plan (IDGP), to be prepared by or on behalf of the land owner. The IDGP shall illustrate building envelopes, indicative building configurations, setbacks, pedestrian and vehicular access, indicative car parking layouts and any rights of way or access easements required. In general, a rectilinear subdivision pattern will be preferred with a minimum lot size of 1200m ² to allow for a simple and cohesive layout. | Subdivision is not proposed by this application. | N/A |
| The ongoing management and any refurbishment or upgrading of Sepia Reserve and the connected pedestrian accessways should be informed by a landscape masterplan that follows the 2006 WAPC "Designing out crime planning guidelines". In lieu of the normal landscaping requirements of the Scheme, developers may be required to contribute to the cost of streetscape and/or landscape works within the public domain in the general vicinity of their development site. | The proposed development has no nexus with Sepia Reserve. | N/A |

Council Avenue Sub Precinct – Supplementary Design Guidelines

The following tables identify the provisions of the Sub Precinct and the development response to the provisions.

| 6.1.5.1 Objectives | Development Response | Compliance |
|---|---|------------|
| To provide for high quality commercial, mixed use and residential buildings. | <p>Proposed uses are consistent with the objectives and provide amenity, activation and diversity. Uses such as gym, café, playground and convenience store all provide destinational outcomes for precinct.</p> <p>The proposed development provides for a mix of commercial uses, although residential development is not considered to be a viable option at this time. The development is of a high quality that helps to define the edge of both Council Avenue and Read Street, provide a high level of pedestrian amenity, and delivers buildings with a higher standard of materials and finish than is normal for the proposed typology of building.</p> | Yes |
| To achieve high intensity land use and built form outcomes consistent with major 'CBD' functions. | <p>The proposed uses are consistent with the types of land use that would be commonly anticipated in the framing precinct of a major suburban activity centre (or 'CBD').</p> <p>It should be noted that a number of the uses would not be considered as desirable in the core of a city centre, thus, the frame of a city centre is the most appropriate location. Furthermore, similar uses can be found in the frame precincts of all other major activity centres in the Perth metropolitan area.</p> | Yes |
| To provide contiguous, activated streetfront developments. | The proposed buildings are designed to address Council Avenue (the primary street) and Read Street (the secondary street) with a contiguous built form to the street edge, other than for the children's play area and necessary vehicle access points. | Yes |
| To promote active day and night time retail and social environments. | The proposed development provides a range of retail-orientated services during the day. Additionally, the 24-hour gym, the convenience store and, potentially, the café will provide activity beyond normal business hours. | Yes |
| To encourage vibrant and diverse uses which promote the sub-precinct as a destination | The proposed uses such as the gym, café, playground and the large national chain outlets all contribute to the role of the sub-precinct as a destination. | Yes |

| 6.1.5.2 Preferred Uses | Development Response | Compliance |
|---|---|------------|
| <p>Preferred uses in the Council Avenue Sub-Precinct are:</p> <ul style="list-style-type: none"> • Retail • Office and commercial • Showrooms • Entertainment and leisure • Multiple dwellings/residential (1st floor and above) | <p>Retail (convenience store) Commercial (café) Leisure (Health studio) Showrooms</p> | Yes |

| 6.1.5.3 Required Elements | Development Response | Compliance |
|--|---|---|
| Development Pattern | | |
| Prominent Corner Sites to reinforce the townscape structure, aid place-making and add legibility to the access and movement network. | The proposed corner feature will establish a clearly identifiable landmark on the corner of Council Avenue and Read Street, which will assist with legibility and understanding of a person's place in the access and movement network. It is proposed to include feature lighting to the corner to provide identification at night. | Yes |
| Contiguous streetfront building with active ground level frontages to Hefron Street, Council Avenue and Read Street. | <p>The proposed buildings are designed to address Council Avenue (the primary street) and Read Street (the secondary street) with a contiguous built form to the street edge, other than for the children's play area and necessary vehicle access points. The site has no frontage to Hefron Street.</p> <p>The frontage to Council Avenue includes active ground level frontages, however, active uses to Read Street is not practical given the Read Street environment.</p> | Yes/Discretion based on Read Street environment |
| Car parking located above ground floor buildings is to be screened from view in the street or affected public space by suitable architectural means to the satisfaction of the City of Rockingham. | <p>The car parking is at ground level only.</p> <p>The proposed parking is screened from the primary street frontage (Council Avenue), and the secondary street frontage (Read Street) behind the street front buildings. The extent of parking impact on Sepia Court is minimised to only three directly adjacent bays and largely screened by landscaping.</p> | Yes |

| 6.1.5.3 Required Elements | Development Response | Compliance |
|--|--|---|
| Customer access is to be from the streetfront entry. | <p>Customer access to the Gym and Café is from the Council Avenue street front. The Convenience Store has customer access from both the street front and the fuel court to serve customers arriving on foot or by bus, as well as customers arriving to pay for fuel.</p> <p>Customer access to the showrooms is from the car park on the basis that the vast majority of customers will arrive by car given the bulky nature of the goods to be sold. An additional customer entrance to the street could be justified only if there was plentiful on-street parking. However, the City will not permit on-street parking in this location.</p> | Yes/Discretion based on Read Street environment |
| A high level of frontage activation shopfronts (consistent with busy retail tenancies, cafes and restaurants, shopfront offices and lobbies). | The frontage to Council Avenue (being the primary street) is proposed to be activated by a 24-hour gym, a café, a children's play area, and a convenience store. | Yes |
| Buildings are to provide for safe access and egress from either Council Ave or Read Street. | <p>Pedestrian access is provided to Council Avenue from the tenancies fronting Council Avenue.</p> <p>Vehicular access and egress are proposed from Council Avenue, Read Street and Sepia Court to enable safe access and egress to all directions of travel.</p> | Yes |
| Built Form | | |
| Development up to a maximum height of 5 storeys. | The proposed development is not more than five storeys high. | Yes |
| The frontage of any building is to incorporate and maintain the required area of transparent façade with suitably glazed shopfronts, windows and doors. | <p>The frontage to Council Avenue (being the primary street) maintains a relatively high level of glazing (48%) which is more than required for a Type 3 frontage and has access for customers from the street.</p> <p>The frontage to Read Street (being the secondary street) provides for glazed display windows to the street to provide visual interest to passers-by. It is noted, that the policy framework makes no provision for glazing to non-residential frontage for Frontage types 3 and 4 and, as such, the proposed provision is in excess of the policy requirements.</p> | Yes/Discretion based on Read Street environment |
| A contiguous, colonnaded walkway or similar pathway is to be integrated with building development to provide sheltered pedestrian connections between adjoining tenancies and activity generators. | <p>Contiguous awning coverage of the adjacent footpaths is integrated into the design of the proposed street front buildings to both Council Avenue and Read Street.</p> <p>Furthermore, a contiguous canopy is proposed between the adjoining tenancies within the site itself.</p> | Yes |
| Activate the ground floor level of buildings with predominantly glazed building entry lobbies and/or high visitation commercial and retail tenancies. | The entry areas of the ground floor levels of the proposed buildings are largely glazed to create a welcoming gesture to the various tenancies. | Yes/Discretion based on Read Street environment |

| 6.1.5.3 Required Elements | Development Response | Compliance |
|---|--|------------|
| Prominent Corner Sites are at Read Street, Council Avenue and Hefron Street are to be developed as per Section 8.1 – Prominent Sites. | The highest point of the building on the Council Avenue and Read Street corner of the proposed development is 12.5 metres (equivalent of a three-storey building) which complies with Section 8.1 - Prominent Sites. | Yes |
| Materials and Finishes | | |
| Durable materials which express quality and are consistent with a high profile location and designation of an Activity Centre are to be selected over those which are more recognisably suburban and temporary in character. | The material palette for the buildings include quality durable materials such as face brick, aluminium batten cladding, standing seam metal cladding and painted render finishes. The materials have been selected as being appropriate for contemporary commercial buildings, distinguishable from the traditional material palette of suburban housing. | Yes |
| Between windows and glazed commercial frontages, walls are to be predominantly masonry, rendered brick or stone. | The piers between the windows of the glazed frontages are predominantly face brick, with some areas being finished in a painted rendered finish for contrast and visual interest. | Yes |
| Roof tiles are to harmonise with those already in use in the Precinct. Flat or low pitched roofs are, in all cases, to be screened from normal view along major public spaces by parapets or similar construction. | The proposed development has a low-pitched metal roof that is hidden from street view by a parapet. | Yes |
| All landscaping is to be undertaken in accordance with an approved plan which complements treatments use in the public domain. | A landscape plan has been included as part of the submission, with the intent of complementing planting undertaken elsewhere in the city centre by the City of Rockingham. | Yes |
| Within an urban streetscape discipline, variety and high design standards is encouraged in the fit-out, awning treatments, lighting and signage of individual premises. | The awning treatment and lighting to external areas are integrated into the proposed building, whilst the DA also clearly indicates the signage strategy to ensure that these elements are tightly controlled and consistent with a quality design outcome. Fit out of tenancies will be subject to separate works by the tenants. | Yes |
| Tilt slab or pre-cast concrete construction is only to be approved for visible external walls where the design achieves an adequate level of articulation and detail consistent with the spirit and intent of these guidelines. | Painted pre-cast concrete panels are used as a supporting material to the use of face brick on the street elevations to provide visual diversity to the development. The overall design of the street elevations are well articulated with a range of materials and finishes, and the use of setbacks and variations in height, to meet the spirit and intent of the policy guidelines. | Yes |

As identified in the tables above, the proposed development positively responds to the required elements of the policy framework in terms of the preferred land uses, built form, activation, pedestrian experience and diversity of commercial uses.

Car Parking

The following table identifies the minimum and maximum car parking requirements

| Land Use | Nett Lettable Area | Minimum | Maximum |
|--------------------------|--|--------------------------------------|--------------------------------------|
| Health Studio | 301m ² (excludes toilets and change rooms) | 1 per 20m ² NLA - 16 bays | 1 per 15m ² NLA - 21 bays |
| Showroom | 4583m ² | 1 per 80m ² NLA - 58 bays | 1 per 60m ² NLA - 77 bays |
| Restaurant | 166m ² of seating area (includes alfresco and excludes kitchen toilets etc) | 1:8 persons – 166 persons - 21 bays | 1:6 persons – 166 persons - 28 bays |
| Convenience Store (shop) | 210m ² | 1 per 22m ² NLA - 10 bays | 1 per 17m ² NLA - 13 bays |
| Total | | 105 bays | 139 bays |

The proposed development provides 111 car parking bays plus 6 refuelling bays and therefore complies. The car parking is located behind the buildings in accordance with the requirements of Planning Policy 3.2.12

Bicycle Parking and End of Trip Facilities

The following table identifies the minimum and maximum bicycle requirements

| Land Use | Nett Lettable Area | Long Term | Short Term |
|--------------------------|--|-----------|------------|
| Health Studio | 301m ² (excludes toilets and change rooms) | 1:400 - 1 | 1:200 - 2 |
| Showroom | 4613m ² | 1:750 - 7 | 1:1000 - 5 |
| Restaurant | 166m ² of seating area (includes alfresco and excludes kitchen toilets etc) | 1:250 - 2 | 1:150 - 3 |
| Convenience Store (shop) | 215m ² | | |
| Total | | 10 | 10 |

The proposed development provides 20 bays within the landscaping areas.

End of trip facilities are required to be provided for the long term bicycle parking. Based on a requirement for 10 bays, the end of trip facilities requires one male and one female shower. The development includes one male and one female change room that will include a shower and locker.

Signage Strategy

The proposed development signage strategy is located in the Development Plans A014-A017. The following table provides the signage details, including type number, size and consideration under Planning Policy 3.3.1 Control of Advertisements. All signs will be illuminated. It is noted that the content of the signs will not be known until the tenants are confirmed, however, the signs are all for the tenants of the site.

| Sign | No | Type | Location | Sign Size |
|-------|----|--|---|------------------------------|
| SGN01 | 2 | Cafe and Gym Tenancy - wall panel | Council Avenue Facade | 1300mm high and 6000mm wide |
| SGN02 | 5 | Minor Showroom tenancy - wall panel | Read Street and Internal elevation | 2000mm high and 9700mm wide |
| SGN03 | 1 | Major showroom tenant - wall panel | Cnr Council Avenue and Read Street | 4200mm high and 12900mm wide |
| SGN04 | 1 | Major showroom tenant - wall panel | Read Street | 3000mm high and 15700mm wide |
| SGN05 | 2 | Major showroom tenant - wall panel | Read Street loading and southern elevation | 1050mm high and 6500mm wide |
| SGN06 | 1 | Major showroom tenant - wall panel | Internal elevation over entrance | 1800mm high and 15500mm wide |
| SGN07 | 1 | Cafe tenancy - wall panel | Internal elevation over cafe entrance | 1200mm high and 2400mm wide |
| SGN08 | 4 | Convenience store fuel canopy | Fuel canopy all 4 elevations | 1000mm high and wide |
| SGN09 | 2 | Convenience store - wall panel | Council Avenue and internal facade | 900mm high and wide |
| SGN10 | 2 | Centre Sign - wall panel | Read Street facade and corner Read Street and Council Avenue | 4900mm high and 6800mm wide |
| SGN11 | 1 | Centre sign - wall panel | Internal elevation | 2850mm high and wide |
| SGN12 | 2 | Centre sign | Corner of Council Avenue and Sepia Court and adjacent Council Avenue vehicle entrance | 1200mm high and 6300mm wide |
| SGN13 | 1 | Convenience Store - wall panel | Council Avenue | 1730mm high and 1200mm wide |
| SGN14 | 1 | Convenience Store - directional sign | Sepia Court entrance | TBC (minor sign) |
| SGN15 | 1 | Convenience Store - roof sign | Council Avenue | 10500mm high and 2000mm wide |
| SGN16 | 2 | Major showroom tenant - wall panel | Read Street | 1500mm high and 1350mm wide |
| PYL02 | 1 | Convenience Store price board - pylon sign | Read Street/Southern boundary | 9000mm high and 2000mm wide |

The proposed signage meets the objectives of the policy in that:

- The advertisements reflect the mixed-commercial nature of the proposed development;
- The advertisements reflect the proposed tenancies and provide signage identification;
- The advertisements by their static nature do not adversely impact on traffic circulation and management, or pedestrian safety;
- The signage is generally orientated away from the residential areas, with only tenant signage facing the residential dwellings with a large separation between the signs and dwellings;
- The signage does not impact any heritage buildings;
- The signage has been designed as part of the proposed development and are largely facade tenant signs;
- All of the signage relates to the tenants of the proposed development;
- The signs are not objectionable, dangerous or offensive or painted on the roof of any building; and
- The signs are not proposed to be moving, pulsating or flashing advertisements nor incorporate animation or movement into their design or structure.

The sign located above the convenience store is not considered a pylon sign as it extends on and over the roof of the building and therefore is defined as a roof sign. There are no maximum dimensions for a roof sign other than consistency with the policy objectives.

The pylon sign located along the southern portion of the Read Street frontage provides a pylon sign for the convenience store. The sign is appropriately at 9 metres in height as it needs to respond to the height of the proposed development which at that point extends above the height of the pylon sign. The sign is not located within 6 metres of other signs and while having a face area greater than 4m² is appropriately dimensioned for its intended use to display the convenience store prices. It is considered that the location and size of the pylon sign is appropriate in the context of the building form.

Traffic Assessment

A traffic assessment has been undertaken for the proposed development and is contained in Appendix D.

Stormwater Plan

A stormwater plan has been prepared for the proposed development and is contained in Appendix E.

Waste Management

A waste management plan has been prepared for the proposed development and is contained in Appendix F.

Conclusion

The proposed development involves the construction of a building located on the corner of Read Street and Council Avenue to accommodate a gymnasium, café and 4 showrooms, and a convenience store located near the corner of Council Avenue and Sepia Court.

The subject site is to be significantly landscaped to include increased canopy coverage, seating and the use of the existing site vegetation.

The proposed uses are 'Preferred' uses as identified by the Council Avenue Sub-Precinct - Supplementary Design Guidelines and are consistent with the identification of the site to create mixed commercial uses. The site is located at the periphery of the Rockingham Centre and has an interface with the existing residential development to the south and the design has responded to both the requirements of the policy, the location and the characteristics of the site.

The proposed built form provides a gateway architectural outcome to the corner of Council Avenue and Read Street. The built form extends the main street principles along the primary frontage to Council Avenue with interest provided to the secondary frontage of Read Street.

The level of development intensity responds to the requirements of the Development Policy Plan, is balanced with market expectations, the ability to deliver the development and the interface with the lower density residential development to the south.

The development facilitates pedestrian amenity through active frontages at ground level, pedestrian comfort and safety and security.

The proposed development is consistent with the intent for the site as set out under applicable strategic and statutory planning framework.

The design has been independently reviewed to ensure that the proposed development meets the intent of the Rockingham Centre and the City's ambitions for the centre and the subject site.

We are seeking the City of Rockingham's support of the proposed development and the approval of the Metro South-West Development Assessment Panel.

Appendix A

Certificate of Title

Appendix B

Development Plans

Appendix C

Landscape Plans

Appendix D

Traffic and Parking Assessment

Appendix E

Stormwater Management Plan

Appendix F

Waste Management Plan

WESTERN



AUSTRALIA

| | |
|--------------------------------------|---|
| REGISTER NUMBER 301/D86804 | |
| DUPLICATE EDITION 1 | DATE DUPLICATE ISSUED 26/2/2015 |

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2864FOLIO
114

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 301 ON DIAGRAM 86804

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

ARISE ROCKINGHAM PTY LTD OF 7A AGNEW WAY SUBIACO WA 6008

(T N890917) REGISTERED 7/5/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

1. *N890918 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 7/5/2018.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: D86804
 PREVIOUS TITLE: 2083-282, 2083-283
 PROPERTY STREET ADDRESS: 2 SEPIA CT, ROCKINGHAM.
 LOCAL GOVERNMENT AUTHORITY: CITY OF ROCKINGHAM

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N890918

ROCKINGHAM CENTRAL MIXED-USE DEVELOPMENT

CNR COUNCIL AVENUE & READ STREET, ROCKINGHAM WA

| DRAWING LIST | | | | |
|--------------|--------------------------|--------|--------|----------|
| NO. | SHEET TITLE | VISION | STATUS | DATE |
| A000 | COVER PAGE | A | DA | 19/07/18 |
| A001 | PERSPECTIVES | A | DA | 19/07/18 |
| A002 | PERSPECTIVES | A | DA | 19/07/18 |
| A003 | PERSPECTIVES | A | DA | 19/07/18 |
| A004 | SITE SURVEY | A | DA | 19/07/18 |
| A005 | SITE PLAN | A | DA | 19/07/18 |
| A006 | SITE ACCESS & ACTIVATION | A | DA | 19/07/18 |
| A007 | FLOOR PLAN | A | DA | 19/07/18 |
| A008 | ROOF PLAN | A | DA | 19/07/18 |
| A009 | SECTIONS | A | DA | 19/07/18 |
| A010 | ELEVATIONS | A | DA | 19/07/18 |
| A011 | ELEVATIONS | A | DA | 19/07/18 |
| A012 | MATERIALS | A | DA | 19/07/18 |
| A013 | MATERIALS | A | DA | 19/07/18 |
| A014 | SIGNAGE PLAN | A | DA | 19/07/18 |
| A015 | SIGNAGE ELEVATIONS | A | DA | 19/07/18 |
| A016 | SIGNAGE ELEVATIONS | A | DA | 19/07/18 |
| A017 | SIGNAGE SCHEDULE | A | DA | 19/07/18 |

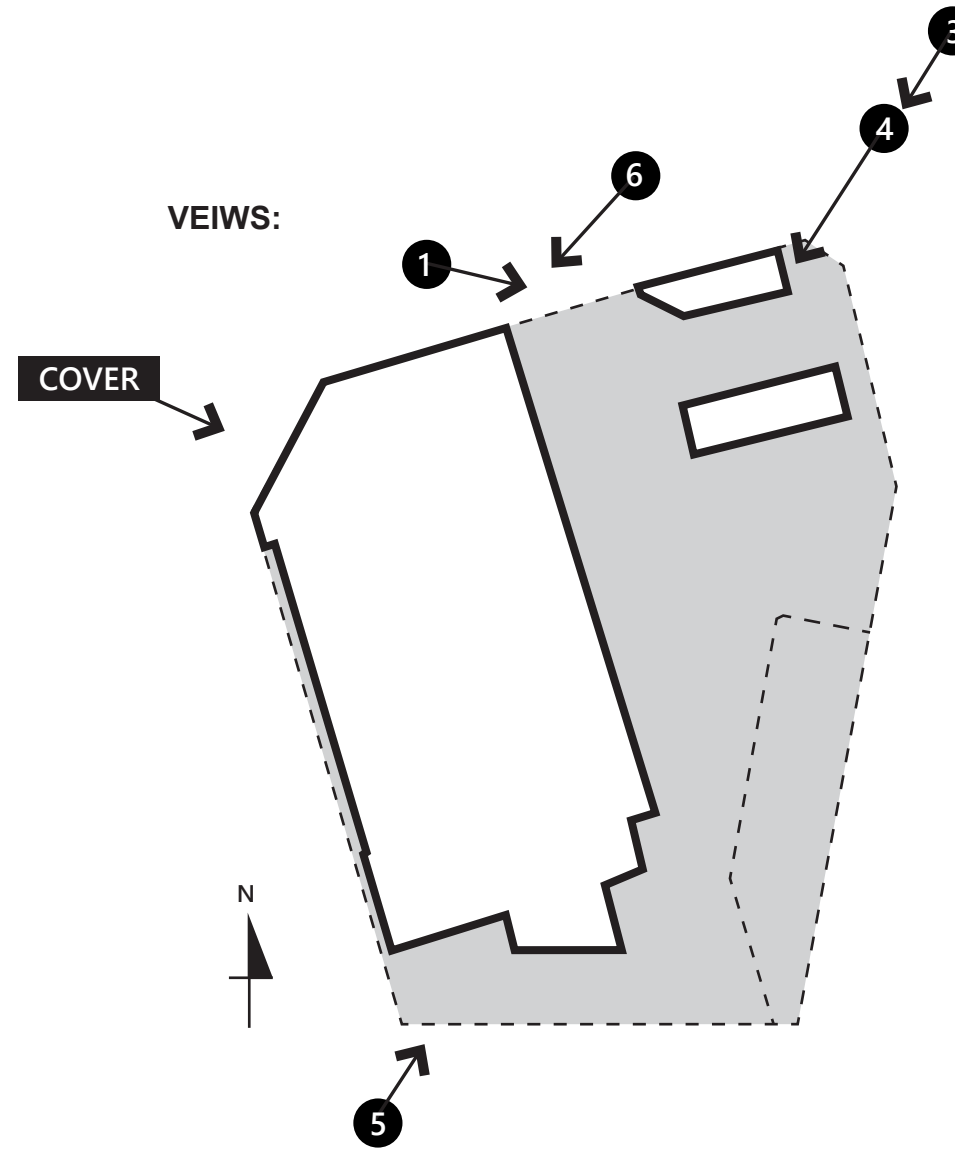
| AREA | | |
|----------------------|---------|---------|
| TENANCY TYPE | GFA | NLA |
| GYM | | 301m² |
| SHOWROOM 1 | | 510m² |
| SHOWROOM 2 | | 940m² |
| SHOWROOM 3 | | 940m² |
| SHOOWROOM 4 (ANCHOR) | | 2,193m² |
| CAFE | | 166m² |
| CONVENIENCE STORE | | 210m² |
| TOTAL | 5,965m² | 5,260m² |

| TOTAL PARKING PROVIDED | | | | 111 + 6 BROWSER BAYS | | | | BICYCLE PARKING PROVIDED | | | | 20 BAYS | | | |
|------------------------|------------|----------------|------|----------------------|-----|-----------|------------|--------------------------|-----|-----------|------------|-----------|------------|-----------|------------|
| USE | AREA (NLA) | PARKING RATIOS | | PARKING PROVIDED | | LONG-TERM | SHORT-TERM | PARKING RATIO (MIN) | | LONG-TERM | SHORT TERM | LONG-TERM | SHORT TERM | LONG-TERM | SHORT TERM |
| | | MIN | MAX | MIN | MAX | | | MIN | MAX | | | | | | |
| GYM | 301m² | 1:20 | 1:15 | 16 | 21 | 1:400 | 1:200 | 1 | 2 | | | | | | |
| SHOWROOM | 4,583m² | 1:80 | 1:60 | 58 | 77 | 1:750 | 1:1000 | 7 | 5 | | | | | | |
| CAFE | 166m² | 1:8 | 1:6 | 21 | 28 | | | | | | | | | | |
| CONVENIENCE STORE | 210m² | 1:22 | 1:17 | 10 | 13 | | | | | | | | | | |
| TOTAL | 5,260m² | | | 105 | 139 | | | | | 10 | 10 | | | | |





1. VIEW FROM COUNCIL AVE LOOKING EAST





4. VIEW FROM READ STREET



5. VIEW FROM COUNCIL AVE